NOTICE OF MEETING
VILLAGE OF FOX POINT
BUILDING BOARD

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

Wednesday
June 14, 2023
5:00 P.M.

Join Zoom Meeting

https://us02web.zoom.us/j/84182677309

Meeting ID: 841 8267 7309

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 May 16, 2023 Building Board meeting.
3. Vicki Johnson, 169 E Willow Rd, proposed detached garage.
4. Thomas Eling, 7405 N Seneca Rd, proposed pergola.
5. Evan Arnold, 8580 N Point Dr, proposed storage shed.
6. Ted Fine, 401 E Green Tree Rd, proposed attached garage.
7. Geoff Daley, 7363 N Navajo Rd, proposed attached garage.
8. Laura Mortava, 8234 N Gray Log Ln, proposed garage addition.
9. Andrew Kadrich, 7966 N Beach Dr, proposed single family home.
10. Johnathon Bloom, 7730 N Beach Dr, proposed single family home with open area modification.
11. Shaka Smart, 7624 N Beach Dr, proposed single family home.
12. Brian Dondlinger, 7535 N Beach Dr, proposed single family home
13. Discussion
14. 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 Tuesday, May 16, 2023, 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 William Feldman to approve the minutes from April 12, 2023. Motion was seconded by Jeff Weber. Motion Passed.

AGENDA

- **Mr Olin, 7700 N Club Cir, proposed in-ground pool and open area modification.** It was the consensus of the Building Board to approve as submitted.
- **Justin Sartler, 8320 N Whitney Rd, proposed patio door replaced by window.** It was the consensus of the Building Board to approve as submitted.
- **1351 E Bywater Ln, proposed kitchen & mudroom with two new casement windows and new patio door.** It was the consensus of the Building Board to approve as submitted.
- **Alex Godfrey, 130 W Bradley Rd, proposed attached garage.** It was the consensus of the Building Board to approve as submitted.
- **Geoff Daley, 7363 N Navajo Rd, proposed attached garage.** It was the consensus of the Building Board to approve as submitted.
- **Paul Navine, 7506 N Crossway Rd, proposed detached garage.** It was the consensus of the Building Board to approve as submitted.
- **Jay Schmidt, 7705 N Lake Dr, proposed front entry.** 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

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	C, 60'

BUILDING PERMIT

Job Address 169 E. Willow Rd., Fox Point, WI 53217	**Building Type:** Residential ☑ Commercial ☐
Description of Work	
Build New 20'-0" x 28'-0" Wood Frame Detached Garage	
Estimated Cost of Project $ 46,256.00	

Owner/Occupant	
Business Name	Contact Name Vicki Johnson
Address 169 E. Willow Rd.	City/State/Zip Fox Point, WI 53217
Phone (414) 517-3767	Email johnsonv23@icloud.com

Cautionary Statement required when homeowner is applying for permit*

Contractor	
Company Name JD Griffiths Company, Inc.	Contact Name Jeremy Schloesser
Address 8401 W. Calumet Rd.	City/State/Zip Milwaukee, WI 53224
Phone (414) 362-7222	Email jeremys@jdgriffiths.com
Dwelling Contractor # DC-079500221	Dwelling Contractor Qualifier # DCQ-081900898

Square Footage Under Construction				
1st Floor	2nd Floor	Basement	Addition	Garage 560 sq.ft.

Description		**Rate**	**Amount**
Project - Per $1,000 of estimated cost		$10.00	$462.56
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**		$ 537.56

Applicant Signature _____ **Date** 04.28.2023

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

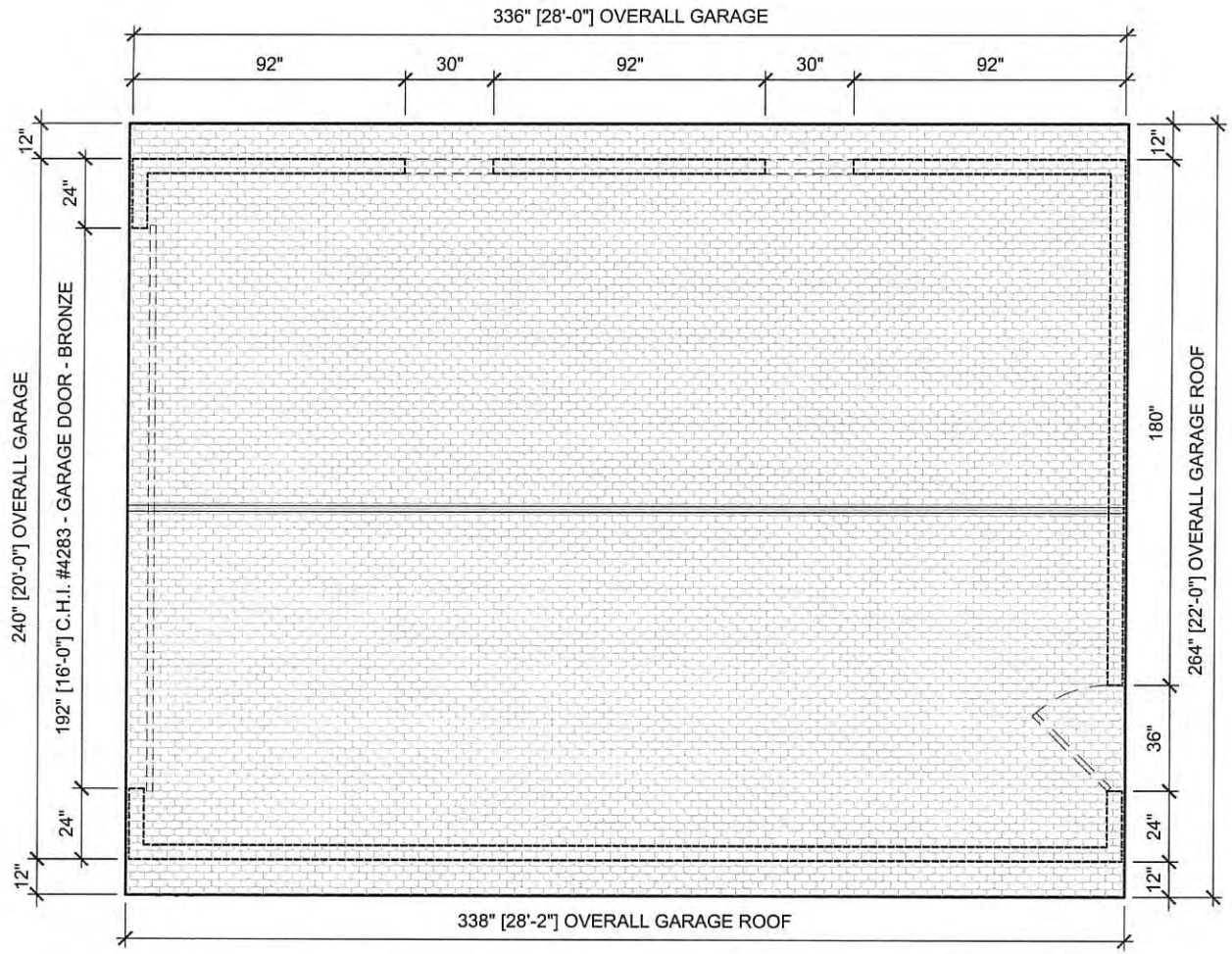
Receipt No: 1.058858 May 3, 2023

169 E Willow Road

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PERMIT	537.56
24-44460 BUILDING PERMIT	
Total:	537.56
CHECK Check No: 7507	537.56
Payor: JD Griffiths Company, Inc.	
Total Applied:	537.56
Change Tendered:	.00

05/03/2023 10:23 AM

PAGE 5



PAGE 2

PAGE 4

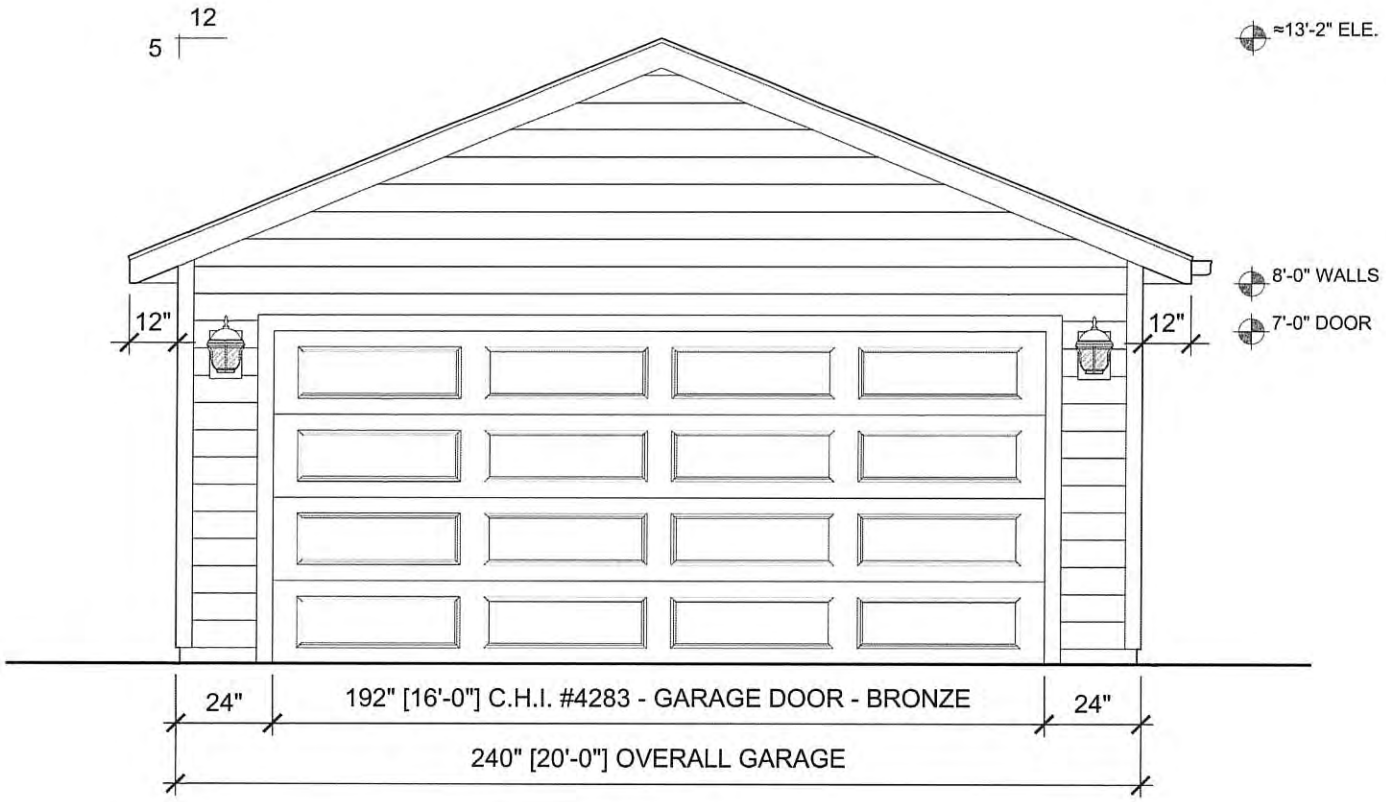
PAGE 3

NOTE: SEE PAGE 6
FOR TYPICAL DETAILS

VICKI JOHNSON RESIDENCE

PLAN VIEW	DATE: 04.21.2023
SCALE: 3/16"=1'-0"	PAGE: 1 OF 6

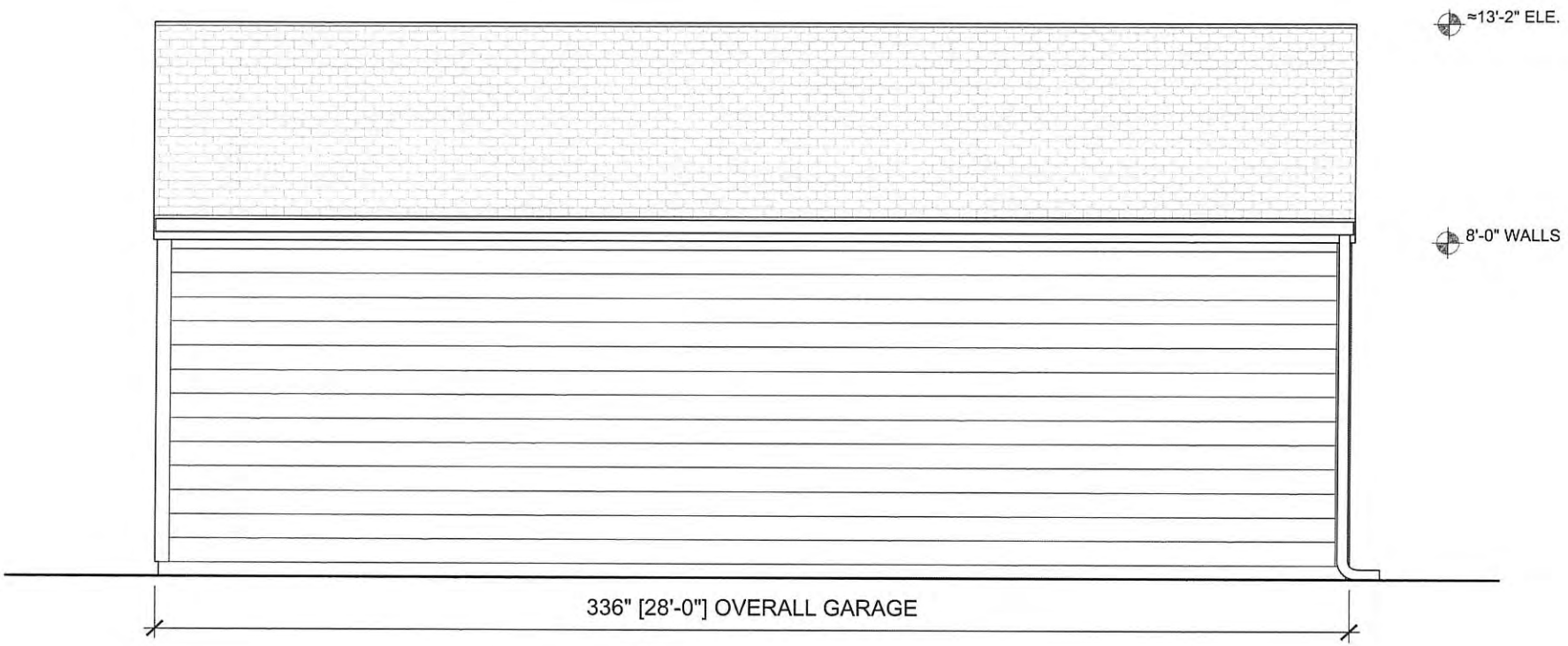
J.D. GRIFFITHS GARAGES_DOORS_SERVICE



VICKI JOHNSON RESIDENCE

ELEVATION	DATE: 04.21.2023
SCALE: 1/4"=1'-0"	PAGE: 2 OF 6

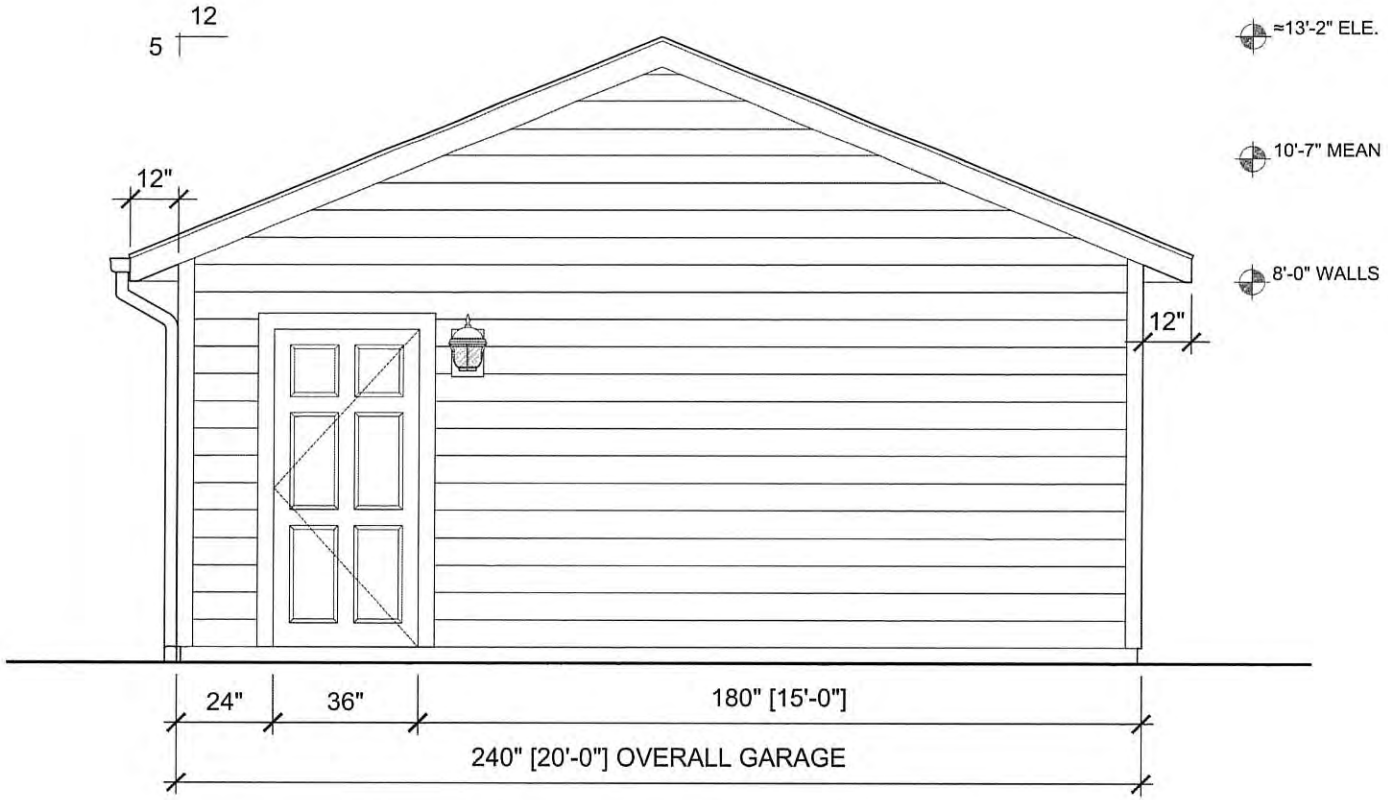
J.D. GRIFFITHS GARAGES_DOORS_SERVICE



VICKI JOHNSON RESIDENCE

ELEVATION	DATE: 04.21.2023
SCALE: 1/4"=1'-0"	PAGE: 3 OF 6

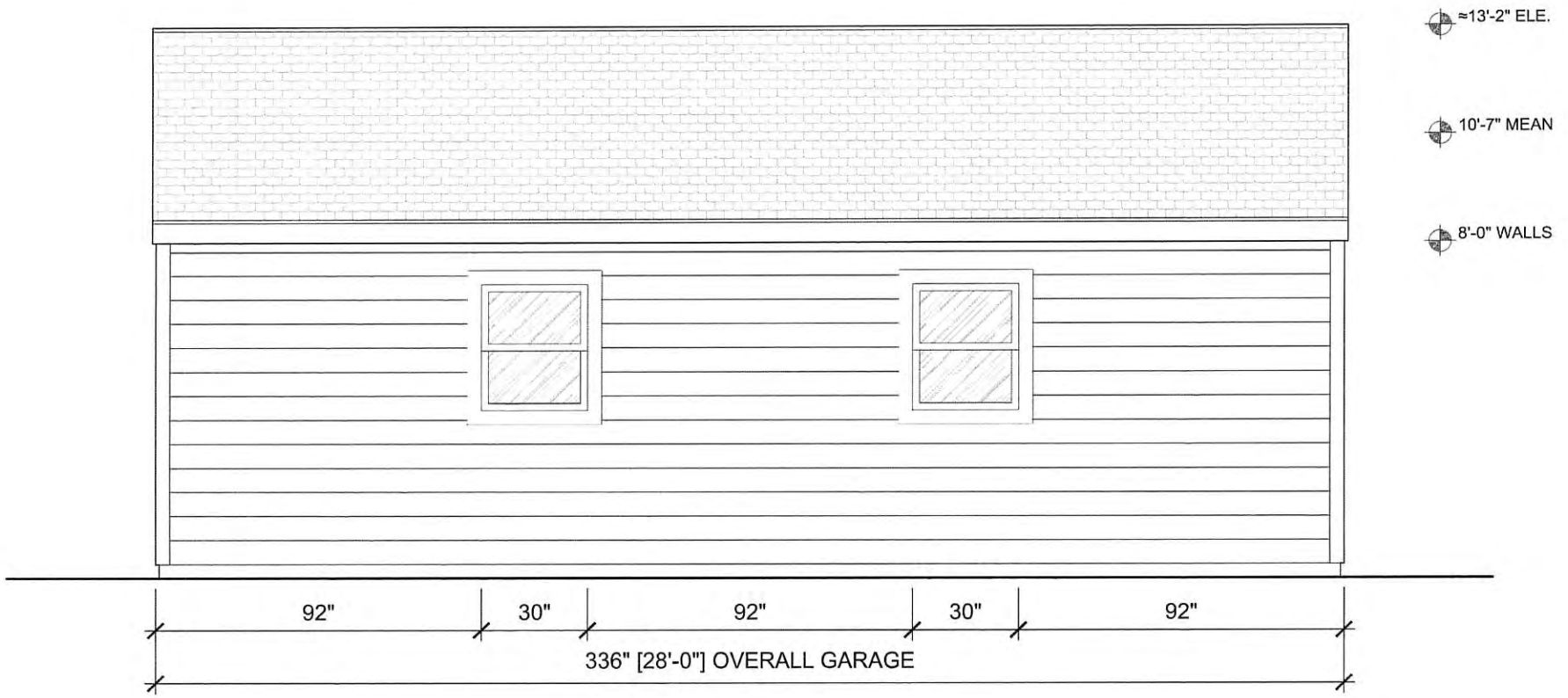
J.D. GRIFFITHS GARAGES DOORS SERVICE



VICKI JOHNSON RESIDENCE

ELEVATION	DATE: 04.21.2023
SCALE: 1/4"=1'-0"	PAGE: 4 OF 6

J.D. GRIFFITHS GARAGES_DOORS_SERVICE

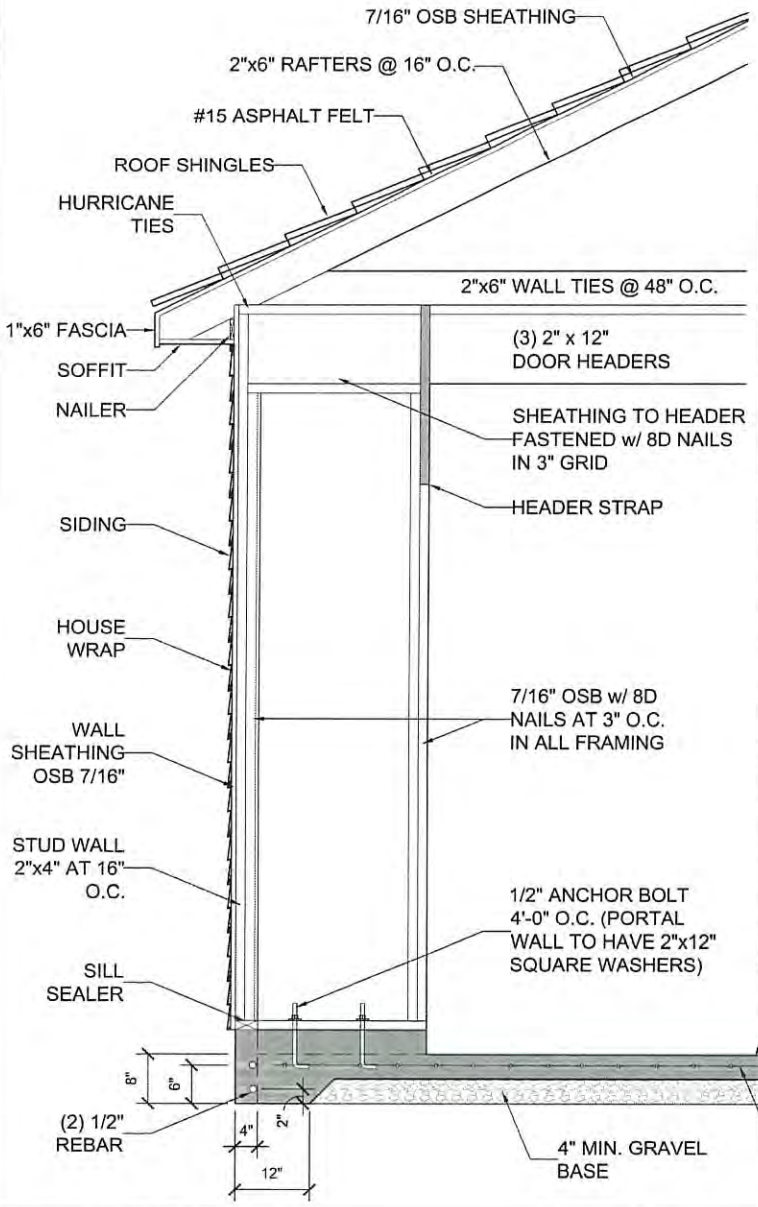


VICKI JOHNSON RESIDENCE

ELEVATION	DATE: 04.21.2023
SCALE: 1/4"=1'-0"	PAGE: 5 OF 6

J.D. GRIFFITHS GARAGES_DOORS_SERVICE

TYPICAL CROSS SECTION



NEW GARAGE	
DATE:	04.21.2023
OWNER:	VICKI JOHNSON
PHONE #:	(414) 517-3767
SIZE:	20'-0" x 28'-0"
STYLE:	GABLE
OVERHANG:	SIDES ONLY
ROOF:	DIMENSIONAL SHINGLES
ROOF COLOR:	TO MATCH HOUSE
SIDING:	LP: SMARTSIDE 6-7/8" EXPOSURE
SIDING COLOR:	TERRA BRONZE
SERVICE DOOR:	36" 6 PANEL DOOR
GUTTERS:	WEST SIDE
TRIM TYPE:	LP TRIM
TRIM COLOR	SMOKY ASH
O.H. DOOR	C.H.I. #4283
O.H.D. COLOR:	BRONZE

OWNER:	VICKI JOHNSON	GARAGE SIZE:	20'-0" x 28'-0"
ADDRESS:	169 E. WILLOW RD. FOX POINT, WI 53217	GARAGE SYTLE:	GABLE
		DRAWING SCALE:	1/2" = 1'-0"

J.D. GRIFFITHS GARAGES DOORS SERVICE

Nielsen Engineering Assoc.

PLAT OF SURVEY

ROLFE AND VICKI JOHNSON

LOT 18 IN BLOCK 1 OF NORTHWEST MEADOWS, A SUBDIVISION BEING A PART OF THE SOUTHEAST OF SECTION 8, TOWN 8 NORTH, RANGE 22 EAST, IN THE VILLAGE OF FOX POINT, MILWAUKEE COUNTY, WISCONSIN

SQ FT.

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 C, 60'

BUILDING PERMIT

Job Address 7405 N Seneca Rd	**Building Type:** Residential [X] Commercial [ ]
Description of Work	
BUILDING A PERGOLA OVER EXISTING PATIO WITH CONCRETE FOOTINGS	
Estimated Cost of Project $ 7,000	

Owner/Occupant			
Business Name		Contact Name	THOMAS ELING
Address	7405 N SENECA RD	City/State/Zip	FOX POINT WI 53217
Phone	218-393-2723	Email	TJELING@GMAIL.COM

Cautionary Statement required when homeowner is applying for permit

Contractor			
Company Name	~~Thos Ingwish~~	Contact Name	Tom Eling
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	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	**$70.00**	
Payable to: Village of Fox Point	**Total Permit Fee**		**$**

Applicant Signature Thomas J Eling **Date** 5-19-23

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 414-351-6900

Receipt No: 1.058919 May 19, 2023

7405 N Seneca Rd

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PERMIT	145.00
24-44460 BUILDING PERMIT	
Total:	145.00
CREDIT CARD	145.00
Payor: Elling	
Total Applied:	145.00
Change Tendered:	.00

05/19/2023 10:46 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

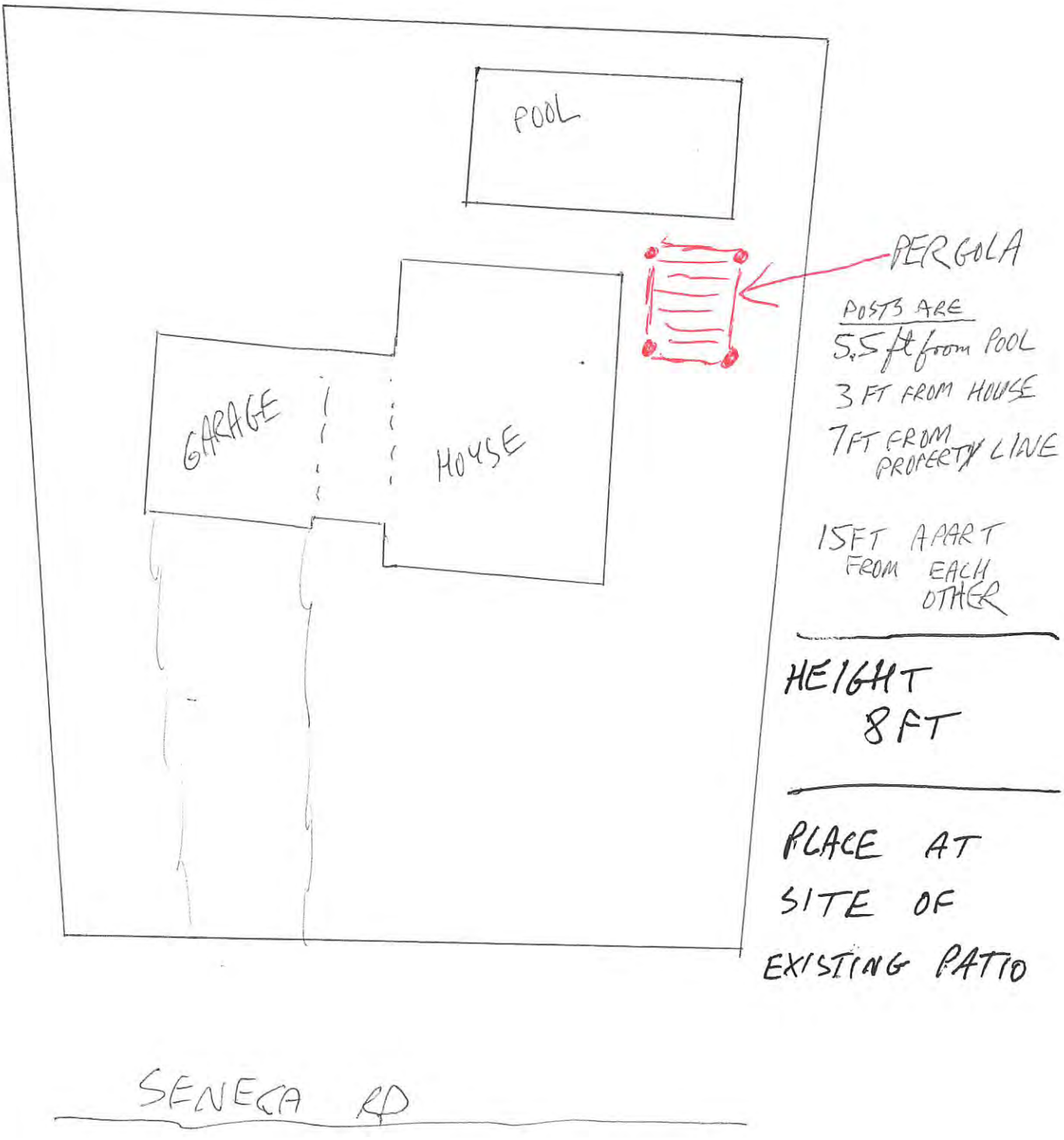
I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management and will comply with those standards.

THOMAS ELING	7405 N. SENECA RD
Homeowner's Name – PRINTED	Property Address
Thomas J Eling	5-19-23
Homeowner's Signature	Date

Rev 09/20

Tom & Carol Eling
tjeling@gmail.com

7405 N. SENECA RD



VILLAGE OF FOX POINT

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

Permit Number:

B- _____

OFFICE USE ONLY
Issued Date
Zoning B, 65'

BUILDING PERMIT

Job Address 8580 N Point Dr.	**Building Type:** Residential ☑ Commercial ☐
Description of Work	
10 x 12 storage shed in backyard	
Estimated Cost of Project $ 15,500.	

Owner/Occupant	
Business Name Evan Arnold	Contact Name Evan Arnold
Address 8580 N Point Dr.	City/State/Zip
Phone 262-613-1607	Email e.arnold86@gmail.com

Cautionary Statement required when homeowner is applying for permit

Contractor	
Company Name Tuff Shed	Contact Name
Address 6280 S Howell Ave	City/State/Zip Milwaukee WI 53207
Phone 414-208-4941	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	155.00
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**	70.00
Payable to: Village of Fox Point	**Total Permit Fee**		$ ~~130.00~~ 145.00

Applicant Signature _____ **Date** 5/15/23

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: 1.058920 May 22, 2023

8580 N Point Drive

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PERMIT	130.00
24-44460 BUILDING PERMIT	
Total:	130.00
CHECK Check No: 1151	130.00
Payor: Arnold	
Total Applied:	130.00
Change Tendered:	.00

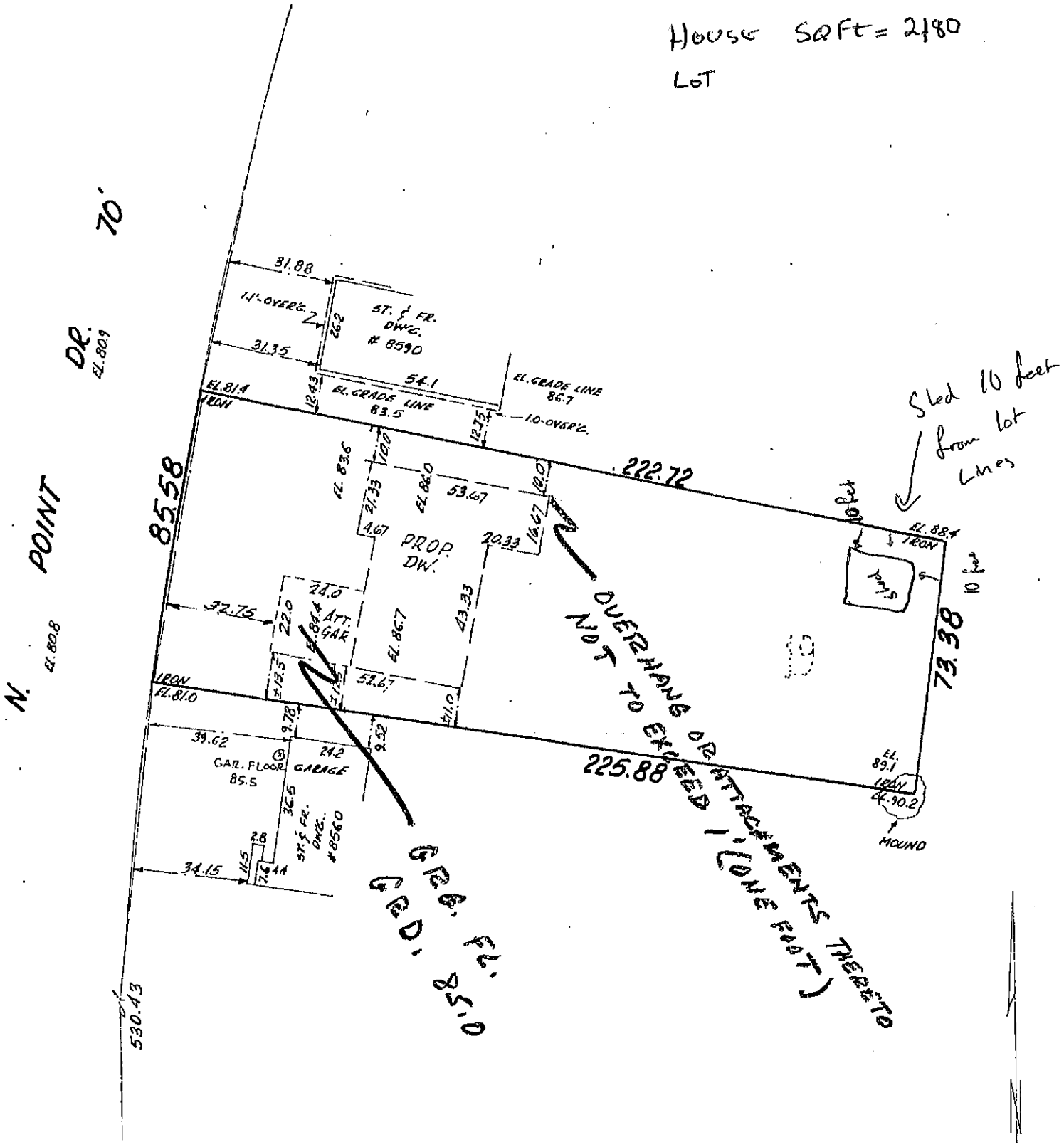
05/22/2023 8:06 AM

Plat of Survey

Known as 8580 North Point Drive, in the Village of Fox Point, Wisconsin
Lot 19 in Block 4 in FOX POINT MANORS, being a Subdivision in the N W 1/4 of Section 9
T 8 N, R 22 E, in the Villages of Bayside and Fox Point, Milwaukee County, Wisconsin
April 15, 1963

Survey No. 103507-S
Revision No. 1
Revision No. 2
Revision No. 3
Revision No. 4
Revision No. 5

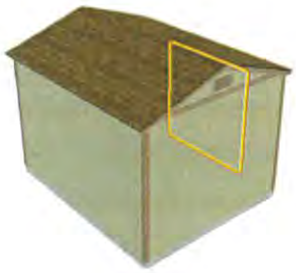
House SQFt = 2180
LOT



TUFF SHED

Web Quote Number #: 2985241

Created: May 15, 2023 11:25:00 AM



Customer Information

Evan Arnold
8580 N Point Dr
Fox Point , WI 53217
e.arnold86@gmail.com

Shipping Information

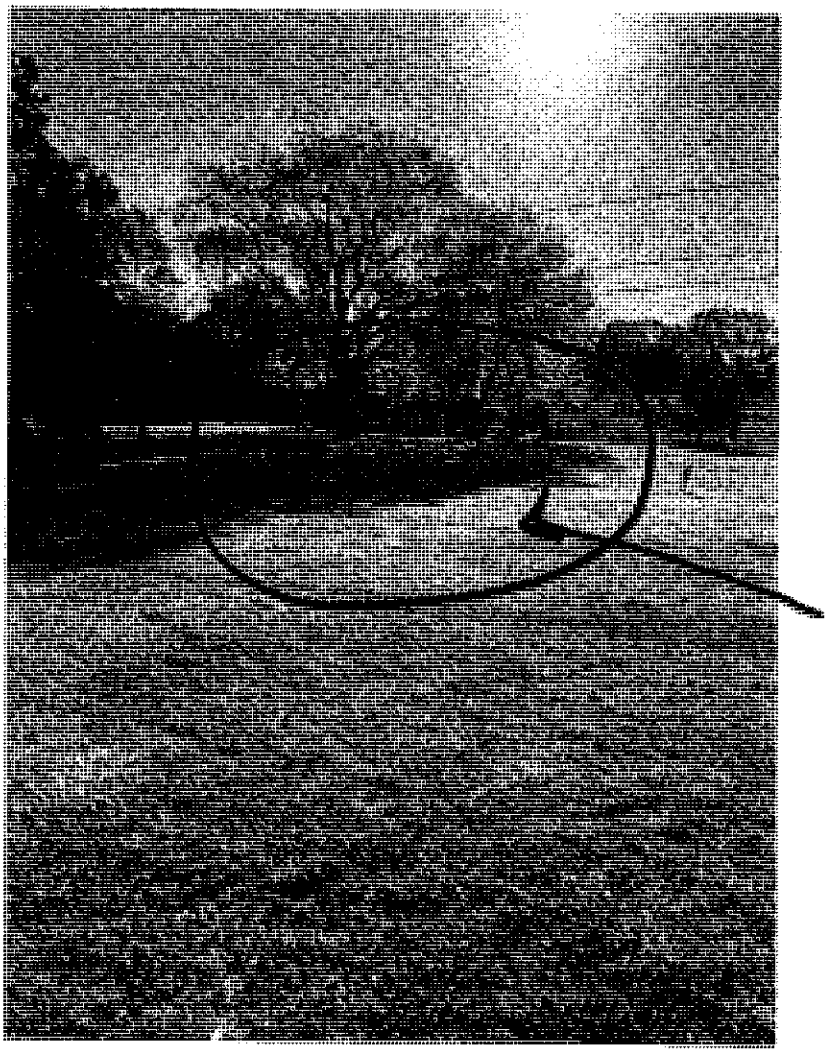
Evan Arnold
8580 N Point Dr
Fox Point , WI 53217

Description	Qty	List Price	Discount	Ext Net Price
TR-800 10 x 12	1/Ea	$4571.00	$0.00	$4571.00
Upgrade - 3' x 6'7" Double Shed Door (6')	1/Ea	$529.00	$0.00	$529.00
Credit for Removal of Default Door	1/Ea	$-324.00	$0.00	$-324.00
Paint - Olive Sprig	355/Sq Ft	$0.00	$0.00	$0.00
Paint - Hat Box Brown	1/Sq Ft	$0.00	$0.00	$0.00
Full Service Paint Application	1/Ea	$458.00	100.00%	$0.00
Golden Cedar 3 Tab	139/Sq Ft	$0.00	$0.00	$0.00
Radiant Barrier Roof Decking	139/Sq Ft	$1.45	$0.00	$201.55
16"x8" Wall Vent - Brown	2/Ea	$23.00	$0.00	$46.00
Leveling 0"-4"	1/Ea	$0.00	$0.00	$0.00
Engineering Fees	120/Sq Ft	$0.25	$0.00	$30.00
Delivery Fee	1/Ea	$0.00	$0.00	$0.00
Fuel Surcharge	1/ea	$20.00	$0.00	$20.00
List Price				**$5531.55 USD**
Discount				**$458.00 USD**
Subtotal				$5073.55 USD

8580 N. Point Building Permit

Shed 10x12 Placement

Rear of Yard



Northeast Corner

Evan Arnold
262-613-1607

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 401 E. Green Tree Road, Fox Point	**Building Type:** Residential ☑ Commercial ☐
Description of Work	
Replace existing garage with same size, attributes, and aesthetics including gray vinyl siding with white; corner boards, soffit, and fascia; architectural dark gray shingles	
Estimated Cost of Project $ 20,000	

Owner/Occupant Ted Fine	
Business Name	Contact Name
Address 401 E. Green Tree Road	City/State/Zip Fox Point, WI 53217
Phone (	Email

Cautionary Statement required when homeowner is applying for permit*

Contractor	
Company Name Great Lakes Remodeling	Contact Name Bill Fine
Address 10936 N. Port Washington Road	City/State/Zip Mequon, WI 53092
Phone (262) 613-2116	Email greatlakesinc@wi.rr.com
Dwelling Contractor # DC-121300022	Dwelling Contractor Qualifier # DCQ-050800316

Square Footage Under Construction				
1st Floor	2nd Floor	Basement	Addition	Garage 576

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**	200.00
Payable to: Village of Fox Point	**Total Permit Fee**		$ 275.00

Applicant Signature Bill Fine **Date** 5/31/23

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: 1.058992

May 31, 2023

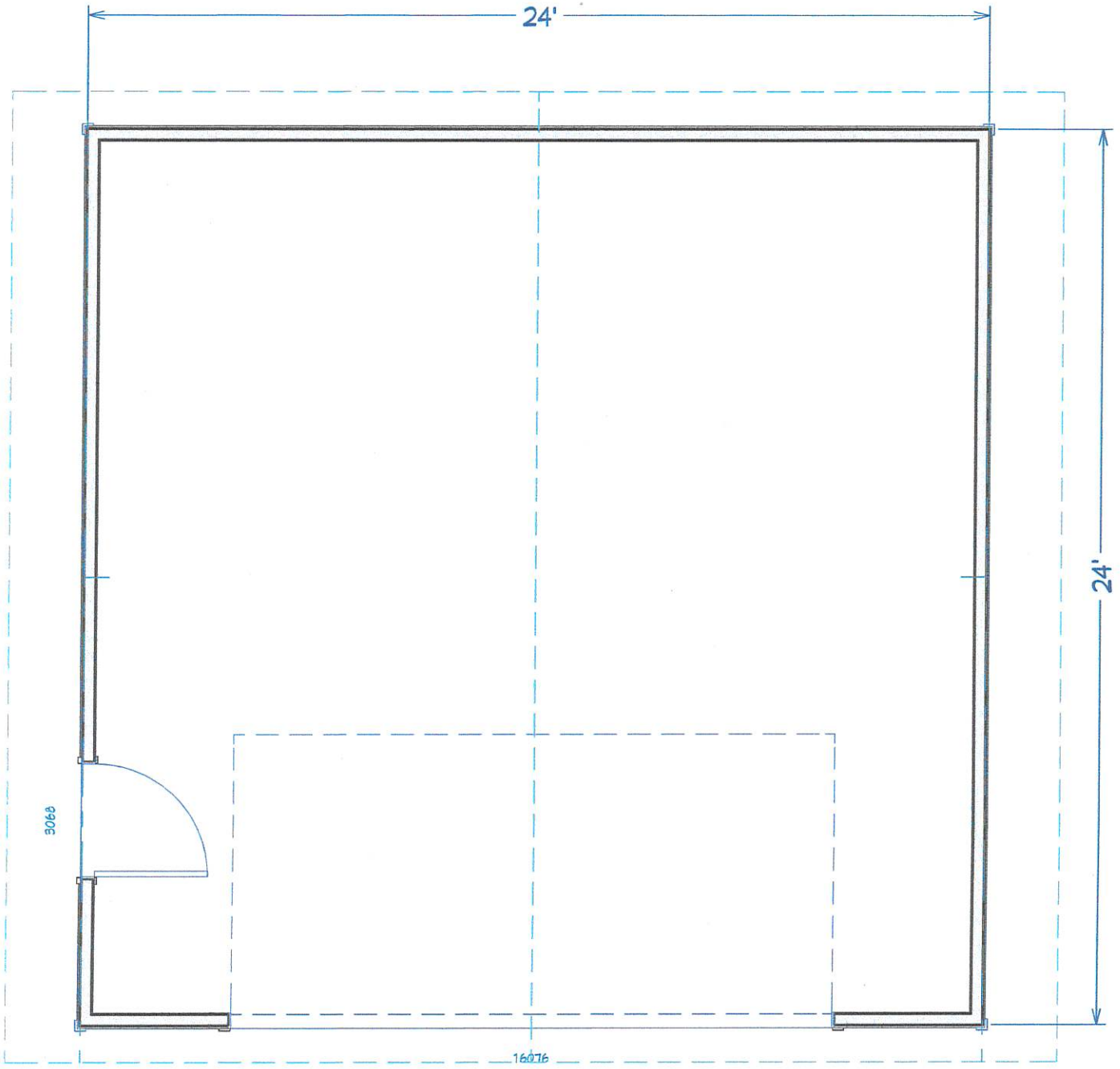
401 E. Green Tree Rd

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PERMIT	275.00
24-44460 BUILDING PERMIT	
Total:	275.00
CHECK Check No: 8130	275.00
Payor: Great Lakes Homes & Renovations LLC	
Total Applied:	275.00
Change Tendered:	.00

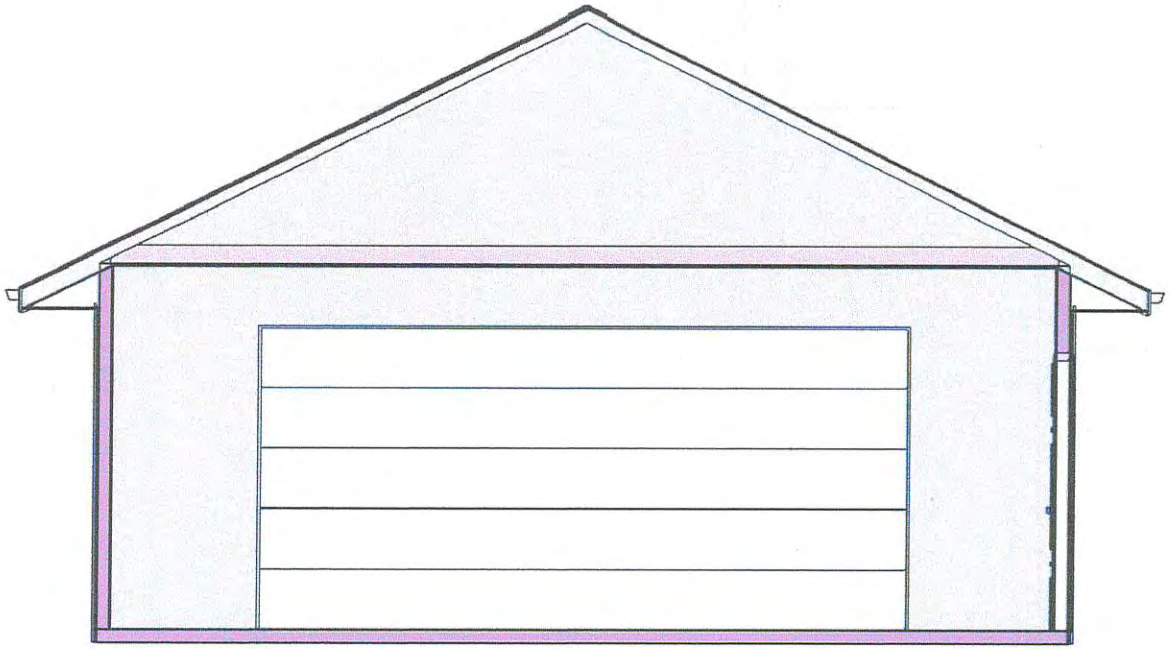
05/31/2023 2:46 PM

401 E. Green Tree Road

Garage

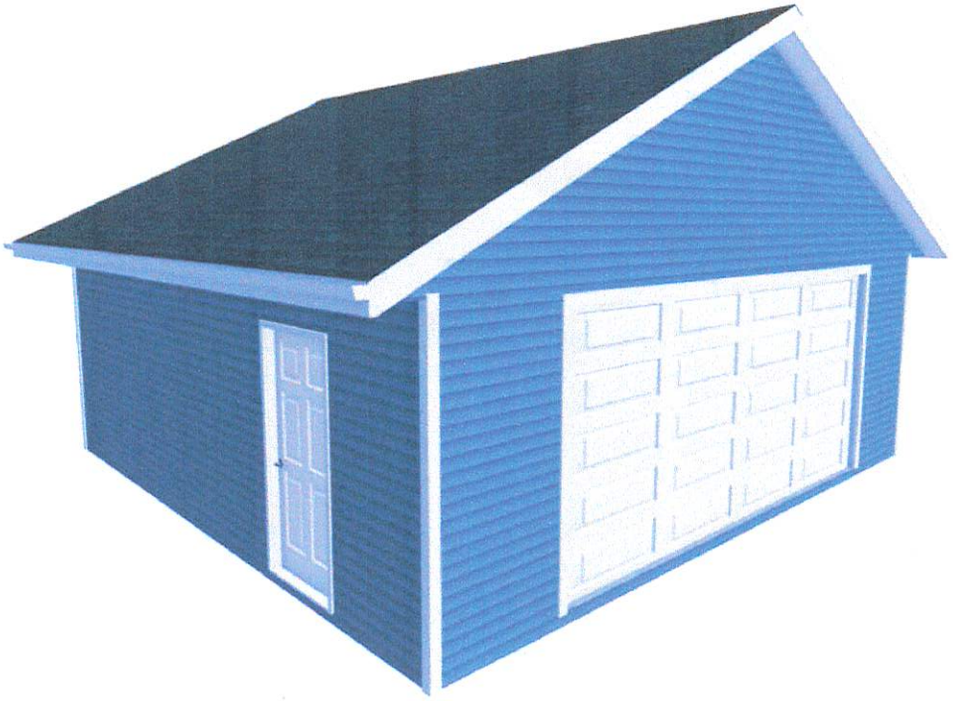


1/4" = 1'

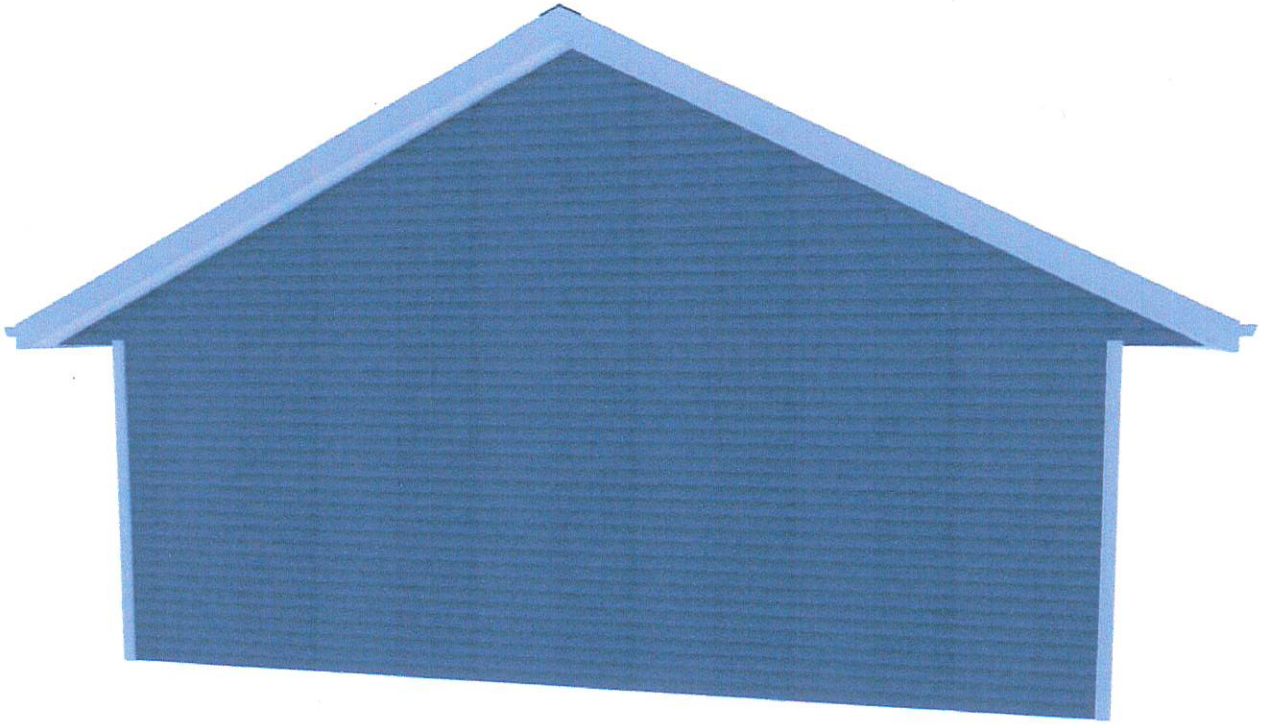


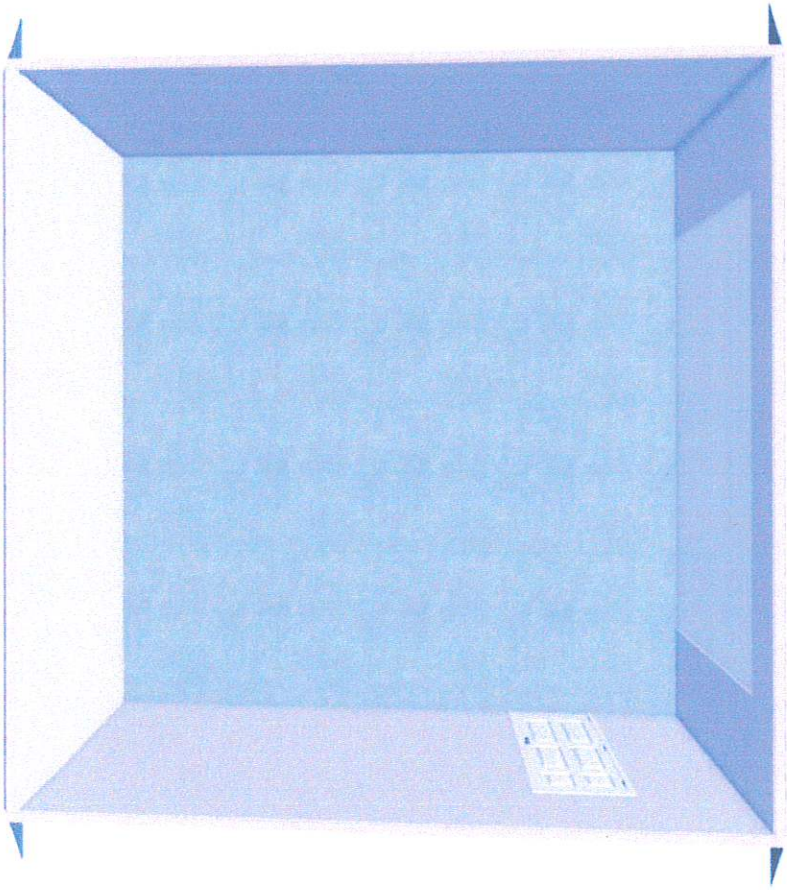
Cross Section

Existing foundation
2x4 walls with manufactured trusses
Continuous sheathing
Service door on east side (plan left)
White overhead paneled door
Grey vinyl siding
White corner boards
White fascia
White soffit
Architecural dark gray shingles



401 E. Green Tree Road





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 C, 60'

BUILDING PERMIT

Job Address 7363 N Navajo	**Building Type:** Residential ☑ Commercial ☐
Description of Work	
22 x 28' attached garage	
Estimated Cost of Project $ 60,000	

Owner/Occupant Geoff Daley	
Business Name	Contact Name
Address 7363 N. Navajo	City/State/Zip Fox Point, 53217
Phone 414-336-8207	Email

Cautionary Statement required when homeowner is applying for permit

Contractor	
Company Name Classic Builders	Contact Name Jay Bollman
Address 583 W18901 Saturn Dr	City/State/Zip Muskego, WI 53150
Phone 262-679-4800	Email jbollman@classicbuilderswi.com
Dwelling Contractor # DC-069606111	Dwelling Contractor Qualifier # DCQ-0108000 73

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

Description		Rate	Amount
Project - Per $1,000 of estimated cost		$10.00	600.00
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 Jay Bollman **Date** 4/11/2023

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: 1.069041 Jun 7, 2023

7636 N NAVAJO RD

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PERMIT	675.00
24-44460 BUILDING PERMIT	
Total:	675.00
CHECK Check No: 17244	675.00
Payor: CLASSIC BUILDERS	
Total Applied:	675.00
Change Tendered:	.00

Duplicate Copy

06/07/2023 10:10 AM

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

414-351-8900

Receipt No: 1.058479

Jan 12, 2023

7363 N Navajo

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PLANS - FILING FEE 24-44440 BUILDING PLANS-FILING FEE	75.00
Total:	75.00
CHECK Check No: 17129 Payor: Classic Builders	75.00
Total Applied:	75.00
Change Tendered:	.00

01/12/2023 10:46 AM

VILLAGE OF FOX POINT
BUILDING BOARD MINUTES

A meeting of the Building Board was held via Zoom, on Tuesday, May 16, 2023, 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 William Feldman to approve the minutes from April 12, 2023. Motion was seconded by Jeff Weber. Motion Passed.

AGENDA

- **Mr Olin, 7700 N Club Cir, proposed in-ground pool and open area modification.** It was the consensus of the Building Board to approve as submitted.
- **Justin Sartler, 8320 N Whitney Rd, proposed patio door replaced by window.** It was the consensus of the Building Board to approve as submitted.
- **1351 E Bywater Ln, proposed kitchen & mudroom with two new casement windows and new patio door.** It was the consensus of the Building Board to approve as submitted.
- **Alex Godfrey, 130 W Bradley Rd, proposed attached garage.** It was the consensus of the Building Board to approve as submitted.
- **Geoff Daley, 7363 N Navajo Rd, proposed attached garage.** It was the consensus of the Building Board to approve as submitted.
- **Paul Navine, 7506 N Crossway Rd, proposed detached garage.** It was the consensus of the Building Board to approve as submitted.
- **Jay Schmidt, 7705 N Lake Dr, proposed front entry.** 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

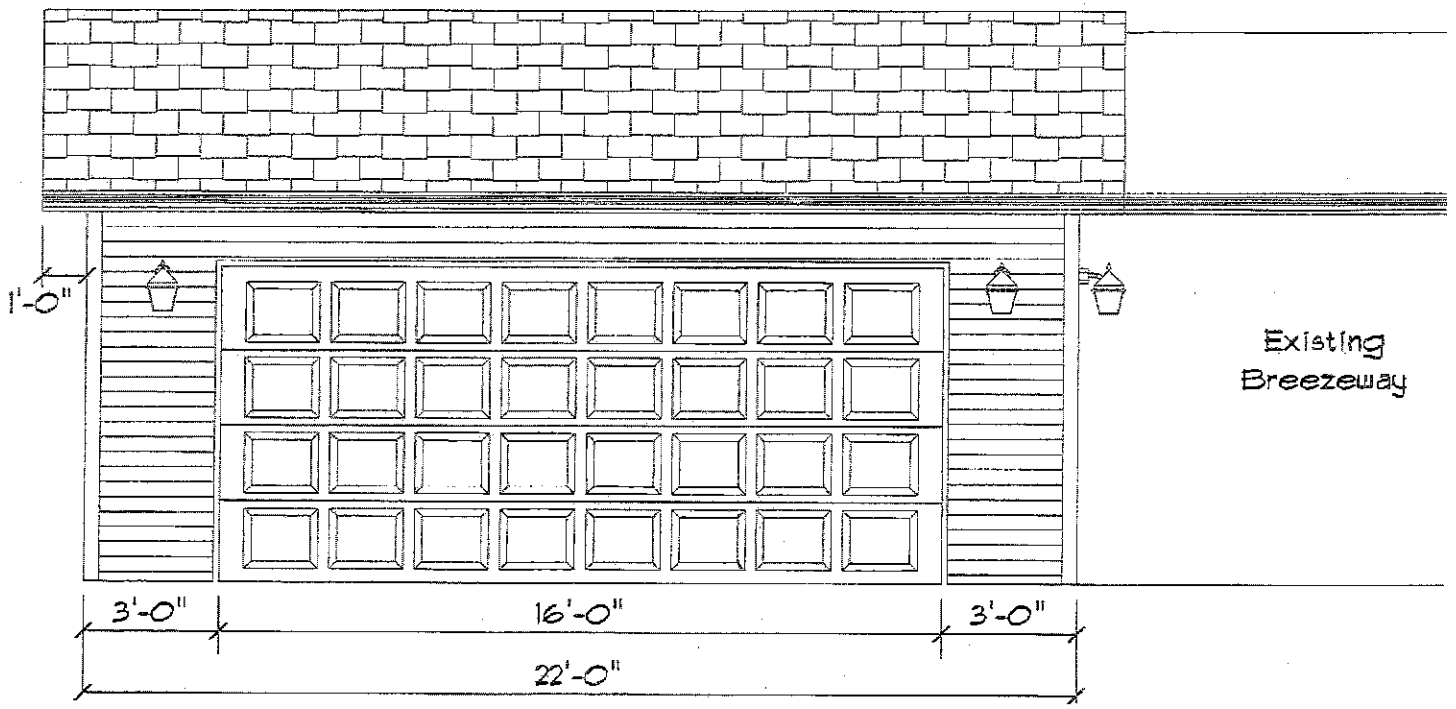
16x7 Overhead Door -
White

D4 Vinyl Siding -
Cypress Green

Aluminum Soffit/ Fascia &
Door Trim -
White

Dimensional Shingles -
Desert Tan

Seamless Gutters -
White

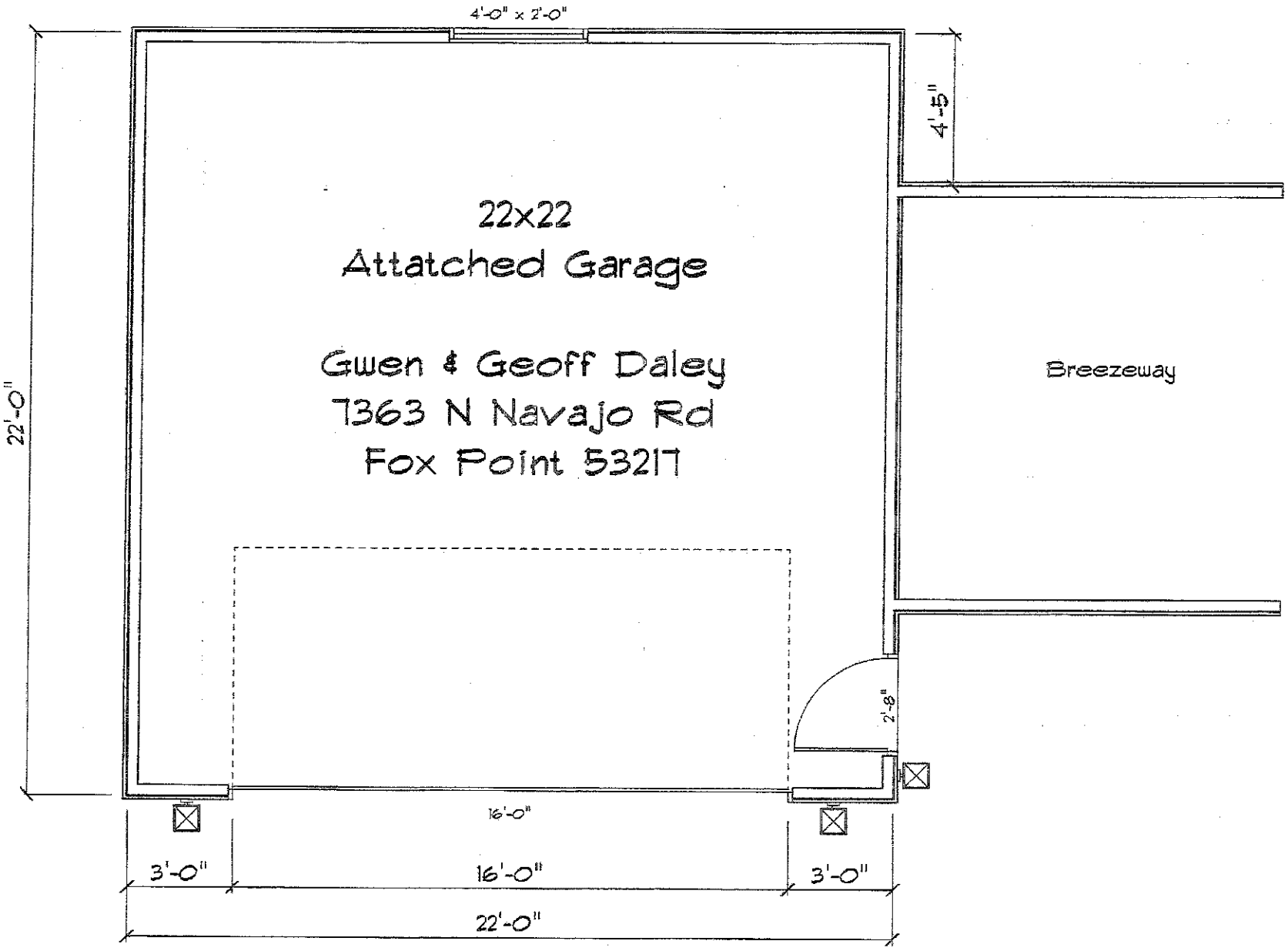


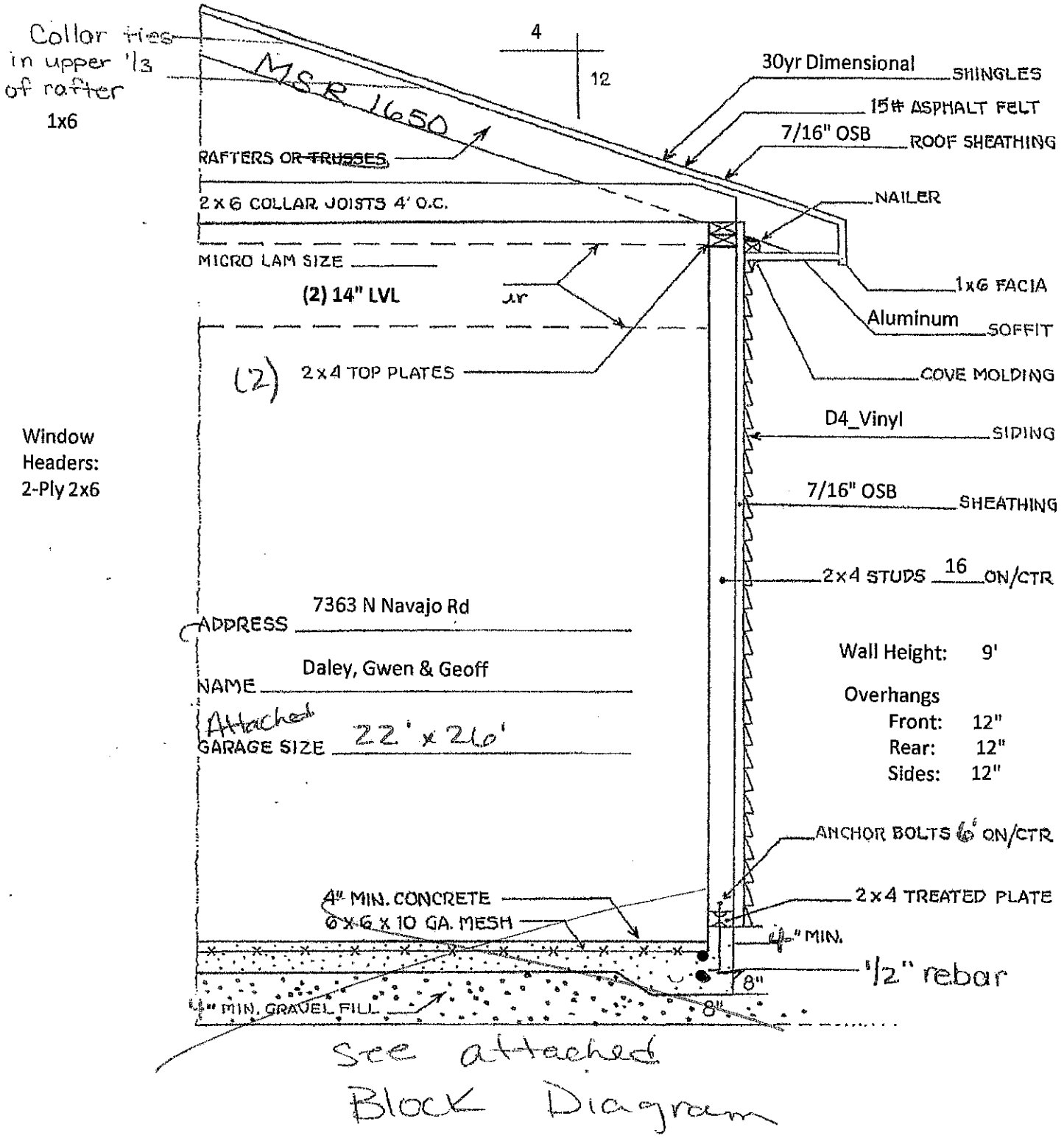
FRONT ELEVATION

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

LEFT ELEVATION

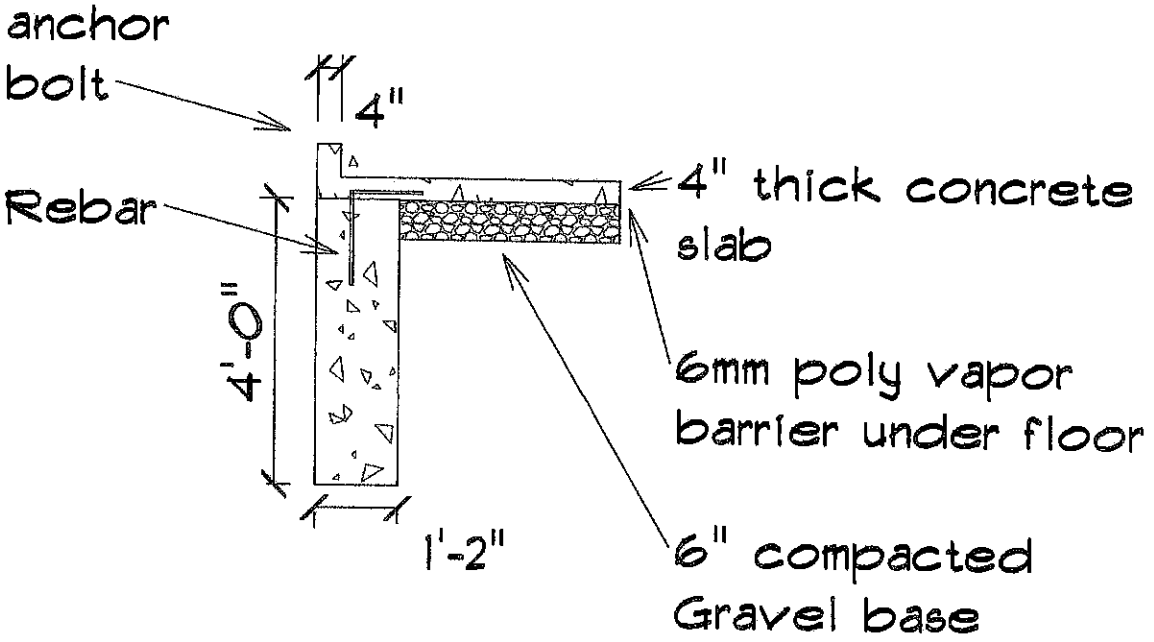
SCALE: 1/8" = 1'-0"


4'-0" x 2'-0"
4'-5"
22'-0"
22x22
Attatched Garage
Gwen & Geoff Daley
7363 N Navajo Rd
Fox Point 53217
Breezeway
2'-8"
16'-0"
3'-0"
16'-0"
3'-0"
22'-0"



See attached Block Diagram

14" x 4'
Trench footing



** We will drill ¢ rod to tie the
exising slab into the new slab

7363 N. Navajo Rd

7363 N. Navajo Rd

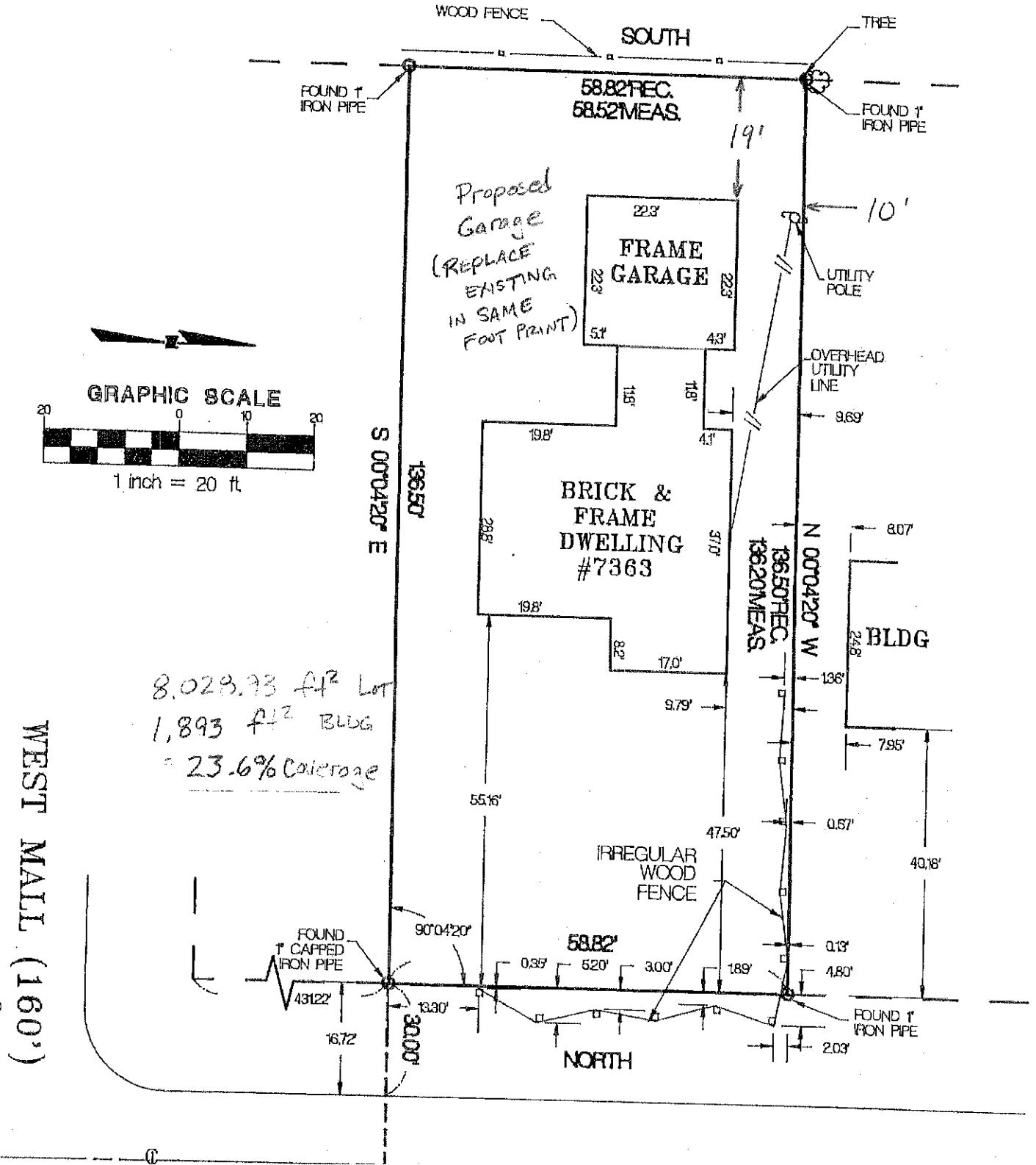
7363 N. Navajo Rd

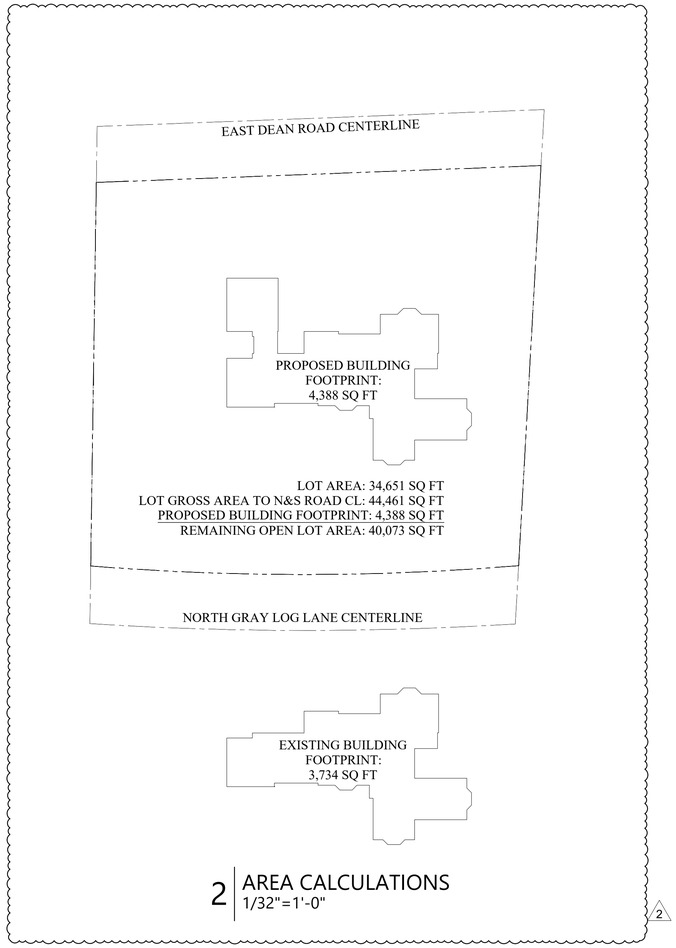
PLAT OF SURVEY

DESCRIPTION

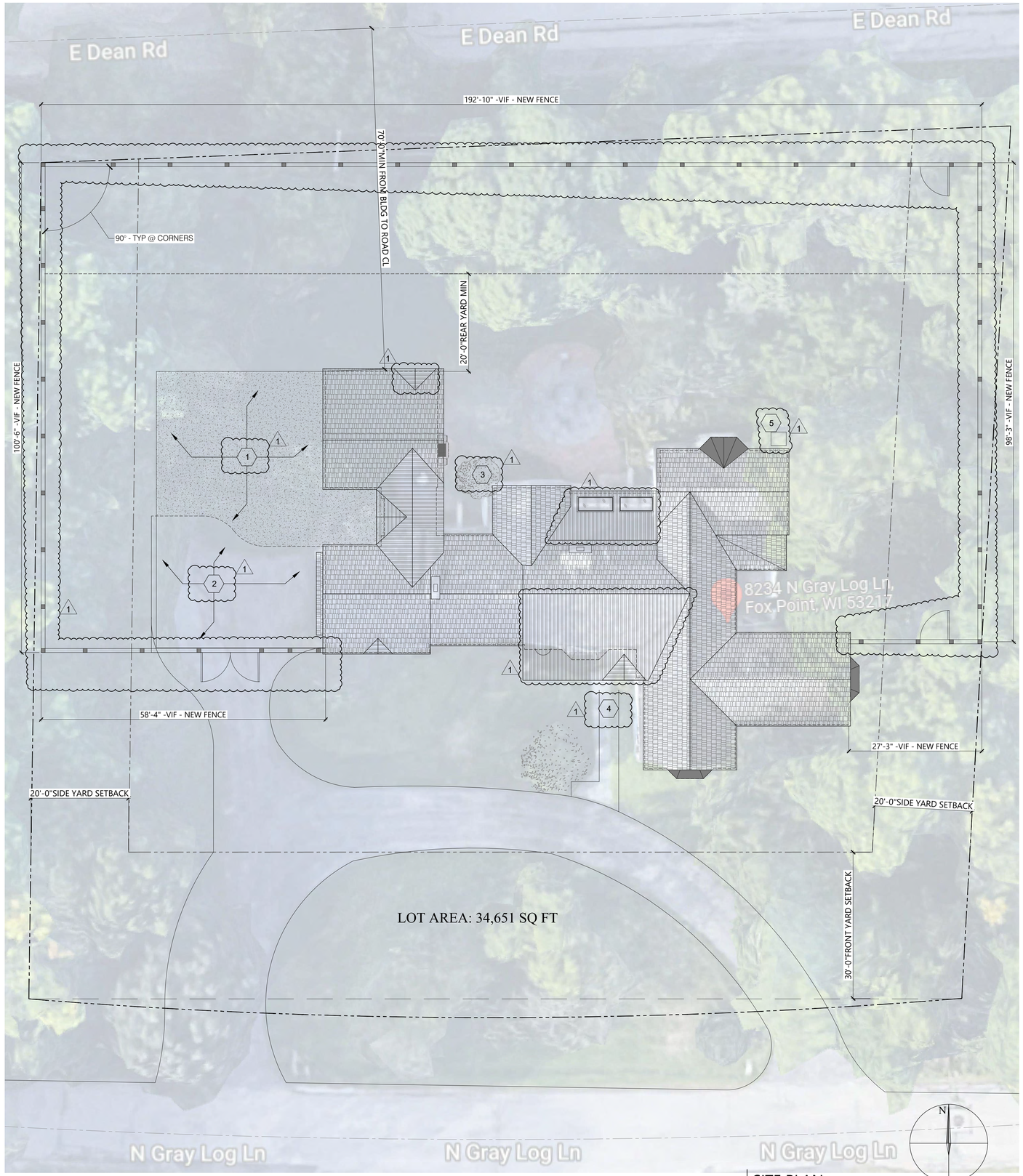
Lot 16, Block 7 In BAY SHORE MANOR, being a subdivision in the Southeast 1/4 of Section 17, Township 8 North, Range 22 East, Village of Fox Point, Milwaukee County, State of Wisconsin. Containing 8028 sq.ft., 0.18 acres – net.

DATE: 07/06/93 PREPARED FOR: Geoffrey J. & Gwen D. Dailey LIS # 31145--01





2 AREA CALCULATIONS
1/32"=1'-0"



1 SITE PLAN
3/32" = 1'-0"

KEY NOTES:
1. NEW BLACKTOP DRIVEWAY
2. EXISTING BLACKTOP DRIVEWAY
3. RELOCATE TREE PER OWNER DIRECTION
4. RE-WORK PAVERS AS REQUIRED FOR NEW PORCH
5. EMERGENCY BACK-UP GENERATOR

JMS
JMSTUDIO
ARCHITECTURE + DESIGN
jms@jmsperti.com
312.286.5277
1583 Maple Ave
Evanston IL 60201

HAYLEY MAUREEN
interior design

ISSUED FOR:	DATE:
PROGRESS	09.21.22
PRICING	11.01.22
1 PERMIT	05.18.23
2 PERMIT REV	06.06.23

WISCONSIN
JOSEPH SPERTI
10187-6
EVANSTON, IL
ARCHITECT

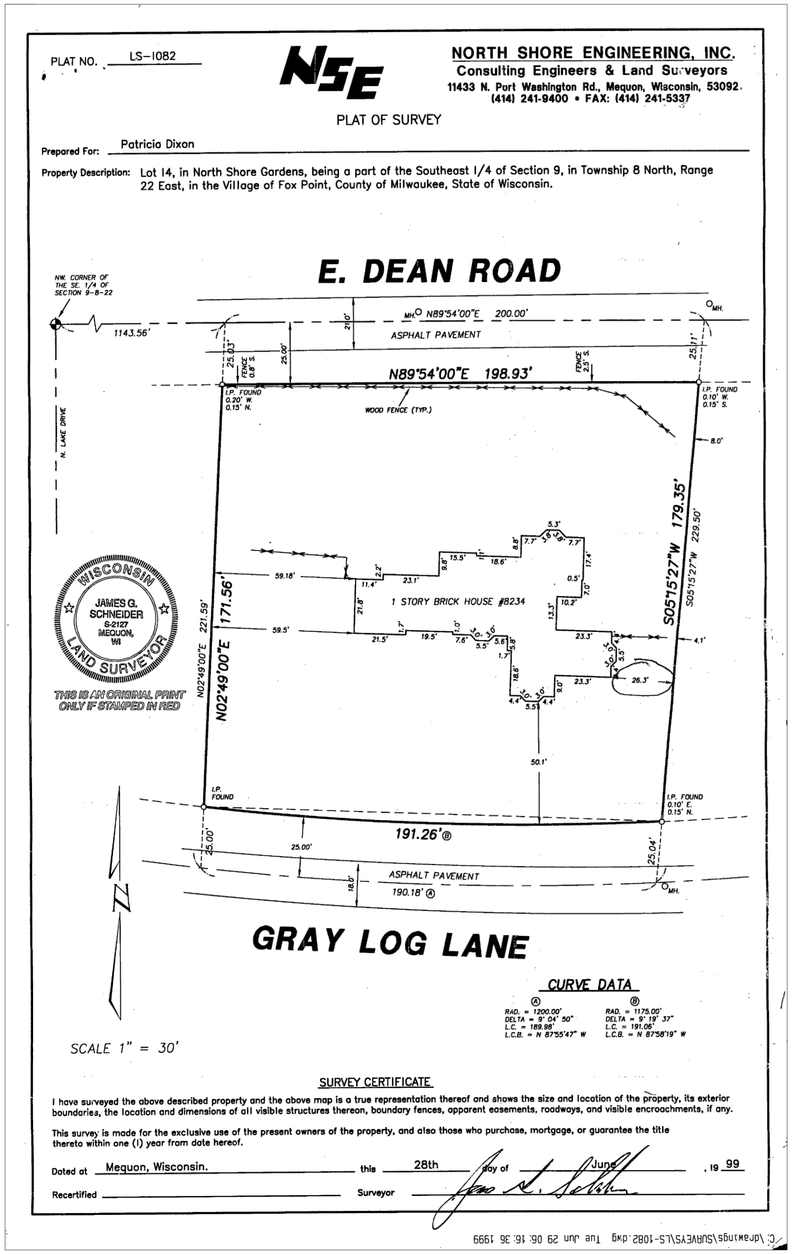
MORTARA/NADI
RESIDENCE
8234 N Gray Log Lane
Fox Point, Wisconsin
53217

A-0.1
SITE PLAN

SCALE: AS NOTED

INTERIOR/EXTERIOR RENOVATION AND ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE

ALL WORK TO COMPLY WITH LOCAL FOX POINT BUILDING CODE AND AS ADOPTED BY THE VILLAGE OF FOX POINT



ISSUE FOR PERMIT
MAY 18 2023

8234 N Gray Log Lane
Fox Point, Wisconsin 53217

Laura Mortara 8234 N Gray Log Lane Fox Point, Wisconsin 53217	Owner
JMStudio LLC 1583 Maple Ave Evanston, Illinois 60201	Architect of Record
Hayley Maureen Int Design 8244 N Gray Log Lane Fox Point, Wisconsin 53217	Interior Designer
amalfiGuild llc 2505 N Oakland Ave Milwaukee, WI 53211	General Contractor

DRAWING LIST

A-0.0	Cover Sheet
A-0.01	Site Plan
D-1.0	Lower Level Demolition Plan
D-1.1	First Floor Demolition Plan
A-1.0	First Floor Partition Plan
A-1.1	Lower Level Partition Plan
A-1.2	Roof Plan
A-2.0	First Floor RCP + Power Plan
A-2.1	Lower Level RCP + Power Plan
A-4.0	Not Issued
A-4.1	Not Issued
A-5.0	Exterior Elevations
A-5.1	Existing Elevation Images
A-5.3	Building Renders
A-6.0	Not Issued
A-6.1	Not Issued
A-6.2	Not Issued
A-7.1	Not Issued
A-7.2	Not Issued
A-7.3	Not Issued
A-8.0	Building Sections
A-8.1	Not Issued
A-8.2	Wall Section Details
ID-FM	Not Issued

STRUCTURAL DRAWINGS

A-S0.0	Foundation Plan
A-S1.0	1st Floor Slab & Framing
A-S1.1	1st Floor Ceiling Framing Plan
A-S1.2	Roof & Header Framing Plan
A-S8.0	Building Section Structural Framing

JMS
JMSTUDIO
ARCHITECTURE + DESIGN
jms@jmsperti.com
312.286.5277
1583 Maple Ave
Evanston IL 60201

HAYLEY MAUREEN
interior design

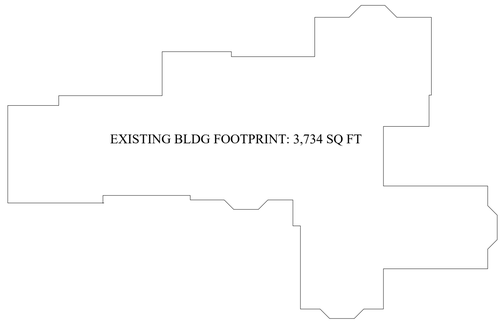
ISSUED FOR:	DATE:
PROGRESS	09.21.22
PRICING	11.01.22
1 PERMIT	05.18.23

WISCONSIN JOSEPH SPERTI 10187-5 EVANSTON, IL ARCHITECT

MORTARA/NADI
RESIDENCE
8234 N Gray Log Lane
Fox Point, Wisconsin
53217

A-0.0
COVER

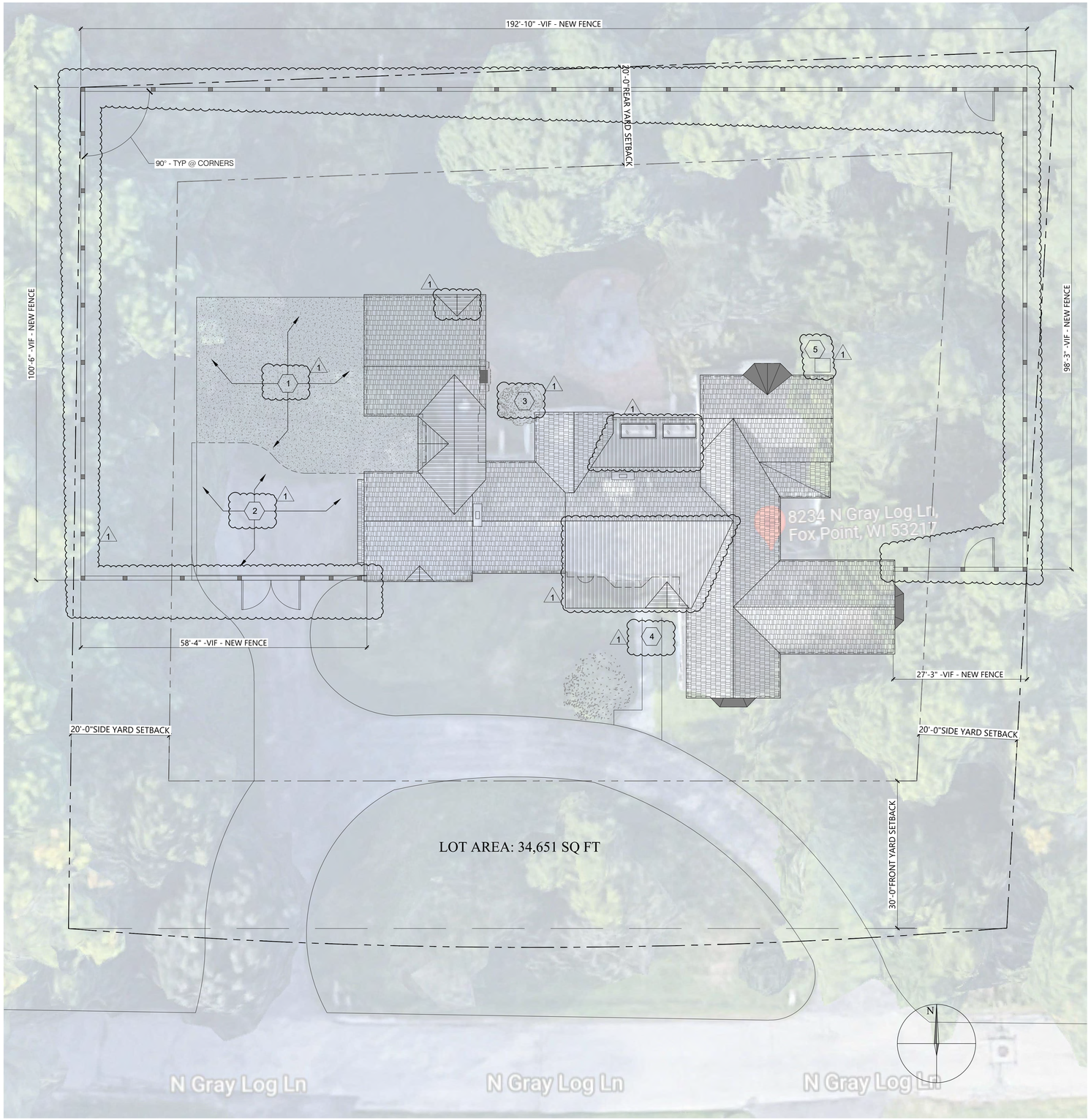
SCALE:



2 BUILDING FOOTPRINT
1/16" = 1'-0"

KEY NOTES:

1. NEW BLACKTOP DRIVEWAY
2. EXISTING BLACKTOP DRIVEWAY
3. RELOCATE TREE PER OWNER DIRECTION
4. RE-WORK PAVERS AS REQUIRED FOR NEW PORCH
5. EMERGENCY BACK-UP GENERATOR



1 SITE PLAN
3/32" = 1'-0"

JMS
JMSTUDIO
ARCHITECTURE + DESIGN
jms@jmsperti.com
312.286.5277
1583 Maple Ave
Evanston IL 60201

HAYLEY MAUREEN
interior design

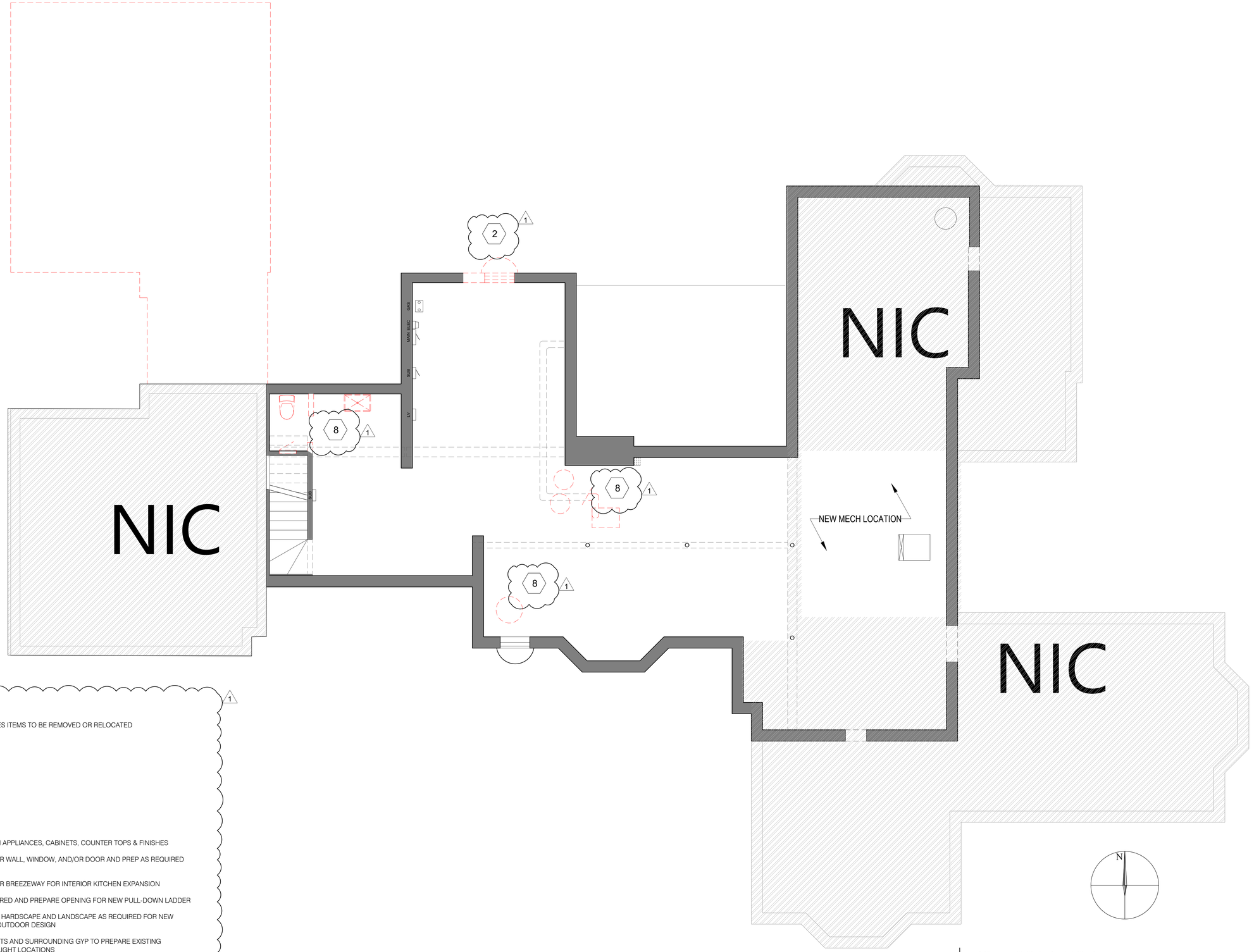
ISSUED FOR:	DATE:
PROGRESS	09.21.22
PRICING	11.01.22
1 PERMIT	05.18.23

WISCONSIN
JOSEPH SPERTI
10187-5
EVANSTON, IL
ARCHITECT

MORTARA/NADI
RESIDENCE
8234 N Gray Log Lane
Fox Point, Wisconsin
53217

A-0.1
SITE PLAN

SCALE: AS NOTED



GENERAL NOTES:

A. DASHED RED LINES INDICATES ITEMS TO BE REMOVED OR RELOCATED

KEY NOTES:

1. REMOVE EXISTING KITCHEN APPLIANCES, CABINETS, COUNTER TOPS & FINISHES
2. REMOVE EXISTING EXTERIOR WALL, WINDOW, AND/OR DOOR AND PREP AS REQUIRED FOR NEW WINDOW/DOOR
3. REMOVE EXISTING EXTERIOR BREEZEWAY FOR INTERIOR KITCHEN EXPANSION
4. REMOVE CEILING AS REQUIRED AND PREPARE OPENING FOR NEW PULL-DOWN LADDER
5. REMOVE EXISTING PAVERS, HARDSCAPE AND LANDSCAPE AS REQUIRED FOR NEW STRUCTURE AND FUTURE OUTDOOR DESIGN
6. REMOVE EXISTING SKYLIGHTS AND SURROUNDING GYP TO PREPARE EXISTING RAFTERS FOR (2) NEW SKYLIGHT LOCATIONS
7. REMOVE EXISTING FIREPLACE, HEARTH AND SURROUNDING WALL IN PREP FOR NEW FIREPLACE INSTALLATION (RETAIN AND RE-USE CHIMNEY)
8. PLUMBING FIXTURES TO BE REMOVED
9. FIXTURES TO BE REMOVED AND/OR RELOCATED - SEE PLANS, ELEVATIONS, AND SCHEDULES

1 FIRST FLOOR DEMO PLAN
1/4" = 1'-0"

JMS
JMSTUDIO
ARCHITECTURE + DESIGN

jms@jmsperti.com
312.286.5277
1583 Maple Ave
Evanston IL 60201

HM
HAYLEY MAUREEN
interior design

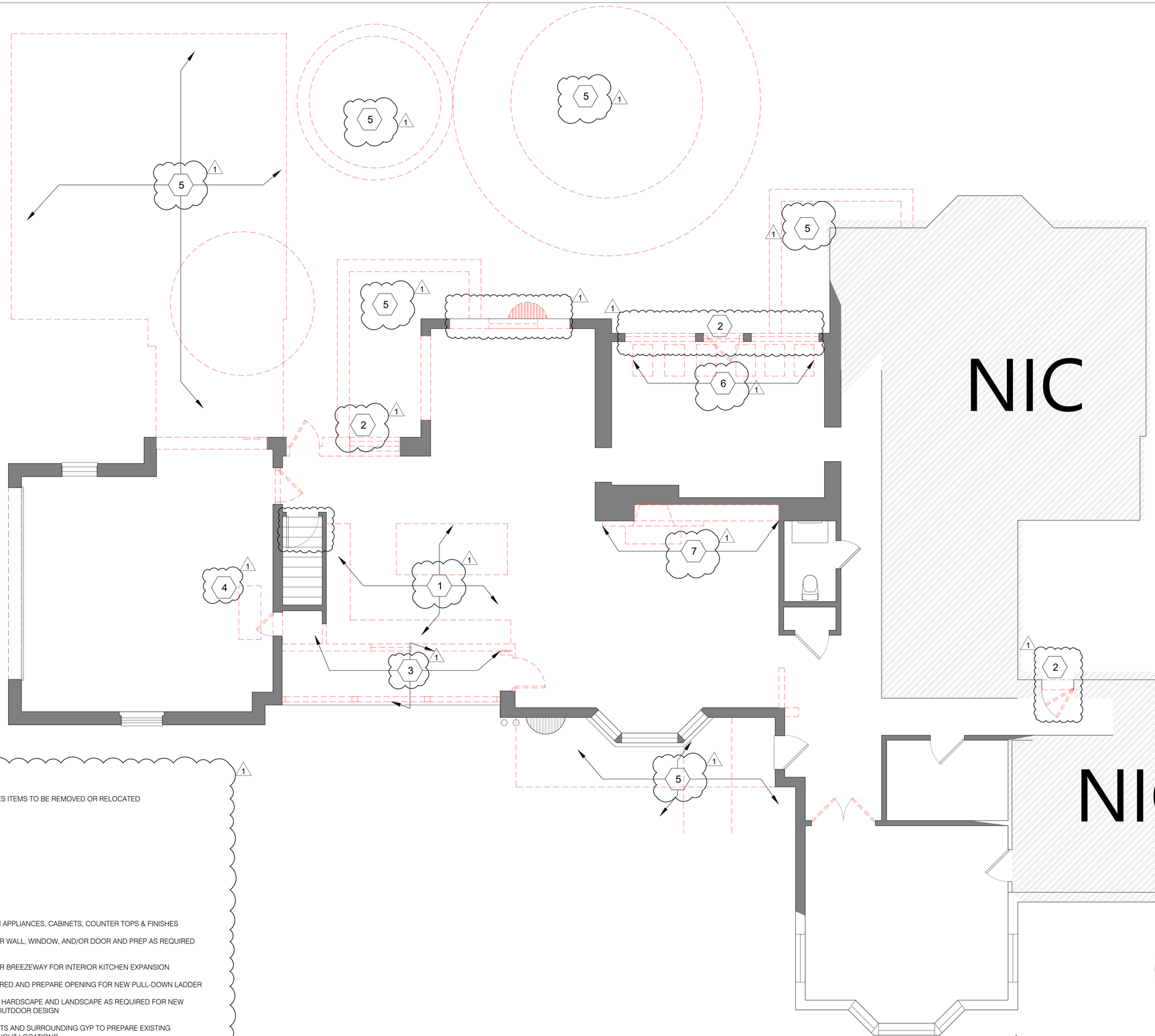
ISSUED FOR:	DATE:
PROGRESS	09.21.22
PRICING	11.01.22
1 PERMIT	05.18.23

WISCONSIN
JOSEPH SPERTI
10187-5
EVANSTON, IL
ARCHITECT

MORTARA/NADI
RESIDENCE
8234 N Gray Log Lane
Fox Point, Wisconsin
53217

D-1.0
LOWER LEVEL DEMO PLAN

SCALE: AS NOTED



GENERAL NOTES:

A. DASHED RED LINES INDICATES ITEMS TO BE REMOVED OR RELOCATED

KEY NOTES:

1. REMOVE EXISTING KITCHEN APPLIANCES, CABINETS, COUNTER TOPS & FINISHES
2. REMOVE EXISTING EXTERIOR WALL, WINDOW, AND/OR DOOR AND PREP AS REQUIRED FOR NEW WINDOW/DOOR
3. REMOVE EXISTING EXTERIOR BREEZEWAY FOR INTERIOR KITCHEN EXPANSION
4. REMOVE CEILING AS REQUIRED AND PREPARE OPENING FOR NEW PULL-DOWN LADDER
5. REMOVE EXISTING PAVERS, HARDSCAPE AND LANDSCAPE AS REQUIRED FOR NEW STRUCTURE AND FUTURE OUTDOOR DESIGN
6. REMOVE EXISTING SKYLIGHTS AND SURROUNDING GYP TO PREPARE EXISTING RAFTERS FOR (2) NEW SKYLIGHT LOCATIONS
7. REMOVE EXISTING FIREPLACE, HEARTH AND SURROUNDING WALL IN PREP FOR NEW FIREPLACE INSTALLATION (RETAIN AND RE-USE CHIMNEY)
8. PLUMBING FIXTURES TO BE REMOVED
9. FIXTURES TO BE REMOVED AND/OR RELOCATED - SEE PLANS, ELEVATIONS, AND SCHEDULES

1 FIRST FLOOR DEMO PLAN
1/4" = 1'-0"

JMS
JMSTUDIO
ARCHITECTURE + DESIGN

jms@jmsperti.com
312.286.5277
1583 Maple Ave
Evanston IL 60201

HAYLEY MAUREEN
interior design

ISSUED FOR:	DATE:
PROGRESS	09.21.22
PRICING	11.01.22
1 PERMIT	05.18.23

WISCONSIN
JOSEPH SPERTI
10187-5
EVANSTON, IL
ARCHITECT

MORTARA/NADI
RESIDENCE
8234 N Gray Log Lane
Fox Point, Wisconsin
53217

D-1.1
1ST FLR DEMO PLAN

SCALE: AS NOTED

GENERAL NOTES:

A. ALL WORK TO COMPLY WITH LOCAL FOX POINT BUILDING CODE
B. NOTIFY DESIGNER/ARCHITECT OF ANY DISCREPANCIES IN DRAWINGS AND SITE CONDITIONS
C. GC TO WALK THROUGH PARTITION LAYOUT WITH DESIGNER/ARCHITECT AFTER DEMOLITION
D. EXTG = EXISTING 5 PANEL DOOR WITH ADDED TRIM DETAIL - SEE A-6.2+A-8.1
-EXISTING BLACK HINGES TO REMAIN

NEW INTERIOR PARTITION AND/OR EXTERIOR WALL

GARAGE 2 108
FAMILY 110
SUN ROOM 111
POWDER ROOM 112
MUDROOM 107
HALL 109
BACK HALL 113
EAST HALL 114
GARAGE 1 106
PANTRY 105
KITCHEN 104
ENTRY 102
LIVING 103
PORCH 101
THEATRE 100
NIC

KEY NOTES:

1. WOOD CASING AND JAMB - SEE ELEVATIONS AND DETAILS
2. ABSORB EXISTING GARAGE CLOSET INTO PANTRY FOR ADDED STORAGE & MICROWAVE
3. ABSORB EXISTING EXTERIOR BREEZEWAY FOR INTERIOR KITCHEN EXPANSION
4. NEW LOCATION FOR GAS FIREPLACE. GC TO TIE INTO EXISTING CHIMNEY.
5. APPLIANCE GARAGE
6. HIDDEN PANTRY DOOR BY MLLWORKER TO MATCH REFRIGERATOR PANEL - SEE ELEVATION
7. NEW PAINTED WOOD CASED OPENING - SEE DETAIL 03/A8.1
8. EXISTING HOSE-BIB TO REMAIN
9. EXISTING WINDOW TO REMAIN
10. REUSE EXISTING DOORS BUT REVERSE TO SWING INSIDE OF ROOM
11. EXISTING HVAC FLOOR GRILL TO BE INTEGRATED INTO NEW MILLWORK TOE KICK. TOE KICK TO HAVE ROUTED OUT GRILL.
12. EXISTING HVAC BASEBOARD GRILL TO RECEIVE NEW CUSTOM MILLWORK DIFFUSER
13. EXISTING WOOD FLOOR HVAC GRILL TO BE RELOCATED PER NEW DESIGN - FINAL LOCATION TBD
14. EXSTING IN WALL/BASEBOARD HVAC GRILL TO BE RELOCATED/UPGRADED - FINAL DESIGN & LOCATION TBD
15. NEW GAS HOOKUP FOR GRILL
16. NEW PULL-DOWN ATTIC STAIR
17. NEW HOSE BIB LOCATION
18. NEW HARDWARE AND PANEL TRIM DETAILS @ ALL EXISTING DOORS - SEE A-6 & A-8 SERIES DRAWINGS
19. NEW SINGLE DOOR TO REPLACE EXISTING DUTCH DOOR
20. EXISTING ATTIC HATCH
21. RE-WORK EXISTING SITE DRAINS RELATIVE TO PORCH FOUNDATION

1 PARTITION PLAN
1/4" = 1'-0"

JMS
JMSTUDIO
ARCHITECTURE + DESIGN
jms@jmsperti.com
312.286.5277
1583 Maple Ave
Evanston IL 60201

HAYLEY MAUREEN
interior design

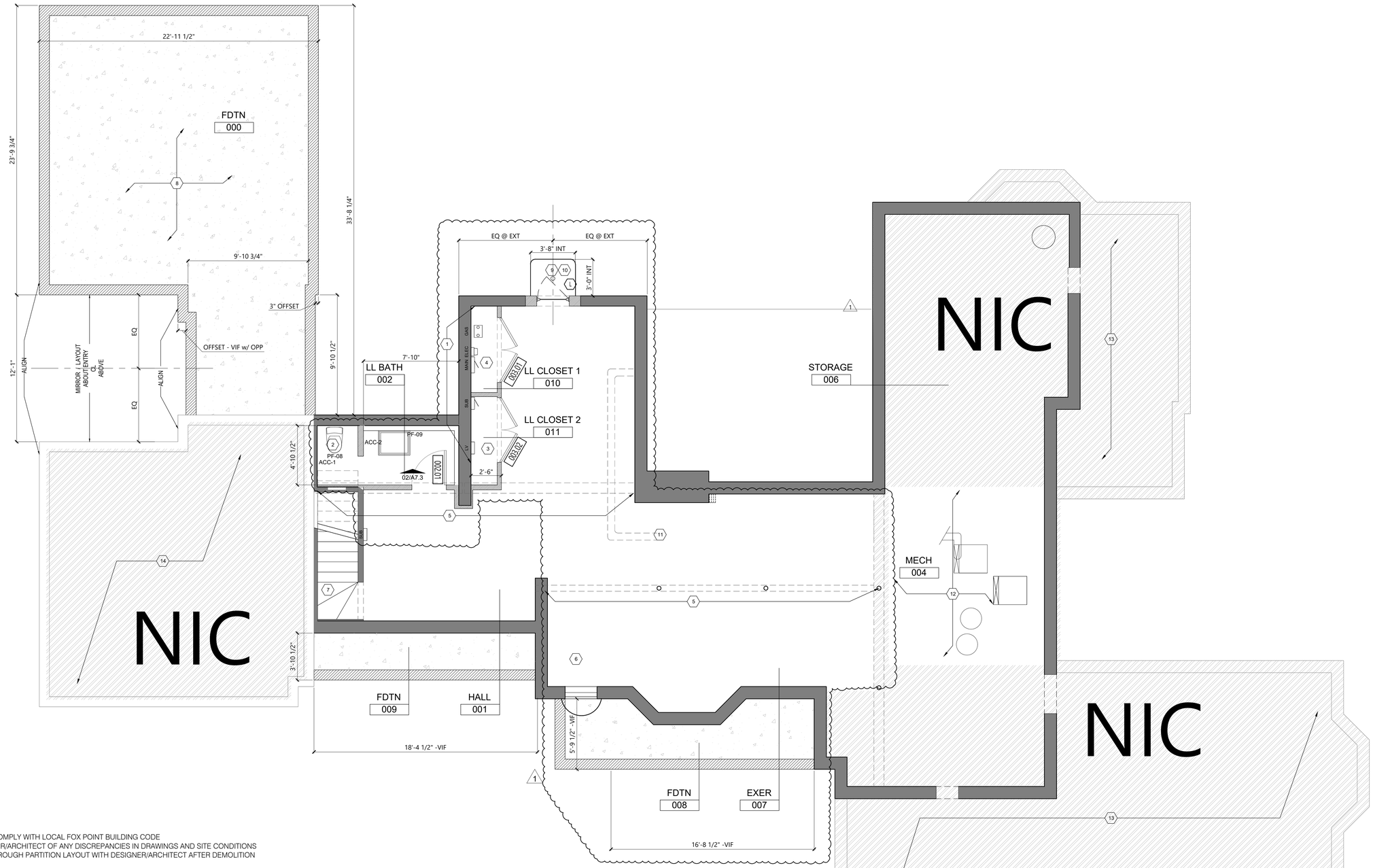
JOSEPH SPERTI 10187-5 EVANSTON, IL ARCHITECT

ISSUED FOR:	DATE:
PROGRESS	09.21.22
PRICING	11.01.22
PRICING-VE	02.01.23
1 PERMIT	05.18.23

MORTARA/NADI
RESIDENCE
8234 N Gray Log Lane
Fox Point, Wisconsin
53217

A-1.0
1ST FLR PLAN

SCALE: AS NOTED



GENERAL NOTES:

A. ALL WORK TO COMPLY WITH LOCAL FOX POINT BUILDING CODE
B. NOTIFY DESIGNER/ARCHITECT OF ANY DISCREPANCIES IN DRAWINGS AND SITE CONDITIONS
C. GC TO WALK THROUGH PARTITION LAYOUT WITH DESIGNER/ARCHITECT AFTER DEMOLITION

KEY NOTES:

1. EXISTING UTILITY POINT OF ACCESS WALL (1)
2. NEW TOILET IN EXISTING LOCATION
3. NEW CLOSET WITH ROD AND SHELF
4. CLOSET TO ENCLOSE EXISTING PANELS & EQUIPMENT
5. EXISTING COLUMNS AND/OR BEAM TO REMAIN (1)
6. RELOCTE SUMP PUMP - GC TO VERIFY IN FIELD
7. EXISTING STAIRS TO BE REFINISHED TO MATCH WF-1
8. NEW FOUNDATION - SEE AS SERIES SHEETS (1)
9. NEW EGRESS WELL & SITE DRAIN
10. NEW WINDOW
11. RELOCATE/RE-WORK MECH & PLUMBING (1)
12. RELOCATED MECH & PLUMBING -VIF FOR BEST LOCATION(S) (1)
13. EXISTING CRAWL SPACE
14. EXISTING FOUNDATION & GARAGE SLAB ABOVE

1 PARTITION PLAN
1/4" = 1'-0"

JMS
JMSTUDIO
ARCHITECTURE + DESIGN
jms@jmsperti.com
312.286.5277
1583 Maple Ave
Evanston IL 60201

HM
HAYLEY MAUREEN
interior design

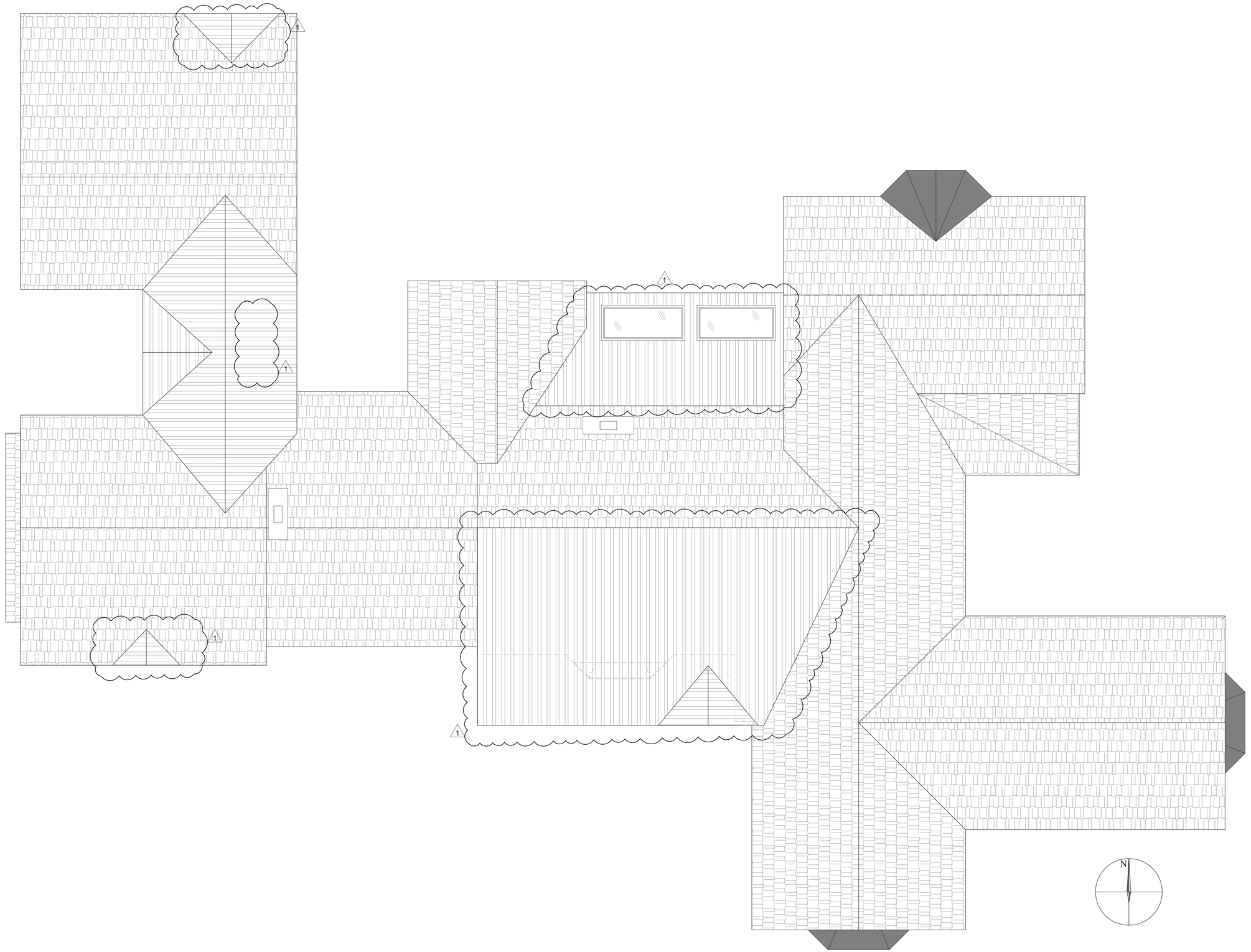
ISSUED FOR:	DATE:
PROGRESS	09.21.22
PRICING	11.01.22
PRICING-VE	02.01.23
1 PERMIT	05.18.23

WISCONSIN
JOSEPH SPERTI
10187-5
EVANSTON, IL
ARCHITECT

MORTARA/NADI
RESIDENCE
8234 N Gray Log Lane
Fox Point, Wisconsin
53217

A-1.1
LOWER LEVEL + FOUNDATION

SCALE: AS NOTED



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

JMS
JMSTUDIO
ARCHITECTURE + DESIGN

jms@jmsperti.com
312.286.5277
1583 Maple Ave
Evanston IL 60201

HM
HAYLEY MAUREEN
interior design

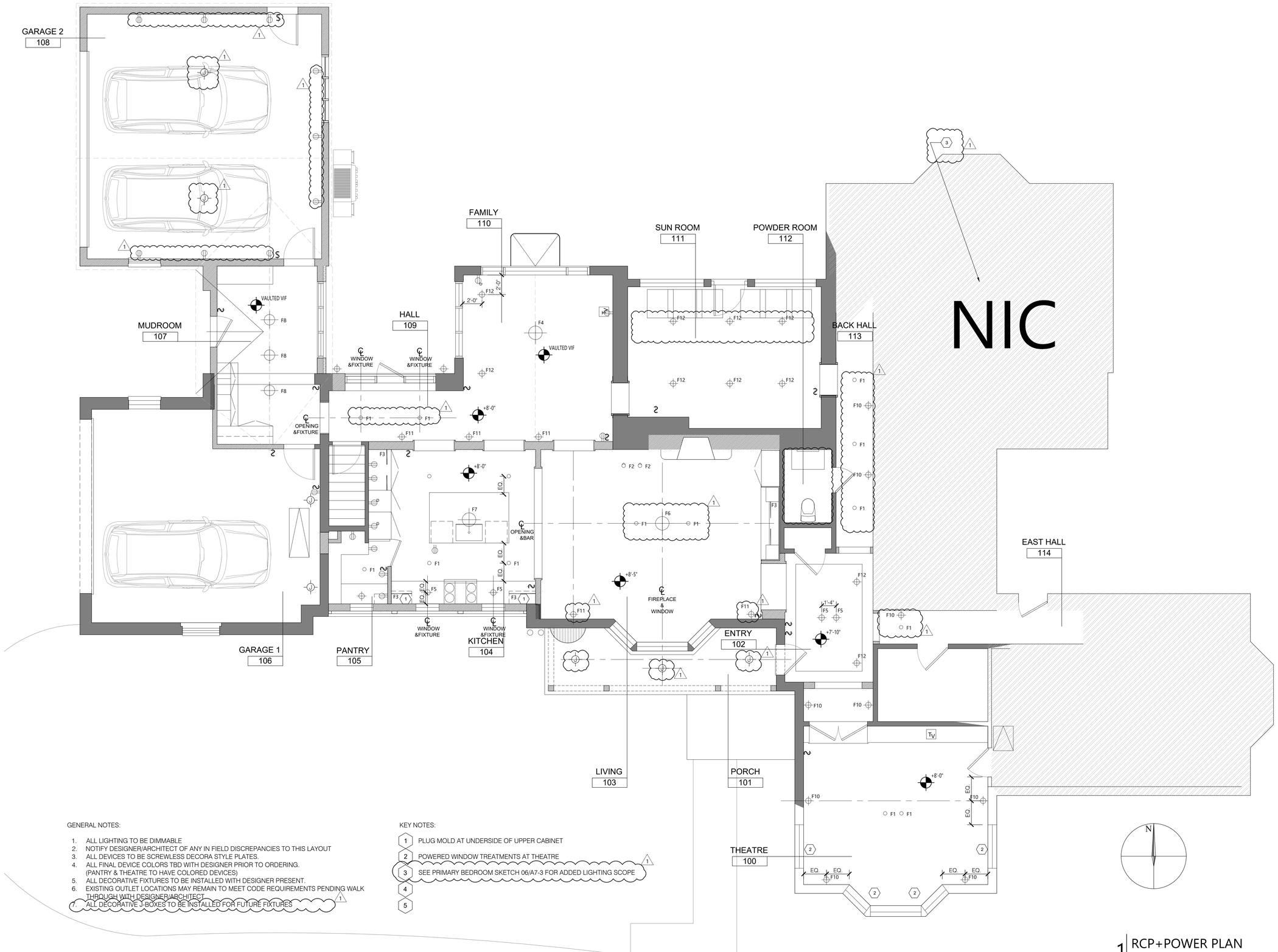
ISSUED FOR:	DATE:
PROGRESS	09.21.22
PRICING	11.01.22
1 PERMIT	05.18.23

WISCONSIN
JOSEPH SPERTI
10187-5
EVANSTON, IL
ARCHITECT

MORTARA/NADI
RESIDENCE
8234 N Gray Log Lane
Fox Point, Wisconsin
53217

A-1.2
ROOF PLAN

SCALE: AS NOTED



GENERAL NOTES:

1. ALL LIGHTING TO BE DIMMABLE
2. NOTIFY DESIGNER/ARCHITECT OF ANY IN FIELD DISCREPANCIES TO THIS LAYOUT
3. ALL DEVICES TO BE SCREWLESS DECORA STYLE PLATES.
4. ALL FINAL DEVICE COLORS TBD WITH DESIGNER PRIOR TO ORDERING. (PANTRY & THEATRE TO HAVE COLORED DEVICES)
5. ALL DECORATIVE FIXTURES TO BE INSTALLED WITH DESIGNER PRESENT.
6. EXISTING OUTLET LOCATIONS MAY REMAIN TO MEET CODE REQUIREMENTS PENDING WALK THROUGH WITH DESIGNER/ARCHITECT
7. ALL DECORATIVE J-BOXES TO BE INSTALLED FOR FUTURE FIXTURES

KEY NOTES:

1. PLUG MOLD AT UNDERSIDE OF UPPER CABINET
2. POWERED WINDOW TREATMENTS AT THEATRE
3. SEE PRIMARY BEDROOM SKETCH 06/A7-3 FOR ADDED LIGHTING SCOPE
4.
5.

1 RCP+POWER PLAN
1/4" = 1'-0"

JMS
JMSTUDIO
ARCHITECTURE + DESIGN
jms@jmsperti.com
312.286.5277
1583 Maple Ave
Evanston IL 60201

HAYLEY MAUREEN
interior design

ISSUED FOR:	DATE:
PROGRESS	09.21.22
PRICING	11.01.22
1 PERMIT	05.18.23

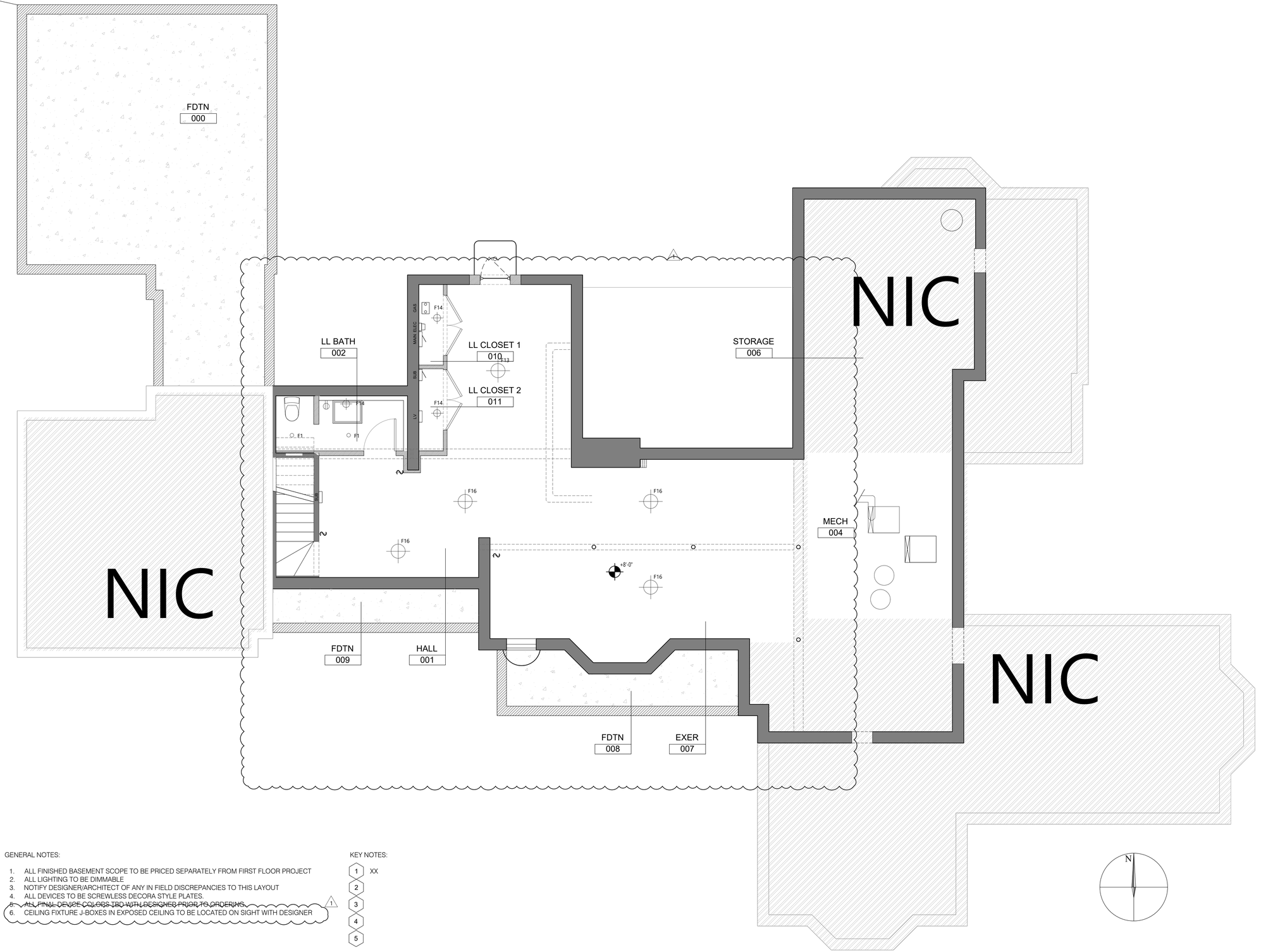
WISCONSIN
JOSEPH SPERTI
10187-5
EVANSTON, IL
ARCHITECT

MORTARA/NADI
RESIDENCE
8234 N Gray Log Lane
Fox Point, Wisconsin
53217

A-2.0

1ST FLR
POWER
+RCP

SCALE: AS NOTED



GENERAL NOTES:

1. ALL FINISHED BASEMENT SCOPE TO BE PRICED SEPARATELY FROM FIRST FLOOR PROJECT
2. ALL LIGHTING TO BE DIMMABLE
3. NOTIFY DESIGNER/ARCHITECT OF ANY IN FIELD DISCREPANCIES TO THIS LAYOUT
4. ALL DEVICES TO BE SCREWLESS DECORA STYLE PLATES.
5. ~~ALL FINAL DEVICE COLORS TBD WITH DESIGNER PRIOR TO ORDERING.~~ 1
6. CEILING FIXTURE J-BOXES IN EXPOSED CEILING TO BE LOCATED ON SIGHT WITH DESIGNER

KEY NOTES:

1 XX
2
3
4
5

1 REFLECTED CEILING PLAN
1/4" = 1'-0"

JMS
JMSTUDIO
ARCHITECTURE + DESIGN

jms@jmsperti.com
312.286.5277
1583 Maple Ave
Evanston IL 60201

HM
HAYLEY MAUREEN
interior design

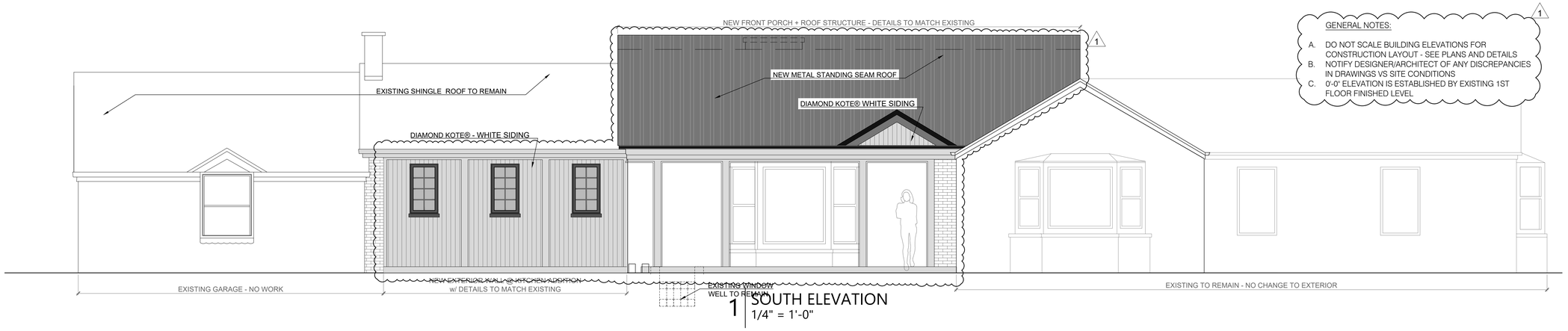
ISSUED FOR:	DATE:
PROGRESS	09.21.22
PRICING	11.01.22
PRICING-VE	02.01.23
1 PERMIT	05.18.23

WISCONSIN
JOSEPH SPERTI
10187-5
EVANSTON, IL
ARCHITECT

MORTARA/NADI
RESIDENCE
8234 N Gray Log Lane
Fox Point, Wisconsin
53217

A-2.1
LOWER LEVEL
POWER
+RCP

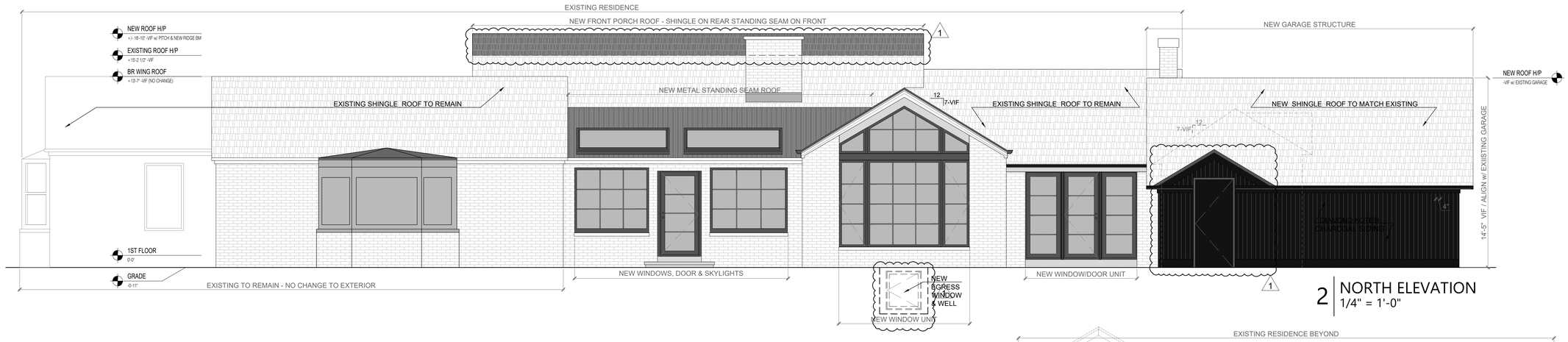
SCALE: AS NOTED



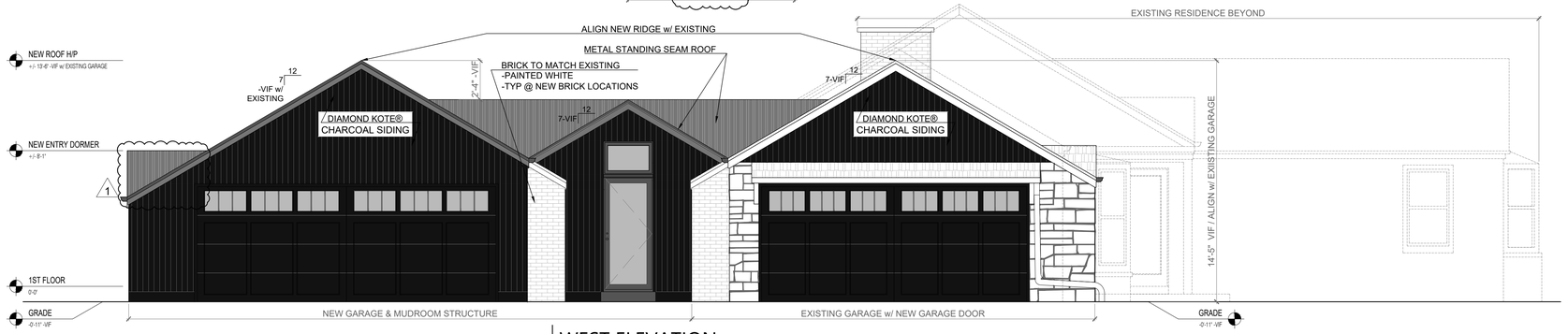
1 SOUTH ELEVATION
1/4" = 1'-0"

GENERAL NOTES:

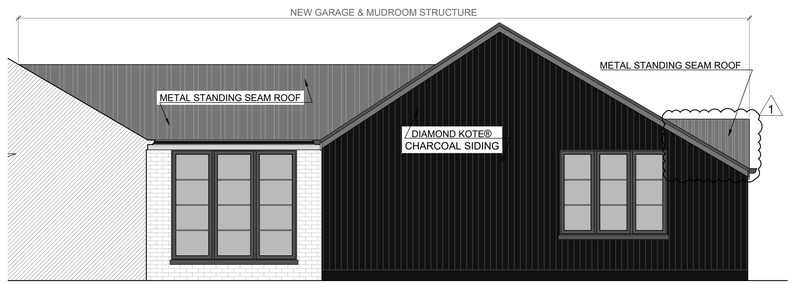
A. DO NOT SCALE BUILDING ELEVATIONS FOR CONSTRUCTION LAYOUT - SEE PLANS AND DETAILS
B. NOTIFY DESIGNER/ARCHITECT OF ANY DISCREPANCIES IN DRAWINGS VS SITE CONDITIONS
C. 0'-0" ELEVATION IS ESTABLISHED BY EXISTING 1ST FLOOR FINISHED LEVEL



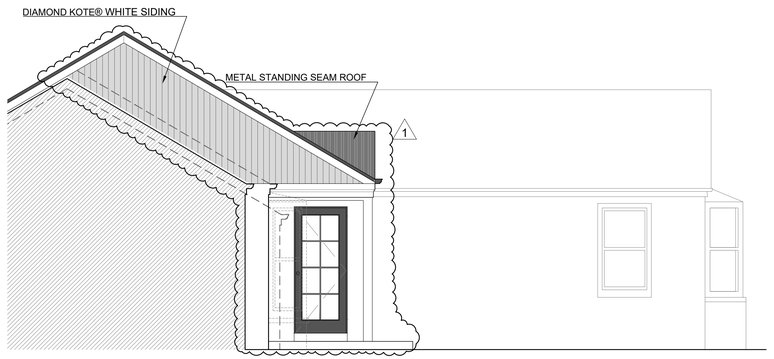
2 NORTH ELEVATION
1/4" = 1'-0"



3 WEST ELEVATION
1/4" = 1'-0"



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



5 WEST ELEVATION @ PORCH ADDITION
1/4" = 1'-0"

JMS
JMSTUDIO
ARCHITECTURE + DESIGN
jms@jmsperti.com
312.286.5277
1583 Maple Ave
Evanston IL 60201

HM
HAYLEY MAUREEN
interior design

ISSUED FOR:	DATE:
PROGRESS	09.21.22
PRICING	11.01.22
PERMIT	05.18.23

WISCONSIN
JOSEPH SPERTI
10187-5
EVANSTON, IL
ARCHITECT

MORTARA/NADI
RESIDENCE
8234 N Gray Log Lane
Fox Point, Wisconsin
53217

A-5.0
BUILDING ELEVATIONS

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

SIDE / EAST FACE

SE CORNER LOOKING NW

SW CORNER LOOKING NE

SIDE / WEST FACE

REAR / NORTH FACE

FRONT / SOUTH FACE

JMS
JMSTUDIO
ARCHITECTURE + DESIGN

jms@jmsperti.com
312.286.5277
1583 Maple Ave
Evanston IL 60201

HM
HAYLEY MAUREEN
interior design

ISSUED FOR:	DATE:
PROGRESS	09.21.22
PRICING	11.01.22
PERMIT	05.01.23

WISCONSIN
JOSEPH SPERTI
10187-5
EVANSTON, IL
ARCHITECT

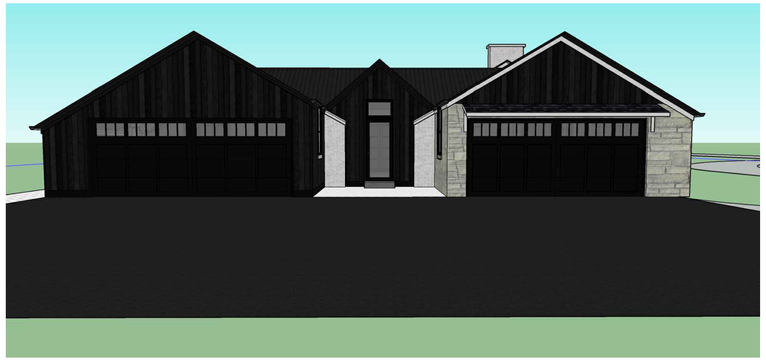
MORTARA/NADI
RESIDENCE
8234 N Gray Log Lane
Fox Point, Wisconsin
53217

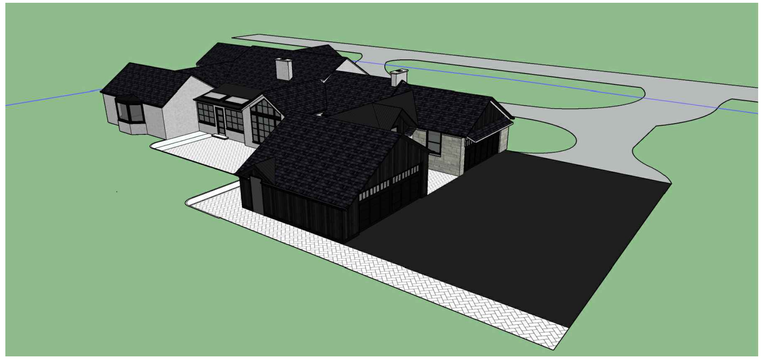
1

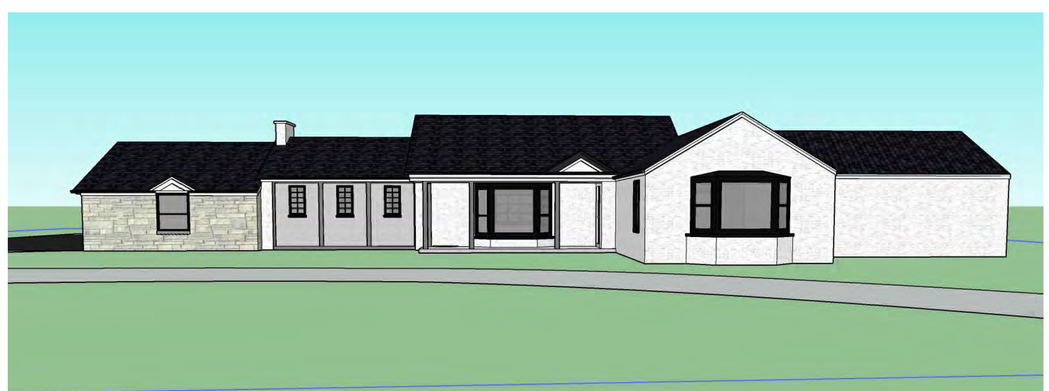
A-5.1

EXISTING ELEVATION IMAGES

SCALE: NOT TO SCALE







JMS

JMSTUDIO
ARCHITECTURE + DESIGN

jms@jmsperti.com
312.286.5277
1583 Maple Ave
Evanston IL 60201

HM

HAYLEY MAUREEN
interior design

ISSUED FOR:	DATE:
PROGRESS	09.21.22
PRICING	11.01.22
1 PERMIT	05.18.23

WISCONSIN
JOSEPH SPERTI
10187-5
EVANSTON, IL
ARCHITECT

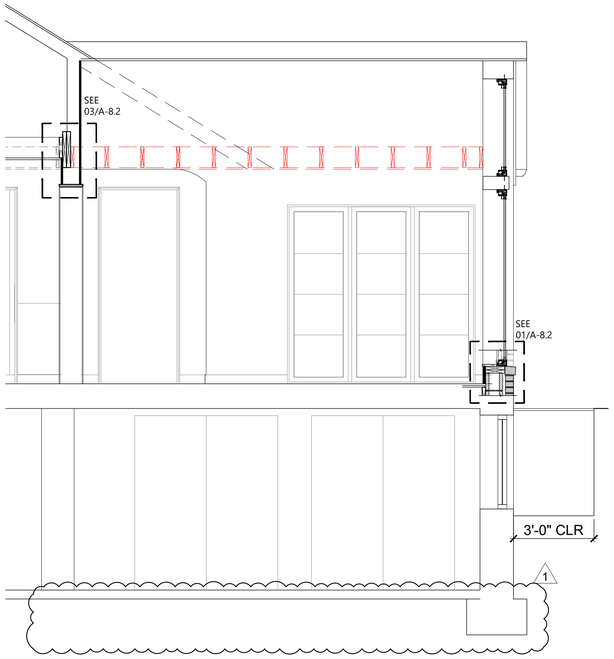
MORTARA/NADI
RESIDENCE
8234 N Gray Log Lane
Fox Point, Wisconsin
53217

1

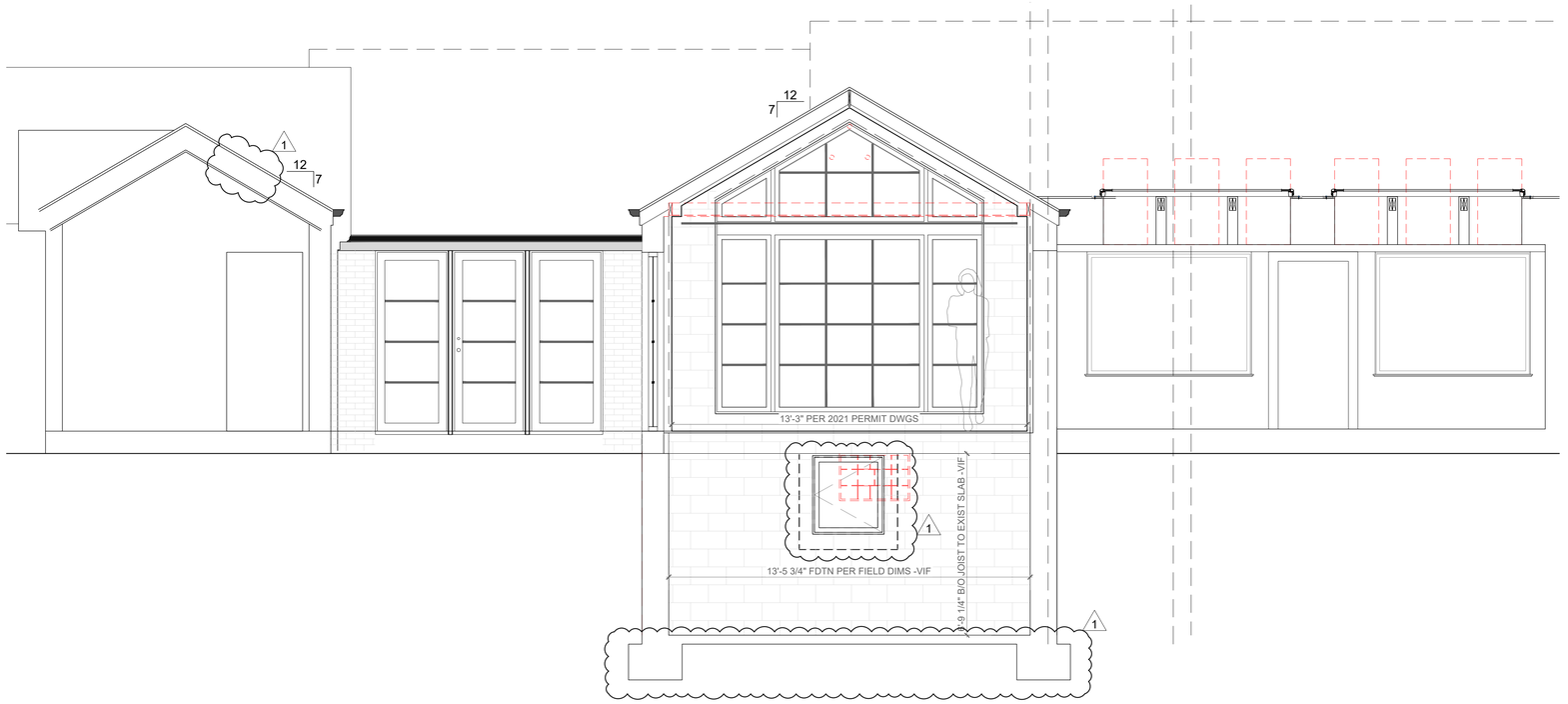
A-5.2

BUILDING RENDERS

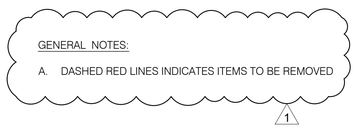
SCALE: NOT TO SCALE

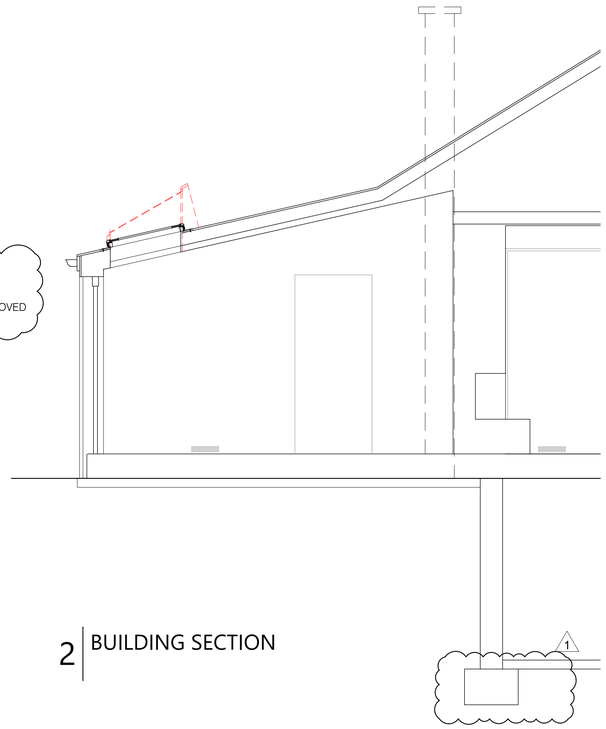


4 BUILDING SECTION
3/8" = 1'-0"

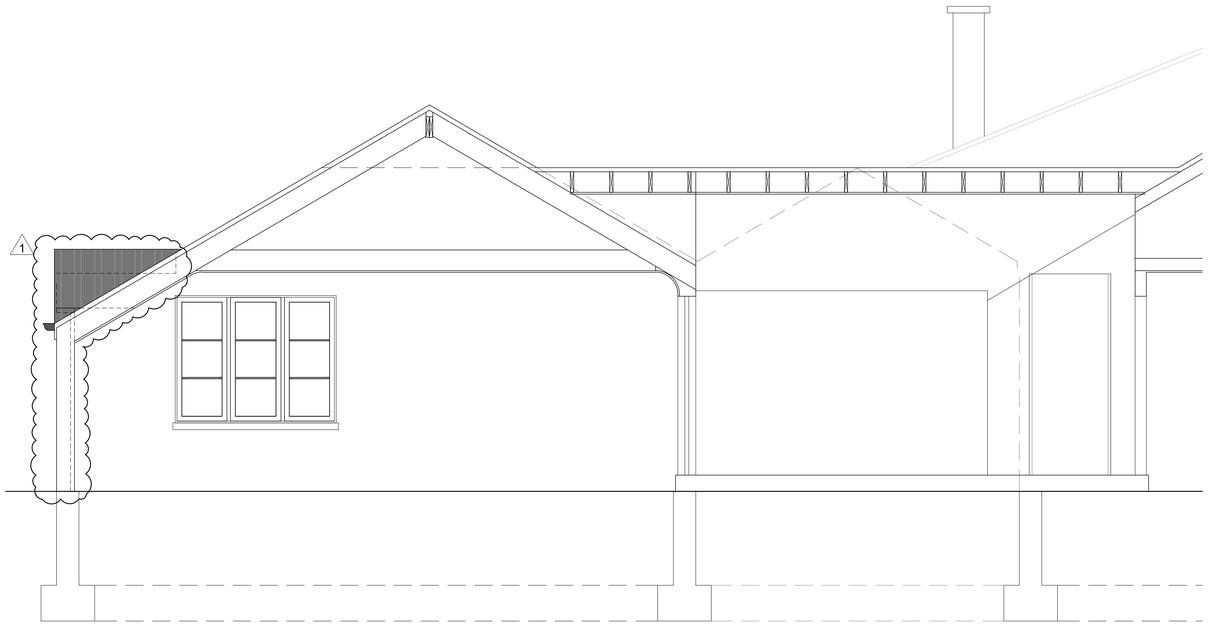


3 BUILDING SECTION





2 BUILDING SECTION



1 BUILDING SECTION

JMS
JMSTUDIO
ARCHITECTURE + DESIGN

jms@jmsperti.com
312.286.5277
1583 Maple Ave
Evanston IL 60201

HM
HAYLEY MAUREEN
interior design

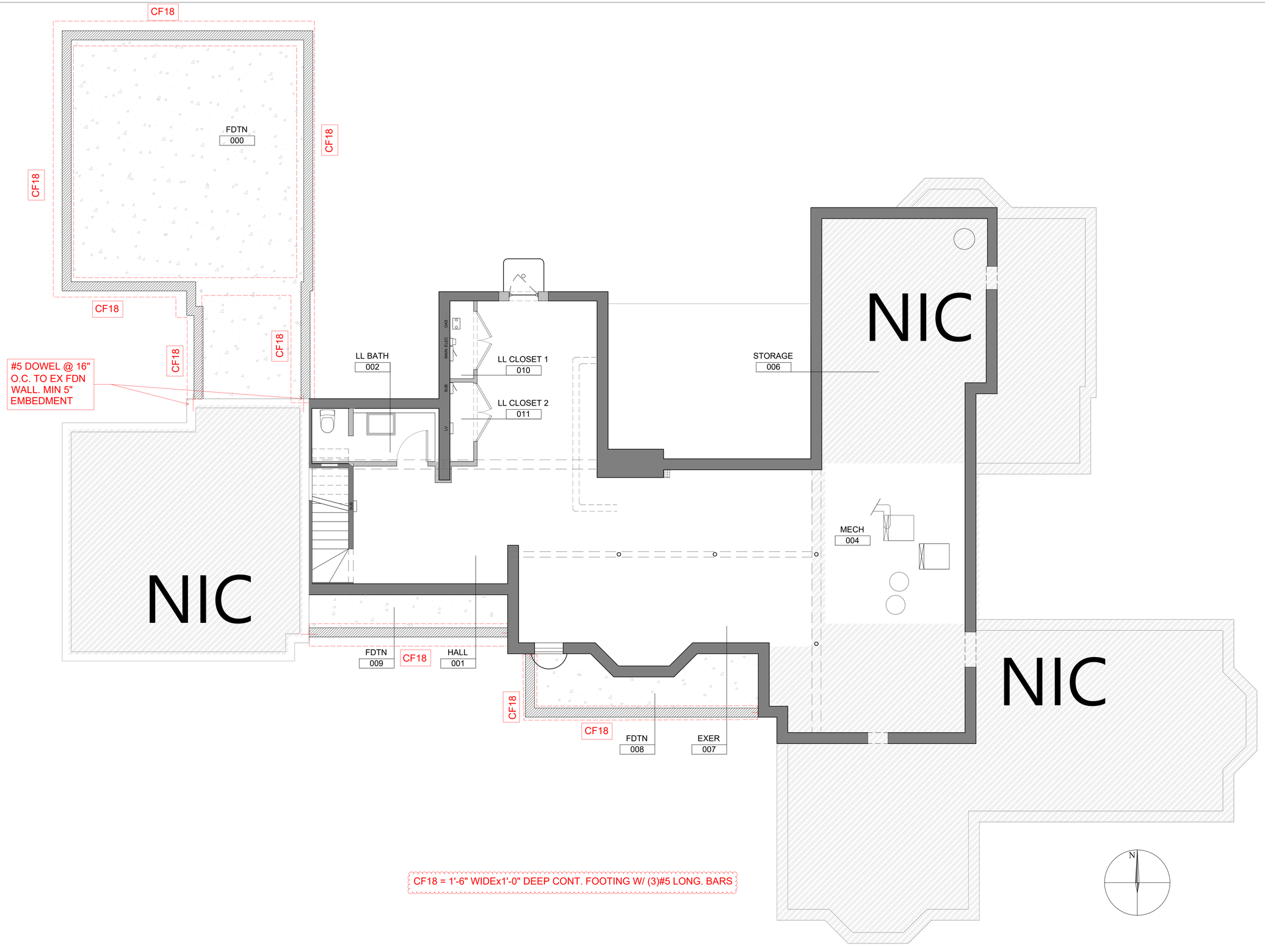
ISSUED FOR:	DATE:
PROGRESS	09.21.22
PRICING	11.01.22
STRUC INFO	11.10.22
1 PERMIT	05.18.23

WISCONSIN
JOSEPH SPERTI
10187-5
EVANSTON, IL
ARCHITECT

MORTARA/NADI
RESIDENCE
8234 N Gray Log Lane
Fox Point, Wisconsin
53217

A-8.0
BUILDING SECTIONS

SCALE: 3/8"=1'0"



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

JMS
JMSTUDIO
ARCHITECTURE + DESIGN
jms@jmsperti.com
312.286.5277
1583 Maple Ave
Evanston IL 60201

HM
HAYLEY MAUREEN
interior design

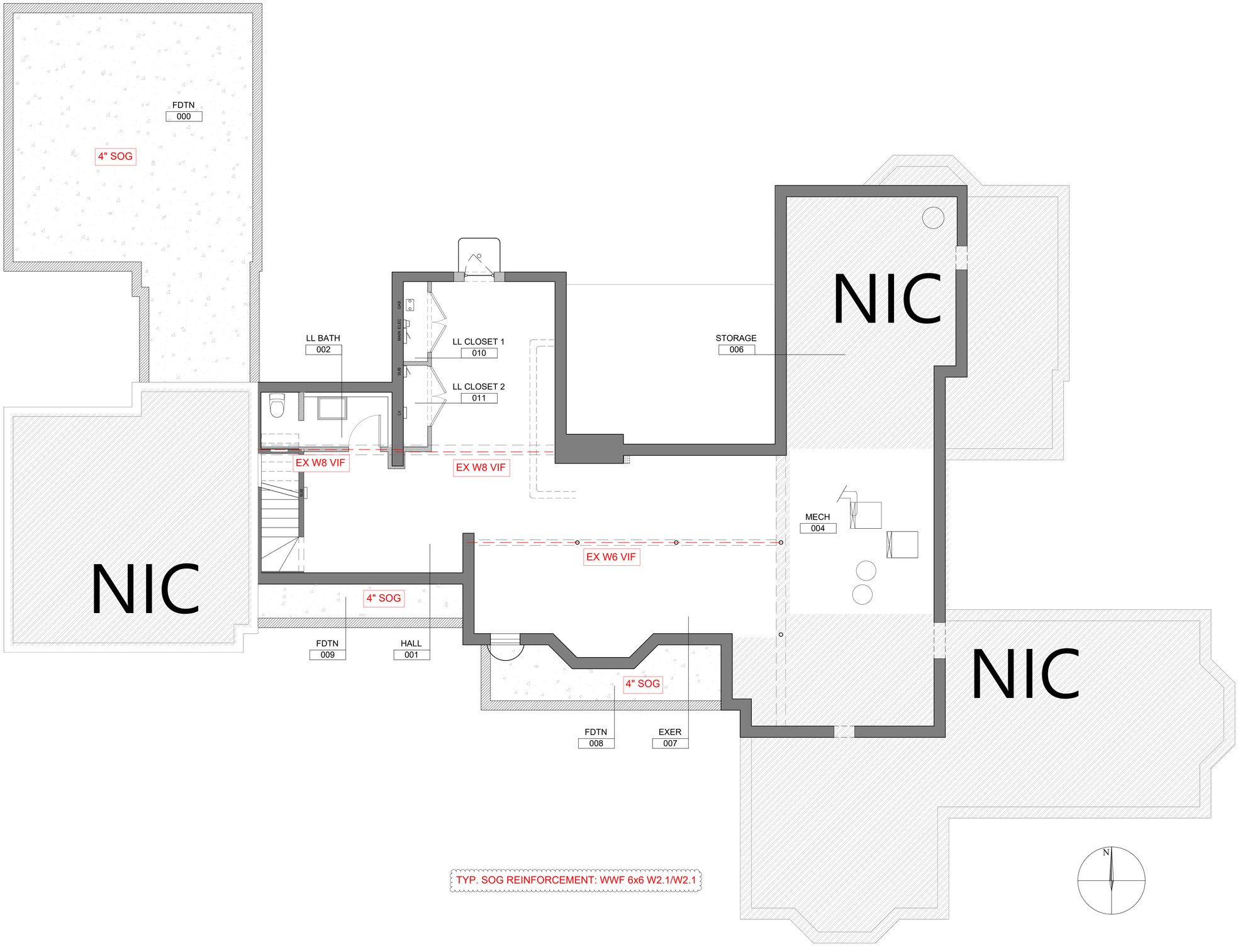
ISSUED FOR:	DATE:
PROGRESS	09.21.22
PRICING	11.01.22
PRICING-VE	02.01.23
1 PERMIT	05.18.23

WISCONSIN
JOSEPH SPERTI
10187-5
EVANSTON, IL
ARCHITECT

MORTARA/NADI
RESIDENCE
8234 N Gray Log Lane
Fox Point, Wisconsin
53217

A-S0.0
FOUNDATION PLAN

SCALE: AS NOTED



1 1ST FLR SLAB + FRAMING
1/4" = 1'-0"

JMS
JMSTUDIO
ARCHITECTURE + DESIGN

jms@jmsperti.com
312.286.5277
1583 Maple Ave
Evanston IL 60201

HM
HAYLEY MAUREEN
interior design

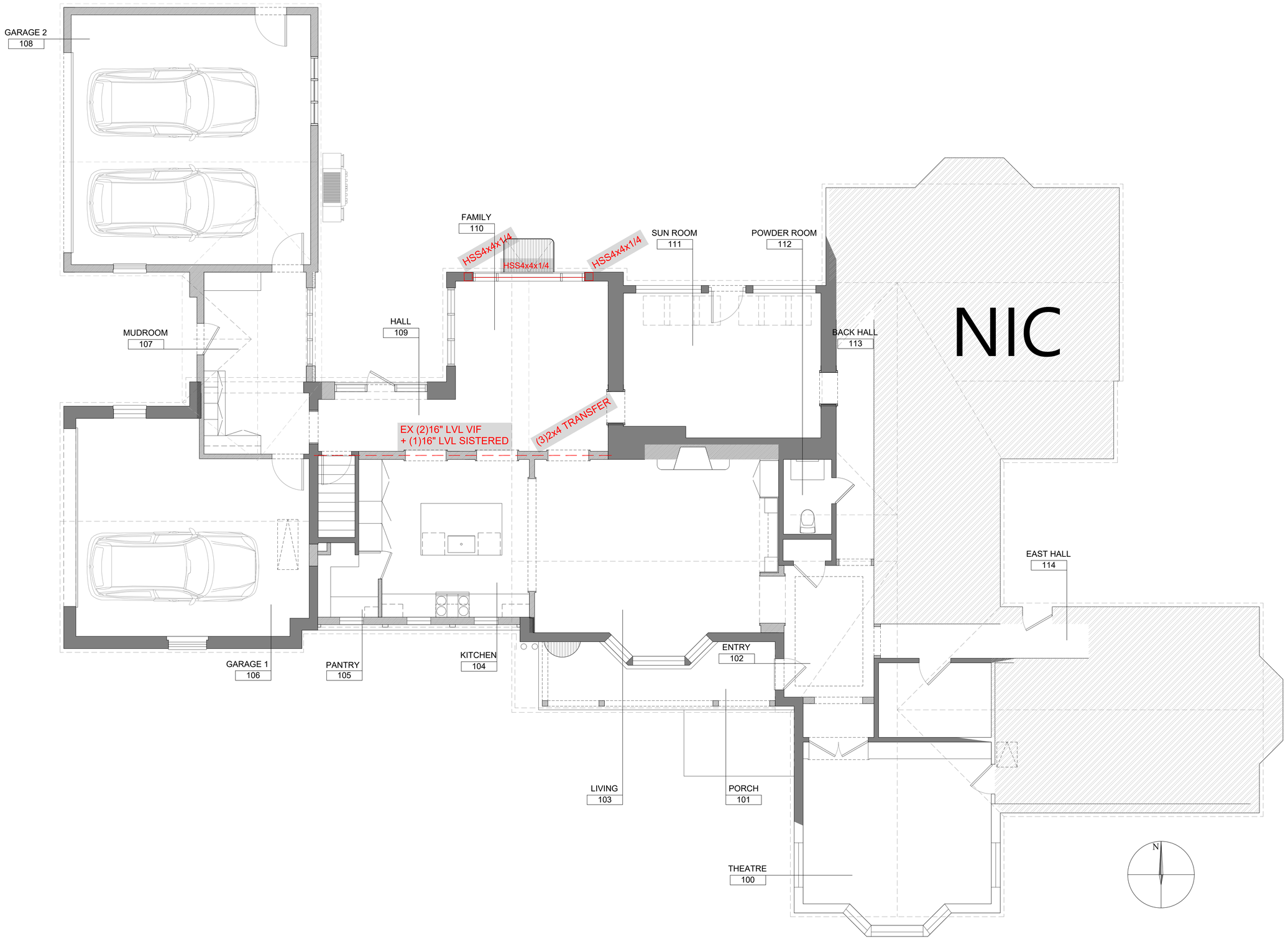
ISSUED FOR:	DATE:
PROGRESS	09.21.22
PRICING	11.01.22
PRICING-VE	02.01.23
1 PERMIT	05.18.23

WISCONSIN
JOSEPH SPERTI
10187-5
EVANSTON, IL
ARCHITECT

MORTARA/NADI
RESIDENCE
8234 N Gray Log Lane
Fox Point, Wisconsin
53217

A-S1.0
1ST FLR SLAB + FRAMING PLAN

SCALE: AS NOTED



1 CEILING FRAMING PLAN
1/4" = 1'-0"

JMS
JMSTUDIO
ARCHITECTURE + DESIGN
jms@jmsperti.com
312.286.5277
1583 Maple Ave
Evanston IL 60201

HM
HAYLEY MAUREEN
interior design

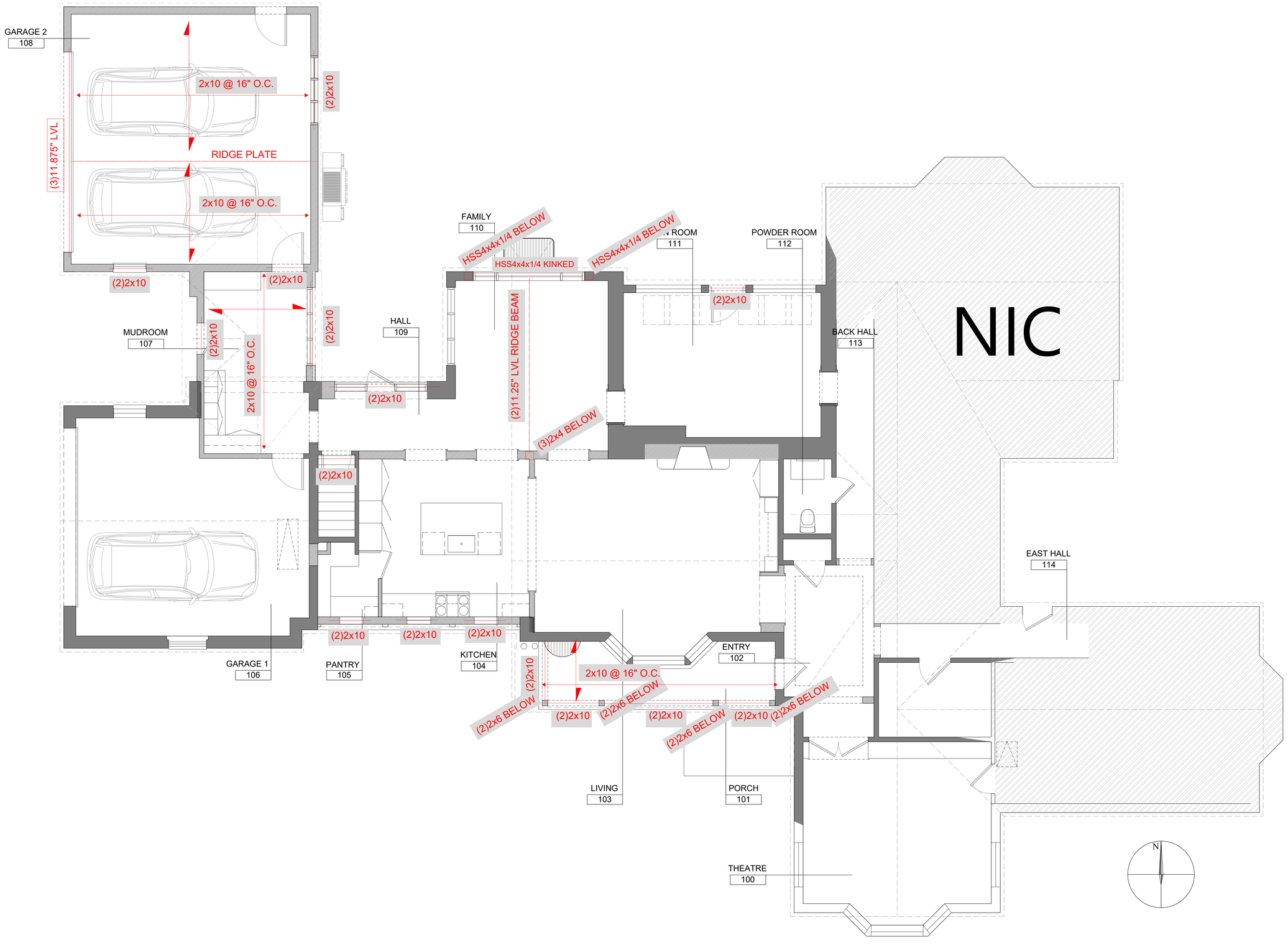
ISSUED FOR:	DATE:
PROGRESS	09.21.22
PRICING	11.01.22
PRICING-VE	02.01.23
1 PERMIT	05.18.23

WISCONSIN
JOSEPH SPERTI
10187-5
EVANSTON, IL
ARCHITECT

MORTARA/NADI
RESIDENCE
8234 N Gray Log Lane
Fox Point, Wisconsin
53217

A-S1.1
1ST FLR CLG FRAMING PLAN

SCALE: AS NOTED



1 ROOF+HEADER FRAMING
1/4" = 1'-0"

JMS
JMSTUDIO
ARCHITECTURE + DESIGN
jms@jmsperti.com
312.286.5277
1583 Maple Ave
Evanston IL 60201

HM
HAYLEY MAUREEN
interior design

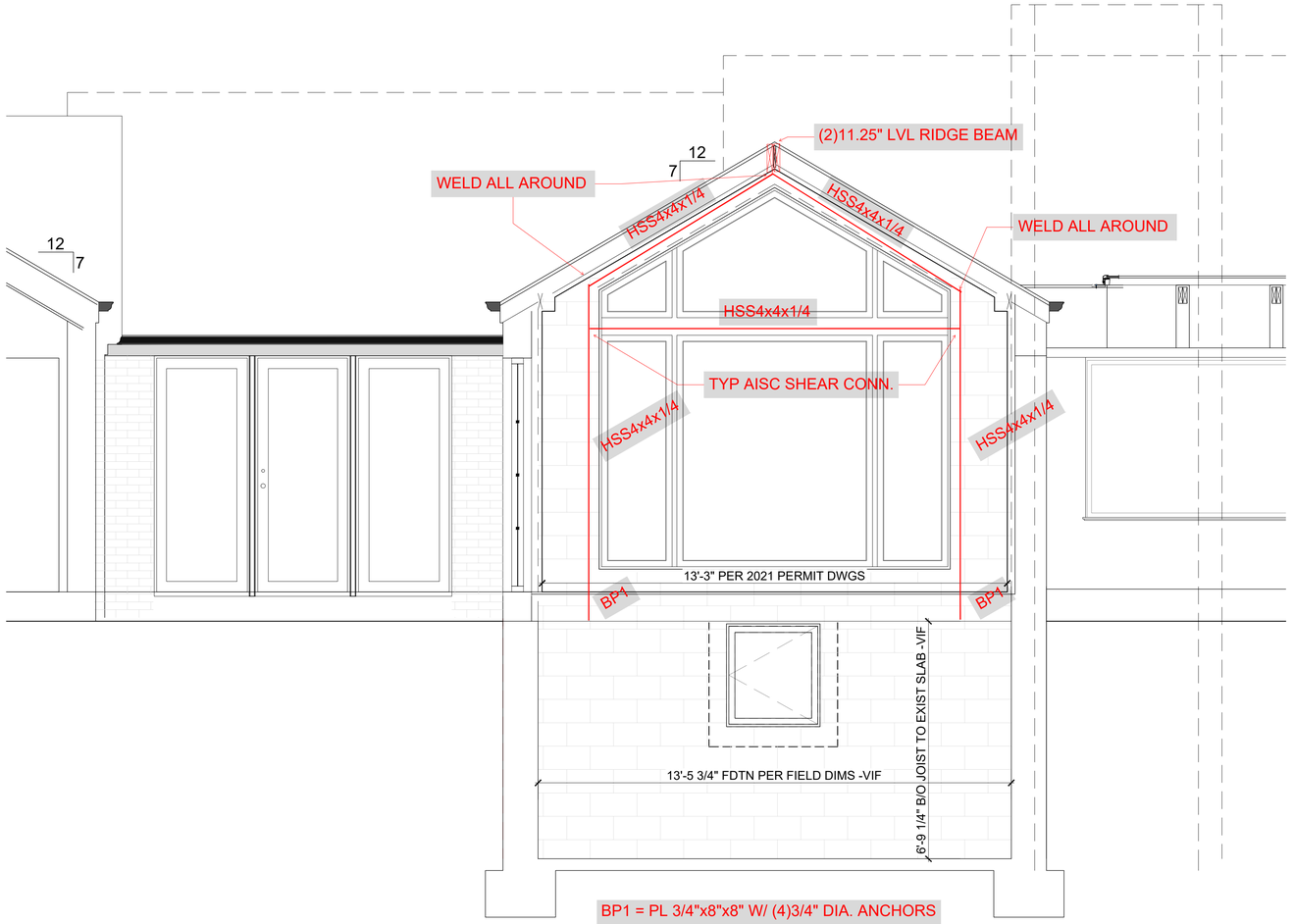
ISSUED FOR:	DATE:
PROGRESS	09.21.22
PRICING	11.01.22
PRICING-VE	02.01.23
1 PERMIT	05.18.23

WISCONSIN
JOSEPH SPERTI
10187-5
EVANSTON, IL
ARCHITECT

MORTARA/NADI
RESIDENCE
8234 N Gray Log Lane
Fox Point, Wisconsin
53217

A-S1.2
ROOF+HEADER FRAMING PLAN

SCALE: AS NOTED



EAST/WEST SECTION LOOKING NORTH @ FAMILY ROOM

1 BUILDING SEC FRAMING
1/2" = 1'-0"

JMS
JMSTUDIO
ARCHITECTURE + DESIGN

jms@jmsperti.com
312.286.5277
1583 Maple Ave
Evanston IL 60201

HM
HAYLEY MAUREEN
interior design

ISSUED FOR:	DATE:
PROGRESS	09.21.22
PRICING	11.01.22
PRICING-VE	02.01.23
1 PERMIT	05.18.23

WISCONSIN
JOSEPH SPERTI
10187-5
EVANSTON, IL
ARCHITECT

MORTARA/NADI
RESIDENCE
8234 N Gray Log Lane
Fox Point, Wisconsin
53217

A-S8.0

BLDG SECTION
STRUC FRAMING

SCALE: AS NOTED

SHEET INDEX

T1.0	TITLE SHEET
C1.1	SITE DEMOLITION PLAN & SITE PLAN
C1.2	GRADING AND EROSION CONTROL PLAN
C5.0	GENERAL SITE NOTES AND CONSTRUCTION DETAILS
A1.0	CRAWLSPACE FLOOR PLAN
A1.1	RESIDENCE FIRST FLOOR PLAN
A1.2	SECOND FLOOR / BOAT HOUSE FLOOR PLANS
A1.3	POOL PLAN / ELEVATIONS / DETAILS
A1.4	RESIDENCE / BOAT HOUSE ROOF PLANS
A3.1	FIRST FLOOR FINISH PLAN
A3.2	SECOND FLOOR / BOAT HOUSE FINISH PLANS
A4.0	EXTERIOR ELEVATIONS
A4.1	EXTERIOR ELEVATIONS
A4.2	EXTERIOR ELEVATIONS
A5.0	BUILDING SECTIONS
A5.1	BUILDING SECTIONS
A5.2	BUILDING SECTIONS
A5.3	EXTERIOR DETAILS
A5.4	EXTERIOR DETAILS
A5.5	EXTERIOR DETAILS
A6.0	INTERIOR ELEVATIONS
A6.1	INTERIOR ELEVATIONS
A6.2	INTERIOR ELEVATIONS
A6.3	INTERIOR ELEVATIONS
A6.4	INTERIOR ELEVATIONS / DETAILS
A7.0	INTERIOR DETAILS
A7.1	INTERIOR DETAILS
M1.0	CRAWLSPACE HVAC PLAN AND SCHEDULES
M1.1	FIRST FLOOR HVAC PLAN
M1.2	SECOND FLOOR HVAC PLAN
S0.1	STRUCTURAL GENERAL NOTES
S0.2	STRUCTURAL SCHEDULES
S1.0	FOUNDATION PLAN
S1.1	FIRST FLOOR FRAMING PLAN
S1.2	SECOND FLOOR FRAMING PLAN
S1.3	ROOF FRAMING PLAN
S1.4	BOATHOUSE FOUNDATION AND FRAMING PLAN
S2.0	ELEVATION VIEWS
S3.0	CONCRETE SECTIONS AND DETAILS
S3.1	CONCRETE SECTIONS AND DETAILS
S3.2	CONCRETE SECTIONS AND DETAILS
S4.0	MASONRY SECTIONS AND DETAILS
S5.0	STEEL SECTIONS AND DETAILS
S6.0	WOOD SECTIONS AND DETAILS
S6.1	WOOD SECTIONS AND DETAILS
S6.2	WOOD SECTIONS AND DETAILS
E1.0	CRAWL SPACE ELECTRICAL PLAN
E1.1	FIRST FLOOR ELECTRICAL PLAN
E1.2	SECOND FLOOR / BOAT HOUSE ELECTRICAL PLANS

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
- IN-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
- DOOR MARKER AND NUMBER REFER TO DOOR SCHEDULE FOR DETAILED INFORMATION
- CABINET ACCESSORY, PRE-MANUFACTURED FURNISHINGS / ACCESSORRIES OR CLOSET COMPONENT MARKER AND NUMBER REFER TO KEY FOR DETAILED INFORMATION
- 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 A6.x FOR ELEVATED VIEWS
- TOL 0.00 — 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

PROJECT TEAM

STRUCTURAL ENGINEER
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, LC.
7231 NORTH BARNETT LANE
FOX POINT, WI 53217
414.272.0012 VOICE ~ 414.272.7156 FAX
steve@kleinlighting.com EMAIL

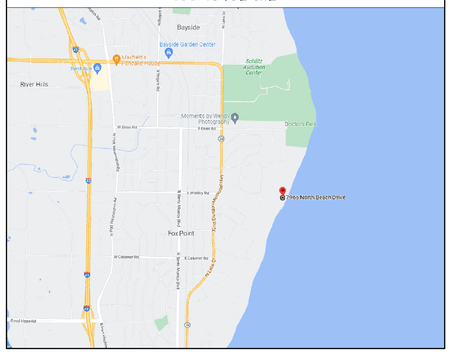
HVAC ENGINEER
LIECHTY & ASSOCIATES INC.
RANDY LIECHTY
15220 GEBHARDT RD
ELM GROVE, WI 53122
262-366-3676 VOICE
rliechty@lnai.com EMAIL

SITE ENGINEER
HARWOOD ENGINEERING CONSULTANTS
BRAD M. SEUBERT V.P., C.P.M.
255 NORTH 21ST STREET
MILWAUKEE, WI 53233
414.475.5554 VOICE
bradseubert@hecl.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

GEOTECHNICAL ENGINEER
GILES ENGINEERING
DAVID M. GORNALE
N 8 W22350 N 8 W22350 JOHNSTON DR A 1
WAUKESHA, WI 53186
262.241.9400 VOICE
dgornale@gileseng.com EMAIL

MAP TO JOB SITE



FRONT ENTRY RENDERING

DEEP RIVER PARTNERS

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.

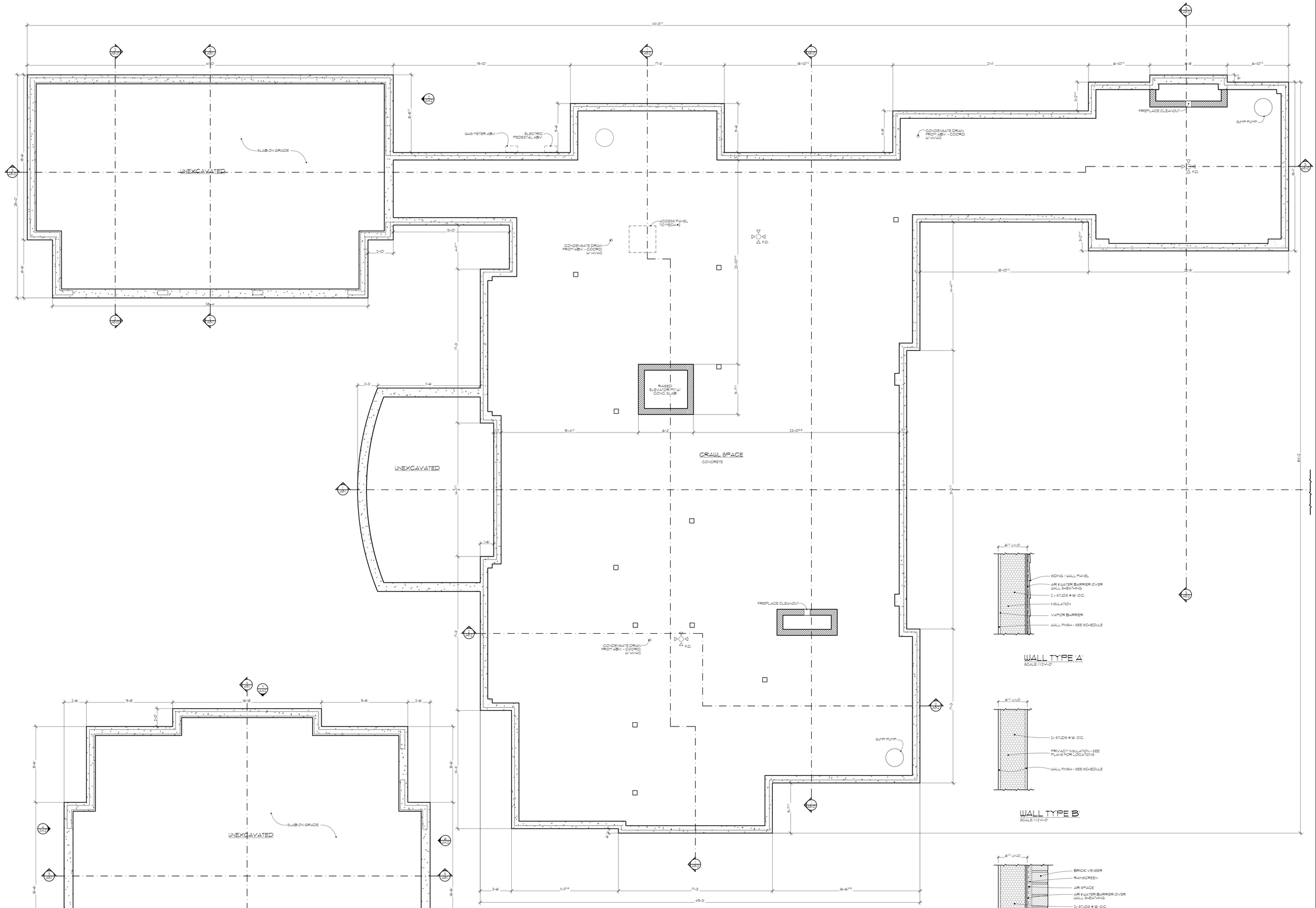
Project# 2211
BEACH DRIVE RESIDENCE
7966 NORTH BEACH DRIVE
FOX POINT, WI 53217

DESCRIPTION	DATE
BID ISSUE	05.04.2023

TITLE SHEET

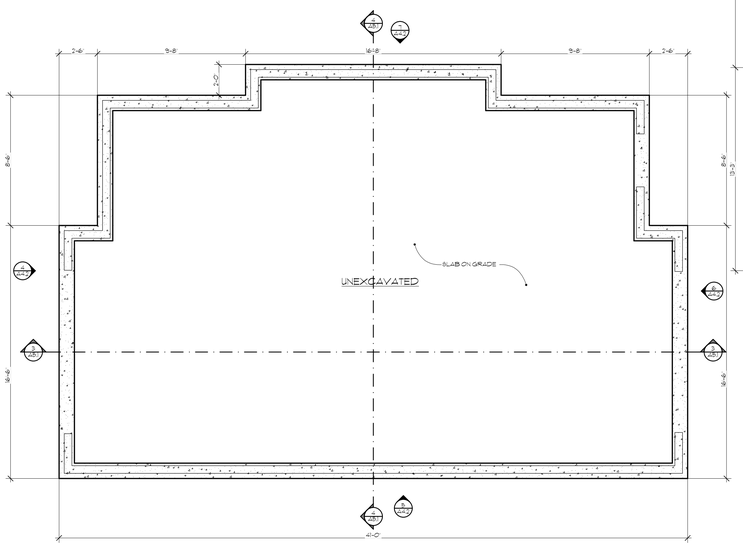
T1.0

© Copyright 2023 Deep River Partners, Ltd. All rights reserved. This document, ideas and design incorporated herein are the property of Deep River Partners, Ltd. and are not to be used whole or in part without the written consent of Deep River Partners, Ltd.



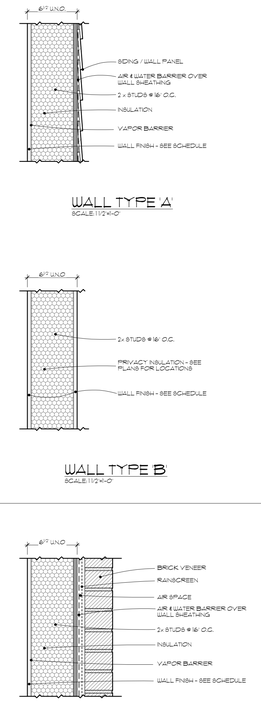
1 MAIN RESIDENCE CRAWL SPACE PLAN

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



2 BOAT HOUSE CRAWL SPACE PLAN

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



3 WALL TYPES

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

DEEP RIVER PARTNERS

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.

Project# 2211
BEACH DRIVE RESIDENCE
7966 NORTH BEACH DRIVE
FOX POINT, WI 53217

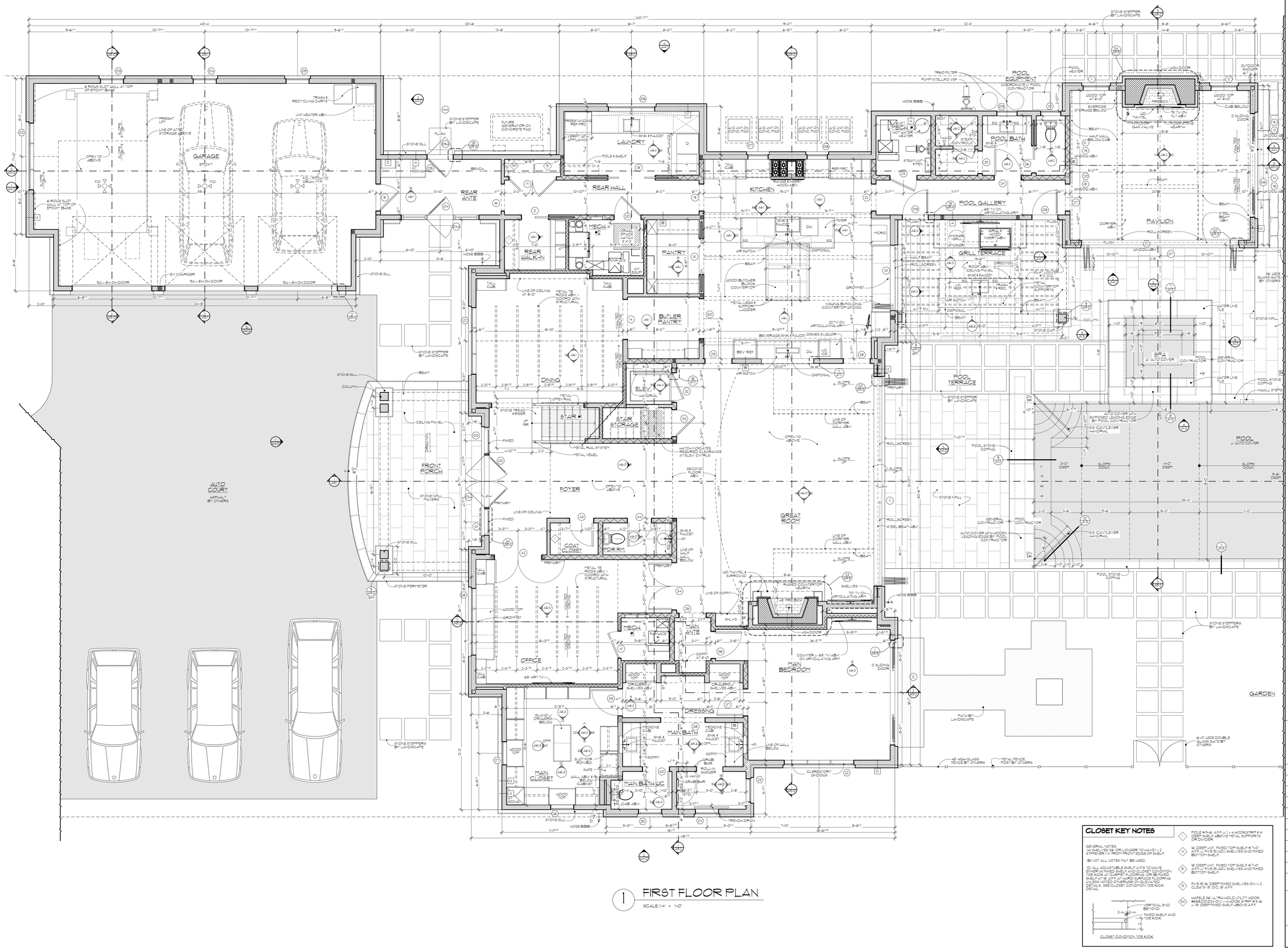
DESCRIPTION	DATE
BID ISSUE	05.04.2023

CRAWLSPACE FLOOR PLAN

NORTH

A1.0

© Copyright 2023 Deep River Partners, Ltd. All rights reserved. This document, ideas and design incorporated herein are the property of Deep River Partners, Ltd. and are not to be used whole or in part without the written consent of Deep River Partners, Ltd.



1 FIRST FLOOR PLAN

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

CLOSET KEY NOTES

GENERAL NOTES:
(A) SHELVES 36" OR LONGER TO HAVE 1 x 2 EDGEBAND 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 @ 5'-6" A.F.F. w/ (1) x 4 HOOKSTRIP & 14" DEEP SHELF ABOVE METAL SUPPORTS ON DIVIDER
4. 16" DEEP UNIT, FIXED TOP SHELF @ 7'-0" A.F.F. w/ FIVE (5) ADJ. SHELVES AND FIXED BOTTOM SHELF.
5. 18" DEEP UNIT, FIXED TOP SHELF @ 7'-0" A.F.F. w/ FIVE (5) ADJ. SHELVES AND FIXED BOTTOM SHELF.
15. FIVE (5) 16" DEEP FIXED SHELVES ON 1 x 2 CLEATS @ 0'2", 18" A.F.F.
24. MAPLE 36" ULTRA HOLD UTILITY HOOK, #SHBLOCC24 ON (1) x 4 HOOK STRIP @ 5'-6" x 18" DEEP FIXED SHELF ABOVE A.F.F.

DEEP RIVER PARTNERS

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.

Project# 2211
BEACH DRIVE RESIDENCE
7966 NORTH BEACH DRIVE
FOX POINT, WI 53217

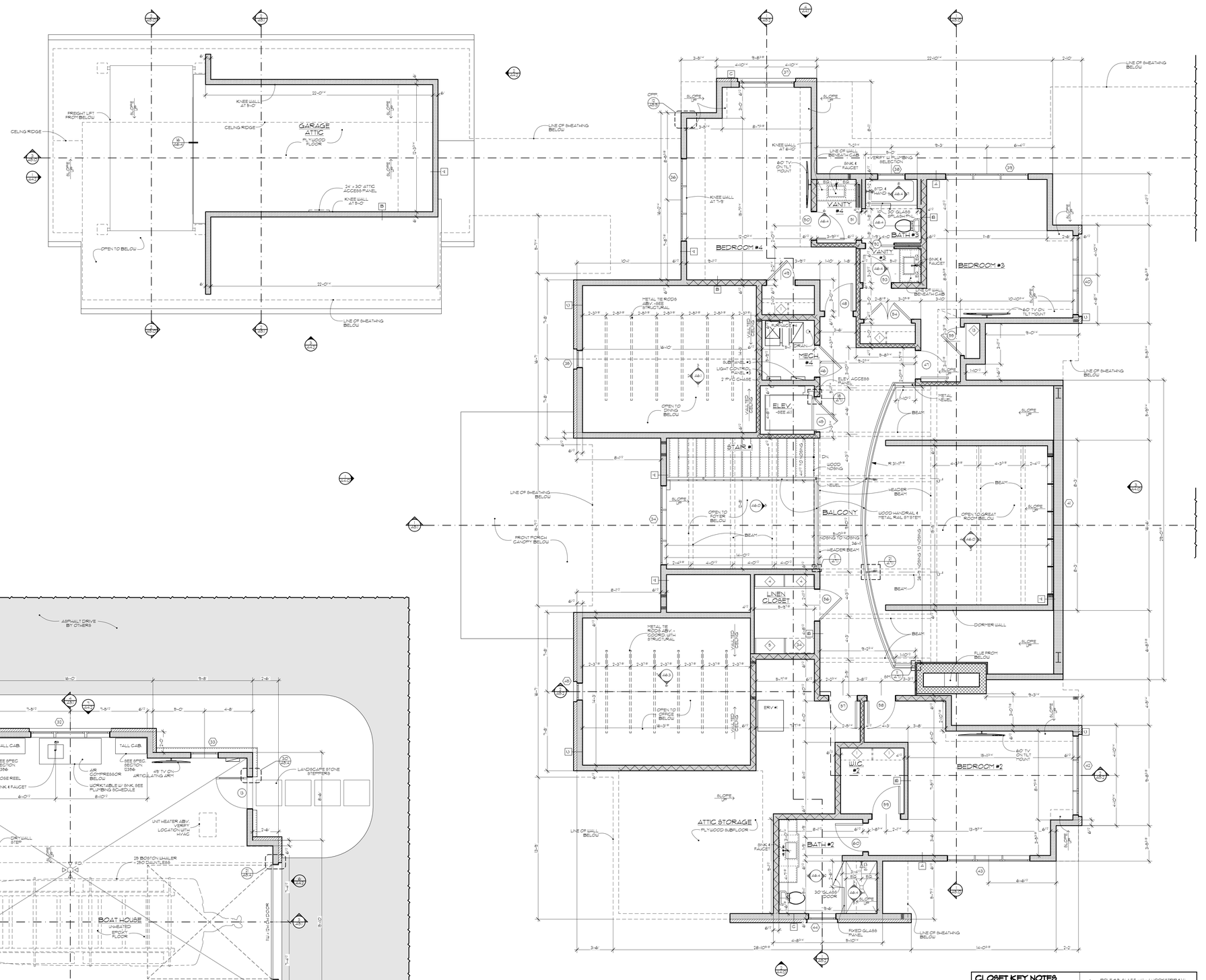
DESCRIPTION	DATE
BID ISSUE	05.04.2023

RESIDENCE FIRST FLOOR PLAN

NORTH

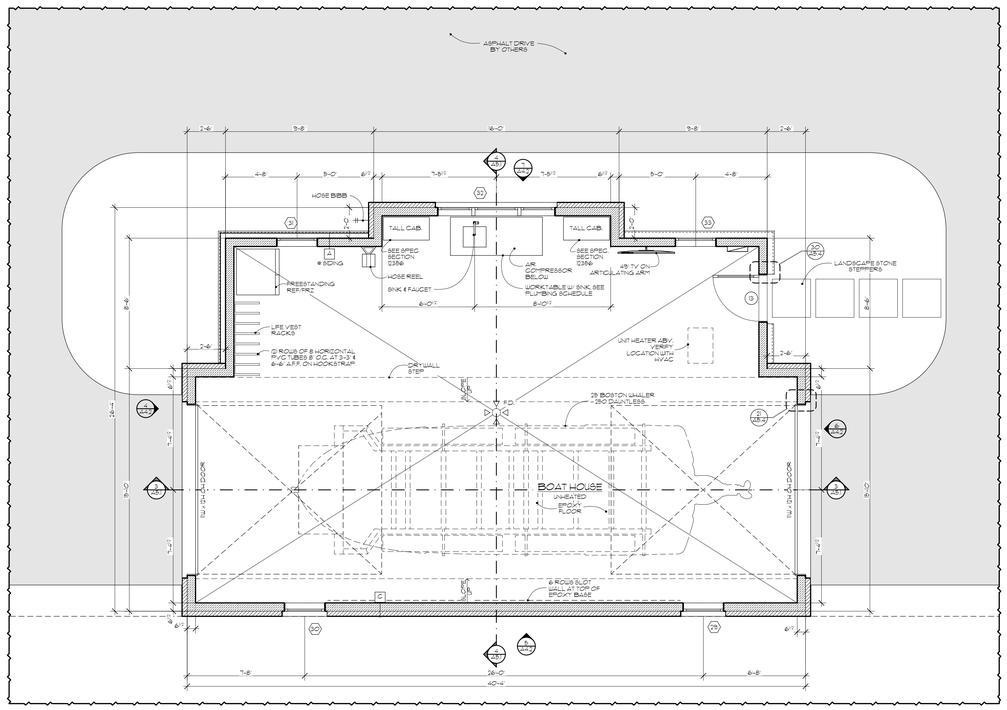
A1.1

© Copyright 2023 Deep River Partners, Ltd. All rights reserved. This document, ideas and design incorporated herein are the property of Deep River Partners, Ltd. and are not to be used whole or in part without the written consent of Deep River Partners, Ltd.



1 RESIDENCE SECOND FLOOR PLAN

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



2 BOAT HOUSE FLOOR PLAN

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

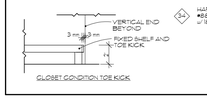
CLOSET KEY NOTES

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 @ 5'-6" A.F.F. w/ 1 x 4 HOOKSTRIP & 16" DEEP SHELF ABOVE METAL SUPPORTS OR DIVIDER
4. 16" DEEP UNIT, FIXED TOP SHELF @ 7'-0" A.F.F. / FIVE (5) ADJ. SHELVES AND FIXED BOTTOM SHELF
5. 16" DEEP UNIT, FIXED TOP SHELF @ 7'-0" A.F.F. / FIVE (5) ADJ. SHELVES AND FIXED BOTTOM SHELF
13. FIVE (5) 16" DEEP FIXED SHELVES ON 1 x 2 CLEATS @ OC. @ A.F.F.
34. MAPLE 36" ULTRA HOLD UTILITY HOOK #88.600.024 ON 1 x 4 HOOK STRIP @ 5'-6" x 16" DEEP FIXED SHELF ABOVE A.F.F.



DEEP RIVER PARTNERS

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.

Project# 2211
BEACH DRIVE RESIDENCE
7966 NORTH BEACH DRIVE
FOX POINT, WI 53217

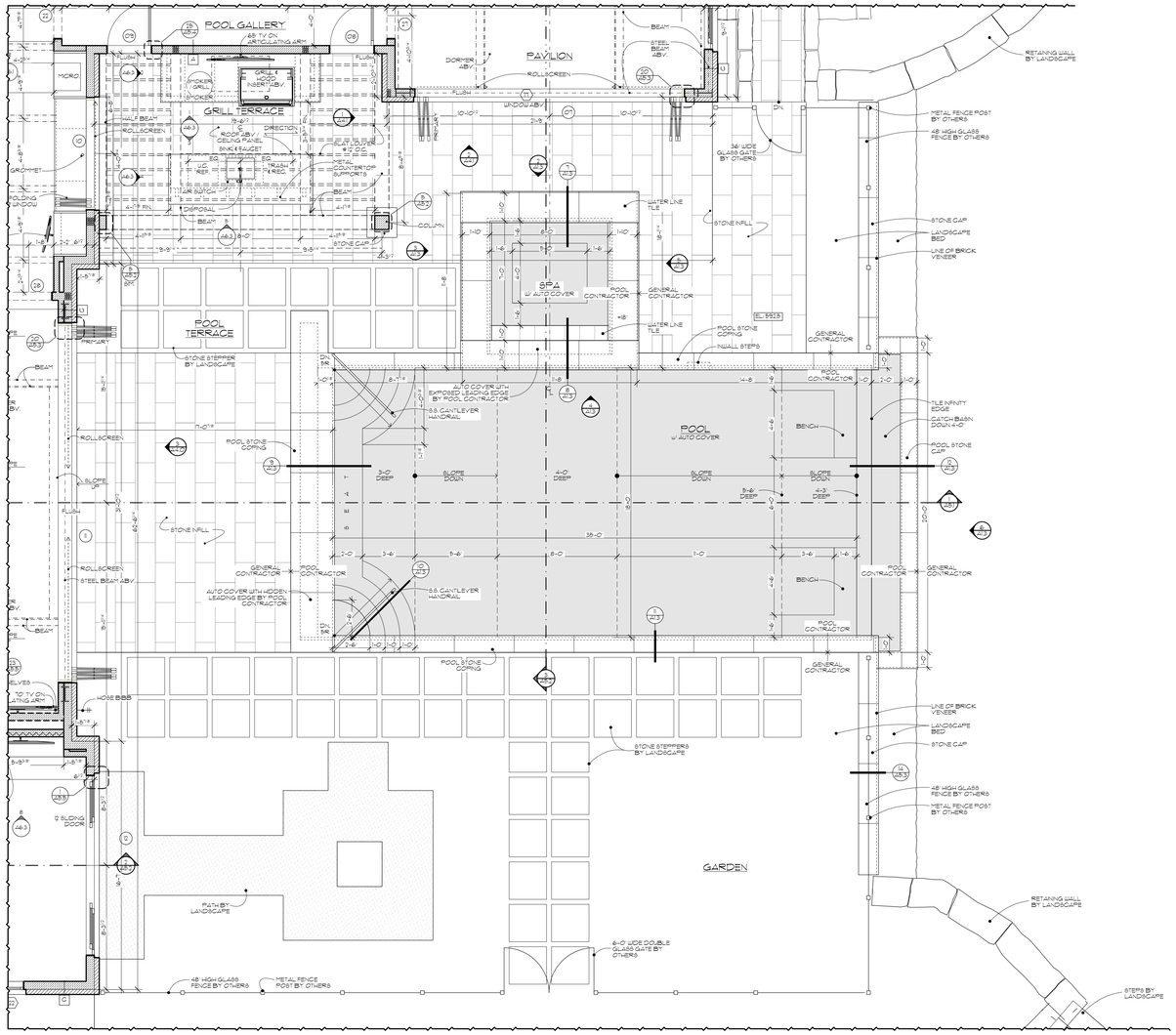
DESCRIPTION	DATE
BID ISSUE	05.04.2023

SECOND FLOOR / BOAT HOUSE FLOOR PLANS

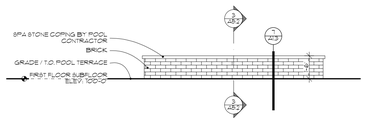
NORTH

A1.2

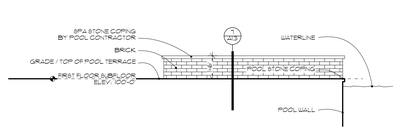
© Copyright 2023 Deep River Partners, Ltd. All rights reserved. This document, ideas and design incorporated herein are the property of Deep River Partners, Ltd. and are not to be used whole or in part without the written consent of Deep River Partners, Ltd.



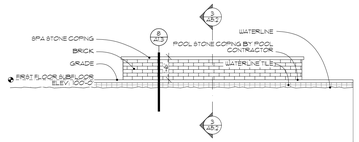
1 POOL PLAN
SCALE: 1/4" = 1'-0"



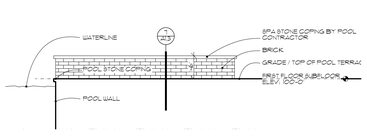
2 SPA NORTH ELEVATION
SCALE: 1/4" = 1'-0"



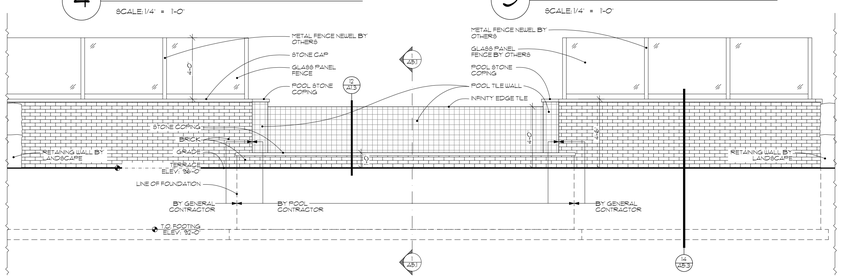
3 SPA WEST ELEVATION
SCALE: 1/4" = 1'-0"



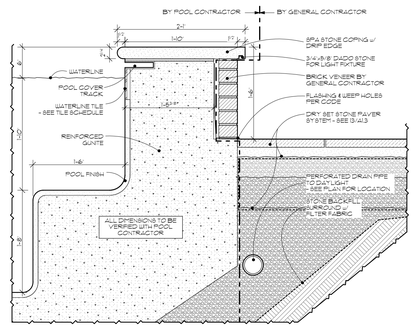
4 SPA SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



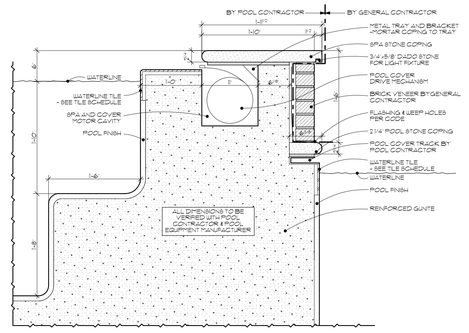
5 SPA EAST ELEVATION
SCALE: 1/4" = 1'-0"



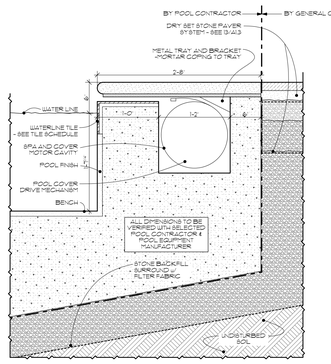
6 INFINITY EDGE ELEVATION
SCALE: 1/4" = 1'-0"



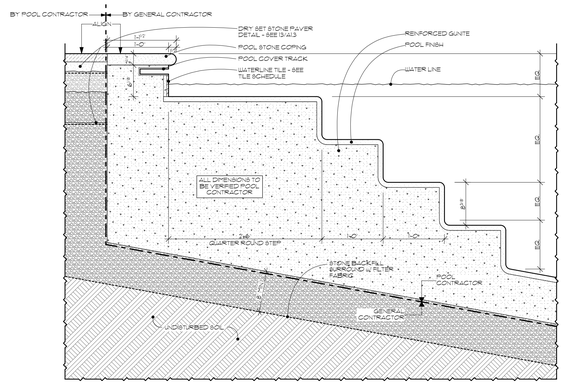
7 SPA EDGE DETAIL
SCALE: 1" = 1'-0"



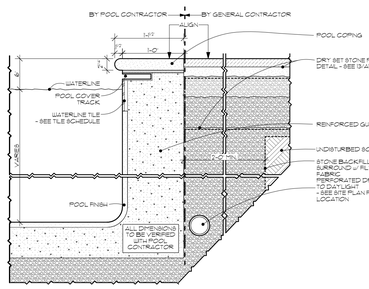
8 SPA AUTO COVER PIT / SPA TO POOL EDGE
SCALE: 1" = 1'-0"



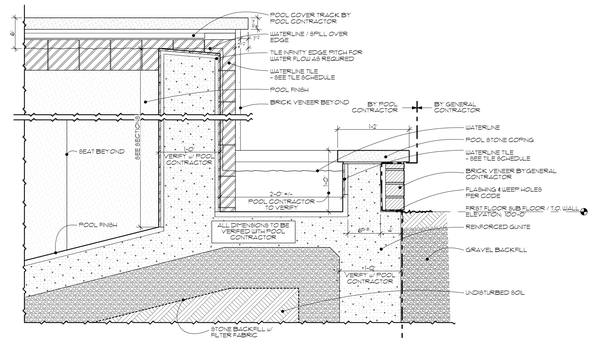
9 POOL AUTO COVER PIT DETAIL
SCALE: 1" = 1'-0"



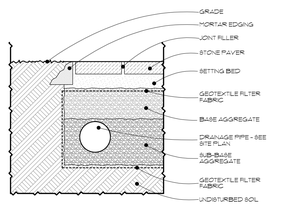
10 POOL STAIR DETAIL
SCALE: 1" = 1'-0"



11 POOL EDGE DETAIL
SCALE: 1" = 1'-0"



12 INFINITY EDGE DETAIL
SCALE: 1" = 1'-0"



13 PAVER DETAIL
SCALE: 1 1/2" = 1'-0"

DEEP RIVER PARTNERS

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 MARKING 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.

Project# 2211
BEACH DRIVE RESIDENCE
7966 NORTH BEACH DRIVE
FOX POINT, WI 53217

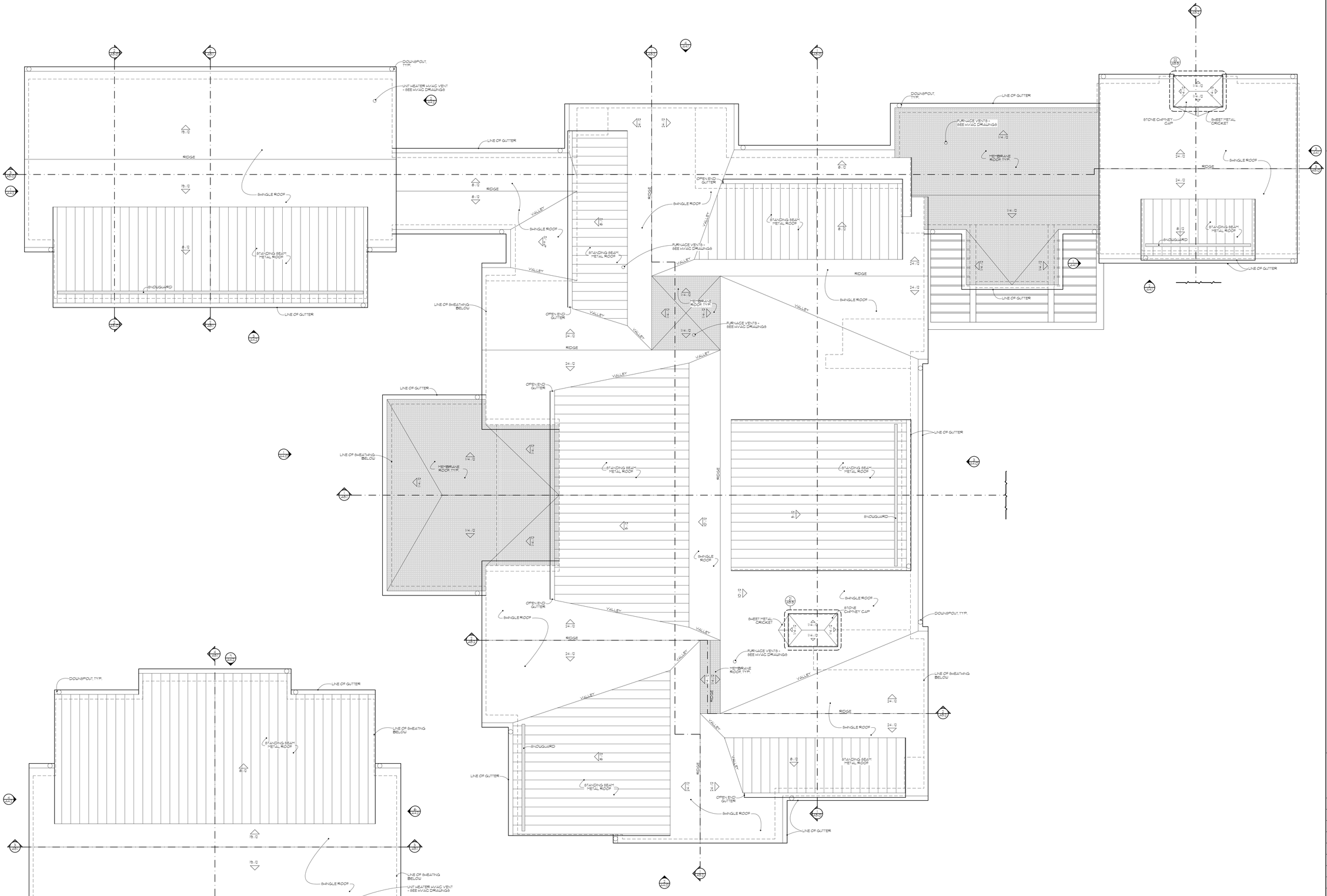
DESCRIPTION	DATE
BID ISSUE	05.04.2023

POOL PLAN / ELEVATIONS / DETAILS

NORTH

A1.3

© Copyright 2023 Deep River Partners, Ltd. All rights reserved. This document, ideas and design incorporated herein are the property of Deep River Partners, Ltd. and are not to be used whole or in part without the written consent of Deep River Partners, Ltd.



1 RESIDENCE ROOF PLAN

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

2 BOAT HOUSE ROOF PLAN

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

DEEP RIVER PARTNERS

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.

Project# 2211
BEACH DRIVE RESIDENCE
7966 NORTH BEACH DRIVE
FOX POINT, WI 53217

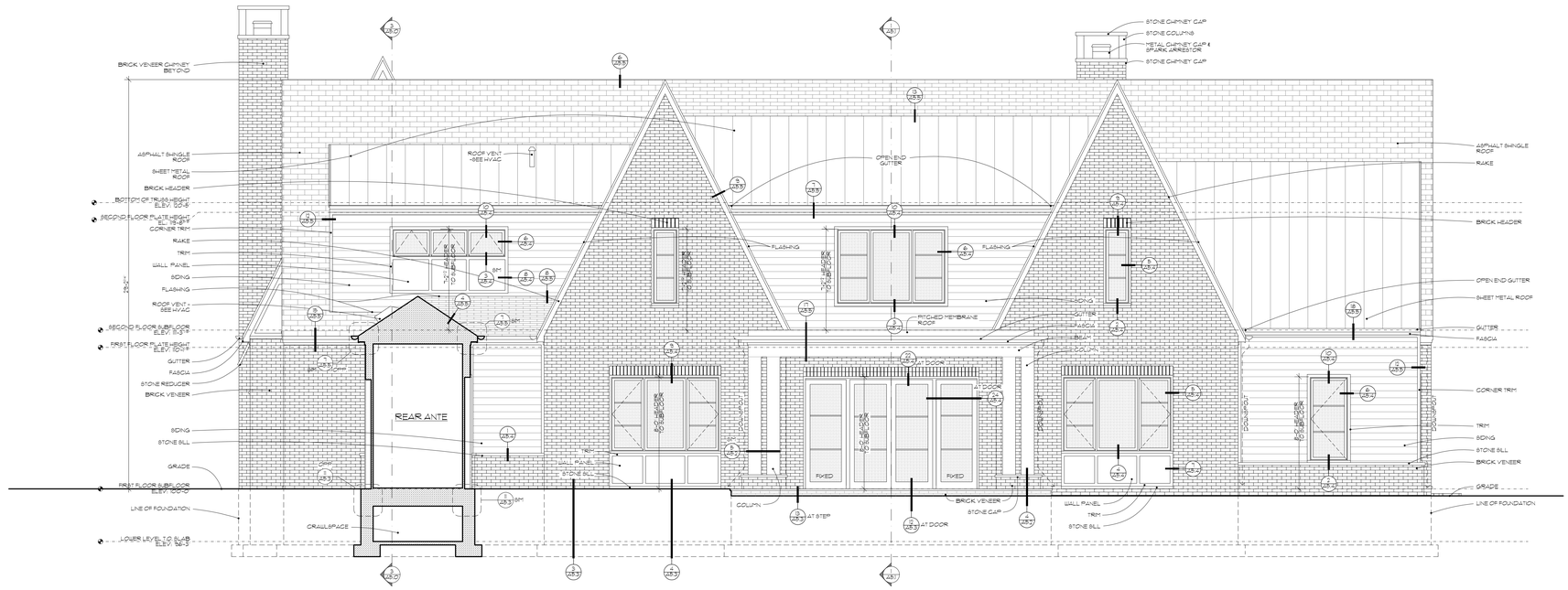
DESCRIPTION	DATE
BID ISSUE	05.04.2023

RESIDENCE / BOAT HOUSE ROOF PLANS

NORTH

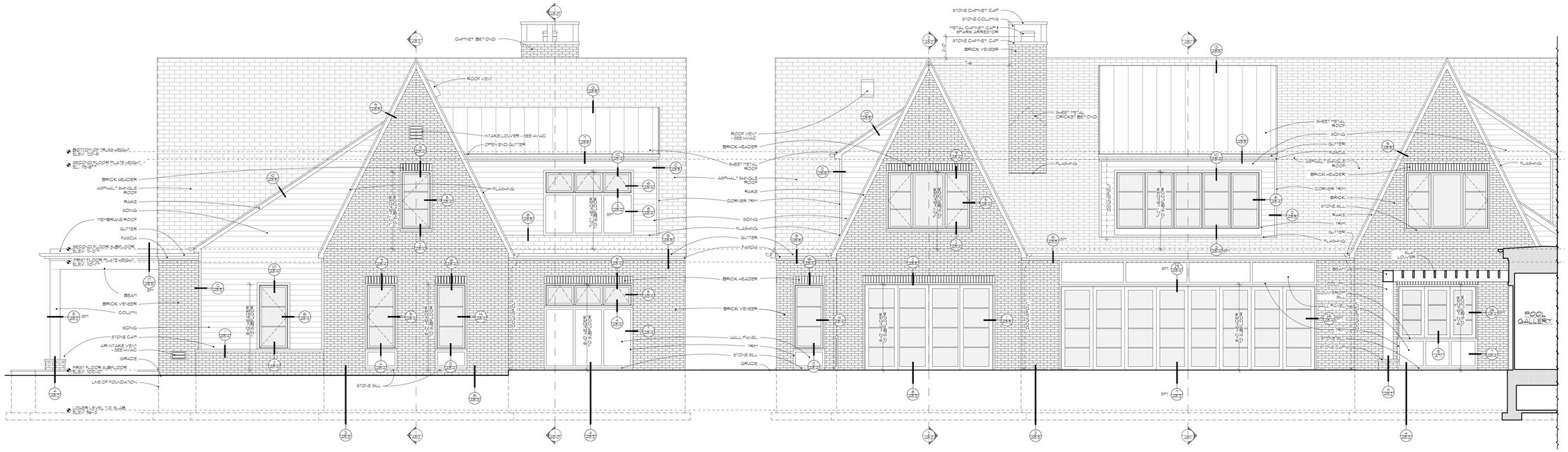
A1.4

© Copyright 2023 Deep River Partners, Ltd. All rights reserved. This document, ideas and design incorporated herein are the property of Deep River Partners, Ltd. and are not to be used whole or in part without the written consent of Deep River Partners, Ltd.



1 WEST ELEVATION

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



2 SOUTH ELEVATION

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

3 EAST ELEVATION

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

DEEP RIVER PARTNERS

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.

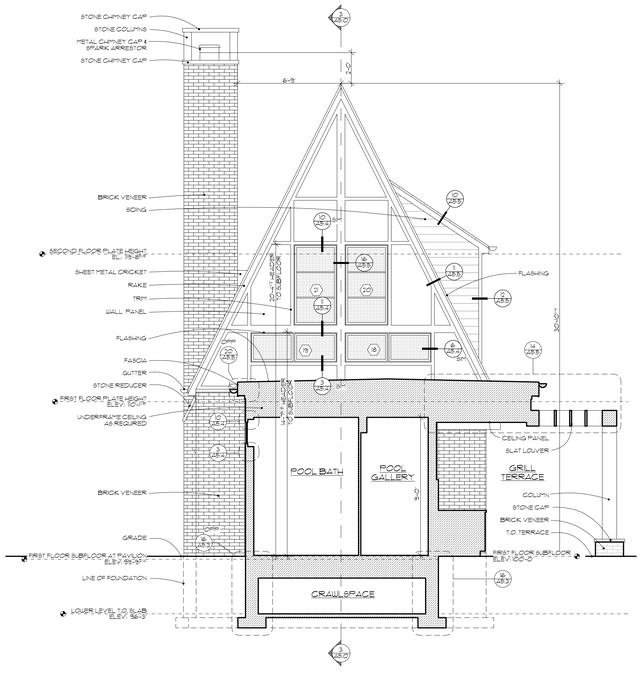
Project# 2211
BEACH DRIVE RESIDENCE
7966 NORTH BEACH DRIVE
FOX POINT, WI 53217

DESCRIPTION	DATE
BID ISSUE	05.04.2023

EXTERIOR ELEVATIONS

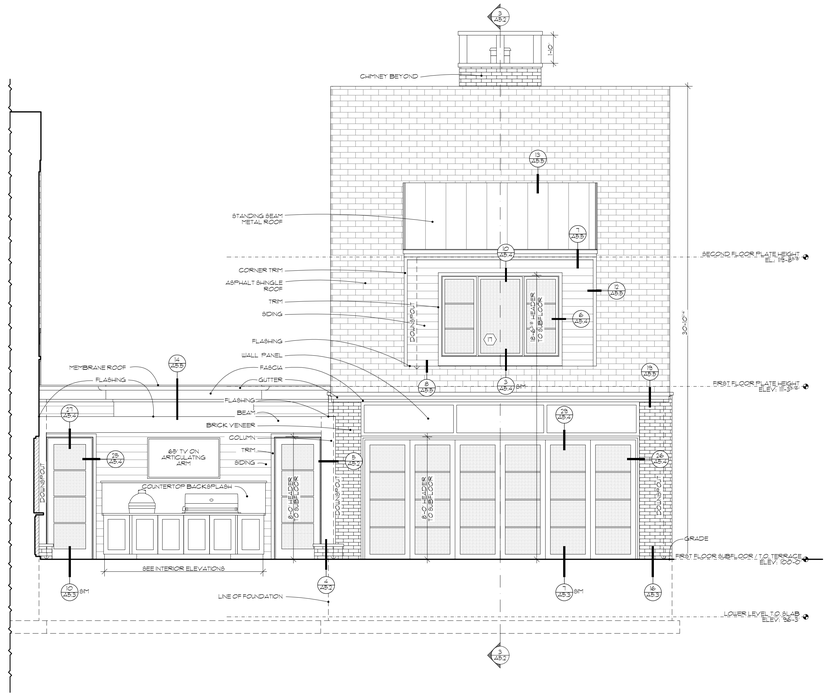
A4.0

© Copyright 2023 Deep River Partners, Ltd. All rights reserved. This document, ideas and design incorporated herein are the property of Deep River Partners, Ltd. and are not to be used whole or in part without the written consent of Deep River Partners, Ltd.



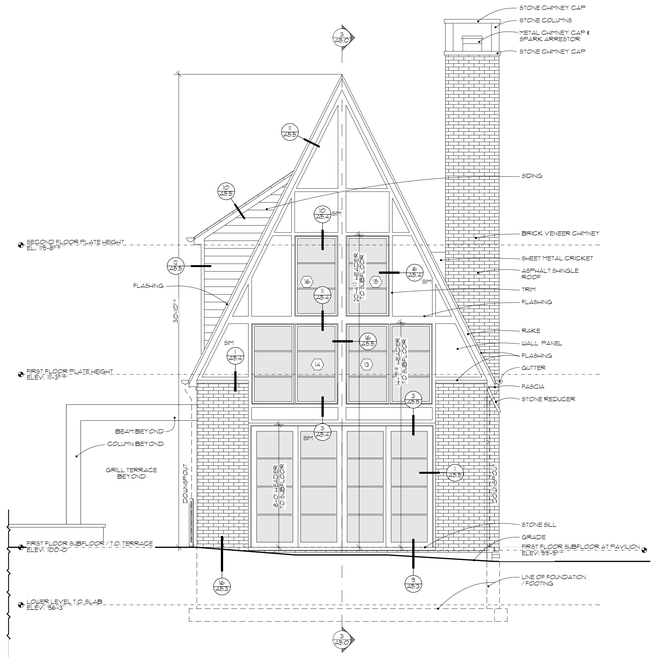
1 PARTIAL WEST PAVILION ELEVATION

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



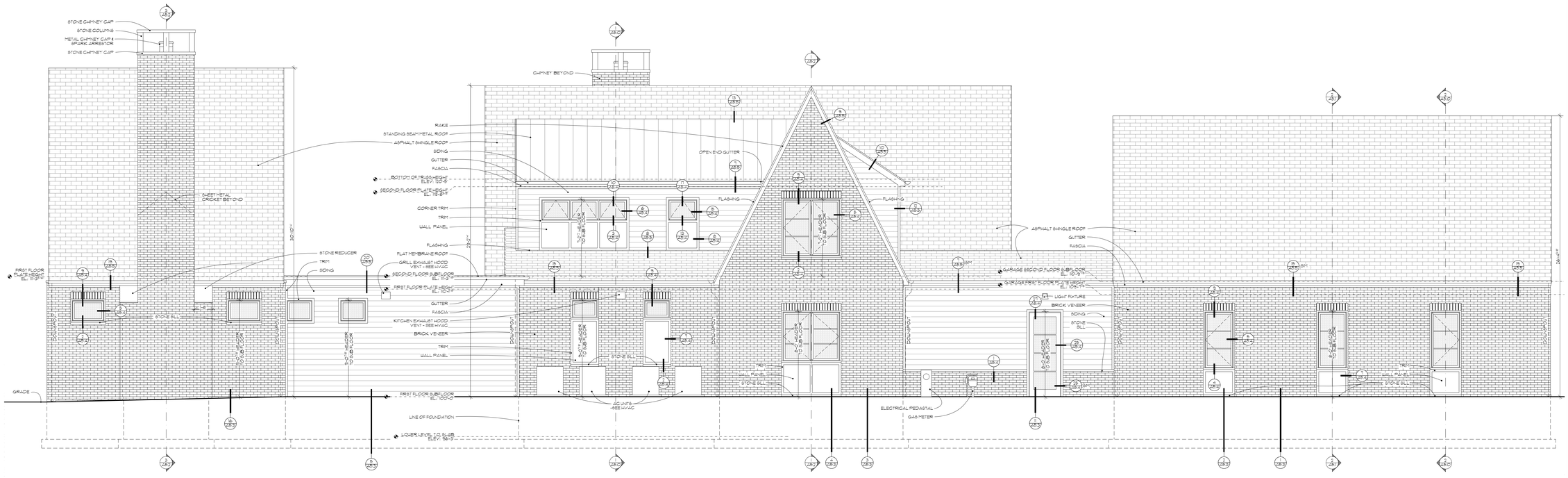
2 PARTIAL SOUTH PAVILION ELEVATION

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



3 PARTIAL EAST PAVILION ELEVATION

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



4 NORTH ELEVATION

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

DEEP RIVER PARTNERS

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.

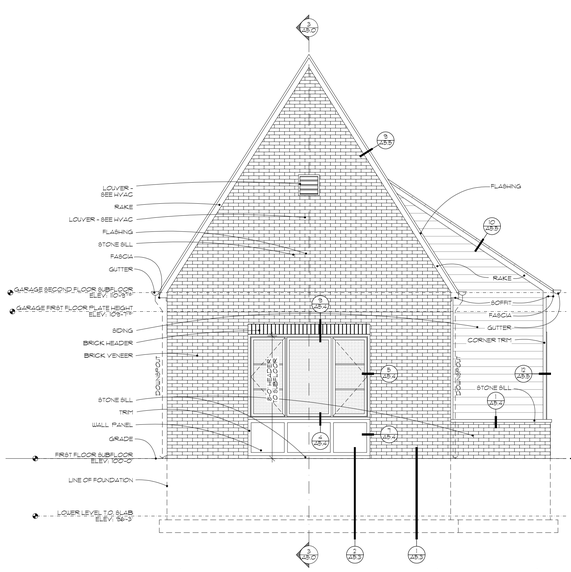
Project# 2211
BEACH DRIVE RESIDENCE
7966 NORTH BEACH DRIVE
FOX POINT, WI 53217

DESCRIPTION	DATE
BID ISSUE	05.04.2023

EXTERIOR ELEVATIONS

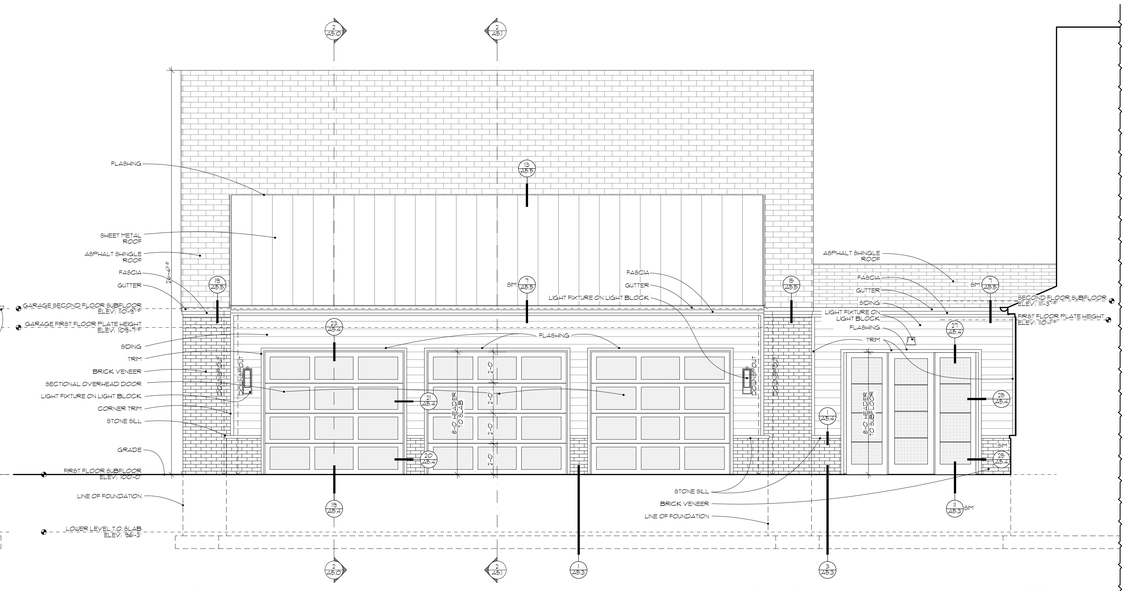
A4.1

© Copyright 2023 Deep River Partners, Ltd. All rights reserved. This document, ideas and design incorporated herein are the property of Deep River Partners, Ltd. and are not to be used whole or in part without the written consent of Deep River Partners, Ltd.



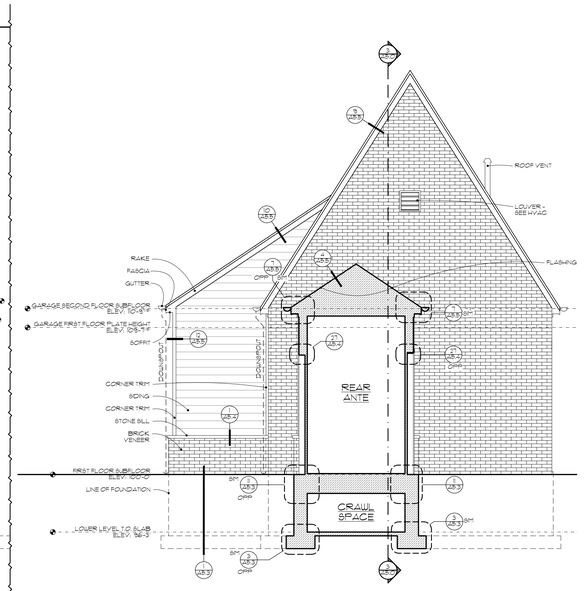
1 PARTIAL WEST GARAGE ELEVATION

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



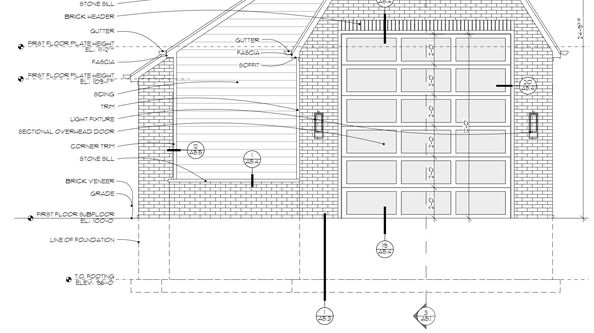
3 PARTIAL SOUTH GARAGE ELEVATION

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



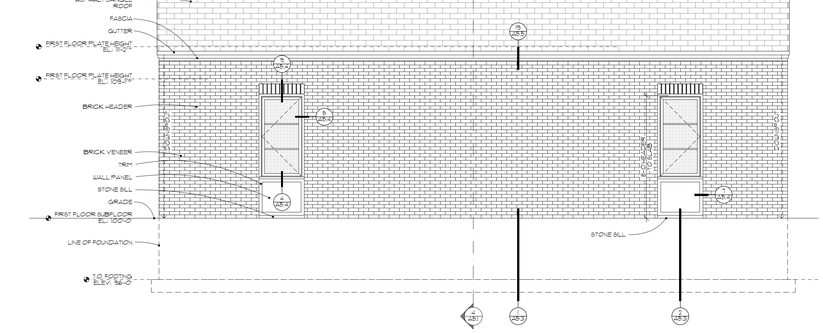
2 PARTIAL EAST GARAGE ELEVATION

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



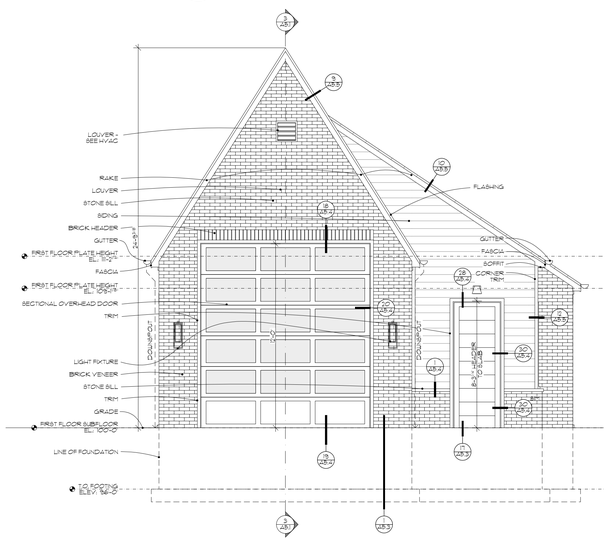
4 BOAT HOUSE WEST ELEVATION

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



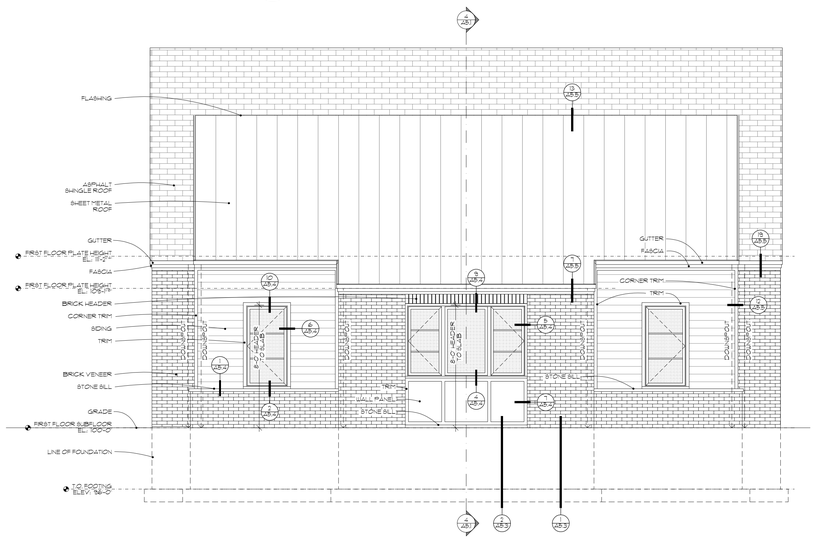
5 BOAT HOUSE SOUTH ELEVATION

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



6 BOAT HOUSE EAST ELEVATION

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



7 BOAT HOUSE NORTH ELEVATION

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

DEEP RIVER PARTNERS

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.

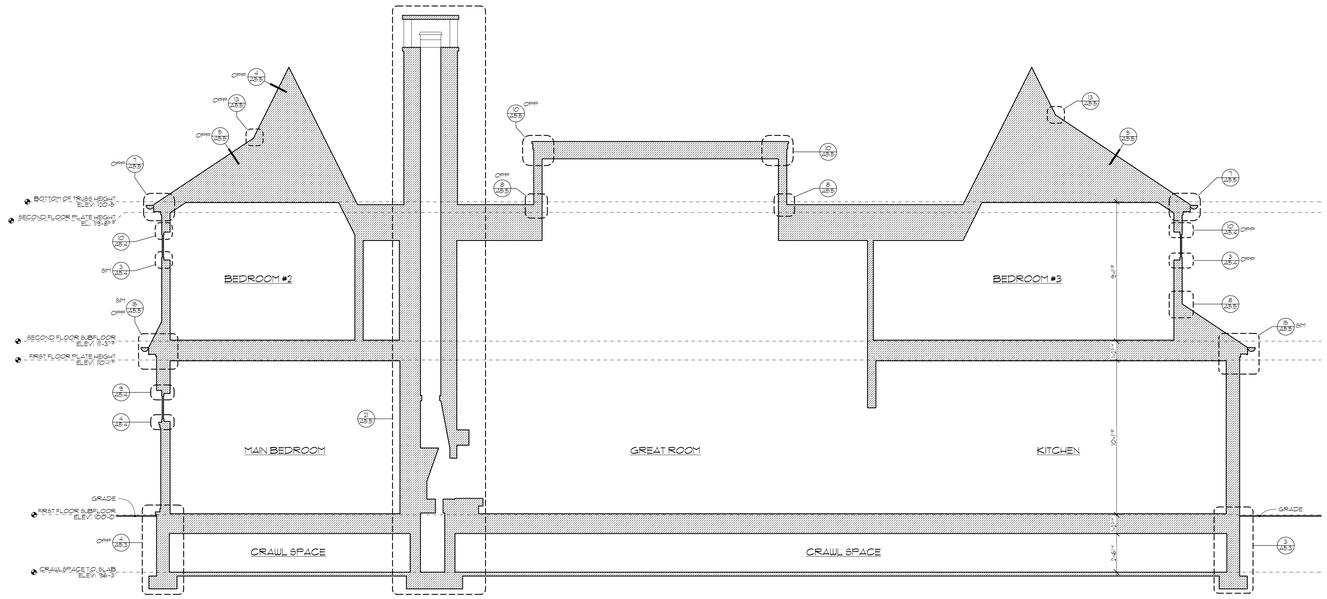
Project# 2211
BEACH DRIVE RESIDENCE
7966 NORTH BEACH DRIVE
FOX POINT, WI 53217

DESCRIPTION	DATE
BID ISSUE	05.04.2023

EXTERIOR ELEVATIONS

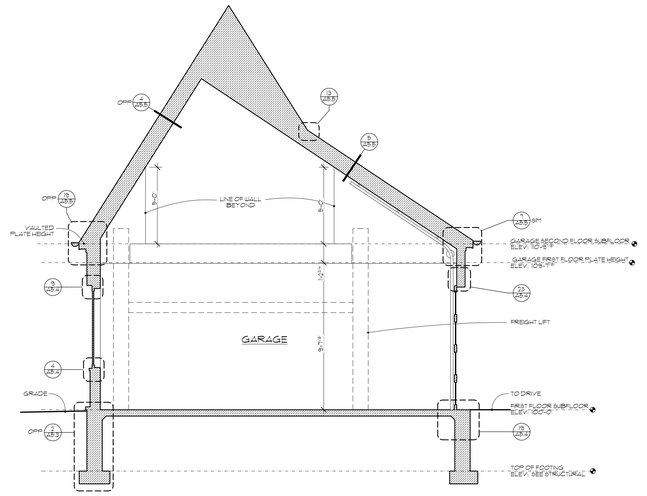
A4.2

© Copyright 2023 Deep River Partners, Ltd. All rights reserved. This document, ideas and design incorporated herein are the property of Deep River Partners, Ltd. and are not to be used whole or in part without the written consent of Deep River Partners, Ltd.



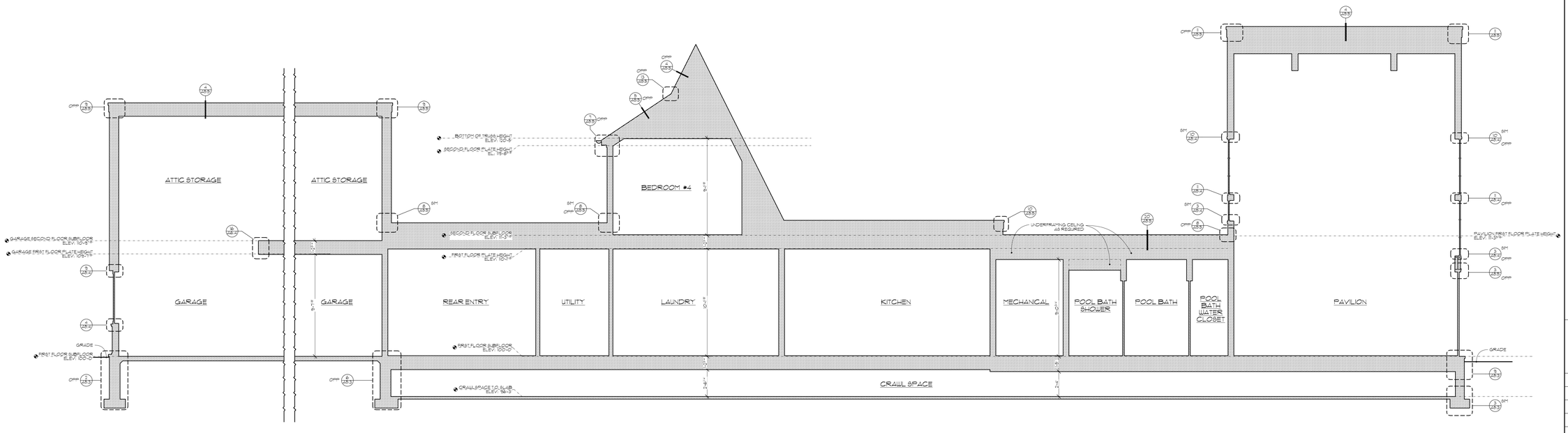
1 MAIN RESIDENCE

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



2 GARAGE

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



3 MAIN RESIDENCE

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

DEEP RIVER PARTNERS

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.

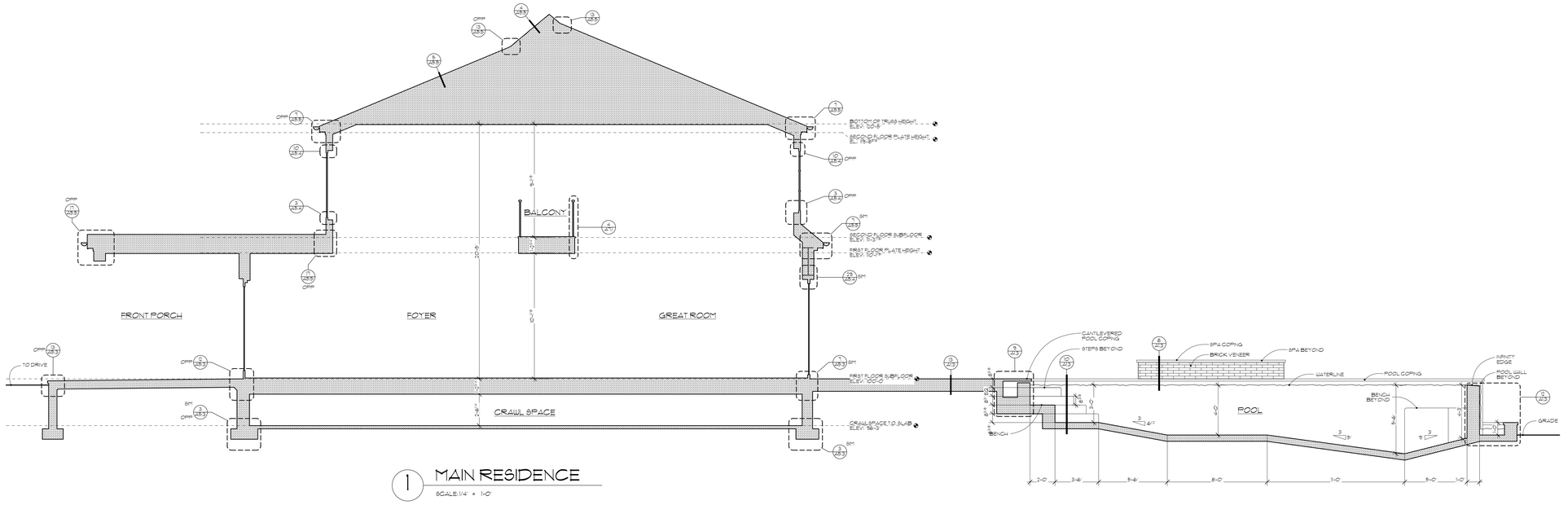
Project# 2211
BEACH DRIVE RESIDENCE
7966 NORTH BEACH DRIVE
FOX POINT, WI 53217

DESCRIPTION	DATE
BID ISSUE	05.04.2023

BUILDING SECTIONS

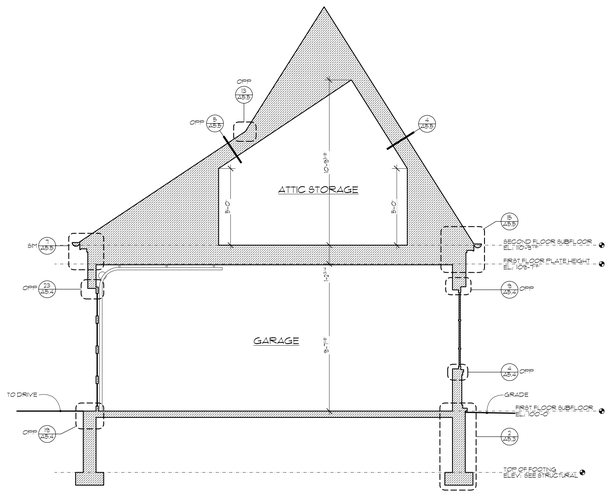
A5.0

© Copyright 2023 Deep River Partners, Ltd. All rights reserved. This document, ideas and design incorporated herein are the property of Deep River Partners, Ltd. and are not to be used whole or in part without the written consent of Deep River Partners, Ltd.



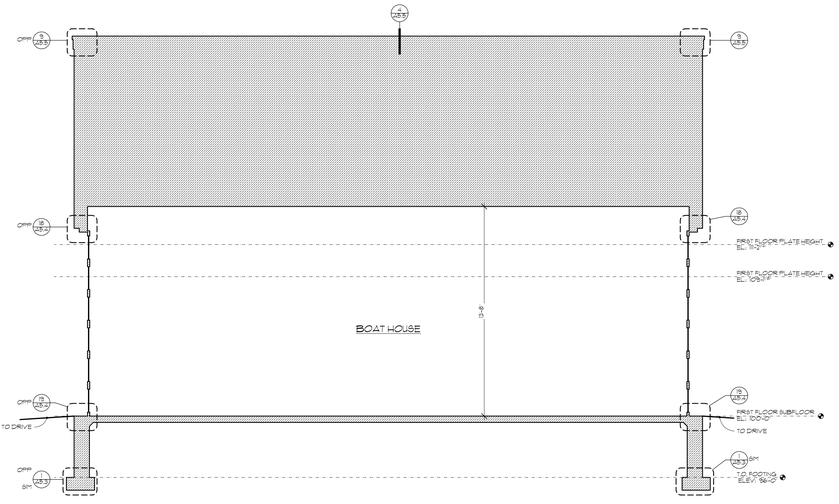
1 MAIN RESIDENCE

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



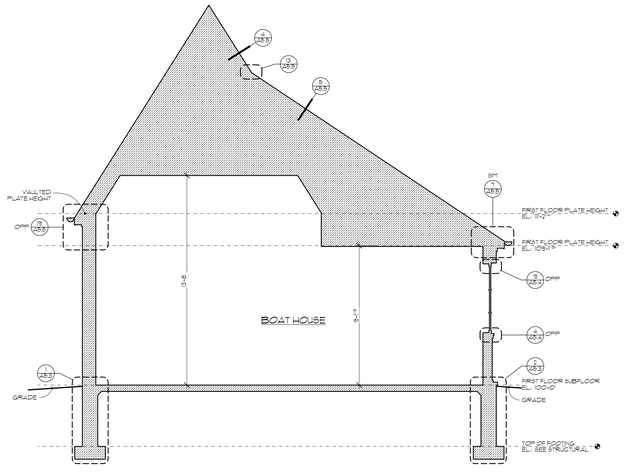
2 GARAGE

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



3 BOAT HOUSE

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



4 BOAT HOUSE

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

DEEP RIVER PARTNERS

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.

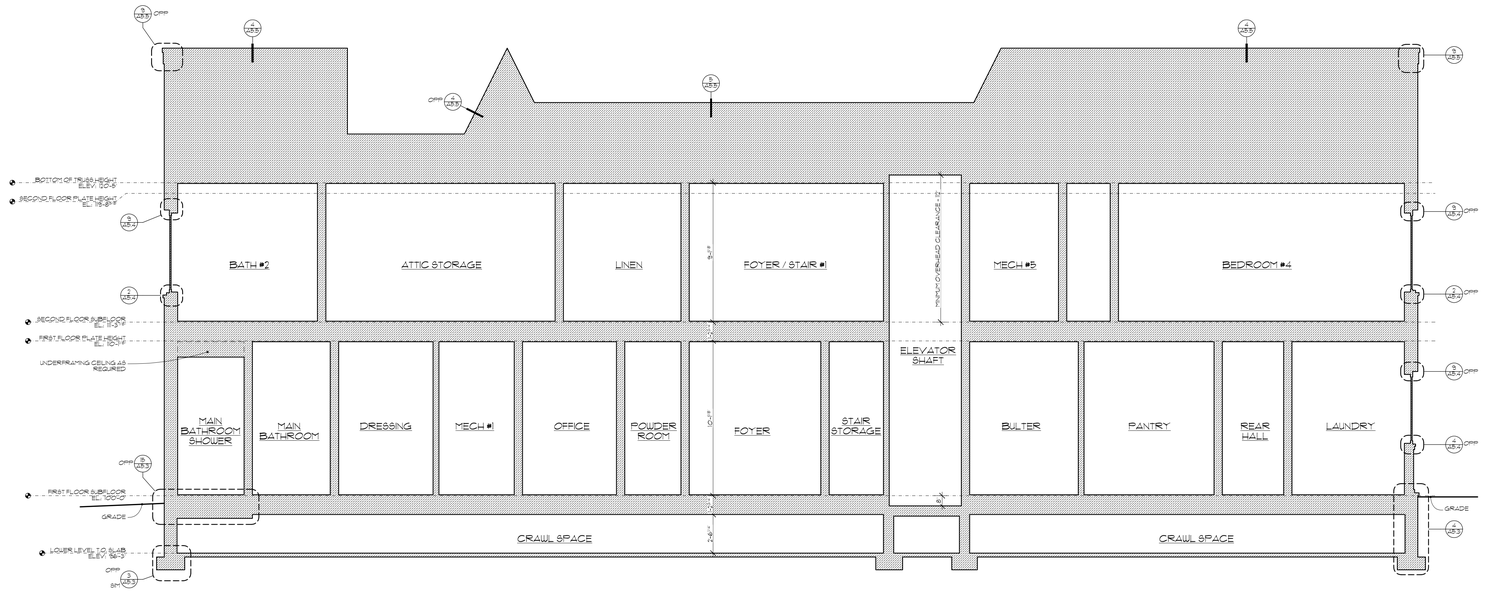
Project# 2211
BEACH DRIVE RESIDENCE
7966 NORTH BEACH DRIVE
FOX POINT, WI 53217

DESCRIPTION	DATE
BID ISSUE	05.04.2023

BUILDING SECTIONS

A5.1

© Copyright 2023 Deep River Partners, Ltd. All rights reserved. This document, ideas and design incorporated herein are the property of Deep River Partners, Ltd. and are not to be used whole or in part without the written consent of Deep River Partners, Ltd.

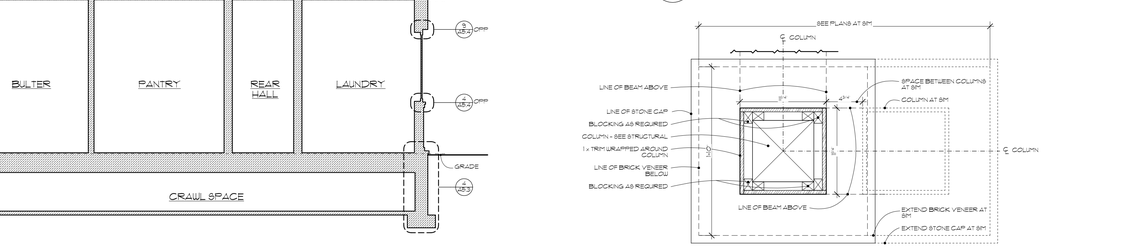


1 MAIN RESIDENCE

SCALE 1/4" = 1'-0"

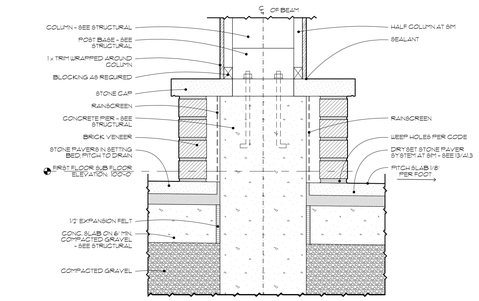
2 MAIN RESIDENCE

SCALE 1/4" = 1'-0"



3 PAVILION

SCALE 1/4" = 1'-0"



4 COLUMN FOUNDATION

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

5 COLUMN DETAIL

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

DEEP RIVER PARTNERS

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.

Project# 2211
BEACH DRIVE RESIDENCE
7966 NORTH BEACH DRIVE
FOX POINT, WI 53217

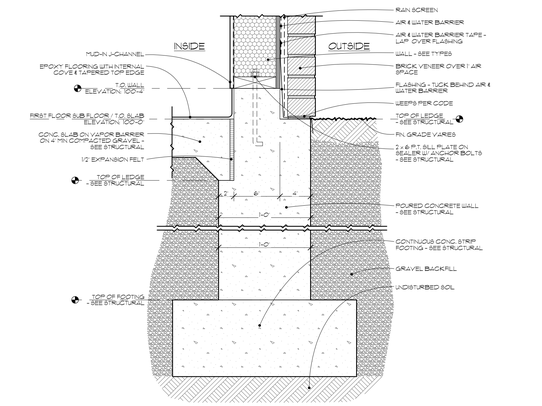
DESCRIPTION	DATE
BID ISSUE	05.04.2023

BUILDING SECTIONS

NORTH

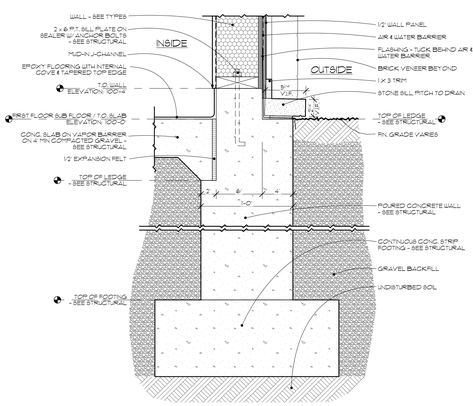
A5.2

© Copyright 2023 Deep River Partners, Ltd. All rights reserved. This document, ideas and design incorporated herein are the property of Deep River Partners, Ltd. and are not to be used whole or in part without the written consent of Deep River Partners, Ltd.



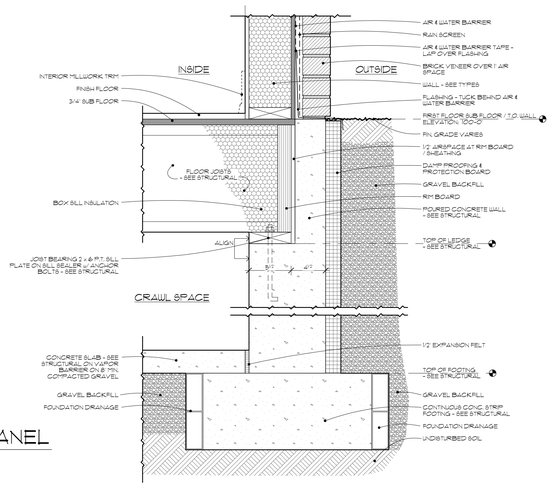
1 GARAGE / BOATHOUSE FOUNDATION - BRICK

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



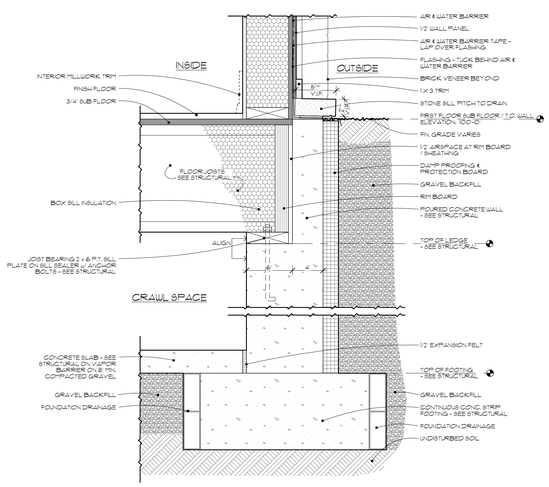
2 GARAGE / BOATHOUSE FOUNDATION - WALL PANEL

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



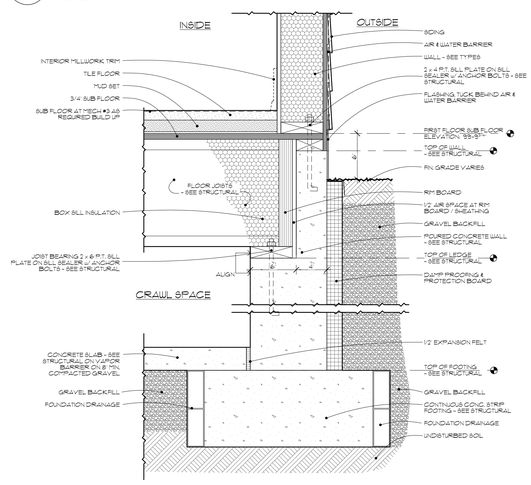
3 TYP. BRICK FOUNDATION

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



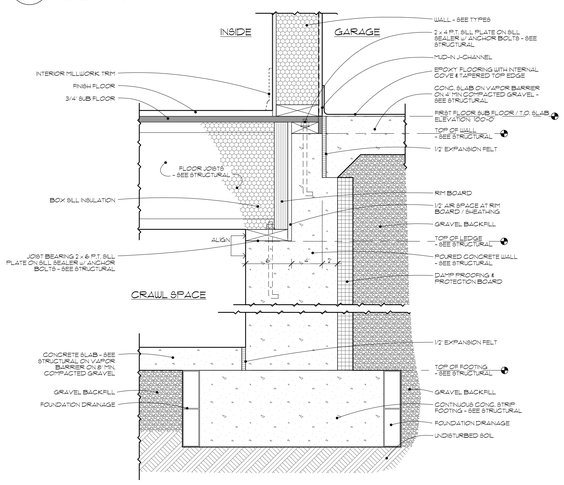
4 TYP. WALL PANEL FOUNDATION

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



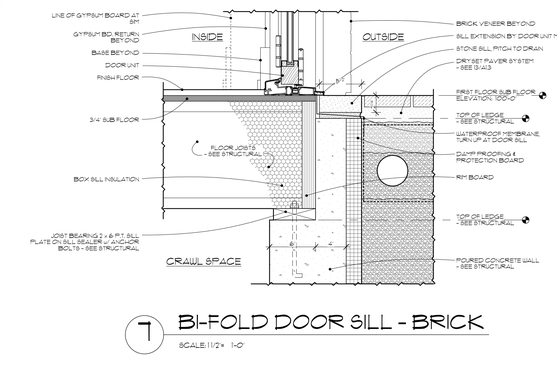
5 TYP. SIDING FOUNDATION

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



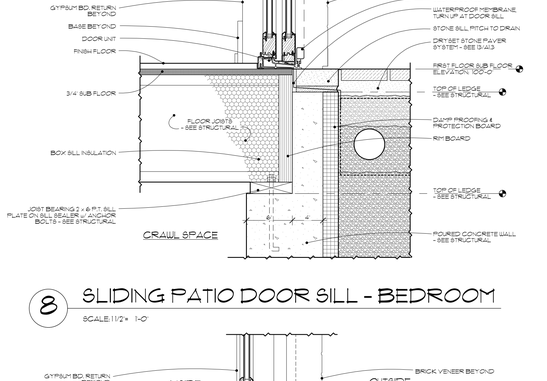
6 GARAGE / RESIDENCE FOUNDATION

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



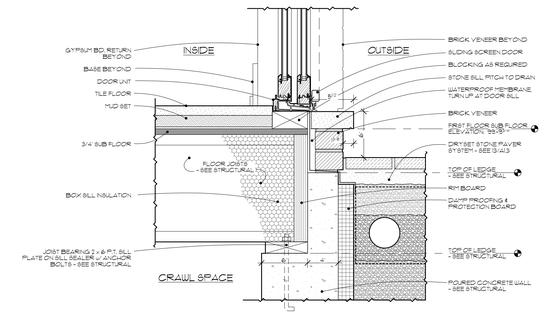
7 BI-FOLD DOOR SILL - BRICK

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



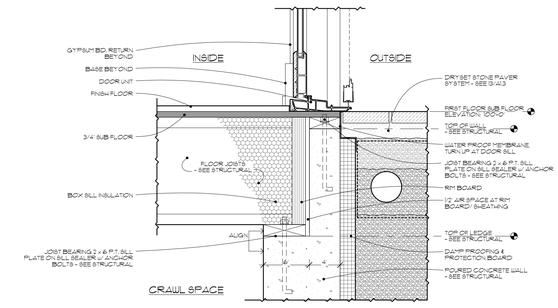
8 SLIDING PATIO DOOR SILL - BEDROOM

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



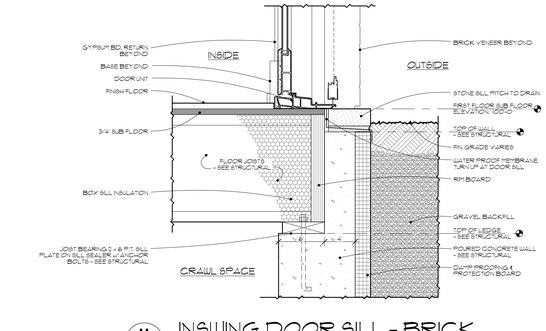
9 SLIDING PATIO DOOR SILL - PAVILION

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



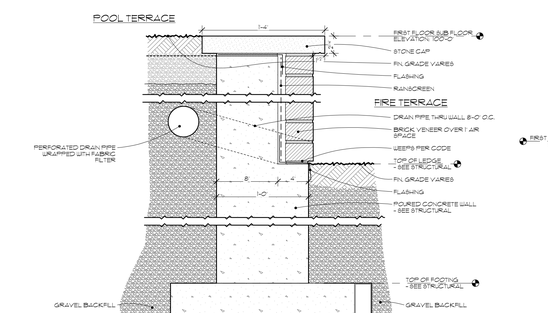
10 INSWING DOOR SILL - SIDING

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



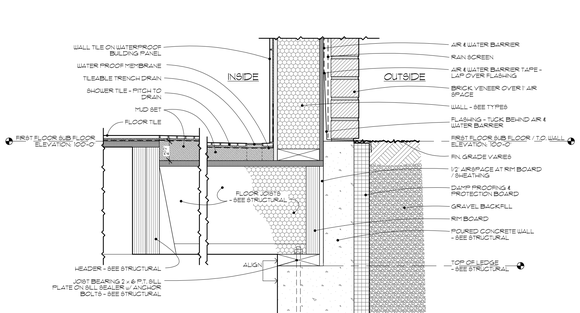
11 INSWING DOOR SILL - BRICK

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



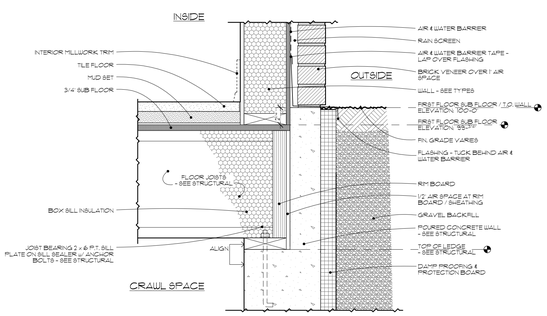
14 BRICK RETAINING WALL

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



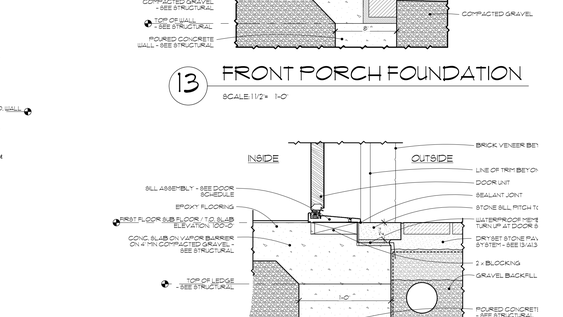
15 ROLL-IN SHOWER

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



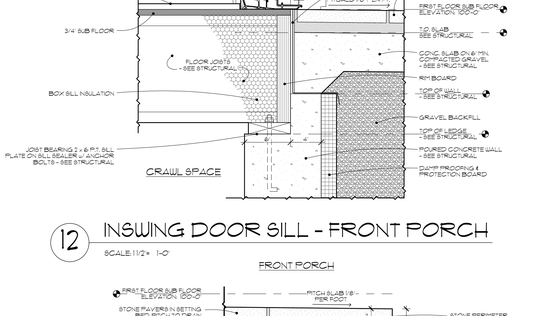
16 PAVILION FLOOR DETAIL

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



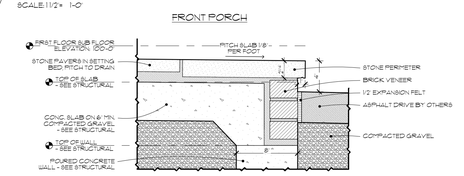
11 INSWING DOOR SILL - BRICK

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



12 INSWING DOOR SILL - FRONT PORCH

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



13 FRONT PORCH FOUNDATION

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

17 BOATHOUSE MAN DOOR SILL

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

DEEP RIVER PARTNERS

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.

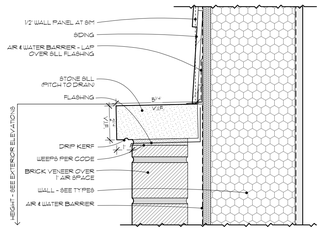
Project# 2211
BEACH DRIVE RESIDENCE
7966 NORTH BEACH DRIVE
FOX POINT, WI 53217

DESCRIPTION	DATE
BID ISSUE	05.04.2023

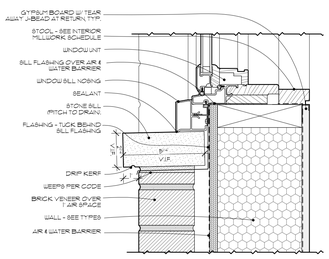
EXTERIOR DETAILS

A5.3

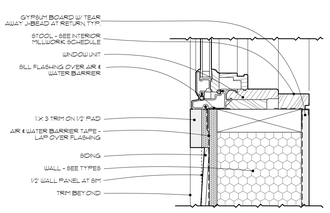
© Copyright 2023 Deep River Partners, Ltd. All rights reserved. This document, ideas and design incorporated herein are the property of Deep River Partners, Ltd. and are not to be used whole or in part without the written consent of Deep River Partners, Ltd.



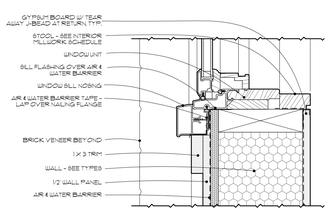
1 BRICK LEDGE
SCALE: 3" = 1'-0"



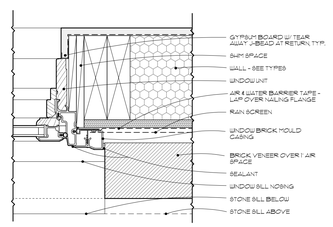
2 WINDOW SILL - BRICK
SCALE: 3" = 1'-0"



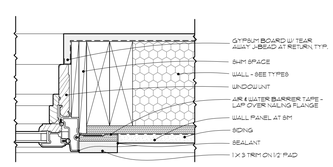
3 WINDOW SILL - SIDING
SCALE: 3" = 1'-0"



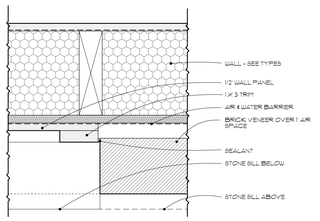
4 WINDOW SILL - WALL PANEL AT BRICK
SCALE: 3" = 1'-0"



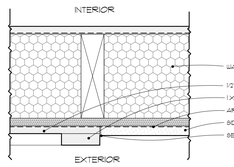
5 WINDOW JAMB - BRICK
SCALE: 3" = 1'-0"



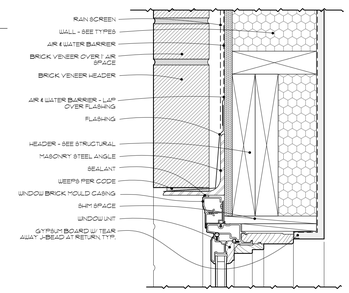
6 WINDOW JAMB - SIDING
SCALE: 3" = 1'-0"



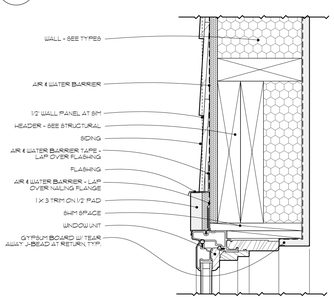
7 WALL PANEL TO BRICK
SCALE: 3" = 1'-0"



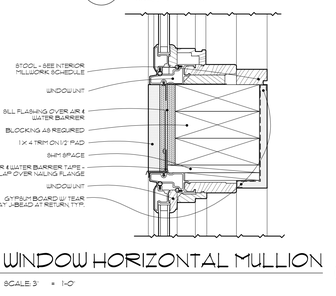
8 WALL PANEL TO SIDING
SCALE: 3" = 1'-0"



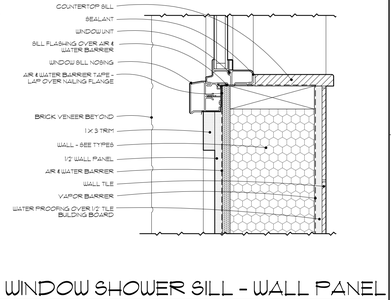
9 WINDOW HEADER - BRICK
SCALE: 3" = 1'-0"



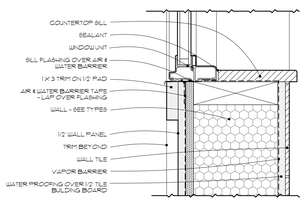
10 WINDOW HEADER - SIDING
SCALE: 3" = 1'-0"



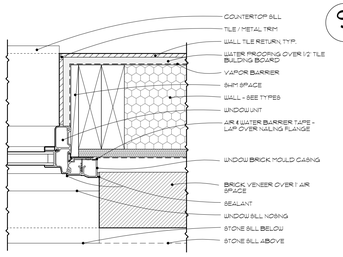
11 WINDOW HORIZONTAL MULLION
SCALE: 3" = 1'-0"



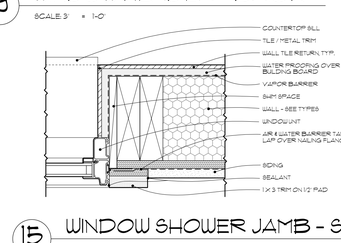
12 WINDOW SHOWER SILL - WALL PANEL
SCALE: 3" = 1'-0"



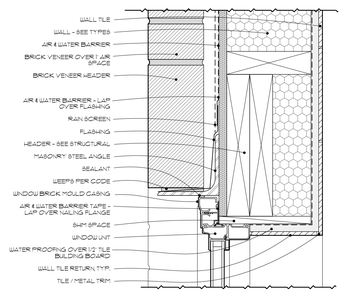
13 WINDOW SHOWER SILL - SIDING
SCALE: 3" = 1'-0"



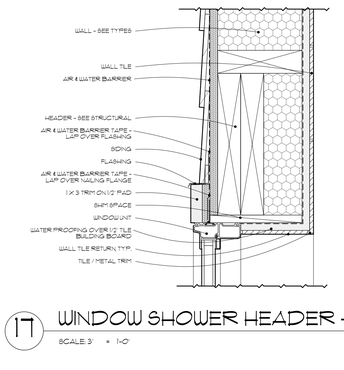
14 WINDOW SHOWER JAMB - BRICK
SCALE: 3" = 1'-0"



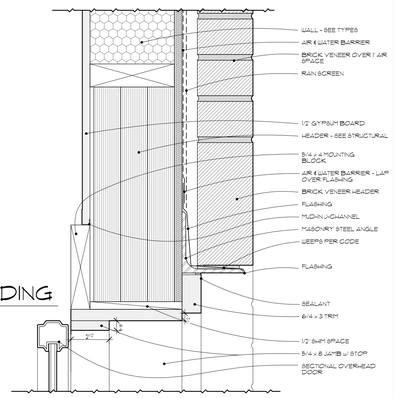
15 WINDOW SHOWER JAMB - SIDING
SCALE: 3" = 1'-0"



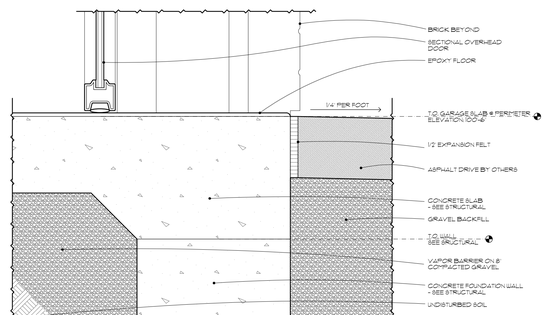
16 WINDOW SHOWER HEADER - BRICK
SCALE: 3" = 1'-0"



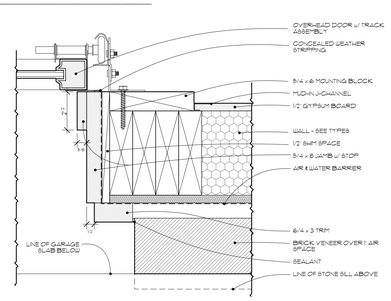
17 WINDOW SHOWER HEADER - SIDING
SCALE: 3" = 1'-0"



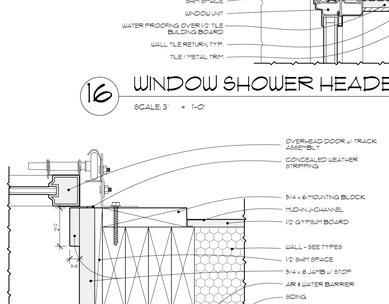
29 BI-FOLDING DOOR HEADER
SCALE: 3" = 1'-0"



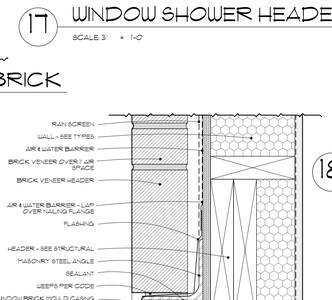
19 OVERHEAD DOOR SILL
SCALE: 3" = 1'-0"



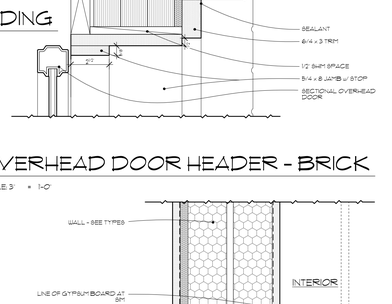
20 OVERHEAD DOOR JAMB - BRICK
SCALE: 3" = 1'-0"



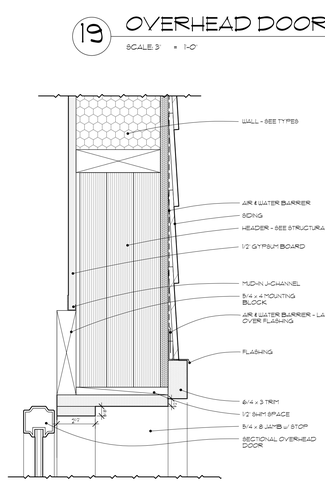
21 OVERHEAD DOOR JAMB - SIDING
SCALE: 3" = 1'-0"



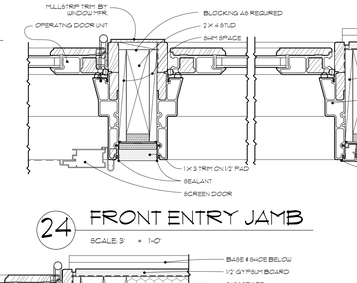
22 INSWING DOOR HEADER - BRICK
SCALE: 3" = 1'-0"



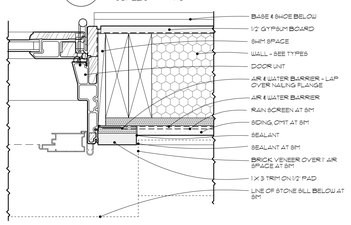
18 OVERHEAD DOOR HEADER - BRICK
SCALE: 3" = 1'-0"



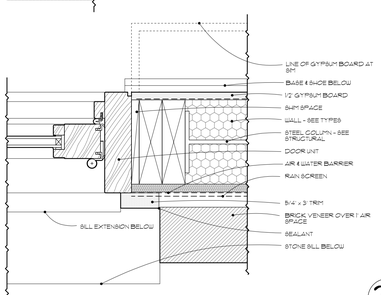
23 OVERHEAD DOOR HEADER - SIDING
SCALE: 3" = 1'-0"



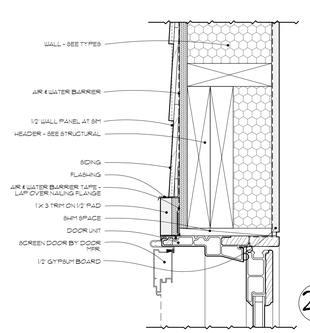
24 FRONT ENTRY JAMB
SCALE: 3" = 1'-0"



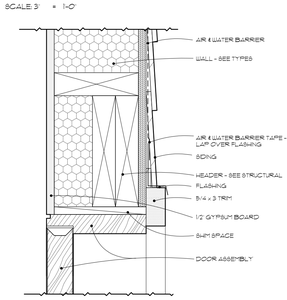
25 INSWING DOOR JAMB - SIDING
SCALE: 3" = 1'-0"



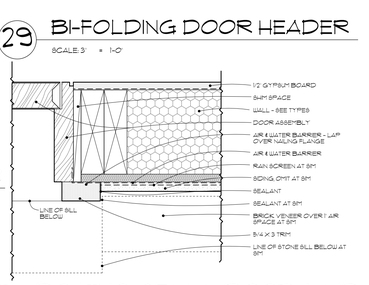
26 BI-FOLDING DOOR JAMB
SCALE: 3" = 1'-0"



27 INSWING DOOR HEADER - SIDING
SCALE: 3" = 1'-0"



28 BOATHOUSE MAN DOOR HEADER
SCALE: 3" = 1'-0"



30 BOATHOUSE MAN DOOR JAMB
SCALE: 3" = 1'-0"

DEEP RIVER PARTNERS

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 MARKING 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.

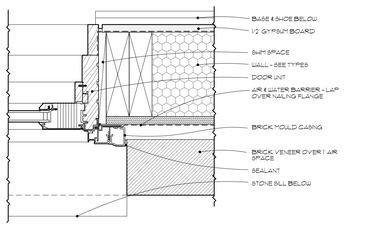
Project# 2211
BEACH DRIVE RESIDENCE
7966 NORTH BEACH DRIVE
FOX POINT, WI 53217

DESCRIPTION	DATE
BID ISSUE	05.04.2023

EXTERIOR DETAILS

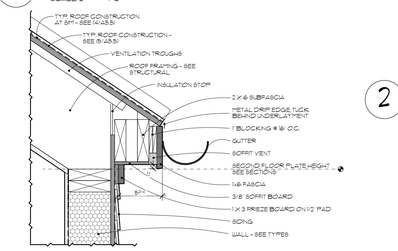
A5.4

© Copyright 2023 Deep River Partners, Ltd. All rights reserved. This document, ideas and design incorporated herein are the property of Deep River Partners, Ltd. and are not to be used whole or in part without the written consent of Deep River Partners, Ltd.



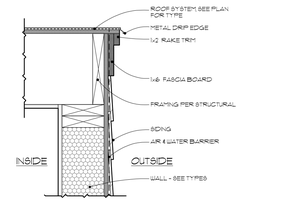
1 SLIDING PATIO DOOR JAMB

SCALE: 3" = 1'-0"



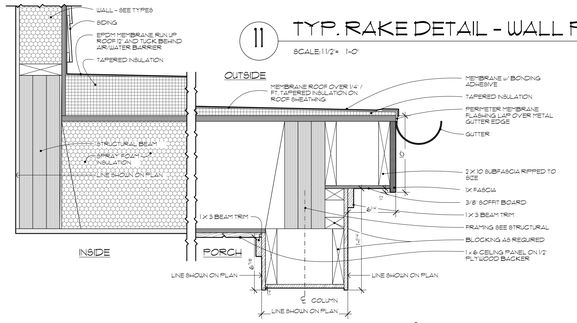
7 TYP. DORMER OVERHANG

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



10 TYP. RAKE DETAIL - SIDING

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

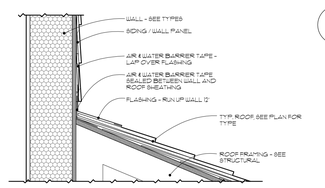


11 TYP. RAKE DETAIL - WALL PANEL

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

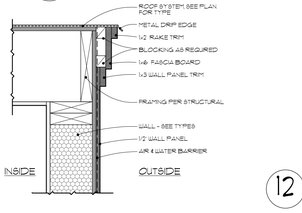
2 SLIDING PATIO HEADER - BRICK

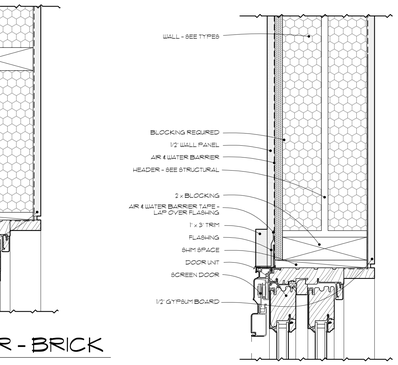
SCALE: 3" = 1'-0"



8 ROOF TO WALL TRANSITION

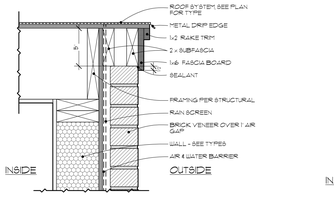
SCALE: 1 1/2" = 1'-0"





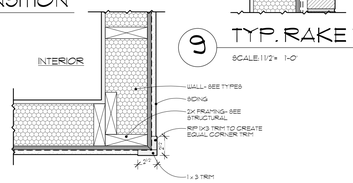
3 SLIDING PATIO HEADER - WALL PANEL

SCALE: 3" = 1'-0"



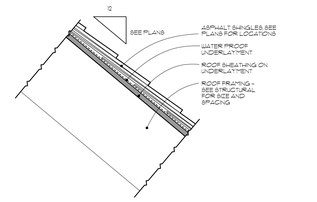
9 TYP. RAKE DETAIL - BRICK

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



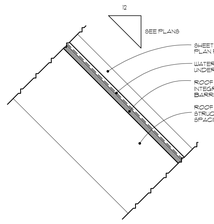
12 CORNER BOARD TRIM DETAIL

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



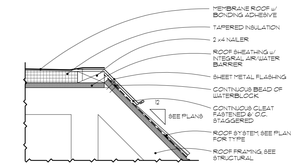
4 TYP. ROOF - ASPHALT

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



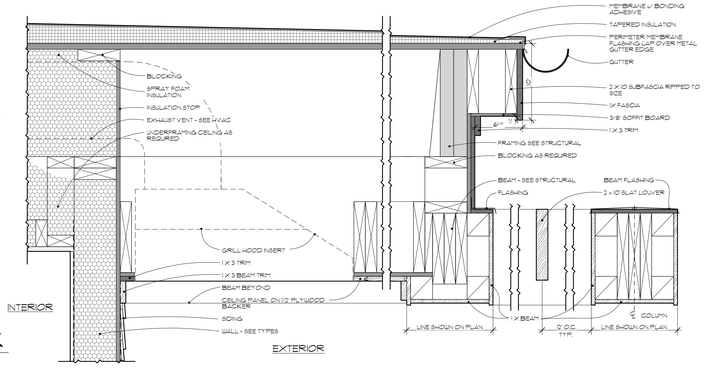
5 TYP. ROOF - METAL

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



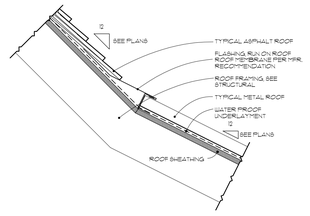
6 FLAT ROOF TO SLOPED ROOF

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



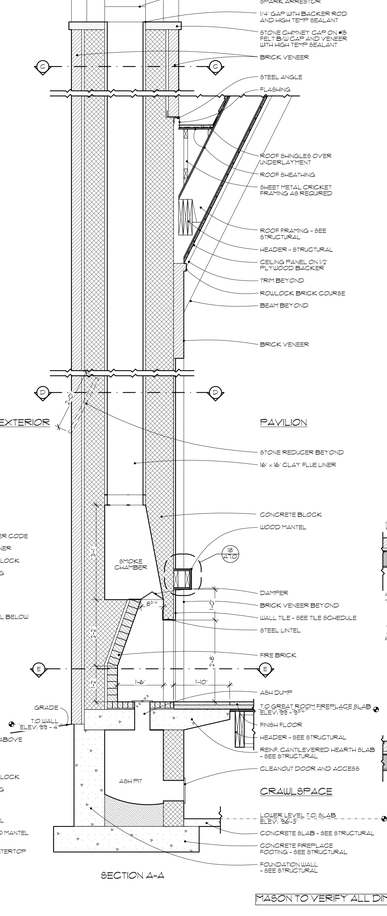
14 GRILL TERRACE OVERHANG

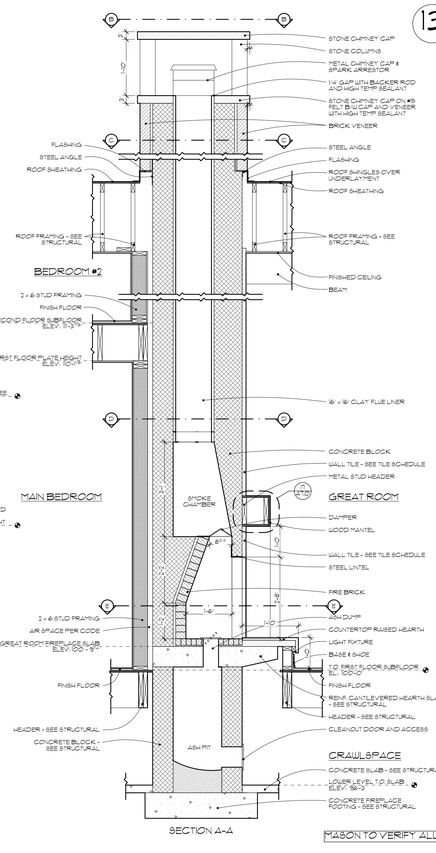
SCALE: 1 1/2" = 1'-0"

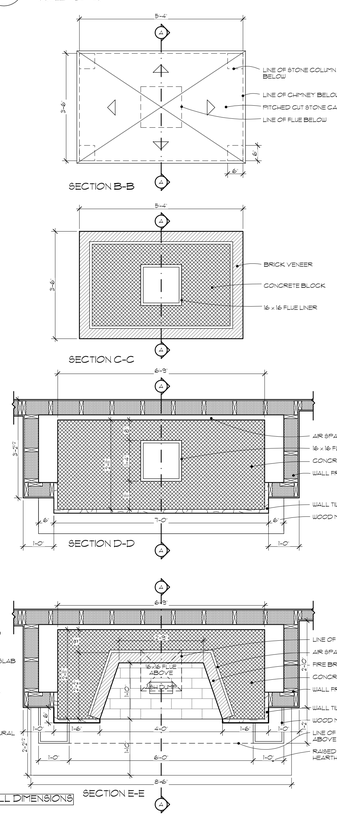


13 ROOF TRANSITION

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

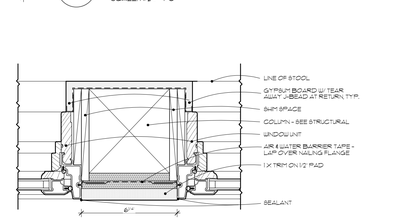






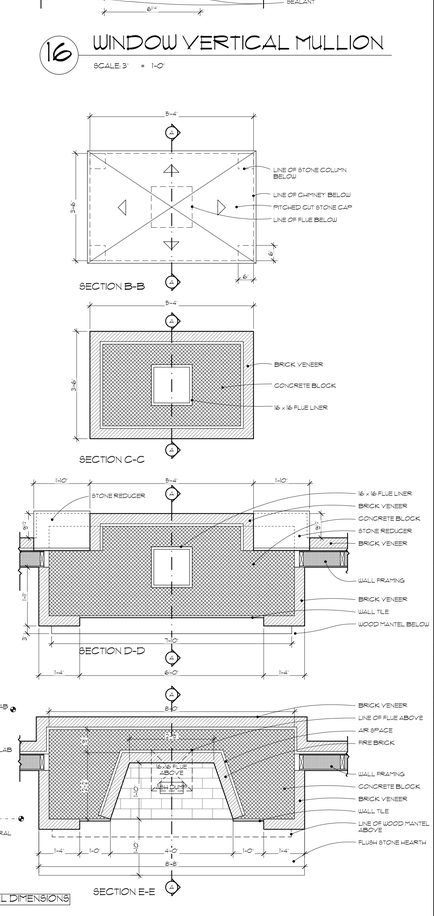
15 TYP. OVERHANG - BRICK

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



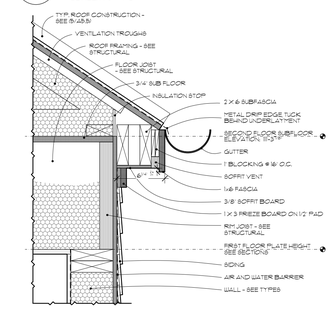
16 WINDOW VERTICAL MULLION

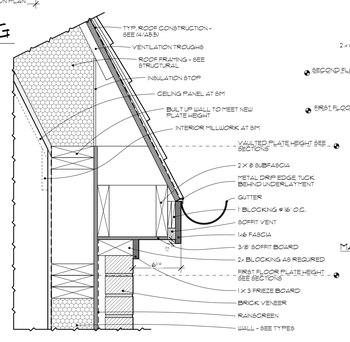
SCALE: 3" = 1'-0"



17 FRONT PORCH OVERHANG

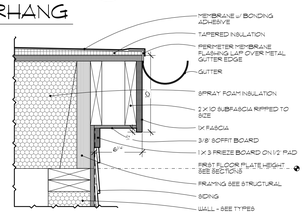
SCALE: 1 1/2" = 1'-0"





19 GARAGE OVERHANG

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



18 ATTIC STORAGE OVERHANG

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

20 TYP. FLAT ROOF OVERHANG

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

21 GREAT ROOM FIREPLACE DETAILS

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

22 PAVILION FIREPLACE DETAILS

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

DEEP RIVER PARTNERS

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.

Project# 2211
BEACH DRIVE RESIDENCE
7966 NORTH BEACH DRIVE
FOX POINT, WI 53217

DESCRIPTION	DATE
BID ISSUE	05.04.2023

EXTERIOR DETAILS

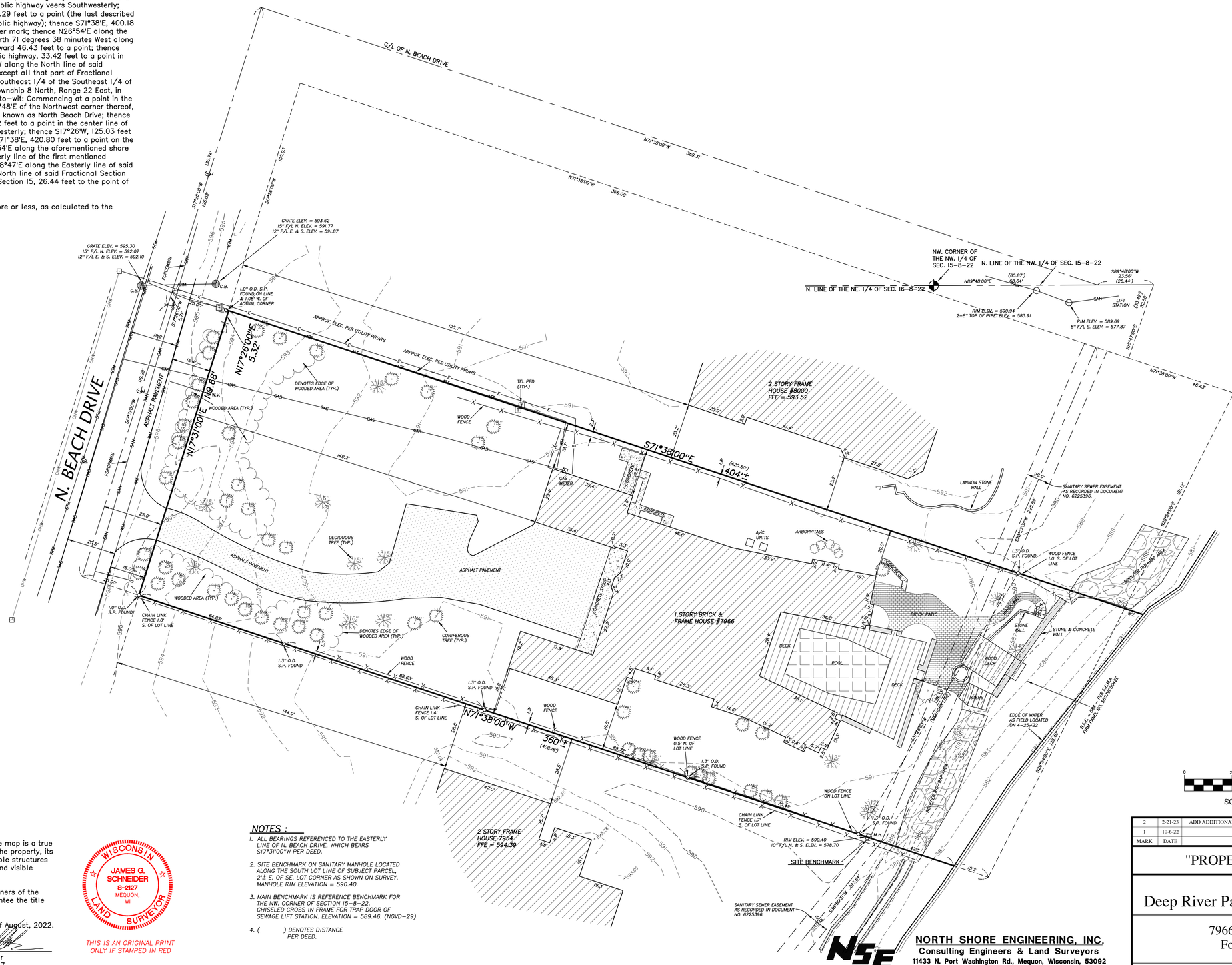
A5.5

© Copyright 2023 Deep River Partners, Ltd. All rights reserved. This document, ideas and design incorporated herein are the property of Deep River Partners, Ltd. and are not to be used whole or in part without the written consent of Deep River Partners, Ltd.

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
2	2-21-23	ADD ADDITIONAL TOPO. AND MANHOLE INFORMATION	A.R.H.	J.G.S.
1	10-6-22	ADD EASEMENTS	J.G.S.	J.W.H.

"PROPERTY SURVEY"

for

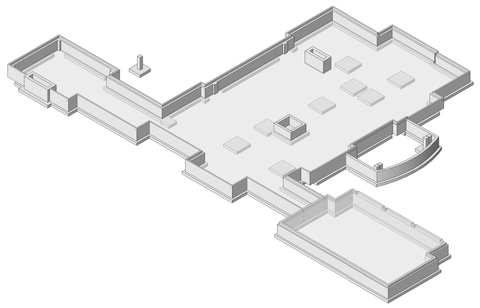
Deep River Partners (Kadrich Res.)

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

FOUNDATION PLAN NOTES:

1. SEE SHEET S0.1 FOR STRUCTURAL GENERAL NOTES AND S0.2 FOR STRUCTURAL SCHEDULES.
2. FOR FOUNDATION WALL CONSTRUCTION JOINTS AND TYPICAL REINFORCING DETAILS, SEE SHEET S3.0.
3. TOP OF EXTERIOR FOOTING ELEVATION = 96'-0" UNO.
4. TOP OF INTERIOR FOOTING ELEVATION = 96'-0" UNO.
5. TOP OF PIER ELEVATION = 98'-7 3/4" UNO.
6. TOP OF FOUNDATION WALL ELEVATION = 100'-0" UNO.
7. VERIFY ALL ELEVATOR HOISTWAY DIMENSIONS WITH ELEVATOR MANUFACTURER.
8. SEE MECHANICAL DRAWINGS FOR HOUSEKEEPING PADS REQUIRED FOR MECHANICAL EQUIPMENT.
9. SEE ARCHITECTURAL DRAWINGS FOR DOOR OPENING SIZES AND LOCATIONS IN WALLS.
10. GENERAL CONTRACTOR TO PROVIDE ALL SHORING REQUIRED FOR EXISTING BUILDING AND/OR NEW BUILDING. SEE GENERAL REQUIREMENTS NOTE 1 AND EXISTING CONSTRUCTION NOTE 3 FOR ADDITIONAL INFORMATION.



1 S1.0 FOUNDATION PLAN

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

DEEP RIVER PARTNERS

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

CORE4engineering
| Client-focused | Creative |
| Collaborative | Communicative |
12308 N. Corporate Pkwy, Suite 450
Mequon, WI 53092 | 262.236.9372
C4E Project #: 22234.000

Project 2211
BEACH DRIVE RESIDENCE
7966 NORTH BEACH DRIVE
FOX POINT, WI 53217

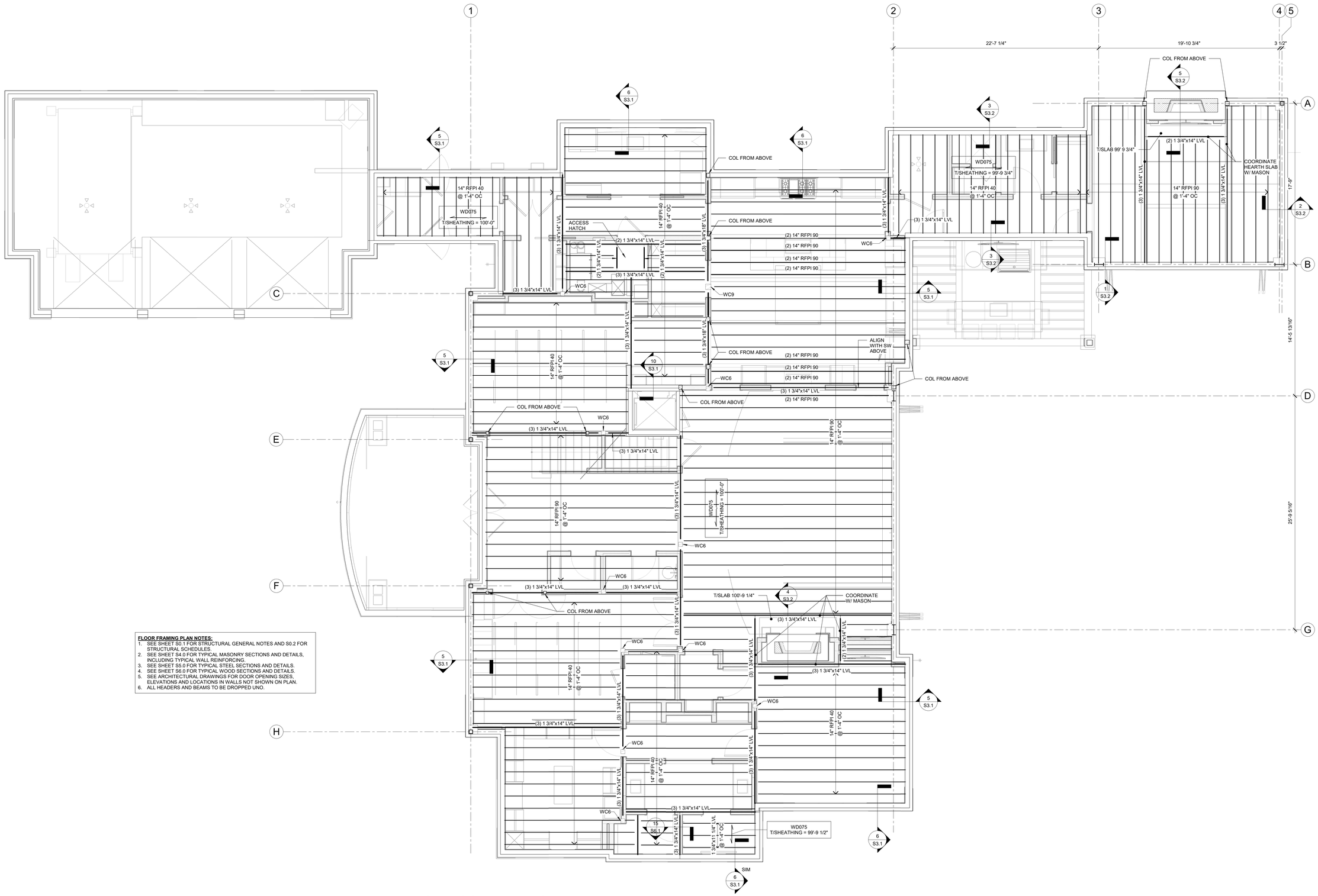
DESCRIPTION	DATE
BID ISSUE	05.04.2023

FOUNDATION PLAN

NORTH

S1.0

© Copyright 2023 Deep River Partners, Ltd. All rights reserved. This document, ideas and design incorporated herein are the property of Deep River Partners, Ltd. and are not to be used whole or in part without the written consent of Deep River Partners, Ltd.



FLOOR FRAMING PLAN NOTES:

1. SEE SHEET S0.1 FOR STRUCTURAL GENERAL NOTES AND S0.2 FOR STRUCTURAL SCHEDULES.
2. SEE SHEET S4.0 FOR TYPICAL MASONRY SECTIONS AND DETAILS, INCLUDING TYPICAL WALL REINFORCING.
3. SEE SHEET S5.0 FOR TYPICAL STEEL SECTIONS AND DETAILS.
4. SEE SHEET S6.0 FOR TYPICAL WOOD SECTIONS AND DETAILS.
5. SEE ARCHITECTURAL DRAWINGS FOR DOOR OPENING SIZES, ELEVATIONS AND LOCATIONS IN WALLS NOT SHOWN ON PLAN.
6. ALL HEADERS AND BEAMS TO BE DROPPED UNO.

1 S1.1 FIRST FLOOR FRAMING PLAN

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

DEEP RIVER PARTNERS

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

CORE4engineering
| Client-focused | Creative |
| Collaborative | Communicative |
12308 N. Corporate Pkwy, Suite 450
Mequon, WI 53092 | 262.236.9372
C4E Project #: 22234.000

Project 2211
BEACH DRIVE RESIDENCE
7966 NORTH BEACH DRIVE
FOX POINT, WI 53217

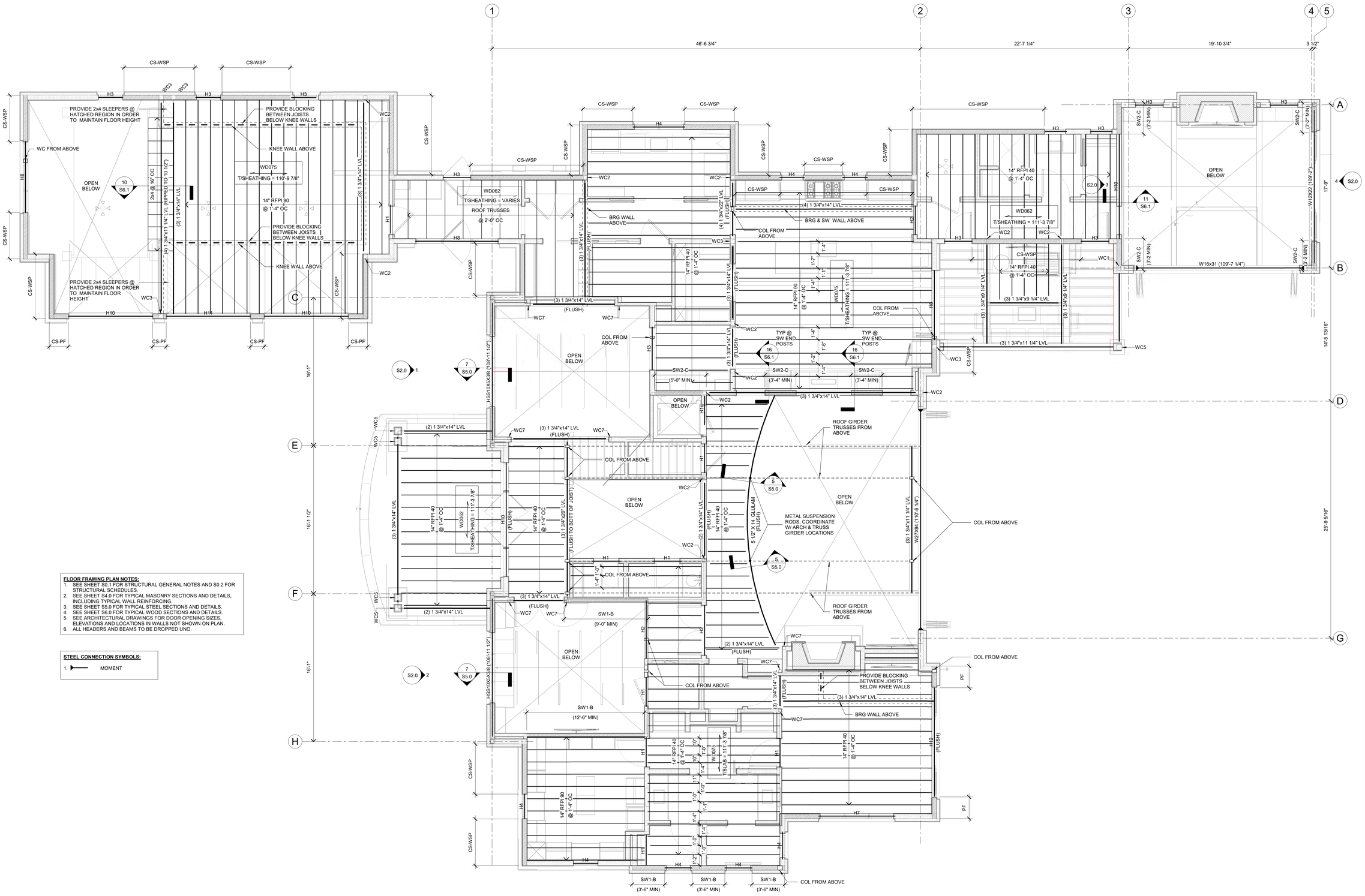
DESCRIPTION	DATE
BID ISSUE	05.04.2023

FIRST FLOOR FRAMING PLAN

NORTH

S1.1

© Copyright 2023 Deep River Partners, Ltd. All rights reserved. This document, ideas and design incorporated herein are the property of Deep River Partners, Ltd. and are not to be used whole or in part without the written consent of Deep River Partners, Ltd.



FLOOR FRAMING PLAN NOTES:

1. SEE SHEET S0.1 FOR STRUCTURAL GENERAL NOTES AND S0.2 FOR STRUCTURAL SCHEDULES.
2. SEE SHEET S4.0 FOR TYPICAL MASONRY SECTIONS AND DETAILS, INCLUDING TYPICAL WALL REINFORCING.
3. SEE SHEET S5.0 FOR TYPICAL STEEL SECTIONS AND DETAILS.
4. SEE SHEET S6.0 FOR TYPICAL WOOD SECTIONS AND DETAILS.
5. SEE ARCHITECTURAL DRAWINGS FOR DOOR OPENING SIZES, ELEVATIONS AND LOCATIONS IN WALLS NOT SHOWN ON PLAN.
6. ALL HEADERS AND BEAMS TO BE DROPPED UNO.

STEEL CONNECTION SYMBOLS:

1. MOMENT

1 / S1.2 SECOND FLOOR & LOW ROOF FRAMING PLAN

SCALE: NTS

DEEP RIVER PARTNERS

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

CORE4engineering
| Client-focused | Creative |
| Collaborative | Communicative |
12308 N. Corporate Pkwy, Suite 450
Mequon, WI 53092 | 262.236.9372
C4E Project #: 22234.000

Project 2211
BEACH DRIVE RESIDENCE
7966 NORTH BEACH DRIVE
FOX POINT, WI 53217

DESCRIPTION	DATE
BID ISSUE	05.04.2023

SECOND FLOOR FRAMING PLAN

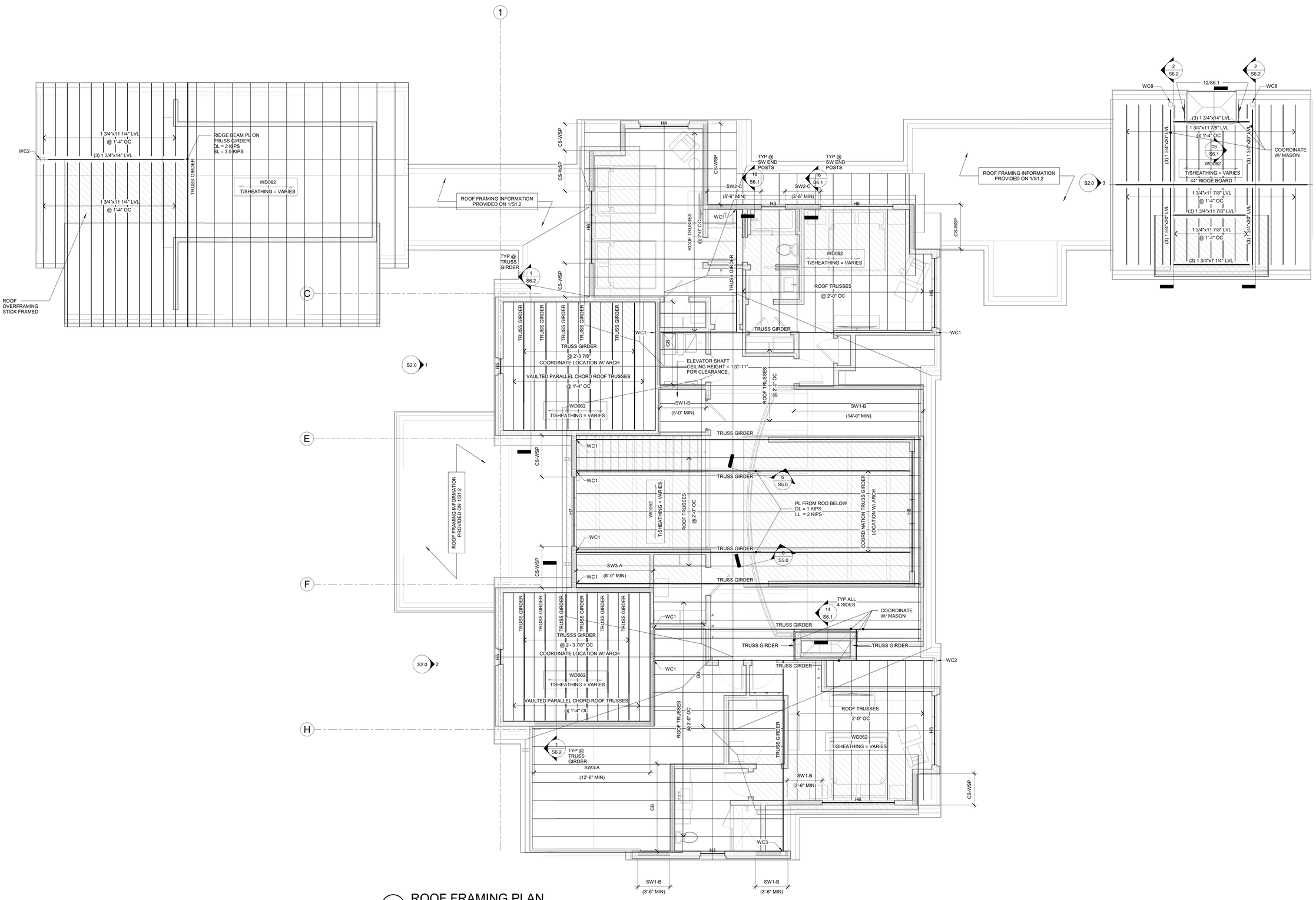
NORTH

S1.2

© Copyright 2023 Deep River Partners, Ltd. All rights reserved. This document, ideas and design incorporated herein are the property of Deep River Partners, Ltd. and are not to be used whole or in part without the written consent of Deep River Partners, Ltd.

ROOF PLAN NOTES:

1. SEE SHEET S0.1 FOR STRUCTURAL GENERAL NOTES AND S0.2 FOR STRUCTURAL SCHEDULES.
2. SEE SHEET S5.0 FOR TYPICAL STEEL SECTIONS AND DETAILS.
3. SEE SHEET S6.0 FOR TYPICAL WOOD SECTIONS AND DETAILS.
4. SEE ARCHITECTURAL DRAWINGS FOR TRUSS PROFILES, HEEL HEIGHTS, TRUSS BEARING ELEVATIONS AND ROOF SLOPES.
5. COORDINATE FINAL SIZE AND LOCATION OF OPENINGS, EQUIPMENT AND ROOF DRAINS WITH MECHANICAL AND PLUMBING CONTRACTORS.
6. ALL HEADERS AND BEAMS TO BE DROPPED UNO.



1 S1.3 ROOF FRAMING PLAN

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

DEEP RIVER PARTNERS

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

CORE4engineering
| Client-focused | Creative |
| Collaborative | Communicative |
12308 N. Corporate Pkwy, Suite 450
Mequon, WI 53092 | 262.236.9372
C4E Project #: 22234.000

Project 2211
BEACH DRIVE RESIDENCE
7966 NORTH BEACH DRIVE
FOX POINT, WI 53217

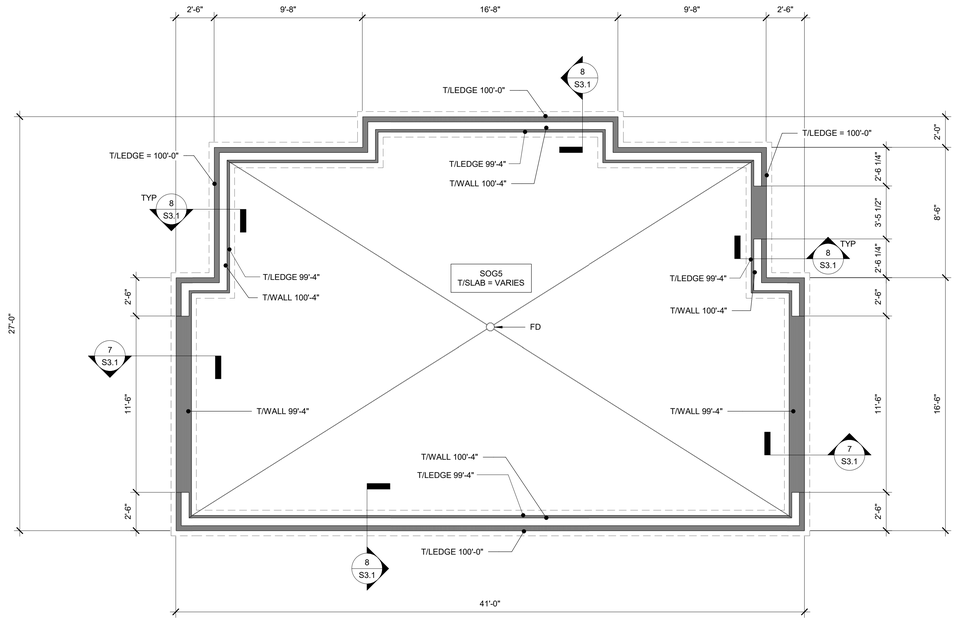
DESCRIPTION	DATE
BID ISSUE	05.04.2023

ROOF FRAMING PLAN

NORTH

S1.3

© Copyright 2023 Deep River Partners, Ltd. All rights reserved. This document, ideas and design incorporated herein are the property of Deep River Partners, Ltd. and are not to be used whole or in part without the written consent of Deep River Partners, Ltd.



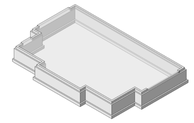
1 S1.4

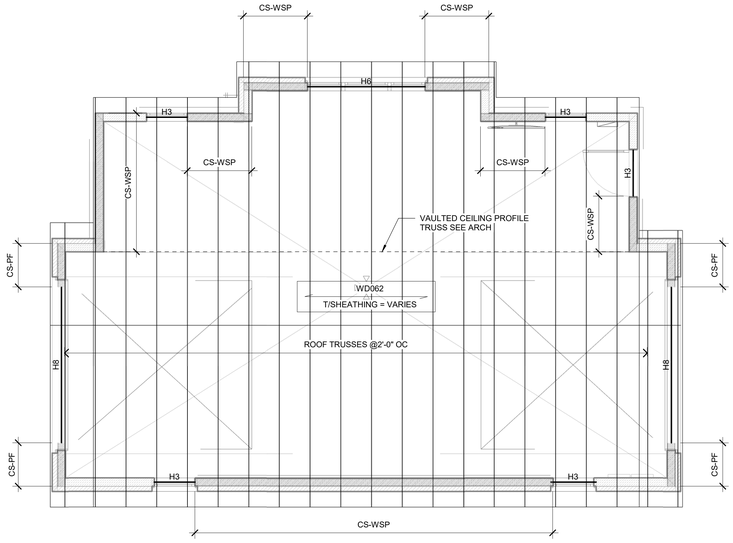
FOUNDATION PLAN - GARAGE

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

FOUNDATION PLAN NOTES:

1. SEE SHEET S0.1 FOR STRUCTURAL GENERAL NOTES AND S0.2 FOR STRUCTURAL SCHEDULES.
2. FOR FOUNDATION WALL CONSTRUCTION JOINTS AND TYPICAL REINFORCING DETAILS, SEE SHEET S3.0.
3. TOP OF EXTERIOR FOOTING ELEVATION = 96'-0" UNO.
4. TOP OF INTERIOR FOOTING ELEVATION = 96'-0" UNO.
5. TOP OF PIER ELEVATION = 98'-7 3/4" UNO.
6. TOP OF FOUNDATION WALL ELEVATION = 100'-0" UNO.
7. VERIFY ALL ELEVATOR HOISTWAY DIMENSIONS WITH ELEVATOR MANUFACTURER.
8. SEE MECHANICAL DRAWINGS FOR HOUSEKEEPING PADS REQUIRED FOR MECHANICAL EQUIPMENT.
9. SEE ARCHITECTURAL DRAWINGS FOR DOOR OPENING SIZES AND LOCATIONS IN WALLS.
10. GENERAL CONTRACTOR TO PROVIDE ALL SHORING REQUIRED FOR EXISTING BUILDING AND/OR NEW BUILDING. SEE GENERAL REQUIREMENTS NOTE 1 AND EXISTING CONSTRUCTION NOTE 3 FOR ADDITIONAL INFORMATION.





2 S1.4

ROOF FRAMING PLAN - GARAGE

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

ROOF PLAN NOTES:

1. SEE SHEET S0.1 FOR STRUCTURAL GENERAL NOTES AND S0.2 FOR STRUCTURAL SCHEDULES.
2. SEE SHEET S5.0 FOR TYPICAL STEEL SECTIONS AND DETAILS.
3. SEE SHEET S6.0 FOR TYPICAL WOOD SECTIONS AND DETAILS.
4. SEE ARCHITECTURAL DRAWINGS FOR TRUSS PROFILES, HEEL HEIGHTS, TRUSS BEARING ELEVATIONS AND ROOF SLOPES.
5. COORDINATE FINAL SIZE AND LOCATION OF OPENINGS, EQUIPMENT AND ROOF DRAINS WITH MECHANICAL AND PLUMBING CONTRACTORS.
6. ALL HEADERS AND BEAMS TO BE DROPPED UNO.

DEEP RIVER PARTNERS

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

CORE4engineering
| Client-focused | Creative |
| Collaborative | Communicative |
12308 N. Corporate Pkwy, Suite 450
Mequon, WI 53092 | 262.236.9372
C4E Project #: 22234.000

Project 2211
BEACH DRIVE RESIDENCE
7966 NORTH BEACH DRIVE
FOX POINT, WI 53217

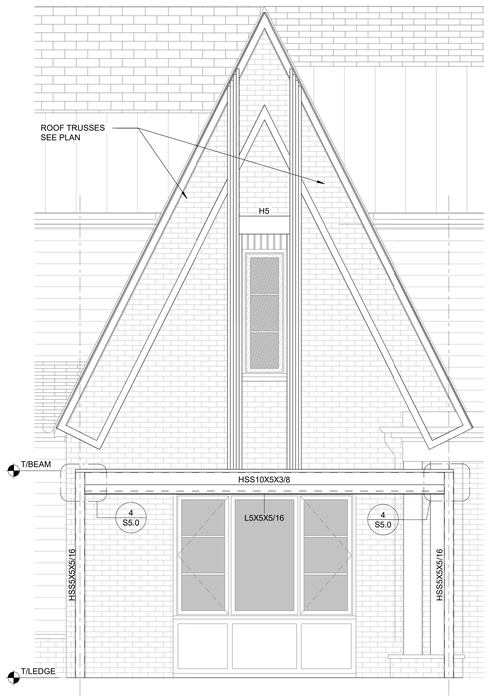
DESCRIPTION	DATE
BID ISSUE	05.04.2023

BOATHOUSE FOUNDATION & FRAMING PLAN

NORTH

S1.4

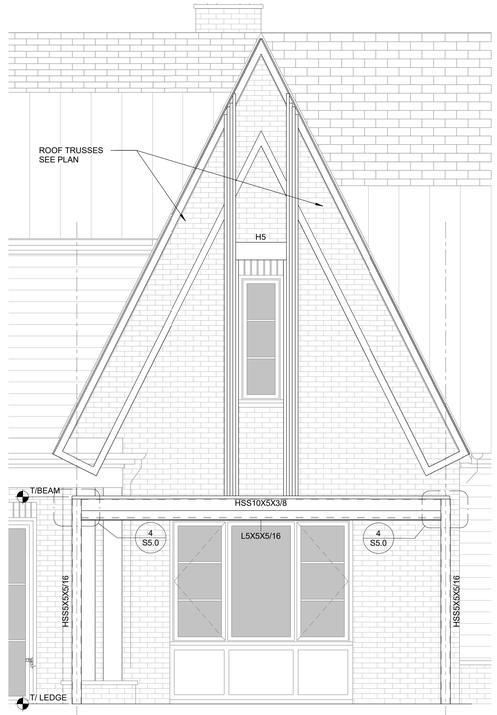
© Copyright 2023 Deep River Partners, Ltd. All rights reserved. This document, ideas and design incorporated herein are the property of Deep River Partners, Ltd. and are not to be used whole or in part without the written consent of Deep River Partners, Ltd.



NOTE: PROVIDE 2x6 SPF @ 1'-4" OC FOR INFIILL FRAMING

1 S2.0 ELEVATION VIEW

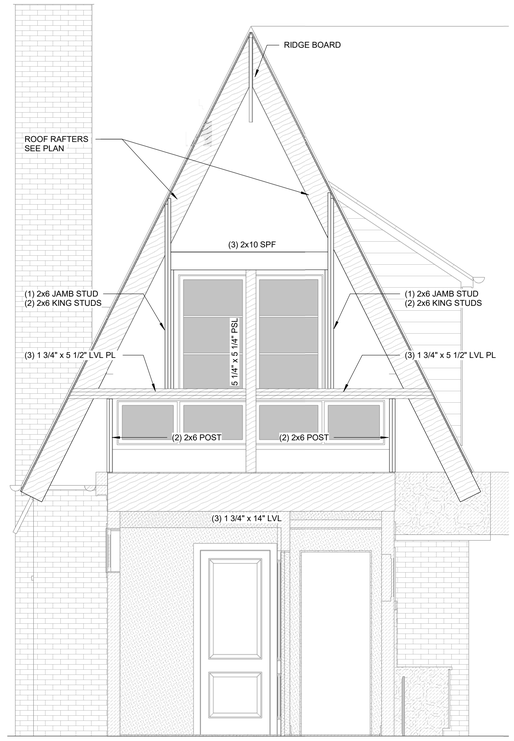
SCALE: NTS



NOTE: PROVIDE 2x6 SPF @ 1'-4" OC FOR INFIILL FRAMING

2 S2.0 ELEVATION VIEW

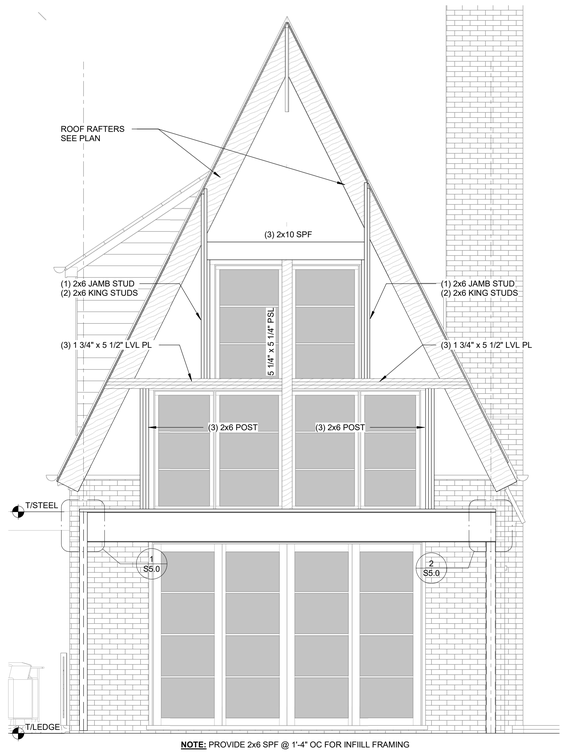
SCALE: NTS



NOTE: PROVIDE 2x6 SPF @ 1'-4" OC FOR INFIILL FRAMING

3 S2.0 ELEVATION VIEW

SCALE: NTS



NOTE: PROVIDE 2x6 SPF @ 1'-4" OC FOR INFIILL FRAMING

4 S2.0 ELEVATION VIEW

SCALE: NTS

DEEP RIVER PARTNERS

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

CORE4engineering
| Client-focused | Creative |
| Collaborative | Communicative |
12308 N. Corporate Pkwy, Suite 450
Mequon, WI 53092 | 262.236.9372
C4E Project #: 22234.000

Project 2211
BEACH DRIVE RESIDENCE
7966 NORTH BEACH DRIVE
FOX POINT, WI 53217

DESCRIPTION	DATE
BID ISSUE	05.04.2023

ELEVATION VIEWS

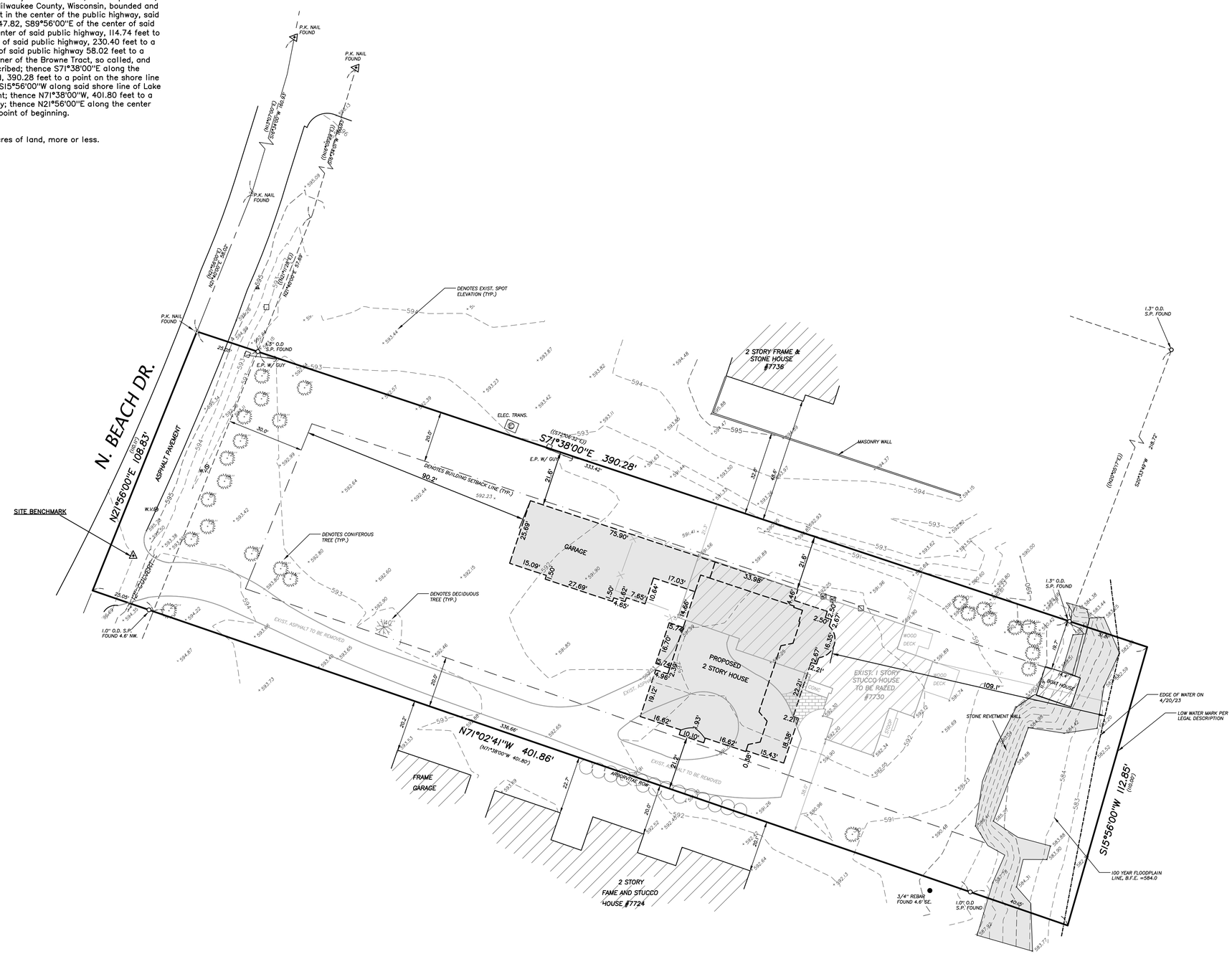
S2.0

© Copyright 2023 Deep River Partners, Ltd. All rights reserved. This document, ideas and design incorporated herein are the property of Deep River Partners, Ltd. and are not to be used whole or in part without the written consent of Deep River Partners, Ltd.

LEGAL DESCRIPTION :

All that part of Lot 8 in the Northeast Fractional 1/4 of Section 16, Township 8 North, Range 22 East, in the Village of Fox Point, Milwaukee County, Wisconsin, bounded and described as follows; Commencing at a point in the center of the public highway, said point being 1400.01 feet, N0°09'00"W and 1647.82, S89°56'00"E of the center of said Section 16; thence S24°41'00"W along the center of said public highway, 114.74 feet to a point; thence S13°07'00W along the center of said public highway, 230.40 feet to a point; thence S21°56'00"W along the center of said public highway 58.02 feet to a point, said point being the Southwesterly corner of the Browne Tract, so called, and the point of beginning of the land to be described; thence S71°38'00"E along the Southerly line of the Browne Tract, so called, 390.28 feet to a point on the shore line of Lake Michigan at low water mark; thence S15°56'00"W along said shore line of Lake Michigan, at low water mark, 110.00 to a point; thence N71°38'00"W, 401.80 feet to a point in the center line of said public highway; thence N21°56'00"E along the center line of said public highway 110.11 feet to the point of beginning.

Said Parcel containing 43,525 sq. ft/1.00 acres of land, more or less.



NOTES :

1. ( ) DENOTES DIRECTION AND/OR DISTANCE PER DEED.
2. (( )) DENOTES DIRECTION PER KAPUR 2011 SURVEY.
3. ALL BEARINGS ARE REFERENCED TO THE EAST LINE OF N. BEACH DR., ASSUMED TO BEAR N21°56'00"E.

BENCHMARK NOTE :

1. SITE BENCHMARK ON MAG NAIL NEAR WEST END OF ASPHALT DRIVEWAY AS SHOWN ON SURVEY, ELEVATION = 596.05
2. MAIN BENCHMARK IS REFERENCE BENCHMARK FOR SECTION CORNER WITNESS MONUMENT, SE. COR. OF THE SE. 1/4 SEC. 16-8-21 CROSS IN ENTRY DOOR SEWAGE LIFT STATION ELEVATION = 589.46

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, 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.

5/23/2023
Date

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

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

"PROPERTY SURVEY"

for

Jonathan & Abigail Bloom

7730 N. Beach Drive
Fox Point, WI

DATE:	May 23, 2023	DRAWN BY:	J.M.B.
FIELD CREW:	E.A.J. & S.F.Z.	Plat No.	LS-5503-23

ABBREVIATIONS:

ACT.	ACOUSTICAL CEILING TILE
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISHED FLOOR
BLK'G.	BLOCKING
B.O.	BOTTOM OF
BLD'G.	BUILDING
C	CASING
CL	CENTER LINE
CLR.	CLEAR
CLG.	CEILING
CM	COFFEE MAKER
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CP.	CARPET
C.T.	CERAMIC TILE
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DW	DISHWASHER
DWG.	DRAWING
ELEC.	ELECTRICAL
EQ.	EQUAL
EXIST'G	EXISTING
EXP.	EXPOSED
F.O.	FACE OF
F.O.I.C.	FURNISHED BY OWNER AND INSTALLED BY CONTRACTOR (G.C.)
F.C.I.C.	FURNISHED BY OWNER AND INSTALLED BY OWNER
FT.	FEET
F.R.P.	FIBERGLASS REINFORCED PANEL
F.E.C.	FIRE EXTINGUISHER CABINET
FURN.	FURNISH
GA.	GUAGE
G.C.	GENERAL CONTRACTOR
G.W.B.	GYPSUM WALL BOARD
HD	HOOD
HDWR.	HARDWARE
H.M.	HOLLOW METAL
HT.	HEIGHT
I.D.	INSIDE DIAMETER
IN	INCH
INST.	INSTALL
LH	LEFT HINGE
MAT'L	MATERIAL
M.D.F.	MEDIUM DENSITY FIBREBOARD
MECH.	MECHANICAL
MFG.	MANUFACTURER
MIN.	MINIMUM
M.R.	MOISTURE RESISTANT
MTL.	METAL
MW	MICROWAVE
N/A	NOT APPLICABLE
N.I.C.	NOT IN CONTRACT
No.	NUMBER
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OV	OVEN
P	PROFILE
P-LAM.	PLASTIC LAMINATE
PT.	PAINT
PTD.	PAINTED
RH	RIGHT HINGE
R.B.	RUBBER BASE
REINF.	REINFORCING/REINFORCEMENT
REQ'D	REQUIRED
REV.	REVISION
RF.	REFRIGERATOR
RG.	RANGE
SCHED.	SCHEDULE
SIM.	SIMILAR
SQ.	SQUARE
SUSP.	SUSPENDED
STL.	STEEL
S.V.	SHEET VINYL
T & G	TONGUE & GROOVE
TEMP.	TEMPERED
THK.	THICK / THICKNESS
T.O.	TOP OF
TYP.	TYPICAL
U/C	UNDERCABINET
U.N.O.	UNLESS NOTED OTHERWISE
V.C.T.	VINYL COMPOSITE TILE
VER.	VERIFY
V.I.F.	VERIFY IN FIELD
WF	WATER FILTER
WRM	WARMING DRAWER
WD.	WOOD

FILING NOTES

1. SCOPE OF WORK: NEW TWO-STORY HOUSE CONSTRUCTION.
2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE WISCONSIN UNIFORM DWELLING CODE, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND THE BEST TRADE PRACTICES.
3. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND APPROVALS WITH THE DEPARTMENT OF BUILDING INSPECTION FOR THE VILLAGE OF FOX POINT, AND PAY ALL FEES REQUIRED BY THE GOVERNING AGENCIES.
4. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT REQUIRED FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK, SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.
5. THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH THE STIPULATIONS OF LOCAL AUTHORITIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL AND CONSTRUCTION TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.
7. THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES: PLUMBING, ELECTRICAL, ETC.
8. PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.
9. THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, AND REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.
10. ALL PIPING AND WIRING SHALL BE REMOVED TO A POINT OF CONCEALMENT AND SHALL BE PROPERLY CAPPED OR PLUGGED.

SAFETY PLAN

1. GENERAL: ALL WORK TO BE DONE IN ACCORDANCE WITH THE LOCAL BUILDING CODE AND REGULATIONS OF ALL OTHER AGENCIES HAVING JURISDICTION.
2. MEANS OF EGRESS: ALL EXISTING MEANS OF EGRESS TO BE MAINTAINED CLEAR AND FREE OF ALL OBSTRUCTION, SUCH AS BUILDING MATERIALS, TOOLS, ETC.
3. FIRE SAFETY:

   A. ALL BUILDING MATERIALS WHICH ARE STORED AT THE SITE OR ANY AREA OF THE BUILDING ARE TO BE STORED IN A LOCKED AREA. ACCESS TO THE AREA TO BE CONTROLLED BY THE GENERAL CONTRACTOR.

   B. ALL MATERIALS TO BE STORED IN AN ORDERLY FASHION.

   C. ALL FLAMMABLE MATERIALS TO BE KEPT TIGHTLY SEALED IN THEIR RESPECTIVE MANUFACTURERS' CONTAINERS. SUCH MATERIALS ARE TO BE KEPT AWAY FROM HEAT.

   D. ALL FLAMMABLE MATERIALS TO BE USED AND STORED IN AN ADEQUATELY VENTILATED SPACE.

   E. ALL ELECTRICAL POWER TO BE SHUT OFF WHERE THERE ARE EXPOSED CONDUITS.

   F. ALL ELECTRICAL POWER IN THE CONSTRUCTION AREA TO BE SHUT OFF AFTER WORKING HOURS.

   G. CONTRACTOR, AT ALL TIMES, TO ENSURE THERE IS NO NATURAL GAS LEAKAGE IN THE BUILDING, OR ANY FLAMMABLE GAS TO BE USED DURING CONSTRUCTION.

GENERAL NOTES

1. AIA DOCUMENT A201. LATEST EDITION, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION SHALL PREVAIL.
2. THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS WITH EACH OTHER AND WITH INFORMATION FURNISHED BY THE OWNER. BEFORE COMMENCING ACTIVITIES, THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND VERIFY FIELD CONDITIONS; CAREFULLY COMPARE THIS AND OTHER INFORMATION KNOWN TO THE CONTRACTOR WITH THE CONTRACT DOCUMENTS; AND PROMPTLY REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES, OR OMISSION DISCOVERED.
3. CONTRACTOR SHALL MAINTAIN COMPLETE AND UP TO DATE DRAWINGS AT THE JOB SITE.
4. CONTRACTOR SHALL CONTINUOUSLY MAINTAIN AND PROTECT ALL EXISTING AND NEW WORK WITHIN OR ADJACENT TO THE OWNER'S PROPERTY AND IN THE EVENT OF DAMAGE, REPAIR OR REPLACE SAME.
5. THE CONTRACTOR SHALL PROTECT ALL AREAS OUTSIDE THE CONTRACT LIMITS AND RESTORE ALL SUCH PROPERTY TO ITS CONDITION PRIOR TO THE START OF WORK.
6. PLANS AND SPECIFICATIONS ARE COOPERATIVE AND COMPLIMENTARY. ALL LABOR AND MATERIALS REQUIRED TO FULLY CARRY OUT THE INTENTIONS OF THE PLANS AND SPECIFICATIONS ARE PART OF THIS CONTRACT WHETHER OR NOT SPECIFICALLY DOCUMENTED.
7. INFORMATION IS NOT NECESSARILY REPEATED ON BOTH DRAWINGS AND SPECIFICATIONS; INFORMATION PROVIDED ON EITHER IS APPLICABLE. IN A CONFLICTING SITUATION, CONTACT THE ARCHITECT FOR CLARIFICATION. THE MORE STRINGENT SHALL APPLY IN INSTANCES OF CONFLICT. WORK SHOWN OR REFERRED TO ON ANY DRAWINGS SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATED DRAWINGS.
8. IF THE LOCAL JURISDICTION'S REQUIREMENTS FOR ALTERATION AND CONSTRUCTION ARE MORE STRINGENT THAN THOSE REQUIRED BY BUILDING CODE OR ANY OTHER DEPARTMENT HAVING JURISDICTION OVER THE WORK, THE MORE STRINGENT SET OF REQUIREMENTS SHALL GOVERN IN ALL CASES. THE OPERATING PROCEDURES FOR CONSTRUCTION WORKERS ARE TO BE FOLLOWED FOR ALL CONSTRUCTION AND BUILDING REGULATION AS IF WRITTEN HERE IN FULL.
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE HIS WORK WITH THE WORK OF ALL OTHER CONTRACTORS, INCLUDING THOSE PROVIDED AND DIRECTED BY THE OWNER, IN ORDER TO PRECLUDE ANY INTERFERENCE BETWEEN PIPING, WIRING, LIGHTING FIXTURES, AIR CONDITIONING DUCTING, PLUMBING, MECHANICAL EQUIPMENT, OR CONSTRUCTION ASSEMBLIES. THE CONTRACTOR SHALL CLOSELY COORDINATE ALL WORK TO ASSURE THAT SCHEDULES ARE MET.
10. EACH CONTRACTOR SHALL PROVIDE LABOR, SUPERVISION, MATERIALS, EQUIPMENT, AND ACCESSORIES, AND COORDINATE, PROCURE, FABRICATE, DELIVER, ERECT, INSTALL, OR INTERFACE WITH ANY NEW OR EXISTING WORK, START, AND TEST ALL WORK AS PER CODE AND CONSTRUCTION DOCUMENTS IN ORDER TO PROVIDE THE OWNER WITH A COMPLETE ASSEMBLY OR SYSTEM.
11. THE CONTRACTOR SHALL HAVE COMPETENT SUPERVISION AT THE SITE AT ALL TIMES IN THE COURSE OF CONSTRUCTION.
12. ALL ITEMS MENTIONED OR IMPLIED AND/OR UNDERSTOOD AS NECESSARY TO COMPLETE THE WORK OF EACH CONTRACTOR SHALL BE PROVIDED BY THAT CONTRACTOR.
13. ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE WISCONSIN UNIFORM DWELLING CODE, THE STATE OF WISCONSIN, THE FIRE DEPARTMENT, THE UTILITY COMPANIES, AND ALL OTHER GOVERNMENT AGENCIES HAVING JURISDICTION. ANY WORK NOT CONFORMING TO THE CODE SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR. ALL STRUCTURAL, PLUMBING, ELECTRICAL, AND HVAC WORK TO COMPLY WITH ALL REQUIREMENTS OF BUILDING CODES HAVING JURISDICTION.
14. THE CONTRACTOR SHALL RETAIN ELECTRICIANS AND PLUMBERS, LICENSED TO PERFORM IN WISCONSIN, WHO SHALL OBTAIN ALL REQUIRED PERMITS, INSPECTIONS AND SIGN-OFFS.
15. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DETAILS.
16. THE CONTRACTOR SHALL PROMPTLY REMOVE FROM PREMISES ALL WORK CONDEMNED BY THE ARCHITECT AS FAILING TO CONFORM TO THE CONTRACT WHETHER INCORPORATED OR NOT. THE CONTRACTOR SHALL REPLACE AND RE-EXECUTE HIS OWN WORK IN ACCORDANCE WITH THE CONTRACT WITHOUT EXPENSE TO THE OWNER AND SHALL BEAR THE EXPENSE OF MAKING GOOD ALL WORK OF OTHER CONTRACTORS DAMAGED BY SUCH REMOVAL OR REPLACEMENT.
17. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING BUILDING PERMITS AND INSPECTIONS FROM THE DEPARTMENT OF BUILDING INSPECTION FOR THE VILLAGE OF FOX POINT AND OTHER ENTITIES REQUIRING PERMITS AND INSPECTIONS. PERMITS ARE TO BE DISPLAYED AT THE FRONT OF THE JOB SITE. CONTRACTOR SHALL FORWARD ALL COPIES OF SIGN-OFFS TO THE ARCHITECT.
18. CONTRACTOR SHALL CARRY INSURANCE AS SPECIFIED BY THE OWNER.
19. CONTRACTOR SHALL CARRY WORKMAN'S COMPENSATION AND DISABILITY INSURANCE AND FORWARD COPIES TO THE ARCHITECT BEFORE COMMENCING ANY WORK.
20. UPON SUBMISSION OF EACH APPLICATION FOR PAYMENT, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH WAIVERS OF LIENS FROM EACH SUBCONTRACTOR FOR ALL PREVIOUS PAYMENTS. BEFORE FINAL PAYMENT IS MADE, THE CONTRACTOR SHALL FURNISH FINAL WAIVERS OF LIENS FROM EACH SUBCONTRACTOR TO THE OWNER.
21. CONTRACTOR SHALL PAY FOR AND OBTAIN ALL PERMITS, INSPECTIONS, AND OTHER CHARGES.
22. CONTRACTOR SHALL LOCATE AND TEST SHUT-OFF VALVES PRIOR TO PROCEEDING WITH ANY PHASE OF THIS PROJECT.
23. ALL MEANS OF EGRESS ARE TO BE UNOBSTUCTED AT ALL TIMES.
24. EACH CONTRACTOR SHALL PERFORM ALL CUTTING AND CHOPPING FOR HIS OWN TRADE. THE GENERAL CONTRACTOR SHALL PERFORM ALL PATCHING, REFINISHING, ETC. ARISING FROM CONTRACT WORK IN THE SPACE.
25. ALL PARTITION DIMENSIONS ARE FROM THE FACE OF STUD UNLESS NOTED OTHERWISE.
26. CONTRACTOR TO VERIFY ALL AS-BUILT SITE DIMENIONS FOLLOWING FRAMING TO CONFIRM CONFORMANCE WITH THE CONTRACT DOCUMENTS. CONTRACTOR TO PROMPTLY NOTIFY ARCHITECT OF ANY DISCREPANCIES FROM DESIRED INTENTIONS AS SHOWN ON THE CONTRACT DOCUMENTS.

PROJECT NOTES

1. PERSONNEL SECURITY: THE CONTRACTOR'S KEY PERSONNEL. THE SUBCONTRACTOR'S KEY PERSONNEL, AND EMPLOYEES ENTERING THE CONTRACT AREA SHALL BE PROPERLY CONTROLLED, IDENTIFIED, AND AUTHORIZED. ALL OTHER PERSONNEL SHALL BE ESCORTED BY DESIGNATED KEY PERSONNEL.
2. SITE SECURITY: AT THE CLOSE OF EACH WORK DAY, THE CONTRACTOR SHALL CONDUCT AN INSPECTION TO MAKE CERTAIN THERE IS NO FIRE HAZARD AFTER THE WORKERS HAVE LEFT THE AREAS WHERE WORK HAS TAKEN PLACE. THE CONTRACTOR WILL MAKE CERTAIN THE PREMISES ARE LOCKED AND SECURE AT THE END OF THE WORK DAY.
3. TEMPORARY FACILITIES: THE CONTRACTOR AND SUBCONTRACTORS SHALL MAINTAIN TOILET AND WASH BASIN FACILITIES FOR THE DURATION OF THE PROJECT. THE WASHROOM WILL BE KEPT NEAT AND STOCKED WITH TOILET PAPER, SOAP, AND PAPER TOWELS. TOILET FACILITIES MUST BE CLEANED DAILY.
4. SCHEDULE: THE CONTRACTOR WILL PROVIDE AN ITEMIZED BREAKDOWN OF TASKS AND ACTIVITIES, DEFINED BY MILESTONES AND COMPLETION DATES. THIS SCHEDULE SHALL BE UPDATED IN RESPONSE TO CONTRACT CHANGES AND PROJECT DEVELOPMENTS ON A BIWEEKLY BASIS.
5. SHOP DRAWINGS: THE CONTRACTOR SHALL REVIEW, THEN SUBMIT ALL REQUESTED AND SATISFACTORY SHOP DRAWINGS, CUTS, AND SAMPLES OF ALL CONSTRUCTION ASSEMBLIES TO THE ARCHITECT FOR APPROVAL BEFORE BEGINNING WORK. THE CONTRACTOR SHALL SUBMIT ALL SUBSTITUTIONS TO THE ARCHITECT FOR REVIEW. NO WORK IS TO BE PERFORMED WITHOUT THE AFOREMENTIONED. THE ARCHITECT RESERVES THE RIGHT TO DISAPPROVE OF ANY OF THE ABOVE. PROVIDE 24" SAMPLES INSTALLED IN PLACE OF ALL RUNNING TRIM. PROVIDE SAMPLES OF ALL DOOR AND DRAWER TYPES AND FINISHES FOR ARCHITECT AND CLIENT REVIEW.
6. PRODUCTS: ALL DEVICES, HARDWARE, PLATES, FIXTURES, EQUIPMENT, ETC. ARE TO BE WITHOUT BRANDS' NAMES. CONTRACTOR TO ADVISE IF THIS IS NOT FEASIBLE.
7. CLEANING AND DISPOSAL: THE PREMISES AND THE JOB SITE SHALL BE MAINTAINED IN A REASONABLY NEAT AND ORDERLY CONDITION AND KEPT FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH DURING THE ENTIRE CONSTRUCTION PERIOD. REMOVE CRATES, CARTONS, AND OTHER FLAMMABLE WASTE MATERIALS OR TRASH FROM THE WORK AREAS AT THE CLOSE OF EACH WORK DAY. AT COMPLETION OF THE WORK, THE CONTRACTOR SHALL REMOVE WASTE MATERIALS, RUBBISH, TOOLS, EQUIPMENT, MACHINERY, AND SURPLUS MATERIALS, AND CLEAN UP ALL SIGHT-EXPOSED MATERIALS, LEAVING THE PROJECT CLEAN AND READY FOR OCCUPANCY.
8. CONTRACT CLOSE-OUT: PROVIDE ALL MATERIALS, LABOR, EQUIPMENT, AND SERVICES NECESSARY TO FURNISH, DELIVER, AND INSTALL ALL WORK OF THIS SECTION AS SHOWN ON THE DRAWINGS, AS SPECIFIED AND AS REQUIRED BY JOB CONDITIONS INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
   A. FINAL PROJECT CLEANING.
   B. OPERATION AND MAINTENANCE DATA.
   C. SYSTEMS DEMONSTRATIONS.
   D. WARRANTIES.
   E. NOTICE OF DATE OF TERMINATION OF CONTRACTOR'S INSURANCE.
   F. EXTRA MATERIALS AS SPECIFIED.
   G. PUNCH-LIST COMPLETION.
   H. GUARANTEES.
   I. RELEASE AND WAIVER OF LIENS FROM ALL SUBCONTRACTORS.
   J. BUILDING DEPARTMENT FORMS AND SIGN-OFFS.
   K. SUBSTANTIAL COMPLETION.
9. FINAL PROJECT CLEANING: THE GENERAL CONTRACTOR SHALL ARRANGE FOR A COMPLETE AND THOROUGH CLEANING OF THE HOUSE BEING PREPARED FOR OCCUPANCY.
   A. PROVIDE AND MAINTAIN ADEQUATE RUNNER STRIPS OF NON-STAINING REINFORCED KRAFT BUILDING PAPER FOR PROTECTION.
   B. LEAVE EQUIPMENT IN UNDAMAGED, BRIGHT, CLEAN, POLISHED, LIKE-NEW CONDITION.
   C. REMOVE GREASE, DUST, DIRT, STAINS, LABELS, FINGER-PRINTS, AND OTHER FOREIGN MATERIALS FROM EXPOSED-TO-VIEW SURFACES; POLISH SURFACES TO DESIGNATED SHINE FINISH.
   D. REPAIR, PATCH, AND TOUCH UP MARRED SURFACES TO SPECIFIED FINISH TO MATCH ADJACENT SURFACES.
   E. VACUUM CLEAN INTERIOR SURFACES.
   F. LEAVE ALL PORTIONS OF THE PROJECT IN A SPARKLING "NEW" CONDITION.
   G. WASH ALL WINDOWS.

MILLWORK AND RUNNING WOOD TRIM NOTES:

1. ALL MILLWORK SHOULD BE AWI PREMIUM GRADE AND FOLLOW ALL RECOMMENDATIONS OF THE ARCHITECTURAL WOODWORKING INSTITUTE.
2. USE ONLY PLYWOOD IN THE CONSTRUCTION OF CARCASSES. MDF MAY BE USED IN PAINT GRADE DOORS AND VISIBLE PANELS. NO PARTICLE BOARD WILL BE ACCEPTED. MINIMUM THICKNESS $\frac{3}{4}$" FOR CABINET CARCASS SIDEWALLS, 1/2" FOR CABINET BACKS.
3. CABINET DOORS TO BE 1" THICK. DOORS OVER 4'-0" IN HEIGHT SHALL BE AT LEAST 1 1/4".
4. ALL INTERIOR WOOD SHELVES TO BE MINIMUM 3/4" THICK, UNLESS NOTED OTHERWISE. ALL VISIBLE WOOD SHELVES TO BE 5/4" THICK UNLESS OTHERWISE NOTED.
5. ALL GLASS SHELVES TO BE "STAR-FIRE" AND 1/4" THICK MINIMUM.
6. ALL ADJUSTABLE SHELVES TO HAVE PINS AND GROMMETS. FULL INTERIOR HEIGHT OF CABINET TO HAVE HOLES WITH GROMMETS.
7. PROVIDE SHOP DRAWINGS FOR ALL MILLWORK. PROVIDE SAMPLES FOR DOORS AND DRAWER FACES.
8. FOR MILLWORK AND RUNNING TRIM, ALL STILES, RAILS AND MOLDINGS SHALL BE SOLID WOOD.
9. ALL PAINT GRADE MILLWORK SHALL BE FULLY SHOP PRIMED AND FIELD PAINTED. FIELD PAINTING SHALL BE HAND BRUSHED.
10. ALL HARDWARE EXCEPT KNOBS AND PULLS SHALL BE BY THE MILLWORKER. CONCEAL WHEREVER POSSIBLE. DRAWER GLIDES SHALL BE FULL EXTENSION, SOFT-CLOSE, AND UNDER-MOUNT UNLESS OTHERWISE AGREED. REMOVABLE PANELS (AT RADIATORS, EQUIPMENT, ETC.) SHALL BE EASILY REMOVED WITH COMMONLY AVAILABLE TOOLS.
11. GLASS IN DOORS WHERE NOTED TO BE TRANSLUCENT GLASS, TEMPERED OR LAMINATED PER CODE.
12. ALL PAINT GRADE RUNNING TRIM SHALL BE CLEAR POPLAR IN MAXIMUM LENGTHS POSSIBLE. NO FINGER JOINTED MATERIAL.

TABLE OF CONTENTS:

T-1.00	TITLE & NOTES
T-1.01	SCOPE OF WORK NOTES
T-1.02	SITE PLAN
A-1.00	PROPOSED PLAN - Basement
A-1.01	PROPOSED PLAN - First Floor
A-1.02	PROPOSED PLAN - Second Floor
A-1.03	CONSTRUCTION - Basement
A-1.04	CONSTRUCTION - First Floor
A-1.05	CONSTRUCTION - Second Floor
A-1.06	CONSTRUCTION - Roof
A-2.00	EXTERIOR ELEVATIONS - Entry, Lake
A-2.01	EXTERIOR ELEVATIONS - North, South
A-2.02	EXTERIOR ELEVATIONS - Garage

NO	DATE	DESCRIPTION
3	2023.03.31	ISSUED FOR COORDINATION
2	2023.03.06	ISSUED FOR COORDINATION
1	2022.10.21	ISSUED FOR BUDGET ESTIMATING

ISSUE RECORD

CRAIG & COMPANY
4 East Ohio Street
Suite 10
Chicago, Illinois 60611

TEL 312.321.7400
FAX 312.640.7033

Private Residence
7730 Beach Drive
Fox Point, Wisconsin 53217

DRAWING TITLE

TITLE & NOTES

JOB NO.	DATE	SCALE
2202.00	2023.03.31	N/A

DRAWING NO.

T-1.00

COPYRIGHT 2022

GENERAL NOTES:

SITE WORK

1. DEMOLITION OF EXISTING STRUCTURE, EXCAVATION, AND TREE REMOVAL AS NECESSARY TO ACCOMMODATE NEW PROPOSED STRUCTURE.
2. ASSUME FINISHED FIRST FLOOR OF NEW STRUCTURE TO BE 30" ABOVE EXISTING GRADE, REGRADE SITE AS NECESSARY.
3. PROVIDE NEW CONNECTIONS TO ALL PUBLIC UTILITIES AS REQUIRED.
4. PROVIDE INTERIOR AND EXTERIOR PERIMETER DRAIN TILE AND [2] SUMP PUMPS FOR ADEQUATE DRAINAGE AT FOUNDATION, WITH WATERPROOFING SYSTEM BY W.R. GRACE OR EQUIVALENT. ASSUME CIVIL ENGINEER TO BE ENGAGED TO ASSIST DESIGN OF WATER MANAGEMENT FOR THE SITE.
5. DRIVEWAY TO BE ASPHALT WITH BELGIAN BLOCK CURBS AND APRONS.

EXTERIOR

1. TERRACES, EXTERIOR STEPS, AND LOW LANDSCAPE WALLS TO BE STONE VENEER AND PAVERS IN LOCAL GRANITE MATERIAL.
2. BASE OF HOUSE TO BE CLAD IN STONE VENEER SUCH THAT NO PORTION ON CONCRETE FOUNDATION IS EXPOSED, ±30" ABOVE FINISHED GRADE.
3. REMAINDER OF EXTERIOR CLADDING TO BE HARDIEPLANK LAP SIDING, OR SIMILAR, FOR PAINT.
4. CORNER BOARDS, EAVE FASCIAS, EXTERIOR WINDOW TRIM, SILLS, ETC. TO BE HARDIEPLANK BOARDS FOR PAINT OR SIMILAR.
5. SECOND FLOOR WINDOWS TO HAVE OPERABLE FLAT PANEL SHUTTERS FOR PAINT.
6. TRELLIS ON LAKE ELEVATION TO BE CEDAR FOR PAINT.
7. CLADDING AT PRIMARY BATH 'BAY' WINDOW ON FIRST FLOOR TO BE CLAD IN STACK STONE VENEER UP TO EAVE.
8. COVERED PORCHES AT LAKE ELEVATION TO HAVE ROUND COLUMNS FOR PAINT, WITH HARDIEPLANK CORNICE AND EAVES FOR PAINT, ALONG WITH BEADBOARD PANELING AT UNDER SIDE OF ROOF STRUCTURE.
9. TYPICAL ROOF TO BE ARCHITECTURAL ASPHALT SHINGLES.
10. ASSUME COPPER DOWNSPOUTS AND 6" HALF-ROUND GUTTERS.
11. DORMERS TO HAVE HARDIEPLANK SIDING, OR SIMILAR, AND ARCHITECTURAL ASPHALT SHINGLES PER ELEVATIONS.
12. CHIMNEY TO BE CLAD IN STACKED VENEER STONE, WITH STEPPED COPPER FLASHING AS REQUIRED.

EXTERIOR DOORS & WINDOWS

1. TYPICAL WINDOWS TO BE MARVIN CLAD ULTIMATE DOUBLE-HUNG WITH SIMULATED DIVIDED LITES.
2. TYPICAL PATIO DOORS, PICTURE WINDOW, AND TRANSOMS TO BE MARVIN CLAD ULTIMATE WITH SIMULATED DIVIDED LITES.
3. FRONT DOOR TO BE DUTCH DOOR; DOOR, SIDELITES, FAN LIGHT, BRACKETS, AND CANOPY TO BE CUSTOM, SOLID WOOD FOR PAINT.

WALLS, PARTITIONS, CEILINGS

1. ASSUME 10" POURED CONCRETE FOUNDATION WALL.
2. TYPICAL EXTERIOR WALLS TO BE 2X6 STUDS WITH BATT INSULATION, PLYWOOD SHEATHING, BUILDING WRAP, AND EXTERIOR FINISH MATERIAL AS NOTED ABOVE.
3. TYPICAL INTERIOR PARTITIONS TO BE 2X6 STUDS WITH 5/8" GYPSUM BOARD.
4. ALL WALLS AND CEILINGS FOR PAINT TO BE LEVEL 5 FINISH; PREP AND FINISH PAINT WALLS, RUNNING TRIM, AND CASEWORK.
5. ASSUME 9'-8" FINISHED CEILING HEIGHT ON FIRST FLOOR, 8'-6" ON SECOND FLOOR, AND 8'-6" AT BASEMENT

HARDWOOD FLOORING

1. ASSUME 2-1/4" WHITE OAK STRIP FLOORING THROUGHOUT UNLESS NOTED OTHERWISE, TO BE FINISHED ON SITE WITH CUSTOM WATER BASED STAIN AND POLYURETHANE PROTECTIVE COAT.
2. BOARDS TO BE LONG LENGTHS, AT LEAST 6'-0".
3. ASSUME TURNED-BOARD THRESHOLDS AT DOORWAYS, CASED OPENINGS, AND TRANSITIONS TO OTHER FLOORING MATERIALS.
4. ASSUME UNDERLAYMENT AT HARDWOOD FLOORING TO BE [2] LAYERS OF 3/8" PLYWOOD IN ALTERNATING DIRECTIONS AND JOINTS.

DOORS & MILLWORK

1. ASSUME TYPICAL INTERIOR DOORS TO BE SOLID CORE, THREE PANEL DOORS FOR PAINT.
2. ASSUME TYPICAL INTERIOR DOORS TO BE 7'-6" ON THE FIRST FLOOR, AND 7'-0" ON THE SECOND FLOOR.
3. ASSUME MORTISED LOCKSETS AT INTERIOR DOORS.
4. ASSUME TYPICAL TRIM HARDWARE AT INTERIOR DOORS AND CABINETRY TO BE MERIT METAL, OR EQUIVALENT.
5. ASSUME TYPICAL RUNNING TRIM, APPLIED WALL TRIM, CABINETRY, BUILT-IN SHELVING, ETC. TO BE FOR PAINT.
6. ASSUME ALL RUNNING TRIM TO BE STOCK PROFILES, PRIMED (AND BACK PRIMED) FOR PAINT.
7. ASSUME 5" DOOR CASINGS WITH PLINTH BLOCKS, AND 5" WINDOWS CASINGS WITH SILL APRONS THROUGHOUT.
8. ASSUME 8" BASE AND 2-PIECE 8" CROWN IN PRIMARY LIVING SPACES ON THE FIRST FLOOR; 6" BASE AND 1-PIECE 4" CROWN IN SECONDARY SPACES AND CORRIDORS.
9. ASSUME 6" BASE AND 1-PIECE 4" CROWN ON THE SECOND FLOOR.
10. ASSUME 4" FLAT STOCK BASE AND NO CROWN IN CLOSETS.
11. ALL CABINETRY TO HAVE CLEAR FINISH WALNUT VENEER PLYWOOD INTERIORS; WHITE MELAMINE INTERIORS AT UTILITY SPACES, LAUNDRY, ETC.

STONE & TILE

1. ASSUME ALL COUNTERTOPS, VANITY TOPS, BACKSPLASHES, ETC. TO BE 3CM HONED QUARTZITE.
2. ASSUME ALL BATH FLOORING TO BE MOSAIC TILE, $25/SQ. FT. MATERIAL ALLOWANCE.
3. ASSUME ALL SHOWER WALLS TO BE CERAMIC/PORCELAIN TILE, $25/SQ. FT. ALLOWANCE.
4. ASSUME 2CM HONE SLAB HEARTH AND SLIP AT FIREPLACES, SLATE OR EQUIVALENT.

MECHANICAL

1. PROVIDE AIR HANDLERS AND RELATED EQUIPMENT TO FACILITATE DUCTED HEATING, COOLING, RETURN, AND HUMIDIFICATION, WITH CONTROL OF TWO CLIMATE ZONES PER FLOOR.
2. ASSUME WIRELESS THERMOSTATS/HUMIDISTATS WITH REMOTE SENSORS.
3. ASSUME STAMPED ARCHITECTURAL METAL GRILLES AT ALL WALL AND CEILING DIFFUSERS/GRILLES; KEES OR EQUIVALENT.
4. PROVIDE CONVENTIONAL TANK HOT WATER HEATERS.

ELECTRICAL

1. ASSUME RECESSED LIGHTING TO BE 4" TRIMLESS LED FIXTURES.
2. PROIVIDE DEDICATED CIRCUITS TO ALL BUILT-IN APPLIANCES.
3. LIGHT SWITCHES/DEVICES TO BE LUTRON ARIADNI OR EQUIVALNT, OUTLETS TO BE LEVITON STANDARD RECEPTACLE.
4. ASSUME ALL LIGHTING TO BE DIMMABLE.
5. ASSUME LINEAR LED AND PLUGMOLD AT UNDERSIDE OF ALL UPPER CABINETS/SHELVES AT WORK SURFACES.
6. DECORATIVE FIXTURES TO BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR.

PLUMBING

1. ASSUME ALL INTERIOR PLUMBING TO BE PVC, INSULATED FOR SOUND AS NECESSARY.
2. ASSUME BATH FIXTURES/FITTINGS/ACCESSORIES TO BE WATERWORKS HIGHGATE OR SIMILAR.
3. ASSUME TOILETS TO BE TOTO DRAKE TWO-PIECE OR SIMILAR.
4. ASSUME LAVATORY SINKS TO KOHLER VERTICYL, UNDERMOUNT, OR SIMILAR.
5. ASSUME KITCHEN FAUCET TO BE WATERWORKS EASTON BRIDGE OR SIMILAR.
6. PRIMARY BATH SHOWER TO HAVE THERMOSTATIC CONTROL AND SEPARATE HAND SHOWER; AND SECONDARY BATHS TO HAVE PRESSURE BALANCE CONTROL AND STANDARD SHOWER HEAD.

APPLIANCES

1. RANGE TO BE 48" PRO STYLE GAS RANGE.
2. INTEGRATED RANGE HOOD BLOWER TO BE BEST, OR EQUIVALENT.
3. REFRIGERATOR/FREEZER TO 48" SUB-ZERO, PANEL READY.
4. DISHWASHER TO BE 24" MIELE SCVi SERIES, PANEL READY.
5. LAUNDRY MACHINES TO BE STACKING LG ON FIRST FLOOR, AND SIDE-BY-SIDE ELECTROLUX ON SECOND FLOOR; ASSUME GAS DRYERS.

NOTES BY ROOM: FIRST FLOOR

101 FOYER
- [3] BOARD BORDER IN HARDWOOD FLOORING.
- APPLIED FLAT STOCK STILE/RAIL WALL PANEL TRIM WITH STICKING PROFILE.
- ARCHED CASED OPENING AND PANELED PASSAGE TO 102 LIVING ROOM,
- STAIR TREADS TO MATCH TYPICAL FLOORING; RISERS TO BE PAINTED.

102 LIVING ROOM
- [3] BOARD BORDER IN HARDWOOD FLOORING.
- VAULTED CEILING WITH DORMERS FOR EXTERIOR WINDOWS AT EAST ELEVATION.
- CEILING/BEAMS CLAD IN SALVAGED FLOOR BOARDS FROM EXISTING HOUSE ON PROPERTY
- PAIR OF BUILT-IN MILLWORK BOOKCASES WITH LOWER CABINETS AT NORTH ELEVATION.
- DECORATIVE MILLWORK SURROUND AND MANTEL AT FIREPLACE.
- PANELED FIREPLACE BREAST AND OVERMANTEL.
- PANELED JAMB TO 105 KITCHEN AT NORTH ELEVATION.

103 POWDER ROOM
- MOSAIC TILE FLOOR.
- APPLIED STILE/RAIL WAINSCOT PANEL TRIM AND CHAIR RAIL.

104 DINING ROOM
- [3] BOARD BORDER IN HARDWOOD FLOORING.

105 KITCHEN
- STILE/RAIL PANEL TRIM AT WALL SURFACES AROUND/BETWEEN CABINETRY, APPLIANCE, AND DOORWAYS.
- BANK OF CASEMENT WINDOWS ABOVE COUNTER AT NORTH ELEVATION.
- MILLWORK PORTAL TO EXTERIOR DOOR TO TERRACE AT NORTH ELEVATION.
- MILLWORK PANEL FRONT AT REFRIGERATOR AT NORTH ELEVATION.
- DOUBLE-ACTING PANTRY DOOR WITH GLAZED POTHOLE WINDOW AT WEST ELEVATION.
- MILLWORK ENCLOSURE FOR RANGE HOOD BLOWER AT WEST ELEVATION.
- APPLIANCE GARAGE WITH PULL-OUT ADJACENT TO RANGE.
- FULL-HEIGHT PANELED STORAGE CABINETS IN NORTHWEST AND SOUTHWEST CORNERS.
- PAIR OF FULL-HEIGHT STORAGE CABINETS AT SOUTH ELEVATION.
- BUILT-IN MILLWORK BANQUETTE IN BAY WINDOW AT EAST ELEVATION.

106 PANTRY.
- LARGE FORMAT STONE TILE FLOORING.
- PANELED MILLWORK STORAGE CABINETS, LOWER CABINETS, AND COUNTER AT NORTH ELEVATION.

107 OFFICE
- LARGE FORMAT STONE TILE FLOORING.
- PANELED JAMB TO 106 PANTRY
- FLOATING MILLWORK DESK WITH STORAGE AT SOUTH AND WEST ELEVATIONS.
- WALLS TO BE FULL-HEIGHT GLAZED AS 'CORNER BAY WINDOW', ASSUME FIXED MARVIN ULTIMATE NARROW FRAME.

109 MUDROOM
- LARGE FORMAT STONE TILE FLOOR.
- STACKING WASHER/DRYER, WITH ADJACENT CLOSED STORAGE.
- FULL-HEIGHT MILLWORK 'LOCKERS' WITH BUILT-IN BENCH AND STORAGE CUBBIES AT NORTH ELEVATION.

110 SIDE ENTRY
- LARGE FORMAT STONE TILE FLOORING.
- BUILT-IN MILLWORK STORAGE SHELVES AT 110A STORAGE.

111 PRIMARY HALL
- PANELED EMBRASURE DOOR JAMB TO 101 FOYER.
- FULL-HEIGHT PANELED CLOSET STORAGE AT NORTH ELEVATION, HANGING ROD AND SHELF WITHIN.

112 DEN
- BUILT-IN MILLWORK BOOKCASES AT NORTH ELEVATION.

113 PRIMARY CLOSET
- DOUBLE HANGING RODS AND SHELF AT EAST AND SOUTH ELEVATIONS.
- BUILT-IN MILLWORK SHELVES AT NORTH ELEVATION.

114 PRIMARY BATH
- PAIR OF BUILT-IN MILLWORK VANITY CABINETS AND MEDICINE CABINETS AT EACH SINK.
- RADIANT FLOOR HEAT.
- FRAMELESS HINGED ETCHED GLASS SHOWER AND W.C. DOORS.
- STONE SLAB SILL, JAMB, HEADER AND SOAP SHELF AT SHOWER.
- STONE SLAB JAMB AND HEADER AT W.C.
- CLERESTORY WINDOWS AT PROJECTING TUB BAY.

115 PRIMARY BEDROOM
- PAIR OF BUILT-IN MILLWORK BOOKCASES WITH LOWER CABINETS AT NORTH ELEVATION.
- DECORATIVE MILLWORK SURROUND AND MANTEL AT FIREPLACE.

GARAGE
- ARCHED, CARRIAGE-STYLE OVERHEAD GARAGE DOORS.

NOTES BY ROOM: SECOND FLOOR

201 STAIR HALL
- STAINED WALNUT HANDRAIL AND PAINTED BALUSTERS.

202 LAUNDRY
- STONE SLAB COUNTER BACKSPLASH ACROSS LAUNDRY MACHINES/SINK AT EAST ELEVATION.
- CLOSED MILLWORK STORAGE AT EAST ELEVATION.
- HANGING ROD & SHELF AT EAST ELEVATION

206 BOYS' BATH
- HINGED FRAMELESS ETCHED GLASS DOOR AT SHOWER.

210 GIRLS' BATH
- HINGED FRAMELESS ETCHED GLASS DOOR AT SHOWER.

ASSUME WALL-TO-WALL CARPET IN ALL BEDROOMS ON SECOND FLOOR.

ASSUME SINGLE HANGING ROD WITH SHELVES ABOVE IN ALL CLOSETS AT BEDROOMS ON SECOND FLOOR.

NOTES BY ROOM: BASEMENT

B01 STAIR HALL
- STAIR TREADS TO MATCH TYPICAL HARDWOOD FLOORING, RISERS TO BE PAINTED.
- WALL-TO-WALL CARPET AT BASEMENT LEVEL.

B02 PLAY ROOM
- WALL-TO-WALL CARPET.
- FULL-HEIGHT BUILT-IN STORAGE CABINETS AND KITCHENETTE WITH LOWER CABINETS AT SOUTH ELEVATION.

B03 BUNK ROOM
- WALL-TO-WALL CARPET.
- PAIR OF BUILT-IN MILLWORK BUNK BEDS AT WEST ELEVATION.
- SHELVES WITHIN STORAGE CLOSETS AT EAST ELEVATIONS.
- EGRESS WINDOWS TO LIGHT WELL AT NORTH ELEVATION.

B04 BATH
- FREESTANDING DOUBLE VANITY CABINET AT NORTH ELEVATION.
- ALCOVE ACRYLIC SHOWER/TUB AT SOUTH ELEVATION.

B06 EXERCISE ROOM
- VINYL/RUBBER EXERCISE FLOORING.
- EGRESS WINDOWS TO LIGHT WELL AT NORTH ELEVATION.

B07 FUTURE SAUNA
- WALL SURFACES TO BE FINISHED WITH GYPSUM BOARD, FLOOR TO REMAIN UNFINISHED AS CONCRETE.
- PROVIDE ACCOMMODATIONS FOR FUTURE PLUMBING/ELECTRICAL CONNECTIONS.

B09 FUTURE WINE STORAGE
- WALL SURFACES TO BE FINISHED WITH GYPSUM BOARD, FLOOR TO REMAIN UNFINISHED AS CONCRETE.
- PROVIDE ACCOMMODATIONS FOR FUTURE PLUMBING/ELECTRICAL CONNECTIONS.

NO	DATE	DESCRIPTION
3	2023.03.31	ISSUED FOR COORDINATION
2	2023.03.06	ISSUED FOR COORDINATION
1	2022.10.21	ISSUED FOR BUDGET ESTIMATING

ISSUE RECORD

CRAIG & COMPANY
4 East Ohio Street
Suite 10
Chicago, Illinois 60611

TEL 312.321.7400
FAX 312.640.7033

Private Residence
7730 Beach Drive
Fox Point, Wisconsin 53217

DRAWING TITLE

SCOPE OF WORK NOTES

JOB NO.	DATE	SCALE
2202.00	2023.03.31	N/A

DRAWING NO.

T-1.01

COPYRIGHT 2022

ZONING:
A-1

SETBACK REQUIREMENTS:
FRONT YARD:
REQUIRED: 30'-0"
PROPOSED: 133'-0"
SIDE YARD:
REQUIRED: 20'-0"
PROPOSED: 21'-0"
REAR YARD:
REQUIRED: 20'-0"
PROPOSED: 107'-0"

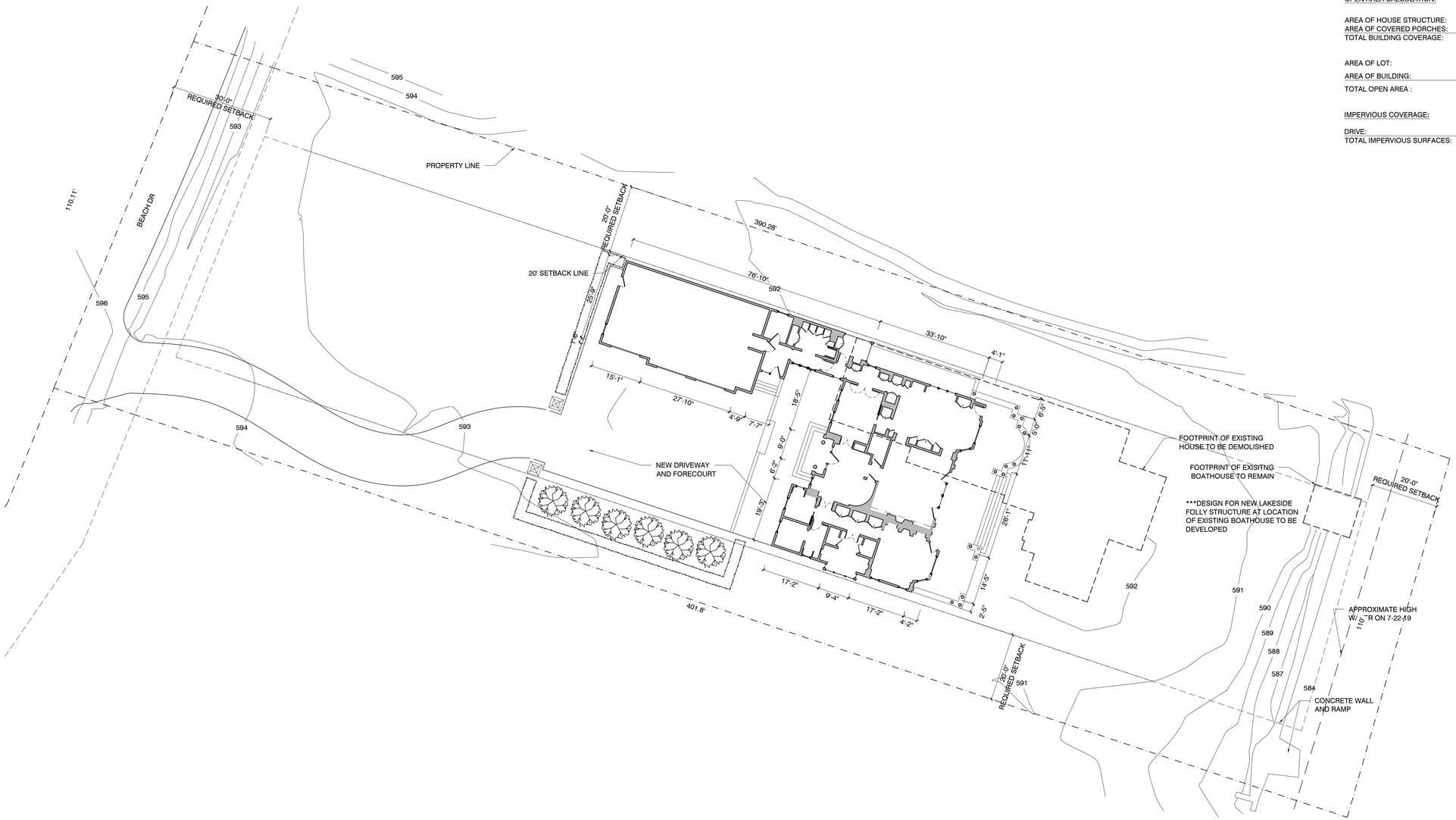
HEIGHT REQUIREMENTS:
MAXIMUM ALLOWABLE HEIGHT: 40'-0"
MAXIMUM PROPOSED HEIGHT: 31'-11"

OPEN AREA CALCULATION:

AREA OF HOUSE STRUCTURE:	4,168 SF
AREA OF COVERED PORCHES:	1,860 SF
TOTAL BUILDING COVERAGE:	6,028 SF
AREA OF LOT:	43,615 SF
AREA OF BUILDING:	4,168 SF
TOTAL OPEN AREA :	39,447 SF

IMPERVIOUS COVERAGE:

DRIVE:	4,280 SF
TOTAL IMPERVIOUS SURFACES:	4,280 SF



1 SITE PLAN
SCALE: 1/16" = 1'-0"

NO	DATE	DESCRIPTION
3	2023.03.31	ISSUED FOR COORDINATION
2	2023.03.06	ISSUED FOR COORDINATION
1	2022.10.21	ISSUED FOR BUDGET ESTIMATING

ISSUE RECORD

CRAIG & COMPANY
4 East Ohio Street
Suite 10
Chicago, Illinois 60611

TEL 312.321.7400
FAX 312.640.7033

Private Residence
7730 Beach Drive
Fox Point, Wisconsin 53217

DRAWING TITLE

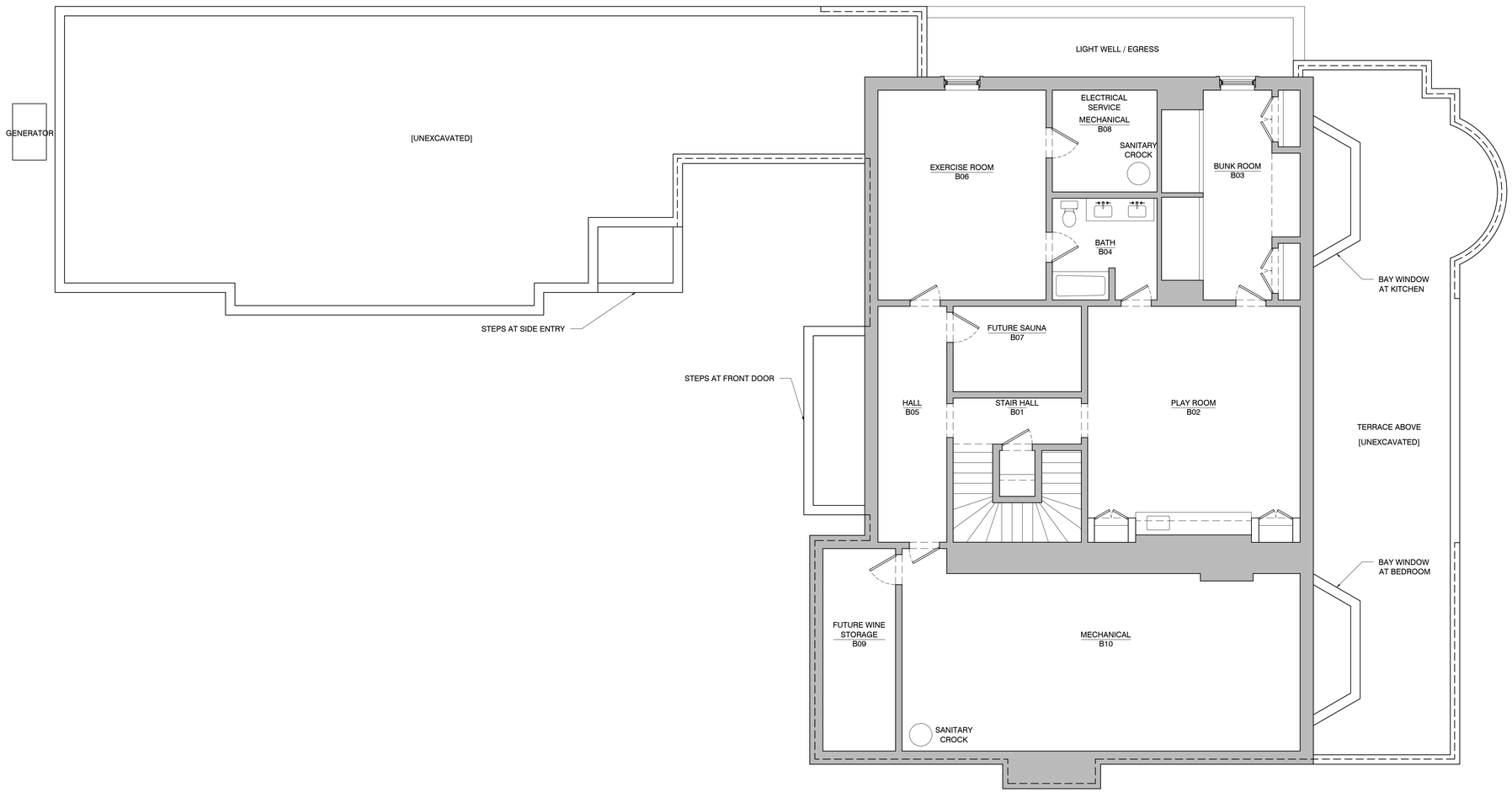
SITE PLAN

JOB NO.	DATE	SCALE
2202.00	2023.03.31	1/16" = 1'-0"

N

DRAWING NO.
T-1.02

COPYRIGHT 2022



1 PROPOSED PLAN - Basement
SCALE: 3/16" = 1'-0"

NO	DATE	DESCRIPTION
3	2023.03.31	ISSUED FOR COORDINATION
2	2023.03.06	ISSUED FOR COORDINATION
1	2022.10.21	ISSUED FOR BUDGET ESTIMATING

ISSUE RECORD

CRAIG & COMPANY
4 East Ohio Street
Suite 10
Chicago, Illinois 60611

TEL 312.321.7400
FAX 312.640.7033

Private Residence
7730 Beach Drive
Fox Point, Wisconsin 53217

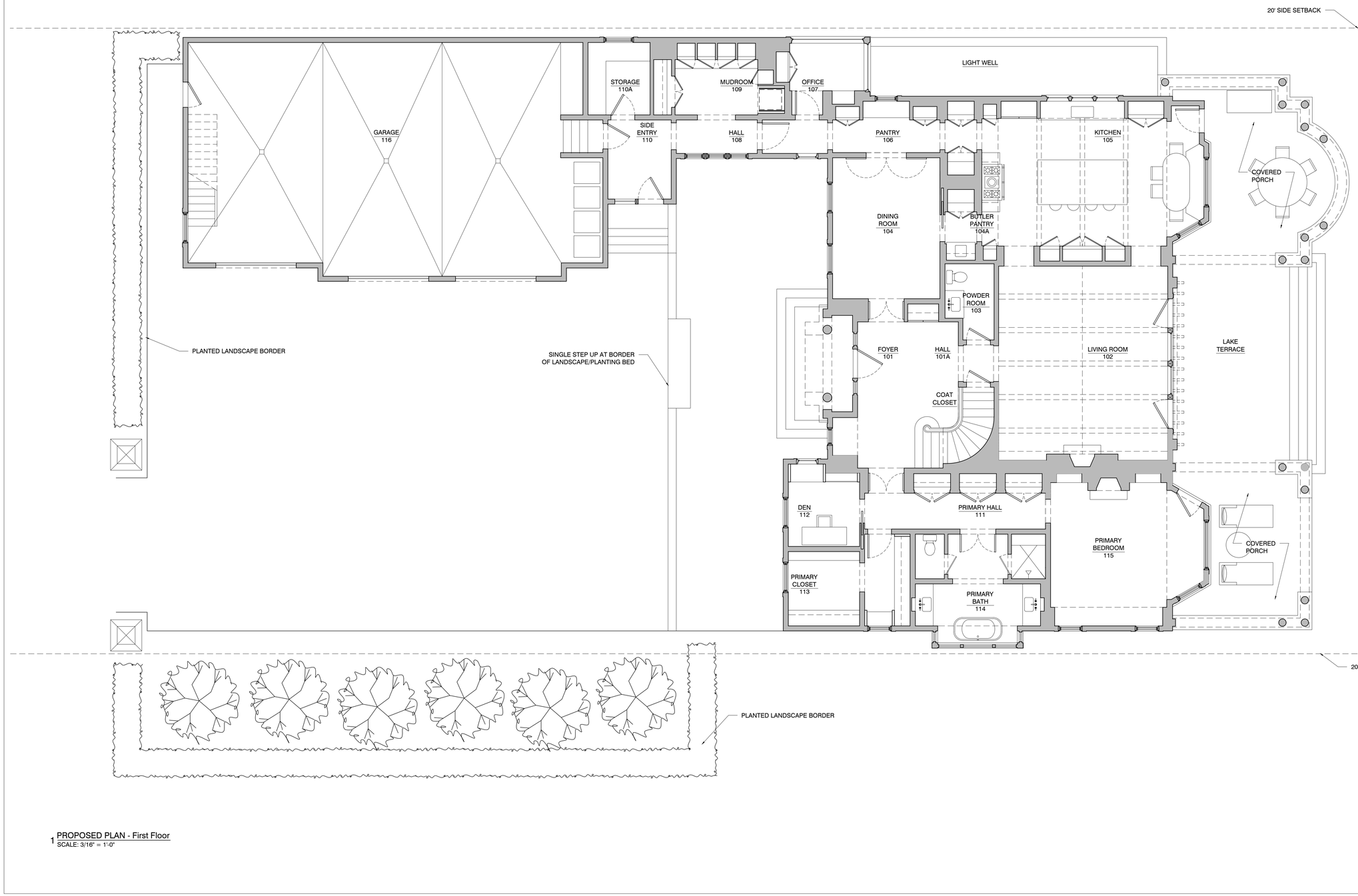
DRAWING TITLE
PROPOSED PLAN
Basement

JOB NO.	DATE	SCALE
2202.00	2023.03.31	3/16" = 1'-0"

N

DRAWING NO.
A-1.00

COPYRIGHT 2022



1 PROPOSED PLAN - First Floor
SCALE: 3/16" = 1'-0"

NO	DATE	DESCRIPTION
3	2023.03.31	ISSUED FOR COORDINATION
2	2023.03.06	ISSUED FOR COORDINATION
1	2022.10.21	ISSUED FOR BUDGET ESTIMATING

ISSUE RECORD

CRAIG & COMPANY
4 East Ohio Street
Suite 10
Chicago, Illinois 60611

TEL 312.321.7400
FAX 312.640.7033

Private Residence
7730 Beach Drive
Fox Point, Wisconsin 53217

DRAWING TITLE

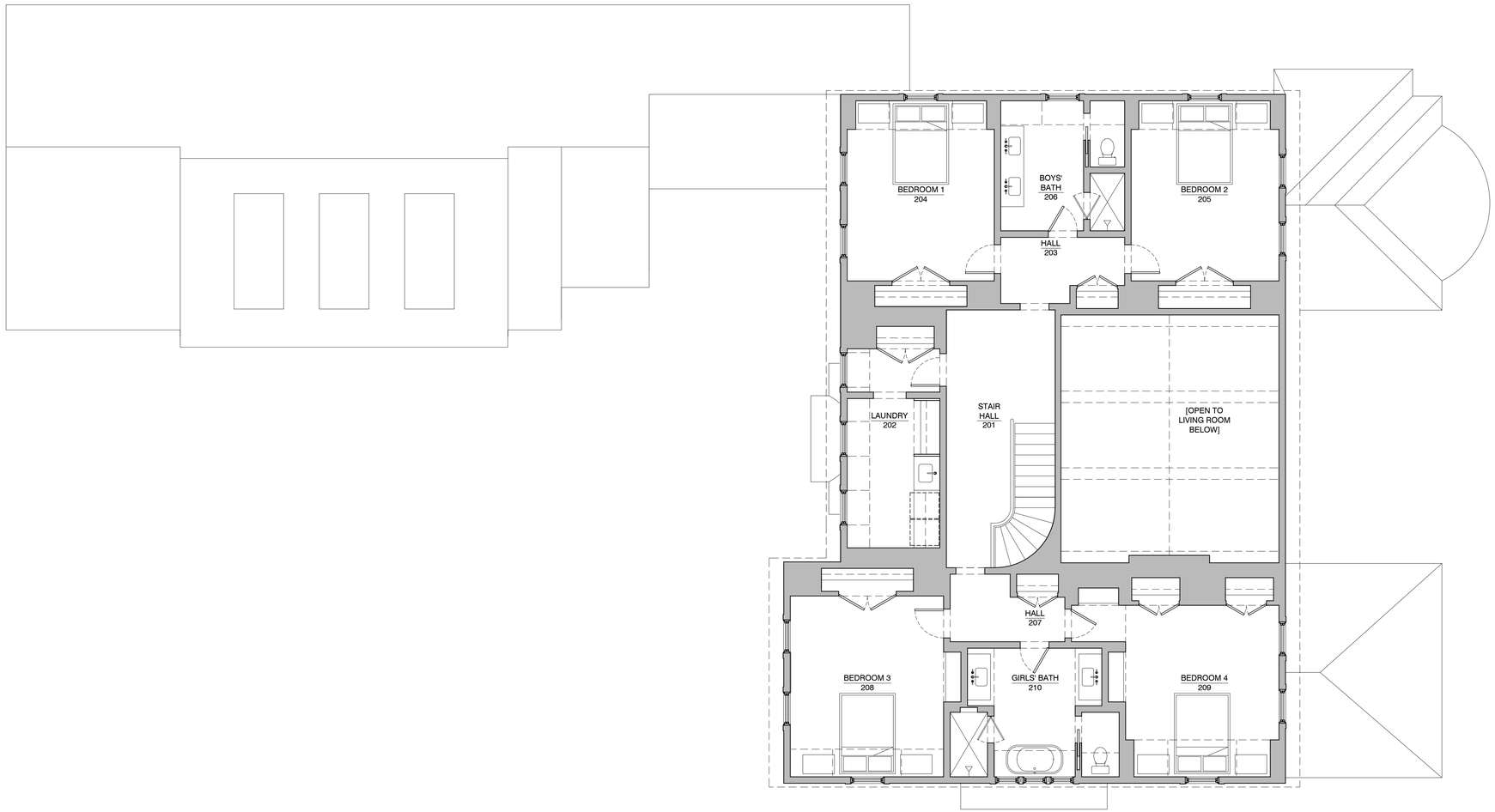
PROPOSED PLAN
First Floor

JOB NO.	DATE	SCALE
2202.00	2023.03.31	3/16" = 1'-0"

N

DRAWING NO.
A-1.01

COPYRIGHT 2022



1 PROPOSED PLAN - Second Floor
SCALE: 3/16" = 1'-0"

NO	DATE	DESCRIPTION
3	2023.03.31	ISSUED FOR COORDINATION
2	2023.03.06	ISSUED FOR COORDINATION
1	2022.10.21	ISSUED FOR BUDGET ESTIMATING

ISSUE RECORD

CRAIG & COMPANY
4 East Ohio Street
Suite 10
Chicago, Illinois 60611

TEL 312.321.7400
FAX 312.640.7033

Private Residence
7730 Beach Drive
Fox Point, Wisconsin 53217

DRAWING TITLE

PROPOSED PLAN
Second Floor

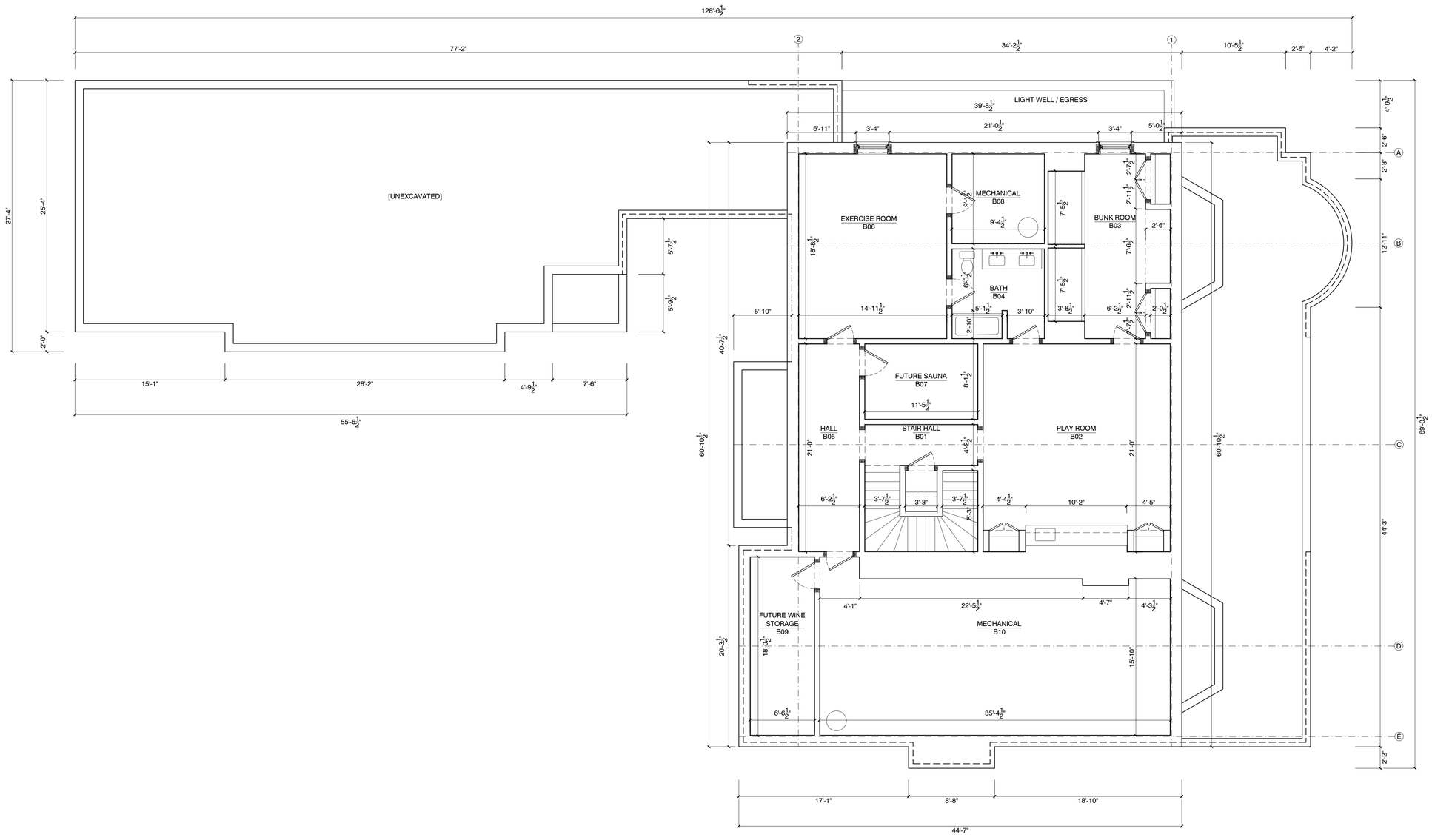
JOB NO.	DATE	SCALE
2202.00	2023.03.31	3/16" = 1'-0"

N

DRAWING NO.
A-1.02

COPYRIGHT 2022

NOTE:
1. ALL DIMENSIONS TO FRAMING UNLESS NOTED OTHERWISE.



1 CONSTRUCTION PLAN - Basement
SCALE: 3/16" = 1'-0"

NO	DATE	DESCRIPTION
2	2023.03.31	ISSUED FOR COORDINATION
1	2023.03.30	ISSUED FOR BUILDING BOARD REVIEW

ISSUE RECORD

CRAIG & COMPANY
4 East Ohio Street
Suite 10
Chicago, Illinois 60611

TEL 312.321.7400
FAX 312.640.7033

Private Residence
7730 Beach Drive
Fox Point, Wisconsin 53217

DRAWING TITLE
CONSTRUCTION PLAN
Basement

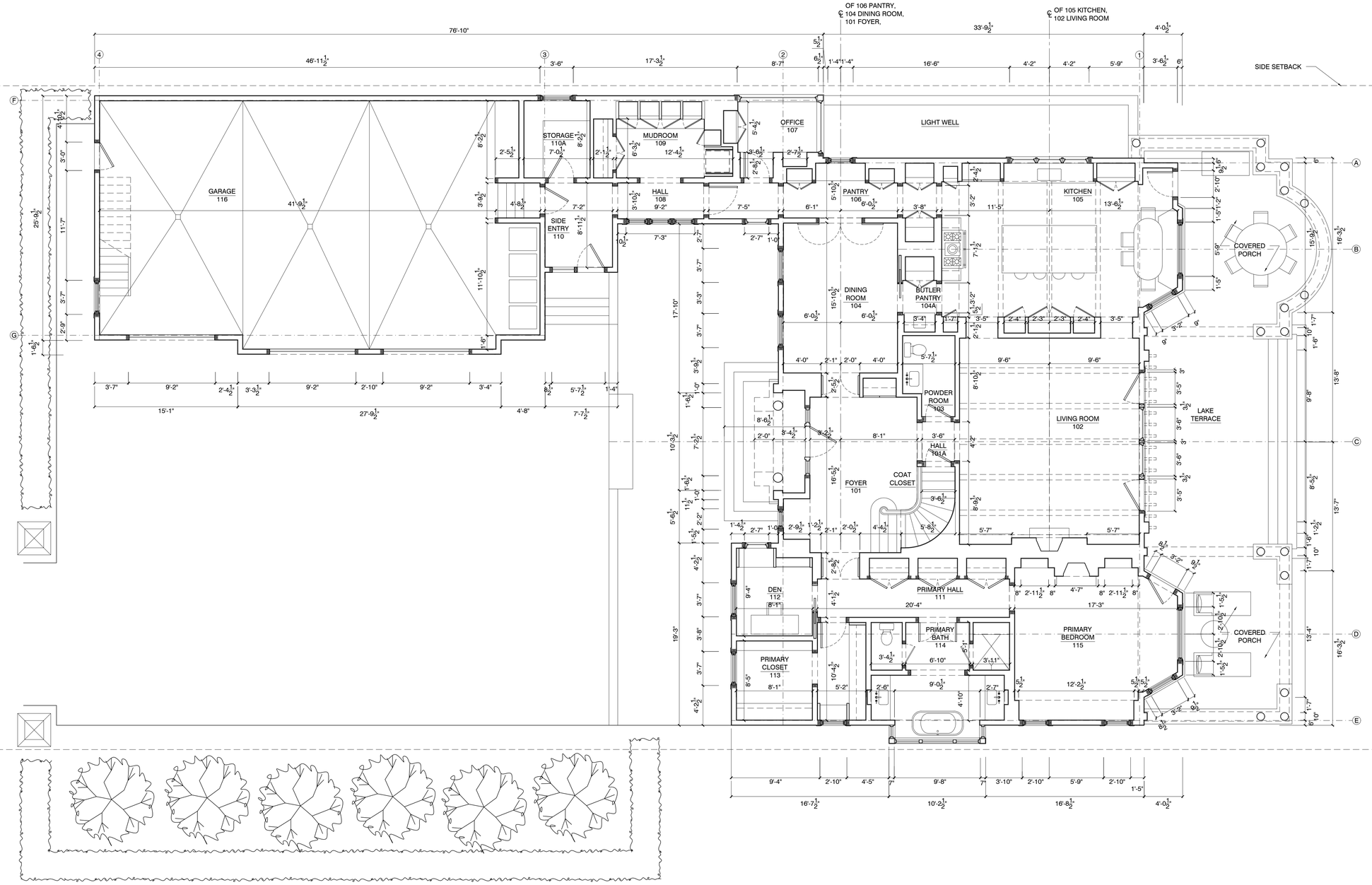
JOB NO.	DATE	SCALE
2202.00	2023.03.31	3/16" = 1'-0"

N

DRAWING NO.
A-1.03

COPYRIGHT 2022

NOTE:
1. ALL DIMENSIONS TO FRAMING UNLESS NOTED OTHERWISE.



1 CONSTRUCTION PLAN - First Floor
SCALE: 3/16" = 1'-0"

NO	DATE	DESCRIPTION
2	2023.03.31	ISSUED FOR COORDINATION
1	2023.03.30	ISSUED FOR BUILDING BOARD REVIEW

ISSUE RECORD

CRAIG & COMPANY
4 East Ohio Street
Suite 10
Chicago, Illinois 60611

TEL 312.321.7400
FAX 312.640.7033

Private Residence
7730 Beach Drive
Fox Point, Wisconsin 53217

DRAWING TITLE

CONSTRUCTION PLAN First Floor

JOB NO.	DATE	SCALE
2202.00	2023.03.31	3/16" = 1'-0"

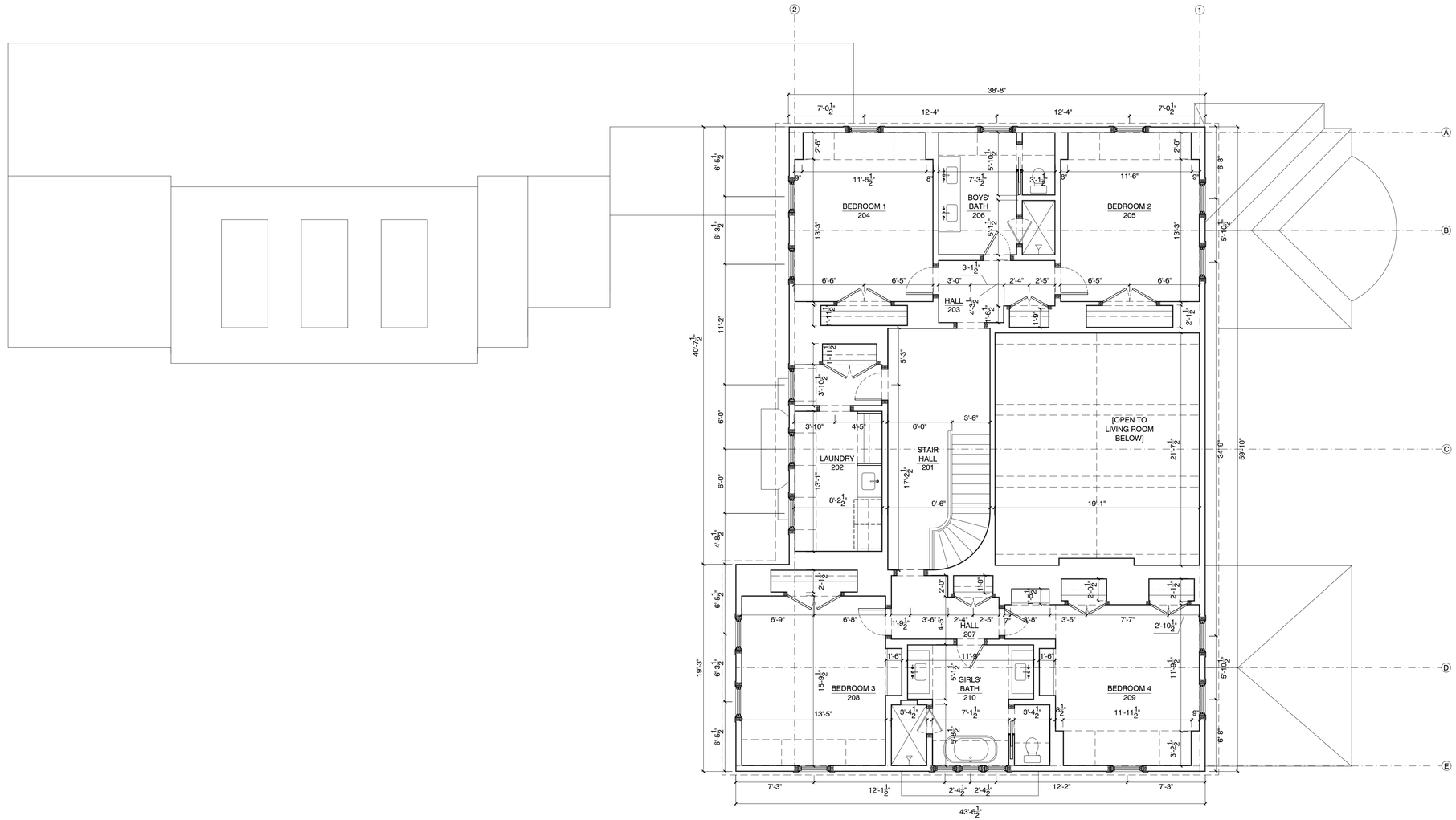
N

DRAWING NO.

A-1.04

COPYRIGHT 2022

NOTE:
1. ALL DIMENSIONS TO FRAMING UNLESS NOTED OTHERWISE.



1 CONSTRUCTION PLAN - Second Floor
SCALE: 3/16" = 1'-0"

NO	DATE	DESCRIPTION
2	2023.03.31	ISSUED FOR COORDINATION
1	2023.03.30	ISSUED FOR BUILDING BOARD REVIEW

ISSUE RECORD

CRAIG & COMPANY
4 East Ohio Street
Suite 10
Chicago, Illinois 60611

TEL 312.321.7400
FAX 312.640.7033

Private Residence
7730 Beach Drive
Fox Point, Wisconsin 53217

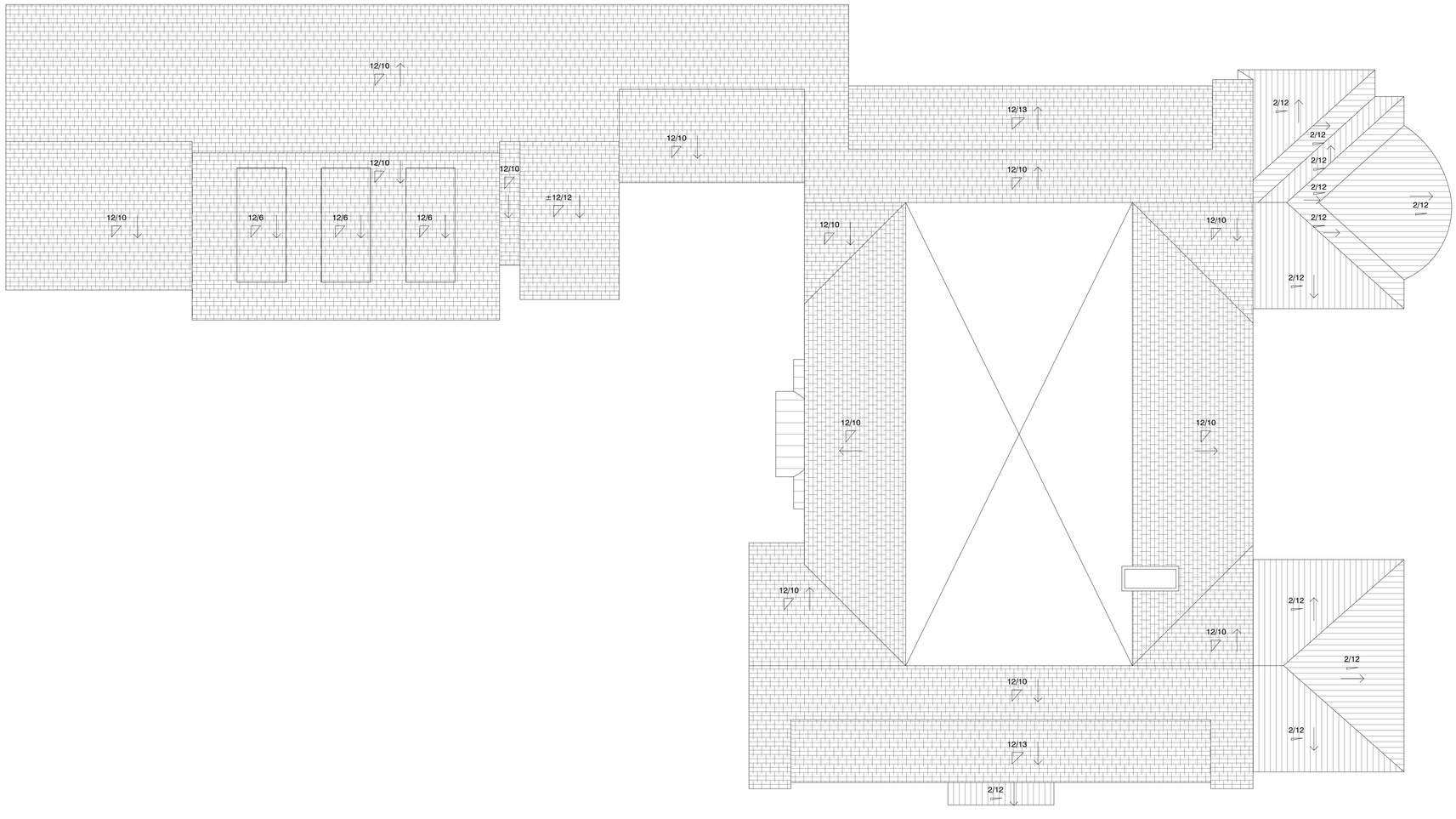
DRAWING TITLE
CONSTRUCTION PLAN
Second Floor

JOB NO.	DATE	SCALE
2202.00	2023.03.31	3/16" = 1'-0"

N

DRAWING NO.
A-1.05

COPYRIGHT 2022



1 CONSTRUCTION PLAN - Roof
SCALE: 3/16" = 1'-0"

NO	DATE	DESCRIPTION
2	2023.03.31	ISSUED FOR COORDINATION
1	2023.03.30	ISSUED FOR BUILDING BOARD REVIEW

ISSUE RECORD

CRAIG & COMPANY
4 East Ohio Street
Suite 10
Chicago, Illinois 60611

TEL 312.321.7400
FAX 312.640.7033

Private Residence
7730 Beach Drive
Fox Point, Wisconsin 53217

DRAWING TITLE
CONSTRUCTION PLAN
Roof

JOB NO.	DATE	SCALE
2202.00	2023.03.31	3/16" = 1'-0"

N

DRAWING NO.
A-1.06

COPYRIGHT 2022

1 ENTRY ELEVATION
SCALE: 3/16" = 1'-0"

2 LAKE ELEVATION
SCALE: 3/16" = 1'-0"

NO	DATE	DESCRIPTION
3	2023.03.31	ISSUED FOR COORDINATION
2	2023.03.06	ISSUED FOR COORDINATION
1	2022.10.21	ISSUED FOR BUDGET ESTIMATING

ISSUE RECORD

CRAIG & COMPANY
4 East Ohio Street
Suite 10
Chicago, Illinois 60611

TEL 312.321.7400
FAX 312.640.7033

Private Residence
7730 Beach Drive
Fox Point, Wisconsin 53217

DRAWING TITLE

EXTERIOR ELEVATIONS

JOB NO.	DATE	SCALE
2202.00	2023.03.31	3/16" = 1'-0"

DRAWING NO.

A-2.00

COPYRIGHT 2022

1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

NO.	DATE	DESCRIPTION
3	2023.03.31	ISSUED FOR COORDINATION
2	2023.03.06	ISSUED FOR COORDINATION
1	2022.10.21	ISSUED FOR BUDGET ESTIMATING

ISSUE RECORD

CRAIG & COMPANY
4 East Ohio Street
Suite 10
Chicago, Illinois 60611

TEL 312.321.7400
FAX 312.640.7033

Private Residence
7730 Beach Drive
Fox Point, Wisconsin 53217

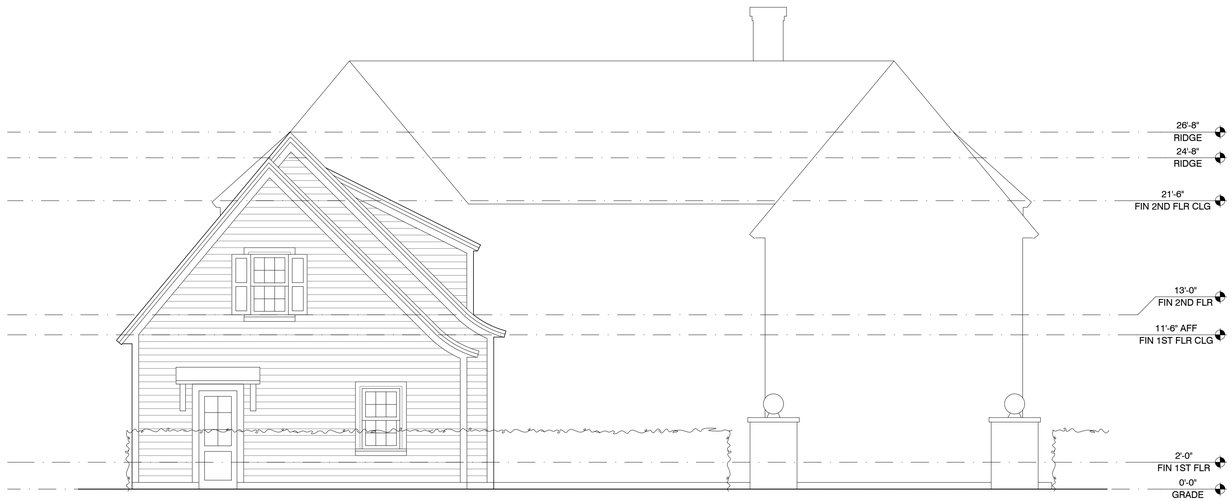
DRAWING TITLE
EXTERIOR ELEVATIONS

JOB NO.	DATE	SCALE
2202.00	2023.03.31	3/16" = 1'-0"

DRAWING NO.
A-2.01

COPYRIGHT 2022

1 GARAGE ELEVATION
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION
SCALE: 3/16" = 1'-0"

NO	DATE	DESCRIPTION
3	2023.03.31	ISSUED FOR COORDINATION
2	2023.03.06	ISSUED FOR COORDINATION
1	2022.10.21	ISSUED FOR BUDGET ESTIMATING

ISSUE RECORD

CRAIG & COMPANY
4 East Ohio Street
Suite 10
Chicago, Illinois 60611

TEL 312.321.7400
FAX 312.640.7033

Private Residence

7730 Beach Drive
Fox Point, Wisconsin 53217

DRAWING TITLE

EXTERIOR ELEVATIONS

JOB NO.	DATE	SCALE
2202.00	2023.03.31	3/16" = 1'-0"

DRAWING NO.

A-2.02

COPYRIGHT 2022

BEACH DRIVE RESIDENCE

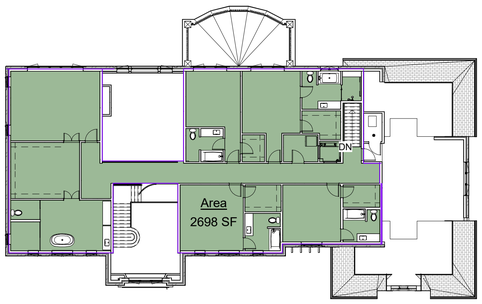
NEW SINGLE FAMILY RESIDENCE

WEST ELEVATIOIN

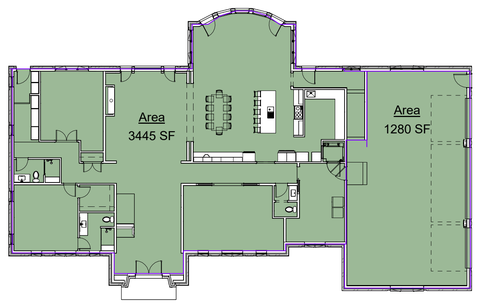
SOUTH ELEVATIOIN

EAST ELEVATIOIN

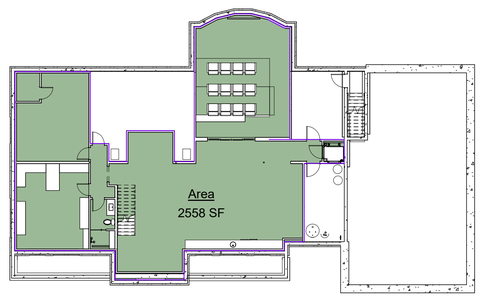
NORTH ELEVATIOIN



3 A800 UPPER LEVEL AREA PLAN-
1/16" = 1'-0"



2 A800 MAIN LEVEL AREA PLAN -
1/16" = 1'-0"



1 A800 LOWER LEVEL AREA PLAN -
1/16" = 1'-0"

Scherrer
CONSTRUCTION CO., INC.
SIGNATURE HOME DIVISION
Since 1928 the Tradition Continues…

601 Blackhawk Drive,
P.O. Box 740
Burlington, Wisconsin 53105
Tel: (262) 539-3100
Fax: (262) 539-3101
www.scherrerconstruction.com

CONSULTANTS

STRUCTURAL ENGINEER:
PATRICK EAGAN, SE, PE
ONE DESIGN AND ENGINEERING, LLC
202 ASH STREET
CAMBRIDGE, WISCONSIN 53523
608.577.0443
patrick@onedne.com

CIVIL ENGINEER:
MARK D. AUGUSTINE, PE, PLS, CHMM
LANDMARK ENGINEERING SCIENCES, INC.
119 COOLIDGE AVENUE - SUITE 100
WAUKESHA, WISCONSIN 53186
414.719.2769
LANDMARK-ENGINEERING@LIVE.COM

INTERIOR DESIGN:
ERIN SHAKOOR
SHAKOOR INTERIORS
1071 W. 15TH STREET - SUITE 207
CHICAGO, ILLINOIS 60608
312.829.7126
ERIN.@SHAKOORINC.COM

LANDSCAPE DESIGN:
JIM KEMP
SCOTT BYRON & CO., INC.
5375 SOUTH 9TH STREET
MILWAUKEE, WISCONSIN 53221
414.930.9004
JKEMP@SCOTTBYRON.COM

SHEET INDEX

SHEET NUMBER	SHEET NAME
A800	COVER SHEET
A801	EXTERIOR IMAGES
A802	PLAT OF SURVEY - GRADING PLAN
A803	PROPSED LANDSCAPE PLAN
A804	ARCHITECTURAL SITE PLAN
A810	FOUNDATION PLAN
A811	LOWER LEVEL PLAN
A812	MAIN LEVEL PLAN
A813	UPPER LEVEL PLAN
A820	WEST ELEVATION
A821	NORTH ELEVATION
A822	EAST ELEVATION
A823	SOUTH ELEVATION
A830	BUILDING SECTIONS
A831	BUILDING SECTION

COPYRIGHT © 2022
DISCLAIMER: ALL DESIGNS AND IDEAS CONTAINED IN THESE DRAWINGS ARE INSTRUMENTS OF SERVICE OF SCHERRER CONSTRUCTION CO., INC AND THE COMPANY RETAINS AN OWNERSHIP AND PROPERTY INTEREST THEREIN. AS INSTRUMENTS OF SERVICE, THESE DRAWINGS CONTAIN PROPRIETARY INFORMATION AND SHALL NOT BE USED, REPRODUCED OR ITS CONTENTS SHARED WITH OR DISCLOSED TO ANY THIRD PARTY, IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT OF SCHERRER CONSTRUCTION CO., INC

SCHERRER CONSTRUCTION CO., INC ASSUMES NO RESPONSIBILITY FOR ANY CONSEQUENCES ARISING OUT OF THE USE OF THE ELECTRONIC VERSION OF THESE DRAWING FILES PROVIDED VIA EMAIL. IT IS THE SOLE RESPONSIBILITY OF THE USER TO CHECK THE VALIDITY OF ALL INFORMATION AND SHALL ASSUME ALL RISKS AND LIABILITIES RESULTING FROM THE USE OF THE ELECTRONIC VERSION OF THESE DRAWINGS.

No.	Description	Date

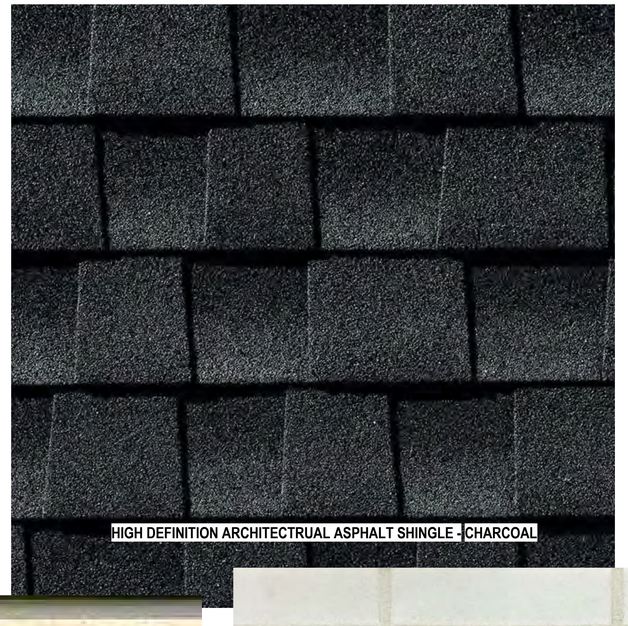
BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

COVER SHEET

Project number	20-077
Date	2023-06-01
Drawn by	Author
Checked by	Checker
Scale	1/16" = 1'-0"
Sheet Number	A800

6/2/2023 7:28:04 AM



HIGH DEFINITION ARCHITECTRUAL ASPHALT SHINGLE - CHARCOAL

MARVIN NARROW FRAME
CASEMENT WINDOW - EBONY FINISH

RECESSED BRICK REVEAL
WINDOW SURROUND

BELDEN BRICK COMPANY - ALASKA WHITE SMOOTH

CHI OVERHEAD DOOR - SHORLINE SERIES WALNUT FINISH

RECESSED LIMESTONE ENTRY SURROUND

MARVIN NARROW FRAME IN-SWING FRENCH DOOR - EBONY FINISH

Scherrer
CONSTRUCTION CO., INC.
SIGNATURE HOME DIVISION
Since 1928 the Tradition Continues…

601 Blackhawk Drive,
P.O. Box 740
Burlington, Wisconsin 53105
Tel: (262) 539-3100
Fax: (262) 539-3101
www.scherrerconstruction.com

COPYRIGHT © 2022
DISCLAIMER: ALL DESIGNS AND IDEAS CONTAINED IN THESE DRAWINGS ARE INSTRUMENTS OF SERVICE OF SCHERRER CONSTRUCTION CO., INC AND THE COMPANY RETAINS AN OWNERSHIP AND PROPERTY INTEREST THEREIN. AS INSTRUMENTS OF SERVICE, THESE DRAWINGS CONTAIN PROPRIETARY INFORMATION AND SHALL NOT BE USED, REPRODUCED OR ITS CONTENTS SHARED WITH OR DISCLOSED TO ANY THIRD PARTY, IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT OF SCHERRER CONSTRUCTION CO., INC

SCHERRER CONSTRUCTION CO., INC ASSUMES NO RESPONSIBILITY FOR ANY CONSEQUENCES ARISING OUT OF THE USE OF THE ELECTRONIC VERSION OF THESE DRAWING FILES PROVIDED VIA EMAIL. IT IS THE SOLE RESPONSIBILITY OF THE USER TO CHECK THE VALIDITY OF ALL INFORMATION AND SHALL ASSUME ALL RISKS AND LIABILITIES RESULTING FROM THE USE OF THE ELECTRONIC VERSION OF THESE DRAWINGS.

No.	Description	Date

BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

EXTERIOR IMAGES

Project number	20-077
Date	2023-06-01
Drawn by	Author
Checked by	Checker
Scale	
Sheet Number	A801

6/2/2023 7:28:04 AM

PLAT OF SURVEY

BEING A PART OF THE SOUTH 1/2 OF THE NE. 1/4 OF SECTION 16, T.8N., R.22E.,
VILLAGE OF FOX POINT, MILWAUKEE COUNTY, WISCONSIN

LANDMARK ENGINEERING SCIENCES, INC.
119 COOLIDGE AVE., SUITE 100
WAUKESHA, WI 53186
(414) 719-2769
landmark-engineering@live.com

SURVEYOR:
MARK AUGUSTINE, PLS

SURVEY FOR:
SCHERRER CONSTRUCTION

PROPERTY:
7624 NORTH BEACH DRIVE
FOX POINT, WI

LEGEND

- ⊕ – CONC. MON. W/ BRASS CAP FND.
- ⊕ – STONE MONUMENT FND.
- ◉ – 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- ● – 1" DIA. IRON PIPE SET, 18" LONG
- ■ – FIELD INLET
- ▣ – UTILITY BOX
- – OVERHEAD UTILITY WIRE
- – UTILITY POLE W/ GUY WIRE
- – CONCRETE
- – ASPHALT

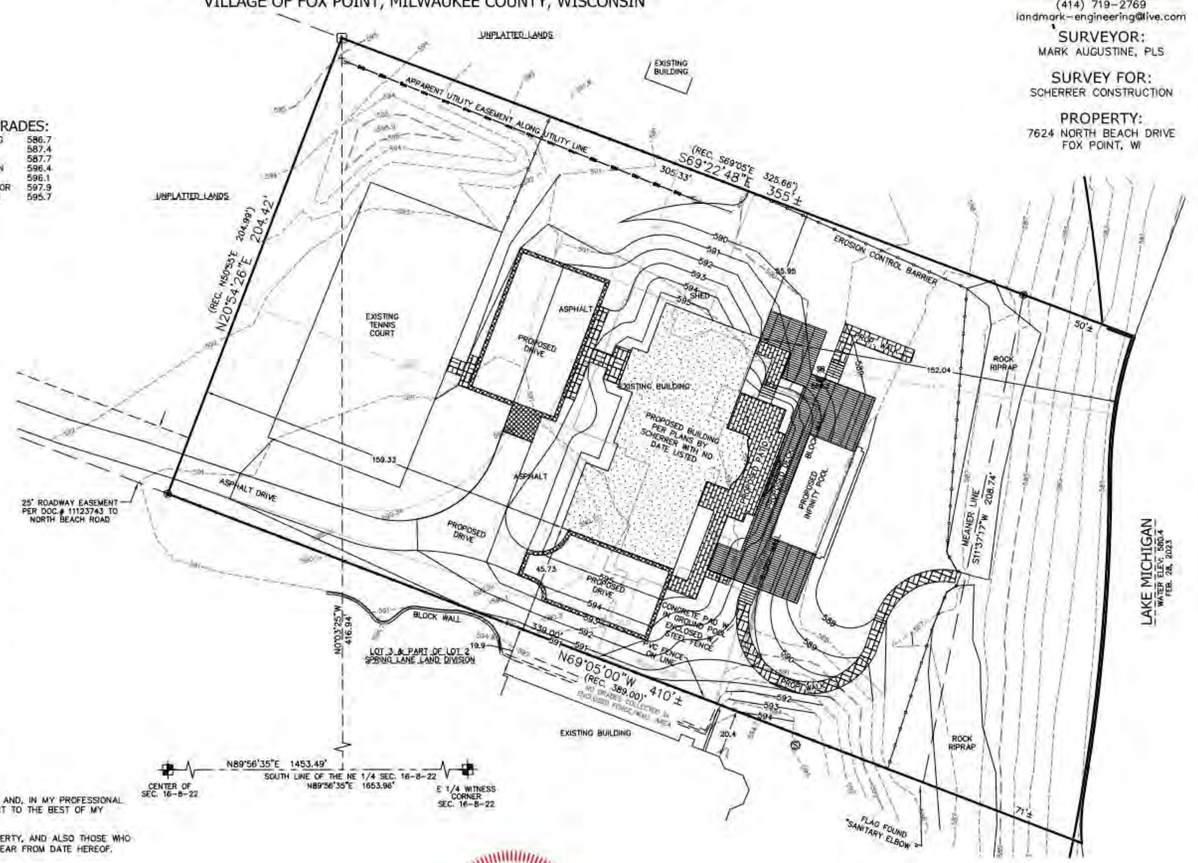
PROPOSED GRADES:

BOTTOM OF FOOTING	586.7
TOP OF FOOTING	587.4
BASEMENT FLOOR	587.7
TOP OF FOUNDATION	596.4
GARAGE FLOOR	596.1
FINISHED FIRST FLOOR	597.9
PROP. YARD GRADE	595.7

N

SCALE: 1" = 30'
0 15 30 60

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE NE 1/4 OF SECTION 16-8-22 AS N89°56'35"E.



NOTES:

1. ADDITIONAL EASEMENTS, IF ANY, ARE NOT SHOWN.
2. THE SURVEYOR TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A VISUAL INSPECTION.
3. THE FIELD WORK WAS COMPLETED ON FEB. 28, 2023.
4. BENCH MARK: CENTER OF SECTION 16, BRASS CAP 689.74 NAVD88.
5. DUE TO SNOW COVER THE ACCURACY OF DRIVEWAYS, WALKS AND POTENTIAL STRUCTURES BURIED BY SNOW CAN NOT BE RELIED UPON.

SURVEYOR'S NOTE:

–RECORD LEGAL DESCRIPTION DOES NOT MATCH FOUND MONUMENT CORNERS. THIS SURVEY HELD EXISTING FOUND MONUMENTS AS BEST EVIDENCE OF BOUNDARY LINES AS PREVIOUS SURVEY BY SAUER DATED AUGUST 16, 2016. THE THREE CALLS TO THE POINT OF BEGINNING ALSO DID NOT MATCH EXISTING MONUMENTS, WHICH NEW CALLS WERE CREATED.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND, IN MY PROFESSIONAL OPINION, THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS SURVEY IS MADE FOR THE 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.

LEGAL DESCRIPTION (PER DOC. #11123743)

PARCEL 1 :
That part of the Northeast 1/4 of Section 16, in Township 8 North, Range 22 East, in the Village of Fox Point, Milwaukee County, Wisconsin, bounded and described as follows, to wit:
Commencing at a point 507.42 feet North 0° 09' West of and 1208.10 feet South 89° 56' East of the center of said Section 16, said point being in the center of the North Beach Road; thence South 69° 05' East 267.82 feet to a point, said point being the Northwesterly corner of the land about to be described; running thence South 69° 05' East 325.66 feet to the shore of Lake Michigan; thence South 3° 45' West along the shore of Lake Michigan, 214.56 feet to a point; thence North 69° 05' West, 389 feet to a point; thence North 20° 55' East 204.99 feet to the place of beginning.
PARCEL 2:
Non–exclusive Easement for the benefit of parcel 1 created by Warranty Deed from Hilda Guthrie to Grauley Stewart Crane and Rosalie Garson Crane, husband and wife, by an instrument dated September 14, 1929 and recorded September 16, 1929, as Document No. 1732394 for roadway purposes.

PROJECT # 3711.00

WISCONSIN MARK AUGUSTINE S-2414 LAND SURVEYOR
DRAFT
01 JUN 2023

WAIVER:

IN ACCORDANCE WITH AE-7.01(2)(g) THE WISCONSIN ADMINISTRATIVE CODE, THE MISSING LOT CORNER MONUMENTS WERE NOT RESET AT THIS TIME AS AGREED BY PROFESSIONAL LAND SURVEYOR AND CLIENT

CLIENT: _____ DATE: _____

Scherrer CONSTRUCTION CO., INC.
SIGNATURE HOME DIVISION
Since 1928 the Tradition Continues…
601 Blackhawk Drive,
P.O. Box 740
Burlington, Wisconsin 53105
Tel: (262) 539-3100
Fax: (262) 539-3101
www.scherrerconstruction.com

COPYRIGHT © 2022
DISCLAIMER: ALL DESIGNS AND IDEAS CONTAINED IN THESE DRAWINGS ARE INSTRUMENTS OF SERVICE OF SCHERRER CONSTRUCTION CO., INC AND THE COMPANY RETAINS AN OWNERSHIP AND PROPERTY INTEREST THEREIN. AS INSTRUMENTS OF SERVICE, THESE DRAWINGS CONTAIN PROPRIETARY INFORMATION AND SHALL NOT BE USED, REPRODUCED OR ITS CONTENTS SHARED WITH OR DISCLOSED TO ANY THIRD PARTY, IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT OF SCHERRER CONSTRUCTION CO., INC

SCHERRER CONSTRUCTION CO., INC ASSUMES NO RESPONSIBILITY FOR ANY CONSEQUENCES ARISING OUT OF THE USE OF THE ELECTRONIC VERSION OF THESE DRAWING FILES PROVIDED VIA EMAIL. IT IS THE SOLE RESPONSIBILITY OF THE USER TO CHECK THE VALIDITY OF ALL INFORMATION AND SHALL ASSUME ALL RISKS AND LIABILITIES RESULTING FROM THE USE OF THE ELECTRONIC VERSION OF THESE DRAWINGS.

No.	Description	Date

BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

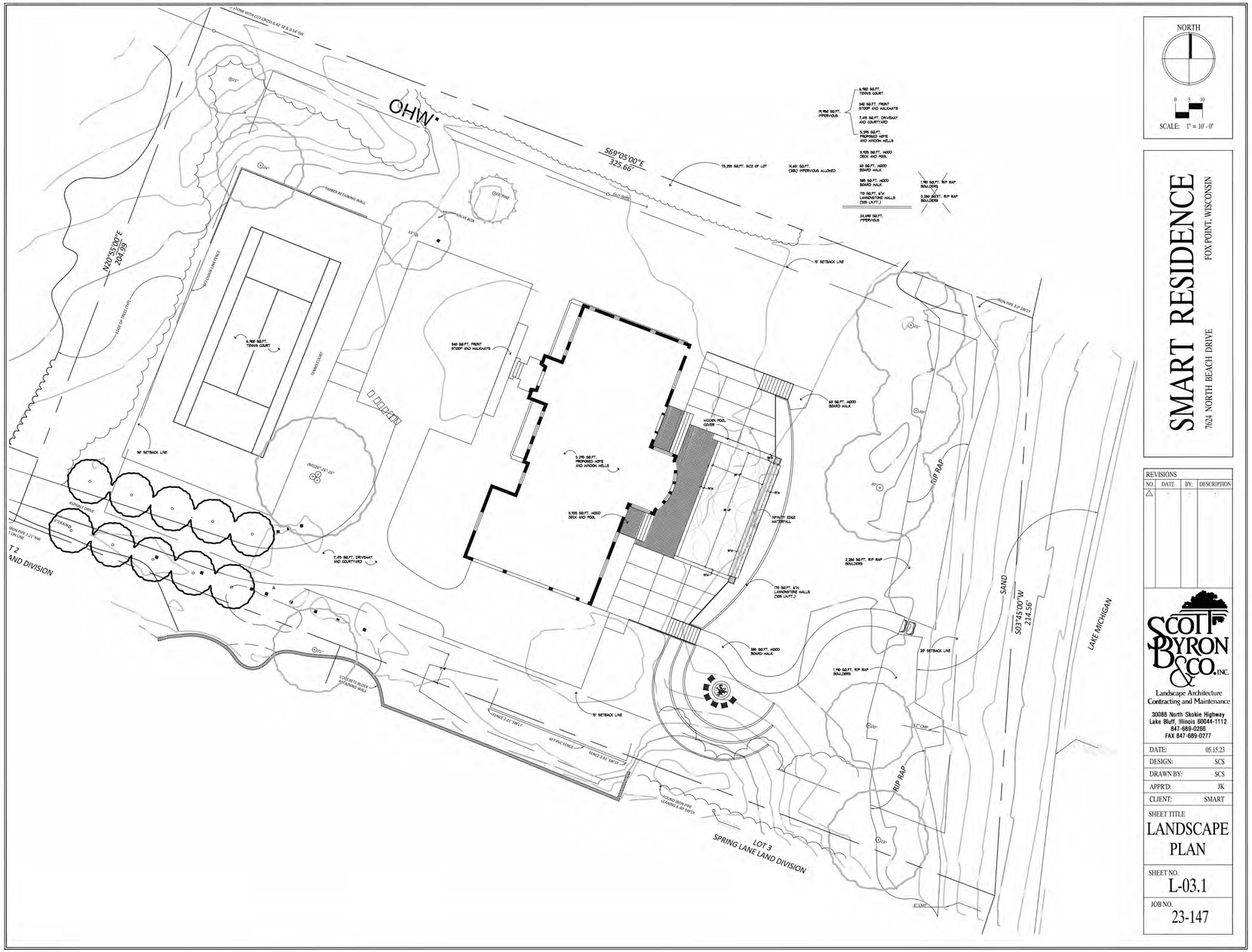
PLAT OF SURVEY - GRADING PLAN

Project number	20-077
Date	2023-06-01
Drawn by	Author
Checked by	Checker
Scale	
Sheet Number	A802

6/22/2023 7:28:04 AM

Scherrer
CONSTRUCTION CO., INC.
SIGNATURE HOME DIVISION
Since 1928 the Tradition Continues…

601 Blackhawk Drive,
P.O. Box 740
Burlington, Wisconsin 53105
Tel: (262) 539-3100
Fax: (262) 539-3101
www.scherrerconstruction.com



NORTH

0 5 10

SCALE: 1" = 10'-0"

SMART RESIDENCE

7624 NORTH BEACH DRIVE
FOX POINT, WISCONSIN

REVISIONS			
NO.	DATE	BY:	DESCRIPTION
1	-	-	-

SCOTT BYRON & CO. INC.
Landscape Architecture
Contracting and Maintenance
30088 North Skokie Highway
Lake Bluff, Illinois 60044-1112
847-689-0266
FAX 847-689-0277

DATE:	05.15.23
DESIGN:	SCS
DRAWN BY:	SCS
APPR'D:	JK
CLIENT:	SMART

SHEET TITLE
LANDSCAPE PLAN

SHEET NO.
L-03.1

JOB NO.
23-147

COPYRIGHT © 2022
DISCLAIMER: ALL DESIGNS AND IDEAS CONTAINED IN THESE DRAWINGS ARE INSTRUMENTS OF SERVICE OF SCHERRER CONSTRUCTION CO., INC AND THE COMPANY RETAINS AN OWNERSHIP AND PROPERTY INTEREST THEREIN. AS INSTRUMENTS OF SERVICE, THESE DRAWINGS CONTAIN PROPRIETARY INFORMATION AND SHALL NOT BE USED, REPRODUCED OR ITS CONTENTS SHARED WITH OR DISCLOSED TO ANY THIRD PARTY, IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT OF SCHERRER CONSTRUCTION CO., INC

SCHERRER CONSTRUCTION CO., INC ASSUMES NO RESPONSIBILITY FOR ANY CONSEQUENCES ARISING OUT OF THE USE OF THE ELECTRONIC VERSION OF THESE DRAWING FILES PROVIDED VIA EMAIL. IT IS THE SOLE RESPONSIBILITY OF THE USER TO CHECK THE VALIDITY OF ALL INFORMATION AND SHALL ASSUME ALL RISKS AND LIABILITIES RESULTING FROM THE USE OF THE ELECTRONIC VERSION OF THESE DRAWINGS.

No.	Description	Date

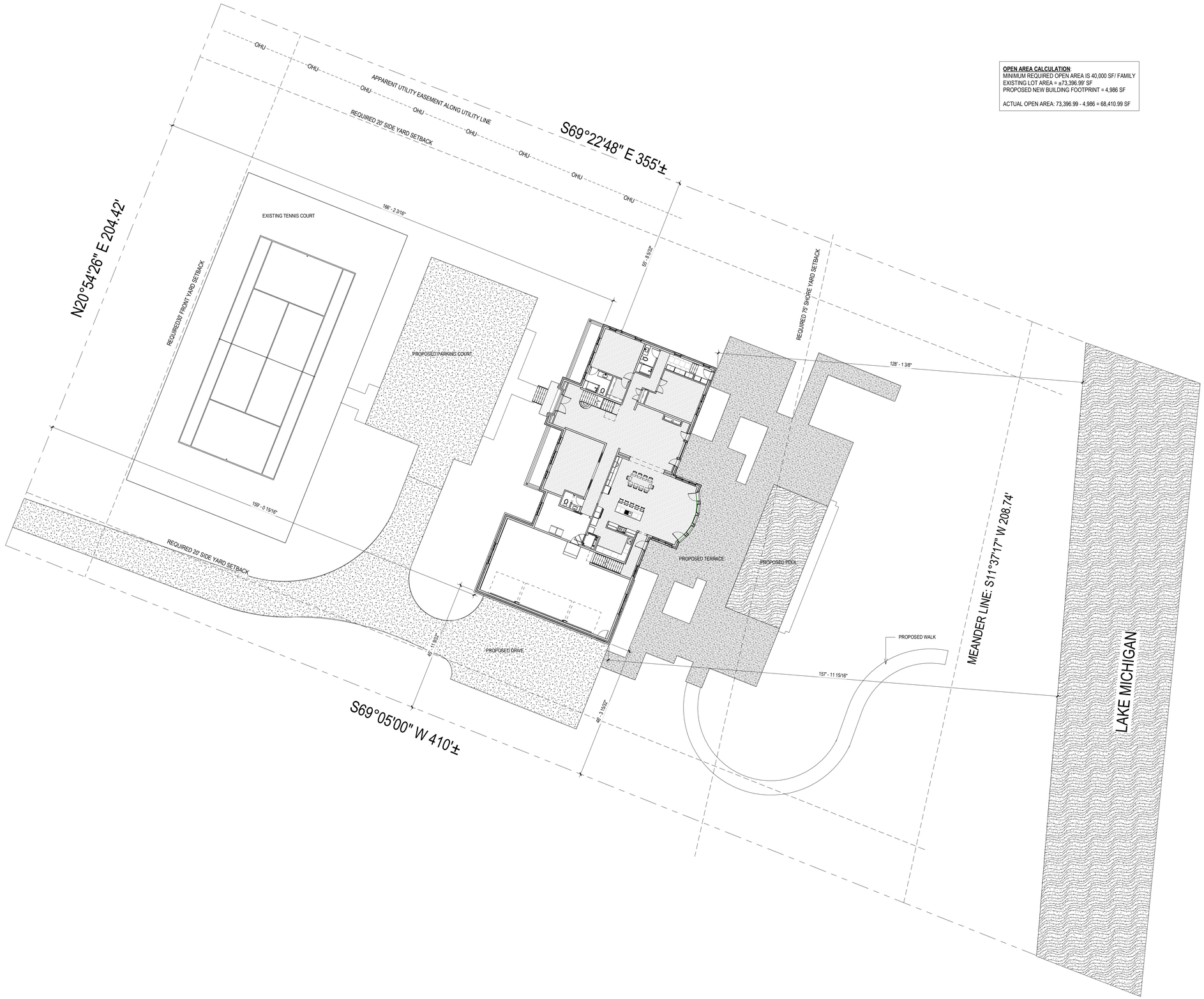
BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

PROPSED LANDSCAPE PLAN

Project number	20-077
Date	2023-06-01
Drawn by	Author
Checked by	Checker
Scale	
Sheet Number	A803

6/2/2023 7:28:04 AM



OPEN AREA CALCULATION:
MINIMUM REQUIRED OPEN AREA IS 40,000 SF/ FAMILY
EXISTING LOT AREA = ±73,396.99' SF
PROPOSED NEW BUILDING FOOTPRINT = 4,986 SF

ACTUAL OPEN AREA: 73,396.99 - 4,986 = 68,410.99 SF

Scherrer
CONSTRUCTION CO., INC.
SIGNATURE HOME DIVISION
Since 1928 the Tradition Continues…

601 Blackhawk Drive,
P.O. Box 740
Burlington, Wisconsin 53105
Tel: (262) 539-3100
Fax: (262) 539-3101
www.scherrerconstruction.com

COPYRIGHT © 2022
DISCLAIMER: ALL DESIGNS AND IDEAS CONTAINED IN THESE DRAWINGS ARE INSTRUMENTS OF SERVICE OF SCHERRER CONSTRUCTION CO., INC AND THE COMPANY RETAINS AN OWNERSHIP AND PROPERTY INTEREST THEREIN. AS INSTRUMENTS OF SERVICE, THESE DRAWINGS CONTAIN PROPRIETARY INFORMATION AND SHALL NOT BE USED, REPRODUCED OR ITS CONTENTS SHARED WITH OR DISCLOSED TO ANY THIRD PARTY, IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT OF SCHERRER CONSTRUCTION CO., INC

SCHERRER CONSTRUCTION CO., INC ASSUMES NO RESPONSIBILITY FOR ANY CONSEQUENCES ARISING OUT OF THE USE OF THE ELECTRONIC VERSION OF THESE DRAWING FILES PROVIDED VIA EMAIL. IT IS THE SOLE RESPONSIBILITY OF THE USER TO CHECK THE VALIDITY OF ALL INFORMATION AND SHALL ASSUME ALL RISKS AND LIABILITIES RESULTING FROM THE USE OF THE ELECTRONIC VERSION OF THESE DRAWINGS.

No.	Description	Date

BEACH DRIVE RESIDENCE

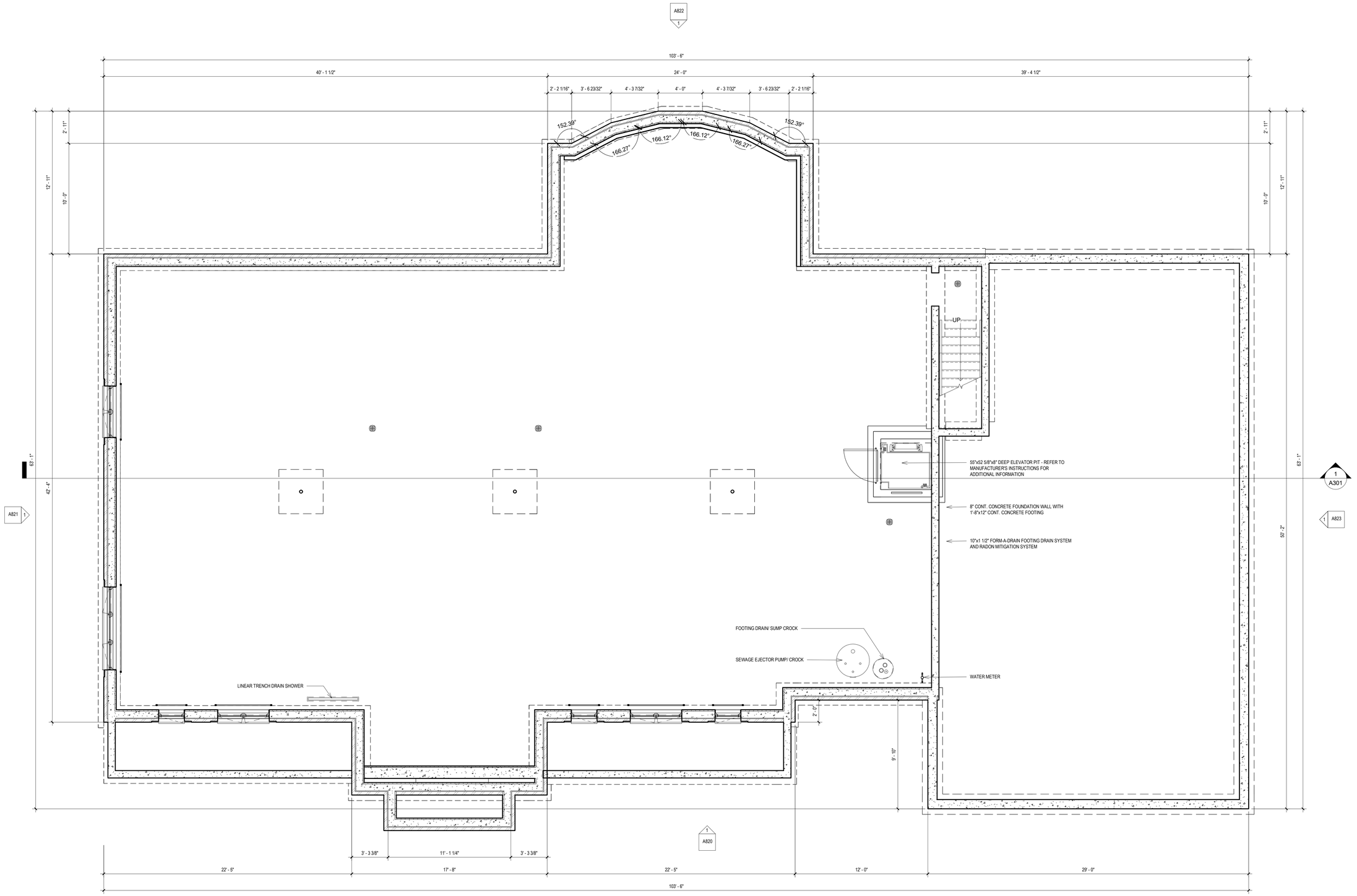
7624 BEACH DRIVE
FOX POINT, WISCONSIN

ARCHITECTURAL SITE PLAN

Project number	20-077
Date	2023-06-01
Drawn by	Author
Checked by	Checker
Scale	1/16" = 1'-0"
Sheet Number	A804

6/2/2023 7:28:06 AM

1 / A804 ARCHITECTURAL SITE PLAN -
1/16" = 1'-0"



1 A810 FOUNDATION PLAN - BUILDING BOARD
1/4" = 1'-0"

Scherrer CONSTRUCTION CO., INC.
SIGNATURE HOME DIVISION
Since 1928 the Tradition Continues…

601 Blackhawk Drive,
P.O. Box 740
Burlington, Wisconsin 53105
Tel: (262) 539-3100
Fax: (262) 539-3101
www.scherrerconstruction.com

COPYRIGHT © 2022
DISCLAIMER: ALL DESIGNS AND IDEAS CONTAINED IN THESE DRAWINGS ARE INSTRUMENTS OF SERVICE OF SCHERRER CONSTRUCTION CO., INC AND THE COMPANY RETAINS AN OWNERSHIP AND PROPERTY INTEREST THEREIN. AS INSTRUMENTS OF SERVICE, THESE DRAWINGS CONTAIN PROPRIETARY INFORMATION AND SHALL NOT BE USED, REPRODUCED OR ITS CONTENTS SHARED WITH OR DISCLOSED TO ANY THIRD PARTY, IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT OF SCHERRER CONSTRUCTION CO., INC

SCHERRER CONSTRUCTION CO., INC ASSUMES NO RESPONSIBILITY FOR ANY CONSEQUENCES ARISING OUT OF THE USE OF THE ELECTRONIC VERSION OF THESE DRAWING FILES PROVIDED VIA EMAIL. IT IS THE SOLE RESPONSIBILITY OF THE USER TO CHECK THE VALIDITY OF ALL INFORMATION AND SHALL ASSUME ALL RISKS AND LIABILITIES RESULTING FROM THE USE OF THE ELECTRONIC VERSION OF THESE DRAWINGS.

No.	Description	Date

BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

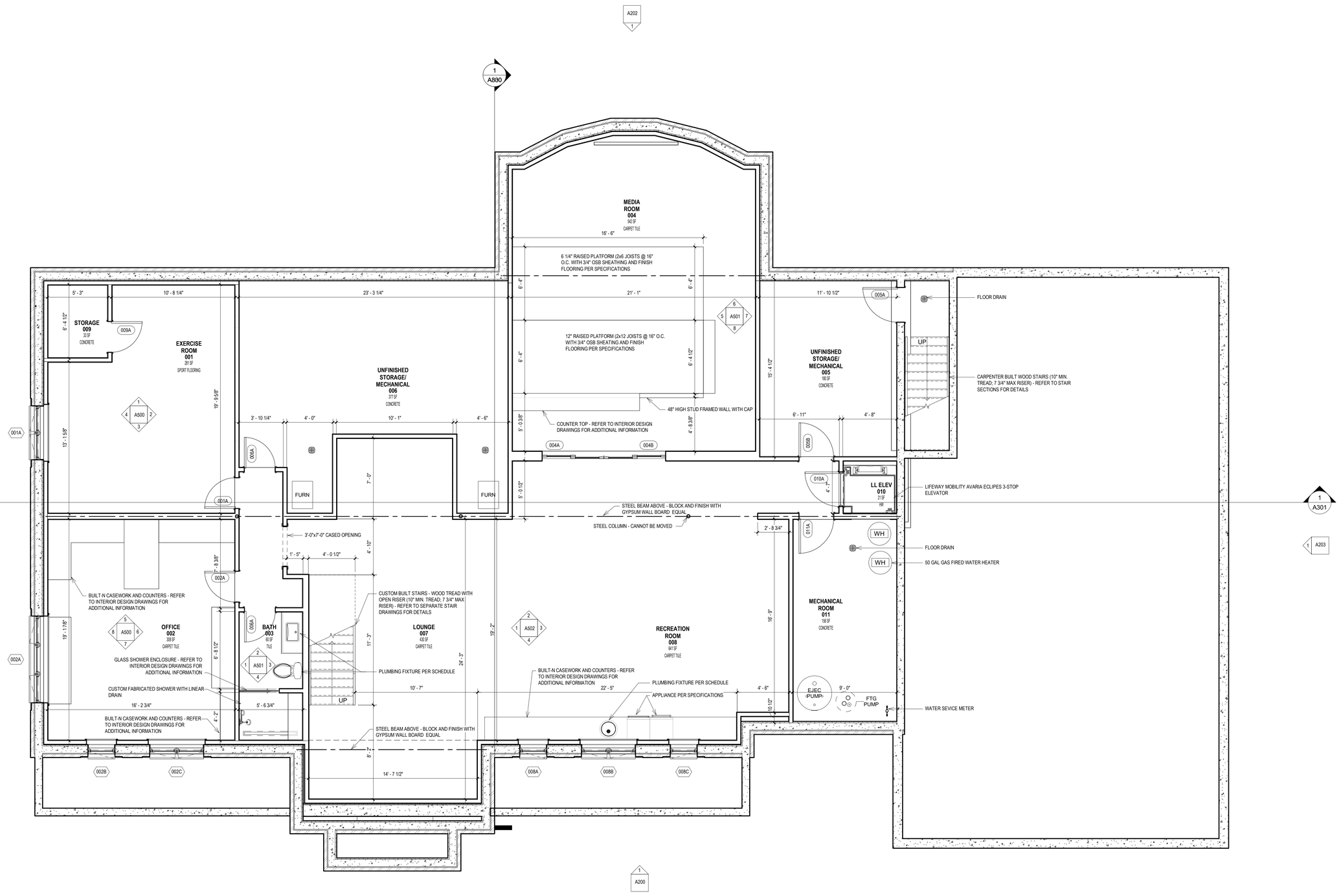
FOUNDATION PLAN

Project number	20-077
Date	2023-06-01
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"
Sheet Number	A810

6/2/2023 7:28:07 AM

Scherrer
CONSTRUCTION CO., INC.
SIGNATURE HOME DIVISION
Since 1928 the Tradition Continues…

601 Blackhawk Drive,
P.O. Box 740
Burlington, Wisconsin 53105
Tel: (262) 539-3100
Fax: (262) 539-3101
www.scherrerconstruction.com



1 A811 LOWER LEVEL PLAN - BUILDING BOARD
1/4" = 1'-0"

COPYRIGHT © 2022
DISCLAIMER: ALL DESIGNS AND IDEAS CONTAINED IN THESE DRAWINGS ARE INSTRUMENTS OF SERVICE OF SCHERRER CONSTRUCTION CO., INC AND THE COMPANY RETAINS AN OWNERSHIP AND PROPERTY INTEREST THEREIN. AS INSTRUMENTS OF SERVICE, THESE DRAWINGS CONTAIN PROPRIETARY INFORMATION AND SHALL NOT BE USED, REPRODUCED OR ITS CONTENTS SHARED WITH OR DISCLOSED TO ANY THIRD PARTY, IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT OF SCHERRER CONSTRUCTION CO., INC

SCHERRER CONSTRUCTION CO., INC ASSUMES NO RESPONSIBILITY FOR ANY CONSEQUENCES ARISING OUT OF THE USE OF THE ELECTRONIC VERSION OF THESE DRAWING FILES PROVIDED VIA EMAIL. IT IS THE SOLE RESPONSIBILITY OF THE USER TO CHECK THE VALIDITY OF ALL INFORMATION AND SHALL ASSUME ALL RISKS AND LIABILITIES RESULTING FROM THE USE OF THE ELECTRONIC VERSION OF THESE DRAWINGS.

No.	Description	Date

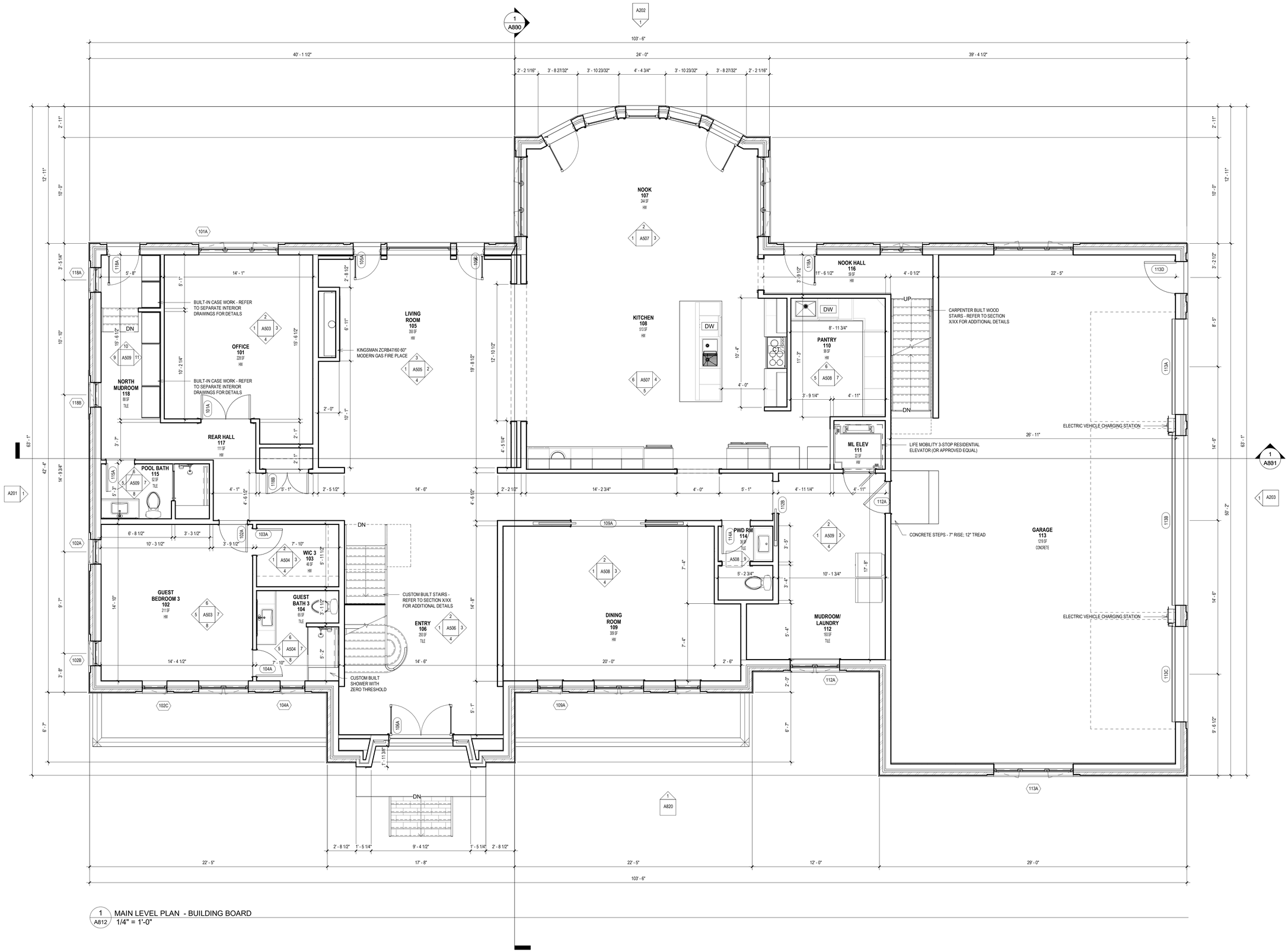
BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

LOWER LEVEL PLAN

Project number	20-077
Date	2023-06-01
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"
Sheet Number	A811

6/2/2023 7:28:08 AM



1 A812 MAIN LEVEL PLAN - BUILDING BOARD
1/4" = 1'-0"

Scherrer CONSTRUCTION CO., INC.
SIGNATURE HOME DIVISION
Since 1928 the Tradition Continues…

601 Blackhawk Drive,
P.O. Box 740
Burlington, Wisconsin 53105
Tel: (262) 539-3100
Fax: (262) 539-3101
www.scherrerconstruction.com

COPYRIGHT © 2022
DISCLAIMER: ALL DESIGNS AND IDEAS CONTAINED IN THESE DRAWINGS ARE INSTRUMENTS OF SERVICE OF SCHERRER CONSTRUCTION CO., INC AND THE COMPANY RETAINS AN OWNERSHIP AND PROPERTY INTEREST THEREIN. AS INSTRUMENTS OF SERVICE, THESE DRAWINGS CONTAIN PROPRIETARY INFORMATION AND SHALL NOT BE USED, REPRODUCED OR ITS CONTENTS SHARED WITH OR DISCLOSED TO ANY THIRD PARTY, IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT OF SCHERRER CONSTRUCTION CO., INC

SCHERRER CONSTRUCTION CO., INC ASSUMES NO RESPONSIBILITY FOR ANY CONSEQUENCES ARISING OUT OF THE USE OF THE ELECTRONIC VERSION OF THESE DRAWING FILES PROVIDED VIA EMAIL. IT IS THE SOLE RESPONSIBILITY OF THE USER TO CHECK THE VALIDITY OF ALL INFORMATION AND SHALL ASSUME ALL RISKS AND LIABILITIES RESULTING FROM THE USE OF THE ELECTRONIC VERSION OF THESE DRAWINGS.

No.	Description	Date

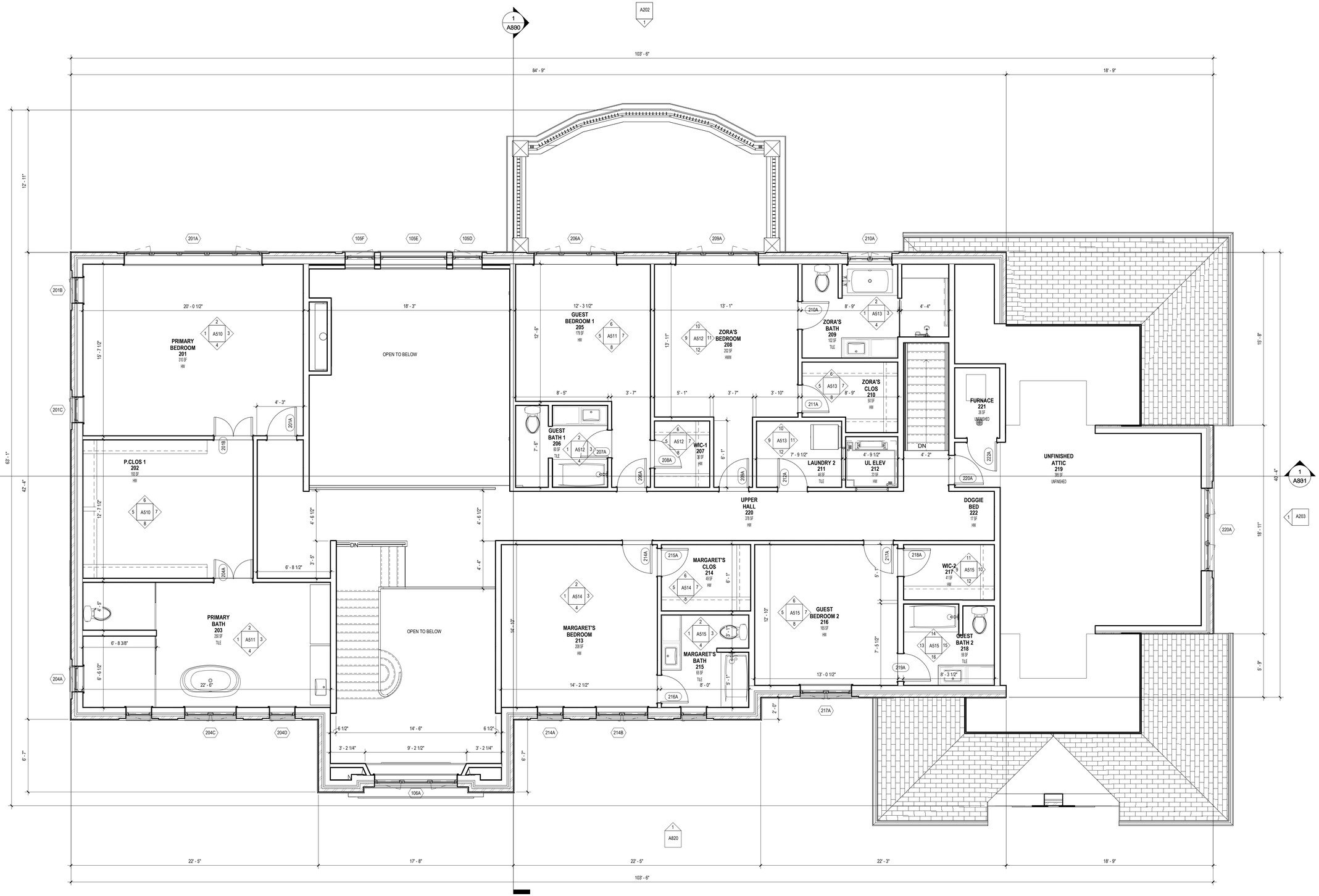
BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

MAIN LEVEL PLAN

Project number	20-077
Date	2023-06-01
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"
Sheet Number	A812

6/22/2023 7:28:09 AM



1 A813 UPPER LEVEL PLAN - BUILDING BOARD
1/4" = 1'-0"

Scherrer CONSTRUCTION CO., INC.
SIGNATURE HOME DIVISION
Since 1928 the Tradition Continues…

601 Blackhawk Drive,
P.O. Box 740
Burlington, Wisconsin 53105
Tel: (262) 539-3100
Fax: (262) 539-3101
www.scherrerconstruction.com

COPYRIGHT © 2022
DISCLAIMER: ALL DESIGNS AND IDEAS CONTAINED IN THESE DRAWINGS ARE INSTRUMENTS OF SERVICE OF SCHERRER CONSTRUCTION CO., INC AND THE COMPANY RETAINS AN OWNERSHIP AND PROPERTY INTEREST THEREIN. AS INSTRUMENTS OF SERVICE, THESE DRAWINGS CONTAIN PROPRIETARY INFORMATION AND SHALL NOT BE USED, REPRODUCED OR ITS CONTENTS SHARED WITH OR DISCLOSED TO ANY THIRD PARTY, IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT OF SCHERRER CONSTRUCTION CO., INC

SCHERRER CONSTRUCTION CO., INC ASSUMES NO RESPONSIBILITY FOR ANY CONSEQUENCES ARISING OUT OF THE USE OF THE ELECTRONIC VERSION OF THESE DRAWING FILES PROVIDED VIA EMAIL. IT IS THE SOLE RESPONSIBILITY OF THE USER TO CHECK THE VALIDITY OF ALL INFORMATION AND SHALL ASSUME ALL RISKS AND LIABILITIES RESULTING FROM THE USE OF THE ELECTRONIC VERSION OF THESE DRAWINGS.

No.	Description	Date

BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

UPPER LEVEL PLAN

Project number	20-077
Date	2023-06-01
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"
Sheet Number	A813

6/2/2023 7:28:11 AM

Scherrer
CONSTRUCTION CO., INC.
SIGNATURE HOME DIVISION
Since 1928 the Tradition Continues…

601 Blackhawk Drive,
P.O. Box 740
Burlington, Wisconsin 53105
Tel: (262) 539-3100
Fax: (262) 539-3101
www.scherrerconstruction.com

1 / A820 WEST ELEVATION - BUILDING BOARD
1/4" = 1'-0"

COPYRIGHT © 2022
DISCLAIMER: ALL DESIGNS AND IDEAS CONTAINED IN THESE DRAWINGS ARE INSTRUMENTS OF SERVICE OF SCHERRER CONSTRUCTION CO., INC AND THE COMPANY RETAINS AN OWNERSHIP AND PROPERTY INTEREST THEREIN. AS INSTRUMENTS OF SERVICE, THESE DRAWINGS CONTAIN PROPRIETARY INFORMATION AND SHALL NOT BE USED, REPRODUCED OR ITS CONTENTS SHARED WITH OR DISCLOSED TO ANY THIRD PARTY, IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT OF SCHERRER CONSTRUCTION CO., INC

SCHERRER CONSTRUCTION CO., INC ASSUMES NO RESPONSIBILITY FOR ANY CONSEQUENCES ARISING OUT OF THE USE OF THE ELECTRONIC VERSION OF THESE DRAWING FILES PROVIDED VIA EMAIL. IT IS THE SOLE RESPONSIBILITY OF THE USER TO CHECK THE VALIDITY OF ALL INFORMATION AND SHALL ASSUME ALL RISKS AND LIABILITIES RESULTING FROM THE USE OF THE ELECTRONIC VERSION OF THESE DRAWINGS.

No.	Description	Date
	ISSUE FOR BUILDING BOARD REVIEW	2023-06-01

BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

WEST ELEVATION

Project number	20-077
Date	2023-06-01
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"
Sheet Number	A820

6/2/2023 7:28:12 AM

1 / A821 NORTH ELEVATION - BUILDING BOARD
1/4" = 1'-0"

Scherrer CONSTRUCTION CO., INC.
SIGNATURE HOME DIVISION
Since 1928 the Tradition Continues…

601 Blackhawk Drive,
P.O. Box 740
Burlington, Wisconsin 53105
Tel: (262) 539-3100
Fax: (262) 539-3101
www.scherrerconstruction.com

COPYRIGHT © 2022
DISCLAIMER: ALL DESIGNS AND IDEAS CONTAINED IN THESE DRAWINGS ARE INSTRUMENTS OF SERVICE OF SCHERRER CONSTRUCTION CO., INC AND THE COMPANY RETAINS AN OWNERSHIP AND PROPERTY INTEREST THEREIN. AS INSTRUMENTS OF SERVICE, THESE DRAWINGS CONTAIN PROPRIETARY INFORMATION AND SHALL NOT BE USED, REPRODUCED OR ITS CONTENTS SHARED WITH OR DISCLOSED TO ANY THIRD PARTY, IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT OF SCHERRER CONSTRUCTION CO., INC

SCHERRER CONSTRUCTION CO., INC ASSUMES NO RESPONSIBILITY FOR ANY CONSEQUENCES ARISING OUT OF THE USE OF THE ELECTRONIC VERSION OF THESE DRAWING FILES PROVIDED VIA EMAIL. IT IS THE SOLE RESPONSIBILITY OF THE USER TO CHECK THE VALIDITY OF ALL INFORMATION AND SHALL ASSUME ALL RISKS AND LIABILITIES RESULTING FROM THE USE OF THE ELECTRONIC VERSION OF THESE DRAWINGS.

No.	Description	Date

BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

NORTH ELEVATION

Project number	20-077
Date	2023-06-01
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"
Sheet Number	A821

6/2/2023 7:28:13 AM

1 / A822 EAST ELEVATION - BUILDING BOARD
1/4" = 1'-0"

Scherrer
CONSTRUCTION CO., INC.
SIGNATURE HOME DIVISION
Since 1928 the Tradition Continues…

601 Blackhawk Drive,
P.O. Box 740
Burlington, Wisconsin 53105
Tel: (262) 539-3100
Fax: (262) 539-3101
www.scherrerconstruction.com

COPYRIGHT © 2022
DISCLAIMER: ALL DESIGNS AND IDEAS CONTAINED IN THESE DRAWINGS ARE INSTRUMENTS OF SERVICE OF SCHERRER CONSTRUCTION CO., INC AND THE COMPANY RETAINS AN OWNERSHIP AND PROPERTY INTEREST THEREIN. AS INSTRUMENTS OF SERVICE, THESE DRAWINGS CONTAIN PROPRIETARY INFORMATION AND SHALL NOT BE USED, REPRODUCED OR ITS CONTENTS SHARED WITH OR DISCLOSED TO ANY THIRD PARTY, IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT OF SCHERRER CONSTRUCTION CO., INC

SCHERRER CONSTRUCTION CO., INC ASSUMES NO RESPONSIBILITY FOR ANY CONSEQUENCES ARISING OUT OF THE USE OF THE ELECTRONIC VERSION OF THESE DRAWING FILES PROVIDED VIA EMAIL. IT IS THE SOLE RESPONSIBILITY OF THE USER TO CHECK THE VALIDITY OF ALL INFORMATION AND SHALL ASSUME ALL RISKS AND LIABILITIES RESULTING FROM THE USE OF THE ELECTRONIC VERSION OF THESE DRAWINGS.

No.	Description	Date

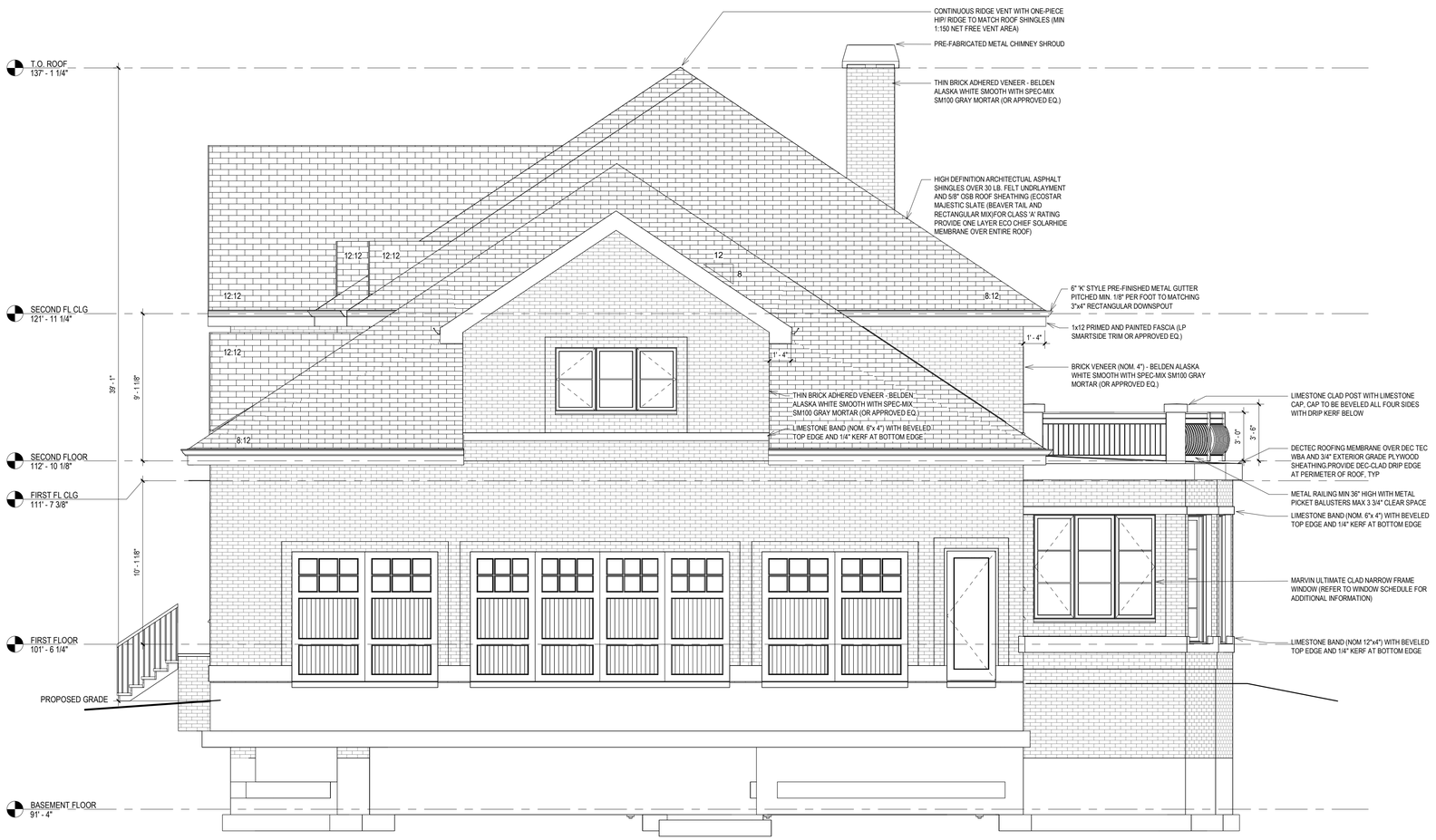
BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

EAST ELEVATION

Project number	20-077
Date	2023-06-01
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"
Sheet Number	A822

6/2/2023 7:28:14 AM



1 A823 SOUTH ELEVATION - BUILDING BOARD
1/4" = 1'-0"

Scherrer CONSTRUCTION CO., INC.
SIGNATURE HOME DIVISION
Since 1928 the Tradition Continues…

601 Blackhawk Drive,
P.O. Box 740
Burlington, Wisconsin 53105
Tel: (262) 539-3100
Fax: (262) 539-3101
www.scherrerconstruction.com

COPYRIGHT © 2022
DISCLAIMER: ALL DESIGNS AND IDEAS CONTAINED IN THESE DRAWINGS ARE INSTRUMENTS OF SERVICE OF SCHERRER CONSTRUCTION CO., INC AND THE COMPANY RETAINS AN OWNERSHIP AND PROPERTY INTEREST THEREIN. AS INSTRUMENTS OF SERVICE, THESE DRAWINGS CONTAIN PROPRIETARY INFORMATION AND SHALL NOT BE USED, REPRODUCED OR ITS CONTENTS SHARED WITH OR DISCLOSED TO ANY THIRD PARTY, IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT OF SCHERRER CONSTRUCTION CO., INC

SCHERRER CONSTRUCTION CO., INC ASSUMES NO RESPONSIBILITY FOR ANY CONSEQUENCES ARISING OUT OF THE USE OF THE ELECTRONIC VERSION OF THESE DRAWING FILES PROVIDED VIA EMAIL. IT IS THE SOLE RESPONSIBILITY OF THE USER TO CHECK THE VALIDITY OF ALL INFORMATION AND SHALL ASSUME ALL RISKS AND LIABILITIES RESULTING FROM THE USE OF THE ELECTRONIC VERSION OF THESE DRAWINGS.

No.	Description	Date

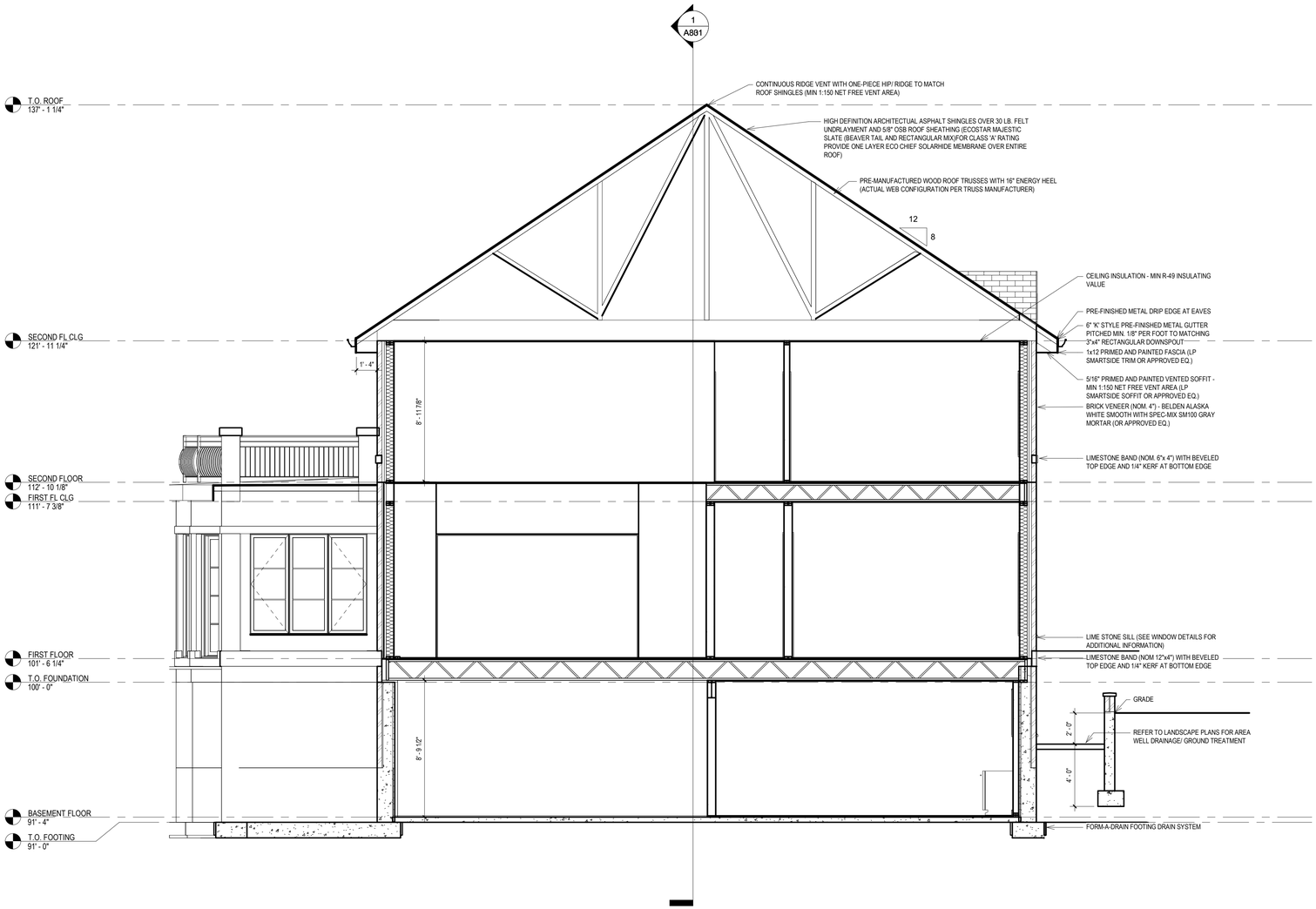
BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

SOUTH ELEVATION

Project number	20-077
Date	2023-06-01
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"
Sheet Number	A823

6/2/2023 7:28:16 AM



1 A830 BUILDING SECTION - LOOKING SOUTH
1/4" = 1'-0"

Scherrer CONSTRUCTION CO., INC.
SIGNATURE HOME DIVISION
Since 1928 the Tradition Continues…

601 Blackhawk Drive,
P.O. Box 740
Burlington, Wisconsin 53105
Tel: (262) 539-3100
Fax: (262) 539-3101
www.scherrerconstruction.com

COPYRIGHT © 2022

DISCLAIMER: ALL DESIGNS AND IDEAS CONTAINED IN THESE DRAWINGS ARE INSTRUMENTS OF SERVICE OF SCHERRER CONSTRUCTION CO., INC AND THE COMPANY RETAINS AN OWNERSHIP AND PROPERTY INTEREST THEREIN. AS INSTRUMENTS OF SERVICE, THESE DRAWINGS CONTAIN PROPRIETARY INFORMATION AND SHALL NOT BE USED, REPRODUCED OR ITS CONTENTS SHARED WITH OR DISCLOSED TO ANY THIRD PARTY, IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT OF SCHERRER CONSTRUCTION CO., INC

SCHERRER CONSTRUCTION CO., INC ASSUMES NO RESPONSIBILITY FOR ANY CONSEQUENCES ARISING OUT OF THE USE OF THE ELECTRONIC VERSION OF THESE DRAWING FILES PROVIDED VIA EMAIL. IT IS THE SOLE RESPONSIBILITY OF THE USER TO CHECK THE VALIDITY OF ALL INFORMATION AND SHALL ASSUME ALL RISKS AND LIABILITIES RESULTING FROM THE USE OF THE ELECTRONIC VERSION OF THESE DRAWINGS.

No.	Description	Date

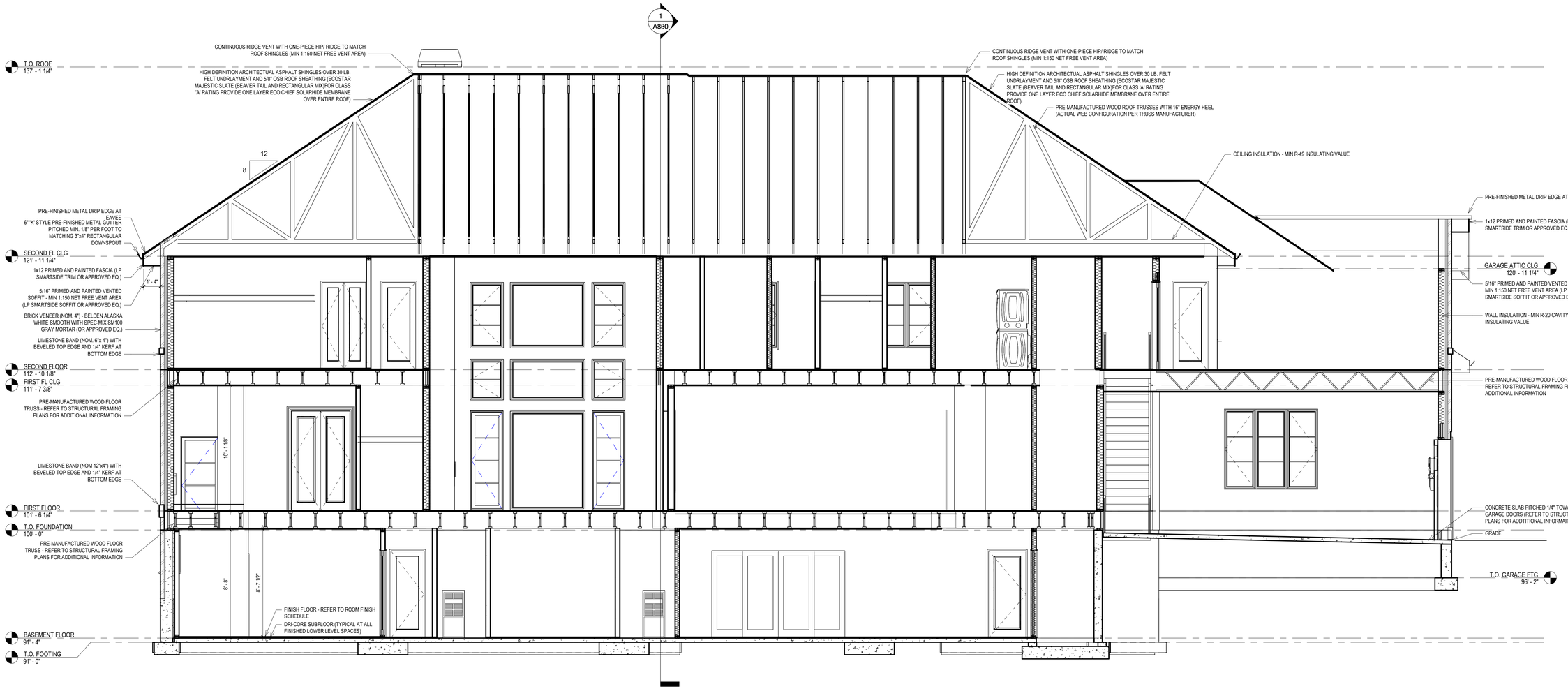
BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

BUILDING SECTIONS

Project number	20-077
Date	2023-06-01
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"
Sheet Number	A830

6/2/2023 7:28:16 AM



1 A831 BUILDING SECTION - LOOKING EAST
1/4" = 1'-0"

Scherrer
CONSTRUCTION CO., INC.
SIGNATURE HOME DIVISION
Since 1928 the Tradition Continues…

601 Blackhawk Drive,
P.O. Box 740
Burlington, Wisconsin 53105
Tel: (262) 539-3100
Fax: (262) 539-3101
www.scherrerconstruction.com

COPYRIGHT © 2022
DISCLAIMER: ALL DESIGNS AND IDEAS CONTAINED IN THESE DRAWINGS ARE INSTRUMENTS OF SERVICE OF SCHERRER CONSTRUCTION CO., INC AND THE COMPANY RETAINS AN OWNERSHIP AND PROPERTY INTEREST THEREIN. AS INSTRUMENTS OF SERVICE, THESE DRAWINGS CONTAIN PROPRIETARY INFORMATION AND SHALL NOT BE USED, REPRODUCED OR ITS CONTENTS SHARED WITH OR DISCLOSED TO ANY THIRD PARTY, IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT OF SCHERRER CONSTRUCTION CO., INC

SCHERRER CONSTRUCTION CO., INC ASSUMES NO RESPONSIBILITY FOR ANY CONSEQUENCES ARISING OUT OF THE USE OF THE ELECTRONIC VERSION OF THESE DRAWING FILES PROVIDED VIA EMAIL. IT IS THE SOLE RESPONSIBILITY OF THE USER TO CHECK THE VALIDITY OF ALL INFORMATION AND SHALL ASSUME ALL RISKS AND LIABILITIES RESULTING FROM THE USE OF THE ELECTRONIC VERSION OF THESE DRAWINGS.

No.	Description	Date

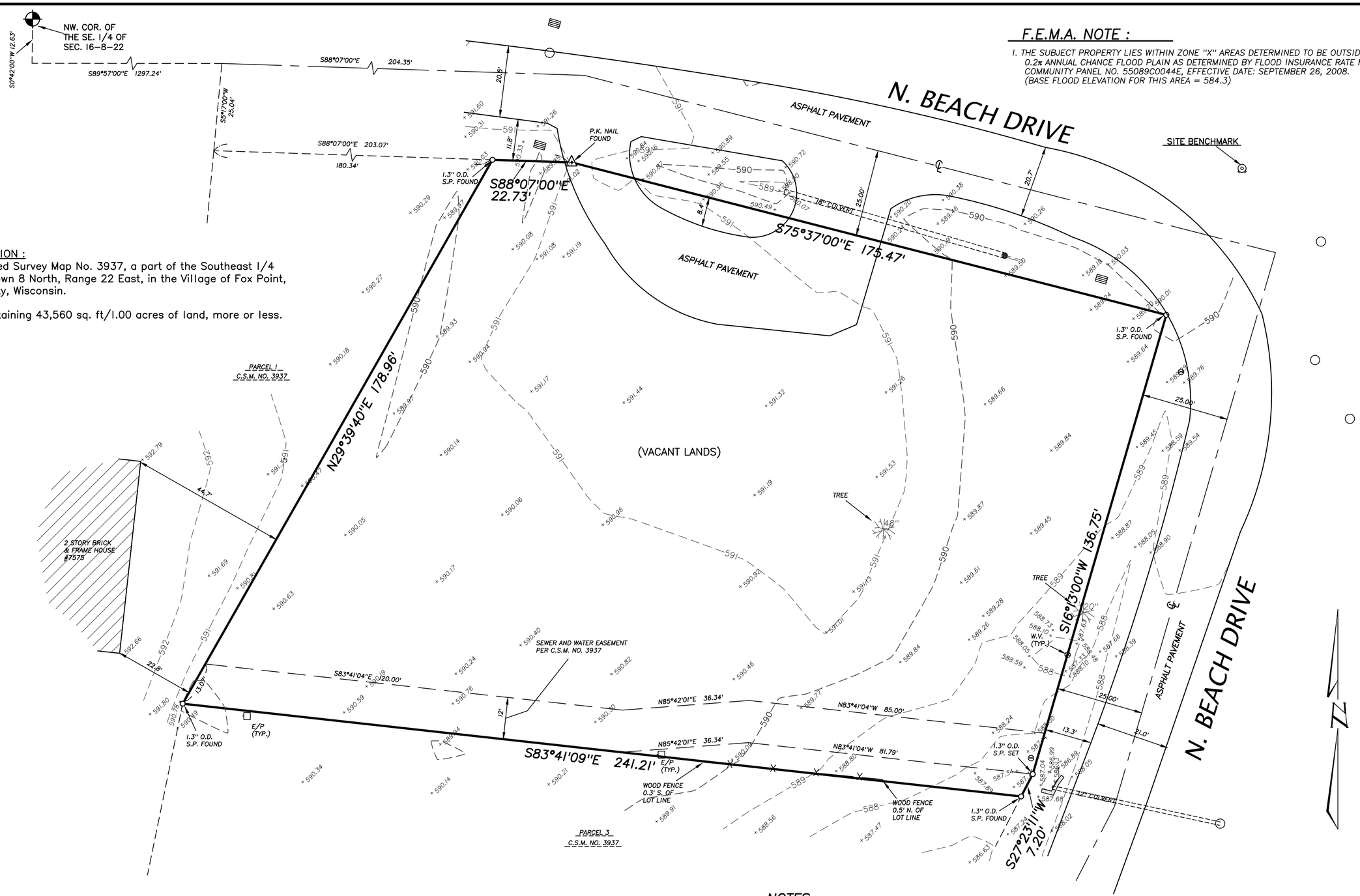
BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

BUILDING SECTION

Project number	20-077
Date	2023-06-01
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"
Sheet Number	A831

6/2/2023 7:28:17 AM



F.E.M.A. NOTE :

1. THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS DETERMINED BY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 55089C0044E, EFFECTIVE DATE: SEPTEMBER 26, 2008. (BASE FLOOD ELEVATION FOR THIS AREA = 584.3)

LEGAL DESCRIPTION :

Parcel 2, Certified Survey Map No. 3937, a part of the Southeast 1/4 of Section 16, Town 8 North, Range 22 East, in the Village of Fox Point, Milwaukee County, Wisconsin.

Said Parcel containing 43,560 sq. ft/1.00 acres of land, more or less.

NOTES :

1. ALL BEARINGS REFERENCED TO THE SOUTH LINE OF N. BEACH DRIVE, WHICH BEARS S88°07'00"E, PER CERTIFIED SURVEY MAP NO. 3937.
2. SITE BENCHMARK ON FIRE HYDRANT LOCATED NORTH OF SUBJECT PROPERTY. CHISELED CROSS NW. SIDE OF HYDRANT FLANGE ELEVATION = 592.47.

0 20 30 40 60

SCALE 1" = 20'

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 25th day of May, 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

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

Mikkelson Builders (Dondlinger Residence)

7535 N. Beach Drive
Fox Point, WI

DATE:	MAY 25, 2022	DRAWN BY:	A.R.H.
FIELD CREW:	E.A.J. & S.F.Z.	Plat No.	LS-5280-22

*Perspective images may vary from construction documents.

FRONT PERSPECTIVE 1 A0.0

NORTHEAST PERSPECTIVE 2 A0.0

LIVING ROOM PERSPECTIVE 3 A0.0

GENERAL NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL WORK AND CONSTRUCTION MEETS ALL CURRENT FEDERAL, STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS, ETC. WHICH SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS OF THIS BUILDING AND SHALL BE ADHERED TO EVEN IF THEY ARE IN VARIANCE WITH THE PLAN.
2. THE INFORMATION CONTAINED WITHIN THESE CONSTRUCTION DOCUMENTS IS ISSUED TO SHOW DESIGN INTENT AND BASIC FRAMING DETAILS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE STANDARD CONSTRUCTION DETAILING AND PRACTICES WHICH WILL PROVIDE A STRUCTURALLY SOUND AND WEATHER-PROOFED FINISHED PRODUCT. THE CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES OR PROBLEMS OBSERVED OR PERCEIVED PRIOR TO STARTING CONSTRUCTION OF SUCH.
3. ALL NECESSARY PERMITS SHALL BE PROCURED BY THE CONTRACTOR
4. THE SURVEY IS TO BE SUPPLIED BY THE OWNER AND SHALL INCLUDE ADEQUATE INFORMATION NECESSARY TO ACQUIRE THE BUILDING PERMIT.
5. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION NOT CONFORMING WITH THESE PLANS, NOR RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THERE ARE NO WARRANTIES NOR ANY MERCHANTBILITY OF FITNESS FOR A SPECIFIC USE EXPRESSED OR IMPLIED IN THE USE OF THESE PLANS.
6. COPYRIGHT 2023. REPRODUCTION OF THESE PLANS, IN ANY FORM, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OR DESIGNER, IS PROHIBITED.

AREA TOTALS		
CATEGORY	STORY	TOTALS (S.F.)
1. FINISHED		
	T.O. FIRST FLOOR	1,693.25
	T.O. SECOND FLOOR	1,323.47
		3,016.72 ft²
2. UNFINISHED		
	T.O. BASEMENT	1,700.74
		1,700.74 ft²
3. GARAGE		
	T.O. FIRST FLOOR	1,090.40
		1,090.40 ft²
4. EXTERIOR		
	T.O. FIRST FLOOR	577.32
	T.O. SECOND FLOOR	556.46
		1,133.78 ft²
		6,941.64 ft²

SHEET INDEX	
ID	NAME
A0.0	COVER SHEET
A0.1	SITE PLAN & PROPERTY INFORMATION
A0.2	SPECIFICATIONS
A0.3	SPECIFICATIONS
A1.1	1/4" FOUNDATION/BASEMENT PLAN
A1.2	1/4" FIRST FLOOR PLAN & DOOR/WINDOW SCHEDULES
A1.3	1/4" SECOND FLOOR PLAN & DOOR/WINDOW SCHEDULES
A1.4	1/4" FIRST FLOOR REFLECTED CEILING PLAN
A1.5	1/4" ROOF PLAN
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS
A3.1	BUILDING SECTIONS
A3.2	BUILDING SECTIONS
A3.3	BUILDING SECTIONS
A4.1	WALL SECTIONS & DETAILS
A4.2	WALL SECTIONS & DETAILS
A4.3	DETAILS
A6.1	INTERIOR ELEVATIONS
A6.2	INTERIOR ELEVATIONS
M1.1	1/8" DUCT PLANS
E1.1	1/4" FIRST FLOOR ELECTRICAL PLAN
E1.2	1/4" SECOND FLOOR ELECTRICAL PLAN
S1.1	1/4" FIRST FLOOR FRAMING & WALL BRACING PLAN
S1.2	1/4" SECOND FLOOR FRAMING & WALL BRACING PLAN
S1.3	1/4" ROOF FRAMING PLAN

DONDLINGER RESIDENCE
PROJECT #10601
7535 NORTH BEACH DRIVE
FOX POINT, WISCONSIN 53217

ISSUED FOR BUILDING REVIEW

05.18.23	95% REVIEW SET
06.01.23	ISSUED FOR BUILDING REVIEW

COPYRIGHT 2023 GENESIS ARCHITECTURE, LLC
UNAUTHORIZED REPRODUCTION OF THESE PLANS IS PROHIBITED BY LAW

GENESIS
Architecture, LLC
1055 PRAIRIE DRIVE, SUITE D
RACINE, WISCONSIN 53406
TEL. 262-752-1894
FAX. 262-752-1895
www.genesisarchitecture.com
office@genesisarchitecture.com

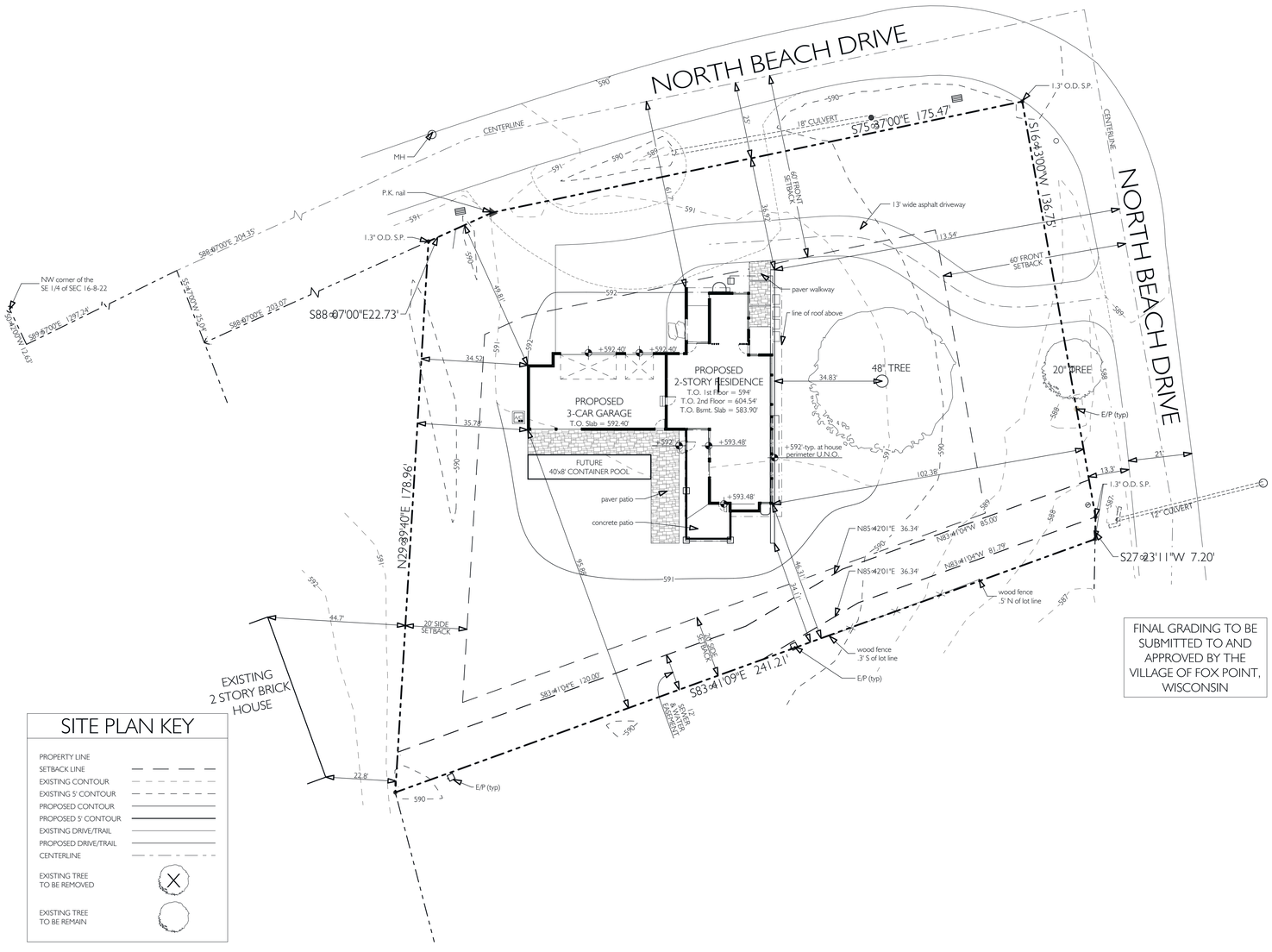
6/1/23

A0.0

SHEET 1 OF 25

COVER SHEET

/Users/designer1/Desktop/Current Projects/Dondlinger/Plans/Dondlinger_0531123.pln



SITE PLAN KEY

- PROPERTY LINE
- SETBACK LINE
- EXISTING CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED CONTOUR
- PROPOSED 5' CONTOUR
- EXISTING DRIVE/TRAIL
- PROPOSED DRIVE/TRAIL
- CENTERLINE
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE REMAIN

SITE PLAN
1 / A0.1
SCALE: 1" = 20'

LOCATION MAP
2 / A0.1
NOT TO SCALE

LEGAL DESCRIPTION

PARCEL 2, CERTIFIED SURVEY MAP NO. 3937, A PART OF THE SOUTHEAST 1/4 OF SECTION 16, TOWN 8 NORTH, RANGE 22 EAST, IN THE VILLAGE OF FOX POINT, MILWAUKEE COUNTY, WISCONSIN.

SAID PARCEL CONTAINING 43,560 S.F./1.00 ACRES OF LAND, MORE OR LESS.

SITE PLAN IS BASED ON A SURVEY BY:
NORTH SHORE ENGINEERING, INC.
JAMES G. SCHNEIDER, NO. S-2127
DATED: 25 MAY 2022

PROPERTY INFORMATION

LOT ZONING:	A-1 RESIDENTIAL ZONING DISTRICT
LOT AREA:	43,573.75 S.F. (1 ACRE)
MINIMUM OPEN LOT AREA:	40,000 S.F. (0.92 ACRES)
PROPOSED OPEN LOT AREA:	40,037.75 S.F 43,573.75 S.F. - 3,556.5 S.F. = 40,017.25 S.F.
MINIMUM AVERAGE LOT WIDTH:	120'
AVERAGE LOT WIDTH:	155.7'
MINIMUM FRONT/STREET SETBACK:	60'
PROPOSED FRONT/STREET SETBACK:	60.73' (NORTH), 113.54' (EAST)
MINIMUM SIDE SETBACK:	20'
PROPOSED SIDE SETBACK:	34.48' (SOUTH), 34.52' (WEST)
MINIMUM REAR SETBACK:	20'
PROPOSED REAR SETBACK:	N/A
MAXIMUM BUILDING HEIGHT:	40'
PROPOSED BUILDING HEIGHT:	23'
NOTES:	

N

SITE PLAN & PROPERTY INFORMATION

DONDLINGER RESIDENCE
PROJECT #10601
7535 NORTH BEACH DRIVE
FOX POINT, WISCONSIN 53217

ISSUED FOR BUILDING REVIEW

05.18.23	95% REVIEW SET
06.01.23	ISSUED FOR BUILDING REVIEW

COPYRIGHT 2023 GENESIS ARCHITECTURE, LLC
UNAUTHORIZED REPRODUCTION OF THESE PLANS IS PROHIBITED BY LAW

GENESIS
Architecture, LLC
1055 PRAIRIE DRIVE, SUITE D
RACINE, WISCONSIN 53406
TEL. 262-752-1894
FAX. 262-752-1895
www.genesisarchitecture.com
office@genesisarchitecture.com

6/1/23

A0.1

/Users/designer1/Desktop/Current Projects/Dondlinger/Plans/Dondlinger_053123.pln

BUILDING SPECIFICATIONS

0000. INSTRUCTION TO BIDDERS

1. It is the intention of the Architect and the Owner that these plans and specifications shall form the basis for a contract between the Owner and the Builder. The Builder shall provide all necessary labor and materials and perform all work required to complete the building within the scope of these plans and specifications, except as otherwise indicated. The Builder is to cooperate with and coordinate work with any such other contractors retained by the Owner.
2. Contact Architect (Genesis Architecture, LLC, contact Tracy Migrin #262-752-1894) or Builder (AU Contracting, LLC, contact: Alex Uglow: #262-417-0516) for directions to obtain digital files and/or hard-copy prints of the construction documents.

1000. GENERAL NOTES

1. It is the Builder's responsibility to ensure that all work and construction meets all current federal, state, and local codes, ordinances, regulations, etc., which shall be considered part of the specifications of this building and shall be adhered to even if they are in variance with the plan.
2. The information contained within these construction documents is issued to show design intent and basic framing details. It is the Builder's responsibility to provide standard construction detailing and practices, which will provide a structurally sound and weatherproofed finished product. Do not scale drawings; follow dimensions only. Work that is not fully described in the Contract Documents shall be built to the same standard of quality and level of performance as similar conditions that are fully described in the Contract Documents and in conformance with exiting similar conditions. The Architect and Builder shall work together to coordinate these items. The Builder shall also notify the Architect of any discrepancies or problems observed prior to starting construction of such.
3. The Architect assumes no responsibility for construction not conforming to these plans, nor responsibility for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work.
4. Any changes that may occur during the course of construction shall be approved per contractual agreement between the Owner and Architect and submitted to the builder before proceeding.
5. Copyright 2023 reproduction of these plans, in any form without the written consent of the Architect, is prohibited.
6. The Builder shall procure all necessary permits.
7. If an additional survey is required by the municipality the survey is to be supplied by the Builder and shall include a re-certification and adequate information to acquire the building permit.
8. Smoking is prohibited inside of building.
9. No pesticides or noxious cleaning products are to be used on site.
10. Any time there is a conflict in the drawings and specifications, where different materials or items are noted for the same condition, the better quality product should be used.
11. Protect all materials from moisture and contamination damage before and after installation according to standard building practice.
12. Regularly remove trash from the construction site, and discarded foodstuff should be disposed of in such a manner as to discourage rodent and insect infestation.
13. Products are to be installed with a high quality of construction according to the manufacturer's specifications by the Builder and Subcontractors throughout construction.
14. Prior to Owner move-in the Builder shall assure any rubbish has been removed from entire premises and the whole house has been cleaned, including but not limited to floors, windows, air filters and any horizontal surfaces.
15. Builder and Owner to complete specification sheet as necessary.
16. Builder to provide temporary protection of exposed elements as appropriate to the stage of construction.
17. Builder and Subcontractors to provide Owner with the following items for all products and materials used in the home:
    A. Any user instructions and/or manuals.
    B. Any installation instructions and/or manuals.
    C. Any warranties
    D. Specifications for all paint, stain or other finishes used in the home, with such information to include the brand, type and name of any such paint, stain or other finish.

2000. SITEWORK

1. Excavation and Backfill:
    A. Excavating shall be to the proper depth; the grade of the home shall be determined by the local codes and at the discretion of the Architect and Builder.
    B. Builder shall verify existing grades and coordinate any adjustments necessary to house with Owner.
    C. All dirt shall be placed on the lot. If any excess of dirt is evident, and/or extra fill is needed the expense of moving the same shall be predetermined per contractual agreement between Owner and Builder.
    D. The Builder shall be responsible for any clean up necessary as a result of excavating.
    E. Topsoil shall be kept separate from subsoil, leaving only topsoil evident as the rough grade. Rough grade is defined as the leveling of the land to within six inches of the smoothness necessary to either seed or sod the lot. Rough grading shall be necessary to conform to existing grades, abutting property conditions, and drainage plans per local jurisdiction.
    F. The Site Plan on sheet A0.1 shall be the primary factor in establishing the grade for the lot, but shall be used in conjunction with the survey and any landscape plans.
    G. The Owner may make specific arrangements to include any special conditions.
    H. Trees, foliage or landscape will not be disturbed or destroyed that are outside of the known construction area as per the Site Plan on A0.1. The Builder shall retain all of these items that are outside of known grading and verify which are to be maintained that are within the construction/grading area.
    I. All construction traffic is to enter and exit the lot by way of the driveway location as per the Site Plan on sheet A0.1 and inside newly graded area as to preserve existing landscape.
2. Before digging the Owner and Architect will approve the site layout.
3. Topsoil and large boulders will be stockpiled and protected from erosion for future use by the Owner.
4. Remove all topsoil and organic material from areas to receive concrete or asphalt paving. Then proofroll areas to be paved and remove soft areas. Replace with engineered fill, compacted in 12" lifts, to provide proper subgrade for paving. Proofroll with loaded dump truck or cement truck.
5. Landscaping, including topsoil and placement of topsoil for finish grading, is to be bid at a later date when the Owner's landscape design is finalized.
6. Tree stumps and other dead foliage should be completely removed from around and under the building site so that termites and other pests are not attracted.
7. Disruption to the site is to be as small as possible to effectively facilitate the construction of the new building. This area is to be roped off so as to prevent accidental destruction to the natural terrain.
8. Provide proper drainage away from the building.
9. No construction waste is to be buried on site.
10. Driveway: Bid with asphalt drive to have 2-1/2" binder course and 1-1/2" wearing course. 4" total on 6" compacted stone base, in accordance with state of Wisconsin highway standards.

3000. CONCRETE

1. The Concrete Subcontractor shall provide all necessary labor and materials to perform all work of said trade. The Concrete Subcontractor shall lay out all work and be responsible for all measurements per plan. All work shall be done in a quality manner, level, straight, plumb, square, and true. All work to be done in accordance with plans, specifications, plot plan, and applicable ordinances. Water shall be diverted and pumped out as necessary until completion of the basement.
2. Only use clean natural aggregates.
3. Only water of potable quality that is free of taste, color, and odor may be used. Also it should not foam or fizzle.
4. All concrete to be type 1 without additives (except for calcium chloride as required in cold weather).
5. Except as noted, all concrete shall be 3000 PSI (28-day compressive strength). Refer to structural plans.
6. Foundation walls & Footings:
    A. Drain tile to be laid along exterior of footing under minimum height and width of 12" of #1 washed stone. Bleeders to be installed through footings every 8', where necessary, and at proper pitch. Form-A-Drain system in lieu of drain tiles is acceptable. Balance of backfill material to be washed sand or gravel. In lieu of washed sand or gravel backfill material, a drainage board, like DrainStar Strip Drain by Tremco Barrier Solutions, may be installed. All basement walls and footings to be poured concrete.
    B. Subcontractor to also install and adapt the Form-A-Drain system with an outlet and dedicated vent pipe per manufacturer's specifications to vent radon. Radon installation shall comply with the techniques prescribed by the EPA. See Floor Plans and Roof Plan for vent location.
7. Concrete Slabs:
    A. Basement Floors: 3" concrete slab over concrete rated vapor barrier over 4" gravel. Seal floors to prevent moisture from wicking through the concrete. However, no sealer should be applied to floor at areas where tile or glued down flooring will be installed, as most sealers will interfere with the effective bond between the adhesive and the concrete.
    B. Garage Floors: 4" concrete slab with microfibers over concrete rated vapor barrier over 4" gravel. Caulk all joints. Seal floor to prevent moisture from wicking through the concrete.
    C. Exterior Slabs: 5" concrete slab with microfibers over 4" gravel.
    D. Stoops to be constructed with poured concrete as indicated on plans and properly pitched for drainage.
    E. Provide 1/2" expansion joint material between all concrete slabs and abutting concrete walls occurring in exterior areas.
    F. Provide deep saw cut control joints at 25% of the depth of the concrete slab as required by industry standards or as indicated on plans.
    G. Vapor barrier to be overlapped 2' and sealed at all seams. Caulk or poly tape all seams and around posts. Hold in place with bricks or large rocks with 3-4' spacing. Use ball traps in floor drains. Cover and seal sump pump or other pits. Caulk or seal all joints, cracks, holes, pipes, exposed insulation, drains, and wires in concrete slab against mold spores, radon and other gases with Sonneborn Sonalastic SLI caulk or approved equal. All joints should be tooled to facilitate caulking.
8. Miscellaneous Concrete Finish Elements:
    A. Custom Concrete Wall Finish: Concrete wall surfaces to be a two-coat, smooth, hand-troweled concrete finish on 1/2" Durock cement board on 2x framing per plan. Walls to include corner beads as necessary. Provide samples and mockups to Architect and Owner to determine final coloring.

4000. MASONRY (not in this spec)

5000. METALS

1. Girder, columns, and any other supporting beams of steel shall be furnished and placed as necessary or as shown on plan.
2. Provide painted galvanizing on the steel beams and related plates that extend into the exterior soffit areas. Use VRC painted galvanizing for the beams, columns and related plates in any moist areas. Nails, screws, truss gang nail plates, etc. located in the moist area to have the standard galvanizing associated with those items. Patch damaged galvanizing with zinc paint.
3. Refer to Notes on Structural sheets for additional information regarding structural steel.
4. Metal guardrails at exterior balconies to be as designed. Infill to be made of steel, finish TBD. See floor plan and exterior elevations.
5. Metal guardrails at interior stairs to be as designed. Infill to be made of steel, finish TBD. See floor plan, interior elevations and details.
6. Stairs: Open stair per code with solid wood treads set on centered tube steel stringer.
7. Metal Panel Siding: 10 gauge corten panels with corner stand-off supports. Provide drip-flange below panels to keep from staining building materials below.
8. Provide concealed steel post base at all exterior exposed wood posts.
9. Structural hangers TBD and approved by Architect and Owner.

6000. WOOD AND PLASTICS

1. Rough Carpentry:
    A. All work to be in accordance with plans, specifications, plot plan, and ordinances. The Carpentry Subcontractor shall perform all carpentry work of every nature whatsoever. He shall lay out all work and be responsible for all measurements per plan and in cooperation and coordination with Architect. All work shall be done in a craftsman-like manner, level, straight, plumb, square, and true. The Carpentry Subcontractor will be responsible for installation of all lumber, structural components, trusses, ground blocks, furring, nailing strips, nails, fasteners, draft-stopping, blocking, window, doors, dropped soffits, exterior trim, stairs, railings, building paper, necessary rough and finish hardware, as applicable, temporary closing of openings and installation of construction doors as necessary in building. Bridging, corner bracing, nailing, blocking, and furring to be according to standard building practices. All exterior corners to be properly braced with metal wind bracing or plywood wall sheathing. The Carpentry Subcontractor shall supply crane as necessary for assembly of building, and all necessary hardware, nails, screws, etc. Truss supplier to provide all hangers and hurricane clips necessary for installation of trusses. Sill sealer to be installed between pressure treated sill plates and foundation walls. Construction adhesive to be Titebond Solvent-Free Construction Adhesive.
2. Building Components:
    A. Clean, new framing lumber as follows:
        i. Ash Beams: Green Ash (Fraxinus Pennsylvanica) per Structural Drawings
        ii. Douglas Fir Beams & Columns: Douglas Fir #1 & Better per Structural Drawings (https://www.menards.com/main/building-materials/lumber-boards/timbers-logs/6-x-12-1-better-s4s-douglas-fir-timber/1022768/p-1444432008153-c-13131.htm)
        iii. All other structural lumber, like beams and columns, is defined in the framing notes on the Structural Plans and is to be Doug Fir Larch #2 or better. Doug Fir Larch #2 or 1650 MSR structural lumber to be used for studs in exterior wall window mulls (where ever a PSL is not used), at all shoulder studs in exterior walls and at any point load in the house. The remainder of framing, like the interior walls and exterior walls (not including mulls or shoulder studs), to be S-P-F Stud grade.
    B. Use CCA (Wolmanized) Level 1 preservative treated engineered lumber as stated in plans, sections and details or where these members are in contact with grade or concrete, are exposed to the exterior, or are in moist areas. Use the preservative that will not have arsenic.
    C. Heavy timber construction to comply with the 2017 ICC 400 Standard on the Design & Construction of Log Structures (https://codes.iccsafe.org/content/ICC4002017/chapter-3-general-requirements) including by not limited to following:
        i. Section 302.2.1 Stress Grading: All logs shall be stress graded and identified by the grade mark or Certificate of Inspection issued by an accredited log grading agency.
        ii. Section 302.2.2 Moisture Content: Moisture content shall be evaluated in accordance with the requirements of this section.
        iii. Section 306.2 Moisture Protection: The exterior water plane shall effectively shed water from precipitation and shall comply with Sections 306.2.1 through 306.2.7.
        iv. Section 306.2.4 Protective Treatments: A protective treatment shall be applied to log surfaces in accordance with manufacturer's instructions specific to the condition of the logs (e.g. green, dry, weathered). Treatments shall be selected and applied to ensure the moisture drawn from within the log to the log surface will not be trapped against an impervious film.
        v. Section 306.2.6 Flashing: Where roof logs, floor logs or log posts are not protected by roof overhang and are exposed to weather, they shall be flashed to shed water and prevent water from passing through the exterior water plane. Approved corrosion-resistant flashings shall be installed at all of the following locations:
            a. Continuously above all exterior window and door openings.
            b. Continuously above all wood trim that projects beyond the water plane
            c. Continuously on top of all exterior floor, balcony or deck structural members.
            d. Continuously on top of all exterior roof members where they project beyond the roof drip edge
            e. Continuously at the interface of the log wall and the non log wall above
            f. Continuously below the sill log or bottom plate log.
    D. Heavy timber construction to comply with the Wisconsin Uniform Dwelling Code (https://docs.legis.wisconsin.gov/code/admin_code/sps/safety_and_buildings_and_environment/320_325/321.pdf) including by not limited to SPS 321.10 Protection Against Decay and Termites:
        i. SPS 321.10(1): Wood used in any of the applications under this section (including but not limited to any structural part of an outdoor deck) shall meet all of the following requirements:
            a. The wood shall be labeled and pressure treated with preservative in accordance with an AWPA standard or shall be naturally durable and decay-resistant or shall be engineered to be decay resistant.
            b. The wood shall be pressure treated with preservative or shall be naturally termite-resistant unless additional steps are taken to make the wood termite-resistant.
    E. General Framing Specifications:
        i. Exterior Walls: 2x6 at 16" o.c.
        ii. Garage Walls: 2x6 at 16" o.c
        iii. Interior Walls: 2x4 at 16" o.c. Unless Noted Otherwise (U.N.O.)
        iv. Subfloors:3/4" Glued and screwed exterior grade tongue and groove plywood
        v. Underlayment: Per material specifications
        vi. Flat Roof Sheathing: 3/4" CDX plywood
        vii. Exterior Wall Sheathing:1/2" OSB
        viii. Garage Wall Sheathing: 1/2" OSB
3. Exterior Siding, Trim & Soffit:
    A. Typical Lap Siding: LP SmartSide 38 Series Cedar Texture Lap Engineered Treated Wood Siding. Siding boards to be 8" nominal (7.84" actual) with minimum 1" lap per manufacturer. Siding to be prefinished, with Edmund Allen LP Semi-Natural 2 Tone Color, color Abyss Black (verify with Owner). Install per manufacturer's specification. Louisiana-Pacific Corporation, www.lpsmartside.com, https://edmundallen.com/coatings/.
    B. Accent Lap Siding: LP SmartSide 38 Series Cedar Texture Lap Engineered Treated Wood Siding. Siding boards to be 8" nominal (7.84" actual) with minimum 1" lap per manufacturer. Siding to be prefinished, with Edmund Allen LP Semi-Natural 2 Tone Color, color Walnut (verify with Owner). Install per manufacturer's specification. Louisiana-Pacific Corporation, www.lpsmartside.com, https://edmundallen.com/coatings/.
    C. Corners at Siding: Bold X Tamlyn Corner Trim (https://www.tamlyn.com/main-products-page.php?p=xt&i=7&s=OutsideCorners). Install per manufacturer's specifications and details.
    D. Trim at Openings: L Transition Trim https://www.tamlyn.com/main-products-page.php?p=xt&i=1&s=TerminationProfiles). Install per manufacturer's specifications and details.
    E. Exterior Soffit:
    F. Alternates for above exterior finishes may be bid/used upon approval of Architect and Owner.
    G. Exterior Decking: TimberTech Porch Collection, color TBD, to be installed per manufacturer's specifications. TimberTech by Azek, #877-275-2935 (https://www.timbertech.com/products/porch/).
4. Finished Carpentry
    A. Stairs as designed:
        i. Interior stair treads to be solid wood plank treads TBD.
        ii. See Division 5 Metal for stair guardrail and/or handrail.
    B. Wood Flooring to be determined. Wood species and finishing to be determined by Owner. See plans for locations.
    C. Interior Doors: See Section 8000.3.D & 8000.3.E.
    D. Trim & Casing:
        i. Base trim to be 1x4 paint-grade wood base as detailed in drawings. See Wall Sections, Details and Interior elevations.
        ii. Casing:
            a. Windows to have drywall returns.
            b. Window sills to be determined by owner.
            c. Doors to have 1/2"x1-1/2" paint-grade wood casing.
    E. Cabinets: All cabinetry to be determined by Owner.

7000. THERMAL AND MOISTURE PROTECTION

1. Waterproofing:
    A. Seal all inside surfaces of basement walls and floors to prevent moisture from wicking through the concrete. (Note: No sealer should be applied to floor at areas where tile or glued down flooring will be installed. These finishes provide the required vapor barrier, and most sealers will interfere with the effective bond between the adhesive and the concrete.) Caulk or seal all joints, cracks, holes, pipes, exposed insulation, drains, and wires in concrete slab against mold spores, radon and other gases. All joints should be tooled to facilitate caulking.
    B. Sheet Waterproofing: Provide Tuff-N-Dri OR Watchdog sheet/membrane waterproofing by Tremco Barrier Solutions to the outside of building walls below grade.
2. Insulation
    A. All exposed insulation shall have a flame spread rating of less than 25 and a smoke density rating of less than 450. All work shall be done in a quality manner according to established trade practice and manufacturer's recommendations.
    B. Verify insulation with HVAC Subcontractor's Heat Loss Calculations and state and local codes.
    C. Exterior House & Garage Walls:
        i. Insulate with R-19 fiberglass insulation at the stud cavities.
        ii. Install per manufacturers' specifications.
        iii. Provide 2" extruded polystyrene in the above grade wall cavities.
    D. House & Garage Ceilings to be minimum R-49:
        i. Insulate with R-49 fiberglass insulation.
        ii. Allow 1" minimum airspace between sheathing and insulation.
        iii. Install per manufacturers' specifications.
        iv. Note: Ductwork located in ceiling spaces shall be inside the insulation envelope.
    E. Basement Walls: Provide 1-1/2" rigid insulation with parged cement over (color TBD) at exterior face per wall sections and details.
    F. Interior Walls: Provide 3-1/2" sound batt insulation or 3-1/2" R-15 blown-in fiberglass sound insulation in walls, floors and ceilings of spaces adjacent to bathrooms, bedrooms and as shown on plans.
    G. Floors:
        i. Floors over unheated spaces shall have R-38 insulation between joists. Use fiberglass batt, rigid or spray foam insulation as necessary or as shown on the drawings.
        ii. Provide 2" extruded polystyrene in the above grade wall cavities.
    H. Install batt insulation as a continuous blanket without holes for electrical boxes, light fixtures, or heating ductwork. Caulk all openings in exterior wall construction.
    I. Provide insulation baffles at eave vents between rafters/trusses. Keep attic insulation from blocking soffit ventilation.
    J. Insulate and weather strip attic access panels.
    K. No insulation is to be exposed on inside of any duct, furnace, or filter.
    L. Install 6-mil poly vapor barrier at warm side of all insulation. Lap joints 18" minimum, poly taped at wall-to-ceiling intersection and around partition walls, plumbing, and electrical penetrations. Caulk and staple to bottom plate. Push tight into corners. All holes in electrical boxes and around wires must be caulked.
3. Weatherstripping and Caulking
    A. All work shall be done in a workmanlike manner according to the best practice and manufacturer's recommendations.
    B. All sound walls (insulated interior walls) to be sealed at perimeter and at all penetrations.
    C. All exterior doors and windows shall be caulked with non-hardening elastic compound.
4. Roof Venting
    A. Subcontractor shall provide adequate attic ventilation/roof vents per local governing code. Use continuous ridge vents and continuous soffit vents as shown in drawings. Also, as necessary, use hip vents or tile vents, but check with Architect before these are decided upon.
    B. Substitutions may be made, provided they allow equivalent net free areas.
    C. See Reflected Ceiling Plan, Roof Plan, Exterior Elevations and Wall Sections/Details for vent locations.
5. Roofing: Fully adhered 60 mil EPDM roofing membrane on 3/4" roof sheathing on roof structure per structural drawings to be installed per manufacturer's specifications and drawings.
6. Exterior flashing shall be correctly installed at all connection between roofs, walls, chimneys, and projections and penetrations as required by SMACNA.
7. Install all elements using manufacturer's standard details, per manufacturer's instructions.
8. Notify the Architect of any discrepancies prior to construction.
9. Provide the Owner with the written warranties.
10. Gutters, Downspouts & Rain Diverters:
    A. Use aluminum seamless K-style gutters and downspouts. All roof flashing shall be aluminum color TBD. Exterior flashing shall be correctly installed at all connection between roofs, walls, chimneys, and projections and penetrations as required by SMACNA.
    B. All downspouts to empty into city storm drain system OR to be connected underground and led to a place downgrade from the house.
    C. Roofing Subcontractor to provide a rain diverter along the low-slope edges of roof openings as noted on Roof Plan. Builder shall verify proposed detail with Architect prior to construction.

8000. DOOR AND WINDOWS

1. All exterior windows and patio doors to be Marvin Essential Windows and Doors (www.marvin.com) unless noted otherwise. Sizes per window and door schedules. Fiberglass exterior and interior finish color to be Ebony. Glass to be double-pane, Low-E, insulated glass with argon. Typical hardware to be determined by Owner. Tops of all window and doors shall align per drawings. Builder to verify rough opening heights and sizes with drawings and discuss any issues with Architect prior to ordering windows and patio doors.
2. Provide screens on all operable windows and patio doors. Screening and metal frame for screens colors TBD.
3. Doors:
    A. All doors are to be supplied per the door schedule in the drawings.
    B. Garage/House door(s) to be insulated steel at unheated garage and solid core wood doors at heated garage with adjustable threshold and shall have a 20-minute fire rating on door and frame.
    C. Overhead Garage door to have flush panel doors with color to match adjacent siding. Final door selection and finish to be approved by Owner.
    D. Interior Doors: Belldinni Paneled Manufactured Wood and Glass Alba Standard Door, sized per door schedule unless noted otherwise (https://www.wayfair.com/home-improvement/pdp/belldinni-paneled-manufactured-wood-and-glass-alba-standard-door-bldi1160.html). Undercut 1/4" or more if used for return air. Verify with heating designer.
    E. Office Door: Renin Glass and Metal Opera Barn Door Kit (https://www.wayfair.com/home-improvement/pdp/renin-glass-and-metal-opera-barn-door-kit-ollc1270.html?st=1). This door is a single panel and track that will need to be modified to include a longer track and two panels.
    F. Any custom glass shower door and enclosure to have tempered, heavy, frameless glass with hinges and pull to be determined by Owner.
    G. Mudroom Door (D11): Provide EzyJamb Frameless Door Jamb System and painted flush door panel to blend into door into wall (https://ezconcept.com/products/ezyjamb/).
4. Miscellaneous:
    A. Access panels for HVAC and plumbing access to be by Acudor, sized as required, steel, 14 ga door, 14 ga mounting frame, door flush to frame, 3/4" recess for plaster, continuous concealed hinges, steel to have enamel prime coat, paint door to match adjacent paint. Allen head cam latch.

SPECIFICATIONS

/Users/designer1/Desktop/Current Projects/Dondlinger/Plans/Dondlinger_053123.pln

DONDLINGER RESIDENCE
PROJECT #10601
7535 NORTH BEACH DRIVE
FOX POINT, WISCONSIN 53217

ISSUED FOR BUILDING REVIEW

05.16.23 95% REVIEW SET
06.01.23 ISSUED FOR BUILDING REVIEW

COPYRIGHT 2023 GENESIS ARCHITECTURE, LLC
UNAUTHORIZED REPRODUCTION OF THESE PLANS IS PROHIBITED BY LAW

GENESIS
Architecture, LLC
1055 PRAIRIE DRIVE, SUITE D
RACINE, WISCONSIN 53406
TEL . 262-752-1894
FAX . 262-752-1895
www.genesisarchitecture.com
office@genesisarchitecture.com

6/1/23

A0.2

B. Mirrors to be framed as shown on interior elevations. Attachment method for frameless mirrors is to be determined.

5. Coordinate all exterior openings with the Owner's security system to include sensors as required in screens and glass.

6. Hardware for doors to be submitted by supplier in consultation with Owner. Coordinate handles that are supplied for patio doors with Marvin. Coordinate locks.

9000. FINISHES

1. Drywall/Plaster
   A. All corners and angles must be finished plumb, straight, and true; and all surfaces flush. The Builder is to finish all defects if necessary after Subcontractors are complete. Builder to remove from premises all rubbish pertaining to his work and leave the building broom clean. Corner bead on all outside corners.

   B. See FLOOR PLAN NOTES on the floor plan sheets for locations and configurations of drywall, etc. Note that on the drawings the term drywall and plaster board as the outer layer on the walls and ceilings is meant to be the plaster board for use in the Imperial Plaster system by USG.

   C. Fire walls and ceilings at garage to have one layer of 5/8" type "X" gypsum board on the garage side.

   D. Drywall Conditions (At drywall only (no plaster) applications. Semi-concealed spaces apply also to plaster systems where plaster is not used behind brick, etc):
      i. Level 1 (wall areas not open to public view, i.e., behind brick veneer): At joints, set tape in compound, do nothing to fastener heads.
      ii. Level 2 (where water resistant gypsum backing board is used as substrate for tile): At joints, embed tape in compound and wipe with a joint knife leaving a thin coating over the tape and cover fastener heads with one coat of compound.
      iii. Level 3 (where walls to receive a medium or heavy texture or heavy wall covering): Apply two smooth coats of compound over joint tape and fastener heads. Smoothing by sanding or wiping with a damp sponge may be necessary to obtain an acceptable finish.
      iv. Level 4 (most common level, typical for residential dwellings – occupied spaces where wall to receive flat paints, light texture or standard wall coverings): "Three step" where 3 coats of compound are applied to joints and fastener heads. Smooth by sanding or wiping to get an acceptable finish.
      v. Level 5 (where walls to receive gloss, semi-gloss, enamel or non-textured flat paints): Apply three coats of compound on joints and fastener heads, then apply an additional smooth skim coat of compound over entire wall.
      vi. Note to above levels: Always set joint tape in compound.

   E. Use only electric heaters and dehumidifiers to dry out home. Furnace is not to be used to dry out home.

   F. All areas exposed to moisture (ie: bathrooms and kitchen walls at countertops) to have water resistant gypsum bd.

   G. Use Durock cement board or Wonder Board cement board at bath and shower and all areas of walls that receive tile.

2. General Finish Notes:
   A. Countertops to be determined by Owner.

   B. Flooring (See plan notes):
      i. Bath 203 and Master Bath 207C to have tiled floors.
      ii. Remaining finished areas of house to have wood floor.
      iii. Bath 203 tub/shower enclosure, Master Bath 207C South wall and shower enclosure, and Mudroom 109 dog wash enclosure to also be tiled.
      iv. All tile to include a mud-set installation and shall be a medium grade product to be determined by Owner.

3. Painting and Staining
   A. All woodwork to be carefully cleaned of finger marks, stains and other defects before the stain and sealer is applied. All rough spots to be sand-papered smooth before filling or finishing. All nails and brad holes to be filled with color putty to match.

   B. Paint HVAC and plumbing metal access panels to match adjacent paint.

   C. Interior cabinets and interior wood work to be stained as directed by Owner and with field finished as follows: Stain brand selection is at the discretion of the Builder, to be approved by the Architect or Owner. Stain color TBD. Following stain with 2 coats of fast dry, oil varnish, satin finish. Wood must be very clean.

   D. Interior wall and ceiling painting: Paint brand selection is at the discretion of the Builder, to be approved by the Architect or Owner. Paint selection shall include low, or no, VOC latex paint. Provide 1 coat primer and 2 coats paint as needed. The first coat is to be sprayed and back rolled and the second sprayed (with back rolling optional). Paint color TBD.

   E. Exterior painting: Paint brand selection is at the discretion of the Builder, to be approved by the Architect or Owner. Paint type and application to be per siding manufacturer's specifications. Paint color TBD.

   F. Exterior Stain: Stain brand selection is at the discretion of the Builder, to be approved by the Architect or Owner. Apply (2) coats, or as needed for desired effect. Stain color TBD. Wood must be very clean.

10,000. SPECIALITIES

1. Provide an allowance for bathroom accessories.

2. Walk-In-Closet shelving to supplied and installed Owner.

3. Gas Burning Fireplace: True 50 Indoor Gas Fireplace. Heat & Glo, 7571 215th Street West, Lakeville, MN 55044, #1-888-427-3973, www.heatnglo.com/fireplaces/gas/indoor/true-gas-fireplace. Install per manufacturer's specifications.

11,000. EQUIPMENT

1. Appliances are TBD. Builder to provide allowances for quality stainless steel Kitchen appliances (36" Refrigerator, 36" Range, Dishwasher, 30" Built-In Microwave, 30" Built-In Oven, and 42" Range Hood) and front-loading washer and dryer.

12,000. FURNISHINGS (not in this spec)

13,000. SPECIAL CONSTRUCTION (not in this spec)

14,000. CONVEYING SYSTEMS/PASSENGER ELEVATOR (not in this spec)

15,000. MECHANICAL

1. Plumbing:
   A. Plumbing Subcontractor shall provide all labor and material and perform all plumbing work of every nature whatsoever. All plumbing shall be properly installed according to applicable codes. Hot, cold water, and gas piping connections, shall be made wherever is necessary. All supply piping to be copper with lead free solder. Waste lines to be cast iron between sink, wall, floor and ceiling. Faucets to be lead free with a minimum of plastic components. Water service to be one-inch copper from pressure tank in basement or meter. Provide inside main water shut off. Sump pump to be installed in basement with cover allowing for drain tile to connect to main piping and shall be located as shown on plan. Inside sewer to be stubbed one foot outside of footing and provide proper clean outs. Install hose bibs per plan and per Owner's direction. Provide water line to refrigerator(s), freezer and/or under-counter icemaker as needed. Provide gas to all gas fired appliances. Install hot water heater(s) as per equipment specification.

   B. Plumbing fixtures TBD. Subcontractor to provide an allowance for all fixtures.

2. HVAC: HVAC work to be 'design build' by the Heating Subcontractor, based on the following. Final design and bid is subject to approval by the Owner and Architect. If final mechanical design requires mechanical chases, the Builder shall contact the Owner and Architect for design changes and chase locations PRIOR to the start of construction.
   A. Heating Subcontractor shall provide all necessary labor and materials and perform all heating and cooling of every nature whatsoever in the installation of a heating plant of sufficient size to properly heat and cool all parts of the house as specified by approved heat loss calculations. Gas piping, if any to be done by plumber. Electric wiring to be done by electrician. All necessary cutting for ducts are to be done by Heating Subcontractor. Exterior HVAC unit will be located in an inconspicuous location on concrete slab, see plan. Follow all equipment manufacturers' installation specifications. All systems shall be properly balanced and adjusted prior to final acceptance. Thermostats shall have programmable time clock feature.

   B. Vent all exhaust fans to outside. Plumbing and HVAC vents shall be grouped in attic to limit roof penetrations. They are to be located away from public view, ie: at the rear of the house, and shall be primed and painted to match the roof color.

   C. All return air registers and heat registers to be a combination of baseboard, floor mount, and toe kick as necessary and shall be placed by Subcontractor for maximum efficiency. Supply registers must be adjustable/closable with jiffy dampers.

   D. All ducts and duct terminations must be kept clean at all times. The supply and return registers must be covered immediately after installation with 6 mil poly and duct tape. They are to remain covered and not used until after final cleaning.

   E. HVAC ducts located in unheated spaces shall be insulated with R-11, and have continuous vapor barrier on the outside. All joints and connections must be sealed with low toxic, solvent free duct sealer or aluminum foil heating tape.

   F. There is to be no insulation exposed on inside of any duct, furnace, or filter.

   G. All ductwork to be galvanized sheet metal. No exposed wood stud, joist, or rafter space to be used for supply or cold air returns.

   H. All vent fans to have permanently lubricated bearings and be rated for continuous operation. Max. noise level of 1 sone (35 dB) @< or = 110 dfm @ 3', 1.5 sones (42 dB) @ < or = 190 cfm @ 3', 3 sones (49 dB) @ < or = 340 cfm @ 3'. Each bath to have 1 cfm/sf.

   I. Provide CO detector.

   J. Provide high-efficiency gas forced-air furnace.

   K. Provide high-efficiency central air conditioner.

   L. Fuel: Natural Gas. Verify with Owner.

   M. Basement ductwork shall run within the floor framing wherever possible. Builder shall submit preliminary duct layout to Architect and Owner for review and tweaking to get optimum arrangement. Incorrect work done without Architect's input may have to be changed at Builder's expense.

   N. Include programmable thermostats.

16,000. ELECTRICAL

1. Electrical Subcontractor shall provide all necessary labor and materials and perform all the electrical work of every nature whatsoever to be done, including installing hanging light fixtures. Electrical Subcontractor to provide a standard fixture list to the Owner/Architect prior to installation for review of items chosen. All work to comply with the national electric codes and any applicable state or local codes if it further dictates necessary details. All electrical equipment shall be U.L. approved.

2. Structural wiring (marked "TV") should contain two CAT 5 and two COAX cables. One brand is "USTEC TECWIRE (USDTW2x2)" with two Enhanced Category 5 cables and Series 6 coaxial cables. Outlets should each have two telephone and two COAX connections.

3. The location of the circuit breaker panel shall be installed where occupants spend least amount of time. Avoid bedrooms, kitchen, and living/dining areas, preferably in the storage/mechanical area of the basement.

4. Avoid large long bundles of wiring.

5. Add more circuits to the house to keep the amperage low on each circuit.

6. Electrical circuits must be ground to plumbing.

7. Use only 100% copper wire and as few plastic components as possible.

8. Use only ITC listed (air tight can) recessed light fixtures on any ceiling to unconditioned spaces.

9. Caulk all openings.

10. Provide smoke detectors in each bedroom, and one per floor, and per local code.

11. Provide GFI outlets in all kitchens, bath, garage, and exterior locations per code.

12. Provide telephone and cable rough in per plan, and per Owner's instructions. Verify all locations with Owner in walk-through prior to installation.

13. Provide an electric floor-heating mat beneath the Master Bath tile. Install per manufacturer's specifications. Provide an alternate bid reduction to not include the mat.

14. Provide doorbell button and alert as selected by Owner.

15. Verify switches and cover plates with Owner.

16. Provide stub-out for future solar panels.

17. Provide car-charger per Owner's direction.

END OF SPECIFICATION

SPECIFICATIONS

DONDLINGER RESIDENCE
PROJECT #10601
7535 NORTH BEACH DRIVE
FOX POINT, WISCONSIN 53217

ISSUED FOR
BUILDING REVIEW

05.18.23 95% REVIEW SET
06.01.23 ISSUED FOR BUILDING REVIEW

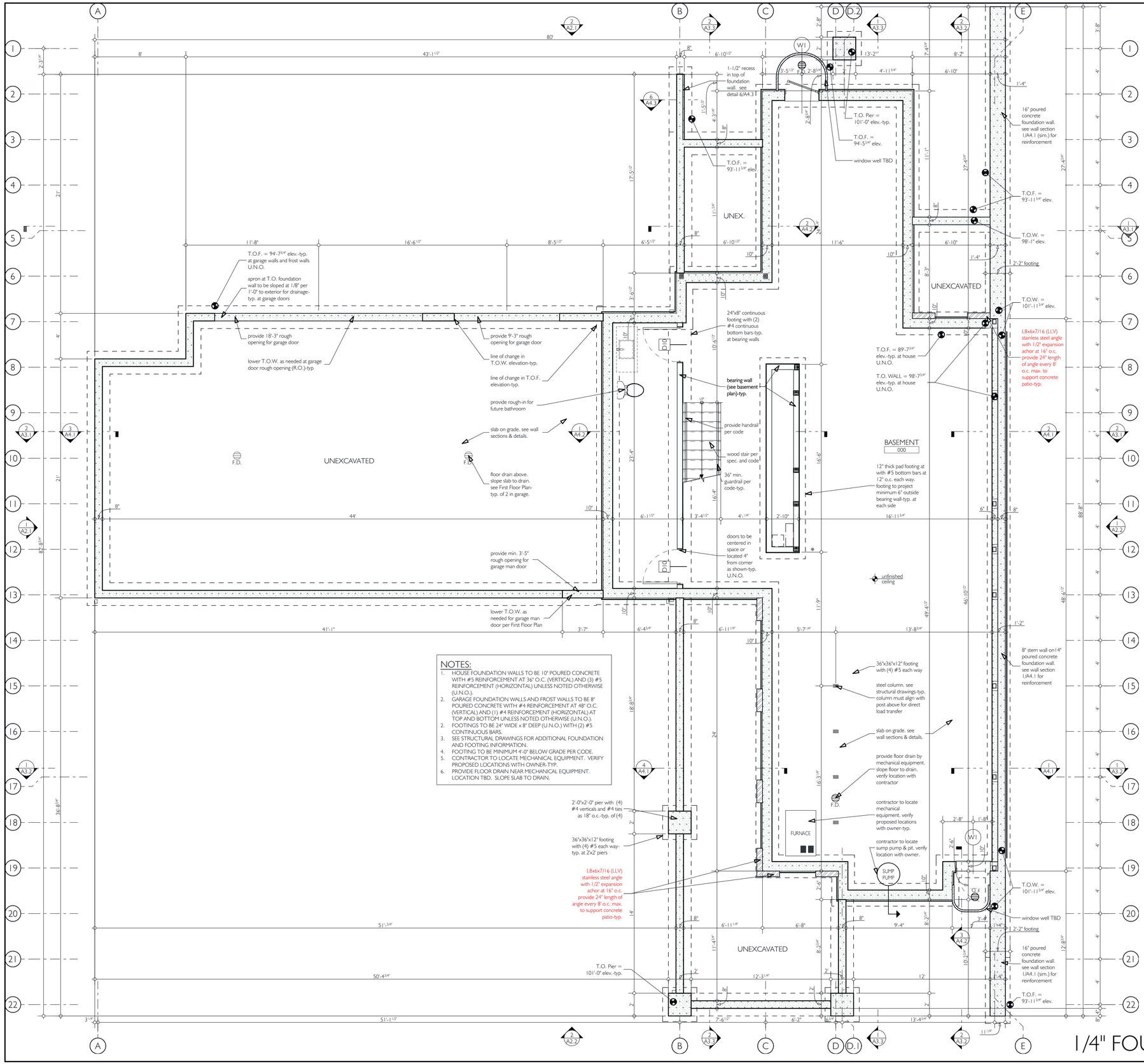
COPYRIGHT 2023 GENESIS ARCHITECTURE, LLC
UNAUTHORIZED REPRODUCTION OF THESE PLANS IS PROHIBITED BY LAW

GENESIS
Architecture, LLC
1055 PRAIRIE DRIVE, SUITE D
RACINE, WISCONSIN 53406
TEL. 262-752-1894
FAX. 262-752-1895
www.genesisarchitecture.com
office@genesisarchitecture.com

6/1/23

A0.3

/Users/designer1/Desktop/Current Projects/Dondlinger/Plans/Dondlinger_053123.pln



NOTES:

1. HOUSE FOUNDATION WALLS TO BE 10" POURED CONCRETE WITH #5 REINFORCEMENT AT 36" O.C. (VERTICAL) AND (3) #5 REINFORCEMENT (HORIZONTAL) UNLESS NOTED OTHERWISE (U.N.O.).
2. GARAGE FOUNDATION WALLS AND FROST WALLS TO BE 8" POURED CONCRETE WITH #4 REINFORCEMENT AT 48" O.C. (VERTICAL) AND (1) #4 REINFORCEMENT (HORIZONTAL) AT TOP AND BOTTOM UNLESS NOTED OTHERWISE (U.N.O.).
2. FOOTINGS TO BE 24" WIDE x 8" DEEP (U.N.O.) WITH (2) #5 CONTINUOUS BARS.
3. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL FOUNDATION AND FOOTING INFORMATION.
4. FOOTING TO BE MINIMUM 4'-0" BELOW GRADE PER CODE.
5. CONTRACTOR TO LOCATE MECHANICAL EQUIPMENT. VERIFY PROPOSED LOCATIONS WITH OWNER-TYP.
6. PROVIDE FLOOR DRAIN NEAR MECHANICAL EQUIPMENT. LOCATION TBD. SLOPE SLAB TO DRAIN.

FOUNDATION NOTES

1. ALL FOOTINGS SHALL REST ON VIRGIN, UNDISTURBED SOIL.
2. ASSUMED SOIL SHALL BE SAND OR GRAVEL, WITH MINIMUM TRACES OF DRY CLAY, WITH A MINIMUM BEARING CAPACITY OF 2000 LBS/SQ FT.
3. UNLESS OTHERWISE NOTED, ALL SLABS ON GRADE SHALL BE 4,000 P.S.I. (28 DAY COMPRESSIVE STRENGTH) CONCRETE ON 4" COMPACTED GRAVEL FILL MINIMUM WITH 6x6-W1.4x1.4 WWM REINFORCING. INTERIOR SLABS SHALL BE PLACED ON CONCRETE RATED VAPOR BARRIER.
4. PROVIDE 1/2" EXPANSION JOINT MATERIAL BETWEEN ALL CONCRETE SLABS ON ABUTTING CONCRETE WALLS OCCURING IN EXTERIOR AREAS.
5. PLACE 1/2" DIAMETER X 10" SILL PLATE ANCHOR BOLTS AT EACH VERTICAL REBAR (WHERE OCCURING) OR AT 4'-0" ON CENTER AND 12" FROM EACH CORNER MAXIMUM AND BOTH SIDES OF OPENINGS.
6. FOOTING SIZES SHOWN ARE ONLY TYPICAL FOR STATED SOIL PRESSURES AND CONTINENT COMPACTION, COMPARE WITH ACTUAL SOIL PRESSURES. USE WHICHEVER IS MORE RESTRICTIVE.
7. CONTRACTOR TO VERIFY FOOTING DEPTHS WITH LOCAL FROST REQUIREMENTS OR EXISTING SOIL CONDITIONS; WHICHEVER IS MORE RESTRICTIVE.
8. PROVIDE TERMITE PROTECTION AS REQUIRED BY LOCAL CODES.
9. PROVIDE DEEP SCORE CONTROL JOINTS AT MIDPOINTS OF ALL GARAGES, BOTH DIRECTIONS MIN. OR AS SHOWN IN PLAN IF DIFFERENT.
10. FOLLOW DIMENSIONS ON FIRST FLOOR PLAN. INTERIOR DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD. EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE FACE OF THE PLYWOOD SHEATHING WHERE OCCURRING AND TO THE OUTSIDE FACE OF THE CONCRETE WHERE OCCURRING.
11. CONTRACTOR IS TO VERIFY FINAL TOP OF FOUNDATION (T.O.F.) AND TOP OF WALL (T.O.W.) ELEVATIONS WITH FINAL GRADING.

1/4" FOUNDATION/BASEMENT PLAN

DONDLINGER RESIDENCE
PROJECT #10601
7535 NORTH BEACH DRIVE
FOX POINT, WISCONSIN 53217

ISSUED FOR BUILDING REVIEW

05.16.23	95% REVIEW SET
06.01.23	ISSUED FOR BUILDING REVIEW

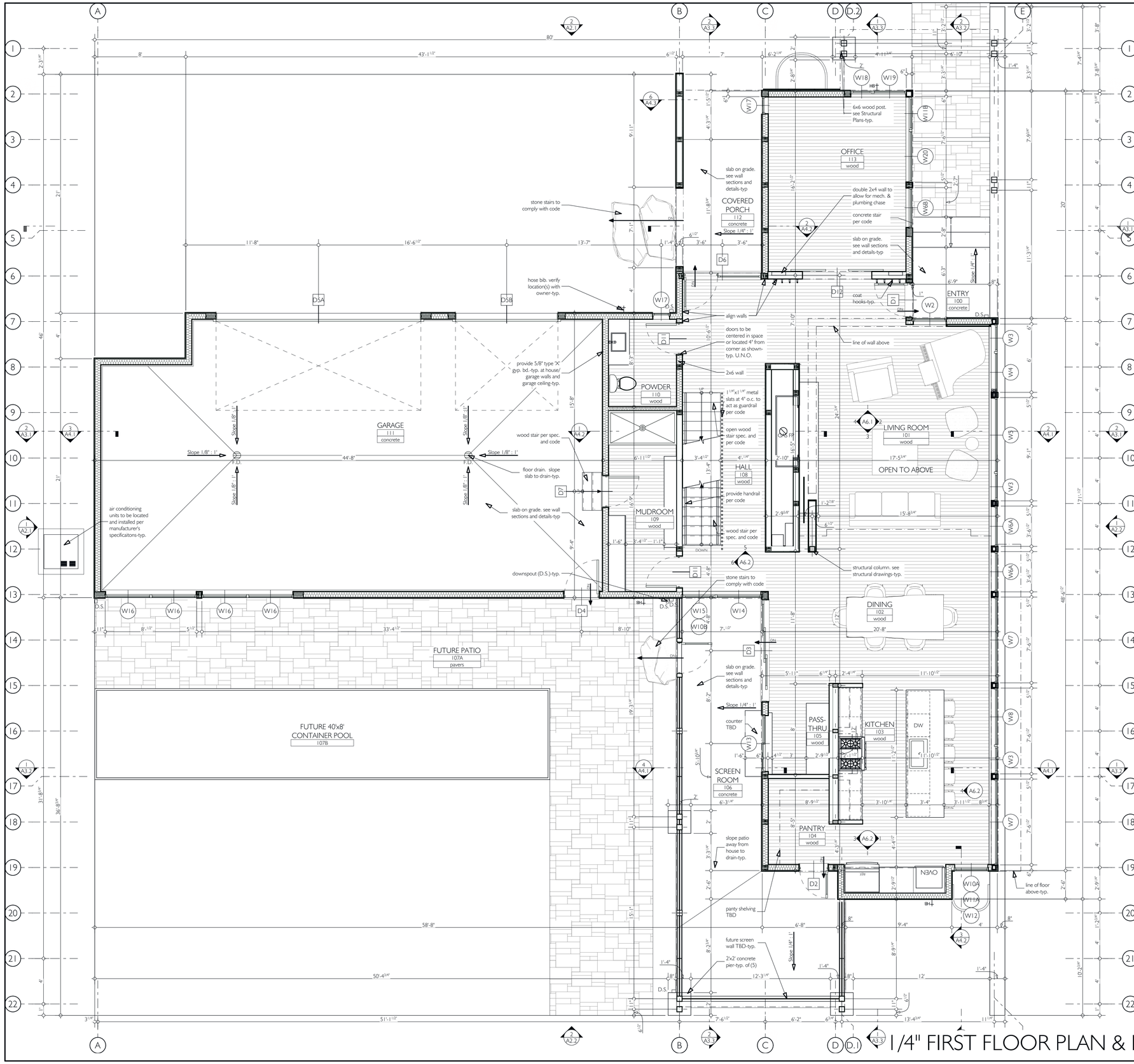
COPYRIGHT 2023 GENESIS ARCHITECTURE, LLC
UNAUTHORIZED REPRODUCTION OF THESE PLANS IS PROHIBITED BY LAW

GENESIS
Architecture, LLC
1055 PRAIRIE DRIVE, SUITE D
RACINE, WISCONSIN 53406
TEL. 262-752-1894
FAX. 262-752-1895
www.genesisarchitecture.com
office@genesisarchitecture.com

6/1/23

A1.1

/Users/designer1/Desktop/Current Projects/Dondlinger/Plans/Dondlinger_053123.pln



WINDOW SCHEDULE

ID	SIZE W	SIZE HT	TYPE	UNIT	QNTY	HEAD HT.	NOTES
T.O. BASEMENT							
W1	2'-11 1/2"	4'-11 1/2"	CASEMENT	#ESCA3050 E*	2	7'-8 1/2"	
					2		
T.O. FIRST FLOOR							
W2	2'-11"	7'-5"	DIRECT SET	N/A	1	7'-11 1/2"	
W3	2'-5 1/2"	5'-11 1/2"	CASEMENT	#ESCA2660 ET*	3	7'-11 1/2"	
W4	3'-6"	5'-11 1/2"	DIRECT SET	N/A	1	7'-11 1/2"	
W5	6'-7"	5'-11 1/2"	DIRECT SET	N/A	1	7'-11 1/2"	
W6A	3'-6"	5'-11 1/2"	DIRECT SET	N/A	2	7'-11 1/2"	
W6B	3'-6"	5'-11 1/2"	DIRECT SET	N/A	1	8'-10 3/4"	
W7	7'-6"	5'-11 1/2"	DIRECT SET	N/A	2	7'-11 1/2"	
W8	5'-1/2"	5'-11 1/2"	DIRECT SET	N/A	1	7'-11 1/2"	
W9A	3'-5"	11"	DIRECT SET	N/A	1	9'-10 1/4"	BY OTHERS, BETWEEN BEAMS
W9B	3'-6"	11"	DIRECT SET	N/A	6	9'-10 1/4"	BY OTHERS, BETWEEN BEAMS
W10A	2'-11 1/2"	1'-5 1/2"	AWNING	#ESAWN3016	1	2'	
W10B	2'-11 1/2"	1'-5 1/2"	AWNING	#ESAWN3016	1	7'-11 1/2"	
W11A	2'-11 1/2"	5'-11 1/2"	CASEMENT	#ESCA3060 ET*	1	7'-11 1/2"	
W11B	2'-11 1/2"	5'-11 1/2"	CASEMENT	#ESCA3060 ET*	1	8'-10 3/4"	
W12	2'-11 1/2"	11 1/4"	DIRECT SET	N/A	1	8'-10 3/4"	
W13	4'-11 1/2"	4'-11 1/2"	SLIDING	#ESGL5050 E	1	7'-11 1/2"	TEMPERED
W14	3'-11 5/8"	7'-5"	DIRECT SET	N/A	1	7'-11 1/2"	
W15	2'-11 1/2"	5'-11"	DIRECT SET	N/A	1	6'-5 1/2"	
W16	4'	1'-11 1/2"	DIRECT SET	N/A	4	5'-2 1/4"	
W17	1'-6"	7'-5"	DIRECT SET	N/A	2	7'-11 1/2"	
W18	1'-11 1/2"	5'-11 1/2"	CASEMENT	#ESCA2060 T	1	8'-10 3/4"	
W19	2'-11"	5'-11 1/2"	DIRECT SET	N/A	1	8'-10 3/4"	
W20	4'-6 1/2"	5'-11 1/2"	DIRECT SET	N/A	1	8'-10 3/4"	
					36		
T.O. SECOND FLOOR							
W21	2'-5 1/2"	5'-5 1/2"	CASEMENT	#ESCA2656 E*	6	7'-11 1/2"	
W22	4'-11 1/2"	5'-5 1/2"	DIRECT SET	N/A	1	7'-11 1/2"	
W23	2'-5 1/2"	4'-11 1/2"	CASEMENT	#ESCA2650 E*	5	7'-11 1/2"	TEMPERED
W24	4'	3'-5 1/2"	DIRECT SET	N/A	3	7'-11 1/2"	
W25	3'-6"	3'-5 1/2"	DIRECT SET	N/A	3	7'-11 1/2"	
W26	4'	5'-5 1/2"	DIRECT SET	N/A	1	7'-11 1/2"	TEMPERED
W27	2'-11 1/2"	5'-5 1/2"	CASEMENT	#ESCA3056 E*	1	7'-11 1/2"	TEMPERED
W28	1'-11 1/2"	5'-5 1/2"	CASEMENT	#ESCA2056	1	7'-11 1/2"	
W29	3'-1 1/8"	5'-5 1/2"	DIRECT SET	N/A	1	7'-11 1/2"	
W30	6'-6 3/4"	4'-1 1/4"	DIRECT SET	N/A	1	2'-6"	
W31	6'-6 3/4"	5'-5 1/2"	DIRECT SET	N/A	1	7'-11 1/2"	
W32	2'-5 1/2"	4'-1 1/4"	DIRECT SET	N/A	1	2'-6"	
W33	2'-5 1/2"	5'-5 1/2"	DIRECT SET	N/A	1	7'-11 1/2"	
W34	3'-4"	4'-1 1/4"	DIRECT SET	N/A	1	2'-6"	
W35	3'-4"	5'-5 1/2"	DIRECT SET	N/A	1	7'-11 1/2"	
W36	1'-6"	4'-7 3/4"	DIRECT SET	N/A	1	8'-1/4"	INTERIOR
W36	1'-9"	4'-6 1/4"	DIRECT SET	N/A	1	8'-1/4"	INTERIOR
W37	4'-3 1/4"	4'-7 3/4"	DIRECT SET	N/A	1	8'-1/4"	INTERIOR
W38	4'-3 1/4"	4'-7 3/4"	DIRECT SET		1	8'-1/4"	INTERIOR
					32		
					70		

NOTES:
1. SEE EXTERIOR ELEVATIONS FOR WINDOW OPERATION.
2. CORNER UNIT DIMENSIONS TO BE VERIFIED WITH CONSTRUCTION. SEE DETAIL(S).
3. CONTRACTOR TO VERIFY REQUIRED ROUGH OPENINGS WITH WINDOW MANUFACTURER DETAILS.

DOOR AND FRAME SCHEDULE

ID	SIZE W	SIZE HT	UNIT	MAT'L	QNTY	NOTES
EXTERIOR, T.O. FIRST FLOOR						
D1	3'-5/16"	7'-11 1/2"	HINGED	FIBERGLASS; GLASS	1	ELEVATE #ELIFD3080
D2	2'-6 5/16"	7'-11 1/2"	HINGED	FIBERGLASS; GLASS	1	ELEVATE #ELIFD2680
D3	8'-11 1/2"	7'-11 1/2"	SLIDING	FIBERGLASS; GLASS	1	ESSENTIAL #ESSPD9080-OOX
D4	3'	6'-8"	HINGED	STEEL; INSUL.	1	
D5A	18'	8'	GARAGE	STEEL; INSUL.	1	
D5B	9'	8'	GARAGE	STEEL; INSUL.	1	
D6	6'-9 1/2"	7'-11 1/2"	HINGED	FIBERGLASS; GLASS	1	ELEVATE #ELIFD3080 WITH SIDELITE
D7	2'-8"	6'-8"	HINGED	SCWD	1	20 MIN. RATED
					8	
EXTERIOR, T.O. SECOND FLOOR						
D8	5'-11 1/2"	7'-11 1/2"	SLIDING	FIBERGLASS; GLASS	1	ESSENTIAL #ESSPD6080-XO
D9	15'-9"	7'-11 1/2"	SLIDING	FIBERGLASS; WOOD; GLASS	1	ELEVATE #ELSFD16080-OXXO
					2	
INTERIOR, T.O. BASEMENT						
D10	3'	6'-8"	HINGED	SCWD	2	
					2	
INTERIOR, T.O. FIRST FLOOR						
D11	2'-8"	6'-8"	HINGED	SCWD	2	SEE SPECIFICATIONS FOR MUDROOM DOOR.
D12	6'	7'	SLIDING	SCWD; GLASS	1	DOUBLE. SEE SPECIFCATIONS FOR BARN DOOR TRACK & HARDWARE
					3	
INTERIOR, T.O. SECOND FLOOR						
D13	2'-8"	6'-8"	HINGED	SCWD	4	
D14	6'	6'-8"	SLIDING	SCWD	2	DOUBLE
D15	2'-8"	6'-8"	POCKET	SCWD	2	
D16	2'-4"	7'-11 3/4"	HINGED	GLASS	1	SHOWER DOOR
					9	
					24	

NOTES:
1. ALL EXTERIOR FRENCH DOORS SHALL HAVE GLAZING AND CLADDING TO MATCH THE WINDOWS.
2. EXTERIOR FRENCH DOOR SIZES ARE NOTED BY ACTUAL FRAME SIZES.
3. DOORS SIZES ARE NOTED BY NOMINAL LEAF SIZES UNLESS NOTED OTHERWISE. SEE NOTE #2.
4. EXTERIOR DOORS SHOULD BE DETAILED SIMILAR TO WINDOWS. SEE DRAWING WALL SECTIONS AND WINDOW DETAILS FOR NOTES.
5. CONTRACTOR TO VERIFY REQUIRED ROUGH OPENINGS WITH DOOR MANUFACTURER DETAILS.

FLOOR PLAN NOTES

1. INTERIOR DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD. EXTERIOR DIMENSIONS ARE TO THE OUTSIDE FACE OF THE CONCRETE WHERE OCCURRING, OR TO THE EXTERIOR FACE OF THE SHEATHING. SEE TYPICAL WALL SECTION. DIMENSIONS TO WINDOWS ARE TAKEN TO EITHER THE CENTER LINE OR THE WINDOW ROUGH OPENING.
2. WINDOW SIZES INDICATED ON PLANS ARE NOTED BY ACTUAL UNIT SIZES. REFER TO PLANS AND EXTERIOR ELEVATIONS FOR WINDOW TYPES. CONTRACTOR SHALL VERIFY ROUGH OPENING DIMENSIONS WITH WINDOW MANUFACTURER ESPECIALLY AT REQUIRED EGRESS WINDOWS.
3. DO NOT SCALE DRAWINGS, FOLLOW DIMENSIONS ONLY.
4. CONTRACTOR SHALL FIELD VERIFY ALL CABINET DIMENSIONS BEFORE FABRICATION.
5. ALL BATH AND TOILET AREA WALLS AND CEILINGS SHALL HAVE WATER RESISTANT GYPSUM BOARD.
6. ALL INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM BOARD AND METAL CORNER REINFORCING. USE 5/8" GYPSUM BOARD ON CEILINGS.
7. HANDRAILS SHALL BE MOUNTED 34"-38" ABOVE NOSING OF STAIRS. GUARDRAILS SHALL BE MOUNTED AT 36".
8. SEE EXTERIOR AND INTERIOR ELEVATIONS FOR DOOR STYLES.
9. PROVIDE HOSE BIBS AND VERIFY LOCATION AND NUMBER WITH OWNER.

DONDLINGER RESIDENCE
PROJECT #10601
7535 NORTH BEACH DRIVE
FOX POINT, WISCONSIN 53217

ISSUED FOR BUILDING REVIEW

05.18.23	95% REVIEW SET
06.01.23	ISSUED FOR BUILDING REVIEW

COPYRIGHT 2023 GENESIS ARCHITECTURE, LLC
UNAUTHORIZED REPRODUCTION OF THESE PLANS IS PROHIBITED BY LAW

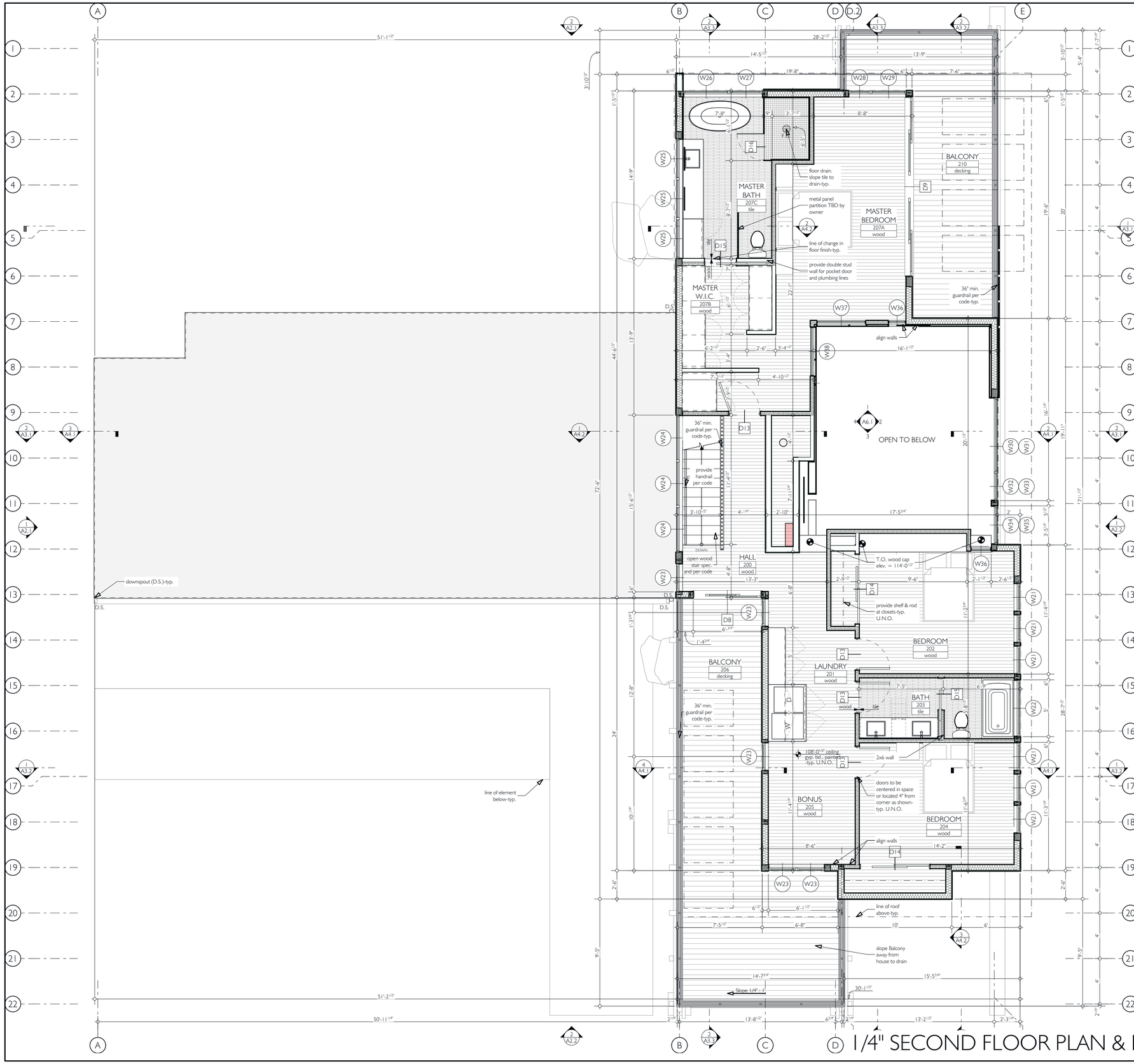
GENESIS
Architecture, LLC
1055 PRAIRIE DRIVE, SUITE D
RACINE, WISCONSIN 53406
TEL. 262-752-1894
FAX. 262-752-1895
www.genesisarchitecture.com
office@genesisarchitecture.com

6/1/23

A1.2

SHEET 6 OF 25

/Users/designer1/Desktop/Current Projects/Dondlinger/Plans/Dondlinger_053123.pln



DONDLINGER RESIDENCE
PROJECT #10601
7535 NORTH BEACH DRIVE
FOX POINT, WISCONSIN 53217

WINDOW SCHEDULE

ID	SIZE W	SIZE HT	TYPE	UNIT	QNTY	HEAD HT.	NOTES
T.O. BASEMENT							
W1	2'-11 1/2"	4'-11 1/2"	CASEMENT	#ESCA3050 E*	2	7'-8 1/2"	
					2		
T.O. FIRST FLOOR							
W2	2'-11"	7'-5"	DIRECT SET	N/A	1	7'-11 1/2"	
W3	2'-5 1/2"	5'-11 1/2"	CASEMENT	#ESCA2660 ET*	3	7'-11 1/2"	
W4	3'-6"	5'-11 1/2"	DIRECT SET	N/A	1	7'-11 1/2"	
W5	6'-7"	5'-11 1/2"	DIRECT SET	N/A	1	7'-11 1/2"	
W6A	3'-6"	5'-11 1/2"	DIRECT SET	N/A	2	7'-11 1/2"	
W6B	3'-6"	5'-11 1/2"	DIRECT SET	N/A	1	8'-10 3/4"	
W7	7'-6"	5'-11 1/2"	DIRECT SET	N/A	2	7'-11 1/2"	
W8	5'-1/2"	5'-11 1/2"	DIRECT SET	N/A	1	7'-11 1/2"	
W9A	3'-5"	11"	DIRECT SET	N/A	1	9'-10 1/4"	BY OTHERS, BETWEEN BEAMS
W9B	3'-6"	11"	DIRECT SET	N/A	6	9'-10 1/4"	BY OTHERS, BETWEEN BEAMS
W10A	2'-11 1/2"	1'-5 1/2"	AWNING	#ESAWN3016	1	2'	
W10B	2'-11 1/2"	1'-5 1/2"	AWNING	#ESAWN3016	1	7'-11 1/2"	
W11A	2'-11 1/2"	5'-11 1/2"	CASEMENT	#ESCA3060 ET*	1	7'-11 1/2"	
W11B	2'-11 1/2"	5'-11 1/2"	CASEMENT	#ESCA3060 ET*	1	8'-10 3/4"	
W12	2'-11 1/2"	11 1/4"	DIRECT SET	N/A	1	8'-10 3/4"	
W13	4'-11 1/2"	4'-11 1/2"	SLIDING	#ESGLS050 E	1	7'-11 1/2"	TEMPERED
W14	3'-1 5/8"	7'-5"	DIRECT SET	N/A	1	7'-11 1/2"	
W15	2'-11 1/2"	5'-11"	DIRECT SET	N/A	1	6'-5 1/2"	
W16	4'	1'-11 1/2"	DIRECT SET	N/A	4	5'-2 1/4"	
W17	1'-6"	7'-5"	DIRECT SET	N/A	2	7'-11 1/2"	
W18	1'-11 1/2"	5'-11 1/2"	CASEMENT	#ESCA2060 T	1	8'-10 3/4"	
W19	2'-11"	5'-11 1/2"	DIRECT SET	N/A	1	8'-10 3/4"	
W20	4'-6 1/2"	5'-11 1/2"	DIRECT SET	N/A	1	8'-10 3/4"	
					36		
T.O. SECOND FLOOR							
W21	2'-5 1/2"	5'-5 1/2"	CASEMENT	#ESCA2656 E*	6	7'-11 1/2"	
W22	4'-11 1/2"	1'-5 1/2"	DIRECT SET	N/A	1	7'-11 1/2"	
W23	2'-5 1/2"	4'-11 1/2"	CASEMENT	#ESCA2650 E*	5	7'-11 1/2"	TEMPERED
W24	4'	3'-5 1/2"	DIRECT SET	N/A	3	7'-11 1/2"	
W25	3'-6"	3'-5 1/2"	DIRECT SET	N/A	3	7'-11 1/2"	
W26	4'	5'-5 1/2"	DIRECT SET	N/A	1	7'-11 1/2"	TEMPERED
W27	2'-11 1/2"	5'-5 1/2"	CASEMENT	#ESCA3056 E*	1	7'-11 1/2"	TEMPERED
W28	1'-11 1/2"	5'-5 1/2"	CASEMENT	#ESCA2056	1	7'-11 1/2"	
W29	3'-1 1/8"	5'-5 1/2"	DIRECT SET	N/A	1	7'-11 1/2"	
W30	6'-6 3/4"	4'-1 1/4"	DIRECT SET	N/A	1	2'-6"	
W31	6'-6 3/4"	5'-5 1/2"	DIRECT SET	N/A	1	7'-11 1/2"	
W32	2'-5 1/2"	4'-1 1/4"	DIRECT SET	N/A	1	2'-6"	
W33	2'-5 1/2"	5'-5 1/2"	DIRECT SET	N/A	1	7'-11 1/2"	
W34	3'-4"	4'-1 1/4"	DIRECT SET	N/A	1	2'-6"	
W35	3'-4"	5'-5 1/2"	DIRECT SET	N/A	1	7'-11 1/2"	
W36	1'-6"	4'-7 3/4"	DIRECT SET	N/A	1	8'-1/4"	INTERIOR
W36	1'-9"	4'-6 1/4"	DIRECT SET		1	8'-1/4"	INTERIOR
W37	4'-3 1/4"	4'-7 3/4"	DIRECT SET	N/A	1	8'-1/4"	INTERIOR
W38	4'-3 1/4"	4'-7 3/4"	DIRECT SET		1	8'-1/4"	INTERIOR
					32		
					70		

NOTES:
1. SEE EXTERIOR ELEVATIONS FOR WINDOW OPERATION.
2. CORNER UNIT DIMENSIONS TO BE VERIFIED WITH CONSTRUCTION. SEE DETAIL(S).
3. CONTRACTOR TO VERIFY REQUIRED ROUGH OPENINGS WITH WINDOW MANUFACTURER DETAILS.

DOOR AND FRAME SCHEDULE

ID	SIZE W	SIZE HT	UNIT	MAT'L	QNTY	NOTES
EXTERIOR, T.O. FIRST FLOOR						
D1	3'-5/16"	7'-11 1/2"	HINGED	FIBERGLASS; GLASS	1	ELEVATE #ELIFD3080
D2	2'-6 5/16"	7'-11 1/2"	HINGED	FIBERGLASS; GLASS	1	ELEVATE #ELIFD2680
D3	8'-11 1/2"	7'-11 1/2"	SLIDING	FIBERGLASS; GLASS	1	ESSENTIAL #ESSPD9080-OOX
D4	3'	6'-8"	HINGED	STEEL; INSUL.	1	
D5A	18'	8'	GARAGE	STEEL; INSUL.	1	
D5B	9'	8'	GARAGE	STEEL; INSUL.	1	
D6	6'-9 1/2"	7'-11 1/2"	HINGED	FIBERGLASS; GLASS	1	ELEVATE #ELIFD3080 WITH SIDELITE
D7	2'-8"	6'-8"	HINGED	SCWD	1	20 MIN. RATED
					8	
EXTERIOR, T.O. SECOND FLOOR						
D8	5'-11 1/2"	7'-11 1/2"	SLIDING	FIBERGLASS; GLASS	1	ESSENTIAL #ESSPD6080-XO
D9	15'-9"	7'-11 1/2"	SLIDING	FIBERGLASS; WOOD; GLASS	1	ELEVATE #ELSFD16080-OXXO
					2	
INTERIOR, T.O. BASEMENT						
D10	3'	6'-8"	HINGED	SCWD	2	
					2	
INTERIOR, T.O. FIRST FLOOR						
D11	2'-8"	6'-8"	HINGED	SCWD	2	SEE SPECIFICATIONS FOR MUDROOM DOOR.
D12	6'	7'	SLIDING	SCWD; GLASS	1	DOUBLE. SEE SPECIFCATIONS FOR BARN DOOR TRACK & HARDWARE.
					3	
INTERIOR, T.O. SECOND FLOOR						
D13	2'-8"	6'-8"	HINGED	SCWD	4	
D14	6'	6'-8"	SLIDING	SCWD	2	DOUBLE
D15	2'-8"	6'-8"	POCKET	SCWD	2	
D16	2'-4"	7'-11 3/4"	HINGED	GLASS	1	SHOWER DOOR
					9	
					24	

NOTES:
1. ALL EXTERIOR FRENCH DOORS SHALL HAVE GLAZING AND CLADDING TO MATCH THE WINDOWS.
2. EXTERIOR FRENCH DOOR SIZES ARE NOTED BY ACTUAL FRAME SIZES.
3. DOORS SIZES ARE NOTED BY NOMINAL LEAF SIZES UNLESS NOTED OTHERWISE. SEE NOTE #2.
4. EXTERIOR DOORS SHOULD BE DETAILED SIMILAR TO WINDOWS. SEE DRAWING WALL SECTIONS AND WINDOW DETAILS FOR NOTES.
5. CONTRACTOR TO VERIFY REQUIRED ROUGH OPENINGS WITH DOOR MANUFACTURER DETAILS.

FLOOR PLAN NOTES

1. INTERIOR DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD. EXTERIOR DIMENSIONS ARE TO THE OUTSIDE FACE OF THE CONCRETE WHERE OCCURRING, OR TO THE EXTERIOR FACE OF THE SHEATHING. SEE TYPICAL WALL SECTION. DIMENSIONS TO WINDOWS ARE TAKEN TO EITHER THE CENTER LINE OR THE WINDOW ROUGH OPENING.
2. WINDOW SIZES INDICATED ON PLANS ARE NOTED BY ACTUAL UNIT SIZES, REFER TO PLANS AND EXTERIOR ELEVATIONS FOR WINDOW TYPES. CONTRACTOR SHALL VERIFY ROUGH OPENING DIMENSIONS WITH WINDOW MANUFACTURER ESPECIALLY AT REQUIRED EGRESS WINDOWS.
3. DO NOT SCALE DRAWINGS, FOLLOW DIMENSIONS ONLY.
4. CONTRACTOR SHALL FIELD VERIFY ALL CABINET DIMENSIONS BEFORE FABRICATION.
5. ALL BATH AND TOILET AREA WALLS AND CEILINGS SHALL HAVE WATER RESISTANT GYPSUM BOARD.
6. ALL INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM BOARD AND METAL CORNER REINFORCING. USE 5/8" GYPSUM BOARD ON CEILINGS.
7. HANDRAILS SHALL BE MOUNTED 34"-38" ABOVE NOSING OF STAIRS. GUARDRAILS SHALL BE MOUNTED AT 36".
8. SEE EXTERIOR AND INTERIOR ELEVATIONS FOR DOOR STYLES.
9. PROVIDE HOSE BIBS AND VERIFY LOCATION AND NUMBER WITH OWNER.

1/4" SECOND FLOOR PLAN & DOOR/WINDOW SCHEDULES

ISSUED FOR BUILDING REVIEW

05.16.23	95% REVIEW SET
06.01.23	ISSUED FOR BUILDING REVIEW

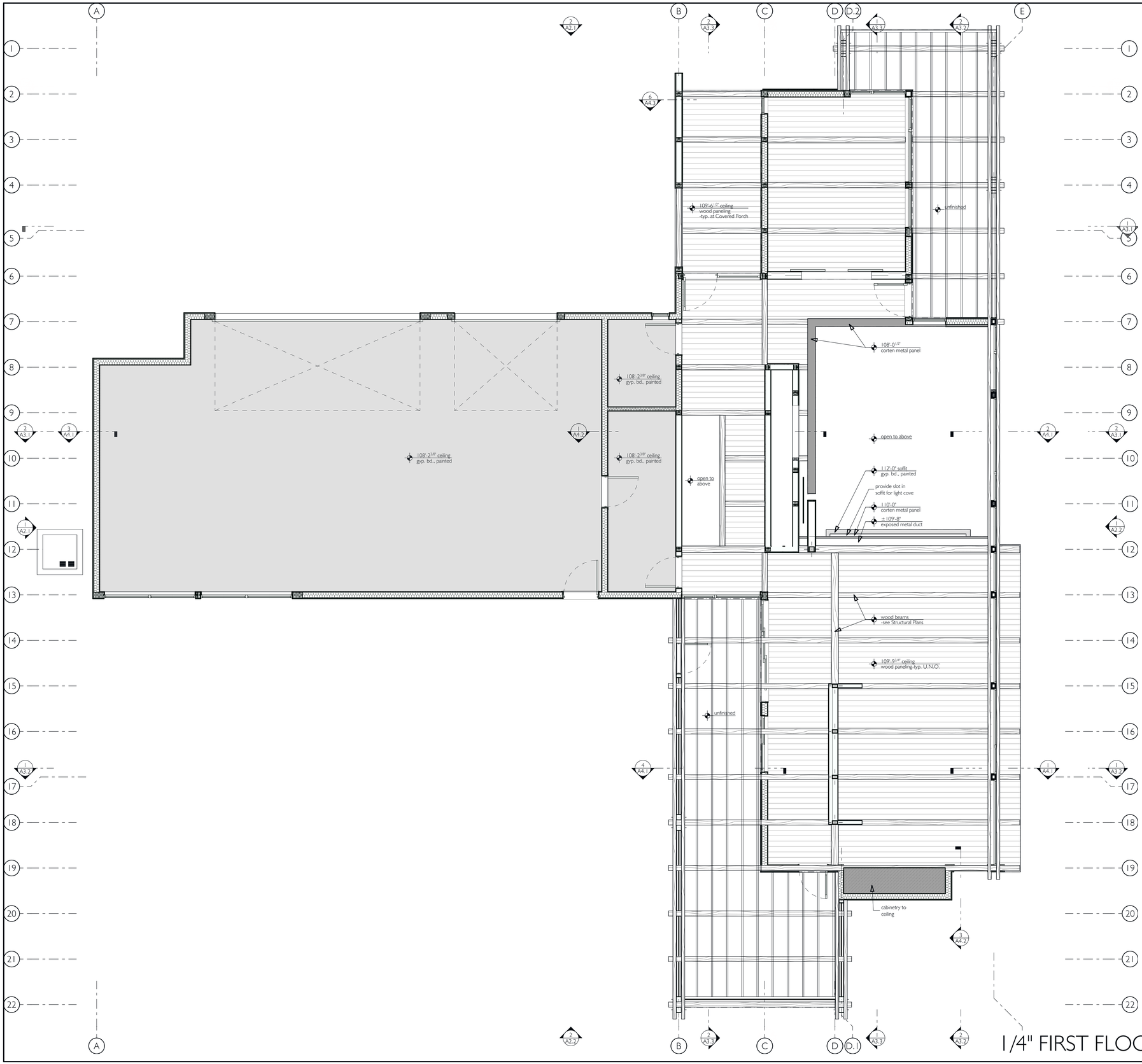
COPYRIGHT 2023 GENESIS ARCHITECTURE, LLC
UNAUTHORIZED REPRODUCTION OF THESE PLANS IS PROHIBITED BY LAW

GENESIS
Architecture, LLC
1055 PRAIRIE DRIVE, SUITE D
RACINE, WISCONSIN 53406
TEL . 262-752-1894
FAX . 262-752-1895
www.genesisarchitecture.com
office@genesisarchitecture.com

6/1/23

A1.3

/Users/designer1/Desktop/Current Projects/Dondlinger/Plans/Dondlinger_053123.pln



1/4" FIRST FLOOR REFLECTED CEILING PLAN

/Users/designer1/Desktop/Current Projects/Dondlinger/Plans/Dondlinger_053123.pln

DONDLINGER RESIDENCE
PROJECT #10601
7535 NORTH BEACH DRIVE
FOX POINT, WISCONSIN 53217

ISSUED FOR
BUILDING REVIEW

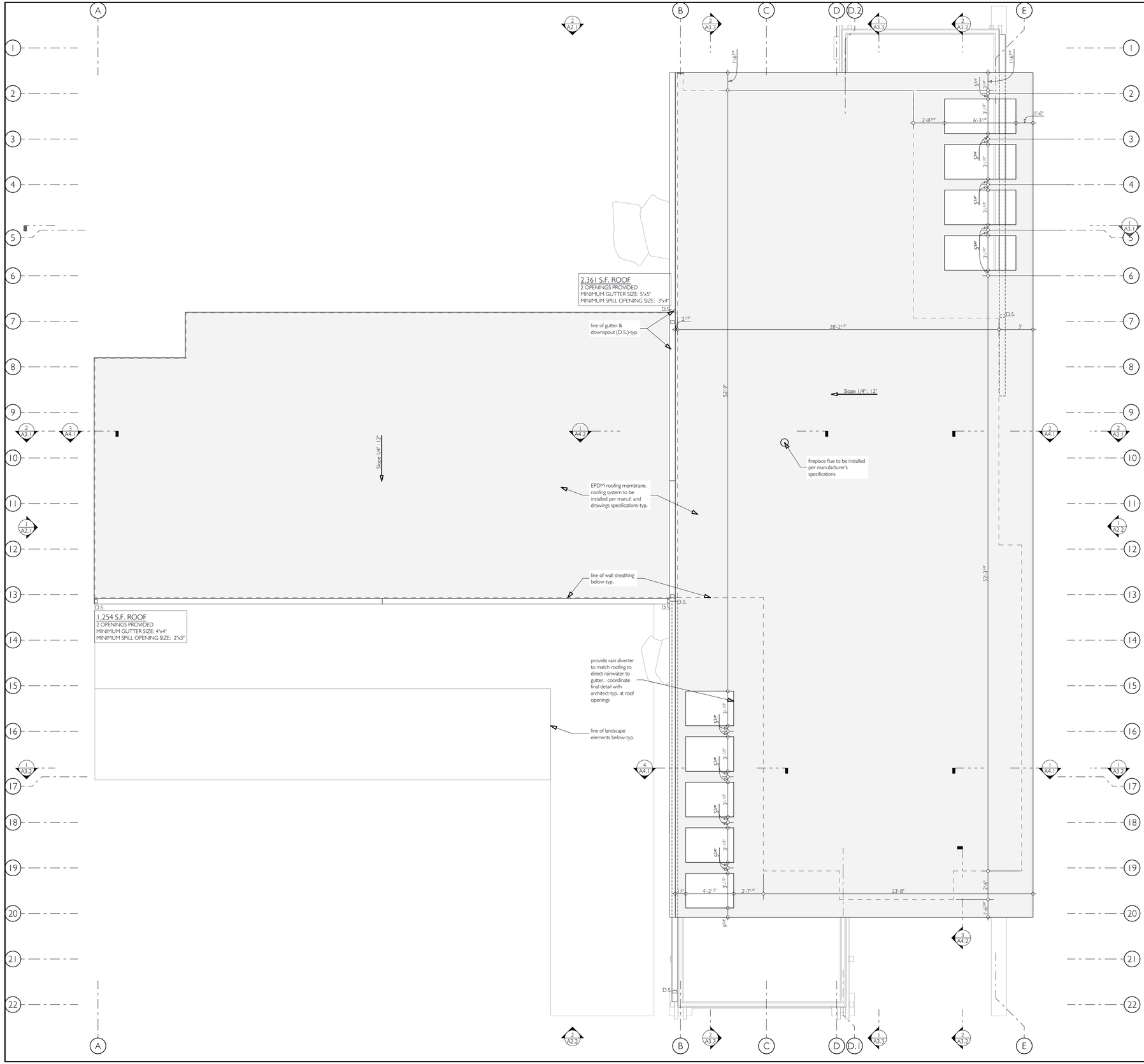
05.18.23	95% REVIEW SET
06.01.23	ISSUED FOR BUILDING REVIEW

COPYRIGHT 2023 GENESIS ARCHITECTURE, LLC
UNAUTHORIZED REPRODUCTION OF THESE
PLANS IS PROHIBITED BY LAW

GENESIS
Architecture, LLC
1055 PRAIRIE DRIVE, SUITE D
RACINE, WISCONSIN 53406
TEL. 262-752-1894
FAX. 262-752-1895
www.genesisarchitecture.com
office@genesisarchitecture.com

6/1/23

A1.4



1/4" ROOF PLAN

DONDLINGER RESIDENCE
PROJECT #10601
7535 NORTH BEACH DRIVE
FOX POINT, WISCONSIN 53217

ISSUED FOR BUILDING REVIEW

05.16.23	95% REVIEW SET
06.01.23	ISSUED FOR BUILDING REVIEW

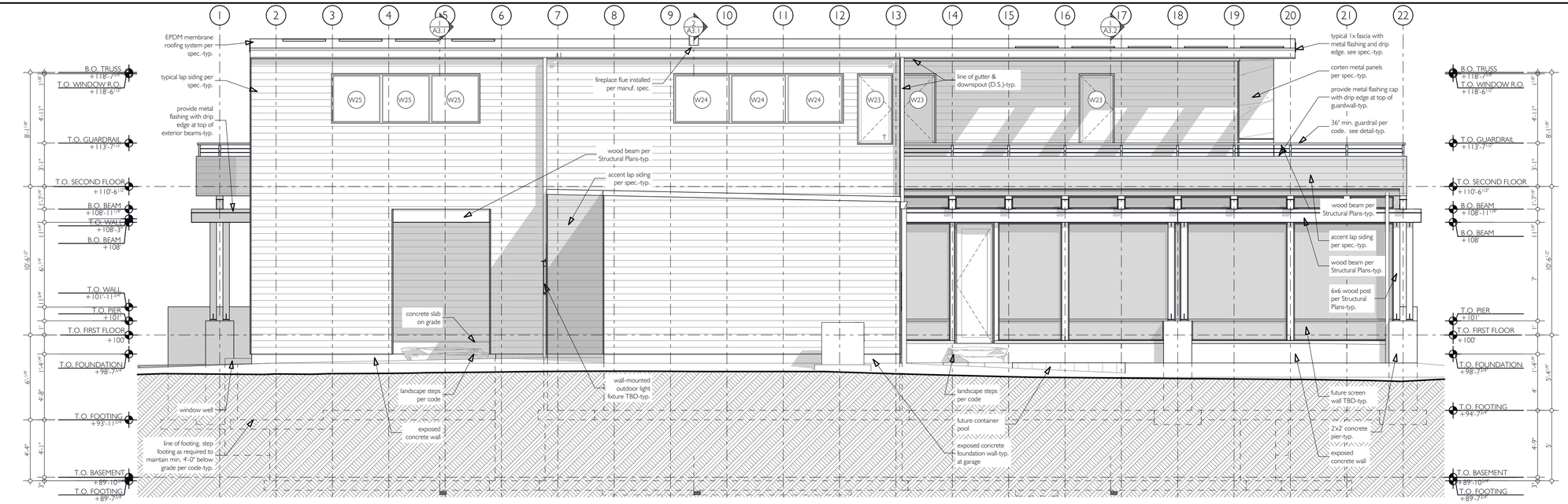
COPYRIGHT 2023 GENESIS ARCHITECTURE, LLC
UNAUTHORIZED REPRODUCTION OF THESE PLANS IS PROHIBITED BY LAW

GENESIS
Architecture, LLC
1055 PRAIRIE DRIVE, SUITE D
RACINE, WISCONSIN 53406
TEL. 262-752-1894
FAX. 262-752-1895
www.genesisarchitecture.com
office@genesisarchitecture.com

6/1/23

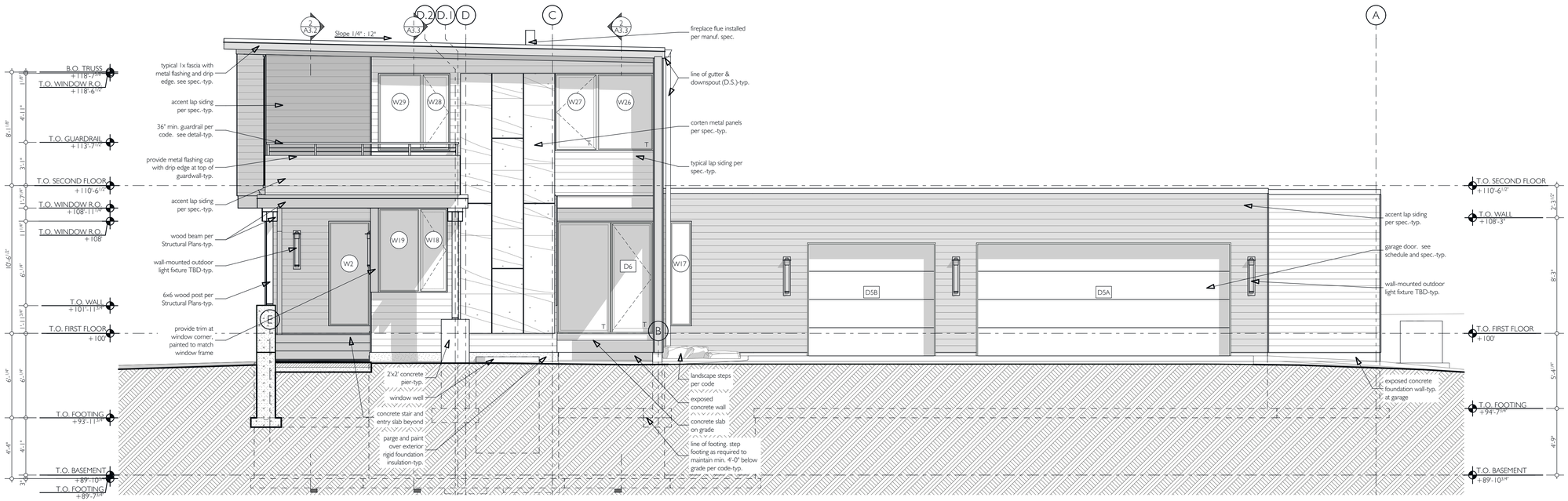
A1.5

/Users/designer1/Desktop/Current Projects/Dondlinger/Plans/Dondlinger_053123.pln



WEST (REAR) ELEVATION

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



NORTH (SIDE) ELEVATION

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

ELEVATION NOTES

1. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY ADJUSTMENTS NECESSARY TO HOUSE WITH OWNER.
2. PLUMBING AND HVAC VENTS SHALL BE GROUPED IN ATTIC TO LIMIT ROOF PENETRATIONS TO BE LOCATED AWAY FROM PUBLIC VIEW, I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH ROOF COLOR.
3. CONTRACTOR TO VERIFY FINAL DIMENSIONS FOR EXTERIOR TRIM MEMBERS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.
4. ALL WINDOWS, DOOR GLAZING, AND SIDELITES ARE TO BE TEMPERED (T) AS REQUIRED BY STATE & LOCAL CODES. SEE EXTERIOR ELEVATIONS FOR LOCATIONS. CONTRACTOR TO VERIFY THAT ADDITIONAL LOCATIONS OF TEMPERED GLAZING ARE NOT REQUIRED.

EXTERIOR ELEVATIONS

DONDLINGER RESIDENCE
PROJECT #10601
7535 NORTH BEACH DRIVE
FOX POINT, WISCONSIN 53217

ISSUED FOR BUILDING REVIEW

05.18.23 PSW REVIEW SET
06.01.23 ISSUED FOR BUILDING REVIEW

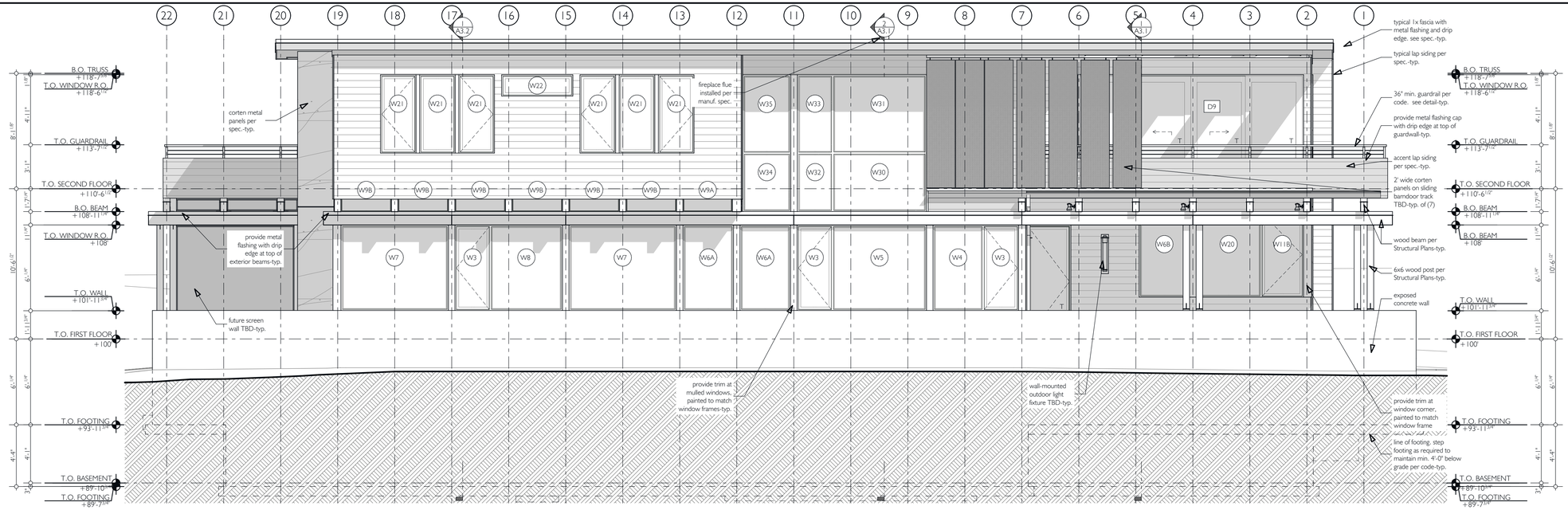
COPYRIGHT 2023 GENESIS ARCHITECTURE, LLC
UNAUTHORIZED REPRODUCTION OF THESE PLANS IS PROHIBITED BY LAW

GENESIS
Architecture, LLC
1055 PRAIRIE DRIVE, SUITE D
RACINE, WISCONSIN 53406
TEL. 262-752-1894
FAX. 262-752-1895
www.genesisarchitecture.com
office@genesisarchitecture.com

6/1/23

A2.1

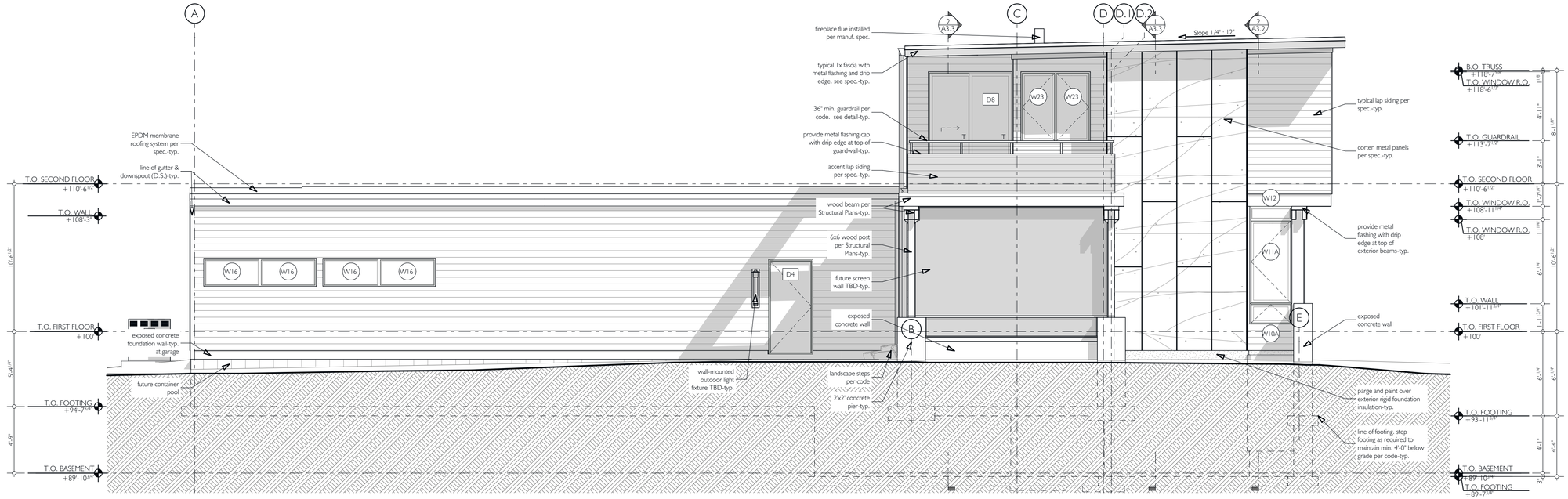
/Users/designer1/Desktop/Current Projects/Dondlinger/Plans/Dondlinger_053123.pln



EAST (FRONT) ELEVATION

1 / A2.2

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



SOUTH (SIDE) ELEVATION

2 / A2.2

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

ELEVATION NOTES

1. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY ADJUSTMENTS NECESSARY TO HOUSE WITH OWNER.
2. PLUMBING AND HVAC VENTS SHALL BE GROUPED IN ATTIC TO LIMIT ROOF PENETRATIONS TO BE LOCATED AWAY FROM PUBLIC VIEW, I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH ROOF COLOR.
3. CONTRACTOR TO VERIFY FINAL DIMENSIONS FOR EXTERIOR TRIM MEMBERS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.
4. ALL WINDOWS, DOOR GLAZING, AND SIDELITES ARE TO BE TEMPERED (T) AS REQUIRED BY STATE & LOCAL CODES. SEE EXTERIOR ELEVATIONS FOR LOCATIONS. CONTRACTOR TO VERIFY THAT ADDITIONAL LOCATIONS OF TEMPERED GLAZING ARE NOT REQUIRED.

EXTERIOR ELEVATIONS

DONDLINGER RESIDENCE
PROJECT #10601
7535 NORTH BEACH DRIVE
FOX POINT, WISCONSIN 53217

ISSUED FOR BUILDING REVIEW

05.18.23	95% REVIEW SET
06.01.23	ISSUED FOR BUILDING REVIEW

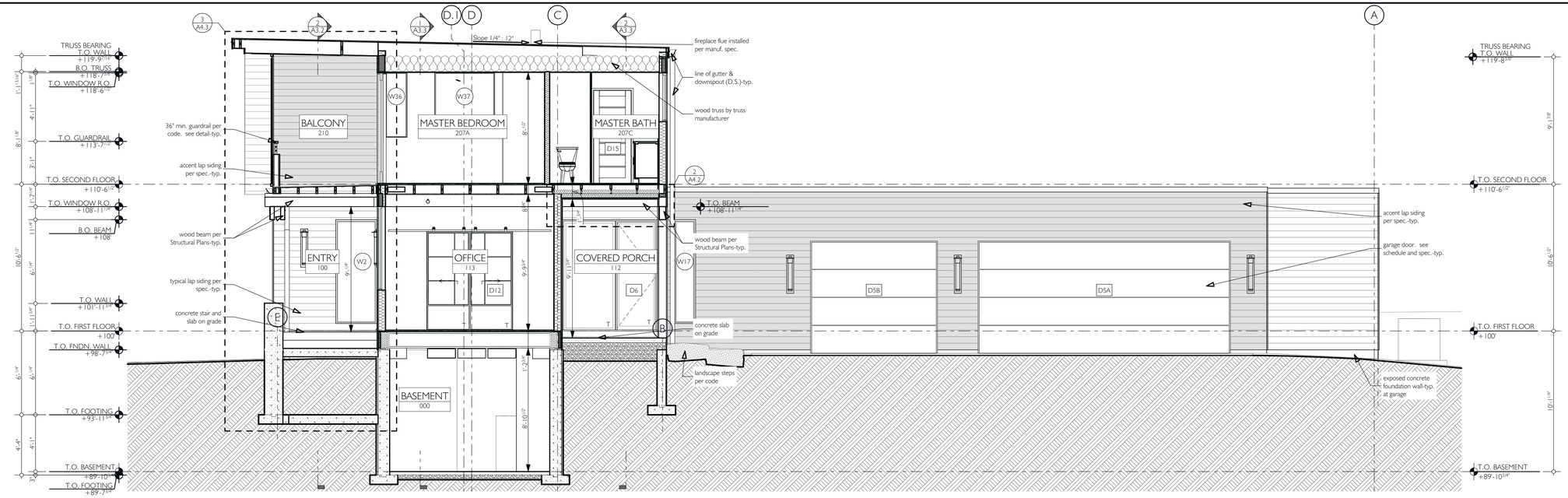
COPYRIGHT 2023 GENESIS ARCHITECTURE, LLC
UNAUTHORIZED REPRODUCTION OF THESE PLANS IS PROHIBITED BY LAW

GENESIS
Architecture, LLC
1055 PRAIRIE DRIVE, SUITE D
RACINE, WISCONSIN 53406
TEL. 262-752-1894
FAX. 262-752-1895
www.genesisarchitecture.com
office@genesisarchitecture.com

6/1/23

A2.2

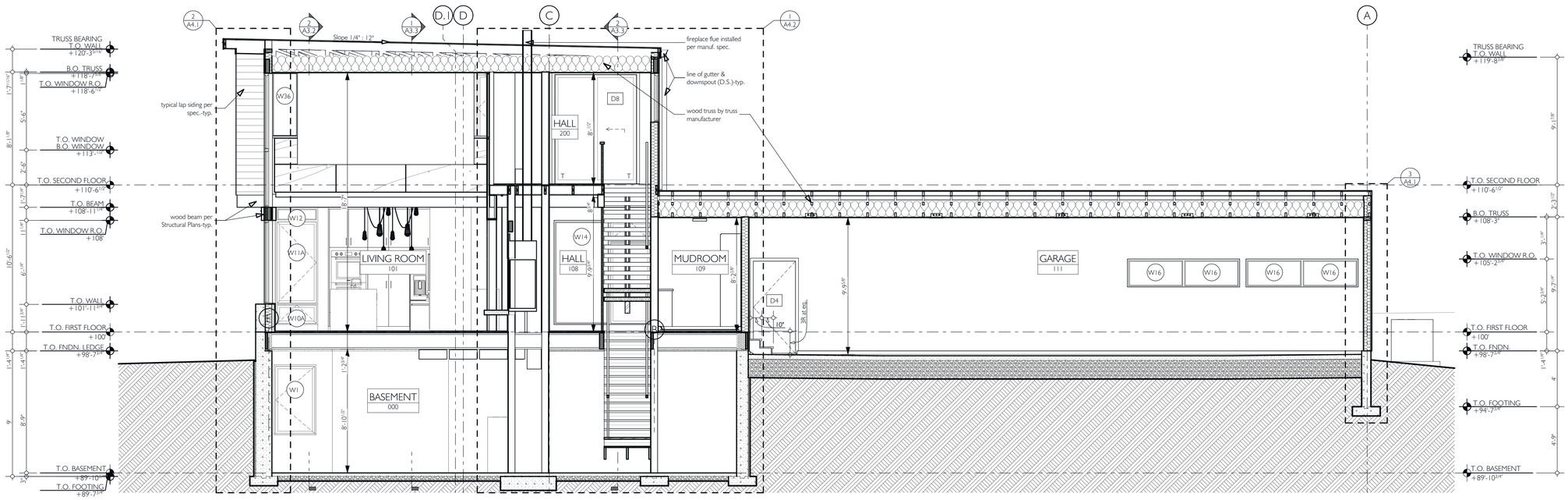
/Users/designer1/Desktop/Current Projects/Dondlinger/Plans/Dondlinger_053123.pln



E-W BUILDING SECTION AT LIVING ROOM

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

1 / A3.1



E-W BUILDING SECTION AT LIVING ROOM

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

2 / A3.1

SECTION NOTES

1. PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN TRUSSES
2. HANDRAILS SHALL BE MOUNTED 34"-38" ABOVE NOSING OF STAIRS. GUARDRAILS SHALL BE MOUNTED AT 36".
3. HARDWARE NOT SHOWN FOR CLARITY: REFER TO SPECIFICATIONS FOR HARDWARE.

BUILDING SECTIONS

DONDLINGER RESIDENCE
PROJECT #10601
7535 NORTH BEACH DRIVE
FOX POINT, WISCONSIN 53217

ISSUED FOR
BUILDING REVIEW

05.18.23	95% REVIEW SET
06.01.23	ISSUED FOR BUILDING REVIEW

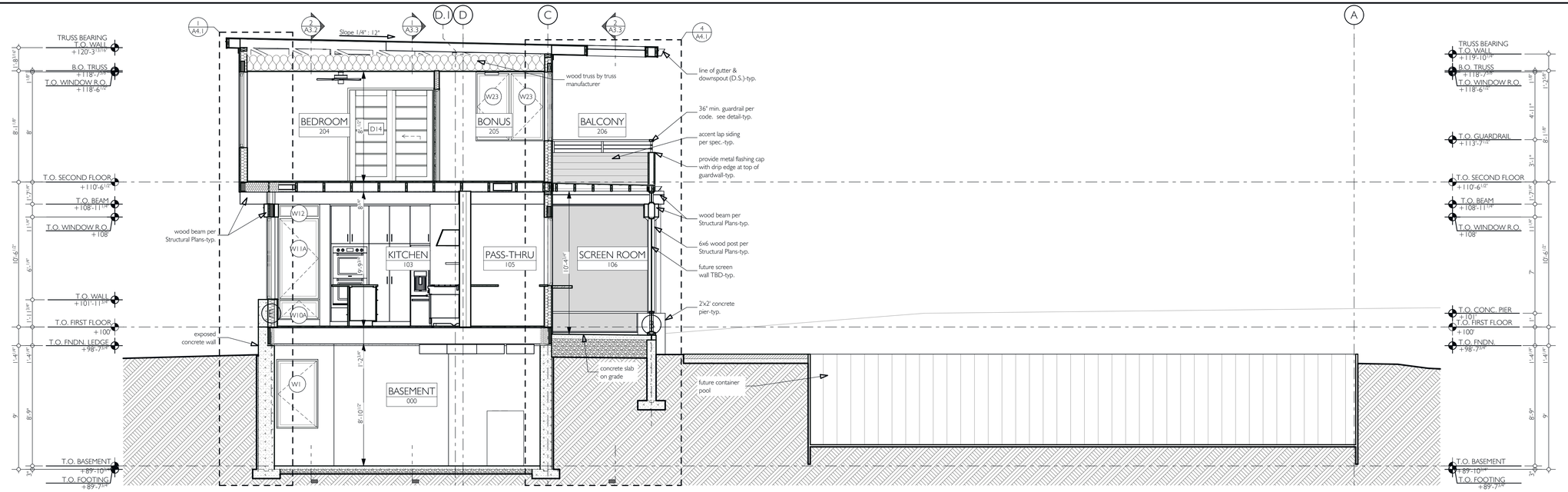
COPYRIGHT 2023 GENESIS ARCHITECTURE, LLC
UNAUTHORIZED REPRODUCTION OF THESE PLANS IS PROHIBITED BY LAW

GENESIS
Architecture, LLC
1055 PRAIRIE DRIVE, SUITE D
RACINE, WISCONSIN 53406
TEL. 262-752-1894
FAX. 262-752-1895
www.genesisarchitecture.com
office@genesisarchitecture.com

6/1/23

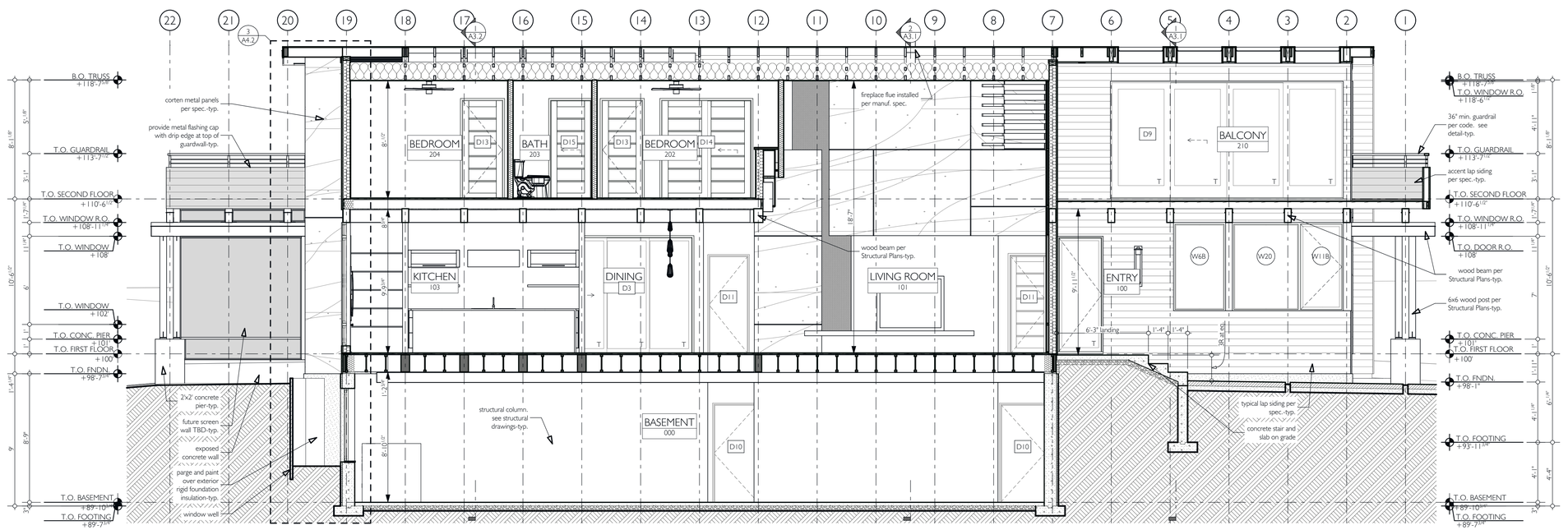
A3.1

/Users/designer1/Desktop/Current Projects/Dondlinger/Plans/Dondlinger_053123.pln



E-W BUILDING SECTION AT KITCHEN

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



N-S BUILDING SECTION AT ENTRY

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

SECTION NOTES

1. PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN TRUSSES
2. HANDRAILS SHALL BE MOUNTED 34"-38" ABOVE NOSING OF STAIRS. GUARDRAILS SHALL BE MOUNTED AT 36".
3. HARDWARE NOT SHOWN FOR CLARITY: REFER TO SPECIFICATIONS FOR HARDWARE.

BUILDING SECTIONS

DONDLINGER RESIDENCE
PROJECT #10601
7535 NORTH BEACH DRIVE
FOX POINT, WISCONSIN 53217

ISSUED FOR BUILDING REVIEW

05.18.23 95% REVIEW SET
06.01.23 ISSUED FOR BUILDING REVIEW

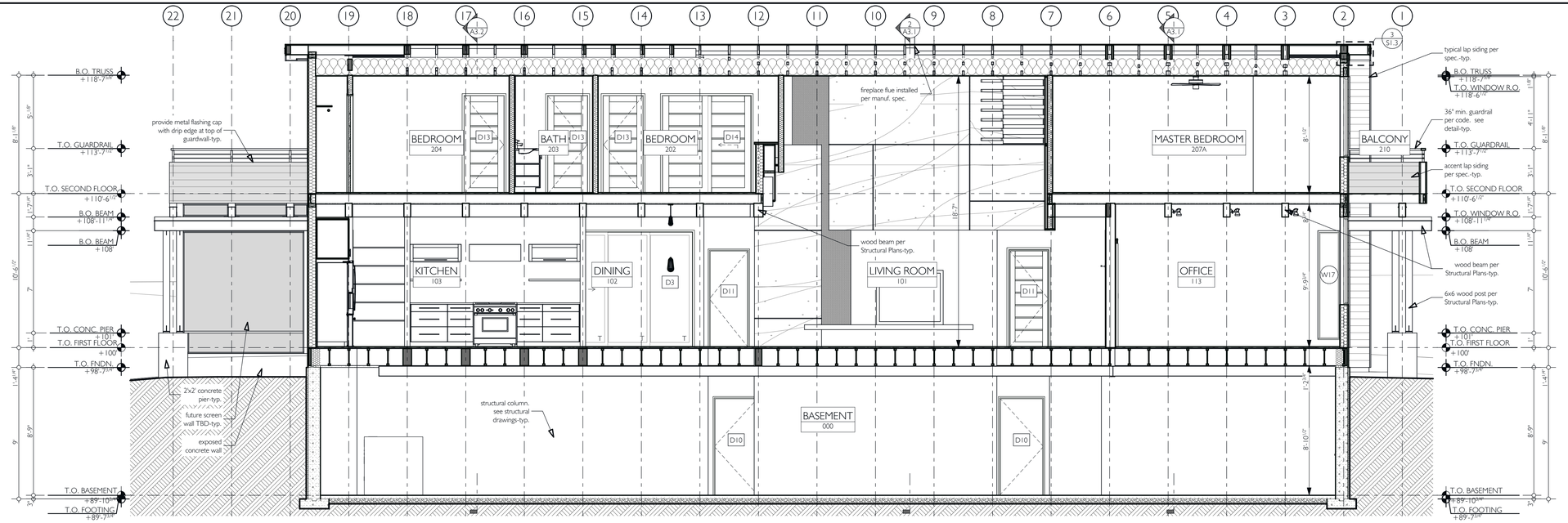
COPYRIGHT 2023 GENESIS ARCHITECTURE, LLC
UNAUTHORIZED REPRODUCTION OF THESE PLANS IS PROHIBITED BY LAW

GENESIS
Architecture, LLC
1055 PRAIRIE DRIVE, SUITE D
RACINE, WISCONSIN 53406
TEL . 262-752-1894
FAX . 262-752-1895
www.genesisarchitecture.com
office@genesisarchitecture.com

6/1/23

A3.2

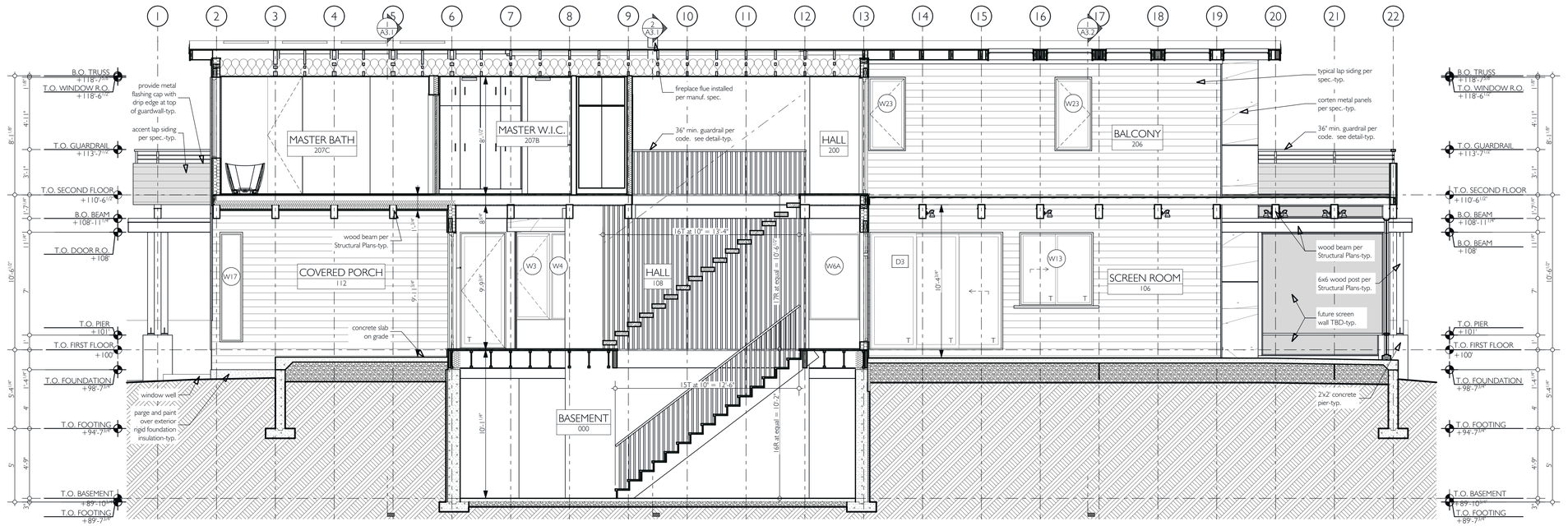
/Users/designer1/Desktop/Current Projects/Dondlinger/Plans/Dondlinger_053123.pln



N-S BUILDING SECTION AT OFFICE

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

1 A3.3



N-S BUILDING SECTION AT STAIR

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

2 A3.3

SECTION NOTES

1. PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN TRUSSES
2. HANDRAILS SHALL BE MOUNTED 34"-38" ABOVE NOSING OF STAIRS. GUARDRAILS SHALL BE MOUNTED AT 36".
3. HARDWARE NOT SHOWN FOR CLARITY: REFER TO SPECIFICATIONS FOR HARDWARE.

BUILDING SECTIONS

DONDLINGER RESIDENCE
PROJECT #10601
7535 NORTH BEACH DRIVE
FOX POINT, WISCONSIN 53217

ISSUED FOR BUILDING REVIEW

05.18.23	95% REVIEW SET
06.01.23	ISSUED FOR BUILDING REVIEW

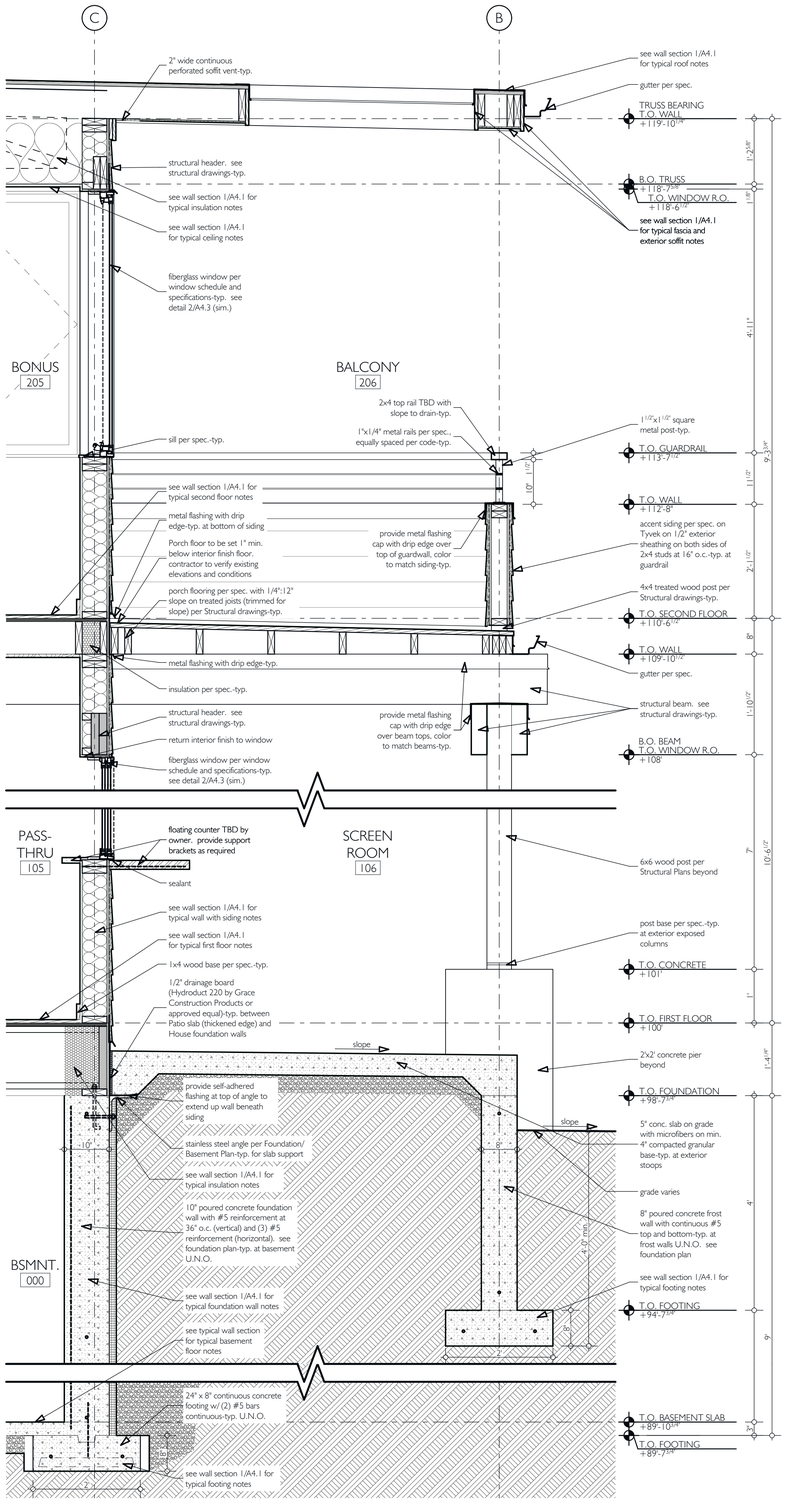
COPYRIGHT 2023 GENESIS ARCHITECTURE, LLC
UNAUTHORIZED REPRODUCTION OF THESE PLANS IS PROHIBITED BY LAW

GENESIS
Architecture, LLC
1055 PRAIRIE DRIVE, SUITE D
RACINE, WISCONSIN 53406
TEL. 262-752-1894
FAX. 262-752-1895
www.genesisarchitecture.com
office@genesisarchitecture.com

6/1/23

A3.3

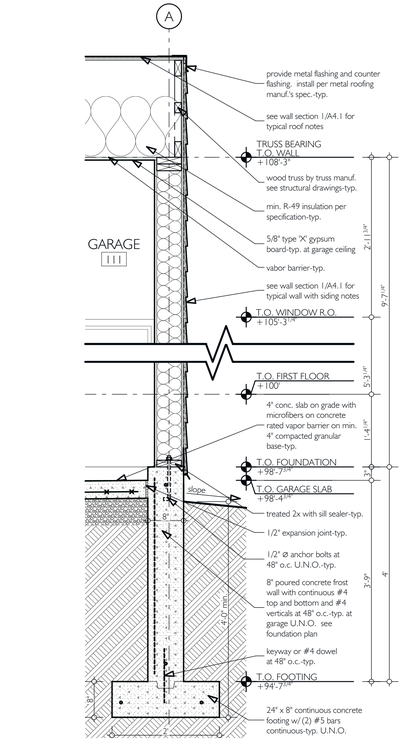
/Users/designer1/Desktop/Current Projects/Dondlinger/Plans/Dondlinger_053123.pln



WALL SECTION AT REAR BALCONY

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

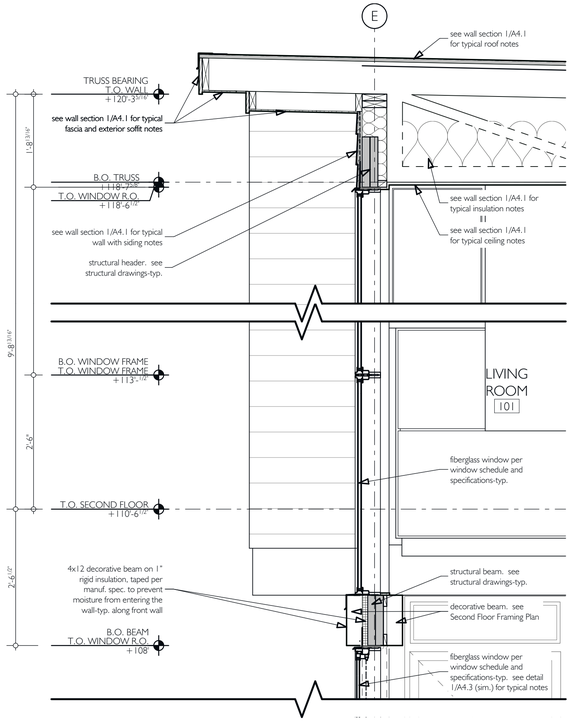
4 / A4.1



WALL SECTION AT GARAGE

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

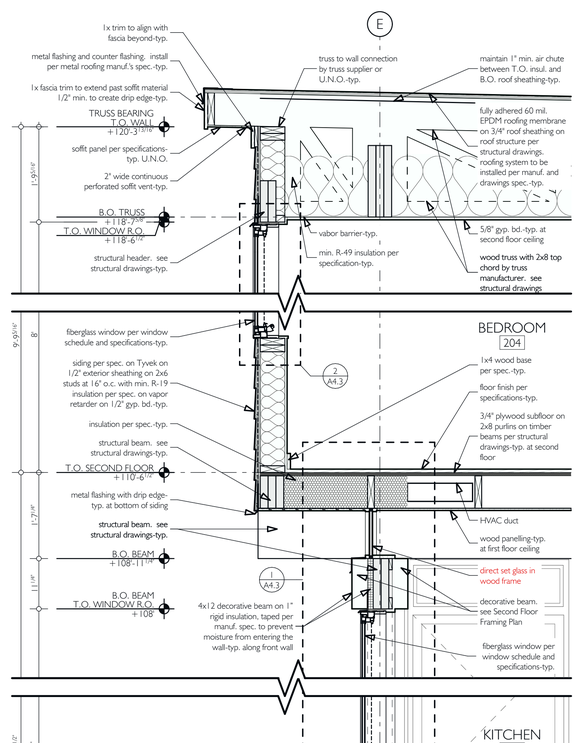
3 / A4.1



WALL SECTION AT LIVING ROOM

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

2 / A4.1



WALL SECTION AT KITCHEN

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

1 / A4.1

WALL SECTIONS & DETAILS

/Users/designer1/Desktop/Current Projects/Dondlinger/Plans/Dondlinger_0531123.pln

DONDLINGER RESIDENCE
PROJECT #10601
7535 NORTH BEACH DRIVE
FOX POINT, WISCONSIN 53217

ISSUED FOR BUILDING REVIEW

05.18.23	95% REVIEW SET
06.01.23	ISSUED FOR BUILDING REVIEW

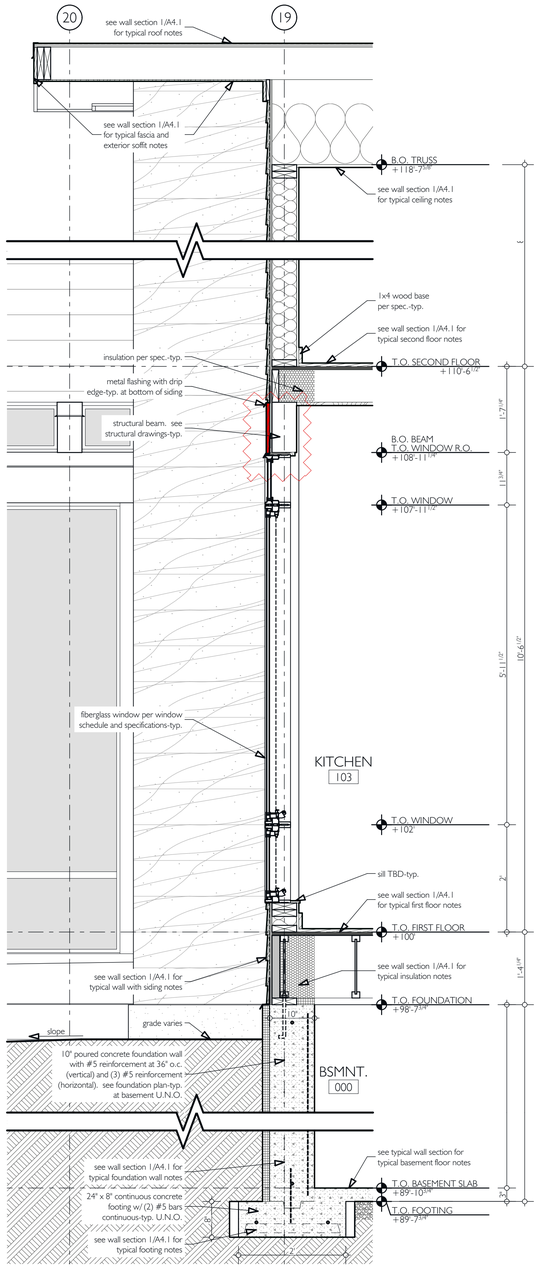
COPYRIGHT 2023 GENESIS ARCHITECTURE, LLC
UNAUTHORIZED REPRODUCTION OF THESE PLANS IS PROHIBITED BY LAW

GENESIS
Architecture, LLC
1055 PRAIRIE DRIVE, SUITE D
RACINE, WISCONSIN 53406
TEL. 262-752-1894
FAX. 262-752-1895
www.genesisarchitecture.com
office@genesisarchitecture.com

6/1/23

A4.1

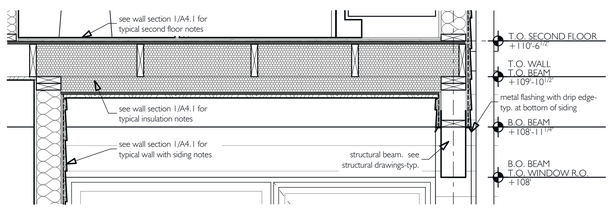
SHEET 15 OF 25



WALL SECTION AT SIDE

3 / A4.2

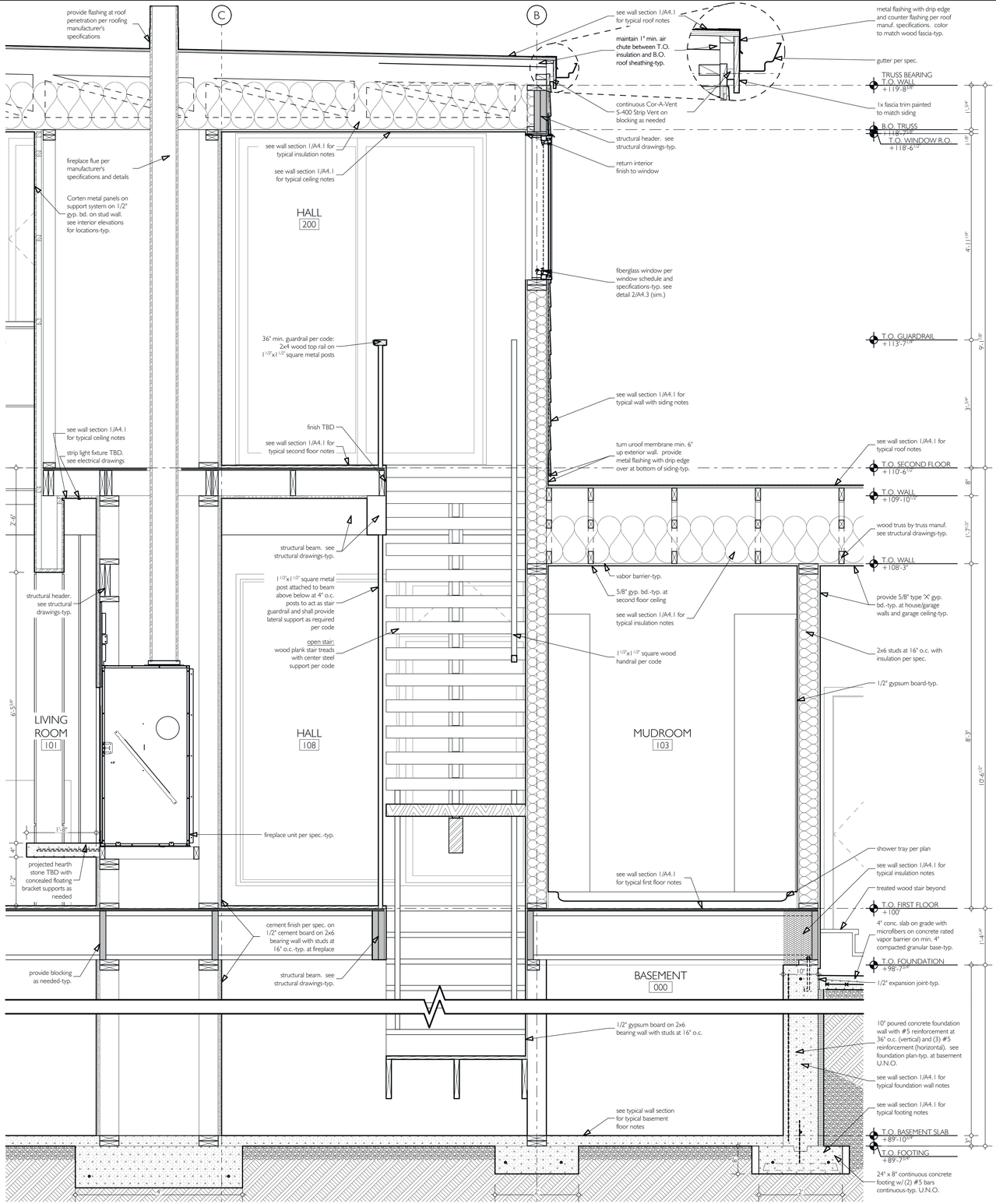
SCALE: 3/4" = 1'-0"



FLOOR DETAIL

2 / A4.2

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



WALL SECTION AT STAIR

1 / A4.2

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

WALL SECTIONS & DETAILS

/Users/designer1/Desktop/Current Projects/Dondlinger/Plans/Dondlinger_053123.pln

DONDLINGER RESIDENCE
PROJECT #10601
7535 NORTH BEACH DRIVE
FOX POINT, WISCONSIN 53217

ISSUED FOR BUILDING REVIEW

05.18.23	BY/56 REVIEW SET
06.01.23	ISSUED FOR BUILDING REVIEW

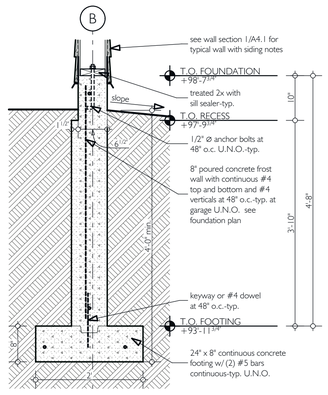
COPYRIGHT 2023 GENESIS ARCHITECTURE, LLC
UNAUTHORIZED REPRODUCTION OF THESE PLANS IS PROHIBITED BY LAW

GENESIS
Architecture, LLC
1055 PRAIRIE DRIVE, SUITE D
RACINE, WISCONSIN 53406
TEL. 262-752-1894
FAX. 262-752-1895
www.genesisarchitecture.com
office@genesisarchitecture.com

6/1/23

A4.2

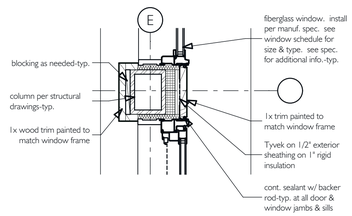
SHEET 16 OF 25



FOUNDATION DETAIL

6 / A4.3

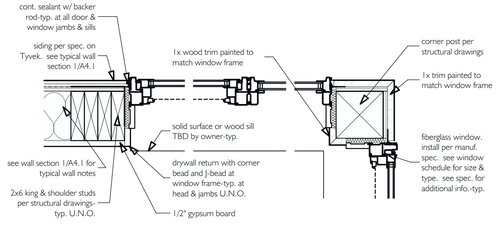
SCALE: 3/4" = 1'-0"



NORTH WINDOW JAMB DETAIL

5 / A4.3

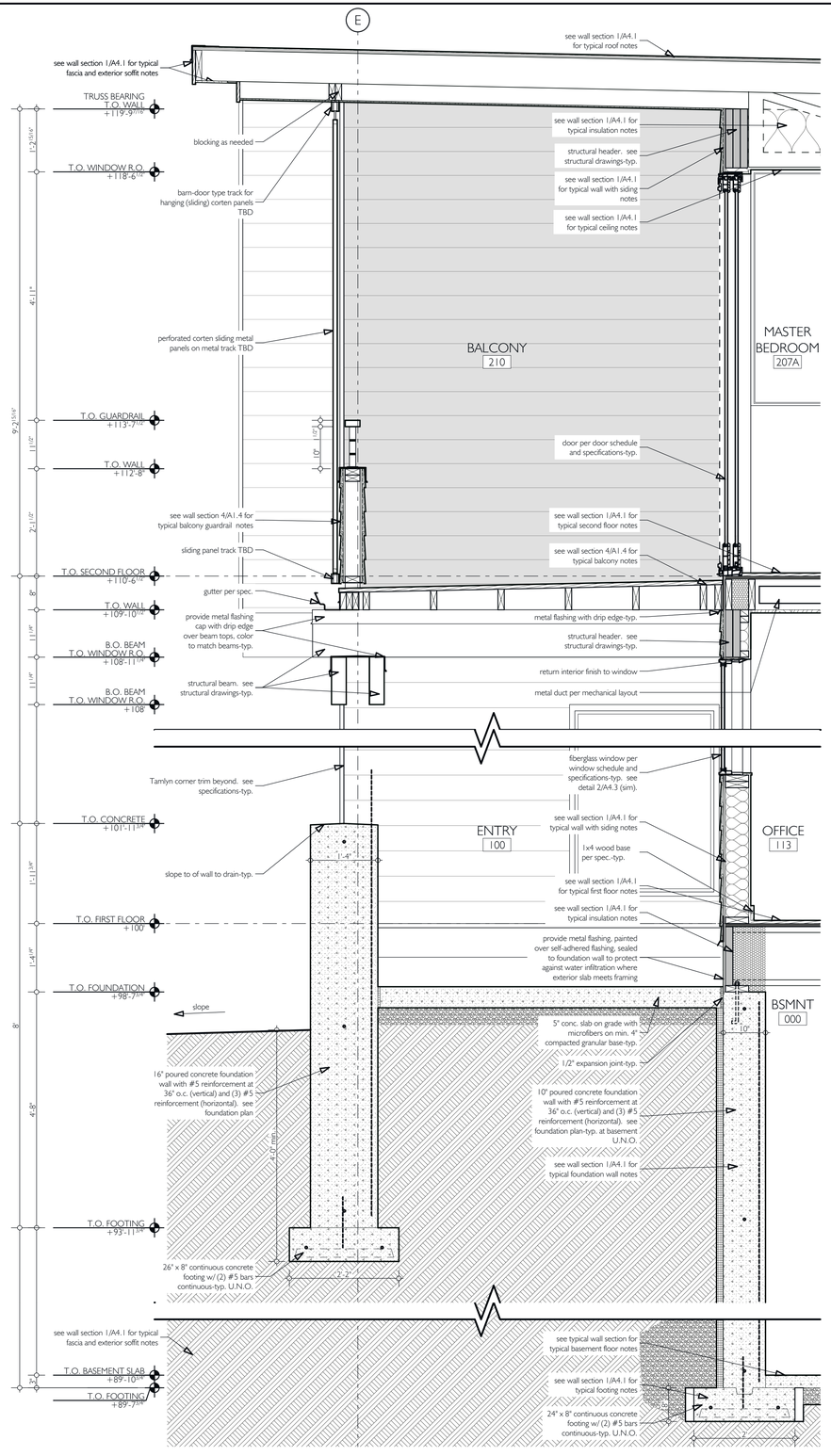
SCALE: 1 1/2"= 1'-0"



TYP. WINDOW JAMB DETAIL

4 / A4.3

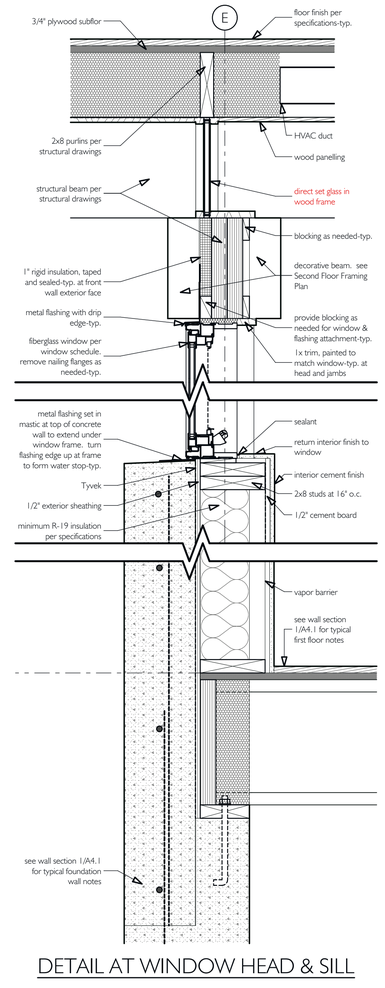
SCALE: 1 1/2"= 1'-0"



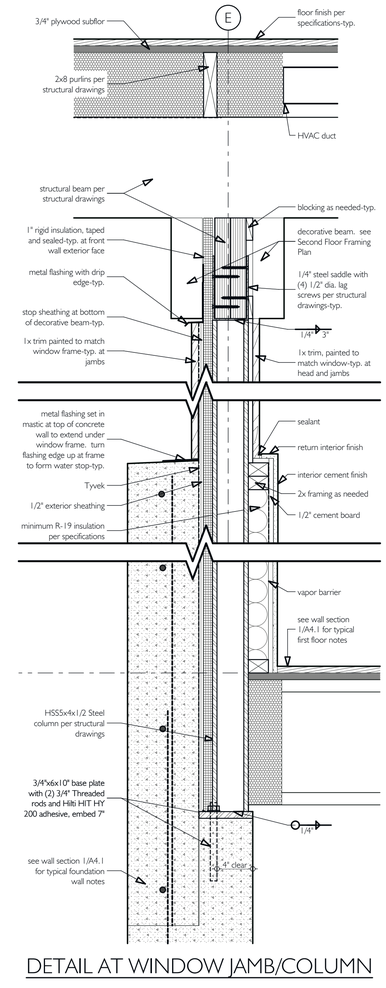
WALL SECTION AT ENTRY

3 / A4.3

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



DETAIL AT WINDOW HEAD & SILL

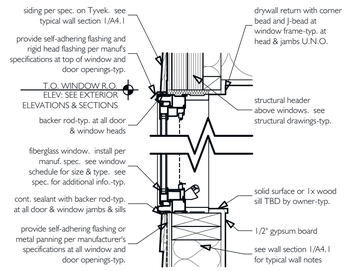


DETAIL AT WINDOW JAMB/COLUMN

NORTH WALL & WINDOW HEAD/SILL DETAILS

1 / A4.3

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



TYPICAL WINDOW HEAD/SILL DETAIL

2 / A4.3

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

DETAILS

DONDLINGER RESIDENCE
PROJECT #10601
7535 NORTH BEACH DRIVE
FOX POINT, WISCONSIN 53217

ISSUED FOR BUILDING REVIEW

05.18.23 95% REVIEW SET
06.01.23 ISSUED FOR BUILDING REVIEW

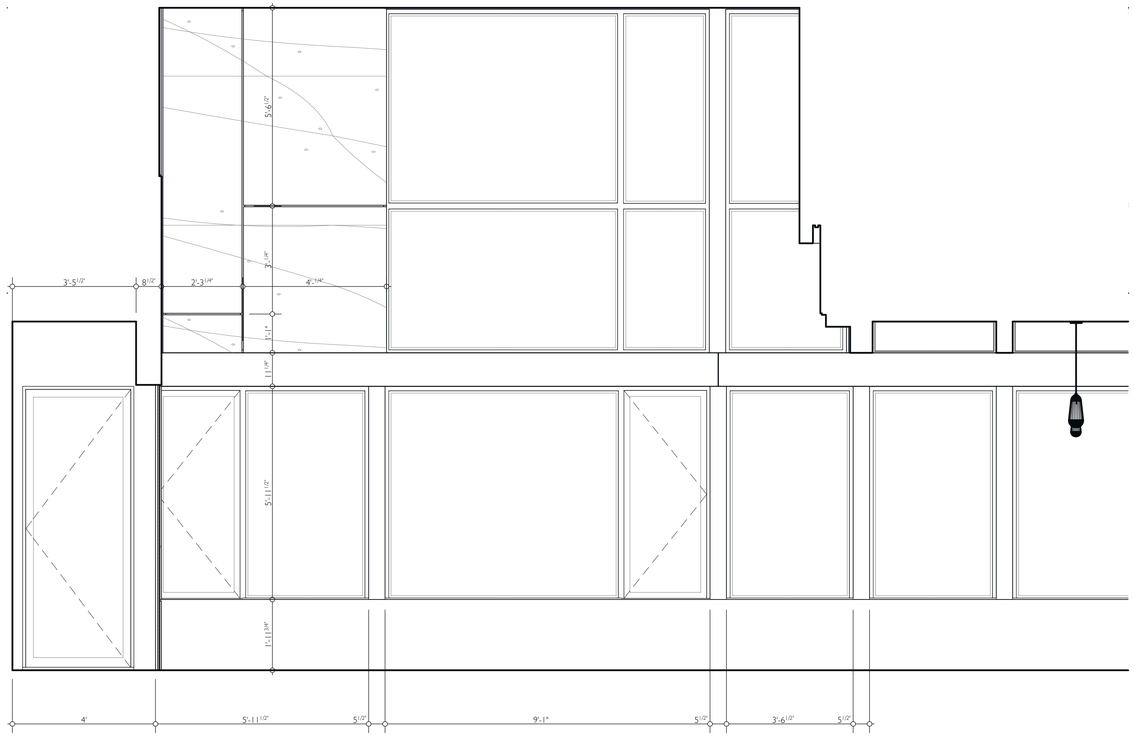
COPYRIGHT 2023 GENESIS ARCHITECTURE, LLC
UNAUTHORIZED REPRODUCTION OF THESE PLANS IS PROHIBITED BY LAW

GENESIS
Architecture, LLC
1055 PRAIRIE DRIVE, SUITE D
RACINE, WISCONSIN 53406
TEL. 262-752-1894
FAX. 262-752-1895
www.genesisarchitecture.com
office@genesisarchitecture.com

6/1/23

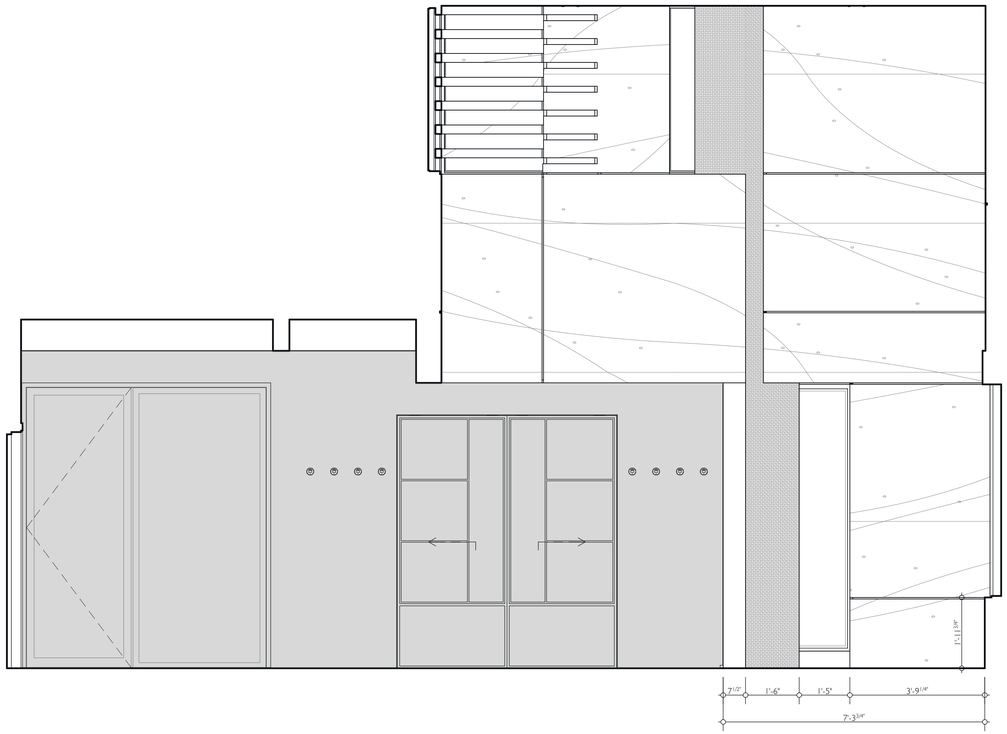
A4.3

/Users/designer1/Desktop/Current Projects/Dondlinger/Plans/Dondlinger_053123.pln



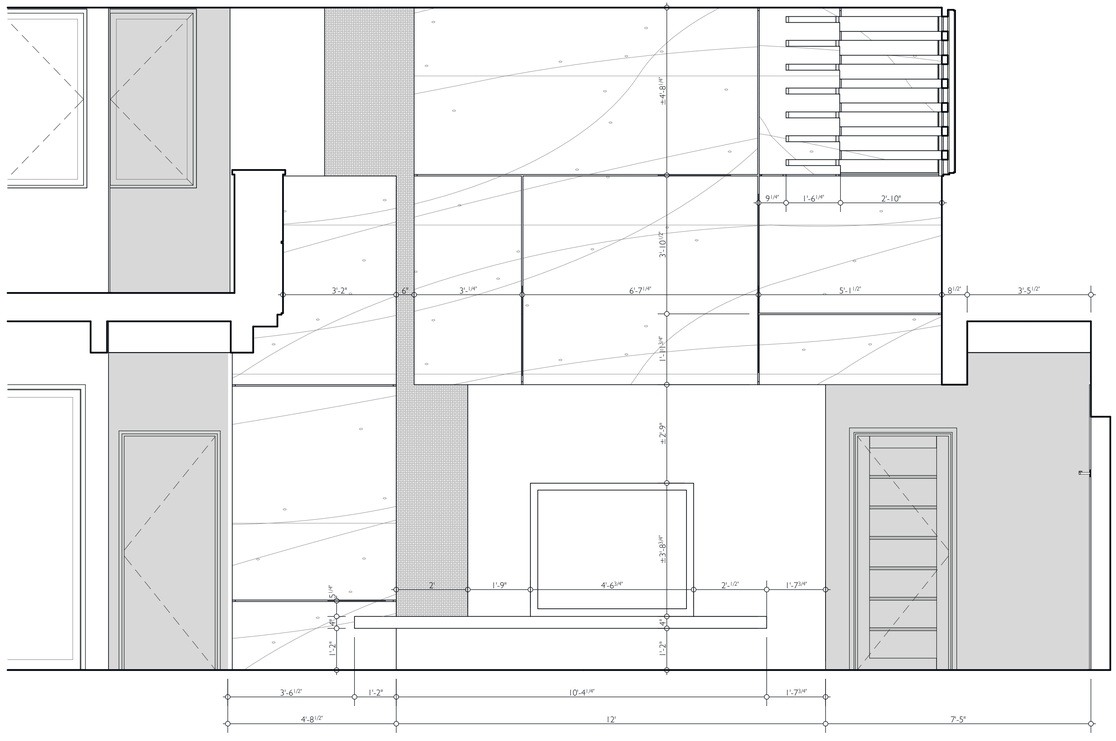
LIVING ROOM 101 ELEVATION SE 2 A6.1

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



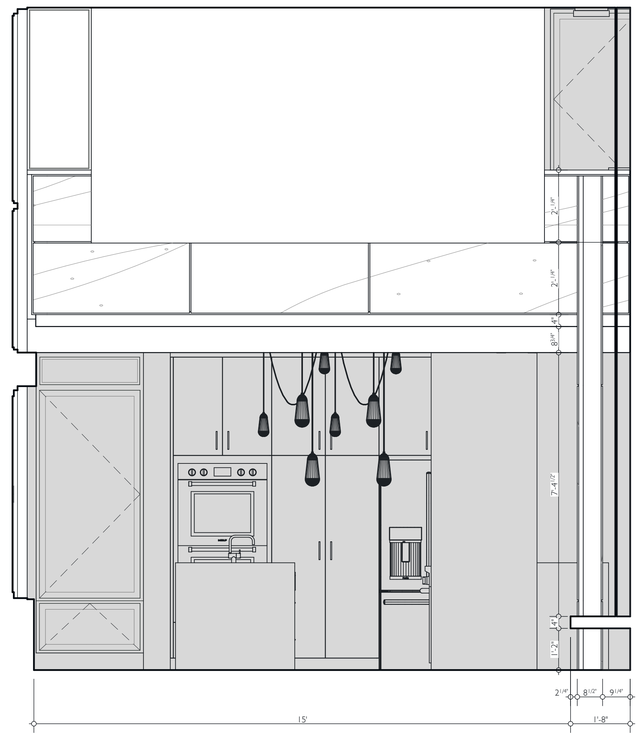
LIVING ROOM 101 ELEVATION NE 1 A6.1

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



LIVING ROOM 101 ELEVATION NW 4 A6.1

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



LIVING ROOM 101 ELEVATION SW 3 A6.1

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

INTERIOR NOTES

1. ALL CABINET DIMENSIONS ARE TAKEN ABOVE FINISH FLOOR ELEVATION. CONTRACTOR SHALL FIELD VERIFY ALL CABINET DIMENSIONS PRIOR TO FABRICATION.
2. ALL INTERIOR ELEVATION DIMENSIONS ARE TAKEN TO THE FINISH FACE.

INTERIOR ELEVATIONS

DONDLINGER RESIDENCE
PROJECT #10601
7535 NORTH BEACH DRIVE
FOX POINT, WISCONSIN 53217

ISSUED FOR BUILDING REVIEW

05.18.23 95% REVIEW SET
06.01.23 ISSUED FOR BUILDING REVIEW

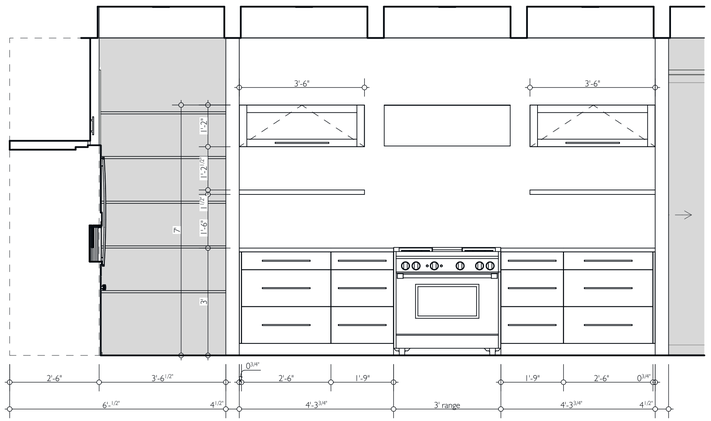
COPYRIGHT 2023 GENESIS ARCHITECTURE, LLC
UNAUTHORIZED REPRODUCTION OF THESE PLANS IS PROHIBITED BY LAW

GENESIS
Architecture, LLC
1055 PRAIRIE DRIVE, SUITE D
RACINE, WISCONSIN 53406
TEL. 262-752-1894
FAX. 262-752-1895
www.genesisarchitecture.com
office@genesisarchitecture.com

6/1/23

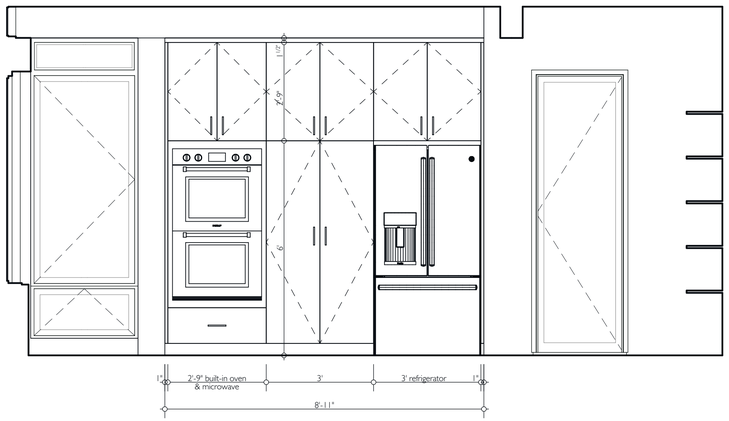
A6.1

/Users/designer1/Desktop/Current Projects/Dondlinger/Plans/Dondlinger_053123.pln



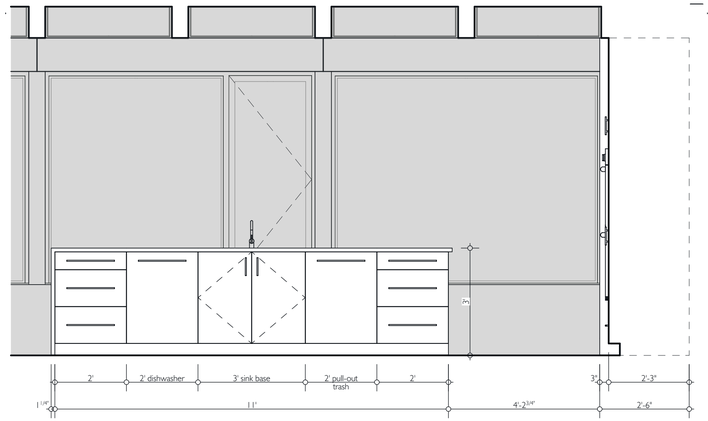
KITCHEN 103 ELEVATION NW 3 A6.2

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



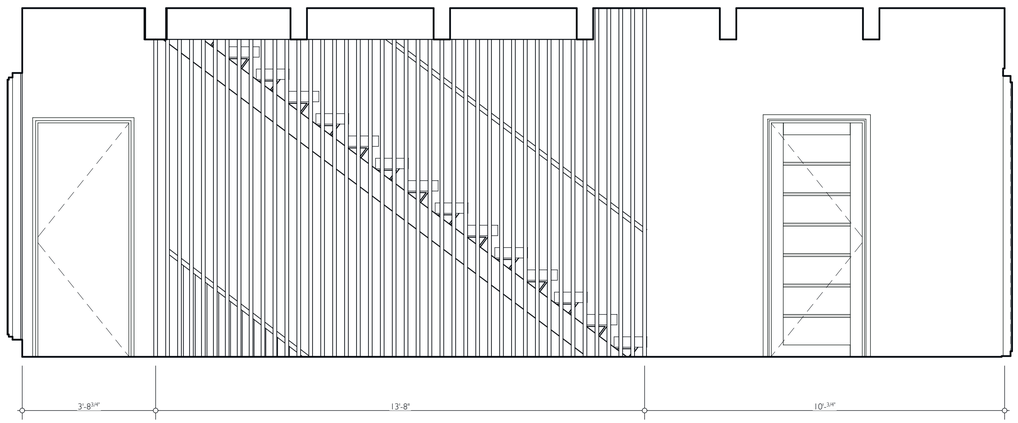
KITCHEN 103 ELEVATION SW 1 A6.2

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



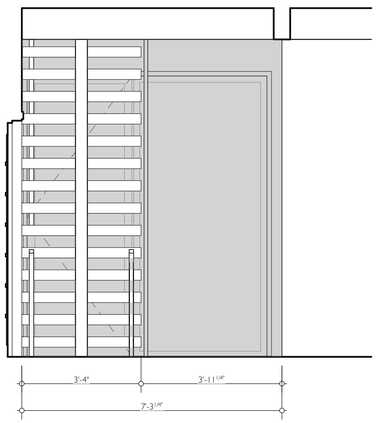
KITCHEN 103 ELEVATION SE 1 A6.2

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



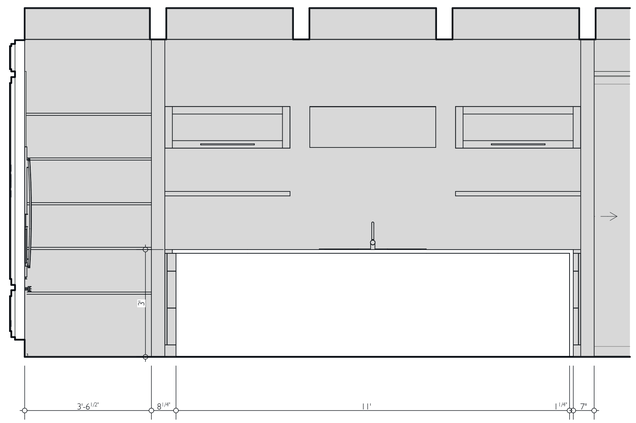
HALL 108 ELEVATION NW 6 A6.2

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



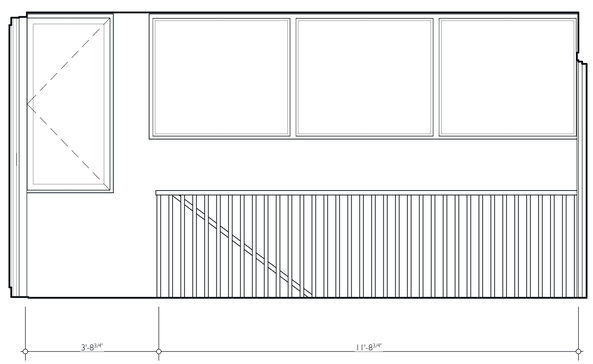
HALL 108 ELEVATION NE 5 A6.2

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



KITCHEN 103 ELEVATION NW 4 A6.2

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



HALL 200 ELEVATION NW 7 A6.2

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

INTERIOR NOTES

1. ALL CABINET DIMENSIONS ARE TAKEN ABOVE FINISH FLOOR ELEVATION. CONTRACTOR SHALL FIELD VERIFY ALL CABINET DIMENSIONS PRIOR TO FABRICATION.
2. ALL INTERIOR ELEVATION DIMENSIONS ARE TAKEN TO THE FINISH FACE.

INTERIOR ELEVATIONS

DONDLINGER RESIDENCE
PROJECT #10601
7535 NORTH BEACH DRIVE
FOX POINT, WISCONSIN 53217

ISSUED FOR BUILDING REVIEW

05.18.23	95% REVIEW SET
06.01.23	ISSUED FOR BUILDING REVIEW

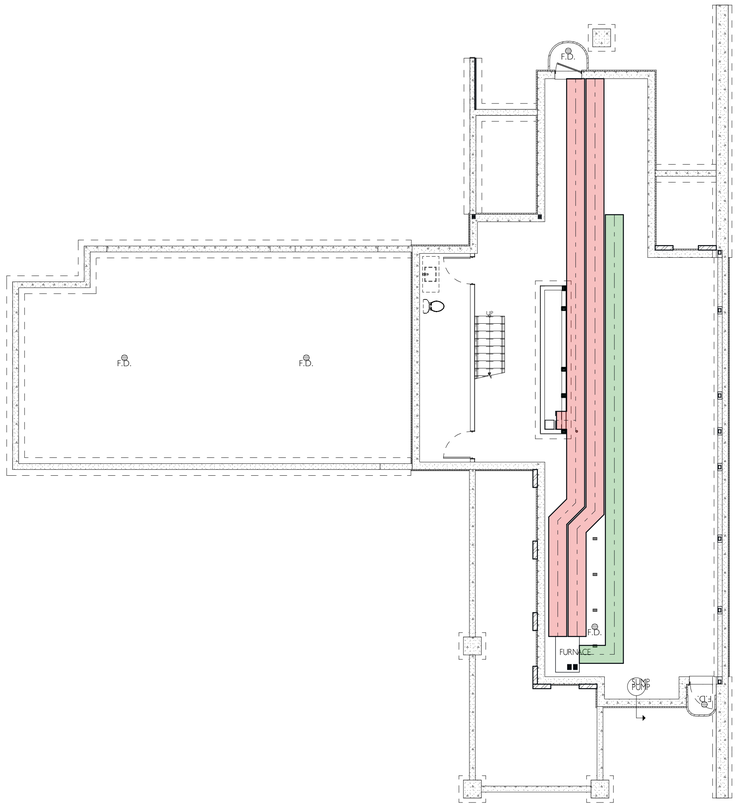
COPYRIGHT 2023 GENESIS ARCHITECTURE, LLC
UNAUTHORIZED REPRODUCTION OF THESE PLANS IS PROHIBITED BY LAW

GENESIS
Architecture, LLC
1055 PRAIRIE DRIVE, SUITE D
RACINE, WISCONSIN 53406
TEL. 262-752-1894
FAX. 262-752-1895
www.genesisarchitecture.com
office@genesisarchitecture.com

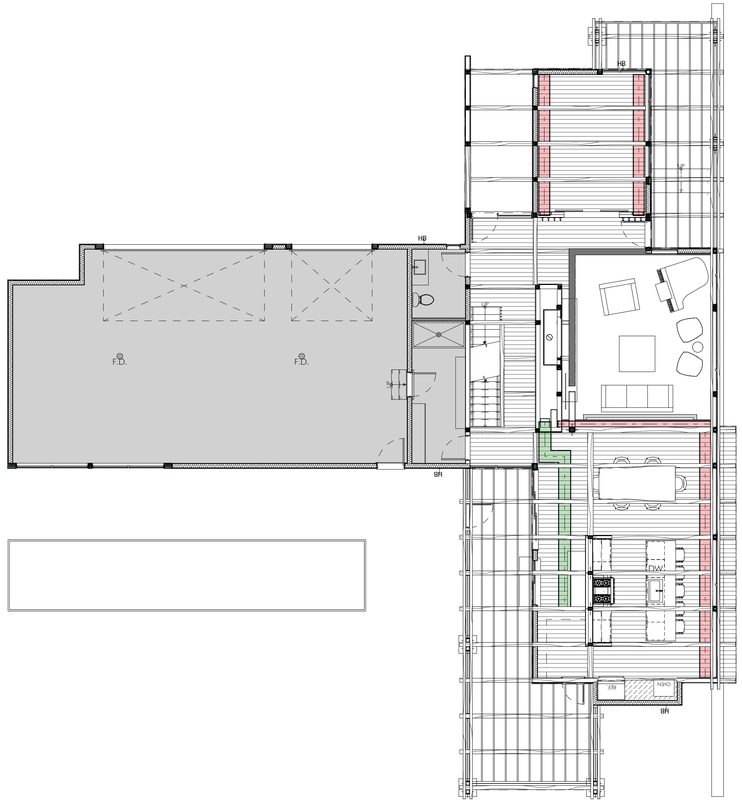
6/1/23

A6.2

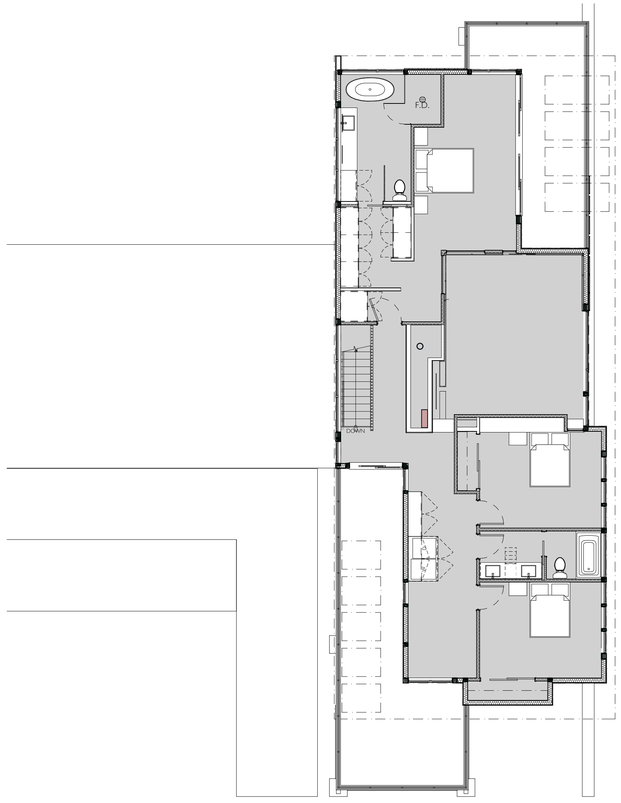
/Users/designer1/Desktop/Current Projects/Dondlinger/Plans/Dondlinger_053123.pln



BASEMENT DUCT PLAN (1 / M1.1)
SCALE: 1/8" = 1'-0"



FIRST FLOOR DUCT PLAN (2 / M1.1)
SCALE: 1/8" = 1'-0"



SECOND FLOOR DUCT PLAN (3 / M1.1)
SCALE: 1/8" = 1'-0"

1/8" DUCT PLANS

DONDLINGER RESIDENCE
PROJECT #10601
7535 NORTH BEACH DRIVE
FOX POINT, WISCONSIN 53217

ISSUED FOR
BUILDING REVIEW

05.18.23	35% REVIEW SET
06.01.23	ISSUED FOR BUILDING REVIEW

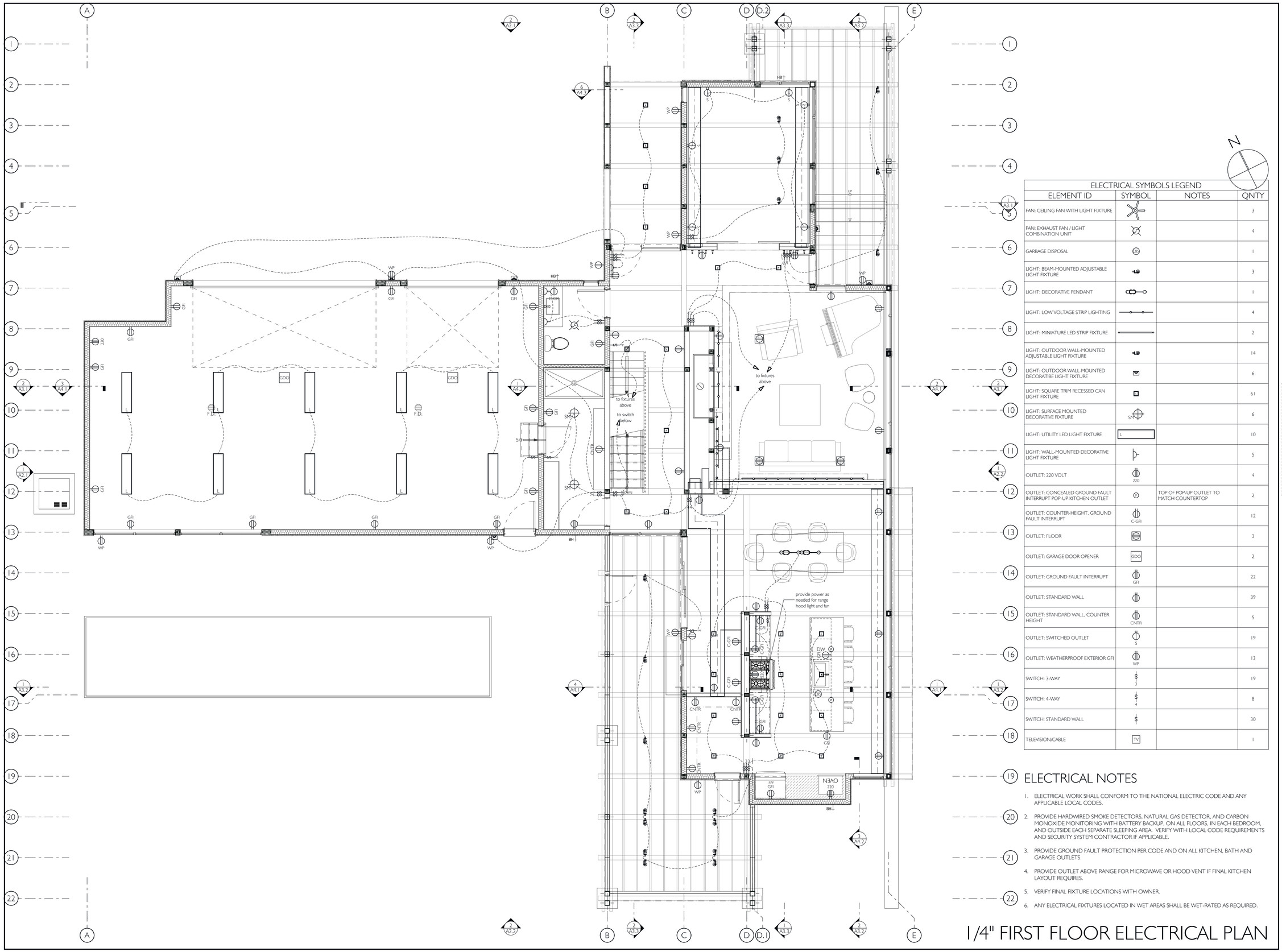
COPYRIGHT 2023 GENESIS ARCHITECTURE, LLC
UNAUTHORIZED REPRODUCTION OF THESE
PLANS IS PROHIBITED BY LAW

GENESIS
Architecture, LLC
1055 PRAIRIE DRIVE, SUITE D
RACINE, WISCONSIN 53406
TEL. 262-752-1894
FAX. 262-752-1895
www.genesisarchitecture.com
office@genesisarchitecture.com

6/1/23

M1.1

/Users/designer1/Desktop/Current Projects/Dondlinger/Plans/Dondlinger_053123.pln



ELECTRICAL SYMBOLS LEGEND

ELEMENT ID	SYMBOL	NOTES	QNTY
FAN: CEILING FAN WITH LIGHT FIXTURE			3
FAN: EXHAUST FAN / LIGHT COMBINATION UNIT			4
GARBAGE DISPOSAL	DW		1
LIGHT: BEAM-MOUNTED ADJUSTABLE LIGHT FIXTURE			3
LIGHT: DECORATIVE PENDANT			1
LIGHT: LOW VOLTAGE STRIP LIGHTING			4
LIGHT: MINIATURE LED STRIP FIXTURE			2
LIGHT: OUTDOOR WALL-MOUNTED ADJUSTABLE LIGHT FIXTURE			14
LIGHT: OUTDOOR WALL-MOUNTED DECORATIBE LIGHT FIXTURE			6
LIGHT: SQUARE TRIM RECESSED CAN LIGHT FIXTURE			61
LIGHT: SURFACE MOUNTED DECORATIVE FIXTURE	SM		6
LIGHT: UTILITY LED LIGHT FIXTURE	L		10
LIGHT: WALL-MOUNTED DECORATIVE LIGHT FIXTURE			5
OUTLET: 220 VOLT	220		4
OUTLET: CONCEALED GROUND FAULT INTERRUPT POP-UP KITCHEN OUTLET		TOP OF POP-UP OUTLET TO MATCH COUNTERTOP	2
OUTLET: COUNTER-HEIGHT, GROUND FAULT INTERRUPT	C-GFI		12
OUTLET: FLOOR			3
OUTLET: GARAGE DOOR OPENER	GDO		2
OUTLET: GROUND FAULT INTERRUPT	GFI		22
OUTLET: STANDARD WALL			39
OUTLET: STANDARD WALL, COUNTER HEIGHT	CNTR		5
OUTLET: SWITCHED OUTLET	S		19
OUTLET: WEATHERPROOF EXTERIOR GFI	WP		13
SWITCH: 3-WAY	3		19
SWITCH: 4-WAY	4		8
SWITCH: STANDARD WALL			30
TELEVISION/CABLE	TV		1

ELECTRICAL NOTES

1. ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRIC CODE AND ANY APPLICABLE LOCAL CODES.
2. PROVIDE HARDWIRED SMOKE DETECTORS, NATURAL GAS DETECTOR, AND CARBON MONOXIDE MONITORING WITH BATTERY BACKUP, ON ALL FLOORS, IN EACH BEDROOM, AND OUTSIDE EACH SEPARATE SLEEPING AREA. VERIFY WITH LOCAL CODE REQUIREMENTS AND SECURITY SYSTEM CONTRACTOR IF APPLICABLE.
3. PROVIDE GROUND FAULT PROTECTION PER CODE AND ON ALL KITCHEN, BATH AND GARAGE OUTLETS.
4. PROVIDE OUTLET ABOVE RANGE FOR MICROWAVE OR HOOD VENT IF FINAL KITCHEN LAYOUT REQUIRES.
5. VERIFY FINAL FIXTURE LOCATIONS WITH OWNER.
6. ANY ELECTRICAL FIXTURES LOCATED IN WET AREAS SHALL BE WET-RATED AS REQUIRED.

DONDLINGER RESIDENCE
PROJECT #10601
7535 NORTH BEACH DRIVE
FOX POINT, WISCONSIN 53217

ISSUED FOR BUILDING REVIEW

05.18.23 95% REVIEW SET
06.01.23 ISSUED FOR BUILDING REVIEW

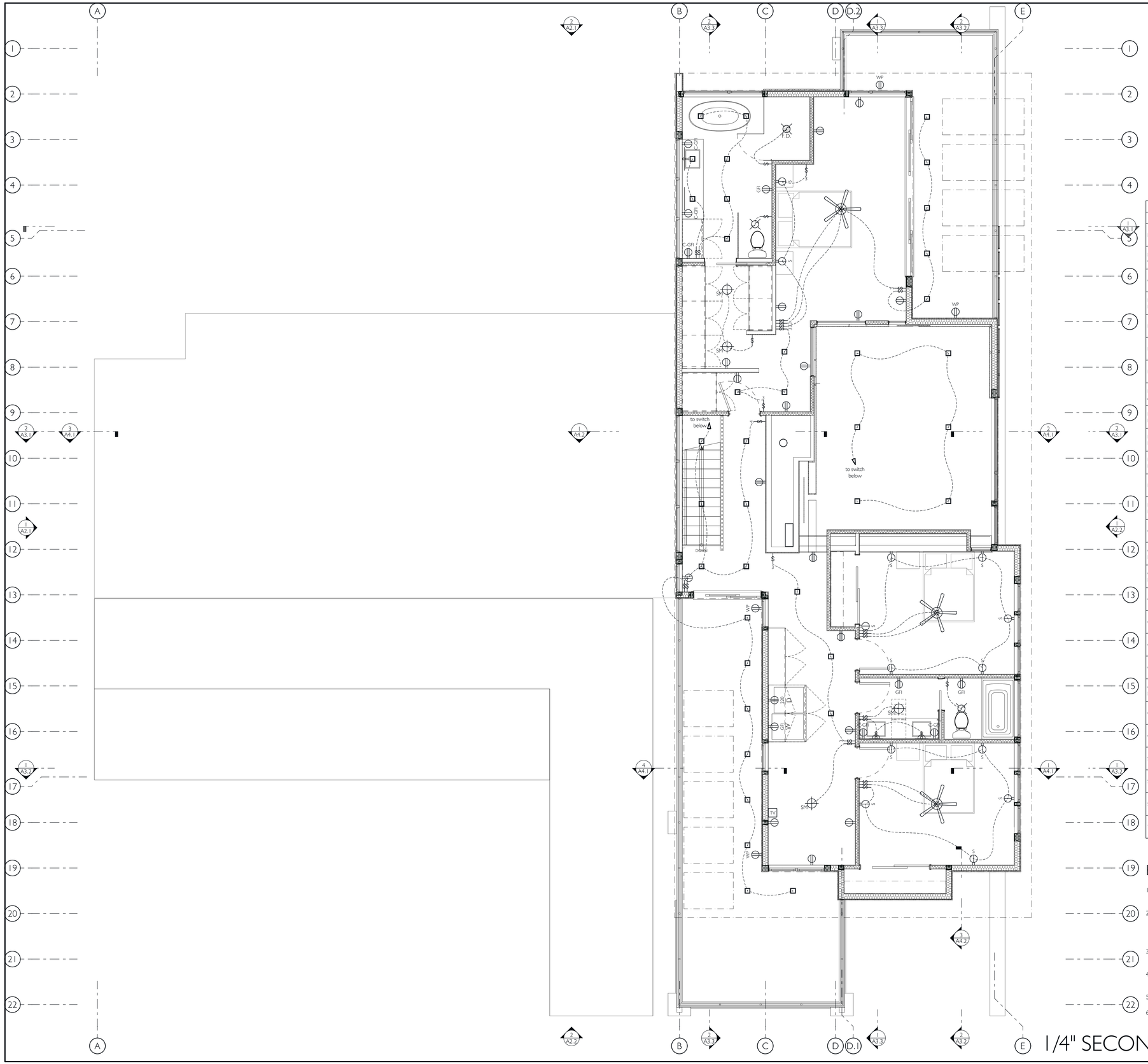
COPYRIGHT 2023 GENESIS ARCHITECTURE, LLC
UNAUTHORIZED REPRODUCTION OF THESE PLANS IS PROHIBITED BY LAW

GENESIS
Architecture, LLC
1055 PRAIRIE DRIVE, SUITE D
RACINE, WISCONSIN 53406
TEL . 262-752-1894
FAX . 262-752-1895
www.genesisarchitecture.com
office@genesisarchitecture.com

6/1/23

E1.1

/Users/designer1/Desktop/Current Projects/Dondlinger/Plans/Dondlinger_053123.pln



ELECTRICAL SYMBOLS LEGEND			
ELEMENT ID	SYMBOL	NOTES	QNTY
FAN: CEILING FAN WITH LIGHT FIXTURE			3
FAN: EXHAUST FAN / LIGHT COMBINATION UNIT			4
GARBAGE DISPOSAL	DW		1
LIGHT: BEAM-MOUNTED ADJUSTABLE LIGHT FIXTURE			3
LIGHT: DECORATIVE PENDANT			1
LIGHT: LOW VOLTAGE STRIP LIGHTING			4
LIGHT: MINIATURE LED STRIP FIXTURE			2
LIGHT: OUTDOOR WALL-MOUNTED ADJUSTABLE LIGHT FIXTURE			14
LIGHT: OUTDOOR WALL-MOUNTED DECORATIBE LIGHT FIXTURE			6
LIGHT: SQUARE TRIM RECESSED CAN LIGHT FIXTURE			61
LIGHT: SURFACE MOUNTED DECORATIVE FIXTURE	SM		6
LIGHT: UTILITY LED LIGHT FIXTURE	L		10
LIGHT: WALL-MOUNTED DECORATIVE LIGHT FIXTURE			5
OUTLET: 220 VOLT	220		4
OUTLET: CONCEALED GROUND FAULT INTERRUPT POP-UP KITCHEN OUTLET		TOP OF POP-UP OUTLET TO MATCH COUNTERTOP	2
OUTLET: COUNTER-HEIGHT, GROUND FAULT INTERRUPT	C-GFI		12
OUTLET: FLOOR			3
OUTLET: GARAGE DOOR OPENER	GDO		2
OUTLET: GROUND FAULT INTERRUPT	GFI		22
OUTLET: STANDARD WALL			39
OUTLET: STANDARD WALL, COUNTER HEIGHT	CNTR		5
OUTLET: SWITCHED OUTLET	S		19
OUTLET: WEATHERPROOF EXTERIOR GFI	WP		13
SWITCH: 3-WAY	3		19
SWITCH: 4-WAY	4		8
SWITCH: STANDARD WALL			30
TELEVISION/CABLE	TV		1

ELECTRICAL NOTES

1. ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRIC CODE AND ANY APPLICABLE LOCAL CODES.
2. PROVIDE HARDWIRED SMOKE DETECTORS, NATURAL GAS DETECTOR, AND CARBON MONOXIDE MONITORING WITH BATTERY BACKUP, ON ALL FLOORS, IN EACH BEDROOM, AND OUTSIDE EACH SEPARATE SLEEPING AREA. VERIFY WITH LOCAL CODE REQUIREMENTS AND SECURITY SYSTEM CONTRACTOR IF APPLICABLE.
3. PROVIDE GROUND FAULT PROTECTION PER CODE AND ON ALL KITCHEN, BATH AND GARAGE OUTLETS.
4. PROVIDE OUTLET ABOVE RANGE FOR MICROWAVE OR HOOD VENT IF FINAL KITCHEN LAYOUT REQUIRES.
5. VERIFY FINAL FIXTURE LOCATIONS WITH OWNER.
6. ANY ELECTRICAL FIXTURES LOCATED IN WET AREAS SHALL BE WET-RATED AS REQUIRED.

DONDLINGER RESIDENCE
PROJECT #10601
7535 NORTH BEACH DRIVE
FOX POINT, WISCONSIN 53217

ISSUED FOR BUILDING REVIEW

05.18.23	95% REVIEW SET
06.01.23	ISSUED FOR BUILDING REVIEW

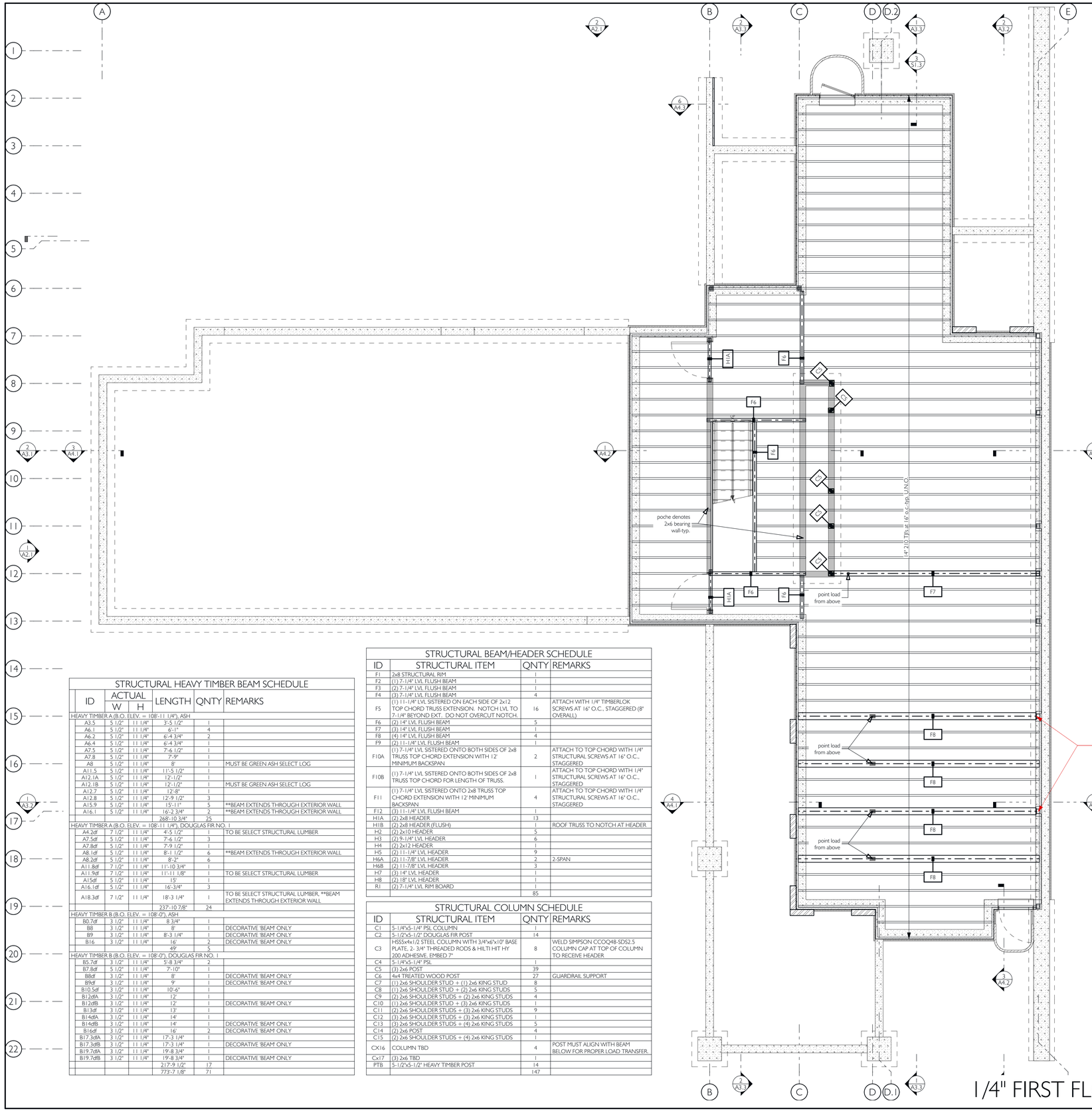
COPYRIGHT 2023 GENESIS ARCHITECTURE, LLC
UNAUTHORIZED REPRODUCTION OF THESE PLANS IS PROHIBITED BY LAW

GENESIS
Architecture, LLC
1055 PRAIRIE DRIVE, SUITE D
RACINE, WISCONSIN 53406
TEL . 262-752-1894
FAX . 262-752-1895
www.genesisarchitecture.com
office@genesisarchitecture.com

6/1/23

E1.2

/Users/designer1/Desktop/Current Projects/Dondlinger/Plans/Dondlinger_053123.pln



WALL BRACING LEGEND

ID	SYMBOL	DESCRIPTION
WB1		7/16" OSB WITH 8D NAILS @ 6" O.C. ON ALL EDGES AND 12" O.C. IN FIELD. ALL EDGES ARE BLOCKED. DRYWALL INSIDE FACE. NAIL TOP AND BOTTOM PLATES TO FRAMING WITH (4) 10d NAILS AT 16" O.C.
WB2		7/16" OSB WITH 8D NAILS @ 6" O.C. ON ALL EDGES AND 12" O.C. IN FIELD. ALL EDGES ARE BLOCKED. DRYWALL INSIDE FACE. NAIL TOP AND BOTTOM PLATES TO FRAMING WITH (4) 10d NAILS AT 16" O.C.

NOTES:
1. SEE ALSO STRUCTURAL ENGINEER'S NOTES.

STRUCTURAL NOTES

1. DESIGN LOADS ARE AS FOLLOWS PER SQ FT:

LOCATION	LIVE	DEAD	DEFLECTION LIMIT
FLOOR	40 LB	15 LB	LL: L/480, TL: L/240
			LL: L/720 AT TILE FLOORS
ATTIC (NON STORAGE)	10 LB		LL: L/480, TL: L/240
ATTIC (STORAGE)	20 LB		LL: L/480, TL: L/240
ROOF (STICK FRAMING)	30 LB SNOW	15 LB	LL: L/360, TL: L/240
INTERIOR CEILING (STICK FRAMED ROOF)	5 LB	7 LB	
ROOF (TRUSS)	30 LB SNOW	20 LB	LL: L/360, TL: L/240
INTERIOR CEILING (EXTENSIVELY DROPPED AT TRUSSED ROOF)		5 LB	
EXT. PORCHES/DECKS	60 LB	10 LB	
WIND	20 LB		
UPLIFT	20 LB		
EXTERIOR WALLS		15 LB	
INTERIOR WALLS		8 LB	
WINDOW/DOOR HEADERS			MAX. LL DEFLECTION: 1/4"

2. THESE FRAMING PLANS WERE DESIGNED USING STANDARD CONSTRUCTION PRACTICES IN THE UPPER MIDWEST.

3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES, REGULATIONS, AND FHAVA MPS. THE BUILDER SHALL VERIFY ALL CONDITIONS BEFORE BEGINNING CONSTRUCTION.

4. FLOOR FRAMING:
   1. FIRST FLOOR CONSTRUCTION: 3/4" PLYWOOD SUBFLOOR ON 14" TJI'S AS NOTED ON STRUCTURAL PLANS AND IN SPECIFICATIONS UNLESS NOTED OTHERWISE.
   2. SECOND FLOOR CONSTRUCTION: 3/4" PLYWOOD SUBFLOOR ON 2x8 PURLINS ON BEAMS AS NOTED ON STRUCTURAL PLANS AND IN SPECIFICATIONS UNLESS NOTED OTHERWISE.
   3. ALL FLOOR JOISTS TO BE SPACED AS NOTED ON PLANS.
   4. FINAL JOIST LAYOUT TO BE VERIFIED BY JOIST MANUFACTURER. ANY MODIFICATION TO BE APPROVED BY THE ARCHITECT. JOIST MANUFACTURER TO SUPPLY ARCHITECT AND STRUCTURAL ENGINEER WITH SHOP DRAWINGS FOR REVIEW PRIOR TO CONSTRUCTION.
   5. FRAMING LAYOUT SHALL BE COORDINATED WITH THE GENERAL AND HVAC CONTRACTORS TO PROVIDE ACCESS CHASES AND UNOBSTRUCTED RUNS FOR HVAC DUCT WORK.

5. ROOF FRAMING:
   1. ROOF CONSTRUCTION: 3/4" EXTERIOR SHEATHING ON WOOD TRUSSES AS NOTED ON STRUCTURAL PLANS AND IN SPECIFICATIONS UNLESS NOTED OTHERWISE.
   2. ALL ROOF TRUSSES TO BE SPACED AS NOTED ON PLANS.
   3. FINAL TRUSS LAYOUT TO BE VERIFIED BY TRUSS MANUFACTURER. ANY MODIFICATION TO BE APPROVED BY THE ARCHITECT. TRUSS MANUFACTURER TO SUPPLY ARCHITECT AND STRUCTURAL ENGINEER WITH SHOP DRAWINGS FOR REVIEW PRIOR TO CONSTRUCTION.

6. GENERAL:
   1. FIBER MESH IN ALL CONCRETE FLOORS. SAWCUT CONCRETE AT ALL WALLS.
   2. ALL WOOD PLATES IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
   3. STRUCTURAL LUMBER SHALL BE DOUGLAS #2 FB 850 E-1.2 FOR HEADERS AND BEARING WALLS.
   4. PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS, DOUBLE 2x12 HEADERS WITH 1/2" PLYWOOD, GLUED AND NAILED BETWEEN, FOR ALL LOAD BEARING OPENINGS, UNLESS NOTED OTHERWISE.
   5. STAIR CONSTRUCTION SHALL CONSIST OF (3) 2x12 STRINGERS, (4 STRINGERS @ STAIR WIDTHS OVER 3'-6"), 5/4" OR 2x THICK TREADS AND 3/4" THICK RISERS OR MATERIALS FABRICATED BY A COMPONENT MANUFACTURER, UNLESS NOTED OTHERWISE.
   6. ALL HEADERS SHALL BE FREE FROM ALL SPLITS, CHECKS OR SHAKES. DEFLECTION OF STRUCTURAL HEADERS AT WINDOWS AND DOORS SHALL NO GREATER THAN .35"
   7. "MICRO-LAM" BEAMS SHALL HAVE A MODULUS OF ELASTICITY OF 2.0. NAIL ALL MULTIPLE LVL AS RECOMMENDED BY THE MANUFACTURER.
   8. DO NOT NOTCH ANY SOLID SAWN BEAMS OR HEADERS. DO NOT NOTCH ANY LVL BEAMS OR HEADERS.
   9. SPECIAL UPLIFT CONNECTORS AS INDICATED AT CANTILEVERED JOISTS SHALL BE "SIMPSON STRONG TIE" ANCHORS OR EQUAL.
   10. ALL STRUCTURAL STEEL BEAMS SHALL CONFORM WITH ASTM SPECIFICATION A-50. ALL PIPE COLUMNS SHALL CONFORM WITH ASTM A53 OR ASTM A501.
   11. UNLESS OTHERWISE NOTED, PROVIDE A 2x PLATE GLUED TO THE TOP FLANGE OF ALL STEEL BEAMS WHERE WOOD STRUCTURE WILL BE BEARING ABOVE. RIGIDLY FASTEN ALL CONNECTING TRUSSES AS APPROVED BY GOVERNING CODES.
   12. CONTRACTOR TO PROVIDE STRUCTURAL SUPPORT PER STATE & LOCAL CODES AT ALL POINT LOADS.
   13. CONTRACTOR TO COORDINATE AND PROVIDE ALL NECESSARY CONNECTIONS WITH STEEL AND JOIST/TRUSS MANUFACTURERS.
   14. FLOOR AND ROOF FRAMING JOISTS TO HAVE BRIDGE OR BLOCKING AT 8' INTERVALS PER CODE UNLESS NOTED OTHERWISE.

STRUCTURAL HEAVY TIMBER BEAM SCHEDULE

ID	ACTUAL W	ACTUAL H	LENGTH	QNTY	REMARKS
HEAVY TIMBER A (B.O. ELEV. = 108'-11 1/4"), ASH					
A3.5	5 1/2"	11 1/4"	3'-5 1/2"	1	
A6.1	5 1/2"	11 1/4"	6'-1"	4	
A6.2	5 1/2"	11 1/4"	6'-3 3/4"	2	
A6.4	5 1/2"	11 1/4"	6'-4 3/4"	1	
A7.5	5 1/2"	11 1/4"	7'-6 1/2"	1	
A7.8	5 1/2"	11 1/4"	7'-9"	1	
A8	5 1/2"	11 1/4"	8'	1	MUST BE GREEN ASH SELECT LOG
A11.5	5 1/2"	11 1/4"	11'-5 1/2"	1	
A12.1A	5 1/2"	11 1/4"	12'-1/2"	1	
A12.1B	5 1/2"	11 1/4"	12'-1/2"	1	MUST BE GREEN ASH SELECT LOG
A12.7	5 1/2"	11 1/4"	12'-8"	1	
A12.8	5 1/2"	11 1/4"	12'-9 1/2"	3	
A15.9	5 1/2"	11 1/4"	15'-11"	5	**BEAM EXTENDS THROUGH EXTERIOR WALL
A16.1	5 1/2"	11 1/4"	16'-2 3/4"	2	**BEAM EXTENDS THROUGH EXTERIOR WALL
			268'-10 3/4"	25	
HEAVY TIMBER A (B.O. ELEV. = 108'-11 1/4"), DOUGLAS FIR NO. 1					
A4.2df	7 1/2"	11 1/4"	4'-5 1/2"	1	TO BE SELECT STRUCTURAL LUMBER
A7.5df	5 1/2"	11 1/4"	7'-6 1/2"	3	
A7.8df	5 1/2"	11 1/4"	7'-9 1/2"	1	
A8.1df	5 1/2"	11 1/4"	8'-1 1/2"	6	**BEAM EXTENDS THROUGH EXTERIOR WALL
A8.2df	5 1/2"	11 1/4"	8'-2"	6	
A11.8df	7 1/2"	11 1/4"	11'-10 3/4"	1	
A11.9df	7 1/2"	11 1/4"	11'-11 1/8"	1	TO BE SELECT STRUCTURAL LUMBER
A15df	5 1/2"	11 1/4"	15'	1	
A16.1df	5 1/2"	11 1/4"	16'-3/4"	3	
A18.3df	7 1/2"	11 1/4"	18'-3 1/4"	1	TO BE SELECT STRUCTURAL LUMBER, **BEAM EXTENDS THROUGH EXTERIOR WALL
			237'-10 7/8"	24	
HEAVY TIMBER B (B.O. ELEV. = 108'-0"), ASH					
B0.7df	3 1/2"	11 1/4"	8' 3/4"	1	
B8	3 1/2"	11 1/4"	8'	1	DECORATIVE 'BEAM' ONLY
B9	3 1/2"	11 1/4"	8'-3 1/4"	1	DECORATIVE 'BEAM' ONLY
B16	3 1/2"	11 1/4"	16'	2	DECORATIVE 'BEAM' ONLY
			49'	5	
HEAVY TIMBER B (B.O. ELEV. = 108'-0"), DOUGLAS FIR NO. 1					
B5.7df	3 1/2"	11 1/4"	5'-8 3/4"	2	
B7.8df	5 1/2"	11 1/4"	7'-10"	1	
B8df	3 1/2"	11 1/4"	8'	1	DECORATIVE 'BEAM' ONLY
B9df	3 1/2"	11 1/4"	9'	1	DECORATIVE 'BEAM' ONLY
B10.5df	3 1/2"	11 1/4"	10'-6"	1	
B12dfA	3 1/2"	11 1/4"	12'	1	
B12dfB	3 1/2"	11 1/4"	12'	1	DECORATIVE 'BEAM' ONLY
B13df	3 1/2"	11 1/4"	13'	1	
B14dfA	3 1/2"	11 1/4"	14'	1	
B14dfB	3 1/2"	11 1/4"	14'	1	DECORATIVE 'BEAM' ONLY
B16df	3 1/2"	11 1/4"	16'	2	DECORATIVE 'BEAM' ONLY
B17.3dfA	3 1/2"	11 1/4"	17'-3 1/4"	1	
B17.3dfB	3 1/2"	11 1/4"	17'-3 1/4"	1	DECORATIVE 'BEAM' ONLY
B19.7dfA	3 1/2"	11 1/4"	19'-8 3/4"	1	
B19.7dfB	3 1/2"	11 1/4"	19'-8 3/4"	1	DECORATIVE 'BEAM' ONLY
			217'-9 1/2"	17	
			773'-7 1/8"	71	

STRUCTURAL BEAM/HEADER SCHEDULE

ID	STRUCTURAL ITEM	QNTY	REMARKS
F1	2x8 STRUCTURAL RIM	1	
F2	(1) 7-1/4" LVL FLUSH BEAM	1	
F3	(2) 7-1/4" LVL FLUSH BEAM	1	
F4	(3) 7-1/4" LVL FLUSH BEAM	4	
F5	(1) 11-1/4" LVL SISTERED ON EACH SIDE OF 2x12 TOP CHORD TRUSS EXTENSION. NOTCH LVL TO 7-1/4" BEYOND EXT. DO NOT OVERCUT NOTCH.	16	ATTACH WITH 1/4" TIMBERLOK SCREWS AT 16" O.C., STAGGERED (8" OVERALL)
F6	(2) 14" LVL FLUSH BEAM	5	
F7	(3) 14" LVL FLUSH BEAM	1	
F8	(4) 14" LVL FLUSH BEAM	4	
F9	(2) 11-1/4" LVL FLUSH BEAM	1	
F10A	(1) 7-1/4" LVL SISTERED ONTO BOTH SIDES OF 2x8 TRUSS TOP CHORD EXTENSION WITH 12' MINIMUM BACKSPAN	2	ATTACH TO TOP CHORD WITH 1/4" STRUCTURAL SCREWS AT 16" O.C., STAGGERED
F10B	(1) 7-1/4" LVL SISTERED ONTO BOTH SIDES OF 2x8 TRUSS TOP CHORD FOR LENGTH OF TRUSS.	1	ATTACH TO TOP CHORD WITH 1/4" STRUCTURAL SCREWS AT 16" O.C., STAGGERED
F11	(1) 7-1/4" LVL SISTERED ONTO 2x8 TRUSS TOP CHORD EXTENSION WITH 12' MINIMUM BACKSPAN	4	ATTACH TO TOP CHORD WITH 1/4" STRUCTURAL SCREWS AT 16" O.C., STAGGERED
F12	(3) 11-1/4" LVL FLUSH BEAM	1	
H1A	(2) 2x8 HEADER	13	
H1B	(2) 2x8 HEADER (FLUSH)	1	ROOF TRUSS TO NOTCH AT HEADER
H2	(2) 2x10 HEADER	5	
H3	(2) 9-1/4" LVL HEADER	6	
H4	(2) 2x12 HEADER	1	
H5	(2) 11-1/4" LVL HEADER	9	
H6A	(2) 11-7/8" LVL HEADER	2	2-SPAN
H6B	(2) 11-7/8" LVL HEADER	3	
H7	(3) 14" LVL HEADER	1	
H8	(2) 18" LVL HEADER	1	
R1	(2) 7-1/4" LVL RIM BOARD	1	
		85	

STRUCTURAL COLUMN SCHEDULE

ID	STRUCTURAL ITEM	QNTY	REMARKS
C1	5-1/4"x5-1/4" PSL COLUMN	1	
C2	5-1/2"x5-1/2" DOUGLAS FIR POST	14	
C3	HSS5x4x1/2 STEEL COLUMN WITH 3/4"x6"x10" BASE PLATE, 2- 3/4" THREADED RODS & HILTI HIT HY 200 ADHESIVE. EMBED 7"	8	WELD SIMPSON CCOQ48-SDS2.5 COLUMN CAP AT TOP OF COLUMN TO RECEIVE HEADER
C4	5-1/4"x5-1/4" PSL	1	
C5	(3) 2x6 POST	39	
C6	4x4 TREATED WOOD POST	27	GUARDRAIL SUPPORT
C7	(1) 2x6 SHOULDER STUD + (1) 2x6 KING STUD	8	
C8	(1) 2x6 SHOULDER STUD + (2) 2x6 KING STUDS	5	
C9	(2) 2x6 SHOULDER STUDS + (2) 2x6 KING STUDS	4	
C10	(1) 2x6 SHOULDER STUD + (3) 2x6 KING STUDS	1	
C11	(2) 2x6 SHOULDER STUDS + (3) 2x6 KING STUDS	9	
C12	(3) 2x6 SHOULDER STUDS + (3) 2x6 KING STUDS	1	
C13	(3) 2x6 SHOULDER STUDS + (4) 2x6 KING STUDS	5	
C14	(2) 2x6 POST	4	
C15	(2) 2x6 SHOULDER STUDS + (4) 2x6 KING STUDS	1	
CX16	COLUMN TBD	4	POST MUST ALIGN WITH BEAM BELOW FOR PROPER LOAD TRANSFER.
Cx17	(3) 2x6 TBD	1	
PTB	5-1/2"x5-1/2" HEAVY TIMBER POST	14	
		147	

1/4" FIRST FLOOR FRAMING & WALL BRACING PLAN

DONDLINGER RESIDENCE
PROJECT #10601
7535 NORTH BEACH DRIVE
FOX POINT, WISCONSIN 53217

ISSUED FOR BUILDING REVIEW

05.18.23	95% REVIEW SET
06.01.23	ISSUED FOR BUILDING REVIEW

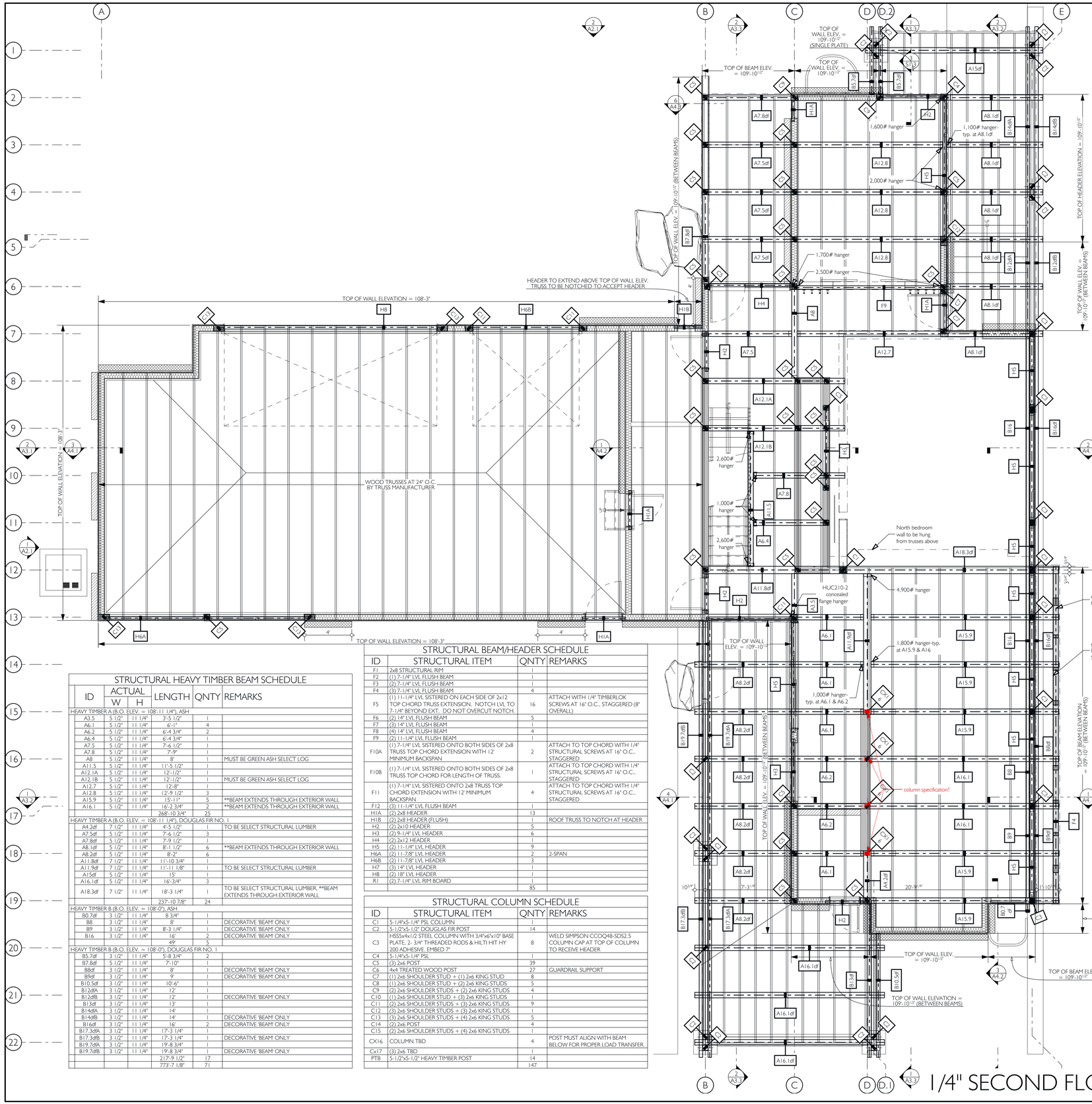
COPYRIGHT 2023 GENESIS ARCHITECTURE, LLC
UNAUTHORIZED REPRODUCTION OF THESE PLANS IS PROHIBITED BY LAW

GENESIS
Architecture, LLC
1055 PRAIRIE DRIVE, SUITE D
RACINE, WISCONSIN 53406
TEL. 262-752-1894
FAX. 262-752-1895
www.genesisarchitecture.com
office@genesisarchitecture.com

6/1/23

S1.1

/Users/designer1/Desktop/Current Projects/Dondlinger/Plans/Dondlinger_0531 23.pln



WALL BRACING LEGEND

ID	SYMBOL	DESCRIPTION
WB1		7/16" OSB WITH 8D NAILS @ 6" O.C. ON ALL EDGES AND 12" O.C. IN FIELD. ALL EDGES ARE BLOCKED. DRYWALL INSIDE FACE. NAIL TOP AND BOTTOM PLATES TO FRAMING WITH (4) 10d NAILS AT 16" O.C.
WB2		7/16" OSB WITH 8D NAILS @ 6" O.C. ON ALL EDGES AND 12" O.C. IN FIELD. ALL EDGES ARE BLOCKED. DRYWALL INSIDE FACE. NAIL TOP AND BOTTOM PLATES TO FRAMING WITH (4) 10d NAILS AT 16" O.C.

NOTES:
1. SEE ALSO STRUCTURAL ENGINEER'S NOTES.

STRUCTURAL NOTES

1. DESIGN LOADS ARE AS FOLLOWS PER SQ FT:

LOCATION	LIVE	DEAD	DEFLECTION LIMIT
FLOOR	40 LB	15 LB	LL: L/480, TL: L/240
			LL: L/720 AT TILE FLOORS
ATTIC (NON STORAGE)	10 LB		LL: L/480, TL: L/240
ATTIC (STORAGE)	20 LB		LL: L/480, TL: L/240
ROOF (STICK FRAMING)	30 LB SNOW	15 LB	LL: L/360, TL: L/240
INTERIOR CEILING (STICK FRAMED ROOF)	5 LB	7 LB	
ROOF (TRUSS)	30 LB SNOW	20 LB	LL: L/360, TL: L/240
INTERIOR CEILING (EXTENSIVELY DROPPED AT TRUSSED ROOF)		5 LB	
EXT. PORCHES/DECKS	60 LB	10 LB	
WIND	20 LB		
UPLIFT	20 LB		
EXTERIOR WALLS		15 LB	
INTERIOR WALLS		8 LB	
WINDOW/DOOR HEADERS			MAX. LL DEFLECTION: 1/4"

2. THESE FRAMING PLANS WERE DESIGNED USING STANDARD CONSTRUCTION PRACTICES IN THE UPPER MIDWEST.

3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES, REGULATIONS, AND FHAVA MPS. THE BUILDER SHALL VERIFY ALL CONDITIONS BEFORE BEGINNING CONSTRUCTION.

4. FLOOR FRAMING:
   1. FIRST FLOOR CONSTRUCTION: 3/4" PLYWOOD SUBFLOOR ON 14" TJI'S AS NOTED ON STRUCTURAL PLANS AND IN SPECIFICATIONS UNLESS NOTED OTHERWISE.
   2. SECOND FLOOR CONSTRUCTION: 3/4" PLYWOOD SUBFLOOR ON 2x8 PURLINS ON BEAMS AS NOTED ON STRUCTURAL PLANS AND IN SPECIFICATIONS UNLESS NOTED OTHERWISE.
   3. ALL FLOOR JOISTS TO BE SPACED AS NOTED ON PLANS.
   4. FINAL JOIST LAYOUT TO BE VERIFIED BY JOIST MANUFACTURER. ANY MODIFICATION TO BE APPROVED BY THE ARCHITECT. JOIST MANUFACTURER TO SUPPLY ARCHITECT AND STRUCTURAL ENGINEER WITH SHOP DRAWINGS FOR REVIEW PRIOR TO CONSTRUCTION.
   5. FRAMING LAYOUT SHALL BE COORDINATED WITH THE GENERAL AND HVAC CONTRACTORS TO PROVIDE ACCESS CHASES AND UNOBSTRUCTED RUNS FOR HVAC DUCT WORK.

5. ROOF FRAMING:
   1. ROOF CONSTRUCTION: 3/4" EXTERIOR SHEATHING ON WOOD TRUSSES AS NOTED ON STRUCTURAL PLANS AND IN SPECIFICATIONS UNLESS NOTED OTHERWISE.
   2. ALL ROOF TRUSSES TO BE SPACED AS NOTED ON PLANS.
   3. FINAL TRUSS LAYOUT TO BE VERIFIED BY TRUSS MANUFACTURER. ANY MODIFICATION TO BE APPROVED BY THE ARCHITECT. TRUSS MANUFACTURER TO SUPPLY ARCHITECT AND STRUCTURAL ENGINEER WITH SHOP DRAWINGS FOR REVIEW PRIOR TO CONSTRUCTION.

6. GENERAL:
   1. FIBER MESH IN ALL CONCRETE FLOORS. SAWCUT CONCRETE AT ALL WALLS.
   2. ALL WOOD PLATES IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
   3. STRUCTURAL LUMBER SHALL BE DOUGLAS #2 FB 850 E-1.2 FOR HEADERS AND BEARING WALLS.
   4. PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS, DOUBLE 2x12 HEADERS WITH 1/2" PLYWOOD, GLUED AND NAILED BETWEEN, FOR ALL LOAD BEARING OPENINGS, UNLESS NOTED OTHERWISE.
   5. STAIR CONSTRUCTION SHALL CONSIST OF (3) 2x12 STRINGERS, (4 STRINGERS @ STAIR WIDTHS OVER 3'-6"), 5/4" OR 2x THICK TREADS AND 3/4" THICK RISERS OR MATERIALS FABRICATED BY A COMPONENT MANUFACTURER, UNLESS NOTED OTHERWISE.
   6. ALL HEADERS SHALL BE FREE FROM ALL SPLITS, CHECKS OR SHAKES. DEFLECTION OF STRUCTURAL HEADERS AT WINDOWS AND DOORS SHALL NO GREATER THAN .35"
   7. "MICRO-LAM" BEAMS SHALL HAVE A MODULUS OF ELASTICITY OF 2.0. NAIL ALL MULTIPLE LVL AS RECOMMENDED BY THE MANUFACTURER.
   8. DO NOT NOTCH ANY SOLID SAWN BEAMS OR HEADERS. DO NOT NOTCH ANY LVL BEAMS OR HEADERS.
   9. SPECIAL UPLIFT CONNECTORS AS INDICATED AT CANTILEVERED JOISTS SHALL BE "SIMPSON STRONG TIE" ANCHORS OR EQUAL.
   10. ALL STRUCTURAL STEEL BEAMS SHALL CONFORM WITH ASTM SPECIFICATION A-50. ALL PIPE COLUMNS SHALL CONFORM WITH ASTM A53 OR ASTM A501.
   11. UNLESS OTHERWISE NOTED, PROVIDE A 2x PLATE GLUED TO THE TOP FLANGE OF ALL STEEL BEAMS WHERE WOOD STRUCTURE WILL BE BEARING ABOVE. RIGIDLY FASTEN ALL CONNECTING TRUSSES AS APPROVED BY GOVERNING CODES.
   12. CONTRACTOR TO PROVIDE STRUCTURAL SUPPORT PER STATE & LOCAL CODES AT ALL POINT LOADS.
   13. CONTRACTOR TO COORDINATE AND PROVIDE ALL NECESSARY CONNECTIONS WITH STEEL AND JOIST/TRUSS MANUFACTURERS.
   14. FLOOR AND ROOF FRAMING JOISTS TO HAVE BRIDGE OR BLOCKING AT 8' INTERVALS PER CODE UNLESS NOTED OTHERWISE.

STRUCTURAL HEAVY TIMBER BEAM SCHEDULE

ID	ACTUAL W	ACTUAL H	LENGTH	QNTY	REMARKS
HEAVY TIMBER A (B.O. ELEV. = 108'-11 1/4"), ASH					
A3.5	5 1/2"	11 1/4"	3'-5 1/2"	1	
A6.1	5 1/2"	11 1/4"	6'-1"	4	
A6.2	5 1/2"	11 1/4"	6'-4 3/4"	2	
A6.4	5 1/2"	11 1/4"	6'-4 3/4"	1	
A7.5	5 1/2"	11 1/4"	7'-6 1/2"	1	
A7.8	5 1/2"	11 1/4"	7'-9"	1	
A8	5 1/2"	11 1/4"	8'	1	MUST BE GREEN ASH SELECT LOG
A11.5	5 1/2"	11 1/4"	11'-5 1/2"	1	
A12.1A	5 1/2"	11 1/4"	12'-1/2"	1	
A12.1B	5 1/2"	11 1/4"	12'-1/2"	1	MUST BE GREEN ASH SELECT LOG
A12.7	5 1/2"	11 1/4"	12'-8"	1	
A12.8	5 1/2"	11 1/4"	12'-9 1/2"	3	
A15.9	5 1/2"	11 1/4"	15'-11"	5	**BEAM EXTENDS THROUGH EXTERIOR WALL
A16.1	5 1/2"	11 1/4"	16'-2 3/4"	2	**BEAM EXTENDS THROUGH EXTERIOR WALL
			268'-10 3/4"	25	
HEAVY TIMBER A (B.O. ELEV. = 108'-11 1/4"), DOUGLAS FIR NO. 1					
A4.2df	7 1/2"	11 1/4"	4'-5 1/2"	1	TO BE SELECT STRUCTURAL LUMBER
A7.5df	5 1/2"	11 1/4"	7'-6 1/2"	3	
A7.8df	5 1/2"	11 1/4"	7'-9 1/2"	1	
A8.1df	5 1/2"	11 1/4"	8'-1 1/2"	6	**BEAM EXTENDS THROUGH EXTERIOR WALL
A8.2df	5 1/2"	11 1/4"	8'-2"	6	
A11.8df	7 1/2"	11 1/4"	11'-10 3/4"	1	
A11.9df	7 1/2"	11 1/4"	11'-11 1/8"	1	TO BE SELECT STRUCTURAL LUMBER
A15df	5 1/2"	11 1/4"	15'	1	
A16.1df	5 1/2"	11 1/4"	16'-3/4"	3	
A18.3df	7 1/2"	11 1/4"	18'-3 1/4"	1	TO BE SELECT STRUCTURAL LUMBER, **BEAM EXTENDS THROUGH EXTERIOR WALL
			237'-10 7/8"	24	
HEAVY TIMBER B (B.O. ELEV. = 108'-0"), ASH					
B0.7df	3 1/2"	11 1/4"	8 3/4"	1	
B8	3 1/2"	11 1/4"	8'	1	DECORATIVE 'BEAM' ONLY
B9	3 1/2"	11 1/4"	8'-3 1/4"	1	DECORATIVE 'BEAM' ONLY
B16	3 1/2"	11 1/4"	16'	2	DECORATIVE 'BEAM' ONLY
			49'	5	
HEAVY TIMBER B (B.O. ELEV. = 108'-0"), DOUGLAS FIR NO. 1					
B5.7df	3 1/2"	11 1/4"	5'-8 3/4"	2	
B7.8df	5 1/2"	11 1/4"	7'-10"	1	
B8df	3 1/2"	11 1/4"	8'	1	DECORATIVE 'BEAM' ONLY
B9df	3 1/2"	11 1/4"	9'	1	DECORATIVE 'BEAM' ONLY
B10.5df	3 1/2"	11 1/4"	10'-6"	1	
B12dfA	3 1/2"	11 1/4"	12'	1	
B12dfB	3 1/2"	11 1/4"	12'	1	DECORATIVE 'BEAM' ONLY
B13df	3 1/2"	11 1/4"	13'	1	
B14dfA	3 1/2"	11 1/4"	14'	1	
B14dfB	3 1/2"	11 1/4"	14'	1	DECORATIVE 'BEAM' ONLY
B16df	3 1/2"	11 1/4"	16'	2	DECORATIVE 'BEAM' ONLY
B17.3dfA	3 1/2"	11 1/4"	17'-3 1/4"	1	
B17.3dfB	3 1/2"	11 1/4"	17'-3 1/4"	1	DECORATIVE 'BEAM' ONLY
B19.7dfA	3 1/2"	11 1/4"	19'-8 3/4"	1	
B19.7dfB	3 1/2"	11 1/4"	19'-8 3/4"	1	DECORATIVE 'BEAM' ONLY
			217'-9 1/2"	17	
			773'-7 1/8"	71	

STRUCTURAL BEAM/HEADER SCHEDULE

ID	STRUCTURAL ITEM	QNTY	REMARKS
F1	2x8 STRUCTURAL RIM	1	
F2	(1) 7-1/4" LVL FLUSH BEAM	1	
F3	(2) 7-1/4" LVL FLUSH BEAM	1	
F4	(3) 7-1/4" LVL FLUSH BEAM	4	
F5	(1) 11-1/4" LVL SISTERED ON EACH SIDE OF 2x12 TOP CHORD TRUSS EXTENSION. NOTCH LVL TO 7-1/4" BEYOND EXT. DO NOT OVERCUT NOTCH.	16	ATTACH WITH 1/4" TIMBERLOK SCREWS AT 16" O.C., STAGGERED (8" OVERALL)
F6	(2) 14" LVL FLUSH BEAM	5	
F7	(3) 14" LVL FLUSH BEAM	1	
F8	(4) 14" LVL FLUSH BEAM	4	
F9	(2) 11-1/4" LVL FLUSH BEAM	1	
F10A	(1) 7-1/4" LVL SISTERED ONTO BOTH SIDES OF 2x8 TRUSS TOP CHORD EXTENSION WITH 12' MINIMUM BACKSPAN	2	ATTACH TO TOP CHORD WITH 1/4" STRUCTURAL SCREWS AT 16" O.C., STAGGERED
F10B	(1) 7-1/4" LVL SISTERED ONTO BOTH SIDES OF 2x8 TRUSS TOP CHORD FOR LENGTH OF TRUSS.	1	ATTACH TO TOP CHORD WITH 1/4" STRUCTURAL SCREWS AT 16" O.C., STAGGERED
F11	(1) 7-1/4" LVL SISTERED ONTO 2x8 TRUSS TOP CHORD EXTENSION WITH 12' MINIMUM BACKSPAN	4	ATTACH TO TOP CHORD WITH 1/4" STRUCTURAL SCREWS AT 16" O.C., STAGGERED
F12	(3) 11-1/4" LVL FLUSH BEAM	1	
H1A	(2) 2x8 HEADER	13	
H1B	(2) 2x8 HEADER (FLUSH)	1	ROOF TRUSS TO NOTCH AT HEADER
H2	(2) 2x10 HEADER	5	
H3	(2) 9-1/4" LVL HEADER	6	
H4	(2) 2x12 HEADER	1	
H5	(2) 11-1/4" LVL HEADER	9	
H6A	(2) 11-7/8" LVL HEADER	2	2-SPAN
H6B	(2) 11-7/8" LVL HEADER	3	
H7	(3) 14" LVL HEADER	1	
H8	(2) 18" LVL HEADER	1	
R1	(2) 7-1/4" LVL RIM BOARD	1	
		85	

STRUCTURAL COLUMN SCHEDULE

ID	STRUCTURAL ITEM	QNTY	REMARKS
C1	5-1/4"x5-1/4" PSL COLUMN	1	
C2	5-1/2"x5-1/2" DOUGLAS FIR POST	14	
C3	HSS5x4x1/2 STEEL COLUMN WITH 3/4"x6"x10" BASE PLATE, 2- 3/4" THREADED RODS & HILTI HIT HY 200 ADHESIVE. EMBED 7"	8	WELD SIMPSON CCOQ48-SDS2.5 COLUMN CAP AT TOP OF COLUMN TO RECEIVE HEADER
C4	5-1/4"x5-1/4" PSL	1	
C5	(3) 2x6 POST	39	
C6	4x4 TREATED WOOD POST	27	GUARDRAIL SUPPORT
C7	(1) 2x6 SHOULDER STUD + (1) 2x6 KING STUD	8	
C8	(1) 2x6 SHOULDER STUD + (2) 2x6 KING STUDS	5	
C9	(2) 2x6 SHOULDER STUDS + (2) 2x6 KING STUDS	4	
C10	(1) 2x6 SHOULDER STUD + (3) 2x6 KING STUDS	1	
C11	(2) 2x6 SHOULDER STUDS + (3) 2x6 KING STUDS	9	
C12	(3) 2x6 SHOULDER STUDS + (3) 2x6 KING STUDS	1	
C13	(3) 2x6 SHOULDER STUDS + (4) 2x6 KING STUDS	5	
C14	(2) 2x6 POST	4	
C15	(2) 2x6 SHOULDER STUDS + (4) 2x6 KING STUDS	1	
CX16	COLUMN TBD	4	POST MUST ALIGN WITH BEAM BELOW FOR PROPER LOAD TRANSFER.
Cx17	(3) 2x6 TBD	1	
PTB	5-1/2"x5-1/2" HEAVY TIMBER POST	14	
		147	

1/4" SECOND FLOOR FRAMING & WALL BRACING PLAN

DONDLINGER RESIDENCE
PROJECT #10601
7535 NORTH BEACH DRIVE
FOX POINT, WISCONSIN 53217

ISSUED FOR BUILDING REVIEW

05.18.23	95% REVIEW SET
06.01.23	ISSUED FOR BUILDING REVIEW

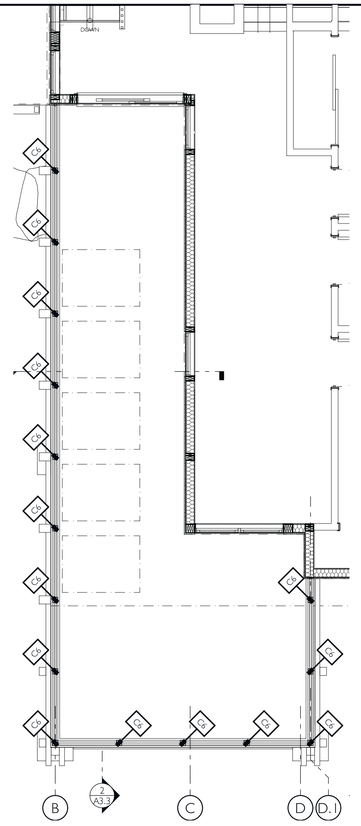
COPYRIGHT 2023 GENESIS ARCHITECTURE, LLC
UNAUTHORIZED REPRODUCTION OF THESE PLANS IS PROHIBITED BY LAW

GENESIS
Architecture, LLC
1055 PRAIRIE DRIVE, SUITE D
RACINE, WISCONSIN 53406
TEL. 262-752-1894
FAX. 262-752-1895
www.genesisarchitecture.com
office@genesisarchitecture.com

6/1/23

S1.2

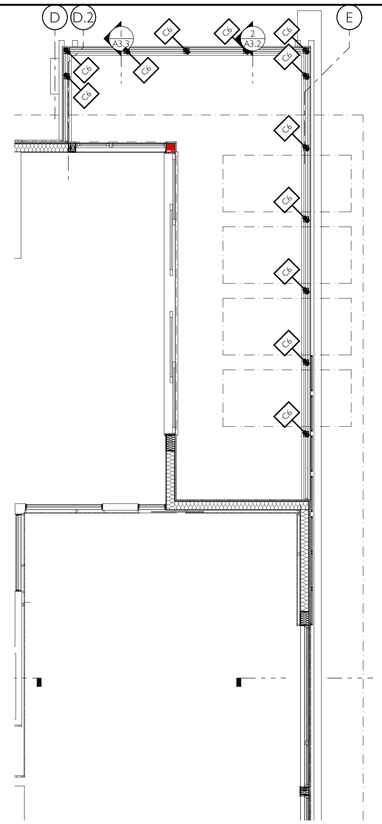
/Users/designer1/Desktop/Current Projects/Dondlinger/Plans/Dondlinger_053123.pln



(REAR) BALCONY 206 POST PLAN

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

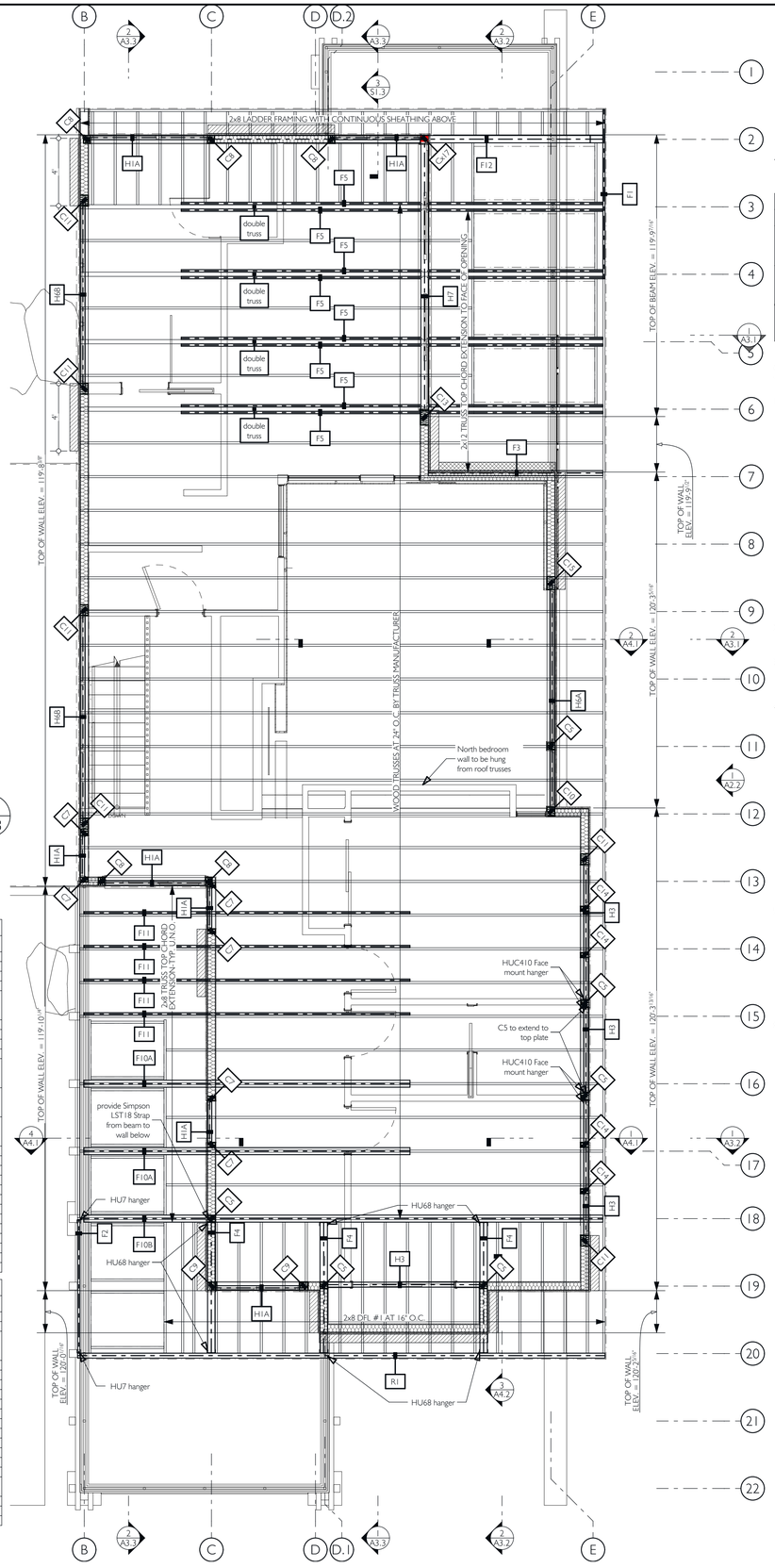
1 S1.3



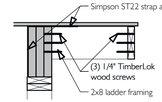
(FRONT BALCONY 210 POST PLAN

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

2 S1.3



1/4" ROOF FRAMING PLAN



FRAMING DETAIL

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

3 S1.3

N

WALL BRACING LEGEND		
ID	SYMBOL	DESCRIPTION
WB1		7/16" OSB WITH 8D NAILS @ 6" O.C. ON ALL EDGES AND 12" O.C. IN FIELD. ALL EDGES ARE BLOCKED. DRYWALL INSIDE FACE. NAIL TOP AND BOTTOM PLATES TO FRAMING WITH (4) 10d NAILS AT 16" O.C.
WB2		7/16" OSB WITH 8D NAILS @ 6" O.C. ON ALL EDGES AND 12" O.C. IN FIELD. ALL EDGES ARE BLOCKED. DRYWALL INSIDE FACE. NAIL TOP AND BOTTOM PLATES TO FRAMING WITH (4) 10d NAILS AT 16" O.C.

NOTES:
1. SEE ALSO STRUCTURAL ENGINEER'S NOTES.

STRUCTURAL NOTES

1. DESIGN LOADS ARE AS FOLLOWS PER SQ FT:

LOCATION	LIVE	DEAD	DEFLECTION LIMIT
FLOOR	40 LB	15 LB	LL: L/480, TL: L/240
			LL: L/720 AT TILE FLOORS
ATTIC (NON STORAGE)	10 LB		LL: L/480, TL: L/240
ATTIC (STORAGE)	20 LB		LL: L/480, TL: L/240
ROOF (STICK FRAMING)	30 LB SNOW	15 LB	LL: L/360, TL: L/240
INTERIOR CEILING			
(STICK FRAMED ROOF)	5 LB	7 LB	
ROOF (TRUSS)	30 LB SNOW	20 LB	LL: L/360, TL: L/240
INTERIOR CEILING			
(EXTENSIVELY DROPPED AT TRUSSED ROOF)		5 LB	
EXT. PORCHES/DECKS	60 LB	10 LB	
WIND	20 LB		
UPLIFT	20 LB		
EXTERIOR WALLS		15 LB	
INTERIOR WALLS		8 LB	
WINDOW/DOOR HEADERS			MAX. LL DEFLECTION: 1/4"

2. THESE FRAMING PLANS WERE DESIGNED USING STANDARD CONSTRUCTION PRACTICES IN THE UPPER MIDWEST.

3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES, REGULATIONS, AND FHAVA MPS. THE BUILDER SHALL VERIFY ALL CONDITIONS BEFORE BEGINNING CONSTRUCTION.

4. FLOOR FRAMING:
   1. FIRST FLOOR CONSTRUCTION: 3/4" PLYWOOD SUBFLOOR ON 14" TJI'S AS NOTED ON STRUCTURAL PLANS AND IN SPECIFICATIONS UNLESS NOTED OTHERWISE.
   2. SECOND FLOOR CONSTRUCTION: 3/4" PLYWOOD SUBFLOOR ON 2x8 PURLINS ON BEAMS AS NOTED ON STRUCTURAL PLANS AND IN SPECIFICATIONS UNLESS NOTED OTHERWISE.
   3. ALL FLOOR JOISTS TO BE SPACED AS NOTED ON PLANS.
   4. FINAL JOIST LAYOUT TO BE VERIFIED BY JOIST MANUFACTURER. ANY MODIFICATION TO BE APPROVED BY THE ARCHITECT. JOIST MANUFACTURER TO SUPPLY ARCHITECT AND STRUCTURAL ENGINEER WITH SHOP DRAWINGS FOR REVIEW PRIOR TO CONSTRUCTION.
   5. FRAMING LAYOUT SHALL BE COORDINATED WITH THE GENERAL AND HVAC CONTRACTORS TO PROVIDE ACCESS CHASES AND UNOBSTRUCTED RUNS FOR HVAC DUCT WORK.

5. ROOF FRAMING:
   1. ROOF CONSTRUCTION: 3/4" EXTERIOR SHEATHING ON WOOD TRUSSES AS NOTED ON STRUCTURAL PLANS AND IN SPECIFICATIONS UNLESS NOTED OTHERWISE.
   2. ALL ROOF TRUSSES TO BE SPACED AS NOTED ON PLANS.
   3. FINAL TRUSS LAYOUT TO BE VERIFIED BY TRUSS MANUFACTURER. ANY MODIFICATION TO BE APPROVED BY THE ARCHITECT. TRUSS MANUFACTURER TO SUPPLY ARCHITECT AND STRUCTURAL ENGINEER WITH SHOP DRAWINGS FOR REVIEW PRIOR TO CONSTRUCTION.

6. GENERAL:
   1. FIBER MESH IN ALL CONCRETE FLOORS. SAWCUT CONCRETE AT ALL WALLS.
   2. ALL WOOD PLATES IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
   3. STRUCTURAL LUMBER SHALL BE DOUGLAS #2 FB 850 E-1.2 FOR HEADERS AND BEARING WALLS.
   4. PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS, DOUBLE 2x12 HEADERS WITH 1/2" PLYWOOD, GLUED AND NAILED BETWEEN, FOR ALL LOAD BEARING OPENINGS, UNLESS NOTED OTHERWISE.
   5. STAIR CONSTRUCTION SHALL CONSIST OF (3) 2x12 STRINGERS, (4 STRINGERS @ STAIR WIDTHS OVER 3'-6"), 5/4" OR 2x THICK TREADS AND 3/4" THICK RISERS OR MATERIALS FABRICATED BY A COMPONENT MANUFACTURER, UNLESS NOTED OTHERWISE.
   6. ALL HEADERS SHALL BE FREE FROM ALL SPLITS, CHECKS OR SHAKES. DEFLECTION OF STRUCTURAL HEADERS AT WINDOWS AND DOORS SHALL NO GREATER THAN .35"
   7. "MICRO-LAM" BEAMS SHALL HAVE A MODULUS OF ELASTICITY OF 2.0. NAIL ALL MULTIPLE LVL AS RECOMMENDED BY THE MANUFACTURER.
   8. DO NOT NOTCH ANY SOLID SAWN BEAMS OR HEADERS. DO NOT NOTCH ANY LVL BEAMS OR HEADERS.
   9. SPECIAL UPLIFT CONNECTORS AS INDICATED AT CANTILEVERED JOISTS SHALL BE "SIMPSON STRONG TIE" ANCHORS OR EQUAL.
   10. ALL STRUCTURAL STEEL BEAMS SHALL CONFORM WITH ASTM SPECIFICATION A-50. ALL PIPE COLUMNS SHALL CONFORM WITH ASTM A53 OR ASTM A501.
   11. UNLESS OTHERWISE NOTED, PROVIDE A 2x PLATE GLUED TO THE TOP FLANGE OF ALL STEEL BEAMS WHERE WOOD STRUCTURE WILL BE BEARING ABOVE. RIGIDLY FASTEN ALL CONNECTING TRUSSES AS APPROVED BY GOVERNING CODES.
   12. CONTRACTOR TO PROVIDE STRUCTURAL SUPPORT PER STATE & LOCAL CODES AT ALL POINT LOADS.
   13. CONTRACTOR TO COORDINATE AND PROVIDE ALL NECESSARY CONNECTIONS WITH STEEL AND JOIST/TRUSS MANUFACTURERS.
   14. FLOOR AND ROOF FRAMING JOISTS TO HAVE BRIDGE OR BLOCKING AT 8' INTERVALS PER CODE UNLESS NOTED OTHERWISE.

STRUCTURAL HEAVY TIMBER BEAM SCHEDULE

ID	ACTUAL W	ACTUAL H	LENGTH	QNTY	REMARKS
HEAVY TIMBER A (B.O. ELEV. = 108'-11 1/4"), ASH					
A3.5	5 1/2"	11 1/4"	3'-5 1/2"	1	
A6.1	5 1/2"	11 1/4"	6'-1"	4	
A6.2	5 1/2"	11 1/4"	6'-4 3/4"	2	
A6.4	5 1/2"	11 1/4"	6'-4 3/4"	1	
A7.5	5 1/2"	11 1/4"	7'-6 1/2"	1	
A7.8	5 1/2"	11 1/4"	7'-9"	1	
A8	5 1/2"	11 1/4"	8'	1	MUST BE GREEN ASH SELECT LOG
A11.5	5 1/2"	11 1/4"	11'-5 1/2"	1	
A12.1A	5 1/2"	11 1/4"	12'-1/2"	1	
A12.1B	5 1/2"	11 1/4"	12'-1/2"	1	MUST BE GREEN ASH SELECT LOG
A12.7	5 1/2"	11 1/4"	12'-8"	1	
A12.8	5 1/2"	11 1/4"	12'-9 1/2"	3	
A15.9	5 1/2"	11 1/4"	15'-11"	5	**BEAM EXTENDS THROUGH EXTERIOR WALL
A16.1	5 1/2"	11 1/4"	16'-2 3/4"	2	**BEAM EXTENDS THROUGH EXTERIOR WALL
			268'-10 3/4"	25	
HEAVY TIMBER A (B.O. ELEV. = 108'-11 1/4"), DOUGLAS FIR NO. 1					
A4.2df	7 1/2"	11 1/4"	4'-5 1/2"	1	TO BE SELECT STRUCTURAL LUMBER
A7.5df	5 1/2"	11 1/4"	7'-6 1/2"	3	
A7.8df	5 1/2"	11 1/4"	7'-9 1/2"	1	
A8.1df	5 1/2"	11 1/4"	8'-1 1/2"	6	**BEAM EXTENDS THROUGH EXTERIOR WALL
A8.2df	5 1/2"	11 1/4"	8'-2"	6	
A11.8df	7 1/2"	11 1/4"	11'-10 3/4"	1	
A11.9df	7 1/2"	11 1/4"	11'-11 1/8"	1	TO BE SELECT STRUCTURAL LUMBER
A15df	5 1/2"	11 1/4"	15'	1	
A16.1df	5 1/2"	11 1/4"	16'-3/4"	3	
A18.3df	7 1/2"	11 1/4"	18'-3 1/4"	1	TO BE SELECT STRUCTURAL LUMBER. **BEAM EXTENDS THROUGH EXTERIOR WALL
			237'-10 7/8"	24	
HEAVY TIMBER B (B.O. ELEV. = 108'-0"), ASH					
B0.7df	3 1/2"	11 1/4"	8' 3/4"	1	
B8	3 1/2"	11 1/4"	8'	1	DECORATIVE 'BEAM' ONLY
B9	3 1/2"	11 1/4"	8'-3 1/4"	1	DECORATIVE 'BEAM' ONLY
B16	3 1/2"	11 1/4"	16'	2	DECORATIVE 'BEAM' ONLY
			49'	5	
HEAVY TIMBER B (B.O. ELEV. = 108'-0"), DOUGLAS FIR NO. 1					
B5.7df	3 1/2"	11 1/4"	5'-8 3/4"	2	
B7.8df	5 1/2"	11 1/4"	7'-10"	1	
B8df	3 1/2"	11 1/4"	8'	1	DECORATIVE 'BEAM' ONLY
B9df	3 1/2"	11 1/4"	9'	1	DECORATIVE 'BEAM' ONLY
B10.5df	3 1/2"	11 1/4"	10'-6"	1	
B12dfA	3 1/2"	11 1/4"	12'	1	
B12dfB	3 1/2"	11 1/4"	12'	1	DECORATIVE 'BEAM' ONLY
B13df	3 1/2"	11 1/4"	13'	1	
B14dfA	3 1/2"	11 1/4"	14'	1	
B14dfB	3 1/2"	11 1/4"	14'	1	DECORATIVE 'BEAM' ONLY
B16df	3 1/2"	11 1/4"	16'	2	DECORATIVE 'BEAM' ONLY
B17.3dfA	3 1/2"	11 1/4"	17'-3 1/4"	1	
B17.3dfB	3 1/2"	11 1/4"	17'-3 1/4"	1	DECORATIVE 'BEAM' ONLY
B19.7dfA	3 1/2"	11 1/4"	19'-8 3/4"	1	
B19.7dfB	3 1/2"	11 1/4"	19'-8 3/4"	1	DECORATIVE 'BEAM' ONLY
			217'-9 1/2"	17	
			773'-7 1/8"	71	

STRUCTURAL BEAM/HEADER SCHEDULE

ID	STRUCTURAL ITEM	QNTY	REMARKS
F1	2x8 STRUCTURAL RIM	1	
F2	(1) 7-1/4" LVL FLUSH BEAM	1	
F3	(2) 7-1/4" LVL FLUSH BEAM	1	
F4	(3) 7-1/4" LVL FLUSH BEAM	4	
F5	(1) 11-1/4" LVL SISTERED ON EACH SIDE OF 2x12 TOP CHORD TRUSS EXTENSION. NOTCH LVL TO 7-1/4" BEYOND EXT., DO NOT OVERCUT NOTCH.	16	ATTACH WITH 1/4" TIMBERLOK SCREWS AT 16" O.C., STAGGERED (8" OVERALL)
F6	(2) 14" LVL FLUSH BEAM	5	
F7	(3) 14" LVL FLUSH BEAM	1	
F8	(4) 14" LVL FLUSH BEAM	4	
F9	(2) 11-1/4" LVL FLUSH BEAM	1	
F10A	(1) 7-1/4" LVL SISTERED ONTO BOTH SIDES OF 2x8 TRUSS TOP CHORD EXTENSION WITH 12' MINIMUM BACKSPAN	2	ATTACH TO TOP CHORD WITH 1/4" STRUCTURAL SCREWS AT 16" O.C., STAGGERED
F10B	(1) 7-1/4" LVL SISTERED ONTO BOTH SIDES OF 2x8 TRUSS TOP CHORD FOR LENGTH OF TRUSS.	1	ATTACH TO TOP CHORD WITH 1/4" STRUCTURAL SCREWS AT 16" O.C., STAGGERED
F11	(1) 7-1/4" LVL SISTERED ONTO 2x8 TRUSS TOP CHORD EXTENSION WITH 12' MINIMUM BACKSPAN	4	ATTACH TO TOP CHORD WITH 1/4" STRUCTURAL SCREWS AT 16" O.C., STAGGERED
F12	(3) 11-1/4" LVL FLUSH BEAM	1	
H1A	(2) 2x8 HEADER	13	
H1B	(2) 2x8 HEADER (FLUSH)	1	ROOF TRUSS TO NOTCH AT HEADER
H2	(2) 2x10 HEADER	5	
H3	(2) 9-1/4" LVL HEADER	6	
H4	(2) 2x12 HEADER	1	
H5	(2) 11-1/4" LVL HEADER	9	
H6A	(2) 11-7/8" LVL HEADER	2	2-SPAN
H6B	(2) 11-7/8" LVL HEADER	3	
H7	(3) 14" LVL HEADER	1	
H8	(2) 18" LVL HEADER	1	
R1	(2) 7-1/4" LVL RIM BOARD	1	
		85	

STRUCTURAL COLUMN SCHEDULE

ID	STRUCTURAL ITEM	QNTY	REMARKS
C1	5-1/4"x5-1/4" PSL COLUMN	1	
C2	5-1/2"x5-1/2" DOUGLAS FIR POST	14	
C3	HSS5x4x1/2 STEEL COLUMN WITH 3/4"x6"x10" BASE PLATE, 2- 3/4" THREADED RODS & HILTI HIT HY 200 ADHESIVE. EMBED 7"	8	WELD SIMPSON CCOQ48-SDS2.5 COLUMN CAP AT TOP OF COLUMN TO RECEIVE HEADER.
C4	5-1/4"x5-1/4" PSL	1	
C5	(3) 2x6 POST	39	
C6	4x4 TREATED WOOD POST	27	GUARDRAIL SUPPORT
C7	(1) 2x6 SHOULDER STUD + (1) 2x6 KING STUD	8	
C8	(1) 2x6 SHOULDER STUD + (2) 2x6 KING STUDS	5	
C9	(2) 2x6 SHOULDER STUDS + (2) 2x6 KING STUDS	4	
C10	(1) 2x6 SHOULDER STUD + (3) 2x6 KING STUDS	1	
C11	(2) 2x6 SHOULDER STUDS + (3) 2x6 KING STUDS	9	
C12	(3) 2x6 SHOULDER STUDS + (3) 2x6 KING STUDS	1	
C13	(3) 2x6 SHOULDER STUDS + (4) 2x6 KING STUDS	5	
C14	(2) 2x6 POST	4	
C15	(2) 2x6 SHOULDER STUDS + (4) 2x6 KING STUDS	1	
CX16	COLUMN TBD	4	POST MUST ALIGN WITH BEAM BELOW FOR PROPER LOAD TRANSFER.
Cx17	(3) 2x6 TBD	1	
PTB	5-1/2"x5-1/2" HEAVY TIMBER POST	14	
		147	

DONDLINGER RESIDENCE
PROJECT #10601
7535 NORTH BEACH DRIVE
FOX POINT, WISCONSIN 53217

ISSUED FOR BUILDING REVIEW

05.18.23	95% REVIEW SET
06.01.23	ISSUED FOR BUILDING REVIEW

COPYRIGHT 2023 GENESIS ARCHITECTURE, LLC
UNAUTHORIZED REPRODUCTION OF THESE PLANS IS PROHIBITED BY LAW

GENESIS
Architecture, LLC
1055 PRAIRIE DRIVE, SUITE D
RACINE, WISCONSIN 53406
TEL. 262-752-1894
FAX. 262-752-1895
www.genesisarchitecture.com
office@genesisarchitecture.com

6/1/23

S1.3

/Users/designer1/Desktop/Current Projects/Dondlinger/Plans/Dondlinger_053123.pln