NOTICE OF MEETING
VILLAGE OF FOX POINT
BUILDING BOARD

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

Wednesday
July 13, 2022
5:00 P.M.

Join Zoom Meeting

https://us02web.zoom.us/j/87201397009

Meeting ID: 872 0139 7009

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 June 8, 2022 Building Board meeting.
3. Ralph Bencriscutto, 8339 N Lake Dr, proposed resubmittal of a remodel and addition.
4. Alan Pasch, 6445 N Lake Dr, proposed kitchen, mudroom, powder room remodel.
5. Robert McDougall, 6765 N Holly Ct, proposed roof mounted solar array.
6. Revision Development LLC, 8034 N Links Way, proposed remodel and new attached garage.
7. Thomas Engel, 7021 N Belmont Ln, proposed remodel, new four season room, addition, new detached garage, and pergola.
8. 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, June 8, 2022, at 5:00 pm. Those present included:

Justin Racinowski
Jeff Weber
William Feldman
Sharon Celek
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 William Feldman to approve the minutes from May 25, 2022. Motion was seconded by Jeff Weber. Motion Passed.

AGENDA

- **Gino Carini, 8303 N Greenvale Rd, proposed attached garage.** It was the consensus of the Building Board to approve as submitted.

ADJOURN

Motion to adjourn Building Board was made by Jeff Weber. Motion seconded by Sharon Celek. Motion Passed. Building Board adjourned at 5:08 pm.

Respectfully Submitted,

Michael Rakow
Building Inspector
Village of Fox Point

DRAFT

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 B, 75' Lake, 70' Dem.

BUILDING PERMIT

Job Address 8339 N Lake Drive	**Building Type:** Residential ☑ Commercial ☐
Description of Work	
Renovation & addition to an existing one story residence. Add second floor, first floor living room and an attached garage to the existing home.	
Estimated Cost of Project $ 328,000.00	

Owner/Occupant Ralph Bencriscutto	
Business Name Tower Circle Investments, LLC	Contact Name
Address 2425 S. Memorial Drive	City/State/Zip Racine, WI 53403
Phone 262-664-3166	Email ralph@towerenergypartners.com

Cautionary Statement required when homeowner is applying for permit

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

Square Footage Under Construction				
1st Floor 1,973	2nd Floor 1,080	Basement 635	Addition 2,670	Garage 895

Description		Rate	Amount
Project - Per $1,000 of estimated cost		$10.00	~~328.00~~ 3,280.00
Building Board		$75.00	75.00
Footing early start - $230.00 one and two family; $305.00 commercial			
Plan Review - $275.00 one and two family; New Single Family Construction $330.00 plus $30.00/unit commercial			~~275.00~~
State Seal		$75.00	
Razing, Interior Demolition $925.00 max/bld	$95.00 minimum plus	$0.13/sqft	198.77
Moving buildings	$250.00 plus	$0.13/sqft	
Fuel tanks - Per 1,000 gallons		$25.00	
Re-inspection		$100.00	
Work started without permit		**Double**	
	Minimum Fee	**$70.00**	
Payable to: Village of Fox Point	**Total Permit Fee**		**$**

Applicant Signature _____ **Date** 4·28·22

Rev 01/22

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

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

Receipt No: 1.057489 Apr 28, 2022

8339 N Lake Dr

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PLANS - FILING FEE 24-44440 BUILDING PLANS-FILING FEE	75.00
LICENSES & PERMITS - BUILDING PERMIT 24-44460 BUILDING PERMIT	198.77
Total:	273.77
CHECK Check No: 4155 Payor: Stack Design Group	273.77
Total Applied:	273.77
Change Tendered:	.00

04/28/2022 3:02 PM

VILLAGE OF FOX POINT
BUILDING BOARD MINUTES

A meeting of the Building Board was held via Zoom, on Wednesday, May 25, 2022, at 5:00 pm. Those present included:

Justin Racinowski
Jeff Weber
Kristin Dufek
William Feldman
Sharon Celek
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 Kristin Dufek to approve the minutes from April 13, 2022. Motion was seconded by William Feldman. Motion Passed.

AGENDA

- **Bradley Manderscheid, 217 E Spooner Rd, proposed 10'X12' shed.** It was the consensus of the Building Board to approve as submitted.
- **Ralph Bencriscutto, 8339 N Lake Dr, proposed addition.** It was the consensus of the Building Board to table for rework.
- **Ms Fox Point, LLC, 6830-6940 N Santa Monica Blvd, proposed update master sign plan.** It was the consensus of the Building Board to approve as submitted.

ADJOURN

Motion to adjourn Building Board was made by William Feldman. Motion seconded by Jeff Weber. Motion Passed. Building Board adjourned at 5:58 pm.

Respectfully Submitted,

Michael Rakow
Building Inspector
Village of Fox Point

8339 N. LAKE DRIVE

NORTH ELEVATION

8339 N. LAKE DRIVE

EAST ELEVATION

8339 N. LAKE DRIVE

SOUTH ELEVATION

8339 N. LAKE DRIVE

WEST ELEVATION

8339 N. LAKE DRIVE

VIEW FROM STREET INTERSECTION

LEGAL DESCRIPTION:
LOT 1, BLOCK 1, FOX POINT TERRACE, EXCEPT THE EASTERLY 12 FEET FOR STREET PURPOSES, BEING A SUBDIVISION OF A PART OF THE SW 1/4 OF SECTION 9, TOWN 8 NORTH, RANGE 22 EAST, IN THE VILLAGE OF FOX POINT, MILWAUKEE COUNTY, WISCONSIN.

N

W E

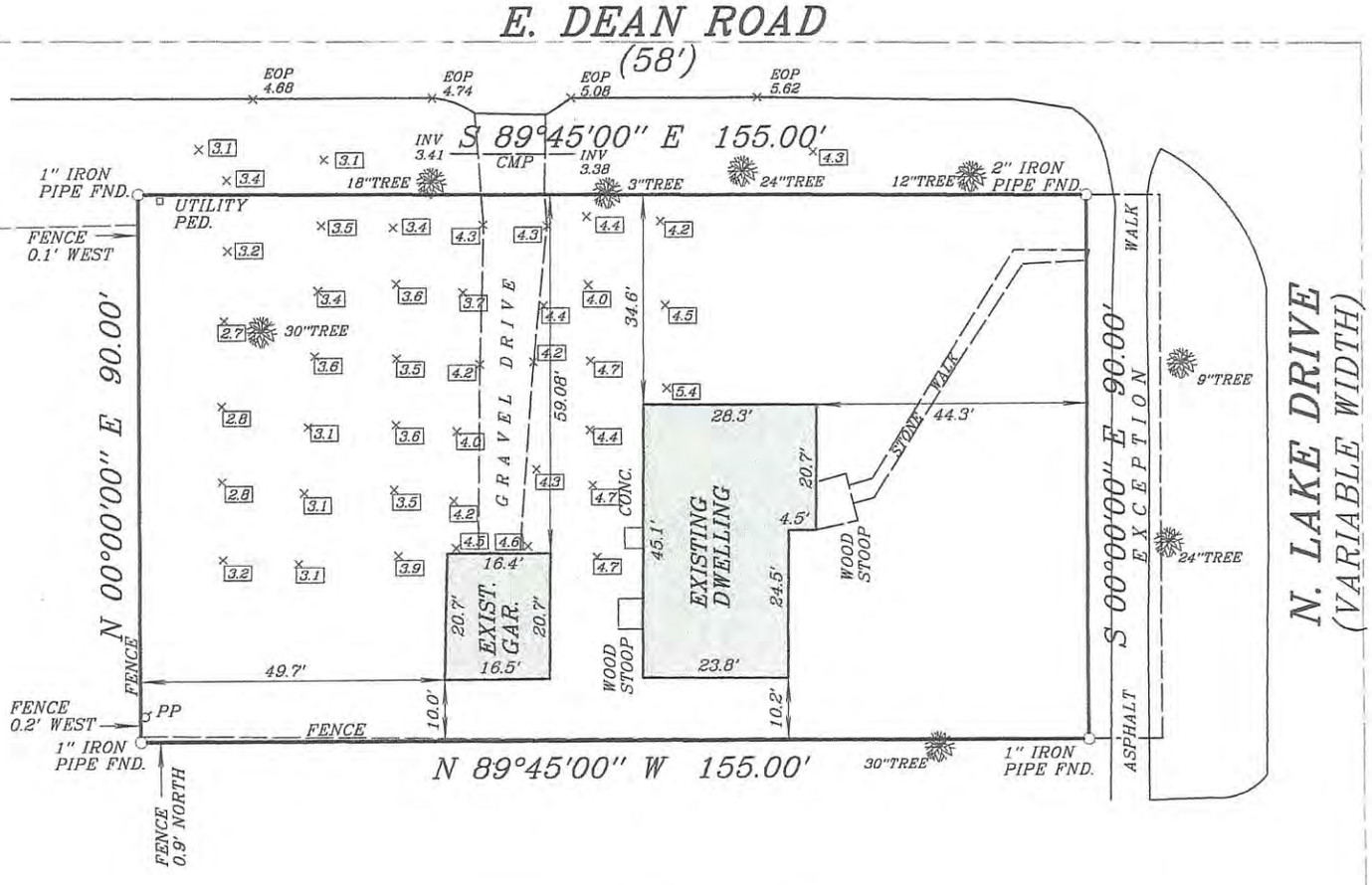
ENDPOINT SOLUTIONS

SCALE:1"=30'

0 25' 50' 75'

LOT SIZE=13,950 S.F.

BEARINGS REFER TO THE PLAT OF FOX POINT TERRACE.



NOTE: ELEVATIONS ARE TO ASSUMED DATUM.

I hereby certify that 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 of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadway and visible encroachments, if any. This survey is made for the present owners of the property, and also those who purchase, mortgage, or guarantee, the title thereto within one (1) year from date hereof.

Signed _____

CHRISTOPHER J. KUNKEL REGISTERED LAND SURVEYOR S-1755

SHEET NO. 01

PROJECT NO. 751-003-001

DRAWN BY: CJK DATE: 2/10/22
CHECKED BY:
APPROVED BY:

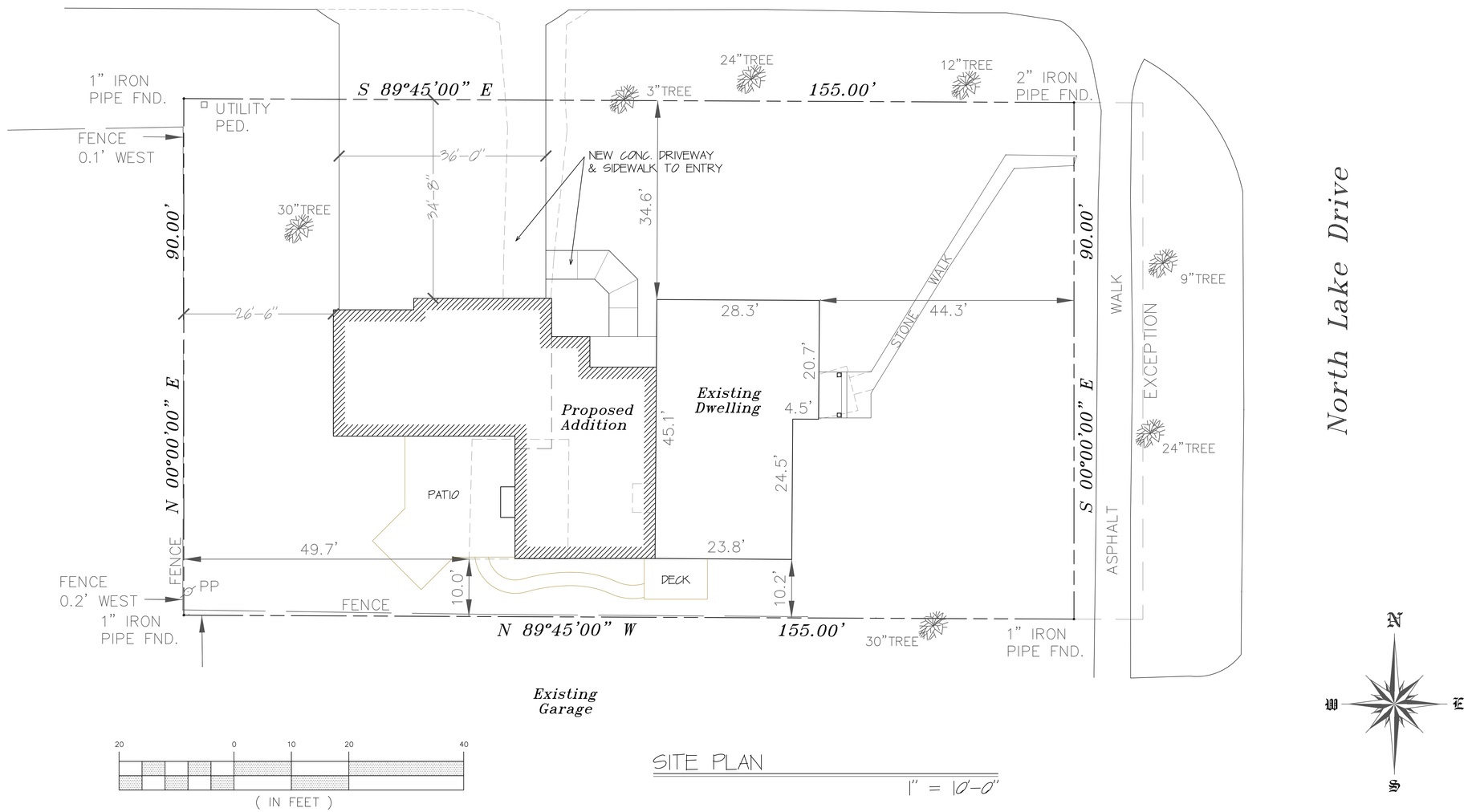
PLAT OF SURVEY

PREPARED FOR: STACK DESIGN GROUP

LOCATION: 8339 N. LAKE DRIVE, VILLAGE OF FOX POINT

Endpoint Solutions
6871 S. LOVERS LANE
FRANKLIN, WI 53132
PHONE: (414) 427-1200

REV:	DATE:	
6		
5		
4		
3		
2	2/14/22	FINAL DRAFT
1	2/10/22	FIELD SURVEY
0		



20 0 10 20 40

(IN FEET)

SITE PLAN

1" = 10'-0"

SHEET INDEX:

S-1 SITE PLAN
A-1 EXISTING FLOOR PLAN
A-2 PROPOSED FIRST FLOOR PLAN
A-3 PROPOSED SECOND FLOOR PLAN
A-4 BASEMENT/FOUNDATION PLAN
TYPICAL BUILDING SECTION
A-5 ROOF PLAN
A-6 NORTH & EAST ELEVATIONS
A-7 WEST & SOUTH ELEVATIONS

North Lake Drive

STACK DESIGN GROUP
ARCHITECTURE
413 North Second Street
Milwaukee, WI 53203-3111
414-807-8033 Fax: 414-224-8034

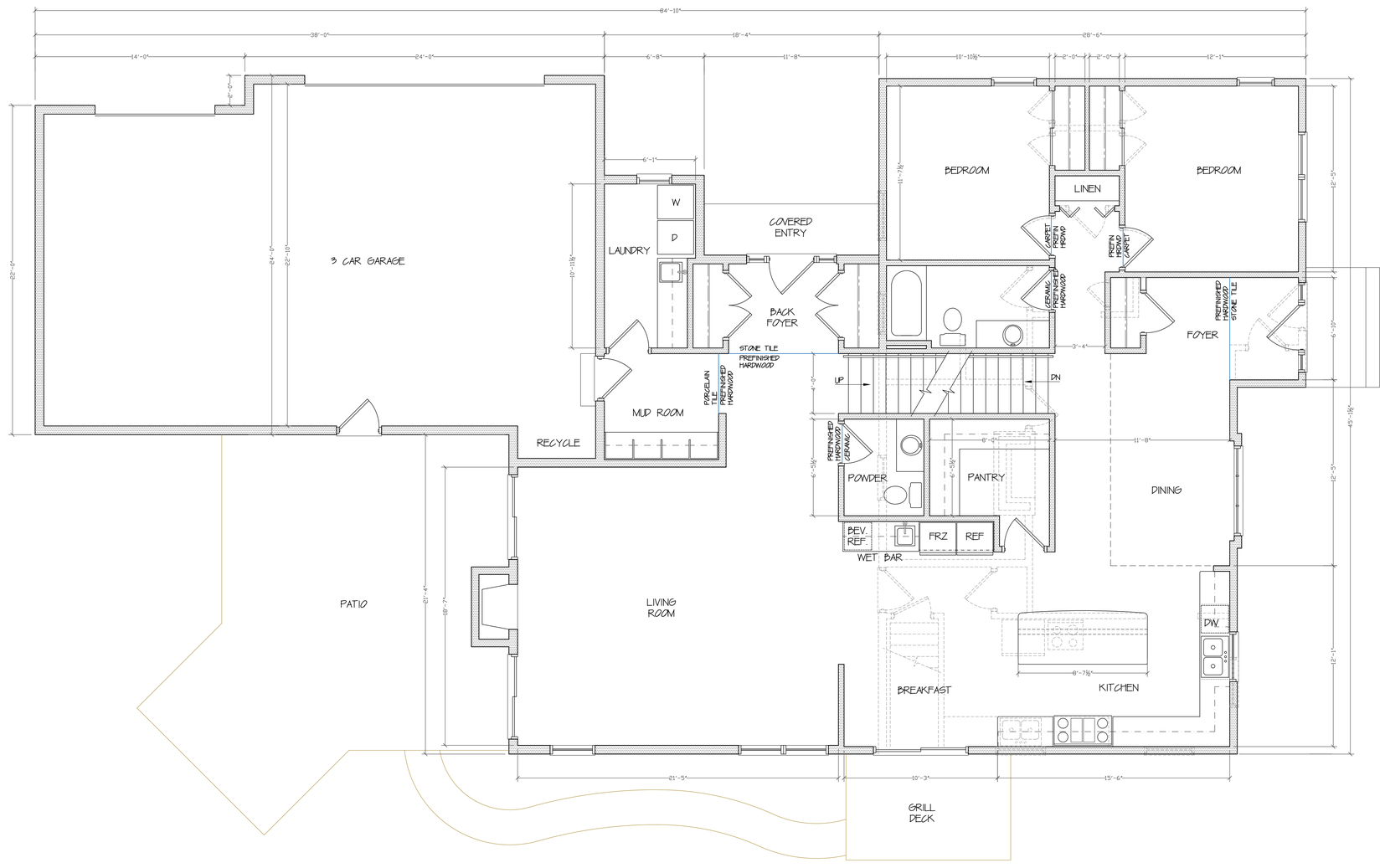
Renovation & Expansion of
Single Family Home
8339 N. Lake Drive
Fox Point, WI 53217

02-28-22
03-14-22
04-22-22

SITE PLAN

S-1

copyright-stack design group-2022



FIRST FLOOR PLAN

1/4" = 1'-0"

FIRST FLOOR: 1,973 SQUARE FEET
SECOND FLOOR: 1,080 SQUARE FEET
TOTAL AREA: 3,053 SQUARE FEET

FINISHED BASEMENT: 635 SQUARE FEET

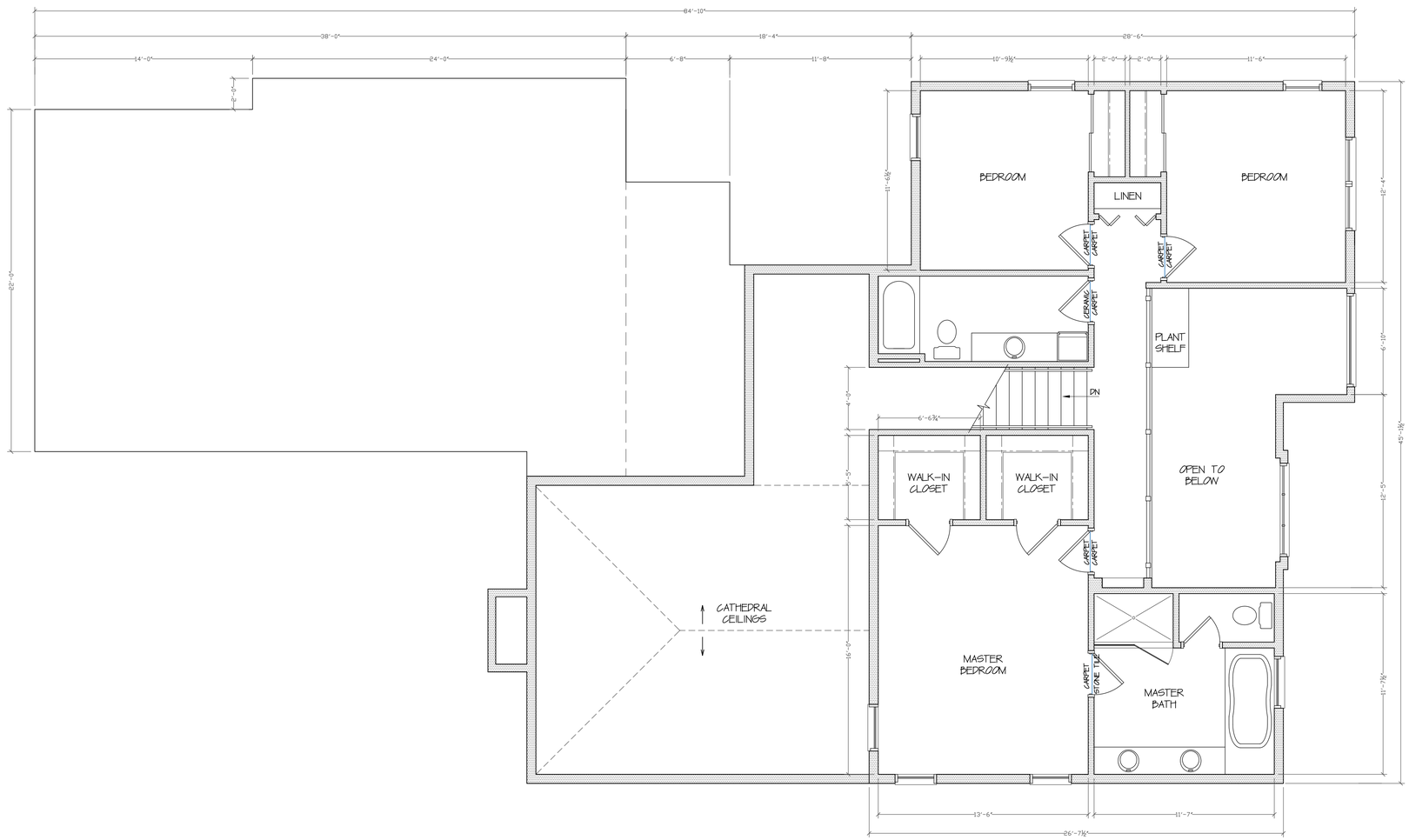
STACK DESIGN GROUP
ARCHITECTURE
413 North Second Street
Milwaukee, WI 53203-3111
414-807-8033 Fax: 414-224-8034

Residential Renovation
8339 N. Lake Drive
Fox Point, WI 53217

02-17-22
03-14-22
06-08-22

FIRST FLOOR

A-2



SECOND FLOOR PLAN

¼" = 1'-0"

STACK DESIGN GROUP

ARCHITECTURE

413 North Second Street
Milwaukee, WI 53203-3111

414-807-8033 Fax: 414-224-8034

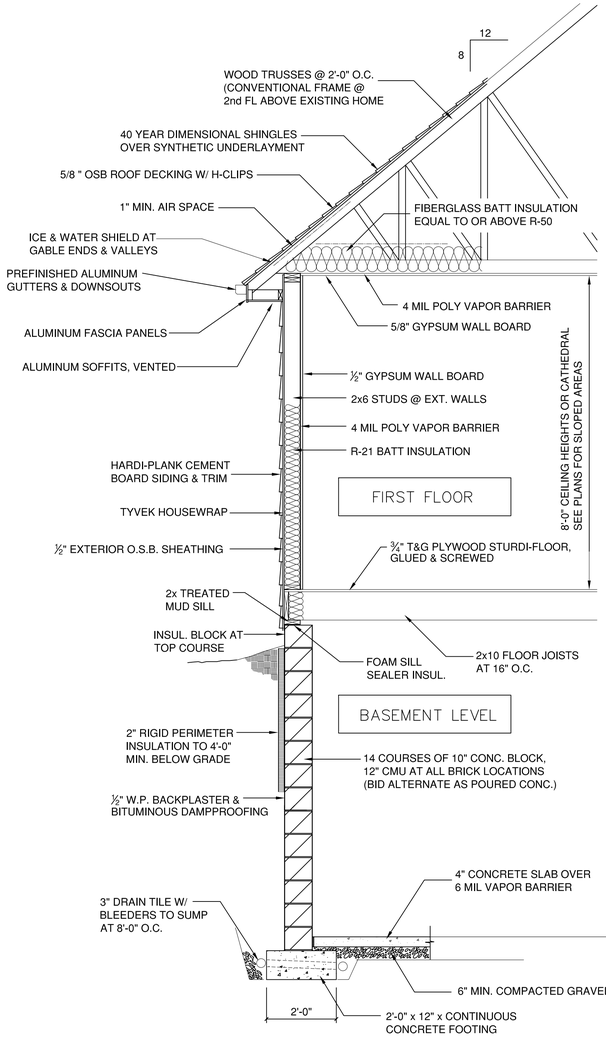
Residential Renovation
8339 N. Lake Drive
Fox Point, WI 53217

02-17-22
03-14-22
06-08-22

SECOND FLOOR

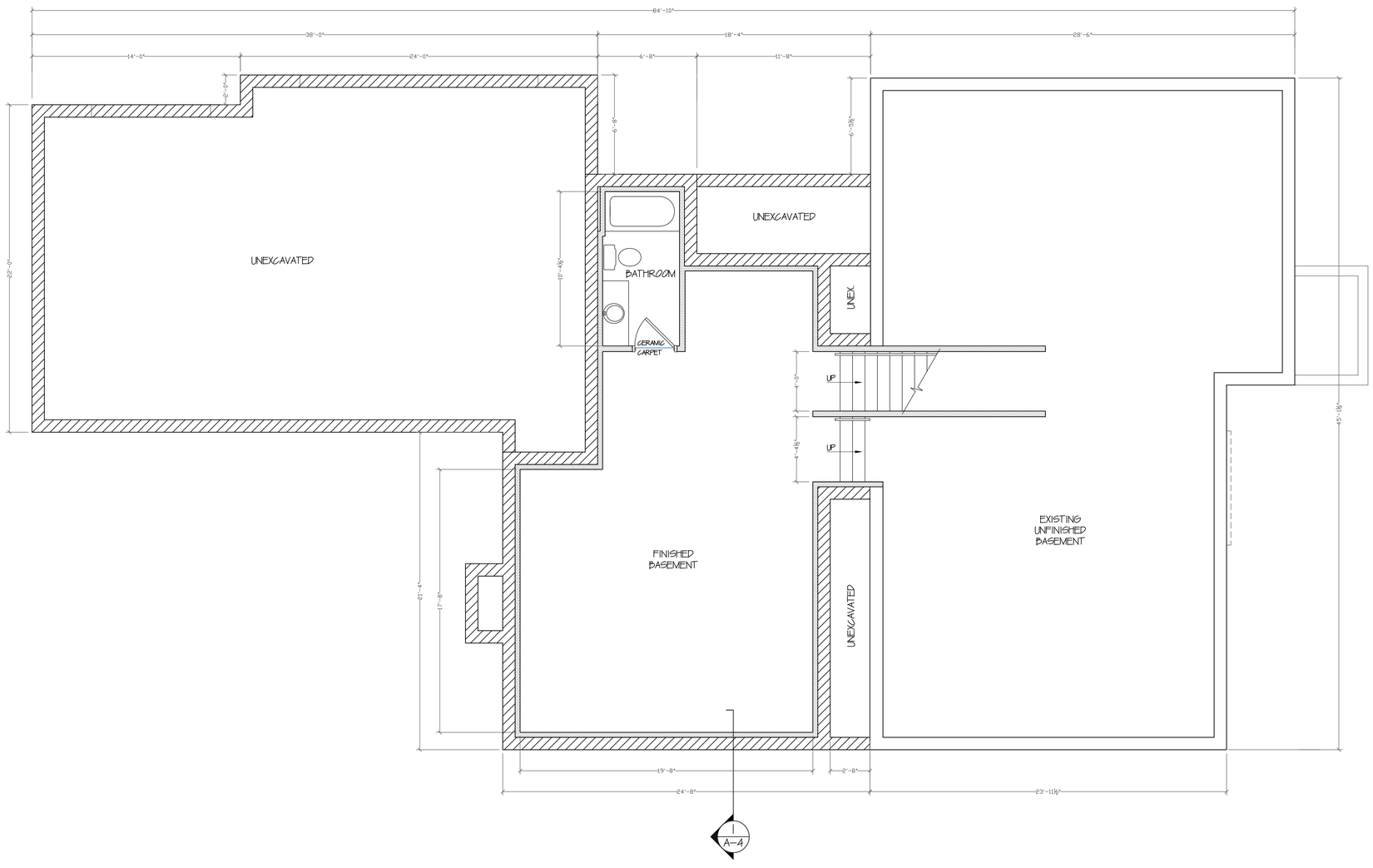
A-3

STACK DESIGN GROUP
ARCHITECTURE
413 North Second Street
Milwaukee, WI 53203-3111
414-807-8033 Fax: 414-224-8034



1 TYPICAL WALL SECTION

½" = 1'-0"



BASEMENT FLOOR PLAN

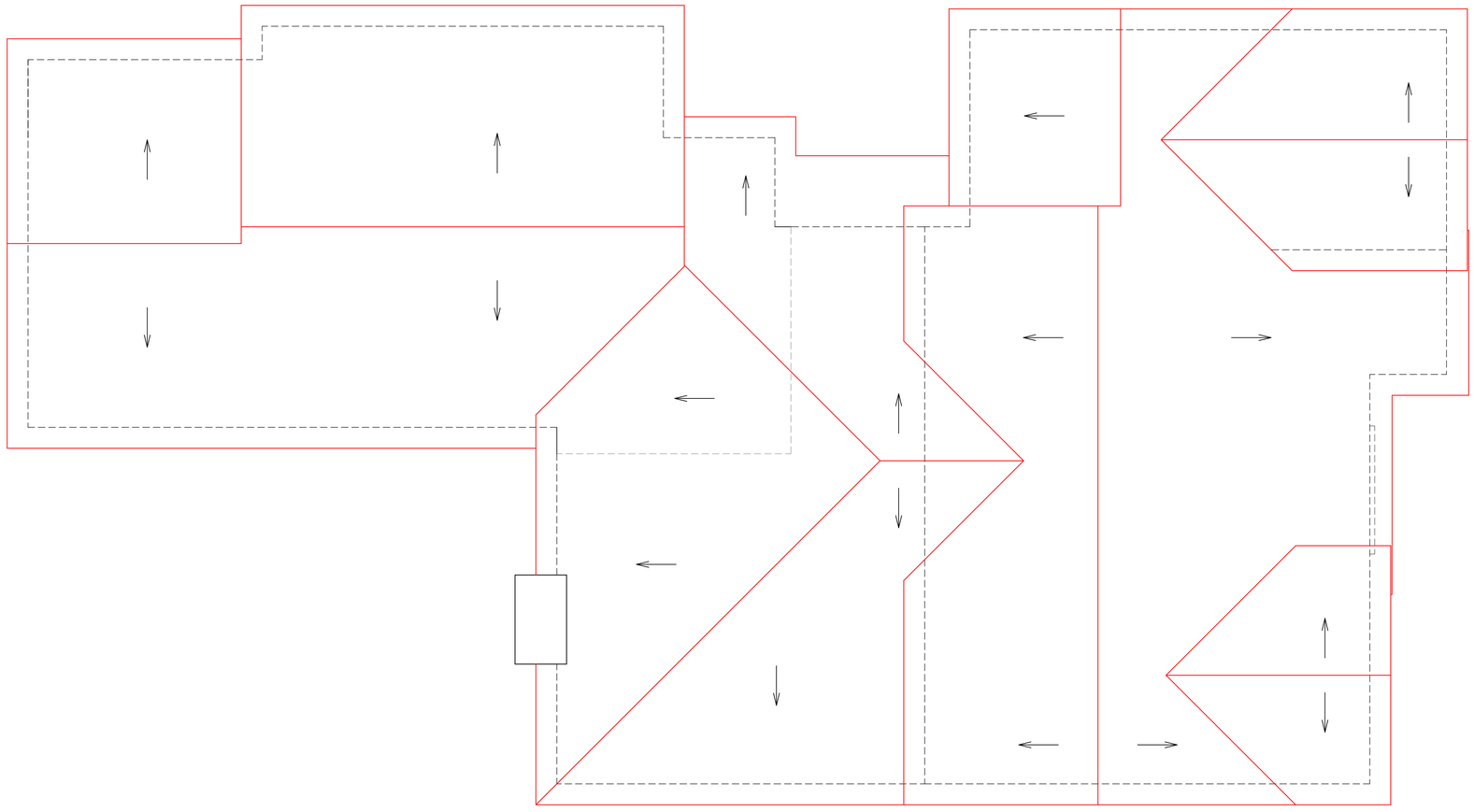
¼" = 1'-0"

Residential Renovation
8339 N. Lake Drive
Fox Point, WI 53217

02-17-22
03-14-22
06-08-22

BASEMENT

A-4



ROOF PLAN

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

STACK DESIGN GROUP

ARCHITECTURE

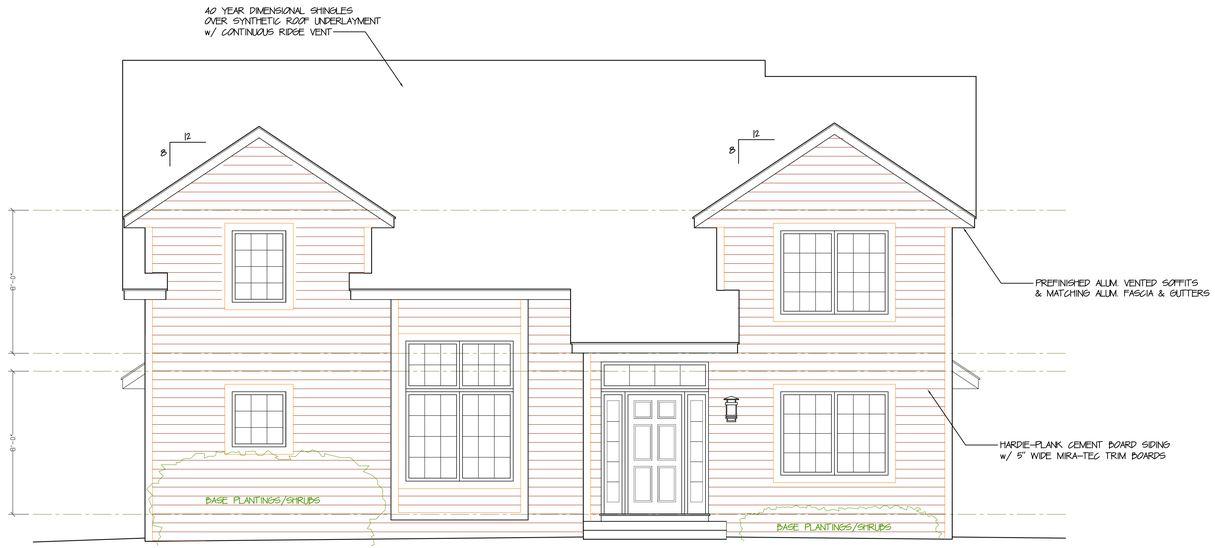
413 North Second Street
Milwaukee, WI 53203-3111
414-807-8033 Fax: 414-224-8034

Residential Renovation
8339 N. Lake Drive
Fox Point, WI 53217

02-17-22
03-14-22
06-08-22

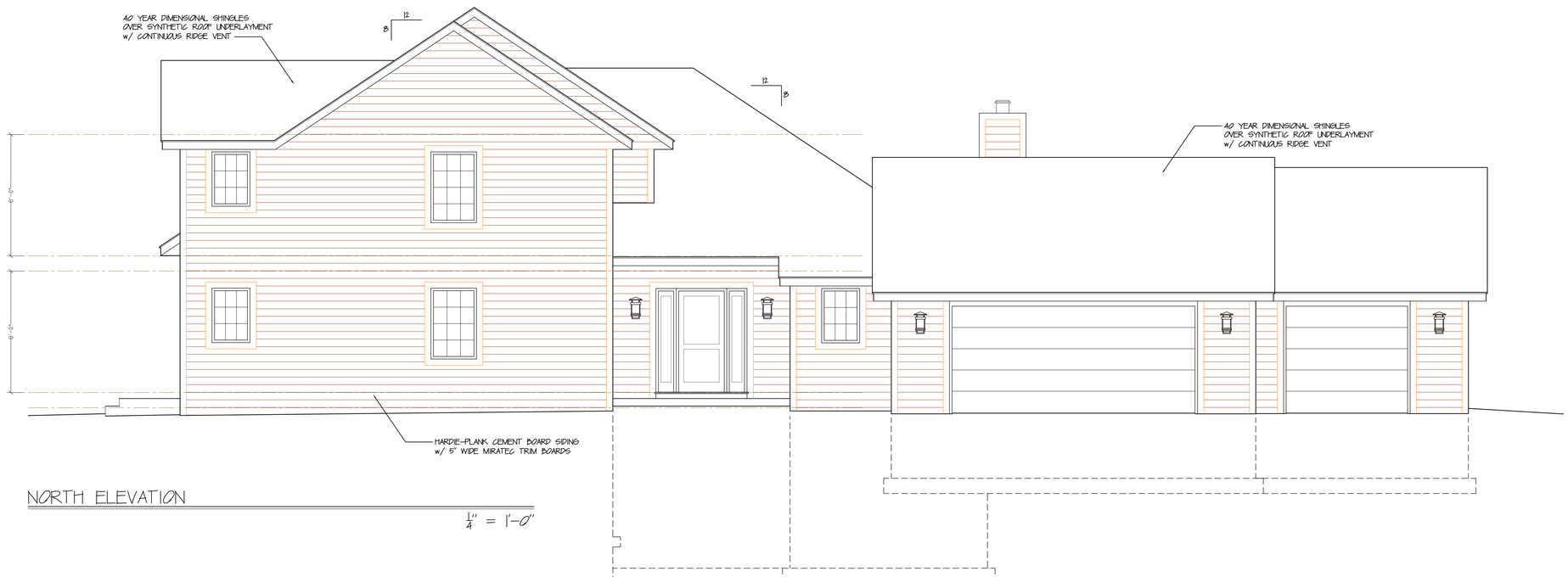
ROOF PLAN

A-5



EAST ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"

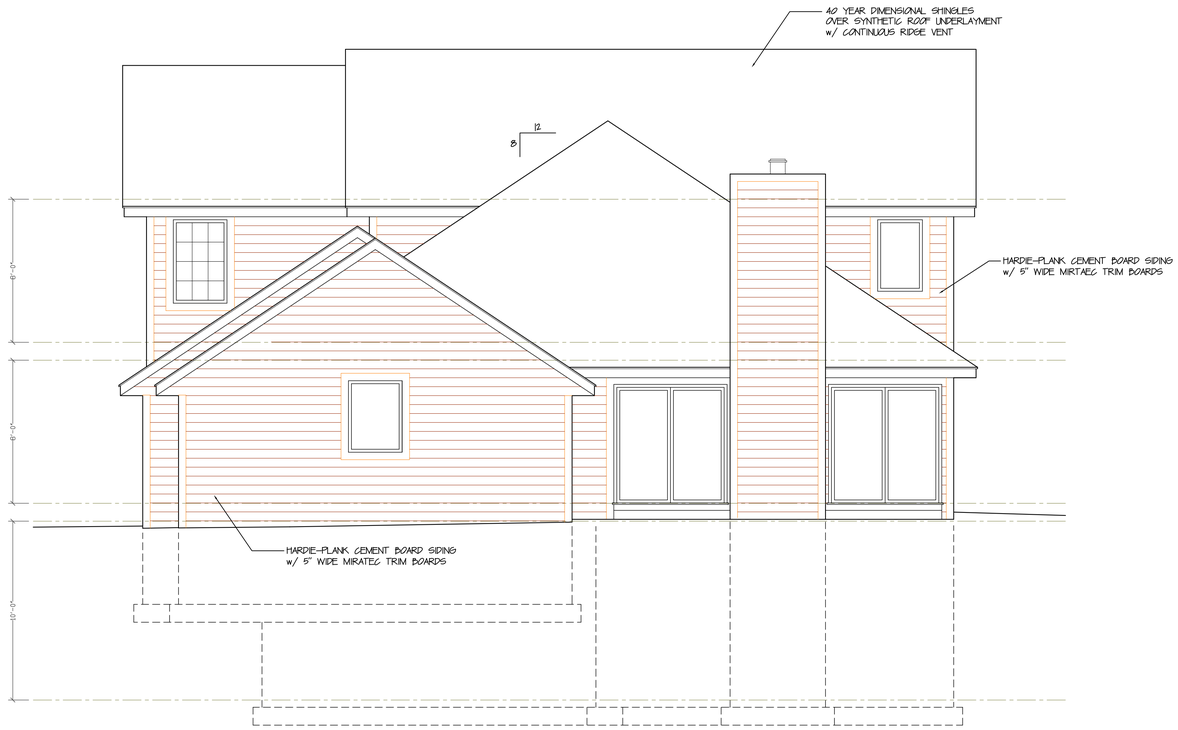
STACK DESIGN GROUP
ARCHITECTURE
413 North Second Street
Milwaukee, WI 53203-3111
414-807-8033 Fax: 414-224-8034

Residential Renovation
8339 N. Lake Drive
Fox Point, WI 53217

02-17-22
03-14-22
06-08-22

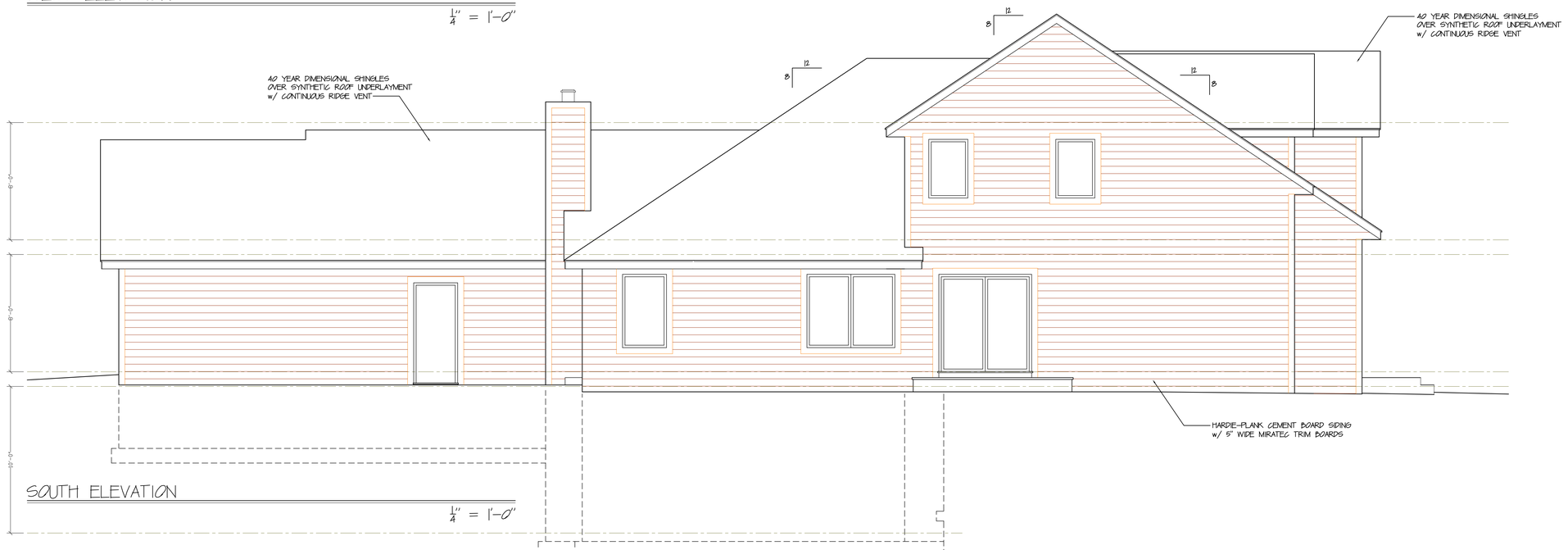
EAST & NORTH ELEVATIONS

A-6



WEST ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"

STACK DESIGN GROUP
ARCHITECTURE
413 North Second Street
Milwaukee, WI 53203-3111
414-807-8033 Fax: 414-224-8034

Residential Renovation
8339 N. Lake Drive
Fox Point, WI 53217

02-17-22
03-14-22
06-08-22

WEST & SOUTH ELEVATIONS

A-7

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 Address 6445 N LAKE DR	**Building Type:** Residential [X] Commercial [ ]
Description of Work KITCHEN, MUDROOM, POWDER ROOM REMODEL	
Estimated Cost of Project $ 85,000.00	

Owner/Occupant ALAN AND SANDY PASCH	
Business Name	Contact Name ALAN PASCH
Address 6445 N LAKE DR	City/State/Zip FOX POINT, WI 53217
Phone 414-520-9955	Email ARPASCH@GMAIL.COM

Cautionary Statement required when homeowner is applying for permit

Contractor MIKE PERLEWITZ	
Company Name MICHAEL JAMES DESIGN BUILD	Contact Name MIKE PERLEWITZ
Address W177 N11468 BLACKSTONE CR.	City/State/Zip GERMANTOWN, WI 53022
Phone 414-807-5522	Email MPERLEWITZ@ICLOUD.COM
Dwelling Contractor # 061700081	Dwelling Contractor Qualifier # 120900054

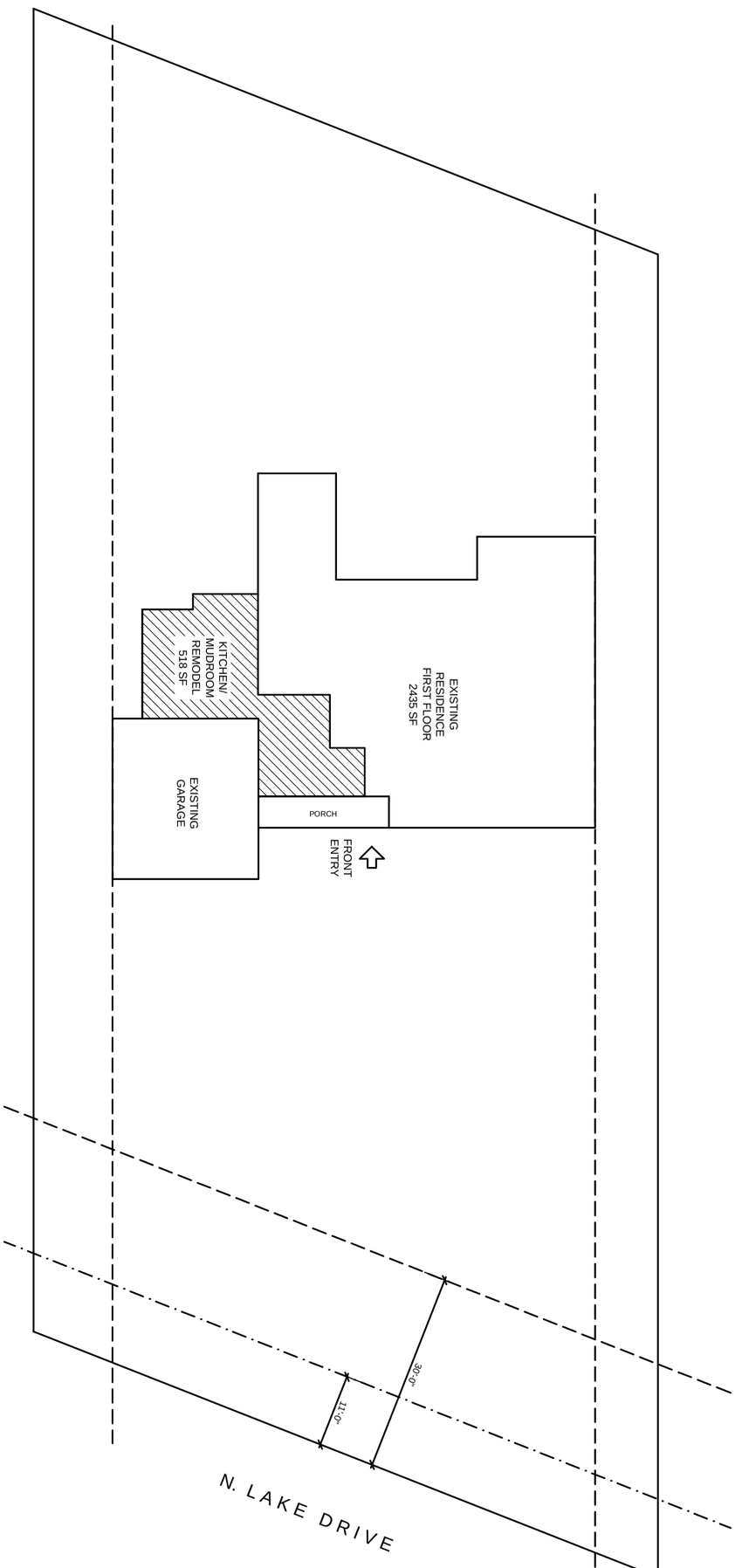
Square Footage Under Construction			
1st Floor 400 SQ FT 2nd Floor	Basement	Addition	Garage

Description		Rate	Amount
Project - Per $1,000 of estimated cost		$10.00	850.00
Building Board		$75.00	75.00
Footing early start - $230.00 one and two family; $305.00 commercial			
Plan Review - $275.00 one and two family; New Single Family Construction $330.00 plus $30.00/unit commercial			
State Seal		$75.00	
Razing, Interior Demolition $925.00 max/bld	$95.00 minimum plus	$0.13/sqft	
Moving buildings	$250.00 plus	$0.13/sqft	
Fuel tanks - Per 1,000 gallons		$25.00	
Re-inspection		$100.00	
Work started without permit		**Double**	
	Minimum Fee	**$70.00**	
Payable to: Village of Fox Point		**Total Permit Fee**	$ 925.00

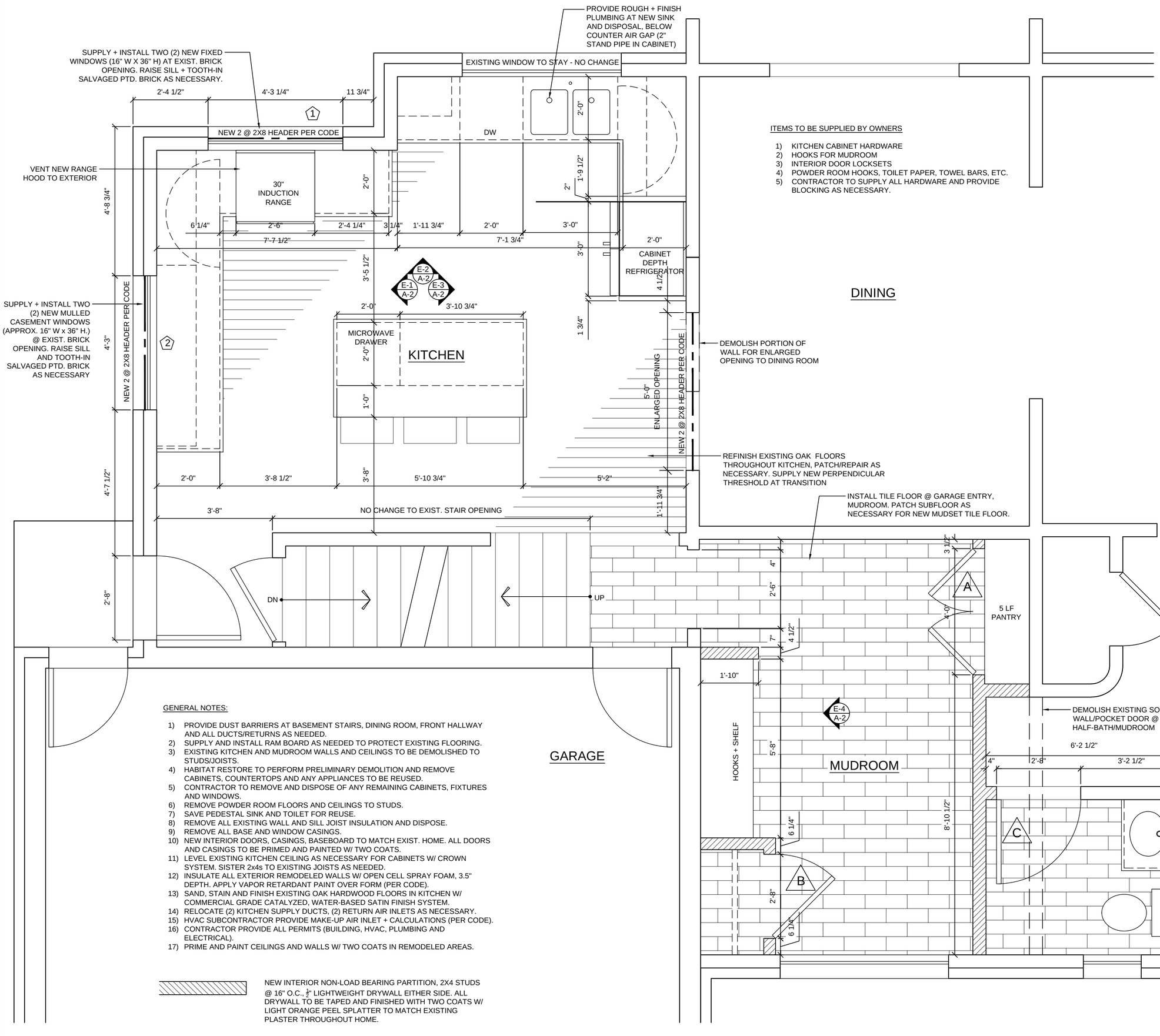
Applicant Signature _____ **Date** 6/30/22

Rev 01/22

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



PASCH KITCHEN RENOVATION 6445 N. LAKE DRIVE FOX POINT, WI 53217	SITE PLAN SCALE: 1" = 20'-0"	CONSTRUCTION DOCUMENTS 30 JUN 2022	NORTH **KATHRYN E. KAMM** WI R.A.: 10153-005	S-1



A-1

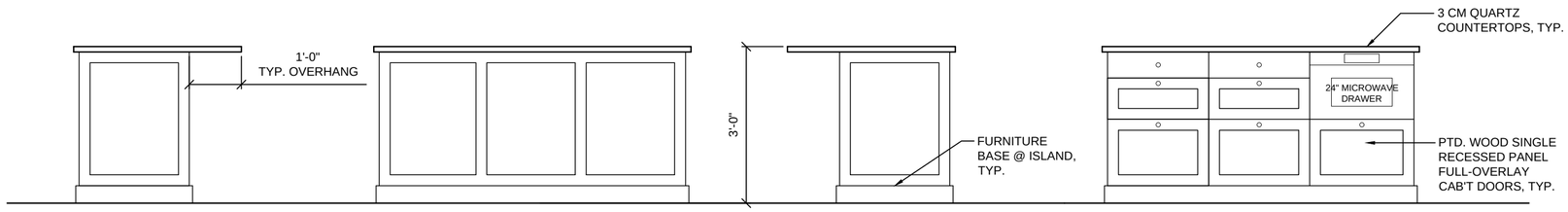
KATHRYN E. KAMM
WI R.A.: 10153-005

NORTH

CONSTRUCTION DOCUMENTS
30 JUN 2022

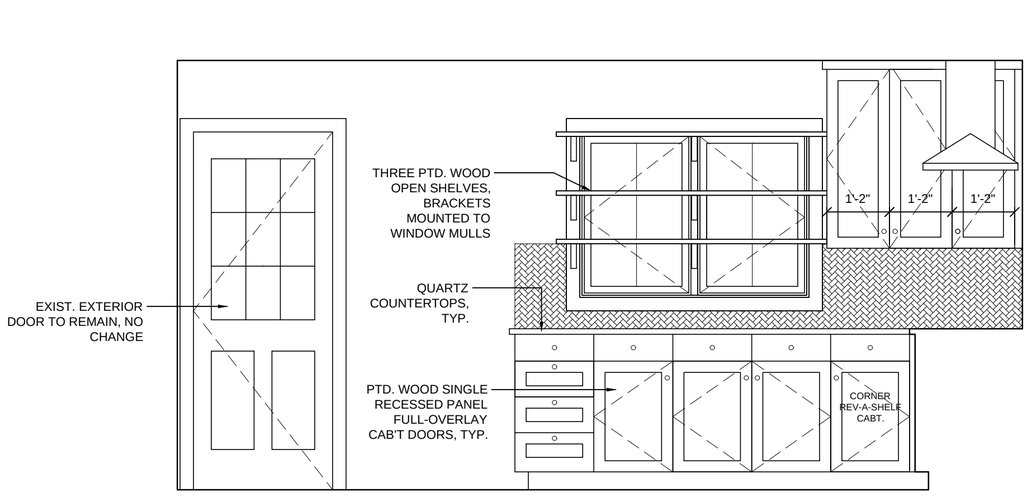
KITCHEN FLOORPLAN
SCALE: 1/2" = 1'-0"

PASCH KITCHEN RENOVATION
6445 N. LAKE DRIVE
FOX POINT, WI 53217

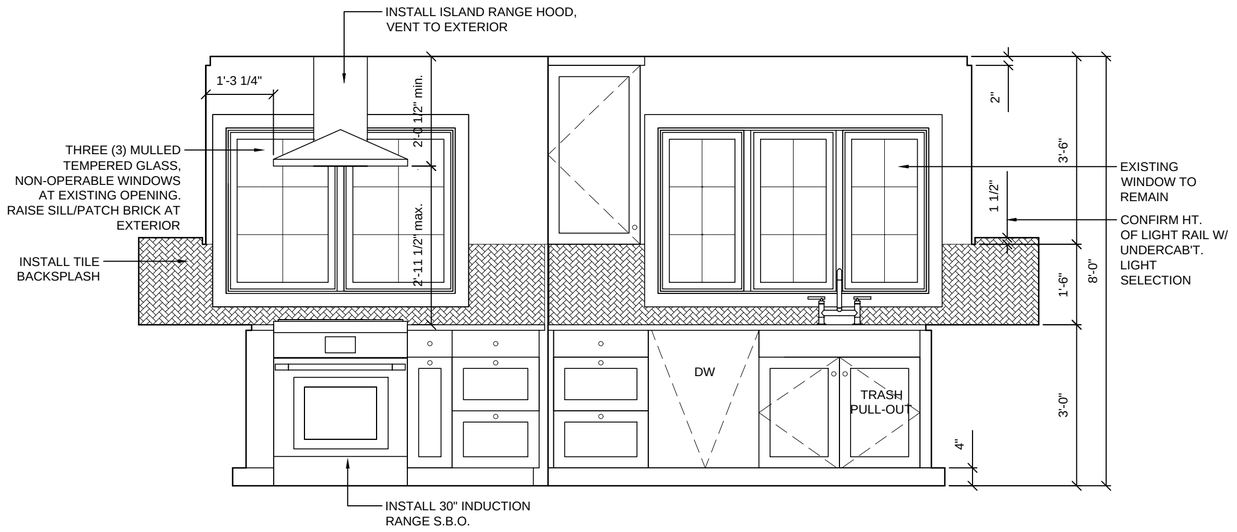


A-2 ISLAND ELEV LOOKING WEST

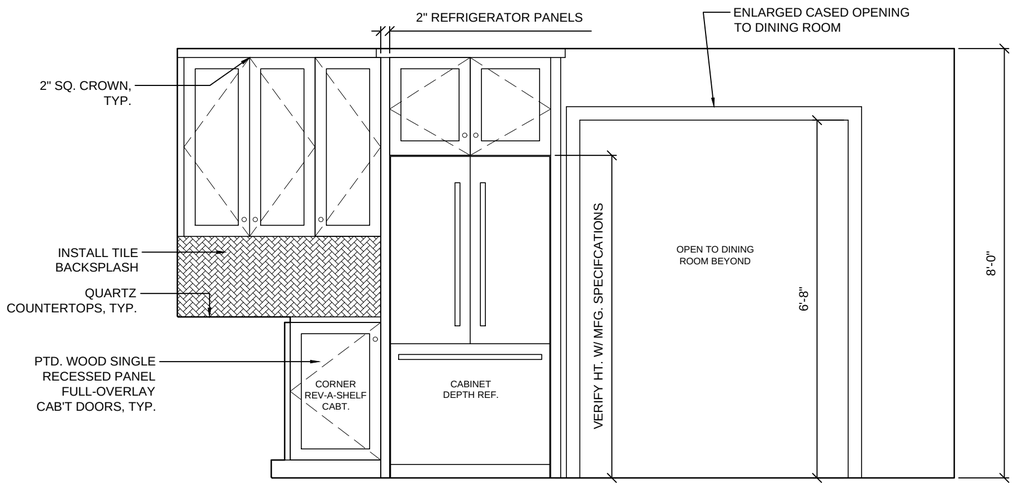
A-2 ISLAND ELEVATION LOOKING EAST



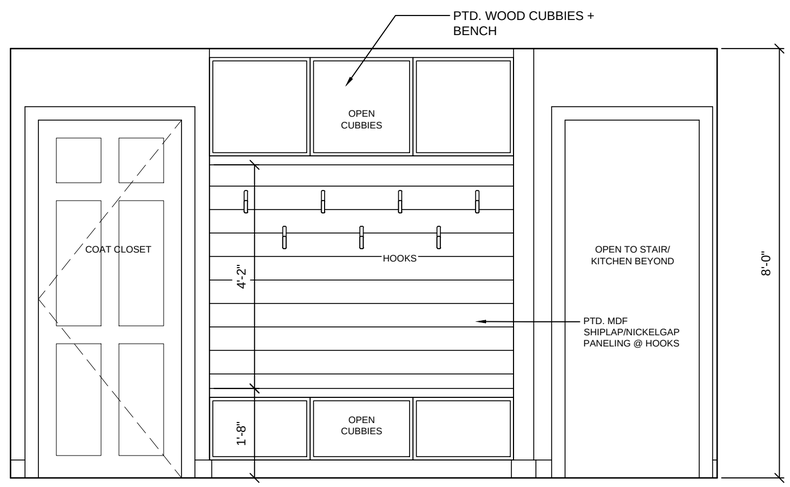
E-1 A-2 SOUTH INTERIOR KITCHEN ELEVATION



E-2 A-2 WEST INTERIOR KITCHEN ELEVATION



E-3 A-2 NORTH INTERIOR KITCHEN ELEVATION



E-4 A-2 SOUTH INTERIOR LAUNDRY ELEVATION

A-2

KATHRYN E. KAMM
WI R.A.: 10153-005

CONSTRUCTION DOCUMENTS
30 JUN 2022

KITCHEN - INTERIOR
ELEVATIONS
SCALE: 1/2" = 1'-0"

PASCH KITCHEN RENOVATION
6445 N. LAKE DRIVE
FOX POINT, WI 53217

E-1 / A-3 PROPOSED WEST ELEVATION

E-2 / A-3 EXISTING WEST ELEVATION

A-3

KATHRYN E. KAMM
WI R.A.: 10153-005

CONSTRUCTION DOCUMENTS
30 JUN 2022

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

PASCH KITCHEN RENOVATION
6445 N. LAKE DRIVE
FOX POINT, WI 53217

E-1 / A-4 PROPOSED SOUTH ELEVATION

E-2 / A-4 EXISTING SOUTH ELEVATION

A-4

KATHRYN E. KAMM
WI R.A.: 10153-005

CONSTRUCTION DOCUMENTS
30 JUN 2022

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

PASCH KITCHEN RENOVATION
6445 N. LAKE DRIVE
FOX POINT, WI 53217

E-1 / A-5 EXISTING NORTH ELEVATION
NO CHANGE

E-2 / A-5 EXISTING EAST ELEVATION
NO CHANGE

A-5

KATHRYN E. KAMM
WI R.A.: 10153-005

CONSTRUCTION DOCUMENTS
30 JUN 2022

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

PASCH KITCHEN RENOVATION
6445 N. LAKE DRIVE
FOX POINT, WI 53217

ADT

ADT
800.ADT.ASAP

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 6765 N Holly Ct	**Building Type:** XResidential - Commercial
Description of Work 8.2 kW Roof Mounted Solar Array	
Estimated Cost of Project $ 17,113	

Owner/Occupant	
Business Name	Contact Name Robert McDougall
Address 6765 N Holly Ct	City/State/Zip Fox Point WI 53217
Phone 414-248-3068	Email bob.mcdougall@med.ge.com

Cautionary Statement required when homeowner is applying for permit*

Contractor	
Company Name Arch Solar	Contact Name Lindsey Hansen
Address 1237 Pilgrim Rd	City/State/Zip Plymouth WI 53073
Phone 920-838-5137	Email lindsey@archelec.com
Dwelling Contractor # 082-000-870	Dwelling Contractor Qualifier # 082-000-909

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

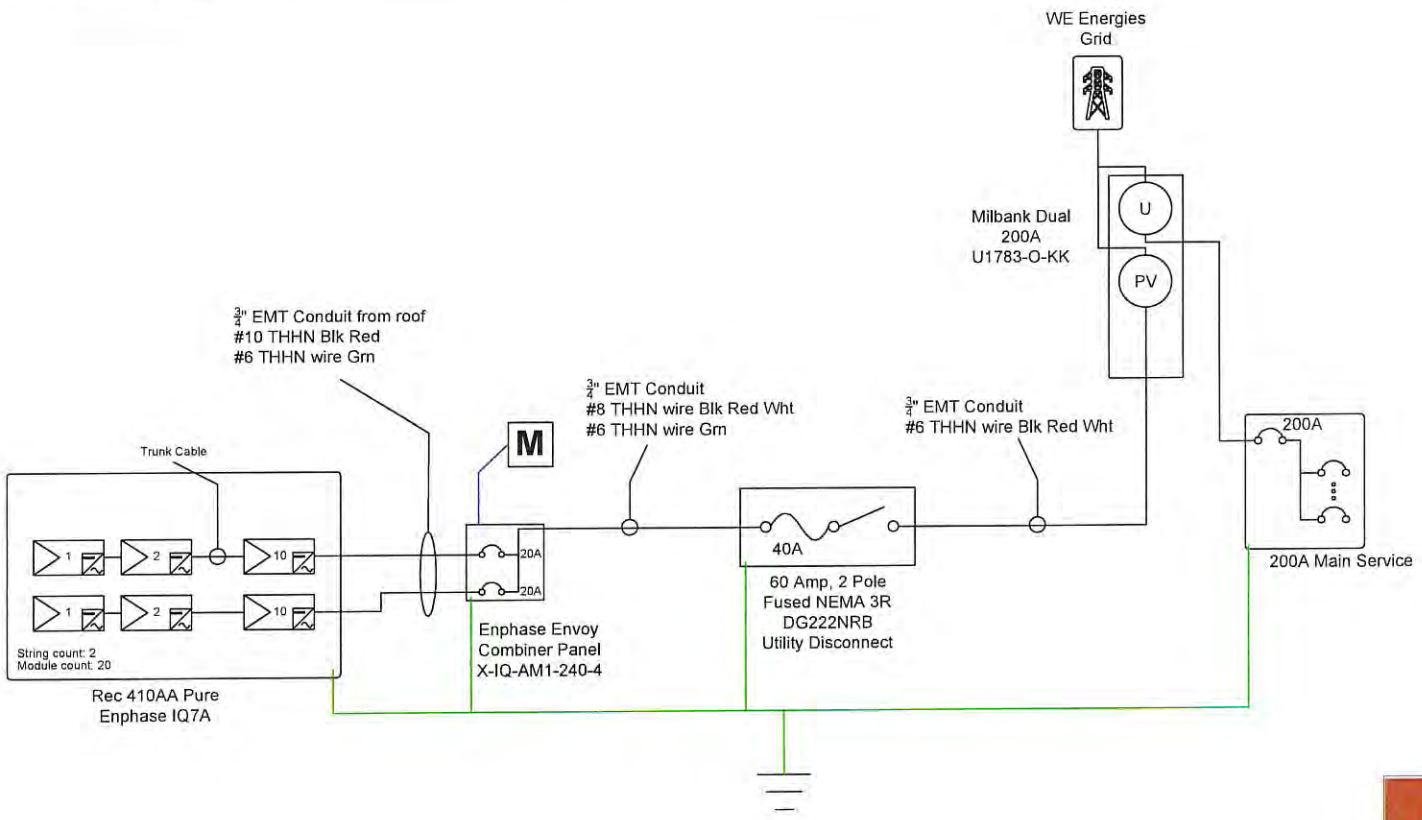
Description	Rate	Amount
Project - Per $1,000 of estimated cost	$10.00	172.00
Building Board	$75.00	75.00
Footing early start - $230.00 one and two family; $305.00 commercial		
Plan Review - $275.00 one and two family; New Single Family Construction $330.00 plus $30.00/unit commercial		
State Seal	$75.00	
Razing, Interior Demolition $925.00 max/bld $95.00 minimum plus	$0.13/sqft	
Moving buildings $250.00 plus	$0.13/sqft	
Fuel tanks - Per 1,000 gallons	$25.00	
Re-inspection	$100.00	
Work started without permit	**Double**	
Minimum Fee	**$70.00**	
Payable to: Village of Fox Point **Total Permit Fee**	$ 247.00	

Applicant Signature *Lindsey Hansen* **Date** 6/22/22

Rev 01/22

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

WE Energies Reference Number: U1



Module Specifications	
Rec Solar 410AA Pure (QTY:20)	
STC Rating	410 W
Vmp	42.7 V
Imp	9.61 A
Voc	49.0 V
Isc	10.35 A

Array Specifications	
2 Strings of 10 Modules	
Max DC Power Rating	4.10kW
Operating AC Voltage	240 V
Operating AC Current	14.5 A
Max AC System Voltage	240 V
AC Short Circuit Current	20 A

Inverter Specifications	
Enphase 366w IQ7A	
Max AC Power Rating	366W / 7.32kWac Total
Max DC Input Voltage	58 V
Max DC Input Current	15 A
Nominal AC OperatingVoltage	240 V
Max AC Operating Current	1.45A Each / 29A Total

ARCH ELECTRIC
THE SOLAR + ENERGY STORAGE EXPERTS

Customer: Robert McDougall
Address: 6765 N Holly Court
City: Fox Point
State: WI
Zip Code: 53217
Contact: Robert McDougall
Phone: (414) 248-3068
Email: bob.mcdougall@med.ge.com

Project Number: 22R-160
System Size: 8.2kWdc
Designer: 920.838.3506
Jacob Willadsen

One Line Diagram

Revision: 1
Date: 5.26.22

RIGHT ANGLE ENGINEERING

May 13, 2022

Arch Electric, Inc
1237 Pilgrim Road
Plymouth, WI 53073

Design Criteria:
Design Wind Speed (ASD)- 115 mph
Ground Snow Load- 30 psf
Risk Category- II
Exposure category- C

RE: Structural Roof Evaluation for the ***Mcdougall Residence: 6765 North Holly Court, Fox Point, Wisconsin***

As per your request, we have evaluated the roof structure under the proposed solar panel array. The information used to evaluate this structure was gathered by Arch Electric, Inc on behalf of Right Angle Engineering. The roof structure consists of 2x8 rafters spaced at 16" on center. The roof material consists of asphalt shingles. The design criteria used to analyze this structure are listed above and included with this letter. The adopted building codes in this jurisdiction are: *the 2018 International Building Code, the 2018 International Existing Building Code,* and *ASCE 7-16*.

International Existing Building Code (IEBC) 2018 section 806.2 indicates that alterations to an existing building that results in less than a 5% increase in the total stress may be performed without a structural evaluation of the existing building. As demonstrated in the attached calculations, the additional weight of the solar panels will be less than 5% increase in the gravity loading and the stress on the existing roof framing.

Based on our assessment we have determined that the existing roof framing will safely and adequately support the additional loads imposed by the solar panels without reinforcement. In order for the loads to be evenly distributed, the roof attachments should be staggered and spread evenly throughout the panel array. Attachment points should be spaced at a maximum of 48" on center. The racking system should be installed per the manufacture's specifications. There should be a minimum of 81 L-foot attachment points to the roof. Each attachment should have a 5/16" or 18/8 SS lag screw with 2.5" minimum penetration centered on each truss top chord or rafter. Waterproofing around the roof penetrations is the responsibility of others. Right Angle Engineering assumes no responsibility for improper installation of the solar panels.

Regards,

5/13/22

Robert D Smythe, P.E.
Right Angle Engineering

55 WEST 500 SOUTH, HEBER CITY, UT 84032
T 925.787.3067 U RIGHTANGLEENG.COM

RIGHT ANGLE ENGINEERING

Design Criteria:

Design Wind Speed (3 second gust)	115	mph
Exposure Category	C	
Risk Category	2	
Mean Roof Height	30	ft
Roof Type	Gable Roof	
Building Type	enclosed	

Roof Dead Load- ASCE Table C3-1

Asphalt Shingles	2	psf
5/8" Plywood Sheathing	2	psf
Roof Framing	4	psf
Insulation	0	psf
Gypsum sheathing	0	psf
Solar Panel Array	3	psf
Dead Load Without Panels	8	psf
Dead Load With Solar panels	11	psf

Roof Live Load

Existing Roof Live Load	20	psf	ASCE 7-16 Table 4.3-1
Roof Live Load with Solar Panels	0	psf	2018 IBC 1607.13.5.1

Roof Snow Load-ASCE 7-16

Ground Snow Load (pg)	30	psf	Section 7.2
Exposure Factor (Ce)	0.9		Table 7.3-1
Thermal Factor (Ct)	1.1		Table 7.3-2
Importance Factor (Is)	1		Table 1.5-2
Flat Roof Snow Load (Pf)	21		Equation 7.3-1
Slippery surface Slope Factor (Cs)	0.77		Figure 7-2
Nonslippery Surface Slope Factor (Cs)	1		Figure 7-2
Roof Snow Load	21	psf	Equation 7.4-1
Reduced Roof Snow Load (Slippery Surface)	16	psf	Equation 7.4-1

Load Combinations - ASCE 7-16 Section 2.4.1

	Without Solar Panels	With Solar panels
D + Lr	28 psf	11 psf
D + S	28.8 psf	26.9 psf

RIGHT ANGLE ENGINEERING

Solar Array 1-

Roof Slope	24	degrees
Number of panels	20	
Panel Area	350	ft^2

Wind Calculations- ASCE 7-16

GC_p Zone 1	-1		Figure 30.3-(2A-5B)
GC_p Zone 2	-1.8		Figure 30.3-(2A-5B)
GC_p Zone 3	-2.8		Figure 30.3-(2A-5B)
Gcpi	0.18		Table 26.13-1
Velocity Pressure (q_h)	28.2	psf	
$q_h = .00256K_hK_{ht}K_dV^2$			Equation 26.10-1
K_h	0.98		Table 26.10-1
K_{ht}	1		Equation 26.8-1
K_d	0.85		Table 26.6-1
Designed wind pressure (P)		psf	Equation 30.8-1
$P = q_h(GC_h) - (GC_{hi})$			
Zone 1 Pressure (P)	-33.3	psf	
Zone 2 Pressure (P)	-55.8	psf	
Zone 3 Pressure (P)	-84	psf	

Roof Connection

Shear Capacity	190	lbs	NDS 2015 Table 12K
Shear tributary area	24.7	ft^2	
Pullout Capacity	266	lbs/in	
Lag screw embedment	2.5	in	
Total pullout capacity	665	lbs	NDS 2015 Table 12.2A
Pullout max tributary area	11.9	ft^2	
Factor of Safety	3.11		
Minimum number of connections	**81**		

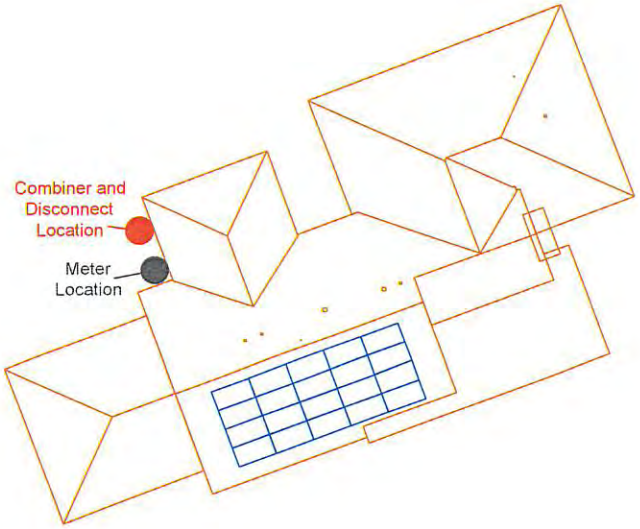
Beam Stress IEBC 2018 Section 806.2

Beam Span	15	ft
Spacing	1.33	ft
Roof Framing type	2x8 rafters	
Panel Orientation	landscape	
Number of Panels per rafter	4	
Panel distance from eave	3	

	Without Solar Panels	With Solar Panels	Percent Increase	
Bending Moment	1076.9 ft-lbs	1116.1 ft-lbs	103.6%	Less than 105%
Vertical Reaction (V1)	287.2 lbs	289.3 lbs	100.8%	Less than 105%
Vertical Reaction (V2)	287.2 lbs	253.64 lbs	88.3%	Less than 105%

Equipment Location: Meter outside SE corner of the house. Disconnect will be located adjacent to meter. Combiner will also be next to meter. Relocate cable box as necessary.

Array #	Array Pitch	True Azim.	Mag. Azim.	PV SqFt
1	24°	160°	163°	398.29



Plot Plan: Scale - NTS

Main service panel in basement.

ARCH ELECTRIC
THE SOLAR + ENERGY STORAGE EXPERTS

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State: WI
Zip Code: 53217
Contact: Robert McDougall
Phone: (414) 248-3068
Email: bob.mcdougall@med.ge.com

Project Number:	System Size:
22R-160	8.2kWdc

Designer: 920.838.3506
Jacob Willadsen

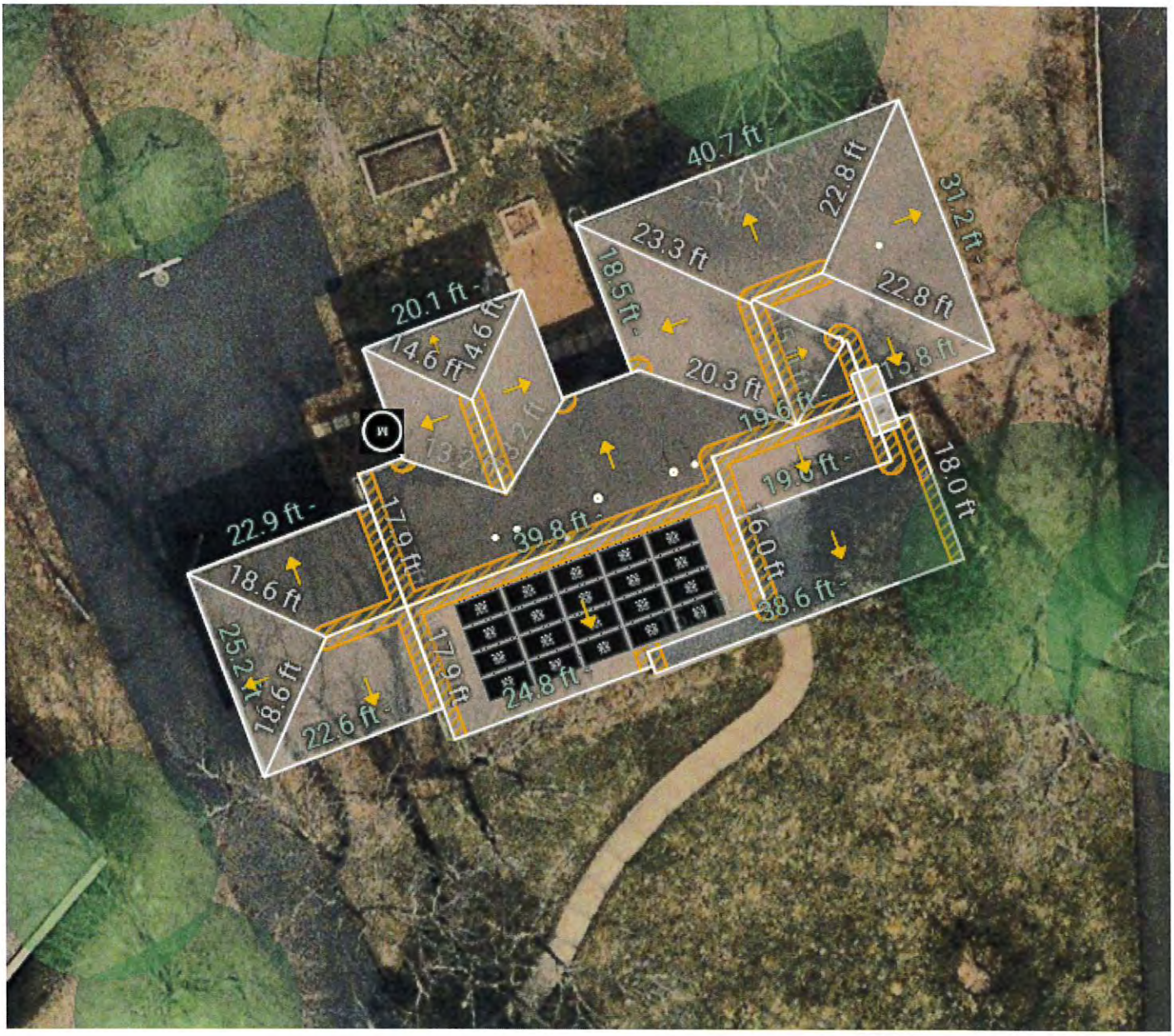
Site Plan

Revision: 1 Date: 5.26.22

Michael Rakow

From: Lindsey Hansen <lindsey@archelec.com>
Sent: Wednesday, June 22, 2022 2:24 PM
To: Michael Rakow
Cc: Angie Kochanski; Jodi Daane
Subject: RE: Solar permit application - McDougall, 6765 N Holly Ct, Village of Fox Point
Attachments: Building Permit 0122.pdf; A.4 One Line McDougall.pdf; McDougall Roof Evaluation.pdf; A.2 Site Plan McDougall.pdf; 20220420_131259.jpg

Hi Mike! Thank you! Attached I have the documents and below I have the screen clip of the design. Can you please confirm the total cost of this and the electrical permit and I will mail a check? Thank you so much for the help! Will the meeting be July 13?



Lindsey Hansen

DESIGN REVIEW DOCUMENTS for a WHOLE-HOUSE REMODEL with ADDITIONS at 8034 NORTH LINKS WAY in FOX POINT, WISCONSIN

SHEET INDEX

T100 *PROJECT TITLE AND SHEET INDEX*

C100 *EXISTING/DEMOLITION SITE PLAN, PROPOSED SITE PLAN, LOT COVERAGE DATA, AND IMPERVIOUS SURFACE DATA*

D100 *EXISTING/DEMOLITION FLOOR PLANS, DEMOLITION WALL FILL KEY, INTERIOR DEMOLITION SCOPE OF WORK, ABBREVIATIONS LIST, AND EXISTING FLOOR AREA DATA*

D200 *EXISTING/DEMOLITION EXTERIOR ELEVATIONS AND EXTERIOR DEMOLITION SCOPE OF WORK*

A100 *PROPOSED FIRST FLOOR PLAN, WALL FILL KEY, DOOR SYMBOL KEY, AND PROPOSED FLOOR AREA DATA*

A101 *PROPOSED SECOND FLOOR PLAN, WALL FILL KEY, AND DOOR SYMBOL KEY*

A200 *PROPOSED EXTERIOR ELEVATIONS, WINDOW AND EXTERIOR DOOR SCHEDULE, AND DIVISION 8 WINDOW AND EXTERIOR DOOR NOTES*

A201 *PROPOSED EXTERIOR ELEVATIONS AND MISCELLANEOUS NOTES*

A202 *PROPOSED EXTERIOR ELEVATIONS AND PROPOSED BUILDING SECTIONS*

S100 *PROPOSED FOOTING/FOUNDATION PLAN AND WALL FILL KEY*

DESIGN REVIEW DOCUMENT
ISSUE DATE: 06/30/2022

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SHEET T100

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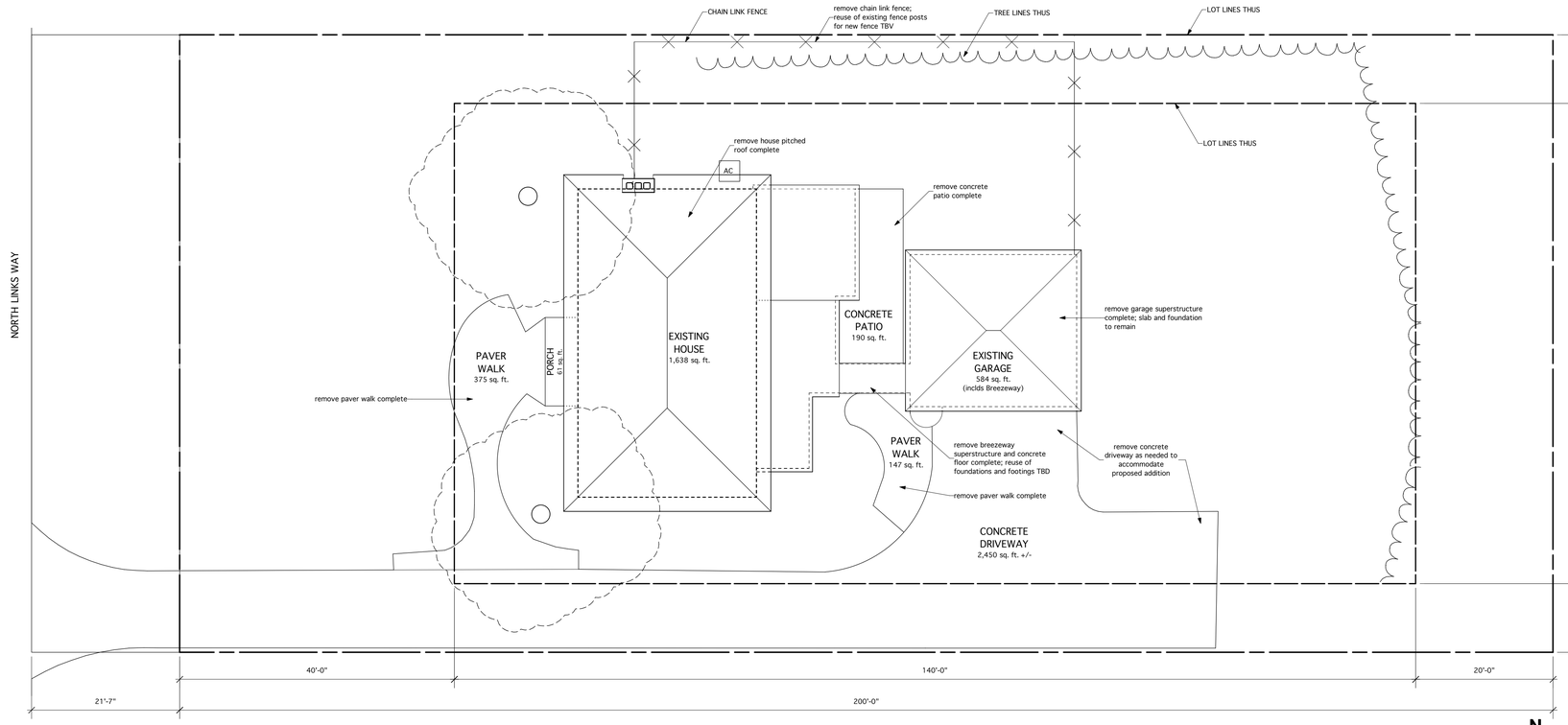


1 / C100 EXISTING/DEMOLITION SITE PLAN
Scale: 1" = 10 ft

EXISTING OPEN AREA DATA:

Lot:	19,900+ square feet*
House:	1,638 square feet
Garage & Breezeway:	584 square feet
Front Porch:	61 square feet
TOTAL LOT COVERAGE:	2,283 square feet

NET OPEN AREA: **17,617 square feet**
(exceeds 15,000 square foot minimum)

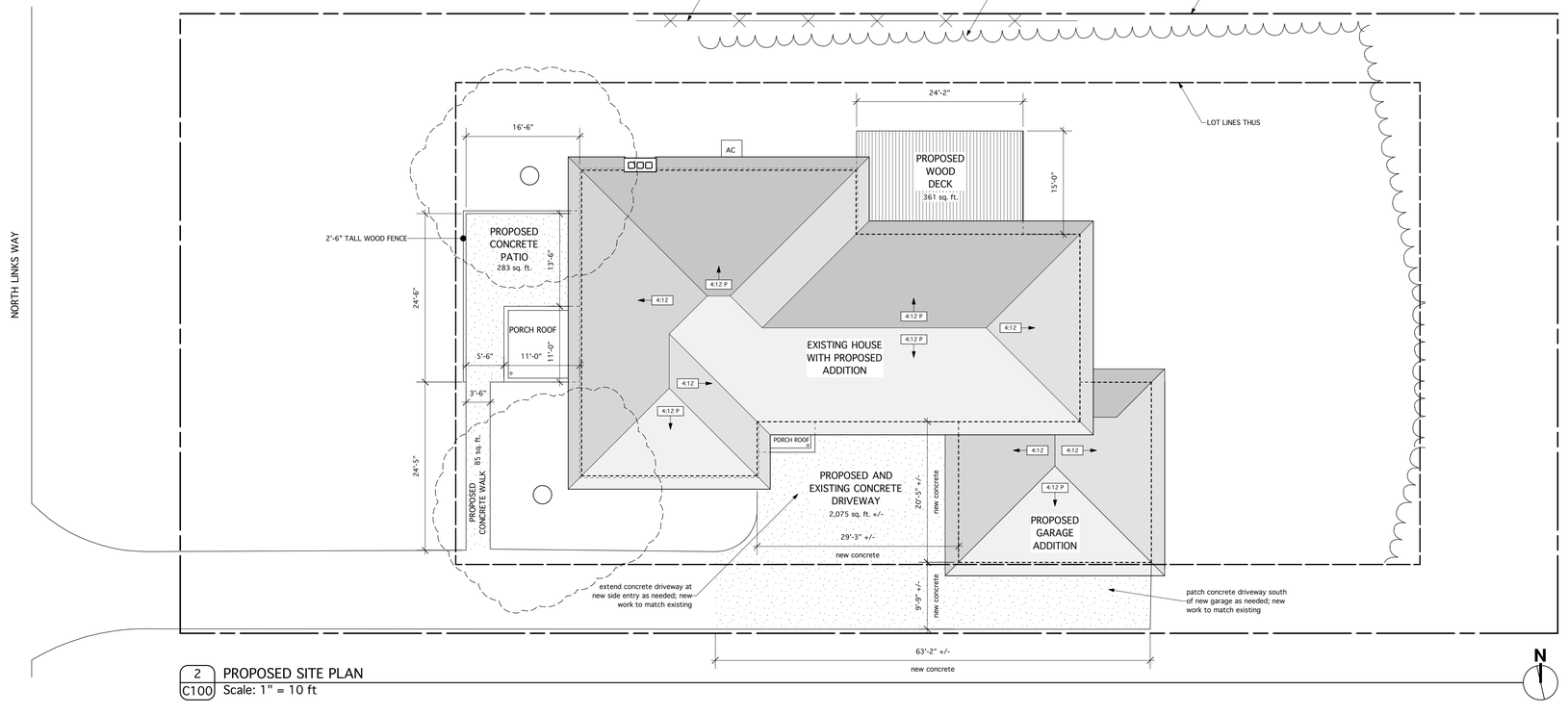
* As defined in Sec. 745-2 "Interpretations and Definitions"; includes area of R.O.W. from front lot line to road pavement edge

EXISTING IMPERVIOUS SURFACE DATA:

Lot:	19,900+ square feet
House:	1,638 square feet
Garage & Breezeway:	584 square feet
Front Porch:	61 square feet
Driveway:	2,450 square feet
Paver Walks:	0 square feet*
Concrete Patio:	190 square feet
TOTAL IMPERVIOUS SURFACES:	4,923 square feet

IMPERVIOUS SURFACE PERCENTAGE: **24.7%**

* 522 square feet of permeable sand-set pavers



2 / C100 PROPOSED SITE PLAN
Scale: 1" = 10 ft

PROPOSED OPEN AREA DATA:

Lot:	19,900+ square feet*
House:	2,445 square feet
Garage:	761 square feet
Front & Side Porches:	202 square feet
TOTAL LOT COVERAGE:	3,408 square feet

NET OPEN AREA: **16,492 square feet**
(exceeds 15,000 square foot minimum)

* As defined in Sec. 745-2 "Interpretations and Definitions"; includes area of R.O.W. from front lot line to road pavement edge

PROPOSED IMPERVIOUS SURFACE DATA:

Lot:	19,900+ square feet
House:	2,445 square feet
Garage & Breezeway:	761 square feet
Front & Side Porches:	202 square feet
Driveway:	2,075 square feet
Wood Deck:	0 square feet*
Concrete Patio:	283 square feet
Concrete Walk:	85 square feet
TOTAL IMPERVIOUS SURFACES:	5,851 square feet

IMPERVIOUS SURFACE PERCENTAGE: **29.4%**

* 361 square foot wood deck over gravel and landscape fabric substrate

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EXISTING/DEMOLITION SITE PLAN
PROPOSED SITE PLAN
LOT COVERAGE DATA
IMPERVIOUS SURFACE DATA

SHEET C100

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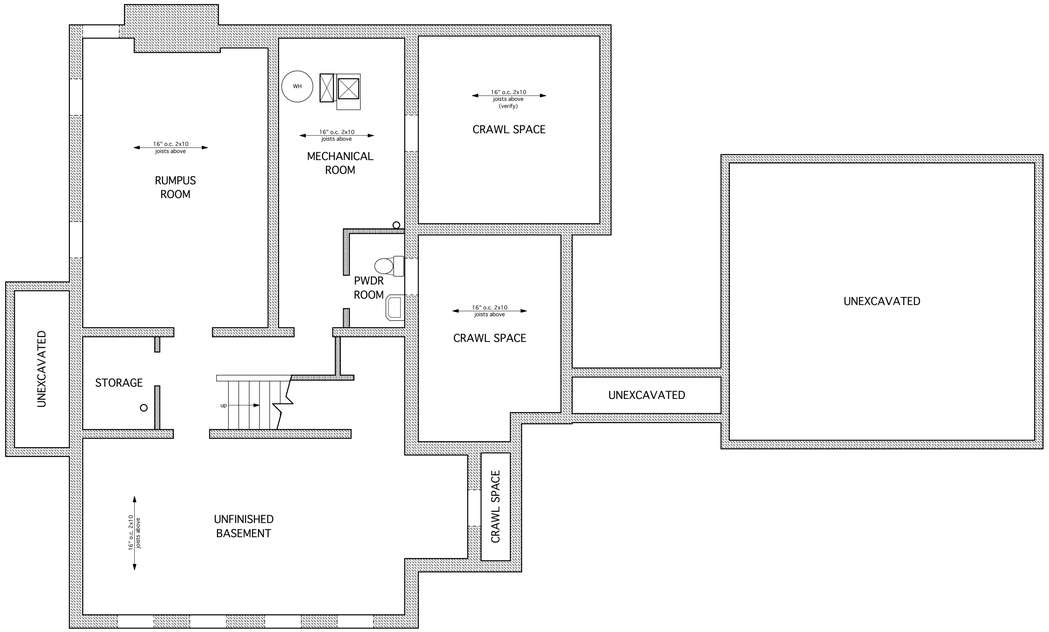
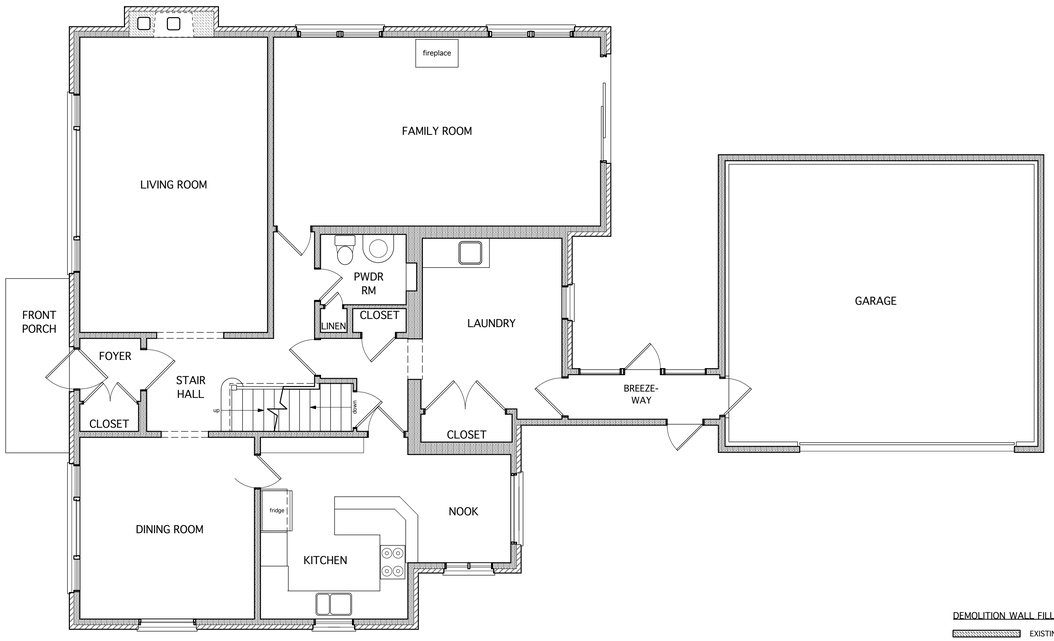
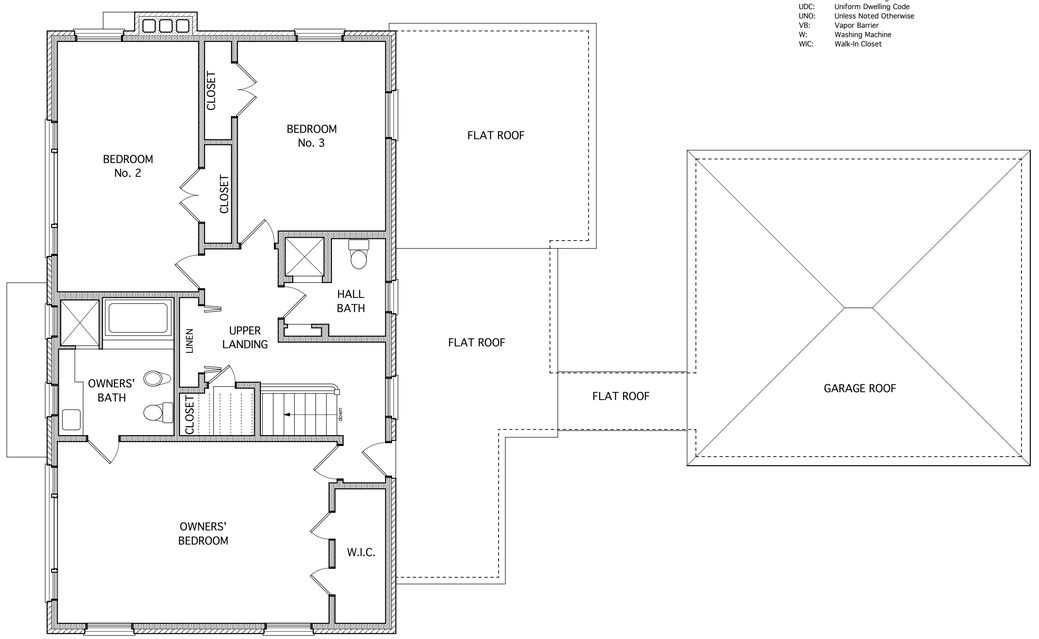


1 D100 EXISTING/DEMOLITION BASEMENT FLOOR PLAN
Scale: 3/16" = 1'-0"



2 D100 EXISTING/DEMOLITION FIRST FLOOR PLAN
Scale: 3/16" = 1'-0"

NOTE:
Due to extensive level of interior demolition work, exterior features scheduled for removal or modification are indicated on drawings with callouts or Demolition Scope of Work, and not dashed lines on drawings



3 D100 EXISTING/DEMOLITION SECOND FLOOR PLAN
Scale: 3/16" = 1'-0"

INTERIOR DEMOLITION SCOPE OF WORK

1. All demolition work is to be carried out in accordance with all EPA and HUD regulations governing lead-safe remodeling
2. Remove all appliances complete; Owners to verify if any appliances are to be saved for reuse
3. Remove all Kitchen countertops and cabinets complete
4. Remove electrical devices and fixtures as needed to accommodate Proposed Floor Plans; Electrical Contractor to determine if any existing rough electrical work can be reused, and remove or terminate any which cannot
5. Remove plumbing fixtures and rough plumbing as needed to accommodate Proposed Floor Plans; Plumbing Contractor to determine if any existing rough plumbing work can be reused, and remove or terminate any which cannot
6. Remove all Bathroom vanities complete
7. Remove HVAC system components as needed to accommodate Proposed Floor Plans; HVAC Contractor to determine if any existing duct work can be reused, and remove or terminate any which cannot
8. Remove all window and door casing, baseboard, and miscellaneous trim complete
9. Remove all doors and jambs complete
10. Remove all wall and ceiling finishes complete
11. Remove complete any and all wall and ceiling insulation exposed by wall and ceiling finish demolition
12. Remove all layers of flooring complete to subfloor
13. Remove main staircase and basement staircase complete; stair R.O.s to be modified as needed to accommodate proposed stairs
14. Remove interior and exterior wall and/or partition framing as needed to accommodate Proposed Floor Plans
15. Remove any exposed, damaged, or deteriorated subfloor as needed
16. Remove areas of floor decks and flat roof framing as needed to accommodate Proposed Floor Plans
17. Provide temporary shoring and bracing as needed to support second floor deck and roof at abandoned bearing walls
18. See Owners' Scope of Work for additional demolition specifications

DEMOLITION WALL FILL KEY

- EXISTING MASONRY WALLS
- EXISTING FRAME WALLS
- EXISTING MASONRY VENEER

EXISTING GROSS EXTERIOR SQUARE FOOTAGE:

HOUSE 1st FLOOR:	1,638 square feet
HOUSE 2nd FLOOR:	1,149 square feet
TOTAL HOUSE:	**2,787 square feet**
GARAGE AND BREEZEWAY:	584 square feet

ABBREVIATIONS

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

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EXISTING/DEMOLITION FLOOR PLANS
INTERIOR DEMOLITION SCOPE OF WORK
MISCELLANEOUS NOTES
FLOOR AREA DATA

SHEET D100

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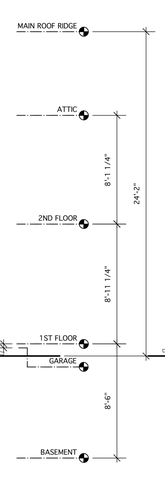
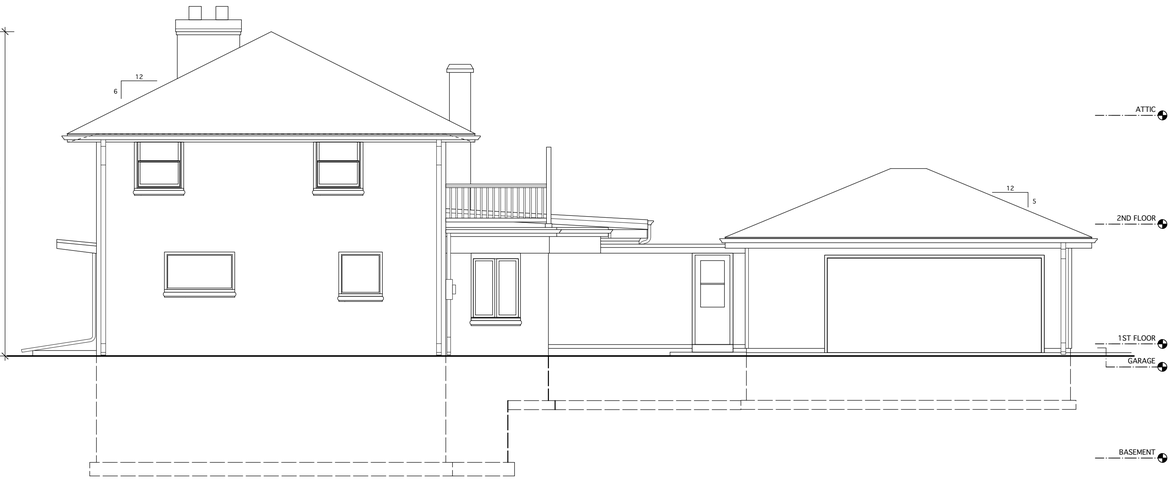
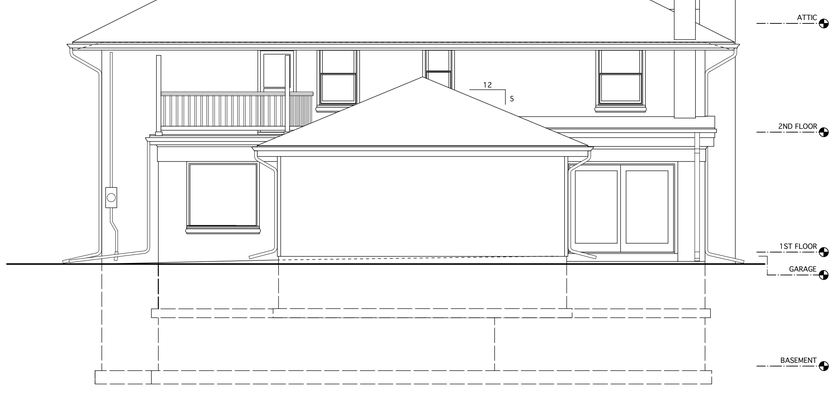


1 D200 EXISTING/DEMOLITION FRONT/WEST ELEVATION
Scale: 3/16" = 1'-0"



2 D200 EXISTING/DEMOLITION SIDE/SOUTH ELEVATION
Scale: 3/16" = 1'-0"

NOTE:
Due to extensive level of exterior demolition work, exterior features scheduled for removal or modification are indicated on drawings with callouts or Demolition Scope of Work, and not dashed lines on drawings



3 D200 EXISTING/DEMOLITION REAR/EAST ELEVATION
Scale: 3/16" = 1'-0"

4 D200 EXISTING/DEMOLITION SIDE/NORTH ELEVATION
Scale: 3/16" = 1'-0"

EXTERIOR DEMOLITION SCOPE OF WORK

1. Remove all windows and exterior doors complete except basement glass block windows
2. Remove gutters and downspouts complete
3. Remove front door roof canopy complete
4. Remove metal fireplace chimney complete
5. Remove limestone window surrounds and limestone window sills complete
6. Remove brick veneer as needed to accommodate Proposed Exterior Elevations
7. Remove Garage superstructure complete; floor slab and foundation walls to remain
8. Remove Breezeway superstructure and floor slab complete; reuse of existing foundations and footings TBV
9. Remove built-up flat roofs complete to roof joists
10. Remove pitched roof structure complete including second floor ceiling joists
11. Remove exterior walls as needed to accommodate Proposed Floor Plans and Proposed Exterior Elevations
12. See Owners' Scope of Work for additional demolition specifications
13. Remove front porch slab and foundation complete

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EXTERIOR DEMOLITION SCOPE OF WORK

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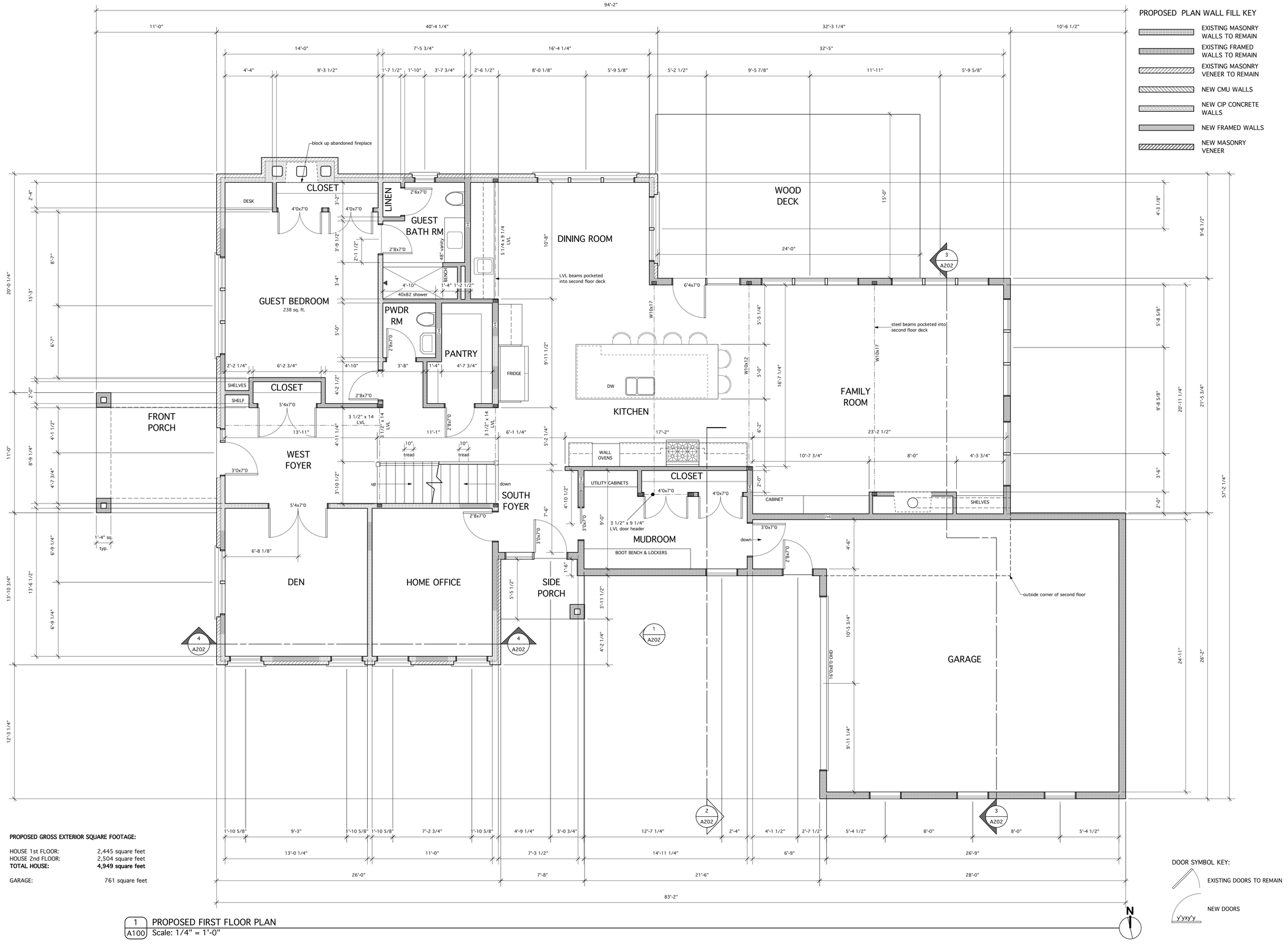

PROPOSED GROSS EXTERIOR SQUARE FOOTAGE:

HOUSE 1st FLOOR:	2,445 square feet
HOUSE 2nd FLOOR:	2,504 square feet
TOTAL HOUSE:	**4,949 square feet**
GARAGE:	761 square feet

1 / A100 PROPOSED FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

DESIGN REVIEW DOCUMENT
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sheet contents:
PROPOSED FIRST FLOOR PLAN
WALL FILL AND DOOR SYMBOL KEYS
FLOOR AREA DATA

SHEET A100

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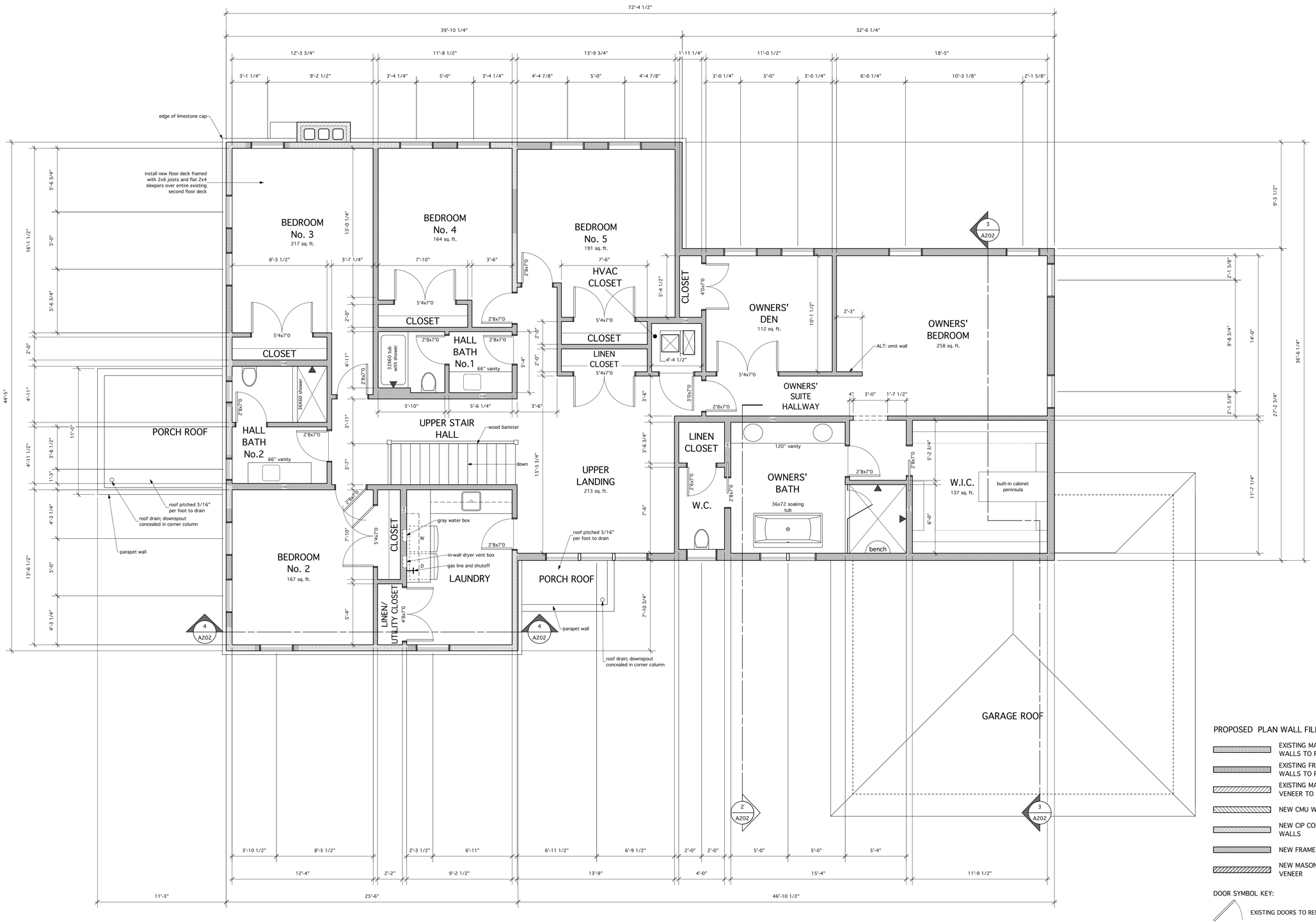

PROPOSED PLAN WALL FILL KEY

- EXISTING MASONRY WALLS TO REMAIN
- EXISTING FRAMED WALLS TO REMAIN
- EXISTING MASONRY VENEER TO REMAIN
- NEW CMU WALLS
- NEW CIP CONCRETE WALLS
- NEW FRAMED WALLS
- NEW MASONRY VENEER

DOOR SYMBOL KEY:

- EXISTING DOORS TO REMAIN
- NEW DOORS

1 / A101 PROPOSED SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

DESIGN REVIEW DOCUMENT
ISSUE DATE: 06/30/2022

The Garret Studio, Inc.
2572 N 62nd Street
Wauwatosa, Wisconsin 53213
p.1 (414) 364-6368
e. thegarretstudio@me.com

document type:
DESIGN REVIEW DOCUMENTS for a WHOLE-HOUSE REMODEL with ADDITIONS at
8034 N LINKS WAY in
FOX POINT, WISCONSIN

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FIELD VERIFY DIMENSIONS AND CONDITIONS

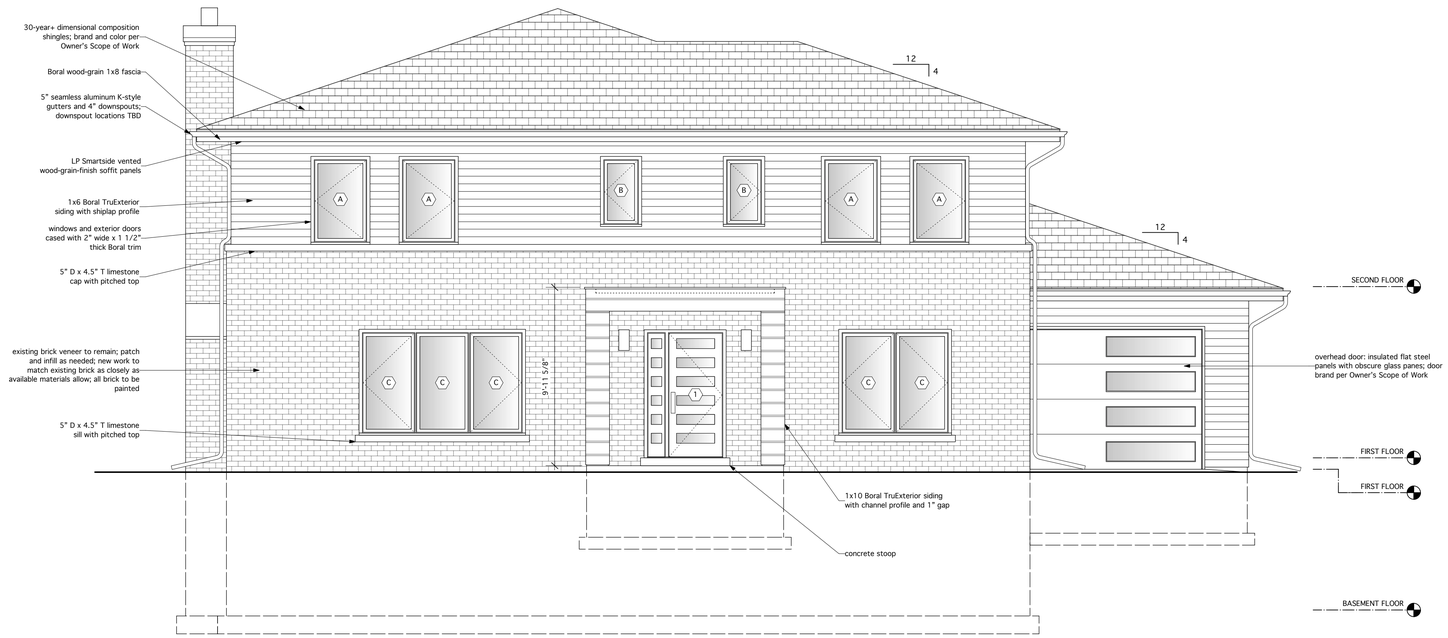
REVISIONS

#	DATE	DESCRIPTION

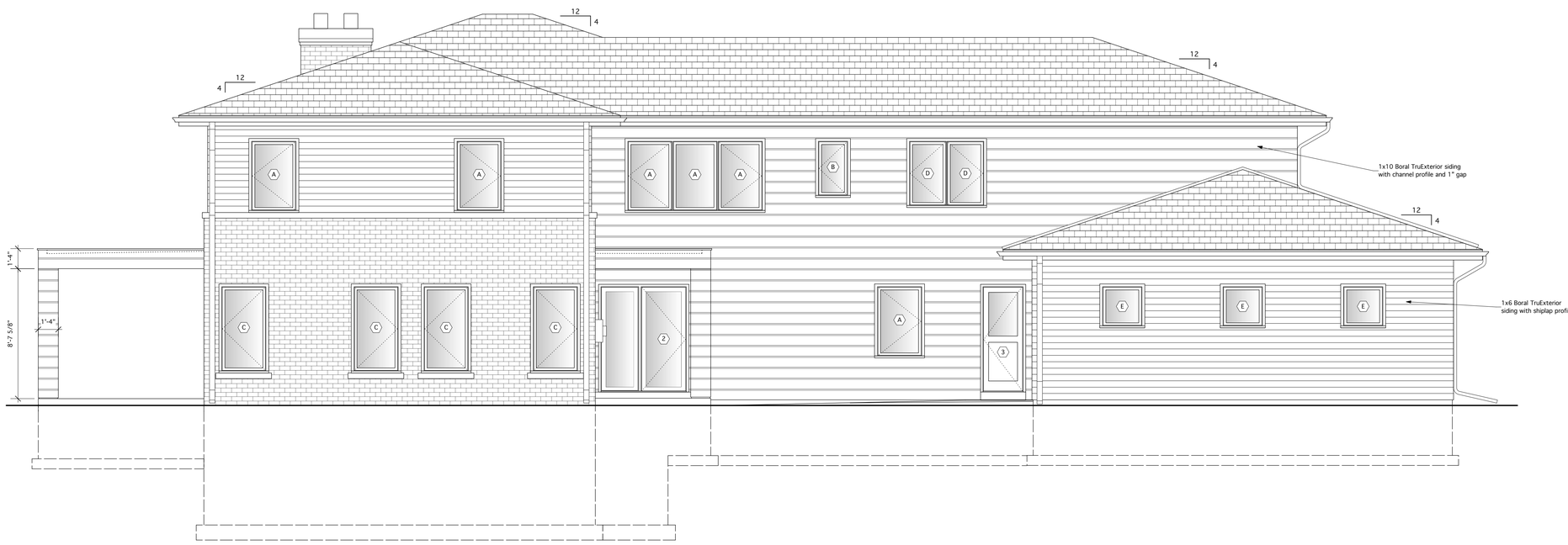
sheet contents:
PROPOSED SECOND FLOOR PLAN
WALL FILL AND DOOR SYMBOL KEYS

SHEET A101

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



1 A200 PROPOSED FRONT/WEST ELEVATION
Scale: 1/4" = 1'-0"



2 A200 PROPOSED SIDE/SOUTH ELEVATION
Scale: 1/4" = 1'-0"

WINDOW AND EXTERIOR DOOR SCHEDULE				
UNIT MARK	BRAND	TYPE	Unit Number/Size	NOTES
A	Andersen A Series	casement	ACW3048	
B	Andersen A Series	casement	ACW2038	
C	Andersen A Series	casement	ACW3058	
D	Andersen A Series	casement	ACW2644	
E	Andersen A Series	casement	ACW2828	
1	Per Owners' scope	entry door	3'-0" W x 7'-0" T	includes sidelight, size per Owners' Scope
2	Per Owners' scope	entry door	3'-0" W x 7'-0" T	includes sidelight up to 2'-8" wide
3	Per Owners' scope	entry door	2'-8" W x 7'-0" T	half-lite glazing if allowed by code
4	Andersen A Series	french door	FWHID64611 SAL	left operating panel active

DIVISION 8-WINDOW AND EXTERIOR DOOR NOTES
1. Window Vendor to verify that specified windows meet any and all egress, daylight opening, and natural ventilation codes
2. Multi-window groupings to be factory-mulled assemblies
3. Muntin grids per Elevation Drawings
4. All glazing to be thermal glass with low-E and Argon-fill
5. Tempered glass adjacent to doors per code
6. Tempered glass in or adjacent to interior and exterior stairways and steps per code
7. Tempered glass over or adjacent to tubs and showers per code
8. Dashed arrows on casement and awning windows indicate direction of opening; casements and awnings with no arrows indicate fixed units
9. Operable windows to have full screens
10. Door and window hardware specifications per Owner's Scope of Work

3 A200 WINDOW AND EXTERIOR DOOR SCHEDULE, AND DIVISION 8 NOTES
NO SCALE

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sheet contents:
PROPOSED EXTERIOR ELEVATIONS
WINDOW AND EXTERIOR DOOR SCHEDULE
DIVISION 8 WINDOW AND EXTERIOR DOOR NOTES

SHEET A200

drawings are not to scale
if line does not measure
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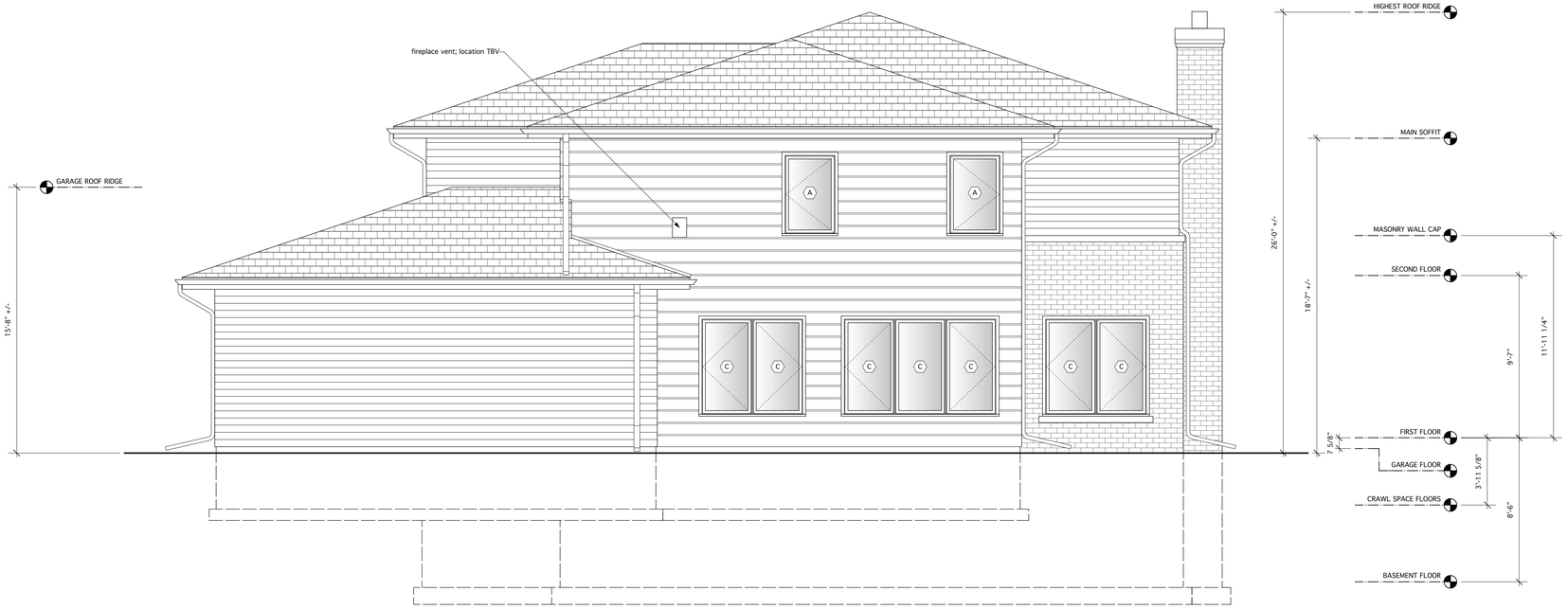

1 A201 PROPOSED REAR/EAST ELEVATION
Scale: 1/4" = 1'-0"

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

GENERAL NOTES
1. Structural engineering designs and specifications are to be revised, completed, and submitted to Code Officials after interior wall and ceiling finish demolition work is substantially complete
2. Heating/cooling, electrical, and plumbing systems to be Design-Build by MEP Subcontractors working in conjunction with Owner
3. Specifications for plumbing fixtures, decorative light fixtures, door hardware, etcetera, per Interior Design Documents and/or Owner's Scope of Work
4. Specifications for floor, wall, and ceiling finishes per Interior Design Documents and/or Owner's Scope of Work
5. Specifications for millwork, cabinetry, casework, doors, and miscellaneous trim per Interior Design Documents and/or Owner's Scope of Work

FLOOR PLAN DIMENSIONING NOTES
1. Interior dimensions are measured from wall finish to wall finish
2. Interior wall assemblies assume 1/2" GWB on both faces of flat or typical 2x4 or 2x6 framing, for total wall thickness of either 2 1/2" thick, 4 1/2" thick, or 6 1/2" thick
3. 5/8" GWB is assumed to be 1/2" on wall dimensions
4. Interior dimensions do not include wall tile thickness in tile locations
5. Exterior wall dimensions are measured from outside face of exterior wall finish to inside face of interior wall finish

INSULATION SPECIFICATIONS
1. New foundation walls: R-10 rigid foam installed on exterior wall face; exposed foam board protected with Tuff II coating or equal
2. Existing Basement walls: no change
3. New box sills: R-21 closed-cell spray foam
4. Existing 2x4 exterior walls with accessible stud bays: R-13 high-density fiberglass batts or equal
5. Cantilevered second floor deck: R-30+ high-density batts (2x10 joists bays filled to capacity)
6. New 2x6 exterior walls: R-21 high-density fiberglass batts or equal
7. Roof at sloped ceilings: R-30 high-density fiberglass batts or equal
8. Attic at flat ceiling: R-50 blown-in fiberglass or equal
9. Vapor barriers to be provided per insulation Manufacturers' specifications or as required by code

LATERAL BRACING NOTES
1. All lateral bracing for exterior walls except as noted below is to be achieved by Continuous Sheathed Wood Structural Panels method per SPS Table 321.25-G in the Uniform Dwelling Code OR per Engineer's specifications
2. New North and East exterior walls at Family Room and West Garage wall at overhead door R.O. to be portal-framed per figure SPS 321.25-A in the Uniform Dwelling Code OR per Engineer's specifications
3. Specifications for addition lateral bracing and any lateral bracing upgrades to existing framing to be finalized after exterior and interior demolition work is substantially complete
4. Locations of and specifications for interior walls used as braced walls TBD by Engineer

3 A201 MISCELLANEOUS NOTES
Scale: 1/4" = 1'-0"

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MISCELLANEOUS NOTES

SHEET A201

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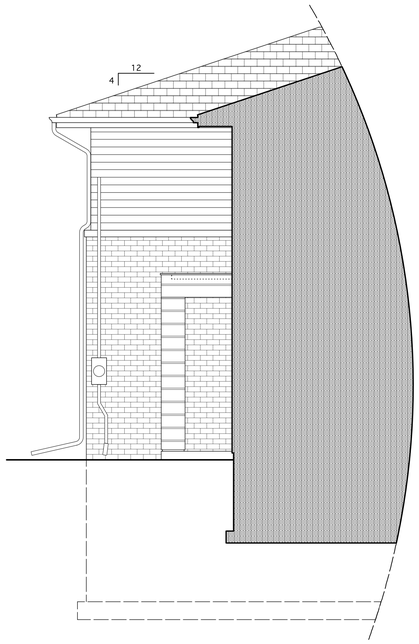
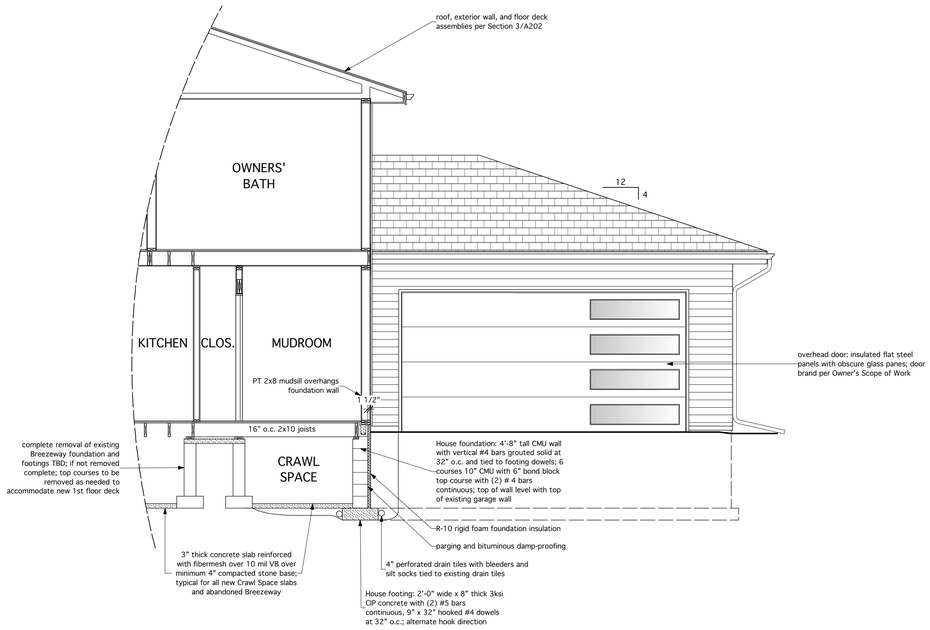
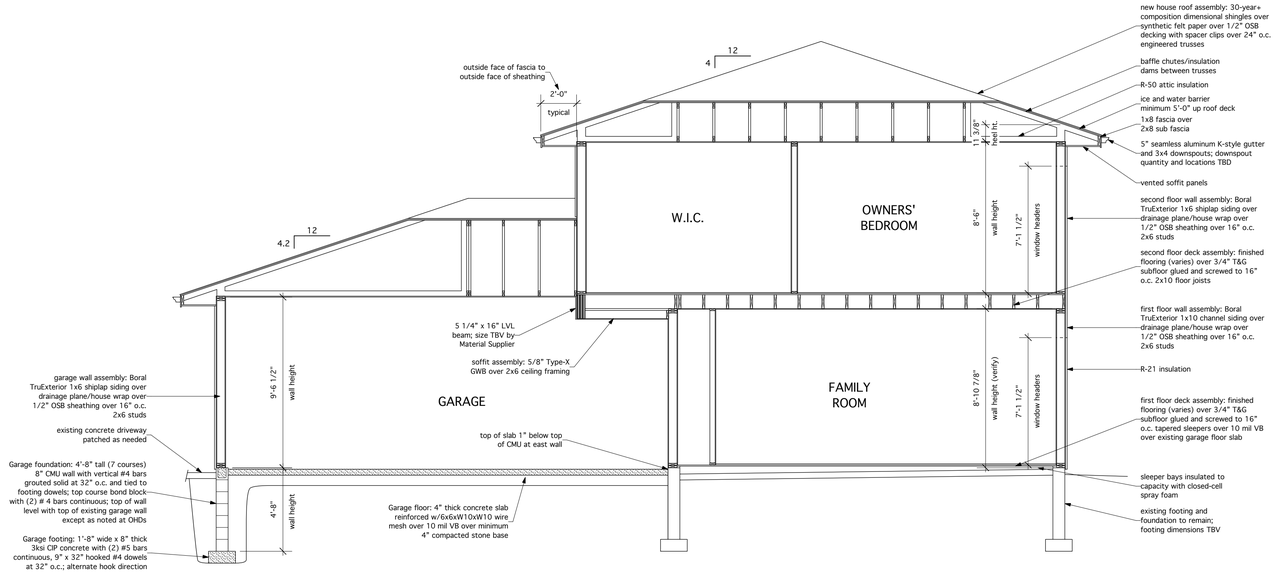


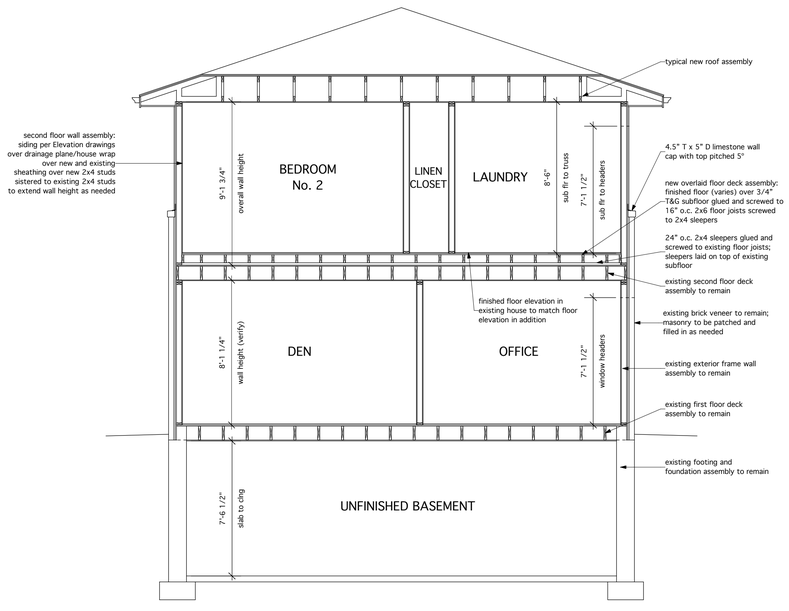
1 A202 PROPOSED EAST HOUSE ELEVATION
Scale: 1/4" = 1'-0"



2 A202 PROPOSED BUILDING SECTION AT MUDROOM WITH WEST GARAGE ELEVATION
Scale: 1/4" = 1'-0"



3 A202 PROPOSED BUILDING SECTION AT GARAGE AND FAMILY ROOM ADDITIONS
Scale: 1/4" = 1'-0"



4 A202 PROPOSED BUILDING SECTION AT EXISTING HOUSE
Scale: 1/4" = 1'-0"

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ISSUE DATE: 06/30/2022

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sheet contents:
PROPOSED EXTERIOR ELEVATIONS
PROPOSED BUILDING SECTION

SHEET A202

drawings are not to scale
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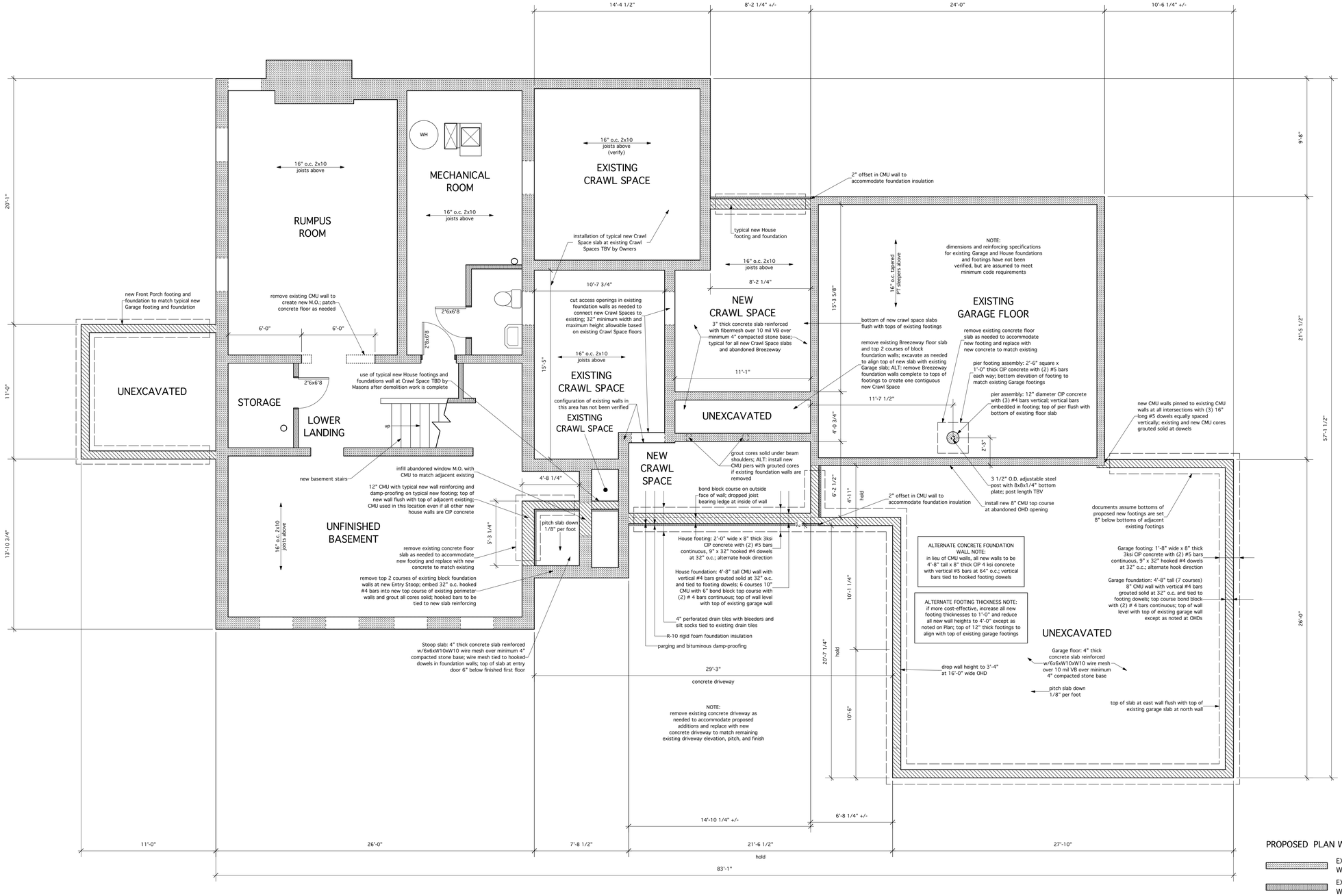
10'-0" in 1/4" scale



1 / S100 PROPOSED FOOTING/FOUNDATION PLAN
Scale: 1/4" = 1'-0"

PROPOSED PLAN WALL FILL KEY

- EXISTING MASONRY WALLS TO REMAIN
- EXISTING FRAMED WALLS TO REMAIN
- EXISTING MASONRY VENEER TO REMAIN
- NEW CMU WALLS
- NEW CIP CONCRETE WALLS
- NEW FRAMED WALLS
- NEW MASONRY VENEER

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WALL FILL KEY

SHEET S100

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SURVEYING ASSOCIATES, INC.
MEMBER OF WISCONSIN SOCIETY OF LAND SURVEYORS & NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS

PLAT OF SURVEY

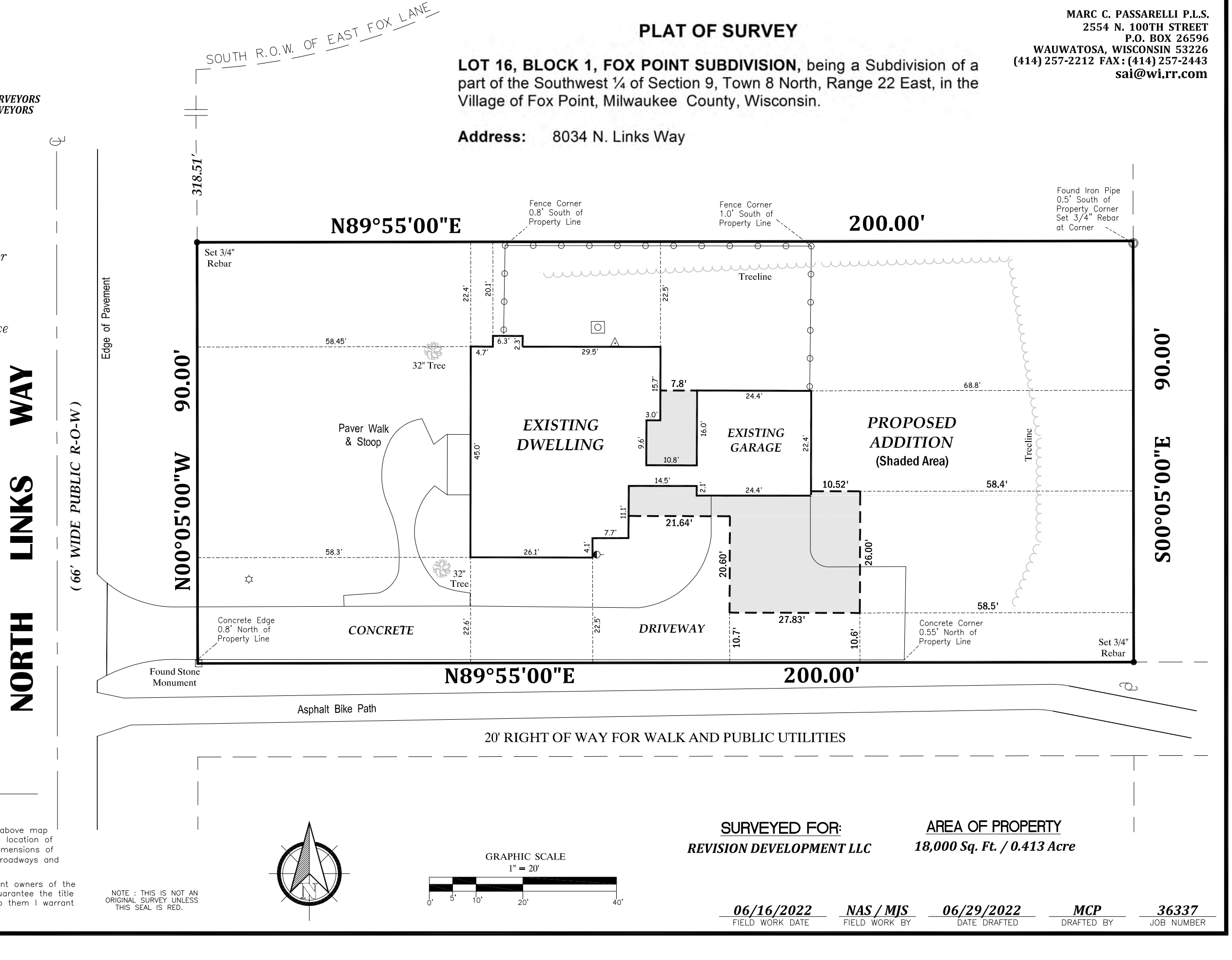
LOT 16, BLOCK 1, FOX POINT SUBDIVISION, being a Subdivision of a part of the Southwest ¼ of Section 9, Town 8 North, Range 22 East, in the Village of Fox Point, Milwaukee County, Wisconsin.

Address: 8034 N. Links Way

MARC C. PASSARELLI P.L.S.
2554 N. 100TH STREET
P.O. BOX 26596
WAUWATOSA, WISCONSIN 53226
(414) 257-2212 FAX: (414) 257-2443
sai@wi.rr.com

LEGEND

- Denotes Existing Power Pole
- Denotes Existing Electric Meter
- Denotes Existing Gas Meter
- Denotes Existing AC Unit
- Denotes Existing Yard Light
- Denotes Chain Link Fence



WISCONSIN REGISTERED LAND SURVEYOR

"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.

GRAPHIC SCALE
1" = 20'
0' 5' 10' 20' 40'

SURVEYED FOR:
REVISION DEVELOPMENT LLC

AREA OF PROPERTY
18,000 Sq. Ft. / 0.413 Acre

06/16/2022	*NAS / MJS*	*06/29/2022*	*MCP*	*36337*
FIELD WORK DATE	FIELD WORK BY	DATE DRAFTED	DRAFTED BY	JOB NUMBER

8034 North Links Way

VIEW OF MAIN HOUSE FROM NORTHWEST

8034 North Links Way

VIEW OF MAIN HOUSE FROM WEST

8034 North Links Way

VIEW OF MAIN HOUSE FROM SOUTHWEST

8034 North Links Way

VIEW OF MAIN HOUSE FROM SOUTH

8034 North Links Way

VIEW OF MAIN HOUSE FROM SOUTHEAST

8034 North Links Way

VIEW OF BREEZEWAY FROM SOUTH

8034 North Links Way

VIEW OF GARAGE FROM SOUTH

8034 North Links Way

VIEW OF HOUSE AND GARAGE FROM SOUTHEAST

8034 North Links Way

VIEW OF HOUSE AND GARAGE FROM NORTHEAST

8034 North Links Way

VIEW OF BREEZEWAY FROM NORTH

8034 North Links Way

VIEW OF MAIN HOUSE FROM NORTHEAST

NORTH WEST - FRONT ENTRY & GARAGE

EAST - FRONT ENTRY

WOOD SHUTTERS & COTTAGE WINDOWS

SOUTH WEST

SOUTH EAST - FRONT ENTRY & SIDE

WEST - REAR ENTRY

CORNICE DETAIL

FOX POINT RENOVATION

EXISTING PHOTOS

JUNE 24TH, 2022

WADE WEISSMANN ARCHITECTURE

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SURVEYING ASSOCIATES, INC.

MEMBER OF WISCONSIN SOCIETY OF LAND SURVEYORS
& NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS

MARC C. PASSARELLI P.L.S.
2554 N. 100TH STREET
P.O. BOX 26596
WAUWATOSA, WISCONSIN 53226
(414) 257-2212 FAX: (414) 257-2443
sai@wi.rr.com

PLAT OF SURVEY

LOT 8, BLOCK 2, RAVINA, being a Subdivision of a part of Fractional Section 21, Town 8 North, Range 22 East, in the Village of Fox Point, Milwaukee County, Wisconsin.

Address: 7021 N. Belmont Ln.

BENCHMARK FOR ELEVATIONS :
Concrete Monument w/ Brass Cap Marking the SW Corner of the NW 1/4 of Section 21-08-22. Elevation: 707.42' - NAVD 1988 Datum

LEGEND

- Denotes Existing Power Pole
- Denotes Existing Gas Meter
- Denotes Existing Yard Light
- Denotes Existing Electric Meter
- Denotes Existing AC Unit
- Denotes Asphalt Surface
- Denotes Paver Surface
- Denotes Wood Fence
- 700.41 – Denotes Existing Spot Elevation

AREA OF PROPERTY

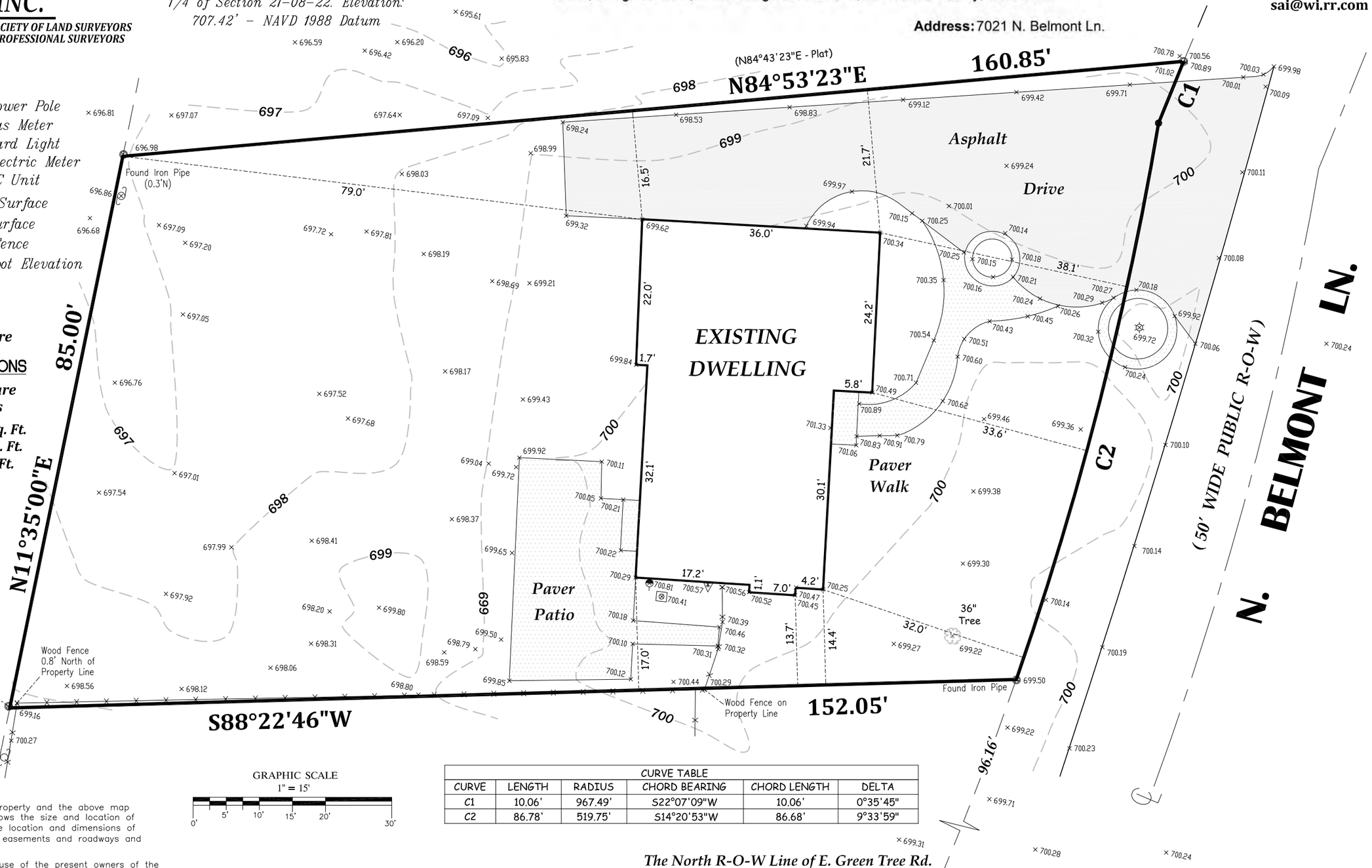
13,628 Sq. Ft. / 0.313 Acre

OPEN SPACE CALCULATIONS

NOTE : Areas calculated are inside of Property Lines

Existing Dwelling : 1,722 Sq. Ft.
Existing Asphalt : 1,787 Sq. Ft.
Existing Pavers : 913 Sq. Ft.

Total : 4,422 Sq Ft.
67.55% Open Space



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

GRAPHIC SCALE
1" = 15'
0' 5' 10' 15' 20' 30'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C1	10.06'	967.49'	S22°07'09"W	10.06'	0°35'45"
C2	86.78'	519.75'	S14°20'53"W	86.68'	9°33'59"

"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.

WISCONSIN REGISTERED LAND SURVEYOR

SURVEYED FOR: ***TOMMY & HARRIETTE ENGEL***

04/11/2022	***MJS / MWW***	***04/28/2022***	***MCP***	***36293***
FIELD WORK DATE	FIELD WORK BY	DATE DRAFTED	DRAFTED BY	JOB NUMBER

SQUARE FOOT CALCULATIONS

SQUARE FOOT AREA OF PROPERTY = 13,628

SQUARE FOOT AREA OF PROPERTY *PLUS* RIGHT OF WAY = 13,628 + 2,462 = 16,090

ALLOWABLE TOTAL DWELLING COVERAGE IN 'A1' ZONING DISTRICT IS 15%:

- TOTAL ALLOWABLE SQUARE FOOTAGE: 16,090 sq. ft. x .15 = 2413.5 sq. ft.
- EXISTING STRUCTURE (per survey) = 1,722 sq. ft.
- 2,413.5 - 1,722 = 691.5 sq. ft. AVAILABLE FOR ADDITIONAL DWELLING SPACE

ALLOWABLE SQUARE FOOTAGE FOR A DETACHED GARAGE IS 10% OF THE LOT:

- 16,090 sq.ft. x .10 = 1,609 sq.ft.

FORMULA PER ZONING CODE §745-13.B.(3):

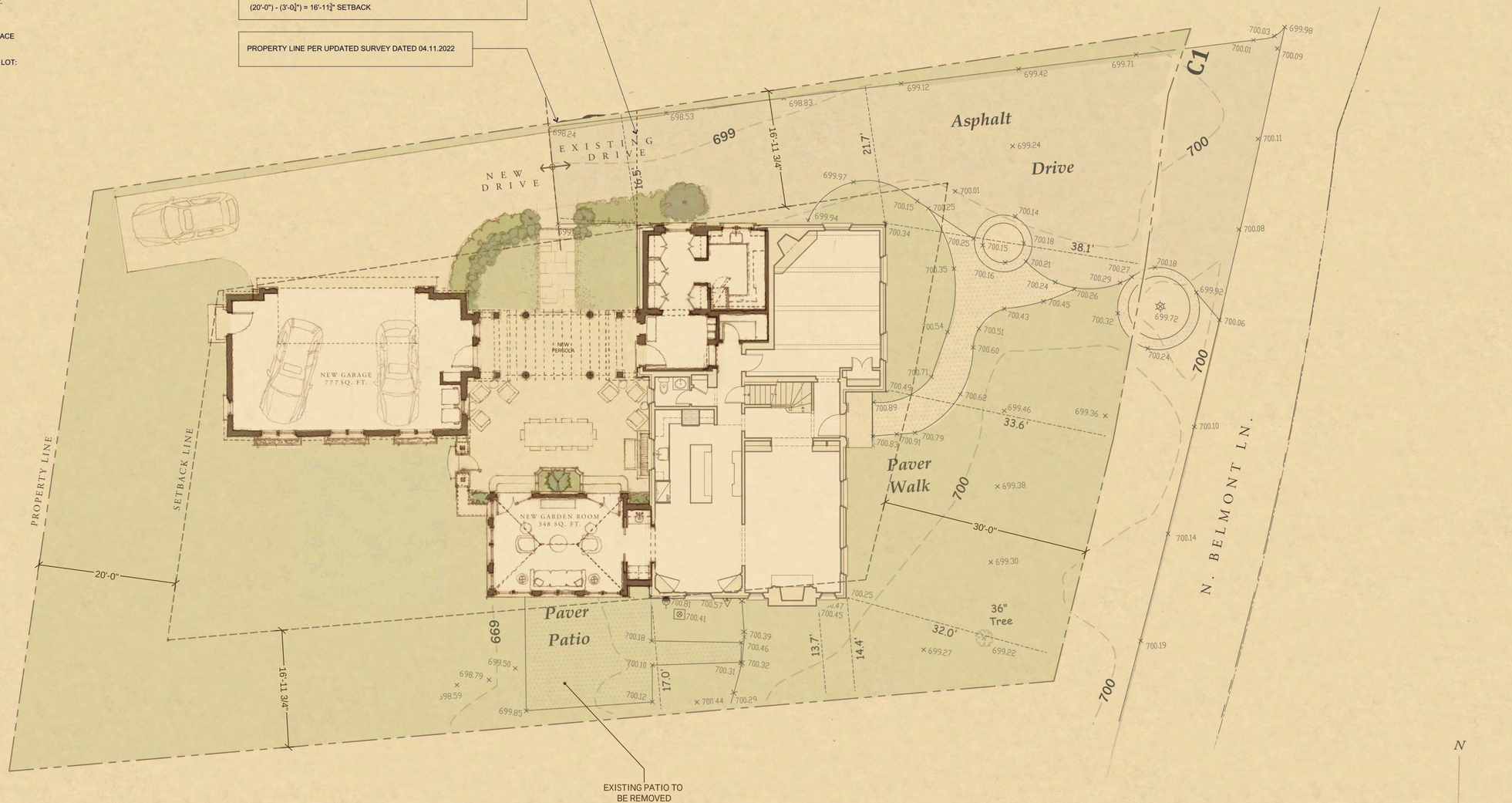
THE NARROWEST LOT WIDTH LINE ADJACENT TO THE BUILDING (REAR OF BUILDING AS APPROVED BY THE BUILDING INSPECTOR 05.25.2022): 87'-11"

(100'-0") - (87'-11") = 12'-1"

(12'-1") X .25 = 3'-0 1/4"

(20'-0") - (3'-0 1/4") = 16'-11 3/4" SETBACK

PROPERTY LINE PER UPDATED SURVEY DATED 04.11.2022



Scale: 1/8"=1'-0"

FOX POINT RENOVATION

SITE PLAN

JUNE 24TH, 2022

WADE WEISSMANN ARCHITECTURE

0 16 32 80

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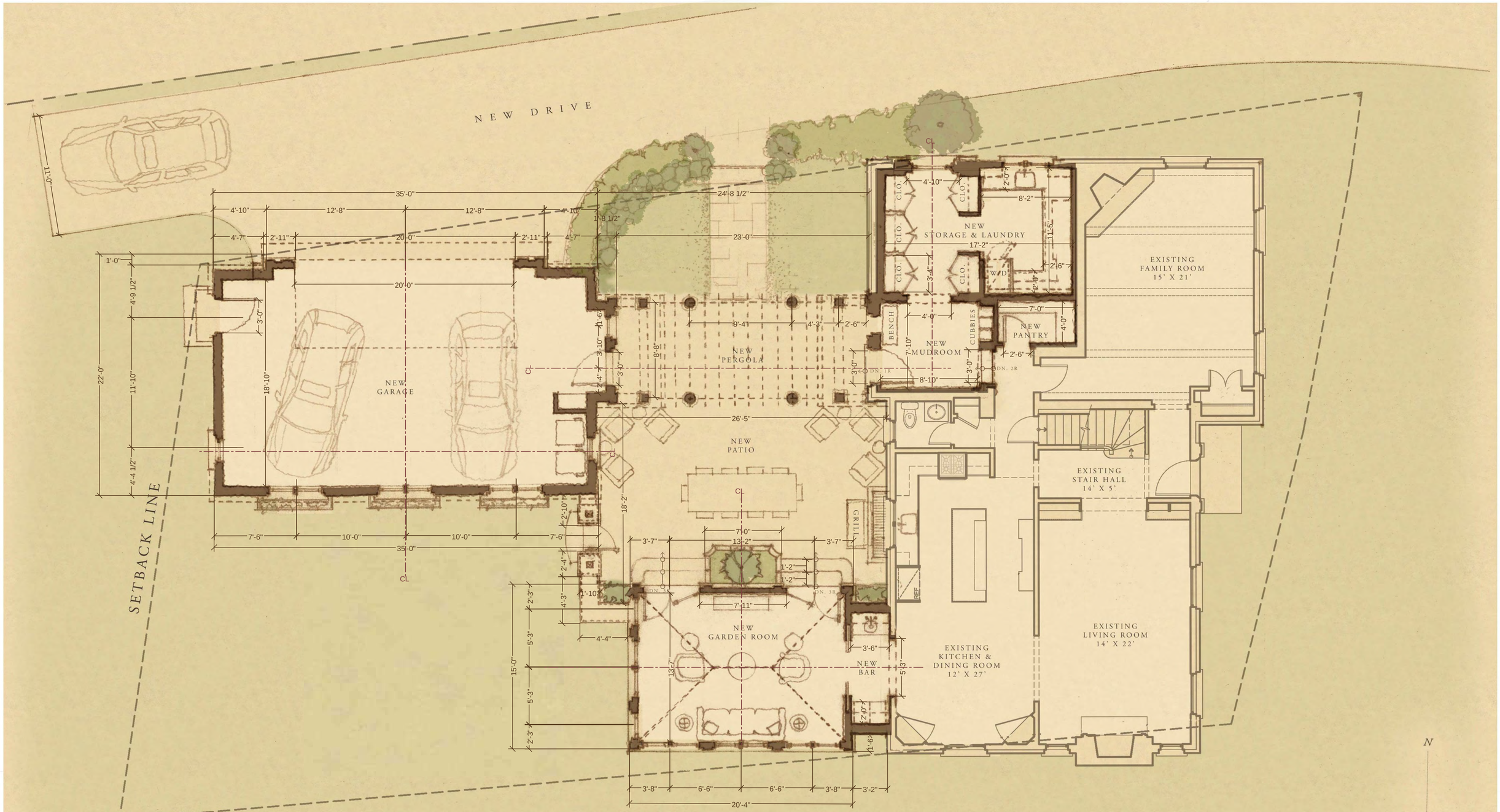

Scale: 1/4"=1'-0"

FOX POINT RENOVATION

FLOOR PLAN

JUNE 24TH, 2022

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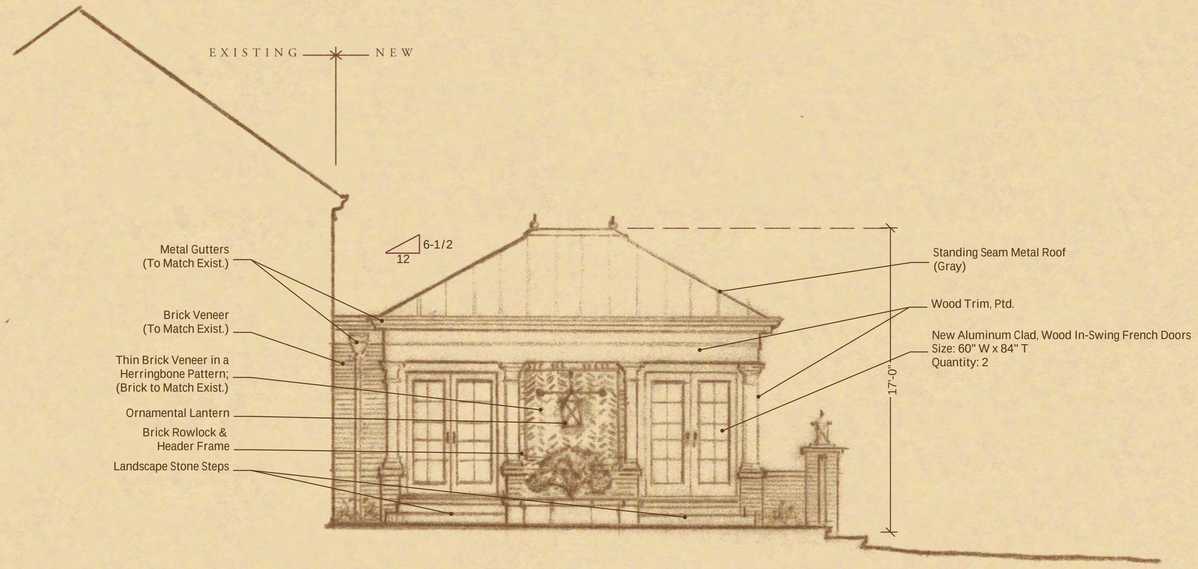
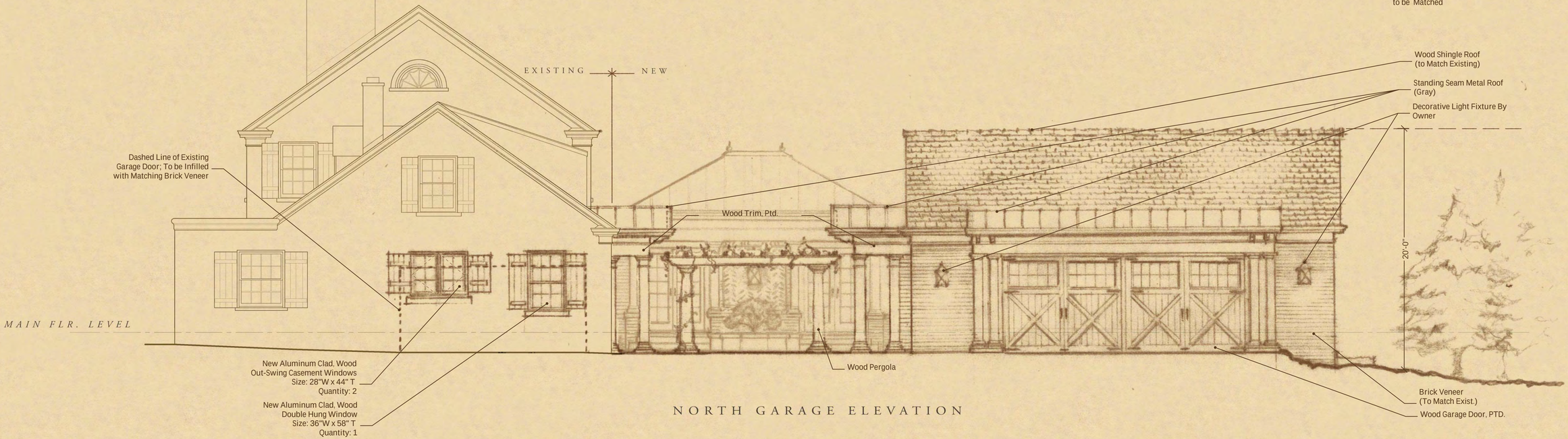


NORTH GARDEN ROOM ELEVATION

Wood Shingle Roof
Material Precedent

Standing Seam Metal Roof
Material Precedent

Existing Brick Veneer
to be Matched



NORTH GARAGE ELEVATION

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

FOX POINT RENOVATION

EXTERIOR ELEVATIONS

JUNE 24TH, 2022

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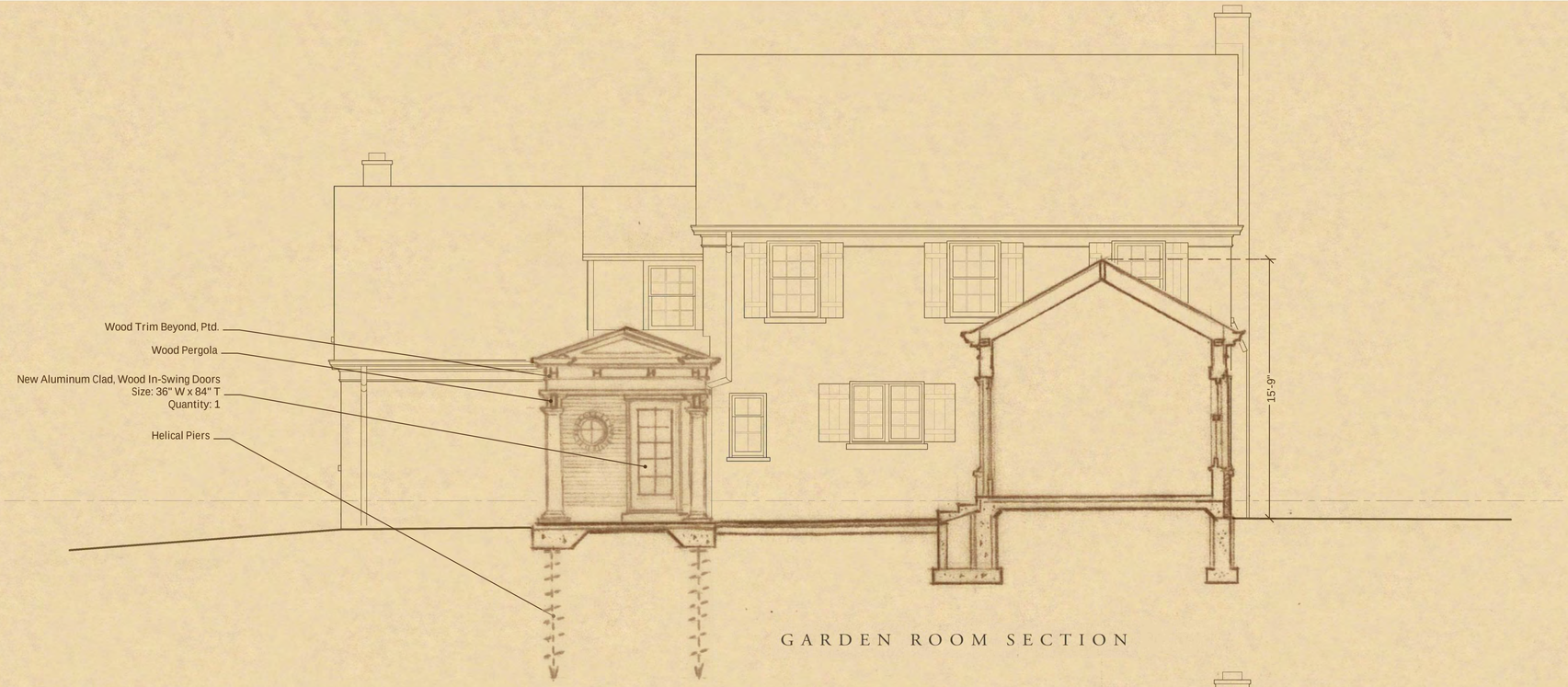
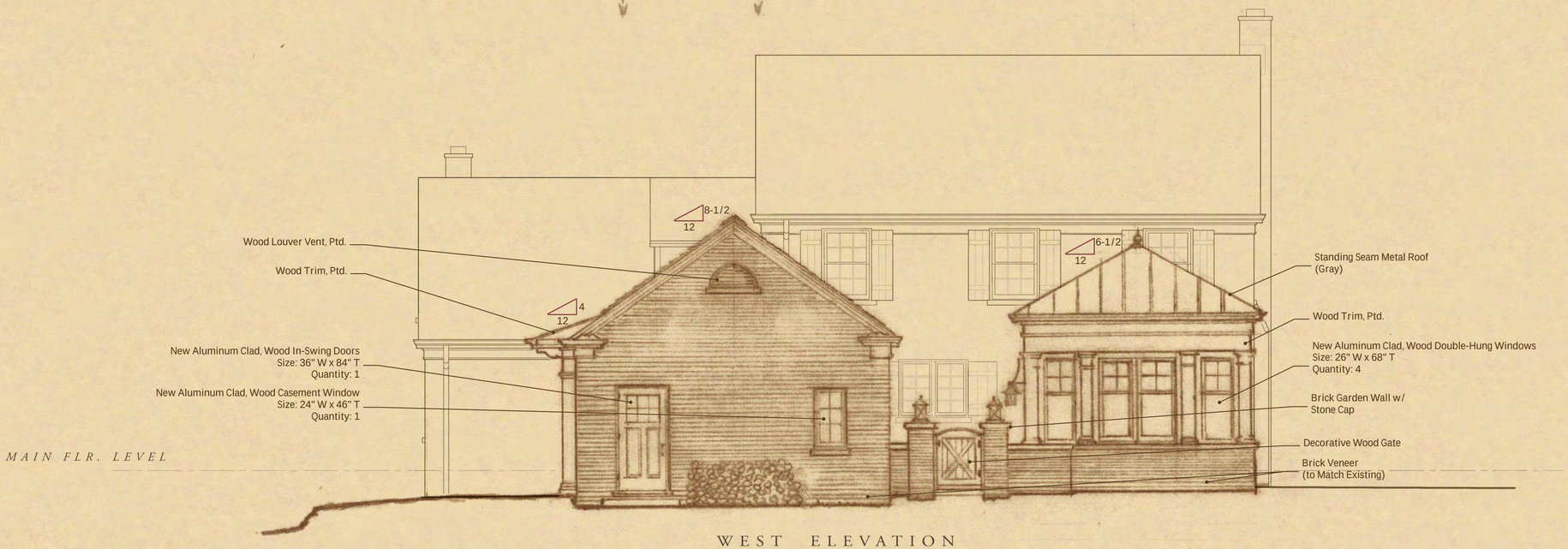
WADE WEISSMANN
ARCHITECTURE



GARDEN ROOM SECTION



WEST ELEVATION

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

FOX POINT RENOVATION

EXTERIOR ELEVATIONS

JUNE 24TH, 2022

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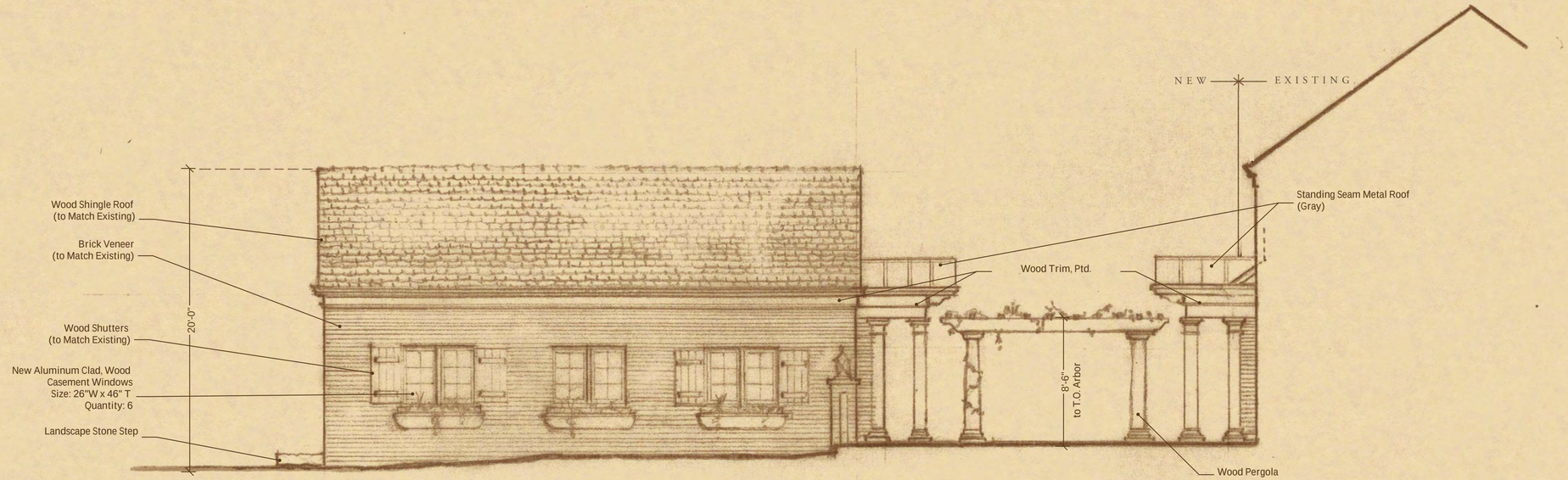
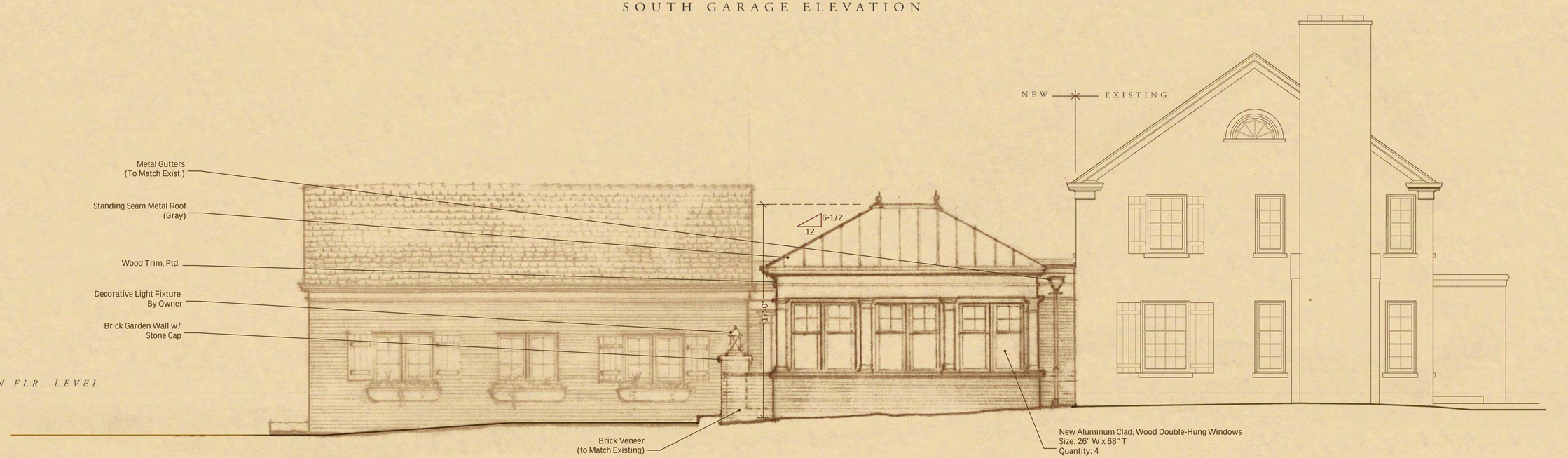


SOUTH GARAGE ELEVATION



SOUTH GARDEN ROOM ELEVATION

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

FOX POINT RENOVATION

EXTERIOR ELEVATIONS

JUNE 24TH, 2022

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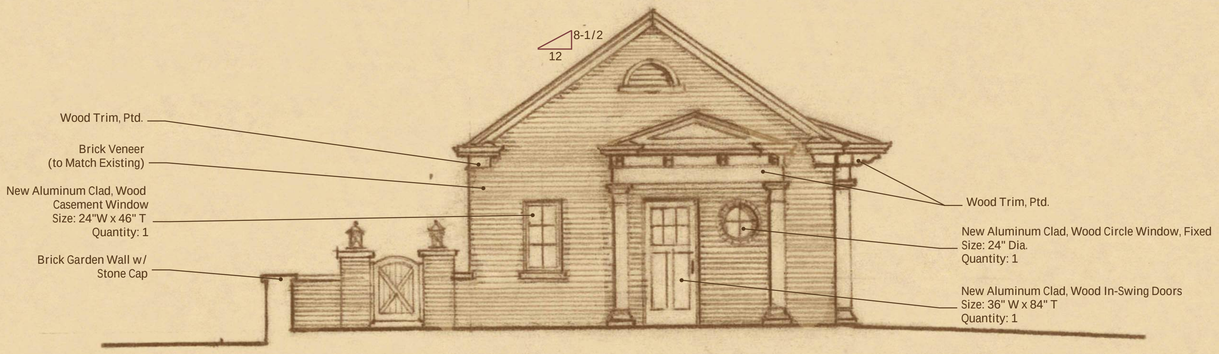
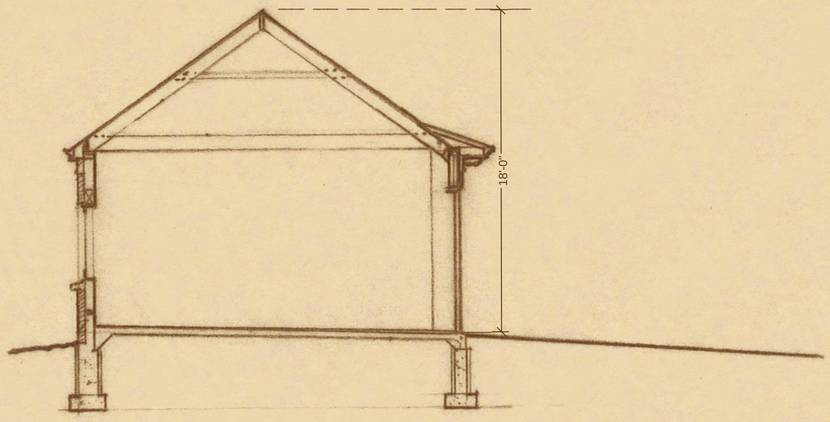


EAST GARAGE ELEVATION



GARAGE SECTION

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

FOX POINT RENOVATION

EXTERIOR ELEVATIONS

JUNE 24TH, 2022

WADE WEISSMANN
ARCHITECTURE

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