

NOTICE OF MEETING
VILLAGE OF FOX POINT
BUILDING BOARD

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

Wednesday
December 14, 2022
5:00 P.M.

Join Zoom Meeting

<https://us02web.zoom.us/j/83323445083>

Meeting ID: 833 2344 5083

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 November 16, 2022 Building Board meeting.
3. Patrick Loftus, 7124 N Beach Dr, proposed hot tub.
4. Kevin Kinney, 7575 N Beach Dr, proposed 2nd floor balcony addition.
5. Sue Bazelon, 7707 N Merrie Ln, proposed addition.
6. Byron Vielehr, 7938 N Beach Dr, proposed single family house with detached garage and open area modification.
7. Nathan Kopydlowski, 8001 N Lake Dr, proposed fence.
8. Adjourn.

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

**VILLAGE OF FOX POINT
BUILDING BOARD MINUTES**

A meeting of the Building Board was held via Zoom, on Wednesday, November 16, 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 October 12, 2022. Motion was seconded by Sharon Celek. Motion Passed.

AGENDA

- **Jed Calata, 1109 E Lilac Ln, proposed windows and shed roof over window.** It was the consensus of the Building Board to approve as submitted.
- **Michael Hood, 502 E Willow Rd, proposed roof mounted solar.** It was the consensus of the Building Board to approve as submitted.
- **Vincent Murray, 7823 N Boyd Way, proposed deck.** It was the consensus of the Building Board to approve as submitted.
- **1554 E Goodrich Ln, proposed master suite and mudroom addition.** It was the consensus of the Building Board to approve as submitted.
- **April Pellmann, 7033 N Lombardy Rd, proposed hot tub.** It was the consensus of the Building Board to approve as submitted.

ADJOURN

Motion to adjourn Building Board was made by Jeff Weber. Motion seconded by Sharon Celek. Motion Passed. Building Board adjourned at 5:30 pm.

Respectfully Submitted,



Michael Rakow
Building Inspector
Village of Fox Point



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

Permit Number:

B-_____

OFFICE USE ONLY
Issued Date
Zoning

BUILDING PERMIT

Job Address 7124 N Beach Drive, Fox Point, WI 53217	Building Type: Residential ☒ Commercial ☐
Description of Work	
Install new electrical supply, concrete pad (approximately 9'x10'), and hot tub in back/side yard on south side of home.	
Model: Home Breeze, 7x7ft, 6 person tub	
Estimated Cost of Project : \$5000	

Owner/Occupant Patrick Loftus	
Business Name	Contact Name Patrick Loftus
Address 7124 N Beach Dr	City/State/Zip Fox Point, WI 53217
Phone 414-702-4732	Email patloftus111@gmail.com

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

Contractor	
Company Name JJB Home Improvements, LLC	Contact Name Jayne Page
Address 3744 N Booth St	City/State/Zip Milwaukee, WI 53212
Phone 414-426-2200	Email hello@jjbhome.com
Dwelling Contractor # DC-050300156	Dwelling Contractor Qualifier # DCQ-091100014

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

Description	Rate	Amount
Project - Per \$1,000 of estimated cost	\$10.00	70.00
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	
Moving buildings	\$250.00 plus	
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

Jayne Page

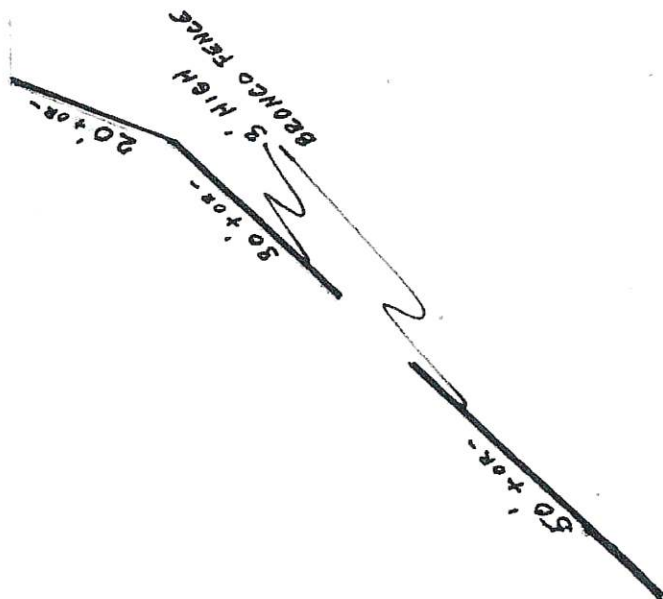
Date

11/9/22

Rev 01/22

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

7124 N. BEACH DRIVE



1" = 20' 0"







Open Area Calculation – Patrick Loftus – Hot Tub – 7124 N Beach Dr

Total space of hot tub area = 90ft²

Total open area of hot tub = 39ft²

43% Open

PLAT NO. FP 8-47

W. G. NIENOW ENGINEERING ASSOC.
CONSULTING ENGINEERS-SURVEYORS

LAND CONSULTANT
SEWER & WATER DESIGN
SUBDIVIDING

1743 W. GREEN TREE ROAD

MILWAUKEE, WIS.

TELEPHONE 351-1620

WALLACE G. NIENOW, P.E., L.S.

ASSOCIATES

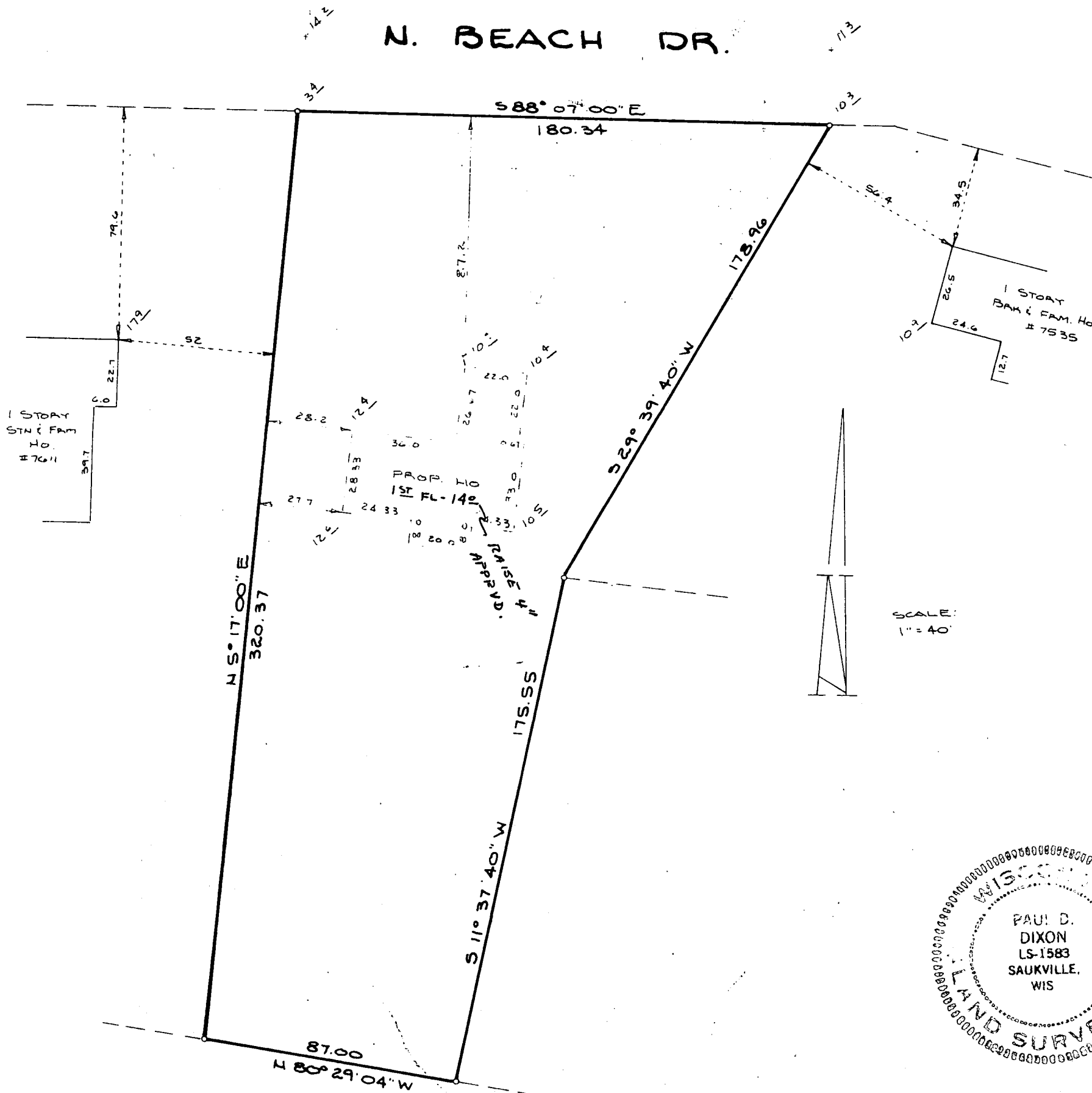
KENNETH B. WESTERN, P.E.

DAVID E. OBLACK, JR., P.E.

PLAT OF SURVEY

PREPARED FOR George Satula

DESCRIPTION OF PROPERTY Parcel 1 of Certified Survey Map No. 3937, located in the Southeast 1/4 of
Section 16, Town 8 North, Range 22 East, Village of Fox Point, Milwaukee County, Wisconsin.



STATE OF WISCONSIN)
MILWAUKEE COUNTY)

NO STR. D. AS SHOWN

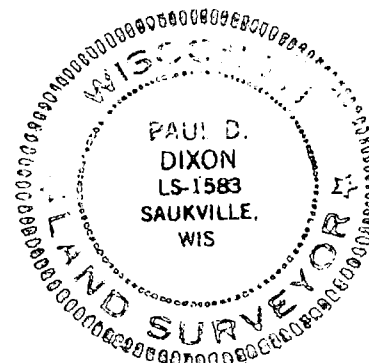
ELEV. BASED ON VILLAGE B.M.
154 - ELEV. 13.95

I hereby certify that I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principle buildings thereon, boundary fences, apparent easements, roadway and visible encroachments, if any.

This survey is made for the present owners of the property, and also those who purchase, mortgage, or guarantee, the title thereto within one (1) year from date hereof.

Dated at MILWAUKEE, WISCONSIN this 30TH day of OCTOBER, 1981

Recertified _____
Surveyor Paul D. Dixon



Kinney Residence - 7575 N Beach Dr.



11/16/2022 10:48:00 AM



<u>DRAWING INDEX</u>	
Sheet Number	Sheet Name
A-001	Cover Sheet & Site Information
A-101	Partial Second Floor Plan & Wall Section
A-201	Exterior Elevations

1. Lot Area: 38,451 sf
2. Zoning District: A-1, Single Family Residential District
3. Required Minimum Setbacks:
 - Front: 30'
 - Side: 20'
 - Rear: 20'



Kinney Residence

Kevin & Margaret Kinney

7575 N Beach Drive
Fox Point, WI 53217

New Way Home Construction, LLC

CONTACT:
ARTHUR PIKUL, 847-322-7241

CONTACT:
KEITH BARNES, AIA 608-669-4923
keith@kcbbuildings.com

[illegible]

Contractor to field verify all dimensions, levels and datums prior to starting the work. Any discrepancies or omissions shall be reported to the General Contractor and/or Architect.

All work shall be done in compliance with local codes, ordinances, rules and regulations.

No work shall be started until plans have been approved by the building inspector and all other agencies having jurisdiction.

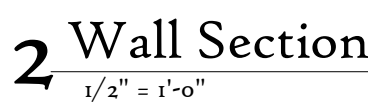
Partial Second Floor Plan & Wall Section

Scale As indicated

Date 11/04/22

A-101

11/16/2022 10:48:00 AM



NOTE:
EXISTING UNFINISHED ATTIC TO
BE CONVERTED TO FINISHED
BEDROOM

NOTE:
VERIFY ALL DIMENSIONS IN FIELD (V.I.F)



Kinney Residence

Kevin & Margaret Kinney

7575 N Beach Drive
Fox Point, WI 53217

New Way Home Construction, LLC

CONTACT:
ARTHUR PIKUL, 847-322-7241

CONTACT: KEITH BARNES, AIA 608-669-4923
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Exterior Elevations

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

Date 11/04/22

Sheet No.

A-201

11/16/2022 10:48:02 AM



2 South (Back) Elevation



I East (Side) Elevation



VILLAGE OF FOX POINT

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Driveways

1. Permit Not Required
2. Three Foot Setback Required

Fences

1. Board of Appeals and Building Board, Case by Case Basis
2. Survey - Showing the Location
3. Fence Detail

Interior Remodels

1. Floor Plans
2. Structural Details

New Home Construction

1. Building Board Required
2. Survey
3. Open Area Calculation
4. Site Plan
5. Building Elevations
6. Footing/Foundation Plan
7. Floor Plan
8. Cross Sections
9. Structural Details
10. Truss Plans/Layout
11. Tall Wall Design Calculations
12. Energy Calculations
13. Wall Bracing
14. Grading, Drainage and Erosion Control Permit (See Eng)
15. Fill Permit (See Eng)
16. Culvert Permit (See Eng)

Pools/Hot Tub

1. Building Board Required
2. Survey - Showing the Location
3. Open Area Calculation
4. Pool/Hot Tub Information

Roofs

1. Building Board Required if Changing Roofline
2. Building Permit Required

Siding

1. Building Board, Case by Case Basis



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BUILDING PERMIT APPLICATION

All applications must contain one (1) complete set of plans and specifications.

All plans must be drawn at a scale that adequately illustrates all of the required information in sufficient detail to demonstrate code compliance to the satisfaction of the Village staff reviewing the application. *Drawings that do not show all necessary detail shall be rejected.*

All applications for work proposed to the exterior of a property must be submitted to the Building Board for approval.

Additions

1. Building Board Required
2. Survey
3. Open Area Calculation
4. Site Plan
5. Building Elevations
6. Footing/Foundation Plan
7. Floor Plan
8. Cross Sections
9. Structural Details
10. Truss Plans/Layout
11. Tall Wall Design Calculations
12. Energy Calculations
13. Wall Bracing
14. Grading, Drainage and Erosion Control Permit (See Eng)
15. Fill Permit (See Eng)

Accessory Structures (≤ 100 sqft)

1. Survey - Showing the Location
2. Open Area Calculation
3. Building Elevations
4. Building Sections

Accessory Structures (> 100 sqft)

1. Building Board Required
2. Survey - Showing the Location
3. Open Area Calculation
4. Building Elevations
5. Footing/Foundation Plan
6. Building Sections

Decks

1. Building Board Required
2. Survey - Showing the Location
3. Open Area Calculation
4. Footing/Framing Plan



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Solar Panels

1. Building Board Required
2. Survey - Showing the Location (Ground Mounted Only)
3. One Line Diagram
4. Open Area Calculation
5. Structural Calculations
6. System Layout
7. Connection Details
8. Equipment Information and Listing

Windows/Doors

1. Building Board, Case by Case Basis
2. Replacements That Fit in the Same Frame Area, Building Board Not Required

Rev 01/22



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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.

Homeowner's Name – PRINTED

Property Address

Homeowner's Signature

Date

**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 7707 Merrie Lane, Fox Point, Wisconsin, 53217	Building Type: Residential ☒ Commercial ☐
Description of Work First floor addition to an existing Contemporary style building to include a new Primary Suite and expand existing Exercise Room. The new addition's exterior materials to match existing.	
Estimated Cost of Project \$ 740,000	

Owner/Occupant	
Business Name Sue Bazelon (Owner)	Contact Name Kallie Mayer (Architect)
Address 7707 Merrie Lane	City/State/Zip Fox Point / Wisconsin / 53217
Phone 414.716.4466	Email kmayer@wwa-design.com

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

Contractor	
Company Name LaBonte Construction	Contact Name Dave LaBonte
Address 1051 E Onda Ave	City/State/Zip Milwaukee WI 53202
Phone 414-339-6638	Email daveL@sigmacommercial.com
Dwelling Contractor # 021200043	Dwelling Contractor Qualifier # 021200017

Square Footage Under Construction				
1 st Floor 390 sq. ft.	2 nd Floor	Basement	Addition 1,553 sq. ft.	Garage

Description	Rate	Amount
Project - Per \$1,000 of estimated cost	\$10.00	7,400
Building Board	\$75.00	75.00
Footing early start - \$230.00 one and two family; \$305.00 commercial		
Plan Review - \$275.00 one and two family; New Single Family Construction \$330.00 plus \$30.00/unit commercial		275.00
State Seal	\$75.00	
Razing, Interior Demolition \$925.00 max/bld	\$95.00 minimum plus	\$0.13/sqft
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 \$ 7,750.00

Applicant Signature

Rev 01/22

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



BZN2 – Reference Images

Existing Southwest Exterior
Area of work- Addition to the South & West





Existing Southeast Exterior
Area of work- Addition to the South





Existing Southeast Exterior

Area of work- Expanding Exercise Room to the South





Existing Northeast Exterior

Area to Remain- Differed Maintenance at Required Areas





Existing Northwest Exterior

Area to Remain- Differed Maintenance at Required Areas



PERMIT SET

for the

FOX POINT RENOVATION

WADE WEISSMANN ARCHITECTURE, INC.
8655 NORTH DEERWOOD DRIVE - BROWN DEER, WISCONSIN 53209



BZN2

FOX POINT
RENOVATION
7707 Merrie Lane, Fox Point, WI 53217

WADE WEISSMANN ARCHITECTURE, INC. © 2022 / P: 414-351-1200 F: 414-352-8985

ISSUE:
PERMIT SET
12.02.2022

COVER

PROJECT DATA

OWNER INFORMATION

OWNER:

Sue Bazelon
c/o Wade Weissmann Architecture Inc.
8655 N. Deerwood Drive
Brown Deer, WI 53209

PROJECT CONTACTS

ARCHITECT:

Wade Weissmann Architecture Inc.
8655 N. Deerwood Drive
Brown Deer, WI 53209

Tele: 414.351.1200
Fax: 414.352.8385

Contact: Kallie Mayer
email: kmayer@wwa-design.com

GEN. CONTRACTOR:

LaBonte Construction
1051 East Ogden Avenue
Milwaukee, WI 53202

Tele: 414.339.6638
Fax: 414.937.5700

Contact: Dave LaBonte
email: davel@sigmacommercial.com

INTERIOR DESIGNER:

Jose Carlino Design
219 N Milwaukee Street
Suite 310
Milwaukee, WI, 53202

Tele: 414.22.4260

Contact: Jose Carlino
email: jose@josecarlinodesign.com

STRUCTURAL ENGINEER:

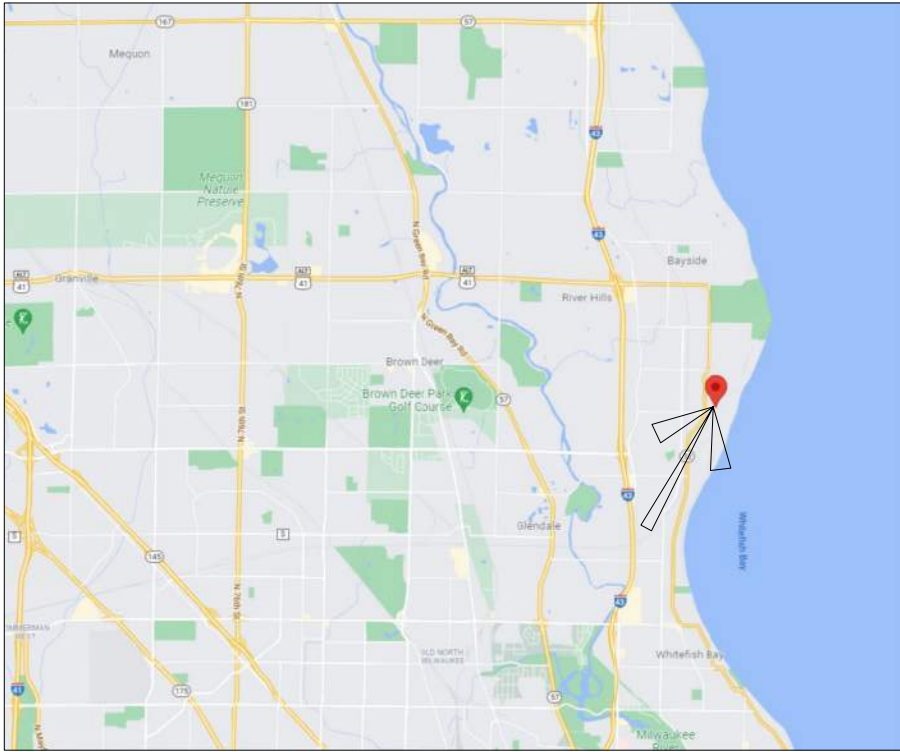
Spire Engineering, Inc.
305 N. Plankinton Ave.
Suite 101
Milwaukee, WI, 53203

Tele: 414.278.9200

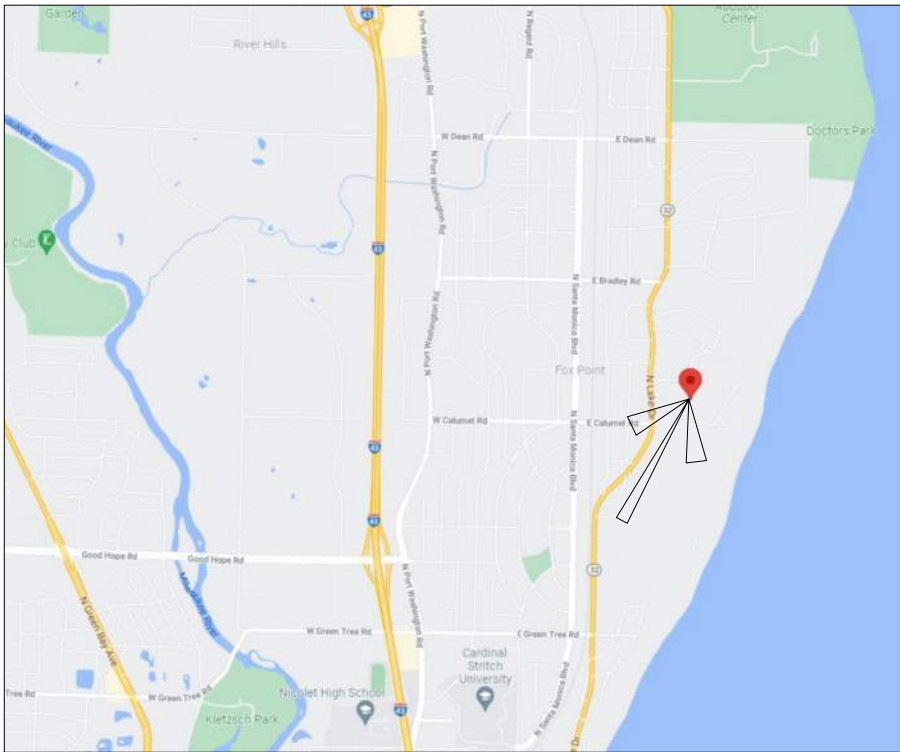
Contact: Brian Genduso
email: bfg@spireengineer.com

SITE LOCATION MAPS

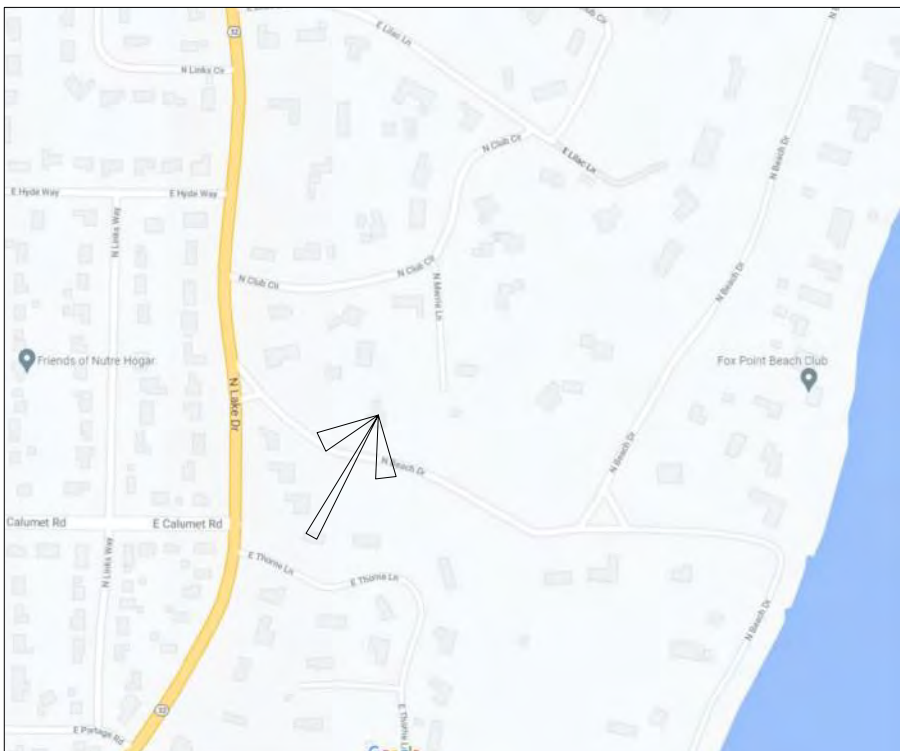
REGION LOCATION MAP



CITY LOCATION MAP



STREET LOCATION MAP



ABBREVIATIONS LIST

ADJ.	ADJUSTABLE	N.	NORTH
A.F.F.	ABOVE FINISHED FLOOR	NOM	NOMINAL
ALUM	ALUMINUM	O.A.	OVERALL
BLDG	BUILDING	O.C.	ON CENTER
BSMT	BASEMENT	OH	OVERHANG
B.O.F.	BOTTOM OF FOOTING	OPP.	OPPOSITE
B.O.O.	BOTTOM OF OPENING	PCC	PRE-CAST CONCRETE
BD	BOARD	PNLD	PANELED
CAB	CABINET	PLYWD	PLYWOOD
CB	CONSTRUCTION BULLETIN	PWDR	POWDER
CIP	CAST IN PLACE	P.T.	PRESSURE TREATED
CHNL	CHANNEL	PNT	PAINT OR PAINTED
CJ	CONTROL JOINT	PVC	POLYVINYL CHLORIDE
CLG	CEILING	RBR	RUBBER
CLR	CLEAR	RCP	REFLECTED CEILING PLAN
CLO	CLOSET	REF	REFRIGERATOR
CMU	CONCRETE MASONRY UNIT	REBAR	REINFORCEMENT BAR
C.O.	CASED OPENING	REQD.	REQUIRED
COL.	COLUMN	REV.	REVISION
CONC	CONCRETE	R.	RISER
CONT.	CONTINUOUS	RM	ROOM
CPT	CARPET	R.O.	ROUGH OPENING
CSMT	CASEMENT	S	SOUTH
DBL	DOUBLE	SIM.	SIMILAR
DEMO	DEMOLISH OR DEMOLITION	SHWR	SHOWER
DH	DOUBLE HUNG	SK	SKETCH
DIA.	DIAMETER	SPEC.	SPECIFIED OR SPECIFICATION
DIM	DIMENSION	SQ.FT.	SQUARE FEET
DIMS	DIMENSIONS	SS	STAINLESS STEEL
DISP	DISPOSAL	STL	STEEL
DN	DOWN	STN	STAIN OR STAINED
DR	DOOR	T&G	TONGUE AND GROOVE
DW	DISHWASHER	T.B.D.	TO BE DETERMINED
DWNG	DRAWING	T.B.S.	TO BE SELECTED
DS	DOWNSPOUT	TCC	TERNE COATED COPPER
E.	EAST	T.D.	TRENCH DRAIN
EA.	EACH	THRU	THROUGH
EJ	EXPANSION JOINT	TELE	TELEPHONE
ELEC	ELECTRIC OR ELECTRICAL	T.M.E.	TO MATCH EXISTING
ELEV.	ELEVATION	T.O.	TOP OF
EPDM	ETHYLENE PROPYLENE DIENE M - CLASS	T.O.C.	TOP OF CONCRETE
EQ.	EQUAL	T.O.B.	TOP OF BEAM
EXIST.	EXISTING	T.O.D.	TOP OF DRAIN
EXT.	EXTERIOR	T.O.F.	TOP OF FOOTING
F.D.	FLOOR DRAIN	T.O.L.	TOP OF LEDGE
FIN	FINISHED	T.O.O.	TOP OF OPENING
FIXT	FIXTURE	T.O.S.	TOP OF SLAB
FLR	FLOOR	T.O.W.	TOP OF WALL
FND	FOUNDATION	TYP.	TYPICAL
F.O.	FACE OF	UC	UNDER COUNTER
FP	FIREPLACE	UNEXC	UNEXCAVATED
FRZ	FREEZER	U.N.O.	UNLESS NOTED OTHERWISE
FTG	FOOTING	VEST.	VESTIBULE
GA.	GAUGE	V.I.F.	VERIFY IN FIELD
GALV	GALVANIZED	W.	WEST
GC	GENERAL CONTRACTOR	W/	WITH
GWB	GYPSON WALL BOARD	WIN.	WINDOW
HD.	HEAD	WC	WATER CLOSET
HR.	HOUR	WD	WOOD
HT.	HEIGHT	WP	WATERPROOF
HVAC	HEATING, VENTILATING, AND COOLING	WRB	WEATHER RESISTANT BARRIER
ICE	ICE MAKER		
I.D.	INTERIOR DESIGNER		
INSUL	INSULATION		
INT.	INTERIOR OR INTERNAL		
LIN	LINEN		
MAX.	MAXIMUM		
M.O.	MASONRY OPENING		
MECH	MECHANICAL		
MEMB	MEMBRANE		
MIN.	MINIMUM		
MW	MICROWAVE		
MTL	METAL		

INDEX OF DRAWINGS / DOCUMENTS

GENERAL

--	COVER
--	PROJECT DATA

ARCHITECTURAL

C0.00	EXISTING SURVEY
C0.01	PROPOSED SURVEY
C1.00	ARCHITECTURAL SITE PLAN
D0.00	DEMO FOUNDATION PLAN
D1.01	MAIN LEVEL DEMOLITION PLAN
D2.00	AS BUILT/DEMOLITION EXTERIOR ELEVATIONS
A0.00	FOUNDATION PLAN
A1.01	MAIN LEVEL FRAMING PLAN
A1.02	ROOF PLAN
A2.00	EXTERIOR ELEVATIONS
A2.01	EXTERIOR ELEVATIONS
A3.00	BUILDING SECTIONS- PRIMARY BEDROOM
A3.01	BUILDING SECTIONS- PRIMARY SITTING RM
A3.02	BUILDING SECTIONS- PRIMARY BATH
A3.03	BUILDING SECTIONS- EXERCISE & PRIMARY BATH
A3.04	BUILDING SECTIONS- PRIMARY BED FIREPLACE

STRUCTURAL

S0.00	STRUCTURAL NOTES & SCHEDULES
S0.01	STRUCTURAL NOTES & SCHEDULES
S1.00	FOUNDATION PLAN
S1.01	MAIN FLOOR FRAMING PLAN
S1.02	ROOF FRAMING PLAN
S1.10	WALL BRACING PLAN
S2.00	FOUNDATION DETAILS
S2.01	FRAMING DETAILS
S3.00	FRAMING DETAILS
S3.01	FRAMING DETAILS

ARCHITECTURAL SYMBOLS

KITCHEN 101 WW X HH	ROOM TAG	ELEVATION 100'-0"	ELEVATION DATUM SYMBOL
XXX / X	DOOR TAG	△△	CB REVISION TAG & CLOUD
X	WINDOW TAG	X AX,XX	DETAIL TAG
X AX,XX	SECTION TAG		
X AX,XX	EXTERIOR ELEVATION TAG		
X AX,XX X X	INTERIOR ELEVATION TAG		
X:12 X:12	ROOF PITCH TAGS		

	BRICK
	FIREBRICK
	STONE
	CMU
	CONCRETE
	EXISTING
	DEMO
	NEW PARTITION

GENERAL NOTES

1) CONSTRUCTION IS TO BE IN COMPLIANCE W/ ALL GOVERNING CODES, ORDINANCES, & STANDARDS. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING & SUPERVISING ALL SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION W/ THE PERFORMANCE OF THIS CONTRACT.

2) ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY COST, SCHEDULE, OR CONSTRUCTION ISSUES ARISING DUE TO GENERAL CONTRACTORS/ OWNERS FAILURE TO DISTRIBUTE ALL DOCUMENTS TO EACH SUBCONTRACTOR OR MATERIAL SUPPLIER. SUBCONTRACTORS & MATERIAL SUPPLIERS SHOULD ENDEAVOR TO REVIEW A COMPLETE SET OF DOCUMENTS BEFORE BIDDING, FABRICATING, OR INSTALLING WORK.

3) GENERAL CONTRACTOR, SUBCONTRACTORS, AND MATERIAL SUPPLIERS MUST NOTIFY ARCHITECT OF ANY ERRORS, OMISSIONS, OR DEFECTS IN THE CONSTRUCTION DOCUMENTS PRIOR TO BIDDING, FABRICATING, OR INSTALLING WORK.

4) ALL MEANS & METHODS OF CONSTRUCTION TO BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

5) MECH., ELEC., PLUMB & FIRE PROTECTION ARE TO BE DESIGNED IN COMPLIANCE WITH ALL GOVERNING CODES, ORDINANCES & STANDARDS, WHICH WILL BE THE FULL RESPONSIBILITY OF THE MEP/FP DESIGN BUILD CONTRACTOR, THE ARCHITECT ASSUMES NO LIABILITY.

6) ALL MECH., ELEC., PLUMB & FIRE PROTECTION SYSTEMS/ EQUIP. SHALL BE MAINTAINED ACCORDING TO MANUFACTURER'S STANDARDS. BLDG. OWNER ASSUMES FULL RESPONSIBILITY FOR MAINTENANCE/ OPERATION UPON OCCUPANCY.

7) THE INSTALLATION AND EXECUTION OF ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S STANDARDS AND SPECIFICATIONS.

8) ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR LIMITING THE ACCUMULATION OF WASTE MATERIALS AND RUBBISH. WASTE MATERIALS SHALL BE REMOVED FROM PREMISES DAILY.

9) DIMENSIONS ARE TO BE FIELD VERIFIED & ADJUSTED ACCORDINGLY. THE ARCHITECT SHALL BE NOTIFIED OF ANY VARIANCES BEFORE CONTRACTOR BEGINS OR PROCEEDS WORK.

10) REMOVE AND LEGALLY DISPOSE OF ANY HAZARDOUS MATERIALS THAT MAY BE PART OF THE CONSTRUCTION PROJECT AREA.

11) SEE ARCHITECTURAL SPECIFICATIONS FOR COMPLETE PROJECT REQUIREMENTS.

12) ALL ORIGINAL CONTRACT DOCUMENTS AND COPIES THEREOF ARE THE PROPERTY OF THE ARCHITECT. THE ARCHITECT EXPRESSLY RESERVES HIS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS WITH REGARD TO THESE CONTRACT DOCUMENTS. THE CONTRACT DOCUMENTS AND THE DESIGNS THEREIN ARE PROVIDED FOR THE CONSTRUCTION OF THIS PROJECT, AND SHALL NOT BE REPRODUCED, MODIFIED, OR RECREATED FOR ANY OTHER PURPOSE OR PROJECT.

13) THE LARGEST-SCALED DETAIL SHALL SUPERSEDE SMALLER-SCALED DRAWINGS. DETAILS SHALL NOT BE SURMISED FROM THE ARCHITECTURAL FLOOR PLANS OR ARCHITECTURAL ELEVATIONS. IF A CONDITION IS NOT SPECIFICALLY DETAILED, ASSUME THAT THE LEVEL OF DETAIL AND QUALITY WILL BE CONSISTENT WITH WHAT IS SHOWN FOR SIMILAR CONDITIONS.

14) UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR SCALE THE DRAWINGS. THE CONTRACTOR SHALL PERFORM ALL LAYOUTS USING THE SPECIFIED CALCULATED DIMENSIONS, REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING. DIMENSIONS ARE TYPICALLY TO FACE OF MASONRY FOUNDATION, FACE OF EXTERIOR SHEATHING, FACE OF INTERIOR STUD, OR CENTERLINE.

<u>CLIENT</u>	<u>SITE ADDRESS</u>
Susan S. Bazelon	7707 North Merrie Lane, Village of Fox Point, Milwaukee County, Wisconsin.

Parcel I: Parcel 1 of Certified Survey Map No. 4253 recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin, on November 18, 1982 in Volume 1484 of Certified Survey Maps, at Page 1136-1137, as Document No. 5577433, being a part of the Northeast 1/4 and Northwest 1/4 of Section 16, Township 8 North, Range 22 East, Village of Fox Point, Milwaukee County, Wisconsin.

Parcel II: Parcel 2 of Certified Survey Map No. 4253 recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin, on November 18, 1982 in Volume 1484 of Certified Survey Maps, at Page 1136-1137, as Document No. 5577433, being a part of the Northeast 1/4 and Northwest 1/4 of Section 16, Township 8 North, Range 22 East, Village of Fox Point, Milwaukee County, Wisconsin.

TEMPORARY MUNICIPAL
CONSTRUCTION
EASEMENT PER DOC.
NO. 10703300

NORTH MERRIE
30' PRIVATE R.O.W.
DEED RESTRICTION
13
PROPERTY: MAINTENANCE AGREEMENT AND DECLARATION
OWNERSHIP FOR PRIVATE STREET OR WAY PER DOC

INGRESS & EGRESS
EASEMENT TO C.S.M.
NO. 3810 PER DOC.
NO. 5577433

50.65'

—

АНА

WILL

1000

The Land Area of the subject property is 82,955 square feet or 1.9044 acres.

Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20224007582 & 20224007579. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.

List the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements, if any. Identify the date and source of the zoning information.

The zoning information noted below is taken from the municipal code ordinance. It does not reflect all zoning restrictions that may apply. It is not intended to be used in lieu of a comprehensive zoning report as stated in ALTA Table A item 6(a) nor to be relied on for site development purposes.

Municipal Code: Sec. 745-13

Site is zoned: A-1 (Residence District)

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

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

(3) A side yard of not less than 20 feet shall be provided for on each side of every building, except

that in the case of lots existing as of May 6, 1958, and less than 100 feet in width measured at the narrowest place adjacent to the location of the dwelling, the side yard may be reduced by 1/4 of the difference between the width of the lot and 100 feet.

difference between said width and 100 feet; provided, however, that the said difference shall be less than 15 feet.

be less than 15 feet.

- (4) A rear yard of not less than 20 feet shall be provided for every building.
- (5) Every lot on which a building is erected shall have a minimum width of 120 feet.
- (6) No single-family residence built or existing in this district shall have a height greater than 40 feet from the grade abutting the structure on the front side of the structure, with the exception in that, upon application to the Board of Appeals, the Board of Appeals may grant a special exception on a lot of not less than 80,000 square feet in total area upon the following criteria:

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

●	INDICATES FOUND 1" IRON PIPE	☐	TELEPHONE PEDESTAL
○	INDICATES SET 1" IRON PIPE	☐	CABLE PEDESTAL
+	INDICATES FOUND CHISELED CROSS	☐	CONTROL BOX
⊕	SANITARY MANHOLE	☐	FIBER OPTIC PEDESTAL/SIGN
⊖	SANITARY CLEANOUT OR VENT	☐	TRAFFIC LIGHT
⊙	SEPTIC TANK ACCESS COVER	⊙	COMMUNICATION MANHOLE
⊗	M.I.S. MANHOLE	⊙	BOLLARD
⊘	UNKNOWN MANHOLE	+	SOIL BORING/MONITORING WELL
⊙	STORM MANHOLE	+	WATER SURFACE
○	INLET (ROUND)	⚡	WETLANDS FLAG
■	INLET (SQUARE)	⚡	MARSH
☐	CURB INLET	⚡	FLAGPOLE
⌒	STORM SEWER END SECTION	⌒	PARKING METER
⌒	GAS VALVE	⌒	SIGN
⌒	GAS METER	⌒	MAILBOX
⌒	WATER VALVE	⌒	RAILROAD CROSSING SIGNAL
⌒	HYDRANT	⌒	HANDICAP SPACE
⌒	WATER MANHOLE	⌒	CONIFEROUS TREE
⌒	WATER SERVICE CURB STOP	⌒	DECIDUOUS TREE
⌒	WATER HEAD	⌒	
⌒	STAND PIPE	⌒	
⌒	WALL INDICATOR VALVE	⌒	
⌒	POST INDICATOR VALVE	⌒	
⌒	LIGHT POLE	⌒	
⌒	* SPOT/YARD LIGHT	⌒	
⌒	UTILITY POLE	⌒	
⌒	GUY POLE	⌒	
⌒	GUY WIRE	⌒	
⌒	ELECTRIC MANHOLE	⌒	
⌒	ELECTRIC PEDESTAL	⌒	
⌒	ELECTRIC METER	⌒	
⌒	TELEPHONE MANHOLE	⌒	

This survey was prepared based on Knight Barry Title Group Commitment No. 2176941, effective date of September 20, 2022 which lists the following easements and/or restrictions from schedule B-II:

1, 5, 6, 7, 8 & 14 visible evidence shown, if any.

2, 3, 4 & 9 not survey related.

10. Easements, restrictions and other matters shown on Certified Survey Map No. 4253 recorded November 18, 1982 as Document No. 5577433. **Affects property by location, shown.**

11. Covenants, conditions, restrictions, easements and other matters contained in Declaration of Restrictions recorded on November 18, 1982 as Document No. 5577434, and any amendments and/or corrections thereto. **Affects property by location, shown.**

12. Temporary Construction Easement and Deed Restriction and other matters contained in the instrument recorded July 12, 2018 as Document No. 10793300. **Affects property by location, shown.**

13. Covenants, conditions, restrictions, easements and other matters contained in Deed Restriction recorded on August 21, 2018 as Document No. 10805121, and any amendments and/or corrections thereto. **Affects property by location, shown.**

Date: November 1, 2022

I Certify that I have surveyed the above described property (Property), and the above map is correct to the best of my professional knowledge and belief and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements 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.

to, within one (1) year from date hereof.



Donald C. Chaput
Professional Land Surveyor
Registration Number S-1316

CHAPUT
LAND & SURVEYS

234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

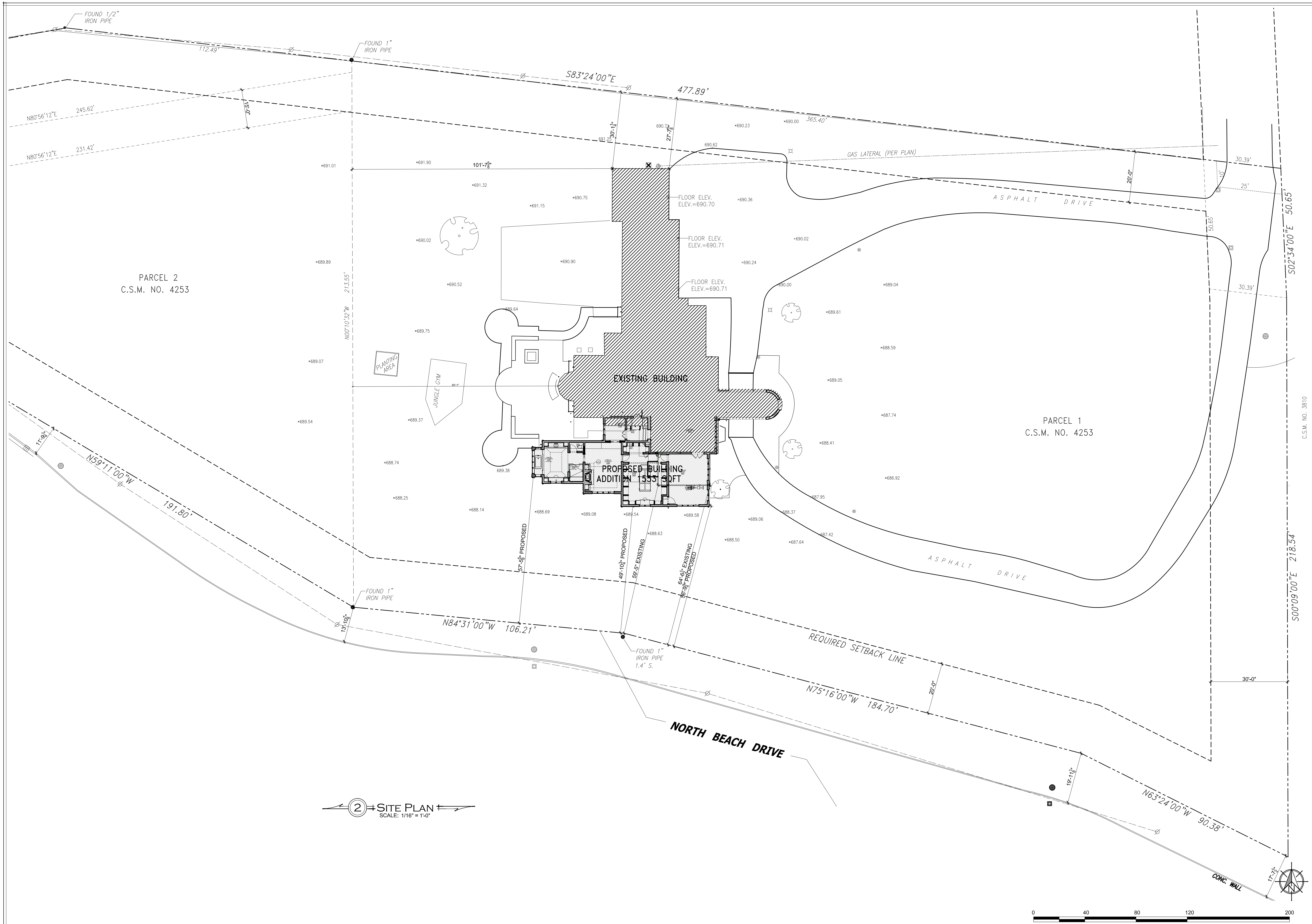
Date	Revision description

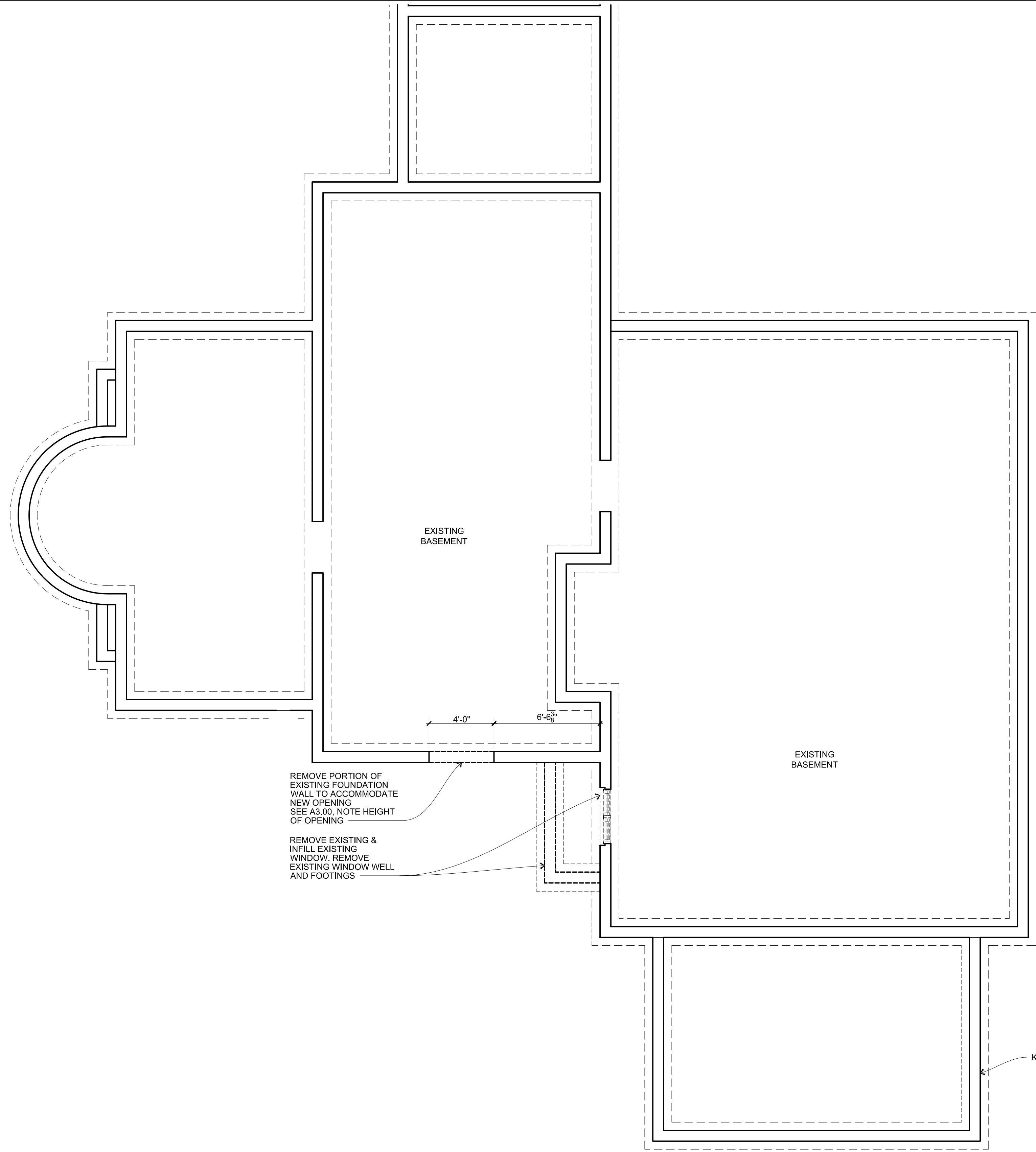
EXISTING SURVEY

This document is an instrument of professional service, and may be protected by the surveyors work product doctrine or surveyor / client privilege. The information shown hereon is intended solely for the use of the client and client directed third parties.

EXISTING SURVEY

C0.00





DEMOLITION PLAN
GENERAL NOTES

- REMOVE EXISTING MILLWORK
- REMOVE EXISTING WALL
- REMOVE EXISTING DOOR
- SHADED AREA DENOTES FLOORS TO BE REMOVED. DEMO TO SUBFLOOR / STUD

- DEMO EXISTING CONSTRUCTION DOWN TO WOOD FRAMING AS NOTED
- CONTRACTOR TO VERIFY ALL EXISTING MECHANICAL & PLUMBING CHASES - COORDINATE RELOCATION AS NECESSARY W/ GENERAL CONTRACTOR & ARCHITECT
- REMOVE EXISTING HVAC DUCTWORK AS NOTED - COORDINATE NEW DUCTWORK WITH GENERAL CONTRACTOR AND ARCHITECT
- 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 MASONRY AND PAVING MATERIALS WHEN POSSIBLE
- CONTRACTOR TO SALVAGE & STORE ALL INTERIOR & EXTERIOR DOORS, VERIFY WITH OWNER
- PLUMBING AND ELECTRICAL TO BE REMOVED AND RELOCATED AS PARTITION DEMOLITION INDICATES.



BZN2

FOX POINT
RENOVATION

7707 Merrie Lane, Fox Point, WI 53217

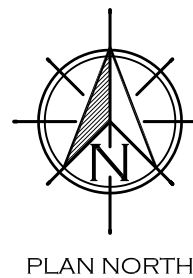
WADE WEISSMANN ARCHITECTURE, INC. © 2022 / P: 414-351-1200 F: 414-352-8985

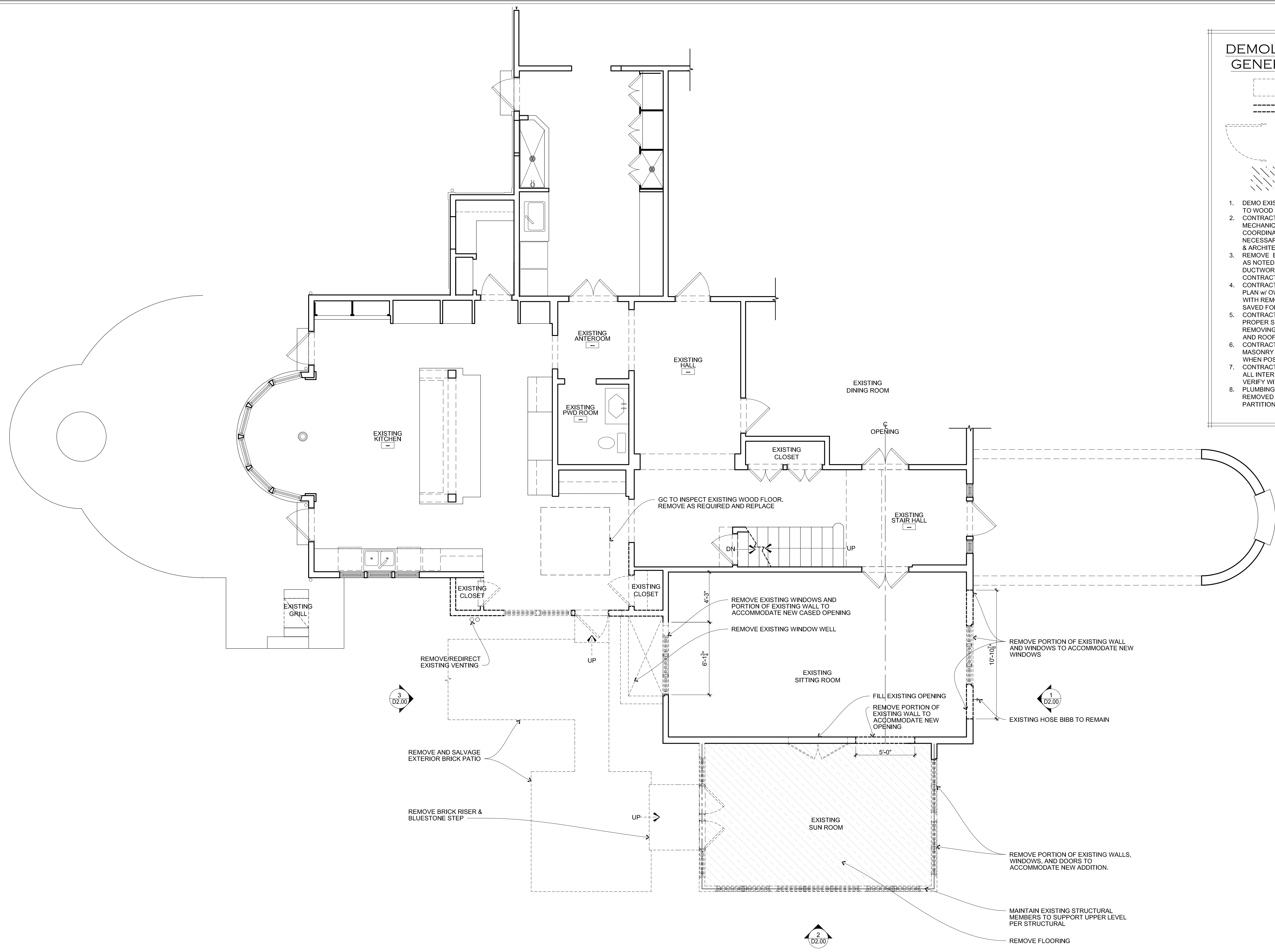
12.02.2022
ISSUE:
PERMIT SET

DEMO FOUNDATION
PLAN

D0.00

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





DEMOLITION PLAN
GENERAL NOTES

REMOVE EXISTING MILLWORK

REMOVE EXISTING WALL

REMOVE EXISTING DOOR

SHADED AREA DENOTES FLOORS TO BE REMOVED, DEMO TO SUBFLOOR / STUD

1. DEMO EXISTING CONSTRUCTION DOWN TO WOOD FRAMING AS NOTED

2. CONTRACTOR TO VERIFY ALL EXISTING MECHANICAL & PLUMBING CHASES - COORDINATE RELOCATION AS NECESSARY W/ GENERAL CONTRACTOR & ARCHITECT

3. REMOVE EXISTING HVAC DUCTWORK AS NOTED - COORDINATE NEW DUCTWORK WITH GENERAL CONTRACTOR AND ARCHITECT

4. CONTRACTOR TO VERIFY ENTIRE DEMO PLAN w/ OWNER BEFORE PROCEEDING WITH REMOVAL INCL. ITEMS TO BE SAVED FOR REUSE

5. CONTRACTOR IS RESPONSIBLE FOR PROPER SHORING AND SUPPORT WHEN REMOVING BEARING WALLS, BRACING AND ROOF FRAMING MATERIALS

6. CONTRACTOR TO SALVAGE AND REUSE MASONRY AND PAVING MATERIALS WHEN POSSIBLE

7. CONTRACTOR TO SALVAGE & STORE ALL INTERIOR & EXTERIOR DOORS, VERIFY WITH OWNER

8. PLUMBING AND ELECTRICAL TO BE REMOVED AND RELOCATED AS PARTITION DEMOLITION INDICATES.

1

MAIN LEVEL DEMOLITION PLAN

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



W
WADE WEISSMANN
ARCHITECTURE

BZN2

FOX POINT
RENOVATION

7707 Merrie Lane, Fox Point, WI 53217

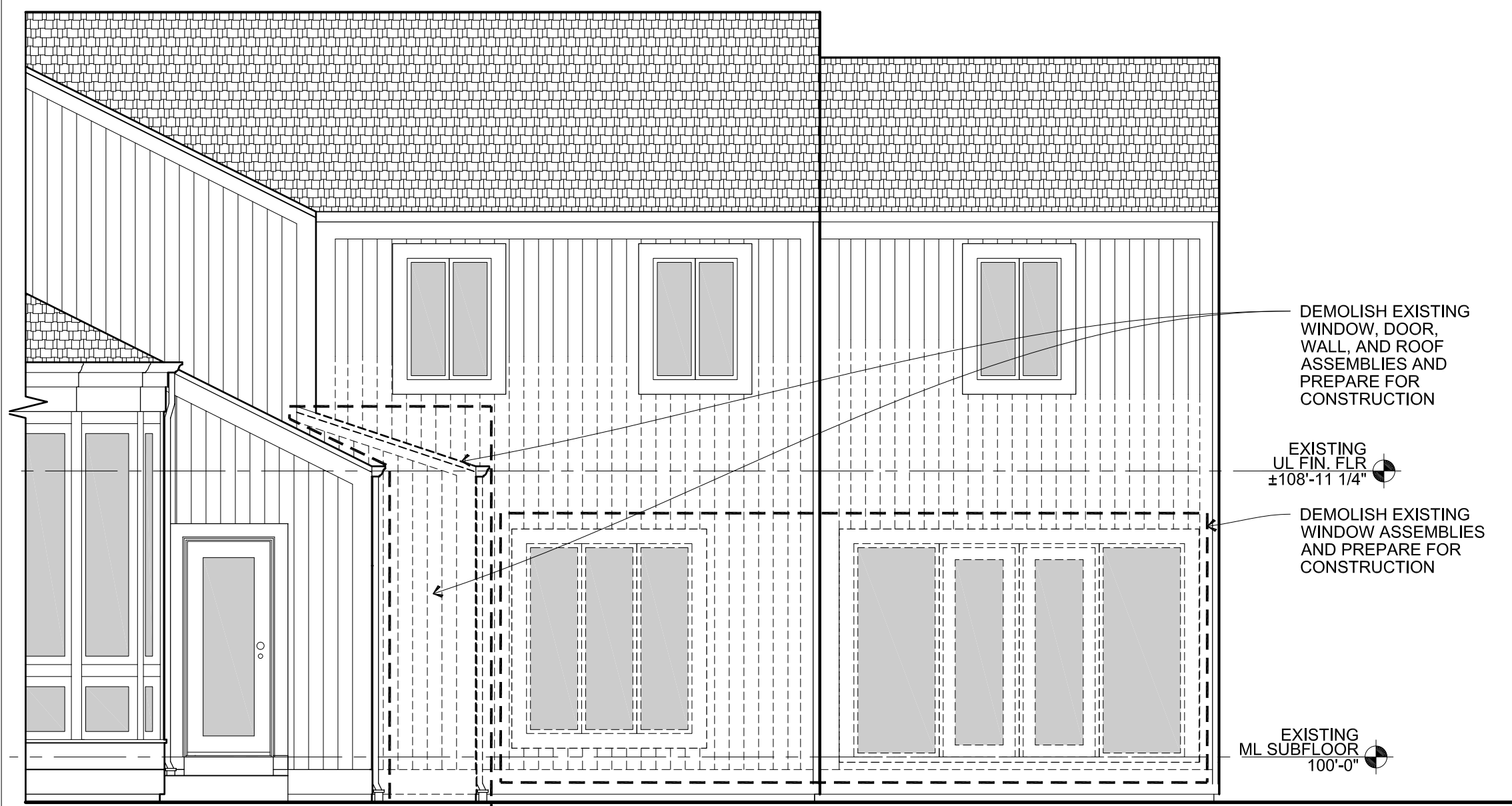
WADE WEISSMANN ARCHITECTURE, INC. © 2022 / P. 41.4 - 351.1200 F. 41.4 - 352.9385

12.02.2022

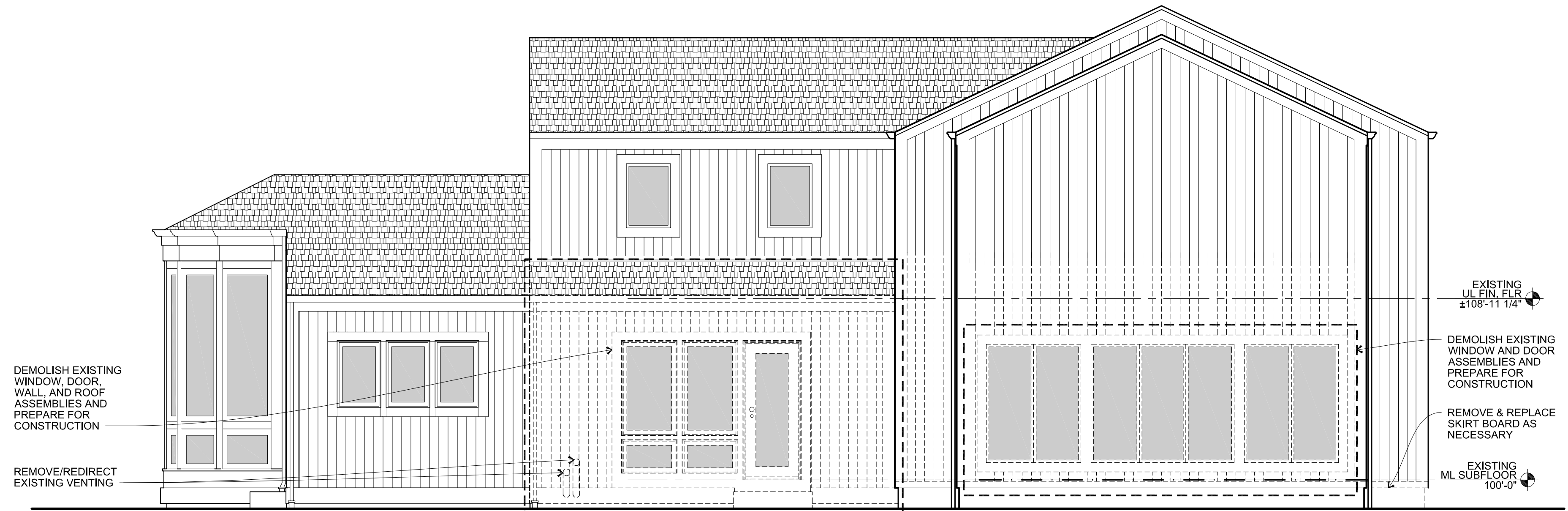
ISSUE:
PERMIT SET

MAIN LEVEL
DEMOLITION PLAN

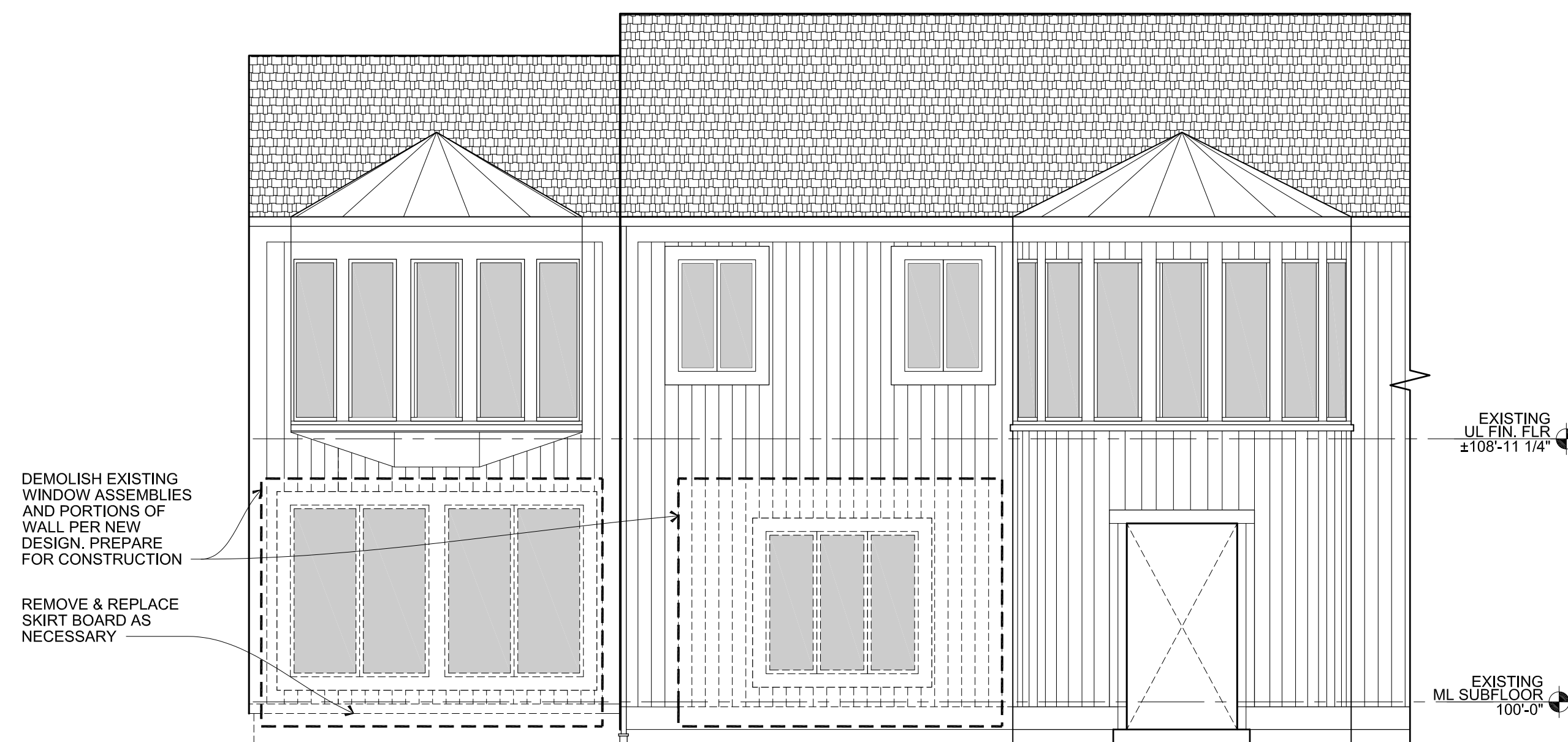
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③ PARTIAL WEST ELEVATION
SCALE: 1/4" = 1'-0"



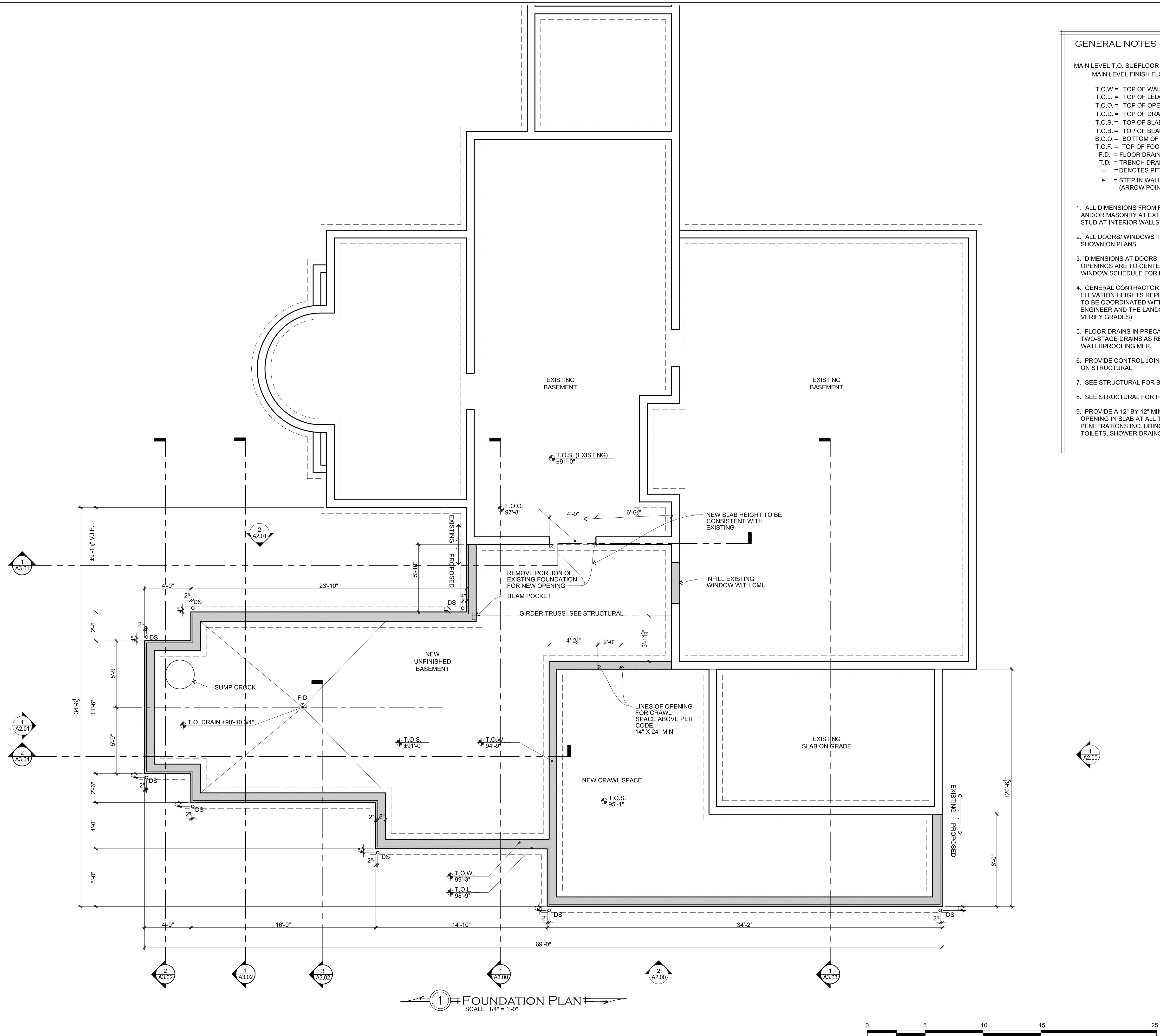
② SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



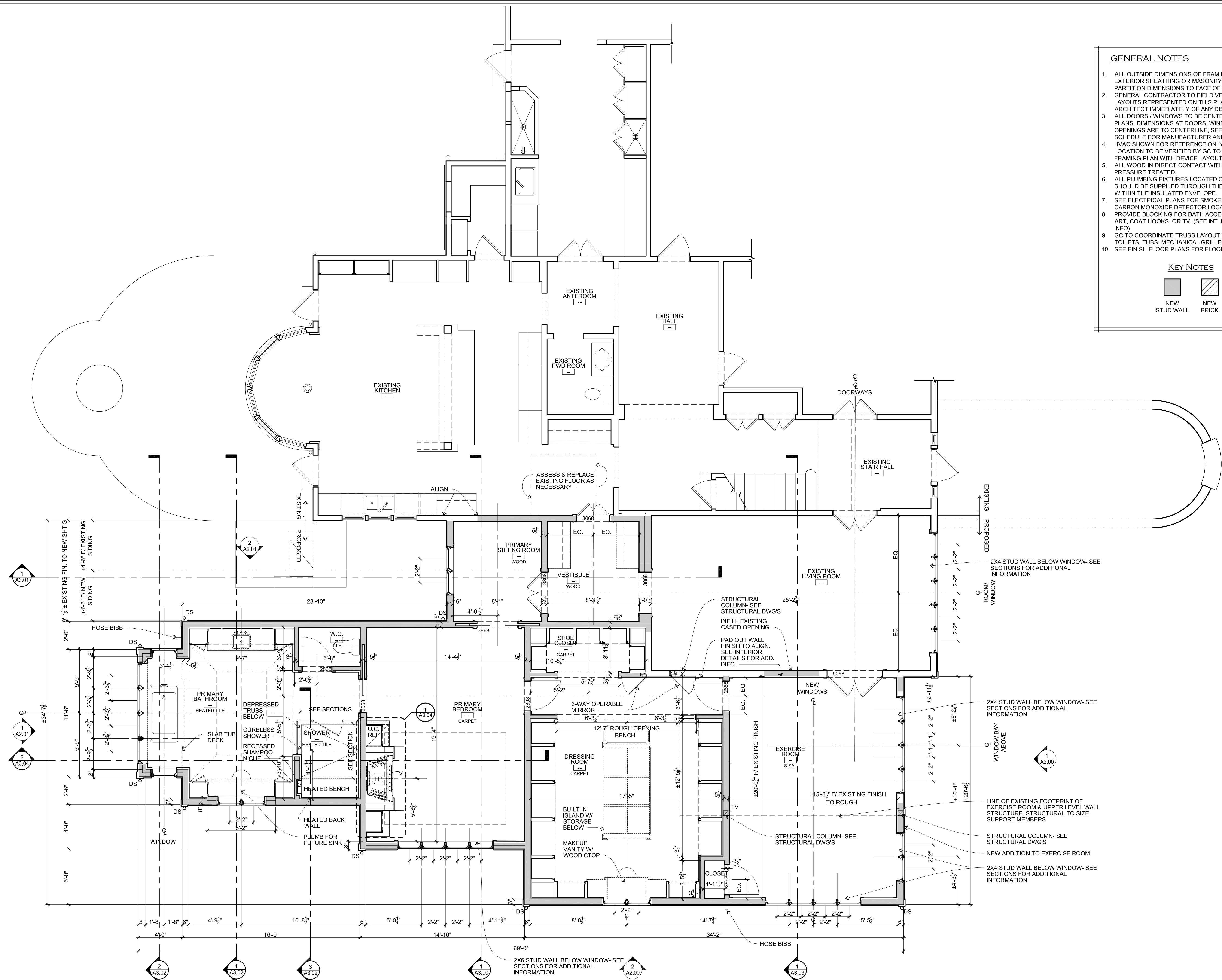
① PARTIAL EAST ELEVATION
SCALE: 1/4" = 1'-0"

DEMOLITION ELEVATIONS
GENERAL NOTES:

GC TO INSPECT ALL EXISTING WINDOWS, WALL PANEL, TRIM, AND CEDAR ROOFING THROUGHOUT THE ENTIRE HOUSE FOR DEFERRED MAINTENANCE AND REPAIRS REQUIRED. REVIEW W/ ARCHITECT AND CLIENT FOR FINAL SCOPE



- GENERAL NOTES
- MAIN LEVEL T.O. SUBFLOOR ELEVATION = 100'-0" U.N.O.
MAIN LEVEL FINISH FLOOR = 100'-1 1/4" U.N.O.
- T.O.W. = TOP OF WALL
T.O.L. = TOP OF LEDGE
T.O.O. = TOP OF OPENING
T.O.D. = TOP OF DRAIN
T.O.S. = TOP OF SLAB
T.O.B. = TOP OF BEAM
B.O.O. = BOTTOM OF OPENING
T.O.F. = TOP OF FOOTING
F.D. = FLOOR DRAIN
T.D. = TRENCH DRAIN
▽ = DENOTES PITCHED SLAB
▶ = STEP IN WALL OR LEDGE
(ARROW POINTS TO HIGHER SIDE)
1. ALL DIMENSIONS FROM FACE OF CONCRETE AND/OR MASONRY AT EXTERIOR WALLS TO FACE OF STUD AT INTERIOR WALLS
 2. ALL DOORS/ WINDOWS TO BE CENTERED AS SHOWN ON PLANS
 3. DIMENSIONS AT DOORS, WINDOWS, AND FRAMED OPENINGS ARE TO CENTERLINE, SEE DOOR AND WINDOW SCHEDULE FOR MORE INFORMATION
 4. GENERAL CONTRACTOR TO VERIFY ALL CONCRETE ELEVATION HEIGHTS REPRESENTED ON THIS PLAN. TO BE COORDINATED WITH THE STRUCTURAL ENGINEER AND THE LANDSCAPE ARCHITECT (TO VERIFY GRADES)
 5. FLOOR DRAINS IN PRECAST PLANKS TO BE TWO STAGE DRAINS AS RECOMMENDED BY SLAB WATERPROOFING MFR.
 6. PROVIDE CONTROL JOINTS (CJ) IN SLAB AS SHOWN ON STRUCTURAL
 7. SEE STRUCTURAL FOR BEAM POCKET DETAILS
 8. SEE STRUCTURAL FOR FOOTING INFORMATION.
 9. PROVIDE A 12" BY 12" MIN. OR AS REQUIRED, OPENING IN SLAB AT ALL THROUGH-SLAB PENETRATIONS INCLUDING, BUT NOT LIMITED TO, TOILETS, SHOWER DRAINS, AND FLOOR OUTLETS



GENERAL NOTES

1.

ALL OUTSIDE DIMENSIONS OF FRAMING PLAN TO FACE OF EXTERIOR SHEATHING OR MASONRY, U.N.O. ALL INTERIOR PARTITION DIMENSIONS TO FACE OF STUD, U.N.O.

2.

GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSION LAYOUTS REPRESENTED ON THIS PLAN & NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.

3.

ALL DOORS / WINDOWS TO BE CENTERED AS SHOWN ON PLANS. DIMENSIONS AT DOORS, WINDOWS, AND FRAMED OPENINGS ARE TO CENTERLINE. SEE DOOR AND WINDOW SCHEDULE FOR MANUFACTURER AND SIZE INFORMATION.

4.

HVAC SHOWN FOR REFERENCE ONLY. SIZE AND LOCATION TO BE VERIFIED BY GC TO COORDINATE FRAMING PLAN WITH DEVICE LAYOUT

5.

ALL WOOD IN DIRECT CONTACT WITH CONCRETE TO BE PRESSURE TREATED.

6.

ALL PLUMBING FIXTURES LOCATED ON EXTERIOR WALLS SHOULD BE SUPPLIED THROUGH THE FLOOR AND/OR WITHIN THE INSULATED ENVELOPE.

7.

SEE ELECTRICAL PLANS FOR SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR LOCATIONS.

8.

PROVIDE BLOCKING FOR BATH ACCESSORIES, OWNER'S ART, COAT HOOKS, OR TV. (SEE INT. ELEV. FOR MORE INFO)

9.

GC TO COORDINATE TRUSS LAYOUT WITH FLOOR DRAINS, TOILETS, TUBS, MECHANICAL GRILLES, ETC.

10.

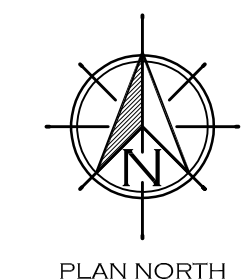
SEE FINISH FLOOR PLANS FOR FLOOR FINISHES

KEY NOTES

NEW STUD WALL

NEW BRICK

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



W

WADE WEISSMANN
ARCHITECTURE

BZN2

FOX POINT
RENOVATION

7707 Merrie Lane, Fox Point, WI 53217

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ISSUE:

PERMIT SET

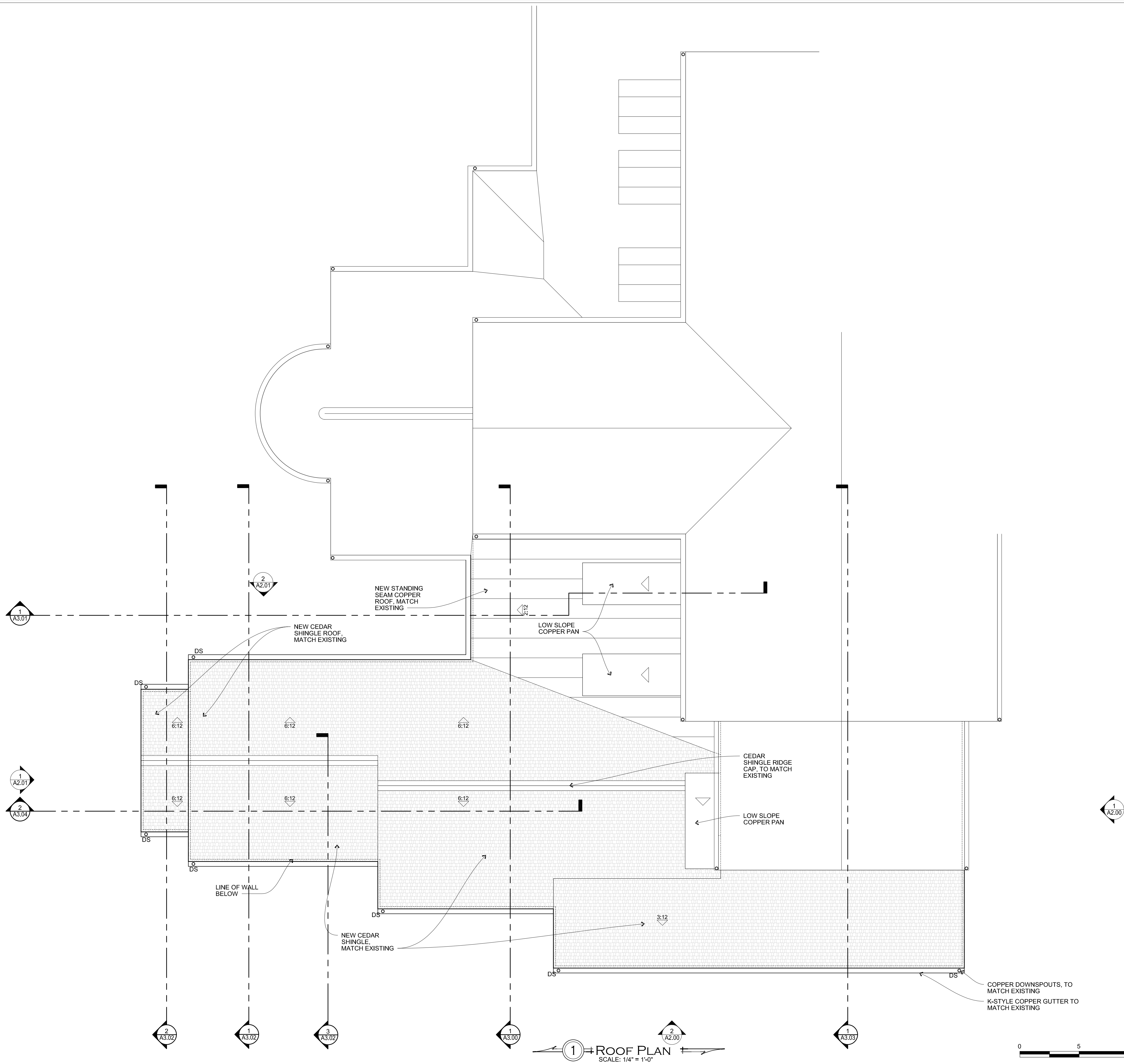
12.02.2022

MAIN LEVEL
FRAMING PLAN

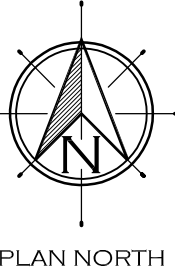
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GENERAL NOTES

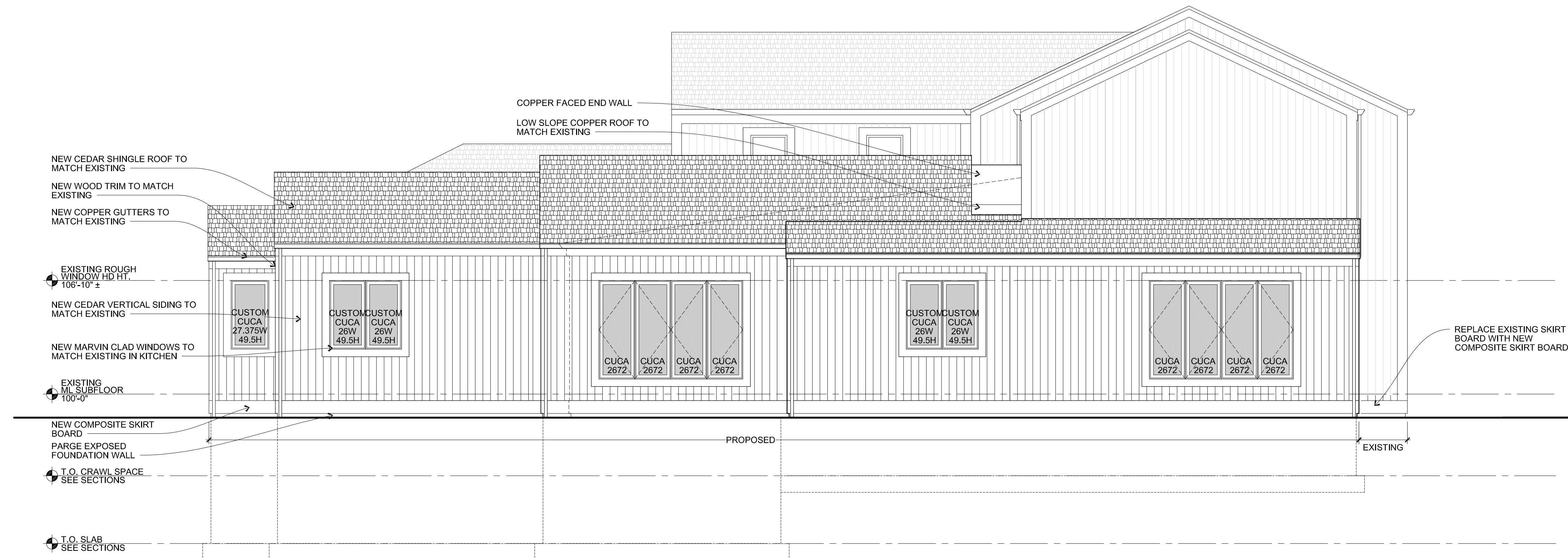
1. NEW ROOF TO RECEIVE ICE AND WATER SHIELD.
2. ALL ROOF PENETRATIONS TO MATCH ROOFING AND TO BE APPROVED BY ARCHITECT
3. ALL DORMERS TO BE CENTERED AS SHOWN ON PLANS.
4. SEE WINDOW SCHEDULE FOR SKYLIGHT MANUFACTURERS AND SIZES.



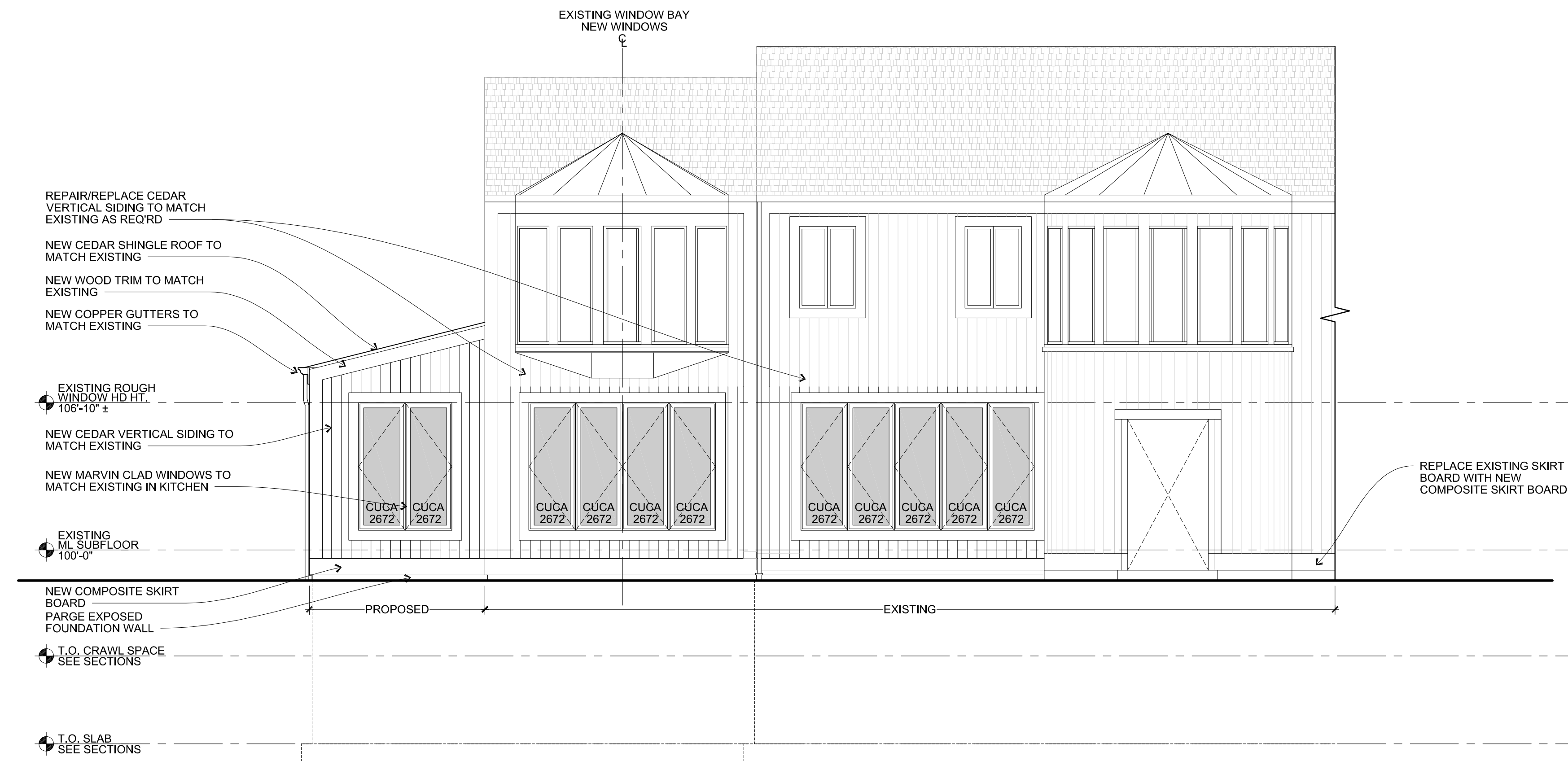
1 ROOF PLAN
SCALE: 1/4" = 1'-0"



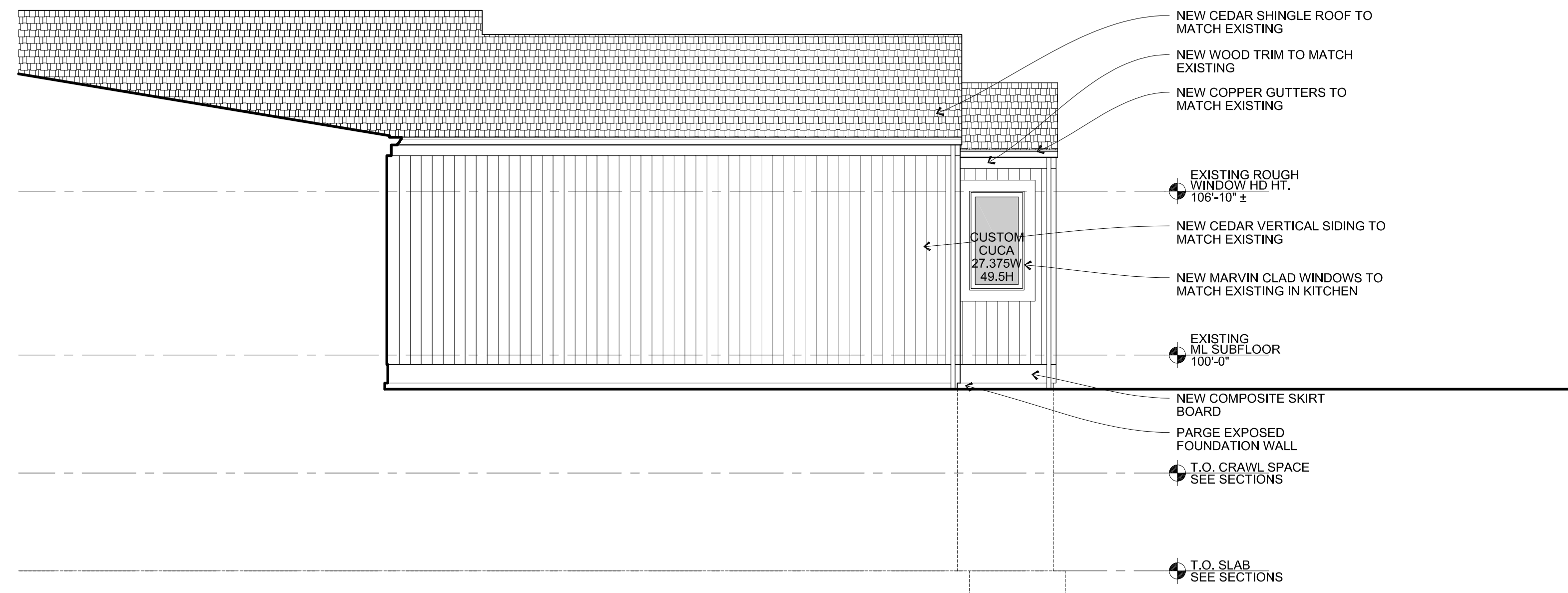
PLAN NORTH



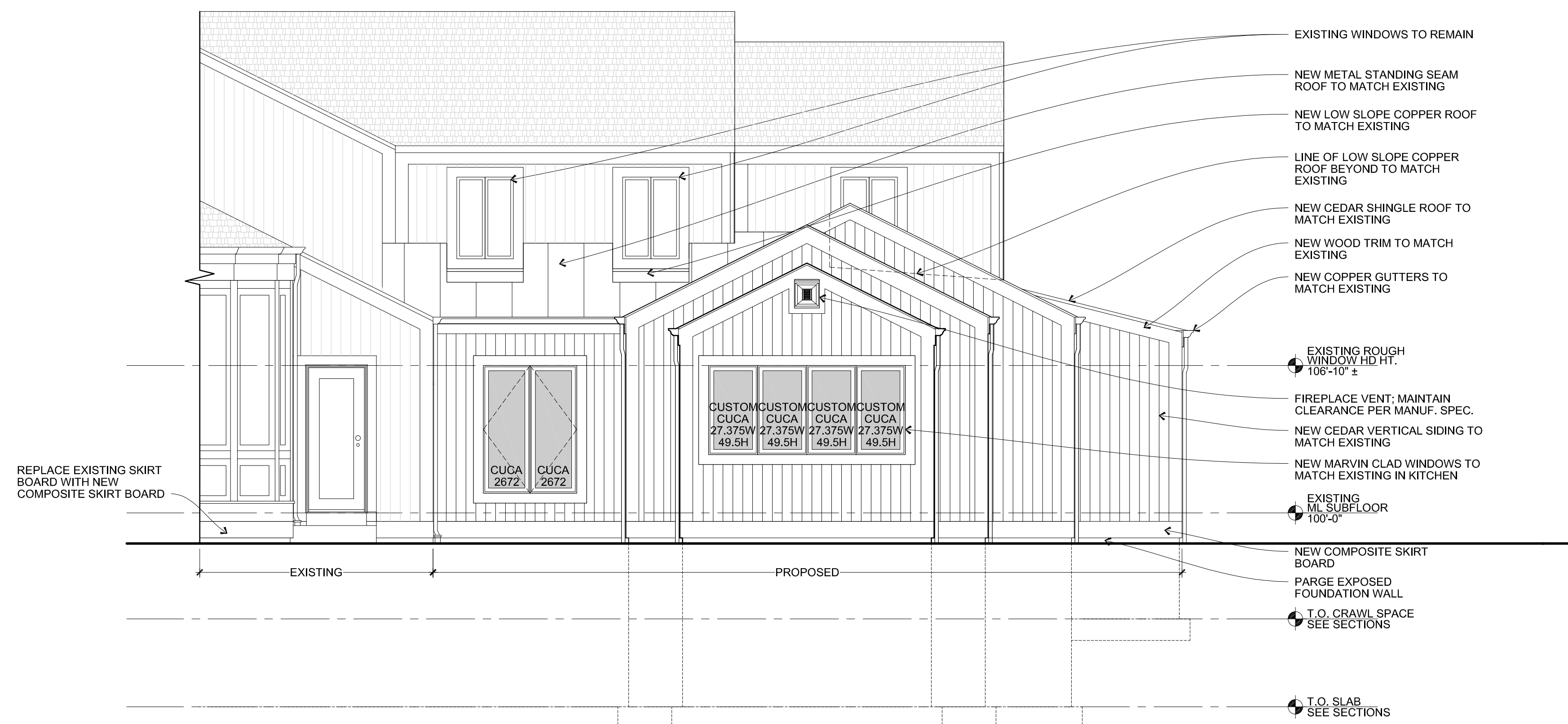
2 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



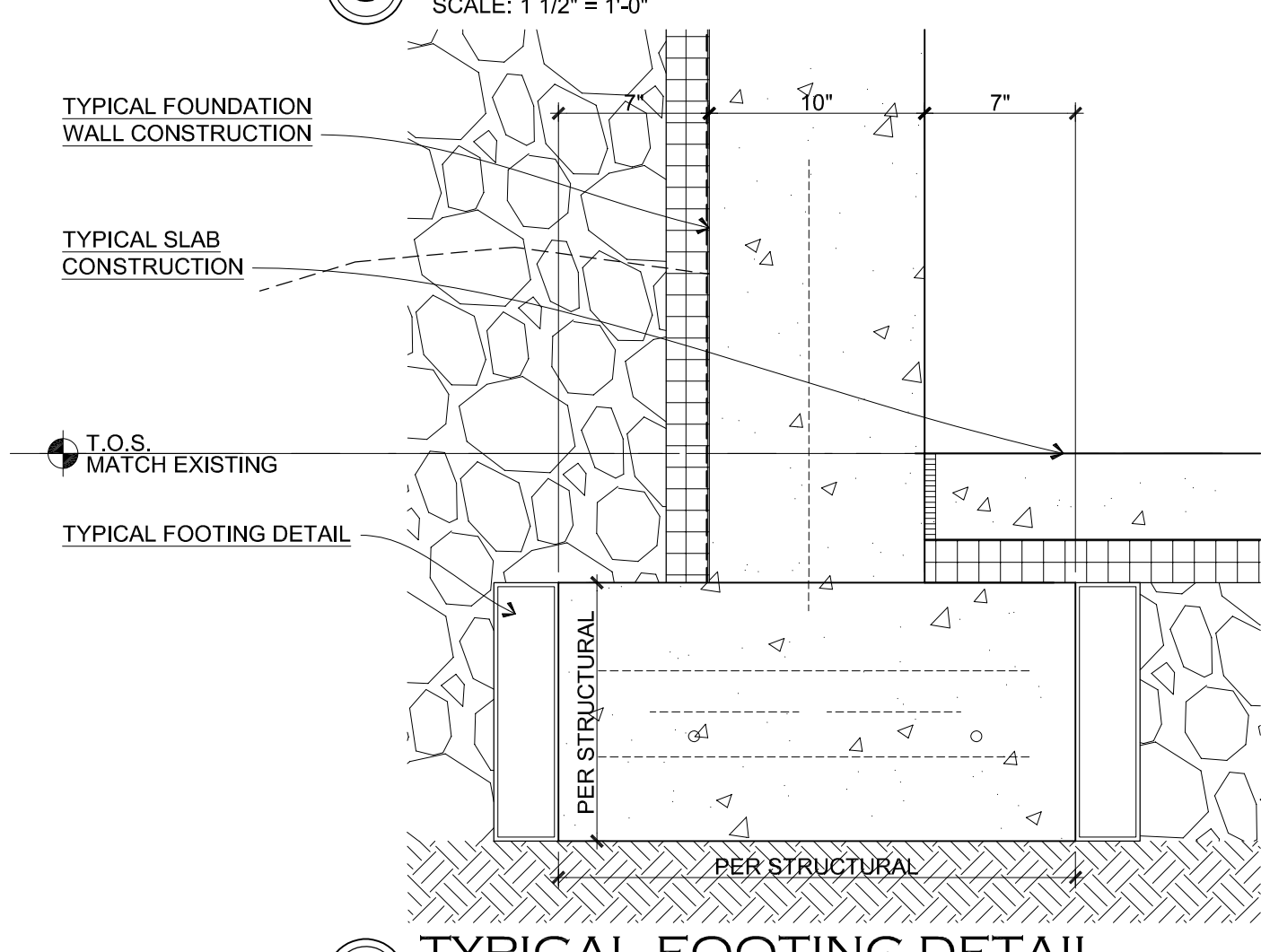
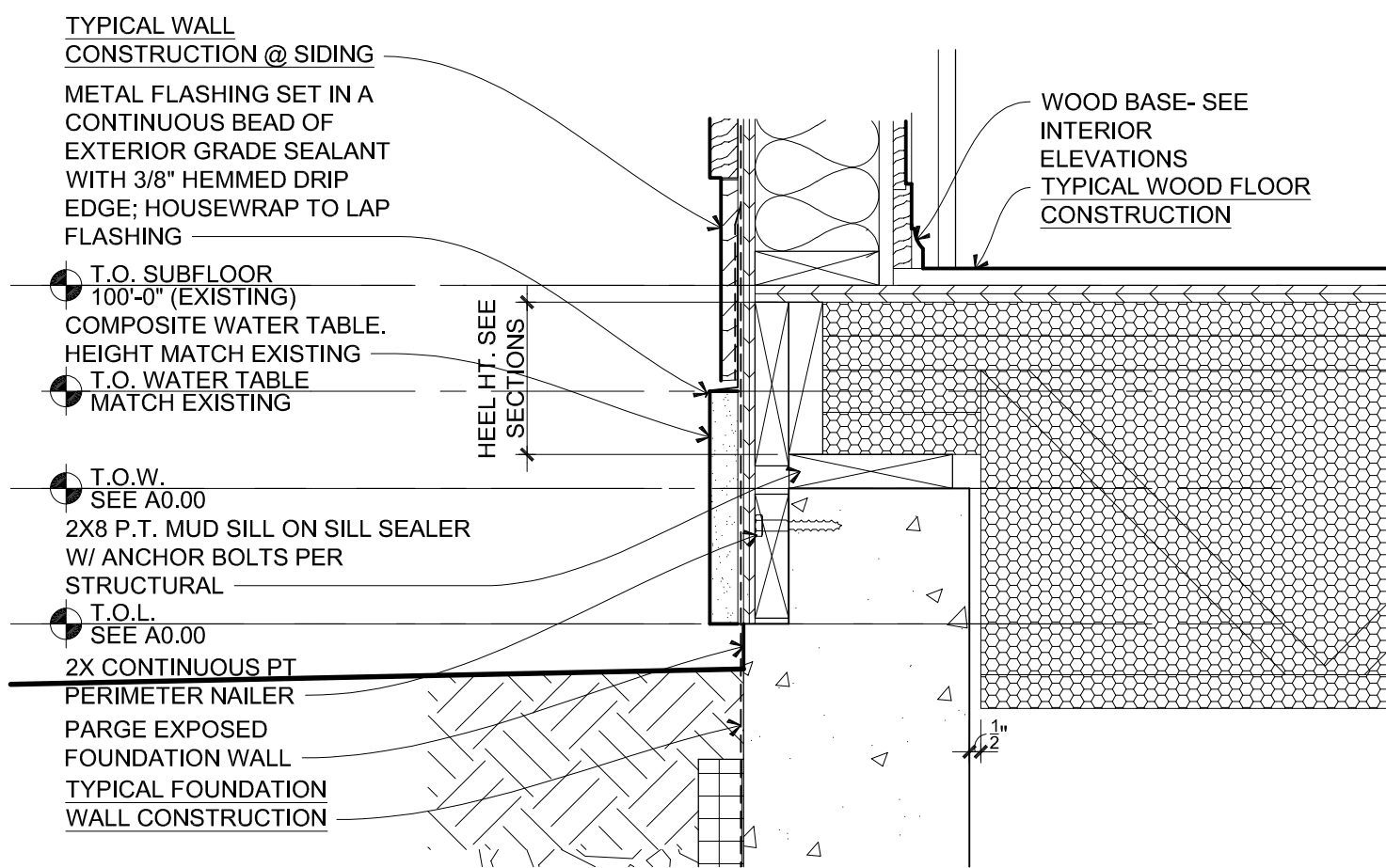
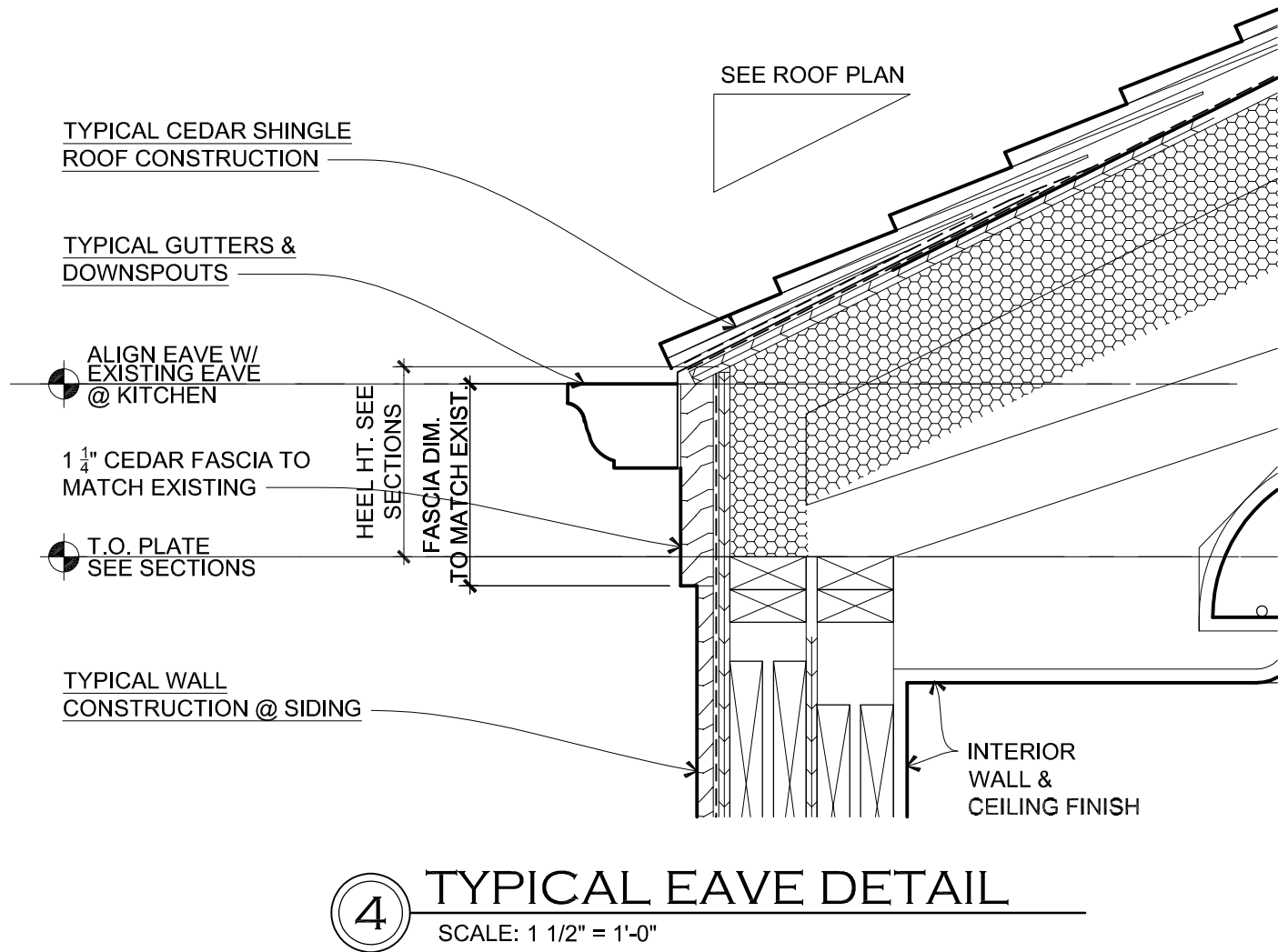
1 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



TYPICAL CONSTRUCTION

STRUCTURAL NOTE
ALL STRUCTURAL MEMBERS SHOWN IN THIS ARCHITECTURAL SET ARE ILLUSTRATED FOR DESIGN PURPOSES ONLY. ALL STRUCTURAL MEMBERS TO BE SPECIFIED BY A LICENSED STRUCTURAL ENGINEER, INCLUDING BUT NOT LIMITED TO BEAMS, HEADERS, FLOOR AND ROOF TRUSSES AND FOUNDATION. GENERAL CONTRACTOR TO PROVIDE ALL NECESSARY HURRICANE CLIPS, JOIST HANGERS, POST BASES, STRUCTURAL ACCESSORIES, FASTENERS, ETC. AS DESIGNATED BY A STRUCTURAL ENGINEER AND AS REQUIRED BY GOVERNING CODES. SEE STRUCTURAL SHEETS FOR MORE INFORMATION.

TYPICAL SLAB CONSTRUCTION
- 4" CONCRETE SLAB (5" @ GARAGE)
- 6 MIL VAPOR BARRIER
- 2" RIGID INSULATION (R-10 MIN.)
- 6" MIN. CLEAN GRAVEL FILL
- UNDISTURBED SOIL

TYPICAL FOOTING DETAIL
- SEE STRUCTURAL FOR ALL REINFORCING AND KEYING
- 4" CRUSH PROOF PERFORATED DRAIN TILE, TIE INTO SITE WATER MANAGEMENT SYSTEM
- SEE STRUCTURAL DRAWINGS FOR ALL FOOTING INFORMATION AND DESIGNS
- 2" MIN. GRAVEL BED
- UNDISTURBED SOIL
- FILTER FABRIC

TYPICAL FOUNDATION WALL CONSTRUCTION
- R10 RIGID FOAM INSULATION & DRAINAGE BOARD
- FLUID-APPLIED WATERPROOFING MEMBRANE; INSTALL PER MFR'S INSTRUCTIONS
- CAST-IN-PLACE CONCRETE FOUNDATION

TYPICAL WOOD FLOOR CONSTRUCTION
- 3/4" WOOD FLOORING PER ID SELECTION
- 3/4" PLYWOOD SUBFLOOR
- FLOOR FRAMING SYSTEM 19.2" O.C. MAX PER STRUCTURAL.
- R-30 MIN. CLOSED CELL SPRAY FOAM INSULATION

TYPICAL TILE FLOOR CONSTRUCTION
- TILE SELECTION PER ID
- WARMLY YOURS ELECTRIC HEATING
- SLIP SHEET - SCHLUTER DITRA OR SIM.
- 3/4" PLYWOOD SUBFLOOR
- FLOOR FRAMING SYSTEM 19.2" O.C. MAX PER STRUCTURAL.
TYPICAL CARPET FLOOR CONSTRUCTION
- CARPET PER ID
- UNDERLAYMENT AS NECESSARY
- 3/4" PLYWOOD SUBFLOOR
- FLOOR FRAMING SYSTEM 19.2" O.C. PER STRUCTURAL.
- R-30 MIN. CLOSED CELL SPRAY FOAM INSULATION

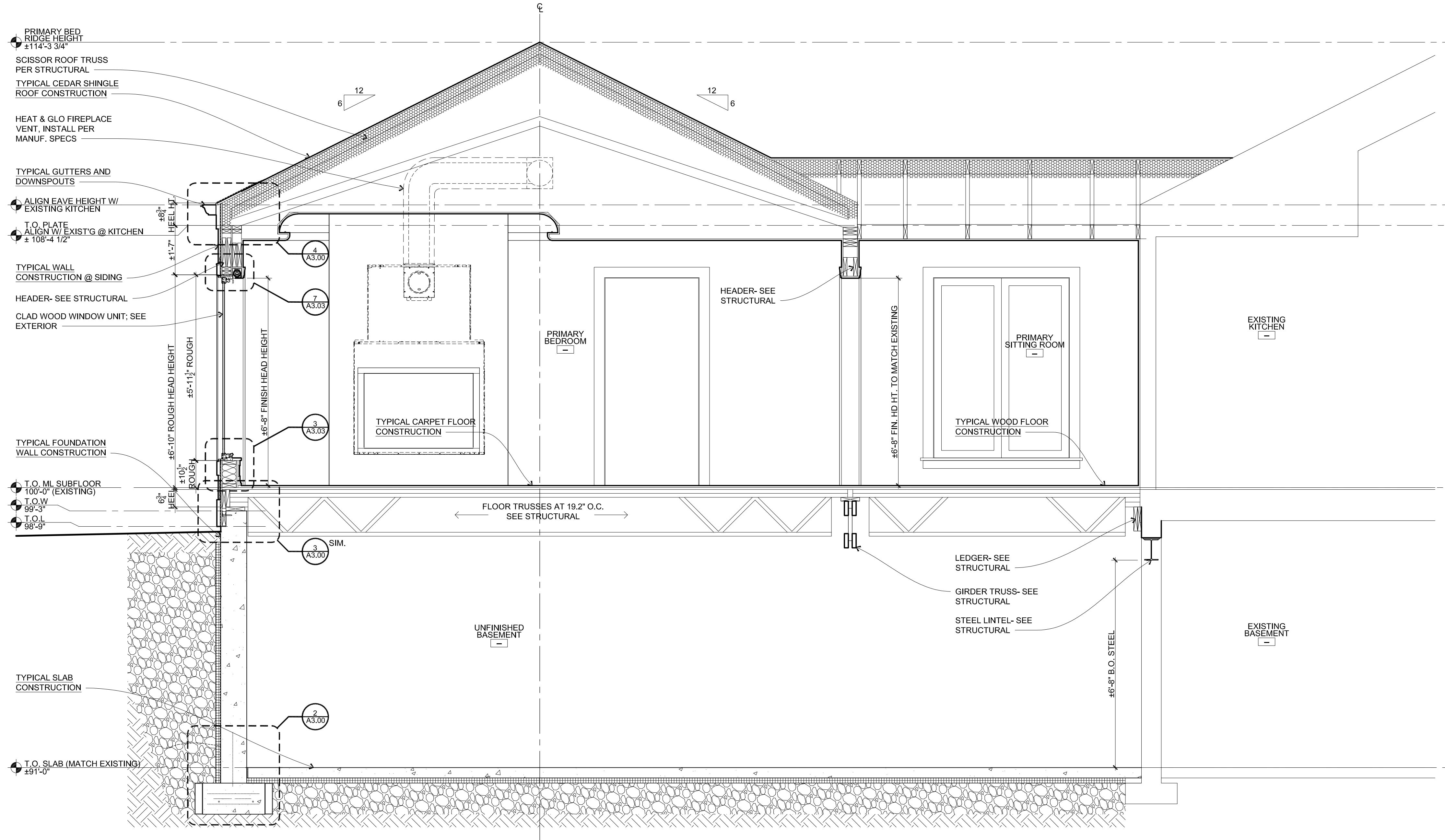
TYPICAL WALL CONSTRUCTION @ SIDING
- VERTICAL CEDAR SIDING TO MATCH EXISTING
- DRAINAGE MAT
- A/W BARRIER
- 3/4" CDX PLYWOOD SHEATHING
- 2X WOOD STUD WALLS (SEE PLAN)
- BATT INSULATION FOR R-21
TYPICAL:
- VAPOR BARRIER
- 1/2" GWB WITH LEVEL 5 SKIM COAT FOR SMOOTH FINISH
AT TILE:
- VAPOR BARRIER
- 1/2" CEMENT BOARD (DUROCK OR SIM.)
- 1/4" SETTING BED
- TILE PER ID SELECTION

TYPICAL CEDAR SHINGLE ROOF CONSTRUCTION
- CEDAR SHINGLES TO MATCH EXISTING
- CEDAR BREATHER OR SIM.
- ROOFING UNDERLAYMENT
- ICE AND WATER SHIELD
- EXTERIOR GRADE ROOF SHEATHING
- ROOF FRAMING, SEE SECTIONS AND STRUCTURAL DRAWINGS
- CLOSED CELL SPRAY FOAM INSULATION, R-30 MIN.
AT FLAT CEILINGS, R-49 MIN., AND/OR PER CODE
- INTERIOR FINISH

TYPICAL METAL ROOF CONSTRUCTION
- DOUBLE LOCK STANDING SEAM METAL PANELS- SEAMS 20" O.C. TO MATCH EXISTING
- RED ROSEN PAPER
- #30 ROOF FELT
- ICE AND WATER SHIELD
- EXTERIOR GRADE ROOF SHEATHING
- ROOF FRAMING, SEE SECTIONS AND STRUCTURAL DRAWINGS
- CLOSED CELL SPRAY FOAM INSULATION, R-30 MIN.
AT FLAT CEILINGS, R-49 MIN., AND/OR PER CODE
- INTERIOR FINISH

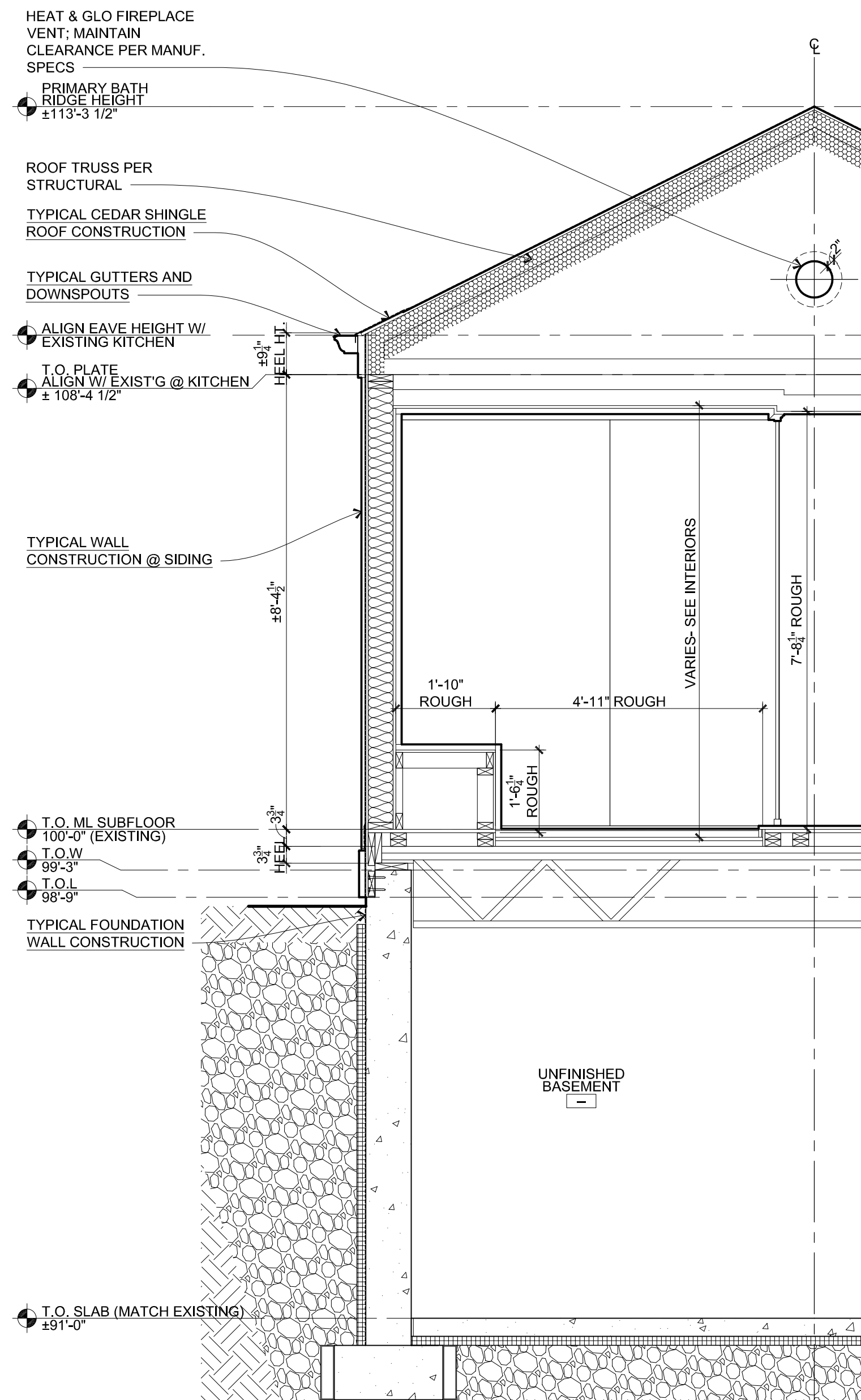
TYPICAL GUTTERS AND DOWNSPOUTS
- K-STYLE HIGH BACK COPPER GUTTERS PROFILE TO MATCH EXISTING
- COPPER DOWNSPOUTS TO MATCH EXISTING
- FASTEN DOWNSPOUTS TO EXTERIOR WALLS WITH COPPER STRAPS
- DOWNSPOUTS TO TERMINATE INTO A COPPER BOOT ADAPTER FOR DRAIN TILE. FINAL DESIGN TBD
- NO PVC SHOULD BE SEEN ABOVE GRADE

TYPICAL EXTERIOR TRIM
- TRIM TO BE CEDAR, FINISH TBD
- SEE SECTIONS AND DETAILS FOR SIZING INFORMATION

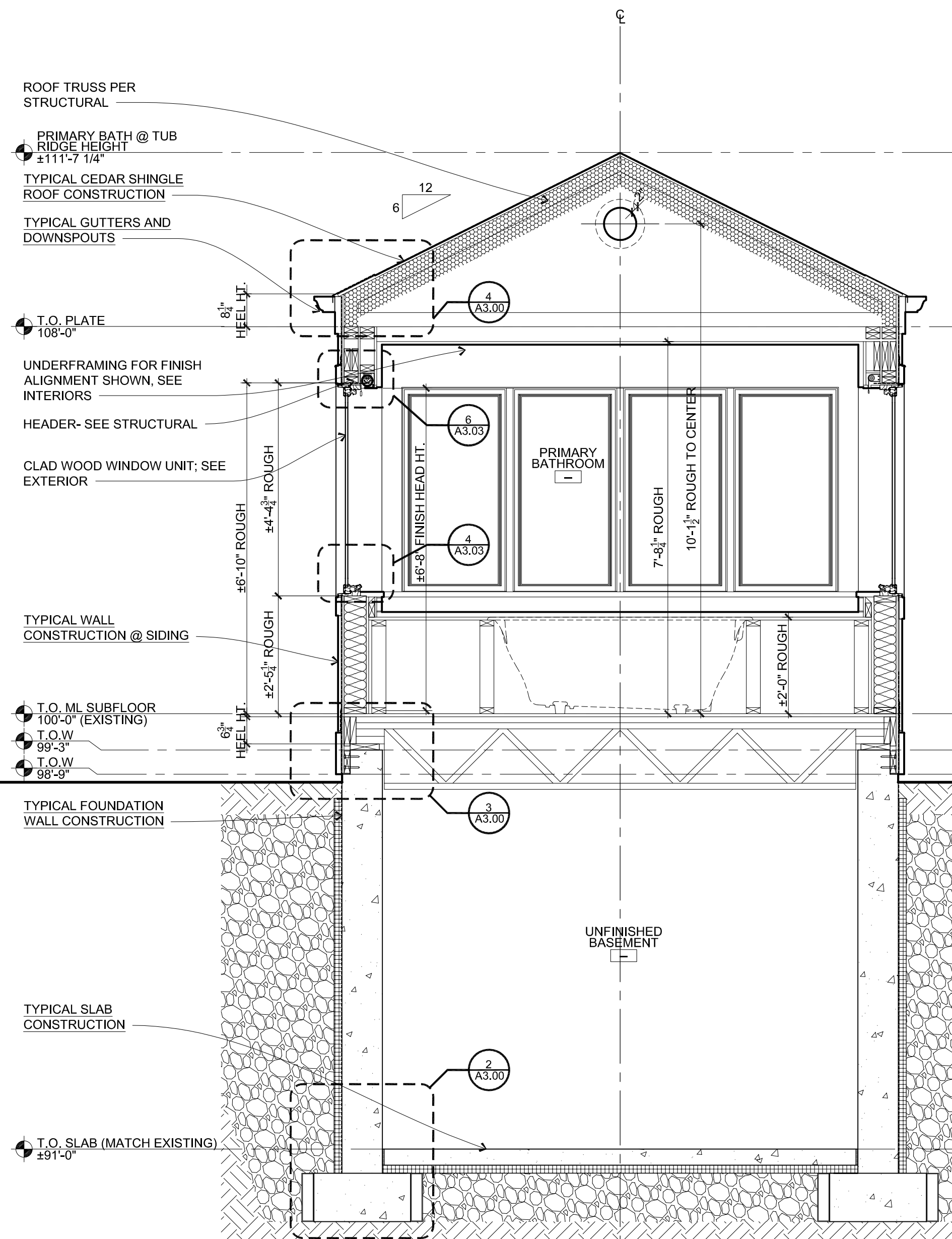


1 BUILDING SECTION
SCALE: 1/2" = 1'-0"

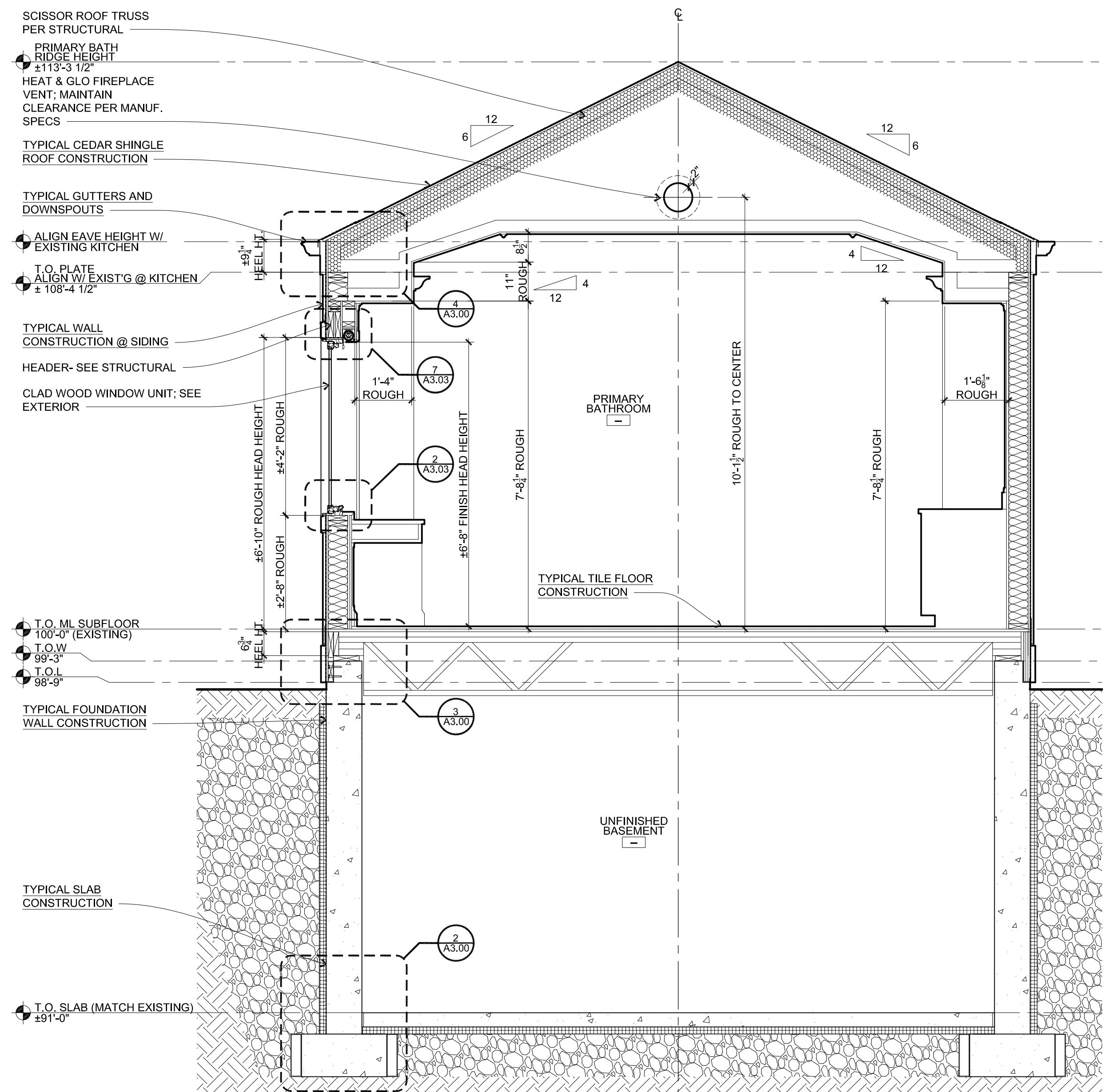
TYPICAL CONSTRUCTION STRUCTURAL NOTE ALL STRUCTURAL MEMBERS SHOWN IN THIS ARCHITECTURAL SET ARE ILLUSTRATED FOR DESIGN PURPOSES ONLY. ALL STRUCTURAL MEMBERS TO BE SPECIFIED BY A LICENSED STRUCTURAL ENGINEER, INCLUDING BUT NOT LIMITED TO BEAMS, HEADERS, FLOOR AND ROOF TRUSSES AND FOUNDATION. GENERAL CONTRACTOR TO PROVIDE ALL NECESSARY HURRICANE CLIPS, JOIST HANGERS, POST BASES, STRUCTURAL ACCESSORIES, FASTENERS, ETC. AS DESIGNATED BY A STRUCTURAL ENGINEER AND AS REQUIRED BY GOVERNING CODES. SEE STRUCTURAL SHEETS FOR MORE INFORMATION.	TYPICAL SLAB CONSTRUCTION - 4" CONCRETE SLAB (8" @ GARAGE) AND KEYING - 2" RIGID INSULATION (R-10 MIN.) - 6" MIN. CLEAN GRAVEL FILL - UNDISTURBED SOIL	TYPICAL FOOTING DETAIL - SEE STRUCTURAL FOR ALL REINFORCING AND KEYING - CRUSH PROOF PERFORATED DRAIN TILE, TIE INTO SITE WATER MANAGEMENT SYSTEM - SEE STRUCTURAL DRAWINGS FOR ALL FOOTING INFORMATION AND DESIGNS - 2" MIN. GRAVEL BED - UNDISTURBED SOIL - FILTER FABRIC	TYPICAL FOUNDATION WALL CONSTRUCTION - R10 RIGID FOAM INSULATION & DRAINAGE BOARD - FLUID-APPLIED WATERPROOFING MEMBRANE; INSTALL PER MFR'S INSTRUCTIONS - CAST-IN-PLACE CONCRETE FOUNDATION	TYPICAL WOOD FLOOR CONSTRUCTION - FLOOR FINISH PER ID SELECTION - 3/4" PLYWOOD SUBFLOOR - FLOOR FRAMING SYSTEM 19.2" O.C. MAX PER STRUCTURAL - R-30 MIN. CLOSED CELL SPRAY FOAM INSULATION	TYPICAL TILE FLOOR CONSTRUCTION - TILE SELECTION PER ID - 6 MIL YOURING ELECTRIC HEATING - SLIP SHEET - SCHLUTER DITRA OR SIM. - 3/4" PLYWOOD SUBFLOOR - FLOOR FRAMING SYSTEM 19.2" O.C. MAX PER STRUCTURAL - R-30 MIN. CLOSED CELL SPRAY FOAM INSULATION	TYPICAL WALL CONSTRUCTION @ SIDING - VERTICAL CEDAR SIDING TO MATCH EXISTING - DRAINAGE MAT - A/W BARRIER - 3/4" CDX PLYWOOD SHEATHING - 2X WOOD STUD WALLS (SEE PLAN) - BATT INSULATION FOR R-21	TYPICAL CEDAR SHINGLE ROOF CONSTRUCTION - CEDAR SHINGLES TO MATCH EXISTING - CEDAR BREATHER OR SIM. - ROOFING UNDERLAYMENT - ICE AND WATER SHIELD - EXTERIOR GRADE ROOF SHEATHING - EXTERIOR FRAMING; SEE SECTIONS AND STRUCTURAL DRAWINGS - CLOSED CELL SPRAY FOAM INSULATION, R-30 MIN. - AT FLAT CEILINGS, R-49 MIN., AND/OR PER CODE - INTERIOR FINISH	TYPICAL METAL ROOF CONSTRUCTION - DOUBLE LOCK STANDING SEAM METAL PANELS - SEAMS 20" O.C. TO MATCH EXISTING - RED ROSEN PAPER - #30 ROOF FELT - ICE AND WATER SHIELD - EXTERIOR GRADE ROOF SHEATHING - EXTERIOR FRAMING; SEE SECTIONS AND STRUCTURAL DRAWINGS - CLOSED CELL SPRAY FOAM INSULATION, R-30 MIN. - AT FLAT CEILINGS, R-49 MIN., AND/OR PER CODE - INTERIOR FINISH	TYPICAL GUTTERS AND DOWNSPOUTS - K-STYLE HALF BACK COPPER GUTTERS PROTECT TO MATCH EXISTING - COPPER DOWNSPOUTS TO MATCH EXISTING - FASTEN DOWNSPOUTS TO EXTERIOR WALLS WITH COPPER STRAPS - EXTERIOR FRAMING; SEE SECTIONS AND STRUCTURAL DRAWINGS - COPPER BOOT ADAPTER FOR DRAIN TILE, FINAL DESIGN TBD - NO PVC SHOULD BE SEEN ABOVE GRADE
					TYPICAL CARPET FLOOR CONSTRUCTION - CARPET PER ID - UNDERLAYMENT AS NECESSARY - 3/4" PLYWOOD SUBFLOOR - FLOOR FRAMING SYSTEM 19.2" O.C. PER STRUCTURAL - R-30 MIN. CLOSED CELL SPRAY FOAM INSULATION				TYPICAL EXTERIOR TRIM - TRIM TO BE CEDAR, FINISH TBD - SEE SECTIONS AND DETAILS FOR SIZING INFORMATION



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



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



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

TYPICAL CONSTRUCTION

STRUCTURAL NOTE

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TYPICAL SLAB CONSTRUCTION

- 4" CONCRETE SLAB (5" @ GARAGE)
- 6 MIL VAPOR BARRIER
- 2" RIGID INSULATION (R-10 MIN.)
- 6" MIN. CLEAN GRAVEL FILL
- UNDISTURBED SOIL

TYPICAL FOOTING DETAIL

- SEE STRUCTURAL FOR ALL REINFORCING AND KEYING
- 4" CRUSH PROOF PERFORATED DRAIN TILE, TIE INTO SITE WATER MANAGEMENT SYSTEM
- SEE STRUCTURAL DRAWINGS FOR ALL FOOTING INFORMATION AND DESIGNS
- 2" MIN. GRAVEL BED
- UNDISTURBED SOIL
- FILTER FABRIC

TYPICAL FOUNDATION WALL CONSTRUCTION

- R10 RIGID FOAM INSULATION & DRAINAGE BOARD
- FLUID-APPLIED WATERPROOFING MEMBRANE; INSTALL PER MFR'S INSTRUCTIONS
- CAST-IN-PLACE CONCRETE FOUNDATION

TYPICAL WOOD FLOOR CONSTRUCTION

- 3/4" WOOD FLOORING PER ID SELECTION
- 3/4" PLYWOOD SUBFLOOR
- FLOOR FRAMING SYSTEM 19.2" O.C. MAX PER STRUCTURAL.
- R-30 MIN. CLOSED CELL SPRAY FOAM INSULATION

TYPICAL TILE FLOOR CONSTRUCTION

- TILE SELECTION PER ID
- WARM'LY YOURS ELECTRIC HEATING
- SLIP SHEET - SCHLUTER DITRA OR SIM.
- 3/4" PLYWOOD SUBFLOOR
- FLOOR FRAMING SYSTEM 19.2" O.C. MAX PER STRUCTURAL.

TYPICAL CARPET FLOOR CONSTRUCTION

- CARPET PER ID
- UNDERLAYMENT AS NECESSARY
- 3/4" PLYWOOD SUBFLOOR
- FLOOR FRAMING SYSTEM 19.2" O.C. PER STRUCTURAL.
- R-30 MIN. CLOSED CELL SPRAY FOAM INSULATION

TYPICAL WALL CONSTRUCTION @ SIDING

- VERTICAL CEDAR SIDING TO MATCH EXISTING
- DRAINAGE MAT
- A/W BARRIER
- 7" CDX PLYWOOD SHEATHING
- 2X WOOD STUD WALLS (SEE PLAN)
- BATT INSULATION FOR R-21
- TYPICAL:**
- VAPOR BARRIER
- 1/2" GWB WITH LEVEL 5 SKIM COAT FOR SMOOTH FINISH
- AT TILE:**
- VAPOR BARRIER
- 2" CEMENT BOARD (DUROCK OR SIM.)
- 1/2" SETTING BED
- TILE PER ID SELECTION

TYPICAL CEDAR SHINGLE ROOF CONSTRUCTION

- CEDAR SHINGLES TO MATCH EXISTING
- CEDAR BREATHER OR SIM.
- ROOFING UNDERLAYMENT
- ICE AND WATER SHIELD
- EXTERIOR GRADE ROOF SHEATHING
- ROOF FRAMING, SEE SECTIONS AND STRUCTURAL DRAWINGS
- CLOSED CELL SPRAY FOAM INSULATION, R-30 MIN.
- AT FLAT CEILINGS, R-49 MIN., AND/OR PER CODE
- INTERIOR FINISH

TYPICAL METAL ROOF CONSTRUCTION

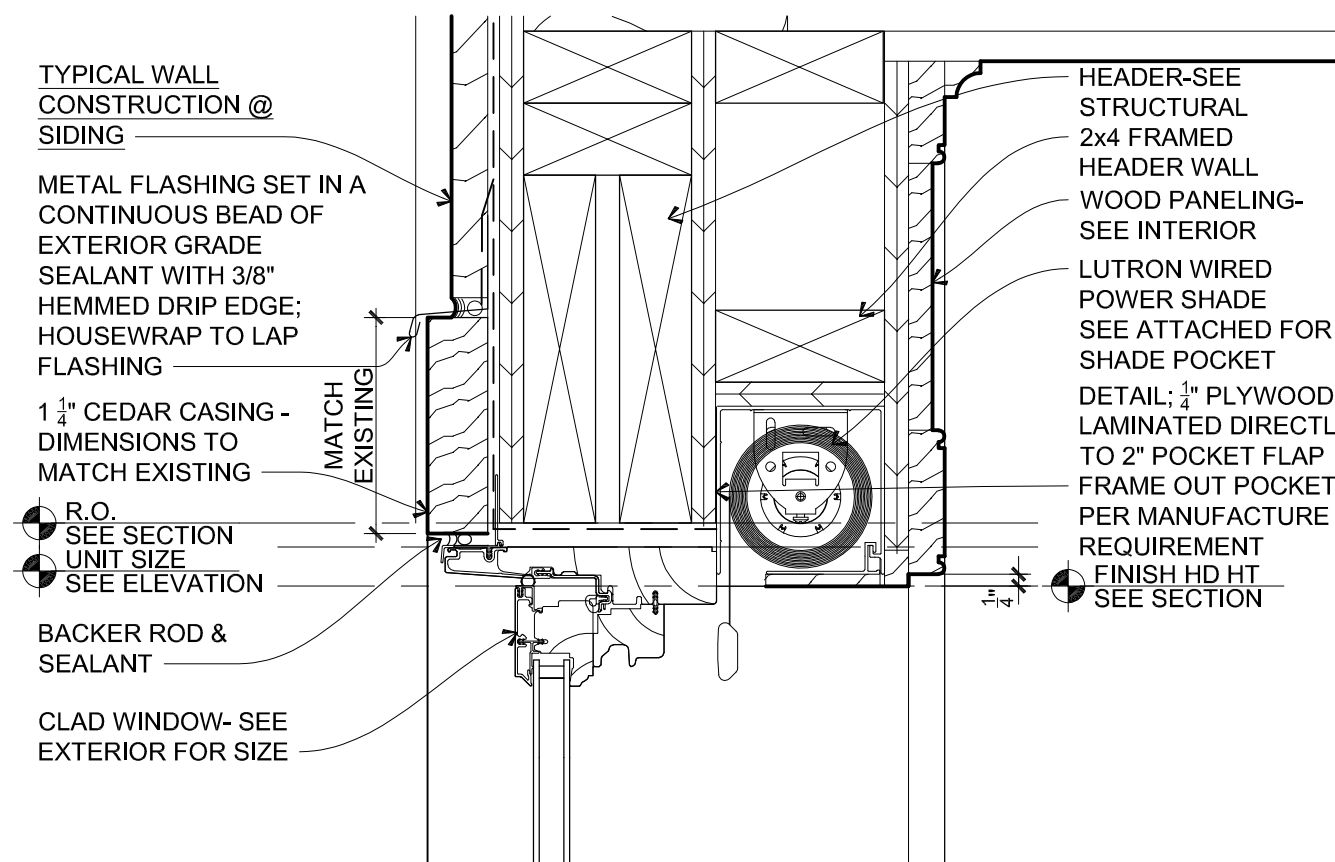
- DOUBLE LOCK STANDING SEAM METAL PANELS- SEAMS 20" O.C. TO MATCH EXISTING
- RED ROSEN PAPER
- #30 ROOF FELT
- ICE AND WATER SHIELD
- EXTERIOR GRADE ROOF SHEATHING
- ROOF FRAMING, SEE SECTIONS AND STRUCTURAL DRAWINGS
- CLOSED CELL SPRAY FOAM INSULATION, R-30 MIN.
- AT FLAT CEILINGS, R-49 MIN., AND/OR PER CODE
- INTERIOR FINISH

TYPICAL GUTTERS AND DOWNSPOUTS

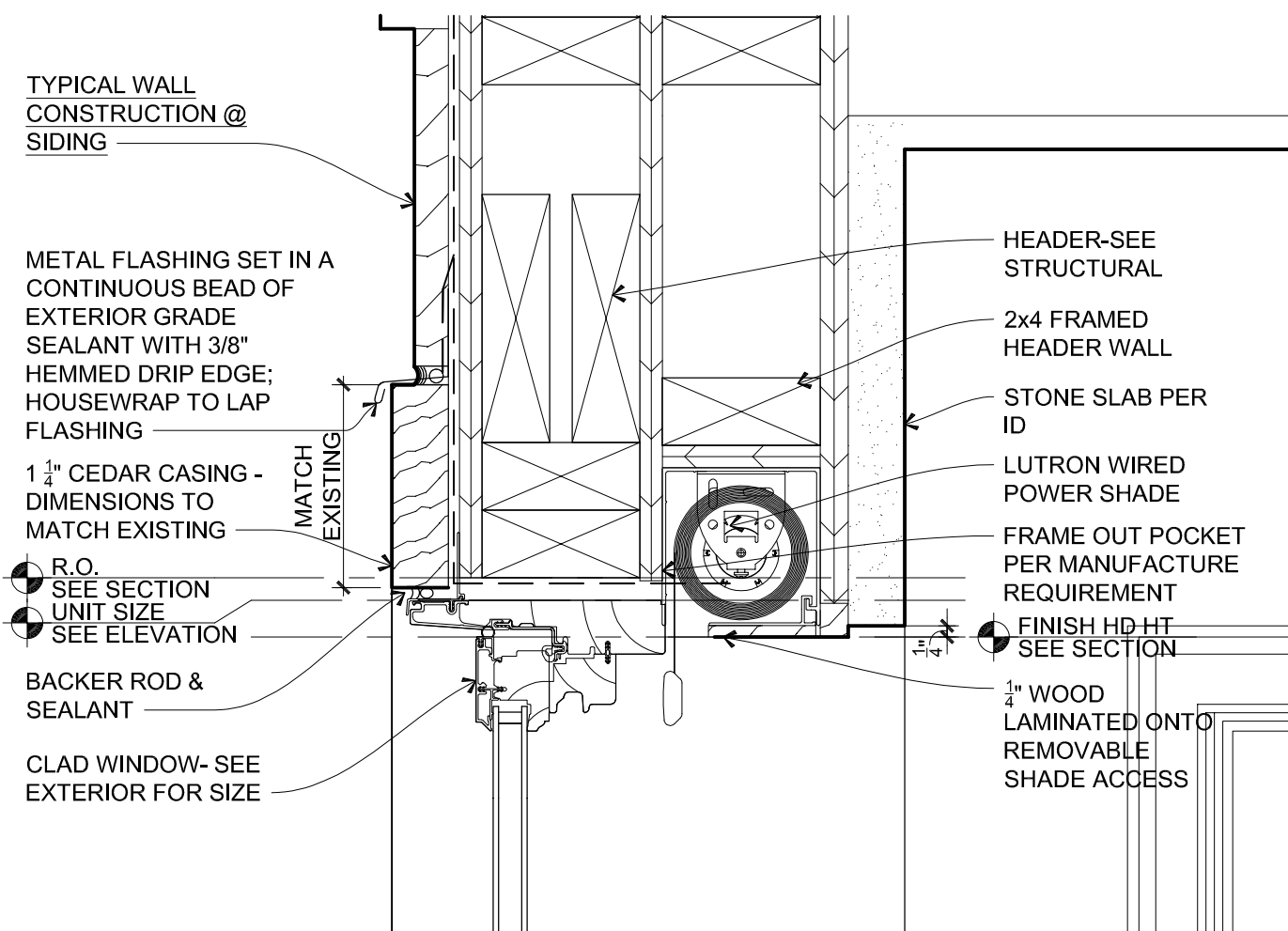
- K-STYLE HIGH BACK COPPER GUTTERS PROFILE TO MATCH EXISTING
- COPPER DOWNSPOUTS TO MATCH EXISTING
- FASTEN DOWNSPOUTS TO EXTERIOR WALLS WITH COPPER STRAPS
- DOWNSPOUTS TO TERMINATE INTO A COPPER BOOT ADAPTER FOR DRAIN TILE. FINAL DESIGN TBD
- NO PVC SHOULD BE SEEN ABOVE GRADE

TYPICAL EXTERIOR TRIM

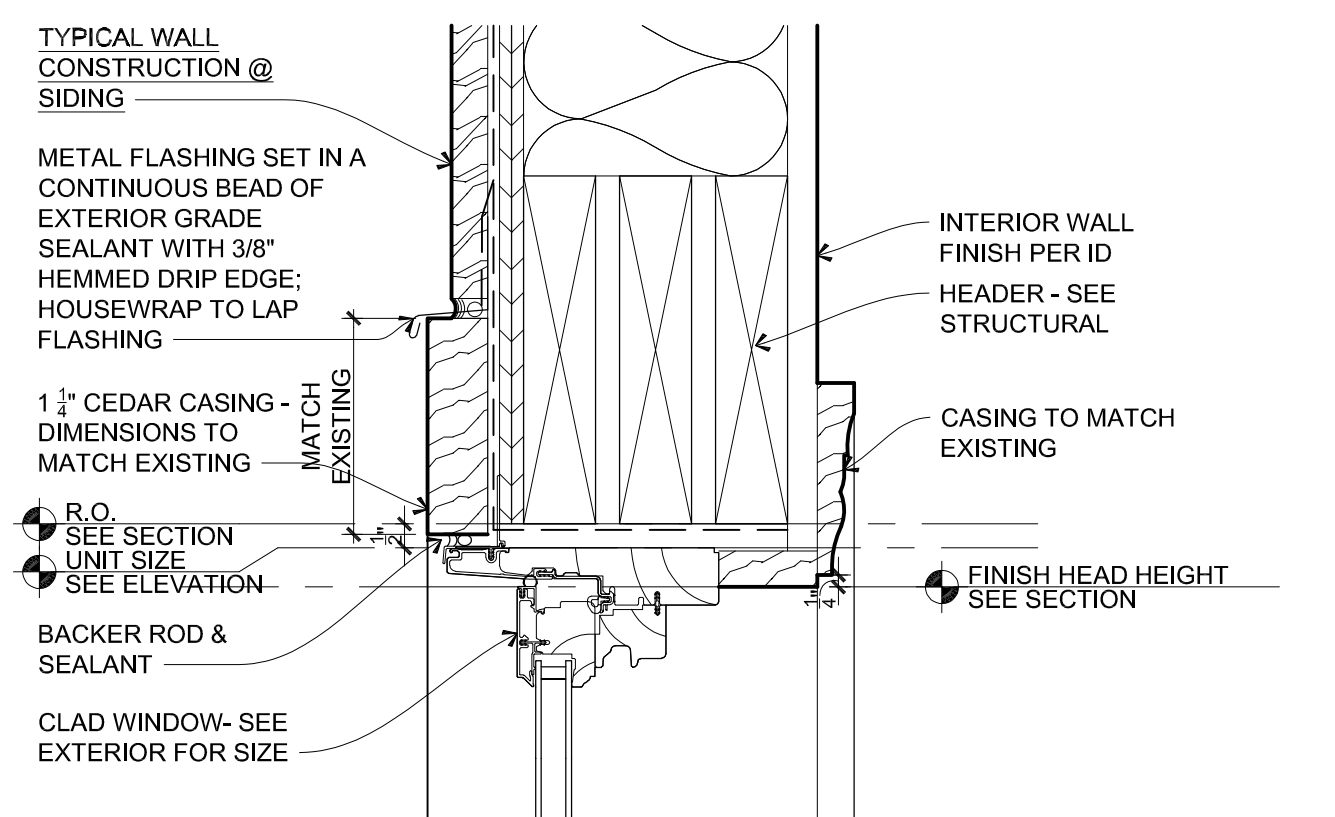
- TRIM TO BE CEDAR, FINISH TBD
- SEE SECTIONS AND DETAILS FOR SIZING INFORMATION



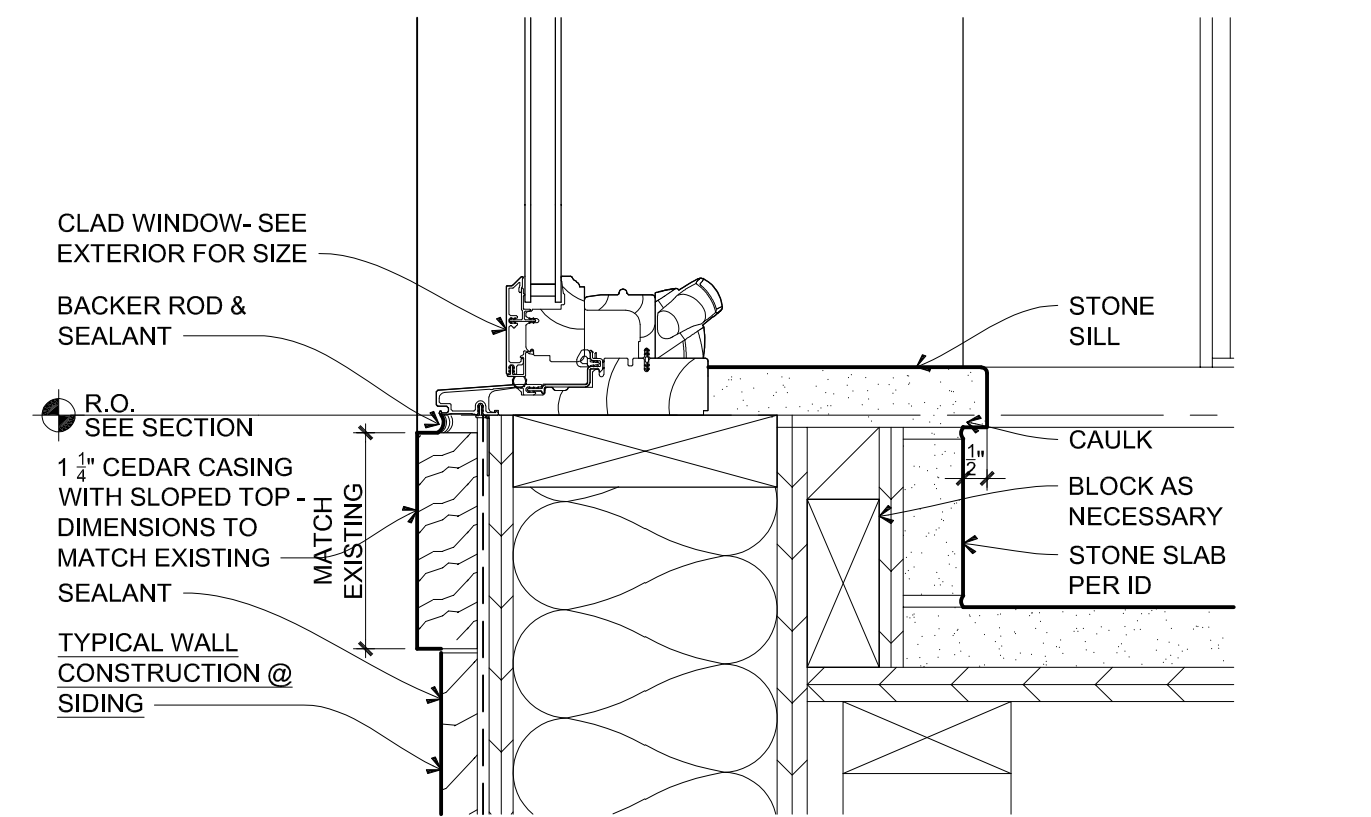
7 WINDOW HEAD DETAIL @ SHADE
SCALE: 3" = 1'-0"



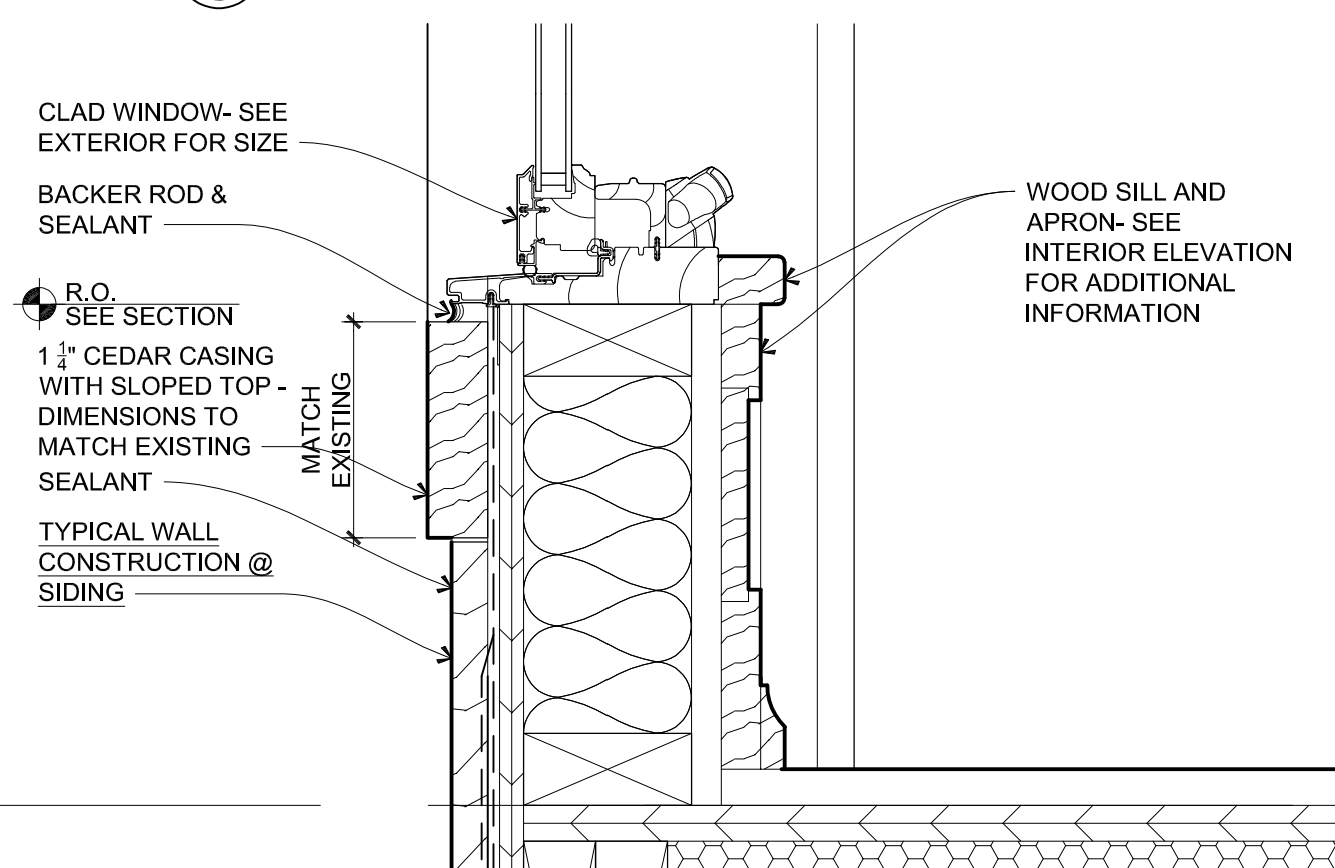
6 WINDOW HEAD DETAIL @ BATH TUB
SCALE: 3" = 1'-0"



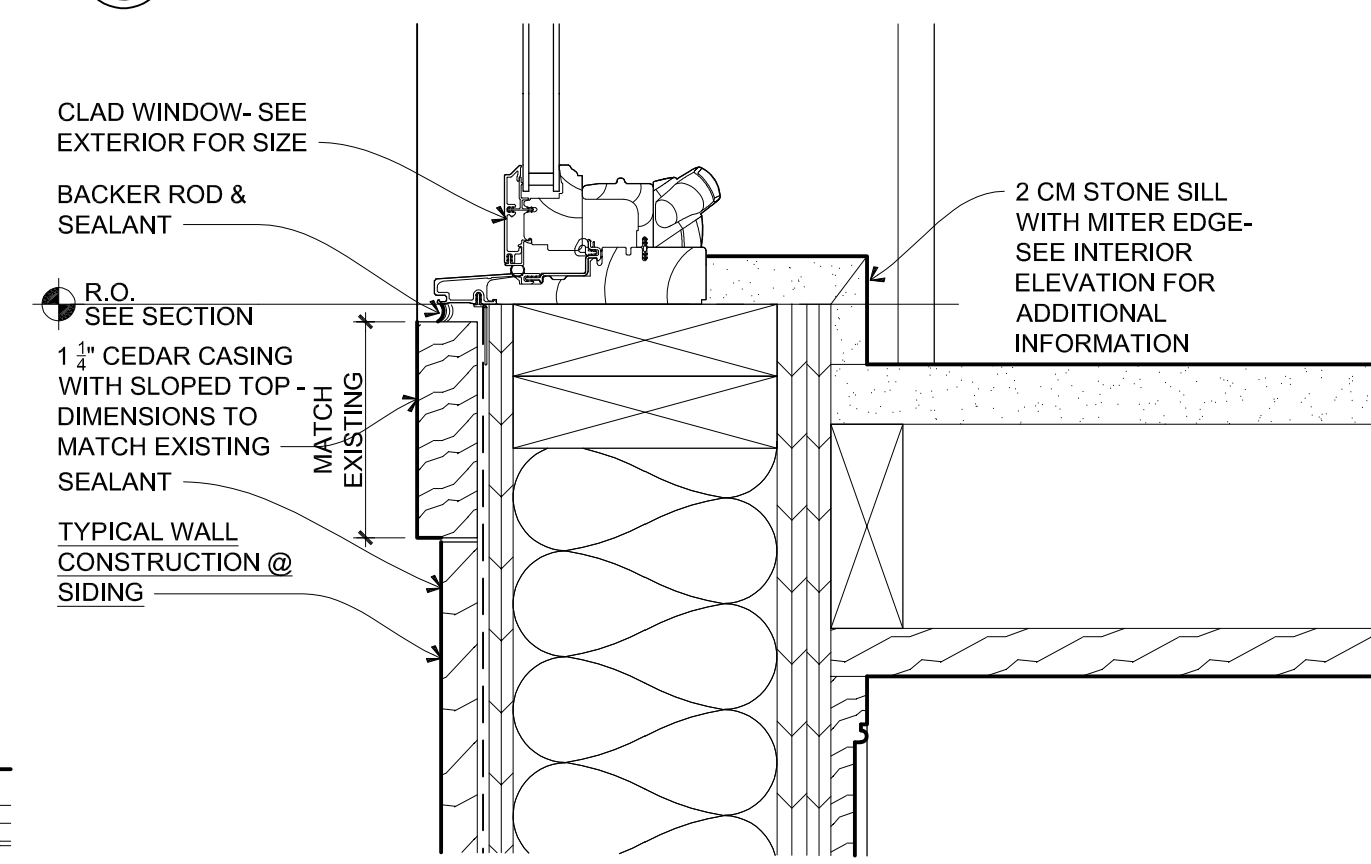
5 TYP. WINDOW HEAD DETAIL
SCALE: 3" = 1'-0"



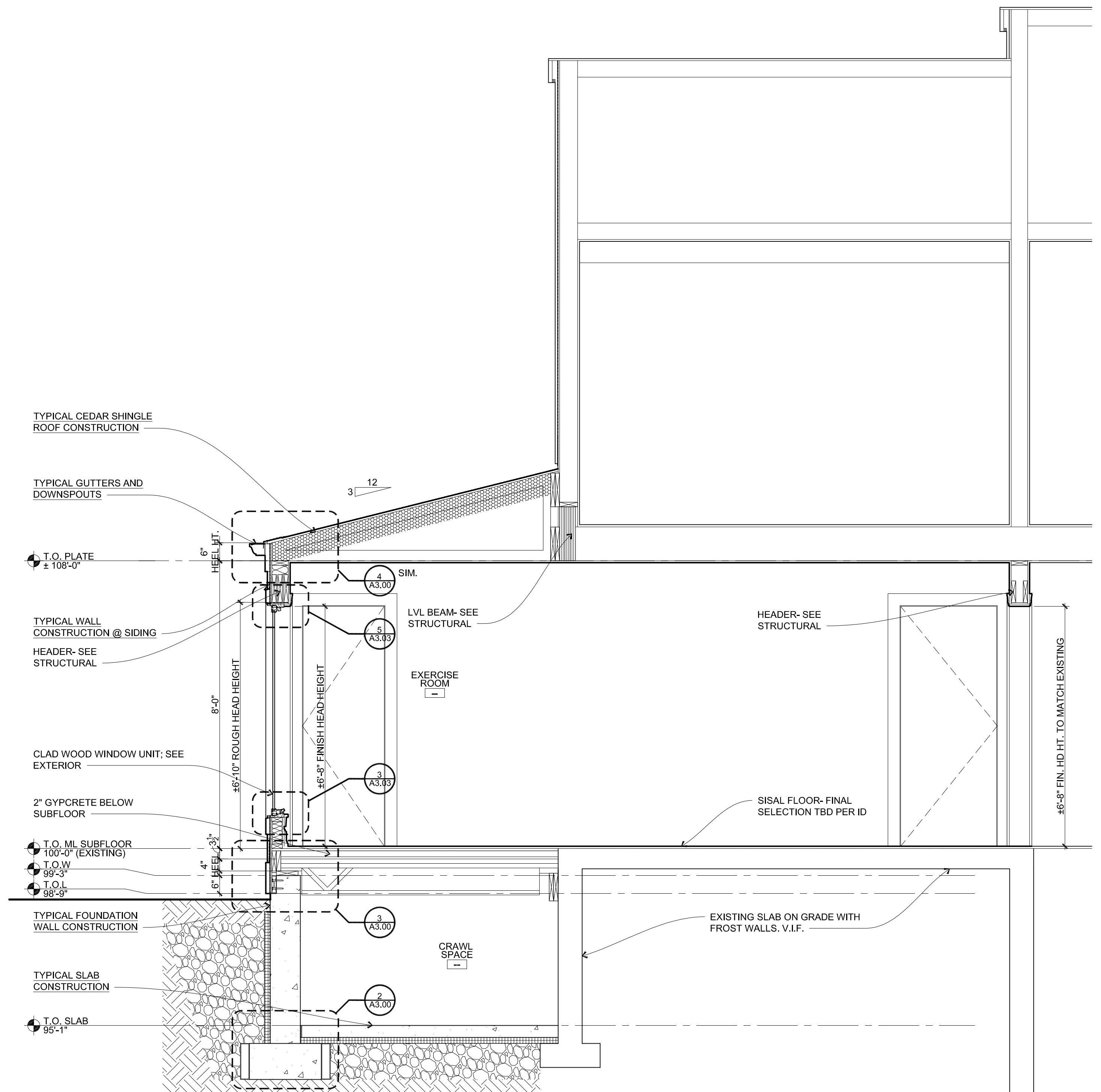
4 WINDOW SILL DETAIL @ BATH TUB
SCALE: 3" = 1'-0"



3 WINDOW SILL DETAIL @ 2x4 FRAME WALL
SCALE: 3" = 1'-0"



2 WINDOW SILL DETAIL @ BATH VANITY
SCALE: 3" = 1'-0"



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

TYPICAL CONSTRUCTION

STRUCTURAL NOTE

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TYPICAL SLAB CONSTRUCTION

- 4" CONCRETE SLAB (5" @ GARAGE)
- 6 MIL VAPOR BARRIER
- 2" RIGID INSULATION (R-10 MIN.)
- 6" MIN. CLEAN GRAVEL FILL
- UNDISTURBED SOIL

TYPICAL FOOTING DETAIL

- SEE STRUCTURAL FOR ALL REINFORCING AND KEYING
- 4" CRUSH PROOF PERFORATED DRAIN TILE, TIE INTO SITE WATER MANAGEMENT SYSTEM
- SEE STRUCTURAL DRAWINGS FOR ALL FOOTING INFORMATION AND DESIGNS
- 2" MIN. GRAVEL BED
- UNDISTURBED SOIL
- FILTER FABRIC

TYPICAL FOUNDATION WALL CONSTRUCTION

- R10 RIGID FOAM INSULATION & DRAINAGE BOARD
- FLUID-APPLIED WATERPROOFING MEMBRANE; INSTALL PER MFR'S INSTRUCTIONS
- CAST-IN-PLACE CONCRETE FOUNDATION

TYPICAL WOOD FLOOR CONSTRUCTION

- 3/4" WOOD FLOORING PER ID SELECTION
- 3/4" PLYWOOD SUBFLOOR
- FLOOR FRAMING SYSTEM 19.2" O.C. MAX PER STRUCTURAL.
- R-30 MIN. CLOSED CELL SPRAY FOAM INSULATION

TYPICAL TILE FLOOR CONSTRUCTION

- TILE SELECTION PER ID
- WARM'LY YOURS ELECTRIC HEATING
- SLIP SHEET - SCHLUTER DITRA OR SIM.
- 3/4" PLYWOOD SUBFLOOR
- FLOOR FRAMING SYSTEM 19.2" O.C. MAX PER STRUCTURAL.

TYPICAL CARPET FLOOR CONSTRUCTION

- CARPET PER ID
- UNDERLAYMENT AS NECESSARY
- 3/4" PLYWOOD SUBFLOOR
- FLOOR FRAMING SYSTEM 19.2" O.C. PER STRUCTURAL.
- R-30 MIN. CLOSED CELL SPRAY FOAM INSULATION

TYPICAL WALL CONSTRUCTION @ SIDING

- VERTICAL CEDAR SIDING TO MATCH EXISTING
- DRAINAGE MAT
- AWB BARRIER
- 3/4" CDX PLYWOOD SHEATHING
- 2x WOOD STUD WALLS (SEE PLAN)
- BATT INSULATION FOR R-21
- TYPICAL:
- VAPOR BARRIER
- 1/2" GWB WITH LEVEL 5 SKIM COAT FOR SMOOTH FINISH
- AT TILE:
- VAPOR BARRIER
- 1/2" CEMENT BOARD (DUROCK OR SIM.)
- 1/4" SETTING BED
- TILE PER ID SELECTION

TYPICAL CEDAR SHINGLE ROOF CONSTRUCTION

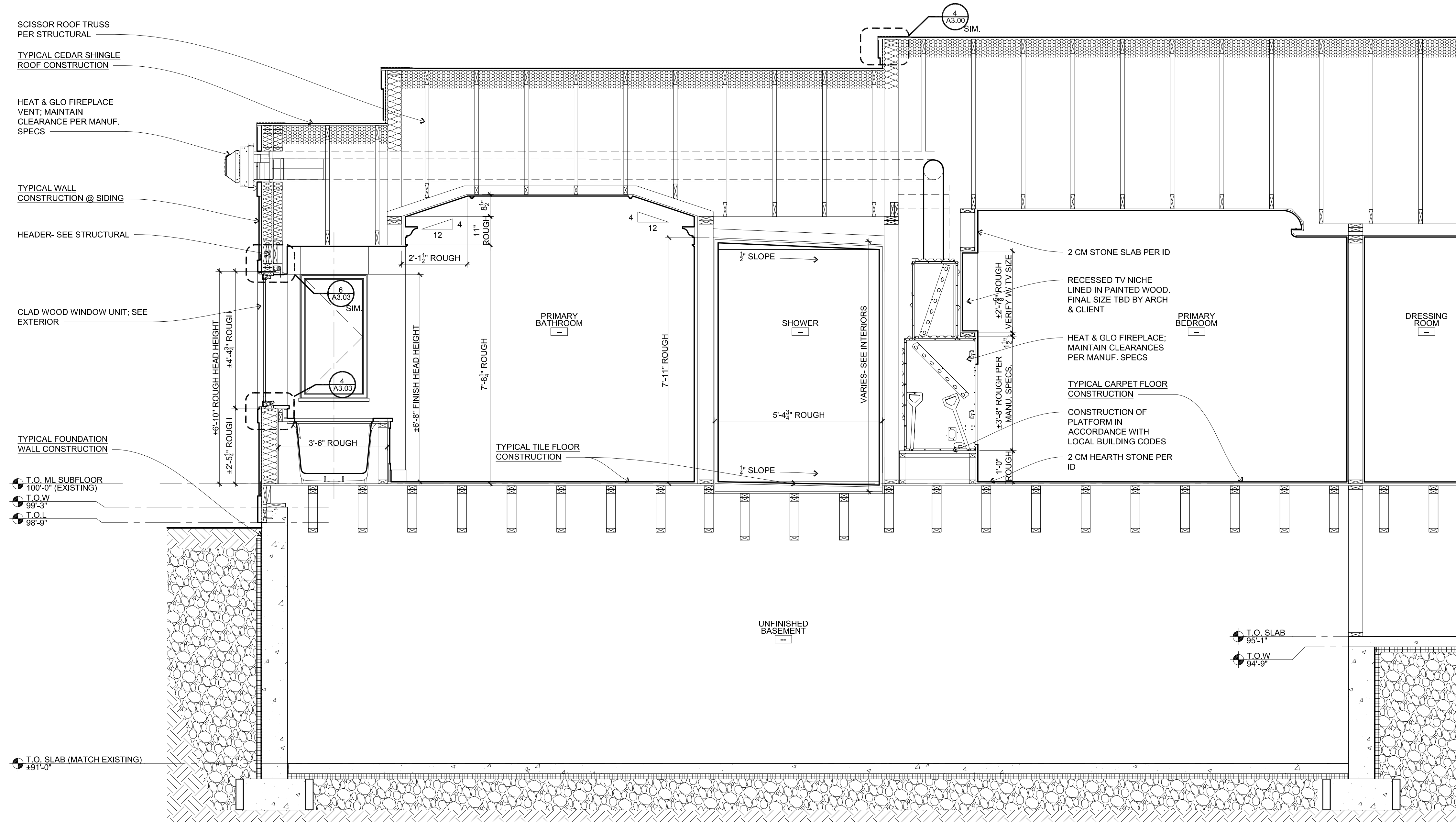
- CEDAR SHINGLES TO MATCH EXISTING
- CEDAR BREATHER OR SIM.
- ROOFING UNDERLAYMENT
- ICE AND WATER SHIELD
- EXTERIOR GRADE ROOF SHEATHING
- ROOF FRAMING, SEE SECTIONS AND STRUCTURAL DRAWINGS
- CLOSED CELL SPRAY FOAM INSULATION, R-30 MIN.
- AT FLAT CEILINGS, R-49 MIN., AND/OR PER CODE
- INTERIOR FINISH

TYPICAL METAL ROOF CONSTRUCTION

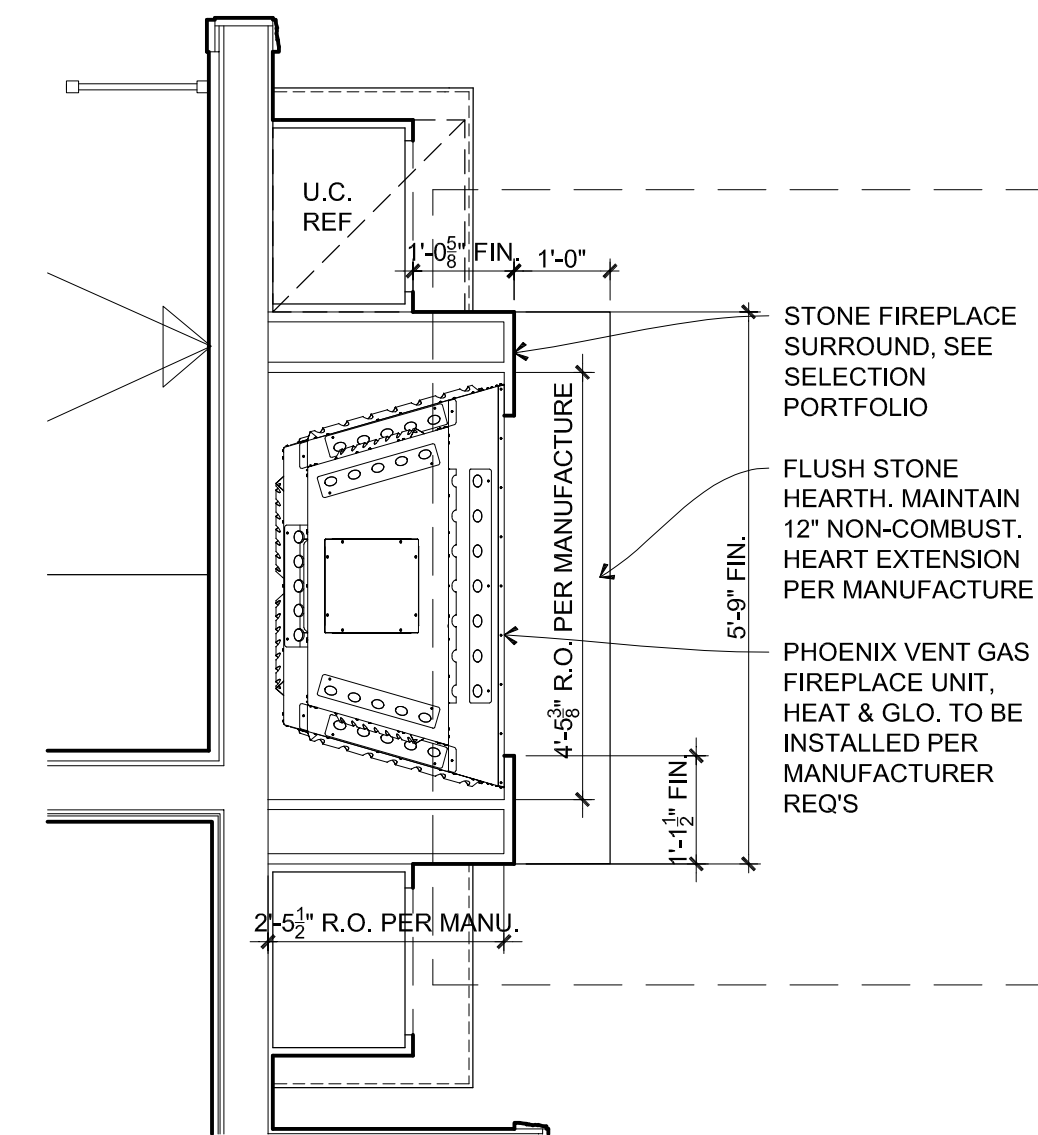
- DOUBLE LOCK STANDING SEAM METAL PANELS- SEAMS 20" O.C. TO MATCH EXISTING
- RED ROSEN PAPER
- #30 ROOF FELT
- ICE AND WATER SHIELD
- EXTERIOR GRADE ROOF SHEATHING
- ROOF FRAMING, SEE SECTIONS AND STRUCTURAL DRAWINGS
- CLOSED CELL SPRAY FOAM INSULATION, R-30 MIN.
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- INTERIOR FINISH

TYPICAL GUTTERS AND DOWNSPOUTS

- K-STYLE HIGH BACK COPPER GUTTERS PROFILE TO MATCH EXISTING
- COPPER DOWNSPOUTS TO MATCH EXISTING
- FASTEN DOWNSPOUTS TO EXTERIOR WALLS WITH COPPER STRAPS
- DOWNSPOUTS TO TERMINATE INTO A COPPER BOOT ADAPTER FOR DRAIN TILE. FINAL DESIGN TBD
- NO PVC SHOULD BE SEEN ABOVE GRADE
- TYPICAL EXTERIOR TRIM
- TRIM TO BE CEDAR, FINISH TBD
- SEE SECTIONS AND DETAILS FOR SIZING INFORMATION



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



1 FIREPLACE PLAN DETAIL
SCALE: 1/2" = 1'-0"

TYPICAL CONSTRUCTION

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TYPICAL SLAB CONSTRUCTION
- 4" CONCRETE SLAB (5" @ GARAGE)
- 6 MIL VAPOR BARRIER
- 2" RIGID INSULATION (R-10 MIN.)
- 6" MIN. CLEAN GRAVEL FILL
- UNDISTURBED SOIL

TYPICAL FOOTING DETAIL
- SEE STRUCTURAL FOR ALL REINFORCING AND KEYING
- 4" CRUSH-PROOF PERFORATED DRAIN TILE, TIE INTO SITE WATER MANAGEMENT SYSTEM
- SEE STRUCTURAL DRAWINGS FOR ALL FOOTING INFORMATION AND DESIGNS
- 2" MIN. GRAVEL BED
- UNDISTURBED SOIL
- FILTER FABRIC

TYPICAL FOUNDATION WALL CONSTRUCTION
- R10 RIGID FOAM INSULATION & DRAINAGE BOARD
- FLUID-APPLIED WATERPROOFING MEMBRANE; INSTALL PER MFR'S INSTRUCTIONS
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TYPICAL WOOD FLOOR CONSTRUCTION
- 3/4" WOOD FLOORING PER ID SELECTION
- 3/4" PLYWOOD SUBFLOOR
- FLOOR FRAMING SYSTEM 19.2" O.C. MAX PER STRUCTURAL
- R-30 MIN. CLOSED CELL SPRAY FOAM INSULATION

TYPICAL TILE FLOOR CONSTRUCTION
- TILE SELECTION PER ID
- WARMLY YOURS ELECTRIC HEATING
- SLIP SHEET - SCHLUTER DITRA OR SIM.
- 3/4" PLYWOOD SUBFLOOR
- FLOOR FRAMING SYSTEM 19.2" O.C. MAX PER STRUCTURAL

TYPICAL CARPET FLOOR CONSTRUCTION
- CARPET PER ID
- UNDERLAYMENT AS NECESSARY
- 3/4" PLYWOOD SUBFLOOR
- FLOOR FRAMING SYSTEM 19.2" O.C. PER STRUCTURAL
- R-30 MIN. CLOSED CELL SPRAY FOAM INSULATION

TYPICAL WALL CONSTRUCTION @ SIDING
- VERTICAL CEDAR SIDING TO MATCH EXISTING
- DRAINAGE MAT
- AW BARRIER
- 1/2" CDX PLYWOOD SHEATHING
- 2X WOOD STUD WALLS (SEE PLAN)
- BATT INSULATION FOR R-21
TYPICAL:
- VAPOR BARRIER
- 1/2" GWB WITH LEVEL 5 SKIM COAT FOR SMOOTH FINISH
AT TILE:
- VAPOR BARRIER
- 3/8" CEMENT BOARD (DUROCK OR SIM.)
- 1/4" SETTING BED
- TILE PER ID SELECTION

TYPICAL CEDAR SHINGLE ROOF CONSTRUCTION
- CEDAR SHINGLES TO MATCH EXISTING
- CEDAR BREATHER OR SIM.
- ROOFING UNDERLAYMENT
- ICE AND WATER SHIELD
- EXTERIOR GRADE ROOF SHEATHING
- ROOF FRAMING, SEE SECTIONS AND STRUCTURAL DRAWINGS
- CLOSED CELL SPRAY FOAM INSULATION, R-30 MIN.
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TYPICAL METAL ROOF CONSTRUCTION
- DOUBLE LOCK STANDING SEAM METAL PANELS- SEAMS 20" O.C. TO MATCH EXISTING
- RED ROSEN PAPER
- #30 ROOF FELT
- ICE AND WATER SHIELD
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- NO PVC SHOULD BE SEEN ABOVE GRADE
TYPICAL EXTERIOR TRIM
- TRIM TO BE CEDAR, FINISH TBD
- SEE SECTIONS AND DETAILS FOR SIZING INFORMATION

STRUCTURAL ABBREVIATIONS

ABBREV.	WORD OR PHRASE	ABBREV.	WORD OR PHRASE
@	AT	LL	LIVE LOAD
&	AND	LLH	LONG LEG HORIZONTAL
AB	ANCHOR BOLT	LLV	LONG LEG VERTICAL
ALT	ALTERNATE	LSL	LAMINATED STRAND LUMBER
APA	AMERICAN PLYWOOD ASSOC	LVL	LAMINATED VENER LUMBER
ARCH	ARCHITECT(URAL)	LW	LONG WAY
BC	BOTTOM CHORD	MFR	MANUFACTURER
BLDG	BUILDING	MAX	MAXIMUM
BLKG	BLOCKING	MECH	MECHANICAL
BM	BEAM	MIN	MINIMUM
BOT	BOTTOM	MISC	MISCELLANEOUS
BRG	BEARING	NIC	NOT IN CONTRACT
CL	CENTERLINE	NTS	NOT TO SCALE
CB	COLUMN BASE	OC	ON CENTER
CIP	CAST-IN-PLACE	O.F.	OUTSIDE FACE
CL	CENTERLINE	OPP	OPPOSITE
CLR	CLEAR	PARA	PARALLEL
CJ	CONTROL OR CONSTRUCTION JOINT	P/C	PRECAST CONCRETE
CMU	CONCRETE MASONRY UNIT	PCF	POUNDS PER CUBIC FOOT
COL	COLUMN	PERP	PERPENDICULAR
CONC	CONCRETE OR CONCENTRATED	PL	STEEL PLATE
CONT	CONTINUOUS	PLY	PLYWOOD
DBA	DECK BEARING ANGLE	PSI	POUNDS PER SQUARE INCH
DEFL	DEFLECTION	PSF	POUNDS PER SQUARE FOOT
DEMO	DEMOLITION	PSL	PARALLEL STRAND LUMBER
DFL	DOUGLAS FIR LARCH	P/T	POST-TENSIONED CONCRETE
DIA	DIAMETER	PT	PRESSURE TREATED
DIM	DIMENSION	REIN	REINFORCEMENT
DL	DEAD LOAD	REOD	REQUIRED
DTL	DETAIL	RTU	ROOF TOP UNIT
DWL	DOWEL	SCHED	SCHEDULE
DWG	DRAWING	SHT	SHEET
EA	EACH	SM	SIMILAR
EF	EACH FACE	SLRS	SEISMIC LOAD RESISTING SYSTEM
EJ	EXPANSION JOINT	SMF	SPECIAL MOMENT FRAME
EL	ELEVATION	SCBF	SPECIAL CONCENTRIC BRACED FRAME
EMBED	EMBEDMENT	SMS	SHEET METAL SCREWS
EOSL	EDGE OF SLAB	SOG	SLAB ON GRADE
EOS	EDGE OF STEEL	SPEC	SPECIFICATION
EQ	EQUAL	SPF	SPRUCE-PINE-FIR
EW	EACH WAY	SQ	SQUARE
EXIST	EXISTING	SS	STAINLESS STEEL
EXP	EXPANSION	STL	STEEL
EXT	EXTERIOR	STR	STRUCTURAL
FD	FLOOR DRAIN	SW	SHORT WAY
FND	FOUNDATION	SYM	SYMMETRICAL
FF	FINISH FLOOR	SYP	SOUTHERN YELLOW PINE
FIN	FINISH	T&B	TOP AND BOTTOM
FLR	FLOOR	TC	TOP CHORD
FRMG	FRAMING	T&G	TONGUE AND GROOVE
FRV	FIRE RETARDANT TREATED WOOD	TF	TOP OF FOOTING ELEVATION
FTG	FOOTING	TL	TOP OF LEDGE ELEVATION
FV	FIELD VERIFY	TOC	TOP OF CONCRETE ELEVATION
GA	GAGE	TOSL	TOP OF SLAB ELEVATION
GALV	GALVANIZED	TOS	TOP OF STEEL ELEVATION
GB	GRADE BEAM	TP	TOP OF PIER ELEVATION
GC	GENERAL CONTRACTOR	TPC	TOP OF PILE CAP
GT	GIRDER TRUSS	TRANS	TRANSVERSE
GYP	GYPSUM	HTS	TUBE STEEL
HORIZ	HORIZONTAL	TW	TOP OF WALL ELEVATION
HIF	HORIZONTAL INSIDE FACE	TYP	TYPICAL
HOF	HORIZONTAL OUTSIDE FACE	UNO	UNLESS NOTED OTHERWISE
HSS	HOLLOW STRUCTURAL SECTION	VERT	VERTICAL
HT	HEIGHT	VIF	VERTICAL INSIDE FACE
HVAC	HEATING, VENTILATING & AIR COND.	VOF	VERTICAL OUTSIDE FACE
HWS	HEADED WELD STUD	W	WITH
IF	INSIDE FACE	WF	WIDE FLANGE
INFO	INFORMATION	W/O	WITHOUT
JST	JOIST	WP	WORKPOINT
KSI	KIPS PER SQUARE INCH	WT	WEIGHT
L	ANGLE	WWF	WELDED WIRE FABRIC

CONCRETE REINFORCING SPLICE LENGTH TABLE

CONCRETE REINFORCING SPLICE LENGTH TABLE PER ACI 318-05 - (INCHES)								
REBAR SIZE ⁽¹⁾	CONCRETE MEMBER							
	FTG ⁽³⁾	GRADE BM (TOP) ⁽⁴⁾	GRADE BM (BOT) ⁽⁴⁾	WALL HORIZ ⁽²⁾	WALL VERT ⁽⁴⁾	SLAB ⁽⁴⁾	BEAM (TOP) ⁽⁴⁾	BEAM (BOT) ⁽⁴⁾
#3	21	24	18	18	18	18	24	18
#4	29	32	25	25	25	25	32	25
#5	36	40	31	31	31	31	40	31
#6	43	48	37	37	37	37	48	37
#7	62	70	54	54	54	54	70	54
#8	71	80	62	62	62	62	80	62
#9	80	90	70	70	70	70	90	70
#10	89	100	77	77	77	77	100	77
#11	98	110	85	85	85	85	110	85
#14	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)
#18	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)

CONCRETE REINFORCING SPLICE LENGTH TABLE NOTES:
1. GENERALLY NOT PERMITTED
2. FOR COMPRESSION LAPS ONLY, Fy≤60,000 PSI, Fc≥3,000 PSI
3. Fc = 3,000 PSI
4. Fc = 4,000 PSI
5. ALL REINFORCEMENT ASSUMED UNCOATED.

WALL TYPE LEGEND

APPEARANCE BELOW LEVEL	APPEARANCE ABOVE LEVEL ⁽¹⁾	WALL MATERIAL TYPE
		CAST-IN-PLACE CONCRETE
		LOAD BEARING CMU
		NON-LOAD BEARING CMU
		PRECAST CONCRETE
		WOOD STUD, EXTERIOR
		WOOD STUD, INTERIOR
		COLD-FORMED STEEL STUD, EXTERIOR
		COLD-FORMED STEEL STUD, INTERIOR
		EXISTING

GENERAL NOTES:
1. "APPEARANCE BELOW LEVEL" - REFERENCES WALLS THAT ARE FRAMED UP TO OR SUPPORTING THAT FRAMING LEVEL.
2. "APPEARANCE ABOVE LEVEL" - REFERENCES WALLS THAT ARE SUPPORTED BY THAT FRAMING LEVEL AND CONTINUE ABOVE.
3. APPEARANCE "TYPE A" IS FOR LEVELS FRAMED WITH CAST-IN-PLACE & PRECAST CONCRETE
APPEARANCE "TYPE B" IS FOR LEVELS FRAMED WITH WOOD AND STEEL

CAST-IN-PLACE CONCRETE NOTES

- ALL WORK TO BE DONE IN ACCORDANCE WITH ACI 318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (MOST CURRENTLY ADOPTED EDITION).
- ARRANGEMENT AND BENDING OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACI DETAILING MANUAL (ACI SP-66), LATEST EDITION.
- WHEN THE AVERAGE TEMPERATURE FROM MIDNIGHT TO MIDNIGHT IS EXPECTED TO DROP BELOW 40 DEGREES FAHRENHEIT FOR THREE SUCCESSIVE DAYS, COLD WEATHER CONCRETING REQUIREMENTS SHALL BE FOLLOWED (REFER TO ACI 306R).
- WHEN AMBIENT AIR OR CONCRETE TEMPERATURES EXCEED 90 DEGREES FAHRENHEIT, STEEL REINFORCING AND/OR FORMING SURFACES ARE ABOVE 120 DEGREES, OR WHEN WIND VELOCITY, HUMIDITY, OR SOLAR RADIATION CREATE CONDITIONS OF ACCELERATED MOISTURE LOSS AND INCREASED RATE OF HYDRATION, HOT WEATHER CONCRETING REQUIREMENTS SHALL BE FOLLOWED (REFER TO ACI 305R).
- ALL CONCRETE SURFACES SHALL BE FORMED UNO OR APPROVED BY THE STRUCTURAL ENGINEER.
- CONTROL JOINTS SHALL BE PLACED IN SLAB ON GRADE WITHIN 24 HOURS OF INITIAL POUR.
- PROVIDE WALL CONSTRUCTION JOINTS AS SHOWN IN DETAILS. ALLOW AT LEAST 24 HOURS BETWEEN POURING ADJACENT WALL SECTIONS AT CONSTRUCTION JOINTS
- PROVIDE A 3/4" CHAMFER ON EXPOSED CORNERS OF CONCRETE UNO. TOP EDGES OF WALLS SHALL BE TOOLED UNO.
- SLEEVES, CONDUITS, OR PIPES THROUGH SLABS AND WALLS SHALL BE PLACED AT THREE DIAMETERS ON CENTER, OR 4" MINIMUM.
- ALUMINUM CONDUIT OR PIPING SHALL NOT BE CAST IN CONCRETE.
- READY-MIXED CONCRETE SHALL MEET REQUIREMENTS OF ASTM C94.
- PREPARE DESIGN MIXES FOR EACH TYPE AND STRENGTH OF CONCRETE. DESIGN CONCRETE IN ACCORDANCE WITH ACI 318, CHAPTER 5, "PROPORTIONING ON THE BASIS OF FIELD EXPERIENCE OR TRIAL MIXTURES".
- WATER-REDUCING ADMIXTURES SHALL CONFORM WITH ASTM C494 TYPE A.
- AIR-ENTRAINING ADMIXTURES SHALL CONFORM WITH ASTM C260.
- PLACE CONCRETE IN COMPLIANCE WITH ACI 304.
- CURE CONCRETE IN ACCORDANCE WITH THE RECOMMENDATION OF ACI 308.

CAST-IN-PLACE CONCRETE TOLERANCES

- CONCRETE COVER MEASURED PERPENDICULAR FROM THE SURFACE IN DIRECTION OF TOLERANCES:
MEMBERS 12" OR LESS ±3/8"
MEMBERS OVER 12" ±1/2"
- STEEL REINFORCEMENT SPACING SHALL BE WITHIN THE FOLLOWING TOLERANCES:
1/4" SPACING DISTANCE, NOT TO EXCEED 1"
- PLACEMENT OF EMBEDDED ITEMS SHALL BE WITHIN THE FOLLOWING TOLERANCES
VERTICAL ALIGNMENT ±1"
LATERAL ALIGNMENT ±1"
LEVEL ALIGNMENT ±1"
- PLACEMENT OF FOOTINGS SHALL BE WITHIN THE FOLLOWING TOLERANCES:
LATERAL ALIGNMENT ±2"
LEVEL ALIGNMENT +1/2" TO -2"
(LEVEL ALIGNMENT SUPPORTING MASONRY) ±1/2"
- CROSS-SECTIONAL DIMENSION OF FOUNDATIONS SHALL BE WITHIN THE FOLLOWING TOLERANCES:
SPREAD FOOTINGS / PILE CAPS ±2" TO -1/2"
FOUNDATION THICKNESS ±5%
- TOP OF FOOTING SLOPE: 1" IN 10'

MATERIAL DESIGN PROPERTIES

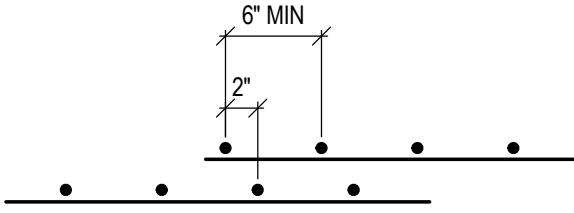
CONCRETE STRENGTHS: FOOTINGS CONCRETE WALLS SLAB ON GRADE	f'c = 3000 psi f'c = 4000 psi f'c = 4000 psi
REINFORCING STEEL STRENGTHS: BARS (ASTM A 615, grade 60) WWF (ASTM A 185)	Fy = 60,000 psi Fy = 65,000 psi
WOOD STRENGTHS: WOOD MEMBERS USED FOR THIS PROJECT SHALL BE OF THE FOLLOWING GRADES/STRENGTHS AT A MINIMUM. HIGHER GRADES INDICATED IN PLANS OR SCHEDULES GOVERN OVER THESE MINIMUMS.	
WALL STUDS AND HEADERS:	SEE PLAN AND SCHEDULES
INTERIOR BEAMS AND JOISTS:	SPRUCE PINE FIR, No. 1/No.2
EXTERIOR PATIO BEAMS AND JOISTS:	SOUTHERN YELLOW PINE (PT), No.1

WOOD MATERIAL PROPERTIES						
SPECIES	GRADE	E (psi)	F _x (psi)	F _y (psi)	F _{c (avg)} (psi)	F _{c (para)} (psi)
SPRUCE PINE FIR	STUD	1,200,000	675	135	425	725
	No.1/No.2	1,400,000	875	135	425	1,150
	SS	1,500,000	1,250	135	425	1,400
DOUGLAS FIR LARCH	STUD	1,400,000	700	180	625	850
	No.2	1,600,000	900	180	625	1,350
	No.1	1,700,000	1,000	180	625	1,500
	No.1 & BTR	1,800,000	1,200	180	625	1,550
	SS	1,900,000	1,500	180	625	1,700
SOUTHERN YELLOW PINE (2x4)	STUD	1,300,000	650	175	565	850
	No.2	1,400,000	1,100	175	565	1,450
	No.1	1,600,000	1,500	175	565	1,650
	SS	1,800,000	2,350	175	565	1,900
SOUTHERN YELLOW PINE (2x6)	STUD	1,300,000	575	175	565	800
	No.2	1,400,000	1,000	175	565	1,400
	No.1	1,600,000	1,350	175	565	1,550
	SS	1,800,000	2,100	175	565	1,800
SOUTHERN YELLOW PINE (6x6), WET SERVICE	No.2	1,200,000	850	165	375	525
	No.1	1,500,000	1,350	165	375	825
LAMINATED STRAND LUMBER	1.3E	1,300,000	1,700	425	710	1,835
LAMINATED VENEER LUMBER	2.0E	2,000,000	2,600	285	750	2,510
PARALLEL STRAND LUMBER (POST)	1.8E	1,800,000	2,500	190	545	2,500
PARALLEL STRAND LUMBER (BEAM)	2.0E	2,000,000	2,900	290	625	2,900

SCHEDULE NOTES:
1. DESIGN VALUES LISTED ARE FOR NORMAL LOAD DURATION AND DRY SERVICE CONDITIONS, UNLESS NOTED OTHERWISE.
2. CONTACT ENGINEER FOR REQUIRED DESIGN PROPERTIES OF SYP MEMBER SIZES OR OTHER LUMBER NOT LISTED IN SCHEDULE.

REINFORCING NOTES

- REINFORCING SHALL BE DETAILED IN ACCORDANCE WITH ACI 315 (CURRENT EDITION). ARRANGEMENT AND BENDING OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACI DETAILING MANUAL (ACI SP-66), LATEST EDITION.
- ALL LAPS SHALL BE CLASS 'B' PER ACI 318 UNLESS OTHERWISE NOTED ON THE DESIGN DRAWINGS, OR UNLESS THE DETAILER TAKES SPECIAL CARE TO PROVIDE STAGGERED LAPS. USE TOP BAR LAP LENGTHS FOR ALL HORIZONTAL WALL BARS AND FOR TOP BARS IN SLABS AND BEAMS OVER 12 INCHES DEEP.
- LAP LENGTH SHALL BE SPECIFICALLY NOTED ON PLACING DRAWINGS WHERE MORE THAN ONE BAR MAKES UP A CONTINUOUS STRING.
- CORNER BARS WITH CLASS 'B' PER ACI 318 LAPS SHALL BE PROVIDED AT ALL WALL CORNERS AND INTERSECTIONS PER STANDARD CORNER BAR DETAIL.
- HORIZONTAL BARS, EXCEPT FOR CONTINUOUS STRINGS FROM ONE CORNER OF OPENING TO ANOTHER, SHALL BE DETAILED TO SHOW THE DISTANCE FROM AT LEAST ONE END OF THE BAR TO THE NEAREST BUILDING GRID LINE OF WALL.
- WELDED WIRE FABRIC SHALL BE LAPPED AND/OR ANCHORED TO DEVELOP Fy PER ACI 315.



- PROVIDE MINIMUM COVER PER ACI 318-08, 7.7.1. (IBC 2009), ACI 318-14 20.6.1 (IBC 2012-2018), ACI 318-19 20.5.1 (IBC 2021)
- PROVIDE ISOLATION BOARD WHERE SLABS ABUT VERTICAL SURFACES AS SHOWN IN DETAILS.
- WIRE SPACERS, CHAIRS, TIES, ETC., FOR SUPPORT OF STEEL REINFORCING SHALL BE PROVIDED BY THE CONTRACTOR TO ENSURE REINFORCING IS PLACED IN THE PROPER POSITION DURING CONCRETE PLACEMENT.
- STEEL REINFORCING SPLICES OF ADJACENT BARS SHALL BE STAGGERED SUCH THAT SPLICES ARE 4 FEET APART, MINIMUM.
- ALL HOOKS IN STEEL REINFORCING SHALL BE ACI STANDARD HOOKS, UNLESS NOTED OTHERWISE IN CONSTRUCTION DOCUMENTS.
- WELDING OF STEEL REINFORCING IS NOT PERMITTED.

SUBMITTAL NOTES

- THE FOLLOWING INFORMATION SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW. ONE ELECTRONIC (PDF) OR THREE HARD COPIES SHALL BE SUBMITTED IN A TIMELY MANNER PRIOR TO MATERIAL FABRICATION OR CONSTRUCTION TO ALLOW FOR A MINIMUM PERIOD OF TEN WORKING DAYS FOR REVIEW.
- CONCRETE MIX DESIGNS:
1. CERTIFIED COPIES OF MIX DESIGNS FOR EACH CONCRETE CLASS SPECIFIED INCLUDING COMPRESSIVE STRENGTH TEST REPORTS.
- CONCRETE REINFORCEMENT SHOP DRAWINGS:
1. SUBMIT SHOP DRAWINGS FOR FABRICATION, BENDING AND PLACEMENT OF CONCRETE REINFORCEMENT SHOWING BAR SCHEDULES, STIRRUP SPACING, DIAGRAMS OF BENT BARS, SPLICING ARRANGEMENT AND ASSEMBLY DETAILS AS REQUIRED FOR THE FABRICATION AND PLACEMENT OF CONCRETE REINFORCEMENT.

EARTHWORK NOTES

- COMPLIANCE OF SOIL COMPACTION AND MEASURES TAKEN TO ACHIEVE ALLOWABLE BEARING PRESSURE SHALL BE FIELD VERIFIED BY A QUALIFIED SOILS ENGINEER PRIOR TO PLACEMENT OF SLAB OR FOUNDATIONS.
- ALL TOPSOIL, DEBRIS, SILTS, AND ORGANIC MATERIAL SHALL BE STRIPPED AND REMOVED FROM LIMITS OF EXCAVATIONS AND EXISTING SUBGRADE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY, AS DETERMINED BY STANDARD PROCTOR (ASTM-698), PRIOR TO PLACEMENT OF FILL MATERIAL.
- FILL MATERIAL SHALL BE PLACED AND COMPACTED IN LIFTS NO THICKER THAN 8". EACH LIFT SHALL MEET COMPACTION REQUIREMENTS PRIOR TO PLACEMENT AND COMPACTION OF ADDITIONAL LIFTS.
- FILL MATERIAL SHALL BE PLACED AND COMPACTED AT -1% TO -4% OPTIMUM MOISTURE CONTENT TO 95% OF THE MAXIMUM DRY DENSITY, AS DETERMINED BY STANDARD PROCTOR (ASTM-698), UNLESS RECOMMENDED OTHERWISE BY A QUALIFIED SOILS ENGINEER.
- UNSATISFACTORY SOILS LOCATED BELOW FOUNDATIONS SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE SOILS ENGINEER.

GENERAL FOUNDATION NOTES

- ANCHOR BOLTS AND/OR EMBEDMENT SHALL BE SET TO THE FOLLOWING TOLERANCES:
TOP ELEVATION +1" TO -3/8"
OUT OF POSITION ± 1/8"
- PROTECT IN-PLACE FOUNDATIONS AND SLABS ON GRADE FROM FROST PENETRATION UNTIL PROJECT COMPLETION
- WHERE FILL MATERIAL IS REQUIRED ON BOTH SIDES OF GRADE BEAMS OR WALLS, IT SHALL BE PLACED SIMULTANEOUSLY, REFER TO PLANS AND SPECIFICATIONS FOR TYPE AND PLACING OF BACKFILL.
- WHERE FILL MATERIAL IS PLACED ON ONE SIDE OF A WALL (OR GRADE BEAM), THE WALL (OR GRADE BEAM) SHALL BE ADEQUATELY SHORED AND BRACED OR THE MATERIAL SHALL NOT BE PLACED UNTIL SUPPORTING FLOOR SLABS HAVE BEEN POURED AND SET.
- REFER TO ARCHITECTURAL DRAWINGS OR PLUMBING DRAWINGS FOR SPECIFIC FLOOR DRAIN LOCATIONS & ELEVATIONS.
- COORDINATE STOOP DIMENSIONS WITH ARCHITECTURAL DRAWINGS.

COLD WEATHER CONCRETING NOTES

- SNOW, FROST, AND ICE SHALL BE REMOVED FROM ALL SURFACES, INCLUDING REINFORCING, AGAINST WHICH THE CONCRETE IS TO BE PLACED.
- DO NOT PLACE CONCRETE ON FROZEN SUBGRADE.
- THE MINIMUM PLACEMENT AND PROTECTION TEMPERATURE OF CONCRETE SHALL BE AS FOLLOWS:

LEAST DIMENSION OF SECTION	MINIMUM TEMP OF CONCRETE AS PLACED AND MAINTAINED DURING PROTECTION PERIOD (DEGREES FAHRENHEIT)
LESS THAN 12"	55
12" TO LESS THAN 36"	50
36" TO 72"	45
GREATER THAN 72"	40
- TEMPERATURES OF CONCRETE SHALL BE MEASURED AT THE CONCRETE SURFACE.
- HEATED AIR TEMPERATURES SHALL NOT EXCEED THE REQUIRED CONCRETE TEMPERATURES LISTED IN TABLE ABOVE BY MORE THAN 20 DEGREES.
- CONCRETE SHALL BE CURED AND PROTECTED AGAINST DAMAGE FROM FREEZING FOR MINIMUM PERIOD OF 3 DAYS.
- DURING PERIODS NOT DEFINED AS COLD WEATHER, BUT WHEN FREEZING TEMPERATURES MAY OCCUR, PROTECT CONCRETE SURFACES FROM FREEZING FOR THE FIRST 24 HOURS AFTER PLACEMENT.
- IF TEMPERATURE REQUIREMENTS DURING PROTECTION PERIOD ARE NOT MET, BUT CONCRETE WAS PREVENTED FROM FREEZING, CONTACT STRUCTURAL ENGINEER FOR EXTENT OF ADDITIONAL PROTECTION TIME REQUIRED.

HOT WEATHER CONCRETING NOTES

- CONCRETE MIXES TO BE PLACED DURING DRY AND WINDY CONDITIONS SHALL BE MODIFIED BY THE ADDITION OF RETARDING ADMIXTURES OR SLOWER CURING CEMENT SUBSTITUTES TO MINIMIZE THE EFFECTS OF ACCELERATED CURING.
- WATER SHALL NOT BE ADDED TO CONCRETE MIXES ON SITE FOR WORKABILITY. MID OR HIGH RANGE WATER REDUCERS SHALL BE APPROVED BY STRUCTURAL ENGINEER BEFORE ADDING TO CONCRETE MIX FOR INCREASED WORKABILITY.
- INGREDIENTS USED IN CONCRETE MIXES SHALL BE COOLED TO MAINTAIN A CONCRETE TEMPERATURE BELOW 90 DEGREES FAHRENHEIT AT TIME OF PLACEMENT.
- CHILLED WATER AND CHOPPED ICE MAY BE USED IN CONCRETE MIXTURES TO CONTROL CONCRETE TEMPERATURES. AMOUNT OF CHOPPED ICE SHALL NOT EXCEED THE EQUIVALENT AMOUNT OF MIXING WATER REQUIRED FOR THE DESIGN MIX.
- RETARDING ADMIXTURES SHALL NOT BE USED IN CONCRETE MIXES WITHOUT THE APPROVAL OF THE STRUCTURAL ENGINEER.

DESIGN DATA (ONE- AND TWO-FAMILY DWELLINGS)

- DESIGN CODE:
WISCONSIN UNIFORM DWELLING CODE, MAY 2022
- WIND LOAD INFORMATION:
DESIGN WIND PRESSURE (SERVICE LOADS) 20 psf
- SNOW LOAD INFORMATION:
DESIGN SNOW LOAD (Ps) 30 psf
BALANCED + SNOW DRIFT LOAD SHOWN ON FRAMING PLANS
- SOIL LOAD INFORMATION:
LATERAL EARTH PRESSURE:
ACTIVE 30 pc (ASSUMED)
AT-REST 67 pc
PASSIVE 250 pc (ASSUMED)
ALLOWABLE NET SOIL BEARING PRESSURE Qa = 3,000 psf
- BASED ON EXISTING DRAWINGS BY PATERA, LLC DATED JANUARY 25, 2007
- LIVE LOADS:
FLOORS 40 psf
- SYSTEM DEAD LOADS:
FLOOR 25 psf
TYPICAL ROOF 20 psf

ROOF AND FLOOR TRUSS SUBMITTAL NOTES

- NOTE: TRUSS MANUFACTURER MAY NOT DEViate FROM THE FRAMING PLANS UNLESS PRIOR APPROVAL FROM THE STRUCTURAL ENGINEER HAS BEEN GIVEN. IT IS THE TRUSS MANUFACTURER'S RESPONSIBILITY TO SEEK SUCH APPROVAL PRIOR TO MANUFACTURE AND INSTALLATION OF FRAMING MEMBERS.
- WOOD TRUSS SHOP DRAWINGS SHALL SHOW THE FOLLOWING INFO:
1. INFORMATION WHICH THE RESPONSIBLE BUILDING DESIGN PROFESSIONAL WILL CHECK FOR COMPLIANCE WITH CONTRACT DOCUMENTS
a. ERECTION PLAN: SHOWING DIMENSIONED LOCATIONS AND TRUSS IDENTIFICATION.
b. BEARING DETAILS: SHOWING BEARING LENGTH, WIDTH, AND DEPTH INDICATING CONFORMANCE TO DESIGN CALCULATIONS.
c. DESIGN LOADS: ALL DEAD AND LIVE LOADS SHALL BE SHOWN ON THE FRAMING PLAN OR TRUSS ELEVATION INDICATING CONFORMANCE TO TRUSS CALCULATIONS.
d. ALL PERMANENT BRACING: SHOW TOP CHORD, BOTTOM CHORD, & WEB MEMBER BRACING ON FRAMING PLAN AND TRUSS ELEVATION. SUPPLIER AND INSTALLER OF THIS BRACING SHALL ALSO BE INDICATED.
e. TRUSS DIMENSIONS: SHOW DEPTH, SPAN BEARING, HEIGHT, AND SLOPES AT ALL CRITICAL POINTS.
f. TRUSS DEFLECTIONS: SHOW LIVE LOAD AND TOTAL LOAD DEFLECTION BASED UPON DESIGN LOADS
2. INFORMATION THAT SHALL BE THE RESPONSIBILITY OF THE FABRICATOR AND TRUSS DESIGNER AND SHALL BE PROVIDED WITH THE SHOP DRAWING SUBMITTAL.
a. MEMBER DESIGN: INCLUDING WEB CONFIGURATION, MEMBER SIZE, GRADE OF LUMBER, FABRICATED SPLICES, AND MEMBER BRACING REQUIRED BY TRUSS DESIGN.
b. MEMBER CONNECTIONS: DESIGN AND INDICATE ALL NECESSARY HARDWARE FOR PROPER INSTALLATION OF TRUSSES INCLUDING, BUT NOT LIMITED TO, GIRDER PLY CONNECTIONS, TRUSS-TO-GIRDER CONNECTIONS, TIE-DOWNS, AND FIELD SPLICES.
c. INTERIOR CONNECTIONS: DESIGN AND SHOW DETAIL OF WEB AND CHORD CONNECTIONS, INCLUDING CONNECTOR PLATE SIZES, CAPACITIES, AND BOLT SIZES.
d. ERECTION PLAN: SHOW SPACING AND LAYOUT OF ANY TEMPORARY BRACING REQUIRED FOR ERECTION.
e. STRUCTURAL DESIGN OF TRUSSES: SUBMIT COMPLETE TRUSS CALCULATIONS STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER IN THE STATE OF WISCONSIN AND OBTAIN ALL APPROVALS NECESSARY FOR CONFORMANCE TO BUILDING CODE. VERIFY SUBMITTAL AND APPROVAL BY SENDING A COPY TO THE BUILDING DESIGN PROFESSIONAL.
f. PROVIDE CONTRACTOR/INSTALLER WITH ALL DATA NECESSARY FOR PROPER INSTALLATION.

CONTRACTOR NOTES

- PROVIDE ANY NECESSARY TEMPORARY BRACING OR GUYS TO PROVIDE LATERAL SUPPORT OF THE BUILDING UNTIL PERMANENT FRAME IS COMPLETELY INSTALLED.
- CONTRACTOR SHALL HIRE A SHORING ENGINEER & CONTRACTOR TO DESIGN AND PROVIDE ALL SHORING REQUIRED TO SUPPORT EXISTING CONSTRUCTION AND NEW CONSTRUCTION AS REQUIRED TO BUILD THIS PROJECT.
- SHORING/OR UNDERPINNING SHALL BE DESIGNED TO LIMIT HORIZONTAL AND VERTICAL MOVEMENT OF EXISTING CONSTRUCTION TO 1/4" MAXIMUM IN ANY DIRECTION.
- IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND CONSTRUCTION SEQUENCE IN ORDER TO ENSURE THE SAFETY OF THE BUILDING AND WORKMEN DURING CONSTRUCTION (MEANS & METHODS OF CONSTRUCTION). THIS INCLUDES, BUT IS NOT LIMITED TO: SHORING, UNDERPINNING, TEMPORARY BRACING, ETC.
- EXISTING FRAMING SHOWN ON THESE DRAWINGS IS BASED ON AVAILABLE DOCUMENTATION & FIELD OBSERVATION TO DATE. FIELD VERIFY ACTUAL DIMENSIONS/CONFIGURATIONS OF ALL STRUCTURAL MEMBERS AS NECESSARY FOR NEW CONSTRUCTION. IF SIZES DIFFER, NOTIFY ENGINEER PRIOR TO PROCEEDING WITH WORK. FIELD VERIFY ALL EXISTING MEMBER SIZES AND LOCATIONS AS REQUIRED TO PROPERLY INSTALL ALL NEW STRUCTURAL MEMBERS AS SHOWN. MODIFY AND RELOCATE ALL OTHER WORK (PLUMBING, ELECTRICAL, HVAC, ETC) AS REQUIRED TO INSTALL NEW STRUCTURAL MEMBERS AS SHOWN ON THESE DRAWINGS.
- ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED BY CONTRACTOR AND COORDINATED WITH ARCHITECT'S DRAWINGS. INFORM ARCHITECT OF ANY DISCREPANCIES
- SEE ARCHITECT'S DRAWINGS FOR FLOOR PITCHES, DEPRESSIONS, ETC.
- IN THE CASE OF DISCREPANCIES OR CONFLICTS IN THE DRAWINGS, CONTRACTOR SHALL ASSUME THE MORE COSTLY DESIGN DURING BIDDING AND SHALL REQUEST CLARIFICATION PRIOR TO CONSTRUCTION. COORDINATE CHANGES WITH ARCHITECT AND ENGINEER.



BZN2

FOX POINT RENOVATION

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12.02.2022

ISSUE:
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WOOD POST SCHEDULE			
MARK	TYPE	POST BASE AT FIRST FLOOR	REMARKS
WP-26	(2) 2x6 SPF No.1/No.2		
WP-34	(3) 2x4 SPF No.1/No.2		
WP-36	(3) 2x6 SPF No.1/No.2	SIMPSON ABU46 (OR EQUAL)	
WP-46	(4) 2x6 SPF No.1/No.2		
PP-66	5-1/4"x5-1/4" PSL	SIMPSON ABU65 (OR EQUAL)	PACK NON-SHRINK GROUT UNDER 1" STANDOFF PLATE

WOOD STUD BEARING WALL SCHEDULE					
DESCRIPTION & MARK	FLOOR	STUD SIZE / SPACING	STUD SPECIES / GRADE	TOP PLATES	BOTTOM PLATES
EXTERIOR WALLS	1 ST	2x6 @ 16"OC	SPF No.1/No.2	(2) 2x6 SPF No.1/No.2	2x6 SYP
DEMISING WALLS	1 ST	2x6 @ 16" OC	SPF No.1/No.2	(2) 2x6 SPF No.1/No.2	2x6 SYP
OTHER INTERIOR LOAD BEARING WALLS 2x4	1 ST	(2) 2x4 @ 12" OC	SPF No.1/No.2	(2) 2x4 SPF No.1/No.2	2x4 SYP
OTHER INTERIOR LOAD BEARING WALLS 2x6	1 ST	2x6 @ 16"OC	SPF No.1/No.2	(2) 2x6 SPF No.1/No.2	2x6 SYP
LEGEND: SPF = SPRUCE PINE FIR DFL = DOUGLAS FIR LARCH SYP = SOUTHERN YELLOW PINE LSL = LAMINATED STRAND LUMBER PT = PRESERVATIVE TREATED SCHEDULE NOTES: 1. SEE MATERIAL PROPERTIES ON S0.00 FOR MINIMUM WOOD STRENGTH PROPERTIES. 2. ATTACH A CONTINUOUS 2x WOOD MEMBER AT MID-HEIGHT OF ALL LOAD BEARING STUDS AND LEAVE IN PLACE UNTIL SHEATHING IS APPLIED TO AT LEAST ONE SIDE OF THE WALL. 3. THE CONTRACTOR IS RESPONSIBLE FOR DESIGNING AND SUPPLYING APPROPRIATE TEMPORARY BRACING OF THE STRUCTURE TO RESIST WIND AND SEISMIC LOADS UNTIL THE PERMANENT LATERAL LOAD RESISTING SYSTEMS ARE IN PLACE. 4. ALL NON-LOAD BEARING WALLS SHALL BE 2x4 @ 16"OC MINIMUM SPF STUD GRADE. 5. ALL WOOD PLATES BEARING DIRECTLY ON CONCRETE OR MASONRY SHALL BE PT SYP, DFL, OR LSL. 6. IF SPECIES AND GRADE OF INDICATED LUMBER IS NOT AVAILABLE, GC MAY PROPOSE LUMBER (TO MATCH OR EXCEED MATERIAL DESIGN STRENGTH OF LUMBER INDICATED ABOVE) TO SPIRE ENGINEER. 7. SEE 8/53.00 FOR ALLOWABLE HOLES IN STUDS. 8. SEE 7/53.00 FOR HOLES IN TOP AND BOTTOM PLATES.					

MINIMUM FASTENING SCHEDULE, UNO (BASED ON IRC 2015 TABLE 602.3(1))		
CONNECTION TYPE	LOCATION	FASTENING
1. JOIST TO SILL OR GIRDER	TOENAIL	(3) 8d COMMON
2. BRIDGING TO JOIST	TOENAIL EA END	(2) 8d COMMON
3. 1"x6" SUBFLOOR OR LESS TO EACH JOIST	FACE NAIL	(2) 8d COMMON
4. WIDER THAN 1"x6" SUBFLOOR TO EACH JOIST	FACE NAIL	(3) 8d COMMON
5. 2" SUBFLOOR TO JOIST OR GIRDER	BLIND AND FACE NAIL	(2) 16d COMMON
6. SOLE PLATE TO JOIST OR BLOCKING SOLE PLATE TO JOIST OR BLOCKING	TYPICAL FACE NAIL AT BRACED WALL PANELS	16d @ 12"OC (3) 16d @ 16"OC
7. TOP PLATE TO STUD	END NAIL	(2) 16d COMMON
8. STUD TO SOLE PLATE	TOENAIL END NAIL	(4) 8d COMMON (2) 16d COMMON
9. DOUBLE STUDS	FACE NAIL	16d COMMON @ 24"OC
10. DOUBLE TOP PLATES DOUBLE TOP PLATES	TYPICAL FACE NAIL LAP SPLICE	16d COMMON @ 16"OC (8) 16d COMMON, UNO
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	TOENAIL	(3) 8d COMMON
12. RIM JOIST TO TOP PLATE	TOENAIL	8d COMMON @ 6"OC
13. TOP PLATES, LAPS & INTERSECTIONS	FACE NAIL	(2) 16d COMMON
14. CONTINUOUS HEADER, TWO PIECES	16"OC ALONG EDGE	16d COMMON
15. CEILING JOISTS TO PLATE	TOENAIL	(3) 8d COMMON
16. CONTINUOUS HEADER TO STUD	TOENAIL	(4) 8d COMMON
17. CEILING JOISTS, LAPS OVER PARTITIONS	FACE NAIL	(3) 16d COMMON, MINIMUM
18. CEILING JOISTS TO PARALLEL RAFTERS	FACE NAIL	(3) 16d COMMON, MINIMUM
19. RAFTER TO PLATE	TOENAIL	(3) 10d COMMON
20. 1" DIAGONAL BRACE TO EACH STUD AND PLATE	FACE NAIL	(2) 8d COMMON
21. 1"x6" SHEATHING TO EACH BEARING WALL	FACE NAIL	(2) 8d COMMON
22. 1"x8" SHEATHING AND WIDER TO EACH BEARING	FACE NAIL	(3) 8d COMMON
23. BUILT-UP CORNER STUDS	16"OC FACE NAIL	16d COMMON
24. BUILT-UP GIRDER & BEAMS	FACE NAIL AT T&B STAGGERED ON OPPOSITE SIDES FACE NAIL AT ENDS & AT EACH SPLICE	20d COMMON @ 32" OC (2) 20d COMMON
25. 2" PLANKS	AT EACH BEARING	(2) 16d COMMON
26. COLLAR TIE TO RAFTER	FACE NAIL	(3) 10d COMMON
27. JACK RAFTER TO HIP	TOENAIL FACE NAIL	(3) 10d COMMON (2) 16d COMMON
28. ROOF RAFTER TO 2x RIDGE BEAM	TOENAIL FACE NAIL	(2) 16d OR (3) 10d COMMON (2) 16d COMMON
29. JOIST TO BAND JOIST	FACE NAIL	(3) 16d COMMON
30. LEDGER STRIP	FACE NAIL	(3) 16d COMMON
31. WOOD STRUCTURAL PANELS AND PARTICLEBOARD (NAILS SPACED @ 6"OC EDGES & 12"OC FIELD); SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING):	1/2" AND LESS 19/32" TO 3/4" 7/8" TO 1 1/4"	6d COMMON 8d COMMON 10d COMMON
SINGLE FLOOR (COMBINATION SUBFLOOR-UNDERLAYMENT TO FRAMING):	3/4" AND LESS 7/8" TO 1" 1 1/8" TO 1 1/4"	6d DEFORMED SHANK 8d DEFORMED SHANK 10d COMMON
32. PANEL SIDING (TO FRAMING). (USE CORROSION-RESISTANT SIDING OR CASING NAIL) (NAILS SPACED 6"OC EDGES & 12"OC FIELD)	1/2" AND LESS 5/8"	6d 8d
33. FIBERBOARD SHEATHING: (NAILS SPACED @ 3"OC EDGES & 6"OC FIELD)	1/2" 25/32"	1 1/2" GALV. ROOFING NAIL 1 3/4" GALV. ROOFING NAIL
34. INTERIOR PANELING. (NAILS SPACED @ 6"OC EDGES & 12"OC FIELD)	1/4" 3/8"	4d CASING OR FINISH 6d CASING OR FINISH
SCHEDULE NOTES: 1. NAILING PER SCHEDULE ABOVE IS TO BE USED WHERE NAILING IS NOT SPECIFIED ON PLANS OR DETAILS. NAILING PER PLANS & DETAILS SUPERSEDES THIS NAILING SCHEDULE UNLESS APPROVED BY THE ENGINEER OF RECORD. 2. COMMON OR BOX NAILS MAY BE USED EXCEPT WHERE OTHERWISE NOTED.		

WOOD FRAMING NOTES	
1.	ARCHITECT AND CONTRACTOR SHALL DETAIL AND CONSTRUCT BUILDING FINISHES TO ACCOMMODATE 3/16" TO 3/8" OF EXPECTED WOOD SHRINKAGE PER FLOOR OF WOOD CONSTRUCTION. LUMBER SHALL NOT BE STORED IN STANDING WATER AND INSTALLED LUMBER THAT HAS BEEN EXPOSED TO THE ELEMENTS SHALL BE DRIED SUFFICIENTLY BEFORE INTERIOR OR EXTERIOR FINISHES ARE APPLIED TO AVOID CRACKING/CRUSHING.
2.	FLOOR SHEATHING: 3/4" TONGUE AND GROOVE APA RATED WOOD FLOOR SHEATHING (PLYWOOD OR OSB). GLUE AND NAIL TO FLOOR FRAMING WITH 8d (2 1/2") COMMON OR BOX NAILS @ 6"OC ALONG PANEL EDGES AND 12"OC ALONG INTERMEDIATE MEMBERS.
3.	ROOF SHEATHING: 5/8" SQUARE EDGE APA RATED WOOD SHEATHING (PLYWOOD OR OSB) WITH PANEL EDGE CLIPS H-CLIPS. ATTACH SHEATHING TO ROOF FRAMING MEMBERS WITH 8d (2 1/2") COMMON OR BOX NAILS @ 6"OC ALONG PANEL EDGES 12"OC ALONG INTERMEDIATE MEMBERS. DISTANCE OF NAILS FROM EDGE OF SHEATHING SHALL BE 3/8". STAGGER ALL SHEATHING JOINTS.
4.	EXTERIOR WALL SHEATHING: 7/16" OSB CDX PLYWOOD SHEATHING. ATTACH DIRECTLY TO EXTERIOR FACE OF STUD WALL WITH 8d (2 1/2") COMMON OR BOX NAILS @ 6"OC ALONG PANEL EDGES AND 12"OC ALONG INTERMEDIATE MEMBERS.
5.	INTERIOR WALL SHEATHING: SEE SHEAR WALL SCHEDULE FOR SHEATHING TYPE AND ATTACHMENT INFORMATION FOR ALL WALLS DESIGNATED ON THE PLANS AS A SHEAR WALL. FOR ALL OTHER INTERIOR LOAD BEARING WALLS NOT DESIGNATED AS SHEAR WALLS, PROVIDE A MINIMUM OF (1) LAYER OF 5/8" GYPSUM BOARD ATTACHED TO WALL STUDS WITH #6 x 1 1/4" TYPE "S" OR "W" DRYWALL SCREWS @ 7" OC ALONG PANEL EDGES AND 12"OC ALONG INTERMEDIATE MEMBERS.
6.	ALL CONNECTIONS SHALL COMPLY WITH IRC 2015 TABLE 602.3(1) FASTENING SCHEDULE. SEE SHEET S0.01. DETAILS IN DRAWINGS WITH MORE EXTENSIVE CONNECTIONS SHALL GOVERN OVER THOSE SHOWN IN TABLE.
7.	AT INTERIOR BEARING WALLS WHERE FLOOR TRUSSES BEAR ON THE WALL FROM BOTH SIDES, LAP TRUSSES SO THAT EACH TRUSS BEARS ON FULL WIDTH OF WALL.
8.	PROVIDE CROSS BRIDGING BETWEEN FLOOR JOISTS PER NATIONAL DESIGN SPECIFICATION (LATEST EDITION) FOR WOOD CONSTRUCTION 4.4.1
9.	FOR ALL WOOD MEMBERS THAT FRAME INTO OTHER MEMBERS AND WHERE NOT SPECIFICALLY DETAILED OR SPECIFIED IN THE DRAWINGS, USE AN APPROPRIATE SIMPSON STRONG TIE HANGER SELECTED FOR ACTUAL END REACTION. CONTACT ENGINEER FOR END REACTION IF NECESSARY.
10.	ALL EXTERIOR EXPOSED LUMBER TO BE PRESSURE TREATED (PT) FOR MOISTURE RESISTANCE.

ROOF TRUSS BRACING NOTES	
1.	ALL BRACING SHOWN OR DESCRIBED SHALL BE MINIMUM 2x4 WITH 2- 16d IN EVERY TRUSS IT CROSSES.
2.	ALL TRUSS TOP CHORDS SHALL BE CONTINUOUSLY BRACED BY THE ROOF DECKING.
3.	ALL TRUSS WEB MEMBERS SHALL BE BRACED @ 4'-0" OC MIN. TRUSS DESIGNER TO DETERMINE ACTUAL BRACING REQUIREMENTS.
4.	ALL ROOF TRUSS HORIZONTAL BRACING SHALL BE STIFFENED @ 20'-0" OC WITH EITHER: a. DIAGONAL BRACING EXTENDED TO A SHEAR WALL PARALLEL TO THE ORIGINAL BRACING. b. 1/2" APA RATED SHEATHING EXTENDED TO ROOF DECK OR SHEAR WALL.
5.	ALL TRUSS BOTTOM CHORDS SHALL BE BRACED @ 8'-0" OC MIN. TRUSS DESIGNER TO DETERMINE ACTUAL BRACING REQUIREMENTS. CONTINUOUS SHEETING APPLIED TO BOTTOM CHORD MAY SATISFY THIS BRACING REQUIREMENT.

ROOF TRUSS DESIGN NOTES	
1.	TRUSS MANUFACTURER MAY NOT DEVIATE FROM THE FRAMING PLANS UNLESS PRIOR APPROVAL FROM THE STRUCTURAL ENGINEER HAS BEEN GIVEN. IT IS THE TRUSS MANUFACTURER'S RESPONSIBILITY TO SEEK SUCH APPROVAL PRIOR TO MANUFACTURE AND INSTALLATION OF FRAMING MEMBERS.
2.	ROOF TRUSS DESIGNER TO VERIFY MINIMUM DESIGN LOADS.
3.	DESIGN UPLIFT ON ROOF TRUSSES AS INDICATED IN THE DESIGN DATA. PROVIDE A TIE DOWN CLIP AT EACH TRUSS, AT EVERY POINT OF BEARING.
DEFLECTION LIMITS: LIVE LOAD TOTAL LOAD L/360 L/240 (MAX TOTAL 1")	
LOADS: ROOF DEAD LOAD ROOF WIND LOAD DESIGN/BALANCED SNOW LOAD (Ps) SEE ROOF TRUSS SCHEDULE SEE DESIGN DATA SEE DESIGN DATA	

W

WADE WEISSMANN
ARCHITECTURE

BZN2

FOX POINT
RENOVATION
7707 Merrie Lane, Fox Point, WI 53217

ISSUE:
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12.02.2022

STRUCTURAL
NOTES &
SCHEDULES

S0.01

SE Project #:
22140

Spire Engineering, Inc
305 N. Plankinton Ave
Suite 101
Milwaukee, WI 53203
(414) 278-9200

spire
ENGINEERING

The diagram shows a cross-section of a concrete wall and its footing. Various control points and markers are indicated by arrows pointing to specific locations:

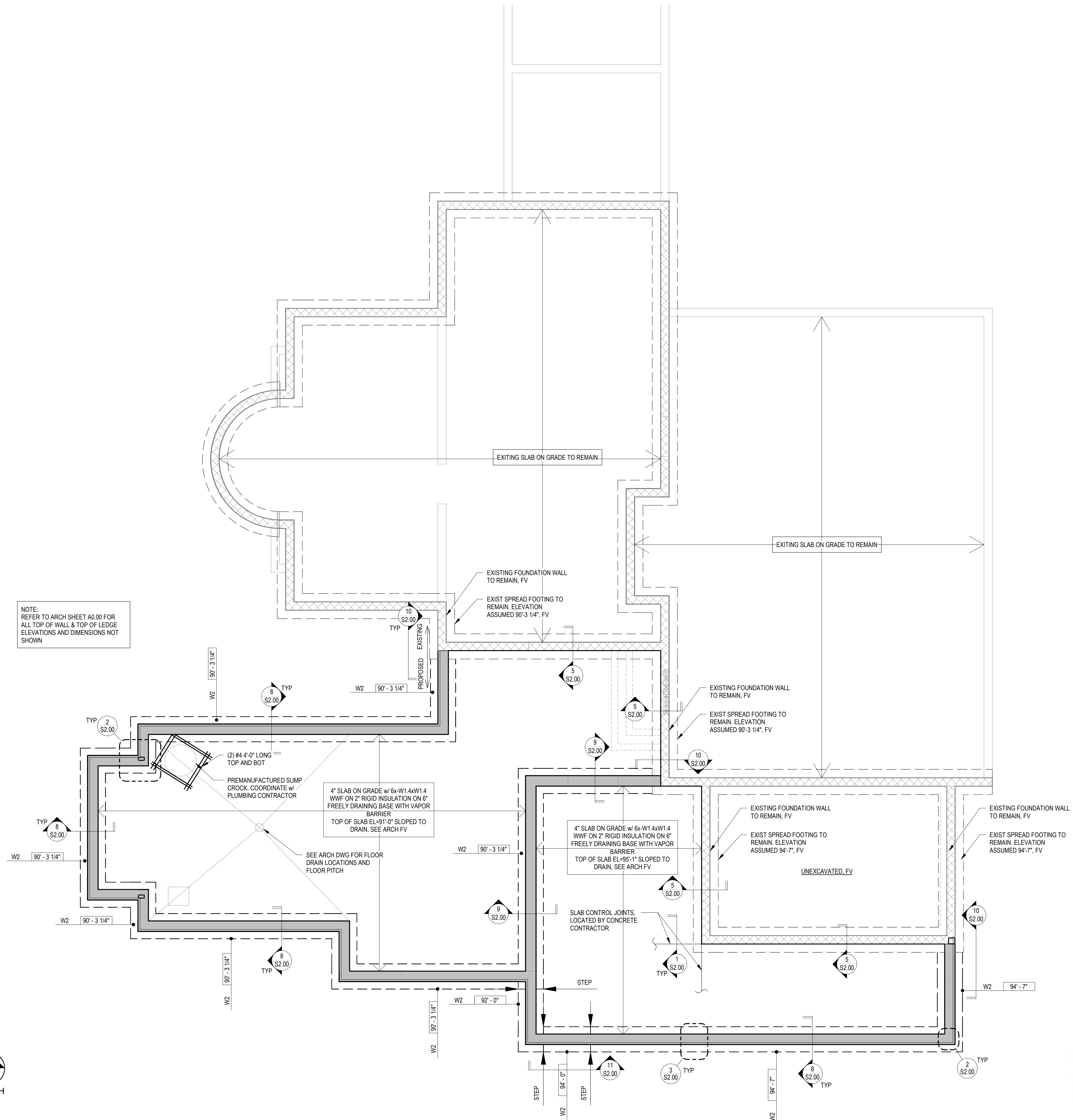
- TOP OF COLUMN FOOTING ELEVATION**: Points to the top surface of the footing.
- COLUMN FOOTING MARK**: Points to a mark labeled **F1** at a distance of **96'-0"** from the column face.
- PIER MARK**: Points to a mark labeled **P1** at a distance of **100'-0"** from the column face.
- TOP OF PIER ELEVATION**: Points to the top surface of the pier.
- COLUMN MARK**: Points to the centerline of the column, labeled **CJ**.
- CONCRETE WALL & FOOTING**: Points to the main body of the concrete structure.
- TOP OF WALL ELEVATION**: Points to the top surface of the wall, labeled **TW 100'-0"**.
- TOP OF LEDGE ELEVATION**: Points to the ledge below the wall, labeled **TL 99'-4"**.
- STRIP FOOTING MARK w/ TOP OF FOOTING ELEVATION**: Points to a mark labeled **W2** at a distance of **96'-0"** from the column face.
- FOOTING STEP MARKER**: Points to a step or change in elevation in the footing.
- SLAB-ON-GRADE CONTROL OR CONSTRUCTION JOINT**: Points to a vertical joint in the slab, labeled **CJ**.

Other labels include **-** (negative) signs near the column and pier, and a question mark **?** near the footing step marker.

1. CONTRACTOR SHALL PROVIDE FROST AND MOISTURE PROTECTION FOR FOOTINGS EXPOSED DURING CONSTRUCTION.
2. REFER TO ARCHITECTURAL DRAWINGS OR PLUMBING DRAWINGS FOR SPECIFIC FLOOR DRAIN LOCATIONS & ELEVATIONS.
3. FOOTING EXCAVATIONS SHALL BE EXAMINED BY THE GEOTECHNICAL ENGINEER TO CONFIRM THAT THE SOILS AT THE BOTTOM OF THE EXCAVATION ARE CAPABLE OF PROVIDING THE ALLOWABLE SOIL BEARING PRESSURE AS INDICATED IN THE DESIGN DATA. CONTACT ARCHENGINEER IF UNABLE TO ATTAIN THIS SOIL BEARING PRESSURE.
4. VERIFY SIZES OF ALL STOOPS WITH ARCHITECT PRIOR TO CONSTRUCTION.
5. CENTER COLUMN AND WALL FOOTINGS ON SUPPORTED MEMBER CENTERLINES UNO.
6. NO PROVISION HAS BEEN MADE FOR FUTURE EXPANSION.
7. REFER TO \$0.00 & \$0.01 FOR ALL STRUCTURAL NOTES & SCHEDULES. REFER TO \$2.00 FOR MISCELLANEOUS DETAILS NOT CUT ON PLAN.
8. ALL EXISTING CONDITIONS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION OR MATERIAL FABRICATION. NOTIFY ENGINEER FOR POSSIBLE REMEDIAL ACTION IF ACTUAL CONDITIONS DIFFER FROM THOSE SHOWN HERE.

MARK	DIMENSIONS			REINFORCEMENT	REMARKS
	WIDTH	LENGTH	DEPTH		
W1	1'-6"	CONT	1'-0"	(2) #5 x CONT	
W2	2'-0"	CONT	1'-0"	(2) #5 x CONT	

GENERAL NOTES:
1. LW = LONG WAY
SW = SHORT WAY
EW = EACH WAY
T = TOP
B, BOT = BOTTOM
CONT = CONTINUOUS



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



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SE Project #:
 22140

Plankinton Ave
Suite 101

FOUNDATION
PLAN

SE Project #: 22140



WEISSMANN
ARCHITECTURE

BZN2

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RENOVATION**
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PERMIT SET	12.02.2022
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FOUNDATION
PLAN

\$1.00

HEADER SCHEDULE

MARK	TYPE	SHOULDER STUDS, UNO 1ST	REMARKS
H1	(2) 2x6 SPF No.1No.2	2	
H2	(2) 2x6 SPF No.1No.2	2	
H3	(2) 2x10 SPF No.1No.2	2	
H4	(2) 2x12 SPF No.1No.2	2	
H5	(3) 2x6 SPF No.1No.2	3	
H6	(3) 2x10 SPF No.1No.2	3	

- SCHEDULE NOTES:
- SEE DETAIL 1/S3.00 FOR TYPICAL HEADER FRAMING INFORMATION.
 - PROVIDE FULL HEIGHT SPF No.1No.2 KING STUDS ADJACENT TO EACH HEADER LOCATION ACCORDING TO THE FOLLOWING:
OPENINGS ≤ 5'-0" 1 STUD
5'-0" < OPENINGS ≤ 9'-0" 2 STUDS
9'-0" < OPENINGS ≤ 12'-0" 3 STUDS
 - AT CONTRACTOR'S OPTION, LARGER MEMBERS w/ EQUAL OR BETTER DESIGN PROPERTIES MAY BE SUBSTITUTED FOR SIZES LISTED ABOVE PROVIDED IT DOES NOT CHANGE THE STRUCTURAL OR ARCHITECTURAL DESIGN INTENT.
 - ABOVE HEADER SIZES DESIGNATED WITH AN 'R' ON PLAN SHALL BE RECESSED, ex. 'H6-R'. ALL HEADERS NOT ABOVE DOORS OR WINDOWS TO BE FLUSH WITH CEILING, U.N.O.
 - AT NON-TREATED, EXPOSED, EXTERIOR HEADERS, BOX OUT HEADERS AS SHOWN ON ARCH DWGS TO WEATHER PROOF.
 - SHOULDER STUDS TO BE OF SAME SPECIES AND GRADE AS BRG. WALLS UNLESS NOTED OTHERWISE. REFER TO SCHEDULE.
 - WHERE HEADER PLIES ARE LESS THAN THE CORRESPONDING WALL WIDTH, THE HEADER SHALL BE MODIFIED ACCORDING TO DETAIL 6/S3.00.
 - SEE DETAIL 4 & 5/S3.00 FOR PLY CONNECTION ASSEMBLIES.
 - SHOULDER STUDS AT STAGGERED CORRIDOR WALLS SHALL BE 2x6
 - SEE DETAILS 2/S3.00 & 3/S3.00 FOR ALLOWABLE HOLES AND NOTCHES IN HEADERS.

FLOOR & ROOF TRUSS SCHEDULE

MARK	DEPTH	SPACING	LL	T.C. DL	B.C. DL	LL DEFL. LIMIT	TL DELF. LIMIT	REMARKS
FT-1	18"	19.2"	40 psf	20 psf	5 psf	L / 480	L / 240	MID DEPTH BEARING
FT-2	12"	19.2"	40 psf	20 psf	5 psf	L / 480	L / 240	MID DEPTH BEARING
FT-3	18"	19.2"	40 psf	20 psf	5 psf	L / 480	L / 240	MID DEPTH BEARING. MODIFY TOP CHORD TO ALLOW FOR CURBLESS SHOWER
RT-1	VARIES	24"	25 psf + DRIFT	20 psf	5 psf	L / 360	L / 240	PITCHED TOP CHORD

- SCHEDULE NOTES:
- FLOOR & ROOF TRUSS SCHEDULE DENOTES TRUSS SPACING, DEPTH, BEARING CONDITIONS AND LOADING. INDIVIDUAL TRUSS LENGTHS TO BE VERIFIED BY TRUSS MANUFACTURER.
 - SEE PLANS FOR VARIATIONS IN TRUSS BEARING CONDITIONS.
 - CONCENTRATED LOADS DUE TO DOOR / WINDOW JAMBS ARE NOT EXPLICITLY PROVIDED AND SHALL BE CALCULATED BY TRUSS DESIGNER.

WOOD BEAM SCHEDULE

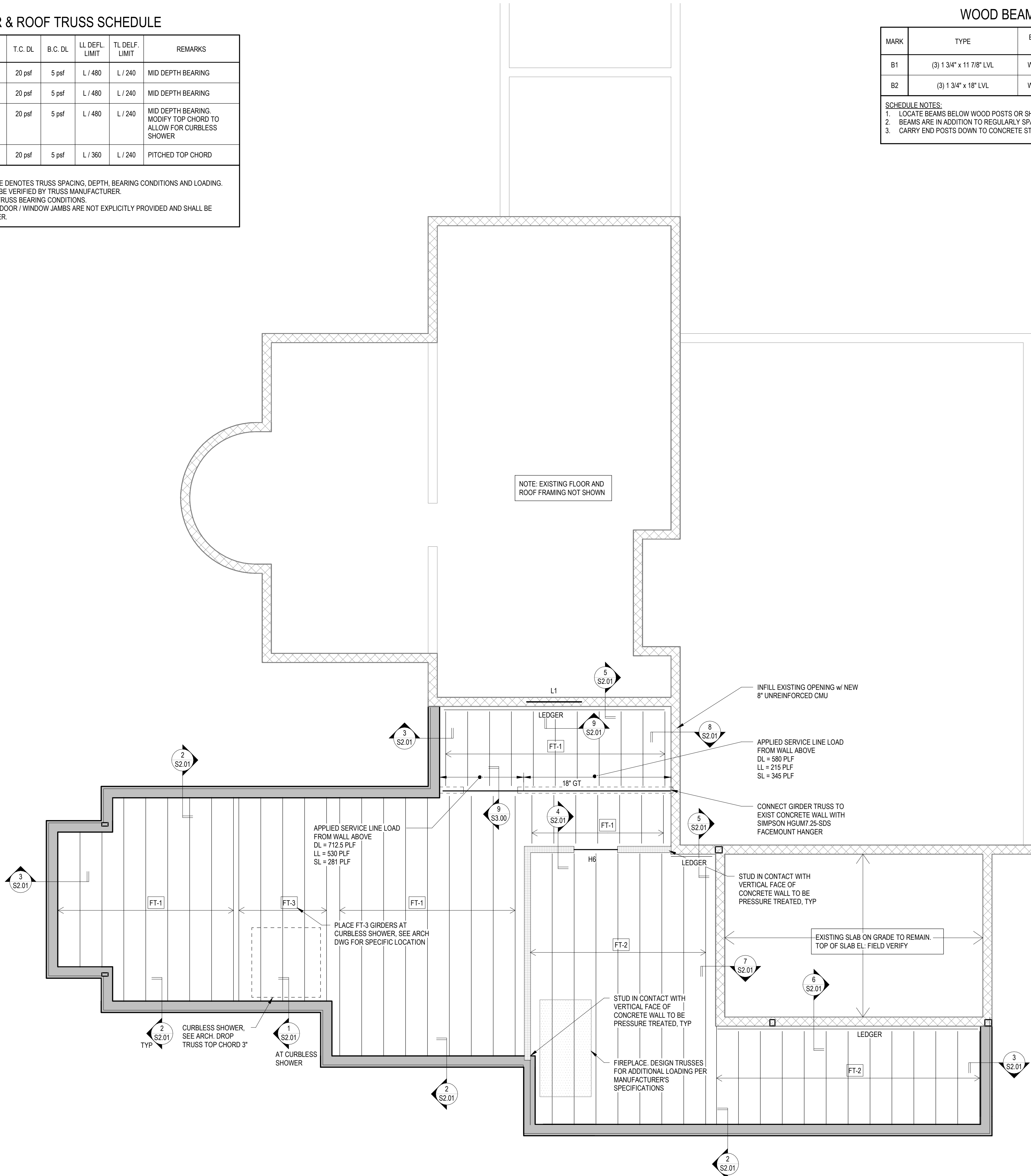
MARK	TYPE	END POST, UNO	REMARKS
B1	(3) 1 3/4" x 11 7/8" LVL	WP-46, UNO	
B2	(3) 1 3/4" x 18" LVL	WP-46, UNO	

- SCHEDULE NOTES:
- LOCATE BEAMS BELOW WOOD POSTS OR SHOULDER STUDS FROM FLOOR ABOVE.
 - BEAMS ARE IN ADDITION TO REGULARLY SPACED JOISTS.
 - CARRY END POSTS DOWN TO CONCRETE STRUCTURE.

LINTEL SCHEDULE

MARK	SIZE	CONFIGURATION	REMARKS
L1	W8x18 w/ 16 5/16x8" x CONT	EQUAL IN FILL FOLLOWING ERECTION 3/16" 1' 3-12"	

- GENERAL NOTES:
- PROVIDE 8" MINIMUM BEARING FOR ALL LINTELS, U.N.O.
 - PROVIDE MINIMUM OF 3 COURSES SOLID GROUTED CMU BELOW LINTEL BEARING (UNLESS OTHERWISE NOTED). SEE MASONRY WALL SCHEDULE.
 - CENTER BEAMS WITHIN WIDTH OF BLOCK UNLESS NOTED OTHERWISE.
 - PROVIDE ADJUSTABLE MASONRY ANCHORS ON WEBS/FLANGES AT 32" OC, AND ON UNDERSIDE OF BOTTOM 16 FOR LINTELS IN FUTURE OPENINGS.
 - PROVIDE HORIZONTAL REINFORCING IN THE JOINT ABOVE THE LINTEL, AND EXTEND 24" BEYOND EDGE OF OPENING.
 - REFER TO ARCHITECTURAL DRAWINGS FOR OPENING LOCATIONS, ELEVATIONS, & SIZES.
 - EXTEND BOTTOM PLATES FULL LENGTH OF LINTEL, INCLUDING BEARING.
 - SHORE ALL CMU LINTELS UNTIL GROUT HAS CURED.
 - BOTTOM 16 TO BE 1" NARROWER THAN NOMINAL TOTAL WALL THICKNESS. WRAP ENDS OF STEEL LINTEL w/ BUILDING PAPER AND GROUT SOLID. VERIFY WALL THICKNESS w/ PLATE WIDTH INDICATED IN SCHEDULE.
 - LOOSE BRICK LINTELS, SEE LOOSE BRICK/VENEER LINTEL SCHEDULE.
 - STEEL LINTELS EXCEEDING 12'-0" IN LENGTH SHALL HAVE 1/2" DIAMETER x 6" LONG HEADED STUDS WELDED TO TOP AT 24" OC. ALL CORES OF MASONRY COURSE DIRECTLY ABOVE LINTEL SHALL BE GROUTED SOLID w/ (2) #5 CONTINUOUS.



HEADER SCHEDULE

MARK	TYPE	SHOULDER STUDS, UNO 1ST	REMARKS
H1	(2) 2x6 SPF No.1No.2	2	
H2	(2) 2x6 SPF No.1No.2	2	
H3	(2) 2x10 SPF No.1No.2	2	
H4	(2) 2x12 SPF No.1No.2	2	
H5	(3) 2x6 SPF No.1No.2	3	
H6	(3) 2x10 SPF No.1No.2	3	

- SCHEDULE NOTES:
- SEE DETAIL 1/S3.00 FOR TYPICAL HEADER FRAMING INFORMATION.
 - PROVIDE FULL HEIGHT SPF No.1No.2 KING STUDS ADJACENT TO EACH HEADER. LOCATION ACCORDING TO THE FOLLOWING:
OPENINGS ≤ 5'-0" 1 STUD
5'-0" < OPENINGS ≤ 9'-0" 2 STUDS
9'-0" < OPENINGS ≤ 12'-0" 3 STUDS
 - AT CONTRACTOR'S OPTION, LARGER MEMBERS w/ EQUAL OR BETTER DESIGN PROPERTIES MAY BE SUBSTITUTED FOR SIZES LISTED ABOVE PROVIDED IT DOES NOT CHANGE THE STRUCTURAL OR ARCHITECTURAL DESIGN INTENT.
 - ABOVE HEADER SIZES DESIGNATED WITH AN 'R' ON PLAN SHALL BE RECESSED, ex. 'H6-R'. ALL HEADERS NOT ABOVE DOORS OR WINDOWS TO BE FLUSH WITH CEILING, U.N.O.
 - AT NON-TREATED, EXPOSED, EXTERIOR HEADERS, BOX OUT HEADERS AS SHOWN ON ARCH DWGS TO WEATHER PROOF.
 - SHOULDER STUDS TO BE OF SAME SPECIES AND GRADE AS BRG. WALLS UNLESS NOTED OTHERWISE. REFER TO SCHEDULE.
 - WHERE HEADER PLIES ARE LESS THAN THE CORRESPONDING WALL WIDTH, THE HEADER SHALL BE MODIFIED ACCORDING TO DETAIL 6/S3.00.
 - SEE DETAIL 4 & 5/S3.00 FOR PLY CONNECTION ASSEMBLIES.
 - SHOULDER STUDS AT STAGGERED CORRIDOR WALLS SHALL BE 2x6
 - SEE DETAILS 2/S3.00 & 3/S3.00 FOR ALLOWABLE HOLES AND NOTCHES IN HEADERS.

FLOOR & ROOF TRUSS SCHEDULE

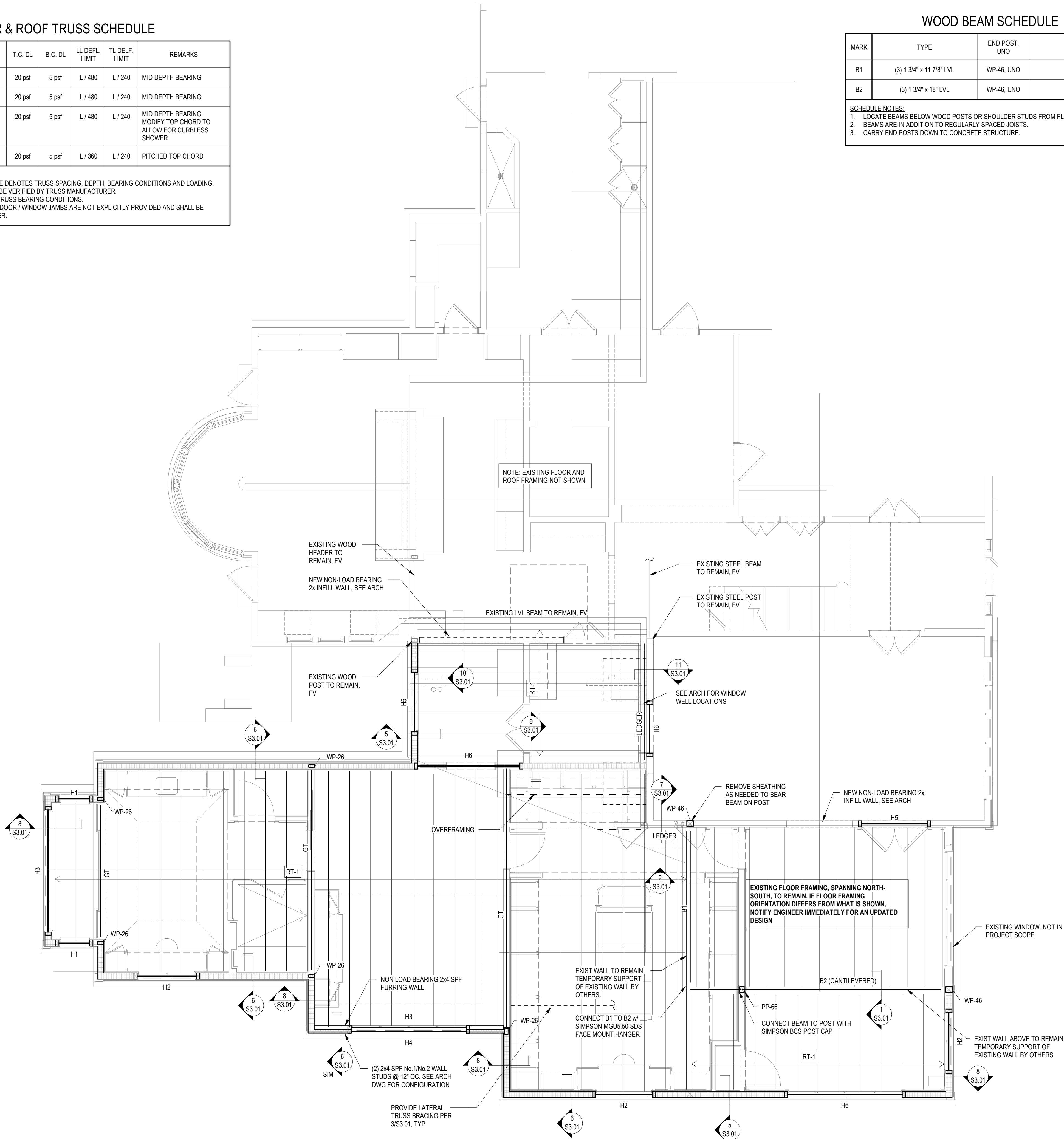
MARK	DEPTH	SPACING	LL	T.C. DL	B.C. DL	LL DEFL. LIMIT	TL DFL. LIMIT	REMARKS
FT-1	18"	19.2"	40 psf	20 psf	5 psf	L / 480	L / 240	MID DEPTH BEARING
FT-2	12"	19.2"	40 psf	20 psf	5 psf	L / 480	L / 240	MID DEPTH BEARING
FT-3	18"	19.2"	40 psf	20 psf	5 psf	L / 480	L / 240	MID DEPTH BEARING. MODIFY TOP CHORD TO ALLOW FOR CURBLESS SHOWER
RT-1	VARIES	24"	25 psf + DRIFT	20 psf	5 psf	L / 360	L / 240	PITCHED TOP CHORD

- SCHEDULE NOTES:
- FLOOR & ROOF TRUSS SCHEDULE DENOTES TRUSS SPACING, DEPTH, BEARING CONDITIONS AND LOADING. INDIVIDUAL TRUSS LENGTHS TO BE VERIFIED BY TRUSS MANUFACTURER.
 - SEE PLANS FOR VARIATIONS IN TRUSS BEARING CONDITIONS.
 - CONCENTRATED LOADS DUE TO DOOR / WINDOW JAMBS ARE NOT EXPLICITLY PROVIDED AND SHALL BE CALCULATED BY TRUSS DESIGNER.

WOOD BEAM SCHEDULE

MARK	TYPE	END POST, UNO	REMARKS
B1	(3) 1 3/4" x 11 7/8" LVL	WP-46, UNO	
B2	(3) 1 3/4" x 18" LVL	WP-46, UNO	

- SCHEDULE NOTES:
- LOCATE BEAMS BELOW WOOD POSTS OR SHOULDER STUDS FROM FLOOR ABOVE.
 - BEAMS ARE IN ADDITION TO REGULARLY SPACED JOISTS.
 - CARRY END POSTS DOWN TO CONCRETE STRUCTURE.



1 S1.02 ROOF FRAMING PLAN
SCALE : 1/4" = 1'-0"
NORTH



BZN2

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ROOF FRAMING
PLAN

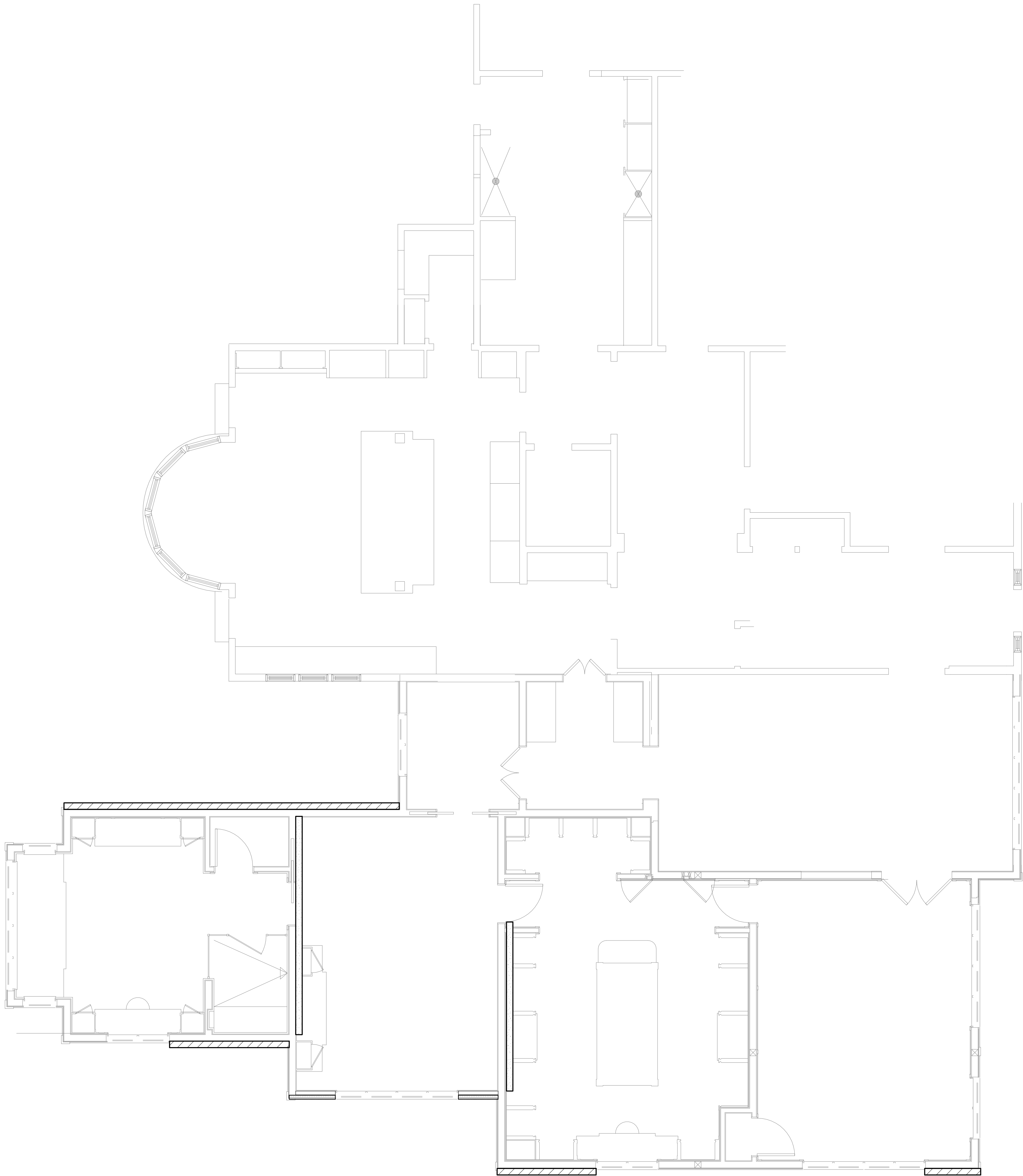
S1.02

RESIDENTIAL WALL BRACING NOTES

1. THIS BRACED WALL LINE LAYOUT UTILIZES THE PRESCRIPTIVE WALL BRACING REQUIREMENTS PER SECTION R602.10 OF THE 2015 INTERNATIONAL RESIDENTIAL CODE. REFER TO SECTION FOR BRACING MATERIAL REQUIREMENTS, CONNECTION INFORMATION AND CORNER CONSTRUCTION REQUIREMENTS.
2. PRESCRIPTIVE BRACED WALL PANELS SHALL BE WITHIN 10'-0" FROM CORNERS AND A MAXIMUM OF 20'-0" BETWEEN PANELS. PARALLEL BRACED WALL LINE SPACING SHALL NOT EXCEED 60'-0".
3. PARTIAL WALL PANEL SEGMENTS ARE 4'-0" LONG, UNLESS NOTED OTHERWISE.

WALL BRACING LEGEND

- WOOD STRUCTURAL PANEL (METHOD WSP)
EXTERIOR SIDE: 48" MINIMUM WIDTH OF 7/16" WOOD SHEATHING. BLOCK ALL EDGES. FASTEN w/ 8d NAILS @ 6" OC AT ALL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS.
INTERIOR SIDE: 48" MINIMUM WIDTH OF 1/2" GYPSUM BOARD. FASTEN w/ 5d COOLER NAILS OR #6 SCREWS @ 7" OC AT ALL EDGES AND INTERMEDIATE SUPPORTS.
- GYPSUM BOARD (METHOD GB)
48" MINIMUM WIDTH OF 1/2" GYPSUM BOARD, UNBLOCKED. FASTEN w/ 5d COOLER NAILS OR #6 SCREWS @ 7" OC AT ALL EDGES AND INTERMEDIATE SUPPORTS.
- ALTERNATE BRACED WALL (METHOD ABW)
EXTERIOR SIDE: 36" MINIMUM WIDTH OF 7/16" WOOD SHEATHING. CONSTRUCT IN ACCORDANCE WITH 2012 IRC FIGURE R602.10.6.1.
- WOOD STRUCTURAL PANEL ENGINEERED (METHOD WSP)
EXTERIOR SIDE: 48" MINIMUM WIDTH OF 7/16" WOOD SHEATHING. BLOCK ALL EDGES. FASTEN w/ 8d NAILS @ 4" OC AT ALL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS.
INTERIOR SIDE: 48" MINIMUM WIDTH OF 1/2" GYPSUM BOARD. FASTEN w/ 5d COOLER NAILS OR #6 SCREWS @ 7" OC AT ALL EDGES AND INTERMEDIATE SUPPORTS.



1
S1.10

WALL BRACING PLAN

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





Spire Engineering, Inc
305 N. Plankinton Ave
Suite 101
Milwaukee, WI 53203
(414) 278-9200

SE Project #:
22140



BZN2

FOX POINT
RENOVATION

7707 Merrie Lane, Fox Point, WI 53217

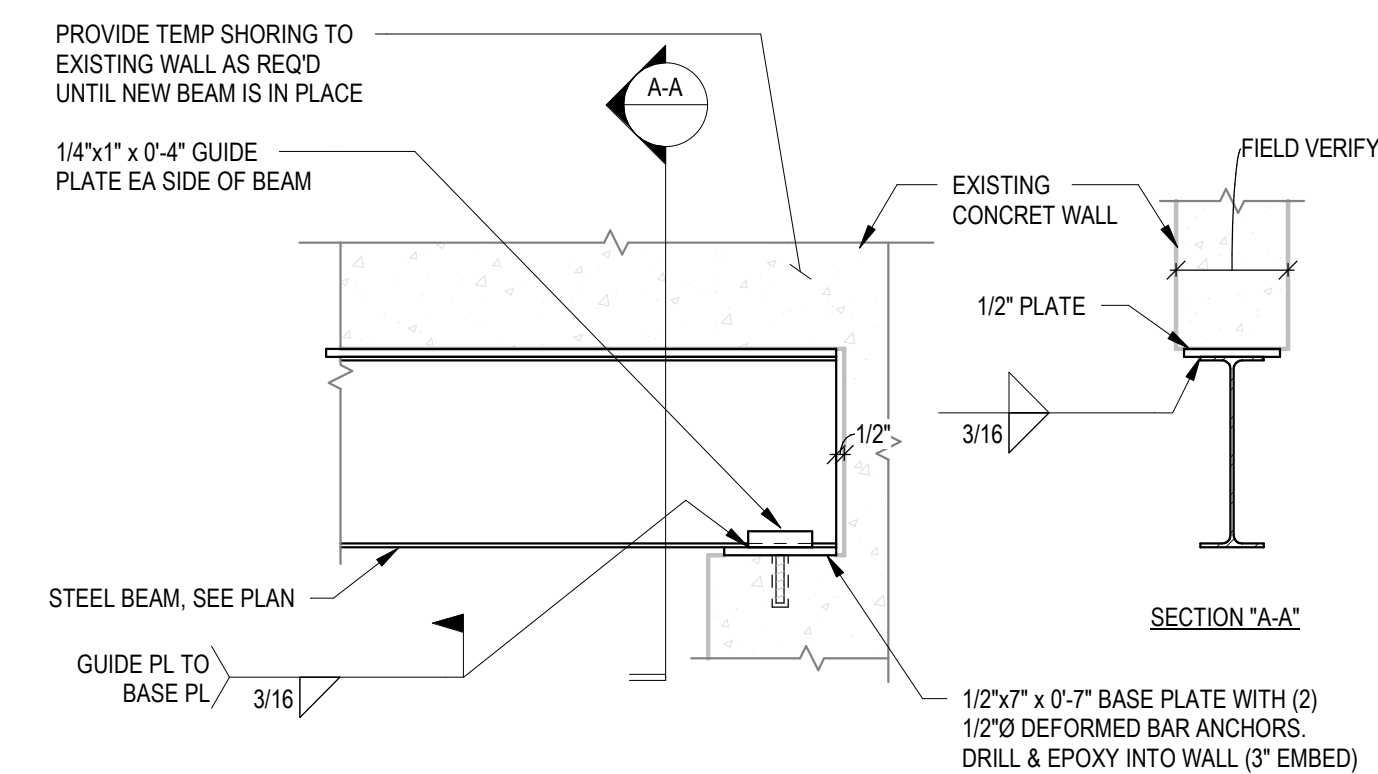
WAIDE WEISSMANN ARCHITECTURE, INC. © 2021 / P: 414-351-1200 F: 414-352-9395

12.02.2022

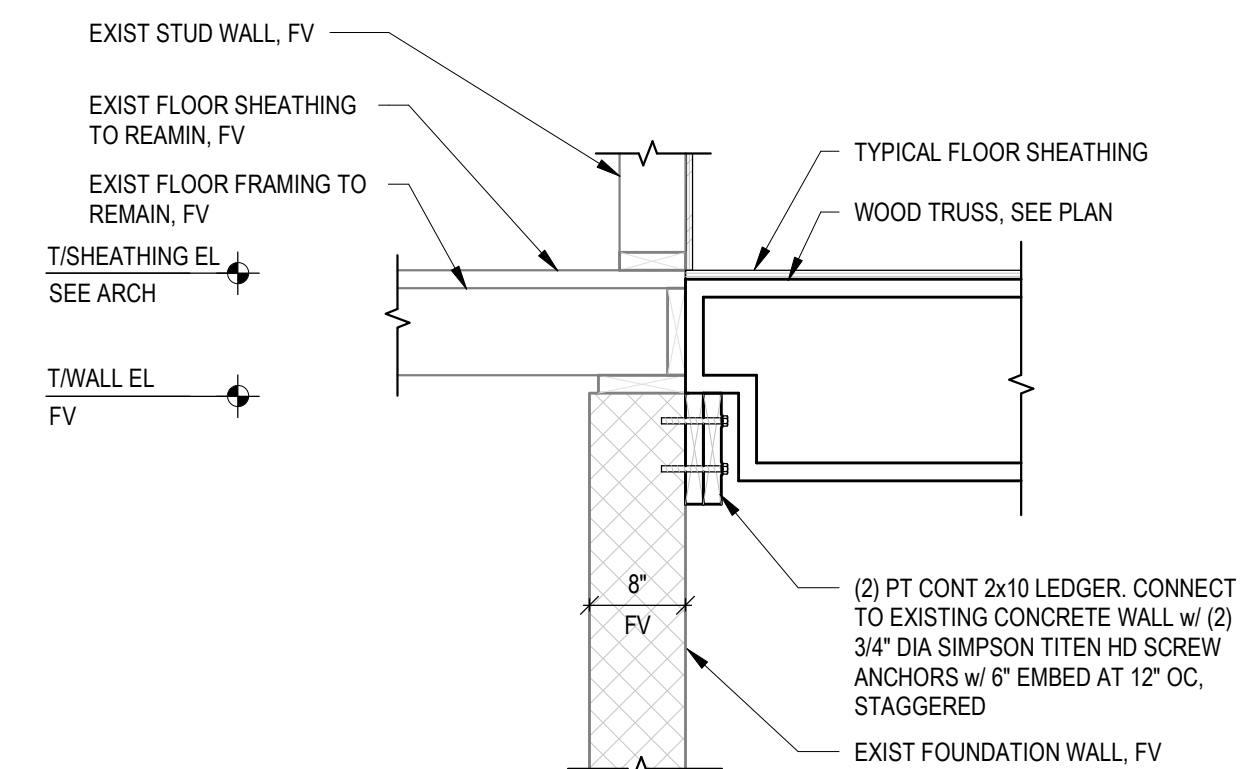
ISSUE:
PERMIT SET

WALL BRACING
PLAN

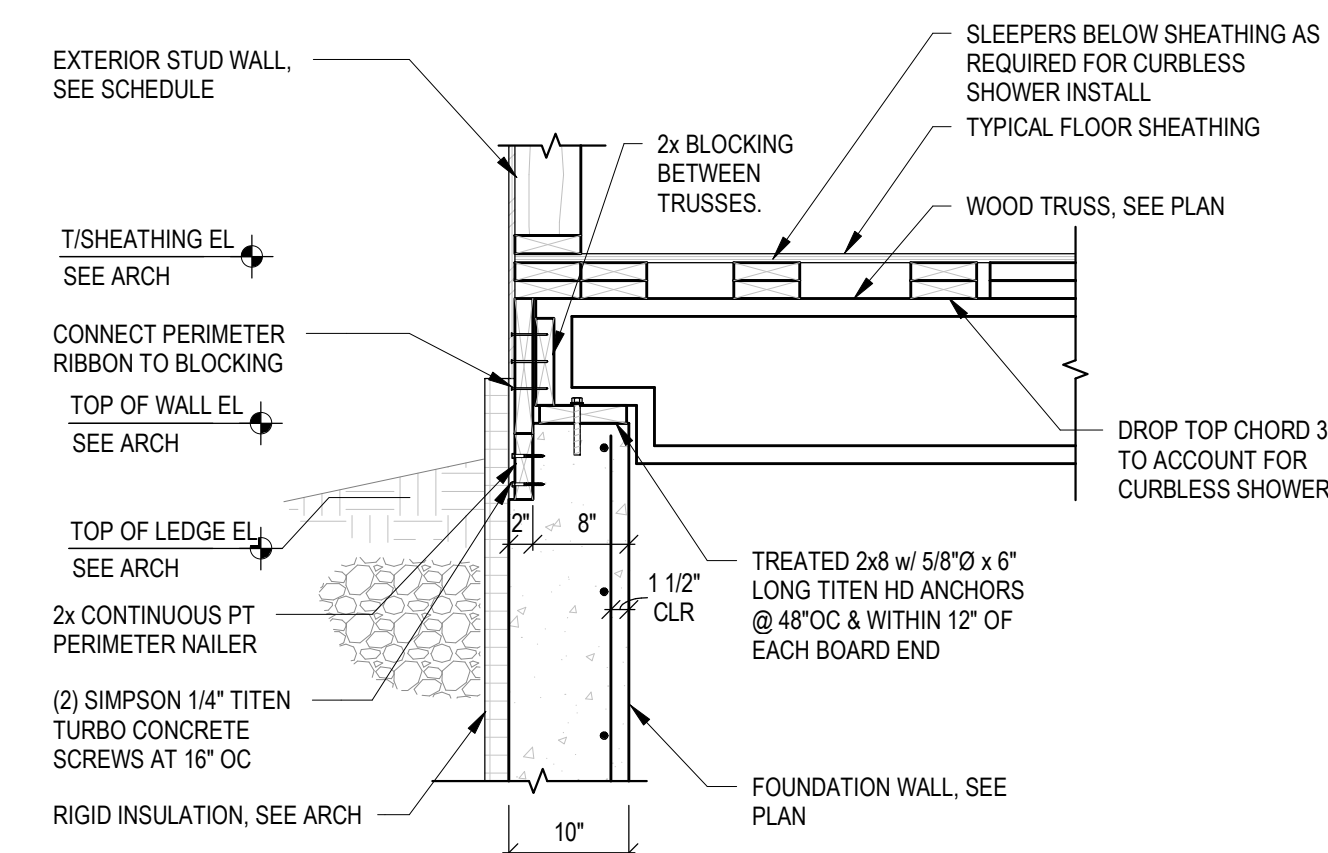
S1.10



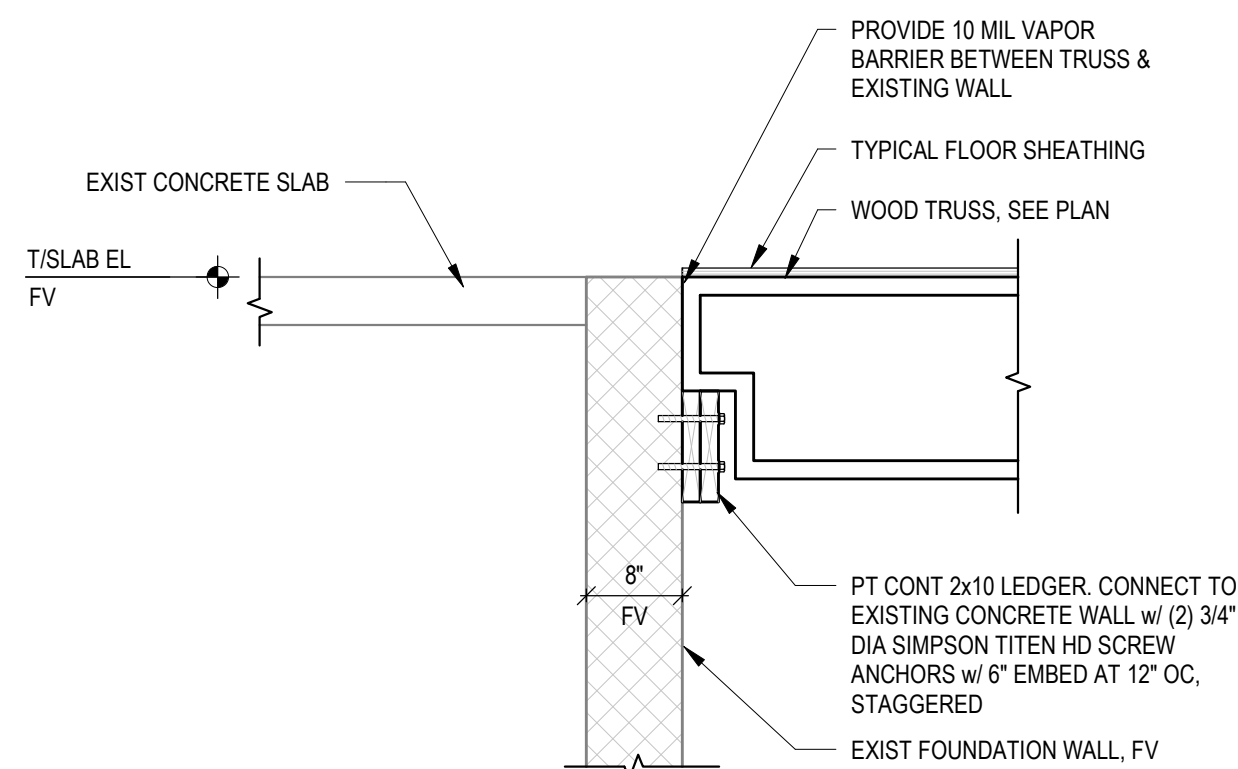
9 NEW STEEL LINTEL
S2.01 SCALE: NTS



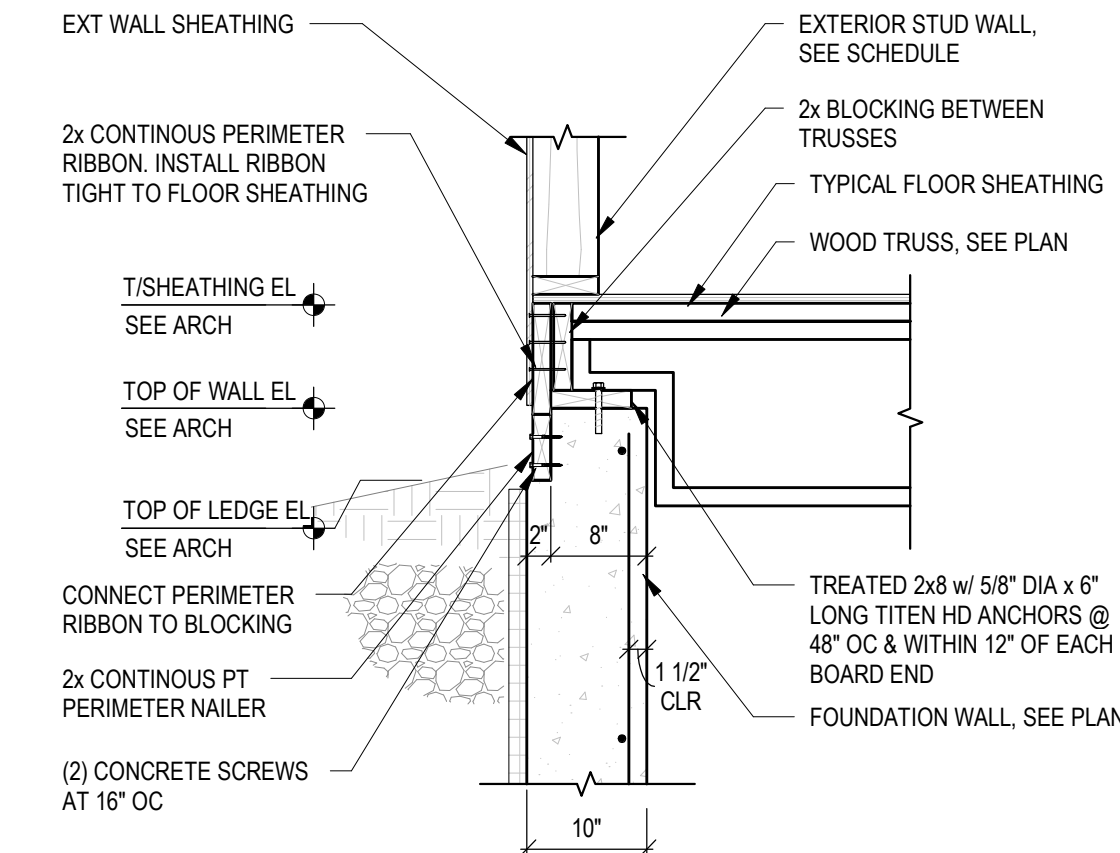
5 TRUSS BEARING ON LEDGER AT EXISTING WALL
SCALE: NTS



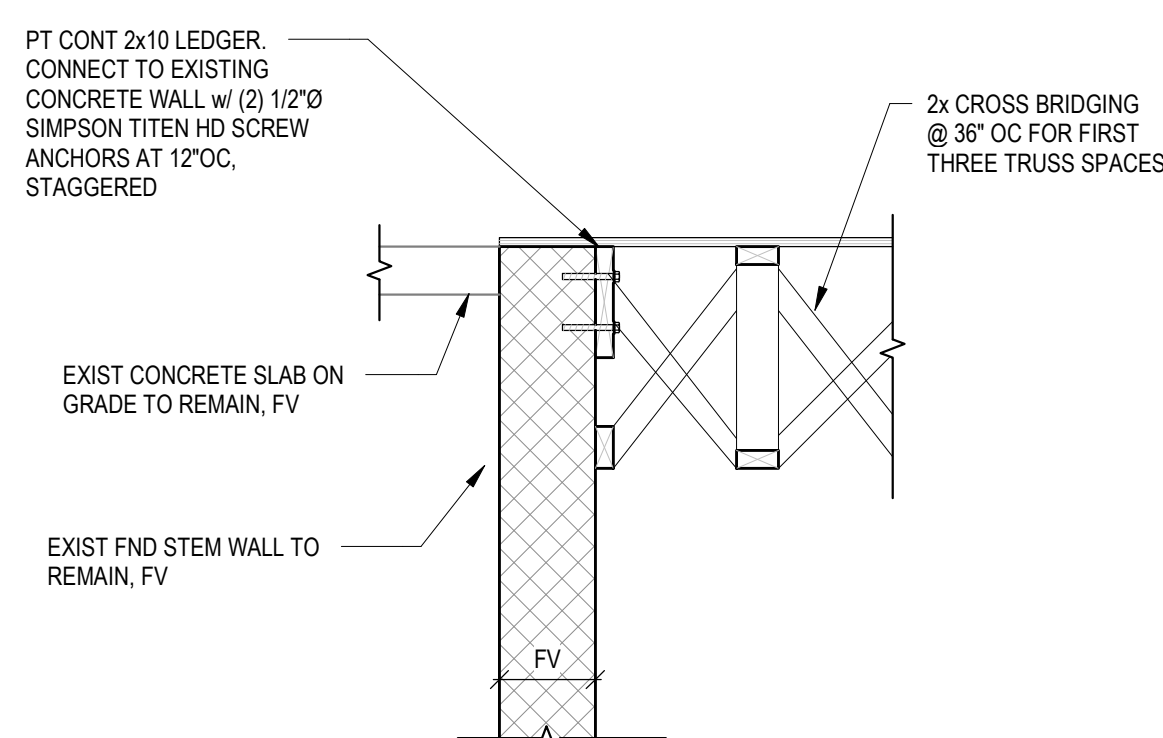
1 TRUSS BEARING AT EXTERIOR WALL AT CURBLESS SHOWER
\$2.01 SCALE: NTS



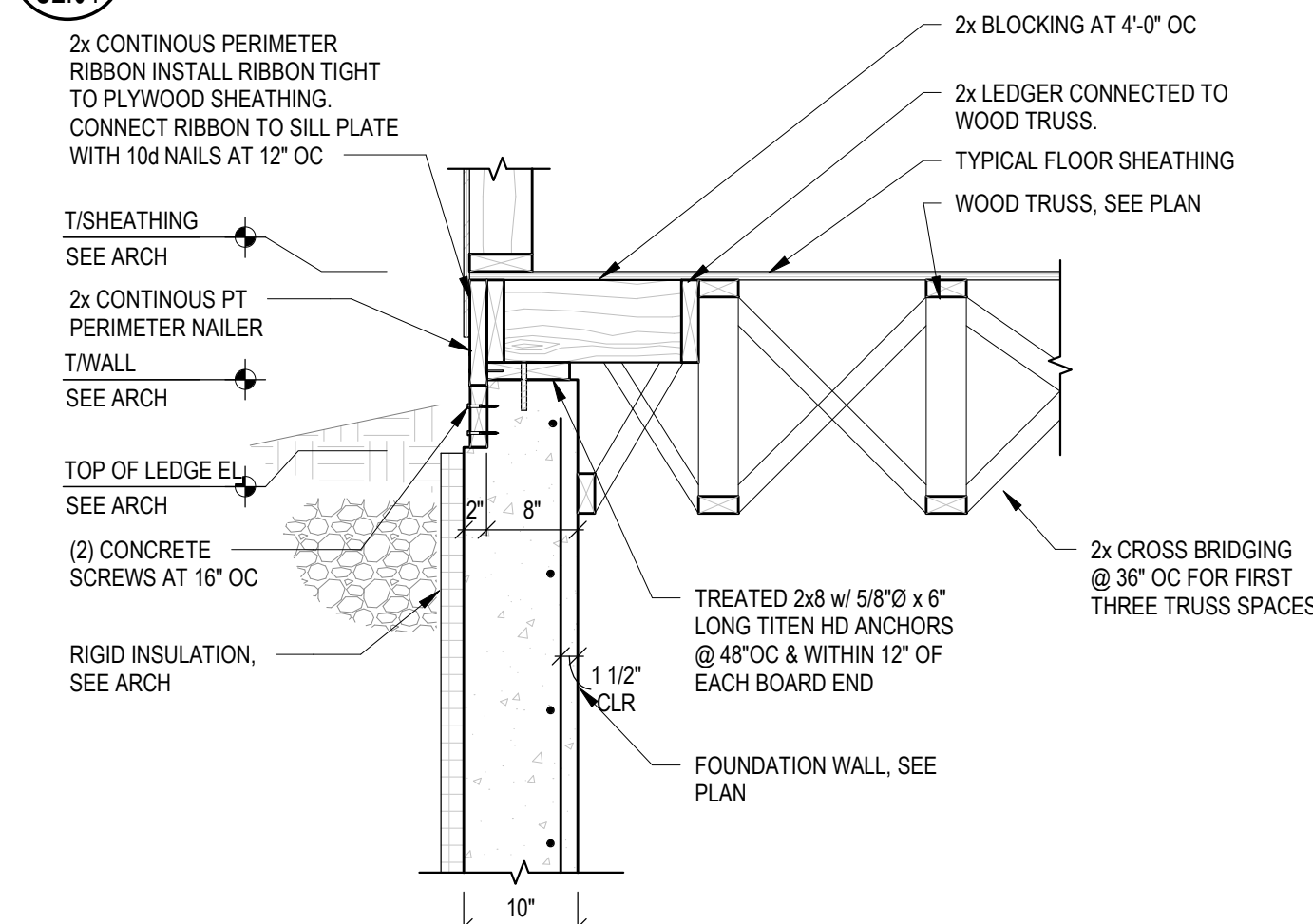
6 TRUSS BEARING ON LEDGER AT EXISTING WALL
SCALE: NTS



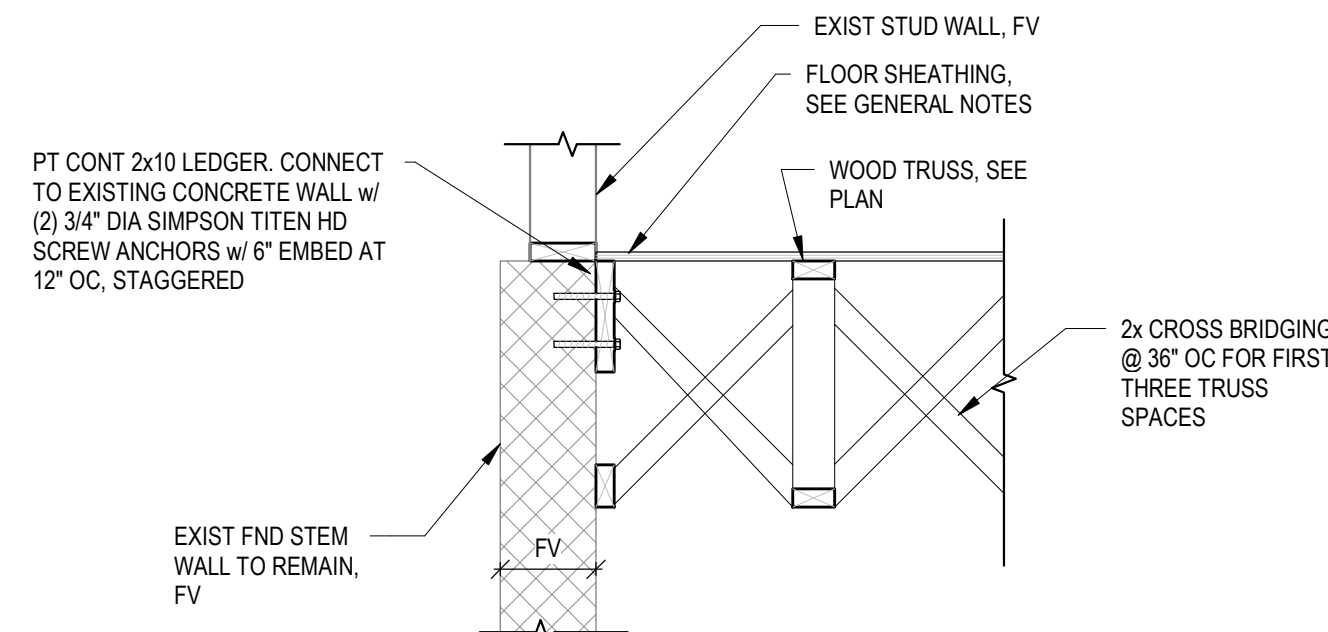
2 TRUSS BEARING AT EXTERIOR WALL
SCALE: NTS



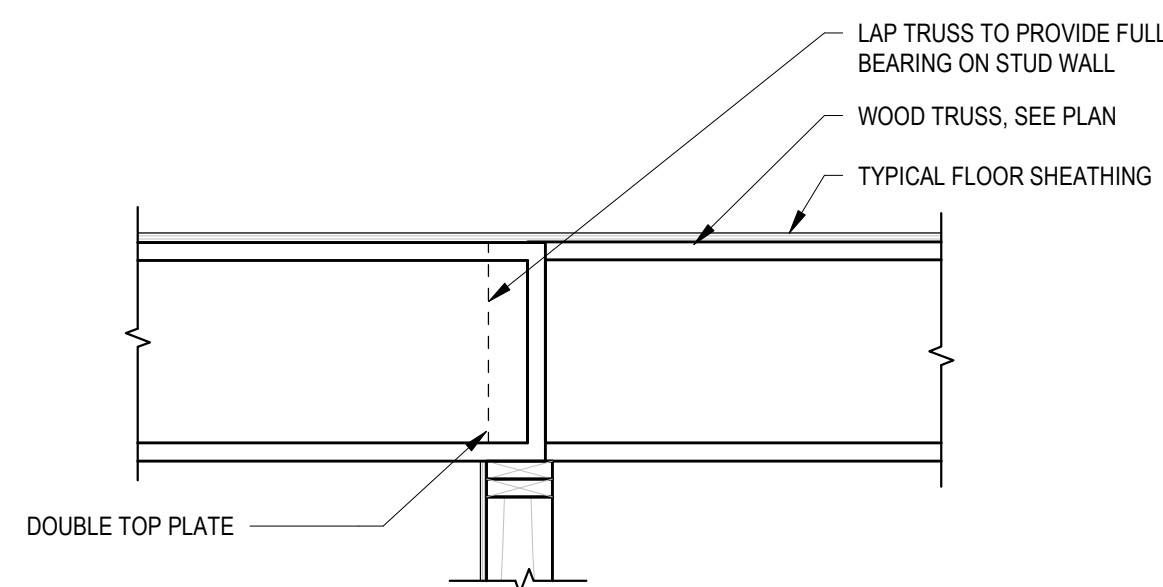
7 FLOOR FRAMING AT EXISTING WALL
S2.01 SCALE: NTS



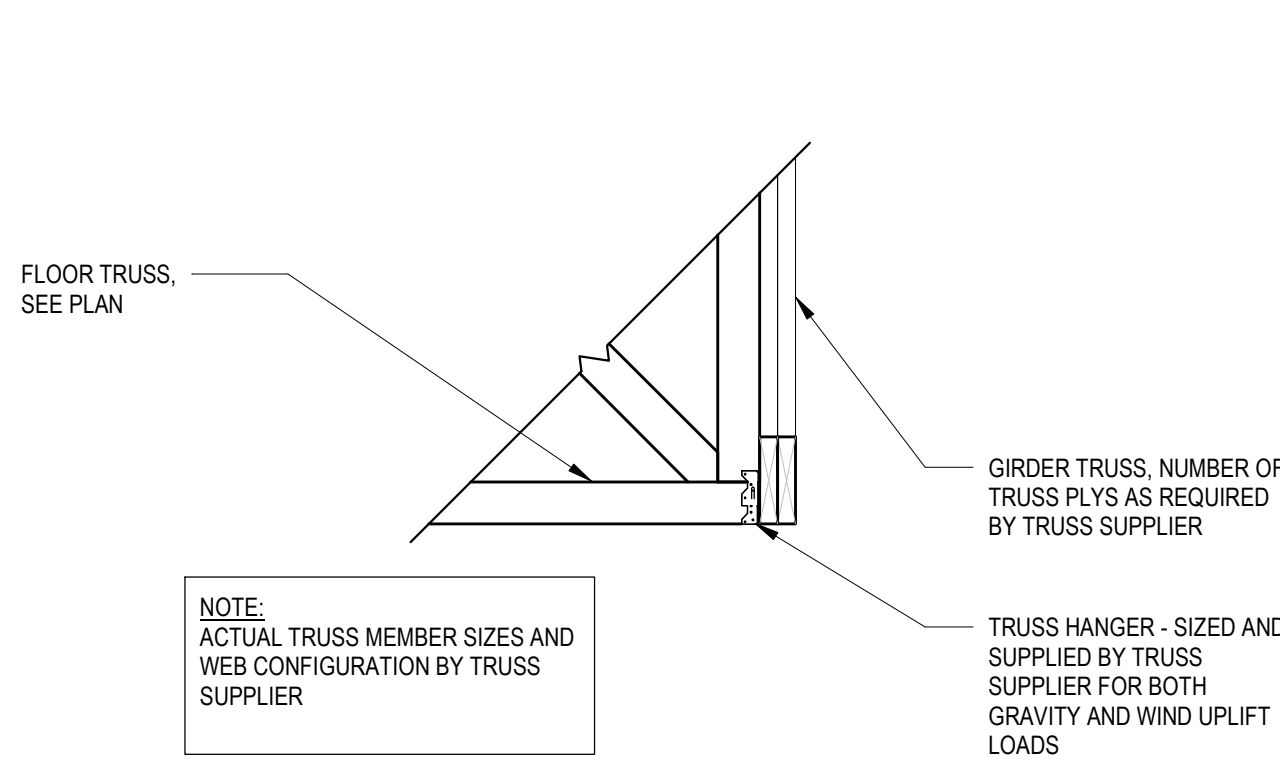
3 NON BEARING TRUSS AT EXTERIOR WALL
S2.01 SCALE: NTS



8 SECTION
S2.01 SCALE: NTS



4 TRUSS BEARING AT INTERIOR WALL
S2.01 SCALE: NTS

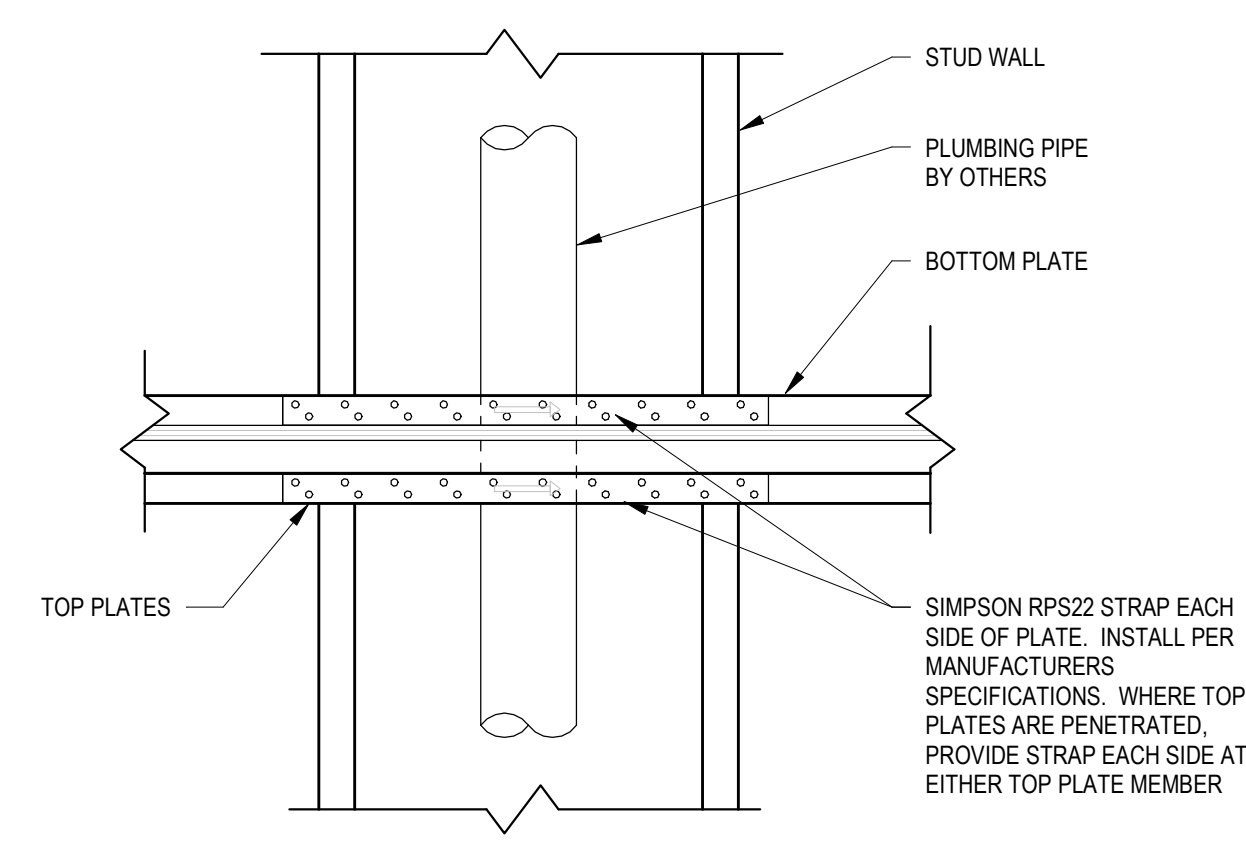


9 TRUSS TO GIRDER TRUSS CONNECTION
SCALE: NTS

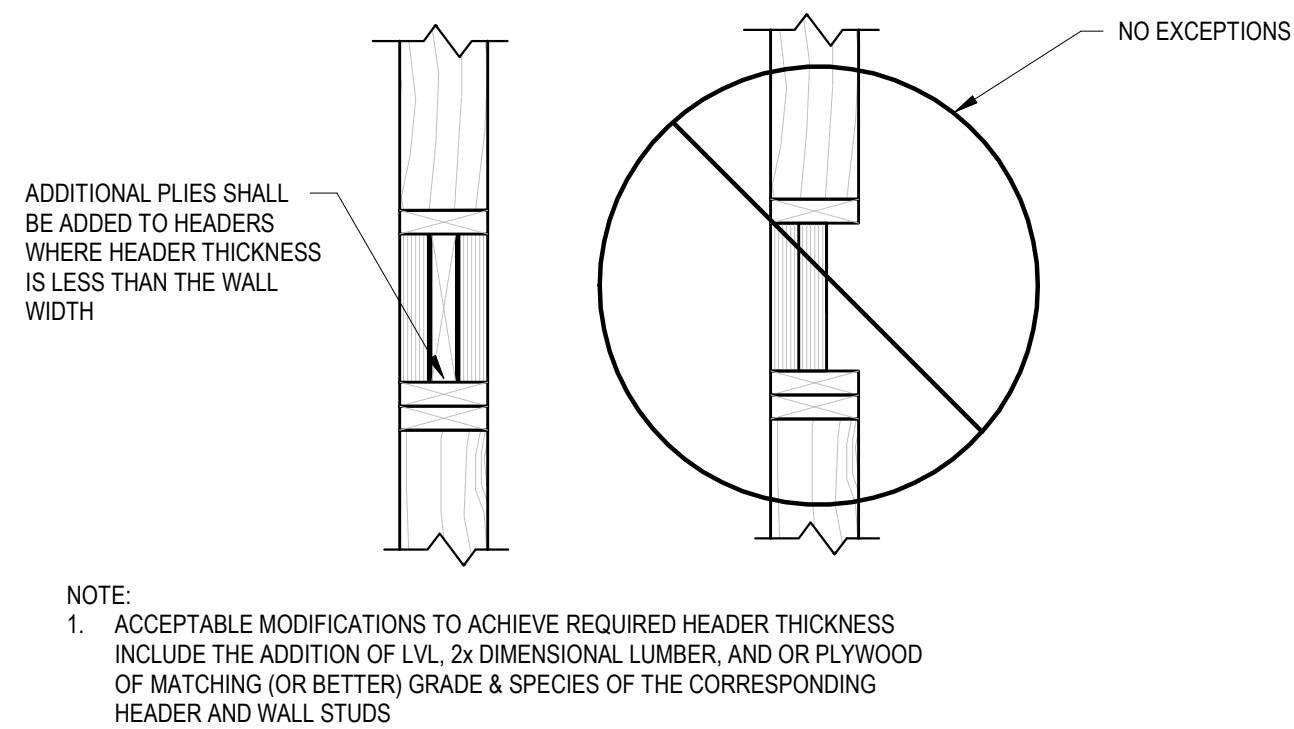
STUD SIZE	WALL USAGE	MAX HOLE DIAMETER
2x4	NON-LOAD BEARING	2.1" (2 3/32")
2x4	LOAD BEARING	1.40" (1 13/32")
2x6	NON-LOAD BEARING	3.3" (3 9/32")
2x6	LOAD BEARING	2.2" (2 3/16")

NOTES:
1. MAX HOLE SIZES PER IBC SECTION 2308.9.11
2. EDGE OF HOLE SHALL NOT BE LESS THAN 5/8" FROM EDGE OF STUD

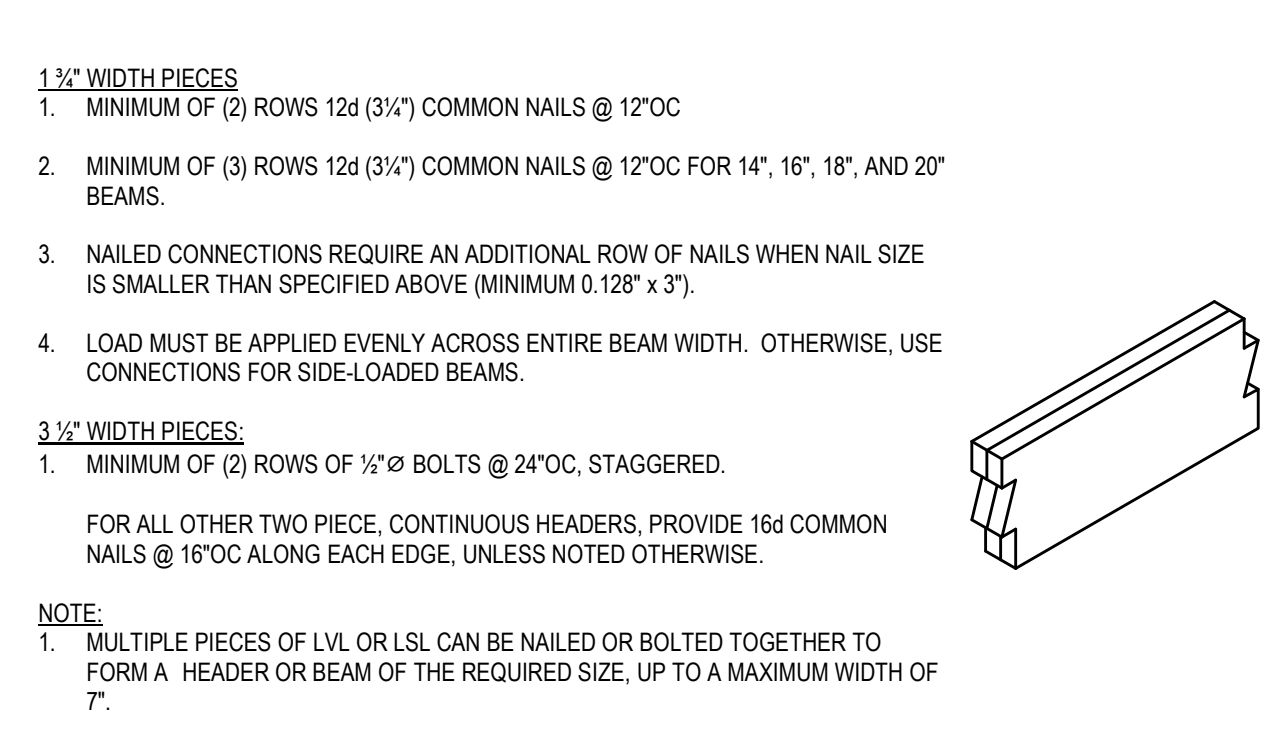
8 ALLOWABLE HOLES IN WALL STUDS
SCALE: NTS



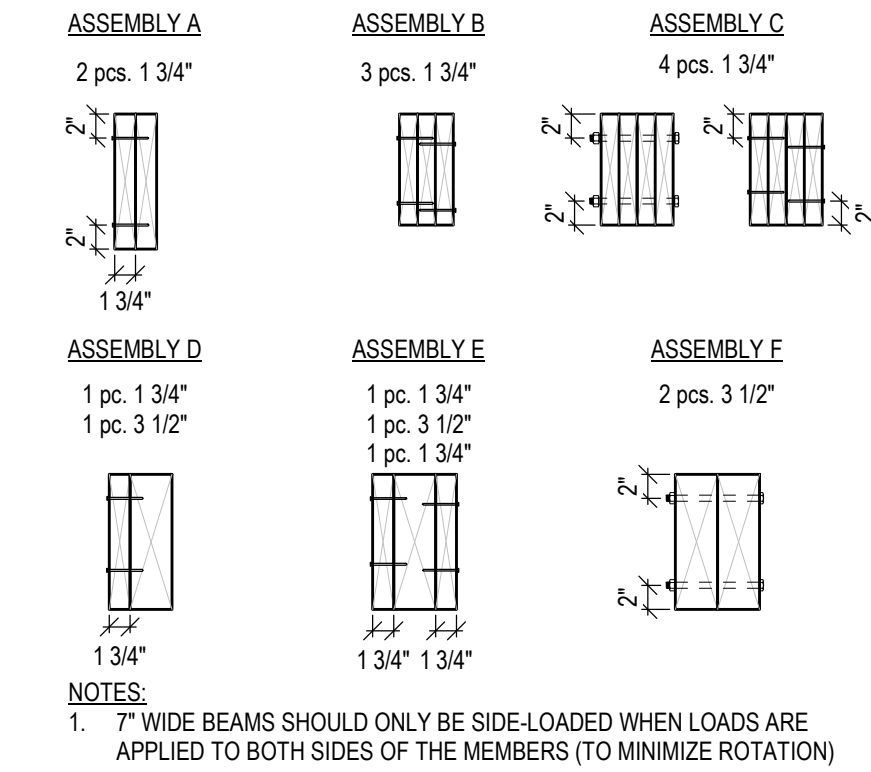
7 DETAIL AT PIPE PENETRATION
SCALE: NTS



6 HEADER FRAMING DETAIL
SCALE: NTS



5 MULTIPLE-MEMBER CONN. FOR TOP LOADED BEAMS
SCALE: NTS



4 MULTIPLE-MEMBER CONNECTIONS FOR SIDE-LOADED BEAMS
SCALE: NTS

MAXIMUM UNIFORM LOAD APPLIED TO EITHER OUTSIDE MEMBER (PLF)

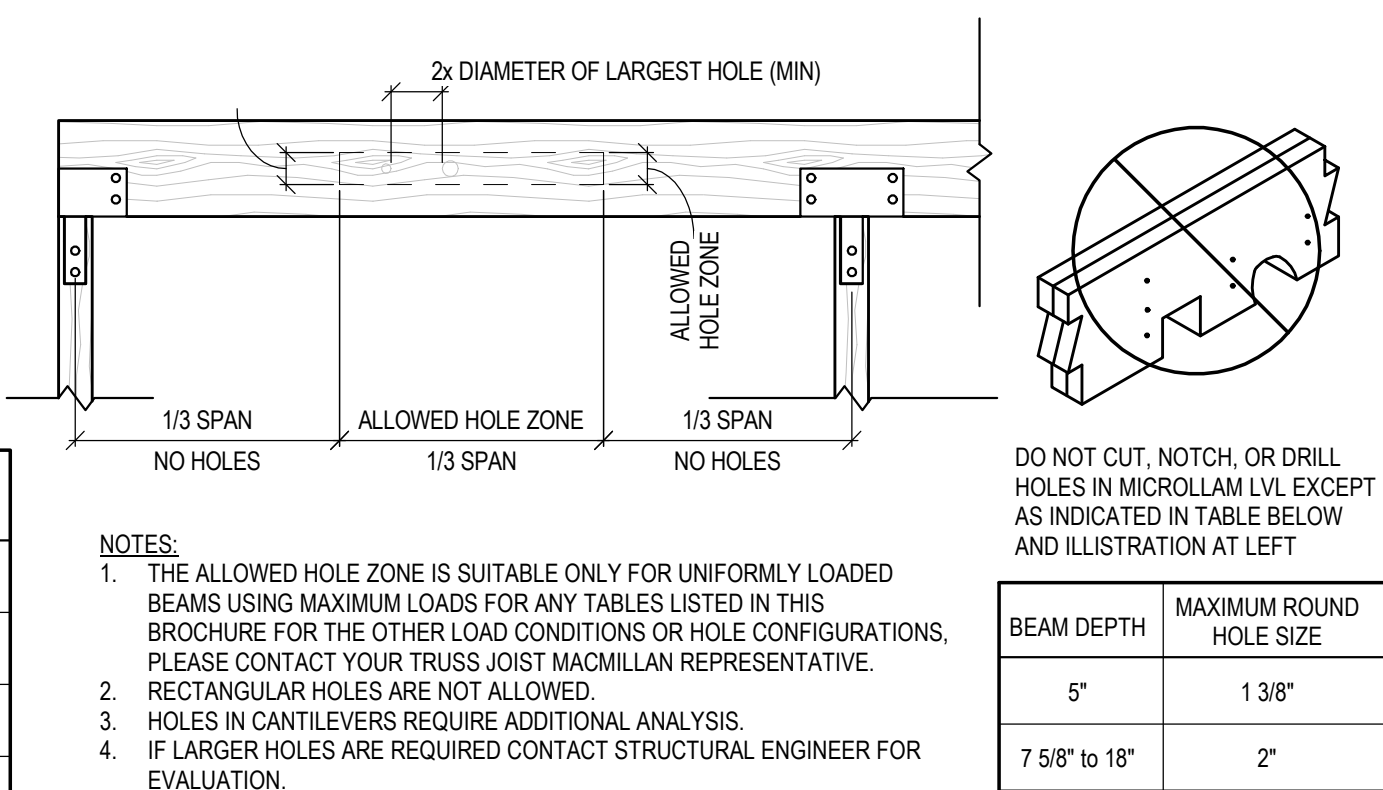
MULTIPLE ASSEMBLY	NAILED CONNECTION (1), (2)		THROUGH-BOLTED CONNECTION (3)		STRUCTURAL WOOD SCREW CONNECTION (4)	
	2 ROWS 12d (0.148"x3.25") COMMON WIRE @ 12"OC	3 ROWS 12d (0.148"x3.25") COMMON WIRE @ 12"OC	2 ROWS 1/2" BOLTS @ 24"OC	2 ROWS 1/2" BOLTS @ 12"OC	2 ROWS 5/8"x3 1/2" SCREWS @ 24"OC	2 ROWS 5/8"x3 1/2" SCREWS @ 12"OC
A	470	705	505	1015	500	995
B	355	530	380	760	375	745
C	-	-	340	680	330 (5)	665 (5)
D	355	530	520	1045	375	745
E	315	470	465	930	330	665
F	-	-	860	1720	-	-

NOTES:
1. NAILED CONNECTION VALUES MAY BE DOUBLED FOR 6" ON-CENTER OR TRIPLED FOR 4"OC NAIL SPACING.
2. NAILED CONNECTION VALUES REQUIRE AN ADDITIONAL ROW OF NAILS WHEN NAIL SIZE IS SMALLER THAN SPECIFIED ABOVE (MINIMUM 0.128"x3")
3. A307 BOLTS WITH WASHERS REQUIRED. BOLT HOLES TO BE 9/16" MAXIMUM.
4. SCREWS MUST HAVE SELF DRILLING TIP AND MINIMUM BENDING YIELD STRENGTH OF 217,000 psi. LEAD HOLES MAY BE REQUIRED BY LOCAL BUILDING OFFICIAL.
5. 6" SCREWS REQUIRED.

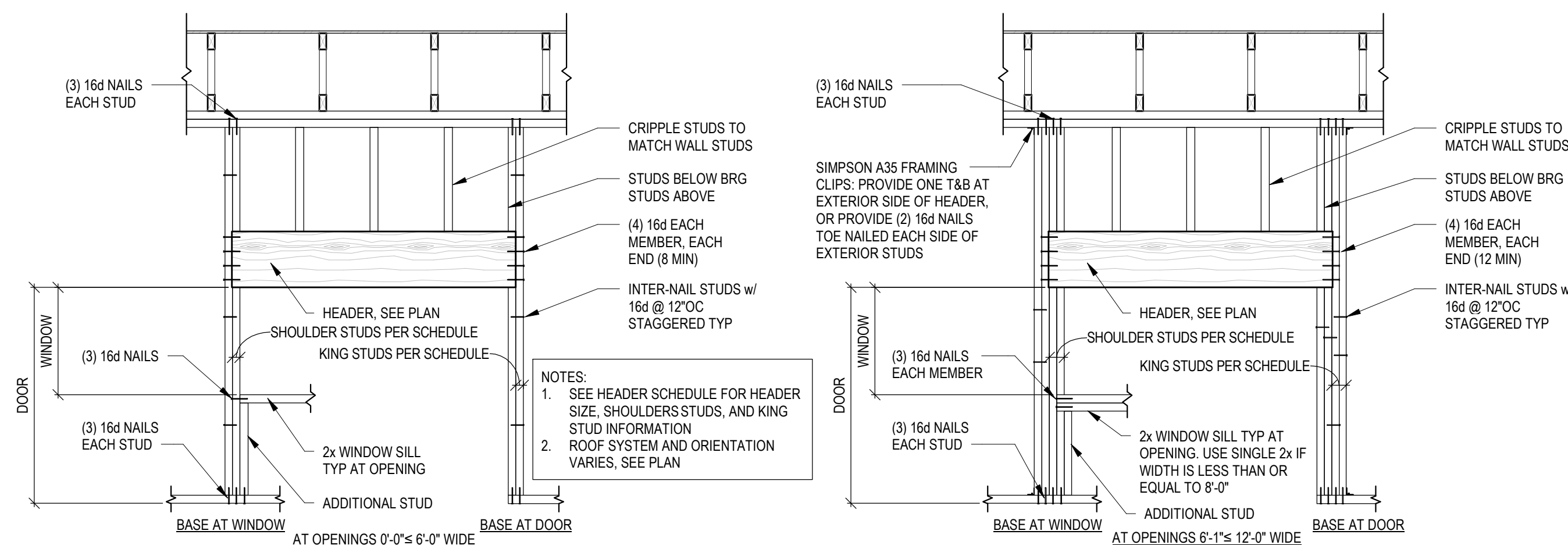
NOTE:
1. MINIMUM BEARING: 1 1/2" ON WOOD OR STEEL; 3" BEARING ON MASONRY.

JOIST SIZE	(A) MAXIMUM NOTCH DEPTH	(B) MAXIMUM NOTCH DEPTH	(C) MAXIMUM END NOTCH DEPTH	(D) MAXIMUM END HOLE DEPTH	(E) MINIMUM (1) BEARING LENGTH
2x6	1 13/16"	7/8"	1 3/8"	1 13/16"	1 1/2" 3"
2x8	2 3/8"	1 3/16"	1 13/16"	2 3/8"	1 1/2" 3"
2x10	3 1/16"	1 1/2"	2 5/16"	3 1/16"	1 1/2" 3"
2x12	3 3/4"	1 7/8"	2 13/16"	3 3/4"	1 1/2" 3"

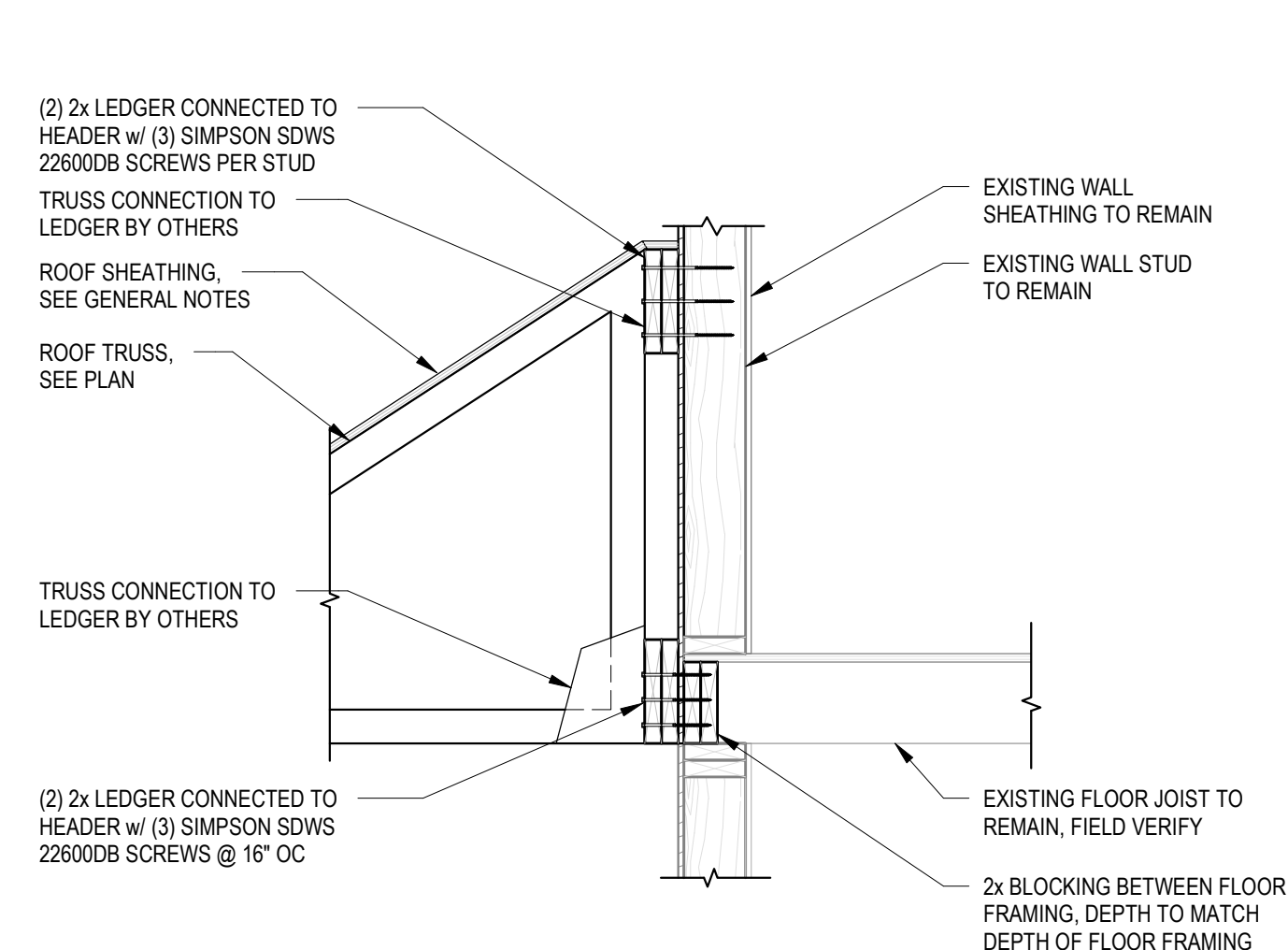
3 JOIST HOLES & NOTCHES
SCALE: NTS



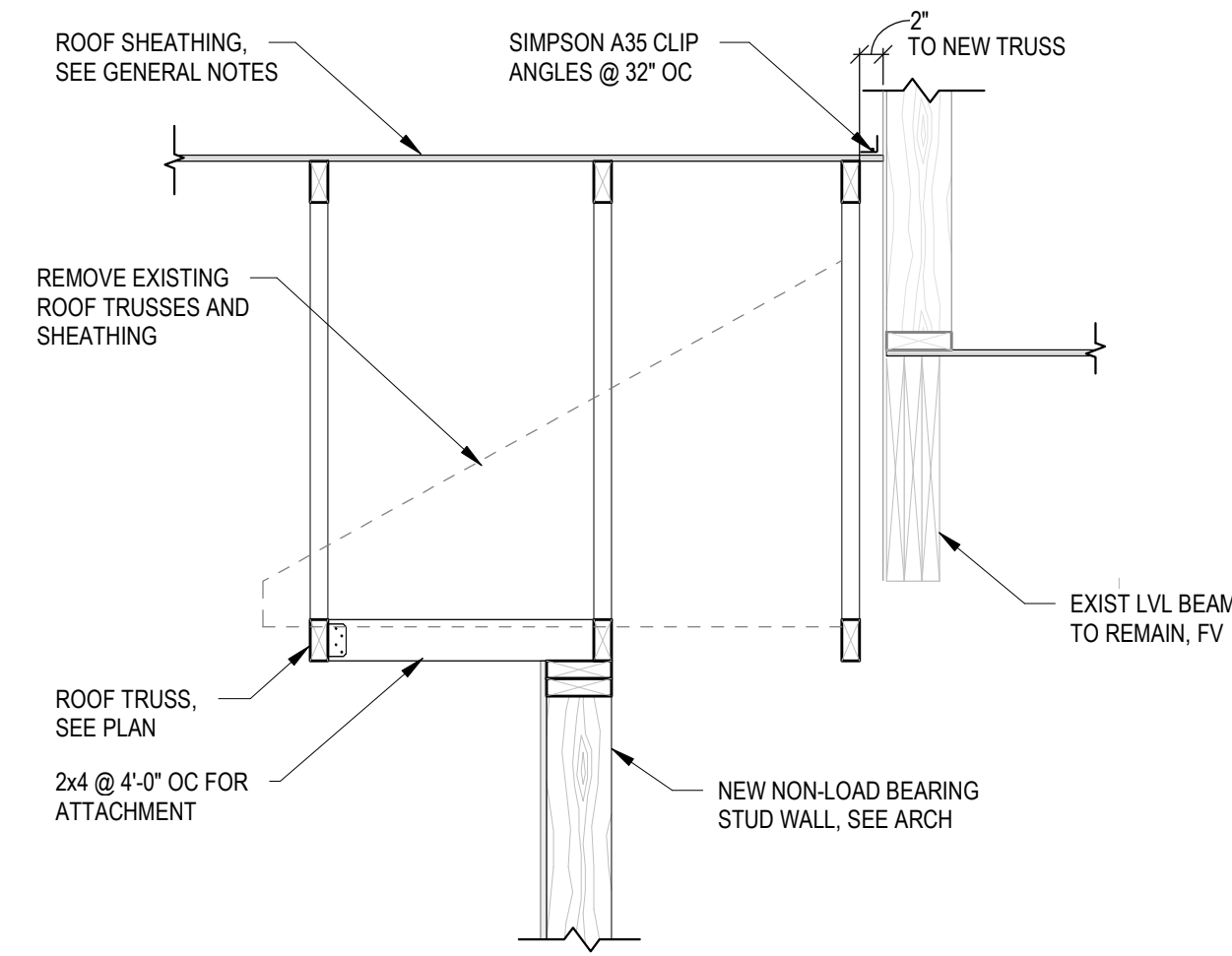
2 ALLOWABLE HOLES IN LVL & PARALLAM BEAMS
SCALE: NTS



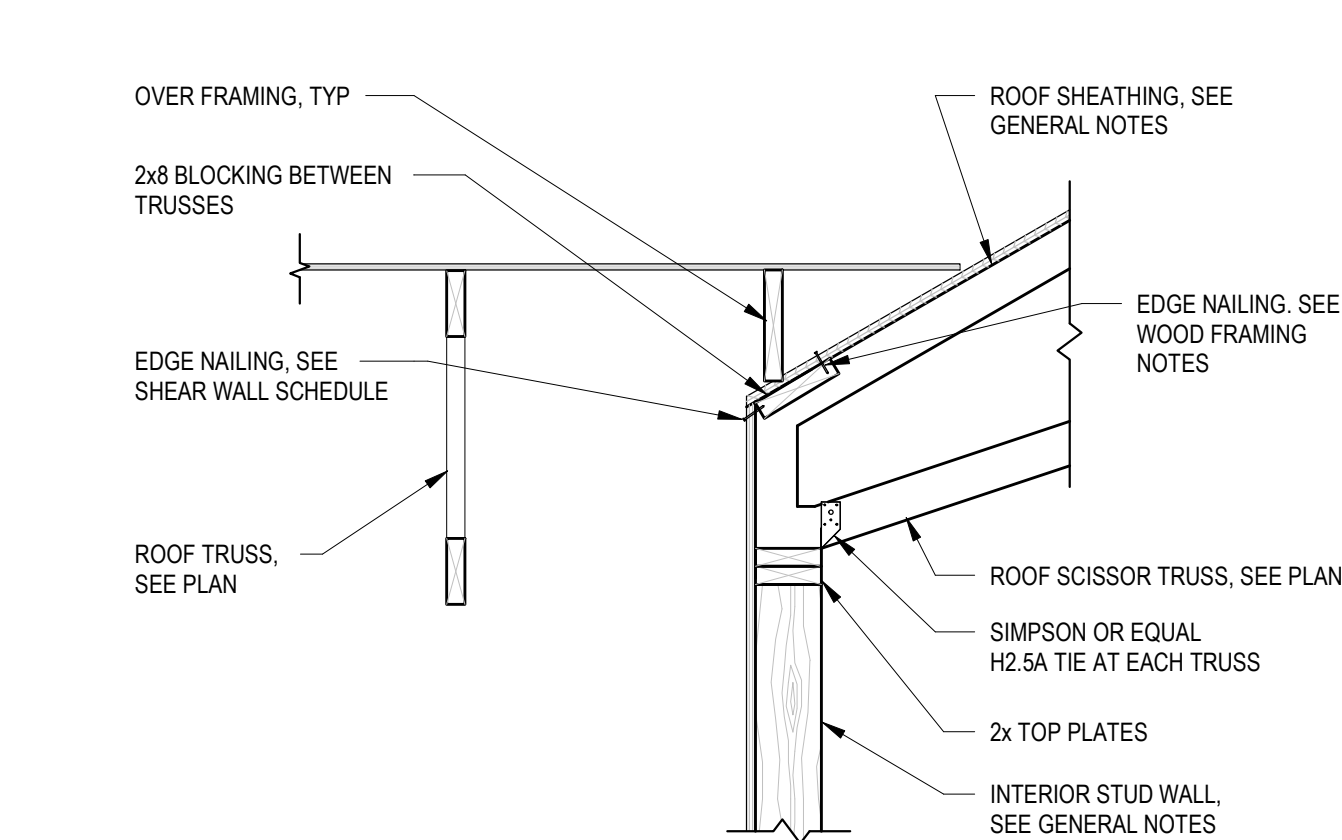
1 ELEVATION DETAIL OF TYPICAL OPENING IN WOOD FRAMED WALL (SINGLE STORY)
SCALE: NTS



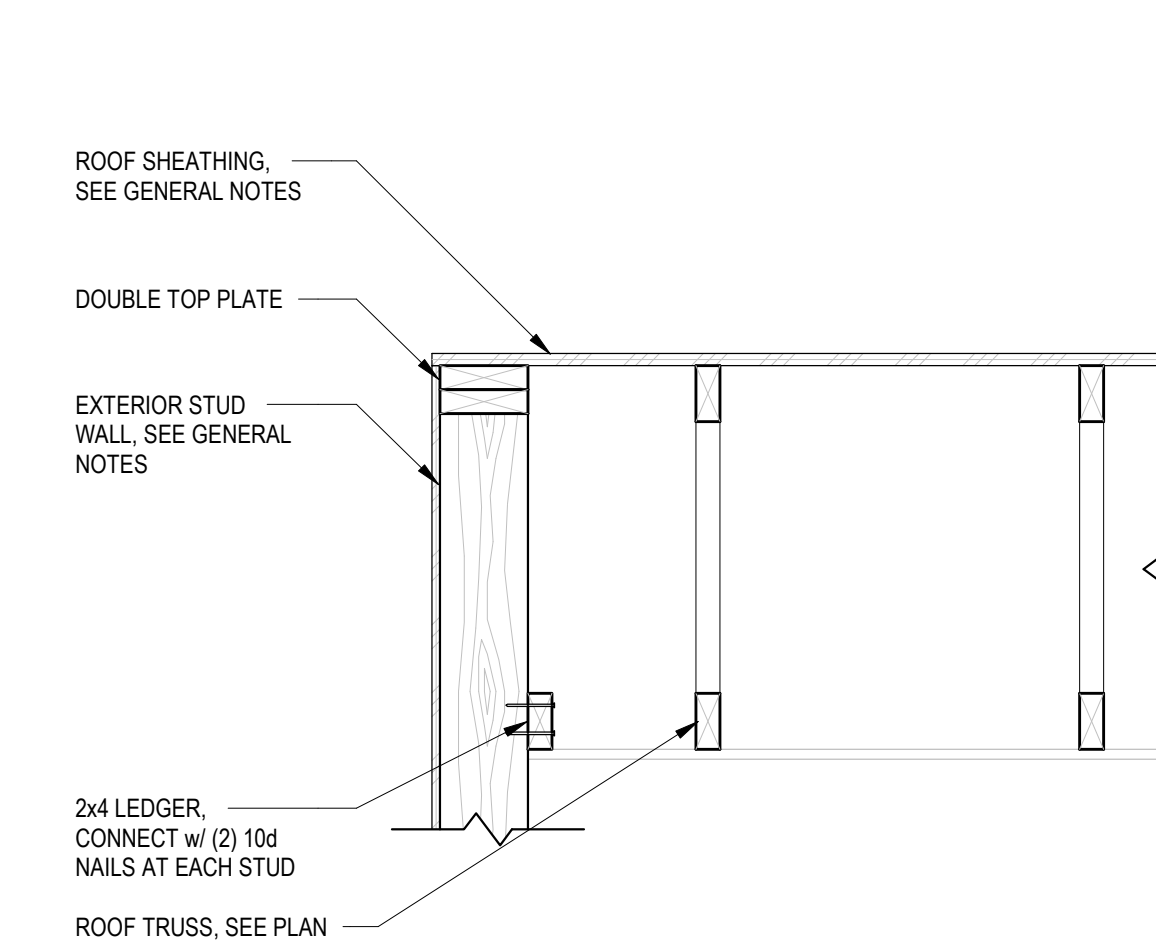
11 TRUSS BEARING AT EXISTING WALL
SCALE: NTS



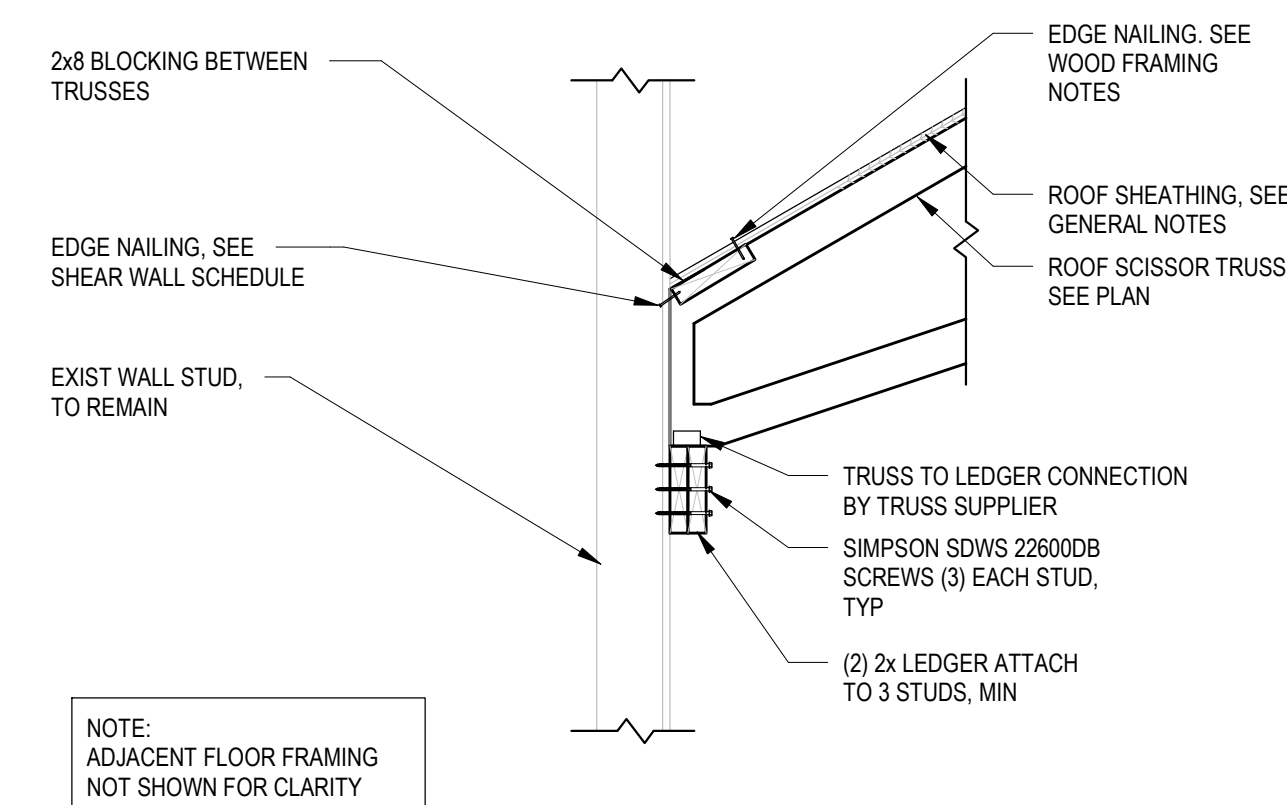
10 SECTION AT EXISTING WALL
SCALE: NTS



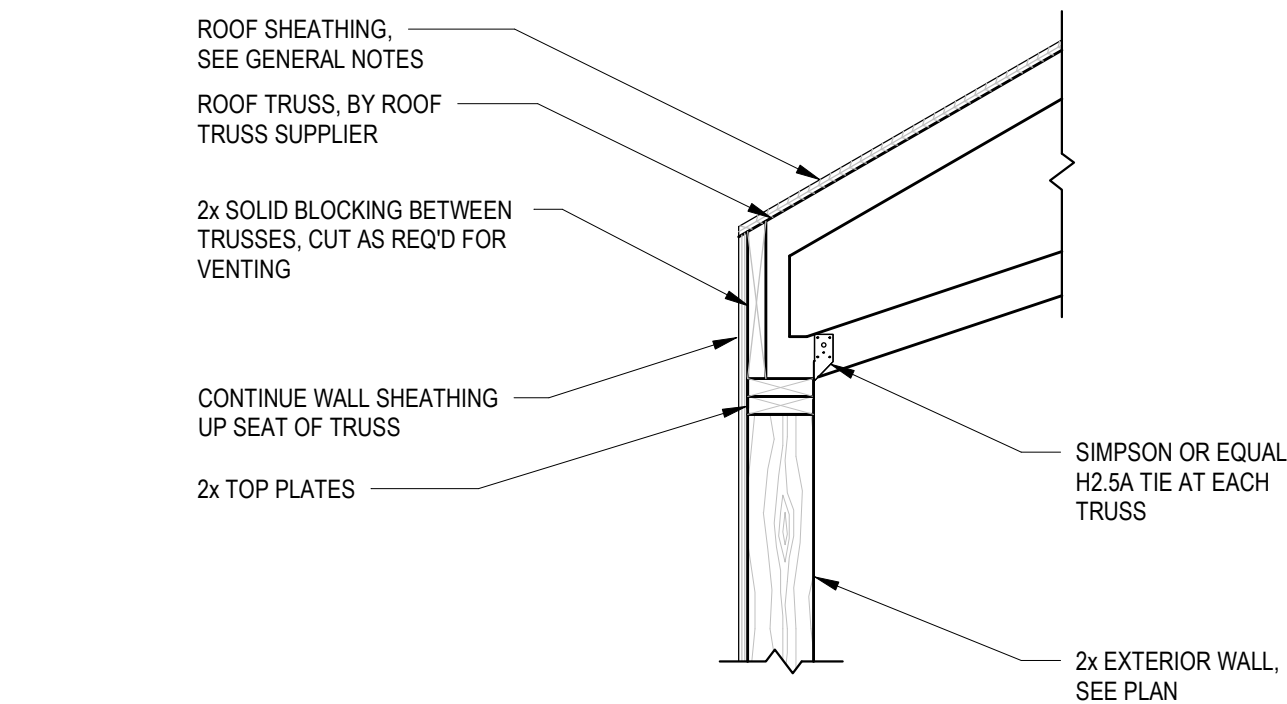
9 SCISSOR TRUSS BEARING AT INTERIOR WALL
SCALE: NTS



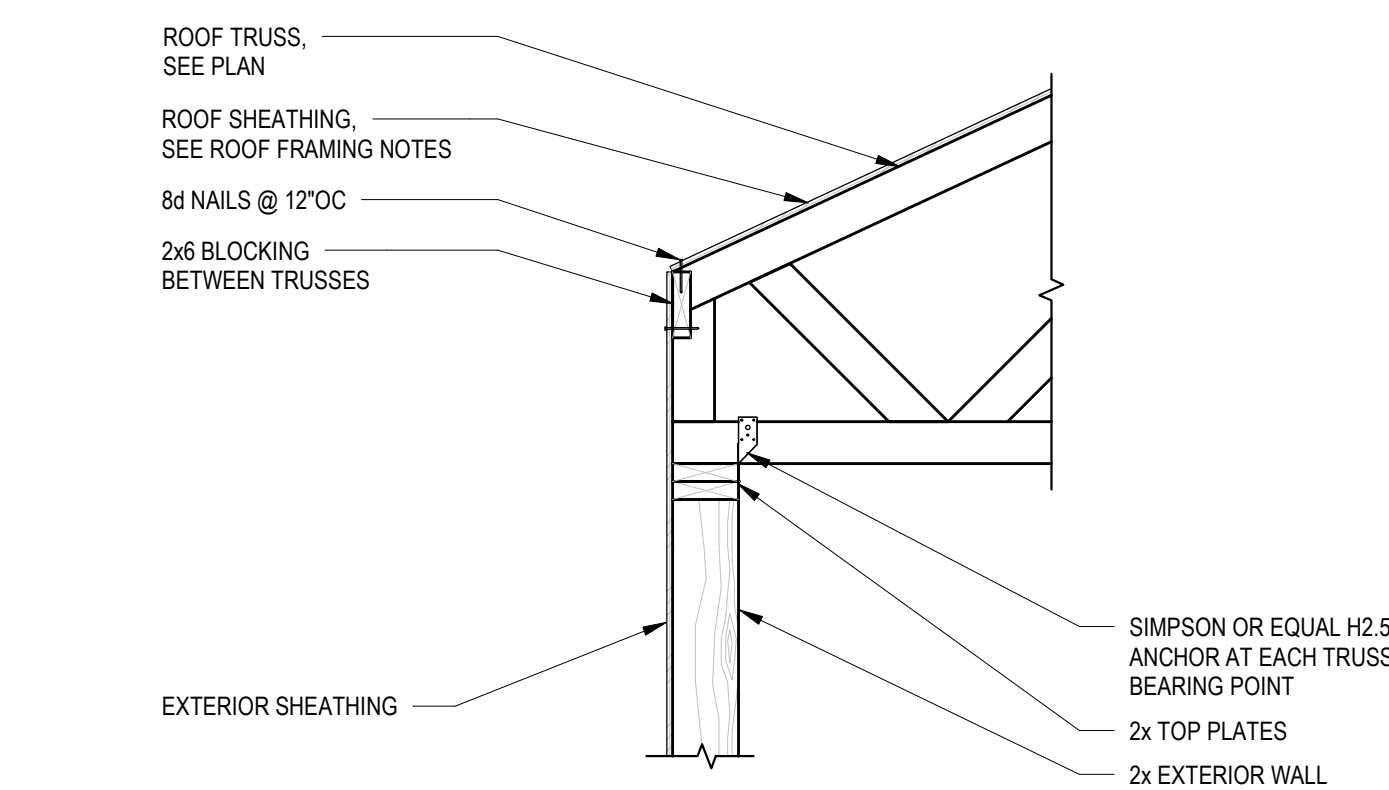
8 SECTION AT NON-LOAD BEARING WALL
SCALE: NTS



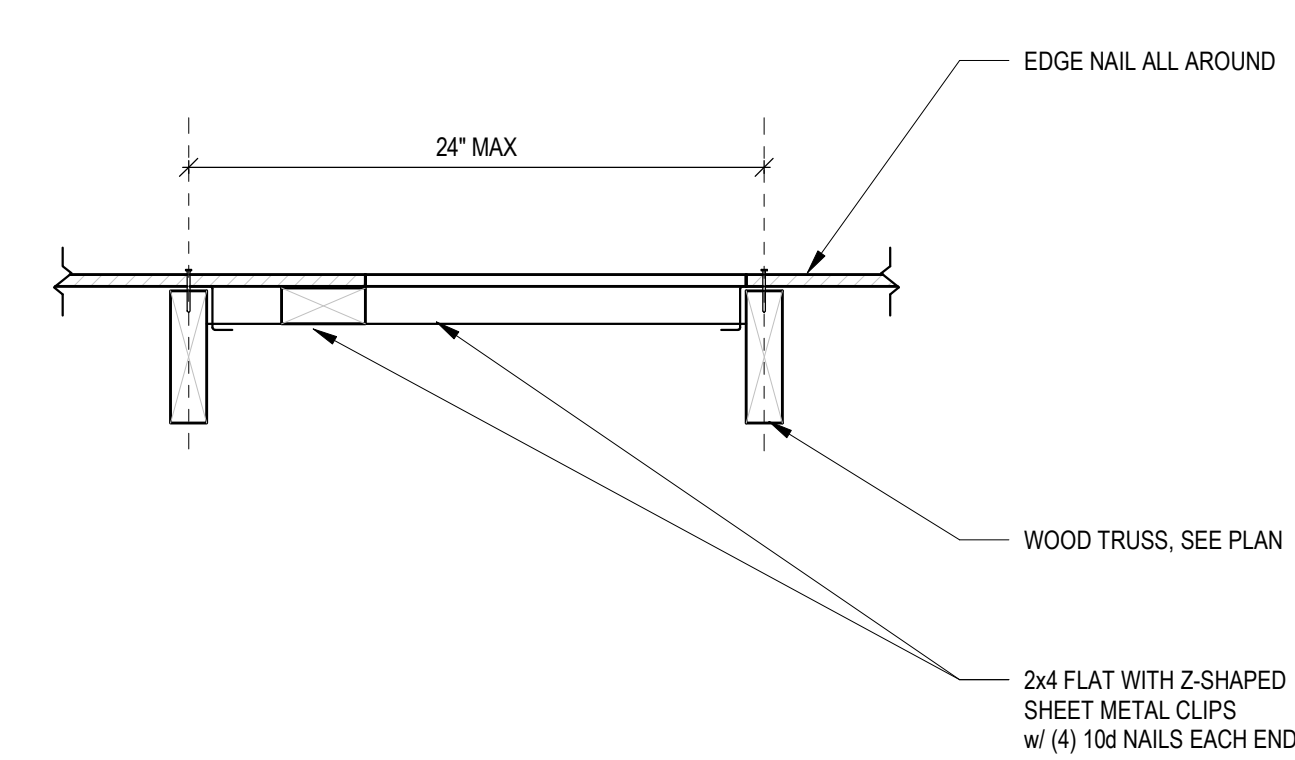
7 SCISSOR TRUSS BEARING AT EXIST WALL
SCALE: NTS



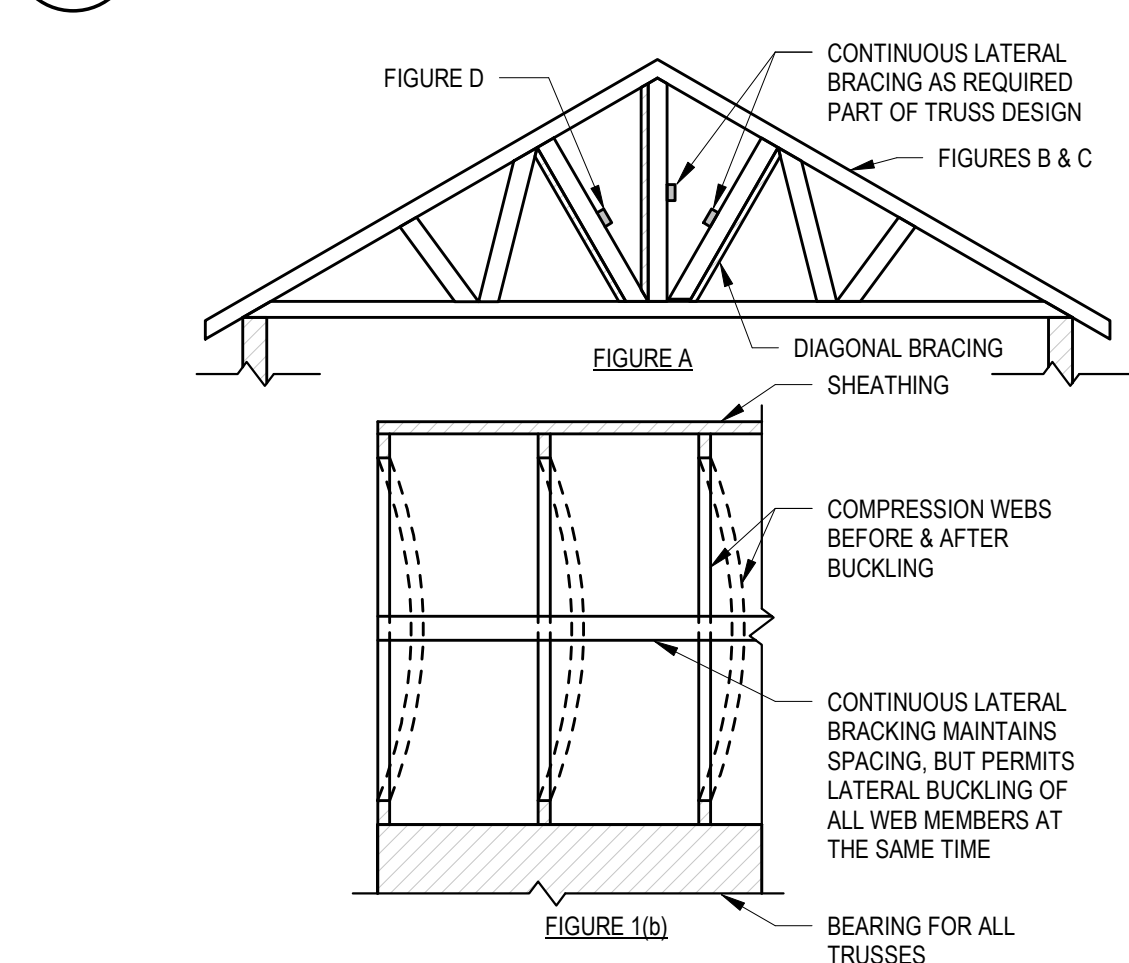
6 ROOF TRUSS BEARING AT WALL
SCALE: NTS



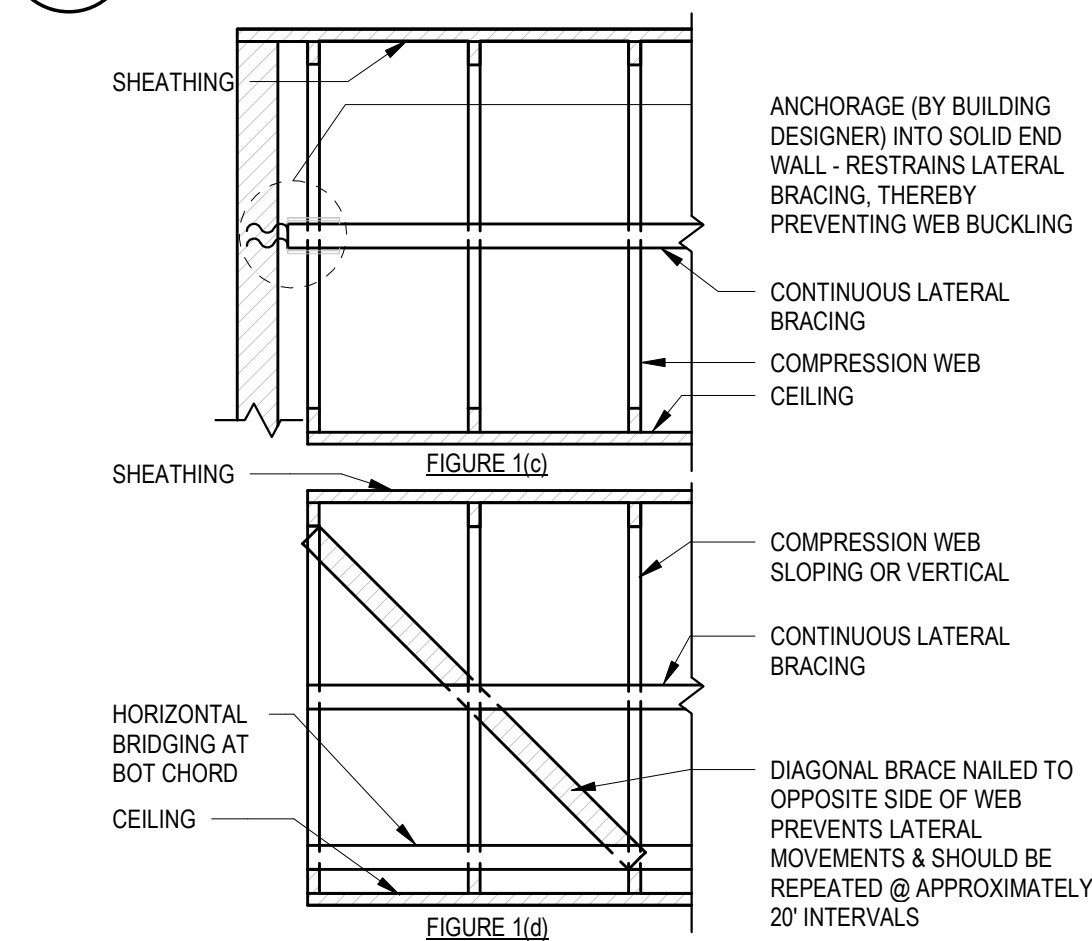
5 SECTION AT EXTERIOR WALL
SCALE: NTS



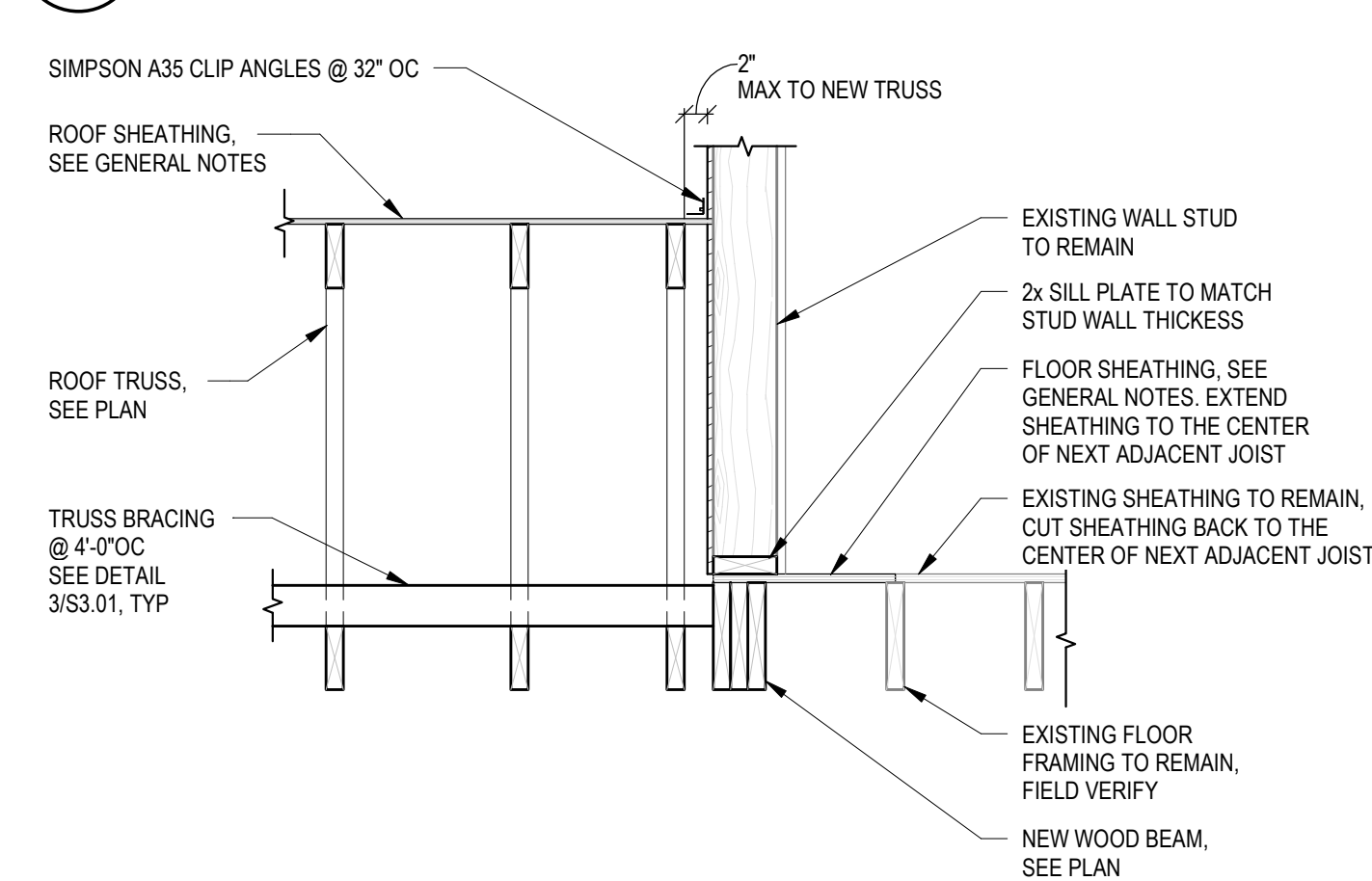
4 SMALL OPENING IN ROOF
SCALE: NTS



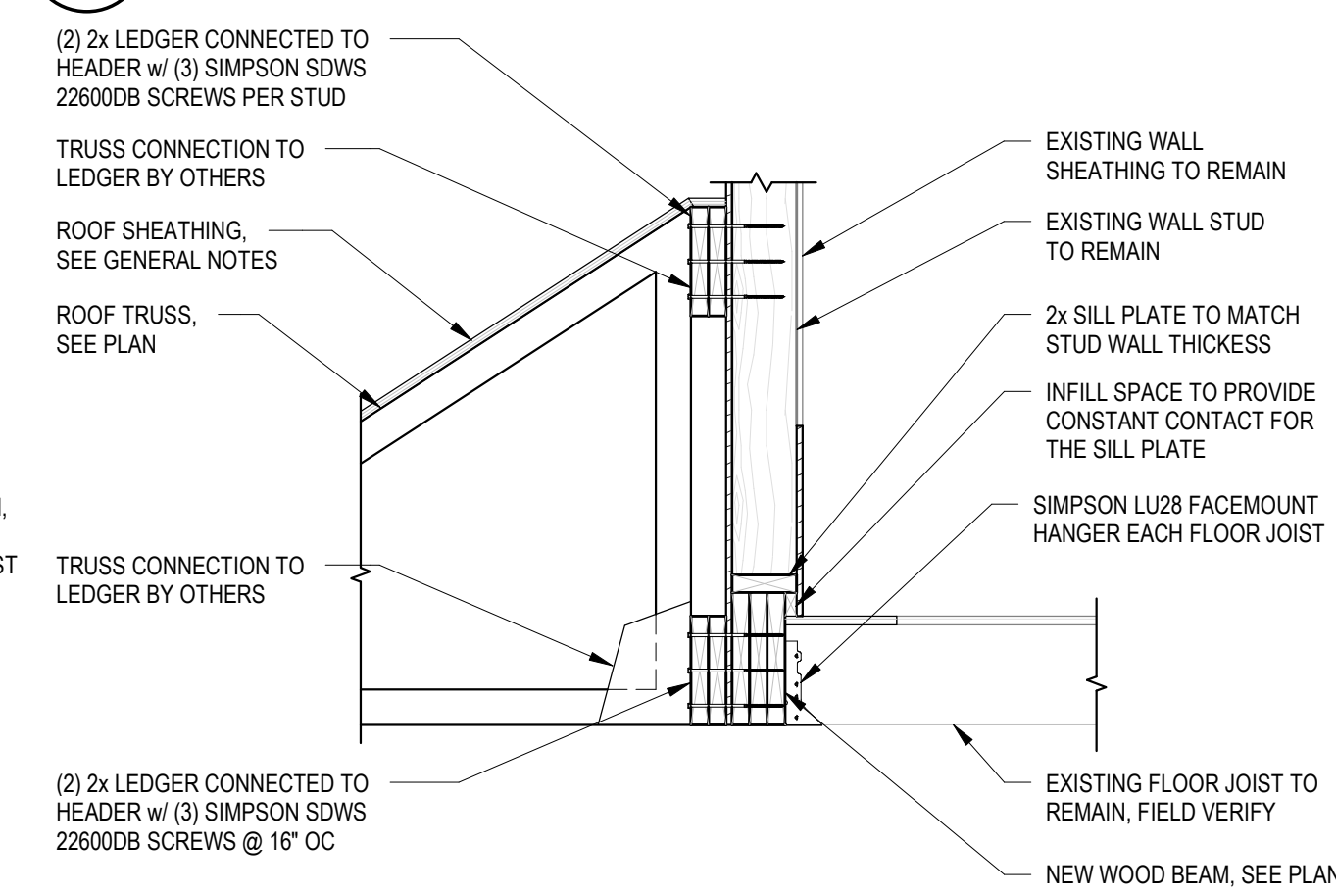
3 BRACING DETAILS
SCALE: NTS



6 ROOF TRUSS BEARING AT WALL
SCALE: NTS



5 SECTION AT EXTERIOR WALL
SCALE: NTS



4 SMALL OPENING IN ROOF
SCALE: NTS

2 TRUSS AT EXISTING WALL
SCALE: NTS

1 TRUSS BEARING AT EXISTING WALL
SCALE: NTS



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 7938 N Beach Drive	Building Type: Residential ☒ Commercial ☐
Description of Work	
We are proposing to add a single family residence and a Detached Garage that has walkways and terraces around the pool on the Lake Michigan.	
The residence is to be 2,510 SQFT., Detached Garage to be 3,296 SQFT., and the Pool and Pool Terrace to be 3,111 SQFT.	
Estimated Cost of Project \$ 1,100,000	

Owner/Occupant Laurie and Byron Vielehr	
Business Name	Contact Name Alec Uecke (Architect) Deep River Partners
Address 7938 N Beach Drive	City/State/Zip Milwaukee, WI, 53202
Phone 414-276-8550 Deep River Partners	Email auecke@deep-river.com

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

Contractor	
Company Name Northgreen Builders, LLC.	Contact Name Kristofer Nordgren
Address 2044 Wildwood Drive	City/State/Zip Cedarburg, WI 53012
Phone 414-349-9743	Email kristofer.nordgren@gmail.com
Dwelling Contractor #	Dwelling Contractor Qualifier #

Square Footage Under Construction				
1 st Floor 2,510 SQFT.	2 nd Floor	Basement	Addition	Garage 3,296 SQFT

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

Applicant Signature _____

Rev 01/22

Alec Uecke

Date 12/01/2022

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

Beach Drive Residence /Garage

Exterior Materials

December 14, 2022

Residence / Garage – Exterior Materials



GAF Timberline Ultra
HD Lifetime
Color: Weathered Wood



Cedar Wall
Shingle – 6” Exposure / Random width /
alternated laced outside corners
Benjamin Moore – Ice Formations

Trim / Wall Panel / Fascia / Rakes / Soffits / Eaves / Flashing
Benjamin Moore – White Heron

Benjamin Moore
– Ice Formations



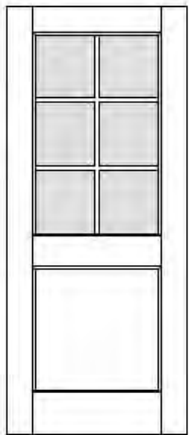
Benjamin Moore
– White Heron

Residence / Garage – Exterior Materials



Midland for Overhead Doors
Full view w/ ½” insulated clear
low E glass / aluminum frame
Color - white

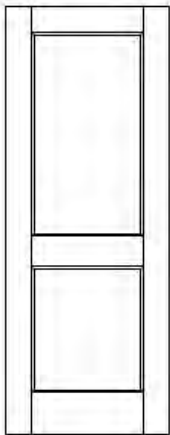
Garage Man
Door



TYPE "B"
TRUSTILE T82020 DOOR W/
QUARTER BEAD STICKING & FLAT
PANELS W/ SIX-PART TRUE
DIVIDED LITE TOP PANEL



Phantom Screen system



TYPE "C"
TRUSTILE T82020 DOOR W/
QUARTER BEAD STICKING & FLAT
PANELS

Pool
Equipment
Man Door



Residence / Garage – Exterior Materials



Front and Side Doors – Marvin Ultimate
French Door with Flat Panel
Stone White



Windows
Marvin Ultimate Stone White

Residence / Garage – Exterior Materials

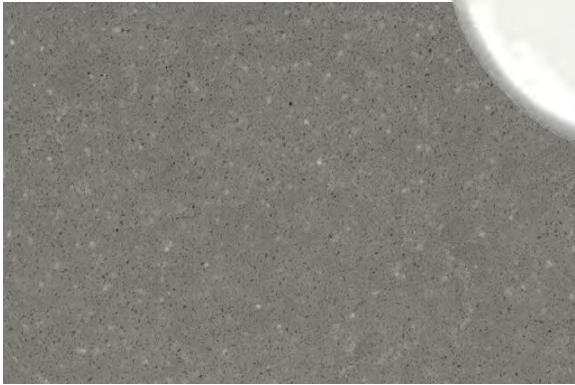


Bi-Fold Doors to Screen Porch
(Color to be Marvin Stone White)



Columns – Turncraft FRP PolyClassic
Columns w/ Tuscan Base & Cap to
match existing Residence

Residence / Garage – Exterior Materials



Countertops

Stone Perimeter –
St. Mary Limestone



Stone Pavers



Exterior White Trim



Stone Veneer - Chimney Fieldstone
similar to Residence

Residence / Garage – Exterior Materials



4'-0" Glass Fence with White Posts



4'-0" White Aluminum Picket Fence

LEGAL DESCRIPTION :
All that part of the Northeast 1/4 of Section 16, Town 8 North, Range 22 East, Village of Fox Point, County of Milwaukee, State of Wisconsin, bounded and described as follows:

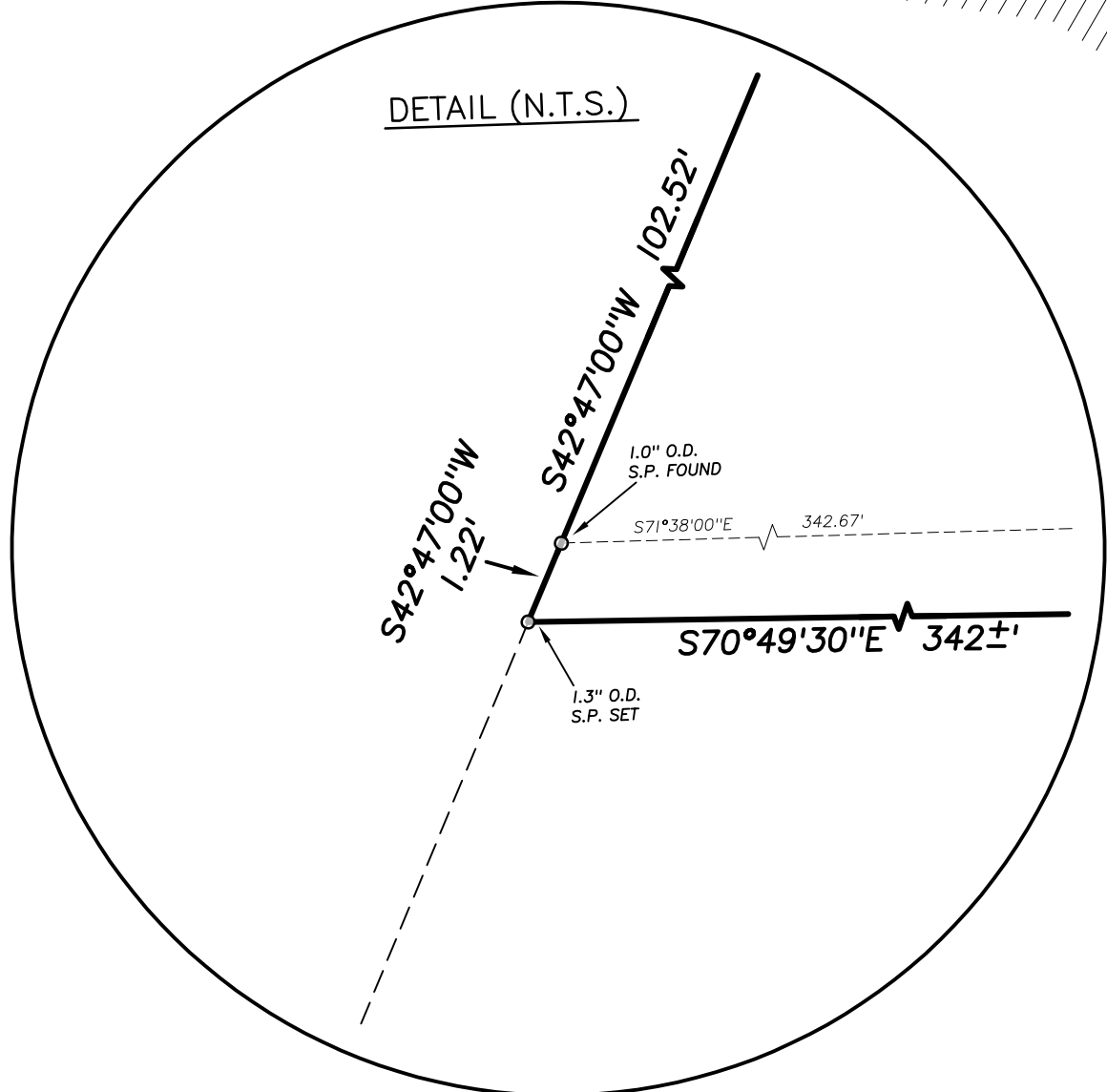
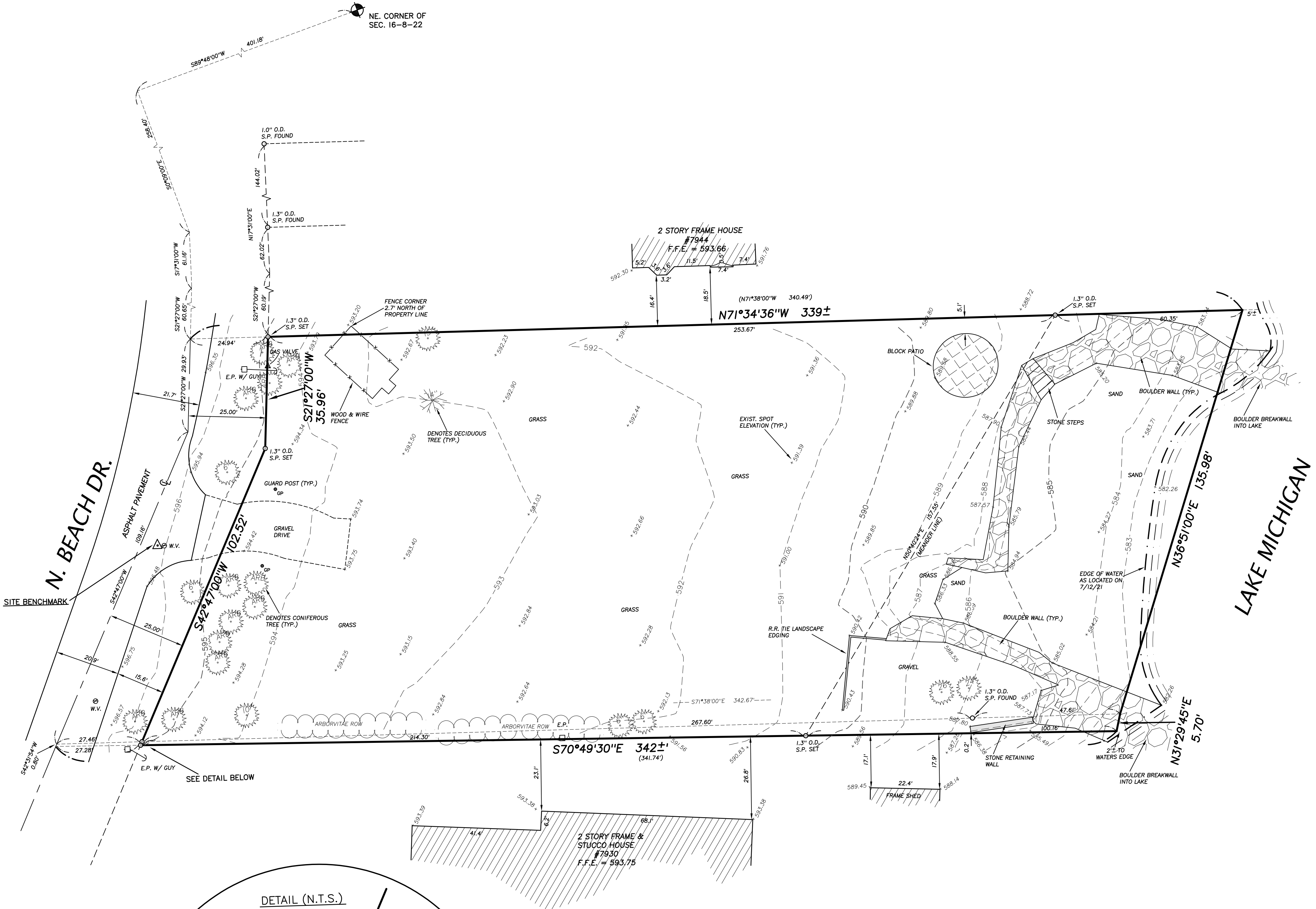
Commencing at a point in the centerline of the public highway known as North Beach Drive, running Northeasterly and Southwesterly 401.18 feet South 89° 48' West of and 258.40 feet South 0° 09' East of the Northeasterly corner of said Section 16; thence South 17° 31' West along the centerline of said North Beach Drive, 61.16 feet to a point; thence South 21° 27' West along said centerline of said North Beach Drive, 60.65 feet to a point of beginning of land to be described; thence South 21° 27' West along said centerline of said North Beach Drive, 29.93 feet to a point; thence South 42° 47' West along the centerline of said North Beach Drive, 109.16 feet to a point; thence South 71° 38' East 342.67 feet to point on the shore line of Lake Michigan; thence North 36° 51' East along said shore line of Lake Michigan at low water mark, 135.98 feet to a point; thence North 71° 38' West 340.49 feet to the point of beginning.

ALSO: All that part of the Northeast 1/4 of Section 16, Town 8 North, Range 22 East, Village of Fox Point, County of Milwaukee, State of Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of said 1/4 section; thence South 89° 48' 00" West along the North line of said 1/4 section, 638.64 feet to a point; thence South 00° 09' 00" East 600.38 feet to a point on the centerline of North Beach Drive, thence South 71° 38' 00" East 374.69 feet to the shore of Lake Michigan; thence North 31° 29' 45" East along said shore line 146.89 feet to the point of beginning of the lands to be described; thence continuing North 31° 39' 45" East 5.70 feet to a point; thence North 71° 38' 00" West 342.67 feet to a point on the centerline of North Beach Drive; thence South 42° 31' 54" West along said centerline 0.80 feet to a point; thence South 70° 49' 30" East 341.74 feet to the point of beginning.

Said Parcel containing 41,008 sq. ft/0.941 acres of land exclusive of the prescribed Right Of Way of N. Beach Dr., more or less.

- NOTES :**
- () DENOTES BEARING OR DISTANCE PER DEED.
 - ALL BEARINGS ARE REFERENCED TO THE CENTERLINE OF N. BEACH DR., WHICH BEARS S42°47'W PER DEED.
 - SITE BENCHMARK IS MAG NAIL IN ASPHALT PAVEMENT OF N. BEACH DR. AS SHOWN ON SURVEY. ELEVATION = 596.40
 - MAIN BENCHMARK IS REFERENCE BENCHMARK FOR NE. CORNER OF SECTION 16-8-22. (CHISELED CROSS IN FRAME FOR TRAP DOOR OF SEWAGE LIFT STATION) ELEVATION = 589.46 (NGVD 1929)

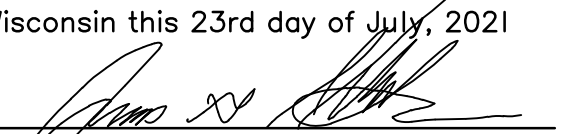


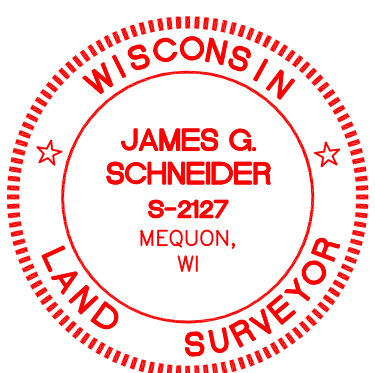
SURVEY CERTIFICATE

I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements, roadway, and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase mortgage, or guarantee the title thereto within one (1) year from date hereof.

Dated at City of Mequon, State of Wisconsin this 23rd day of July, 2021


James G. Schneider
Surveyor - S-2127



THIS IS AN ORIGINAL PRINT
ONLY IF STAMPED IN RED



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

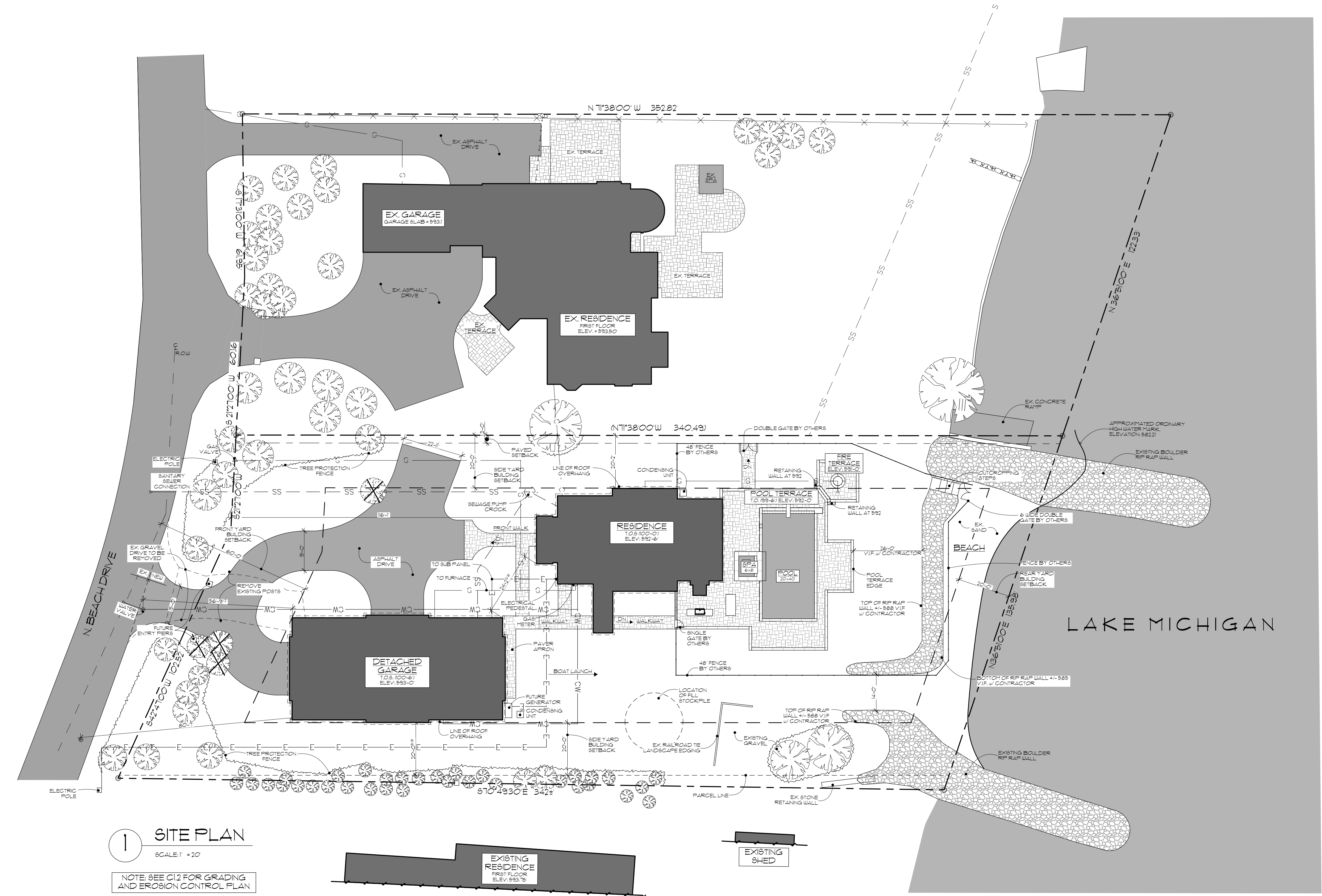
MARK	DATE	REVISION	BY	APVD	
"PROPERTY SURVEY"					
FOR DEEP RIVER PARTNERS VIELEHR RESIDENCE					
7938 N. Beach Drive Fox Point, WI					
FIELD CREW:	E.A.J. & S.W.S.		APPROVED:		
DWN. BY:	J.M.B.	DATE:	JULY 23, 2021		
CHKD. BY:	A.R.H.	Plat No.	LS-5058-21		



240 N. Milwaukee Street
Suite #400
Milwaukee, WI 53202

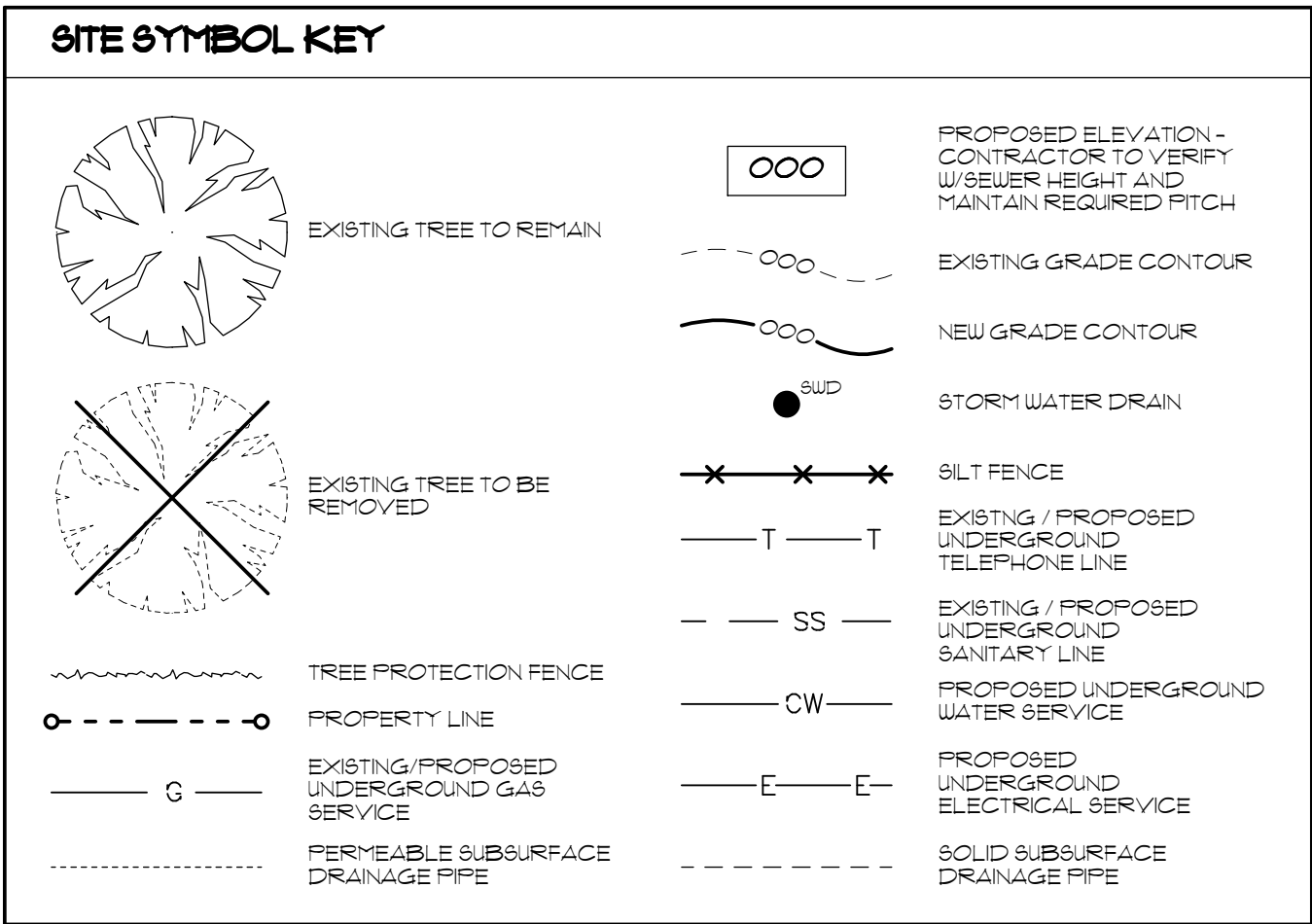
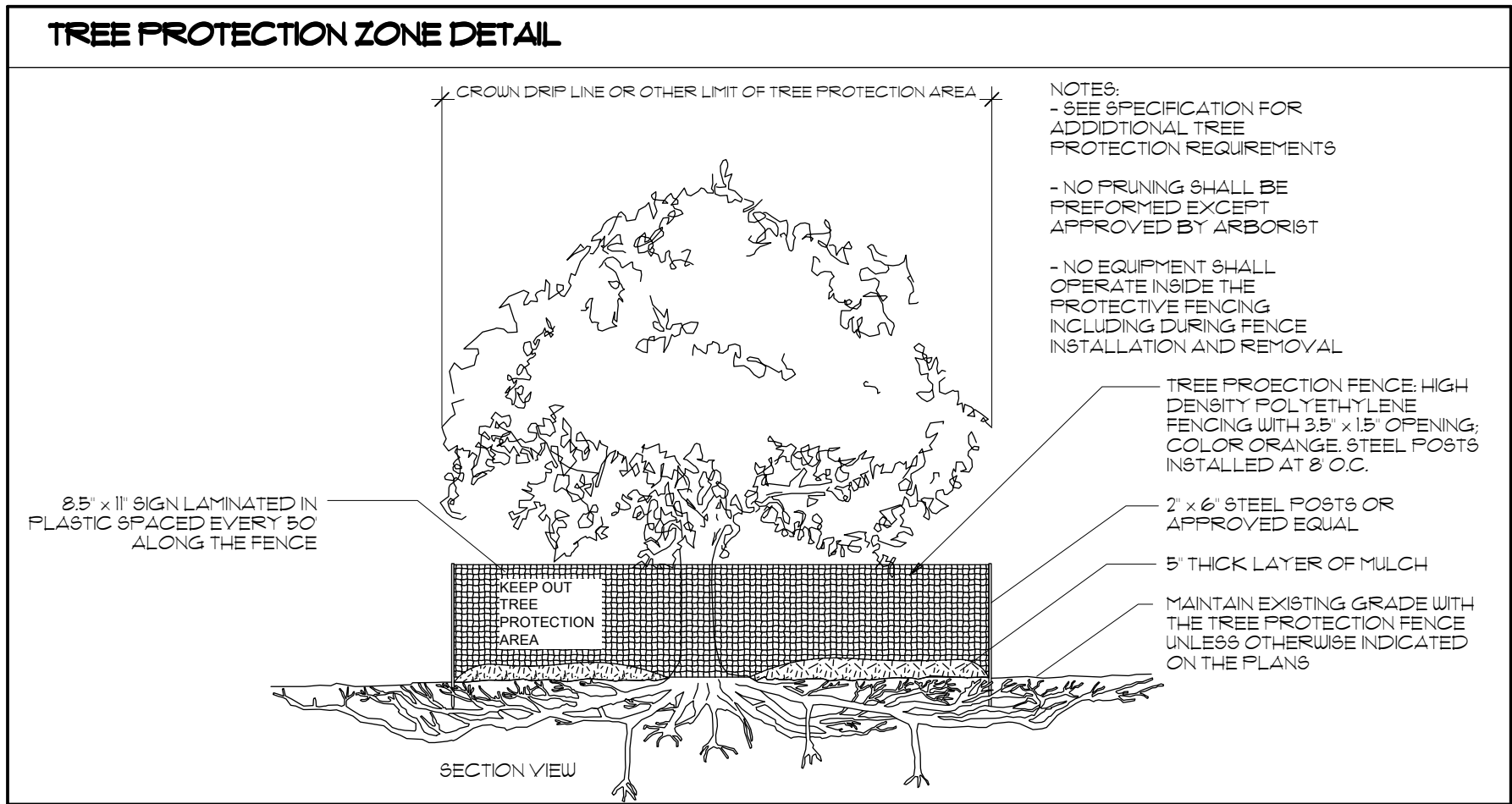
(414) 276.8550
deep-river.com

NOTE:
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE CONTRACT DOCUMENTS AND CHECKING THEM FOR ACCURACY, THE CONTRACTORS MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR SAME. THE CONTRACTORS SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL WORK IS DONE IN ACCORDANCE WITH ALL STATE AND LOCAL CODES. THE CONTRACT DOCUMENTS UTILIZE A PROCESS CALLED FREE DESIGN OR DESIGN/BUILD FOR ROOF, WINDOW, PLUMBING, ELECTRICAL, HVAC DETAILS, AND AS DESIGNATED IN THE SPECIFICATION AS "TO BE COMPLETED ON A DESIGN/BUILD BASIS." THIS MEANS THAT THE CONTRACT DOCUMENTS DO NOT INCLUDE ALL REQUIRED DETAILS, AND THAT THE CONTRACTORS SHALL, USING THEIR OWN STAFF OR QUALIFIED SUBCONTRACTORS, DESIGN AND BUILD THE FREE DESIGN AND DESIGN/BUILD PORTIONS OF THE WORK. THE CLIENT IS DIRECTLY CONTRACTING WITH THE CONTRACTORS AND THEREFORE THE CLIENT AND THE CONTRACTORS ARE ASSUMING THE DESIGN AND BUILD RESPONSIBILITY FOR THE FREE DESIGN AND DESIGN/BUILD PORTIONS OF THE PROJECT. DEEP RIVER PARTNERS, LTD. IS NOT RESPONSIBLE FOR INSPECTING ANY ASPECT OF THE CONTRACTORS' WORK, OR FOR OBSERVATION OF THE CONTRACTORS' WORK FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS.



1 SITE PLAN
SCALE: 1" = 20'

NOTE: SEE C1.2 FOR GRADING AND EROSION CONTROL PLAN

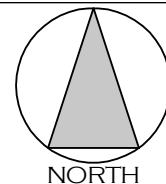


SITE CALCULATIONS		ZONING - A1
LOT AREA (FROM CENTER OF RIGHT OF WAY):		44,501 SQUARE FEET
REQUIRED OPEN AREA:		40,000 SQUARE FEET
LOT COVERAGE ALLOWED:		4,501 SQUARE FEET
PROPOSED BUILDING LOT COVERAGE AREA:		8,814 SQUARE FEET
INCLUDED OPEN AREA REDUCTION	- RESIDENCE:	2,510 SQUARE FEET
	- GARAGE:	3,200 SQUARE FEET
	- POOL:	916 SQUARE FEET
	- POOL AND FIRE TERRACES:	2,188 SQUARE FEET
	- WALKWAYS	781 SQUARE FEET
- PARKING AREA / DRIVEWAY		3,911 SQUARE FEET
PROPOSED OPEN SPACE REDUCTION:		4,313 SQUARE FEET
OPEN SPACE REDUCTION PERCENTAGE:		10.1%

Project 2113
BEACH DRIVE RESIDENCE &
GARAGE
7938 N. BEACH DRIVE
FOX POINT, WI 53217

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CONSTRUCTION ISSUE	11.04.2022
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SITE PLAN



C1.0

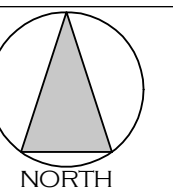
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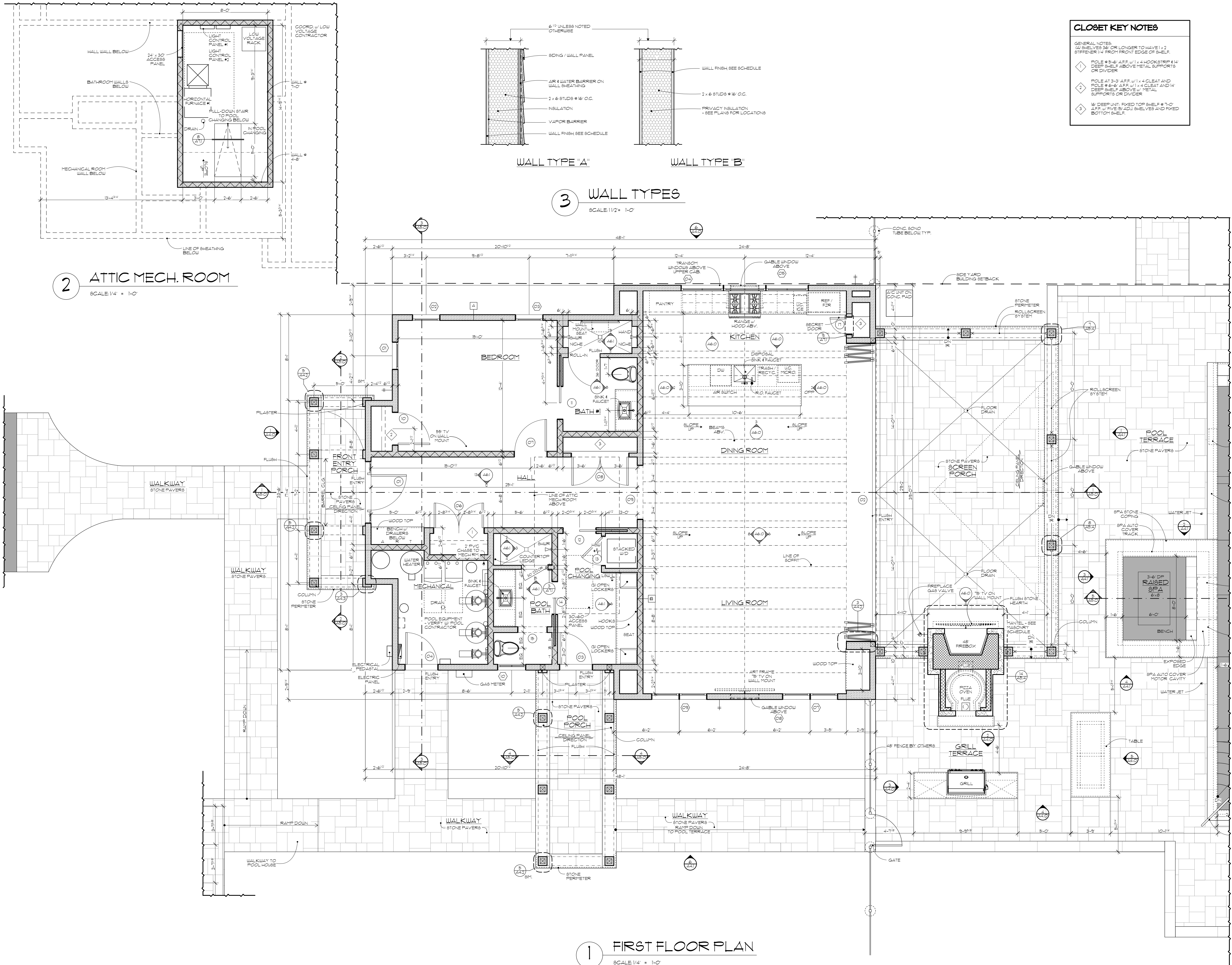
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RESIDENCE FLOOR PLAN



A1.1

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1 FIRST FLOOR PLAN

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

CLOSET KEY NOTES

- GENERAL NOTES:
(A) SHELVES 36" OR LONGER TO HAVE 1x2 STEEPENED 1/4" FROM FRONT EDGE OF SHELF.
- 1 POLE # 8-6 AFF. w/ 1x4 HOOK STRIP 14" DEEP SHELF ABOVE METAL SUPPORTS OR DIVIDER
 - 2 POLE # 8-6 AFF. w/ 1x4 CLEAT AND POLE # 8-6 AFF. w/ 1x4 CLEAT AND 14" DEEP SHELF ABOVE w/ METAL SUPPORTS OR DIVIDER
 - 3 16" DEEP UNIT, FIXED TOP SHELF # 7-0 AFF. w/ FIVE (5) ADJ. SHELVES AND FIXED BOTTOM SHELF.

WALL TYPE "A"

WALL TYPE "B"

3 WALL TYPES

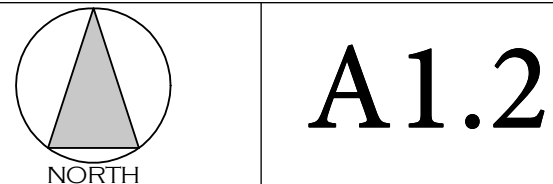
SCALE: 1/2" = 1'-0"

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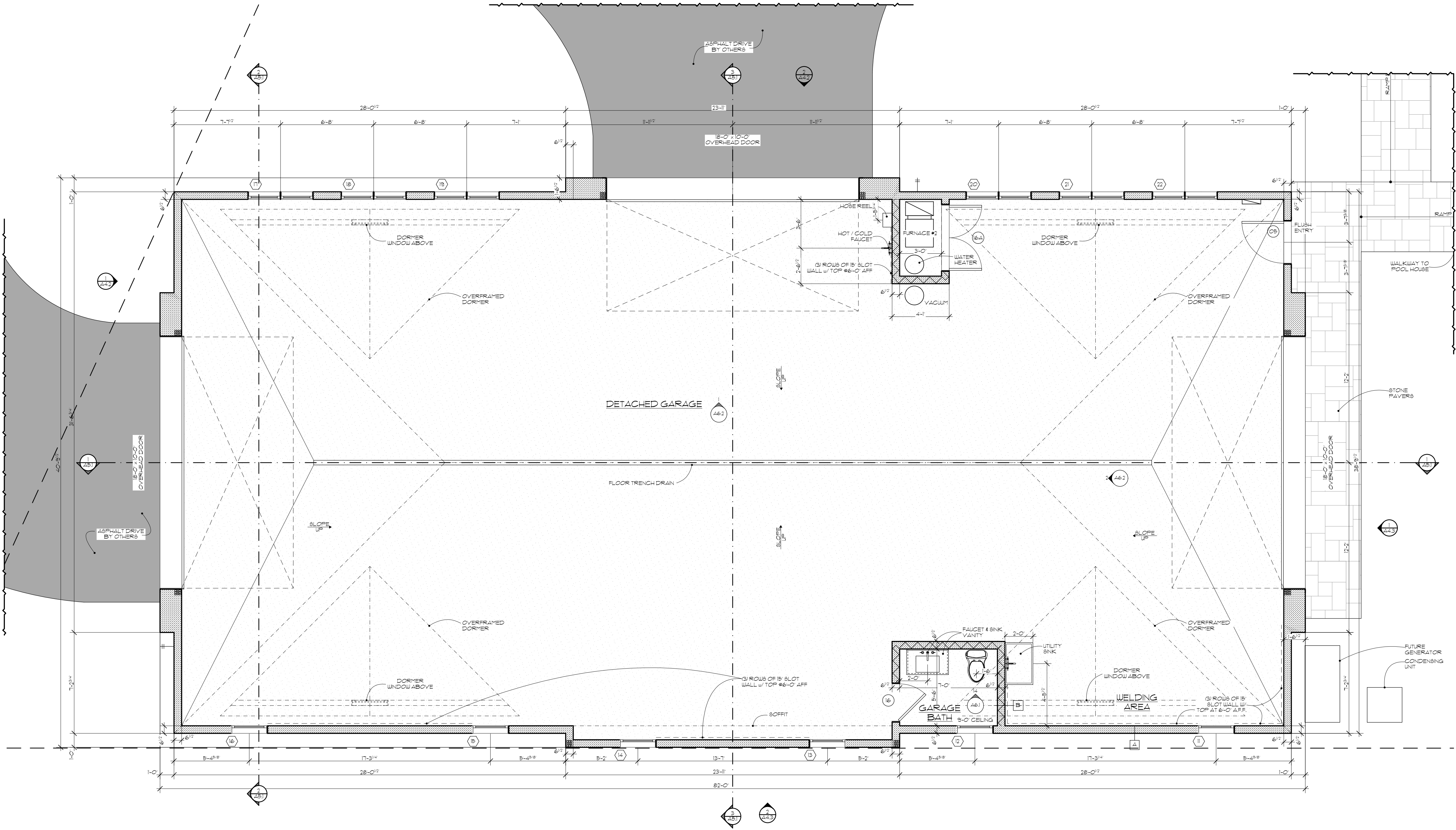
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DETACHED GARAGE FLOOR
PLAN



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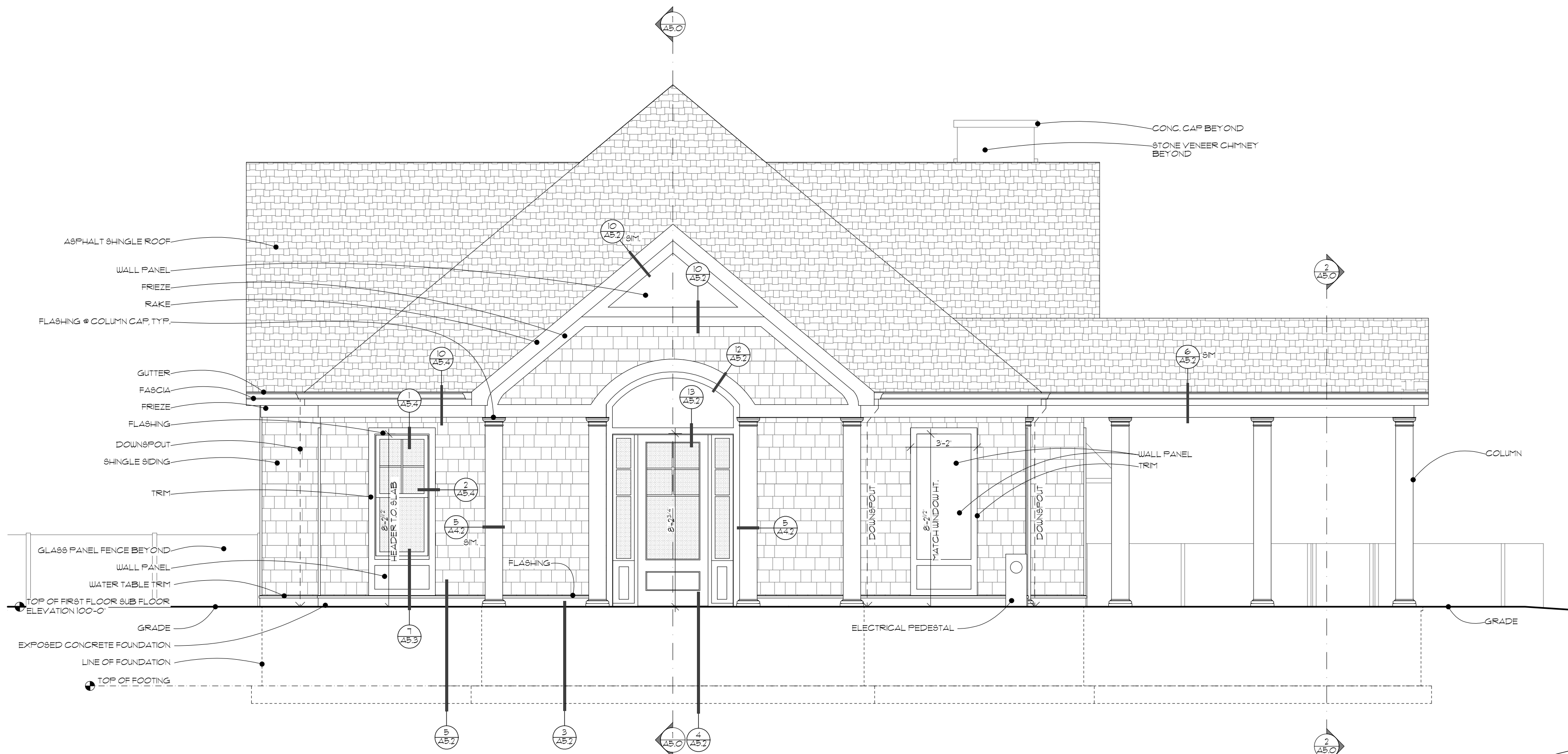
1 DETACHED GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"



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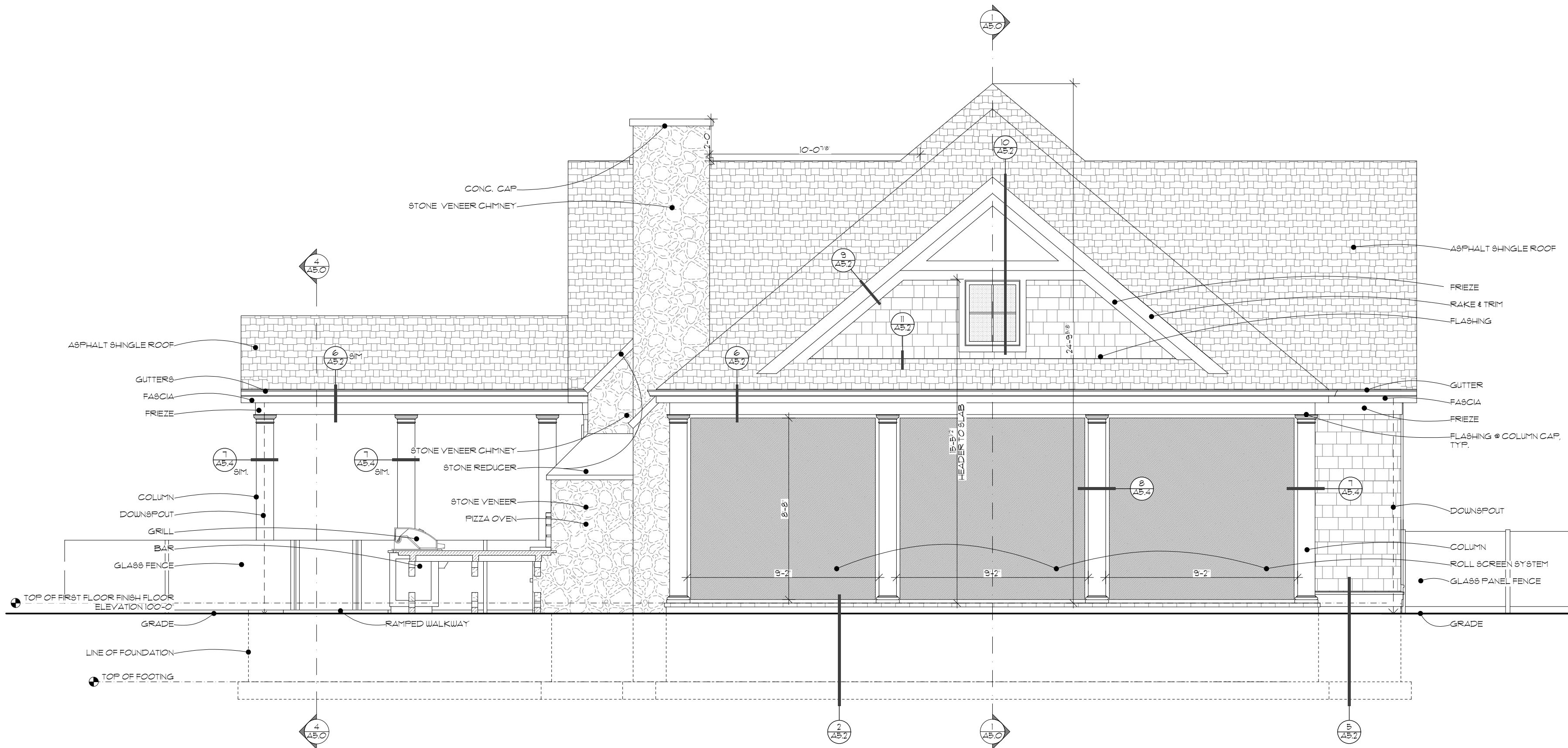
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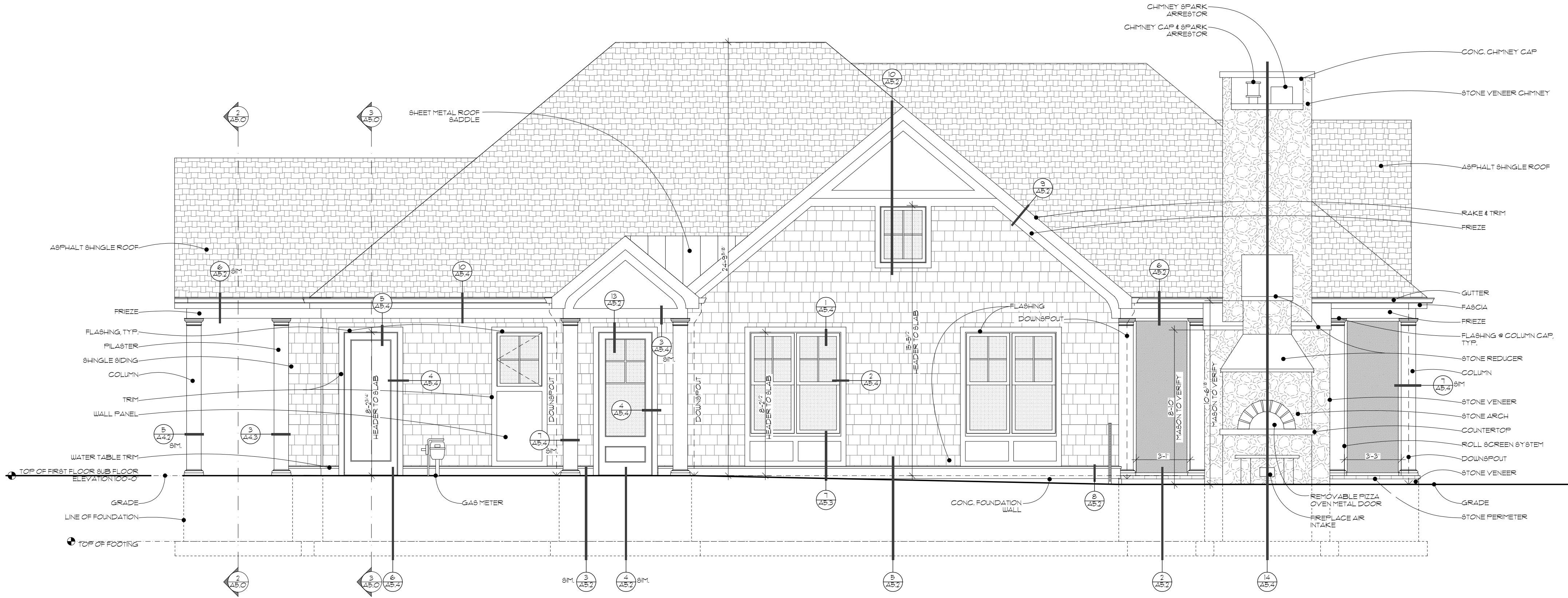
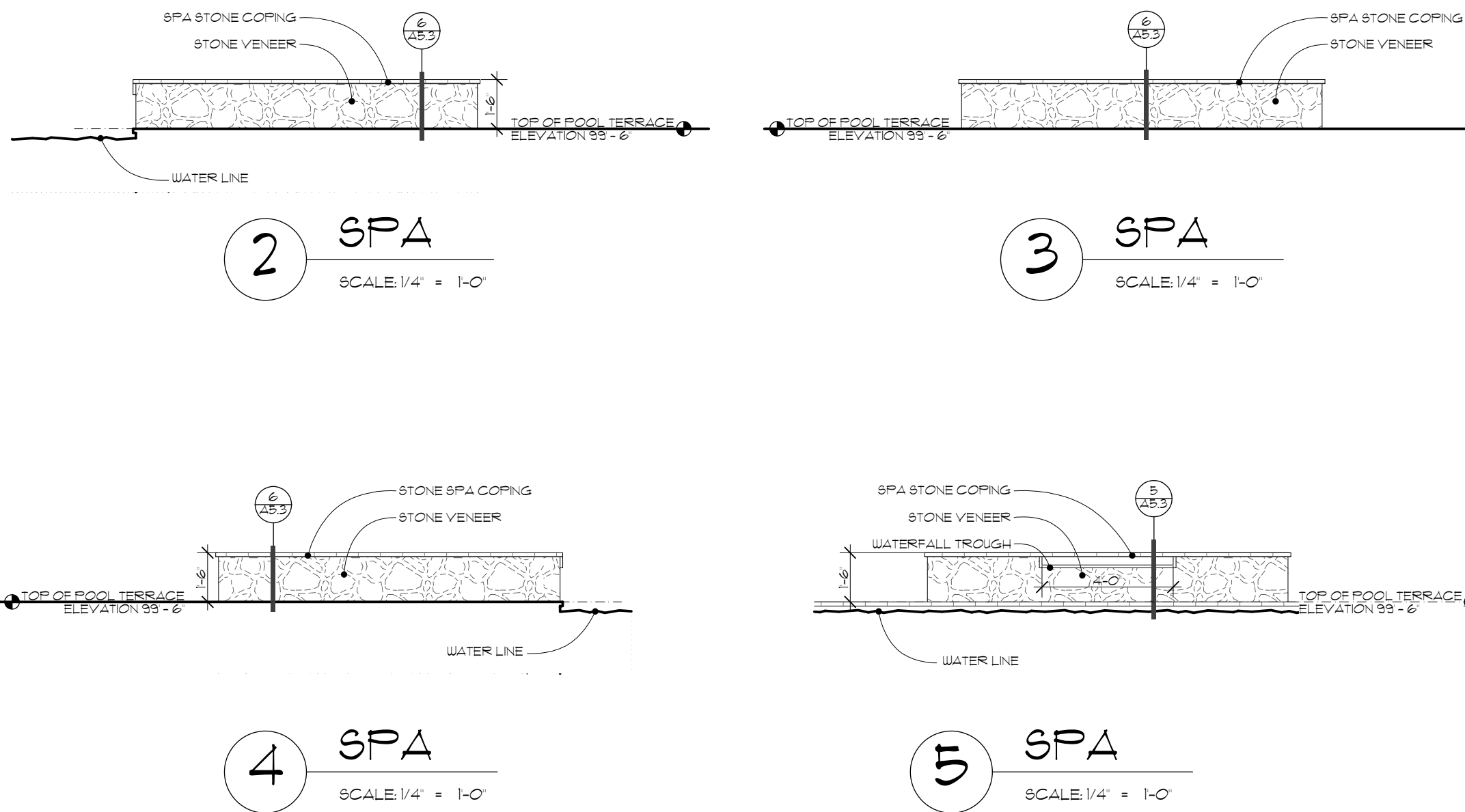
EXTERIOR ELEVATIONS

A4.1

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



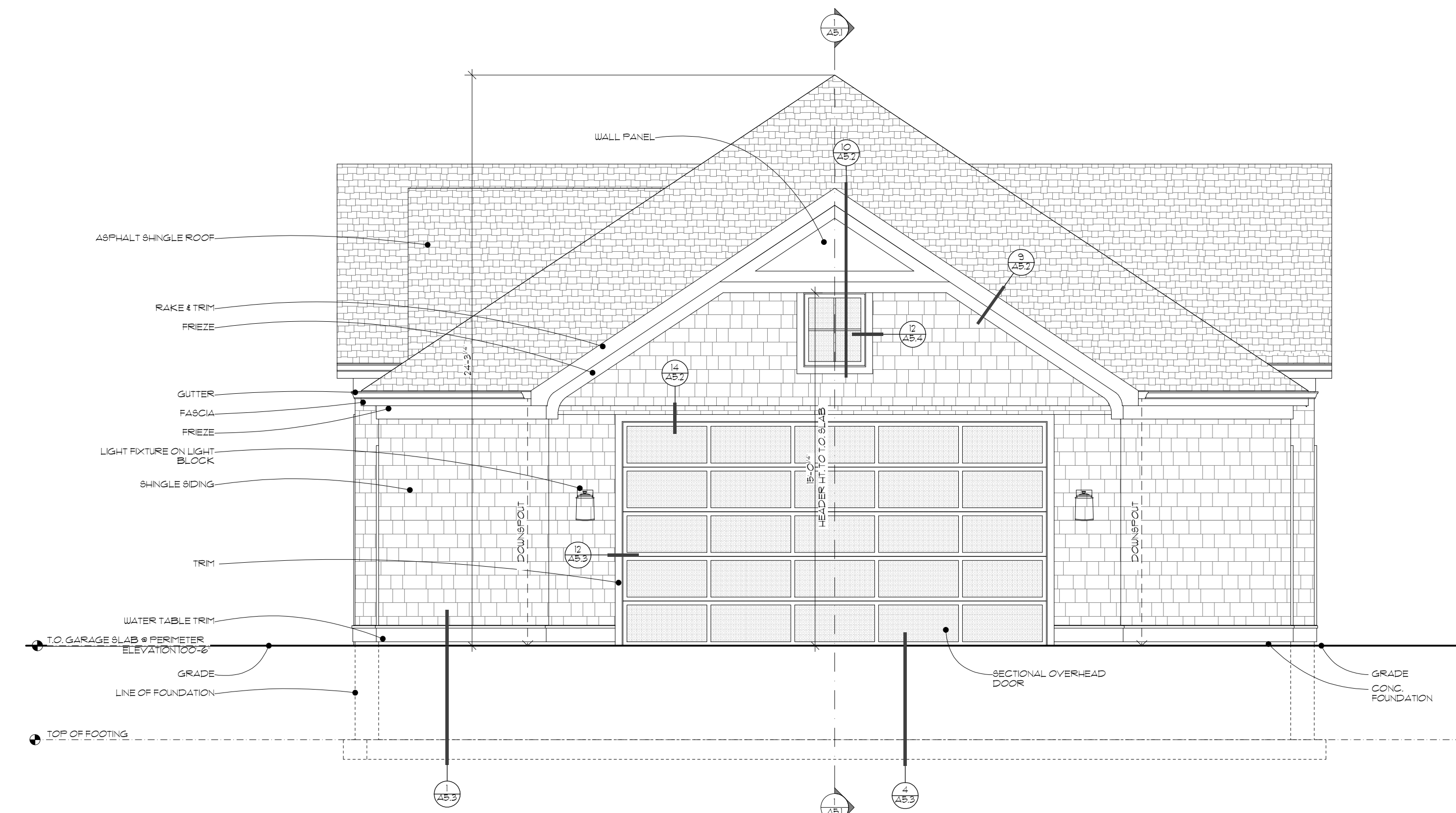
6 RESIDENCE SOUTH ELEVATION
SCALE 1/4" = 1'-0"



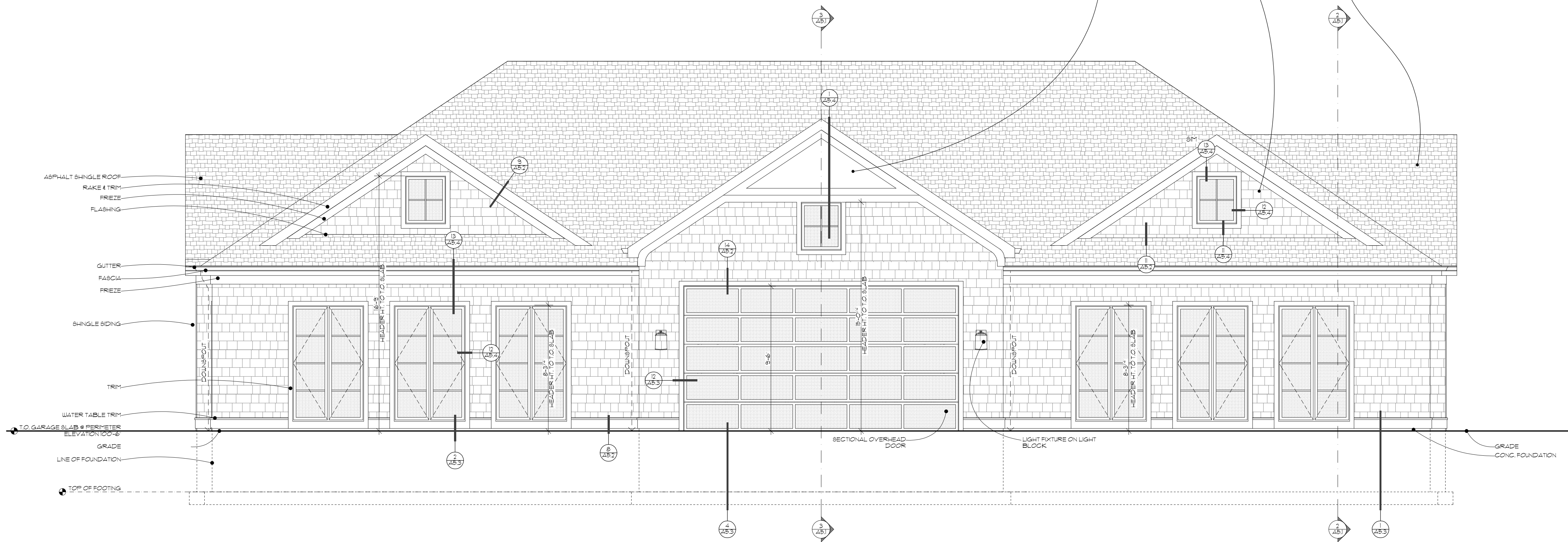
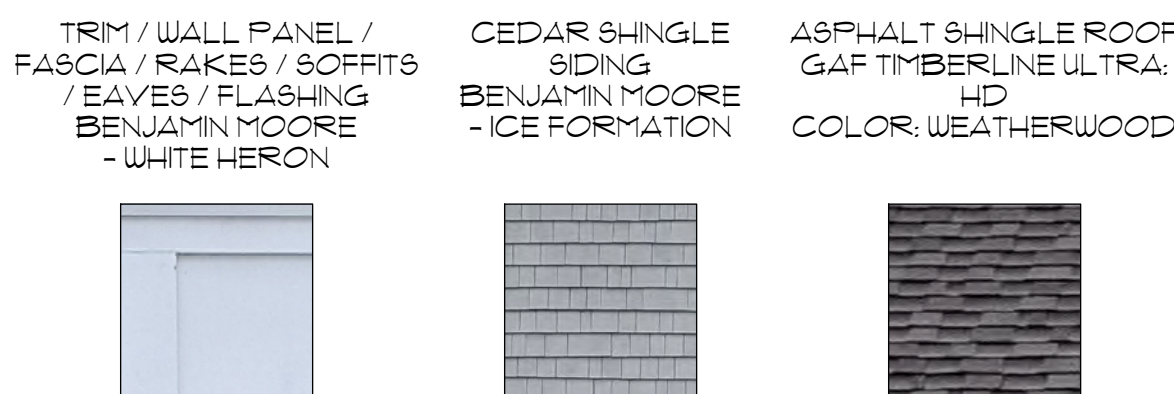
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1 GARAGE WEST ELEVATION
SCALE: 1/4" = 1'-0"



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

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EXTERIOR ELEVATIONS

A4.2

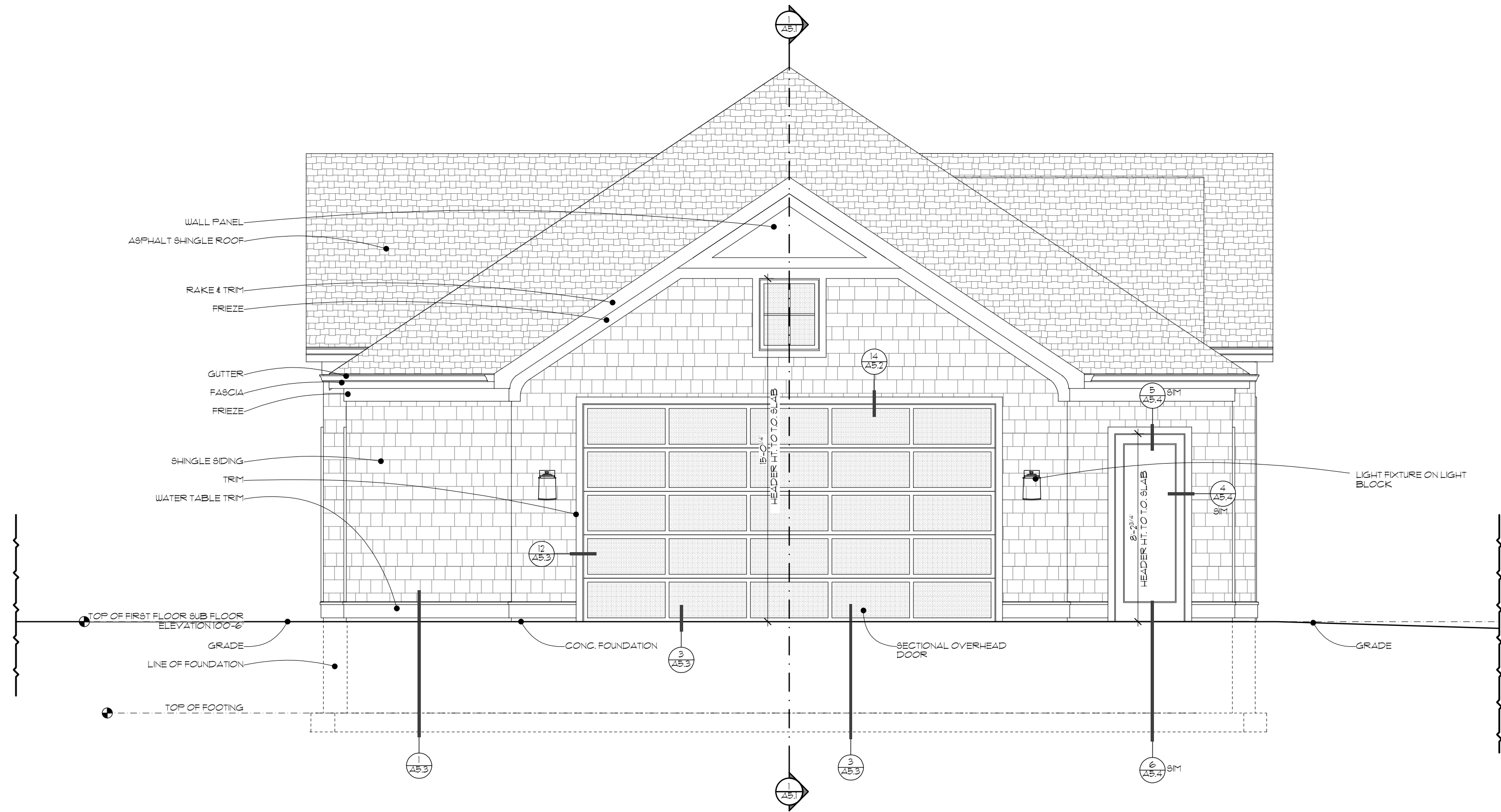
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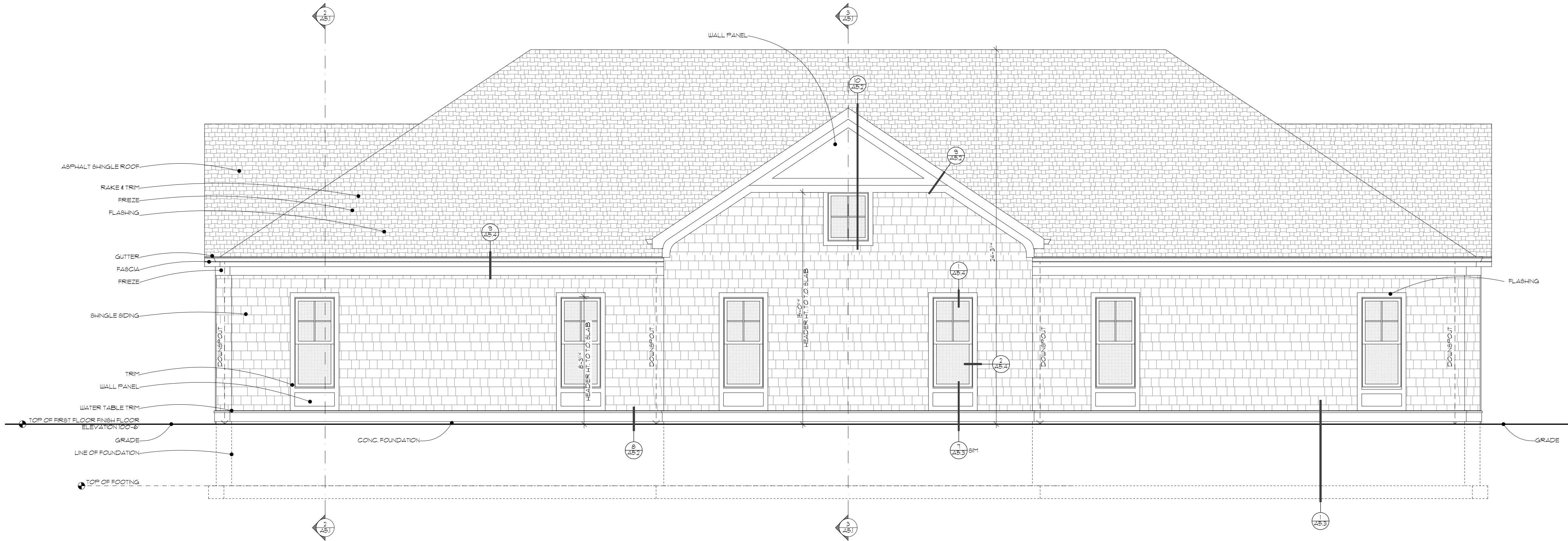
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1 GARAGE EAST ELEVATION
SCALE: 1/4" = 1'-0"



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

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1 DRIVEWAY ENTRANCE



2 NORTH FACING EXISTING PROPERTY



3 EAST FACING LAKE SIDE



4 WEST FACING DRIVEWAY ENTRANCE



5 SOUTH FACING NEIGHBORING PROPERTY



6 RESIDENCE ON ADJACENT NORTH PROPERTY



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EXISTING SITE PHOTOS

A4.5

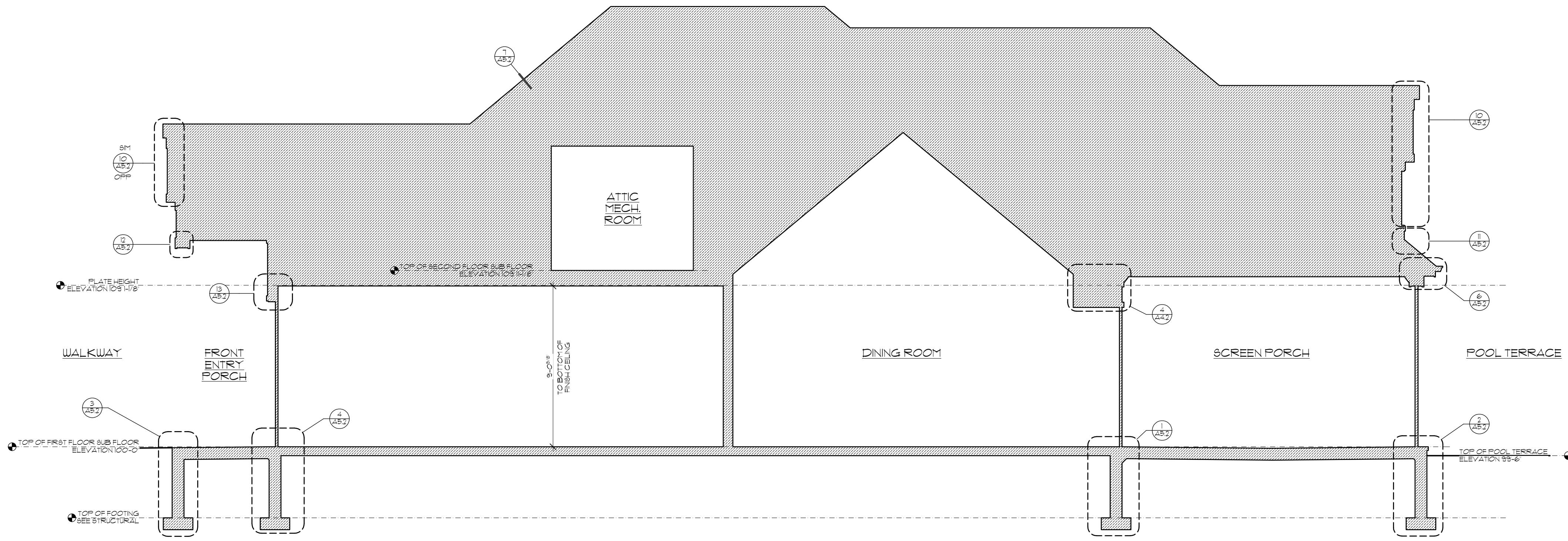
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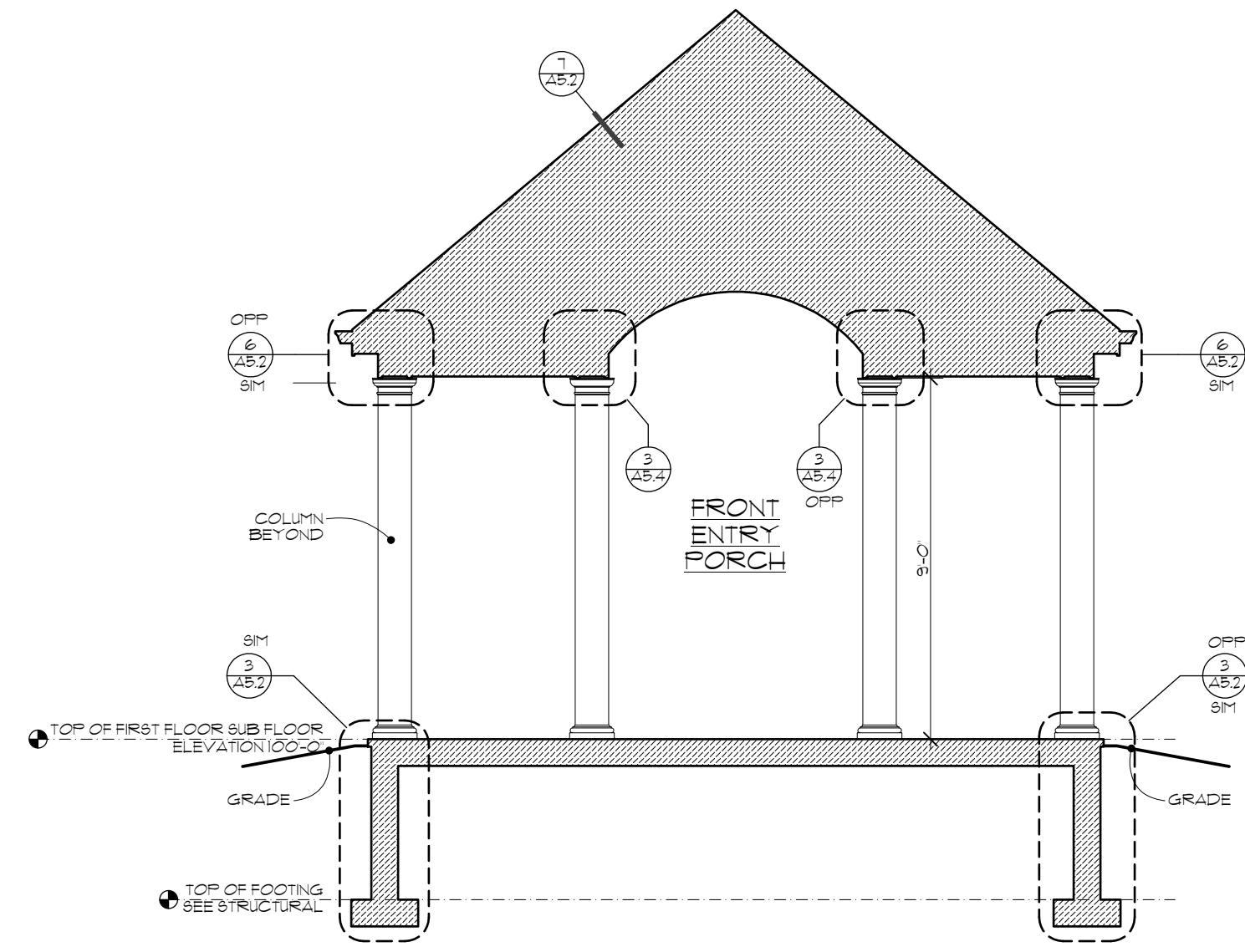
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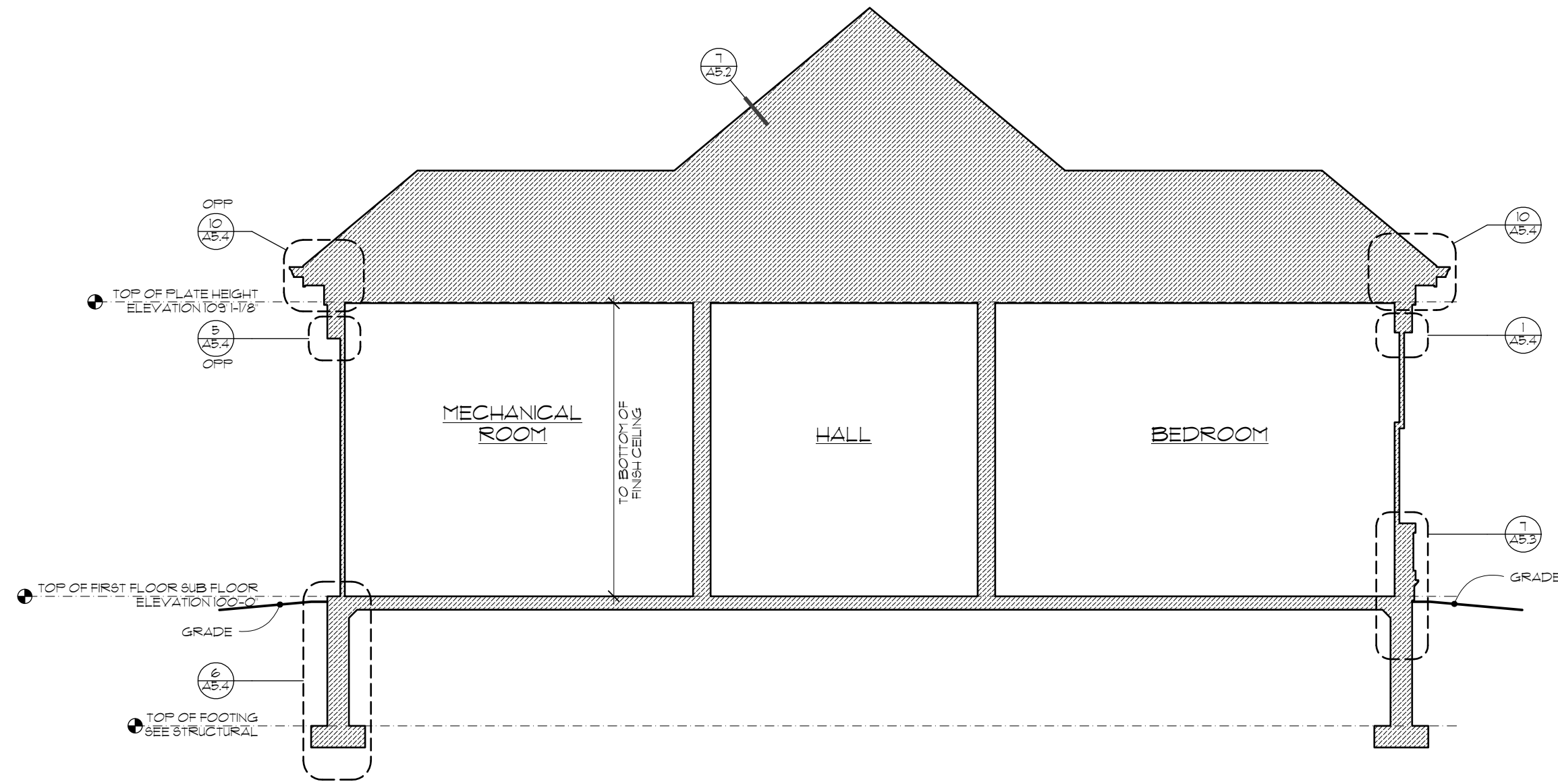
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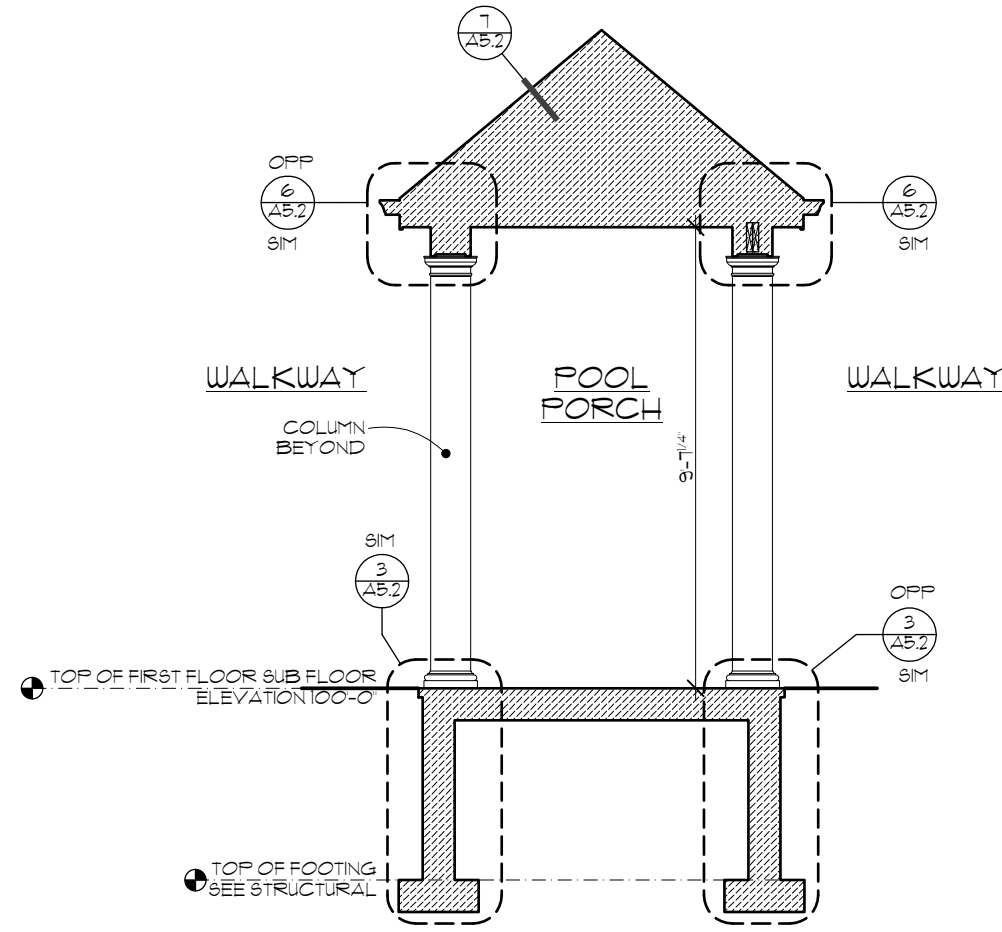
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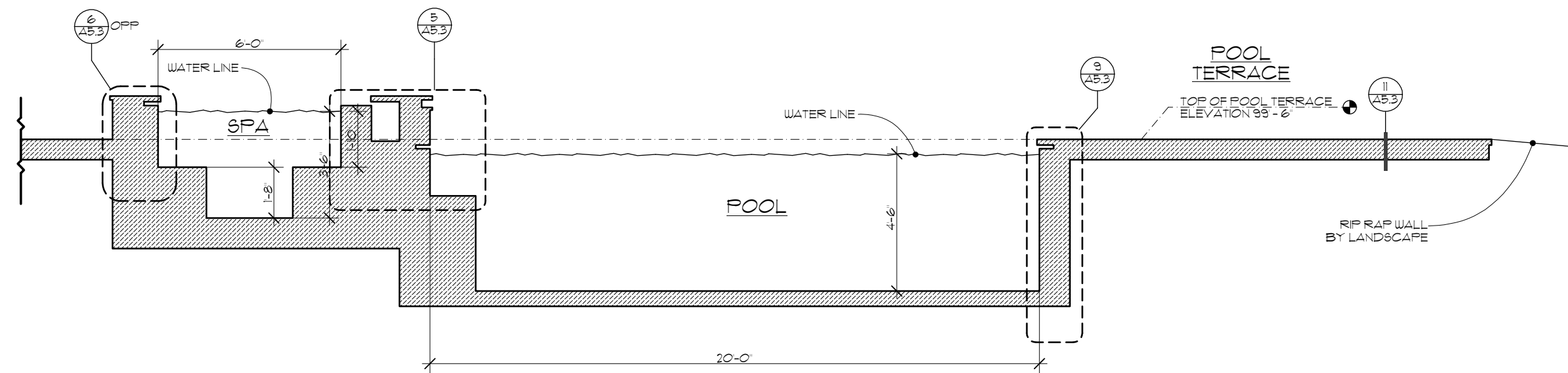
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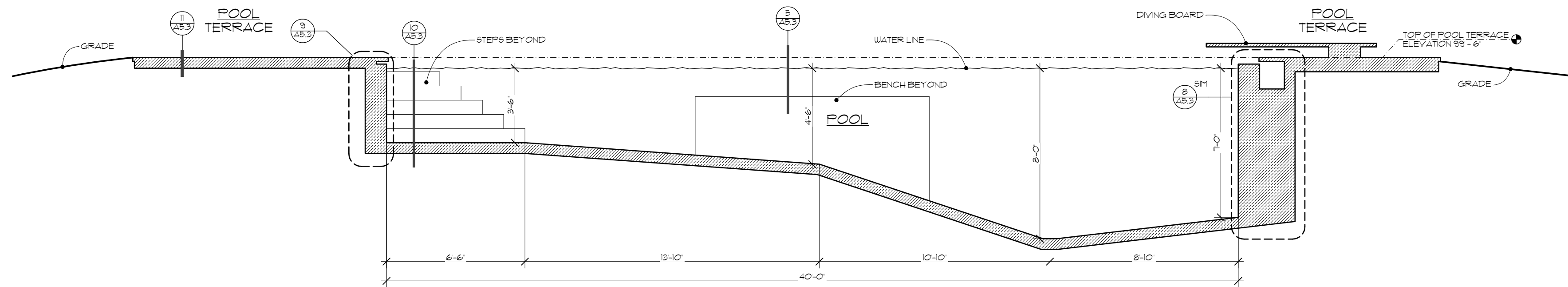
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SCALE: 1/4" = 1'-0"



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



5 SPA / POOL SECTION
SCALE: 1/4" = 1'-0"



6 POOL SECTION
SCALE: 1/4" = 1'-0"

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BUILDING SECTIONS

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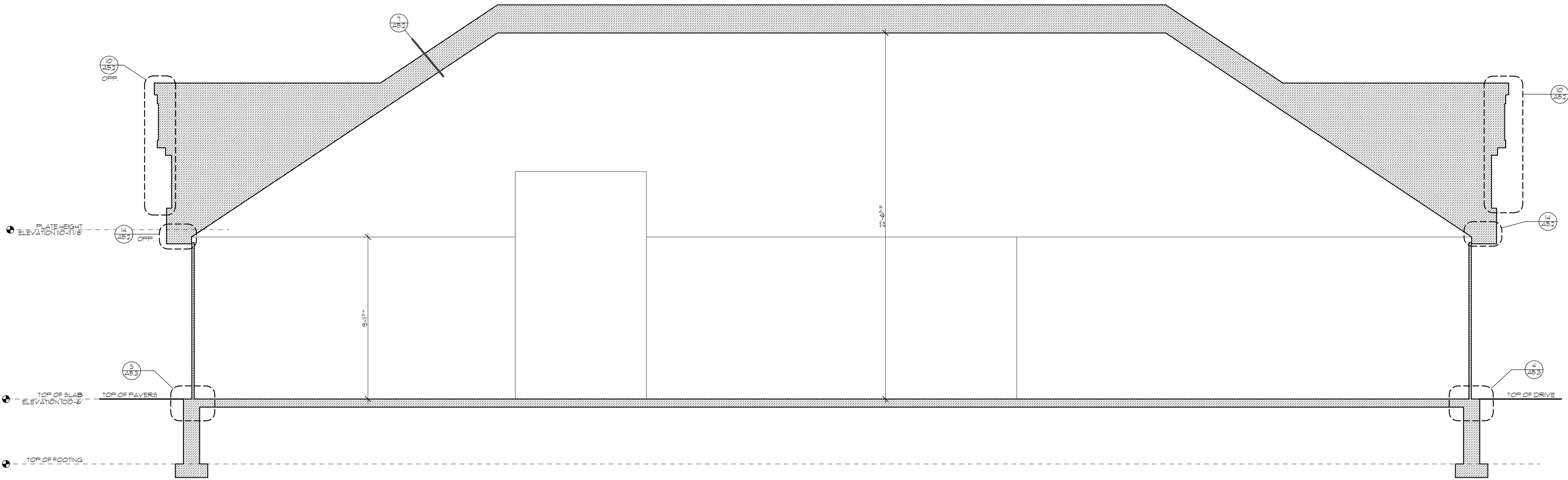
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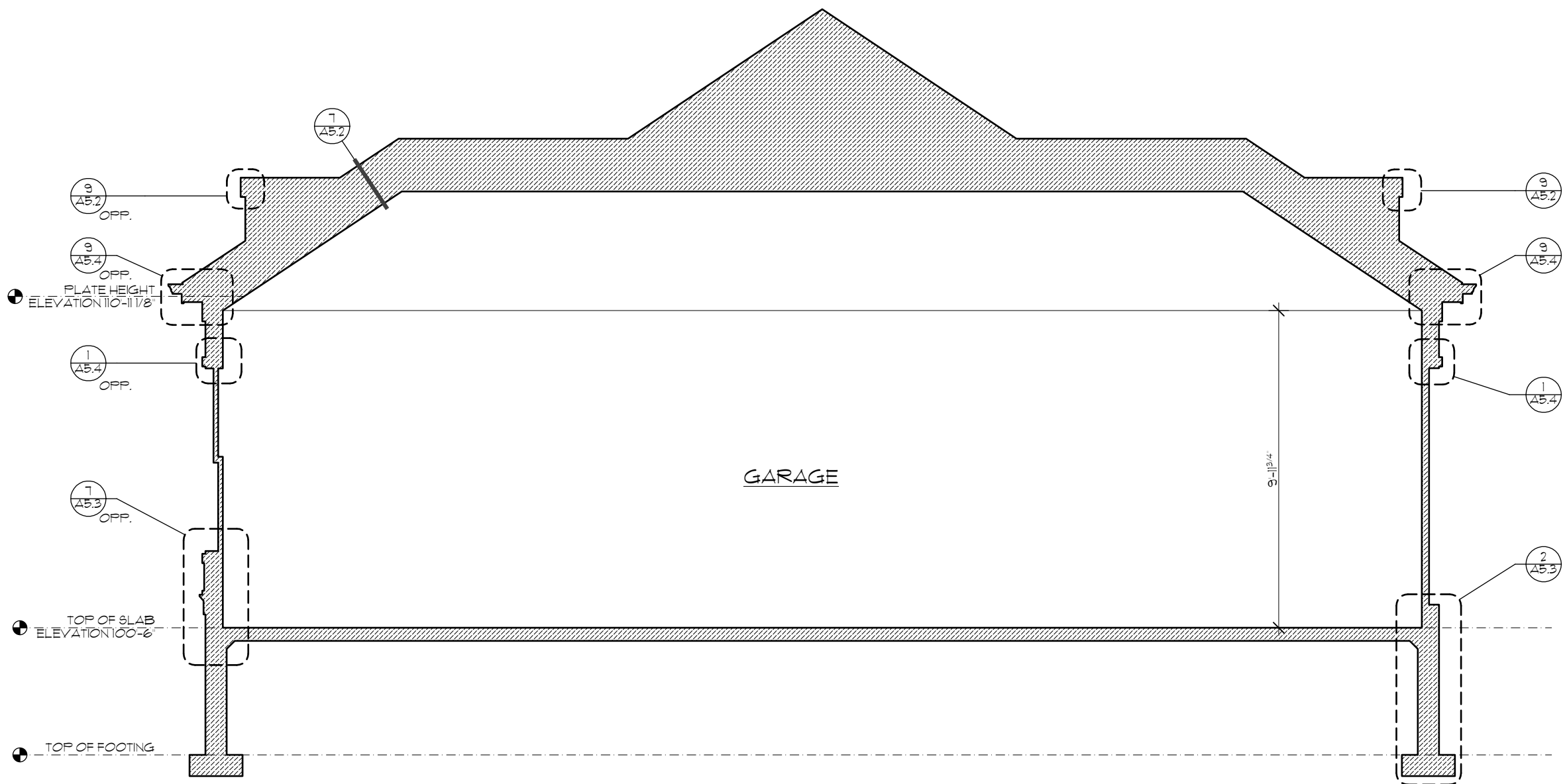
BUILDING SECTIONS

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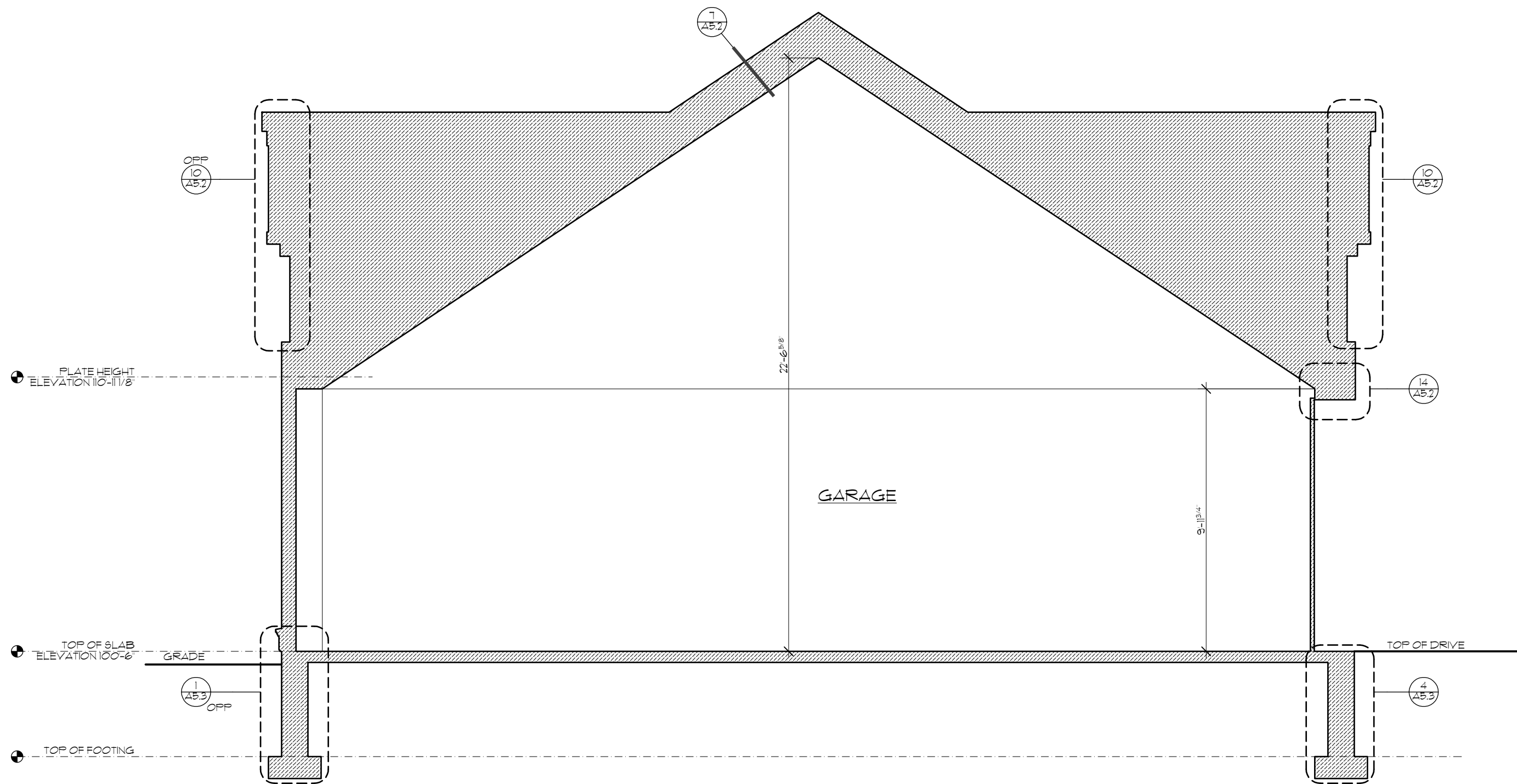
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1 GARAGE SECTION
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2 GARAGE SECTION
SCALE: 1/4" = 1'-0"



3 GARAGE SECTION
SCALE: 1/4" = 1'-0"



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NOTE:
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTORS MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL WORK IS DONE IN ACCORDANCE WITH ALL STATE AND LOCAL CODES. THE CONTRACT DOCUMENTS UTILIZE A PROCESS CALLED FREE DESIGN OR DESIGN/BUILD FOR ROOF, WINDOW, PLUMBING, ELECTRICAL, HVAC DETAILS, AND AS DESIGNATED IN THE SPECIFICATION AS "TO BE COMPLETED ON A DESIGN/BUILD BASIS." THIS MEANS THAT THE CONTRACT DOCUMENTS DO NOT INCLUDE ALL REQUIRED DETAILS, AND THAT THE CONTRACTORS SHALL, USING THEIR OWN STAFF OR QUALIFIED SUBCONTRACTORS, DESIGN AND BUILD THE FREE DESIGN AND DESIGN/BUILD PORTIONS OF THE WORK. THE CLIENT IS DIRECTLY CONTRACTING WITH THE CONTRACTORS AND THEREFORE ARE ASSUMING THE DESIGN AND BUILD RESPONSIBILITY FOR THE FREE DESIGN AND DESIGN/BUILD PORTIONS OF THE PROJECT. DEEP RIVER PARTNERS, LTD. IS NOT RESPONSIBLE FOR INSPECTING ANY ASPECT OF THE CONTRACTORS' WORK, OR FOR OBSERVATION OF THE CONTRACTORS' WORK FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS.

CORE4engineering
| Client-focused | Creative |
| Collaborative | Communicative |
12308 N. Corporate Pkwy, Suite 450
Mequon, WI 53092 | 262.236.9372
C4E Project #: 22038

BEACH DRIVE RESIDENCE &
GARAGE
7938 N. BEACH DRIVE
FOX POINT, WI 53217

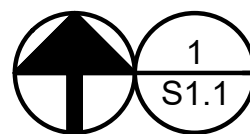
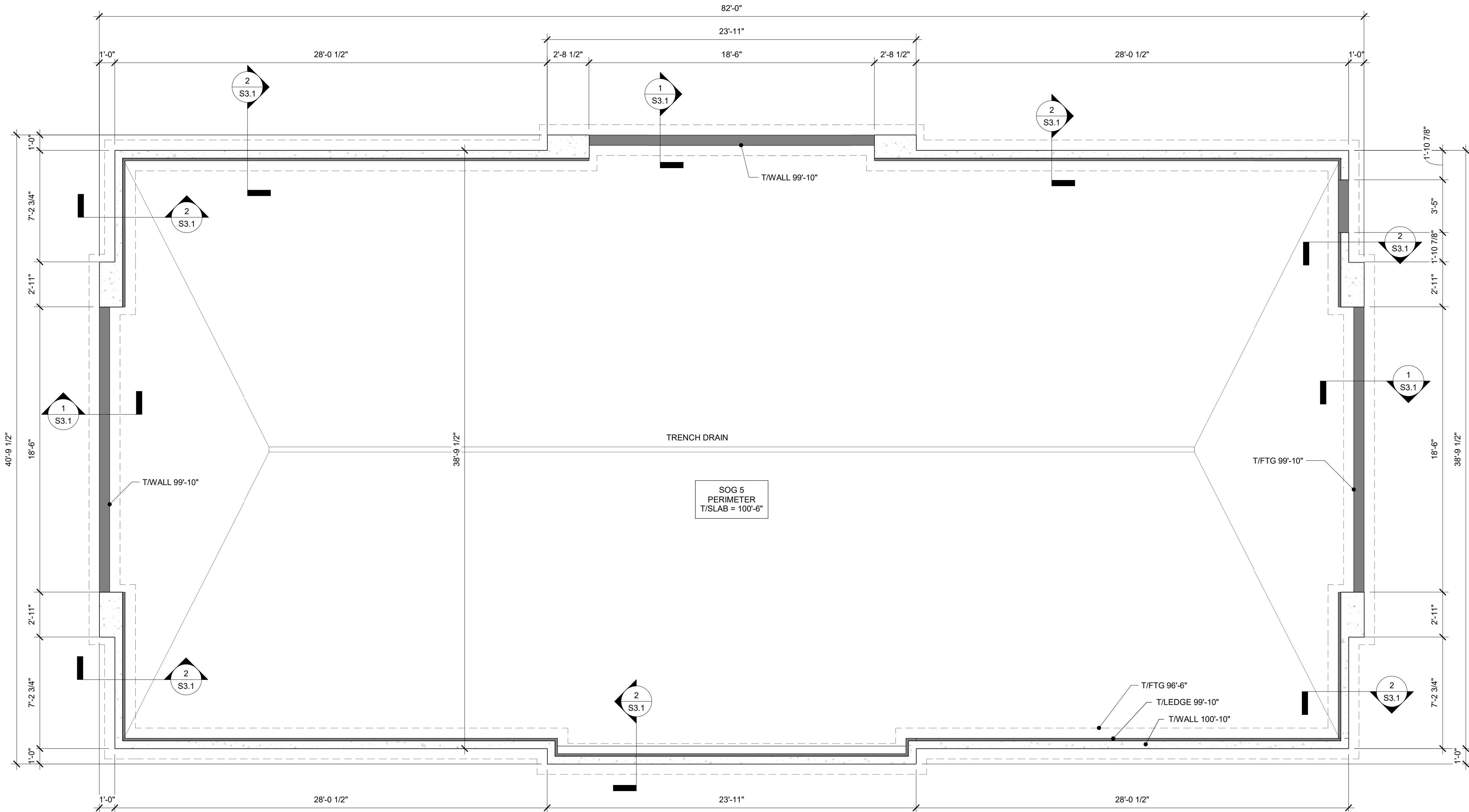
DESCRIPTION	DATE
BID SET	07.22.2022
ALTERNATE BID 1A	11.10.2022
CONSTRUCTION ISSUE	11.04.2022
BUILDING BOARD REVIEW	12.14.2022

GARAGE FOUNDATION PLAN

S1.1

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- GARAGE FOUNDATION PLAN NOTES:**
- SEE SHEET S0.1 FOR GENERAL NOTES AND S0.2 FOR SCHEDULES.
 - FOR FOUNDATION WALL CONSTRUCTION JOINTS AND TYPICAL REINFORCING DETAILS, SEE SHEET S3.0.
 - TOP OF EXTERIOR FOOTING ELEVATION = 96'-6" UNO.
 - TOP OF FOUNDATION WALL ELEVATION = 100'-10" UNO.
 - SEE ARCHITECTURAL DRAWINGS FOR DOOR OPENING SIZES AND LOCATIONS IN WALLS.



DETACHED GARAGE FOUNDATION PLAN

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

Passed BOA 11-23-22
m 12-8-22

BUILDING PERMIT

Job Address	8001 N. Lake Drive, Fox Point, WI	Building Type:	Residential ☒ Commercial ☐
Description of Work	Fence installation		
Estimated Cost of Project \$	22,000		

Owner/Occupant	
Business Name	Nathan Kopydlowski
Contact Name	Nathan
Address	8001 N. Lake Drive
City/State/Zip	Fox Point, WI, 53217
Phone	810-240-0399
Email	n.kopydlowski@gmail.com

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

Contractor	
Company Name	Peerless Fence
Contact Name	Matt Bahr
Address	200 W. River Dr.
City/State/Zip	St Charles, IL, 60174
Phone	414-363-4475
Email	Mattb@peerlessfence.com
Dwelling Contractor #	Dwelling Contractor Qualifier #

Square Footage Under Construction

1 st Floor	2 nd Floor	Basement	Addition	Garage
-----------------------	-----------------------	----------	----------	--------

Description	Rate	Amount
Project - Per \$1,000 of estimated cost	\$10.00	220.00
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

9/22/2022

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: 1.058121

Sep 22, 2022

8001 N Lake Drive

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PERMIT	220.00
24-44460 BUILDING PERMIT	

Total:	220.00
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CHECK	Check No: 278	220.00
Payor: Nathan Kopydlowski		

Total Applied:	220.00
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Change Tendered:	.00
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09/22/2022 12:10 PM

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

414-351-8900

Receipt No: 1.058361

Dec 1, 2022

8001 N Lake Dr

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: 231	75.00
Payor: Nathan Kopydlowski		

Total Applied:	75.00
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Change Tendered:	.00
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12/01/2022 3:38 PM



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.

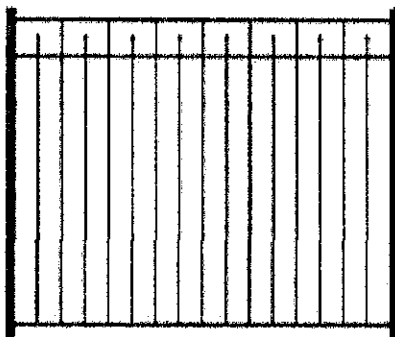
Nathan Kopydlowski
Homeowner's Name – PRINTED

8001 N. Lake Drive, Fox Point, WI, 53217
Property Address


Homeowner's Signature

9/22/22
Date

* 4ft
tall



J.D. GRIFFITHS
Christer Fjellgren

PLAT OF SURVEY

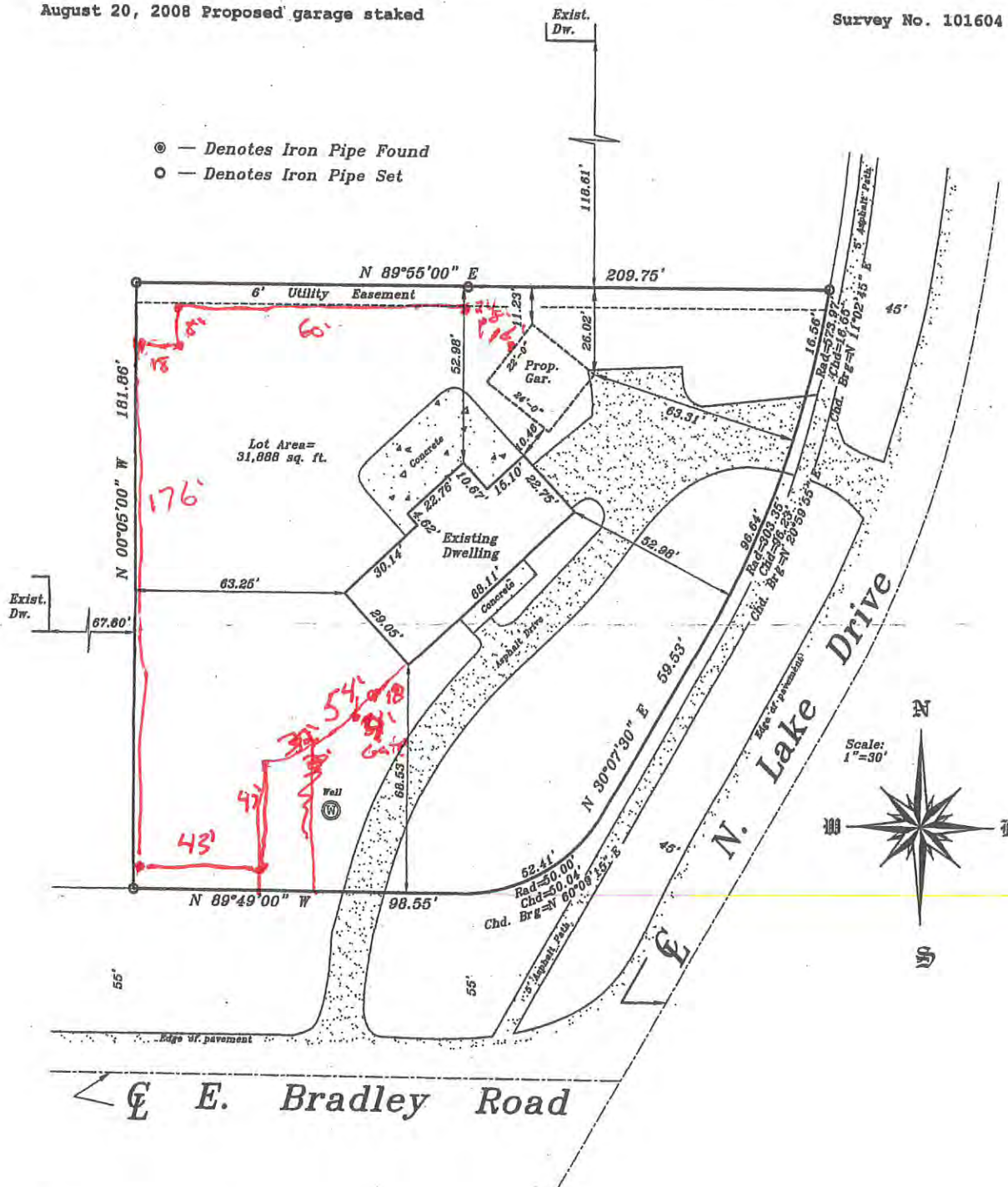
LOCATION: 8001 North Lake Drive, Fox Point, Wisconsin

LEGAL DESCRIPTION: Lot 2, in Block 1, in FOX POINT SUBDIVISION, being a part of the Southwest 1/4 of Section 9, Town 8 North, Range 22 East, in the Village of Fox Point, Milwaukee County, Wisconsin.

August 20, 2008 Proposed garage staked

Survey No. 101604

- © — Denotes Iron Pipe Found
○ — Denotes Iron Pipe Set



METROPOLITAN SURVEY SERVICE, INC.

REGISTERED LAND SURVEYORS AND CIVIL ENGINEERS
5307 S. 92ND STREET, SUITE 140, HALES CORNERS, WI 53130
PH. (414) 529-5380 FAX (414) 529-9787
email address: survey@bizwi.r.com



I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

SIGNED

Dennis C. Sauer
Registered Land Surveyor S-2421



Pictures show the south side yard from the corner of N. Lake dr and Bradley rd. The planned fence will be from the southwest corner of the house along the west side of the drive way to the bushes along the road and remain on the north side of the bushes to the west side of the lot.