

NOTICE OF MEETING
VILLAGE OF FOX POINT
BUILDING BOARD

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

Wednesday
August 10, 2022
5:00 P.M.

Join Zoom Meeting

<https://us02web.zoom.us/j/85151074190>

Meeting ID: 851 5107 4190

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 July 13, 2022 Building Board meeting.
3. Revision Development LLC, 8034 N Links Way, proposed remodel and new attached garage , and modification to open area.
4. Bruce Arbit, 7900 N Beach Dr, proposed solar array.
5. Tom Simeone, 8045 N Beach Dr, proposed 18' X 18' pavilion.
6. John Malzewski, 8210 N Whitney Rd, proposed detached garage.
7. Jesse Schenck, 408 E Daphne Rd, proposed conversion of screen porch to four season room.
8. John Crichton, 7014 N Barnett Ln, proposed roof over uncovered patio.
9. Sadoff, 7855 N Club Cir, proposed front entry, window well, and chimney rework.
10. James Bonnimann, 6708 N Holly Ct, proposed patio door.
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, July 13, 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 June 8, 2022. Motion was seconded by Jeff Weber. Motion Passed.

AGENDA

- **Ralph Bencriscutto, 8339 N Lake Dr, proposed resubmittal of a remodel and addition.** It was the consensus of the Building Board to approve as submitted.
- **Alan Pasch, 6445 N Lake Dr, proposed kitchen, mudroom, powder room remodel.** It was the consensus of the Building Board to approve as submitted.
- **Robert McDougall, 6765 N Holly Ct, proposed roof mounted solar array.** It was the consensus of the Building Board to approve as submitted.
- **Revision Development LLC, 8034 N Links Way, proposed remodel and new attached garage.** It was the consensus of the Building Board to table for resubmission.
- **Thomas Engel, 7021 N Belmont Ln, proposed remodel, new four season room, addition, new detached garage, and pergola.** 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 5:55 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	B-60

BUILDING PERMIT

Job Address	0034 N LINKS WAY	Building Type: Residential	☒ Commercial
Description of Work	INTERIOR REMODEL PLUS ADDITIONAL LIVING SPACE AND NEW ATTACHED GARAGE		
Estimated Cost of Project \$	400,000		

Owner/Occupant			
Business Name	REVISION DEVELOPMENT LLC	Contact Name	JOHN KANNENBERG
Address	1924 N HUBBARD ST #407	City/State/Zip	MILWAUKEE WI 53212
Phone	414-350-2580	Email	REVISIONDEVELOPMENT@GMAIL.COM

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

Contractor			
Company Name		Contact Name	
Address	SAME	City/State/Zip	SAME
Phone		Email	
Dwelling Contractor #	041400005	Dwelling Contractor Qualifier #	041200113

Square Footage Under Construction				
1 st Floor	2 nd Floor	Basement	Addition	Garage 760

Description	Rate	Amount
Project - Per \$1,000 of estimated cost	\$10.00	4,000.00
Building Board	\$75.00	75
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	\$ 75.00

Applicant Signature

Rev 01/22

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: 1.057868

Jul 19, 2022

8034 N Links Way

Previous Balance:	.00
LICENSES & PERMITS - OTHER PERMIT	200.00
10-44540 OTHER PERMIT	

Total:	200.00
--------	--------

CHECK	Check No: 1157	200.00
Payor: THE GARRET STUDIO INC		

Total Applied:	200.00
----------------	--------

Change Tendered:	.00
------------------	-----

07/19/2022 8:07 AM

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

414-351-8900

Receipt No: 1.057801

Jul 1, 2022

8034 N LINKS WAY

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

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

CHECK	Check No: 1561	75.00
Payor: REVISION DEVELOPMENT LLC		
Total Applied:		75.00

Change Tendered:	.00
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Duplicate Copy

07/01/2022 10:41 AM

VILLAGE OF FOX POINT

MILWAUKEE COUNTY

WISCONSIN



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

**VILLAGE OF FOX POINT
NOTICE OF BUILDING BOARD MEETING
REQUEST FOR MODIFICATION OF OPEN AREA**

PLEASE TAKE NOTICE that the Fox Point Building Board will meet via Zoom on Wednesday, August 10, 2022 at 5:00 p.m. to hear the following:

- 1. 8034 N Links Way.** The applicant is requesting a Modification of Open Area pursuant to Section 745-26 of the Village Fox Point Code.

Any interested party may attend this meeting and be heard concerning this case. The Zoom hyperlink and Zoom dial-up phone number will be located on the Villages website <https://www.villageoffoxpoint.com> under Agendas & Minutes.

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

Michael Rakow
Building Inspector

Notice Mailed: 07/19/2022

**VILLAGE OF FOX POINT
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Respectfully Submitted,



Michael Rakow
Building Inspector
Village of Fox Point



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

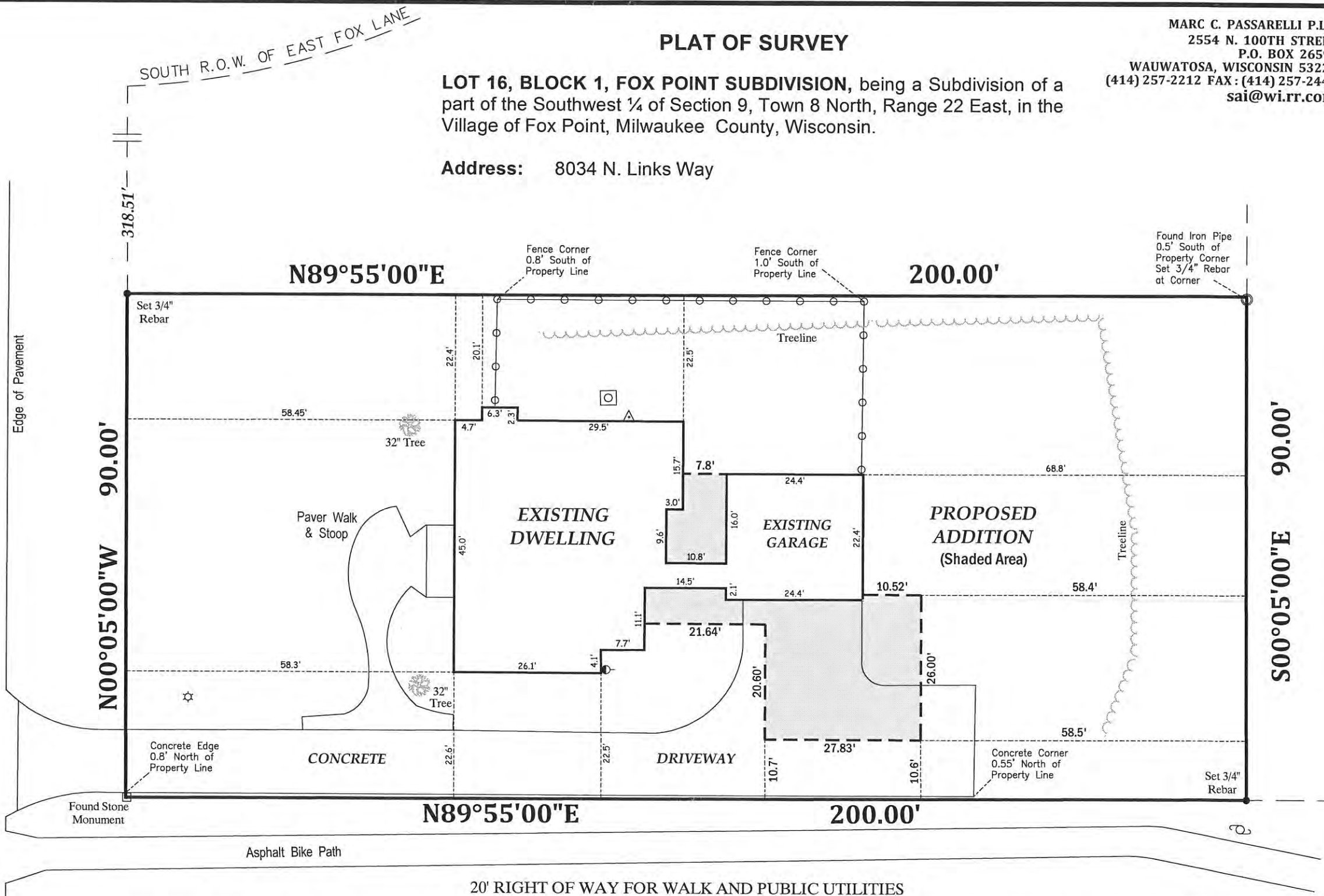
LEGEND

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

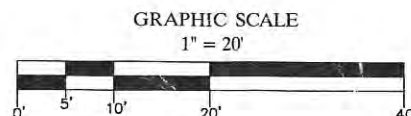


NORTH LINKS WAY

(66' WIDE PUBLIC R-O-W)



20' RIGHT OF WAY FOR WALK AND PUBLIC UTILITIES



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

"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.

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

SURVEYED FOR:
REVISION DEVELOPMENT LLC

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

06/16/2022
FIELD WORK DATE

NAS / MJS
FIELD WORK BY

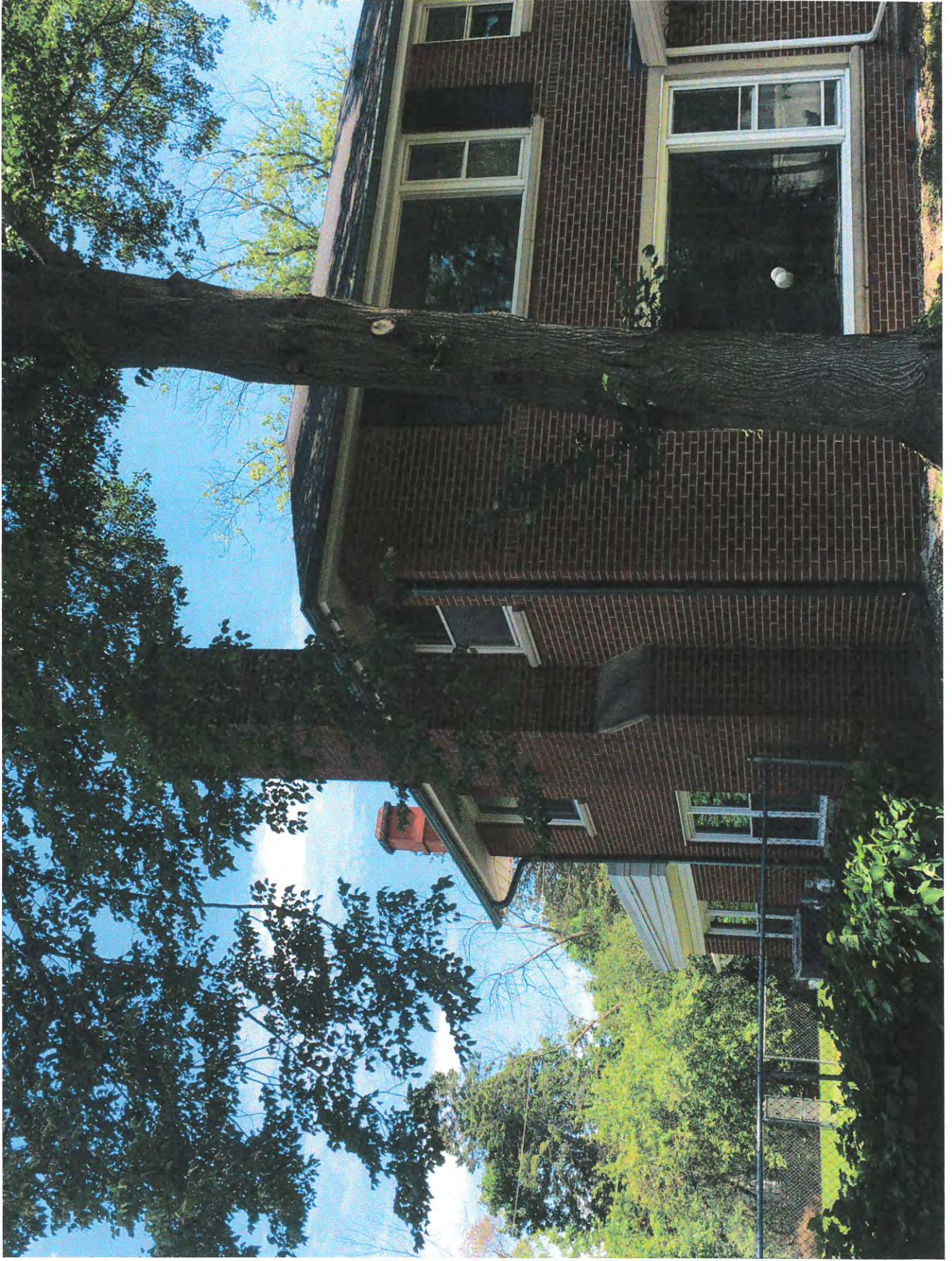
06/29/2022
DATE DRAFTED

MCP
DRAFTED BY

36337
JOB NUMBER

8034 North Links Way

VIEW OF MAIN HOUSE FROM NORTHWEST



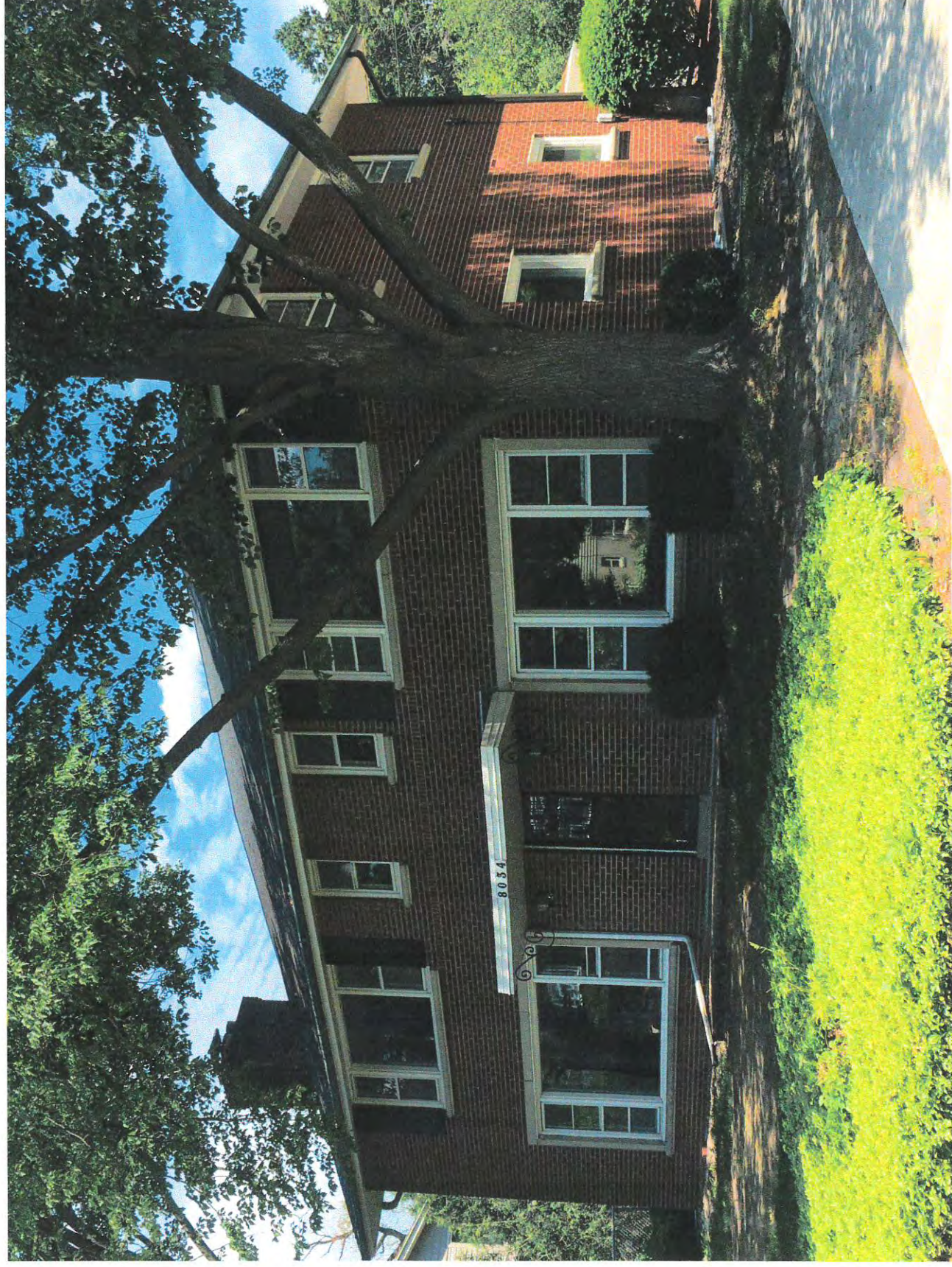
8034 North Links Way

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



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

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
document released for design review and permit review
DRAWN BY:
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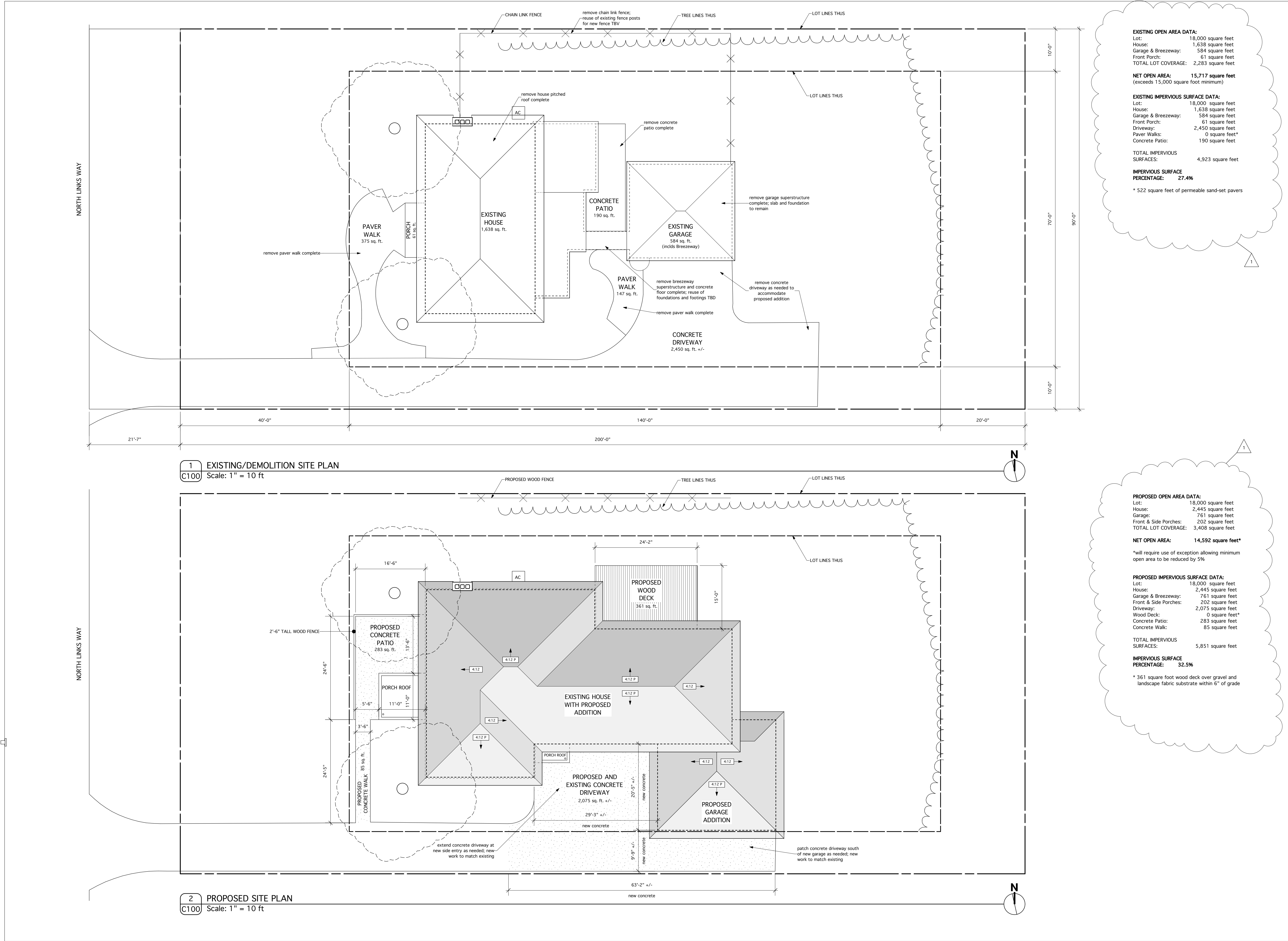
FIELD VERIFY DIMENSIONS
AND CONDITIONS

REVISIONS		DESCRIPTION
#	DATE	
1	07/11/23	Corrected lot square footage
2	07/14/22	Adjust window locations per BB

sheet contents:
PROJECT TITLE
SHEET INDEX

SHEET T100

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



DESIGN REVIEW DOCUMENT
REISSUE DATE: 07/18/2022

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2572 N 62nd Street
Wauwatosa, Wisconsin 53213
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REVISIONS

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sheet contents:
EXISTING/DEMOLITION SITE PLAN
PROPOSED SITE PLAN
LOT COVERAGE DATA
IMPERVIOUS SURFACE DATA

SHEET C100

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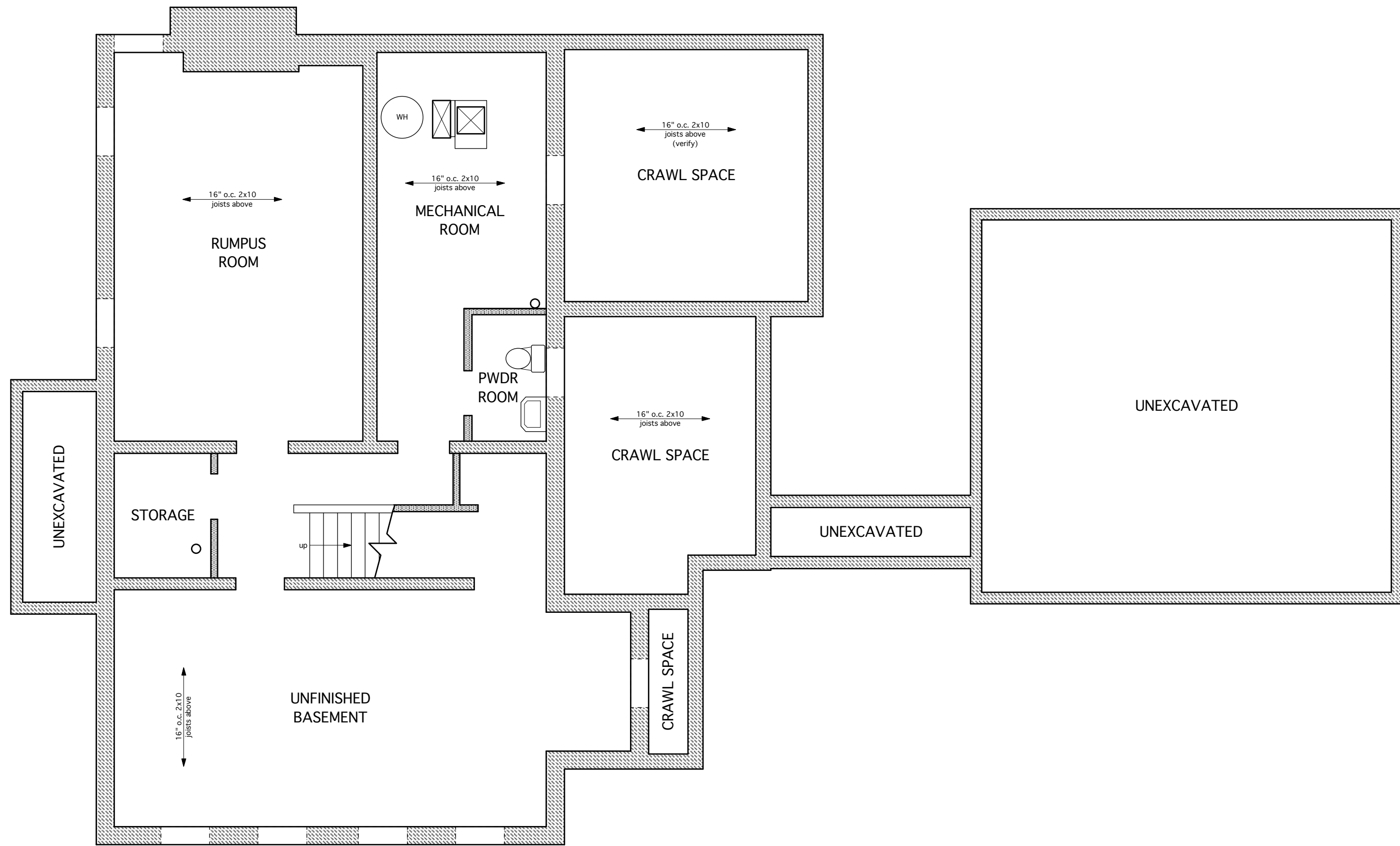
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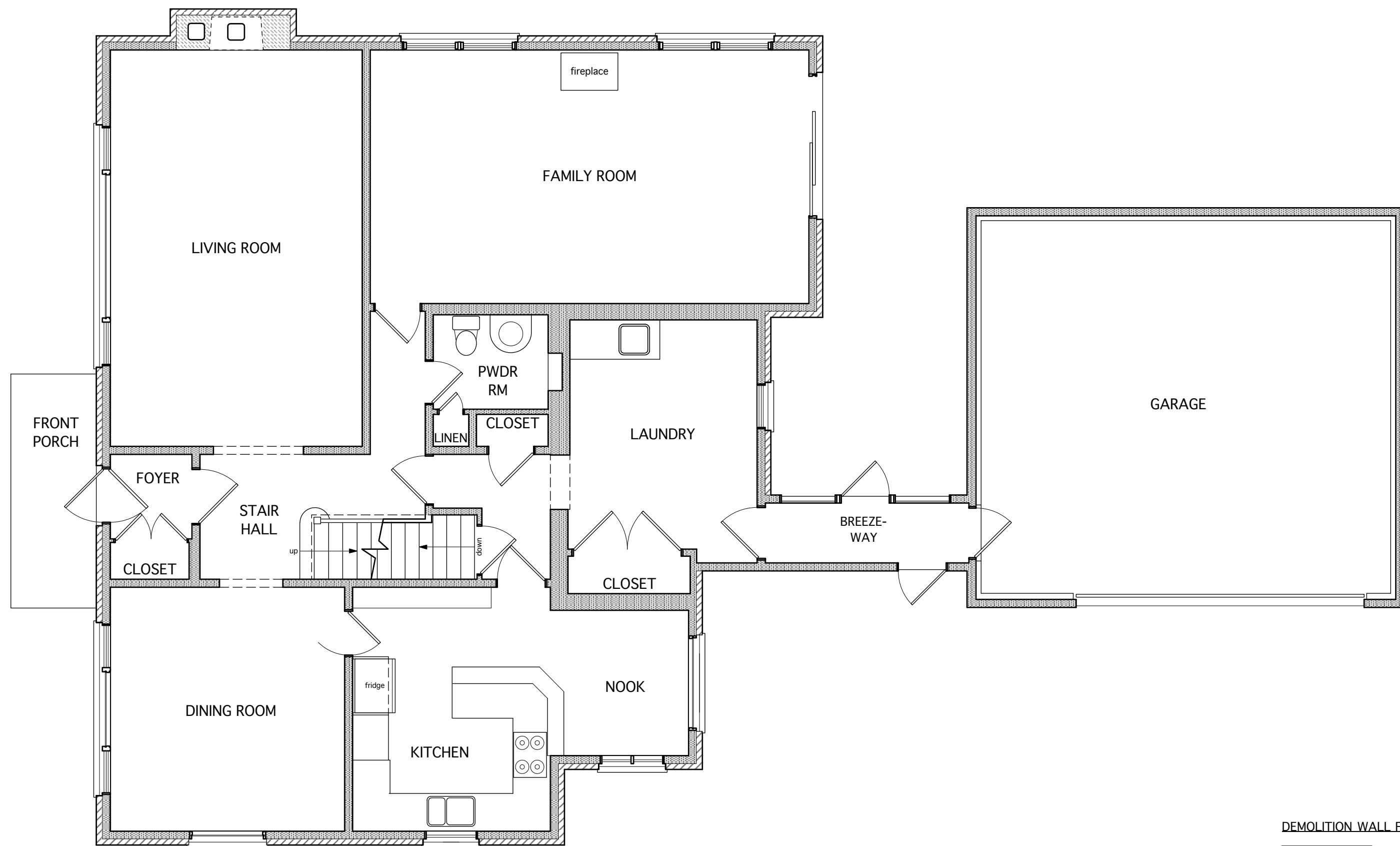
sheet contents:
EXISTING/DEMOLITION FLOOR
PLANS
INTERIOR DEMOLITION SCOPE OF
WORK
MISCELLANEOUS NOTES
FLOOR AREA DATA

SHEET D100

drawings are not to scale
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1 EXISTING/DEMOLITION BASEMENT FLOOR PLAN
Scale: 3/16" = 1'-0"

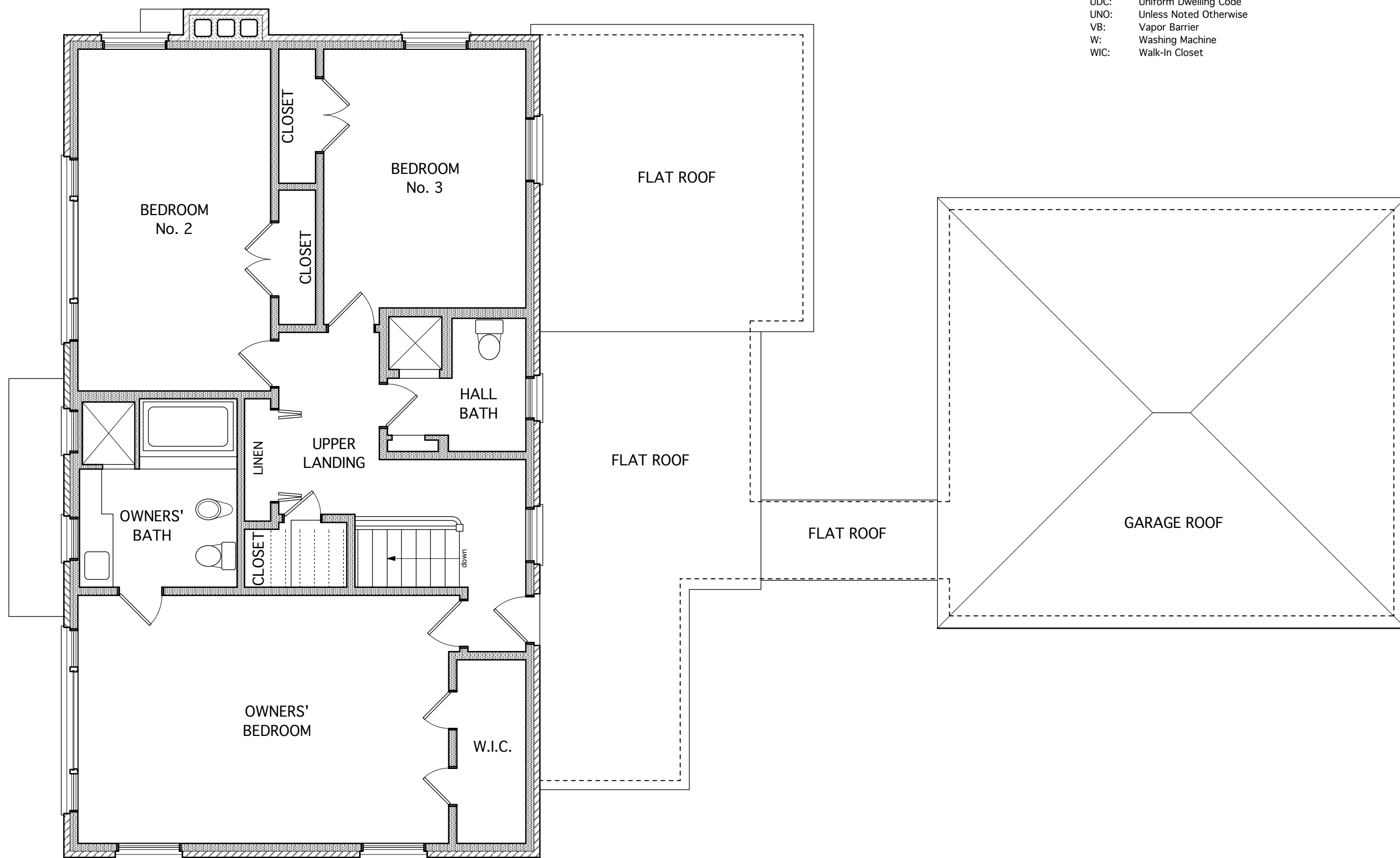


2 EXISTING/DEMOLITION FIRST FLOOR PLAN
Scale: 3/16" = 1'-0"

DEMOLITION WALL FILL KEY

[Hatched Pattern]	EXISTING MASONRY WALLS
[Hatched Pattern]	EXISTING FRAME WALLS
[Hatched Pattern]	EXISTING MASONRY VENEER

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

INTERIOR DEMOLITION SCOPE OF WORK

- All demolition work is to be carried out in accordance with all EPA and HUD regulations governing lead-safe remodeling
- Remove all appliances complete; Owners to verify if any appliances are to be saved for reuse
- Remove all Kitchen countertops and cabinets complete
- 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
- 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
- Remove all Bathroom vanities complete
- 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
- Remove all window and door casing, baseboard, and miscellaneous trim complete
- Remove all doors and jambos complete
- Remove all wall and ceiling finishes complete
- Remove complete any and all wall and ceiling insulation exposed by wall and ceiling finish demolition
- Remove all layers of flooring complete to subfloor
- Remove main staircase and basement staircase complete; stair R.O.s to be modified as needed to accommodate proposed stairs
- Remove interior and exterior wall and/or partition framing as needed to accommodate Proposed Floor Plans
- Remove any exposed, damaged, or deteriorated subfloor as needed
- Remove areas of floor decks and flat roof framing as needed to accommodate Proposed Floor Plans
- Provide temporary shoring and bracing as needed to support second floor deck and roof at abandoned bearing walls
- See Owners' Scope of Work for additional demolition specifications

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

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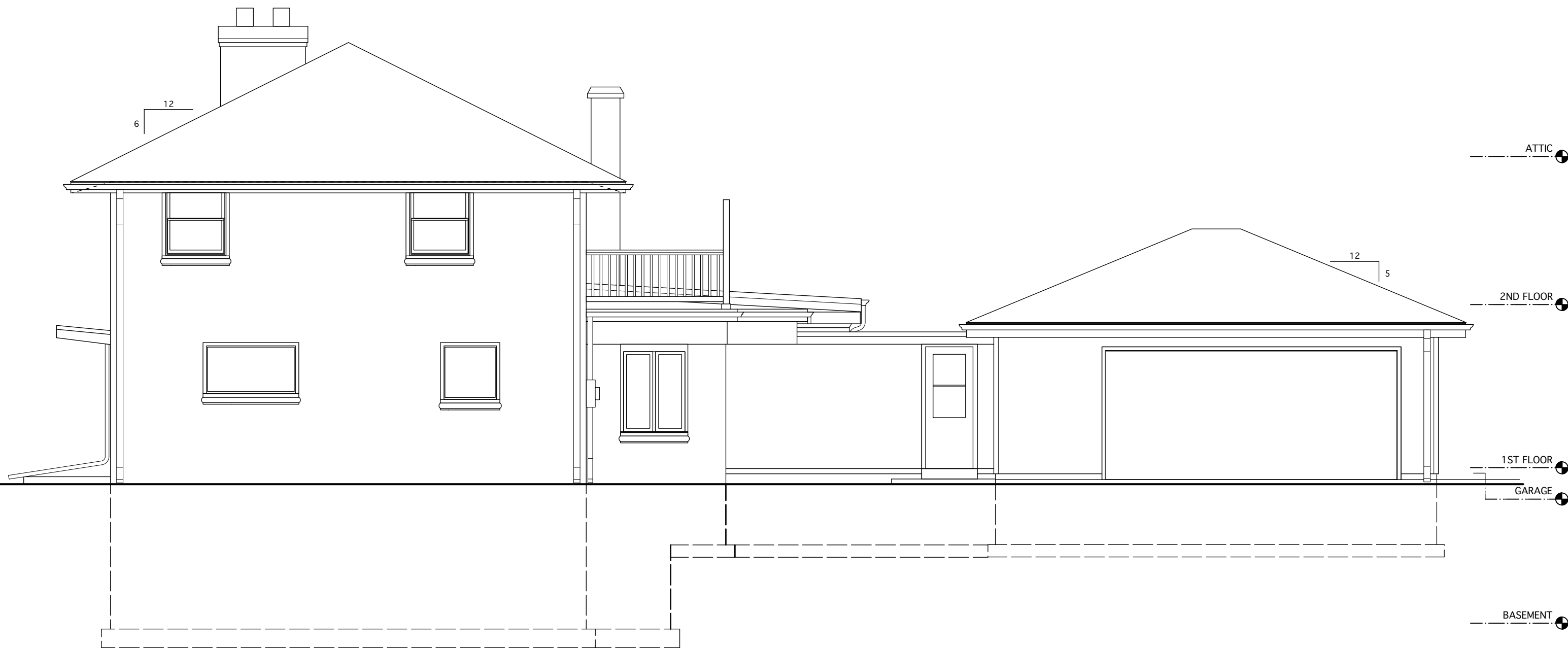
sheet contents:
EXISTING/DEMOLITION EXTERIOR
ELEVATIONS
EXTERIOR DEMOLITION SCOPE OF
WORK

SHEET D200

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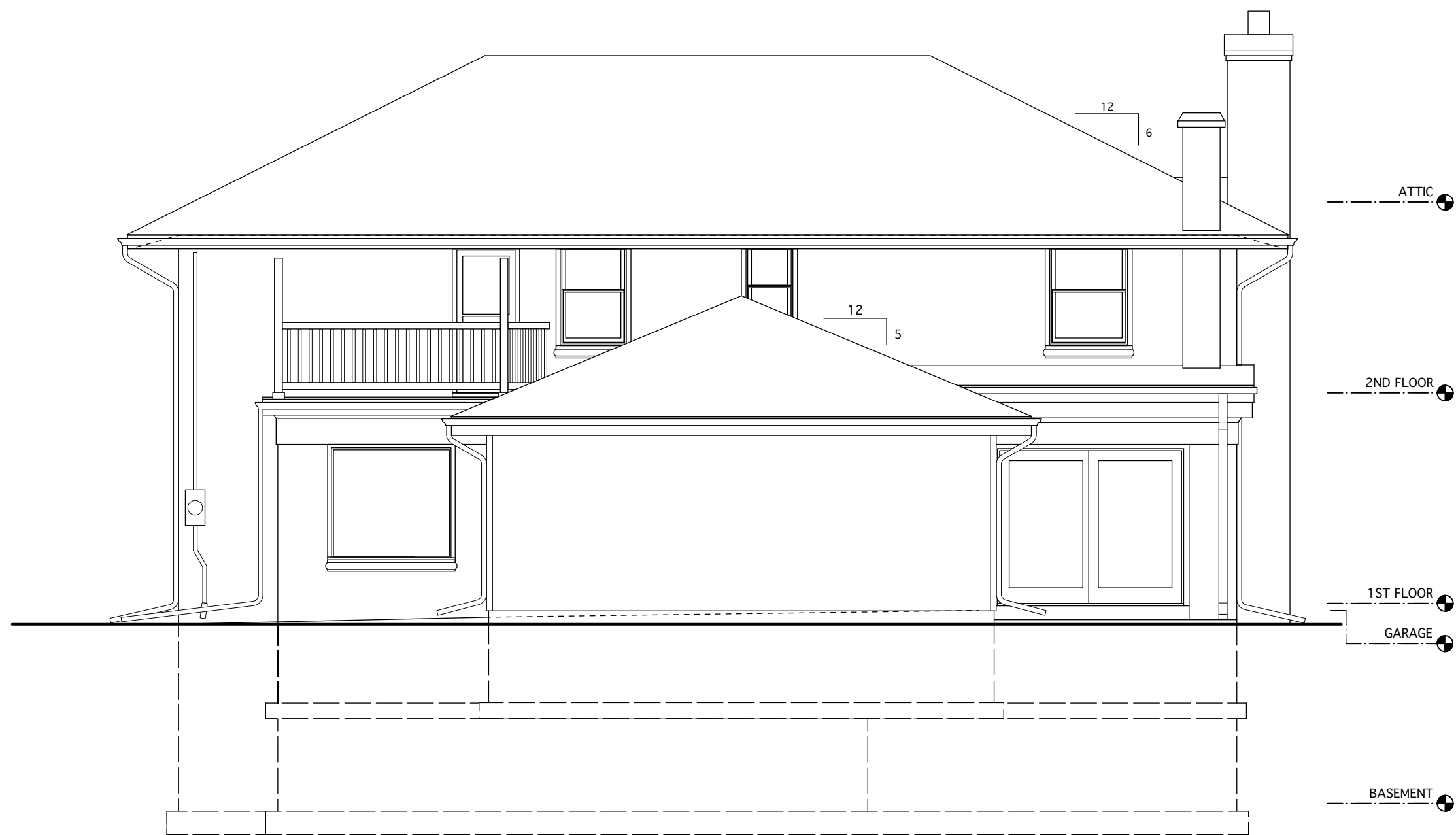


1 EXISTING/DEMOLITION FRONT/WEST ELEVATION
Scale: 3/16" = 1'-0"



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

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



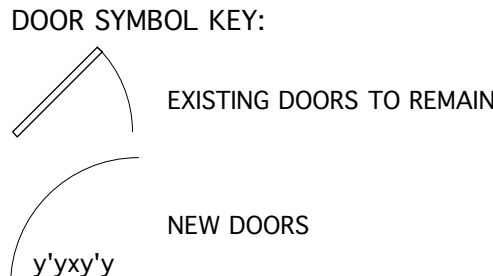
3 EXISTING/DEMOLITION REAR/EAST ELEVATION
Scale: 3/16" = 1'-0"



4 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 Brezeway 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



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

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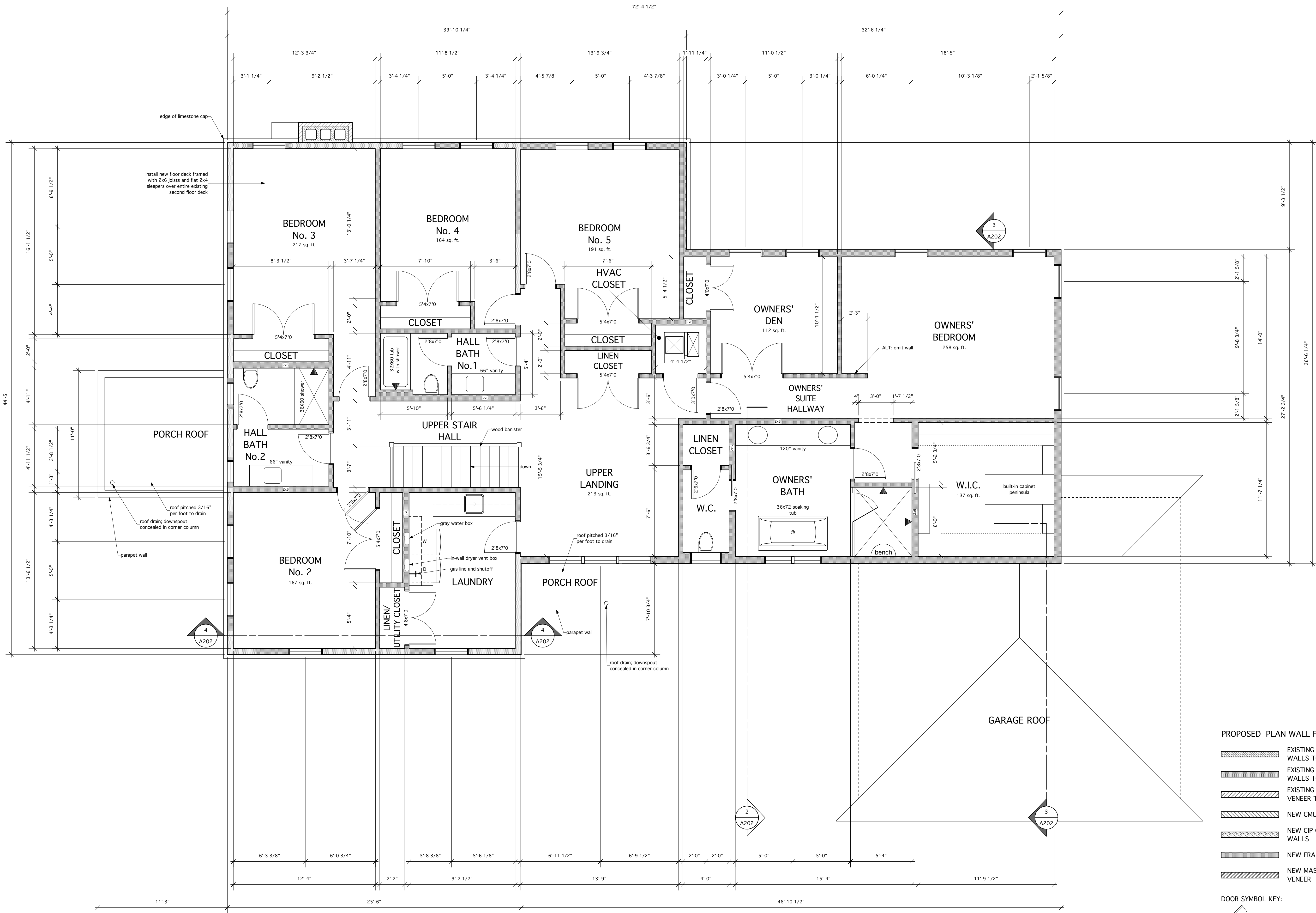
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sheet contents:
PROPOSED SECOND FLOOR PLAN

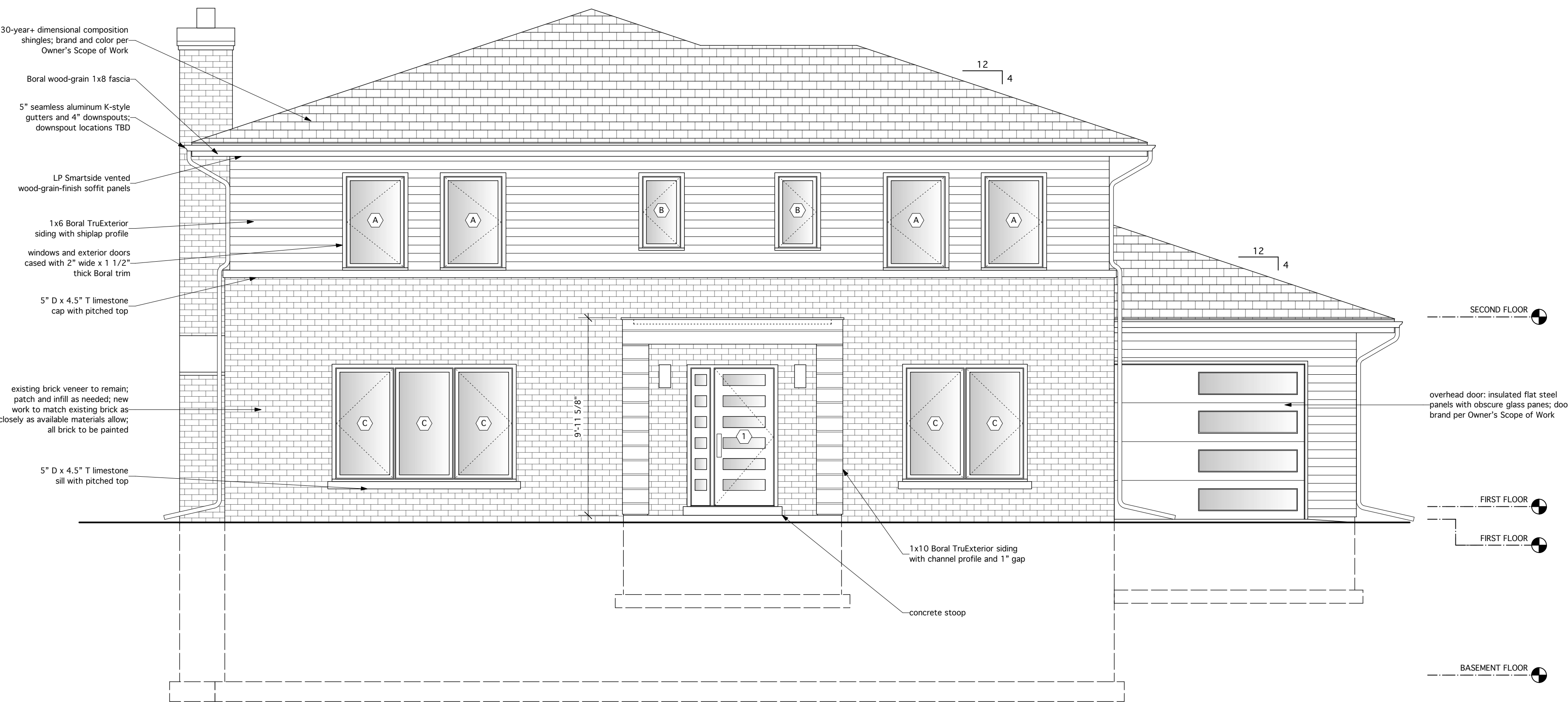
WALL FILL AND DOOR SYMBOL
KEYS

SHEET A101

drawings are not to scale
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1 PROPOSED SECOND FLOOR PLAN
A101 Scale: 1/4" = 1'-0"



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



2 PROPOSED SIDE/SOUTH ELEVATION
A200 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**
- Window Vendor to verify that specified windows meet any and all egress, daylight opening, and natural ventilation codes
 - Multi-window groupings to be factory-mulled assemblies
 - Muntin grids per Elevation Drawings
 - All glazing to be thermal glass with low-E and Argon-fill
 - Tempered glass adjacent to doors per code
 - Tempered glass in or adjacent to interior and exterior stairways and steps per code
 - Tempered glass over or adjacent to tubs and showers per code
 - Dashed arrows on casement and awning windows indicate direction of opening; casements and awnings with no arrows indicate fixed units
 - Operable windows to have full screens
 - Door and window hardware specifications per Owner's Scope of Work

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

NOTE:
In order to maintain drawing legibility for design review purposes, changes to window locations from previous submittal have not been noted with revision clouds

DESIGN REVIEW DOCUMENT
REISSUE DATE: 07/18/2022

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PROPOSED EXTERIOR ELEVATIONS
WINDOW AND EXTERIOR DOOR
SCHEDULE
DIVISION 8 WINDOW AND EXTERIOR
DOOR NOTES

SHEET A200

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Wauwatosa, Wisconsin 53213
p.1 (414) 364-6368
e. thegarretstudio@me.com

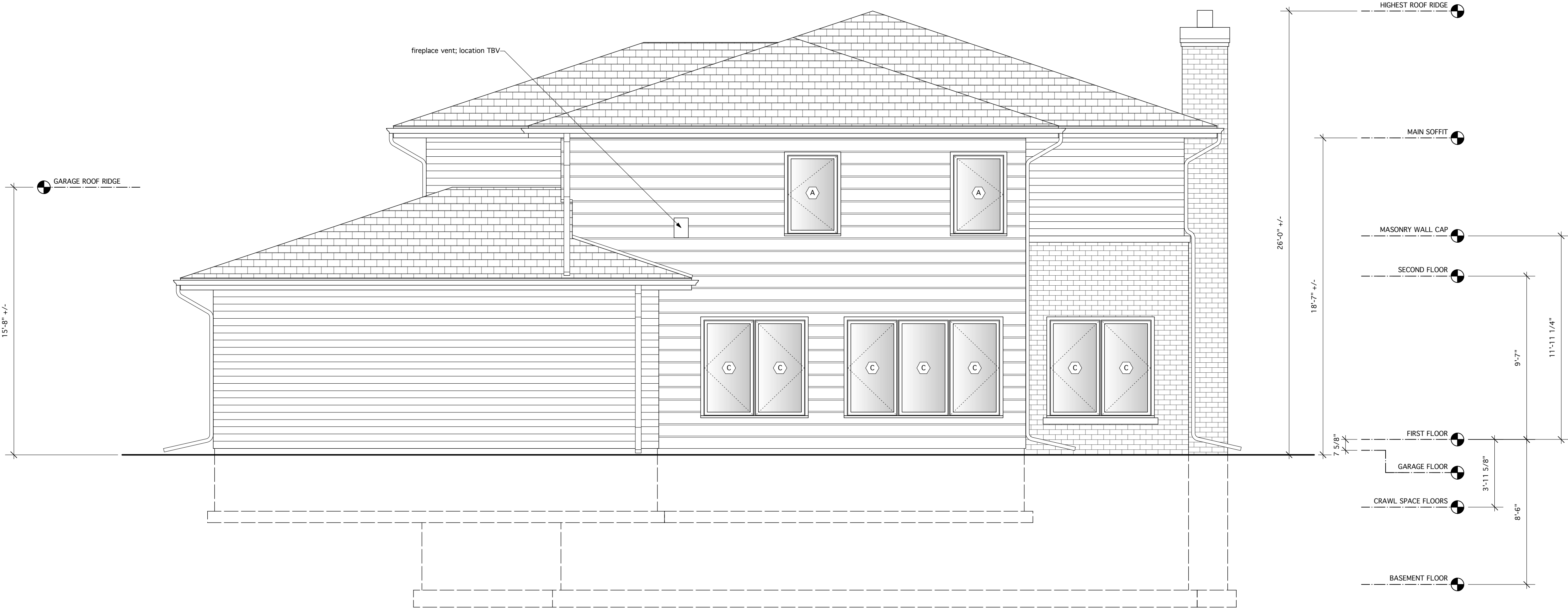
document type:
DESIGN REVIEW DOCUMENTS for a
WHOLE-HOUSE REMODEL with
ADDITIONS at
8034 N LINKS WAY in
FOX POINT, WISCONSIN
document released for design review and permit review
DRAWN BY:
© 2022 The Garret Studio, Inc. FIELD VERIFY DIMENSIONS AND CONDITIONS

REVISIONS		DATE	DESCRIPTION
#	1	07/11/23	Corrected lot square footage
	2	07/14/22	Adjust window locations per BB

sheet contents:
PROPOSED EXTERIOR ELEVATIONS
MISCELLANEOUS NOTES

SHEET A201

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



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

NOTE:
In order to maintain drawing legibility for design review purposes, changes to window locations from previous submittal have not been noted with revision clouds



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

GENERAL NOTES

- 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
- Heating/cooling, electrical, and plumbing systems to be Design-Build by MEP Subcontractors working in conjunction with Owner
- Specifications for plumbing fixtures, decorative light fixtures, door hardware, etcetera, per Interior Design Documents and/or Owner's Scope of Work
- Specifications for floor, wall, and ceiling finishes per Interior Design Documents and/or Owner's Scope of Work
- Specifications for millwork, cabinetry, casework, doors, and miscellaneous trim per Interior Design Documents and/or Owner's Scope of Work

FLOOR PLAN DIMENSIONING NOTES

- Interior dimensions are measured from wall finish to wall finish
- 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
- 5/8" GWB is assumed to be 1/2" on wall dimensions
- Interior dimensions do not include wall tile thickness in tile locations
- Exterior wall dimensions are measured from outside face of exterior wall finish to inside face of interior wall finish

INSULATION SPECIFICATIONS

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

LATERAL BRACING NOTES

- 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
- 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
- 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
- Locations of and specifications for interior walls used as braced walls TBD by Engineer

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

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

document released for design review and permit review
DRAWN BY:
© 2022 The Garret Studio, Inc. FIELD VERIFY DIMENSIONS
AND CONDITIONS

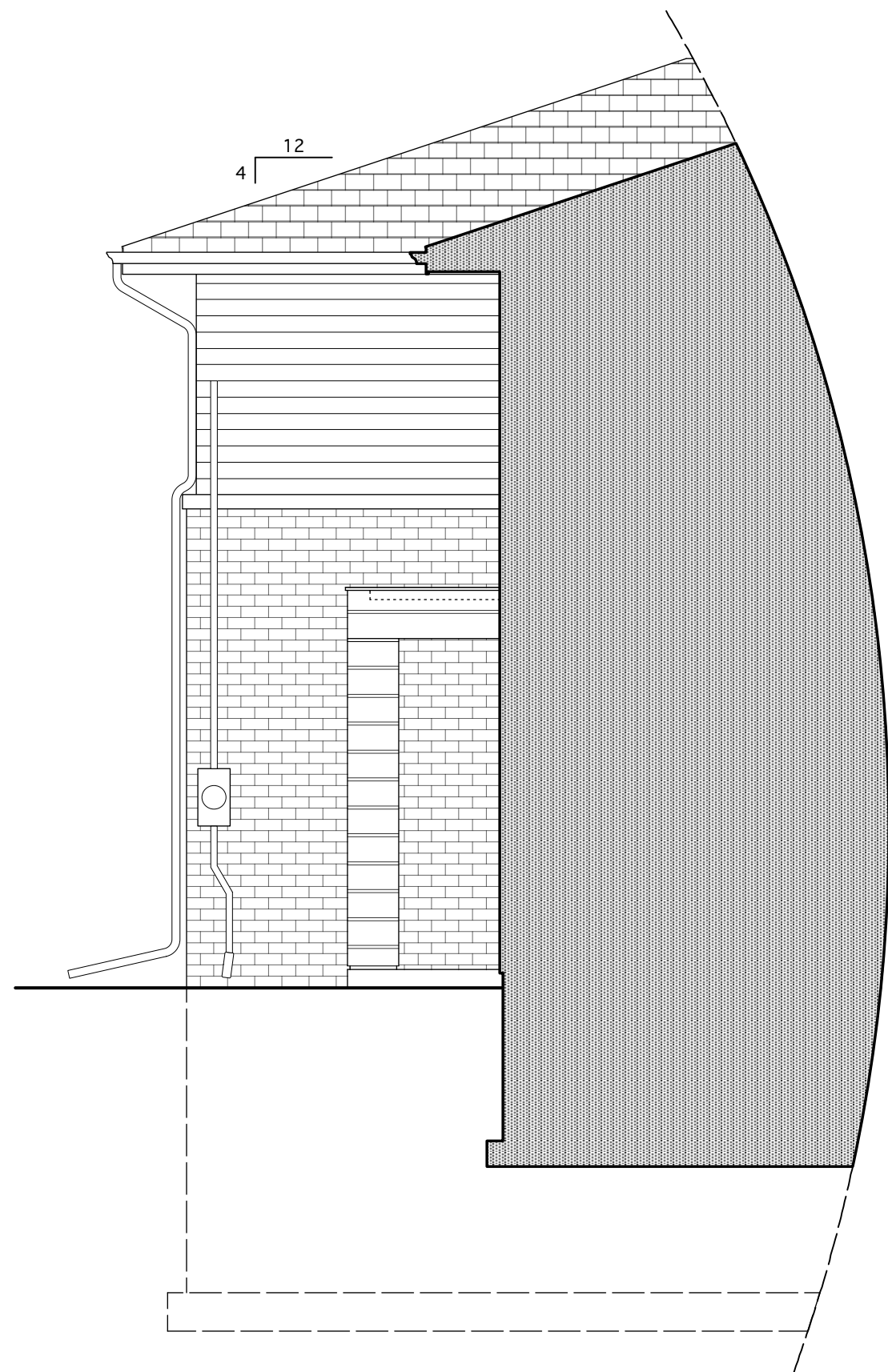
REVISIONS

#	DATE	DESCRIPTION
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2	07/14/22	Adjust window locations per BS

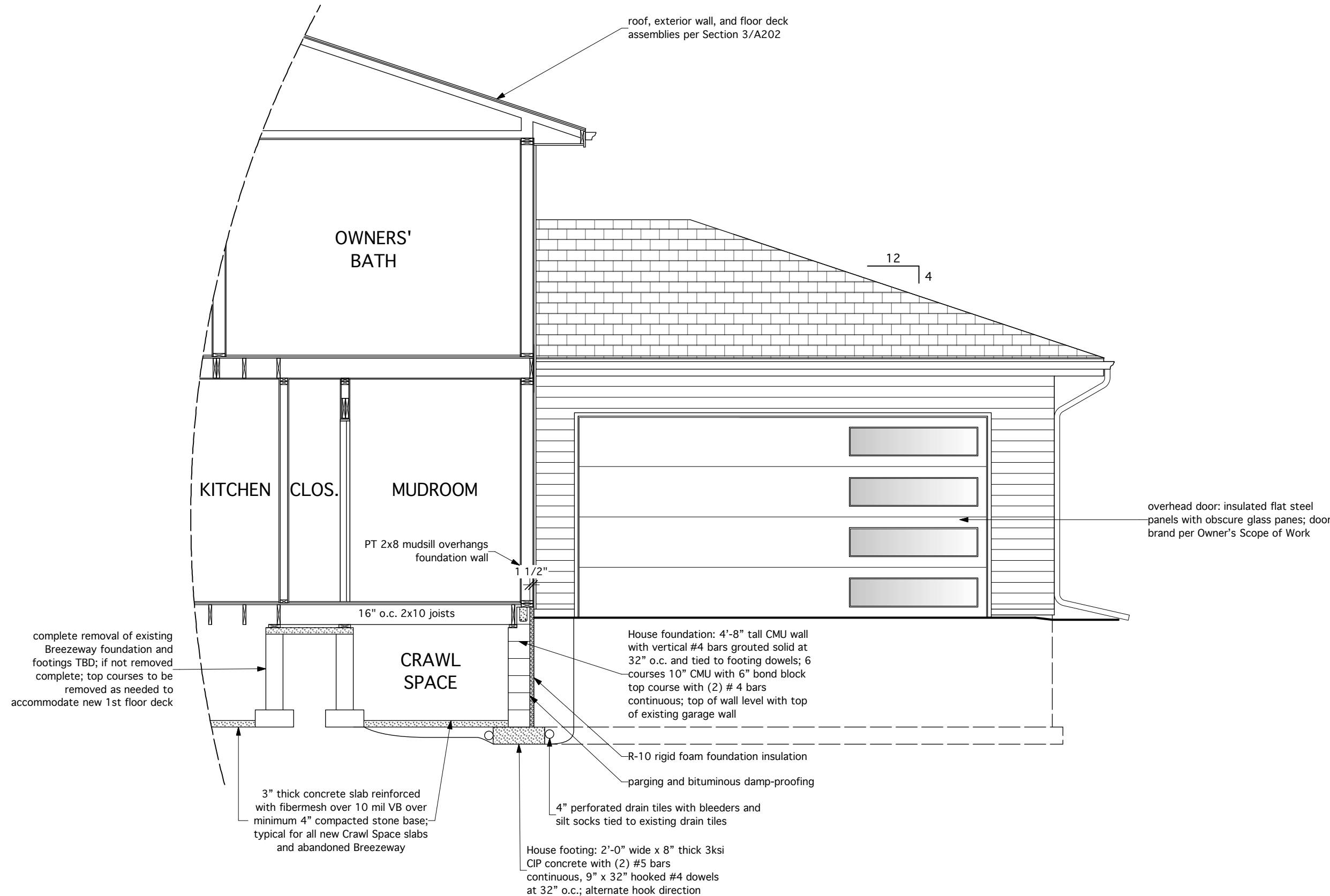
sheet contents:
PROPOSED EXTERIOR ELEVATIONS
PROPOSED BUILDING SECTION

SHEET A202

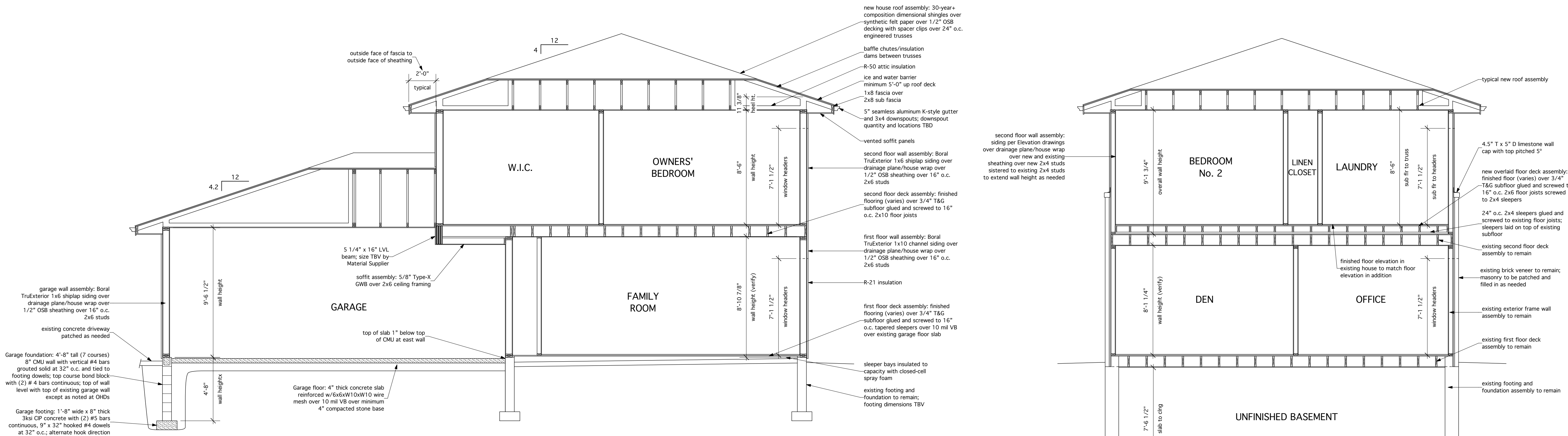
drawings are not to scale
if line does not measure
10'-0" in 1/4" scale



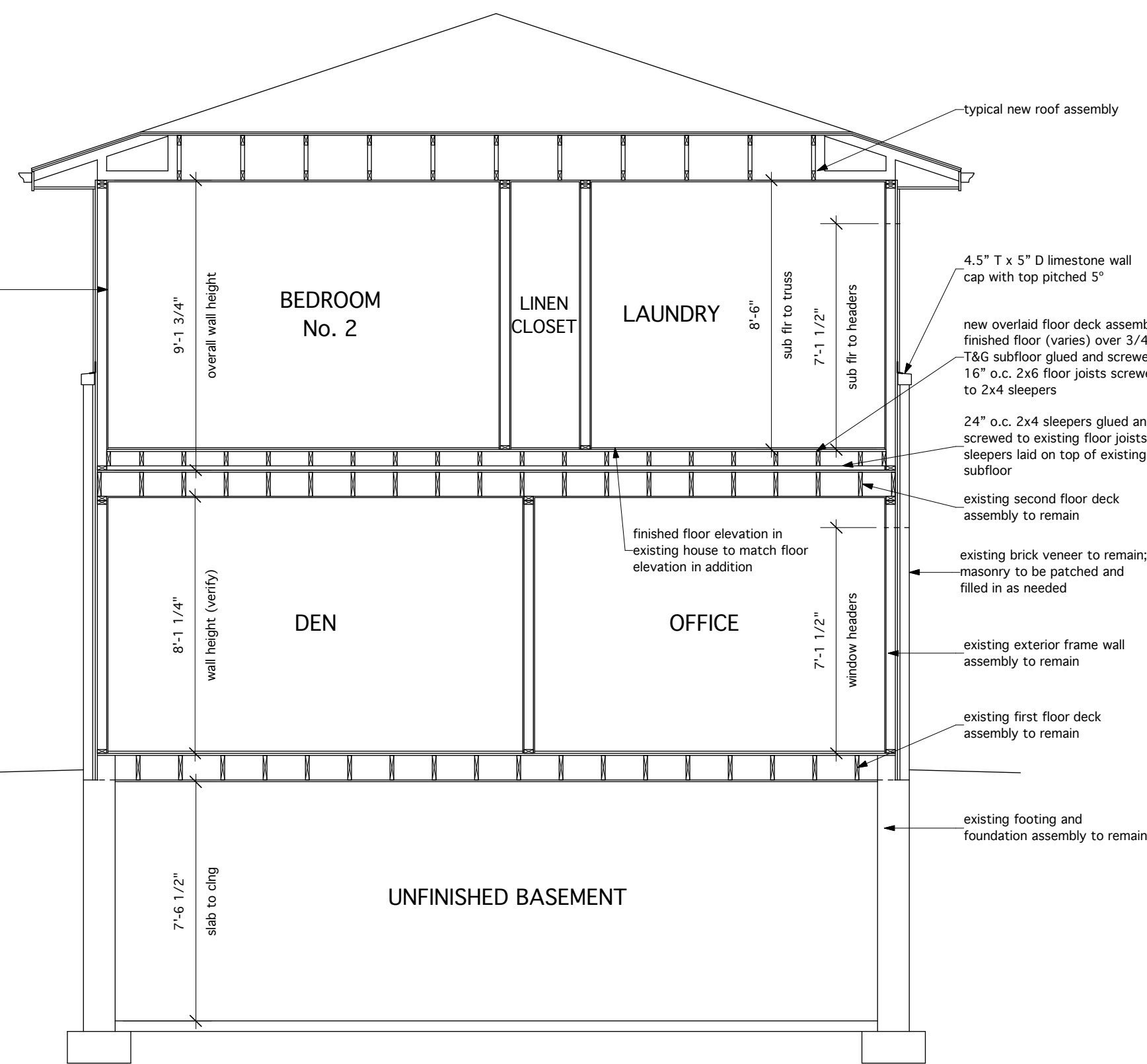
1 PROPOSED EAST HOUSE ELEVATION
A202 Scale: 1/4" = 1'-0"



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



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



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

8034 N LINKS WAY in
FOX POINT, WISCONSIN

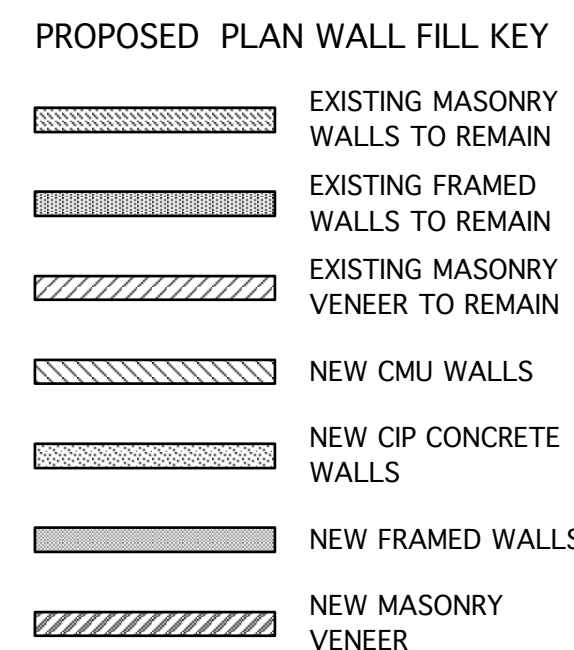
FIELD VERIFY DIMENSIONS AND CONDITIONS

DRAWN BY:

sheet contents:
PROPOSED FOOTING/FOUNDATION

SHEET S100

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



1	PROPOSED FOOTING/FOUNDATION PLAN
S100	Scale: 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:**B-****OFFICE USE ONLY**

Issued Date

Zoning

BUILDING PERMIT

Job Address 7900 N. Beach Dr.	Building Type: Residential ☒ Commercial ☐
Description of Work Roof mounted Solar Array	
Estimated Cost of Project \$ 20,000	

Owner/Occupant	
Business Name Bruce Arbit	Contact Name Bruce Arbit
Address 7900 N. Beach Dr.	City/State/Zip Fox Point, WI 53217
Phone 414-477-8050	Email bruce.arbit@gmail.com

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

Contractor	
Company Name Current Electric Co.	Contact Name James Knowles
Address 2942 N. 117th St.	City/State/Zip Wauwatosa, WI 53222
Phone 262-599-1596	Email james@calcurrent.com
Dwelling Contractor # DC-021400080	Dwelling Contractor Qualifier # DCQ-021700071

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

Description	Rate	Amount
Project - Per \$1,000 of estimated cost	\$10.00	200.00
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 \$ 275.00

Applicant Signature

Rev 01/22

Date

7/15/2022

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: 1.057884

Jul 18, 2022

7900 N Beach Dr

Previous Balance:	.00
LICENSES & PERMITS - ELECTRICAL PERMIT	60.00
24-44430 ELECTRICAL PERMIT	
LICENSES & PERMITS - BUILDING PERMIT	275.00
24-44460 BUILDING PERMIT	
Total:	335.00
CHECK	335.00
Check No: 83108	
Payor: Current Electric	
Total Applied:	335.00
Change Tendered:	.00

Duplicate Copy

07/18/2022 11:50 AM



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.

Bruce Arbit

Homeowner's Name – PRINTED

7900 N. Beach Dr.

Property Address

Bruce Arbit

Homeowner's Signature

Jul 13, 2022

Date

VILLAGE OF
FOX POINT

BRUCE ARBIT

TRINA 360W
MODULES

(39) X 360W =
14.04KW

PER MODULE
6.08' LONG
3.27' HIGH

ARRAY DETAIL
13 COLUMNS
3 ROWS
9.8' HIGH
80' LONG



PROPOSED SOLAR
(PV) LOCATION

General Notes
ZONING



No.	Revisions/Date	Date

Current Electric Company
2042 North 17th Street
Wauwatosa, WI 53222
Tel: (414) 786 7568
Fax: (414) 786 7569
www.CurrentElectric.com

ARBIT RESIDENCE
7800 N BEACH DR
FOX POINT, WI 53217

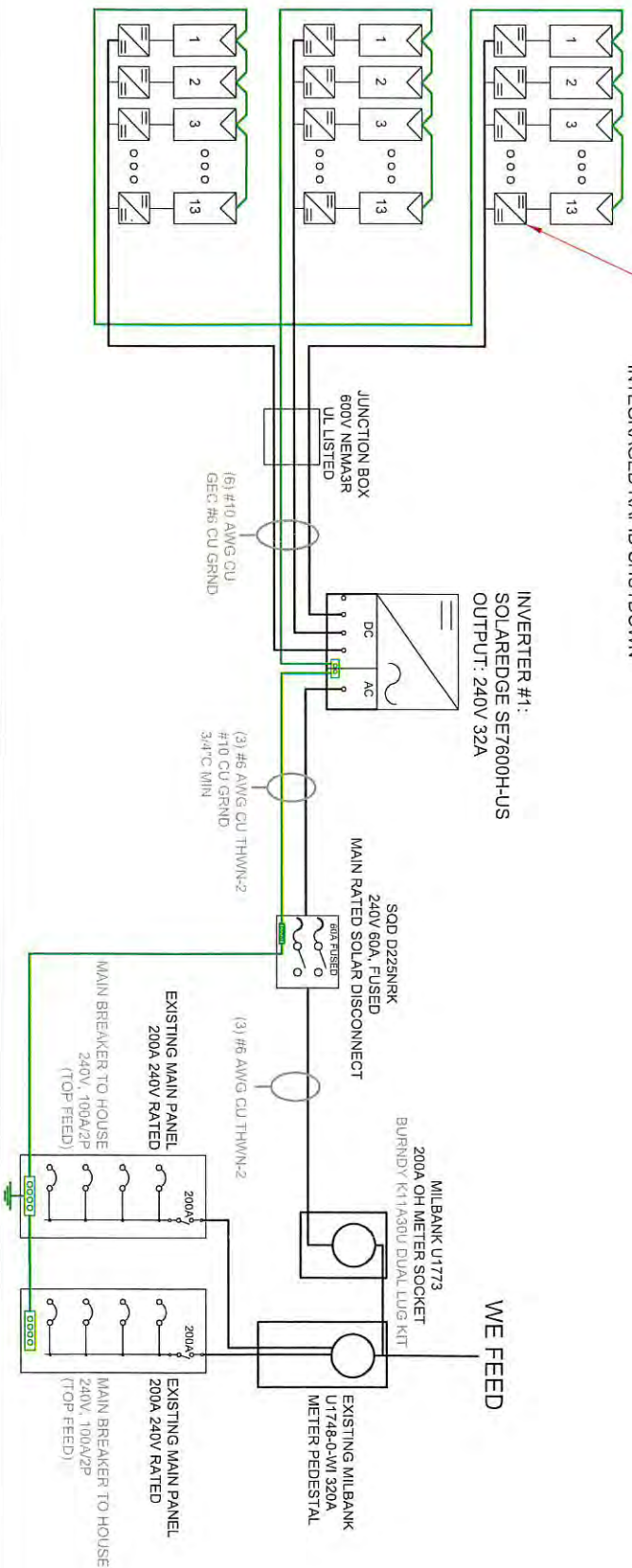
Date	Revised
7/15/2022	ZONING
NO SCALE	

(39) TRINA SOLAR 360W MODULES

(3) STRINGS OF 13 MODULES
CONNECTED IN SERIES PER STRING

SYSTEM SIZE (DC):
(39) X TRINA 360W = 14.04KW

SOLAREGE POWER OPTIMIZERS S440 RATED
DC INPUT POWER- 440W
MAXIMUM INPUT VOLTAGE- 60VDC
MPPT RANGE- 8VDC TO 60VDC
MAXIMUM OUTPUT CURRENT- 15ADC
LIMITATIONS- 8 TO 25 OPTIMIZERS
SOLAREGE OPTIMIZERS HAVE
INTEGRATED RAPID SHUTDOWN



General Notes
ELECTRICAL
DESIGN DRAWING



No. _____
Revision/Issue _____
Date _____
Current Electric Company
2942 North 17th Street
Palm Beach, FL 33480
Phone: 561-838-7886
www.CurrentElectrica.Com

Project Name: ABBT RESIDENCE
7800 N BEACH DR.
FOX POINT, FL 33271

Project No: 71112022
Scale: NO SCALE
Drawing No: **ONELINE**



VSE Project Number: U2768.0120.221

June 24, 2022

Current Electric Co
ATTENTION: Andy Voelker
2942 N 117th St
Wauwatosa, WI 53222

REFERENCE: Arbit Residence: 7900 North Beach Drive, Fox Point, WI 53217
Current Electric Co Project: 202551
Solar Array Installation

To Whom It May Concern:

We have reviewed the existing structure at the above referenced site. The purpose of our review was to determine the adequacy of the existing structure to support the proposed installation of solar panels on the roof as shown on the panel layout plan.

Based upon our review, we conclude that the existing structure is adequate to support the proposed solar panel installation.

Design Parameters

Code: 2016 Wisconsin Uniform Dwelling Code
Occupancy Category: II
Design wind speed, V_{asd} : 90 mph (3-sec gust)
Wind exposure category: D
Snow load: 30 psf

Conclusions

Based upon our review, we conclude that the existing structure is adequate to support the proposed solar panel installation. The gravity loads, and thus the stresses of the structural elements, in the area of the solar array are either decreased or increased by no more than 5%. Stress decreases or increases of no more than 5% are considered acceptable. Therefore, the structure is permitted to remain unaltered.

The solar array will be flush-mounted (no more than 10" above the roof surface) and parallel to the roof surface. Thus, we conclude that any additional wind loading on the structure related to the addition of the proposed solar array is negligible. Increases in lateral forces less than 10% are considered acceptable. Thus the existing lateral force resisting system is permitted to remain unaltered.



VSE Project Number: U2768.0120.221

Arbit Residence

6/24/2022

Limitations

Installation of the solar panels must be performed in accordance with manufacturer recommendations. All work performed must be in accordance with accepted industry-wide methods and applicable safety standards. The contractor must notify Vector Structural Engineering, LLC should any damage, deterioration or discrepancies between the as-built condition of the structure and the condition described in this letter be found. The use of solar panel support span tables provided by others is allowed only where the building type, site conditions, site-specific design parameters, and solar panel configuration match the description of the span tables. Connections shall be staggered so as not to overload any existing structural member. The design of the solar panels, solar racking (mounts, rails, etc.), the connection of the racking to the roof and electrical engineering is the responsibility of others. Waterproofing around the roof penetrations is the responsibility of others. Vector Structural Engineering assumes no responsibility for improper installation of the solar array. Vector Structural Engineering shall be notified of any changes from the approved layout prior to installation.

VECTOR STRUCTURAL ENGINEERING, LLC

WI Firm License: 3372-11



06/24/2022

Trevor Hawkes, P.E.

WI License: 46486-6 - Expires: 07/31/2024

Project Engineer

Enclosures

TPH/rph



JOB NO.: U2768.0120.221
SUBJECT: GRAVITY LOADS

PROJECT: Arbit Residence

GRAVITY LOADS

Roof Pitch: :12

ROOF DEAD LOAD (D)	Design material weight [psf]	Increase due to pitch	Material weight [psf]
Metal Seam	2.7	1.08	2.5
1/2" Plywood	1.1	1.08	1.0
Framing	3.0		3.0
Insulation	0.5		0.5
1/2" Gypsum Clg.	2.2	1.08	2.0
M, E & Misc	6.5		6.5
Total Existing Roof DL	16.0		
PV Array DL	2.9	1.08	3

ROOF LIVE LOAD (Lr)

Existing Design Roof Live Load [psf]	20	ASCE 7-05 Table 4-1
Roof Live Load With PV Array [psf]	0	

SNOW LOAD (S):

Existing w/ Solar Array

Roof Slope [x:12]:	5.0	5.0	
Roof Slope [°]:	23	23	
Ground Snow Load, p_g [psf]:	30	30	ASCE 7-05, Section 7.2
Terrain Category:	D	D	ASCE 7-05, Table 7-2
Exposure of Roof:	Fully Exposed	Fully Exposed	ASCE 7-05, Table 7-2
Exposure Factor, C_e :	0.8	0.8	ASCE 7-05, Table 7-2
Thermal Factor, C_t :	1.1	1.1	ASCE 7-05, Table 7-3
Risk Category:	II	II	ASCE 7-05, Table 1-1
Importance Factor, I_s :	1.0	1.0	ASCE 7-05, Table 7-4
Flat Roof Snow Load, p_f [psf]:	18	18	ASCE 7-05, Equation 7-1
Minimum Roof Snow Load, p_m [psf]:	30	30	ASCE 7-05, Section 7.3.4
Unobstructed Slippery Surface?	Yes	No	ASCE 7-05, Section 7.4
Slope Factor Figure:	Figure 7-2b	Figure 7-2b	ASCE 7-05, Section 7.4
Roof Slope Factor, C_s :	0.79	1.00	ASCE 7-05, Figure 7-2
Sloped Roof Snow Load, p_s [psf]:	15	18	ASCE 7-05, Equation 7-2
Design Snow Load, S [psf]:	30	30	



JOB NO.: U2768.0120.221
SUBJECT: LOAD COMPARISON

PROJECT: Arbit Residence

Summary of Loads

	Existing	With PV Array
D [psf]	16	19
Lr [psf]	20	0
S [psf]	30	30

Maximum Gravity Loads:

	Existing	With PV Array	
(D + Lr) / Cd [psf]	29	21	ASCE 7-05, Section 2.4.1
(D + S) / Cd [psf]	40	43	ASCE 7-05, Section 2.4.1

(Cd = Load Duration Factor = 0.9 for D, 1.15 for S, and 1.25 for Lr)

Maximum Gravity Load [psf]:	40	43
-----------------------------	----	----

Maximum Member Forces:

GEOMETRY

Span(ft)	21.3	(Approximate)
Solar Panel Array Start, a (ft)	0.0	(Approximate)
Solar Panel Array Length, b (ft)	10.2	(Approximate)
Framing Spacing (ft)	2.0	

MEMBER FORCES

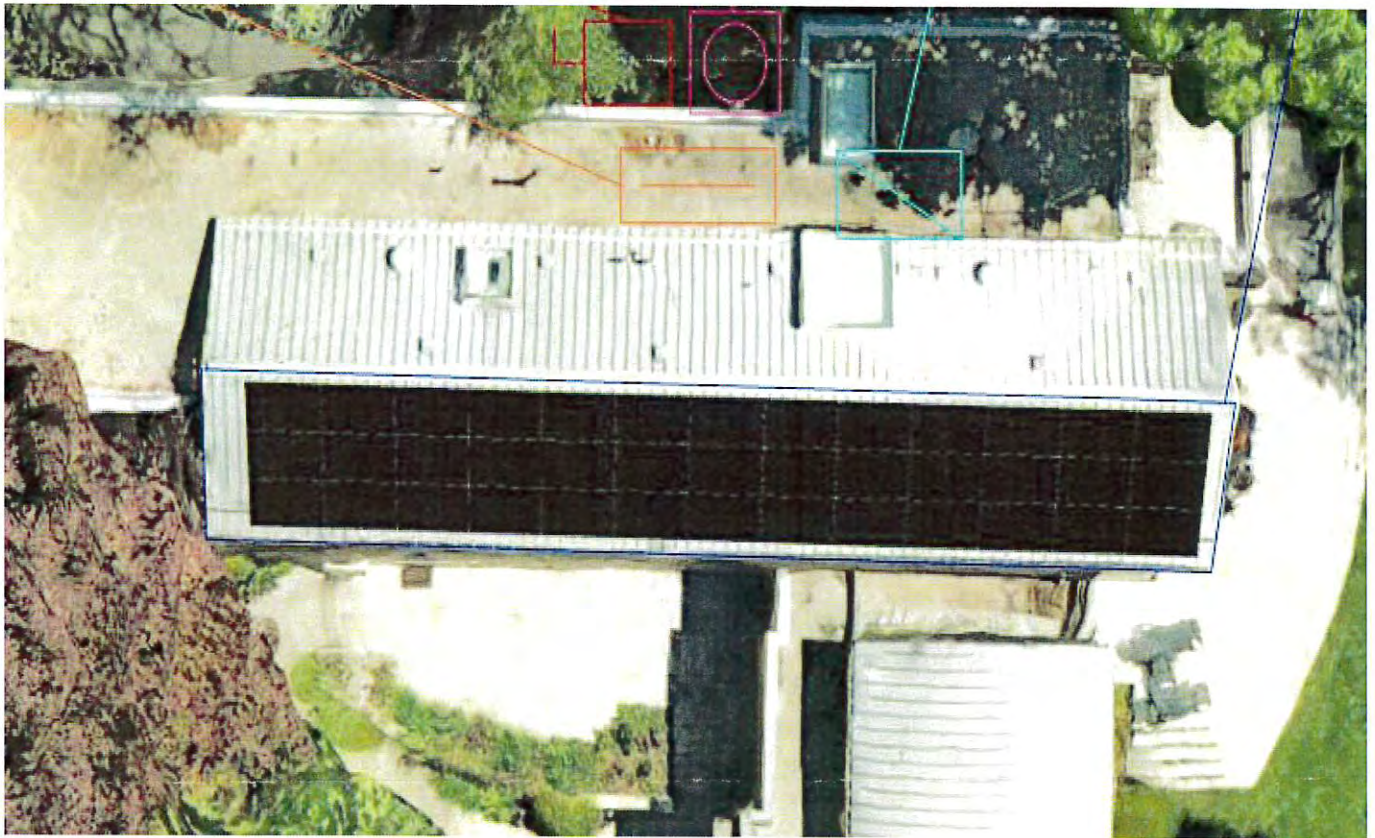
	Existing	With PV Array	Ratio	
Vertical Reaction, V ₁ (lbs)	852	892	105%	OK
Vertical Reaction, V ₂ (lbs)	852	864	101%	OK
	Existing	With PV Array	Ratio	
Moment @ Center, M (lbs-ft)	4541	4674	103%	OK

The gravity loads, and thus the stresses of the structural elements, in the area of the solar array are either decreased or increased by no more than 5%. Stress decreases or increases of no more than 5% are considered acceptable. Therefore, the structure is permitted to remain unaltered.



JOB NO.: U2768.0120.221
SUBJECT: SOLAR LAYOUT

PROJECT: Arbit Residence





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	Building Type: Residential ☒ Commercial ☐
Description of Work 18' x 18' Pavilion	
Estimated Cost of Project \$ 43,000.-	

Owner/Occupant	
Business Name	Contact Name John Simeone
Address 8045 N Beech Dr	City/State/Zip Fox Point WI 53217
Phone 480-240-3158	Email wqzwh1208@gmail.com

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

Contractor	
Company Name Quality Landscape and Lawn Care	Contact Name Jon Schommer
Address 1103 Lakeside Rd.	City/State/Zip Grafton WI 53024
Phone 262-376-9999	Email JSchommer@qllm.com
Dwelling Contractor #	Dwelling Contractor Qualifier #

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

Description	Rate	Amount
Project - Per \$1,000 of estimated cost	\$10.00	
Building Board	\$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		
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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

05-25-22

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: 1.057885

Jul 25, 2022

8045 N Beach Dr

Previous Balance: .00

LICENSES & PERMITS - BUILDING PLANS - FILING FEE 75.00

24-44440 BUILDING PLANS-FILING FEE

Total: 75.00

CHECK Check No: 295 75.00

Payor: Thomas Sleone

Total Applied: 75.00

Change Tendered: .00

07/25/2022 8:25 AM



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

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- (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.

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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.

<u>Tom + Wendy Simeone</u> Homeowner's Name - PRINTED	<u>8045 N Beach Dr</u> <u>Fox Point, WI 53217</u> Property Address
<u>[Signature]</u> Homeowner's Signature	<u>5-25-22</u> <u>05-25-22</u> Date

Plat of Survey

Property Description: Document No. 11028263

That part of Parcel II of Certified Survey Map No. 665, recorded April 4, 1967, Reel 352, Images 2314 and 2315, as Document No. 4309539, being a land-division of a part of the Southwest Fractional 1/4 of Section 10, and of the Southeast 1/4 of Section 9, Town 8 North, Range 22 East, in the Village of Fox Point, County of Milwaukee, State of Wisconsin, bounded and described as follows:

Commencing at a point, marked by an iron pin, on the Southerly line of the public highway 50 feet wide, which is 756.08 feet North 0° 14' West and 68.07 feet South 89° 48' West of the Southeast corner of said Section 9; thence North 30° 36' East, 25.53 feet to a point in the center line of said public highway; thence South 71° 05' East, along the center line of said public highway 178.24 feet; thence South 18° 47' West 226 feet to a point on the Northerly line of Certified Survey Map No. 91; thence North 71° 21' 48" West along the Northerly line of said Certified Survey Map No. 91, 181.34 feet to a point; thence North 18° 40' 29" East, 120 feet to a point; thence North 77° 39' 37" West, 48.40 feet to a point which is the most Westerly corner of Parcel II of Certified Survey Map No. 665; thence in a Northeasterly direction on and along a straight line to the point of beginning.

30' 0' 30'

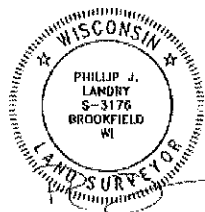
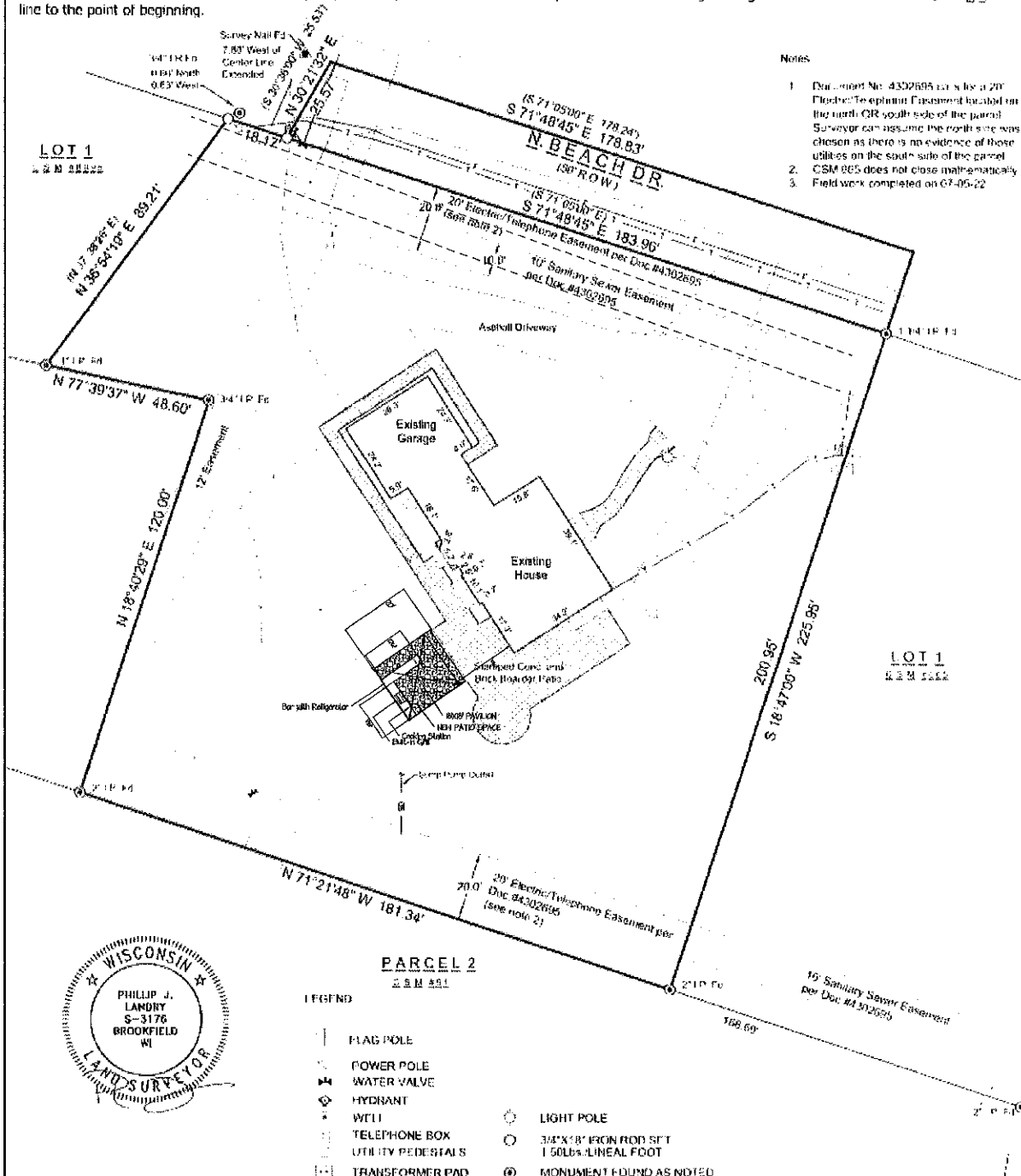
PREPARED FOR

Wendy G. Smith
9615 N. Beach Dr.
Fox Point, WI 53212

BEARINGS ARE REFERENCED TO
LOT 1, CSM 665, EAST LINE
BEARS 18° 40' 29" E

Notes

1. Document No. 4302695 is a 20' Electric/Telephone Easement located on the north CR south side of the parcel. Surveyor can assume the north side was chosen as there is no evidence of these utilities on the south side of the parcel.
2. CSM 665 does not close mathematically.
3. Field work completed on 07-05-22



LEGEND

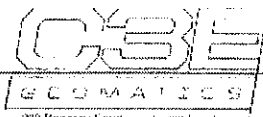
- FLAG POLE
- POWER POLE
- WATER VALVE
- HYDRANT
- WELL
- TELEPHONE BOX
- UTILITY PEDESTALS
- TRANSFORMER PAD
- LIGHT POLE
- 3/4" X 8" IRON ROD SET
150 lbs LINEAL FOOT
- MONUMENT FOUND AS NOTED
(Measured Outside Chain)

SURVEYOR'S CERTIFICATE

I hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, its exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (AT-7) and the map herein is based to the best of my knowledge and belief. This Survey is valid for the use of the present owners of the property at the date below.

() INDICATES RECORDED AS
DISTANCES ARE MEASURED TO THE
NEAREST HUNDREDTH OF A FOOT

- EXISTING CHAIN LINK FENCE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE



250 Regency Lane • Lower Level
Pewaukee, WI 53095 • (262) 342-1934
info@geomatics.com

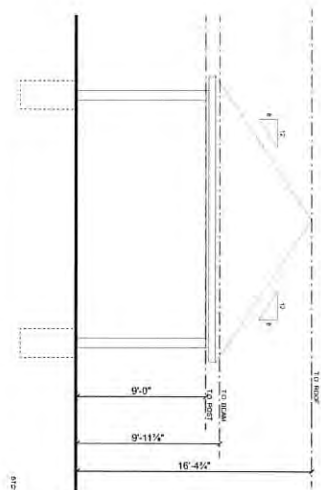
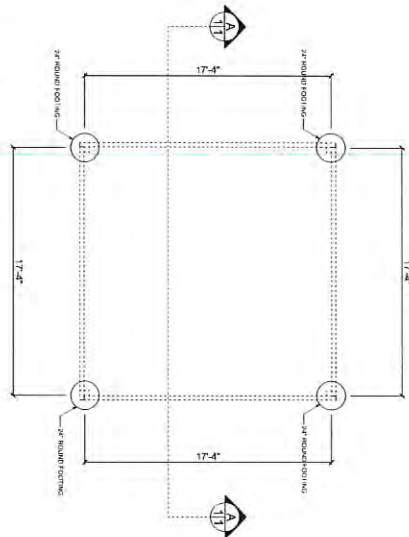
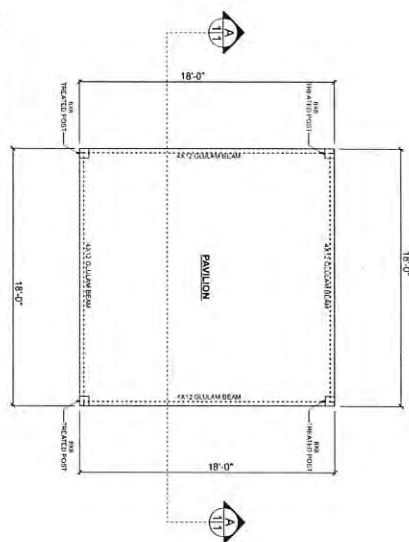
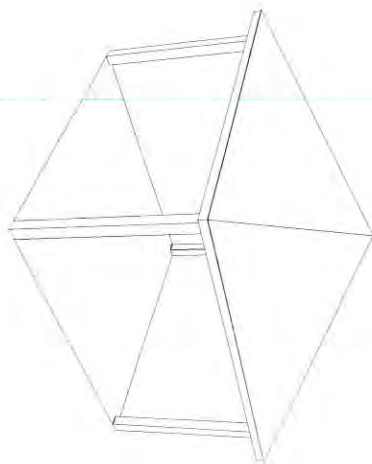


Figure 1 is a schematic diagram of a rectangular frame structure. The frame consists of a horizontal base and two vertical side walls. The top of the frame is closed by a horizontal beam. The left side wall is labeled "Left Side Wall" and the right side wall is labeled "Right Side Wall". The top horizontal beam is labeled "Top Horizontal Beam". The base is labeled "Base". The frame is supported by four vertical legs, one at each corner. The legs are labeled "Legs". The frame is shown in a perspective view, with the top horizontal beam and the right side wall being slightly angled. The frame is labeled "Frame".



1 / 1

Bliffert Lumber and Fuel Co.
DUSTIN LOSEY
PHONE: (414)-943-2321
dustin.losey@bliffertlumber.com

SIMBONE RESIDENCE			
8045 NORTH BEACH DRIVE			
FOX POINT, MI			
client	scale	date	revision
	1/4"=1'	2/7/2022	5/24/2022
drawn by	L. HINCH	checked by	drawing #
		M. DUBOIS	4/11/2022



Bar with Refrigerator
(Approx height of 42")

11'6"

Cooking Station (Approx height of 36")
Built-in grill
Exterior Pantheon

14 TOR BIRCH LEAF SPIREA

EXISTING PATIO

EXISTING PATIO

10'6"

20'

Ex Fence

Ex. Bed

Ex. Bed

Ex. Bed



Spiraea (Tor)



THIS LANDSCAPE PLAN IS A CONCEPTUAL TOOL, AND DEVIATIONS FROM THE PLAN DURING INSTALLATION MAY BE POSSIBLE DUE TO UNFORESEEN CIRCUMSTANCES. INSTALLER OF THIS LANDSCAPE PROJECT IS RESPONSIBLE FOR ON-SITE VISIT AND ESTABLISHING RETAINING WALL HEIGHTS PRIOR TO BIDDING THIS PROJECT. VERIFICATION FOR CODE COMPLIANCE, ZONING, SETBACKS, PROPERTY LINES AND BUILDING PERMITS MAY BE REQUIRED PRIOR TO INSTALLATION.









**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 C, 60

BUILDING PERMIT

Job Address	8210 N. Whitney Rd.	Building Type: Residential	☒ Commercial ☐
Description of Work	Demolition of Existing Garage and Construction of Detached Garage.		
Estimated Cost of Project \$	30,000.00		

Owner/Occupant	
Business Name	Contact Name John L. Malzewski
Address 8210 N Whitney Rd	City/State/Zip Fox Point
Phone 414-467-4382	Email johnny.malzewski@yahoo.com

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

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

Square Footage Under Construction				
1st Floor	2nd Floor 304.32	Basement	Addition	Garage 572

Description	Rate	Amount
Project - Per \$1,000 of estimated cost	\$10.00	300.00
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	157.92
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	\$5,329.2

Applicant Signature

Rev 01/22

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: 1.057878

Jul 21, 2022

8210 N Whitney Rd

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PERMIT	457.92
24-44480 BUILDING PERMIT	
LICENSES & PERMITS - BUILDING PLANS - FILING FEE	75.00
24-44440 BUILDING PLANS-FILING FEE	
Total:	532.92
CHECK	532.92
Check No: 1212	
Payor: Jennifer Malzewski	
Total Applied:	532.92
Change Tendered:	.00

Duplicate Copy

07/21/2022 11:27 AM



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.

John Leon Matzewski

Homeowner's Name – PRINTED

8210 N Whitney Rd

Property Address

[Signature]

Homeowner's Signature

6/30/22

Date

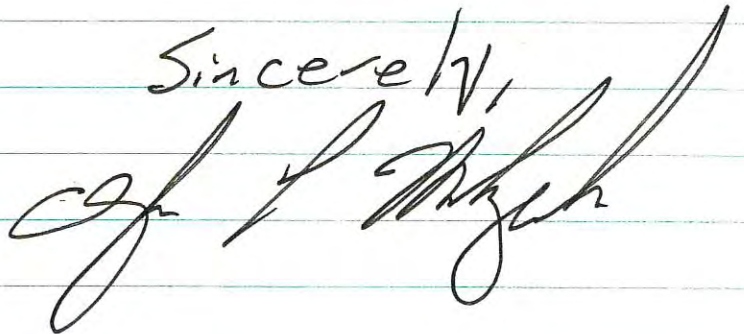
7/21/22

Dear Building Committee:

Please accept these materials in support of my application for a building permit.

If I have unknowingly paid any unnecessary fees please return them in a timely manner

Sincerely,

A handwritten signature in cursive script, appearing to read "C. J. Hughes". The signature is written in dark ink and is positioned below the word "Sincerely,".

8210 N, Whitney Rd.

7/19/22

Open Area Calculation.

9,113.14 sq/ft Lot

908.81 sq/ft House

572 sq/ft proposed garage

1480.81 sq/ft House + proposed garage

7632.33 sq/ft Open Area

Foundation will be poured
Concrete either 4" or 5" Thick.

The reason why we are building
a new garage is a broken foundation.

When contracting the foundation I will
rely on the contractor for advice
on any necessary footings.

8210 N. Whitney Rd.

7/19/22

Location of garage will be.

SW corner exact existing location.

NW corner exact existing location.

SE corner existing location ^{plus} 4'

NE corner existing location ^{plus} 4'

Elevation of proposed garage will be consistent with the existing garage as it relates to the house. The existing garage foundation door lip is level with the base of the house where it meets the ground.

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Design Name: Garage Design
Design ID: 317354227229
Estimated Price: \$21,460.60

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Design & Buy™ GARAGE

Job	Truss	Truss Type	Qty	Ply	Job Reference (optional)
QTRC0717308	GA1	ATTIC	13	1	

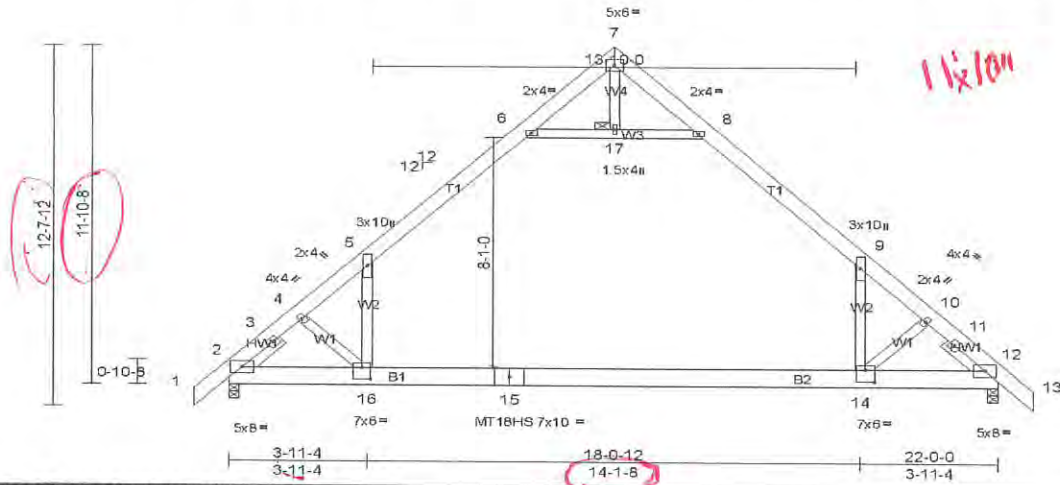
Midwest Manufacturing, Eau Claire, WI

Run: 8.4.5.0 Aug 16 2021 Print: 8.400 S Aug 16 2021 MiTek Industries, Inc. Tue Feb 06 16:16:03

Page: 1

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1-0-0 2-1-0 3-11-4 8-7-4 11-0-0 13-4-12 18-0-12 19-11-0 22-0-0 23-0-0
1-0-0 2-1-0 1-10-4 4-8-0 2-4-12 2-4-12 4-8-0 1-10-4 2-1-0 1-0-0



Scale = 1:59.7

Plate Offsets (X, Y): [14:0-3-0,0-5-0], [16:0-3-0,0-5-0]

Loading	(psf)	Spacing	2-0-0	CSI	DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	30.0	Plate Grip DOL	1.15	TC	0.83	-0.75	14-16	>345	240	MT16HS	244/190
Snow (Ps/Pg)	21.3/40.0	Lumber DOL	1.15	BC	0.60	-1.10	14-16	>236	180	MT20	197/144
TCDL	7.0	Rep Stress Incr	YES	WB	0.69	0.04	2	n/a	n/a		
BCLL	0.0*	Code	IRC2009/TPI2007	Matrix-MS		-0.46	14-16	>365	360		
BCDL	10.0										
Weight: 175 lb FT = 15%											

LUMBER

TOP CHORD 2x6 SP 2400F 2.0E
BOT CHORD 2x8 SP 2400F 2.0E
WEBS 2x4 SPF Stud
SLIDER Left 2x4 SPF No.2 -- 1-6-0, Right 2x4 SPF No.2 -- 1-6-0

REACTIONS

(lb/size) 2=1783/0-3-8, (min. 0-1-8), 12=1783/0-3-8, (min. 0-1-8)
Max Horiz 2=256 (LC 8)
Max Uplift 2=-18 (LC 9), 12=-18 (LC 10)

FORCES

(lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-3=-1213/39, 3-4=-2342/0, 4-5=-2320/0, 5-6=-1215/128, 6-7=-37388, 7-8=-37388, 8-9=-1215/128, 9-10=-2320/0,
10-11=-2342/0, 11-12=-1108/10
BOT CHORD 2-16=-3/1485, 15-16=0/1124, 14-15=0/1124, 12-14=0/1485
WEBS 6-17=-1812/183, 8-17=-1612/183, 5-16=0/1525, 9-14=0/1525, 4-16=-591/107, 10-14=-591/110

NOTES

- Unbalanced roof live loads have been considered for this design.
- Wind: ASCE 7-05; 90mph; TCDL=4.2psf, BCDL=6.0psf, h=25ft, Cat. II; Exp B; Enclosed; MWFRS (low-rise) exterior zone and C-C Exterior (2) zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- TCLL: ASCE 7-05; P=30.0 psf (roof live load: Lumber DOL=1.15 Plate DOL=1.15); Pg=40.0 psf (ground snow); Ps=21.3 psf (roof snow: Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp B; Fully Exp.; Ct=1.10
- Roof design snow load has been reduced to account for slope.
- Unbalanced snow loads have been considered for this design.
- This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 27.7 psf on overhangs non-concurrent with other live loads.
- All plates are MT20 plates unless otherwise indicated.
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
- Ceiling dead load (5.0 psf) on member(s). 5-6, 8-9, 6-17, 8-17; Wall dead load (5.0psf) on member(s). 5-16, 9-14
- Bottom chord live load (40.0 psf) and additional bottom chord dead load (0.0 psf) applied only to room. 14-16
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 18 lb uplift at joint 2 and 18 lb uplift at joint 12.
- NOTE: DUE TO THE OVERALL LENGTH TO DEPTH RATIO OF THE ROOM, THE FLOOR MAY EXHIBIT OBJECTIONABLE VIBRATION AND OR BOUNCE. BUILDING DESIGNER TO CONSIDER PROVIDING MEANS TO DAMPEN THESE EFFECTS. TRUSS DESIGN SHALL BE REVIEWED AND APPROVED PRIOR TO MANUFACTURING.
- Attic room checked for L/360 deflection.

LOAD CASE(S) Standard

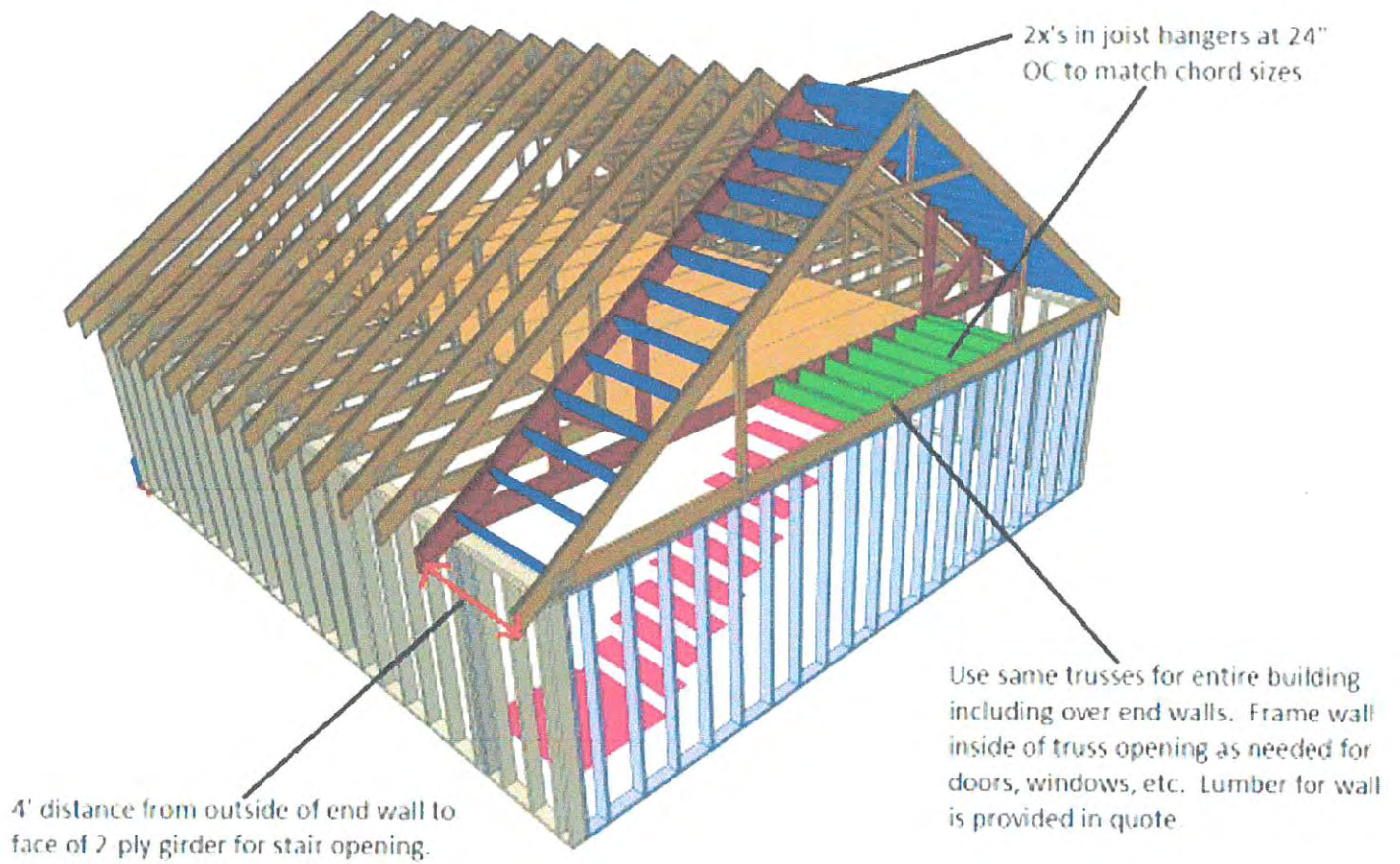
BRACING

TOP CHORD
BOT CHORD
JOINTS

Structural wood sheathing directly applied or 4-7-14 oc purlins.
Rigid ceiling directly applied or 10-0-0 oc bracing.

1 Brace at Jt(s): 17

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.



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Roof Info

Roof Sheathing:	5/8" OSB (Oriented Strand Board)
Roofing Material Type:	Hidden Fastener Steel Panel
Hidden Fastener Steel Roofing:	Premium Pro-Snap® Steel Panel - Brown
SnowBar Trim:	None
Roof Underlayment:	#30 Felt Roofing Underlayment 3' x 72' (216 sq. ft.)
Ice and Water Barrier:	Hydraguard Dual Pro High Temperature Ice & Water Barrier 39-3/8" x 61' (200 sq. ft.)
Fascia Material Type:	Steel Fascia
Fascia:	12' Steel L-6 Fascia - White
Soffit Material Type:	Steel Soffit
Soffit:	Steel Vented Soffit Panel - White
Gutter Material Type:	None

Openings

Overhead Door:	Ideal Door® Designer 16' x 7' Oak Walnut Insulated
Overhead Door Trim Type:	Vinyl
Vinyl Trim Color:	White
Garage Door Opener:	Chamberlain® 1/2 HP Belt Drive Garage Door Opener (Better)

Additional Options

Ceiling Insulation:	None
Wall Insulation:	None
Insulation Area:	None
Ceiling Finish:	None
Wall Finish:	None
Finish Area:	None
Anchor bolt:	Grip Fast® 1/2" x 10" HDG Anchor Bolt w/ Nut & Washer
Framing Fasteners:	Grip Fast® 3-1/2" 16D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb. Box
Sheathing Fasteners:	Grip Fast® 2-1/2" 8D Vinyl-Coated Smooth Shank Sinker Nails
Truss Fastener:	FastenMaster® TimberLOK® 5/16" x 6" Hex Drive Black Hex Head Wood Screw - 50 Count
Overhead Opening Hardware:	Yes

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Materials

Building Info

Building Location Zip Code:	53217
Building Width:	22'
Building Length:	26'
Building Height:	8'
Curb:	Poured Curb
Curb Height:	6"
Wall Framing Stud:	2" x 6"
Roof Framing:	Truss Construction
Truss Type:	Gable Room in attic
Roof Pitch:	12/12 Pitch
Room Size:	8'1" x 13'10"
Floor:	3/4 x 4 x 8 Tongue-and-Groove OSB Sturd-I-Floor
Eave Overhang:	12"
Gable Overhang:	12"
Room In Attic Access Option:	None
Custom Garage Plan:	No I do not need a custom building plan

Wall Info

Siding Material Types:	LP Engineered Wood Siding
LP Engineered Wood Siding:	Prefinished 3/8 x 8 x 16' Textured Lap Siding (30 Yr Paint Warranty) - Snow White
Engineered Wood Corner Trim Color:	Snow White
Accent Material Type:	None
Wainscot Material Type:	None
Wall Sheathing:	7/16" OSB (Oriented Strand Board)
House Wrap:	Kimberly-Clark BLOCK-IT®9'x75'House Wrap
Gable Vents:	None

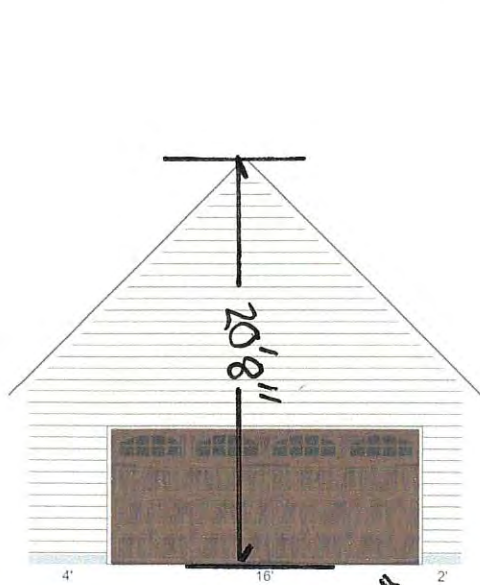
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Dimensions

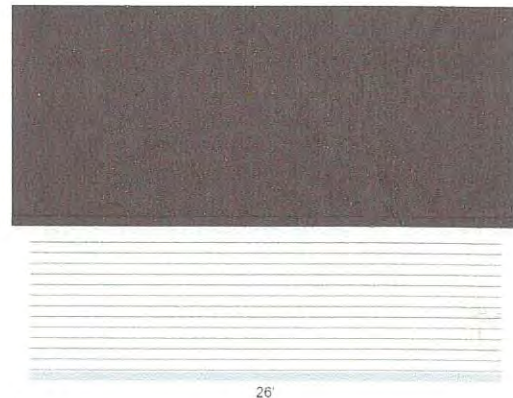
Wall Configurations

*Illustration may not depict all options selected.



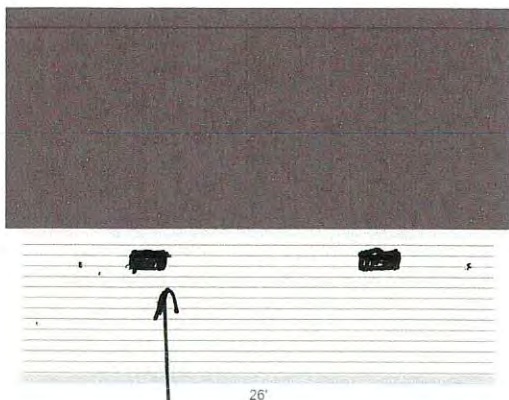
ENDWALL B

Ideal Door® Designer 16' x 7' Oak Walnut Insulated



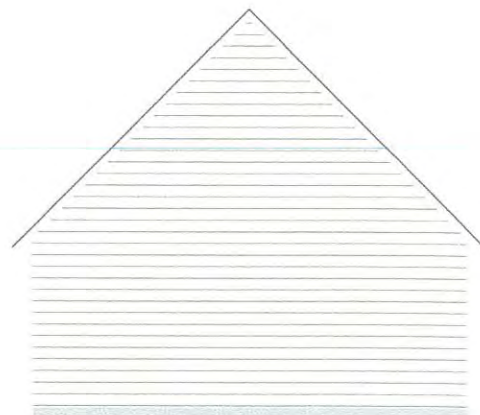
SIDEWALL D

↑ The door will be Brown



SIDEWALL C

Two windows - 14 H" x 32 L"



ENDWALL A

*Some items like wainscot, gutter, gable accents, are not displayed if selected.

For other design systems search "Design & Buy" on Menards.com

2.66' = 1/4"

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MENARDS'
Design & Buy™ GARAGE

How to recall and purchase your design at home:

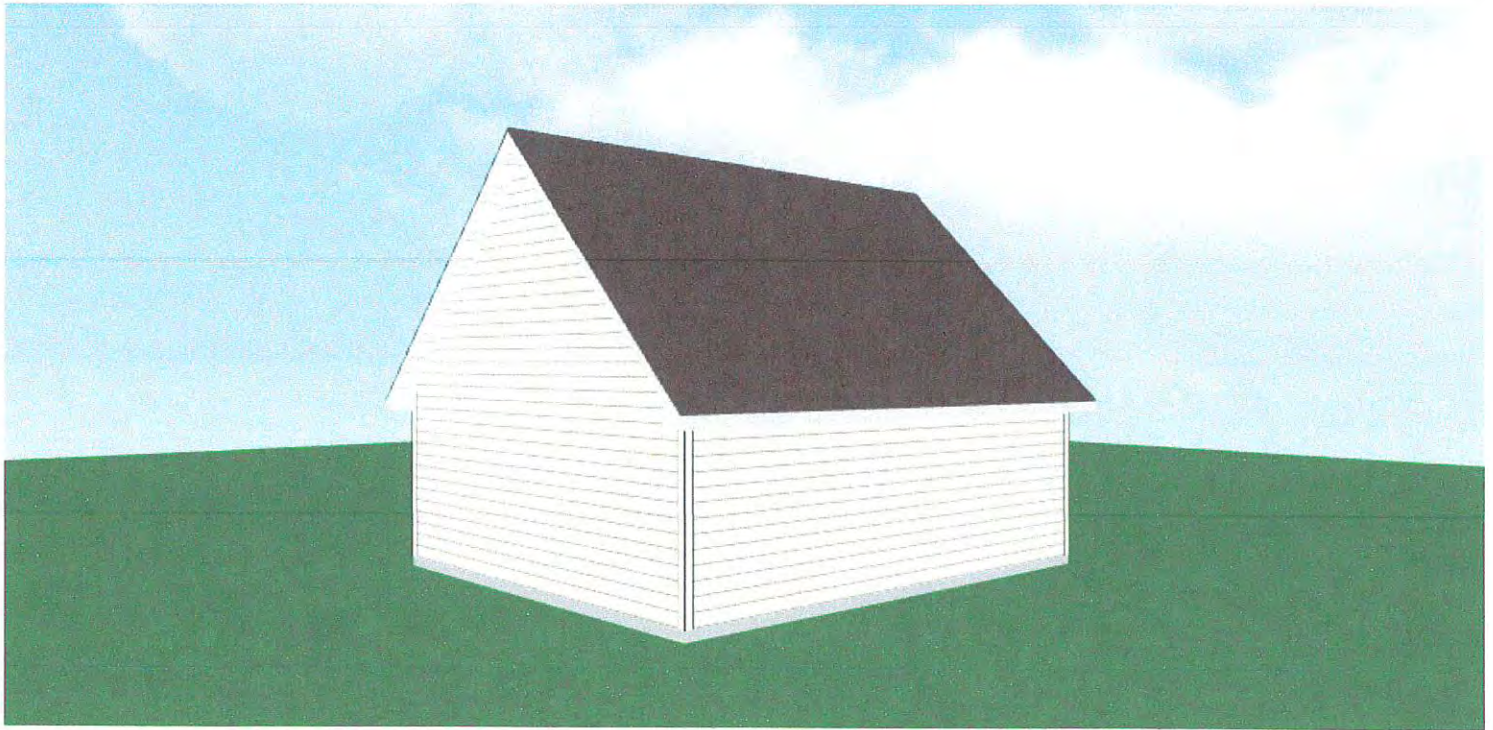


OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Garage Designer
3. Recall your design by entering Design ID: 317354227229
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 317354227229 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions



Estimated Price: \$21,460.60

** Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.*

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions.

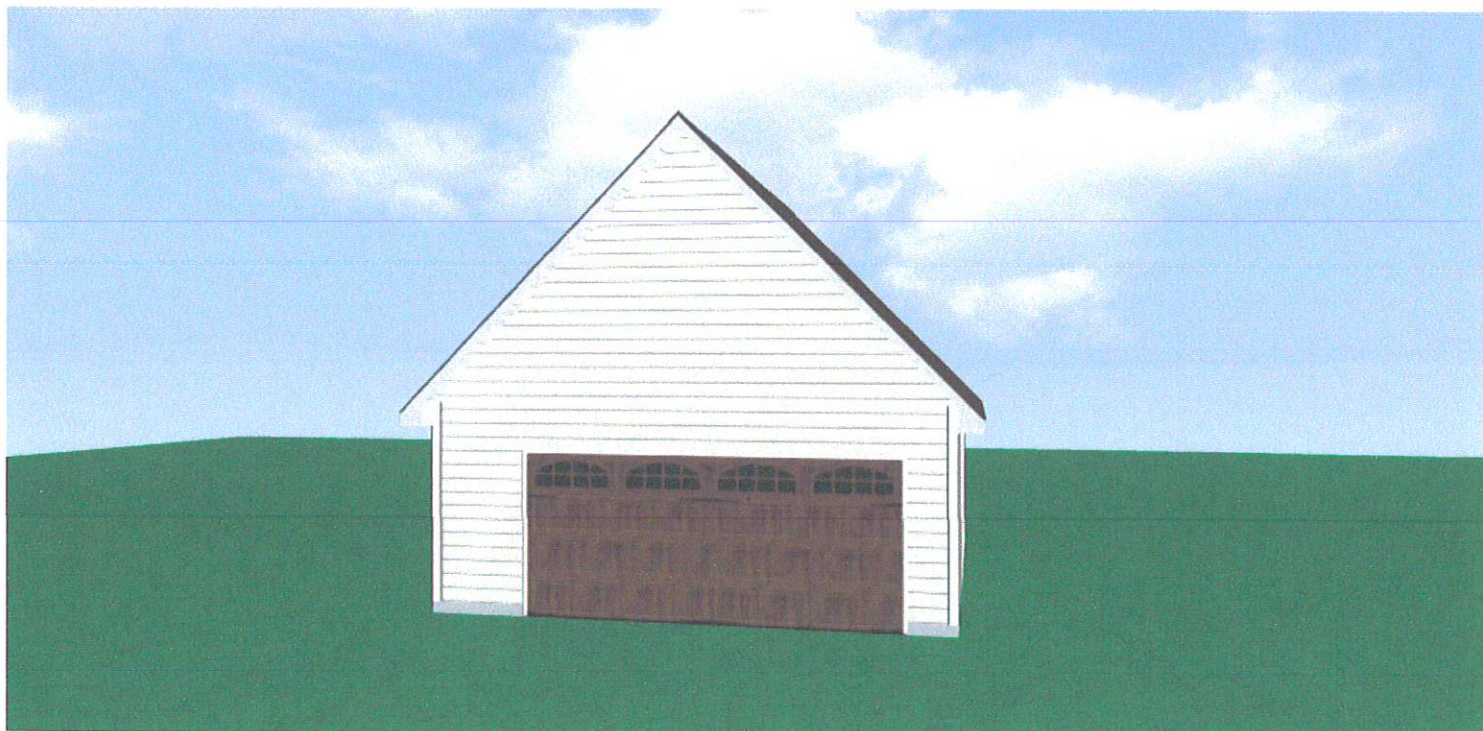
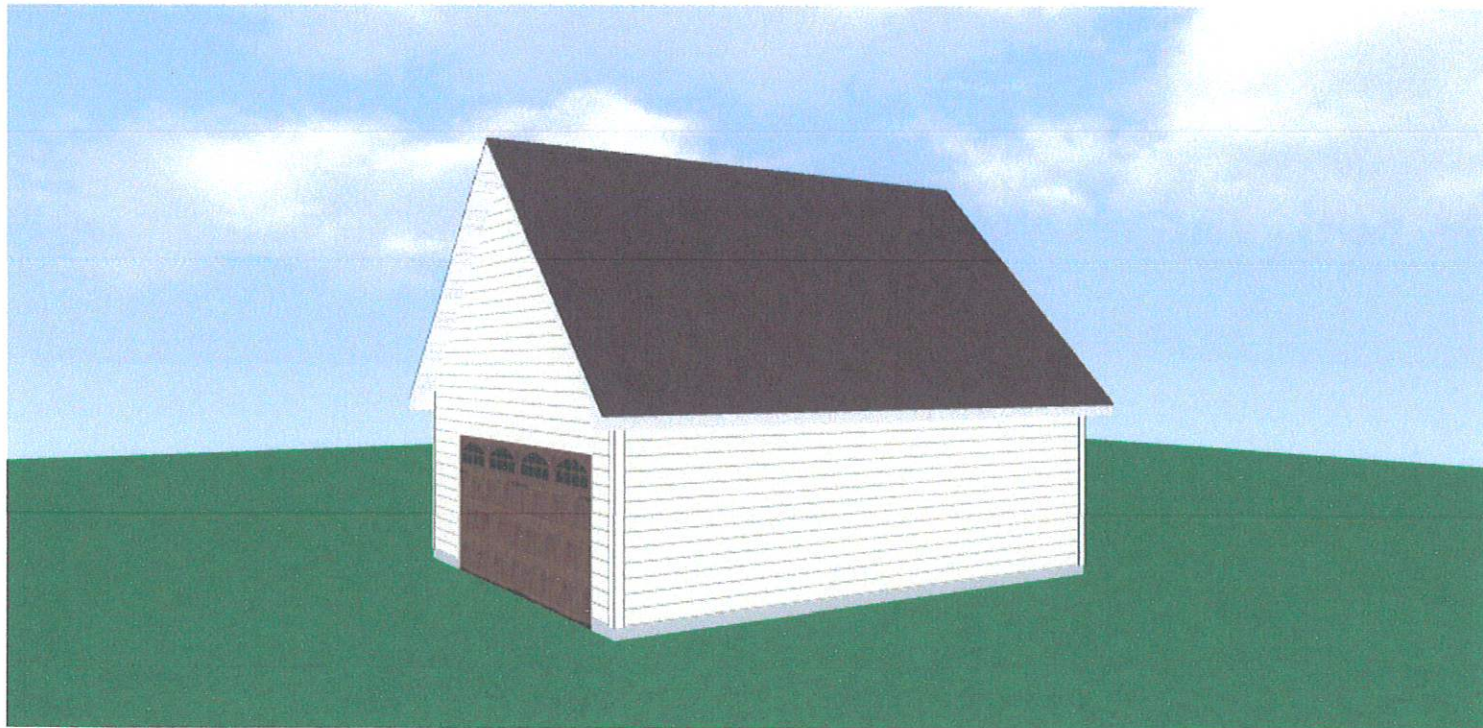
MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully.

MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

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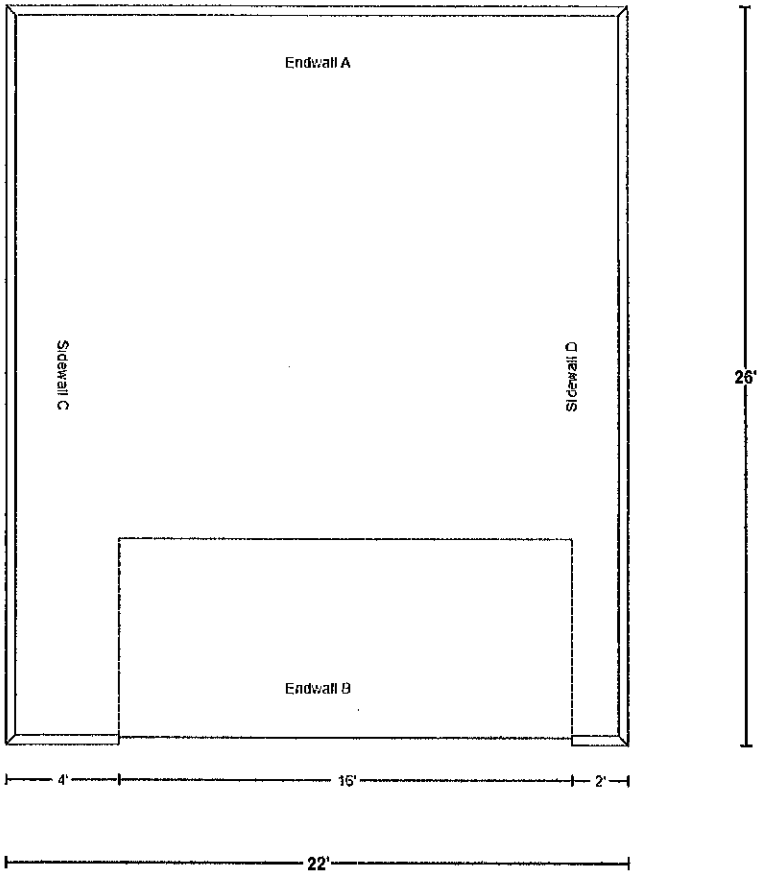
MENARDS'
Design & Buy™ GARAGE



For other design systems search "Design & Buy" on Menards.com

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Estimated Price: \$21,460.60

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Design ID #: 317354227229

Estimate ID #: 36739

Estimated
Price: \$21,460.60

Mail-In
Rebate:  \$2,360.67

Final Price: \$19,099.93

*Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.

*Because your building design requires large trusses that must be shipped directly to your building site, we are unable to process your order through Menards.com. Please call your local Menards store or print your estimate and take it to the store to arrange delivery. Providing your Design ID or Estimate ID will facilitate the process. (Note: The online estimate does not include delivery.)

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Helpful Hints for Gable Room In Attic Garage Construction

- Trusses CANNOT be cut, modified, or drilled into.
- 40# Per Square Foot live load in room area only.



- Trusses included in this estimate will have 12" overhangs. Overhangs can be trimmed back as needed.
- Span and/or pitch may require trusses to be built in 2 parts, assemble at jobsite.
- Additional truss designs are also available, including trusses with no overhangs, additional room sizes and more. See a building materials team member for more information about truss design and overhang framing detail.
- For Stair Construction:
 1. Stairway for this estimate is located next to and parallel with one of the end walls.
 2. Stairway opening will require a 2-ply girder truss located 4' from outside of end wall to face of girder. Girder is plied on site by nailing 2 Room In Attic trusses together using the following nailing pattern: 10d nails at 9" OC, 2 staggered rows on chords, 1 row on webs.
 3. Hand frame roof and floor at stair area with lumber that matches Top and Bottom chords.
 4. Do not place a truss between end wall and 2-ply girder, leave open for stairs.
 5. Use same trusses over end walls as are used for main part of building. Lumber included in this estimate to frame in plates and studs for walls at each end of room area. Using regular trusses over end walls makes it easier to install wiring, insulation, doors, and windows. Specify if walls at each end are to be 2x4 or 2x6.

PLAT OF SURVEY

LOCATED AT 8210 NORTH WILTNEY ROAD

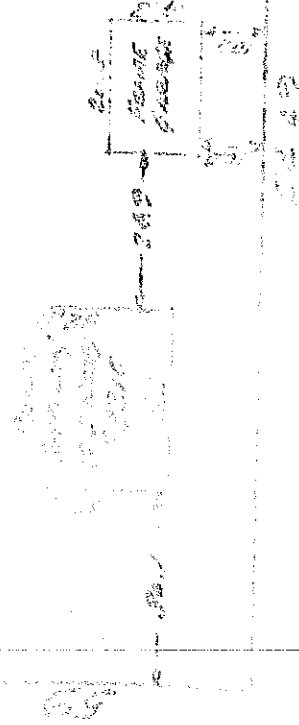
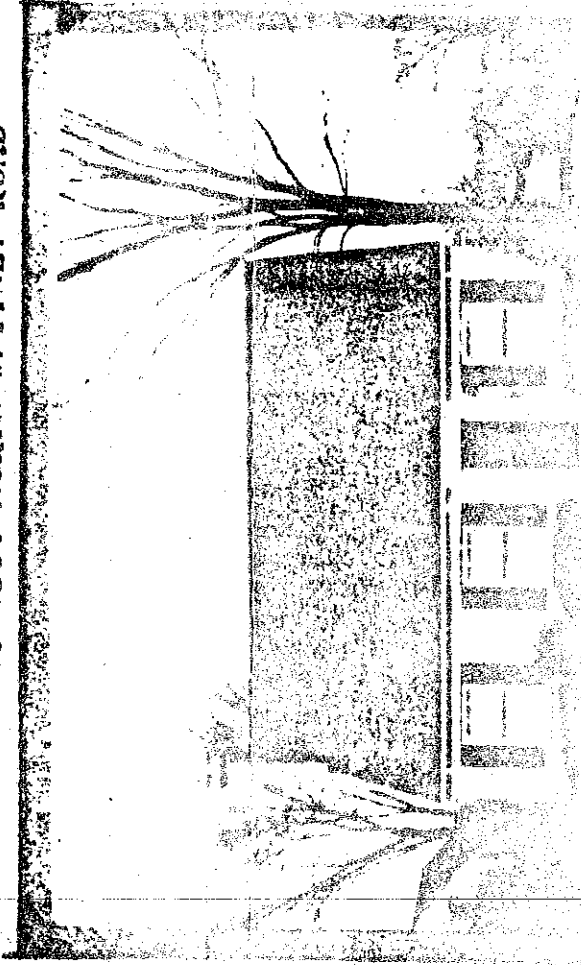


Figure 1. The effect of the concentration of the *Agrobacterium* suspension on the transformation efficiency of *Agrobacterium* strains. The concentration of the *Agrobacterium* suspension was 10⁶ cells/ml (A), 10⁷ cells/ml (B), 10⁸ cells/ml (C), and 10⁹ cells/ml (D). The concentration of the *Agrobacterium* suspension was 10⁶ cells/ml (A), 10⁷ cells/ml (B), 10⁸ cells/ml (C), and 10⁹ cells/ml (D). The concentration of the *Agrobacterium* suspension was 10⁶ cells/ml (A), 10⁷ cells/ml (B), 10⁸ cells/ml (C), and 10⁹ cells/ml (D). The concentration of the *Agrobacterium* suspension was 10⁶ cells/ml (A), 10⁷ cells/ml (B), 10⁸ cells/ml (C), and 10⁹ cells/ml (D).

[illegible][illegible]

















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 408 East Daphne Road	Building Type: Residential ☒ Commercial ☐
Description of Work Conversion of existing screen porch to conditioned four season room, window replacement in existing openings, interior cabinetry and flooring change.	
Estimated Cost of Project \$120K	

Owner/Occupant	
Business Name -	Contact Name Jesse Schenck
Address 408 East Daphne Road	City/State/Zip Fox Point, WI 53217
Phone	Email jschenck1284@gmail.com

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

Contractor	
Company Name Crestone	Contact Name Shawn Brown
Address 4544 North Sheffield	City/State/Zip Shorewood, WI 53211
Phone 414-405-3066	Email crestone1@sbcglobal.net
Dwelling Contractor # 675929	Dwelling Contractor Qualifier # 675931

Square Footage Under Construction				
1 st Floor +/-350 sf	2 nd Floor -	Basement -	Addition -	Garage -

Description	Rate	Amount
Project - Per \$1,000 of estimated cost	\$10.00	
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	\$75.00

Applicant Signature Jesse Schenck Date 7-7-22

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: 1.057876

Jul 20, 2022

408 E DAPHNE RD

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: 1242	75.00
Payor: JESSE SCHENCK		

Total Applied:	75.00
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Change Tendered:	.00
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Duplicate Copy

07/20/2022 11:45 AM



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.

Jesse Schenck

Homeowner's Name – PRINTED

408 East Daphne Road

Property Address

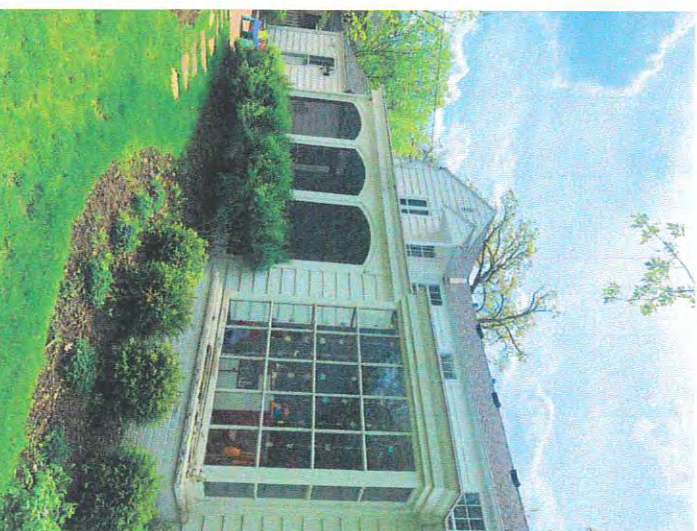
Jesse Schenck

Homeowner's Signature

7-7-22

7.13.22

Date





408 East Daphne Road

PROJECT

CONSULTANTS

DRAWINGS

SCHENCK RENOVATION
408 EAST DAPHNE ROAD
FOX POINT, WI 53217

SUED FOR REVIEW

SCALE: As Noted

COMPUTER FILE:

RAWN BY:
LOT DATE: JUNE 2, 2022
JOB NUMBER:
TITLE:

TITLE
SHEET

SHEET NUMBER |

Г1.0

ABBREVIATIONS					
	ABC ACOUS ACT ADJ ADJT AFF AGGR A/C ALUM ALT AB APPROX ARCH ASPH ASPH PVT ACP	aggregate base course acoustic acoustical ceiling tile adjacent adjustable above finished floor aggregate air conditioning aluminum alternate anchor bolt approximate (ly) Designerural asphalt asphalt paving asphaltic concrete paving	LAB LAM LAV LT LT WT CONC LL LLH LLV	laboratory laminated lavatory light lightweight concrete live load long leg horizontal long leg vertical	
	BB BM BRG B.M. BTUM BLK BLKG BD BOD BOT BLDG BU	base board beam bearing bench mark bituminous block blocking board bottom of deck bottom building built-up (roofing)	NAT NRC NOM N NIC NTS NO, or # OBS OC OFCl OPG OPP OD OH OSB	natural noise reduction coefficient nominal North not in contract not to scale number obscure on center (s) owner furnished contractor installed opening opposite outside diameter overhead oriented strand board	
	CAB CIP CLG CLG-HT CEM CER CLR COL COMP CONC COND CMU CONT CU CL CPT	cabinet cash-in-place ceiling ceiling height cement ceramic clear column composition (composite) concrete condition concrete masonry unit continue or continuous control joint center line carpet	PART BD PT PR PNL PTD PTDI/R PTR PLAS PLAM PL PLYWD PT PVC PSI PREFAB PREFIN	particle board paint (ed) pair panel paper towel dispenser combination paper towel dispenser & receptacle paper towel receptacle plaster plastic laminate plate plywood point polyvinyl chloride pounds per square inch prefabricate (d) prefinished	
	DWC DWR DWG FA EDF ELEC EP ELEVE EMER ENCL EQ EQUIP EXH EXIST EJ EB EXP EXPN EXT	drywall furring channel drawer drawing drinking fountain each electric drinking fountain electrical electrical panelboard elevation emergency enclosure equal equipment exhaust existing expansion joint expansion bolt exposed expansion exterior	RAD REF or RE REFR REINF RESIL RCP RA REV ROW R RD RM RO REQ	radius reference refrigerator reinforce resilient reflected ceiling plan return air revision (s), revised right of way riser roof drain room rough opening required	
	FA FACP FOC FOF FOM FOS FOW FIN FFE FFL FE FEC FHC FLR FD FLUOR FT FTG FNDN FS	fire alarm fire alarm control panel face of concrete face of finish face of masonry face of studs face of wall finish (ed) finished floor elevation finished floor line fire extinguisher fire extinguisher cabinet fire hose cabinet floor (ing) floor drain fluorescent foot or feet footing foundation floor sink	SECT SES SS SHTHG SHT SH + P SIM SC SPK SPEC SW SS STD STA STL STO SUSP SY SYMM SCHD SHR SMACNA	section service entrance section service sink sheathing shelf and pole (closet) similar solid core speaker specification (s) square stainless steel standard station steel storage suspended square yard symmetry (ical) schedule shower Sheet Metal and Air Cond. Contractors National Assoc.	
	G/A GALV GD GI GL GLB GND GSN GWIB GYP BD GB	gage, gauge galvanized garbage disposal galvanized iron glass, glazing glue laminated beam ground general structural notes gypsum wall board gypsum wall board grab bar	TB TEL TV THRES T&G TPD TYP TC TP T TKH TOM	towel bar telephone television threshold tongue and groove toilet paper dispenser typical top of curb top of pavement or toilet paper tread thick (ness) top of masonry	
	H/VAC HT HC HM HORIZ HB HW/H HR H HRDWR HRDWD	heating/ventilating/air conditioning height handicap hollow metal horizontal hose bib hot water heater hour handicap hardware hardwood	UNO VCT VERT VEST VT	unless noted otherwise vinyl composition tile vertical vestibule vinyl tile	
	INCL ID INT INSUL INV JT	include (d), (ing) inside diameter interior insulation invert joint	WC WP WWF W/O WD WI WT	water closet, wheelchair waterproofing welded wire fabric without wood with weight	
GENERAL NOTES					
GENERAL NOTES 1. The Contractor (and His sub-contractors) shall study and compare the contract documents and shall at once report to the Designer in writing all errors, inconsistencies or omissions discovered and verify all dimensions on site PRIOR TO COMMENCING THE WORK. If the contractor proceeds with any of the work so affected without written instructions of the Designer, the contractor shall make good at his own cost any resulting error, damage, defects, or time delays so caused. The contractor shall perform no portion of the work without contract documents or, where required, approved shop drawings, product data of samples for such portion of the work. 2. Discrepancies between actual conditions and plans shall be brought to the attention of the Designer. Contractor shall submit specific discrepancy for Designers review. 3. All work, construction and materials shall comply with all provisions of the appropriate Building Code and with other rules, regulations and ordinances governing the place of building. Building code requirements take precedence over the drawings and it shall be the responsibility of anyone supplying labor or materials to both install his or her work in conformance with the code and to bring to the attention of the Designer any discrepancies or conflicts between the requirements of the code and the drawings before proceeding with the work. 4. All construction work shall be in compliance with Wisconsin D.S.H.A. guidelines and recommendations. 5. The Designer does not assume any responsibility for job site safety for any persons including workmen, visitors, or any other ENTITY, WHICH may enter onto the site. Contractor shall be responsible for locating and avoiding all hazards, including buried utilities or PIPELINES, WHICH MIGHT EXIST on the site. 6. Contractor shall be responsible for coordinating and providing all paperwork as required for all city inspections. 7. Contractor shall be responsible for keeping the construction site continuously free of debris and foreign objects. Area shall remain secured at all times. 8. These construction documents are the result of the program and requirements of the owner and local building department and planning CODES; therefore any modification by builders not authorized by the Designer could be in violation of the law and of the contract. 9. Contractors' choices as to the means of construction, the sequences of construction, and safety precautions incident thereto, are not part of the Designer's responsibility. 10. New construction dimensions are based upon on-site measurements of existing conditions. The contractor shall verify drawing dimensions against actual site conditions and boundaries and shall notify the Designer of any AREAS, WHICH would differ from the intent of the drawings or show discrepancy between sections of the construction drawings prior to construction. 11. ALL EXTERIOR Dimensions are to the FACE OF MASONRY OR FACE OF FINISHED WALL SURFACE UNLESS NOTED OTHERWISE. ALL INTERIOR Dimensions are to FINISHED FACE OF WALL SURFACE. 12. Install sealant at exterior sides of all joints, seams, connections or openings which would allow water or air infiltration except as noted otherwise or as recommended by manufacturer for their products, systems or installations. Sealant color to match adjacent surface. Color requires Designers approval. 13. Contractor is responsible for producing a weather tight building - details and omissions to the Drawings notwithstanding. All drawing conflicts, which may not allow a weather tight condition shall be brought to the attention of the Designer. 14. Contractor to review all owner documents and familiarize himself with all existing utilities. Contractor shall have the responsibility of verifying in the field by employing field utility locating services before construction starts, and coordination of all new utility locations, connections, and penetrations. 15. All required exits shall be operable from the inside without special knowledge or use of a key. 16. Provide full wood blocking as required to securely anchor all wall mounted equipment (E.G., cabinets, grab bars, toilet room accessories, hardware, ETC.). Blocking shall provide a rigid connection capable of supporting design loads. 17. The General Contractor shall verify and coordinate with all trades, size and locations of all openings for Mechanical, Plumbing, and Electrical equipment, equipment pads or bases, as well as Power, Water and Drain installations, before proceeding with works. Contractor shall provide coordination drawings for proper placement of all trades work. Any concerns, space limitations, or structural conflicts, shall be brought to the attention of the Designer. A REASONABLE RESPONSE TIME SHALL BE ALLOWED. 18. All final mechanical outlets, registers, access panels and equipment locations to be verified by the Designer and owner. Government agency approval resulting from additions and modifications not included in the initial building permit drawings, must be obtained prior to any installations. 19. All rough and finish electrical equipment shall be installed to meet local and state code requirements or provisions and shall be U.L. approved. 20. All floor or wall openings required for pipes, conduits, ETC., shall be sealed in an approved manner. 21. General Structural Notes govern typical conditions whether or not specifically detailed or noted. 22. It is the Contractors responsibility to coordinate and locate electrical, data, and phone receptacles, switches, ETC., to avoid casework, door, ETC. 23. The Drawings indicate the general scope of the project in terms of the Architectural and Structural Design Concept. As "Scope" documents, the Drawing and Specifications do not necessarily indicate or describe all work required for the full performance and completion of the work. 24. Drawings and any specifications are to be taken together. However, any items appearing in only one and not the other is still part of this contract. Should there be any discrepancy between the drawings and the specifications or omissions, the contractor shall notify the Designer for instructions. 25. Contractor shall be let on the basis of such documents, with the understanding that the contractor is furnish all items required for proper completion of the work, without adjustment to contract price. It is intended that the work to be of sound and quality construction and the Contractor shall be solely responsible for the inclusion of adequate amounts to cover installation of all items indicated, described, or reasonably implied. 26. Where specified items are mentioned, the Contractor may submit alternate materials for approval by the Owner and the Designer. Package to contain brochure, cut sheets, specifications, costs, availability, references, etc. 27. Do not scale drawings. Dimensions are to take precedence over scale, large scale drawings over small scale drawings. 28. Details are intended to show method and manner of accomplishing the work. Minor modifications may be required to suit job dimensions or conditions and shall be included as part of the work. Work not explicit in the drawings but clearly implied as necessary to complete the project shall be interpreted as fully drawn. 29. Dust control measures shall be implemented to the satisfaction of the city during grading and demolition phases of the project in order to minimize the generation of dust. 30. Provide non-absorbent wall board adjacent to wet locations. 31. ALL INTERIOR Dimensions are to the FINISHED FACE OF STUD FRAMED WALLS UNLESS NOTED OTHERWISE. 32. Install per Manufacturers written instructions, warranties shall not be compromised. 33. SUBMITTALS: Provide SHOP DRAWINGS, SAMPLES & PRODUCT DATA for millwork, metal work, painted or sealed finishes, etc. 34. SUBMITTALS & SUBSTITUTIONS shall be provided to Designer in a timely manner to allow for reasonable REVIEW & RESUBMISSION, without delay to project. 35. Designer shall approve all substitutions. Contractor shall provide acceptable documentation and costs of submissions including related work. 36. All work/equipment shall be NEW unless noted as EXISTING. 37. Provide sound batt insulation at all bathroom walls. 38. THE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF THE DESIGN CONCEPT, THE DIMENSIONS OF THE BUILDING, THE TYPE OF STRUCTURAL, MECHANICAL, ELECTRICAL & UTILITY SYSTEMS, & MAJOR DesignerURAL ELEMENTS OF CONSTRUCTION. AS "SCOPE" DOCUMENTS, THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR THE FULL PERFORMANCE & COMPLETION OF THE WORK. CONTRACTS SHALL BE LET ON THE BASIS OF SUCH DOCUMENTS, WITH THE UNDERSTANDING THAT THE CONTRACTOR IS FURNISH ALL ITEMS REQUIRED FOR PROPER COMPLETION OF THE WORK WITHOUT ADJUSTMENT TO CONTRACT PRICE. IT IS INTENDED THAT THE WORK TO BE OF SOUND & QUALITY CONSTRUCTION AND THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE INCLUSION OF ADEQUATE AMOUNTS TO COVER INSTALLATION OF ALL ITEMS INDICATED, DESCRIBED OR REASONABLY IMPLIED.					
CABINETRY / MILLWORK NOTES					
MILLWORK TYPES: CABINETS TO BE FULL OVERLAY, FLUSH PANEL, RIFT SAWN WHITE OAK, SEQUENCE MATCHED VENEER, VERIFY GRAIN DIRECTION WITH OWNER/ARCHITECT. PROVIDE FINISH SAMPLES FOR OWNER/ARCHITECT REVIEW INTERIORS OF CABINETS: STAINED WOOD VENEER, PROVIDE AVAILABLE FINISHES FOR OWNER/ARCHITECT REVIEW GENERAL MILLWORK NOTES: 1. PROVIDE FINISHED SAMPLE OF WOOD FOR APPROVAL BY OWNER AND DESIGNER PRIOR TO STARTING FABRICATION. 2. GAP BETWEEN DRAWERS/DO					

1. FIELD VERIFY ALL DIMENSIONS, ELEVATIONS ARE AN INDICATION OF DESIGN INTENT – DIMENSIONS WILL VARY FROM ELEVATIONS. DO NOT SCALE DRAWINGS, IN CASES WHERE DIMENSIONS ARE NOT CLEAR, THE DIMENSIONS ARE TO BE VERIFIED BY REQUESTS FOR INFORMATION (RFI). ALL EXTERIOR DIMENSIONS ARE TO EXTERIOR FACE OF FRAMING / FOOTING. ALL INTERIOR DIMENSIONS ARE TO FINISHED FACE OF WALL.
2. PROVIDE ONE LAYER MINIMUM 5/8" TYPE-X GYPSUM BOARD AT CEILINGS, TYPICAL.
3. ALL BEDROOM WINDOWS TO HAVE NET CLEAR OPENING DIMENSION OF AT LEAST 20' X 24" IRRESPECTIVE OF HEIGHT OR WIDTH TO ALLOW FOR EGRESS.
4. PROVIDE WEATHER RESISTIVE BARRIER AT ALL NEW WOOD FRAMED EXTERIOR WALL IN-FILL. PROVIDE R-21 INSULATION AT EXTERIOR STUD WALL. PROVIDE VAPOR BARRIER IF BATT INSULATION IS USED.
5. ALL ROOMS TO HAVE 8% MINIMUM NATURAL LIGHT THROUGH WINDOW OPENINGS, AND 3.5% MINIMUM NATURAL VENTILATION THROUGH OPERABLE WINDOWS.
7. PROVIDE MINIMUM 2X FIRE BLOCKING AT FLOOR TO CEILING INTERSECTION WITHIN INTERVENING STUD CAVITIES.
8. GC TO COORDINATE WITH STRUCTURAL IN FIELD FOR FRAMING REQUIREMENTS. GC TO COORDINATE AND VERIFY THE LOAD BEARING CAPACITY OF EXISTING SECOND-FLOOR FRAMING SYSTEM.
9. FIXTURE SELECTION, AND COORDINATION INTO ALL ASPECTS OF THE WORK, IS THE RESPONSIBILITY OF THE GC. FIELD VERIFY ALL DIMENSIONS. DIMENSIONS ARE AN INDICATION OF DESIGN INTENT ONLY – DIMENSIONS WILL VARY IN FIELD. OWNER AND GC ARE RESPONSIBLE FOR COORDINATION WITH FIXTURE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION AND OPERATION PER MANUFACTURER'S RECOMMENDATIONS.
10. NEW WOOD FLOOR IN FOUR SEASON ROOM TO MATCH EXISTING FIRST FLOOR SPEC. SPECIES AND FINISH. VERIFY WITH OWNER.

	NEW 2x4 INTERIOR WOOD FRAMED WALL WITH 5/8\"/>GYPSUM BOARD UNLESS NOTED OTHERWISE
	EXISTING INTERIOR WALL TO REMAIN
	EXISTING WINDOW TO REMAIN.
	EXISTING WINDOW TO BE REPLACED. WHEN REPLACING, SEE GENERAL NOTES AND GLAZING NOTES SHEET A3.1. VERIFY NEW OPERATION W/ OWNER.
	NEW WINDOW, WIDTH x HEIGHT. SEE GENERAL NOTES AND GLAZING NOTES SHEET A3.1
	NEW DOOR, WIDTH x HEIGHT.
	EXISTING DOOR TO REMAIN
	EXISTING CONSTRUCTION TO BE REMOVED, VERIFY IN FIELD WITH OWNER

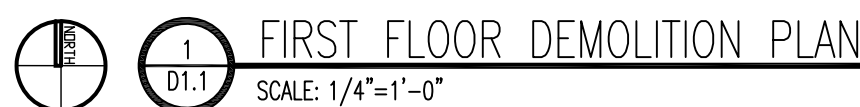
1. THE DEMOLITION WORK SHOWN HERE IS OF A GENERAL NATURE. THE CONTRACTOR SHALL BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO SUBMITTING BID. NOTIFY THE DESIGNER OF ANY INCOMPATIBILITY BETWEEN NEW AND EXISTING CONSTRUCTION AND THE INABILITY OF THE EXISTING CONSTRUCTION TO BE PROVIDED OR PERFORMED ITS SPECIFIC REQUIREMENT.
2. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL, EQUIPMENT, ETC. REQUIRED TO COMPLETE THE DEMOLITION OF ALL ITEMS SHOWN ON THESE PLANS INCLUDING ITEMS NOT SHOWN WHICH ARE REQUIRED FOR REMOVAL OR SALVAGE UNLESS DESIGNATION N.I.C. (NOT IN CONTRACT).
3. WHERE EXISTING ASSEMBLIES ARE SHOWN TO BE REMOVED WITHIN THE SCOPE OF WORK, INCLUDE THE CONTROLLED AND COMPLETE REMOVAL OF THESE ITEMS AND ANY ASSOCIATED ITEMS NECESSARY FOR THE EXECUTION OF THE WORK.
4. CONTRACTOR SHALL REVIEW ANY AND ALL ITEMS OF DEMOLITION WITH DESIGNER/OWNER NOT IMPLIED OR SPECIFIED ON DRAWINGS OR SPECIFICATIONS AND TO INCLUDE SUCH COSTS IN BID UNLESS OTHERWISE ADVISED.
5. CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO MAINTAIN FREE PROTECTED ACCESS OF OWNER, SERVICE PERSONNEL AND THE PUBLIC THROUGH THE AREAS INVOLVED AND AFFECTED BY CONSTRUCTION FREE OF SOIL, DEBRIS, TRASH, OR ON A DAILY BASIS.
6. REMOVAL AS DESCRIBED HEREIN SHALL BE ACCOMPLISHED WITHOUT STORING ON THE FLOOR EXCESSIVE QUANTITIES OF ANY MATERIALS, RUBBISH, DIRT, DEBRIS, OR WASTE OF ANY SORT RESULTING FROM THE REMOVAL OPERATIONS ON THE FLOOR.
7. NOISE ABATEMENT: NOISE SHALL BE KEPT AT A REASONABLE LEVEL AS RELATED TO SPECIFIC ITEMS OF EQUIPMENT USED AND THEIR HOURS OF USE.
8. ALL AREAS REQUIRING PATCHING DUE TO THE WORK OF THIS PROJECT, INCLUDING MARKS FROM RELOCATED WALLS, DAMAGE CAUSED BY REMOVING RELOCATING AND ADDING FIXTURES AND EQUIPMENT, DAMAGES CAUSED BY DEMOLITION AT ADJACENT MATERIALS, ETC. SHALL BE EXPERTLY PATCHED BY JOURNEYMEN EXPERIENCED IN THE TRADE INVOLVED IN THE PATCHWORK.

[illegible]

SCALE: As Noted
COMPUTER FILE:

FIRST FLOOR
DEMOLITION PLAN

D1.1



WINDOW + GLAZING NOTES

1) ALL WINDOWS ARE TO MEET ALL CODE REQUIREMENTS - GC TO COORDINATE WITH SUPPLIER.

2) ① = TEMPERED SAFETY GLASS PER CODE

3) GC TO VERIFY ALL EXISTING WINDOW AND DOOR ROUGH OPENINGS IN FIELD PRIOR TO ORDERING WINDOW UNITS.

4) GC TO VERIFY WINDOW COLOR, AND HARDWARE COLOR SELECTIONS WITH OWNER PRIOR TO ORDERING WINDOW UNITS.

5) PROVIDE TEMPERED GLASS AT ALL BATHROOM WINDOW LOCATIONS AND NEAR STAIR AND DOOR OPENINGS AS REQUIRED BY CODE. GC AND WINDOW SUPPLIER TO REVIEW AND COORDINATE FOR HAZARDOUS LOCATIONS AND RESULTANT REQUIRED SAFETY GLAZING PER SPS 321.05.

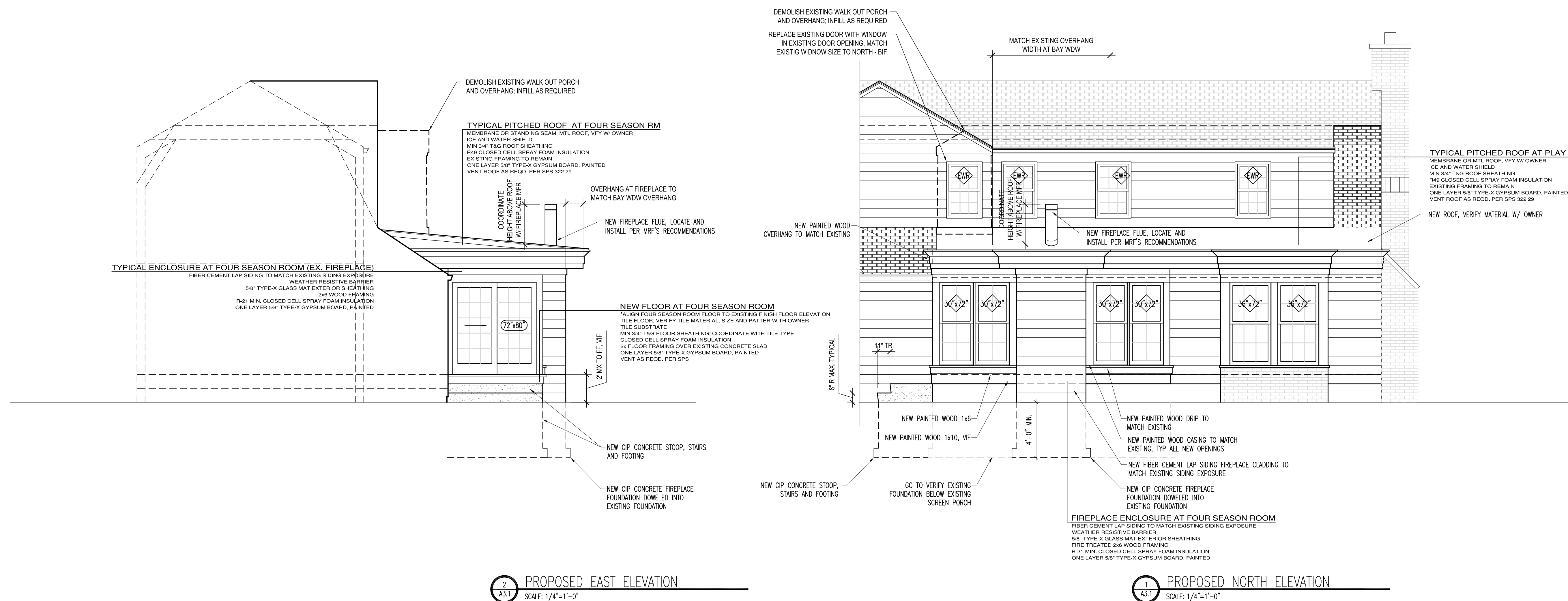
6) ALL BEDROOM WINDOWS TO HAVE NET CLEAR OPENING DIMENSION OF AT LEAST 20" X 24" IRRESPECTIVE OF HEIGHT OR WIDTH TO ALLOW FOR EGRESS; GC TO VERIFY AND REPORT.

7) WINDOW TYPE 'EW' DENOTES EXISTING WINDOWS TO REMAIN. 'EWR' INDICATES EXISTING WINDOW TO BE REPLACED IN EXISTING OPENING.

8) WINDOWS WITH SILLS 24" OR CLOSER TO FINISH FLOOR TO HAVE TEMPERED GLAZING.

9) WINDOW U-FACTOR AND SHGC TO MEET WI 322.36
REQUIREMENTS FOR FENESTRATION. NEW WINDOWS TO COMPLY
WITH STATE OF WISCONSIN 322.36-1 FOR U-FACTOR AND THERMAL
PERFORMANCE..

10.) WINDOW AND DOOR SIZES ARE APPROXIMATE UNIT DIMENSIONS; GC TO VERIFY WINDOW / DOOR UNIT AND ROUGH OPENING DIMENSIONS W/ SUPPLIER / MFR AND COORDINATE REQUIRED ROUGH OPENING SIZE IN FIELD BASED ON MANUFACTURER'S RECOMMENDATIONS.

[illegible]

ISSUED FOR REVIEW

SCALE:	As Noted
COMPUTER FILE:	

DRAWN BY:
PLOT DATE: JUNE 2, 2022
JOB NUMBER:
TITLE: EXTERIOR ELEVATIONS

SHEET NUMBER

A3.1





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 A-1, 80

BUILDING PERMIT

Job Address 7014 North Barnett Lane	Building Type: Residential ☒ Commercial ☐
Description of Work	
Construction of a roof over an existing rear uncovered patio. The project includes no change in the building footprint. No new walls are being constructed so there will be no change in the enclosed area of the building. The new posts that support the new roof structure are supported/anchored on existing frost walls so no new footings or other foundations are being constructed.	
Estimated Cost of Project \$ 20,000.00	

Owner/Occupant John B. Crichton	
Business Name N/A	Contact Name John B. Crichton
Address 7014 North Barnett Lane	City/State/Zip Fox Point, WI 53217
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				
1st Floor 340	2nd Floor	Basement	Addition	Garage

Description	Rate	Amount
Project - Per \$1,000 of estimated cost	\$10.00	\$200.00
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	\$275.00

Applicant Signature [Signature] Date 7/6/2022

Rev 01/22

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

Applicant email: dellis@ellis-engineering.com
Applicant phone: 414-469-0104



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.

JOHN B. CRICHTON 7014 N. BARNETT LN. FOX POINT
Homeowner's Name – PRINTED Property Address WI 53217
[Signature] 7/1/22
Homeowner's Signature Date

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

Receipt No: 1.057826
Jul 11, 2022

7014 N BARNETT LANE

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PERMIT	200.00
24-44460 BUILDING PERMIT	
LICENSES & PERMITS - BUILDING PLANS - FILING FEE	75.00
24-44440 BUILDING PLANS-FILING FEE	

Total:	275.00
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CHECK	Check No: 1049	275.00
Payor: ELLIS ENGINEERING LLC		
Total Applied:		275.00

Change Tendered:	.00
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07/11/2022 11:02 AM



ELLIS ENGINEERING &
CONSTRUCTION MANAGEMENT
SERVICES, LLC

STRUCTURAL CALCULATIONS

NEW ROOF AT EXISTING PATIO – 7014 N BARNETT LN, FOX POINT, WI



[Handwritten signature]
04/30/2022

APRIL 27, 2022

ELLIS ENGINEERING & CONSTRUCTION MANAGEMENT SERVICES, LLC



ELLIS ENGINEERING &
CONSTRUCTION MANAGEMENT
SERVICES, LLC

Project BUILDING ALTERATION – 7014 N BARNETT LN				Job Ref. SD111-22	
Section ROOF FRAMING AND SUPPORTS AT PATIO				Sheet no./rev. 1	
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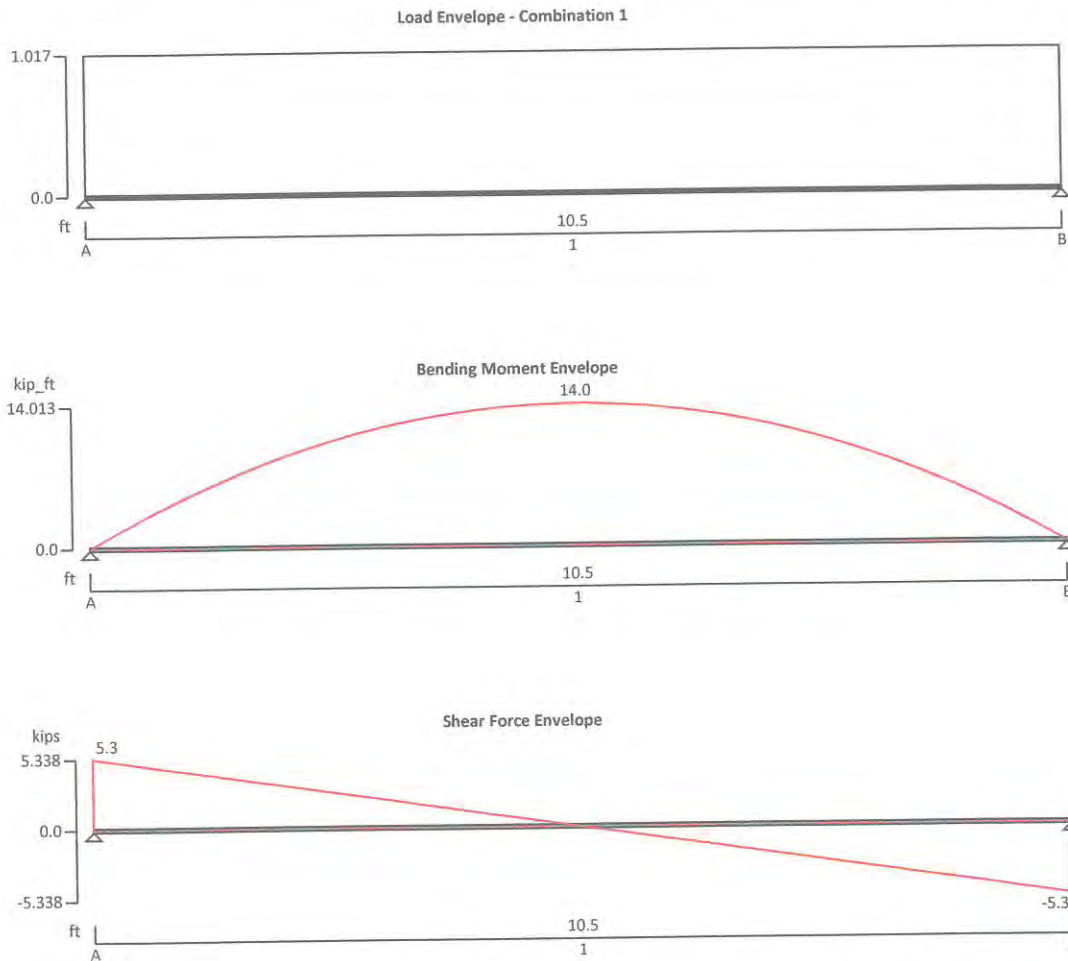
Project BUILDING ALTERATION – 7014 N BARNETT LN				Job Ref. SD111-22	
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HEADER AT EAST WALL AT EXISTING BACK PORCH

STRUCTURAL COMPOSITE LUMBER MEMBER ANALYSIS & DESIGN (NDS)

In accordance with the ANSI/AF&PA NDS-2018 using the LRFD method

Tedds calculation version 1.7.10



Applied loading

Beam loads

Self Wt.

Roof D.L. (20 psf)

Snow (30 psf)

Dead self weight of beam $\times 1$

Dead full UDL 279 lb/ft

Snow full UDL 419 lb/ft

Load combinations

Load combination 1

Support A

Dead $\times 1.20$

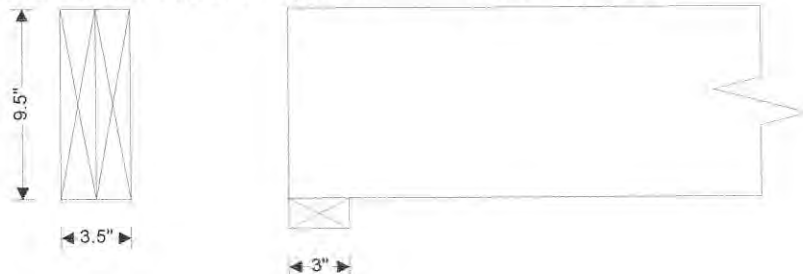
 ELLIS ENGINEERING & CONSTRUCTION MANAGEMENT SERVICES, LLC	Project BUILDING ALTERATION – 7014 N BARNETT LN				Job Ref. SD111-22	
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Span 1
Support B

Snow × 1.60
Dead × 1.20
Snow × 1.60
Dead × 1.20
Snow × 1.60

Analysis results

Maximum moment $M_{max} = 14013 \text{ lb_ft}$ $M_{min} = 0 \text{ lb_ft}$
Design moment $M = \max(\text{abs}(M_{max}), \text{abs}(M_{min})) = 14013 \text{ lb_ft}$
Maximum shear $F_{max} = 5338 \text{ lb}$ $F_{min} = -5338 \text{ lb}$
Design shear $F = \max(\text{abs}(F_{max}), \text{abs}(F_{min})) = 5338 \text{ lb}$
Total load on member $W_{tot} = 10677 \text{ lb}$
Reaction at support A $R_{A_max} = 5338 \text{ lb}$ $R_{A_min} = 5338 \text{ lb}$
Unfactored dead load reaction at support A $R_{A_Dead} = 1516 \text{ lb}$
Unfactored snow load reaction at support A $R_{A_Snow} = 2200 \text{ lb}$
Reaction at support B $R_{B_max} = 5338 \text{ lb}$ $R_{B_min} = 5338 \text{ lb}$
Unfactored dead load reaction at support B $R_{B_Dead} = 1516 \text{ lb}$
Unfactored snow load reaction at support B $R_{B_Snow} = 2200 \text{ lb}$



Composite section details

Breadth of composite section $b = 1.75 \text{ in}$
Depth of composite section $d = 9.5 \text{ in}$
Number of composite sections in member $N = 2$
Overall breadth of composite member $b_b = N \times b = 3.5 \text{ in}$
Composite type and grade Microllam LVL, 2.0E-2600Fb grade
Bending parallel to grain $F_b = 2600 \text{ lb/in}^2$
Tension parallel to grain $F_t = 1555 \text{ lb/in}^2$
Compression parallel to grain $F_c = 2510 \text{ lb/in}^2$
Compression perpendicular to grain $F_{c_perp} = 750 \text{ lb/in}^2$
Shear parallel to grain $F_v = 285 \text{ lb/in}^2$
Modulus of elasticity $E = 2000000 \text{ lb/in}^2$
Modulus of elasticity, stability calculations $E_{min} = 1017000 \text{ lb/in}^2$
Mean shear modulus $G_{def} = E / 16 = 125000 \text{ lb/in}^2$
Average density $\rho = 42 \text{ lb/ft}^3$

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Member details

Service condition

Dry

Length of span

$L_{s1} = 10.5 \text{ ft}$

Length of bearing

$L_b = 3 \text{ in}$

Section properties

Cross sectional area of member

$A = N \times b \times d = 33.25 \text{ in}^2$

Section modulus

$S_x = N \times b \times d^2 / 6 = 52.65 \text{ in}^3$

$S_y = d \times (N \times b)^2 / 6 = 19.40 \text{ in}^3$

Second moment of area

$I_x = N \times b \times d^3 / 12 = 250.07 \text{ in}^4$

$I_y = d \times (N \times b)^3 / 12 = 33.94 \text{ in}^4$

Adjustment factors

Resistance factor for bending - Table 2.3.6

$\phi_b = 0.85$

Resistance factor for tension - Table 2.3.6

$\phi_t = 0.80$

Resistance factor for compression - Table 2.3.6

$\phi_c = 0.90$

Resistance factor for shear - Table 2.3.6

$\phi_v = 0.75$

Resistance factor for modulus of elasticity - Table 2.3.6

$\phi_s = 0.85$

Format conversion factor for bending - Table 2.3.5

$K_{Fb} = 2.54$

Format conversion factor for tension - Table 2.3.5

$K_{Ft} = 2.70$

Format conversion factor for compression - Table 2.3.5

$K_{Fc} = 2.40$

Format conversion factor for shear - Table 2.3.5

$K_{Fv} = 2.88$

Format conversion factor for perp.compression - Table 2.3.5

$K_{Fc_perp} = 1.67$

Format conversion factor for modulus of elasticity - Table 2.3.5

$K_{FE} = 1.76$

Time effect factor - Table N.3

$\lambda = 0.80$

Temperature factor - Table 2.3.3

$C_t = 1.00$

Volume factor

$C_v = (12 \text{ in} / \max(d, 3.5 \text{ in}))^{0.136} = 1.03$

Repetitive member factor - cl.8.3.7

$C_r = 1.00$

Length factor

$C_{Le1} = (4 \text{ ft} / L_{s1})^{0.085} = 0.92$

Bearing area factor - cl.3.10.4

$C_b = 1.00$

Depth-to-breadth ratio

$d / (N \times b) = 2.71$

- Beam is fully restrained

Beam stability factor - cl.3.3.3

$C_L = 1.00$

Bearing perpendicular to grain - cl.3.10.2

Design compression perpendicular to grain

$F_{c_perp}' = F_{c_perp} \times K_{Fc_perp} \times \phi_c \times C_t \times C_b = 1127 \text{ lb/in}^2$

Applied compression stress perpendicular to grain

$f_{c_perp} = R_{A_max} / (N \times b \times L_b) = 508 \text{ lb/in}^2$

$f_{c_perp} / F_{c_perp}' = 0.451$

PASS - Design compressive stress exceeds applied compressive stress at bearing

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Strength in bending - cl.3.3.1

Design bending stress

$$F_b' = F_b \times K_{Fb} \times \phi_b \times \lambda \times C_t \times C_L \times C_V \times C_r = 4636 \text{ lb/in}^2$$

Actual bending stress

$$f_b = M / S_x = 3194 \text{ lb/in}^2$$

$$f_b / F_b' = 0.689$$

PASS - Design bending stress exceeds actual bending stress

Strength in shear parallel to grain - cl.3.4.1

Design shear stress

$$F_v' = F_v \times K_{Fv} \times \phi_v \times \lambda \times C_t = 492 \text{ lb/in}^2$$

Actual shear stress - eq.3.4-2

$$f_v = 3 \times F / (2 \times A) = 241 \text{ lb/in}^2$$

$$f_v / F_v' = 0.489$$

PASS - Design shear stress exceeds actual shear stress

Deflection - cl.3.5.1

Modulus of elasticity for deflection

$$E' = E \times C_M \times C_t = 2000000 \text{ lb/in}^2$$

Design deflection

$$\delta_{adm} = 0.0042 \times L_{s1} = 0.529 \text{ in}$$

Total deflection

$$\delta_{b_s1} = 0.387 \text{ in}$$

$$\delta_{b_s1} / \delta_{adm} = 0.731$$

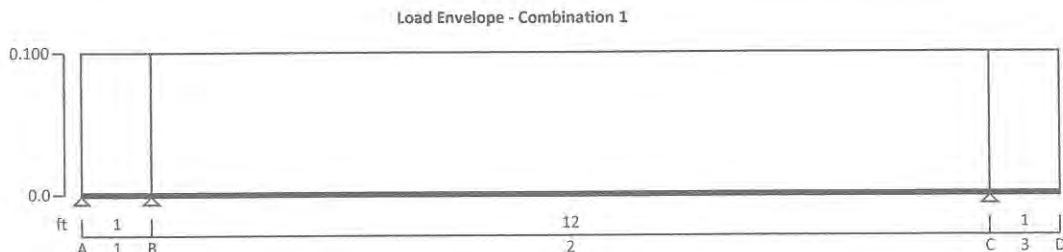
PASS - Total deflection is less than design deflection

ROOF JOIST ANALYSIS AND DESIGN

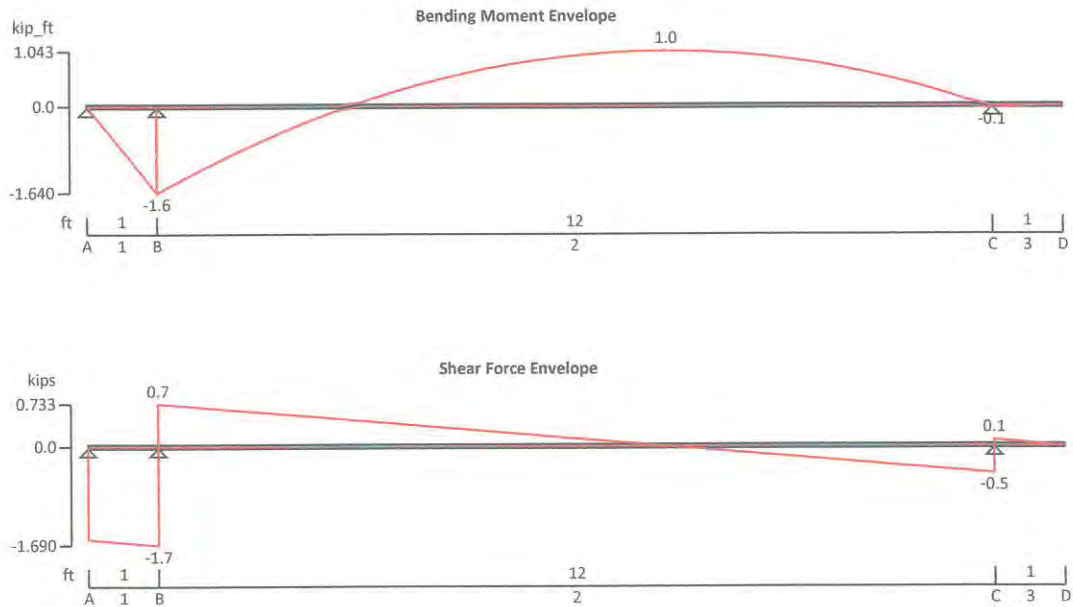
STRUCTURAL WOOD MEMBER ANALYSIS & DESIGN (NDS)

In accordance with the ANSI/AF&PA NDS-2018 using the LRFD method

Tedds calculation version 1.7.10



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Applied loading

Beam loads

Self Wt.

Roof D.L. (20 psf)

Snow (30 psf)

Dead self weight of beam $\times 1$

Dead full UDL 27 lb/ft

Snow full UDL 40 lb/ft

Load combinations

Load combination 1

Support A

Dead $\times 1.20$

Snow $\times 1.60$

Span 1

Dead $\times 1.20$

Snow $\times 1.60$

Support B

Dead $\times 1.20$

Snow $\times 1.60$

Span 2

Dead $\times 1.20$

Snow $\times 1.60$

Support C

Dead $\times 1.20$

Snow $\times 1.60$

Span 3

Dead $\times 1.20$

Snow $\times 1.60$

Support D

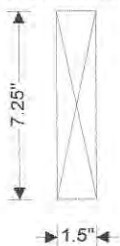
Dead $\times 1.20$

Snow $\times 1.60$

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Analysis results

Maximum moment	$M_{max} = 1043 \text{ lb_ft}$	$M_{min} = -1640 \text{ lb_ft}$
Design moment	$M = \max(\text{abs}(M_{max}), \text{abs}(M_{min})) = 1640 \text{ lb_ft}$	
Maximum shear	$F_{max} = 733 \text{ lb}$	$F_{min} = -1690 \text{ lb}$
Design shear	$F = \max(\text{abs}(F_{max}), \text{abs}(F_{min})) = 1690 \text{ lb}$	
Total load on member	$W_{tot} = 1400 \text{ lb}$	
Reaction at support A	$R_{A_max} = -1590 \text{ lb}$	$R_{A_min} = -1590 \text{ lb}$
Unfactored dead load reaction at support A	$R_{A_Dead} = -477 \text{ lb}$	
Unfactored snow load reaction at support A	$R_{A_Snow} = -636 \text{ lb}$	
Reaction at support B	$R_{B_max} = 2422 \text{ lb}$	$R_{B_min} = 2422 \text{ lb}$
Unfactored dead load reaction at support B	$R_{B_Dead} = 727 \text{ lb}$	
Unfactored snow load reaction at support B	$R_{B_Snow} = 969 \text{ lb}$	
Reaction at support C	$R_{C_max} = 568 \text{ lb}$	$R_{C_min} = 568 \text{ lb}$
Unfactored dead load reaction at support C	$R_{C_Dead} = 170 \text{ lb}$	
Unfactored snow load reaction at support C	$R_{C_Snow} = 227 \text{ lb}$	
Reaction at support D	$R_{D_max} = 0 \text{ lb}$	$R_{D_min} = 0 \text{ lb}$
Unfactored dead load reaction at support D	$R_{D_Dead} = 0 \text{ lb}$	
Unfactored snow load reaction at support D	$R_{D_Snow} = 0 \text{ lb}$	



Sawn lumber section details

Nominal breadth of sections	$b_{nom} = 2 \text{ in}$
Dressed breadth of sections	$b = 1.5 \text{ in}$
Nominal depth of sections	$d_{nom} = 8 \text{ in}$
Dressed depth of sections	$d = 7.25 \text{ in}$
Number of sections in member	$N = 1$
Overall breadth of member	$b_b = N \times b = 1.5 \text{ in}$
Species, grade and size classification	Spruce-Pine-Fir, No.2 grade, 2" & wider
Bending parallel to grain	$F_b = 875 \text{ lb/in}^2$
Tension parallel to grain	$F_t = 450 \text{ lb/in}^2$
Compression parallel to grain	$F_c = 1150 \text{ lb/in}^2$
Compression perpendicular to grain	$F_{c_perp} = 425 \text{ lb/in}^2$
Shear parallel to grain	$F_v = 135 \text{ lb/in}^2$
Modulus of elasticity	$E = 1400000 \text{ lb/in}^2$
Modulus of elasticity, stability calculations	$E_{min} = 510000 \text{ lb/in}^2$

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Mean shear modulus

$$G_{def} = E / 16 = \mathbf{87500 \text{ lb/in}^2}$$

Member details

Service condition

Dry

Length of span 1

$$L_{s1} = \mathbf{1 \text{ ft}}$$

Length of span 2

$$L_{s2} = \mathbf{12 \text{ ft}}$$

Length of span 3

$$L_{s3} = \mathbf{1 \text{ ft}}$$

Length of bearing

$$L_b = \mathbf{2.5 \text{ in}}$$

The beam is one of three or more repetitive members

Section properties

Cross sectional area of member

$$A = N \times b \times d = \mathbf{10.87 \text{ in}^2}$$

Section modulus

$$S_x = N \times b \times d^2 / 6 = \mathbf{13.14 \text{ in}^3}$$

$$S_y = d \times (N \times b)^2 / 6 = \mathbf{2.72 \text{ in}^3}$$

Second moment of area

$$I_x = N \times b \times d^3 / 12 = \mathbf{47.63 \text{ in}^4}$$

$$I_y = d \times (N \times b)^3 / 12 = \mathbf{2.04 \text{ in}^4}$$

Adjustment factors

Resistance factor for bending - Table 2.3.6

$$\phi_b = \mathbf{0.85}$$

Resistance factor for tension - Table 2.3.6

$$\phi_t = \mathbf{0.80}$$

Resistance factor for compression - Table 2.3.6

$$\phi_c = \mathbf{0.90}$$

Resistance factor for shear - Table 2.3.6

$$\phi_v = \mathbf{0.75}$$

Resistance factor for modulus of elasticity - Table 2.3.6

$$\phi_s = \mathbf{0.85}$$

Format conversion factor for bending - Table 2.3.5

$$K_{Fb} = \mathbf{2.54}$$

Format conversion factor for tension - Table 2.3.5

$$K_{Ft} = \mathbf{2.70}$$

Format conversion factor for compression - Table 2.3.5

$$K_{Fc} = \mathbf{2.40}$$

Format conversion factor for shear - Table 2.3.5

$$K_{Fv} = \mathbf{2.88}$$

Format conversion factor for perp.compression - Table 2.3.5

$$K_{Fc_perp} = \mathbf{1.67}$$

Format conversion factor for modulus of elasticity - Table 2.3.5

$$K_{FE} = \mathbf{1.76}$$

Time effect factor - Table N.3

$$\lambda = \mathbf{0.80}$$

Temperature factor - Table 2.3.3

$$C_t = \mathbf{1.00}$$

Size factor for bending - Table 4A

$$C_{Fb} = \mathbf{1.20}$$

Size factor for tension - Table 4A

$$C_{Ft} = \mathbf{1.20}$$

Size factor for compression - Table 4A

$$C_{Fc} = \mathbf{1.05}$$

Flat use factor - Table 4A

$$C_{fu} = \mathbf{1.15}$$

Incising factor for modulus of elasticity - Table 4.3.8

$$C_{IE} = \mathbf{1.00}$$

Incising factor for bending, shear, tension & compression - Table 4.3.8

$$C_i = \mathbf{1.00}$$

Incising factor for perpendicular compression - Table 4.3.8

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Repetitive member factor - cl.4.3.9
 Bearing area factor - cl.3.10.4
 Depth-to-breadth ratio
 - Beam is fully restrained
 Beam stability factor - cl.3.3.3
Bearing perpendicular to grain - cl.3.10.2
 Design compression perpendicular to grain
 Applied compression stress perpendicular to grain
 $C_{ic_perp} = 1.00$
 $C_r = 1.15$
 $C_b = (L_b + 0.375 \text{ in}) / L_b = 1.15$
 $d_{nom} / (N \times b_{nom}) = 4.00$
 $C_L = 1.00$
 $F_{c_perp}' = F_{c_perp} \times K_{F_{c_perp}} \times \phi_c \times C_t \times C_{ic_perp} \times C_b = 735 \text{ lb/in}^2$
 $f_{c_perp} = R_{B_max} / (N \times b \times L_b) = 646 \text{ lb/in}^2$
 $f_{c_perp} / F_{c_perp}' = 0.879$

PASS - Design compressive stress exceeds applied compressive stress at bearing

Strength in bending - cl.3.3.1
 Design bending stress
 Actual bending stress
 $F_b' = F_b \times K_{F_b} \times \phi_b \times \lambda \times C_t \times C_L \times C_{F_b} \times C_i \times C_r = 2086 \text{ lb/in}^2$
 $f_b = M / S_x = 1497 \text{ lb/in}^2$
 $f_b / F_b' = 0.718$

PASS - Design bending stress exceeds actual bending stress

Strength in shear parallel to grain - cl.3.4.1
 Design shear stress
 Actual shear stress - eq.3.4-2
 $F_v' = F_v \times K_{F_v} \times \phi_v \times \lambda \times C_t \times C_i = 233 \text{ lb/in}^2$
 $f_v = 3 \times F / (2 \times A) = 233 \text{ lb/in}^2$
 $f_v / F_v' = 0.999$
PASS - Design shear stress exceeds actual shear stress

Deflection - cl.3.5.1
 Modulus of elasticity for deflection
 Design deflection
 Total deflection
 $E' = E \times C_{ME} \times C_t \times C_{IE} = 1400000 \text{ lb/in}^2$
 $\delta_{adm} = 0.0042 \times 2 \times L_{s3} = 0.101 \text{ in}$
 $\delta_{b_s3} = -0.067 \text{ in}$
 $\delta_{b_s3} / \delta_{adm} = -0.668$
PASS - Total deflection is less than design deflection

NEW HEADER NEAR EAST EDGE OF PATIO ROOF - ANALYSIS AND DESIGN

STRUCTURAL COMPOSITE LUMBER MEMBER ANALYSIS & DESIGN (NDS)

In accordance with the ANSI/AF&PA NDS-2018 using the LRFD method

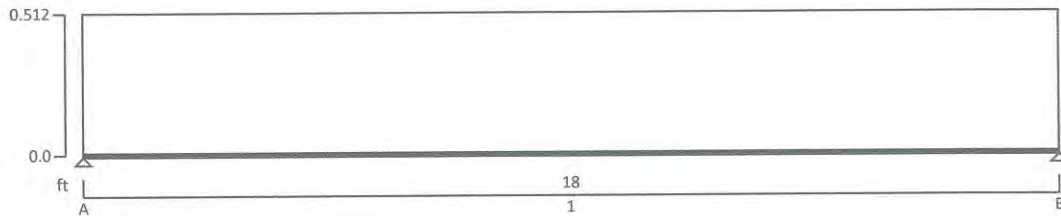
Tedds calculation version 1.7.10



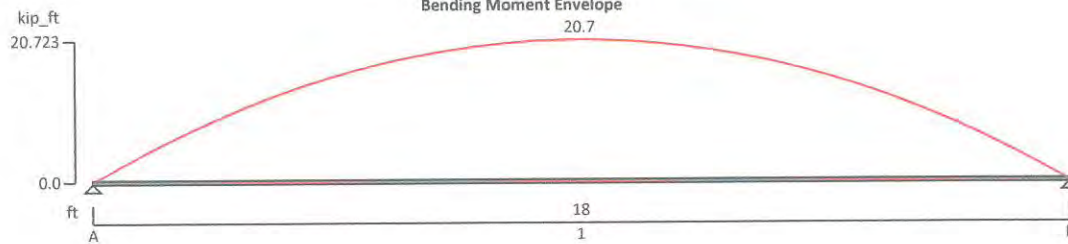
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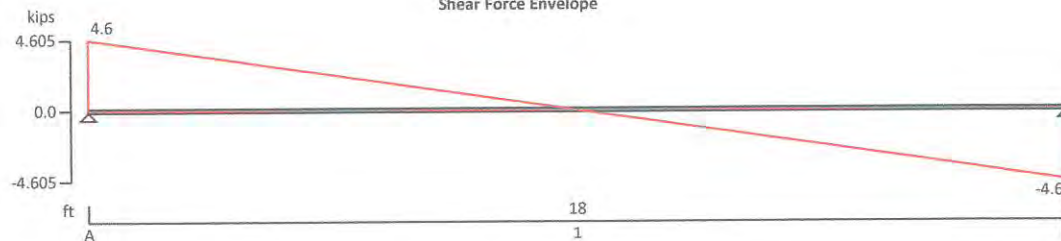
Load Envelope - Combination 1



Bending Moment Envelope



Shear Force Envelope



Applied loading

Beam loads

Self Wt.

Roof D.L. 12 Psf)

Snow (30 psf)

Dead self weight of beam $\times 1$

Dead full UDL 96 lb/ft

Snow full UDL 240 lb/ft

Load combinations

Load combination 1

Support A

Dead $\times 1.20$

Snow $\times 1.60$

Span 1

Dead $\times 1.20$

Snow $\times 1.60$

Support B

Dead $\times 1.20$

Snow $\times 1.60$

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Analysis results

Maximum moment

$$M_{\max} = 20723 \text{ lb_ft}$$

$$M_{\min} = 0 \text{ lb_ft}$$

Design moment

$$M = \max(\text{abs}(M_{\max}), \text{abs}(M_{\min})) = 20723 \text{ lb_ft}$$

Maximum shear

$$F_{\max} = 4605 \text{ lb}$$

$$F_{\min} = -4605 \text{ lb}$$

Design shear

$$F = \max(\text{abs}(F_{\max}), \text{abs}(F_{\min})) = 4605 \text{ lb}$$

Total load on member

$$W_{\text{tot}} = 9210 \text{ lb}$$

Reaction at support A

$$R_{A_{\max}} = 4605 \text{ lb}$$

$$R_{A_{\min}} = 4605 \text{ lb}$$

Unfactored dead load reaction at support A

$$R_{A_{\text{Dead}}} = 958 \text{ lb}$$

Unfactored snow load reaction at support A

$$R_{A_{\text{Snow}}} = 2160 \text{ lb}$$

Reaction at support B

$$R_{B_{\max}} = 4605 \text{ lb}$$

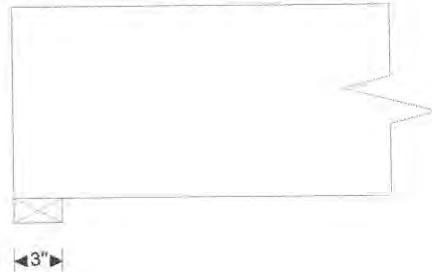
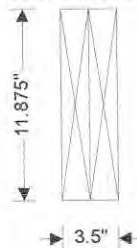
$$R_{B_{\min}} = 4605 \text{ lb}$$

Unfactored dead load reaction at support B

$$R_{B_{\text{Dead}}} = 958 \text{ lb}$$

Unfactored snow load reaction at support B

$$R_{B_{\text{Snow}}} = 2160 \text{ lb}$$



Composite section details

Breadth of composite section

$$b = 1.75 \text{ in}$$

Depth of composite section

$$d = 11.875 \text{ in}$$

Number of composite sections in member

$$N = 2$$

Overall breadth of composite member

$$b_b = N \times b = 3.5 \text{ in}$$

Composite type and grade

RigidLam LVL, 2.0E-3100Fb grade

Bending parallel to grain

$$F_b = 3100 \text{ lb/in}^2$$

Tension parallel to grain

$$F_t = 2100 \text{ lb/in}^2$$

Compression parallel to grain

$$F_c = 3000 \text{ lb/in}^2$$

Compression perpendicular to grain

$$F_{c_{\text{perp}}} = 750 \text{ lb/in}^2$$

Shear parallel to grain

$$F_v = 290 \text{ lb/in}^2$$

Modulus of elasticity

$$E = 2000000 \text{ lb/in}^2$$

Modulus of elasticity, stability calculations

$$E_{\min} = 1057000 \text{ lb/in}^2$$

Mean shear modulus

$$G_{\text{def}} = E / 16 = 125000 \text{ lb/in}^2$$

Average density

$$\rho = 36 \text{ lb/ft}^3$$

Member details

Service condition

Dry

Length of span

$$L_s = 18 \text{ ft}$$

Length of bearing

$$L_b = 3 \text{ in}$$

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	DSE	4/27/2022/2			

Section properties

Cross sectional area of member	$A = N \times b \times d = 41.56 \text{ in}^2$
Section modulus	$S_x = N \times b \times d^2 / 6 = 82.26 \text{ in}^3$
	$S_y = d \times (N \times b)^2 / 6 = 24.24 \text{ in}^3$
Second moment of area	$I_x = N \times b \times d^3 / 12 = 488.41 \text{ in}^4$
	$I_y = d \times (N \times b)^3 / 12 = 42.43 \text{ in}^4$

Adjustment factors

Resistance factor for bending - Table 2.3.6	$\phi_b = 0.85$
Resistance factor for tension - Table 2.3.6	$\phi_t = 0.80$
Resistance factor for compression - Table 2.3.6	$\phi_c = 0.90$
Resistance factor for shear - Table 2.3.6	$\phi_v = 0.75$
Resistance factor for modulus of elasticity - Table 2.3.6	$\phi_s = 0.85$
Format conversion factor for bending -Table 2.3.5	$K_{Fb} = 2.54$
Format conversion factor for tension -Table 2.3.5	$K_{Ft} = 2.70$
Format conversion factor for compression - Table 2.3.5	$K_{Fc} = 2.40$
Format conversion factor for shear -Table 2.3.5	$K_{Fv} = 2.88$
Format conversion factor for perp.compression - Table 2.3.5	$K_{Fc_perp} = 1.67$
Format conversion factor for modulus of elasticity - Table 2.3.5	$K_{FE} = 1.76$
Time effect factor - Table N.3	$\lambda = 0.80$
Temperature factor - Table 2.3.3	$C_t = 1.00$
Volume factor	$C_v = (12 \text{ in} / d)^{1/8} = 1.00$
Repetitive member factor - cl.8.3.7	$C_r = 1.00$
Length factor	$C_{Len} = (4 \text{ ft} / L_{s1})^{1/9} = 0.85$
Bearing area factor - cl.3.10.4	$C_b = 1.00$
Depth-to-breadth ratio	$d / (N \times b) = 3.39$
Effective laterally unsupported span length	$l_e = 1.33 \text{ ft}$
Slenderness ratio for bending members - eq.3.3-5	$R_b = \sqrt{[l_e \times d / (N \times b)^2]} = 3.933$
Adjusted bending design value for bending	$F_b^* = F_b \times K_{Fb} \times \phi_b \times \lambda \times C_M \times C_t \times C_r = 5354 \text{ lb/in}^2$
Adjusted modulus of elasticity for member stability	$E_{min}' = E_{min} \times C_M \times C_t \times K_{FE} \times \phi_s = 1581272 \text{ lb/in}^2$
Critical buckling design value for bending	$F_{bE} = 1.2 \times E_{min}' / R_b^2 = 122647 \text{ lb/in}^2$
Beam stability factor - eq.3.3-6	$C_L = [1 + (F_{bE} / F_b^*)] / 1.9 - \sqrt{([1 + (F_{bE} / F_b^*)] / 1.9)^2 - (F_{bE} / F_b^*) / 0.95} = 1.00$

Bearing perpendicular to grain - cl.3.10.2

Design compression perpendicular to grain	$F_{c_perp}' = F_{c_perp} \times K_{Fc_perp} \times \phi_c \times C_t \times C_b = 1127 \text{ lb/in}^2$
Applied compression stress perpendicular to grain	$f_{c_perp} = R_{A_max} / (N \times b \times L_b) = 439 \text{ lb/in}^2$
	$f_{c_perp} / F_{c_perp}' = 0.389$

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	Calc. by DSE	Date 4/27/2022	Chk'd by	Date	App'd by	Date

PASS - Design compressive stress exceeds applied compressive stress at bearing

Strength in bending - cl.3.3.1

Design bending stress

$$F_b' = F_b \times K_{Fb} \times \phi_b \times \lambda \times C_t \times C_L \times C_v \times C_r = 5349 \text{ lb/in}^2$$

Actual bending stress

$$f_b = M / S_x = 3023 \text{ lb/in}^2$$

$$f_b / F_b' = 0.565$$

PASS - Design bending stress exceeds actual bending stress

Strength in shear parallel to grain - cl.3.4.1

Design shear stress

$$F_v' = F_v \times K_{Fv} \times \phi_v \times \lambda \times C_t = 501 \text{ lb/in}^2$$

Actual shear stress - eq.3.4-2

$$f_v = 3 \times F / (2 \times A) = 166 \text{ lb/in}^2$$

$$f_v / F_v' = 0.332$$

PASS - Design shear stress exceeds actual shear stress

Deflection - cl.3.5.1

Modulus of elasticity for deflection

$$E' = E \times C_M \times C_t = 2000000 \text{ lb/in}^2$$

Design deflection

$$\delta_{adm} = 0.0042 \times L_{s1} = 0.907 \text{ in}$$

Total deflection

$$\delta_{b_{s1}} = 0.838 \text{ in}$$

$$\delta_{b_{s1}} / \delta_{adm} = 0.923$$

PASS - Total deflection is less than design deflection

NEW POSTS SUPPORTING PATIO ROOF EAST HEADER

WOOD MEMBER DESIGN (NDS 2018)

In accordance with the ANSI/AF&PA NDS 2018 using the LRFD method

Tedds calculation version 2.2.13

Design section 1

Member details

Service condition

Wet

Sawn lumber section details

Number of sections in member

N = 1

Nominal breadth of sections

b_{nom} = 4 in

Breadth of sections

b = 3.5 in

Nominal depth of sections

d_{nom} = 4 in

Depth of sections

d = 3.5 in

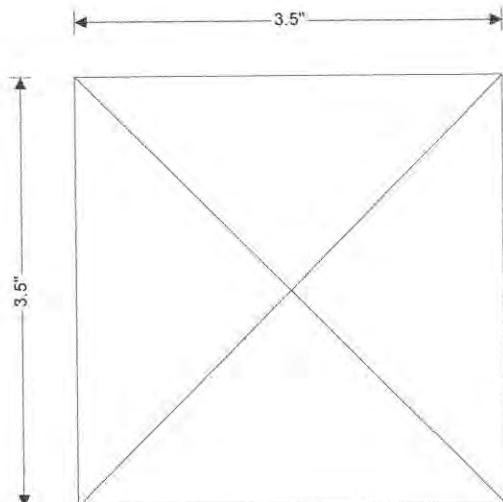
Material

Spruce-Pine-Fir, 2" && wider, No.2 grade



**ELLIS ENGINEERING &
CONSTRUCTION MANAGEMENT
SERVICES, LLC**

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4"x4" sawn lumber section

Cross-sectional area, A , 12.25 in²
 Section modulus, S_x , 7.1 in³
 Section modulus, S_y , 7.1 in³
 Second moment of area, I_x , 12.5 in⁴
 Second moment of area, I_y , 12.5 in⁴
 Radius of gyration, r_x , 1.01 in
 Radius of gyration, r_y , 1.01 in
Spruce-Pine-Fir, 2" & wider, No.2 grade
 Bending, F_b , 875 psi
 Shear parallel to grain, F_v , 135 psi
 Compression parallel to grain, F_c , 1150 psi
 Compression perpendicular to grain, $F_{c_{\perp}}$, 425 psi
 Tension parallel to grain, F_t , 450 psi
 Modulus of elasticity, E , 1400000 psi
 Minimum modulus of elasticity, E_{min} , 510000 psi
 Density, ρ , 30.6 lbm/ft³
 Specific gravity, G , 0.42

Span details

Unbraced length - Major axis

$$L_x = 8 \text{ ft}$$

Effective bending length - Major axis

$$L_{e,x} = 1.37 \times L_x + 3 \times b = 11.835 \text{ ft}$$

Column buckling length - Major axis

$$L_{b,x} = L_x = 8 \text{ ft}$$

Unbraced length - Minor axis

$$L_y = 0 \text{ ft}$$

Analysis results

Design axial compression force

$$P = 5746 \text{ lb}$$

Section s1 results summary	Unit	Capacity	Maximum	Utilization	Result
Compressive stress	lb/in ²	672	469	0.698	PASS

Adjustment factors - Table 4.3.1

Wet service factor for compression - Table 4A

$$C_{Mc} = 0.8$$

Wet service factor for mod.of elasticity - Table 4A

$$C_{ME} = 0.9$$

Size factor for compression - Table 4A

$$C_{Fc} = 1.15$$

Reference compression design value

$$F_c^* = F_c \times C_{Mc} \times C_{Fc} \times K_{Fc} \times \phi_c \times \lambda = 1828 \text{ lb/in}^2$$

Adjusted modulus of elasticity

$$E_{min}' = E_{min} \times C_{ME} \times K_{FE} \times \phi_s = 686664 \text{ lb/in}^2$$

Critical buckling design value

$$F_{cE} = 0.822 \times E_{min}' / (L_{b,x} / d)^2 = 750 \text{ lb/in}^2$$

Column stability factor - eq.3.7-1

$$C_P = (1 + (F_{cE} / F_c^*)) / 1.6 - \sqrt{((1 + (F_{cE} / F_c^*)) / 1.6)^2 - (F_{cE} / F_c^*) / 0.8} = 0.368$$

Format conversion factor for comp. - Table 2.3.5

$$K_{Fc} = 2.4$$

Form.conv.factor for mod.of elasticity - Table 2.3.5

$$K_{FE} = 1.76$$

Resistance factor for compression - Table 2.3.6

$$\phi_c = 0.9$$

Resistance factor for mod.of elasticity - Table 2.3.6

$$\phi_s = 0.85$$

Time effect factor - Table N.3

$$\lambda = 0.8$$

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Compression members - General - cl.3.6

Design axial compression force

$$P = 5746 \text{ lb}$$

Design compression parallel to grain - Table 4.3.1

$$F_c' = F_c \times C_{Mc} \times C_{Fc} \times C_P \times K_{Fc} \times \phi_c \times \lambda = 672 \text{ lb/in}^2$$

Actual compression parallel to grain

$$f_c = P / (b \times d) = 469 \text{ lb/in}^2$$

$$f_c / F_c' = 0.698$$

PASS - Design compression stress exceeds actual compression stress

PREPARED FOR: JOHN & CATHERINE CRICHTON / MASTER BUILDERS, INC.

LOCATION: 7014 NORTH BARNETT LANE (VILLAGE OF FOX POINT)

DESCRIPTION OF PROPERTY

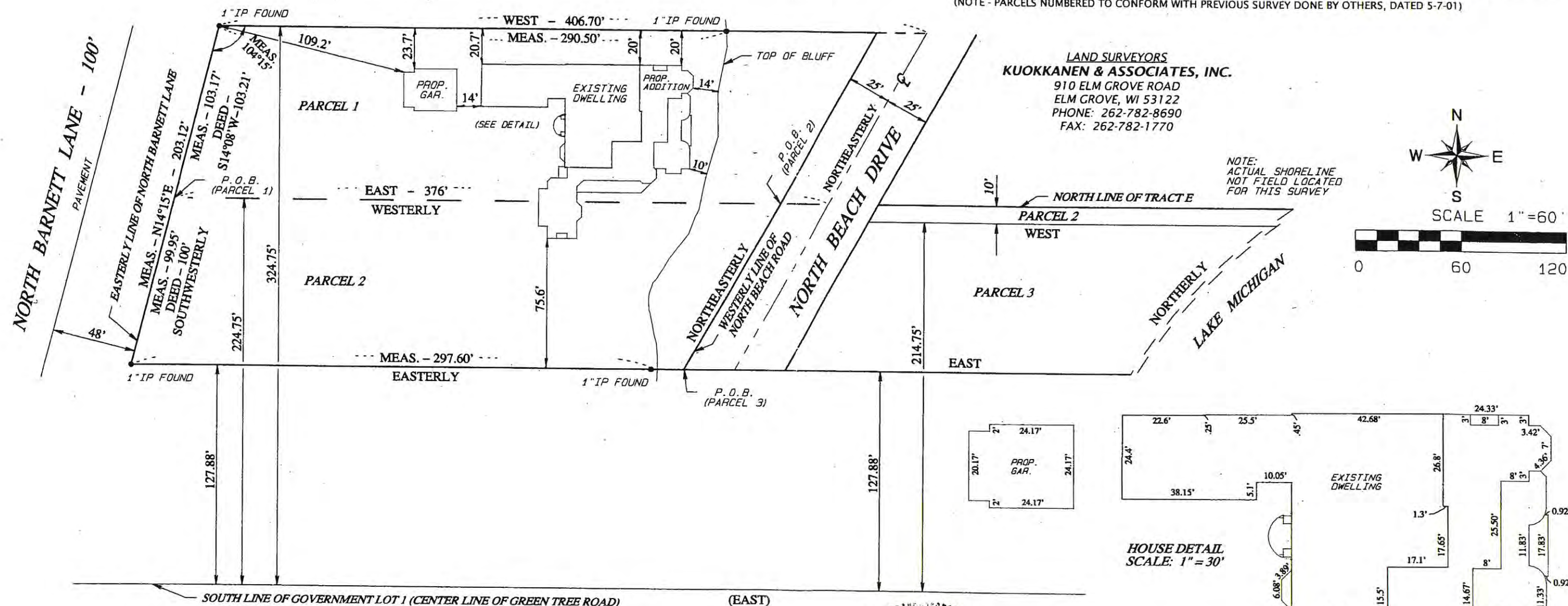
PARCEL 1: THAT PART OF GOVERNMENT LOT 1, BEING A PART OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 21, TOWN 8 NORTH, RANGE 22 EAST, IN THE VILLAGE OF FOX POINT, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE EASTERLY LINE OF NORTH BARNETT LANE, 224.75 FEET NORTH OF THE SOUTH LINE OF GOVERNMENT LOT 1, OR THE CENTER LINE OF GREEN TREE ROAD; THENCE EAST ON A LINE PARALLEL TO THE CENTER LINE OF GREEN TREE ROAD 376 FEET, MORE OR LESS TO THE CENTER LINE OF A PUBLIC HIGHWAY; THENCE IN A NORTHEASTERLY DIRECTION ON AND ALONG THE CENTER LINE OF SAID PUBLIC HIGHWAY TO A POINT WHICH IS 324.75 FEET NORTH OF THE CENTER LINE OF GREEN TREE ROAD AND ABOUT 406.70 FEET EAST OF THE EASTERLY LINE OF NORTH BARNETT LANE; THENCE WEST ON A LINE PARALLEL TO THE GREEN TREE ROAD 406.70 FEET, MORE OR LESS TO THE EASTERLY LINE OF NORTH BARNETT LANE; THENCE SOUTH 14°08' WEST ON AND ALONG THE EASTERLY LINE OF NORTH BARNETT LANE 103.21 FEET TO THE PLACE OF BEGINNING. EXCEPTING THEREFROM THAT PART OF THE WITHIN DESCRIBED PREMISES LYING WITHIN THE STATUTORY LIMITS OF NORTH BEACH DRIVE.

PROPERTY SURVEY

PARCEL 2: THAT PART OF SECTION 21, TOWN 8 NORTH, RANGE 22 EAST, IN THE VILLAGE OF FOX POINT, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTH BEACH ROAD 224.75 FEET NORTH OF THE SOUTH LINE OF GOVERNMENT LOT 1; THENCE WESTERLY ALONG SAID LINE AND PARALLEL TO THE SOUTH LINE OF GOVERNMENT LOT 1 TO A POINT IN THE EASTERLY LINE OF BARNETT LANE; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAIL BARNETT LANE 100 FEET TO A POINT; THENCE EASTERLY AND PARALLEL TO THE SOUTH LINE OF GOVERNMENT LOT 1 TO A POINT IN THE WESTERLY LINE OF THE BEACH ROAD; THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF BEACH ROAD TO THE PLACE OF BEGINNING (SOMETIMES TERMED PARCEL A OF TRACT E; SAID TRACT E BEING THE REAL ESTATE DESCRIBED IN DEED DATED OCTOBER 19, 1926, RECORDED IN THE OFFICE OF REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN, ON OCTOBER 22, 1926; IN VOLUME 1146 OF DEEDS ON PAGE 34, AS DOCUMENT NO. 1472651) ALSO THAT PART OF SAID TRACT E DESCRIBED AS FOLLOWS: THE NORTH 10 FEET OF ALL OF SAID TRACT BOUNDED ON THE NORTH BY THE NORTH LINE OF SAID TRACT E, ON THE WEST BY THE WESTERLY LINE OF THE BEACH ROAD, ON THE EAST BY THE SHORES (BED AND STATE OWNERSHIP OF LAKE MICHIGAN) AND ON THE SOUTH BY A LINE 10 FEET SOUTH OF AND MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID TRACT E.

PARCEL 3: THAT PART OF GOVERNMENT LOT 1 IN THE NORTHEAST FRACTIONAL 1/4 OF SECTION 21, TOWN 8 NORTH, RANGE 22 EAST, IN THE VILLAGE OF FOX POINT, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE WESTERLY LINE OF NORTH BEACH DRIVE (AS LAID OUT) SAID POINT BEING 127.88 FEET NORTH OF THE SOUTH LINE OF SAID GOVERNMENT LOT 1; RUNNING THENCE EAST AND PARALLEL TO THE SOUTH LINE OF SAID GOVERNMENT LOT 1 TO THE SHORE OF LAKE MICHIGAN; THENCE NORTHERLY ALONG THE SHORE OF LAKE MICHIGAN TO A POINT WHICH IS 214.75 FEET NORTH OF THE SOUTH LINE OF SAID GOVERNMENT LOT 1; THENCE WEST ALONG A LINE 214.75 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID GOVERNMENT LOT 1, TO A POINT IN THE WESTERLY LINE OF NORTH BEACH DRIVE; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID NORTH BEACH DRIVE TO THE PLACE OF COMMENCEMENT. EXCEPT THAT PART TAKEN FOR NORTH BEACH DRIVE.

(NOTE - PARCELS NUMBERED TO CONFORM WITH PREVIOUS SURVEY DONE BY OTHERS, DATED 5-7-01)



SURVEY CERTIFICATE

I HAVE SURVEYED THE ABOVE-DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.

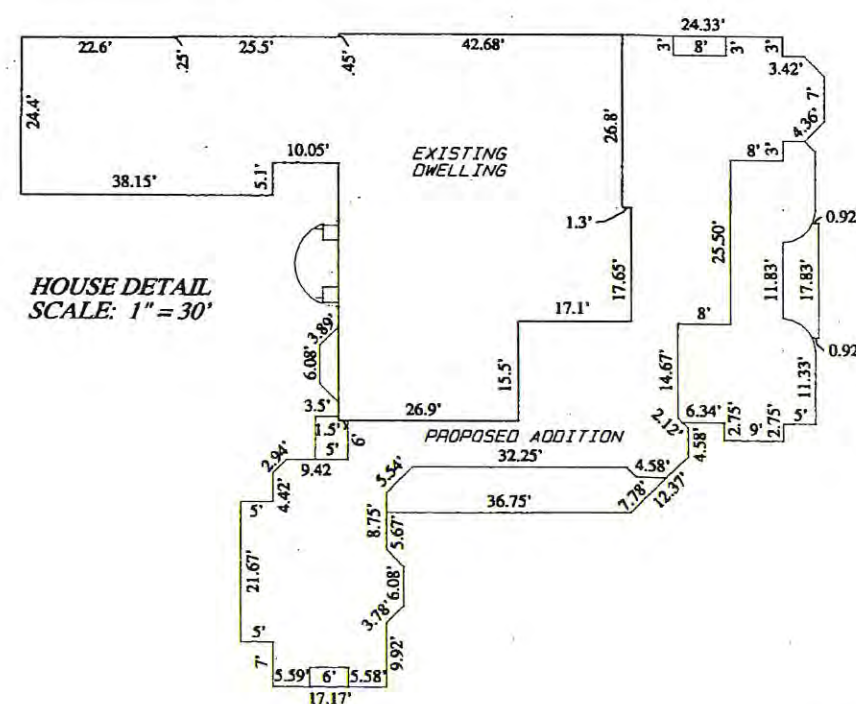
THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM DATE HEREOF.

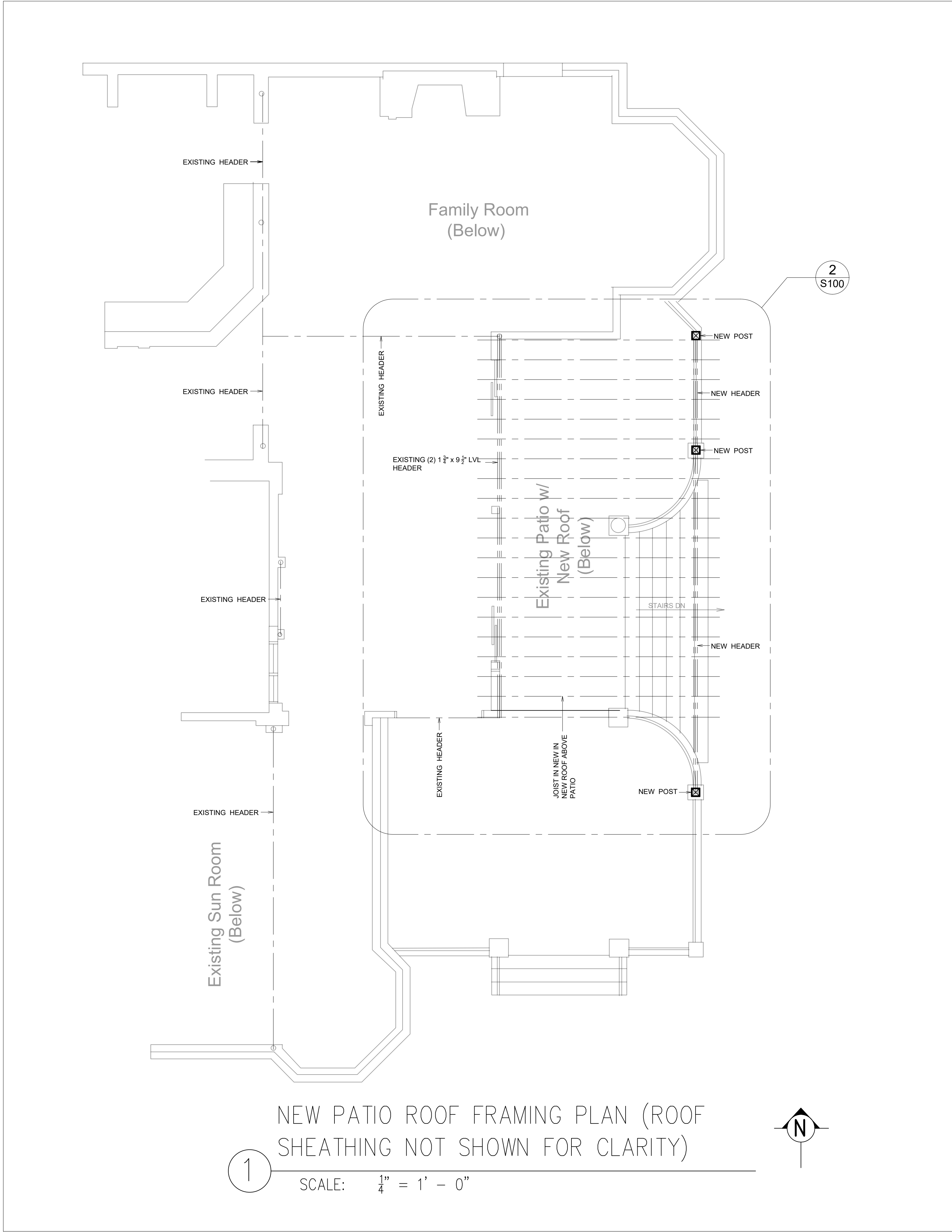
DATE JULY 27, 2001

KIT KUOKKANEN
REGISTERED LAND SURVEYOR
S-1177



HOUSE DETAIL
SCALE: 1"=30'





BUILDING CODE INFORMATION AND CONSTRUCTION NOTES:

1. ALL WORK SHALL BE PERFORMED BY COMPETENT PERSONS IN CONFORMANCE WITH STATE OF WISCONSIN UNIFORM DWELLING CODE, CURRENT EDITION AND VILLAGE OF FOX POINT ZONING ORDINANCES.
2. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH ALL APPLICABLE SAFETY REQUIREMENTS AND REGULATIONS INCLUDING, FEDERAL (OSHA), STATE AND LOCAL REGULATIONS. THE BUILDING SHALL BE ADEQUATELY SHORED AND ALL SAFETY PRECAUTIONS IMPLEMENTED BEFORE REMOVING ANY FASTENER OR CUTTING OR REMOVING ANY STRUCTURAL MEMBER.
3. CONTRACTOR SHALL FIELD VERIFY DIMENSIONS AND EXISTING SITE CONDITIONS TO ENSURE THAT THE THE WORK CAN BE IMPLEMENTED AS INDICATED ON THE DRAWINGS. CONTACT ENGINEER BEFORE PROCEEDING WITH THE WORK IF DISCREPANCIES ARE IDENTIFIED IN THE FIELD.
4. DRAWINGS SHOW DETAILS FOR STRUCTURAL WORK ONLY. CONTRACTOR SHALL PROVIDE CLADDING AND ARCHITECTURAL FINISHES AND DETAILS CONFORMING TO STANDARD INDUSTRY PRACTICE AND MATCHING EXISTING BUILDING ARCHITECTURE.
5. CONTRACTOR SHALL PROVIDE FLASHING, SEALS AND SEALANTS IN CONFORMANCE WITH STANDARD INDUSTRY PRACTICE AT JOINTS BETWEEN NEW AND EXISTING ROOFING AND OTHER CLADDING AND AS REQUIRED TO ENSURE A WATER-TIGHT BUILDING ENVELOPE AT THE LOCATION OF THE MODIFICATION WORK.
6. SAWN LUMBER SHALL BE SPF NO. 2 GRADE OR BETTER. LUMBER
7. LVL SHALL BE 2.0E, 3100 Fb GRADE OR BETTER.
8. WOOD USED IN NEW POSTS SHALL BE PRESERVATIVE PRESSURE TREATED.
9. CONNECTORS SHALL BE INSTALLED USING FASTENERS IN CONFORMANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
10. WHEN CONNECTORS ARE NOT IDENTIFIED IN THE DRAWINGS, MEMBERS SHALL BE ATTACHED IN ACCORDANCE WITH THE UDC, AND INDUSTRY STANDARDS.
11. NEW MEMBERS OR CONNECTORS SHALL BE ATTACHED DIRECTLY TO EXISTING BUILDING FRAMING. REMOVE CLADDING, AT LOCATION OF CONNECTION, DOWN TO WALL SHEATHING OR OTHER FRAMING MEMBER BEFORE ATTACHING CONNECTOR OR NEW MEMBER.
12. CONTRACTOR SHALL CAREFULLY REMOVE, WITHOUT DAMAGING THE RAFTERS, THE EXISTING EAVE ABOVE THE BACK PORCH EAST WALL. THE EAVE AT THIS LOCATION IS TO BE COMPLETELY REMOVED DOWN TO THE EXISTING RIM BOARD.
13. WHERE LEDGERS ARE ATTACHED TO EXISTING BUILDING EXTERIOR, REMOVE CLADDING AT LOCATION OF HEADER DOWN TO WALL EXTERIOR SHEATHING AND ATTACH LEDGER USING (2) 1/2" x 3" - LONG SIMPSON SDS SCREWS SCREWED INTO EACH WALL STUD.

DRAWING SCHEDULE

<u>SHEET NO.</u>	<u>TITLE</u>
S100	ROOF FRAMING PLAN AND NOTES
S200	FRAMING PLAN AND SECTION
S300	SECTIONS

ELLIS ENGINEERING & CONSTRUCTION MANAGEMENT SERVICES, LLC

4458 NORTH 71ST STREET
MILWAUKEE, WI 53218
PHONE: (414) 469-0101 | WEB: WWW.ELLIS-ENGINEERING.COM

PROJECT INFORMATION

PROJECT NO.: SD111-22

REAR PATIO MODIFICATION

7014 N. BARNETT LN •

FOX POINT, WI

PROFESSIONAL SEAL:

DISTRIBUTION DATES

APRIL 27, 2022

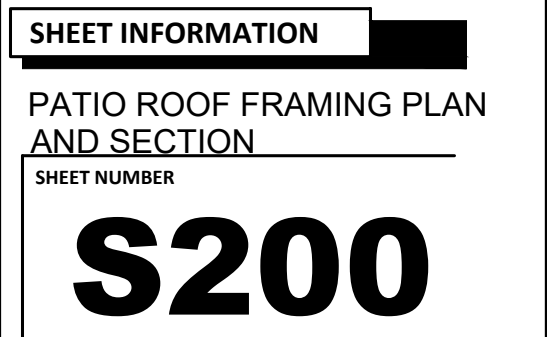
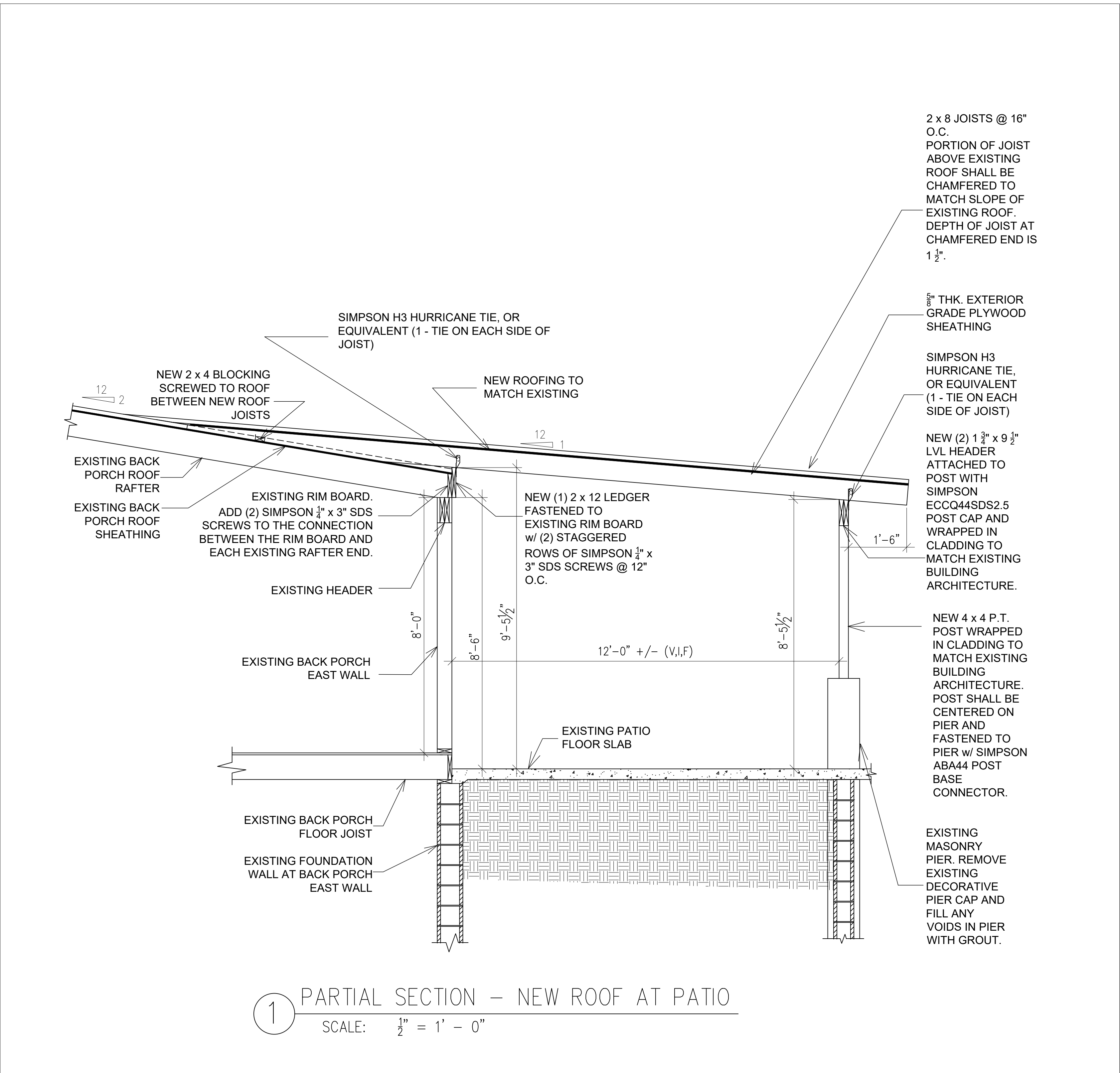
CONSTRUCTION SET

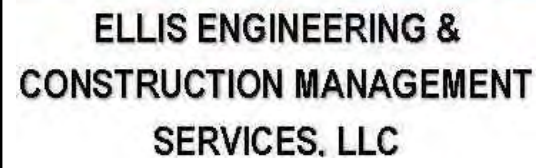
SHEET INFORMATION

PATIO ROOF FRAMING PLAN AND NOTES

SHEET NUMBER

S100





PROJECT INFORMATION

PROJECT NO.: SD111-22

REAR PATIO MODIFICATION

7014 N. BARNETT LN ●
FOX POINT, WI

PROFESSIONAL SEAL

DISTRIBUTION DATES

APRIL 27, 2022

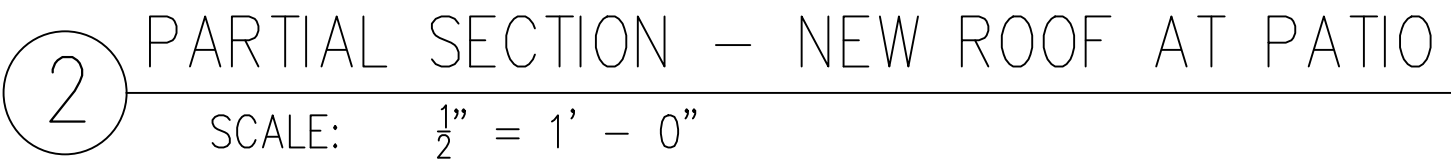
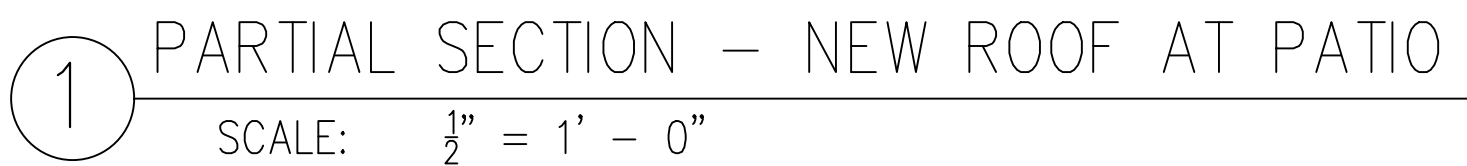
CONSTRUCTION SET

SHEET INFORMATION

SECTIONS

SHEET NUMBER

\$300





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 A-1, 55

BUILDING PERMIT

Job Address	
Description of Work	Building Type: Residential ☒ Commercial ☐
- Front Entry Remodel - Window Well - Chimney rework	
Estimated Cost of Project \$	180,000.00

Owner/Occupant	
Business Name	Sedoff
Address	7855 N. Club Circle
Phone	
Contact Name	
City/State/Zip	Fox Point WI 53217
Email	

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

Contractor	
Company Name	Kleiber Construction
Address	510 Water Street
Phone	920 941 1503
Dwelling Contractor #	1252264
Contact Name	Ben Engkbert
City/State/Zip	Sheboygan Falls WI 53085
Email	ben@kleiberconstruction.com
Dwelling Contractor Qualifier #	1252202

Square Footage Under Construction		Description	Rate	Amount
1st Floor	2nd Floor			
		Basement	Addition	Garage
Project - Per \$1,000 estimated cost				
Building Board				
Footing early start - 0.00 one and two family; \$305.00 commercial				
Plan Review - \$275 one and two family; New Single Family Construction \$330 plus \$30.00/unit commercial				
State Seal				
Razing, Interior Demolition \$925.00 max/bld				
Moving buildings \$95.00 minimum plus				
Fuel tanks - Per 1,000 gallons \$0.13/sqft				
Re-inspection \$250.00 plus				
Work started without				
Payable to: Village of Fox Point				
Minimum Fee				
Double				
Total Permit Fee \$ 2,105.00				

Applicant Signature Ben M. Engkbert

Date 7/26/2022

ISSUED ITS 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: 1.057905

Jul 27, 2022

7855 N CLUB CIRCLE

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PERMIT	2,105.00
24-44460 BUILDING PERMIT	
Total:	2,105.00
CHECK	2,105.00
Check No: 10526	
Payor: KLEIBER CONSTRUCTION INC	
Total Applied:	2,105.00
Change Tendered:	.00

Duplicate Copy

07/27/2022 2:36 PM

7855 N. Club Circle Front Entry.

Hello,

I have attached the building permit application and the plans that show the front entry portion of the project. Also, with this project is adding a window well to the playroom to the left of the Front Door. The existing brick chimney will also be totally redone and built to the exact size/shape it is currently. The existing brick chimney is severely leaking and needs to be rebuilt.

We have made a red X through pages on the plan that are from the previous project.

Kleiber Construction has done the main part of this project (as seen on the plans) approximately 2 years ago...at that time the Sadoff's chose not to do the Front Entry portion of the remodel. They are moving forward with that portion now.

The Building Board did approve these drawings before the main project began.

Since our building permit has expired from the previous project, I have submitted the plans again along with a new building permit application and the appropriate fee.

Please let me know any questions/comments.

Ben Englebert

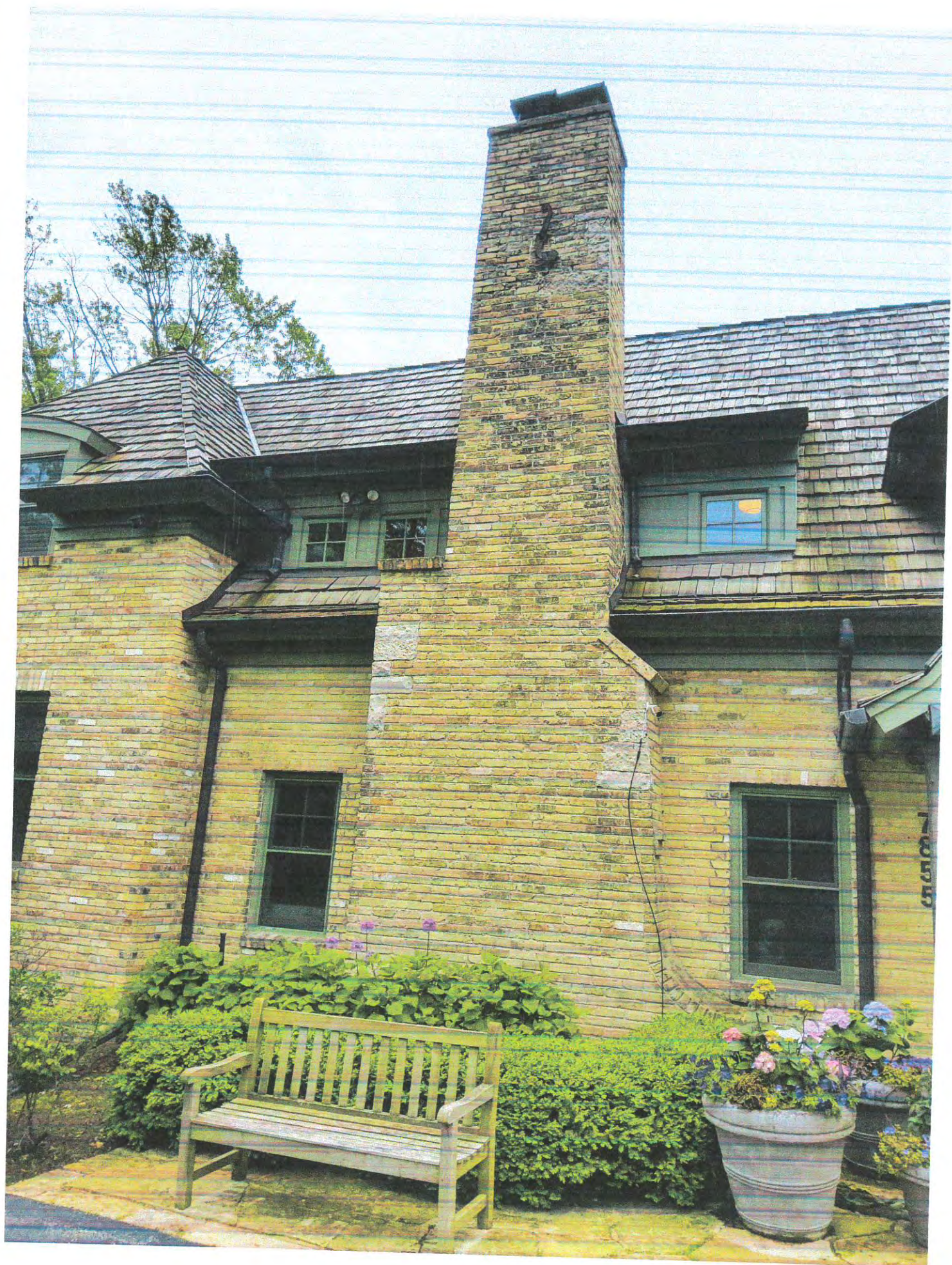
Kleiber Construction

(920) 946 1503

ben@kleiberconstruction.com









WADE WEISSMANN
ARCHITECTURE

CONSTRUCTION BULLETIN

DATE: FEBRUARY 21, 2019

PROJECT CODE & NAME: SDL CLUB CIRCLE ADDITIONS

GENERAL CONTRACTOR: KLEIBER CONSTRUCTION

TYPE OF CONSTRUCTION BULLETIN:

- ☐ CLARIFICATION OF CONSTRUCTION DOCUMENTS
- ☐ CORRECTION OF WORK
- ☒ ALTERATION OF DESIGN
- ☐ SOLUTION TO UNFORESEEN OR CONCEALED CONDITION
- ☒ THIS CONSTRUCTION BULLETIN SUPERSEDES PREVIOUS

CONSTRUCTION BULLETIN NO.

INITIATED BY:

- ☒ OWNER
- ☐ ARCHITECT
- ☐ GENERAL CONTRACTOR
- ☐ CONSULTANT
- ☐ BUILDING INSPECTOR

THIS CONSTRUCTION BULLETIN IS HEREBY MADE PART OF THE CONSTRUCTION DOCUMENTS. PLEASE ATTACH THIS BULLETIN TO THE PROJECT DOCUMENTS IN YOUR POSSESSION. THIS CONSTRUCTION BULLETIN SUPERSEDES ALL PREVIOUS DRAWINGS, SPECIFICATIONS AND INSTRUCTIONS PERTAINING TO THESE ITEMS.

New Lower Level Window and Egress Well

CB08-1 – Lower Level Plan and Demolition Notes

CB08-2 – Main Level Plan

CB08-3 – Exterior Elevation

CB08-4 – Section

Wade Weissmann Architecture Inc.

8655 N. Deerwood Dr. Brown Deer, Wisconsin 53209 ■ P 414.351.1200 ■ F 414.352.8385 ■ wadeweissmannarchitecture.com

DEMOLITION GENERAL NOTES

- VERIFY EXISTING HVAC AT DEMOLITION LOCATION AND COORDINATE RELOCATION AS REQUIRED
- CONTRACTOR TO VERIFY ENTIRE DEMO PLAN W/ OWNER BEFORE PROCEEDING WITH REMOVAL INCL. ITEMS TO BE SAVED FOR REUSE
- CONTRACTOR IS RESPONSIBLE FOR PROPER SHORING AND SUPPORT WHEN REMOVING BEARING WALLS, BRACING AND ROOF FRAMING MATERIALS
- CONTRACTOR TO SALVAGE AND REUSE EXTERIOR MATERIALS (LANNON STONE, BRICK, TIMBER) WHEN POSSIBLE

CONNECT DRAIN TO EXISTING DRAIN TILE SYSTEM AS FEASIBLE

METAL EGRESS LADDER PER WI UDC SPS 321.03(6)

PARGED CONCRETE, COLOR BY I.D.

EXISTING WALL CONSTRUCTION

T.O. CAP 99'-1"

GRADE 98'-9"

EXISTING WINDOW ABOVE

METAL GRATE WITH HINGED EGRESS HATCH BY SIGNATURE METAL WORKS, INC. (OR APPROVED EQUIVALENT) VERIFY MOUNTING DETAILS AND SPECIFICATIONS WITH MANUFACTURER PRIOR TO CONCRETE POUR - GC TO SUBMIT SHOP DRAWINGS FOR ARCHITECT REVIEW

GRADE 97'-10"

GRADE 92'-1"

GRADE 92'-0"

T.O.W. 98'-10"

GRADE 97'-11"

T.O. WALL 92'-5"

PARGED CONCRETE, COLOR BY I.D.

WINDOW, SEE EXTERIOR ELEVATIONS

PPT ROUGH BUCK

WOOD CASING TO MATCH EXISTING

A WINDOW JAMB
SCALE: 1" = 1'-0"

CONCRETE OPENING INCLUDES 4" MULL SPACE

PROPOSED BEDROOM/PLAYROOM

EXISTING EXERCISE ROOM

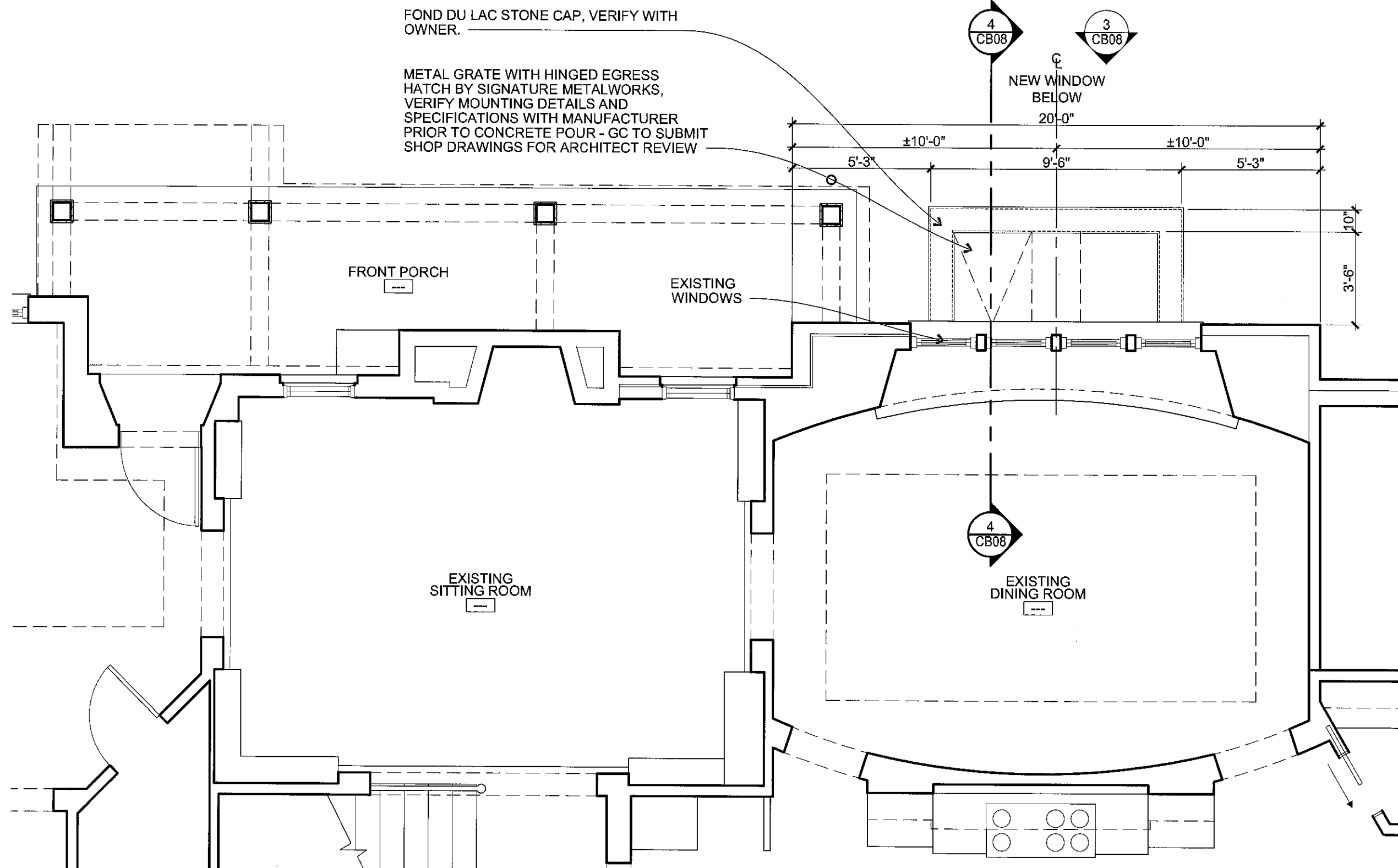
LOWER LEVEL PLAN
NEW LOWER LEVEL WINDOW AND EGRESS WELL

SCALE: 1/4" = 1'-0"
DATE: 21 FEBRUARY, 2019

SDL
CONSTRUCTION BULLETIN 08

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P: 414-351-1200 F: 414-352-8385

W
CB08-1 WADE WEISSMANN
ARCHITECTURE

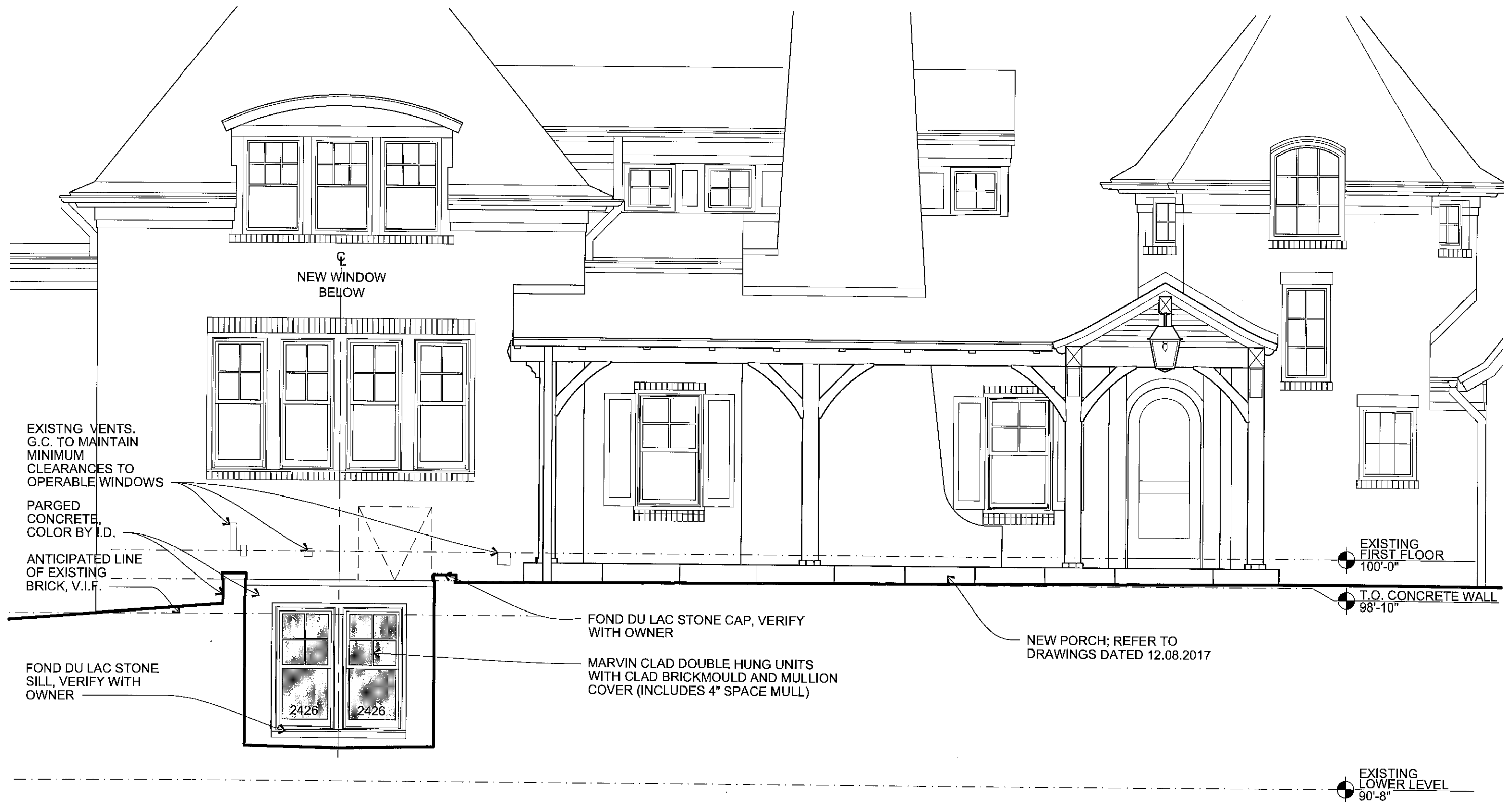


MAIN LEVEL PLAN
NEW LOWER LEVEL WINDOW AND EGRESS WELL

SCALE: 1/4" = 1'-0"
DATE: 21 FEBRUARY, 2019

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SDL
CONSTRUCTION BULLETIN 08

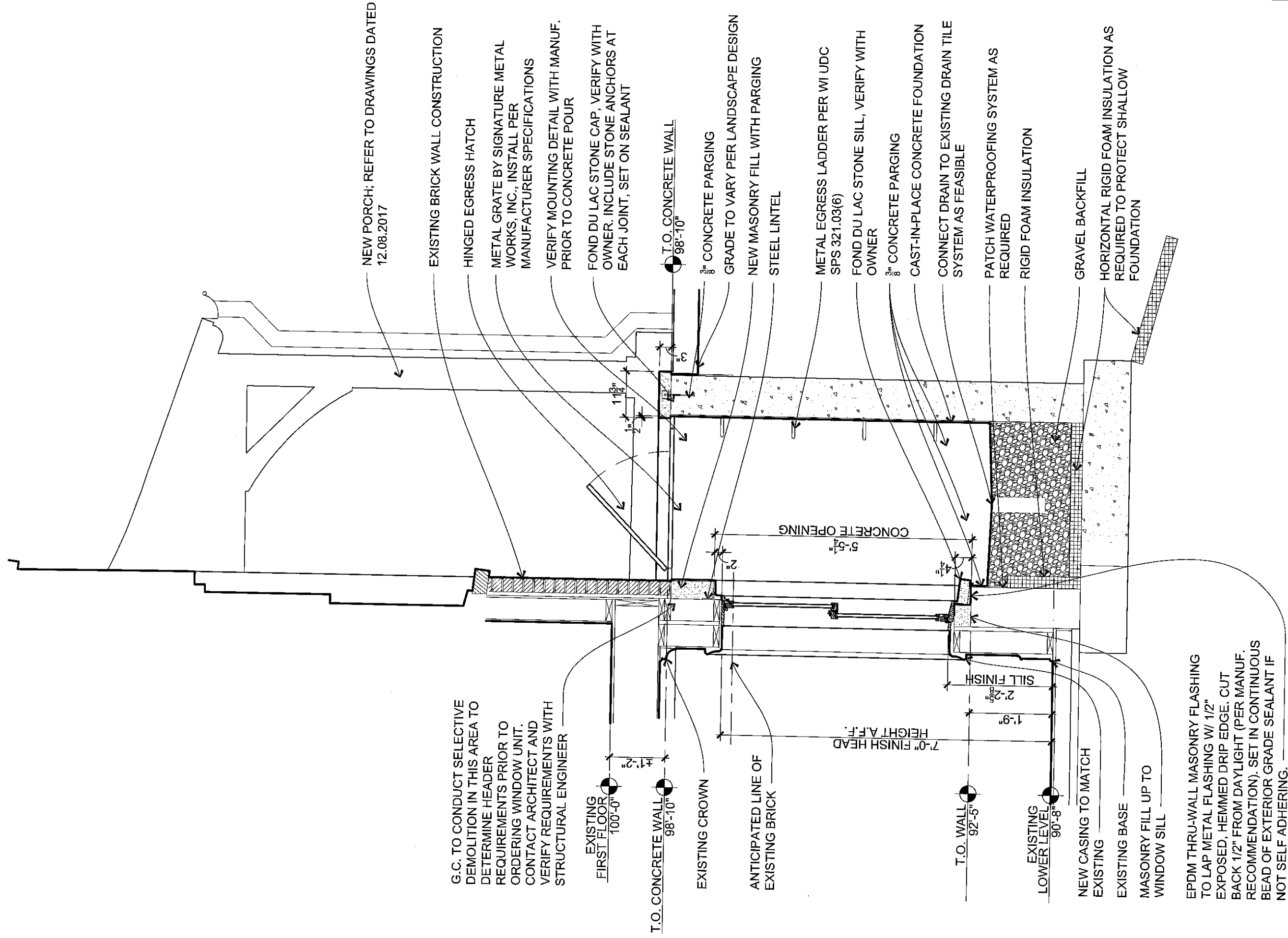


EXTERIOR ELEVATION
NEW LOWER LEVEL WINDOW AND EGRESS WELL

SCALE: 1/4" = 1'-0"
DATE: 21 FEBRUARY, 2019

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CONSTRUCTION BULLETIN 08



SECTION
NEW LOWER LEVEL WINDOW AND EGRESS WELL

SCALE: 1/2" = 1'-0"
DATE: 21 FEBRUARY, 2019

SDL
CONSTRUCTION BULLETIN 08

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324 REGATTA DRIVE
PORT WASHINGTON, WI 53074
(262) 416-8307 jeremyhartline@gmail.com
www.jeremyhartline.com

Sadoff Residence
7855 N. Club Circle
Fox Point, WI, 53217

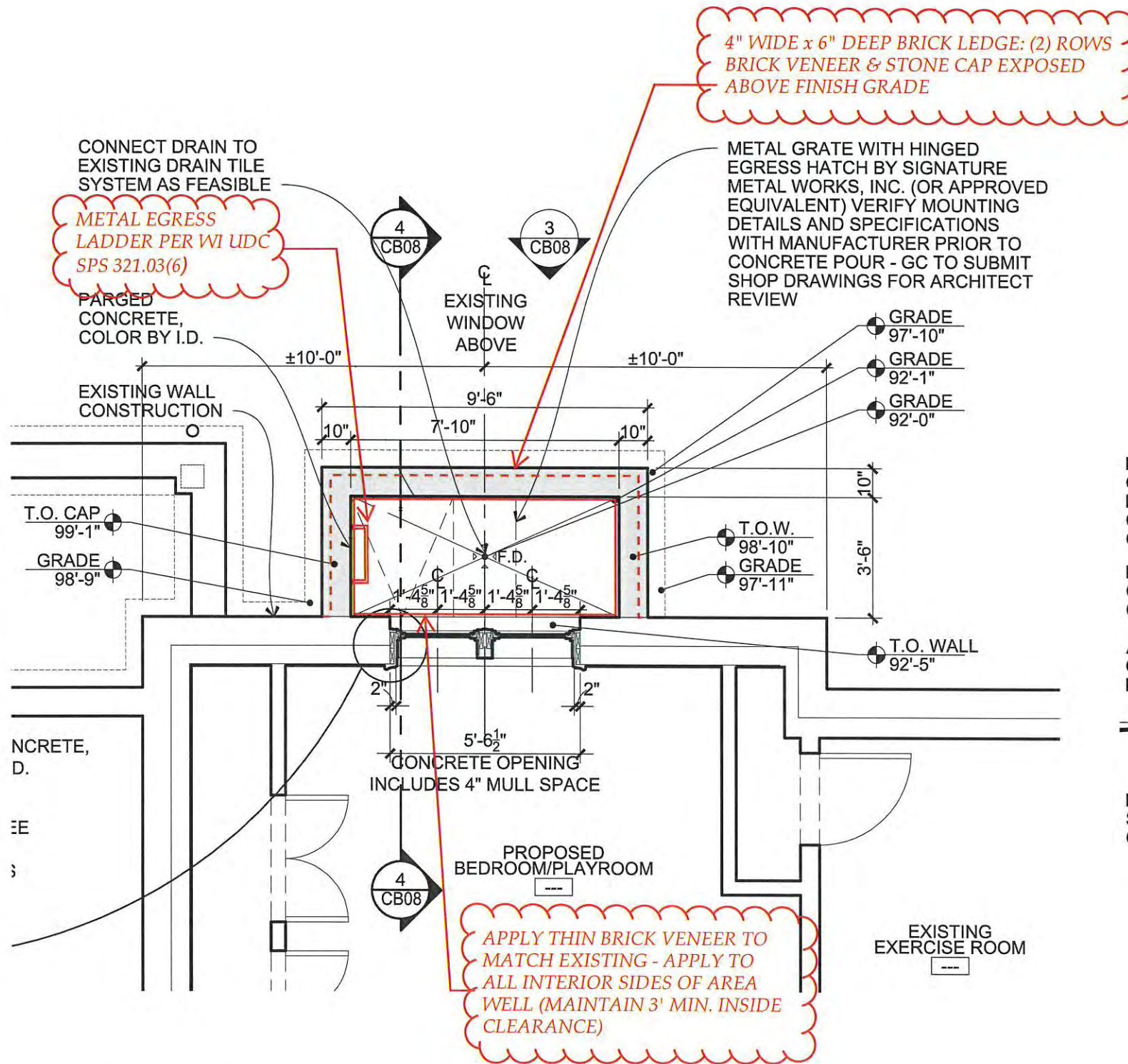
DRAWN BY J. HARTLINE

DATE 7-8-2022

PROJECT NO.

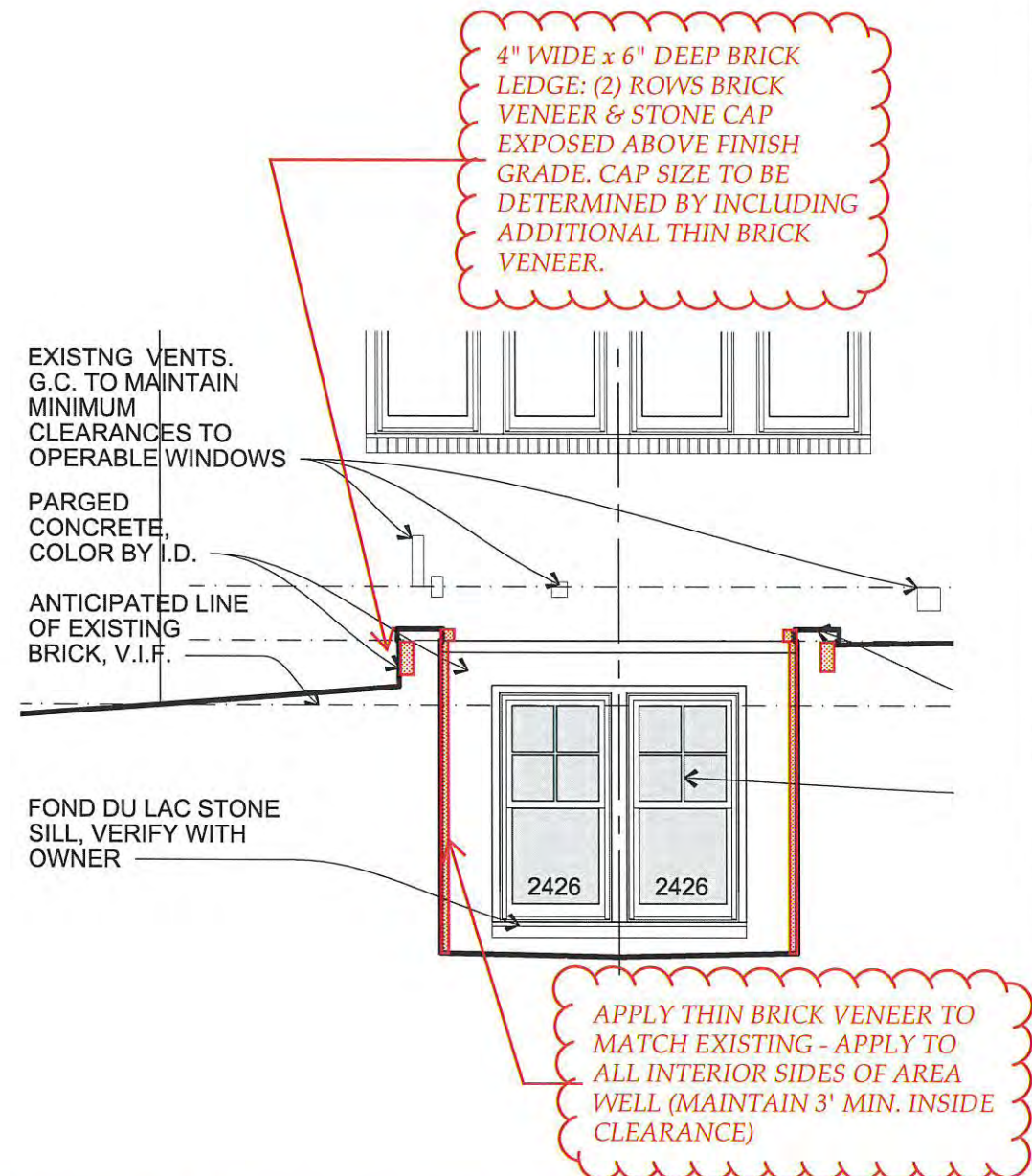
SHEET

SK-1.1



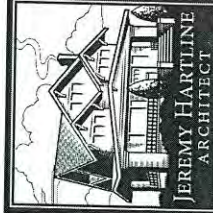
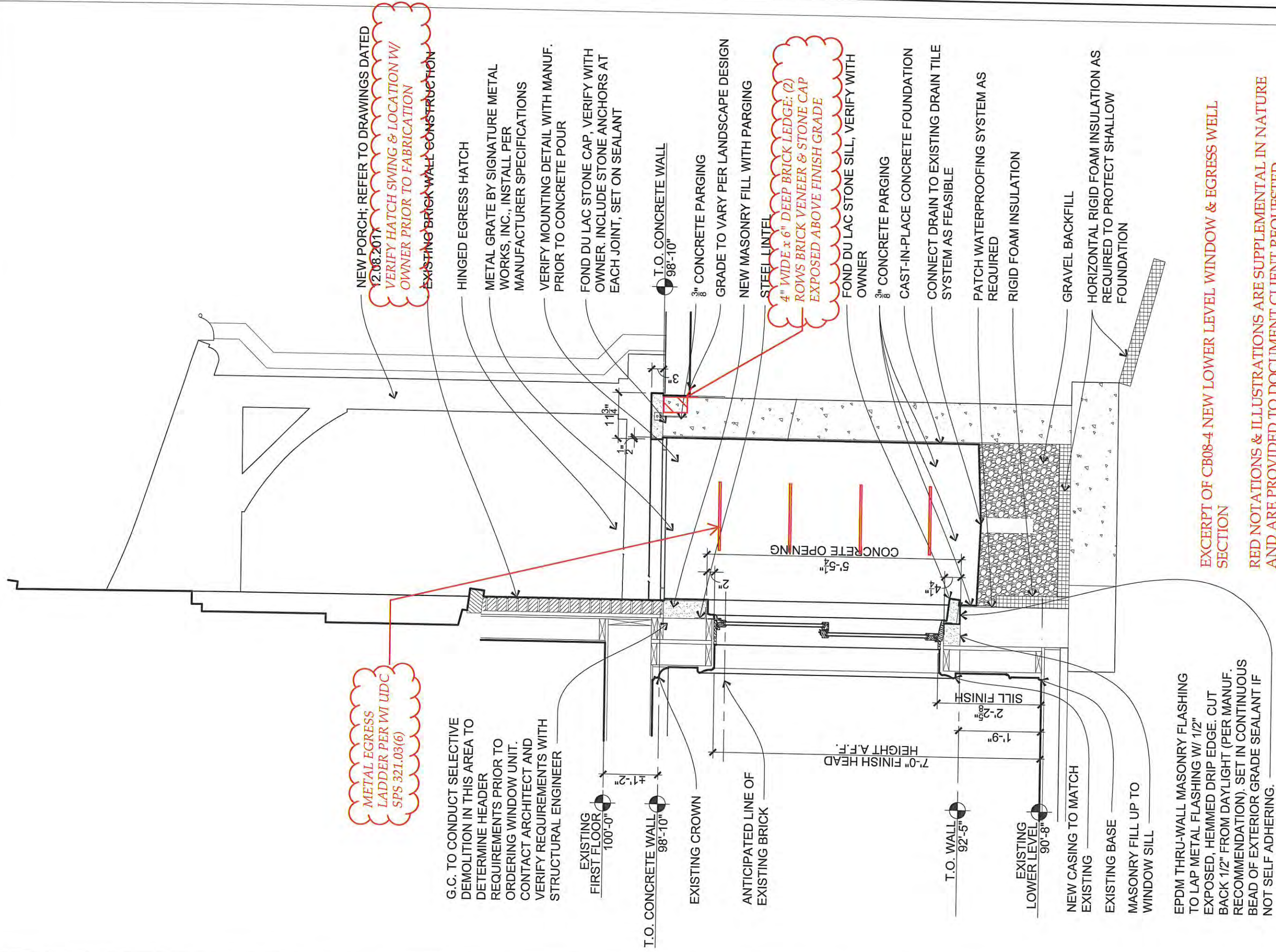
EXCERPT OF CB08-1 NEW LOWER LEVEL WINDOW & EGRESS WELL PLAN

RED NOTATIONS & ILLUSTRATIONS ARE SUPPLEMENTAL IN NATURE AND ARE PROVIDED TO DOCUMENT CLIENT REQUESTED MODIFICATIONS. REFER TO ARCHITECT OF RECORD DRAWINGS PROVIDED BY WADE WEISSMANN ARCHITECTURE DATED FEBRUARY 21, 2019. THE ARCHITECT OF RECORD RETAINS ALL APPLICABLE COPYRIGHT.



EXCERPT OF CB08-3 NEW LOWER LEVEL WINDOW & EGRESS WELL SECTION

RED NOTATIONS & ILLUSTRATIONS ARE SUPPLEMENTAL IN NATURE AND ARE PROVIDED TO DOCUMENT CLIENT REQUESTED MODIFICATIONS. REFER TO ARCHITECT OF RECORD DRAWINGS PROVIDED BY WADE WEISSMANN ARCHITECTURE DATED FEBRUARY 21, 2019. THE ARCHITECT OF RECORD RETAINS ALL APPLICABLE COPYRIGHT.



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Sadoff Residence
7855 N. Club Circle
Fox Point, WI, 53217

DRAWN BY
J. HARTLINE
DATE
7-8-2022
SHEET

SK-1.2

BASIS OF BEARINGS:
ALL BEARINGS ARE REFERENCED TO
THE EAST LINE OF THE NORTHEAST
1/4 OF SECTION 16-8-22, WHICH IS
ASSUMED TO BEAR N 00°48'28" W, WI.
STATE PLANE COORDINATE SYSTEM
SOUTH ZONE PER JANUARY 2016 C.S.S.D.

BENCHMARK FOR ELEVATIONS:
Concrete Monument with Brass Cap
Marking the Northwest Corner of the
Northeast 1/4 of Section 16-8-22.
Elevation: 670.03' NGVD 1929 Datum

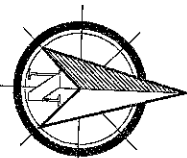
AREA OF PROPERTY
88,290 Sq. Ft. / 2.027 Acres

PLAT OF SURVEY

LOT 1 OF CERTIFIED SURVEY MAP NO. _____ in the Northwest 1/4 of the North
of Section 16, Town 8 North, Range 22 East, in the Village of Fox Point, Milwaukee C.
Wisconsin.

Address: 7855 N. Club Circle

- LEGEND**
- ⊙ - Denotes Existing Power Pole
 - ⊙ - Denotes Existing Sewer Manhole
 - ⊙ - Denotes Existing Guy Pole
 - ☆ - Denotes Existing Light Pole
 - ⊙ - Denotes Existing Cleanout
 - ⊙ - Denotes Existing Hydrant
 - ⊙ - Denotes Existing Gas Meter
 - ⊙ - Denotes Existing Electric Meter
 - ⊙ - Denotes Found 1" O.D. Iron Pipe
 - ⊙ - Denotes Spot Elevation

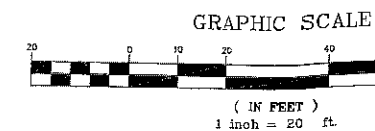


CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	94.36'	537.90'	S65°54'22"E	94.24'
C2	90.79'	512.90'	S66°02'11"E	90.67'

BOUNDARY / TOPOGRAPHIC SURVEY THE SADOFF RESIDENCE 7855 N. CLUB CIRCLE

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

SURVEYING
ASSOCIATES, INC.
2554 N. 100TH STREET
P.O. BOX 26596
WAUWATOSA, WISCONSIN 53226
(414) 257-2212 FAX: (414) 257-2443



BUILDING PERMIT

Job Address 6708 Holly Ct	Building Type: Residential ☒ Commercial ☐
Description of Work Patio door install in existing glass area with header up grade	
Estimated Cost of Project \$15000.00	

Owner/Occupant James Bonnimann	
Business Name	Contact Name
Address	City/State/Zip
Phone	Email

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

Contractor	
Company Name Simon Construction	Contact Name John Simon Sr
Address Sw 2513 Bakertown Rd	City/State/Zip Helenville, WI 53137
Phone 262 718 4237	Email jrsr61@gmail.com
Dwelling Contractor #	Dwelling Contractor Qualifier # 111501191

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

Description	Rate	Amount
Project - Per \$1,000 of estimated cost	\$10.00	150.00
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	\$

Applicant Signature _____ **Date** _____

Rev 01/22

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

Village of Fox Point
 2100 E. Spring Valley Rd.
 Fox Point, WI 53121
 (414) 271-9922
 www.villageoffoxpoint.com

PERMIT FEE ONLY
 Issued Date _____
 Zoning _____

BUILDING PERMIT

Job Address _____ Building Type Residential ☒ Commercial ☐
 Description of Work _____
 Patio door install in existing glass area with head up grade
 Estimated Cost of Project \$1500.00
 Business Name _____ Contact Name _____
 Phone _____ Email _____
 "Declaring Contractor responsible for accuracy of information supplied for permit"

Contractor
 Company Name Simon Construction
 Address 2513 Bakertown Rd
 Phone (414) 271-4207
 Dwelling Contractor # _____
 Contact Name John Simon Sr
 City/State/Zip Helenville, WI 53137
 Email jsimon@simon.com
 Dwelling Contractor Qualifier #111901191

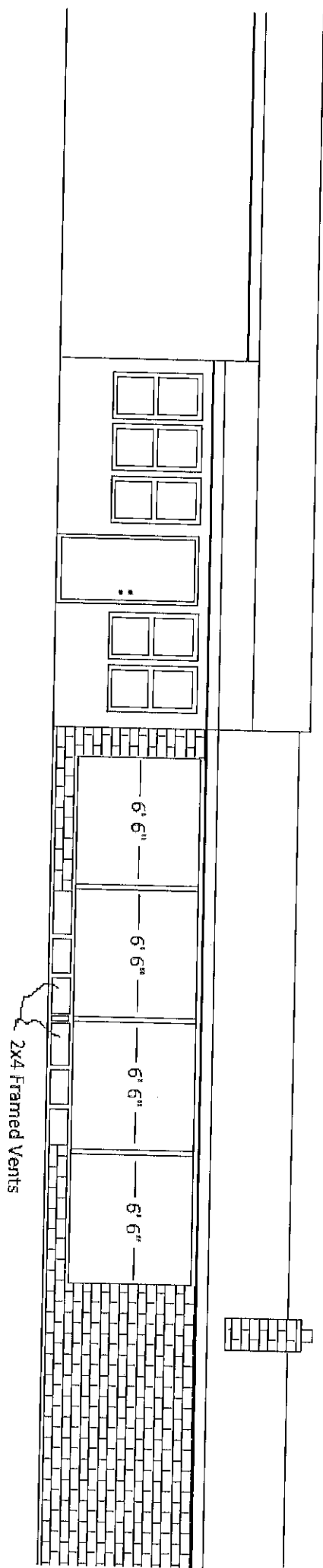
1 st Floor	2 nd Floor	Basement	Addition	Garage
Description				
Project - Per \$1,000 of estimated cost			Rate	Amount
Building Board			\$10.00	150.00
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Moving buildings			\$250.00 plus	\$0.13/sqft
Fuel tanks - Per 1,000 gallons				\$25.00
Re-inspection				\$100.00
Work started without permit				Double
			Minimum Fee	\$70.00
Payable to: Village of Fox Point			Total Permit Fee	\$

Applicant Signature John Simon Date 8/1/22

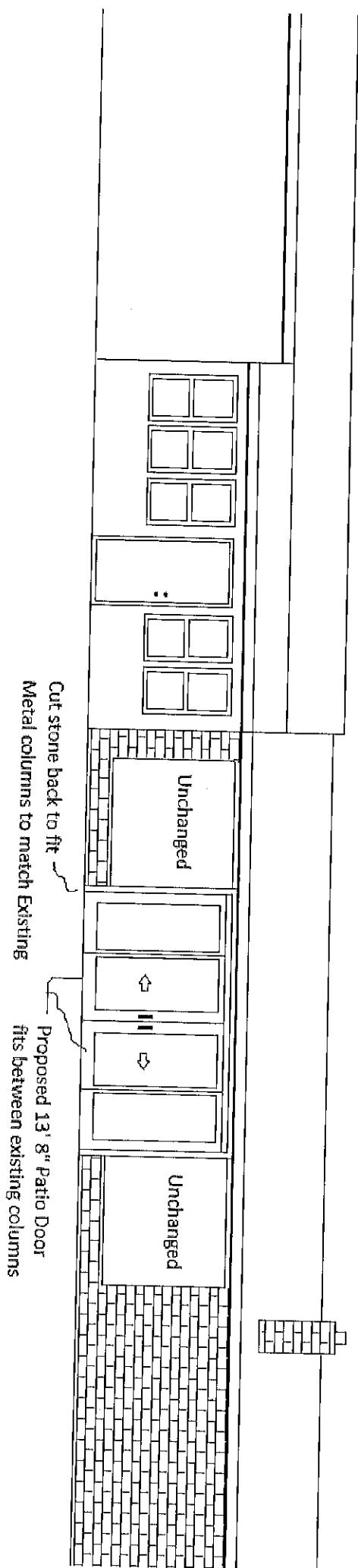
RESOURCES available on the Village website under PERMITS & LICENSES

ALL PERMITS MUST BE PAID FOR
 8/1/22

Current East Elevation



Proposed East Elevation







Affected Area



Affected Home

Bonnimann Jim 6708 Holly Ct Fox Point, WI

Bonnimann Jim 6708 Holly Ct Fox Point, WI

