

NOTICE OF MEETING
VILLAGE OF FOX POINT
BUILDING BOARD

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

Wednesday
January 11, 2023
5:00 P.M.

Join Zoom Meeting

<https://us02web.zoom.us/j/88165956080>

Meeting ID: 881 6595 6080

Dial by your location: 312.626.6799

AGENDA

1. Roll call of board members and quorum confirmation.
2. Discussion, corrections, and approval of the minutes of the December 14, 2022 Building Board meeting.
3. Byron Vielehr, 7938 N Beach Dr, proposed resubmittal of a single family house with detached garage and open area modification.
4. Time Nettesheim, 999 E Churchill Ln, proposed remodel bathroom and family room.
5. Janet Resnick, 7125 N Lombardy Rd, proposed addition.
6. Adjourn.

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

**VILLAGE OF FOX POINT
BUILDING BOARD MINUTES**

A meeting of the Building Board was held via Zoom, on Wednesday, December 14, 2022, at 5:00 pm. Those present included:

Justin Racinowski
Jeff Weber
William Feldman
Sharon Celek
Lucille Sells
Michael Rakow

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

MINUTES

Motion was made by Jeff Weber to approve the minutes from November 16, 2022. Motion was seconded by William Feldman. Motion Passed.

AGENDA

- **Patrick Loftus, 7124 N Beach Dr, proposed hot tub.** It was the consensus of the Building Board to approve as submitted.
- **Kevin Kinney, 7575 N Beach Dr, proposed 2nd floor balcony addition.** It was the consensus of the Building Board to approve as submitted.
- **Sue Bazelon, 7707 N Merrie Ln, proposed addition.** It was the consensus of the Building Board to approve as submitted.
- **Byron Vielehr, 7938 N Beach Dr, proposed single family house with detached garage and open area modification.** It was the consensus of the Building Board to table to next meeting.
- **Nathan Kopydlowski, 8001 N Lake Dr, proposed fence.** 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 William Feldman. Motion Passed. Building Board adjourned at 5:40 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 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 Velehr	
Business Name	Contact Name Alec Uecke (Architect) Deep River Partners
Address 7938 N Beach Drive	City/State/Zip Milwaukee, WI, 53202
Phone 414-276-0550 Deep River Partners	Email auecke@deep-river.com

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

Contractor	
Company Name TBD Northgreen Builders LLC	Contact Name TBD Kristofer Nordgren
Address TBD 2044 Wildwood Drive	City/State/Zip TBD Cedarburg, WI 53012
Phone TBD (414) 406-3653 or (414) 467-7679	Email TBD Northgreen.Kelly@gmail.com
Dwelling Contractor # TBD 031200079	Dwelling Contractor Qualifier # TBD 031200079

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	11,000
Building Board	\$75.00	
Footing early start - \$230.00 one and two family; \$305.00 commercial		#230
Plan Review - \$275.00 one and two family; New Single Family Construction \$330.00 plus \$30.00/unit commercial		275
State Seal	\$75.00	75
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	\$ 11,350

Applicant Signature
Rev 01/22

Date

11/7/2012 CHK# 15798

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

Full PERMIT PAID

11/11/12 #15-907

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

414-351-8900

Receipt No: 1.058483

Jan 5, 2023

7938 N Beach Dr

Previous Balance: .00

LICENSES & PERMITS - OTHER PERMIT 200.00

10-44540 OTHER PERMIT

Total: 200.00

CHECK Check No: 15764 200.00

Payor: Deep River Partners

Total Applied: 200.00

Change Tendered: .00

Duplicate Copy

01/05/2023 1:40 PM

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

414-351-8900

Receipt No: 1.058392

Dec 2, 2022

7938 N Beach Drive

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: 15700	75.00
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Payor: Deep River Partners, Ltd.

Total Applied:	75.00
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Change Tendered:	.00
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12/02/2022 10:17 AM

**VILLAGE OF FOX POINT
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Jeff Weber
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Respectfully Submitted,



Michael Rakow
Building Inspector
Village of Fox Point

BRUCE A ARBIT
7900 N BEACH DR
Fox Point, WI 53217

BYRON C VIELEHR
7938 N BEACH DR
Fox Point, WI 53217

ADRIENNE POLLACK
1510 E GOODRICH LN
Fox Point, WI 53217-2951

NANCY C VALIMONT
1461 E GOODRICH LN
Fox Point, WI 53217

BARBARA M LOW
7954 N BEACH DR
Fox Point, WI 53217-2932

KEVIN J KROLL
7966 N BEACH DR
Fox Point, WI 53217

BYRON C VIELEHR
7944 N BEACH DR
Fox Point, WI 53217

STEPHEN C VIELMETTI TRUSTEES
1473 E GOODRICH LN
Fox Point, WI 60045-2595

DOUGLAS S LEVY
1451 E GOODRICH LN
Fox Point, WI 53217-2950

BRIAN W COOKE
1453 E GOODRICH LN
Fox Point, WI 53217

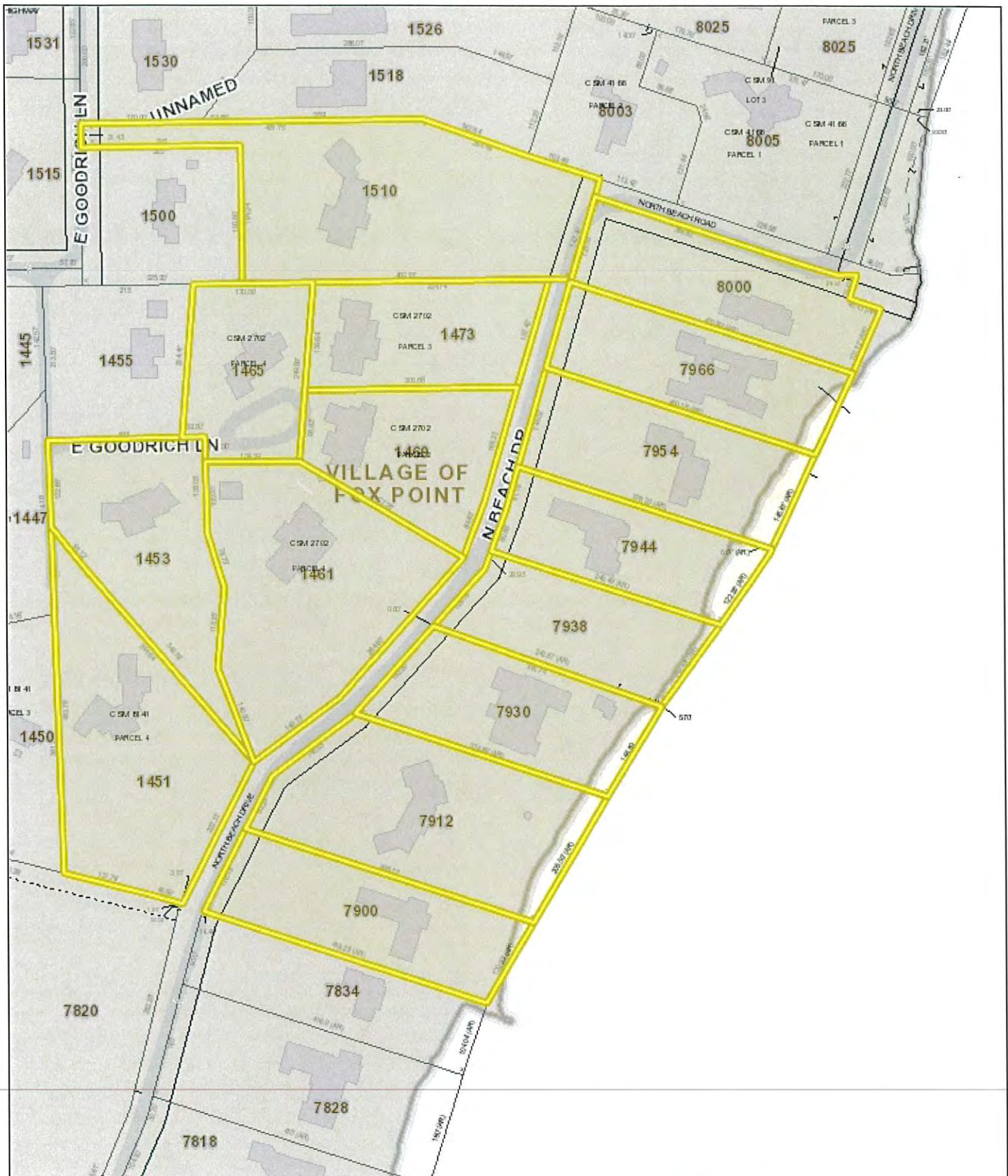
DOUGLAS J LEVINE
1469 E GOODRICH LN
Fox Point, WI 53217

DALE FRITZ
1465 E GOODRICH LN
Fox Point, WI 53217-2950

MICHAEL A STOESSL TRUSTEE
8000 N BEACH DR
Fox Point, WI 53217

JOAN P LUBAR
7912 N BEACH DR
Fox Point, WI 53217-2932

RASHI A KHOSLA
7930 N BEACH DR
Fox Point, WI 53217



Village of Fox Point GIS



VILLAGE OF FOX POINT

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

DISCLAIMER: The Village of Fox Point Does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives. SCALE: 1" = 188'

Print Date: 12/8/2022



VILLAGE OF FOX POINT

MILWAUKEE COUNTY
WISCONSIN

VILLAGE HALL
7200 N. SANTA MONICA BLVD.
FOX POINT 53217-3505
414-351-6900
FAX 414-351-6909

December 22, 2022

Mike Rakow
Building Inspector
Village of Fox Point

Re: Modification of Open Area – 7938 N Beach Drive

Dear Mike,

On December 22, 2022 I met on-site with Alec Uecke, Design Associate with Deep River Partners to review the site plan regarding the above referenced property. The purpose of the meeting was to review the requirements contained within Section 745-26 (Modification of Open Area) of the Fox Point Village Code with respect to existing trees located on the site. The review included the identification of existing trees scheduled for removal.

Per our discussion, there are (3) Arborvitae, approx. 15 ft. in height south of the new entrance driveway scheduled for removal in order to expand the driveway entrance. There is an additional 15" DBH crabapple near the center of the north lot line that was originally planned for removal. As of this time, the owner has decided to have that tree remain as it will not be in conflict the proposed parking area.

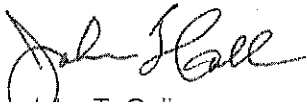
The landscape plan calls for (3), possibly (4) minimum 2" caliper new trees to be planted as part of the finished landscape. This meets the criteria noted in Section 745-26 C(3).

There are two conditions to be addressed as construction moves forward.

1. That tree protection zones (per detail noted in the construction drawings) be put in place at the earliest possible moment to protect the root zones of all remaining trees on the property
2. That when installing underground utilities (electric, gas, storm and sanitary), that care be taken to protect the root zones that are in close proximity of any excavation.

Based on the conditions set forth, I recommend approval of the Modification of Open Area application.

Respectfully submitted,


John T. Gall
Village Forester

Cc: Scott Brandmeier, Director of Public Works
Alec Uecke, Deep River Partners

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:

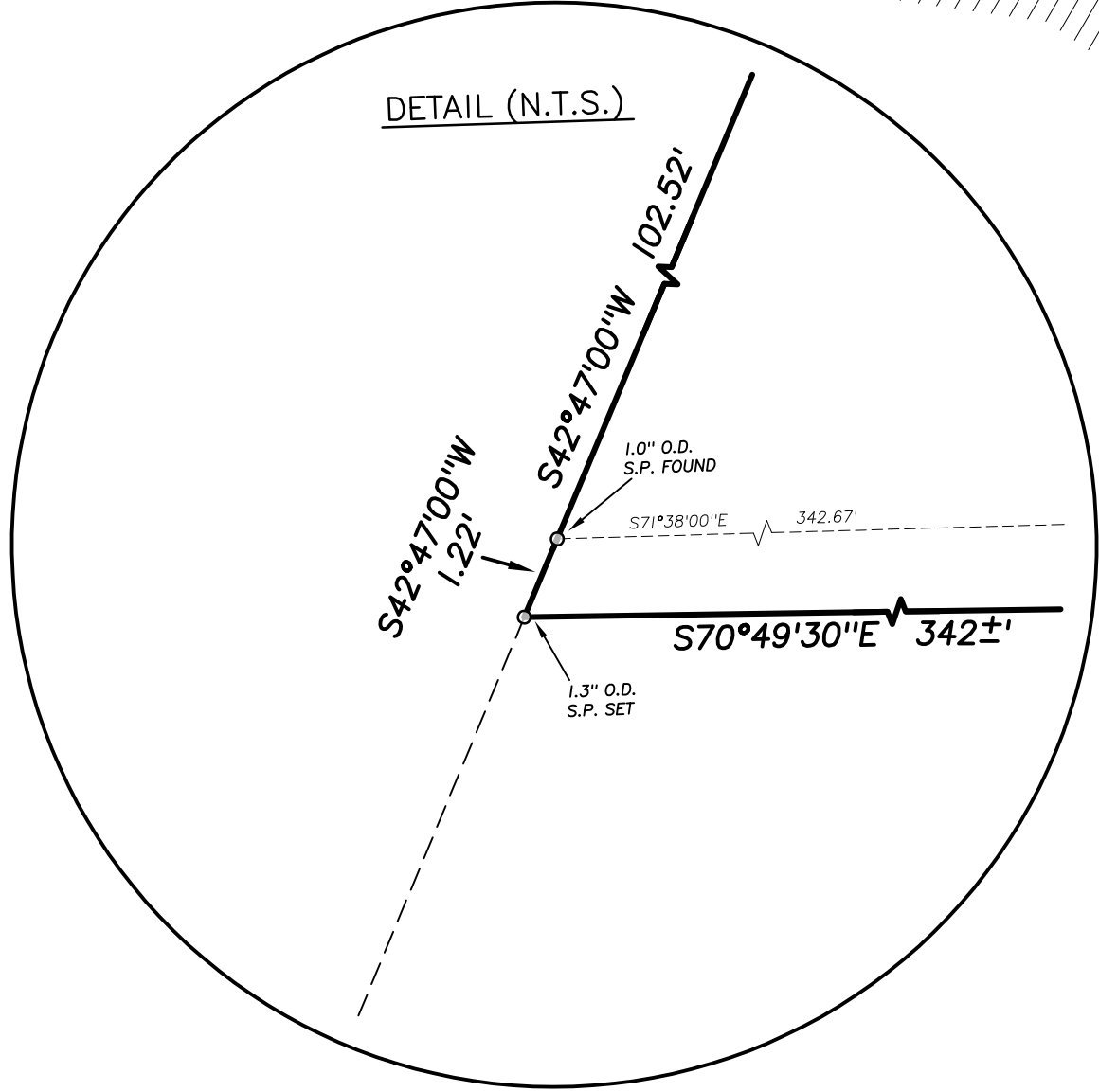
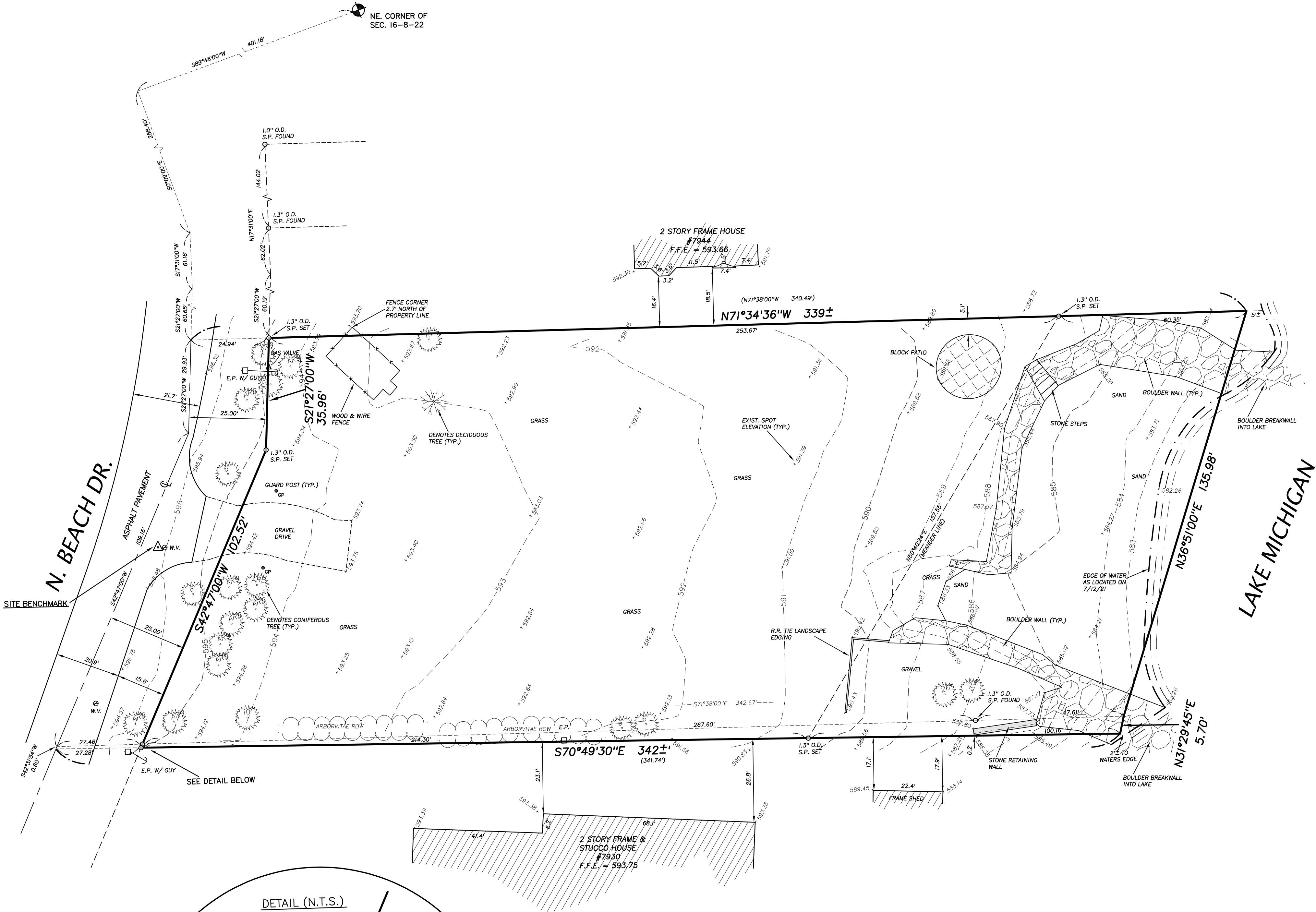
Commencing at a point in the centerline of the public highway known as North Beach Drive, running Northeasterly and Southwesterly 401.18 feet South 89° 48' West of and 258.40 feet South 0° 09' East of the Northeasterly corner of said Section 16; thence South 17° 31' West along the centerline of said 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)



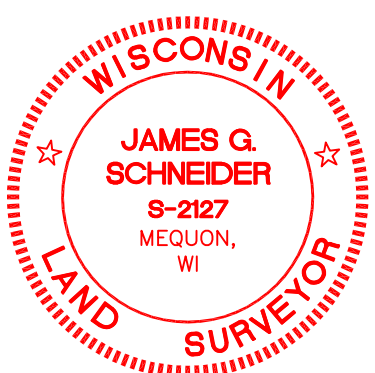
SURVEY CERTIFICATE

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



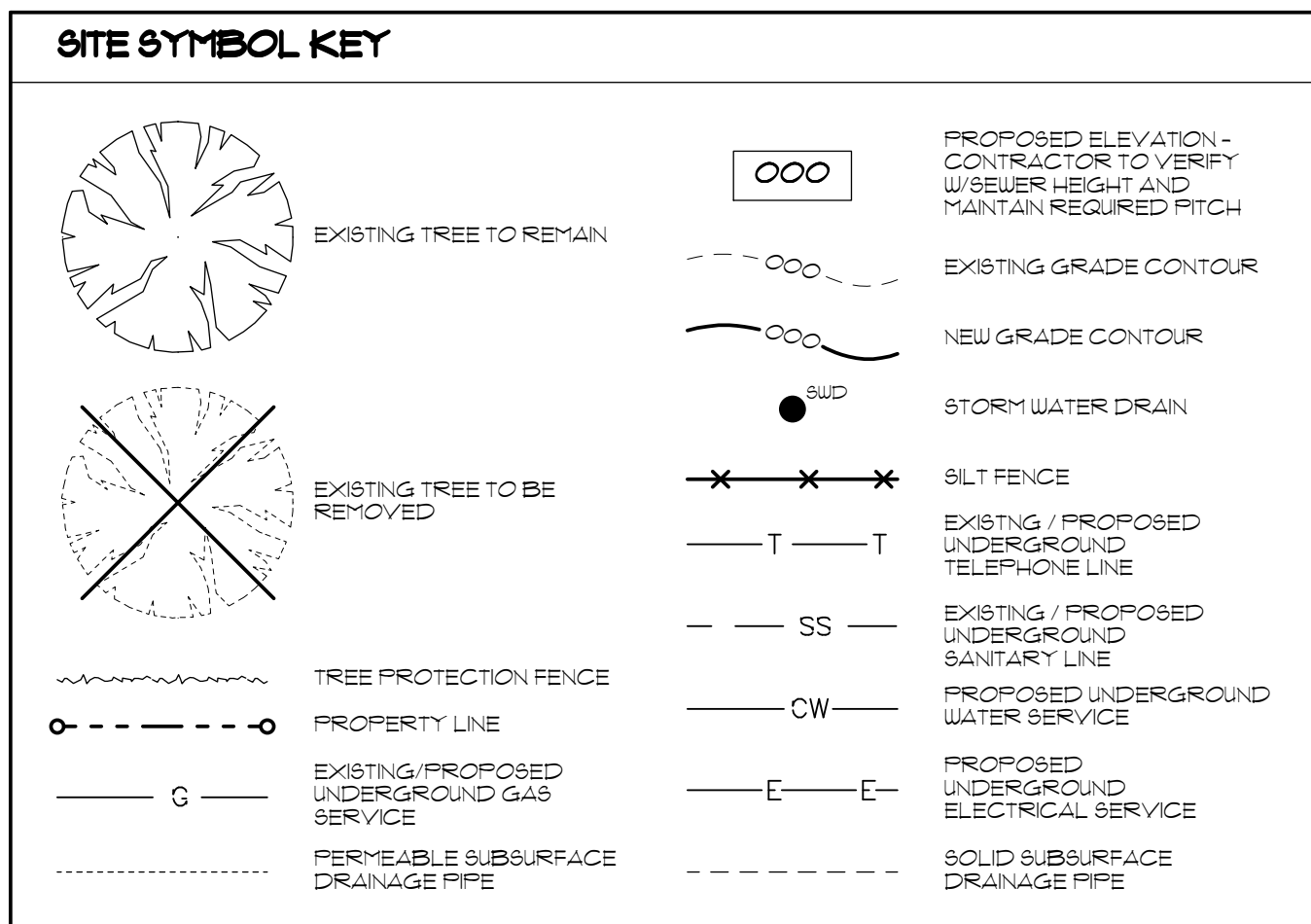
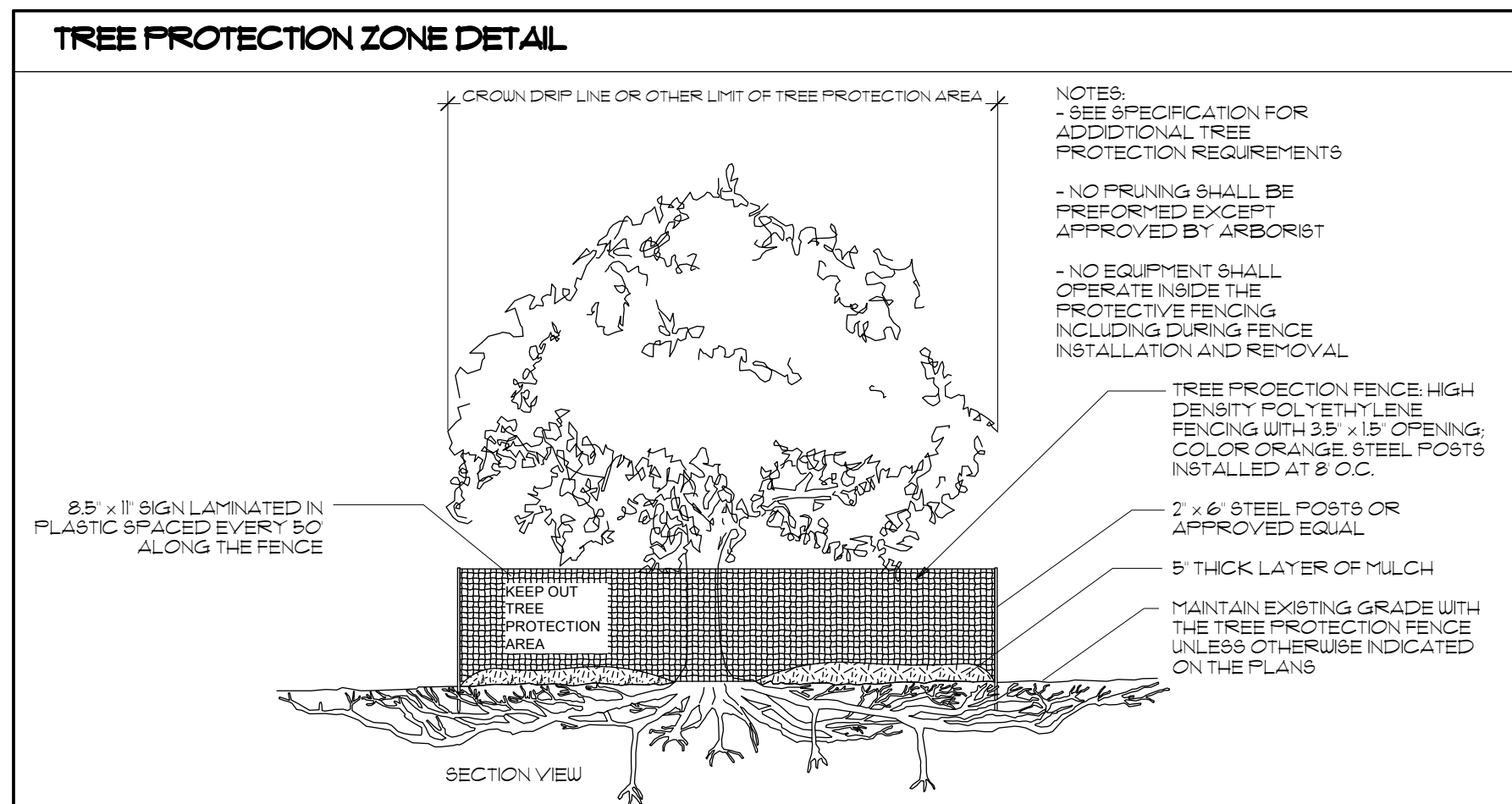
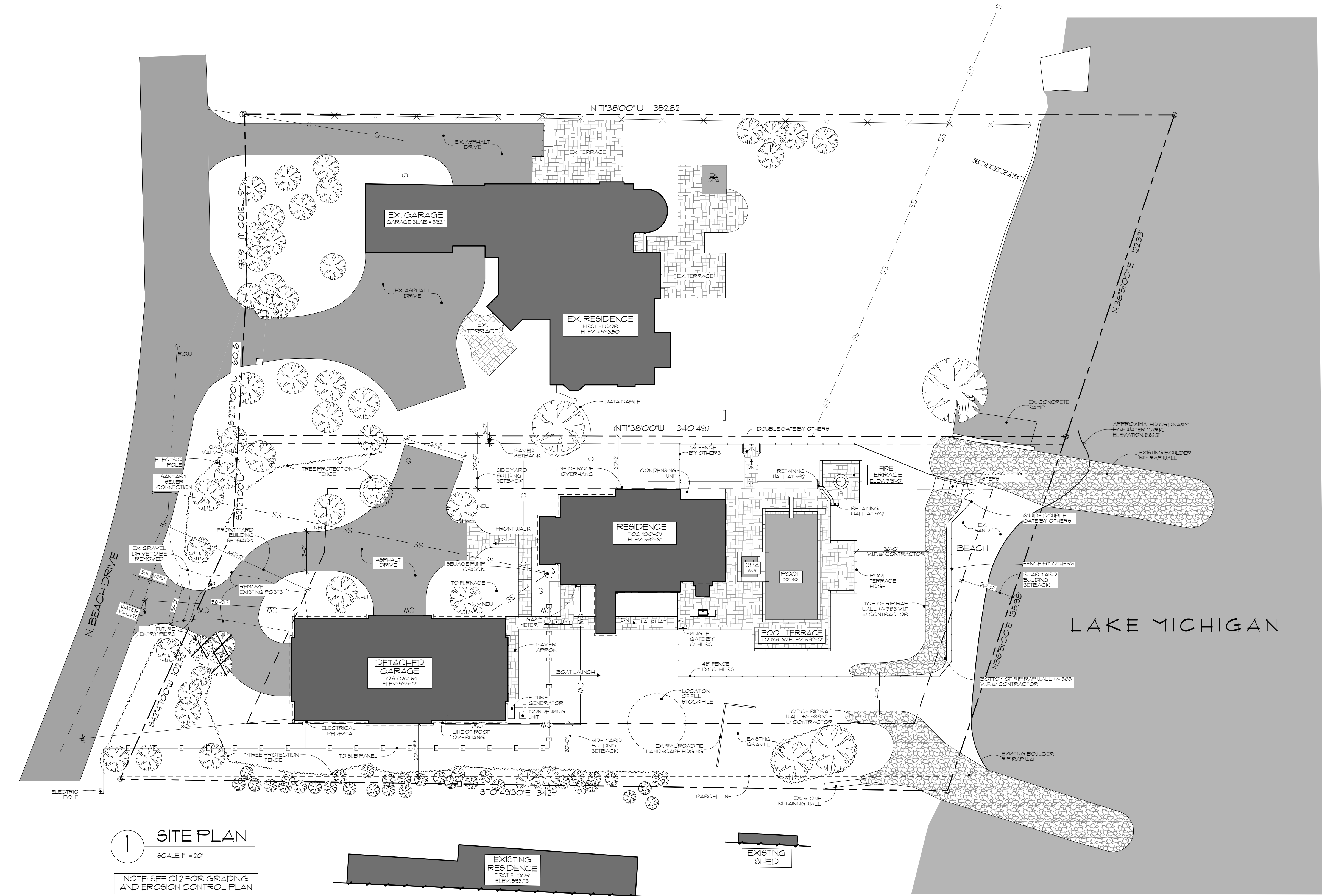
NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-9400 • FAX: (262) 241-5337
www.NorthShoreEngineering.net

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.

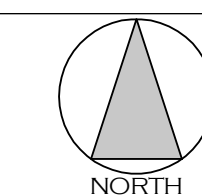


SITE CALCULATIONS		ZONING - A1
INCLUDED OPEN AREA REDUCTION	LOT AREA (FROM CENTER OF RIGHT OF WAY):	43,426 SQUARE FEET
	REQUIRED OPEN AREA:	40,000 SQUARE FEET
	LOT COVERAGE ALLOWED:	3,426 SQUARE FEET
	PROPOSED BUILDING LOT COVERAGE AREA:	8,814 SQUARE FEET
	- RESIDENCE:	2,510 SQUARE FEET
	- GARAGE:	3,200 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:		5,388 SQUARE FEET
OPEN SPACE REDUCTION PERCENTAGE:		13.5%

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

ISSUE DESCRIPTION	DATE
BUILDING BOARD REVIEW	01.11.2023

SITE PLAN



C1.0

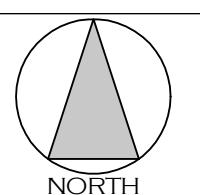
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Project 2113
BEACH DRIVE RESIDENCE &
GARAGE
7938 N. BEACH DRIVE
FOX POINT, WI 53217

ISSUE DESCRIPTION	DATE
CONSTRUCTION ISSUE	11.04.2022
BULLETIN #2	11.23.2022
BULLETIN #6	11.30.2022
BULLETIN #7	11.30.2022
BULLETIN #12	11.30.2022
BUILDING BOARD REVIEW	12.14.2022

RESIDENCE FLOOR PLAN

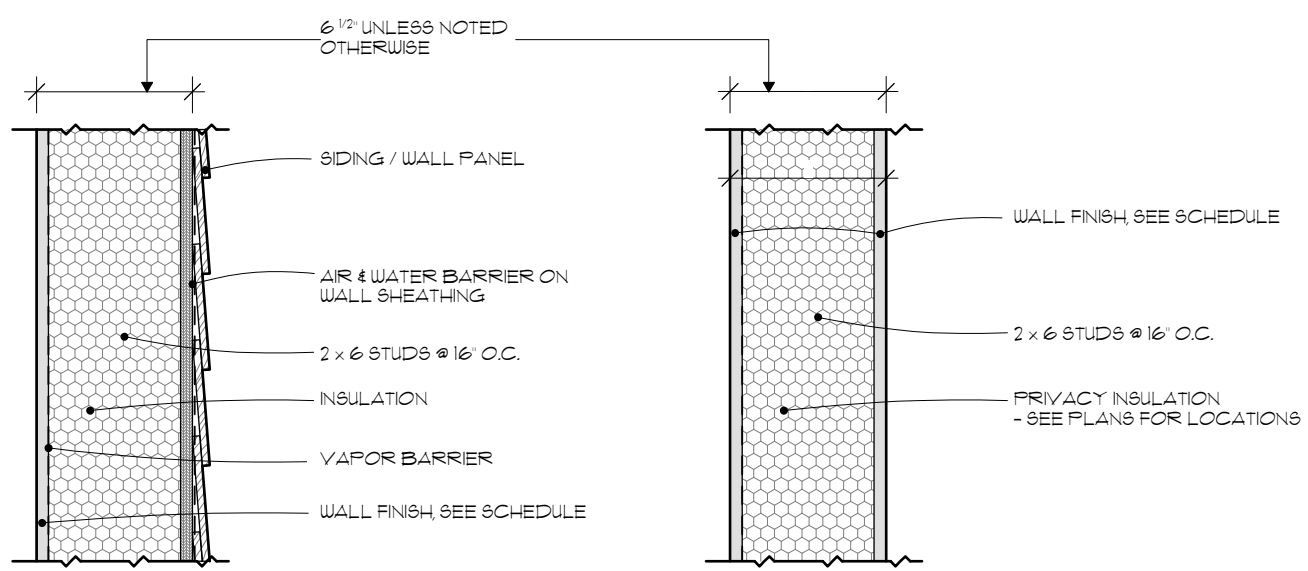


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CLOSET KEY NOTES

- GENERAL NOTES:
(A) SHELVES 36" OR LONGER TO HAVE 1x2 STEEPENERS 1/4" FROM FRONT EDGE OF SHELF.
- 1 POLE # 8-6 AFF. w/ 1x4 HOOKSTRIP 1/4" DEEP SHELF ABOVE METAL SUPPORTS OR DIVIDER
 - 2 POLE # 8-6 AFF. w/ 1x4 CLEAT AND POLE # 8-6 AFF. w/ 1x4 CLEAT AND 1/4" DEEP SHELF ABOVE w/ METAL SUPPORTS OR DIVIDER
 - 3 1/4" 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"

2 ATTIC MECH. ROOM

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

1 FIRST FLOOR PLAN

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



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

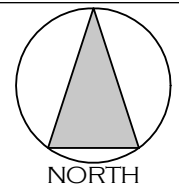
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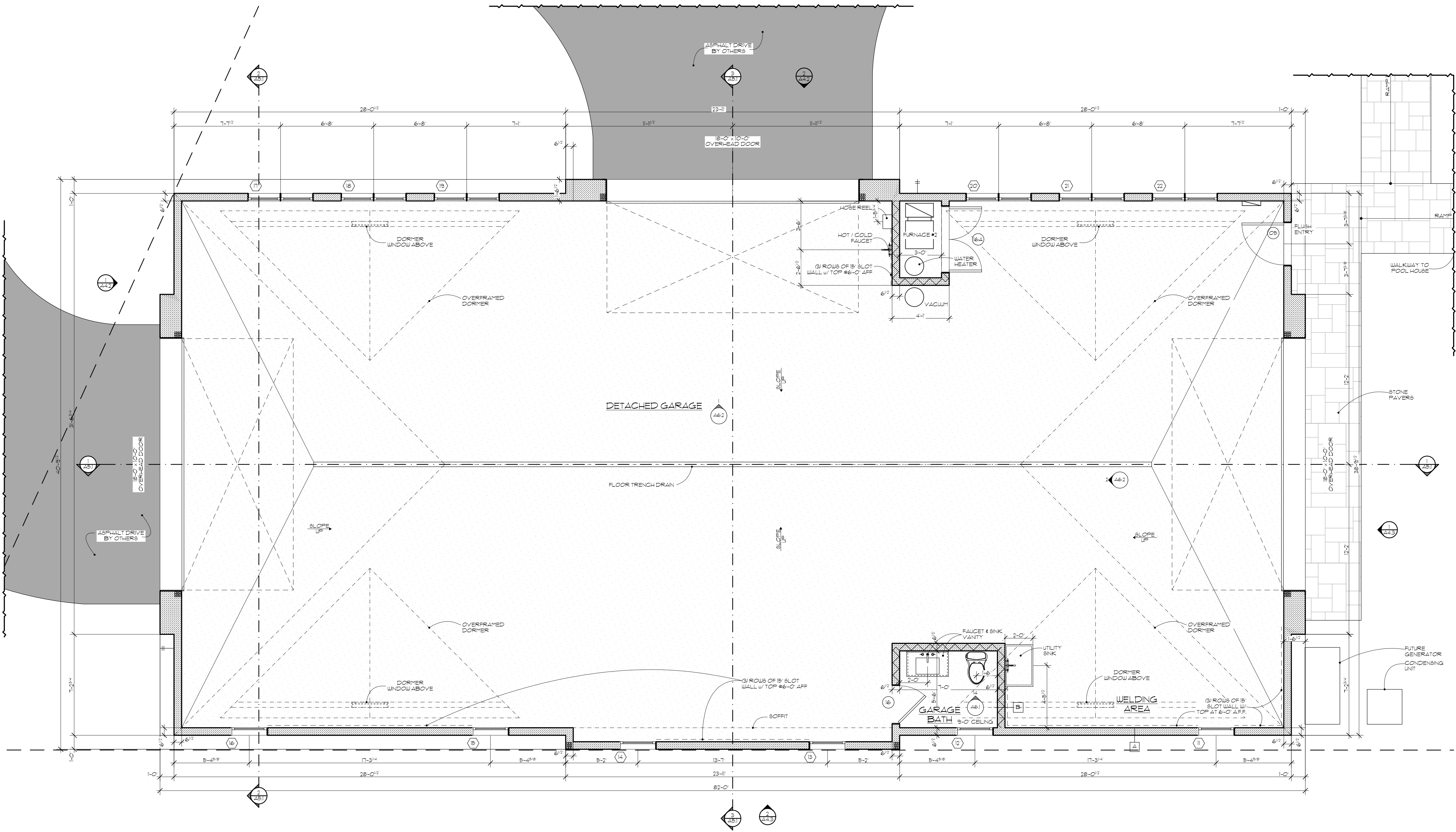
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BUILDING BOARD REVIEW	12.14.2022

DETACHED GARAGE FLOOR
PLAN

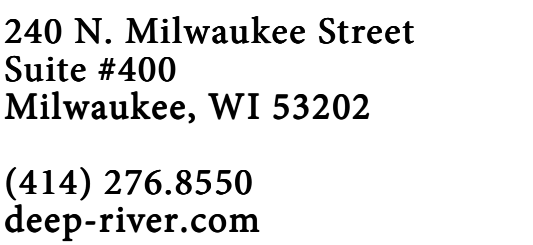


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1 DETACHED GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"



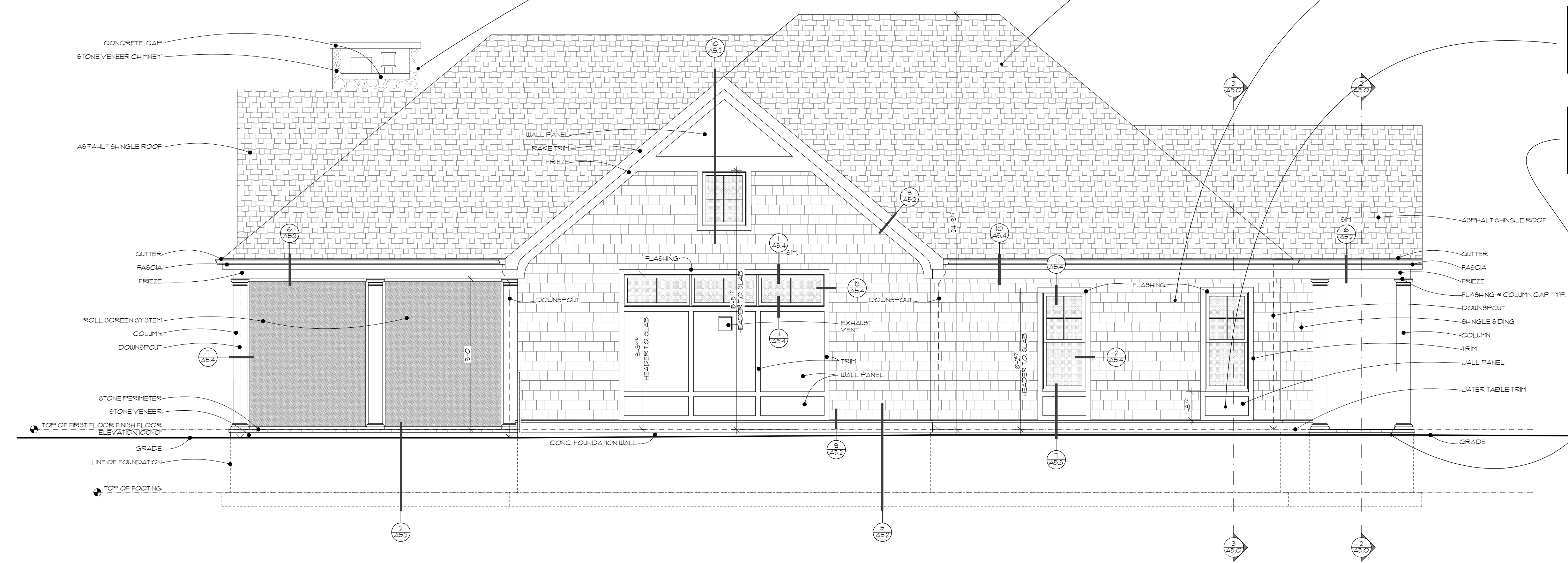
project 2113
BEACH DRIVE RESIDENCE &
GARAGE
938 N. BEACH DRIVE
FOX POINT, WI 53217

EXTERIOR ELEVATIONS

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





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

(414) 276.8550
deep-river.com

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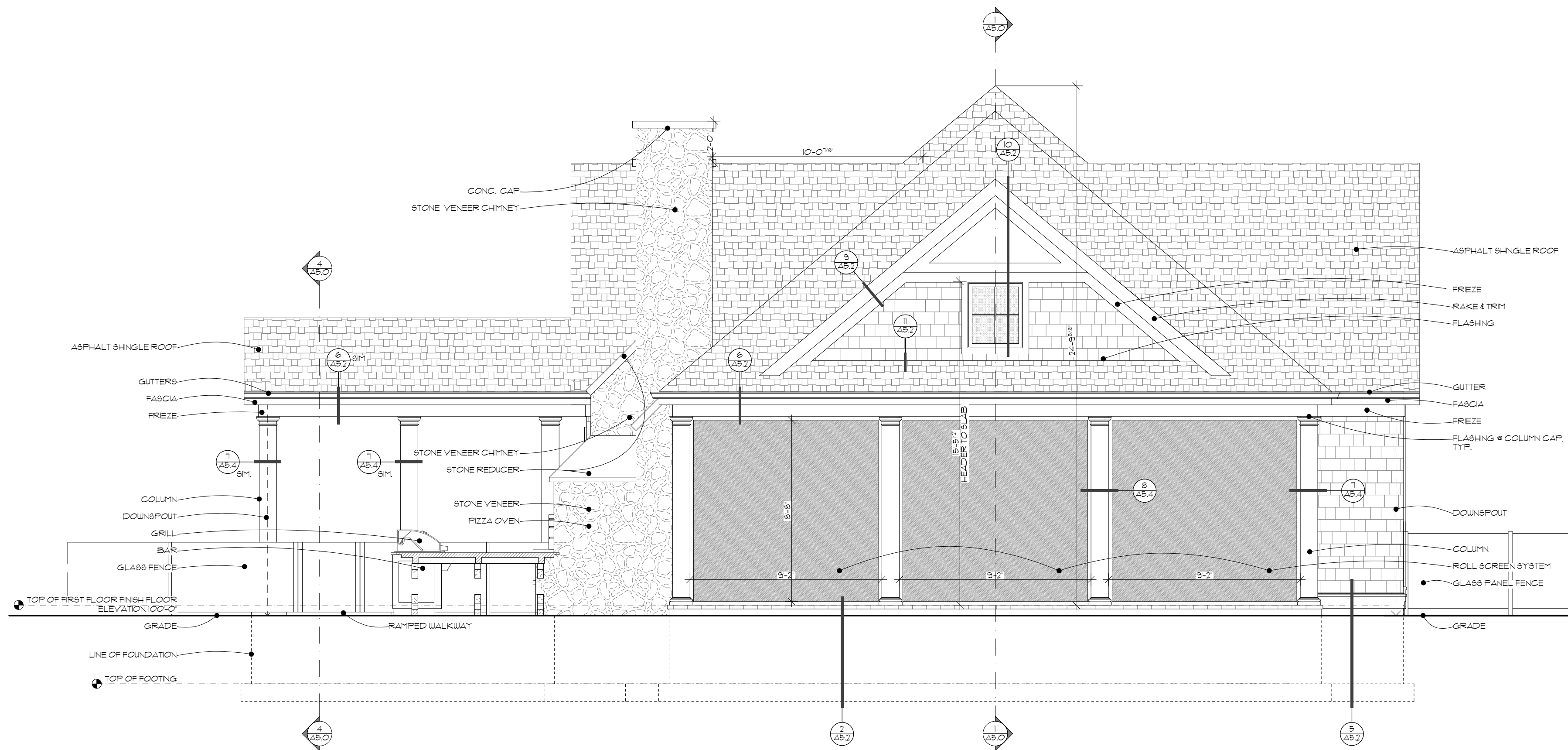
Project 2113
BEACH DRIVE RESIDENCE &
GARAGE
7938 N. BEACH DRIVE
FOX POINT, WI 53217

ISSUE DESCRIPTION	DATE
CONSTRUCTION ISSUE	11.04.2022
BULLETIN #2	11.23.2022
BULLETIN #6	11.30.2022
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BULLETIN #12	11.30.2022
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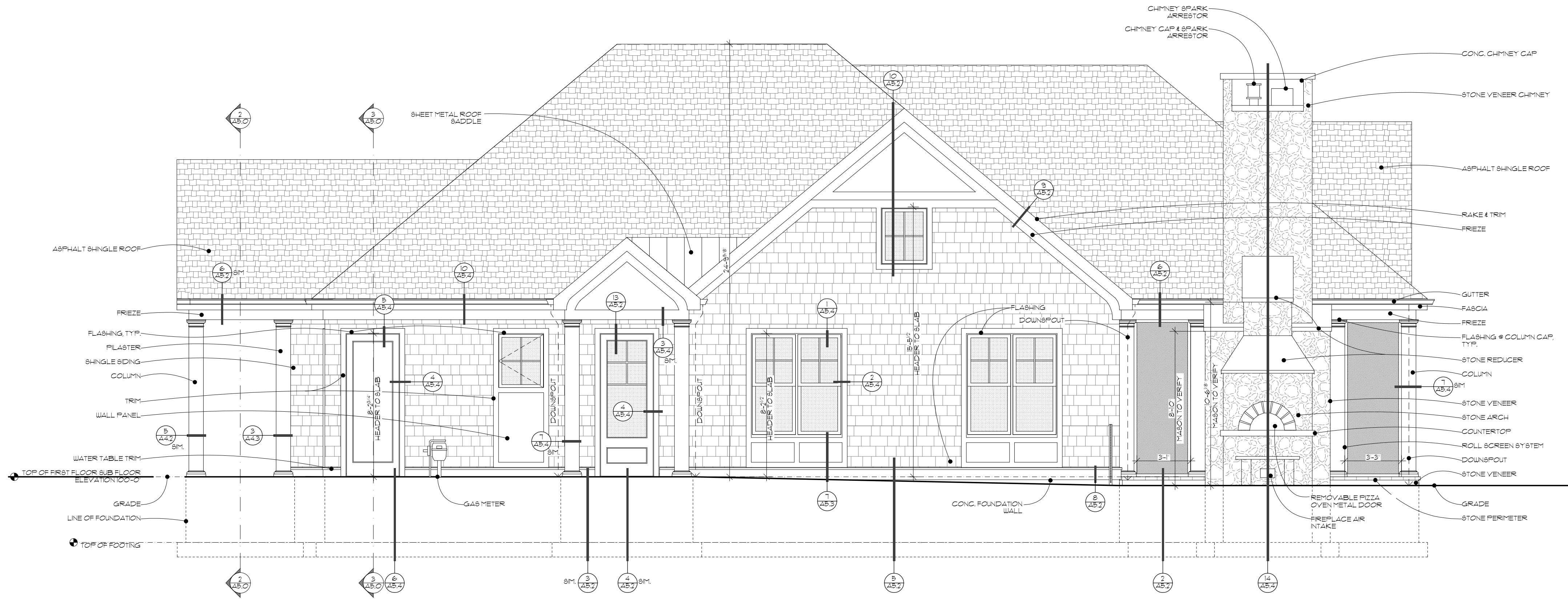
EXTERIOR ELEVATIONS

A4.1

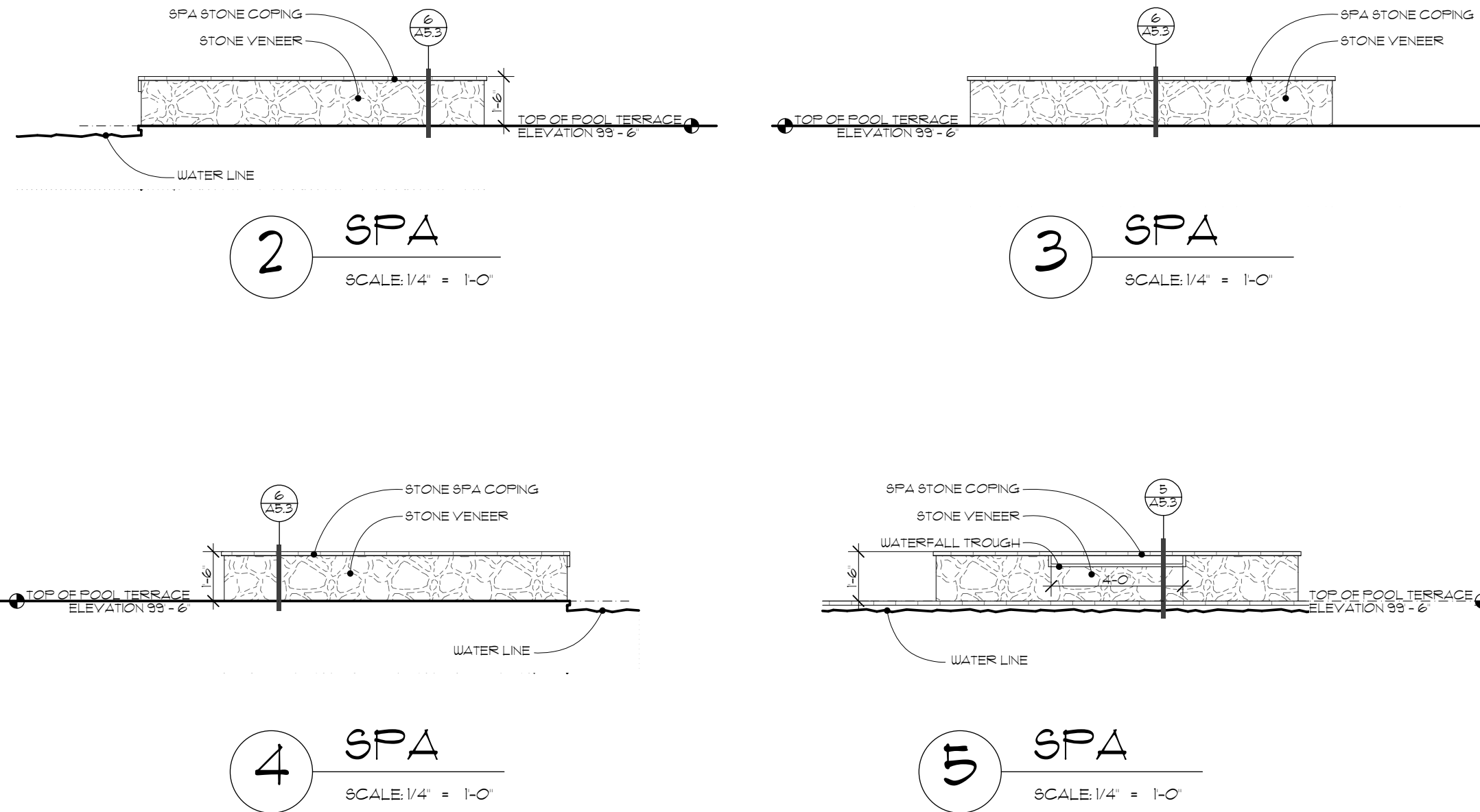
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1 RESIDENCE EAST ELEVATION
SCALE 1/4" = 1'-0"



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

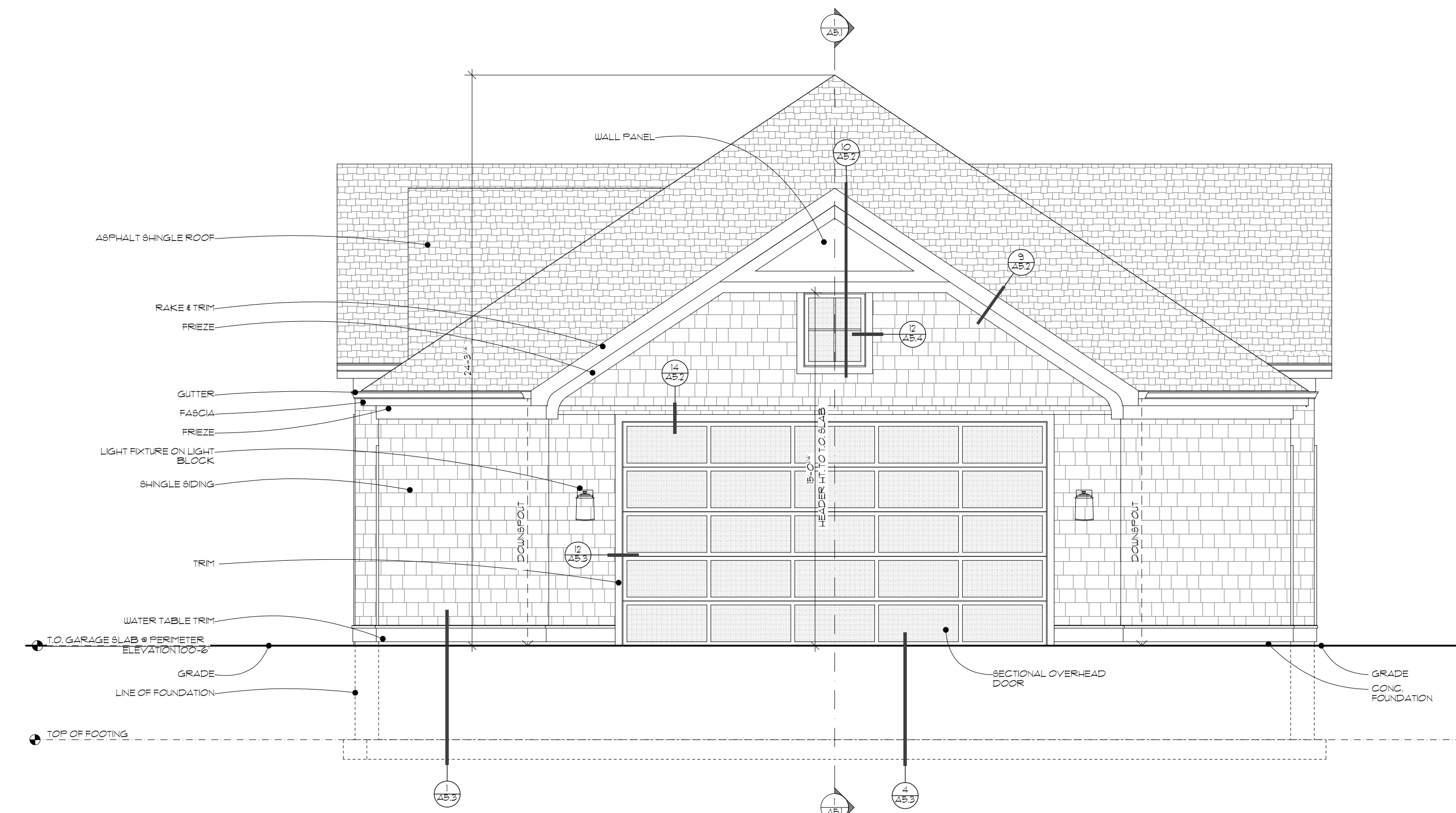




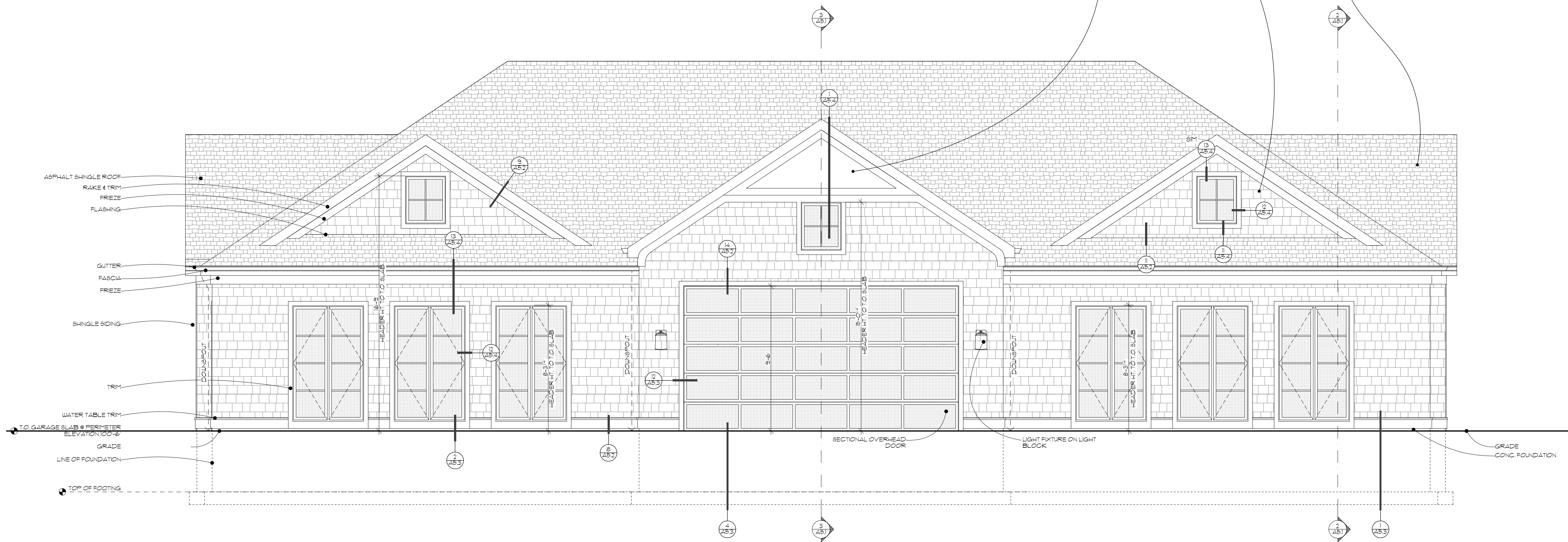
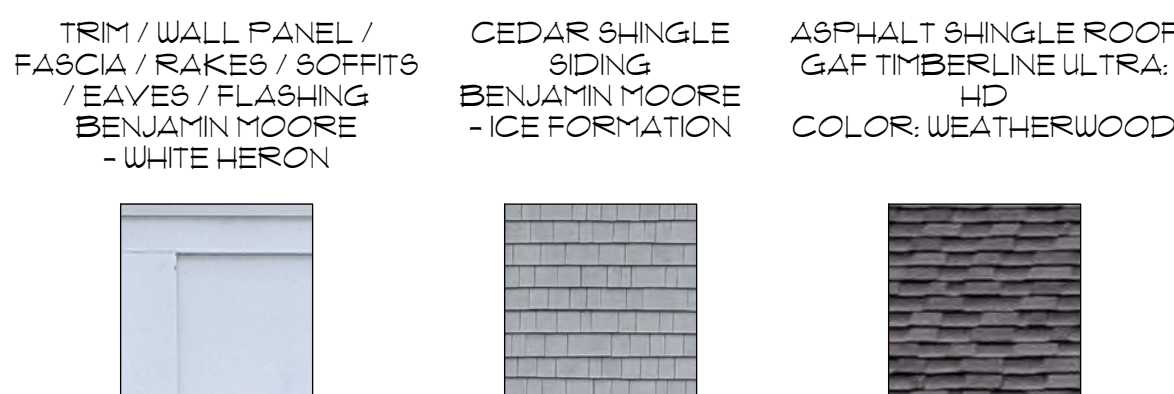
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1 GARAGE WEST ELEVATION
SCALE: 1/4" = 1'-0"



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

Project 2113
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EXTERIOR ELEVATIONS

A4.2

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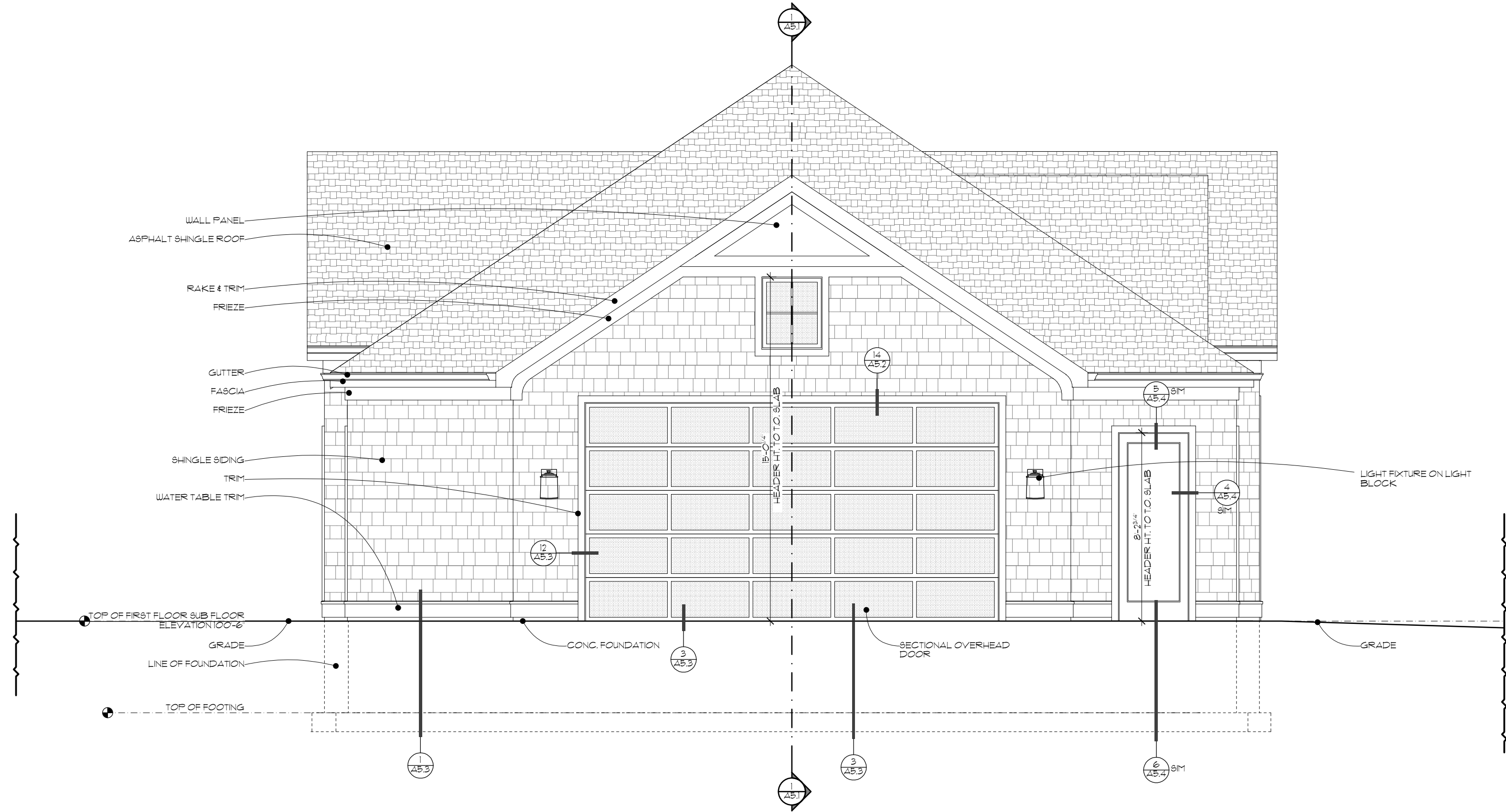
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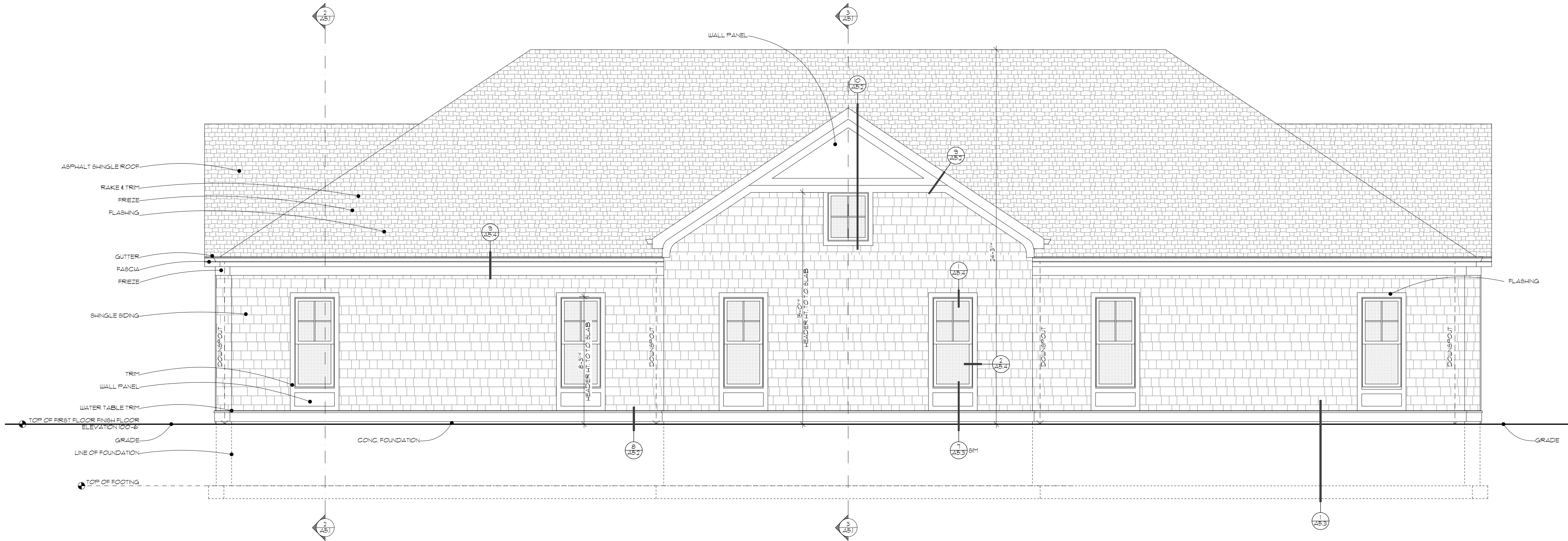
EXTERIOR ELEVATIONS

A4.3

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



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



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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Project 2113
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ISSUE DESCRIPTION	DATE
BUILDING BOARD REVIEW	12.14.2021

EXISTING SITE PHOTOS

A4.5

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BUILDING SECTIONS

A5.0

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



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



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



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



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



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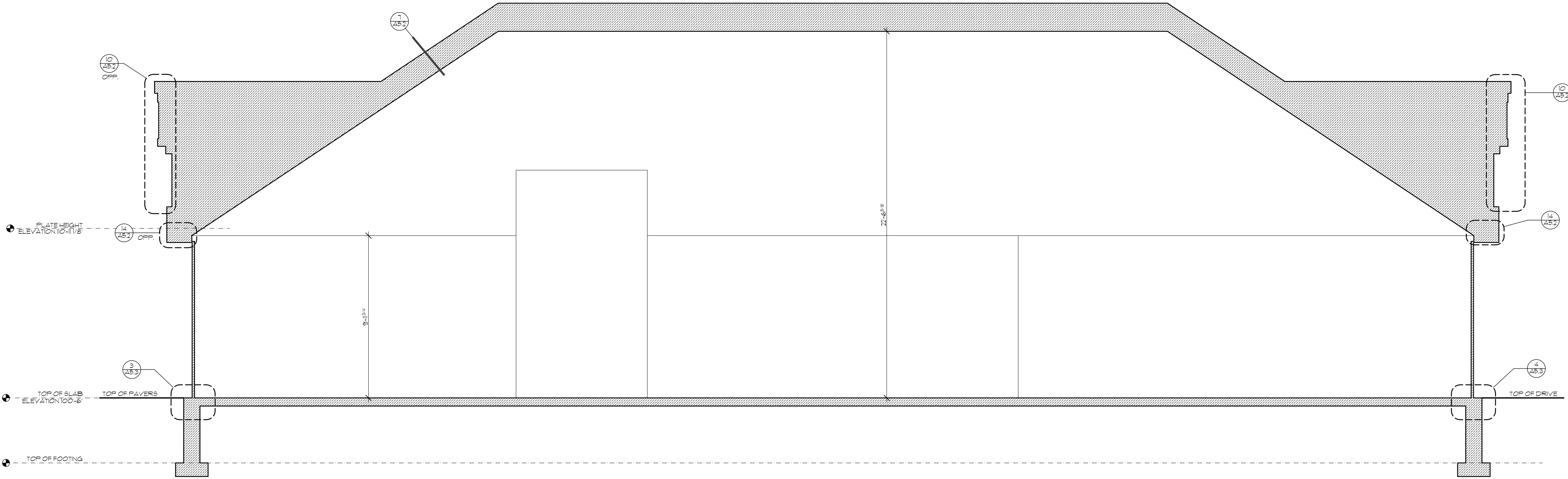
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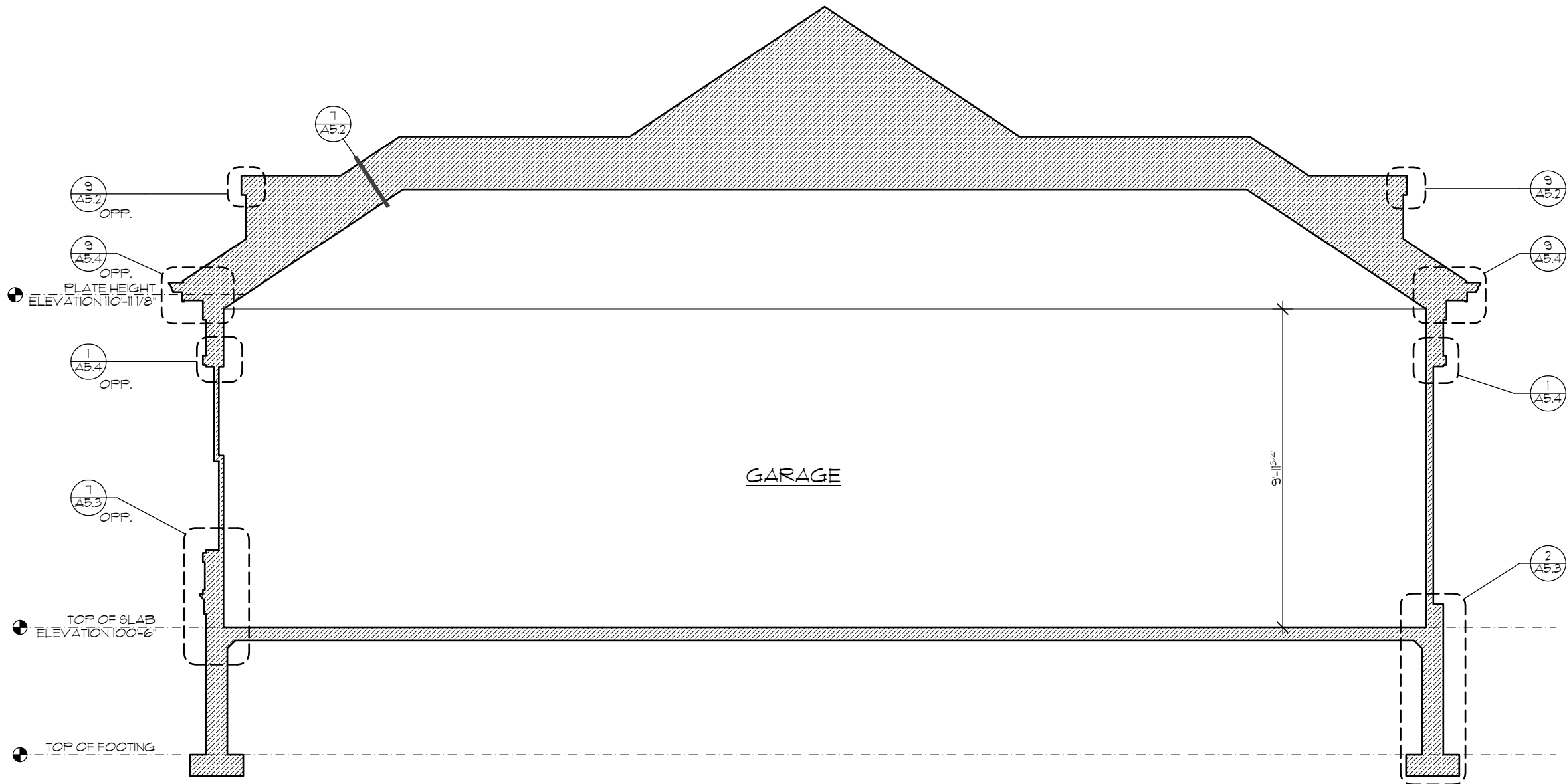
BUILDING SECTIONS

A5.1

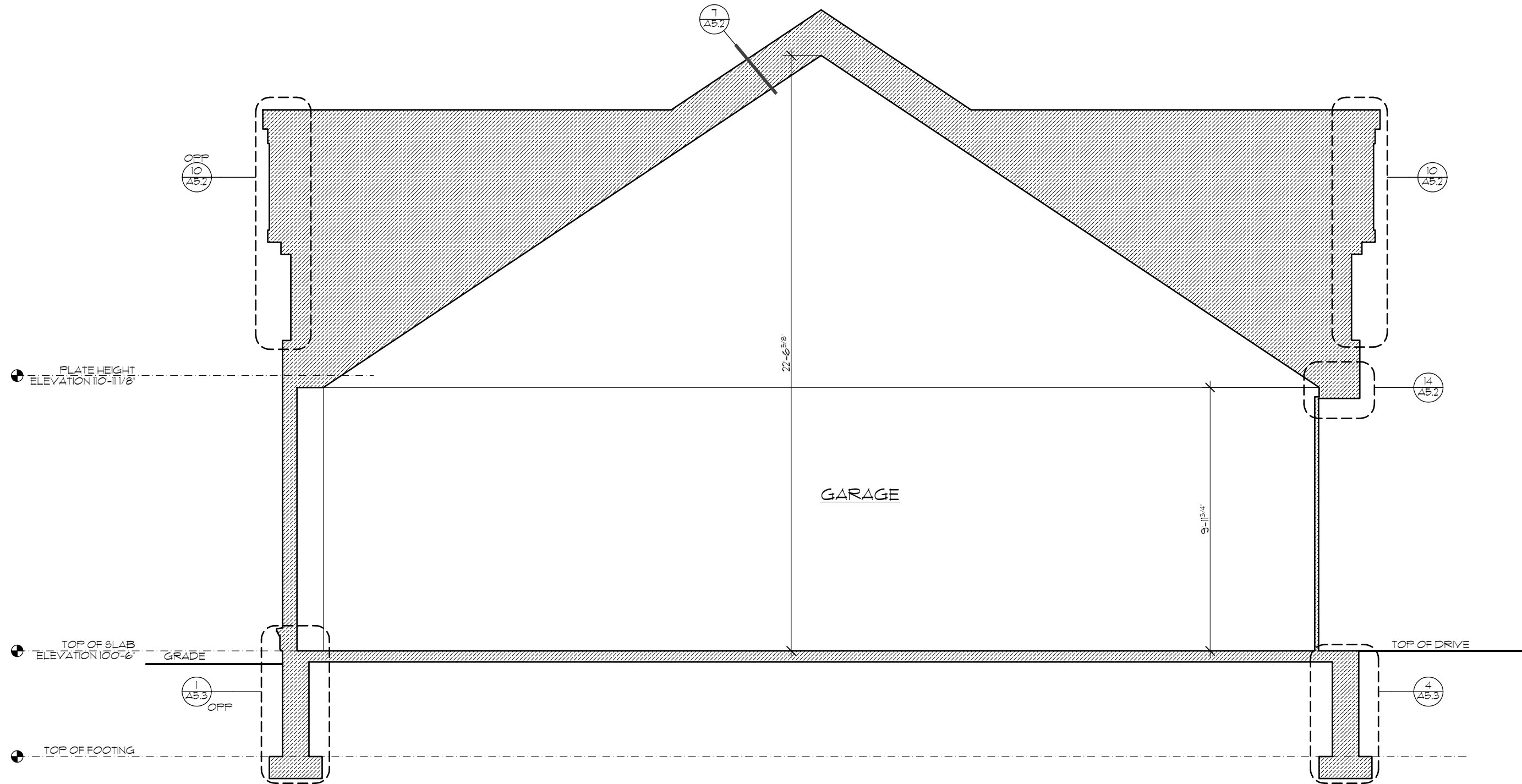
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1 GARAGE SECTION
SCALE: 1/4" = 1'-0"



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



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



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| 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

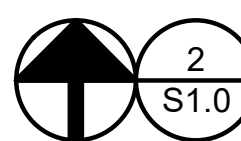
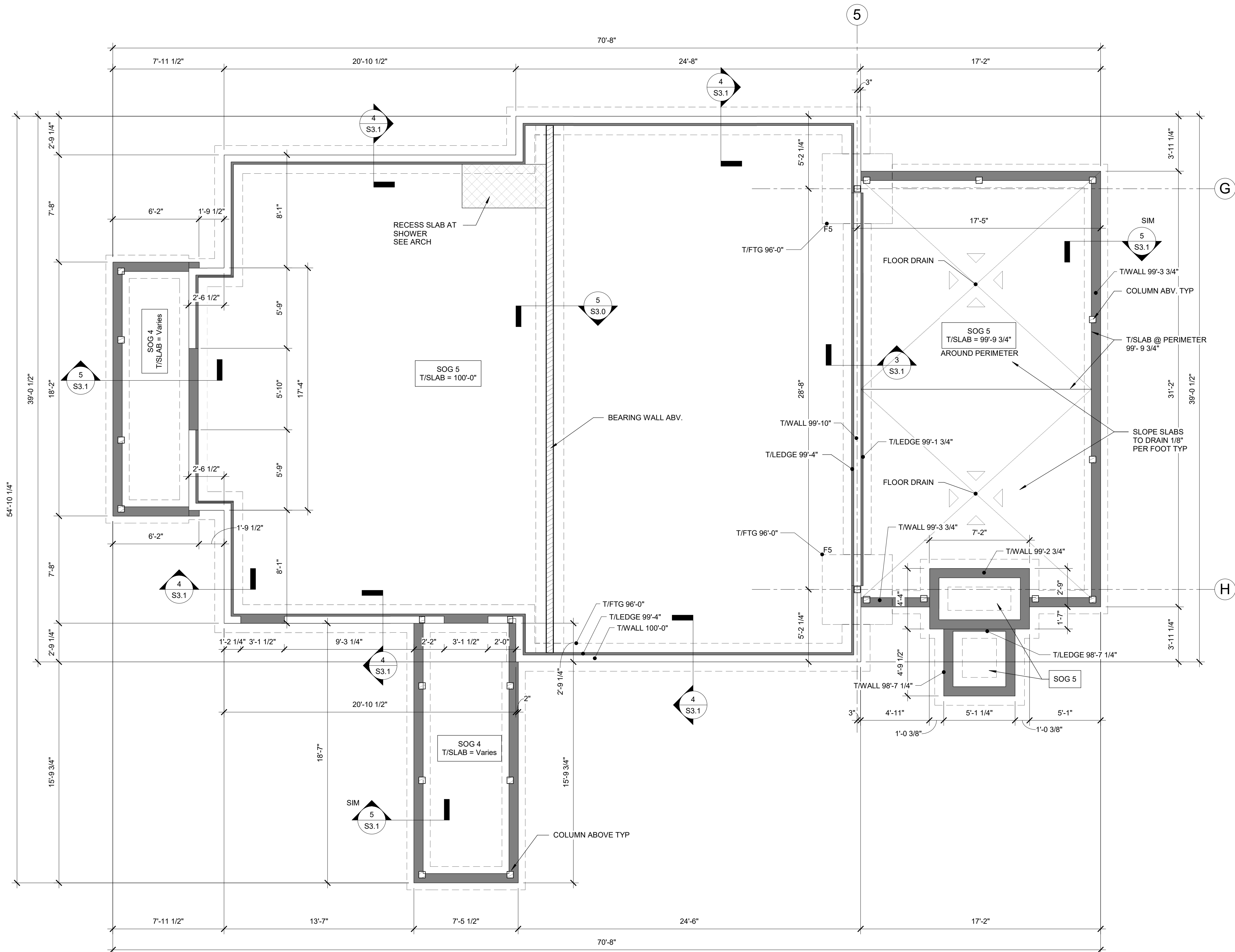
RESIDENCE FOUNDATION
PLAN

S1.0

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GARAGE FOUNDATION PLAN NOTES:

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



RESIDENCE FOUNDATION PLAN

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



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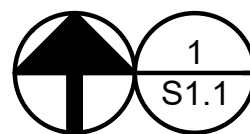
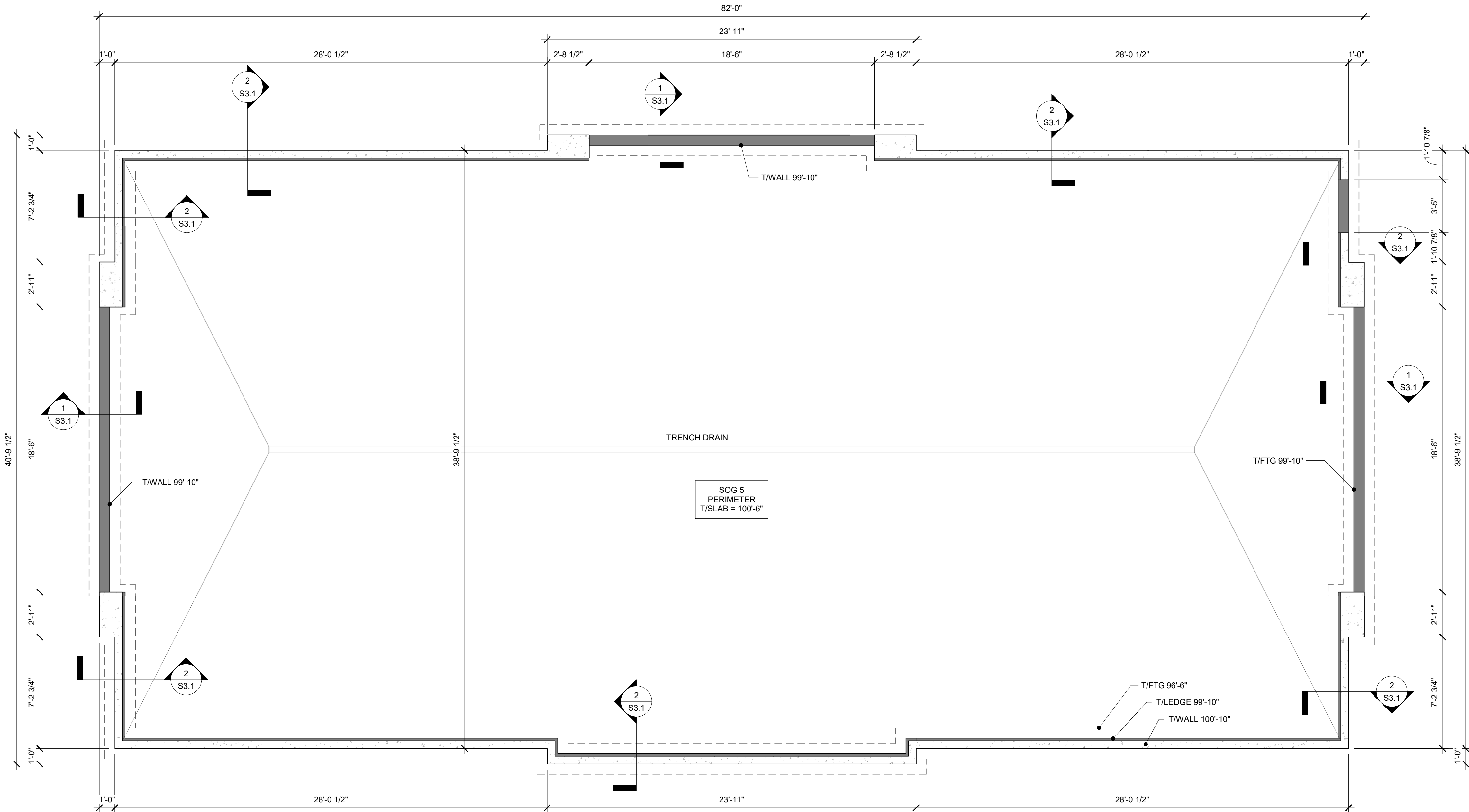
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GARAGE FOUNDATION PLAN

S1.1

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 - SEE ARCHITECTURAL DRAWINGS FOR DOOR OPENING SIZES AND LOCATIONS IN WALLS.



DETACHED GARAGE FOUNDATION PLAN

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

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



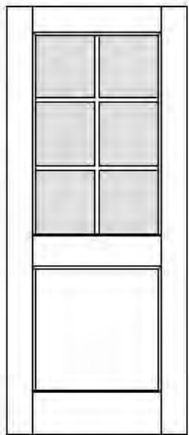
Benjamin Moore
– White Heron

Residence / Garage – Exterior Materials



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

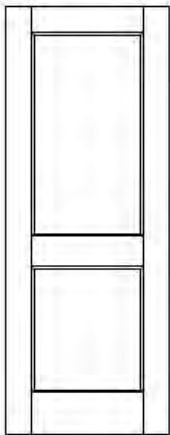
Garage Man
Door



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

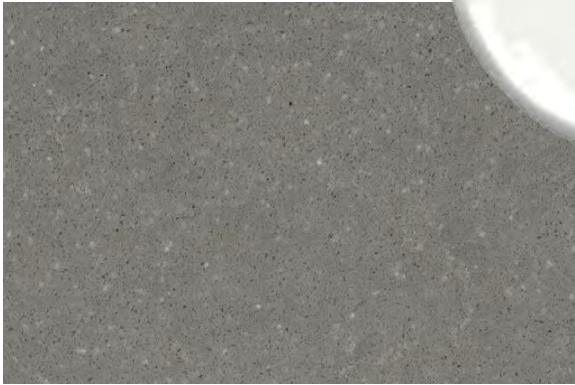


Bi-Fold Doors to Screen Porch
(Color to be Marvin Stone White)



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



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 999 E Churchill Ln, Fox Point, WI 53217	Building Type: Residential ☒ Commercial ☐
Description of Work	
We will be remodeling the hall bathroom and the family room for Susie & Time Nettesheim including but not limited to new cabinetry, plumbing, electric & lighting, tile, and finishing.	
Estimated Cost of Project \$60,000.00	

Owner/Occupant	
Business Name	Contact Name Susie & Time Nettesheim
Address 999 E Churchill Ln	City/State/Zip Fox Point, WI 53217
Phone 414-801-0474	Email snettesheim@wi.rr.com

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

Contractor	
Company Name Wade Design and Construction Inc.	Contact Name Cody Wade
Address 5200 W Parkview Dr	City/State/Zip Mequon, WI 53092
Phone 262-512-1799	Email info@wadedesigninc.com
Dwelling Contractor # 019900025 ✓	Dwelling Contractor Qualifier # 100701308 ✓

Square Footage Under Construction				
1 st Floor 480	2 nd Floor 30	Basement	Addition	Garage

Description	Rate	Amount
Project - Per \$1,000 of estimated cost	\$10.00	
Building Board	\$75.00	75.00
Footing early start - \$230.00 one and two family; \$305.00 commercial		
Plan Review - \$275.00 one and two family; New Single Family Construction \$330.00 plus \$30.00/unit commercial		
State Seal	\$75.00	
Razing, Interior Demolition \$925.00 max/bld	\$95.00 minimum plus	\$0.13/sqft
Moving buildings	\$250.00 plus	\$0.13/sqft
Fuel tanks - Per 1,000 gallons		\$25.00
Re-inspection		\$100.00
Work started without permit		Double
	Minimum Fee	\$70.00
Payable to: Village of Fox Point	Total Permit Fee	\$ 6000

Applicant Signature

[Signature]

Date

11/30/22

Rev 01/22

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

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

414-351-8900

Receipt No: 1.058421

Dec 19, 2022

999 E Churchill

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PERMIT	600.00
24-44480 BUILDING PERMIT	

Total:	600.00
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CHECK	Check No: 11643	600.00
-------	-----------------	--------

Payor: Wade Design

Total Applied:	600.00
----------------	--------

Change Tendered:	.00
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12/19/2022 2:59 PM

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

414-351-8900

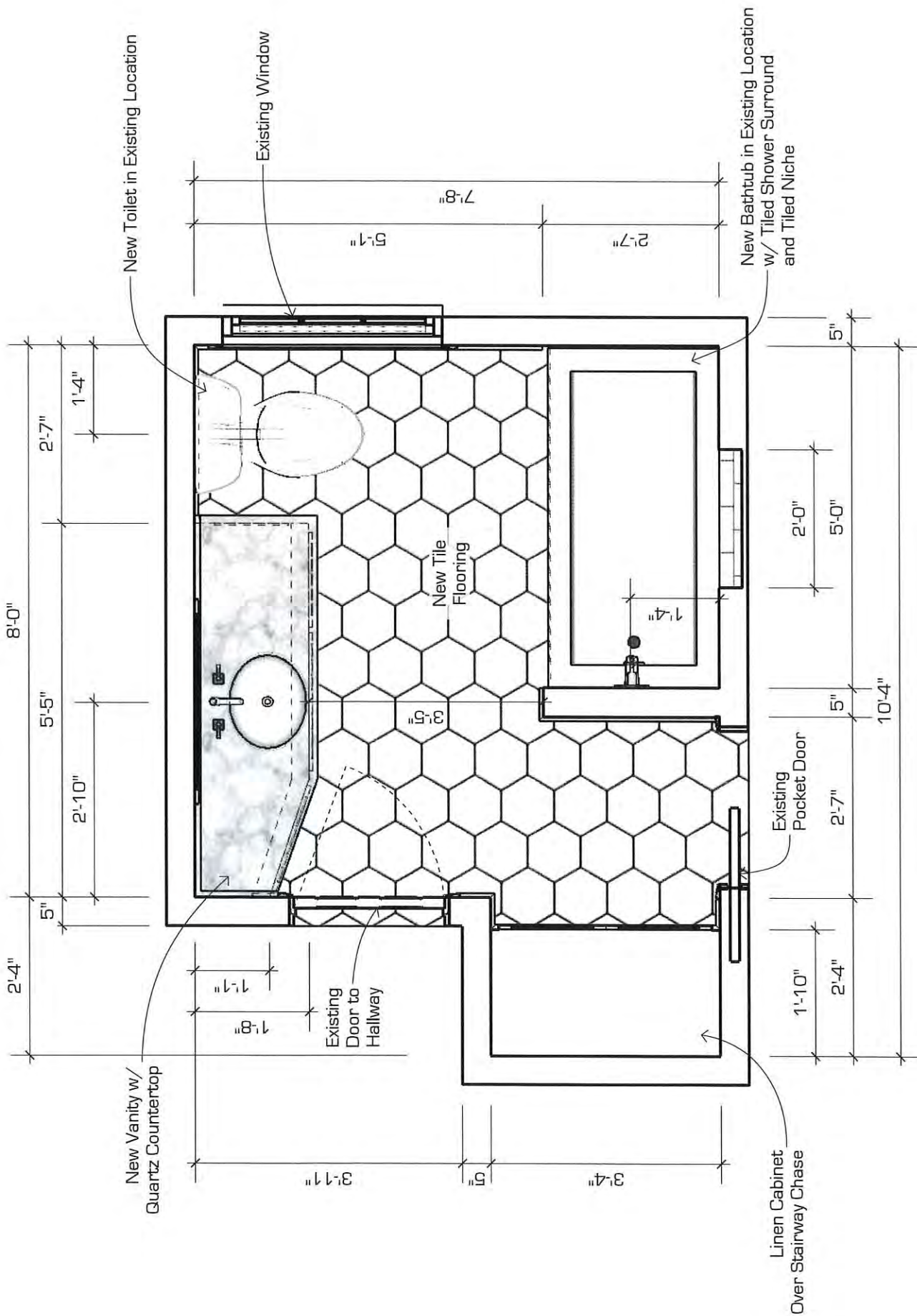
Receipt No: 1.056436

Dec 28, 2022

999 E Churchill Ln

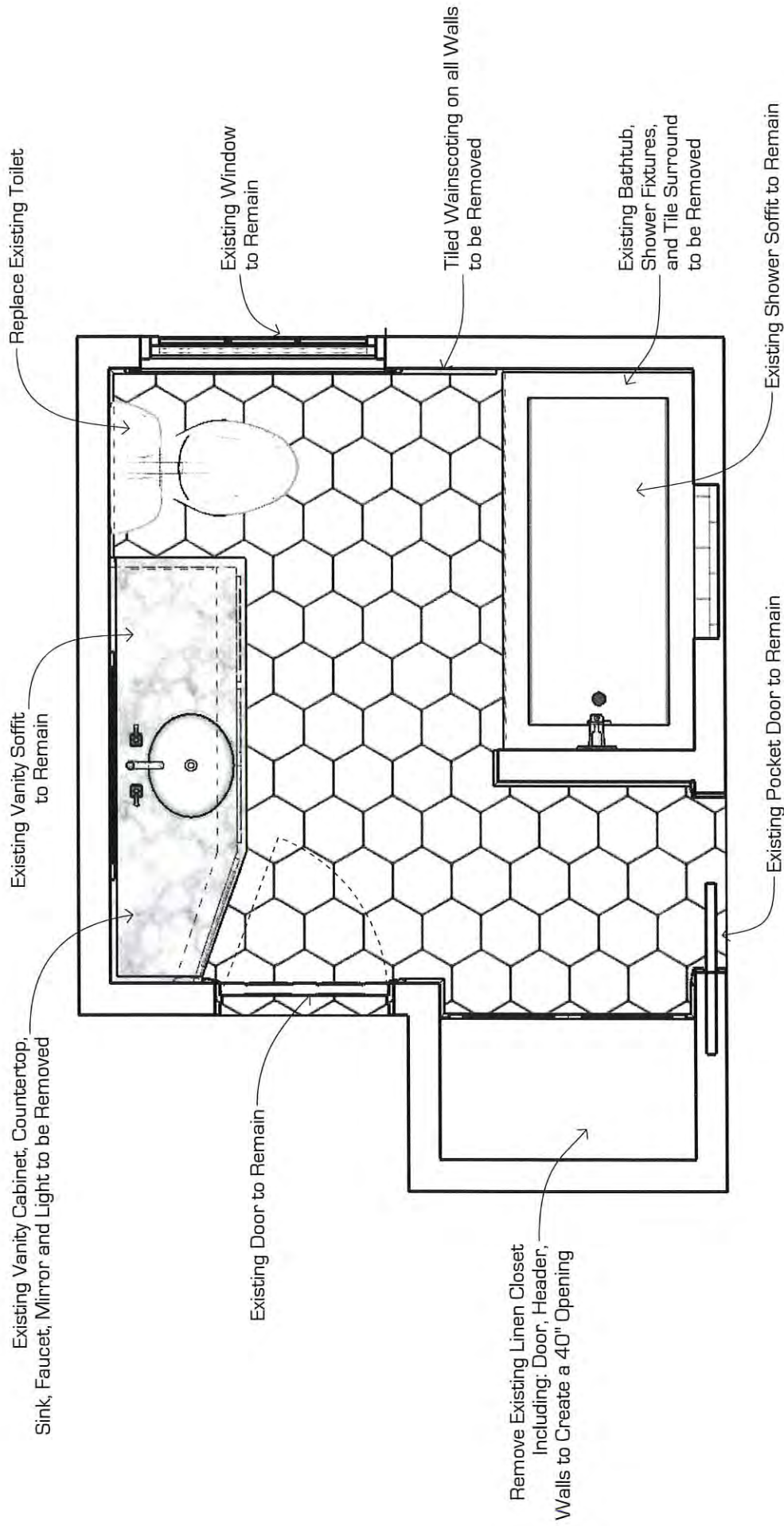
Previous Balance:	.00
LICENSES & PERMITS - BUILDING PLANS - FILING FEE	75.00
24-44440 BUILDING PLANS-FILING FEE	
Total:	75.00
CHECK	75.00
Check No: 11644	
Payor: Wade Design & Contruction	
Total Applied:	75.00
Change Tendered:	.00

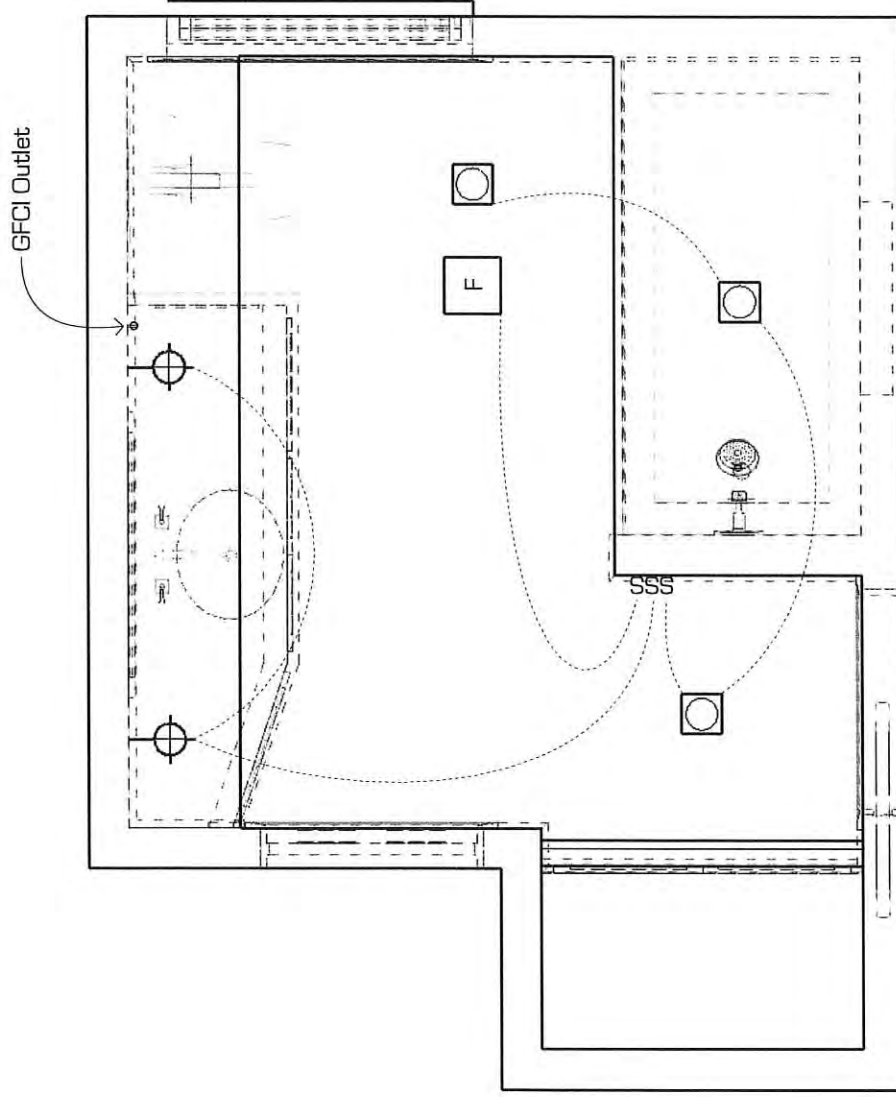
12/28/2022 10:09 AM



Hall Bathroom Plan

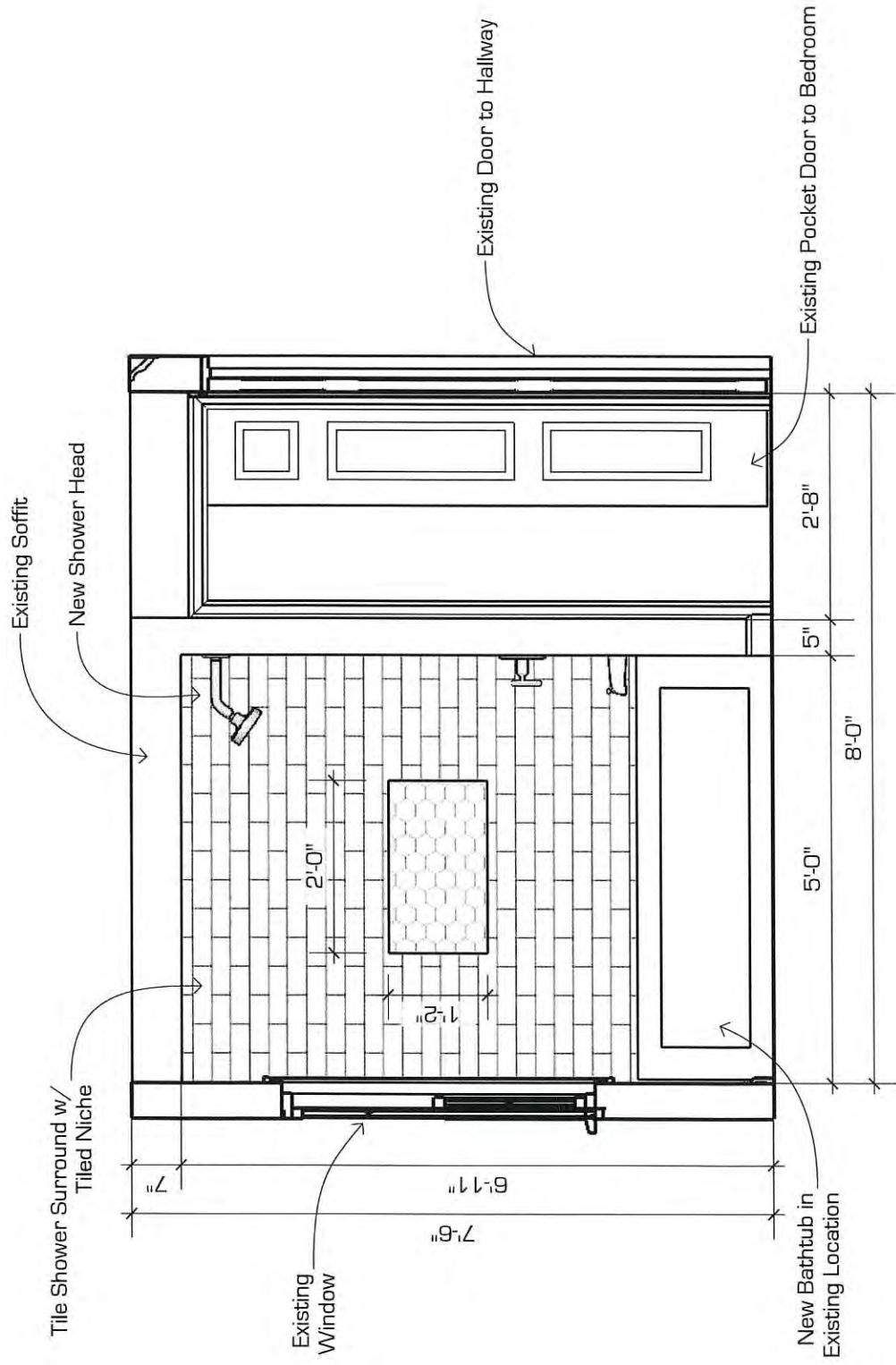
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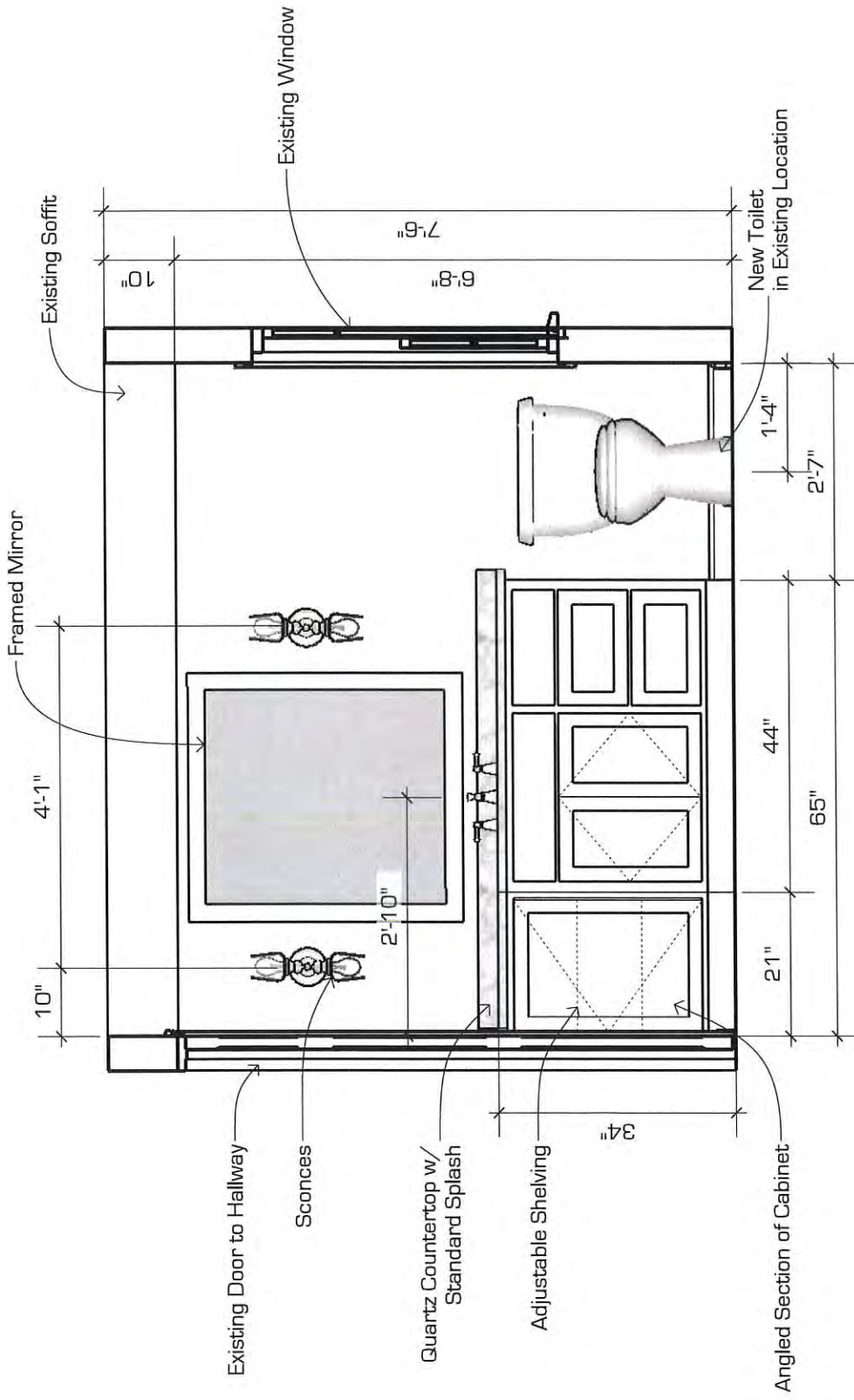


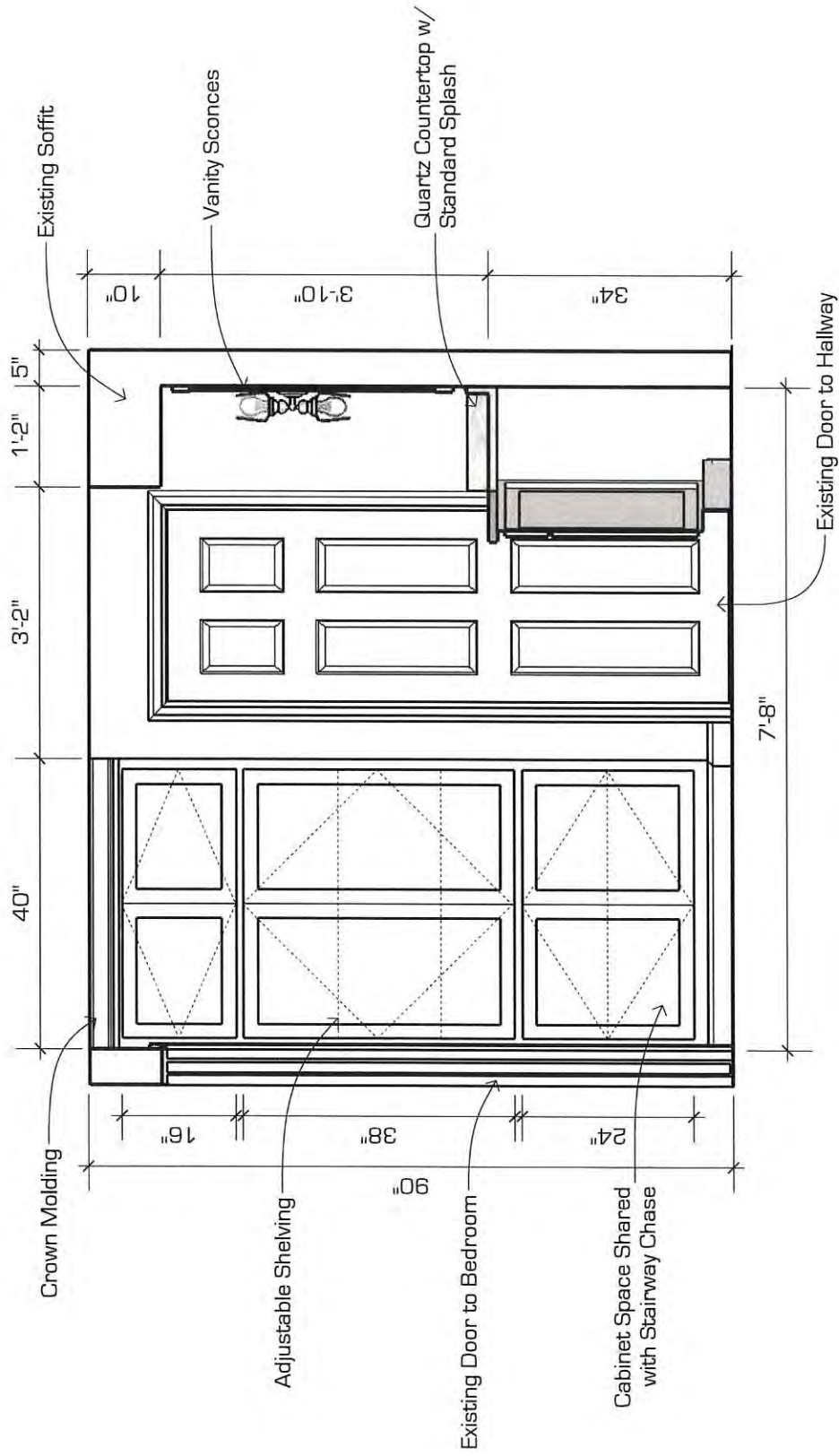


Electrical Plan

Scale: 1/2"=1'0"

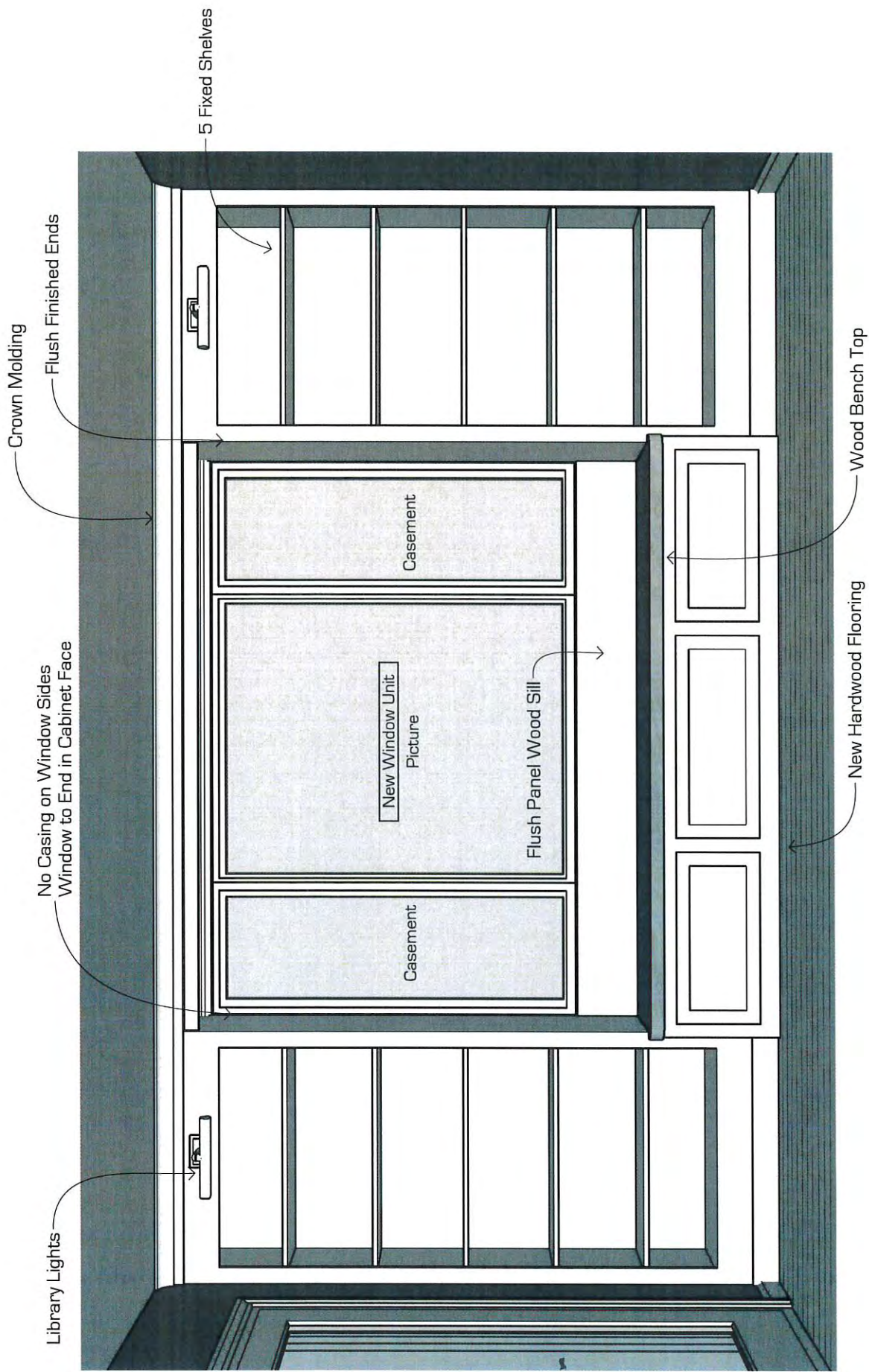






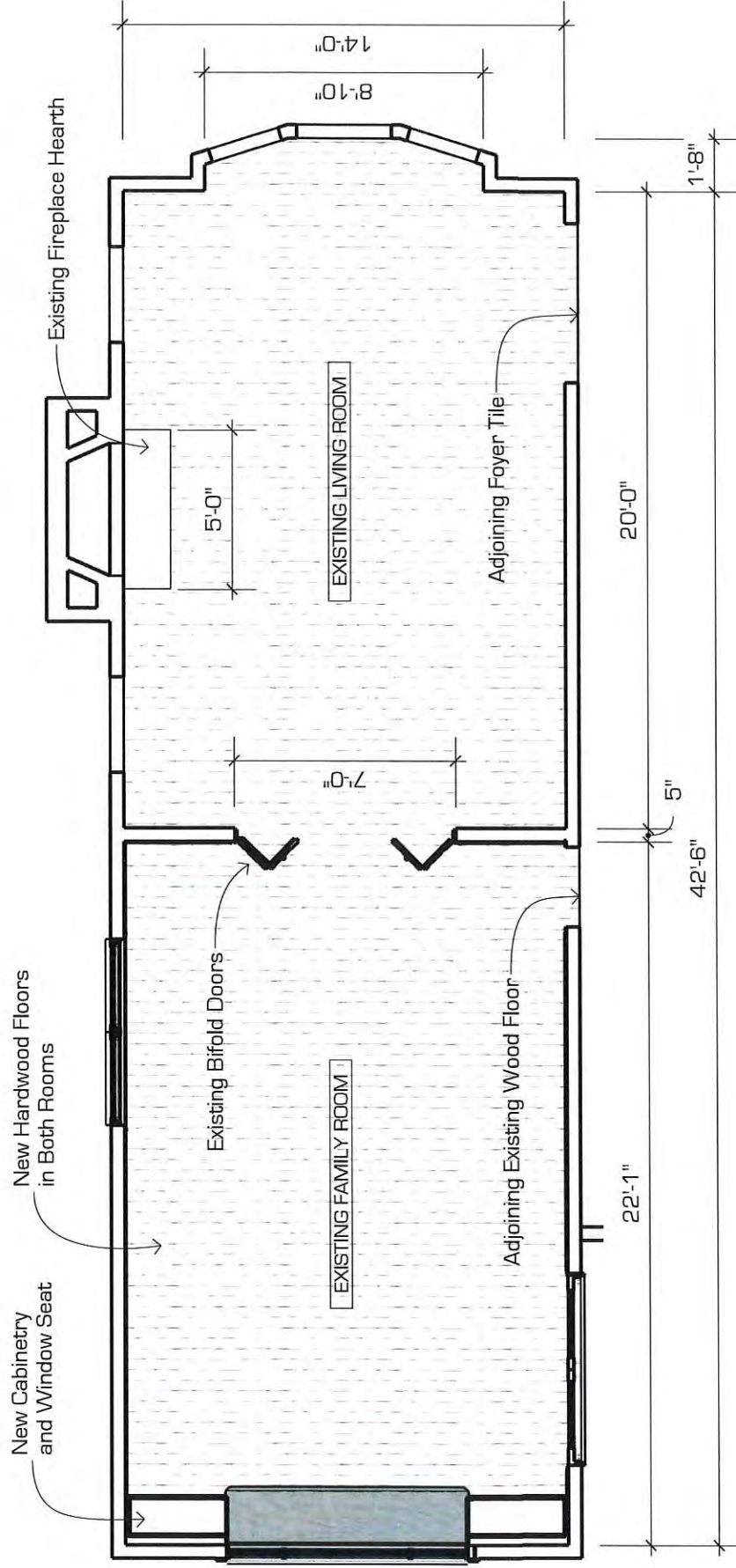
Linen Cabinet Elevation

Scale: 1/2"=1'0"



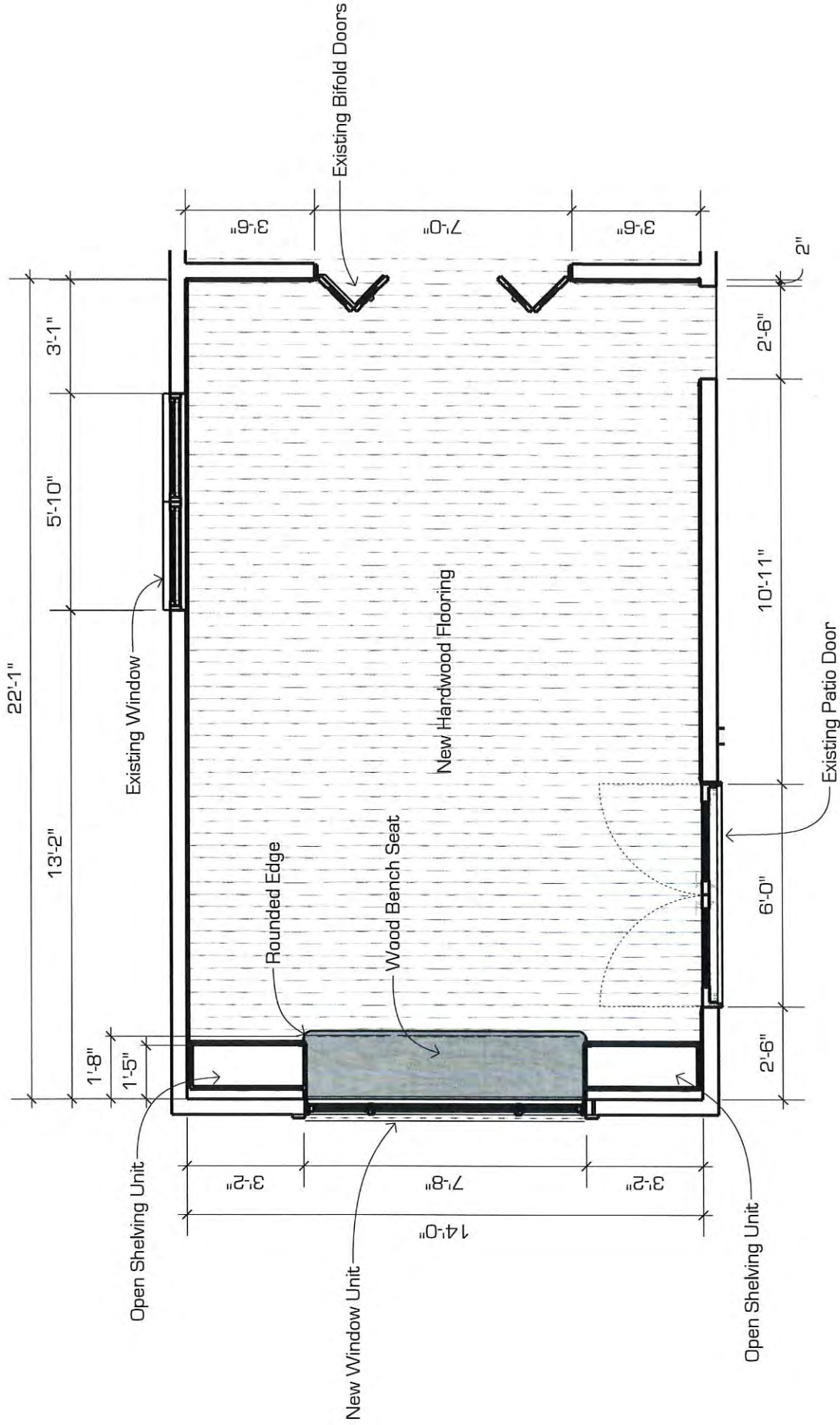
PERSPECTIVE ELEVATION

Scale: NTS



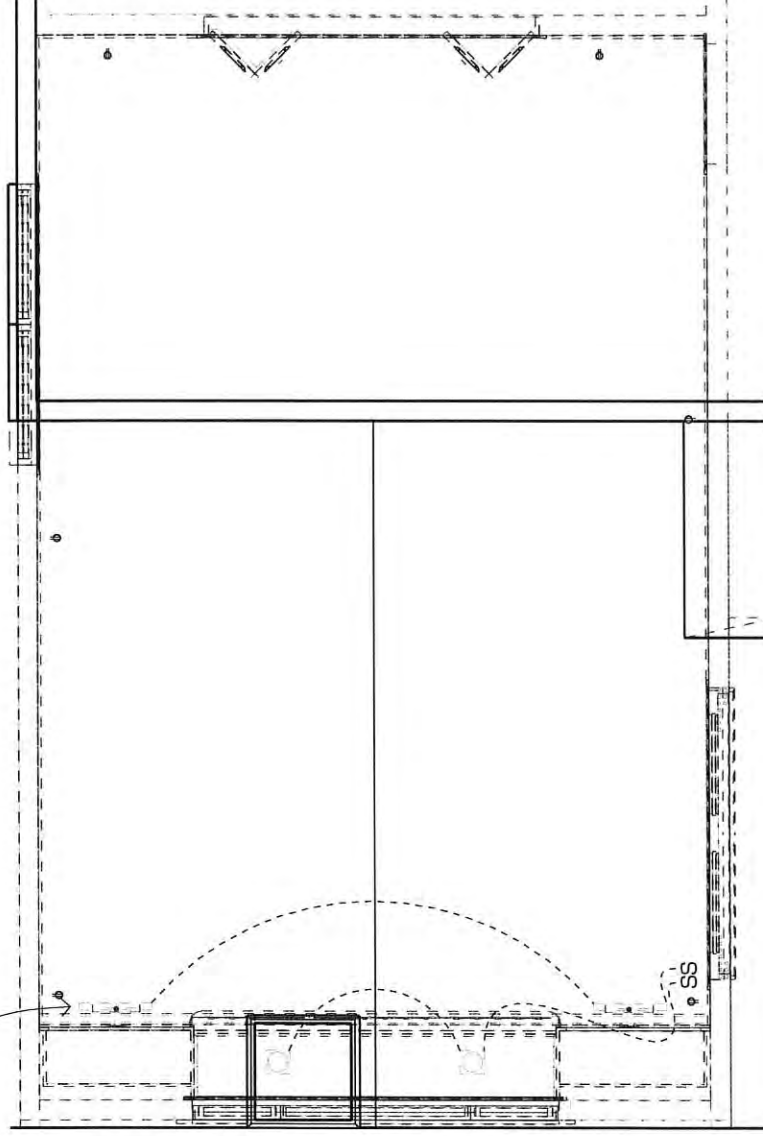
OVERALL FLOOR PLAN

Scale: 3/16" = 1'0"



FAMILY ROOM PLAN

Library Lights
Mounted to
Cabinet Face



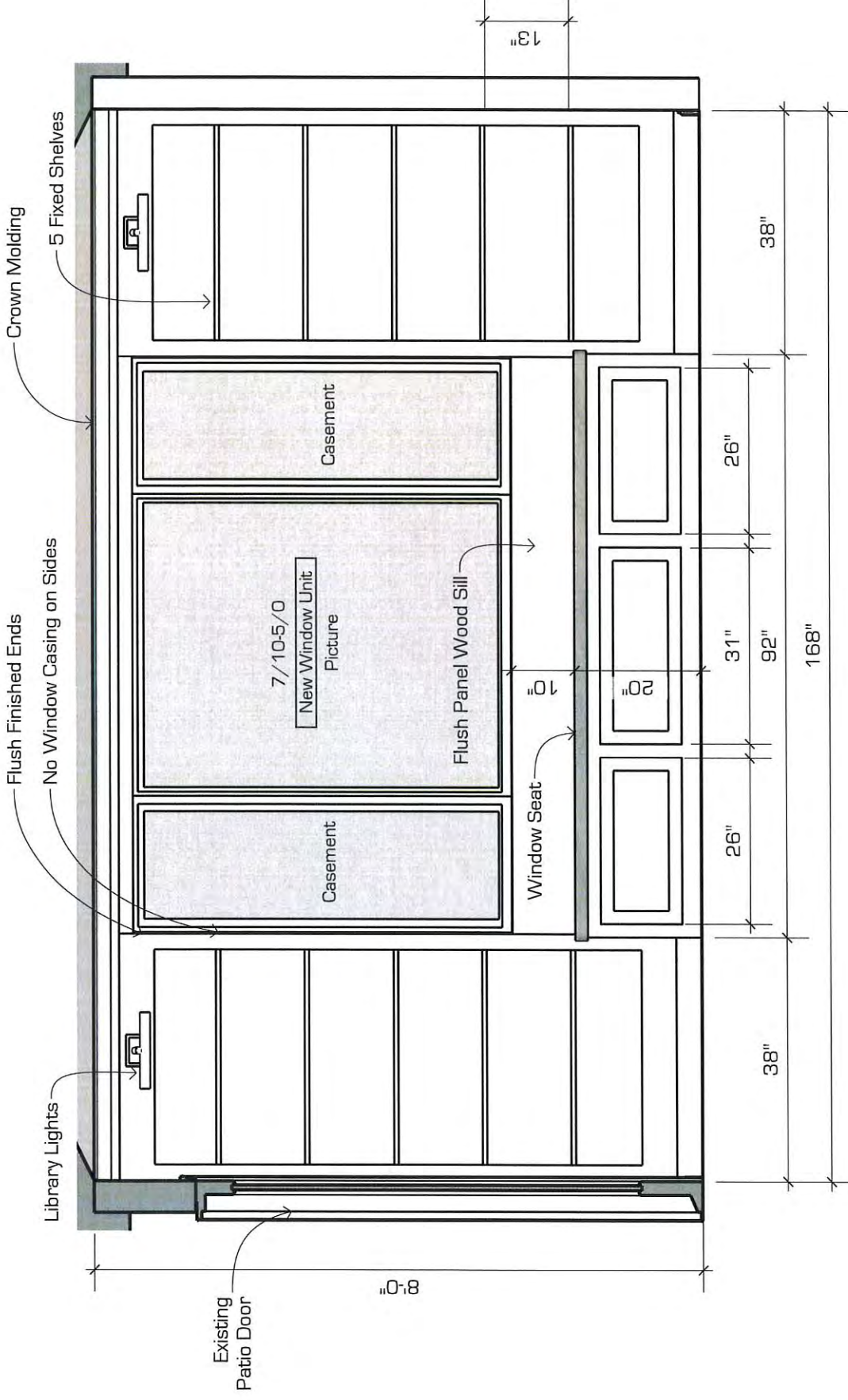
WADE

Design | Build | Remodel
262.512.1799 www.wadedesigninc.com

ELECTRICAL PLAN

Scale: 1/4"=1'0"

Family Room Remodel
999 E Churchill Ln, Fox Point, WI 53217
August 2, 2022
rev. December 16, 2022
page 5



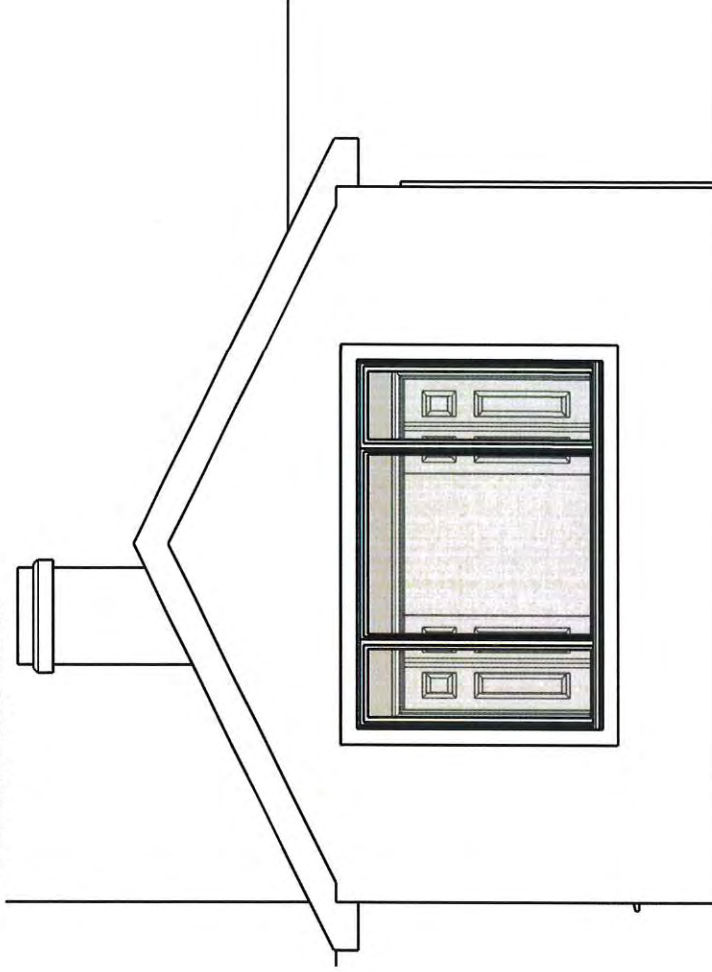
CABINET ELEVATION

Scale: 1/2"=1'0"

EXISTING WALL



AFTER RENOVATION LOOK





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

Permit Number:

B-_____

OFFICE USE ONLY
Issued Date
Zoning <u>C, 70</u>

BUILDING PERMIT

Job Address 7125 N Lombardy Rd	Building Type: Residential ☒ Commercial ☐
Description of Work	
Bedroom suite addition, finish lower level.	
Estimated Cost of Project \$ 214,000	

Owner/Occupant	
Business Name	Contact Name Janet Resnick
Address 7125 N Lombardy Rd	City/State/Zip Fox Point, WI 53217
Phone 414-559-3200	Email jfresnick@aol.com

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

Contractor	
Company Name Gabor Design Build	Contact Name Bruce Hartley
Address W156N11238 Pilgrim Rd	City/State/Zip Germantown, WI 53022
Phone 414-766-1086	Email bruce@gabordesigndesign.com
Dwelling Contractor # 858873	Dwelling Contractor Qualifier # 858874

Square Footage Under Construction				
1 st Floor ¹⁶³	2 nd Floor ⁰	Basement ⁸⁹⁶	Addition ¹⁸⁶	Garage ⁰

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

Applicant Signature Bruce Hartley Date 12/22/2022

Digitally signed by Bruce Hartley
DN: C=US, E=bruce@gabordesigndesign.com,
O=Gabor Design Build, CN=Bruce Hartley
Date: 2022.12.21 11:50:44-06'00'

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

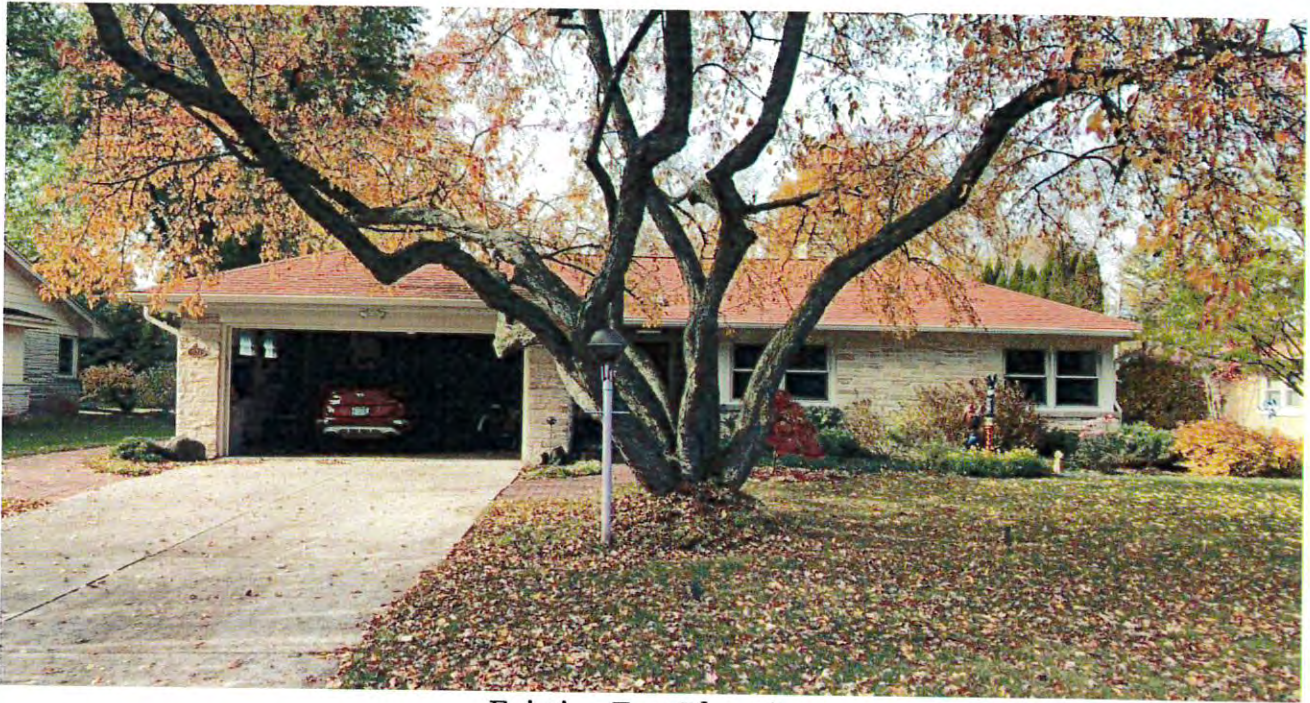
Receipt No: 1.058424

Dec 22, 2022

7125 N Lombardy Rd

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PLANS - FILING FEE	75.00
24-44440 BUILDING PLANS-FILING FEE	
Total:	75.00
CHECK	75.00
Check No: 16928	
Payor: Gabor Design Build	
Total Applied:	75.00
Change Tendered:	.00

12/22/2022 8:58 AM



Existing East Elevation

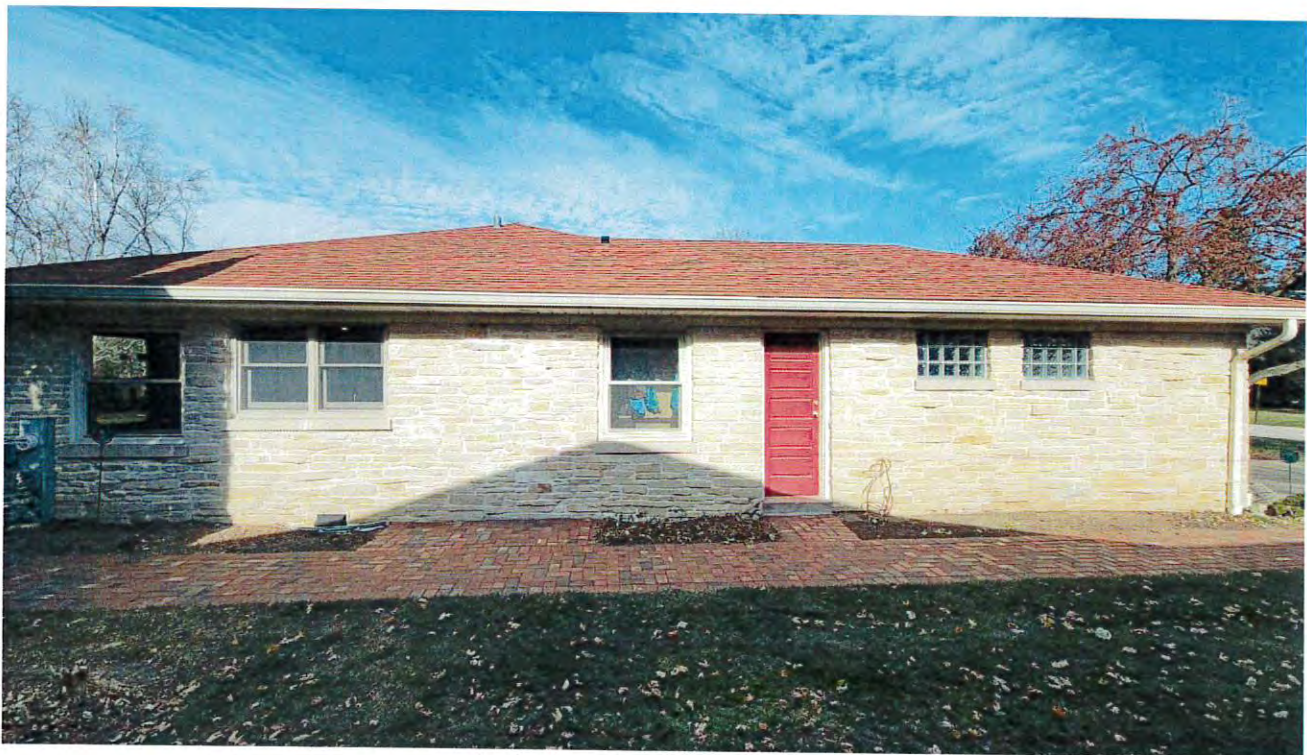


Existing North Elevation





Existing West Elevation



Existing South Elevation





VILLAGE OF FOX POINT

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

BUILDING BOARD

Building Board typically meets on the second Wednesday of every month at 5:00 p.m. The application deadline is 12:00 p.m., two Fridays prior to the meeting. All applications must be complete and include the proper filing fee.

Building Board meetings will be held via Zoom. **Building Board agenda with the Zoom address will be posted on the website under Agendas & Minutes.**

Examples of projects that must appear before the Building Board: New Construction, Additions, Exterior Improvements, Detached Garage, Decks, Sheds > 100 sq. ft., Window Replacement, New Doors, Patio Doors, Pools, Signs, and Solar Systems.

Complete Building Board Applications must include:

- ☒ **One set of drawings** to 1/4 inch scale on 24" x 36" maximum size sheets. These shall include all elevations, floor plans, foundation plan, and cross sections.
 - Elevation Drawings shall include all proposed elevations of the building, even if changes to the elevation are not proposed. This is to ensure consistency of all elevations. In cases where a building element may be skewed from another, it may be necessary to draw more than the four primary elevations of the building to clearly explain the intent of the design. All building elevations must be fully dimensioned to indicate heights above grade for all components. If the project is a building addition or remodeling, the original structure should be clearly illustrated as new building versus existing structure.
 - The complete existing elevation should be shown in all cases of additions and remodeling. All building materials must be identified and noted on each elevation drawing. This is to include, but not limited to, type and size of siding, type and size of masonry, window type size and material, roofing material, fascia, rakes, soffits, eaves, and flashing materials. It is recommended to bring material samples and colors.
 - Dimensioned floor plans shall include all floor plans of the proposed building. Each plan must include complete dimensions, and include room names for each space. In the case of an addition, each room shall be tagged either existing or new. In the case where there is a detached garage, a separate plan, fully dimensioned, for the garage must be included.
- ☒ **Color photos** that includes all elevations of existing home and any accessory structures on the property.
- ☒ **Survey** less than one year old or an accurate survey showing all buildings prepared by a certified surveyor registered by the State of Wisconsin. This must include all property lines with distances bearings, North arrow, exact location of all existing and proposed buildings, parking areas, drives, public improvements, easements, and other key features of the site. Show distances from front, rear and side property lines.
- ☐ **Site plan** include a North arrow and dimensions. This document must include all property lines, utility and access easements, zoning setbacks, exact location of all existing and proposed buildings or additions including roof overhangs, all hard surfaced areas (parking areas, drives, patios, sidewalks, etc.), swimming pools, and other accessory structures.
- ☒ **Open area** calculation required for Additions, Accessory Structures, Decks, New Construction, Pools/Hot Tubs, and Solar Panels (Ground mount only).
- ☒ **One Electronic copy of entire Building Board packet** emailed to mrakow@villageoffoxpoint.com
- ☒ **Completed Building Permit Application.**
- ☒ **Building Board Fee \$75.00** payable to the Village of Fox Point.

A REPRESENTATIVE MUST ATTEND BUILDING BOARD MEETING

RESNICK PAROLA ADDITION

7125 N LOMBARDY RD
FOX POINT, WI 53217

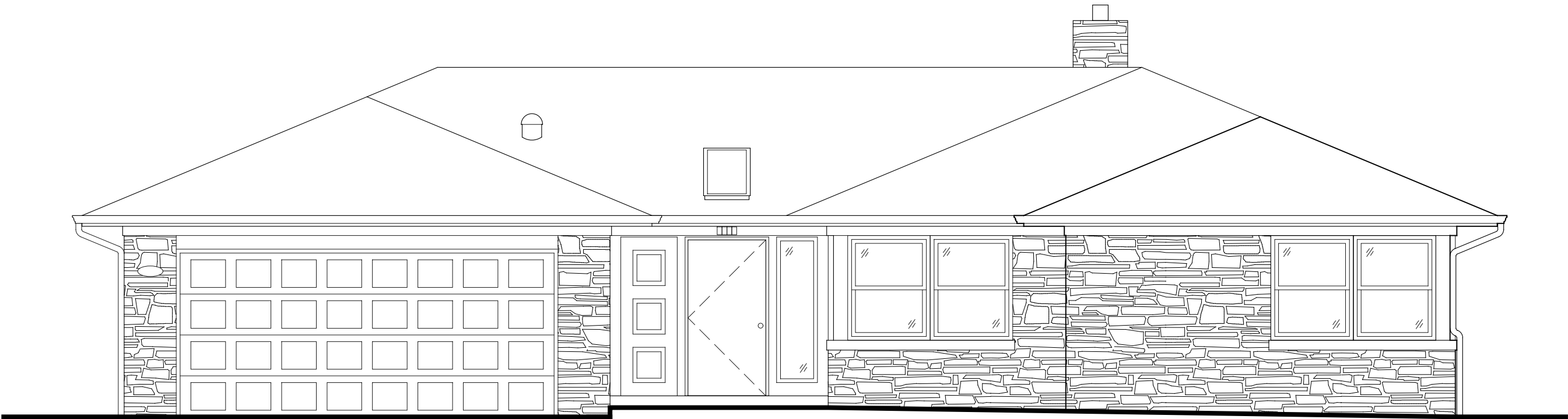


GABOR
DESIGN BUILD LLC

W156 N11238 PILGRIM RD
GERMANTOWN, WI 53022
PHONE: (262) 437-2100

		DATE			
		12/22/22			
T1.0	TITLE SHEET	●			
-	SITE SURVEY	●			
A2.0	LOWER LEVEL FLOOR PLAN	●			
A2.1	FIRST FLOOR PLAN	●			
A2.2	ROOF PLAN	●			
A4.1	EXTERIOR ELEVATIONS	●			
A4.2	EXTERIOR ELEVATIONS	●			
A5.1	BUILDING SECTIONS	●			
A8.1	SCHEDULES	●			
S2.1	FIRST FLOOR WALL BRACING PLAN	●			
MEP2.0	LOWER LEVEL MECHANICAL, ELECTRICAL & PLUMBING PLAN	●			
MEP2.1	FIRST FLOOR MECHANICAL, ELECTRICAL, & PLUMBING PLAN	●			

OPEN AREA CALCULATION PER ZONING CODE SECTION 745.17(B):
LOT AREA: 14,744 SF
EXISTING OPEN AREA: 14,744 SF LOT - 2,311 SF DWELLING = 12,433 SF
PROPOSED OPEN AREA: 14,744 SF LOT - (2,311 SF DWELLING + 186 SF ADDITION) = 12,247 SF



ARCHITECTURAL SYMBOLS		PLAN ABBREVIATION KEY	
	ELEVATION HEIGHT	ABV	ABOVE
	PLAN NOTE REFERENCE	AFF	ABOVE FINISH FLOOR
	DOOR NUMBER	BLDG	BUILDING
	WINDOW NUMBER	BO	BOTTOM OF
	BUILDING SECTION REFERENCE DRAWING NUMBER	CC	CLOTHES CHUTE
	WALL SECTION OR ELEVATION REFERENCE DRAWING NUMBER	DIA	DIAMETER
	DETAIL REFERENCE DRAWING NUMBER	DW	DISHWASHER
	INTERIOR ELEVATION REFERENCE DRAWING NUMBER	DWSP	DOWNSPOUT
	REVISION REFERENCE	ETR	EXISTING TO REMAIN
		EQ	EQUAL DISTANCE
		FLR	FLOOR
		GD	GARBAGE DISPOSAL
		GYP	GYPSUM BOARD
		HWD	HARDWOOD
		INSUL	INSULATION
		LVP	LUXURY VINYL PLANK
		LVT	LUXURY VINYL TILE
		MAX	MAXIMUM
		MIN	MINIMUM
		N/A	NOT APPLICABLE
		OC	ON CENTER
		PG	PAIN GRADE
		PT	PRESSURE TREATED
		SG	STAIN GRADE
		SS	SELECTIONS SHEET
		T&G	TONGUE AND GROOVE
		TBD	TO BE DETERMINED
		TYP	TYPICAL AT MULTIPLE LOCATIONS
		UNO	UNLESS NOTED OTHERWISE
		VIF	VERIFY IN FIELD
		w/	WITH
		WH	WATER HEATER

RESNICK PAROLA ADDITION
7125 N LOMBARDY RD
FOX POINT, WI 53217

REVISIONS

DRAWING TITLE

TITLE SHEET

DRAWING NUMBER

T1.0

12/22/2022

BW

CONSTRUCTION DOCUMENTS

DATE OF ISSUANCE: 12/22/2022



SURVEYING

ASSOCIATES, INC.

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

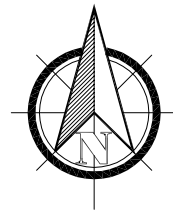
PLAT OF SURVEY

LOT 6, BLOCK 1, CARL MILLER'S SUBDIVISION NO. 5, being a part of the Southwest ¼ of Section 16, part of the Southeast ¼ of Section 17, part of the Northeast ¼ of Section 20, and part of the Northwest ¼ of Section 21, Town 8 North, Range 22 East, in the Village of Fox Point, Milwaukee County, Wisconsin.

Address: 7125 N. Lombardy Road

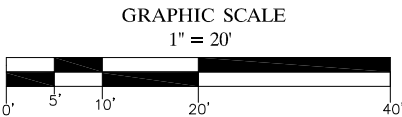
MARC C. PASSARELLI P.L.S.
2554 N. 100TH STREET
P.O. BOX 26596
WAUWATOSA, WISCONSIN 53226
(414) 257-2212 FAX: (414) 257-2443
sai@wi.rr.com

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C1	80.00'	1646.02'	S19°08'29.5"E	79.99'	2°47'05"
C2	88.51'	1821.02'	N19°08'29.5"W	88.50'	2°47'05"



SURVEYED FOR:
GABOR DESIGN BUILD

AREA OF PROPERTY
14,744 Sq. Ft. / 0.338 Acre



Revised 12/16/22

36422

12/05/2022

MWW

12/08/2022

MCP

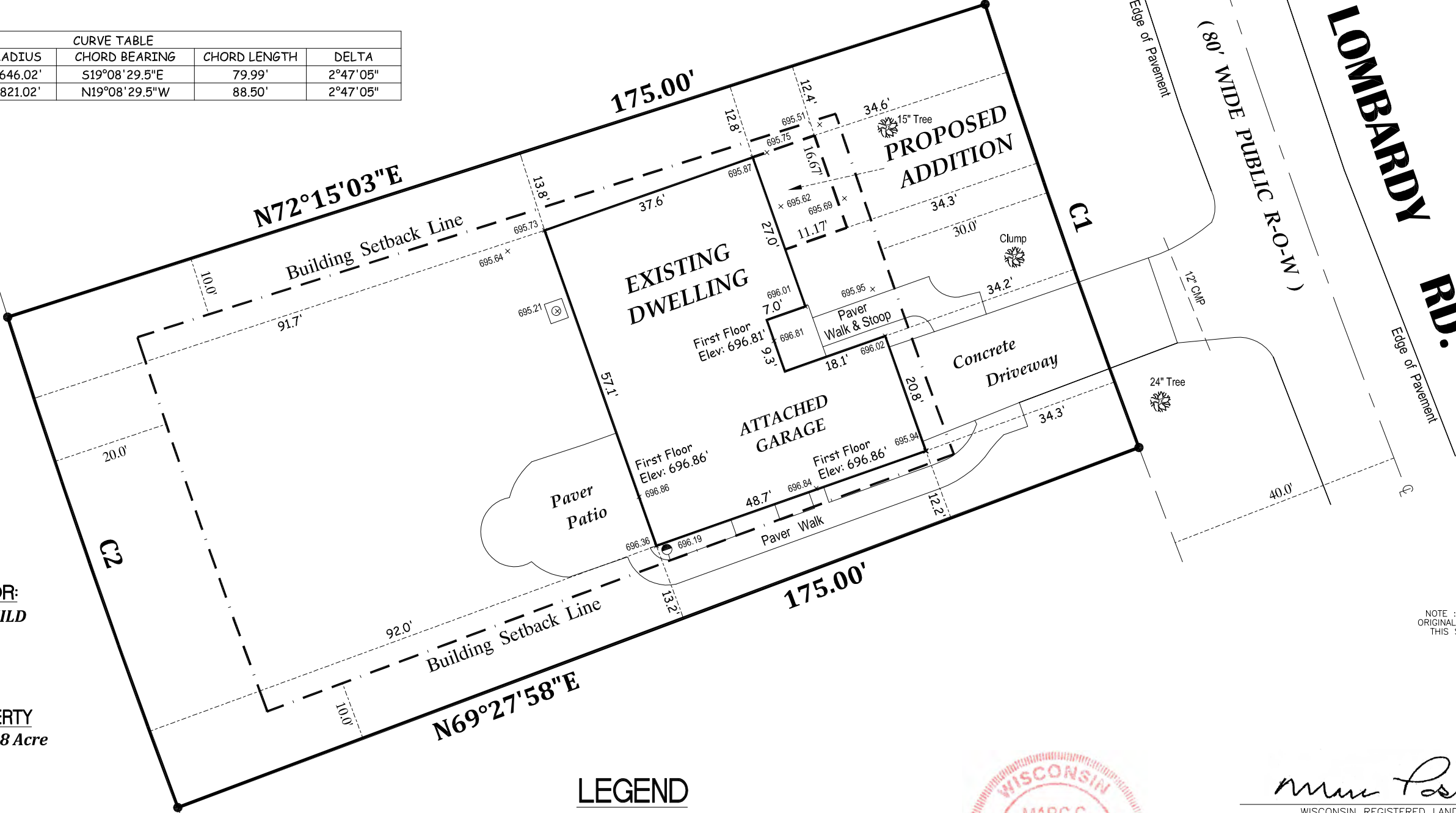
JOB NUMBER

FIELD WORK DATE

FIELD WORK BY

DATE DRAFTED

DRAFTED BY



- LEGEND
- - Denotes Set 3/4" Rebar
 - ◻ - Denotes Existing AC Unit
 - ⦿ - Denotes Existing Electric Meter
 - × 696.00 - Denotes Existing Spot Elevation





WISCONSIN REGISTERED LAND SURVEYOR

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

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



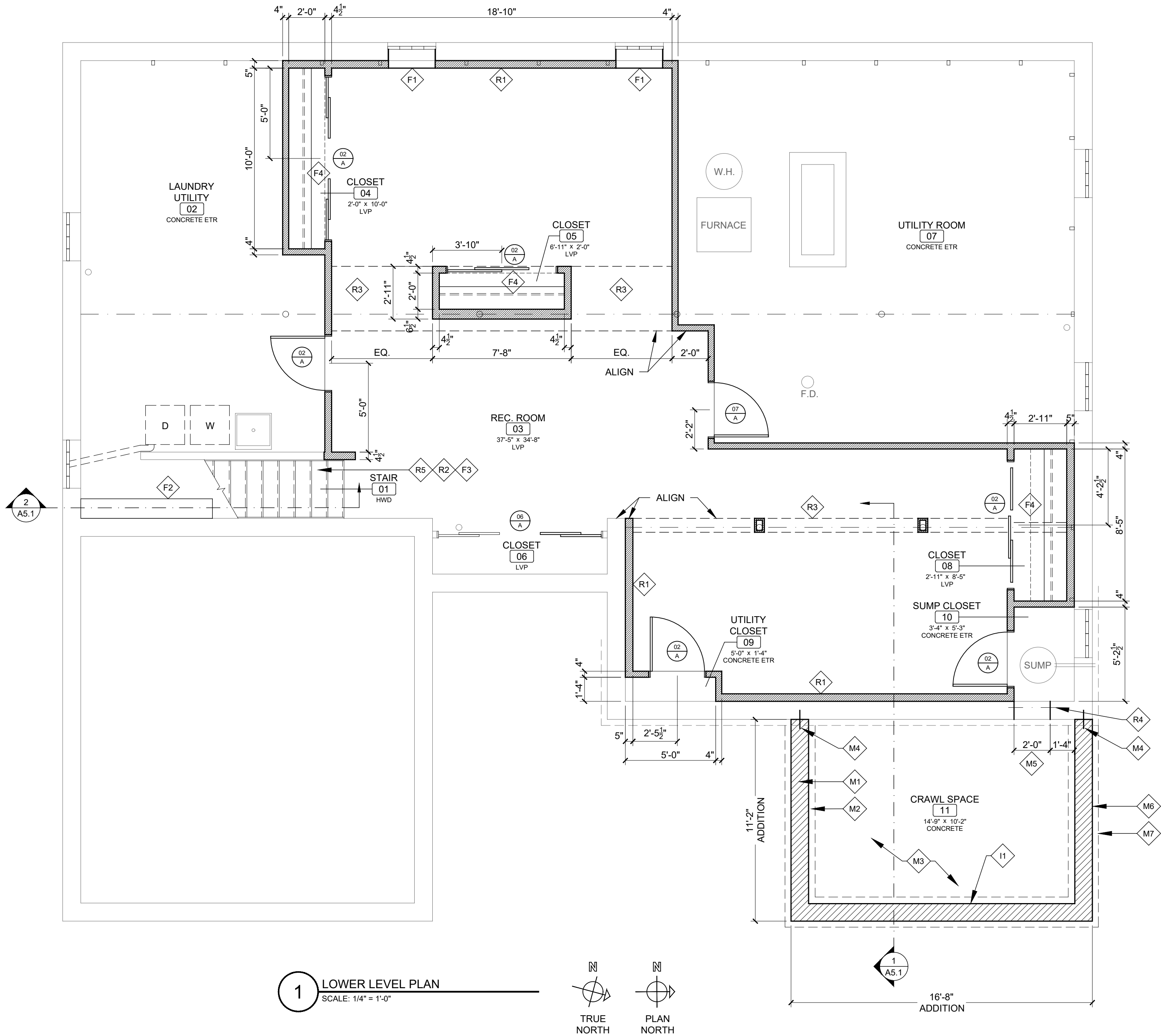
GABOR
DESIGN BUILD LLC

W156 N11238 PILGRIM RD
GERMANTOWN, WI 53022
PHONE: (262) 437-2100

RESNICK PAROLA ADDITION
7125 N LOMBARDY RD
FOX POINT, WI 53217

WALL SYMBOLS KEY	
	EXISTING STUD OR MASONRY WALL TO REMAIN
	EXISTING STUD WALL WITH NEW DRYWALL ONE SIDE
	EXISTING STUD WALL WITH NEW DRYWALL BOTH SIDES
	2x4 STUD WALL, USE AT ALL NEW INTERIOR WALLS UNLESS NOTED OTHERWISE
	2x6 STUD WALL
	2x4 STUD HALF WALL

MASONRY KEYNOTES	
	(ROOM NUMBER(S)) - KEYNOTE DESCRIPTION PER TRADE.
(11) - NEW FOUNDATION WALL PER DETAIL 1/A5.1. (11) - NEW CONCRETE FOOTING PER DETAIL 1/A5.1. (11) - NEW CONCRETE FLOOR SLAB PER DETAIL 1/A5.1. (11) - DOWEL NEW FOUNDATION TO EXISTING W/ #5 BARS. (11) - SAW CUT 24"x24" CRAWL SPACE ACCESS. (EXTERIOR) - DAMP RESISTANT APPLICATION PER DETAIL 1/A5.1. (EXTERIOR) - NEW DRAIN TILE. ALSO SEE DETAIL 1/A5.1.	
ROUGH CARPENTRY KEYNOTES	
	(ROOM NUMBER(S)) - KEYNOTE DESCRIPTION PER TRADE.
- ROUGH CARPENTER TO PROVIDE ANY BLOCKING NEEDED FOR ANY CABINETRY, ELECTRICAL FIXTURES, PLUMBING FIXTURES, MIRRORS AND / OR BATH HARDWARE. - CHECK FOR FIRE BLOCKING & FRAMING REPAIR PER CODE. - ROUGH CARPENTER TO REMOVE EXISTING WINDOWS & DOORS & MODIFY OPENINGS PER PLANS. - ROUGH CARPENTER TO FRAME LOWER LEVEL & FIRST FLOOR WALLS INCLUDING DOOR & WINDOW OPENINGS, HEADERS, ROOF RAFTERS, & ROOF / WALL SHEATHING. - FRAME DROPPED SOFFITS TO ACCOMMODATE EXISTING DUCTWORK AND STRUCTURE. (03) - NEW WOOD FRAMED WALL AT EXISTING FOUNDATION. ALSO SEE SECTION 1/A5.1. (01) - FRAME NEW STAIRS. ALSO SEE SECTION 2/A5.1. (03) - FAME DROPPED SOFFITS TO ACCOMMODATE EXISTING DUCTWORK AND STRUCTURE. (11) - SISTER RIM JOIST OVER CRAWL SPACE ACCESS OPENING. (01) - REFRAME FIRST FLOOR OPENING FOR NEW STAIRS. ALSO SEE SECTION 1/A5.1.	
INSULATION KEYNOTES	
	(ROOM NUMBER(S)) - KEYNOTE DESCRIPTION PER TRADE.
3" CLOSED CELL POLYURETHANE SPRAY FOAM INSULATION AT ALL EXPOSED RIM JOIST CAVITIES IN ADDITION AND REMODELED AREAS. 3-1/2" R-13 FIBERGLASS BATT INSULATION IN NEW LOWER LEVEL EXTERIOR WALLS. ALSO SEE DETAIL 1/A5.1. (11) - 2" R-10 XPS BOARD INSULATION AT INTERIOR OF CRAWL SPACE WALLS. ALSO SEE DETAIL 1/A5.1.	
FINISH KEYNOTES	
	(ROOM NUMBER(S)) - KEYNOTE DESCRIPTION PER TRADE.
- ALL MILLWORK & DRYWALL FINISHES PER SPEC. (03) - DRYWALL RETURNS AT EXISTING WINDOW. (02) - (5) WHITE MELAMINE SHELVES. ALSO SEE INTERIOR ELEVATIONS. (01) - NEW SITE STAINED HARDWOOD STAIR W/ HOUSED STRINGERS & HAND RAIL. ALSO SEE DETAIL 2/A5.1. (04, 05, 08) - INSTALL NEW CLOSET SYSTEM PER SELECTION. ALSO SEE INTERIOR ELEVATIONS.	



REVISIONS

DRAWING TITLE

LOWER LEVEL
PLAN

DRAWING NUMBER

A2.0



GABOR
DESIGN BUILD LLC

W156 N11238 PILGRIM RD
GERMANTOWN, WI 53022
PHONE: (262) 437-2100

RESNICK PAROLA ADDITION
7125 N LOMBARDY RD
FOX POINT, WI 53217

REVISIONS

DRAWING TITLE

FIRST FLOOR PLAN

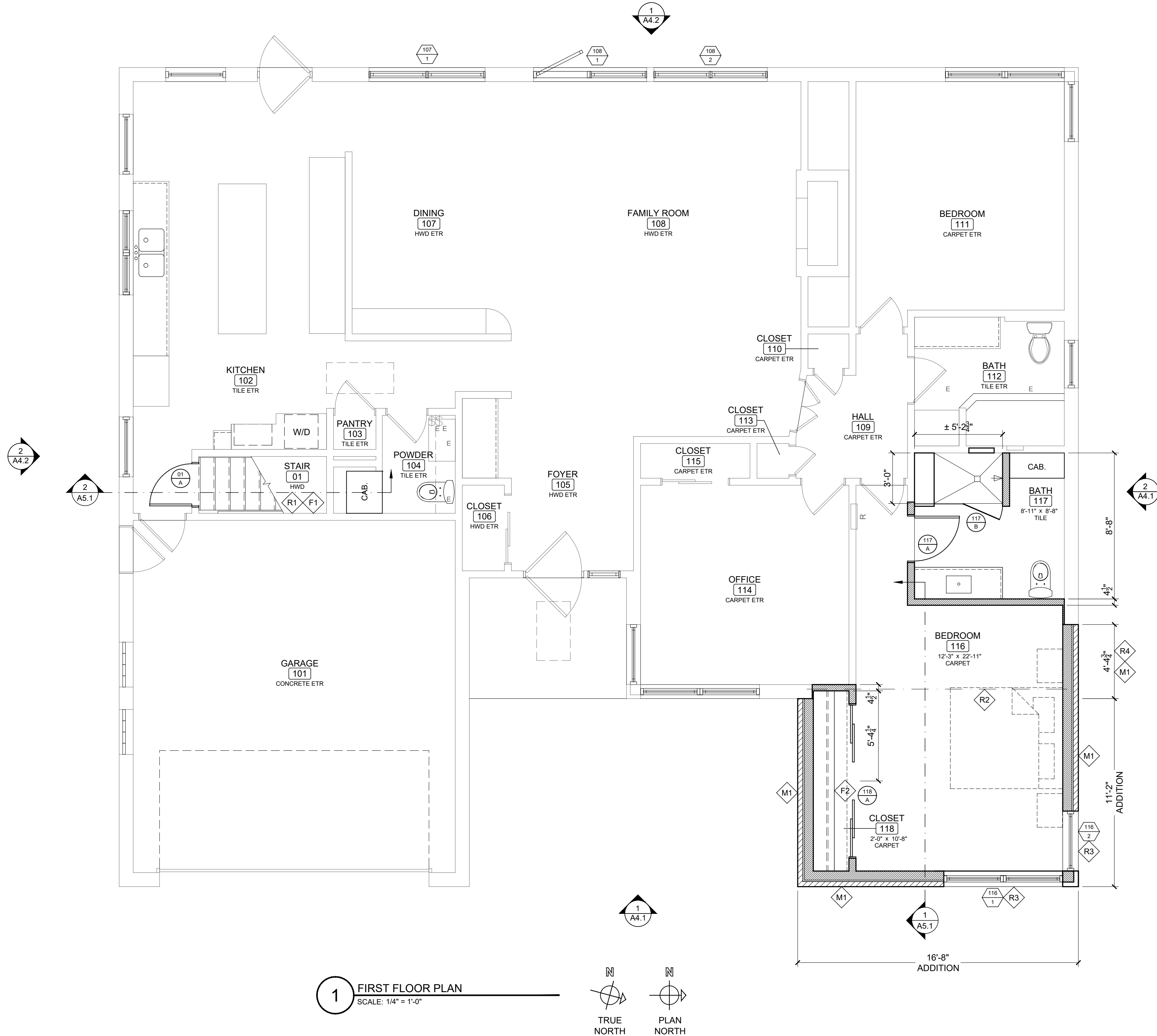
DRAWING NUMBER

A2.1

12/22/2022 BW

WALL SYMBOLS KEY	
	EXISTING STUD OR MASONRY WALL TO REMAIN
	EXISTING STUD WALL WITH NEW DRYWALL ONE SIDE
	EXISTING STUD WALL WITH NEW DRYWALL BOTH SIDES
	2x4 STUD WALL, USE AT ALL NEW INTERIOR WALLS UNLESS NOTED OTHERWISE
	2x6 STUD WALL
	2x4 STUD HALF WALL

MASONRY KEYNOTES	
	(ROOM NUMBER(S)) - KEYNOTE DESCRIPTION PER TRADE.
1.	(EXTERIOR) - STONE VENEER PER SPEC. SEE ALSO DETAIL 1/A5.1.
ROUGH CARPENTRY KEYNOTES	
	(ROOM NUMBER(S)) - KEYNOTE DESCRIPTION PER TRADE.
	- ROUGH CARPENTER TO PROVIDE ANY BLOCKING NEEDED FOR ANY CABINETY, ELECTRICAL FIXTURES, PLUMBING FIXTURES, MIRRORS AND / OR BATH HARDWARE. - CHECK FOR FIRE BLOCKING & FRAMING REPAIR PER CODE - ROUGH CARPENTER TO REMOVE EXISTING WINDOWS & DOORS & MODIFY OPENINGS PER PLANS. - ROUGH CARPENTER TO FRAME LOWER LEVEL & FIRST FLOOR WALLS INCLUDING DOOR & WINDOW OPENINGS, HEADERS, ROOF RAFTERS, & ROOF / WALL SHEATHING.
1.	(01) - FRAME NEW STAIRS. ALSO SEE SECTION 2/A5.1.
2.	(116) - NEW WOOD BEAM & POSTS PER ENGINEERING.
3.	(116) - NEW WOOD HEADER PER ENGINEERING.
4.	(116) - INFILL EXISTING OPENING W/ LIKE MATERIALS.
INSULATION KEYNOTES	
	(ROOM NUMBER(S)) - KEYNOTE DESCRIPTION PER TRADE.
	5-1/2" R-19 FIBERGLASS BATT INSULATION IN NEW EXTERIOR WALLS. ALSO SEE DETAIL 1/A5.1. - R-38 BLOWN-IN FIBERGLASS ATTIC INSULATION.
FINISH KEYNOTES	
	(ROOM NUMBER(S)) - KEYNOTE DESCRIPTION PER TRADE.
	ALL MILLWORK & DRYWALL FINISHES PER SPEC.
1.	(01) - NEW SITE STAINED HARDWOOD STAIR W/ HOUSED STRINGERS & HAND RAIL. ALSO SEE DETAIL 2/A5.1.
2.	(118) - INSTALL NEW CLOSET SYSTEM PER SELECTION. ALSO SEE INTERIOR ELEVATIONS.



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



GABOR
DESIGN BUILD LLC

W156 N11238 PILGRIM RD
GERMANTOWN, WI 53022
PHONE: (262) 437-2100

RESNICK PAROLA ADDITION
7125 N LOMBARDY RD
FOX POINT, WI 53217

REVISIONS

DRAWING TITLE

ROOF PLAN

DRAWING NUMBER

A2.2

12/22/2022

BW

X

ROOF PLAN KEYNOTES

1.

NEW ASPHALT SHINGLE ROOF PER SPEC.

2.

STEP NEW SHINGLE ROOF INTO EXISTING.

3.

EXISTING ROOF TO REMAIN.

4.

RIDGE EXHAUST VENT PER SPEC.

5.

NEW ALUM. GUTTER PER SPEC.

6.

NEW SOLAR TUBE PER SPEC.

7.

NEW BATH EXHAUST LOCATION .

8.

EXISTING BATH EXHAUST LOCATION TO REMAIN.

9.

EXISTING SKYLIGHT TO REMAIN.

2

ROOF OVER FRAMING DETAIL

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

NEW ROOF OVER FRAMING.
NOT PROJECT SPECIFIC, FOR GRAPHIC REPRESENTATION ONLY.

REMOVE EXISTING ROOF SHEATHING BENEATH NEW OVER FRAMING.

2X VALLEY NAILER OVER EXISTING ROOF SHEATHING.

EXISTING ROOF: ON EXISTING ROOF PLANE WHERE NEW OVER FRAMING OCCURS, REMOVE ALL ROOFING MATERIALS DOWN TO SHEATHING. SHEATHING TO REMAIN.

1

ROOF PLAN

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

1

EXIST. D.S.

2

A4.2

3

EXIST. D.S.

4

EXIST. D.S.

5

EXIST. D.S.

6

EXIST. D.S.

7

EXIST. D.S.

8

EXIST. D.S.

9

EXIST. D.S.

1

A4.1

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A4.1

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A4.1

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A4.1

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A4.1

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A4.1

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A4.1

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GABOR
DESIGN BUILD LLC

W156 N11238 PILGRIM RD
GERMANTOWN, WI 53022
PHONE: (262) 437-2100

RESNICK PAROLA ADDITION
7125 N LOMBARDY RD
FOX POINT, WI 53217

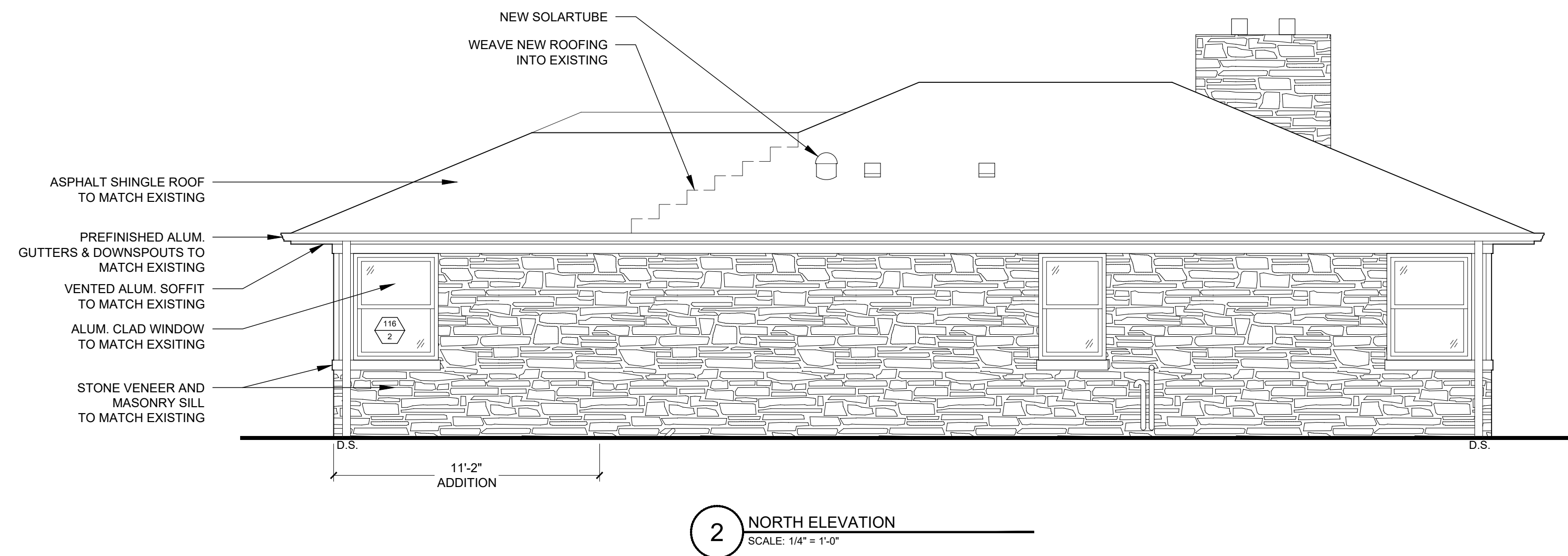
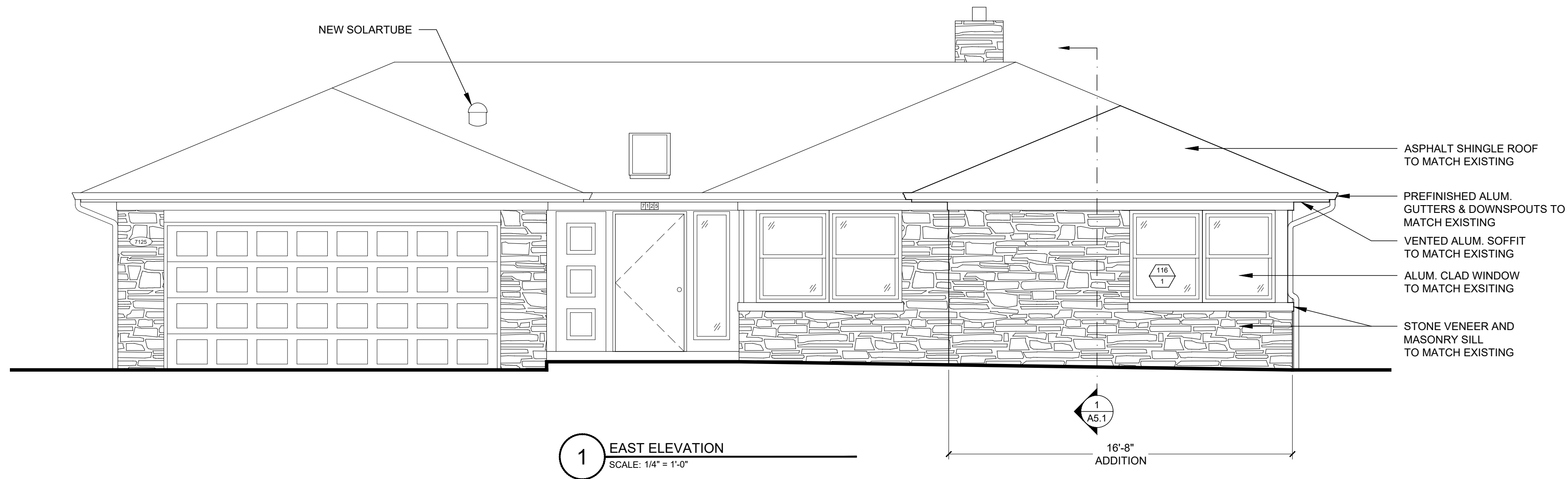
REVISIONS

DRAWING TITLE

EXTERIOR
ELEVATIONS

DRAWING NUMBER

A4.1





GABOR
DESIGN BUILD LLC

W156 N11238 PILGRIM RD
GERMANTOWN, WI 53022
PHONE: (262) 437-2100

RESNICK PAROLA ADDITION
7125 N LOMBARDY RD
FOX POINT, WI 53217

REVISIONS

DRAWING TITLE

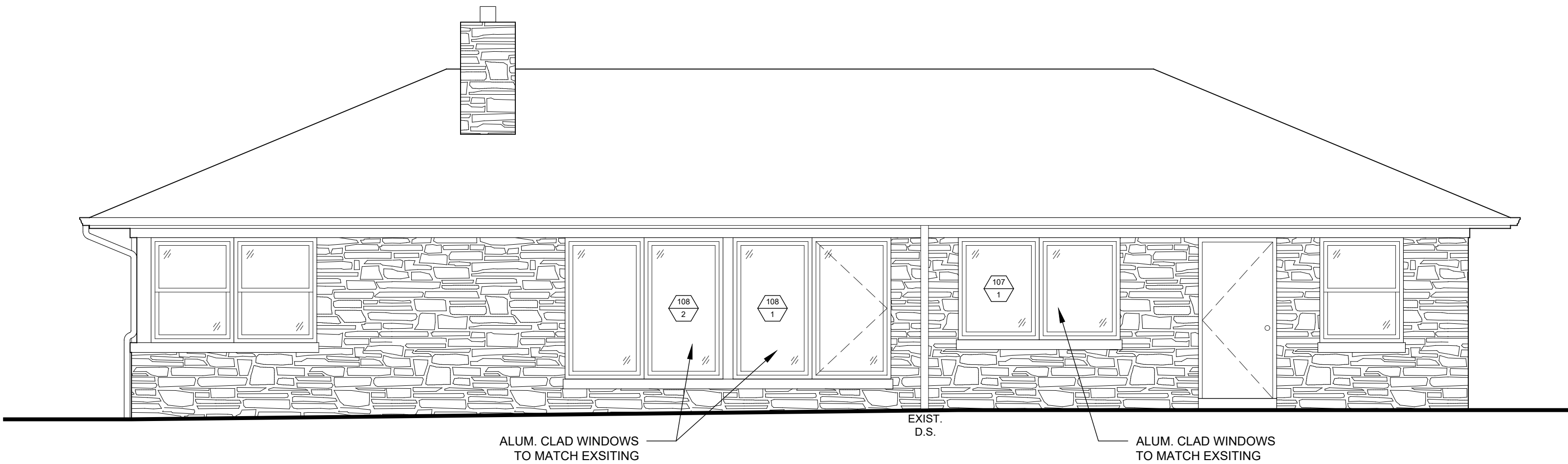
EXTERIOR
ELEVATIONS

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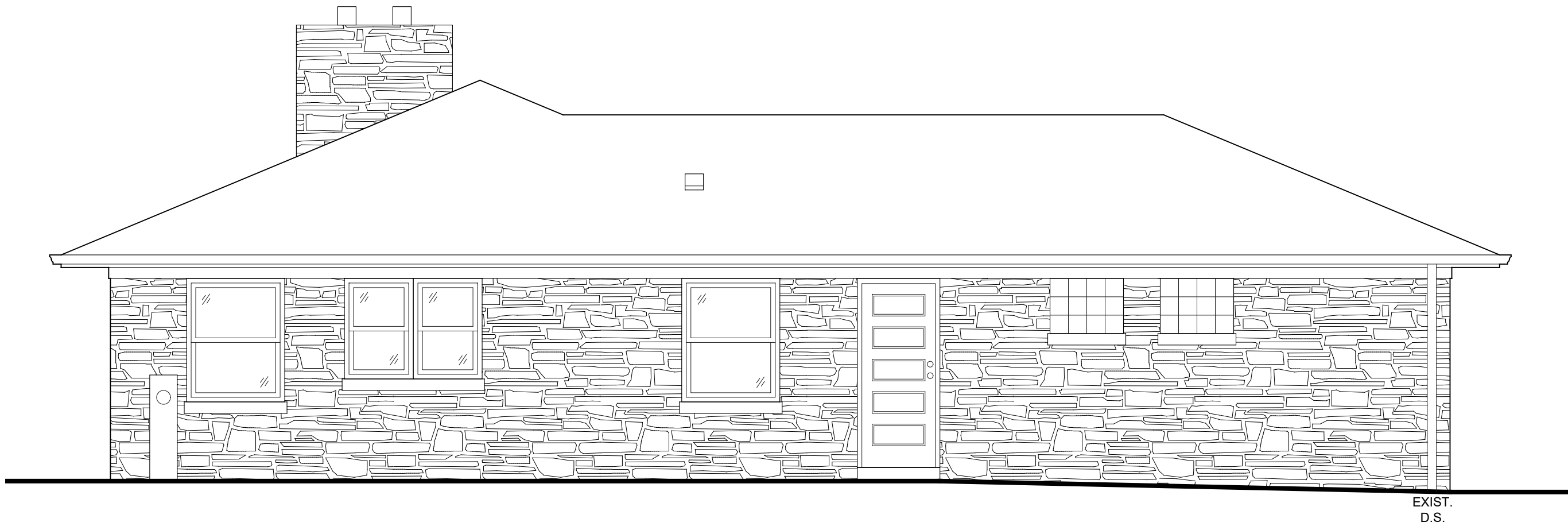
A4.2

12/22/2022

BW



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



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



GABOR
DESIGN BUILD LLC

W156 N11238 PILGRIM RD
GERMANTOWN, WI 53022
PHONE: (262) 437-2100

RESNICK PAROLA ADDITION
7125 N LOMBARDY RD
FOX POINT, WI 53217

REVISIONS

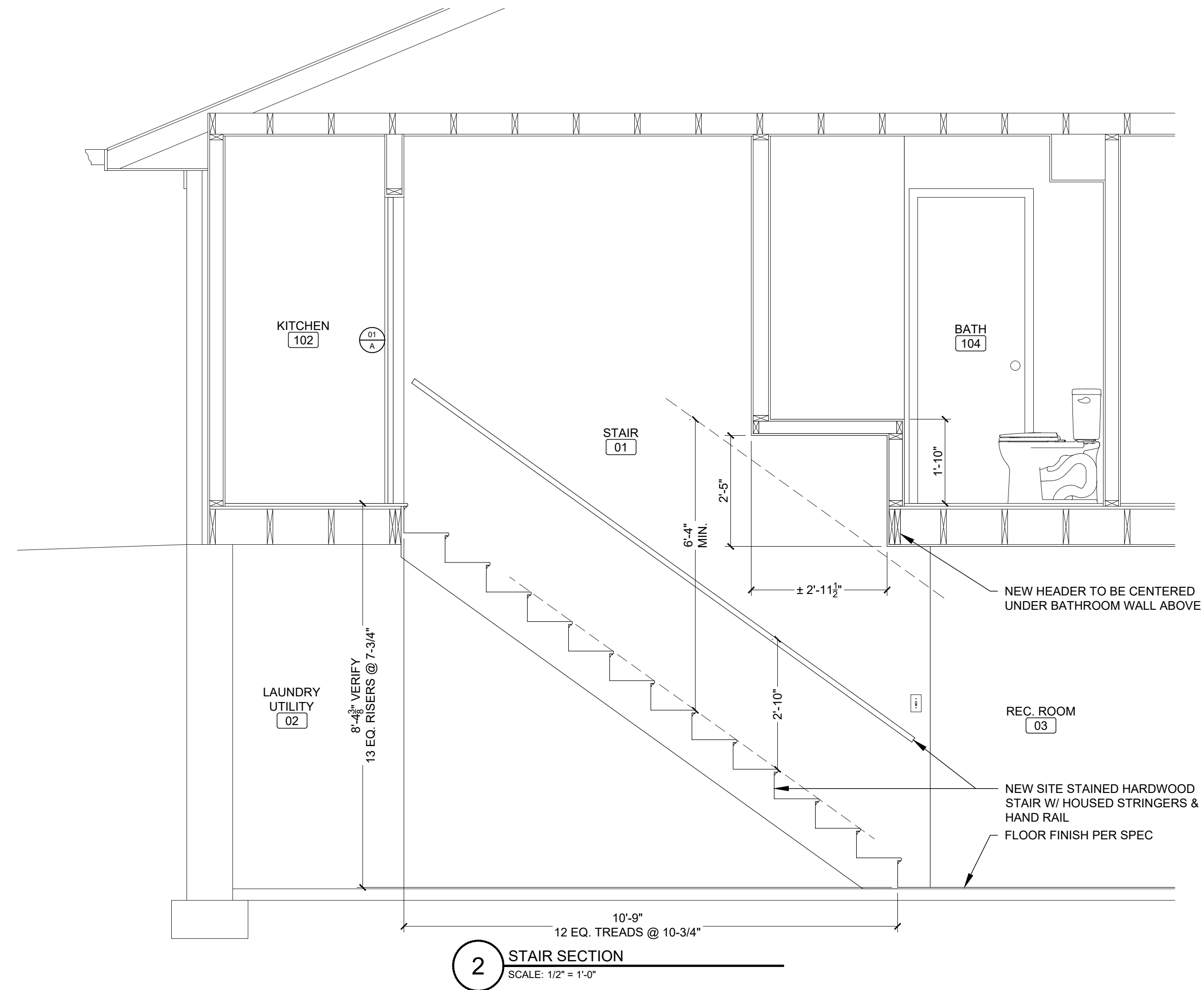
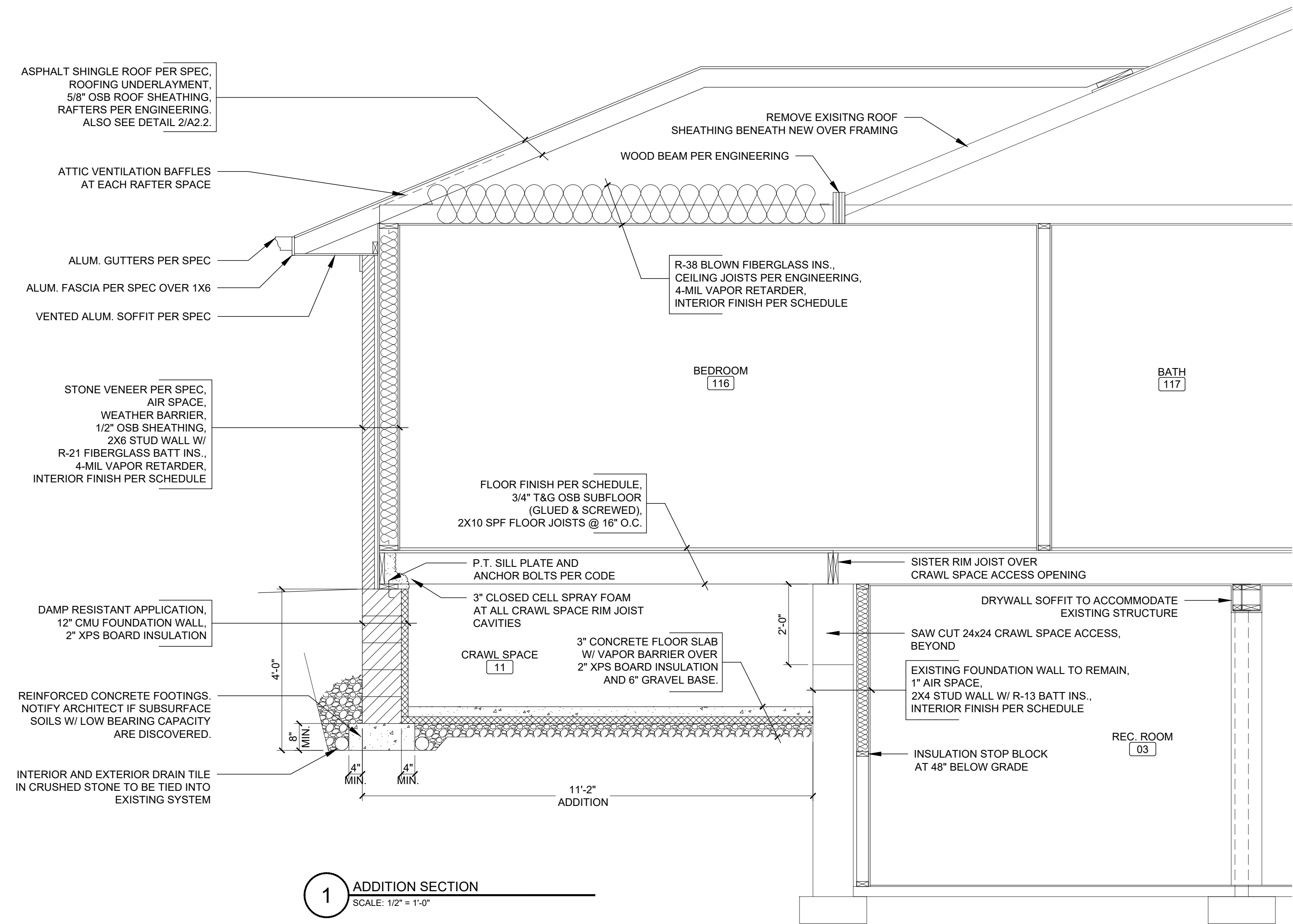
DRAWING TITLE

BUILDING
SECTIONS

DRAWING NUMBER

A5.1

12/22/2022 BW





GABOR
DESIGN BUILD LLC

W156 N11238 PILGRIM RD
GERMANTOWN, WI 53022
PHONE: (262) 437-2100

RESNICK PAROLA ADDITION
7125 N LOMBARDY RD
FOX POINT, WI 53217

REVISIONS

DRAWING TITLE

SCHEDULES

DRAWING NUMBER

A8.1

12/22/2022

BW

LOWER LEVEL DOOR SCHEDULE																							
ROOM NAME	ROOM NUMBER	LETTER	SPECIFICATION / SIZE										---- JAMB ----			---- CASING ----		HARDWARE					NOTES
			MANUFACTURER	MODEL	WIDTH	HEIGHT	THICKNESS	TYPE		STICKING	MATERIAL	* FINISH	* GLAZING	MATERIAL	SIZE	* FINISH	PROFILE	* FINISH	TYPE	BACKSET	BORE	HINGES	
LAUNDRY UTILITY	2	A	TBD	TBD	3'-0"	6'-8"	1 3/8"	SWING		--	MAPLE	SITE STAINED	FROSTED FULL LITE	WOOD	4-9/16"	SITE STAINED	CS-1	SITE STAINED	PASSAGE	2-3/8"	SINGLE	ANTIQUE BRASS	--
CLOSET	4	A	TBD	TBD	9'-0"	6'-8"	1 3/8"	SOLID CORE, 4-WIDE SLIDING BYPASS		FLUSH	MAPLE	SITE STAINED	--	WOOD	4-9/16"	SITE STAINED	CS-1	SITE STAINED	FINGER PULLS	2-3/8"	SINGLE	--	--
CLOSET	5	A	TBD	TBD	6'-0"	6'-8"	1 3/8"	SOLID CORE, SLIDING BYPASS		FLUSH	MAPLE	SITE STAINED	--	WOOD	4-9/16"	SITE STAINED	CS-1	SITE STAINED	FINGER PULLS	2-3/8"	SINGLE	--	--
CLOSET	6	A	TBD	TBD	9'-0"	6'-8"	1 3/8"	SOLID CORE, 4-WIDE SLIDING BYPASS		FLUSH	MAPLE	SITE STAINED	--	WOOD	4-9/16"	SITE STAINED	CS-1	SITE STAINED	FINGER PULLS	2-3/8"	SINGLE	--	--
UTILITY ROOM	7	A	TBD	TBD	3'-0"	6'-8"	1 3/8"	SOLID CORE, SWING		FLUSH	MAPLE	SITE STAINED	--	WOOD	4-9/16"	SITE STAINED	CS-1	SITE STAINED	PASSAGE	2-3/8"	SINGLE	ANTIQUE BRASS	--
CLOSET	8	A	TBD	TBD	7'-0"	6'-8"	1 3/8"	SOLID CORE, 3-WIDE SLIDING BYPASS		FLUSH	MAPLE	SITE STAINED	--	WOOD	4-9/16"	SITE STAINED	CS-1	SITE STAINED	FINGER PULLS	2-3/8"	SINGLE	--	--
UTILITY CLOSET	9	A	TBD	TBD	3'-0"	6'-8"	1 3/8"	SOLID CORE, SWING		FLUSH	MAPLE	SITE STAINED	--	WOOD	4-9/16"	SITE STAINED	CS-1	SITE STAINED	PASSAGE	2-3/8"	SINGLE	ANTIQUE BRASS	--
SUMP CLOSET	10	A	TBD	TBD	3'-0"	6'-8"	1 3/8"	SOLID CORE, SWING		FLUSH	MAPLE	SITE STAINED	--	WOOD	4-9/16"	SITE STAINED	CS-1	SITE STAINED	PASSAGE	2-3/8"	SINGLE	ANTIQUE BRASS	--

DOOR SCHEDULE NOTES:
1. "--" DENOTES NOT APPLICABLE
2. REFER TO FLOOR PLAN FOR SPECIFIC DOOR SWING CONFIGURATIONS.

LOWER LEVEL ROOM FINISH SCHEDULE																						
ROOM NAME	ROOM NUMBER	FLOORING		CEILING			WALLS			** BASE				CASING				SHOE				NOTES
		FLR FINISH	* STYLE	MATERIAL	*TEXTURE / SPECS	* FINISH	MATERIAL	* TEXTURE / SPECS	* FINISH	PROFILE	MATERIAL	SIZE	* FINISH	PROFILE	MATERIAL	SIZE	* FINISH	PROFILE	MATERIAL	SIZE	* FINISH	
STAIR	1	HWD	SEE SPEC	--	--	PAINT	--	--	PAINT	B-1	WOOD	SEE NOTE #4	STAINED	CS-1	WOOD	SEE NOTE #4	STAINED	SH-1	WOOD	SEE NOTE #4	STAINED	--
LAUNDRY UTILITY	2	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
REC. ROOM	3	LVP	SEE SPEC	DRYWALL	SEE SPEC	PAINT	DRYWALL	SEE SPEC	PAINT	B-1	WOOD	SEE NOTE #4	STAINED	CS-1	WOOD	SEE NOTE #4	STAINED	SH-1	WOOD	SEE NOTE #4	STAINED	--
CLOSET	4	LVP	SEE SPEC	DRYWALL	SEE SPEC	PAINT	DRYWALL	SEE SPEC	PAINT	B-1	WOOD	SEE NOTE #4	STAINED	CS-1	WOOD	SEE NOTE #4	STAINED	SH-1	WOOD	SEE NOTE #4	STAINED	--
CLOSET	5	LVP	SEE SPEC	DRYWALL	SEE SPEC	PAINT	DRYWALL	SEE SPEC	PAINT	B-1	WOOD	SEE NOTE #4	STAINED	CS-1	WOOD	SEE NOTE #4	STAINED	SH-1	WOOD	SEE NOTE #4	STAINED	--
CLOSET	6	LVP	SEE SPEC	DRYWALL	SEE SPEC	PAINT	DRYWALL	SEE SPEC	PAINT	B-1	WOOD	SEE NOTE #4	STAINED	CS-1	WOOD	SEE NOTE #4	STAINED	SH-1	WOOD	SEE NOTE #4	STAINED	--
UTILITY ROOM	7	--	--	-	--	--	--	--	--	-	-	--	--	--	--	--	--	--	--	--	--	--
CLOSET	8	LVP	SEE SPEC	DRYWALL	SEE SPEC	PAINT	DRYWALL	SEE SPEC	PAINT	B-1	WOOD	SEE NOTE #4	STAINED	CS-1	WOOD	SEE NOTE #4	STAINED	SH-1	WOOD	SEE NOTE #4	STAINED	--
UTILITY CLOSET	9	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
SUMP CLOSET	10	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
CRAWL SPACE	11	CONCRETE	SEE SPEC	DRYWALL	SEE SPEC	PAINT	DRYWALL	SEE SPEC	PAINT	B-1	WOOD	SEE NOTE #4	PAINT	CS-1	WOOD	SEE NOTE #4	PAINT	--	--	--	--	--

ROOM FINISH SCHEDULE NOTES:
1. "--" DENOTES NOT APPLICABLE OR EXISTING TO REMAIN.
2. * REFERENCE ARCHITECTURAL SELECTIONS SHEET & SELECTIONS SHEET FOR SPECIFICATIONS.
3. ** INSTALL SHOE AT ALL HARD SURFACE LOCATIONS INCLUDING TILE, HARDWOOD, LVT, ETC.
4. SEE SHEET A7.1 FOR MILLWORK PROFILES.

FIRST FLOOR WINDOW SCHEDULE																							
ROOM NAME	ROOM NUMBER	NUMBER	SPECIFICATION / SIZE								EXTERIOR SPECIFICATION				INTERIOR SPECIFICATION				HARDWARE				NOTES
			MANUFACTURER	MODEL	R.O. ABV SUBFLR	R.O. WIDTH	R.O. HEIGHT	OPERATION	GLASS TYPE	SCREEN	MATERIAL	TRIM STYLE	* FINISH	GRILLES	MATERIAL	* FINISH	JAMB SIZE	CASING	TYPE	* FINISH	BORE	BACKSET	
POWDER	104	1	SOLATUBE	160DS	6'-10 1/2"	3'-6 3/4"	4'-6 1/2"	FIXED SKYLIGHT	SEE SPEC	--	SEE SPEC	SEE SPEC	SEE SPEC	--	SEE SPEC	SEE SPEC	SEE SPEC	--	--	--	--	--	INCLUDES NIGHT LIGHT & VENTILATION KIT
DINING	107	1	SIERRA PACIFIC	MONUMENT	6'-10 1/2"	6'-10 3/4"	4'-4 1/4"	2-WIDE PICTURE	DOUBLE PANE, LOW-E	--	ALUM.	--	LINEN	--	PINE	SITE STAINED	6-9/16	CS-1	--	--	--	--	--
FAMILY ROOM	108	1	SIERRA PACIFIC	MONUMENT	6'-10 1/2"	6'-8 3/4"	5'-11 1/4"	CASEMENT & PICTURE	DOUBLE PANE, LOW-E	STANDARD CHARCOAL MESH	ALUM.	--	LINEN	--	PINE	SITE STAINED	6-9/16	CS-1	STANDARD	BURNISHED BRASS	--	--	--
FAMILY ROOM	108	2	SIERRA PACIFIC	MONUMENT	6'-10 1/2"	6'-8 3/4"	5'-11 1/4"	2-WIDE PICTURE	DOUBLE PANE, LOW-E	--	ALUM.	--	LINEN	--	PINE	SITE STAINED	6-9/16	CS-1	--	--	--	--	--
BEDROOM	116	1	SIERRA PACIFIC	MONUMENT	6'-10 1/2"	7'-0 3/4"	4'-6 1/2"	2-WIDE DOUBLE HUNG	DOUBLE PANE, LOW-E	STANDARD CHARCOAL MESH	ALUM.	--	LINEN	--	PINE	SITE STAINED	6-9/16	CS-1	STANDARD	BURNISHED BRASS	--	--	--
BEDROOM	116	2	SIERRA PACIFIC	MONUMENT	6'-10 1/2"	3'-6 3/4"	4'-6 1/2"	DOUBLE HUNG	DOUBLE PANE, LOW-E	STANDARD CHARCOAL MESH	ALUM.	--	LINEN	--	PINE	SITE STAINED	6-9/16	CS-1	STANDARD	BURNISHED BRASS	--	--	--
BATH	117	1	SOLATUBE	160DS	6'-10 1/2"	3'-6 3/4"	4'-6 1/2"	FIXED SKYLIGHT	SEE SPEC	--	SEE SPEC	SEE SPEC	SEE SPEC	--	SEE SPEC	SEE SPEC	SEE SPEC	--	--	--	--	--	INCLUDES NIGHT LIGHT & VENTILATION KIT

WINDOW SCHEDULE NOTES:
1. "--" DENOTES NOT APPLICABLE

FIRST FLOOR DOOR SCHEDULE																							
ROOM NAME	ROOM NUMBER	LETTER	SPECIFICATION / SIZE										---- JAMB ----			---- CASING ----		HARDWARE					NOTES
			MANUFACTURER	MODEL	WIDTH	HEIGHT	THICKNESS	TYPE		STICKING	MATERIAL	* FINISH	* GLAZING	MATERIAL	SIZE	* FINISH	PROFILE	* FINISH	TYPE	BACKSET	BORE	HINGES	
STAIR	1	A	TBD	TBD	2'-6"	6'-8"	1 3/8"	SWING		--	OAK	SITE STAINED	FROSTED FULL LITE	WOOD	4-9/16"	SITE STAINED	CS-1	SITE STAINED	PASSAGE	2-3/8"	SINGLE	ANTIQUE BRASS	--
BATH	117	A	TBD	TBD	2'-8"	6'-8"	1 3/8"	SOLID CORE, FLUSH, SWING		FLUSH	OAK	SITE STAINED	--	WOOD	4-9/16"	SITE STAINED	CS-1	SITE STAINED	PRIVACY	2-3/8"	SINGLE	ANTIQUE BRASS	--
BATH	117	B	SEE SPEC	SEE SPEC	2'-4"	6'-4"	3/8"	SEE SPEC		--	GLASS	SEE SPEC	SEE SPEC	--	--	--	--	--	--	2-3/8"	SINGLE	SEE SPEC	--
CLOSET	118	A	TBD	TBD	9'-0"	6'-8"	1 3/8"	SOLID CORE, FLUSH, 4-WIDE SLIDING BYPASS		FLUSH	OAK	SITE STAINED	--	WOOD	4-9/16"	SITE STAINED	CS-1	SITE STAINED	FINGER PULLS	2-3/8"	SINGLE	--	--

DOOR SCHEDULE NOTES:
1. "--" DENOTES NOT APPLICABLE
2. REFER TO FLOOR PLAN FOR SPECIFIC DOOR SWING CONFIGURATIONS.

FIRST FLOOR ROOM FINISH SCHEDULE																						
ROOM NAME	ROOM NUMBER	FLOORING		CEILING			WALLS			* * BASE				CASING				SHOE				NOTES
		FLR FINISH	* STYLE	MATERIAL	*TEXTURE / SPECS	* FINISH	MATERIAL	* TEXTURE / SPECS	* FINISH	PROFILE	MATERIAL	SIZE	* FINISH	PROFILE	MATERIAL	SIZE	* FINISH	PROFILE	MATERIAL	SIZE	* FINISH	
STAIR	1	HWD	SEE SPEC	--	--	PAINT	--	--	PAINT	B-1	WOOD	SEE NOTE #4	STAINED	CS-1	WOOD	SEE NOTE #4	STAINED	SH-1	WOOD	SEE NOTE #4	STAINED	--
GARAGE	101	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
KITCHEN	102	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
PANTRY	103	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
POWDER	104	--	--	--	SEE SPEC	PAINT	--	SEE SPEC	PAINT	--	--	--	--	--	--	--	--	--	--	--	--	--
FOYER	105	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
CLOSET	106	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
DINING	107	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
FAMILY ROOM	108	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
HALL	109	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
CLOSET	110	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
BEDROOM	111	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
BATH	112	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
CLOSET	113	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
OFFICE	114	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
CLOSET	115	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
BEDROOM	116	CARPET	SEE SPEC	DRYWALL	SEE SPEC	PAINT	DRYWALL	SEE SPEC	PAINT	B-2	WOOD	SEE NOTE #4	STAINED	CS-2	WOOD	SEE NOTE #4	STAINED	SH-2	WOOD	SEE NOTE #4	STAINED	--
BATH	117	TILE	SEE SPEC	DRYWALL	SEE SPEC	PAINT	DRYWALL	SEE SPEC	PAINT	SEE SPEC	TILE	SEE SPEC	SEE SPEC	CS-2	WOOD	SEE NOTE #4	STAINED	--	--	--	--	--
CLOSET	118	CARPET	SEE SPEC	DRYWALL	SEE SPEC	PAINT	DRYWALL	SEE SPEC	PAINT	B-2	WOOD	SEE NOTE #4	STAINED	CS-2	WOOD	SEE NOTE #4	STAINED	SH-2	WOOD	SEE NOTE #4	STAINED	--

ROOM FINISH SCHEDULE NOTES:
1. "--" DENOTES NOT APPLICABLE OR EXISTING TO REMAIN.
2. * REFERENCE ARCHITECTURAL SELECTIONS SHEET & SELECTIONS SHEET FOR SPECIFICATIONS.
3. ** INSTALL SHOE AT ALL HARD SURFACE LOCATIONS INCLUDING TILE, HARDWOOD, LVT, ETC.
4. SEE SHEET A7.1 FOR MILLWORK PROFILES.



GABOR
DESIGN BUILD LLC

W156 N11238 PILGRIM RD
GERMANTOWN, WI 53022
PHONE: (262) 437-2100

RESNICK PAROLA ADDITION
7125 N LOMBARDY RD
FOX POINT, WI 53217

REVISIONS

DRAWING TITLE

FIRST FLOOR WALL
BRACING PLAN

DRAWING NUMBER

S2.1

12/22/2022

BW

WALL BRACE SYMBOLS KEY



CONTINUOUS SHEATHED BRACING
WOOD STRUCTURAL PANEL (METHOD CS-WSP)

EXTERIOR SIDE: 1/2" CDX SHEATHING. BLOCK ALL EDGES.
FASTEN WITH 8d NAILS AT 6" o/c AT ALL EDGES AND 12" o/c
AT INTERMEDIATE SUPPORTS.

INTERIOR SIDE: 48" MIN WIDTH OF 1/2" GYPSUM BOARD.
FASTEN WITH 5d COOLER NAILS OR #6 SCREWS AT 7" o/c AT
ALL EDGES AND INTERMEDIATE SUPPORTS.

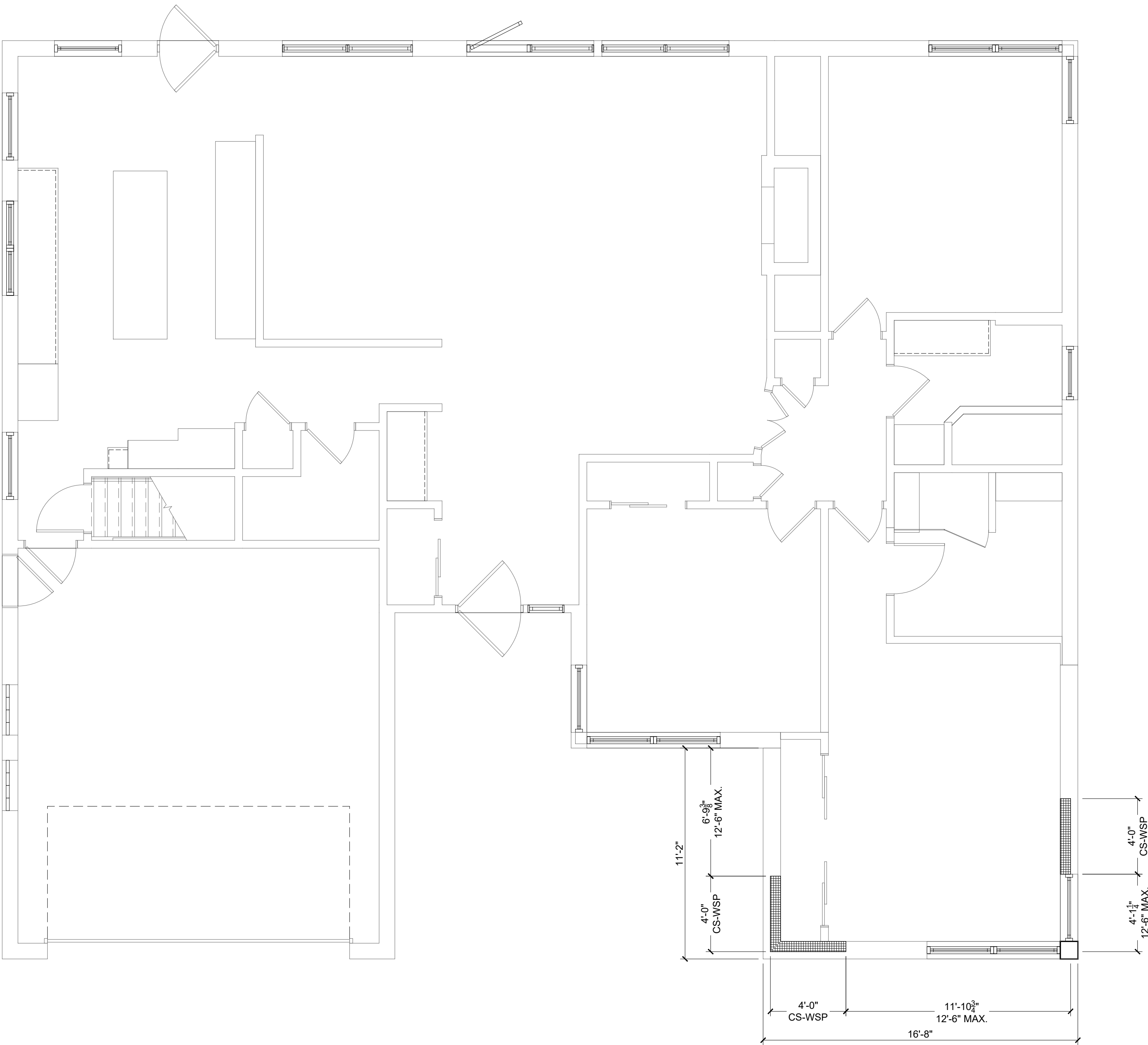
GENERAL WALL BRACING NOTES:

1) THIS BRACED WALL LINE LAYOUT UTILIZES THE PRESCRIPTIVE WALL
BRACING REQUIREMENTS PER SECTION SPS 321.25 (8) OF THE 2014 UNIFORM
DWELLING CODE. REFER TO SECTION FOR BRACING MATERIAL REQUIREMENTS,
CONNECTION INFORMATION, AND CORNER CONSTRUCTION REQUIREMENTS.

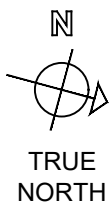
2) PRESCRIPTIVE BRACED WALL PANELS SHALL BE WITHIN 12'-6" FROM
CORNERS AND A MAXIMUM OF 21'-0" BETWEEN PANELS. PARALLEL BRACED
WALL LINE SPACING SHALL NOT EXCEED 75' FOR INTERMITTENT BRACING AND
80' FOR CONTINUOUSLY SHEATHED BRACING.

3) EACH BRACED PANEL MAY CONTAIN NO MORE THAN ONE HOLE, HAVING A
MAXIMUM DIMENSION OF NO MORE THAN 10% OF THE LEAST DIMENSION OF THE
PANEL, AND CONFINED TO THE MIDDLE THREE-FOURTHS OF THE PANEL.

4) SEE FIGURE 321.25-A OF THE WISCONSIN UNIFORM BUILDING CODE FOR
REQUIREMENTS AND SPECIFICATIONS CONCERNING THE PORTAL FRAME
BRACE CONSTRUCTION METHOD.



1 FIRST FLOOR WALL BRACING PLAN
SCALE: 1/4" = 1'-0"





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REVISIONS

DRAWING TITLE

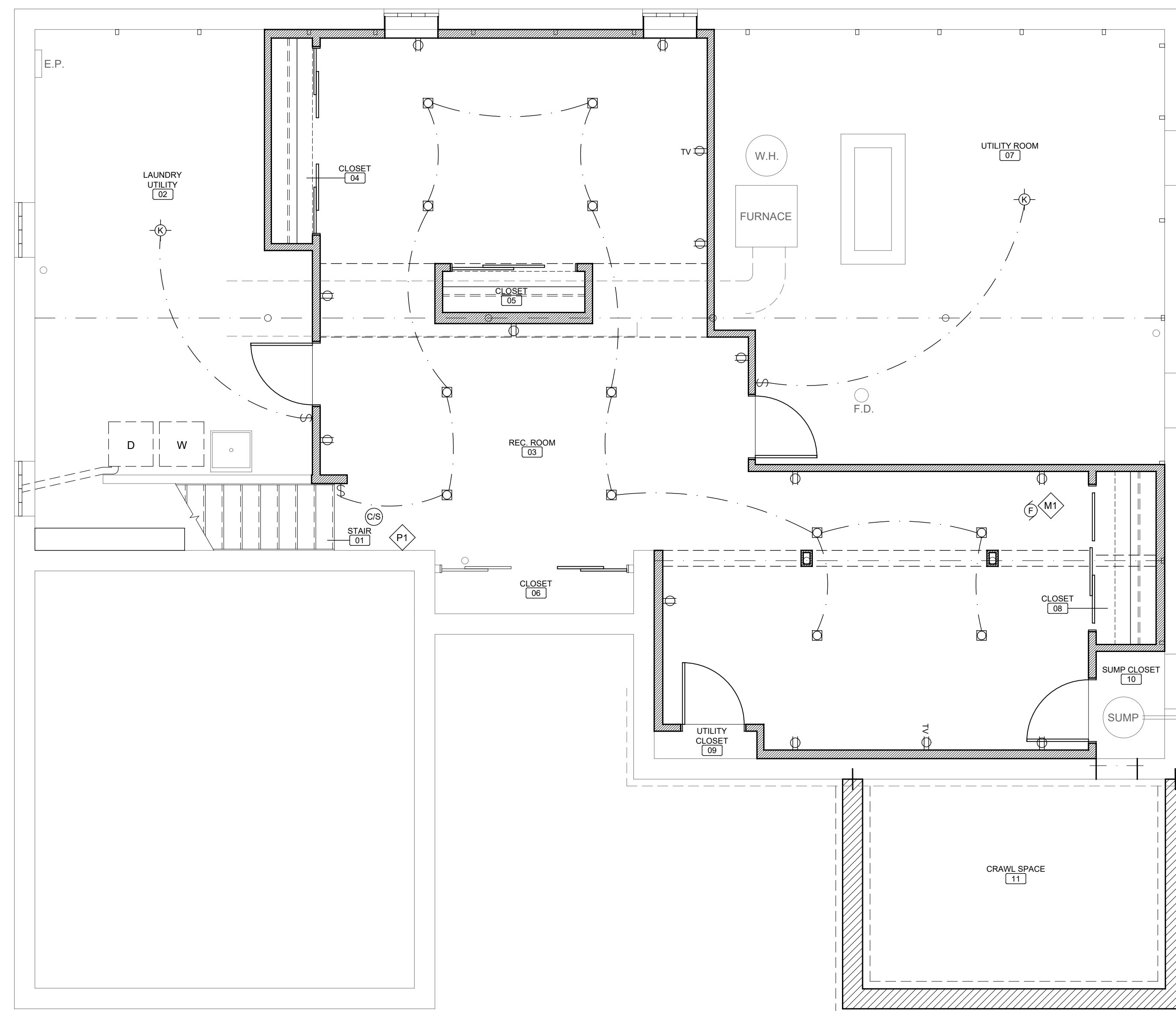
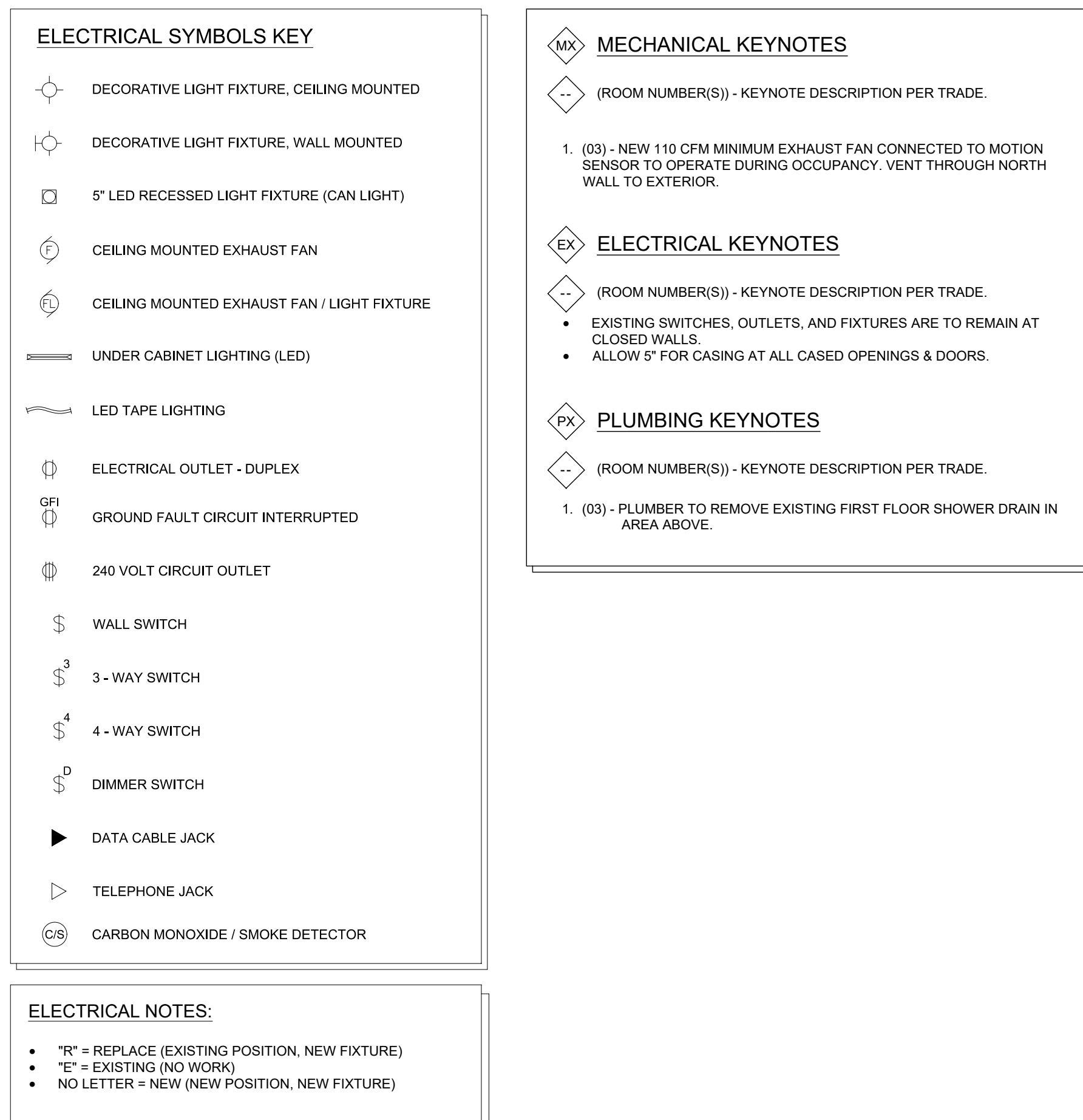
LOWER LEVEL
MECHANICAL,
ELECTRICAL, &
PLUMBING PLAN

DRAWING NUMBER

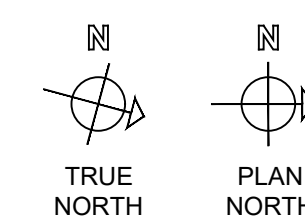
MEP2.0

12/22/2022

BW



1 LOWER LEVEL MECHANICAL, ELECTRICAL, & PLUMBING PLAN
SCALE: 1/4" = 1'-0"



RESNICK PAROLA ADDITION
7125 N LOMBARDY RD
FOX POINT, WI 53217

REVISIONS

DRAWING TITLE

FIRST FLOOR MECHANICAL,
ELECTRICAL, &
PLUMBING PLAN

DRAWING NUMBER

MEP2.1

ELECTRICAL SYMBOLS KEY

- DECORATIVE LIGHT FIXTURE, CEILING MOUNTED
- DECORATIVE LIGHT FIXTURE, WALL MOUNTED
- 5" LED RECESSED LIGHT FIXTURE (CAN LIGHT)
- CEILING MOUNTED EXHAUST FAN
- CEILING MOUNTED EXHAUST FAN / LIGHT FIXTURE
- UNDER CABINET LIGHTING (LED)
- LED TAPE LIGHTING
- ELECTRICAL OUTLET - DUPLEX
- GROUND FAULT CIRCUIT INTERRUPTED
- 240 VOLT CIRCUIT OUTLET
- WALL SWITCH
- 3 - WAY SWITCH
- 4 - WAY SWITCH
- DIMMER SWITCH
- DATA CABLE JACK
- TELEPHONE JACK
- CARBON MONOXIDE / SMOKE DETECTOR

ELECTRICAL NOTES:

- "R" = REPLACE (EXISTING POSITION, NEW FIXTURE)
 - "E" = EXISTING (NO WORK)
 - NO LETTER = NEW (NEW POSITION, NEW FIXTURE)

MECHANICAL KEYNOTES

- (ROOM NUMBER(S)) - KEYNOTE DESCRIPTION PER TRADE.

- (104, 117) - NEW SOLARTUBE W/ INTEGRATED EXHAUST FAN. ROUTE EXHAUST DUCT THROUGH ROOF; SEE ROOF PLAN.

ELECTRICAL KEYNOTES

- (ROOM NUMBER(S)) - KEYNOTE DESCRIPTION PER TRADE.

- EXISTING SWITCHES, OUTLETS, AND FIXTURES ARE TO REMAIN AT CLOSED WALLS.
 - ALLOW 5" FOR CASING AT ALL CASED OPENINGS & DOORS.

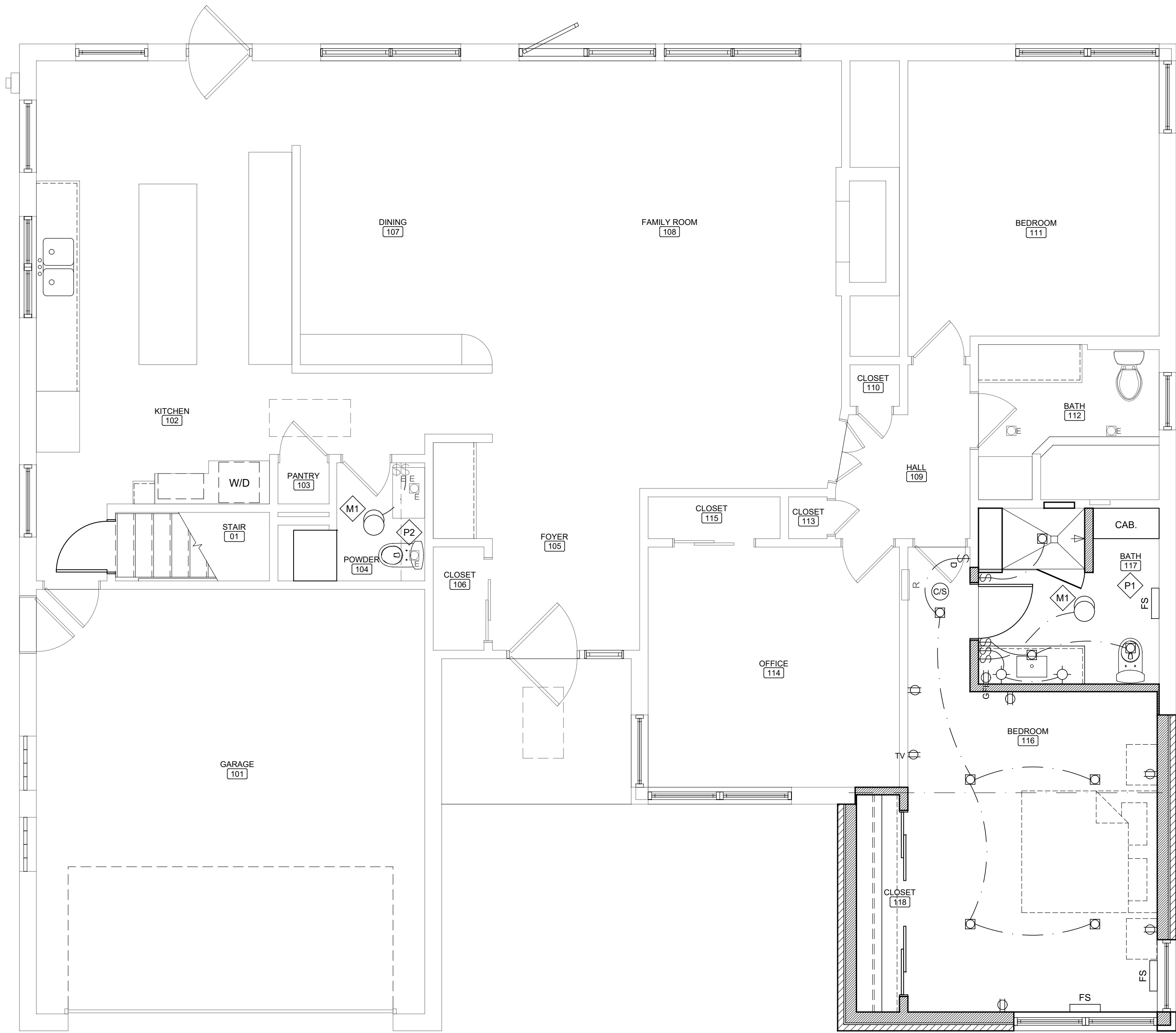
PLUMBING KEYNOTES

- (ROOM NUMBER(S)) - KEYNOTE DESCRIPTION PER TRADE.

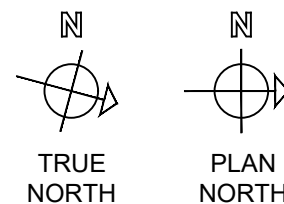
- (117) - INSTALL NEW WATER SUPPLIES AND DRAINS TO VANITY, TOILET, AND SHOWER.
 - (104) - REPLACE TOILET WITH NEW FIXTURE IN EXISTING LOCATION.

HVAC LEGEND

SYMBOL	TYPE	DEFINITION	SIZE	COLOR
FS	FLOOR SUPPLY	WOOD	4 x 10	MATCH HARDWOOD SPECIES
FR	FLOOR RETURN	WOOD	4 x 10	MATCH HARDWOOD SPECIES
S	WALL SUPPLY	PREFINISHED STEEL	6 x 12	WHITE
R	WALL RETURN	PREFINISHED STEEL	6 x 12	WHITE
CS	CEILING SUPPLY	PREFINISHED STEEL	6 x 12	WHITE
CR	CEILING RETURN	PREFINISHED STEEL	6 x 12	WHITE
TKS	TOE KICK SUPPLY	PREFINISHED STEEL	2 x 12	WHITE
TKR	TOE KICK RETURN	PREFINISHED STEEL	2 x 12	WHITE
S	CEILING SUPPLY	PREFINISHED STEEL	6	WHITE
R	CEILING RETURN	PREFINISHED STEEL	6	WHITE
T	THERMOSTAT			WHITE



1 FIRST FLOOR MECHANICAL, ELECTRICAL, & PLUMBING PLAN
SCALE: 1/4" = 1'-0"





Existing East Elevation



Existing North Elevation



Existing West Elevation



Existing South Elevation



**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 7125 N Lombardy Rd	Building Type: Residential ☒ Commercial ☐
Description of Work	
Bedroom suite addition, finish lower level.	
Estimated Cost of Project \$ 214,000	

Owner/Occupant	
Business Name	Contact Name Janet Resnick
Address 7125 N Lombardy Rd	City/State/Zip Fox Point, WI 53217
Phone 414-559-3200	Email jfresnick@aol.com

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

Contractor	
Company Name Gabor Design Build	Contact Name Bruce Hartley
Address W156N11238 Pilgrim Rd	City/State/Zip Germantown, WI 53022
Phone 414-766-1086	Email bruce@gabordesigndesignbuild.com
Dwelling Contractor # 858873	Dwelling Contractor Qualifier # 858874

Square Footage Under Construction				
1 st Floor 163	2 nd Floor 0	Basement 896	Addition 186	Garage 0

Description	Rate	Amount
Project - Per \$1,000 of estimated cost	\$10.00	
Building Board	\$75.00	
Footing early start - \$230.00 one and two family; \$305.00 commercial		
Plan Review - \$275.00 one and two family; New Single Family Construction \$330.00 plus \$30.00/unit commercial		
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 Bruce Hartley
Rev 01/22

Digitally signed by Bruce Hartley
DN: C=US, E=bruce@gabordesigndesignbuild.com,
O=Gabor Design Build, CN=Bruce Hartley
Date: 2022.12.21 11:50:44-06'00'

Date 12/22/2022

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