NOTICE OF MEETING
VILLAGE OF FOX POINT
BOARD OF APPEALS MEETING

SCHWEMER HALL - MUNICIPAL BLDG.
7200 N. SANTA MONICA BLVD.
FOX POINT, WISCONSIN

WEDNESDAY
MARCH 27, 2024
5:00 P.M.

AGENDA

1. **Roll Call**

2. **Approval of Minutes and Determinations – January 24, 2024 Meeting**

3. **Approval of Minutes – February 29, 2024 Meeting**

4. **Case 2024-02: (As Adjourned from January 24, 2024 and February 27, 2024) 6500 N Lake Drive**. The applicant is requesting a variance pertaining to Section 745-13 B. (3), concerning the A-1 Residence District with regard to the required setback of 15 feet which should be provided for every accessory structure, Section 756-34 B., concerning both the generator unit and HVAC unit setback requirements, and Section 745-7 A. (1), regarding setback requirements for accessory structures. The applicant is proposing to install a generator and HVAC on the north side of the home within the side yard setback.

5. **Case 2024-03: 6950 N Barnett Lane.** The applicant is requesting a variance pertaining to Section 745-17 B (3), concerning the C Residence District with regard to the required setback of 10 feet which should be provided for every building and Section 756-34 B., concerning the air conditioning unit setback requirements. The applicant is proposing to install an air conditioner on the north side of the home within the side yard setback.

6. **Adjourn**

PLEASE NOTE: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids. For additional information or to request these services, contact the Village Clerk at (414) 351-8900. It is possible that members of, and possibly a quorum of members of, other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

VILLAGE OF FOX POINT
BOARD OF APPEALS MEETING
MINUTES AND DETERMINATION
WEDNESDAY, JANUARY 24, 2024

A meeting of the Fox Point Board of Appeals was held in Schwemer Hall, 7200 N. Santa Monica Blvd., on Wednesday, January 24, 2024 at 5:00 p.m. Deputy Clerk-Treasurer Nathan Schafer called the meeting to order at 5:12 p.m. The Deputy Clerk-Treasurer took roll call. Those present included:

Nancy Filsinger, Chair
Mark Grady, Board Member (Acting Chair)
Thomas Dunst, Board Member
Scott Ratke, Board Member
Lucille Sells, Board Member Alternate 1 [Absent]
Julianna Javor, Board Member Alternate 2
Alan Polan, Board Member Alternate 3 [Recused/Absent]

Staff members also present were Village Attorney Eric Larson, Building Inspector Michael Rakow, and Deputy Clerk-Treasurer Nathan Schafer.

Notice of the meeting was provided to the North Shore Now, to all others as required by State open meetings laws, Village ordinances and posted on the official bulletin board and the village website.

Approval of Minutes of November 27, 2023 Meeting and the Findings of Fact, Decision and Order

Roll call vote:

Mark Grady, Board Member	**Aye**
Scott Ratke, Board Member	**Aye**
Julianna Javor (Alt. 2)	**Aye**

Motion by Board Member Scott Radtke to approve and seconded by Board Member Thomas Dunst. Without objection and by unanimous consent, the November 22, 2023 meeting minutes were approved.

Case 2023-12 (As Adjourned from November 22, 2023): 8566 N Regent Rd. The applicant is requesting a variance pertaining to Section 745-16 B (3), concerning the B Residence District with regard to the required setback of 10 feet which should be provided for every building. The applicant is proposing to install a two-car attached garage on the south side of the home within the side yard setback, six and a half to seven feet into the required 10-foot setback.

Open Case 2023-12 for Deliberation

Acting Chair Mark Grady reopened Case 2023-12 for deliberation with the Board members gave a brief synopsis that this case was adjourned because the applicant had to leave for work and wanted to be present to hear the deliberations.

Building Inspector Michael Rakow and Applicant/Appellant Elizabeth A. Casmer were

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present.

Because only three members that were present from the last meeting, Acting Chair Mark Grady asked Village Attorney Eric Larson if they had enough members present for a quorum to decide the case today. Village Attorney Eric Larson replied, we had hoped to have the same body and the same group of members. State law requires action only to be taken by a simple majority of a quorum, but our rules require four members for a quorum. He asked the body if they were comfortable proceeding as a body and that they had a chance to review the minutes, and render a decision.

Acting Chair Mark Grady asked the board, particularly, the members who were not present if they felt comfortable proceeding after reviewing the minutes. The members not present did not feel comfortable making a decision just based on the minutes. Village Attorney Eric Larson said that they would have to re-notice the case if they wanted to reopen testimony but they could use the recollection of those who were present, in addition to using the minutes. Board member Adam Bazelon asked the Village Attorney Eric Larson, if they had four members, could the person not in attendance abstain from voting and let the case be decided by the members present. Acting Chair Mark Grady asked Village Attorney Eric Larson what the alternatives were and could they adjourn it until March or have the applicant withdraw and re-apply. Village Attorney stated, he thought Board Member Adam Bazelon had a great idea because it lets it get done if it is granted or however those votes fall because three votes would be sufficient but he would want the applicant to agree.

Acting Chair Mark Grady asked the applicant, Elizabeth Casmer, if she would like to proceed in this fashion with three people from the last meeting and additional members who were not present but would be able to hear the deliberations of the body knowing that it takes three votes to approve the variance and anything less than that denies the variance. She asked what the benefit of her withdrawing her application would be. Acting Chair Mark Grady said that she would get before the regular board instead of the board of alternates that were present at the last meeting. Applicant Elizabeth Casmer said that she would like to move forward and proceed. Acting Chair Mark Grady asked Attorney Eric Larson if he is happy and we can proceed and how many votes would be taken. Village Attorney Eric Larson stated that we could pare down the group to the original three members and one additional from those not present. Board Member Adam Bazelon volunteered to hear the deliberations and Board Member Thomas Dunst and Chair Nancy Filsinger left the table for the remainder of the deliberations.

Acting Chair Mark Grady stated a recap for Board Member Adam Bazelon that it is a smaller house on North Regent Road and is already non-conforming with the 10-foot setback requirement because it pre-dates setback requirements and is estimated to already be three feet into the setback. The applicant is looking to expand from a single car garage to a two-car garage which would go another three to three and half feet further into the setback which would leave approximately three feet of setback. The house to the south of her where the garage would be expanded is also into the setback similar to hers because it also pre-dates the setback requirements. There were alternatives to move the garage forward that would also stay in the current setback but it would not be as nice. The applicant didn't like a tandem

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garage because it creates a problem with the space behind the garage and her outdoor living space.

Alternate Board Member Julianna Javor stated, we also discussed what constituted a hardship. Acting Chair Mark Grady stated, the question was really what made this property unique to require a variance. The house was already in the setback, so what is a few more feet, what difference does it make? On the other hand, you're already into the setback so you're going to make a problem worse. We are trying to preserve open space and open views and this puts two houses that already close together, even closer, which runs contrary to the general purpose of the setback requirements.

Village Attorney Eric Larson reviewed the standard for a variance and stated that their powers include the ability to authorize a variance that will not be contrary to the public interest. The property owner bears the burden of unnecessary hardship by demonstrating that strict compliance may prevent the property owner from using the property for a permitted purpose or would render the property owner unnecessary burdensome in conditions related to the property and were not created by the property owner.

Board Member Scott Radtke stated, when the house was built most people didn't have more than one car and it seems pretty impractical to have more than one car and be able to use this house. It seems impractical to have to move cars around but I am balancing it with having to go into the setback. How much harm is that going to cause to the public? They are already in the setback so I'm not sure it is going to be that great of harm, so it is a hardship.

Acting Chair Mark Grady stated, I can't say this lot is particularly unique because the next-door house is the same but these two lots must be fairly uncommon, both the size of the lots and the houses that they cannot be expanded without going into the setbacks further. In terms of public policy, it's obviously good for people in the village to renovate their homes but we must weigh that against houses being on top of each other.

Motion Case 2023-12

Board Member Scott Radtke made a motion to approve based on the uniqueness of the property and was seconded by Julianna Javor.

Roll call vote:

Scott Ratke, Board Member	**Aye**
Julianna Javor (Alt. 2)	**Aye**
Adam Bazelon, Board Member	**Abstain**
Mark Grady, Acting Chair	**Aye**

Motion carried by roll call vote, (3-0) with one abstention.

Alternate Board Member, Julianna left the table and Chair Nancy Filsinger and Board Member Thomas Dunst returned to the meeting.

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Case 2024-01 7700 N Club Circle. The applicant is requesting a special exception to install yard fencing in the front yard of a corner lot. The special exception request is made pursuant to 745-7 B.(3)(h)[1, 2 and 5], and 745-7 B.(3)(j) of the Fox Point Code.

Village of Fox Point Building Inspector Michael Rakow

Building Inspector Michael Rakow stated his name and was sworn in to provide testimony by the Village Deputy Clerk Treasurer.

Applicant/Appellant Terri & John Olin

Applicant/Appellant Terri Olin stated her name for the record and was sworn in to provide testimony by the Village Deputy Clerk Treasurer.

Building Inspector Michael Rakow-Testimony

Building Inspector Michael Rakow stated, the applicants are putting up a fence on a corner lot. Per the code on the westside it would be considered going into the front yard which is a violation of the code.

Chair Nancy Filsinger asked, which direction the front of the house faces. Building Inspector Michael Rakow stated, the front of the house faces the south.

Board Member Adam Bazelon asked, is an existing fence in the back. Building Inspector Michael Rakow stated, that he did not know.

Board member Thomas Dunst asked where is the proposed fence on this diagram. Building Inspector Michael Rakow stated, the dashed line with the X.

Board Member Adam Bazelon asked the building inspector to highlight the proposed fence and the Building Inspector Michael Rakow did so.

Village Attorney Eric Larson asked the Building Inspector to please draw that on the official file and show to the applicant. The applicant verified it was correct after reviewing the file. Village Attorney Eric Larson asked the Building Inspector to explain the items. Building Inspector Michael Rakow stated, the corner lot where the fence in question is on Lake Drive. If you follow the southwest corner of the house that is the cutoff line. The fence is actually to the west of that imaginary line, so that part is against the code.

Board Member Mark Grady asked if the proposed fence just extended to the north we wouldn't be here, they wouldn't need BOA permission. Building Inspector Michael Rakow stated, correct, there is a little step or jaunt that makes it necessary.

Chair Nancy Filsinger asked if there were any other questions for the Building Inspector. Hearing none, the testimony was closed at 5:45 pm.

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Applicant Terri Olin Testimony

Chair Nancy Filsinger asked, so why the jog, why not just straight back.

Applicant Terri Olin stated, I wish we could take a field trip. When you look at the yard on the Lake Drive side, it would be really weird to have this here. It doesn't make sense to cut off that little piece and then have this little 30 feet piece of fenced off nothing and then the woods. It doesn't make sense to cut off that little section of yard. Our neighbor behind us, their house faces Lake Drive and their fence goes all the way to Lake Drive. For aesthetic purposes, I thought about just following theirs. There is already a chain link fence separating the yards. Theirs goes along our back property.

Board Member Mark Grady asked, is the chain link fence on the north side of your property. Applicant Terri Olin stated, correct. It's been there before we ever bought the house. It would be weird to cut off half the yard if the fence was limited to there. It's not going to block any views; it's well back from Lake Drive and not the front corner.

Chair Nancy Filsinger asked, so there already is a chain link fence there and you're going to put another fence up. Applicant Terri Olin stated, we have to because that is their fence. Our chain link fence will go right along with theirs.

Chair Nancy Filsinger asked, is it going to be used for anything in particular. Applicant Terri Olin stated, we have to get a fence because we're putting a pool in so we need to have a fence, otherwise we would never get a fence.

Board Member Mark Grady stated, regarding special exceptions, our ordinance states its needs to be reasonably necessary to protect the safety of the people residing on the property. Why is that bump out necessary to protect the people of the property? Applicant Terri Olin stated, in order to fit other things in our backyard. My daughter just had twins, a swing set for them, that kind of thing, but we have to fence in the pool. It just makes sense. It doesn't make sense to cut off half of a property.

Chair Nancy Filsinger asked, how much extra is that bump out. Applicant Terri Olin stated, I don't know, I'm estimating 30 more feet.

Board Member Adam Bazelon asked, how high is the fence. Applicant Terri Olin stated, I think four feet, it's black with the slates in it. It'll be black to match theirs. I think it needs to be four feet.

Board Member Adam Bazelon asked, you stated something about the woods. Applicant Terri Olin stated, our house faces Club Circle or faces south, there is a section of woods that separates our yard before it hits Lake Drive.

Board Member Mark Grady stated, your application states that you would like to have the fence go to the 75-foot, zero-inch setback line on the Lake Drive side of our property. That's not what you are proposing is it? Applicant Terri Olin stated, I think so. That's the pool guy who wrote that. I think what he is saying is that it is 75 feet from the middle of Lake Drive.

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Board Member Mark Grady stated, but the neighbors' property is closer. Applicant Terri Olin stated, the neighbors is four feet from Lake Drive.

Board Member Adam Bazelon asked, can you read the standard while testimony is still open. Village Attorney Eric Larson, we have a series of code provisions that apply. Because this a corner lot, we have a provision we don't use very often and I'll start there. In an event a building is irregularly configured such as an L or V shaped structure or the building is located upon on a corner lot, irregularly shaped lot, or a lot which abuts one or more private or public roads, such that there are or appear to be multiple front side or rear sides of the structure, the determination of the front, rear or side areas, as well as the determination of any fencing shall be referred by the Building Inspector to the Board of Appeals. The Board of Appeals shall review the matter without the requirement of any appeal fee. The Board of Appeals shall treat the application as a special exception which shall specifically not be subject to the requirements applicable to zoning variances and shall proceed with accordance to subsection B3J, herein. The Board of Appeals shall consider the least obtrusive alternative and any other criteria as set forth in the provisions of this chapter which shall serve to balance the interests of the applicant and surrounding property owners. So that's where we start and that's to determine where the front yard is. The Building Inspector gave you his position on that, but ultimately, the code says it is for you to determine where the front is. Then when you go B3J, the applicable language says the Board of Appeals may grant the request for a special exception upon finding that the property owner has shown clear and convincing evidence to believe that the applicant has a legitimate need for a special exception and granting a special exception will not adversely affect the health, safety, or welfare of the community in the immediate area where located and will not impede the purpose, spirit, and intent of this section. It goes on further but that is the heart of it.

Village Attorney Eric Larson stated, Mr. Grady referred to a different standard that applies to fencing in the front yard. Board Member Mark Grady asked, if we determine that Club Circle is the front yard does that obviate the need to go further because it then becomes a side yard or a back yard. Village Attorney Eric Larson stated, yes, if it complies with the side yard requirement. If Lake Drive is the side, we have to determine if it complies with the requirement. Board Member Mark Grady stated, if we all agree that the front yard is the Club Circle side, and we have a side yard compliance, then a special exception is not required once we make those findings. Village Attorney Eric Larson stated, so I cut off some of the nuances. If we determine that is the front the board will treat it as a special exception. Then we get down to the J that I read. We don't get to H2, which is the protection and safety, which is the higher standard but we do get to J.

Board Member Adam Bazelon asked, you do have a driveway onto Lake Drive as well. Applicant Terri Olin stated, we do and it's past the driveway. Board Member Adam Bazelon asked, so the fence will come out just north of the driveway. Applicant Terri Olin stated, correct and then cut back to our house.

Board Member Adam Bazelon asked, so the threshold determination is if it a side yard, then the application is moot. Chair Nancy Filsinger stated, no it still is a special exception. Village Attorney Eric Larson stated, but it is a lower standard. Chair Nancy Filsinger asked if there were any more questions.

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Closing of Testimony: Case 2024-01

Without objection and by unanimous consent, Chair Nancy Filsinger closed testimony for Case 2024-01 at 6:00 p.m.

Motion: Case 2024-01

Motion by Board Member Mark Grady to change the front yard to the Club Circle side and the Lake Drive side is a side yard, seconded by Board Member Dunst.

Roll call vote:

Nancy Filsinger, Chair	**Aye**
Mark Grady, Board Member	**Aye**
Thomas Dunst, Board Member	**Aye**
Scott Ratke, Board Member	**Aye**
Adam Bazelon, Board Member	**Aye**

Motion carried by roll call vote, (5-0).

Motion to approve the special exception for the proposed fence by Board Member Mark Grady, and seconded by Board Member Adam Bazelon.

Roll call vote:

Nancy Filsinger, Chair	***Aye***
Mark Grady, Board Member	***Aye***
Thomas Dunst, Board Member	***Aye***
Scott Ratke, Board Member	***Aye***
Adam Bazelon, Board Member	***Aye***

Motion carried unanimously by roll call vote, (5-0).

Case 2024-02: 6500 N Lake Drive. The applicant is requesting a variance pertaining to Section 745-13 B. (3), concerning the A-1 Residence District with regard to the required setback of 15 feet which should be provided for every accessory structure, Section 756-34 B, concerning both the generator unit and HVAC unit setback requirements, and Section 745-7 A. (1), regarding setback requirements for accessory structures. The applicant is proposing to install a generator and HVAC on the north side of the home within the side yard setback.

Village of Fox Point Building Inspector Michael Rakow

Building Inspector Michael Rakow stated his name and was sworn in to provide testimony by the Village Deputy Clerk Treasurer.

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Building Inspector Michael Rakow stated the applicants have just built a new house. The air conditioner condenser units on the north side of the house, which are not there now, were going to be in the setback. They have removed them, but if approved, they would have the choice to put them approximately 5 feet into the setback.

Board Member Thomas Dunst asked if a generator is also proposed to be placed in the setback? Building Inspector Mike Rakow stated, yes, a generator and two AC condenser units. The applicant clarified the application is for the two AC units, a generator, and two heat pumps.

Board Member Mark Grady asked, regarding the 15-foot setback, is the house on the line? Building Inspector Mike Rakow stated, correct.

Board Member Thomas Dunst asked, so this greenish area is a hedge? Board Member Adam Bazelon replied, proposed. Board Member Thomas Dunst stated, proposed but there is a retaining wall there. Chair Nancy Filsinger asked, how high the retaining wall is? The applicant stated two and half feet.

<u>Applicant/Appellant Mona Patel, PJ Morel with Johnsen Schmaling, Shane Johnson with Berenz Builders and Chad Schultz with Berenz Builders</u>

Applicant/Appellant Mona & Pareg Patel, PJ Morel with Johnsen Schmaling, and Shane Johnson & Chad Schultz both of Berenz Builders stated their names for the record and were sworn in to provide testimony by the Village Deputy Clerk Treasurer.

Builder Chad Schultz, stated there was an existing house on this property that they razed. Johnson Schmaling designed the structure that they have on the property. It is 80% complete. They are at the point now where they have an extensive landscape plan that will retain the sound of these units that are sitting to the north, as well as the visual. Interstate Heating and Air is the HVAC company. These are the quietest units they have; they normally wouldn't go to that length. The reason they are located there is they have a small window and small mechanical room in this house. They are stuck with lengths and distances they can go with these and the distances they have to be apart. They are currently sitting 100 feet away from the nearest neighbor to the north. Applicant Mona Patel stated, the previous mechanicals were 80 feet away.

Board Member Mark Grady stated, they have two drawings, one drawing with the original house before it was razed. The other drawing shows the current and proposed construction. Where were the units on the prior house? Applicant Mona Patel stated, along that same north wall and the original house was within the setback.

Board Member Mark Grady asked, so the units were on the north side and within the 15-foot setback and house as well? Designer PJ Moral stated, the previous house was six feet in the setback. Applicant Mona Patel stated, six-foot three inches was within the setback was

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the previous home. Board Member Mark Grady stated, it was actually 8 and half feet in the setback? Applicant Mona Patel stated, they intentionally knew they'd sacrifice a little bit of the yard to make sure they'd follow the law.

Board Member Mark Grady asked, regarding the spacing between the units and the mechanical room, was there a technological reason that the units couldn't have been put somewhere else? Builder Chad Schultz stated, that's the challenge, the line sets them up for the distance for the mechanical room, the fresh air intakes, the exhausts, those all have specific distances they have to away from each unit, whether it's A/C, a heat pump, or generator. Those units are set so they can sit within the distance of the mechanical room. It's the physical units sitting outside but they feed into the mechanical room where all of the duct work starts. There is a lower level that is finished off. They don't have a lot of room to squeeze these in. Hence, the large system to operate the entire house.

Board Member Mark Grady asked, in the drawing there is a square open area on the southside of the house, he didn't know what that was, a patio? Builder Chad Schultz stated, a solid glass breezeway going from the garage to the house. Board Member Mark Grady asked, the reason they couldn't go there is? Builder Chad Schultz stated, they don't reach the mechanical room at that point. The mechanical room is on the northside of the house. Board Member Mark Grady asked, so the same reason for the southside of the house. Builder Chad Schultz stated, the distance is too far to get to the units.

Chair Nancy Filsinger asked, there is a two and half foot high retaining wall. How high are the condensers? Builder Chad Schultz stated, approximately two to three feet above grade. They have created a self-drainage system for this lot. A screen line of evergreens runs the length of retaining wall and hides everything from Lake Drive and the property to the north.

Board Member Scott Radtke asked, couldn't the generator have been farther to the east. Builder Chad Schultz stated, he has a window right there and has to stay 18 inches away from that and the door to the garage. Board Member Scott Radtke asked, and the heat pumps? Builder Chad Schultz stated, they have a lack of space with the floor joists and they need smaller ducts. Board Member Scott Radtke asked, which unit is the noisiest? Builder Chad Schultz stated, the condensers.

Board Member Adam Bazelon asked, so what happens if the Board doesn't grant your request? Applicant Mona Patel stated, that's why they sit at a hardship, because there is feasibly no place else to put the mechanicals. They've been there for a year. This was planned several years ago. They're trying to understand, what is the hardship for the neighbor? The mechanicals are farther away than they were before. So, the hardship is that they would not be able to have mechanicals in their home.

Chair Nancy Filsinger asked, so this was approved, knowing the mechanicals were here? Builder Chad Schultz stated, they started in 2021 when they razed the house.

Board Member Adam Bazelon stated, he feels like something is off in the timeline. How were they able to build if these items were not approved in the setback? Why is this just now coming to the Village's attention? Did someone complain? Did Rakow drive by? Builder

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Chad Schultz stated, they feel someone complained. Applicant Mona Patel stated, the neighbor to the north brought up the issue and the Village has told them several times it would not be an issue at all. They've communicated these are plans and intentions and to have a nice arborvitae hedge there to look aesthetic as your driving from Lake Drive.

Board Member Scott Ratke asked, could they heat and cool their house if this isn't done? Applicant Mona Patel stated, no.

Board Member Mark Grady asked, what is the distance from the southern side of the house to the lot line? Builder Shane Johnson stated, 19-feet and one-half inch. Board Member Mark Grady asked, so why wasn't the house physically moved four feet to the south? Builder Shane Johnson stated, that is the flow of the driveway traffic for the cars to get into the garage. Applicant Mona Patel stated, they have young drivers, the request was to be able to have a car turn around and not have to back out into Lake Drive. Their design was all approved so they didn't know it need to be moved and it never came up that they were encroaching into setback parameters and the original home was in the setbacks. They didn't go in to start building until everything was approved. Builder Chad Schultz stated, they had four beautiful Oak trees that they were trying to maintain but they are down to one. That could have been a potential reason when they designed the house but he did not know that answer.

Board Member Adam Bazelon stated, can the Board open up testimony for Rakow again, he had a question for him? Village Attorney Eric Larson stated, the hearing was still going, so it is a question, was the Board done with the applicants?

Board Member Mark Grady asked, they submitted plans and drawings to the appropriate bodies; were the AC units shown in the plans in the current locations? Shane Johnson stated, they were. Board Member Mark Grady asked, and the issue of them being in the setbacks did not come up? Shane Johnson stated, it did not.

Board Member Adam Bazelon stated, if that was the case, then he felt it's an error on the part of the Village. One of the standards is that it's a hardship not of the owners own making. So, he wanted to ask the Building Inspector if it was an appropriate time.

Chair Nancy Filsinger asked, anything else for the applicants? The Board opened up testimony to the Building Inspector.

Board Member Adam Bazelon asked the Building Inspector, was he able to shed any light on the procedural aspects to how this got to where it is without anyone bringing any attention to it? Building Inspector Mike Rakow stated, it goes to Building Board and the Building Board approved it. After Building Board, he goes through his process and issues a permit. Board Member Adam Bazelon asked, had he reviewed these plans before? Building Inspector Mike Rakow stated, yes. Board Member Adam Bazelon asked, did it show the generator, the AC, and the heat pumps in the location they are shown now? Building Inspector Mike Rakow stated, without looking at the building permit, cannot say, but the permits were on there, yes. The generator was installed without a permit. They got a double fee for that. Board Member Mark Grady asked, when you say double fee, you mean you issued them a

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permit for the generator but at a higher price after the fact? Building Inspector Mike Rakow stated, yes, because it was installed without a permit originally. Board Member Adam Bazelon asked the Building Inspector, so generator was installed without a permit but the other two you can't say for certain? Building Inspector Mike Rakow stated, he'd have to look at the building permit to say what was on there. He didn't know.

Board Member Mark Grady asked, did he know how it got to the Board of Appeals. Was it something that you noticed and realized it was something that needed a variance? A neighbor complained? Was it something else? Building Inspector Mike Rakow stated, there was a complaint. That's what transpired. Board Member Mark Grady asked, was the complaint specifically that these are in the setback? Building Inspector Mike Rakow stated, yes, it was brought to his attention. If it was on the plan, great. Still the code does state that they have to meet the setbacks. So even if he made a mistake, and again, he didn't know if he did, they still have to meet the code. Board Member Adam Bazelon stated, he thought it was a relevant factor, is it outcome determinative, he didn't know, but it was a relevant factor.

Attorney Brian Randall representing Elisabeth Elser of 6516 N Lake Drive

Attorney Brian Randall stated his name for the record and was sworn in to provide testimony by the Village Deputy Clerk Treasurer.

Attorney Brian Randall stated, he knew Attorney Larson was going to read to the various standards and were in the packet and he's read them once fully in this meeting already. However, one portion of subsection, 62.23 (7)(d) does merit emphasis. For an area variance, the applicant must demonstrate that strict compliance with the zoning ordinance would unreasonably prevent the property owner from using the property owner's property for a permitted purpose or would render conformity with the zoning ordinance unnecessarily burdensome. And later, it goes on to say, that in all circumstances the property owner bears the burden of proving that the unnecessary hardship is based on conditions unique to the property rather than considerations personal to the property owner and that the unnecessary hardship was not created by the property owner. There was some testimony before the Board this evening about what the hardship is to the neighboring property and that is not the statutory obligation. The standard is on the applicant and created by them. This is a brand-new home so there were various options on this property they had control of.

Attorney Brian Randall further stated, also, he'd like to point out the Village code on air conditioners and this was in the packet. 756-34 (b) specifically states, as exterior structures, where any unit of an air conditioner, or refrigerator system, or backup generator installation is located outside of the structure, said unit shall comply with setback requirements for accessory structures as set forth in Chapter 745, zoning. It continues to say, said location shall not, by noise or sight, be detrimental to adjoining properties. That was also in the packet and that is specifically what they are talking about which are generators, AC units, and heat pumps. He would provide the pictures and show what the site looks like today.

Attorney Brian Randall further stated, Chapter 745 (7) defines accessory structures and

he didn't know that it was highlighted in the packet and he was not going to read all of that to the Board but (a) (2) of that but references that no accessory use or structure shall be permitted that by reason of noise, dust, odor, appearance or other objectionable factors creates a nuisance or a substantial adverse effect on the property value or reasonable enjoyment of the surrounding property.

Attorney Brian Randall further stated, and finally why they are here tonight, 745-15 A-3 residential district requires under B3 that a side yard setback is 20 feet but this property is under 100 feet so the 15-foot setback does apply. They see that the house is properly sited. The concern is all of the mechanicals that are in the positions they are.

Attorney Brian Randall submitted packets of photos and Village Attorney marked them as exhibits A through G. Village Attorney Eric Larson asked the applicant if she had any objections from the applicant and accepted them as part of the proceeding.

The board members reviewed the photos.

Board Member Adam Bazelon asked, if this was a perspective from his client's property looking south? Attorney Brian Randall stated, yes.

Board Member Adam Bazelon asked, what is the address again? Attorney Brian Randall stated, 6500 N Lake Drive is the applicant, 6516 is his client.

Attorney Brian Randall stated, Exhibit G is the aerial photograph from Milwaukee County GIS, depicting the home that was demolished, not the current one. Board Member Adam Bazelon stated, based on Exhibit G, there was inaccurate depiction of where the property was located so he understood what he was saying.

Attorney Brian Randall stated, just to go through those and explain their position and orient on these perspectives. The purpose of Exhibit A was to show what mature vegetation was there and what appropriate screening could be and where that home had been sited. It didn't show where the AC units were, he didn't know that information. They had testimony that maybe some existing AC units were over there but that would have been under prior Village codes and ordinances. The current code is very clear; mechanicals must be outside the setback area. They can see what mature vegetation had been there and the elevation of the property next to his client's property when they were level.

Attorney Brian Randall stated, Exhibit B is renderings of what they believe were presented to the Village and depicted the home as a modern, attractive design, but, if looking at the lower right corner, the north elevation, they see no mechanicals depicted on that plan. He did not have the actual building plans submitted. He did not have time to request them. He would ask that if the applicant is going to insist a mistake or error by the Village that those plans must be found and marked as exhibits to see if and when those mechanicals were depicted. On that rendering, no mechanicals are found.

Attorney Brian Randall stated, Exhibit C was taken in Fall of 2023. It shows that his client's fence is three and half feet tall, the little white picket fence. The retaining wall that was

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installed is three to four feet above that white picket fence. Suddenly, the property to the south is three feet higher now and the property to the north is now looking up at them. Also, within the same photo, Exhibit C, left to right, he believed to be the two heat pump units with the fans, on a concrete slab within the setback area. Also, two AC units on concrete slabs within the setback area. An electrical panel that sticks out four to five inches into the setback area. There are PVC pipes that, maybe they can testify to what those are. A gas meter, but they were not here to object to a gas meter. They believe that is customary and a mechanical that can be in certain areas, so he is not objecting to the gas meter. A large generator on a concrete slab towards the right also shown close-up in Exhibit D.

Attorney Brian Randall stated, Exhibit D and E were taken today at 9am. He can answer questions about the orientations, but they were taken from ground level, sitting in a vehicle taken from the property to the north looking up at them.

Attorney Brian Randall stated, Exhibit F is just a packet of more pictures taken from last Fall and today that he probably didn't need to include but they are representative and he talked about the aerial photograph.

Attorney Brian Randall stated, unfortunately, the house is built and they can't dispute that. Sometimes staff can make mistakes and he didn't know that has proven, but what is very clear are the codes that the Village has: that mechanicals, that can be obtrusive, such as these, should be outside of the setback area. They have very serious concerns whether the landscaping to a sufficient height at an appropriate screening will go in per the plans. A lot of site disturbance has gone on and a lot of vegetation that was there has been removed. So, there certainly must be safeguards if any variance were to be considered that robust landscaping and a date certain must be installed. They must also ask the representations on the quiet equipment be reviewed by a certified expert appointed by the Village so the mechanicals are in fact quiet and the quietest possible. Or if the record remains open, perhaps they could review the specification sheets but that wasn't presented; it was commented that they are the quiet kind.

Board Member Adam Bazelon asked, did his client take issue with the noise? Attorney Brian Randall stated, he didn't know that they've had a fair representation of the building in operation. It wasn't clear in testimony when they'd been turned on or to what extent. But the concern would be a noise making condition that close. He'd also go back to Exhibit G and note that his client's home is located where it is, their surveys show where it is, but the board should also think forward, which he thinks the Village has done, that, if and when his client's property is ever redeveloped it's going to have to have to come off the north property line for a new setback and the new structure might be closer to the south property line. It's a wholistic review that just because one property is under redevelopment today, doesn't mean that the next one might not be very close in the future. His client also uses her outdoor area and that's why he quoted the standard on accessory structures, that it does apply to use and enjoyment of the outdoor property. The aerial photo shows a driveway circle and that area can be used for entertainment opportunities, parties and things of that nature so it's not just the use of the indoor area but the outdoor area as well.

Attorney Brian Randall stated, he would ask the board to elicit more evidence on what a

line set area is and why that is hardship and why longer lines cannot be run. He knows it's difficult to be in an after-the-fact variance position. He sat on the Wauwatosa Board of Zoning Appeals for 12 years and they did have these from time to time. But, to just declare that it would be more expensive or can't be done is probably not an acceptable answer. There might be more inquiry the Board could have on what a line set is and why the units need to be there; why the building couldn't have been built four feet to the south or why the units cannot be relocated to the east. Otherwise, have the applicant shoulder some of the burden of the impact on their use and enjoyment of the property. Maybe it needs to be in the glass atrium area that they would like to use or the driveway area to turn cars around as opposed to the neighbor bearing the brunt of the impasse. Again, he would ask that the board look for more evidence if it's going to accept the applicants' arguments this evening on what line sets are, what the spec sheets are for this equipment that are already within the setbacks and mark as exhibits the building plans that were submitted and presented to the Village to drill down, when this issue was known and by whom, because a variance is certainly the exception to the rule. he uniqueness here is in that it is a brand-new home that was designed within the last few years and built within the last two years. That is not a unique site condition. The home was placed where it is by the applicant, the design team, and the builders. Finally, he never argues precedent as a reason why the Board can do or not do something. In the records, just reviewing in the time he had: Case 2022-09, 7834 N Beach Drive, a side-yard setback application for a generator was denied by the Board as a financial hardship was not a sufficient reason. Case 2021-01, 7074 N Santa Monica, a side-yard setback application for a new garden shed; the Board also denied that.

Attorney Brian Randall stated, this is not a unique situation. People do get themselves into these tough spots. It's not his job to solve the issue for them. Relocating mechanicals, providing additional information on how they might operate if they are going to stay, and other scenarios should be presented by the applicant if a variance were going to be considered but based on the statutory criteria and your ordinances, he thinks the board has to deny this variance.

Board Member Scott Ratke asked, how is his client affected by not being able to enjoy their property. Aesthetics, is that the big one? And the noise? Attorney Brian Randall stated, he will represent that he knows that AC units make noise and there are two of them here. He knows that generators, when the power is out and maybe the applicant can testify to what the maintenance is and it has to run for to make those operate. So, noise will occur in the area and it's amplified by the units being doubled. Noise is protected by the ordinance which is why the setback must be honored for these types of accessory structures. And for the visual part of it all. There is an attractive home but mechanicals are sitting right in front. There can be small little bushes put in or there can be robust, tall bushes put in. That addresses the aesthetics but not the noise.

Board Member Scott Ratke asked, if bushes would solve the aesthetic for his client? Attorney Brian Randall stated, he thinks they would still have a strong concern over the noise because they still don't have information that discusses what these units generate for noise, how often they'll be running and they are within that setback area and they are not supposed to be.

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Board Member Adam Bazelon asked, can they consider landscaping? Attorney Brian Randall stated, evidence is what the Board could consider. He said earlier, even if it were approved there needs to be date certain. His understanding is there was a plan before the Board and it is very robust looking but they also saw a plan that didn't show any mechanicals and now they are there. Perhaps the board could adjourn and have a plan from a professional landscaping company filed and explained.

Board Member Adam Bazelon asked, if he knew when the mechanicals were installed? Attorney Brian Randall stated, he did not. It appears the photos in the Fall show they were there at that time but that is a question that could be answered by the builder.

Board Member Mark Grady asked, so someone could put up a six-foot fence along that wall in addition to vegetation perhaps? Attorney Brian Randall stated, if allowed by code, yes. He's not going to be an expert on the code. Board Member Mark Grady stated, as far as screening, a fence would function as well as screening. Both would have some effect on screening for noise going to the north. Attorney Brian Randall stated, it could, he's not a qualified witness but it could bounce, and the property has been raised up about four feet.

Board Member Mark Grady asked, is the reason why his client hired him is because she doesn't like the look of it and the potential sound of it? Attorney Brian Randall stated, he cannot divulge the reasons his client hired him but the reason they are here is that major mechanicals that generate noise and are not screened and within the setback area were not properly sited but this brand-new home could have accommodated them being sited properly. The concern is noise and visual, some of which could be mitigated but it's still within that setback area and the concern of his client is that if she does work it will have to be done according to code and setbacks and rules.

Board Member Mark Grady asked, was his client there or involved when this was heard at the building board or were you there or present when that was discussed? Attorney Brian Randall stated, he did not know if she was there or involved. He did not know if the Village noticed the surrounding properties but he was not involved and he was not there.

Village Attorney Eric Larson stated, he just wanted to say this to the Board; he has faced other rock-and-a-hard-place issues in other contexts. Sometimes, if they can't be resolved by the Board of Appeals, the conflict is still there. The conflict gets resolved by a code amendment. The code be amended in a number of ways that ensures that this home has HVAC and has the mechanicals they need to live in it. He is not saying that is going to happen, but it would still have noise and it would still have a visual aspect. So, he is wondering, what the neighbor to the north would be satisfied with. Politicians would have an interest in ensuring that those concerns were addressed. It might require screening, it might require fencing, it might require sound deadening and if these mechanicals were in a conforming location, this distance is not going to make the noise much different. He wanted to make the board aware that sometimes these issues get resolved outside of this setting.

Board Member Mark Grady asked the Village Attorney, if it is approved can they condition it on a fence at certain height being in at a certain date or landscaping being a certain height by a certain date, can we put conditions on that. Village Attorney Eric Larson stated,

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yes, they can.

Board Member Mark Grady asked Attorney Brian Randall, there was testimony and by the exhibits it seems consistent, that in the present setbacks, the location of the current AC units is further away than the previous homes. Attorney Brian Randall stated, he didn't have personal knowledge of where the demolished house's units were. Board Member Mark Grady asked, assuming that the testimony was correct, did he agree, disagree, or can't say? Attorney Brian Randall stated, number one, he can't say how many units the old house had. He is going to expect that looking at the aerial and side that it had one. It appears that if that AC unit if it were on the northside would have been closer to his client's house than the as-built ones today. The difference being, the as-built ones today, there are twice as many A/C units, there are two heat pumps, a generator, and whatever the PVC pipes do. There are literally structures in the setback as defined in the code, which is prohibited by code. Whether the old code allowed one AC unit for that house, he could do a deep dive or Attorney Larson could tell them what the codes were in 1930 or whenever that house was built but that's the kind of burden your placing on the objector looking at the facts and the law and the burden needs to be on the applicant to make their case. Maybe they are farther away but the exacerbation or the intensity of the encroachment is of concern.

Board Member Mark Grady stated, there is no dispute they are in the setback and previously, unless the law was different, they were within the setback. It's just a question of if they've met the standards for a variance. Attorney Brian Randall stated, he would like to add that regarding legal non-conforming use law, that's the whole point of codes being updated and enforced so that if the old house had non-conformity, and units within the setback that shouldn't have been there, when properties are redeveloped, they comply with the code. The code is 15 feet. It's a tough spot they're in but they hired the architect, the builder, they staked it and it looks like, based on Mr. Grady's questions, they had four feet on the other side and a driveway has nothing to do with where the house was sited. He loves trees too but those are not recognized legal standards in variance law.

Board Member Mark Grady stated, he is not sure his client's true objection is to where these are today. He asked to assume a scenario where this house if four feet to the south, she wouldn't be able to object at all. Board Member Adam Bazelon stated, she may have found them objectionable but now she has a recourse. He then gave the applicant time for rebuttal.

Applicant Mona Patel stated, her husband and her are both in healthcare and they are not experts in codes or building construction but they have an amazing team of experts to build their dream home in Fox Point. The reason why it looks unfinished is because it is not finished yet. They cannot live there yet. It is under construction. Plantings and trees cannot go there until the grading is complete. The neighbor to the north has been very involved regarding concerns about water in her yard. They never planned on having a retaining wall, hence the mandates and they've allocated hundreds of thousands of dollars into creating a property that contain its own water and not have any water intrusion into the property to the north. They put a massive retaining wall and the bluff with the Village's help to preserve the property. These were expenses they never planned when we decided to build the home. But they prioritized and that they were good to the neighbors to the north and the south so that's why the retaining wall is there. It's not even seeded or landscaped yet, it's an unfinished home. There is a

landscape plan in place. The pipes that are apparently offensive will be painted. A lot of thought has gone into the aesthetics of this property and once it's finished it the mechanicals or obtrusive things will be hidden so you notice the home and not the mechanicals. She has been very involved from day one and we hired third party engineers to verify their site and drainage plans, and retaining walls. If they had known this two years ago, they would have made accommodations. They've never avoided following the rules and attempted to appease the neighbor to the north. It was never intentional by their builders, their architects, and never brought to them in the past two years. They will do what they can within our financial parameters to able to mitigate that. They are just having a hard time understanding moving mechanicals less than three feet how that will make a huge difference. They can get the Board the spec sheets on every single one of the units. They are best in class, quietest, highest energy rated units that they're putting in.

Board Member Scott Ratke asked the applicant, did they have a time frame when they were going to put in the landscaping. Applicant Mona Patel stated, that after they move in and get occupancy and find out that the grading is acceptable for the landscaping. It is also dependent on weather, so within a season or two. Scott Bayern is the landscaper. They have an entire master landscaping plan in place that started with the bluff four years ago. Board Member Scott Ratke asked the applicant, are they able to describe it? Applicant Mona Patel stated, the previous home was set very close to the bluff. They needed to move the new home closer to Lake Drive. The old home had arborvitaes but they were not able to build there. Their plan is to recreate tall arborvitaes along that north wall so the mechanicals cannot be seen. The mechanicals were never meant to be visible but with the lake on one side and very narrow setback on the other they decided not to put their mechanicals on Lake Drive. If they need to some sort of screening, they can but they were assured the arborvitaes would be close enough together that it creates a natural fencing and mitigates sound.

Builder Chad Schultz stated, they're at this point with the house that he feels if something were to have to be done, he doesn't feel after being in the industry for 33 years he could do much to move the mechanicals. With that being said, when the Spring thaw comes around, Ihe is going to be finishing up a portion of the landscaping stuff that they have to do and potentially the hedge that is creating a challenge. He would ask that the Board do something with a decision so that he knows how he can proceed as the builder. These people have been waiting for two and half years to get into this house and sometime in early Spring he'd like to be able to gain occupancy and come out to do the final inspections.

Closing of Testimony: Case 2024-02

Without objection and by unanimous consent, Chair Nancy Filsinger closed testimony for Case 2024-02 at 7:17 p.m.

Recommendation by Village Attorney Eric Larson. This should be in writing and be brought back to the board. This could be very easily be challenged, no matter how the Board decides it. The Board needs to be sure that it has very carefully thought out the decision on this case. That's his recommendation. The Board could schedule a special meeting but he urged the Board to reduce this decision to writing.

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Board Member Adam Bazelon stated, this could very easily be the easiest case he has sat on. This was created by the landowners own doing. This is an open and shut case. The Board doesn't have any proof that the building board errored. If it did, that would be a motion to vacate the decision and reopen it and testimony could be presented immediately to a special medium. The Board has none of those facts in front of it but it does have the fact that the generator was not previously included. He is only one vote, but it is clear to him. The first presentation completely lacked candor in what was going on and it was asking for forgiveness instead of permission.

Board Member Mark Grady stated, the Board has a jury system because my take was different. One of the applicants stated that the building board had the plans in front of them. It's hard for him to imagine the building board approving any plans without any HVAC. It strikes him as surprising. He struggled with what the real issue is with the objection. He understands that visually, it's obnoxious and potentially noisy, but had they sited this correctly it wouldn't have made any difference. It's more of a gotcha moment when they wouldn't have had any basis for it if the whole thing had been moved three feet to the south. He had some questions to the objection and the strength of the objection. That still leaves the Board with a decision but he did not put a lot of credence in the objection because all the objection did was point out what was already known, that they are in the setback. He has two AC units sitting outside his kitchen and doesn't buy the noise objection. The generator is a different question, the Board has denied some generators and granted some. They admitted that for maintenance reasons and it had to run for 30 minutes a month, not that big of an issue.

Board Member Mark Grady stated, the Board has the issue, as Attorney Larson has pointed out, that if it denies the variance, it creates a risk to the Village of litigation. The applicant relied on the Village's processes to build this. Village Attorney Eric Larson stated, just to be clear, that risk is there whether the Board grants it or denies it. Board Member Mark Grady stated, if the Board grants the application, it has the theoretical risk of litigation from the neighbors. There is a risk from either side. Does the Board have the basis to grant a variance? Village Attorney Eric Larson stated, he thinks the hardest part of this standard is, it's state law. Years ago, it was not state law it was just case generated law, but state law has this phrase, in all circumstances, the property owner bears the burden of proving that unnecessary hardship is based on conditions unique to the property rather than considerations personal to the property owner and that the unnecessary hardship was not created by the property owner. One way or another, the Board is going to have to deal with that standard.

Board Member Scott Ratke asked Village Attorney Larson to restate the options on proceeding. Attorney Eric Larson stated, one option is to table this until the next meeting and direct him to prepare two decisions. One that grants the variance and one that denies it. The Board then comes back and may make changes, but either way, but it can make its decision then. Board Member Scott Ratke asked, if there are options other than that? Attorney Eric Larson stated, the Board can shorten that timeline and have a special meeting.

Board Member Thomas Dunst asked, can we ask for a plan? Village Attorney

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Eric Larson stated, yes, the Board can ask for a plan, the screening, the fence, a better explanation why the mechanicals cannot be moved. Explain why there are no options to reconfigure where the mechanicals are in the house and locate the mechanicals somewhere else outside the house somewhere else. Whatever the Board thinks it needs is an option. Board Member Scott Ratke asked, and request something from the objector that might be reasonable for them? Village Attorney Eric Larson stated, the Board could ask for that but the petitioner bears the burden of proof.

Chair Nancy Filsinger stated, she liked Attorney Larson's idea of the two options. Board Member Mark Grady stated, he thinks the Board is in consensus of a special meeting but it needs to decide is there something else it wants, evidence or additional testimony to make its decision. Board Member Adam Bazelon discussed needing more information about what happened. Board Member Adam Bazelon stated, he was prepared to vote. If the Village made a mistake, he thinks the applicant could move to reopen. He did not suggest holding off making a decision on that basis. Village Attorney Eric Larson stated, he held my tongue but he wanted to say that even if the Village made a mistake, it is still the property owner's responsibility to prepare plans that meet the code. Board Member Adam Bazelon stated, his thinking is that if the mechanicals were shown in the plan and the Village approved them, they'd have some kind of estoppel argument and that would sway his opinion. Board Member Mark Grady stated that it is in their application it says, the intended location of HVAC was indicated in the drawings originally submitted and approved by the building board. Board Member Scott Ratke stated, he'd rather wait for Attorney Larson to prepare options and wait. Board Member Thomas Dunst stated, he'd be inclined to wait for more information as well.

Chair Nancy Filsinger announced without objection that the hearing is reopened.

Motion by Mark Grady, seconded by Ratke to table the matter until 02/29/2024 at 5pm to continue our hearing.

Roll call vote:

Nancy Filsinger, Chair	***Aye***
Mark Grady, Board Member	***Aye***
Thomas Dunst, Board Member	***Aye***
Scott Ratke, Board Member	***Aye***
Adam Bazelon, Board Member	***Naye***

Motion carried by roll call vote, (4-1).

Adjourn

Without objection and by unanimous consent The Board adjourned at 7:43 p.m. by Board Member Adam Bazelon and seconded by Board Member Thomas Dunst.

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Respectfully Submitted,

Nathan Schafer
Village Deputy Clerk-Treasurer

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VILLAGE OF FOX POINT
BOARD OF APPEALS MEETING
MINUTES AND DETERMINATION
THURSDAY, FEBRUARY 29, 2024

A meeting of the Fox Point Board of Appeals was held in Schwemer Hall, 7200 N. Santa Monica Blvd., on Thursday, February 29, 2024 at 5:00 p.m. Clerk-Treasurer Sara Bruckman called the meeting to order at 5:00 p.m. The Clerk-Treasurer took roll call. Those present included:

Nancy Filsinger, Chair
Mark Grady, Board Member
Thomas Dunst, Board Member [Absent]
Scott Ratke, Board Member [Absent]
Lucille Sells, Board Member Alternate 1 [Absent]
Julianna Javor, Board Member Alternate 2 [Absent]
Alan Polan, Board Member Alternate 3 [Absent]

Staff members also present were Clerk-Treasurer Sara Bruckman.

Notice of the meeting was provided to the North Shore Now, to all others as required by State open meetings laws, Village ordinances and posted on the official bulletin board and the village website.

Case 2024-02: 6500 N Lake Drive. The applicant is requesting a variance pertaining to Section 745-13 B. (3), concerning the A-1 Residence District with regard to the required setback of 15 feet which should be provided for every accessory structure, Section 756-34 B, concerning both the generator unit and HVAC unit setback requirements, and Section 745-7 A. (1), regarding setback requirements for accessory structures. The applicant is proposing to install a generator and HVAC on the north side of the home within the side yard setback.

Motion by Nancy Filsinger, seconded by Mark Grady that the hearing of this case is adjourned to March 27, 2024 at 5:00 p.m. due to lack of quorum.

Roll call vote:

Nancy Filsinger, Chair	***Aye***
Mark Grady, Board Member	***Aye***

Motion carried by roll call vote, (2-0).

Adjourn

Without objection and by unanimous consent The Board adjourned at 5:03 p.m. by Board Member and seconded by Board Member

Respectfully Submitted,

Sara A. Bruckman, WCMC/CMC
Village Clerk-Treasurer

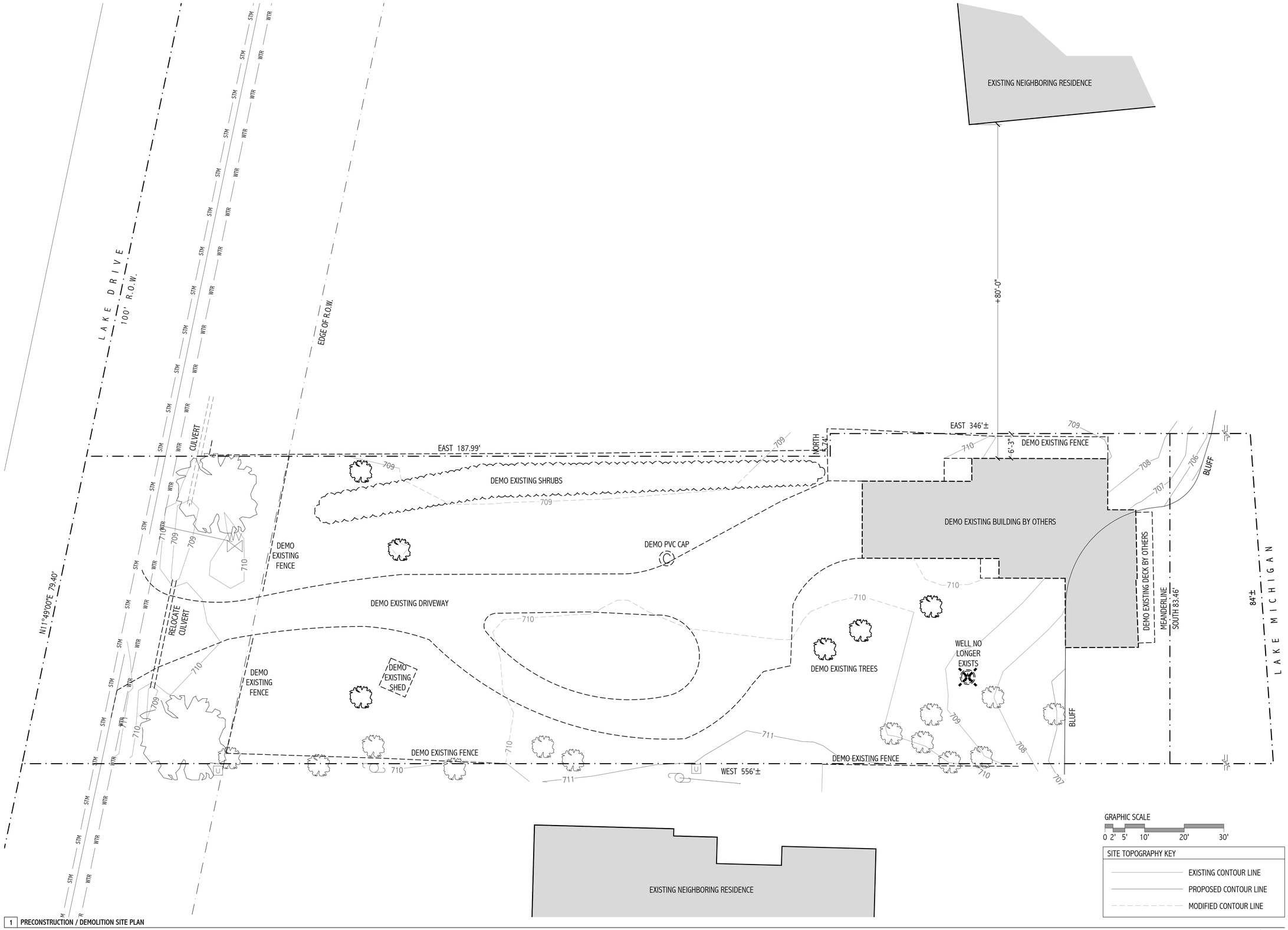
DRAFT

JOHNSEN SCHMALING
ARCHITECTS

1699 North Astor Street
Milwaukee, Wisconsin 53202
414.287.9000 johnsenschmaling.com

PATEL RESIDENCE

6500 North Lake Drive
Fox Point, Wisconsin 53217



GRAPHIC SCALE
0 2' 5' 10' 20' 30'

SITE TOPOGRAPHY KEY
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- MODIFIED CONTOUR LINE

N

ISSUANCE AND REVISIONS

12.20.2023	ISSUED FOR VARIANCE

DATE: 12.20.2023

PRECONSTRUCTION / DEMOLITION SITE PLAN

AS.00

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1 PRECONSTRUCTION / DEMOLITION SITE PLAN

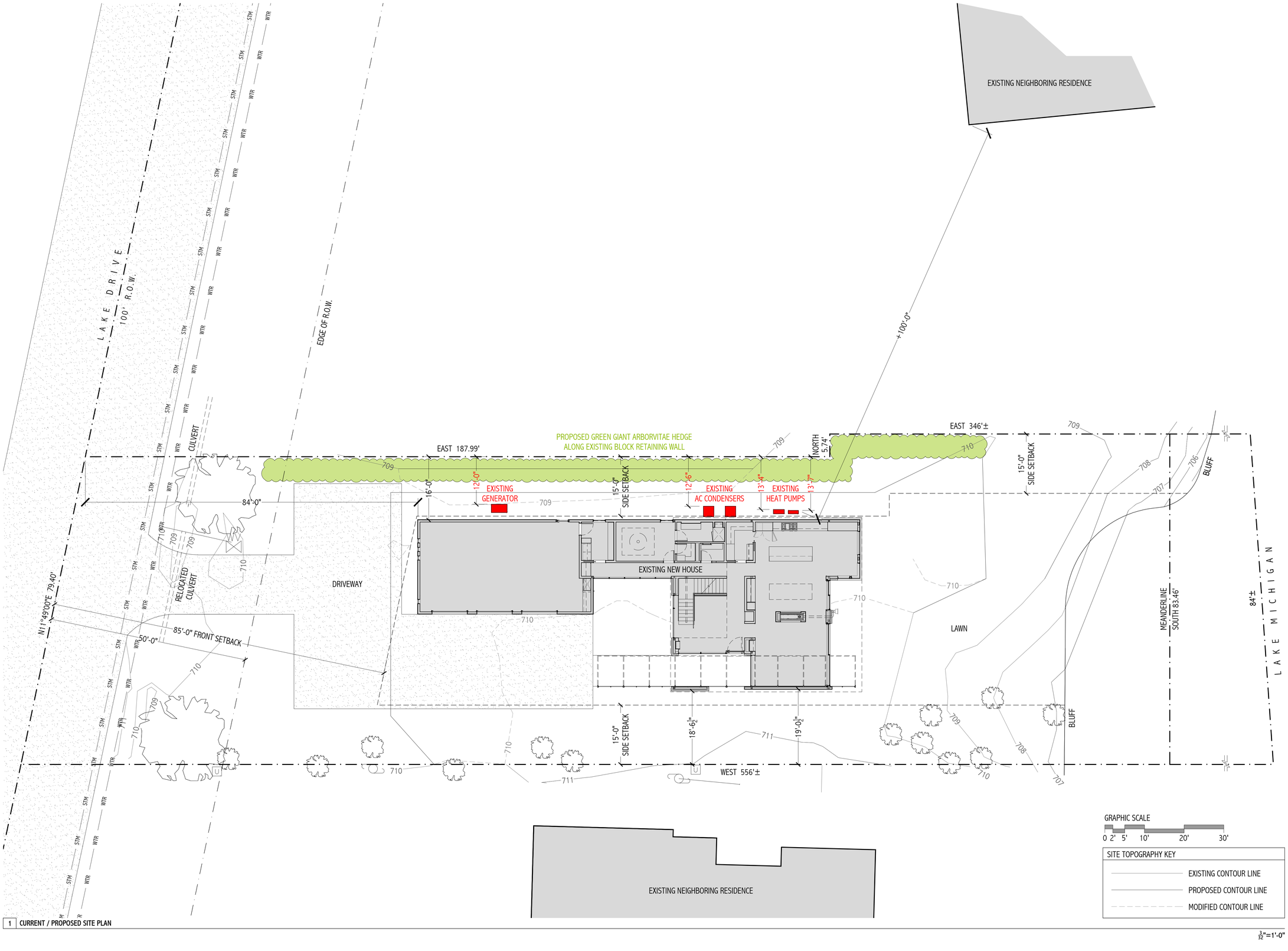
3/32"=1'-0"

JOHNSEN SCHMALING
ARCHITECTS

1699 North Astor Street
Milwaukee, Wisconsin 53202
414.287.9000 johnsenschmaling.com

PATEL RESIDENCE

6500 North Lake Drive
Fox Point, Wisconsin 53217



1 CURRENT / PROPOSED SITE PLAN

GRAPHIC SCALE
0 2' 5' 10' 20' 30'

SITE TOPOGRAPHY KEY
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- MODIFIED CONTOUR LINE

3/32"=1'-0"

N

ISSUANCE AND REVISIONS

12.20.2023	ISSUED FOR VARIANCE

DATE: 12.20.2023

CURRENT / PROPOSED SITE PLAN

AS.01

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2024-02

VILLAGE OF FOX POINT
MILWAUKEE COUNTY
WISCONSIN

BOARD OF APPEALS APPLICATION

VILLAGE HALL
7200 N. SANTA MONICA BLVD. FOX POINT WI 53217-3505
414-351-8900
FAX 414-351-8909

1. Name of Appellant Mona & Parag Patel Address of Appellant 913 E. Reservoir Ave., Milwaukee, WI 53212

Phone Number 847.530.1079 ____ ____

E-mail Address paragpatelmd@gmail.com (Home) ____ (Work)

2. Address of Property 6500 N. Lake Dr., Fox Point, WI 53217

Present Use of Property Residential Proposed Use of Property Residential

Owner's Name and Address if Different than Above ____

3. Has a Previous Appeal or Application Been Made to the Board of Appeals with Respect to This Property?
Yes ☐ **No** ☑ If Yes, State the Nature of Previous Appeal or Application: ____

Disposition of Previous Appeal ____

Date of Decision in Previous Case ____

4. Date of Decision or Order of Administrative Official from which Appeal is Taken ____

Date of Notice of Such Decision Received by Appellant ____

5. Purpose of Grounds of Appeal or Application. Check Below the Relief Requested by This Appeal or Application:

☐ A. "**Appeal Administrative Decision**." Request for interpretation of Zoning Code and reversal of order, requirement, decision or determination of administrative official.

1. I have read and I understand **Attachment A**: **Yes** ☐
2. I have fully answered the questions in **Attachment A** and have attached additional explanations as necessary. **Yes** ☐

☑ B. "**Request Variance**." State Law Empowers the Board of Appeals to Grant a Variance to the Otherwise Applicable Requirements of the Zoning Code in Limited Circumstances.

1. I have read and I understand **Attachment B**: **Yes** ☑
2. I have fully answered the questions in **Attachment B** and have attached additional explanations as necessary. **Yes** ☑

☐ C. "**Request Special Exception**." The Village Code Specifies Situations When a Special Exception May be Granted

1. I have read and I understand **Attachment C**: **Yes** ☐
2. I have fully answered the questions in **Attachment C** and have attached additional explanations as necessary. **Yes** ☐

6. Each application must be accompanied by a scale drawing showing the location and size of property, existing improvements, all abutting properties, and improvements thereon, and the requested change or addition. A $200 filing fee must also accompany this application.

I hereby swear that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief. I also hereby swear and acknowledge that I have read this application and all attachments in its entirety, including the standards applicable to my application.

Parag Patel
Signature of Appellant

12/26/23
Date

For Office Use Only:

Application, and related Attachment, is Fully and Properly Completed with attachments Yes / No (If "No" reject the application and await a completed application.)

Date Application Received 12/27/2023 Receipt Number for $200 Filing Fee 1059788

Case Number 2024-02 Hearing Date 1/24/24

Disposition ____

Attachment A

This Attachment applies if you seek an Interpretation of Zoning Code and/or reversal of order, requirement, decision or determination (the "Decision") of administrative official.

Applicant to complete the following:

Who made the Decision? _____

What was the Decision? _____

_____

You must attach a copy of the Decision to your Application. Have you attached the Decision? ☐ Yes

Why do you contend the Decision was erroneous (attach additional sheets as necessary)?

Attachment B

Variance Authority

The applicant has the burden to prove a sufficient basis for a variance to be granted. The applicable standards have been described in Wisconsin Statutes Section 62.23(7)(e)7., and in decisions of Wisconsin courts, and is summarized as follows:

I. **Area Variance**. An area variance means a modification to a dimensional, physical or locational requirement, such as setback, frontage, height, bulk, or density.

The applicant bears the burden to prove sufficient cause for a variance. State law imposes the following requirements, with relevant terms highlighted:

> *The Board of Appeals shall have the following powers: ... to authorize upon appeal in specific cases such variance from the terms of the ordinance as will* ***not be contrary to the public interest****, where,* ***owing to special conditions****, a literal enforcement of the provisions of the ordinance will result in* ***practical difficulty or unnecessary hardship****, so that* ***the spirit of the ordinance shall be observed, public safety and welfare secured, and substantial justice done****.* (62.23(7)(e)7.b., Wisconsin Statutes.)

State law also provides:

> *A property owner bears the burden of proving "unnecessary hardship," as that term is used in this subdivision, for an area variance, by demonstrating that strict compliance with a zoning ordinance would unreasonably prevent the property owner from using the property owner's property for a permitted purpose or would render conformity with the zoning ordinance unnecessarily burdensome...* ***In all circumstances, a property owner bears the burden of proving that the unnecessary hardship is based on conditions unique to the property, rather than considerations personal to the property owner, and that the unnecessary hardship was not created by the property owner.*** (62.23(7)(e)7.d., Wisconsin Statutes.)

These laws require the following (Applicant: Check each box to acknowledge you have read and understand these requirements):

☑ a) **The hardship must be peculiar to the zoning parcel in question and different from that of other parcels, not one which affects all parcels similarly.** Generally, hardship arises because of some unique property limitation or feature of a parcel, or because the property was created before the passage of the zoning ordinance and will not accommodate a structure of reasonable design for a permitted use, if all area, yard and setback requirements are observed.

☑ b) **Loss of profit or pecuniary (financial) hardship and/or additional expense incurred to comply with the zoning ordinance is not sufficient grounds for a variance.**

☑ c) **Self-imposed hardship** is not grounds for a variance. Reductions resulting from the sale of portions of a property that reduce the remainder below buildable size or cut off existing access to a public highway, or deed restrictions imposed by the owner's predecessor in title are examples of self-imposed hardships.

☑ d) Circumstances of Applicant. Specific circumstances of the applicant, such as a growing family or desire for a larger garage are not a factor in deciding variances.

☑ e) Nearby violations. Nerby ordinance violations, even if similar to the requested variance, do not provide grounds for granting a variance.

☑ f) Previous variance requests. Previously granted or denied variances, even if similar to the requested variance, cannot be used in deciding a variance. The decision must be based on the facts of the individual case before the BOR.

☑ g) **The hardship cannot be one that would have existed** in **the absence of a zoning ordinance.** Some properties may not be buildable because of the physical nature of the property. For example, the entire parcel might consist of steep slopes or wetlands. In such cases, the property would not be suitable for development whether or not there was a zoning ordinance regulating development.

☑ h) ***Protection of the Public Interest.*** Granting of a variance must not harm the public interest. The public interest includes the interests of the public at large, not just that of nearby property owners. Lack of local opposition does not in itself mean that a variance will not harm the public interest. The spirit of the ordinance must be observed.

II. **Use Variance**. A use variance means an authorization for the use of land for a purpose that is otherwise not allowed or is prohibited by the zoning ordinance. An applicant for a use variance must meet the general standards described above for an area variance, but also must meet a much higher burden of proof than applies to an area variance. State law states the following:

> *A property owner bears the burden of proving "unnecessary hardship," as that term is used in this subdivision, for a use variance, by demonstrating that strict compliance with a zoning ordinance would leave the property owner with* ***no reasonable use of the property in the absence of a variance****.* (62.23(7)(e)7.d., Wisconsin Statutes.)

If the property owner has any reasonable use of the property in the absence of a variance, a use variance cannot be granted.

Applicant to Complete the following: Describe the reasons why you believe your situation qualifies for a variance, based on these applicable laws (attach additional sheets as necessary):

We are respectfully requesting a variance for the generator and HVAC equipment side-yard setback noted in the HVAC Permit issued on July 7, 2022 given the following items, which are explained in further detail below.

- The Fox Point zoning code lacks specific language to support the stated setback in the HVAC building permit.
- The intended location of HVAC equipment was indicated in the drawings originally submitted, and approved, for a building permit. In addition, 756-34-A (3)(d) of the Fox Point Code requires the contractor to provide the "location of unit on premises, including distance to lot lines for exterior apperatus," as a precondition for a permit. The supposed setback violation of the HVAC equipment in question should have been obvious when the permit application was processed.
- The new house and equipment is set back significantly further from the northern property line than the demolished residence that it replaces.
- The condensers and generator are more than 100 feet from adjacent neighbor's house to the North.
- Equipment will be shielded with forthcoming vegetation per Landscape Architect; additional screening devices can be added to minimize visual and noise impact.

1. The issued HVAC Building Permit lists the HVAC equipment side-yard setback at 16-feet. The 16-foot side-yard setback for HVAC equipment is not defined in the zoning code. In addition, the stipulated16-foot setback would exceed the15-foot side-yard setback for the house itself, making the requirement implausible.
2. 756-34-B of the Village of Fox Point Zoning Code states that "AC Condensers and Generators shall comply with the setback requirements for Accessory Structures per Chapter 745 where any unit of an air-conditioning or refrigeration system or backup generator installation is located outside of the structure, and said location shall be subject to approval of the Building Inspector. Said location shall not, by noise or sight, be detrimental to adjoining property."
   - Note that our AC condensers and generator are located outside of the house structure, so the Accessory Structure setbacks apply per Section 745-7.
   - Also, the AC condensers and generator are more than 100-feet from the adjacent residence to the North and will be shielded by vegetation and additional screening as required to minimize detrimental visual or acoustic impact on the adjoining property.
3. 745-7 for Accessory Structure setbacks does not specifically define the setbacks for AC Condensers and Generators that are detached from the house and not roofed/enclosed, but the "detached and unroofed accessory structures" listed can be built tight up-to or 3-feet from the side property line. Our AC condensers and generator are well beyond these minimal accessory structure setbacks.
4. Additional comments:

about possible setback violations.

- The house that was demolished and replaced with the new construction was located 6'-3" from the North property line, so the distance of new house and equipment has significantly increased from previous existing conditions.
- Equipment location is adjacent to the mechanical room; relocation of the equipment would be technically infeasible.

Attachment C

Standards of Review for Special Exceptions

The Village of Fox Point Village Code allows special exceptions to be granted for certain accessory structures. Applicable provisions include the following:

Structure on Corner/Irregularly Shaped Lot. (Village Code Section 745-7(B)(3)(h)[1]).

> *In the event a building is irregularly configured, such as an L- or V-shaped structure, or the building is located upon a corner lot, irregularly shaped lot, or lot which abuts upon more than one public or private road, such that there are or appear to be multiple front, side, or rear sides of the structure, the determination of the front, rear or side areas, as well as the determination of the location of any fencing, shall be referred by the Building Inspector to the Board of Appeals, which shall then review the matter without requirement of any appeal fee. The Board of Appeals shall treat the application as a request for a special exception, which shall specifically not be subject to the requirements applicable to zoning variances, and shall proceed in accordance with Subsection B(3)(j) herein. The Board of Appeals shall consider the least obtrusive alternative, and any other criteria as set forth in the provisions of this chapter which serve to balance the interests of the applicant with the interests of the surrounding property owners.*

Structure Forward of Front Lot Line. (Village Code Section 745-7(B)(3)(h)[2]).

> *No new fence, wall, architectural screening device, driveway gate or arbor shall be located beyond the front line of the principal building unless permitted by the Board of Appeals by special exception after a hearing, pursuant to the procedures described in Subsection B(3)(j) below. The Board of Appeals may grant a special exception under this subsection only if it finds that the fence, wall, architectural screening device, arbor or driveway gate is* ***reasonably necessary to protect the safety of people residing on the property****, in addition to the additional findings and conditions required by Subsection B(3)(j) below. Every special exception granted by the Board of Appeals for a driveway gate shall be conditioned upon the applicant filing with the Village Clerk/Treasurer the written approval of the Village Police Chief in consultation with the Fire Chief for the specific driveway gate and gate location that is proposed; and if such approval is denied, the special exception is thereby denied.*

Special Exceptions Generally. (Village Code Section 745-7(B)(3)(j)).

> *A special exception to the height, size, material, design, setback or other physical standards set forth in this subsection or to allow a driveway gate may, upon filing a written application, be considered by the Board of Appeals after a hearing. The application must include an accurate visual rendering of the proposed wall, architectural screening device, driveway gate or arbor, along with a written statement outlining the applicant's need for the same. Notice of hearing shall be given to all property owners within a radius of 500 feet of the property upon which the fence, wall, architectural screening device, driveway gate or arbor is proposed to be constructed and the notice shall include the visual rendering submitted by the applicant. The Board of Appeals may grant the request for a special exception upon* ***finding that the property owner has shown clear and convincing evidence to believe that the applicant has a legitimate need for the special exception and that granting the special exception will not adversely affect the health, safety or welfare of the community or the immediate area where located and will not impede the purpose, spirit and intent of this section, in addition to such other specific findings as may be required by other subsections of this section****. Every special exception granted by the Board of Appeals shall be conditioned upon the applicant submitting the visual rendering to the Village Building Board and receiving the Building Board's approval of the architectural appearance, design and construction materials for the proposed fence, wall, architectural screening device, arbor or driveway gate, taking into consideration the existing development on the lot and in the surrounding neighborhood, and if the Building Board denies the application, the special exception is thereby denied.*

Applicant to Complete the following: Describe the reasons why you believe your situation qualifies for a special exception, based on these applicable ordinances (attach additional sheets as necessary):

VILLAGE OF FOX POINT
7200 N. SANTA MONICA BLVD
FOX POINT WI 53217 414-351-8900

Receipt No: 1.059788 Dec 27, 2023

6500 N Lake Drive - BOA

Previous Balance:	.00
LICENSES & PERMITS - OTHER PERMIT	200.00
10-44540 OTHER PERMIT	
Total:	200.00
CHECK Check No: 1069	200.00
Payor: Parag J. Patel	
Total Applied:	200.00
Change Tendered:	.00

12/27/2023 8:42 AM

VILLAGE OF FOX POINT

MILWAUKEE COUNTY

WISCONSIN

VILLAGE HALL
7200 N. SANTA MONICA BLVD.
FOX POINT WI 53217-3505
414-351-8900
FAX 414-351-8909

VILLAGE OF FOX POINT
NOTICE OF BOARD OF APPEALS MEETING
REQUEST FOR VARIANCE

PLEASE TAKE NOTICE that the Fox Point Board of Appeals will meet in Schwemer Hall, 7200 N. Santa Monica Blvd, Fox Point, WI, on Wednesday, January 24, 2024, at 5:00 p.m. to hear the following appeal for a variance:

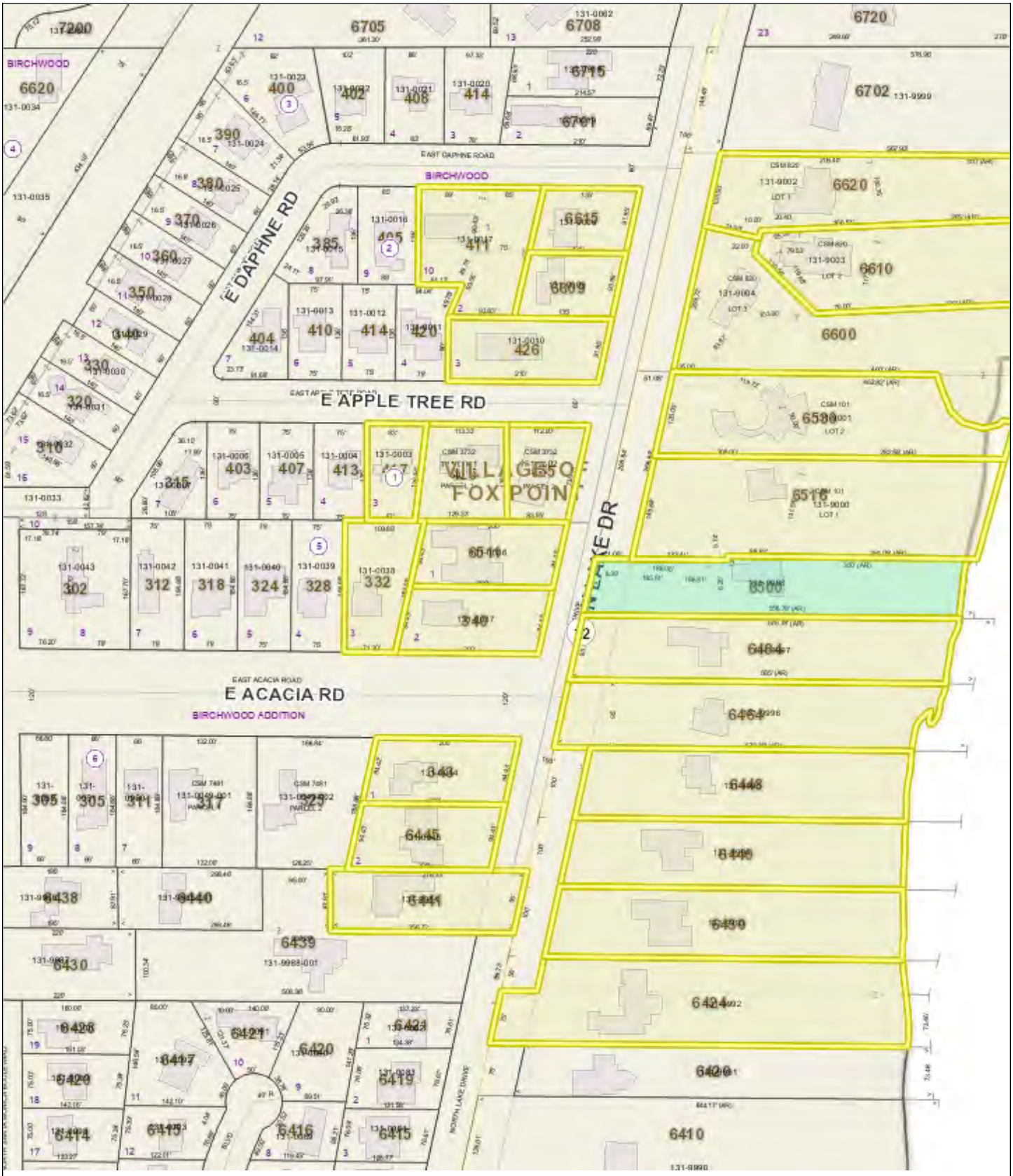
1. **Case 2024-02: 6500 N Lake Drive.** The applicant is requesting a variance pertaining to Section 745-13 B. (3), concerning the A-1 Residence District with regard to the required setback of 15 feet which should be provided for every accessory structure, Section 756-34 B., concerning both the generator unit and HVAC unit setback requirements, and Section 745-7 A. (1), regarding setback requirements for accessory structures. The applicant is proposing to install a generator and HVAC on the north side of the home within the side yard setback.

Any interested party may attend this meeting and be heard concerning this case.

The applications, drawings, and related materials are available for viewing in the office of the Village Clerk/Treasurer, Monday through Thursday from 8:00 a.m. - 4:00 p.m. and on Friday from 8:00 a.m. to 12:00 noon.

Kelly A. Meyer, CMC/WCMC/CMTW
Village Clerk Treasurer

Notice Sent: **[January 2, 2024]**
Posted: **[January 2, 2024]**



Village of Fox Point GIS

Case 2024-02 6500 N Lake Dr Variance Req

DISCLAIMER: The Village of Fox Point Does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

SCALE: 1" = 188 '

VILLAGE OF FOX POINT
7200 North Santa Monica Blvd
Fox Point, WI 53217
(414) 351-8900

Print Date: 1/2/2024

§ 745-13. A-1 Residence District.

A. Uses. In an A-1 Residence District, no building or premises, unless otherwise provided in this chapter, shall be erected or used except for dwelling, together with accessory uses incident to the permitted use, provided always accessory use does not constitute or become a public or private nuisance.

B. Areas and yards. In an A-1 Residence District, no building may be erected, enlarged or altered except in conformity with the following:

(1) The open area of a lot on which a dwelling is erected or proposed to be erected, together with the area of abutting land reserved for highway purposes, whether private or public, to the center line thereof, shall not be reduced to less than 40,000 square feet for each family. No building not erected for a dwelling shall occupy more than 10% of the gross area of the lot or exceed a height of 25 feet.

(2) A front yard of not less than 30 feet shall be provided for every building on a lot for which a setback is not hereinafter provided for. Every building shall be set back from the center line of each adjoining street or area reserved for highway purposes, or any extension or separated portion thereof hereafter established, not less than the street setback specified upon the Official Zoning Map, except that the following reductions may be made for corner lots from the setbacks specified on the Official Zoning Map: five feet when width of lot is more than 80 feet but less than 90 feet; 10 feet when width of lot is more than 70 feet but less than 80 feet; and 15 feet when the width of lot is 70 feet or less; provided, however, that no setback will be less than 15 feet plus 1/2 the width of the abutting road or area reserved for highway purposes. **[Amended 9-11-2012 by Ord. No. 2012-11]**

(3) A side yard of not less than 20 feet shall be provided for on each side of every building, except that in the case of lots existing as of May 6, 1958, and less than 100 feet in width measured at the narrowest place adjacent to the location of the dwelling, the side yard may be reduced by 1/4 of the difference between said width and 100 feet; provided, however, that the side yard shall in no event be less than 15 feet.

(4) A rear yard of not less than 20 feet shall be provided for every building.

(5) Every lot on which a building is erected shall have a minimum width of 120 feet.

(6) No single-family residence built or existing in this district shall have a height greater than 40 feet from the grade abutting the structure on the front side of the structure, with the exception in that, upon application to the Board of Appeals, the Board of Appeals may grant a special exception on a lot of not less than 80,000 square feet in total area upon the following criteria: **[Amended 2-9-2021 by Ord. No. 2021-01]**

(a) Special exceptions to the height limitations as hereinbefore set forth may be granted by the Board of Appeals upon consideration of the following:

[1] Reasonable compatibility with the character of the immediate neighborhood.

[2] Whether there will be unreasonable interference with the aesthetics and scenic

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§ 756-34. Air conditioning and refrigeration systems and backup generator installations.

A. Permit requirements.

(1) Permit required. Except as hereinafter provided, before proceeding with the construction, erection or installation of any air-cooled, water-cooled or mechanically cooled air-conditioning or refrigeration system or unit or backup generator installations, in or to serve any building, a permit shall first be obtained from the Building Inspector.

(2) Permits shall not be required for the installation of any air-conditioning or refrigeration system or unit that does not use water for cooling and where the source of operating power is obtained by plugging in an electrical cord connection to an electrical outlet. This subsection shall be applicable to portable units.

(3) Application for a permit shall be made by the installing contractor upon a form provided by the Building Inspector, shall be filled out completely and shall provide the following information:

(a) Name and address of contractor.

(b) Location of premises where installation is proposed.

(c) Name and address of owner.

(d) Location of unit on premises, including distance to lot lines for exterior apparatus.

(e) Manufacturer's identification, classification and size of unit.

(f) Nature of coolant, if applicable.

(g) If water cooled, source of water and method of discharging wastewater. (Refer to Department of Building Inspection.)[1]

(h) Where water conservation devices are required, manufacturer's name, identification, classification and size of equipment.

(i) Such additional information as shall be required by the Building Inspector.

B. Exterior structures. Where any unit of an air-conditioning or refrigeration system or backup generator installation is located outside of the structure, said unit shall comply with setback requirements for accessory structures as set forth in the Chapter 745, Zoning, and said location shall be subject to approval of the Building Inspector. Said location shall not, by noise or sight, be detrimental to adjoining property. As an exception to the requirements of this subsection, however, the Village Manager may authorize a temporary backup generator installation to be located anywhere on a lot if the Village Manager finds that the generator serves a public purpose and will be removed no later than 12 months from the date of the approval, subject to the temporary structure approval procedure described in § 745-7D of this Code. **[Amended 2-12-2010 by Ord. No. 2010-02]**

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1. **Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).**

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§ 745-7. Accessory uses and structures.

A. General.

(1) Any accessory use or structure shall conform to the applicable regulations of the district in which it is located except as is specifically otherwise provided.

(2) No accessory use or structure shall be permitted that by reason of noise, dust, odor, appearance, or other objectionable factor creates a nuisance or a substantial adverse effect upon the property value or reasonable enjoyment of the surrounding property.

(3) Any of the requirements hereinafter established in this section relating to accessory uses and structures, except for permanent buildings in excess of 100 square feet in ground area, may be modified in their specific application to a given situation with the approval of the Village Manager or his/her designee, where in the Village Manager's or designee's opinion the strict application of the requirement would be unnecessarily burdensome or would not in fact achieve the actual intent of the requirement, or where modification would more effectively achieve such intent, provided in all cases such modification is consistent with the basic spirit and intent of this chapter. Appeal from the determination of the Village Manager or his/her designee may be made to the Building Board, provided such appeal is filed with the Village Manager within 30 days from the date of the Village Manager's or designee's action.

B. Permanent structures.

(1) Any permanent roofed structure serving an accessory use if attached to the principal building shall be considered a part of such principal building for all regulatory purposes. If such structure is a building and is not attached to the principal building, no roofed or enclosed portion shall be closer than 10 feet to any roofed or enclosed part of the principal building, and such structure shall conform to the open area, height, and front, side and rear setback requirements of the district in which such building is located except as permitted by § 756-36 of this Code.[1]

(2) Walks, drives, paved terraces and purely decorative garden accessories such as pools, fountains, statuary, flag poles, etc., where subject to "permanent structure" classification, shall not be permitted closer than three feet to an abutting property line other than a street line.

(3) Fences, walls, architectural screening devices, driveway gates and arbors. The following regulations are established to ensure that the Village of Fox Point retains the openness and semirural character of its landscape.

(a) Permit required. No person shall erect or construct any fence, wall, driveway gate, architectural screening device or arbor, unless specifically exempted by the provisions of this subsection, on any property within the Village of Fox Point without having first obtained a permit from the Building Inspector and having paid the fee prescribed by ordinance. Retaining walls regulated by § 285-4 of this Code are exempt from the requirements of this subsection. A survey by a licensed

1. **Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).**

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(e) *Board of appeals.*

1. The council which enacts zoning regulations pursuant to this section shall by ordinance provide for the appointment of a board of appeals, and shall provide in such regulations that said board of appeals may, in appropriate cases and subject to appropriate conditions and safeguards, make special exceptions to the terms of the ordinance in harmony with its general purpose and intent and in accordance with general or specific rules therein contained. Nothing in this subdivision shall preclude the granting of special exceptions by the city plan commission or the common council in accordance with the zoning regulations adopted pursuant to this section which were in effect on July 7, 1973 or adopted after that date.

2. The board of appeals shall consist of 5 members appointed by the mayor subject to confirmation of the common council for terms of 3 years, except that of those first appointed one shall serve for one year, 2 for 2 years and 2 for 3 years. The members of the board shall serve at such compensation to be fixed by ordinance, and shall be removable by the mayor for cause upon written charges and after public hearing. The mayor shall designate one of the members as chairperson. The board may employ a secretary and other employees. Vacancies shall be filled for the unexpired terms of members whose terms become vacant. The mayor shall appoint, for staggered terms of 3 years, 2 alternate members of such board, in addition to the 5 members above provided for. Annually, the mayor shall designate one of the alternate members as 1st alternate and the other as 2nd alternate. The 1st alternate shall act, with full power, only when a member of the board refuses to vote because of interest or when a member is absent. The 2nd alternate shall so act only when the 1st alternate so refuses or is absent or when more than one member of the board so refuses or is absent. The above provisions, with regard to removal and the filling of vacancies, shall apply to such alternates.

3. The board shall adopt rules in accordance with the provisions of any ordinance adopted pursuant to this section. Meetings of the board shall be held at the call of the chairperson and at such other times as the board may determine. The chairperson, or in the chairperson's absence, the acting chairperson, may administer oaths and compel the attendance of witnesses. All meetings of the board shall be open to the public. The board shall keep minutes of its proceedings, showing the vote of each member upon each question, or, if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the board and shall be a public record.

3m. If a quorum is present, the board of appeals may take action under this subsection by a majority vote of the members present.

4. Appeals to the board of appeals may be taken by any person aggrieved or by any officer, department, board or bureau of the city affected by any decision of the administrative officer. Such appeal shall be taken within a reasonable time, as provided by the rules of the board, by filing with the officer from whom the appeal is taken and with the board of appeals a notice of appeal specifying the grounds thereof. The officer from whom the appeal is taken shall forthwith transmit to the board all the papers constituting the record upon which the action appealed from was taken.

5. An appeal shall stay all legal proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken certifies to the board of appeals after the notice of appeal shall have been filed with the officer, that by reason of facts stated in the certificate a stay would, in the officer's opinion, cause imminent peril to life or property. In such case proceedings shall not be stayed otherwise than by a restraining order which may be granted by the board of appeals or by a court of record on application, on notice to the officer from whom the appeal is taken, and on due cause shown.

6. The board of appeals shall fix a reasonable time for the hearing of the appeal or other matter referred to it, and give public notice thereof, as well as due notice to the parties in interest, and decide the same within a reasonable time. Upon the hearing any party may appear in person or by agent or by attorney. In any action involving a listed property, as defined in s. 44.31 (4), the board shall consider any suggested alternatives or recommended decision submitted by the landmarks commission or the planning commission.

7.

a. In this subdivision, " area variance" means a modification to a dimensional, physical, or locational requirement such as a setback, frontage, height, bulk, or density restriction for a structure that is granted by the board of appeals under this paragraph. In this subdivision, "use variance" means an authorization by the board of appeals under this paragraph for the use of land for a purpose that is otherwise not allowed or is prohibited by the applicable zoning ordinance.

b. The board of appeals shall have the following powers: To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by an administrative official in the enforcement of this section or of any ordinance adopted pursuant thereto; to hear and decide special exception to the terms of the ordinance upon which such board is required to pass under such ordinance; to authorize upon appeal in specific cases such variance from the terms of the ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the ordinance will result in practical difficulty or unnecessary hardship, so that the spirit of the ordinance shall be observed, public safety and welfare secured, and substantial justice done.

c. The board may permit in appropriate cases, and subject to appropriate conditions and safeguards in harmony with the general purpose and intent of the ordinance, a building or premises to be erected or used for such public utility purposes in any location which is reasonably necessary for the public convenience and welfare.

d. A property owner bears the burden of proving “unnecessary hardship," as that term is used in this subdivision, for an area variance, by demonstrating that strict compliance with a zoning ordinance would unreasonably prevent the property owner from using the property owner's property for a permitted purpose or would render conformity with the zoning ordinance unnecessarily burdensome or, for a use variance, by demonstrating that strict compliance with a zoning ordinance would leave the property owner with no reasonable use of the property in the absence of a variance. In all circumstances, a property owner bears the burden of proving that the unnecessary hardship is based on conditions unique to the property, rather than considerations personal to the property owner, and that the unnecessary hardship was not created by the property owner.

e. The council of a city may enact an ordinance specifying an expiration date for a variance granted under this subdivision if that date relates to a specific date by which the action authorized by the variance must be commenced or completed. If no such ordinance is in effect at the time a variance is granted, or if the board of appeals does not specify an expiration date for the variance, a variance granted under this subdivision does not expire unless, at the time it is granted, the board of appeals specifies in the variance a specific date by which the action authorized by the variance must be commenced or completed. An ordinance enacted after April 5, 2012, may not specify an expiration date for a variance that was granted before April 5, 2012.

f. A variance granted under this subdivision runs with the land.

8. In exercising the above mentioned powers such board may, in conformity with the provisions of such section, reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed from, and may make such order, requirement, decision or determination as ought to be made, and to that end shall have all the powers of the officer from whom the appeal is taken, and may issue or direct the issue of a permit.

10.

a. Any person or persons, jointly or severally aggrieved by any decision of the board of appeals, or any taxpayer, or any officer, department, board or bureau of the municipality, may, within 30 days after the filing of the decision in the office of the board of appeals, commence an action seeking the remedy available by certiorari. The court shall not stay proceedings upon the decision appealed from, but may, on application, on notice to the board of appeals and on due cause shown, grant a restraining order. The board of appeals shall not be required to return the original papers acted upon by it, but it shall be sufficient to return certified or sworn copies thereof. If necessary for the proper disposition of the matter, the court may take evidence, or appoint a referee to take evidence and report findings of fact and conclusions of law as it directs, which shall constitute a part of the proceedings upon which the determination of the court shall be made. The court may reverse or affirm, wholly or partly, or may modify, the decision brought up for review.

b. Notwithstanding subd. 10. a., a decision of the board of appeals on an application for an approval, as defined in s. 781.10 (1) (a), is subject to review under the procedures contained in s. 781.10.

14. Costs shall not be allowed against the board unless it shall appear to the court that the board acted with gross negligence or in bad faith, or with malice, in making the decision appealed from.

15. All issues in any proceedings under this section shall have preference over all other civil actions and proceedings.

2021-22 Wisconsin Statutes updated through 2023 Wis. Act 50 and through all Supreme Court and Controlled Substances Board Orders filed before and in effect on January 9, 2024. Published and certified under s. 35.18. Changes effective after January 9, 2024, are designated by NOTES. (Published 1-9-24)

SECTION 18. 62.23 (7) (e) 7. a. of the statutes is created to read:

62.23 **(7)** (e) 7. a. In this subdivision, "area variance" means a modification to a dimensional, physical, or locational requirement such as a setback, frontage, height, bulk, or density restriction for a structure that is granted by the board of appeals under this paragraph. In this subdivision, "use variance" means an authorization by the board of appeals under this paragraph for the use of land for a purpose that is otherwise not allowed or is prohibited by the applicable zoning ordinance.

SECTION 19. 62.23 (7) (e) 7. d. of the statutes is created to read:

62.23 **(7)** (e) 7. d. A property owner bears the burden of proving "unnecessary hardship," as that term is used in this subdivision, for an area variance, by demonstrating that strict compliance with a zoning ordinance would unreasonably prevent the property owner from using the property owner's property for a permitted purpose or would render conformity with the zoning ordinance unnecessarily burdensome or, for a use variance, by demonstrating that strict compliance with a zoning ordinance would leave the property owner with no reasonable use of the property in the absence of a variance. In all circumstances, a property owner bears the burden of proving that the unnecessary hardship is based on conditions unique to the property, rather than considerations personal to the property owner, and that the unnecessary hardship was not created by the property owner.

VILLAGE OF FOX POINT
7200 N Santa Monica Blvd
Fox Point, WI 53217
(414) 247-6622
www.villageoffoxpoint.com

Permit Number:

B- _____

OFFICE USE ONLY
Issued Date
Zoning

BUILDING PERMIT

Job Address 6500 N. Lake Dr., Fox Point, WI 53217	**Building Type:** Residential ~~Commercial~~
Description of Work	
This project will consist of replacing an existing single-family dwelling with a new 3-story single-family dwelling (4 bedroom / 3.5 bath) with a full basement and attached 3-car garage.	
Estimated Cost of Project $ 1,982,800	

Owner/Occupant	
Business Name	Contact Name Mona & Parag Patel
Address 913 East Reservoir Avenue	City/State/Zip Milwaukee, Wisconsin 53212
Phone 847.530.1079	Email paragpatelmd@gmail.com

Cautionary Statement required when homeowner is applying for permit*

Contractor	
Company Name Barenz Builders	Contact Name Ronny Barenz
Address N112 W16700 Mequon Road	City/State/Zip Germantown, Wisconsin 53022
Phone 262.253.2282	Email ronny@barenzbuilders.com
Dwelling Contractor # DC-079500354	Dwelling Contractor Qualifier # DCQ-110800047

Square Footage Under Construction				
1st Floor 1,970 gross sf	2nd Floor 1,985 gross sf	Basement 1,966 gross sf	Addition	Garage 1,004 gross sf
	3rd Floor: 413 gross sf			

Description	Rate	Amount
Project - Per $1,000 of estimated cost	$9.50	
Building Board	$75.00	$75.00
Footing early start - $210.00 one and two family; $280.00 commercial		
Plan Review - $250.00 one and two family; New Single Family Construction $300.00 plus $27.00/unit commercial		
State Seal	$65.00	
Razing, Interior Demolition $85.00 minimum plus	$0.12/sqft	
Moving buildings over public ways $230.00 plus	$0.12/sqft	
Fuel tanks - Per 1,000 gallons	$24.00	
Re-inspection	$100.00	
Other		
Work started without permit **Double Fee**		
Minimum Fee	**$70.00**	
Payable to: Village of Fox Point **Total Permit Fee**		**$** 75.00

Applicant Signature _____ **Date** February 4, 2021

Rev 01/21

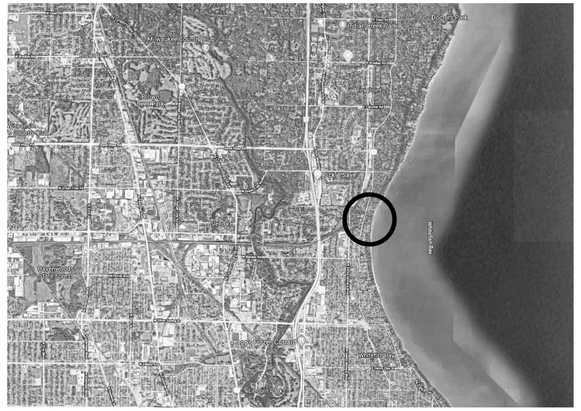
ISSUED PERMITS are available on the Village website under *PERMITS & LICENSES*

PATEL RESIDENCE

FOX POINT, WISCONSIN

CONCEPT ILLUSTRATION I VIEW OF ENTRY LOOKING EAST

DEPICTS GENERAL DESIGN INTENT ONLY



AREA MAP

NOT TO SCALE

CONCEPT ILLUSTRATION I VIEW OF BACK LOOKING WEST

DEPICTS GENERAL DESIGN INTENT ONLY

PROJECT LOCATION

NOT TO SCALE

SHEET INDEX

T1.00	TITLE SHEET
G0.00	SPECIFICATIONS
G0.01	SPECIFICATIONS
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SURVEY	PROPERTY SURVEY
C1.00	SITE GRADING PLAN
L1.00	LANDSCAPE PLAN
A0.00	WALL, FLOOR, ROOF, & ROOF FLASHING TYPES
A0.01	TYP. INTERIOR DETAILS & DOOR / WINDOW SCHEDULES
A1.00	BASEMENT FLOOR PLAN & DETAILS
A1.01	FIRST FLOOR PLAN & DETAILS
A1.02	SECOND FLOOR / ROOF PLAN & DETAILS
A1.03	THIRD FLOOR / ROOF PLAN & DETAILS
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A2.03	EXTERIOR 3D VIEWS
A3.00	BUILDING SECTION & DETAILS
A3.01	BUILDING SECTION & DETAILS
A3.02	BUILDING SECTIONS & DETAILS
A3.03	BUILDING SECTIONS & DETAILS
A3.04	BUILDING SECTIONS & DETAILS
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A4.00	INTERIOR ELEVATIONS
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S1.00	FOUNDATION PLAN & SCHEDULES
S1.01	FIRST FLOOR FRAMING PLAN & SCHEDULES
S1.02	SECOND FLOOR / ROOF FRAMING PLAN & SCHEDULES
S1.03	THIRD FLOOR / ROOF FRAMING PLAN & SCHEDULES
S1.04	ROOF FRAMING PLAN & SCHEDULES
M1.00	BASEMENT & FIRST FLOOR CONCEPTUAL MECH. PLAN
M1.01	SECOND & THIRD FLOOR CONCEPTUAL MECHANICAL PLAN
E1.00	BASEMENT & FIRST FLOOR CONCEPTUAL LIGHTING PLAN
E1.01	SECOND & THIRD FLOOR CONCEPTUAL LIGHTING PLAN

OWNER

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PATEL RESIDENCE

6500 North Lake Drive
Fox Point, Wisconsin 53217

ISSUANCE AND REVISIONS

02.05.2021 ISSUED FOR BUILDING BOARD REVIEW

DATE: 02.05.2021

TITLE SHEET

T1.00

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DIVISION 01 - GENERAL REQUIREMENT

SECTION 010000 - GENERAL REQUIREMENTS

1. All construction shall be performed in strict accordance w/ the current Wisconsin Uniform Dwelling Code, local & municipal ordinances, as well as any other applicable codes, regardless of what Drawings & Specifications show. All Contractors to ensure familiarity w/ above items.
2. Apparatus, materials, & workmanship of any kind shall conform to the latest rules & requirements in force at the time of receipt of bids to the companies furnishing services to the building, the NEC, & such federal, state & local agencies that have jurisdiction over the work. All changes necessary to have the work accepted must be approved by the Architect.
3. Contractors shall secure & pay all applicable permits & fees.
4. General Contractor shall verify existing conditions prior to construction & field-verify all dimensions pertaining to the work to be performed.
5. Notify the Architect of any discrepancies immediately. If discrepancies exist in documentation, the Bidder shall assume the greater quantity, quality, capacity, cost, etc., & shall include same in the bid proposal.
6. Notify Architect of any discrepancies between Drawings & the Manufacturer's recommended installation instructions.
7. General Contractor shall be responsible for coordinating all dimensions, details, specifications & openings between different trades. General Contractor shall cross-check dimensions between architectural, structural, mechanical & electrical drawings & designs prior to commencing w/ any portions of the Work.
8. All Contractors shall inspect the job site & verify all data pertaining to the building & their relation to the work prior to submittal of bids.
9. Subcontractors shall verify missing or incorrect dimensions w/ General Contractor prior to continuing w/ Work.
10. Do not scale dimensions from the drawings.
11. All Contractors shall provide necessary bracing, shoring, guying & other means necessary to stabilize all new construction as well as any adjacent buildings, structures, or grounds. All damages to the existing building or surrounding structures resulting from inadequate stabilizing measures shall be repaired at the cost to the Contractor(s) causing the damage.
12. Where new work meets existing, each Contractor shall provide necessary labor & materials for cutting, fitting, patching, & the removal of elements within their scope of work so as to provide complete installation.
13. Each Contractor shall take care not to damage, splatter, or mar any wall, millwork, ceiling, floor, or other finish. Any damage shall be repaired at the cost to the Contractor causing the damage.
14. Material delivered to the job site shall be neatly & compactly piled w/ protection as required to prevent damage or soiling.
15. Daily, the Contractor shall clean all debris & leave the construction site & surrounding condition as to eliminate interference & hazard.
16. Each Contractor shall warrant and/or guarantee their materials & labor to be free from defects for a minimum period of (1) year after Owner occupancy. Immediately after notification, each Contractor shall repair or replace any defective work or materials & any associated damages resulting from said defects during warranty period w/o cost to Owner. If the Contractor, after notice of defect, fails to proceed promptly to comply w/ the terms of the guarantee, the Owner may have defects corrected & the Contractor & his surety company shall be liable for costs incurred.
17. Operating & maintenance data shall be delivered to the Owner & all testing & adjustments for mechanical equipment or systems shall be completed prior to request for final payment. All Contractors shall submit all guarantees, warranties, certifications, etc., to the Owner.
18. Upon substantial completion, the Owner & Architect shall conduct one final inspection & prepare one written general 'punch list' of all items unfinished. General Contractor shall supply copies to all affected trades, suppliers, etc. & each Contractor shall immediately remedy all items.

DIVISION 03 - CONCRETE

SECTION 033000 - CAST-IN-PLACE CONCRETE

1. See Structural Drawings for concrete footings, walls, slabs, & topping specifications. Notify Architect immediately of any discrepancies between Structural Drawings/ Specifications, & Architectural Drawings.
2. Wall Form-Facing Materials: Smooth-formed finish form-facing panels that provide continuous, true, & smooth concrete surfaces. Furnish in largest practicable sizes to minimize number of joints
3. Concrete Floor/Slab Finish: Comply w/ ACI 302.1R recommendations for screeding, restraightening, & finishing operations for concrete surfaces. Do not wet concrete surfaces while finishing. Finish & measure surface, so gap at any point between concrete surface & an unleveled, freestanding, 10 foot straightedge resting on two high spots, placed anywhere on the surface does not exceed 1/8 inch.
   A. Garage & Basement Floors: Smooth trowel finish.
   B. Exterior Slabs: Trowel & fine-broom finish.
4. Penetrating Liquid Floor Treatment for Garage & Basement Floors: Ghostshield Lithi-Tek 9500 or approved equal.
5. Curing: Protect freshly placed concrete from premature drying & excessive cold or hot temperatures. Comply w/ ACI 306.1 for cold-weather protection & ACI 301/ ACI 301M for hot-weather protection. Use suitable methods for a 'wet cure' to avoid shrinkage ensuring that curing blankets do not create pockets or dry spots.
6. Sawed Joints: See Structural Drawings for Specifications. Coordinate final locations w/ Architect.
7. Isolation Joints: ASTM D 1752, closed-cell foam w/ tear off strip.
8. Vapor Retarders: Polyethylene sheet, ASTM D 4397, not less than 10 mils thick. Place, protect, & repair according to ASTM E 1643 & Manufacturer's instructions. Extend vapor retarder over top of foundation walls as shown in the Drawings.
9. Drainage: Provide appropriate foundation drainage & under-slab drainage system per applicable codes
10. Protection: Protect all concrete floors w/ traffic, stain, & drop resistant protection board. Do not use any products on the floor that will cause staining or discoloration.
11. Submittals: Product data for all items including sand, aggregates, cement, pigments, & admixtures in concrete mix, as well as a 48 inch by 48 inch mockup of the board-form concrete wall for Architect approval.

DIVISION 04 - MASONRY

SECTION 042613 - MASONRY VENEER

1. Masonry Veneer: 'Northfield Block Company Cordova Stone Masonry Units', Color: T.B.D., 4"x4"x16" nominal. Running bond pattern with flush head joints and 1/4" raked bed joints. Mortar color to match color of masonry and to be selected by Architect from Contractor's selected Manufacturer's full range.
2. Masonry Sills: 1" thick, match finish of masonry veneer.
3. See Drawings for additional masonry, mortar, air space, anchors, expansion joint and lintel specification.
4. Metal Flashing: Provide metal flashing complying with 'Section 076200 - Sheet Metal Flashing and Trim' and as follows: Fabricate metal sealant stops from stainless steel. Extend at least 3 inches into wall and out to exterior face of wall. At exterior face of wall, bend metal back on itself for 3/4 inch and down into joint 1/4 inch to form a stop for retaining sealant backer rod.
5. Butyl Rubber Flashing: Composite, self-adhesive, flashing product consisting of a pliable, butyl rubber compound, bonded to a high-density poyethylene film, aluminum foil, or spunbonded polyolefin.
6. Solder and Sealants for Sheet Metal Flashings: As specified in 'Section 076200 - Sheet Metal Flashing and Trim'.
7. Adhesives, Primers, and Seam Tapes for Flashings: Flashing manufacturer's standard products or products recommended by flashing manufacturer for bonding flashing sheets to each other & to substrates.
8. Compressible Filler: Premolded filler strips complying with ASTM D 1056, Grade 2A1; compressible up to 35 percent; of width and thickness indicated; formulated from neoprene, urethane, or PVC.
9. Weep/Vent Products: Mesh Weep/Vent: Free-draining mesh; made from polyethylene strands, full height and width of head joint and depth 1/8 inch less than depth of outer wythe; in color selected from manufacturer's standard. Provide and install weep joints or vents where indicated, immediately above grade and immediately above flashing, bond beams, solid fill, or other water-stop locations.
10. Cavity Drainage Material: Free-draining mesh, made from polymer strands that will not degrade within the wall cavity.
11. Preparation: Masonry contractor shall inspect related conditions and report any and all unsatisfactory conditions. Masonry contractor shall inspect and test surfaces for straightness and levelness. Beginning work means acceptance of conditions.
12. Installation, General: Use full-size units without cutting if possible. If cutting is required to provide a continuous pattern or to fit adjoining construction, cut units with motor-driven saws; provide clean, sharp, unchipped edges. Allow units to dry before laying unless wetting of units is specified. Install cut units with cut surfaces and, where possible, cut edges concealed. Select and arrange units for exposed unit masonry to produce a uniform blend of colors and textures. Mix units from several pallets or cubes as they are placed. All exposed faces of units to be ground face including end/corner conditions.
13. Tolerances:
    A. Dimensions and Locations of Elements: For dimensions in cross section or elevation, do not vary by more than plus 1/2 inch or minus 1/4 inch. For location of elements in plan, do not vary from that indicated by more than plus or minus 1/2 inch. For locations of elements in elevation, do not vary from that indicated by more than plus or minus 1/4 inch in a story height or 1/2 inch total.
    B. Lines and Levels: For bed joints and top surfaces of bearing walls, do not vary from level by more than 1/4 inch in 10 feet, or 1/2 in maximum. For conspicuous horizontal lines, such as lintels, sills, parapets, and reveals, do not vary from level by more than 1/8 inch in 10 feet, 1/4 inch in 20 feet, or 1/2 inch maximum. For vertical lines and surfaces, do not vary from plumb by more than 1/4 inch in 10 feet, 3/8 inch in 20 feet, or 1/2 inch maximum. For conspicuous vertical lines, such as external corners, door jambs, reveals, and expansion and control joints, do not vary from plumb by more than 1/8 inch in 10 feet, 1/4 inch in 20 feet, or 1/2 inch maximum. For lines and surfaces, do not vary from straight by more than 1/4 inch in 10 feet, 3/8 inch in 20 feet, or 1/2 inch maximum.
    C. Joints: For bed joints, do not vary from thickness indicated by more than plus or minus 1/8 inch, with a maximum thickness limited to 1/2 inch. For exposed head joints, do not vary from thickness indicated by more than plus or minus 1/8 inch. Do not vary from adjacent bed-joint and head-joint thicknesses by more than 1/8 inch.
14. Laying Masonry Walls: Lay out walls in advance for accurate spacing of surface bond patterns with uniform joint thicknesses and for accurate locations of openings, movement-type joints, returns, and offsets. Avoid using less-then-half-size units, particularly at corners, jambs, and, where possible, at other locations. Unless otherwise indicated, lay exposed masonry in specified bond; do not use units with less-than-nominal 4-inch horizontal face dimension at corners or jambs.
15. Mortar Bedding and Jointing: Lay masonry units with completely filled bed and head joints; butter ends with sufficient mortar to fill head joints and shove into place. Do not deeply furrow bed joints or slush head joints. Tool head and bed joints as specified.
16. Cleaning: Clean unit masonry as work progresses by removing excess mortar from surfaces at once, using clean, soft, damp rags. Do not allow mortar to harden on sight-exposed surfaces. Clean installed masonry surfaces in accordance with manufacturer's written instructions.
17. Submittals: Product data and samples for each type of product, and a 48 inch square mockup of the masonry wall for Architect approval.

DIVISION 05 - METALS

SECTION 051200 - STRUCTURAL STEEL

1. See Structural Drawings for Structural / Steel Construction Specifications. Notify Architect immediately of any discrepancies between Structural Drawings, Specifications, & Architectural Drawings

SECTION 055000 - METAL FABRICATIONS

1. Materials: For metal fabrications exposed to view in the completed Work, provide materials without seam marks, roller marks, rolled trade names, stains, discolorations, or blemishes. Fasteners and anchors to be stainless steel Type 304 or Type 316 unless otherwised indicated.
   A. EntryTrellis Beams/Columns: Provide HSS materials complying with ASTM A500 Gr. B. Provide steel plate and shapes complying with ASTM A 36/A 36M, with smooth, flat surfaces unless otherwise indicated. See Drawings for details.
   B. Foyer Stair Mono-Stringer & Floating Tread Supports : Provide HSS materials complying with ASTM A500 Gr. B. Provide steel plate, materials complying with ASTM A 36/A 36M, with smooth, flat surfaces unless otherwise indicated. See Drawings for details.
2. Fabrication: Comply with requirements indicated for design, dimensions, member sizes and spacing, details, finish, and anchorage, but not less than that required to support structural loads. Fabricate with welded connections unless otherwise indicated. Preassemble items in the shop to greatest extent possible. Use connections that maintain structural value of joined pieces. Cut, drill, and punch metals cleanly and accurately. Remove burrs and ease edges. Remove sharp or rough areas on exposed surfaces. Finish exposed surfaces to smooth, sharp, well-defined lines and arris. Mill joints to a tight, hairline fit. Comply with AWS for recommended practices in shop welding and brazing. Weld and braze behind finished surfaces without distorting or discoloring exposed side. Clean exposed welded and brazed joints of flux, and dress exposed and contact surfaces. Where welding and brazing cannot be concealed behind finished surfaces, finish joints to comply with NOMMA's "Voluntary Joint Finish Standards" for Type 1.
3. Installation: Set metal accurately in location, alignment, and elevation; with edges and surfaces level, plumb, true, and free of rack; and measured from established lines and levels. Fit exposed connections accurately together to form hairline joints. Weld connections that are not to be left exposed but cannot be shop welded because of shipping size limitations.
4. Submittals: Provide product data, shop drawings, and finish samples for each type of product for Designer approval.

SECTION 057300 - RAILINGS

1. Interior Glass Guardrails: Provide 1/2 inch tempered glass guardrail with Wagner LX3S3830 1-1/2 inch diameter stainless steel standoffs.
2. Exterior Glass Guardrails: 'CRL Taper-Loc Dry Glazed Glass Railing'.
   A. Base Shoe: 'CRL B5S Series' fascia mount heavy aluminum base shoe. Fastened to steel angles as indicated in the Drawings.
   B. Glass: 1/2" thick tempered glass.
   C. Top Rail: 'CRL GRL10BS' top cap. Each section of top rail to be supported by a minimum of 3 glass panels
3. Handrails: Custom fabricated. See Drawings for specifications and details pertaining to fabrication of steel handrail.
   A. Material: Steel plates, shapes & bars complying w/ ASTM A 36/ A36M.
   B. Finish: Primed and painted. Shop prime using fast-curing, lead and chromate free, universal modified-alkyd primer complying with MPI#79 and compatible with topcoat indicated in 'Section 099100 - Painting & Staining'.
   C. Fabrication: Fabricate railings to comply with requirements indicated for design, dimensions, member sizes and spacing, details, finish, and anchorage, but not less than that required to support structural loads. Fabricate with welded connections unless otherwise indicated. Preassemble items in the shop to greatest extent possible. Use connections that maintain structural value of joined pieces. Cut, drill, and punch metals cleanly and accurately. Remove burrs and ease edges. Remove sharp or rough areas on exposed surfaces. Finish exposed surfaces to smooth, sharp, well-defined lines and arris. Mill joints to a tight, hairline fit. Comply with AWS for recommended practices in shop welding and brazing. Weld and braze behind finished surfaces without distorting or discoloring exposed side. Clean exposed welded and brazed joints of flux, and dress exposed and contact surfaces. Where welding and brazing cannot be concealed behind finished surfaces, finish joints to comply with NOMMA's "Voluntary Joint Finish Standards" for Type 1.
4. Performance Requirements for Handrails / Guardrails: Uniform load of 50 lbf/ft. applied in any direction. Concentrated load of 200 lbf applied in any direction. Uniform and concentrated loads need not be assumed to act concurrently.
5. Installation. Set railings accurately in location, alignment, and elevation; measured from established lines and levels and free of rack.
6. Submittals: Provide product data & shop drawings for each type of product for Architect approval.

DIVISION 06 - WOODS, PLASTICS, & COMPOSITE

SECTION 061000 - ROUGH CARPENTRY

1. See Structural Drawings for Structural / Wood Construction Specifications. Notify Architect immediately of any discrepancies between Structural Drawings, Specifications, & Architectural Drawings.
2. Radiant Floor Sheathing: Warmboard-S where indicated on Drawings.
3. Sill Sealer Gaskets: Closed-cell neoprene foam, 1/4 inch thick in standard width to suit width of sill member indicated.
4. Install all framing & framing components plumb, level, & straight. Framing to provide substrate appropriate for finished surfacing materials w/ tolerances allowing finished materials to be installed in true plane, plumb, level, & in proper relation to adjacent finished surfaces.

SECTION 062000 - FINISH CARPENTRY

1. General: Lumber shall comply w/ DOC PS 20 & applicable rules of grading agencies indicated. Factory mark each piece of lumber w/ grade stamp of inspection agency, indicating grade, species, moisture content at time of surfacing, & mill. For exposed lumber, omit grade stamp & provide certificates of grade compliance issued by inspection agency. MDF shall comply w/ ANSI A208.2.
2. Wood Siding:
   A. Interior & Exterior Wood Siding: 1x6 ship-lap siding where indicated in the Drawings. Installed smooth-side out with 1/8 inch 'nickel gaps' between boards and shall be free of any visible defects, damage, or staining. No beveled edges or joints. All cuts are to be clean, straight, and free of any splintering.
   B. Interior & Exterior Wood Screen Wall: 1x3 & 1x4 boards, see Drawings for details. No beveled edges or joints. All cuts are to be clean, straight, and free of any splintering.
   C. Species & Grade: Inland or western red cedar, grade B or better.
   D. Fasteners: Provide stainless steel siding nails or screws, in sufficient length to penetrate not less than 1-1/2 inches into wood substrate. Fastener heads to be as small as possible while maintaining sufficient holding strength.
   E. Exterior Wood Siding Furring: Provide $\frac{7}{16}$" horizontal Core-A-Vent Sturdi-Battens unless noted otherwise.
   F. Insect Screen: Provide mesh insect screen at top & bottom of siding per the Drawings
3. Interior Door/Window Trim & Baseboards: Paint grade poplar or birch w/ slightly eased exposed/outside edges (no visible rounding or chamfering). See Drawings for details. See 'Section 099100 -Painting & Staining' for finish.
4. Interior Stair Treads/Risers: Solid wood to match flooring per 'Section 096400 - Wood Flooring'.
5. Closet Shelving: MDF or any paint-grade closed-grain hardwood species. See 'Section 105700 - Wardrobe and Closets' for more details.
6. General Finish Carpentry Installation: All carpentry shall be free of any visible defects, damage, or staining. All cuts are to be clean, straight, and free of any splintering. Install carpentry level, plumb, true, and aligned with adjacent materials. Use concealed shims where necessary for alignment. Scribe and cut carpentry to fit adjoining work. Notching carpentry is not permitted. Refinish and seal cuts as recommended by manufacturer. Cope at returns and miter at corners to produce tight-fitting joints, with full-surface contact throughout length of joint.
7. Lumber Siding Installation: Install siding to comply with manufacturer's written instructions and warranty requirements. Fit joints to exclude water. Vertical Siding shall be installed in continuous/uninterrupted runs on each floor level without horizontal joints. Coursing of vertical siding to align with window & door openings.

8 Interior Finish Carpentry Installation Where face fastening is unavoidable, countersink fasteners, fill surface flush, and sand unless otherwise indicated. Install to tolerance of 1/8 inch in 96 inches for level and plumb. Install adjoining carpentry with 1/32 inch maximum offset for flush installation and 1/16 inch maximum offset for reveal installation. Install trim with minimum number of joints practical, using full-length pieces from maximum lengths of lumber available. Do not use pieces less than 24 inches long, except where necessary. Stagger joints in adjacent and related standing and running trim. Use scarf joints for end-to-end joints. Plane backs of casings to provide uniform thickness across joints, where necessary for alignment.

9. Submittals: Product data, samples, & on-site mock-up of each product type for Architect approval.

SECTION 064113 - CABINETRY

1. General: Unless otherwise indicated, comply w/ the 'Architectural Woodwork Standards' for grades of architectural wood cabinets indicated for construction, finishes, installation, & other requirements.
2. Stained Wood Cabinetry: Flush overlay frameless construction. Flush slab cabinet doors & drawers w/ square edges. Rift sawn white oak veneer at each face/edge of cabinet door/drawer and front face/edge of cabinet box. White melamine cabinet box interiors, shelves, and drawers. See Drawings for grain direction. See 'Section 099100 - Painting & Staining' for cabinet door/drawer, and front edge of cabinet box finish.
3. Painted Cabinetry: Flush overlay frameless construction. Flush slab cabinet doors & drawers w/ square edges. MDF or any paint grade closed-grain hardwood species. White melamine cabinet box interiors, shelves, and drawers. See 'Section 099100 - Painting & Staining' for cabinet door/drawer, and front edge of cabinet box finish.
4. Glass Cabinetry: Element Designs Aluminum Framed Cabinet Doors (or approved equal) with backpainted glass fronts. Flush overlay frameless construction.
5. Hardware: Frameless concealed hinges (european type), self-closing. Touch latches on all doors & drawers unless noted otherwise. Adjustable shelves w/ metal shelf rests. Drawer slides w/ soft-close & touch latch functionality. All hardware to comply w/ BHMA A156.9.
6. Fabrication: Complete fabrication, including assembly, finishing, & hardware application, to maximum extent possible before shipments to Project site. Shop-cut openings when possible to receive hardware, appliances, electrical work, & similar items. Locate openings accurately & use templates or rough-in diagrams to produce accurately sized & shaped openings. Sand edges of cutouts & remove splinters & burrs.
7. Shop Finishing: Defer only final touchup, cleaning, & polishing until after installation. Comply w/ referenced quality standard for sanding, filling countersunk fasteners, sealing concealed surfaces, & similar preparations for finishing, as applicable to each unit of work.
8. Installation: Install cabinets level, plumb, true, & straight. Shim as required w/ concealed shims. Install level & plumb to a tolerance of 1/8 inch in 96 inches. Scribe & cut cabinets to fit adjoining work. refinish cut surfaces, & repair damaged finish at cuts. Anchor cabinets to anchors or blocking built in or directly attached to substrates. Secure w/ countersunk, concealed fasteners & blind nailing. Use fine finishing nails or finishing screws for exposed fastening, countersunk & filled flush w/ woodwork. Adjust hardware to center doors & drawers in openings & to provide unencumbered operation. Touch up finishing work specified in this Section after installation of woodwork. Fill exposed nail holes w/ matching filler.
9. Submittals: Product data, samples, & shop drawings for each type of product for Architect approval. Shop drawings to show location of each item, dimensioned plans & elevations, large-scale details, attachment devices, & other components.

SECTION 067300 - COMPOSITE DECKING & SIDING

1. Composite Decking: Cali Bamboo BamDeck 4G, Charcoal.
2. Concealed Decking Fasteners & Starter Clips: Per manufacturer.
3. Installation: Per manufacturer's instructions.
4. Submittals: Product data, shop drawings, and samples for each type of product for Architect approval.

DIVISION 07 - THERMAL & MOISTURE PROTECTION

SECTION 071416 - WATERPROOFING

1. Latex-Rubber Waterproofing: Two-component, reinforced, latex-rubber waterproofing complying w/ ASTM C 836/C 836M coal-tar free.
2. Primer: Manufacturer's standard primer, sealer, or surface conditioner; factory-formulated acrylic latex, polyurethane, or epoxy.
3. Sheet Flashing: 50mil-minimum, nonstaining, uncured sheet neoprene.
4. Adhesive: Manufacturer's recommended contact adhesive.
5. Membrane-Reinforcing Fabric:Manufacturer's recommended fiberglass mesh or polyester fabric.
6. Joint Reinforcing Strip: Manufacturer's recommended fiberglass mesh or polyester fabric.
7. Joint Sealant: Multicomponent polyurethane sealant, compatible w/ waterproofing; & as recommended by Manufacturer.
8. Backer Rod: Closed-cell polyethylene foam.
9. Board Insulation: Extruded-polystyrene board insulation ASTM C 578, shiplap edged. Type IV, 25-psi minimum compressive strength.
10. Nonwoven-Geotextile-Faced, Molded-Sheet Drainage Panel: Composite subsurface drainage panel consisting of a studded, nonbiodegradable, molded-plastic-sheet drainage core; w/ a nonwoven, needle-punched geotextile facing w/ an apparent opening size not exceeding No. 70 sieve laminated to one side of the core & a polymeric film bonded to the other side; & w/ a vertical flow rate of 9 to 18 gpm per ft.
11. Preparation, Installation, & Protection: Clean, prepare, & treat substrates. Provide clean, dust-free, & dry substrates for waterproofing application. Apply waterproofing according to recommendations in ASTM C 1471. Place & secure molded-sheet drainage panels. Install one or more layers of board insulation to achieve required thickness over waterproofed surfaces. Cut & fit to within 1/4 inch of projections & penetrations. On vertical surfaces, set insulation units in adhesive. Protect waterproofing from damage & wear during remainder of construction period. All products to be installed per Manufacturer's written instructions.
12. Submittals: Product data for each type of product for Architect approval.

SECTION 072100 - THERMAL INSULATION

1. Closed-Cell Spray Polyurethane Foam: 'Johns Manville JM Corbond III; or approved equal.
2. Semi-Rigid Mineral Wool Batt Insulation: 'Rockwool Comfortbatt'; or approved equal.
3. Soundproofing Insulation: Provide soundproofing batt insulation where indicated in the Drawings.
4. Rigid & Tapered Rigid Insulation: Extruded-Polystyrene Board ASTM C 578, Type IV, 25-psi minimum compressive strength; unfaced; maximum flame-spread & smoke-developed indexes of 25 & 450, respectively, per ASTM E 84.
5. Insulation for Miscellaneous Voids: ASTM C 1029, Type II, closed cell, w/ maximum flame-spread & smoke-developed indexes of 75 & 450, respectively, per ASTM E 84.
6. Insulation Anchors, Spindles, & Standoff: Recommended by Manufacturer
7. Adhesives for Bonding Insulation: Compatible w/ insulation & air & water barrier materials, & capability to bond insulation securely to substrates w/o damaging insulation & substrates.
8. Installation: Comply w/ insulation Manufacturer's written instructions applicable to products & applications.
9. Submittals: Product data for each type of product for Architect approval.

SECTION 072500 - WEATHER BARRIERS

1. Air & Water Resistive Barrier: Provide 'Huber ZIP System' wall sheathing with integral water and air barrier in structural rating that meets the requirements outlined in the Structural Specifications. Cover ZIP System with black felt building paper complying with ASTM D 226, Type 1, unperforated, at open joint rainscreen locations.
2. Air & Water Resistive Barrier Tape: Provide pressure-sensitive plastic tape recommended by air & water resistive barrier Manufacturer for sealing joints and penetrations.
3. Butyl Rubber Flashing: Composite, self-adhesive, flashing product consisting of a pliable, butyl rubber compound, bonded to a high-density polyethylene film, aluminum foil, or spunbonded polyolefin to produce an overall thickness of not less than 0.025 inch. Flame Propogation Test: Materials and construction shall be as tested according to NFPA 285.
4. Installation: Comply with Manufacturer's written instructions and warranty requirements.
5. Submittals: Submit product data for each type of product for Designer approval.

SECTION 072600 - VAPOR RETARDERS

1. Sheet Retarder: Install 'Smart' vapor retarder. Polyimide film vapor retarder for use w/ unfaced, vapor permeable insulation. Material has a permeance of 1 perm or less when tested to ASTM E 86, dry cup method & greater than 10 perms using wet cup method.
2. Installation: Install sheet retarders to extremities of areas to protect from vapor transmission. Secure in place as recommended by Manufacturer. Repair tears or punctures immediately before concealment by other Work. Seal around penetrations such as utilities & columns in order to create a monolithic, airtight membrane at grade surface, perimeter, & all vertical penetrations.
3. Submittals: Product data for each type of product for Architect approval.

SECTION 074213 - METAL SIDING

1. Metal Siding: 16 gauge Polished Stainless Steel Plate Open-Joint Siding, refer to Drawings for siding dimensions / alignments, and joint locations.
2. Open Joints Between Panels: $\frac{1}{16}$" max width. See 'Section 072500 - Weather Barrier" for open-joint claddings.
3. Furring: $\frac{3}{4}$" thick Core-A-Vent Sturdi-Strip Vertical Furring
4. Fasteners: Low-profile torx or square-drive polished stainless steel screws ($\frac{1}{2}$" max diameter head) designed to withstand design loads.
5. Installation: Comply with manufacturer's written installation instructions. Dimensions to be field verified for accuracy, notching of metal panels not allowed.
6. Submittals: Provide product data, samples, and on-site mock-up for each type of product for Architect approval.

SECTION 074649 - PAPER-COMPOSITE SIDING

1. Open-Joint Paper-Composite Exterior Siding: $\frac{1}{4}$" thick 'Richlite' Open-Joint Siding, Slate Mill finish, refer to Drawings for siding dimensions / alignments, and joint locations.
2. Open Joints Between Panels: $\frac{1}{4}$" max width. See 'Section 072500 - Weather Barrier" for open-joint claddings.
3. Furring: 1x4 vertical wood furring (painted black where exposed at open horizontal joints).
4. Fasteners: Exposed fasteners (with heads matching siding finish) per manufacturer's written recommendations.
5. Installation: Examine wood framing members to receive siding. Notify Architect of conditions that would adversely affect installation. Do not begin installation until unacceptable conditions are corrected. Install siding in accordance with manufacturer's instructions at locations indicated on the Drawings. Do not install siding in structural or load-bearing applications. Install siding plumb, level, square, and true to line. Install fasteners in accordance with local building code.
6. Submittals: Product data and samples for each type of product for Architect approval

SECTION 074649 - POLY-ASH EXTERIOR TRIM

1. Poly-Ash Exterior Trim: 'Boral TruExterior 4/4 Trim' ripped to dimensions per Drawings. All trim/siding to be installed "smooth side out" and shall be free of any visible defects, damage, or staining. No beveled edges or joints. All cuts are to be clean, and straight.
2. Fasteners: Per manufacturer's written recommendations
3. Finish: Factory primed by manufacturer. Refer to 'Section 099100 - Painting' for topcoat finish.
4. Installation: Examine wood framing members to receive trim/siding. Notify Architect of conditions that would adversely affect installation. Do not begin installation until unacceptable conditions are corrected. Install trim in accordance with manufacturer's instructions at locations indicated on the Drawings. Do not install trim/siding in structural or load-bearing applications. Install siding plumb, level, square, and true to line. Install fasteners in accordance with local building code.
5. Finishing: Apply topcoat of exterior paint over factory-applied primer as specified in 'Section 099100 - Painting' within 150 days of installing trim. Ensure trim/siding is clean and dry before painting
6. Submittals: Product data and samples for each type of product for Architect approval.

SECTION 075323 - ROOFING

1. Roof Membrane: ASTM D 6878, internally fabric or scrim reinforced, uniform, flexible TPO sheet; 60 mils thick (nominal), grey color..
2. Decorative Roof Ballasts: 1/2" to 1" stone T.B.D., see Drawings for scheduled locations.
4. Photovoltaic Voltaic System: T.B.D., low slope photovoltaic panels with ballasted rack system. See Drawings for scheduled locations.
5. Auxiliary Roofing Materials: Per roofing system Manufacturer's recommendation for intended use & compatible w/ roofing.
6. Roof Insulation: See 'Section 072100 - Thermal Insulation' for rigid insulation requirements.
7. Roofing System Installation & Protection: Install roofing system according to Manufacturer's instructions. Protect membrane roofing system from damage & wear during remainder of construction period.
8. Submittals: Product data for each type of product & shop drawings of roofing system for Architect approval.

SECTION 076200 - SHEET METAL FLASHING AND TRIM

1. Metal Type 'A' Coping & Flashings: Polished Stainless-Steel Sheet: ASTM A 240/A 240M, Type 304, dead soft, fully annealed.
2. Metal Type 'B' Coping & Flashings: Aluminum Sheet conforming to ASTM B 209 (ASTM B 209M), alloy as standard with manufacturer for

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ISSUANCE AND REVISIONS

02.05.2021	ISSUED FOR BUILDING BOARD REVIEW

DATE: 02.05.2021

SPECIFICATIONS

G0.00

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finish required, with temper as required to suit forming operations and performance required. Anodic finish, coil coated, AAMA 611, AA-M12C22A41, class I, 0.024mm or thicker. Finish: Black.

3. Miscellaneous Materials: Provide materials & types of fasteners, solder, protective coatings, sealants, & other miscellaneous items as required for complete sheet metal flashing & trim installation & as recommended by Manufacturer of primary sheet metal or manufactured item unless otherwise indicated.
4. Fasteners: No visible fasteners in finished product. Wood screws, annular threaded nails, self-tapping screws, self-locking rivets & bolts, & other suitable fasteners designed to withstand design loads & recommended by manufacturer of primary sheet metal or manufactured item.
5. Sealant Tape: Pressure-sensitive, 100 percent solids, polyisobutylene compound sealant tape w/ release-paper backing. Permanently elastic, non-sag, non-toxic, non-staining tape 1/2 inch wide & 1/8 inch thick.
6. Elastomeric Sealant: ASTM C 920, elastomeric polymer sealant; of type, grade, class, & use classifications required to seal joints in sheet metal flashing & trim & remain watertight.
7. Sheet Metal Fabrications:
   A. General: Custom fabricate sheet metal flashing & trim to comply w/ details in the Drawings & recommendations in cited sheet metal standard that apply to design, dimensions, geometry, metal thickness, & other characteristics of item required. Fabricate sheet metal flashing & trim in shop to greatest extent possible. Where movable, non-expansion-type joints are required, form metal to provide for proper installation of elastomeric sealant. Fabricate cleats & attachment devices from same material as accessory being anchored or from compatible, noncorrosive metal. Fabricate cleats & attachment devices of sizes not less than thickness of metal being secured. Fabricate nonmoving seams w/ flat-lock seams. Form seams & seal w/ epoxy seam sealer.
   B. Roof Edge Flashing, Copings, Base Flashing, Flashing Receivers, Reglets, Parapet Scuppers (if required), Through-Wall Flashing, & Opening Flashing: Fabricate in minimum 96-inch long. Furnish w/ 6 inch wide concealed splice plates. Shop fabricate interior & exterior corners. Fabricate coping joint plates of same thickness as copings. Furnish w/ continuous cleats to support edge of external leg & interior leg. Exposed fasteners not permitted. Miter corners, fasten & seal watertight. Reglet units of type, material, & profile required, formed to provide secure interlocking of separate reglet & counterflashing pieces. Fabricate scuppers to dimensions required, w/ closure flange trim to exterior, 4 inch wide wall flanges to interior, & base extending 4 inches beyond cant or tapered strip into field of roof. Fabricate discontinuous lintel, sill, & similar flashings to extend 6 inches beyond each side of wall openings; & form w/ 2-inch high, end dams. Fabricate head, sill, jamb, & similar flashings to extend 4 inches beyond wall openings. Fabricate from 0.040 inch thick metal.
8. Installation:
   A. General: Anchor sheet metal flashing & trim & other components of the Work securely in place, w/ provisions for thermal & structural movement. Use fasteners, solder, protective coatings, separators, sealants, & other miscellaneous items as required to complete sheet metal flashing & trim system.
   B. Roof-Drainage System Installation: General: Install sheet metal roof-drainage items for a complete roof-drainage system according to cited sheet metal standard unless otherwise indicated. Coordinate install of roof perimeter flashing w/ install of roof-drainage system.
   C. Roof Flashing Installation: Install sheet metal flashing & trim to comply w/ performance requirements, sheet metal Manufacturer's written installation instructions, & cited sheet metal standard. Provide concealed fasteners where possible, & set units true to line, levels, & slopes. Install work w/ laps, joints, & seams that are permanently watertight & weather resistant.
   D. Wall Flashing Installation: Install sheet metal wall flashing to intercept & exclude penetrating moisture according to cited sheet metal standard unless otherwise indicated. Coordinate installation of wall flashing w/ installation of wall-opening components such as windows, doors, & louvers.
9. Cleaning & Protection: Clean exposed metal surfaces of substances that interfere w/ uniform oxidation & weathering. Clean & neutralize flux materials. Clean off excess solder. Clean off excess sealants. Remove temporary protective coverings & strippable films as sheet metal flashing & trim are installed unless otherwise indicated in Manufacturer's written installation instructions.
10. Submittals: Product data & samples for each exposed product. Build 10 foot long mockups to verify selections made for each metal fabrication to demonstrate aesthetic effects for Architect approval & to set quality standards for fabrication & installation.

SECTION 078400 - FIRESTOPPING

1. Penetrations & Joints In Walls Between Garage & House: Provide fireblocking & fire sealant at all penetrations & joints in walls between the garage and habitable space.
2. Accessories: Use only those components specified by penetration firestopping Manufacturer & approved by qualified testing & inspecting agency for conditions indicated.
3. Installation: Comply w/ Manufacturer's written instructions.
4. Submittals: Product data for Architect approval.

SECTION 079200 - JOINT SEALANTS

1. Provide compatible joint sealant types at necessary interior & exterior joint locations as recommended by Manufacturer to ensure a waterproof / weather tight seal except at necessary weeps & drainage flashings.
2. Exposed Joint Sealants Color: Selected by Architect from Contractor's selected Manufacturer's full range.
3. Cylindrical Sealant Backings: Comply w/ ASTM C 1330, & of size & density to control sealant depth & otherwise contribute to producing optimum sealant performance.
4. Bond-Breaker Tape: Polyethylene tape or other plastic tape recommended by sealant Manufacturer.
5. Primer: As recommended by joint-sealant Manufacturer where required for adhesion of sealant to joint substrates indicated, as determined from preconstruction joint-sealant-substrate tests & field tests.
6. Cleaners for Nonporous Surfaces: Chemical cleaners acceptable to Manufacturers of sealants & sealant backing materials.
7. Masking Tape: Nonstaining, nonabsorbent material compatible w/ joint sealants & surfaces adjacent to joints.
8. Preparation: Clean out joints immediately before installing joint sealants to comply w/ joint-sealant Manufacturer's instructions & the following requirements. Prime joint substrates where recommended by joint-sealant Manufacturer or as indicated by preconstruction joint-sealant-substrate tests or prior experience. Use masking tape where required to prevent contact of sealant or primer w/ adjoining surfaces.
9. Installation: Comply w/ ASTM C 1193 & joint-sealant Manufacturer's written installation instructions.
10. Submittals: Product data for each joint-sealant product & samples for each kind of color of joint sealant required. Field construct mock-ups of each typical joint type for approval by Architect.

DIVISION 08 - OPENINGS

SECTION 081416 - FLUSH WOOD DOORS

1. Interior Solid-Core Doors: 5 Ply Particleboard-Core w/ paint grade faces, complying w/ ANSI A208.1. Grade LD-2, made w/ binder containing no urea-formaldehyde. Refer to Door Schedule for details.
2. Installation: Install doors to comply w/ Manufacturer's written instructions & referenced quality standard, & as indicated. For job-fitted doors, provide 1/8 inch at heads, jambs, & between pairs of doors. Provide 1/4 inch from bottom of door to top floor finish or covering unless otherwise indicated. Where threshold is shown or scheduled, provide 1/4 inch from bottom of door to top of threshold unless otherwise indicated.
3. Submittals: Product data & shop drawings for Architect approval.

SECTION 085000 - EXTERIOR WINDOWS & DOORS

1. High-Density Fiberglass Windows & Doors: Provide 'Marvin Modern' Direct Glaze Windows and Slider Doors; ebony finish interior & exterior, matte black hardware. See Window & Door Schedule for details
2. Aluminum Clad Wood Windows & Doors: Provide 'Marvin Clad Ultimate' Push-out Narrow Frame Awning / Casment and Narrow Frame Picture Windows; ebony finish cladding, square sticking, primed interior, push-out white handle. See Window & Door Schedule for details.
3. Aluminum Clad Wood Doors: Provide 'Marvin Clad Ultimate' Outswing Doors; ebony finish cladding, square sticking, primed interior, push-out white handle. See Window & Door Schedule for details.
4. Glazed Wood Pivot Door: Provide 'Quantum' pivot door, wood finish to be stained, color T.B.D. See Window & Door Schedule for details.
5. Solid Fiberglass Garage Man-Door: JeldWen Aurora Contemporary A50V.
6. Overhead Garage Door: Smooth flush insulated garage door w/ reverse jamb seals.
7. Glazing: Provide Manufacturer's standard double-pane low-e argon filled insulating glass that produces a weathertight seal.
8. Hardware: Manufacturer's standard corrosion-resistant material sized to accommodate sash weight & dimensions.
9. Weather Stripping: Provide full-perimeter weather stripping for each operable sash unless otherwise indicated.
10. Fasteners: Non-corrosive & compatible w/ window members, trim, hardware, anchors, & other components.
11. Awning Window Insect Screens: Retractable per manufacturer only if hinge operation is not available. Match interior window finish.
12. Sliding Door Insect Screen: Provide Centor S4 side-pull screens, match interior door finish.
13. Outswing Door Insect Screen: Provide Centor S2 side-pull screens, match interior door finish.
14. Installation: Comply w/ ASTM E 2112 & Manufacturer's instructions for installing windows, hardware, accessories, & other components.
15. Submittals: Product data, finish samples, & shop drawings for each type of product for Architect approval.

SECTION 087100 - DOOR HARDWARE

1 General: See Door Schedule for hardware functions.

2. Interior Swing Door Hardware: Square corner, brushed stainless steel ball bearing butt hinges complying with BHMA A156.1.
   A. Passage: INOX GT105 Frankfurt Passage Set w/ CD110B6 Deadbolt, US32D.
   B. Privacy: INOX GT105 Frankfurt Privacy Set, US32D
   C. Entrance: INOX GT105 Frankfurt MC720 Entrance Set, US32D
3. Pocket Door Hardware: Johnson Hardware #1500SC Pocket Door Frame.
   A. Passage: INOX Luna FH22PD8010 Passage with Lockcase, US32D
   B. Privacy: INOX Luna FH22PD8440 Privacy w/ Emergency Release, US32D
4. Pivot Door Hardware: Rixson Model 128-3/4 Center Hung Pivot Hardware, Satin Nickel 619. Comply with BHMA A156.2.
   A. Closet: Touch latch hardware w/ concealed magnetic catch
5. Keying: Factory registered, complying with guidelines in BHMA A156.28. Provide one extra key blank for each lock.
6. Door Stops: 'Deltana BDS450U26D', brushed chrome, or approved equal complying with BHMA A156.16.
7. Door Gasketing: Comply with BHMA A156.22; with resilient or flexible seal strips that are easily replaceable and readily available from stocks maintained by manufacturer.
8. Thresholds: Comply with BHMA A156.21; fabricated to full width of opening indicated.
9. Auxiliary Hardware: BHMA A156.16.
10. Installation: Install each door hardware item to comply with manufacturer's written instructions. Adjust and check each operating item of door hardware and each door to ensure proper operation or function of every unit.
11. Submittals: Provide product data for each type of product for Architect approval.

SECTION 088000 - FRAMELESS GLASS DOORS / PARTITIONS

1. Frameless Glass Doors/Partitions: 1/2 inch, fully tempered clear glass
2. Door Hinges: CRL Vienna V1E044CH, polished chrome.
3. Door Pulls: CRL Back-to-Back Grip SDK140CH, polished chrome.
4. Partition Channels: Schluter DECO-SG, polished chrome.
5. Submittals: Product data, samples, & shop drawings for each product type for Architect approval.

SECTION 088300 - MIRRORS & BACKPAINTED GLASS

1. Mirrors: 6mm thick annealed monolithic glass mirrors complying w/ ASTM C 1503; manufactured using copper-free, low-lead mirror coating process. Flat polished mirror edge treatment.
2. Backpainted Glass: 6mm annealed backpainted glass, color T.B.D.
3. Edge Sealer: Per mirror Manufacturer.
4. Mastic: Adhesive setting compound, asbestos-free, produced specifically for setting mirrors.
5. Installation: Examine substrates, over which mirrors/glass are to be mounted, w/ Installer present, for compliance w/ installation tolerances, substrate preparation, & other conditions affecting performance of the Work. Comply w/ mastic Manufacturer's installation instructions for preparation of substrates, including coating substrates w/ mastic Manufacturer's special bond coating where applicable. Install mirrors & backpainted glass to comply w/ Manufacturer's instructions. Mount mirrors accurately in place in a manner that avoids distorting reflected images.
6. Submittals: Product data, samples, & shop drawings for each type of product for Architect approval.

DIVISION 09 - FINISHES

SECTION 092900 - GYPSUM BOARD

1. Gypsum Board: Comply w/ ASTM C 1396/C 1396M.
2. Mold-Resistant Drywall: Comply w/, ASTM C 1396/C 1396M. Mold resistance complying w/ ASTM D 3273, score of 10 as rated according to ASTM D 3274.
3. Interior Trim: Comply w/ ASTM C 1047.
4. Joint Treatment Materials: Comply w/ ASTM C 475/C 475/M.
5. Application & Finishing: Finish Level 5 to all interior walls, wet walls, & ceilings. Comply w/ ASTM C840.
6. Submittals: Product data for each type of product & any required control joint locations for Architect approval.

SECTION 093013 - TILING

1. Porcelain Floor Tile: Caeser BE MORE, Chill, 160cm x 320cm
2. Porcelain Shower Wall Tile: Caeser BE MORE, Chill, Stave 30cm x 60cm
3. Porcelain Shower Floor Tile: Caeser BE MORE, Chill, cut to 3"x3".
4. Tile Backing Panels: 5/8 inch cementitious backer units complying w/ ANSI A118.9 or ASTM C 1325, Type A.
5. Waterproofing & Crack Isolation Membrane: Manufacturer's standard product that complies w/ ANSI A118.10 & ANSI A118.12 & is recommended by the Manufacturer for the application indicated. Include reinforcement & accessories recommended by Manufacturer.
6. Setting & Grout Materials: Standard Dry-Set Mortar (Thinset) complying w/ ANSI A118.1. Sand-Portland Cement Grout complying w/ ANSI A108.10, consisting of white or gray cement & white or colored aggregate as required to match color selection.
7. Installation: Examine substrates, areas, & conditions where tile will be installed, w/ installer present, for compliance w/ requirements for installation tolerances & other conditions affecting performance of the Work. Proceed w/ installation only after unsatisfactory conditions have been corrected. Comply w/ TCNA's 'Handbook for Ceramic, Glass, & Stone Tile Installation' for TCNA installation methods specified in tile installation schedules. Comply w/ parts of the ANSI A108 series 'Specifications for Installation of Ceramic Tile' that are referenced in TCNA installation methods, specified in tile installation schedules, & apply to types of setting & grouting materials used.
8. Submittals: Product data & samples for each type of product, & verify the tile layout & coursing w/ Architect for approval.

SECTION 096400 - WOOD FLOORING

1. Wood Flooring: 1/2 or 5/8 inch thick white oak square-edge engineered plank flooring T.B.D., complying w/ HPVA EF.
2. Underlayment: As required by flooring Manufacturer.
3. Adhesive: Mastic as required by flooring & adhesive Manufacturer.
4. Fasteners: As required by flooring Manufacturer, but not less than that recommended in NWFA's 'Installation Guidelines.'
5. Thresholds & Saddles: To match wood flooring.
6. Installation & Field Finishing: Comply w/ flooring Manufacturer's written installation instructions, but not less than applicable recommendations in NWFA's 'Installation Guidelines.'
7. Protection: Protect installed wood flooring during remainder of construction period w/ covering of heavy kraft paper or other suitable material. Do not use plastic sheet or film that might cause condensation. Do not move heavy & sharp objects directly over kraft-paper-covered wood flooring. Protect flooring w/ plywood or hardboard panels to prevent damage from storing or moving objects over flooring.
8. Submittals: Product data & samples for each type of product & verify the tile layout for Architect approval.

SECTION 096800 - CARPET

1. Carpet: T.B.D. where indicated in Drawings.
2. Installation: Per manufacturer's written instructions.
3. Submittals: Product data & samples for each type of product.

SECTION 099100 - PAINTING & STAINING

1. Drywall Ceilings: 1 coat primer, 2 coats latex, flat, color T.B.D.
2. Drywall Walls: 1 coat primer, 2 coats latex, eggshell, color T.B.D.
3. Bathroom Walls/Ceiling: 1 coat primer, 2 coats latex, satin, color T.B.D.
4. Wood Floor (if site finished): 1 coat of 'Bona DriFast Stain', 2 coats of 'BonaTraffic HD' commercial extra matte, or approved equal, color T.B.D.
5. Wood Stair Treads & Risers: 1 coat of 'Bona Drifast Stain', 2 coats of 'Bona Traffic Anti-Slip' satin, or approved equal, to match wood flooring finish color & appearance.
6. Stained Wood Cabinetry: 1 coat of semi-transparent stain, 2 coats of dull-rubbed conversion varnish, color T.B.D.
7. Painted Cabinetry: 1 coat of primer, 2 coats of enamel, satin finish, color T.B.D.
8. Wood Trim, Interior Doors / Frames, Casings, & Closet Shelving: 1 coat of primer, 2 coats of enamel, satin finish, color T.B.D.
9. Wood Siding: 1 coat of Sherwin Williams Superdeck Oil-Based Semi-Transparent Stain, or approved equal, color T.B.D.
10. Poly-Ash Trim: 1 coat of primer, 2 coats of exterior latex, satin finish, color T.B.D.
11. Stair Handrails & Exposed Mono-Stringer: 1 coat of primer, 2 coats of enamel, satin finish, color T.B.D.
12. Preparation & Application: Comply w/ Manufacturer's instructions & recommendations in 'MPI Architectural Painting Specification Manual.'
13. Submittals: Product data, samples, & on-site mock-ups for each type of finish system for Architect approval.

DIVISION 10 -SPECIALITIES

SECTION 102800 - TOILET AND BATH ACCESSORIES

1. General: See Drawings for toilet & bath accessory locations & quantities.
2. Tissue Holders: 'Gatco Glam 4633' tissue holder, chrome.
3. 18 inch Towel Bars: 'Gatco Glam 4631' towel bar, chrome.
4. 24 inch Towel Bars: 'Gatco Glam 4631' towel bar, chrome.
5. Coat Hook: 'Gatco Glam 4635' coat hook, chrome.
6. Installation: Install accessories according to Manufacturers' instructions, using fasteners appropriate for substrate indicated & recommended by unit Manufacturer. Install units level, plumb, & firmly anchored in locations & at heights indicated. Grab bars to withstand a downward load of at least 250 lbf, when tested according to ASTM F 446.
7. Submittals: Product data for each type of product for Architect approval.

SECTION 103000 - GAS FIREPLACE

1. Gas Fireplace: Provide 'Ortal Tunnel 170-H', including all chimney flue and power exhaust fan termination accessories per Manufacturer's specifications and recommendations. See Drawings for passive venting location.
2. Installation: Verify all installation requirements with Architect prior to ordering. See Drawings for fireplace and chimney locations.
3. Submittals: Product data for each type of product for Architect approval.

SECTION 105700 - CLOSET SHELVING & RODS

1. Closets: Provide & install 14 inch deep shelf at 68 inches above the finish floor. Provide mid-span shelf supports as required - verify selections w/ Architect. Provide & install standard closet rods 3 inches below each shelf using supports at each end as required.
2. Installation: Install all closet shelving & poles level, plumb, & firmly anchored to withstand downwards loads of at least 200lb.
3. Submittals: Product data & shop drawings for each type of product for Architect approval.

SECTION 108000 - EXTERIOR SPECIALTIES

1. Living Room Terrace Heaters: Infratech WD-50 39" flush-mount soffit heaters, see Drawings for details.
2. Installation: Install per manufacturer's written instructions.
3. Submittals: Product data & shop drawings for each type of product for Architect approval.

DIVISION 11 - EQUIPMENT

SECTION 113100 - APPLIANCES

1. Beverage Center (Kitchen): Uline U-2224BEVINT-60B, integrated solid
2. Beverage Center (Office): Uline U-2218BEVINT-60A, integrated solid
3. Wine Fridge: Uline U-1224WCINT-60B, integrated solid
4. Coffee System: Miele CVA 6405
5. Freezer: Miele F 2461 Vi, Material #10745050, fully integrated
6. Refrigerator: Miele K 2811 Vi, Item 36281101USA, fully integrated
7. Dishwasher: Miele G 6885 SCVi K2o, fully integrated
8. Washer: Miele WWB020 WCS, white
9. Dryer: Miele TWB120WP, white
10. Ice Maker: Sub-Zero UC-1 5 I, panel ready
11. Combi Steam Oven: Miele DGC 6800-1 XL, black / stainless steel
12. Convection Oven: Miele H 6880-2 BP - M Touch, black / stainless steel
13. Speed Oven: Miele, H 6800 BM, black / stainless steel
14. Range Hood: Zephyr Tornado III AK8300ASX, stainless steel
15. Range Top: Miele KMR 1356-1 LP, stainless steel
16. Range Top Grille: Miele RGGC 1000, stainless steel
17. Vacuum Sealer: Miele EVS 6114, black / stainless steel
18. Warming Drawer: Miele ESW 6114, black / stainless steel
19. Towel Warming Drawer (Master Bath): Wolf WWD30, integrated
20. Installation: Securely anchor built-in equipment to supporting cabinets or countertops w/ concealed fasteners. Verify that clearances are adequate for proper functioning & that rough openings are completely concealed. Place freestanding equipment in final locations after finishes have been completed in each area. Install bar pulls with fender washers bored into the back of finished panels to prevent pull-out

DIVISION 12 -FURNISHINGS

SECTION 122413 - ROLLER SHADES

1. General: See Drawings and Window & Door Schedule for details.
2. Shade Type 'A': Draper Motorized FlexShade, Small Hardware Single-Roller Ceiling Mount w/ Headbox, inside mount regular roll.
3. Shade Type 'B': Draper Motorized FlexShade, Small Hardware Dual-Roller Pocket Style Headbox Mount, inside mount regular roll.
4. Shade Type 'C': Draper Motorized FlexShade, Small Hardware Single-Roller Bracket Wall Mount, inside mount reverse roll.
5. Shade Type 'D': Draper Motorized FlexShade, Small Hardware Dual-Roller Bracket Wall Mount, inside mount regular roll.
6. Shade Type 'E': Draper roller shade or sheer curtain T.B.D.
7. Roller Shade Fabric Type (Typical & Bedroom Double-Rollers): Phifer SheerWeave 3% Filter SW2410-P12, Oyster, full wrap bottom bar.
8. Roller Shade Fabric Type (Bedroom Double-Rollers): Phifer SheerWeave Blackout SW7500-R13, Ice, full wrap bottom bar
9. Installation: Install roller shades level, plumb, and aligned with adjacent units according to manufacturer's written instructions. Connect motor-operated roller shades to building electrical system. Adjust and balance roller shades to operate smoothly, easily, safely, and free from binding or malfunction throughout entire operational range. Clean roller shade surfaces, after installation, according to manufacturer's written instructions. Replace damaged roller shades that cannot be repaired, in a manner approved by Architect, before time of Substantial Completion.

SECTION 123600 - COUNTERTOPS

1. Countertops: 'The Size Neolith' 12mm, color T.BD.
2. Fabrication: Fabricate countertops according to manufacturer's instructions. Fabricate countertops w/o joints when possible - field seam any joints to appear seamless. Shop cut using template or pattern furnished by fixture Manufacturer. Form cutouts to smooth, even curves.
3. Installation: Fasten countertops & backsplash according to manufacturer's instructions. Mask cutouts to accurately fit items to be installed, & at right angles to finished surfaces unless beveling is required for clearance. Ease edges slightly to prevent chipping. Apply sealant to gaps at walls; comply w/ 'Section 079200 - Joint Sealants.'
4. Submittals: Product data, samples, & shops drawings for each type of product for Architect approval.

DIVISION 22 - PLUMBING

SECTION 220000 - PLUMBING

1. Garbage Disposal: InSinkErator Evolution Excel.
2. Handshower: Hansgrohe PuraVida 28558001, chrome.
3. Handshower Hose: Hansgrohe Techniflex 28276003, chrome.
4. Kitchen Island Trough Sink: Kohler Undertone K-3155.
5. Kitchen, Pantry, Wet Bar, Laundry, & Mudroom Faucet: Grohe Minta 32319DC3, stainless steel.
6. Kitchen Sink: Kraus KWU120-45, stainless steel.
7. Pantry & Wet Bar Sink: Kraus KHU101-1, stainless steel.
8. Laundry Sink: Blanco Quatrus R15 522136, stainless steel.
9. Mudroom Sink: Blanco Quatrus 518478, stainless steel.
10. Ceiling Mount Rainshower Arm: Hansgrohe 27479001, chrome.
11. Rainshower Head: Hansgrohe Raindance S 27624001, chrome.
12. Shower Trim: Hansgrohe ShowerSelect S 15743001
13. Floor Mount Toilet: Duravit Darling D2101700
14. Wall-Mount Toilet: Duravit Darling 256309..92
15. Wall-Mount Push Plate: Geberit Sigma30 115.883.KJ.1, white/polished chrome
16. Tub: Baseloft BW-06-L, white
17. Tub Filler: Lacava 0155, polished chrome.
18. Tub Mixer: Lacava 0140SP, polished chrome.
19. Vanity Faucet: Hansgrohe Axor Uno 38118001, polished chrome.
20. Vanity Sink Deckmount: Duravity DuraSquare 2355600000, white.
21. Vanity Sink Undermount: Duravity Vero 0330480000.
22. Plumbing work not included in set, design by others.
23. Plumbing Contractor shall prepare & submit documentation, calculations & data to the appropriate authorities for approval, shall pay all fees, & secure all permits & licenses as applicable. System design by plumbing contractor. Upon completion of work, plumbing contractor shall deliver all requested certificates of inspection. Plumbing contractor shall verify all fixture requirements w/ the owner prior to ordering.
24. The placement of equipment is subject to field adjustments if needed for conformity to the actual conditions of the construction - all necessary rerouting or relocating of any plumbing system that requires changes in the building's design from what is indicated in the construction drawings is to be approved by the Architect.
25. Plumbing contractor to conceal piping to the greatest extent possible, clearly label & tag all components, test & balance all systems for proper operation, & instruct Owner in proper operation of systems.
26. Submittals: Product data for each type of product & drawings of plumbing system for Architect approval.

DIVISION 23 - HVAC

SECTION 230000 - HVAC

1. HVAC not included in set, design by others.
2. Radiant Floor Heating: Provide where indicated in Drawings.
3. Interior Floor Supply Grilles: Provide stainless steel linear bar grilles with minimal frame where exposed and not integrated into millwork
4. Interior Supply & Return Wall Grilles: Dayus J-Bead Flange Linear Grille (DABLRJ).
4. Exterior Bath and Laundry Exhausts : Hide-A-Vent Model A.
4. Exterior Kitchen Hood Exhaust : Hide-A-Vent Model B.
5. Contractor shall be responsible for the sizing, specification, layout & location of new HVAC systems & equipment in conformance w/ all applicable codes & in accordance w/ Owner's requirements. HVAC Contractor shall prepare heating calculations & submit documentation, calculations & data to the appropriate authorities for approval, shall pay all fees, & secure all permits & licenses as applicable.
6. Mechanical information provided on sheet M1.00 is schematic & intended for preliminary bidding purposes. All mechanical equipment & fixtures required by governing codes are the responsibility of the Mechanical Contractor. General & Mechanical Contractors shall schedule an on-site walk-thru meeting w/ the Architect & Owner prior to the installation of mechanical systems to verify exact location & layout of all ductwork, intakes, exhausts, registers, grilles, thermostats, gas meters, AC condensers, etc.
7. The placement of mechanical equipment is subject to field adjustments if needed for conformity to the actual conditions of the construction - all necessary rerouting or relocating of any HVAC system that requires changes in the building's design from what is indicated in the construction drawings is to be approved by the Architect.
8. HVAC Contractor to conceal piping & ductwork to the greatest extent possible, clearly label & tag all components, test & balance all systems for proper operation, & instruct owner in proper operation of systems.
9. Submittals: Product data for each type of product & drawings of HVAC system for Architect approval.

DIVISION 26 - ELECTRICAL

SECTION 260000 - ELECTRICAL

1. Electrical work not included in set, design by others.
2. Switches, Outlets, & Plates: Provide Decora style with screwless plates.
3. Electrical Contractor shall be responsible for the layout & location of all electrical circuitry, power distribution systems, & equipment per code & Owner's requirements. Electrical Contractor shall coordinate power, telephone, cable, & lighting per all governing codes & be fully responsible for compliance w/ applicable codes. Electrical contractor shall prepare & submit documentation, calculations & data to the appropriate authorities for approval, shall pay all fees, & secure all permits & licenses as applicable. Upon completion of work, Electrical Contractor shall deliver all requested certificates of inspection.
4. Lighting & electrical information provided on sheets E1.00 is schematic & intended for preliminary bidding purposes. All other equipment & fixtures required by governing codes are the responsibility of the Electrical Contractor. General & Electrical Contractors shall schedule an on-site walk-thru meeting w/ the Architect & Owner prior to the installation of electrical systems to verify exact location & layout of all receptacles, switches, fixtures, etc.
5. The placement of equipment is subject to field adjustments if needed for conformity to the actual conditions of the construction - all necessary rerouting or relocating of any electrical system that requires changes in the building's design from what is indicated in the construction drawings is to be approved by the Architect.
6. Electrical Contractor to conceal wiring/conduit to the greatest extent possible, clearly label & tag all components, test & balance all systems for proper operation, & instruct Owner in proper operation of systems.
7. Submittals: Product data for each type of product & drawings of electrical system for Architect approval.

JOHNSEN SCHMALING
ARCHITECTS

1699 North Astor Street
Milwaukee, Wisconsin 53202
414.287.9000 johnsenschmaling.com

PATEL RESIDENCE

6500 North Lake Drive
Fox Point, Wisconsin 53217

ISSUANCE AND REVISIONS

02.05.2021	ISSUED FOR BUILDING BOARD REVIEW

DATE: 02.05.2021

SPECIFICATIONS

G0.01

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1699 North Astor Street
Milwaukee, Wisconsin 53202
414.287.9000 johnsenschmaling.com

1 EXISTING DRIVEWAY LOOKING EAST

2 EXISTING DRIVEWAY LOOKING WEST

3 EXISTING DRIVEWAY LOOKING WEST

4 NEIGHBORING RESIDENCE LOOKING SOUTH

5 EXISTING HOUSE LOOKING NORTH EAST

6 EXISTING HOUSE LOOKING EAST

7 EXISTING ENTRY PATH LOOKING NORTHWEST

8 EXISTING PATH TO LAKE LOOKING EAST

9 EXISTING BACK ENTRANCE LOOKING NORTH

10 EXISTING STEPS LOOKING WEST

11 EXISTING PATH LOOKING EAST

12 EXISTING DECK LOOKING SOUTH

13 EXISTING PATIO LOOKING SOUTH

14 EXISTING PATH LOOKING WEST

15 NEIGHBORING RESIDENCE LOOKING NORTH

PATEL RESIDENCE

6500 North Lake Drive
Fox Point, Wisconsin 53217

ISSUANCE AND REVISIONS

02.05.2021 ISSUED FOR BUILDING BOARD REVIEW

DATE: 02.05.2021

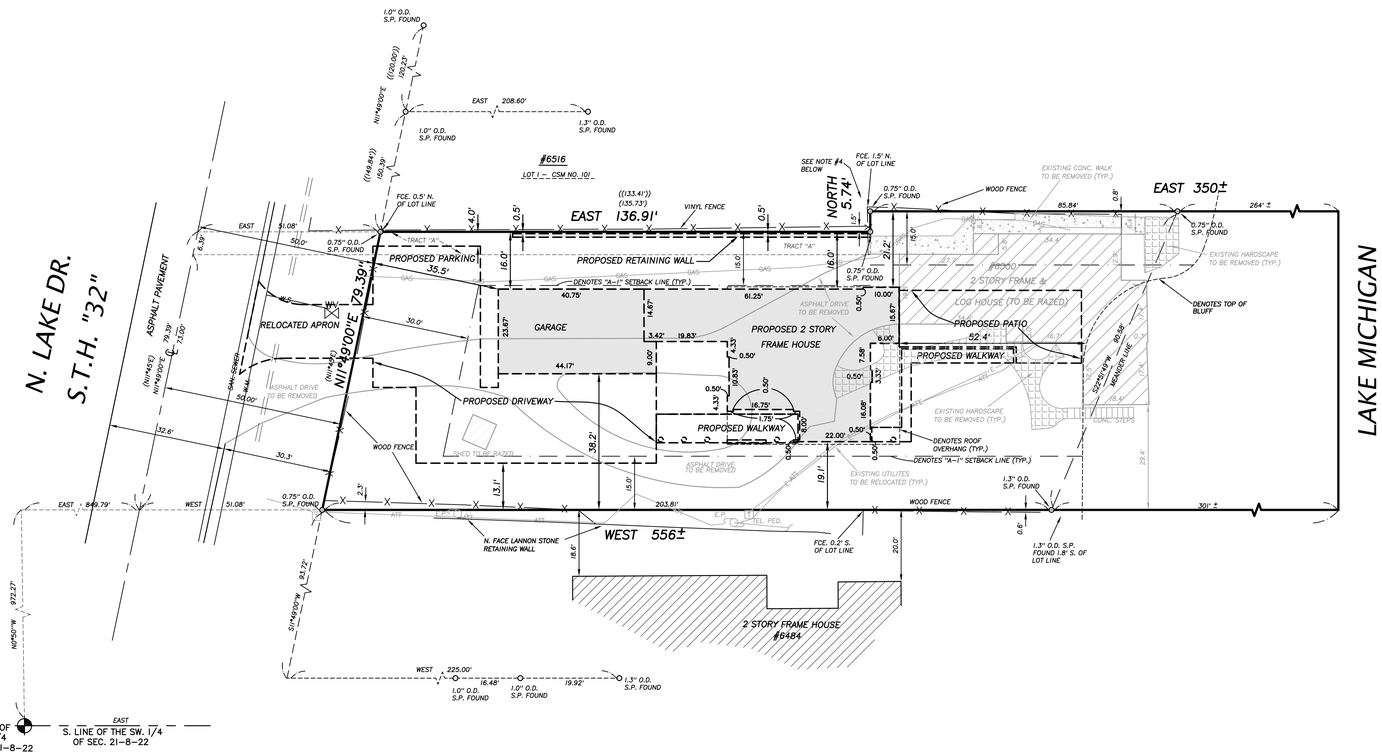
EXISTING SITE PHOTOS

G1.00

LEGAL DESCRIPTION :

Lands in the Southwest 1/4 of Section 21, Township 8 North, Range 22 East, Village of Fox Point, County of Milwaukee, State of Wisconsin more particularly described as follows: Beginning at a point which is 972.27 feet North 0°50' West and 849.79 feet East of the Southwest corner of said 1/4 Section; running thence North 11°45' East, 73 feet to a point; running thence East and parallel to the South line of said 1/4 Section, 186.08 feet to a point; running thence North, 12 feet to a point; running thence East and parallel to the South line of said 1/4 Section, 350 feet more or less to the low water mark of Lake Michigan; running thence Southwesterly along said low water mark to a point which is 972.27 feet North 0°50' West of the South line of said 1/4 Section; running thence West and parallel to the South line of said 1/4 Section, 556.78 feet to the place of beginning.
Also Tract A, being a part of Lot 4 of the Southwest Fractional 1/4 of Section 21, Township 8 North, Range 22 East, in the Village of Fox Point, County of Milwaukee, State of Wisconsin, bounded and described as follows, to-wit: Beginning at a point 1043.74 feet North 50' West and 864.66 feet East of the Southwest corner of said Fractional 1/4 , and running thence North 11°45' East, 6.39 feet to a point; thence East and parallel to the said South line of said Fractional 1/4, 185.51 feet to a point; thence South 6.26 feet to a point; thence West, parallel to the said South line of said Fractional 1/4, 186.81 feet to the place of beginning.
Subject to public easement for highways as now located.

Said Parcel containing 16,986 sq. ft/0.390 acres of land, inclusive of lands east of the public easement for highways and west of the top of bluff as shown on survey, more or less.



NOTES :

1. ALL BEARINGS REFERENCED TO THE SOUTH LINE OF THE SW. 1/4 OF SECTION 21-8-22, WHICH BEARS DUE EAST, PER DEED.
2. ( ) DENOTES BEARING OR DISTANCE PER DEED.
3. (( )) DENOTES DISTANCE PER CSM NO. 101
4. (2) 1.3" O.D. STEEL PIPE FOUND 3'± WEST & 1'± SOUTH OF PROPERTY CORNERS ALONG NORTH LINE AT LOCATION SHOWN ABOVE.

SCALE 1" = 20'

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 3rd day of February, 2021

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

MARK	DATE	REVISION	BY	APVD

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

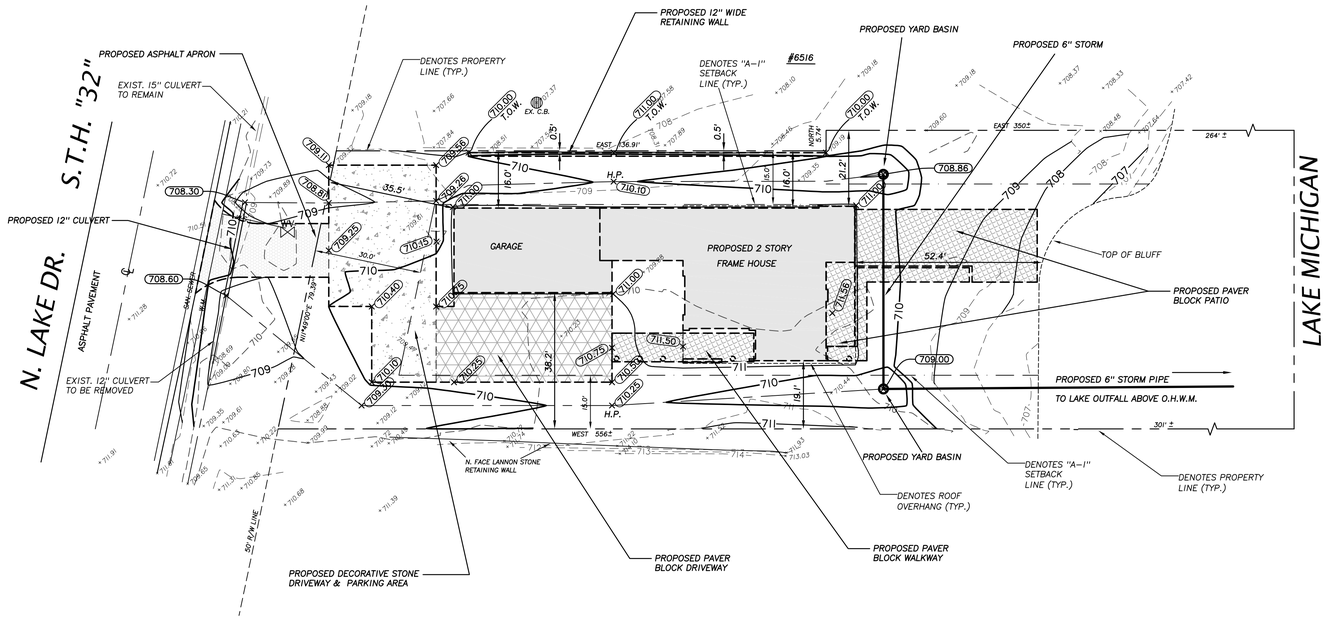
"PROPERTY SURVEY"

for

Parag & Gauri Patel

6500 N. Lake Drive
Fox Point, WI

DATE:	FEBRUARY 3, 2021	DRAWN BY:	J.M.B.
FIELD CREW:	E.A.J. & S.F.Z.	Plat No.	LS-4893-21



SCALE 1" = 20'

Legend

- DENOTES EXISTING MINOR CONTOUR
- DENOTES EXISTING MAJOR CONTOUR
- DENOTES PROPOSED MINOR CONTOUR
- DENOTES PROPOSED MAJOR CONTOUR
- DENOTES EXISTING SPOT ELEVATION
- DENOTES PROPOSED SPOT ELEVATION

PROPOSED BUILDING ELEVATIONS:

- TOP OF FOOTING = 700.50
- TOP OF FOUNDATION WALL = 711.50
- FIRST FLOOR = 711.56
- GARAGE FLOOR = 711.00
- YARD GRADE = 711.00

OPEN AREA CALCULATION

LOT AREA = 44,373 S.F.

PROPOSED BUILDING FOOTPRINT = 2,989 S.F. (6.74%)
ALLOWABLE FOOTPRINT = 4,373 S.F. (9.86%)

PROPOSED OPEN AREA = 41,384 S.F. (93.26%)
REQUIRED OPEN AREA = 40,000 S.F. (90.14%)

PRELIMINARY
NOT FOR CONSTRUCTION

MARK	DATE	REVISION	BY	APVD

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

VILLAGE OF FOX POINT

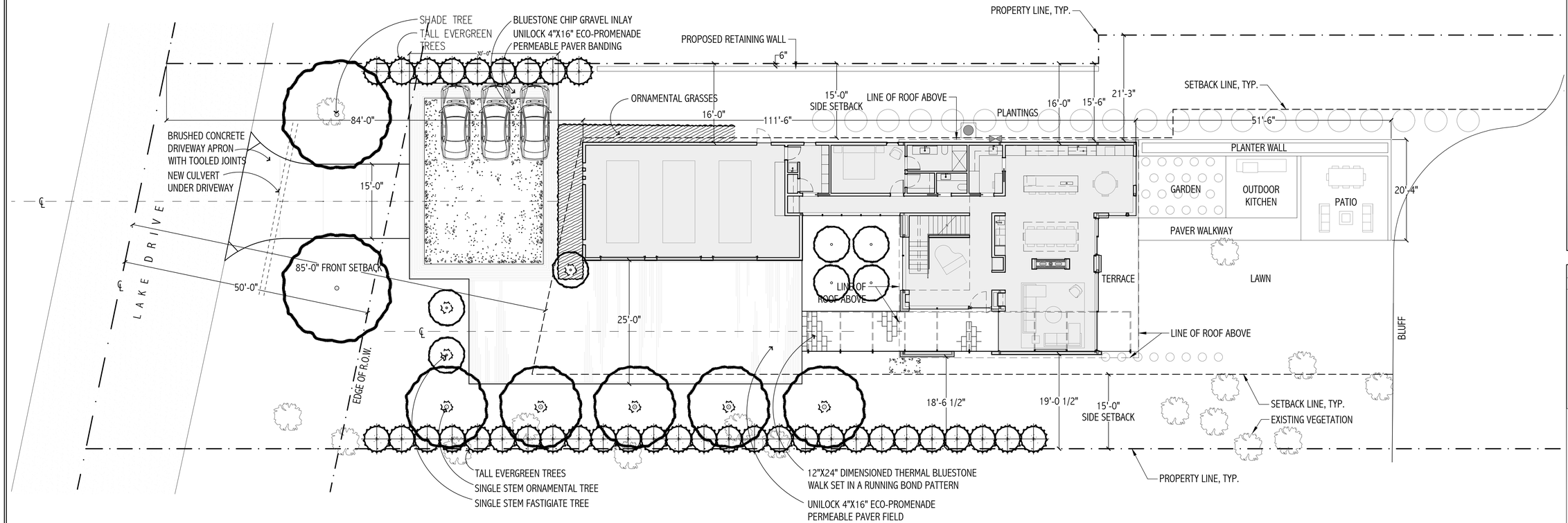
MILWAUKEE COUNTY WISCONSIN

PATEL RESIDENCE

Site Grading Plan

6500 N. Lake Drive

DESIGNED:	DRAWN:	CHECKED:	SHEET
J.W.H.	J.M.B.	J.W.H.	C1.00
DATE: 02-03-2021	SCALE: 1"=20'		
APPROVED:	PROJECT: LS-4893		



NORTH

0 5 10

SCALE: 1" = 10' - 0"

PATEL RESIDENCE

FOX POINT, WISCONSIN

6500 NORTH LAKE DRIVE

REVISIONS			
NO.	DATE	BY:	DESCRIPTION
1	-	-	-

SCOTT BYRON & CO. INC.

Landscape Architecture
Contracting and Maintenance

30088 North Skokie Highway
Lake Bluff, Illinois 60044-1112
847-689-0266
FAX 847-689-0277

DATE:	2.3.2021
DESIGN:	GAW
DRAWN BY:	GAW
APPR'D:	SBC
CLIENT:	PATEL

SHEET TITLE

LANDSCAPE

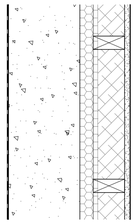
SHEET NO.

L1.00

JOB NO.

20-185

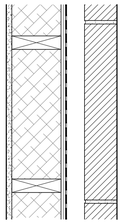
WALL TYPES



A — WALL TYPE "A"
DAMP-PROOFING / WATER-PROOFING BELOW GRADE
CONCRETE FOUNDATION WALL PER STRUCTURAL
1-1/2" GAP
2x4 STUDS
2" CLOSED-CELL SPRAY FOAM INSULATION @ CAVITY, REMAINDER OF CAVITY FILLED W/ SEMI-RIGID MINERAL WOOL BATT INSULATION
5/8" DRYWALL (MOISTURE RESISTANT GYPSUM BOARD @ DAMP AREAS / TILE BACKER @ TILED WET AREAS)

A1 — WALL TYPE "A1"
DAMP-PROOFING / WATER-PROOFING BELOW GRADE
CONCRETE FOUNDATION WALL PER STRUCTURAL
2" RIGID INSULATION INSULATION

A2 — WALL TYPE "A2"
DAMP-PROOFING / WATER-PROOFING BELOW GRADE
CONCRETE FOUNDATION WALL PER STRUCTURAL
DAMP-PROOFING / WATER-PROOFING BELOW GRADE



B — WALL TYPE "B"
MASONRY VENEER
2" AIR CAVITY
WEATHER BARRIER
1/2" WOOD SHEATHING PER STRUCTURAL
2x6 STUDS PER STRUCTURAL
STUD CAVITY FILLED WITH SEMI-RIGID MINERAL WOOL BATT INSULATION
SMART VAPOR BARRIER
5/8" DRYWALL (MOISTURE RESISTANT GYPSUM BOARD @ DAMP AREAS / TILE BACKER @ TILED WET AREAS)

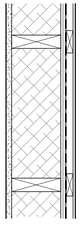
B1 — WALL TYPE "B1"
SAME AS TYPE 'B' EXCEPT:
REPLACE 2x6 STUD WITH
15" THICK DOUBLE-STUD WALL COMPRISED OF, (2x6 STUD, 6" GAP, 2x4 STUD)

B2 — WALL TYPE "B2"
SAME AS TYPE 'B' EXCEPT:
OMIT INSULATION
REPLACE SMART VAPOR BARRIER AND DRYWALL WITH,
1/2" WOOD SHEATHING PER STRUCTURAL
WEATHER BARRIER
2x2 VERTICAL FURRING
OPEN JOINT HORIZONTAL WOOD SIDING

B3 — WALL TYPE "B3"
SAME AS TYPE 'B' EXCEPT:
PAD INT. SIDE OF WALL AS NECESSARY TO ACCOUNT FOR VERTICAL SUPPLY/RETURN DUCTS, SEE DETAILS

B4 — WALL TYPE "B4"
SAME AS TYPE 'B' EXCEPT:
ADD 2x6 TO 2x6 STUD CAVITY TO ACHIEVE 11" CAVITY

B5 — WALL TYPE "B5"
SAME AS TYPE 'B4' EXCEPT:
REPLACE MASONRY VENEER WITH,
POLY-ASH TRIM

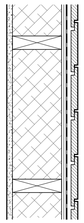


C — WALL TYPE "C"
OPEN-JOINT PAPER-COMPOSITE SIDING
1x3 VERTICAL FURRING
WEATHER BARRIER
1/2" WOOD SHEATHING PER STRUCTURAL
2x6 STUDS PER STRUCTURAL
STUD CAVITY FILLED WITH SEMI-RIGID MINERAL WOOL BATT INSULATION
SMART VAPOR BARRIER
5/8" DRYWALL (MOISTURE RESISTANT GYPSUM BOARD @ DAMP AREAS / TILE BACKER @ TILED WET AREAS)

C1 — WALL TYPE "C1"
SAME AS TYPE 'C' EXCEPT:
REPLACE DRYWALL WITH,
1/2" WOOD SHEATHING PER STRUCTURAL
2x2 VERTICAL FURRING
OPEN JOINT HORIZONTAL WOOD SIDING

C2 — WALL TYPE "C2"
SAME AS TYPE 'C' EXCEPT:
OMIT INSULATION
REPLACE DRYWALL WITH,
1/2" WOOD SHEATHING PER STRUCTURAL
WEATHER BARRIER
2x2 VERTICAL FURRING
OPEN JOINT HORIZONTAL WOOD SIDING

C3 — WALL TYPE "C3"
SAME AS TYPE 'C' EXCEPT:
REPLACE FURRING & PAPER-COMPOSITE SIDING W/ POLY-ASH TRIM



D — WALL TYPE "D"
VERTICAL WOOD SIDING
3/4" HORIZONTAL DRAINABLE FURRING
WEATHER BARRIER
1/2" WOOD SHEATHING PER STRUCTURAL
2x6 STUDS PER STRUCTURAL
STUD CAVITY FILLED WITH SEMI-RIGID MINERAL WOOL BATT INSULATION
SMART VAPOR BARRIER
5/8" DRYWALL (MOISTURE RESISTANT GYPSUM BOARD @ DAMP AREAS / TILE BACKER @ TILED WET AREAS)

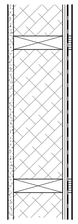
D1 — WALL TYPE "D1"
SAME AS TYPE 'D' EXCEPT:
REPLACE VERTICAL WOOD SIDING WITH, HORIZONTAL WOOD SIDING
REPLACE 3/4" HORIZONTAL FURRING WITH, 1" VERTICAL FURRING

D2 — WALL TYPE "D2"
SAME AS TYPE 'D' EXCEPT:
ADD 2x4 TO 2x6 STUD CAVITY TO ACHIEVE 9" CAVITY

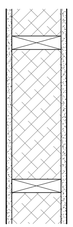
D3 — WALL TYPE "D3"
SAME AS TYPE 'D' EXCEPT:
REPLACE 2x6 STUDS WITH
16 1/2" THICK DOUBLE-STUD WALL COMPRISED OF, (2x8 STUD, 6" GAP, 2x4 STUD) CANTILEVERED 1 3/4" OVER WALL TYPE 'B1'BELOW WITH INTERIOR SIDE OF WALL ALIGNING WITH WALL TYPE 'B1 & 'A' BELOW.

D4 — WALL TYPE "D4"
SAME AS TYPE 'D' EXCEPT:
OMIT INSULATION
REPLACE DRYWALL WITH,
1/2" WOOD SHEATHING PER STRUCTURAL
WEATHER BARRIER
3/4" HORIZONTAL DRAINABLE FURRING
VERTICAL WOOD SIDING

D5 — WALL TYPE "D5"
SAME AS TYPE 'D' EXCEPT:
REPLACE WOOD SIDING WITH,
POLY-ASH SIDING



E — WALL TYPE "E"
OPEN-JOINT STAINLESS STEEL PANEL SIDING
1" VERTICAL FURRING
WEATHER BARRIER
1/2" WOOD SHEATHING PER STRUCTURAL
2x6 STUDS PER STRUCTURAL
STUD CAVITY FILLED WITH SEMI-RIGID MINERAL WOOL BATT INSULATION
SMART VAPOR BARRIER
5/8" DRYWALL (MOISTURE RESISTANT GYPSUM BOARD @ DAMP AREAS / TILE BACKER @ TILED WET AREAS)



F — WALL TYPE "F"
1/2" DRYWALL
2x6 STUDS PER STRUCTURAL
SOUND BATT INSULATION @ BEDROOM WALLS
5/8" DRYWALL (MOISTURE RESISTANT GYPSUM BOARD @ DAMP AREAS / TILE BACKER @ TILED WET AREAS)

F1 — WALL TYPE "F1"
SAME AS TYPE 'F' EXCEPT:
REPLACE DRYWALL AT KITCHEN SIDE OF WALL WITH,
3/4" PAINTED MDF TO MATCH CABINETRY

F2 — WALL TYPE "F2"
SAME AS TYPE 'F' EXCEPT:
ADD 2x6 TO 2x6 STUD CAVITY TO ACHIEVE 11" CAVITY

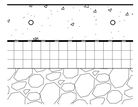
G — WALL TYPE "G"
1/2" DRYWALL
2x4 STUDS PER STRUCTURAL
SOUND BATT INSULATION @ BEDROOM WALLS
5/8" DRYWALL (MOISTURE RESISTANT GYPSUM BOARD @ DAMP AREAS / TILE BACKER @ TILED WET AREAS)

G1 — WALL TYPE "G1"
SAME AS TYPE 'F' EXCEPT:
REPLACE DRYWALL AT LIVING/DINING SIDE OF WALL WITH,
3/4" PAINTED MDF TO MATCH CABINETRY

G2 — WALL TYPE "G2"
SAME AS TYPE 'G' EXCEPT:
ADD VERTICAL WOOD SIDING OVER
1" VERTICAL FURRING @ FOYER SIDE OF WALL

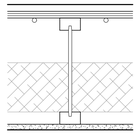
G3 — WALL TYPE "G3"
SAME AS TYPE 'G' EXCEPT:
PAD BACKSIDE OF WALL AS NECESSARY TO ACCOUNT FOR VERTICAL SUPPLY/RETURN DUCTS, SEE DETAILS

FLOOR TYPES



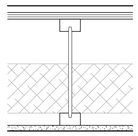
1F — FLOOR TYPE "1F"
SCHEDULED FLOOR FINISH
4" SMOOTH TROWELED CONCRETE SLAB PER STRUCTURAL
HYDRONIC INFLOOR TUBING
VAPOR BARRIER
2" CONTINUOUS RIGID INSULATION
COMPACTED GRAVEL PER STRUCTURAL

SIM
1F — FLOOR TYPE "1F SIM"
SAME AS TYPE '1F' EXCEPT:
REDUCED LOOPS OF HYDRONIC INFLOOR TUBING



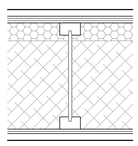
2F — FLOOR TYPE "2F"
SCHEDULED FLOOR FINISH
1/2" WOOD SHEATHING PER STRUCTURAL
HYDRONIC TUBING AT UNDERSIDE OF SHEATHING
11 7/8" I-JOISTS PER STRUCTURAL
SOUND BATT INSULATION
5/8" DRYWALL

SIM
2F — FLOOR TYPE "2F SIM"
SAME AS TYPE '2F' EXCEPT:
PAD DOWN DRYWALL CEILING TO SCHEDULED HEIGHT PER REFLECTED CEILING PLANS

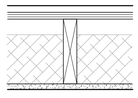


3F — FLOOR TYPE "3F"
SCHEDULED FLOOR FINISH
1/2" WOOD SHEATHING PER STRUCTURAL
11 7/8" I-JOISTS PER STRUCTURAL
SOUND BATT INSULATION
5/8" DRYWALL

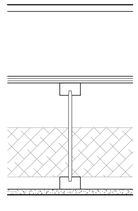
SIM
3F — FLOOR TYPE "3F SIM"
SAME AS TYPE '3F' EXCEPT:
PAD DOWN DRYWALL CEILING TO SCHEDULED HEIGHT PER REFLECTED CEILING PLANS



4F — FLOOR TYPE "4F"
SCHEDULED FLOOR FINISH
1/2" WOOD SHEATHING PER STRUCTURAL
11 7/8" I-JOISTS PER STRUCTURAL
2" CLOSED-CELL SPRAY FOAM INSULATION @ UNDERSIDE OF FLOOR SHEATHING W/ REMAINDER OF FLOOR CAVITY FILLED WITH SEMI-RIGID MINERAL WOOL BATT INSULATION
1/2" WOOD SHEATHING PER STRUCTURAL
WEATHER BARRIER
WOOD SOFFIT SIDING

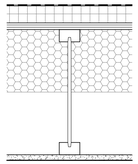


5F — FLOOR TYPE "5F"
SCHEDULED FLOOR FINISH
1/2" WOOD SHEATHING PER STRUCTURAL
2x8 JOISTS PER STRUCTURAL
SOUND BATT INSULATION
5/8" DRYWALL

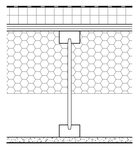


6F — FLOOR TYPE "6F"
SCHEDULED FLOOR FINISH
2x8 SLEEPERS
1/2" WOOD SHEATHING PER STRUCTURAL
11 7/8" I-JOISTS PER STRUCTURAL
SOUND BATT INSULATION
5/8" DRYWALL

ROOF TYPES

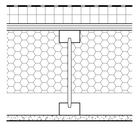


1R — ROOF TYPE "1R"
ROOF MEMBRANE
TAPERED RIGID INSULATION, SLOPED 1/4" PER FOOT (1/2" MAX THICKNESS @ DRAINS)
1/2" WOOD SHEATHING PER STRUCTURAL
14" I-JOISTS PER STRUCTURAL
7" CLOSED-CELL SPRAY FOAM INSULATION
5/8" DRYWALL



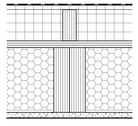
2R — ROOF TYPE "2R"
ROOF MEMBRANE
TAPERED RIGID INSULATION, SLOPED 1/4" PER FOOT (1/2" MAX THICKNESS @ DRAINS)
1/2" WOOD SHEATHING PER STRUCTURAL
11 7/8" I-JOISTS PER STRUCTURAL
7" CLOSED-CELL SPRAY FOAM INSULATION
5/8" DRYWALL

SIM.
2R — ROOF TYPE "2R SIM."
SAME AS TYPE '2R' EXCEPT:
ADD WOOD SIDING OVER 1" FURRING @ FACE OF DRYWALL CEILING

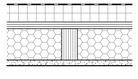


3R — ROOF TYPE "3R"
ROOF MEMBRANE
TAPERED RIGID INSULATION, SLOPED 1/4" PER FOOT (1/2" MAX THICKNESS @ ROOF EDGE)
1/2" WOOD SHEATHING PER STRUCTURAL
9 1/4" I-JOISTS PER STRUCTURAL
7" CLOSED-CELL SPRAY FOAM INSULATION
5/8" DRYWALL

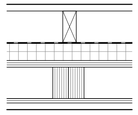
4R — ROOF TYPE "4R"
ROOF MEMBRANE
TAPERED RIGID INSULATION, SLOPED 1/4" PER FOOT (1/2" MAX THICKNESS @ ROOF EDGE)
1/2" WOOD SHEATHING PER STRUCTURAL
7 1/4" LVL JOISTS PER STRUCTURAL
7" CLOSED-CELL SPRAY FOAM INSULATION
5/8" DRYWALL



5R — ROOF TYPE "5R"
ROOF MEMBRANE
TAPERED RIGID INSULATION, SLOPED 1/4" PER FOOT (1/2" MAX THICKNESS @ ROOF EDGE)
3 1/4" LVL JOISTS PER STRUCTURAL W/ 3 1/4" THICK RIGID INSULATION INFILL BETWEEN JOISTS
1/2" WOOD SHEATHING PER STRUCTURAL
(2) 7 1/4" LVL JOISTS PER STRUCTURAL
7" CLOSED-CELL SPRAY FOAM INSULATION
5/8" DRYWALL

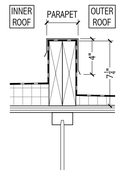


6R — ROOF TYPE "1R"
ROOF MEMBRANE
TAPERED RIGID INSULATION, SLOPED 1/4" PER FOOT (1/2" MAX THICKNESS @ ROOF EDGE)
1/2" WOOD SHEATHING PER STRUCTURAL
3 1/4" LVL JOISTS / BLOCKING PER STRUCTURAL
3 1/4" CLOSED-CELL SPRAY FOAM INSULATION
5/8" DRYWALL

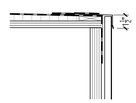


7R — ROOF TYPE "7R"
WOOD DECKING OVER SLEEPERS (WHERE APPLICABLE)
ROOF MEMBRANE
TAPERED RIGID INSULATION, SLOPED 1/4" PER FOOT (1/2" MAX THICKNESS @ ROOF EDGE)
1/2" WOOD SHEATHING PER STRUCTURAL
3 1/4" LVL JOISTS PER STRUCTURAL
1/2" WOOD SHEATHING PER STRUCTURAL
WEATHER BARRIER
WOOD SOFFIT SIDING

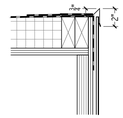
ROOF EDGE TYPES



1E — ROOF EDGE TYPE "1P"
METAL TYPE 'B' COPING, W/ 4" OUTER LEG & 2" INNER LEG
OUTER ROOF MEMBRANE, EXTEND MEMBRANE UP AND OVER PARAPET WALL
PARAPET BLOCKING, (2) 2x8 ON EDGE
INNER ROOF MEMBRANE, WRAP MEMBRANE OVER PARAPET CURB AND LAP OVER OUTER ROOF MEMBRANE MIN. 4" LAP, SEAL JOINT



2E — ROOF EDGE TYPE "2P"
METAL TYPE 'B' ROOF EDGE FLASHING (TYP.), 1 1/2" FACE
METAL TYPE 'A' ROOF EDGE FLASHING (OBSERVATORY), 1 1/2" FACE
ROOF MEMBRANE COUNTERFLASHING, LAP & BOND OVER ROOF EDGE FLASHING & ROOF MEMBRANE
ROOF MEMBRANE, EXTEND OVER ROOF EDGE
ROOF EDGE BLOCKING, 1/2" MAX THICK WOOD BLOCKING & TAPERED INSULATION
ROOF SHEATHING PER STRUCTURAL
ROOF JOISTS PER STRUCTURAL



3E — ROOF EDGE TYPE "3P"
METAL TYPE 'B' GRAVEL STOP, 1/2" STOP WITH 2" FACE
ROOF MEMBRANE COUNTERFLASHING, LAP & BOND OVER GRAVEL STOP & ROOF MEMBRANE
ROOF MEMBRANE, EXTEND OVER ROOF EDGE
GRAVEL STOP BLOCKING, (2) 2x4 ON EDGE
ROOF SHEATHING PER STRUCTURAL
ROOF JOISTS PER STRUCTURAL

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PATEL RESIDENCE

6500 North Lake Drive
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ISSUANCE AND REVISIONS

02.05.2021	ISSUED FOR BUILDING BOARD REVIEW

DATE: 02.05.2021

WALL, FLOOR, ROOF & ROOF FLASHING TYPES

A0.00

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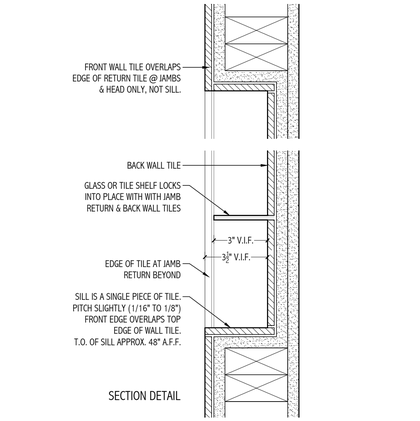
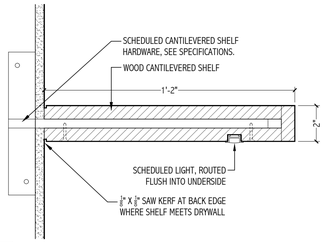


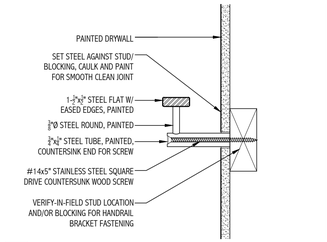
1 TYPICAL SHOWER NICHE DETAILS

3"=1'-0"



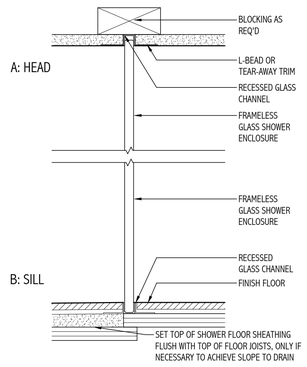
2 TYPICAL FLOATING SHELF DETAIL

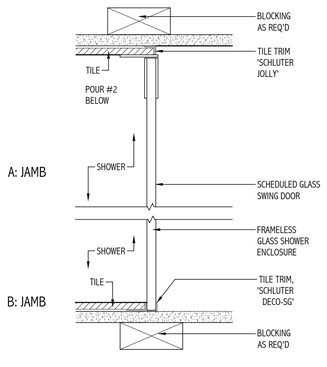
3"=1'-0"



3 TYPICAL HANDRAIL DETAIL

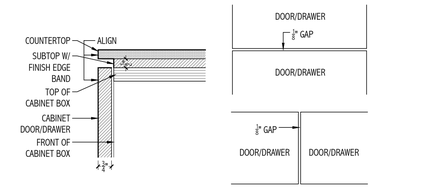
3"=1'-0"





4 TYPICAL SHOWER PARTITION DETAILS

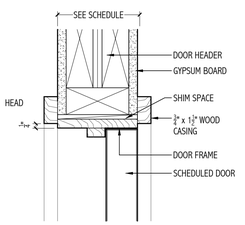
3"=1'-0"

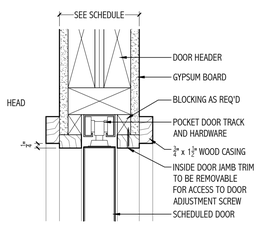


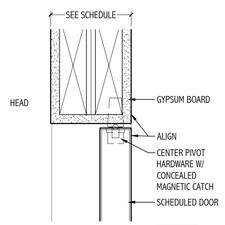
COUNTERTOP AT DOOR I SECTION | DOOR/DRAWER GAP I ELEVATION | APPLIED END I PLAN | REVEAL AT WALL I PLAN | UPPER CABINET I SECTION | FRAMELESS TOE KICK I SECTION

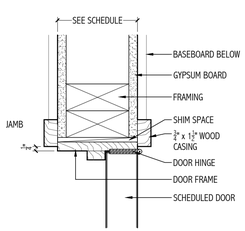
5 TYPICAL CABINET DETAILS

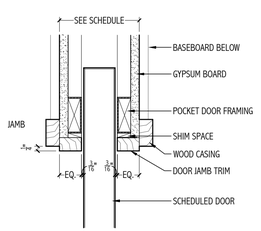
3"=1'-0"

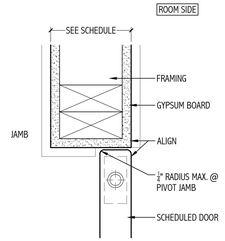












6 TYPICAL SWING DOOR DETAILS

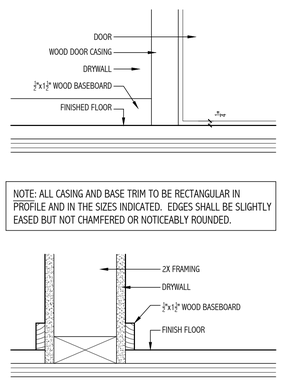
3"=1'-0"

7 TYPICAL POCKET DOOR DETAILS

3"=1'-0"

8 TYPICAL PIVOT DOOR DETAILS

3"=1'-0"



9 TYPICAL TRIM DETAILS

3"=1'-0"

EXTERIOR WINDOW & DOOR SCHEDULE

GENERAL NOTES:
- VERIFY ALL QUANTITIES PRIOR TO ORDERING
- VERIFY ALL ROUGH OPENINGS

OPENING	ROOM # - LOCATION	TYPE	ROUGH OPENING SIZE (WxH)	QTY.	NOTES	SHADE TYPE	HARDWARE
A	12- FOYER	GLAZED WOOD PIVOT DOOR	4'-6" x 9'-4"	1	--	--	ENTRANCE
B	12- FOYER	HIGH-DENSITY FIBERGLASS DIRECT-GLAZED WINDOW	12'-0 ½" x 9'-3 ¼"	1	--	--	--
C	12- FOYER	HIGH-DENSITY FIBERGLASS DIRECT-GLAZED WINDOW	10'-9 ½" x 10'-0 ¼"	1	--	PROVIDE WIRING	--
D	03 - HALLWAY	HIGH-DENSITY FIBERGLASS DIRECT-GLAZED WINDOW	19'-9" x 9'-6"	1	--	--	--
E	01 - GARAGE	ALUMINUM-CLAD WOOD PICTURE WINDOW	1'-2" x 5'-0"	1	--	--	--
F	01 - GARAGE	FLUSH FIBERGLASS SWING DOOR	3'-0" x 8'-0"	1	--	--	ENTRANCE
G	VARIOUS	ALUMINUM-CLAD WOOD CASEMENT WINDOW	2'-6" x 5'-0"	2	FROSTED GLAZING (ROOM #2)	A (ROOM #4 ONLY)	--
H	09 - KITCHEN	HIGH-DENSITY FIBERGLASS DIRECT-GLAZED WINDOW	6'-0" x 7'-7 ½"	1	--	A	--
I	09 - KITCHEN	HIGH-DENSITY FIBERGLASS DIRECT-GLAZED CORNER WINDOW	SEE DRAWINGS x 7'-7 ½"	1	--	A	--
J	09 - KITCHEN	HIGH-DENSITY FIBERGLASS DIRECT-GLAZED WINDOW	3'-7 ½" x 7'-7 ½"	1	--	A	--
K	10 - DINING	HIGH-DENSITY FIBERGLASS SLIDER DOOR	7'-7" x 9'-4 ¾"	1	HIGH-PERFORMANCE SILL	E	--
L	11 - LIVING	HIGH-DENSITY FIBERGLASS SLIDER DOOR	16'-0" x 9'-4 ¾"	1	HIGH-PERFORMANCE SILL	E	--
M	11 - LIVING	HIGH-DENSITY FIBERGLASS DIRECT-GLAZED WINDOW	7'-10" x 9'-3 ¼"	1	--	A	--
N	VARIOUS	ALUMINUM-CLAD WOOD PICTURE WINDOW	4'-0" x 9'-8 ¼"	2	--	D	--
O	12- FOYER	HIGH-DENSITY FIBERGLASS DIRECT-GLAZED WINDOW	10'-9 ½" x 10'-4"	1	--	PROVIDE WIRING	--
P	VARIOUS	ALUMINUM-CLAD WOOD PICTURE WINDOW	1'-6" x 9'-8 ¼"	2	FROSTED GLAZING (RM. #13)	D (RM. #22 ONLY)	--
Q	VARIOUS	ALUMINUM-CLAD WOOD CASMENT (7'-2" TALL) OVER PICTURE	3'-0" x 9'-8 ¼"	2	FROSTED GLAZING (RM. #13)	D (RM. #22 ONLY)	--
R	VARIOUS	ALUMINUM-CLAD WOOD PICTURE (6'-6" TALL) OVER AWNING	2'-6" x 9'-0 ¼"	4	FROSTED GLAZING (RM. #14)	B (RM. #15,18, 22)	--
S	15 - BEDROOM	ALUMINUM-CLAD WOOD PICTURE WINDOW	6'-0" x 9'-8 ¼"	1	--	D	--
T	15 - BEDROOM	ALUMINUM-CLAD WOOD PICTURE CORNER WINDOW	SEE DRAWINGS x 9'-8 ¼"	1	--	D	--
U	15 - BEDROOM	GLAZED ALUMINUM-CLAD WOOD OUTSWING DOOR	3'-7 ⅜" x 9'-8 ¼"	1	--	D	--
V	23 - OFFICE	ALUMINUM-CLAD WOOD PICTURE WINDOW	1'-6" x 8'-7 ⅜"	3	--	--	--
W	23 - OFFICE	ALUMINUM-CLAD WOOD CASEMENT (6'-1" TALL) OVER PICTURE	3'-6" x 8'-7 ⅜"	1	--	C	--
X	23 - OFFICE	ALUMINUM-CLAD WOOD PICTURE CORNER WINDOW	SEE DRAWINGS x 8'-7 ⅜"	1	--	C	--
Y	23 - OFFICE	ALUMINUM-CLAD WOOD PICTURE CORNER WINDOW	SEE DRAWINGS x 8'-7 ⅜"	1	--	--	--
Z	23 - OFFICE	GLAZED ALUMINUM-CLAD WOOD OUTSWING DOOR	3'-8 ¼" x 8'-7 ⅜"	1	--	--	--
AA	01 - GARAGE	INSULATED SECTIONAL GARAGE DOOR	9'-0" x 8'-0"	3	--	--	--

INTERIOR DOOR SCHEDULE

GENERAL NOTES:
- VERIFY ALL QUANTITIES PRIOR TO ORDERING
- VERIFY ALL ROUGH OPENINGS

OPENING	ROOM # - LOCATION	TYPE	OPENING SIZE (WxH)	THICK.	QTY.	NOTES	HARDWARE
01	02 - MUDROOM	FLUSH S.C. WOOD SWING DOOR	2'-8" x 8'-0"	1⅜"	1	--	ENTRANCE
02	02 - MUDROOM	FLUSH S.C. WOOD SWING DOOR	2'-8" x 8'-0"	1⅜"	1	--	PASSAGE
03	02 - MUDROOM	FLUSH S.C. WOOD POCKET DOOR	3'-0" x 8'-0"	1⅜"	1	--	PASSAGE
04	03 - HALLWAY	FLUSH S.C. WOOD PIVOT DOOR	3'-4 ½" x 8'-9 ½"	1⅜"	1	--	CLOSET
05	04 - BEDROOM	FLUSH S.C. WOOD SWING DOOR	2'-8" x 8'-0"	1⅜"	1	--	PRIVACY
06	05 - BATH	FLUSH S.C. WOOD SWING DOOR	2'-8" x 8'-0"	1⅜"	1	--	PRIVACY
07	06 - CLOSET	FLUSH S.C. WOOD SWING DOOR	2'-8" x 8'-0"	1⅜"	1	--	PASSAGE
08	07 - POWDER	FLUSH S.C. WOOD POCKET DOOR	2'-8" x 8'-0"	1⅜"	1	--	PRIVACY
09	08 - PANTRY	FLUSH S.C. WOOD POCKET DOOR	2'-8" x 8'-0"	1⅜"	1	--	PASSAGE
10	08 - PANTRY	FLUSH S.C. WOOD POCKET DOOR	2'-8" x 8'-0"	1⅜"	1	--	PASSAGE
11	12 - FOYER	FLUSH S.C. WOOD PIVOT DOOR	2'-7" x 9'-11 ½"	1⅜"	1	--	CLOSET
12	13 - BATH	FLUSH S.C. WOOD POCKET DOOR	2'-8" x 8'-0"	1⅜"	1	--	PRIVACY
13	14 - CLOSET	FLUSH S.C. WOOD POCKET DOOR	2'-8" x 8'-0"	1⅜"	1	--	PASSAGE
14	15 - BEDROOM	FLUSH S.C. WOOD SWING DOOR	2'-8" x 8'-0"	1⅜"	1	--	PRIVACY
15	17 - LAUNDRY	FLUSH S.C. WOOD SWING DOOR	2'-8" x 8'-0"	1⅜"	1	--	PASSAGE
16	17 - LAUNDRY	FLUSH S.C. WOOD PIVOT DOUBLE DOOR	4'-0" x 8'-0"	1⅜"	(2) @ 2'-0"W	--	CLOSET
17	17 - LAUNDRY	FLUSH S.C. WOOD PIVOT DOOR	2'-0" x 4'-0"	1⅜"	1	--	CLOSET
18	18 - BEDROOM	FLUSH S.C. WOOD SWING DOOR	2'-8" x 8'-0"	1⅜"	1	--	PRIVACY
19	22 - BEDROOM	FLUSH S.C. WOOD SWING DOOR	2'-8" x 8'-0"	1⅜"	1	--	PRIVACY
20	20 - BATH	FLUSH S.C. WOOD SWING DOOR	2'-8" x 8'-0"	1⅜"	1	--	PRIVACY
21	19 - CLOSET	FLUSH S.C. WOOD POCKET DOOR	2'-6" x 8'-0"	1⅜"	1	--	PASSAGE
22	20 - BATH	FLUSH S.C. WOOD POCKET DOOR	2'-6" x 8'-0"	1⅜"	1	--	PRIVACY
23	20 - BATH	FLUSH S.C. WOOD SWING DOOR	2'-8" x 8'-0"	1⅜"	1	--	PRIVACY
24	20 - BATH	FLUSH S.C. WOOD POCKET DOOR	2'-6" x 8'-0"	1⅜"	1	--	PRIVACY
25	21 - CLOSET	FLUSH S.C. WOOD POCKET DOOR	2'-6" x 8'-0"	1⅜"	1	--	PASSAGE
26	20 - BATH	FLUSH S.C. WOOD SWING DOOR	2'-8" x 8'-0"	1⅜"	1	--	PRIVACY

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TYPICAL INTERIOR DETAILS & DOOR / WINDOW SCHEDULES

A0.01

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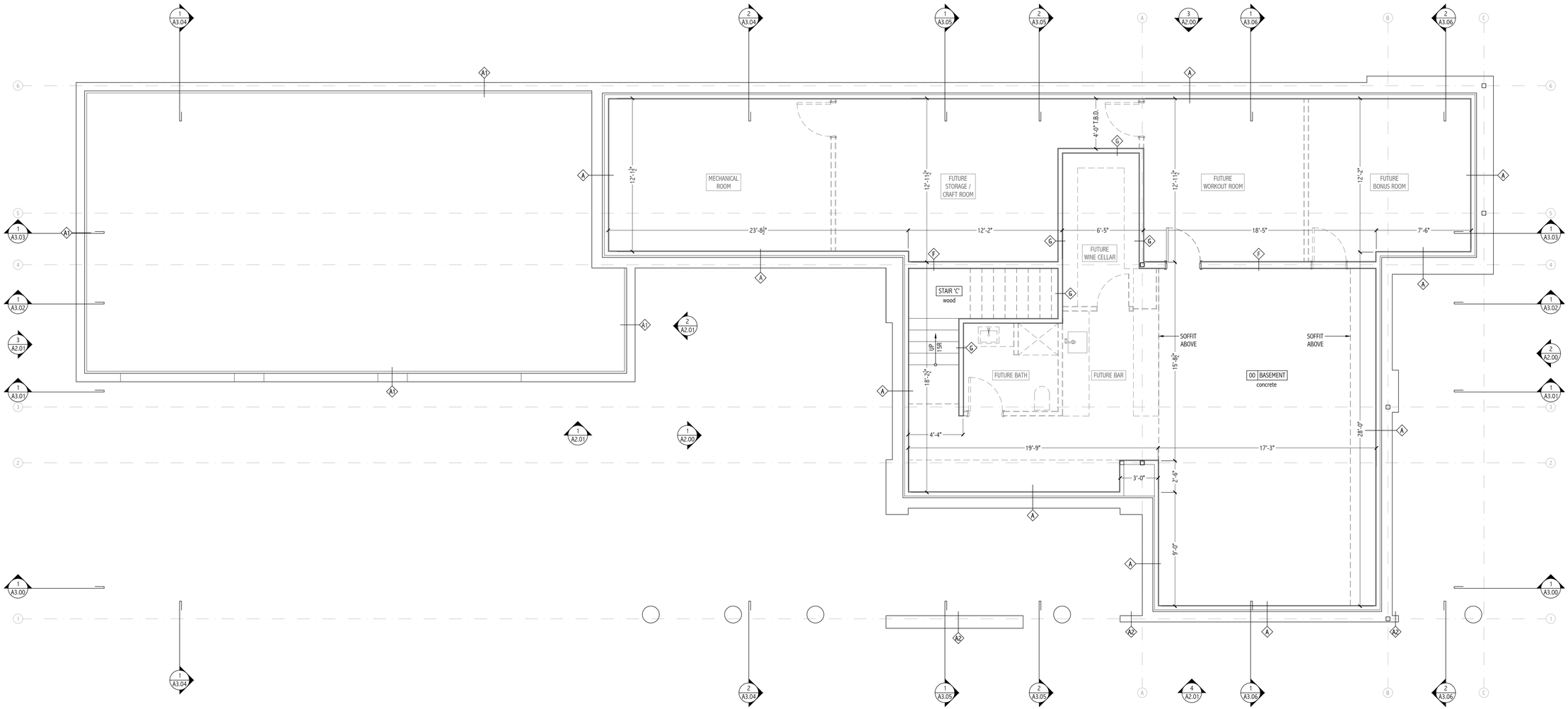
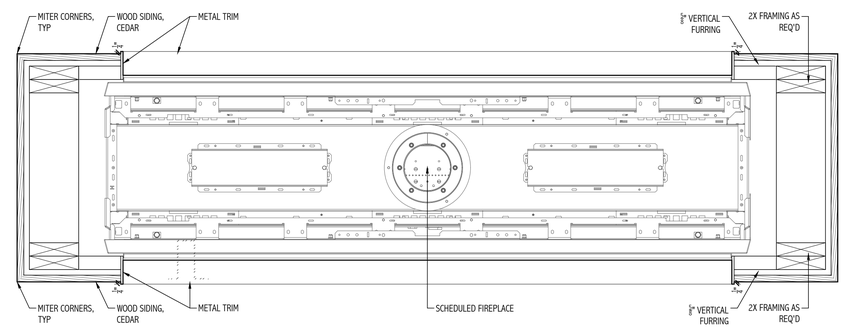


1 BASEMENT FLOOR PLAN

1/4" = 1'-0"



2 CONSTRUCTION DETAIL I PLAN VIEW

1 1/2"=1'-0"

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BASEMENT FLOOR PLAN

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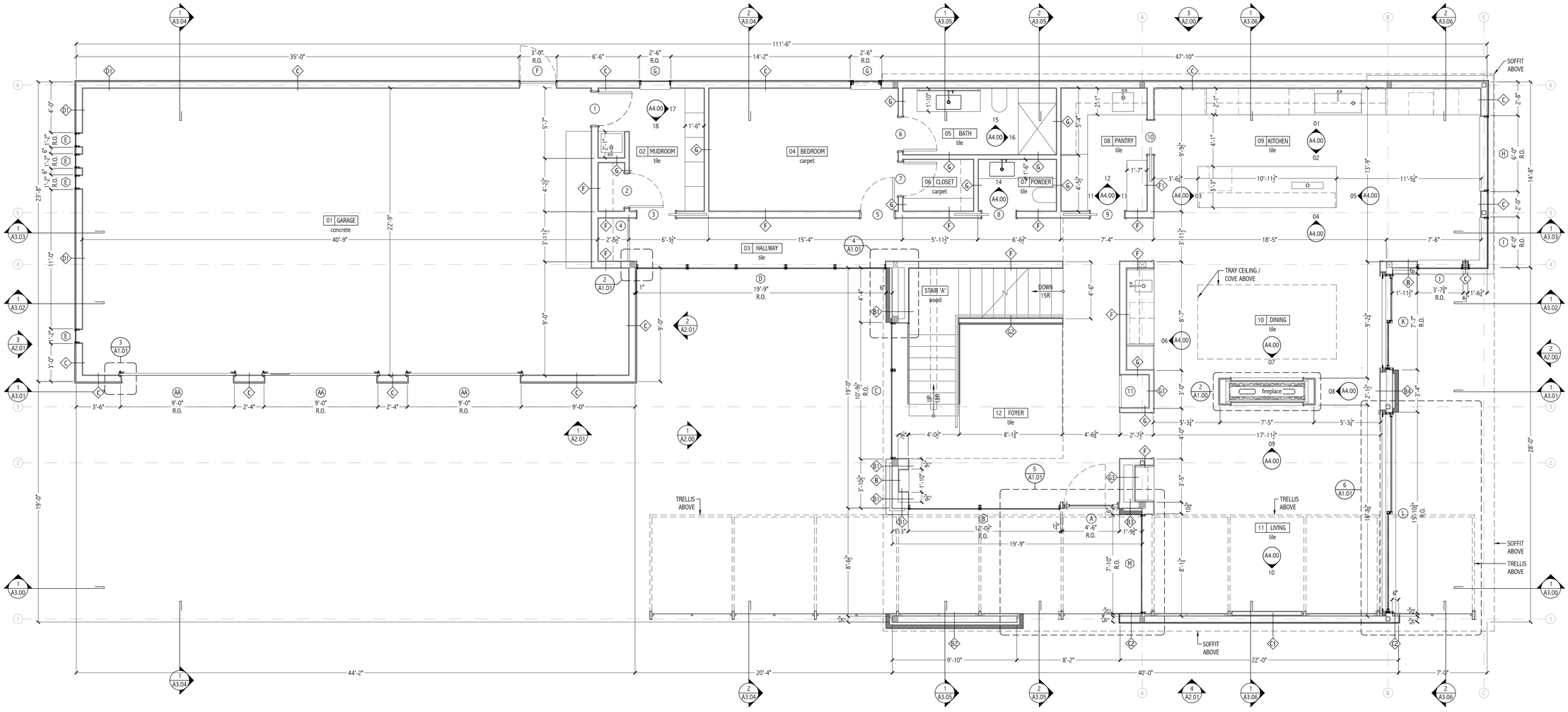
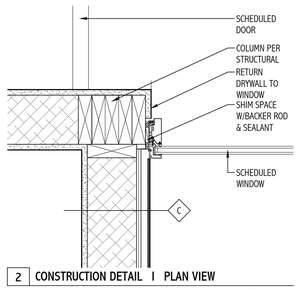


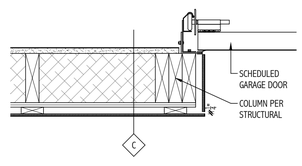
1 FIRST FLOOR PLAN

1/4" = 1'-0"



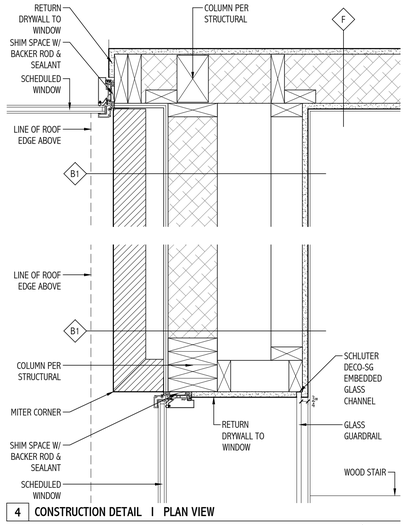
2 CONSTRUCTION DETAIL I PLAN VIEW

1 1/2"=1'-0"



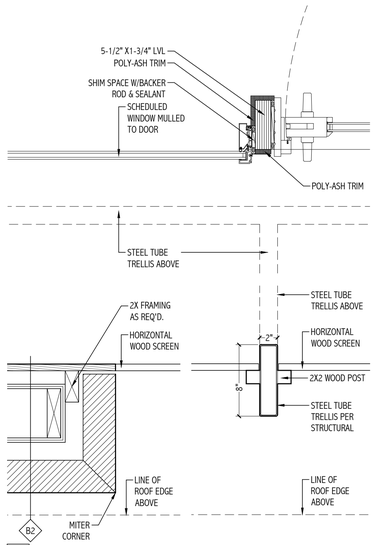
3 CONSTRUCTION DETAIL I PLAN VIEW

1 1/2"=1'-0"



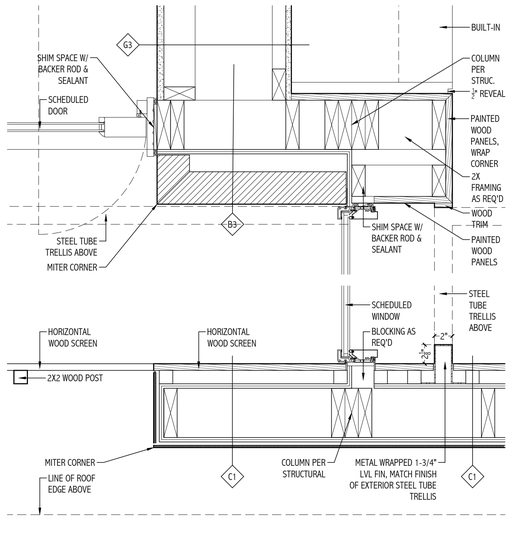
4 CONSTRUCTION DETAIL I PLAN VIEW

1 1/2"=1'-0"



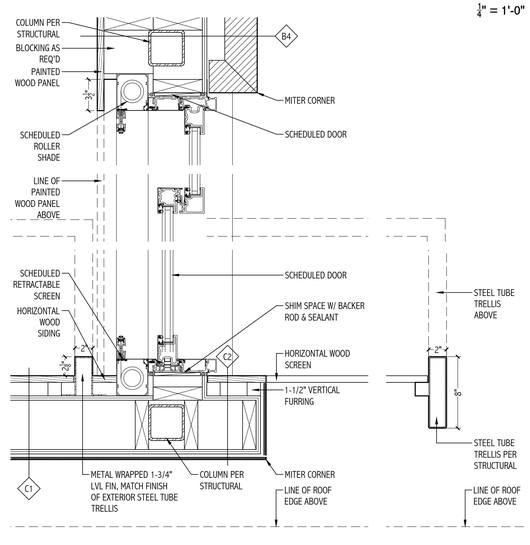
5 CONSTRUCTION DETAIL I PLAN VIEW

1 1/2"=1'-0"



6 CONSTRUCTION DETAIL I PLAN VIEW

1 1/2"=1'-0"



6 CONSTRUCTION DETAIL I PLAN VIEW

1 1/2"=1'-0"

N

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FIRST FLOOR PLAN

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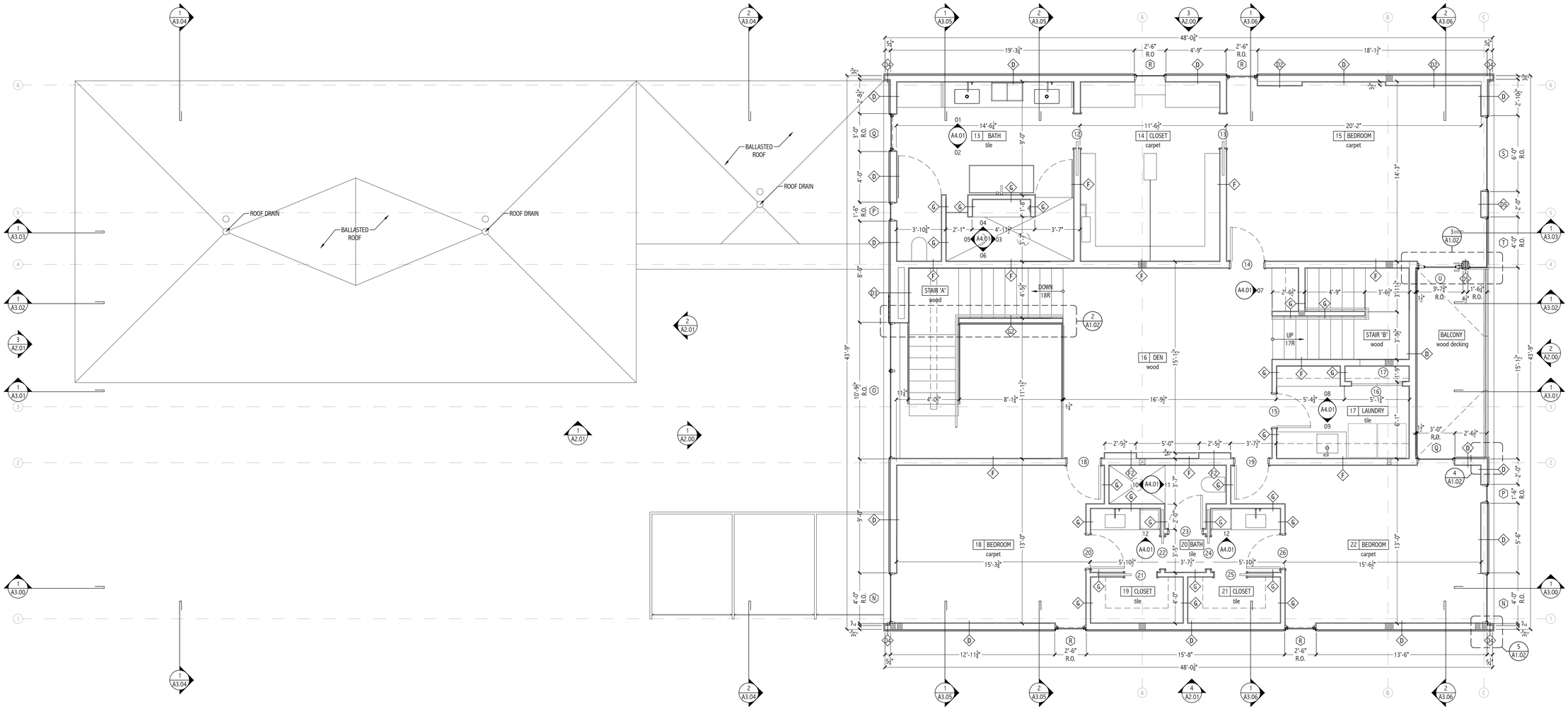
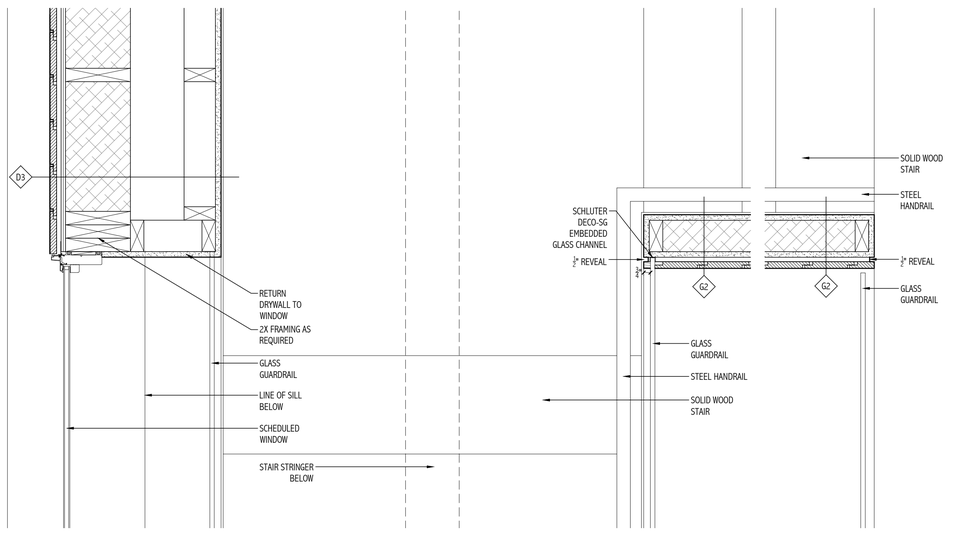


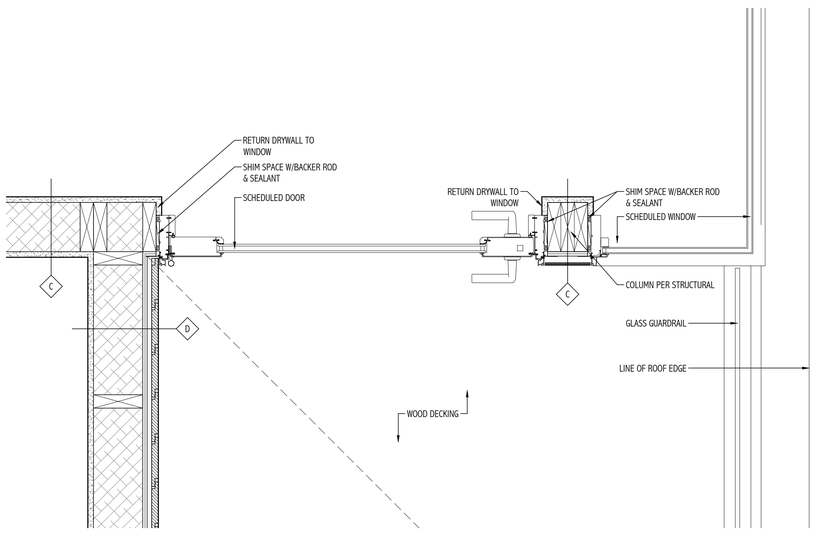
1 SECOND FLOOR PLAN

¼" = 1'-0"



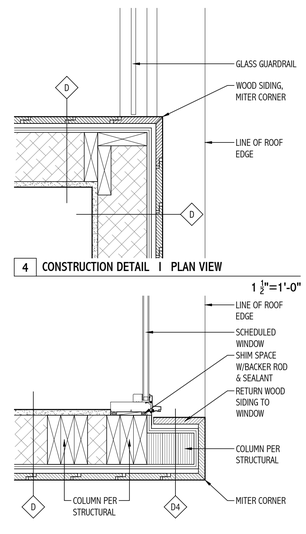
2 CONSTRUCTION DETAIL I PLAN VIEW

1 ½"=1'-0"



3 CONSTRUCTION DETAIL I PLAN VIEW

1 ½"=1'-0"



4 CONSTRUCTION DETAIL I PLAN VIEW

1 ½"=1'-0"

5 CONSTRUCTION DETAIL I PLAN VIEW

1 ½"=1'-0"

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SECOND FLOOR & ROOF PLAN

A1.02

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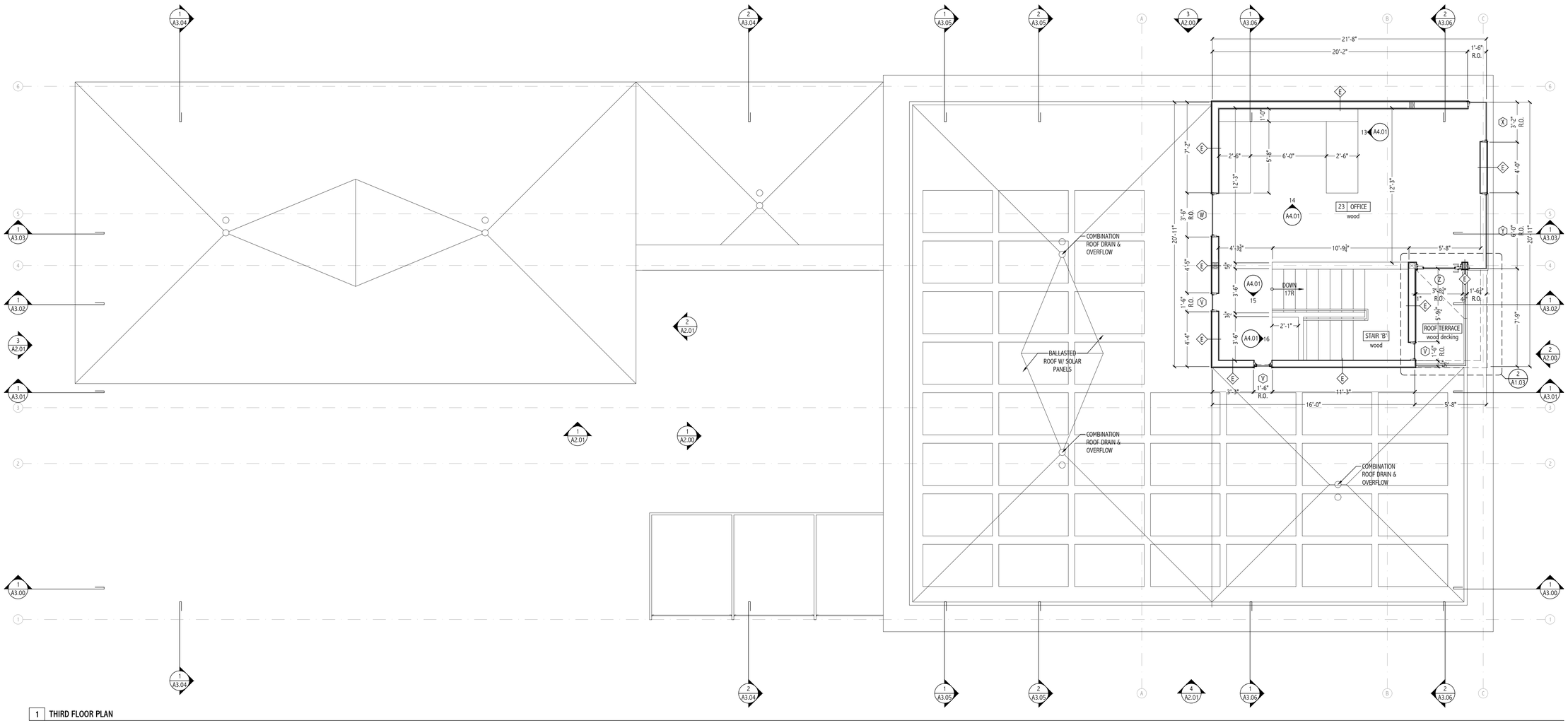
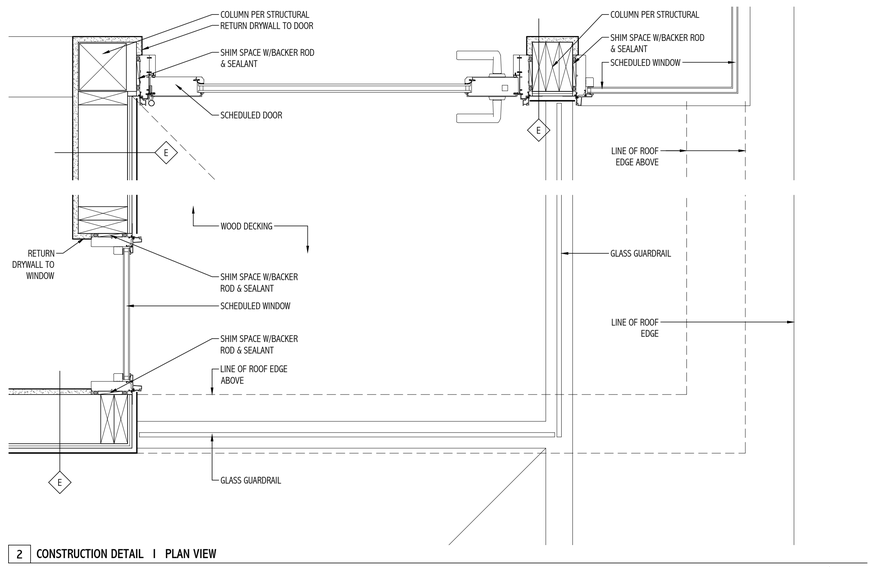


1 THIRD FLOOR PLAN

1/4" = 1'-0"



2 CONSTRUCTION DETAIL I PLAN VIEW

1 1/2"=1'-0"

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THIRD FLOOR & ROOF PLAN

A1.03

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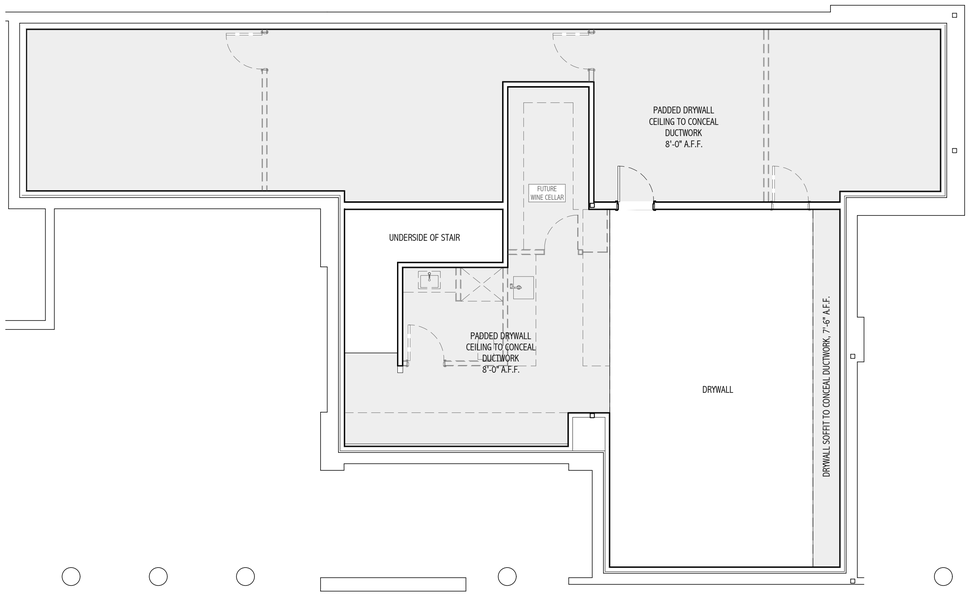
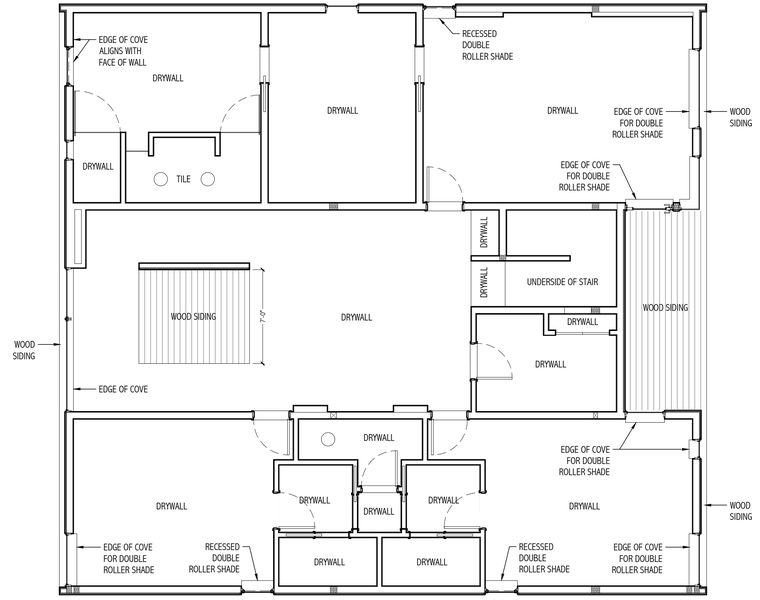


2 BASEMENT REFLECTED CEILING PLAN

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



3 SECOND FLOOR REFLECTED CEILING PLAN

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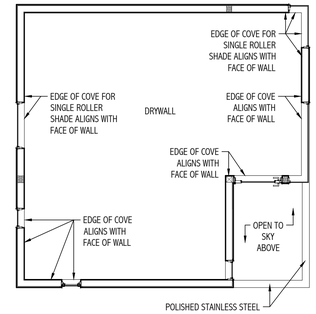

4 THIRD FLOOR REFLECTED CEILING PLAN

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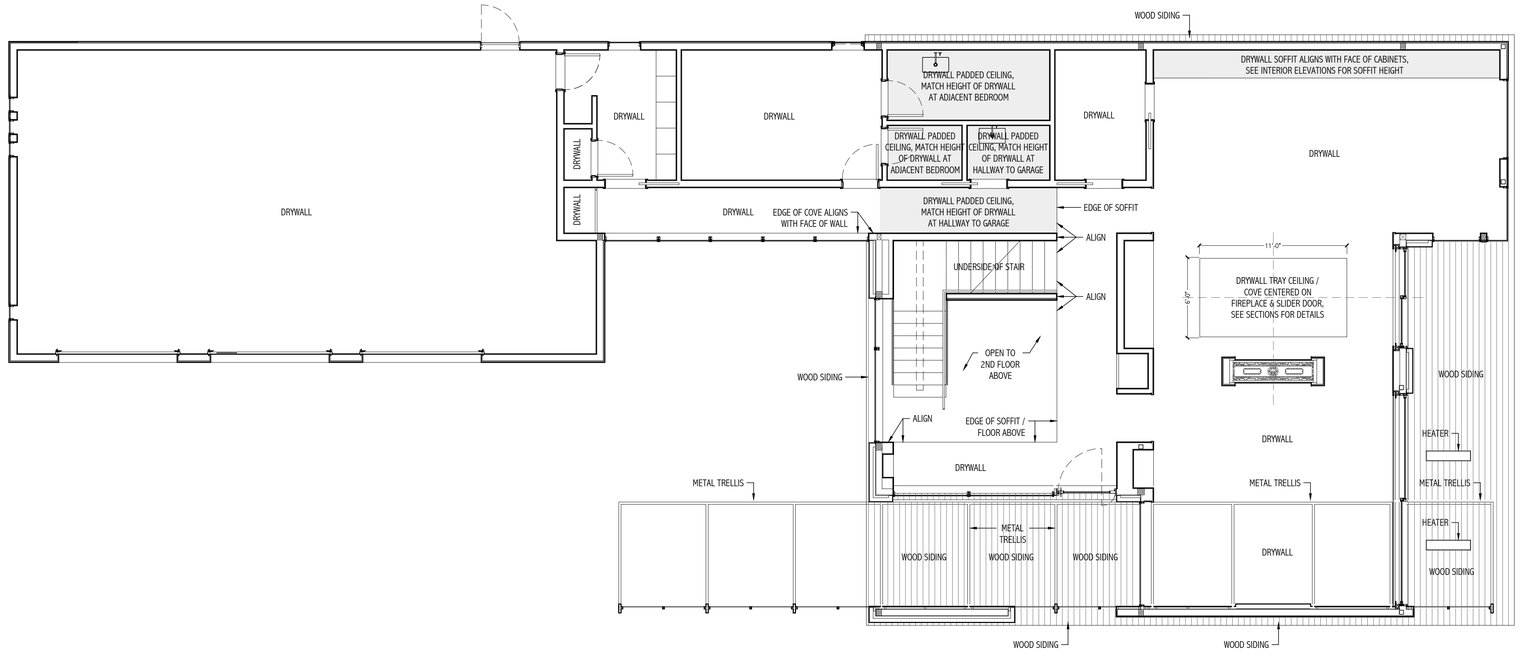

1 FIRST FLOOR PLAN REFLECTED CEILING PLAN

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

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REFLECTED CEILING PLANS

A1.10

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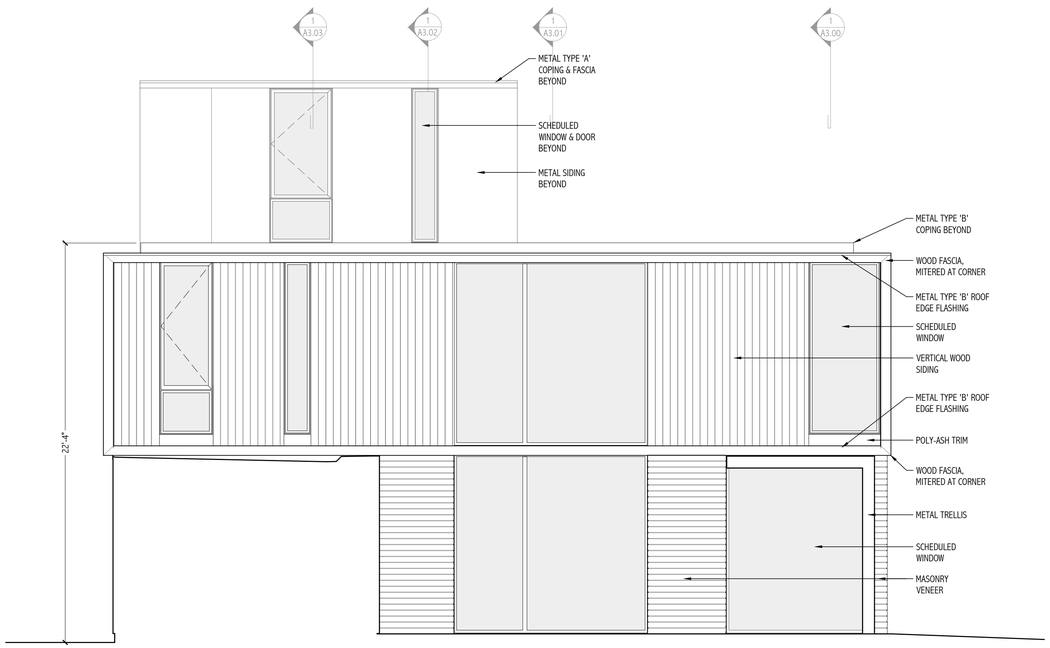

1 WEST COURTYARD EXTERIOR ELEVATION

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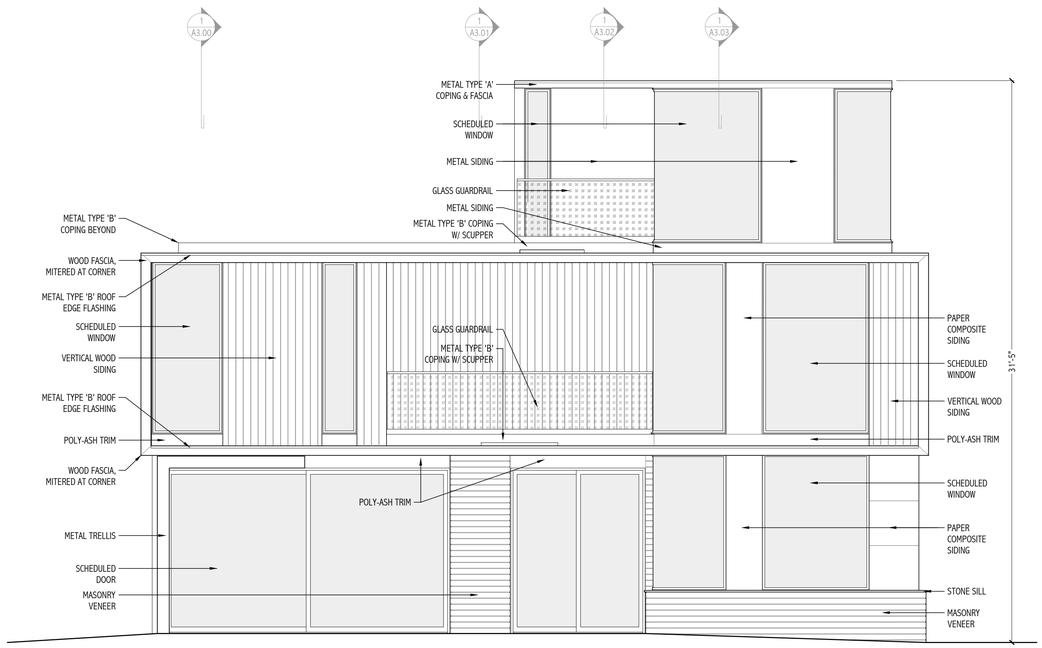
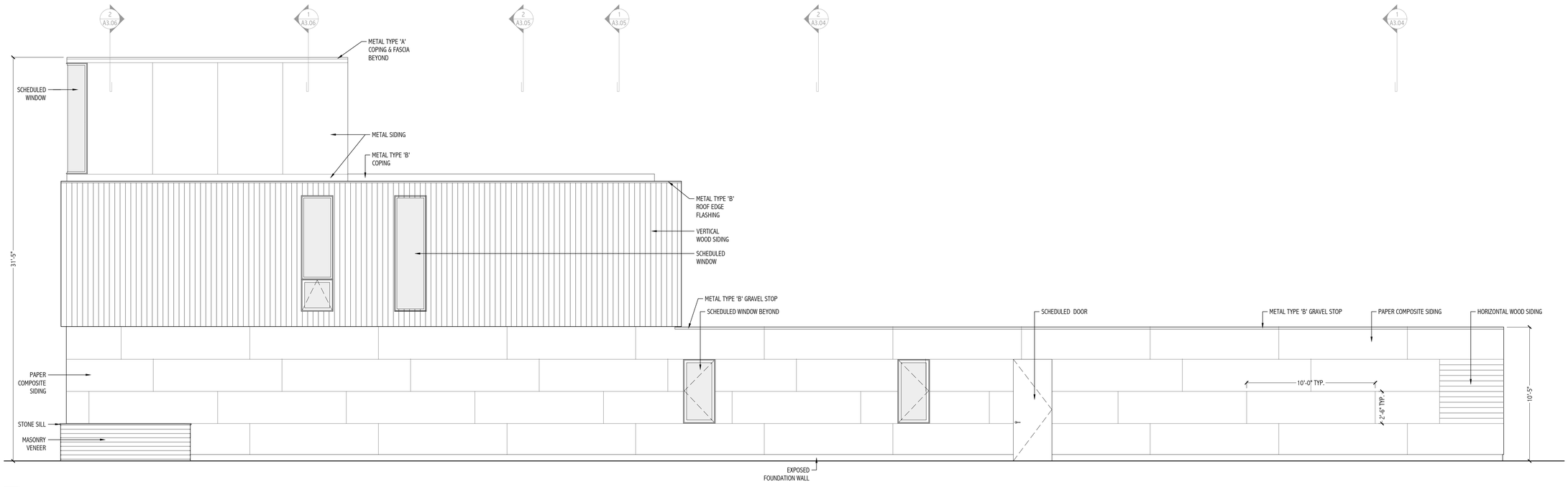


2 EAST EXTERIOR ELEVATION

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



3 NORTH EXTERIOR ELEVATION

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

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EXTERIOR ELEVATIONS

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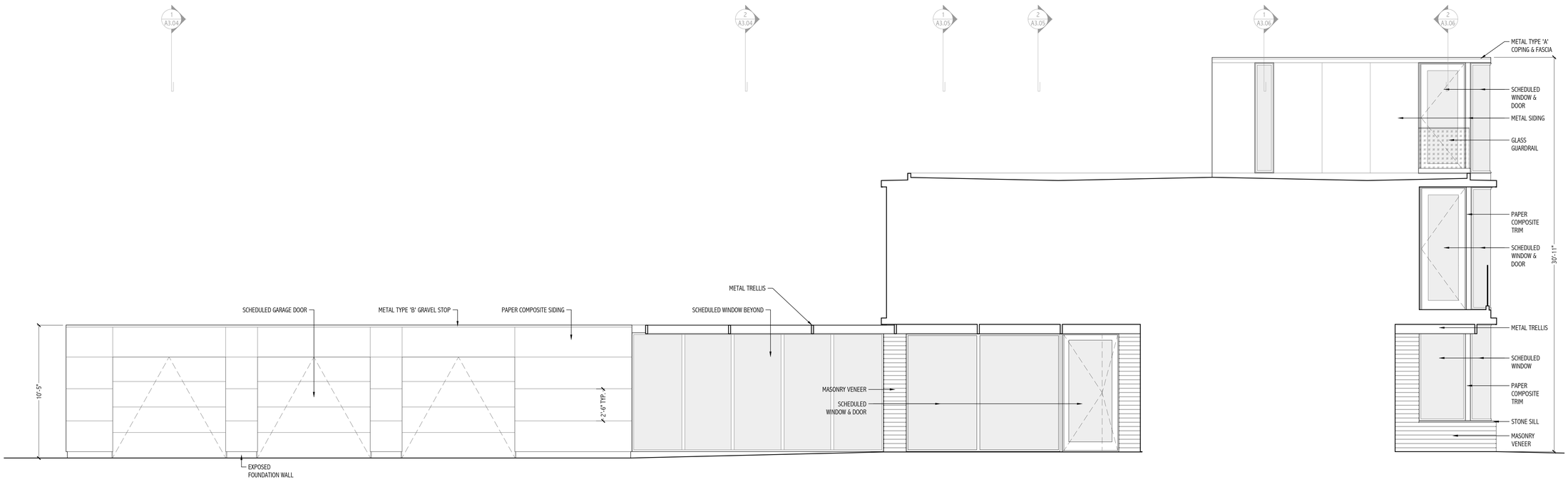

1 SOUTH COURTYARD EXTERIOR ELEVATION

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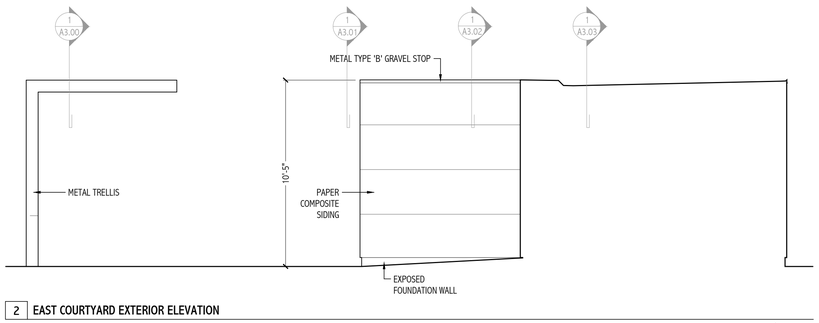

2 EAST COURTYARD EXTERIOR ELEVATION

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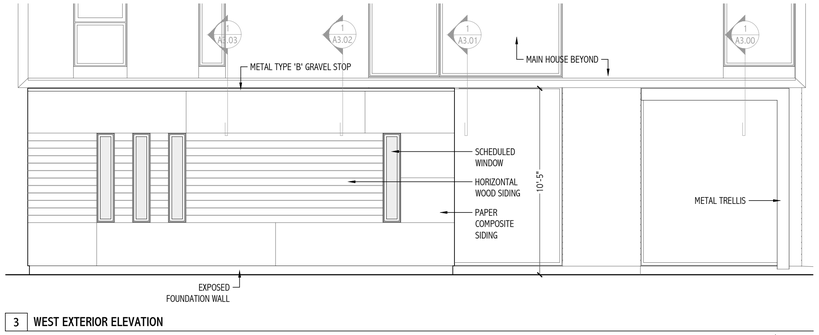

3 WEST EXTERIOR ELEVATION

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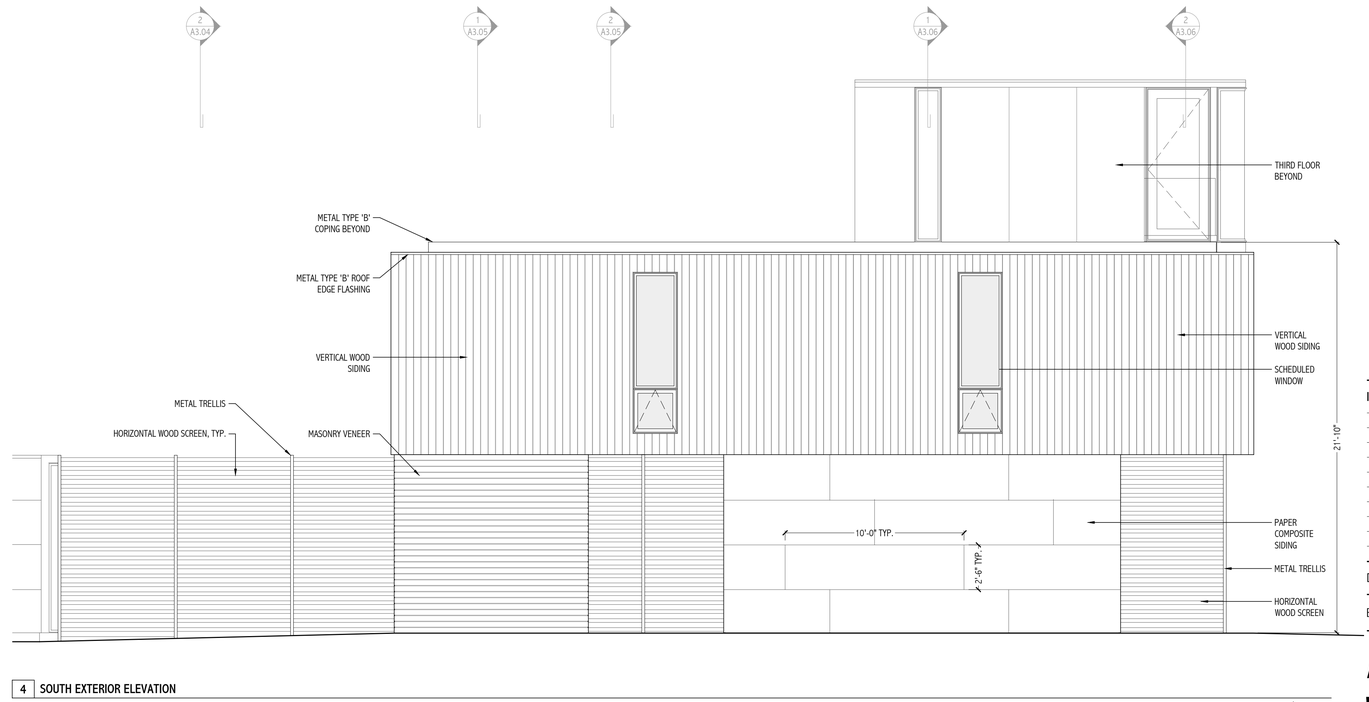

4 SOUTH EXTERIOR ELEVATION

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

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EXTERIOR ELEVATIONS

A2.01

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1 | 3D MODEL VIEW I AERIAL VIEW FROM SOUTHWEST

DEPICTS DESIGN INTENT ONLY

2 | 3D MODEL VIEW I AERIAL VIEW FROM SOUTHEAST

DEPICTS DESIGN INTENT ONLY

3 | 3D MODEL VIEW I AERIAL VIEW FROM NORTHEAST

DEPICTS DESIGN INTENT ONLY

4 | 3D MODEL VIEW I AERIAL VIEW FROM NORTHWEST

DEPICTS DESIGN INTENT ONLY

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EXTERIOR 3D VIEWS

A2.02

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2 3D MODEL VIEW I PERSPECTIVE FACING WEST

1 3D MODEL VIEW I PERSPECTIVE VIEW LOOKING EAST

DEPICTS DESIGN INTENT ONLY

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EXTERIOR 3D VIEWS

A2.03

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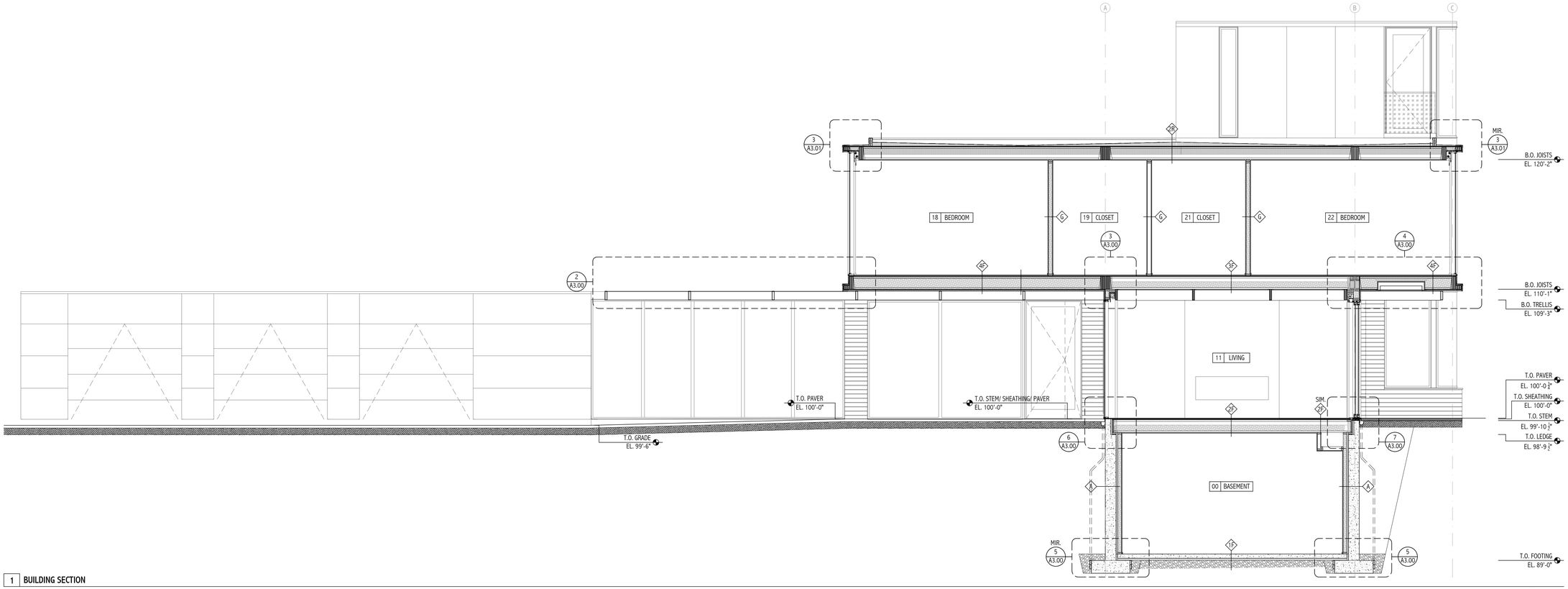
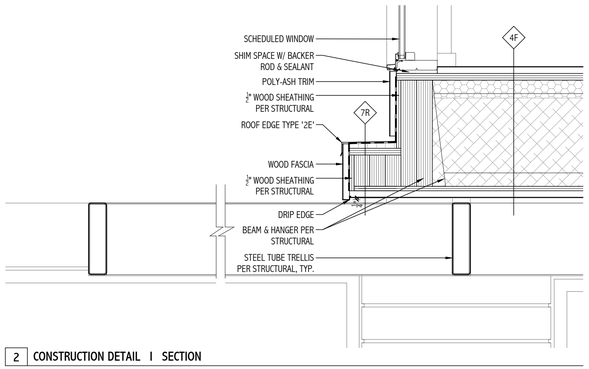


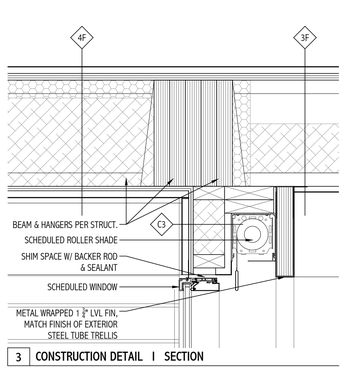
1 BUILDING SECTION

1/4" = 1'-0"



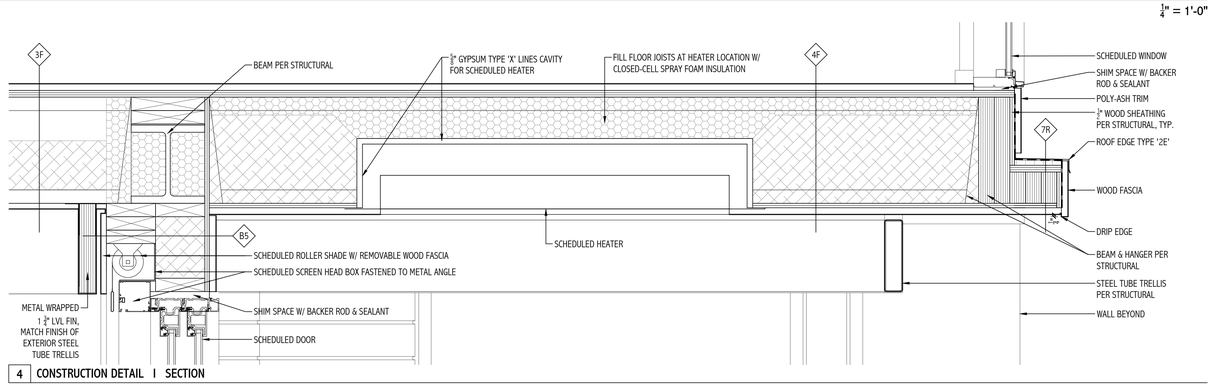
2 CONSTRUCTION DETAIL I SECTION

1 ½" = 1'-0"



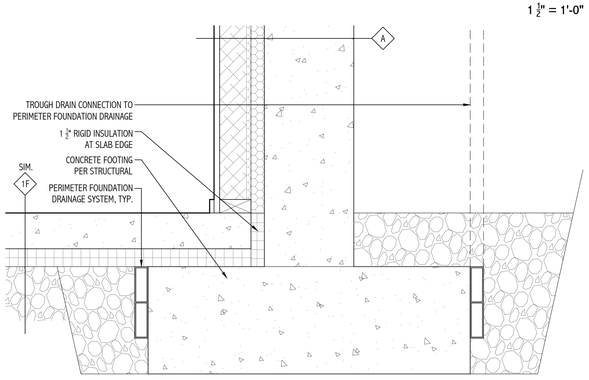
3 CONSTRUCTION DETAIL I SECTION

1 ½" = 1'-0"



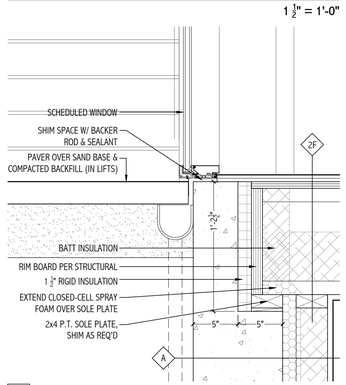
4 CONSTRUCTION DETAIL I SECTION

1 ½" = 1'-0"



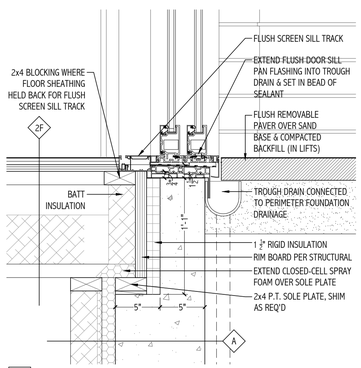
5 CONSTRUCTION DETAIL I SECTION

1 ½" = 1'-0"



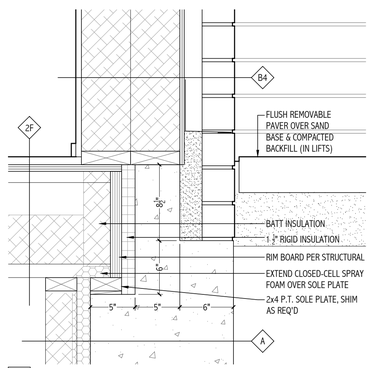
6 CONSTRUCTION DETAIL I SECTION

1 ½" = 1'-0"



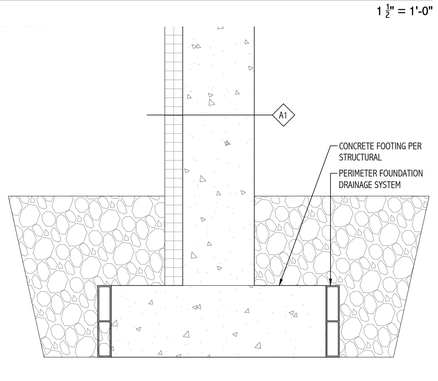
7 CONSTRUCTION DETAIL I SECTION

1 ½" = 1'-0"



8 CONSTRUCTION DETAIL I SECTION

1 ½" = 1'-0"



9 CONSTRUCTION DETAIL I SECTION

1 ½" = 1'-0"

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BUILDING SECTIONS & DETAILS

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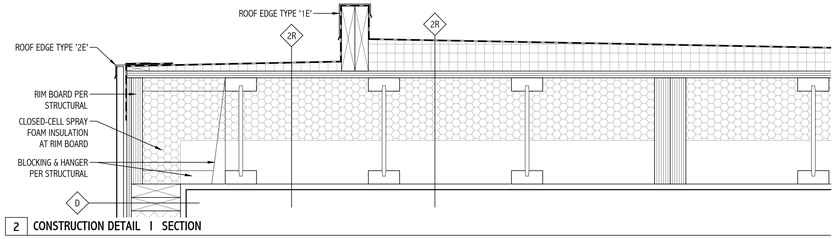
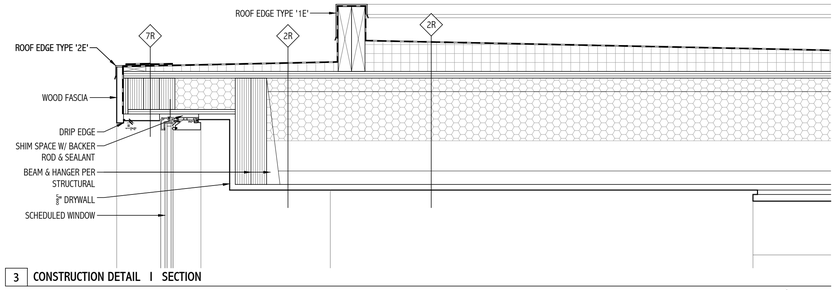


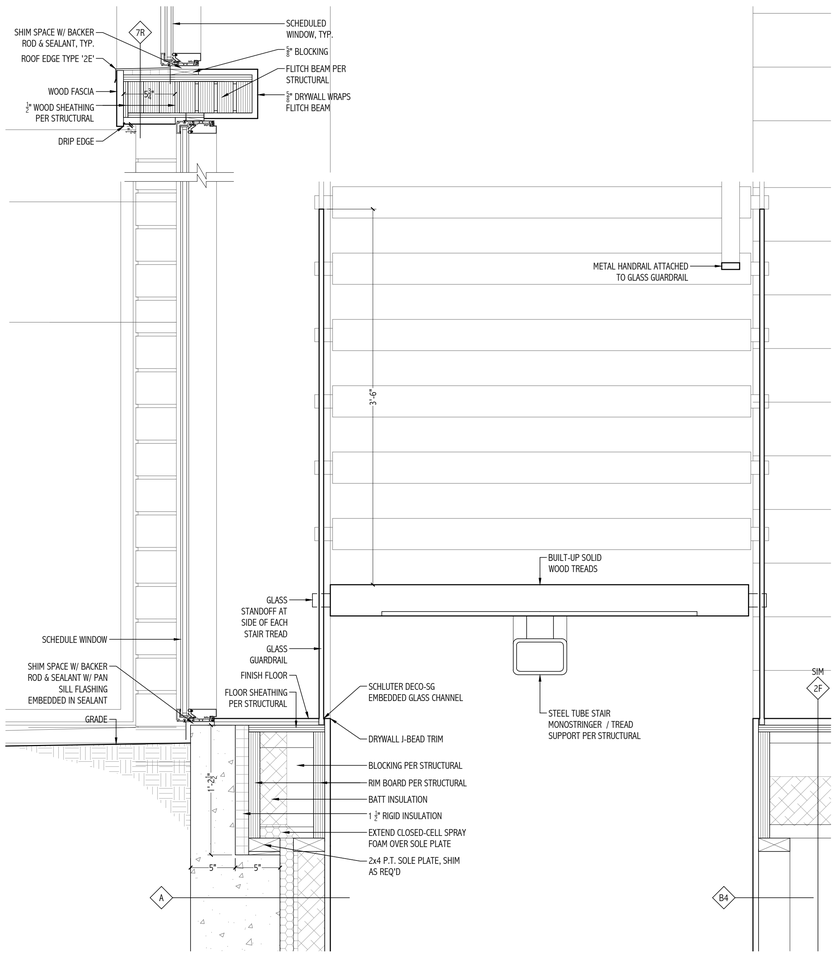
2 CONSTRUCTION DETAIL I SECTION

1 1/2" = 1'-0"



3 CONSTRUCTION DETAIL I SECTION

1 1/2" = 1'-0"



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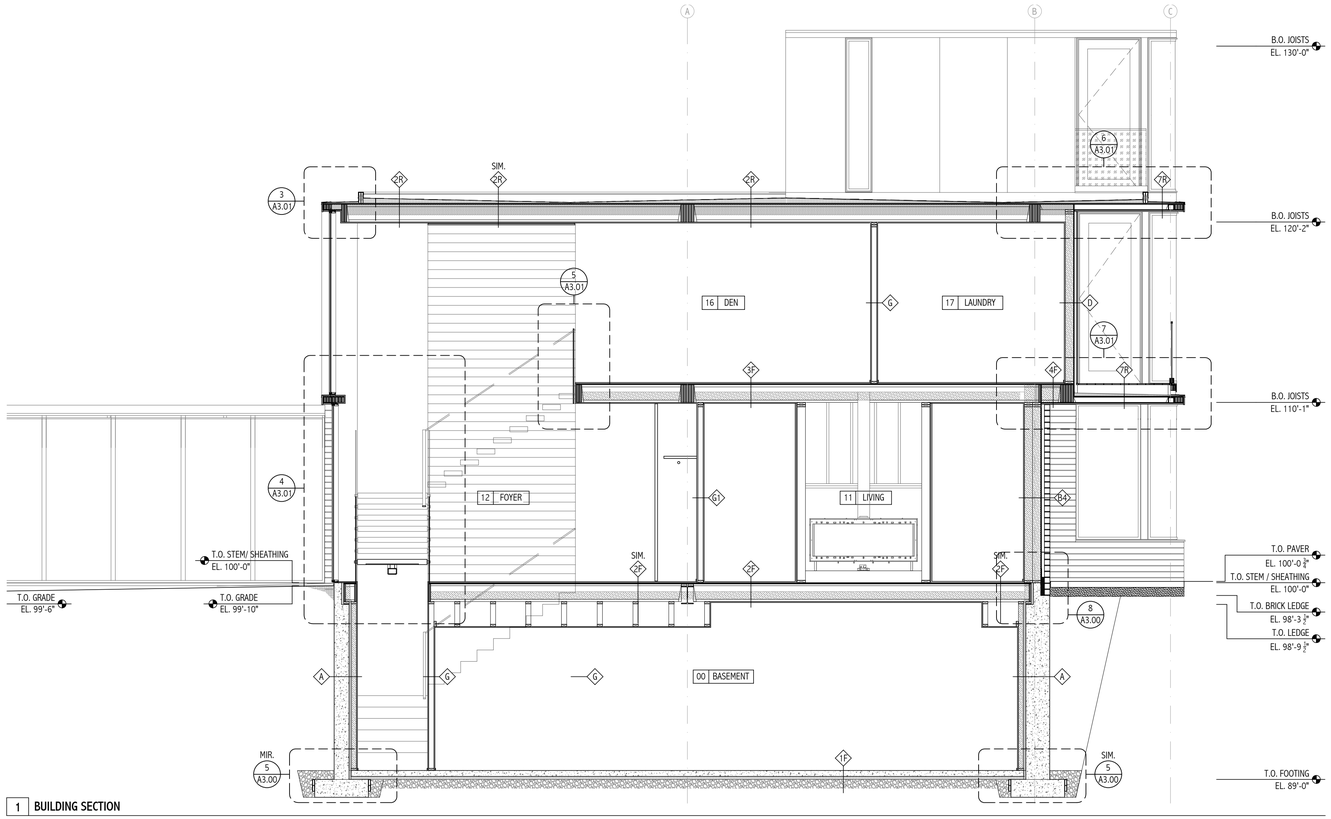
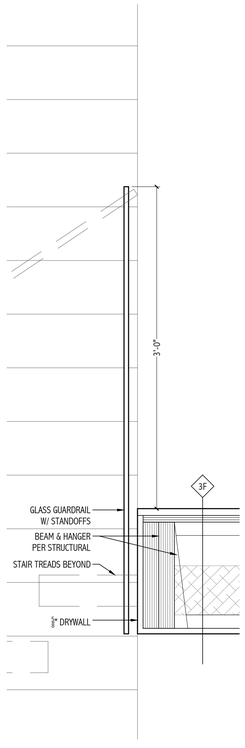
1 1/2" = 1'-0"



1 BUILDING SECTION

1/4" = 1'-0"



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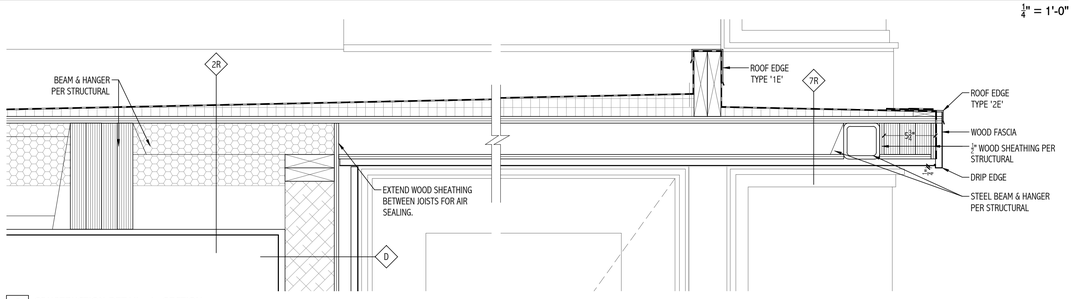
1 1/2" = 1'-0"



6 CONSTRUCTION DETAIL I SECTION

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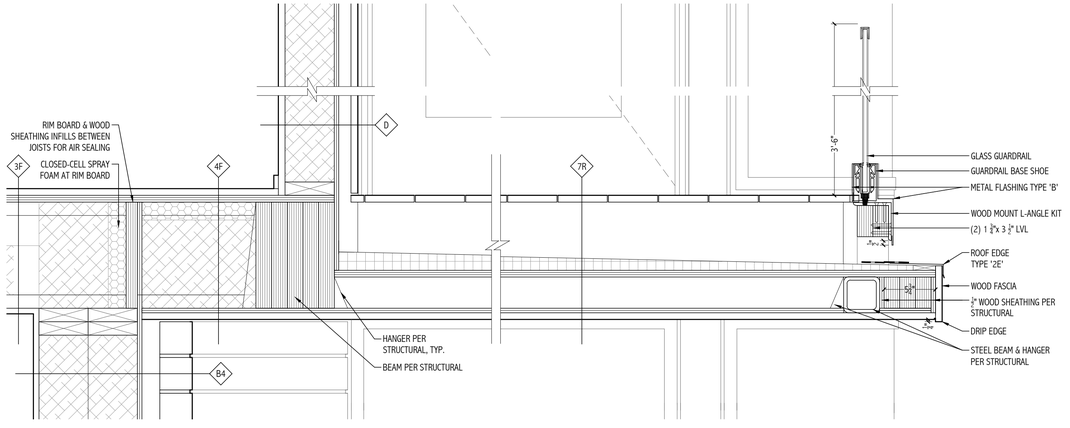

7 CONSTRUCTION DETAIL I SECTION

1 1/2" = 1'-0"

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02.05.2021	ISSUED FOR BUILDING BOARD REVIEW

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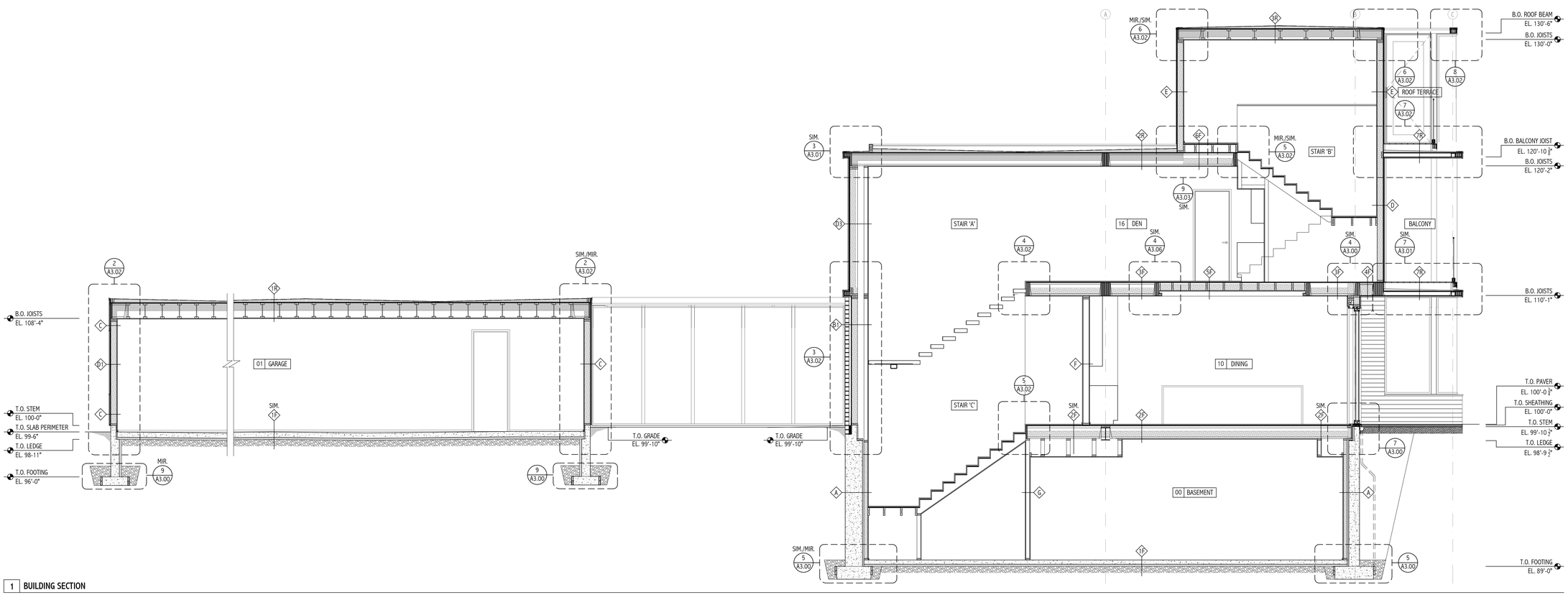
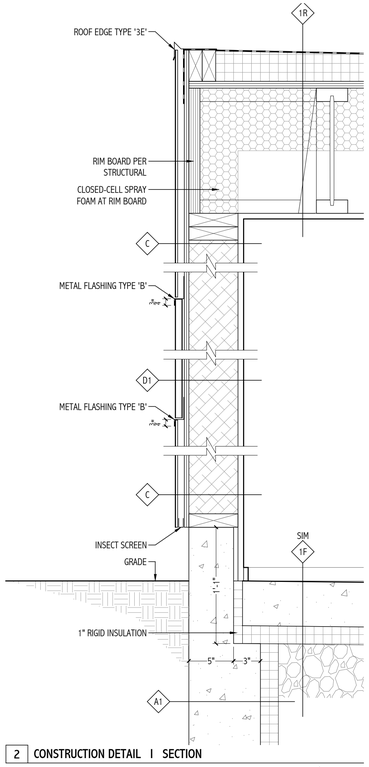


1 BUILDING SECTION

1/4" = 1'-0"



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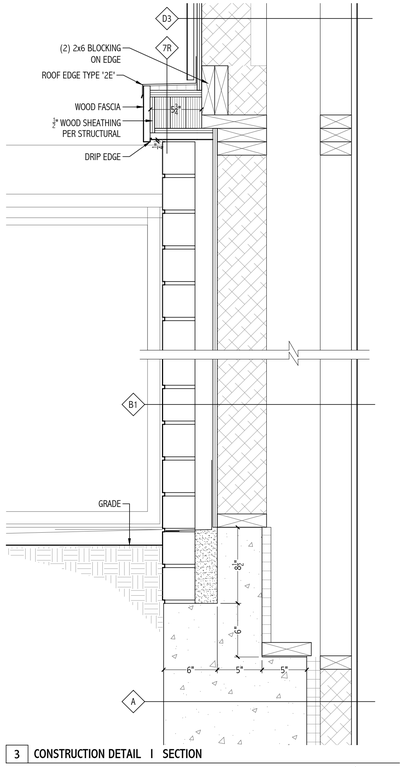

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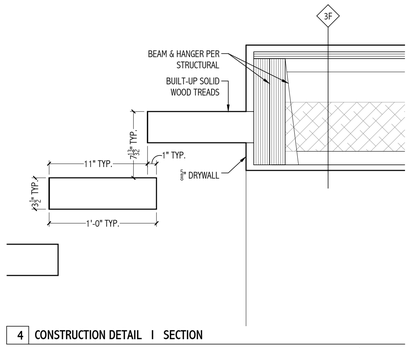

4 CONSTRUCTION DETAIL I SECTION

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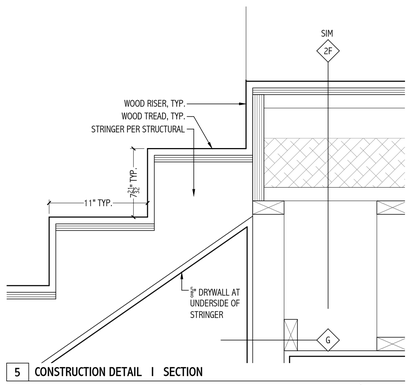

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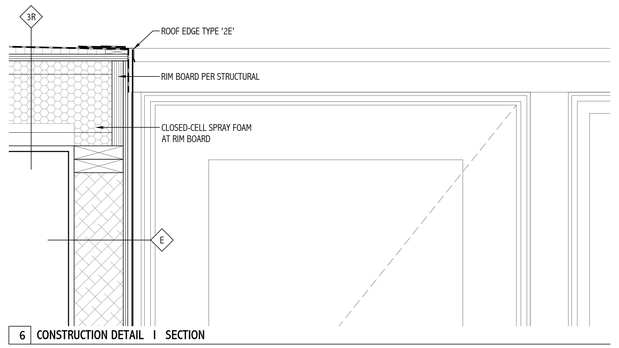

6 CONSTRUCTION DETAIL I SECTION

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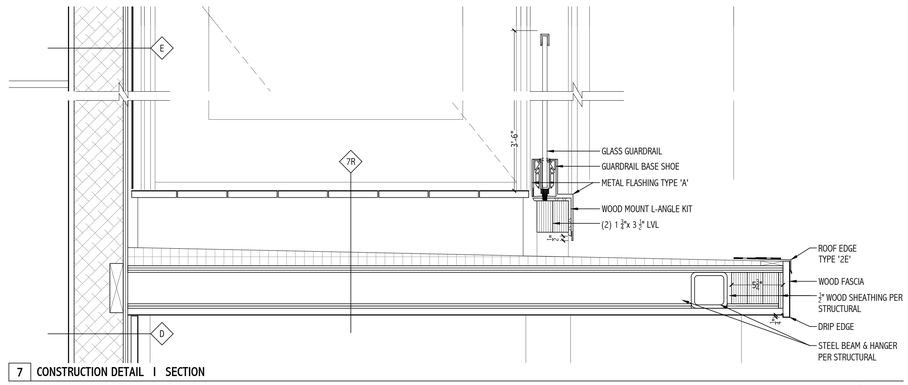

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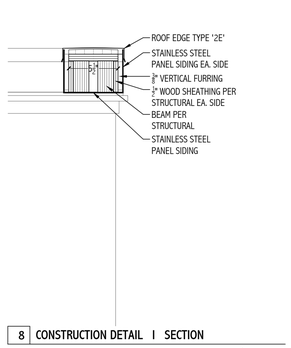

8 CONSTRUCTION DETAIL I SECTION

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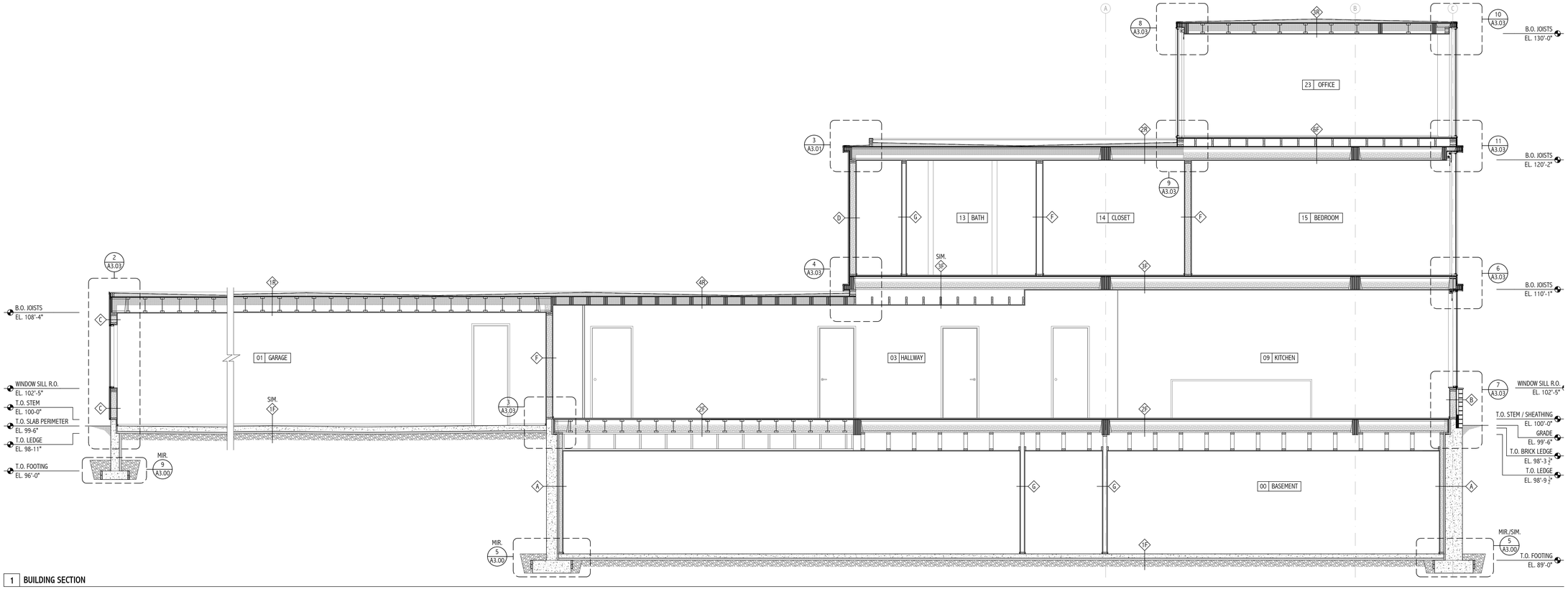
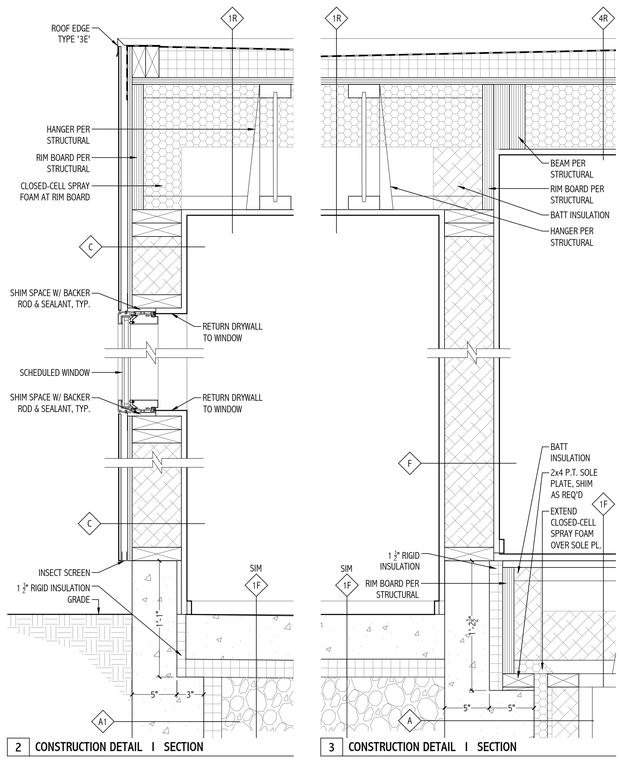


1 BUILDING SECTION

1/4" = 1'-0"



2 CONSTRUCTION DETAIL I SECTION

1 1/2" = 1'-0"

3 CONSTRUCTION DETAIL I SECTION

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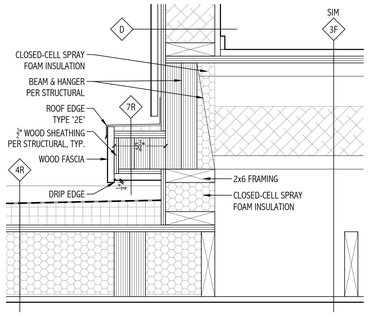

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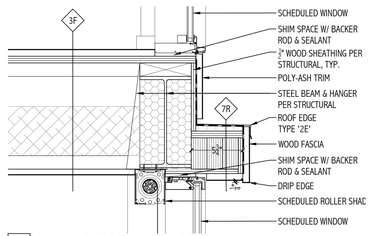

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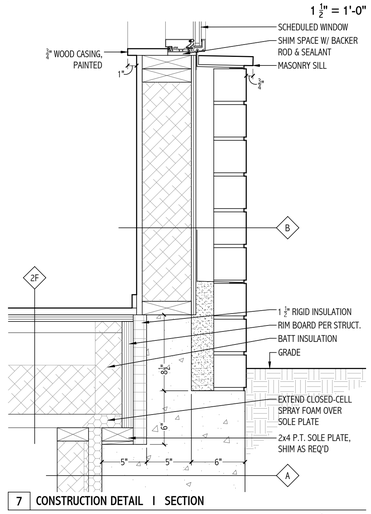

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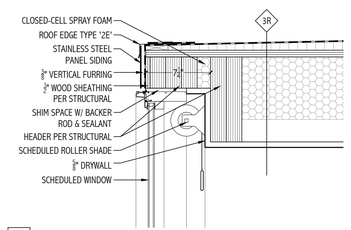

8 CONSTRUCTION DETAIL I SECTION

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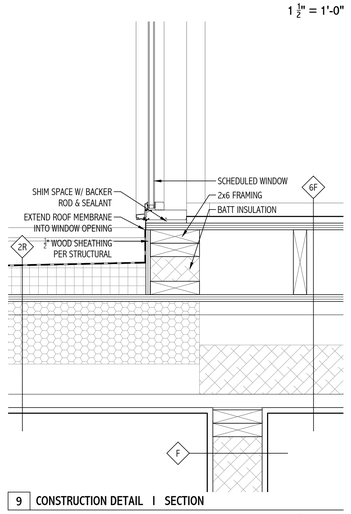
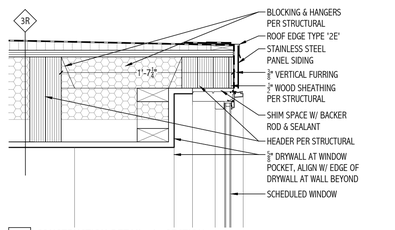


9 CONSTRUCTION DETAIL I SECTION

1 1/2" = 1'-0"



10 CONSTRUCTION DETAIL I SECTION

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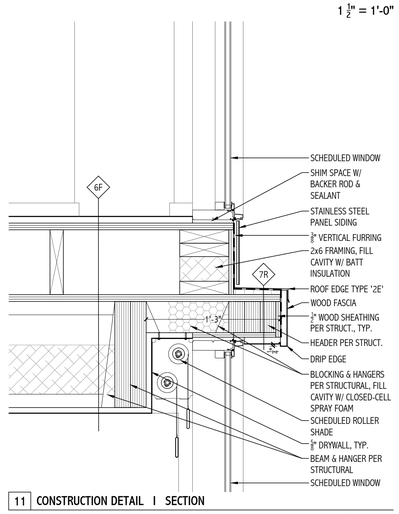

11 CONSTRUCTION DETAIL I SECTION

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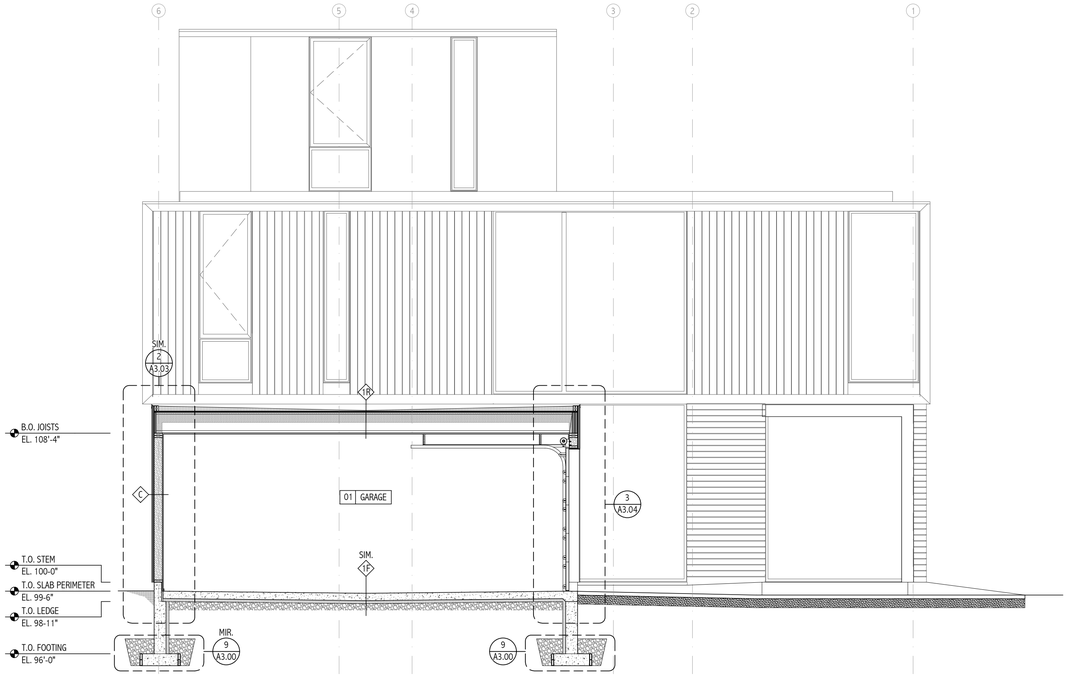
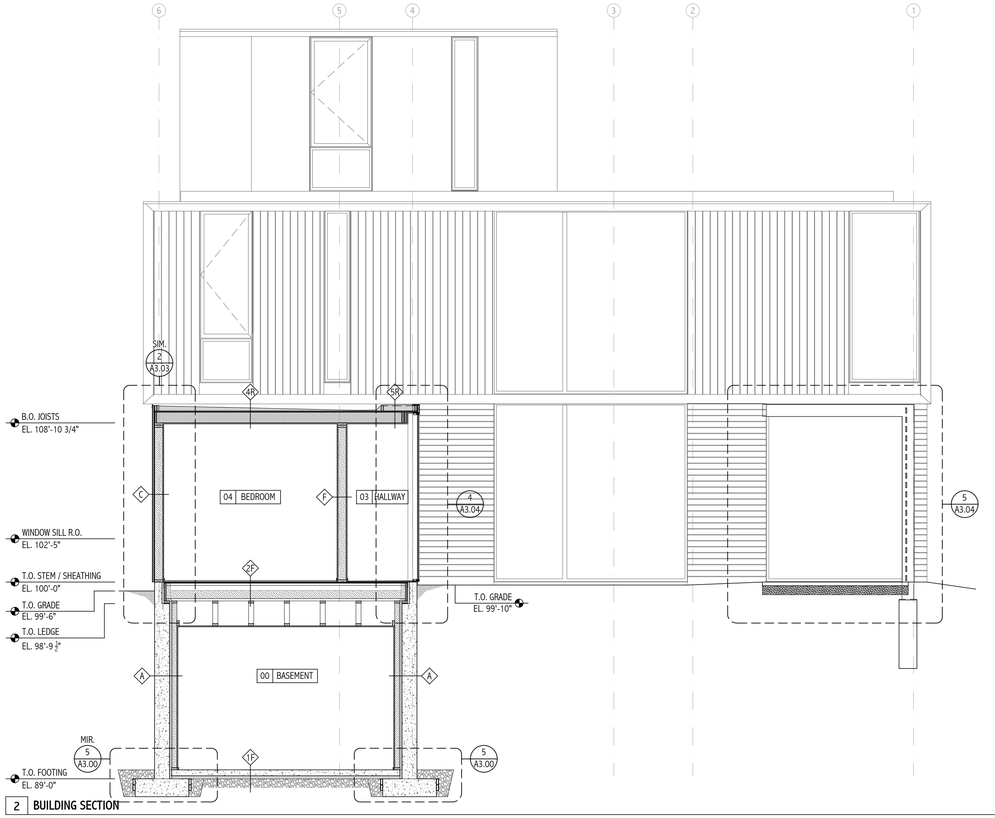


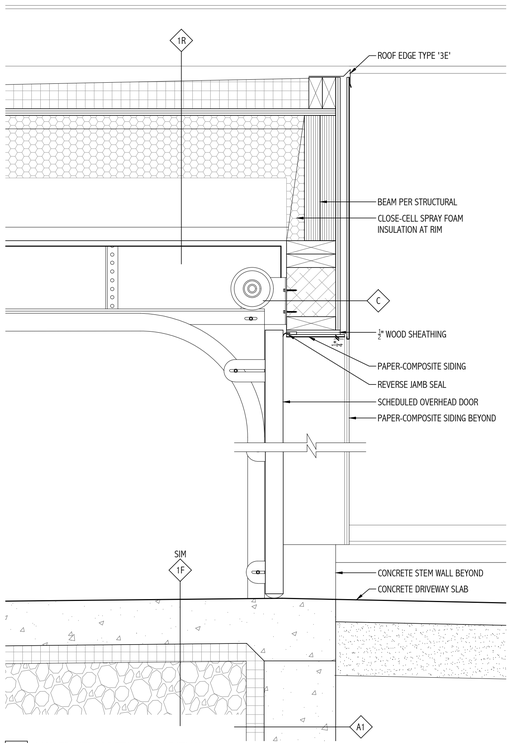
1 BUILDING SECTION

1/4" = 1'-0"



2 BUILDING SECTION

1/4" = 1'-0"



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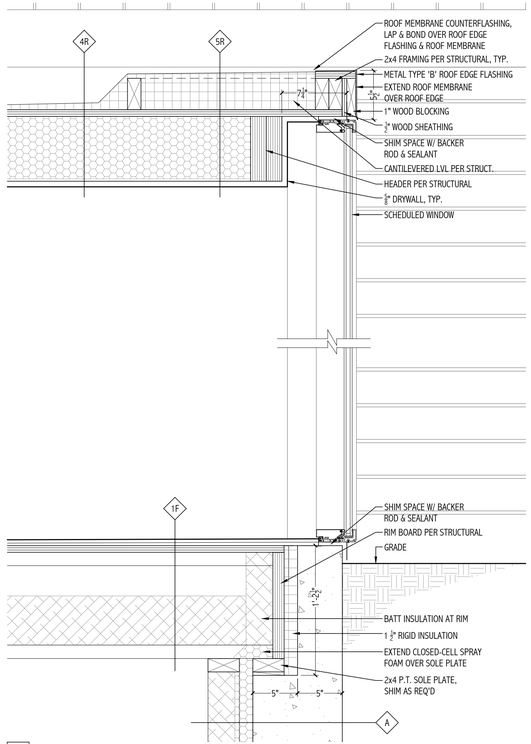

4 CONSTRUCTION DETAIL I SECTION

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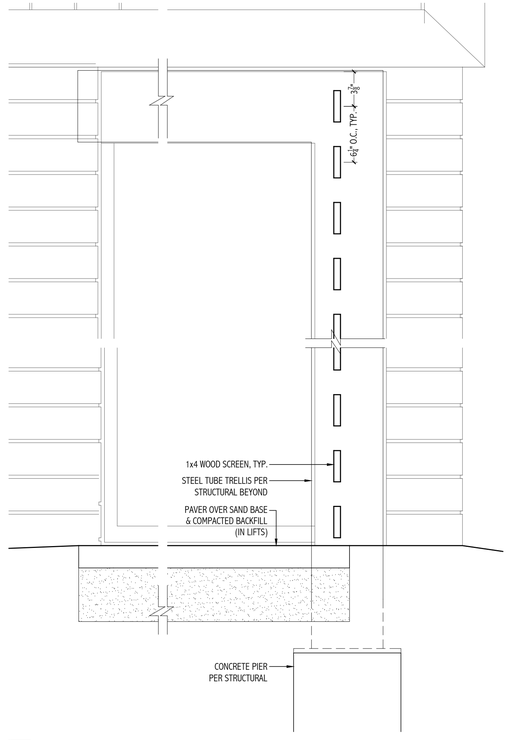
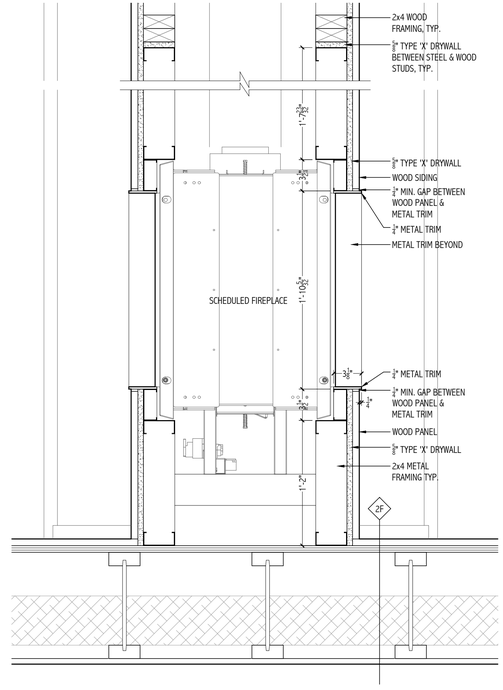


5 CONSTRUCTION DETAIL I SECTION

1 1/2" = 1'-0"

1/4" = 1'-0"



6 CONSTRUCTION DETAIL I SECTION

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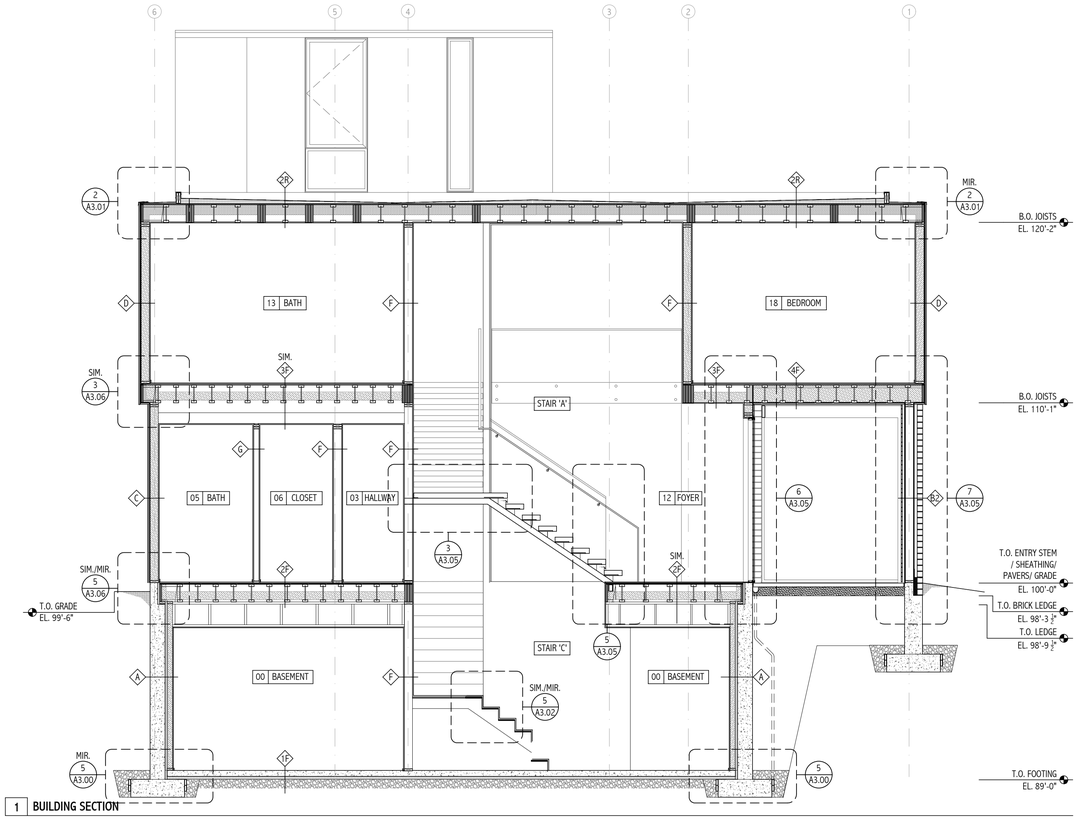
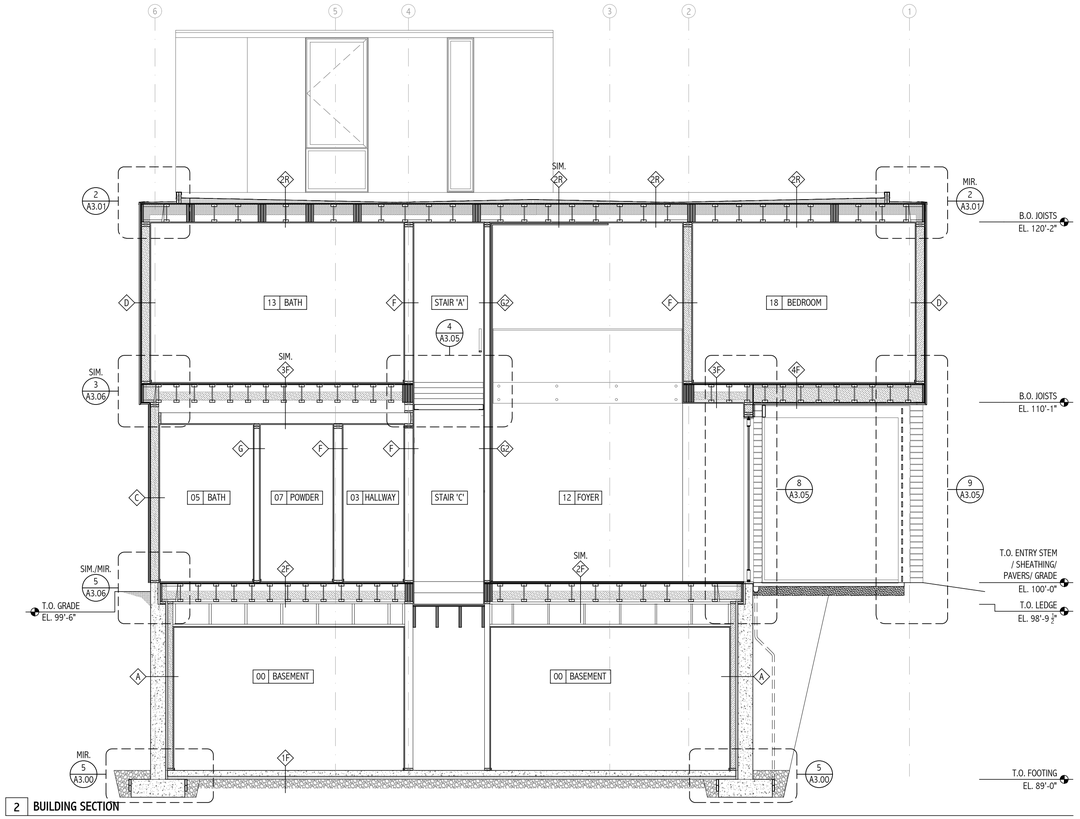


1 BUILDING SECTION

1/4" = 1'-0"



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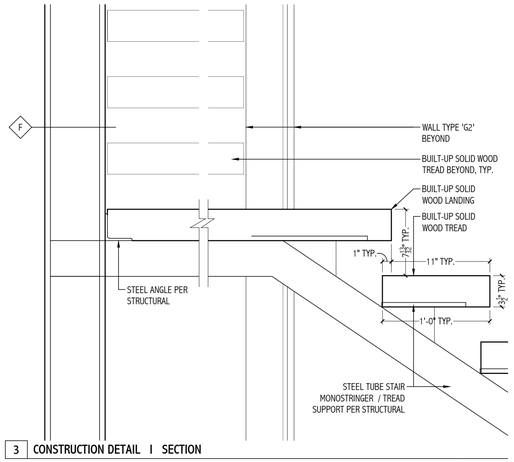
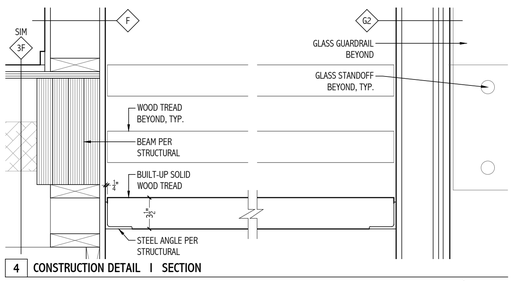


3 CONSTRUCTION DETAIL I SECTION

1 1/2" = 1'-0"



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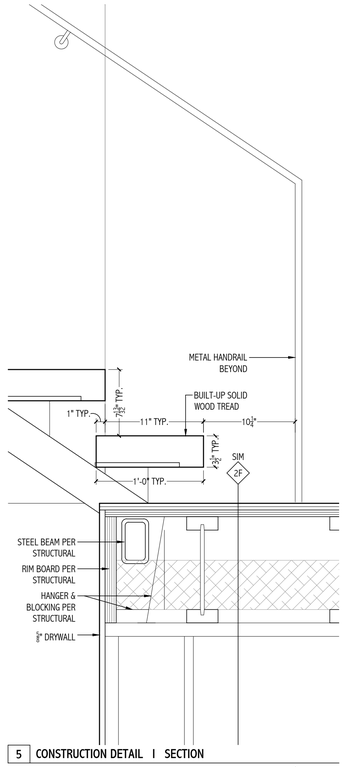

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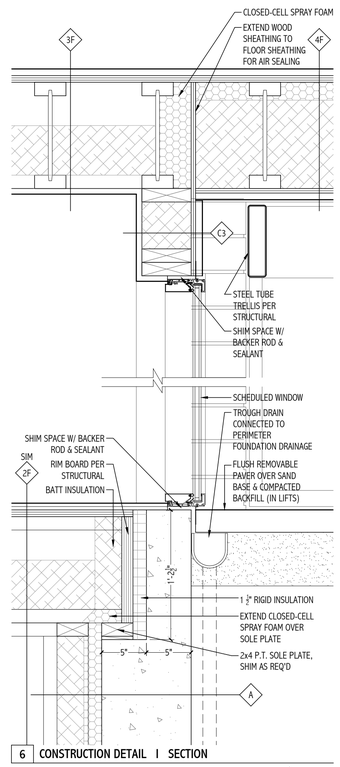

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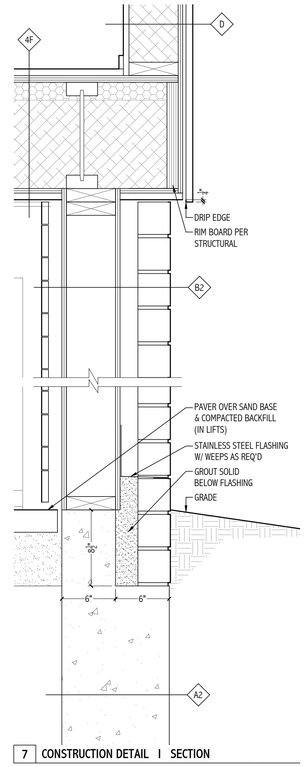

7 CONSTRUCTION DETAIL I SECTION

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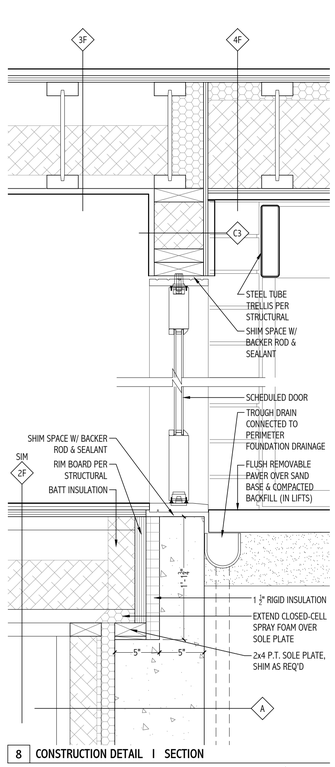

8 CONSTRUCTION DETAIL I SECTION

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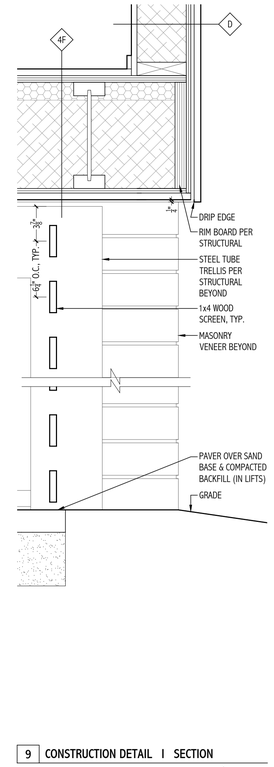

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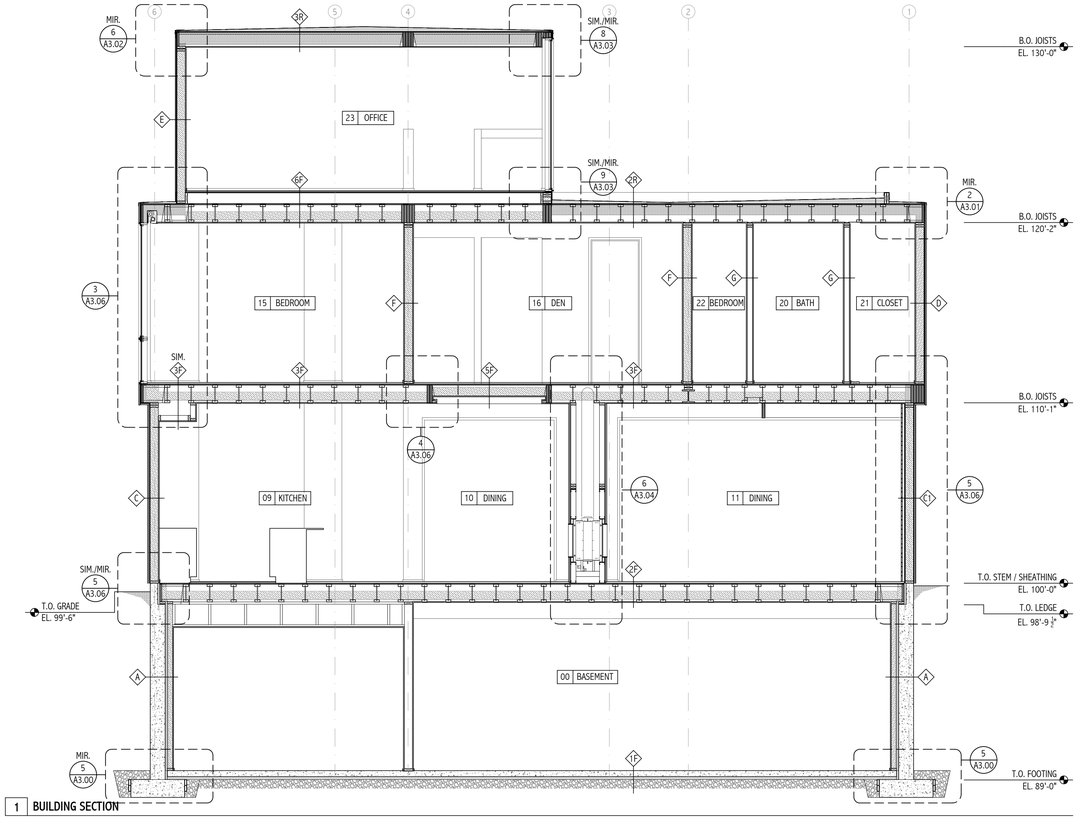
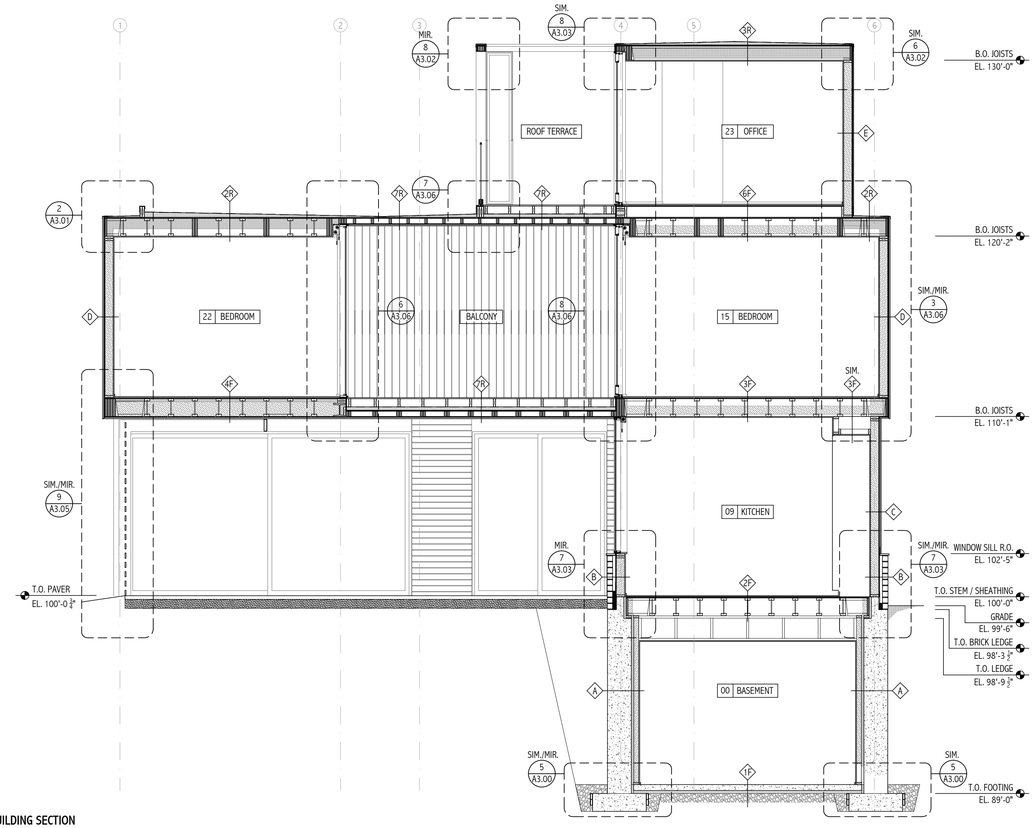


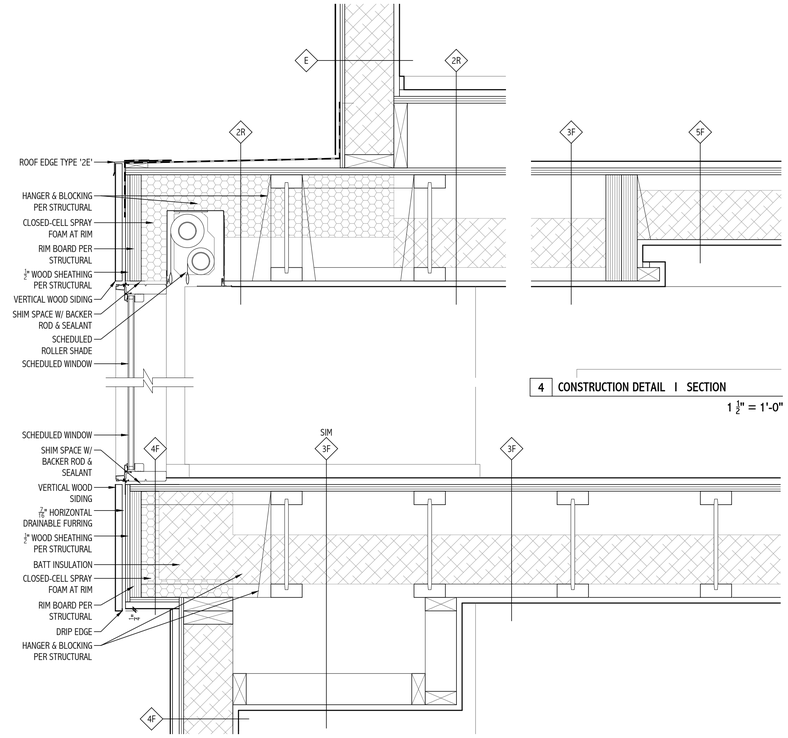
1 BUILDING SECTION

1/4" = 1'-0"



2 BUILDING SECTION

1/4" = 1'-0"



3 CONSTRUCTION DETAIL I SECTION

1 1/2" = 1'-0"

4 CONSTRUCTION DETAIL I SECTION

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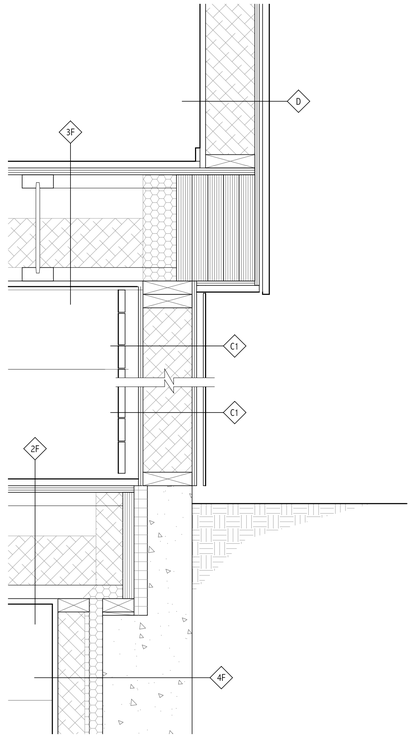

5 CONSTRUCTION DETAIL I SECTION

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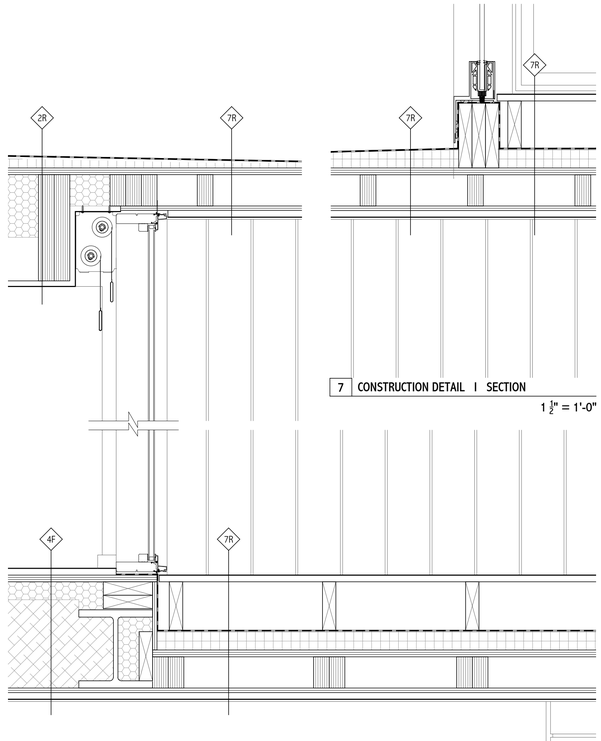

6 CONSTRUCTION DETAIL I SECTION

1 1/2" = 1'-0"

7 CONSTRUCTION DETAIL I SECTION

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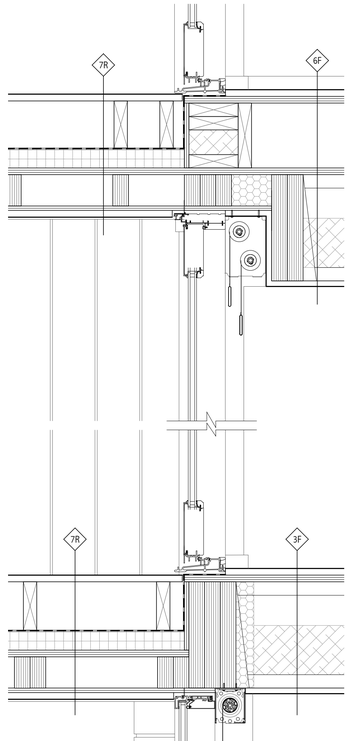

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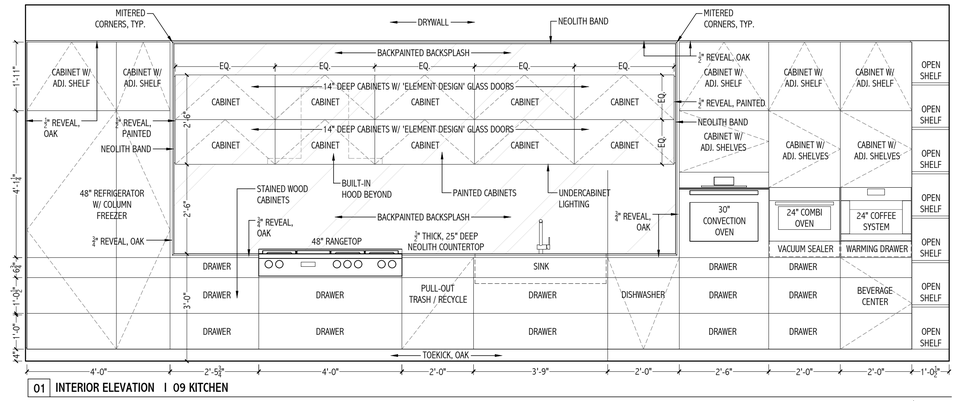
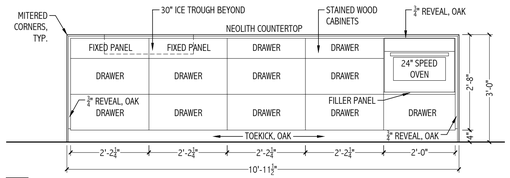
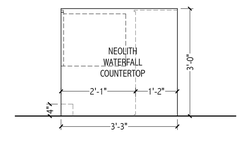


01 INTERIOR ELEVATION I 09 KITCHEN



02 INTERIOR ELEVATION I 09 KITCHEN

1½"=1'-0"



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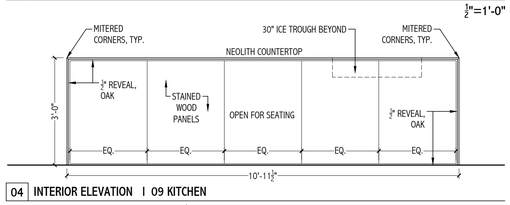

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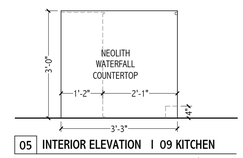

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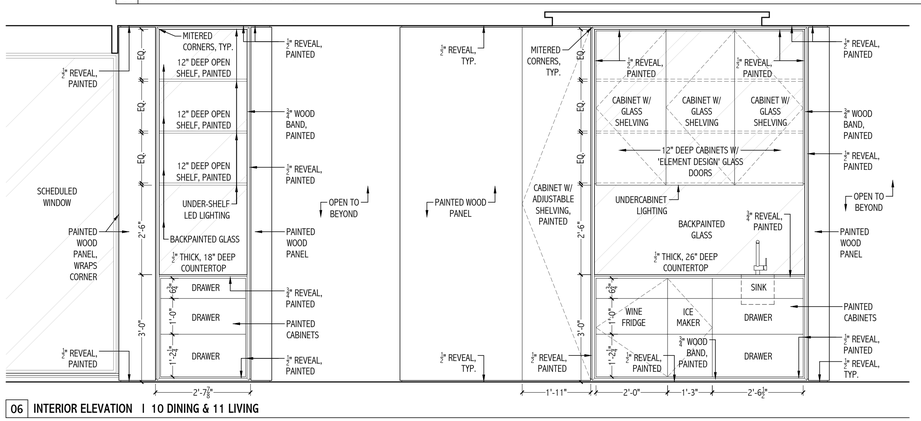

06 INTERIOR ELEVATION I 10 DINING & 11 LIVING

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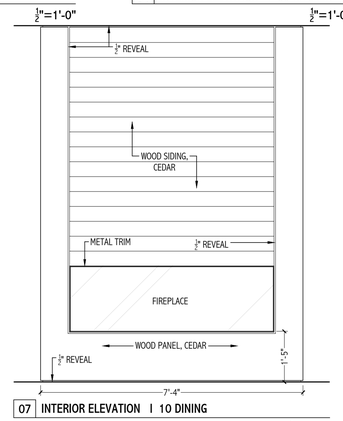

07 INTERIOR ELEVATION I 10 DINING

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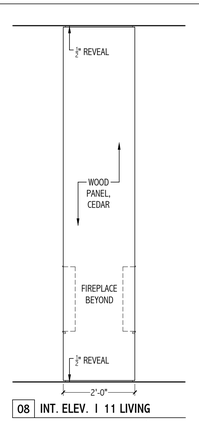

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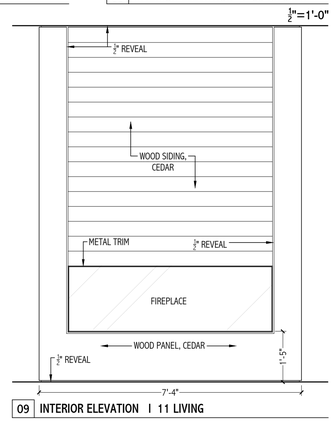

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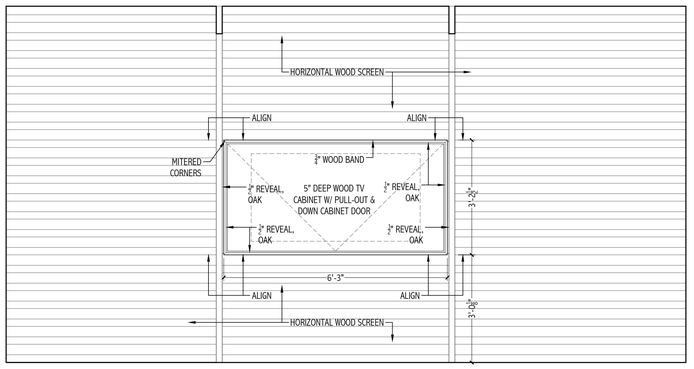

10 INTERIOR ELEVATION I 11 LIVING

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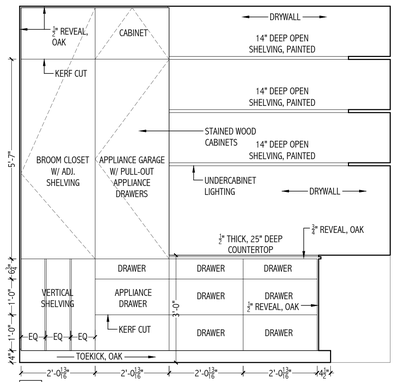

11 INTERIOR ELEVATION I 08 PANTRY

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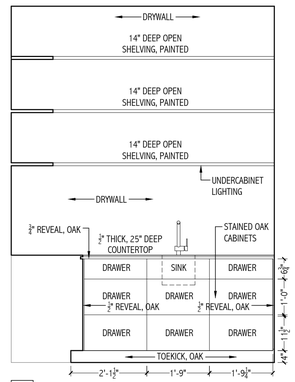

12 INTERIOR ELEVATION I 08 PANTRY

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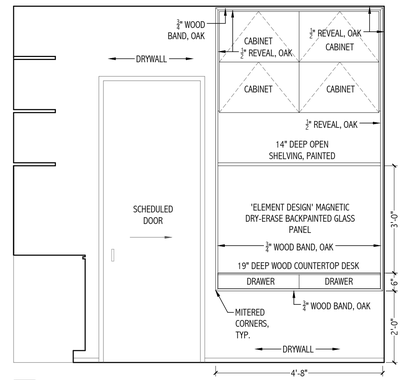

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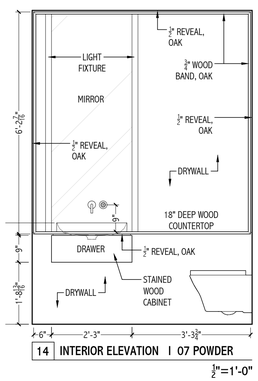
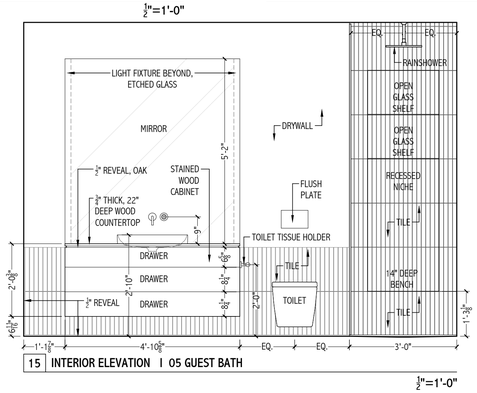


14 INTERIOR ELEVATION I 07 POWDER

1½"=1'-0"



15 INTERIOR ELEVATION I 05 GUEST BATH

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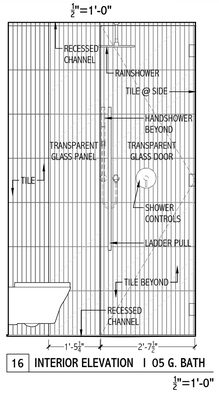

16 INTERIOR ELEVATION I 05 G. BATH

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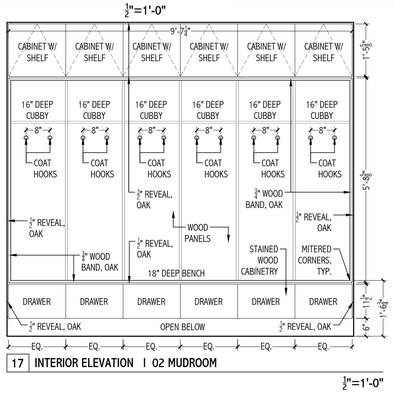
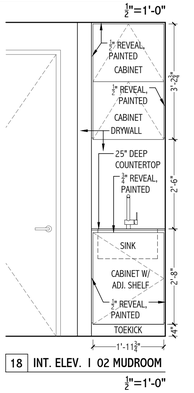


17 INTERIOR ELEVATION I 02 MUDROOM

1½"=1'-0"



18 INT. ELEV. I 02 MUDROOM

1½"=1'-0"

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INTERIOR ELEVATIONS

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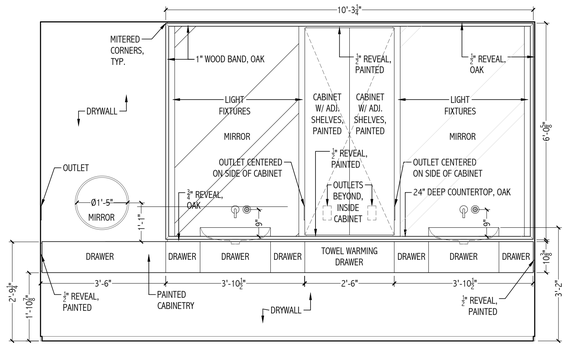
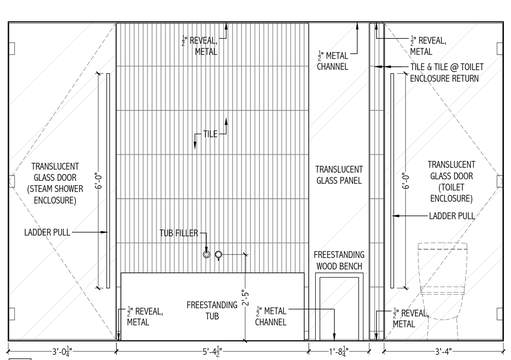


01 INTERIOR ELEVATION I 13 MASTER BATH

½"=1'-0"



02 INTERIOR ELEVATION I 13 MASTER BATH

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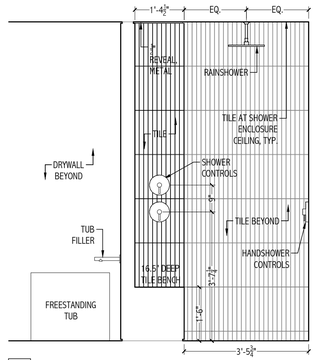

03 INTERIOR ELEVATION I 13 MASTER BATH

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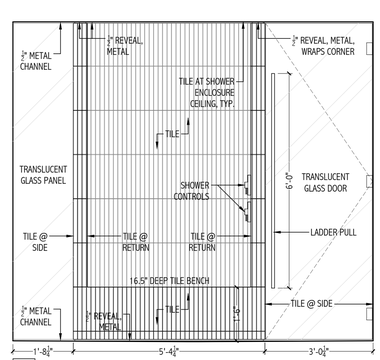

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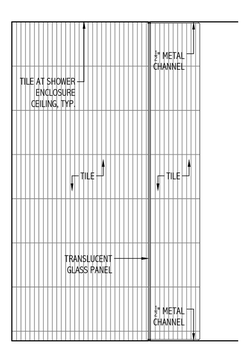

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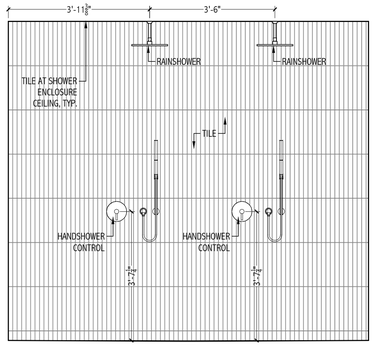

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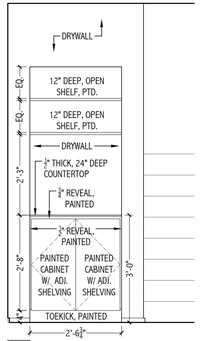

07 INTERIOR ELEVATION I 16 DEN

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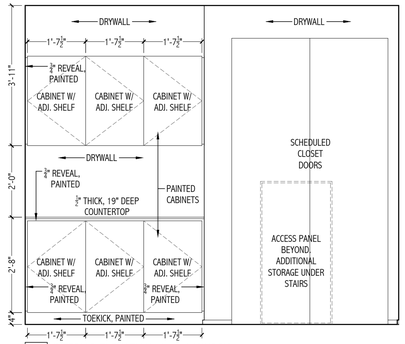

08 INTERIOR ELEVATION I 17 LAUNDRY

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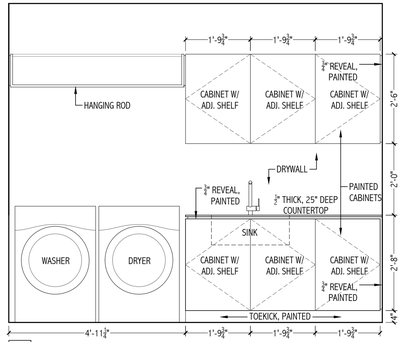
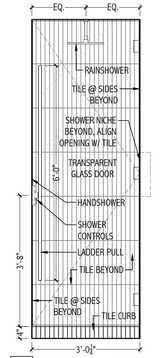


09 INTERIOR ELEVATION I 17 LAUNDRY

½"=1'-0"



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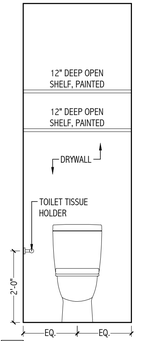

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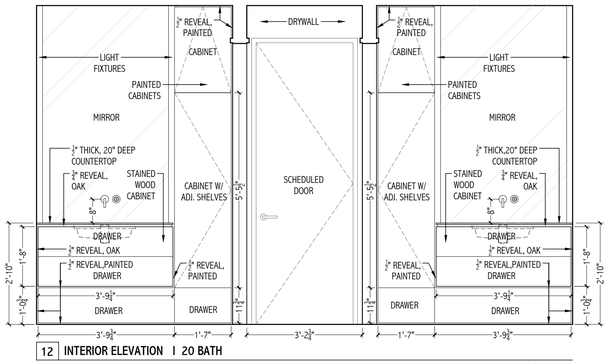

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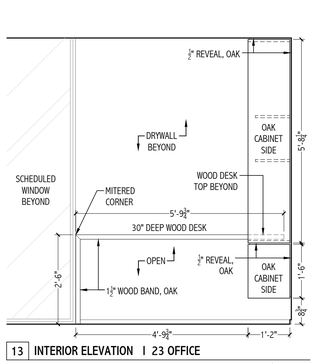

13 INTERIOR ELEVATION I 23 OFFICE

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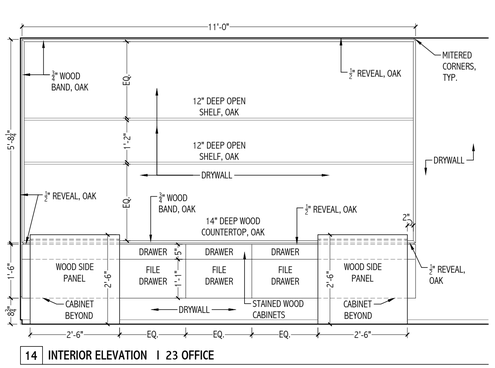

14 INTERIOR ELEVATION I 23 OFFICE

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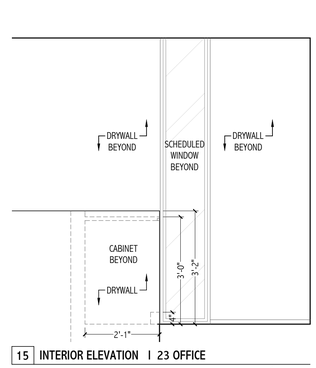

15 INTERIOR ELEVATION I 23 OFFICE

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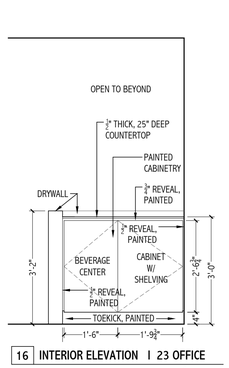

16 INTERIOR ELEVATION I 23 OFFICE

½"=1'-0"

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INTERIOR ELEVATIONS

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1 3D INTERIOR VIEW I VIEW FROM KITCHEN

DEPICTS DESIGN INTENT ONLY

2 3D INTERIOR VIEW I VIEW FROM LIVING ROOM

DEPICTS DESIGN INTENT ONLY

3 3D INTERIOR VIEW I MASTER BATH VANITY

DEPICTS DESIGN INTENT ONLY

4 3D INTERIOR VIEW I VIEW OF FOYER FROM 2ND FLOOR

DEPICTS DESIGN INTENT ONLY

5 3D INTERIOR VIEW I FOYER STAIR

DEPICTS DESIGN INTENT ONLY

6 3D INTERIOR VIEW I BACK PATIO VIEW FROM LIVING

DEPICTS DESIGN INTENT ONLY

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INTERIOR 3D VIEWS

A4.02

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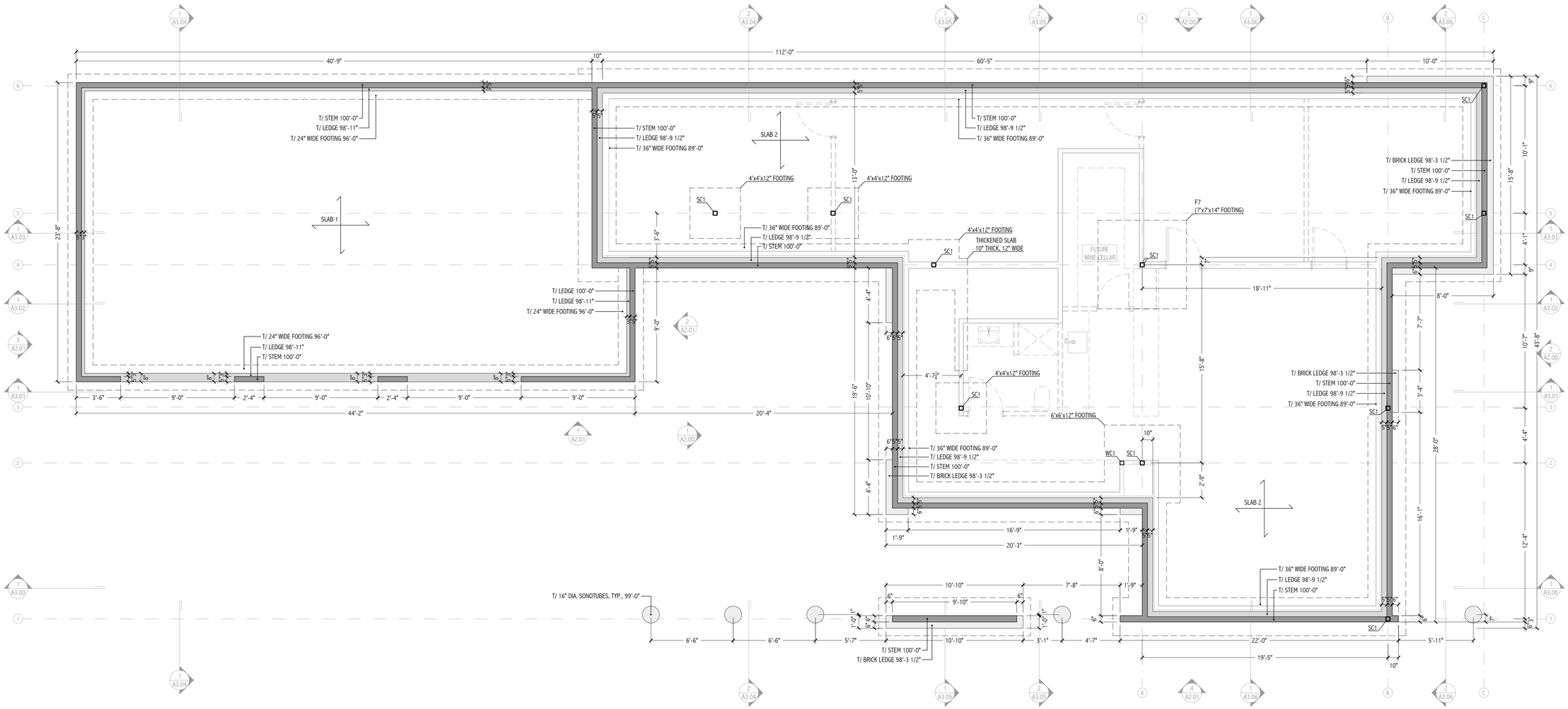

1 FOUNDATION PLAN

1/4" = 1'-0"

WOOD COLUMN SCHEDULE					
MARK	SIZE	GRADE	TOP CONNECTION	BOTTOM CONNECTION	REMARKS
WC1	(3)2x6	SPF			
WC2	(4) 2x6	SPF			
WC3	(5)2x6	SPF			
WC4	3 1/2"x5 1/2"	PSL			
WC5	5 1/4" X 5 1/4""	PSL			
WC6	5 1/4" X 7"	PSL			

STEEL COLUMN SCHEDULE					
MARK	SIZE	GRADE	TOP CONNECTION	BOTTOM CONNECTION	REMARKS
SC1	HSS4x4x1/4				

HEADER SCHEDULE				
MARK	SIZE	GRADE	JAMB STUDS EA. END	KING STUDS EA. END
H1	(2) 2X8	SPF		
H2	(2)1 3/4"x14"	LVL		
H3	(3)1 1/2" X 3 1/2"	LVL		
H4	(4)1 1/2" X 3 1/2"	LVL		
H5	(2)1 1/2" X 3 1/2"	LVL		

SHEARWALL SCHEDULE									
MARK	BLOCKED/ UNBLOCKED	EXTERIOR SHEATHING		INTERIOR SHEATHING		OTHER			
		TYPE	FASTENING	TYPE	FASTENING	HOLD DOWN / STRAP EACH END	ANCHOR RODS	END POSTS	SILL PLATE ANCHORS
SW1	BLOCKED	7/16" APA RATED SHEATHING	8d (1-3/8" PEN MIN) @ 6/12	--	--	HDU4-SDS2.5 HOLD DOWN	5/8"Ø ANCHOR RODS PER MFG.	(2) 2X6	5/8" Ø TITEN HD ANCHORS (2-3/4" EMBED) @ 48" OC

NOTES:
1. SEE PLAN FOR STUD SIZE & SPACING, 16" OC MAX U.N.O.
2. WHEN SHEARWALL IS ADJACENT TO WOOD COLUMN, USE LARGER OF COLUMN OR END POST. WHEN ADJACENT TO STEEL COLUMN ADD END POST INSIDE OF STEEL COLUMN, U.N.O.
3. REFRENCE ANSI/AF&PA SDPFWP TABLE 4.3 A,B, C or IBC TABLES 2303.4, & 2303.7 FOR ALL ENGINEERED SHEAR WALLS (SW). SEE TYPICAL SHEARWALL DETAIL.
4. SEE TYPICAL HOLD DOWN ANCHORAGE DETAIL FOR THREADED ROD EMBEDMENT LENGTH AND ANCHORAGE REINFORCING.

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C4E Project #: 19000.000

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FOUNDATION PLAN & SCHEDULES

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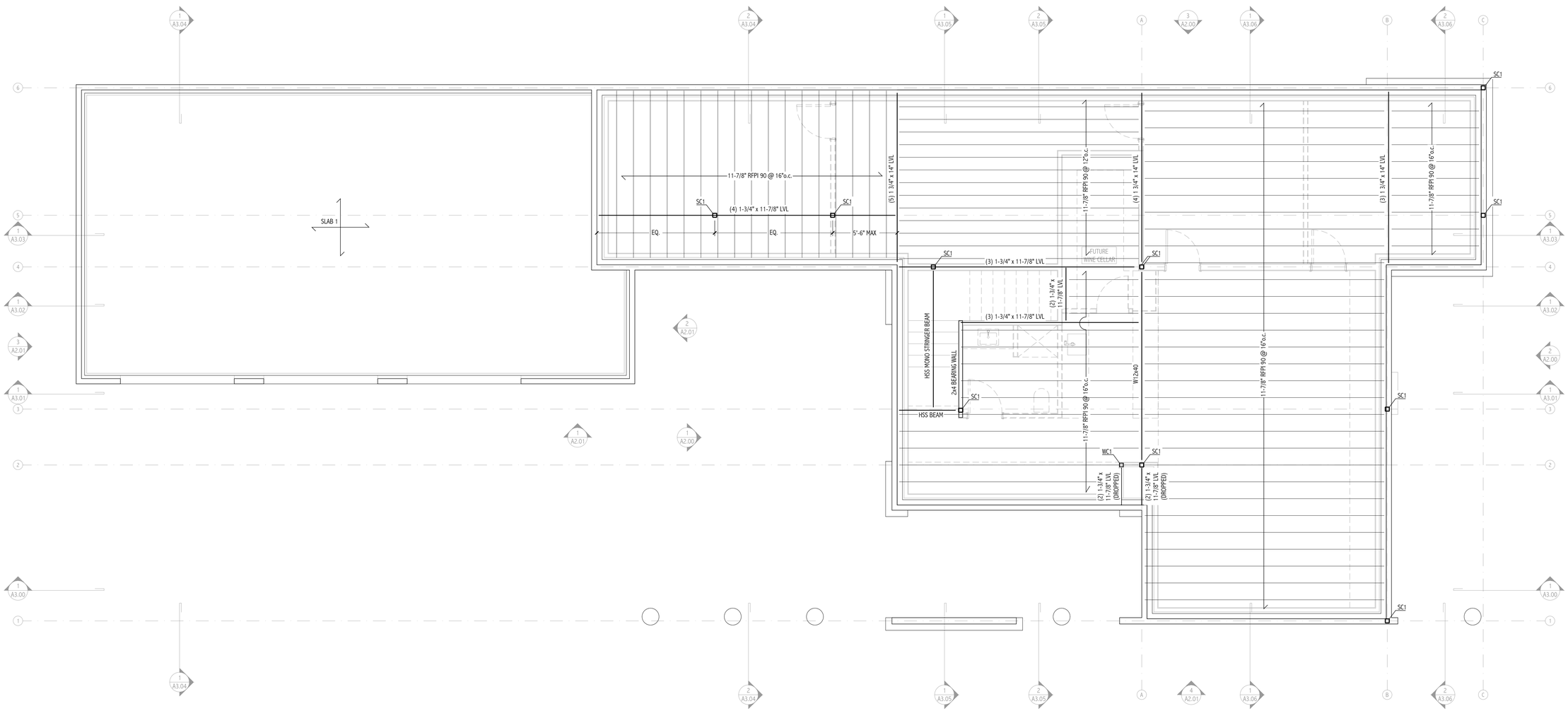

1 FIRST FLOOR FRAMING PLAN

1/4" = 1'-0"

WOOD COLUMN SCHEDULE					
MARK	SIZE	GRADE	TOP CONNECTION	BOTTOM CONNECTION	REMARKS
WC1	(3)2x6	SPF			
WC2	(4) 2x6	SPF			
WC3	(5)2x6	SPF			
WC4	3 1/2"x5 1/2"	PSL			
WC5	5 1/4" X 5 1/4""	PSL			
WC6	5 1/4" X 7"	PSL			

STEEL COLUMN SCHEDULE					
MARK	SIZE	GRADE	TOP CONNECTION	BOTTOM CONNECTION	REMARKS
SC1	HSS4x4x1/4				

HEADER SCHEDULE				
MARK	SIZE	GRADE	JAMB STUDS EA. END	KING STUDS EA. END
H1	(2) 2X8	SPF		
H2	(2)1 3/4"x14"	LVL		
H3	(3)1 1/2" X 3 1/2"	LVL		
H4	(4)1 1/2" X 3 1/2"	LVL		
H5	(2)1 1/2" X 3 1/2"	LVL		

SHEARWALL SCHEDULE									
MARK	BLOCKED/ UNBLOCKED	EXTERIOR SHEATHING		INTERIOR SHEATHING		OTHER			
		TYPE	FASTENING	TYPE	FASTENING	HOLD DOWN / STRAP EACH END	ANCHOR RODS	END POSTS	SILL PLATE ANCHORS
SW1	BLOCKED	7/16" APA RATED SHEATHING	8d (1-3/8" PEN MIN) @ 6/12	--	--	HDU4-SDS2.5 HOLD DOWN	5/8"Ø ANCHOR RODS PER MFG.	(2) 2X6	5/8" Ø TITEN HD ANCHORS (2-3/4" EMBED) @ 48" OC

NOTES:
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FIRST FLOOR FRAMING PLAN & SCHEDULES

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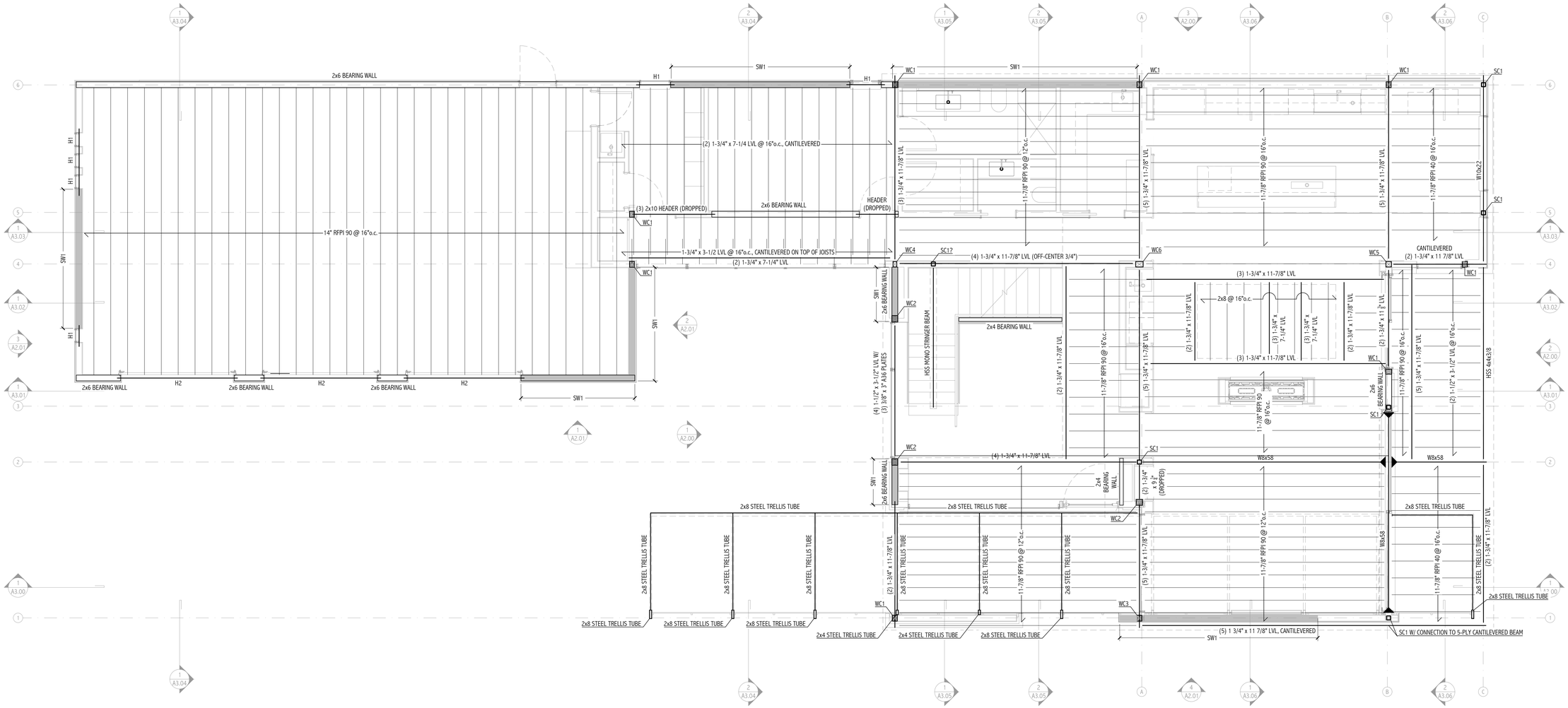

1 SECOND FLOOR / ROOF FRAMING PLAN

1/4" = 1'-0"

WOOD COLUMN SCHEDULE					
MARK	SIZE	GRADE	TOP CONNECTION	BOTTOM CONNECTION	REMARKS
WC1	(3)2x6	SPF			
WC2	(4) 2x6	SPF			
WC3	(5)2x6	SPF			
WC4	3 1/2"x5 1/2"	PSL			
WC5	5 1/4" X 5 1/4""	PSL			
WC6	5 1/4" X 7"	PSL			

STEEL COLUMN SCHEDULE					
MARK	SIZE	GRADE	TOP CONNECTION	BOTTOM CONNECTION	REMARKS
SC1	HSS4x4x1/4				

HEADER SCHEDULE				
MARK	SIZE	GRADE	JAMB STUDS EA. END	KING STUDS EA. END
H1	(2) 2X8	SPF		
H2	(2)1 3/4"x14"	LVL		
H3	(3)1 1/2" X 3 1/2"	LVL		
H4	(4)1 1/2" X 3 1/2"	LVL		
H5	(2)1 1/2" X 3 1/2"	LVL		

SHEARWALL SCHEDULE									
MARK	BLOCKED/ UNBLOCKED	EXTERIOR SHEATHING		INTERIOR SHEATHING		OTHER			
		TYPE	FASTENING	TYPE	FASTENING	HOLD DOWN / STRAP EACH END	ANCHOR RODS	END POSTS	SILL PLATE ANCHORS
SW1	BLOCKED	7/16" APA RATED SHEATHING	8d (1-3/8" PEN MIN) @ 6/12	--	--	HDU4-SDS2.5 HOLD DOWN	5/8"Ø ANCHOR RODS PER MFG.	(2) 2X6	5/8" Ø TITEN HD ANCHORS (2-3/4" EMBED) @ 48" OC

NOTES:
1. SEE PLAN FOR STUD SIZE & SPACING, 16" OC MAX U.N.O.
2. WHEN SHEARWALL IS ADJACENT TO WOOD COLUMN, USE LARGER OF COLUMN OR END POST. WHEN ADJACENT TO STEEL COLUMN ADD END POST INSIDE OF STEEL COLUMN, U.N.O.
3. REFRENCE ANSI/AF&PA SDPFWP TABLE 4.3 A,B, C or IBC TABLES 2303.4, & 2303.7 FOR ALL ENGINEERED SHEAR WALLS (SW). SEE TYPICAL SHEARWALL DETAIL.
4. SEE TYPICAL HOLD DOWN ANCHORAGE DETAIL FOR THREADED ROD EMBEDMENT LENGTH AND ANCHORAGE REINFORCING.

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C4E Project #: 19000.000

PATEL RESIDENCE

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ISSUANCE AND REVISIONS

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SECOND FLOOR / ROOF FRAMING PLAN & SCHEDULES

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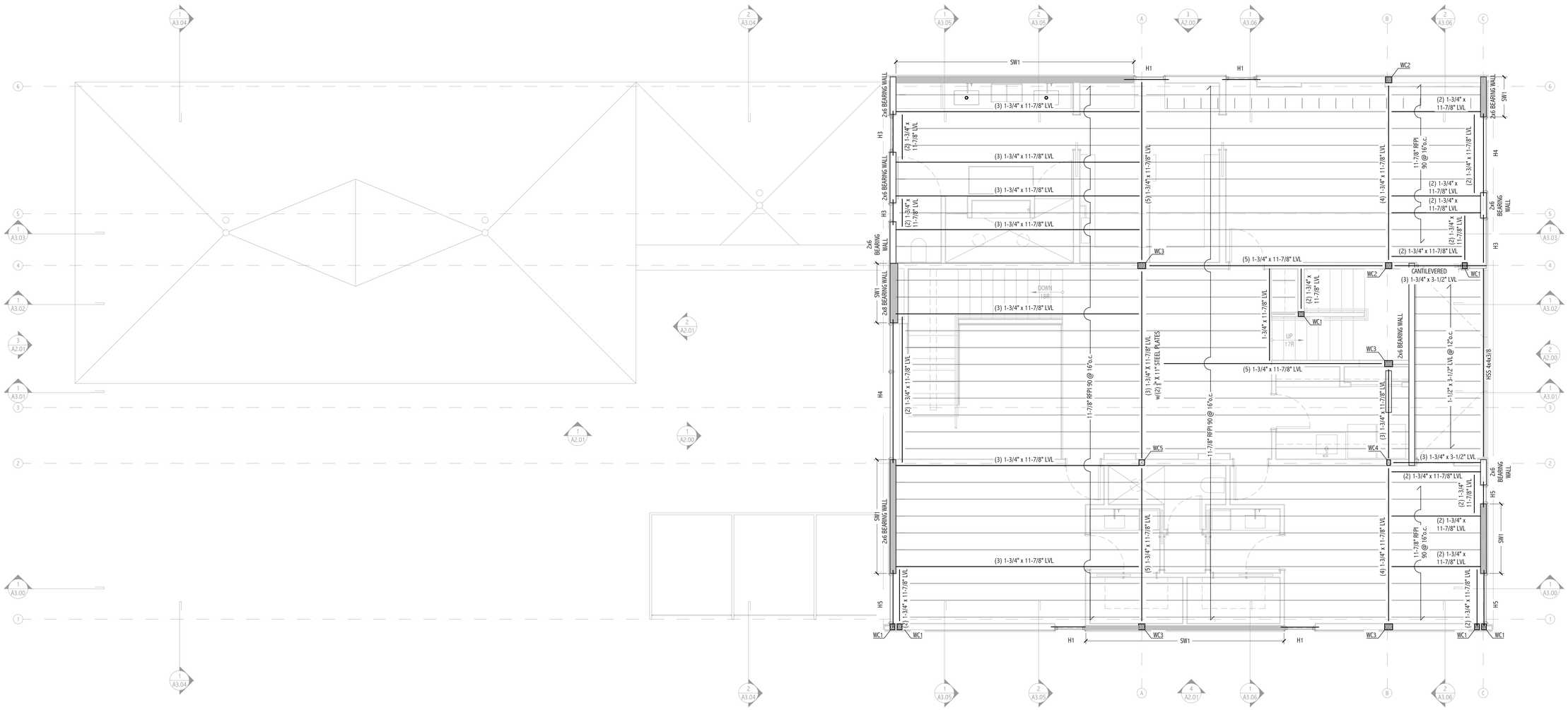

1 THIRD FLOOR / ROOF FRAMING PLAN

1/4" = 1'-0"

WOOD COLUMN SCHEDULE					
MARK	SIZE	GRADE	TOP CONNECTION	BOTTOM CONNECTION	REMARKS
WC1	(3)2x6	SPF			
WC2	(4) 2x6	SPF			
WC3	(5)2x6	SPF			
WC4	3 1/2"x5 1/2"	PSL			
WC5	5 1/4" X 5 1/4""	PSL			
WC6	5 1/4" X 7"	PSL			

STEEL COLUMN SCHEDULE					
MARK	SIZE	GRADE	TOP CONNECTION	BOTTOM CONNECTION	REMARKS
SC1	HSS4x4x1/4				

HEADER SCHEDULE				
MARK	SIZE	GRADE	JAMB STUDS EA. END	KING STUDS EA. END
H1	(2) 2X8	SPF		
H2	(2)1 3/4"x14"	LVL		
H3	(3)1 1/2" X 3 1/2"	LVL		
H4	(4)1 1/2" X 3 1/2"	LVL		
H5	(2)1 1/2" X 3 1/2"	LVL		

SHEARWALL SCHEDULE									
MARK	BLOCKED/ UNBLOCKED	EXTERIOR SHEATHING		INTERIOR SHEATHING		OTHER			
		TYPE	FASTENING	TYPE	FASTENING	HOLD DOWN / STRAP EACH END	ANCHOR RODS	END POSTS	SILL PLATE ANCHORS
SW1	BLOCKED	7/16" APA RATED SHEATHING	8d (1-3/8" PEN MIN) @ 6/12	--	--	HDU4-SDS2.5 HOLD DOWN	5/8"Ø ANCHOR RODS PER MFG.	(2) 2X6	5/8" Ø TITEN HD ANCHORS (2-3/4" EMBED) @ 48" OC

NOTES:
1. SEE PLAN FOR STUD SIZE & SPACING, 16" OC MAX U.N.O.
2. WHEN SHEARWALL IS ADJACENT TO WOOD COLUMN, USE LARGER OF COLUMN OR END POST. WHEN ADJACENT TO STEEL COLUMN ADD END POST INSIDE OF STEEL COLUMN, U.N.O.
3. REFRENCE ANSI/AF&PA SDPFWP TABLE 4.3 A,B, C or IBC TABLES 2303.4, & 2303.7 FOR ALL ENGINEERED SHEAR WALLS (SW). SEE TYPICAL SHEARWALL DETAIL.
4. SEE TYPICAL HOLD DOWN ANCHORAGE DETAIL FOR THREADED ROD EMBEDMENT LENGTH AND ANCHORAGE REINFORCING.

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THIRD FLOOR / ROOF FRAMING PLAN & SCHEDULES

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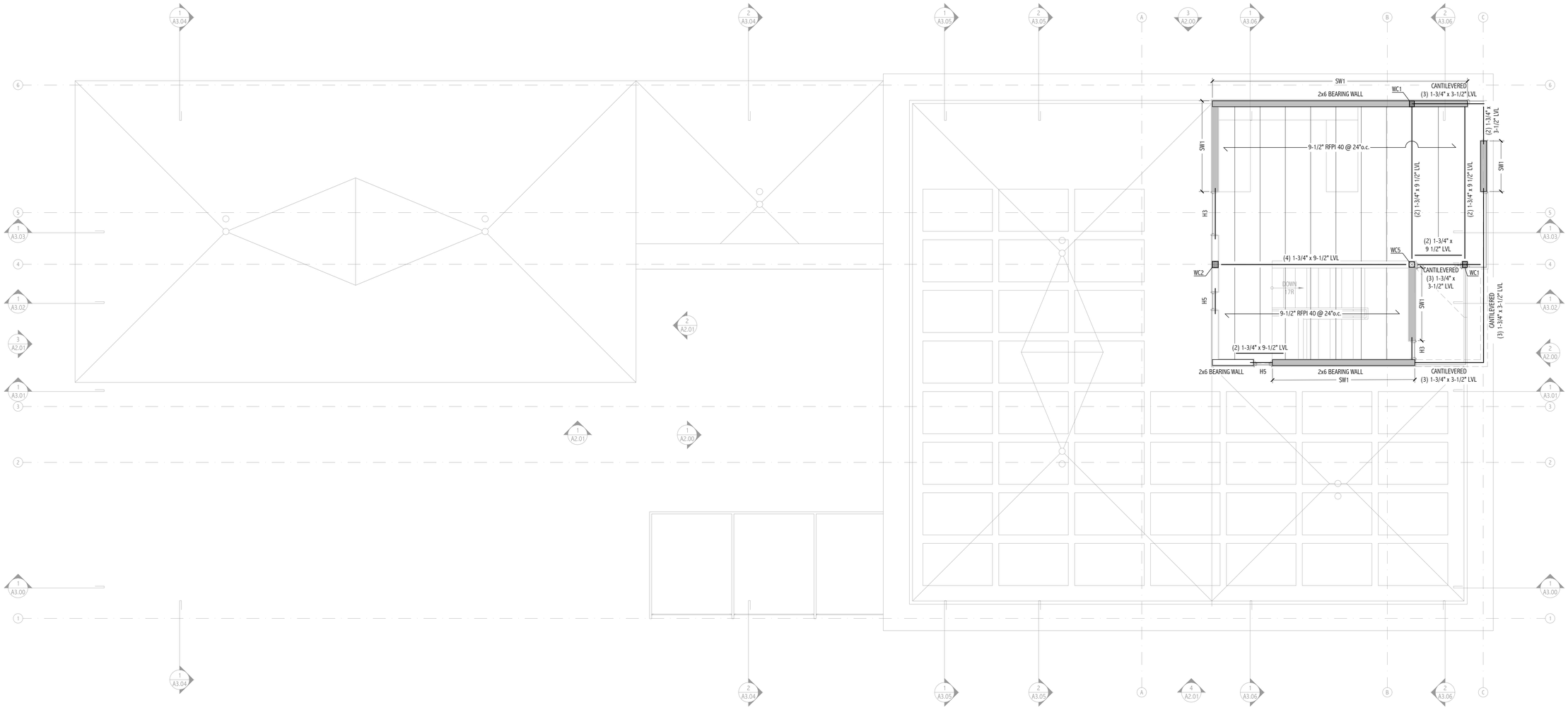

1 ROOF FRAMING PLAN

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

WOOD COLUMN SCHEDULE

MARK	SIZE	GRADE	TOP CONNECTION	BOTTOM CONNECTION	REMARKS
WC1	(3)2x6	SPF			
WC2	(4) 2x6	SPF			
WC3	(5)2x6	SPF			
WC4	$3\frac{1}{2}$"x$5\frac{1}{2}$"	PSL			
WC5	$5\frac{1}{4}$" X $5\frac{1}{4}$""	PSL			
WC6	$5\frac{1}{4}$" X 7"	PSL			

STEEL COLUMN SCHEDULE

MARK	SIZE	GRADE	TOP CONNECTION	BOTTOM CONNECTION	REMARKS
SC1	HSS4x4x1/4				

HEADER SCHEDULE

MARK	SIZE	GRADE	JAMB STUDS EA. END	KING STUDS EA. END
H1	(2) 2X8	SPF		
H2	(2)1 $\frac{3}{4}$"X14"	LVL		
H3	(3)1 $\frac{1}{2}$" X 3 $\frac{1}{2}$"	LVL		
H4	(4)1 $\frac{1}{2}$" X 3 $\frac{1}{2}$"	LVL		
H5	(2)1 $\frac{1}{2}$" X 3 $\frac{1}{2}$"	LVL		

SHEARWALL SCHEDULE

MARK	BLOCKED/ UNBLOCKED	EXTERIOR SHEATHING		INTERIOR SHEATHING		OTHER			
		TYPE	FASTENING	TYPE	FASTENING	HOLD DOWN / STRAP EACH END	ANCHOR RODS	END POSTS	SILL PLATE ANCHORS
SW1	BLOCKED	7/16" APA RATED SHEATHING	8d (1-3/8" PEN MIN) @ 6/12	--	--	HDU4-SDS2.5 HOLD DOWN	5/8"Ø ANCHOR RODS PER MFG.	(2) 2X6	5/8" Ø TITEN HD ANCHORS (2-3/4" EMBED) @ 48" OC

NOTES:
1. SEE PLAN FOR STUD SIZE & SPACING, 16" OC MAX U.N.O.
2. WHEN SHEARWALL IS ADJACENT TO WOOD COLUMN, USE LARGER OF COLUMN OR END POST. WHEN ADJACENT TO STEEL COLUMN ADD END POST INSIDE OF STEEL COLUMN, U.N.O.
3. REFRENCE ANSI/AF&PA SDPFWP TABLE 4.3 A,B, C or IBC TABLES 2303.4, & 2303.7 FOR ALL ENGINEERED SHEAR WALLS (SW). SEE TYPICAL SHEARWALL DETAIL.
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ROOF FRAMING PLAN & SCHEDULES

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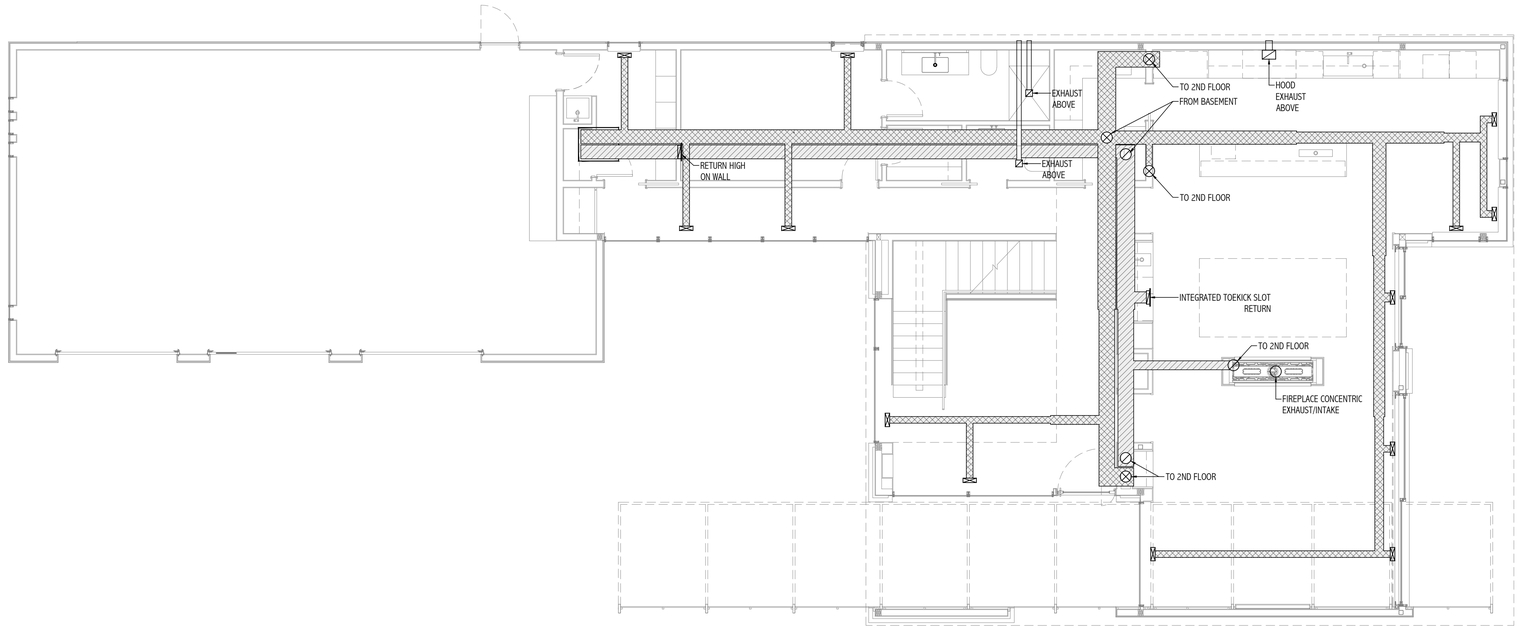
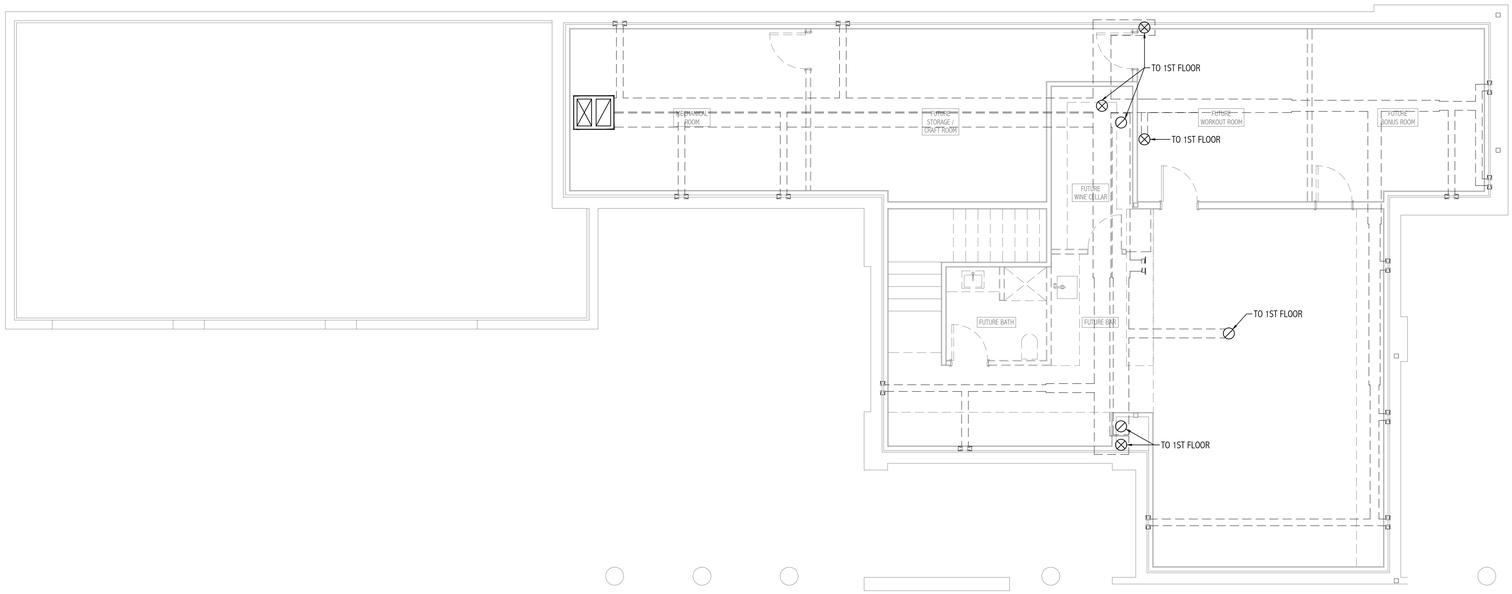


2 FIRST FLOOR CONCEPTUAL MECHANICAL PLAN

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



1 BASEMENT CONCEPTUAL MECHANICAL PLAN

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

KEY

- HORIZ. SUPPLY RUN
- HORIZ. RETURN RUN
- HORIZ. EXHAUST RUN
- VERT. SUPPLY RUN
- VERT. RETURN RUN
- VERT. EXHAUST RUN
- IN-FLOOR SUPPLY GRILLE
- IN-WALL SUPPLY GRILLE
- IN-WALL RETURN GRILLE
- IN-CEILING RETURN GRILLE
- EXHAUST
- THERMOSTAT
- FURNACE

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BASEMENT & FIRST FLOOR
CONCEPTUAL MECHANICAL PLAN

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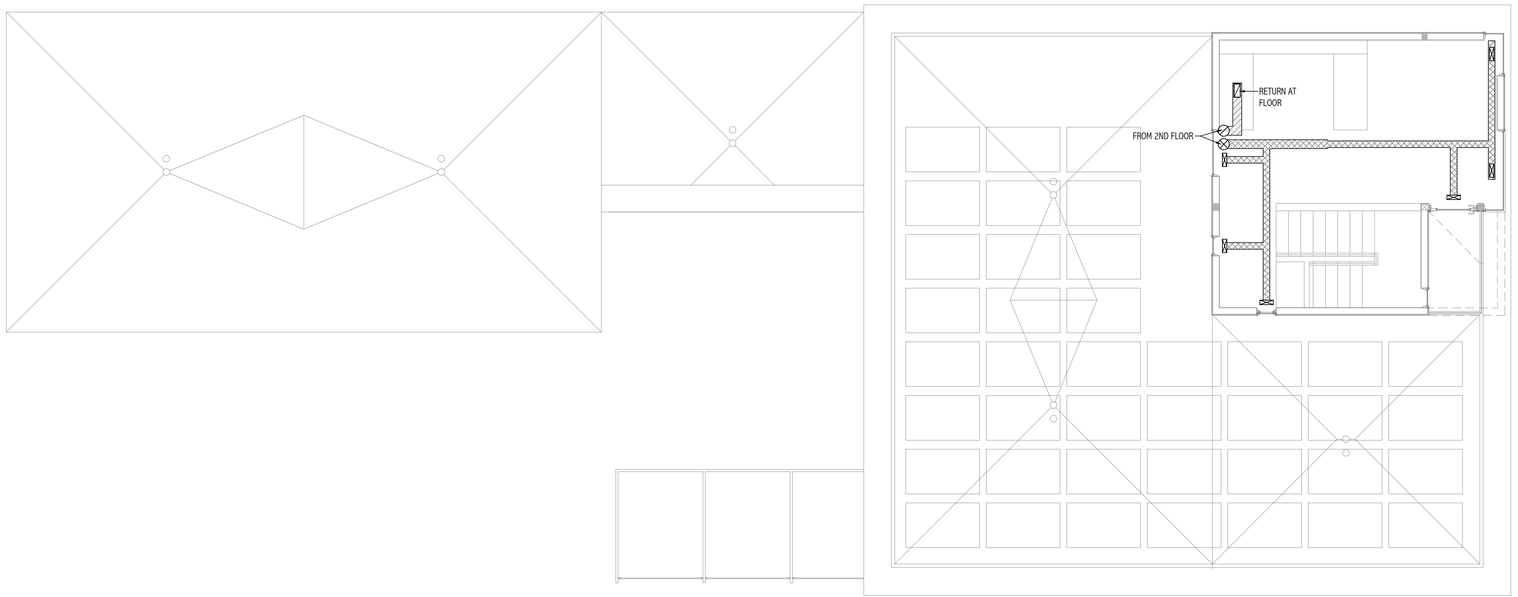
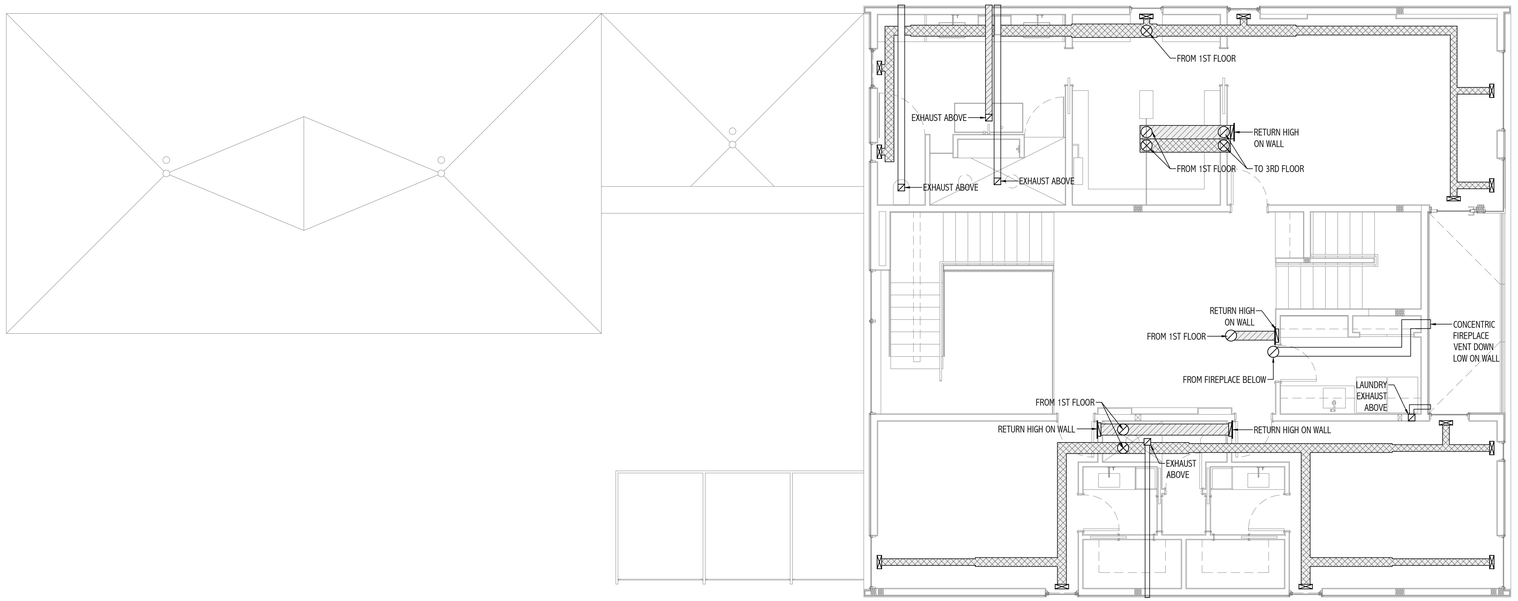


2 THIRD FLOOR CONCEPTUAL MECHANICAL PLAN

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



1 SECOND FLOOR CONCEPTUAL MECHANICAL PLAN

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

KEY
HORIZ. SUPPLY RUN
HORIZ. RETURN RUN
HORIZ. EXHAUST RUN
VERT. SUPPLY RUN
VERT. RETURN RUN
VERT. EXHAUST RUN
IN-FLOOR SUPPLY GRILLE
IN-WALL SUPPLY GRILLE
IN-WALL RETURN GRILLE
IN-CEILING RETURN GRILLE
EXHAUST
THERMOSTAT
FURNACE

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SECOND & THIRD FLOOR CONCEPTUAL MECHANICAL PLAN

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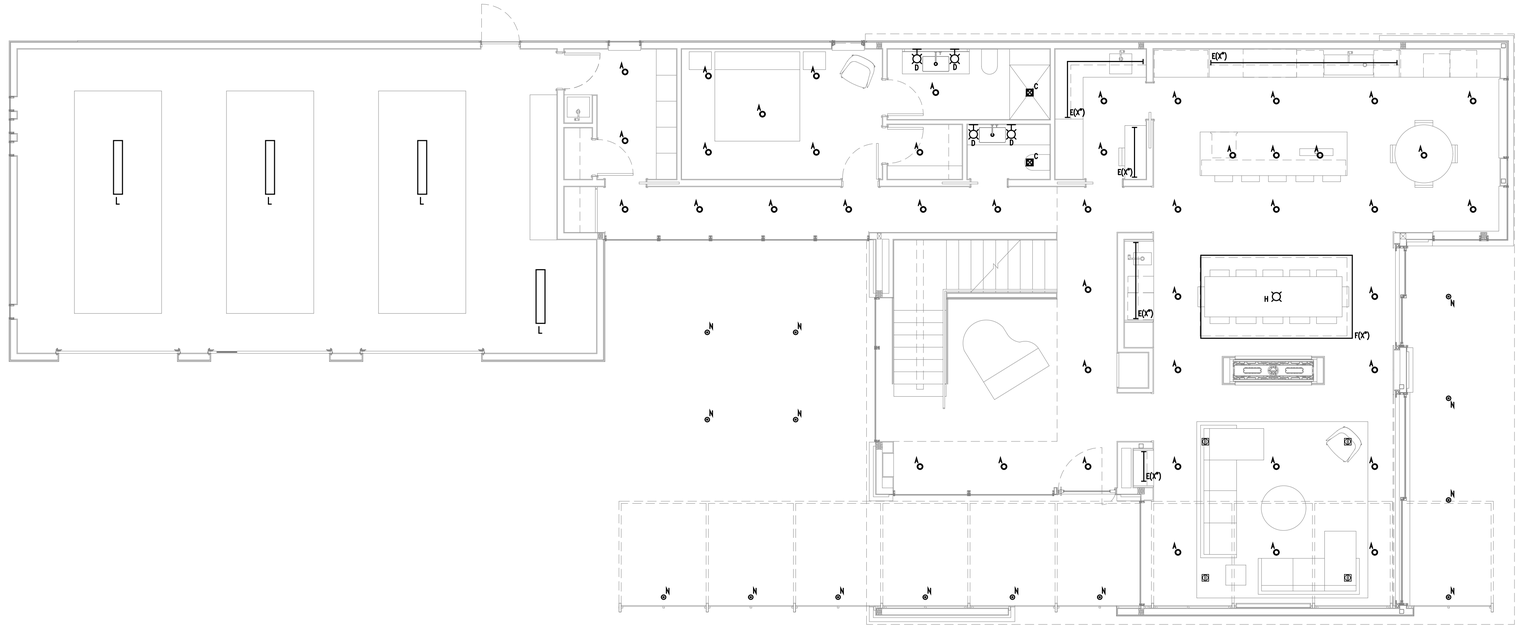
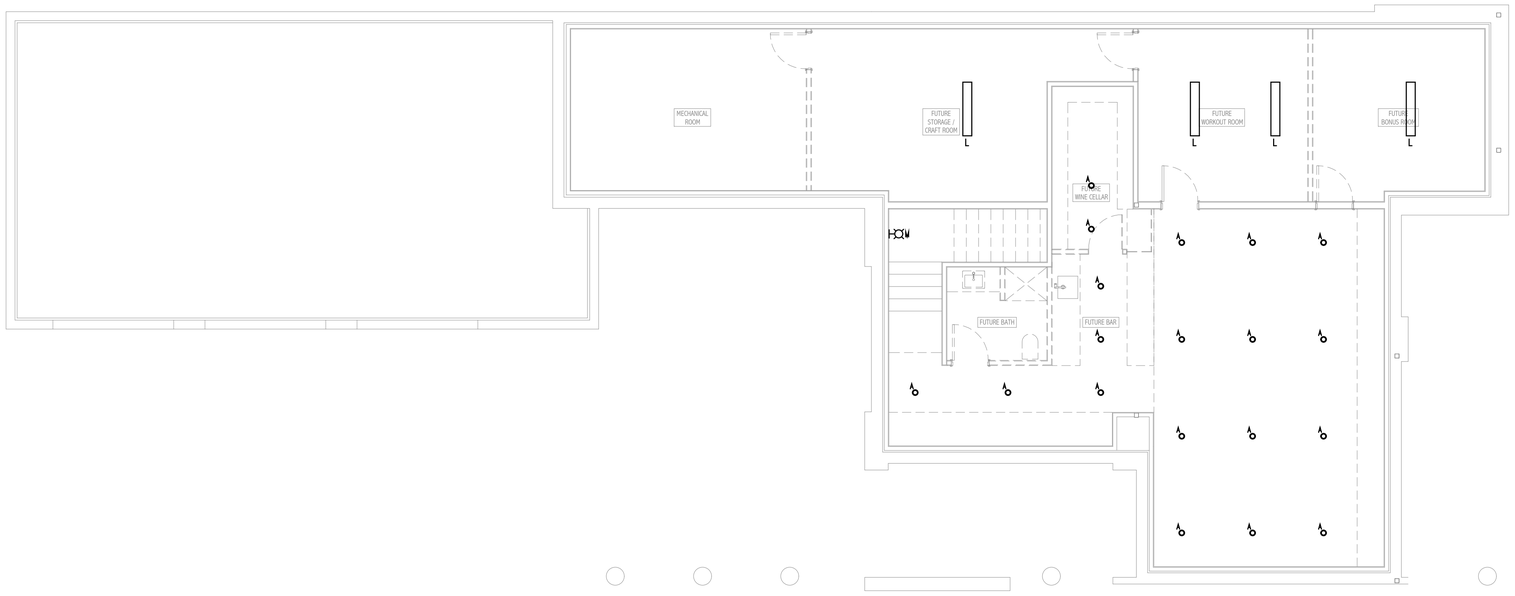


2 FIRST FLOOR CONCEPTUAL LIGHTING PLAN

3/16" = 1'-0"



1 BASEMENT CONCEPTUAL LIGHTING PLAN

3/16" = 1'-0"

GENERAL NOTES

1. VERIFY ALL FIXTURE SELECTIONS, BULB SELECTIONS, FINISHES, AND QUANTITIES WITH ARCHITECT & OWNER PRIOR TO ORDERING.
2. CONFIRM ALL SWITICH, OUTLET, AND SWITCHED OUTLET LOCATIONS WITH ARCHITECT & OWNER.
3. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING ALL CODE REQUIRED AND PROPER TASK SPECIFIC LIGHTING LEVELS.
4. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING NUMBER AND LOCATIONS OF SMOKE DETECTORS WITH CODE AND/OR FIRE MARSHAL REQUIREMENTS. ALL SMOKE DETECTORS TO BE HARDWIRED WITH BATTERY BACK-UP.
5. SMOKE DETECTORS SHALL BE EQUIPPED WITH CARBON MONOXIDE ALARMS AS REQUIRED BY LOCAL CODES AND AUTHORITIES.
6. ELECTRICAL INSTALLER IS RESPONSIBLE FOR LOCATING REQUIRED OUTLETS BY CODE.
7. ELECTRICAL INSTALLER IS RESPONSIBLE FOR DETERMINING OUTLETS REQUIRED BY CODE TO HAVE GFCI PROTECTION; EVERY REQUIRED LOCATION TO BE GFCI TYPE OUTLET.
8. ALL ELECTRICAL CONNECTIONS AND WIRING TO FOLLOW NEC CIRCUITRY REQUIREMENTS.
9. SWITCHES, DIMMERS, RECEPTACLES, TELEPHONE, CABLE CONTROLS TO BE DECORA STYLE WITH SCREWLESS PLATE COVERS.

SYMBOL SCHEDULE

- SWITCHED WALL OUTLET	- DIMMABLE WALL SWITCH	- SURFACE MOUNT DIRECTIONAL	- IN-GROUND FIXTURE
- EXTERIOR GRADE OUTLET	- THREE-WAY WALL SWITCH	- SURFACE MOUNT FIXTURE	- SMOKE DETECTOR
- GFI OUTLET	- ASTRONOMICAL TIMER SW.	- PENDANT FIXTURE	- CO DETECTOR
- FLOOR OUTLET	- EXHAUST FAN/LIGHT	- UNDER CABINET LIGHTING	- SERVICE PANEL
- CABLE TV JACK	- DIRECTIONAL RECESSED CAN	- LINEAR FIXTURE	- DATA JACK
- WALL SWITCH	- RECESSED CAN	- WALL MOUNT FIXTURE	

LIGHTING SCHEDULE

GENERAL NOTES:
- VERIFY ALL QUANTITIES PRIOR TO ORDERING
- PROVIDE AND LOCATE ALL OUTLETS REQUIRED BY CODE

FIXT.	MFG	CATALOG #	TYPE	QTY	NOTES
A	HALO	H999CAT-999H	4" RECESSED CANISTER - IC RATED	-	DIMMABLE LED LAMPING
B	LUMENWERX	H999CAT-951PS	4" RECESSED CANISTER - IC WET RATED	-	DIMMABLE LED LAMPING
C	PANASONIC	FV-08VRE2 (WHISPER RECESSED LED)	6" RECESSED CANISTER / VENTILATION FAN	-	DIMMABLE LED LAMPING
D	LUMINII	FOTS-SC-##-F-SA (EXTRUSION), LL30-30K (STRIP LED)	LINEAR VANITY	-	DIMMABLE
E	LUMINII	RSL15-##-F-SA (RECESSED SLIMLINE 15 EXTRUSION), LL30-30K (STRIP LED)	LINEAR UNDERCABNET	-	DIMMABLE
F	LUMINII	ALU-45-XX-F-SA (ALU45 EXTRUSION), LL30-30K (STRIP LED)	LINEAR COVE	-	DIMMABLE
H	T.B.D.	T.B.D.	PENDANT	-	DIMMABLE
J	T.B.D.	T.B.D.	PENDANT	-	DIMMABLE
K	JESCO	5G-LED-##W-30-W (5G-LED)	SURFACE MOUNT LED	-	MOTION SENSOR ACTIVATED
L	METALUX	4WNLED-LD4500LF-UNV-L830 (WNLED)	2' X 4' SURFACE MOUNT LED	-	-
M	T.B.D.	T.B.D.	WALL SURFACE MOUNT	-	DIMMABLE
N	WAC	5031-30-BBR	IN-GROUND UPLIGHT	-	DIMMABLE
O	LUXR	M1-R-R-BK-30-30-F	IN-GROUND UPLIGHT	-	DIMMABLE

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ISSUANCE AND REVISIONS

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BASEMENT & FIRST FLOOR
CONCEPTUAL LIGHTING PLAN

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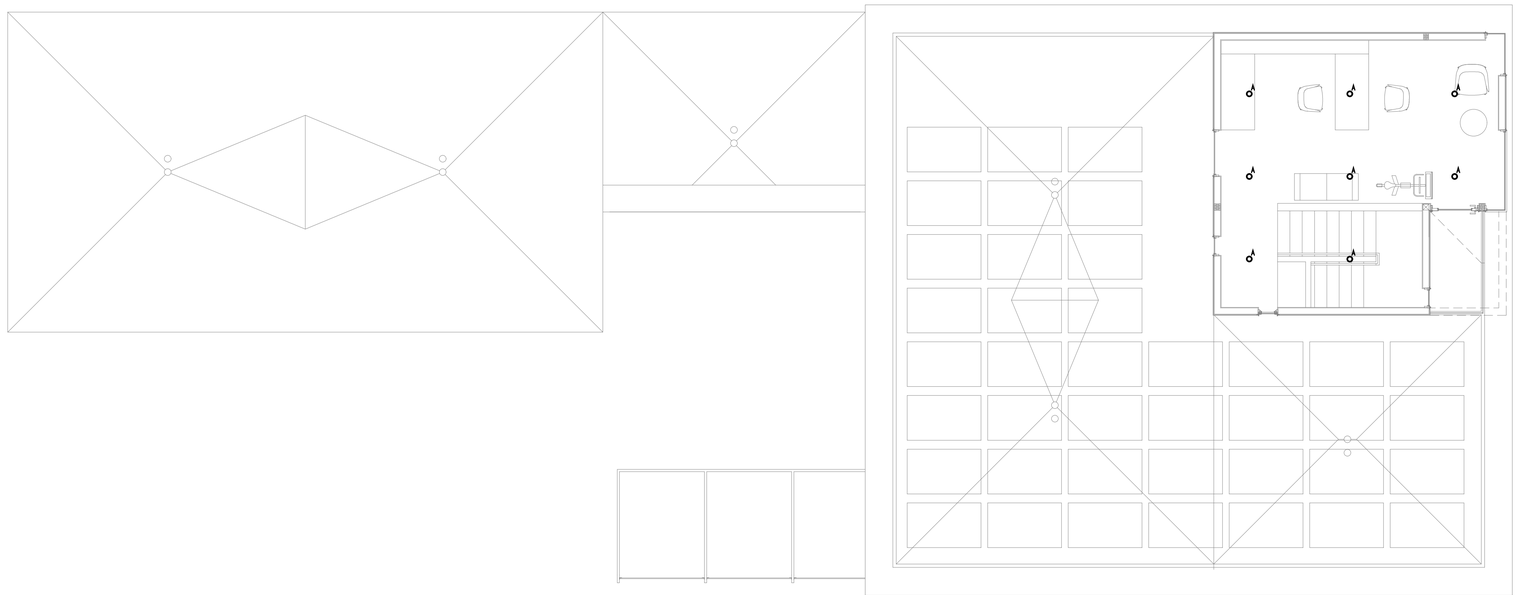
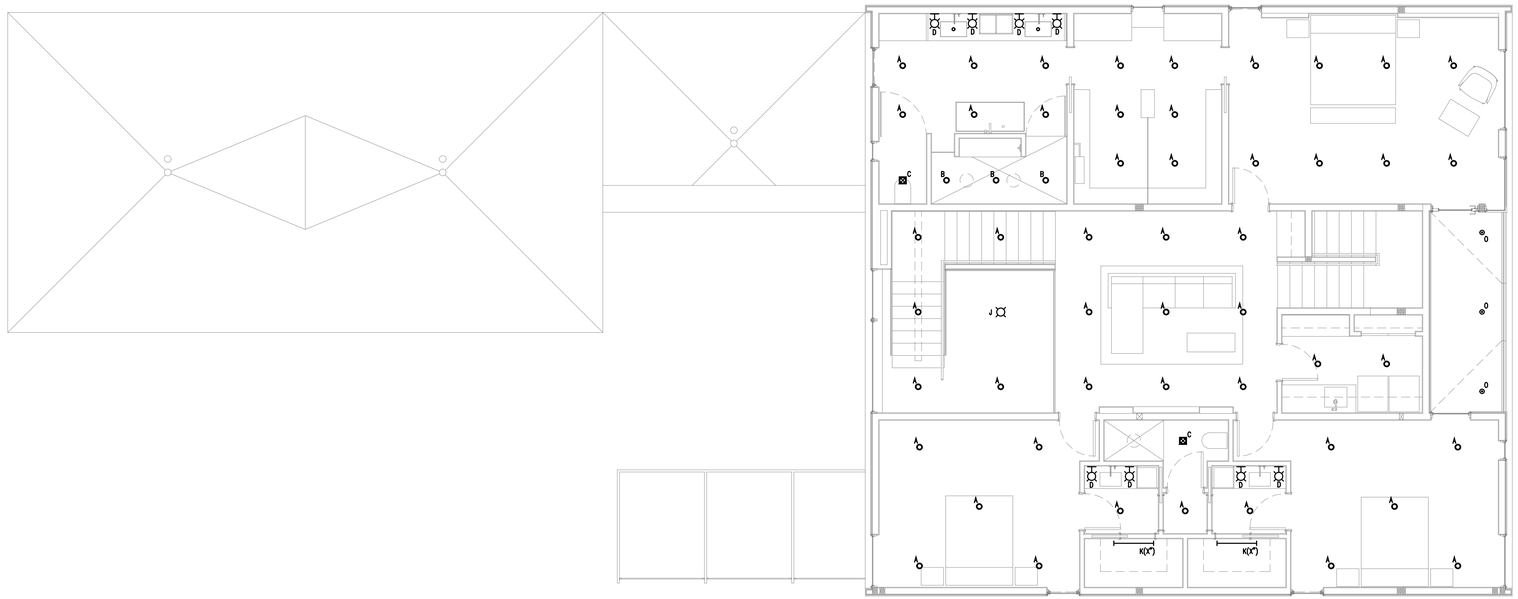


2 THIRD FLOOR CONCEPTUAL LIGHTING PLAN

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



1 SECOND FLOOR CONCEPTUAL LIGHTING PLAN

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

GENERAL NOTES

1. VERIFY ALL FIXTURE SELECTIONS, BULB SELECTIONS, FINISHES, AND QUANTITIES WITH ARCHITECT & OWNER PRIOR TO ORDERING.
2. CONFIRM ALL SWITCH, OUTLET, AND SWITCHED OUTLET LOCATIONS WITH ARCHITECT & OWNER.
3. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING ALL CODE REQUIRED AND PROPER TASK SPECIFIC LIGHTING LEVELS.
4. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING NUMBER AND LOCATIONS OF SMOKE DETECTORS WITH CODE AND/OR FIRE MARSHAL REQUIREMENTS. ALL SMOKE DETECTORS TO BE HARDWIRED WITH BATTERY BACK-UP.
5. SMOKE DETECTORS SHALL BE EQUIPPED WITH CARBON MONOXIDE ALARMS AS REQUIRED BY LOCAL CODES AND AUTHORITIES.
6. ELECTRICAL INSTALLER IS RESPONSIBLE FOR LOCATING REQUIRED OUTLETS BY CODE.
7. ELECTRICAL INSTALLER IS RESPONSIBLE FOR DETERMINING OUTLETS REQUIRED BY CODE TO HAVE GFCI PROTECTION; EVERY REQUIRED LOCATION TO BE GFCI TYPE OUTLET.
8. ALL ELECTRICAL CONNECTIONS AND WIRING TO FOLLOW NEC CIRCUITRY REQUIREMENTS.
9. SWITCHES, DIMMERS, RECEPTACLES, TELEPHONE, CABLE CONTROLS TO BE DECORA STYLE WITH SCREWLESS PLATE COVERS.

SYMBOL SCHEDULE

- SWITCHED WALL OUTLET	- DIMMABLE WALL SWITCH	- SURFACE MOUNT DIRECTIONAL	- IN-GROUND FIXTURE
- EXTERIOR GRADE OUTLET	- THREE-WAY WALL SWITCH	- SURFACE MOUNT FIXTURE	- SMOKE DETECTOR
- GFI OUTLET	- ASTRONOMICAL TIMER SW.	- PENDANT FIXTURE	- CO DETECTOR
- FLOOR OUTLET	- EXHAUST FAN/LIGHT	- UNDER CABINET LIGHTING	- SERVICE PANEL
- CABLE TV JACK	- DIRECTIONAL RECESSED CAN	- LINEAR FIXTURE	- DATA JACK
- WALL SWITCH	- RECESSED CAN	- WALL MOUNT FIXTURE	

LIGHTING SCHEDULE

GENERAL NOTES:
- VERIFY ALL QUANTITIES PRIOR TO ORDERING
- PROVIDE AND LOCATE ALL OUTLETS REQUIRED BY CODE

FIXT.	MFG	CATALOG #	TYPE	QTY	NOTES
A	HALO	H999CAT-999H	4" RECESSED CANISTER - IC RATED	-	DIMMABLE LED LAMPING
B	LUMENWERX	H999CAT-951PS	4" RECESSED CANISTER - IC WET RATED	-	DIMMABLE LED LAMPING
C	PANASONIC	FV-08VRE2 (WHISPER RECESSED LED)	6" RECESSED CANISTER / VENTILATION FAN	-	DIMMABLE LED LAMPING
D	LUMINII	FOTS-SC-##-F-SA (EXTRUSION), LL30-30K (STRIP LED)	LINEAR VANITY	-	DIMMABLE
E	LUMINII	RSL15-##-F-SA (RECESSED SLIMLINE 15 EXTRUSION), LL30-30K (STRIP LED)	LINEAR UNDERCABINET	-	DIMMABLE
F	LUMINII	ALU-45-XX-F-SA (ALU45 EXTRUSION), LL30-30K (STRIP LED)	LINEAR COVE	-	DIMMABLE
H	T.B.D.	T.B.D.	PENDANT	-	DIMMABLE
J	T.B.D.	T.B.D.	PENDANT	-	DIMMABLE
K	JESCO	SG-LED-##W-30-W (SG-LED)	SURFACE MOUNT LED	-	MOTION SENSOR ACTIVATED
L	METALUX	4WNLED-LD4500LF-UNV-L830 (WNLED)	2' X 4' SURFACE MOUNT LED	-	-
M	T.B.D.	T.B.D.	WALL SURFACE MOUNT	-	DIMMABLE
N	WAC	5031-30-BBR	IN-GROUND UPLIGHT	-	DIMMABLE
O	LUXR	M1-R-R-BK-30-30-F	IN-GROUND UPLIGHT	-	DIMMABLE

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SECOND & THIRD FLOOR CONCEPTUAL LIGHTING PLAN

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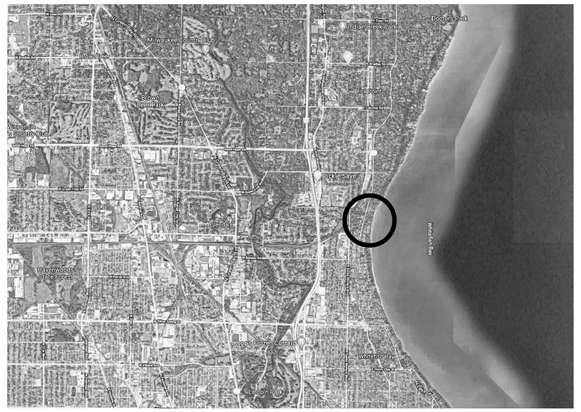
FOX POINT, WISCONSIN

CONCEPT ILLUSTRATION I VIEW OF ENTRY LOOKING EAST

DEPICTS GENERAL DESIGN INTENT ONLY



AREA MAP

NOT TO SCALE

CONCEPT ILLUSTRATION I VIEW OF BACK LOOKING WEST

DEPICTS GENERAL DESIGN INTENT ONLY

PROJECT LOCATION

NOT TO SCALE

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BID SET

ISSUANCE AND REVISIONS

03.19.2021 ISSUED FOR BIDDING

DATE: 03.19.2021

TITLE SHEET

T1.00

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DIVISION 01 - GENERAL REQUIREMENT

SECTION 010000 - GENERAL REQUIREMENTS

1. All construction shall be performed in strict accordance w/ the current Wisconsin Uniform Dwelling Code, local & municipal ordinances, as well as any other applicable codes, regardless of what Drawings & Specifications show. All Contractors to ensure familiarity w/ above items.
2. Apparatus, materials, & workmanship of any kind shall conform to the latest rules & requirements in force at the time of receipt of bids to the companies furnishing services to the building, the NEC, & such federal, state & local agencies that have jurisdiction over the work. All changes necessary to have the work accepted must be approved by the Architect.
3. Contractors shall secure & pay all applicable permits & fees.
4. General Contractor shall verify existing conditions prior to construction & field-verify all dimensions pertaining to the work to be performed.
5. Notify the Architect of any discrepancies immediately. If discrepancies exist in documentation, the Bidder shall assume the greater quantity, quality, capacity, cost, etc., & shall include same in the bid proposal.
6. Notify Architect of any discrepancies between Drawings & the Manufacturer's recommended installation instructions.
7. General Contractor shall be responsible for coordinating all dimensions, details, specifications & openings between different trades. General Contractor shall cross-check dimensions between architectural, structural, mechanical & electrical drawings & designs prior to commencing w/ any portions of the Work.
8. All Contractors shall inspect the job site & verify all data pertaining to the building & their relation to the work prior to submittal of bids.
9. Subcontractors shall verify missing or incorrect dimensions w/ General Contractor prior to continuing w/ Work.
10. Do not scale dimensions from the drawings.
11. All Contractors shall provide necessary bracing, shoring, guying & other means necessary to stabilize all new construction as well as any adjacent buildings, structures, or grounds. All damages to the existing building or surrounding structures resulting from inadequate stabilizing measures shall be repaired at the cost to the Contractor(s) causing the damage.
12. Where new work meets existing, each Contractor shall provide necessary labor & materials for cutting, fitting, patching, & the removal of elements within their scope of work so as to provide complete installation.
13. Each Contractor shall take care not to damage, splatter, or mar any wall, millwork, ceiling, floor, or other finish. Any damage shall be repaired at the cost to the Contractor causing the damage.
14. Material delivered to the job site shall be neatly & compactly piled w/ protection as required to prevent damage or soiling.
15. Daily, the Contractor shall clean all debris & leave the construction site & surrounding condition as to eliminate interference & hazard.
16. Each Contractor shall warrant and/or guarantee their materials & labor to be free from defects for a minimum period of (1) year after Owner occupancy. Immediately after notification, each Contractor shall repair or replace any defective work or materials & any associated damages resulting from said defects during warranty period w/o cost to Owner. If the Contractor, after notice of defect, fails to proceed promptly to comply w/ the terms of the guarantee, the Owner may have defects corrected & the Contractor & his surety company shall be liable for costs incurred.
17. Operating & maintenance data shall be delivered to the Owner & all testing & adjustments for mechanical equipment or systems shall be completed prior to request for final payment. All Contractors shall submit all guarantees, warranties, certifications, etc., to the Owner.
18. Upon substantial completion, the Owner & Architect shall conduct one final inspection & prepare one written general 'punch list' of all items unfinished. General Contractor shall supply copies to all affected trades, suppliers, etc. & each Contractor shall immediately remedy all items.

DIVISION 03 - CONCRETE

SECTION 033000 - CAST-IN-PLACE CONCRETE

1. See Structural Drawings for concrete footings, walls, slabs, & topping specifications. Notify Architect immediately of any discrepancies between Structural Drawings/ Specifications, & Architectural Drawings.
2. Wall Form-Facing Materials: Smooth-formed finish form-facing panels that provide continuous, true, & smooth concrete surfaces. Furnish in largest practicable sizes to minimize number of joints
3. Exposed Concrete Floor/Slab Finish: Smooth trowel finish complying w/ ACI 302.1R recommendations for screeding, restraightening, & finishing operations for concrete surfaces. Do not wet concrete surfaces while finishing. Finish & measure surface, so gap at any point between concrete surface & an unleveled, freestanding, 10 foot straightedge resting on two high spots, placed anywhere on the surface does not exceed 1/8 inch.
4. Penetrating Liquid Floor Treatment for Garage & Basement Floors: Ghostshield Lithi-Tek 9500 or approved equal.
5. Curing: Protect freshly placed concrete from premature drying & excessive cold or hot temperatures. Comply w/ ACI 306.1 for cold- weather protection & ACI 301/ ACI 301M for hot-weather protection. Use suitable methods for a 'wet cure' to avoid shrinkage ensuring that curing blankets do not create pockets or dry spots.
6. Sawed Joints: See Structural Drawings for Specifications. Coordinate final locations w/ Architect.
7. Isolation Joints: ASTM D 1752, closed-cell foam w/ tear off strip.
8. Vapor Retarders: Polyethylene sheet, ASTM D 4397, not less than 10 mils thick. Place, protect, & repair according to ASTM E 1643 & Manufacturer's instructions. Extend vapor retarder over top of foundation walls as shown in the Drawings.
9. Drainage: Provide appropriate foundation drainage & under-slab drainage system per applicable codes
10. Protection: Protect all concrete floors w/ traffic, stain, & drop resistant protection board. Do not use any products on the floor that will cause staining or discoloration.
11. Submittals: Product data for all items including sand, aggregates, cement, pigments, & admixtures in concrete mix, as well as a 48 inch by 48 inch mockup of the board-form concrete wall for Architect approval.

DIVISION 04 - MASONRY

SECTION 042613 - MASONRY VENEER

1. Masonry Veneer: 'Northfield Block Company Cordova Stone Masonry Units', Color: T.B.D., 4"x4"x16" nominal. Running bond pattern with flush head joints and 1/4" deep raked bed joints. Mortar color to match color of masonry and to be selected by Architect from Contractor's selected Manufacturer's full range.
2. Masonry Sills: 1" thick, match finish of masonry veneer.
3. See Drawings for additional masonry, mortar, air space, anchors, expansion joint and lintel specification.
4. Metal Flashing: Provide metal flashing complying with 'Section 076200 - Sheet Metal Flashing and Trim' and as follows: Fabricate metal sealant stops from stainless steel. Extend at least 3 inches into wall and out to exterior face of wall. At exterior face of wall, bend metal back on itself for 3/4 inch and down into joint 1/4 inch to form a stop for retaining sealant backer rod.
5. Butyl Rubber Flashing: Composite, self-adhesive, flashing product consisting of a pliable, butyl rubber compound, bonded to a high-density poyethylene film, aluminum foil, or spunbonded polyolefin.
6. Solder and Sealants for Sheet Metal Flashings: As specified in 'Section 076200 - Sheet Metal Flashing and Trim'.
7. Adhesives, Primers, and Seam Tapes for Flashings: Flashing manufacturer's standard products or products recommended by flashing manufacturer for bonding flashing sheets to each other & to substrates.
8. Compressible Filler: Premolded filler strips complying with ASTM D 1056, Grade 2A1; compressible up to 35 percent; of width and thickness indicated; formulated from neoprene, urethane, or PVC.
9. Weep/Vent Products: Mesh Weep/Vent: Free-draining mesh; made from polyethylene strands, full height and width of head joint and depth 1/8 inch less than depth of outer wythe; in color selected from manufacturer's standard. Provide and install weep joints or vents where indicated, immediately above grade and immediately above flashing, bond beams, solid fill, or other water-stop locations.
10. Cavity Drainage Material: Free-draining mesh, made from polymer strands that will not degrade within the wall cavity.
11. Preparation: Masonry contractor shall inspect related conditions and report any and all unsatisfactory conditions. Masonry contractor shall inspect and test surfaces for straightness and levelness. Beginning work means acceptance of conditions.
12. Installation, General: Use full-size units without cutting if possible. If cutting is required to provide a continuous pattern or to fit adjoining construction, cut units with motor-driven saws; provide clean, sharp, unchipped edges. Allow units to dry before laying unless wetting of units is specified. Install cut units with cut surfaces and, where possible, cut edges concealed. Select and arrange units for exposed unit masonry to produce a uniform blend of colors and textures. Mix units from several pallets or cubes as they are placed. All exposed faces of units to be ground face including end/corner conditions.
13. Tolerances:
    A. Dimensions and Locations of Elements: For dimensions in cross section or elevation, do not vary by more than plus 1/2 inch or minus 1/4 inch. For location of elements in plan, do not vary from that indicated by more than plus or minus 1/2 inch. For locations of elements in elevation, do not vary from that indicated by more than plus or minus 1/4 inch in a story height or 1/2 inch total.
    B. Lines and Levels: For bed joints and top surfaces of bearing walls, do not vary from level by more than 1/4 inch in 10 feet, or 1/2 in maximum. For conspicuous horizontal lines, such as lintels, sills, parapets, and reveals, do not vary from level by more than 1/8 inch in 10 feet, 1/4 inch in 20 feet, or 1/2 inch maximum. For vertical lines and surfaces, do not vary from plumb by more than 1/4 inch in 10 feet, 3/8 inch in 20 feet, or 1/2 inch maximum. For conspicuous vertical lines, such as external corners, door jambs, reveals, and expansion and control joints, do not vary from plumb by more than 1/8 inch in 10 feet, 1/4 inch in 20 feet, or 1/2 inch maximum. For lines and surfaces, do not vary from straight by more than 1/4 inch in 10 feet, 3/8 inch in 20 feet, or 1/2 inch maximum.
    C. Joints: For bed joints, do not vary from thickness indicated by more than plus or minus 1/8 inch, with a maximum thickness limited to 1/2 inch. For exposed head joints, do not vary from thickness indicated by more than plus or minus 1/8 inch. Do not vary from adjacent bed-joint and head-joint thicknesses by more than 1/8 inch.
14. Laying Masonry Walls: Lay out walls in advance for accurate spacing of surface bond patterns with uniform joint thicknesses and for accurate locations of openings, movement-type joints, returns, and offsets. Avoid using less-then-half-size units, particularly at corners, jambs, and, where possible, at other locations. Unless otherwise indicated, lay exposed masonry in specified bond; do not use units with less-than-nominal 4-inch horizontal face dimension at corners or jambs.
15. Mortar Bedding and Jointing: Lay masonry units with completely filled bed and head joints; butter ends with sufficient mortar to fill head joints and shove into place. Do not deeply furrow bed joints or slush head joints. Tool head and bed joints as specified.
16. Cleaning: Clean unit masonry as work progresses by removing excess mortar from surfaces at once, using clean, soft, damp rags. Do not allow mortar to harden on sight-exposed surfaces. Clean installed masonry surfaces in accordance with manufacturer's written instructions.
17. Submittals: Product data and samples for each type of product, and a 48 inch square mockup of the masonry wall for Architect approval.

DIVISION 05 - METALS

SECTION 051200 - STRUCTURAL STEEL

1. See Structural Drawings for Structural / Steel Construction Specifications. Notify Architect immediately of any discrepancies between Structural Drawings, Specifications, & Architectural Drawings

SECTION 055000 - METAL FABRICATIONS

1. Materials: For metal fabrications exposed to view in the completed Work, provide materials without seam marks, roller marks, rolled trade names, stains, discolorations, or blemishes. Fasteners and anchors to be stainless steel Type 304 or Type 316 unless otherwise indicated.
    A. Trellis Beams/Columns & Foyer Stair Tread Supports: See Architectural & Structural Drawings for details and specifications.
    B. Kitchen Island Countertop Support & Fireplace Opening Trim: Provide steel plate materials complying with ASTM A 36/A 36M with smooth, flat surfaces unless otherwise indicated. See Drawings for details.
    C. Handrails: See 'Section 057300 - Railings'.
    D. Concealed Brackets for Floating Shelves, Countertops, and Benches: 'The Original Granite Bracket - Free Hanging Shelf Bracket'. See Drawings for locations to verify sizes / quantities.
2. Fabrication: Comply with requirements indicated for design, dimensions, member sizes and spacing, details, finish, and anchorage, but not less than that required to support structural loads. Fabricate with welded connections unless otherwise indicated. Preassemble items in the shop to greatest extent possible. Use connections that maintain structural value of joined pieces. Cut, drill, and punch metals cleanly and accurately. Remove burrs and ease edges. Remove sharp or rough areas on exposed surfaces. Finish exposed surfaces to smooth, sharp, well-defined lines and arris. Mill joints to a tight, hairline fit. Comply with AWS for recommended practices in shop welding and brazing. Weld and braze behind finished surfaces without distorting or discoloring exposed side. Clean exposed welded and brazed joints of flux, and dress exposed and contact surfaces. Where welding and brazing cannot be concealed behind finished surfaces, finish joints per NOMMA's "Voluntary Joint Finish Standards" for Type 1.
3. Installation: Set metal accurately in location, alignment, and elevation; with edges and surfaces level, plumb, true, and free of rack; and measured from established lines and levels. Fit exposed connections accurately together to form hairline joints. Weld connections that are not to be left exposed but cannot be shop welded because of shipping size limitations.
4. Submittals: Provide product data, shop drawings, and finish samples for each type of product for Designer approval.

SECTION 057300 - RAILINGS

1. Interior Glass Guardrails: Provide 1/2" laminated low iron glass (single piece where feasible & without top cap) with Wagner LX3S3830 1-1/2" diameter or smaller brushed stainless steel standoffs (equally spaced at maximum distances unless otherwise noted). See Drawings for details.
2. Exterior Glass Guardrails: 'CRL B5S Series fascia mount heavy aluminum base shoe with 1/2" laminated low iron glass, single piece where feasible (Alternate: 1/2" laminated clear glass) with 'CRL GRL10BS top cap (for protection of laminated glass layer from weather). See Drawings for details.
3. Handrails: See Drawings and Specifications.
    A. Stair to Basement: Lighted tubular handrails: CRL GR16BS Premium Cap Rail for LED lighting applications, mounted to wall with CRL HR2EWBS Malibu Series Brackets. Provide CRL LEDS1BS Saddle Adapters as required to allow wiring to pass through hand rail brackets without interruption. Provide mitered returns to wall at basement end to enable routing of wiring to concealed driver within wall. Coordinate fabrication with requirements of scheduled handrail lighting system (see Lighting Schedule).
    B. Stair to 2nd Floor: Brushed stainless steel plates, shapes & bars complying w/ ASTM A 276/ A276M. See Drawings for details. For glass guardrail connections, mount with CRL HR2EGBS Malibu Series Brackets. For wall connections, mount with CRL HR3EWBS Malibu Series Brackets.
    C. Stair to 3rd Floor: 1 $\frac{1}{2}$" diameter wood handrails mounted to wall with CRL HR2EGBS Malibu Series Brackets. See Drawings for details.
4. Fabrication: Fabricate railings to comply with requirements indicated for design, dimensions, member sizes and spacing, details, finish, and anchorage, but not less than that required to support structural loads. Fabricate with welded connections unless otherwise indicated. Preassemble items in the shop to greatest extent possible. Use connections that maintain structural value of joined pieces. Cut, drill, and punch metals cleanly and accurately. Remove burrs and ease edges. Remove sharp or rough areas on exposed surfaces. Finish exposed surfaces to smooth, sharp, well-defined lines and arris. Mill joints to a tight, hairline fit. Comply with AWS for recommended practices in shop welding and brazing. Weld and braze behind finished surfaces without distorting or discoloring exposed side. Clean exposed welded and brazed joints of flux, and dress exposed and contact surfaces. Where welding and brazing cannot be concealed behind finished surfaces, finish joints per NOMMA's "Voluntary Joint Finish Standards" for Type 1.
5. Performance Requirements for Handrails / Guardrails: Uniform load of 50 lbf/ft. applied in any direction. Concentrated load of 200 lbf applied in any direction. Uniform and concentrated loads need not be assumed to act concurrently.
6. Installation. Set railings accurately in location, alignment, and elevation; measured from established lines and levels and free of rack.
7. Submittals: Provide product data & shop drawings for each type of product for Architect approval.

DIVISION 06 - WOODS, PLASTICS, & COMPOSITE

SECTION 061000 - ROUGH CARPENTRY

1. See Structural Drawings for Structural / Wood Construction Specifications. Notify Architect immediately of any discrepancies between Structural Drawings, Specifications, & Architectural Drawings.
2. Sill Sealer Gaskets: Closed-cell neoprene foam, 1/4 inch thick in standard width to suit width of sill member indicated.
3. Install all framing & framing components plumb, level, & straight. Framing to provide substrate appropriate for finished surfacing materials w/ tolerances allowing finished materials to be installed in true plane, plumb, level, & in proper relation to adjacent finished surfaces.

SECTION 062000 - FINISH CARPENTRY

1. General: Lumber shall comply w/ DOC PS 20 & applicable rules of grading agencies indicated. Factory mark each piece of lumber w/ grade stamp of inspection agency, indicating grade, species, moisture content at time of surfacing, & mill. For exposed lumber, omit grade stamp & provide certificates of grade compliance issued by inspection agency. MDF shall comply w/ ANSI A208.2.
2. Wood Siding:
    A. Interior & Exterior Wood Siding: 1x6 ship-lap siding where indicated in the Drawings unless otherwise noted. Installed smooth-side out with 1/4 inch square-edged reveals between boards and shall be free of any visible defects, damage, or staining. No beveled edges or joints. All cuts are to be clean, straight, and free of any splintering.
    B. Interior & Exterior Wood Screen Wall at Entry, Living, & Rear Terrace: 5/4 x 4 boards (with MDO reveals at wall locations), see Drawings for details. No beveled edges or joints. All cuts are to be clean, straight, and free of any splintering.
    C. Species & Grade: Inland or western red cedar, grade B or better.
    Alternate: Cambia Thermally Modified Wood or approved equal.
    D. Fasteners: Provide stainless steel siding nails or screws, in sufficient length to penetrate not less than 1-1/2 inches into wood substrate. Fastener heads to be as small as possible while maintaining sufficient holding strength.
    E. Furring at Exterior Horizontal Wood Siding: Provide 1/4" thick vertical wood strapping unless noted otherwise.
    F. Furring at Exterior Vertical Wood Siding: Provide 7/16" thick horizontal Core-A-Vent Sturdi-Battens unless otherwise noted.
    G. Insect Screen: Provide mesh insect screen at top & bottom of siding per the Drawings
3. Interior Door/Window Trim & Baseboards: Paint grade poplar or birch w/ slightly eased exposed/outside edges (no visible rounding or chamfering). See Drawings for details.
4. Interior Stair Treads/Risers: Solid wood to match flooring per 'Section 096400 - Wood Flooring'. See Drawings for details.
5. Wood Handrailing: See 'Setion 057300 - Railings'.
6. Coat Closet Shelving: MDF or any paint-grade closed-grain hardwood species. See 'Section 105700 - Wardrobe and Closets' for more details.
7. Painted Wall Paneling: MDF or any paint-grade closed-grain hardwood species to match painted cabinetry, See 'Section 064113 - Cabinetry'.
8. General Finish Carpentry Installation: All carpentry shall be free of any visible defects, damage, or staining. All cuts are to be clean, straight, and free of any splintering. Install carpentry level, plumb, true, and aligned with adjacent materials. Use concealed shims where necessary for alignment. Scribe and cut carpentry to fit adjoining work. Notching carpentry is not permitted. Refinish and seal cuts as recommended by manufacturer. Cope at returns and miter at corners to produce tight-fitting joints, with full-surface contact throughout length of joint.
9. Lumber Siding Installation: Install siding to comply with manufacturer's written instructions and warranty requirements. Fit joints to exclude water. Vertical Siding shall be installed in continuous/uninterrupted runs without horizontal joints. Coursing of siding to align with window & door openings.
10. Interior Finish Carpentry Installation Where face fastening is unavoidable, countersink fasteners, fill surface flush, and sand unless otherwise indicated. Install to tolerance of 1/8 inch in 96 inches for level and plumb. Install adjoining carpentry with 1/32 inch maximum offset for flush installation and 1/16 inch maximum offset for reveal installation. Install trim with minimum number of joints practical, using full-length pieces from maximum lengths of lumber available. Do not use pieces less than 24 inches long, except where necessary. Stagger joints in adjacent and related standing and running trim. Use scarf joints for end-to-end joints. Plane backs of casings to provide uniform thickness across joints, where necessary for alignment.
11. Submittals: Product data, samples, & on-site mock-up of each product type for Architect approval.

SECTION 064113 - CABINETRY

1. General: Unless otherwise indicated, comply w/ the 'Architectural Woodwork Standards' for grades of architectural wood cabinets indicated for construction, finishes, installation, & other requirements.
2. Cabinetry
    A. Stained Wood Cabinetry: Flush overlay frameless construction. Flush slab cabinet doors & drawers w/ square edges. Rift sawn white oak veneer at each face/edge of cabinet door/drawer and front face/edge of cabinet box. White melamine cabinet box interiors, shelves, and drawers. See Drawings for grain direction. See 'Section 099100 - Painting & Staining' for cabinet door/drawer, and front edge of cabinet box finish.
    B. Painted Cabinetry: Flush overlay frameless construction. Flush slab cabinet doors & drawers w/ square edges. MDF or any paint grade closed-grain hardwood species. White melamine cabinet box interiors, shelves, and drawers. See 'Section 099100 - Painting & Staining' for cabinet door/drawer, and front edge of cabinet box finish.
    C. Glass Cabinet Doors: Element Designs Aluminum Framed Cabinet Doors (or approved equal) with backpainted glass fronts. Flush overlay frameless construction. Type 'A' and Type 'B' colors T.B.D.
    D. Cabinetry & Mirrors By Owner: Robern Cartensian Vanities, M-Series Full Length Cabinets, Uplift Tech Medicine Cabinets, and Vitality Perimeter Circle Lighted Mirror. See Drawings for sizes and locations.
3. Cabinetry Hardware
    A. Typical Swing Door Hardware: Frameless concealed hinges (european type), self-closing with touch latches unless noted otherwise noted. Adjustable shelves w/ metal shelf rests. All hardware to comply w/ BHMA A156.9.
    B. Typical Lift Door Hardware: Frameless concealed lift system hinges, self-closing with touch latches unless noted otherwise noted. Adjustable shelves w/ metal shelf rests. All hardware to comply w/ BHMA A156.9.
    C. Typical Drawer Hardware: Drawer slides with soft-close & touch latch functionality unless otherwise noted. All hardware to comply w/ BHMA A156.9.
    D. Synchronized Vertical Sliding Hardware at Living Room TV Cabinet: EKU Libra 20 H Synchro.
    E. Recessed Continuous Pulls: 'Cesar NYC' L-Shaped Grip, 'Rehau' Recessed 2mm Integrated Pulls or approved equal. See Drawings for locations.
4. Fabrication: Complete fabrication, including assembly, finishing, & hardware application, to maximum extent possible before shipments to Project site. Shop-cut openings when possible to receive hardware, appliances, electrical work, & similar items. Locate openings accurately & use templates or rough-in diagrams to produce accurately sized & shaped openings. Sand edges of cutouts & remove splinters & burrs.
5. Shop Finishing: Defer only final touchup, cleaning, & polishing until after installation. Comply w/ referenced quality standard for sanding, filling countersunk fasteners, sealing concealed surfaces, & similar preparations for finishing, as applicable to each unit of work.
6. Installation: Install cabinets level, plumb, true, & straight. Shim as required w/ concealed shims. Install level & plumb to a tolerance of 1/8 inch in 96 inches. Scribe & cut cabinets to fit adjoining work. refinish cut surfaces, & repair damaged finish at cuts. Anchor cabinets to anchors or blocking built in or directly attached to substrates. Secure w/ countersunk, concealed fasteners & blind nailing. Use fine finishing nails or finishing screws for exposed fastening, countersunk & filled flush w/ woodwork. Adjust hardware to center doors & drawers in openings & to provide unencumbered operation. Touch up finishing work specified in this Section after installation of woodwork. Fill exposed nail holes w/ matching filler.
9. Submittals: Product data, samples, & shop drawings for each type of product for Architect approval. Shop drawings to show location of each item, dimensioned plans & elevations, large-scale details, attachment devices, & other components.

SECTION 067300 - COMPOSITE DECKING

1. Composite Decking: Cali Bamboo BamDeck 4G, Charcoal.
2. Concealed Decking Fasteners & Starter Clips: Per manufacturer.
3. Installation: Per manufacturer's instructions.
4. Submittals: Product data, shop drawings, and samples for each type of product for Architect approval.

DIVISION 07 - THERMAL & MOISTURE PROTECTION

SECTION 071416 - WATERPROOFING

1. Latex-Rubber Waterproofing: Two-component, reinforced, latex-rubber waterproofing complying w/ ASTM C 836/C 836M coal-tar free.
2. Primer: Manufacturer's standard primer, sealer, or surface conditioner; factory-formulated acrylic latex, polyurethane, or epoxy.
3. Sheet Flashing: 50mil-minimum, nonstaining, uncured sheet neoprene.
4. Adhesive: Manufacturer's recommended contact adhesive.
5. Membrane-Reinforcing Fabric:Manufacturer's recommended fiberglass mesh or polyester fabric.
6. Joint Reinforcing Strip: Manufacturer's recommended fiberglass mesh or polyester fabric.
7. Joint Sealant: Multicomponent polyurethane sealant, compatible w/ waterproofing; & as recommended by Manufacturer.
8. Backer Rod: Closed-cell polyethylene foam.
9. Board Insulation: Extruded-polystyrene board insulation ASTM C 578, shiplap edged. Type IV, 25-psi minimum compressive strength.
10. Nonwoven-Geotextile-Faced, Molded-Sheet Drainage Panel: Composite subsurface drainage panel consisting of a studded, nonbiodegradable, molded-plastic-sheet drainage core; w/ a nonwoven, needle-punched geotextile facing w/ an apparent opening size not exceeding No. 70 sieve laminated to one side of the core & a polymeric film bonded to the other side; & w/ a vertical flow rate of 9 to 18 gpm per ft.
11. Preparation, Installation, & Protection: Clean, prepare, & treat substrates. Provide clean, dust-free, & dry substrates for waterproofing application. Apply waterproofing according to recommendations in ASTM C 1471. Place & secure molded-sheet drainage panels. Install one or more layers of board insulation to achieve required thickness over waterproofed surfaces. Cut & fit to within 1/4 inch of projections & penetrations. On vertical surfaces, set insulation units in adhesive. Protect waterproofing from damage & wear during remainder of construction period. All products to be installed per Manufacturer's written instructions.
12. Submittals: Product data for each type of product for Architect approval.

SECTION 072100 - THERMAL INSULATION

1. Closed-Cell Spray Polyurethane Foam: 'Johns Manville JM Corbond III; or approved equal.
2. Semi-Rigid Mineral Wool Batt Insulation: 'Rockwool Comfortbatt'; or approved equal.
3. Blown-In Insulation: JM Spider Plus Blown-In Fiberglass or approved equal.
4. Soundproofing Insulation: Provide soundproofing batt insulation where indicated in the Drawings.
5. Rigid & Tapered Rigid Insulation: Extruded-Polystyrene Board ASTM C 578, Type IV, 25-psi minimum compressive strength; unfaced; maximum flame-spread & smoke-developed indexes of 25 & 450, respectively, per ASTM E 84.
6. Insulation for Miscellaneous Voids: ASTM C 1029, Type II, closed cell, w/ maximum flame-spread & smoke-developed indexes of 75 & 450, respectively, per ASTM E 84.
7. Insulation Anchors, Spindles, & Standoff: Recommended by Manufacturer
8. Adhesives for Bonding Insulation: Compatible w/ insulation & air & water barrier materials, & capability to bond insulation securely to substrates w/o damaging insulation & substrates.
9. Installation: Comply w/ insulation Manufacturer's written instructions applicable to products & applications.
10. Submittals: Product data for each type of product for Architect approval.

SECTION 072500 - WEATHER BARRIERS

1. Air & Water Resistive Barrier: Provide 'Huber ZIP System' wall sheathing with integral water and air barrier in structural rating that meets the requirements outlined in the Structural Specifications.
2. UV Protection at Open-Joint Siding: Cover 'Huber ZIP System' with black felt building paper complying with ASTM D 226, Type 1, unperforated. See 'Section 074213 - Metal Siding' and Section 074649 - Paper Composite Siding'.
3. Air & Water Resistive Barrier Tape: Provide pressure-sensitive plastic tape recommended by air & water resistive barrier Manufacturer for sealing joints and penetrations.
4. Butyl Rubber Flashing: Composite, self-adhesive, flashing product consisting of a pliable, butyl rubber compound, bonded to a high-density polyethylene film, aluminum foil, or spunbonded polyolefin to produce an overall thickness of not less than 0.025 inch. Flame Propogation Test: Materials and construction shall be as tested according to NFPA 285.
4. Installation: Comply with Manufacturer's written instructions and warranty requirements.
5. Submittals: Submit product data for each type of product for Designer approval.

SECTION 072600 - VAPOR RETARDERS

1. Sheet Retarder: Install 'Smart' vapor retarder. Polyimide film vapor retarder for use w/ unfaced, vapor permeable insulation. Material has a permeance of 1 perm or less when tested to ASTM E 86, dry cup method & greater than 10 perms using wet cup method.
2. Installation: Install sheet retarders to extremities of areas to protect from vapor transmission. Secure in place as recommended by Manufacturer. Repair tears or punctures immediately before concealment by other Work. Seal around penetrations such as utilities & columns in order to create a monolithic, airtight membrane at grade surface, perimeter, & all vertical penetrations.
3. Submittals: Product data for each type of product for Architect approval.

SECTION 074213 - METAL SIDING

1. Metal Siding: 16 gauge Polished Stainless Steel Plate Open-Joint Siding. Refer to Drawings for siding dimensions / alignments, and joint locations.
2. Open Joints Between Panels: $\frac{3}{4}$" max width. See 'Section 072500 - Weather Barrier' for treatment of weather barrier at open-joints.
3. Furring: $\frac{3}{8}$" thick Core-A-Vent Sturdi-Strip Vertical Furring. Provide necessary horizontal wood blocking within stud wall cavity as required.
4. Fasteners: Low-profile torx or square-drive polished stainless steel screws ($\frac{3}{4}$" max diameter head) designed to withstand design loads.
5. Installation: Install siding in accordance with manufacturer's instructions. Install siding plumb, level, square, and true to line. Dimensions to be verified in field for accuracy, notching of siding not allowed.
6. Submittals: Provide product data, samples, and on-site mock-up for each type of product for Architect approval.

SECTION 074649 - PAPER-COMPOSITE SIDING

1. Open-Joint Paper-Composite Exterior Siding: $\frac{3}{4}$" thick 'Richlite' Open-Joint Siding, Slate Mill finish, refer to Drawings for siding dimensions / alignments, and joint locations.
2. Open Joints Between Panels: $\frac{3}{4}$" max width. See 'Section 072500 - Weather Barrier" for treatment weather barrier at open-joints.
3. Furring: 1x4 vertical wood furring (painted black where exposed at open horizontal joints).
4. Fasteners: Exposed fasteners (with heads matching siding finish) per manufacturer's written recommendations.
5. Installation: Install siding in accordance with manufacturer's instructions. Install siding plumb, level, square, and true to line. Dimensions to be verified in field for accuracy, notching of siding not allowed.
6. Submittals: Product data and samples for each type of product for Architect approval

SECTION 074649 - POLY-ASH EXTERIOR TRIM

1. Poly-Ash Exterior Trim: 'Boral TruExterior 4/4 Trim' ripped to dimensions per Drawings. All trim/siding to be installed "smooth side out" and shall be free of any visible defects, damage, or staining. No beveled edges or joints. All cuts are to be clean, and straight.
2. Fasteners: Per manufacturer's written recommendations
3. Installation: Install siding in accordance with manufacturer's instructions. Install siding plumb, level, square, and true to line. Dimensions to be verified in field for accuracy, notching of siding not allowed.
4. Finishing: Apply topcoat of exterior paint over factory-applied primer as specified in "Section 099100 - Painting' within 150 days of installing trim. Ensure trim/siding is clean and dry before painting
5. Submittals: Product data and samples for each type of product for Architect approval.

SECTION 075323 - ROOFING

1. Roof Membrane: ASTM D 6878, internally fabric or scrim reinforced, uniform, flexible TPO sheet; 60 mils thick (nominal), grey color..
2. Decorative Roof Ballasts: 1/2" to 1" stone T.B.D., see Drawings for scheduled locations.
3. Leak Detection System & Plumbing for Future Green Roof: Provide Hanging Gardens EFVM leak detection system between roof sheathing and roof membrane (not able to be installed at later date). Provide rough plumbing for future pop-up irrigation.
4. Future Photovoltaic System: Providing rough electrical work for future low slope photovoltaic panels with ballasted rack system.
5. Auxiliary Roofing Materials: Per roofing system Manufacturer's recommendation for intended use & compatible w/ roofing.
6. Roof Insulation: See 'Section 072100 - Thermal Insulation' for rigid insulation requirements.
7. Roofing System Installation & Protection: Install roofing system according to Manufacturer's instructions. Protect membrane roofing system from damage & wear during remainder of construction period.
8. Submittals: Product data for each type of product & shop drawings of roofing system for Architect approval.

SECTION 076200 - SHEET METAL FLASHING AND TRIM

1. Metal Type 'A' Coping & Flashings: Polished Stainless-Steel Sheet: ASTM A 240/A 240M, Type 304, dead soft, fully annealed.
2. Metal Type 'B' Coping & Flashings: Aluminum Sheet conforming to ASTM B 209 (ASTM B 209M), alloy as standard with manufacturer for finish required, with temper as required to suit forming operations and performance required. Anodic finish, coil coated, AAMA 611, AA-M12C22A41, class I, 0.024mm or thicker. Finish: Black.
3. Miscellaneous Materials: Provide materials & types of fasteners, solder, protective coatings, sealants, & other miscellaneous items as required for complete sheet metal flashing & trim installation & as recommended by Manufacturer of primary sheet metal or manufactured item unless otherwise indicated.
4. Fasteners: No visible fasteners in finished product. Wood screws, annular threaded nails, self-tapping screws, self-locking rivets & bolts, & other suitable fasteners designed to withstand design loads & recommended by manufacturer of primary sheet metal or manufactured item.
5. Sealant Tape: Pressure-sensitive, 100 percent solids, polyisobutylene compound sealant tape w/ release-paper backing. Permanently elastic, non-sag, non-toxic, non-staining tape 1/2 inch wide & 1/8 inch thick.
6 Elastomeric Sealant: ASTM C 920, elastomeric polymer sealant; of type, grade, class, & use classifications required to seal joints in sheet metal flashing & trim & remain watertight.
7. Sheet Metal Fabrications:
    A. General: Custom fabricate sheet metal flashing & trim to comply w/ details in the Drawings & recommendations in cited sheet metal standard that apply to design, dimensions, geometry, metal thickness, & other characteristics of item required. Fabricate sheet metal flashing & trim in shop to greatest extent possible. Where movable, non-expansion-type joints are required, form metal to provide for proper installation of elastomeric sealant. Fabricate cleats & attachment devices from same material as accessory being anchored or from compatible, noncorrosive metal. Fabricate cleats & attachment devices of sizes not less than thickness of metal being secured. Fabricate nonmoving seams w/ flat-lock seams. Form seams & seal w/ epoxy seam sealer.
    B. Roof Edge Flashing, Copings, Base Flashing, Flashing Receivers, Reglets, Parapet Scuppers (if required), Through-Wall Flashing, & Opening Flashing: Fabricate in minimum 96-inch long. Furnish w/ 6 inch wide concealed splice plates. Shop fabricate interior & exterior corners. Fabricate coping joint plates of same thickness as copings. Furnish w/ continuous cleats to support edge of external leg & interior leg. Exposed fasteners not permitted. Miter corners, fasten & seal watertight. Reglet units of type, material, & profile required, formed to provide secure interlocking of separate reglet & counterflashing pieces. Fabricate scuppers to dimensions required, w/ closure flange trim to exterior, 4 inch wide wall flanges to interior, & base extending 4 inches beyond cant or tapered strip into field of roof. Fabricate discontinuous lintel, sill, & similar flashings to extend 6 inches beyond each side of wall openings; & form w/ 2-inch high, end dams. Fabricate head, sill, jamb, & similar flashings to extend 4 inches beyond wall openings. Fabricate from 0.040 inch thick metal.
8. Installation:

JOHNSEN SCHMALING
ARCHITECTS

1699 North Astor Street
Milwaukee, Wisconsin 53202
414.287.9000 johnsenschmaling.com

PATEL RESIDENCE

6500 North Lake Drive
Fox Point, Wisconsin 53217

BID SET

ISSUANCE AND REVISIONS

03.19.2021	ISSUED FOR BIDDING

DATE: 03.19.2021

SPECIFICATIONS

G0.00

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A. General: Anchor sheet metal flashing & trim & other components of the Work securely in place, w/ provisions for thermal & structural movement. Use fasteners, solder, protective coatings, separators, sealants, & other miscellaneous items as required to complete sheet metal flashing & trim system.

B. Roof-Drainage System Installation: General: Install sheet metal roof-drainage items for a complete roof-drainage system according to cited sheet metal standard unless otherwise indicated. Coordinate install of roof perimeter flashing w/ install of roof-drainage system.

C. Roof Flashing Installation: Install sheet metal flashing & trim to comply w/ performance requirements, sheet metal Manufacturer's written installation instructions, & cited sheet metal standard. Provide concealed fasteners where possible, & set units true to line, levels, & slopes. Install work w/ laps, joints, & seams that are permanently watertight & weather resistant.

D. Wall Flashing Installation: Install sheet metal wall flashing to intercept & exclude penetrating moisture according to cited sheet metal standard unless otherwise indicated. Coordinate installation of wall flashing w/ installation of wall-opening components such as windows, doors, & louvers.

9. Cleaning & Protection: Clean exposed metal surfaces of substances that interfere w/ uniform oxidation & weathering. Clean & neutralize flux materials. Clean off excess solder. Clean off excess sealants. Remove temporary protective coverings & strippable films as sheet metal flashing & trim are installed unless otherwise indicated in Manufacturer's written installation instructions.
10. Submittals: Product data & samples for each exposed product. Build 10 foot long mockups to verify selections made for each metal fabrication to demonstrate aesthetic effects for Architect approval & to set quality standards for fabrication & installation.

SECTION 078400 - FIRESTOPPING

1. Penetrations & Joints In Walls Between Garage & House: Provide fireblocking & fire sealant at all penetrations & joints in walls between the garage and habitable space.
2. Accessories: Use only those components specified by penetration firestopping Manufacturer & approved by qualified testing & inspecting agency for conditions indicated.
3. Installation: Comply w/ Manufacturer's written instructions.
4. Submittals: Product data for Architect approval.

SECTION 079200 - JOINT SEALANTS

1. Provide compatible joint sealant types at necessary interior & exterior joint locations as recommended by Manufacturer to ensure a waterproof / weather tight seal except at necessary weeps & drainage flashings.
2. Exposed Joint Sealants Color: Selected by Architect from Contractor's selected Manufacturer's full range.
3. Cylindrical Sealant Backings: Comply w/ ASTM C 1330, & of size & density to control sealant depth & otherwise contribute to producing optimum sealant performance.
4. Bond-Breaker Tape: Polyethylene tape or other plastic tape recommended by sealant Manufacturer.
5. Primer: As recommended by joint-sealant Manufacturer where required for adhesion of sealant to joint substrates indicated, as determined from preconstruction joint-sealant-substrate tests & field tests.
6. Cleaners for Nonporous Surfaces: Chemical cleaners acceptable to Manufacturers of sealants & sealant backing materials.
7. Masking Tape: Nonstaining, nonabsorbent material compatible w/ joint sealants & surfaces adjacent to joints.
8. Preparation: Clean out joints immediately before installing joint sealants to comply w/ joint-sealant Manufacturer's instructions & the following requirements. Prime joint substrates where recommended by joint- sealant Manufacturer or as indicated by preconstruction joint- sealant-substrate tests or prior experience. Use masking tape where required to prevent contact of sealant or primer w/ adjoining surfaces.
9. Installation: Comply w/ ASTM C 1193 & joint-sealant Manufacturer's written installation instructions.
10. Submittals: Product data for each joint-sealant product & samples for each kind of color of joint sealant required. Field construct mock-ups of each typical joint type for approval by Architect.

DIVISION 08 - OPENINGS

SECTION 081416 - FLUSH WOOD DOORS

1. Interior Solid-Core Doors: 5 Ply Particleboard-Core w/ paint grade faces, complying w/ ANSI A208.1. Grade LD-2, made w/ binder containing no urea-formaldehyde. Refer to Door Schedule for details.
2. Installation: Install doors to comply w/ Manufacturer's written instructions & referenced quality standard, & as indicated. For job-fitted doors, provide 1/8 inch at heads, jambs, & between pairs of doors. Provide 1/4 inch from bottom of door to top floor finish or covering unless otherwise indicated. Where threshold is shown or scheduled, provide 1/4 inch from bottom of door to top of threshold unless otherwise indicated.
3. Submittals: Product data & shop drawings for Architect approval.

SECTION 085000 - EXTERIOR WINDOWS & DOORS

1. High-Density Fiberglass Windows & Doors: Provide 'Marvin Modern' Direct Glaze Windows and Slider Doors; ebony finish interior & exterior, matte black hardware. See Window & Door Schedule for details
2. Aluminum Clad Wood Windows: Provide 'Marvin Clad Ultimate' Push-out Narrow Frame Casment and Narrow Frame Picture Windows; ebony (typical) & bright silver pearlescent (3rd floor office) exterior cladding, square sticking, primed interiors, push-out white handle. See Window & Door Schedule for details.
3. Aluminum Clad Wood Doors: Provide 'Marvin Clad Ultimate' Narrow Frame Outswing Doors; ebony (typical) & bright silver pearlescent (3rd floor office) exterior cladding, square sticking, primed interior, push-out white handle. See Window & Door Schedule for details.
4. Glazed Wood Pivot Door: Provide 'Quantum' pivot door w/ pivot location +/-6" from edge of door, see Drawings for necessary clearance with Entry Trellis. Wood finish T.B.D. See Window & Door Schedule for details.
5. Garage Man-Door: Smooth flush fiberglass insulated door.
6. Overhead Garage Door: Smooth flush insulated garage door w/ reverse jamb seals.
7. Glazing: Provide Manufacturer's standard double-pane low-e argon filled insulating glass that produces a weathertight seal.
8. Hardware: Manufacturer's standard corrosion-resistant material sized to accommodate sash weight & dimensions.
9. Weather Stripping: Provide full-perimeter weather stripping for each operable sash unless otherwise indicated.
10. Fasteners: Non-corrosive & compatible w/ window members, trim, hardware, anchors, & other components.
11. Insect Screens:
    A. Casement Windows: Retractable high transparency mesh per manufacturer. Match interior window finish.
    B. Sliding Doors: Provide Centor S4 side-pull screens, match interior sliding door finish. See Drawings for details.
    C. Master Bedroom Swing Door: Phantom retractable door screen w/ magnet latch, match interior finish of door. See Drawings for details.
12. Window & Door Shades: See "Section 122413 - Window & Door Shades"
13. Installation: Comply w/ ASTM E 2112 & Manufacturer's instructions for installing windows, hardware, accessories, & other components.
14. Submittals: Product data, finish samples, & shop drawings for each type of product for Architect approval.

SECTION 087100 - DOOR HARDWARE

1 General: See Door Schedule for hardware functions.
2. Interior Swing Door Hardware: Square corner, brushed stainless steel ball bearing butt hinges complying with BHMA A156.1.
    A. Passage: INOX GT105 Frankfurt Passage Set, US32D
    B. Privacy: INOX GT105 Frankfurt Privacy Set, US32D
    C. Entrance: INOX GT105 Frankfurt MC720 Entrance Set, US32D
3. Pocket Door Hardware: Johnson Hardware #1500SC Pocket Door Frame.
    A. Passage: INOX Luna FH22PD8010 Passage with Lockcase, US32D
    B. Privacy: INOX Luna FH22PD8440 Privacy w/ Emergency Release, US32D
4. Pivot Door Hardware: Rixson Model 128-3/4 Center Hung Pivot Hardware, Satin Nickel 619. Comply with BHMA A156.2.
    A. Closet: Touch latch hardware w/ concealed magnetic catch
5. Keying: Factory registered, complying with guidelines in BHMA A156.28. Provide one extra key blank for each lock.
6. Door Stops: 'Deltana BDS450U26D', brushed chrome, or approved equal complying with BHMA A156.16.
7. Door Gasketing: Comply with BHMA A156.22; with resilient or flexible seal strips that are easily replaceable and readily available from stocks maintained by manufacturer.
8. Thresholds: Comply with BHMA A156.21; fabricated to full width of opening indicated.
9. Auxiliary Hardware: BHMA A156.16.
10. Installation: Install each door hardware item to comply with manufacturer's written instructions. Adjust and check each operating item of door hardware and each door to ensure proper operation or function of every unit.
11. Submittals: Provide product data for each type of product for Architect approval.

SECTION 088000 - FRAMELESS GLASS DOORS / PARTITIONS

1. Frameless Glass Doors/Partitions: 1/2 inch, tempered low iron glass. Alternate: 3/8 inch, tempered clear glass (only if feasible in sizes shown), acid-etched on exterior side of door/partition for translucent finish (Master Bath locations only).
2. Door Hinges: CRL Vienna V1E044CH (polished chrome) and V1E044BL (matte black) to match bath plumbing fixture finishes.
3. Door Pulls: CRL Back-to-Back Grip SDK140CH (polished chrome) and SDK140BL (matte black) to match bath plumbing fixture finishes.
4. Partition Channels: Schluter DECO-SG, polished chrome and black to match bath plumbing fixture finishes. See Drawings for details.
5. Submittals: Product data, samples, & shop drawings for each product type for Architect approval.

SECTION 088300 - MIRRORS & BACKPAINTED GLASS

1. Mirrors: 6mm thick annealed monolithic glass mirrors complying w/ ASTM C 1503; manufactured using copper-free, low-lead mirror coating process. Flat polished mirror edge treatment. See Drawings for details for sandblasted finish at select backlit vanity mirrors.
2. Backpainted Glass: Element Designs 6mm, Type 'A' & 'B' colors T.B.D.
3. Magnetic Dry-Erase Backpainted Glass: Element Designs 6mm, color T.B.D.
4. Edge Sealer: Per mirror Manufacturer.
5. Mastic: Adhesive setting compound, asbestos-free, produced specifically for setting mirrors.
6. Installation: Examine substrates, over which mirrors/glass are to be mounted, w/ Installer present, for compliance w/ installation tolerances, substrate preparation, & other conditions affecting performance of the Work. Comply w/ mastic Manufacturer's installation instructions for preparation of substrates, including coating substrates w/ mastic Manufacturer's special bond coating where applicable. Install mirrors & backpainted glass to comply w/ Manufacturer's instructions. Mount mirrors accurately in place in a manner that avoids distorting reflected images.
7. Submittals: Product data, samples, & shop drawings for each type of product for Architect approval.

DIVISION 09 - FINISHES

SECTION 092900 - GYPSUM BOARD

1. Gypsum Board: Comply w/ ASTM C 1396/C 1396M.
2. Mold-Resistant Drywall: Comply w/, ASTM C 1396/C 1396M. Mold resistance complying w/ ASTM D 3273, score of 10 as rated according to ASTM D 3274.
3. Interior Trim: Comply w/ ASTM C 1047.
4. Joint Treatment Materials: Comply w/ ASTM C 475/C 475/M.
5. Application & Finishing: Finish Level 5 to all interior walls, wet walls, & ceilings. Comply w/ ASTM C840.
6. Submittals: Product data for each type of product & any required control joint locations for Architect approval.

SECTION 093013 - TILING

1. Typical Floor Tile: Caeser BE MORE, Chill-Matt, 160cm x 320cm or approved equal.
2. Typical Wall Tile & Master Steam Shower Ceiling Tile: Caeser BE MORE, Chill-Matt, Stave 30cm x 60cm or approved equal. (Alternate: Iris Deluxe, Delorian Grey-Honed, Lines 01 Mosaic 1"x12").
3. Powder Room Wall Tile: Iris Deluxe, Absolute Black-Honed, Lines 01 1"x12" Mosaic or approved equal.
4. Typical Shower Floor Tile: Caeser BE MORE, Chill-Matt, cut to 3"x3" or approved equal. (Alternate: Iris Deluxe, Delorian Grey-Honed, Classic 01 Mosaic 3"x3".
5. Tile Backing Panels: 5/8 inch cementitious backer units complying w/ ANSI A118.9 or ASTM C 1325, Type A.
6. Waterproofing & Crack Isolation Membrane: Manufacturer's standard product that complies w/ ANSI A118.10 & ANSI A118.12 & is recommended by the Manufacturer for the application indicated. Include reinforcement & accessories recommended by Manufacturer.
7. Setting & Grout Materials: Standard Dry-Set Mortar (Thinset) complying w/ ANSI A118.1. Sand-Portland Cement Grout complying w/ ANSI A108.10, consisting of white or gray cement & white or colored aggregate as required to match color selection.
8. Installation: Examine substrates, areas, & conditions where tile will be installed, w/ installer present, for compliance w/ requirements for installation tolerances & other conditions affecting performance of the Work. Proceed w/ installation only after unsatisfactory conditions have been corrected. Comply w/ TCNA's 'Handbook for Ceramic, Glass, & Stone Tile Installation' for TCNA installation methods specified in tile installation schedules. Comply w/ parts of the ANSI A108 series 'Specifications for Installation of Ceramic Tile' that are referenced in TCNA installation methods, specified in tile installation schedules, & apply to types of setting & grouting materials used.
9. Submittals: Product data & samples for each type of product, & verify the tile layout & coursing w/ Architect for approval.

SECTION 096400 - WOOD FLOORING

1. Wood Flooring: 1/2 or 5/8 inch thick white oak square-edge engineered plank flooring T.B.D., complying w/ HPVA EF.
2. Underlayment: As required by flooring Manufacturer.
3. Adhesive: Mastic as required by flooring & adhesive Manufacturer.
4. Fasteners: As required by flooring Manufacturer, but not less than that recommended in NWFA's 'Installation Guidelines.'
5. Thresholds & Saddles: To match wood flooring.
6. Installation & Field Finishing: Comply w/ flooring Manufacturer's written installation instructions, but not less than applicable recommendations in NWFA's 'Installation Guidelines.'
7. Protection: Protect installed wood flooring during remainder of construction period w/ covering of heavy kraft paper or other suitable material. Do not use plastic sheet or film that might cause condensation. Do not move heavy & sharp objects directly over kraft-paper-covered wood flooring. Protect flooring w/ plywood or hardboard panels to prevent damage from storing or moving objects over flooring.
8. Submittals: Product data & samples for each type of product & verify the tile layout for Architect approval.

SECTION 096800 - CARPET

1. Carpet w/ Padding: T.B.D. where indicated in Drawings.
2. Installation: Per manufacturer's written instructions.
3. Submittals: Product data & samples for each type of product.

SECTION 099100 - PAINTING & STAINING

1. Drywall Ceilings: 1 coat primer, 2 coats latex, flat, color T.B.D.
2. Drywall Walls: 1 coat primer, 2 coats latex, eggshell, color T.B.D.
3. Bathroom Walls/Ceiling: 1 coat primer, 2 coats latex, satin, color T.B.D.
4. Wood Floor (if site finished): 1 coat of 'Bona DriFast Stain', 2 coats of 'BonaTraffic HD' commercial extra matte, or approved equal, color T.B.D.
5. Wood Stair Treads & Risers: 1 coat of 'Bona Drifast Stain', 2 coats of 'Bona Traffic Anti-Slip' satin, or approved equal, to match wood flooring finish color & appearance.
6. Stained Wood Cabinetry: 1 coat of semi-transparent stain, 2 coats of dull-rubbed conversion varnish, color T.B.D.
7. Painted Cabinetry & Painted Wall Paneling: 1 coat of primer, 2 coats of enamel, satin finish, color T.B.D.
8. Wood Trim, Interior Doors / Frames, Casings, & Closet Shelving: 1 coat of primer, 2 coats of enamel, satin finish, color T.B.D.
9. Interior & Exterior Wood Siding & Screen Wall Boards: 1 coat of Sherwin Williams Superdeck Oil-Based Semi- Transparent Stain, or approved equal, color T.B.D.
10. MDO Panel Reveal at Interior/Exterior Screen Wall: 1 coat of primer, 2 coats of exterior latex, satin finish, color T.B.D.
11. Interior Trellis Wood Fins: 1 coat of primer, 2 coats of exterior latex, satin finish, color T.B.D.
12. Poly-Ash Trim: 1 coat of primer, 2 coats of exterior latex, satin finish, color T.B.D.
13. Exposed Mono-Stringer & Floating Tread Supports: 1 coat of primer, 2 coats of enamel, satin finish, color T.B.D.
14 Wood Handrails: 1 coat of primer, 2 coats of enamel, satin finish, color T.B.D.
15. Preparation & Application: Comply w/ Manufacturer's instructions & recommendations in 'MPI Architectural Painting Specification Manual.'
16 Submittals: Product data, samples, & on-site mock-ups for each type of finish system for Architect approval.

DIVISION 10 -SPECIALITIES

SECTION 102800 - BATH AND MUDROOM ACCESSORIES

1. General: See Drawings for toilet & bath accessory locations & quantities.
2. Toilet Tissue Holders: 'Gatco Glam 4633' tissue holder, polished chrome and matte black to match bath plumbing fixtures.
3. 18 inch Bath Towel Bars: 'Gatco Glam 4631' towel bar, polished chrome and matte black to match bath plumbing fixtures.
4. 24 inch Bath Towel Bars: 'Gatco Glam 4631' towel bar, polished chrome and matte black to match bath plumbing fixtures.
5. Mudroom Coat Hooks: 'Gatco Glam 4635' coat hook, satin nickel.
6. Installation: Install accessories according to Manufacturers' instructions, using fasteners appropriate for substrate indicated & recommended by unit Manufacturer. Install units level, plumb, & firmly anchored in locations & at heights indicated. Grab bars to withstand a downward load of at least 250 lbf, when tested according to ASTM F 446.
7. Submittals: Product data for each type of product for Architect approval.

SECTION 103000 - GAS FIREPLACE

1. Gas Fireplace: Provide 'Ortal Tunnel 170-H' or approved equal, including all chimney flue and exhaust/intake termination accessories per Manufacturer's specifications and recommendations. See Drawings for venting location.
2. Installation: Verify all installation requirements with Architect prior to ordering. See Drawings for fireplace and chimney locations.
3. Submittals: Product data for each type of product for Architect approval.

SECTION 105700 - COAT CLOSET SHELVING & RODS

1. Coat Closets: Provide & install 14 inch deep shelf at 68 inches above the finish floor. Provide mid-span shelf supports as required - verify selections w/ Architect. Provide & install standard closet rods 3 inches below each shelf using supports at each end as required.
2. Installation: Install all closet shelving & poles level, plumb, & firmly anchored to withstand downwards loads of at least 200lb.
3. Submittals: Product data & shop drawings for each type of product for Architect approval.

SECTION 108000 - EXTERIOR SPECIALTIES

1. Living Room Terrace Heaters: Infratech WD-50 39" flush-mount soffit heaters, see Drawings for details.
2. Installation: Install per manufacturer's written instructions.
3. Submittals: Product data & shop drawings for each type of product for Architect approval.

DIVISION 11 - EQUIPMENT

SECTION 113100 - APPLIANCES

1. Beverage Center (Kitchen): Uline U-2224BEVINT-60B, integrated solid
2. Beverage Center (Office): Uline U-2218BEVINT-60A, integrated solid
3. Wine Fridge: Uline U-1224WCINT-60B, integrated solid
4. Coffee System: Miele CVA 6405
5. Freezer: Miele F 2461 Vi, Material #10745050, fully integrated
6. Refrigerator: Miele K 2811 Vi, Item 36281101USA, fully integrated
7. Dishwasher: Miele G 6885 SCVi K2o, fully integrated
8. Ice Maker: Sub-Zero UC-1 5 I, panel ready
9. Combi Steam Oven: Miele DGC 6860 XXL, black / stainless steel
10. Convection Oven: Miele H 6880-2 BP - M Touch, black / stainless steel
11. Speed Oven: Miele, H 6800 BM, black / stainless steel
12. Range Hood: Fisher & Paykel HPB4819-12, stainless steel
13. Range Top: Miele KMR 1356-1 LP, stainless steel
14. Range Top Grille: Miele RGGC 1000, stainless steel
15. Vacuum Sealer: Miele EVS 6114, black / stainless steel
16. Warming Drawer: Miele ESW 6114, black / stainless steel
17. Towel Warmer (Master Bath): ICO Kontour K4055W, matte black
18. Mudroom Washer: Miele WWB020 WCS, white
19. Mudroom Dryer: Miele TWB120WP, white
20. Laundry Room Washer: Maytag MWH6630HW, white
21. Laundry Room Dryer: MED6630HW, white
22. Installation: Securely anchor built-in equipment to supporting cabinets or countertops w/ concealed fasteners. Verify that clearances are adequate for proper functioning & that rough openings are completely concealed. Place freestanding equipment in final locations after finishes have been completed in each area. Install bar pulls with fender washers bored into the back of finished panels to prevent pull-out

DIVISION 12 -FURNISHINGS

SECTION 122413 - WINDOW & DOOR SHADES

1. General: See Drawings and Window & Door Schedule for details.
2. Shade Type 'A': Draper Motorized FlexShade, Single-Roller Ceiling or Wall Mount w/ Headbox (verify roll size & mounting), inside mount regular roll (or approved equal). Reverse & regular roll at corner windows to maximize shade coverage. See details for window trim projection from face of drywall for integration of window shade headboxes.
3. Shade Type 'B': Draper Motorized FlexShade, Single-Roller Bracket Ceiling or Wall Mount (verify roll size & mounting), inside mount reverse roll (or approved equal). See Drawing details for custom fascia and integration with Centor S4 screens at East Living & Dining Room slider doors.
4. Shade Type 'C': Draper Motorized FlexShade, Dual-Roller Bracket Ceiling Mount (verify roll size), inside mount regular roll with blackout channel/closure hardware (or approved equal), see Drawing details.
5. Shade Type 'D': Draper Motorized FlexShade, Dual-Roller Pocket Style Headbox Mount (verify roll size), inside mount regular roll with blackout channel/closure hardware, (or approved equal), see Drawing details.
6. Shade Type 'E': Centor S4 (S4 Corner @ corner window) Black-Out w/ Reese Flush-Mount Somfy Corner Motorized Sheer Curtain (or approved equal), see Drawing details.
7. Roller Shade Fabric Type (Typical & Bedroom Double-Rollers): Phifer SheerWeave 3% Filter SW2410-P12, Oyster, full wrap bottom bar.
8. Roller Shade Fabric Type (Bedroom Double-Rollers): Phifer SheerWeave Blackout SW7500-R13, Ice, full wrap bottom bar.
9. Installation: Install roller shades level, plumb, and aligned with adjacent units according to manufacturer's written instructions. Connect motor-operated roller shades to building electrical system. Adjust and balance roller shades to operate smoothly, easily, safely, and free from binding or malfunction throughout entire operational range. Clean roller shade surfaces, after installation, according to manufacturer's written instructions. Replace damaged roller shades that cannot be repaired, in a manner approved by Architect, before time of Substantial Completion.
10. Submittals: Product data for each type of product & drawings of shade systems for Architect/Owner approval.

SECTION 123600 - COUNTERTOPS

1. Countertops: 'The Size Neolith' 12mm, color T.BD.
2. Fabrication: Fabricate countertops according to manufacturer's instructions. Fabricate countertops w/o joints when possible - field seam any joints to appear seamless. Shop cut using template or pattern furnished by fixture Manufacturer. Form cutouts to smooth, even curves.
3. Installation: Fasten countertops & backsplash according to manufacturer's instructions. Mask cutouts to accurately fit items to be installed, & at right angles to finished surfaces unless beveling is required for clearance. Ease edges slightly to prevent chipping. Apply sealant to gaps at walls; comply w/ 'Section 079200 - Joint Sealants.'
4. Submittals: Product data, samples, & shops drawings for each type of product for Architect approval.

DIVISION 22 - PLUMBING

SECTION 220000 - PLUMBING

1. Master Shower Controls: Kohler DTV+ Digital Interface, K-99693-P
2. Master Shower Head (Ceiling): Kohler WaterTile Rain , K-98740-BL
3. Master Shower Head (Wall): Kohler Parallel, K-24805-BL
4. Master Shower Arm & Flange (Wall): Kohler Purist, K-933-BL
5. Master Shower Body Sprays: Kohler WaterTile Square, K-8002-BL & K-8003-BL.
6. Master Shower Handshower, Hose, & Holder: Kohler Shift + Square K-21336-BL, MasterShower K-9514-BL, & Loure K-14791-BL
7. Master Steam Shower Generator & Kit: Kohler Invigoration Series K-5535, K-5548-K1-BL, & K-5562
8. Master Bath Tub: Badeloft, BW-06-L
9. Master Bath Tub Spout & Control: Kohler Components, K-77999-BL & K-77980-4-BL
10. Master Bath Vanity Faucets & Controls: Kohler Components, K-T23890-BL & K-77980-4-BL
11. Master & Guest Bath Vessel Sinks: Kohler Vox Rectangle, K-5373-0
12. Master, Kids, Guest, Floor Mount Toilet: Duravit Darling New, D2101700
13. Kids Shower Controls: Kohler DTV Prompt, K-558-1CP
14. Kids Shower Head: Kohler Parallel, K-24805-CP
15. Kids Shower Arm & Flange: Kohler Purist K-933-CP
16 Kids Shower Body Spray: Kohler WaterTile Square, K-8003-CP
17. Kids Shower Handshower, Hose, & Holder: Kohler Shift + Square K-21336-CP, MasterShower K-9514-CP, & Loure K-14791-CP
18. Kids Bath Vanity Faucets & Controls: Kohler Components, K-T23890-CP & K-77980-4-CP
19. Kids Bath Undermount Vanity Sinks: Kohler Verticyl K-2882-0
20. Guest Shower Controls: Kohler DTV Mode, K-29202-CP
21. Guest Shower Head: Kohler Purist, K-965-AK-CP
22. Guest Shower Arm & Flange: Kohler Purist K-933-CP
23. Guest Shower Handshower, Hose, & Holder: Kohler Purist K-22166-CP, MasterShower K-9514-CP, K-8524-CP, K-974-CP, K-22172-CP
24. Powder Room Faucet: Kohler Purist, K-T14414-4-2MB
25. Powder Room Sink: Stanley Artisan Concrete (CreatingConcrete Etsy Store) 21.5" x 13.5" x 3.5" Shallow Vessel Concrete Sink, Fossil
26. Powder Room Wall-Mount Toilet: Duravit Darling New, 2563090092
27. Powder Room Wall-Mount Push Plate: Geberit Sigma30, 115.883.16.1
28. Kitchen, Pantry, Wet Bar, Laundry, & Garage Faucet: Grohe Minta 32319DC3, stainless steel.
29. Garbage Disposal: InSinkErator Evolution Excel.
30. Garbage Disposal Flange with Stopper: Kohler, K-11352-BS
31.. Kitchen Trough Sink: Kohler Prolific K-23652
32. Kitchen Sink: Kraus KWU120-45, stainless steel.
33. Pantry & Wet Bar Sink: Kraus KHU101-1, stainless steel.
34 Laundry Sink: Kraus KHU24L, stainless steel.
35. Garage Mop Basin, Faucet, Hose/ Hose Holder, & Mop Hanger: Mustee Model No. 65M, 63.600A, 65.700, & 65.600
36. Hose Bibbs: Aquor Water Systems Hydrant V2+, Brushed Stainless Steel
37. Future Green Roof Irrigation: See 'Section 075323 - Roofing' for rough plumbing for future green roof irrigation system.
38. Plumbing fixtures provided by Owner.
39. Plumbing work not included in set, design by others.
40. Plumbing Contractor shall prepare & submit documentation, calculations & data to the appropriate authorities for approval, shall pay all fees, & secure all permits & licenses as applicable. System design by plumbing contractor. Upon completion of work, plumbing contractor shall deliver all requested certificates of inspection. Plumbing contractor shall verify all fixture requirements w/ the owner prior to ordering.
41. The placement of equipment is subject to field adjustments if needed for conformity to the actual conditions of the construction - all necessary rerouting or relocating of any plumbing system that requires changes in the building's design from what is indicated in the construction drawings is to be approved by the Architect.
42. Plumbing contractor to conceal piping to the greatest extent possible, clearly label & tag all components, test & balance all systems for proper operation, & instruct Owner in proper operation of systems.
43. Submittals: Product data for each type of product & drawings of plumbing system for Architect approval.

DIVISION 23 - HVAC

SECTION 230000 - HVAC

1. HVAC not included in set, design by others. See M1.00 and M1.01 for conceptual HVAC plans.
2. Radiant Floor Heating: Provide where indicated in Drawings.
3. Interior Floor Supply Grilles: Provide stainless steel linear bar grilles with minimal frame where exposed and not integrated into millwork
4. Interior Supply & Return Wall Grilles: Dayus J-Bead Flange Linear Grille (DABLRI).
5. Exterior Bath and Laundry Exhausts : Hide-A-Vent Model A.
6. Exterior Kitchen Hood Exhaust : Hide-A-Vent Model B.
7. Fireplace Exhaust Vent: Concentric exhaust/intake vent.
8. Contractor shall be responsible for the sizing, specification, layout & location of new HVAC systems & equipment in conformance w/ all applicable codes & in accordance w/ Owner's requirements. HVAC Contractor shall prepare heating calculations & submit documentation, calculations & data to the appropriate authorities for approval, shall pay all fees, & secure all permits & licenses as applicable.
9. Mechanical information provided on sheet M1.00 is schematic & intended for preliminary bidding purposes. All mechanical equipment & fixtures required by governing codes are the responsibility of the Mechanical Contractor. General & Mechanical Contractors shall schedule an on-site walk-thru meeting w/ the Architect & Owner prior to the installation of mechanical systems to verify exact location & layout of all ductwork, intakes, exhausts, registers, grilles, thermostats, gas meters, AC condensers, etc.
10. The placement of mechanical equipment is subject to field adjustments if needed for conformity to the actual conditions of the construction - all necessary rerouting or relocating of any HVAC system that requires changes in the building's design from what is indicated in the construction drawings is to be approved by the Architect.
11. HVAC Contractor to conceal piping & ductwork to the greatest extent possible, clearly label & tag all components, test & balance all systems for proper operation, & instruct owner in proper operation of systems.
12. Submittals: Product data for each type of product & drawings of HVAC system for Architect approval.

DIVISION 26 - ELECTRICAL

SECTION 260000 - ELECTRICAL

1. Electrical work not included in set, design by others. See E1.00 and E1.01 for conceptual lighting plans.
2. Interior Switches, Outlets, & Plates: Provide Decora style with screwless plates.
3. Floor Outlets: Lew 812-DFB Series Flush Mount Floor Boxes, finish T.B.D.
4. Exterior Outlets: Arlington IN BOX Weatherproof-In-Use Recessed Boxes.
5. Roof ing: See 'Section 075323 - Roofing' for leak detection system and future photovoltaic paneling
6. Electrical Contractor shall be responsible for the layout & location of all electrical circuitry, power distribution systems, & equipment per code & Owner's requirements. Electrical Contractor shall coordinate power, telephone, cable, & lighting per all governing codes & be fully responsible for compliance w/ applicable codes. Electrical contractor shall prepare & submit documentation, calculations & data to the appropriate authorities for approval, shall pay all fees, & secure all permits & licenses as applicable. Upon completion of work, Electrical Contractor shall deliver all requested certificates of inspection.
7. Lighting & electrical information provided on sheets E1.00 is schematic & intended for preliminary bidding purposes. All other equipment & fixtures required by governing codes are the responsibility of the Electrical Contractor. General & Electrical Contractors shall schedule an on-site walk-thru meeting w/ the Architect & Owner prior to the installation of electrical systems to verify exact location & layout of all receptacles, switches, fixtures, etc.
8. The placement of equipment is subject to field adjustments if needed for conformity to the actual conditions of the construction - all necessary rerouting or relocating of any electrical system that requires changes in the building's design from what is indicated in the construction drawings is to be approved by the Architect.
9. Electrical Contractor to conceal wiring/conduit to the greatest extent possible, clearly label & tag all components, test & balance all systems for proper operation, & instruct Owner in proper operation of systems.
7. Submittals: Product data for each type of product & drawings of electrical system for Architect approval.

DIVISION 31 - EARTHWORK

SECTION 311000 - SITE CLEARING & EARTH MOVING

1. Prevent damage to existing improvements indicated to remain, including improvements on & off the site. Protect trees indicated to remain.
2. Remove heavy grass before stripping. Stockpile satisfactory topsoil w/o stones, foreign matter & weeds in appropriate locations.
3. Remove stumps & debris, except those indicated to remain, 12 inches below finish grade & as necessary not to interfere w/ new construction.
4. Refer to the architectural sheets for areas of new construction.
5. General Contractor & Excavator are responsible for final grading to ensure proper site drainage away from the building.
6. This section is supplemental to information contained on the Structural Drawings. Refer to the Structural Drawings for excavation, sub-base material, compaction, & fill information.
7. Perform excavation, filling, compacting, & grading operations both inside & outside building limits as required for below-grade improvements & to achieve contours & elevations indicated. Provide trenching & backfill for mechanical & electrical work & utilities as necessary.
8. Maintain stability of excavations; coordinate shoring & bracing as required. Prevent surface & subsurface water from accumulating in excavations. stockpile satisfactory materials for reuse, allow for proper drainage & do not stockpile materials within drip line of trees to remain.
9. Grade to within 1/2 inches above or below required sub-grade & within a tolerance of 1/2 inch in 10 feet.
10. Protect newly graded areas from traffic & erosion. Recompact & regrade settled, disturbed, & damaged areas as necessary to restore quality, appearance, & condition of work.

DIVISION 32 - EXTERIOR IMPROVEMENTS

SECTION 320000 - LANDSCAPING

1. Landscape information provided by Landscape Architect on sheet L1.00 is intended for bidding purposes. All requirements required by governing codes are the responsibility of the Landscape Architect and/or Contractor(s) doing the Work. General Contractor, Landscape Architect and/or other applicable Contractors shall schedule an on-site walk-thru meeting with the Architect and Owner prior to the installation of any landscaping to verify exact location and layout of items.

JOHNSEN SCHMALING
ARCHITECTS

1699 North Astor Street
Milwaukee, Wisconsin 53202
414.287.9000 johnsenschmaling.com

PATEL RESIDENCE

6500 North Lake Drive
Fox Point, Wisconsin 53217

BID SET

ISSUANCE AND REVISIONS

03.19.2021	ISSUED FOR BIDDING

DATE: 03.19.2021

SPECIFICATIONS

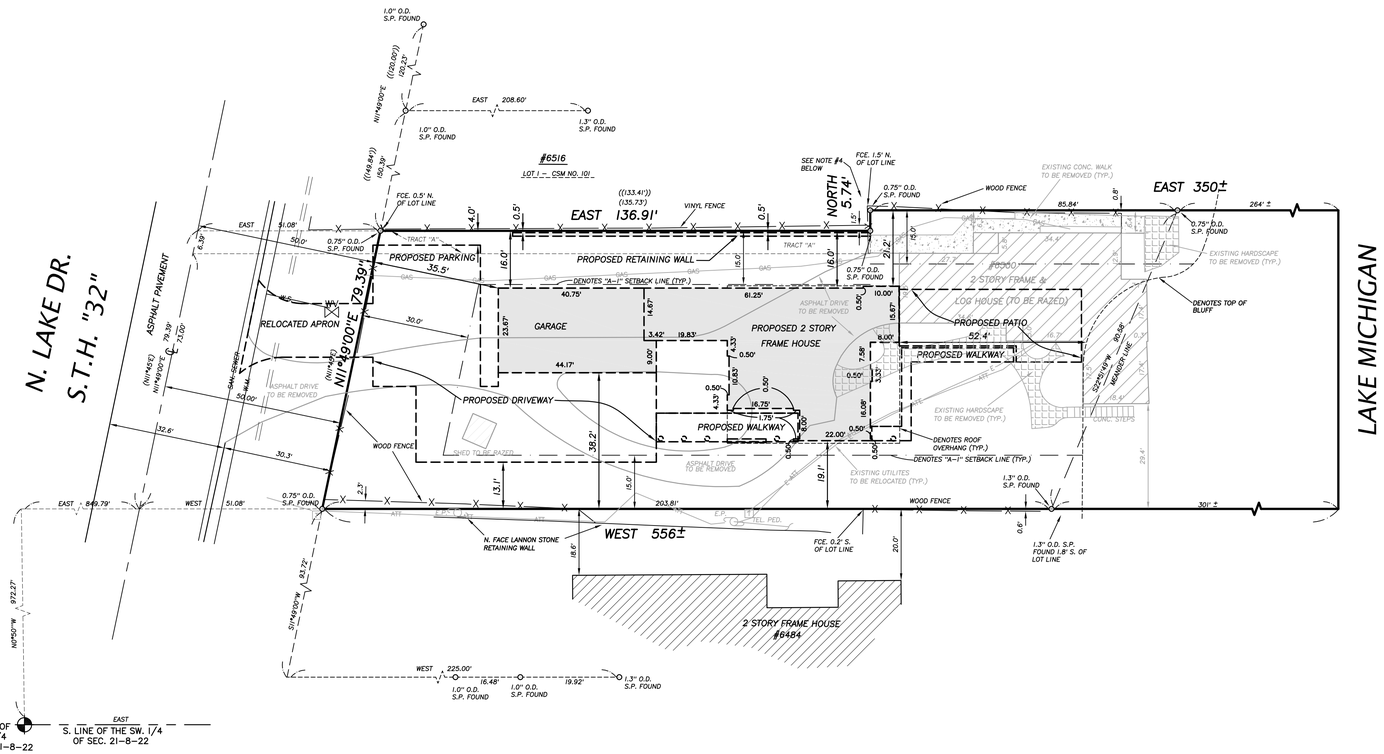
G0.01

© COPYRIGHT JOHNSEN SCHMALING ARCHITECTS, INC

LEGAL DESCRIPTION :

Lands in the Southwest 1/4 of Section 21, Township 8 North, Range 22 East, Village of Fox Point, County of Milwaukee, State of Wisconsin more particularly described as follows: Beginning at a point which is 972.27 feet North 0°50' West and 849.79 feet East of the Southwest corner of said 1/4 Section; running thence North 11°45' East, 73 feet to a point; running thence East and parallel to the South line of said 1/4 Section, 186.08 feet to a point; running thence North, 12 feet to a point; running thence East and parallel to the South line of said 1/4 Section, 350 feet more or less to the low water mark of Lake Michigan; running thence Southwesterly along said low water mark to a point which is 972.27 feet North 0°50' West of the South line of said 1/4 Section; running thence West and parallel to the South line of said 1/4 Section, 556.78 feet to the place of beginning.
Also Tract A, being a part of Lot 4 of the Southwest Fractional 1/4 of Section 21, Township 8 North, Range 22 East, in the Village of Fox Point, County of Milwaukee, State of Wisconsin, bounded and described as follows, to-wit: Beginning at a point 1043.74 feet North 50' West and 864.66 feet East of the Southwest corner of said Fractional 1/4 , and running thence North 11°45' East, 6.39 feet to a point; thence East and parallel to the said South line of said Fractional 1/4, 185.51 feet to a point; thence South 6.26 feet to a point; thence West, parallel to the said South line of said Fractional 1/4, 186.81 feet to the place of beginning.
Subject to public easement for highways as now located.

Said Parcel containing 16,986 sq. ft/0.390 acres of land, inclusive of lands east of the public easement for highways and west of the top of bluff as shown on survey, more or less.



NOTES :

1. ALL BEARINGS REFERENCED TO THE SOUTH LINE OF THE SW. 1/4 OF SECTION 21-8-22, WHICH BEARS DUE EAST, PER DEED.
2. ( ) DENOTES BEARING OR DISTANCE PER DEED.
3. (( )) DENOTES DISTANCE PER CSM NO. 101
4. (2) 1.3" O.D. STEEL PIPE FOUND 3'± WEST & 1'± SOUTH OF PROPERTY CORNERS ALONG NORTH LINE AT LOCATION SHOWN ABOVE.

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 3rd day of February, 2021

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

MARK	DATE	REVISION	BY	APVD

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

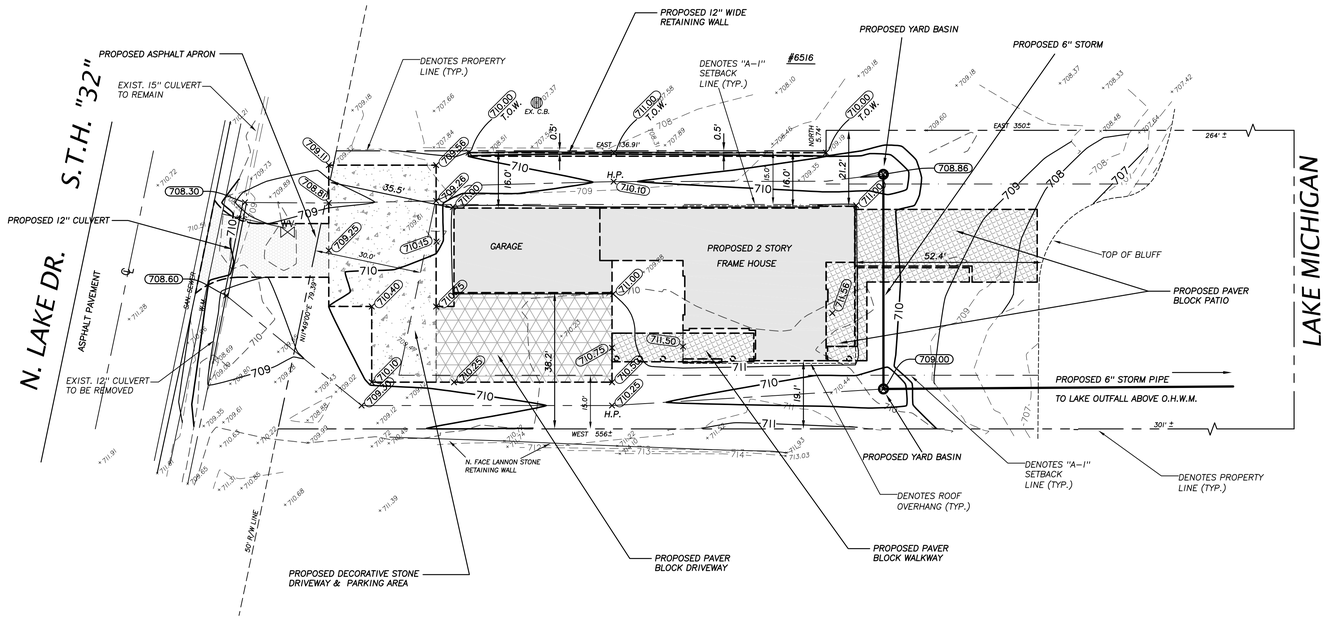
"PROPERTY SURVEY"

for

Parag & Gauri Patel

6500 N. Lake Drive
Fox Point, WI

DATE:	FEBRUARY 3, 2021	DRAWN BY:	J.M.B.
FIELD CREW:	E.A.J. & S.F.Z.	Plat No.	LS-4893-21



0 20 30 40 60

SCALE 1" = 20'

Legend

- 699 — DENOTES EXISTING MINOR CONTOUR
- 700 — DENOTES EXISTING MAJOR CONTOUR
- 699 — DENOTES PROPOSED MINOR CONTOUR
- 700 — DENOTES PROPOSED MAJOR CONTOUR
- +715.02 — DENOTES EXISTING SPOT ELEVATION
- 675.50 — DENOTES PROPOSED SPOT ELEVATION

PROPOSED BUILDING ELEVATIONS:

- TOP OF FOOTING = 700.50
- TOP OF FOUNDATION WALL = 711.50
- FIRST FLOOR = 711.56
- GARAGE FLOOR = 711.00
- YARD GRADE = 711.00

OPEN AREA CALCULATION

LOT AREA = 44,373 S.F.

PROPOSED BUILDING FOOTPRINT = 2,989 S.F. (6.74%)
ALLOWABLE FOOTPRINT = 4,373 S.F. (9.86%)

PROPOSED OPEN AREA = 41,384 S.F. (93.26%)
REQUIRED OPEN AREA = 40,000 S.F. (90.14%)

PRELIMINARY
NOT FOR CONSTRUCTION

MARK	DATE	REVISION	BY	APVD

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

VILLAGE OF FOX POINT

MILWAUKEE COUNTY WISCONSIN

PATEL RESIDENCE

Site Grading Plan

6500 N. Lake Drive

DESIGNED:	DRAWN:	CHECKED:	SHEET
J.W.H.	J.M.B.	J.W.H.	C1.00
DATE: 02-03-2021	SCALE: 1"=20'		
APPROVED:	PROJECT: LS-4893		

NORTH

0 5 10

SCALE: 1" = 10' - 0"

PATEL RESIDENCE

FOX POINT, WISCONSIN

6500 NORTH LAKE DRIVE

8 REGAL PRINCE OAK

GREEN GIANT ARBORVITAE HEDGE

BLUESTONE CHIP GRAVEL INLAY

UNILOCK 4"X16" ECO-PROMENADE PERMEABLE PAVER BANDING. INCLUDE PERFORATED DRAIN LINES UNDER PAVERS

+/-30" TALL CONCRETE BLOCK RETAINING WALL

2' TALL SEAT WALL MATCHING HOUSE

VEGETABLE GARDEN

4' TALL WIRE MESH FENCE

GUN METAL CHUNK GRAVEL

NO MOW TURF

8 REGAL PRINCE OAK

BRUSHED CONCRETE DRIVEWAY APRON WITH TOOLED JOINTS

NEW CULVERT UNDER DRIVEWAY

4' TALL IPE GARBAGE ENCLOSURE

1'X4' DIMENSIONED BLUESTONE STEPPERS

BLUESTONE CHIP GRAVEL INLAY

4 KINDRED SPIRIT OAK

14" DRAIN

3' TALL BLUESTONE GRILL CENTER

DIMENSIONED BLUESTONE TERRACE SET IN A RUNNING BOND PATTERN

BLUESTONE SLAB STEPS

IPE DECK WITH A 3' TALL CABLE RAILING

DEEP ROOTED PRAIRIE GRASS MIX

STABILIZE TOP OF BLUFF

PATH TO LAKE

"DENOTES TOP OF BLUFF

24" DRAIN

LAWN

LOW ORNAMENTAL GRASS

4 EXCLAMATION LONDON PLANE TREE

GUN METAL CHUNK GRAVEL SWALE

GREEN GIANT ARBORVITAE HEDGE

12"X24" DIMENSIONED THERMAL BLUESTONE WALK SET IN A RUNNING BOND PATTERN

UNILOCK 4"X16" ECO-PROMENADE PERMEABLE PAVER FIELD. INCLUDE PERFORATED DRAIN LINES UNDER PAVERS

1'X4' DIMENSIONED BLUESTONE STEPPERS SET IN LAWN

JAPANESE MAPLE

NO MOW TURF

REVISIONS			
NO.	DATE	BY:	DESCRIPTION
1	-	-	-

SCOTT BYRON & CO. INC.

Landscape Architecture
Contracting and Maintenance

30088 North Skokie Highway
Lake Bluff, Illinois 60044-1112
847-689-0266
FAX 847-689-0277

DATE:	3.7.2021
DESIGN:	GAW
DRAWN BY:	GAW
APPR'D:	SBC
CLIENT:	PATEL

SHEET TITLE

LANDSCAPE

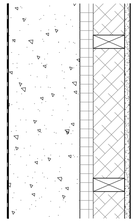
SHEET NO.

L1.00

JOB NO.

20-185

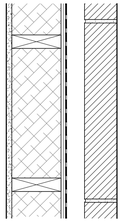
WALL TYPES



A — WALL TYPE "A"
DAMP-PROOFING / WATER-PROOFING BELOW GRADE
CONCRETE FOUNDATION WALL PER STRUCTURAL
1 ½" RIGID INSULATION (ALT. 1 ½" GAP W/ 2" CLOSED CELL SPRAY FOAM)
2x4 STUDS
STUD CAVITY FILLED W/ SEMI-RIGID MINERAL WOOL BATT INSULATION (ALTERNATE: BLOWN-IN INSULATION)
½" DRYWALL (MOISTURE RESISTANT GYPSUM BOARD @ DAMP AREAS / TILE BACKER @ TILED WET AREAS)

A1 — WALL TYPE "A1"
DAMP-PROOFING / WATER-PROOFING BELOW GRADE
CONCRETE FOUNDATION WALL PER STRUCTURAL
2" RIGID INSULATION INSULATION

A2 — WALL TYPE "A2"
DAMP-PROOFING / WATER-PROOFING BELOW GRADE
CONCRETE FOUNDATION WALL PER STRUCTURAL
DAMP-PROOFING / WATER-PROOFING BELOW GRADE



B — WALL TYPE "B"
MASONRY VENEER
2" AIR CAVITY
WEATHER BARRIER
½" WOOD SHEATHING PER STRUCTURAL
2x6 STUDS PER STRUCTURAL
STUD CAVITY FILLED WITH SEMI-RIGID MINERAL WOOL BATT INSULATION (ALTERNATE: BLOWN-IN INSULATION)
SMART VAPOR RETARDER
½" DRYWALL (MOISTURE RESISTANT GYPSUM BOARD @ DAMP AREAS / TILE BACKER @ TILED WET AREAS)

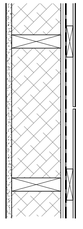
B1 — WALL TYPE "B1"
SAME AS TYPE 'B' EXCEPT:
REPLACE 2x6 STUD WITH
15" THICK DOUBLE-STUD WALL COMPRISED OF,
(2x6 STUD, ½" WOOD SHEATHING PER STRUCTURAL, 5 ½" GAP, 2x4 STUD)

B2 — WALL TYPE "B2"
SAME AS TYPE 'B' EXCEPT:
OMIT INSULATION
REPLACE SMART VAPOR BARRIER AND DRYWALL WITH,
½" WOOD SHEATHING PER STRUCTURAL
WEATHER BARRIER
¾" VERTICAL WOOD FURRING
¾" MDO
¾"x3½" HORIZONTAL WOOD SIDING

B3 — WALL TYPE "B3"
SAME AS TYPE 'B' EXCEPT:
PAD INT. SIDE OF WALL AS NECESSARY TO ACCOUNT FOR VERTICAL SUPPLY/RETURN DUCTS, SEE DETAILS

B4 — WALL TYPE "B4"
SAME AS TYPE 'B' EXCEPT:
ADD 2x6 TO 2x6 STUD CAVITY TO ACHIEVE 11" CAVITY.
REPLACE DRYWALL WITH ¾" PAINTED MDF TO MATCH CABINETRY.

B5 — WALL TYPE "B5"
SAME AS TYPE 'B4' EXCEPT:
REPLACE MASONRY VENEER & AIR SPACE WITH, POLY-ASH TRIM



C — WALL TYPE "C"
OPEN-JOINT PAPER-COMPOSITE SIDING
1x4 VERTICAL FURRING
WEATHER BARRIER
½" WOOD SHEATHING PER STRUCTURAL
2x6 STUDS PER STRUCTURAL
STUD CAVITY FILLED WITH SEMI-RIGID MINERAL WOOL BATT INSULATION (ALTERNATE: BLOWN-IN INSULATION)
SMART VAPOR RETARDER
½" DRYWALL (MOISTURE RESISTANT GYPSUM BOARD @ DAMP AREAS / TILE BACKER @ TILED WET AREAS)

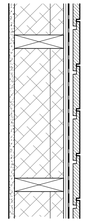
C1 — WALL TYPE "C1"
SAME AS TYPE 'C' EXCEPT:
REPLACE DRYWALL WITH,
½" WOOD SHEATHING PER STRUCTURAL
¾" VERTICAL WOOD FURRING
¾" MDO
¾"x3½" HORIZONTAL WOOD SIDING

C2 — WALL TYPE "C2"
SAME AS TYPE 'C' EXCEPT:
OMIT INSULATION
REPLACE DRYWALL WITH,
½" WOOD SHEATHING PER STRUCTURAL
WEATHER BARRIER
¾" VERTICAL WOOD FURRING
¾" MDO
¾"x3½" HORIZONTAL WOOD SIDING

C3 — WALL TYPE "C3"
SAME AS TYPE 'C' EXCEPT:
REPLACE FURRING & PAPER-COMPOSITE SIDING W/ POLY-ASH TRIM

C4 — WALL TYPE "C4"
SAME AS TYPE 'C' EXCEPT:
ADD 2x4 TO 2x6 STUD CAVITY TO ACHIEVE 9"

C5 — WALL TYPE "C5"
SAME AS TYPE 'C' EXCEPT:
ADD ½" WOOD SHEATHING PER STRUCTURAL BEHIND DRYWALL
ADD 2x4 FURRING BETWEEN WOOD SHEATHING & DRYWALL



D — WALL TYPE "D"
VERTICAL WOOD SIDING
¾" HORIZONTAL DRAINABLE FURRING
WEATHER BARRIER
½" WOOD SHEATHING PER STRUCTURAL
2x6 STUDS PER STRUCTURAL W/ HORIZONTAL BLOCKING AS REQ'D TO FASTEN SIDING
STUD CAVITY FILLED WITH SEMI-RIGID MINERAL WOOL BATT INSULATION (ALTERNATE: BLOWN-IN INSULATION)
SMART VAPOR RETARDER
½" DRYWALL (MOISTURE RESISTANT GYPSUM BOARD @ DAMP AREAS / TILE BACKER @ TILED WET AREAS)

D1 — WALL TYPE "D1"
SAME AS TYPE 'D' EXCEPT:
REPLACE VERTICAL WOOD SIDING WITH, HORIZONTAL WOOD SIDING
REPLACE ¾" HORIZONTAL FURRING WITH, ¾" VERTICAL FURRING

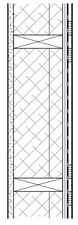
D2 — WALL TYPE "D2"
SAME AS TYPE 'D1' EXCEPT:
ADD 2x4 TO 2x6 STUD CAVITY TO ACHIEVE 9" CAVITY

D3 — WALL TYPE "D3"
SAME AS TYPE 'D' EXCEPT:
REPLACE 2x6 STUDS WITH
16 ½" THICK DOUBLE-STUD WALL COMPRISED OF, (2x8 STUD, 6" GAP, 2x4 STUD) CANTILEVERED 1 ½" OVER WALL TYPE 'B1'BELOW WITH INTERIOR SIDE OF WALL ALIGNING WITH WALL TYPE 'B1 & 'A' BELOW.

D4 — WALL TYPE "D4"
SAME AS TYPE 'D1' EXCEPT:
OMIT INSULATION
REPLACE DRYWALL WITH,
½" WOOD SHEATHING PER STRUCTURAL
WEATHER BARRIER
¾" HORIZONTAL DRAINABLE FURRING
VERTICAL WOOD SIDING

D5 — WALL TYPE "D5"
SAME AS TYPE 'D' EXCEPT:
ADD ½" WOOD SHEATHING PER STRUCTURAL BEHIND DRYWALL
(ADD 2x4 FURRING BETWEEN WOOD SHEATHING & DRYWALL @ MASTER BEDROOM ONLY)

D6 — WALL TYPE "D6"
SAME AS TYPE 'D1' EXCEPT:
ADD 2x6 to 2x6 STUD CAVITY TO ACHIEVE 11" CAVITY



E — WALL TYPE "E"
OPEN-JOINT STAINLESS STEEL PANEL SIDING
¾" VERTICAL FURRING
WEATHER BARRIER
½" WOOD SHEATHING PER STRUCTURAL
2x6 STUDS PER STRUCTURAL W/ HORIZONTAL BLOCKING AS REQ'D TO FASTEN SIDING
STUD CAVITY FILLED WITH SEMI-RIGID MINERAL WOOL BATT INSULATION (ALTERNATE: BLOWN-IN INSULATION)
SMART VAPOR RETARDER
½" DRYWALL (MOISTURE RESISTANT GYPSUM BOARD @ DAMP AREAS / TILE BACKER @ TILED WET AREAS)

F — WALL TYPE "F"
½" DRYWALL
2x6 STUDS PER STRUCTURAL
SOUND BATT INSULATION @ BEDROOM WALLS
½" DRYWALL (MOISTURE RESISTANT GYPSUM BOARD @ DAMP AREAS / TILE BACKER @ TILED WET AREAS)

F1 — WALL TYPE "F1"
SAME AS TYPE 'F' EXCEPT:
REPLACE DRYWALL ON LIVING / DINING / KITCHEN SIDE OF WALL WITH, ¾" PAINTED MDF TO MATCH CABINETRY, SEE PLAN FOR DETAILS

F2 — WALL TYPE "F2"
SAME AS TYPE 'F' EXCEPT:
PAD BACKSIDE OF WALL AS NECESSARY TO ACHIEVE STUD CAVITY DIMENSION NOTED IN PLAN

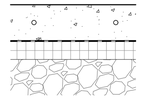
G — WALL TYPE "G"
½" DRYWALL
2x4 STUDS PER STRUCTURAL
SOUND BATT INSULATION @ BEDROOM WALLS
½" DRYWALL (MOISTURE RESISTANT GYPSUM BOARD @ DAMP AREAS / TILE BACKER @ TILED WET AREAS)

G1 — WALL TYPE "G1"
SAME AS TYPE 'F' EXCEPT:
REPLACE DRYWALL ON LIVING / DINING / KITCHEN SIDE OF WALL WITH, ¾" PAINTED MDF TO MATCH CABINETRY, SEE PLAN FOR DETAILS

G2 — WALL TYPE "G2"
SAME AS TYPE 'G' EXCEPT:
ADD VERTICAL WOOD SIDING OVER
¾" HORIZTONAL FURRING @ FOYER SIDE OF WALL

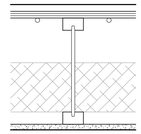
G3 — WALL TYPE "G3"
SAME AS TYPE 'G' EXCEPT:
PAD BACKSIDE OF WALL AS NECESSARY TO ACHIEVE STUD CAVITY DIMENSION NOTED IN PLAN

FLOOR TYPES



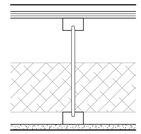
1F — FLOOR TYPE "1F"
SCHEDULED FLOOR FINISH
4" SMOOTH TROWELED CONCRETE SLAB PER STRUCTURAL
HYDRONIC INFLOOR TUBING
VAPOR RETARDER
2" CONTINUOUS RIGID INSULATION
COMPACTED GRAVEL PER STRUCTURAL

SIM
1F — FLOOR TYPE "1F SIM"
SAME AS TYPE '1F' EXCEPT:
REDUCED NUMBER HYDRONIC INFLOOR TUBING LOOPS. REPLACE 2" OF RIGID INSULATION WITH 3".



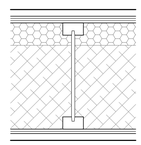
2F — FLOOR TYPE "2F"
SCHEDULED FLOOR FINISH
¾" WOOD SHEATHING PER STRUCTURAL
HYDRONIC TUBING AT UNDERSIDE OF SHEATHING
11 ¼" I-JOISTS PER STRUCTURAL
SOUND BATT INSULATION
½" DRYWALL

SIM
2F — FLOOR TYPE "2F SIM"
SAME AS TYPE '2F' EXCEPT:
PAD DOWN DRYWALL CEILING TO SCHEDULED HEIGHT PER REFLECTED CEILING PLANS

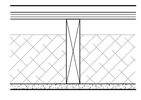


3F — FLOOR TYPE "3F"
SCHEDULED FLOOR FINISH
¾" WOOD SHEATHING PER STRUCTURAL
11 ¼" I-JOISTS PER STRUCTURAL
SOUND BATT INSULATION
½" DRYWALL

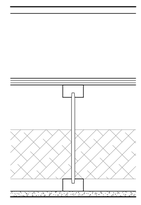
SIM
3F — FLOOR TYPE "3F SIM"
SAME AS TYPE '3F' EXCEPT:
PAD DOWN DRYWALL CEILING TO SCHEDULED HEIGHT PER REFLECTED CEILING PLANS



4F — FLOOR TYPE "4F"
SCHEDULED FLOOR FINISH
¾" WOOD SHEATHING PER STRUCTURAL
11 ¼" I-JOISTS PER STRUCTURAL W/ BLOCKING AS REQ'D TO FASTEN WOOD SOFFIT
2 ½" CLOSED-CELL SPRAY FOAM INSULATION @ UNDERSIDE OF FLOOR SHEATHING W/ REMAINDER OF CAVITY FILLED WITH BLOWN-IN INSULATION
½" WOOD SHEATHING PER STRUCTURAL
WEATHER BARRIER
WOOD SOFFIT SIDING



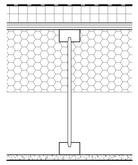
5F — FLOOR TYPE "5F"
SCHEDULED FLOOR FINISH
¾" WOOD SHEATHING PER STRUCTURAL
2x8 JOISTS PER STRUCTURAL
SOUND BATT INSULATION
½" DRYWALL



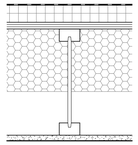
6F — FLOOR TYPE "6F"
SCHEDULED FLOOR FINISH
2x8 SLEEPERS
¾" WOOD SHEATHING PER STRUCTURAL
11 ¼" I-JOISTS PER STRUCTURAL
SOUND BATT INSULATION
½" DRYWALL

SIM
6F — FLOOR TYPE "6F SIM"
SAME AS TYPE '3F' EXCEPT:
PAD DOWN DRYWALL CEILING TO ALIGN FLUSH WITH SCHEDULE RECESSED CURTAIN TRACK

ROOF TYPES

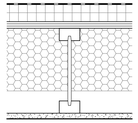


1R — ROOF TYPE "1R"
ROOF MEMBRANE
TAPERED RIGID INSULATION, SLOPED ¼" PER FOOT (¼" MAX THICKNESS @ DRAINS)
¾" WOOD SHEATHING PER STRUCTURAL
14" I-JOISTS PER STRUCTURAL
7" CLOSED-CELL SPRAY FOAM INSULATION (ALTERNATE: 3 ½" CLOSED-CELL SPRAY FOAM INSULATION W/ REMAINDER OF CAVITY FILLED WITH BLOWN-IN INSULATION)
½" DRYWALL



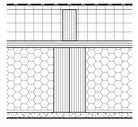
2R — ROOF TYPE "2R"
ROOF MEMBRANE
TAPERED RIGID INSULATION, SLOPED ¼" PER FOOT (¼" MAX THICKNESS @ DRAINS)
¾" WOOD SHEATHING PER STRUCTURAL
11 ¼" I-JOISTS PER STRUCTURAL
7" CLOSED-CELL SPRAY FOAM INSULATION (ALTERNATE: 3 ½" CLOSED-CELL SPRAY FOAM INSULATION W/ REMAINDER OF CAVITY FILLED WITH BLOWN-IN INSULATION)
½" DRYWALL

SIM
2R — ROOF TYPE "2R SIM."
SAME AS TYPE '2R' EXCEPT:
ADD WOOD SIDING OVER ¾" FURRING @ FACE OF DRYWALL CEILING

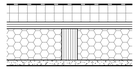


3R — ROOF TYPE "3R"
ROOF MEMBRANE
TAPERED RIGID INSULATION, SLOPED ¼" PER FOOT (¼" MAX THICKNESS @ ROOF EDGE)
¾" WOOD SHEATHING PER STRUCTURAL
9 ¼" I-JOISTS PER STRUCTURAL
7" CLOSED-CELL SPRAY FOAM INSULATION (ALTERNATE: 3 ½" CLOSED-CELL SPRAY FOAM INSULATION W/ REMAINDER OF CAVITY FILLED WITH BLOWN-IN INSULATION)
½" DRYWALL

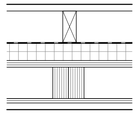
4R — ROOF TYPE "4R"
ROOF MEMBRANE
TAPERED RIGID INSULATION, SLOPED ¼" PER FOOT (¼" MAX THICKNESS @ ROOF EDGE)
¾" WOOD SHEATHING PER STRUCTURAL
7 ¼" LVL JOISTS PER STRUCTURAL
7" CLOSED-CELL SPRAY FOAM INSULATION
½" DRYWALL



5R — ROOF TYPE "5R"
ROOF MEMBRANE
TAPERED RIGID INSULATION, SLOPED ¼" PER FOOT (¼" MAX THICKNESS @ ROOF EDGE)
3 ½" LVL JOISTS PER STRUCTURAL W/ 3 ½" THICK RIGID INSULATION INFILL BETWEEN JOISTS
¾" WOOD SHEATHING PER STRUCTURAL
(2) 7 ¼" LVL JOISTS PER STRUCTURAL
7" CLOSED-CELL SPRAY FOAM INSULATION
½" DRYWALL

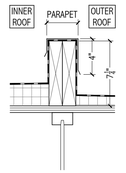


6R — ROOF TYPE "1R"
ROOF MEMBRANE
TAPERED RIGID INSULATION, SLOPED ¼" PER FOOT (¼" MAX THICKNESS @ ROOF EDGE)
¾" WOOD SHEATHING PER STRUCTURAL
3 ½" LVL JOISTS / BLOCKING PER STRUCTURAL
3 ½" CLOSED-CELL SPRAY FOAM INSULATION
½" DRYWALL

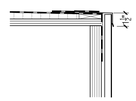


7R — ROOF TYPE "7R"
WOOD DECKING OVER SLEEPERS (WHERE APPLICABLE)
ROOF MEMBRANE
TAPERED RIGID INSULATION, SLOPED ¼" PER FOOT (¼" MAX THICKNESS @ ROOF EDGE)
¾" WOOD SHEATHING PER STRUCTURAL
3 ½" LVL JOISTS PER STRUCTURAL W/ BLOCKING AS REQ'D TO FASTEN WOOD SOFFIT
½" WOOD SHEATHING PER STRUCTURAL
WEATHER BARRIER
WOOD SOFFIT SIDING

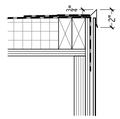
ROOF EDGE TYPES



1E — ROOF EDGE TYPE "1E"
METAL TYPE 'B' COPING, W/ 4" OUTER LEG & 2" INNER LEG
OUTER ROOF MEMBRANE, EXTEND MEMBRANE UP AND OVER PARAPET WALL
PARAPET BLOCKING, (2) 2x8 ON EDGE
INNER ROOF MEMBRANE, WRAP MEMBRANE OVER PARAPET CURB AND LAP OVER OUTER ROOF MEMBRANE MIN. 4" LAP, SEAL JOINT



2E — ROOF EDGE TYPE "2E"
METAL TYPE 'B' ROOF EDGE FLASHING (TYP.), 1 ½" FACE
ROOF MEMBRANE COUNTERFLASHING, LAP & BOND OVER ROOF EDGE FLASHING & ROOF MEMBRANE
ROOF MEMBRANE, EXTEND OVER ROOF EDGE
ROOF EDGE BLOCKING, ¾" MAX THICK WOOD BLOCKING & TAPERED INSULATION
ROOF SHEATHING PER STRUCTURAL
ROOF JOISTS PER STRUCTURAL



3E — ROOF EDGE TYPE "3E"
METAL TYPE 'B' GRAVEL STOP, ¾" STOP WITH 2" FACE
ROOF MEMBRANE COUNTERFLASHING, LAP & BOND OVER GRAVEL STOP & ROOF MEMBRANE
ROOF MEMBRANE, EXTEND OVER ROOF EDGE
GRAVEL STOP BLOCKING, (2) 2x4 ON EDGE
ROOF SHEATHING PER STRUCTURAL
ROOF JOISTS PER STRUCTURAL

4E — ROOF EDGE TYPE "4E"
METAL TYPE 'A' ROOF EDGE FLASHING (5" FACE) ON CONTINUOUS CLEAT & ¾" HORIZONTAL FURRING
ROOF MEMBRANE COUNTERFLASHING, LAP & BOND OVER ROOF EDGE FLASHING & ROOF MEMBRANE
ROOF MEMBRANE, EXTEND OVER ROOF EDGE
ROOF EDGE BLOCKING, ¾" MAX THICK WOOD BLOCKING & TAPERED INSULATION
ROOF SHEATHING PER STRUCTURAL
ROOF JOISTS PER STRUCTURAL

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PATEL RESIDENCE

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BID SET

ISSUANCE AND REVISIONS

03.19.2021	ISSUED FOR BIDDING

DATE: 03.19.2021

WALL, FLOOR, ROOF & ROOF FLASHING TYPES

A0.00

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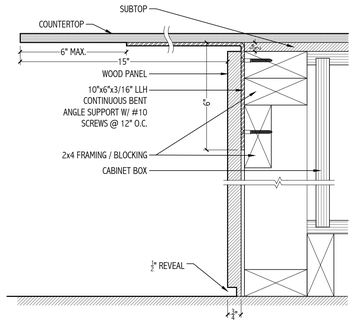
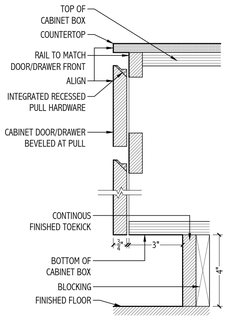
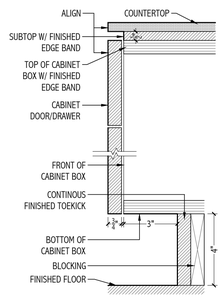


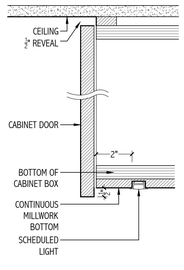
KITCHEN ISLAND OVERHANGING COUNTERTOP I SECTION



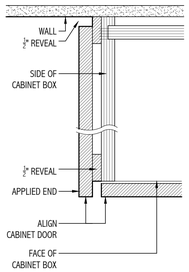
TYP. BASE CABINET W/ RECESSED PULLS I SECTION



TYP. BASE CABINET W/ TOUCH LATCH I SECTION



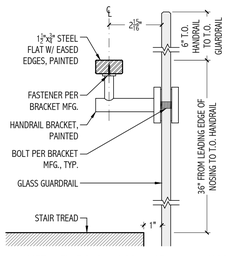
TYPICAL UPPER CABINET I SECTION



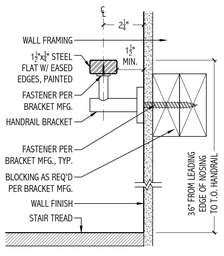
APPLIED END I PLAN

1 TYPICAL CABINET DETAILS

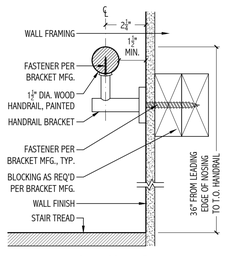
3"=1'-0"



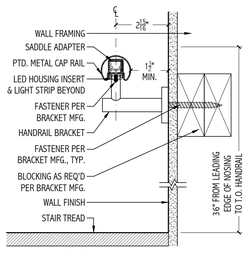
METAL FLAT BAR HANDRAIL AT GLASS GUARD



METAL FLAT BAR HANDRAIL AT WALL



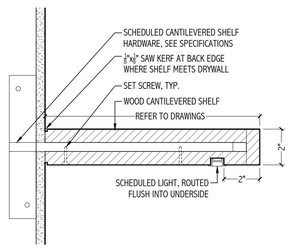
WOOD HANDRAIL AT WALL



LIGHTED TUBULAR HANDRAIL AT WALL

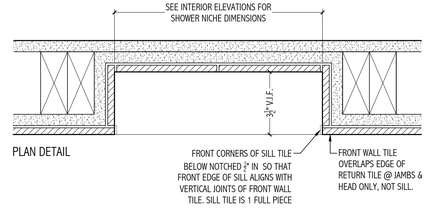
3 TYPICAL HANDRAIL DETAILS I SECTION

3"=1'-0"

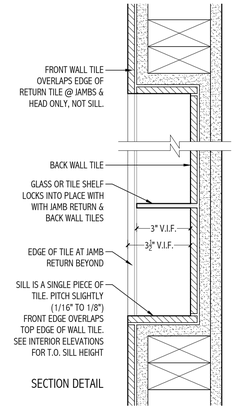


4 TYPICAL FLOATING SHELF DETAIL

3"=1'-0"



PLAN DETAIL



SECTION DETAIL

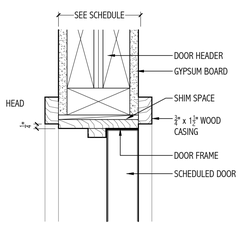
2 TYPICAL SHOWER NICHE DETAILS

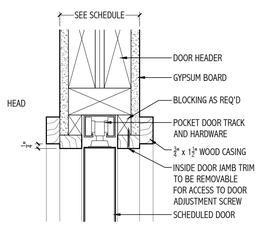
3"=1'-0"

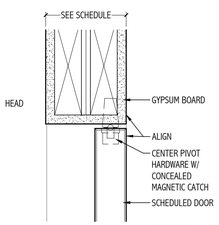
EXTERIOR WINDOW & DOOR SCHEDULE

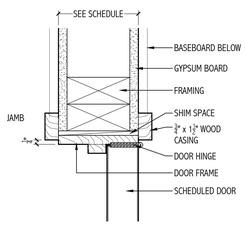
GENERAL NOTES:
- VERIFY ALL QUANTITIES PRIOR TO ORDERING
- VERIFY ALL ROUGH OPENINGS

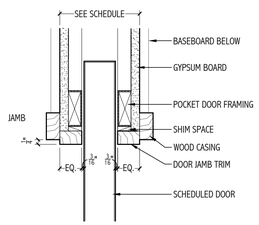
OPENING	ROOM # - LOCATION	TYPE	ROUGH OPENING SIZE (WxH)	QTY.	NOTES	SCREEN TYPE	SHADE TYPE
A	12- FOYER	GLAZED WOOD PIVOT DOOR	4'-6" x 10'-1 ¼"	1	ENTRANCE LOCKSET PER MFR.	--	--
B	12- FOYER	HIGH-DENSITY FIBERGLASS DIRECT-GLAZED WINDOW	12'-0 ⅜" x 10'-0 ⅜"	1	VERT. MULLION @ 5'-8"/6'-4 ⅜"	--	--
C	12- FOYER	HIGH-DENSITY FIBERGLASS DIRECT-GLAZED WINDOW	10'-9 ⅜" x 10'-0 ⅜"	1	VERT. MULLION @ 7'-6"/3'-3 ⅜"	--	A
D	03 - HALLWAY	HIGH-DENSITY FIBERGLASS DIRECT-GLAZED WINDOW	19'-8 ⅜" x 9'-6"	1	--	--	--
E	01 - GARAGE	ALUMINUM-CLAD WOOD PICTURE WINDOW	1'-2" x 7'-4 ⅜"	4	--	--	--
F	01 - GARAGE	FLUSH FIBERGLASS SWING DOOR	3'-0" x 8'-0"	1	ENTRANCE HARDWARE	--	--
G	VARIOUS	ALUMINUM-CLAD WOOD CASEMENT WINDOW	2'-6" x 5'-0"	2	FROSTED GLAZING (ROOM #2)	PER WINDOW MFR.	A (ROOM #04 ONLY)
H	09 - KITCHEN	HIGH-DENSITY FIBERGLASS DIRECT-GLAZED WINDOW	6'-0" x 7'-7 ⅜"	1	--	--	A
I	09 - KITCHEN	HIGH-DENSITY FIBERGLASS DIRECT-GLAZED CORNER WINDOW	SEE DRAWINGS x 7'-7 ⅜"	1	BUTT-GLAZED CORNER	--	A
J	09 - KITCHEN	HIGH-DENSITY FIBERGLASS DIRECT-GLAZED WINDOW	3'-1" x 7'-7 ⅜"	1	--	--	A
K	10 - DINING	HIGH-DENSITY FIBERGLASS SLIDER DOOR	7'-7" x 9'-6 ⅜"	1	HIGH-PERFORMANCE SILL	CENTOR S4	B
L	11 - LIVING	HIGH-DENSITY FIBERGLASS SLIDER DOOR	15'-10 ⅜" x 9'-6 ⅜"	1	HIGH-PERFORMANCE SILL	CENTOR S4	B
M	11 - LIVING	HIGH-DENSITY FIBERGLASS DIRECT-GLAZED WINDOW	7'-10" x 9'-5"	1	--	--	B
N	VARIOUS	ALUMINUM-CLAD WOOD PICTURE WINDOW	4'-0" x 9'-8 ⅜"	2	--	--	C
O	12- FOYER	HIGH-DENSITY FIBERGLASS DIRECT-GLAZED WINDOW	10'-9 ⅜" x 10'-4"	1	VERT. MULLION @ 7'-6"/3'-3 ⅜"	--	B
P	VARIOUS	ALUMINUM-CLAD WOOD PICTURE WINDOW	1'-6" x 9'-8 ⅜"	2	FROSTED GLAZING (RM. #13)	--	C (RM. #22 ONLY)
Q	VARIOUS	ALUMINUM-CLAD WOOD CASEMENT (7'-2" TALL) OVER PICTURE	3'-0" x 9'-8 ⅜"	2	FROSTED GLAZING (RM. #13)	PER WINDOW MFR.	C (RM. #22 ONLY)
R	VARIOUS	ALUMINUM-CLAD WOOD CASEMENT(6'-6" TALL) OVER PICTURE	2'-6" x 9'-0 ⅜"	4	FROSTED GLAZING (RM. #14)	PER WINDOW MFR.	D (RM. #15,18, 22)
S	15 - BEDROOM	ALUMINUM-CLAD WOOD PICTURE WINDOW	6'-0" x 9'-8 ⅜"	1	--	--	E
T	15 - BEDROOM	ALUMINUM-CLAD WOOD PICTURE CORNER WINDOW	SEE DRAWINGS x 9'-8 ⅜"	1	BUTT-GLAZED CORNER	--	E
U	15 - BEDROOM	GLAZED ALUMINUM-CLAD WOOD OUTSWING DOOR	3'-1" x 9'-8 ⅜"	1	--	PHANTOM	E
V	23 - OFFICE	ALUMINUM-CLAD WOOD PICTURE WINDOW	1'-6" x 8'-7 ⅜"	3	--	--	--
W	23 - OFFICE	ALUMINUM-CLAD WOOD CASEMENT (6'-1" TALL) OVER PICTURE	3'-6" x 8'-7 ⅜"	1	--	PER WINDOW MFR.	--
X	23 - OFFICE	ALUMINUM-CLAD WOOD PICTURE CORNER WINDOW	SEE DRAWINGS x 8'-7 ⅜"	1	BUTT-GLAZED CORNER	--	B (EAST FACE ONLY)
Y	23 - OFFICE	ALUMINUM-CLAD WOOD PICTURE CORNER WINDOW	SEE DRAWINGS x 8'-7 ⅜"	1	BUTT-GLAZED CORNER	--	B (EAST FACE ONLY)
Z	23 - OFFICE	GLAZED ALUMINUM-CLAD WOOD OUTSWING DOOR	3'-1" x 8'-7 ⅜"	1	--	--	--
AA	01 - GARAGE	INSULATED SECTIONAL GARAGE DOOR	9'-0" x 8'-0"	3	--	--	--

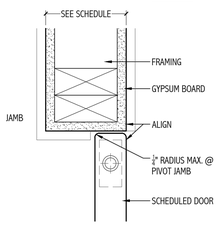












5 TYPICAL SWING DOOR DETAILS

3"=1'-0"

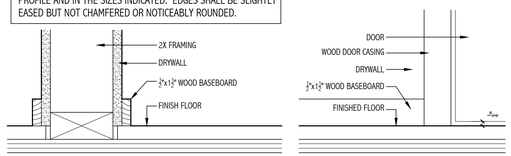
6 TYPICAL POCKET DOOR DETAILS

3"=1'-0"

7 TYPICAL PIVOT DOOR DETAILS

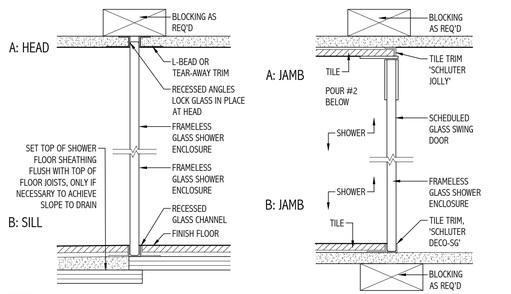
3"=1'-0"

NOTE: ALL CASING AND BASE TRIM TO BE RECTANGULAR IN PROFILE AND IN THE SIZES INDICATED. EDGES SHALL BE SLIGHTLY EASED BUT NOT CHAMFERED OR NOTICEABLY ROUNDED.



8 TYPICAL TRIM DETAILS

3"=1'-0"



9 TYPICAL SHOWER PARTITION DETAILS

3"=1'-0"

INTERIOR DOOR SCHEDULE

GENERAL NOTES:
- VERIFY ALL QUANTITIES PRIOR TO ORDERING
- VERIFY ALL ROUGH OPENINGS

OPENING	ROOM # - LOCATION	TYPE	OPENING SIZE (WxH)	THICK.	QTY.	NOTES	HARDWARE
01	00 - BASEMENT	FLUSH S.C. WOOD SWING DOOR	2'-8" x 8'-0"	1⅜"	1	--	PASSAGE
02	02 - MUDROOM	FLUSH S.C. WOOD SWING DOOR	2'-8" x 8'-0"	1⅜"	1	--	ENTRANCE
03	02 - MUDROOM	FLUSH S.C. WOOD POCKET DOOR	3'-0" x 8'-0"	1⅜"	1	--	PASSAGE
04	03 - HALLWAY	FLUSH S.C. WOOD PIVOT DOOR	3'-4 ⅜" x 8'-9 ⅛"	1⅜"	1	--	CLOSET
05	04 - BEDROOM	FLUSH S.C. WOOD SWING DOOR	2'-8" x 8'-0"	1⅜"	1	--	PRIVACY
06	05 - BATH	FLUSH S.C. WOOD SWING DOOR	2'-8" x 8'-0"	1⅜"	1	--	PRIVACY
07	06 - CLOSET	FLUSH S.C. WOOD SWING DOOR	2'-8" x 8'-0"	1⅜"	1	--	PASSAGE
08	07 - POWDER	FLUSH S.C. WOOD SWING DOOR	2'-8" x 8'-0"	1⅜"	1	--	PRIVACY
09	08 - PANTRY	FLUSH S.C. WOOD POCKET DOOR	2'-8" x 8'-0"	1⅜"	1	--	PASSAGE
10	08 - PANTRY	FLUSH S.C. WOOD POCKET DOOR	2'-8" x 8'-0"	1⅜"	1	--	PASSAGE
11	12 - FOYER	FLUSH S.C. WOOD PIVOT DOOR	2'-5" x 9'-11 ⅜"	1⅜"	1	--	CLOSET
12	13 - BATH	FLUSH S.C. WOOD POCKET DOOR	2'-8" x 8'-0"	1⅜"	1	--	PRIVACY
13	14 - CLOSET	FLUSH S.C. WOOD POCKET DOOR	2'-8" x 8'-0"	1⅜"	1	--	PASSAGE
14	15 - BEDROOM	FLUSH S.C. WOOD SWING DOOR	2'-8" x 8'-0"	1⅜"	1	--	PRIVACY
15	17 - LAUNDRY	FLUSH S.C. WOOD SWING DOOR	2'-8" x 8'-0"	1⅜"	1	--	PASSAGE
16	17 - LAUNDRY	FLUSH S.C. WOOD PIVOT DOUBLE DOOR	4'-0" x 8'-0"	1⅜"	(2) @ 2'-0"W	--	CLOSET
17	17 - LAUNDRY	FLUSH S.C. WOOD PIVOT DOOR	2'-0" x 4'-0"	1⅜"	1	--	CLOSET
18	18 - BEDROOM	FLUSH S.C. WOOD SWING DOOR	2'-8" x 8'-0"	1⅜"	1	--	PRIVACY
19	22 - BEDROOM	FLUSH S.C. WOOD SWING DOOR	2'-8" x 8'-0"	1⅜"	1	--	PRIVACY
20	20 - BATH	FLUSH S.C. WOOD SWING DOOR	2'-8" x 8'-0"	1⅜"	1	--	PRIVACY
21	19 - CLOSET	FLUSH S.C. WOOD POCKET DOOR	2'-6" x 8'-0"	1⅜"	1	--	PASSAGE
22	20 - BATH	FLUSH S.C. WOOD POCKET DOOR	2'-6" x 8'-0"	1⅜"	1	--	PRIVACY
23	20 - BATH	FLUSH S.C. WOOD SWING DOOR	2'-8" x 8'-0"	1⅜"	1	--	PRIVACY
24	20 - BATH	FLUSH S.C. WOOD POCKET DOOR	2'-6" x 8'-0"	1⅜"	1	--	PRIVACY
25	21 - CLOSET	FLUSH S.C. WOOD POCKET DOOR	2'-6" x 8'-0"	1⅜"	1	--	PASSAGE
26	20 - BATH	FLUSH S.C. WOOD SWING DOOR	2'-8" x 8'-0"	1⅜"	1	--	PRIVACY

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TYPICAL INTERIOR DETAILS & DOOR / WINDOW SCHEDULES

A0.01

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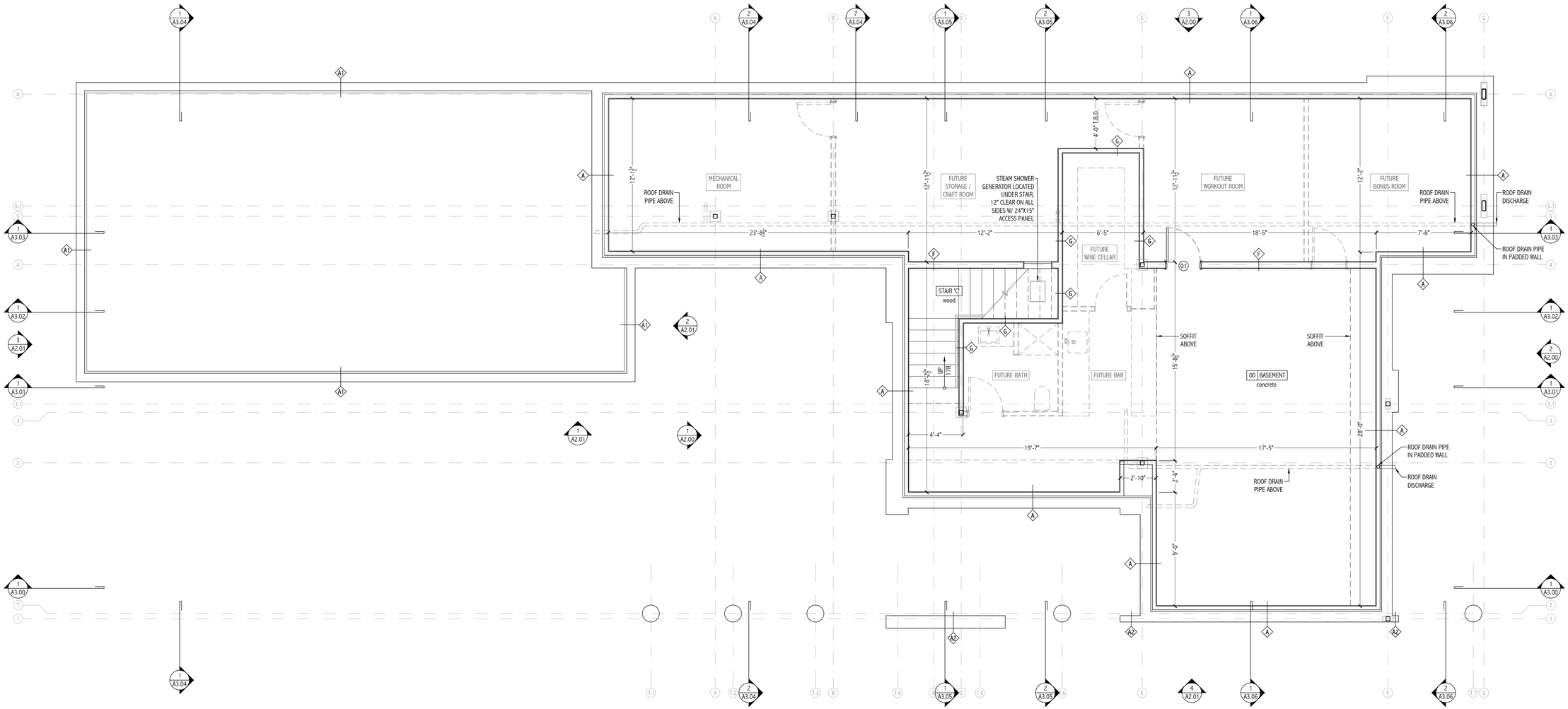
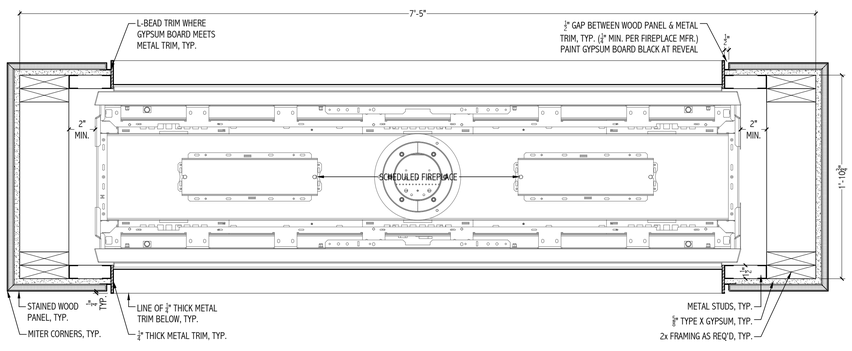


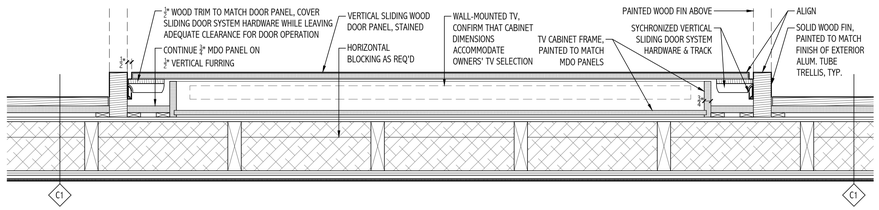
1 BASEMENT FLOOR PLAN

1/4" = 1'-0"



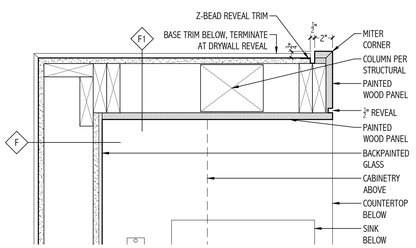
2 CONSTRUCTION DETAIL I PLAN VIEW

1 1/2"=1'-0"



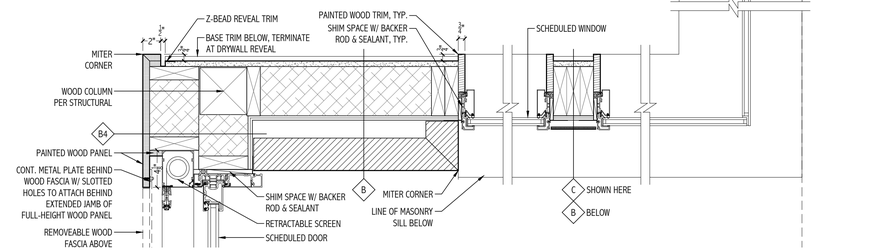
2 CONSTRUCTION DETAIL I PLAN VIEW

1 1/2"=1'-0"



3 CONSTRUCTION DETAIL I PLAN VIEW

1 1/2"=1'-0"



4 CONSTRUCTION DETAIL I PLAN VIEW

1 1/2"=1'-0"

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BASEMENT FLOOR PLAN

A1.00

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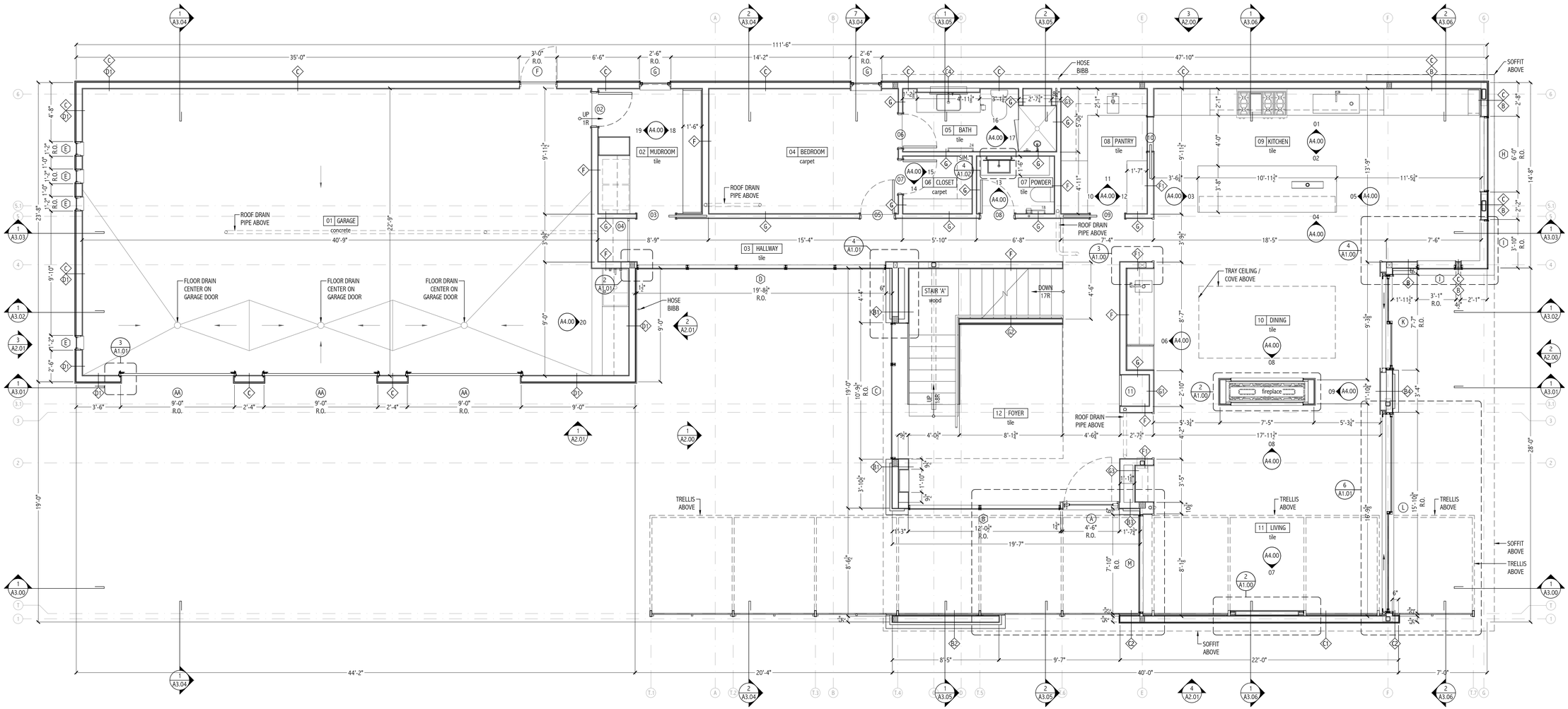
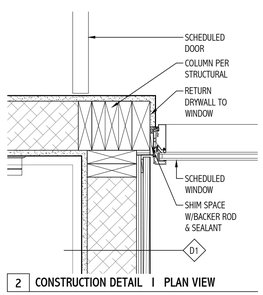


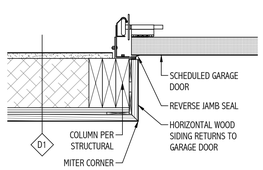
1 FIRST FLOOR PLAN

1/4" = 1'-0"



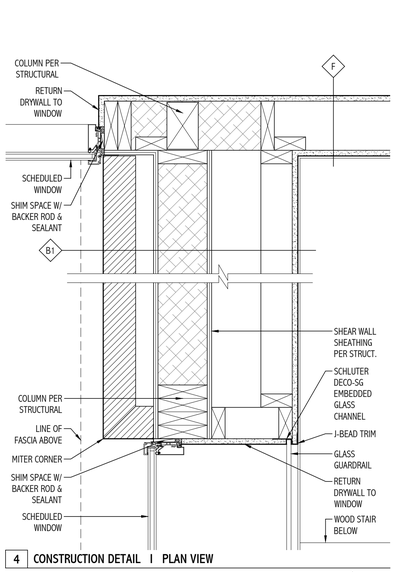
2 CONSTRUCTION DETAIL I PLAN VIEW

1 1/2"=1'-0"



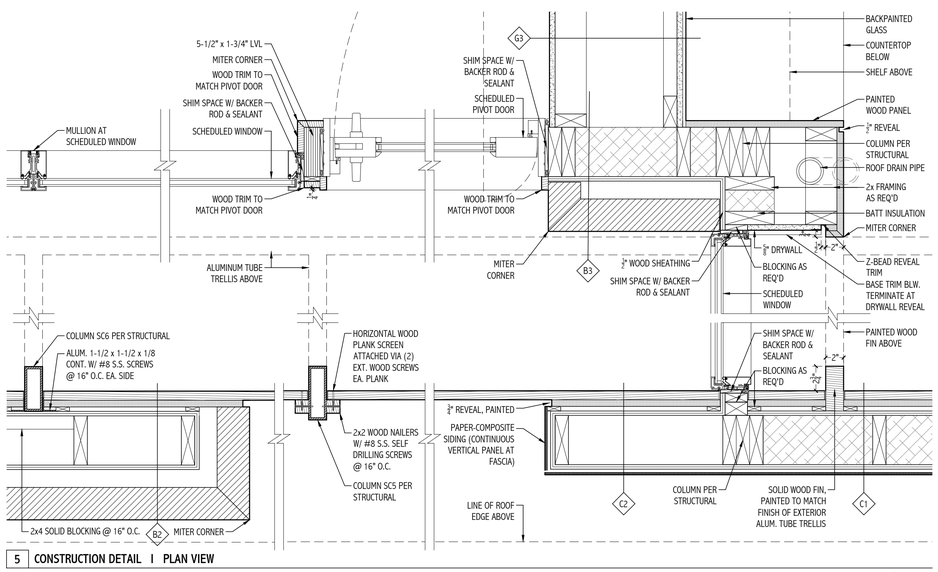
3 CONSTRUCTION DETAIL I PLAN VIEW

1 1/2"=1'-0"



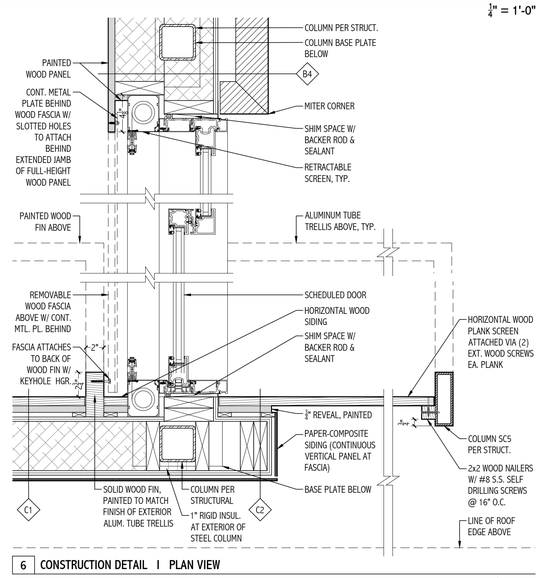
4 CONSTRUCTION DETAIL I PLAN VIEW

1 1/2"=1'-0"



5 CONSTRUCTION DETAIL I PLAN VIEW

1 1/2"=1'-0"



6 CONSTRUCTION DETAIL I PLAN VIEW

1 1/2"=1'-0"

N

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FIRST FLOOR PLAN

A1.01

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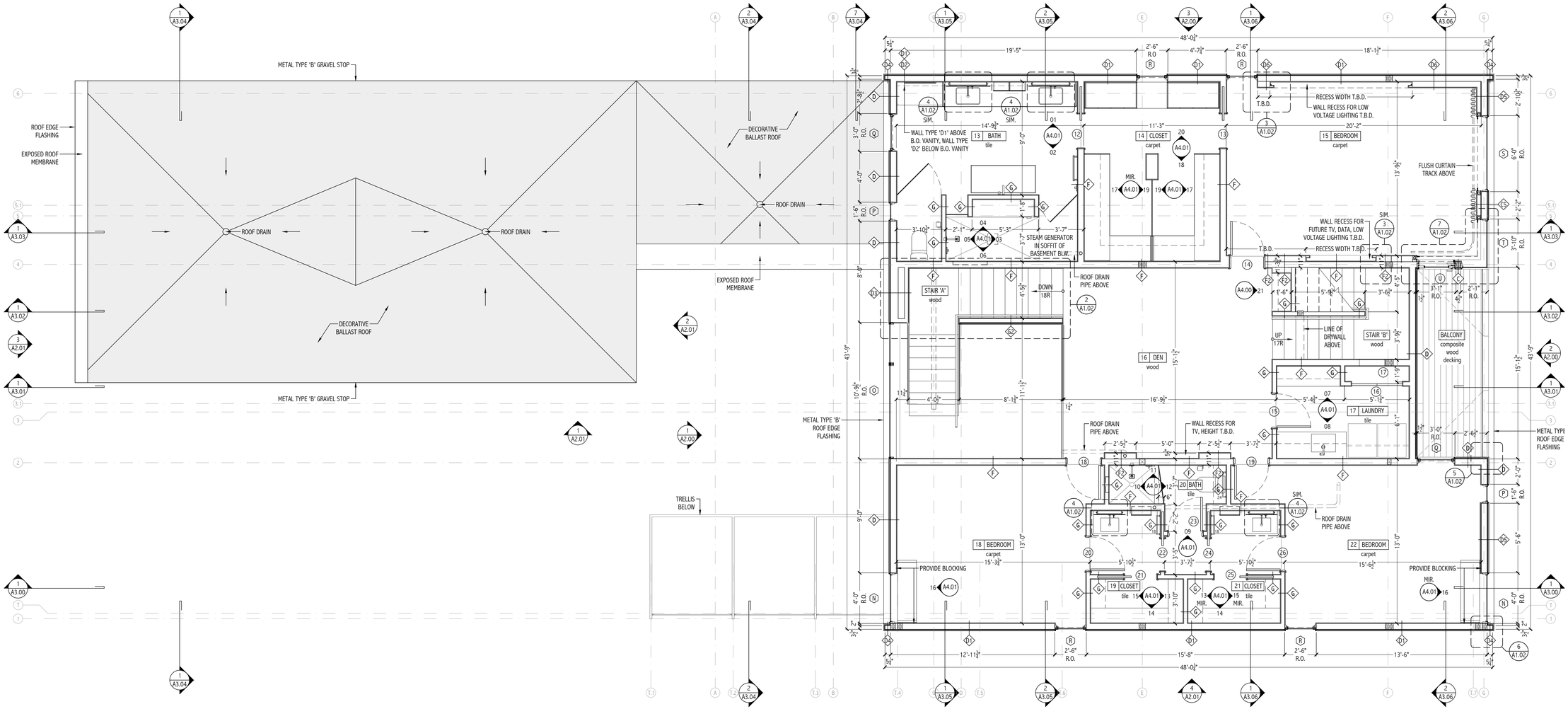
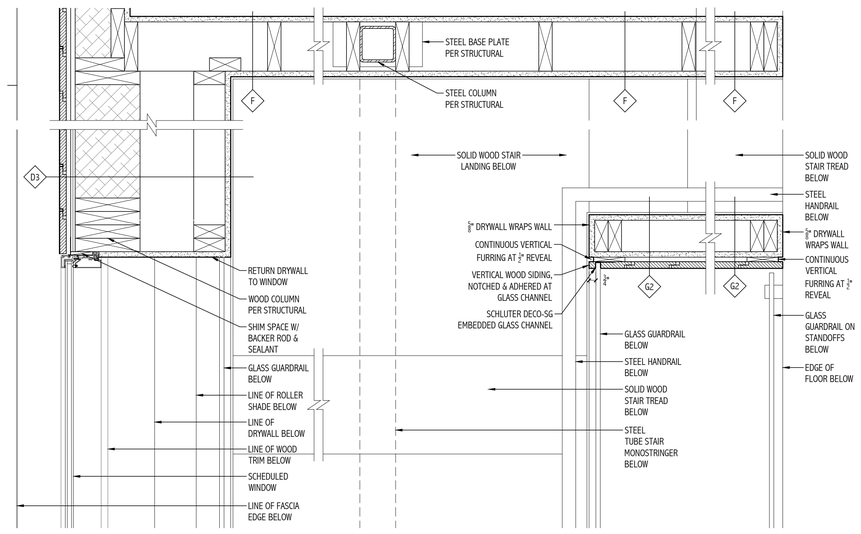


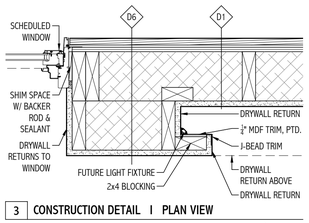
1 SECOND FLOOR PLAN

1/4" = 1'-0"



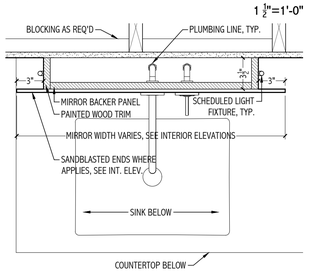
2 CONSTRUCTION DETAIL I PLAN VIEW

1 1/2"=1'-0"



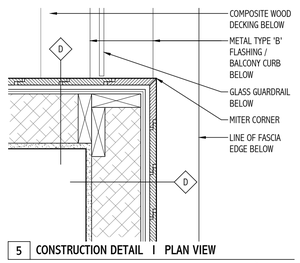
3 CONSTRUCTION DETAIL I PLAN VIEW

1 1/2"=1'-0"



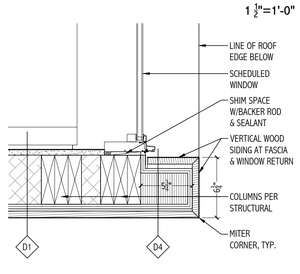
4 CONSTRUCTION DETAIL I PLAN VIEW

1 1/2"=1'-0"



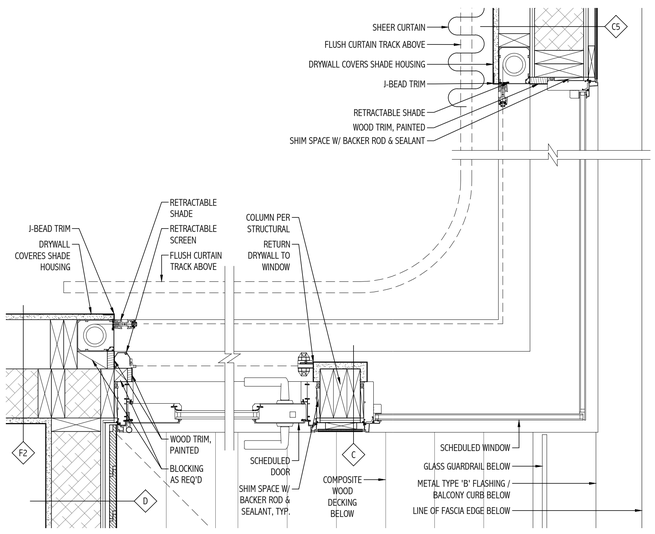
5 CONSTRUCTION DETAIL I PLAN VIEW

1 1/2"=1'-0"



6 CONSTRUCTION DETAIL I PLAN VIEW

1 1/2"=1'-0"



7 CONSTRUCTION DETAIL I PLAN VIEW

1 1/2"=1'-0"

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SECOND FLOOR & ROOF PLAN

A1.02

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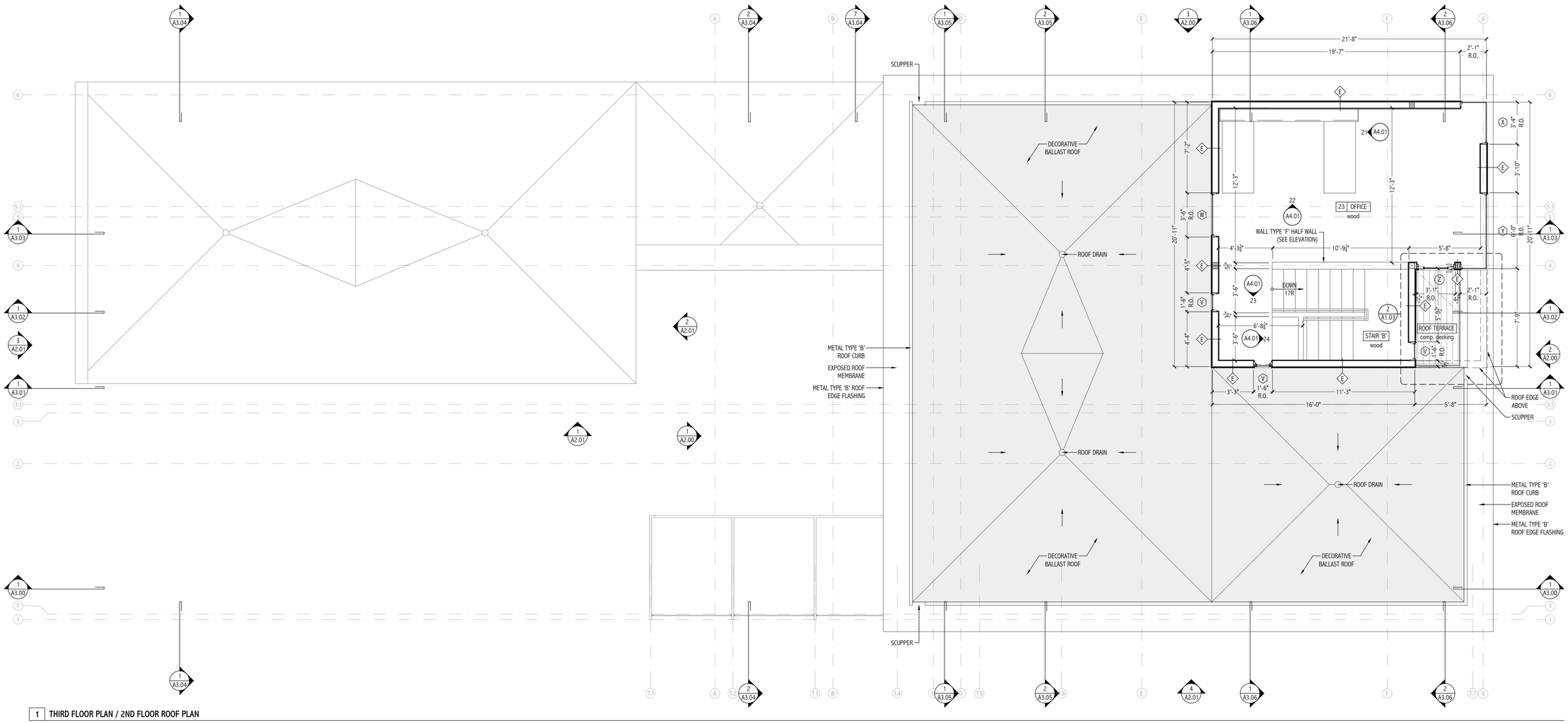
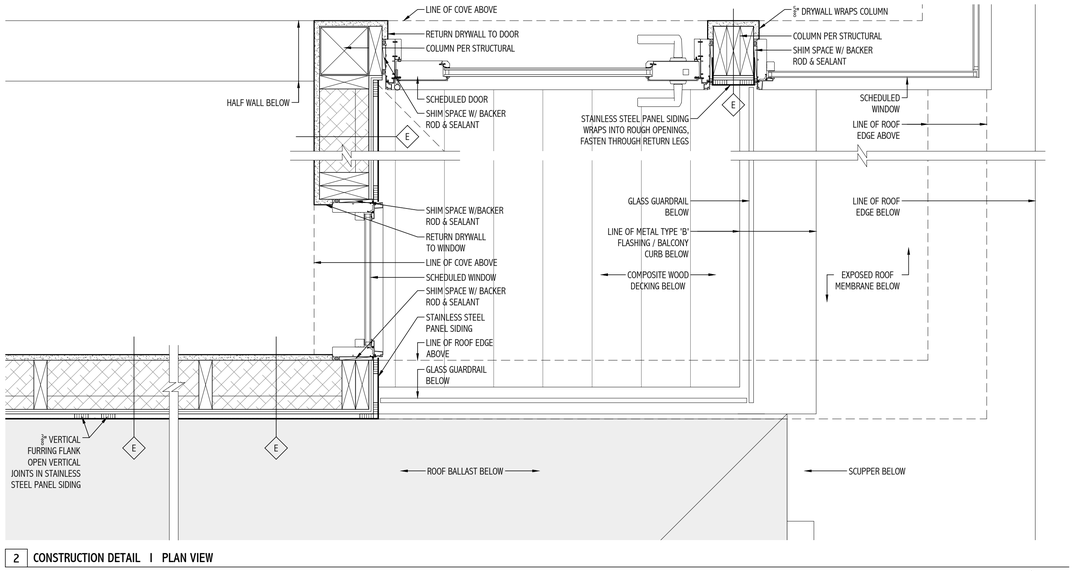


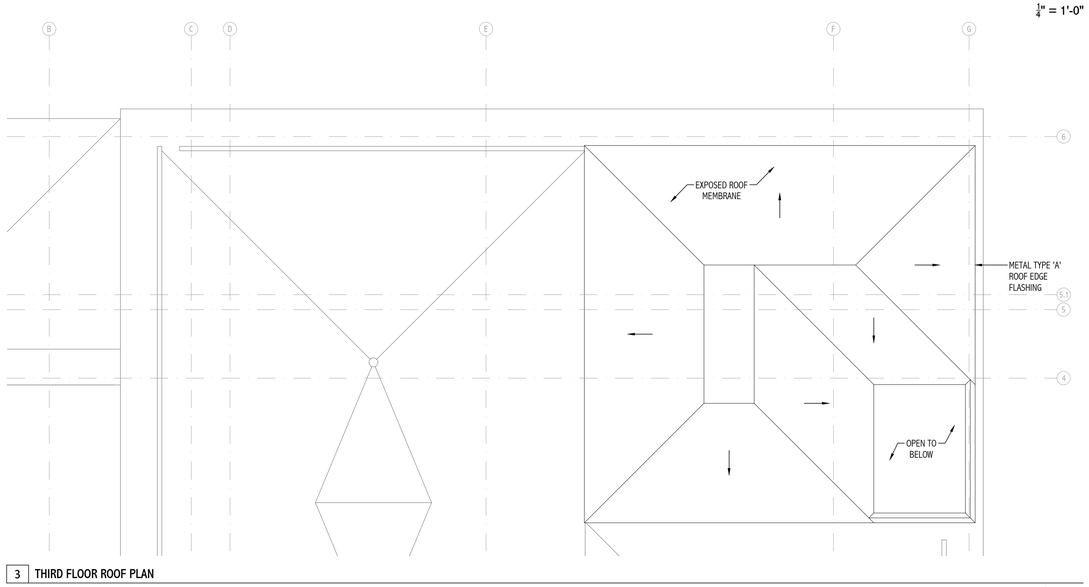
1 THIRD FLOOR PLAN / 2ND FLOOR ROOF PLAN

¼" = 1'-0"



2 CONSTRUCTION DETAIL I PLAN VIEW

1 ½"=1'-0"



3 THIRD FLOOR ROOF PLAN

1 ½"=1'-0"

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BID SET

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GENERAL NOTE:
DIMENSIONS ARE TO EDGE OF STUDS OR FACE OF CONCRETE U.N.O.

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THIRD FLOOR & ROOF PLAN

A1.03

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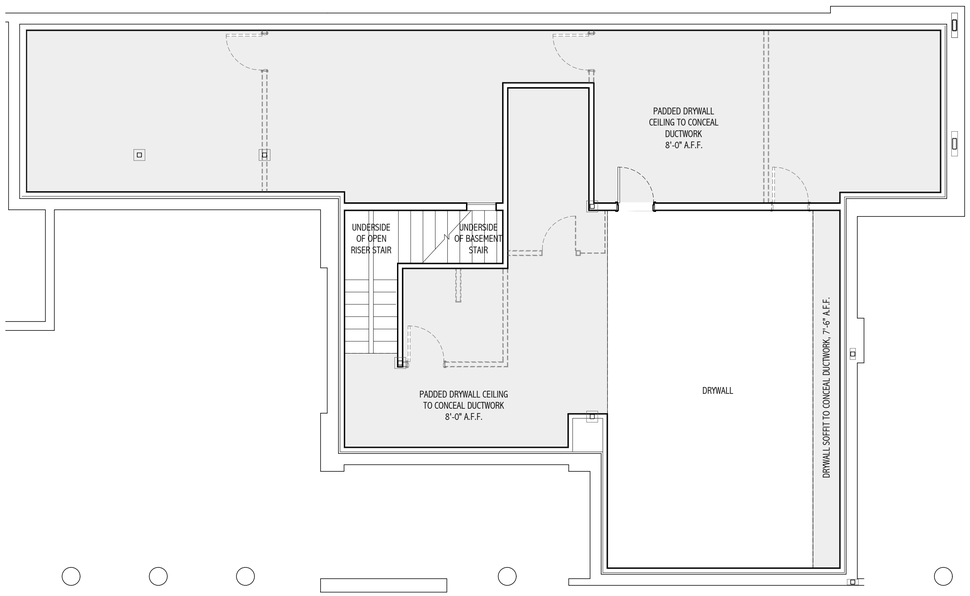
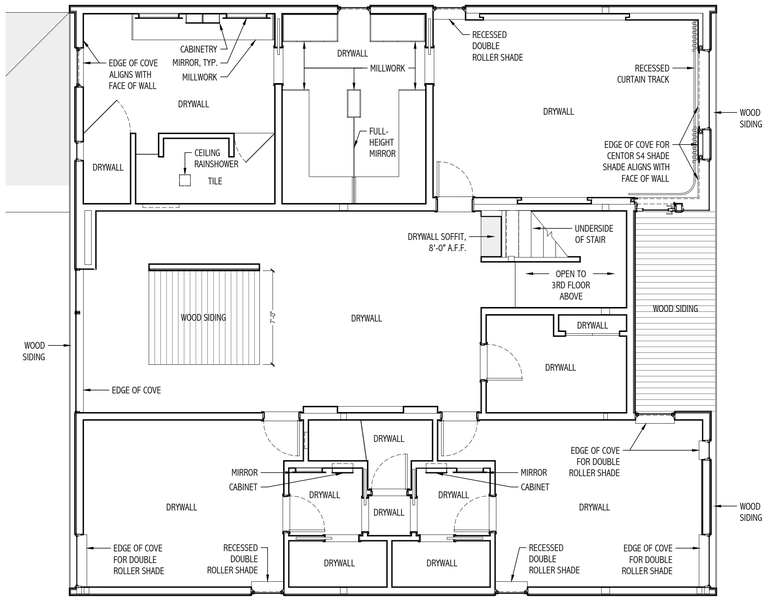


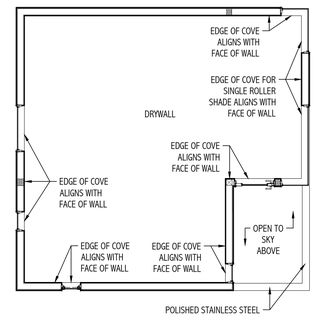
2 BASEMENT REFLECTED CEILING PLAN

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



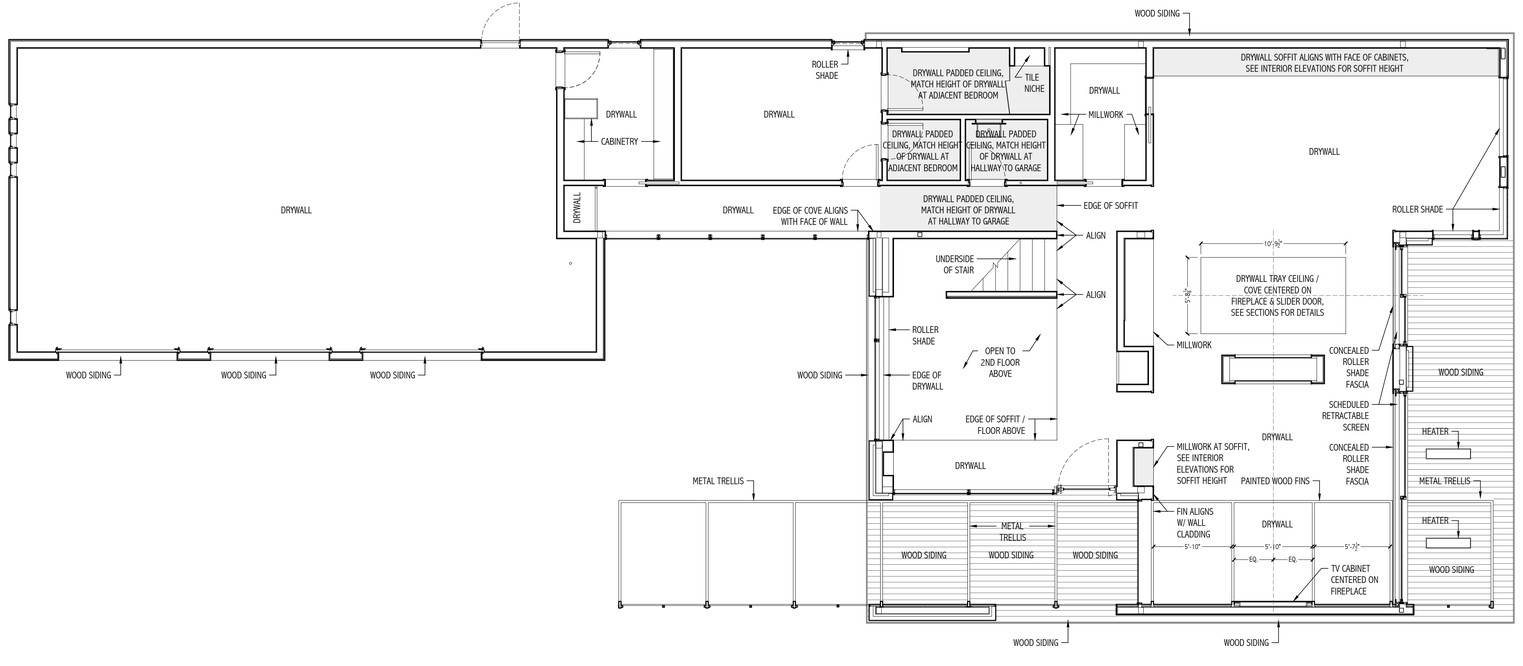
3 SECOND FLOOR REFLECTED CEILING PLAN

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



4 THIRD FLOOR REFLECTED CEILING PLAN

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



1 FIRST FLOOR PLAN REFLECTED CEILING PLAN

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

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REFLECTED CEILING PLANS

A1.10

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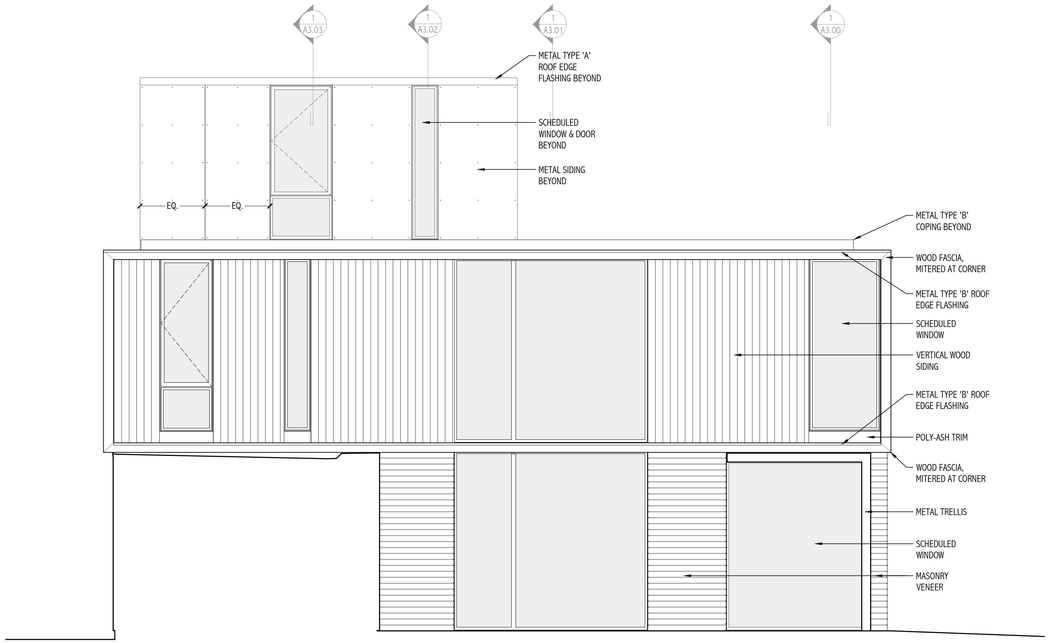
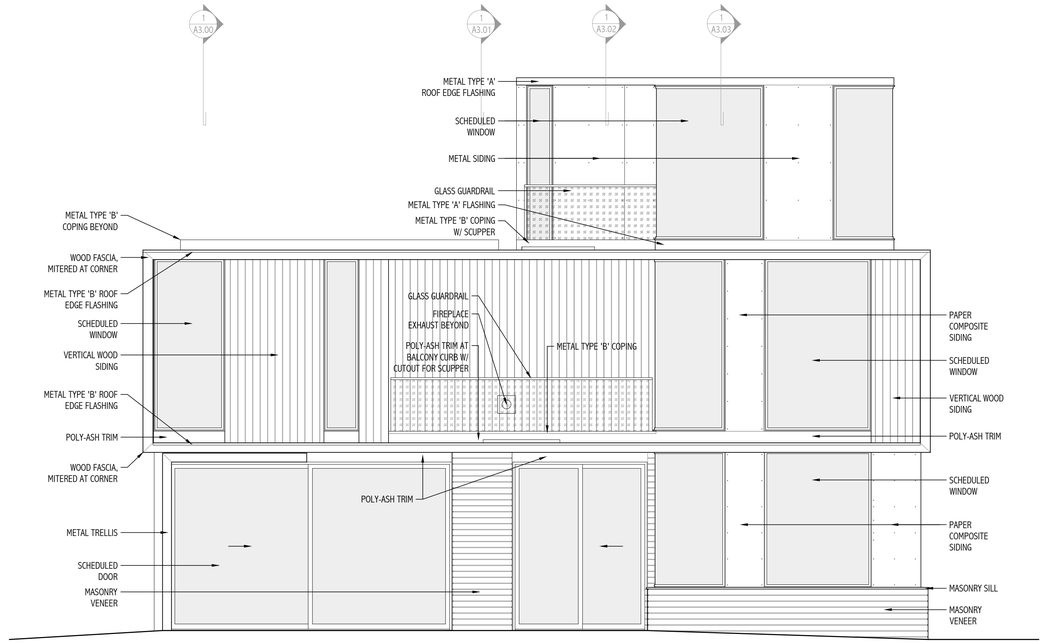


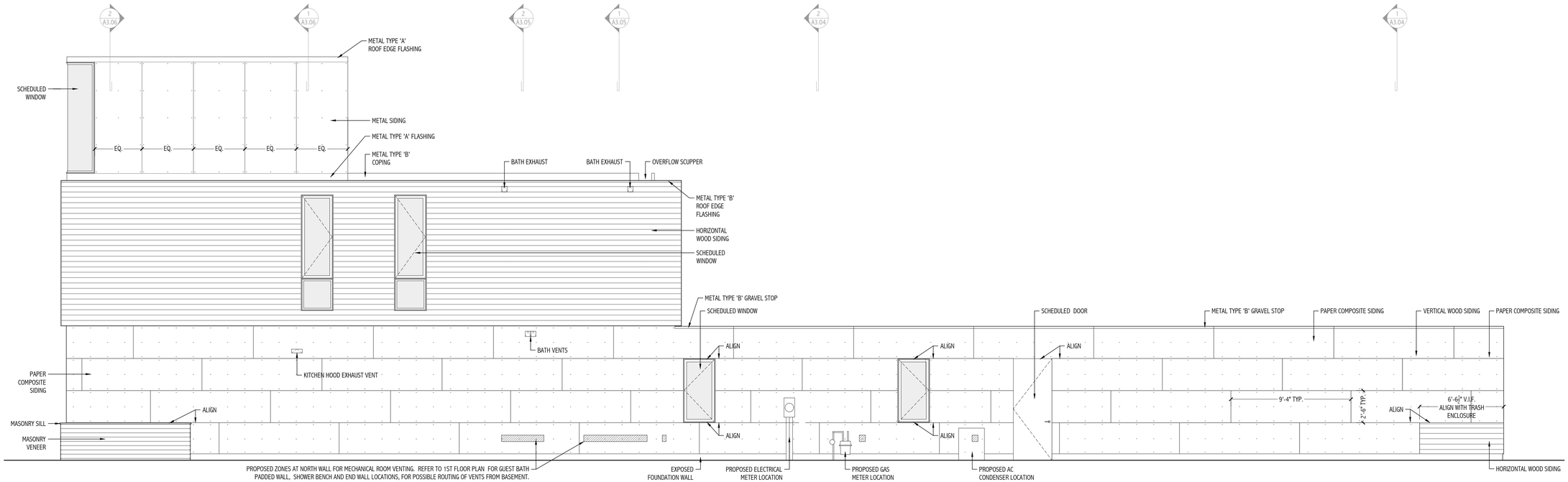
1 WEST COURTYARD EXTERIOR ELEVATION

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



2 EAST EXTERIOR ELEVATION

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



3 NORTH EXTERIOR ELEVATION

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

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EXTERIOR ELEVATIONS

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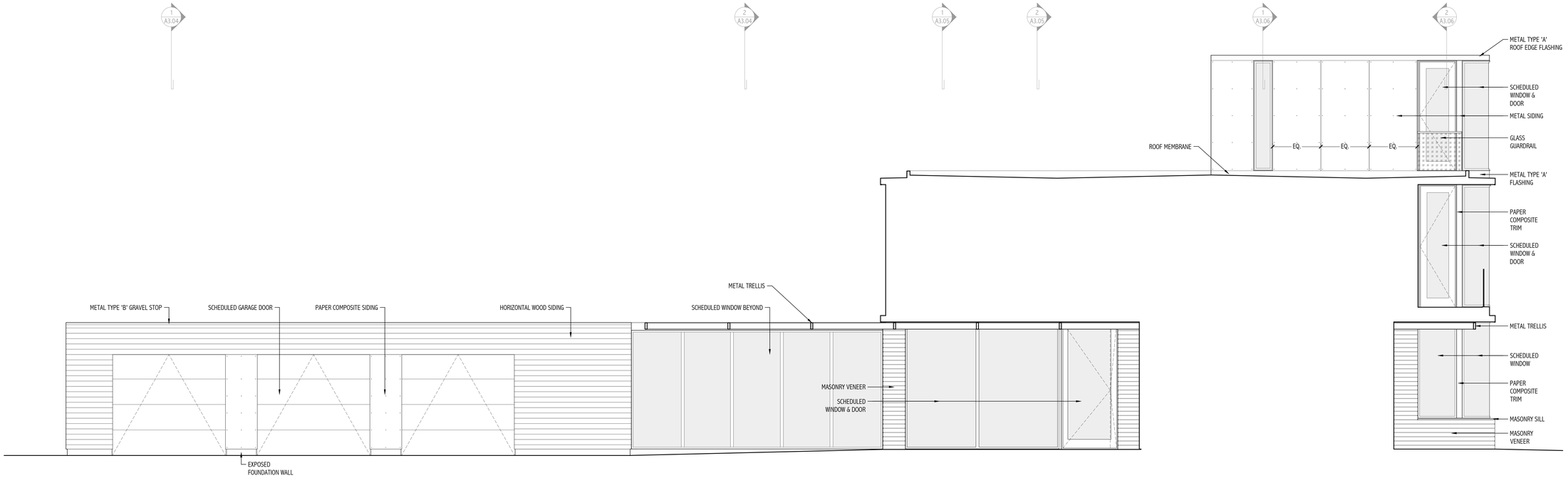
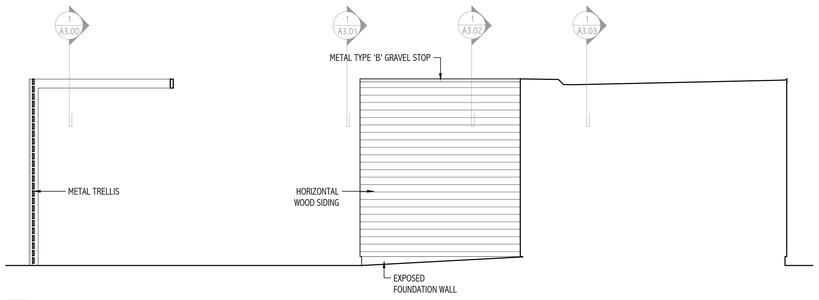


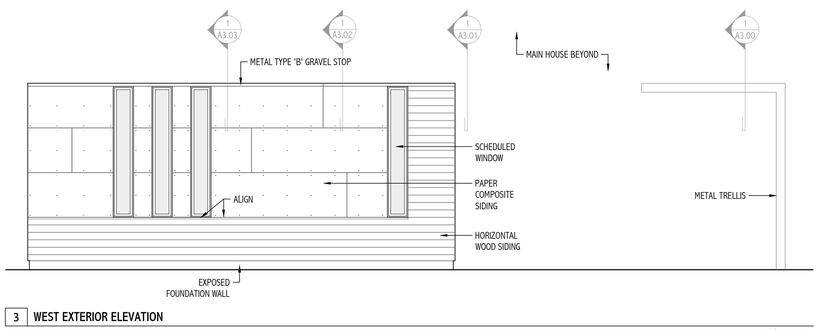
1 SOUTH COURTYARD EXTERIOR ELEVATION

1/4"=1'-0"



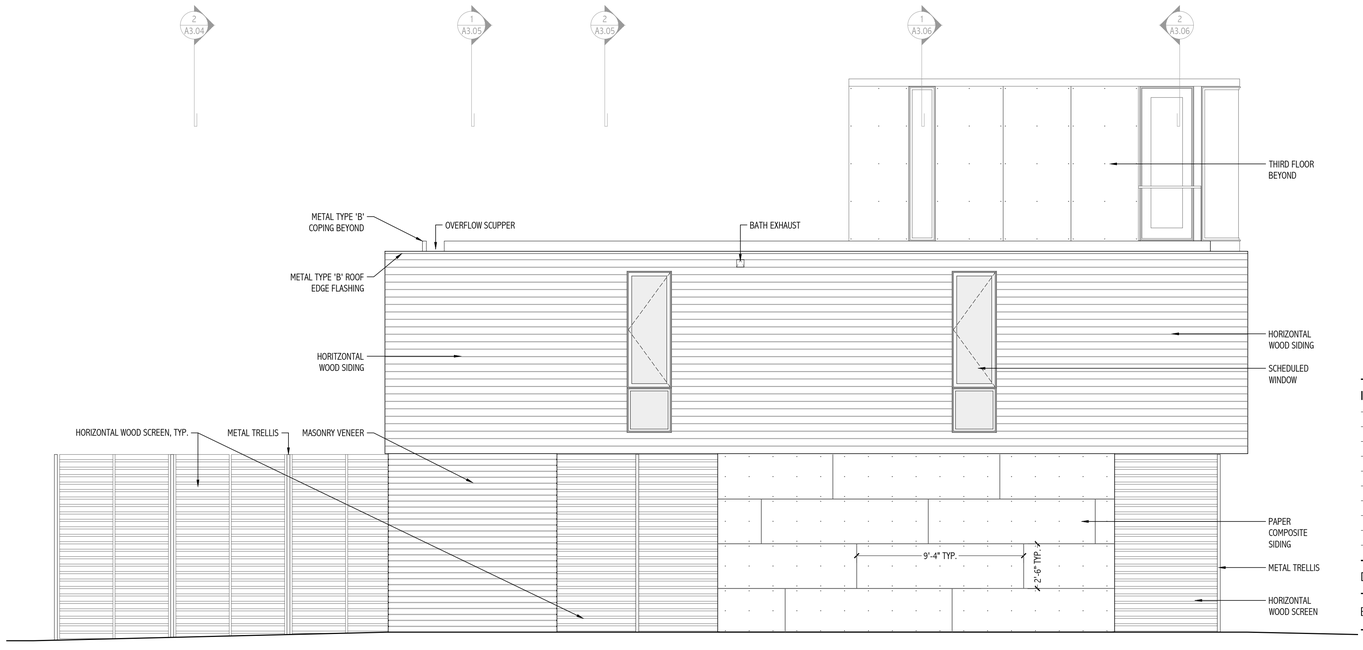
2 EAST COURTYARD EXTERIOR ELEVATION

1/4"=1'-0"



3 WEST EXTERIOR ELEVATION

1/4"=1'-0"



4 SOUTH EXTERIOR ELEVATION

1/4"=1'-0"

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EXTERIOR ELEVATIONS

A2.01

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1 3D MODEL VIEW I AERIAL VIEW FROM SOUTHWEST

DEPICTS DESIGN INTENT ONLY

2 3D MODEL VIEW I AERIAL VIEW FROM SOUTHEAST

DEPICTS DESIGN INTENT ONLY

3 3D MODEL VIEW I AERIAL VIEW FROM NORTHEAST

DEPICTS DESIGN INTENT ONLY

4 3D MODEL VIEW I AERIAL VIEW FROM NORTHWEST

DEPICTS DESIGN INTENT ONLY

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EXTERIOR 3D VIEWS

A2.02

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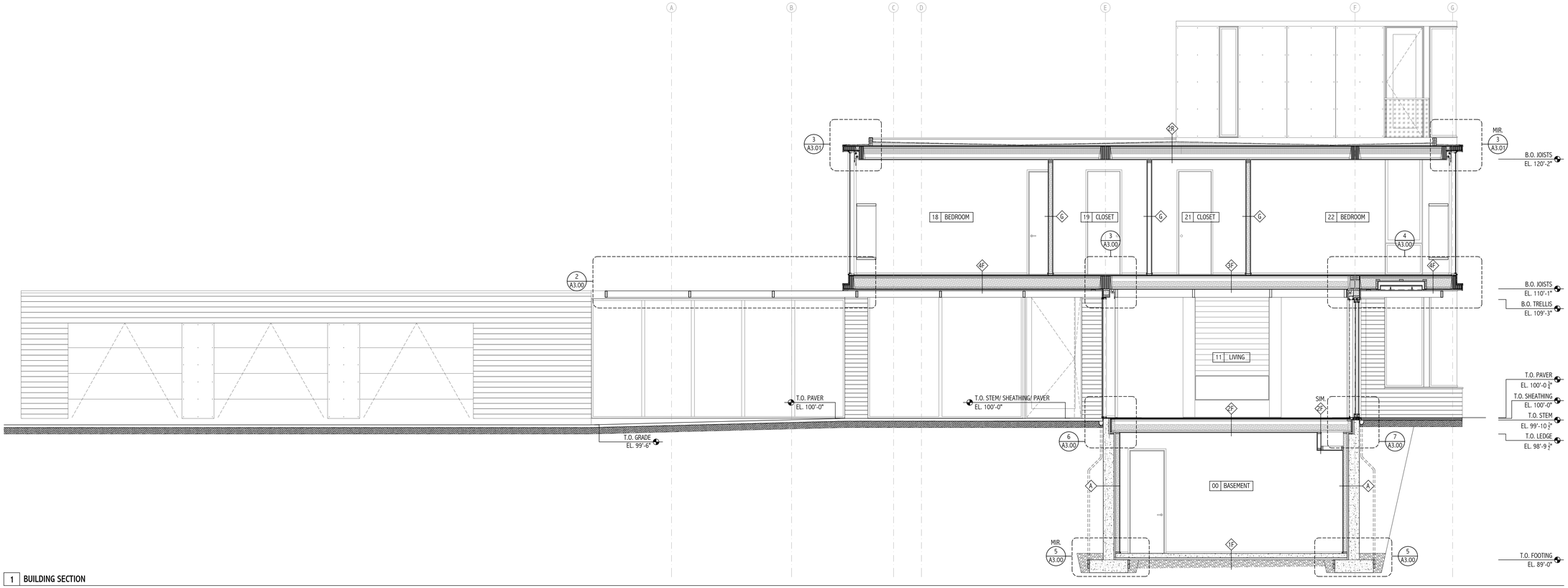
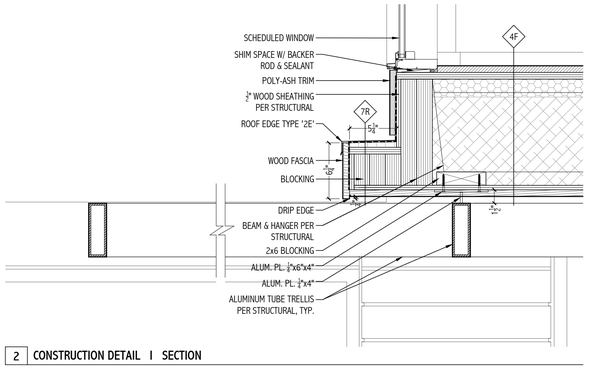


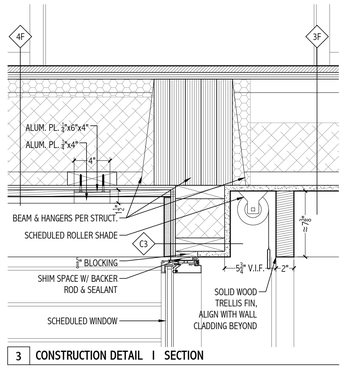
1 BUILDING SECTION

1/4" = 1'-0"



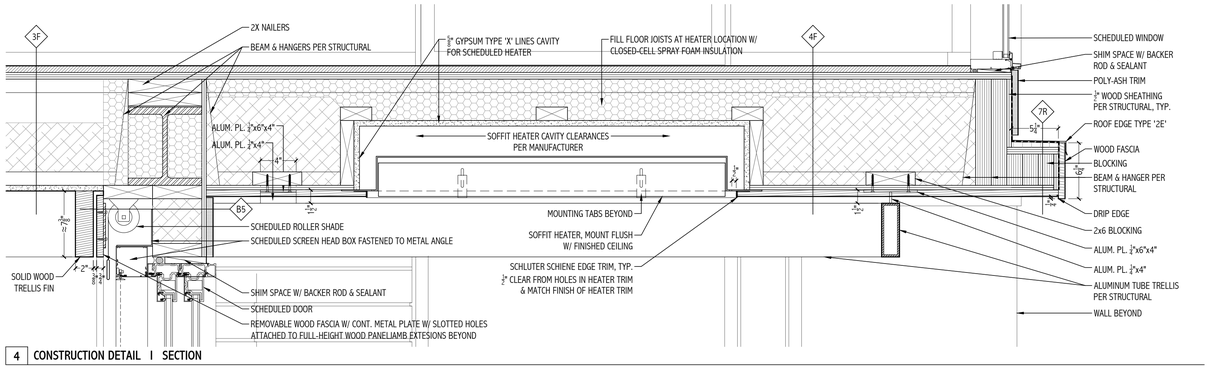
2 CONSTRUCTION DETAIL I SECTION

1 1/2" = 1'-0"



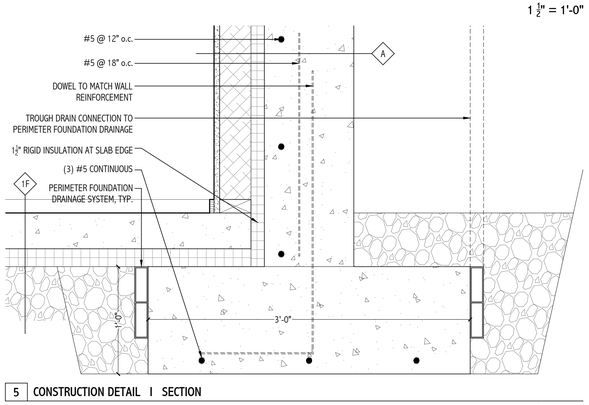
3 CONSTRUCTION DETAIL I SECTION

1 1/2" = 1'-0"



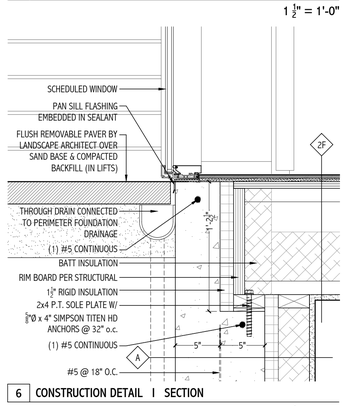
4 CONSTRUCTION DETAIL I SECTION

1 1/2" = 1'-0"



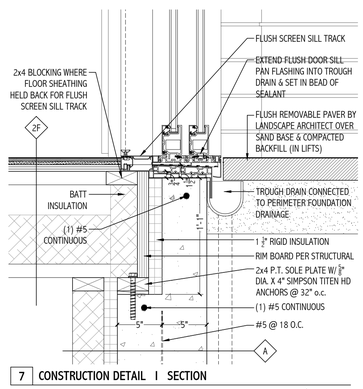
5 CONSTRUCTION DETAIL I SECTION

1 1/2" = 1'-0"



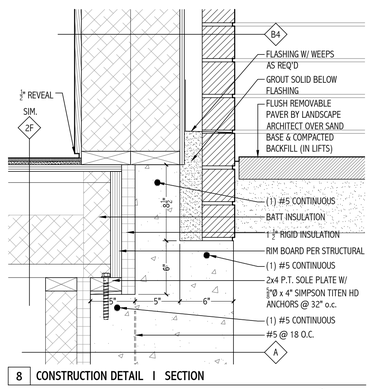
6 CONSTRUCTION DETAIL I SECTION

1 1/2" = 1'-0"



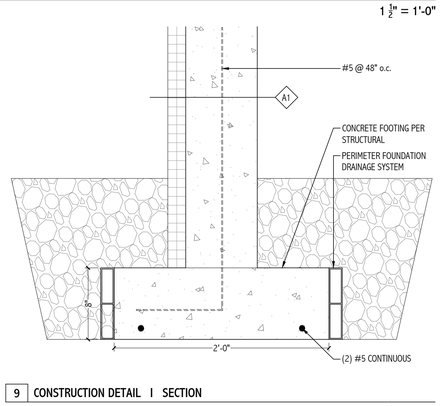
7 CONSTRUCTION DETAIL I SECTION

1 1/2" = 1'-0"



8 CONSTRUCTION DETAIL I SECTION

1 1/2" = 1'-0"



9 CONSTRUCTION DETAIL I SECTION

1 1/2" = 1'-0"

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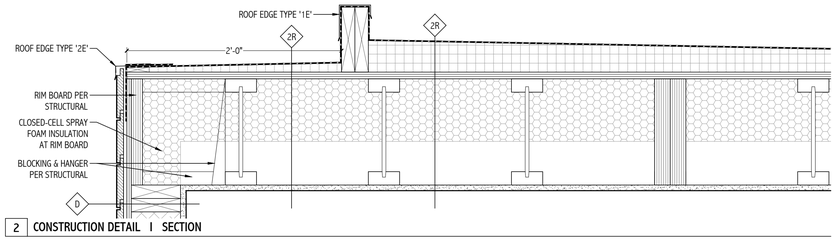
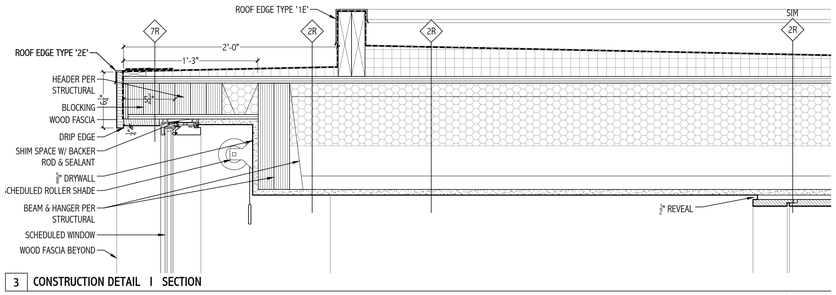


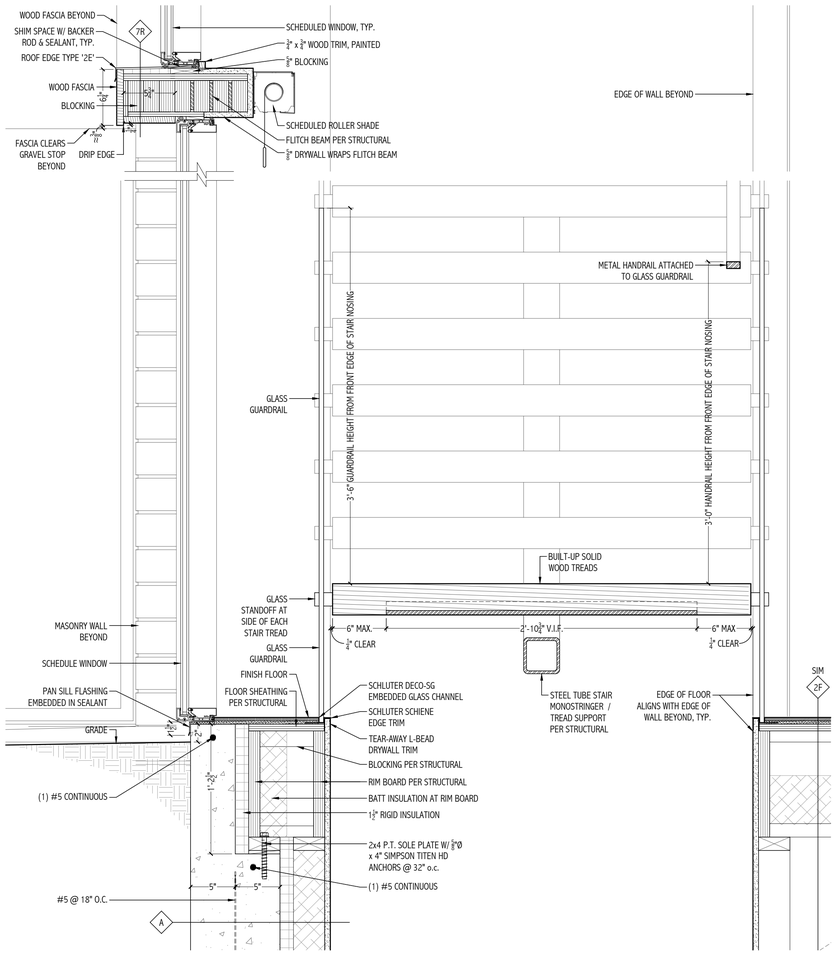
2 CONSTRUCTION DETAIL I SECTION

1 1/2" = 1'-0"



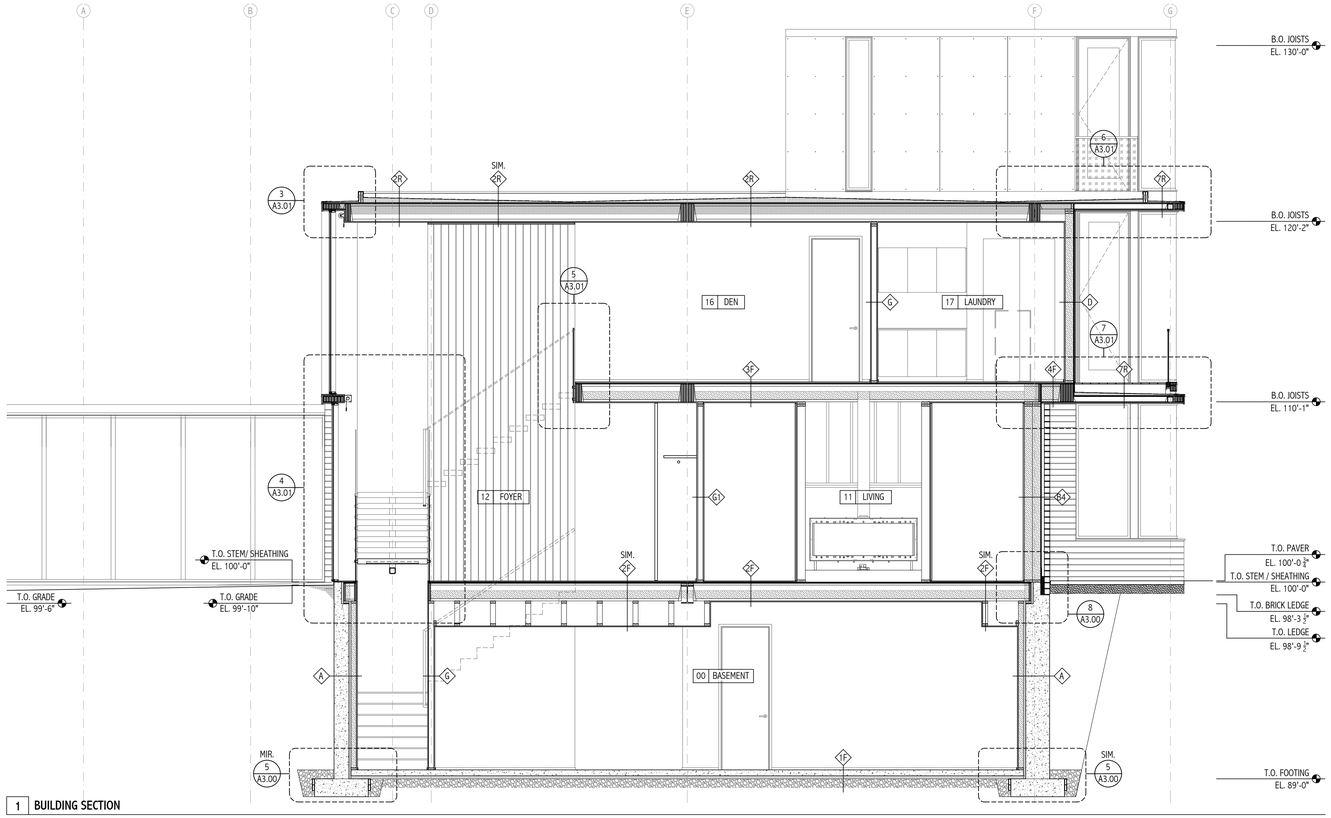
3 CONSTRUCTION DETAIL I SECTION

1 1/2" = 1'-0"



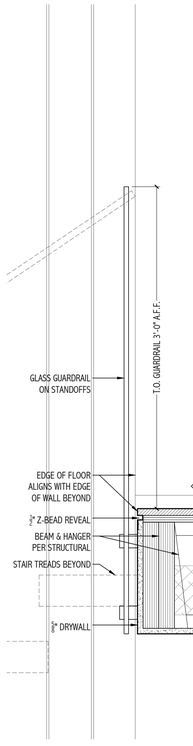
4 CONSTRUCTION DETAIL I SECTION

1 1/2" = 1'-0"



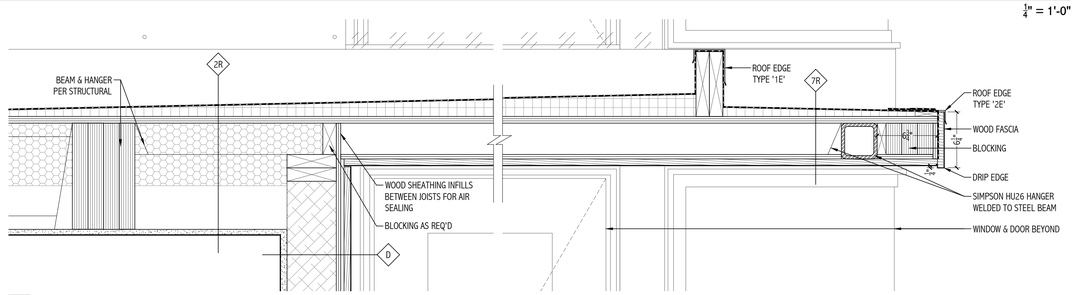
1 BUILDING SECTION

1/4" = 1'-0"



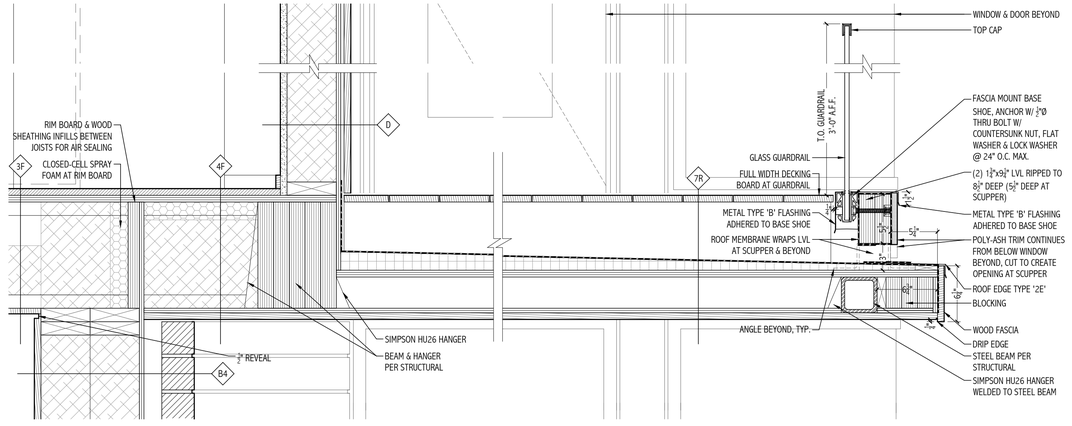
5 CONSTRUCTION DETAIL I SECTION

1 1/2" = 1'-0"



6 CONSTRUCTION DETAIL I SECTION

1 1/2" = 1'-0"



7 CONSTRUCTION DETAIL I SECTION

1 1/2" = 1'-0"

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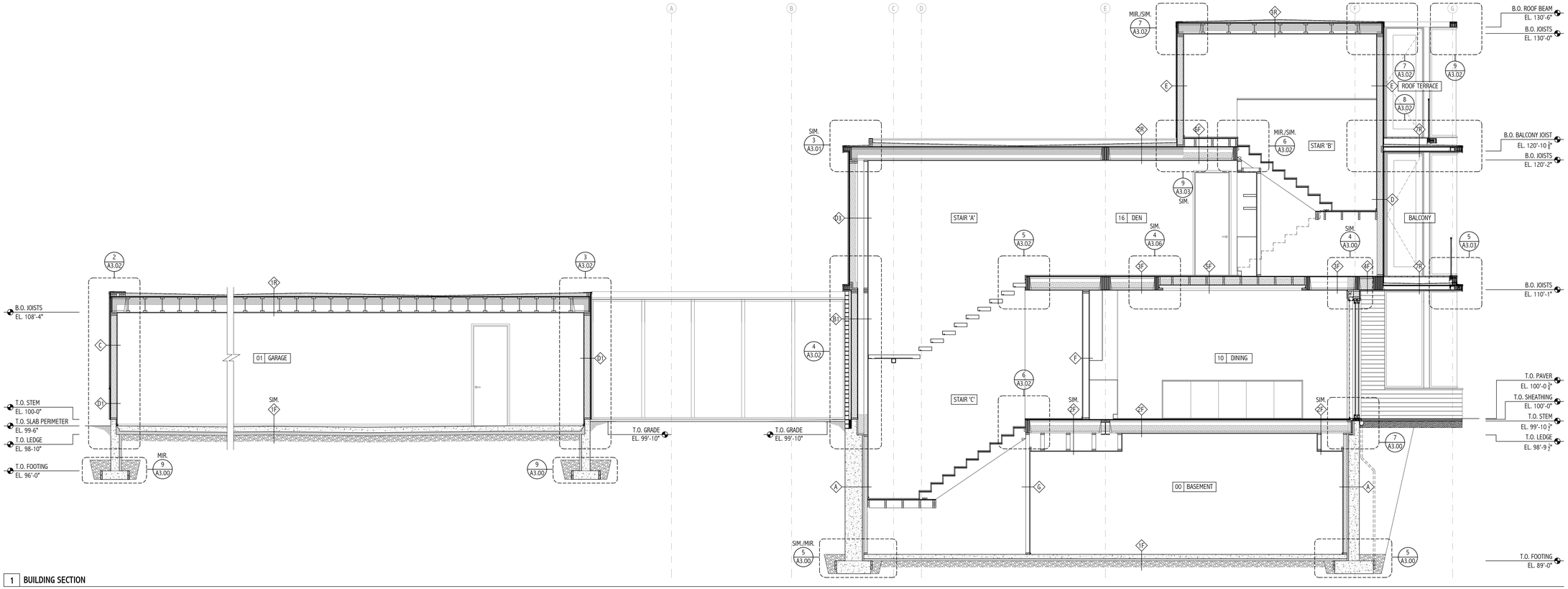
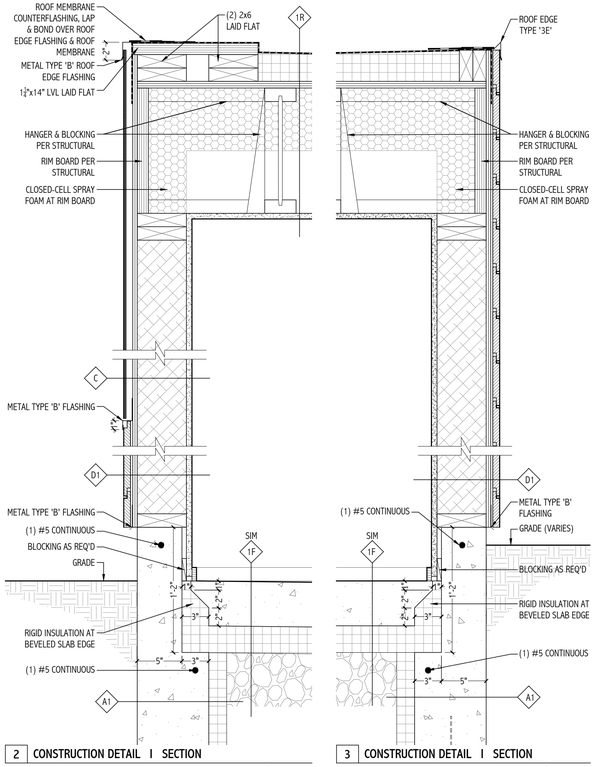


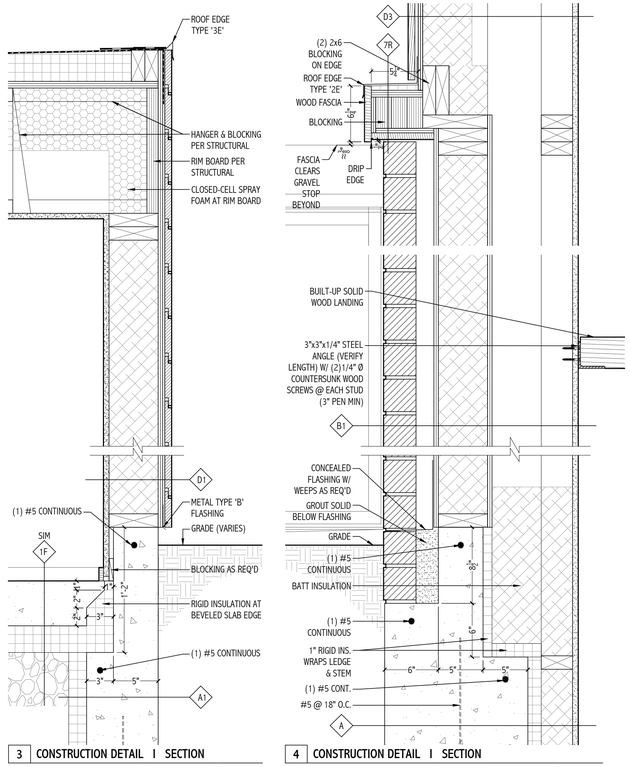
1 BUILDING SECTION

1/4" = 1'-0"



2 CONSTRUCTION DETAIL I SECTION

1 1/2" = 1'-0"

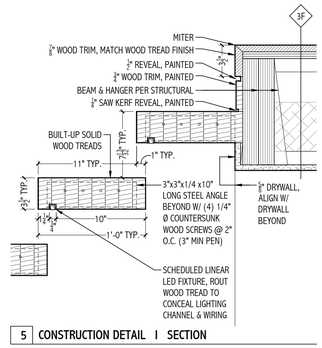


3 CONSTRUCTION DETAIL I SECTION

1 1/2" = 1'-0"

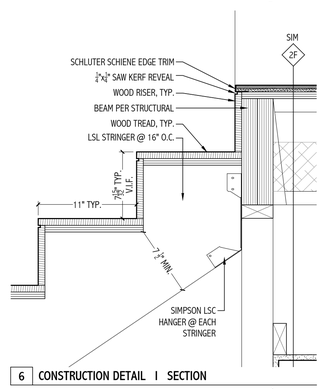
4 CONSTRUCTION DETAIL I SECTION

1 1/2" = 1'-0"



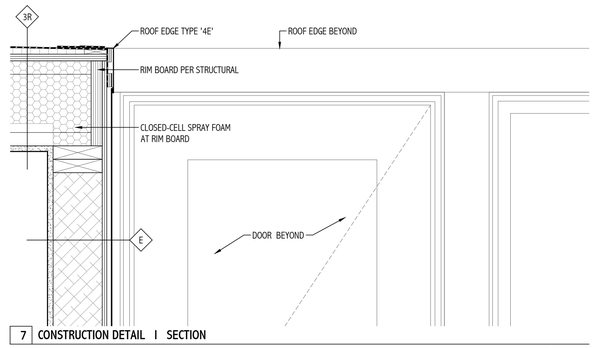
5 CONSTRUCTION DETAIL I SECTION

1 1/2" = 1'-0"



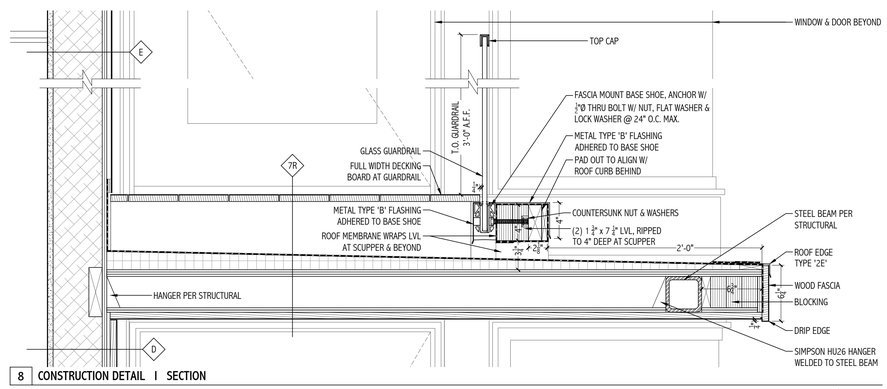
6 CONSTRUCTION DETAIL I SECTION

1 1/2" = 1'-0"



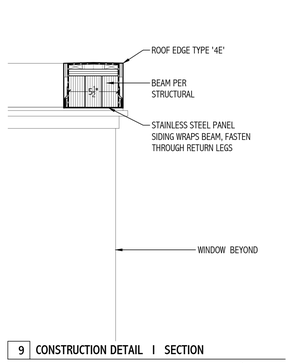
7 CONSTRUCTION DETAIL I SECTION

1 1/2" = 1'-0"



8 CONSTRUCTION DETAIL I SECTION

1 1/2" = 1'-0"



9 CONSTRUCTION DETAIL I SECTION

1 1/2" = 1'-0"

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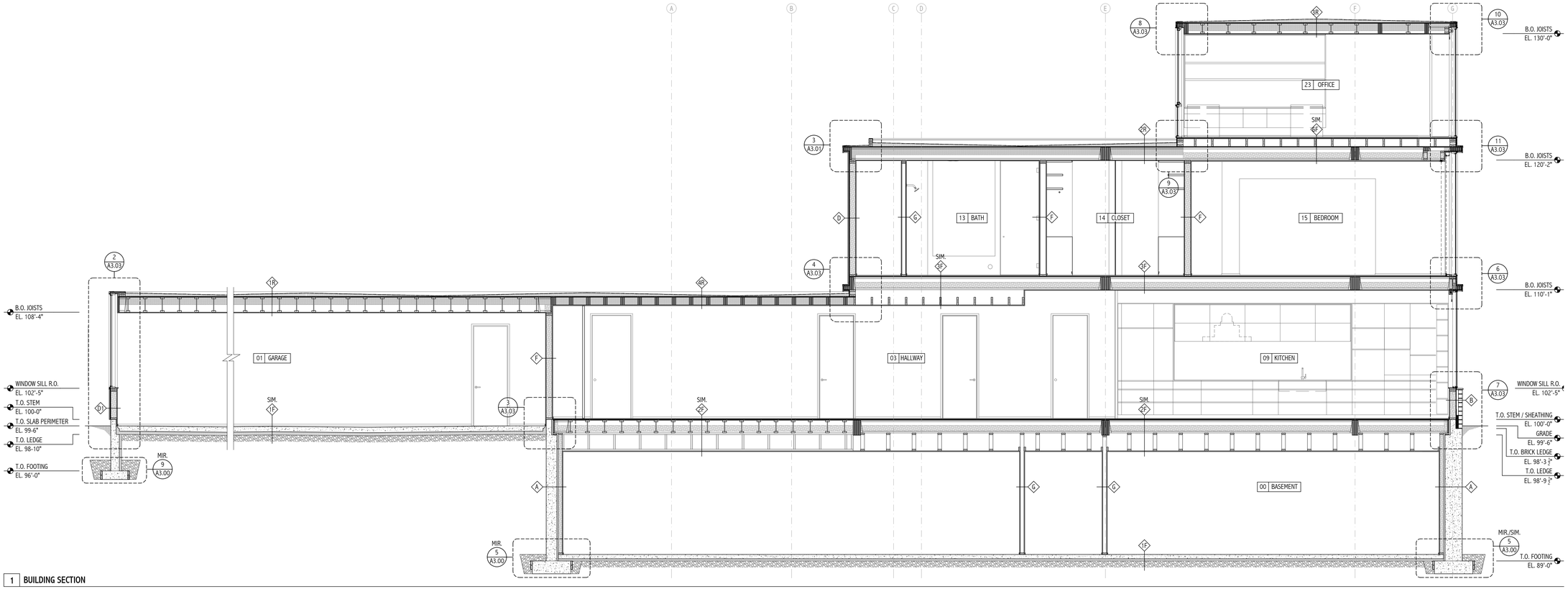
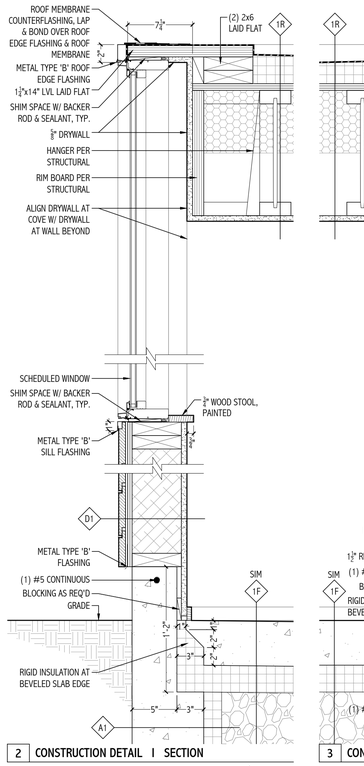


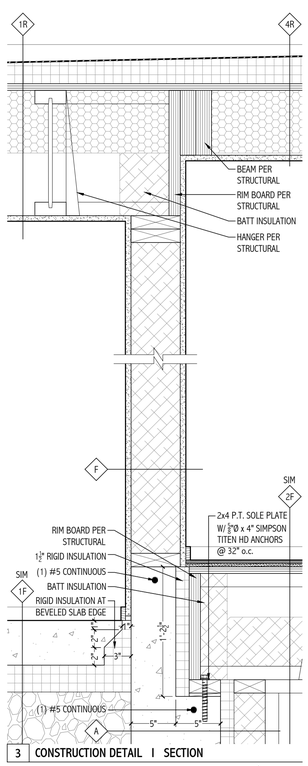
1 BUILDING SECTION

1/4" = 1'-0"



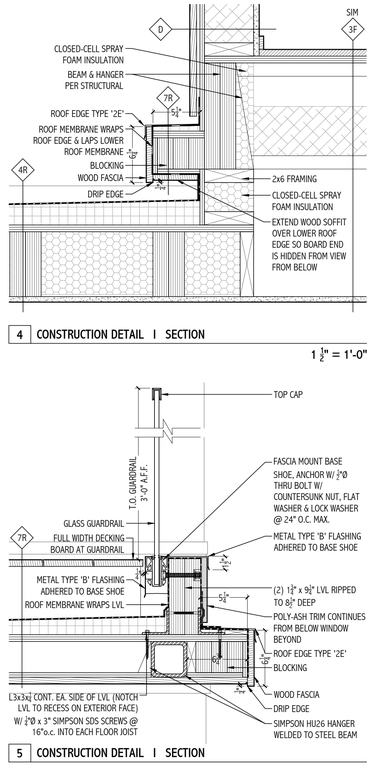
2 CONSTRUCTION DETAIL I SECTION

1 ½" = 1'-0"



3 CONSTRUCTION DETAIL I SECTION

1 ½" = 1'-0"

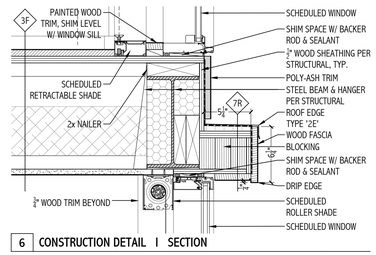


4 CONSTRUCTION DETAIL I SECTION

1 ½" = 1'-0"

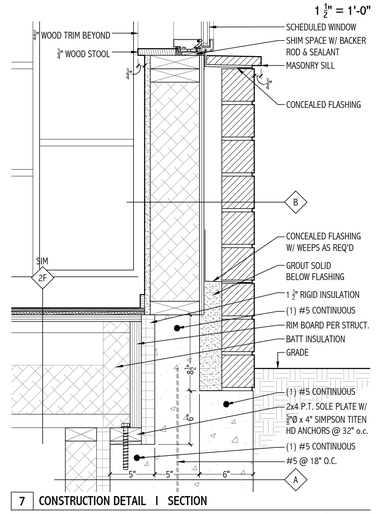
5 CONSTRUCTION DETAIL I SECTION

1 ½" = 1'-0"



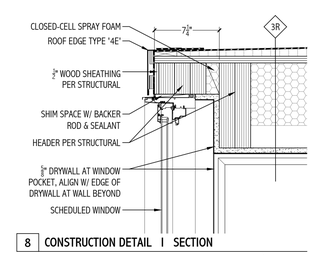
6 CONSTRUCTION DETAIL I SECTION

1 ½" = 1'-0"



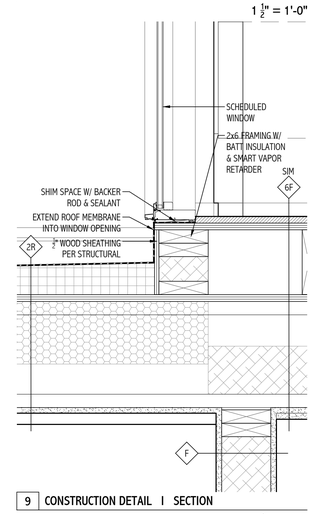
7 CONSTRUCTION DETAIL I SECTION

1 ½" = 1'-0"



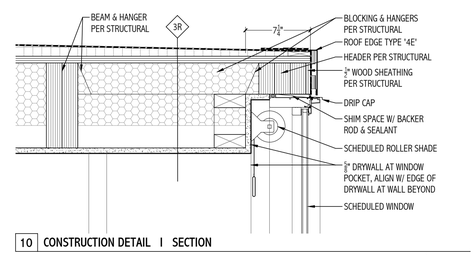
8 CONSTRUCTION DETAIL I SECTION

1 ½" = 1'-0"



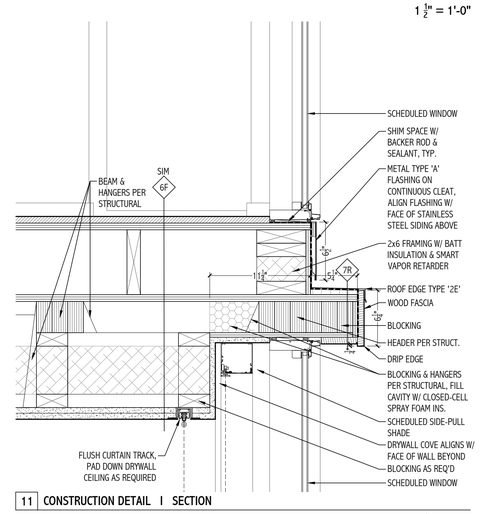
9 CONSTRUCTION DETAIL I SECTION

1 ½" = 1'-0"



10 CONSTRUCTION DETAIL I SECTION

1 ½" = 1'-0"



11 CONSTRUCTION DETAIL I SECTION

1 ½" = 1'-0"

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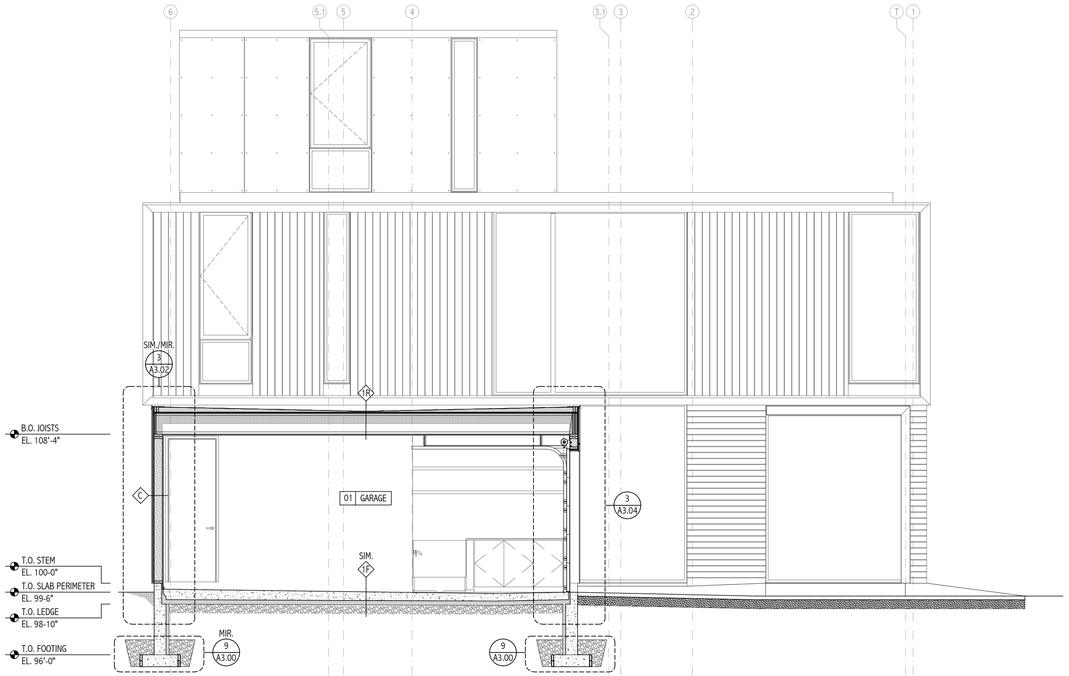
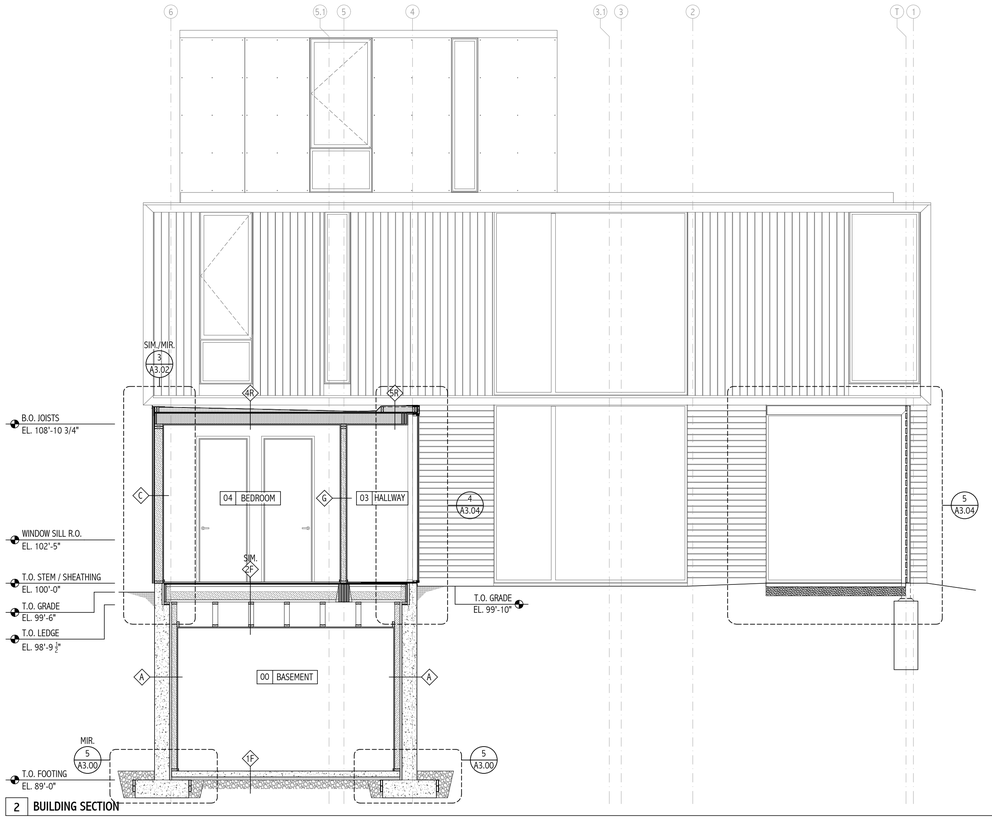


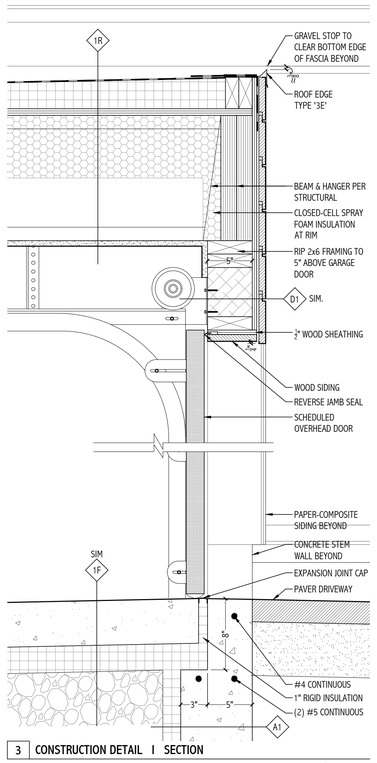
1 BUILDING SECTION

1/4" = 1'-0"



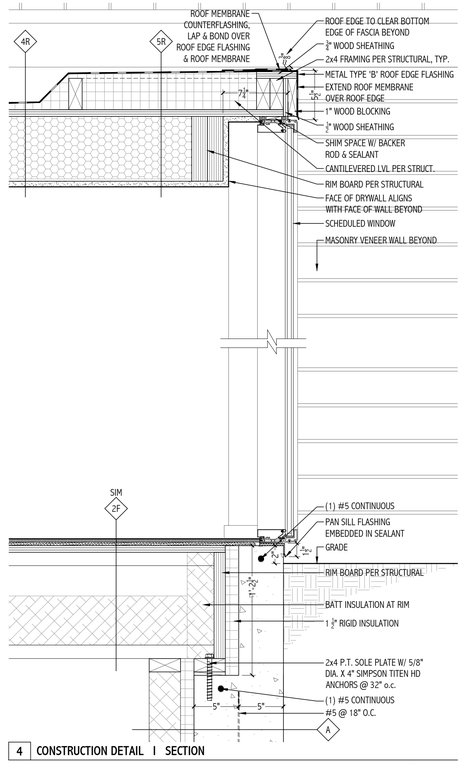
2 BUILDING SECTION

1/4" = 1'-0"



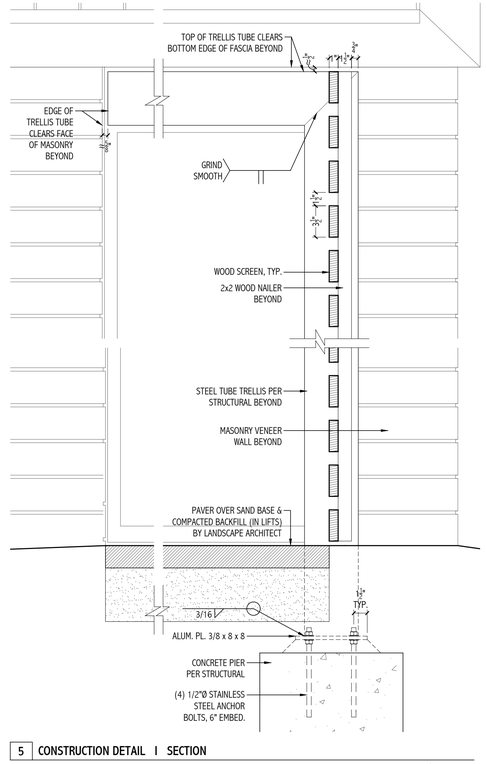
3 CONSTRUCTION DETAIL I SECTION

1 1/2" = 1'-0"



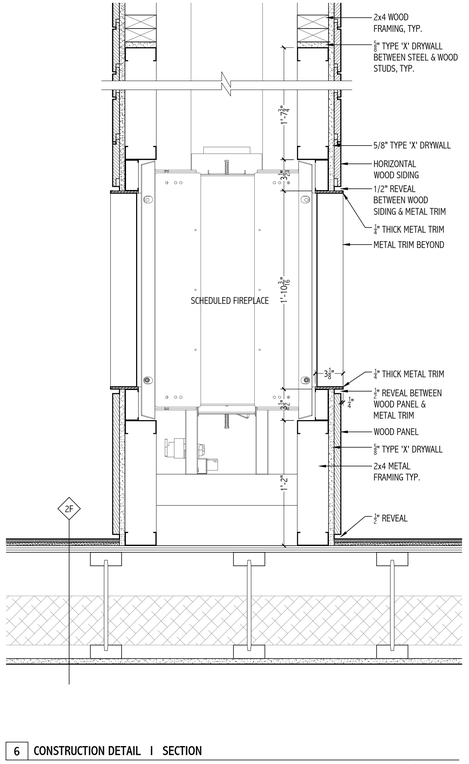
4 CONSTRUCTION DETAIL I SECTION

1 1/2" = 1'-0"



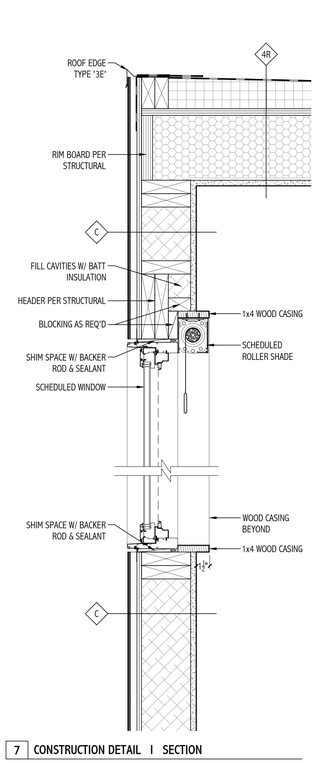
5 CONSTRUCTION DETAIL I SECTION

1 1/2" = 1'-0"



6 CONSTRUCTION DETAIL I SECTION

1 1/2" = 1'-0"



7 CONSTRUCTION DETAIL I SECTION

1 1/2" = 1'-0"

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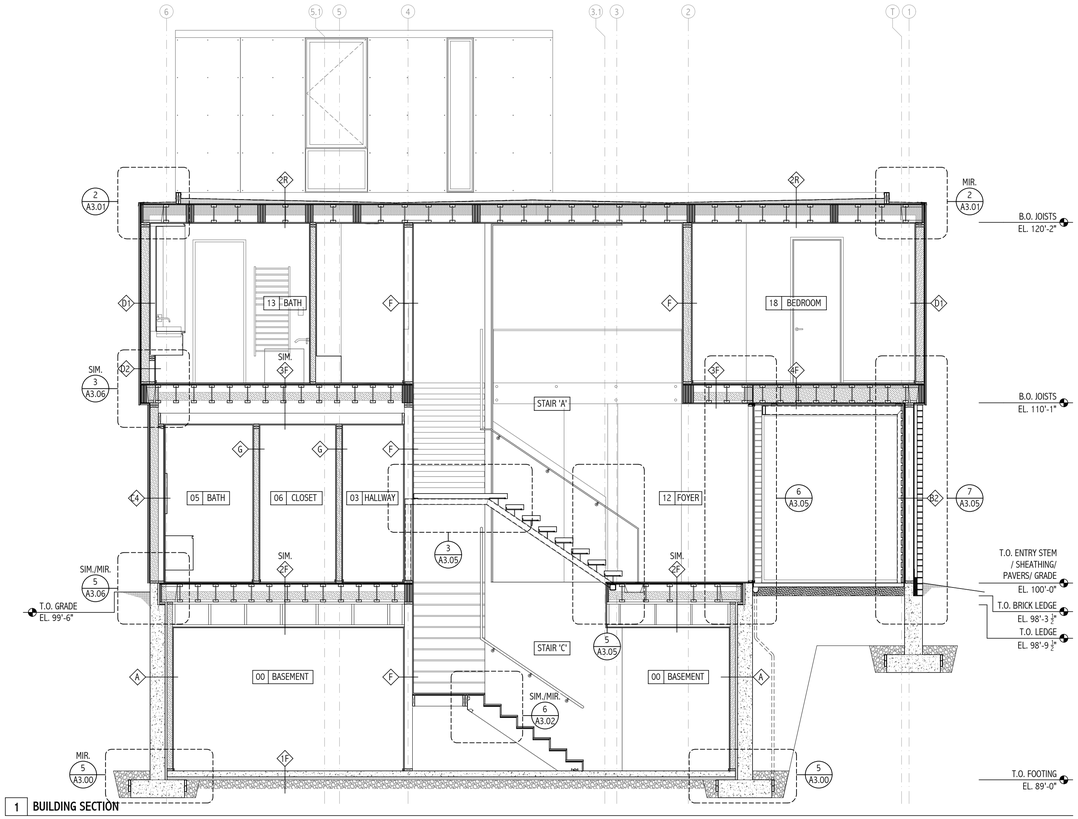
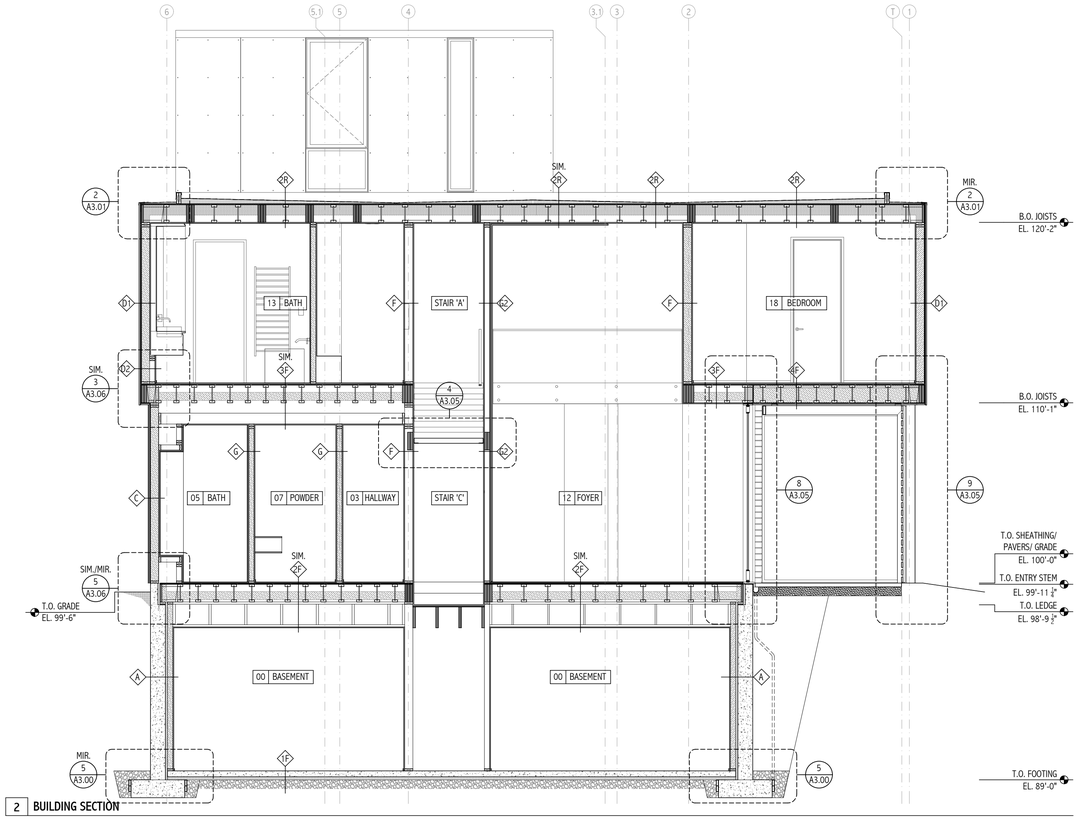


1 BUILDING SECTION

1/4" = 1'-0"



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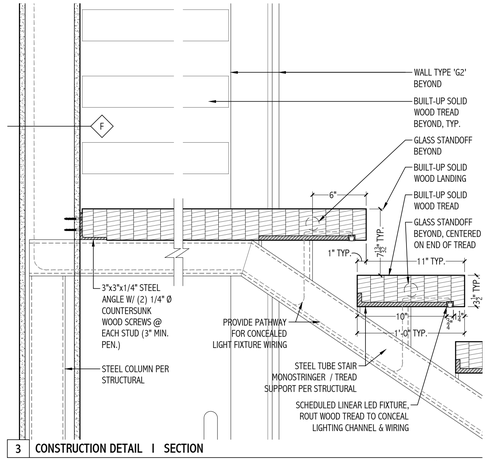
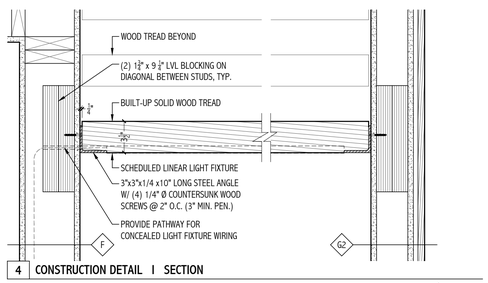


3 CONSTRUCTION DETAIL I SECTION

1 1/2" = 1'-0"



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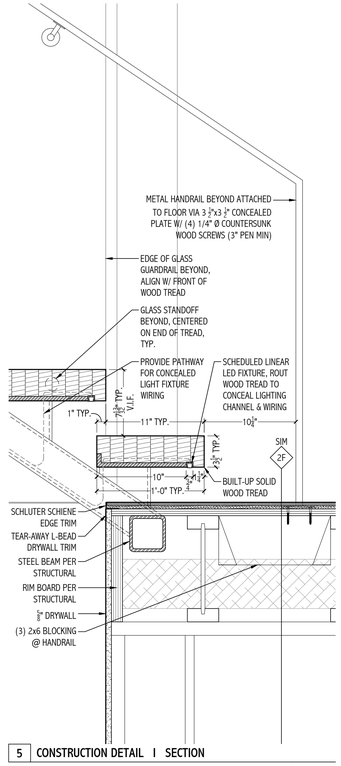
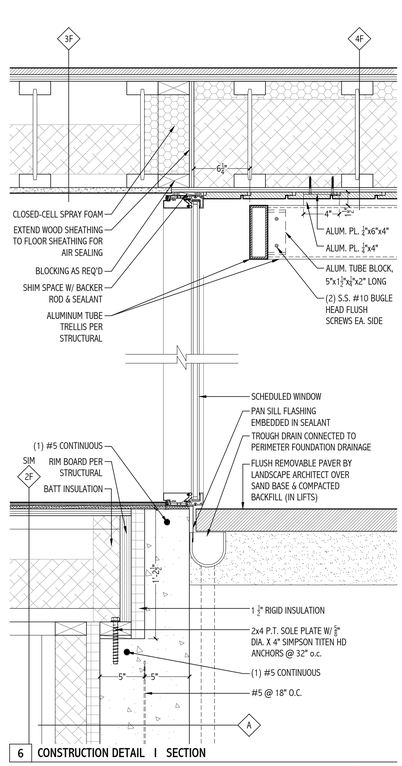
1 1/2" = 1'-0"



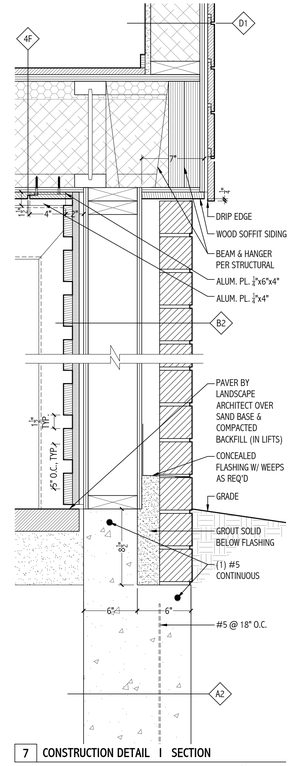
5 CONSTRUCTION DETAIL I SECTION

1 1/2" = 1'-0"



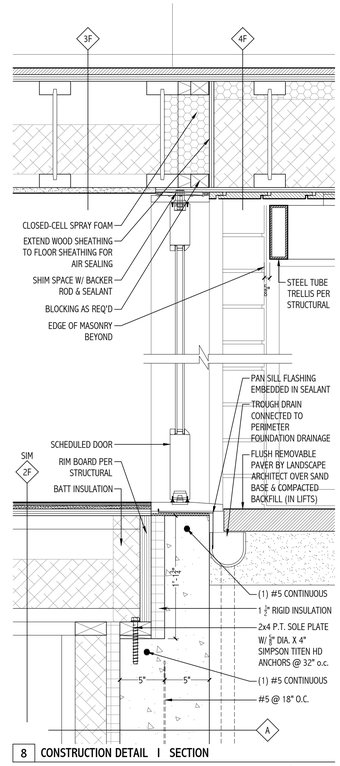
6 CONSTRUCTION DETAIL I SECTION

1 1/2" = 1'-0"



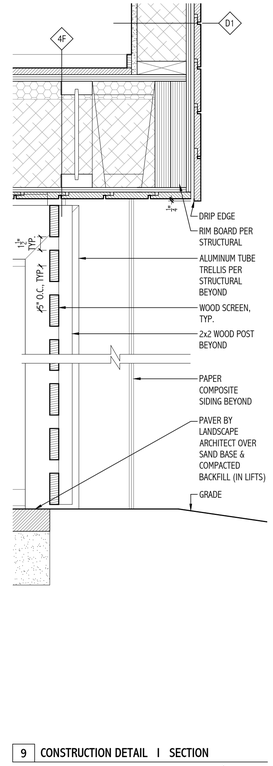
7 CONSTRUCTION DETAIL I SECTION

1 1/2" = 1'-0"



8 CONSTRUCTION DETAIL I SECTION

1 1/2" = 1'-0"



9 CONSTRUCTION DETAIL I SECTION

1 1/2" = 1'-0"

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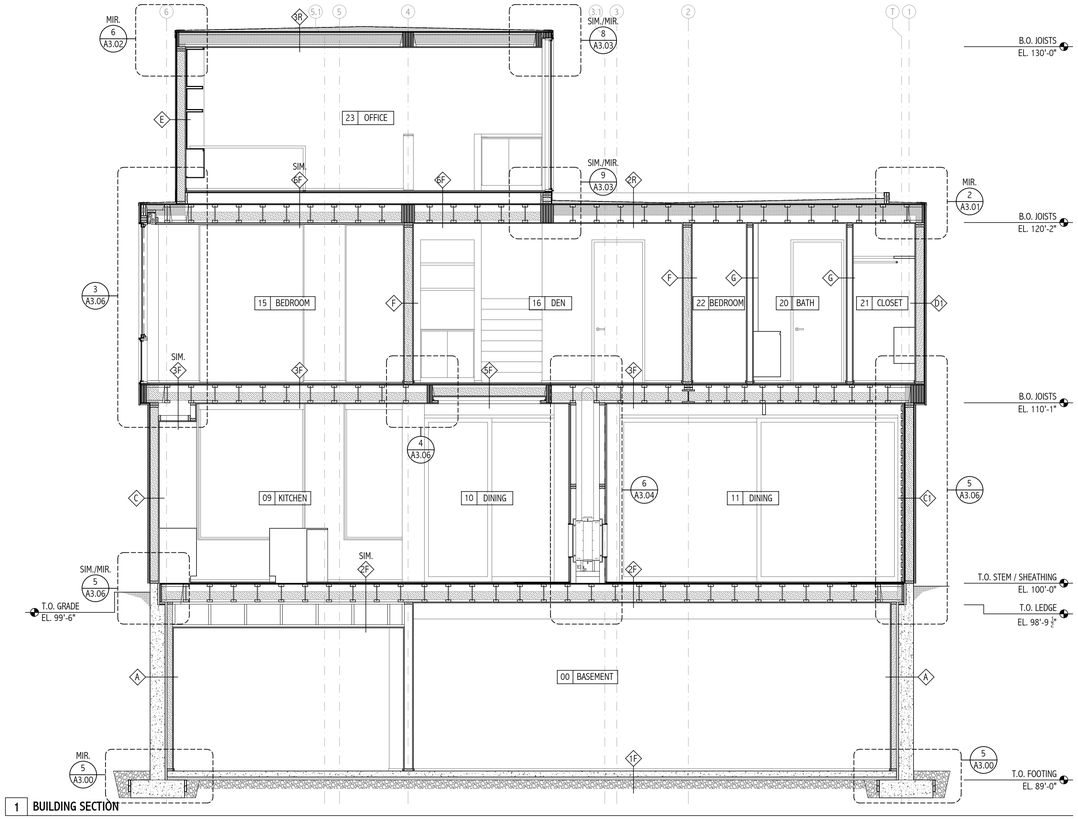
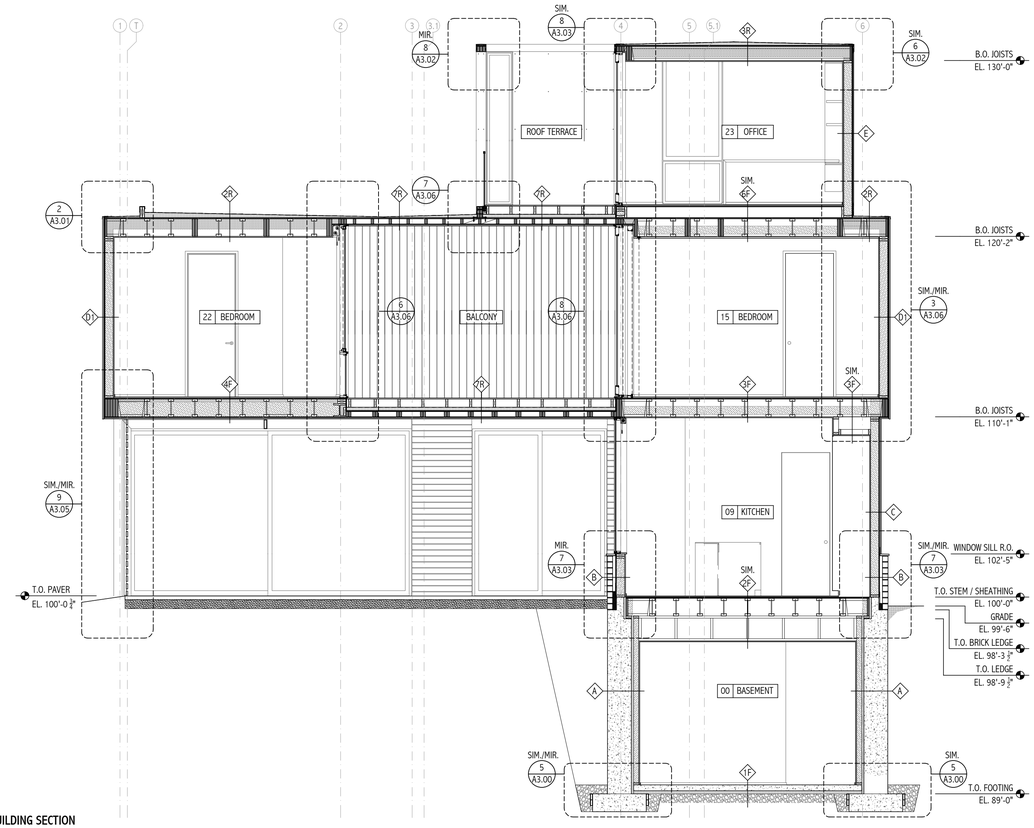


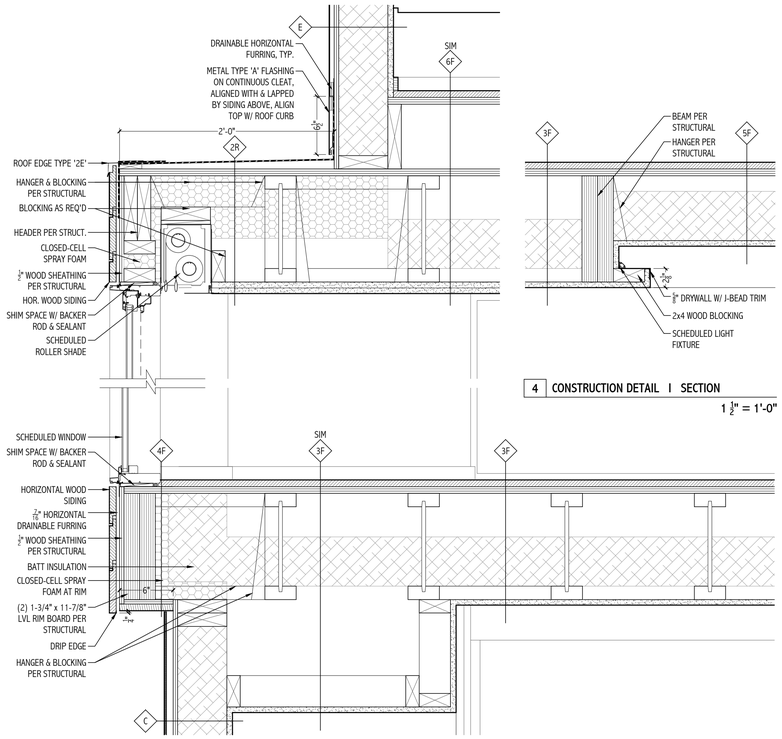
1 BUILDING SECTION

1/4" = 1'-0"



2 BUILDING SECTION

1/4" = 1'-0"

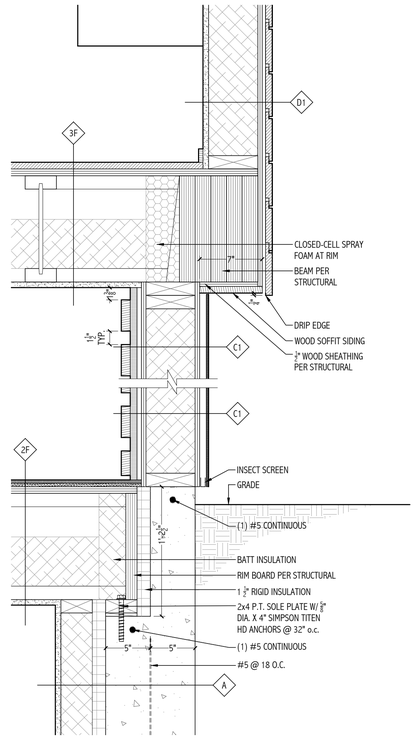


3 CONSTRUCTION DETAIL I SECTION

1 1/2" = 1'-0"

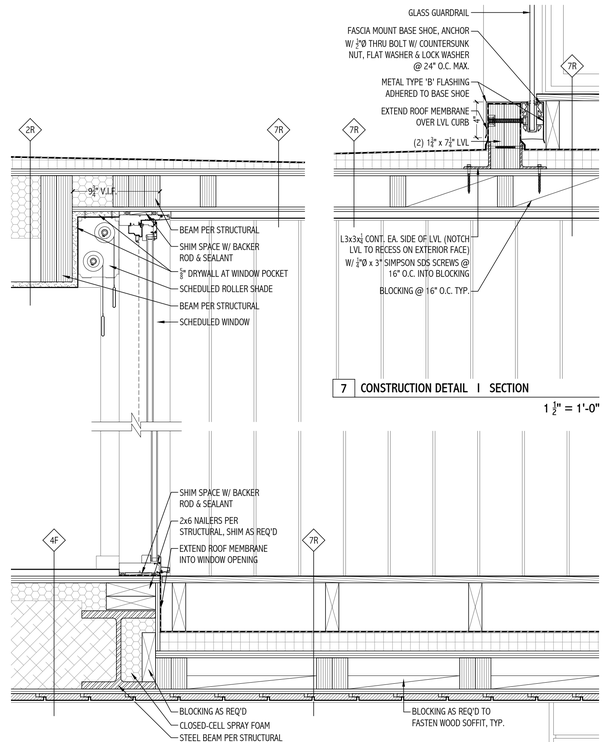
4 CONSTRUCTION DETAIL I SECTION

1 1/2" = 1'-0"



5 CONSTRUCTION DETAIL I SECTION

1 1/2" = 1'-0"

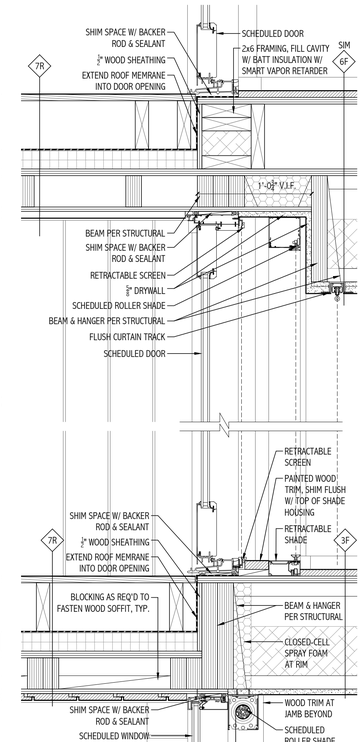


6 CONSTRUCTION DETAIL I SECTION

1 1/2" = 1'-0"

7 CONSTRUCTION DETAIL I SECTION

1 1/2" = 1'-0"



8 CONSTRUCTION DETAIL I SECTION

1 1/2" = 1'-0"

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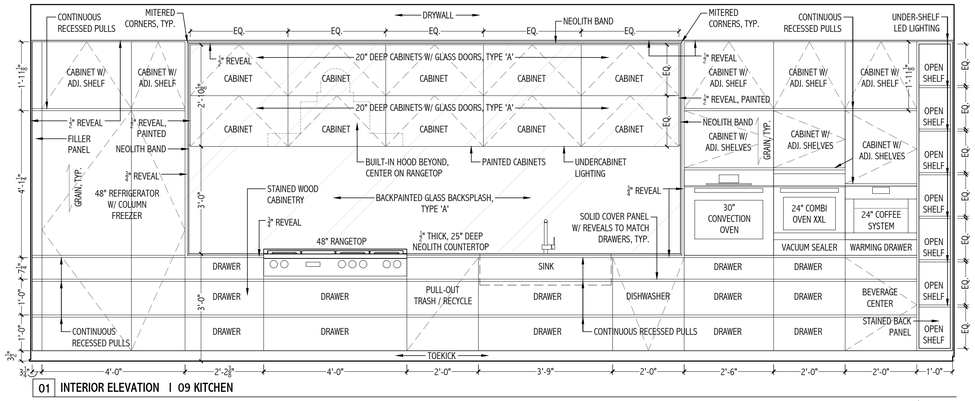
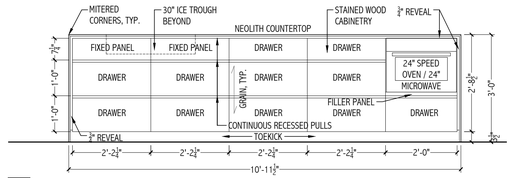
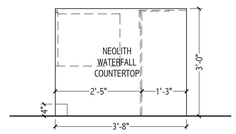


01 INTERIOR ELEVATION | 09 KITCHEN



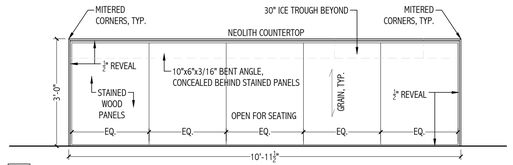
02 INTERIOR ELEVATION | 09 KITCHEN

1/2"=1'-0"



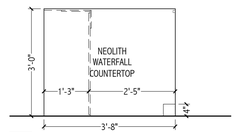
03 INTERIOR ELEVATION | 09 KITCHEN

1/2"=1'-0"



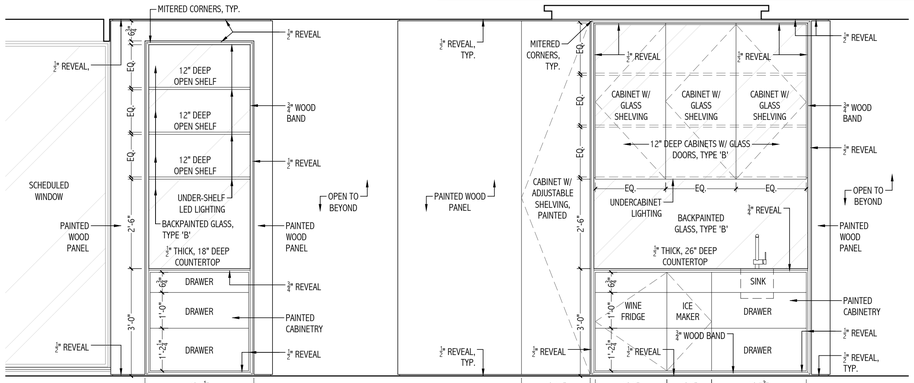
04 INTERIOR ELEVATION | 09 KITCHEN

1/2"=1'-0"



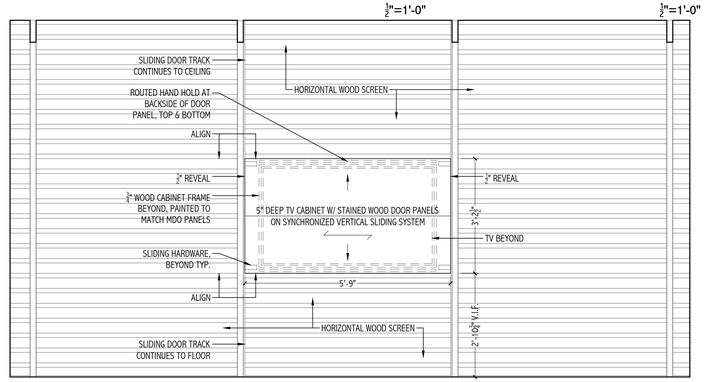
05 INTERIOR ELEVATION | 09 KITCHEN

1/2"=1'-0"



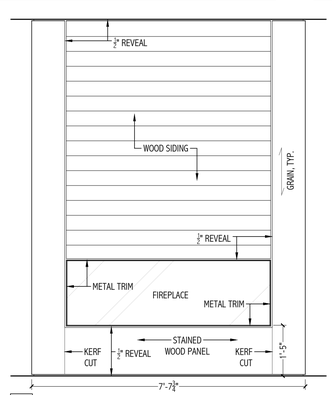
06 INTERIOR ELEVATION | 10 DINING & 11 LIVING

1/2"=1'-0"



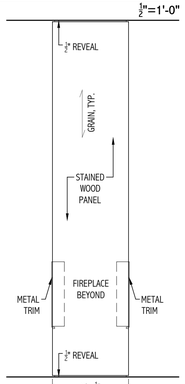
07 INTERIOR ELEVATION | 11 LIVING

1/2"=1'-0"



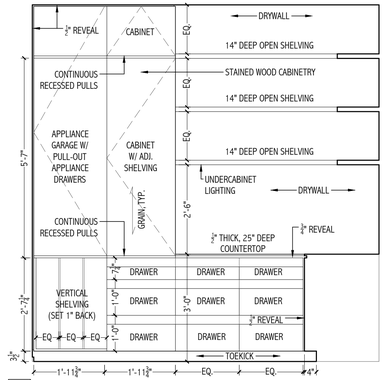
08 INTERIOR ELEVATION | 10 DINING & 11 LIVING

1/2"=1'-0"



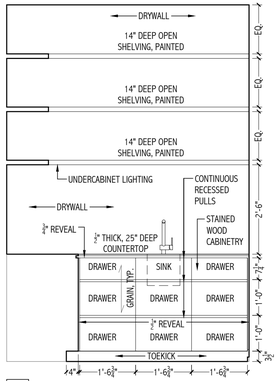
09 INT. ELEV. | 11 LIVING

1/2"=1'-0"



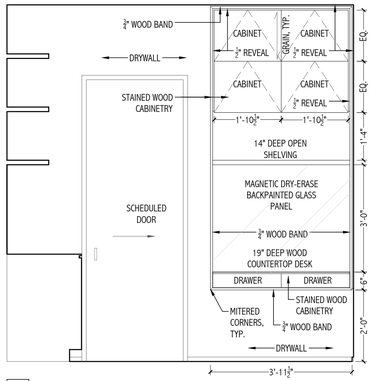
10 INTERIOR ELEVATION | 08 PANTRY

1/2"=1'-0"



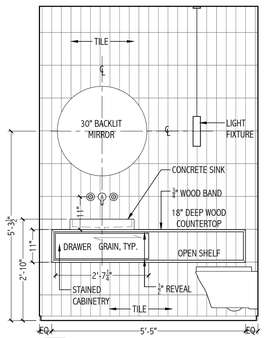
11 INTERIOR ELEVATION | 08 PANTRY

1/2"=1'-0"



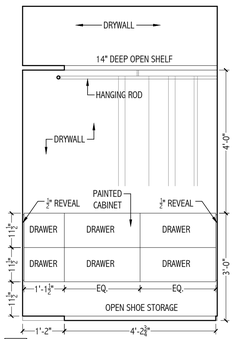
12 INTERIOR ELEVATION | 08 PANTRY

1/2"=1'-0"



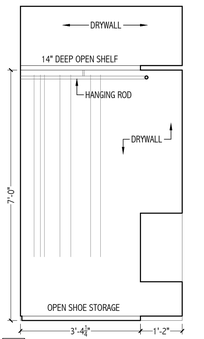
13 INTERIOR ELEVATION | 07 POWDER

1/2"=1'-0"



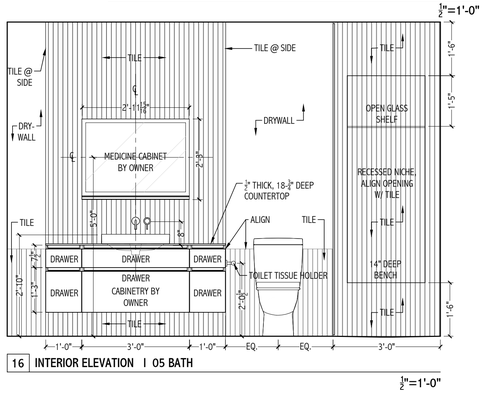
14 INTERIOR ELEVATION | 06 CLOSET

1/2"=1'-0"



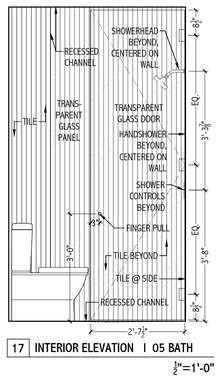
15 INT. ELEV. | 06 CLOSET

1/2"=1'-0"



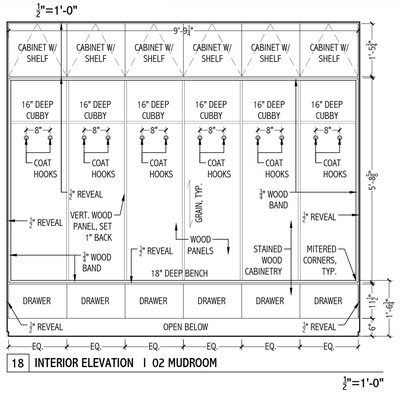
16 INTERIOR ELEVATION | 05 BATH

1/2"=1'-0"



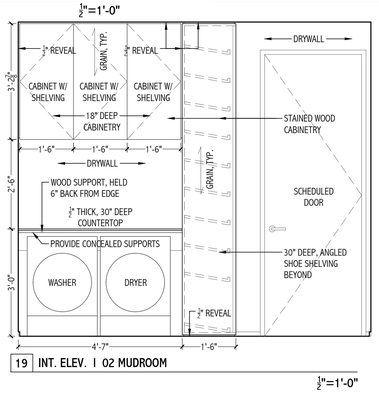
17 INTERIOR ELEVATION | 05 BATH

1/2"=1'-0"



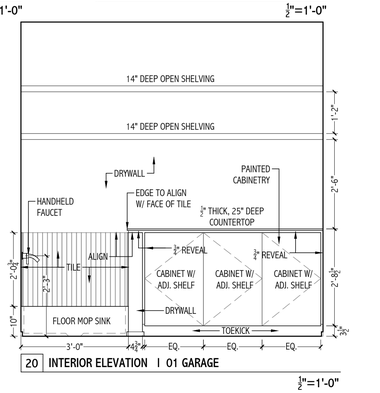
18 INTERIOR ELEVATION | 02 MUDROOM

1/2"=1'-0"



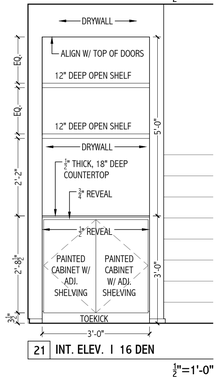
19 INT. ELEV. | 02 MUDROOM

1/2"=1'-0"



20 INTERIOR ELEVATION | 01 GARAGE

1/2"=1'-0"



21 INT. ELEV. | 16 DEN

1/2"=1'-0"

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BID SET

ISSUANCE AND REVISIONS

03.19.2021	ISSUED FOR BIDDING

DATE: 03.19.2021

INTERIOR ELEVATIONS

A4.00

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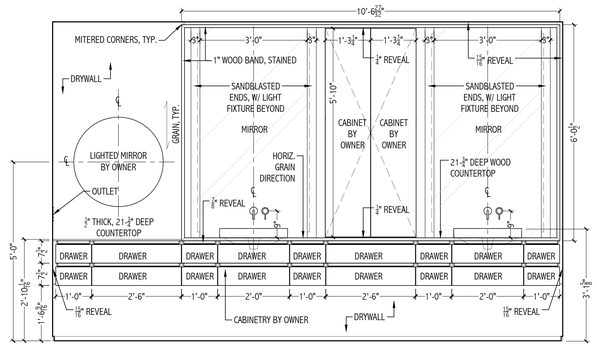
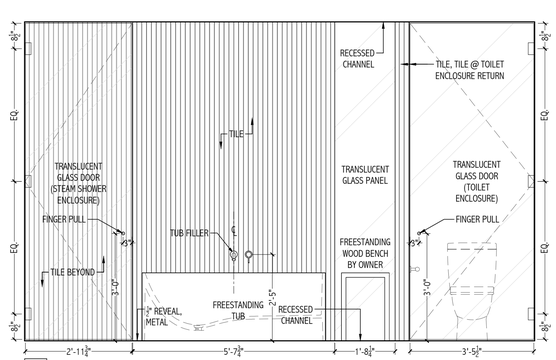


01 INTERIOR ELEVATION I 13 MASTER BATH

1/2"=1'-0"



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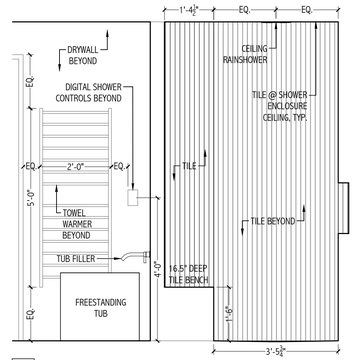

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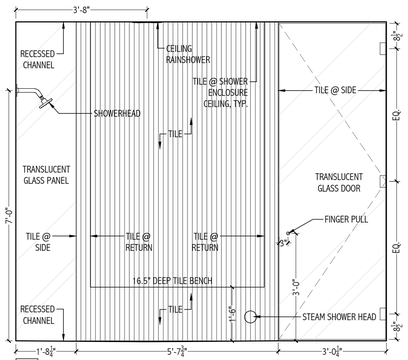
1/2"=1'-0"



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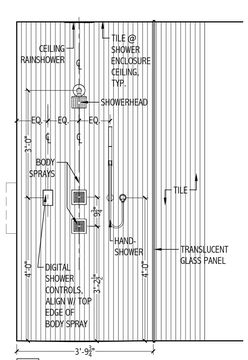

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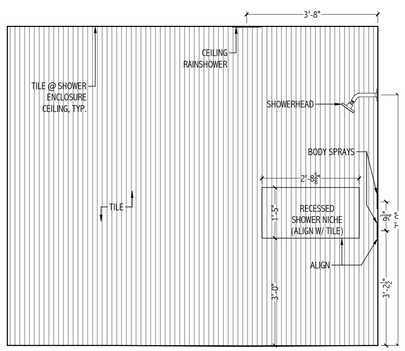

06 INTERIOR ELEVATION I 13 MASTER BATH

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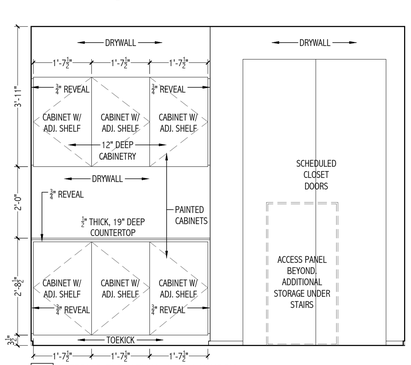
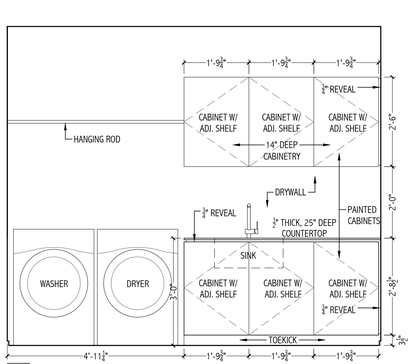


07 INTERIOR ELEVATION I 17 LAUNDRY

1/2"=1'-0"



08 INTERIOR ELEVATION I 17 LAUNDRY

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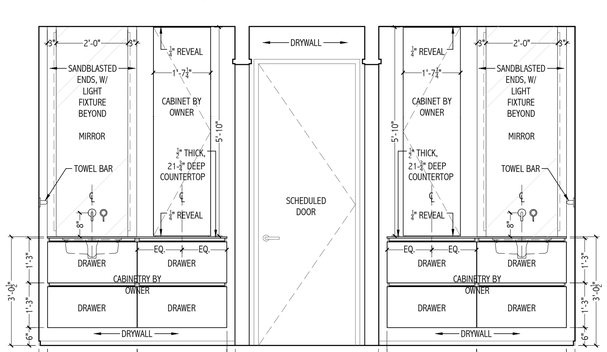
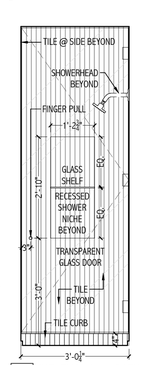


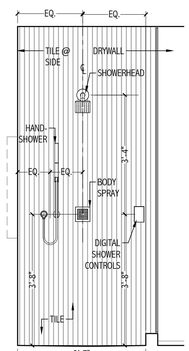
09 INTERIOR ELEVATION I 20 BATH

1/2"=1'-0"



10 INT. ELV. I 20 BATH

1/2"=1'-0"



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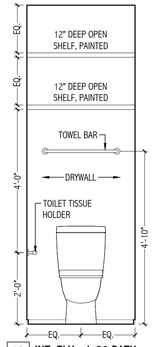

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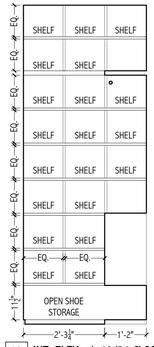
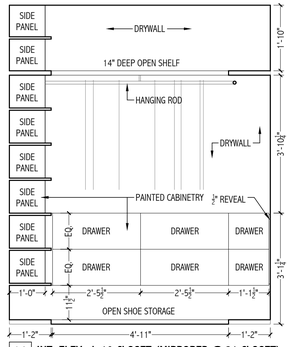
1/2"=1'-0"



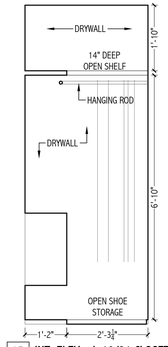
13 INT. ELEV. I 19/21 CLOSET

1/2"=1'-0"



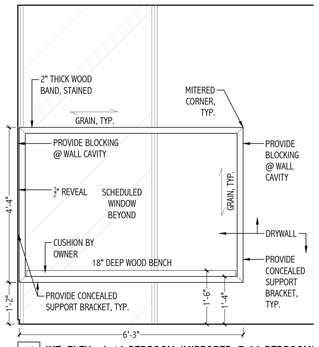
14 INT. ELEV. I 19 CLOSET (MIRRORED @ 21 CLOSET)

1/2"=1'-0"



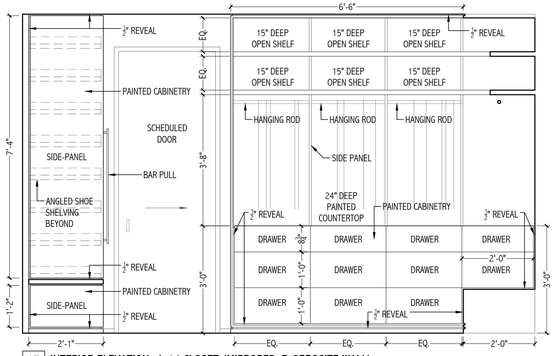
15 INT. ELEV. I 19/21 CLOSET

1/2"=1'-0"



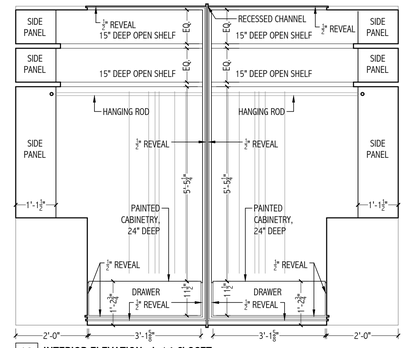
16 INT. ELEV. I 18 BEDROOM (MIRRORED @ 22 BEDROOM)

1/2"=1'-0"



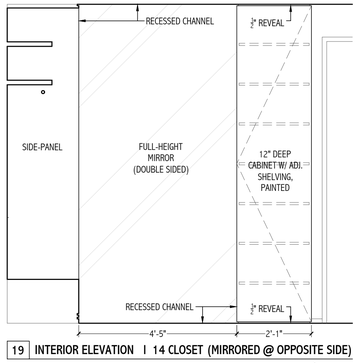
17 INTERIOR ELEVATION I 14 CLOSET (MIRRORED @ OPPOSITE WALL)

1/2"=1'-0"



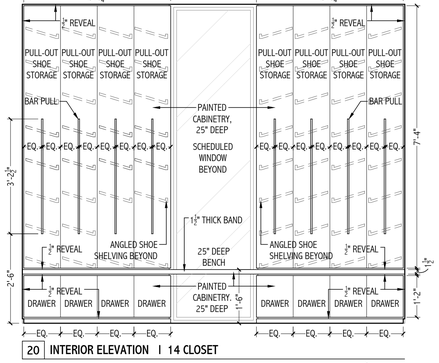
18 INTERIOR ELEVATION I 14 CLOSET

1/2"=1'-0"



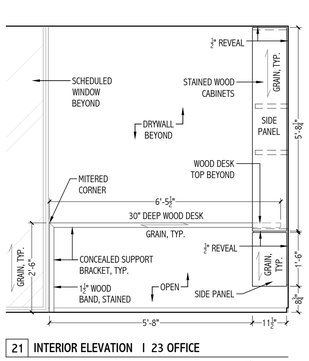
19 INTERIOR ELEVATION I 14 CLOSET (MIRRORED @ OPPOSITE SIDE)

1/2"=1'-0"



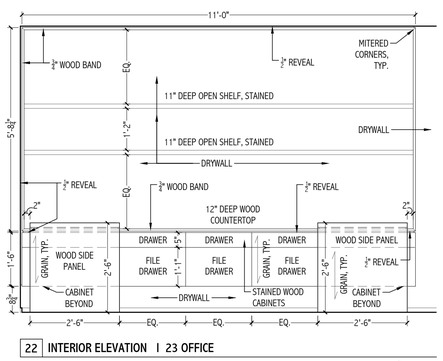
20 INTERIOR ELEVATION I 14 CLOSET

1/2"=1'-0"



21 INTERIOR ELEVATION I 23 OFFICE

1/2"=1'-0"



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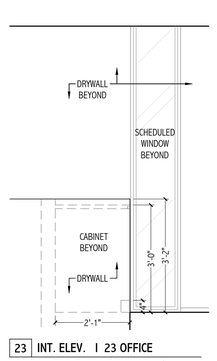
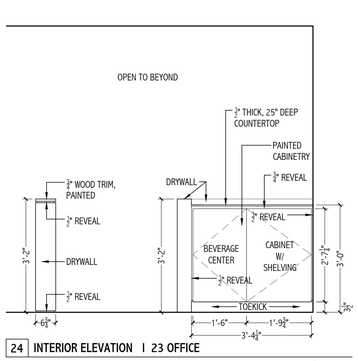
1/2"=1'-0"



23 INT. ELEV. I 23 OFFICE

1/2"=1'-0"



24 INTERIOR ELEVATION I 23 OFFICE

1/2"=1'-0"

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03.19.2021	ISSUED FOR BIDDING

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INTERIOR ELEVATIONS

A4.01

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1 3D INTERIOR VIEW I VIEW FROM KITCHEN

DEPICTS DESIGN INTENT ONLY

2 3D INTERIOR VIEW I VIEW FROM LIVING ROOM

DEPICTS DESIGN INTENT ONLY

3 3D INTERIOR VIEW I TRELLIS & SCREEN / TV WALL VIEW FROM LIVING

DEPICTS DESIGN INTENT ONLY

4 3D INTERIOR VIEW I REAR TERRACE VIEW FROM LIVING

DEPICTS DESIGN INTENT ONLY

5 3D INTERIOR VIEW I FOYER STAIR

DEPICTS DESIGN INTENT ONLY

6 3D INTERIOR VIEW I VIEW OF FOYER FROM 2ND FLOOR

DEPICTS DESIGN INTENT ONLY

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INTERIOR 3D VIEWS

A4.02

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DESIGN CRITERIA

1. BUILDING CODE - WISCONSIN UNIFORM DWELLING CODE
2. DEAD LOADS
   - FIRST, SECOND, & THIRD FLOOR 20 PSF
   - ROOF 30 PSF
3. ROOF LIVE LOADS 20 PSF
4. FLOOR LIVE LOADS
   - RESIDENTIAL 40 PSF
5. SNOW LOADS
   - GROUND SNOW, Pg 30 PSF
   - EXPOSURE FACTOR, Ce 1.0
   - TEMPERATURE FACTOR, Ct 1.0
   - SLOPED ROOF FACTOR, Cs 1.0
   - IMPORTANCE FACTOR, Is 1.0
   - FLAT ROOF SNOW, Pf 30 PSF
   - SLIDING & DRIFTING SNOW, IN ADDITION TO FLAT ROOF SNOW, SEE PLANS
   - UNBALANCED SNOW PER ASCE 7
6. WIND LOADS
   - ULTIMATE WIND SPEED, V 115 MPH
   - RISK CATEGORY II
   - EXPOSURE CATEGORY B
   - INTERNAL PRESSURE COEFFICIENT, Gcpi ±0.18
   - COMPONENTS & CLADDING NOT DESIGNED BY THE ENGINEER OF RECORD SHALL BE DESIGNED FOR THE WIND PRESSURES SHOWN ON COMPONENTS AND CLADDING DIAGRAM. WIND PRESSURES FOR LARGER TRIBUTARY AREAS MAY BE USED BASED ON DELEGATED DESIGN CALCULATIONS.

GENERAL REQUIREMENTS

1. The Contract Documents represent the finished structure. They do not include the method of construction. Contractor shall provide all measures necessary to protect the structure during construction. Such measures shall include, but not be limited to: bracing, shoring for loads due to construction equipment, temporary structures, and partially completed work. Observation visits to the site by the Structural Engineer shall not include inspection of the above items.
2. The Architect and / or Engineer Of Record (E.O.R.) shall not have control over or be in charge of, and shall not be responsible in any way for construction means, methods, techniques, sequences, or procedures, or for safety or safety precautions and programs in connection with any construction activities, since these are solely the Contractor's responsibility.
3. Submittals prepared by Subcontractors shall be reviewed by Contractor prior to submitting to Architect / Structural Engineer.
4. Contractor shall verify dimensions and conditions at the job site. Any discrepencies between the conditions found and those indicated in the Contract Documents shall be brought to the attention of the Architect prior to proceeding with the work.
5. See documents from other disciplines for floor, wall and roof openings, trenchs, pits, pipe sleeves, equipment pads, metal pan stairs, miscellaneous iron, etc.
6. Do not place pipes, ducts, chases, etc. in structural beam and column members. Do not cut any structural member for pipes, ducts, etc., unless noted otherwise. Notify Structural Engineer when documents by other disciplines show openings, pockets,etc. not indicated in the Structural Drawings but are located in the structural members. Contractor shall obtain prior approval from Structural Engineer for installation of such pipes, ducts, chases, etc.
7. Details labeled "Typical" or "TYP." on the Structural Drawings apply to all situations occurring on the project that are the same or similar to those locations specifically indicated. Where a detail is not indicated, the detail shall be the same as for other similar conditions.
8. Contractor designed elements shall be designed by licensed professional engineers registered in the state where the project is located. Contractor shall submit shop drawings, design load data, support reactions, and certification that elements were designed for loads specified in the Contract Documents or in the Building Code. All Documents noted shall be sealed by the licensed Engineer. If criteria indicated are not sufficient, submit a written request for additional information to the Architect. The following elements and their connections shall be contractor designed.
   A. Structural steel connections not detailed or shown on the Drawings.

SPREAD FOUNDATIONS

1. All foundations shall be supported on approved existing subgrade or approved compacted structural fill having a minimum allowable bearing capacity as indicated in the soil design values.
2. Subsurface conditions shall be improved to meet capacity when required, as recommended in Geotechnical Report.
3. The Engineer assumes no responsibility for the validity of the subsurface conditions described in the Drawings, Specifications, Test Borings, or Geotechnical Reports. This data is included to assist the Contractor during bidding and subsequent construction, and to represent conditions only at specific locations at the particular time the observations were made.
4. All exterior foundations shall bear on approved subgrade at minimum depth of 4'-0" below adjacent finish exterior grade.
5. Footing elevations shown on the Drawings represent estimated depths and are not to be construed as limiting the amount of excavation required to reach suitable bearing material.
6. The Contractor shall provide temporary supports in all excavations as required to prevent horizontal movement or vertical settlement of surrounding soil and / or property which will endanger lives on the property.
7. The Contractor shall provide control of surface and subsurface water promptly to ensure that all foundation work is performed in a dry condition.
8. Foundations shall not be placed on frozen subgrade.
9. The Contractor shall protect in-place foundations and slabs-on-grade from frost penetration until the Project is complete.
10. Foundation walls shall be braced during backfilling and compaction operations. Bracing shall be left in place until permanent structural support system is installed and approved by the Engineer.
11. Where foundation walls have fill on both sides, backfilling shall be done simultaneously on both sides of the wall.

CONCRETE

CODES:	
ACI 301	*SPECIFICATION FOR STRUCTURAL CONCRETE*
ACI MCP	*MANUAL OF CONCRETE PRACTICE*
ACI 318	*BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE*
ACI 318.1	*BUILDING CODE REQUIREMENTS FOR STRUCTURAL PLAIN CONCRETE*

MATERIALS (28 DAY COMPRESSIVE STRENGTH):	
FOOTINGS	f'c=4,000 Psi
SLABS ON GRADE	f'c=4,000 Psi
WALLS / GRADE BEAMS	f'c=4,000 Psi
BEAMS / COLUMNS	f'c=4,000 Psi
CONCRETE ON METAL DECK	f'c=4,000 Psi

1. Concrete mix design (including aggregate size, water cement ratio, air-entrainment, admixtures, slump and history of break tests) shall be submitted to the E.O.R. for approval prior to the commencement of any work.
2. Maximum water / cement ratio permitted shall be 0.50 for slabs on grade, 0.54 for below grade conrete and 0.45 for exposed concrete.
3. Concrete which will be exposed to the weather shall have air-entraining admixture as required to provide 4-6% air entrainment.
4. Maximum aggregate size shall be 3/4 inch for slabs on grade, walls, beams and columns, 1 inch for footings, and 3/8 inch for topping slabs.
5. Concrete shall be evaluated according to method 1 or method 2 as described in ACI 301. The results of these analyses shall be submitted to the E.O.R. for approval prior to any work.
6. At the Owner's option, the Contractor shall make provisions to allow an independent testing agency, hired by the Owner, to cast 4 test cylinders for each 50 cubic yards of concrete placed, or for any day's operation. The testing agency shall be responsible for casting and curing specimens in compliance to ASTM C31 and casting testing specimens in compliance to ASTM C39.
7. Construction joints shown on the Contract Drawings shall not be altered without written approval of the Architect.
8. Drawings showing the location of construction joints, control joints, and placing sequence shall be submitted to the E.O.R. for approval prior to the preparation of reinforcing shop drawings.
9. Grout used to set plates shall be non-shrink and non-metallic.
10. The Contractor shall use smooth forms for exposed concrete surfaces. Board forms may be used for unexposed concrete surfaces. Earth forms are forbidden.
11. Provide a minimum of 6 inches of compacted granular fill under all slabs on grade.
12. Floor flatness and levelness of slab on grade concrete shall have the following tolerances, as recognized by the most current version of ASTM E 1155 and ACI 302.1. See specification for further requirements(F(F) specified overall value (SOV) of 50, minimum localized value (MLV) of 25 and F(L) specified overall value (SOV) of 33, minimum localized value (MLV) of 17).

CONCRETE REINFORCING

CODES:	
ACI 315	*DETAIL AND DETAILING OF CONCRETE REINFORCEMENT*
ACI 318	*BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE*
MSP2	*CRSI MANUAL OF STANDARD PRACTICE*
AWS D1.4	*STRUCTURAL WELDING CODE - REINFORCING STEEL*
WRI	*WELDED WIRE FABRIC MANUAL OF STANDARD PRACTICE*

MATERIALS:		
REINFORCING BARS	ASTM A615 Gr 60	Fy=60 Ksi
WELDED WIRE FABRIC	ASTM A185	

1. The Reinforcement Fabricator shall provide and schedule on shop drawings all required reinforcing steel and necessary accessories to hold reinforcement securely in place at the correct locations.
2. The required clearance for reinforcement (U.N.O.) shall be 3 inches for concrete placed directly against earth, 2 inches (#6 and larger) and 1-1/2 inch (#5 and smaller) for concrete exposed to earth or weather, 1-1/2 inch (#14 and larger) and 3/4 inch (#11 and smaller) for concrete not exposed to earth or weather.
3. The Contractor shall refer to typical details shown on the Contract Drawings for additional reinforcing requirements.
4. Where reinforcement is required in sections, reinforcement is considered typical where ever the section applies.
5. Welded wire fabric shall have a minimum 6 inch lap and be tied together.
6. The Contractor shall notify the Architect of completion of reinforcement installation and allow at least 24 hours before scheduled concrete placement for the Architect to inspect reinforcement.

STRUCTURAL STEEL

CODES:	
AISC	*SPECIFICATION FOR DESIN, FABRICATION, AND ERECTION OF STEEL FOR BUILDINGS*
AISC	*CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES*
AWS D1.1	*STRUCTURAL WELDING CODE - STEEL*
AISC	*STRUCTURAL STEEL DETAILING MANUAL*

MATERIALS:		
HOT ROLLED W & WT SHAPES	ASTM A992	Fy=50 Ksi
ANGLES, CHANNELS, & PLATES	ASTM A36	Fy=36 Ksi
S, M, & HP SHAPES	ASTM A36	Fy=36 Ksi
STEEL PIPE	ASTM A53 Gr B	Fy=35 Ksi
RECTANGULAR HSS	ASTM A500 Gr B	Fy=46 Ksi
ROUND HSS	ASTM A500 Gr B	Fy=42 Ksi
HIGH STRENGTH BOLTS	ASTM A325	
HEAVY HEX NUTS	ASTM A563	
HARDENED STEEL WASHERS	ASTM A436	
ANCHOR RODS	ASTM F1554 Gr 36	Fy=36 Ksi
THREADED RODS	ASTM A36	Fy=36 Ksi
HEADED STUD ANCHORS	ASTM A108	

1. Provide 2 mil. thickness red or gray oxide primer on all steel surfaces (U.N.O.).
2. All steel exposed to weather shall be hot-dipped galvanized per ASTM A123 and fasteners hot-dipped galvanized per ASTM A153.
3. Anchor rods shall be preset with templates.
4. Leveling plates and bearing plates shall be set in a full bed of non-shrink grout.
5. Connections may be bolted or welded at the Fabricator's option. Bolted connections shall be a minimum bolt diameter of 3/4 inch (U.N.O.), high strength bolts in single or double shear (U.N.O.) and simple shear connections shall be capable of end rotation per AISC requirements for unrestrained members.
6. The minimum fillet weld size shall not be less than 3/16 inch (U.N.O.).
7. All welds shall use weld metal conforming to E70XX and conforming to AWS welding procedures and standards.
8. All welds shall be made by AWS certified welders certified in the position in which the weld is to be made.
9. The erection of any structural steel members shall not commence until all supporting concrete / masonry elements have attained at least 75% of their intended minimum compressive strength.
10. The Contractor shall provide temporary erection bracing and supports as required for the safe erection of all steel. Temporary bracing shall remain in place until permanent bracing has been installed and floor slab concrete has attained 75% of its required strength.
11. Structural steel shall be true & plumb before final bolting of welding of connections.
12. The Contractor shall not modify or cut any structural steel without written approval from the E.O.R.
13. The Contractor shall field touch up all abrasions, burns, and similar defects in paint of structural steel.

STRUCTURAL WOOD CONSTRUCTION

CODES:	
NFPA	*NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION*
NFPA	*DESIGN VALUES FOR WOOD CONSTRUCTION*
AITC	*TIMBER CONSTRUCTION MANUAL, PART II, DESIGN SPECIFICATIONS*
APA	*US PRODUCT STANDARD PS 1-83 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD*
AFPA	*AMERICAN FOREST AND PAPER ASSOCIATION - MANUAL FOR ENGINEERED WOOD CONSTRUCTION*

MATERIALS:		
SAWN LUMBER WALL STUDS COLUMNS JOISTS & BEAMS	ASTM D1990-96A OR ASTM D245	SPECIES / GRADE SPF STUD SPF No.1 / No.2 SPF No.1 / No.2
I-JOISTS	ASTM D5055	
LSL WALL STUDS HEADERS		SPECIES / GRADE 1.3E 1.3E
LVL WALL STUDS HEADERS	ASTM D5055	SPECIES / GRADE 2600 Fb, 2.0E
PSL BEAMS COLUMNS	ASTM D5055	SPECIES / GRADE 2.0E 1.8E
GLUE-LAMINATED TIMBER	AITC A190.1 & ASTM D3737	
WOOD PANELS (COMPOSITE, ORIENTED STRANDBOARD & PLYWOOD)	DOC PS 1 OR PS 2	APA RATED
PRESERVATIVE TREATED WOOD	AWPA STD U1 & M4	S. PINE No.1 / No.2
FIRE-RETARDANT TREATED LUMBER	IBC 2303.2 ASTM E84 CLASS A	S. PINE No.1 / No.2
TONGUE & GROOVE DECKING	AMERICAN FOREST AND PAPER ASSOCIATION WOOD CONSTRUCTION DATA 2	

1. All wood shall have a maximum moisture content of 15% prior to installation. Moisture content shall be determined per ASTM D4442.
2. All wood shall be protected from moisture before installation. All wood stored at the building site shall be elevated 6 inches above the ground and covered with plastic tarpaulins.
3. All structural wood shall meet or exceed allowable unit stresses and / or grade as required by the Drawings.
4. Joists shall be bridged with 1 inch by 3 inch cross bridging, or equal, at intervals not exceeding 8 feet O.C.
5. All wood permantently exposed to weather or in contact with the ground, masonry, or concrete, shall have a preservative treatment equal to 0.4 P.C.F. retention of pressure injected preservative.
6. All joists and rafters shall be supported by direct end bearing on wall, beams, or joist hangers.
7. Wood members shall not be in direct contact with concrete or masonry without being made of naturally durable or preservative treated wood unless 1/2 inch air space is provided around (top, sides, and end) of wood rafters / joists / girders; impervious moisture barrier or 1 inch elevated base is provided at wood columns; impervious moisture barrier is provided at sill plates.
8. Wood structural panels shall be laid with the long panel direction perpendicular to the supporting members, with ends staggered.
9. Wood structural panels shall bear the appropriate grading stamp by the reviewing agency.
10. All nails given on the plans shall be considered " Common Nails" unless noted on the plans.
11. All fasteners for wood construction connectors (joist hangers, etc.) shall be provided by or approved by the Connector's Manufacturer.
12. All fasteners and wood construction connectors in contact with preservative-treated or fire-treated wood shall be stainless steel.
13. All fasteners and wood construction connectors in contact with fire retardant treated wood used in interior applications shall be in accordance with the Manufacturer's recommendations. In wood construction connectors shall be stainless steel or hot-dipped galvanized steel.
14. All bolts and lag screws shall conform to ASTM A307 or hot-dipped galvanized. Washers shall be provided between the head or nut and the wood surface.
15. No wood member shall be cut, notched, or drilled without the specific written permission of the E.O.R.

POST-INSTALLED ANCHORS

1. The diameter, embedment length and type of adhesive anchors, expansion anchors, and screw anchors shall be as specified on the Drawings.
2. The substitution of other manufacturer's similar products is allowed, provided that the size is equal to, and capacity in shear and uplift are equal to or greater than what is specified on the Drawings. The cost of redesign of such substitutions shall be bore by the Contractor.
3. Installation of anchors shall strictly follow all Manufacturer's written instructions and specifications. All drill hole preparations shall be followed.
4. No load shall be applied to adhesive anchors prior to the full cure time as specified by the Manufacturer.
5. Testing of 10% of all installed anchors is required. Tested anchors shall meet the Manufacturer's proof load requirements and / or installation torque requirements. Malfunctioning fasteners shall be replaced.

STEEL COLUMN SCHEDULE

MARK	SIZE	GRADE	TOP CONNECTION	BOTTOM CONNECTION
SC1	HSS4x4x1/4	A500	SEE DETAILS	3/4"x10"x10" BASE PLATE W/ (4) 3/4"Ø x 12" ANCHORS
SC2	HSS4x4x5/16	A500	SEE DETAILS	3/4"x5"x10" BASE PLATE W/ (4) 1/2"Ø x 6" LAG SCREWS
SC3	HSS4x4x1/4	A500	SEE DETAILS	3/4"x5"x10" BASE PLATE W/ (2) 3/4"Ø x 12" ANCHORS
SC4	HSS10x4x1/2	A500	SEE DETAILS	3/4"x5"x1'-10" BASE PLATE W/ (4) 3/4"Ø x 16" ANCHORS
SC5	ALUMINUM 6x2x1/4	6063-T5 ALLOY	SEE DETAILS	3/8"x8"x8" ALUMINUM BASE PLATE W/ (4) 1/2"Ø STAINLESS STEEL ANCHOR BOLTS, 6' EMBED
SC6	ALUMINUM 4x2x1/4	6063-T5 ALLOY	SEE DETAILS	SEE DETAILS

WOOD COLUMN SCHEDULE

MARK	SIZE	GRADE	TOP CONNECTION	BOTTOM CONNECTION	REMARKS
WC1	(3)2x6	SPF	CCQ	SILL PLATE	--
WC2	(4) 2x6	SPF	CCQ	SILL PLATE	--
WC3	(5)2x6	SPF	CCQ	SILL PLATE	--
WC4	3½" x 5½"	PSL	CCQ	SILL PLATE	--
WC5	5 ¼" x 5 ¼"*	PSL	CCQ	SILL PLATE	--
WC6	5 ¼" x 7"	PSL	CCQ	SILL PLATE	--

HEADER SCHEDULE

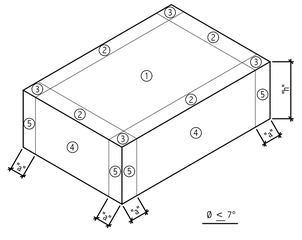
MARK	SIZE	GRADE	JAMB STUDS EA. END	KING STUDS EA. END
H1	(2) 2x8	SPF	(2) 2x	(1) 2x
H2	(2)1 ¾x14"	LVL	(2) 2x	(3) 2x
H3	(3)1 ¾x3 ½"	LVL	(2) 2x	(2) 2x
H4	(4)1 ¾x3 ½"	LVL	(2) 2x	(3) 2x
H5	(2)1 ¾x3 ½"	LVL	(1) 2x	(2) 2x

COMPONENTS AND CLADDING DIAGRAM

ROOF SURFACE PRESSURE (PSF)			
AREA (SF)	10	50	100
NEGATIVE ZONE 1	-62.4	-58.7	-57.1
NEGATIVE ZONE 2	-104.7	-78.8	-67.7
NEGATIVE ZONE 3	-157.6	-94.7	-67.7
POSITIVE ZONE 1	21.7	21.7	20.1
POSITIVE ZONES 2 & 3	-	-	-
OVERHANG ZONE 1 & 2	-89.9	-86.7	-58.2
OVERHANG ZONE 3	-148.1	-74.1	-42.3

PARAPET SURFACE PRESSURE (PSF)			
AREA (SF)	10	50	500
CASE A: INTERIOR ZONE	0.0	0.0	0.0
CASE A: CORNER ZONE	0.0	0.0	0.0
CASE B: INTERIOR ZONE	0.0	0.0	0.0
CASE B: CORNER ZONE	0.0	0.0	0.0

WALL SURFACE PRESSURE (PSF)			
AREA (SF)	10	60	500
NEGATIVE ZONE 4	-61.9	-53.5	-47.6
NEGATIVE ZONE 5	-76.2	-59.4	-47.6
POSITIVE ZONE 4 & 5	57.1	46.2	42.8



NOTE:
1. REFER TO "WIND LOADS AT COMPONENTS AND CLADDING" FOR DEF.
   ① THROUGH ⑤ INDICATE WIND LOAD ZONES.
2. NOTATION:
   "a" 10 PERCENT OF LEAST HORIZ. DIMENSION OR 0.4h, WHICHEVER IS SMALLER, BUT NOT LESS THAN EITHER 4" OF LEAST HORIZ. DIMENSION OR 3FT.
   "h" MEAN ROOF HEIGHT, IN FEET, EXCEPT THAT EAVE HEIGHT SHALL BE USED FOR Ø < 10°.
   "Ø" ANGLE OF PLANE OF ROOF FROM HORIZ., IN DEGREES.

I-JOIST HANGER SCHEDULE

FACE MOUNT HANGERS						TOP FLANGE HANGERS					
SINGLE I-JOIST			DOUBLE I-JOIST			SINGLE I-JOIST			DOUBLE I-JOIST		
WIDTH	DEPTH	HANGER	WIDTH	DEPTH	HANGER	WIDTH	DEPTH	HANGER	WIDTH	DEPTH	HANGER
1-3/4"	9-1/2"	IUS1.81/9.5	3-1/2"	9-1/2"	MIU3.56/9	1-3/4"	9-1/2"	ITS1.81/9.5	3-1/2"	9-1/2"	MIT49.5
	11-7/8"	IUS1.81/11.88		11-7/8"	MIU3.56/11		11-7/8"	ITS1.81/11.88		11-7/8"	MIT411.88
	14"	IUS1.81/14		14"	MIU3.56/14		14"	ITS1.81/14		14"	MIT414
2-1/16"	9-1/2"	IUS2.06/9.5	4-1/8"	9-1/2"	MIU4.28/9	2-1/16"	9-1/2"	ITS2.06/9.5	4-1/8"	9-1/2"	MIT4.28/9.5
	11-7/8"	IUS2.06/11.88		11-7/8"	MIU4.28/11		11-7/8"	ITS2.06/11.88		11-7/8"	MIT4.28/11.88
	14"	IUS2.06/14		14"	MIU4.28/14		14"	ITS2.06/14		14"	MIT4.28/14
2-5/16"	9-1/2"	IUS2.37/9.5	4-5/8"	9-1/2"	MIU4.75/9	2-5/16"	9-1/2"	ITS2.37/9.5	4-5/8"	9-1/2"	MIT359.5-2
	11-7/8"	IUS2.37/11.88		11-7/8"	MIU4.75/11		11-7/8"	ITS2.37/11.88		11-7/8"	MIT3511.88-2
	14"	IUS2.37/14		14"	MIU4.75/14		14"	ITS2.37/14		14"	MIT3514-2
2-1/2"	9-1/2"	IUS2.56/9.5	5"	9-1/2"	MIU5.12/9	2-1/2"	9-1/2"	ITS2.56/9.5	5"	9-1/2"	MIT39.5-2
	11-7/8"	IUS2.56/11.88		11-7/8"	MIU5.12/11		11-7/8"	ITS2.56/11.88		11-7/8"	MIT311.88-2
	14"	IUS2.56/14		14"	MIU5.12/14		14"	ITS2.56/14		14"	MIT314-2
3-1/2"	9-1/2"	IUS3.56/9.5	7"	9-1/2"	HU410-2	3-1/2"	9-1/2"	ITS3.56/9.5	7"	9-1/2"	BA7.12/9.5
	11-7/8"	IUS3.56/11.88		11-7/8"	HU412-2		11-7/8"	ITS3.56/11.88		11-7/8"	BA7.12/11.88
	14"	IUS3.56/14		14"	HU414-2		14"	ITS3.56/14		14"	BA7.12/14

LVL HANGER SCHEDULE

FACE MOUNT HANGERS						TOP FLANGE HANGERS					
SINGLE PLY LVL			DOUBLE PLY LVL			SINGLE PLY LVL			DOUBLE PLY LVL		
WIDTH	DEPTH	HANGER	WIDTH	DEPTH	HANGER	WIDTH	DEPTH	HANGER	WIDTH	DEPTH	HANGER
1-3/4"	9-1/4"	HU9	3-1/2"	9-1/4"	HHUS410	1-3/4"	9-1/4"	BA1.81/9.25	3-1/2"	9-1/4"	BA3.56/9.25
	9-1/2"	HU9		9-1/2"	HHUS410		9-1/2"	BA1.81/9.5		9-1/2"	BA3.56/9.5
	11-1/4"	HU11		11-1/4"	HHUS412		11-1/4"	BA1.81/11.25		11-1/4"	BA3.56/11.25
	11-7/8"	HU11		11-7/8"	HHUS412		11-7/8"	BA1.81/11.88		11-7/8"	BA3.56/11.88
	14"	HU14		14"	HHUS414		14"	BA1.81/14		14"	BA3.56/14
	16"	HU14		16"	HHUS414		16"	BA1.81X(H=16)		16"	BA3.56/16

SOLID SAWN LUMBER HANGER SCHEDULE

FACE MOUNT HANGERS				TOP FLANGE HANGERS			
SINGLE PLY SOLID SAWN LUMBER		DOUBLE PLY SOLID SAWN LUMBER		SINGLE PLY SOLID SAWN LUMBER		DOUBLE PLY SOLID SAWN LUMBER	
LUMBER SIZE	HANGER	LUMBER SIZE	HANGER	LUMBER SIZE	HANGER	LUMBER SIZE	HANGER
2x6	LUS26	(2)2x6	LUS26-2	2x6	LB26	(2)2x6	WP26-2
2x8	LUS28	(2)2x8	LUS28-2	2x8	LB28	(2)2x8	WP28-2
2x10	LUS210	(2)2x10	LUS210-2	2x10	LB210AZ	(2)2x10	WP210-2
2x12	LUS210	(2)2x12	LUS210-2	2x12	LB212AZ	(2)2x12	WP212-2

SHEARWALL SCHEDULE

MARK	BLOCKED/ UNBLOCKED	EXTERIOR SHEATHING		INTERIOR SHEATHING		OTHER			
		TYPE	FASTENING	TYPE	FASTENING	HOLD DOWN / STRAP EACH END	ANCHOR RODS	END POSTS	SILL PLATE ANCHORS
SW1	BLOCKED	7/16" APA RATED SHEATHING	8d (1-3/8" PEN MIN) @ 6/12	--	--	CS14	--	(2) 2X6	1/4" SIMPSON SDS SCREW @ 8" O.C.
SW2	BLOCKED	15/32" APA RATED SHEATHING	8d (1-3/8" PEN MIN) @ 6/12	--	--	HDU2-SDS2.5 OR CS14	5/8" DIA. THREADED ROD (7" EMBED USING HILTI HIT-RE500	(2) 2X6	1/4" SIMPSON SDS SCREW @ 8" O.C. OR 5/8" DIA. SIMPSON TITEN HD @ 24" O.C. (2 3/4" EMBED)
SW3	BLOCKED	15/32" APA RATED SHEATHING	10d (1-1/2" PEN MIN) @ 4/12	--	--	HDU8-SDS2.5 OR CMST14	7/8" DIA. THREADED ROD (9" EMBED USING HILTI HIT-RE500	(3) 2X6	(2)1/4" SIMPSON SDS SCREW @ 4" O.C. OR 5/8" DIA. SIMPSON TITEN HD @ 12" O.C. (2 3/4" EMBED)
SW4	BLOCKED	15/32" APA RATED SHEATHING	10d (1-1/2" PEN MIN) @ 4/12	15/32" APA RATED SHEATHING	10d (1-1/2" PEN MIN) @ 4/12	HDU14-SDS2.5	1" DIA. THREADED ROD (12" EMBED USING HILTI HIT-RE500	(5) 2X6	5/8" DIA. SIMPSON TITEN HD @ 8" O.C. (2 3/4" EMBED)
SW5	BLOCKED	15/32" APA RATED STRUCTURAL 1	10d (1-1/2" PEN MIN) @ 2/12	15/32" APA RATED STRUCTURAL 1	10d (1-1/2" PEN MIN) @ 2/12	(2) HDU14-SDS2.5	1" DIA. THREADED ROD (12" EMBED USING HILTI HIT-RE500	(2)-(4) 2X6	5/8" DIA. SIMPSON TITEN HD @ 8" O.C. (2 3/4" EMBED)

NOTES:
1. SEE PLAN FOR STUD SIZE & SPACING, 16" OC MAX U.N.O.
2. WHEN SHEARWALL IS ADJACENT TO WOOD COLUMN, USE LARGER OF COLUMN OR END POST. WHEN ADJACENT TO STEEL COLUMN ADD END POST INSIDE OF STEEL COLUMN, U.N.O.
3. REFRENCE ANSI/AF&PA SDPFWP TABLE 4.3 A,B, C or IBC TABLES 2303.4, & 2303.7 FOR ALL ENGINEERED SHEAR WALLS (SW). SEE TYPICAL SHEARWALL DETAIL.
4. SEE TYPICAL HOLD DOWN ANCHORAGE DETAIL FOR THREADED ROD EMBEDMENT LENGTH AND ANCHORAGE REINFORCING.

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C4E Project #: 19000.000

PATEL RESIDENCE
6500 North Lake Drive
Fox Point, Wisconsin 53217

BID SET

ISSUANCE AND REVISIONS
03.19.2021 ISSUED FOR BIDDING

DATE: 03.19.2021

GENERAL STRUCTURAL NOTES & SCHEDULES

S0.00

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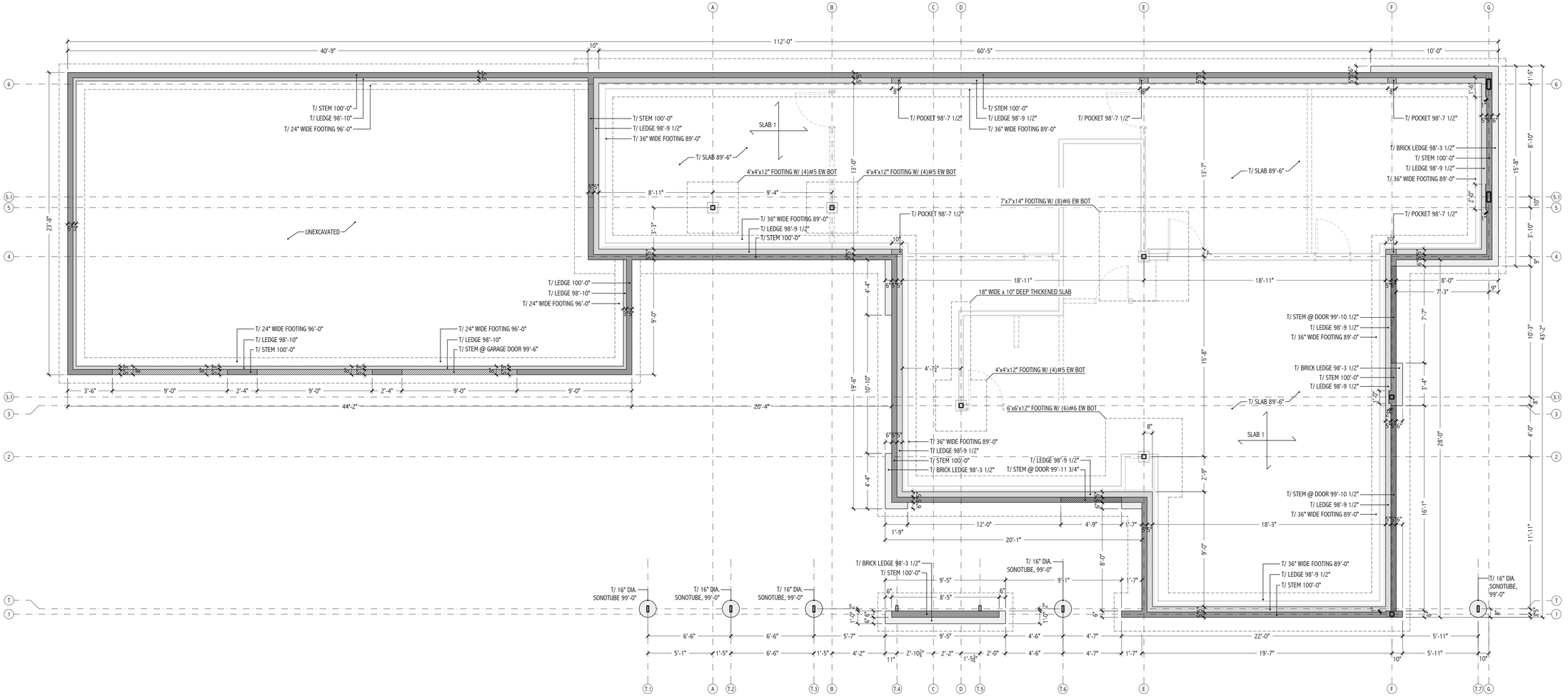

1 FOUNDATION PLAN

1/4" = 1'-0"

FOUNDATION PLAN NOTES:

1. SLAB 1: 4" CONCRETE SLAB ON GRADE WITH 4x4-W2.9/W2.9 WWF REINFORCING ON 10 MIL VAPOR BARRIER ON 6" COMPACTED GRAVEL.
2. SEE SHEET S0.00 FOR GENERAL NOTES & SCHEDULES.
3. SEE SHEET S3.00 FOR FOUNDATION WALL CONSTRUCTION JOINTS AND TYPICAL REINFORCING DETAILS.

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FOUNDATION PLAN

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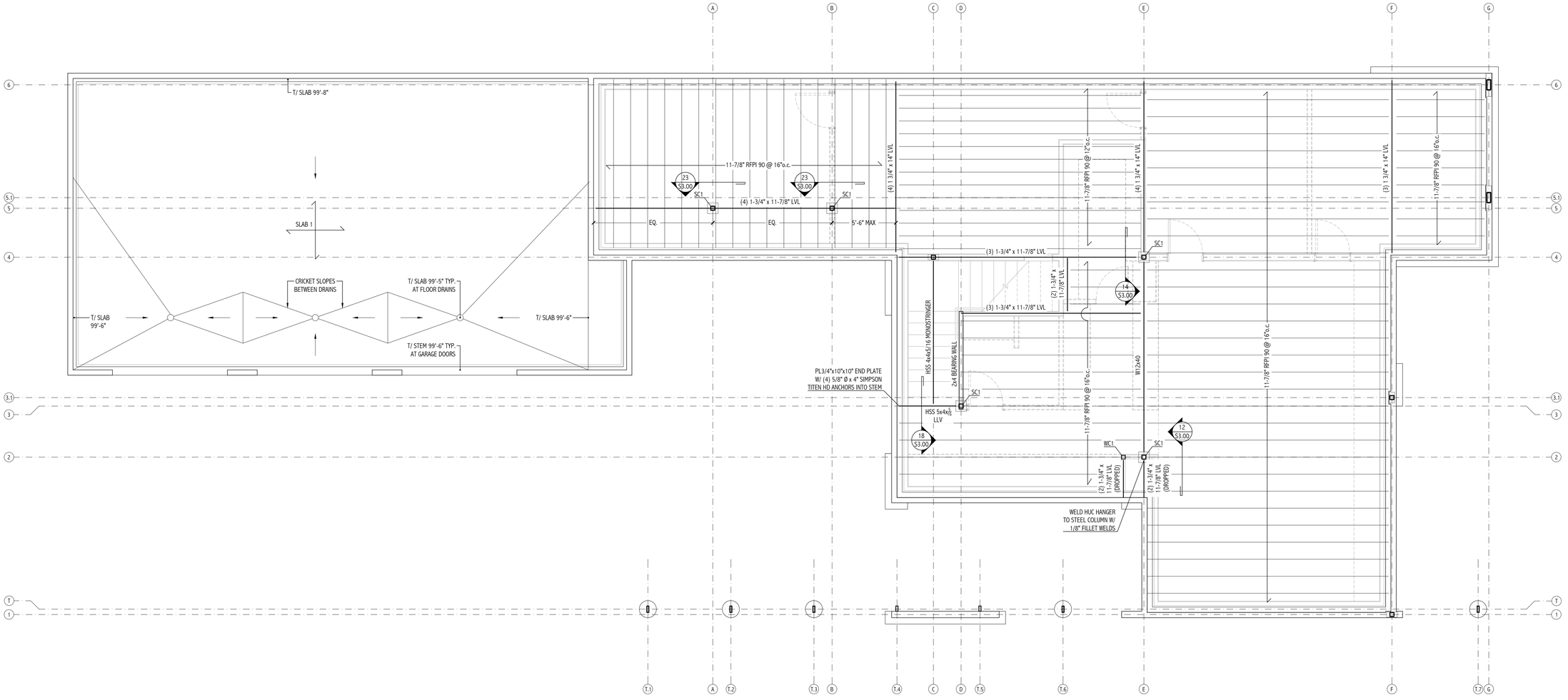

1 FIRST FLOOR FRAMING PLAN

1/4" = 1'-0"

WOOD FRAMING NOTES:

1. 3/4" APA RATED OSB/PLYWOOD FLOOR & ROOF SHEATHING.
2. SEE SHEET S0.00 FOR GENERAL NOTES & SCHEDULES.
3. SEE SHEET S3.00 FOR TYPICAL FRAMING SECTIONS & DETAILS.
4. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR HOLE CUTS WITHIN THE WEB OF JOISTS.
5. SEE ARCHITECTURAL DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.

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FIRST FLOOR FRAMING PLAN

S1.01

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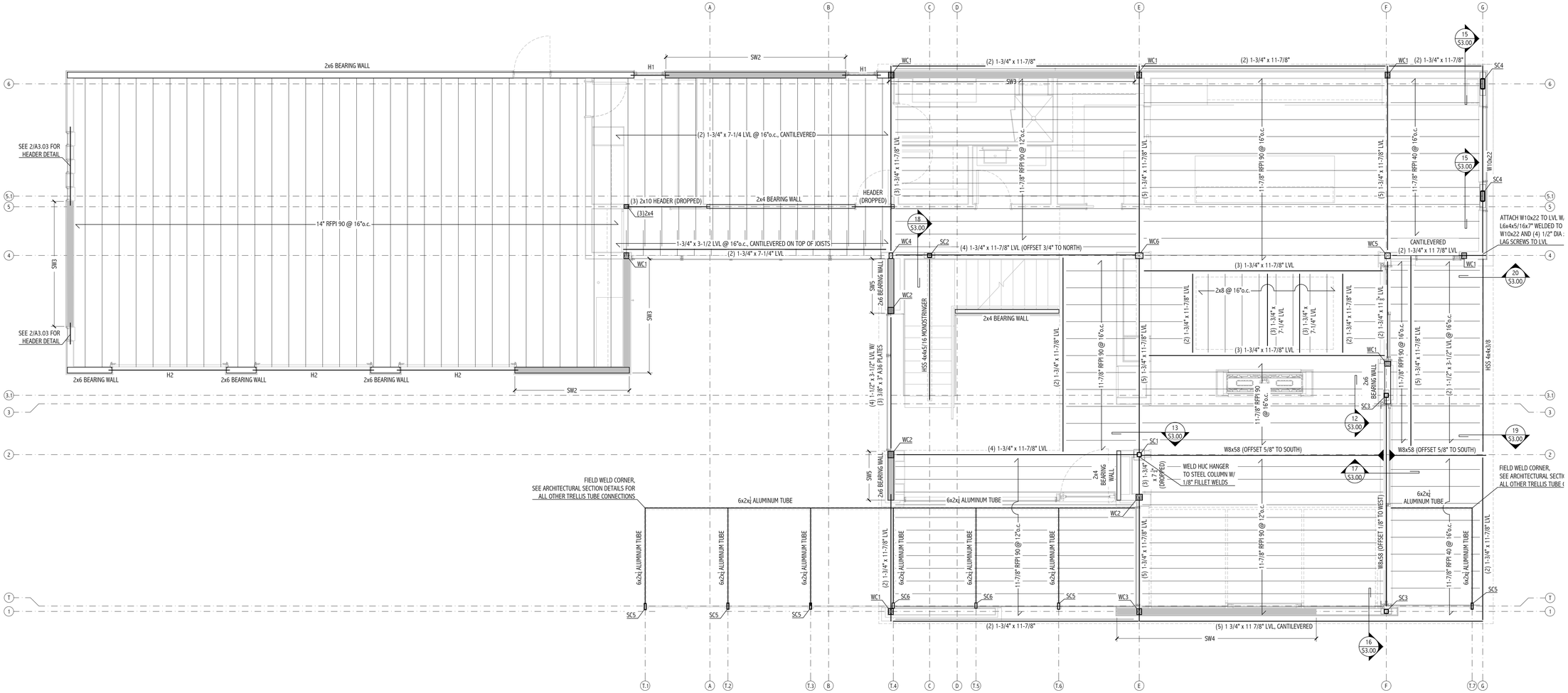

1 SECOND FLOOR FRAMING / FIRST FLOOR ROOF FRAMING PLAN

1/4" = 1'-0"

WOOD FRAMING NOTES:

1. 3/4" APA RATED OSB/PLYWOOD FLOOR & ROOF SHEATHING.
2. SEE SHEET S0.00 FOR GENERAL NOTES & SCHEDULES.
3. SEE SHEET S3.00 FOR TYPICAL FRAMING SECTIONS & DETAILS.
4. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR HOLE CUTS WITHIN THE WEB OF JOISTS.
5. SEE ARCHITECTURAL DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.

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SECOND FLOOR FRAMING / FIRST FLOOR ROOF FRAMING PLAN

S1.02

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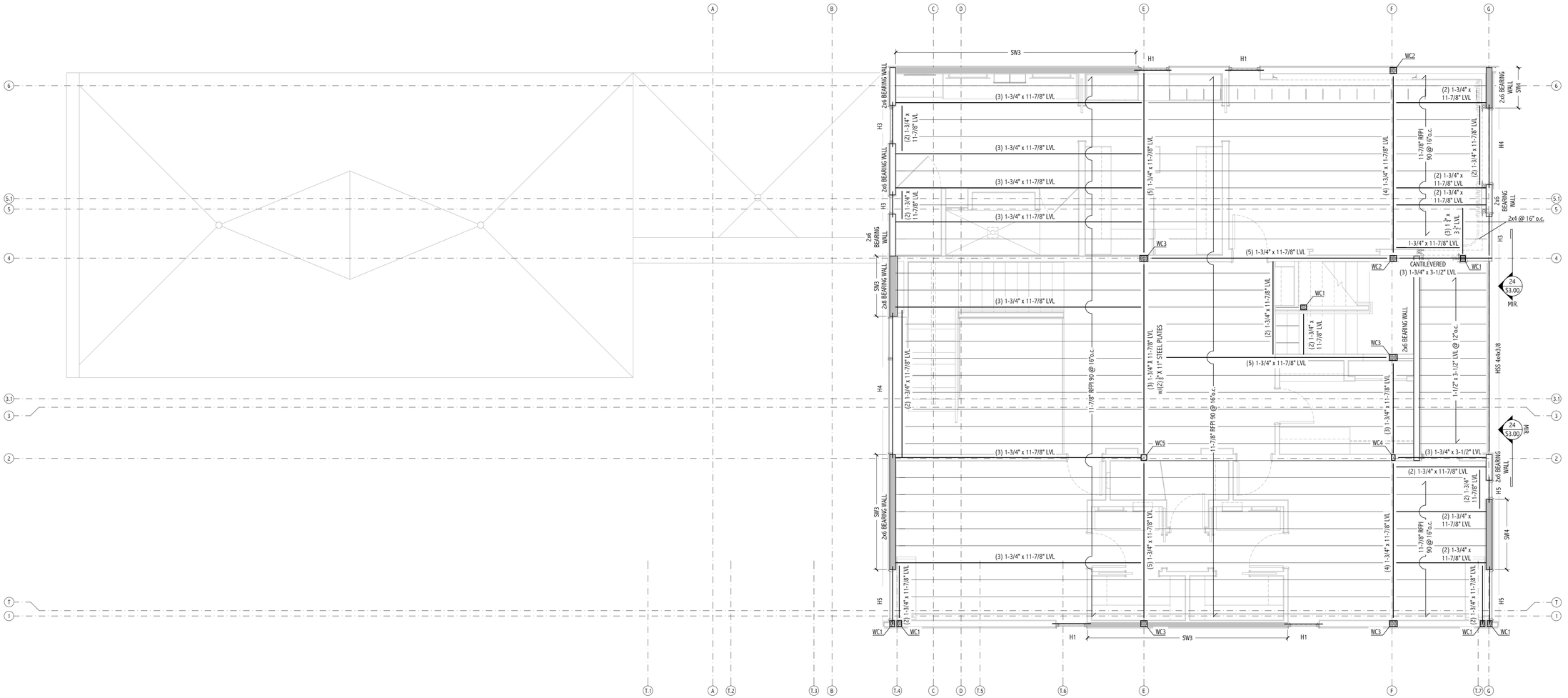

1 THIRD FLOOR FRAMING / 2ND FLOOR ROOF FRAMING PLAN

1/4" = 1'-0"

WOOD FRAMING NOTES:

1. 3/4" APA RATED OSB/PLYWOOD FLOOR & ROOF SHEATHING.
2. SEE SHEET S0.00 FOR GENERAL NOTES & SCHEDULES.
3. SEE SHEET S3.00 FOR TYPICAL FRAMING SECTIONS & DETAILS.
4. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR HOLE CUTS WITHIN THE WEB OF JOISTS.
5. SEE ARCHITECTURAL DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.

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THIRD FLOOR FRAMING / 2ND FLOOR ROOF FRAMING PLAN

S1.03

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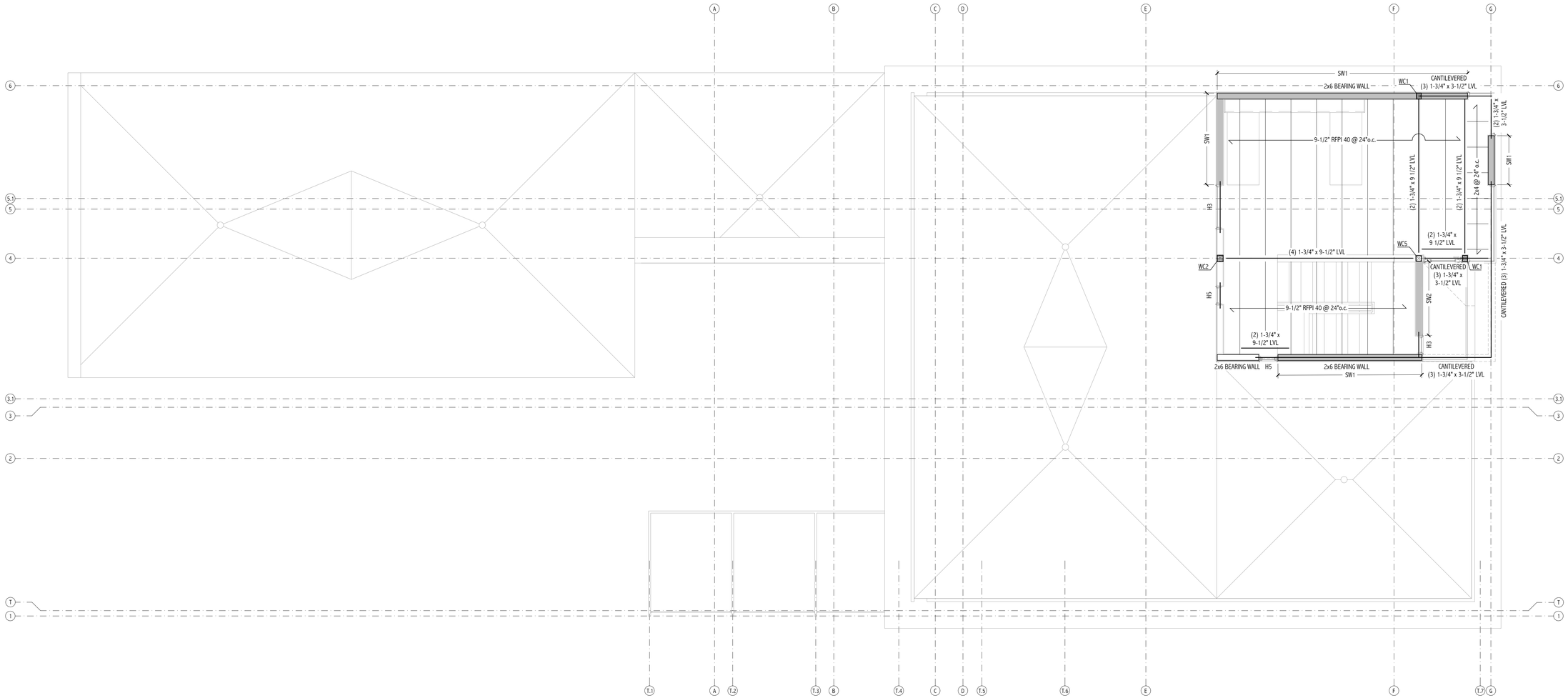

1 THIRD FLOOR ROOF FRAMING PLAN

1/4" = 1'-0"

WOOD FRAMING NOTES:

1. 3/4" APA RATED OSB/PLYWOOD FLOOR & ROOF SHEATHING.
2. SEE SHEET S0.00 FOR GENERAL NOTES & SCHEDULES.
3. SEE SHEET S3.00 FOR TYPICAL FRAMING SECTIONS & DETAILS.
4. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR HOLE CUTS WITHIN THE WEB OF JOISTS.
5. SEE ARCHITECTURAL DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.

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THIRD FLOOR ROOF FRAMING PLAN

S1.04

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REINFORCEMENT DEVELOPMENT AND SPLICE LENGTH SCHEDULE										
Fy=60 KSI f'c=3000 PSI										
BAR SIZE		#3	#4	#5	#6	#7	#8	#9	#10	#11
CLASS A SPLICE LENGTH	TOP BARS	22	29	36	43	63	72	81	91	101
	OTHERS	17	22	28	33	48	55	62	70	78
CLASS B SPLICE LENGTH	TOP BARS	28	37	47	56	81	93	105	118	131
	OTHERS	22	29	36	43	63	72	81	91	101
Fy=60 KSI f'c=4000 PSI										
BAR SIZE		#3	#4	#5	#6	#7	#8	#9	#10	#11
CLASS A SPLICE LENGTH	TOP BARS	19	25	31	37	54	62	70	79	87
	OTHERS	15	19	24	29	42	48	54	61	67
CLASS B SPLICE LENGTH	TOP BARS	24	32	40	48	70	80	91	102	113
	OTHERS	19	25	31	37	54	62	70	79	87

NOTES: (Apply to both 3000 PSI and 4000 PSI concrete)

1. All splice lengths shall be Class B unless noted otherwise.
2. Tabulated values are based on Grade 60 reinforcing bars and normal weight concrete.
3. Tension development lengths and tension lap splice lengths are calculated per ACI 318-05, Sections 12.2.5, respectively. Tabulated values for beams and columns are based on transverse reinforcing and concrete cover meeting minimum code requirements. Lengths are in inches.
4. Top bars are horizontal bars with more than 12 inches of concrete cast below the bars.
5. Splice and development lengths in this schedule are based on Case 1 per CRSI (1996):
   Beams or Columns: Cover at least 1.0 bar diameter and C.C. spacing at least 2.0 bar diameter
   All Others: Cover at least 1.0 bar diameter and C.C. spacing at least 3.0 bar diameter.

1 REINFORCING DEVELOPMENT AND SPLICING

1"=1'-0"

SECTION 1: SLAB-ON-GRADE NOTES

1. Slab-on-grade construction should conform with the recommendation and requirements set forth in the latest release of ACE 302 guide for concrete floor and slab construction.
2. Refer to the General Notes, the Specifications, and the Drawings for sub-floor drainage system, subgrade preparation, and / or mud slab and vapor retarder requirements.
3. The subgrade shall be free of standing water at the time of concrete placement.
4. Refer to Plans fo slab thickness ('T') and reinforcement (WWF or reinforcement bars). Refer to Specifications for fiber reinforcement to be incorporated in concrete mix, if any. Where present, reinforcing bars shall be chaired by soil supported slab bolsters.
5. Provide (2) #5 x 6 foot at all re-entrant corners and other similar slab discontinuities.
6. Unless shown otherwise on the Drawings, provide control and / or construction joints at every column line and in between the columns such that the joint spacing does not exceed 36 x ('T') U.N.O. The resulting panels should be approximately square.

SECTION 2: CONSTRUCTION JOINT NOTES

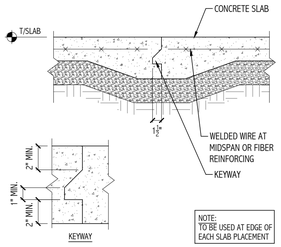
1. Break the bond between new and previously placed slabs by spraying or painting the exposed side of the joint with a curing compound, asphaltic emulsion, or form oil.

SECTION 3: CONTROL JOINT NOTES

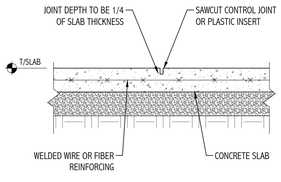
1. For saw-cut control joints, make the saw-cut as soon as the slab is able to support the weight of workers and sawing equipment without damage to the finished surface of the slab, but within 24 hours.
2. Depth of saw-cut should be 1-1/4 inch if produced using the early entry dry-cut process and 'T'/4 (1 inch minimum) if produced using the conventional wet-cut process.
3. Refer to specifications regarding epoxy resin or elastomeric sealant requirements fill control joints.

SECTION 4: FORMED CONTROL JOINT OPTION NOTES

1. Form control joints by inserting a pre-molded strip into the fresh concrete until the top surface of the strip is flush with the top surface of the slab.
2. Tool the slab edges round on each side of the insert, 1/8 inch maximum radius.
3. After the concrete has cured, remove the inserts and clean the groove of loose debris.



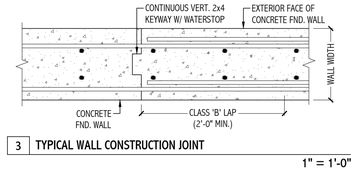
SLAB CONSTRUCTION JOINT



SLAB CONTROL JOINT

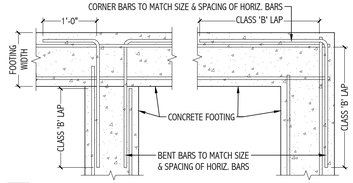
2 TYPICAL SLAB JOINTS

1" = 1'-0"



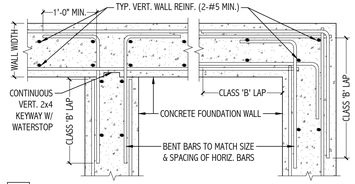
3 TYPICAL WALL CONSTRUCTION JOINT

1" = 1'-0"



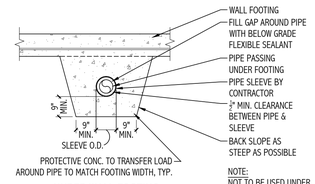
4 TYPICAL FOOTING REINFORCING

1" = 1'-0"

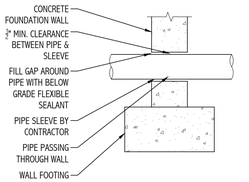


5 TYPICAL WALL REINFORCING

1" = 1'-0"



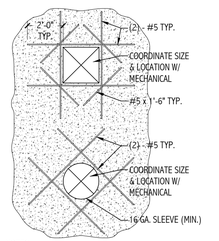
UNDER WALL FOOTING



THROUGH WALL

6 TYPICAL PIPE CROSSING FOUNDATION WALL

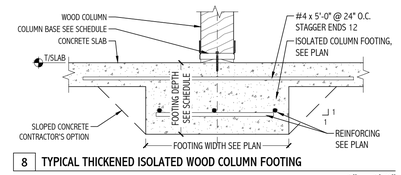
1" = 1'-0"



NOTES:
1. APPLIES TO 24" (MAX.) OPENINGS THROUGH FND. WALL.
2. TOP OF OPENING TO BE 24" (MIN.) FROM TOP OF WALL.
3. REINFORCING LAYERS TO MATCH FND. WALL.
4. USE 90° STANDARD HOOK AT CORNERS & ENDS OF WALL.

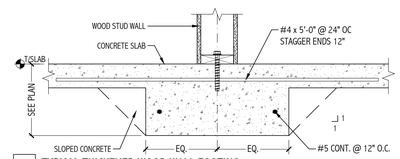
7 TYP. CONCRETE WALL PENETRATION

1/4" = 1'-0"



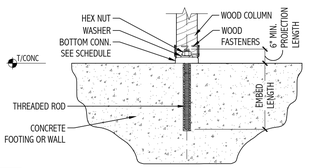
8 TYPICAL THICKENED ISOLATED WOOD COLUMN FOOTING

1" = 1'-0"



9 TYPICAL THICKENED WOOD WALL FOOTING

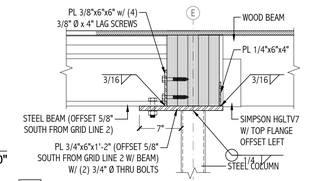
1" = 1'-0"



10 TYPICAL COLUMN ANCHORAGE

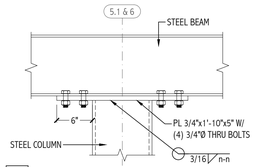
1" = 1'-0"

CONN TYPE	WOOD FASTENERS	THREADED ROD Ø (IN.)	EMBED LENGTH (IN.)	EPOXY TYPE
SIMPSON ABA44	(6) - 10d	1/2	4 1/4	HILTI HIT-RE 500
SIMPSON ABA66	(8) - 16d	5/8	5	HILTI HIT-RE 500
SIMPSON ABU88	(18) - 16d	(2) - 5/8	6 5/8	HILTI HIT-RE 500



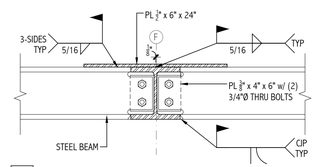
13 BEAM TO COLUMN CONNECTION

1" = 1'-0"



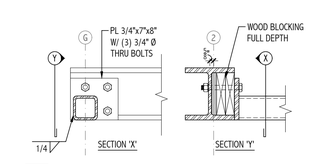
15 MOMENT CONNECTION

1" = 1'-0"



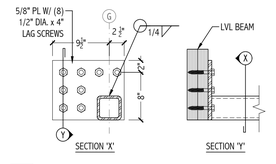
17 MOMENT CONNECTION

1" = 1'-0"



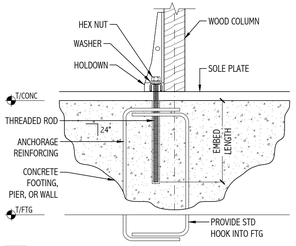
19 BEAM CONNECTION

1" = 1'-0"



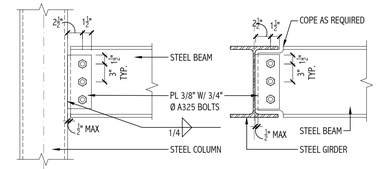
20 BEAM CONNECTION

1" = 1'-0"



11 TYPICAL HOLDOWN ANCHORAGE

1" = 1'-0"

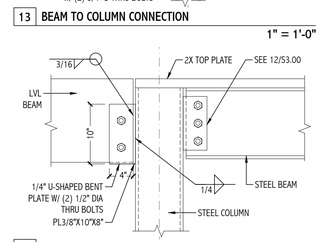


1. ALL FRAMING CONNECTIONS TO CONFORM TO SCHEDULE ABOVE UNLESS DETAILED OTHERWISE ON PLANS
2. Leh=1-1/2", Lev= 1-1/4" MINIMUM ANGLES AND BEAM
3. PROVIDE STANDARD OR SHORT-SLOTTED HOLES IN PLATE.
4. # OF BOLTS PER ROW APPLIES FOR W, S, OR C STEEL SHAPES.

BEAM SIZE	# OF BOLTS
W8,W10	2
W12,W14	3

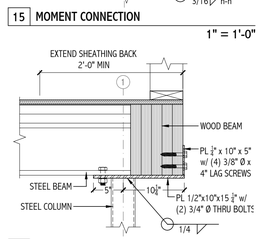
12 TYPICAL SINGLE PLATE BEAM CONNECTIONS

1" = 1'-0"



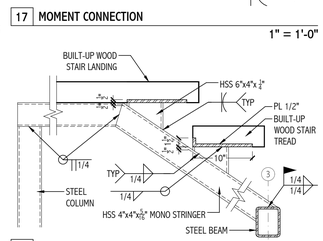
14 BEAM TO COLUMN CONNECTION

1" = 1'-0"



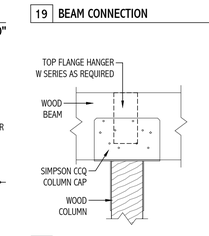
16 BEAM TO COLUMN CONNECTION

1" = 1'-0"



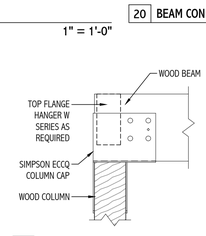
18 STAIR STRINGER CONNECTION

1" = 1'-0"



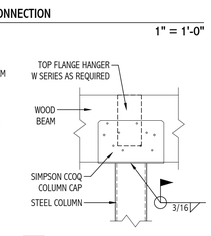
21 TYPICAL BEAM TO COLUMN

1" = 1'-0"



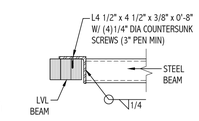
22 TYPICAL BEAM TO COLUMN

1" = 1'-0"



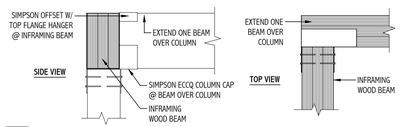
23 TYPICAL BEAM TO COLUMN

1" = 1'-0"



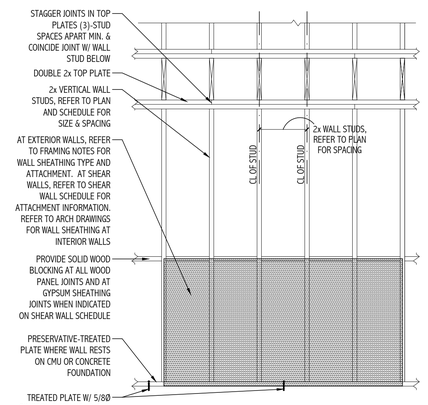
24 BEAM CONNECTION

1" = 1'-0"



25 MULTIPLE BEAMS AT CORNER COLUMN

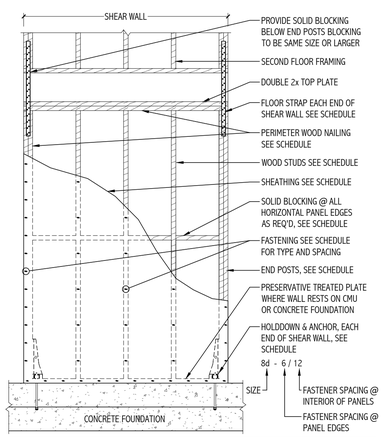
1" = 1'-0"



CONTRACTOR OPTION:
WOOD SHEATHING MAY BE ORIENTED W/ LONG DIMENSION VERTICAL- OPPOSITE WHAT IS SHOWN ON DETAIL.

26 TYPICAL WOOD BEARING WALL

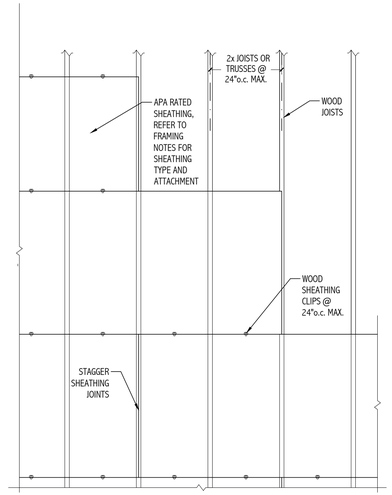
N.T.S.



NOTES:
TYPICAL DETAILS SHOWN WITH PLYWOOD OR OSB SHEATHING. GYPSUM BOARD SHEAR WALLS SIMILAR, SEE SCHEDULE FOR FASTENERS AND SPACING.
CONTRACTOR OPTION:
WOOD SHEATHING MAY BE ORIENTED W/ LONG DIMENSION VERTICAL-OPPOSITE WHAT IS SHOWN ON DETAIL.

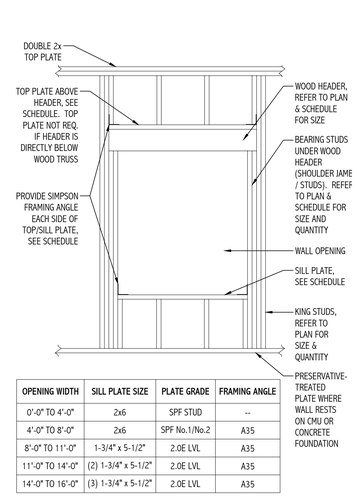
27 TYPICAL WOOD SHEAR WALL

N.T.S.



28 TYPICAL WOOD DECK ATTACHMENT

N.T.S.



OPENING WIDTH	SILL PLATE SIZE	PLATE GRADE	FRAMING ANGLE
0'-0" TO 4'-0"	2x6	SPF STUD	--
4'-0" TO 8'-0"	2x6	SPF No.1/No.2	A35
8'-0" TO 11'-0"	1-3/4" x 5-1/2"	2.0E LVL	A35
11'-0" TO 14'-0"	(2) 1-3/4" x 5-1/2"	2.0E LVL	A35
14'-0" TO 16'-0"	(3) 1-3/4" x 5-1/2"	2.0E LVL	A35

29 TYP. FRAMING AROUND AN OPENING IN WOOD STUD BEARING WALL

N.T.S.

TYPICAL FASTENING SCHEDULE		
CONNECTION TYPE:	**NAILING - COMMON NAILS: (UNLESS OTHER CONNECTION IS REQUIRED)**	**NAILING - STRIP NAILS: (UNLESS OTHER CONNECTION IS REQUIRED)**
DOUBLE TOP PLATES, FACE NAIL DOUBLE TOP PLATES, LAP SPLICE, FACE NAIL TOP PLATES, LAPS & INTERSECTIONS, FACE NAIL	16d COMMON (3-1/2" x 0.135") @ 16"o.c. (8) 16d COMMON (3-1/2" x 0.162") (2) 16d COMMON (3-1/2" x 0.162")	3" x 0.131" @ 12"o.c. (12) 3" x 0.161" (3) 3" x 0.161"
TOP PLATE TO STUD, END NAIL CONT HEADER TO STUD, TOENAIL STUD TO SOLE PLATE	(2) 16d COMMON (3-1/2" x 0.162") (4) 8d COMMON (2-1/2" x 0.131") (4) 8d COMMON (2-1/2" x 0.131"), TOENAIL OR (2) 16d COMMON (3-1/2" x 0.162"), END NAIL	3" x 0.131" -- (4) 3" x 0131" TOENAIL (3) 3" x 0.131" END NAIL
BUILT-UP STUD COLUMNS, FACE NAIL BUILT-UP CORNER STUDS & SUPPORT STUDS	10d COMMON (3" x 0.148") @ 16"o.c. STAGGERED 16d COMMON (3-1/2" x 0.162") @ 24"o.c. STAGGERED	3" x 0.131" @ 12"o.c. STAGGERED 3" x 0.131" @ 16"o.c. STAGGERED
CONTINUOUS HEADER, FACE NAIL	16d COMMON (3-1/2" x 0.162") @ 12"o.c. ALONG EACH EDGE	--
PLYWOOD / OSB ROOF SHEATHING (APA RATED) UNLESS NOTED OTHERWISE	8d COMMON (2-1/2" x 0.131") @ 6"o.c. AT SUPPORTED PANEL EDGES 8d COMMON (2-1/2" x 0.131") @ 12"o.c. AT INTERMEDIATE MEMBERS IN FIELD OF PANELS	3" x 0.131" @ 6"o.c. AT SUPPORTED PANEL EDGES 3" x 0.131" @ 12"o.c. AT INTERMEDIATE MEMBERS IN FIELD OF PANELS
JOIST TO SILL OR GIRDER, TOENAIL RIM JOIST TO TOP PLATE, TOENAIL BLOCKING BTWN JOIST / RAFTERS TO TOP PL, TOENAIL	(3) 8d COMMON (2-1/2" x 0.131") 8d COMMON (2-1/2" x 0.131") @ 6"o.c. (3) 8d COMMON (2-1/2" x 0.131")	(3) 3" x 0.131" 3" x 0.131" @ 6"o.c. (3) 3" x 0.131"
JOIST TO RIM BOARD, FACE NAIL SOLE PLATE TO JOIST / BLOCKING, FACE NAIL	(3) 16d COMMON (3-1/2" x 0.162") 16d COMMON (3-1/2" x 0.135") @ 16"o.c.	(4) 3" x 0.131" 3" x 0.131" @ 8"o.c.
FLOOR SHEATHING (APA RATED) UNLESS NOTED OTHERWISE	#8 SCREWS @ 6"o.c. AT SUPPORTED PANEL EDGES #8 SCREWS @ 12"o.c. AT INTERMEDIATE MEMBERS IN FIELD OF PANELS W/ CONSTRUCTION ADHESIVE	#8 SCREWS @ 6"o.c. AT SUPPORTED PANEL EDGES #8 SCREWS @ 12"o.c. AT INTERMEDIATE MEMBERS IN FIELD OF PANELS W/ CONSTRUCTION ADHESIVE

JOHNSEN SCHMALING ARCHITECTS

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12308 N. Corporate Pkwy, Suite 450
Mequon, WI 53092 | 262.236.9372
C4E Project #: 19000.000

PATEL RESIDENCE

6500 North Lake Drive
Fox Point, Wisconsin 53217

BID SET

ISSUANCE AND REVISIONS

03.19.2021	ISSUED FOR BIDDING

DATE: 03.19.2021

TYPICAL CONCRETE, STEEL, AND WOOD FRAMING DETAILS

S3.00

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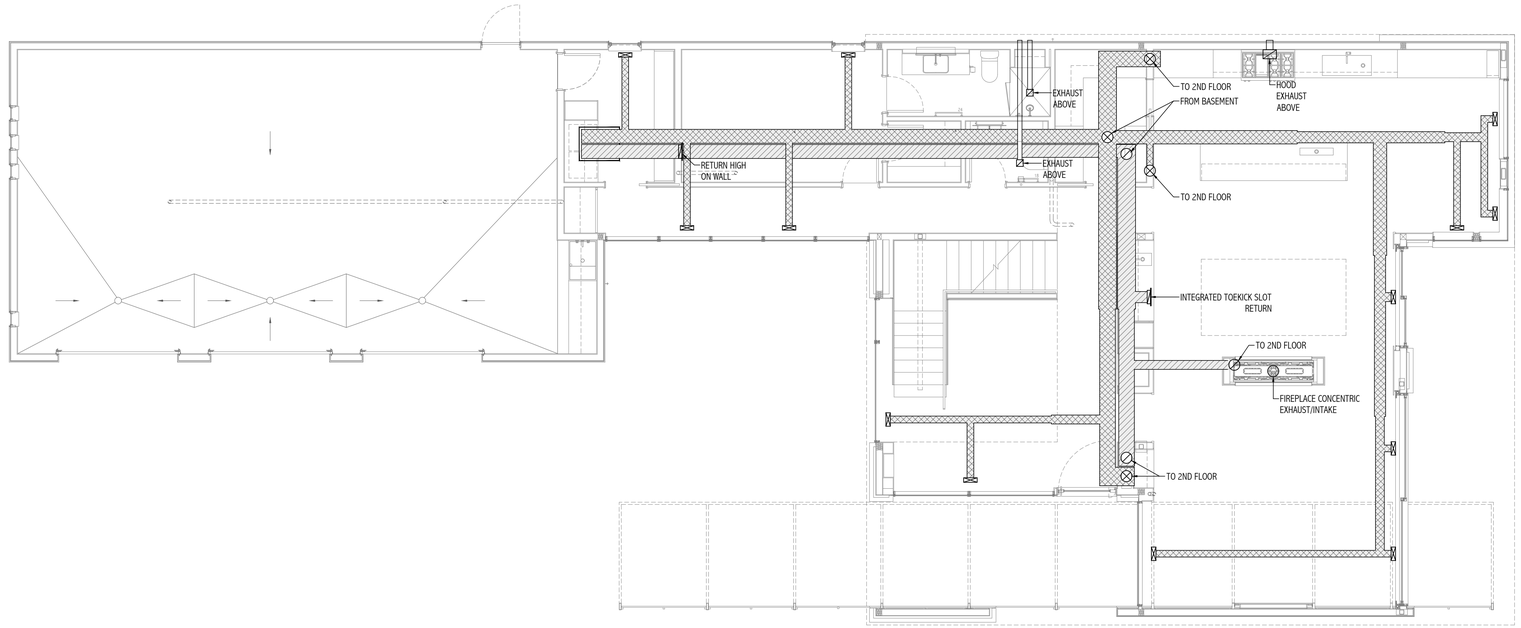
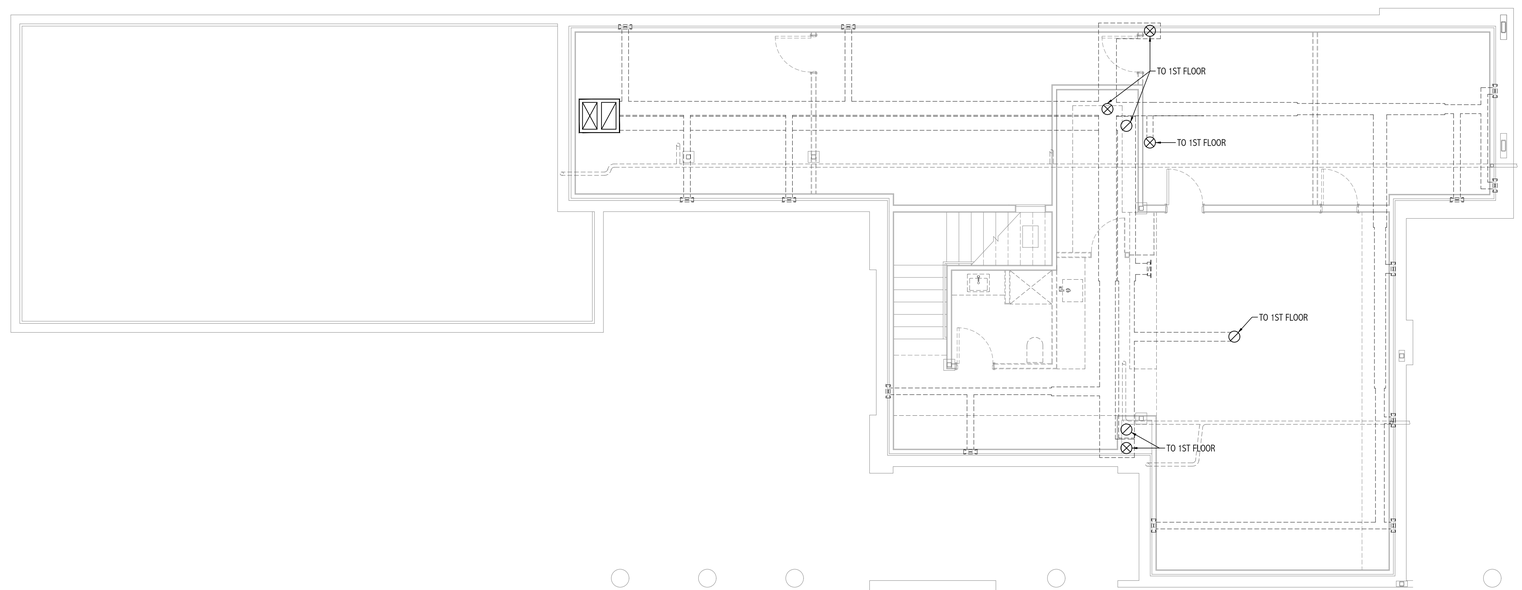


2 FIRST FLOOR CONCEPTUAL MECHANICAL PLAN

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



KEY

- HORIZ. SUPPLY RUN
- HORIZ. RETURN RUN
- HORIZ. EXHAUST RUN
- VERT. SUPPLY RUN
- VERT. RETURN RUN
- VERT. EXHAUST RUN
- IN-FLOOR SUPPLY GRILLE
- IN-WALL SUPPLY GRILLE
- IN-WALL RETURN GRILLE
- IN-CEILING RETURN GRILLE
- EXHAUST
- THERMOSTAT
- FURNACE

1 BASEMENT CONCEPTUAL MECHANICAL PLAN

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

BID SET

JOHNSEN SCHMALING
ARCHITECTS

1699 North Astor Street
Milwaukee, Wisconsin 53202
414.287.9000 johnsenschmaling.com

PATEL RESIDENCE

6500 North Lake Drive
Fox Point, Wisconsin 53217

N

ISSUANCE AND REVISIONS

03.19.2021	ISSUED FOR BIDDING

DATE: 03.19.2021

BASEMENT & FIRST FLOOR CONCEPTUAL MECHANICAL PLAN

M1.00

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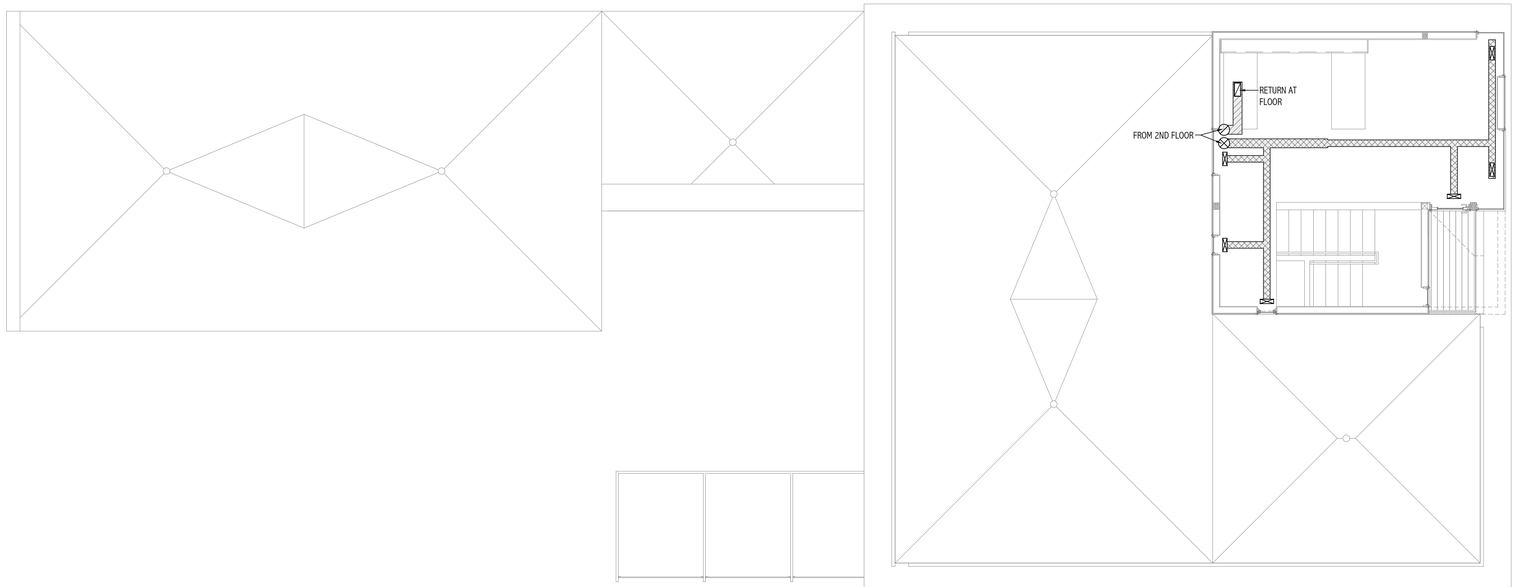
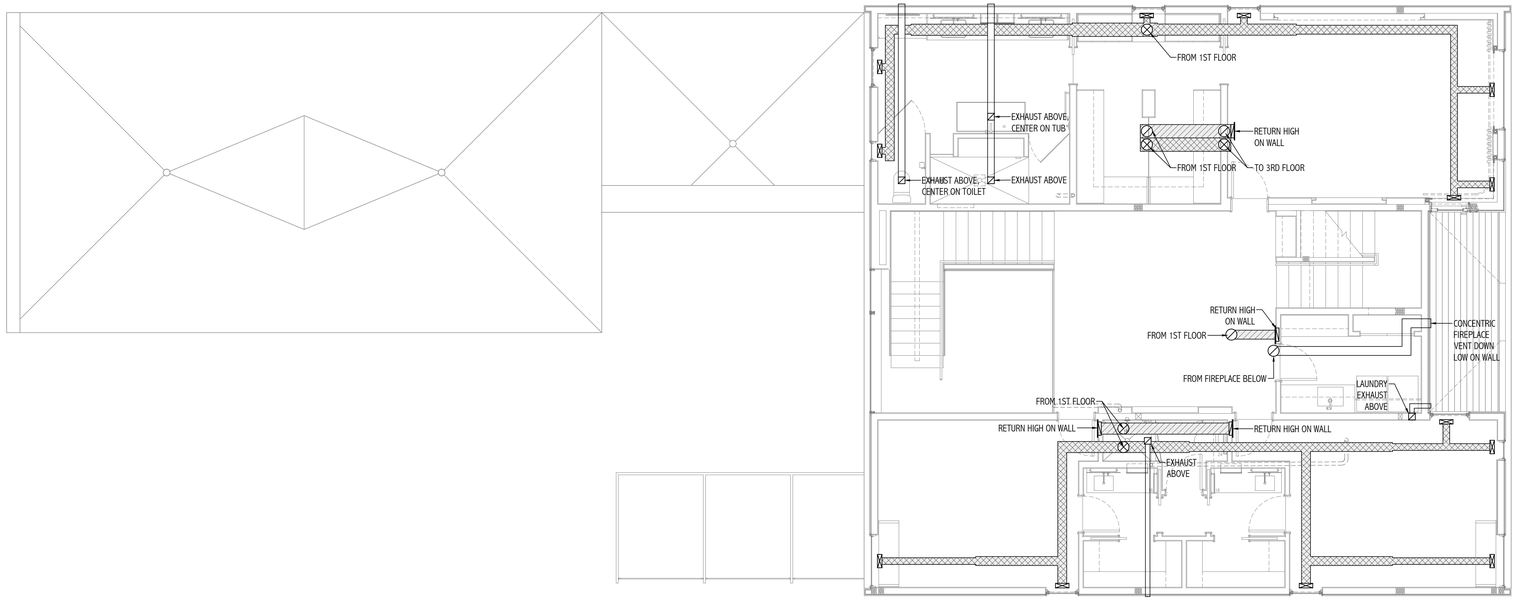


2 THIRD FLOOR CONCEPTUAL MECHANICAL PLAN

3/16" = 1'-0"



KEY

- HORIZ. SUPPLY RUN
- HORIZ. RETURN RUN
- HORIZ. EXHAUST RUN
- VERT. SUPPLY RUN
- VERT. RETURN RUN
- VERT. EXHAUST RUN
- IN-FLOOR SUPPLY GRILLE
- IN-WALL SUPPLY GRILLE
- IN-WALL RETURN GRILLE
- IN-CEILING RETURN GRILLE
- EXHAUST
- THERMOSTAT
- FURNACE

1 SECOND FLOOR CONCEPTUAL MECHANICAL PLAN

3/16" = 1'-0"

BID SET

N

ISSUANCE AND REVISIONS

03.19.2021	ISSUED FOR BIDDING

DATE: 03.19.2021

SECOND & THIRD FLOOR CONCEPTUAL MECHANICAL PLAN

M1.01

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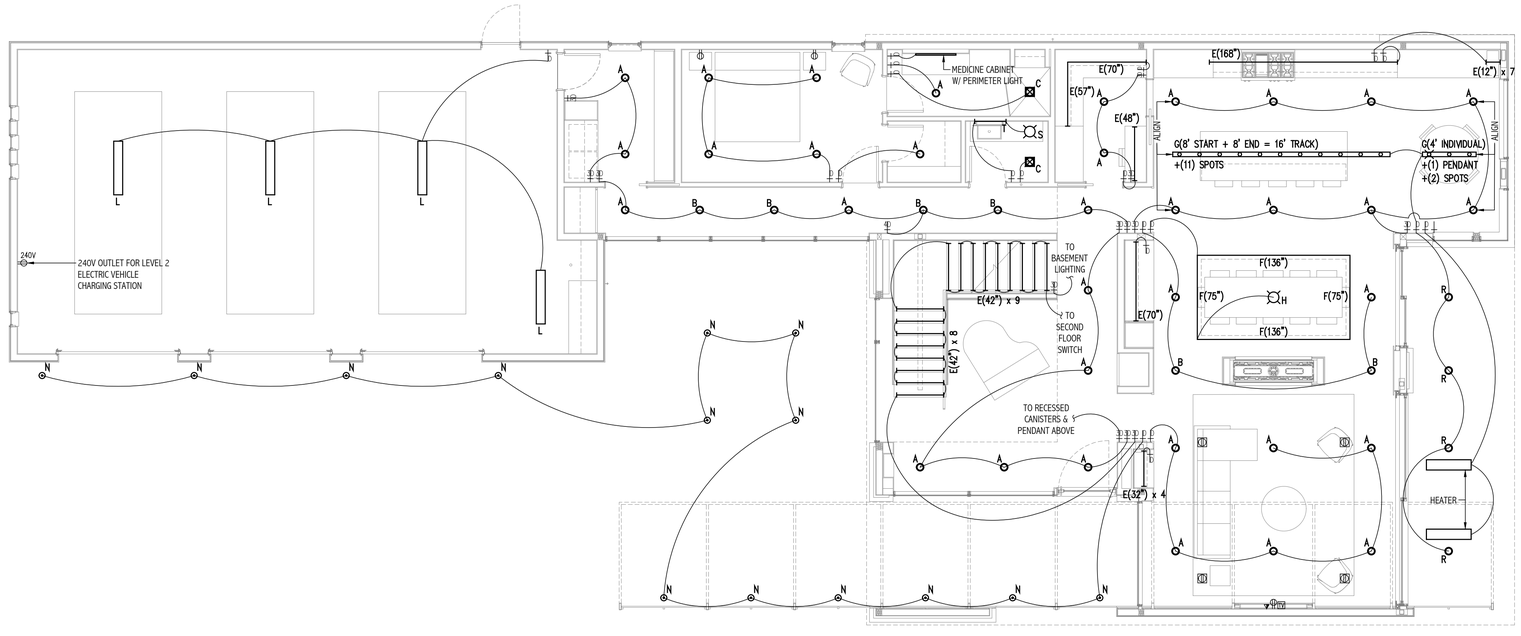


2 FIRST FLOOR CONCEPTUAL LIGHTING PLAN

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

GENERAL NOTES

1. VERIFY ALL FIXTURE SELECTIONS, BULB SELECTIONS, FINISHES, AND QUANTITIES WITH ARCHITECT & OWNER PRIOR TO ORDERING.
2. CONFIRM ALL SWITCH, OUTLET, AND SWITCHED OUTLET LOCATIONS WITH ARCHITECT & OWNER.
3. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING ALL CODE REQUIRED AND PROPER TASK SPECIFIC LIGHTING LEVELS.
4. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING NUMBER AND LOCATIONS OF SMOKE DETECTORS WITH CODE AND/OR FIRE MARSHAL REQUIREMENTS. ALL SMOKE DETECTORS TO BE HARDWIRED WITH BATTERY BACK-UP.
5. SMOKE DETECTORS SHALL BE EQUIPPED WITH CARBON MONOXIDE ALARMS AS REQUIRED BY LOCAL CODES AND AUTHORITIES.
6. ELECTRICAL INSTALLER IS RESPONSIBLE FOR LOCATING REQUIRED OUTLETS BY CODE.
7. ELECTRICAL INSTALLER IS RESPONSIBLE FOR DETERMINING OUTLETS REQUIRED BY CODE TO HAVE GFCI PROTECTION; EVERY REQUIRED LOCATION TO BE GFCI TYPE OUTLET.
8. ALL ELECTRICAL CONNECTIONS AND WIRING TO FOLLOW NEC CIRCUITRY REQUIREMENTS.
9. SWITCHES, DIMMERS, RECEPTACLES, TELEPHONE, CABLE CONTROLS TO BE DECORA STYLE WITH SCREWLESS PLATE COVERS.
10. BUILT-IN SPEAKERS BY OTHERS @ KITCHEN, DINING, LIVING, REAR TERRACE, 2ND FLOOR DEN, MASTER BEDROOM / BATH, & BASEMENT

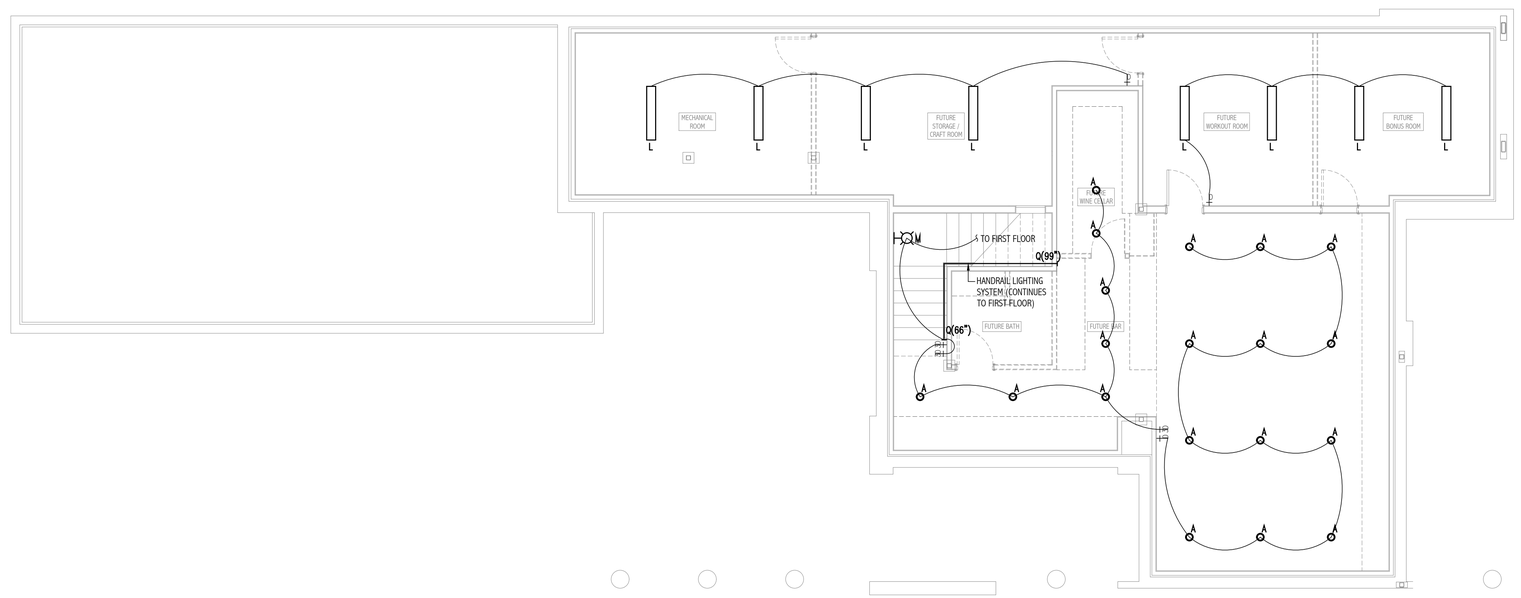
SYMBOL SCHEDULE

- SWITCHED WALL OUTLET
- EXTERIOR GRADE OUTLET
- GFI OUTLET
- FLOOR OUTLET
- CABLE TV JACK
- WALL SWITCH
- DIMMABLE WALL SWITCH
- THREE-WAY WALL SWITCH
- ASTRONOMICAL TIMER SW.
- MOTION SENSOR SWITCH
- EXHAUST FAN/LIGHT
- DIRECTIONAL RECESSED CAN
- RECESSED CAN
- SURFACE MOUNT FIXTURE
- SPEAKER
- PENDANT FIXTURE
- UNDER CABINET LIGHTING
- LINEAR FIXTURE
- WALL MNT. FIXTURE
- IN-GROUND FIXTURE
- SMOKE DETECTOR
- CO DETECTOR
- SERVICE PANEL
- DATA JACK

LIGHTING SCHEDULE

GENERAL NOTES:
- VERIFY ALL QUANTITIES PRIOR TO ORDERING
- PROVIDE AND LOCATE ALL OUTLETS REQUIRED BY CODE

FIXT.	MFG	CATALOG #	TYPE	QTY	NOTES
A	DMF	DRDHNID + DRD2M1093O + DRD2TRIDSWHFL + DRDHX-MUD-FL	4" RECESSED CANISTER W/ MUD-IN FLANGE	102	-
B	DMF	DRDHNID + DRD4M1093OFLW + DRD2TRIDSWHFL + DRDHX-MUD-FL	4" ADJUSTABLE CANISTER W/ MUD-IN FLANGE	6	-
C	PANASONIC	FV-08VRE2 (WHISPER RECESSED LED)	6" RECESSED CANISTER / VENTILATION FAN	4	DIMMABLE
D	LUMINII	KXLC-72-F-SA (EXTRUSION), LL36-30K (STRIP LED)	LINEAR VANITY	8	-
E	LUMINII	KRMC-##-F-SA (RECESSED EXTRUSION), LL36-30K (STRIP LED)	LINEAR UNDERCABINET	-	-
F	LUMINII	K45VC-##-F-SA (CORNER EXTRUSION), LL36-30K (STRIP LED)	LINEAR COVE	-	-
G	TECH LIGHTING	RL53-#-#-O-RL-W + RLS3-G-930-3-W-MOC-GG + 700-FJ-PPR-SS-LED5930	RECESSED LINEAR TRACK W/ MUD-IN FLANGE	-	-
H	T.B.D.	T.B.D.	PENDANT	1	DIMMABLE
J	T.B.D.	T.B.D.	PENDANT	1	DIMMABLE
K	JESCO	SG-LED-36-30-W	SURFACE MOUNT LED	2	MOTION SENSOR
L	METALUX	4WNLED-LD450SLF-UNV-L830 (WNLED)	48" SURFACE MOUNT LED	12	-
M	T.B.D.	T.B.D.	WALL SURFACE MOUNT	1	DIMMABLE
N	WAC	5031-30-BBR	IN-GROUND UPLIGHT	14	-
P	LUXR	M1-R-R-BK-30-30-F	IN-GROUND UPLIGHT	3	-
Q	ILIGHT	HS-W30-C060A-01	HANDRAIL LIGHTING SYSTEM	-	-
R	DMF	DRDHNID + DRD2M1093O + DRD2TRIDSBK	4" RECESSED CANISTER	4	-
S	T.B.D.	T.B.D.	PENDANT OR WALL SCONCE	1	DIMMABLE
T	LUMINII	KBL-F-V-30K-ISPF-IEC-80	FLEXIBLE LED STRIP	1	-



1 BASEMENT CONCEPTUAL LIGHTING PLAN

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

BID SET

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ARCHITECTS

1699 North Astor Street
Milwaukee, Wisconsin 53202
414.287.9000 johnsenschmaling.com

PATEL RESIDENCE

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Fox Point, Wisconsin 53217

N

ISSUANCE AND REVISIONS

03.19.2021	ISSUED FOR BIDDING

DATE: 03.19.2021

BASEMENT & FIRST FLOOR CONCEPTUAL LIGHTING PLAN

E1.00

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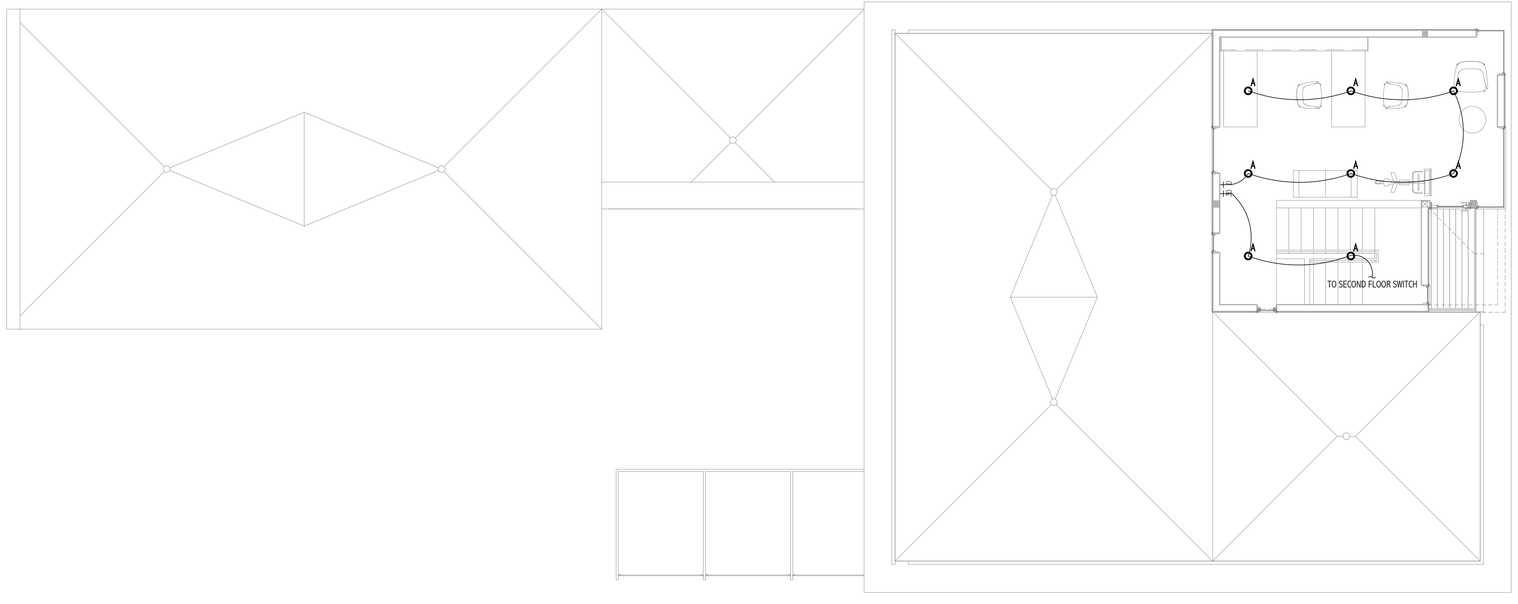

2 THIRD FLOOR CONCEPTUAL LIGHTING PLAN

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- PENDANT FIXTURE
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LIGHTING SCHEDULE

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B	DMF	DRDHNID + DRD4M10930FLW + DRD2TRIDSWHFL + DRDHX-MUD-FL	4" ADJUSTABLE CANISTER W/ MUD-IN FLANGE	6	-
C	PANASONIC	FV-08VRE2 (WHISPER RECESSED LED)	6" RECESSED CANISTER / VENTILATION FAN	4	DIMMABLE
D	LUMINII	KXLC-72-F-SA (EXTRUSION), LL36-30K (STRIP LED)	LINEAR VANITY	8	-
E	LUMINII	KRMC-##-F-SA (RECESSED EXTRUSION), LL36-30K (STRIP LED)	LINEAR UNDERCABINET	-	-
F	LUMINII	K45VC-##-F-SA (CORNER EXTRUSION), LL36-30K (STRIP LED)	LINEAR COVE	-	-
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L	METALUX	4WNLED-LD450SLF-UNV-L830 (WNLED)	48" SURFACE MOUNT LED	12	-
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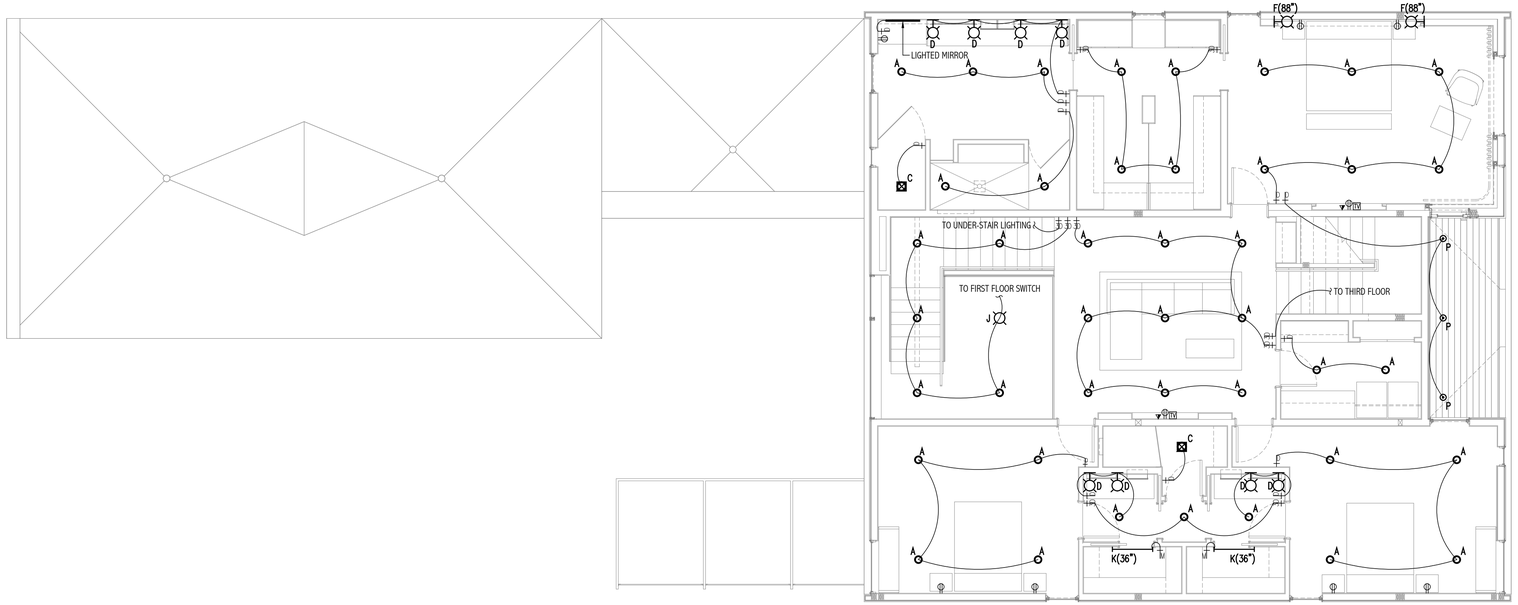
N	WAC	5031-30-BBR	IN-GROUND UPLIGHT	14	-
P	LUXR	M1-R-R-BK-30-30-F	IN-GROUND UPLIGHT	3	-
Q	ILIGHT	HS-W30-C060A-01	HANDRAIL LIGHTING SYSTEM	-	-
R	DMF	DRDHNID + DRD2M10930 + DRD2TRIDSBK	4" RECESSED CANISTER	4	-
S	T.B.D.	T.B.D.	PENDANT OR WALL SCONCE	1	DIMMABLE
T	LUMINII	KBL-F-V-30K-ISPF-IEC-80	FLEXIBLE LED STRIP	1	-



1 SECOND FLOOR CONCEPTUAL LIGHTING PLAN

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

BID SET

N

ISSUANCE AND REVISIONS

03.19.2021	ISSUED FOR BIDDING

DATE: 03.19.2021

SECOND & THIRD FLOOR CONCEPTUAL LIGHTING PLAN

E1.01

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VILLAGE OF FOX POINT

VILLAGE OF FOX POINT
7200 N Santa Monica Blvd
Fox Point, WI 53217
(414) 247-6622
www.villageoffoxpoint.com

Permit Number:
B14559

OFFICE USE ONLY
Issued Date 10-20-21
Zoning A-1, 85'

BUILDING PERMIT

Job Address 6500 N. Lake Dr., Fox Point, WI 53217	**Building Type:** Residential - ~~Commercial~~
Description of Work This project will consist of replacing an existing single-family dwelling with a new 3-story single-family dwelling (4 bedroom / 3.5 bath) with a full basement and attached 3-car garage.	
Estimated Cost of Project $ 1,286,238.57	

Owner/Occupant	
Contact Name Mona & Parag Patel	Business Name
Address 913 East Reservoir Avenue	City/State/Zip Milwaukee, Wisconsin 53212
Phone 847.530.1079	Email paragpatelmd@gmail.com

Cautionary Statement required when homeowner is applying for permit*

Contractor	
Company Name Barenz Builders	Contact Name Ronny Barenz
Address N112 W16700 Mequon Road	City/State/Zip Germantown, Wisconsin 53212
Phone 262.253.2282	Email ronnybarenz@barenzbuilders.com
Dwelling Contractor # DC-079500354 ✓	Dwelling Contractor Qualifier # DCQ-11080047 ✓

Square Footage Under Construction				
1st Floor 1,972 gross sf	2nd Floor 1,985 gross sf	Basement 1,968 gross sf	Addition	Garage 1,004 gross sf
	3rd Floor: 413 gross sf			

Description	Rate	Amount
Project - Per $1,000 of estimated cost	$9.50	$12,219.27
Building Board	$75.00	$75.00
Footing early start - $210.00 one and two family; $280.00 commercial		
Plan Review - $250.00 one and two family; New Construction $300.00 plus $27.00/unit commercial; New Construction		$250.00
State Seal	$65.00	$65.00
Razing, Interior Demolition $85.00 minimum plus	$0.12/sqft	$275.00
Moving buildings over public ways $230.00 plus	$0.12/sqft	
Fuel tanks - Per 1,000 gallons	$24.00	
Re-inspection	$100.00	
Other		
Work started without permit **Double Fee**		
Minimum Fee	**$70.00**	
Payable to: Village of Fox Point **Total Permit Fee**		$ 12,884.27

Applicant Signature _____ **Date** August 23rd, 2021

Rev 09/20

ISSUED PERMITS are available on the Village website under *PERMITS & LICENSES*

VILLAGE OF FOX POINT
7200 N. SANTA MONICA BLVD
FOX POINT WI 53217 414-351-8900

Receipt No: 1.056786 Oct 18, 2021

6500 N Lake Dr

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PERMIT	12,884.27
24-44460 BUILDING PERMIT	
Total:	12,884.27
CHECK Check No: 33693	12,884.27
Payor: Barenz Builders	
Total Applied:	12,884.27
Change Tendered:	.00

Duplicate Copy

10/18/2021 1:52 PM

VILLAGE OF FOX POINT
7200 N. SANTA MONICA BLVD
FOX POINT WI 53217 414-351-8900

Receipt No: 1.055485 Feb 4, 2021

6500 N Lake Dr

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PLANS - FILING FEE 24-44440 BUILDING PLANS-FILING FEE	75.00
Total:	75.00
CHECK Check No: 2248 Payor: Johnson Schmaling Architects	75.00
Total Applied:	75.00
Change Tendered:	.00

02/04/2021 2:58 PM

PLAN REVIEW

INSPECTION DEPARTMENT
VILLAGE OF FOX POINT

Letter of Conditional Approval

1) Temporary Occupancy Permits will not be issued.

2) The person picking up this permit is responsible for all contractors calling in requests for final inspections. This includes building, plumbing, heating and electric inspections.

3) Inspections may be completed 48 hours after notification.

4) Complete set of structural plans and truss calculations are required before a rough carpentry inspection will be made. You may proceed until then at your own risk.

5) A certification of insulation is required before an occupancy permit will be issued.

6) SPS 322.20(6)-A permanent certificate shall be posted on or adjacent to the electrical panel. The certificate shall be printed from the REScheck or REM/Rate software programs.

7) SPS 321.09-An interconnected smoke detector is required in each bedroom, outside each group of bedrooms, and on each other floor. On floor levels that contain one or more sleeping areas, the alarm shall be installed outside of the sleeping area, within 21 feet of the centerline of the door opening to any sleeping area and in an exit path from any sleeping area. All required detectors shall be powered by the building electrical system and battery backup.

8) SPS 321.097-An interconnected carbon monoxide detector is required on each floor level including the basement. On floor levels that contain one or more sleeping areas, the alarm shall be installed outside of the sleeping area, within 21 feet of the centerline of the door opening to any sleeping area and in an exit path from any sleeping area. All required detectors shall be powered by the building electrical system and battery backup. They shall be listed and labeled identifying conformance with UL 2034.

9) SPS 321.08(1)-Beams, columns and bearing walls that are exposed to the garage and provide support for separated spaces shall be protected by a minimum 45-minute fire-resistive rated protection. This includes scuttle access door which should be permanently installed with hardware that will maintain it in the closed position when not in use.

10) SPS 321.125-Provide erosion control practices such as silt fences, straw bales, and tracking pad, prior to excavation. Erosion control practices to remain until a cover

Letter of Conditional Approval

growth is established of at least 70%.

11) SPS 321.30(8)-Chimney caps shall have a minimum thickness of 2 inches, shall slope outwards away from the flue, and shall provide a one-inch overhang and drip edge on all sides.

12) SPS 321.03(6)-Nominal size of the net clear window opening for second floor egress windows shall be at least 20" by 24" irrespective of height or width.

13) SPS 321.08(1)-The walls and ceilings between an attached garage and any portion of the dwelling, including attic and soffit areas, shall be ¾ hr. fire resistive construction.

14) SPS 321.32-Factory built fireplaces to be tested and listed by nationally recognized testing agency and installed to their specifications.

15) One full bathroom to provide 32" access to all plumbing fixtures.

16) SPS321.035(1)-At least one full bathroom door, including doors or openings to a sink, toilet, tub or shower, shall be at least 80 inches high and provide either a net clear opening width of 30 inches or be a 32 inch door. If this bathroom is accessible only through a bedroom, the bedroom door shall meet the minimum width requirements. (2) If one or more full bathrooms are provided on the first floor, the bathroom meeting the requirements under this section shall be on the first floor.

17) SPS 321.26(7), (8)-Install weep holes and flashing in masonry veneers.

18) Note requirements on heat calculations.

19) SPS 321.035(1)-At least fifty percent of bedroom doors shall be at least 80 inches high and provide either a net clear opening width of 30 inches or be a 32-inch door.

20) SPS 321.03(5), (6)-Exits from basements with bedrooms shall follow this requirement.

21) Electric, plumbing, and heating permits are required.

22) Grading, drainage and erosion control permit is required. Contact Scott Brandmeier: 414-351-8900.

PLAN REVIEW

INSPECTION DEPARTMENT
VILLAGE OF FOX POINT

Letter of Conditional Approval

23) Fill permits. Contact Scott Brandmeier: 414-351-8900.

24) Grading will need an as-built plan to reflect grading at final. Must be complete before Occupancy Permit.

25) Certification of height and location of footings are required before the footing inspection will be made. ***Form available online (Permits & Licenses)***

26) Tree protection to be in place and inspected prior to excavation.

27) SPS 382.36 Downspouts which are buried for dispersal is storm sewer piping. A plan is required and this installation must be done by a properly licensed plumbing contractor.

28) SPS 323.02(3)-Passive intake air ducts providing makeup air for intermittent exhaust fans shall be sized to provide at least 40% of the total air that would be exhausted with all intermittent exhaust ventilation in the dwelling operating simultaneously.

29) SPS 322.38(4)-Vapor retarder is prohibited on an insulated frame wall constructed in front of a concrete or masonry wall which is below grade to any extent.

30) SPS 322.40(2)-Indoor design temperatures. Unheated, non-habitable basement areas shall use a heating design temperature of less than 50°F. All other areas of a dwelling shall use a heating design temperature of 70°F.

31) SPS 323.06-Combustion air required for gas fired equipment.

32) SPS 323.02(3)-Rooms with toilets, tubs or showers shall be provided with an exhaust fan capable of exhausting 50cfm per minute.

33) SPS 321.05(3)-Safety glass required at bathroom tubs and showers and exits.

34) Follow submitted plan for wall bracing.

35) SPS 321.05(2)-Provide natural ventilation by means of openable doors or windows at the rate of 3.5% of the net floor area of the space. Balanced mechanical ventilation may be

Letter of Conditional Approval

provided in lieu of openable windows or doors provided the system is capable of providing at least one air change per hour of fresh outside air while the room is occupied.

36) Provide construction drawings to include sizes for the ledgers, joists, beams, posts, hangers, railings, stairs, decking materials, etc. Also, provide engineering/calculations on the concrete pier footings before footing inspection.

37) Provide building plans for deck including footings and sizes.

38) All construction shall meet current code.

39) NFPA 10.15.1.2-Household cooking appliances shall have a vertical clearance above the cooking top of not less than 30 inches to combustible material.

40) Final Inspection-Plumbing, carpentry and heating inspections must be done at the same time. Please make sure all contractors contact us for final inspection.

41) SPS 321.18-Foundation walls to meet unbalanced fill.

42) IAPMO certificates or A112.18.3 needed for all hand showers and pullout or side spray faucets except the one with the ASSE 1014.

43) Footing and foundations to follow ACI 322-14 & ACI 530-13.

44) 745-7-Driveway, walks shall not be closer than three feet to property line.

VILLAGE OF FOX POINT
BUILDING BOARD MINUTES

A meeting of the Building Board was held via Zoom, on Wednesday, February 10, 2021, at 5:00 pm. Those present included:

Justin Racinowski
Jeff Weber
Matt Amman
Kristin Dufek
Lori Rosenthal
Michael Rakow

Notice of the meeting was provided to the North Shore Now and to all others as required by State open meeting laws and posted on the official bulletin boards.

MINUTES

Motion was made by Matt Amman to approve the minutes from January 14, 2021. Motion was seconded by Kristin Dufek. Motion Passed.

AGENDA

- **Lisa Sumner, 7720 N Fairchild Rd, proposed patio door.** It was the consensus of the Building Board to approve as submitted subject to window color to match existing house.
- **North Shore Center Partners, 8617 N Port Washington Rd, proposed master sign plan.** It was the consensus of the Building Board to approve as submitted subject to consultation with Village Attorney on Chapter 540-5B.
- **Greg Parrish, 8015 N Whitney Rd, proposed second floor addition.** It was the consensus of the Building Board to approve as submitted.
- **Parag Patel, 6500 N Lake Dr, proposed new single family home.** It was the consensus of the Building Board to approve as submitted.
- **Jane Geers, 411 E Bradley Rd, proposed new single family home.** It was the consensus of the Building Board to deny for the redesign of the exterior.

ADJOURN

Motion to adjourn Building Board was made by Kristin Dufek. Motion seconded by Jeff Weber. Motion Passed. Building Board adjourned at 6:30 pm.

Respectfully Submitted,

Michael Rakow
Building Inspector
Village of Fox Point

SITE INFO

SUBDIVISION
LOT NO.:
BLOCK NO.:
ZONING DISTRICT:

SETBACKS:
FRONT: 30
REAR:
LEFT: 15
RIGHT: 15

PARCEL NO.

INSPECTIONS

PHASE	ROUGH	FINAL	EROSION
FOOTING			
FOUNDATION			
BSMT DRAIN TILES			
CONSTRUCTION			
PLUMBING			
HEAT/VENT/AC			
ELECTRICAL			
INSULATION			
OCCUPANCY			

CONTRACTORS

TYPE	NAME	CREDENTIAL #	PHONE
Dwelling Contractor	BARENZ BUILDERS INC	5990	(262) 253-2282
Dwelling Contractor Qualifier	RONALD JOHN BARENZ JR	1089637	(262) 689-5339
HVAC Contractor	INTERSTATE HEATING CO INC	1528	
Electrical Contractor	ALLIANCE ELECTRICAL CONTRACTORS INC	1104947	
Master Electrician	MICHAEL J SCHULIST	160376	
Master Plumber	SCOTT R PLUCINSKI	3830	

Work shall not proceed until the inspector has approved the various stages of construction or two business days have been elapsed since the day of inspection request. This permit will expire in 24 months after the date of issuance if the building's exterior has not been completed. **Keep this card posted until final inspection has been made.** (WI Stats. 101.63)

WISCONSIN UNIFORM

BUILDING PERMIT

#: B-14559

WISCONSIN UNIFORM BUILDING PERMIT SEAL 526675

526675

Constr.	HVAC	Elect	Plumb	Erosion
X				X

Project:

Issued To	OWNER (AGENT): Parag & Mona Patel PHONE: (847) 530-1079 BUILDING SITE ADDRESS: 6500 North Lake Drive CITY, VILLAGE, TOWN: Fox Point

Issued By	PERSON ISSUING: Michael Rakow CERT. NO: 931387 DATE ISSUED: 2021-10-20 PHONE: (414) 247-6622

Comments:

See letter of conditional approval

NOTICE OF NONCOMPLIANCE: This issuing jurisdiction shall notify the applicant in writing of any violations to be corrected. All cited violation, except erosion control ones, shall be corrected within 30 days of notification, unless extension time is granted.

AUER STEEL
SERVING SINCE 1940 & HEATING SUPPLY CO.

Date: August 16, 2021

To: Interstate Heating

Barenz Builders

Subject: Patel Residence

In order for this house to pass the 2009 IECC Code, the following conditions were used in figuring the heat loss:

- The **full** foundation wall measured from the top of the wall down to the basement floor is insulated with **1.5" Styrofoam (R-7.5)** or greater.
- Exterior walls are insulated with **R-19** or greater.
- The ceiling is insulated with **R-50** or greater.
- Windows and patio doors are **Low – E** glass with a U-value of **0.30** (R-3.33) and a minimum SHGF value of **0.40** or greater.

- TOTAL HEAT LOAD: 87,987 BTUH

Thank you,

Ethan Kriederman

Ethan Kriederman

CONDITIONALLY APPROVED
CONTINGENT UPON COMPLIANCE WITH ALL CODES
VILLAGE OF FOX POINT
10-20-21

REScheck Software Version 4.7.1

Compliance Certificate

Project AUER STEEL SUPPLY AND HEATING - 210502 - ETHAN KRIEDERMAN

Energy Code:	**2009 IECC**
Location:	**Fox Point, Wisconsin**
Construction Type:	**Single-family**
Project Type:	**New Construction**
Orientation:	**Bldg. faces 0 deg. from North**
Conditioned Floor Area:	**6,067 ft2**
Glazing Area	**29%**
Climate Zone:	**6 (6804 HDD)**
Permit Date:	
Permit Number:	

Construction Site:

Owner/Agent:
PATEL RESIDENCE
THREE STORY

Designer/Contractor:
INTERSTATE HEATING
BARENZ BUILDERS

Compliance: Passes using UA trade-off

Compliance: **4.0% Better Than Code** Maximum UA: **734** Your UA: **705**

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules. It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	U-Factor	UA
Ceiling 1: Raised or Energy Truss	462	50.0	0.0	0.020	9
Wall 1: Wood Frame, 16" o.c. Orientation: Front	198	19.0	0.0	0.060	10
Window 1: Metal Frame with Thermal Break:Double Pane with Low-E Orientation: Front	12			0.300	4
Door 1: Glass Orientation: Front	20			0.300	6
Wall 2: Wood Frame, 16" o.c. Orientation: Right side	189	19.0	0.0	0.060	6
Window 2: Metal Frame with Thermal Break:Double Pane with Low-E Orientation: Right side	87			0.300	26
Wall 3: Wood Frame, 16" o.c. Orientation: Back	198	19.0	0.0	0.060	10
Window 3: Metal Frame with Thermal Break:Double Pane with Low-E Orientation: Back	30			0.300	9
Wall 4: Wood Frame, 16" o.c. Orientation: Back	189	19.0	0.0	0.060	9
Window 4: Metal Frame with Thermal Break:Double Pane with Low-E Orientation: Back	40			0.300	12
Ceiling 2: Raised or Energy Truss	1,409	50.0	0.0	0.020	28
Wall 5: Wood Frame, 16" o.c. Orientation: Front	432	19.0	0.0	0.060	22
Window 5: Metal Frame with Thermal Break:Double Pane with Low-E Orientation: Front	40			0.300	12

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	U-Factor	UA
Door 2: Glass Orientation: Front	20			0.300	6
Wall 6: Wood Frame, 16" o.c. Orientation: Right side	396	19.0	0.0	0.060	17
Window 6: Metal Frame with Thermal Break:Double Pane with Low-E Orientation: Right side	116			0.300	35
Wall 7: Wood Frame, 16" o.c. Orientation: Back	432	19.0	0.0	0.060	24
Window 7: Metal Frame with Thermal Break:Double Pane with Low-E Orientation: Back	40			0.300	12
Wall 8: Wood Frame, 16" o.c. Orientation: Left side	396	19.0	0.0	0.060	19
Window 8: Metal Frame with Thermal Break:Double Pane with Low-E Orientation: Left side	87			0.300	26
Floor 1: All-Wood Joist/Truss:Over Unconditioned Space	200	30.0	0.0	0.033	7
Wall 9: Wood Frame, 16" o.c. Orientation: Front	432	19.0	0.0	0.060	10
Window 9: Metal Frame with Thermal Break:Double Pane with Low-E Orientation: Front	240			0.300	72
Door 5: Glass Orientation: Front	20			0.300	6
Wall 10: Wood Frame, 16" o.c. Orientation: Right side	396	19.0	0.0	0.060	10
Window 10: Metal Frame with Thermal Break:Double Pane with Low-E Orientation: Right side	183			0.300	55
Door 4: Glass Orientation: Right side	40			0.300	12
Wall 11: Wood Frame, 16" o.c. Orientation: Back	432	19.0	0.0	0.060	23
Window 11: Metal Frame with Thermal Break:Double Pane with Low-E Orientation: Back	50			0.300	15
Wall 12: Wood Frame, 16" o.c. Orientation: Left side	396	19.0	0.0	0.060	13
Window 12: Metal Frame with Thermal Break:Double Pane with Low-E Orientation: Left side	152			0.300	46
Door 3: Solid Orientation: Left side	20			0.200	4
Basement Wall 1: Solid Concrete or Masonry Orientation: Front Wall height: 8.0' Depth below grade: 7.3' Insulation depth: 8.0'	576	0.0	7.5	0.070	40
Basement Wall 2: Solid Concrete or Masonry Orientation: Right side Wall height: 8.0' Depth below grade: 7.3' Insulation depth: 8.0'	352	0.0	7.5	0.070	25
Basement Wall 3: Solid Concrete or Masonry Orientation: Back Wall height: 8.0' Depth below grade: 7.3' Insulation depth: 8.0'	576	0.0	7.5	0.070	40
Basement Wall 4: Solid Concrete or Masonry Orientation: Left side Wall height: 8.0' Depth below grade: 7.3' Insulation depth: 8.0'	352	0.0	7.5	0.070	25

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2009 IECC requirements in RES*check* Version 4.7.1 and to comply with the mandatory requirements listed in the RES*check* Inspection Checklist.

Ethan Kriederman - Heat Calc Technician	Ethan Kriederman	8/16/2021
Name - Title	Signature	Date

Project Notes:
TOTAL HEAT LOAD: 87,987 BTUH

RES*check* Software Version 4.7.1

Inspection Checklist

Energy Code: 2009 IECC

Requirements: 0.0% were addressed directly in the RES*check* software

Text in the "Comments/Assumptions" column is provided by the user in the REScheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Pre-Inspection/Plan Review	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
103.2 [PR1][1]	Construction drawings and documentation demonstrate energy code compliance for the building envelope.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
103.2, 403.7 [PR3][1]	Construction drawings and documentation demonstrate energy code compliance for lighting and mechanical systems. Systems serving multiple dwelling units must demonstrate compliance with the commercial code.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.6 [PR2][2]	Heating and cooling equipment is sized per ACCA Manual S based on loads per ACCA Manual J or other approved methods.	Heating: Btu/hr____ Cooling: Btu/hr____	Heating: Btu/hr____ Cooling: Btu/hr____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Foundation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1 [FO4][1]	Conditioned basement wall insulation R-value. Where interior insulation is used, verification may need to occur during Insulation Inspection. Not required in warm-humid locations in Climate Zone 3.	R-____	R-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.2 [FO5][1]	Conditioned basement wall insulation installed per manufacturer's instructions.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.2.7 [FO6][1]	Conditioned basement wall insulation depth of burial or distance from top of wall.	____ ft	____ ft	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.2.1 [FO11][2]	A protective covering is installed to protect exposed exterior insulation and extends a minimum of 6 in. below grade.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.8 [FO12][2]	Snow- and ice-melting system controls installed.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.3.4 [FR1][1]	Door U-factor.	U-____	U-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
402.1.1, 402.3.1, 402.3.3, 402.5 [FR2][1]	Glazing U-factor (area-weighted average).	U-____	U-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.1.3 [FR4][1]	U-factors of fenestration products are determined in accordance with the NFRC test procedure or taken from the default table.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.4.4 [FR20][1]	Fenestration that is not site built is listed and labeled as meeting AAMA/WDMA/CSA 101/I.S.2/A440 or has infiltration rates per NFRC 400 that do not exceed code limits.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.4.5 [FR16][2]	IC-rated recessed lighting fixtures sealed at housing/interior finish and labeled to indicate ≤2.0 cfm leakage at 75 Pa.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.2.1 [FR12][1]	Supply ducts in attics are insulated to ≥R-8. All other ducts in unconditioned spaces or outside the building envelope are insulated to ≥R-6.	R-____ R-____	R-____ R-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.2.2 [FR13][1]	All joints and seams of air ducts, air handlers, filter boxes, and building cavities used as return ducts are sealed.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.2.3 [FR15][3]	Building cavities are not used for supply ducts.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.3 [FR17][2]	HVAC piping conveying fluids above 105 ºF or chilled fluids below 55 ºF are insulated to ≥R-3.	R-____	R-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.4 [FR18][2]	Circulating service hot water pipes are insulated to R-2.	R-____	R-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.5 [FR19][2]	Automatic or gravity dampers are installed on all outdoor air intakes and exhausts.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Insulation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
303.1 [IN13][2]	All installed insulation is labeled or the installed R-values provided.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.1.1, 402.2.5, 402.2.6 [IN1][1]	Floor insulation R-value.	R-____ ☐ Wood ☐ Steel	R-____ ☐ Wood ☐ Steel	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.2, 402.2.6 [IN2][1]	Floor insulation installed per manufacturer's instructions, and in substantial contact with the underside of the subfloor.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.1.1, 402.2.4, 402.2.5 [IN3][1]	Wall insulation R-value. If this is a mass wall with at least ½ of the wall insulation on the wall exterior, the exterior insulation requirement applies.	R-____ ☐ Wood ☐ Mass ☐ Steel	R-____ ☐ Wood ☐ Mass ☐ Steel	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.2 [IN4][1]	Wall insulation is installed per manufacturer's instructions.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.2.1, 402.2.2 [FI1][1]	Ceiling insulation R-value. Where > R-30 is required, R-30 can be used if insulation is not compressed at eaves. R-30 may be used for 500 ft² or 20% (whichever is less) where sufficient space is not available.	R-____ ☐ Wood ☐ Steel	R-____ ☐ Wood ☐ Steel	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.1.1.1, 303.2 [FI2][1]	Ceiling insulation installed per manufacturer's instructions. Blown insulation marked every 300 ft².			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.2.3 [FI3][1]	Attic access hatch and door insulation ≥R-value of the adjacent assembly.	R-____	R-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.4.2, 402.4.2.1 [FI17][1]	Building envelope tightness verified by blower door test result of <7 ACH at 50 Pa. This requirement may instead be met via visual inspection, in which case verification may need to occur during Insulation Inspection.	ACH 50 =____	ACH 50 =____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.2.2 [FI4][1]	Post construction duct tightness test result of ≤8 cfm to outdoors, or ≤12 cfm across systems. Or, rough-in test result of ≤6 cfm across systems or ≤4 cfm without air handler. Rough-in test verification may need to occur during Framing Inspection.	____ cfm	____ cfm	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.1.1 [FI9][2]	Programmable thermostats installed on forced air furnaces.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.1.2 [FI10][2]	Heat pump thermostat installed on heat pumps.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.4 [FI11][2]	Circulating service hot water systems have automatic or accessible manual controls.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
404.1 [FI6][1]	50% of lamps in permanent fixtures are high efficacy lamps.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
401.3 [FI7][2]	Compliance certificate posted.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
303.3 [FI18][3]	Manufacturer manuals for mechanical and water heating equipment have been provided.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

2009 IECC Energy Efficiency Certificate

Insulation Rating	R-Value
Above-Grade Wall	19.00
Below-Grade Wall	7.50
Floor	30.00
Ceiling / Roof	50.00
Ductwork (unconditioned spaces):	_____

Glass & Door Rating	U-Factor	SHGC
Window	0.30	0.40
Door	0.30	0.40

Heating & Cooling Equipment	Efficiency
Heating System:_____	_____
Cooling System:_____	_____
Water Heater:_____	_____

Name: _____ Date: _____

Comments

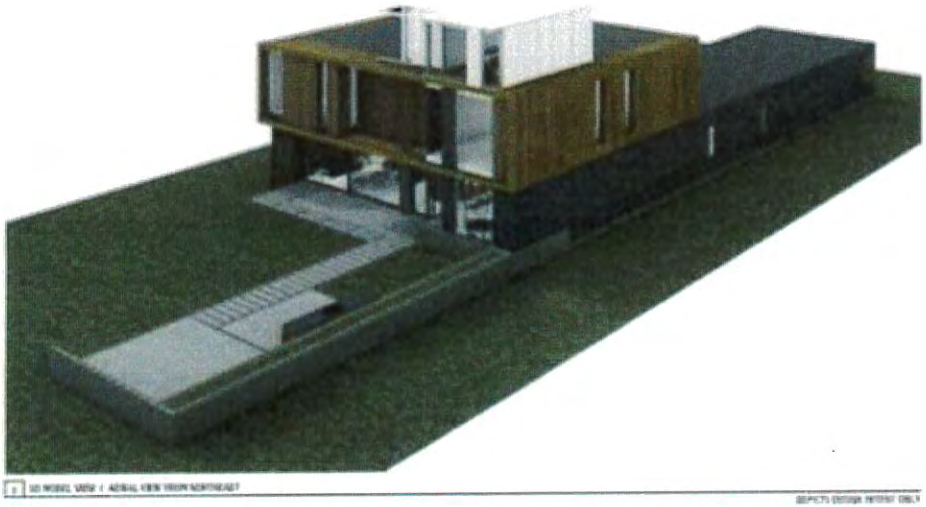
Heating Equipment Sizing Summary		
General Information		
Project Name/Address	PATEL RESIDENCE	
County	Milwaukee	
Design Temperature	-10	Degrees (F)
"Your UA" from ResCheck	705	UA
Conditioned Floor Area	6067	SqFt
Average Wall Height	9	Ft
Infiltration Rate	0.30	ACH (typ 0.50)
Equipment Oversizing Factor	10	%
Load Summary		
Conductive Losses	56400	Btu/Hr
Infiltration Losses	23588	Btu/Hr
Oversizing Factor Losses	7999	Btu/Hr
Total Building Heating Load	**87987**	**Btu/Hr**
Enter items in Yellow to get your total Heat Loss. Print and attach with your completed ResCheck Form		

What is used to look like:

Ex A

Exhibit A

Ex B



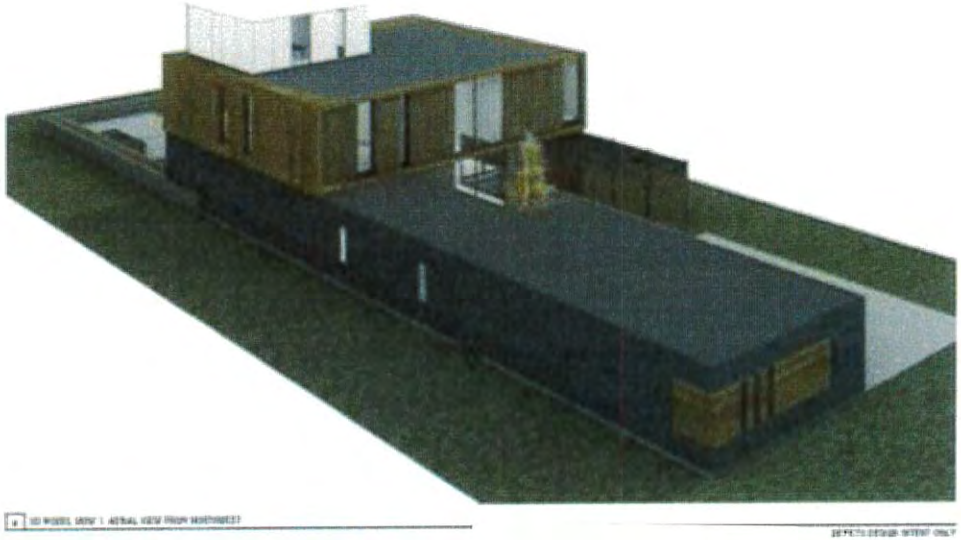


Exhibit B

Ex C
Exhibit C

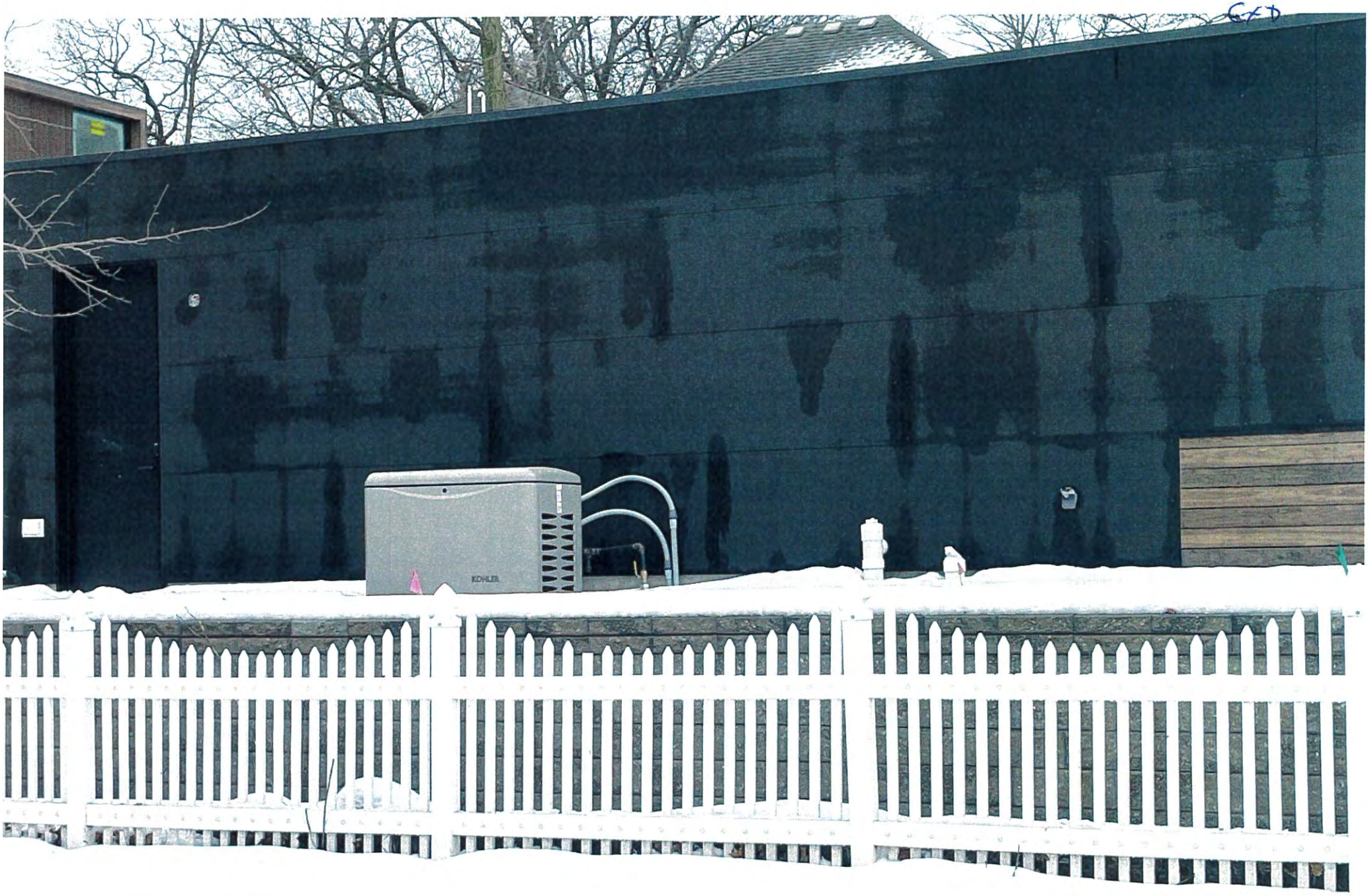
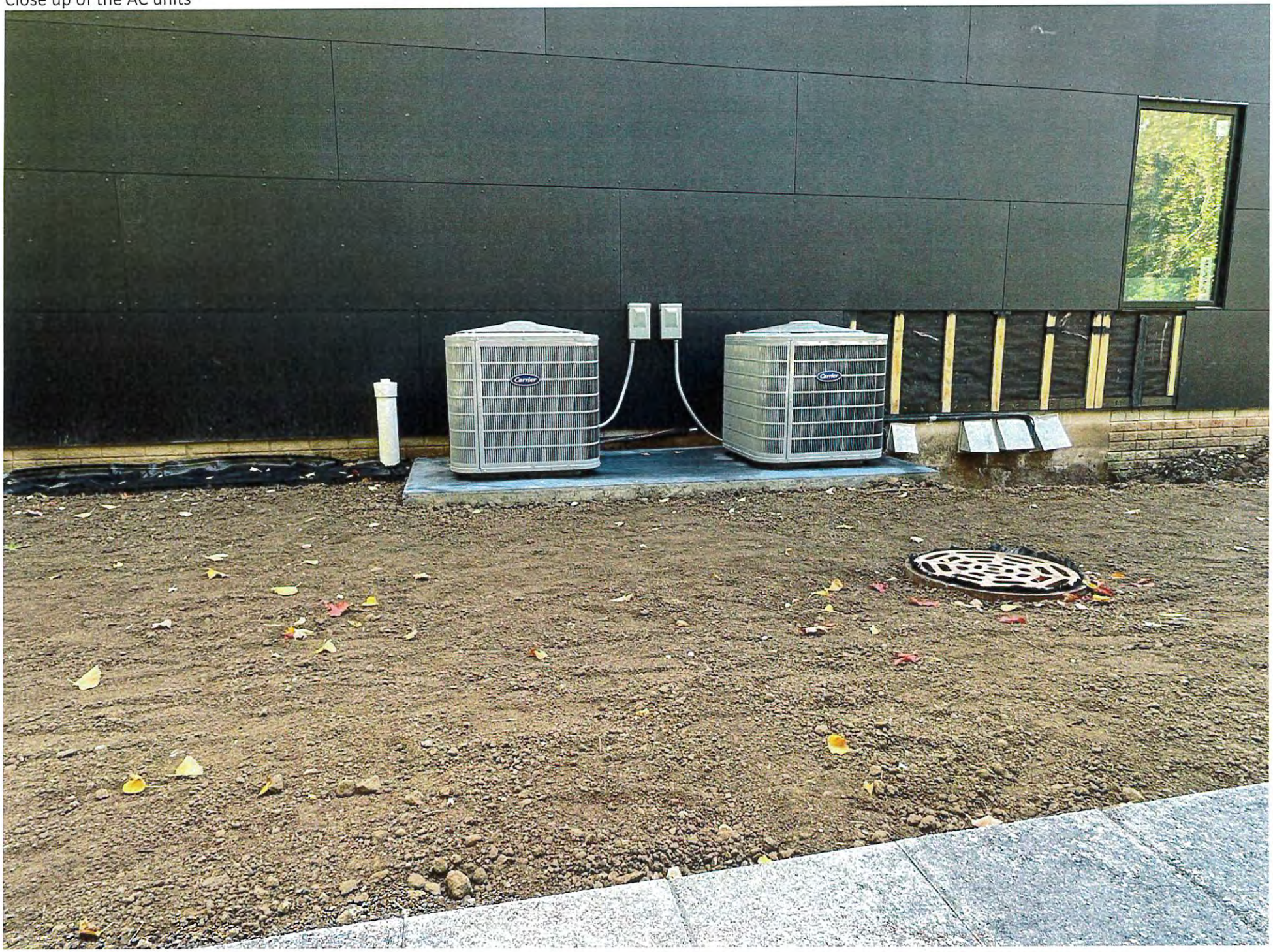


Exhibit D

Close up of the AC units



This is the one that is not an Ac unit but that my contractor told me manages air circulation somewhere that doesn't have central air.

Exhibit E

Close up of the generator

Ex F

Exhibit F

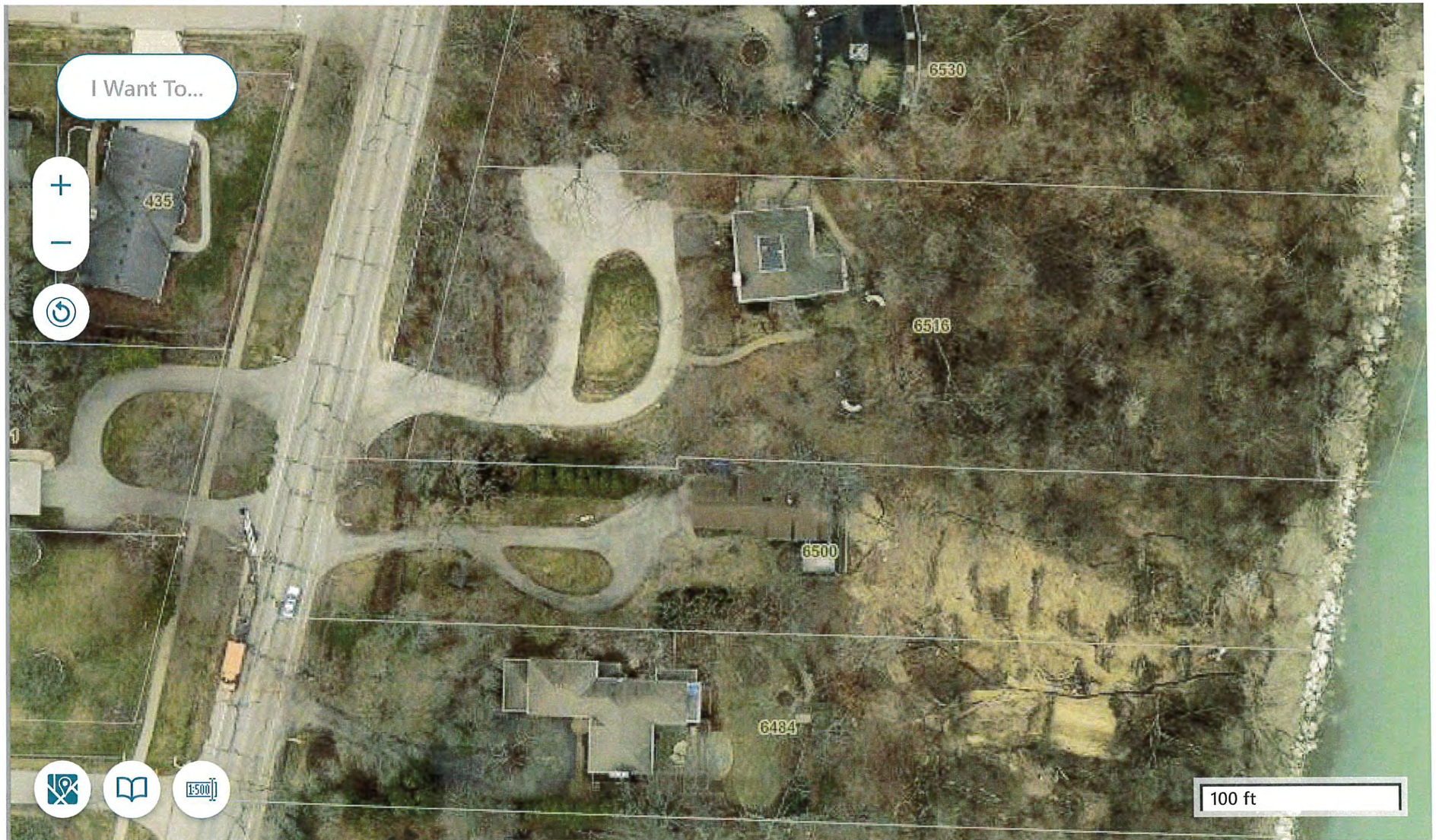
Ex G

Milwaukee County G

Report Parcel Report-1 is complete. Click to download.

Search | Analyze | File

Address | Owner | Tax Key | Subdivision | CSM | Condo | Intersection | Coordinates | Identify | Poly-Identify | Clear Selection



Milwaukee County GIS & Land Information; EagleView/Pictometry | Milwaukee County Land Information Office (MCLIO) | Milwaukee County Land Information Office Powered by Esri

VILLAGE OF FOX POINT

VILLAGE OF FOX POINT
7200 N Santa Monica Blvd
Fox Point, WI 53217
(414) 247-6622
www.villageoffoxpoint.com

Permit Number:
E- 15666

OFFICE USE ONLY
Issued Date 12.7.23

ELECTRICAL PERMIT

Job Address 6500 N Lake Dr Fox Point	**Building Type:** Residential ☒ Commercial ☐
Description of Work Wire Generator	
Owner/Occupant Name Barenz Builders	**Phone Number** 262-253-2282

Contractor	
Company Name Alliance electrical Con	Master Electrician Name Mike Schulist
Address 815 W College Ave	City/State/Zip Waukesha WI 53186
Phone 262-446-3331	Email admin@aecwi.com
Master Electrician License Number 1603746 ✓	Electrical Contractor Number 1104947 ✓

Description	Rate	Qty	Amount
Devices (fixtures, switches, receptacles, luminaries, etc.)	$1.00		
Range, disposal, dishwasher, clothes dryer, water heater	$10.00		
LED, HID, mercury, sodium, metal halide, etc.	$5.00		
Exhaust and ventilation fans	$5.00		
Heating equipment (furnace, boiler)	$15.00		
Space heating system, base board	$5.00		
Air conditioner, refrigerating equipment	$15.00		
Feeders, sub feeder, sub panel	$15.00		
Service switch or disconnect switch	$5.00		
Services per 100 amp **Service Size:** _____ **amps**	$30.00		
Generator, transformers	$30.00	1	30.00
Swimming pools, spa, hot tub	$60.00		
Motors over ¼ hp	$5.00		
Fuel dispensing equipment	$50.00		
Signs, illuminated	$35.00		
Smoke/CO detectors	$3.00		
Machines, motion picture, X-ray, welders, etc.	$30.00		
Pole mounted fixtures	$10.00		
Whirlpool tubs	$30.00		
Fire alarm systems	$60.00		
Temporary service	$60.00		
Re-inspection	$100.00		
Work started without permit	**Double**		X
Minimum Fee	**$60.00**		
Payable to: Village of Fox Point	**Total Permit Fee**		$ 120.00

Permit shall expire 12 months after the date of issuance, if installation of the electrical wiring has not commenced.

Applicant Signature _____ **Date** 11/8/2023

Rev 01/22

ISSUED PERMITS are available on the Village website under *PERMITS & LICENSES*

PLAN REVIEW

INSPECTION DEPARTMENT
VILLAGE OF FOX POINT

Letter of Conditional Approval

1) The person picking up this permit is responsible for all contractors calling in requests for final inspections. This includes building, plumbing, heating and electric inspections.

2) See construction times: Fox Point Code Chapter 670-2B(2)

3) Inspections may be completed 48 hours after notification.

4) All construction shall meet current code.

5) Call for final inspection.

6) Side yard setback shall not be less than 16 feet.

7) Rear yard setback shall not be less than 20 feet.

8) Front yard setback shall not be less than 85 feet from centerline of ROW.

9) Setback certification may be required. Form available online (Permits & Licenses)

Receipt No: 3.118157 Nov 29, 2023

6500 N Lake Dr

Previous Balance:	.00
LICENSES & PERMITS	
ELECTRICAL PERMIT	30.00
24-44430	
ELECTRICAL PERMIT	
Total:	30.00
CHECK	
Check No: 14494	30.00
Total Applied:	30.00
Change Tendered:	.00

11/29/2023 11:07 AM

Receipt No: 3.118158 Nov 29, 2023

6500 N Lake Dr

Previous Balance:	.00
LICENSES & PERMITS	
ELECTRICAL PERMIT	90.00
24-44430	
ELECTRICAL PERMIT	
Total:	90.00
CHECK	
Check No: 14513	90.00
Total Applied:	90.00
Change Tendered:	.00

11/29/2023 11:07 AM

22119

VILLAGE OF FOX POINT

VILLAGE OF FOX POINT
7200 N Santa Monica Blvd
Fox Point, WI 53217
(414) 247-6622
www.villageoffoxpoint.com

Permit Number:

H- 9249

OFFICE USE ONLY
Issued Date 7-7-22

HEATING VENTILATING & AIR CONDITIONING PERMIT

Job Address 6500 N LAKE DRIVE	**Building Type:** Residential ☑ Commercial ☐
Description of Work NEW HVAC	
Owner/Occupant Name PATEL	**Phone Number**

Contractor	
Company Name INTERSTATE HEATING CO., INC	Contact Name DIANE STROBEL
Address N53W24950 S CORPORATE CIR	City/State/Zip SUSSEX, WI 53089
Phone 262-246-4772	Email INFO@INTERSTATEHEATING.COM
HVAC Contractor License Number 1528 ✓	

	Heating Unit Description	BTU	A/C Unit Description	Ton
1.	CARRIER 59SC5B080	80,000	2-CARRIER 24ACB342	3.5
2.	CARRIER 59SC5B060	60,000		
3.	BOSCH KBR21 BOILER	79,000		
4.				

EXTERIOR UNIT shall comply with setback requirements
Distance from lot line _____
REQUIRED for approval of exterior unit

Description	Rate	Qty	Amount
Heating Units: Up to150,000 BTU input	$58.00	3	174.00
Each additional 50,000 BTU or fraction thereof	$20.00		
Distribution per 100 square foot	$2.25	5797	130.43
Air Conditioners: Up to 3 ton	$60.00	2	120.00
Each additional ton or fraction thereof	$20.00		
Distribution per 100 square foot	$2.25	5797	130.43
Permanently installed wall units each	$20.00		
Commercial Exhaust Hood	$195.00		
Fireplace, Solid Fuel Burning Appliance	$58.00		
Heat Recovery Ventilator, Energy Recovery Ventilator	$58.00		
Re-inspection	$100.00		
Work started without permit	**Double**		
Minimum Fee	**$60.00**		
Payable to: Village of Fox Point	**Total Permit Fee**		$ 554.86

Applicant Signature Paul Scott jps **Date** 6/29/22

Rev 01/22

ISSUED PERMITS are available on the Village website under *PERMITS & LICENSES*

VILLAGE OF FOX POINT
7200 N. SANTA MONICA BLVD
FOX POINT WI 53217 414-351-8900

Receipt No: 1.057810 Jul 5, 2022

6500 N Lake Dr

Previous Balance:	.00
LICENSES & PERMITS - HEATING PERMIT	554.86
24-44450 HEATING & HVAC PERMIT	
Total:	554.86
CHECK Check No: 37680	554.86
Payor: Interstate Heating	
Total Applied:	554.86
Change Tendered:	.00

07/05/2022 1:44 PM

PLAN REVIEW

INSPECTION DEPARTMENT
VILLAGE OF FOX POINT

Letter of Conditional Approval

1) The person picking up this permit is responsible for all contractors calling in requests for final inspections. This includes building, plumbing, heating and electric inspections.

2) Inspections may be completed 48 hours after notification.

3) All construction shall meet current code.

4) Call for final inspection.

5) Side yard setback shall not be less than 16 feet.

6) Rear yard setback shall not be less than 20 feet.

7) Front yard setback shall not be less than 85 feet from centerline of street.

VILLAGE OF FOX POINT
MILWAUKEE COUNTY
WISCONSIN

VILLAGE HALL
7200 N. SANTA MONICA BLVD. FOX
POINT WI 53217-3505
414-351-8900
FAX 414-351-8909

BOARD OF APPEALS APPLICATION

1. Name of Appellant Guram Nemsadze Address of Appellant 6950 North Barnett Lane, Fox Point, WI 53217

   Phone Number -- (Home) -- (Work) 414-241-1044 (Cell)

   E-mail Address guramnemsadze@gmail.com

2. Address of Property 6950 North Barnett Lane, Fox Point, WI 53217

   Present Use of Property Primary Residence Proposed Use of Property Primary Residence

   Owner's Name and Address if Different than Above _____

3. Has a Previous Appeal or Application Been Made to the Board of Appeals with Respect to This Property?

   Yes ☐ **No** ☑ If Yes, State the Nature of Previous Appeal or Application _____

   Disposition of Previous Appeal _____

   Date of Decision in Previous Case _____

4. Date of Decision or Order of Administrative Official from which Appeal is Taken _____

   Date of Notice of Such Decision Received by Appellant _____

5. Purpose of Grounds of Appeal or Application. Check Below the Relief Requested by This Appeal or Application:

   ☐ A. "**Appeal Administrative Decision**." Request for interpretation of Zoning Code and reversal of order, requirement, decision or determination of administrative official.

   1. I have read and I understand **Attachment A**: **Yes** ☐
   2. I have fully answered the questions in **Attachment A** and have attached additional explanations as necessary. **Yes** ☐

   ☑ B. "**Request Variance**." State Law Empowers the Board of Appeals to Grant a Variance to the Otherwise Applicable Requirements of the Zoning Code in Limited Circumstances.

   1. I have read and I understand **Attachment B**: **Yes** ☑
   2. I have fully answered the questions in **Attachment B** and have attached additional explanations as necessary. **Yes** ☑

   ☐ C. "**Request Special Exception**." The Village Code Specifies Situations When a Special Exception May be Granted.

   1. I have read and I understand **Attachment C**: **Yes** ☐
   2. I have fully answered the questions in **Attachment C** and have attached additional explanations as necessary. **Yes** ☐

6. Each application must be accompanied by a scale drawing showing the location and size of property, existing improvements, all abutting properties, and improvements thereon, and the requested change or addition. A $200 filing fee must also accompany this application.

I hereby swear that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief. I also hereby swear and acknowledge that I have read this application and all attachments in its entirety, including the standards applicable to my application.

_____ Signature of Appellant

1/4/2024 Date

For Office Use Only:

Application, and related Attachment, is Fully and Properly Completed with attachments Yes / No (If "No" reject the application and await a completed application.)

Date Application Received _____ Receipt Number for $200 Filing Fee _____

Case Number _____ Hearing Date _____

Disposition _____

Attachment A

This Attachment applies if you seek an Interpretation of Zoning Code and/or reversal of order, requirement, decision or determination (the "Decision") of administrative official.

Applicant to complete the following:

Who made the Decision? _____

What was the Decision? _____

_____

You must attach a copy of the Decision to your Application. Have you attached the Decision? ☐ Yes

Why do you contend the Decision was erroneous (attach additional sheets as necessary)?

Attachment B

Variance Authority

The applicant has the burden to prove a sufficient basis for a variance to be granted. The applicable standards have been described in Wisconsin Statutes Section 62.23(7)(e)7., and in decisions of Wisconsin courts, and is summarized as follows:

I. **Area Variance**. An area variance means a modification to a dimensional, physical or locational requirement, such as setback, frontage, height, bulk, or density.

The applicant bears the burden to prove sufficient cause for a variance. State law imposes the following requirements, with relevant terms highlighted:

> *The Board of Appeals shall have the following powers: … to authorize upon appeal in specific cases such variance from the terms of the ordinance as will* ***not be contrary to the public interest****, where,* ***owing to special conditions****, a literal enforcement of the provisions of the ordinance will result in* ***practical difficulty or unnecessary hardship****, so that* ***the spirit of the ordinance shall be observed, public safety and welfare secured, and substantial justice done****.* (62.23(7)(e)7.b., Wisconsin Statutes.)

State law also provides:

> *A property owner bears the burden of proving "unnecessary hardship," as that term is used in this subdivision, for an area variance, by demonstrating that strict compliance with a zoning ordinance would unreasonably prevent the property owner from using the property owner's property for a permitted purpose or would render conformity with the zoning ordinance unnecessarily burdensome…* ***In all circumstances, a property owner bears the burden of proving that the unnecessary hardship is based on conditions unique to the property, rather than considerations personal to the property owner, and that the unnecessary hardship was not created by the property owner****.* (62.23(7)(e)7.d., Wisconsin Statutes.)

These laws require the following (Applicant: Check each box to acknowledge you have read and understand these requirements):

☑ a) **The hardship must be peculiar to the zoning parcel in question and different from that of other parcels, not one which affects all parcels similarly.** Generally, hardship arises because of some unique property limitation or feature of a parcel, or because the property was created before the passage of the zoning ordinance and will not accommodate a structure of reasonable design for a permitted use, if all area, yard and setback requirements are observed.

☑ b) **Loss of profit or pecuniary (financial) hardship and/or additional expense incurred to comply with the zoning ordinance is not sufficient grounds for a variance.**

☑ c) **Self-imposed hardship** is not grounds for a variance. Reductions resulting from the sale of portions of a property that reduce the remainder below buildable size or cut off existing access to a public highway, or deed restrictions imposed by the owner's predecessor in title are examples of self-imposed hardships.

☑ d) **Circumstances of Applicant.** Specific circumstances of the applicant, such as a growing family or desire for a larger garage are not a factor in deciding variances.

☑ e) **Nearby violations.** Nerby ordinance violations, even if similar to the requested variance, do not provide grounds for granting a variance.

☑ f) **Previous variance requests.** Previously granted or denied variances, even if similar to the requested variance, cannot be used in deciding a variance. The decision must be based on the facts of the individual case before the BOR.

☑ g) **The hardship cannot be one that would have existed** in **the absence of a zoning ordinance.** Some properties may not be buildable because of the physical nature of the property. For example, the entire parcel might consist of steep slopes or wetlands. In such cases, the property would not be suitable for development whether or not there was a zoning ordinance regulating development.

☑ h) ***Protection of the Public Interest.*** Granting of a variance must not harm the public interest. The public interest includes the interests of the public at large, not just that of nearby property owners. Lack of local opposition does not in itself mean that a variance will not harm the public interest. The spirit of the ordinance must be observed.

II. **Use Variance**. A use variance means an authorization for the use of land for a purpose that is otherwise not allowed or is prohibited by the zoning ordinance. An applicant for a use variance must meet the general standards described above for an area variance, but also must meet a much higher burden of proof than applies to an area variance. State law states the following:

> *A property owner bears the burden of proving "unnecessary hardship," as that term is used in this subdivision, for a use variance, by demonstrating that strict compliance with a zoning ordinance would leave the property owner with* ***no reasonable use of the property in the absence of a variance****.* (62.23(7)(e)7.d., Wisconsin Statutes.)

If the property owner has any reasonable use of the property in the absence of a variance, a use variance cannot be granted.

Applicant to Complete the following: Describe the reasons why you believe your situation qualifies for a variance, based on these applicable laws (attach additional sheets as necessary):

We are requesting a variance to locate the air conditioning units within the minimum required 20'-0" side-yard setback for the following reasons (please also see attached sheets)

- AC units will be screened from neighbors – The proposed AC unit location is currently screened by a line of dense coniferous trees which separates the two properties. The conifers provide year-round screening from the neighboring property. Furthermore, additional coniferous bushes/shrubs will be added to provide more screening to the street.

- Building board approval - 11/12/2020 – Building Board Hearing

  - Due to a recent issue with the home to the south of the applicant's property, the Committee had asked the architectural team where we planned to place the AC units. The reference property to the south had placed their AC units in full view of the street and the Board mentioned how displeased they were with this placement and lack of screening. They indicated that they did not want to see this occur again.

  - We did not have the AC units shown on our drawings since this would be an MEP design/build element, however we indicated that they could likely go along the north side of the house to address the Building Board's concerns. We noted at that time that this was a narrow lot by the City's standards and that there was not much a great deal of width to work with. The board indicated that they were amenable to the north side location, roughly centered within the north facade, but requested that the units be screened from view from the street. We agreed that this was appropriate and we would comply. The Building Board also agreed that this was a better solution than locating them on the street side of the home. After having negotiated a solution to the AC unit placement, the Building Board approved our submission.

- 12/04/2020 Building Permit Set - The Building Permit Set submitted by the architects indicated in general terms the agreed upon placement and screening of the AC units per the negotiated solution established with the Building Board. The submitted Building Permit Set was approved without any additional conditions or objections to the proposed AC unit location.

- Energy efficiency – It has been pointed out by the mechanical contractor that the proposed location of the air conditioning units is the best location from an energy efficiency perspective.

Attachment C

Standards of Review for Special Exceptions

The Village of Fox Point Village Code allows special exceptions to be granted for certain accessory structures. Applicable provisions include the following:

Structure on Corner/Irregularly Shaped Lot. (Village Code Section 745-7(B)(3)(h)[1]).

> *In the event a building is irregularly configured, such as an L- or V-shaped structure, or the building is located upon a corner lot, irregularly shaped lot, or lot which abuts upon more than one public or private road, such that there are or appear to be multiple front, side, or rear sides of the structure, the determination of the front, rear or side areas, as well as the determination of the location of any fencing, shall be referred by the Building Inspector to the Board of Appeals, which shall then review the matter without requirement of any appeal fee. The Board of Appeals shall treat the application as a request for a special exception, which shall specifically not be subject to the requirements applicable to zoning variances, and shall proceed in accordance with Subsection B(3)(j) herein. The Board of Appeals shall consider the least obtrusive alternative, and any other criteria as set forth in the provisions of this chapter which serve to balance the interests of the applicant with the interests of the surrounding property owners.*

Structure Forward of Front Lot Line. (Village Code Section 745-7(B)(3)(h)[2]).

> *No new fence, wall, architectural screening device, driveway gate or arbor shall be located beyond the front line of the principal building unless permitted by the Board of Appeals by special exception after a hearing, pursuant to the procedures described in Subsection B(3)(j) below. The Board of Appeals may grant a special exception under this subsection only if it finds that the fence, wall, architectural screening device, arbor or driveway gate is* ***reasonably necessary to protect the safety of people residing on the property,*** *in addition to the additional findings and conditions required by Subsection B(3)(j) below. Every special exception granted by the Board of Appeals for a driveway gate shall be conditioned upon the applicant filing with the Village Clerk/Treasurer the written approval of the Village Police Chief in consultation with the Fire Chief for the specific driveway gate and gate location that is proposed; and if such approval is denied, the special exception is thereby denied.*

Special Exceptions Generally. (Village Code Section 745-7(B)(3)(j)).

> *A special exception to the height, size, material, design, setback or other physical standards set forth in this subsection or to allow a driveway gate may, upon filing a written application, be considered by the Board of Appeals after a hearing. The application must include an accurate visual rendering of the proposed wall, architectural screening device, driveway gate or arbor, along with a written statement outlining the applicant's need for the same. Notice of hearing shall be given to all property owners within a radius of 500 feet of the property upon which the fence, wall, architectural screening device, driveway gate or arbor is proposed to be constructed and the notice shall include the visual rendering submitted by the applicant. The Board of Appeals may grant the request for a special exception upon* ***finding that the property owner has shown clear and convincing evidence to believe that the applicant has a legitimate need for the special exception and that granting the special exception will not adversely affect the health, safety or welfare of the community or the immediate area where located and will not impede the purpose, spirit and intent of this section, in addition to such other specific findings as may be required by other subsections of this section****. Every special exception granted by the Board of Appeals shall be conditioned upon the applicant submitting the visual rendering to the Village Building Board and receiving the Building Board's approval of the architectural appearance, design and construction materials for the proposed fence, wall, architectural screening device, arbor or driveway gate, taking into consideration the existing development on the lot and in the surrounding neighborhood, and if the Building Board denies the application, the special exception is thereby denied.*

Applicant to Complete the following: Describe the reasons why you believe your situation qualifies for a special exception, based on these applicable ordinances (attach additional sheets as necessary):

_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____

Village of Fox Point GIS

6950 N Barnett - Variance Application

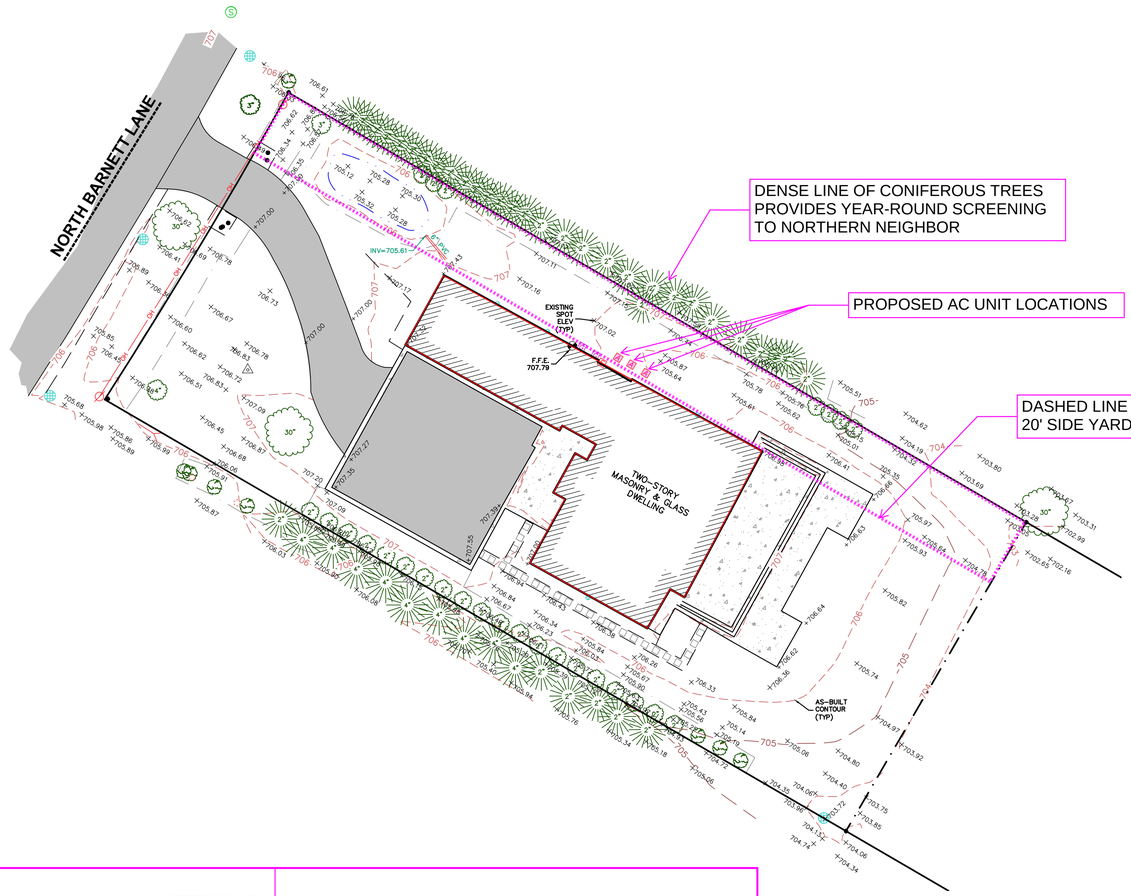
DISCLAIMER: The Village of Fox Point Does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

SCALE: 1" = 94 '

VILLAGE OF FOX POINT
7200 North Santa Monica Boulevard
Fox Point, WI 53217
(414) 351-8900

Print Date: 12/22/2023

GRADING AS-BUILT



LEGEND

- 1" IRON PIPE FOUND
- FINISHED FLOOR SHOT LOCATION
- SANITARY MANHOLE
- ROUND CASTED INLET
- DOWNSPOUT
- GAS REGULATOR/METER
- ELECTRIC METER
- AIR CONDITION UNIT
- POWER POLE
- POWER POLE W/GUY
- DECIDUOUS TREE
- CONIFEROUS TREE
- LANDSCAPE LIMITS
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- OVERHEAD LINE
- BUILDING
- 875 INDEX CONTOUR
- 874 INTERMEDIATE CONTOUR
- EDGE OF WATER
- x674.29 SPOT ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- EDGE OF BITUMINOUS

NOTES

1. FIELD WORK PERFORMED BY ON NOVEMBER 3, 2023.
2. ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM 1929.
3. THE EXISTING BOUNDARY HAS BEEN PROVIDED BY OTHERS.
4. CONTOUR INTERVAL IS ONE FOOT.

north

SCALE IN FEET

20' 0 20'

VIEW OF PROPOSED LOCATIONS - LOOKING SOUTH TOWARD GARAGE NOOK

VIEW OF PROPOSED LOCATIONS - LOOKING EAST WITH VIEW OF SCREENING

VARIANCE REQUEST - BOARD OF APPEALS APPLICATION

6950 NORTH BARNETT LANE
FOX POINT, WI

CREATE THE VISION TELL THE STORY

CLIENT:
ALTIUS BUILDING COMPANY

CLIENT ADDRESS:
325 EAST CHICAGO STREET MILWAUKEE, WI 53202

PROJECT:
NEW HOME CONSTRUCTION

PROJECT LOCATION:
6950 BARNETT LANE FOX POINT, WI MILWAUKEE COUNTY

MODIFICATIONS:

#	Date:	Description:
1	12/08/23	NEW SHOTS ALONG SOUTH LINE
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Prepared By: DHS 11/6/23

SHEET TITLE:
GRADING AS-BUILT

SHEET NUMBER:
1 OF 1

PROJECT NO: 20-9785

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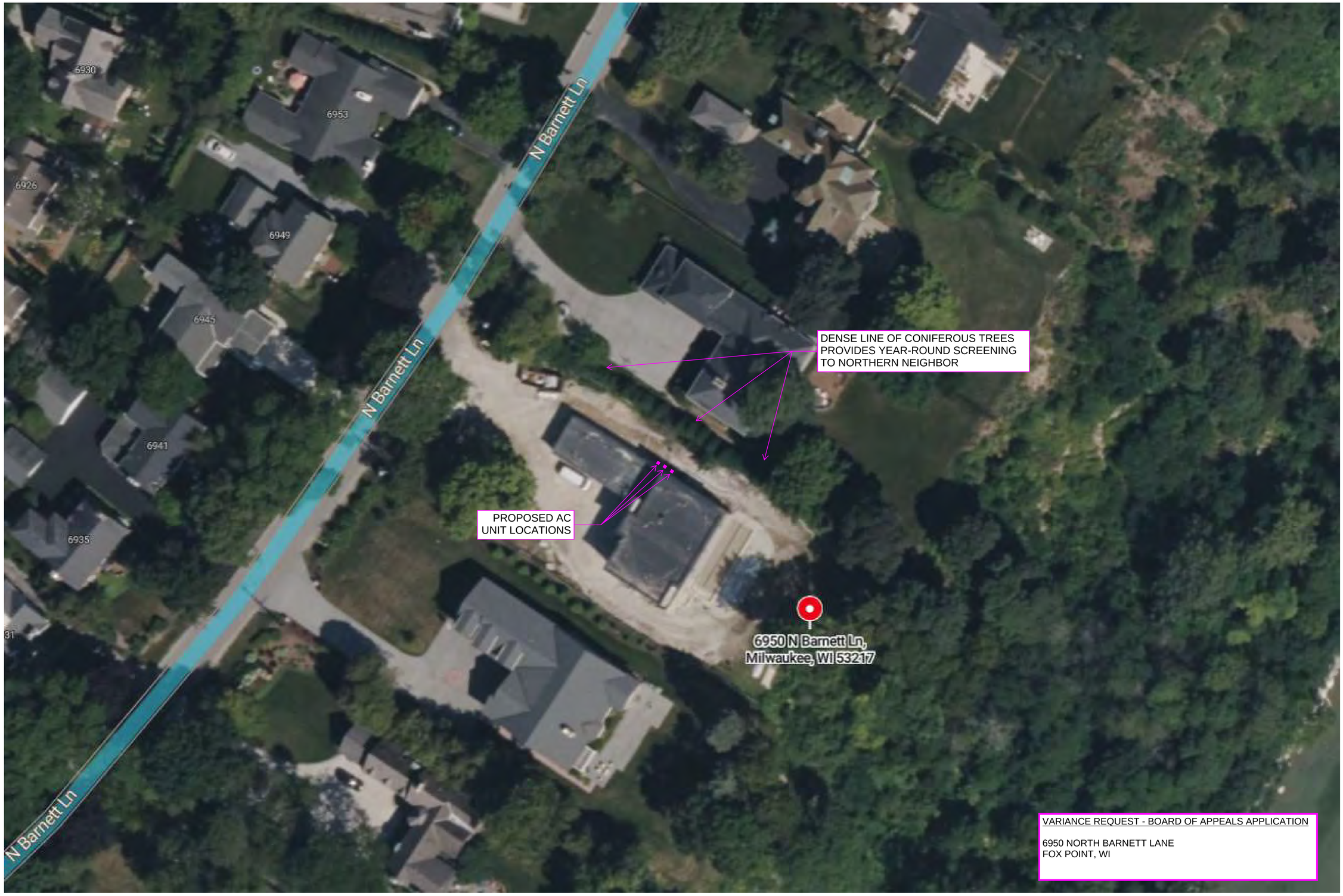
File: R:\2020\20978\5DWG\20978 Grading AB.dwg Layout: 24x36 User: amentz Plotted: Dec 08, 2023 - 2:24pm Xref's:


6930
6953
6926
6949
6945
6941
6935
N Barnett Ln
N Barnett Ln
N Barnett Ln
DENSE LINE OF CONIFEROUS TREES
PROVIDES YEAR-ROUND SCREENING
TO NORTHERN NEIGHBOR
PROPOSED AC
UNIT LOCATIONS
6950 N Barnett Ln,
Milwaukee, WI 53217
VARIANCE REQUEST - BOARD OF APPEALS APPLICATION
6950 NORTH BARNETT LANE
FOX POINT, WI
north

AIR CONDITIONER NOTED IN APPROVED BUILDING PERMIT DRAWINGS SUBMITTED DECEMBER 2020

NORTH BARNETT LANE

S59°47'00"E 475' ±

SCREENED A/C UNIT, GAS & ELECTRIC METER ZONE

SERVICE PATH

54' - 2"

19' - 6"

REUSE EXISTING DRIVEWAY CURB CUT

100.02'

TOTAL BUILDING FOOTPRINT (INCLUDING DECKS AND PATIO): 5,488 SF

81' - 5"

1 A300

BLUFF PERVIOUS AREA: 23,350 sf

LINE OF BLUFF

NEW CIRCULAR DRIVE

PAVED AREA: 3,180 SF

SERVICE PATH

TOTAL SERVICE PATH PAVED AREA: 340 SF

20' - 3"

N59°47'00"W 478.00' ±

TOP OF ROCK REVETMENT

LAKE MICHIGAN

PROJECT:

BARNETT LANE
RESIDENCE
6950 N BARNETT LANE
FOX POINT, WI

CONSTRUCTION MANAGER:

REV. No.	DESCRIPTION	DATE:

N

VARIANCE REQUEST - BOARD OF APPEALS APPLICATION

6950 NORTH BARNETT LANE
FOX POINT, WI

COMM No.:	20019-01
SCALE:	1/16" = 1'-0"
PHASE:	PERMIT SET
DATE:	12/15/20

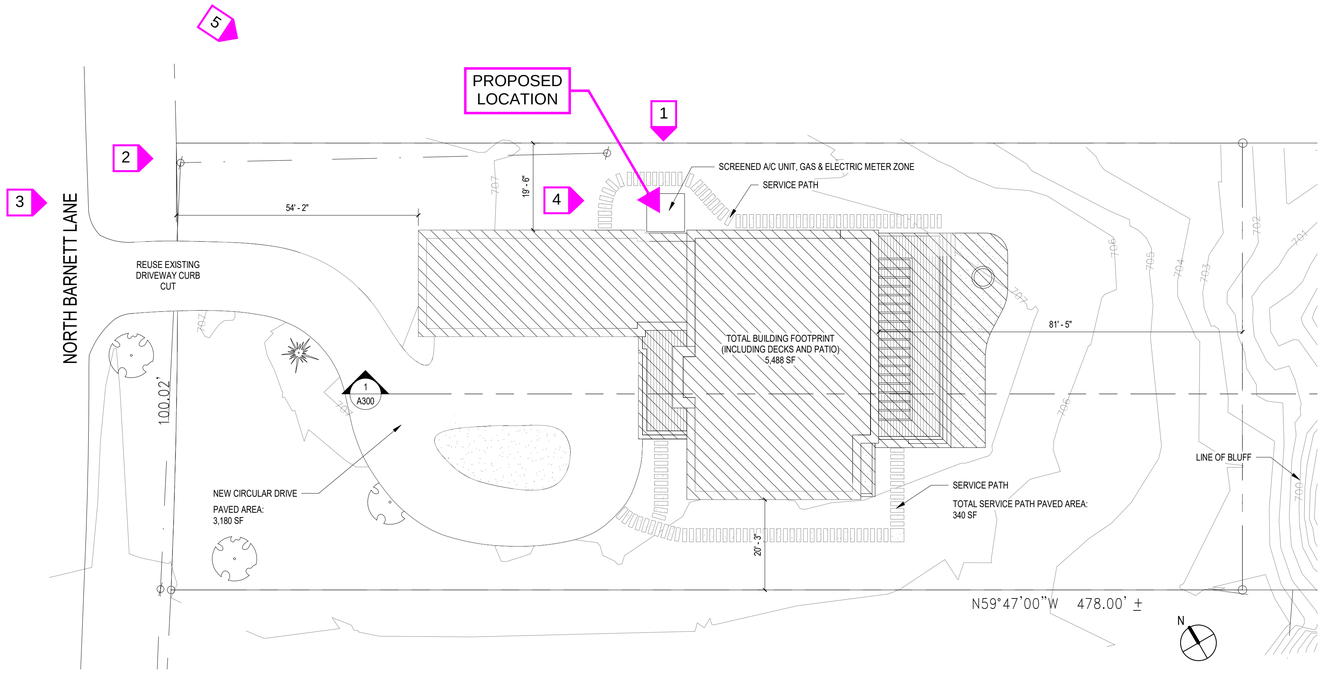
SITE PLAN

A010

C:\Users\scotiacino\Documents\Revit\20019-01 Barnett Lane_2020_scotiacino.rvt

1. VIEW LOOKING SOUTH AT PROPOSED AC UNIT LOCATION

2. VIEW LOOKING EAST FROM STREET TOWARD PROPOSED AC UNIT LOCATION



3. VIEW LOOKING EAST FROM STREET TOWARD PROPOSED AC UNIT LOCATION

4. VIEW LOOKING EAST TOWARD PROPOSED AC UNIT LOCATION

5. VIEW LOOKING SOUTH-EAST FROM STREET TOWARD PROPOSED AC UNIT LOCATION