

NOTICE OF MEETING
VILLAGE OF FOX POINT
BUILDING BOARD

Schwemer Hall
7200 North Santa Monica Blvd.
Fox Point, WI 53217

Wednesday
January 12, 2022
5:00 P.M.

Join Zoom Meeting

<https://us02web.zoom.us/j/83462254626?pwd=QVdUMTMzNVdLajJrS205dkpzUEs0UT09>

Meeting ID: 834 6225 4626

Passcode: 7200

Dial by your location: 312.626.6799

AGENDA

1. Roll call of board members and quorum confirmation.
2. Discussion, corrections, and approval of the minutes of the December 8, 2021 Building Board meeting.
3. Tom Scannell, 7272 N Bridge Ln, proposed driveway gate.
4. Ellen Irion, 8300 N Gray Log Ln, proposed wall.
5. Parag Patel, 6500 N Lake Dr, proposed retaining walls.
6. Fox Point Beach Club, 7704 N Beach Dr, proposed moving doors and windows.
7. Kristie Kosobucki, 940 E Wye Ln, proposed kitchen remodel with window and door changes.
8. Thomas Rosenthal, 8209 N Santa Monica Blvd, proposed addition.
9. Margaret Pearsall, 8044 N Santa Monica Blvd, Proposed second floor bathroom & closet expansion.
10. Fairtree properties, 728 E Juniper Ln, proposed removal of window.
11. 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 BUILDING BOARD MINUTES

A meeting of the Building Board was held via Zoom, on Wednesday, December 8, 2021, at 5:00 pm. Those present included:

Justin Racinowski
Jeff Weber
Kristin Dufek
Lori Rosenthal-Absent
William Feldman
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 Jeff Weber to approve the minutes from November 10, 2021. Motion was seconded by William Feldman. Motion Passed.

AGENDA

- **Brian Schwebel, 7480 N Lombardy Rd, proposed shed.** It was the consensus of the Building Board to Deny.
- **Joshua Rittberg, 8600 N Seneca Rd, proposed solar system.** It was the consensus of the Building Board to approve as submitted.
- **Midland Management, 383 W Brown Deer Rd, proposed master sign plan.** It was the consensus of the Building Board to approve as submitted, contingent upon signs to be the same size and have a consistent background color.
- **Discussion-Removing projects from Building Board.** It was the consensus of the Building Board to modify the height of arbors to be 10 feet.

ADJOURN

Motion to adjourn Building Board was made by William Feldman. Motion seconded by Kristin Dufek. Motion Passed. Building Board adjourned at 6:04 pm.

Respectfully Submitted,



Michael Rakow
Building Inspector
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:

B-

OFFICE USE ONLY

Issued Date

Zoning

BUILDING PERMIT

Job #: 51-3363

Job Address 7272 N. Bridge Ln.	Building Type Residential Commercial
Description of Work	
Install 6' ornamental fence around garden & 6' high ornamental double swing gate for driveway	
Estimated Cost of Project \$ 30,030.00	

Owner/Occupant	
Business Name	Contact Name Tom Scannell
Address 7272 N. Bridge Ln.	City/State/Zip Fox Point, WI, 53217
Phone (561) 441-1378	Email Tom@bgj-usa.com

****Cautionary Statement required when homeowner is applying for permit****

Contractor	
Company Name Munson Inc.	Contact Name Richie Guess
Address 6747 N. Sidney Place	City/State/Zip Glendale, WI, 53209
Phone (414) 434-9176	Email Rguess@munsoninc.com
Dwelling Contractor # 347213	Dwelling Contractor Qualifier #

Square Footage Under Construction				
1 st Floor	2 nd Floor	Basement	Addition	Garage

Description	Rate	Amount
Project - Per \$1,000 of estimated cost	\$9.50	313.50
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	\$ 313.50

Applicant Signature

Rev 01/21

Date

9/16/21

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: 1.056656

Sep 16, 2021

7272 N Bridge LN

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PERMIT	313.50
24-44460 BUILDING PERMIT	
Total:	313.50
CHECK	313.50
Check No: 73114	
Payor: Munson INC	
Total Applied:	313.50
Change Tendered:	.00

Duplicate Copy

09/16/2021 12:48 PM

PLAN REVIEW

INSPECTION DEPARTMENT
VILLAGE OF FOX POINT

Letter of Conditional Approval

- 1) A copy of the Village fence ordinance 745-7B(3) can be found at www.villageoffoxpoint.com.
- 2) The person picking up this permit is responsible for all contractors calling in requests for final inspections.
- 3) Inspections may be completed 48 hours after notification.
- 4) A fence may be permitted up to the lot line in the side and rear yard of any property.
- 5) A fence located in a rear or side yard shall not exceed a height of six feet from the finished lot grade and shall not project forward of the front line of the principal building.
- 6) 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.
- 7) Fences shall be constructed in such a manner that the "finished" side shall face the neighboring property. Fence posts shall be on the side of the fence facing the permit applicant's property.
- 8) If owners rear lot abuts a neighbor's side yard, the proposed fence shall be an "Open Fence" style, unless neighbor signs waiver.
- 9) All construction shall meet current code.

MONTAGE II[®]

INDUSTRIAL ORNAMENTAL STEEL FENCE



CLASSIC[™]

TIMELESS & ELEGANT

Extended pickets that culminate to an *arrow-pointed spear* capture the look of old style wrought iron fencing. *Single or double swing & slide gates* that perfectly match this fence style are also available.

- 4-rail panels | 6', 7' & 8' heights | flush bottom or extended picket
- 3-rail panels | 3', 3½', 4', 5', 6', 7' & 8' heights | flush bottom or extended picket
- 2-rail panels | 3', 3½', 4', 5', 6', 7' & 8' heights | flush bottom or extended picket



GENESIS[™]

PERSONALIZED & SECURE

Extended flat-topped pickets serve as a base for your choice of accent finials providing a customized design. *Single or double swing & slide gates* that perfectly match this fence style are also available.

- 4-rail panels | 6', 7' & 8' heights | flush bottom or extended picket
- 3-rail panels | 3', 3½', 4', 5', 6', 7' & 8' heights | flush bottom or extended picket
- 2-rail panels | 3', 3½', 4', 5', 6', 7' & 8' heights | flush bottom or extended picket

ADORNMENT OPTIONS



QUAD FLARE



TRIAD



ROYALTY



BALL POST CAP



STEEL ESTATE

3-rail or 4-rail options

1" and 3/4" picket options

4', 4 1/2', 5', 6' or 7' heights

SINGLE SWING

8', 10', 12' and 14'* nominal openings

DOUBLE SWING

16', 18', 20', 22', 24', 26'* and 28'* nominal openings

*Openings available in Montage II only

Matches: Montage II | Montage Commercial | Montage Plus

Steel Estate Entry Gates are designed with a timeless elegance and are built to last with welded construction at every intersection. The one-of-a-kind compound arch provides a seamless transition from ornamental fence to decorative gate.



ALUMINUM ESTATE

5-rail

1" and 3/4" picket options

4', 5', 6', 7' or 8' heights

SINGLE SWING

8', 10', 12' and 14' nominal openings

DOUBLE SWING

8', 10', 12', 14', 16', 18', 20', 22', 24', 26' and 28' nominal openings

Aluminum Estate Entry Gate design adds value and aesthetics to complete an elegant old world look of wrought iron. This unique design is fabricated from heavy aluminum profiles for years of durable worry-free operation.

PRIMARY APPLICATIONS

- Ranch Estate
- Stadiums & Arenas
- Apartments
- Assisted Living
- Public Housing
- Parks and Recreation
- Self Storage

ADORNMENTS



QUAD FLARE



TRIAD



ROYALTY



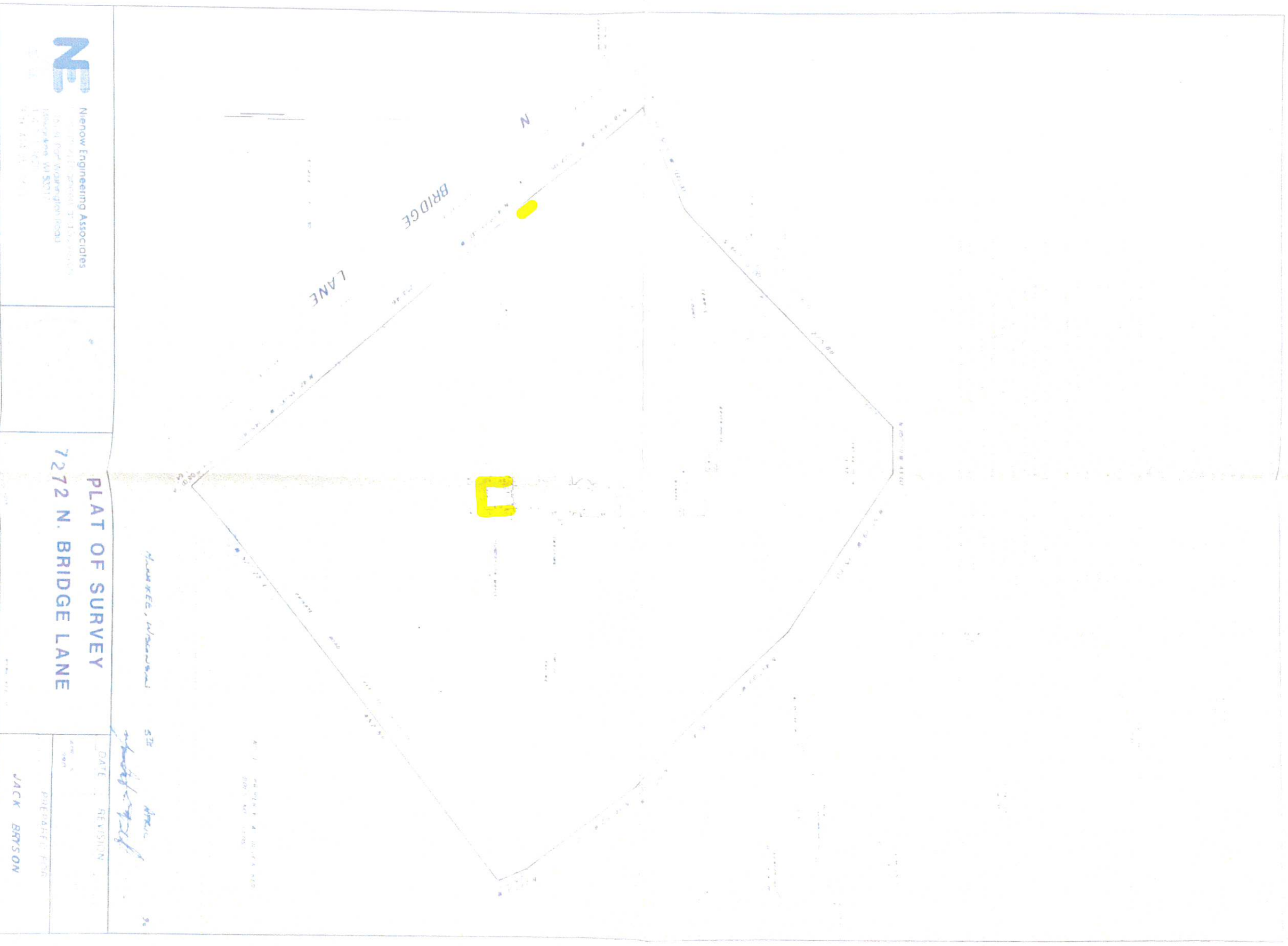
FLORENTINE SCROLL**



BUTTERFLY SCROLL**

NOTE:
Rings available for
Aluminum Estate
Entry Gates. Block
and Old English
Lettering available.

**Adornments fit 1/2" picket Estate Entry Gates



Nienow Engineering Associates
 1511 N. 1st Street, Suite 100
 Lincoln, NE 68502
 (402) 441-1111
 Fax: (402) 441-1112



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	12-1, 75' L116, 55' G1

BUILDING PERMIT

Job Address	8300 N. GRAY LOG LANE	Building Type:	Residential - Commercial
Description of Work	6'H X 28'L, DOUBLE BRICK WALL W/ 4' MIN 4 WALL		
Estimated Cost of Project	\$ 12,500.00		

Owner/Occupant			
Business Name	ELLEN IRION	Contact Name	SAHE
Address	8300 N. GRAY LOG LANE	City/State/Zip	FOX POINT
Phone	312-543-7967	Email	3005KENWOOD@LIVE.COM

****Cautionary Statement required when homeowner is applying for permit****

Contractor			
Company Name	WI PROHARDSCAPE & LAND LLC	Contact Name	PATRICK COHNTEROKI
Address	4043 S. PENNSYLVANIA AVE	City/State/Zip	ST. FRANCIS, WI 53235
Phone	414-550-1624	Email	PROHARDSCAPEANDLAND@GMAIL.COM
Dwelling Contractor #		Dwelling Contractor Qualifier #	

Square Footage Under Construction				
1 st Floor	2 nd Floor	Basement	Addition	Garage

Description	Rate	Amount
Project - Per \$1,000 of estimated cost	\$9.50	125.00
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	
Moving buildings over public ways	\$230.00 plus	
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	\$

Applicant Signature

Date 9/15/2021

Rev 01/21

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) 247-6622
www.villageoffoxpoint.com

CAUTIONARY STATEMENT TO OWNERS OBTAINING BUILDING PERMITS

101.65(1r) of the Wisconsin Statutes requires municipalities that enforce the Uniform Dwelling Code to provide an owner who applies for a building permit with a statement advising the owner that:

If the owner hires a contractor to perform work under the building permit and the contractor is not bonded or insured as required under s. 101.654(2)(a), the following consequences might occur:

- (a) The owner may be held liable for any bodily injury to or death of others or for any damage to the property of others that arises out of the work performed under the building permit or that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.
- (b) The owner may not be able to collect from the contractor damages for any loss sustained by the owner because of a violation by the contractor of the one- and two- family dwelling code or an ordinance enacted under sub. (1)(a), because of any bodily injury to or death of others or damage to the property of others that arises out of the work performed under the building permit or because of any bodily injury to or death of others or damage to the property of others that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

Wetlands Notice to Permit Applicants

You are responsible for complying with state and federal laws concerning the construction near or on wetlands, lakes, and streams. Wetlands that are not associated with open water can be difficult to identify. Failure to comply may result in removal or modification of construction that violates the law or other penalties or costs. For more information, visit the Department of Natural Resources wetlands identification web page or contact a Department of Natural Resources service

Additional Responsibilities for Owners of Projects Disturbing One or More Acre of Soil

I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management and will comply with those standards.

ELLEN RICKI

Homeowner's Name - PRINTED

[Signature]

Homeowner's Signature

8300 N. Shay Log Lane

Property Address

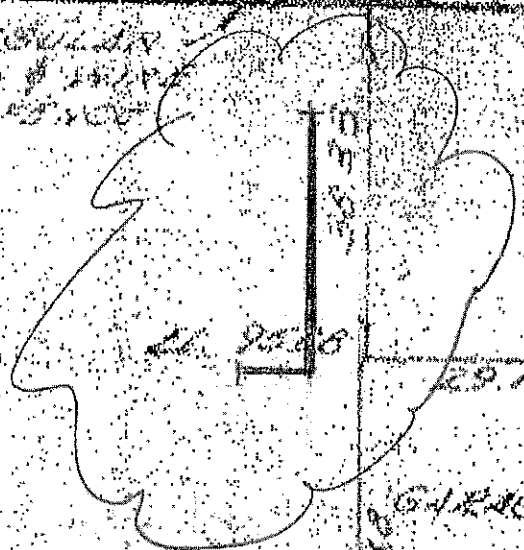
9/22/21

Date

WALL 29'6" LONG; 6'0" H; 8 43/8" deep
 Wing: 4'6" LONG
 WALL IS 5'0" WEST OF WEST FACE
 OF GARAGE

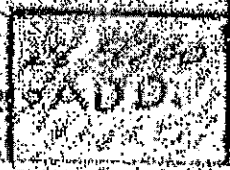
19200

APPROXIMATE
 WOOD SHED
 PLACE



GARAGE

TERRACE



ADD.

SECT
 ONE-ROOM
 CAMP
 SHED
 POOL

8300 GRAY LOG LAKE

SPACE UNKNOWN

20' x 9'8"

CORNER
 19200

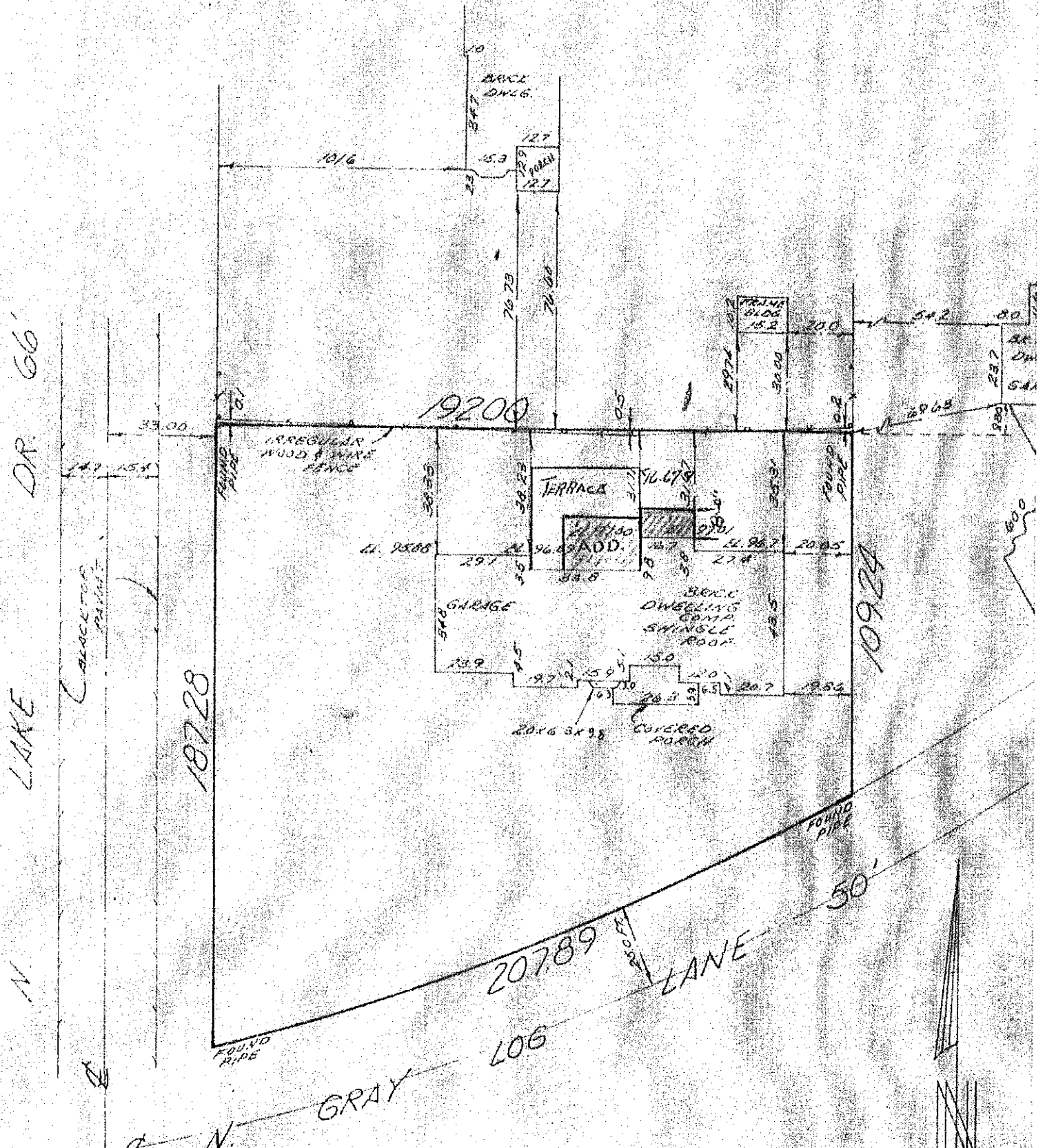
Plat of Survey

Known as 8300 North Gray Log Lane, in Village of Fox Point,
Wisconsin

Lot 22 in NORTH SHORE GARDENS, being a Subdivision of a part of the SE 1/4
of Section 9, T 8 N, R 22 E, in the Village of Fox Point, Milwaukee County,
Wisconsin

AUGUST 21, 1972

SURVEY NO. 27434-S



FOOTER TO BE AT 4' (FROST LINE) (POURED CONCRETE + BLOCK)
6" BRICK WALL - 2 BRICK THICK
PIERS ON NEAR SIDE OF WALL

BRICK DIMENSIONS TO MATCH EXISTING BRICK WALLS

EXISTING BRICK WALL

GATE

8300 N GRAY LOG LAKE
FOX POINT

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

**VILLAGE OF FOX POINT**

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

Permit Number:**OFFICE USE ONLY**

Issuance Date

Zoning

BUILDING PERMIT**Job Address** 6500 N. LAKE DR **Building Type:** ☒ Residential ☐ Commercial**Description of Work:**CONSTRUCTION OF RETAINING WALLS**Estimated Cost of Project:** \$150,000**APPLICANT:** TAMCOR LTD. 740 WATERS EDGE RD**Owner/Occupant** tamcorconsulting@gmail.com RACINE, WI 847-404-1868**Name** PARAG & MONA PATEL**Business Name****Address** 6500 N LAKE DR**City/State/Zip** FOX POINT**Phone****Email** paragpatelmd@gmail.com****Cautionary Statement required when homeowner is applying for permit******Contractor****Company Name** LAKE SHORE RESTORATION GROUP LLC**Contractor Name** DIXON O'BRIEN**Address** 300 MARQUARDT DR**City/State/Zip** WHEELING, IL 60090**Phone** 847-226-1041**Email** dixonobrien@comcast.net**Dwelling Contractor #****Dwelling Contractor Qualifier #****Square Footage Under Construction****1st Floor** **2nd Floor** **Basement** **Addition** **Garage** **Permit Costs**

Project - Per \$1,000 of estimated cost

Rate

\$9.50

Building Board

\$75.00

Amount75.00

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

300.00

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

Work started without permit **Double Fee****Payable to: Village of Fox Point****Total Permit Fee******Minimum Fee \$70.00****Applicant Signature**Carl J. Jumper**Date**11/22/2021

Rev 0619

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: 1.056940

Nov 24, 2021

6500 N Lake Dr

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PERMIT	300.00
24-44460 BUILDING PERMIT	

Total:	300.00
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CHECK	Check No: 3116	300.00
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Payor: Tamcor LTD

Total Applied:	300.00
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Change Tendered:	.00
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11/24/2021 12:45 PM

Tamcor, Ltd.
Consulting Engineers

Civil - Shore Protection - Slope Stabilization – Project Management

November 24, 2021

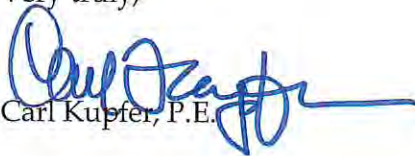
Scott Brandmeier
Director of Public Works/Village Engineer
7200 N. Santa Monica Blvd.
Fox Point, WI 53217

Re: Upper Bluff Earth Retention at 6500 N. Lake Dr., Fox Point, WI

Dear Mr. Brandmeier,

Please find attached executed building permit application and charge-back forms, building permit and engineering checklist, as well as a set of signed and sealed engineering plans. Other relevant documents were emailed on November 22, 2021.

Very truly,


Carl Kupfer, P.E.

President
Tamcor, Ltd.

Cc: Parag and Mona Patel; Dixon O'Brien

www.tamcorconsulting.com
tamcorconsulting@gmail.com
phone: 847-404-1868

Illinois
300 Marquardt Dr.
Wheeling, IL 60090

Wisconsin
740 Waters Edge Rd
Racine, WI 53402

NOTICE

PLEASE BE ADVISED: Chapter 67, Article III of the Village of Fox Point Village Code is attached hereto and incorporated herein. Pursuant to this Ordinance, the Village of Fox Point Village Board has determined that whenever the services of the Village Attorney, Village Engineer, Village Forester or any other of the Village's professional staff (internal or independently contracted) results in a charge to the Village for that professional's time and services and such service is not a service supplied to the Village as a whole, the Village Treasurer shall charge the property owner for the fees incurred by the Village. Also be advised that pursuant to the Village of Fox Point Municipal Code certain other fees, costs and charges are the responsibility of the property owner making application to the Village.

I, the undersigned, have been advised that, pursuant to the Village Fox Point Village Code, if the Village Attorney, Village Engineer, Village Forester or any other Village professional (internal or independently contracted) provides services to the Village as a result of my activities, whether at my request or at the request of the Village, I shall be responsible for the fees incurred by the Village. Also I have been advised that pursuant to the Village of Fox Point Village code certain other fees, costs and charges are my responsibility.

Dated this 23rd day of November, 2021.



Signature of Property Owner

Parag J. Patel

Name of Property Owner - PRINTED

Mailing Address of Property Owner:

913 E. Reservoir Ave

Milwaukee, WI 53212

Tax Key No. of Property:

Parcel# 131-9998-000

Address of Property:

6500 North Lake Drive

Fox Point, WI 53217

For Village Use Only:

- ☐ Original kept on file with Village Clerk.
- ☐ Copy provided to Property Owner.

Signature: _____



VILLAGE OF FOX POINT

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

BUILDING PERMIT AND ENGINEERING CHECKLIST

This checklist is intended to provide an applicant with a general introduction to and basic understanding of the information that must be provided in order to obtain a building permit. ***The applicant and/or property owner shall be responsible for reviewing all applicable code requirements and designing their project in compliance with those requirements.***

☐ Residential Building Permit

- ☐ Interior Remodeling (kitchen, bathrooms, rec rooms, etc.)
- ☐ Exterior Remodeling (Windows, siding, etc.)
- ☐ House Addition
- ☐ Detached Garage
- ☐ New House Construction
- ☐ Razing Permit

- ☐ Decks
- ☐ Pools
- ☐ Accessory Buildings
- ☐ Fences
- ☐ Roofing
- ☐ Occupancy Permit
- ☐ Building Board Approvals (Exterior Alterations only)

☒ **RETAINING WALLS**

☐ Commercial Building Permit

- ☐ Village Board Approval
- ☐ State Approved Plans
- ☐ Building Board Approvals (Exterior Alterations only)
- ☐ Occupancy Permit

☐ Institutional Building Permit

- ☐ Conditional Use Permit
- ☐ State Approved Plans
- ☐ Building Board Approvals (Exterior Alterations only)
- ☐ Occupancy Permit

☐ Other Permits

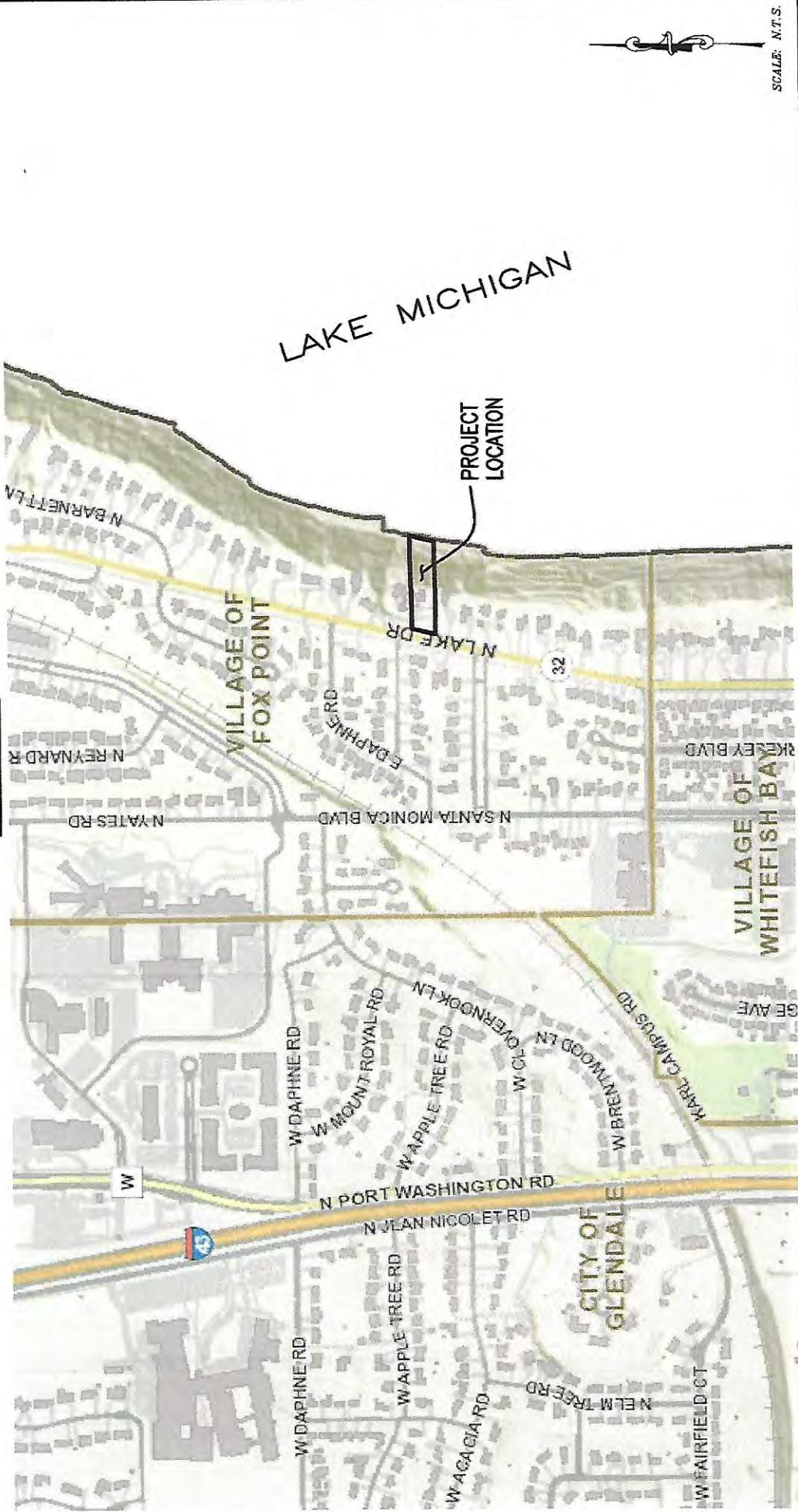
- ☐ Electrical Permit
- ☐ Plumbing Permit
- ☐ HVAC Permit
- ☐ Signs
- ☐ Grading or Drainage Permit
- ☐ Fill Permit
- ☐ Erosion Control

- ☐ Culvert Permit
- ☐ Construction on the Lake Bluff or Ravine
- ☐ Urban Forestry - Tree Removal, Cutting on the Bluff, etc.
- ☐ Storm Water Permit
- ☐ Underground Storage Tank (UST) Removal

These are described in more detail as follows:

1. Chapter 756 - Building and Razing Permits. A building permit application form must be filled-out completely in order to obtain a permit for building and/or razing.
2. Chapter 292 - Streets and Sidewalks. For activities being performed in the Village's Right of Way (ROW), a separate permit may need to be obtained and a deposit must be paid. **Applicants are reminded that it is their responsibility to contact the Village after all work in the ROW is completed. Deposits will only be returned upon satisfactorily restoring the Village ROW.**

AREA MAP



SCALE: N.T.S.

INDEX OF SHEETS

- 1. COVER SHEET
- 2. OVERALL BOUNDARY AND TOPOGRAPHY OF UPPER BLUFF
- 3. EARTH RETENTION SYSTEM OVERALL PLAN WITH EROSION CONTROL FEATURES
- 4. PROPOSED RETAINING WALL TERRACE GRADING AND DRAINAGE PLAN
- 5. RETAINING WALL EXISTING AND PROPOSED PROFILES
- 6. STRUCTURAL NOTES AND DETAILS
- 7. GENERAL CONSTRUCTION NOTES

NOTES:

- 1. STREET AND UPPER BLUFF TOPOGRAPHY BY NORTH SHORE ENGINEERING, INC. DATED 10-5-2021. (PER SHEET 2)
- 2. LOWER BLUFF TOPOGRAPHY PER MILWAUKEE COUNTY GIS DATUM NGVD29
- 3. HORIZONTAL DATUM = WISCONSIN STATE PLAN COORDINATE SYSTEM.
- 4. CONTRACTOR TO CONTRACT DIGGER FOR UTILITY LOCATION MARKING PRIOR TO CONSTRUCTION. PHONE NO. 811 OR 800-242-8511.

SITE MAP

SCALE: N.T.S.



WORK SEQUENCE:

- 1.) INITIATE PRE-CONSTRUCTION SITE MEETING WITH OWNER'S REPRESENTATIVE.
- 2.) INSTALL SILT/TREE PROTECTION FENCING.
- 3.) CLEAR AND PREPARE SURFACES FOR WALL CONSTRUCTION.
- 4.) INSTALL W-PILES, LAGGING AND APPURTENANCES.
- 5.) CONSTRUCT STORMWATER COLLECTION SYSTEM.
- 6.) CONSTRUCT BLUFF TRAIL.
- 7.) RESTORE DISTURBED AREAS.

BENCHMARK:

SITE BENCHMARK - TOP OF 3/4" STEEL PIPE AT THE SOUTHWEST CORNER OF PROPERTY.
ELEVATION = 709.42



PROJECT: PATEL RESIDENCE
BLUFF RETAINING WALL
IMPROVEMENTS

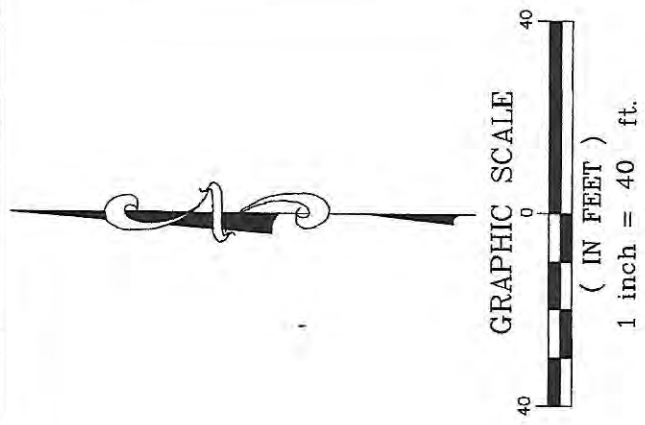
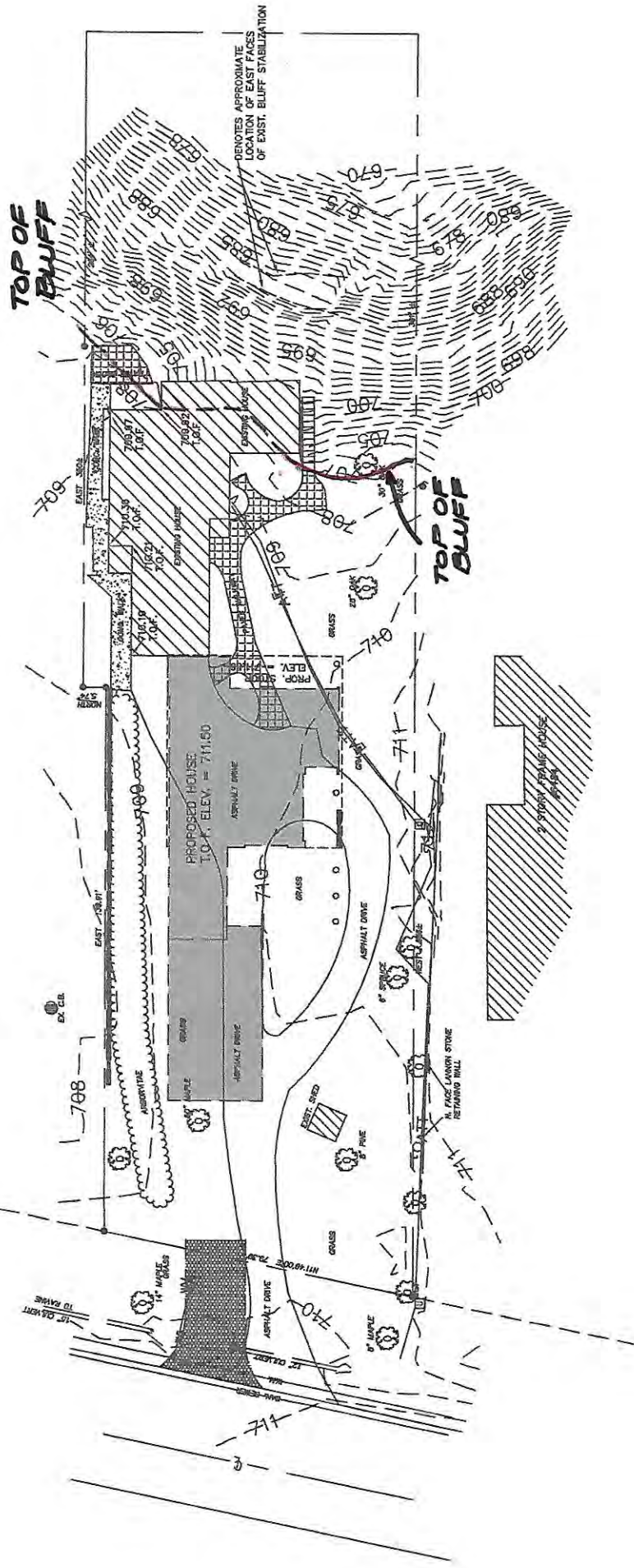
LOCATION: 6500 N. LAKE DRIVE
FOX POINT, WISCONSIN

SHEET NAME:
COVER SHEET

PROJECT NO.
21350

TAMCOR, LTD.
740 WATERS EDGE ROAD
RACINE, WISCONSIN 53402
www.tamcorconsulting.com
PHONE: 847-404-1868

SHEET 1 OF 7



Legend

- 699--- DENOTES EXISTING MINOR CONTOUR
- 700--- DENOTES EXISTING MAJOR CONTOUR
- DENOTES EXISTING SPOT ELEVATION

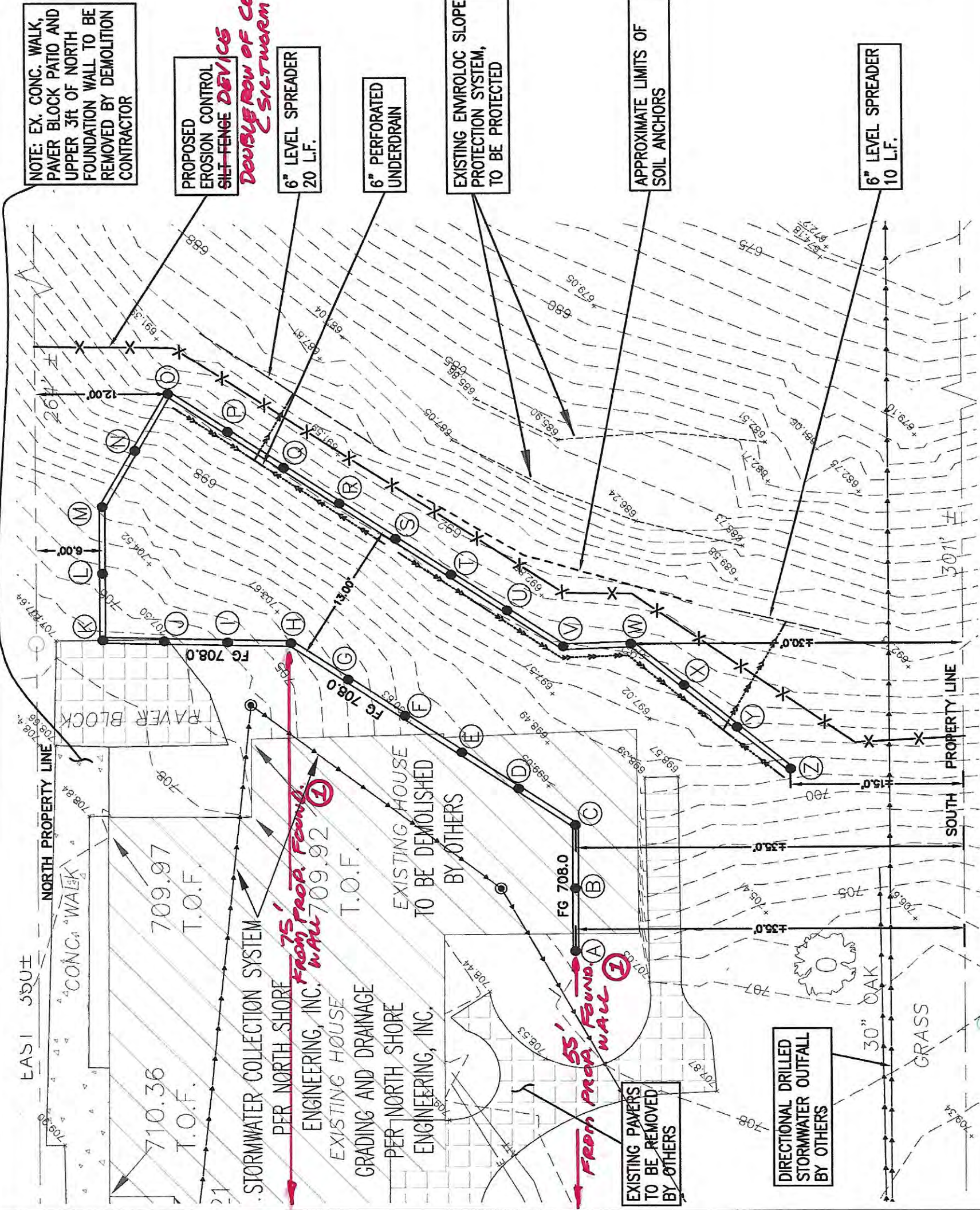
PROPOSED BUILDING ELEVATIONS:

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

MILWAUKEE COUNTY		VILLAGE OF FOX POINT		WISCONSIN	
PATEL RESIDENCE					
Existing Conditions					
6500 N. Lake Drive					
DESIGNED:	DRAWN: J.M.B.	CHECKED: J.W.H.	SHEET		
DATE: 10/5/2021	SCALE: 1"=20'		C-EX		
APPROVED:	PROJECT: LS-4893				

MARK	DATE	REVISION	BY	APVD
NSE				
NORTH SHORE ENGINEERING, INC. Consulting Engineers & Land Surveyors 11433 N. Port Washington Rd., Mequon, Wisconsin 53092 (262) 241-9600 FAX: (262) 241-5337 www.northshoreengineering.net				

LOCATION:		PROJECT:		SHEET NAME:		PLAN DATE:		PROJECT NO.	
6500 N. LAKE DRIVE		PATEL RESIDENCE		OVERALL BOUNDARY AND		10/25/2021		21350	
FOX POINT, WISCONSIN		BLUFF RETAINING WALL		TOPOGRAPHY OF UPPER BLUFF				740 WATERS EDGE ROAD	
		IMPROVEMENTS						RACINE, WISCONSIN 53402	
DATE		BY		REVISION				www.tamcorconsulting.com	
11-15-2021		CK		VARIOUS				PHONE: 847-404-1868	
		BY						SHEET 2 OF 7	



- NOTES:
- 1. FIELD ADJUSTMENTS OF WALL ALIGNMENTS AND GRADES MAY BE NEEDED TO CONFORM TO SITE CONDITIONS.
 - 2. REFER TO SHEET 5 FOR WALL CROSS SECTIONS.
 - 3. REFER TO SCOTT BYRON CO. LANDSCAPE PLANS FOR TREE PROTECTION MEASURES.



RETAINING WALL ELEVATIONS		
POST #	Top Of Cap	Upper F.G. F.G. at toe
A	708.5	708.0
B	708.5	708.0
C	708.5	708.0
D	708.5	708.0
E	708.5	708.0
F	708.5	708.0
G	708.5	708.0
H	708.5	708.0
I	708.5	708.0
J	708.5	708.0
K	708.5	707.5
L	705.5	705.3
M	703.0	702.8
N	700.0	698.8
O	700.0	694.0
P	700.0	699.5
Q	700.0	699.5
R	700.0	699.5
S	700.0	699.5
T	700.0	699.5
U	700.0	699.5
V	700.0	699.5
W	700.0	699.0
X	700.0	699.0
Y	697.0	699.0
Z	698.5	699.0

12-19-21

11-15-2021

DATE

CK

BY

REVISION

6500 N. LAKE DRIVE

FOX POINT, WISCONSIN

PATEL RESIDENCE

BLUFF RETAINING WALL

IMPROVEMENTS

EARTH RETENTION SYSTEM

OVERALL PLAN

WITH EROSION CONTROL FEATURES

TAMCOR, LTD.

740 WATERS EDGE ROAD

RACINE, WISCONSIN 53402

www.tamcorconsulting.com

PHONE: 847-404-1888

PROJECT NO.

21350

PLAN DATE:

10/25/2021

SHEET NAME:

PROJECT: PATEL RESIDENCE

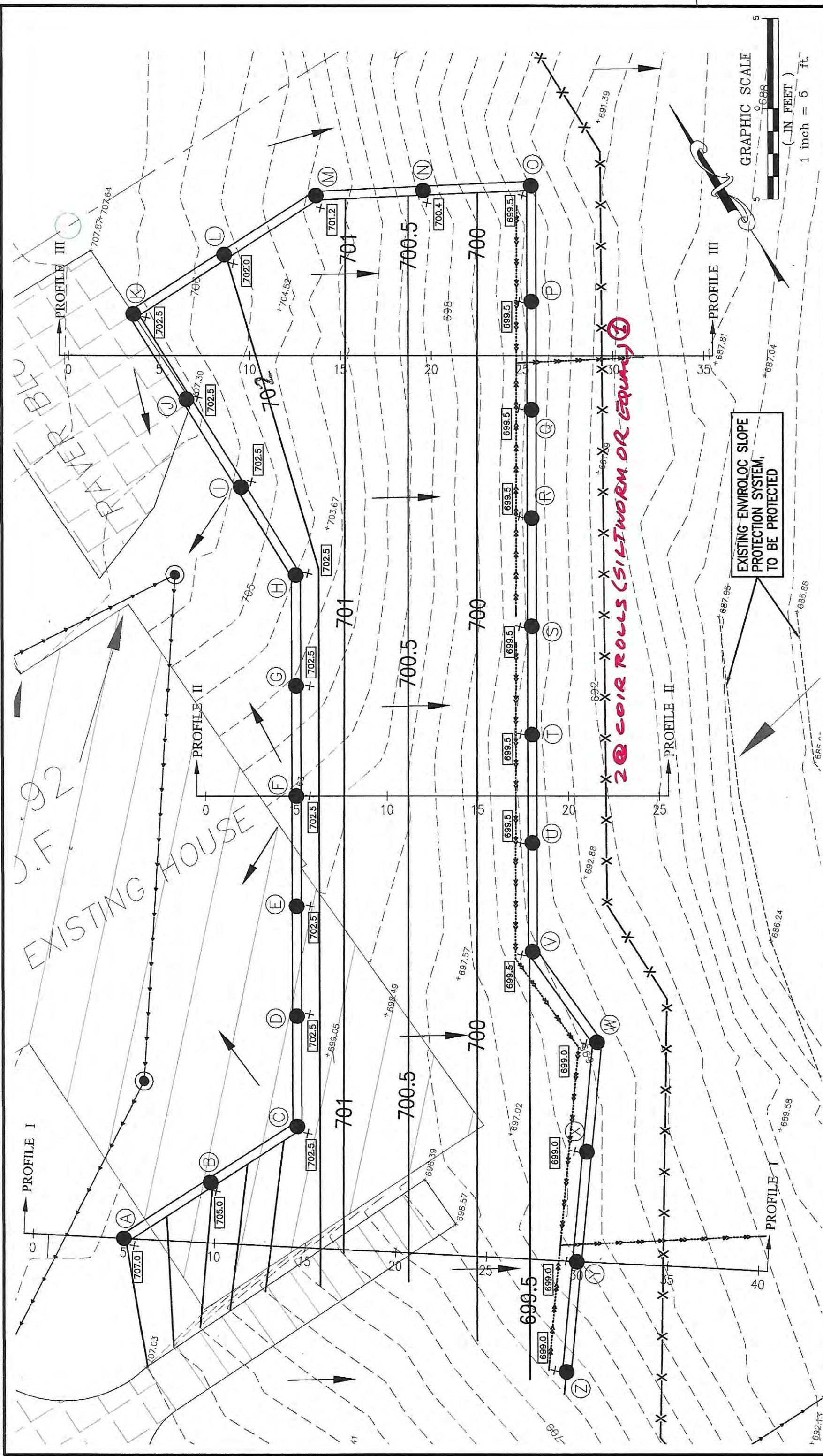
BLUFF RETAINING WALL

IMPROVEMENTS

PROJECT NO.

21350

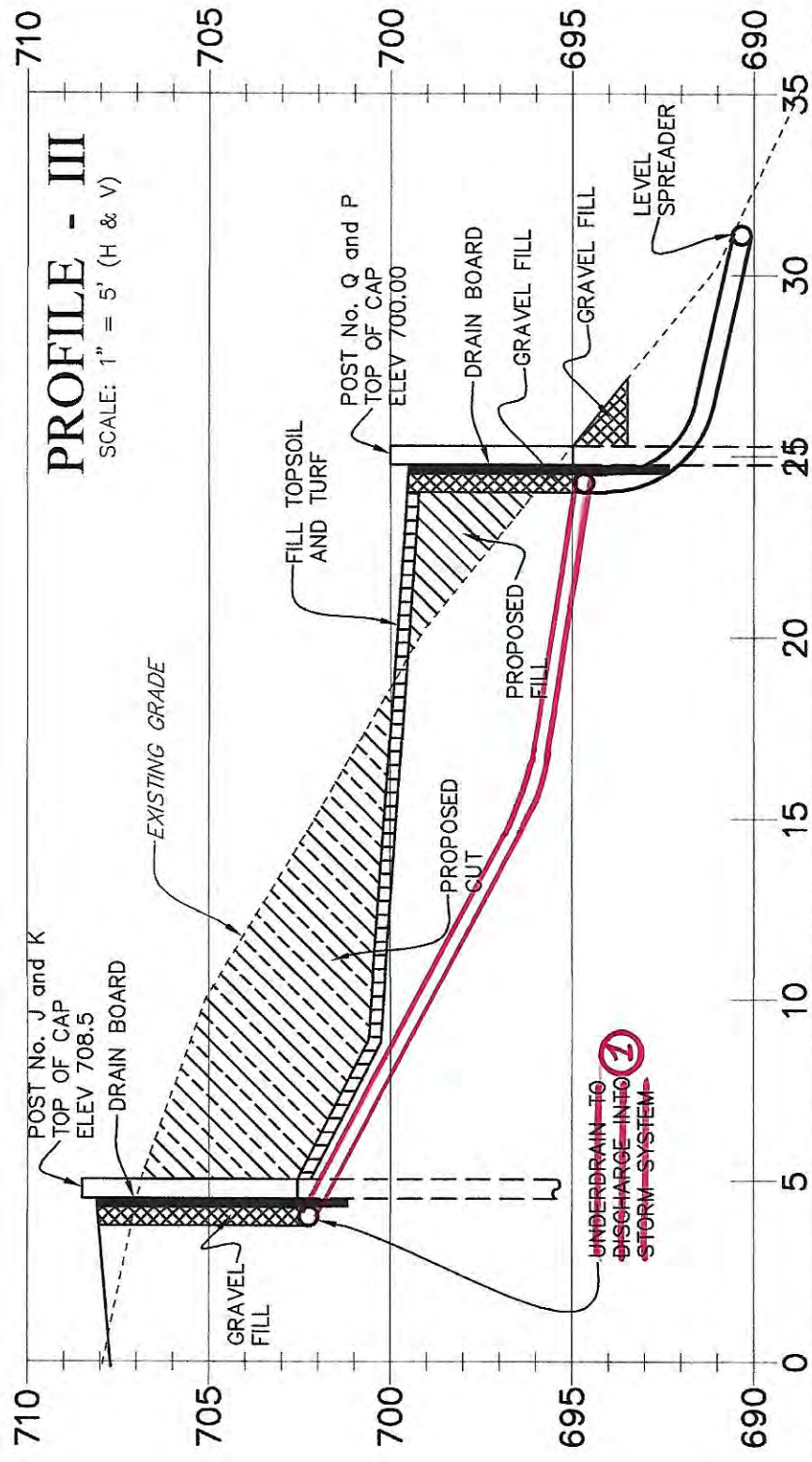
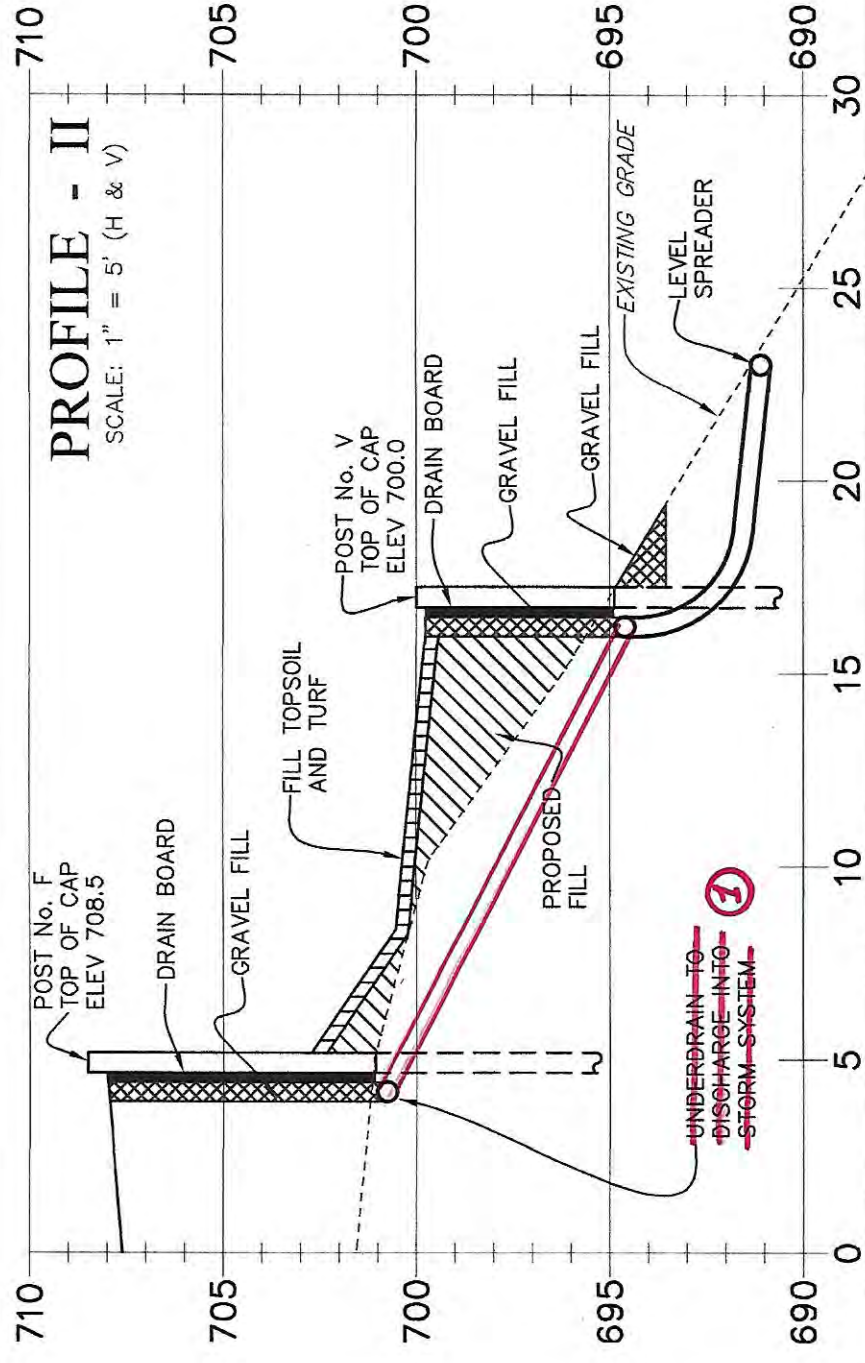
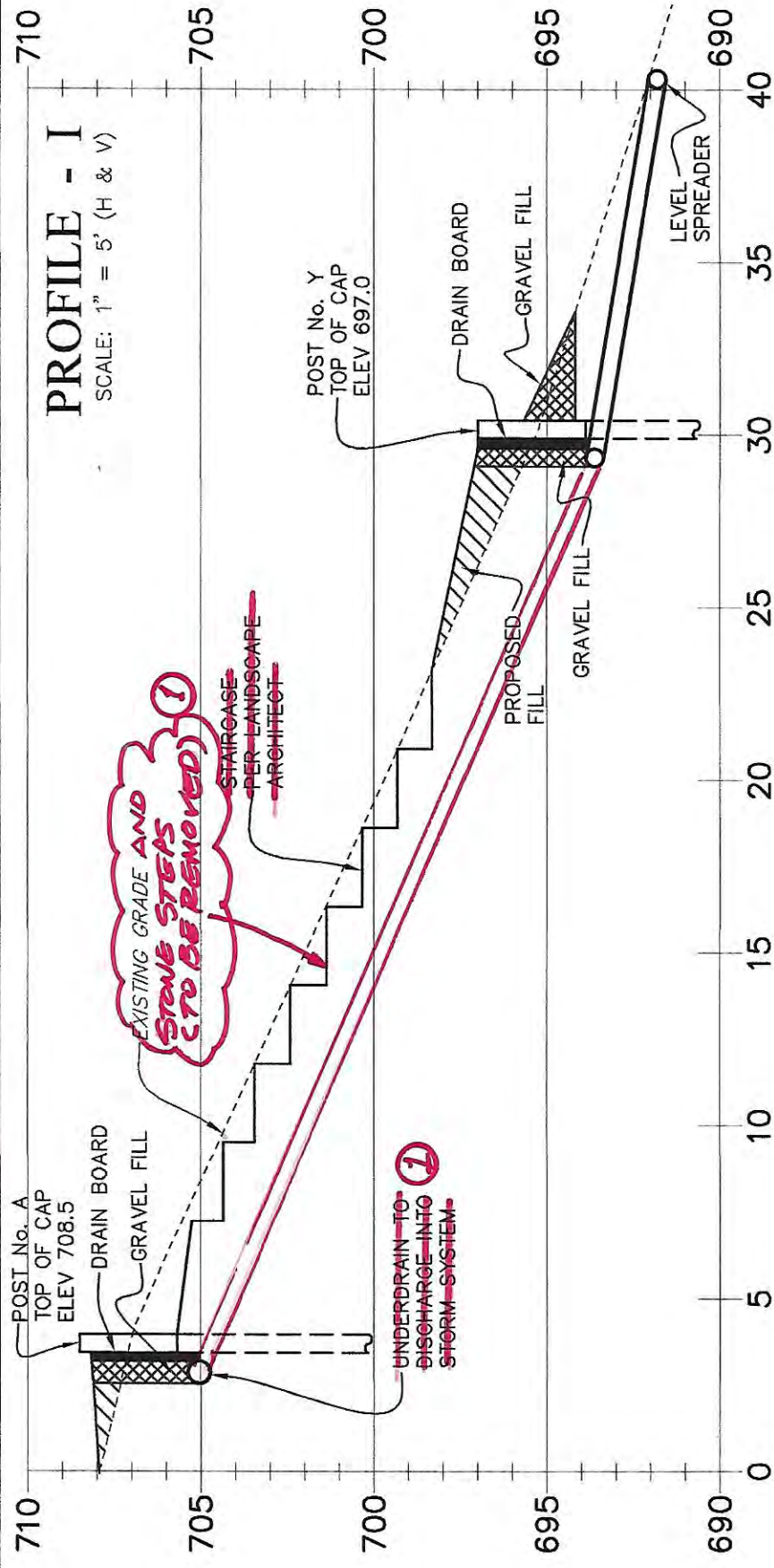
SHEET 3 OF 7



12-16-21		CK	BY	REVISION	PROJECT: 6500 N. LAKE DRIVE FOX POINT, WISCONSIN	PROJECT NAME: PATEL RESIDENCE BLUFF RETAINING WALL IMPROVEMENTS	SHEET NAME: PROPOSED RETAINING WALL TERRACE GRADING	PLAN DATE: 10/25/2021	PROJECT NO. 21350	SHEET 4 OF 7
11-15-2021	CK	BY	REVISION							

TAMCOR, LTD.
740 WATERS EDGE ROAD
RACINE, WISCONSIN 53402
www.tamcorconsulting.com
PHONE: 847-404-1868

PROJECT NO. 21350
SHEET 4 OF 7



	DATE	BY	REVISION
(1)	12-15-21	ca	UNDER DRAINS

LOCATION:

6500 N. LAKE DRIVE
FOX POINT, WISCONSIN

PROJECT:

PATEL RESIDENCE BLUFF RETAINING WALL IMPROVEMENTS

SHEET NAME:

RETAINING WALL
PROFILES I, II and III

PLAN DATE:	10/25/2021
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TAMCOR, LTD.

740 WATERS EDGE ROAD
RACINE, WISCONSIN 53402
www.tamcorconsulting.com
PHONE: 847-404-1868

PROJECT NO.

21350

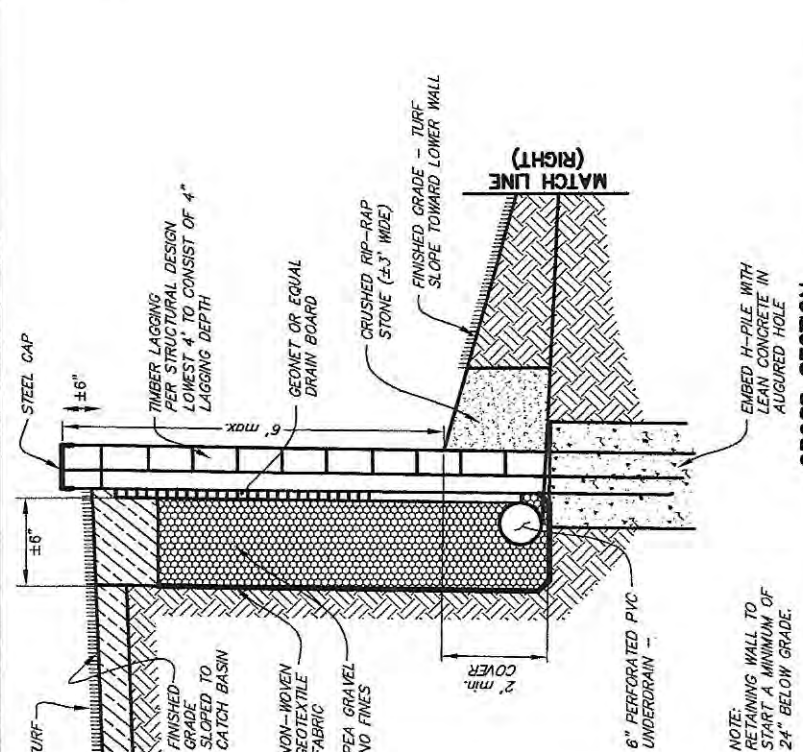
SHEET 5 OF 7

STRUCTURAL NOTES

- GENERAL:
- THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE REGULATIONS OF THE VILLAGE OF FOX POINT CODE CURRENT EDITION.
 - DO NOT SCALE DRAWINGS.
 - REFERENCES TO VARIOUS STANDARDS, TESTS, AND CODES (ASTM, AISC, ACI ETC) SHALL BE TAKEN TO MEAN THE LATEST ADOPTED STANDARD OR EDITION AS OF THE DATE ON THE DRAWINGS.
 - WHERE NEW CONSTRUCTION ABUTS OR INTEGRATES WITH EXISTING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT THE EXISTING CONDITIONS AND DIMENSIONS ARE CLOSE TO THOSE THAT HAVE BEEN ASSUMED. IF THERE ARE ANY VARIANCES, WHICH WILL PREVENT THE WORK FROM BEING COMPLETED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, THEY SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY UPON DISCOVERY. THE ENGINEER SHALL ADVISE THE CONTRACTOR AS TO THE NECESSARY MODIFICATIONS. IF THE CONTRACTOR FAILS TO VERIFY THE EXISTING CONDITIONS AND DIMENSIONS, HE SHALL BEAR ALL COSTS OF RESOLVING ANY PROBLEMS, WHICH ARISE AS A RESULT OF SUCH FAILURE.
 - ALL MATERIALS AND COMPLETED INSTALLATIONS SHALL COMPLY WITH THE REQUIREMENTS OF ALL APPLICABLE BUILDING CODES, LOCAL ORDINANCES, AND CITED STANDARDS AND TESTS. INSTALLATION METHOD AND PROCEDURES SHALL COMPLY WITH OSHA REQUIREMENTS.
 - SHOULD ANY CONFLICTS BE DISCOVERED BETWEEN ANY OF THE CONSTRUCTION DOCUMENTS (DRAWINGS, SPECIFICATIONS, GENERAL CONDITIONS, ETC), THE CONTRACTOR SHALL ADVISE THE ENGINEER OF SUCH CONFLICT SO THAT THE ENGINEER MAY RESOLVE THE CONFLICT. THE CONSTRUCTION DOCUMENTS SHALL BE COMPLEMENTARY, AND WHAT IS SHOWN OR CAN BE REASONABLY IMPLIED ON ANY OF THE DOCUMENTS, SHALL BE ASSUMED TO BE APPLICABLE TO THEM ALL. IN THE EVENT OF A CONFLICT, THE HIGHEST COST OR MAXIMUM QUANTITY SHALL BE ASSUMED TO HAVE BEEN USED BY THE CONTRACTOR IN DETERMINING THE ORIGINAL COST OF THE WORK.
 - THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR DETERMINING THE MEANS, METHODS, SEQUENCES AND SAFETY PROCEDURES USED IN PERFORMING THE WORK. THE ENGINEER DOES NOT HAVE THE RIGHT TO STOP THE WORK, SHOULD THE ENGINEER VISIT THE SITE, IT IS IN THE CAPACITY AS ENGINEER AND NOT IN THE CAPACITY OF A CONTRACTOR.
 - UNLESS OTHERWISE NOTED, ALL DETAILS, SECTIONS AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS ELSEWHERE.
 - THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE INDICATED, THEY DO NOT INDICATE THE MEANS OR METHODS OF CONSTRUCTION, WHICH ARE THE CONTRACTOR'S SOLE RESPONSIBILITY. PROVIDE ALL MEASURES NECESSARY FOR CONSTRUCTION INCLUDING, BUT NOT BE LIMITED TO, BRACING, SHORING FOR CONSTRUCTION EQUIPMENT, SHORING FOR EARTH BANKS, FORMS, SCAFFOLDING, PLANKING, SAFETY NETS, ETC. ENGAGE PROPERLY QUALIFIED PERSONS TO DETERMINE WHERE AND HOW TEMPORARY PRECAUTIONARY MEASURES SHALL BE USED AND INSPECT SAME IN THE FIELD. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
 - SHOP DRAWINGS PREPARED BY THE CONTRACTORS, SUPPLIERS, ETC. SHALL BE REVIEWED BY ENGINEER ONLY FOR CONFORMANCE WITH DESIGN CONCEPT. REVIEW SHALL BE FOR GENERAL ARRANGEMENT ONLY. CONTRACTOR SHALL REMAIN FULLY RESPONSIBLE FOR CORRECT DIMENSIONS, DETAILS, QUANTITIES, FIT OF ASSEMBLED PARTS AND CONFORMITY TO THE REQUIREMENTS OF PLANS AND SPECIFICATIONS.
 - ALL TIMBER USED IN THE CONSTRUCTION OF RETAINING WALLS SHALL BE WHITE OAK OR SOUTHERN YELLOW PINE, GRADE NO. 2 OR BETTER AND RATED FOR 100% GROUND CONTACT, MEETING AMERICAN WOOD PROTECTION ASSOCIATION (AWPA) STANDARDS FOR UC4B SERVICE CONDITION.

STRUCTURAL STEEL WORK:

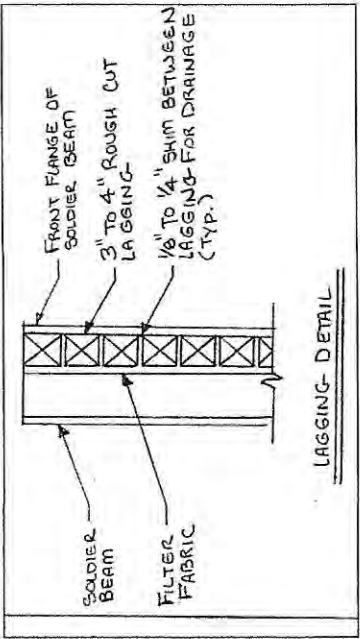
- FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" AND "CODE OF STANDARD PRACTICE," AISC. THE AISC "MANUAL OF STEEL CONSTRUCTION - ALLOWABLE STRESS DESIGN" (AISC MANUAL) SHALL BE USED IN THE DESIGN AND DETAILING WORK PERFORMED BY THE STEEL FABRICATOR.
- STRUCTURAL STEEL MATERIALS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS
ASTM A992 (FY=50 KSI) W
ASTM A36 (FY=36 KSI) MC, C, L
ASTM A53 GR B (FY = 35 KSI) PIPE
ASTM A500 GR B (FY = 46 KSI) SQUARE HSS
ASTM A36 (FY = 36 KSI) PLATES & BARS
- SHOP AND FIELD-WELDED CONNECTIONS - MANUAL SHIELDED METAL WELDED ARC PROCESS USING AWSA5.1, E70XX ELECTRODES
- CUTS, HOLES (OPENINGS), ETC REQUIRED IN STRUCTURAL STEEL MEMBERS FOR THE WORK OF OTHER TRADES SHALL BE SHOWN ON THE SHOP DRAWINGS. BURNING OF HOLES AND CUTS IN STRUCTURAL STEEL MEMBERS IN THE FIELD SHALL NOT BE ALLOWED, EXCEPT BY WRITTEN PERMISSION FROM THE ENGINEER.



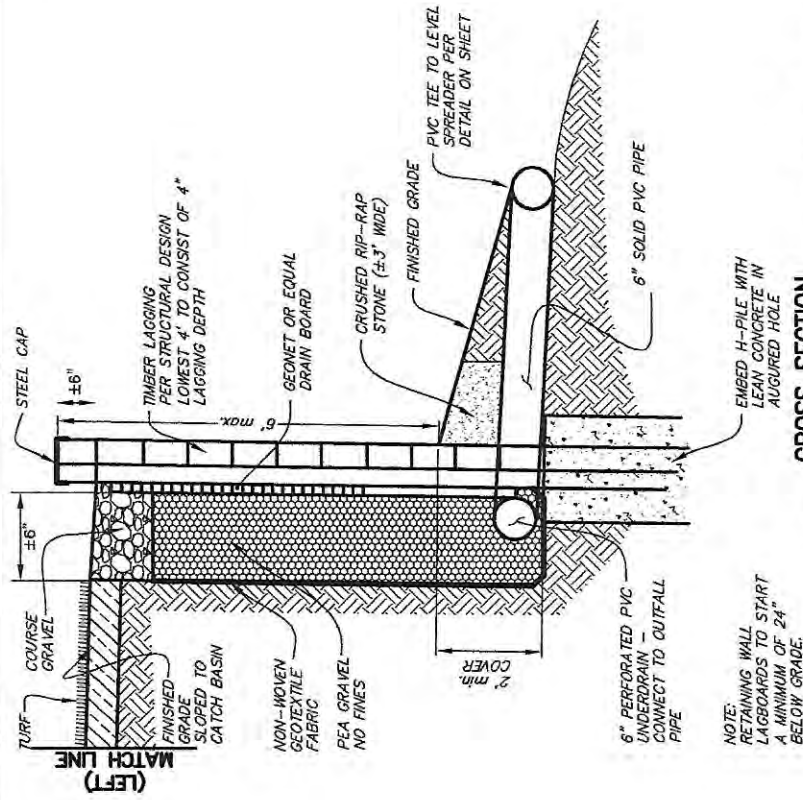
CROSS SECTION

TYPICAL W-PILE/LAGGING RETENTION SYSTEM UPPER WALL

N.T.S.



LAGGING- DETAIL



CROSS SECTION

TYPICAL W-PILE/LAGGING RETENTION SYSTEM LOWER WALL

N.T.S.

DATE	BY	REVISION

LOCATION:
**6500 N. LAKE DRIVE
FOX POINT, WISCONSIN**

PROJECT:

**PATEL RESIDENCE
BLUFF RETAINING WALL
IMPROVEMENTS**

SHEET NAME:

**RETAINING WALL STRUCTURAL NOTES
AND DETAILS**

PLAN DATE:
10/25/2021

TAMCOR, LTD.
740 WATERS EDGE ROAD
RACINE, WISCONSIN 53402
www.tamcorconsulting.com
PHONE: 847-404-1868

PROJECT NO.

21350

SHEET **6** OF **7**

GENERAL CONSTRUCTION NOTES				LOCATION:	PROJECT:	SHEET NAME:	PLAN DATE:	TAMCOR, LTD.		PROJECT NO.
1.	CONTRACT DOCUMENTS AS REFERRED TO HEREIN INCLUDE THE CONTRACT, CONTRACT PLANS, SPECIFICATIONS, APPROVED SHOP DRAWINGS, CHANGE ORDERS, AND ANY OTHER DOCUMENTS IDENTIFIED IN THE AGREEMENT BETWEEN OWNER AND CONTRACTOR.	14.	THE PROPOSED ELEVATIONS AND DATUM SHOWN ON THE PLANS FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED.	6500 N. LAKE DRIVE	PATEL RESIDENCE	GENERAL CONSTRUCTION NOTES	10/25/2021	740 WATERS EDGE ROAD RACINE, WISCONSIN 53402 www.tamcorconsulting.com PHONE: 847-404-1868	21350	
2.	UNLESS MODIFIED BY THE CONTRACT DOCUMENTS, ALL SITE WORK PROPOSED HEREIN SHALL COMPLY WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE VILLAGE OF FOX POINT.	15.	CONTRACTOR SHALL KEEP ACCESS AVAILABLE AT ALL TIMES. AT NO TIME SHALL ACCESS BE DENIED TO HOMES SURROUNDING THE SITE.	FOX POINT, WISCONSIN	BLUFF RETAINING WALL IMPROVEMENTS					SHEET 7 of 7
3.	THE FOREGOING SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS, STANDARDS, CONSTRUCTION PLANS, AND SUBSEQUENT DRAWINGS ARE TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT.	16.	ANY EXISTING SIGNS, LIGHT STANDARDS, AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE AS DIRECTED BY THE ENGINEER. CONTRACTOR SHALL NOT BE RESPONSIBLE IF OWNER HAS PREVIOUSLY ARRANGED FOR SUCH REMOVAL OR MODIFICATION AT OWNER'S EXPENSE. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.							
4.	NO WORK MAY COMMENCE UNTIL MUNICIPAL PERMITS HAVE BEEN ISSUED.	17.	IF CALLED FOR TO BE REMOVED OFF-SITE, EARTH, PAVEMENT, SIDEWALK, CURB AND GUTTER, ETC. SHALL BE DISPOSED BY THE CONTRACTOR AT HIS OWN EXPENSE. AN OFF-SITE DISPOSAL IS NOT BE THE OWNER'S RESPONSIBILITY. IF NOT RESPONSIBLE FOR PROVIDING AN OFF-SITE DISPOSAL SITE AT HIS OWN EXPENSE, INCLUDING ANY PERMIT COSTS.							
5.	NO CONSTRUCTION PLANS SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION". PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING WORK WITH THE ENGINEER AND CONDITIONS OF EXISTING WORK ARE WITHIN DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS. HE MUST IMMEDIATELY REPORT SAME TO THE ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, STANDARDS, SPECIFICATIONS, AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AGREED BY SUCH OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION REGARDING THE ACCURACY OF THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.	18.	ANY DISRUPTED DRAINS OR FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE RE-CONNECTED AS SOON AS PRACTICABLE. IF BROKEN, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND PUT IN ACCEPTABLE OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TRANSMITTED TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT, AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.							
6.	THE ENGINEER, OWNER'S REPRESENTATIVE AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS, OR OTHER SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF HIS WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE. THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS, AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT LOCATION OF THE PROPOSED WORK.	19.	WHENEVER DURING CONSTRUCTION OPERATIONS ANY LOOSE MATERIAL IS DEPOSITED IN THE FLOW LINE OF GUTTERS, DRAINAGE STRUCTURES, DITCHES, ETC. SUCH THAT THE NATURAL FLOW LINE OF WATER IS OBSTRUCTED, SUCH LOOSE MATERIAL SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY BY THE RESPONSIBLE PARTY. AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. DRAINAGE MAY BE ACHIEVED BY DITCHING, PUMPING, OR ANY OTHER ACCEPTABLE METHOD. THE CONTRACTOR'S FAILURE TO PROVIDE THE ABOVE WILL PRECLUDE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO SUCH UNUSUAL MATERIALS CREATED AS A RESULT THEREOF.							
7.	NOTIFICATION OF COMMENCING CONSTRUCTION: A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLAN. THE CONTRACTOR SHALL OBTAIN A RECORD DRAWING OR 811 SURVEILLANCE REPORT OF COMMENCING WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY ALL NECESSARY TESTING AGENCIES SUFFICIENTLY IN ADVANCE OF COMMENCING WORK.	20.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNS, TRAFFIC CONTROL DEVICES, AND WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC DURING ALL PHASES OF CONSTRUCTION. BARRICADES AND WARNING SIGNS, IF REQUIRED, SHALL BE PROVIDED IN ACCORDANCE WITH WISDOT STANDARDS AND SPECIFICATIONS.							
8.	CONTRACTOR SHALL ARRANGE A PRECONSTRUCTION MEETING WITH REPRESENTATIVES OF APPLICABLE PERMITTING AGENCIES, COUNTY, MUNICIPALITY, LANDOWNERS, AND ENGINEER AT LEAST 3 BUSINESS DAYS PRIOR TO COMMENCING CONSTRUCTION.	21.	WHERE OVERHANGING BRANCHES INTERFERE WITH OPERATIONS OF CONSTRUCTION, SAID BRANCHES SHALL BE TRIMMED AND SEALED, IF INCLUDED IN THE SCOPE OF WORK. THE COST OF SAME SHALL BE INCIDENTAL TO THE CONTRACT. TREES SHALL BE REMOVED ONLY AFTER RECEIVING APPROVAL OF THE OWNER. THE OWNER SHALL DESIGNATE THOSE TREES, IF ANY, THAT ARE TO BE REMOVED. A CONTRACTOR REMOVING TREES WITHOUT OWNER'S APPROVAL WILL BE RESPONSIBLE FOR REPLACEMENT OF SAID TREE(S) AS DIRECTED BY THE OWNER AT CONTRACTOR'S EXPENSE. IF TREES OF SHRUBS MUST BE REMOVED, SUCH REMOVAL WILL BE ARRANGED AND PAID BY OWNER.							
9.	ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED AGAINST ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE BY THE CONTRACTOR AND HIS SURETY PER AGREEMENT WITH OWNERS FROM THE DATE OF FINAL ACCEPTANCE OF WORK BY A) THE MUNICIPALITY B) THE OWNER AND OWNER'S REPRESENTATIVE.	22.	CONTRACTOR SHALL PREPARE AND MAINTAIN ACCESS HAUL ROADS AND STAGING AREAS IN LOCATIONS AND IN THE MANNER DEPICTED ON THE PLANS.							
10.	ALL WORK SHALL BE INSPECTED AND APPROVED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL OF THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED AND IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.	23.	THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. BURNING ON THE SITE IS NOT PERMITTED.							
11.	IN REQUIRED IN THE CONTRACT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR HIGHWAYS, CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS. HE SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.	24.	ALL EXISTING UTILITIES OR IMPROVEMENTS INCLUDING WALKS, CURBS, PAVEMENTS, AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION.							
12.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHILE CONSTRUCTING IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT MAY BE RESOLVED.	13.	TEMPORARY BENCHMARKS, LINE AND GRADE STAKES WILL BE SET BY CONTRACTOR AT HIS EXPENSE. IT SHALL BE THE RESPONSIBILITY OF CONTRACTOR TO PROTECT STAKES PROVIDED FOR HIS USE AND TO REPORT TO THE OWNER ANY SPECIFIC INSTANCES OF DESTROYED STAKES AND/OR MONUMENTS PROVIDED. LOT CORNER IRONS ARE TO BE SET AT OWNERS EXPENSES.							

GENERAL CONSTRUCTION NOTES				LOCATION:	PROJECT:	SHEET NAME:	PLAN DATE:	TAMCOR, LTD.		PROJECT NO.
1.	CONTRACT DOCUMENTS AS REFERRED TO HEREIN INCLUDE THE CONTRACT, CONTRACT PLANS, SPECIFICATIONS, APPROVED SHOP DRAWINGS, CHANGE ORDERS, AND ANY OTHER DOCUMENTS IDENTIFIED IN THE AGREEMENT BETWEEN OWNER AND CONTRACTOR.	14.	THE PROPOSED ELEVATIONS AND DATUM SHOWN ON THE PLANS FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED.	6500 N. LAKE DRIVE	PATEL RESIDENCE	GENERAL CONSTRUCTION NOTES	10/25/2021	740 WATERS EDGE ROAD RACINE, WISCONSIN 53402 www.tamcorconsulting.com PHONE: 847-404-1868	21350	
2.	UNLESS MODIFIED BY THE CONTRACT DOCUMENTS, ALL SITE WORK PROPOSED HEREIN SHALL COMPLY WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE VILLAGE OF FOX POINT.	15.	CONTRACTOR SHALL KEEP ACCESS AVAILABLE AT ALL TIMES. AT NO TIME SHALL ACCESS BE DENIED TO HOMES SURROUNDING THE SITE.	FOX POINT, WISCONSIN	BLUFF RETAINING WALL IMPROVEMENTS					SHEET 7 of 7
3.	THE FOREGOING SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS, STANDARDS, CONSTRUCTION PLANS, AND SUBSEQUENT DRAWINGS ARE TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT.	16.	ANY EXISTING SIGNS, LIGHT STANDARDS, AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE AS DIRECTED BY THE ENGINEER. CONTRACTOR SHALL NOT BE RESPONSIBLE IF OWNER HAS PREVIOUSLY ARRANGED FOR SUCH REMOVAL OR MODIFICATION AT OWNER'S EXPENSE. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.							
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3.	THE FOREGOING SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS, STANDARDS, CONSTRUCTION PLANS, AND SUBSEQUENT DRAWINGS ARE TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT.	16.	ANY EXISTING SIGNS, LIGHT STANDARDS, AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE AS DIRECTED BY THE ENGINEER. CONTRACTOR SHALL NOT BE RESPONSIBLE IF OWNER HAS PREVIOUSLY ARRANGED FOR SUCH REMOVAL OR MODIFICATION AT OWNER'S EXPENSE. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.							
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2.	UNLESS MODIFIED BY THE CONTRACT DOCUMENTS, ALL SITE WORK PROPOSED HEREIN SHALL COMPLY WITH WISCONSIN DE									

December 15,2021

MEMORANDUM

To: Scott Brandmeier, Director of PublicWorks/Village Engineer

From: Carl Kupfer, P.E

Subject: Demonstration of Need for a Blufftop Earth Retention System at 6500 N. Lake Dr., Fox Point

A. Background

The bluff at the subject site is being impacted by active, continuing soil erosion, soil slippage and translational slides, as evidenced by scarps, groundwater seeps, and attempts to control these adverse conditions. The attached photo exhibit depicts bluff soil failures and evidence of methods to manage the erosion and slides. Two aerial photos (Milwaukee County GIS, April 2020 and Google Earth April 2021) provide an overview of bluff surface conditions and serve as key sheets for photo locations.

Location1 – Drainage tubing has been displaced by recent slides just upslope. This depiction is typical of similar failures on the bluffs of the subject property and the neighboring lot to the south.

Location 2 – Image 2A shows a significant soil slide and scarp approximately 25 feet below the top of the bluff. Image 2B shows employees of Scott Byron Company, hired by the owners of the subject property and his southerly neighbor, installing an erosion control system manufactured by Enviroloc. This system consists of permanent matting containing a growing medium, pinned and tied into the bluff surface, and seeded to create grass tufts to reduce erosion of the bluff surfaces.

Location 3 - The photo taken at this location shows rear building supports that have been displaced both horizontally and vertically by soil creep at the top of the bluff. Attempts were made in 2008 to tie back the supporting subgrade with soil nails in an attempt to avoid complete failure of the foundations. This approach offered only moderate protection and assumed no further bluff slides.

Location 4 - This photo has been included to show the existence of stone steps from grade down to the top of bluff which passed under the overhang of the former residence.

Location 5 - This phot demonstrates attempts by the previous owner to manage soil erosion across various sites on the bluff. These vegetative solutions (brush and branch stops) are temporary by nature, are not structural, and do not offer protection against translational slides.

B. Permanent Remediation to Control Blufftop Erosion and Soil Slippage

Tamcor, Ltd. was retained to assess bluff conditions, to review available geotechnical documents, and to offer recommendations to remediate the upper bluff and rear yard of the subject property. We addressed the scope of services and tasks going forward in our letter of November 22, 2021 which is attached hereto for ready reference.

We had recommended the placement of a post-and-lagging earth retention system that does not rely on upper horizon soils for lateral support. The common retaining walls are either landscape timber tie walls using timber deadmen or segmental concrete blocks with geogrids to resist lateral movement. These methods are wholly dependent on a stable slopes that are not subject to the forces associated with translational down-bluff slides. These systems are not recommended. Instead, the post-and-lagging system operates on the principle of vertical load transfer and independent of the vulnerable surface soils. Steel H-piles are set vertically into

augered holes 25 to 30 feet in length, on 5 to 6 foot centers. Timbers are stacked horizontally into the webs of the beams. Maximum exposed height is six feet. The proposed installation consists of two walls separated by a relatively flat horizontal terrace whose width is at least 12 feet in width as dictated by the structural design. The finished surface can consist of turf, gravel, shrubbery, or combinations of these. Access should be maintained for periodic inspection and maintenance. The backsides of the walls are provide with drainboard and clean gravel to convey surface flow from the terraces and below-grade soil seepage. Underdrains collect this stormwater and convey it to a level spreader outfall. The level spreader consists of perforated piping and a gravel bed to dissipate the collected drainage across the of the spreader at slow rates of flow and low velocities to avoid erosion. Refer to the details in the plans.

C. Fox Point Code Compliance

The proposed improvements shall comply with Section 285 of the municipal code.

1. Paragraph 285-1 - Purpose

The proposed earth retention system is consistent with the purpose in that it will control bluff erosion, minimizes down-bluff soil disturbance, and eliminates the threat of blufftop tableland failure and negative impacts to the future residence.

2. Paragraph 285-2 – Definitions

So noted.

3. Paragraph 285-3 – Basic Restrictions

A. Refer to para. 285-4 below.

B. Not applicable.

4. Paragraph 285-4 - Retaining Walls

Retaining walls may be built farther than 25 feet from the closest point of the principal structure of the lot only if they are solely and expressly for the purpose of preventing and retarding erosion and slippage of the lake bluff ***This is sole purpose of the proposed installation.***

or the bank of a ravine. Retaining walls may be built 25 feet or closer to the closest point of the principal structure of the lot only if they are for the primary purpose of preventing and retarding erosion and slippage of the lake bluff or the bank of a ravine; however, in this case, ancillary purposes are allowed, such as the purpose of creating a flat area or patio adjacent to the principal building. Notwithstanding the foregoing, retaining walls may be constructed in any location on a property if they are a necessary part of a driveway access to the property, if the property would otherwise not have driveway access, as determined by the Village Building Inspector. It is suggested that retaining walls of over six feet in height be avoided ***The proposed walls will be limited to a maximum exposed height of six feet for reasons cited herein, as well as for structural reasons shown in the calculations.***

because they would pose a safety hazard and constitute, unless screened from view, an aesthetically unappealing surface. Terracing is suggested as preferable, if feasible, to a retaining wall of over six feet. ***The proposed system will be terraced for the reasons cited herein, as well as for structural reasons.***

Before any retaining wall is built, a building permit shall be obtained and plans for retaining walls shall be submitted to the Director of Public Works/Village Engineer. If, in his opinion, the footings and method of construction and materials are adequate from an engineering standpoint to serve the purpose for which such retaining wall is being built and adequate provision is made for the flow of surface and percolating water ***Plans call for drainboard, gravel and a collection system.***

he shall so certify to the Building Inspector. No building permit shall be issued by the Building Inspector without such certificate.

2

Tamcor, Ltd.
Consulting Engineers
Civil - Shore Protection - Slope Stabilization – Project Management

November 22, 2021

Scott Brandmeier
Director of Public Works/Village Engineer
7200 N. Santa Monica Blvd.
Fox Point, WI 53217

Re: Upper Bluff Earth Retention at 6500 N. Lake Dr., Fox Point, WI

Dear Mr. Brandmeier,

We were retained by the owners to evaluate the potential for failure of the surface and subsurface soil conditions at the top of bluff. The tableland area at the rear of the new house is planned to accommodate a patio, landscaping and a lawn. As you are aware, the owners have received permits for site development and construction of a new residence. Demolition of the former house and site preparation are underway.

The distance from the new residence to the top of bluff, as defined in paragraph 285-2C(2) of the Village Code, averages 55 ft. The owners are concerned and wish to prevent soil slippage and retard erosion that could potentially compromise the integrity and stability of the rear yard and related improvements.

A site visit revealed evidence of surface and subsurface displacement at the top of bluff. We observed that the two posts and concrete bases supporting an overhanging floor and family room had shifted in a downward direction and that the family room floor had a distinct downward slant in the direction of the bluff. We noticed that a slope erosion protection system (Enviroloc) had been installed just below the top of bluff. We expressed concern to the owners that there was a moderate to high potential of an upper bluff slide if left unprotected.

We retained the services of O'Brien and Associates (OBA), a geotechnical firm, to examine existing conditions, review geotechnical data provided by the owners, and recommend a remedial solution for a structural earth retention of the upper bluff. Please see OBA's report attached.

After consultations with OBA and collaborating with owners' professionals, we developed plans, enclosed herein, depicting the recommended earth retention system which consists of two H-pile and timber lagging retaining walls with an intervening terrace. The walls comply with the requirements of paragraphs 285-1 through 285-4 of the Village Code.

www.tamcorconsulting.com
tamcorconsulting@gmail.com
phone: 847-404-1868

Illinois
300 Marquardt Dr.
Wheeling, IL 60090

Wisconsin
740 Waters Edge Rd
Racine, WI 53402

2

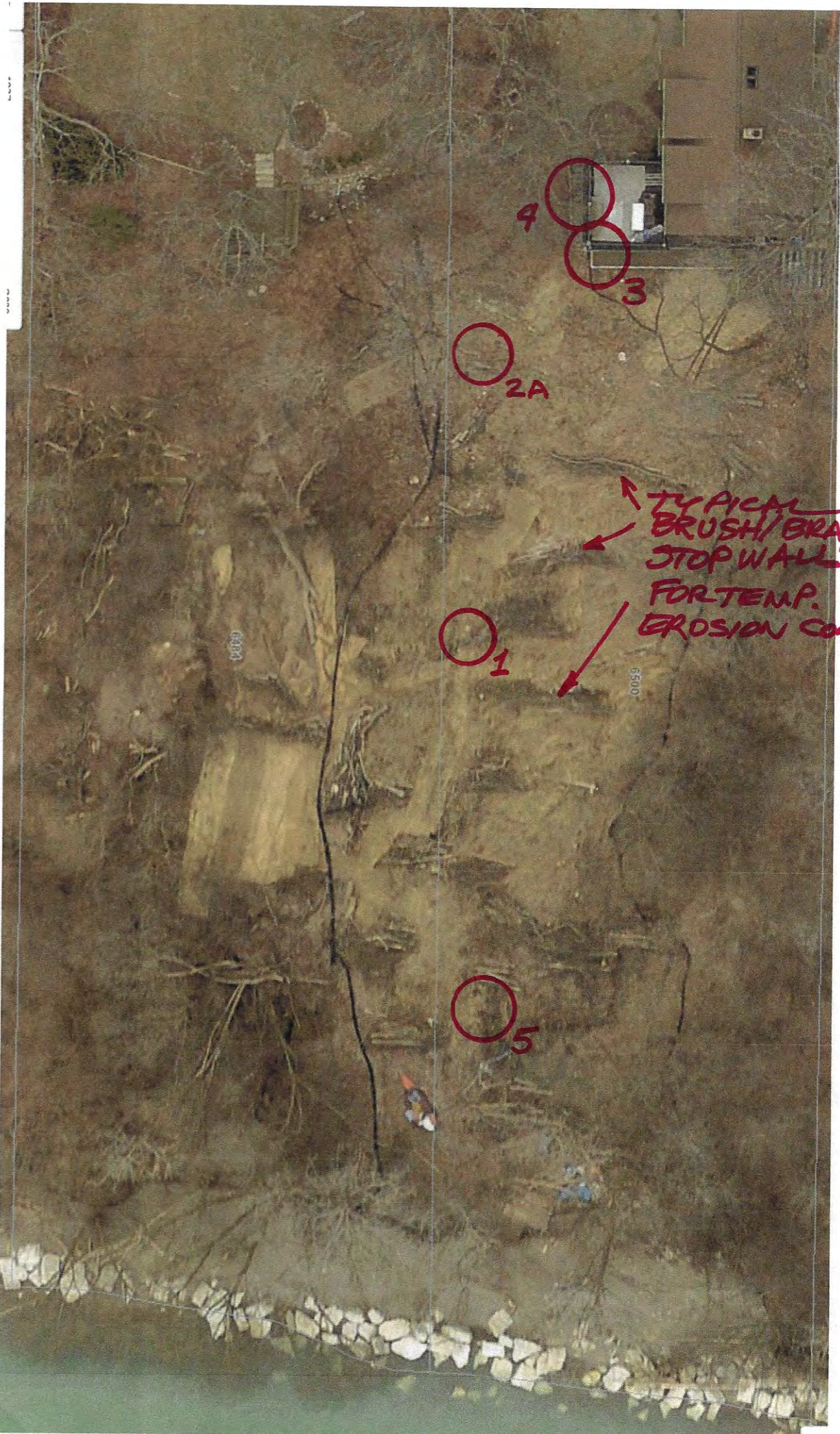
Your timely review and approval would be greatly appreciated. Weather permitting, the construction of the earth retention system would begin mid-December and take approximately 90 working days to complete.

Very truly,


Carl Kupfer, P.E.

President
Tamcor, Ltd.

Cc: Dixon O'Brien; Parag and Mona Patel



APRIL 2020 AERIAL
MKE COUNTY GIS

00 N Lake Dr 4-2021 aerial
be a description for your map.

6500 N Lake Dr

Envirolog
Installation

2B

1

Legend

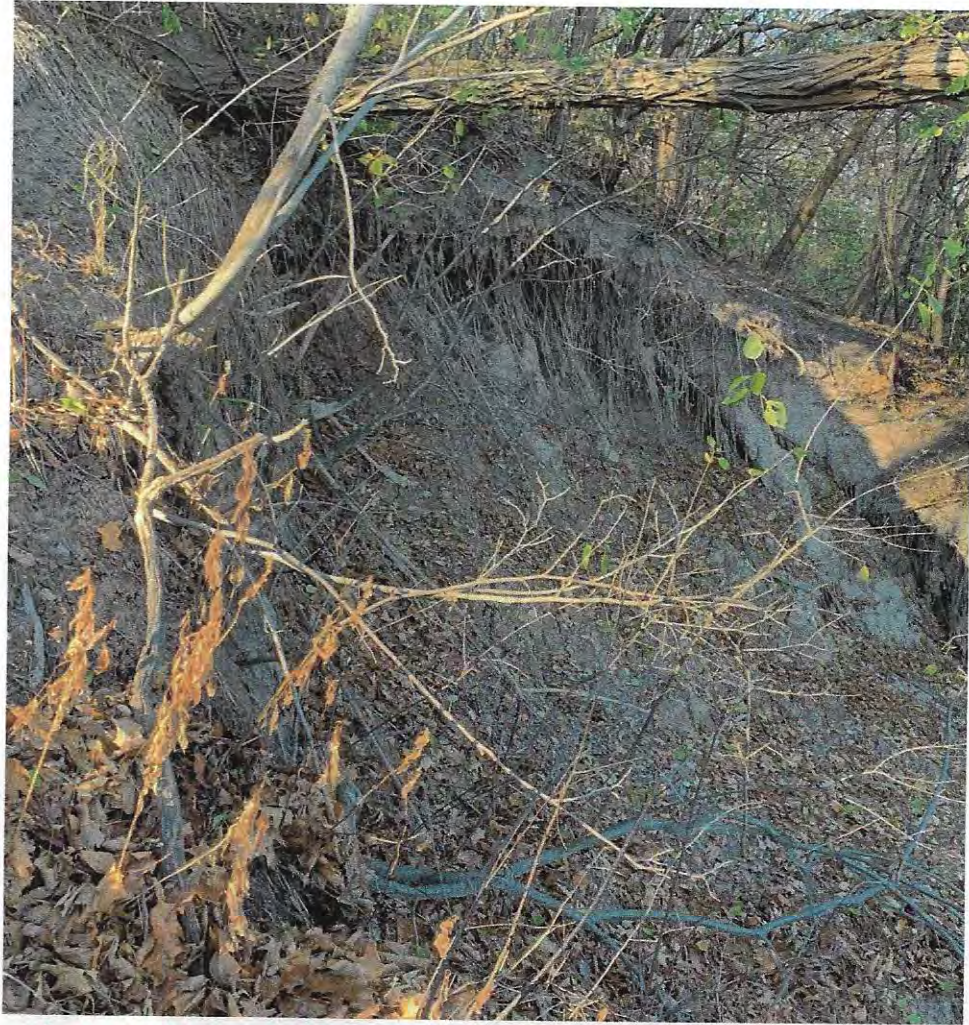
6500 N Lake

100 ft

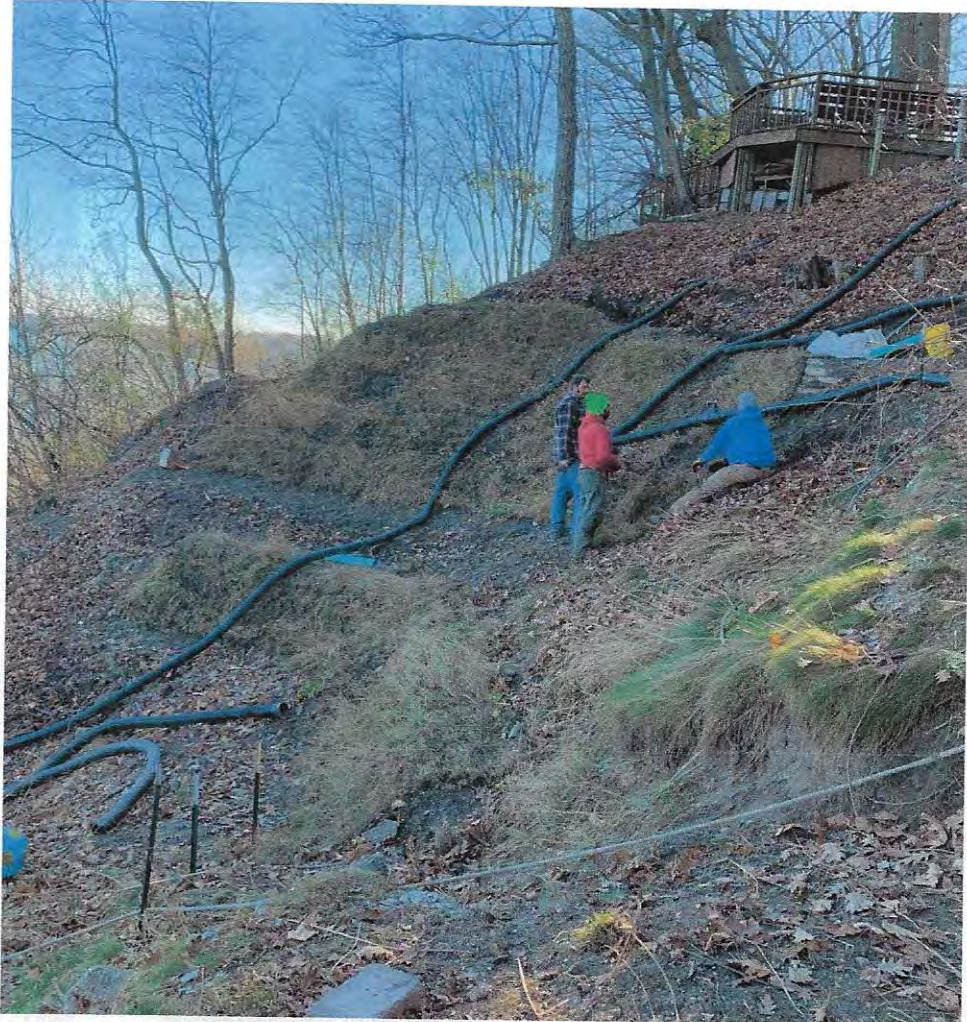
Google Earth



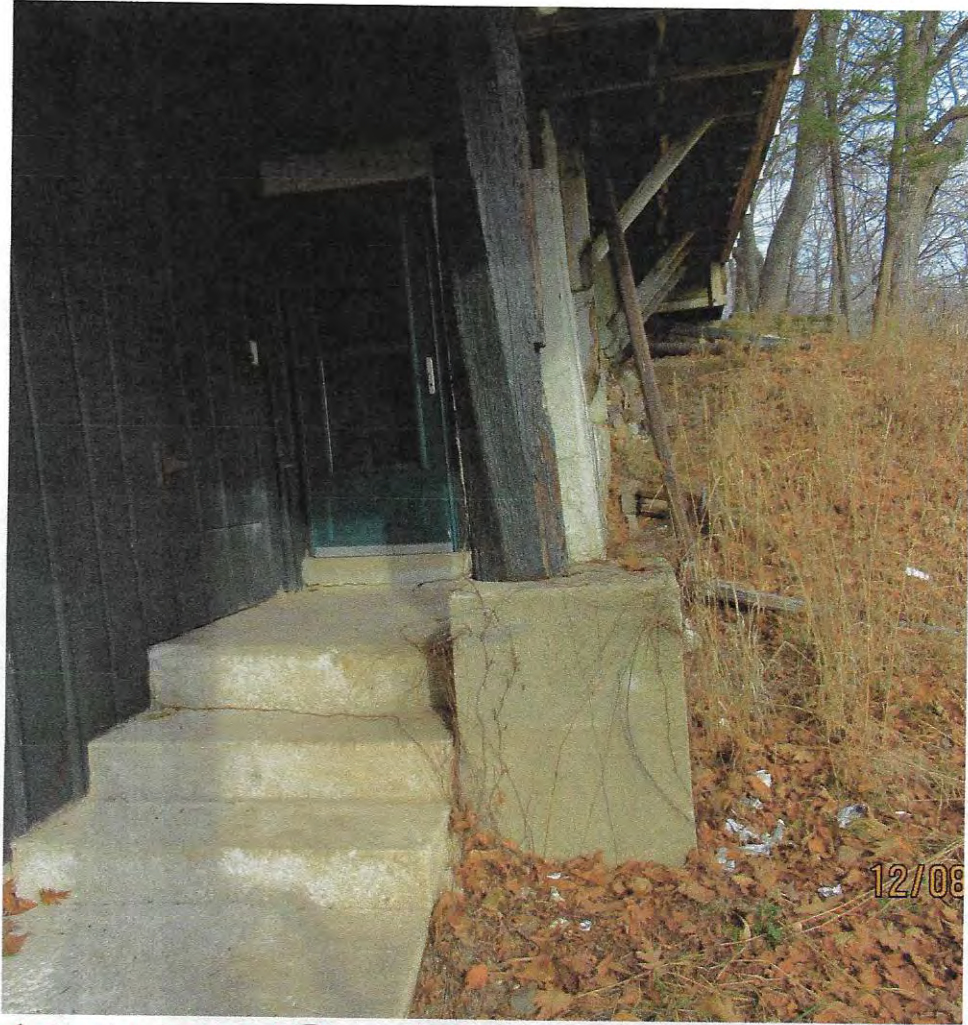
LOCATION 1 - TANGLED DRAINS
CAUSED BY BLUFF SLIDE ABOVE



LOCATION 2A - UPPER BLUFF SCARP (TYP.)



LOCATION 2B - ENVIROLOC INSTALLATION
TO CONTROL SOIL EROSION AT
VARIOUS UPPER BLUFF FAILURE SITES



LOCATION 3 - FAILING BUILDING
COLUMN



LOCATION 4 - PRE-EXISTING
STONE STEPS TO TOP OF BLUFF



LOCATION 5 - TYPICAL BRUSH/BRANCH
STOP WALLS FOR TEMP
EROSION CONTROL



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 <u>7704 N. Beach Dr.</u>	Building Type: Residential - Commercial
Description of Work <u>Move doors and windows on North side of building</u>	
Estimated Cost of Project \$ <u>1000.00</u>	

Owner/Occupant	
Business Name <u>Fox Point Beach Club</u>	Contact Name <u>Doug Podzilni</u>
Address <u>7704 N Beach Dr</u>	City/State/Zip
Phone <u>414 915-7473</u>	Email <u>Doug@GourmetSource.com</u>

****Cautionary Statement required when homeowner is applying for permit****

Contractor	
Company Name	Contact Name
Address	City/State/Zip
Phone	Email
Dwelling Contractor #	Dwelling Contractor Qualifier #

Square Footage Under Construction				
1 st Floor	2 nd Floor	Basement	Addition	Garage

Description	Rate	Amount
Project - Per \$1,000 of estimated cost	\$9.50	
Building Board	\$75.00	<u>75.00</u>
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	
Moving buildings over public ways	\$230.00 plus	
Fuel tanks - Per 1,000 gallons	\$0.12/sqft	
Re-inspection	\$24.00	
Other	\$100.00	
Work started without permit Double Fee		
Minimum Fee	\$70.00	<u>70.00</u>
Payable to: Village of Fox Point	Total Permit Fee	\$ <u>145.00</u>

Applicant Signature

Rev 01/21

Date

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: 1.057040

Dec 28, 2021

7704 N Beach Dr

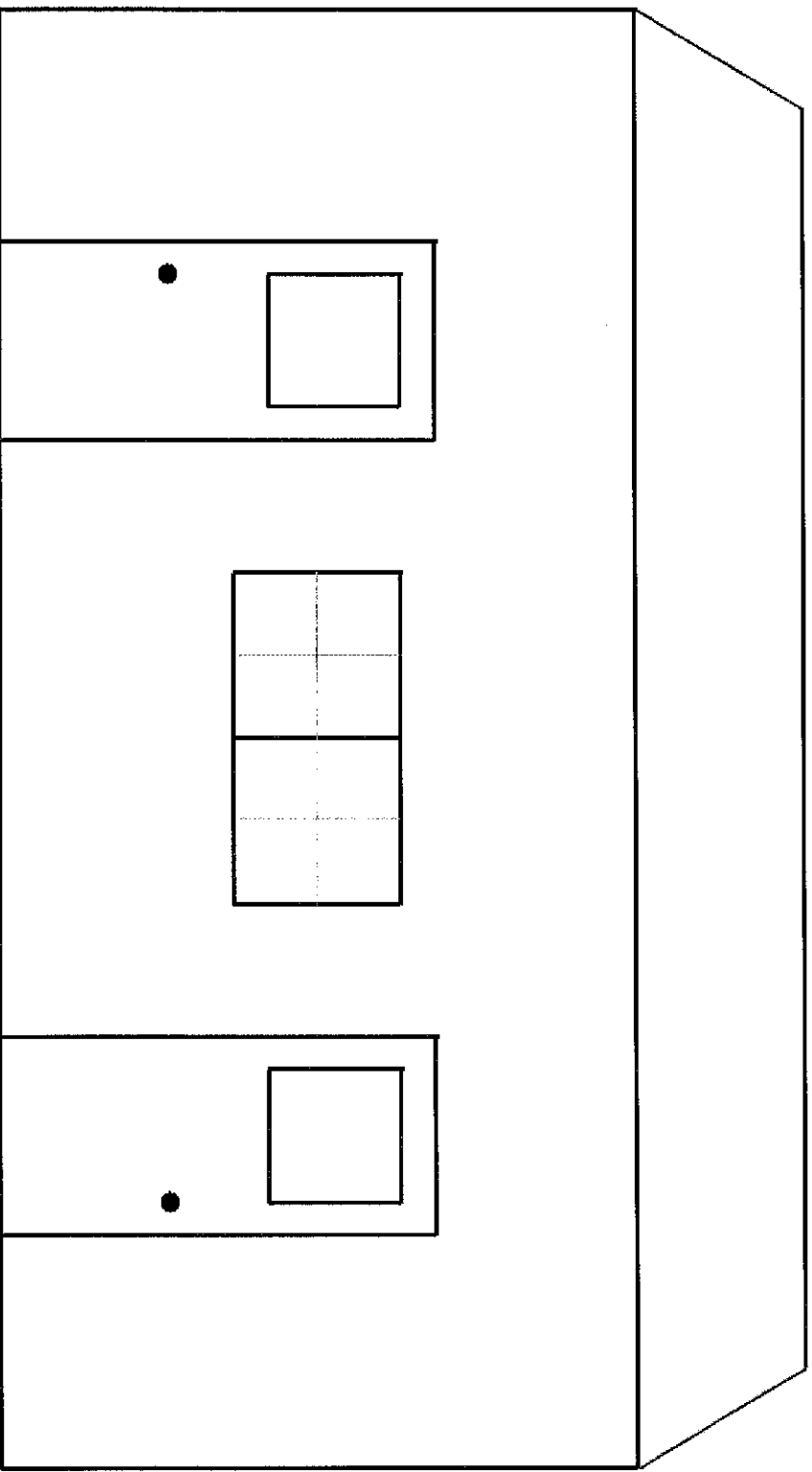
Previous Balance:	.00
LICENSES & PERMITS - BUILDING PLANS - FILING FEE	75.00
24-44440 BUILDING PLANS-FILING FEE	
LICENSES & PERMITS - BUILDING PERMIT	70.00
24-44460 BUILDING PERMIT	
Total:	145.00
CHECK	145.00
Check No: 1779	
Payor: Doug Podzilni	
Total Applied:	145.00
Change Tendered:	.00

12/28/2021 1:18 PM

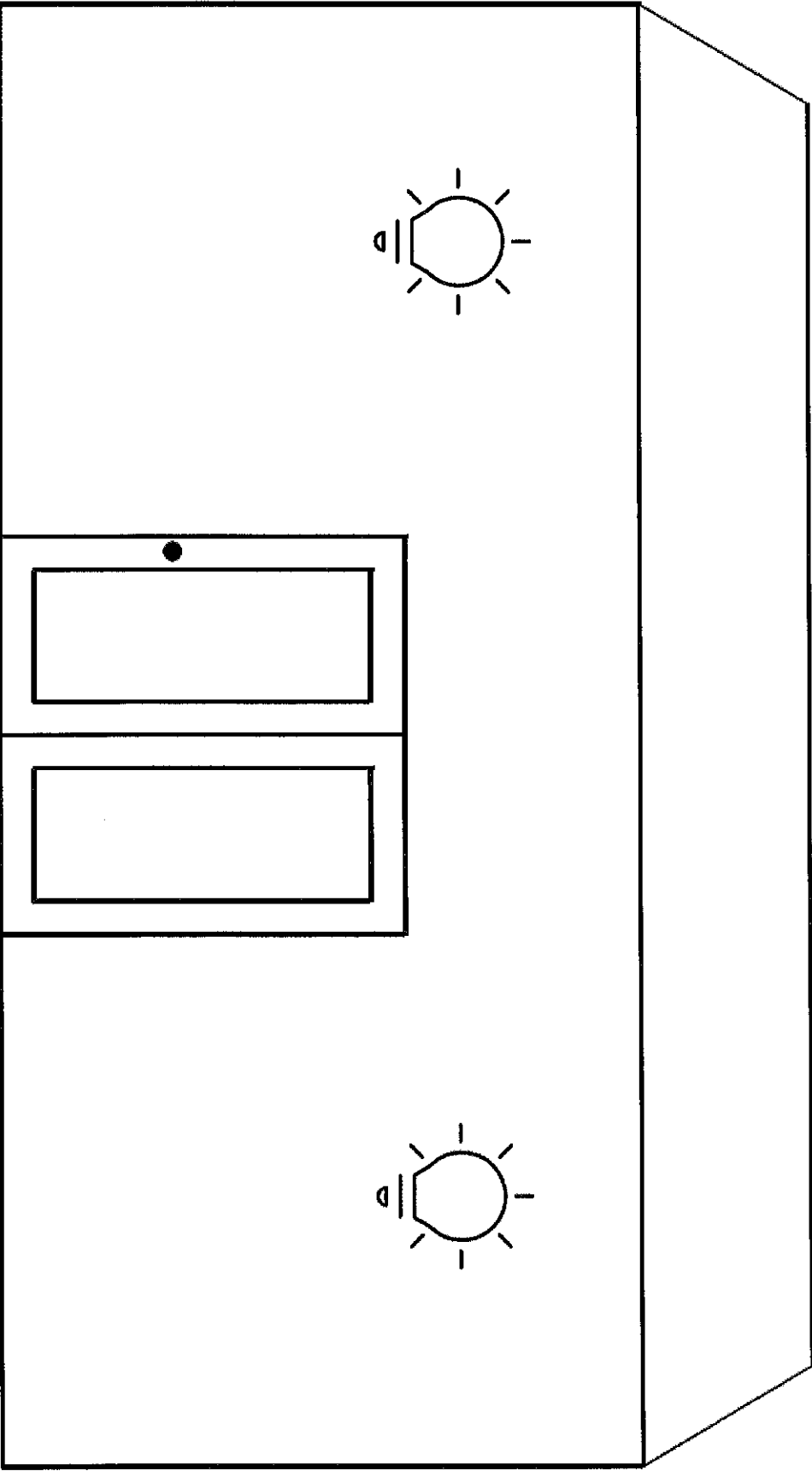
FOX POINT BEACH CLUB

North Side Update

- **Goal is to make the building flow better**
 - No need for doors in bathrooms.
 - Desire to have a door on the north end of building to access existing deck.
 - Currently access deck from bathrooms – not a good design.
- **How:**
 - Remove existing windows.
 - Install new door for easy ingress / egress from north end of building.
 - Install decorative lighting to illuminate deck
- **Why**
 - Safety – change provides better ingress / egress on North side of building.
 - Convenience – better use of doors and North deck.
 - Aesthetics – new doors & decorative lights will provide a better view for neighbor.
 - Additional – plan is to paint and repair north side to match the rest of building.



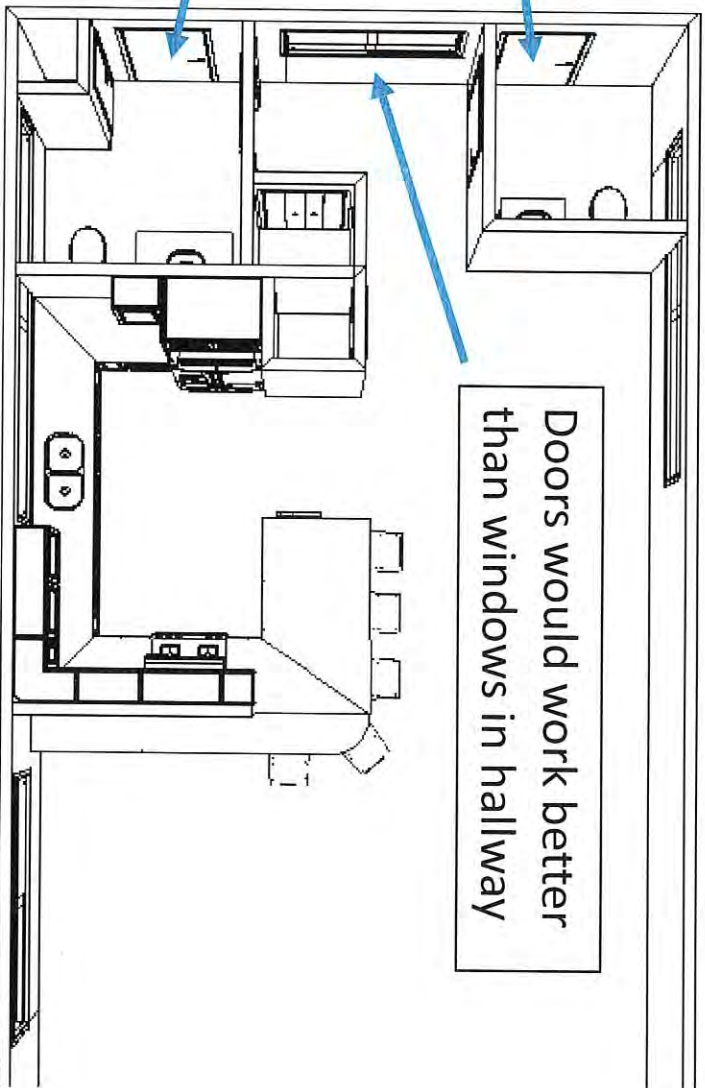
Currently – doors in bathrooms, windows in hallway



Proposed - switch doors, eliminate windows, add lights

Don't need
doors or
windows in
bathrooms

Doors would work better
than windows in hallway

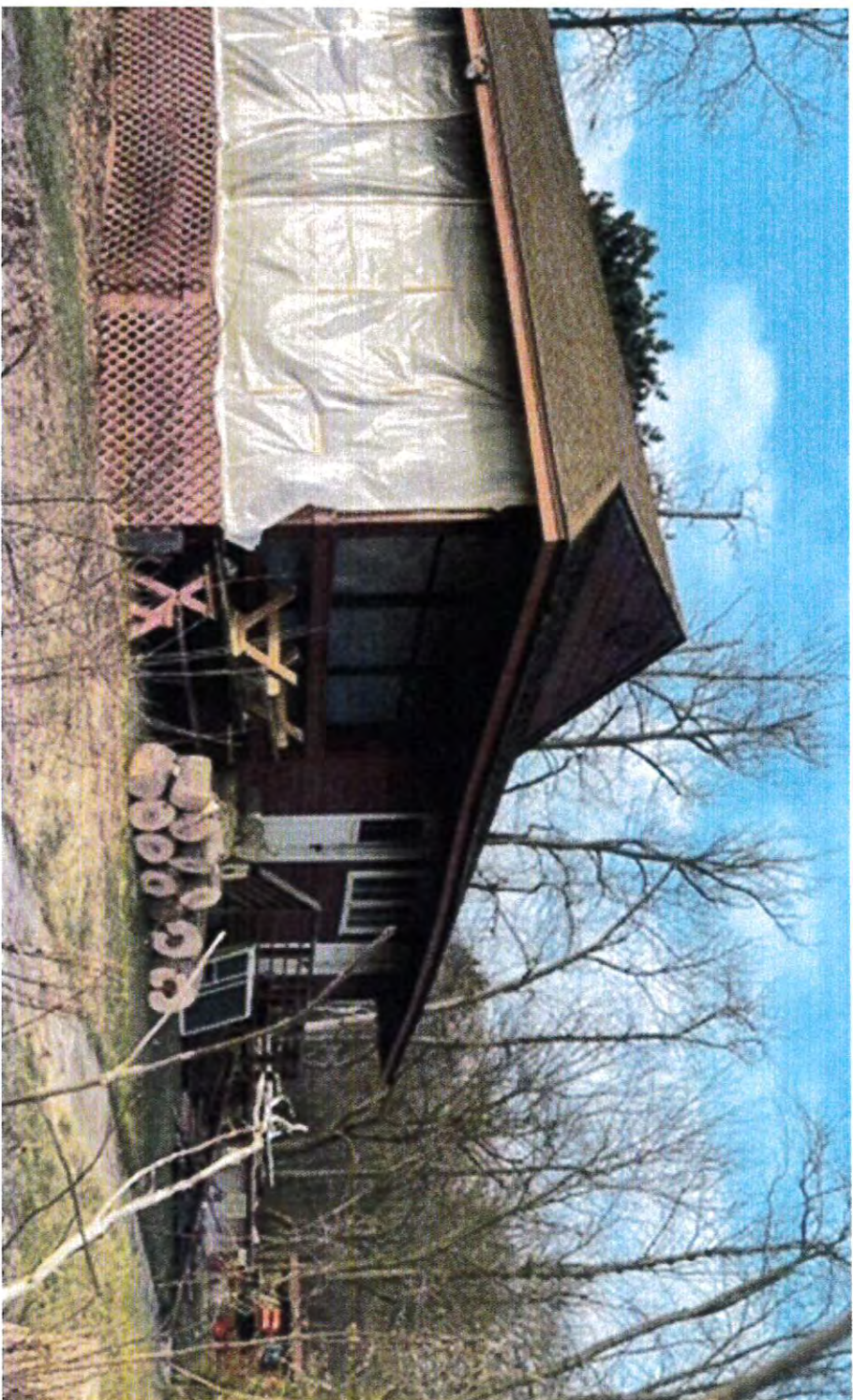




Current layout



Proposed changes – switch doors, eliminate windows, add lights



North & East sides of building



South Side of building



East side of building



West Side of building

**VILLAGE OF FOX POINT**

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

Permit Number:

OFFICE USE ONLY
Issued Date
Zoning

BUILDING PERMIT

Job Address <u>940 E Wye Lane</u>	Building Type: <u>Residential</u> - Commercial
Description of Work <u>Kitchen remodel that changes some windows & doors</u>	
Estimated Cost of Project \$ <u>130K</u>	

Owner/Occupant	
Contact Name <u>Kristie Kosobucki</u>	Business Name
Address <u>940 E Wye Lane</u>	City/State/Zip
Phone	Email

****Cautionary Statement required when homeowner is applying for permit****

Contractor	
Company Name <u>LaBonte Construction</u>	Contact Name <u>Dave LaBonte</u>
Address	City/State/Zip
Phone	Email <u>dave@sigmarcommercial.com</u>
Dwelling Contractor # <u>021200043</u>	Dwelling Contractor Qualifier # <u>021200017</u>

Square Footage Under Construction				
1 st Floor <u>286</u>	2 nd Floor	Basement	Addition	Garage

Description	Rate	Amount
Project - Per \$1,000 of estimated cost	\$9.50	
Building Board	\$75.00	<u>75.00</u>
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		
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 \$

Applicant Signature

Rev 09/20

Date

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VILLAGE OF FOX POINT
7200 N. SANTA MONICA BLVD
FOX POINT WI 53217

414-351-8900

Receipt No: 1.057051

Jan 5, 2022

940 E Wye Ln

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PLANS - FILING FEE	75.00
24-44440 BUILDING PLANS-FILING FEE	

Total:	75.00
--------	-------

CHECK	Check No: 12348	75.00
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Payor: Property Prep LLC

Total Applied:	75.00
----------------	-------

Change Tendered:	.00
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Duplicate Copy

01/05/2022 8:13 AM



NORTH CORNER



NORTH WEST SIDE



NORTH EAST SIDE

EXISTING EXTERIOR PHOTOS

SHEET INDEX	
CV	COVER SHEET / EXISTING EXTERIOR PHOTOS
A0	EXISTING / DEMOLITION PLAN
A1	PROPOSED LAYOUT
A1.1	DIMENSION PLAN
A2 - A2.2	INTERIOR ELEVATIONS
A3 - A3.1	PROPOSED EXTERIOR ELEVATIONS
E1	ELECTRICAL / LIGHTING LAYOUT
P1	PLUMBING LAYOUT
I2	3D VIEWS

SCALE: NOT TO SCALE

1051 E Ogden Ave
Milwaukee, WI 53202
Phone: 414.339.6638
www.labonteconstructionllc.com

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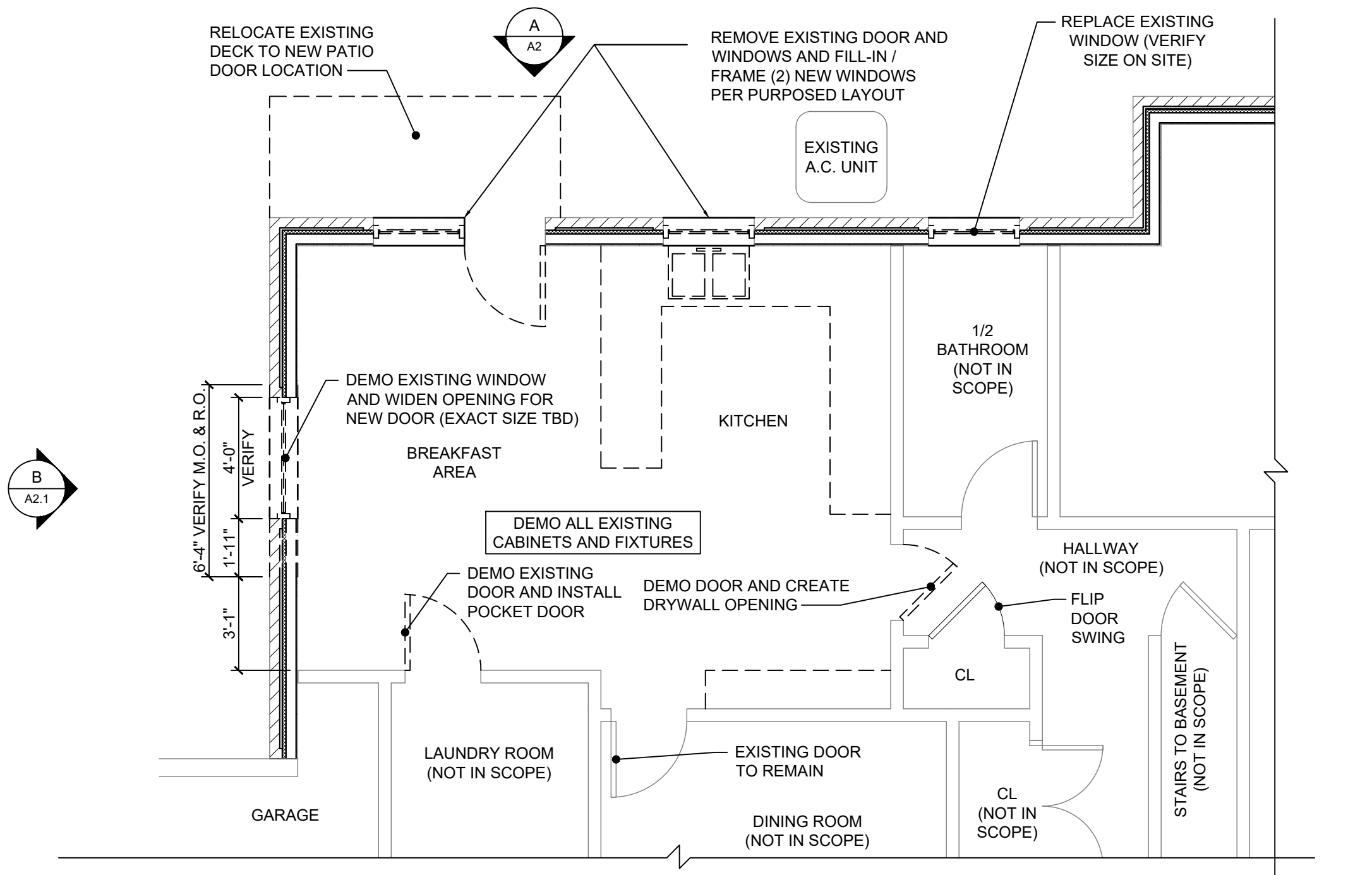
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KITCHEN REMODEL FOR:
KRISTIE KOSOBUCKI
940 E. WYE LN.
FOX POINT, WI 53217

Date: 12/30/2021	Drawn By: KORENA
Scale: 1 = 40	Sheet Size: 11 x 17
Total Sq. Ft.: 286	
SHEET 01 OF 14	

CV
COVER SHEET

- DEMO NOTES:
- DEMO KITCHEN AREA TO STUDS AND SUBFLOOR.
 - SURROUNDING AREAS TO BE PROTECTED DURING ALL PHASES OF REMODEL.
 - DEMO DOOR AND WINDOWS AT NORTH WALL AND DOOR TO HALLWAY AND PREP FOR (2) NEW WINDOWS (SEE PROPOSED LAYOUT FOR SIZE AND LOCATIONS).
 - DEMO EXISTING WINDOW ON WEST WALL AND INSTALL NEW 6'-0" PATIO DOOR.
 - REPLACE EXISTING WINDOW IN 1/2 BATHROOM (VERIFY SIZE ON SITE).
 - ALL MASONRY WORK TO BE COMPLETED BY OTHERS.



EXISTING KITCHEN LAYOUT

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

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Date: 12/30/2021	Drawn By: KORENA
Scale: 1/4" = 1'-0"	Sheet Size: 11 x 17
Total Sq. Ft.: 286	
SHEET 02 OF 14	
A0	
EXISTING	

SCOPE OF WORK:

- DEMO KITCHEN AREA TO STUDS AND SUBFLOOR.
- DEMO DOOR AND WINDOWS AT NORTH WALL AND DOOR TO HALLWAY.
- INSTALL (2) NEW WINDOWS AT NORTH WALL AND (1) WINDOW AT 1/2 BATHROOM.
- DEMO EXISTING WINDOW ON WEST WALL AND INSTALL NEW 6'-0" PATIO DOOR.
- ALL MASONRY WORK TO BE COMPLETED BY OTHERS.
- FLIP DOOR SWING ON HALLWAY CLOSET.
- INSTALL CUSTOM CABINETS, COUNTERTOPS AND TILE BACKSPLASH PER PLAN & ELEVATIONS.
- INSTALL NEW WOOD FLOORING TO MATCH SURROUNDING ROOMS (3" RED OAK)
- ALL OTHER FLOORING IN SURROUNDING AREAS TO REMAIN AS IS
- ALL NEW APPLIANCES TO BE INSTALLED BY SUPPLIER.
- DISHWASHER, REFRIGERATOR AND FREEZER COLUMNS TO HAVE CUSTOM WOOD INTEGRATED PANELS.
- APPLIANCES:
 - (1) 30" DOUBLE OVEN, GE - #CTD90FP2NS1
 - (2) 24" DISHWASHER, BOSC - #SHVM78Z53 (INTEGRATED PANEL)
 - (1) 36" COOKTOP, GE - #CGU366P2TS1 OR, OR GE - #CGP70362NS1
 - (1) 24" FREEZER, LIEBHERR - #MF2451 (INTEGRATED PANEL)
 - (1) 36" REFRIGERATOR, LIEBHERR - #MRB3600 (INTEGRATED PANEL)

OPTIONS:

- DROP ZONE CABINET
- 60" X 80" FRENCH STYLE EXTERIOR DOORS

INSTALL NEW 72"
PATIO STYLE DOOR
EXTERIOR DOOR.
(OPTION FOR 60" WIDE
FRENCH STYLE DOOR)

FUTURE
EXPANSION

RELOCATE
EXISTING
DECK HERE

OPTIONAL
DROP ZONE

GARAGE

LAUNDRY

DINING
ROOM

1/2
BATHROOM

STAIRS
TO
BASEMENT

EXISTING
A.C. UNIT

REPLACE EXISTING
WINDOW (VERIFY
SIZE ON SITE)

PROPOSED KITCHEN LAYOUT

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

LaBonte
CONSTRUCTION



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KITCHEN REMODEL FOR:

KRISTIE KOSOBUCKI

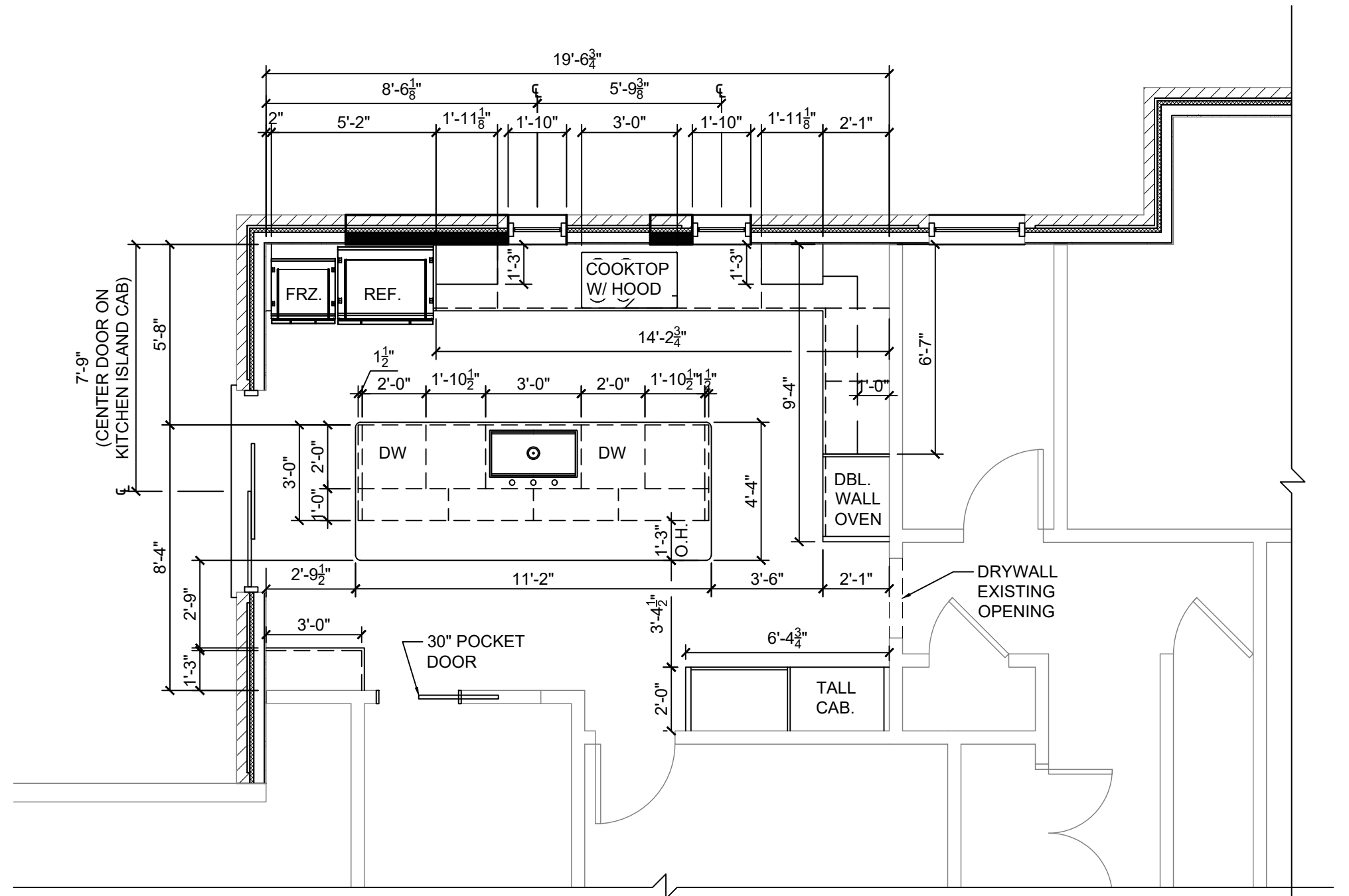
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Date: 12/30/2021	Drawn By: KORENA
Scale: 1/4" = 1'-0"	Sheet Size: 11 x 17
Total Sq. Ft.: 286	
SHEET 03 OF 14	

A1

PROPOSED



DIMENSION PLAN

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



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SHEET 04 OF 14	

A1.1

DIM. PLAN



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KRISTIE KOSOBUCKI

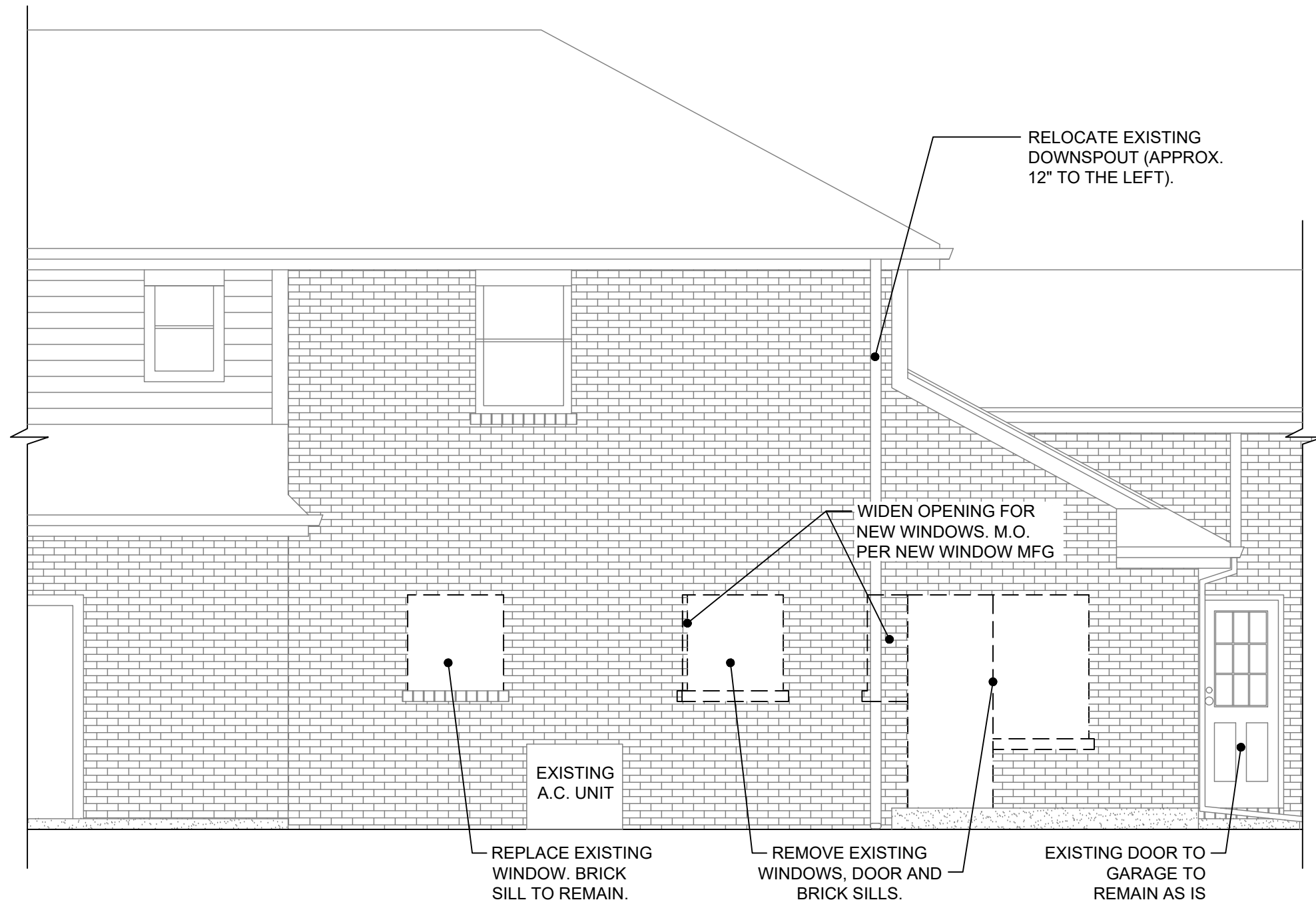
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SHEET 06 OF 14	

A2

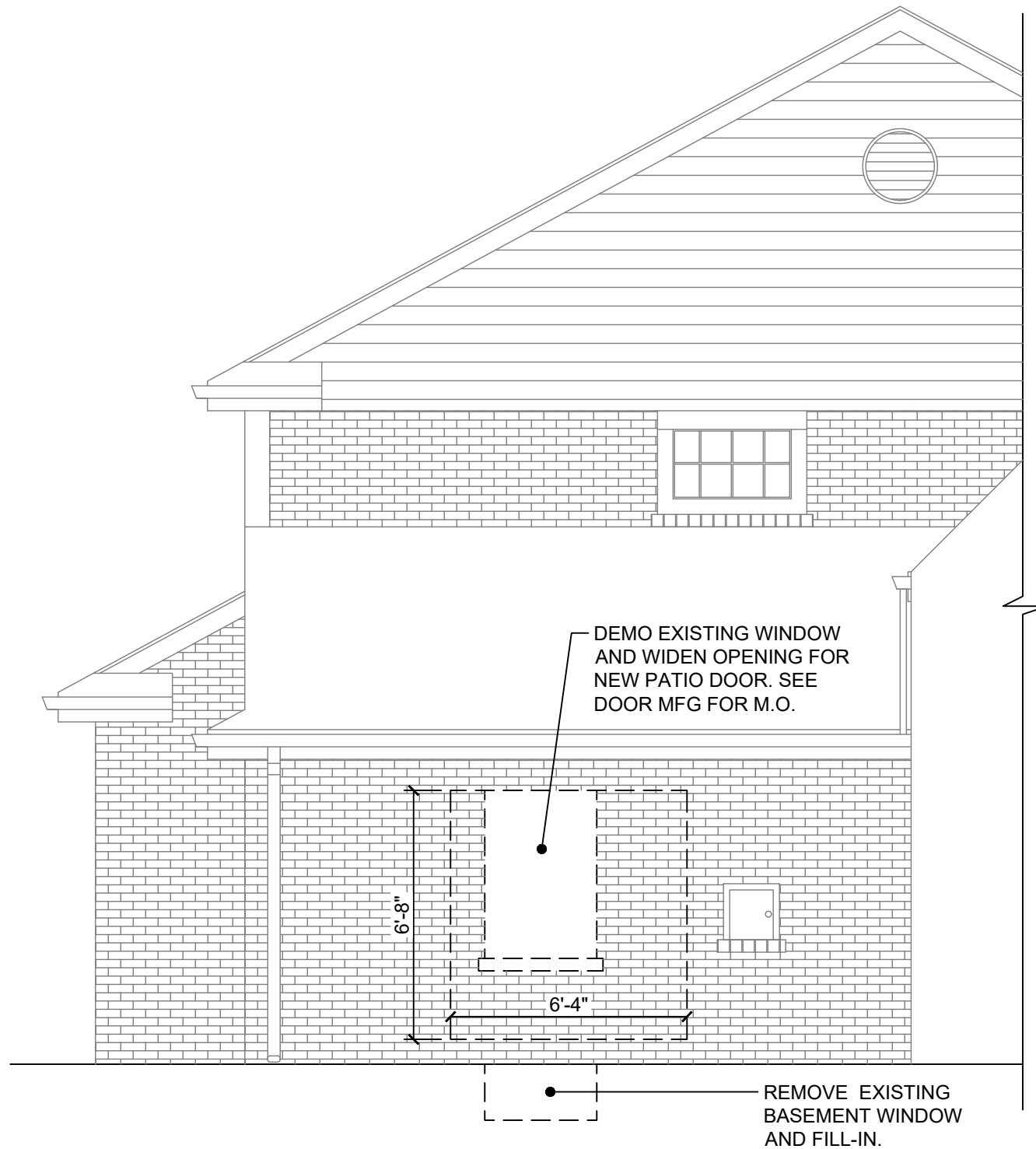
ELEVATIONS



A

EXISTING EXTERIOR NORTH EAST ELEVATION

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



B

EXISTING EXTERIOR NORTH WEST ELEVATION

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



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KRISTIE KOSOBUCKI

940 E. WYE LN.

FOX POINT, WI 53217

Date:
12/30/2021

Drawn By:
KORENA

Scale:
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11 x 17

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SHEET 05 OF 14

A2.1
ELEVATIONS



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940 E. WYE LN.

FOX POINT, WI 53217

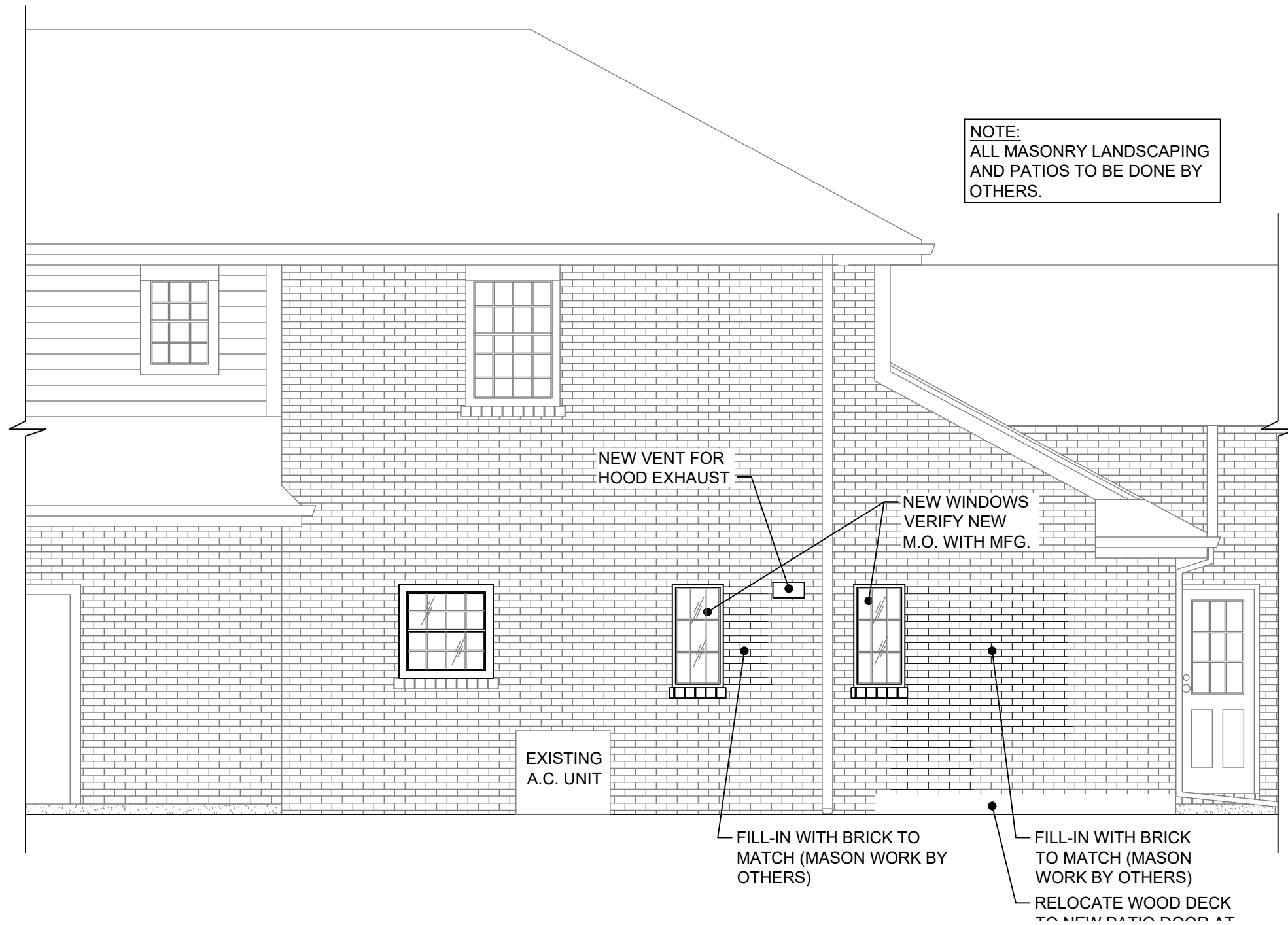
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SHEET 07 OF 14

A2.2

ELEVATIONS

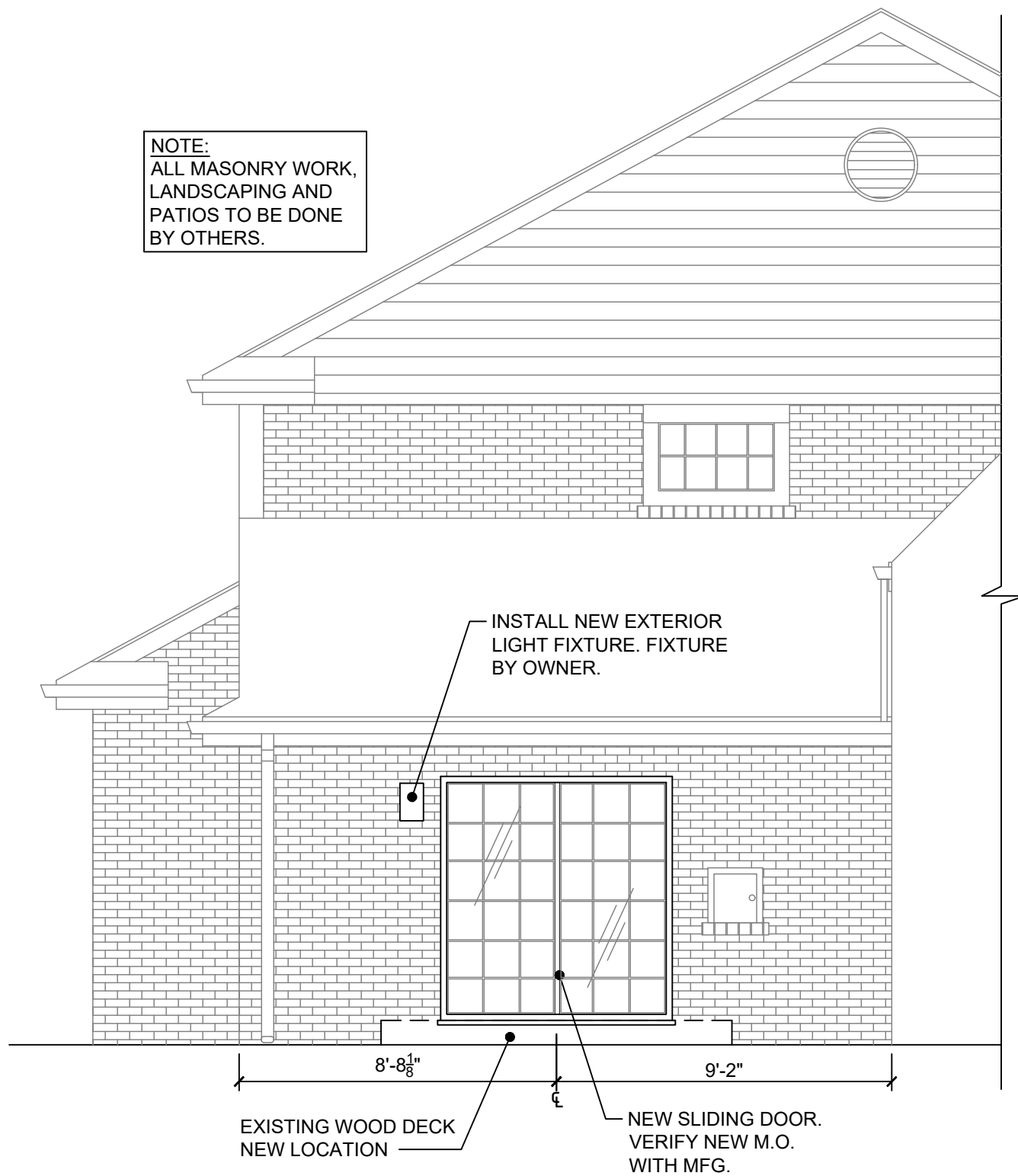


NOTE:
ALL MASONRY LANDSCAPING
AND PATIOS TO BE DONE BY
OTHERS.

A

EXTERIOR ELEVATION - NORTH EAST

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



B

EXTERIOR ELEVATION - NORTH WEST SIDE

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



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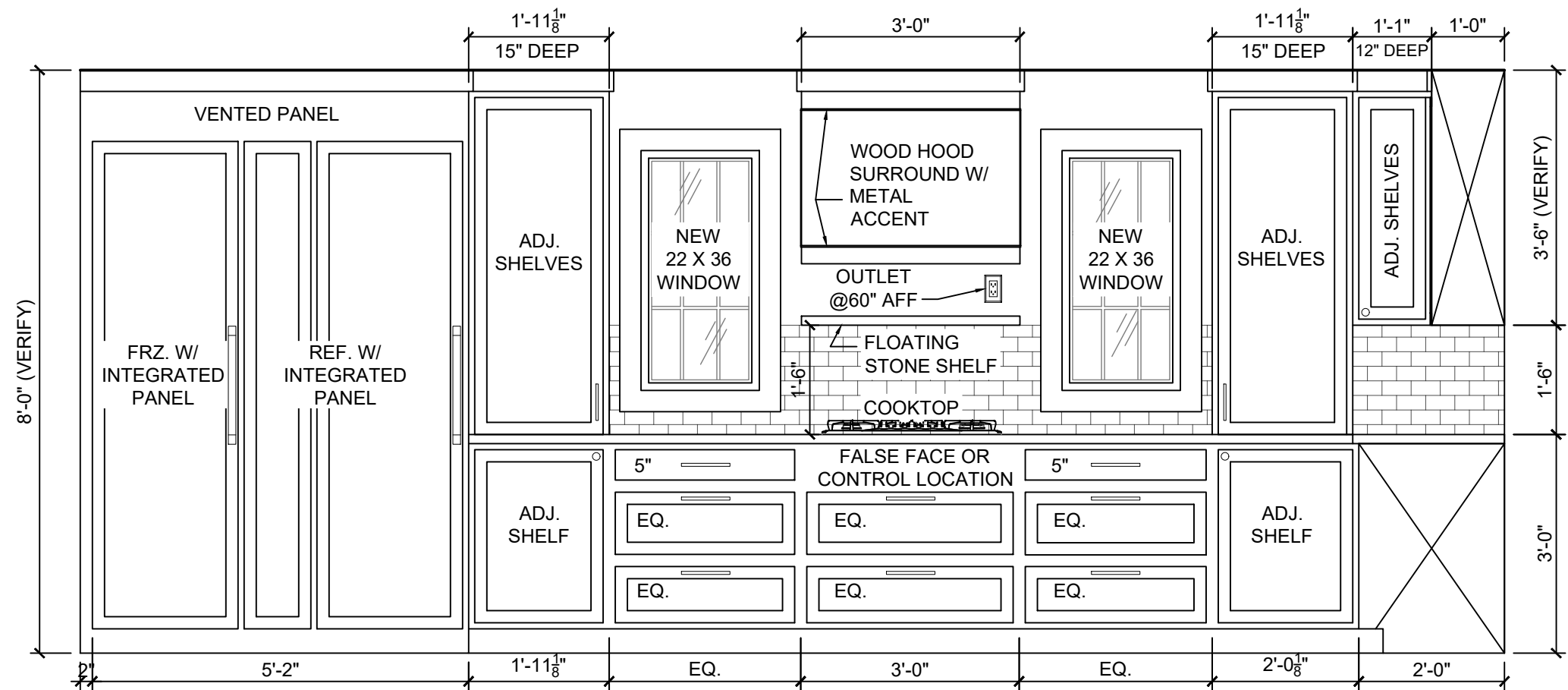
KITCHEN REMODEL FOR:

KRISTIE KOSOBUCKI

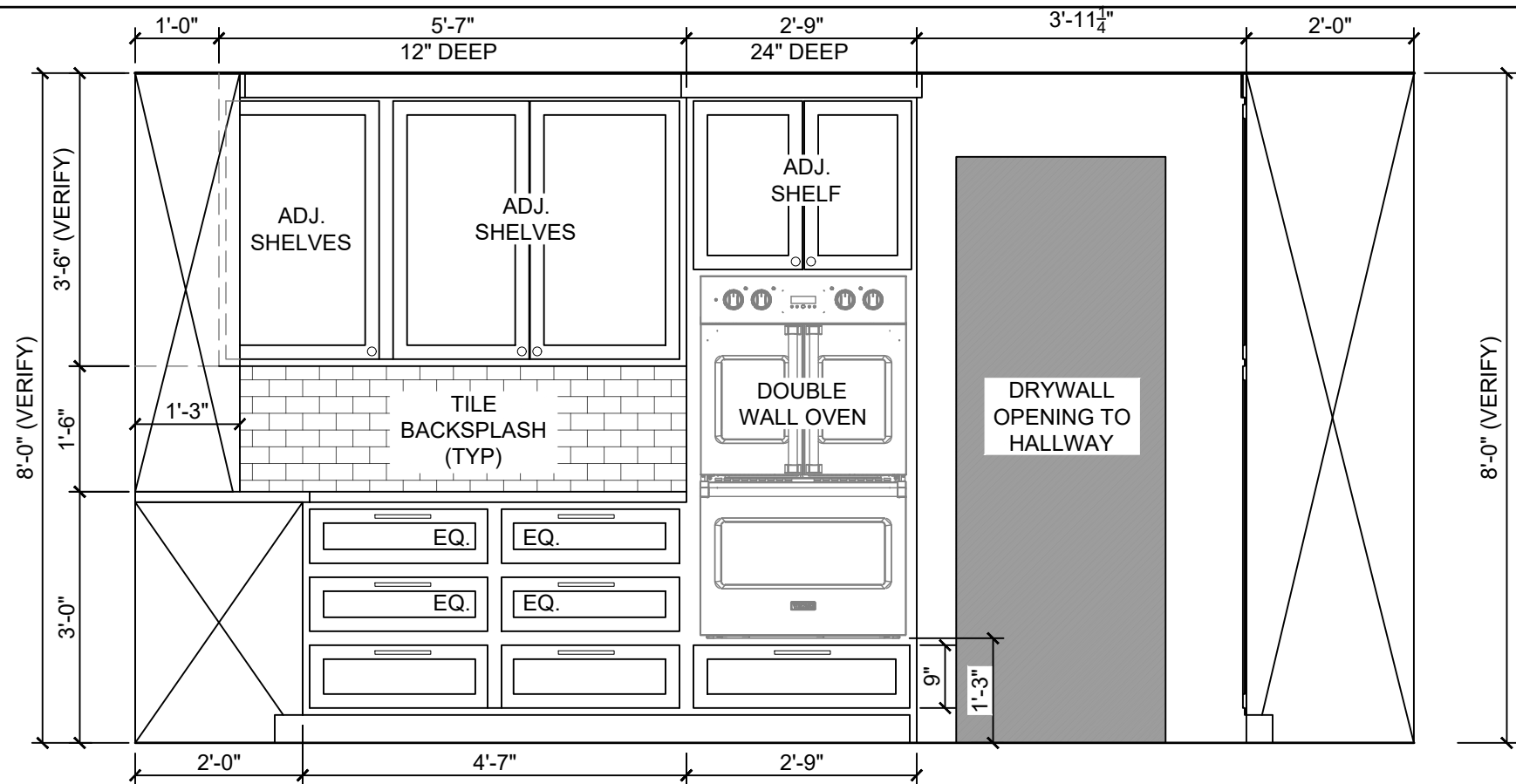
940 E. WYE LN.
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Scale: 1/2" = 1'-0"	Sheet Size: 11 x 17
Total Sq. Ft.: 286	
SHEET 08 OF 14	

A2.3
ELEVATIONS



CABINET ELEVATION - SINK WALL



CABINET ELEVATION - OVEN WALL

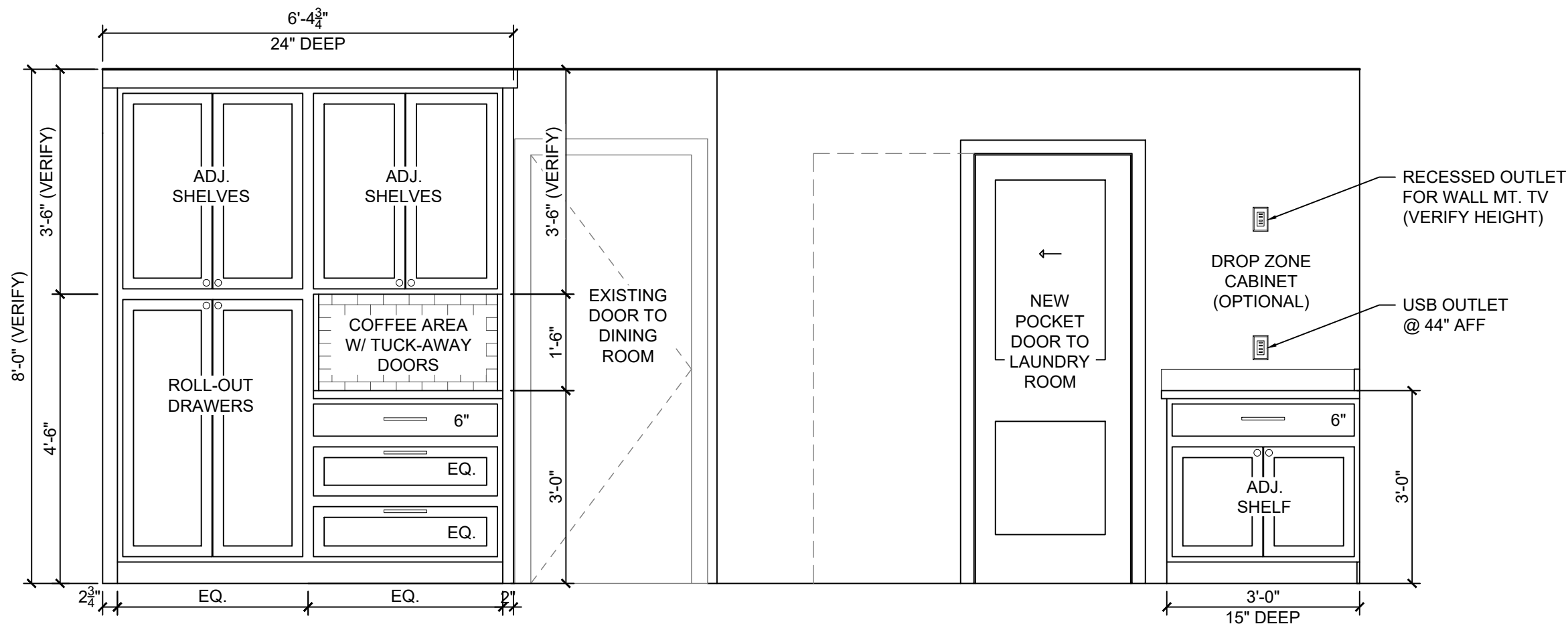
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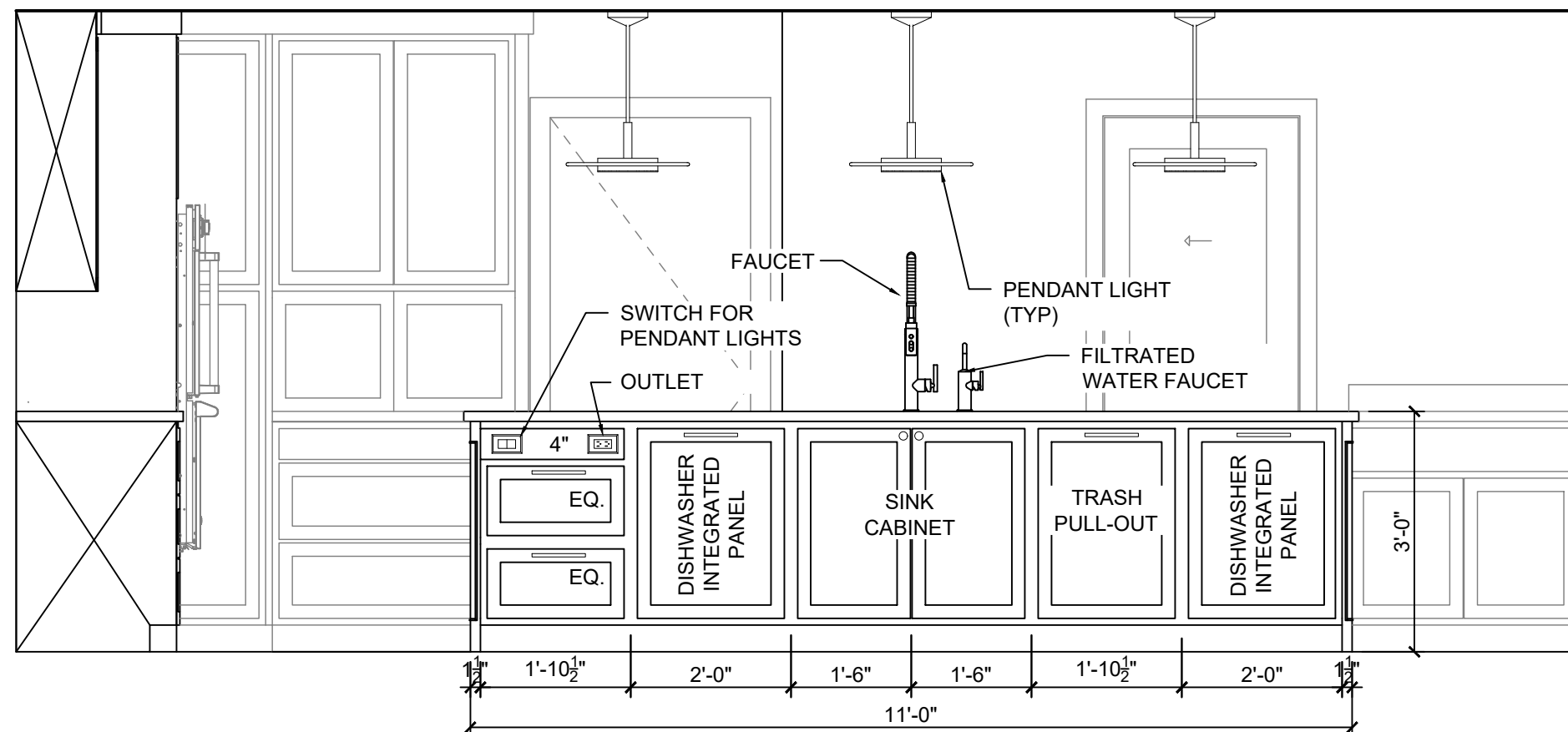
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KITCHEN REMODEL FOR:
KRISTIE KOSOBUCKI
940 E. WYE LN.
FOX POINT, WI 53217

Date: 12/30/2021	Drawn By: KORENA
Scale: 1/2" = 1'-0"	Sheet Size: 11 x 17
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SHEET 08 OF 14	



C CABINET ELEVATION - PANTRY & COFFEE STATION WALL



D ISLAND CABINET ELEVATION - WORKING SIDE

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

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

LaBonte
CONSTRUCTION



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KITCHEN REMODEL FOR:

KRISTIE KOSOBUCKI

940 E. WYE LN.

FOX POINT, WI 53217

Date:
12/30/2021

Drawn By:
KORENA

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

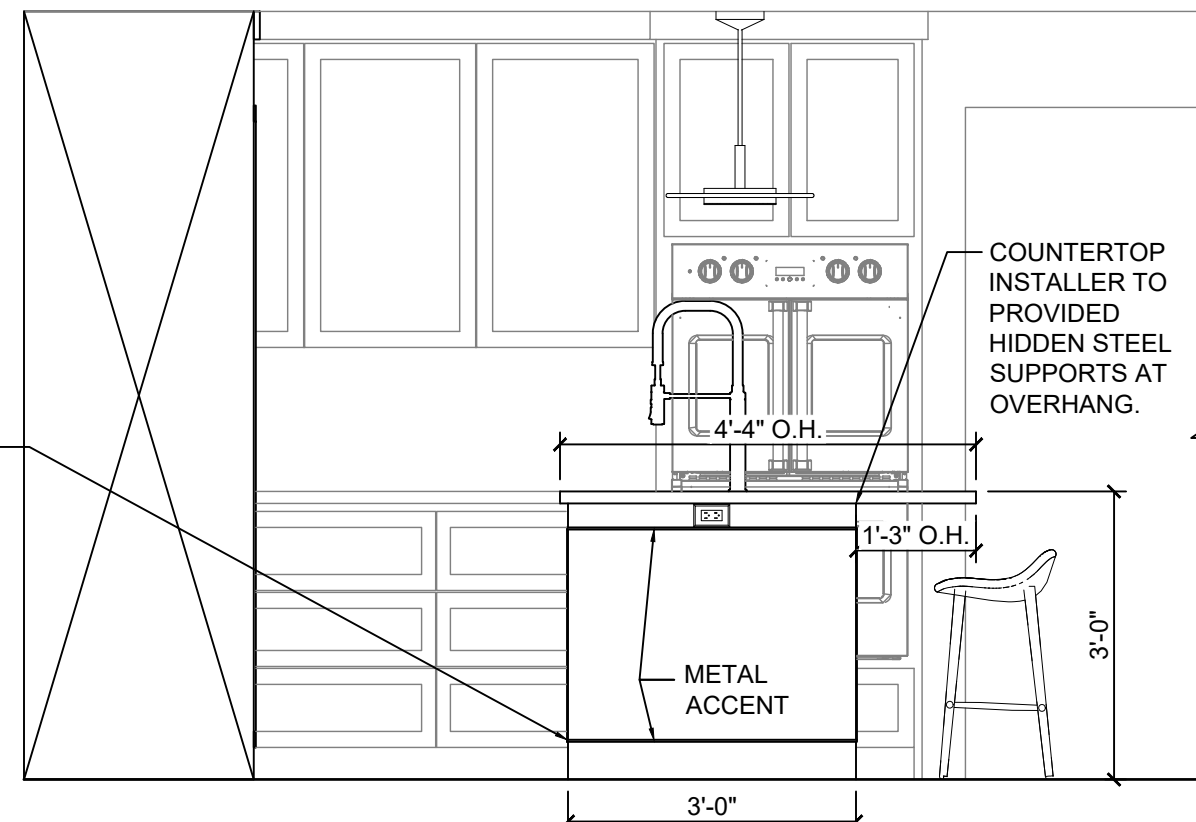
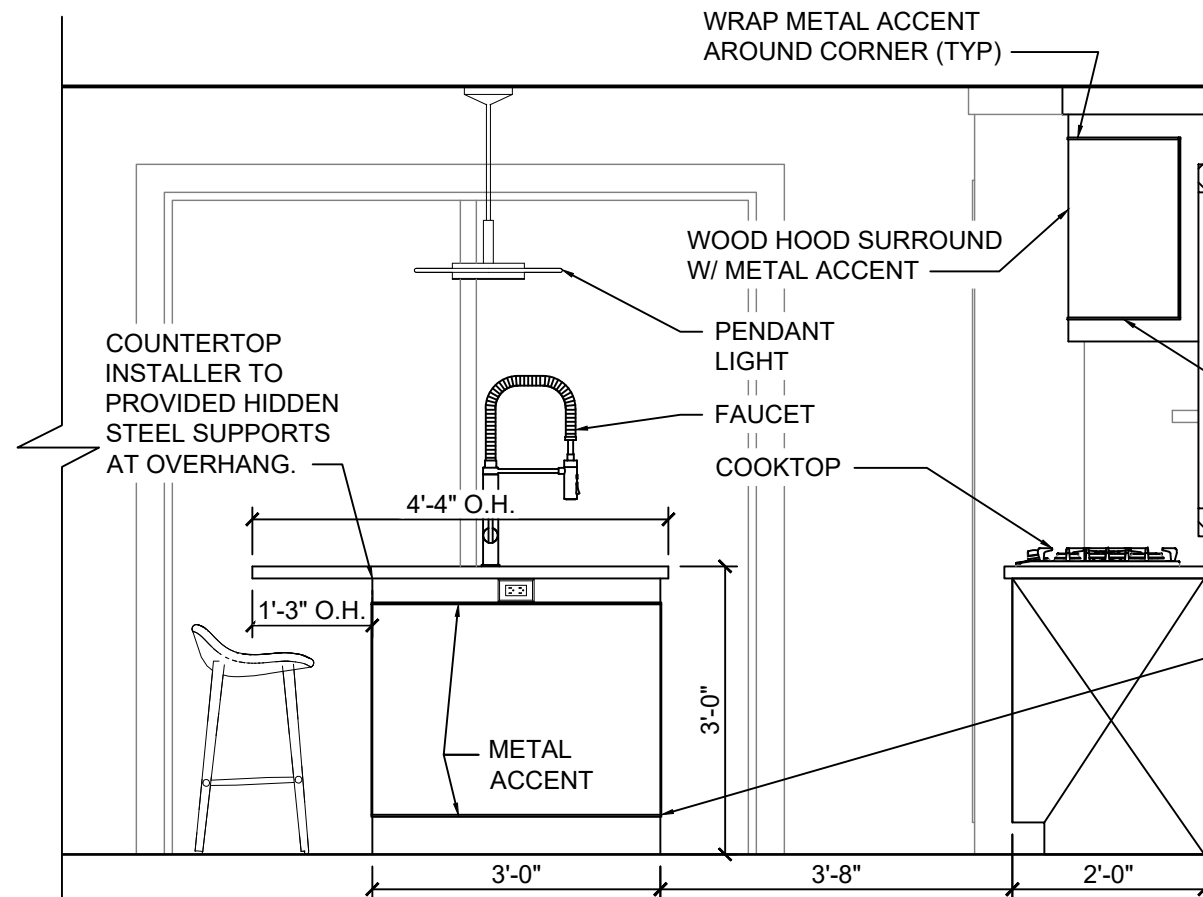
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Total Sq. Ft.: 286

SHEET 09 OF 14

A3.1

ELEVATIONS



E

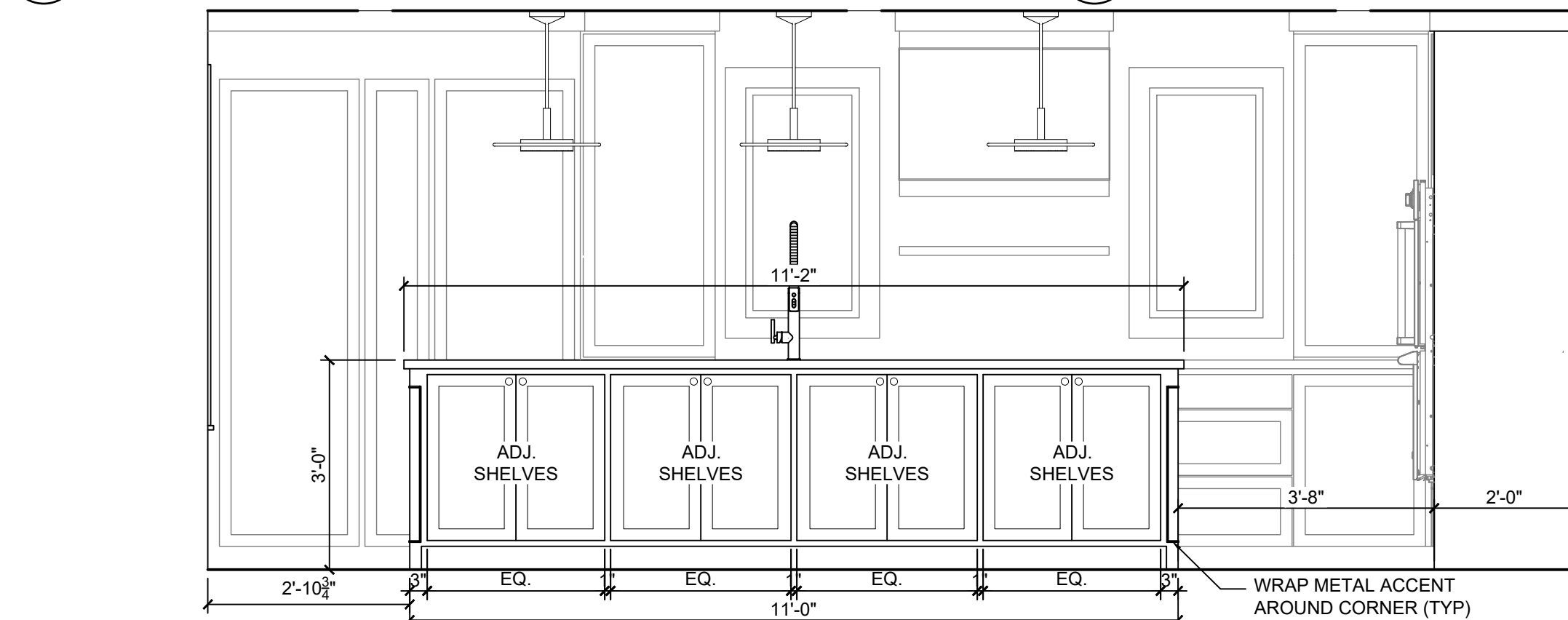
ISLAND CABINET ELEVATION - EAST SIDE

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

F

ISLAND CABINET ELEVATION - WEST SIDE

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



G

ISLAND CABINET ELEVATION - SEATING SIDE

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

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KITCHEN REMODEL FOR:

KRISTIE KOSOBUCKI

940 E. WYE LN.

FOX POINT, WI 53217

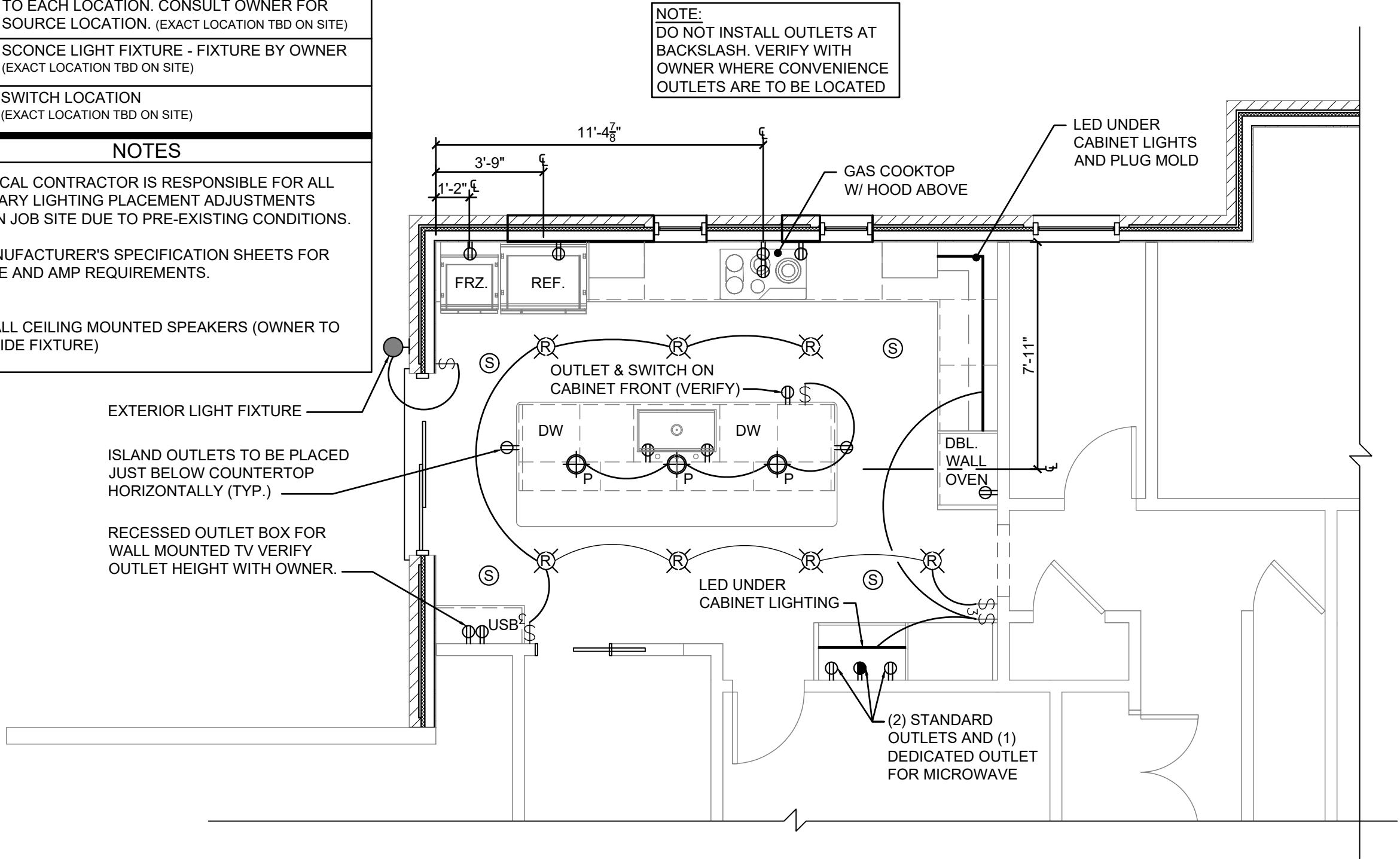
Date: 12/30/2021	Drawn By: KORENA
Scale: 1/2" = 1'-0"	Sheet Size: 11 x 17

Total Sq. Ft.: 286

SHEET 10 OF 14

A3.2
ELEVATIONS

ELECTRICAL LEGEND	
	DUPLEX OUTLET (EXACT LOCATION TBD ON SITE)
	RECESSED CEILING MOUNTED LIGHT FIXTURE (EXACT LOCATION TBD ON SITE)
	PENDANT LIGHT FIXTURES - FIXTURES BY OWNER (EXACT LOCATION TBD ON SITE)
	SPEAKER IN CEILING - FIXTURE BY OWNER, CONTRACTOR TO PROVIDE CONTROL WIRING TO EACH LOCATION. CONSULT OWNER FOR SOURCE LOCATION. (EXACT LOCATION TBD ON SITE)
	SCONCE LIGHT FIXTURE - FIXTURE BY OWNER (EXACT LOCATION TBD ON SITE)
	SWITCH LOCATION (EXACT LOCATION TBD ON SITE)
NOTES	
ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY LIGHTING PLACEMENT ADJUSTMENTS MADE ON JOB SITE DUE TO PRE-EXISTING CONDITIONS.	
SEE MANUFACTURER'S SPECIFICATION SHEETS FOR VOLTAGE AND AMP REQUIREMENTS.	
OPTION: INSTALL CEILING MOUNTED SPEAKERS (OWNER TO PROVIDE FIXTURE)	



ELECTRICAL / LIGHTING LAYOUT

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



1051 E Ogden Ave
Milwaukee, WI 53202
Phone: 414.339.6638
www.labonteconstructionllc.com

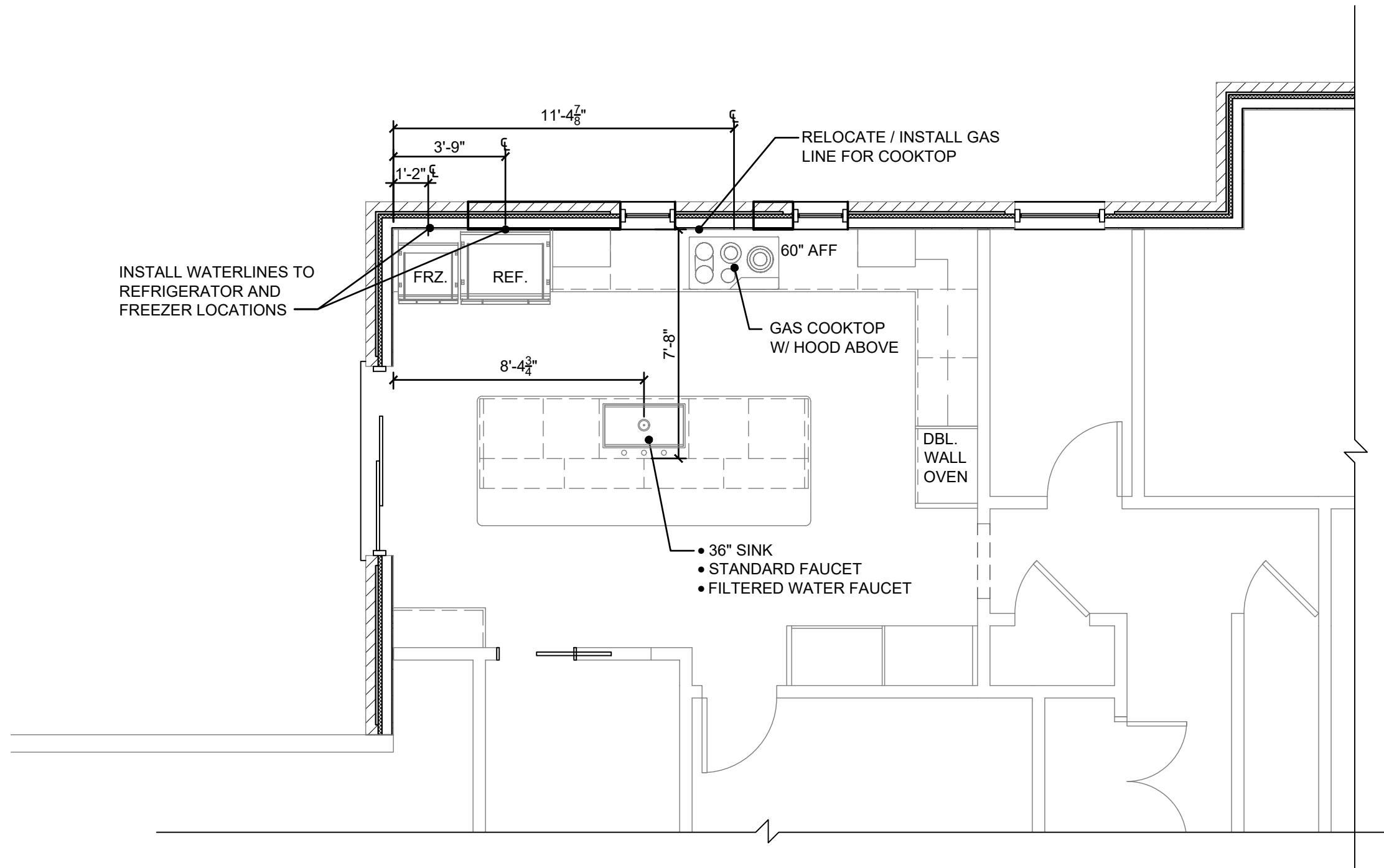
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Date: 12/30/2021	Drawn By: KORENA
Scale: 1/4 " = 1'-0"	Sheet Size: 11 x 17
Total Sq. Ft.: 286	
SHEET 11 OF 14	
E1	
ELECTRICAL	



PLUMBING LAYOUT

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



Labonte
CONSTRUCTION
1051 E Ogden Ave
Milwaukee, WI 53202
Phone: 414.339.6638
www.labonteconstructionllc.com

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Date: 12/30/2021	Drawn By: KORENA
Scale: 1/4" = 1'-0"	Sheet Size: 11 x 17

Total Sq. Ft.: 286

SHEET 12 OF 14

P1

PLUMBING



VIEW OF WORKING SIDE OF ISLAND

SCALE: NOT TO SCALE



VIEW FROM HALLWAY ENTRY

SCALE: NOT TO SCALE



VIEW FROM LAUNDRY ROOM DOOR

SCALE: NOT TO SCALE



VIEW FROM WEST WINDOW

SCALE: NOT TO SCALE



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KITCHEN REMODEL FOR:
KRISTIE KOSOBUCKI
940 E. WYE LN.
FOX POINT, WI 53217

Date: 12/30/2021	Drawn By: KORENA
Scale: NTS	Sheet Size: 11 x 17
Total Sq. Ft.: 286	
SHEET 13 OF 13	

11
3D VIEWS



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 <u>RS, 100, C</u> <u>MAIN CONDICAL</u>

BUILDING PERMIT

Job Address	<u>8209 N. Santa Monica Blvd</u>	Building Type: <u>Residential - Commercial</u>
Description of Work	<u>MASTER BED ROOM SUITE</u>	
Estimated Cost of Project \$	<u>100K</u>	

Owner/Occupant	
Contact Name	<u>Thomas/Sonia Rosenthal</u>
Address	<u>8209 N. Santa Monica Blvd</u>
Phone	<u>(414) 326-2056</u>
Business Name	
City/State/Zip	<u>Fox Point</u>
Email	<u>Thomas.rosenthal@northwesternmutual.com</u>

****Cautionary Statement required when homeowner is applying for permit****

Contractor	
Company Name	<u>Connor Remodeling</u>
Address	<u>N88 W16606 MAIN ST</u>
Phone	<u>262 257-8400</u>
Dwelling Contractor #	<u>DC030700032</u>
Contact Name	<u>Ken Connor</u>
City/State/Zip	<u>Men Falls WI 53051</u>
Email	<u>Ken@connorremodeling.com</u>
Dwelling Contractor Qualifier #	<u>DC0100701728</u>

Square Footage Under Construction				
1 st Floor	2 nd Floor	Basement	Addition	Garage

Description	Rate	Amount
Project - Per \$1,000 of estimated cost	\$9.50	
Building Board	\$75.00	<u>75.00</u>
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		
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	\$

Applicant Signature

Rev 09/20

Date

1-7-2022

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: 1.057061

Jan 7, 2022

8209 N Santa Monica

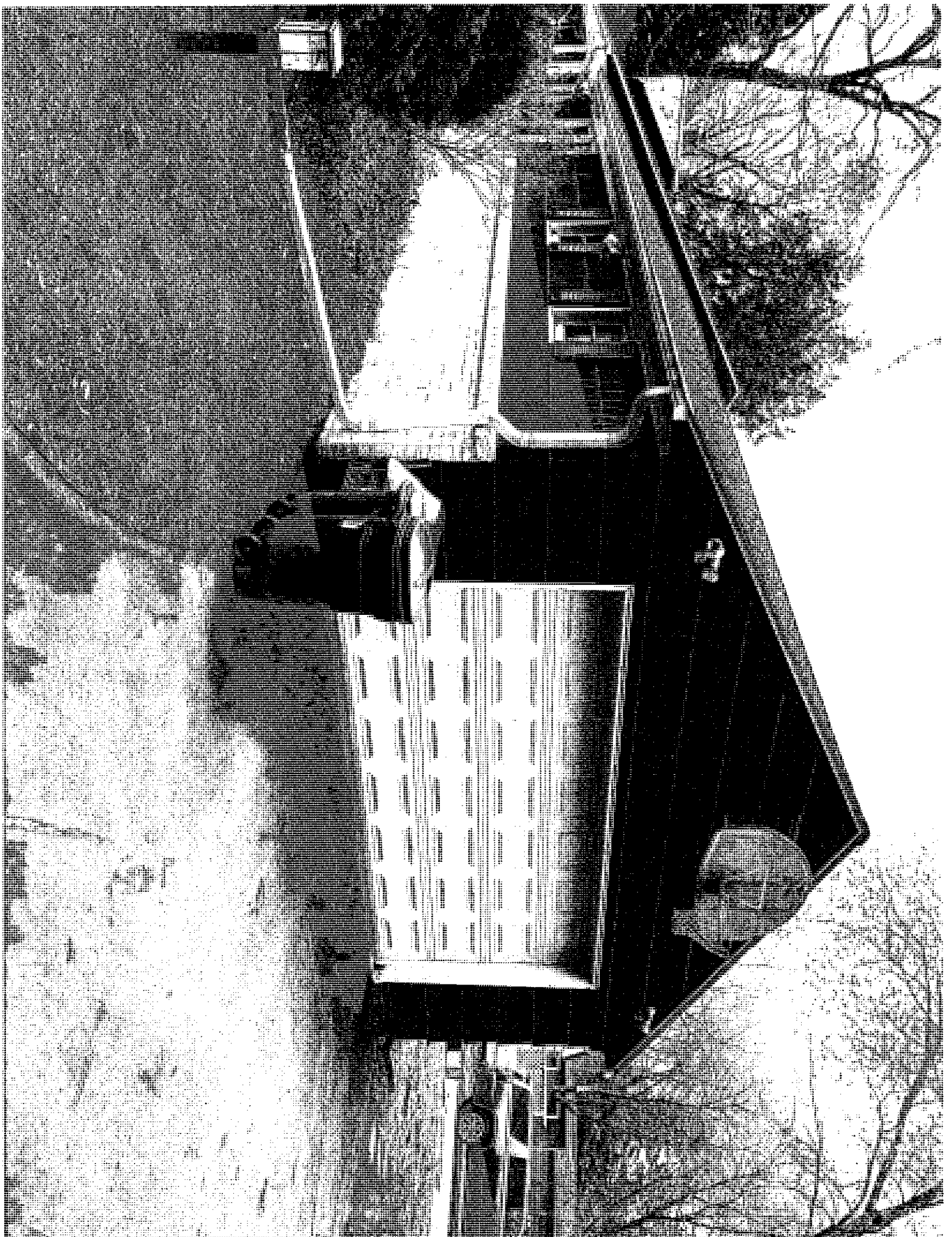
Previous Balance:	.00
LICENSES & PERMITS - BUILDING PLANS - FILING FEE	75.00
24-44440 BUILDING PLANS-FILING FEE	
Total:	75.00
CHECK	75.00
Check No: 11059	
Payor: Connor Remodeling & Design	
Total Applied:	75.00
Change Tendered:	.00

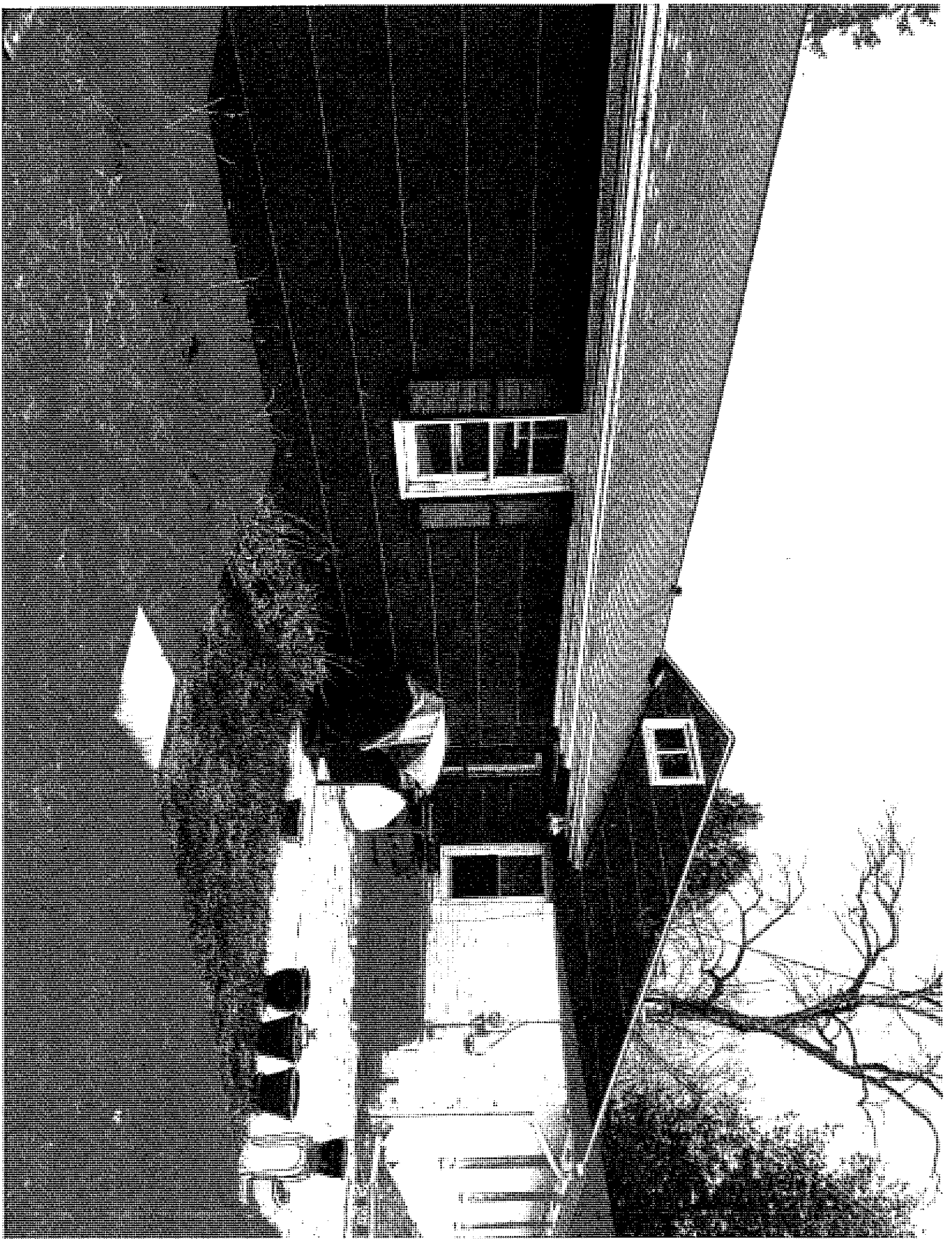
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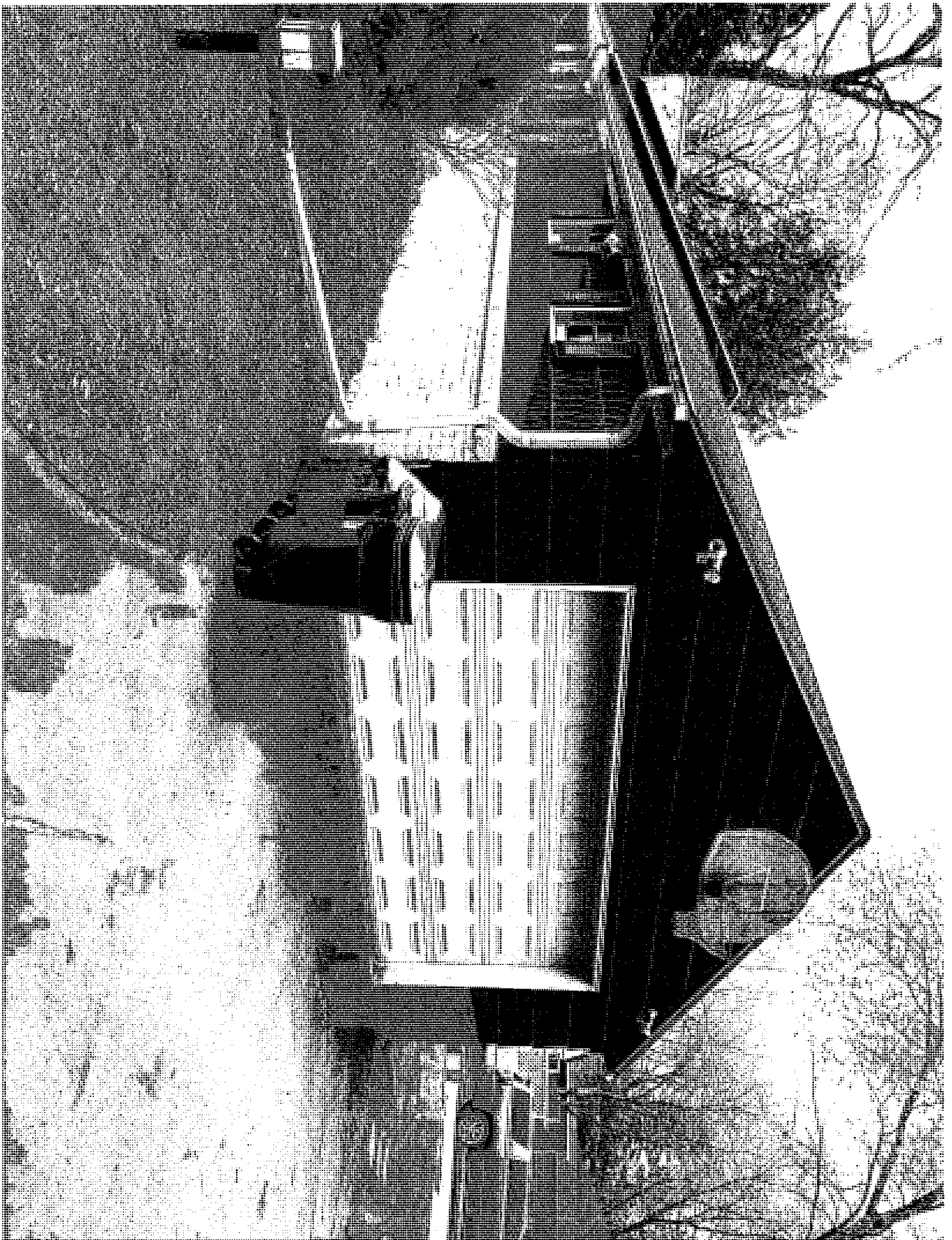
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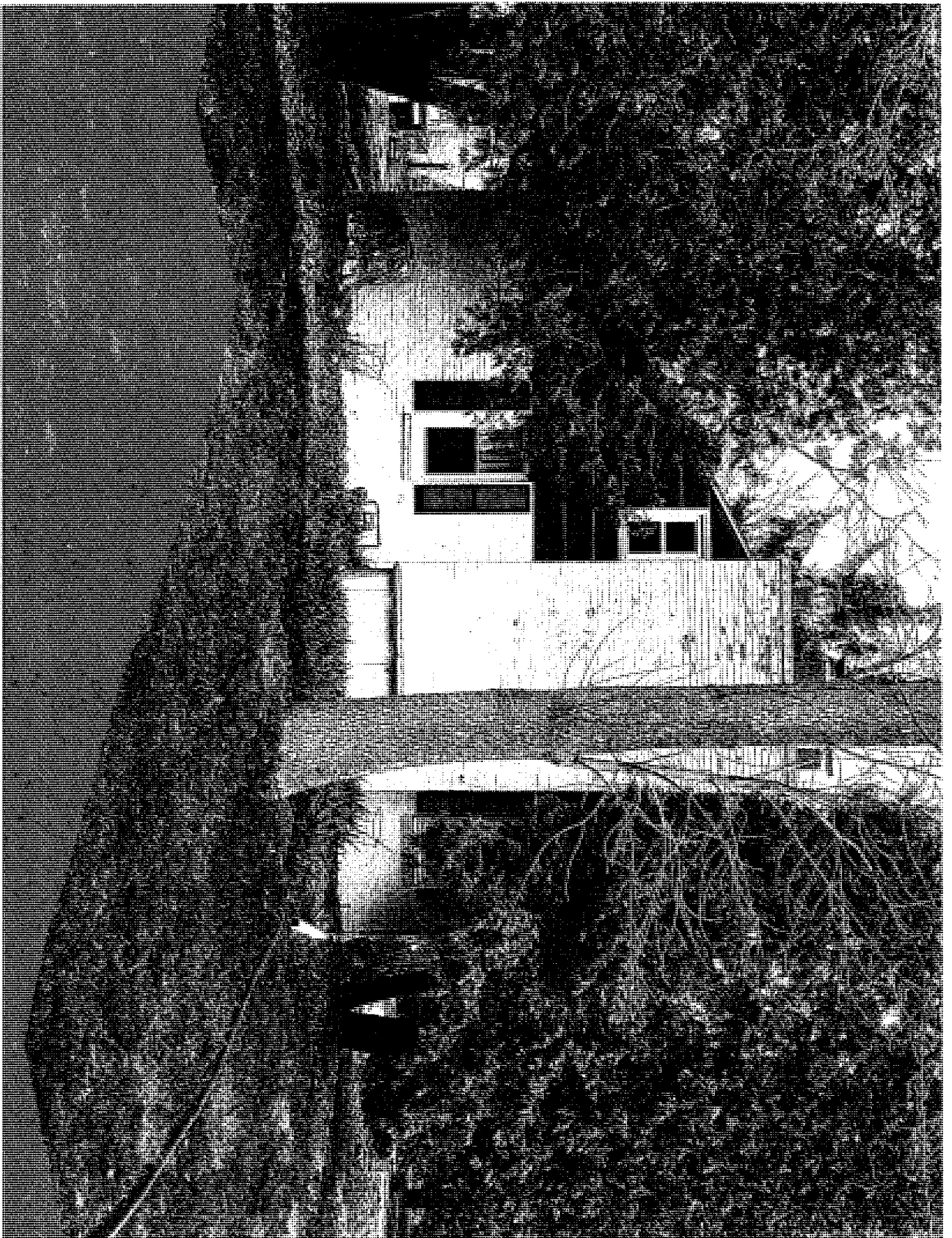










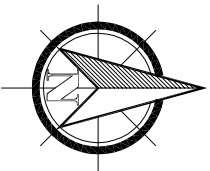


PLAT OF SURVEY

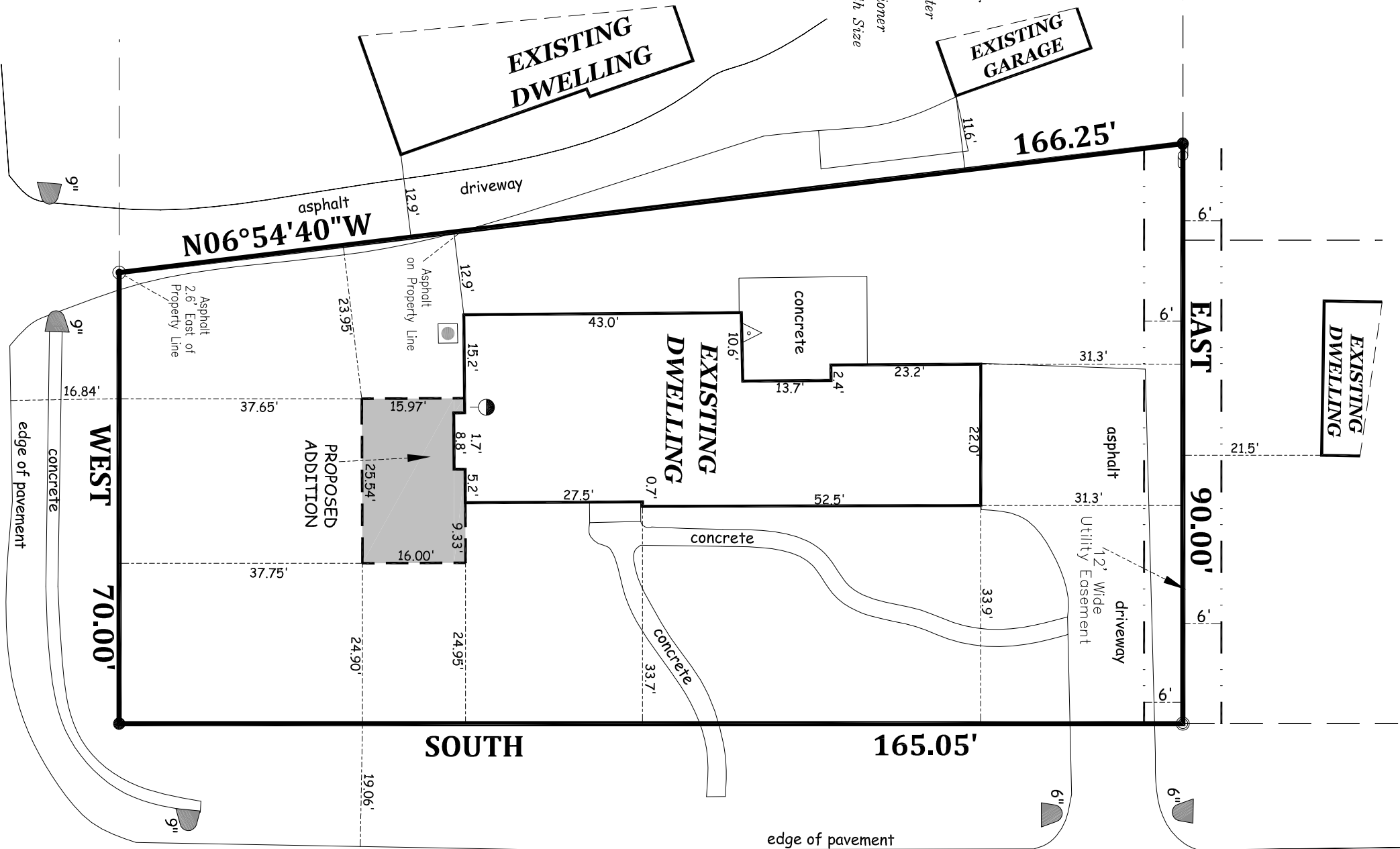
LOT 13, BLOCK 2, FOX POINT COURTS, being a Subdivision of a part of the Southwest ¼ of Section 9, Town 8 North, Range 22 East, in the Village of Fox Point, Milwaukee County, Wisconsin.

Address: 8209 N. Santa Monica Blvd.

AREA OF PROPERTY : 13,200 Sq. Ft.



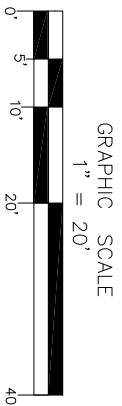
- LEGEND**
- - Denotes Found Iron Pipe
 - - Denotes Set 3/4" Iron Rebar
 - - Denotes Set PK Nail
 - △ - Denotes Existing Electric Meter
 - - Denotes Existing Gas Meter
 - - Denotes Existing Air Conditioner
 - 9" - Denotes Existing Culvert with Size
 - - Denotes Existing Power Pole



N. SANTA MONICA BLVD.

(150' WIDE PUBLIC R-O-W)

Surveyed for: **THOMAS ROSENTHAL**



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

Marc Passarelli
WISCONSIN REGISTERED LAND SURVEYOR

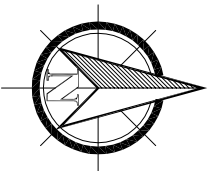
08/26/21 09/20/21 36115
FIELD WORK DATE FIELD WORK BY DATE DRAFTED DRAFTED BY JOB NUMBER

PLAT OF SURVEY

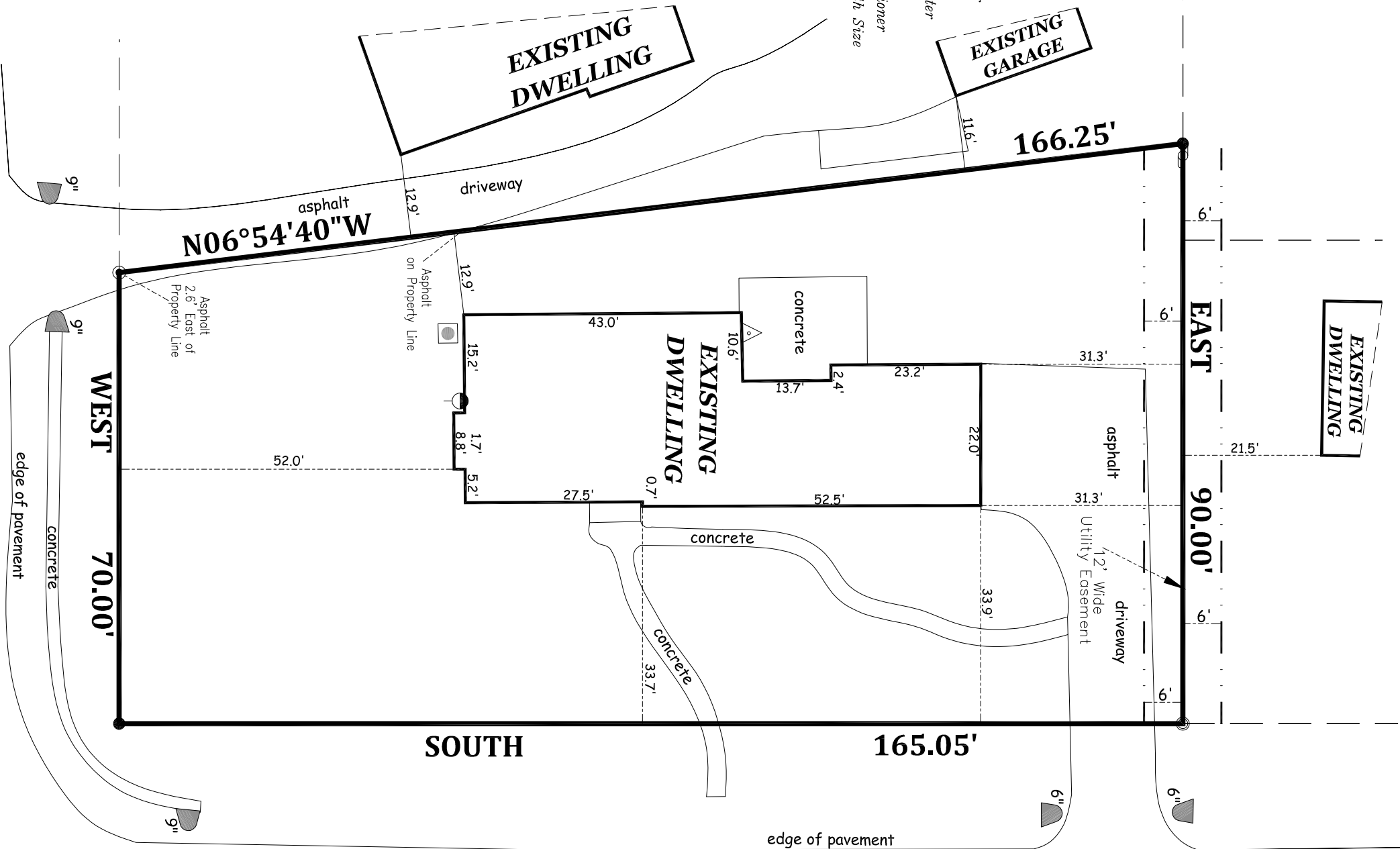
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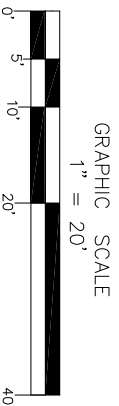
N. SANTA MONICA BLVD.

(150' WIDE PUBLIC R-O-W)

Surveyed for: **THOMAS ROSENTHAL**

"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 structures thereon, fences, apparent easements and roadways and visible encroachments, if any.

"This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto within one (1) year from date hereof; and as to them I warrant the accuracy of said survey map.



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

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Camera 1



Camera 3



PERSPECTIVE DRAWINGS
NO SCALE

Camera 2



Camera 4

PERSPECTIVE DRAWINGS
NO SCALE

PROJECT DESCRIPTION:

MASTER SUITE
ADDITION

CONNOR
REMODELING & DESIGN, LLC
Helping you achieve your dream

OWNER(S):

THOMAS & SONIA ROSENTHAL
8204 N. SANTA MONICA BLVD.
FOX POINT, MI 49217

DRAWINGS PROVIDED BY:

CONNOR REMODELING & DESIGN INC.
N88 W16606 MAIN ST.
MENOMONEE FALLS, MI 53051

DATE:

6/30/2021

SCALE:

SHEET:

A-1

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PROJECT DESCRIPTION:
MASTER SUITE
ADDITION



OWNER(S):
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8204 N. SANTA MONICA BLVD.
FOX POINT, MI 59217

DRAWINGS PROVIDED BY:
CONNOR REMODELING & DESIGN INC.
N88 W16606 MAIN ST.
MENOMONEE FALLS, WI 53051

DATE:
6/30/2021
SCALE:
1/4" = 1'-0"
SHEET:
A-2



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



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

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MASTER SUITE
ADDITION



OWNER(S):
THOMAS & SONIA ROSENTHAL
8204 N. SANTA MONICA BLVD.
FOX POINT, WI 53217

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CONNOR REMODELING & DESIGN INC.
N88 W16606 MAIN ST.
MENOMONEE FALLS, WI 53051

DATE:

6/30/2021

SCALE:

1/4" = 1'-0"

SHEET:

A-3



EXISTING REAR ELEVATION #2
1/4" = 1'-0"



PROPOSED REAR ELEVATION #2
1/4" = 1'-0"

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MASTER SUITE
ADDITION



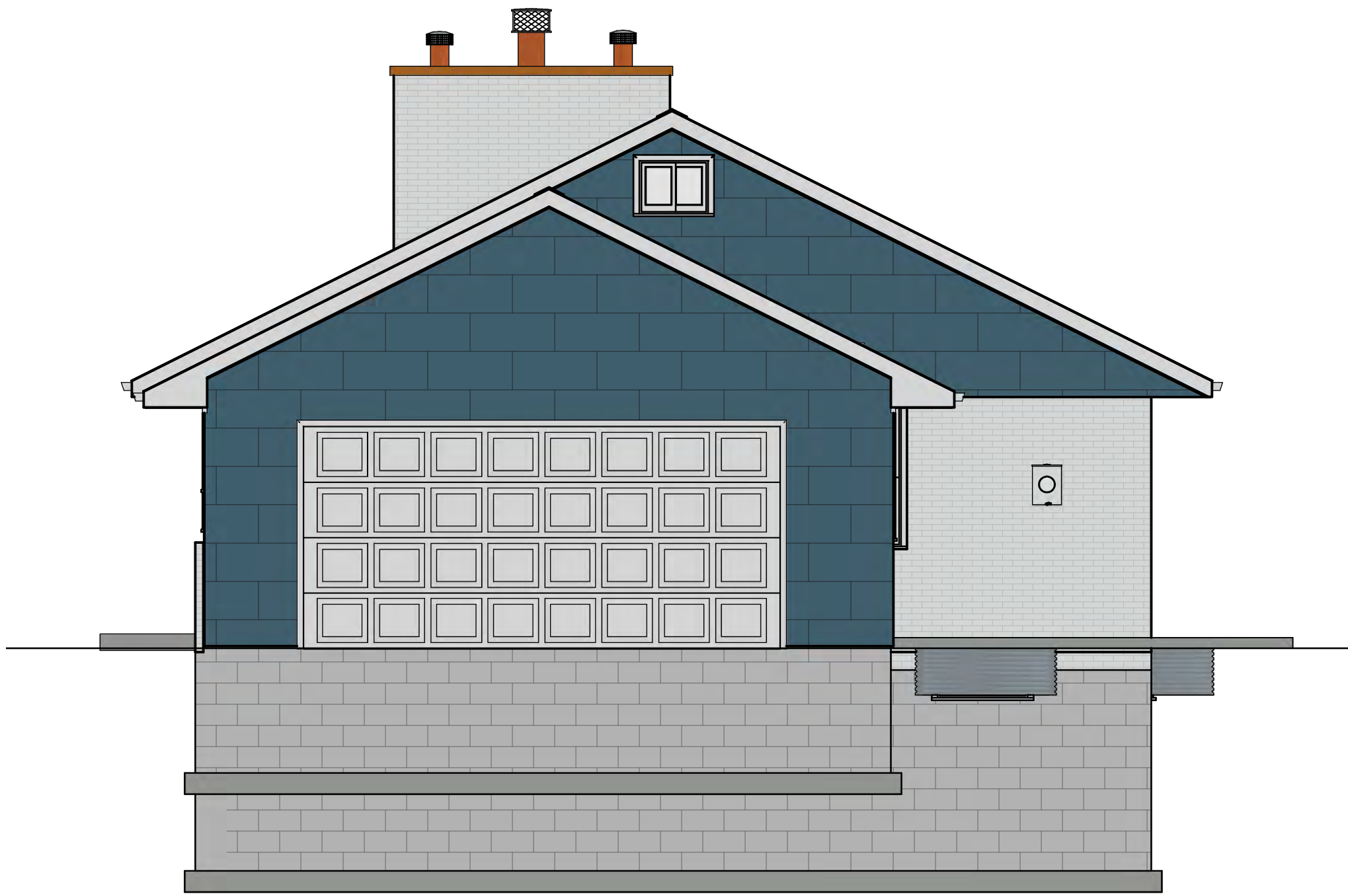
OWNER(S):
THOMAS & SONIA ROSENTHAL
8204 N. SANTA MONICA BLVD.
FOX POINT, WI 53217

DRAWINGS PROVIDED BY:
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MENOMONEE FALLS, WI 53051

DATE:
6/30/2021
SCALE:
1/4" = 1'-0"
SHEET:
A-4

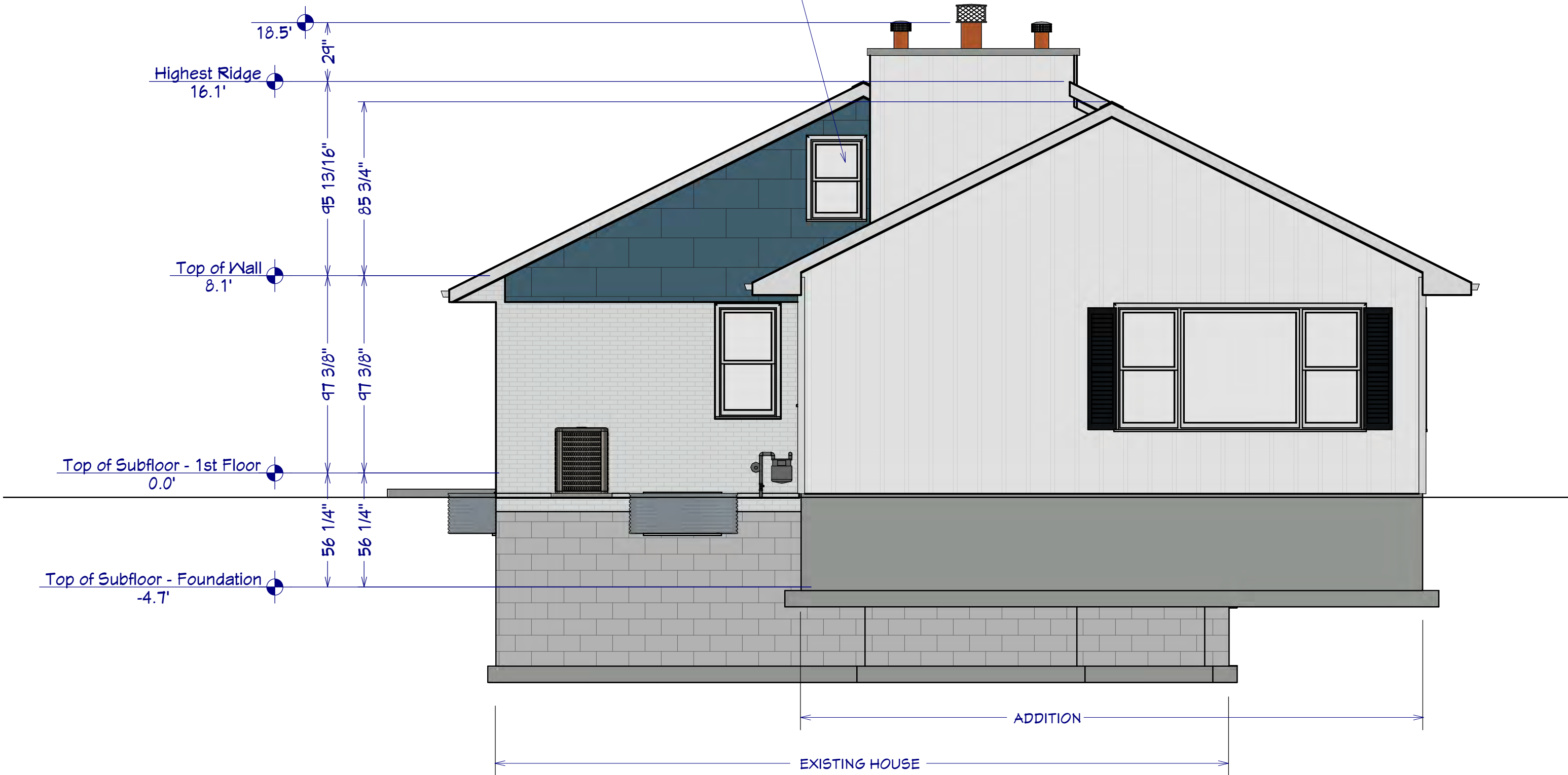


EXISTING SIDE ELEVATION #3
1/4" = 1'-0"

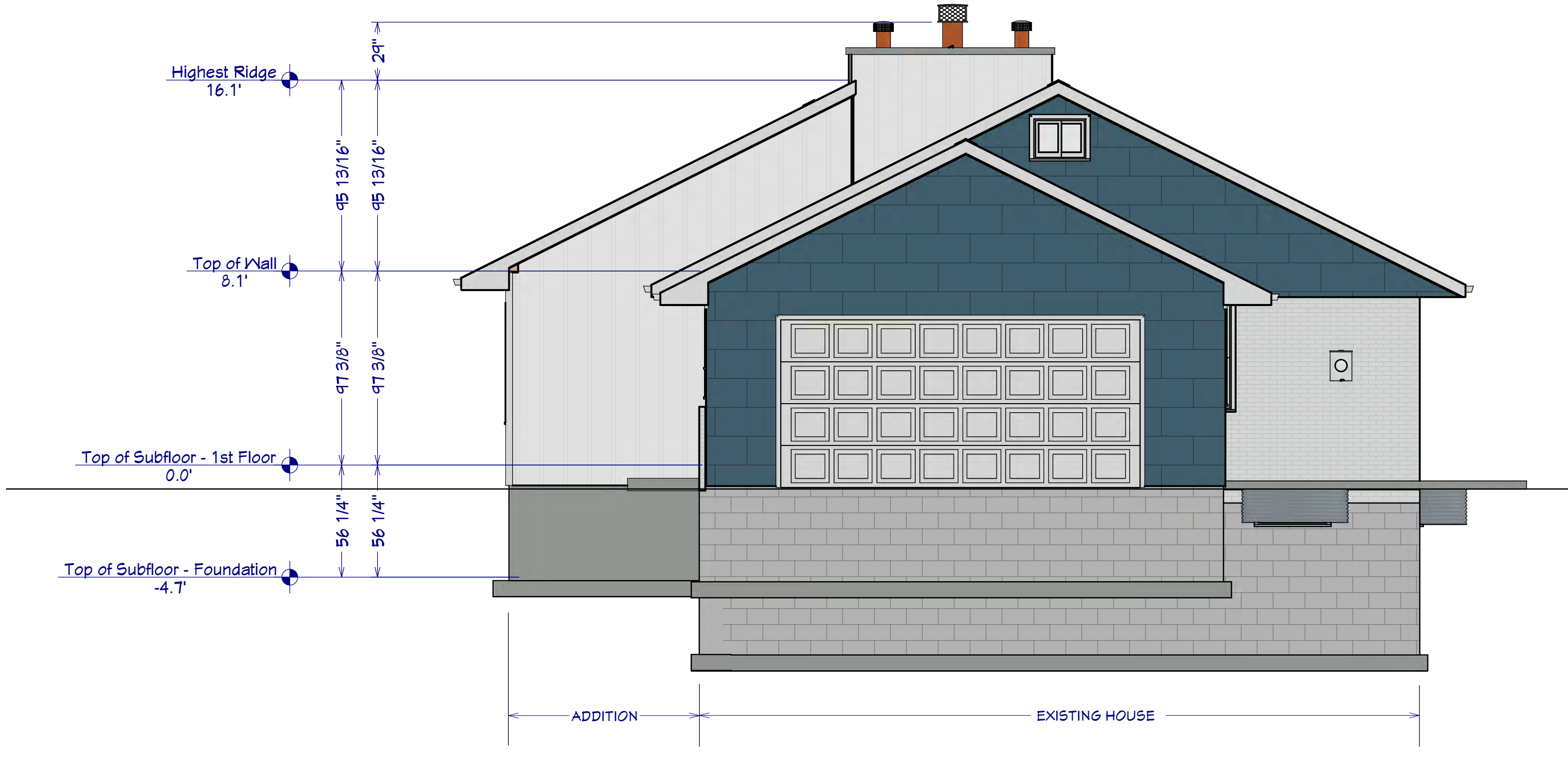


EXISTING SIDE ELEVATION #4
1/4" = 1'-0"

NOTE: THIS WINDOW MAY NEED TO BE REPLACED WITH SHORTER WINDOW BASED ON FINAL TRUSS DESIGN RELATED TO ENERGY HEEL HEIGHT DUE TO REQUIRED INSULATION LEVEL. (VERIFY ON SITE AFTER TRUSS DESIGN FINALIZED).



PROPOSED SIDE ELEVATION #3
1/4" = 1'-0"



PROPOSED SIDE ELEVATION #4
1/4" = 1'-0"

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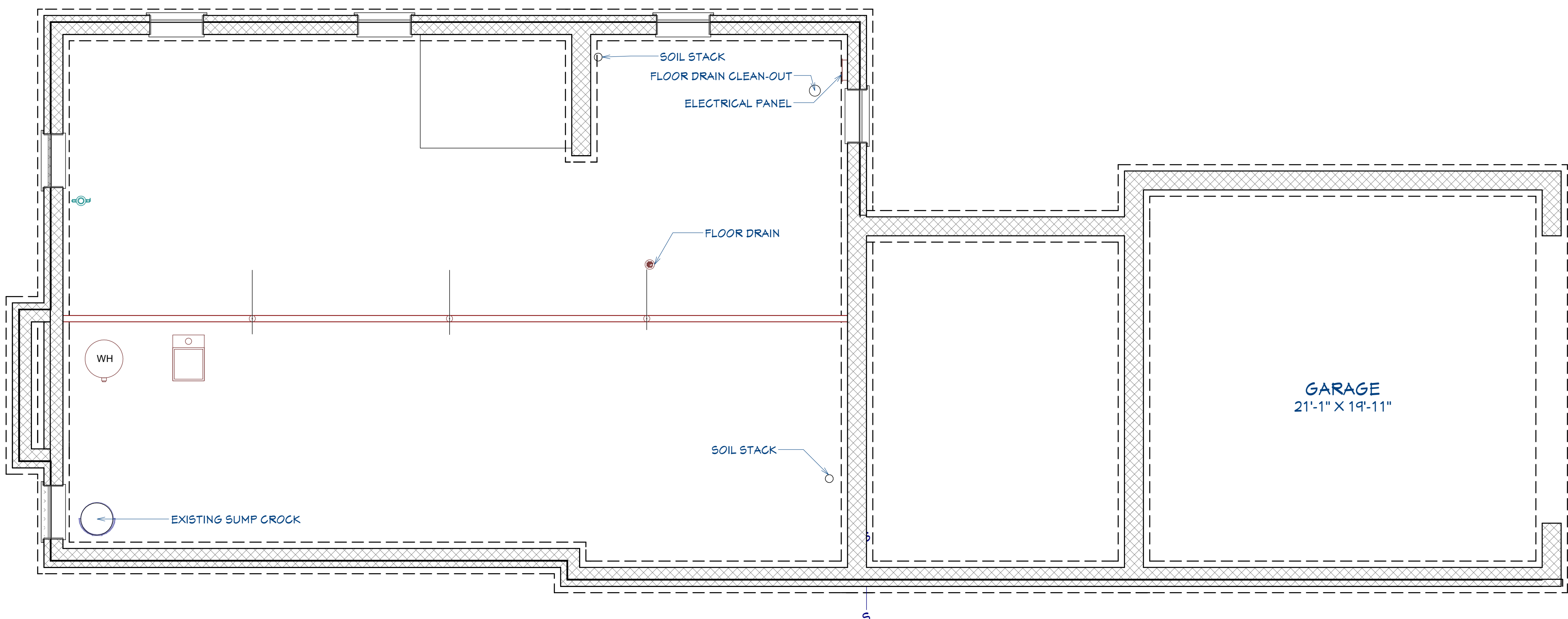
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ADDITION



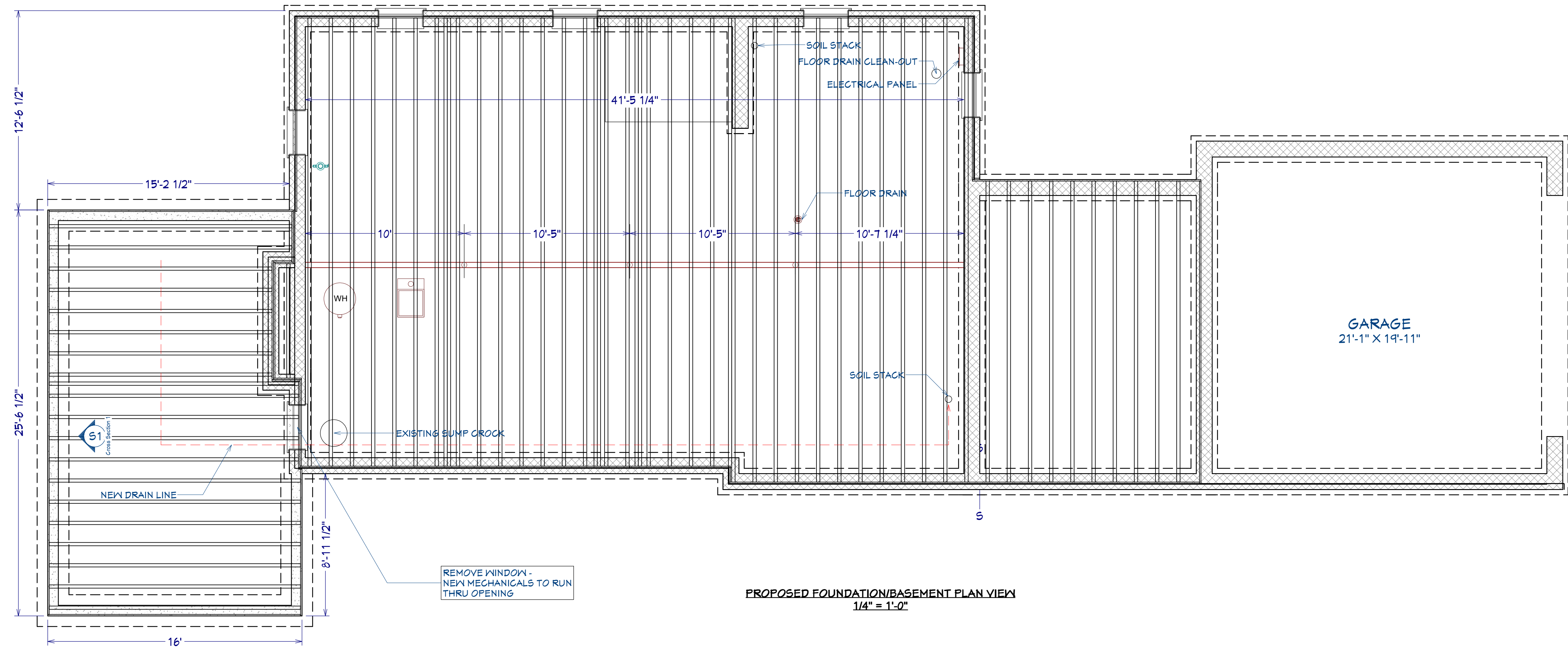
OWNER(S):
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8204 N. SANTA MONICA BLVD.
FOX POINT, WI 53217

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MENOMONEE FALLS, WI 53051

DATE:
6/30/2021
SCALE:
1/4" = 1'-0"
SHEET:
A-5

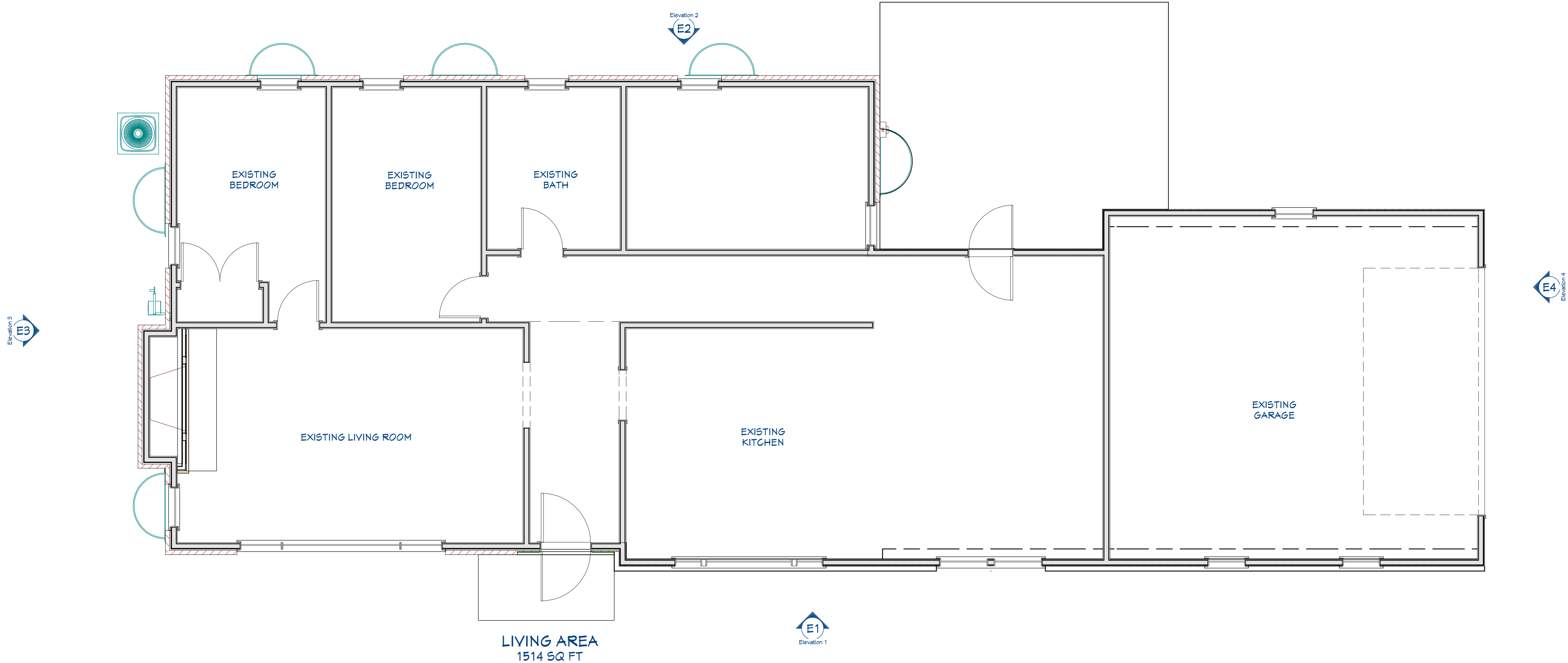


EXISTING FOUNDATION/BASEMENT PLAN VIEW
1/4" = 1'-0"



PROPOSED FOUNDATION/BASEMENT PLAN VIEW
1/4" = 1'-0"

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LIVING AREA
1514 SQ FT

EXISTING FIRST FLOOR PLAN VIEW
1/4" = 1'-0"

PROJECT DESCRIPTION:
MASTER SUITE
ADDITION



OWNER(S):
THOMAS & SONIA ROSENTHAL
8204 N. SANTA MONICA BLVD.
FOX POINT, MI 59217

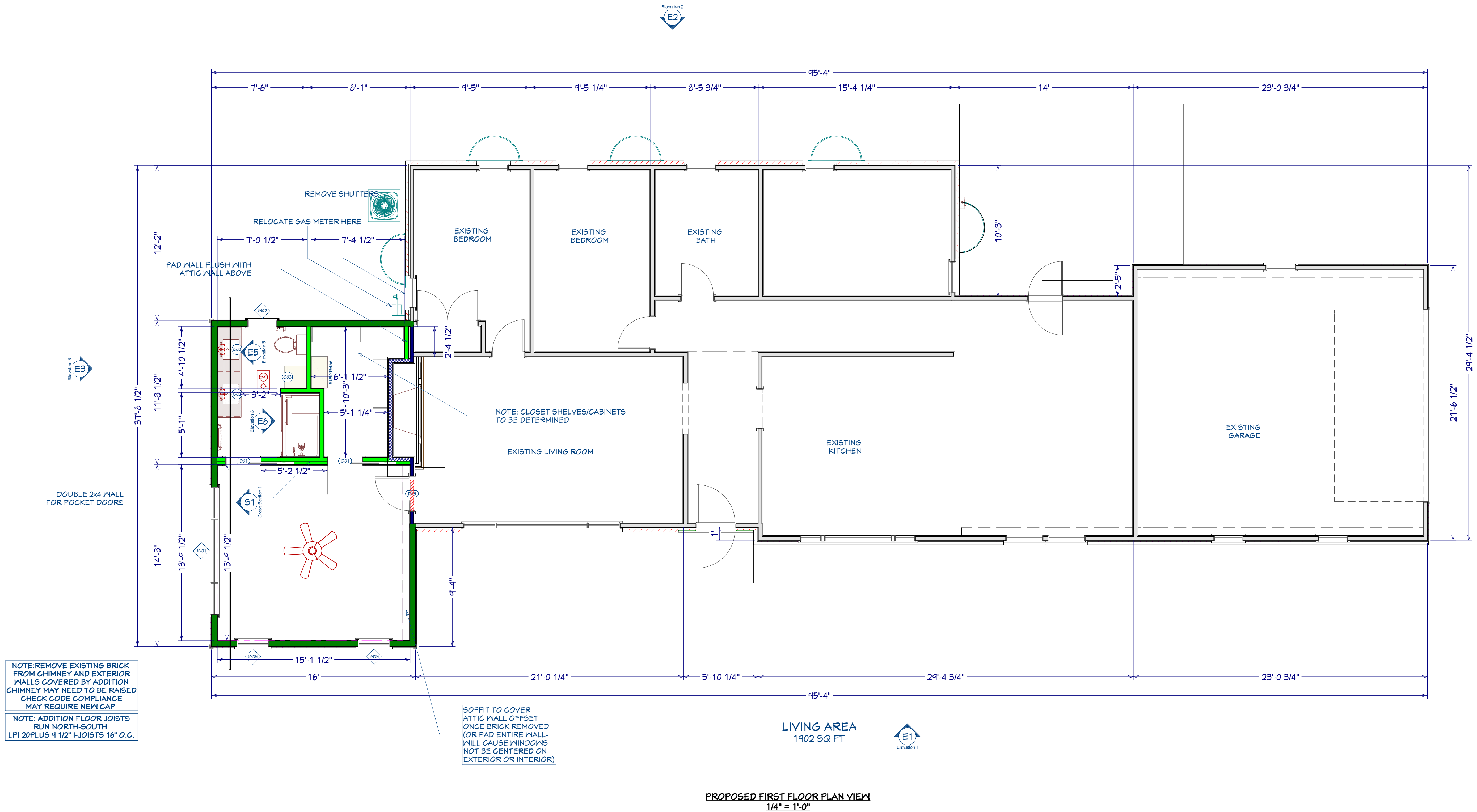
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DATE:
6/30/2021

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

SHEET:
A-6

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CABINET SCHEDULE										
NUMBER	LABEL	QTY	FLOOR	WIDTH	DEPTH	HEIGHT	DESCRIPTION	CODE	MANUFACTURER	COMMENTS
C02	SB4221	2	1	42 "	21 "	36 "	BASE CABINET			
C03	U212184R	1	1	21 "	21 "	84 "	UTILITY CABINET			

DOOR SCHEDULE											
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICKNESS	CODE
D01	2868	2	1	2868 R	32"	80"		65 15/16"X82 1/2"	POCKET-DOOR P03	2X6X68 15/16" (2)	1 3/8"
D03	2868	1	1	2868 R IN	32"	80"		34"X82 1/2"	HINGED-DOOR P01	2X6X37" (2)	1 3/8"

WINDOW SCHEDULE											
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	CODE	MANUFACTURER
W01	10050MU	1	1	10050	120"	60"		121"X61"	MULLED UNIT	2X6X124" (2)	
W02	2440DH	1	1	2440DH	21 1/2"	47 3/4"		28 1/2"X48 3/4"	DOUBLE HUNG	2X6X31 1/2" (2)	
W03	2650DH	2	1	2650DH	30"	60"		31"X61"	DOUBLE HUNG	2X6X34" (2)	

WALL LEGEND	
EXISTING 2x4 EXTERIOR BRICK WALL	
NEW 2x6 EXTERIOR SIDED WALL	
EXISTING 2x4 INTERIOR WALL	
EXISTING EXTERIOR WALL - BRICK REMOVED	
NEW DBL 2x4 STUD WALL FOR POCKET DOOR	
NEW STEEL & WOOD DBL STUD WALL FOR POCKET DOOR	
NEW 2x4 INTERIOR WALL	
NEW 2x4 STEEL FRAMED WALL AROUND EXISTING CHIMNEY AFTER BRICK REMOVED	
EXISTING WINDOW TO BE REMOVED	

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PROJECT DESCRIPTION:
MASTER SUITE
ADDITION



OWNER(S):
THOMAS & SONIA ROSENTHAL
8204 N. SANTA MONICA BLVD.
FOX POINT, MI 59217

DRAWINGS PROVIDED BY:
CONNOR REMODELING & DESIGN INC.
N88 W16606 MAIN ST.
MENOMONEE FALLS, WI 53051

DATE:

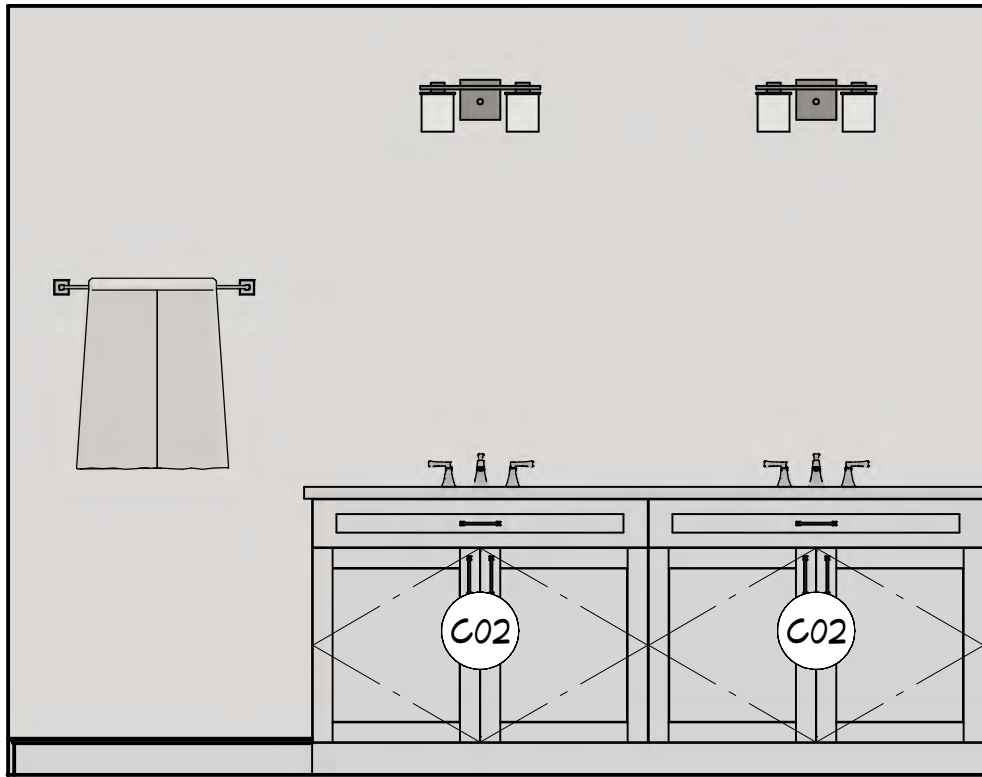
6/30/2021

SCALE:

AS NOTED

SHEET:

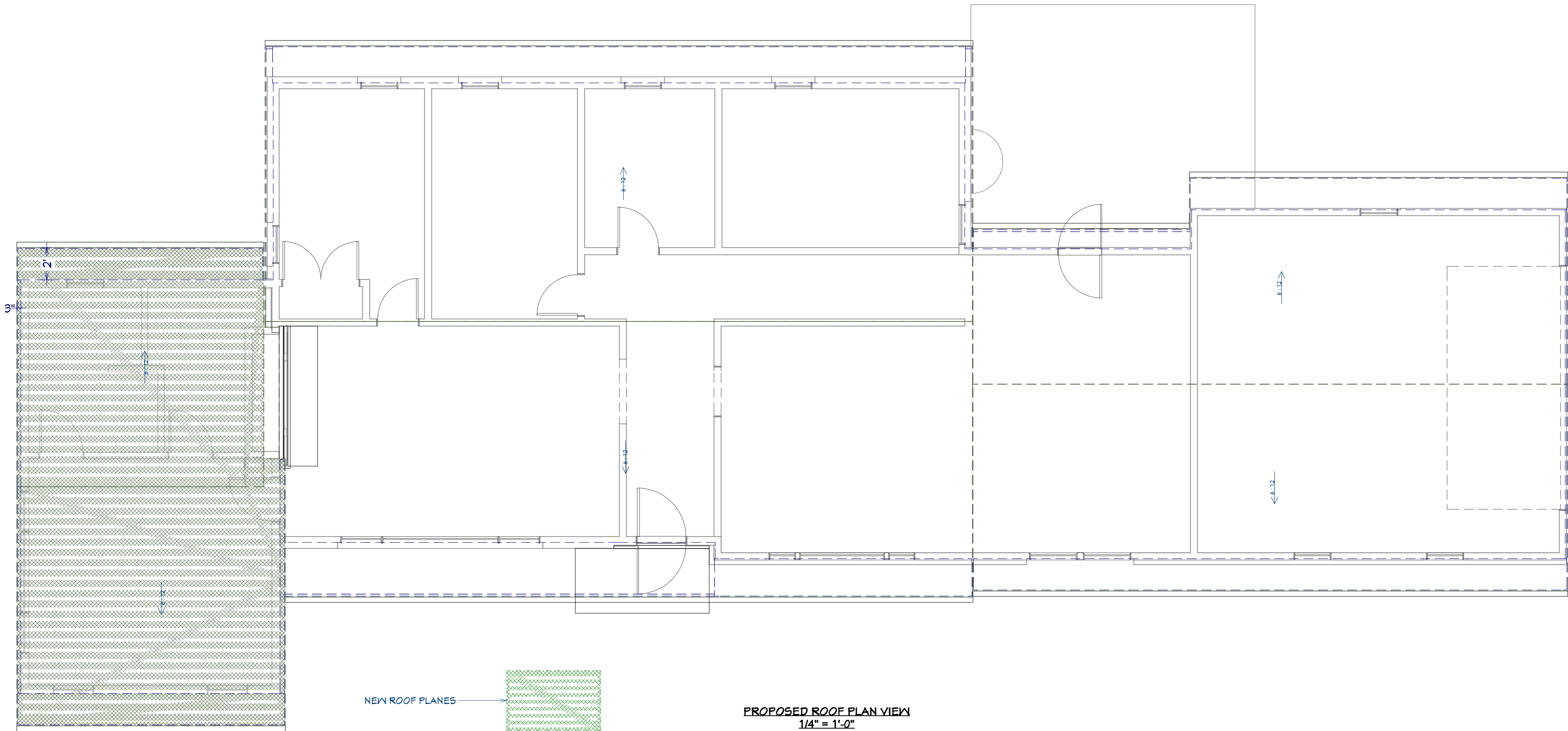
A-8



ELEVATION #5
1/2" = 1'-0"



ELEVATION #6
1/2" = 1'-0"



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

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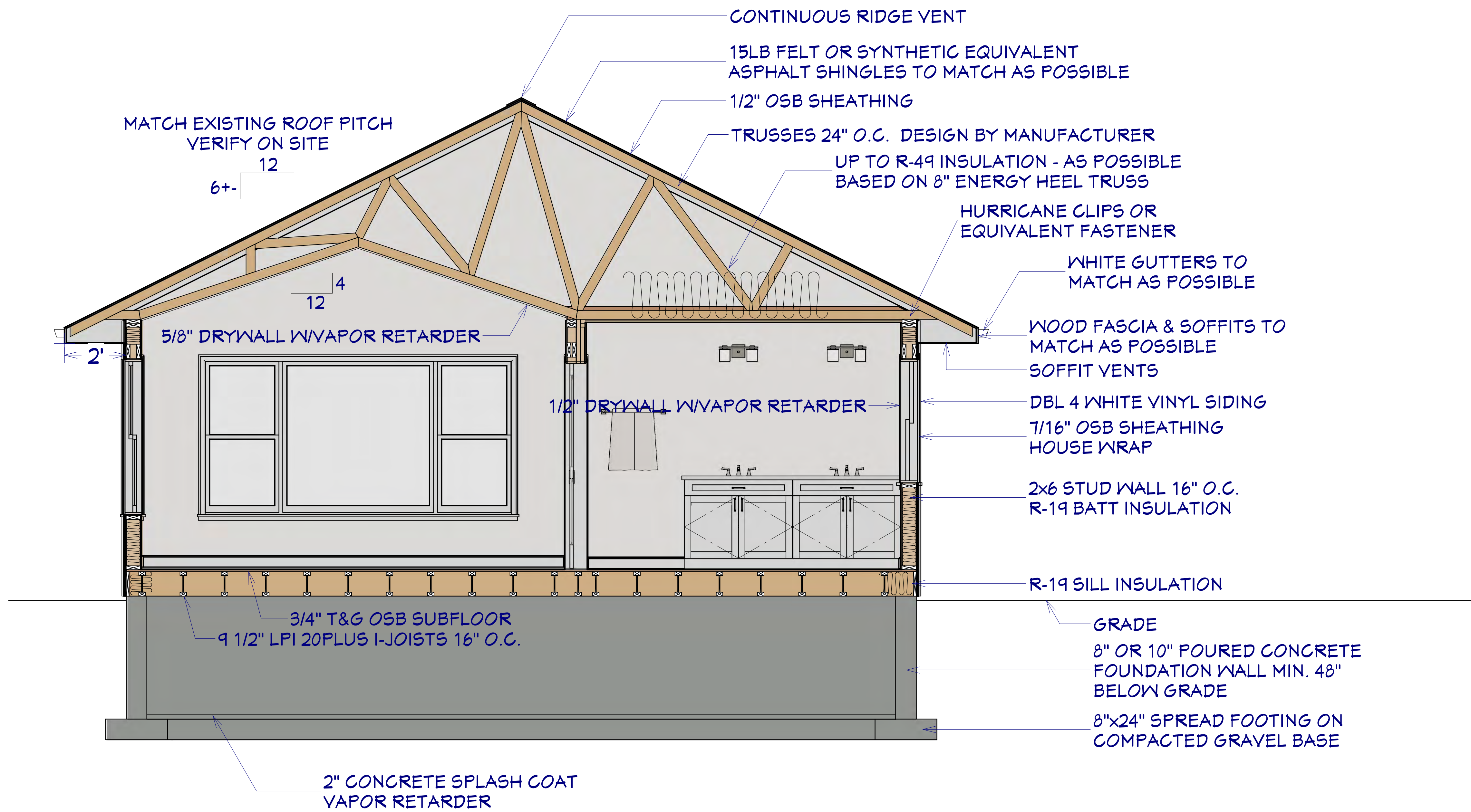
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DATE:
6/30/2021
SCALE:
1/2" = 1'-0"
SHEET:
A-9





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	8044 SANTA MONICA	Building Type:	Residential	Commercial
Description of Work	2 ND FLOOR BATHROOM & CLOSET EXPANSION. 1 ST FLOOR REMODELING OF KITCHEN & DIN. ROOM			
Estimated Cost of Project \$				

Owner/Occupant	
Contact Name	MARGARET PEARSELL
Business Name	N/A
Address	8044 SANTA MONICA
City/State/Zip	FOX POINT, WI
Phone	
Email	

****Cautionary Statement required when homeowner is applying for permit****

Contractor	
Company Name	Contact Name
Address	City/State/Zip
Phone	Email
Dwelling Contractor #	Dwelling Contractor Qualifier #

Square Footage Under Construction				
1 st Floor	653*	2 nd Floor	172*	Basement
		Addition		Garage

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 Construction \$300.00 plus \$27.00/unit commercial; New Construction		
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	\$

Applicant Signature

[Signature]

Date

12/9/21

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: 1.057046

Jan 4, 2022

8044 SANTA MONICA

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PLANS - FILING FEE	75.00
24-44440 BUILDING PLANS-FILING FEE	

Total:	75.00
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CHECK	Check No: 1704	75.00
Payor: MARGARET PEARSALL		

Total Applied:	75.00
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Change Tendered:	.00
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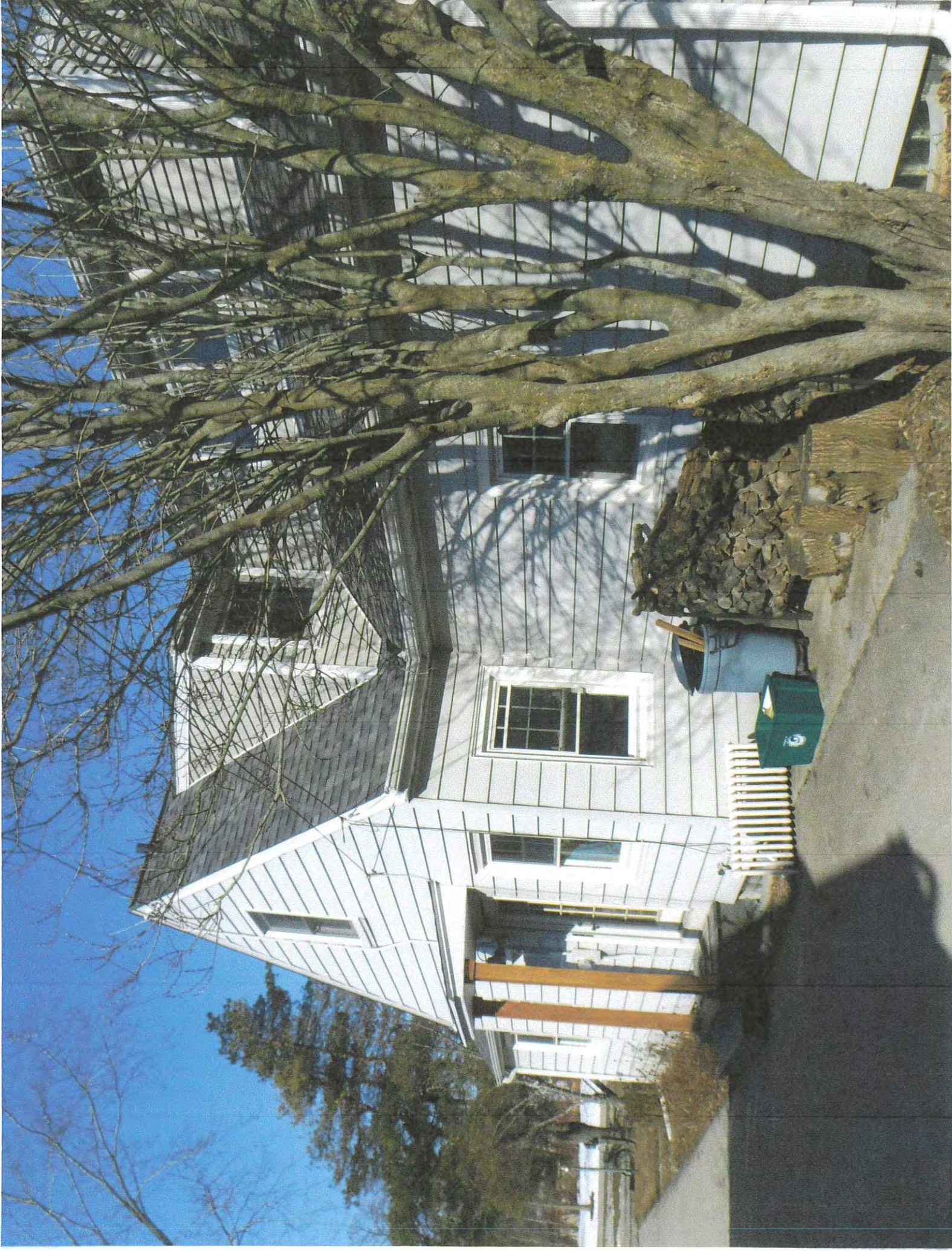
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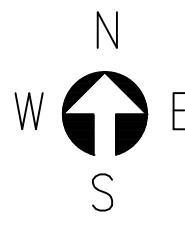
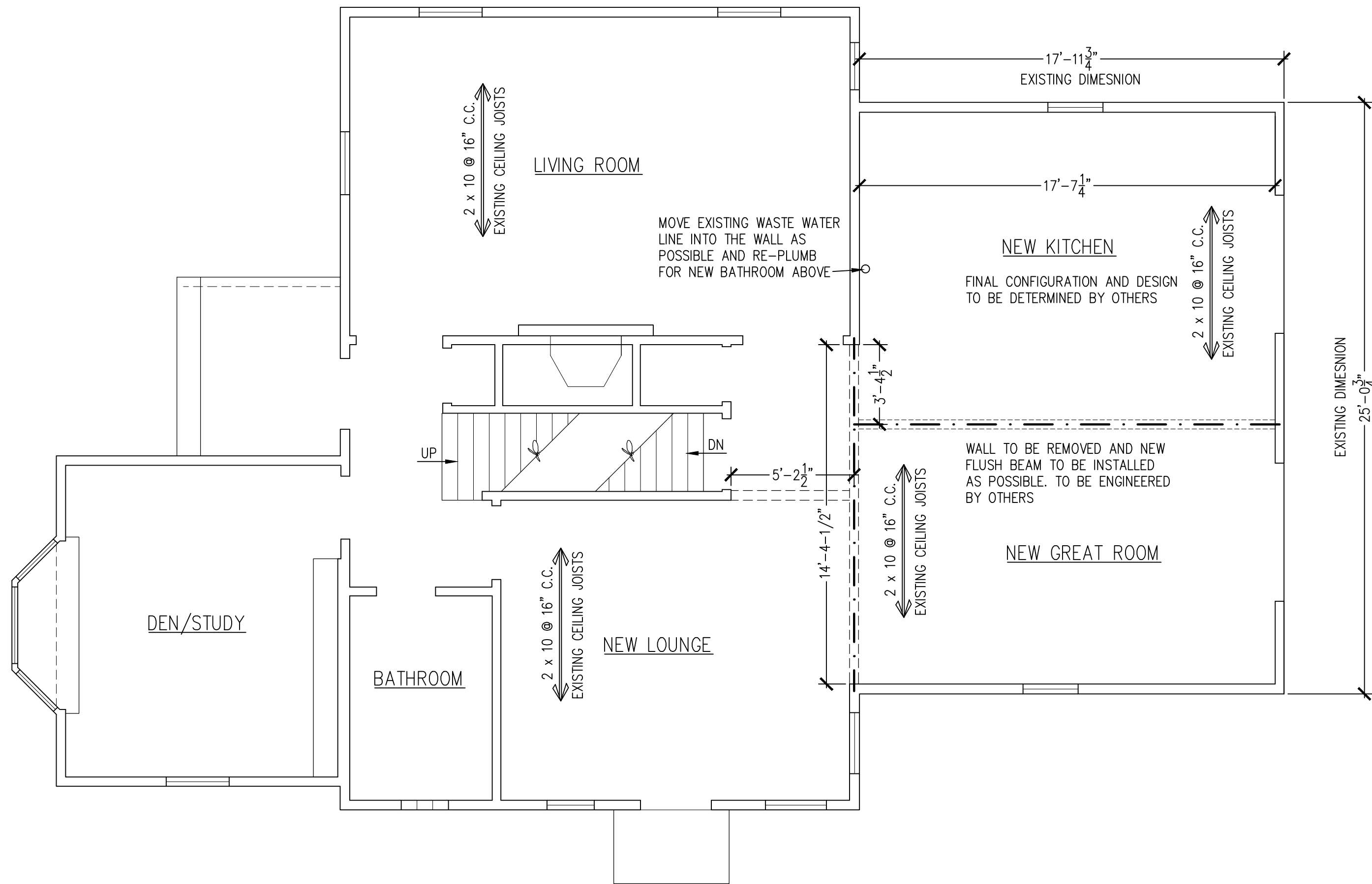
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1
2

FIRST FLOOR PLAN

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

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Remodeling proposed for:

MARNIE PEARSALL
8044 SANTA MONICA BLVD.
FOX POINT, WI 53217

SECOND FLOOR DORMER ADDITIONS
FIRST FLOOR PLAN

BRILLO
HOME IMPROVEMENTS, INC.

5315 N. Lovers Lane Road
Milwaukee, WI 53225

(414) 442-2230

www.brillohomeimprovements.com

DRAWN BY:

baugnet
design studio
(414) 852-3189

Date:

OCT. 5, 2021

REVISION (DATE AND INITIALS):

Scale:

1/4" = 1'-0"

Sheet/Page: 2 of:

C

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BRILLO HOME IMPROVEMENTS, INC.

Remodeling proposed for:

MARNIE PEARSALL
8044 SANTA MONICA BLVD.
FOX POINT, WI 53217

SECOND FLOOR DORMER ADDITIONS
SECOND FLOOR PLAN

BRILLO

HOME IMPROVEMENTS, INC.

5315 N. Lovers Lane Road
Milwaukee, WI 53225

(414) 442-2230

www.brillohomeimprovements.com

DRAWN BY:

baugnet
design studio
(414) 852-3189

Date:

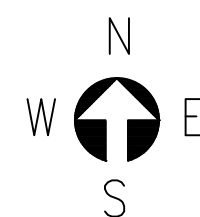
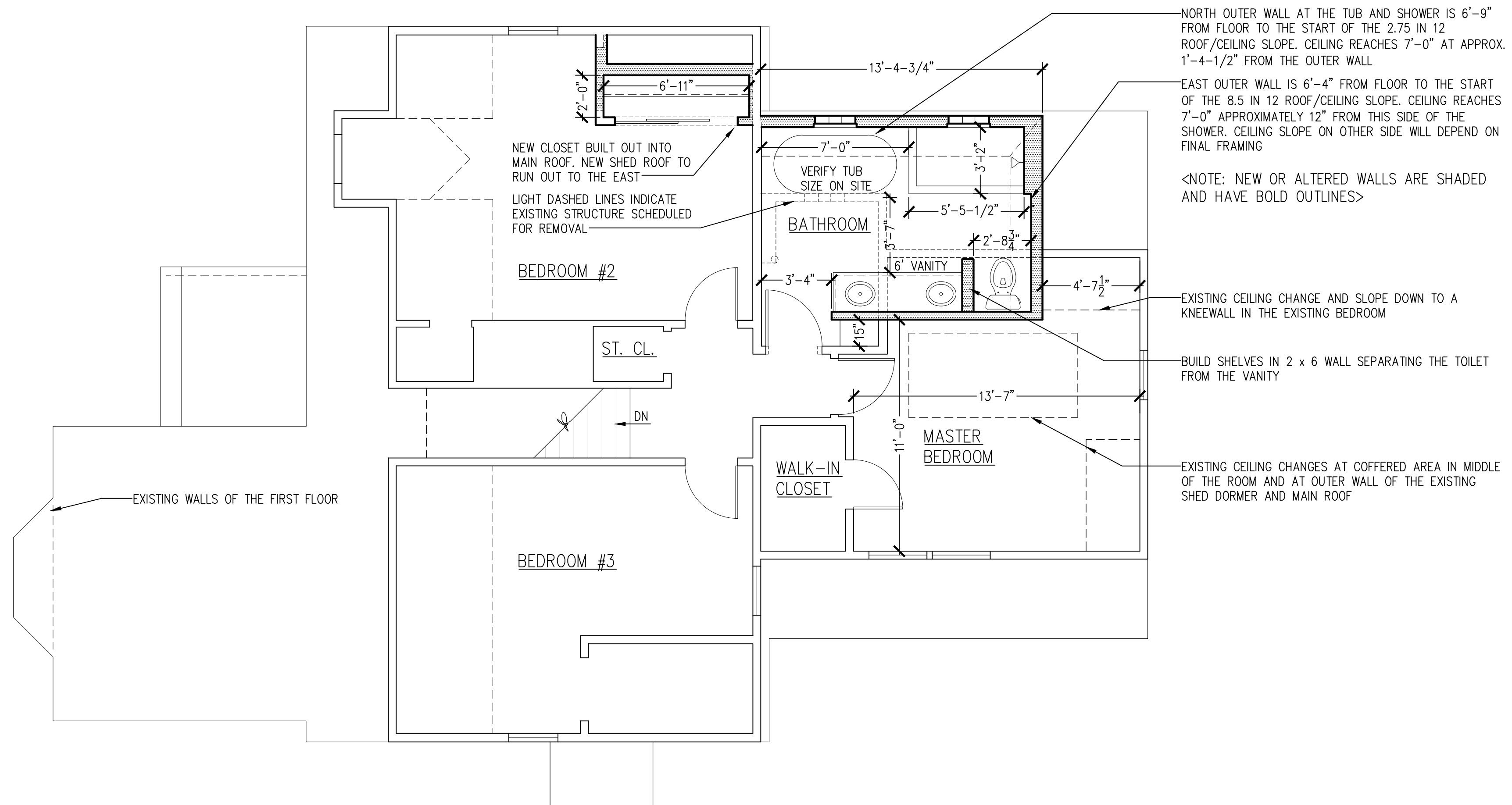
OCT. 5, 2021

REVISION (DATE AND INITIALS):

Scale:

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

Sheet/Page: 3 of:



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

©



1 EAST ELEVATION
E SCALE: 1/8" = 1'-0"



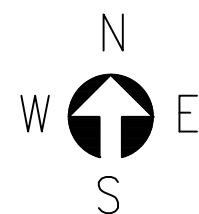
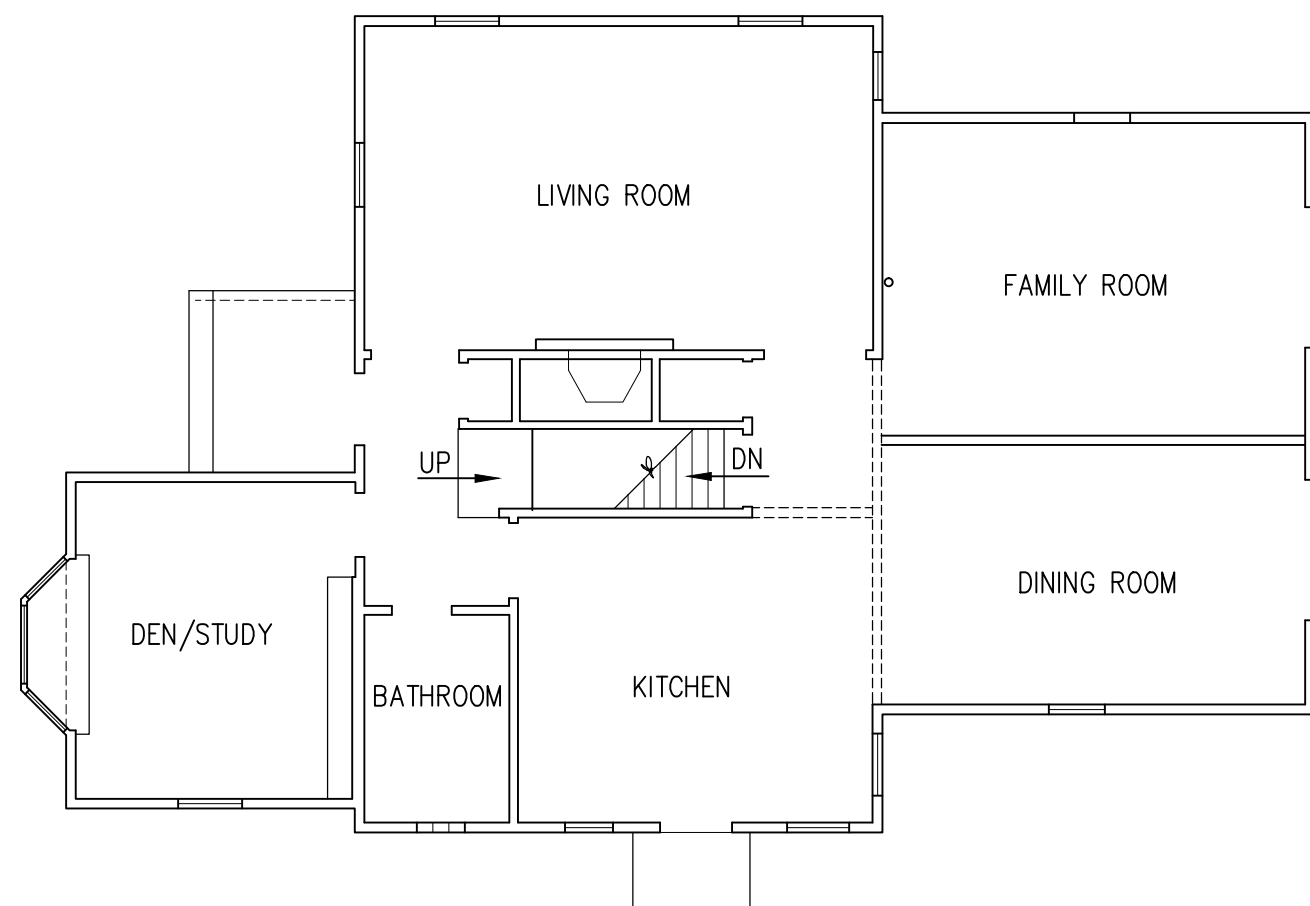
2 SOUTH ELEVATION
E SCALE: 1/8" = 1'-0"



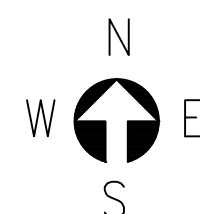
3 EAST ELEVATION
E SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
E SCALE: 1/8" = 1'-0"



5 FIRST FLOOR PLAN
E SCALE: 1/2" = 1'-0"



6 SECOND FLOOR PLAN
E SCALE: 1/2" = 1'-0"

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Remodeling proposed for:

MARNIE PEARSALL
8044 SANTA MONICA BLVD.
FOX POINT, WI 53217

SECOND FLOOR DORMER ADDITIONS
EXISTING ELEVATIONS AND PLANS

BRILLO
HOME IMPROVEMENTS, INC.

5315 N. Lovers Lane Road
Milwaukee, WI 53225

(414) 442-2230

www.brillohomeimprovements.com

DRAWN BY:

baugnet
design studio
(414) 852-3189

Date:

OCT. 5, 2021

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Scale:

1/8" = 1'-0"

Sheet/Page: E of:

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<ROOF NOTE: ALL ROOF PITCHES ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION>

<NOTE: BOLD LINES INDICATE NEW OR ALTERED STRUCTURE AND MAY NOT NECESSARILY REFLECT PARTS OF THE BUILDING THAT MAY BE CLOSER IN VIEW>



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

<ROOF NOTE: RE-BUILD SHED DORMER TO SLOPE TO THE NORTH AND TIE INTO THE NEW BATHROOM DORMER. GOAL IS TO SIMPLIFY THE FLOW OF WATER ON THIS SIDE OF THE ROOF. NEW SHED ROOF OVER THE BATHROOM TO BE RUBBER>

<MATERIALS NOTE: NEW SIDING TO MATCH EXISTING AS POSSIBLE IN LAP SIZE AND MATERIAL INCLUDING CORNER DETAILS. NEW GUTTERS, FASCIA AND SOFFITS TO BE CLAD IN ALUMINUM OF SAME COLOR AND DIMENSION. ASPHALT ROOFING SHINGLES TO MATCH THE EXISTING AS POSSIBLE EXCEPT RUBBER AT LOWEST SLOPED ROOF SECTION>



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

NEW GLASS BLOCK WINDOWS WITH VENTING WINDOW TO MATCH EACH OTHER ON THE SAME WALL OF THE SHED DORMER ADDITION.

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Remodeling proposed for:

MARNIE PEARSALL
8044 SANTA MONICA BLVD.
FOX POINT, WI 53217

SECOND FLOOR DORMER ADDITIONS
EAST AND NORTH ELEVATIONS

BRILLO
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5315 N. Lovers Lane Road
Milwaukee, WI 53225

(414) 442-2230

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DRAWN BY:

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Date:

OCT. 5, 2021

REVISION (DATE AND INITIALS):

Scale:

1/4" = 1'-0"

Sheet/Page: | of:

C











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 <u>728 E. Suniper</u>	Building Type: <u>Residential</u> - Commercial
Description of Work <u>Remodel kitchen and Bathrooms 3.5</u>	
Estimated Cost of Project \$ <u>75,000</u>	

Owner/Occupant	
Business Name <u>Fairtree Properties</u>	Contact Name <u>Gerry Timms</u>
Address <u>746 E. Braumant Ave</u>	City/State/Zip <u>WFB, WI 53217</u>
Phone <u>414-412-3203</u>	Email <u>gtimms@ritehite.com</u>

****Cautionary Statement required when homeowner is applying for permit****

Contractor	
Company Name <u>A.R.L. Home Improvements</u>	Contact Name <u>Paul Lezcynski</u>
Address	City/State/Zip
Phone <u>414-429-5101</u>	Email
Dwelling Contractor # <u>030200120</u>	Dwelling Contractor Qualifier # <u>111200007</u>

Square Footage Under Construction				
1 st Floor <u>1,320</u>	2 nd Floor <u>1,280</u>	Basement <u>-</u>	Addition <u>-</u>	Garage <u>-</u>

Description	Rate	Amount
Project - Per \$1,000 of estimated cost	\$9.50	
Building Board	\$75.00	<u>75.00</u>
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	<u>\$713.00</u>

Applicant Signature

Rev 01/21

Date

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: 1.057019

Dec 20, 2021

728 E Juniper

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PERMIT	713.00
24-44480 BUILDING PERMIT	

Total:	713.00
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CHECK	Check No: 7360	713.00
Payor: Gerard Francis Timms		

Total Applied:	713.00
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Change Tendered:	.00
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12/20/2021 10:45 AM



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12.07.21

Builder to verify project dimensions & materials,
and to ensure that all construction methods meet
local building codes. Appliances, products and
fixtures depicted may not match final selections.

Gerry Timms
723 East Juniper Lane
Fox Point, WI 53217

Timms - whole-house remodel

p a g e

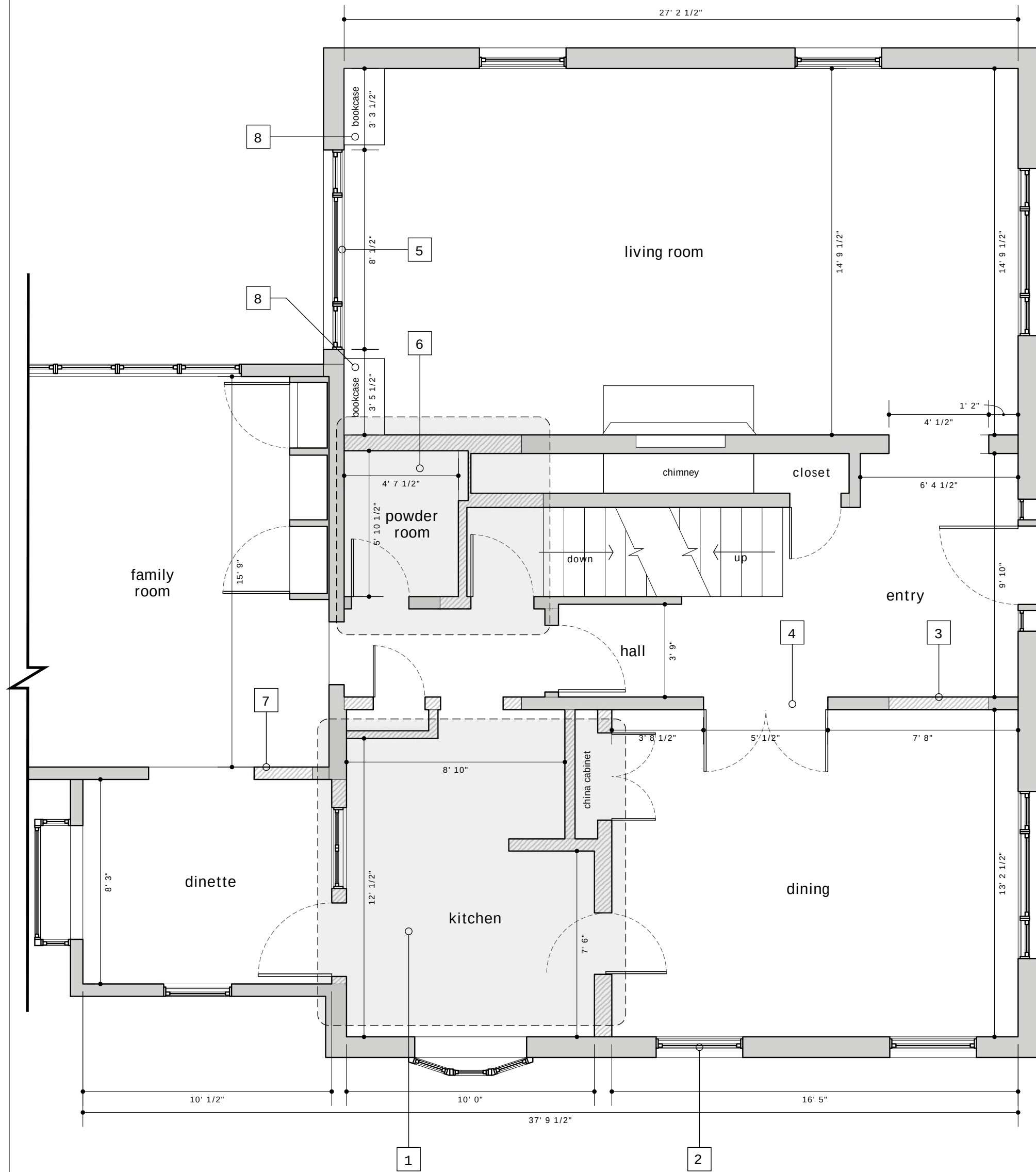
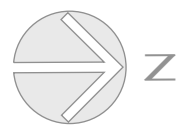
1 / 7



723 East Juniper Lane

kitchen & baths remodel

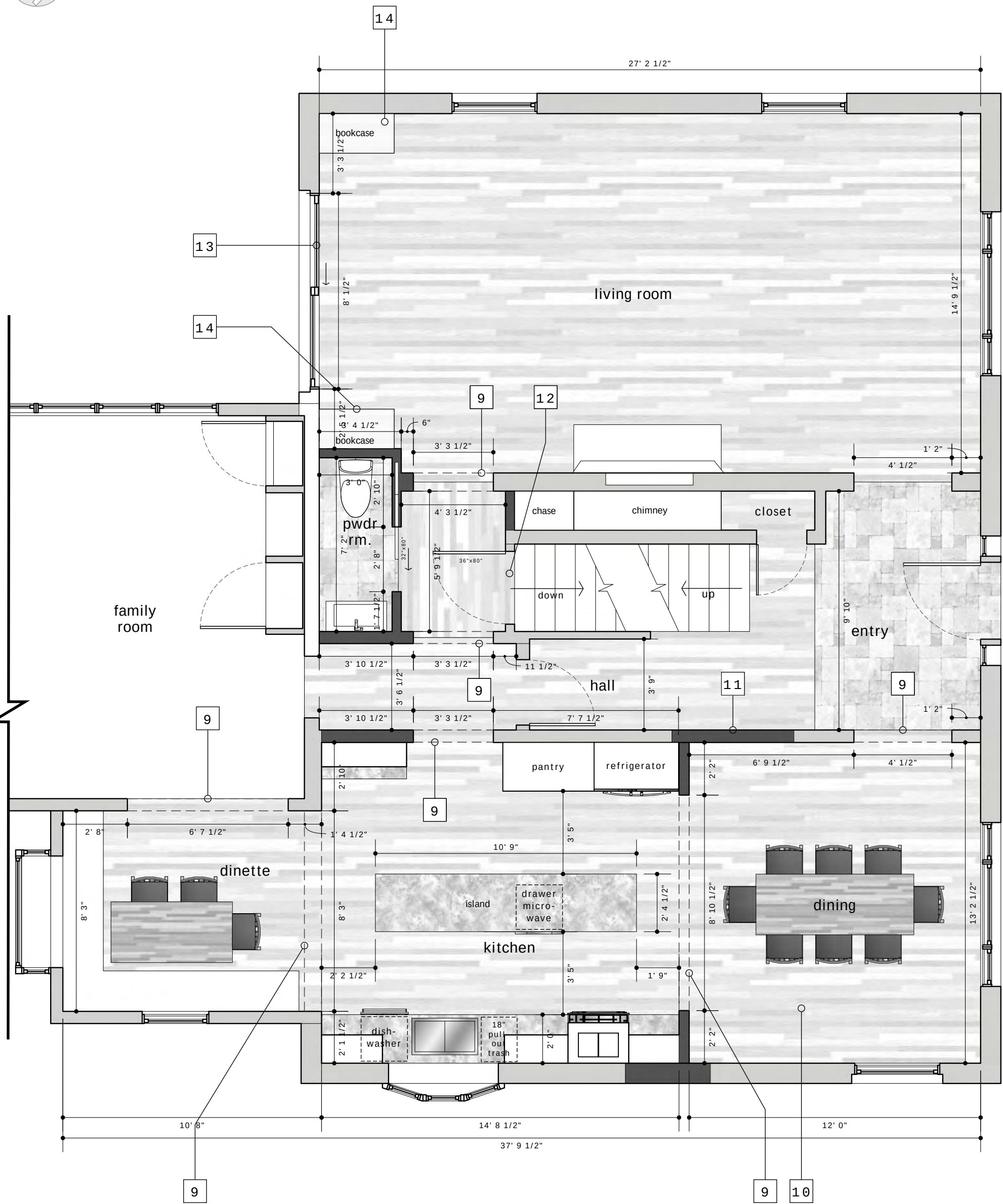
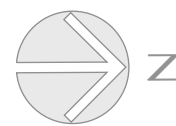
1st floor plans - as-built & v2	2
2nd floor plans - as-built & v2	3
1st floor interior elevations	4
2nd floor interior elevations	5
exterior elevations	6
interior perspectives	7



- | | |
|--|--|
| 1: demo cabinets, countertop, appliances, soffits, fixtures, flooring, window on east wall, and surrounding walls as shown | 6: demo sink, toilet, fixtures & flooring @ powder room; demo surrounding walls as shown to allow for new hallway to living room; relocate HVAC as necessary |
| 2: demo window on north wall of dining room & infill opening; match existing exterior brick as possible | 7: demo wall @ dinette to create wider opening |
| 3: demo wall @ south side of dining room to create new opening | 8: option: carefully demo both bookcases @ east end of living room & save for reinstallation after powder room expansion |
| 4: demo door @ dining room & infill opening | |
| 5: demo window @ east end of living room; remove window sill & exterior brick to fit new patio door | |

1st floor plan - as-built
scale: 1" = 4'

demo walls



- | | |
|--|--|
| 9: install new headers @ new wall openings (multiple locations); engineering by others | 13: install new 94" x 84" patio door; fit into existing opening as possible |
| 10: install new hardwood flooring through-out dining room, kitchen, dinette & new hallway to living room | 14: option: install saved bookcases; position them rotated 90° and fit along south wall & new powder room wall |
| 11: infill opening @ old door location | general: install new hardwired smoke/CO detectors in kitchen & basement stairwell;
install new vent fan in powder room, exhaust to exterior |
| 12: install new 36" x 80" door & jamb @ top of basement stairs; verify door swings into new hallway | |

1st floor plan - v2
scale: 1" = 4'

new walls



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and to ensure that all construction methods meet
local building codes. Appliances, products and
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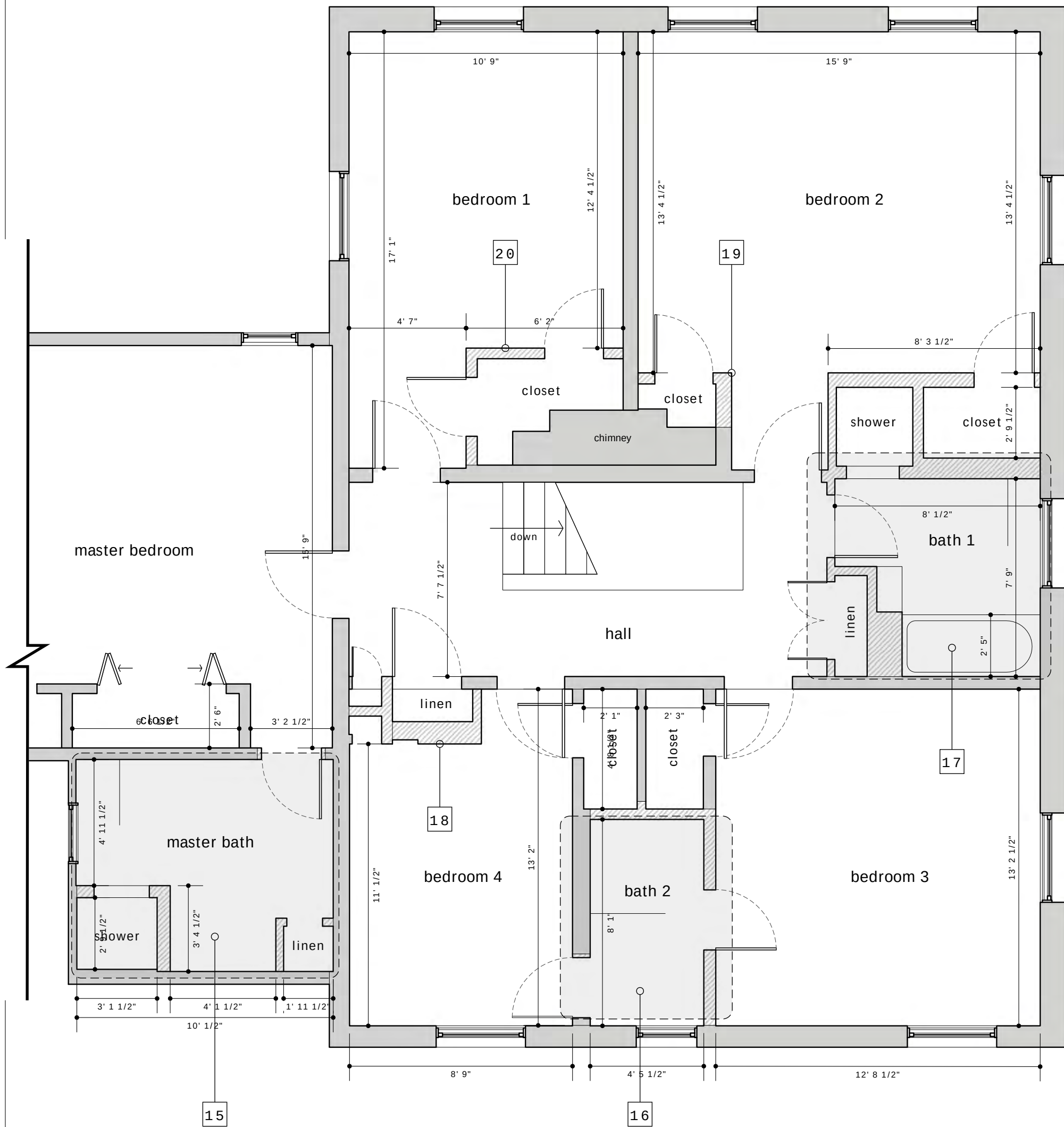
Gerry Timms
723 East Juniper Lane
Fox Point, WI 53217

Timms - whole-house remodel

1st floor plans - as-built & v2
scale: 1" = 4'

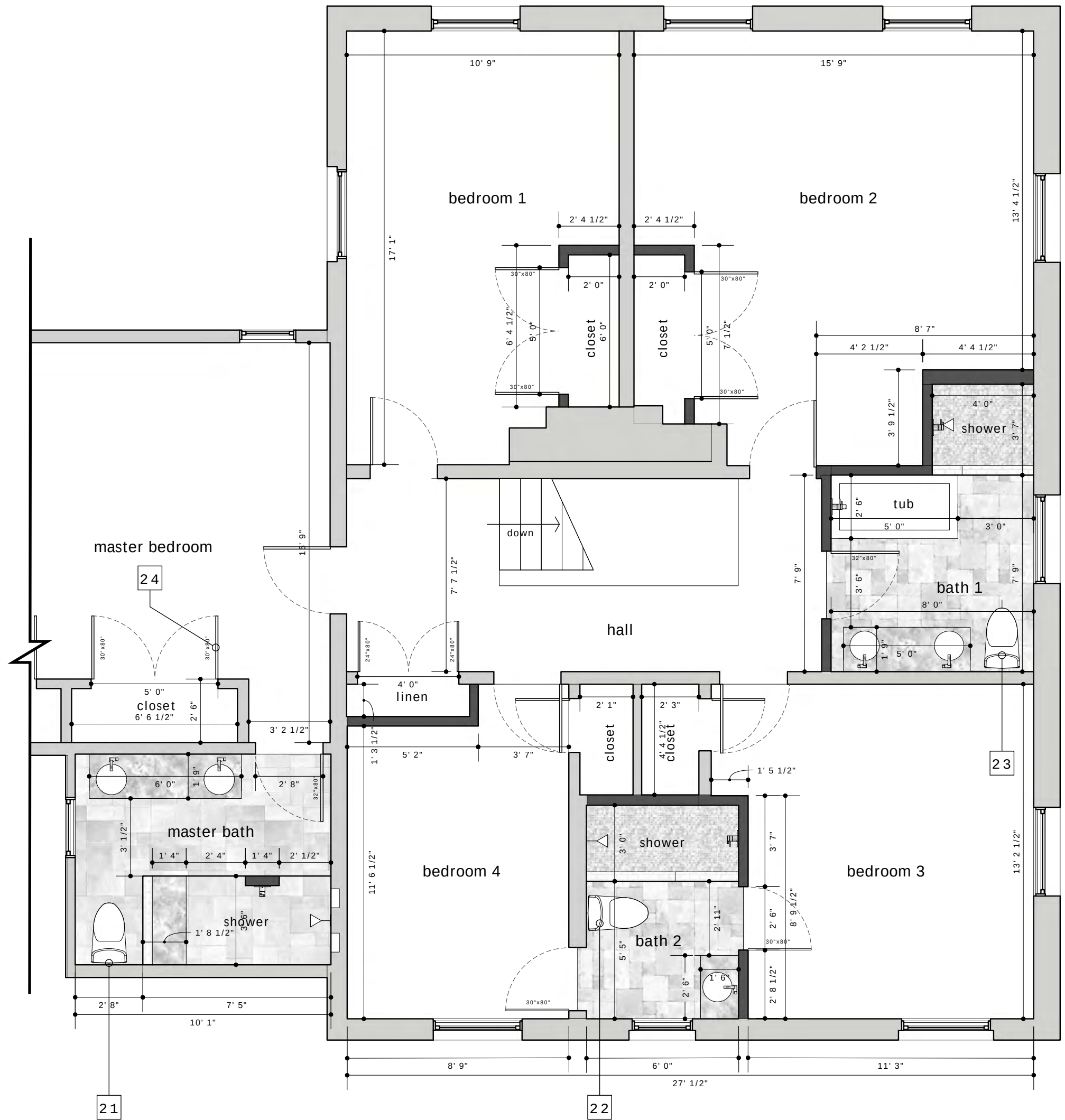
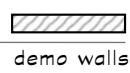
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2/7



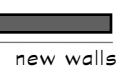
- 15: demo toilet, vanity, shower, fixtures, linen closet, lighting, and flooring @ master bath
- 16: demo toilet, sink, tub, fixtures, lighting, and flooring @ jack & jill bath; demo surrounding walls as shown
- 17: demo toilet, sink, shower, tub, fixtures, lighting, flooring @ bath 1; demo adjacent walls as shown
- 18: demo linen closet @ bedroom 4
- 19: demo closet @ bedroom 2
- 20: demo closet @ bedroom 1

2nd floor plan - as-built
scale: 1" = 4'



- 21: new location of toilet should be positioned within joist bay of previous location
- 22: install new toilet on existing flange
- 23: new location of toilet should be positioned within joist bay of previous location
- 24: option: install install new swinging doors @ closets in master bedroom to replace existing bi-fold units; fit new doors into existing opening as possible
- general: install hardwired smoke/CO detectors in all bedrooms & hallway

2nd floor plan - v2
scale: 1" = 4'



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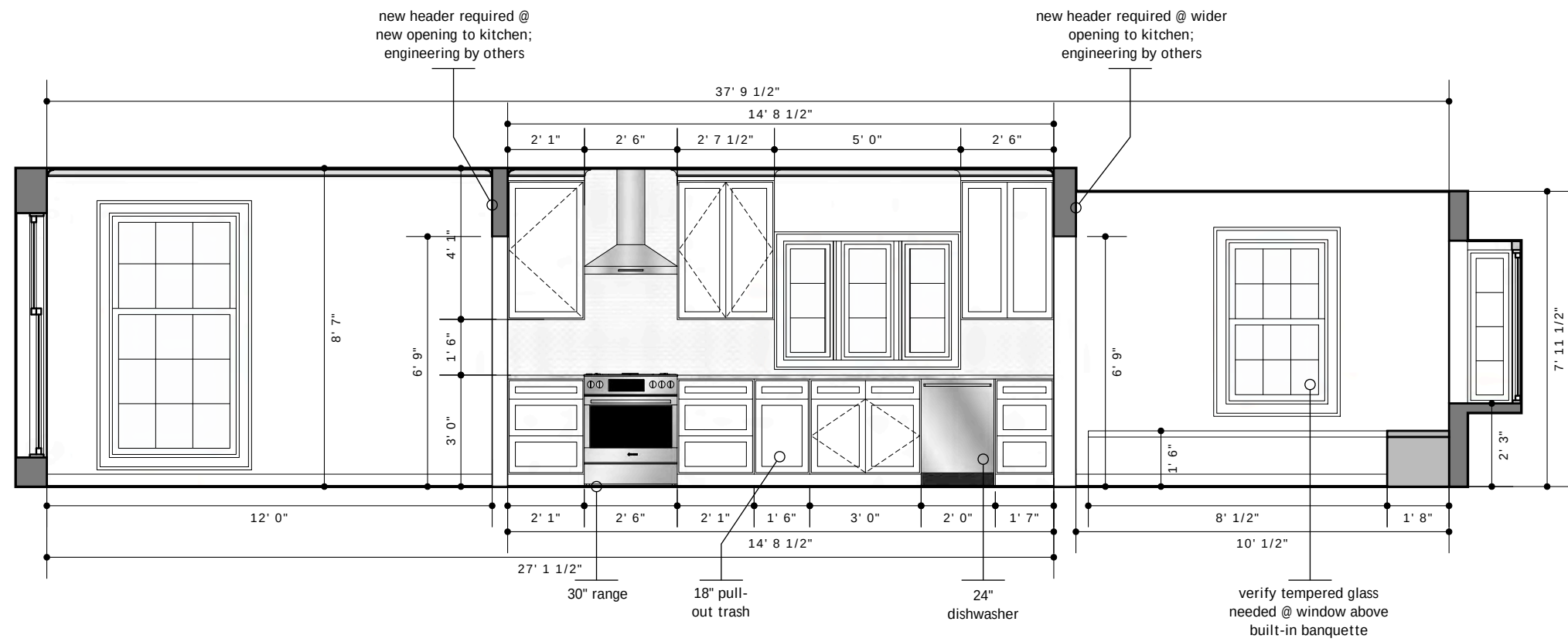
Gerry Timms
723 East Juniper Lane
Fox Point, WI 53217

Timms - whole-house remodel

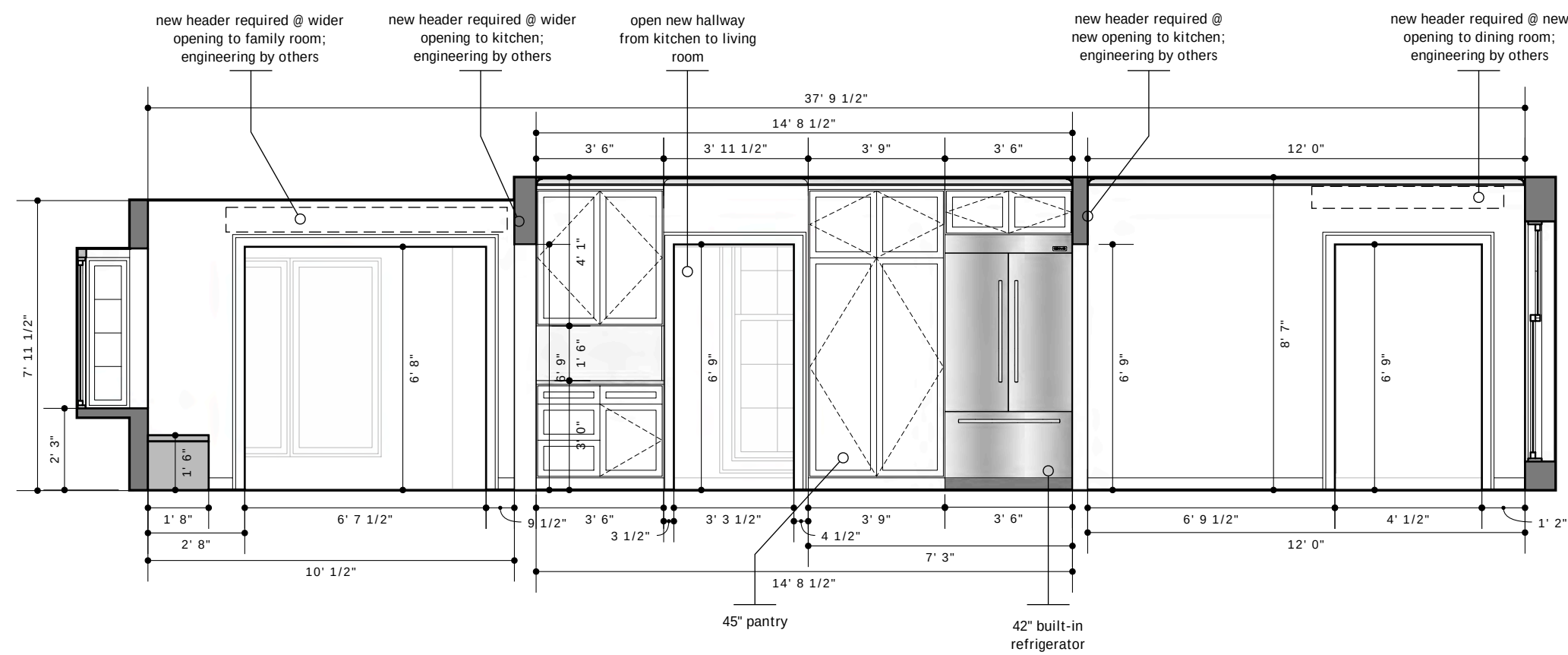
2nd floor plans - as-built & v2
scale: 1" = 4'

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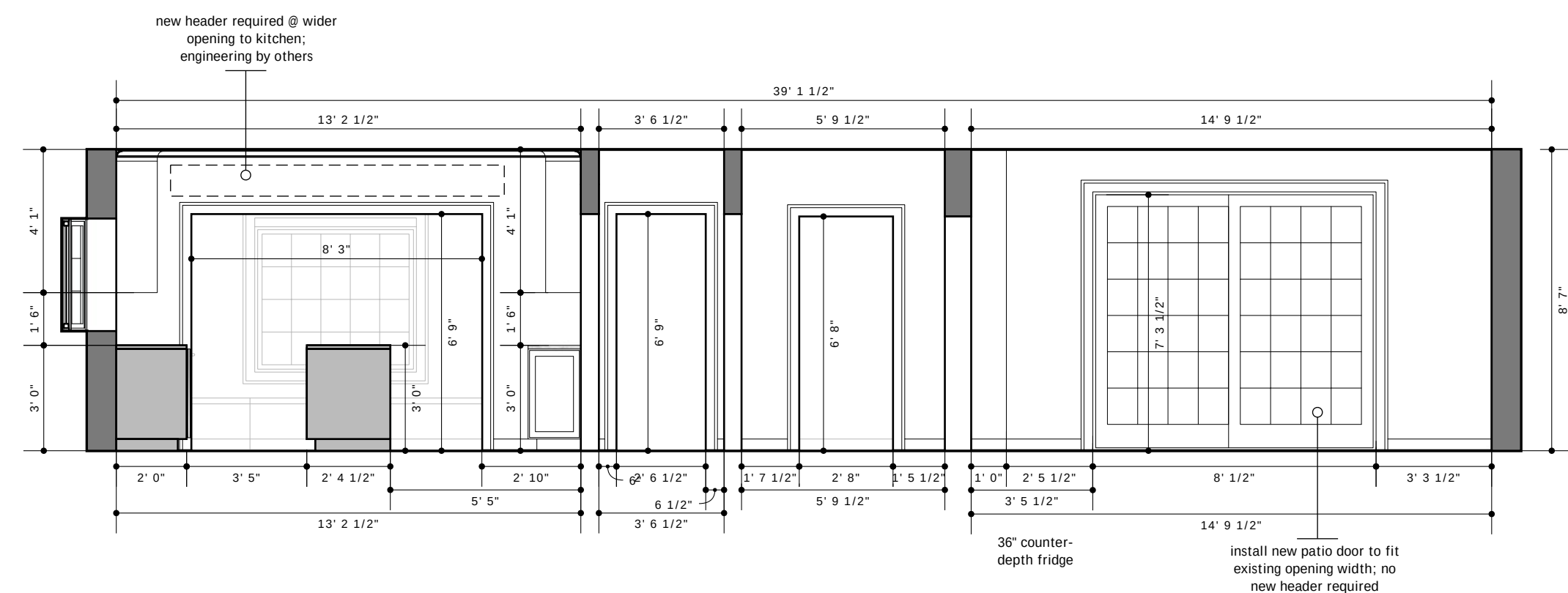
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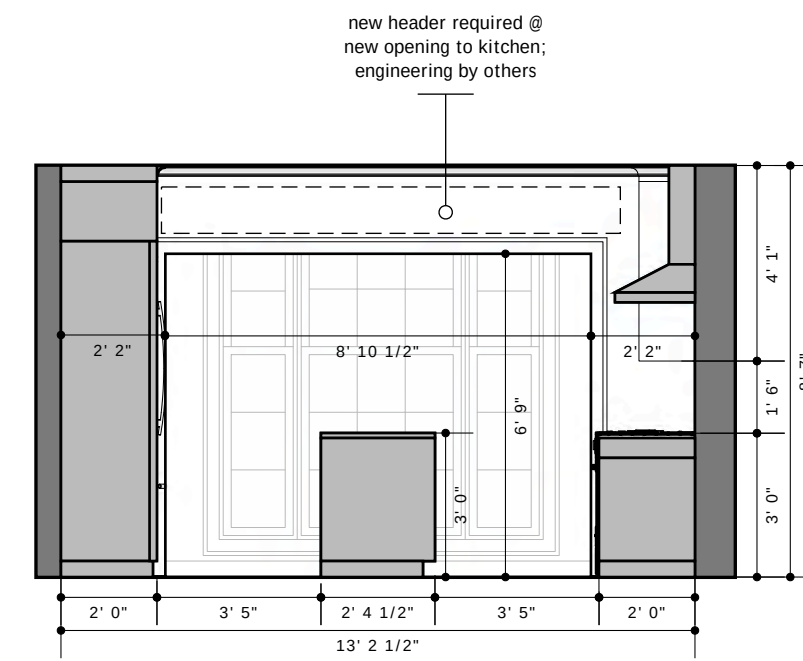
dining room / kitchen / dinette - north elevation
scale: 1" = 4'



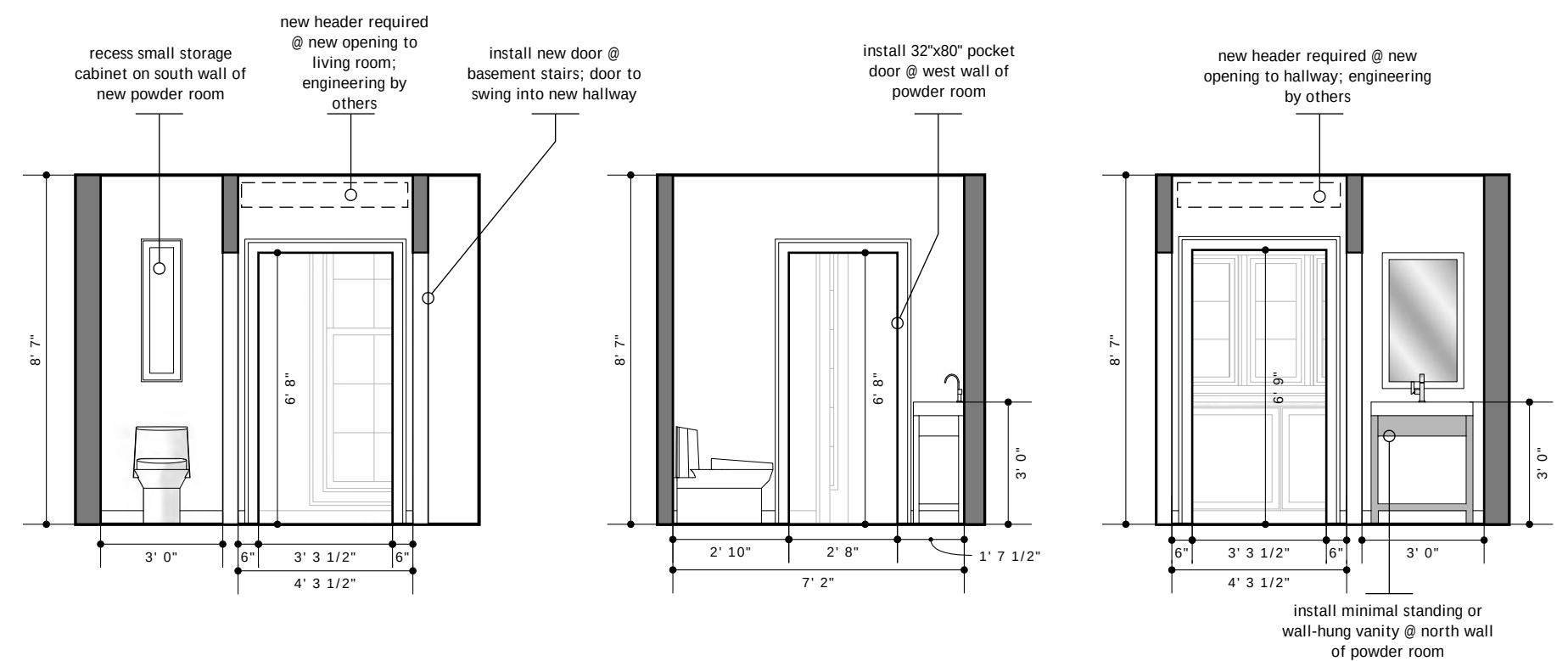
dinette / kitchen / dining room - north elevation
scale: 1" = 4'



kitchen / hall / living room - east elevation
scale: 1" = 4'



kitchen - west elevation
scale: 1" = 4'

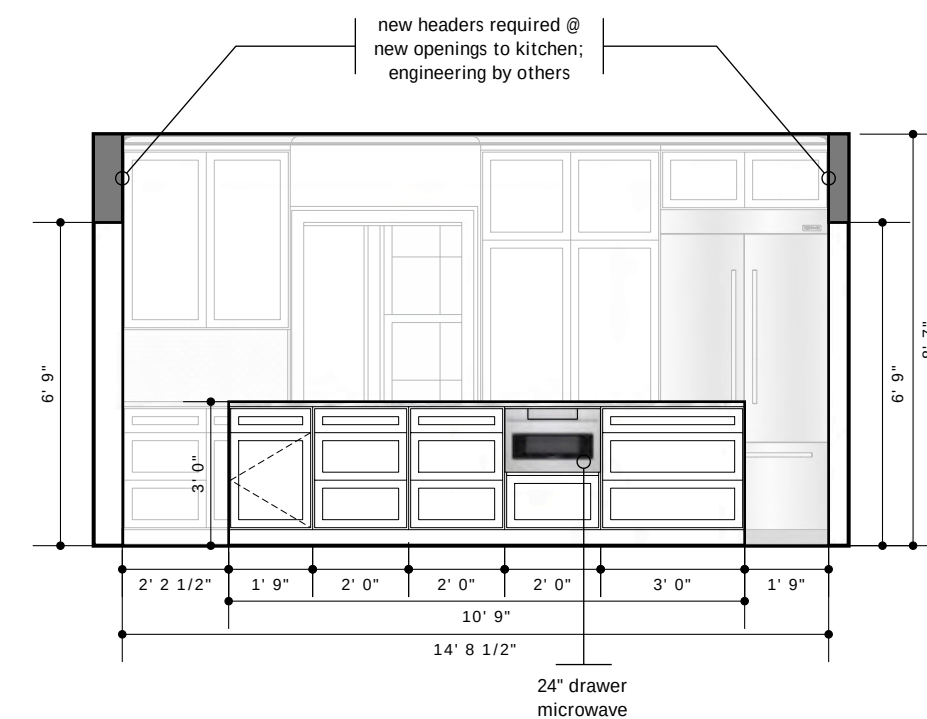


south

west

north

powder room - elevations
scale: 1" = 4'



kitchen - island elevation
scale: 1" = 4'



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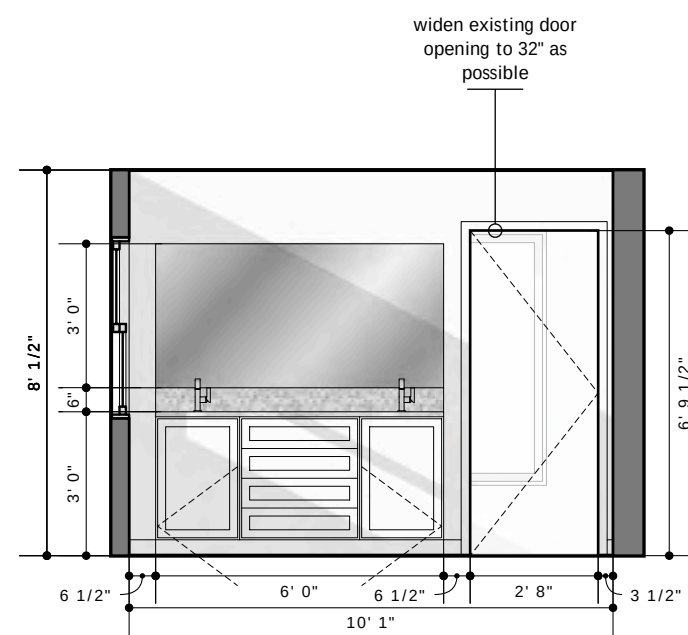
Gerry Timms
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Fox Point, WI 53217

Timms - whole-house remodel

1st floor elevations - v2
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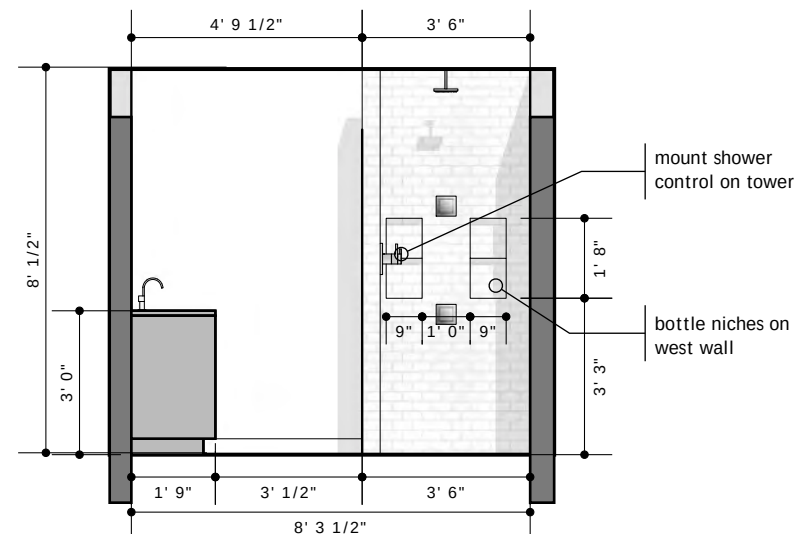
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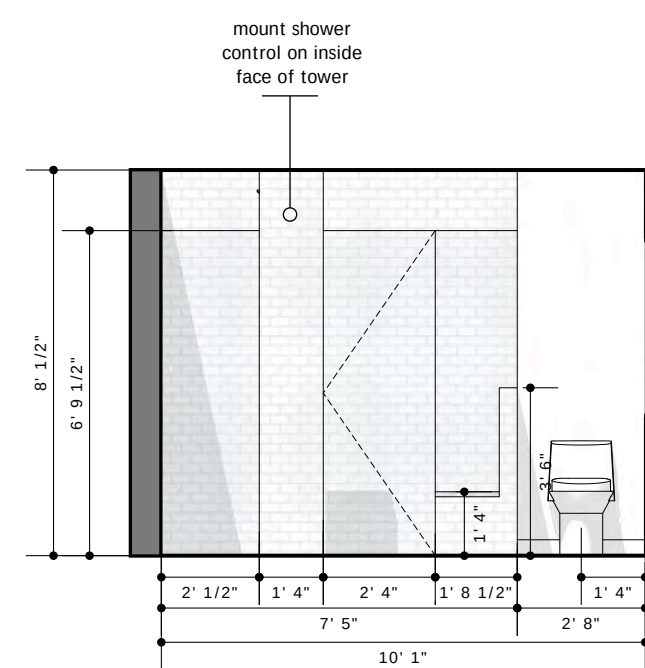


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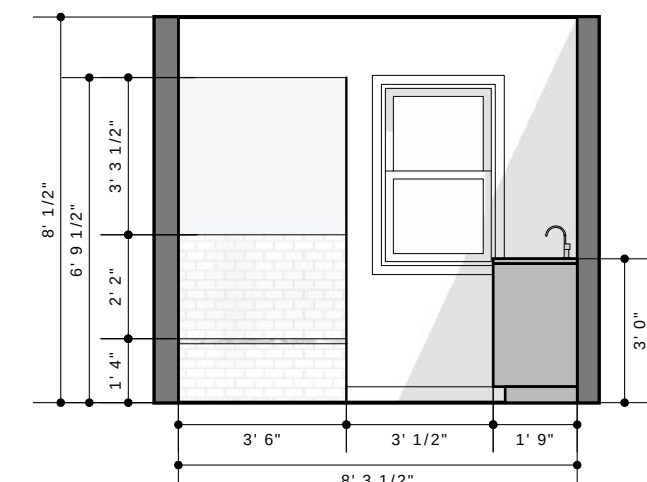
master bath
scale: 1" = 4'



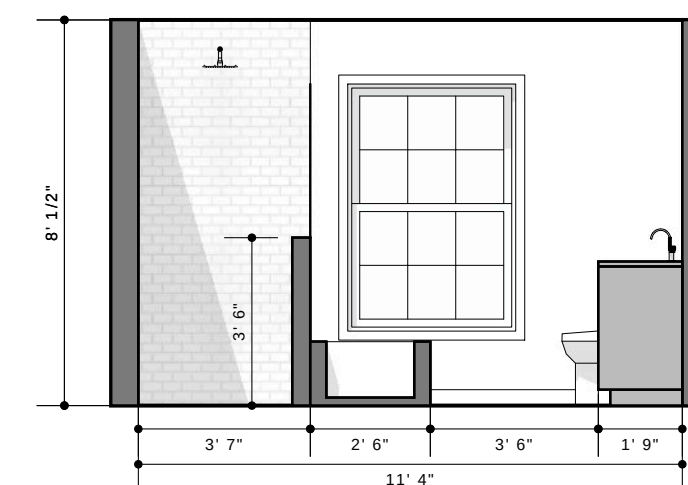
west



north

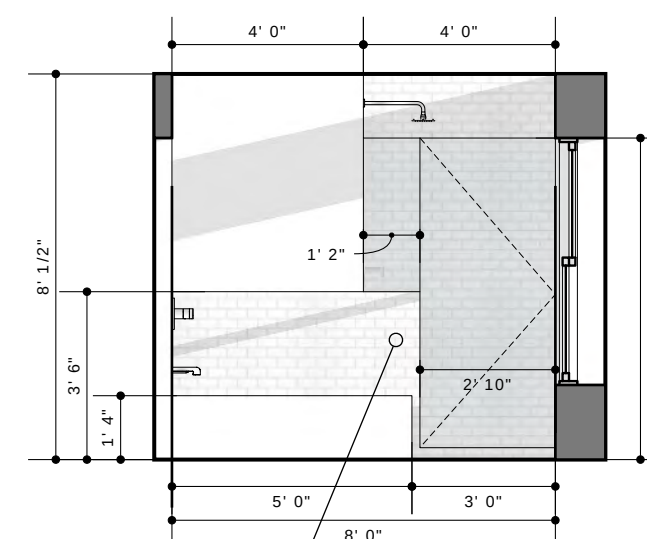


east

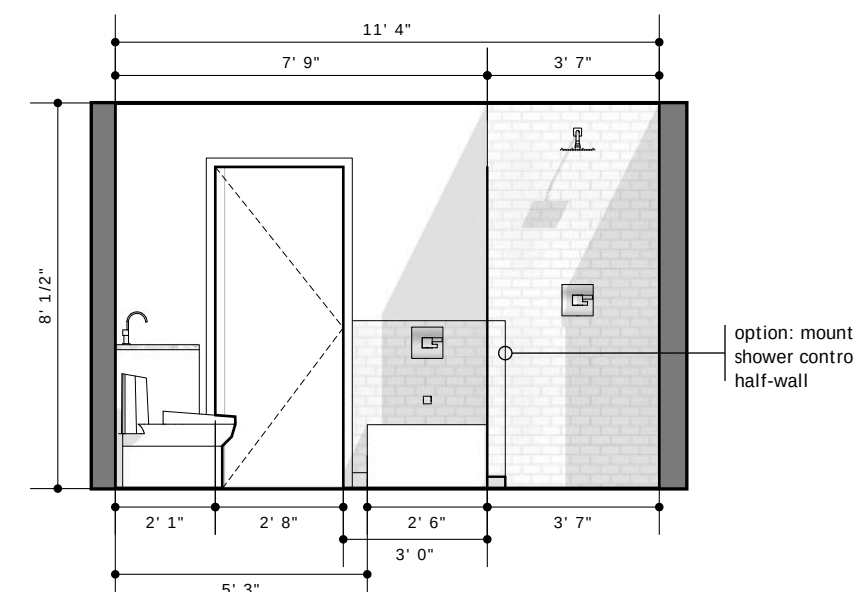


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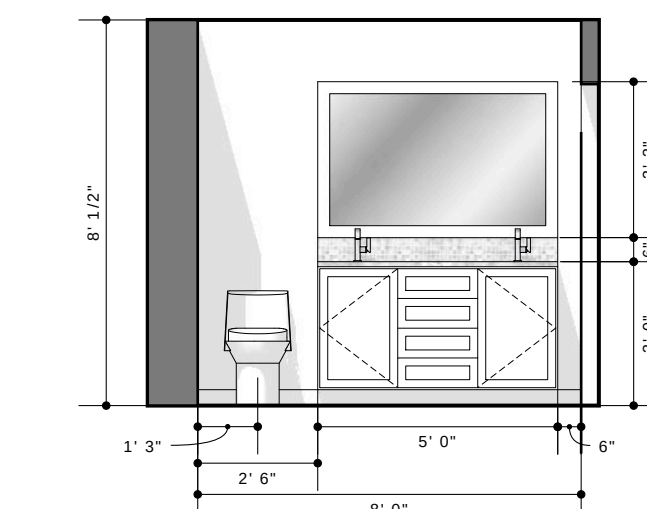
master bath
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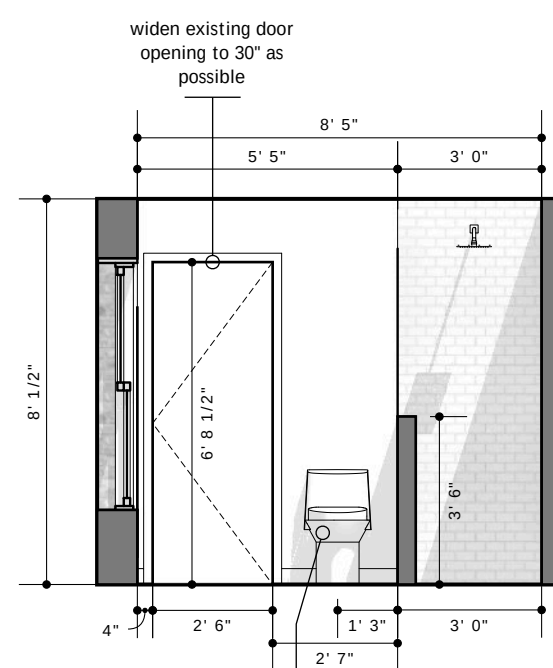
south



east

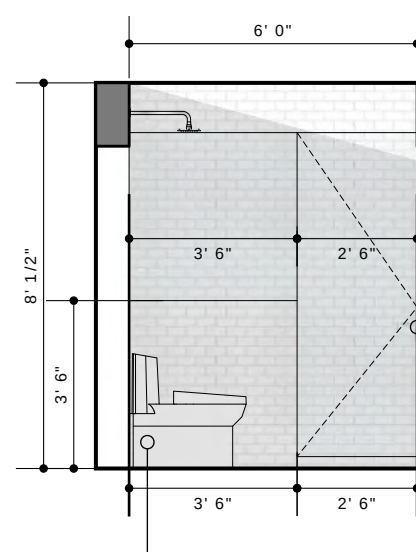


north

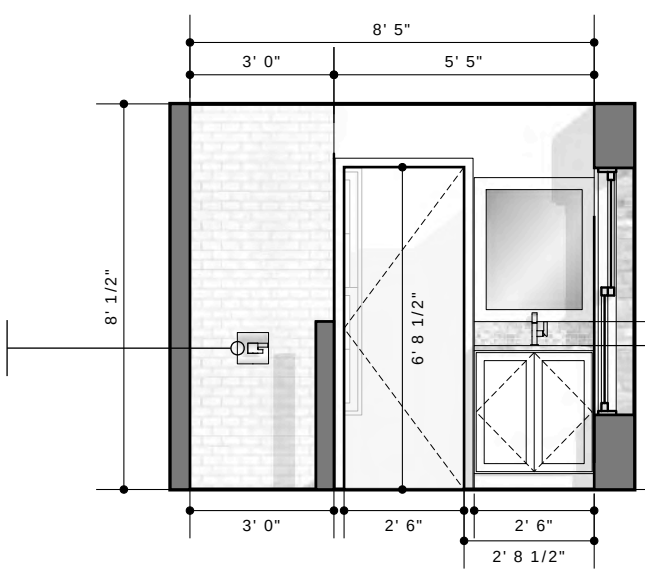


east

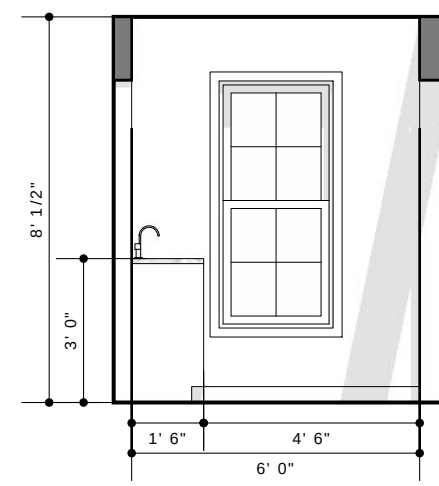
master bath
scale: 1" = 4'



south



west



north



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Gerry Timms
723 East Juniper Lane
Fox Point, WI 53217

Timms - whole-house remodel
2nd floor bath elevations - v2
scale: 1" = 4'

page

5/7



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12.07.21

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Fox Point, WI 53217

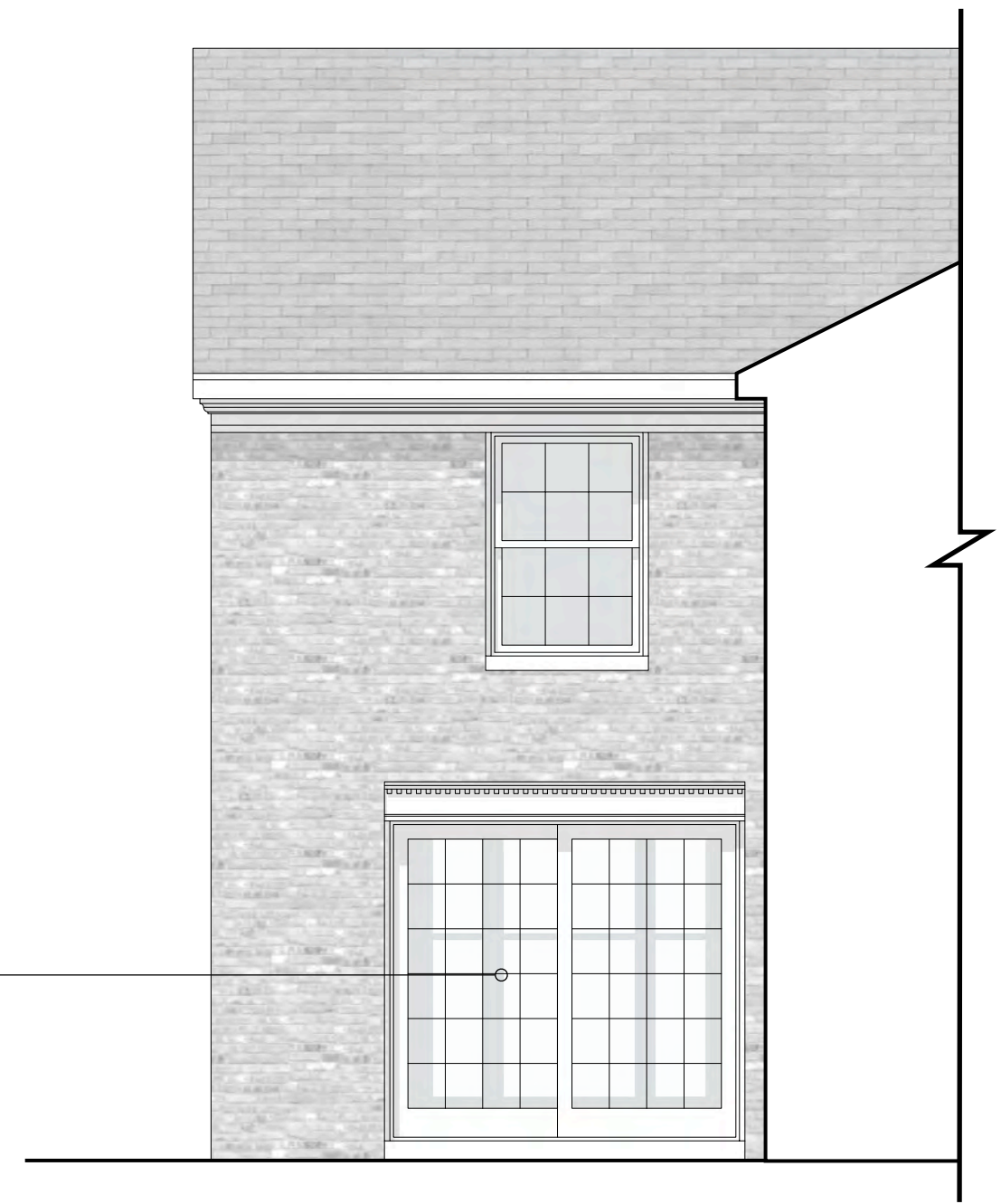
Timms — whole-house remodel
exterior elevations — as-built & v2
scale: 1" = 4'

p a g e

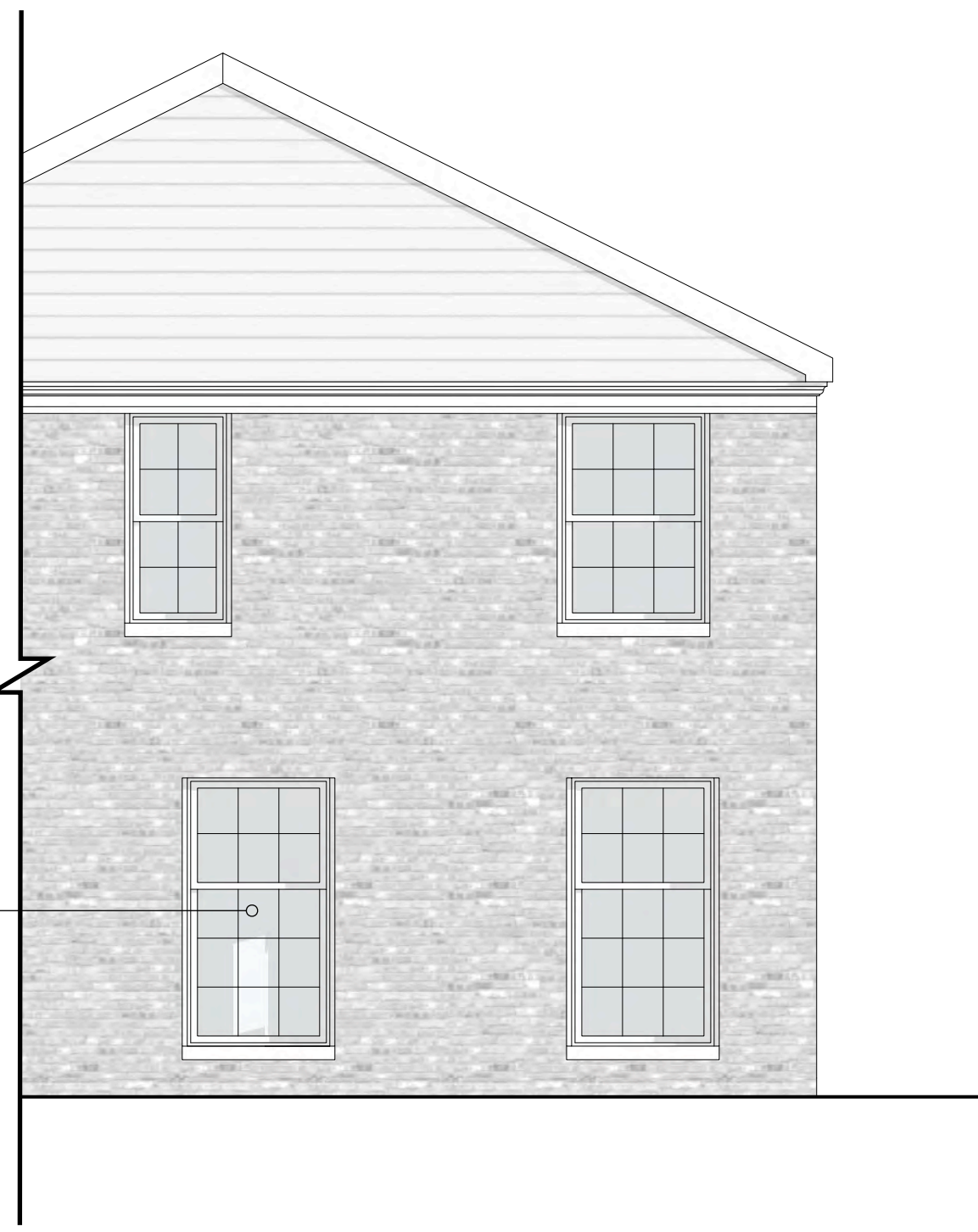
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east elevation — as-built
scale: 1" = 4'



east elevation — v2
scale: 1" = 4'



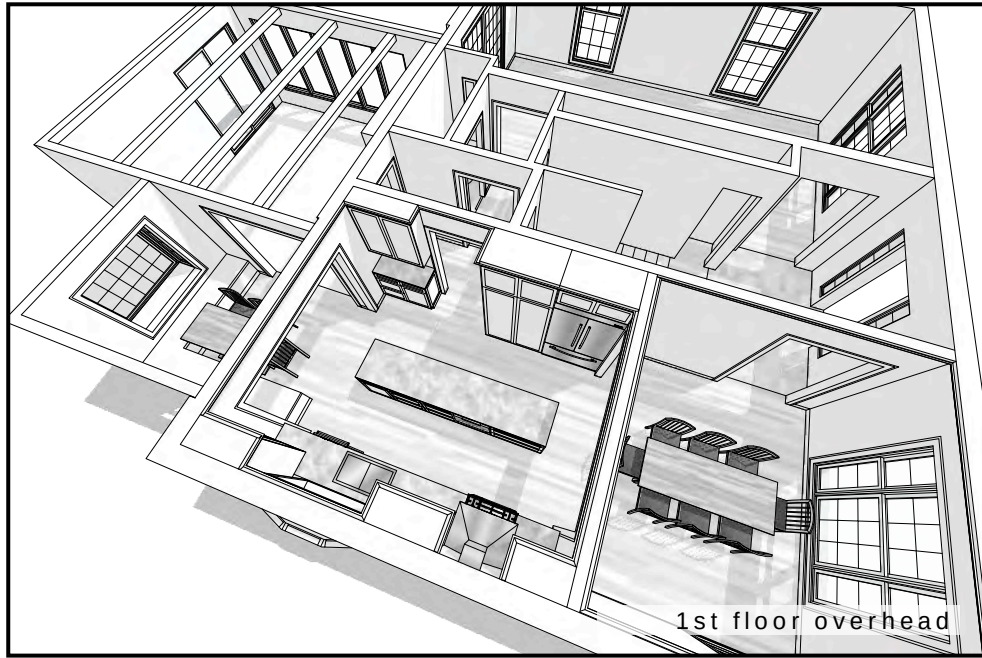
north elevation — as-built
scale: 1" = 4'



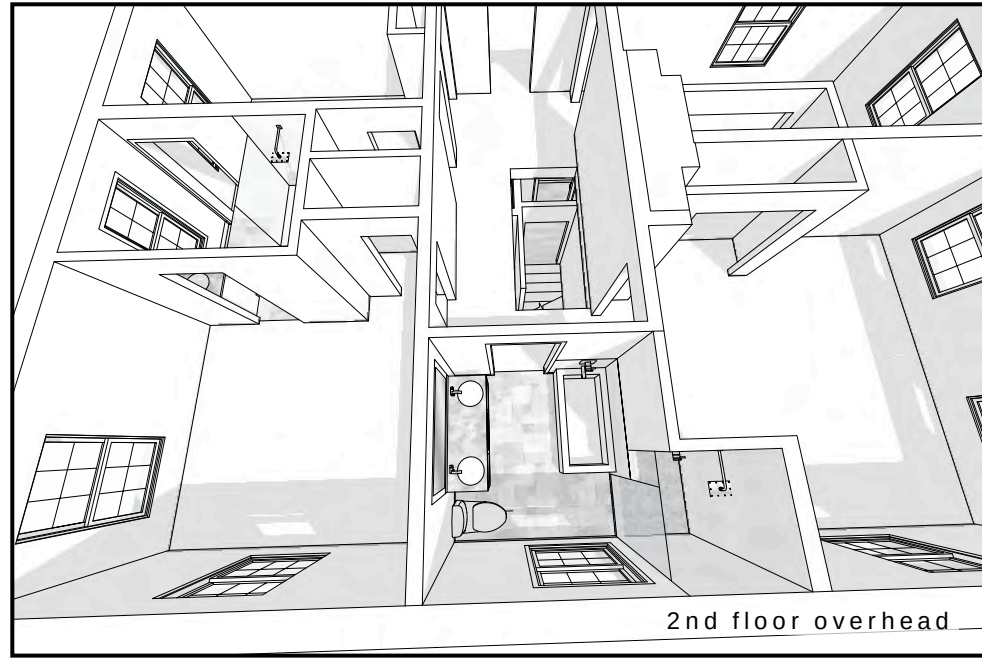
north elevation — v2
scale: 1" = 4'



1st floor overhead



1st floor overhead



2nd floor overhead



2nd floor overhead



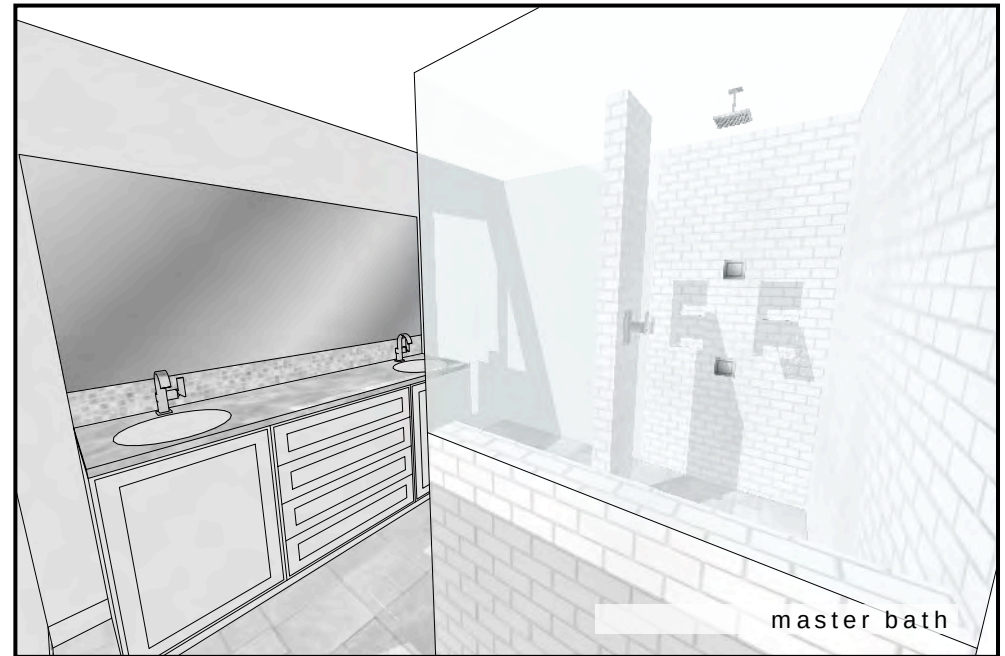
kitchen



kitchen



master bath



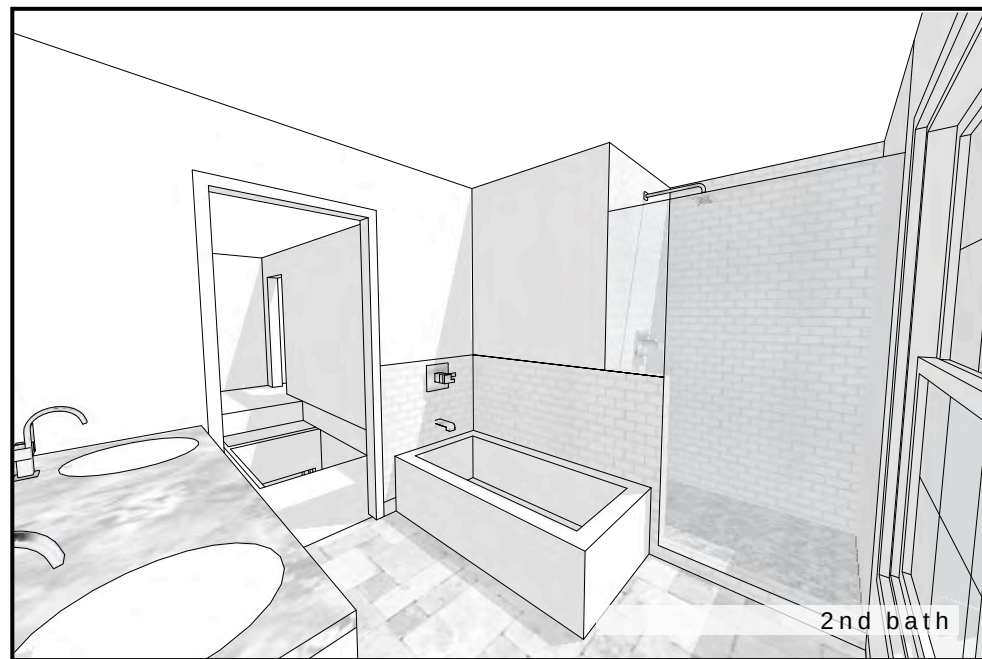
master bath



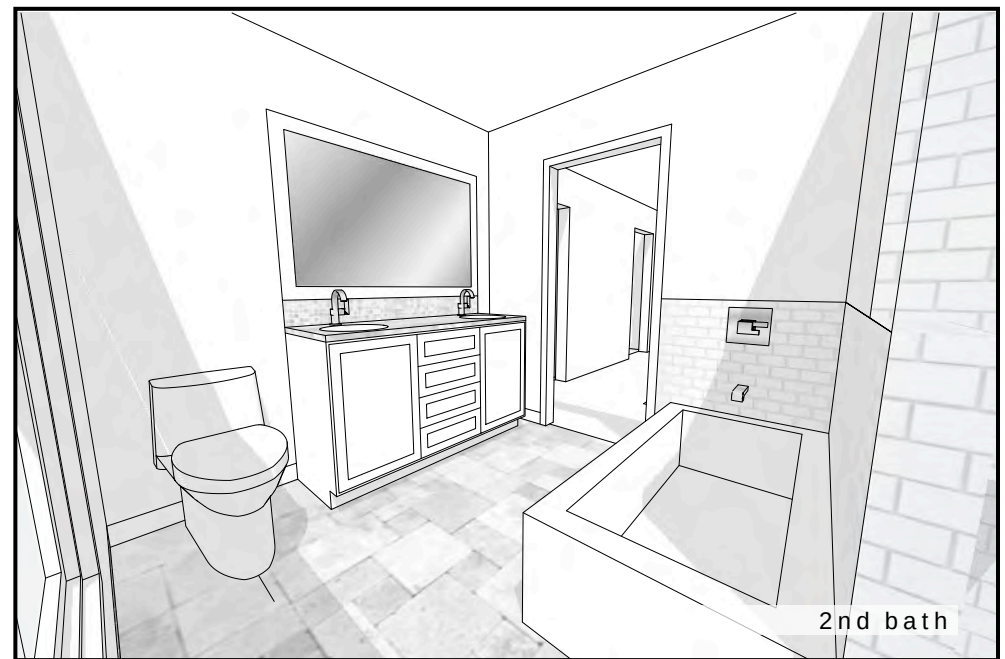
kitchen



kitchen



2nd bath



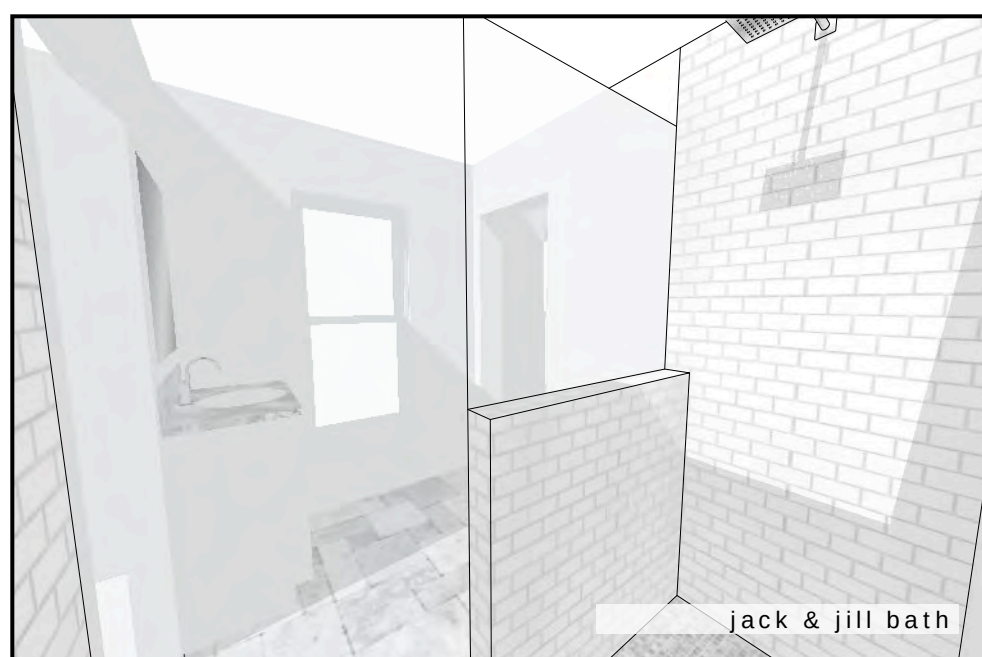
2nd bath



kitchen



powder room



jack & jill bath



jack & jill bath



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12.07.21

Builder to verify project dimensions & materials,
and to ensure that all construction methods meet
local building codes. Appliances, products and
fixtures depicted may not match final selections.

Gerry Timms
723 East Juniper Lane
Fox Point, WI 53217

Timms — whole-house remodel

perspectives — v2
scale: none

p a g e

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