NOTICE OF MEETING
VILLAGE OF FOX POINT
BUILDING BOARD

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

Wednesday
March 8, 2023
5:00 P.M.

Join Zoom Meeting

https://us02web.zoom.us/j/86125075281

Meeting ID: 861 2507 5281

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 January 11, 2023 Building Board meeting.
3. Dino Zucchi, 7619 N Beach Dr, proposed gazebo.
4. Terry Pace, 8609 N Manor Ln, proposed addition and open area modification.
5. Jim Salinsky, 6423 N Santa Monica Blvd, proposed shed.
6. Jay Schmidt, 7705 N Lake Dr, proposed roof.
7. Andrew Kadrich, 7966 N Beach Dr, proposed single family home.
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, February 8, 2023, at 5:00 pm. Those present included:

Justin Racinowski
Jeff Weber
William Feldman
Sharon Celek
Lucille Sells-Absent
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 January 11, 2023. Motion was seconded by William Feldman. Motion Passed.

AGENDA

- **Dave Friedlen, 7617 N Bell Rd, proposed resize rear window.** It was the consensus of the Building Board to approve as submitted.

- **Jay Wigdale, 6424 N Lake Dr, proposed kitchen & back hall, window, sunroom, and bath reno.** It was the consensus of the Building Board to approve as submitted subject to Board of Appeals approval.

ADJOURN

Motion to adjourn Building Board was made by Jeff Weber. Motion seconded by Sharon Celek. Motion Passed. Building Board adjourned at 5:32 pm.

Respectfully Submitted,

Michael Rakow
Building Inspector
Village of Fox Point

DRAFT

VILLAGE OF FOX POINT

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

Permit Number:

B- _____

OFFICE USE ONLY
Issued Date
Zoning

BUILDING PERMIT

Job Address 7619 N. Beach Dr	**Building Type:** Residential ☒ Commercial ☐
Description of Work building an outdoor gazeba (not enclosed) that will be 355 sqft, and will sit on top of a hill in the back right corner of our lot (cantilevered on each side); will have a metal roof in the color of burgundy or deep red; railing can be added if required	
Estimated Cost of Project $13000.00	

Owner/Occupant			
Business Name	Dino and April Zucchi	Contact Name	Dino
Address	7619 N Beach Dr	City/State/Zip	Milwaukee, WI 53217
Phone	240-460-6514	Email	april.zucchi@gmail.com

Cautionary Statement required when homeowner is applying for permit

Contractor	N/A -> Dino will be doing the work himself		
Company Name		Contact Name	
Address		City/State/Zip	
Phone		Email	
Dwelling Contractor #		Dwelling Contractor Qualifier #	

Square Footage Under Construction				
1st Floor —	2nd Floor —	Basement —	Addition —	Garage —
Non-enclosed shelter 355sqft				

Description		Rate	Amount
Project - Per $1,000 of estimated cost		$10.00	~~30.00~~ 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	$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**		$ 105.00

Applicant Signature Dino _____ **Date** 2/4/23

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: 2.001676 Feb 6, 2023

7619 N Beach Dr

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PLANS - FILING FEE 24-44440 BUILDING PLANS-FILING FEE	75.00
LICENSES & PERMITS - BUILDING PERMIT 24-44460 BUILDING PERMIT	70.00
Total:	145.00
CHECK Payor: April Zucchi	105.00
CREDIT CARD Payor: April Zucchi	40.00
Total Paid:	145.00
Total Applied:	145.00
Change Tendered:	.00

02/06/2023 11:55 AM

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

CAUTIONARY STATEMENT TO OWNERS OBTAINING BUILDING PERMITS

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

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

(a) The owner may be held liable for any bodily injury to or death of others or for any damage to the property of others that arises out of the work performed under the building permit or that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

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

Wetlands Notice to Permit Applicants

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

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

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

Dino Zucchi
Homeowner's Name – PRINTED

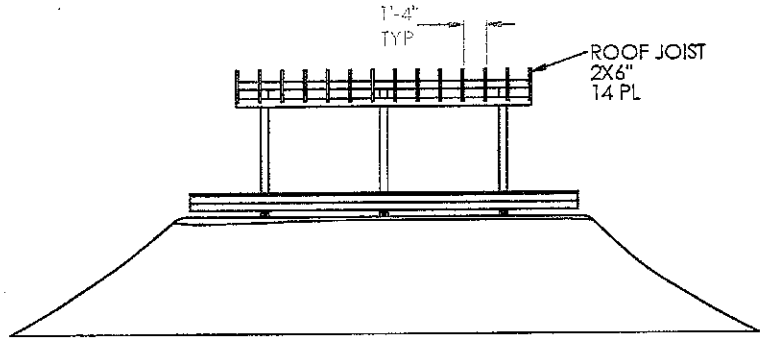
7010 N Beach Dr, Milwaukee
Property Address

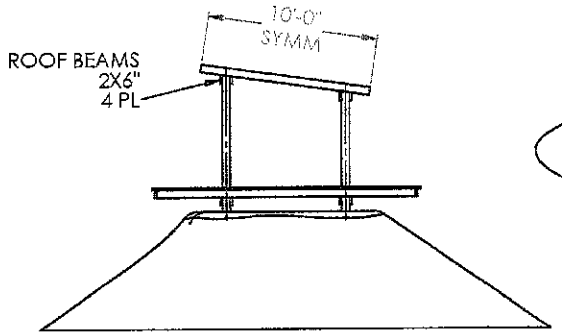
Homeowner's Signature

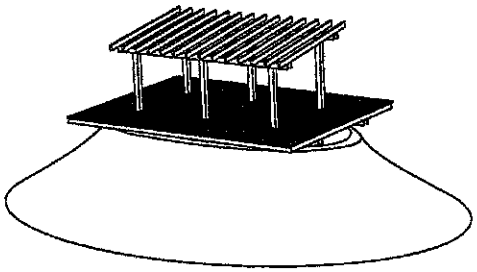
2/4/23
Date

Rev 09/20

4 3 2 1

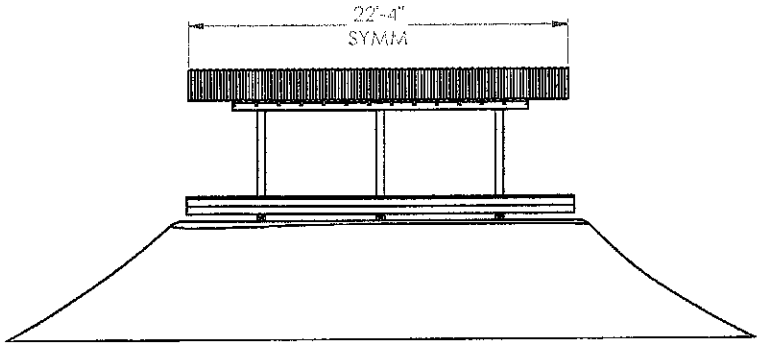


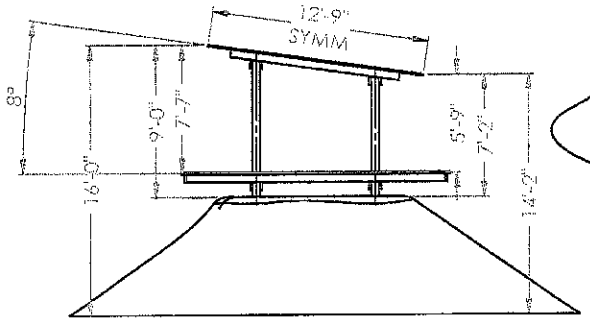


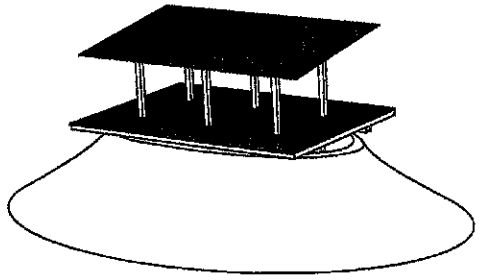


B B

ROOF FRAME







A A

ROOF DETAIL

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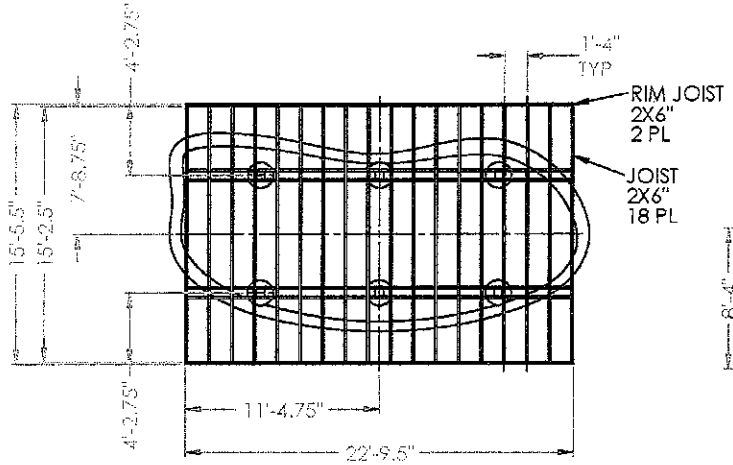
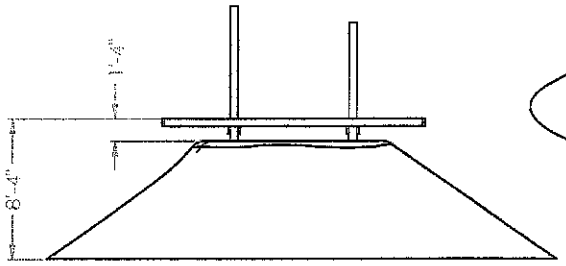
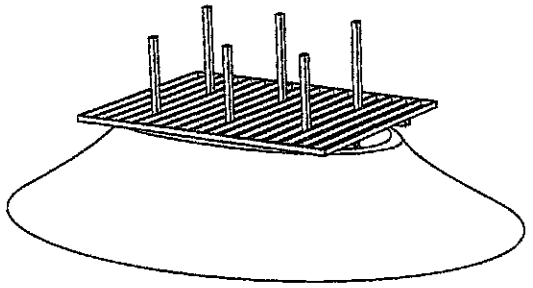
	WEIGHT:	SHEET 5 OF 6

4 3 2 1

4 3 2 1

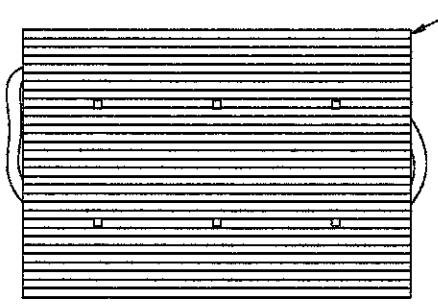


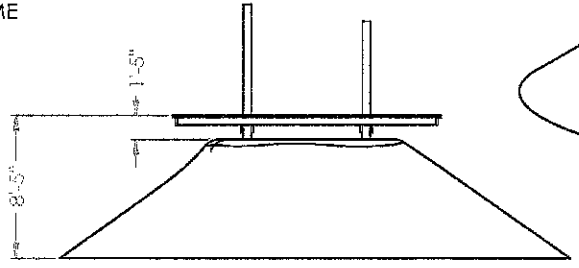


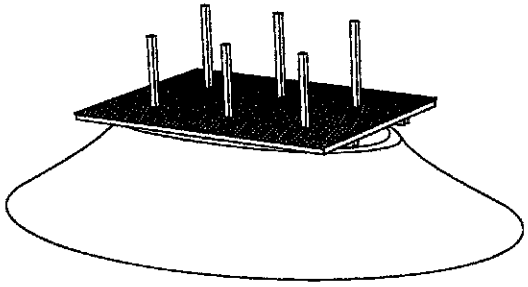


B B

JOIST DETAIL







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PLATFORM DECKING

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WEIGHT: SHEET 4 OF 6

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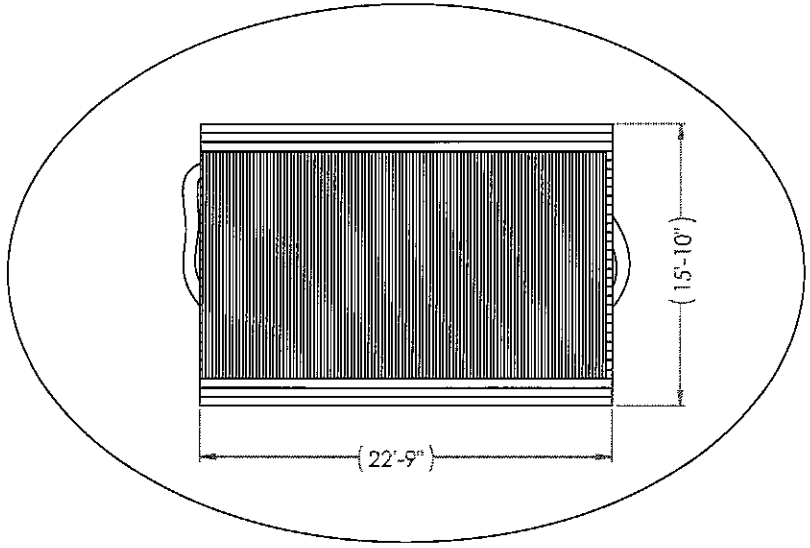
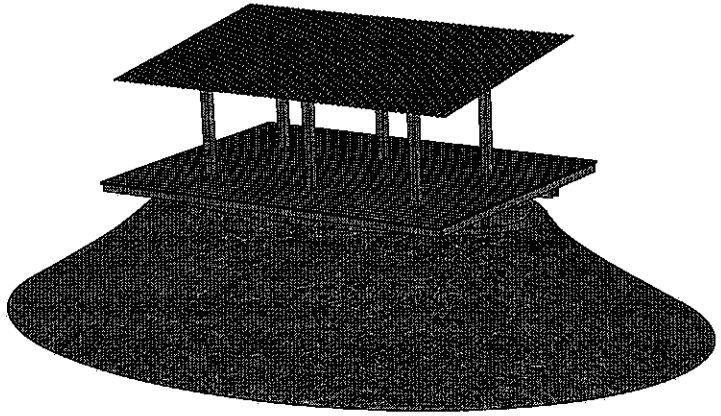
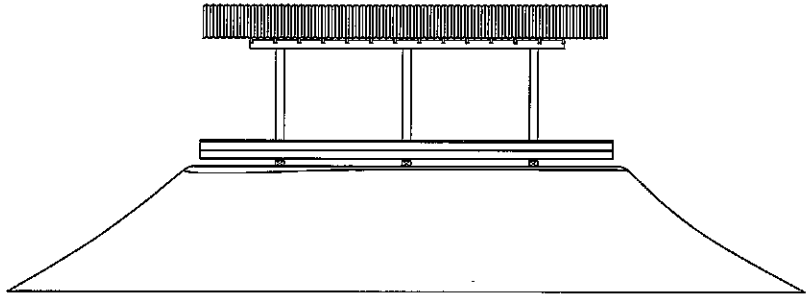
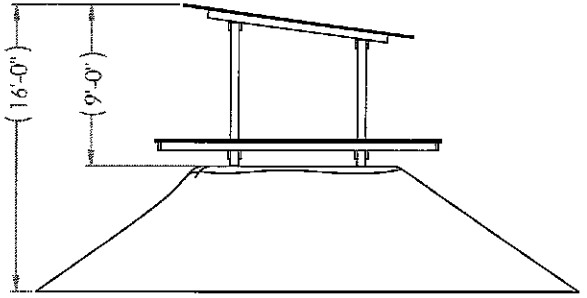








		UNLESS OTHERWISE SPECIFIED:		NAME	DATE
		DIMENSIONS ARE IN INCHES	DRAWN	JMR	2-03-23
		TOLERANCES: FRACTIONAL ±	CHECKED		
		ANGULAR: MACH ± BEND ±	ENG APPR.		
		TWO PLACE DECIMAL ±	MFG APPR.		
		THREE PLACE DECIMAL ±	Q.A.		
		INTERPRET GEOMETRIC TOLERANCING PER:	COMMENTS:		
		MATERIAL	GAZEBO PLAN PROPOSAL DINO ZUCCHI 7619 N BEACH DR. FOX POINT, WI 53217		
NEXT ASSY	USED ON	FINISH			
APPLICATION		DO NOT SCALE DRAWING			

PROPRIETARY AND CONFIDENTIAL

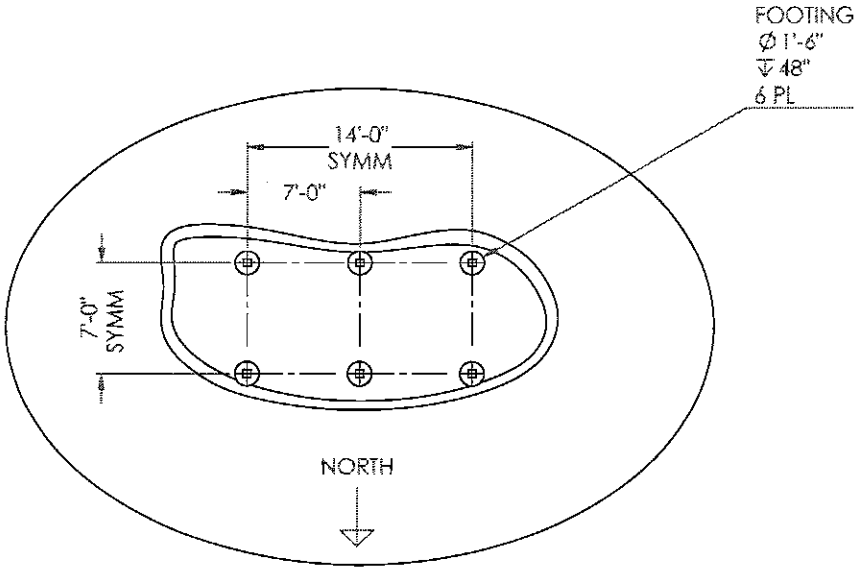
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF <INSERT COMPANY NAME HERE>. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF <INSERT COMPANY NAME HERE> IS PROHIBITED.

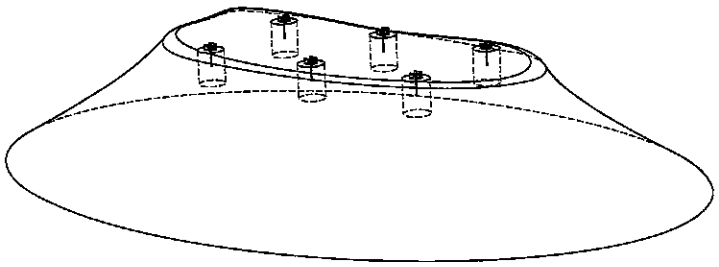
TITLE:

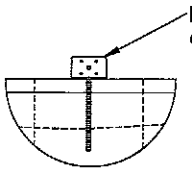
Zucchi Gazebo

SIZE	DWG. NO.	REV
B	202301	A

SCALE: NTS | SHEET 1 OF 6







DETAIL G
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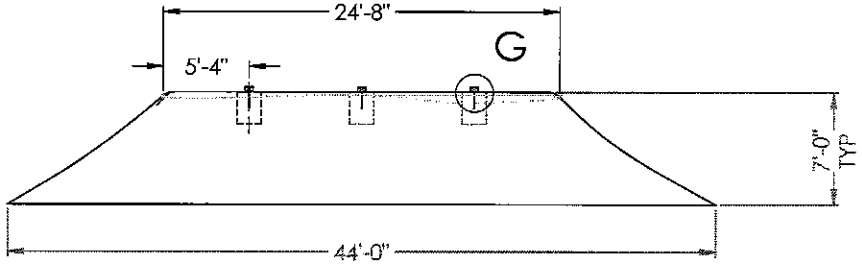
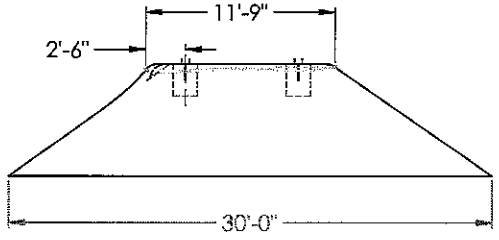
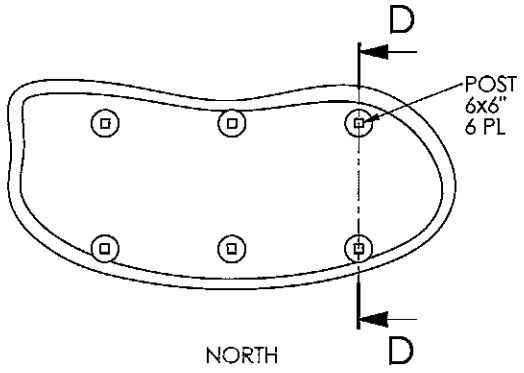
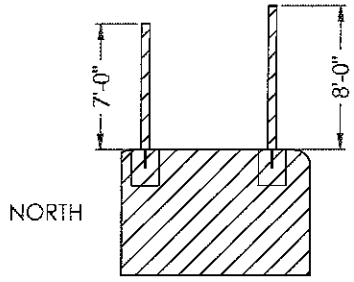




EARTH AND FOOTING DETAIL

SIZE	DWG. NO.	REV
B	202301	
	WEIGHT:	SHEET 2 OF 6





SECTION D-D

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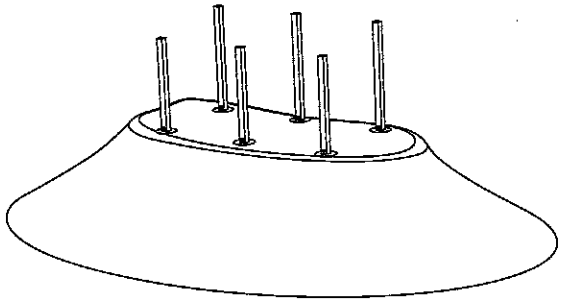
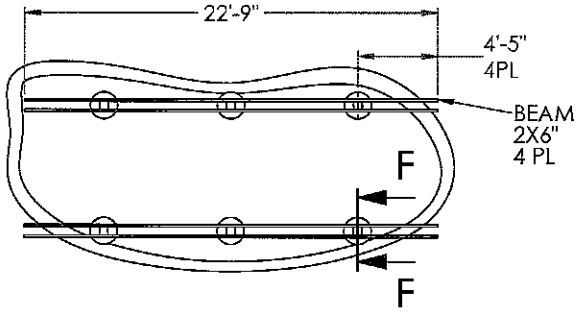
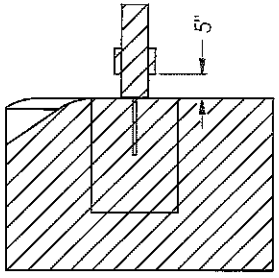


COLUMN DETAIL





SECTION F-F

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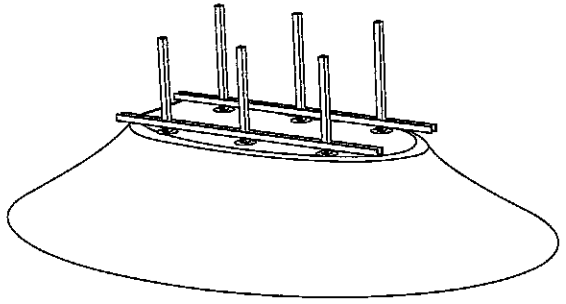


BEAM DETAIL

SIZE	DWG. NO.	REV
B	202301	
	WEIGHT:	SHEET 3 OF 6

Bill Of Materials			
	Part	Material	Nominal Size
1	Footing	Concrete	18" Dia
2	Column	Pine	6x6"
3	Platform Beam	Pine	2x6"
4	Platform Joist	Pine	2x6"
5	Deck Board	Cedar	5/4 x 6"
6	Roof Framing	Pine	2x6"
7	Roof	Corrugated Metal	TBD

SIZE B | DWG. NO. 202301 | REV

WEIGHT: | SHEET 6 OF 6

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 13-60

BUILDING PERMIT

Job Address 8609 N MANOR LANE	**Building Type:** Residential [X] Commercial [ ]
Description of Work	
PRIMARY SUITE ADDITION	
Estimated Cost of Project $ 275,000	

Owner/Occupant	
Business Name	Contact Name TERRY PACE
Address 8609 N MANOR LANE	City/State/Zip FOX POINT, WI 53217
Phone 610-304-5478	Email TPACE48@AOL.COM

Cautionary Statement required when homeowner is applying for permit

Contractor	
Company Name STORY HILL RENOVATIONS	Contact Name EILEEN WETZEL
Address 12040 W FEERICK ST, STE F	City/State/Zip WAUWATOSA WI 53222
Phone 414-209-1988	Email EILEEN@STORYHILLRENOVATIONS.COM
Dwelling Contractor # DC121200002	Dwelling Contractor Qualifier # DCQ-060900110

Square Footage Under Construction				
1st Floor 1222	2nd Floor	Basement	Addition	Garage

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

Applicant Signature _____ **Date** 2-7-2023

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: 1.058568 Feb 7, 2023

8609 N Manor Ln

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PLANS - FILING FEE 24-44440 BUILDING PLANS-FILING FEE	75.00
Total:	75.00
CREDIT CARD	75.00
Payor: Eileen Mcgee Wetzel	
Total Applied:	75.00
Change Tendered:	.00

Duplicate Copy

02/07/2023 11:35 AM

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

Receipt No: 1.058613 Feb 20, 2023

8609 N Manor LN

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PERMIT	200.00
24-44460 BUILDING PERMIT	
Total:	200.00
CHECK Check No: 1127	200.00
Payor: Story Hill Renovations	
Total Applied:	200.00
Change Tendered:	.00

02/20/2023 3:00 PM

VILLAGE OF FOX POINT

MILWAUKEE COUNTY

WISCONSIN

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

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

PLEASE TAKE NOTICE that the Fox Point Building Board will meet via Zoom on Wednesday, March 8, 2023 at 5:00 p.m. to hear the following:

1. **8609 N Manor Ln.** The applicant is requesting a Modification of Open Area pursuant to Section 745-26 of the Village Fox Point Code.

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

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

Michael Rakow
Building Inspector

Notice Mailed: 02/13/23

DONALD E BAST
8601 N POINT DR
Fox Point, WI 53217-2355

JEFFREY W KILLBERG
8625 N POINT DR
Fox Point, WI 53217-2355

WILLIAM E MANDEL
8585 N MANOR LN
Fox Point, WI 53217-2348

JOHN P MAJDALANI
8623 N MANOR LN
Fox Point, WI 53217-2350

STEVEN S BOJAN
8631 N MANOR LN
Fox Point, WI 53217-2350

DAISY A SCHWARTZ
8620 N POINT DR
Fox Point, WI 53217

RICHARD R LAUGHLIN AND RUTH M LAUGHLIN
TRUST U/A/D 02/
8588 N MANOR LN
Fox Point, WI 53211

FREDERICK K LOCHBIHLER
8617 N MANOR LN
Fox Point, WI 53217

CHRISTIAN A ADAMEC
8590 N POINT DR
Fox Point, WI 53217-2352

JEFFREY D WEBER
8640 N MANOR LN
Fox Point, WI 53217-2349

DERRICK H WALTER
8617 N POINT DR
Fox Point, WI 53217-2355

PAUL S PECK
8630 N POINT DR
Fox Point, WI 53217

JOSE MENDIOLA
8575 N POINT DR
Fox Point, WI 53217-2353

DANIEL C VESETH
8600 N MANOR LN
Fox Point, WI 53217-2349

TODD A NIMMER
8608 N MANOR LN
Fox Point, WI 53217

ROBERT MELKONIAN
8632 N MANOR LN
Fox Point, WI 53217-2349

KEVIN E JAGLINSKI
8548 N MANOR LN
Fox Point, WI 53217-2347

JONATHAN S. AND CECILIA M. DAVIS TRUST
8562 N MANOR LN
Fox Point, WI 53217

ADAM STURYCZ
8604 N MANOR LN
Fox Point, WI 53217-2349

JAMES M BALAGNA
8624 N MANOR LN
Fox Point, WI 53217-2349

TROY E VANT HUL
8600 N POINT DR
Fox Point, WI 53217-2354

BRIAN R DRANZIK
8551 N MANOR LN
Fox Point, WI 53217-2348

RONALD A. AND TERESA A. PACE REVOCABLE TRUST
8609 N MANOR LN
Fox Point, WI 53217

YURI & ELEONORA BELIAVSKY LIVING TRUST
8574 N MANOR LN
Fox Point, WI 10023

REVA F FOX LIVING TRUST
8610 N POINT DR
Fox Point, WI 53217

MARGARET A KEEHN
8650 N MANOR CT
Fox Point, WI 53217-2346

EVAN T ARNOLD
8580 N POINT DR
Fox Point, WI 53217

LARRY A SATTLER
8601 N MANOR LN
Fox Point, WI 53217-2350

WILLIE L ALEXANDER
8648 N MANOR LN
Fox Point, WI 53217

JAMES M LABISZAK
8534 N MANOR LN
Fox Point, WI 53217-2347

GEOFFREY D STEINBRENNER
8616 N MANOR LN
Fox Point, WI 53217

RENEE MORROW
8539 N MANOR LN
Fox Point, WI 53217

BRADLEY K ZWINTSCHER
8550 N POINT DR
Fox Point, WI 53217

BRADLEY WECKWERTH
8565 N MANOR LN
Fox Point, WI 53217

DULMES FAMILY REVOCABLE TRUST, U/A/D JUNE 1, 2020
8641 N POINT DR
Fox Point, WI 53217

FEIDI YANG
8575 N MANOR LN
Fox Point, WI 53217

MARIANNE F NEWMAN
8633 N POINT DR
Fox Point, WI 53217-2355

ANTHONY MICHAEL DOMINSKI
8560 N POINT DR
Fox Point, WI 53217

DAVID P COHN
8587 N POINT DR
Fox Point, WI 53217-2353

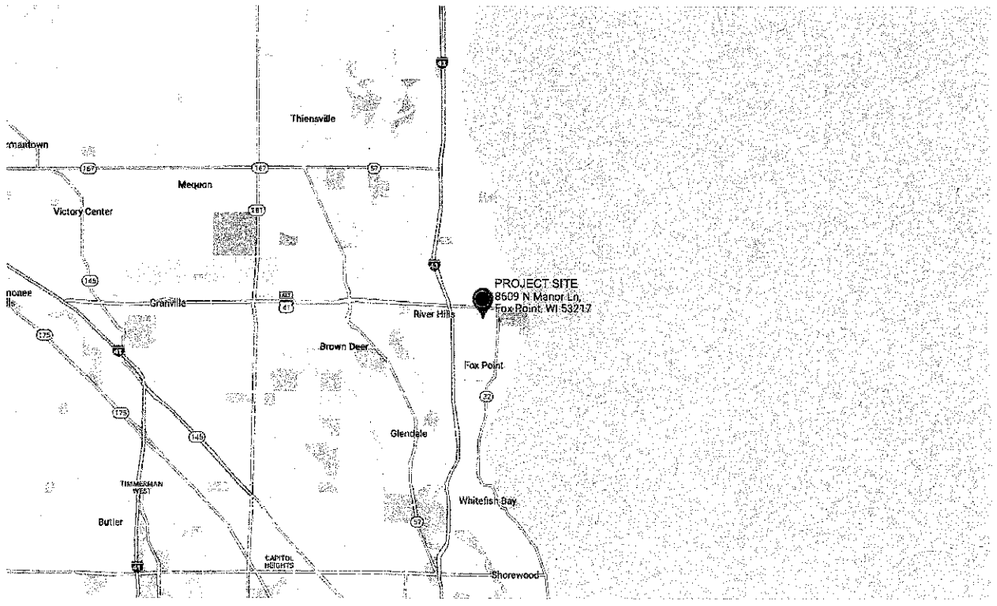
AILEEN TELLIER
8609 N POINT DR
Fox Point, WI 53217-2355

PACE RESIDENCE

8609 N MANOR LN I FOX POINT, WI 53217

BUILDING BOARD REVIEW SET

MARCH 8, 2023



PROJECT SITE

PROJECT INFORMATION:

ZONING:	FOX POINT, WI
BUILDING CODE:	WISCONSIN UDC
EXISTING + ADDITION TO RESIDENCE	
TOTAL FINISHED AREA (MAIN LEVEL + 2 CAR GARAGE):	3,530 SF (GROSS)
SF OF WORK	
MAIN LEVEL REMODEL:	306 SF
MAIN LEVEL ADDITION:	816 SF
NO. OF STORIES:	1
OPEN AREA CALCULATION:	
EXISTING TOTAL PROPERTY AREA:	18,234 SF
EXISTING LOT OPEN AREA:	15,297 SF
NEW OPEN LOT AREA: (MIN PER ZONING: 15,000 SF BEFORE MODIFICATION)	
*NEW OPEN LOT AREA AFTER CODE MODIFICATION: (18,234 sf total property - 3,530 sf footprint = 14,704 sf) (MIN PER ZONING: 12,750 SF AFTER CODE MODIFICATION FROM 15,000 SF) (15,000 SF MIN X 15% = 12,750SF ALLOWED)	14,704 SF
BUILDING HEIGHT TO ROOF RIDGE FROM GRADE: (MAX PER ZONING: 40 SF)	APPOX. 14'-0" (NO CHANGE)

*MODIFICATION TO OPEN AREA PLAN PER CHAPTER 745-26-D.2: That the erection of the proposed structure will not reduce the open area of the lot on which it is to be built more than 15% below the open area requirement for the lot.

SHEET INDEX:

T 1.0 TITLE SHEET
T 1.1 EXTERIOR IMAGES - EXISTING
T 1.2 EXTERIOR IMAGES - NEW
T 1.3 EXTERIOR MATERIALS

C 1.0 SURVEY - EXISTING

A 0.1 ARCHITECTURAL SITE PLAN

D 1.0 DEMO - BASEMENT & MAIN LEVEL PLAN
D 1.1 DEMO - ROOF PLAN
A 1.0 BASEMENT & MAIN LEVEL PLAN
A 1.1 ROOF PLAN

D 3.0 DEMO - EXTERIOR ELEVATIONS
A 3.0 EXTERIOR ELEVATIONS
A 3.1 WINDOW & DOOR SCHEDULE

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ADDITION & REMODEL FOR

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REVISIONS

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TITLE PAGE

T1.0

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1 EXISTING EXTERIOR - NORTHWEST ELEVATION

2 EXISTING EXTERIOR - WEST ELEVATION

3 EXISTING EXTERIOR - SOUTHWEST ELEVATION

4 EXISTING EXTERIOR - NORTH ELEVATION

5 EXISTING EXTERIOR - BACKYARD LOOKING SOUTHWEST

6 EXISTING EXTERIOR - BACKYARD LOOKING WEST

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REVISIONS

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EXISTING EXTERIOR IMAGES

T1.1

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1 NEW EXTERIOR - WEST ELEVATION

IMAGES ARE FOR REFERENCE OF THE DESIGN INTENT. REFER TO EXTERIOR ELEVATIONS FOR ACCURATE DIMENSIONAL INFORMATION

2 NEW EXTERIOR - SOUTHWEST ELEVATION

IMAGES ARE FOR REFERENCE OF THE DESIGN INTENT. REFER TO EXTERIOR ELEVATIONS FOR ACCURATE DIMENSIONAL INFORMATION

3 NEW EXTERIOR - SOUTH ELEVATION

IMAGES ARE FOR REFERENCE OF THE DESIGN INTENT. REFER TO EXTERIOR ELEVATIONS FOR ACCURATE DIMENSIONAL INFORMATION

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PROPOSED EXTERIOR RENDERINGS

T1.2

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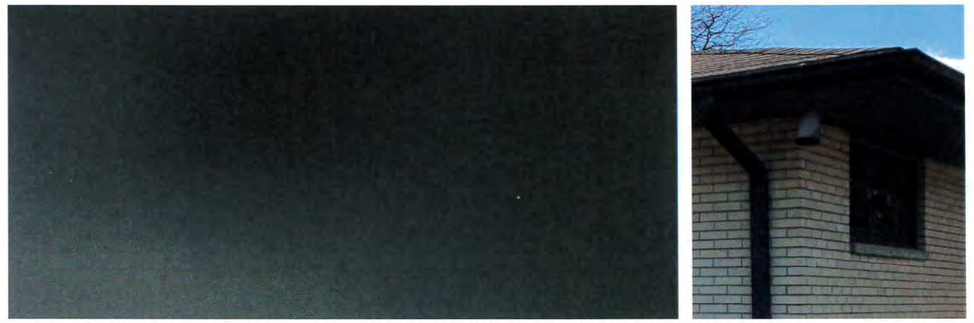
1 NEW EXTERIOR - ELEVATION

IMAGES ARE FOR REFERENCE OF THE DESIGN INTENT. REFER TO EXTERIOR ELEVATIONS FOR ACCURATE DIMENSIONAL INFORMATION

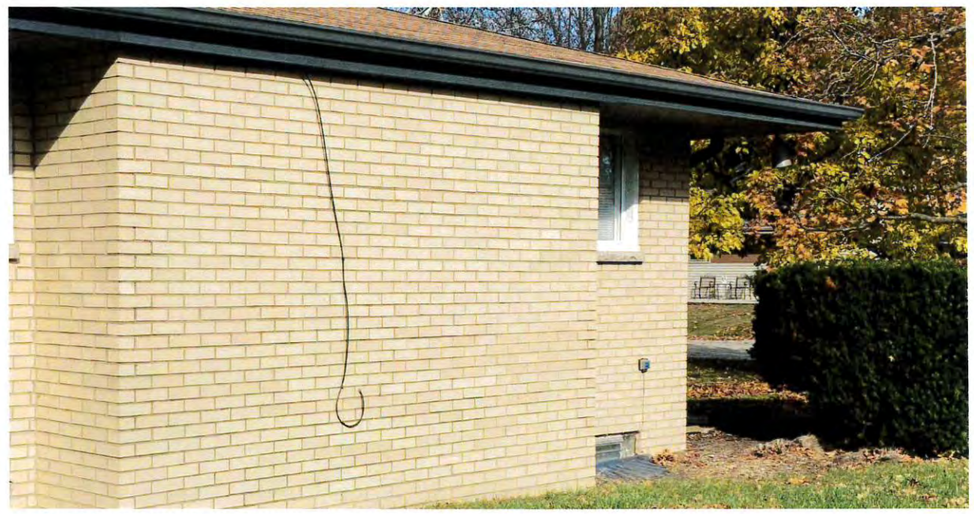
VERTICAL SIDING: LP SMARTSIDE BOARD & BATTEN, CEDAR TEXTURE (MATCH EXISTING PROFILES & DIMENSIONS)

PAINT COLOR: COLOR MATCHED TO EXISTING

ASPHALT ROOFING: (TO MATCH AS EXISTING COLOR)



WINDOW COLOR, FLASHING COLOR & GUTTERS / DOWNSPOUTS - SIERRA PACIFIC BRONZE (TO MATCH EXISTING COLOR) (WINDOW COLOR TO MATCH EXISTING NORTH GARAGE WINDOW COLOR)



MASONRY: REUSE SALVAGE BRICK FROM DEMO TO PATCH AS NEEDED (ANY NEW BRICK NEEDED TO MATCH EXISTING)

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ADDITION & REMODEL FOR

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REVISIONS

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MARCH 8, 2023
PROPOSED EXTERIOR MATERIALS

T1.3

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

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

SURVEYED FOR:
STORY HILL RENOVATIONS, LLC

AREA OF PROPERTY
18,234 Sq. Ft. / 0.42 Acre

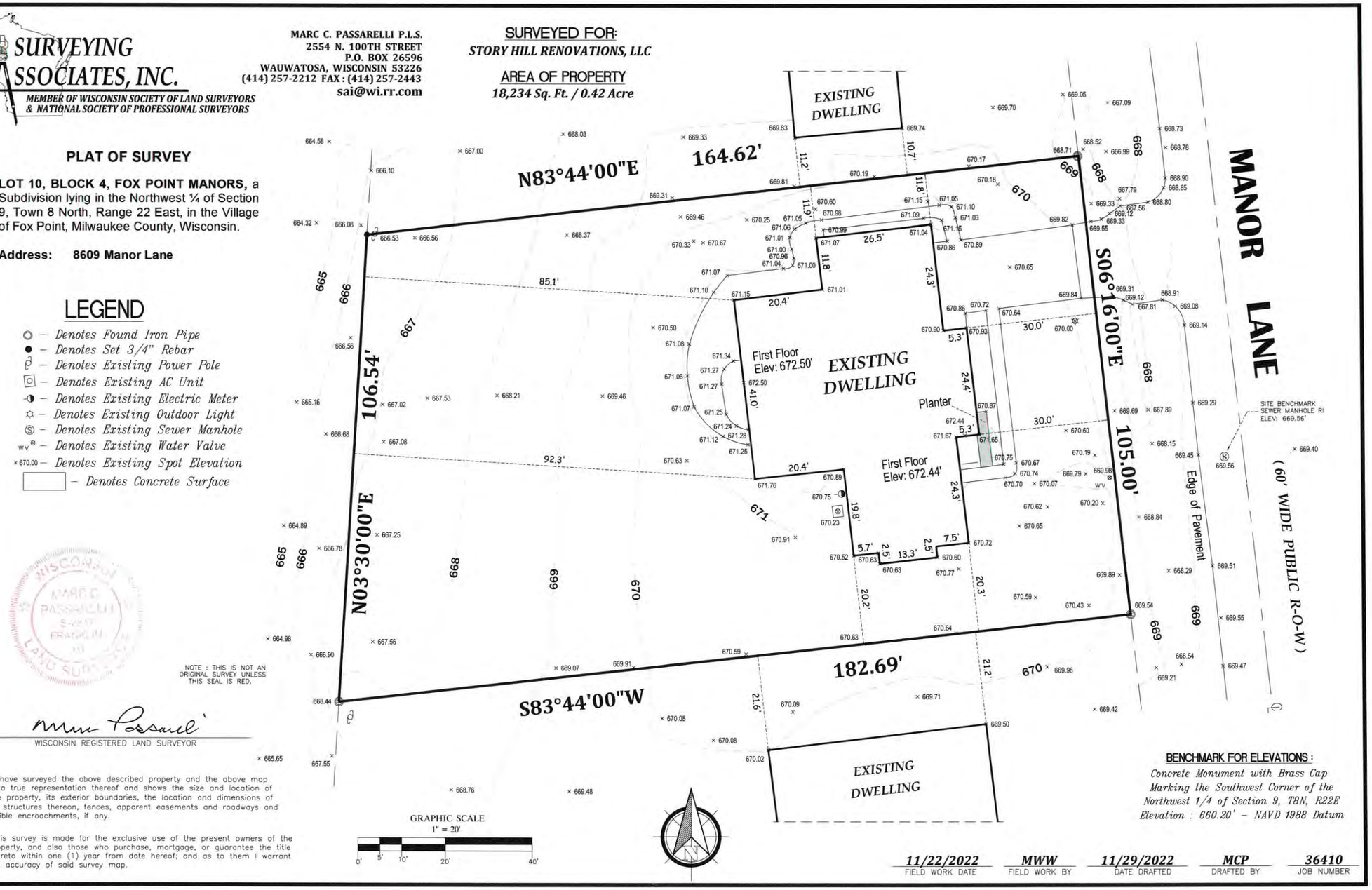
PLAT OF SURVEY

LOT 10, BLOCK 4, FOX POINT MANORS, a Subdivision lying in the Northwest ¼ of Section 9, Town 8 North, Range 22 East, in the Village of Fox Point, Milwaukee County, Wisconsin.

Address: 8609 Manor Lane

LEGEND

- ○ – *Denotes Found Iron Pipe*
- ● – *Denotes Set 3/4" Rebar*
- – *Denotes Existing Power Pole*
- – *Denotes Existing AC Unit*
- – *Denotes Existing Electric Meter*
- – *Denotes Existing Outdoor Light*
- Ⓢ – *Denotes Existing Sewer Manhole*
- WV – *Denotes Existing Water Valve*
- × 670.00 – *Denotes Existing Spot Elevation*
- ▭ – *Denotes Concrete Surface*



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

Marc Passarelli
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.

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

BENCHMARK FOR ELEVATIONS :
Concrete Monument with Brass Cap Marking the Southwest Corner of the Northwest 1/4 of Section 9, T8N, R22E
Elevation : 660.20' – NAVD 1988 Datum

11/22/2022	MWW	11/29/2022	MCP	36410
FIELD WORK DATE	FIELD WORK BY	DATE DRAFTED	DRAFTED BY	JOB NUMBER

1 EXISTING SURVEY
NOT TO SCALE

N

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ADDITION & REMODEL FOR:
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EXISTING SITE SURVEY
C1.0

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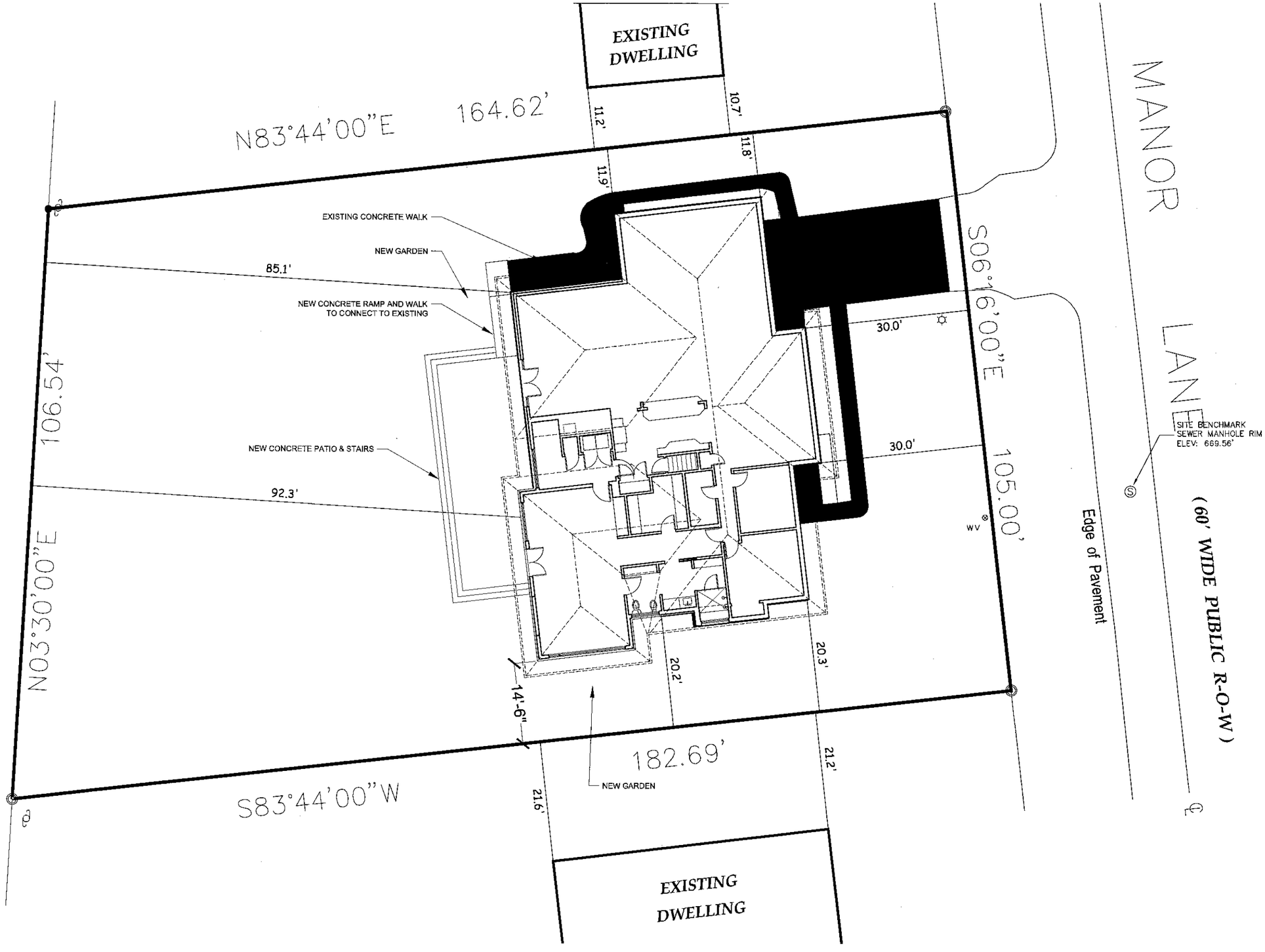

1 ARCHITECTURAL SITE PLAN
1/8" = 1'

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ARCHITECTURAL SITE PLAN

A0.1

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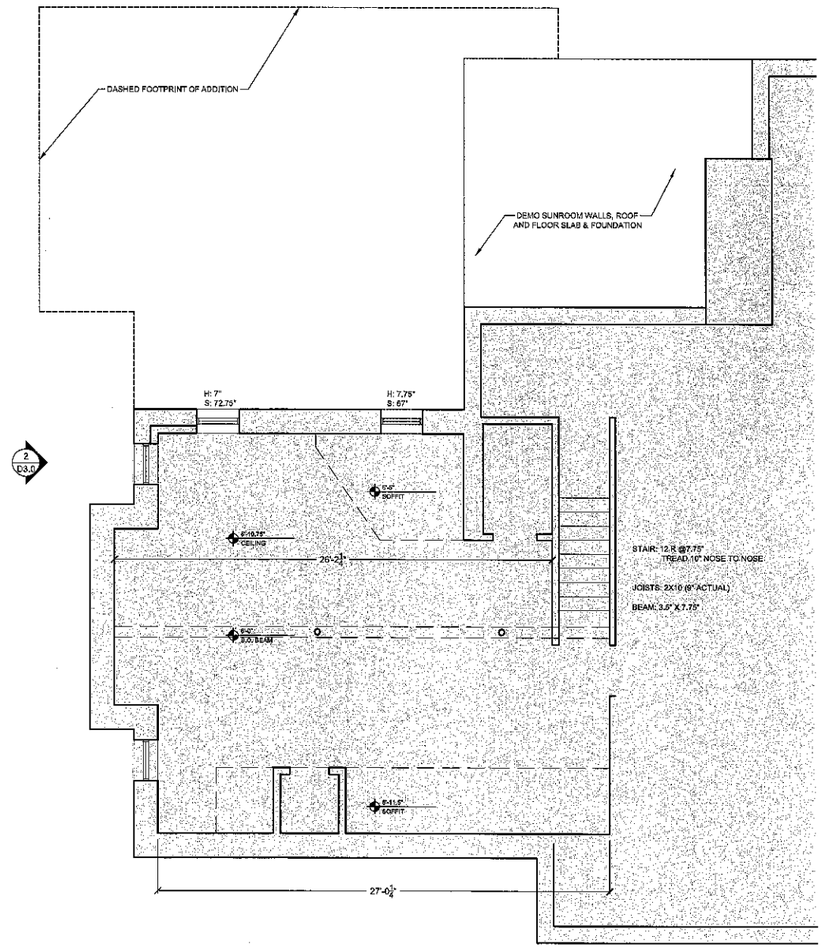
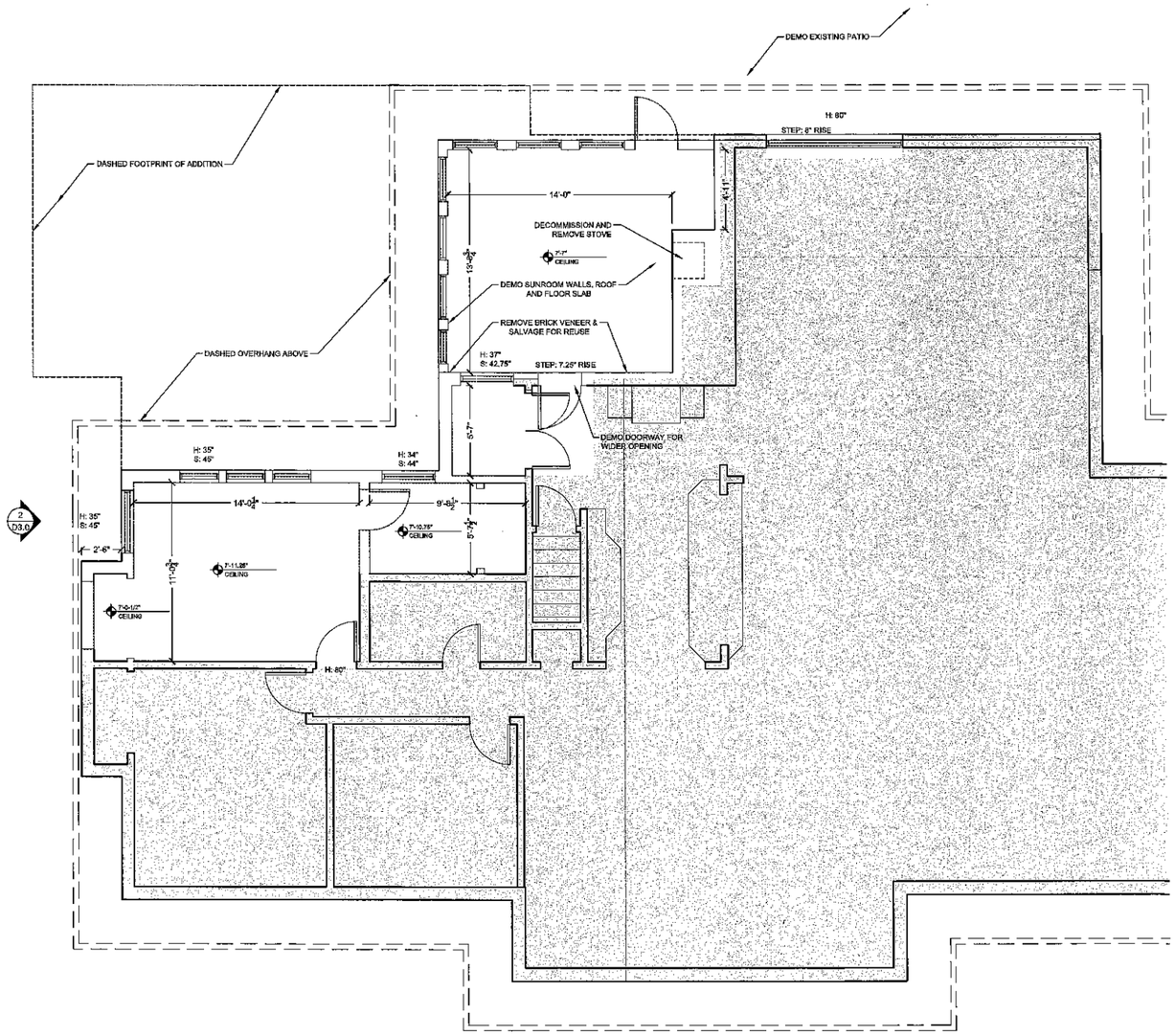


1 FOUNDATION PLAN
1/4" = 1'



2 FIRST LEVEL PLAN
1/4" = 1'

DEMO GENERAL NOTES

A. REMOVE AND SALVAGE ALL BRICK VENEER IN AREA OF WORK FOR REUSE ON PROJECT.
B. REMOVE EXISTING SWING DOORS IN CONSTRUCTION AREA. SAVE ALL REMOVED DOORS FOR REUSE.
C. REMOVE AND STORE ALL CASING, BASEBOARD AND TRIM FOR REUSE.
D. DEMO OR CONSOLIDATE ALL LIGHTING AND ELECTRIC CONDUIT ON CEILING AND WALLS.
E. EVALUATE EXISTING HVAC SYSTEM SIZE & CONDITION FOR ADDITION.
F. EVALUATE ROOF, GUTTERS, DOWNSPOUTS, REPAIR OR REPLACEMENT IN AREA OF WORK.

DRAWING KEY

- DEMO WALL
- EXISTING WALL / NO WORK
- NEW DOOR
- EXISTING DOOR
- C.L. CENTER LINE
- DOOR TAG
- WALL ASSEMBLY
- 1 / A4.- INTERIOR ELEVATION SEE A.6 SHEETS
- 1 / A3.- EXTERIOR ELEVATION & SECTION TAG
- WINDOW TAG

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ADDITION & REMODEL FOR

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DEMO PLANS - BASEMENT & MAIN LEVEL

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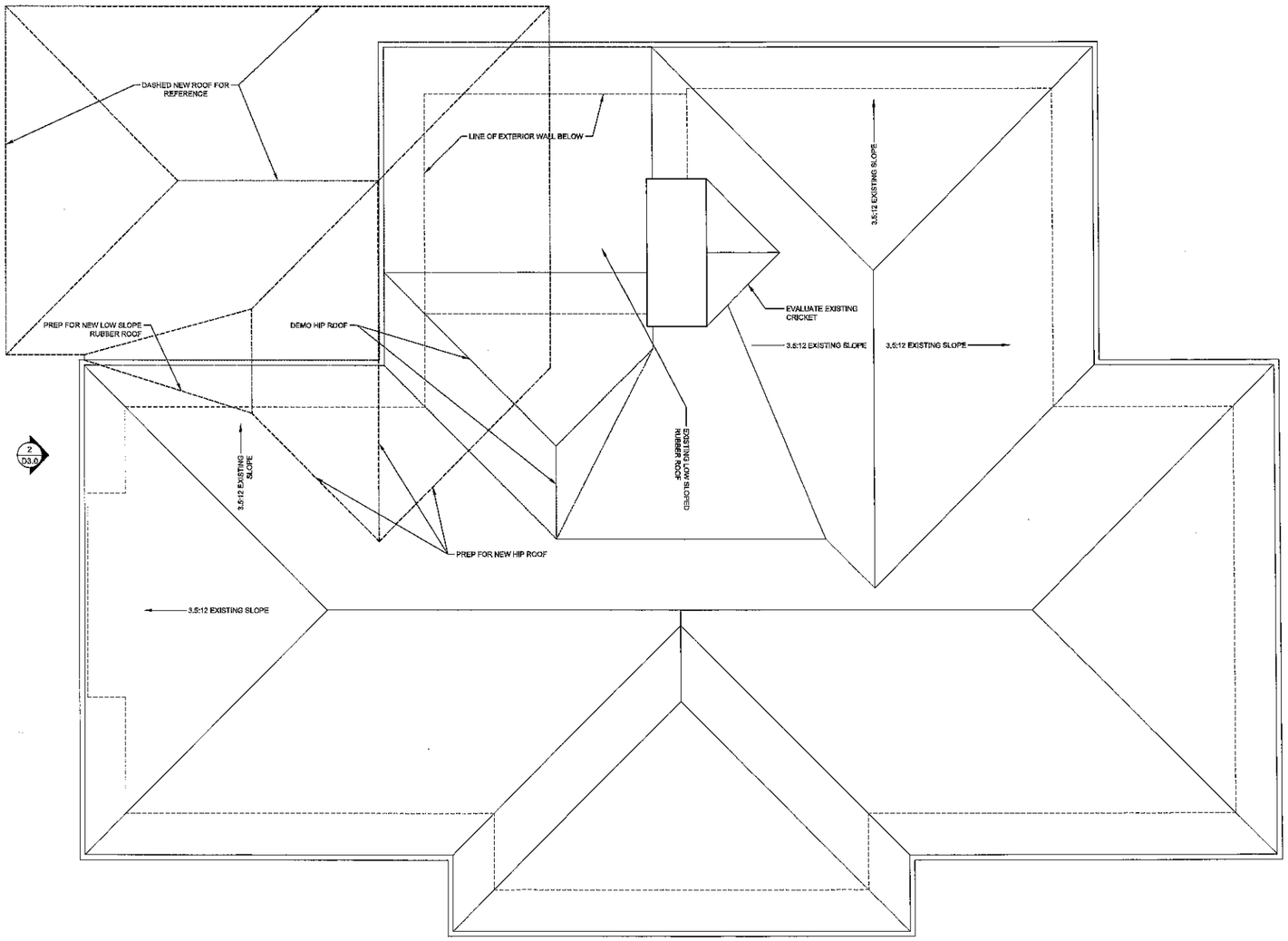

1 DEMO ROOF PLAN
1/4" = 1'

N

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- EXISTING DOOR
- C.L. CENTER LINE
- DOOR TAG
- WALL ASSEMBLY
- 1 A4.- INTERIOR ELEVATION SEE A.6 SHEETS
- 1 A3.- EXTERIOR ELEVATION & SECTION TAG
- X WINDOW TAG

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ADDITION & REMODEL FOR:

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DEMO ROOF PLAN

D1.1

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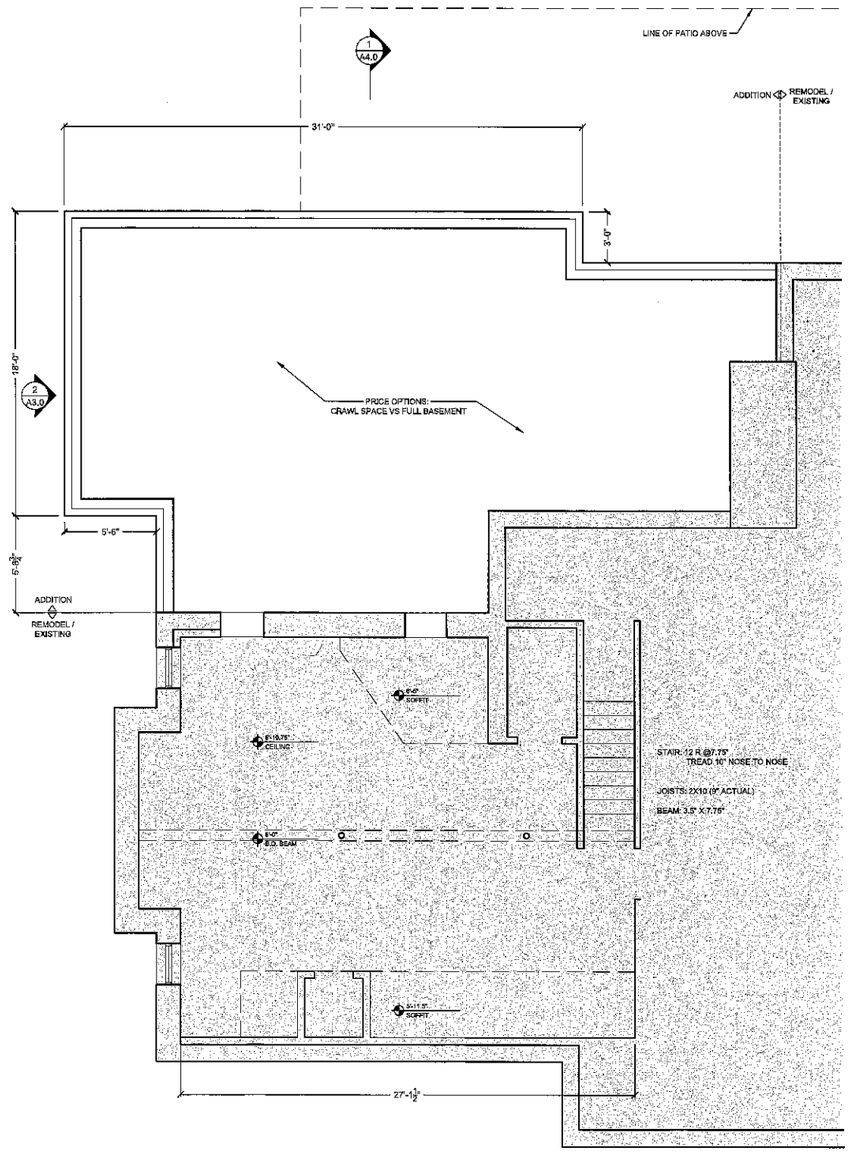
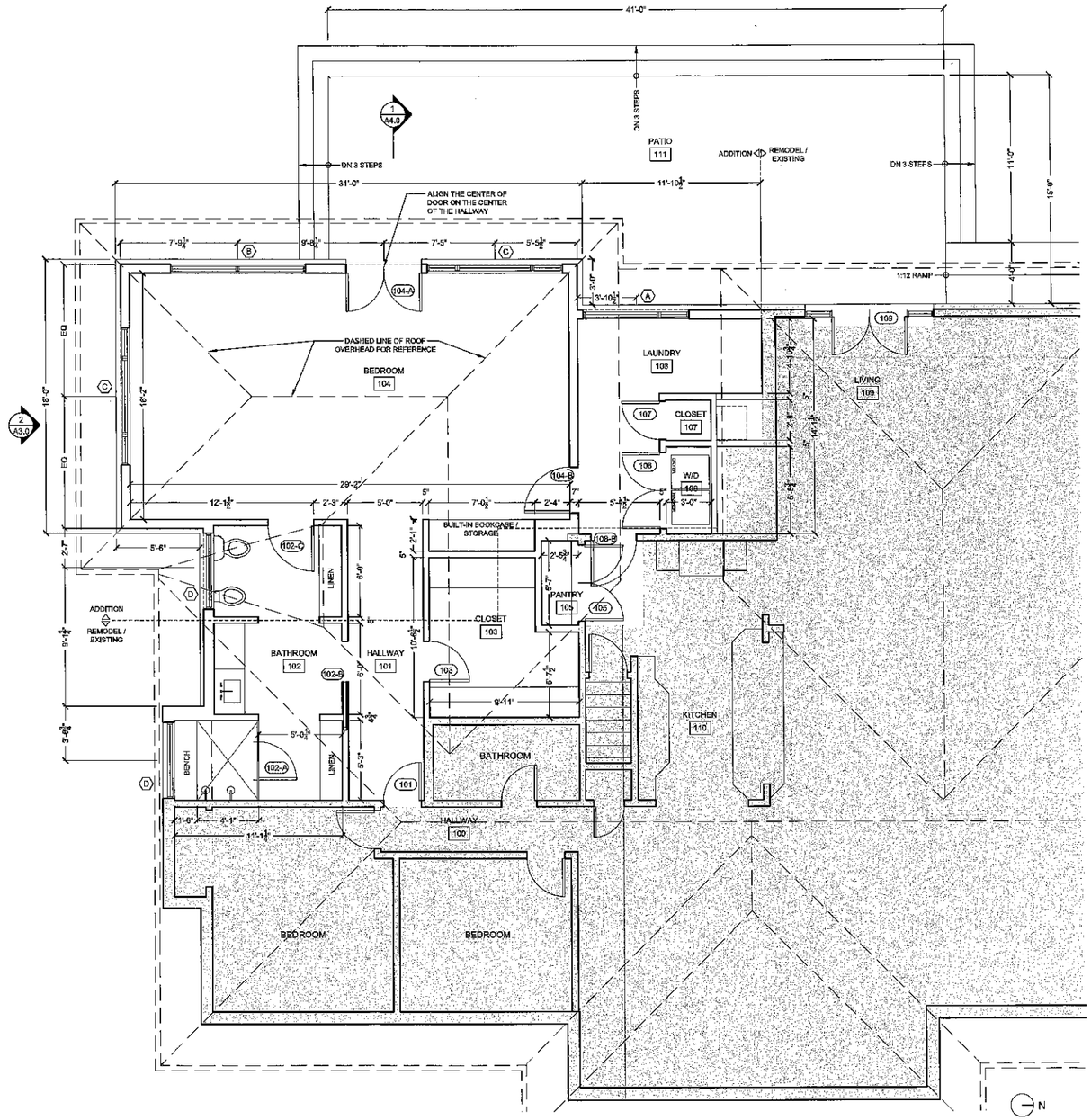


1 FOUNDATION PLAN
1/4" = 1'



2 FIRST LEVEL PLAN
1/4" = 1'

PROJECT GENERAL NOTES

A. THESE GENERAL NOTES APPLY TO THE CONSTRUCTION DOCUMENTS AND SHALL GOVERN UNLESS NOTED OTHERWISE BY GENERAL NOTES OR KEYNOTES ON SPECIFIC SHEETS.

B. NOTIFY DESIGNER PROMPTLY IF INFORMATION SHOWN IN ONE CONSTRUCTION DOCUMENT CONFLICTS WITH INFORMATION SHOWN IN ANOTHER.

C. NOTIFY DESIGNER PROMPTLY IF CONSTRUCTION DOCUMENTS ARE INCONSISTENT WITH THE CURRENT APPLICABLE CODES AND REGULATIONS.

D. COORDINATE EXACT LOCATIONS OF LIGHT FIXTURES, SPEAKERS, SMOKE DETECTORS, ACCESS PANELS, HVAC DUCTS, DIFFUSERS, REGISTERS, FIRE ALARMS, AND OTHER SUCH CEILING ITEMS WITH MECHANICAL, ELECTRICAL AND OTHER TRADES. NOTIFY ARCHITECT PROMPTLY IF ANY LOCATIONS CONFLICT WITH ARCHITECTURAL REFLECTED CEILING PLANS.

E. HVAC: COORDINATE POSITION OF GRILLES, DUCTS AND / OR CASSETTES WITH HOMEOWNER / DESIGNER FOR PLACEMENT IN RELATION TO LIGHTING, WALL CLADDING, FURNITURE ARRANGEMENTS, CABINETRY, ETC.

F. TYPICAL FLOOR PLAN DIMENSIONS ARE SHOWN TO THE FINISH FACE OF WALLS, CABINETRY AND TRIM UNLESS NOTED OTHERWISE. WHERE A CLEAR DIMENSION OR OPENING IS REQUIRED OR NOTED, MEASURE DIMENSION TO FACE OF PARTITION FINISH.

G. REFER TO PLANS, SECTIONS AND ELEVATIONS FOR PLACEMENT AND ALIGNMENTS WITH EXISTING AND NEW DESIGN ELEMENTS.

H. PROVIDE WATER RESISTANT TYPE GYPSUM BOARD AT AREAS THAT ARE SCHEDULED TO RECEIVE CERAMIC TILE FINISH AND AT AREAS SO REQUIRED BY CODE TO RECEIVE IT.

I. PROVIDE TILE BACKER BOARD AT WET AREAS THAT ARE SCHEDULED IN ROOM FINISH SCHEDULE TO RECEIVE CERAMIC TILE FINISH.

J. INSTALL BLOCKING OR BACKER MATERIAL FOR ATTACHMENT/MOUNTING OF WALL HUNG ITEMS OR EQUIPMENT DESCRIBED IN THE DOCUMENTS.

K. PROVIDE ACOUSTIC INSULATION BETWEEN ALL BEDROOMS & BATHROOMS. ALL ELEMENTS OF ACOUSTIC RATED PARTITIONS SHALL EXTEND TO ROOF OR FLOOR DECK ABOVE AND ALL JOINTS AND PENETRATIONS OF ACOUSTIC RATED PARTITIONS SHALL BE FILLED AND SEALED.

L. ALL ROOF & WALL PENETRATIONS & VENTS, SUCH AS STACK VENT PIPES, DRYER VENT TO MATCH THE FINISH COLOR OF ADJACENT SURFACE. VERIFY COLOR WITH ARCHITECT.

M. PENETRATIONS IN RATED PARTITIONS AND CONNECTIONS OF THE PARTITIONS TO OTHER PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDED DETAILS AND IN COMPLIANCE WITH APPLICABLE TESTING AGENCY REQUIREMENTS.

DRAWING KEY

- NEW WALL
- EXISTING WALL / NO WORK
- NEW DOOR
- EXISTING DOOR
- C.L. CENTER LINE
- 000 DOOR TAG
- X WALL ASSEMBLY
- 1 / A4.- INTERIOR ELEVATION SEE A.6 SHEETS
- 1 / A3.- EXTERIOR ELEVATION & SECTION TAG
- X WINDOW TAG

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FOUNDATION & MAIN LEVEL FLOOR PLAN

A1.0

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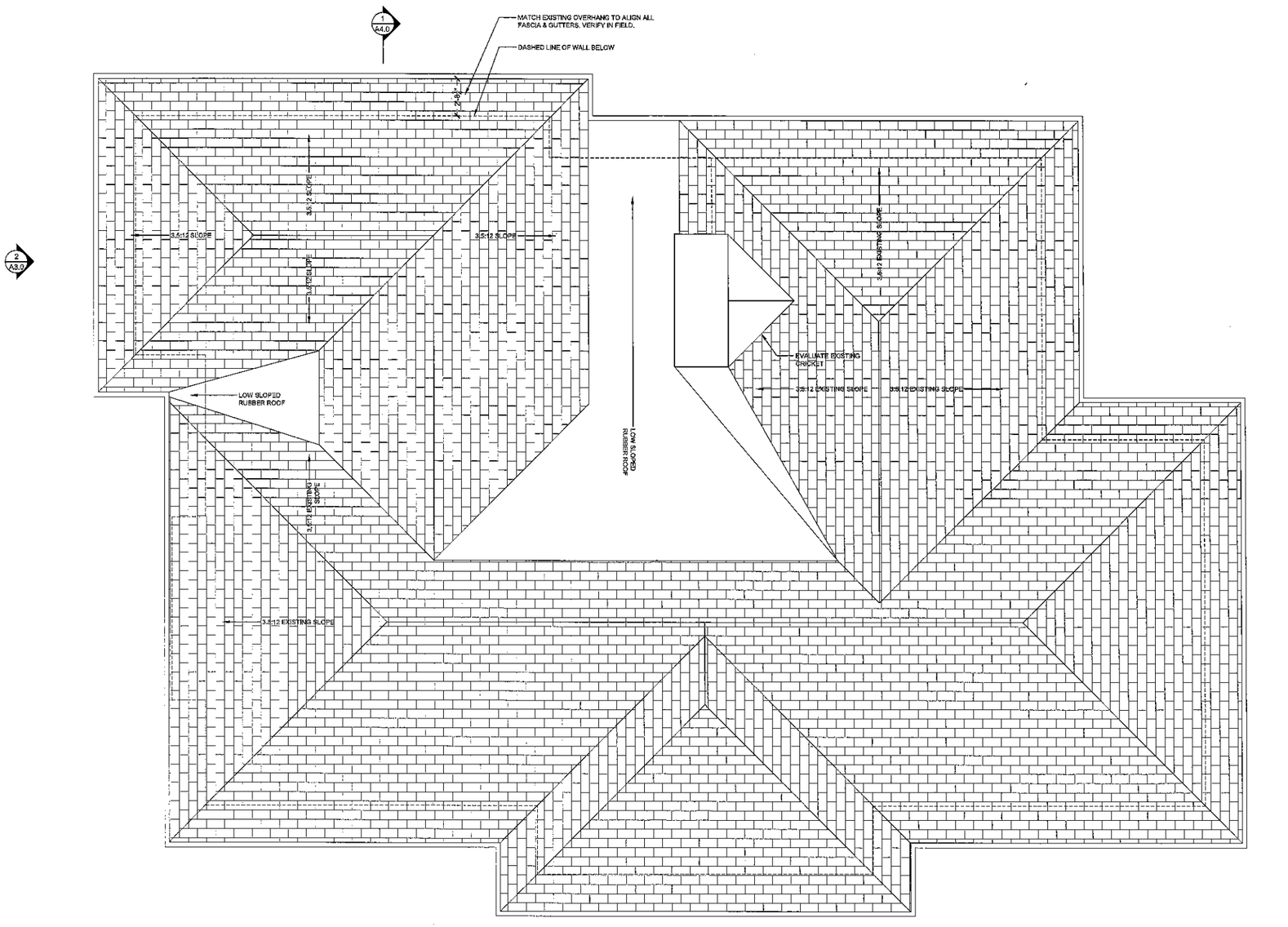

1 ROOF PLAN
1/4" = 1'

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H. PROVIDE WATER RESISTANT TYPE GYPSUM BOARD AT AREAS THAT ARE SCHEDULED TO RECEIVE CERAMIC TILE FINISH AND AT AREAS SO REQUIRED BY CODE TO RECEIVE IT.

I. PROVIDE TILE BACKER BOARD AT WET AREAS THAT ARE SCHEDULED IN ROOM FINISH SCHEDULE TO RECEIVE CERAMIC TILE FINISH.

J. INSTALL BLOCKING OR BACKER MATERIAL FOR ATTACHMENT/MOUNTING OF WALL HUNG ITEMS OR EQUIPMENT DESCRIBED IN THE DOCUMENTS.

K. PROVIDE ACOUSTIC INSULATION BETWEEN ALL BEDROOMS & BATHROOMS. ALL ELEMENTS OF ACOUSTIC RATED PARTITIONS SHALL EXTEND TO ROOF OR FLOOR DECK ABOVE AND ALL JOINTS AND PENETRATIONS OF ACOUSTIC RATED PARTITIONS SHALL BE FILLED AND SEALED.

L. ALL ROOF & WALL PENETRATIONS & VENTS, SUCH AS STACK VENT PIPES, DRYER VENT TO MATCH THE FINISH COLOR OF ADJACENT SURFACE. VERIFY COLOR WITH ARCHITECT.

M. PENETRATIONS IN RATED PARTITIONS AND CONNECTIONS OF THE PARTITIONS TO OTHER PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDED DETAILS AND IN COMPLIANCE WITH APPLICABLE TESTING AGENCY REQUIREMENTS.

DRAWING KEY

- NEW WALL
- EXISTING WALL / NO WORK
- NEW DOOR
- EXISTING DOOR
- C.L. CENTER LINE
- DOOR TAG
- WALL ASSEMBLY
- 1 / A4.- INTERIOR ELEVATION SEE A.6 SHEETS
- 1 / A3.- EXTERIOR ELEVATION & SECTION TAG
- X WINDOW TAG

STUDIO EHR
2016 S 1st Street #311
Milwaukee, WI 53207
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ehr@studio-ehr.com

ADDITION & REMODEL FOR

PACE

8909 N Manor Ln,
Fox Point, WI 53217

GENERAL CONTRACTOR
STORY HILL RENOVATIONS
10340 W Fiserck St,
Wauwatosa, WI 53222
414.306.1998
info@storyhillrenovations.com

STRUCTURAL ENGINEER
LT ENGINEERING
262.488.0182
ltcivilstruct@gmail.com

REVISIONS

BUILDING BOARD REVIEW SET
MARCH 8, 2023

ROOF PLAN

A1.1

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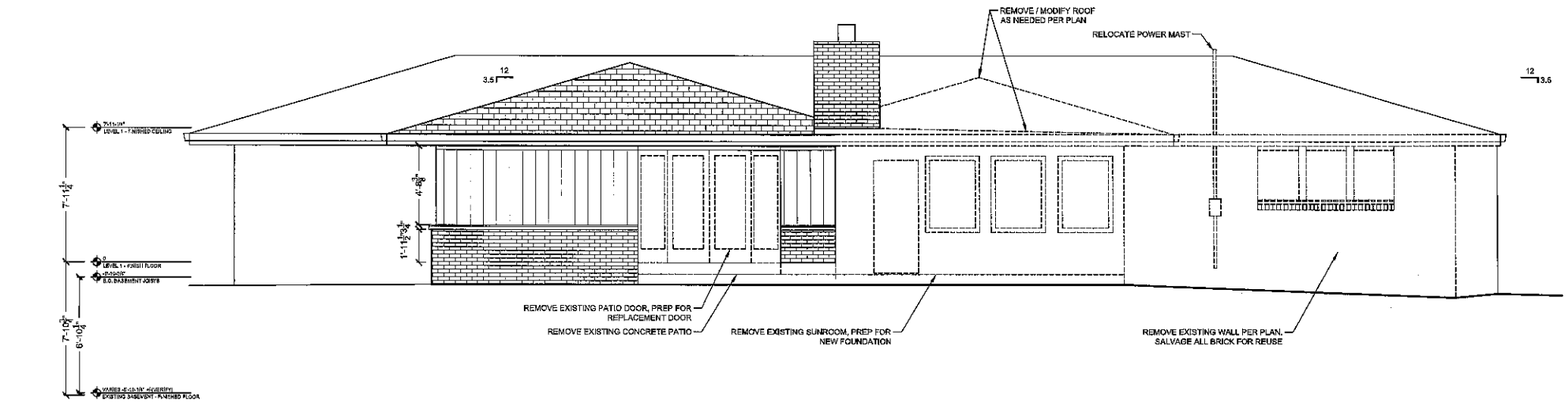
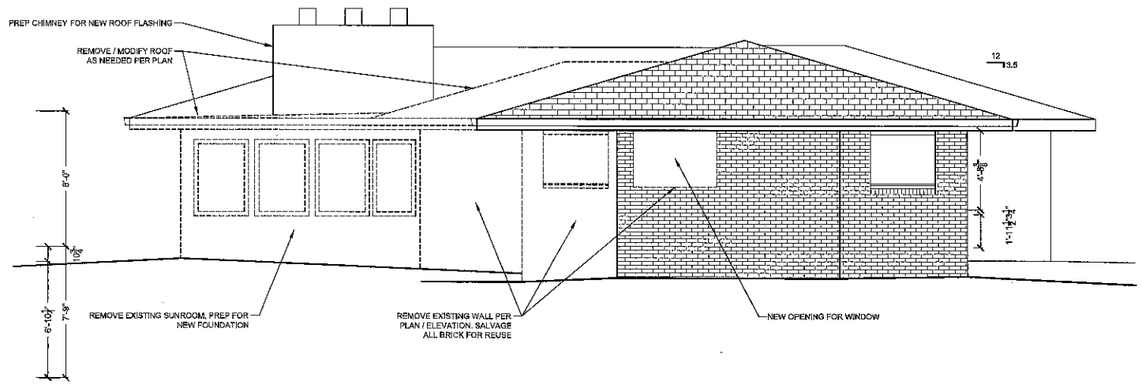


1 EXTERIOR ELEVATION - WEST
1/4" = 1'



2 EXTERIOR ELEVATION - SOUTH
1/4" = 1'

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ADDITION & REMODEL FOR

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REVISIONS

BUILDING BOARD REVIEW SET
MARCH 8, 2023

DEMO EXTERIOR ELEVATIONS
D3.0

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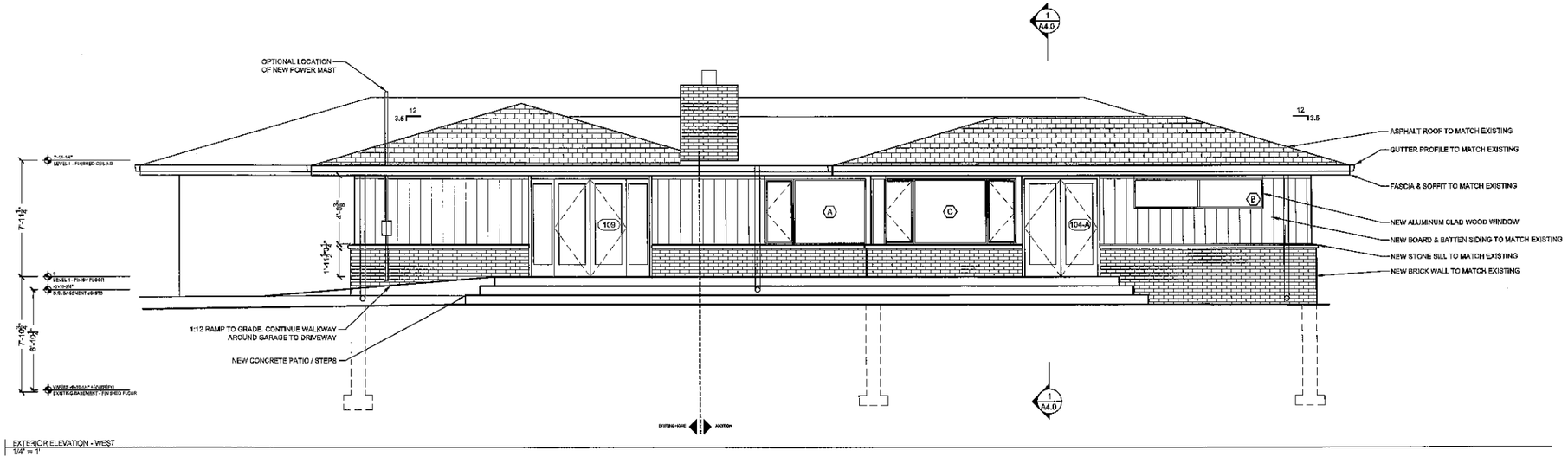
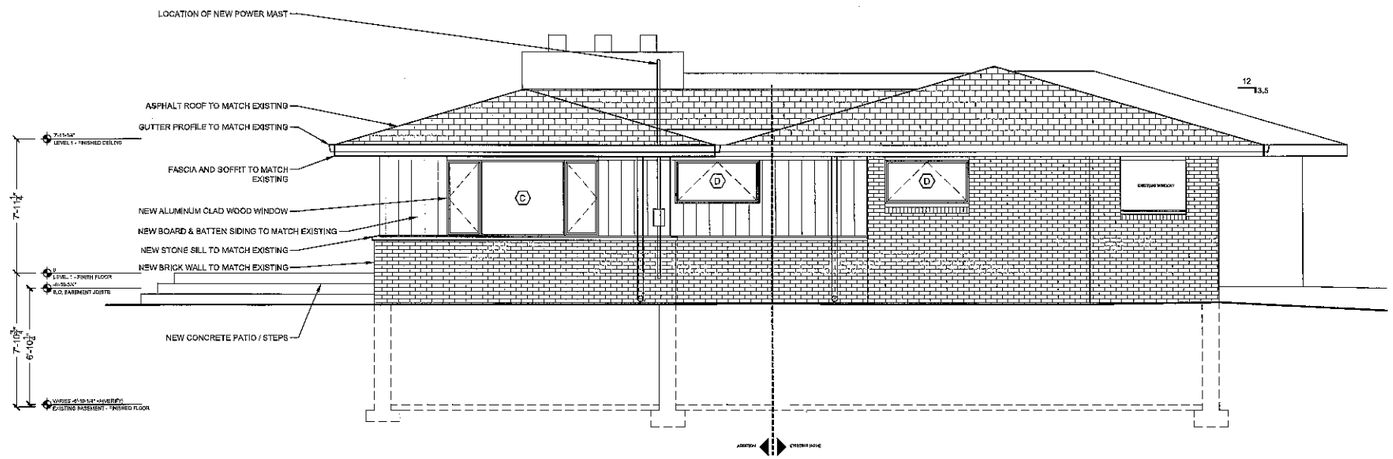


1 EXTERIOR ELEVATION - WEST
1/4" = 1'



2 EXTERIOR ELEVATION - SOUTH
1/4" = 1'

STUDIO
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2019 S 1st Street #311
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ADDITION & REMODEL FOR

PACE

6839 N Manor Ln.
Fox Point, WI 53217

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REVISIONS

BUILDING BOARD REVIEW SET
MARCH 8, 2023

EXTERIOR ELEVATIONS
A3.0

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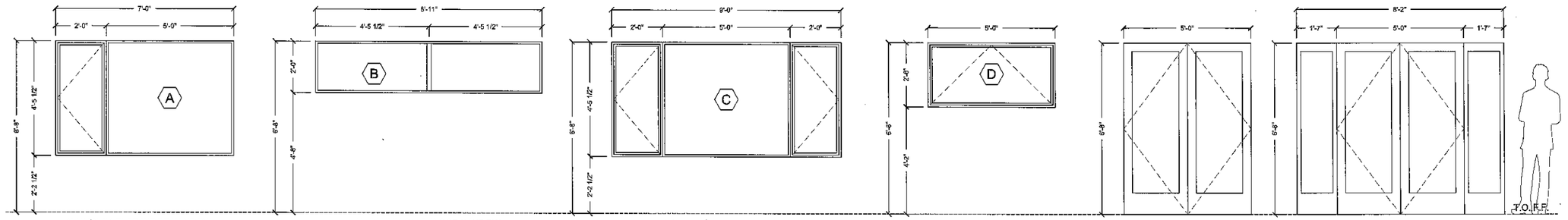
WINDOW & DOOR TYPES



ALUMINUM CLAD WOOD WINDOW
OPERABLE: OPERABLE CASEMENT / FIXED

A

ALUMINUM CLAD WOOD WINDOW:
FIXED

B

ALUMINUM CLAD WOOD WINDOW
OPERABLE: OPERABLE CASEMENT / FIXED

C

ALUMINUM CLAD WOOD WINDOW
OPERABLE: OPERABLE IN-SWING AWNING

D

TYPE - A

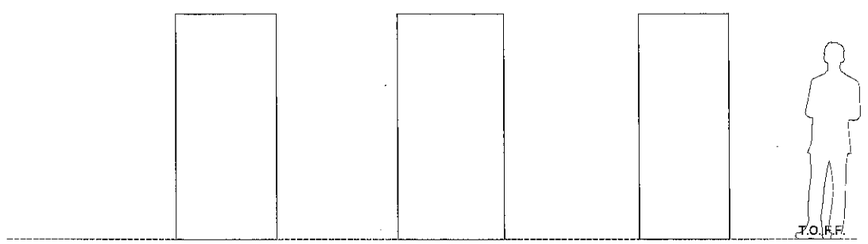
EXTERIOR ALUMINUM CLAD WOOD
FRENCH DOOR

104-A

TYPE - B

EXTERIOR ALUMINUM CLAD WOOD
FRENCH DOOR WITH SIDE LITES

109



TYPE - C

INTERIOR WOOD
SINGLE FLUSH PANEL
SOLID CORE
SWING DOOR

TYPE - D

INTERIOR WOOD
SINGLE FLUSH PANEL
SOLID CORE
POCKET DOOR

TYPE - E

FRAMELESS GLASS SHOWER
DOOR

***SEE EXTERIOR ELEVATIONS FOR WINDOW & DOOR OPERATION**

*EXTERIOR WINDOW AND DOOR DESIGN BASED ON ***SIERRA PACIFIC*** SERIES WINDOWS. ALTERNATE WINDOW MANUFACTURER SELECTION IS ACCEPTABLE TO REDUCE COST, AND SHOULD BE REVIEWED BY ARCHITECT.

EXTERIOR FINISH TO BE ***BRONZE*** ALUMINUM CLAD

WINDOW SCHEDULE

WINDOW TYPE	MANUFACTURER	SERIES/ TYPE	GLAZING	MATERIAL & FINISH	UNIT SIZE (WxH)	R.O. (WxH)	DETAILS			SCHEDULE NOTES
							HEAD	JAMB	SILL	
A	Sierra Pacific	New Construction, H3 Fusion Tech	INSULATED, LOW E	EXT: ALUM / INT: WOOD, TBD						1
B	Sierra Pacific	New Construction, H3 Fusion Tech	INSULATED, LOW E	EXT: ALUM / INT: WOOD, TBD						1
C	Sierra Pacific	New Construction, H3 Fusion Tech	INSULATED, LOW E	EXT: ALUM / INT: WOOD, TBD						
D	Sierra Pacific	New Construction, H3 Fusion Tech	INSULATED, LOW E	EXT: ALUM / INT: WOOD, TBD						1

DOOR SCHEDULE

LOCATION			DOOR						FRAME					HARDWARE	INFORMATION
			SIZE								DETAIL NO.				
DOOR No.	ROOM NAME OR DESCRIPTION	ROOM No.	WIDTH	HEIGHT	1 3/4" THICK U.N.O.	DOOR TYPE	MATERIAL	FINISH	GLAZING	TYPE	MAT.	HEAD	JAMB	SILL	GROUP	SCHEDULE NOTES
FIRST FLOOR																
101	HALLWAY	101	2'-6"	6'-8"		C				SWING						
102-A	BATH	102	2'-6"	6'-8"	--	E				SWING						
102-B	BATH	102	2'-6"	6'-8"		D				POCKET						
102-C	BATH	102	3'-0"	6'-8"		C				SWING						
103	CLOSET	103	3'-0"	6'-8"	--	C				SWING						
104-A	BEDROOM	104	5'-0"	6'-8"		A				SWING						1
104-B	BEDROOM	104	3'-0"	6'-8"		C				SWING						
105	PANTRY	105	5'-0"	6'-8"		C				SWING						
106	W/D	106	5'-0"	6'-8"		C				SWING						
107	CLOSET	107	2'-6"	6'-8"		C				SWING						
109	LIVING	109	VERIFY	6'-8"		B				SWING						1
										SWING						

SCHEDULE NOTES

1. PROVIDE HIGH VISIBILITY WINDOW SCREEN MESH. VERIFY WITH DESIGNER / ARCHITECT
2.

HARDWARE GROUPS

WINDOW & DOOR GENERAL NOTES

1. IF ***ANY*** PORTION OF THE CONSTRUCTION DOCUMENTS IS UNCLEAR, INCOMPLETE IN ITS DIRECTION, OR CONFLICTS WITH OTHER PORTIONS OF THE WORK, PLEASE NOTIFY THE ARCHITECT PRIOR TO EXECUTING THAT WORK.
2. NOTIFY ARCHITECT PROMPTLY IF THE INFORMATION SHOWN IN ONE PORTION OF THE CONSTRUCTION DOCUMENTS CONFLICTS WITH THAT SHOWN IN ANOTHER.
3. NOTIFY ARCHITECT PROMPTLY IF THE CONSTRUCTION DOCUMENTS ARE INCONSISTENT WITH ANY APPLICABLE CODES OR REGULATIONS.
4. ***ATTENTION:*** CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO EXECUTION OF WORK. DIMENSIONS SHOWN ON FRAME ELEVATIONS MAY NOT ACCURATELY REFLECT FIELD CONDITIONS.
5. WINDOW & DOOR MANUFACTURER TO PROVIDE SHOP DRAWINGS FOR REVIEW. CONTRACTOR TO REVIEW DRAWINGS FOR COMPLIANCE WITH CONTRACT DOCUMENTS AND FIELD CONDITIONS PRIOR TO SUBMITTING TO ARCHITECT.
6. INSUL: GLASS TO BE CLEAR, LOW E COATING, WITH ARGON FILL.
7. PROVIDE TEMPERED SAFETY GLASS IN ALL LOCATIONS NOTED ON DRAWINGS AND PER WISCONSIN SPS-21.05.3
8. VERIFY ALL ROUGH OPENINGS AND SHIM SPACES DIMENSIONS WITH MANUFACTURER'S RECOMMENDED INSTALLATION TOLERANCES.
9. OPERATORS AND OPERATING DIRECTION AS SHOWN IN ELEVATIONS & PLANS
10. SEE ELEVATIONS FOR ASSEMBLIES AND OPERATIONS.

STUDIO
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josh@studio-ehr.com

ADDITION & REMODEL FOR

PACE

9500 N Manor Ln,
Fox Point, WI 53217

GENERAL CONTRACTOR

STORY HILL RENOVATIONS

12048 W Fenick St,
Wauwatosa, WI 53222
414.269.1980
info@storyhillrenovations.com

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lconlineart@gmail.com

REVISIONS

BUILDING BOARD
REVIEW SET
MARCH 8, 2023

WINDOW & DOOR
SCHEDULE

A3.1

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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 6423 N. Santa Monica Blvd	**Building Type:** Residential ☑ Commercial ☐
Description of Work	
Building a shed, 8'x16' (128 total sq ft.)	
Estimated Cost of Project $ 10,000.00	

Owner/Occupant	
Business Name Milwaukee Jewish Day School	Contact Name Jim Salinsky
Address 6401 N. Santa Monica Blvd	City/State/Zip Whitefish Bay, WI 53217
Phone 414-202-3363	Email JIMSALINSKY@GMAIL.COM

Cautionary Statement required when homeowner is applying for permit

Contractor	
Company Name SPLITREAL CONSTRUCTION, LLC	Contact Name JIM SALINSKY
Address 3518 N. FREDERICK AVE	City/State/Zip SHOREWOOD, WI 53211
Phone 414-202-3363	Email JIMSALINSKY@GMAIL.COM
Dwelling Contractor # DC-101901030	Dwelling Contractor Qualifier # DCQ-1019011102

Square Footage Under Construction				
1st Floor 128	2nd Floor	Basement	Addition	Garage

Description		**Rate**	**Amount**
Project - Per $1,000 of estimated cost		$10.00	100.00
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**		$ 175.00

Applicant Signature james salinsky Digitally signed by james salinsky Date: 2023.02.14 22:03:14 -06'00' **Date** 2/15/2023

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: 1.058580 Feb 9, 2023

6423 N Santa Monica Blvd

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PERMIT	100.00
24-44460 BUILDING PERMIT	
Total:	100.00
CREDIT CARD	100.00
Payor: Jim Salinsky	
Total Applied:	100.00
Change Tendered:	.00

02/09/2023 12:57 PM

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

Receipt No: 1.058618 Feb 21, 2023

6423 N Santa Monica Blvd

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PLANS - FILING FEE 24-44440 BUILDING PLANS-FILING FEE	75.00
Total:	75.00
CREDIT CARD	75.00
Payor: James Salinsky	
Total Applied:	75.00
Change Tendered:	.00

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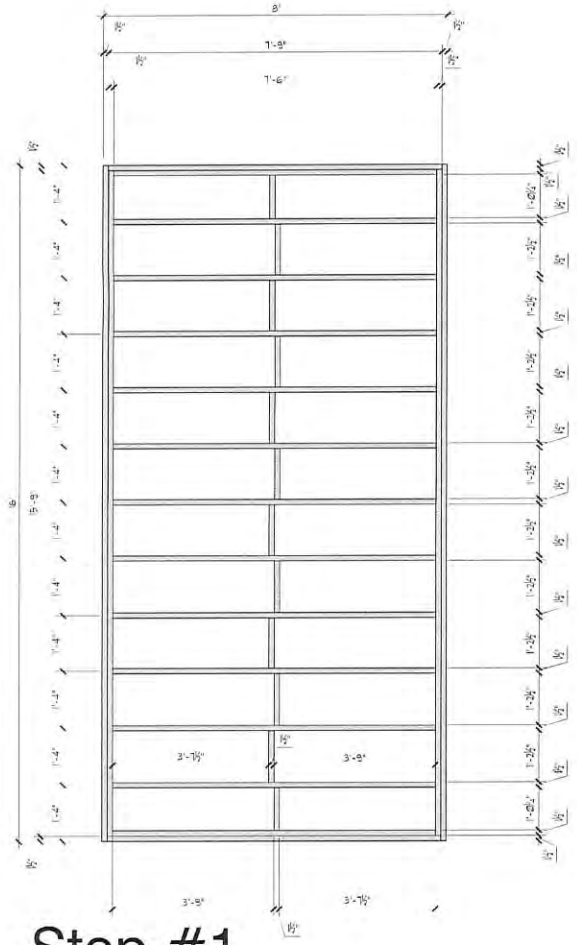
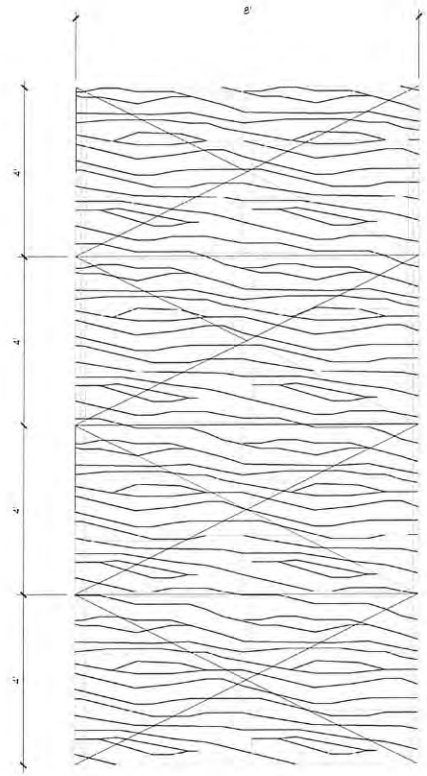
02/21/2023 3:49 PM



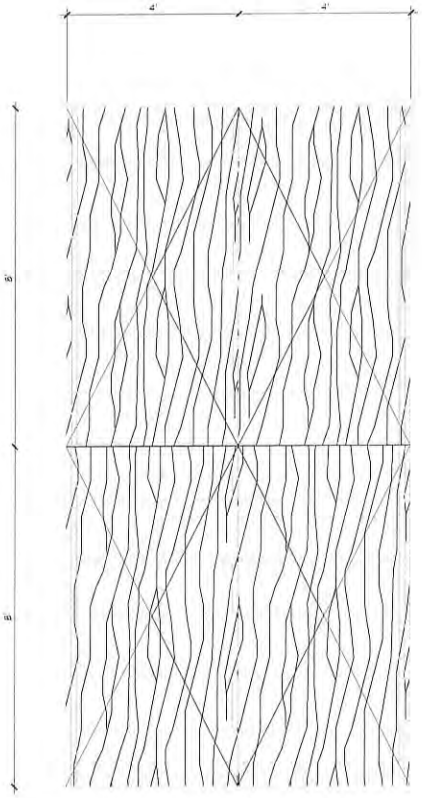
Step #1

Construct floor with 2x6 green treated wood joists spaced at 16" o.c.
Install 2x6 solid blocking between floor joists as shown
Note: Rim joists to be 2-2x6's



Step #2

Apply a ½" bead of sub-floor adhesive to the center of each joist prior to positioning ¾" green treated 4'x 8' plywood sheathing as shown.
Screw plywood to joists spaced 6" apart at the seams/perimeter and 8" apart on the face of the plywood.



Step #3

Flip floor framing over.
Install 6" (R=19) insulation in joist spaces.
Apply a ½" bead of sub-floor adhesive to the center of each joist prior to positioning ¾" CDX 4'x 8' plywood sheathing as shown.
Screw plywood to joists spaced 6" apart at the seams/perimeter and 8" apart on the face of the plywood.

Floor Framing Plans 3/4"= 1'-0"

Donald J. Frost, Jr., Architect
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414-333-1001
djfrostjr@gmail.com

REVISIONS:

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Helping Veterans

PROJECT ADDRESS:

Veterans Outreach of Wisconsin
James A. Peterson Veteran Village
Congregated Living Facility
Right Entry Unit

1624 Yout Street

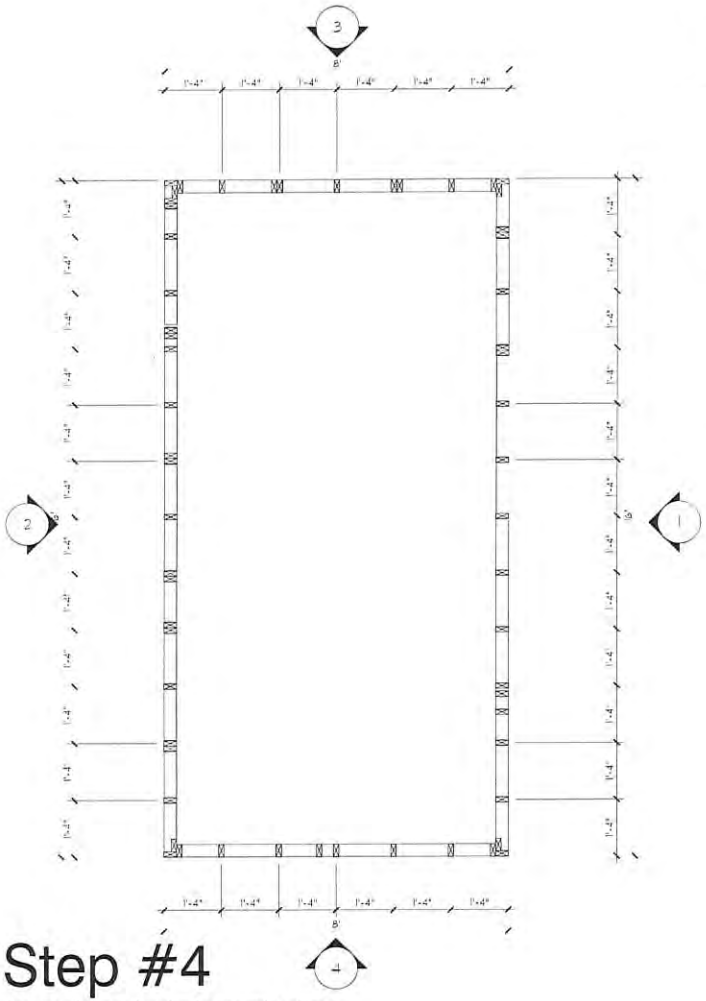
Racine, Wisconsin

05.01.2016 d.j.frost,jr

Floor Framing Plans

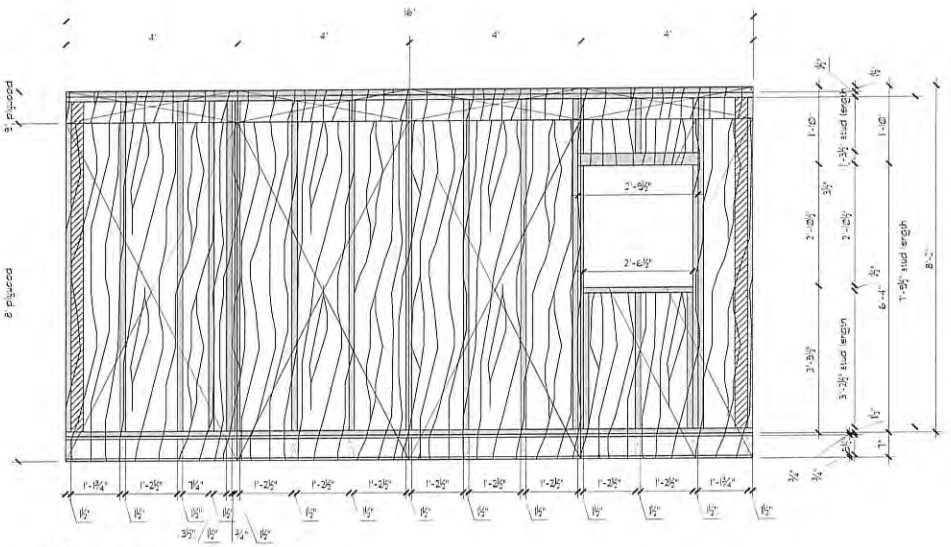
A-5

2016-5



Step #4

Construct 2x4 wood stud walls, spaced as shown.



Step #4.1

Construct 'right' low sidewall and install ½" plywood sheathing
Attach plywood to studs with min. 8d common nail spaced 6" apart at the seams/perimeter and 6" apart on the face of the plywood.

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REVISIONS:

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Helping Veterans

PROJECT ADDRESS:

Veteran's Outreach of Wisconsin
James A. Peterson Veteran Village
Congregated Living Facility
Right Entry Unit

1624 Yout Street

Racine, Wisconsin

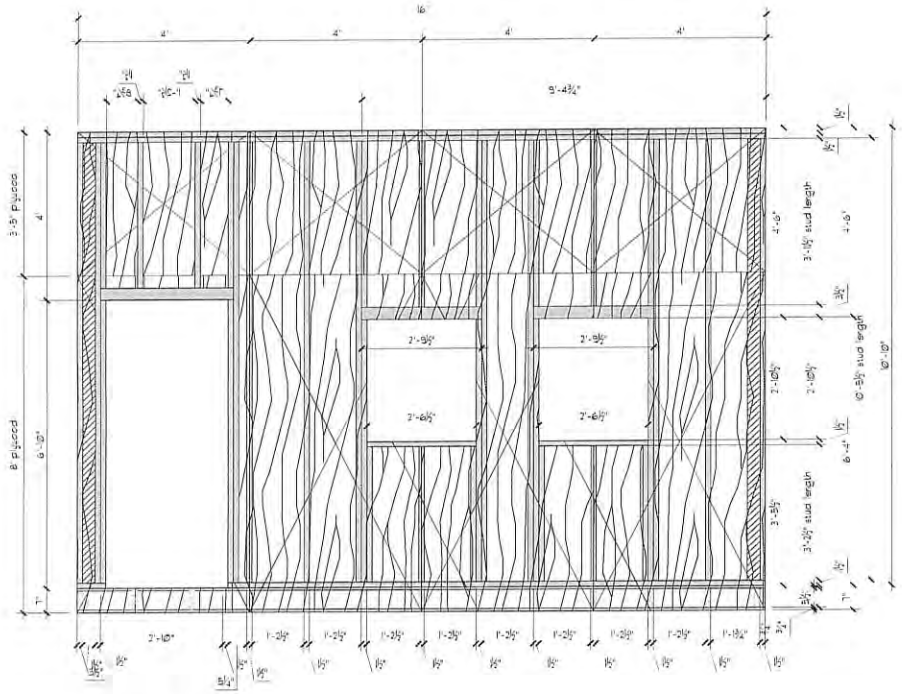
05.01.2016 d.j.frost,jr

Wall Framing Plans

A-6

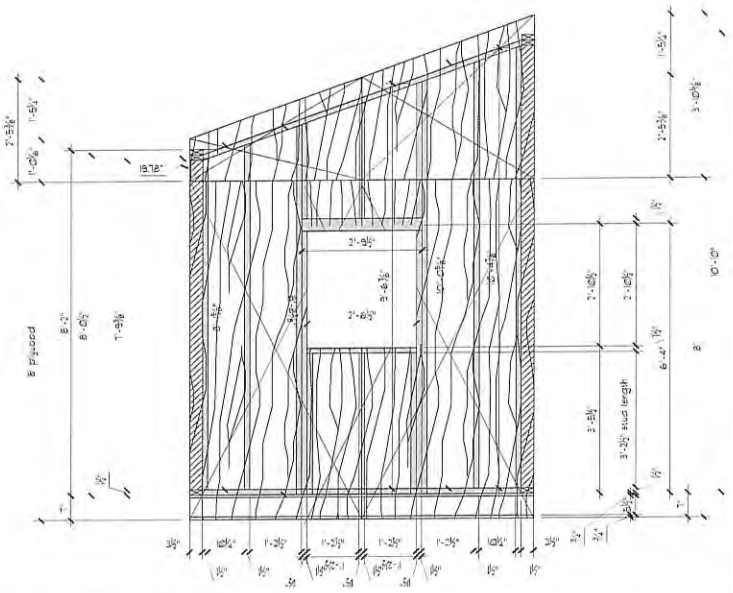
2016-5

Wall Framing Plans 3/4"= 1'-0"



Step #4.2

Construct 'left' high sidewall and install ½" plywood sheathing
Attach plywood to studs with min. 8d common nail spaced 6" apart at the seams/perimeter and 6" apart on the face of the plywood.



Step #4.3

Construct 'front' endwall and install ½" plywood sheathing
Attach plywood to studs with min. 8d common nail spaced 6" apart at the seams/perimeter and 6" apart on the face of the plywood.

Dimensions shown on studs are to shorter length of sloped top that needs to be cut @ 19.78 degrees
Upper plywood Not to be installed until after roof joists, sheathing and nailers are installed

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djfrostjr@gmail.com

REVISIONS:
1 00.00.0000

Helping Veterans

262.221.8350

PROJECT ADDRESS:

Veteran's Outreach of Wisconsin
James A. Peterson Veteran Village
Congregated Living Facility
Right Entry Unit

1624 Yout Street

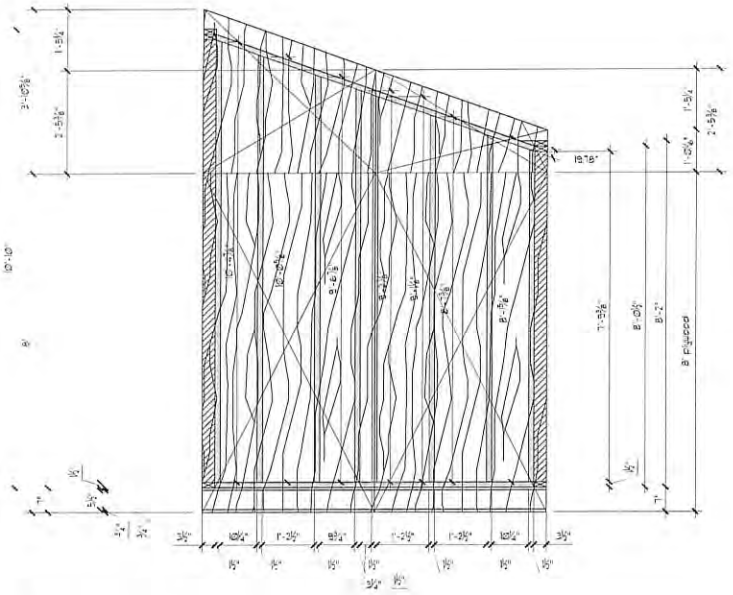
Racine, Wisconsin

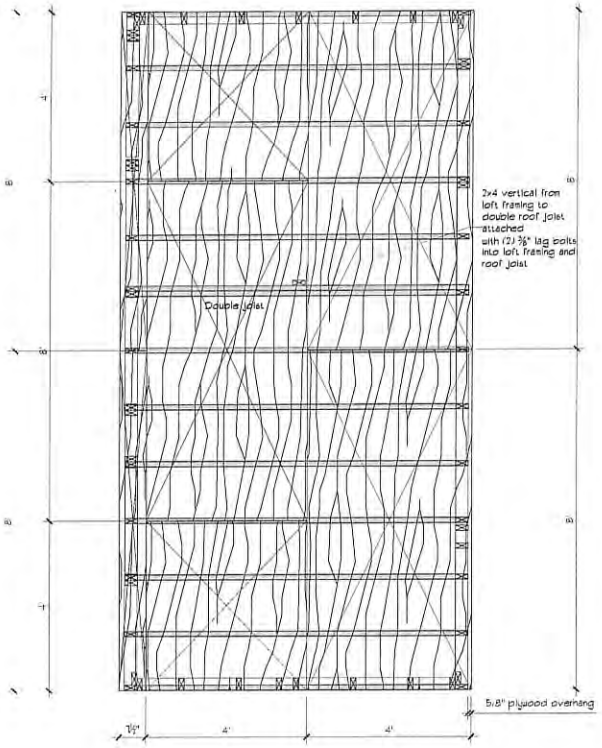
05.01.2016 d.j.frost,jr.

Wall Framing Plans

A-7

2016-5

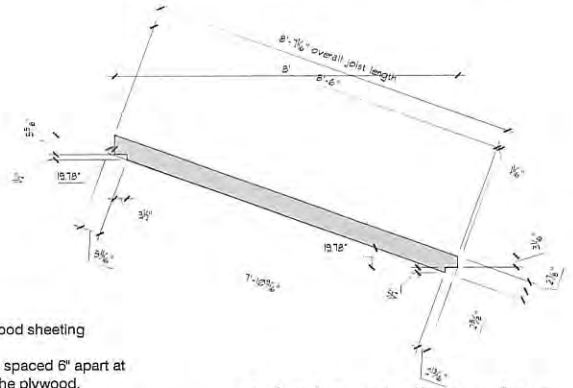




Step #4.4

Construct 'rear' endwall and install ½" plywood sheeting
Attach plywood to studs with min. 8d common nail spaced 6" apart at the seams/perimeter and 6" apart on the face of the plywood.

Dimensions shown on studs are to shorter length of sloped top that needs to be cut @ 19.78 degrees
Upper plywood Not to be installed until after roof joists, sheathing and nailers are installed



Joist layout dimensions

Step #5

Install 2x6 wood roof joists @ 16" o.c. and ½" plywood sheeting
Joist to align with wall stud spacing
Attach plywood to joists with min. 8d common nail spaced 6" apart at the seams/perimeter and 12" apart on the face of the plywood.
Utilize 'H' clips between adjacent plywood panels and edge joints

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REVISIONS
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Helping Veterans

PROJECT ADDRESS:

Veteran's Outreach of Wisconsin
James A. Peterson Veteran Village
Congregated Living Facility
Right Entry Unit

1624 Yout Street

Racine, Wisconsin

05.01.2016 d.j.frost,jr.

Wall/Roof Framing Plans

A-8

2016-5

Wall/Roof Framing Plans 3/4"= 1'-0"

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

Permit Number:

B- _____

OFFICE USE ONLY
Issued Date
Zoning

BUILDING PERMIT

Job Address 7705 N Lake	**Building Type:** Residential [X] Commercial [ ]
Description of Work Replace Roof w/ Pewter composite roof	
Estimated Cost of Project $ 10,000	

Owner/Occupant	
Business Name	Contact Name Jay Schmidt
Address 7705 N Lake	City/State/Zip Fox Point WI 53217
Phone 414-517-7716	Email jayschmidte kw.com

Cautionary Statement required when homeowner is applying for permit

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

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

Description		**Rate**	**Amount**
Project - Per $1,000 of estimated cost		$10.00	100
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**	$ 175.00

Applicant Signature _____ **Date** 2/23/23

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: 1.058625

Feb 23, 2023

7705 N Lake Dr

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PLANS - FILING FEE 24-44440 BUILDING PLANS-FILING FEE	75.00
LICENSES & PERMITS - BUILDING PERMIT 24-44460 BUILDING PERMIT	100.00
Total:	175.00
CHECK Check No: 3518 Payor: Jay Schmidt	175.00
Total Applied:	175.00
Change Tendered:	.00

02/23/2023 3:20 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.

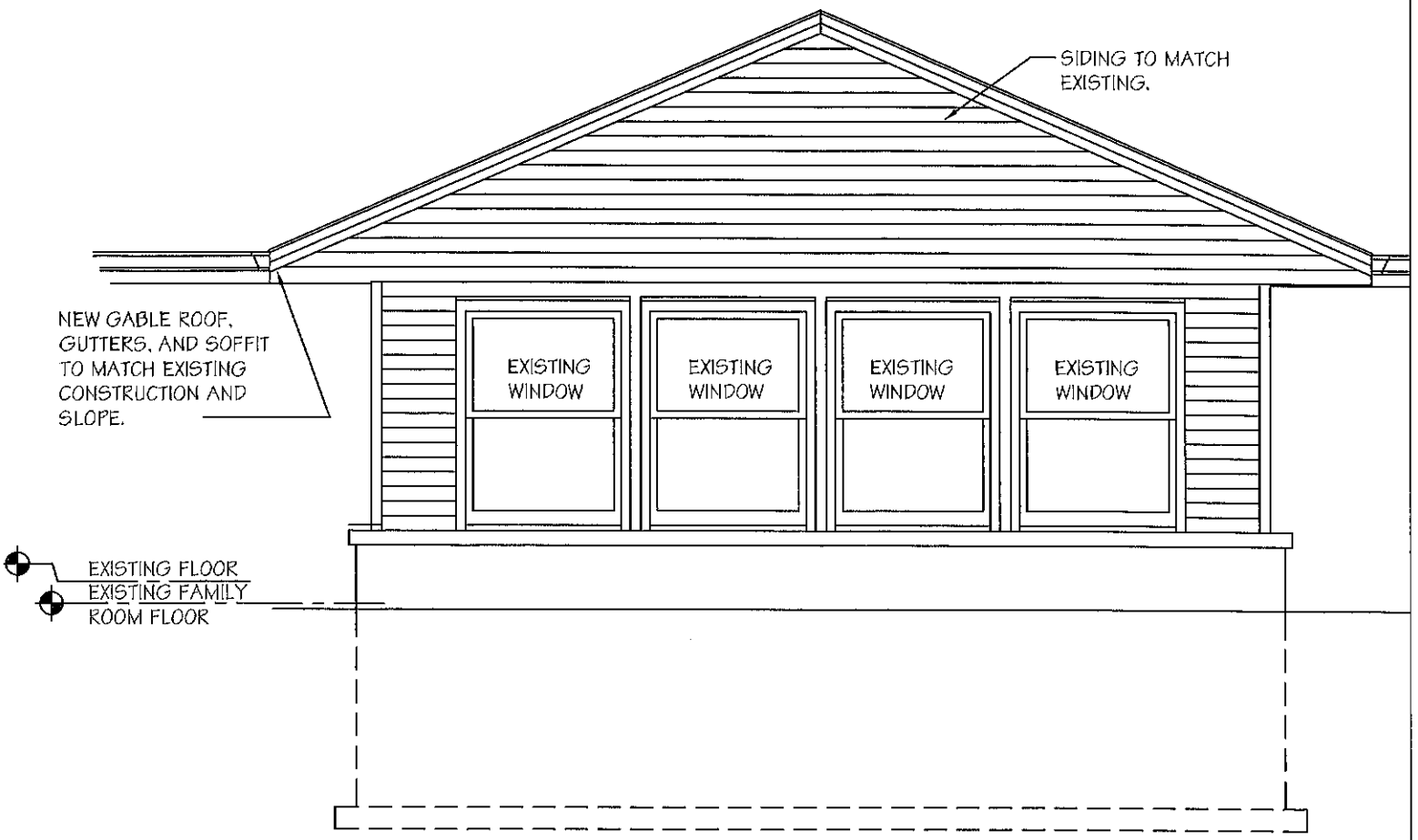
Jay Schmidt
Homeowner's Name – PRINTED

7705 N Lake
Property Address

Homeowner's Signature

2/23/23
Date

Rev 09/20



FAMILY ROOM - WEST ELEVATION
Scale: 1/4" = 1'-0"

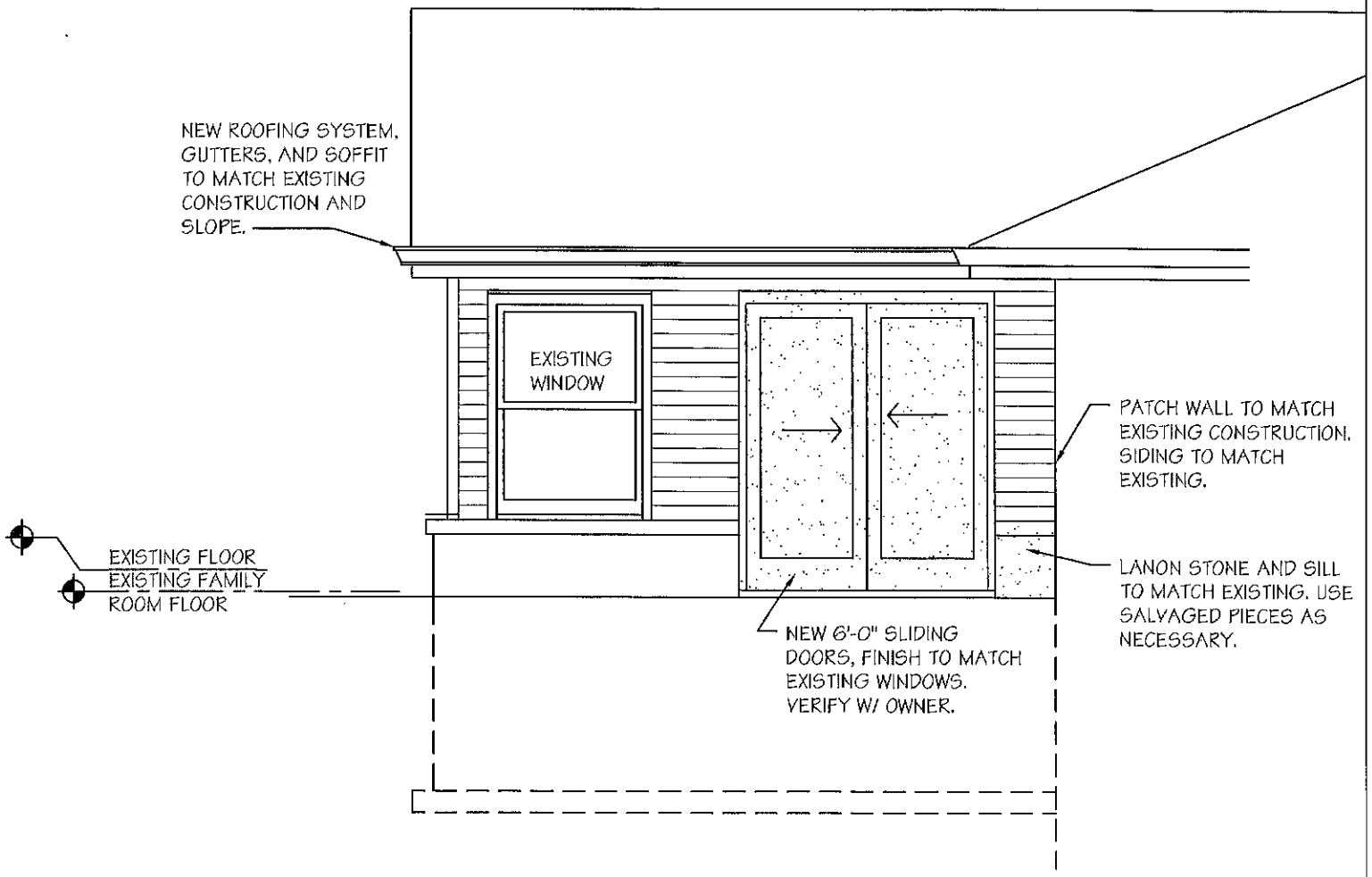
SCHMIDT RESIDENCE
7705 N. LAKE DRIVE
FOX POINT WI

SHEET TITLE:
WEST ELEVATION

SHEET NO: 2

FEBRUARY 22, 2023

NOT CONSTRUCTION DOCUMENTS



FAMILY ROOM - SOUTH ELEVATION
Scale: 1/4" = 1'-0"

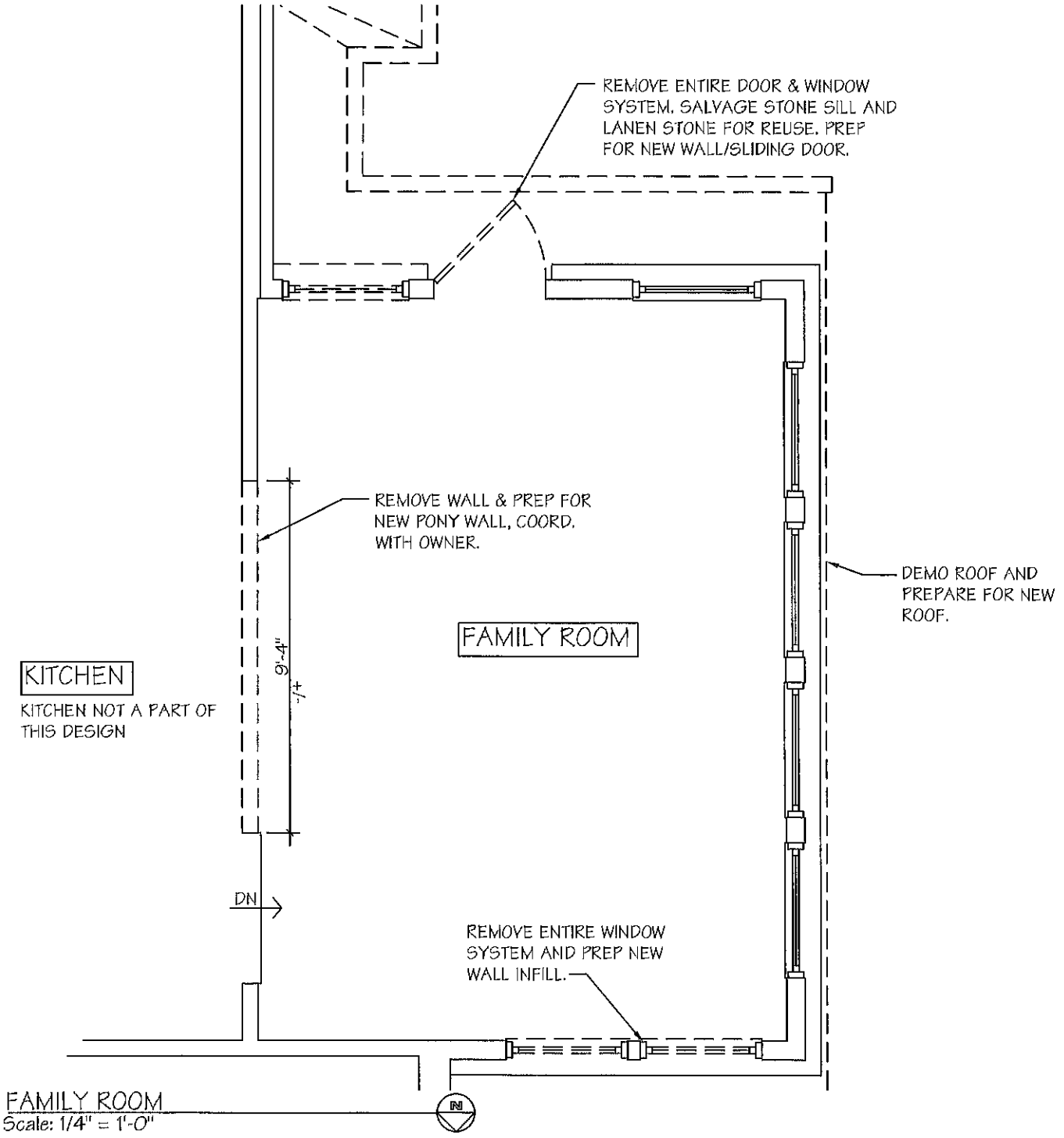
SCHMIDT RESIDENCE
7705 N. LAKE DRIVE
FOX POINT WI

SHEET TITLE:
SOUTH ELEVATION

SHEET NO: 3

FEBRUARY 22, 2023

NOT CONSTRUCTION DOCUMENTS



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

GENERAL NOTES:

1. DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY. THEY WERE NOT EVALUATED BY A STRUCTURAL ENGINEER. OWNERS ARE RESPONSIBLE FOR COORDINATING REVIEW OF DRAWINGS BY A STRUCTURAL ENGINEER.

2. OWNERS & THEIR CONTRACTORS TO OBTAIN NECESSARY PERMITS.

3. CONTRACTORS ARE TO FOLLOW ALL STATE & LOCAL CODES.

4. STRUCTURAL, ELECTRICAL, PLUMBING, & HVAC IS TO BE DESIGN BUILT BY CONTRACTORS.

5. WINDOW INFORMATION IS FOR DESIGN REPRESENTATION ONLY. OWNER TO COORDINATE WINDOW SPEC WITH SALE REP. AND INSTALLER.

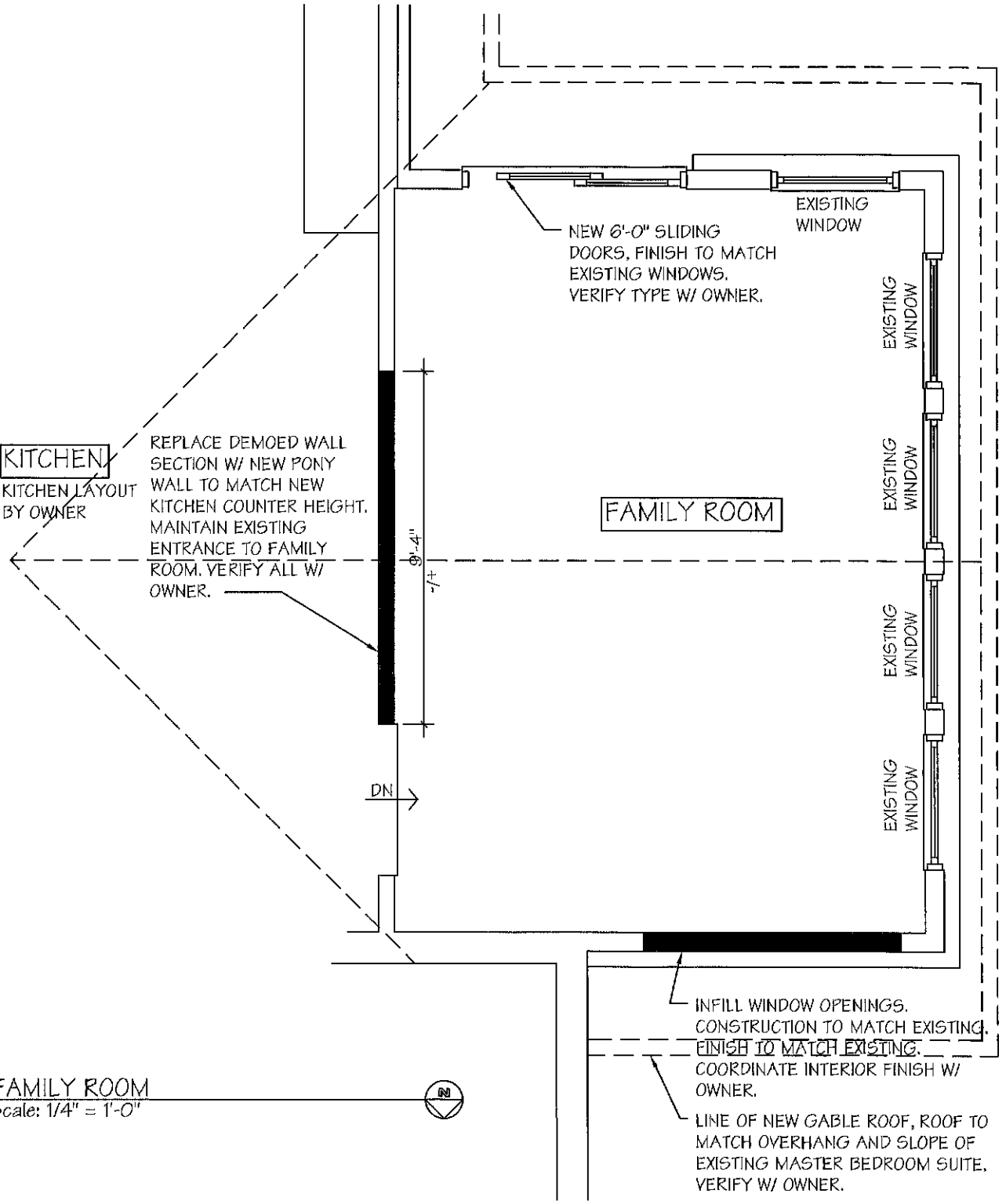
NOT CONSTRUCTION DOCUMENTS

SCHMIDT RESIDENCE
7705 N. LAKE DRIVE
FOX POINT WI

SHEET TITLE:
DEMOLITION

SHEET NO: 0

FEBRUARY 22, 2023



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

GENERAL NOTES:

1. DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY. THEY WERE NOT EVALUATED BY A STRUCTURAL ENGINEER. OWNERS ARE RESPONSIBLE FOR COORDINATING REVIEW OF DRAWINGS BY A STRUCTURAL ENGINEER.

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4. STRUCTURAL, ELECTRICAL, PLUMBING, & HVAC IS TO BE DESIGN BUILT BY CONTRACTORS.

5. WINDOW INFORMATION IS FOR DESIGN REPRESENTATION ONLY. OWNER TO COORDINATE WINDOW SPEC WITH SALE REP. AND INSTALLER.

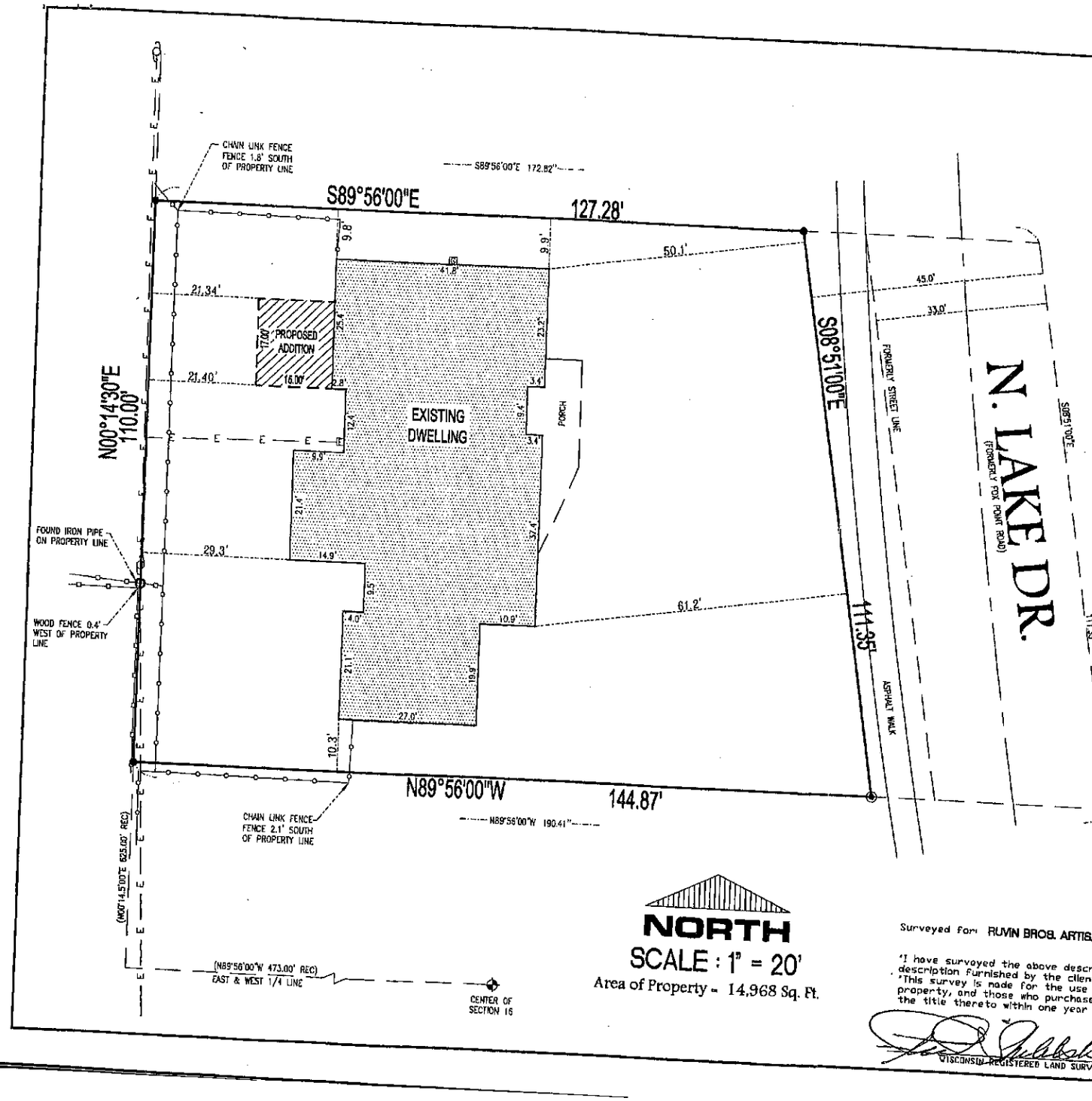
NOT CONSTRUCTION DOCUMENTS

SCHMIDT RESIDENCE
7705 N. LAKE DRIVE
FOX POINT WI

SHEET TITLE:
PROPOSED PLAN

SHEET NO: 1

FEBRUARY 22, 2023



NORTH

SCALE : 1" = 20'

Area of Property = 14,968 Sq. Ft.

SURVEYING ASSOCIATES, INC.
MEMBER WISCONSIN SOCIETY OF LAND SURVEYORS AND AMERICAN CONGRESS ON SURVEYING AND MAPPING

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

FREDERICK W. SHIBILSKI R L S

PLAT OF SURVEY

That part of Lot 6 in the Northwest ¼ of Section 16, Town 8 North, Range 22 East, in the Village of Fox Point, Milwaukee County, Wisconsin, which is bounded and described as follows: Commencing at a point which is in the East and West ¼ Section line 473.00 feet North 89° 56' 00" West of the center of said Section 16; thence North 00° 14.5' 00" East 625.00 feet to a point which is the point of beginning of the land o be described; thence North 00° 14.5' 00" East 110.00 feet to a point; thence South 89° 56' 00" East 172.82 feet to a point in the center line of Fox Point Road which is 66.00 feet in width; thence South 08° 51' 00" East and along the center line of said Fox Point Road 111.35 feet to a point; thence North 89° 56' 00" West 190.14 feet to the place of beginning.

EXCEPTING THEREFROM for highway purposes that portion of said premises which lies within the boundaries of said Fox Point Road.

Address: 7705 North Lake Drive

Note: Legal description not provided by client. Above legal from prior survey by National Survey & Engineering, Survey No. 53901-M, September 8, 1980.

LEGEND

- ◉ – DENOTES FOUND IRON PIN
- ○ – DENOTES FOUND IRON PIPE
- ● – DENOTES SET IRON STAKE
- ∂ – DENOTES UTILITY POLE
- GM – DENOTES GAS METER
- EM – DENOTES ELECTRIC METER
- E – DENOTES OVERHEAD ELECTRIC
- DENOTES CHAIN LINK FENCE
- DENOTES WOOD FENCE
- P/L – DENOTES PROPERTY LINE

BUILDING SETBACKS PER FOX PT.
SIDE: NOT LESS THAN 10'
REAR: NOT LESS THAN 20'

Surveyed for: RUVIN BROS. ARTISANS AND TRADES

"I have surveyed the above described property from the legal description furnished by the client named on this survey." "This survey is made for the use of the present owners of the property, and those who purchase, mortgage, or guarantee the title thereto within one year from date hereof."

WISCONSIN REGISTERED LAND SURVEYOR

MAY 22, 2012 — DATE
MCP/MTK — FIELD WORK BY
JTY — DRAWN BY
33751 — JOB NUMBER

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

May 22, 2012 - 2:06pm - C:\Drawings\33751\dwg\33751.dwg

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 7966 North Beach Drive	**Building Type:** Residential ☑ Commercial ☐
Description of Work	
A New 2 Story Single Family Residence that has pool in the rear yard with landscaped terraces and a detached boathouse in the front yard.	
Estimated Cost of Project $ 3,000,000	

Owner/Occupant Sally & Andrew Kadrich	
Business Name Deep River Partners (Architect / Owners Agent)	Contact Name Alec Uecke
Address 240 N. Milwaukee Street, Suite 400	City/State/Zip Milwaukee, WI 53202
Phone 414-276-8550	Email auecke@deep-river.com

Cautionary Statement required when homeowner is applying for permit

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

Square Footage Under Construction				
1st Floor 4,696	2nd Floor 1,680	Basement	Addition	Garage 994

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

Applicant Signature Alec Uecke Digitally signed by Alec Uecke Date: 2023.02.20 10:28:20 -06'00' **Date** 02.24.2023

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: 1.058627

Feb 24, 2023

7966 N Beach Dr

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PLANS - FILING FEE	75.00
24-44440 BUILDING PLANS-FILING FEE	
Total:	75.00
CHECK Check No: 15852	75.00
Payor: Deep River	
Total Applied:	75.00
Change Tendered:	.00

Duplicate Copy

02/24/2023 11:25 AM

Beach Drive Residence

Exterior Finishes

March 8th, 2023

DEEP
RIVER
PARTNERS

Beach Drive Residence

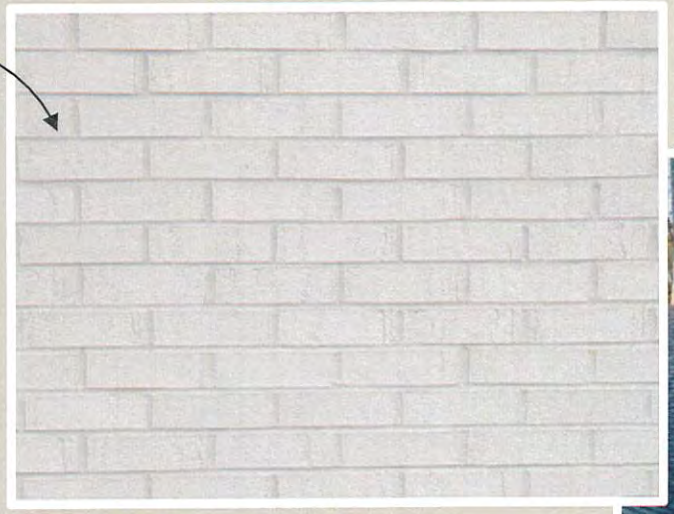
Exterior Inspiration

DEEP
RIVER
PARTNERS

Beach Drive Residence

Midland Full View Aluminum Frosted Glass & Bronze Overhead Doors

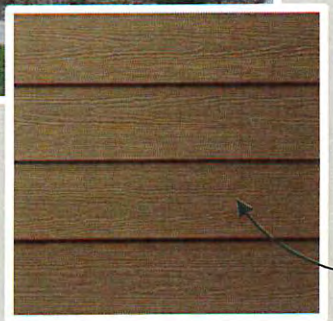
Belden Brick- Modular Alaska White



Standing Seam Metal Roof Accent, Gutter, Downspout, Flashing -Firestone Vintage

Gray Indiana Cut Stone

GAF Timberline UHD Weathered Wood

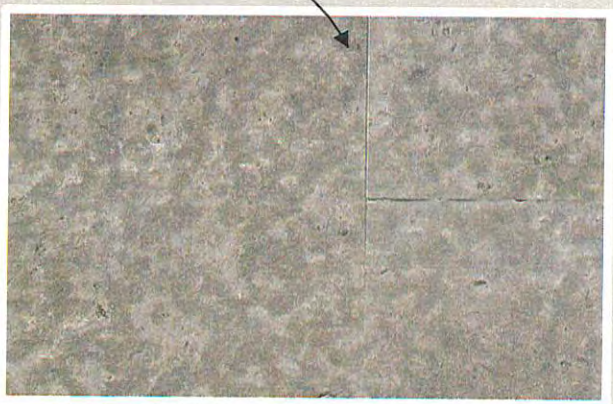


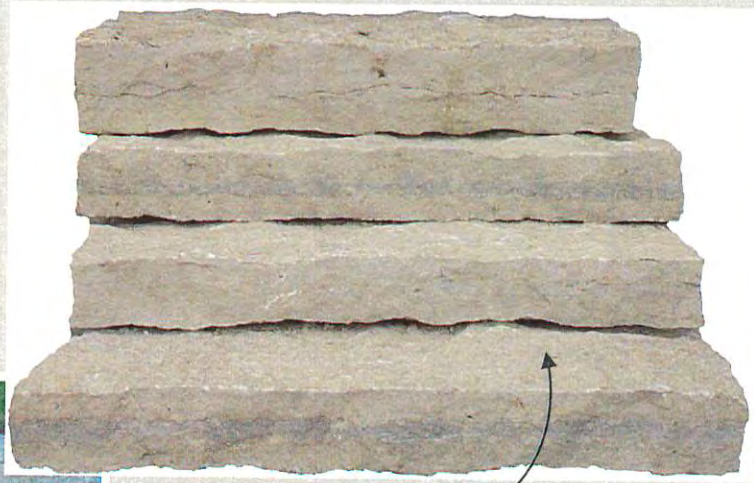
Hardie Plank Siding Anchor Brown

DEEP RIVER PARTNERS

Beach Drive Residence

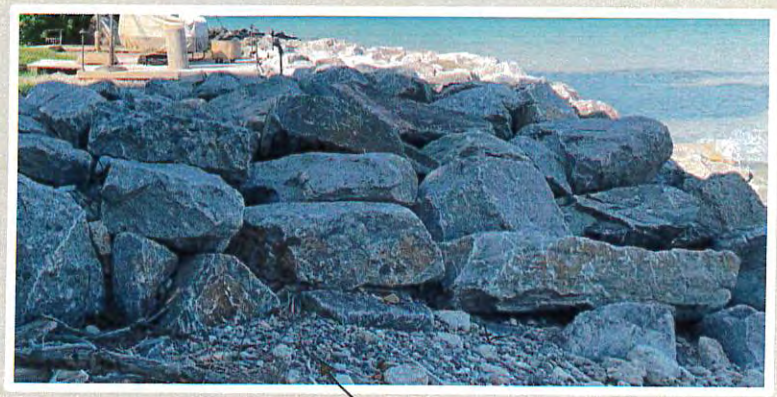
Mill Creek Select Grey
Pavers & Pool Coping





Mill Creek Steps
Steps will be Sawn and Thermal
like below Photo

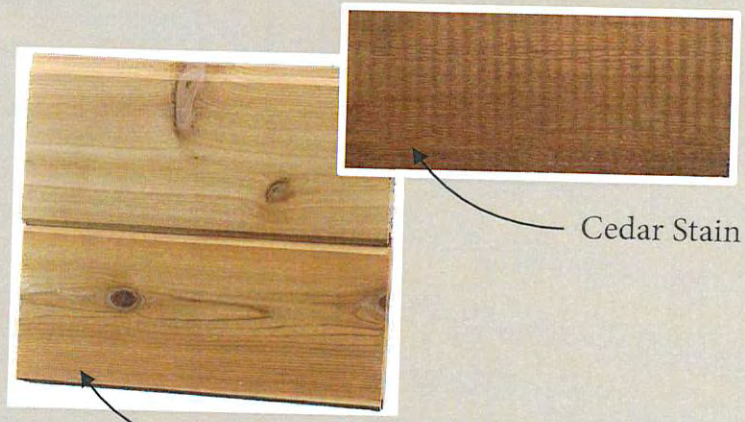
Graphite Gray
Outcropping



Rip Rap Wall

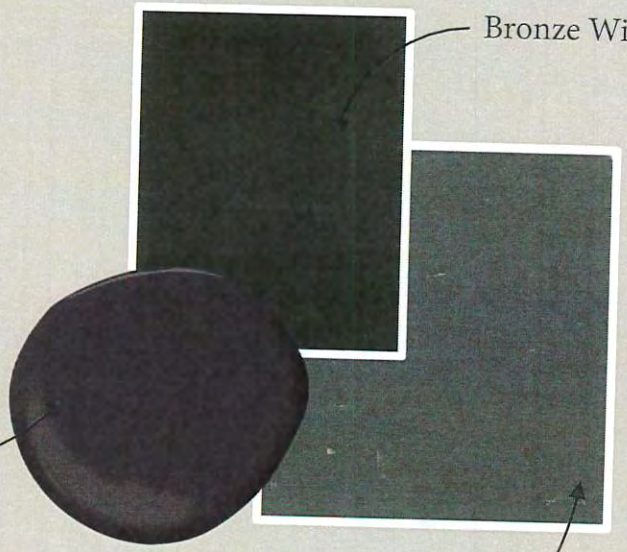
DEEP
RIVER
PARTNERS

Beach Drive Residence



Cedar Stain

Porch Ceiling: 1x6 Cedar
Tongue and Groove



Bronze Windows

Benjamin Moore
Night Horizon
Painted Trim

Gutters,
Downspouts,
Standing Seam Metal
Roof Accent
-Firestone Vintage

Half Round Gutter w/ Round Downspout, Standing Seam Roof

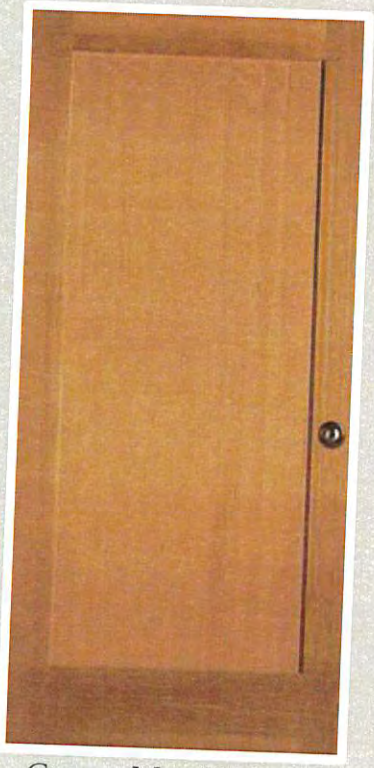
DEEP
RIVER
PARTNERS

Beach Drive Residence

Exterior Doors

Marvin Ultimate Swinging Narrow Profile Door

Marvin Ultimate Sliding Patio Door w/
Contemporary Hardware – Finish TBD



Garage Man Door -
Simpson 70720

Archispec Folding Door

DEEP
RIVER
PARTNERS

Beach Drive Residence

GAF Weathered Wood Asphalt Shingles

Stained Cedar

Belden Brick Modular Alaska White

Hardie Plank Siding

Bronze Windows

Gutters & Downspouts

Gray Indiana Cut Stone

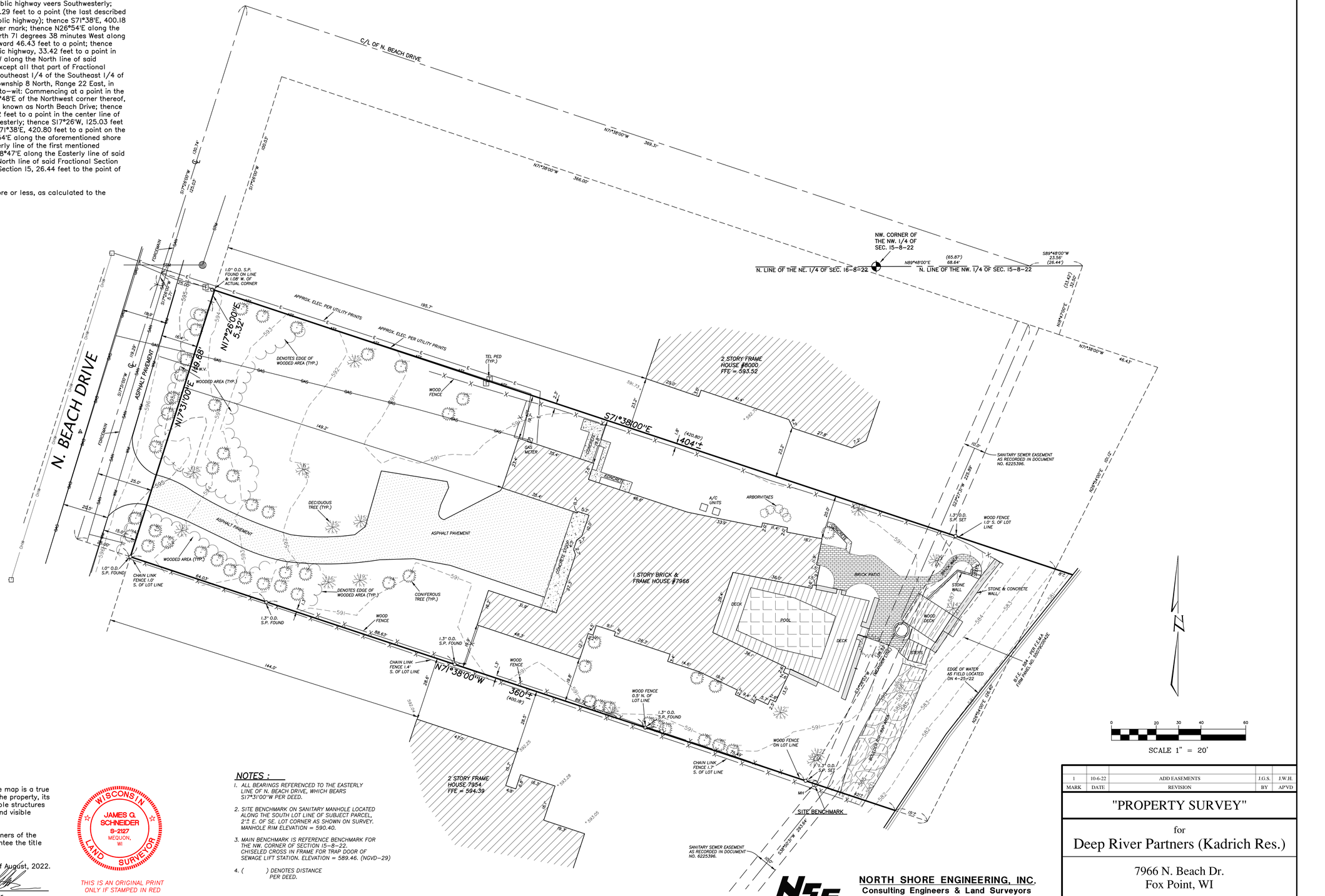
Mill Creek Pavers

DEEP RIVER PARTNERS

LEGAL DESCRIPTION:

All that part of Fractional Section 15, the Southwest Fractional 1/4 of Section 10, the Southeast 1/4 of the Southeast 1/4 of Section 9, and the Northeast 1/4 of Section 16, in Township 8 North, Range 22 East, in the Village of Fox Paint, bounded and described as follows, to–wit: Commencing at a point in the North line of said fractional Section 15, 65.87 feet N89°48'E of the Northwest corner thereof, said point being also in the center line of the public highway known as North Beach Drive; thence N71°38'W along the center line of the public highway, 366.62 feet to a point in the center line of said public highway, where said public highway veers Southwesterly; thence S17°26'W, 130.74 feet to a point; thence S17°31'W, 119.29 feet to a point (the last described courses being along the center line of above–mentioned public highway); thence S71°38'E, 400.18 feet to a point on the shore line of Lake Michigan at low water mark; thence N26°54'E along the aforementioned shore line 227.52 feet to a point; thence North 71 degrees 38 minutes West along the Southerly line of first mentioned highway projected Eastward 46.43 feet to a point; thence N18°47'E along the Easterly line of said first mentioned public highway, 33.42 feet to a point in the North line of said Fractional Section 15; thence S89°48'W along the North line of said Fractional Section 15, 26.44 feet to the point of beginning; except all that part of Fractional Section 15; the Southwest Fractional 1/4 of Section 10; the Southeast 1/4 of the Southeast 1/4 of Section 9, and the Northeast Fractional 1/4 of Section 16, Township 8 North, Range 22 East, in the Village of Fox Point, bounded and described as follows, to–wit: Commencing at a point in the North line of said Fractional Section 15, 65.87 feet North 89°48'E of the Northwest corner thereof, said point being also in the center line of the public highway known as North Beach Drive; thence N71°38'W along the center line of the public highway, 366.62 feet to a point in the center line of said public highway, where said public highway veers Southwesterly; thence S17°26'W, 125.03 feet along center line of said public highway to a point; thence S71°38'E, 420.80 feet to a point on the shore line of Lake Michigan at low water mark; thence N26°54'E along the aforementioned shore line, 101.12 feet to a point; thence N71°38'W along the Southerly line of the first mentioned highway produced Eastward, 46.43 feet to a point; thence N18°47'E along the Easterly line of said first mentioned public highway, 33.42 feet to a point in the North line of said Fractional Section 15; thence S89°48'W along the North line of said Fractional Section 15, 26.44 feet to the point of beginning.

Said Parcel containing 47,582 sq. ft /1.09 acres of land, more or less, as calculated to the water's edge.



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 form date hereof.

Dated at City of Mequon, State of Wisconsin this 23rd day of August, 2022.

James G. Schneider
Surveyor – S–2127

WISCONSIN
JAMES G. SCHNEIDER
S-2127
MEQUON, WI
LAND SURVEYOR

THIS IS AN ORIGINAL PRINT ONLY IF STAMPED IN RED

NOTES :

1. ALL BEARINGS REFERENCED TO THE EASTERLY LINE OF N. BEACH DRIVE, WHICH BEARS S17°31'00"W PER DEED.
2. SITE BENCHMARK ON SANITARY MANHOLE LOCATED ALONG THE SOUTH LOT LINE OF SUBJECT PARCEL, 2'± E. OF SE. LOT CORNER AS SHOWN ON SURVEY. MANHOLE RIM ELEVATION = 590.40.
3. MAIN BENCHMARK IS REFERENCE BENCHMARK FOR THE NW. CORNER OF SECTION 15–8–22. CHISELED CROSS IN FRAME FOR TRAP DOOR OF SEWAGE LIFT STATION. ELEVATION = 589.46. (NGVD–29)
4. ( ) DENOTES DISTANCE PER DEED.

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
1	10-6-22	ADD EASEMENTS	J.G.S.	J.W.H.

"PROPERTY SURVEY"

for

Deep River Partners (Kadrich Res.)

7966 N. Beach Dr.
Fox Point, WI

DATE:	August 23, 2022	DRAWN BY:	A.R.H.
FIELD CREW:	E.A.J. & S.F.Z.	Plat No.	LS-5345-22

P:\Surveys\5000-5999\5300\5345-22-Deep River\LS-5345-22-Deep River-Kadrich.dwg, 10/6/2022 8:58:23 AM

SHEET INDEX

C1.0	SITE PLAN
A1.0	LOWER LEVEL FLOOR PLAN
A1.1	RESIDENCE FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A1.3	BOAT HOUSE PLAN
A1.4	POOL PLAN
A4.0	EXTERIOR ELEVATIONS
A4.1	EXTERIOR ELEVATIONS
A4.2	EXTERIOR ELEVATIONS
A4.3	EXISTING SITE PHOTOS
A5.0	BUILDING SECTIONS
A5.1	BUILDING SECTIONS
A5.2	BUILDING SECTIONS

PROJECT TEAM

STRUCTURAL CONSULTANT
CORE 4 ENGINEERING, INC.
MATTHEW CHRISTIANSON, P.E., S.E.
12308 NORTH CORPORATE PARKWAY
SUITE 450
MEQUON, WISCONSIN 53092
262.236.9372 VOICE
MChristianson@core4engineering.com EMAIL

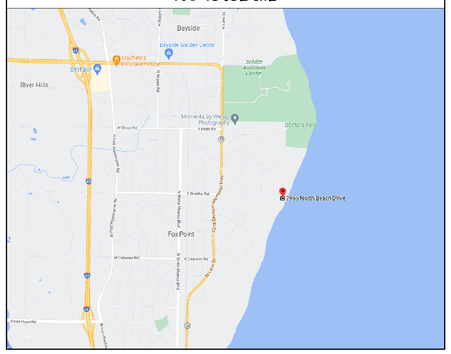
LIGHTING CONSULTANT
KLEIN LIGHTING LLC
STEPHEN L. KLEIN, L.C.
7231 NORTH BARNETT LANE
FOX POINT, WI 53217
414.212.0012 VOICE - 414.212.7156 FAX
steve@kleinlighting.com EMAIL

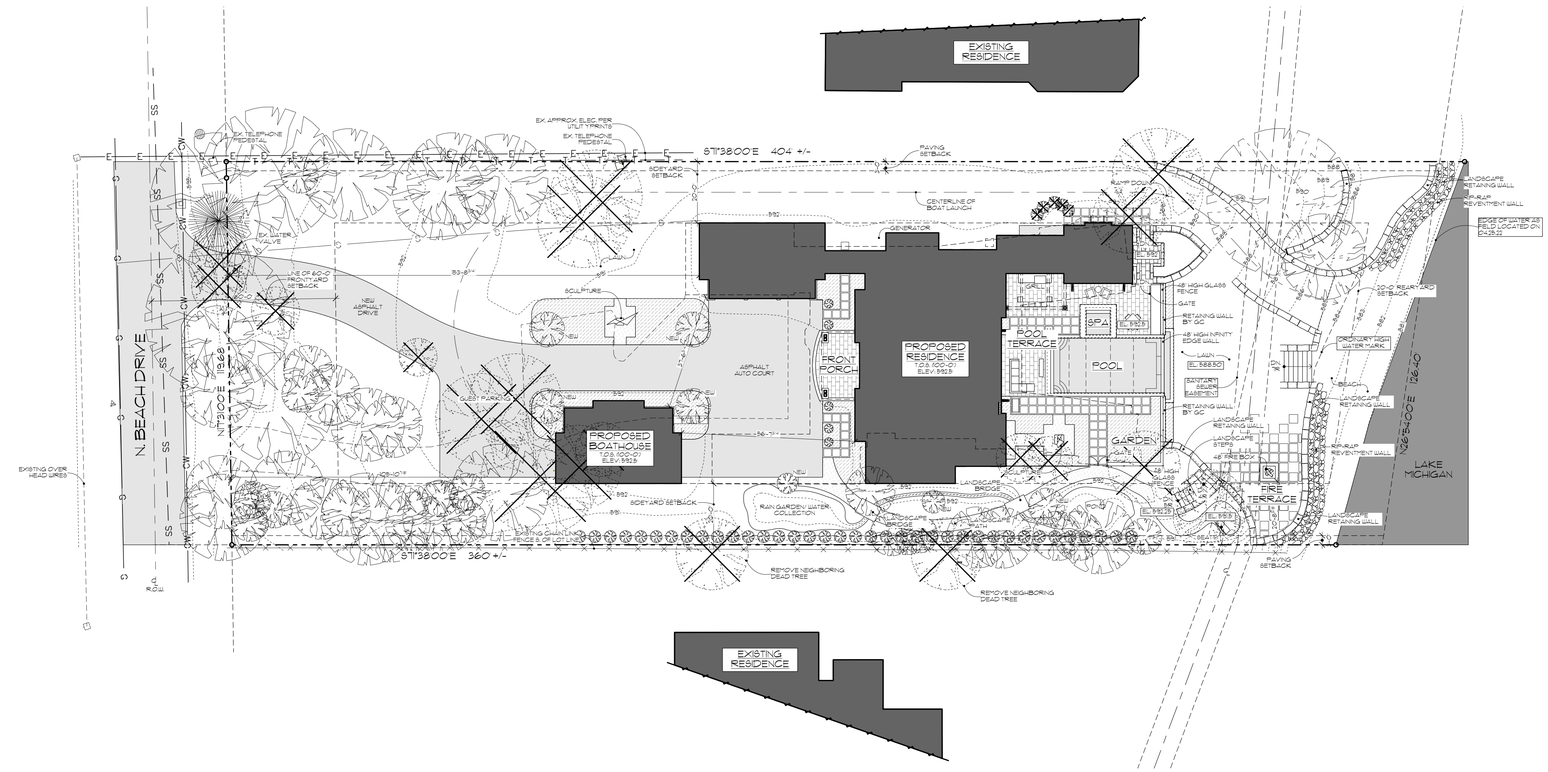
HVAC CONSULTANT
LIECHTY & ASSOCIATES INC.
RANDY LIECHTY
18220 GEBHARDT RD
ELM GROVE WI 53122
262-366-3676 VOICE
rliechtyde@msn.com EMAIL

SITE ENGINEER
HARWOOD ENGINEERING CONSULTANTS
BRAD M. SEIBERT V.P., C.P.M.
255 NORTH 21ST STREET
MILWAUKEE WI 53233
414.475.5554 VOICE
brad.seibert@hed.com EMAIL

SURVEYOR
NORTH SHORE ENGINEERING, INC
JAMES BEAVER
11433 N. PORT WASHINGTON RD.
MEQUON, WI 53092
262.241.9400 VOICE
jbeaver@northshoreengineering.net EMAIL

MAP TO JOB SITE



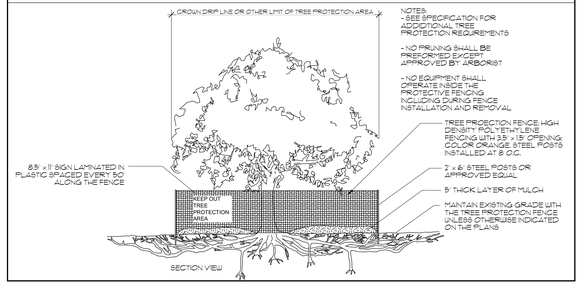


1 SITE PLAN
SCALE: 1" =20'

DEEP RIVER DOCUMENT KEY

- CAST IN PLACE REINFORCED CONCRETE WALL
- CAST IN PLACE REINFORCED CONCRETE WALL w/ BRICK OR STONE LEDGE
- MASONRY BLOCK
- FIREBRICK AT MASONRY FIREPLACE
- NEW FRAME WALL (SEE WALL TYPES)
- NEW FRAME WALL w/ BRICK OR STONE VENEER (SEE WALL TYPES)
- INDICATES TILE FLOOR ABOVE
- N-WALL SOUND ATTENUATION INSULATION
- MILLWORK ELEMENTS BELOW
- MILLWORK ELEMENTS ABOVE
- CEILING / WALL /SOFFIT ELEMENTS ABOVE
- CENTERLINE OF BUILDING COMPONENTS
- ITEMS TO BE REMOVED IN DEMOLITION
- WINDOW MARKER AND NUMBER (REFER TO WINDOW SCHEDULE FOR DETAILED INFORMATION)
- ROOF WINDOW MARKER AND NUMBER (REFER TO WINDOW SCHEDULE FOR DETAILED INFORMATION)
- DOOR MARKER AND NUMBER (REFER TO DOOR SCHEDULE FOR DETAILED INFORMATION)
- CABINET ACCESSORY, PRE-MANUFACTURED FURNISHING / ACCESSORIES OR CLOSET COMPONENT MARKER AND NUMBER (REFER TO KEY FOR DETAILED INFORMATION)
- SKETCH BULLETIN OR ADDENDUM REFERENCE (REFER TO BULLETIN OR ADDENDUM FOR DETAILED INFORMATION)
- DEMOLITION MARKER (REFER TO DEMOLITION NOTES FOR DETAILED INFORMATION)
- WALL TYPE MARKER (REFER TO WALL TYPES FOR DETAILED INFORMATION)
- INTERIOR ELEVATION MARKER (REFER TO SHEETS A8.x FOR ELEVATED VIEWS)
- TOS. 0'-0" PLAN DATUM MARKER
- ELEVATION DATUM MARKER
- DETAIL REFERENCE MARKERS
- PLUMBING FIXTURE FAUCET OR VALVE LOCATION (REFER TO PLUMBING FIXTURE SCHEDULE FOR DETAILED INFORMATION)
- SINGLE VALVE FROST-PROOF HOSE BIBB
- GAS VALVE

TREE PROTECTION ZONE DETAIL



SITE SYMBOL KEY

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPERTY LINE
- G — EXISTING/PROPOSED UNDERGROUND GAS SERVICE
- E — E — EXISTING/PROPOSED UNDERGROUND ELECTRICAL SERVICE
- 000 — PROPOSED ELEVATION - CONTRACTOR TO VERIFY W/FIELD HEIGHT AND MAINTAIN REQUIRED PITCH
- 000 — EXISTING GRADE CONTOUR
- 000 — NEW GRADE CONTOUR
- SMD — STORM WATER DRAIN
- SILT FENCE
- T — T — EXISTING UNDERGROUND TELEPHONE LINE
- SS — EXISTING UNDERGROUND SANITARY LINE
- CW — PROPOSED UNDERGROUND WATER SERVICE

SITE CALCULATIONS

ZONING - A1

LOT AREA (FROM CENTER OF RIGHT OF WAY):	51306 SQUARE FEET
REQUIRED OPEN AREA:	40000 SQUARE FEET
LOT COVERAGE ALLOWED:	11306 SQUARE FEET
PROPOSED BUILDING LOT COVERAGE AREA:	9611 SQUARE FEET
INCLUDED OPEN AREA REDUCTION - RESIDENCE:	5683 SQUARE FEET
- BOATHOUSE:	1016 SQUARE FEET
- POOL / SPA:	871 SQUARE FEET
- TERRACES & FIRE PIT:	1015 SQUARE FEET
- RETAINING WALLS / STEPS	1026 SQUARE FEET
- PARKING AREA /DRIVEWAY	6032 SQUARE FEET
PROPOSED OPEN SPACE REDUCTION:	1695 SQUARE FEET
OPEN SPACE REDUCTION PERCENTAGE:	4.2%

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DESCRIPTION	DATE
BUILDING BOARD REVIEW	03.08.2023
REDLINE	

SITE PLAN

NORTH

C1.0

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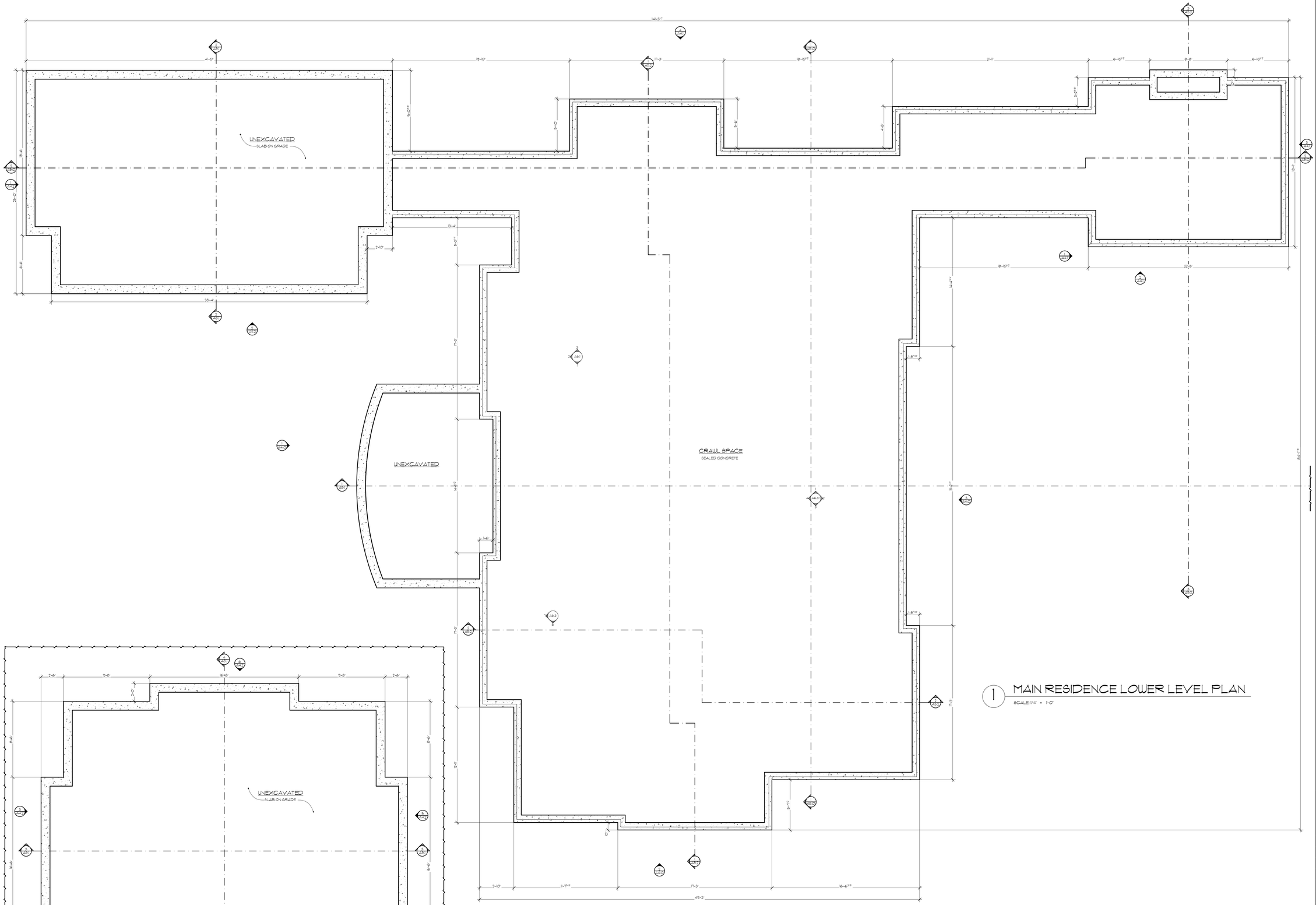
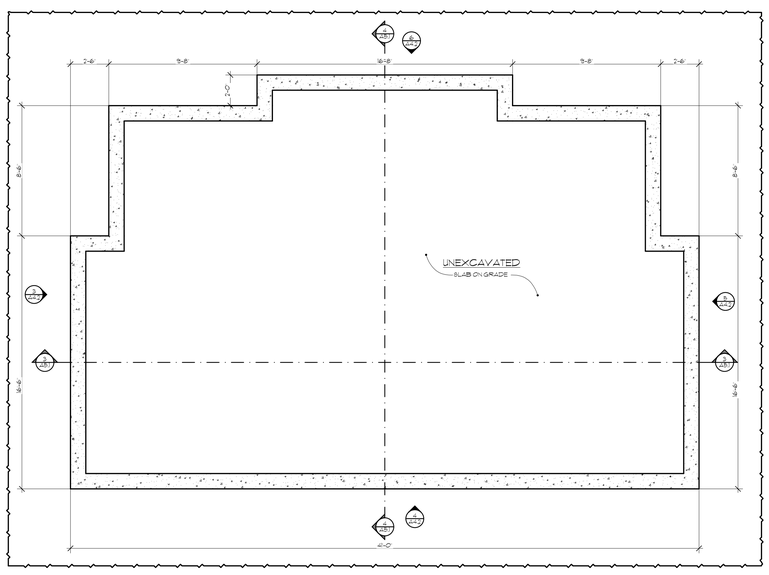


1 MAIN RESIDENCE LOWER LEVEL PLAN
SCALE: 1/4" = 1'-0"



2 BOATHOUSE LOWER LEVEL PLAN
SCALE: 1/4" = 1'-0"

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LOWER LEVEL FLOOR PLAN

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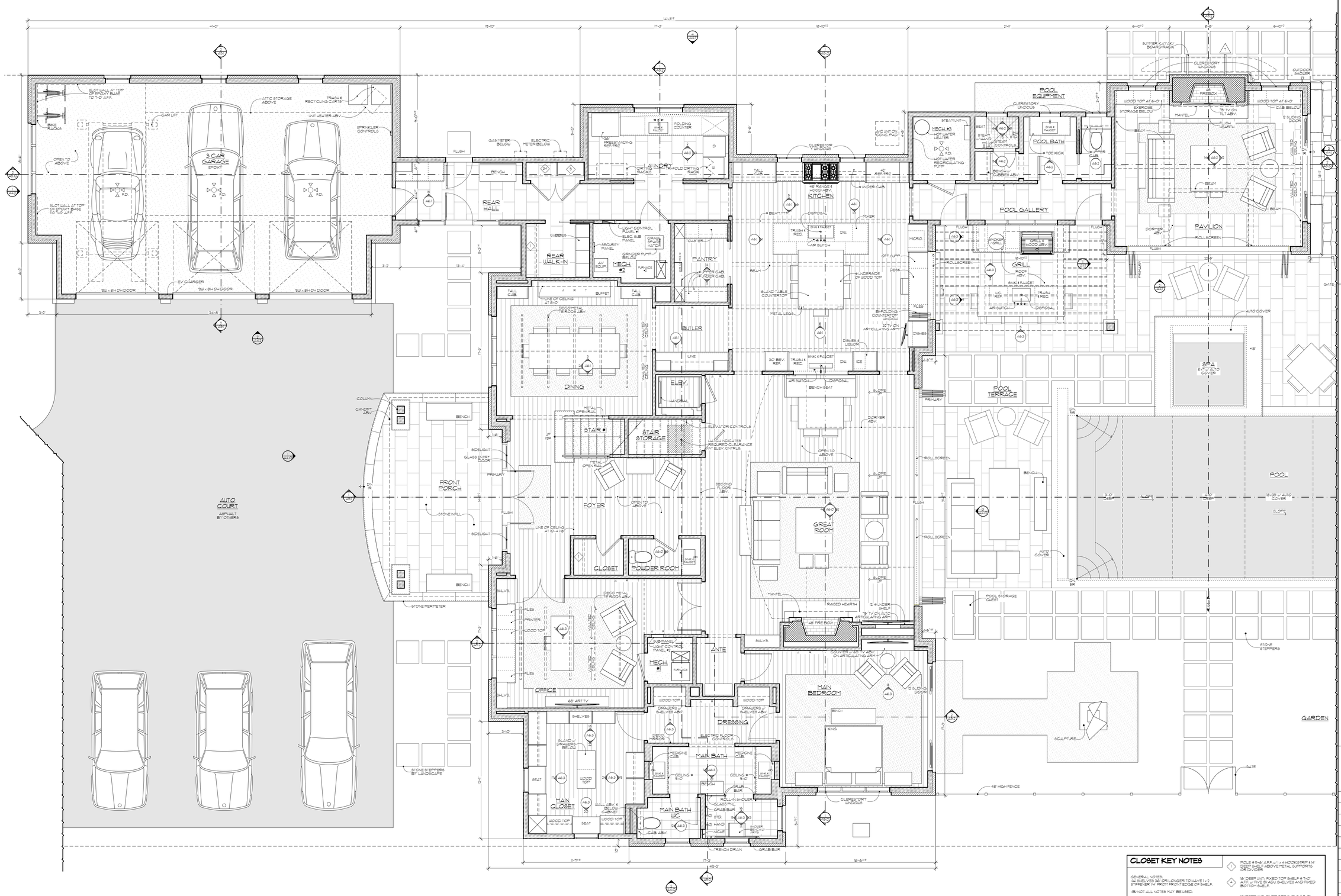


1 FIRST FLOOR PLAN

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

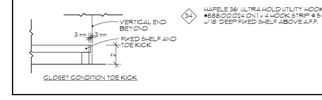
CLOSET KEY NOTES

GENERAL NOTES:
A) SHELVES 36" OR LONGER TO HAVE 1 x 2 STIFFENER 1/4" FROM FRONT EDGE OF SHELF.

B) NOT ALL NOTES MAY BE USED.

C) ALL ADJUSTABLE SHELF UNITS TO HAVE EITHER (A) FIXED SHELF AND CLOSET CONDITION TOE KICK AT CARPET FLOORING, OR (B) FIXED SHELF AT 9" A.F.F. AT HARD SURFACE FLOORING UNLESS NOTED OTHERWISE ON ELEVATED DETAILS. SEE CLOSET CONDITION TOE KICK DETAIL.

1. POLE @ 5'-6" A.F.F. w/ 1 x 4 HOOKSTRIP & 14" DEEP SHELF ABOVE METAL SUPPORTS OR DIVIDER
4. 16" DEEP UNIT, FIXED TOP SHELF @ 7'-0" A.F.F. w/ RIVE BI ADJ SHELVES AND FIXED BOTTOM SHELF.
5. 18" DEEP UNIT, FIXED TOP SHELF @ 7'-0" A.F.F. w/ RIVE BI ADJ SHELVES AND FIXED BOTTOM SHELF.
13. RIVE BI/ 16" DEEP FIXED SHELVES ON 1 x 2 CLEATS @ CCC @ A.F.F.
34. HAFELE 36" ULTRA HOLD UTILITY HOOK #8560.0024 ON 1 x 4 HOOK STRIP @ 5'-6" / 6' DEEP FIXED SHELF ABOVE A.F.F.



CLOSET CONDITION TOE KICK

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RESIDENCE FIRST FLOOR PLAN

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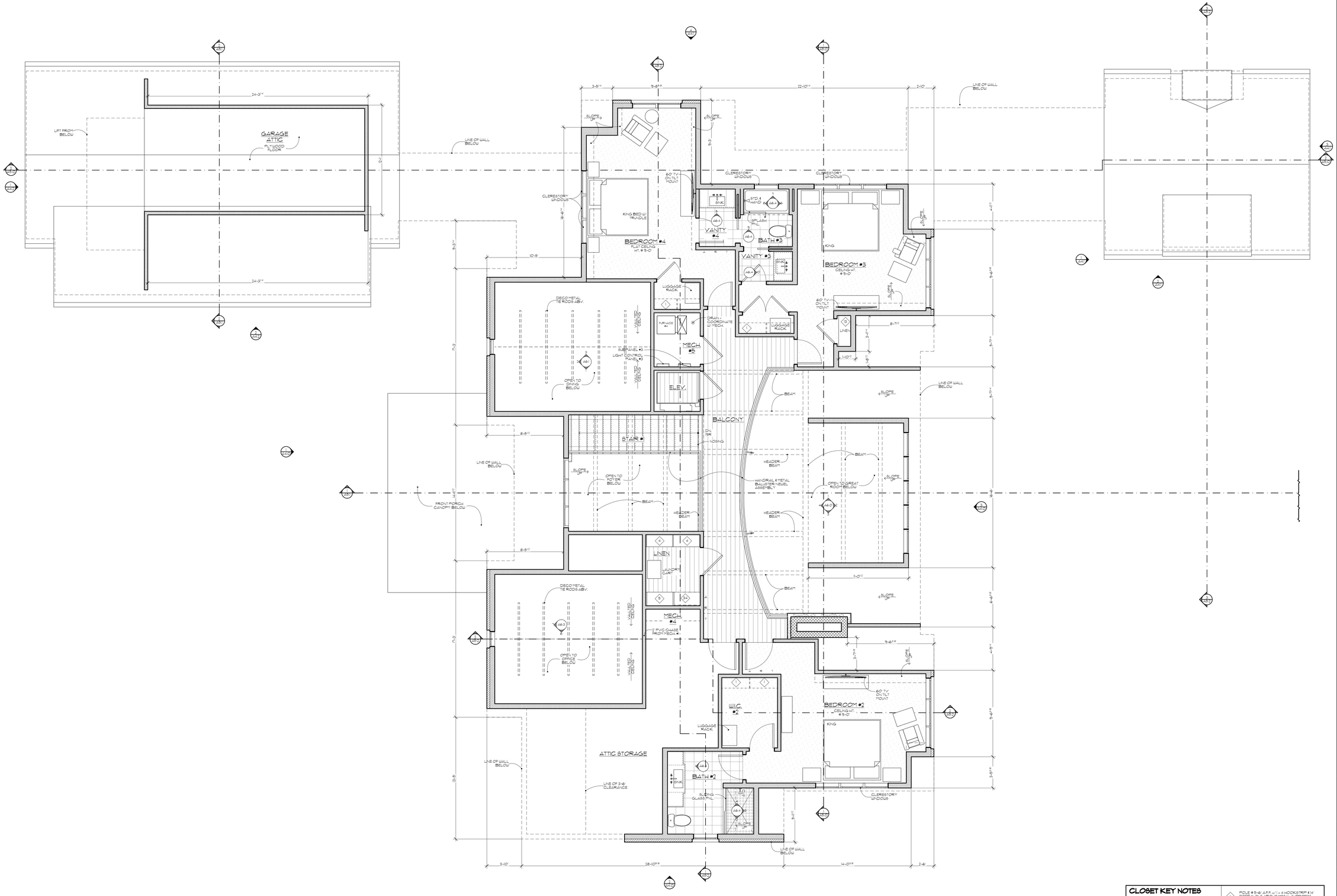


1 SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

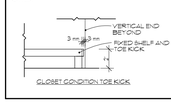
CLOSET KEY NOTES

GENERAL NOTES:
(A) SHELVES 36" OR LONGER TO HAVE 1 x 2 STIFFENER 1/4" FROM FRONT EDGE OF SHELF.

(B) NOT ALL NOTES MAY BE USED.

(C) ALL ADJUSTABLE SHELF UNITS TO HAVE EITHER (A) FIXED SHELF AND CLOSET CONDITION TOE KICK AT CARPET FLOORING OR (B) FIXED SHELF AT 18" A.F.F. AT HARD SURFACE FLOORING UNLESS NOTED OTHERWISE ON ELEVATED DETAILS. SEE CLOSET CONDITION TOE KICK DETAIL.

1. POLE @ 84-96" A.F.F. w/ (1) x 4 HOOKSTRIP & 16" DEEP SHELF ABOVE METAL SUPPORTS OR DIVIDER
4. 16" DEEP UNIT, FIXED TOP SHELF @ 71-0" A.F.F. w/ FIVE (5) ADJ. SHELVES AND FIXED BOTTOM SHELF.
5. 16" DEEP UNIT, FIXED TOP SHELF @ 71-0" A.F.F. w/ FIVE (5) ADJ. SHELVES AND FIXED BOTTOM SHELF.
13. FIVE (5) 16" DEEP FIXED SHELVES ON (1) x 2 CLEATS @ O.C. @ A.F.F.
3.1. HAFELE 36" ULTRA HOLD UTILITY HOOK #556.00.024 ON (1) x 4 HOOK STRIP @ 84-96 w/ 16" DEEP FIXED SHELF ABOVE A.F.F.



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SECOND FLOOR PLAN

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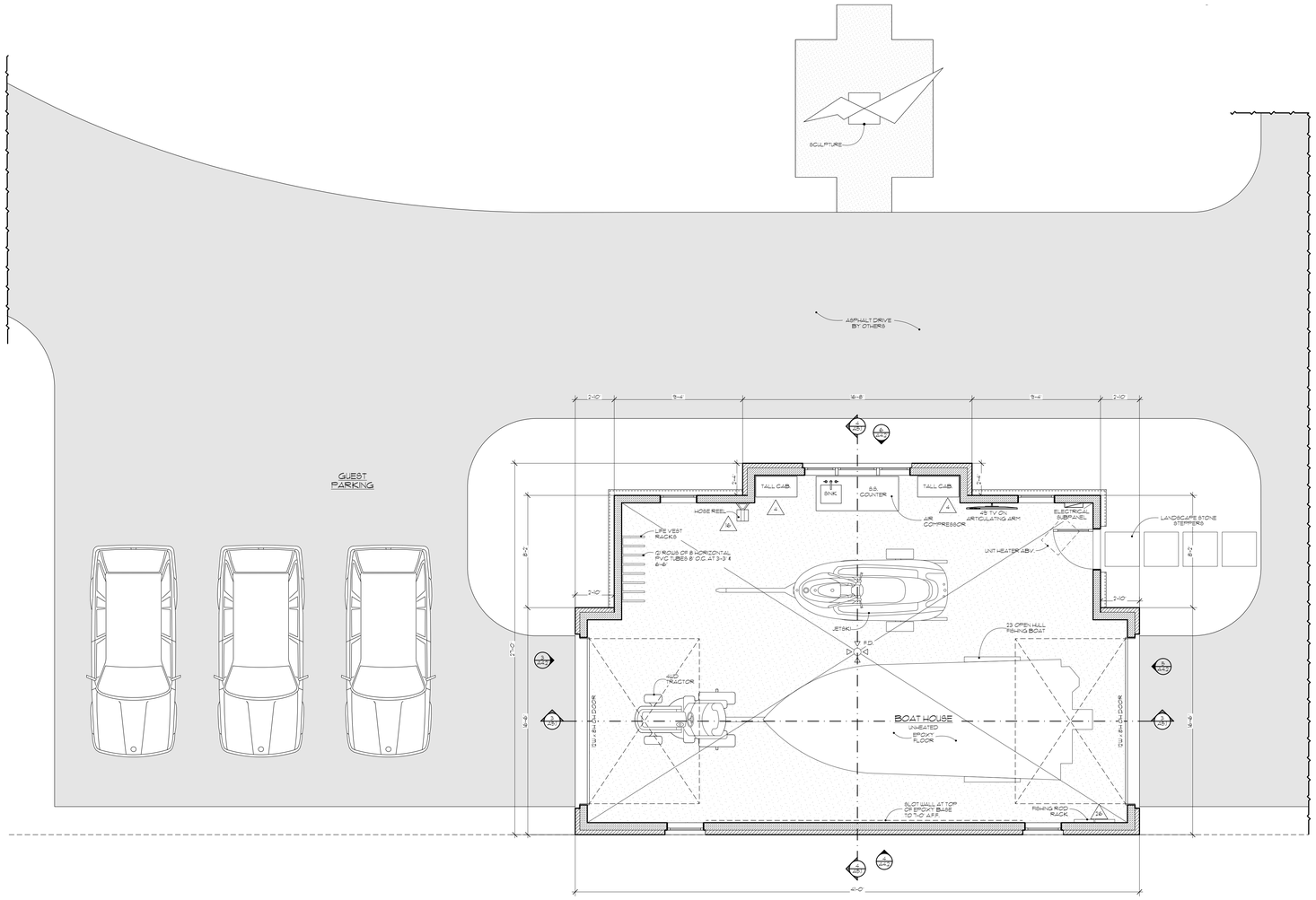

1 BOAT HOUSE FLOOR PLAN

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

FURNISHINGS / ACCESSORIES KEY NOTES

4 ITEM: FLOOR CABINET - LOCKER MANUFACTURER: GLADIATOR SIZE: 72" x 36" x 18" d MANUF. MODEL #: GAXG36KDYG	25 ITEM: STAINLESS STEEL WORKTABLE W/ SINK MANUFACTURER: ULINE SIZE: 59" x 72" x 30" d MANUF. MODEL #: H-8567
16 ITEM: WALL MOUNT GARDEN HOSE REEL MANUFACTURER: SIZE: NA MANUF. MODEL #:	26 ITEM: WALL MOUNTED FISHING ROD RACK MANUFACTURER: SIZE: MANUF. MODEL #:

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BOAT HOUSE PLAN

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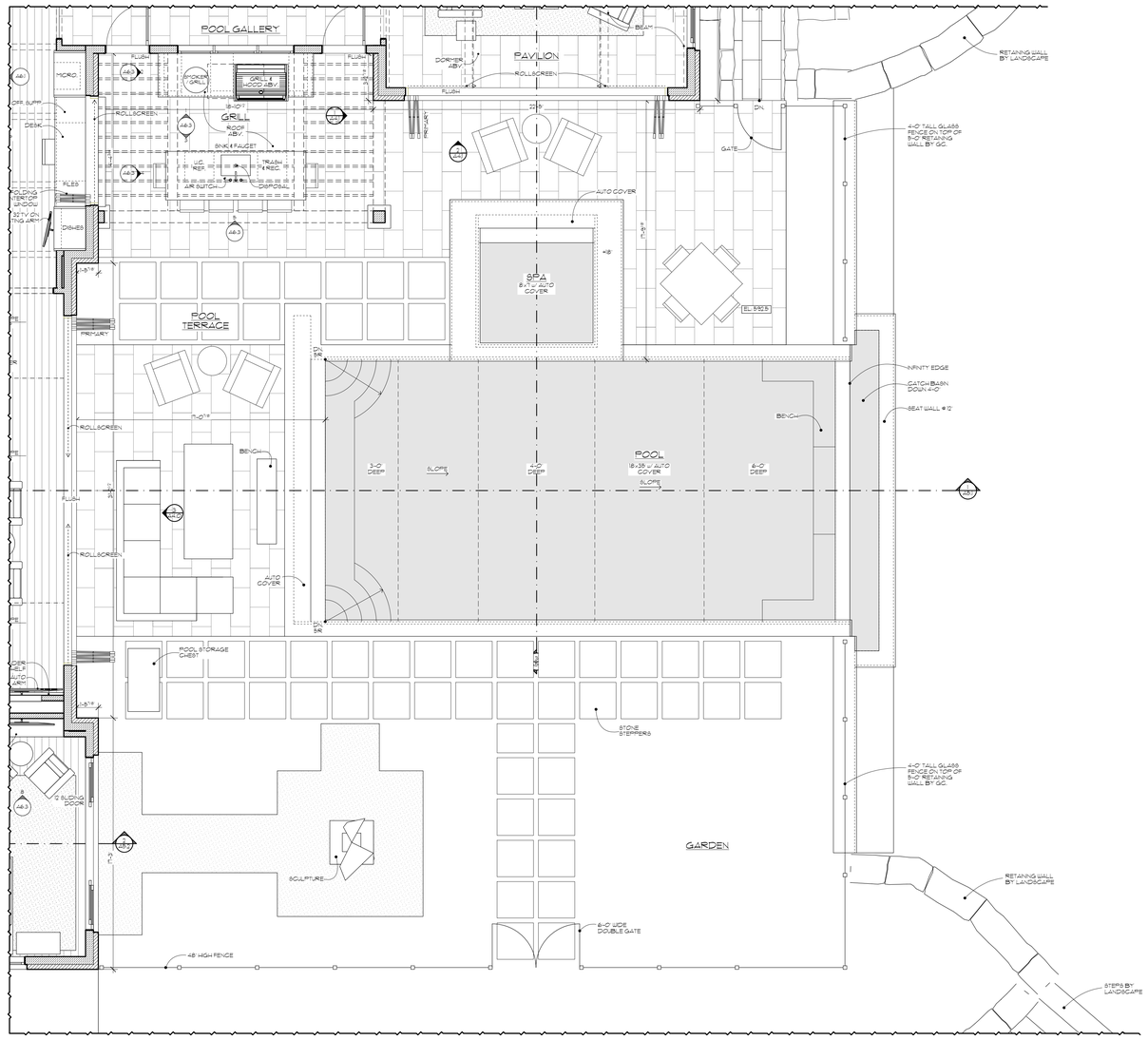
POOL GALLERY
PAVILION
BEAM
RETAINING WALL BY LANDSCAPE
FLUSH
HOOD
SMOKER GRILL
GRILL & HOOD ABV
DORMER ABV
ROLLSCREEN
18'-0"
GRILL
ROOF ABV
SINK & FAUCET
LC REF
TRASH & REC.
DISPOSAL
DW
DISHES
FILES
DESK
OFF SUMP
FOLDING CENTER WINDOW
SCTV ON SWING ARM
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A6.2
A6.3
A6.4
A6.5
A6.6
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A6.49

1 WEST ELEVATION

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

2 SOUTH ELEVATION

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

3 EAST ELEVATION

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

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EXTERIOR ELEVATIONS

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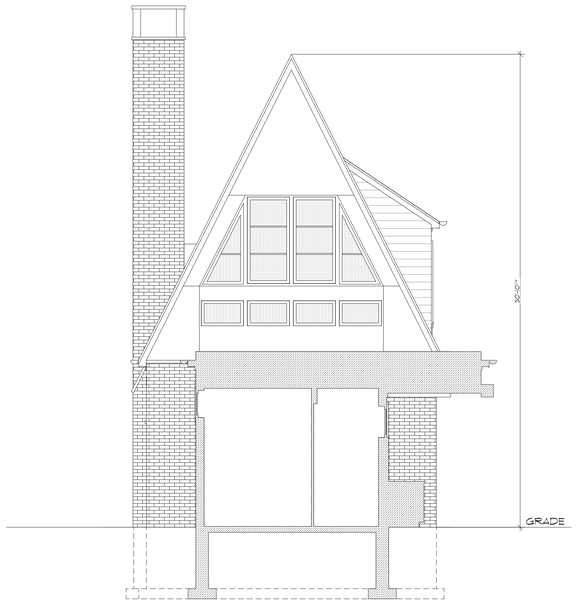
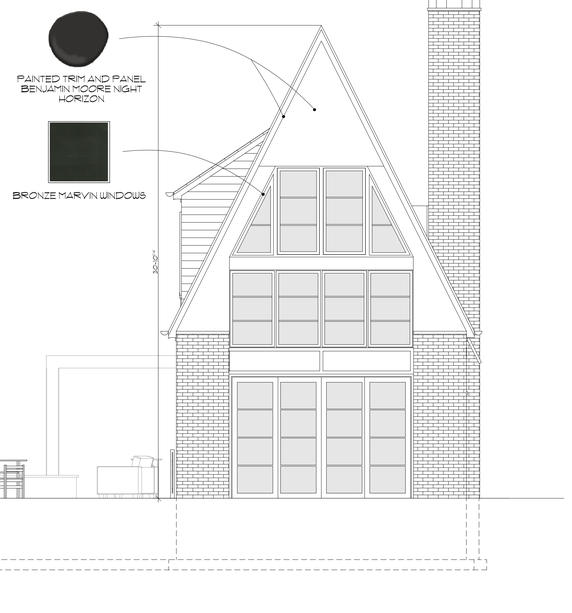


1 PARTIAL WEST PAVILION ELEVATION

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

2 PARTIAL SOUTH PAVILION ELEVATION

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



3 PARTIAL EAST PAVILION ELEVATION

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

4 NORTH ELEVATION

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

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EXTERIOR ELEVATIONS

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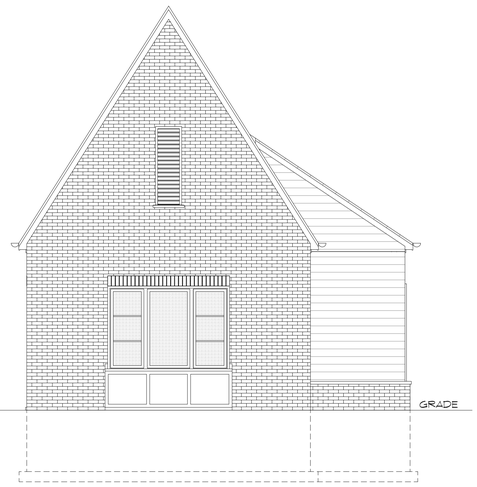
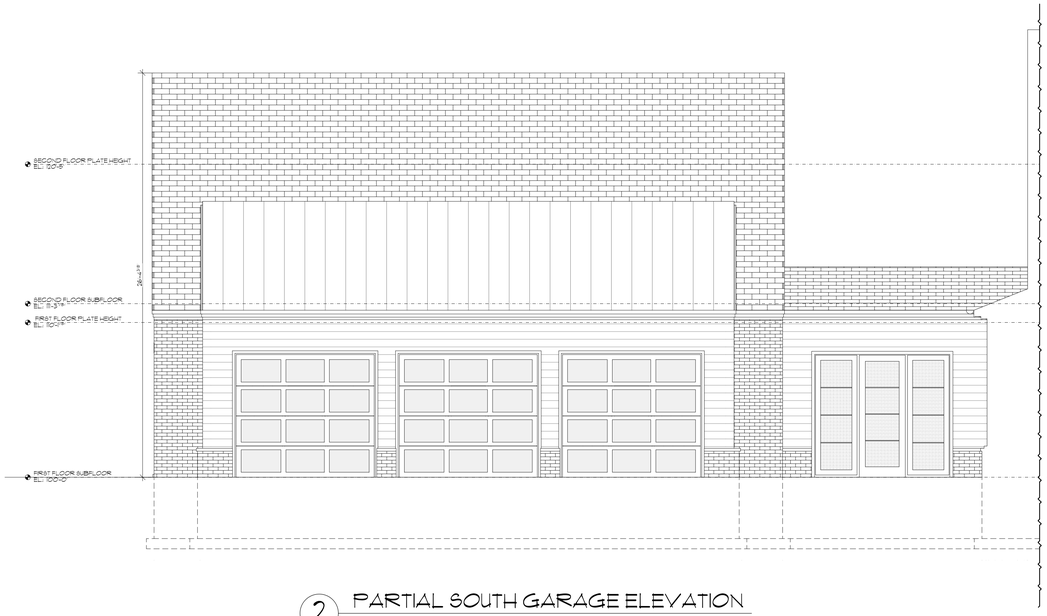


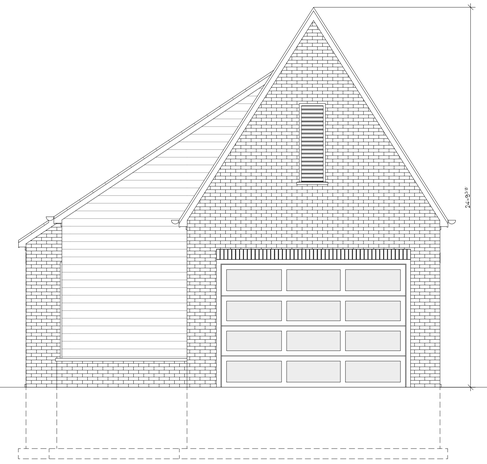
1 PARTIAL WEST GARAGE ELEVATION

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



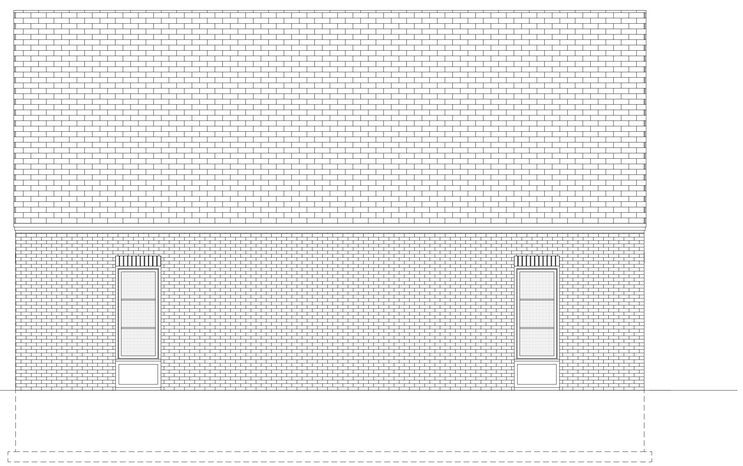
2 PARTIAL SOUTH GARAGE ELEVATION

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



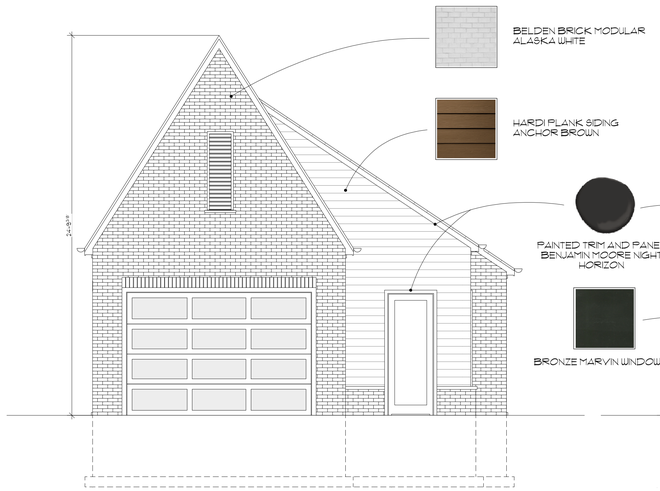
3 BOATHOUSE WEST ELEVATION

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



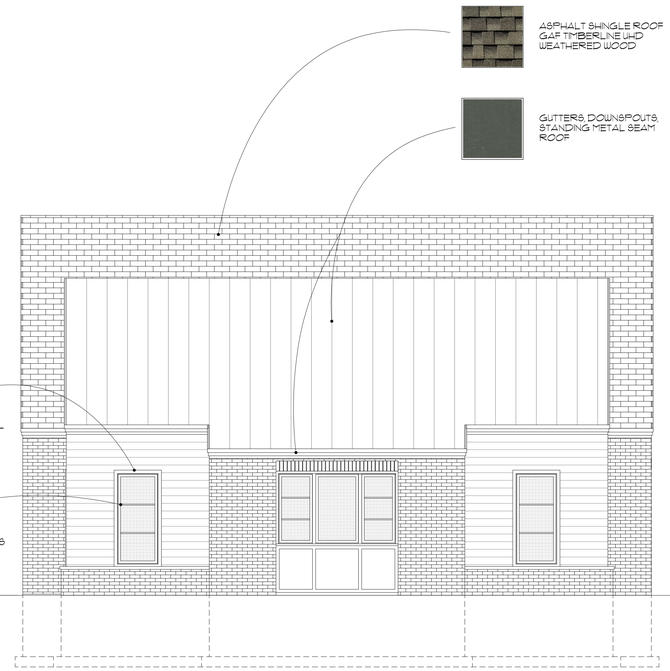
4 BOATHOUSE SOUTH ELEVATION

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



5 BOATHOUSE EAST ELEVATION

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



6 BOATHOUSE NORTH ELEVATION

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

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Project 2211
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DESCRIPTION	DATE
BUILDING BOARD REVIEW	03.08.2023
REDLINE	

EXTERIOR ELEVATIONS

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1 DRIVEWAY ENTRANCE FROM NORTH BEACH DRIVE

2 EAST FACING LAKE SIDE

3 NORTH FACING NEIGHBORING PROPERTY

4 EAST FACING LAKE SIDE

5 SOUTH FACING NEIGHBORING PROPERTY

6 WEST FACING DRIVEWAY ENTRANCE

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EXISTING SITE PHOTOS

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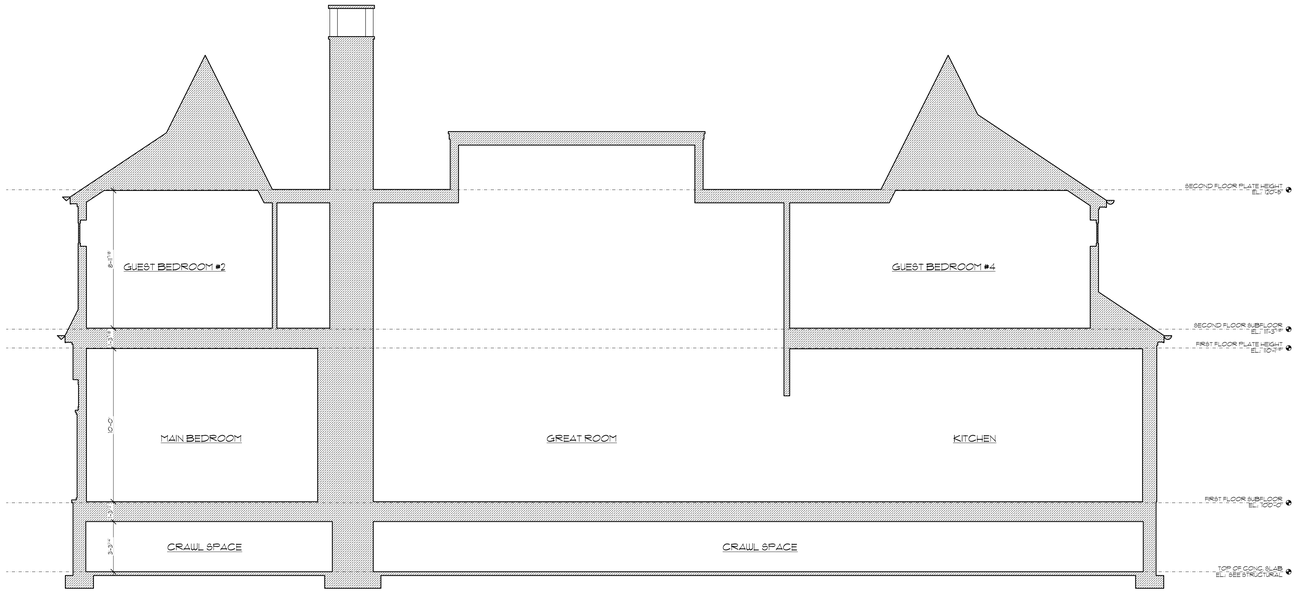
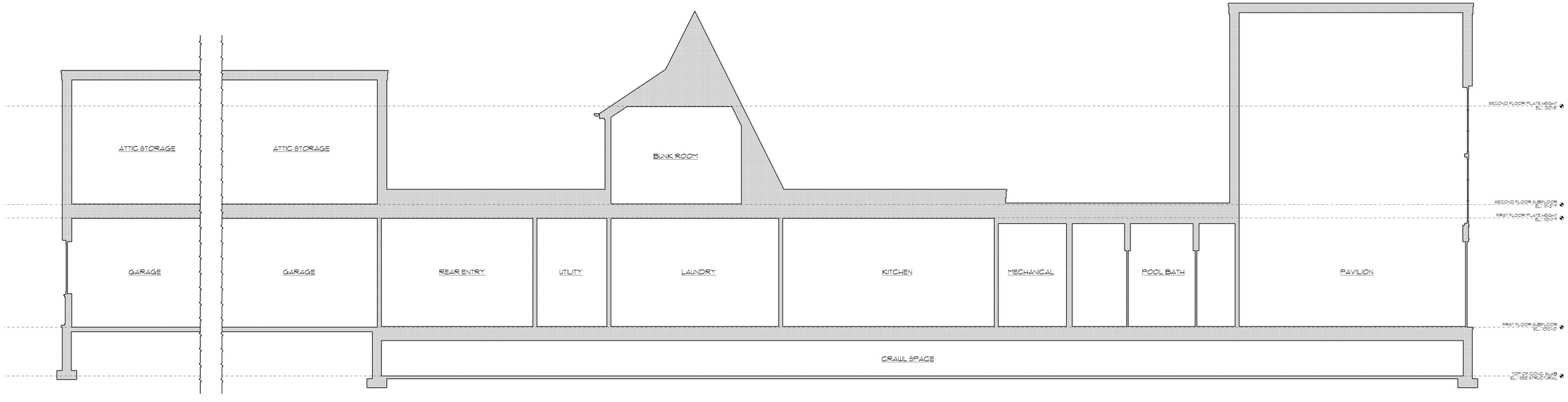


1 MAIN RESIDENCE

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



2 MAIN RESIDENCE

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

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BUILDING SECTIONS

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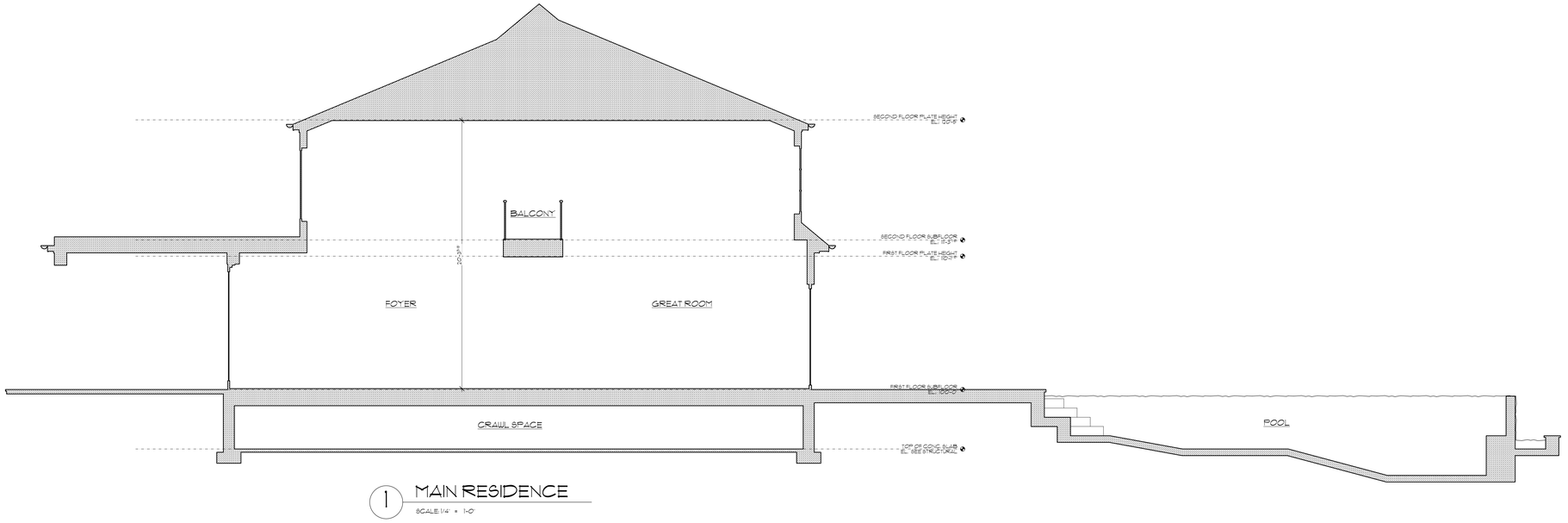
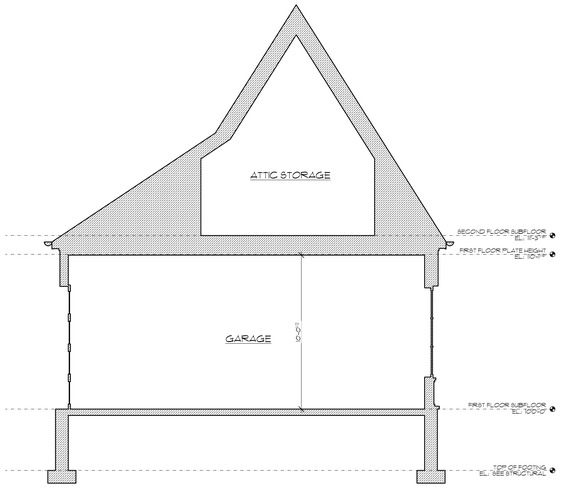


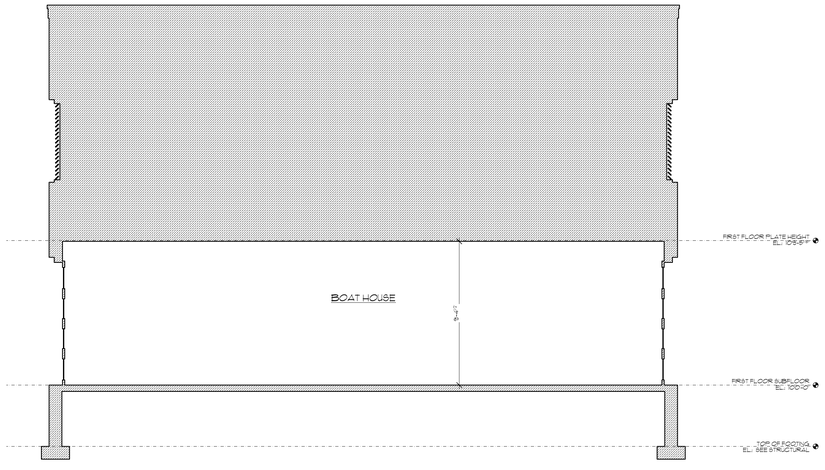
1 MAIN RESIDENCE

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



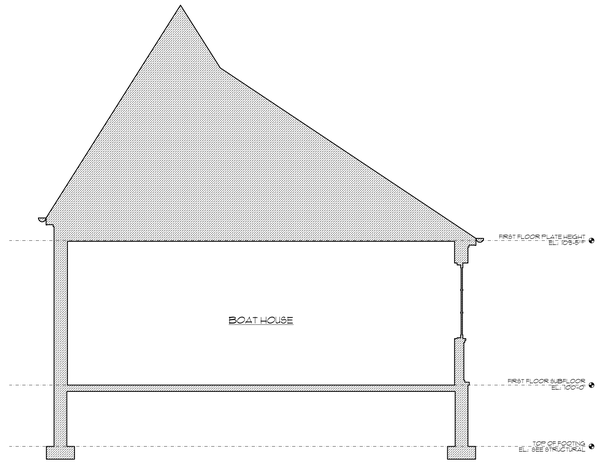
2 GARAGE

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



3 BOAT HOUSE

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



4 BOAT HOUSE

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

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1 MAIN RESIDENCE

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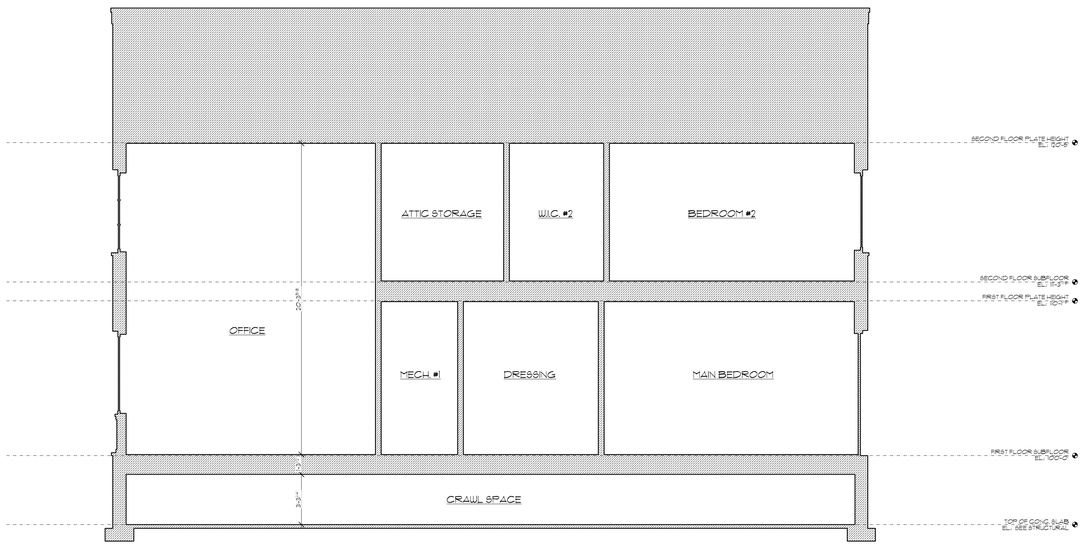
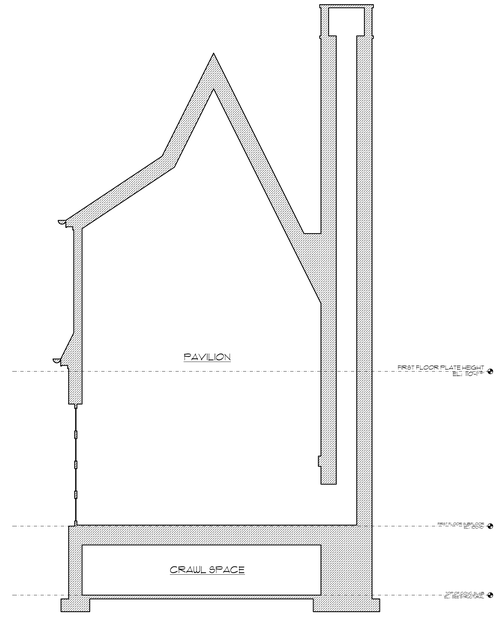


2 MAIN RESIDENCE

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



3 PAVILION

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

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BUILDING SECTIONS

NORTH

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