NOTICE OF MEETING
VILLAGE OF FOX POINT
BUILDING BOARD
AMENDED*

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

Wednesday
January 10, 2024
5:00 P.M.

Join Zoom Meeting

https://us02web.zoom.us/j/85658728403

Meeting ID: 856 5872 8403

Dial by your location: 312.626.6799

AGENDA

1. Roll call of board members and quorum confirmation.
2. Discussion, corrections, and approval of the minutes of the December 13, 2023 Building Board meeting.
3. Shaka Smart, 7624 N Beach Dr, resubmittal new single-family home.
4. Steve Fouhal, 1130 E Dean Rd, proposed 2nd story addition.
5. Jack Bretl, 7437 N Lombardy Rd, proposed addition.
6. 1506 E Dean Rd, proposed addition.*
7. Adjourn.

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

VILLAGE OF FOX POINT
BUILDING BOARD MINUTES

A meeting of the Building Board was held via Zoom, on Wednesday, December 16, 2023, at 5:00 pm. Those present included:

Justin Racinowski
Jeff Weber
William Feldman
Sharon Celek-Absent
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 November 8, 2023. Motion was seconded by Lucille Sells. Motion Passed.

AGENDA

1. **Dan Karasch, 6445 N Santa Monica Blvd, proposed roof mounted solar system.** It was the consensus of the Building Board to approve as submitted subject to system to be flush with roof angle.
2. **Cameron Tull, 8040 N Lake Dr, proposed remodel.** It was the consensus of the Building Board to approve as submitted.
3. **8034 N Whitney Rd, proposed 2nd story addition & detached garage.** It was the consensus of the Building Board to approve as submitted.
4. **Barbara Fuldner, 7764 N Club Cir, proposed replacing window with door.** It was the consensus of the Building Board to approve as submitted.
5. **7644 N Beach Dr, proposed living space above existing garage.** It was the consensus of the Building Board to approve as submitted.
6. **Jeff Toppel, 1535 E Goodrich Ln, proposed addition.** It was the consensus of the Building Board to approve as submitted.
7. **St Augustine, 6801 N Yates Rd, proposed driveway gate.** It was the consensus of the Building Board to denied based on aesthetics.
8. **Byron Vielehr, 7944 N Beach Dr, proposed driveway gate.** It was the consensus of the Building Board to approve as submitted.
9. **Byron Vielehr, 7938 N Beach Dr, proposed driveway gate.** It was the consensus of the Building Board to approve as submitted.
10. **Craig Adelman, 7111 N Barnett Ln, proposed rooftop deck and stair addition.** It was the consensus of the Building Board to approve as submitted subject to open risers on stairs.
11. **St Augustine, 6801 N Yates Rd, proposed signage.** 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 6:12 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- 15210

OFFICE USE ONLY
Issued Date 10-18-23
Zoning R1,02

BUILDING PERMIT

Job Address 7624 North Beach Drive	**Building Type:** Residential ☑ Commercial ☐
Description of Work	
New Single Family Home Construction	
Estimated Cost of Project $ 3,500,000.00	

Owner/Occupant Shaka D. and Maya Payne Smart	
Business Name	Contact Name Maya Payne Smart
Address 7624 North Beach Drive	City/State/Zip Fox Point, WI 53217
Phone 330.329.1614	Email maya.payne@gmail.com

Cautionary Statement required when homeowner is applying for permit*

Contractor	
Company Name Scherrer Construction Co., Inc	Contact Name Pat Hietpas
Address 601 Blackhawk Drive	City/State/Zip Burlington, WI 53105
Phone 262-539-3100 x1233	Email phietpas@scherrerconstruction.com
Dwelling Contractor # DC-010200045 ✓	Dwelling Contractor Qualifier # DCQ-122201369 ✓

Square Footage Under Construction				
1st Floor 3445	2nd Floor 2713	Basement 2556	Addition	Garage 1280

Description		Rate	Amount
Project - Per $1,000 of estimated cost		$10.00	35,000.00
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			275.00
State Seal		$75.00	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**	$ ~~35,350.00~~

Applicant Signature _____ **Date** 6/29/2023
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 414-351-89[illegible]

Receipt No: 1.059808 Jan 2, 2024

7624 N Beach Drive

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PLANS - FILING FEE 24-44440 BUILDING PLANS-FILING FEE	75.00
Total:	75.00
CHECK Check No: 10936 Payor: Scherrer	75.00
Total Applied:	75.00
Change Tendered:	.00

01/02/2024 8:57 AM

Attn: Mike Rakow

Pat Hietpas

From: Pat Hietpas
Sent: Wednesday, December 20, 2023 11:23 AM
To: Michael Rakow
Cc: Chad Redman
Subject: 7624 N. Beach Drive Residence - Building Board Submittal
Attachments: Building Application.pdf; 3711_HSO-20231024 POS (A).pdf

Hi Mike. We made some revisions to the approved plans and will be submitting for approval of the revised plans. The revised plans include implementation of the building board's recommendations to remove the "peak" gable dormers on the front elevation. I will drop off the hard copies and $75 check. Please call or email with any questions.
See link below for architectural plans along with attached plat of survey.

https://www.dropbox.com/scl/fi/i6suw2p5cvgzoi4d7wu2d/23-001-Beach-Drive-Residence-CONST-DWG-23-12-19.pdf?rlkey=ibqgczehymjprsrfiyipajy21&dl=0

Pat Hietpas
Scherrer Construction Co., Inc.
Residential Division
Cell: (414) 403-7572

From: Jennifer Blair <jblair@scherrerconstruction.com>
Sent: Friday, June 2, 2023 7:37 AM
To: Michael Rakow <mrakow@villageoffoxpoint.com>
Cc: Pat Hietpas <phietpas@scherrerconstruction.com>
Subject: Beach Drive Residence - Building Board Submittal

Mike,

Attached is a copy of our submittal for Building Board Review of 7624 Beach Drive.

I will be dropping off the hard copy set later this morning.

Thank you,

Jennifer Blair, RA, NCARB
Senior Architect,
Supervising Professional

Scherrer
CONSTRUCTION CO., INC.
601 Blackhawk Drive, PO Box 740
Burlington, WI 53105
Cell: (847) 609-7293
Office: (262) 539-3100 x1221

VILLAGE OF FOX POINT
BUILDING BOARD MINUTES

A meeting of the Building Board was held via Zoom, on Wednesday, July 12, 2023, at 5:00 pm. Those present included:

Justin Racinowski
Jeff Weber
William Feldman
Sharon Celek-Absent
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 June 14, 2023. Motion was seconded by Lucille Sells. Motion Passed.

AGENDA

- **Johnathon Bloom, 7730 N Beach Dr, resubmittal single family home with open area modification.** It was the consensus of the Building Board to approve as submitted.
- **Shaka Smart, 7624 N Beach Dr, resubmittal single family home.** It was the consensus of the Building Board to approve as submitted.
- **Thomas Barnum, 7348 N Crossway Rd, proposed roof mounted solar array.** It was the consensus of the Building Board to approve as submitted.
- **Reality Income Properties LLC, 8740 N Port Washington Rd, proposed signage.** It was the consensus of the Building Board to approve as submitted.
- **Cesar Bolivar, 7470 N Port Washington Rd, proposed above ground pool.** Cancelled.
- **Daniel Meyers, 1030 E Thorne Ln, proposed shed.** It was the consensus of the Building Board to approve as submitted.
- **Daniel Villanueva, 8131 N Navajo Rd, proposed deck.** It was the consensus of the Building Board to approve as submitted.
- **Michael Ford, 1006 E Churchill Ln, proposed skylights, garden shed, and gazebo.** It was the consensus of the Building Board to approve as submitted.
- **Colleen Miller, 210 E Mall Rd, proposed carport.** It was the consensus of the Building Board to table for more information.
- **Barbara Fuldner, 7764 N Club Cir, proposed replace windows and restore craftsman details.** It was the consensus of the Building Board to approve as submitted.
- **Erik Bowie, 7520 N Links Way, proposed hot tub with open area modification.** It was the consensus of the Building Board to table.
- **Discussion-Building Board form.**

BEACH DRIVE RESIDENCE

NEW SINGLE FAMILY RESIDENCE

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

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

DRAWING INDEX

SHEET NO.	SHEET NAME
A000	COVER SHEET
A002	ARCHITECTURAL SITE PLAN
A103	ROOF PLAN
A200	WEST ELEVATION
A201	NORTH ELEVATION
A202	EAST ELEVATION
A203	SOUTH ELEVATION
A300	BUILDING SECTIONS
A301	BUILDING SECTIONS
A302	BUILDING SECTION
A303	STAIR SECTIONS
A400	DETAILS
A401	DETAILS
A500	INTERIOR ELEVATIONS - LL
A501	INTERIOR ELEVATIONS - LL
A502	INTERIOR ELEVATIONS - LL
A503	INTERIOR ELEVATIONS - ML
A504	INTERIOR ELEVATIONS - ML
A505	INTERIOR ELEVATIONS - ML
A506	INTERIOR ELEVATIONS - ML
A507	INTERIOR ELEVATIONS - ML
A508	INTERIOR ELEVATIONS - ML
A509	INTERIOR ELEVATIONS - ML
A510	INTERIOR ELEVATIONS - UL
A511	INTERIOR ELEVATIONS - UL
A512	INTERIOR ELEVATIONS - UL
A513	INTERIOR ELEVATIONS - UL
A600	WALL TYPES
A601	SCHEDULES
A602	APPLIANCE, LIGHTING & FLOORING SPECIFICATIONS
A603	WALL/CEILING FINISH & HARDWARE SPECIFICATIONS
A604	BATH ACCESSORY SPECIFICATIONS
A605	BATH ACCESSORY SPECIFICATIONS
A606	MILLWORK-CABINETRY SPECIFICATIONS
A607	MILLWORK-CABINETRY SPECIFICATIONS
A608	PLUMBING SPECIFICATIONS
A609	PLUMBING SPECIFICATIONS
A610	PLUMBING SPECIFICATIONS
A611	PLUMBING SPECIFICATIONS
A612	PLUMBING SPECIFICATIONS
A613	STONE AND TILE SPECIFICATIONS
A614	STONE AND TILE SPECIFICATIONS
A700	LOWER LEVEL LIGHTING PLAN
A701	MAIN LEVEL LIGHTING PLAN
A702	UPPER LEVEL LIGHTING PLAN
S000	GENERAL STRUCTURAL NOTES
S100	FOUNDATION PLAN
S101	FIRST FLOOR FRAMING PLAN
S102	SECOND FLOOR FRAMING PLAN
S103	ROOF FRAMING PLAN
S200	FOUNDATION DETAILS
S201	FOUNDATION DETAILS
S300	FRAMING DETAILS

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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

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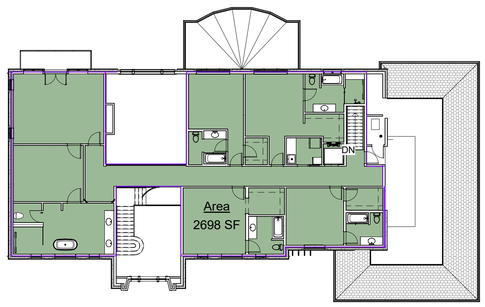
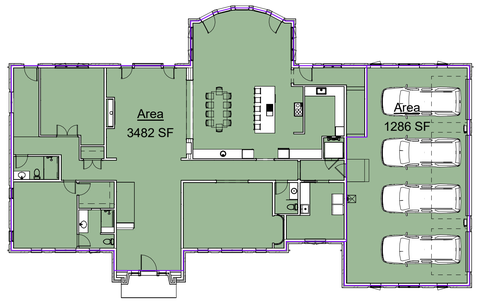
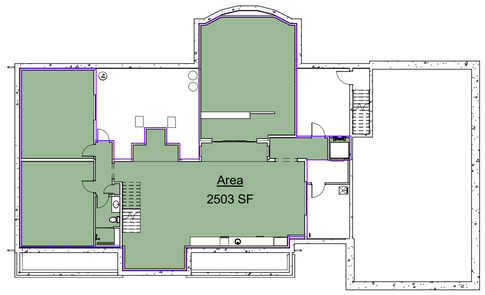
No.	Description	Date
	ISSUE FOR CONSTRUCTION	2023-12-19
	FOUNDATIONS/ TRUSSES	2023-12-03
	ISSUE FOR PERMIT	2023-09-11
	ISSUE FOR BID	2023-06-06



3 A000 UPPER LEVEL AREA PLAN
1/16" = 1'-0"



2 A000 MAIN LEVEL AREA PLAN
1/16" = 1'-0"



1 A000 LOWER LEVEL AREA PLAN
1/16" = 1'-0"

BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

COVER SHEET

Project number	20-077
Date	2023-06-01
Drawn by	JFB
Checked by	JFB
Scale	As indicated
Sheet Number	A000

12/19/2023 8:45:47 AM

DIVISION 1
GENERAL CONDITIONS

1. VERIFY ALL EXISTING CONDITIONS, MATERIAL, DIMENSIONS, AND UTILITIES IN THE FIELD PRIOR TO EXECUTION OF THE WORK.
2. GENERAL CONTRACTOR SHALL OBTAIN AND ARRANGE FOR ALL PERMITS REQUIRED FOR COMPLETION OF THE PROJECT, ARRANGE FOR ALL NECESSARY INSPECTIONS AND TESTS AS REQUIRED BY THE VILLAGE OF FOX POINT AND MAKE ALL REQUIRED SUBMITTALS.
3. DESIGN BUILD: PORTIONS OF THE WORK SHALL INDICATE THAT WORK WILL BE PERFORMED ON A 'DESIGN/ BUILD' BASIS. IN SUCH CASES, THE SUB-CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE COMPLETE DESIGN, ENGINEERING, AND INSTALLATION OF SUCH SYSTEMS OR EQUIPMENT AND SHALL WARRANTY TO THE OWNER THAT SUCH WORK SHALL ADEQUATELY MEET THE NEEDS AND REQUIREMENTS OF THE OWNER AND OF THE PROJECT AS PLANNED AND ITS INTENDED USES AS WELL AS COMPLY COMPLETELY WITH ALL APPLICABLE CODES, ORDINANCES, AND GOVERNING REGULATIONS. IN NO WAY SHALL A DESIGN/ BUILD ARRANGEMENT LIMIT THE RESPONSIBILITY OF THE SUB-CONTRACTOR TO COMPLETE HIS OBLIGATIONS TO MEET SUCH NEEDS AND REQUIREMENTS.
4. DESIGN/ BUILD WORK SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
   - HVAC SYSTEM
   - PLUMBING SYSTEM
   - ELECTRICAL SYSTEM
5. COORDINATE ALL WORK WITH OTHER TRADES AND WITH THE OWNER.
6. PROTECT PROPERTY AND OTHER OPERATIONS FROM DAMAGE AND/ OR DELETERIOUS ACTIVITIES. REPAIR ANY DAMAGE THAT MAY OCCUR AT ONCE.
7. PROVIDE ALL TEMPORARY LIGHTING, POWER, AND HEAT AND VENTILATION, GUARDS AND ENCLOSURES, SCAFFOLDING SYSTEMS, SECURITY AND WEATHER PROTECTION AS REQUIRED TO PROPERLY PERFORM THE WORK AND INSURE THE SAFETY OF THE WORKERS AND PROJECT OCCUPANTS. MAINTAIN TEMPORARY SYSTEMS THROUGHOUT THE DURATION OF THE WORK OR UNTIL PERMANENT SYSTEMS ARE COMPLETED.
8. THE CONTRACTOR AND SUBCONTRACTORS, EMPLOYEES AND PERSONNEL SHALL BE INSURED FOR THE DURATION OF THE PROJECT IN ACCORDANCE WITH CONTRACT DOCUMENTS.
9. MAINTAIN THE SITE IN A CLEAN AND ORDERLY MANNER. REMOVE ALL DEBRIS, EXCESS MATERIALS, DIRT, AND SIMILAR ITEMS AND PROPERLY DISPOSE OF OFF SITE.
10. REFER TO STRUCTURAL GENERAL NOTES FOR ALLOWABLE UNIT STRESS AND LOADING IN ACCORDANCE WITH LOCAL CODES.
11. NOTIFY THE ARCHITECT IN WRITING AT ONSET OF ANY DISCREPANCIES FOUND IN THE CONSTRUCTION DOCUMENTS. IN SUCH CASES, THE GREATER QUANTITY OR THE BETTER QUALITY SHALL GOVERN.
12. ALL MATERIAL SHALL BE NEW. EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH BUILDING CODE REGULATIONS AND MANUFACTURER'S INSTRUCTIONS. ALL MATERIALS FOR WHICH UNDERWRITERS LABORATORIES ISSUES A LABEL SHALL CARRY THE U.L. LABEL. PROVIDE ADDITIONAL CONTROLS, ACCESSORIES AND DEVICES TO COMPLETE THE INSTALLATION WHETHER OR NOT SHOWN IN THE CONSTRUCTION DOCUMENTS.
13. TEST, BALANCE, ADJUST AND REPAIR THE WORK AND EQUIPMENT FOR PROPER OPERATION AND OPTIMUM PERFORMANCE.
14. AT THE TIME OF SUBSTANTIAL COMPLETION, ALL LAMPS SHALL BE OPERATIONAL, ALL FILTERS CLEAN, AND ALL SYSTEMS OPERATIONAL WITHOUT LEAKAGE, EXCESSIVE VIBRATION OR NOISE.
15. INSPECT AREAS TO RECEIVE NEW FINISHES PRIOR TO THEIR INSTALLATION. ADVISE THE OWNER IN WRITING OF ANY CONDITIONS WHICH ARE UNACCEPTABLE AND/ OR WOULD DEGRADE A PRODUCT'S PERFORMANCE OR APPEARANCE OR WOULD CONFLICT WITH WARRANTY REQUIREMENTS.
16. PROVIDE SAFETY-GLAZING MATERIALS AT ALL HAZARDOUS LOCATIONS AS DEFINED BY THE VILLAGE OF FOX POINT AND CODES CURRENTLY ENFORCED BY THAT MUNICIPALITY (WISCONSIN UNIFORM BUILDING CODE (UBC).
17. THE FOLLOWING ITEMS SHALL BE SUBMITTED FOR REVIEW IN A TIMELY MANNER. SUB-CONTRACTOR SHALL WAIVE ALL CLAIMS FOR ADDITIONAL COMPENSATION FOR EXTRA MATERIALS. LABOR OR TIME NEEDED TO COMPLETE THE WORK ARISING FROM THE SUB-CONTRACTOR'S FAILURE TO SUBMIT THESE ITEMS ON TIME. 15 WORKING DAYS SHALL BE GIVEN TO REVIEW ALL SUBMITTALS. ARCHITECT/ CONTRACTOR SHALL NOT BE RESPONSIBLE FOR DELAYS TO THE PROJECT RESULTING FROM A REJECTION OF INCORRECT SUBMITTALS.
18. REQUIRED MATERIAL AND PRODUCT LITERATURE SUBMITTALS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
   - ASPHALT ROOF SHINGLES
   - PLUMBING AND ELECTRICAL FIXTURES AND DEVICES
   - DOOR AND FINISH HARDWARE
   - OVERHEAD GARAGE DOOR
   - EXTERIOR DOORS AND WINDOWS

   REQUIRED SHOP DRAWINGS:
   - CABINETRY
   - HVAC 'DESIGN/ BUILD DRAWINGS, SPECIFICATIONS AND EQUIPMENT SELECTIONS
   - EXTERIOR DOORS AND WINDOWS

DIVISION 2
SITEWORK

1. THE CONTRACTOR SHALL CAREFULLY AND FULLY EXAMINE THE SITE OF THE WORK, AND COMPARE IT TO THIS DOCUMENT AND ALL OTHER CONDITIONS AND LIMITATIONS PERTAINING TO THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND SHALL PROVIDE SITE SURVEY DETERMINING CRITICAL GRADE ELEVATIONS FOR REVIEW BY THE ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK. NO WORK IS TO START UNTIL ALL DISCREPANCIES ARE RESOLVED.
2. PROVIDE ALL CUTTING, PATCHING, SHORING, AND DEWATERING NECESSARY TO COMPLETE WORK.
3. KEEP EXITS, ACCESS WAYS, OWNER OCCUPIED AREAS AND DRIVES CLEAN AND FREE OF DEBRIS.
4. COORDINATE WITH UTILITY OWNER PRIOR TO SUBMITTING
5. EARTHWORK:
   - LOCATE EXISTING UNDERGROUND UTILITIES IN AREAS OF WORK. IF UTILITIES ARE TO REMAIN IN PLACE, PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING EARTHWORK OPERATIONS. SHOULD UNCHARTED UTILITIES BE ENCOUNTERED DURING EXCAVATION, CONSULT UTILITY OWNER IMMEDIATELY FOR DIRECTIONS. EXISTING UTILITIES ARE TO REMAIN IN EFFECT DURING CONSTRUCTION.
   - UNIFORMLY GRADE AREAS WITHIN SPECIFIC TOLERANCES, COMPACT WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE INDICATED AND BETWEEN SUCH POINTS AND EXISTING GRADES. DETERMINE EXTENT OF CUT OR FILL REQUIRED PRIOR TO SUBMITTING BID. PROVIDE SUITABLE FILL REQUIRED AND/ OR DISPOSE OF EXCESS EXCAVATED MATERIAL, WASTE, TRASH AND DEBRIS OFF-SITE. PROTECT EXISTING LANDSCAPE (I.E. TREE TRUNKS, ROOTS, SHRUBS, ETC.) DURING CONSTRUCTION. TREE TRUNKS SHALL BE WRAPPED WITH A 4-FOOT HIGH SHEATHING OF 2x4 OR SIMILAR AT THE BASE. BEFORE, IN 3-FOOT HIGH SNOW FENCE OR SIMILAR FENCE SHALL BE ERECTED AROUND THE TREES' DRIP LINES TO PROTECT THE TREES ROOT SYSTEM FROM VEHICLE COMPACTION. THESE PROTECTIONS SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT FOR ALL TREES IN THE WORK AREA AND WITHIN 20 FEET OF THE ACCESS WAYS TO THE WORK AREA.
   - EXCAVATED MATERIAL SHALL BE STOCK PILED IN APPROVED AREAS ON PLYWOOD SHEATHING LAID ON THE GROUND.

DIVISION 3
CONCRETE and REINFORCING

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE BUILDING CODE (ACI 318) WITH THE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 332R), LATEST EDITIONS.
2. UNLESS OTHERWISE SHOWN OR NOTED, ALL CONCRETE WORK SHALL CONTAIN MINIMUM REINFORCEMENT AS REQUIRED BY ACI 318.
3. REFER TO STRUCTURAL GENERAL NOTES FOR CONCRETE STRESSES, REINFORCEMENT GRADES AND DETAILS.
4. PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCEMENT AT POSITIONS SHOWN ON THE PLANS AND DETAILS. EPOXY COATED ACCESSORIES SHALL BE USED IN ALL EXPOSED CONCRETE WORK.
5. CONCRETE COVER FOR REINFORCEMENT SHALL BE PROVIDED AS REQUIRED BY ACI 301 OR BY THE GOVERNING ORDINANCE, WHICHEVER IS MOST CRITICAL.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND PLACEMENT OF ALL INSERTS, HANGERS, SLEEVES, DUCTWORK, PADS, AND ANCHOR BOLTS THAT ARE REQUIRED BY THE ENGINEER AND/ OR EQUIPMENT, ETC.
7. NO ALUMINUM OF ANY TYPE SHALL BE ALLOWED IN THE CONCRETE WORK, UNLESS COATED TO PREVENT ALUMINUM-CONCRETE REACTION. THIS INCLUDES PLUMBING AND/ OR ELECTRICAL PIPING.
8. UNLESS NOTED OTHERWISE, PROVIDE BROOM FINISH FOR ALL EXPOSED EXTERIOR FLATWORK.
9. ALL OUTSIDE CORNERS OF EXPOSED CONCRETE SHALL BE FINISHED WITH 1/2" RADIUS.
10. INTERIOR CONCRETE FOR EXPOSED FINISH SHALL HAVE A SMOOTH TROWELED FINISH. COORDINATE WORK WITH FINISH SCHEDULE FOR COLORED ADDITIVES AND AGGREGATES.
7. ALL SOIL SUPPORTED FOOTINGS SHALL BE FOUNDED UPON UNDISTURBED NATURAL SUB-GRADE WITH A MINIMUM ALLOWABLE ASSUMED BEARING CAPACITY OF 3000 PSI AS FIELD VERIFIED AND APPROVED BY THE OWNER'S SOIL TESTING LABORATORY OR CONTRACTOR.
8. NO MUD SLABS, FOOTINGS OR SLABS SHALL BE PLACED INTO OR AGAINST SUB-GRADE CONTAINING FREE WATER, FROST OR ICE. SHOULD WATER OR FROST ENTER A FOOTING EXCAVATION AFTER SUB-GRADE APPROVAL, THE SUB-GRADE SHALL BE RE-INSPECTED BY THE OWNER'S SOIL TESTING LABORATORY AFTER REMOVAL OF WATER OR FROST.
9. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MEASURES TO PREVENT ANY FROST OR ICE FROM PENETRATING ANY FOOTING OR SLAB SUB-GRADE BEFORE AND AFTER PLACING OF CONCRETE AND UNTIL SUCH SUB-GRADES ARE FULLY PROTECTED BY THE PERMANENT BUILDING STRUCTURE.
10. ALL MUD SLABS OR SLABS-ON-GRADE SHALL BE PLACED OVER A VAPOR BARRIER OVER A MINIMUM OF 6" COMPACTED GRANULAR MATERIAL INCLUDING SAND TOPPING OVER A COMPACTED SOIL SUB-GRADE.
11. ALL PERIMETER WALL AND COLUMN FOOTINGS SHALL BEAR A MINIMUM OF 4'-0" BELOW FINISHED GRADES AS INDICATED IN THE DRAWINGS.
12. BREAK OFF AND REMOVE ALL WALL TIES AND FILL WITH MASTIC PRIOR TO DAMPPROOFING.
13. PROVIDE ALL REQUIRED CONTROL JOINTS PER ASTM AT ALL CONCRETE SLAB LOCATIONS TO MINIMIZE SHRINKAGE CRACKS.
14. COORDINATE WORK WITH PLUMBER FOR NEW STORM WATER, UTILITIES AND DRAIN TILE/ SUMP SYSTEM. PROVIDE SLEEVES AS REQUIRED.

DIVISION 4
MASONRY-STONEWORK

1. PROVIDE ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE WORK.
2. COMPLY WITH THE RULES AND RECOMMENDATIONS OF THE INDIANA LIMESTONE INSTITUTE OF AMERICA, INC. HANDBOOK, LATEST EDITION.
3. COVER MATERIALS WHILE STORED AND COVER WORK IN PROGRESS AT SITE AT END OF EACH DAY'S WORK.
4. STONE CONTRACTOR SHALL PROVIDE AND DESIGN ALL STONEWORK ANCHORS. ALL STONEWORK SHALL BE PERFECTLY AND SECURELY ANCHORED TO BUILDING STRUCTURE. ALL ANCHORS SHALL BE FABRICATED WITH NON-CORROSIVE MATERIAL.
5. INSTALL WORK TO DIRECT WATER AWAY FROM BUILDING.
6. PROVIDE MINIMUM OF FOUR MECHANICAL ANCHORS PER STONE BLOCK OR PANEL.
7. PROVIDE WEEP HOLES AT BASE OF CAVITIES TO EVACUATE MOISTURE.
8. MORTAR USED FOR SETTING OF STONEWORK SHALL BE NON-STAINING.
9. PROTECT ALL WORK FROM MOISTURE AND OR FREEZING DURING INSTALLATION.
10. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND MATERIALS IN FIELD. REPORT ANY DISCREPANCIES TO ARCHITECT/ ENGINEER IN WRITING AT ONCE.
11. CLEAN MITER JOINTS SHALL BE 3/8" MAXIMUM.
12. EASE ALL EXPOSED STONE CORNERS.
13. ALL EXPOSED STONE FACES AND EDGES SHALL BE SMOOTH UNLESS NOTED OTHERWISE.
14. REPLACE DAMAGED OR STAINED STONEWORK AT NO COST TO OWNER.
15. VERIFY ALL CONDITIONS IN THE FIELD.
16. SUBMIT SHOP DRAWINGS TO THE ARCHITECT/ ENGINEER FOR REVIEW PRIOR TO FABRICATION OF STONEWORK.

DIVISION 5
STRUCTURAL STEEL

1. REFER TO STRUCTURAL GENERAL NOTES FOR STEEL SPECIFICATIONS.

DIVISION 6
WOOD & PLASTIC
ROUGH CARPENTRY

1. REFER TO STRUCTURAL GENERAL NOTES FOR LUMBER STRESS GRADES AND LOADING.
2. PLAN DIMENSIONS FOR INTERIOR WALLS ARE FROM FACE OF STUD TO FACE OF STUD.
3. PLAN DIMENSIONS FOR EXTERIOR WALLS ARE FROM FACE OF STUD TO FACE OF STUD.
4. PLAN DIMENSION FOR WINDOWS AND EXTERIOR DOORS ARE DIMENSIONED TO CENTER LINE OF UNIT. REFER TO WINDOW AND DOOR SCHEDULE FOR ROUGH OPENING AND JAMB DIMENSIONS.
5. INTERIOR DOORS ARE DIMENSIONED TO ROUGH OPENING (2" LARGER THAN FINISHED OPENING SIZE). THE ROUGH OPENING SHALL BE A MINIMUM 51/2" FROM FACE OF PERPENDICULAR WALL CONSTRUCTION TO VERIFY ROUGH OPENING WITH DOOR SCHEDULE AND INTERIOR ELEVATIONS AND MODIFY AS REQUIRED.
6. PROVIDE 1"x4" CROSS BRIDGING NOT OVER 6 FEET ON CENTER FOR ALL WOOD JOISTS.
7. PROVIDE SOLID BLOCKING OF THE SAME DIMENSION AS THE JOISTS BETWEEN THE JOISTS AT ALL SUPPORTS AND BELOW PARALLEL WALLS.
8. ALL PLYWOOD SHOWN FOR FLOOR/ ROOF DECKS AND AS WALL SHEATHING SHALL BE OF THE THICKNESS SHOWN IN THE STRUCTURAL PLANS AND SHALL MEET ALL THE REQUIREMENTS OF U.S. PRODUCT STANDARD PS1, LATEST EDITION, FOR STRUCTURAL 1 GRADE MATERIAL AND/ OR APA 'PERFORMANCE STANDARDS AND POLICIES FOR STRUCTURAL USE PANELS', FORM NO. E445.
9. REFER TO STRUCTURAL GENERAL NOTES FOR UNIT STRESSES FOR LAMINATED MEMBERS.
10. GALVANIZED OR COATED CONNECTORS SHALL BE USED FOR ALL OUTDOOR WOOD INSTALLATIONS.
11. ALL EXTERIOR EXPOSED WOOD AND SILL PLATES IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED LUMBER.
12. MINIMUM NAILED CONNECTIONS FOR WOOD FRAMING MEMBERS SHALL BE IN ACCORDANCE WITH THE WISCONSIN UNIFORM DWELLING CODE (UDC).
13. ALL MANUFACTURED LAMINATED WOOD BEAMS SUCH AS MICROLLAM OR PARALLAM AS SHOWN ON THE DRAWINGS SHALL FOLLOW THE MANUFACTURER'S NAILING AND BOLTING PATTERNS FOR MULTIPLE MEMBER USE.
14. WHEN USING TJI'S OR OTHER ENGINEERED JOIST PRODUCTS, CARPENTER/ CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH AND FAITHFULLY ABIDE BY ALL INSTALLATION, STORAGE AND HANDLING RECOMMENDATIONS AS SPECIFIED BY MANUFACTURER. SPECIAL ATTENTION MUST BE PAID TO AREAS INCLUDING, BUT NOT LIMITED TO, REQUIRED MINIMUM BEARING, SQUASH BLOCKING, RIM JOIST CONSTRUCTION, FILLER BLOCKING, WEB STIFFENERS, ALLOWABLE HOLE OPENING SIZES, CANTILEVER REINFORCEMENT AND TEMPORARY STRUT LINES.
15. ALL EXTERIOR WOOD TRIM, INCLUDING NATURALLY WEATHER RESISTANT WOODS SUCH AS CEDAR AND REDWOOD, SHALL BE PRE-PRIMED AND BACK-PRIMED PRIOR TO INSTALLATION, INCLUDING ALL ENDS CUT IN THE FIELD. CONTRACTOR SHALL PROVIDE FACTORY PRIMED MATERIAL AS REQUIRED. THIS WORK IS NOT THE RESPONSIBILITY OF THE OWNER'S FINISH PAINTER.

FINISH CARPENTRY

1. FURNISH AND INSTALL FINISH CARPENTRY INCLUDING TRIM AND MOLDINGS, DOOR FRAMES, PANELING, AND WEATHER STRIPPING.
2. ALL JOINTS SHALL BE TIGHT AND TRUE AND SECURELY FASTENED. CORNERS SHALL BE NEATLY MITERED, SCRIBED, AND COPED. ALL EXPOSED SURFACES SHALL BE FREE OF TOOL MARKS.
3. ALL WORK SHALL BE ACCURATELY SCRIBED TO FIT ADJACENT SURFACES.
4. INSTALL FINISH CARPENTRY WORK PLUMB, LEVEL, TRUE AND STRAIGHT WITH NO DISTORTIONS. SHIM AS REQUIRED USING CONCEALED SHIMS.

BLOCKING

1. DRYWALL CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR BLOCKING AND BACKING AS INDICATED IN THE DRAWINGS. BLOCKING AND BACKING SHALL BE TREATED FOR FIRE RESISTANCE AS REQUIRED BY CODE. ANCHOR ALL BLOCKING AND BACKING RIGIDLY TO BUILDING STRUCTURE OR PARTITION FRAMING.
2. PROVIDE BLOCKING AND BACKING FOR ITEMS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
   - TOILET ACCESSORIES AND GRAB BARS: INSTALL BLOCKING AS REQUIRED OR RECOMMENDED BY ACCESSORY MANUFACTURER.
   - DOORWAYS: INSTALL 2x4 SUB BUCKS AND BLOCKING AT JAMB AND HEAD FOR ATTACHMENT OF DOOR FRAME BY OTHERS. NOT REQUIRED AT DOORS THAT ARE GROUTED IN MASONRY WALLS
   - CABINETS, COUNTERS, MILLWORK, CLOSET RODS, RAILINGS, AND COAT HOOKS: PROVIDE BLOCKING AND BACKING AS NOTED IN DRAWINGS. IF NOT SPECIFIED, PROVIDE 2x4 HORIZONTAL BLOCKING BETWEEN STUDS AT TOP AND BOTTOM OF WALL MOUNTED CABINETS AND COUNTERS.
   - PLUMBING FIXTURES AND ELECTRICAL EQUIPMENT: PROVIDE BLOCKING AS REQUIRED BY DRAWINGS. COORDINATE WITH OTHER TRADES FOR SIZE AND LOCATION.

STAIR AND RAILINGS

1. VERIFY FLOOR-TO-FLOOR HEIGHTS IN FIELD. PRIOR TO FABRICATION, CHECK WORK IN PLACE AND ALL CLEARANCES FOR COMPLIANCE WITH CODE REQUIREMENTS.
2. ALL STAIRS SHALL HAVE RAILINGS. RAILINGS SHALL BE PROVIDED ON BOTH SIDES WHENEVER STAIR WIDTH EXCEEDS 43".
3. HANDRAILS SHALL BE SECURELY ANCHORED TO STAIRS AND/ OR ADJACENT WALLS. RETURN THE ENDS OF RAILS INTO THE WALLS OR NEWEL POST.
4. RESIDENTIAL HANDRAILS SHALL NOT BE LESS THAN 34" NOR MORE THAN 38" MEASURED VERTICALLY ABOVE NOSING UNLESS NOTED OTHERWISE.
5. HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION WITH AN OUTSIDE DIAMETER OF AT LEAST 11/2" AND NOT LARGER THAN 2". PROJECTION SHALL NOT BE MORE THAN 31/2" FROM FACE OF WALL OR PASSAGE WAY.
6. GUARDRAILS SHALL BE NOT LESS THAN 36" ABOVE THE FLOOR TO THE UNDERSIDE OF THE HANDRAIL.
7. BALUSTERS OR INTERMEDIATE RAILS SHALL HAVE OPENINGS NO GREATER THAN 4".
8. MAXIMUM RISER HEIGHT SHALL BE 8" FROM TREAD TO TREAD AND MINIMUM TREAD DEPTH SHALL BE 9" AS MEASURED HORIZONTALLY FROM NOSING TO NOSING. VARIATION IN THE HEIGHT OF ADJACENT STAIR RISERS AND THE DEPTH OF ADJACENT STAIR TREADS SHALL NET EXCEED 3/8". HEIGHT OF THE LARGEST AND SMALLEST STAIR RISER OR STAIR TREAD IN A SINGLE FLIGHT OF STAIRS SHALL NOT EXCEED 3/8".
9. PROVIDE TEMPORARY PROTECTION OF STAIRS UNTIL FINAL ACCEPTANCE.
10. NEW STAIR WORK SHALL FULLY COMPLY WITH ALL APPLICABLE CODE REQUIREMENTS INCLUDING BUT NOT LIMITED TO LOAD CAPACITY, MATERIALS AND DIMENSIONS.
11. COORDINATE ROUGH CARPENTRY WORK FOR BLOCKING, SUPPORTS, AND REINFORCING AS NEEDED TO ADEQUATELY SUPPORT STAIR WORK AND RAILINGS.
13. GLUE AND NAIL OR SCREW ALL NEW STAIR WORK. ATTACH STAIR WORK RIGIDLY TO BUILDING STRUCTURE.
14. THE UNDERSIDE OF ALL STAIRS SHALL BE COVERED WITH 5/8" GYPSUM DRYWALL OR 7/8" PLASTER. PROVIDE ADDITIONAL FRAMING/ BLOCKING AS NEEDED.

DIVISION 7
THERMAL & MOISTURE PROTECTION

DAMPPROOFING

1. APPLY DAMPPROOFING TO ALL EXTERIOR BELOW GRADE SURFACES OF WALLS IN CONTACT WITH EARTH.
2. EXTEND DAMPPROOFING 12" ONTO EXISTING INTERSECTION WALLS, BUT NOT ONTO SURFACES THAT WILL BE EXPOSED TO VIEW WHEN PROJECT IS COMPLETED.
3. DAMPPROOFING SYSTEMS SHALL BE TAR, ASPHALT, BITUMINOUS OR ACRYLIC MODIFIED CEMENT TO BE SPRAYED, TROWELED OR BRUSHED ON PER MANUFACTURER'S SPECIFICATIONS.
4. INSTALLATION TO CONFORM STRICTLY TO THE RECOMMENDATIONS OF THE MANUFACTURER OF THE SYSTEM SELECTED.
5. FOUNDATION WALL DAMPPROOFING SHALL MEET ASTM D 449 TYPE A TO BE APPLIED ON ALL BASEMENT AND CRAWL SPACE WALLS AND LAP ONTO FOOTINGS. REMOVE ALL FORM TIES, PINS AND PATCH HONEYCOMBED AREAS PRIOR TO APPLYING DAMPPROOFING. THOROUGHLY CLEAN ALL SURFACES TO BE COATED.

VAPOR BARRIERS

1. PROVIDE VAPOR BARRIER AT ALL BUILDING PERIMETER CONSTRUCTIONS INCLUDING, BUT NOT LIMITED TO, WALLS, ROOFS, CEILINGS, FLOOR SLABS AND DECKS.
2. VAPOR BARRIER SHALL BE PROVIDED ON WARM SIDE OF ASSEMBLY ONLY. DOUBLE VAPOR BARRIERS SHALL NOT BE PERMITTED.
3. JOINTS IN VAPOR BARRIERS SHALL BE LAPPED 6" MINIMUM OR BE TAPED. PROVIDE A VAPOR BARRIER ON ALL INSULATION USED ON COLD WATER AND REFRIGERANT PIPING.
4. PROVIDE "ZIP" SHEATHING WITH INTEGRAL VAPOR BARRIER MEMBRANE AND ALL ACCESSORIES TO PROVIDE A COMPLETE "ZIP" SHEATHING WEATHERIZATION SYSTEM AT EXTERIOR SIDE OF ALL WALLS, INCLUDING WINDOW HEAD, JAMB AND SILL LOCATIONS. FASTEN, LAP AND TAPE IN ACCORDANCE WITH ALL MANUFACTURER'S RECOMMENDATIONS.

INSULATION

1. PROVIDE INSULATION IN ACCORDANCE WITH PLANS AND SPECIFICATIONS AND AS NEEDED TO ACHIEVE THE FOLLOWING R-VALUES FOR COMPLETED ASSEMBLIES:
   - EXTERIOR WALLS: R-21
   - ROOFS AND CEILINGS: R-49
   - FLOORS (OVER UNHEATED AREAS): CAVITY = R-30 (OR SUFFICIENT TO FILL THE CAVITY WITH MIN. R-19)
   - BASEMENT WALLS: R-15/19
   - CONCRETE SLAB (PERIMETER): R-10 (R-15 WHERE SLAB IS HEAHEATED AND THE BOTTOM OF THE SLAB IS LESS THAN 12" BELOW GRADE)
   - CRAWL SPACE WALLS: R-10/13
   - GLAZING: U-MAX = .35
2. INSTALL INSULATING MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. FILL CAVITIES COMPLETELY AND TAPE JOINTS BETWEEN BATTS.
3. FILL GAPS BETWEEN JAMBS AND FRAMING WITH NON-FORMALDEHYDE FOAM FILLER.
4. INSULATE DUCTS AND PLUMBING PIPES SUBJECT TO SWEATING.
5. PROVIDE 'TYVEK' AIR INFILTRATION BARRIER MEMBRANE, LAPPED AND TAPED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
6. FURNISH AND INSTALL AIR TUBES OR BAFFLES AT EAVE LINES AS SHOWN ON PLANS.
7. PROVIDE MINIMUM 1" AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING AT ROOF RAFTER LOCATION.
8. PROVIDE ACOUSTICAL FIBER BATTS AS NOTED ON PLANS AND AT ALL BATH, POWDER ROOM, AND LAUNDRY ROOM WALL LOCATIONS.
9. INSULATE ALL DUCTWORK IN UNHEATED ATTIC AND CRAWL SPACE LOCATIONS.

GENERAL ROOFING

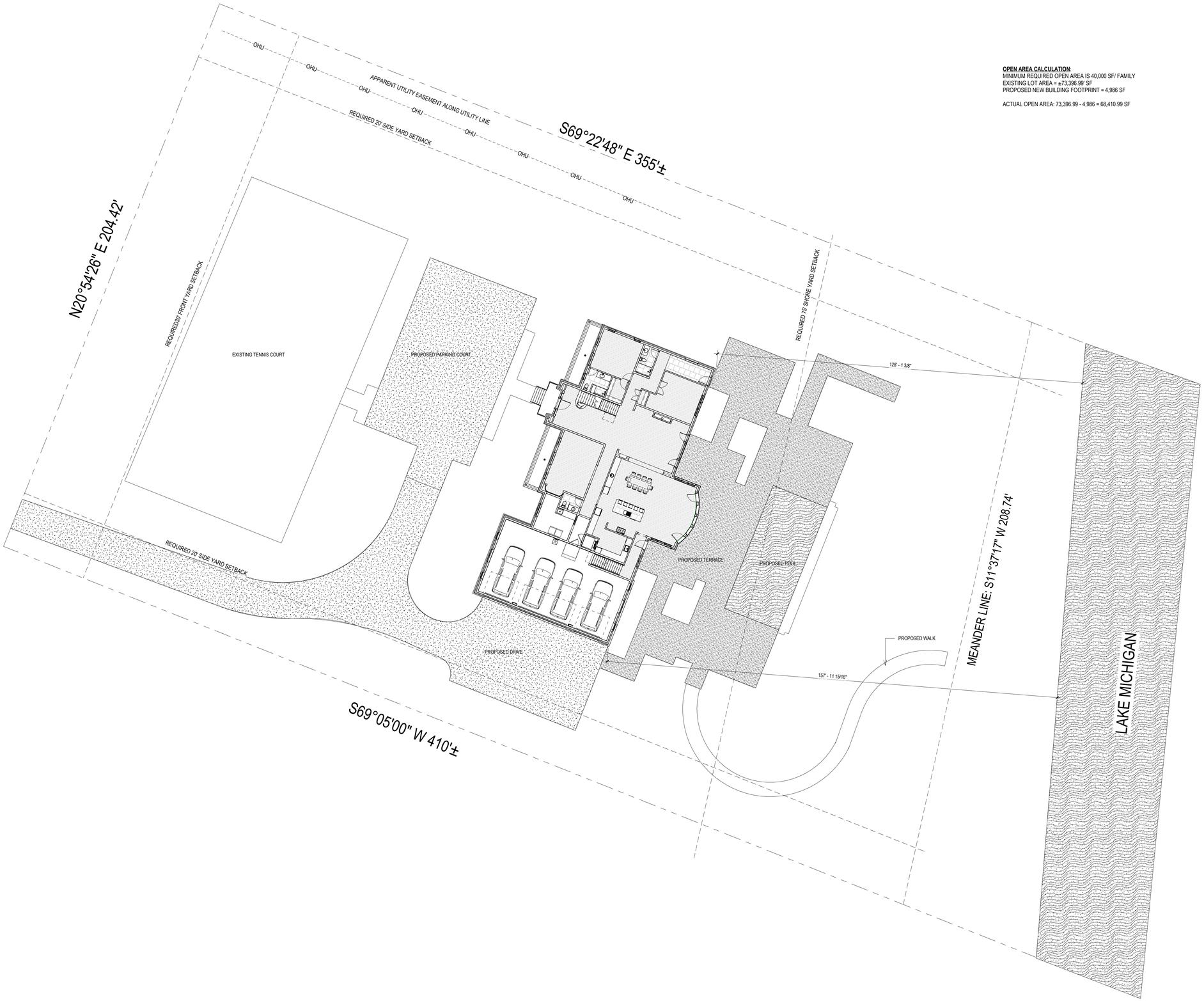
1. PROVIDE CURBS AND FLASHING SYSTEMS AS REQUIRED FOR VENT PIPES, SKYLIGHTS, CHIMNEYS AND OTHER ITEMS INDICATED.
2. PROVIDE FLASHING AS NEEDED TO MAKE THE ROOF WORK WATERTIGHT.
3. ROOF SHALL BE WEATHER-TIGHT AT THE COMPLETION OF THE PROJECT.
4. THE ROOF SYSTEM AND RELATED FLASHINGS SHALL BE WARRANTED AGAINST DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF 10 YEARS FOLLOWING OWNER ACCEPTANCE. WARRANTY COVERAGE SHALL ALSO INCLUDE THE COMPLETE REPAIR AND REPLACEMENT OF OTHER BUILDING COMPONENTS THAT ARE DAMAGED AS A RESULT OF A ROOF SYSTEM FAILURE.
5. THE COMPLETED ROOF SHALL BE FREE FROM ALL CONDITIONS THAT LEAD TO PONDING OF WATER. PONDING IS HEREBY DEFINED AS ANY BODY OF STANDING WATER THAT DOES NOT EVAPORATE WITHIN 24 HOURS OF BEING DEPOSITED ON THE ROOF.
6. TERMINATE MEMBRANE A MINIMUM OF 8" ABOVE THE ROOF.
7. ALL LUMBER USED FOR NAILERS, CANTS AND CURBING SHALL BE PRESSURE PRESERVATIVE TREATED WOOD.
8. ASPHALT SHINGLED ROOF SLOPE OF 4:12 OR STEEPER SHALL BE UNDERLAID WITH (1) LAYER OF 30 LB. ASPHALT IMPREGNATED FELT. ROOFS BETWEEN 4:12 AND 2:12 SLOPE MUST FOLLOW STRICT INSTALLATION REQUIREMENTS BY WISCONSIN RESIDENTIAL CODE.
9. PROVIDE SELF-ADHESIVE ICE AND WATER SHIELD MEMBRANE AT ALL VALLEY AND PERIMETER EAVE LOCATIONS. EAVE MEMBRANE SHALL EXTEND UP THE ROOF TO COVER A POINT AT LEAST 36" (MEASURED HORIZONTALLY) BEYOND THE INTERIOR WALL LINE OF THE BUILDING AND IN AREAS OF SEVERE ICING AT LEAST UP TO AND ABOVE THE HIGHEST WATER LEVEL EXPECTED TO OCCUR FROM ICE DAMS. IF A WIDE EAVE OVERHANG REQUIRES FLASHING WIDER THAN 36", THE NECESSARY 6" MINIMUM HORIZONTAL LAP MUST BE LOCATED ON THE OVERHANG OUTSIDE THE STRUCTURE WALLS. REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION REQUIREMENTS.
10. PROVIDE ROOF VENTILATION AS REQUIRED BY CODE TO PROVIDE A MINIMUM OF 1 SF NET FREE VENT AREA PER 150 SF ROOF AREA.
11. REFER TO FLASHING NOTES FOR LOCATION AND COMPLIANCE PER "SMACNA" SPECIFICATIONS.
12. ALL VALLEYS SHALL BE FLASHED WITH SHEET METAL TO BE OVERLAID WITH SELF-ADHESIVE 'ICE AND WATER SHIELD MEMBRANE.
13. ALL ROOF MATERIALS ON ROOFS WITH A SLOPE BETWEEN 2:12 AND 5:12 SHALL HAVE AN INITIAL REFLECTANCE (ASTM E309) OF GREATER THAN OR EQUAL TO .15 FOR 3 YEARS. ROOFS WITH SLOPES LESS THAN OR EQUAL TO 2:12 SHALL HAVE AN INITIAL REFLECTANCE GREATER THAN OR EQUAL TO .65 AND MAINTAIN A REFLECTANCE OF GREATER THAN 5 FOR 3 YEARS.
14. THE EMISSIVITY OF ALL ROOF MATERIALS SHALL BE GREATER THAN OR EQUAL TO .9 (ASTM E408).

FLASHING

1. FLASHING IS HEREBY DEFINED AS THE SYSTEM OF IMPERVIOUS SHEET RELATED ANCHORS PROVIDED TO INTERCEPT AND CONTROL THE FLOW OF MOISTURE AND/ OR WATER AWAY FROM THE BUILDING INTERIOR SPACES OR INTERIOR CAVITIES. ALL FLASHINGS SHALL PROVIDE A WEATHER-TIGHT AND WATERTIGHT ASSEMBLY AND SHALL HAVE A NON-CORROSIVE FINISH.
2. WHEREVER FLASHING IS TO BE PROVIDED AS AN ACCESSORY TO A MANUFACTURED SYSTEM, COMPLY WITH THE MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS.
3. FLASHING SHALL BE PROVIDED AT LOCATIONS INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
   - BASE OF MASONRY CAVITIES
   - ALL ROOF PENETRATIONS
   - ALL ROOF EDGE, RIDGE AND VALLEY CONDITIONS
   - ALL WINDOW AND DOOR SILLS, DOOR HEADS, AND DOOR SILLS
   - ALL GUTTERS AND SCUPPERS
   - AT THE TOP OF ANY CONSTRUCTION WHICH PROJECTS MORE THAN 1" FROM THE FACE OF AN EXTERIOR WALL
   - STRUCTURAL SILL ANGLES OR LEDGES WHICH SUPPORT EXTERIOR FINISHES OR VENEERS
4. CONCEALED FLASHING MAY BE GALVANIZED SHEET METAL, ALUMINUM, COPPER, OR RUBBERIZED ASPHALT.
5. AVOID THE POSSIBILITY OF GALVANIC ACTION BETWEEN DISSIMILAR METALS. PROVIDE COMPATIBLE METALS OR SEPARATORS AS REQUIRED.
6. ALL EXPOSED METAL FLASHINGS SHALL BE 22-GAUGE MINIMUM.
7. LAP ALL JOINTS 2" MINIMUM. INSTALL FLASHINGS FOR CONSISTENT STRAIGHT EDGE WHERE EXPOSED. FINISHED ASSEMBLIES SHALL BE FREE FROM DENTS, 'OIL CANNING', SCRATCHES OR OTHER DEFECTS.

JOINT SEALANTS

1. PROVIDE JOINT SEALANTS FOR EXTERIOR/ INTERIOR APPLICATIONS THAT HAVE BEEN PRODUCED AND INSTALLED TO ESTABLISH AND MAINTAIN AIR TIGHT CONTINUOUS SEALS THAT ARE WATER RESISTANT AND CAUSE NO STAINING OR DETERIORATION TO JOINT SUBSTRATES.
2. DO NOT PROCEED WITH INSTALLATION OF JOINT SEALANTS WHEN AMBIENT AND SUBSTRATE TEMPERATURE CONDITIONS ARE OUTSIDE THE LIMITS PERMITTED BY JOINT SEALANT M



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
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No.	Description	Date
	ISSUE FOR CONSTRUCTION	2023-12-19
	FOUNDATIONS/ TRUSSES	2023-12-03
	ISSUE FOR PERMIT	2023-09-11
	ISSUE FOR BID	2023-06-06

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	A002

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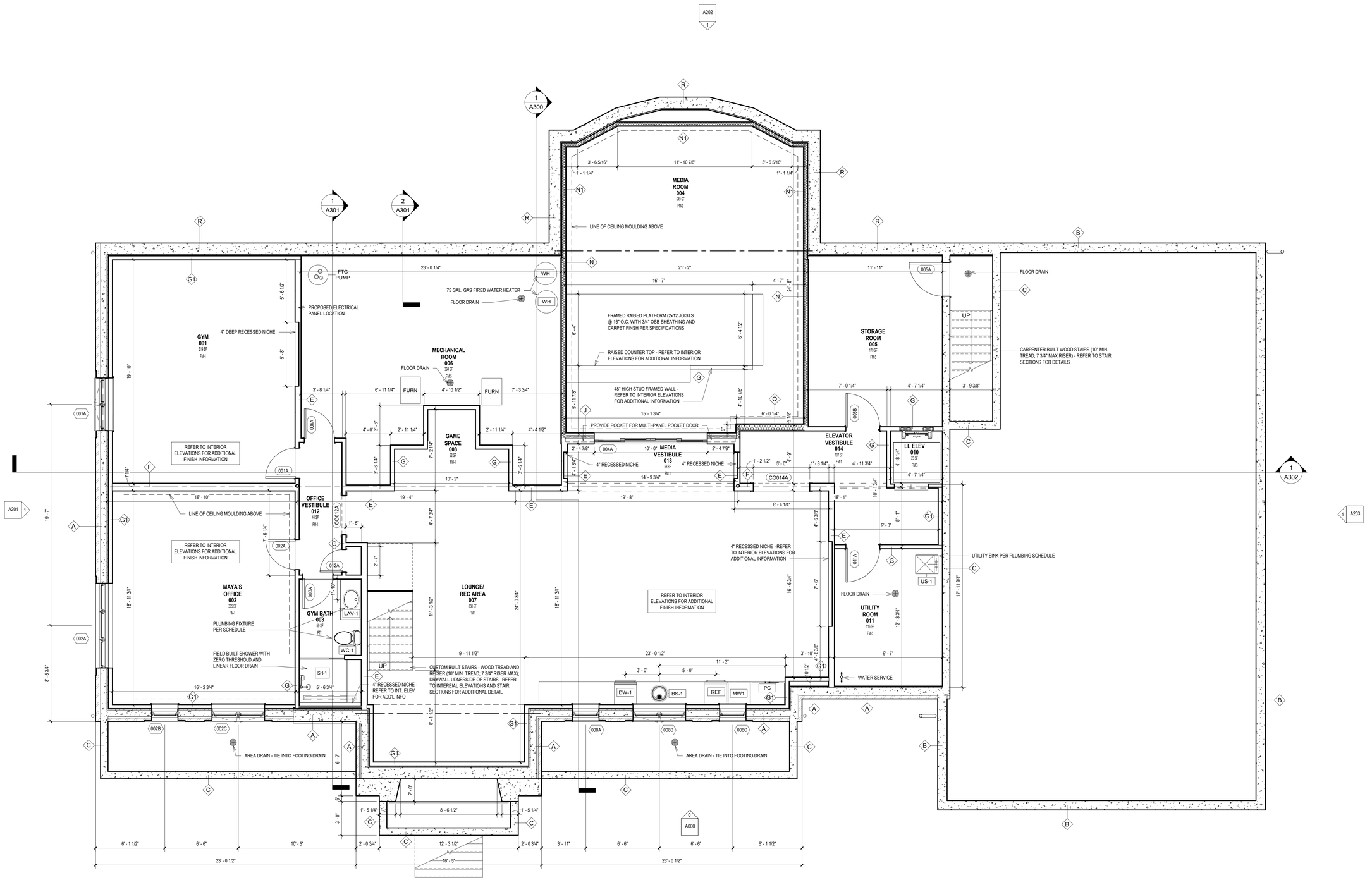
1 / A002 ARCHITECTURAL SITE PLAN
1/16" = 1'-0"



1 A100 LOWER LEVEL PLAN
1/4" = 1'-0"

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GENERAL PLAN NOTES

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4. REFER TO SEPERATE INTERIOR DESIGN DRAWINGS FOR ADDITIONAL INFORMATION AND DETAILS
5. INTERIOR DIMENSIONS ARE STUD TO STUD
6. EXTERIOR DIMENSIONS ARE FACE OF MASONRY TO FACE OF MASONRY
7. WINDOWS/ EXTERIOR DOORS ARE DIMENSIONED TO CENTER LINE OF WINDOW/ DOOR. REFER TO WINDOW AND DOOR SCHEDULES FOR ADDITIONAL INFORMATION
8. PROVIDE ROCK WOOL INSULATION IN ALL INTERIOR PARTITION WALLS FOR SOUND ATTENUATION (3 1/2" IN 2x4 WALLS; 5 1/2" IN 2x6 WALLS, 7" IN 2x8 WALLS.

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	ISSUE FOR PERMIT	2023-09-11
	ISSUE FOR BID	2023-06-06

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	A100

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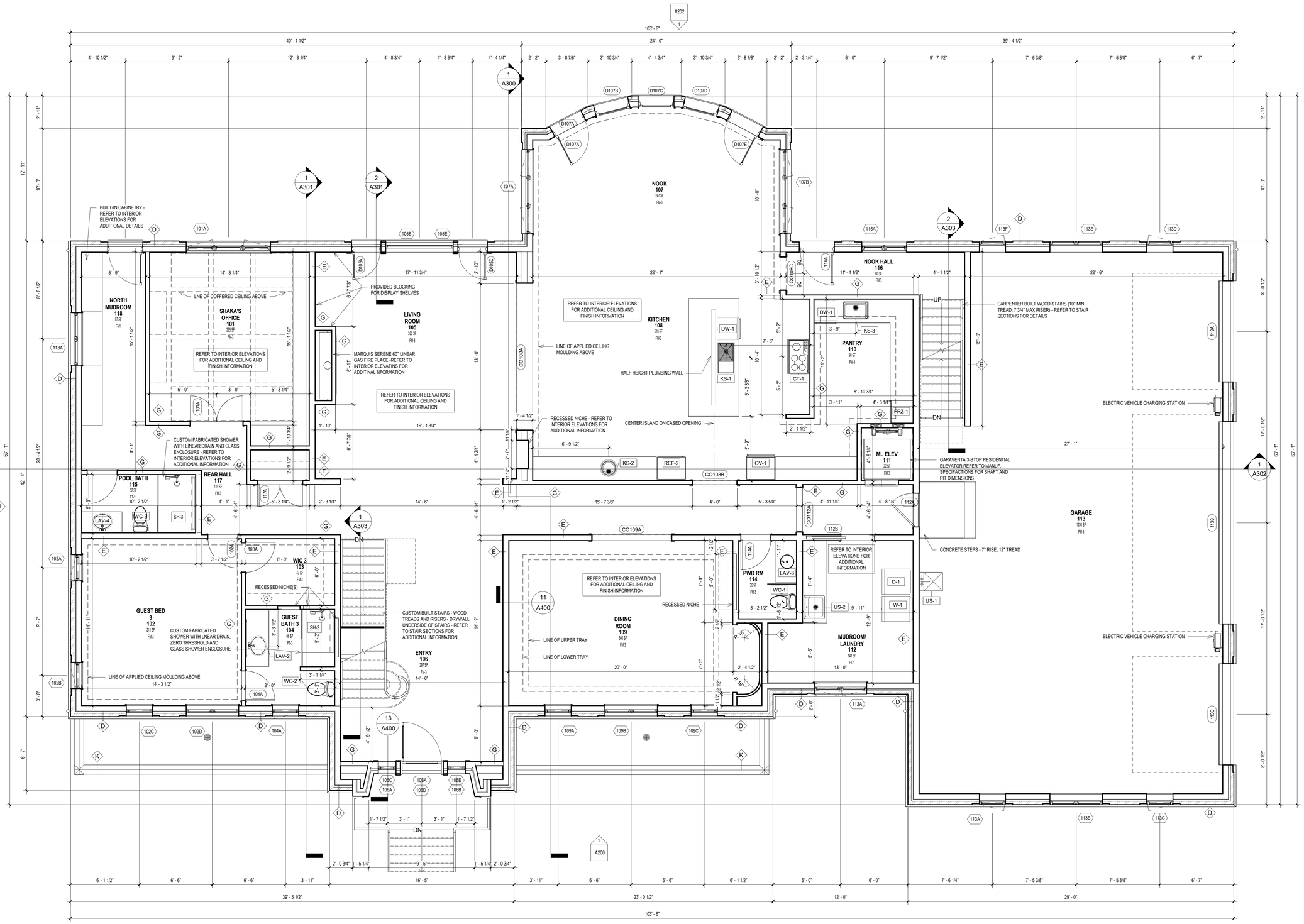

1 MAIN LEVEL PLAN
A101 1/4" = 1'-0"

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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	A101

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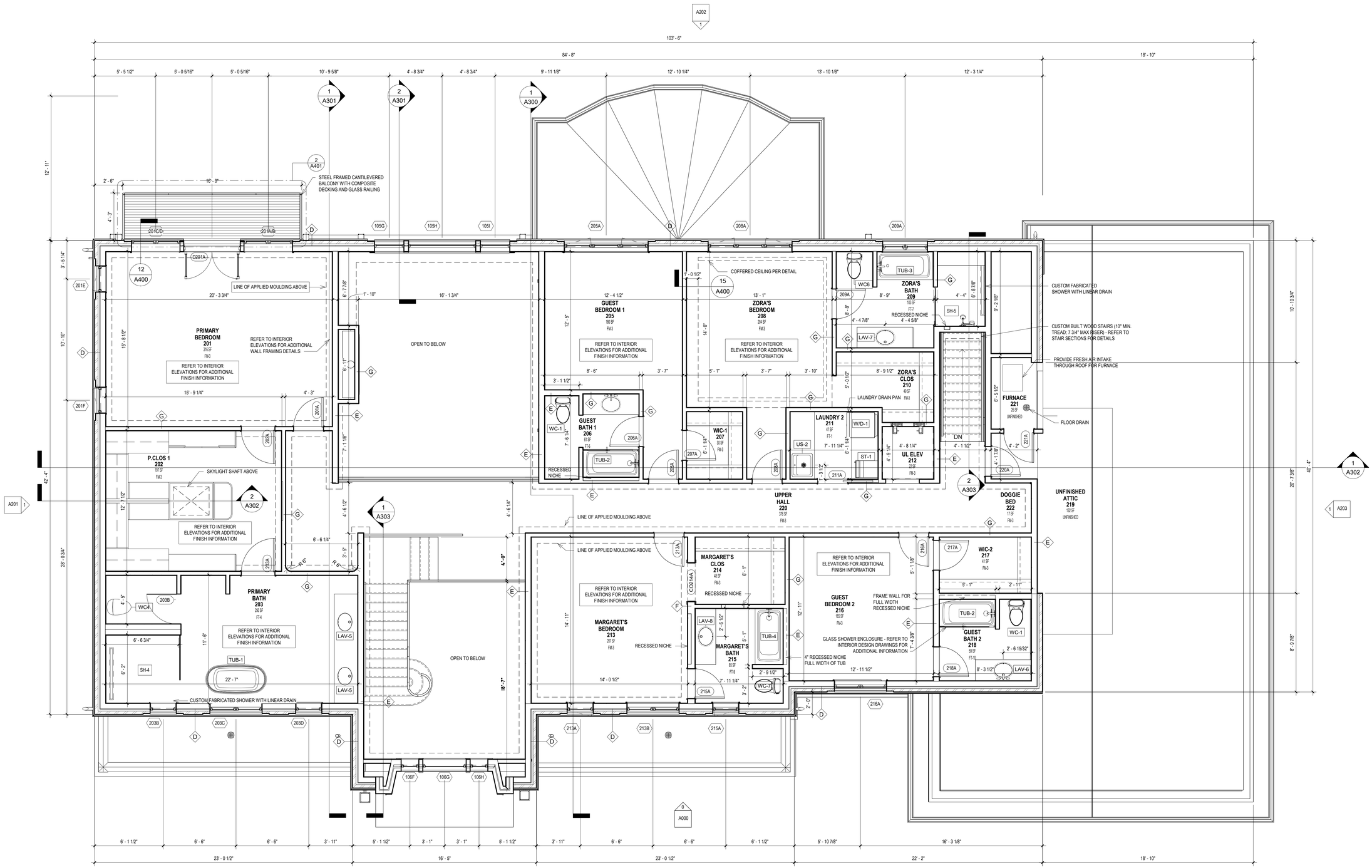

1 A102 UPPER LEVEL PLAN
1/4" = 1'-0"

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GENERAL PLAN NOTES

1. DO NOT SCALE PLANS
2. CONTRACTOR AND TRADES SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS ON THE JOB AS THEY RELATE TO INFORMATION SHOWN ON THE DRAWING AND SHALL IMMEDIATELY NOTIFY G.C./ ARCHITECT OF ANY DESCRPANCIES PRIOR TO PROCEEDING WITH TEH WORK.
3. ALL WORK PERFORMD SHALL COMPLY WITH APPLICABLE LOCAL AND STATE BUILDING CODES, ORDINANCES AND REGULATIONS.
4. REFER TO SEPERATE INTERIOR DESIGN DRAWINGS FOR ADDITIONAL INFORMATION AND DETAILS
5. INTERIOR DIMENSIONS ARE STUD TO STUD
6. EXTERIOR DIMENSIONS ARE FACE OF MASONRY TO FACE OF MASONRY
7. WINDOWS/ EXTERIOR DOORS ARE DIMENSIONED TO CENTER LINE OF WINDOW/ DOOR. REFER TO WINDOW AND DOOR SCHEDULES FOR ADDITIONAL INFORMATION
8. PROVIDE ROCK WOOL INSULATION IN ALL INTERIOR PARTITION WALLS FOR SOUND ATTENUATION (3 1/2" IN 2x4 WALLS; 5 1/2" IN 2x6 WALLS, 7" IN 2x8 WALLS.

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No.	Description	Date
	ISSUE FOR CONSTRUCTION	2023-12-19
	FOUNDATIONS/ TRUSSES	2023-12-03
	ISSUE FOR PERMIT	2023-09-11
	ISSUE FOR BID	2023-06-06

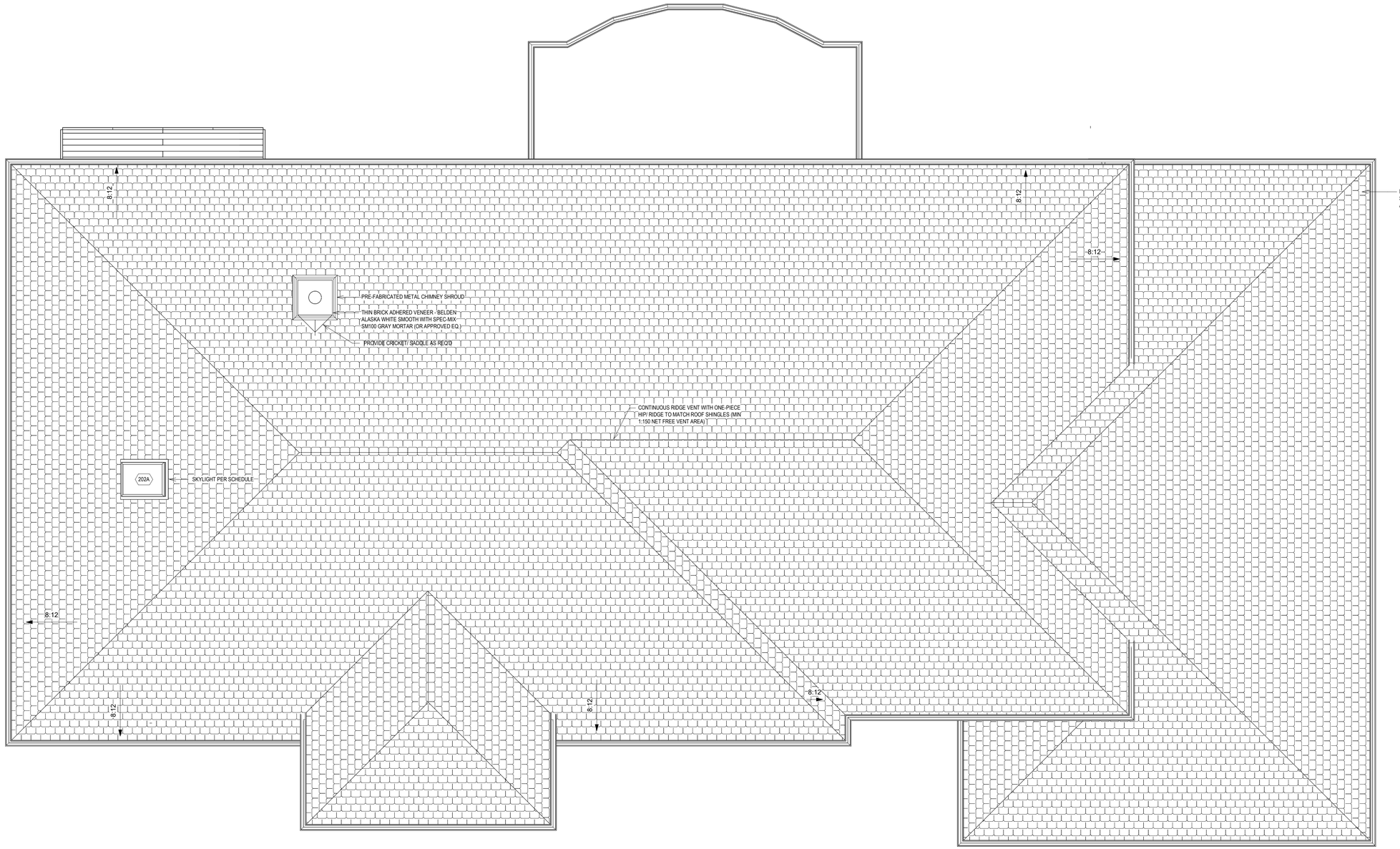
BEACH DRIVE RESIDENCE

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	A102

12/19/2023 8:46:00 AM



1 A103 ROOF PLAN
1/4" = 1'-0"

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6. EXTERIOR DIMENSIONS ARE FACE OF MASONRY TO FACE OF MASONRY
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No.	Description	Date
	ISSUE FOR CONSTRUCTION	2023-12-19
	FOUNDATIONS/ TRUSSES	2023-12-03
	ISSUE FOR PERMIT	2023-09-11
	ISSUE FOR BID	2023-06-06

BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

ROOF PLAN

Project number	20-077
Date	2023-06-01
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"
Sheet Number	A103

12/19/2023 8:46:01 AM

1 A200 WEST ELEVATION -
1/4" = 1'-0"

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	ISSUE FOR CONSTRUCTION	2023-12-19
	FOUNDATIONS/ TRUSSES	2023-12-03
	ISSUE FOR PERMIT	2023-09-11
	ISSUE FOR BID	2023-06-06

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	A200

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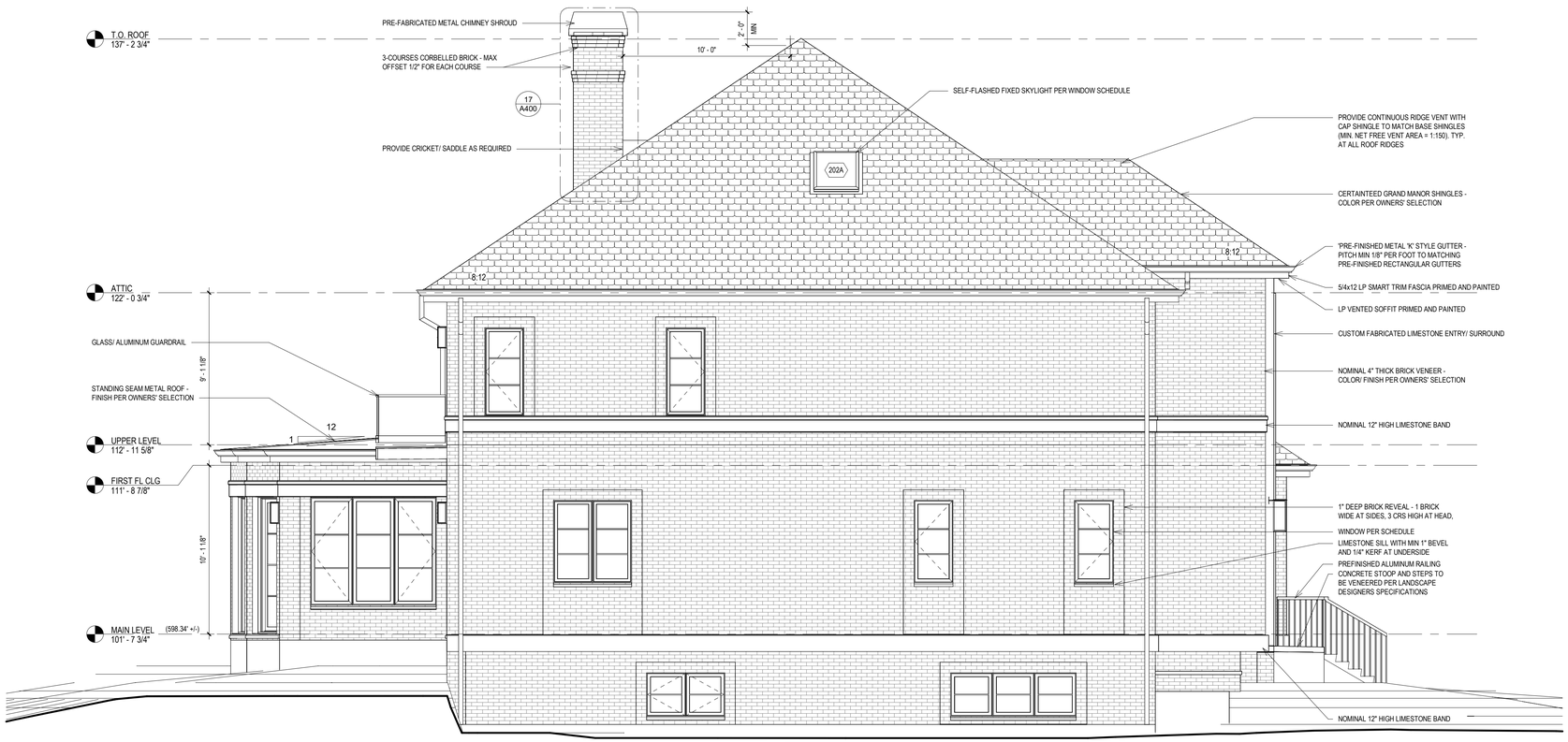

1 / A201 NORTH ELEVATION -
1/4" = 1'-0"

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	ISSUE FOR PERMIT	2023-09-11
	ISSUE FOR BID	2023-06-06

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	A201

12/19/2023 8:46:05 AM

1 A202 EAST ELEVATION -
1/4" = 1'-0"

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	FOUNDATIONS/ TRUSSES	2023-12-03
	ISSUE FOR PERMIT	2023-09-11
	ISSUE FOR BID	2023-06-06

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	A202

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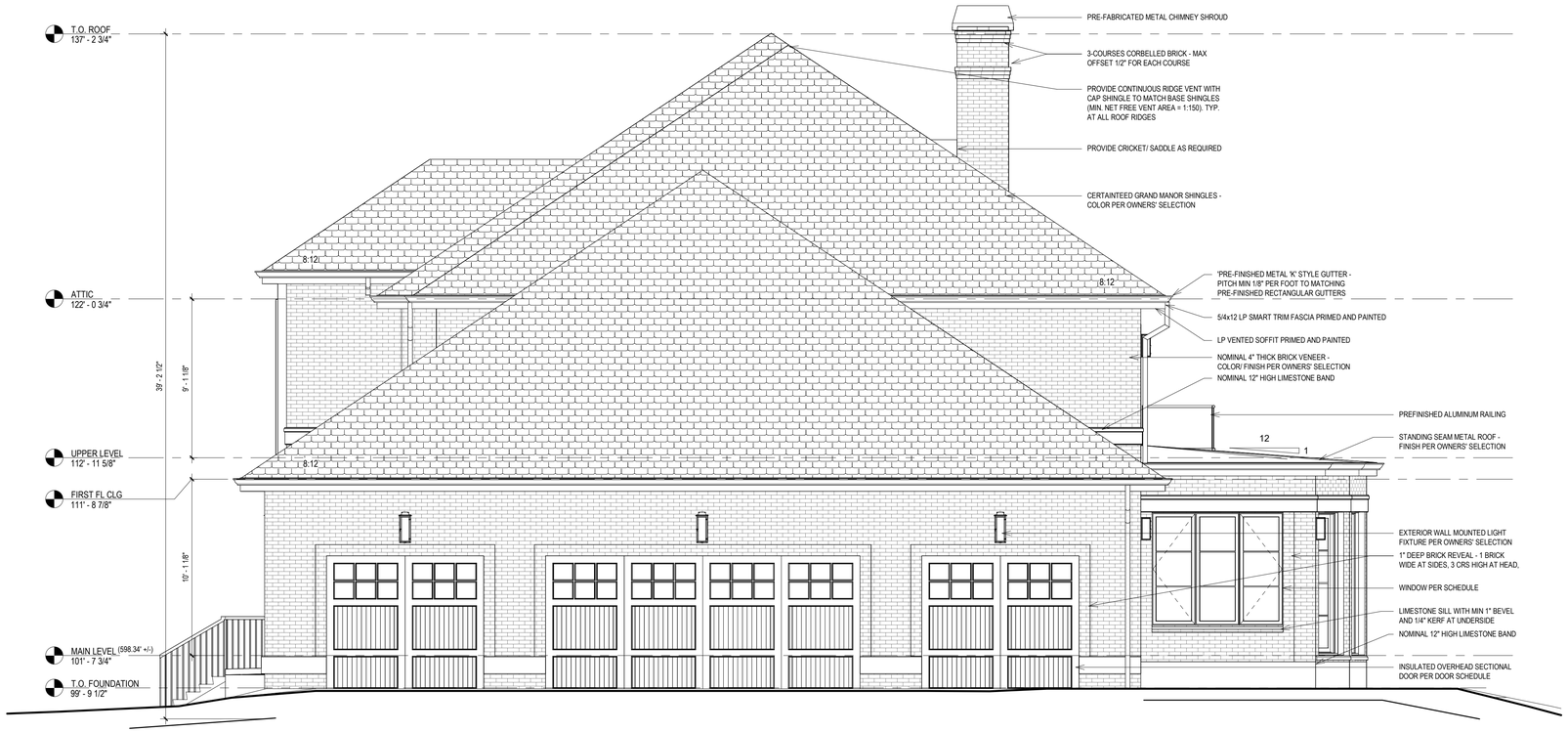

1 A203 SOUTH ELEVATION -
1/4" = 1'-0"

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	ISSUE FOR CONSTRUCTION	2023-12-19
	FOUNDATIONS/ TRUSSES	2023-12-03
	ISSUE FOR PERMIT	2023-09-11
	ISSUE FOR BID	2023-06-06

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	A203

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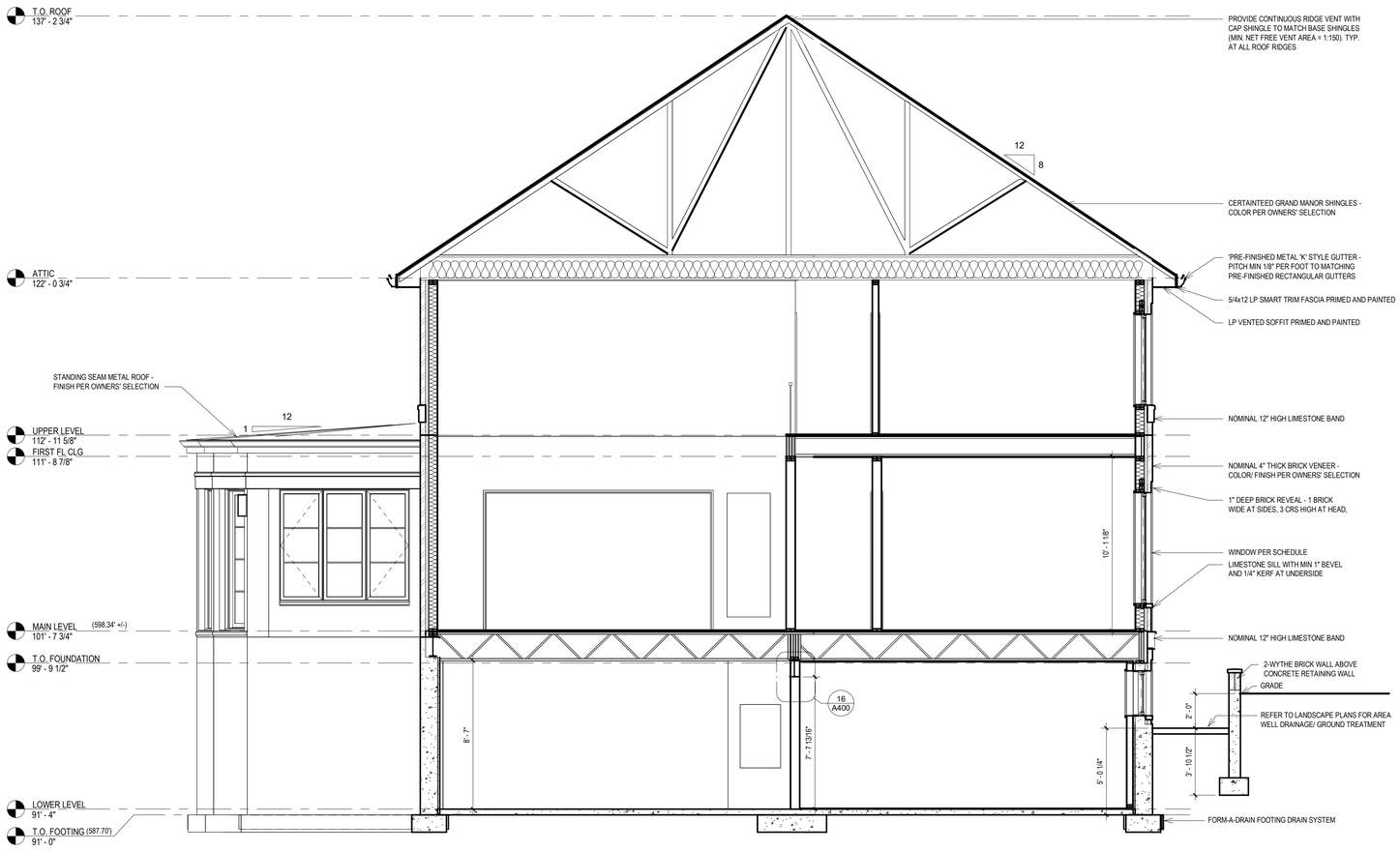
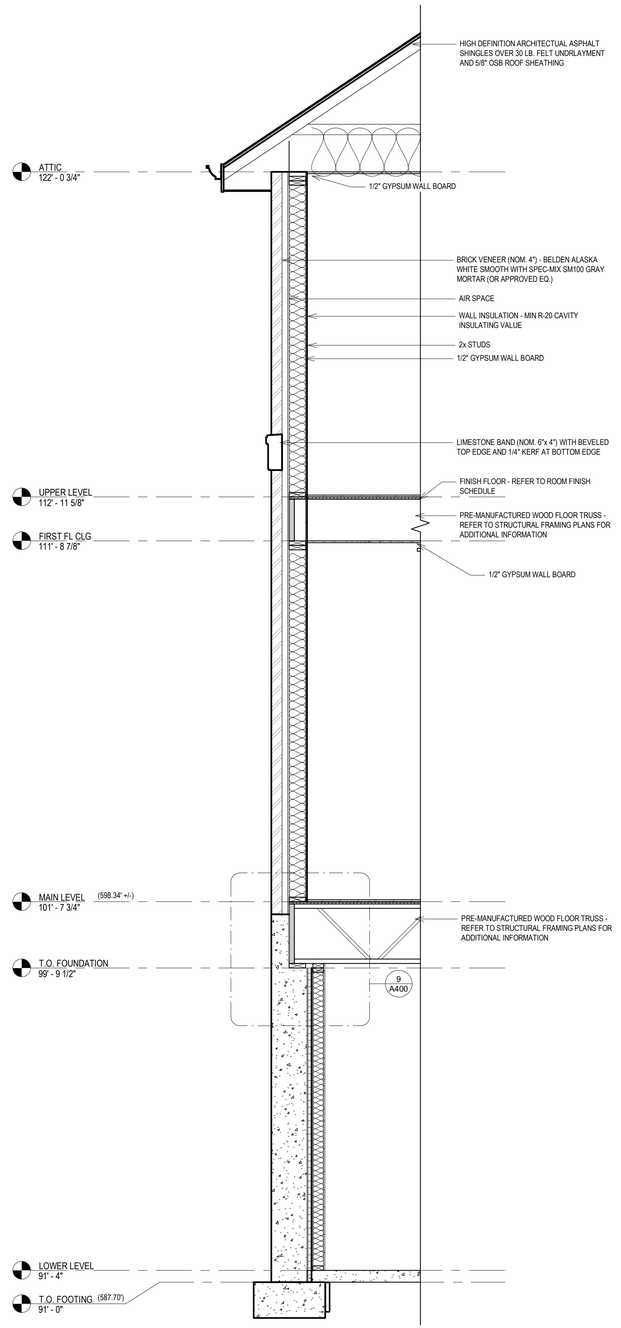


1 A300 BUILDING SECTION - VIEW SOUTH
1/4" = 1'-0"



2 A300 TYPICAL WALL SECTION
1/2" = 1'-0"

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	ISSUE FOR CONSTRUCTION	2023-12-19
	FOUNDATIONS/ TRUSSES	2023-12-03
	ISSUE FOR PERMIT	2023-09-11
	ISSUE FOR BID	2023-06-06

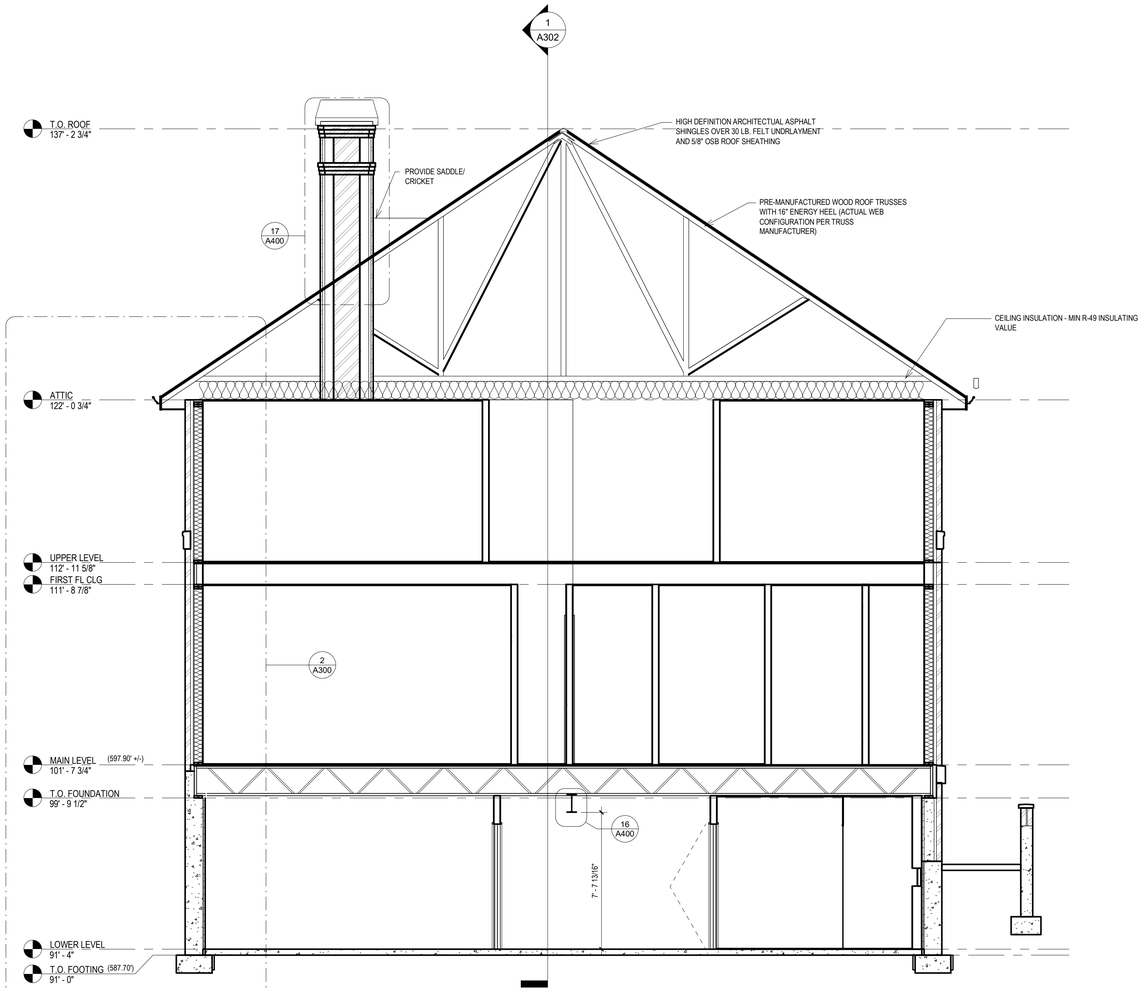
BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

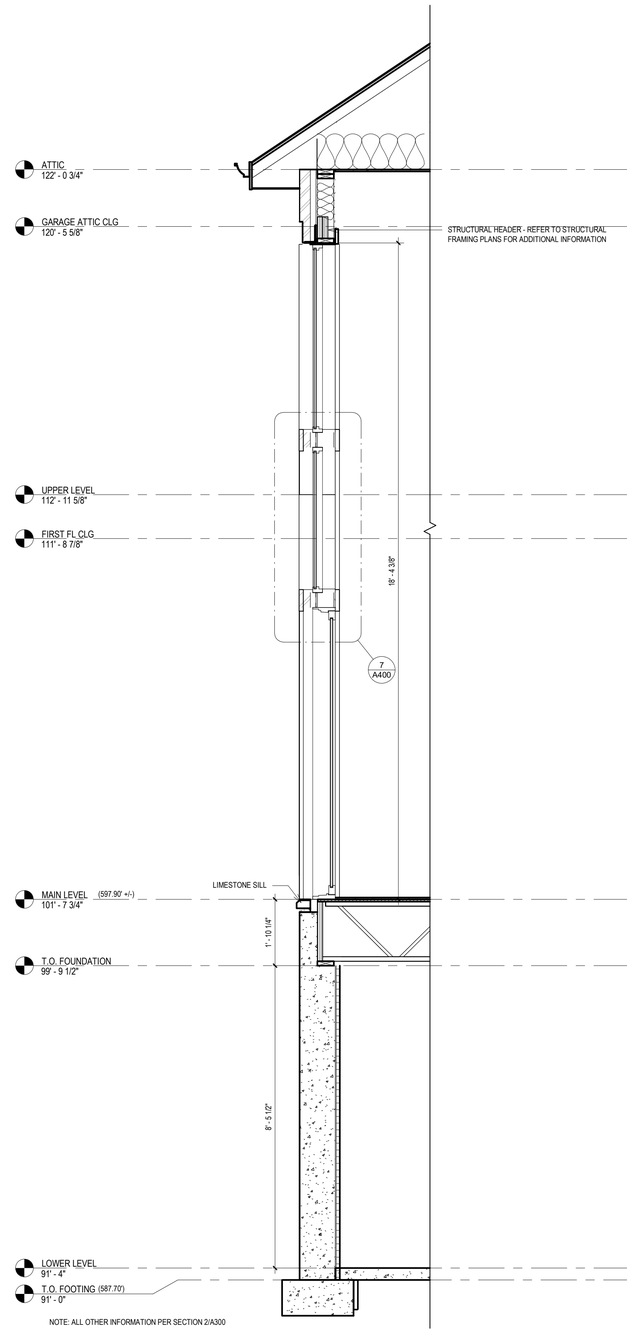
BUILDING SECTIONS

Project number	20-077
Date	2023-06-01
Drawn by	Author
Checked by	Checker
Scale	As indicated
Sheet Number	A300

12/19/2023 8:46:09 AM



1 A301 BUILDING SECTION - LOOKING SOUTH 2
1/4" = 1'-0"



NOTE: ALL OTHER INFORMATION PER SECTION 2/A300

2 A301 WALL SECTION
1/2" = 1'-0"

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	ISSUE FOR PERMIT	2023-09-11
	ISSUE FOR BID	2023-06-06

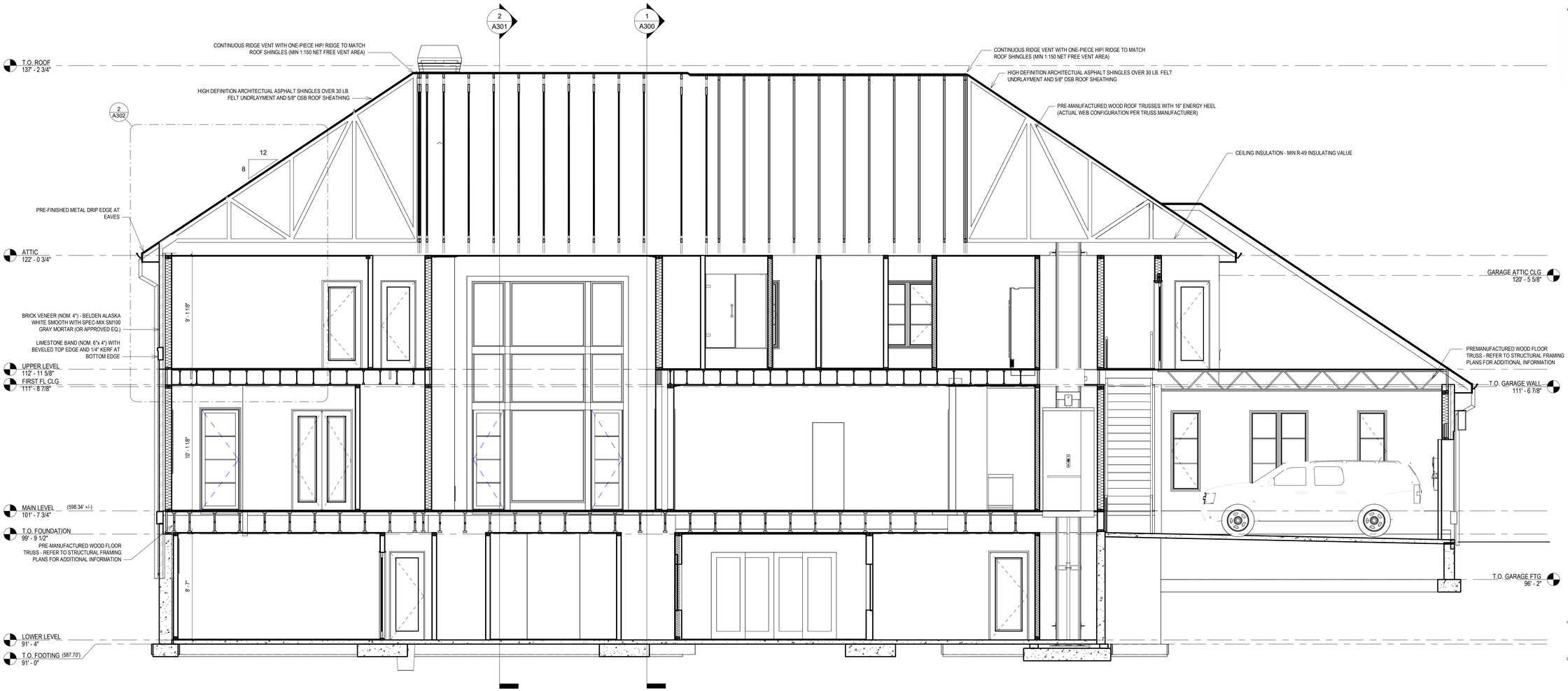
BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

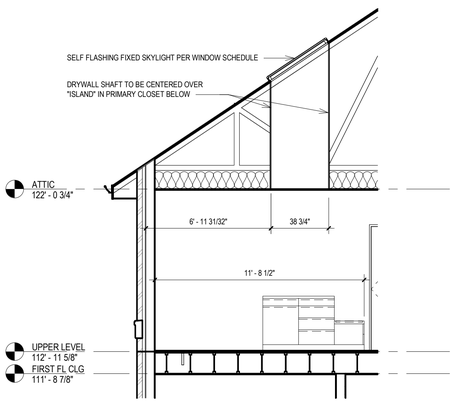
BUILDING SECTIONS

Project number	20-077
Date	2023-06-01
Drawn by	Author
Checked by	Checker
Scale	As indicated
Sheet Number	A301

12/19/2023 8:46:10 AM



1 A302 BUILDING SECTION - VIEW EAST
1/4" = 1'-0"



2 A302 SECTION THRU PRIMARY CLOSET
1/4" = 1'-0"

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	FOUNDATIONS/ TRUSSES	2023-12-03
	ISSUE FOR PERMIT	2023-09-11
	ISSUE FOR BID	2023-06-06

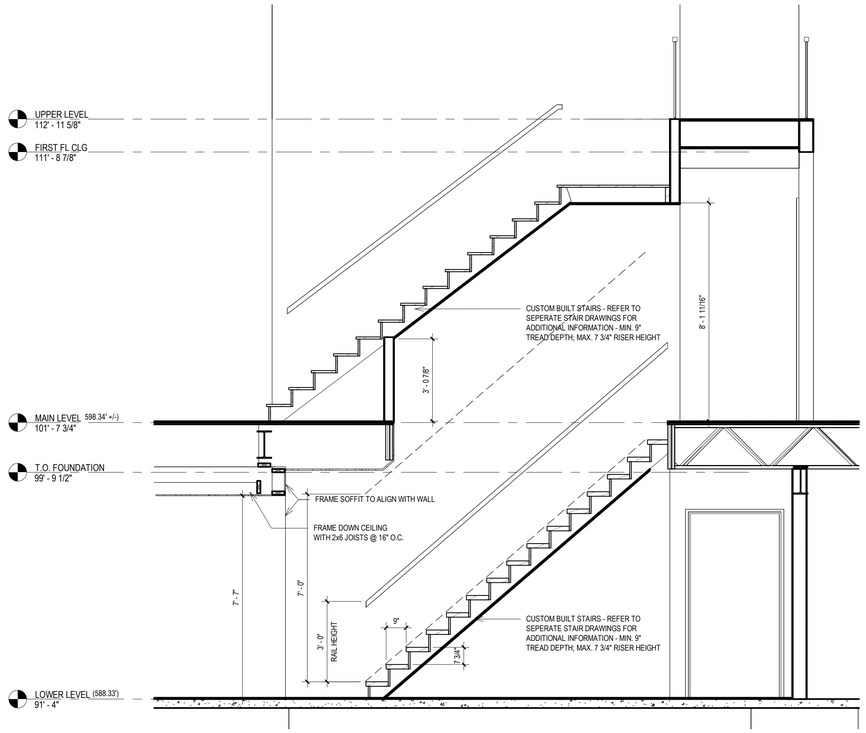
BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

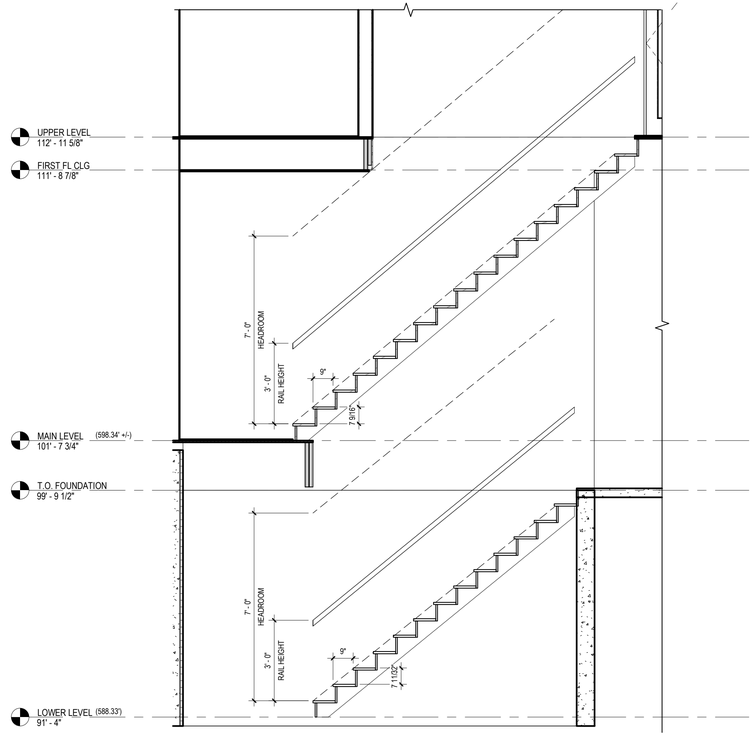
BUILDING SECTION

Project number	20-077
Date	2023-06-01
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"
Sheet Number	A302

12/19/2023 8:46:13 AM



1 A303 STAIR SECTION
3/8" = 1'-0"



2 A303 STAIR SECTION 2
3/8" = 1'-0"

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	FOUNDATIONS/ TRUSSES	2023-12-03
	ISSUE FOR PERMIT	2023-09-11
	ISSUE FOR BID	2023-06-06

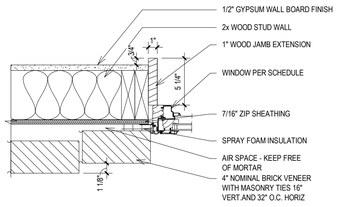
BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

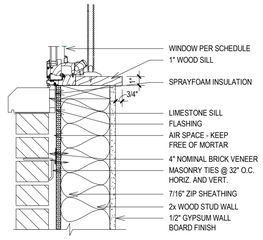
STAIR SECTIONS

Project number	20-077
Date	2023-06-01
Drawn by	Author
Checked by	Checker
Scale	3/8" = 1'-0"
Sheet Number	A303

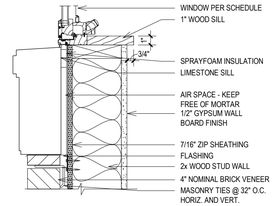
12/19/2023 8:46:15 AM



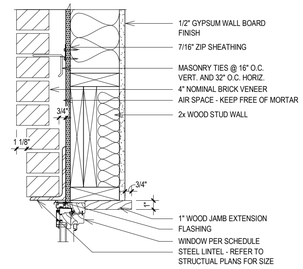
1 A400 WINDOW DETAIL - JAMB
1 1/2" = 1'-0"



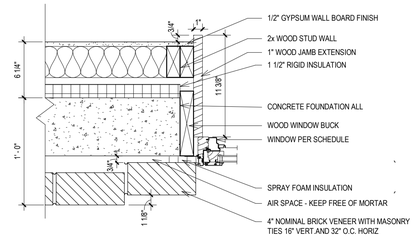
2 A400 WINDOW DETAIL - SILL-MAIN LEVEL
1 1/2" = 1'-0"



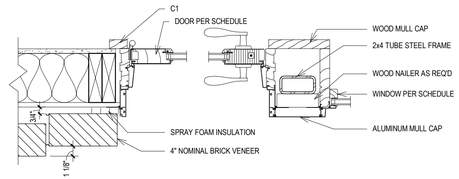
3 A400 WINDOW DETAIL - SILL -UPPER LEVEL
1 1/2" = 1'-0"



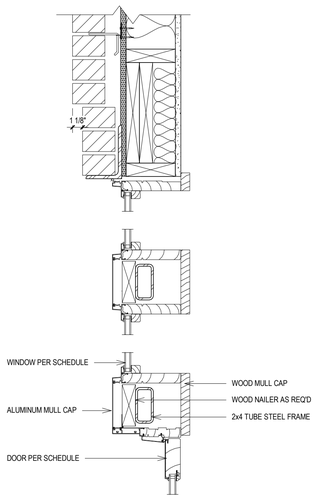
4 A400 WINDOW DETAIL - HEAD
1 1/2" = 1'-0"



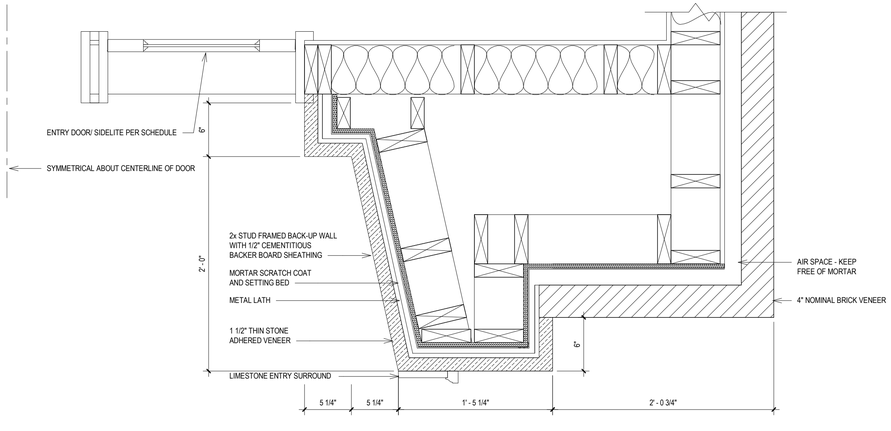
5 A400 WINDOW DETAIL - JAMB - LOWER LEVEL
1 1/2" = 1'-0"



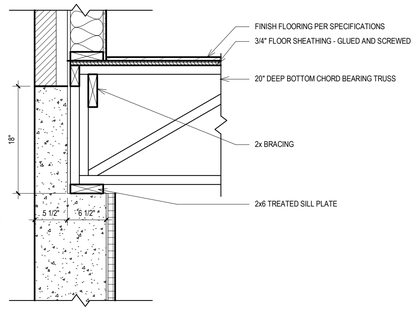
6 A400 DOOR/ WINDOW DETAIL - JAMB - LIVING ROOM
1 1/2" = 1'-0"



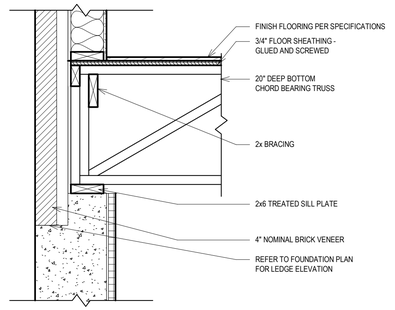
7 A400 DOOR/ WINDOW DETAIL - HEAD - LIVING ROOM
1 1/2" = 1'-0"



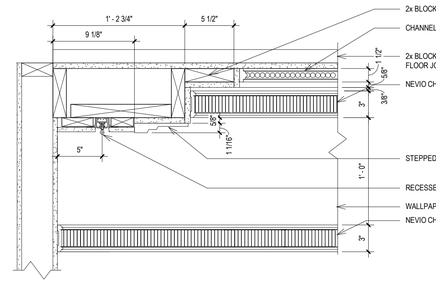
8 A400 FRONT ENTRY
1 1/2" = 1'-0"



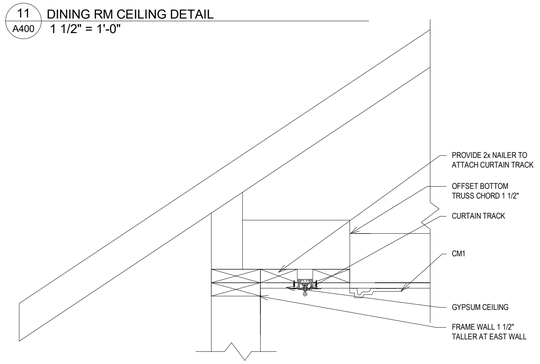
9 A400 TRUSS BEARING DETAIL-EAST
1" = 1'-0"



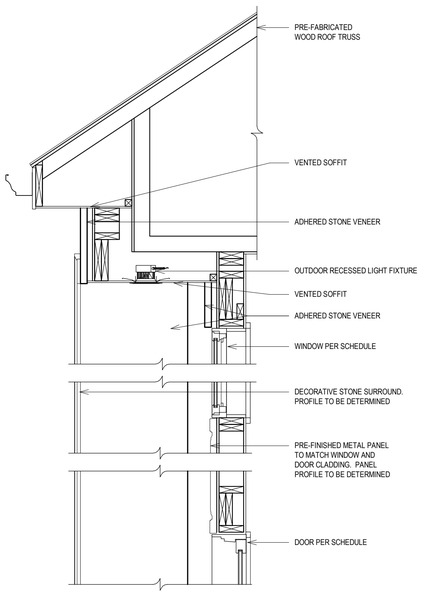
10 A400 TRUSS BEARING DETAIL - WEST
1" = 1'-0"



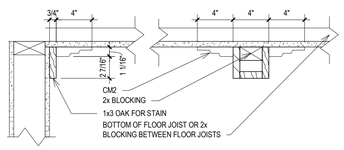
11 A400 DINING RM CEILING DETAIL
1 1/2" = 1'-0"



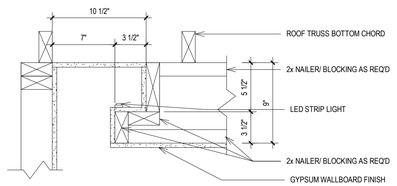
12 A400 PRIMARY BED CEILING
1 1/2" = 1'-0"



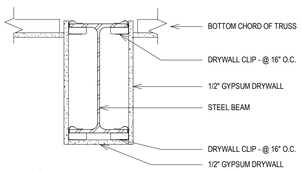
13 A400 FRONT ENTRY SECTION
3/4" = 1'-0"



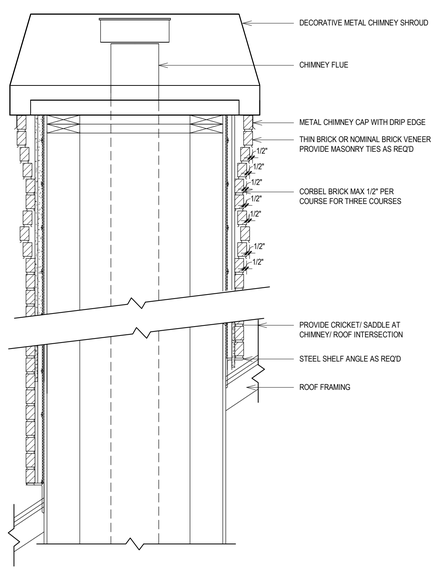
14 A400 SHAKA'S OFFICE CEILING DETAIL
1 1/2" = 1'-0"



15 A400 ZORA'S CEILING DETAIL
1 1/2" = 1'-0"



16 A400 BEAM WRAP
1 1/2" = 1'-0"



17 A400 CHIMNEY DETAIL
1" = 1'-0"

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No.	Description	Date
	ISSUE FOR CONSTRUCTION	2023-12-19
	FOUNDATIONS/ TRUSSES	2023-12-03
	ISSUE FOR PERMIT	2023-09-11
	ISSUE FOR BID	2023-06-06

BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

DETAILS

Project number	20-077
Date	2023-06-01
Drawn by	Author
Checked by	Checker
Scale	As indicated
Sheet Number	A400

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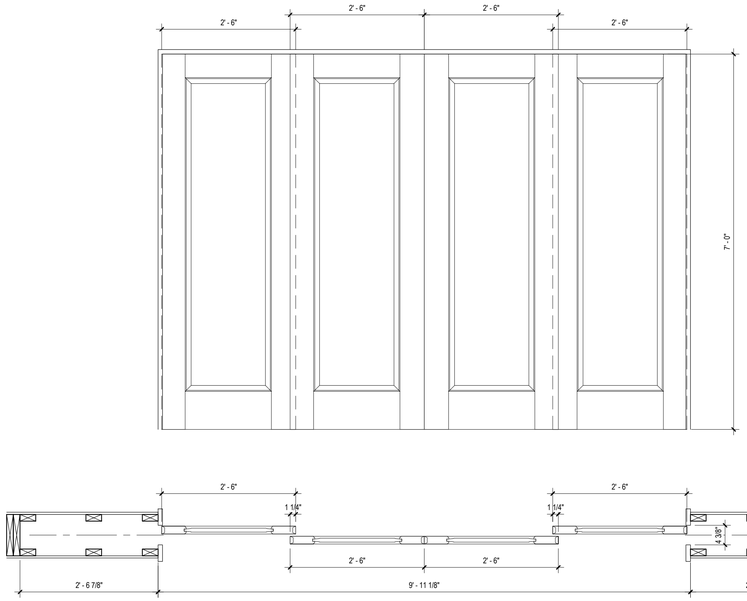
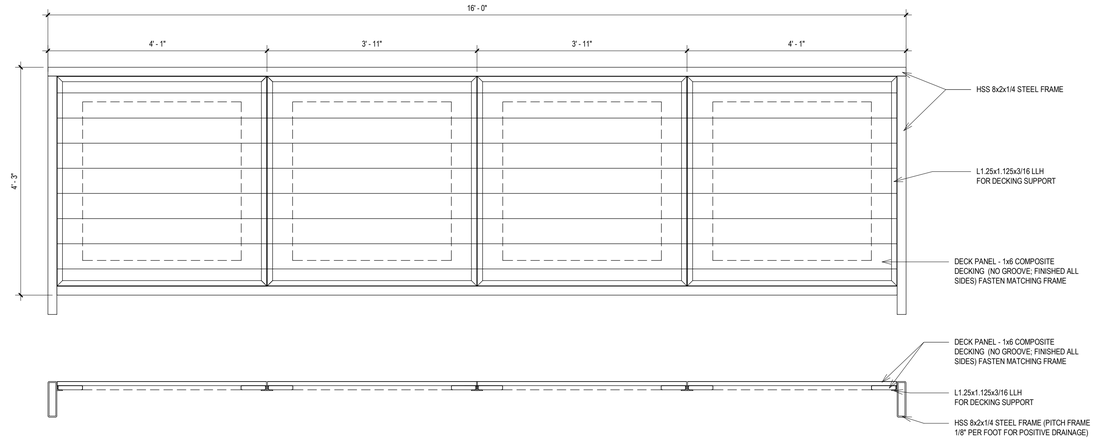


1 A401 POCKET DOOR DETAIL
3/4" = 1'-0"



2 A401 BALCONY PLAN
3/4" = 1'-0"

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BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

DETAILS

Project number	20-077
Date	2023-06-01
Drawn by	Author
Checked by	Checker
Scale	3/4" = 1'-0"
Sheet Number	A401

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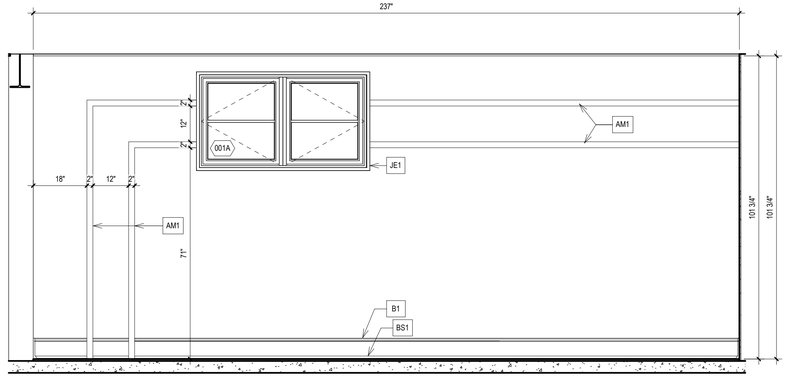
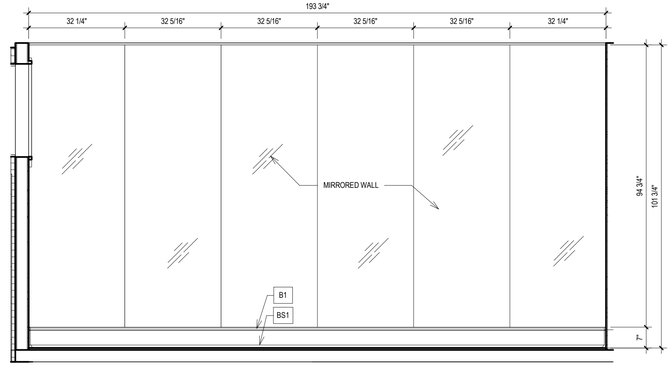
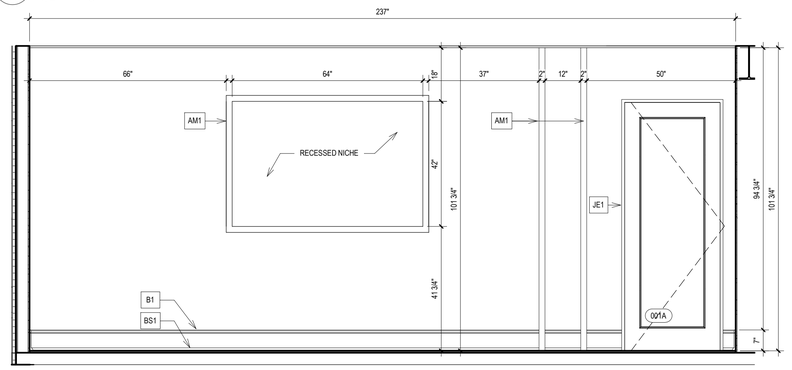


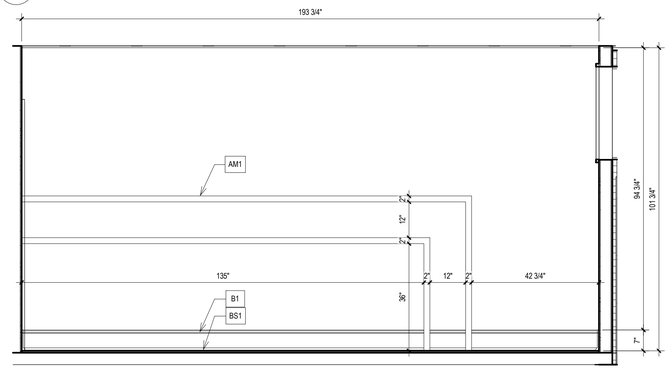
1 A500 001 GYM - NORTH
1/2" = 1'-0"



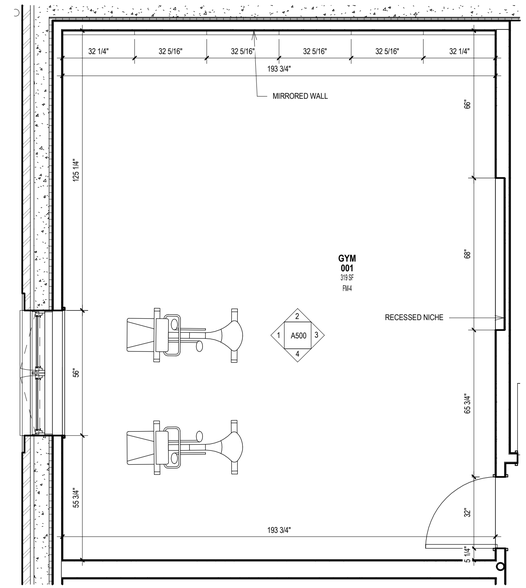
2 A500 001 GYM - EAST
1/2" = 1'-0"



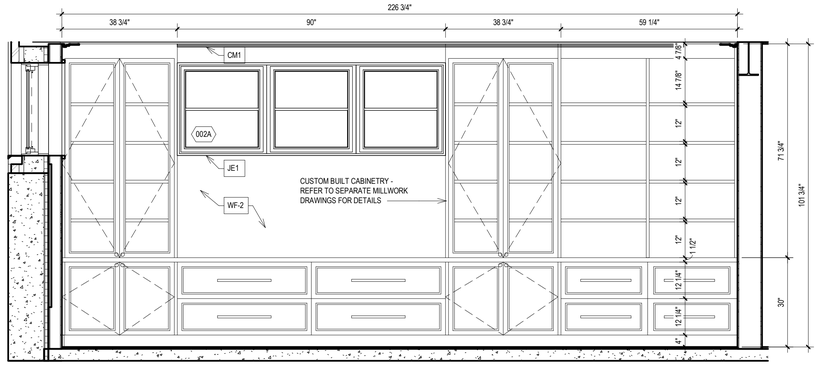
3 A500 001 GYM - SOUTH
1/2" = 1'-0"



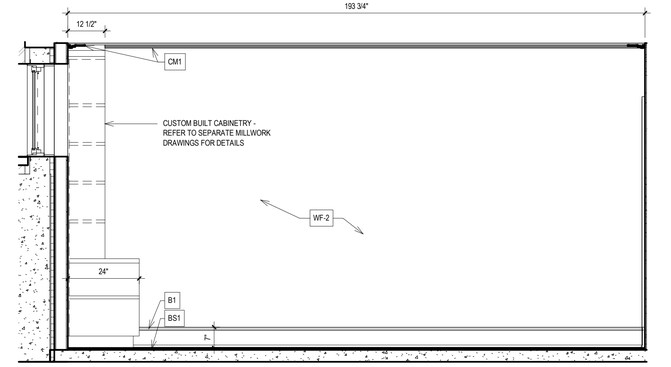
4 A500 001 GYM - WEST
1/2" = 1'-0"



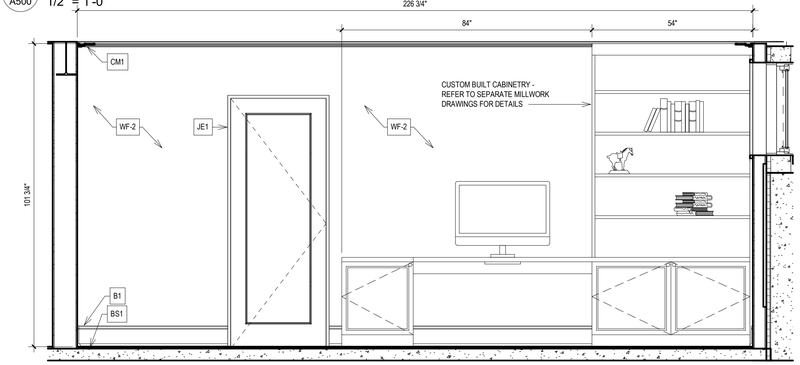
5 A500 001-GYM
3/8" = 1'-0"



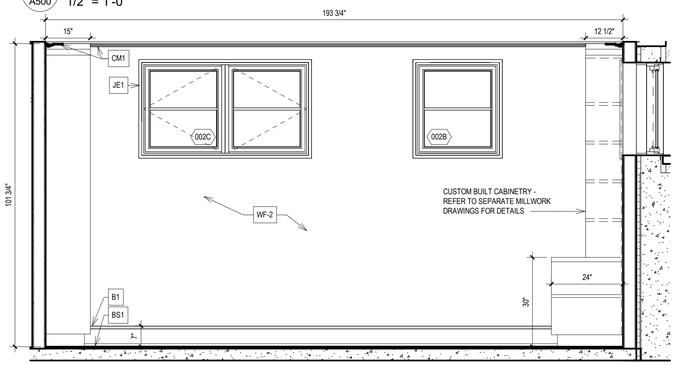
6 A500 002 MAYA'S OFFICE - NORTH
1/2" = 1'-0"



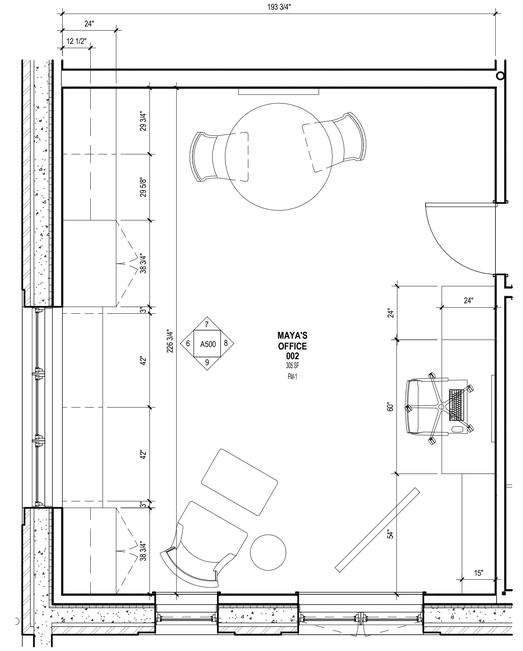
7 A500 002 MAYA'S OFFICE - EAST
1/2" = 1'-0"



8 A500 002 MAYA'S OFFICE - SOUTH
1/2" = 1'-0"



9 A500 002 MAYA'S OFFICE - WEST
1/2" = 1'-0"



10 A500 002-MAYA'S OFFICE
3/8" = 1'-0"

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GENERAL INTERIOR ELEVATION NOTES:

1. DO NOT SCALE PLANS
2. CONTRACTOR AND TRADES SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS ON THE JOB AS THEY RELATE TO INFORMATION SHOWN ON THE DRAWING AND SHALL IMMEDIATELY NOTIFY G.C./ ARCHITECT OF ANY DESCRPANCIES PRIOR TO PROCEDING WITH THE WORK.
3. ALL WORK PERFORMED SHALL COMPLY WITH APPLICABLE LOCAL AND STATE BUILDING CODES, ORDINANCES AND REGULATIONS.
4. INTERIOR DIMENSIONS ARE FINISH TO FINISH
5. REFER TO TRIM TYPE SCHEDULE FOR TRIM INFORMATION
6. REFER TO PAINT TYPE SCHEDULE FOR PAINT INFORMATION

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	ISSUE FOR BID	2023-06-06

BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

INTERIOR ELEVATIONS - LL

Project number	20-077
Date	2023-06-01
Drawn by	Author
Checked by	Checker
Scale	As indicated
Sheet Number	A500

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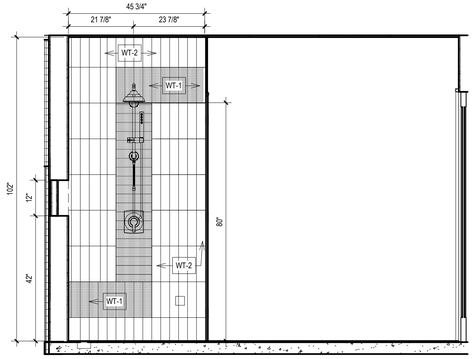

1 A501 003 GYM BATH - NORTH
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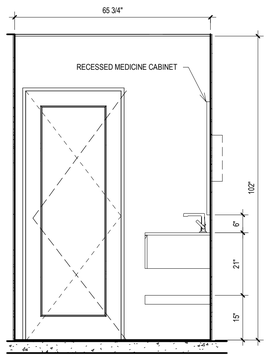

2 A501 003 GYM BATH - EAST
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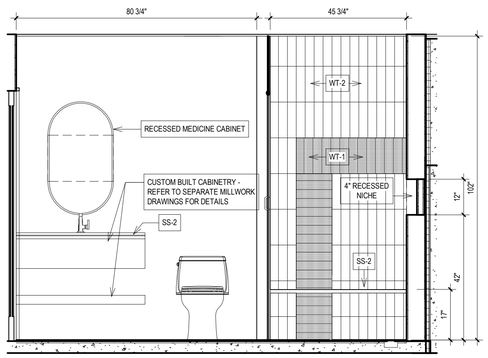
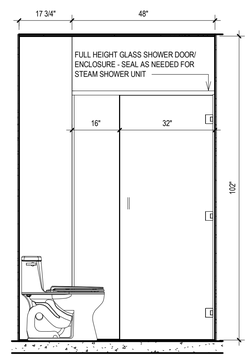
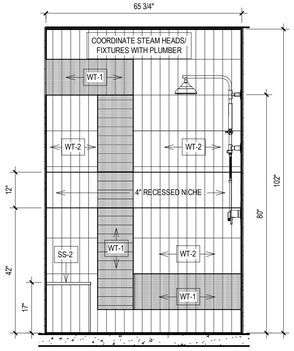


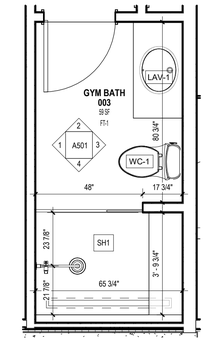
3 A501 003 GYM BATH - SOUTH
1/2" = 1'-0"



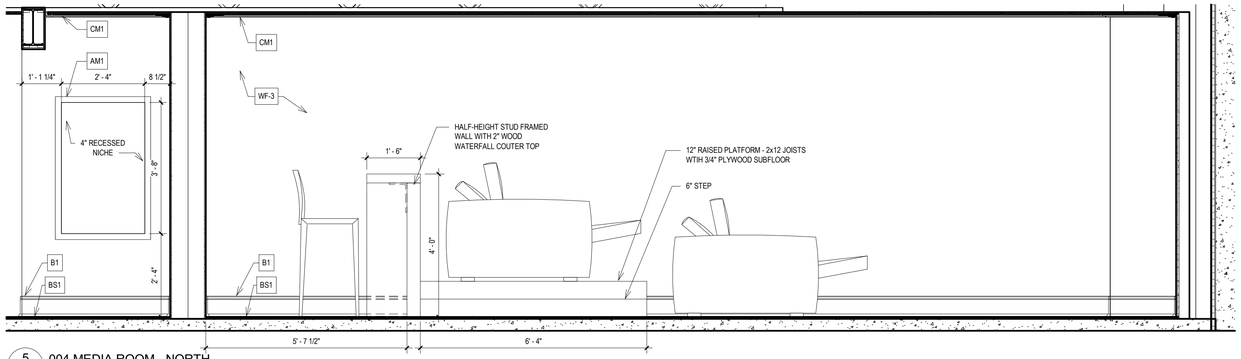
4 A501 003 GYM BATH - WEST
1/2" = 1'-0"



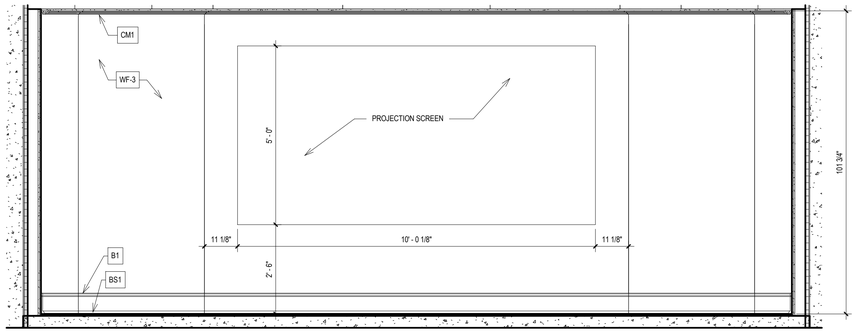
4A A501 003 GYM BATH - WEST SHOWER WALL
1/2" = 1'-0"



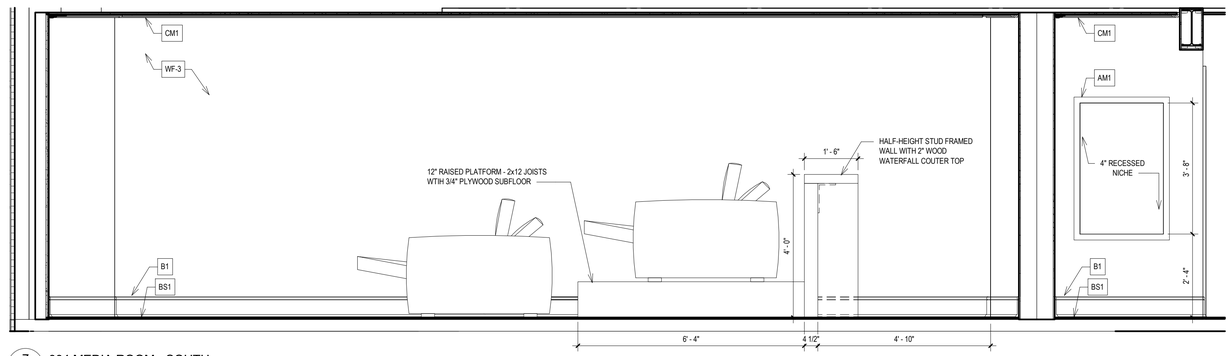
10 A501 003-GYM BATH
3/8" = 1'-0"



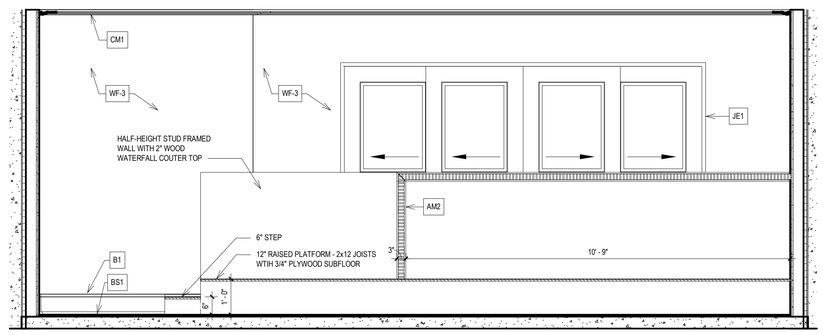
5 A501 004 MEDIA ROOM - NORTH
1/2" = 1'-0"



6 A501 004 MEDIA ROOM - EAST
1/2" = 1'-0"



7 A501 004 MEDIA ROOM - SOUTH
1/2" = 1'-0"



8 A501 004 MEDIA ROOM - WEST
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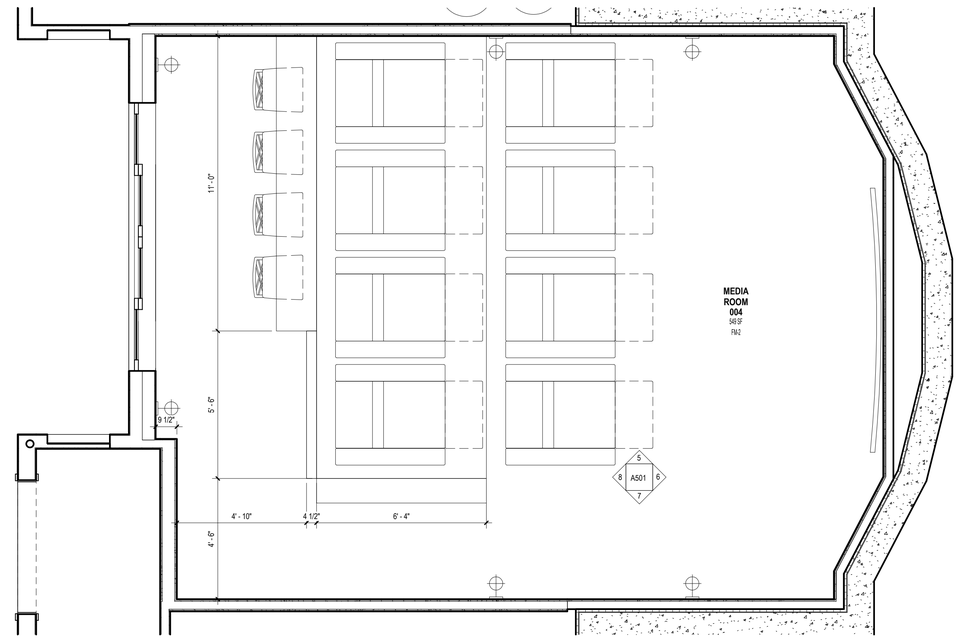

9 A501 004-MEDIA ROOM
3/8" = 1'-0"

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No.	Description	Date
	ISSUE FOR CONSTRUCTION	2023-12-19
	FOUNDATIONS/ TRUSSES	2023-12-03
	ISSUE FOR PERMIT	2023-09-11
	ISSUE FOR BID	2023-06-06

BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

INTERIOR ELEVATIONS - LL

Project number	20-077
Date	2023-06-01
Drawn by	Author
Checked by	Checker
Scale	As indicated
Sheet Number	A501

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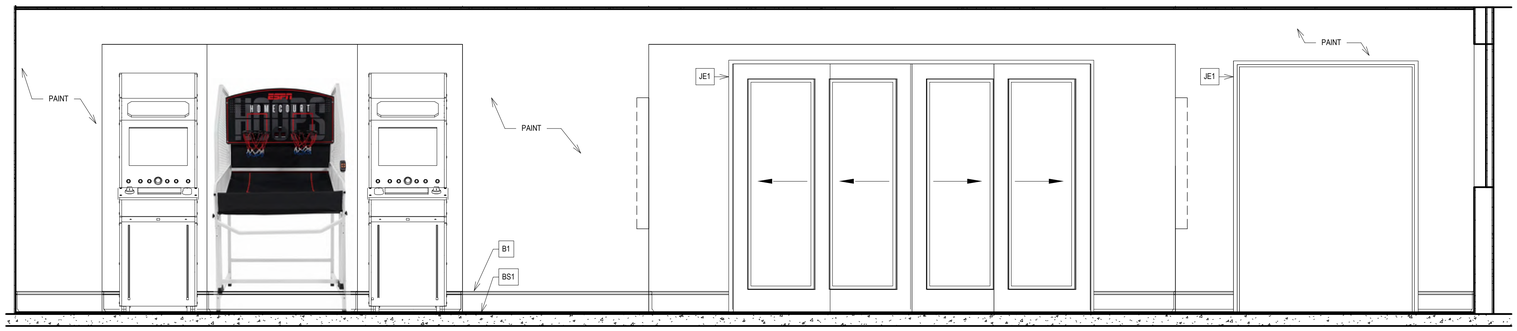
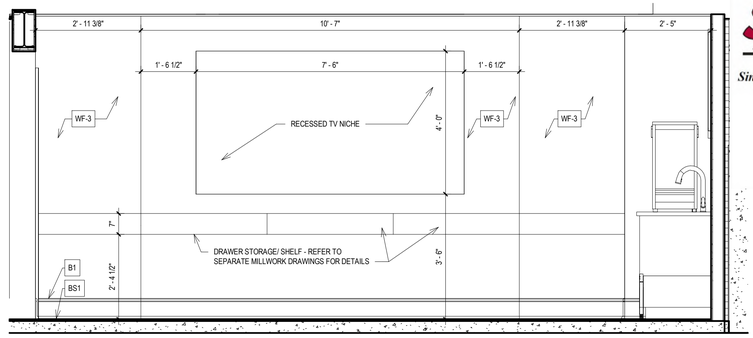


2 A502 007 LOUNGE/ REC ROOM - EAST
1/2" = 1'-0"



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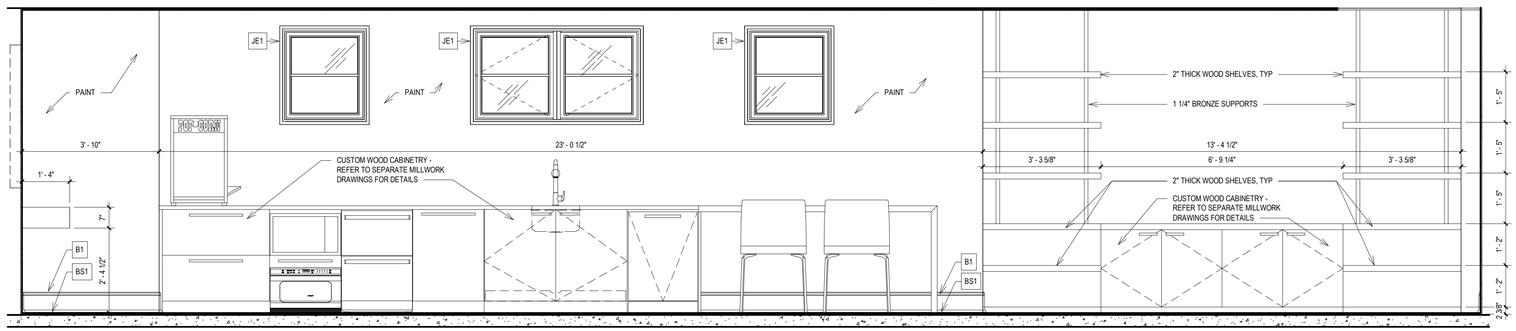
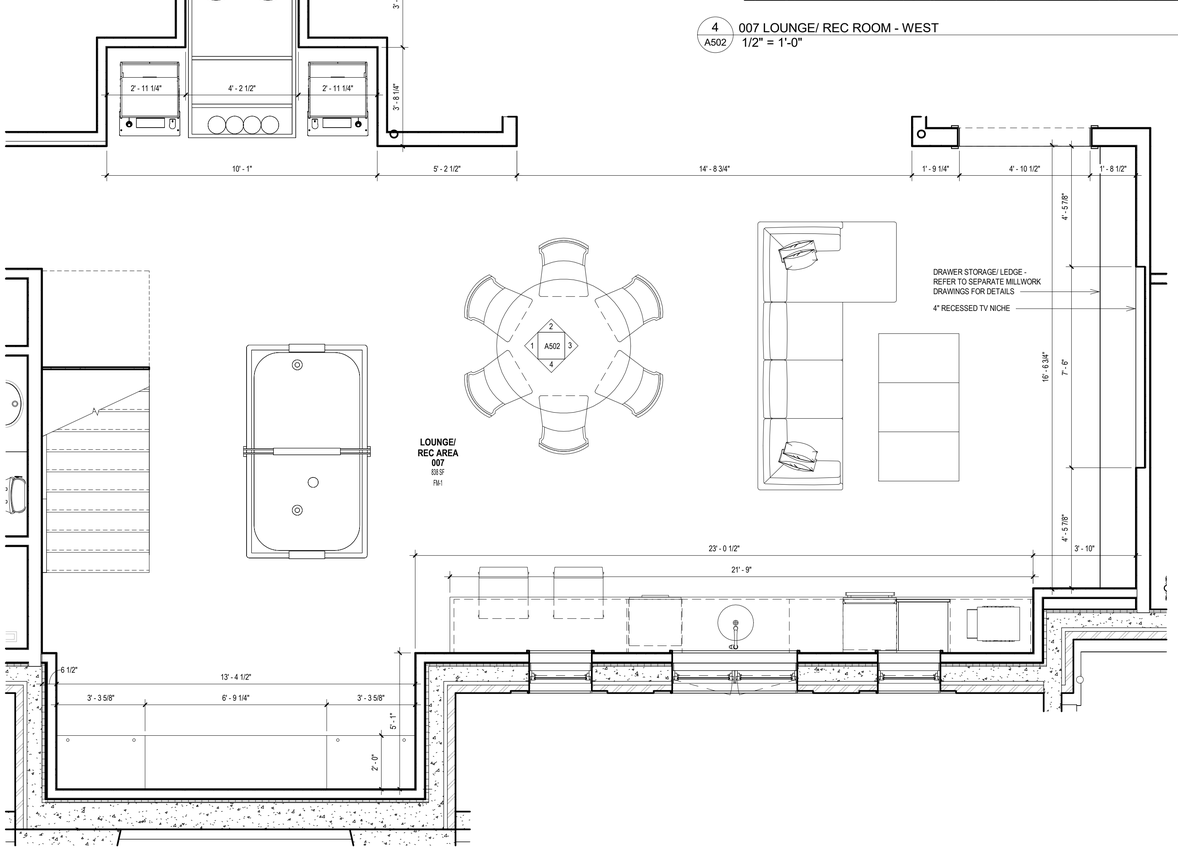
1/2" = 1'-0"



4 A502 007 LOUNGE/ REC ROOM - WEST
1/2" = 1'-0"



5 A502 007-LOUNGE/ REC ROOM
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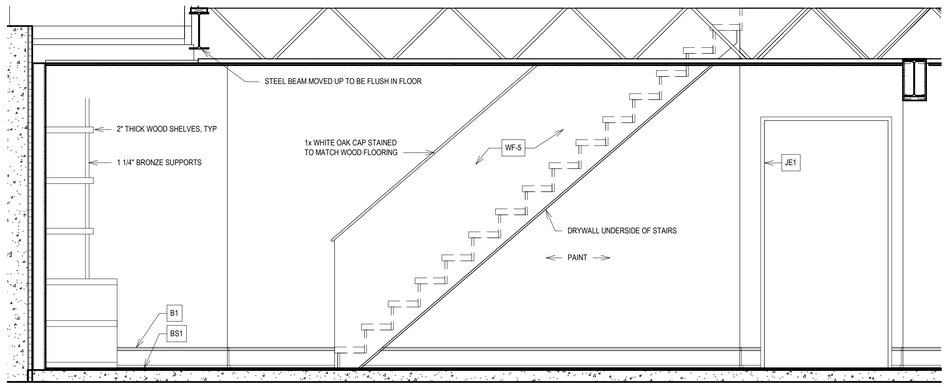

1 A502 007 LOUNGE/ REC ROOM - NORTH
1/2" = 1'-0"

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	FOUNDATIONS/ TRUSSES	2023-12-03
	ISSUE FOR PERMIT	2023-09-11
	ISSUE FOR BID	2023-06-06

BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

INTERIOR ELEVATIONS - LL

Project number	20-077
Date	2023-06-01
Drawn by	Author
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Scale	As indicated
Sheet Number	A502

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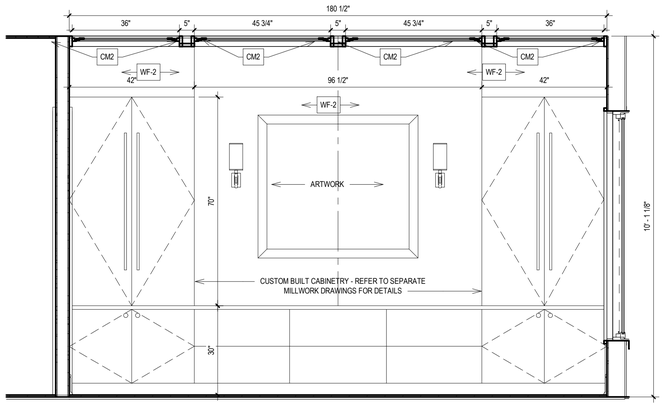
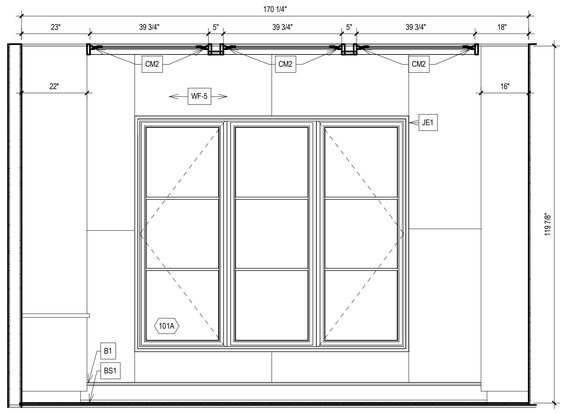
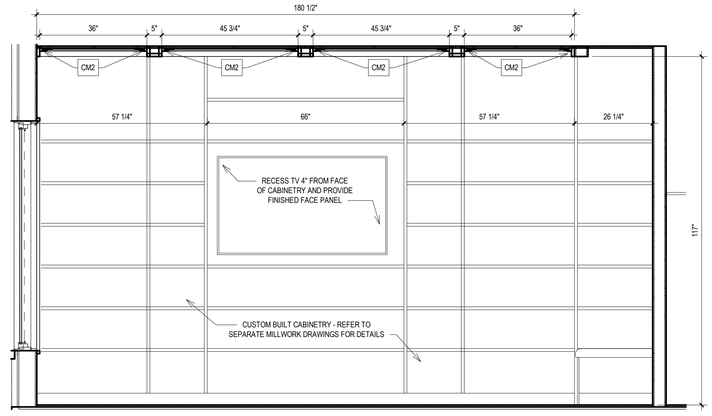


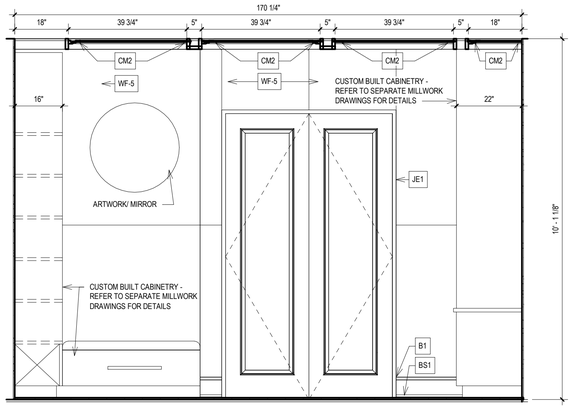
1 A503 101 SHAKA'S OFFICE-NORTH
1/2" = 1'-0"



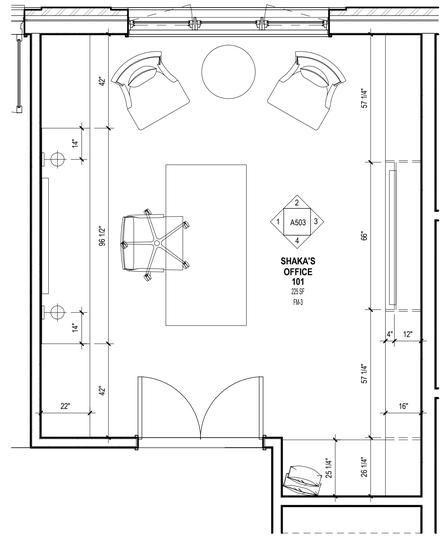
2 A503 101 SHAKA'S OFFICE-EAST
1/2" = 1'-0"



3 A503 101 SHAKA'S OFFICE-SOUTH
1/2" = 1'-0"



4 A503 101 SHAKA'S OFFICE-WEST
1/2" = 1'-0"



9 A503 101-SHAKA'S OFFICE
3/8" = 1'-0"

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BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

INTERIOR ELEVATIONS - ML

Project number	20-077
Date	2023-06-01
Drawn by	Author
Checked by	Checker
Scale	As indicated
Sheet Number	A503

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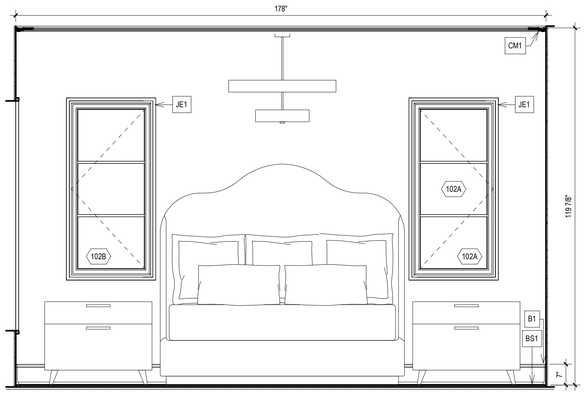
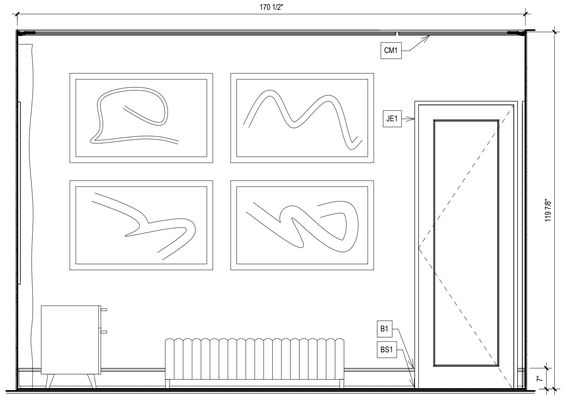
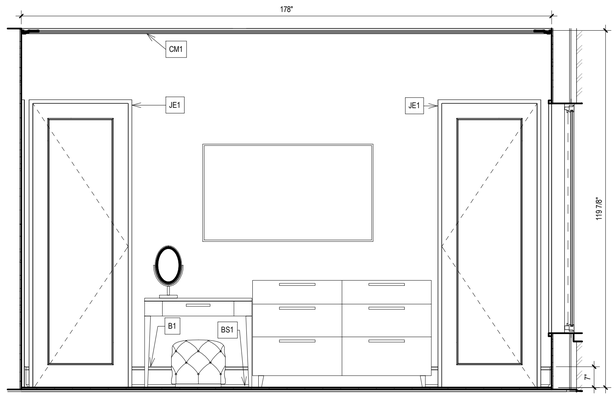


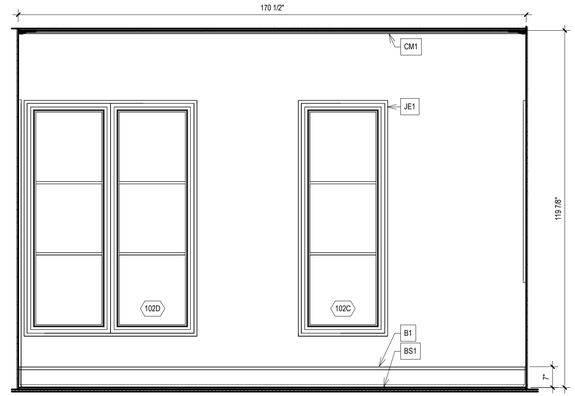
1 A504 102 GUEST BED 3-NORTH
1/2" = 1'-0"



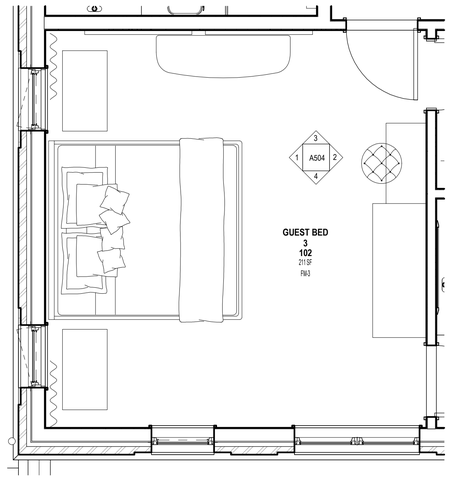
3 A504 102 GUEST BED 3-EAST
1/2" = 1'-0"



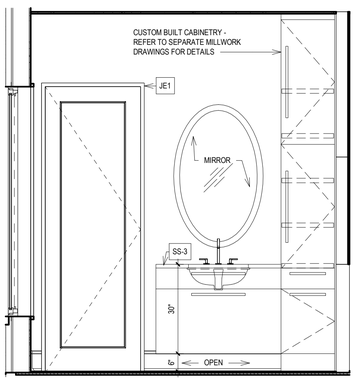
2 A504 102 GUEST BED 3-SOUTH
1/2" = 1'-0"



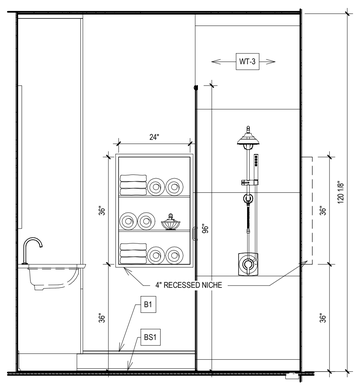
4 A504 102 GUEST BED 3-WEST
1/2" = 1'-0"



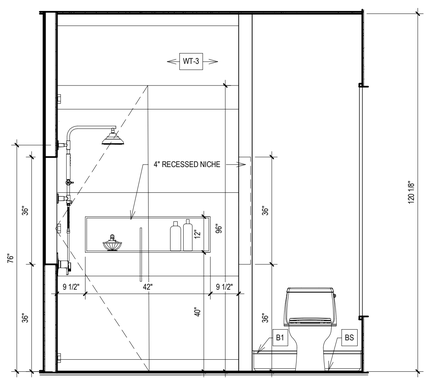
5 A504 102-GUEST BED 3
3/8" = 1'-0"



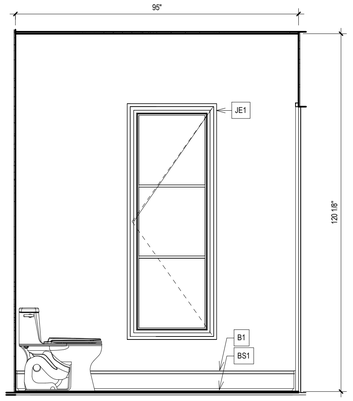
6 A504 104 GUEST BATH 3 NORTH
1/2" = 1'-0"



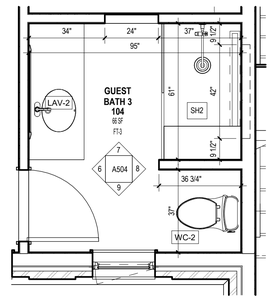
7 A504 104 GUEST BATH 3-EAST
1/2" = 1'-0"



8 A504 104 GUEST BATH 3-SOUTH
1/2" = 1'-0"



9 A504 104 GUEST BATH 3-WEST
1/2" = 1'-0"



10 A504 104-GUEST BATH 3
3/8" = 1'-0"

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	FOUNDATIONS/ TRUSSES	2023-12-03
	ISSUE FOR PERMIT	2023-09-11
	ISSUE FOR BID	2023-06-06

BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

INTERIOR ELEVATIONS - ML

Project number	20-077
Date	2023-06-01
Drawn by	Author
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Scale	As indicated
Sheet Number	A504

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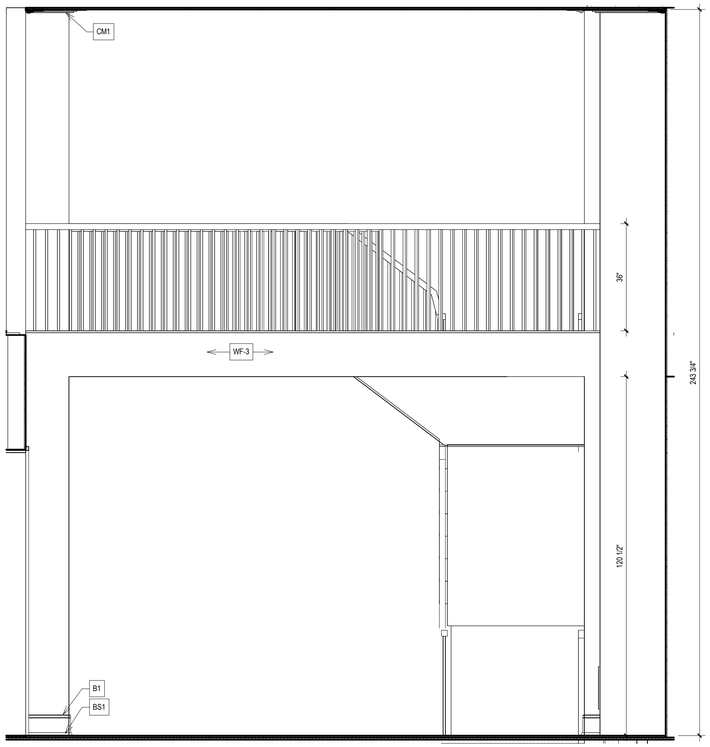
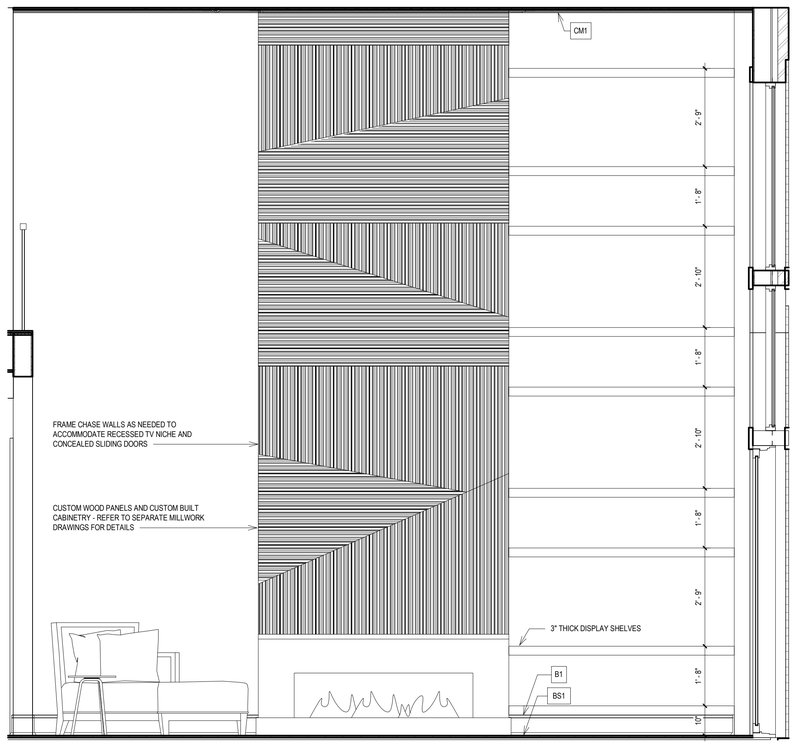
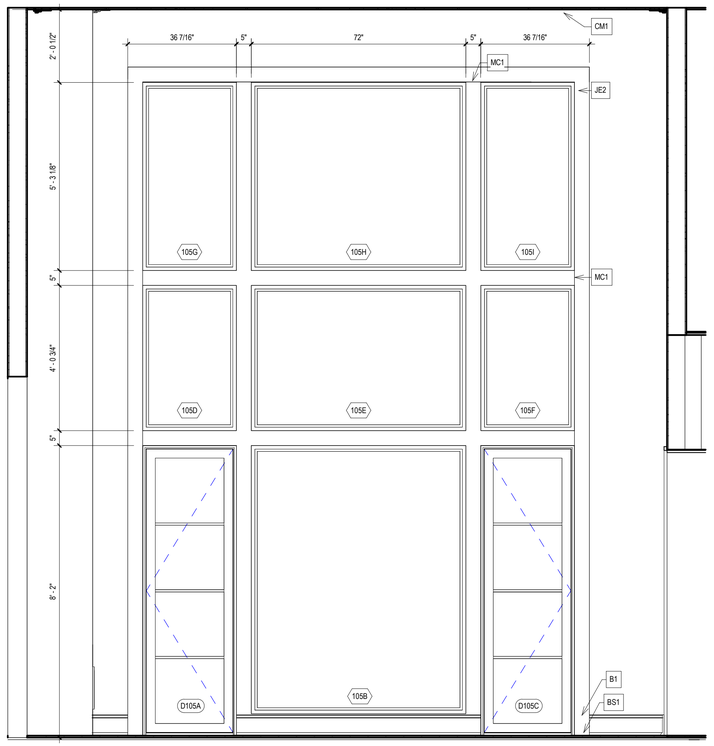


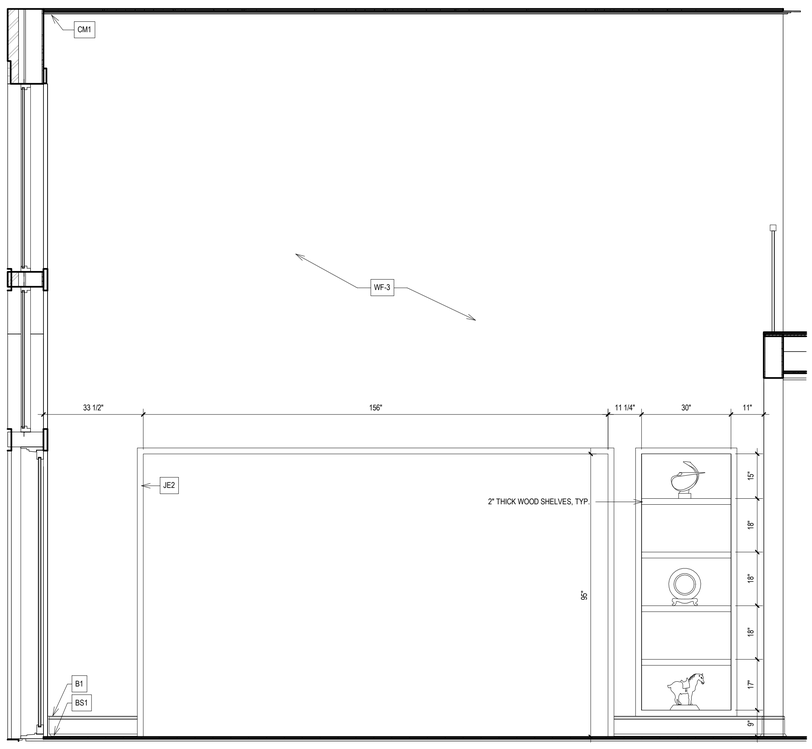
1 / A505 105 LIVING ROOM-WEST
1/2" = 1'-0"



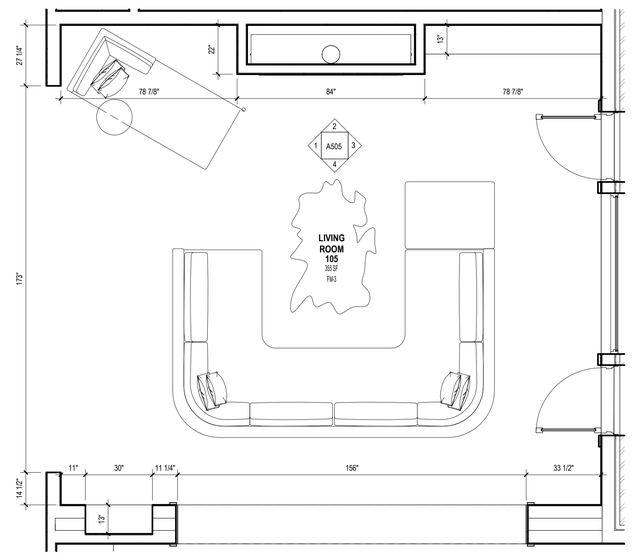
2 / A505 105 LIVING ROOM-NORTH
1/2" = 1'-0"



3 / A505 105 LIVING ROOM-EAST
1/2" = 1'-0"



4 / A505 105 LIVING ROOM-SOUTH
1/2" = 1'-0"



5 / A505 105-LIVING ROOM
3/8" = 1'-0"

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	ISSUE FOR BID	2023-06-06

BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

INTERIOR ELEVATIONS - ML

Project number	20-077
Date	2023-06-01
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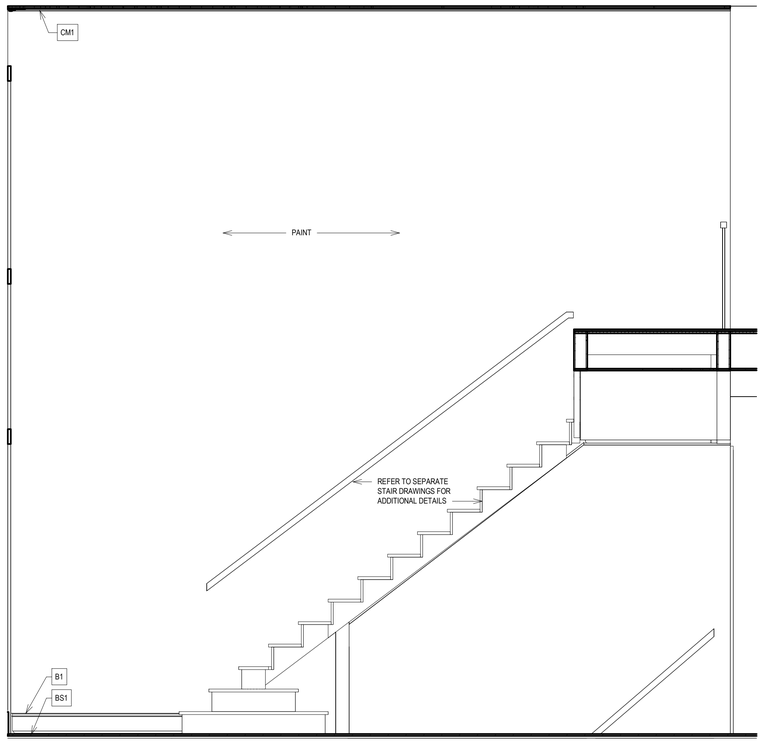

1 A506 106 ENTRY-NORTH
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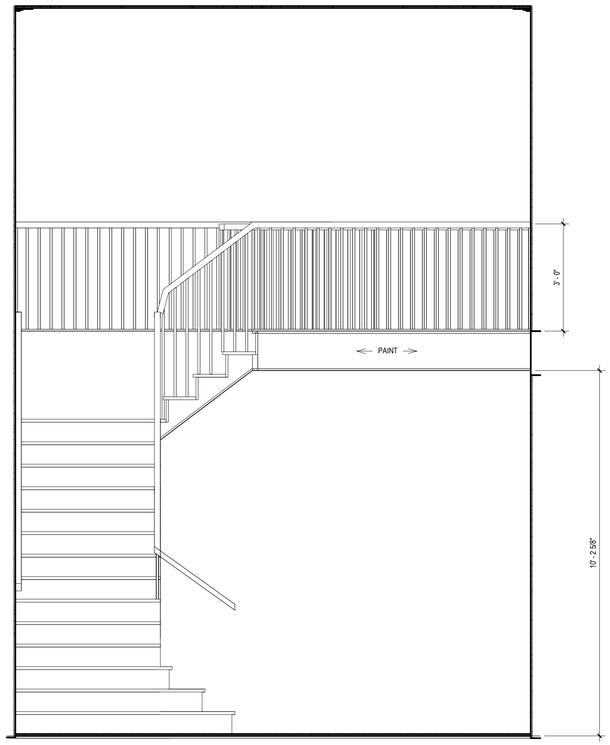
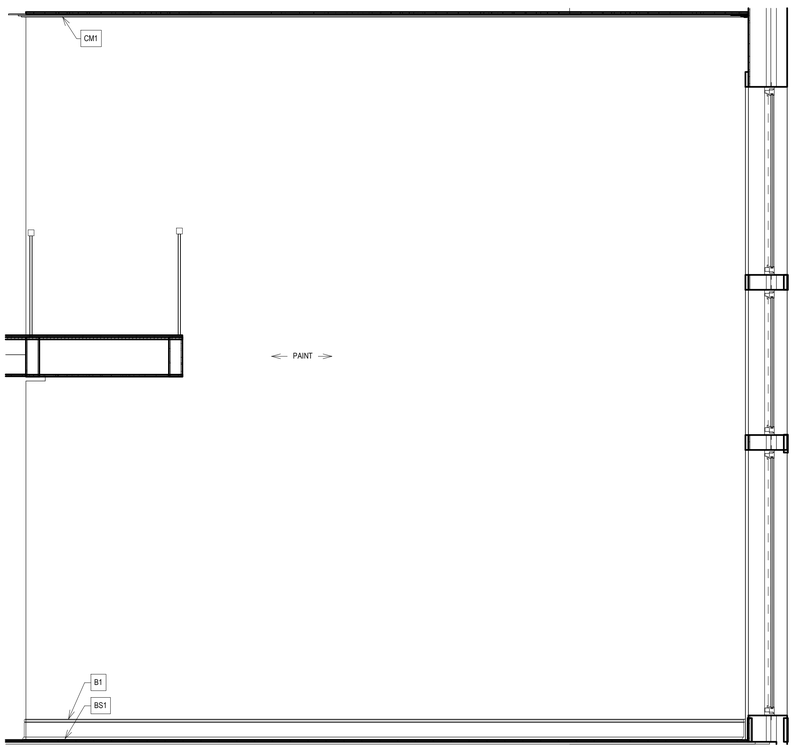
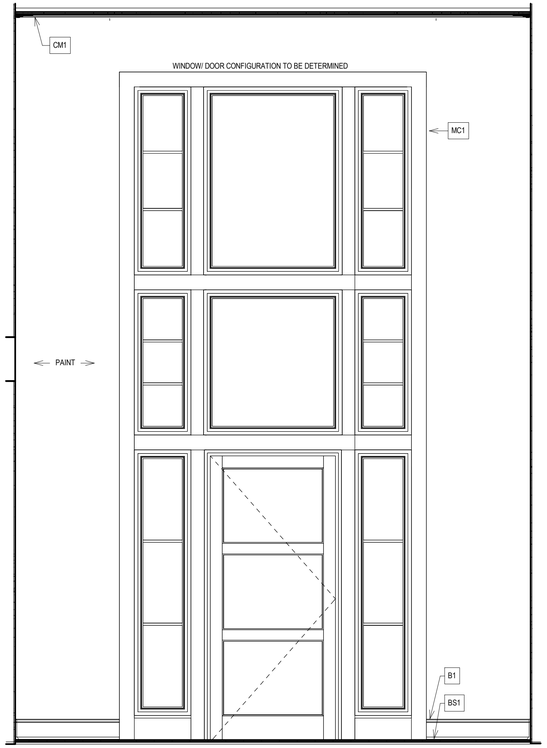


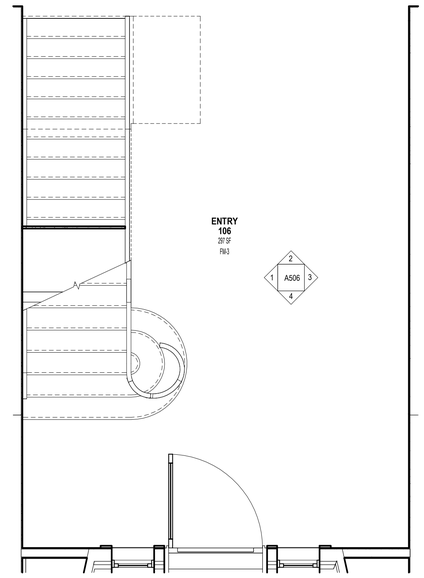
2 A506 106 ENTRY-EAST
1/2" = 1'-0"



3 A506 106 ENTRY-SOUTH
1/2" = 1'-0"



4 A506 106 ENTRY-WEST
1/2" = 1'-0"



5 A506 106-ENTRY
3/8" = 1'-0"

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BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

INTERIOR ELEVATIONS - ML

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Sheet Number	A506

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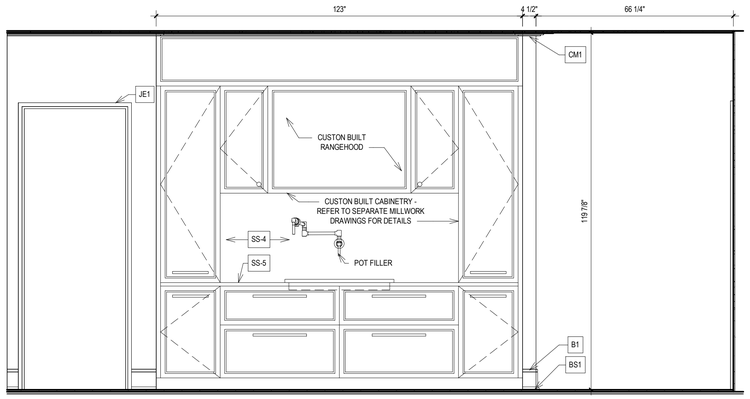
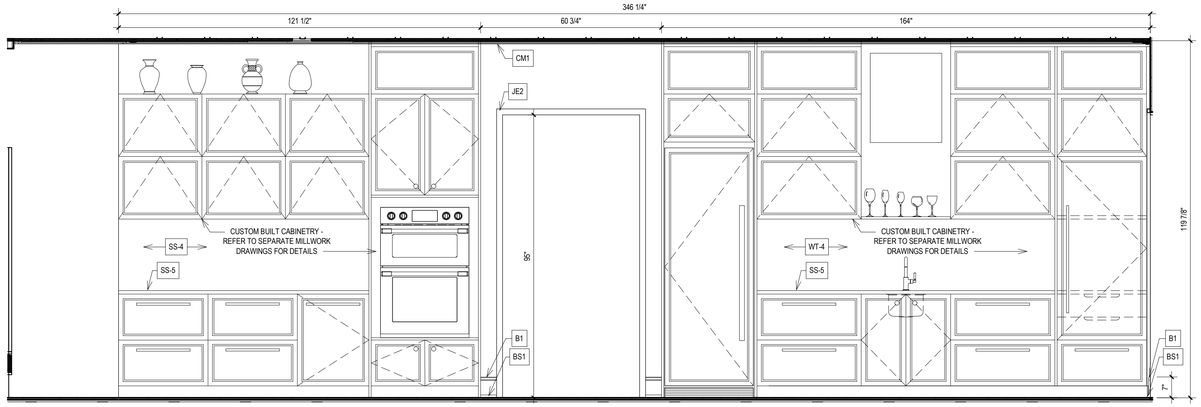
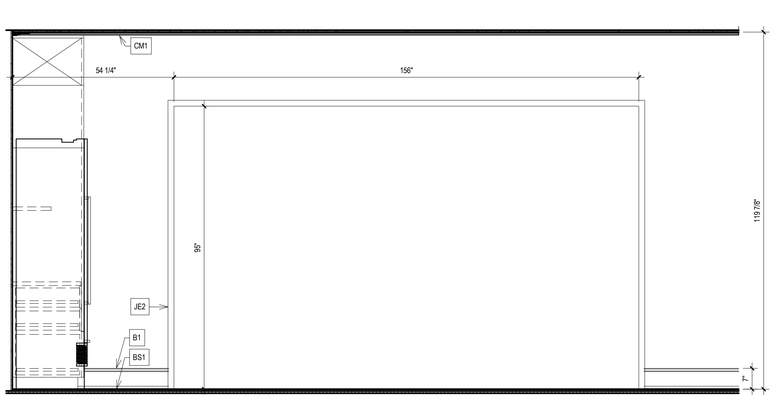


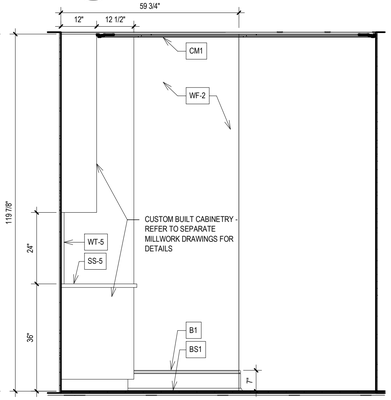
1 A507 108 KITCHEN-SOUTH
1/2" = 1'-0"



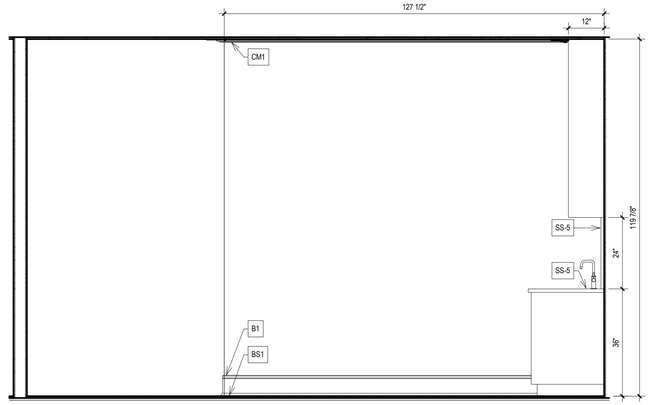
2 A507 108 KITCHEN-WEST
1/2" = 1'-0"



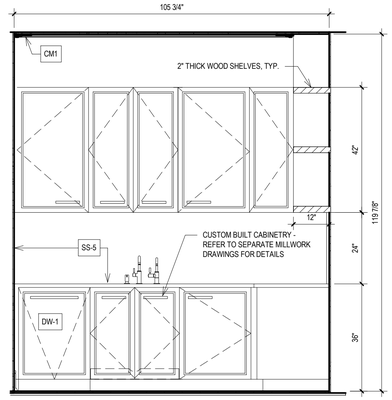
3 A507 108 KITCHEN-NORTH
1/2" = 1'-0"



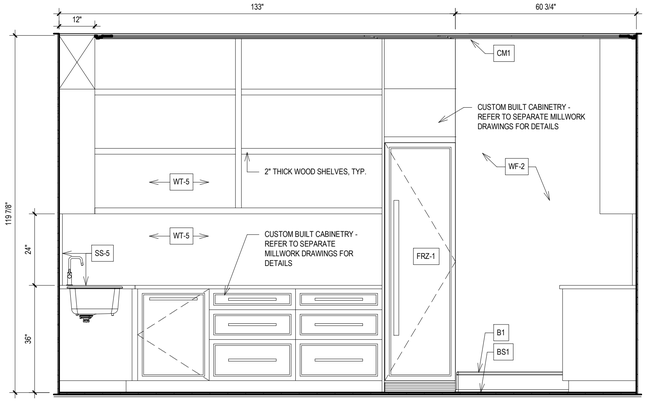
4 A507 110 PANTRY-WEST
1/2" = 1'-0"



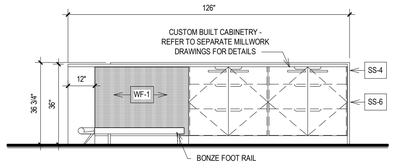
5 A507 110 PANTRY-NORTH
1/2" = 1'-0"



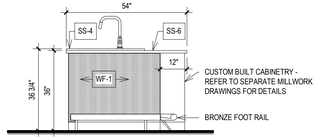
6 A507 110 PANTRY-EAST
1/2" = 1'-0"



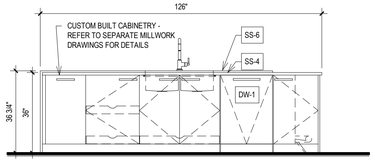
7 A507 110 PANTRY-SOUTH
1/2" = 1'-0"



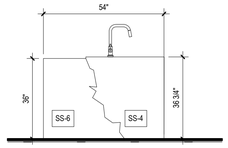
8 A507 108 ISLAND-NORTH
3/8" = 1'-0"



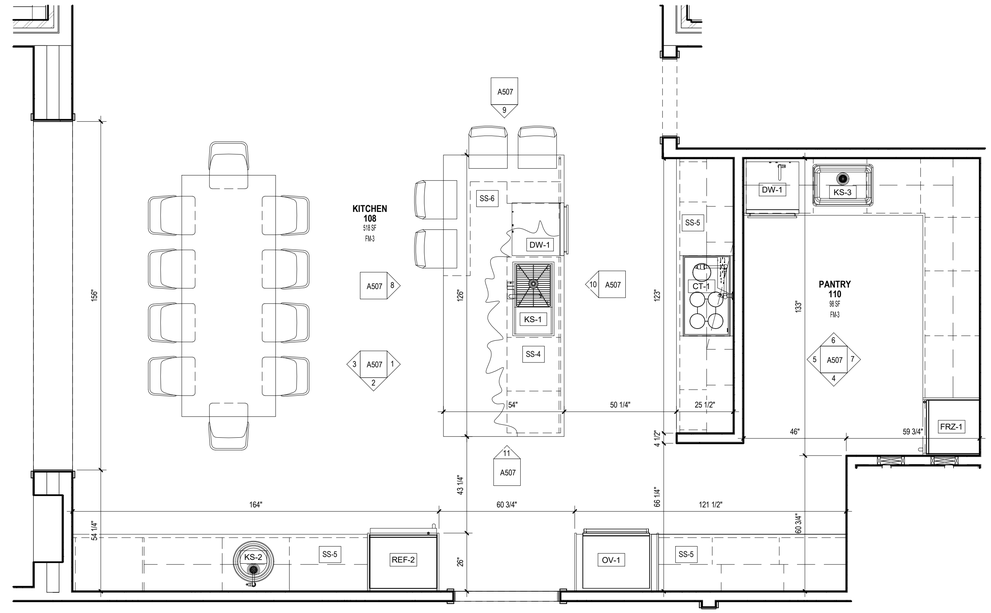
9 A507 108 ISLAND-EAST
3/8" = 1'-0"



10 A507 108 ISLAND-SOUTH
3/8" = 1'-0"



11 A507 108 ISLAND-WEST
3/8" = 1'-0"



12 A507 108-KITCHEN PLAN
3/8" = 1'-0"

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No.	Description	Date
	ISSUE FOR CONSTRUCTION	2023-12-19
	FOUNDATIONS/ TRUSSES	2023-12-03
	ISSUE FOR PERMIT	2023-09-11
	ISSUE FOR BID	2023-06-06

BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

INTERIOR ELEVATIONS - ML

Project number	20-077
Date	2023-06-01
Drawn by	Author
Checked by	Checker
Scale	As indicated
Sheet Number	A507

12/19/2023 8:46:45 AM

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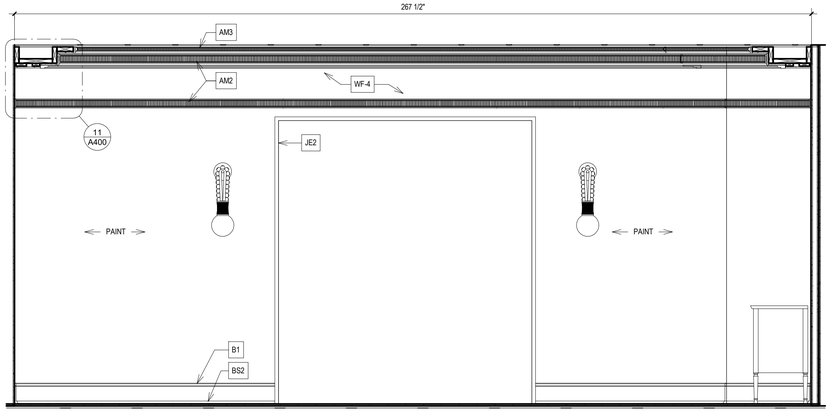
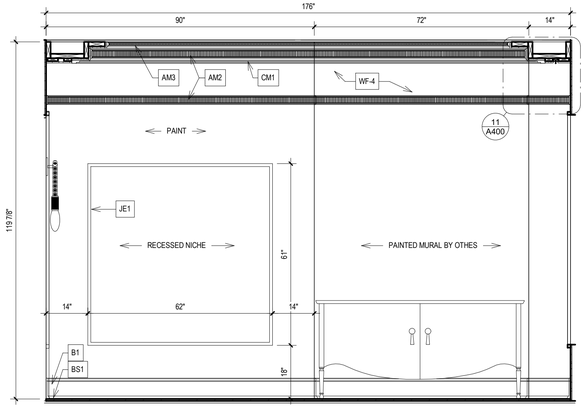
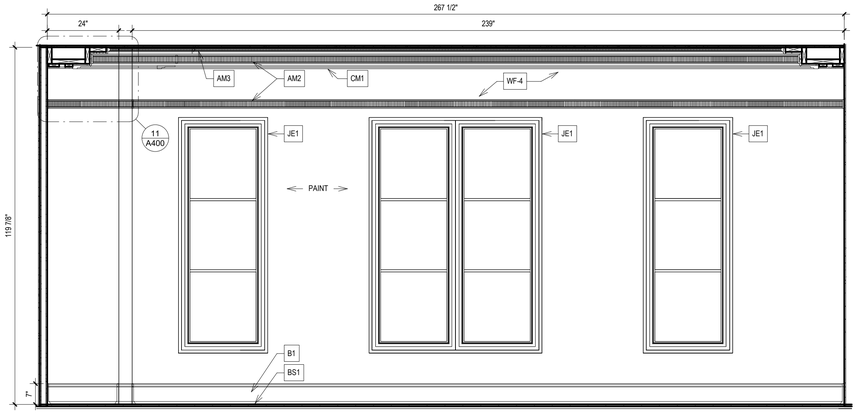
1 A508 109 DINING ROOM-NORTH
1/2" = 1'-0"



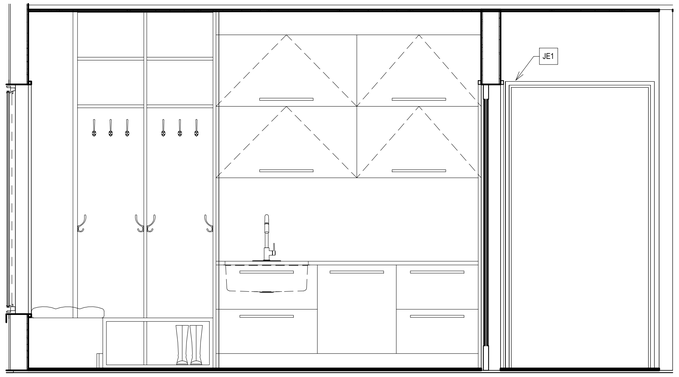
2 A508 109 DINING ROOM-EAST
1/2" = 1'-0"



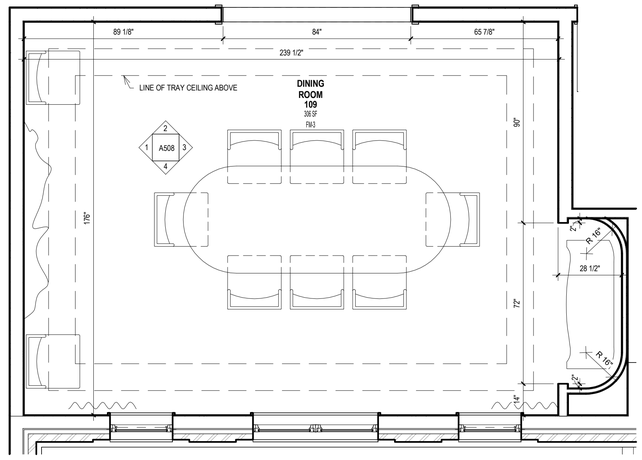
3 A508 109 DINING ROOM-SOUTH
1/2" = 1'-0"



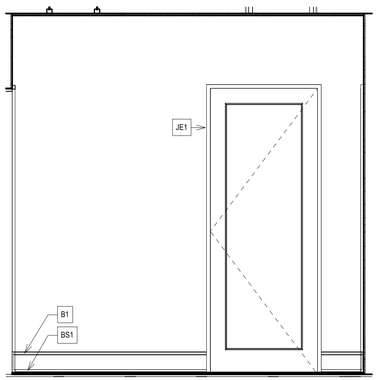
4 A508 109 DINING ROOM-WEST
1/2" = 1'-0"



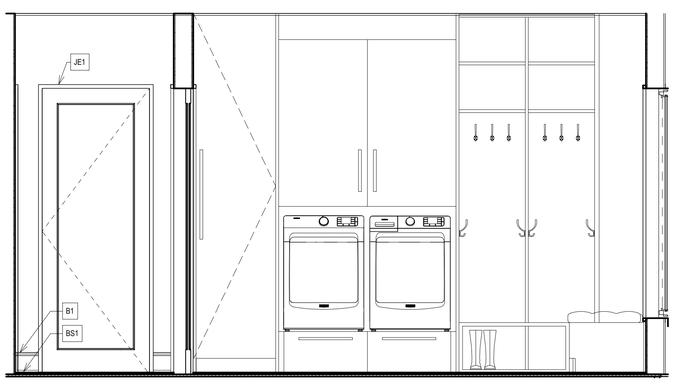
6 A508 112 MUDROOM-NORTH
1/2" = 1'-0"



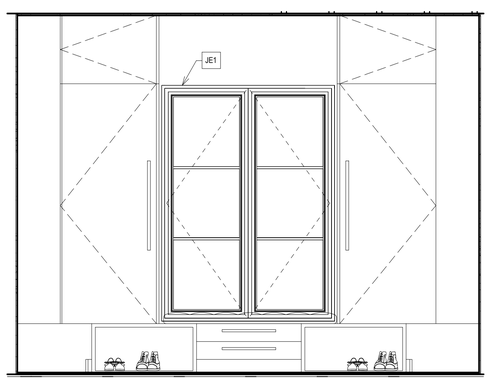
5 A508 109-DINING ROOM PLAN
3/8" = 1'-0"



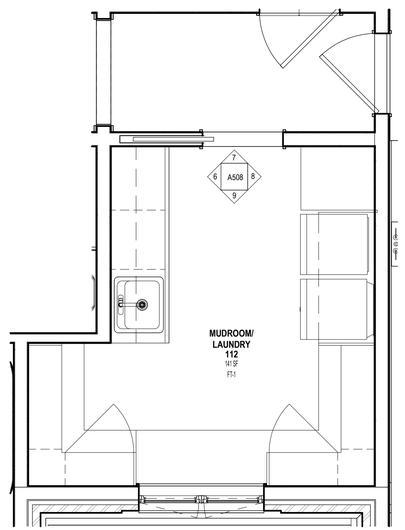
7 A508 112 MUDROOM- EAST
1/2" = 1'-0"



8 A508 112 MUDROOM-SOUTH
1/2" = 1'-0"



9 A508 112 MUDROOM-WEST
1/2" = 1'-0"



10 A508 112-MUDROOM/ LAUNDRY
3/8" = 1'-0"

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	ISSUE FOR PERMIT	2023-09-11
	ISSUE FOR BID	2023-06-06

BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

INTERIOR ELEVATIONS - ML

Project number	20-077
Date	2023-06-01
Drawn by	Author
Checked by	Checker
Scale	As indicated
Sheet Number	A508

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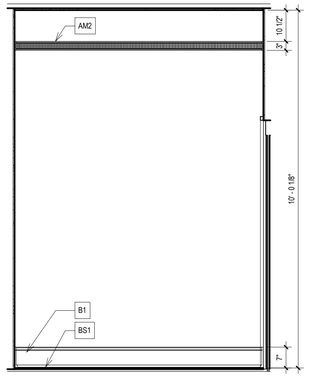

1 A509 114 POWDER ROOM-NORTH
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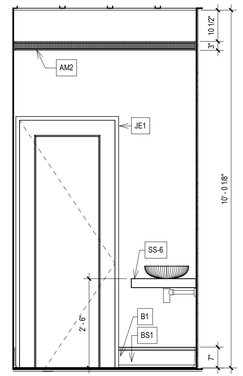

2 A509 114 POWDER ROOM-EAST
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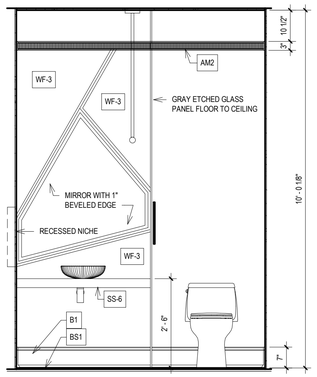

3 A509 114 POWDER ROOM-SOUTH
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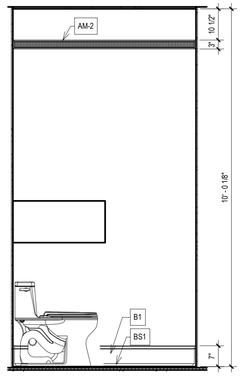

4 A509 114 POWDER ROOM-WEST
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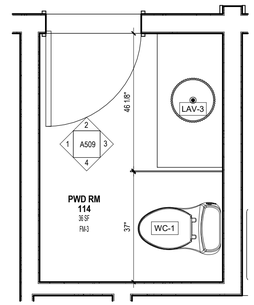

5 A509 114-POWDER ROOM
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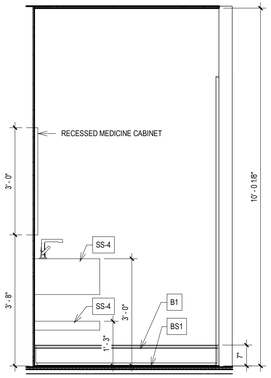
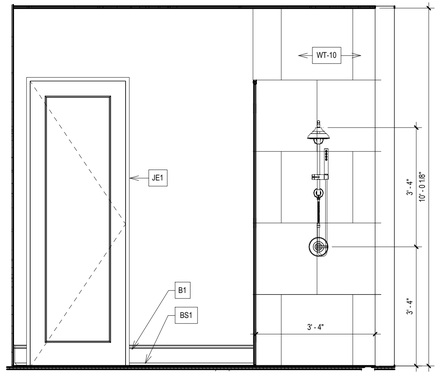
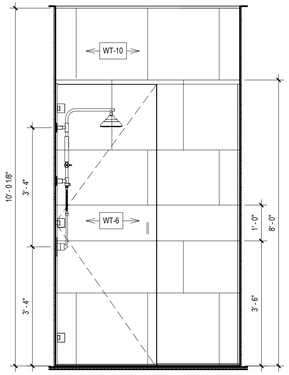


6 A509 115 POOL BATH-NORTH
1/2" = 1'-0"



7 A509 115 POOL BATH-EAST
1/2" = 1'-0"



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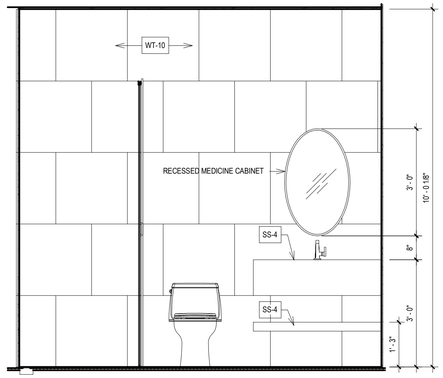
1/2" = 1'-0"



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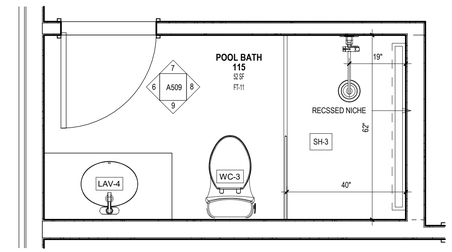
1/2" = 1'-0"



10 A509 115-POOL BATH
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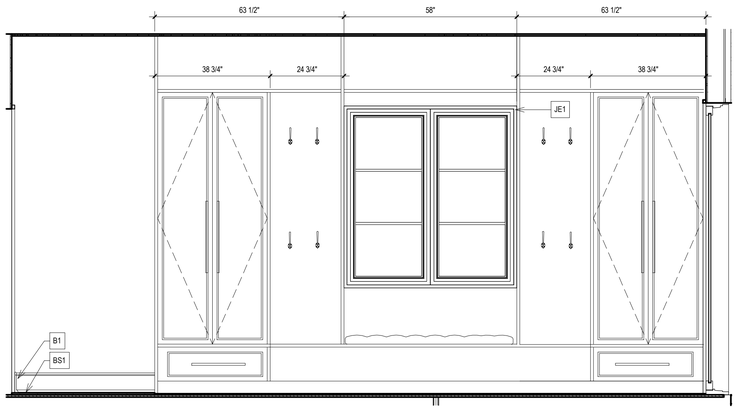
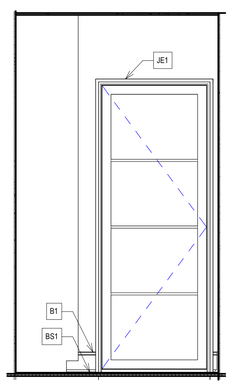


11 A509 118 NORTH MUDROOM-NORTH
1/2" = 1'-0"



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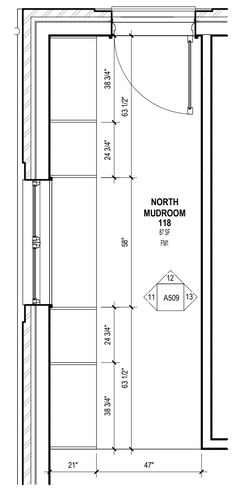
1/2" = 1'-0"

13 A509 118 NORTH MUDROOM-SOUTH
1/2" = 1'-0"



14 A509 118-NORTH MUDROOM
3/8" = 1'-0"

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	ISSUE FOR CONSTRUCTION	2023-12-19
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	ISSUE FOR PERMIT	2023-09-11
	ISSUE FOR BID	2023-06-06

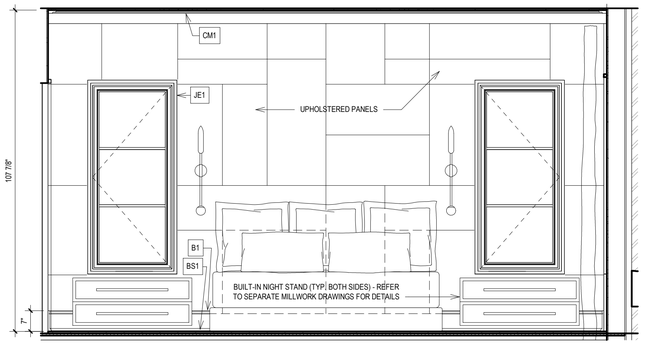
BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

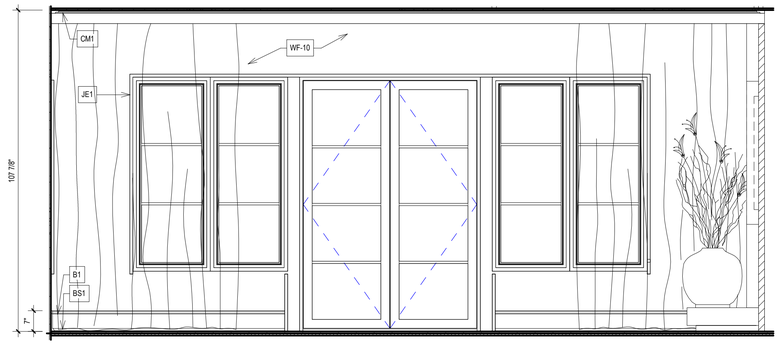
INTERIOR ELEVATIONS - ML

Project number	20-077
Date	2023-06-01
Drawn by	Author
Checked by	Checker
Scale	As indicated
Sheet Number	A509

12/19/2023 8:47:05 AM



1 A510 201 PRIMARY BED-NORTH
1/2" = 1'-0"



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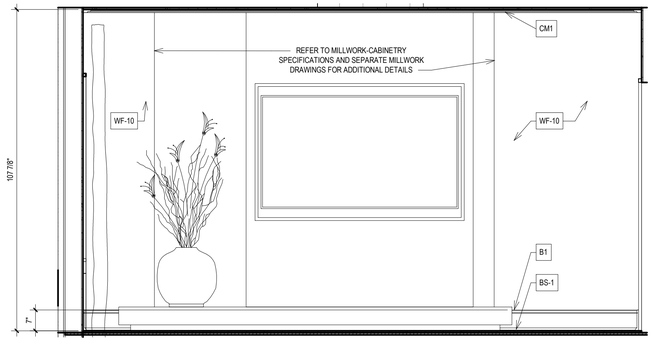

3 A510 201 PRIMARY BED-SOUTH
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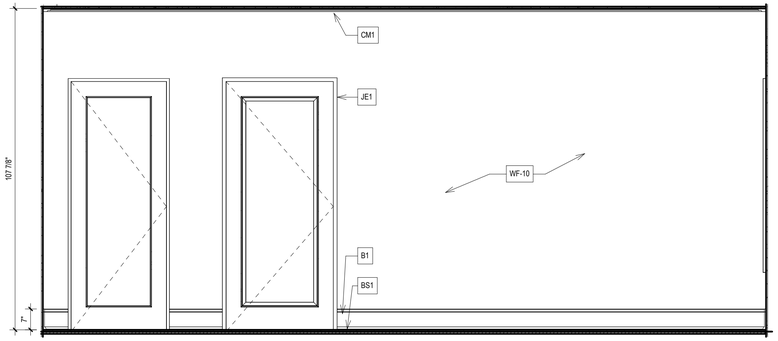

4 A510 201 PRIMARY BED-WEST
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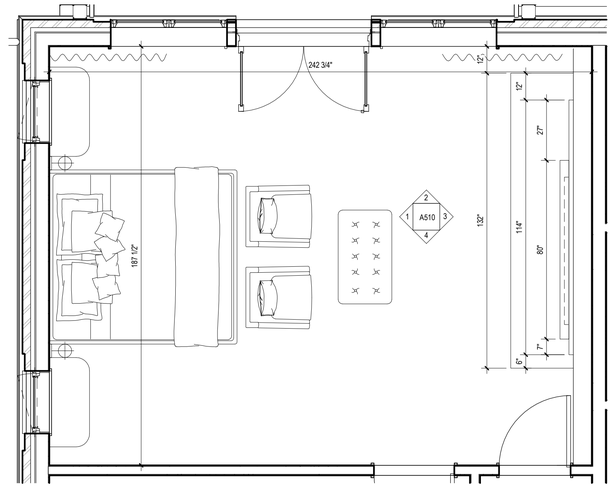

5 A510 201-PRIMARY BED
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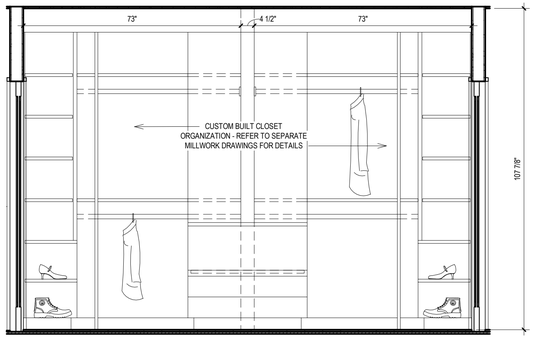
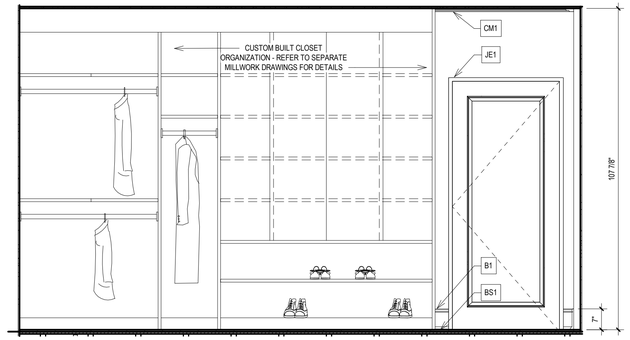


6 A510 202 PRIMARY CLOSET-NORTH
1/2" = 1'-0"



7 A510 202 PRIMARY CLOSET-EAST
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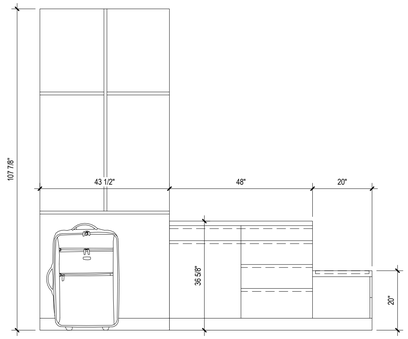
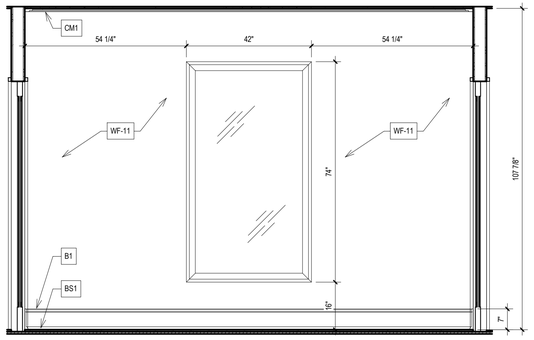
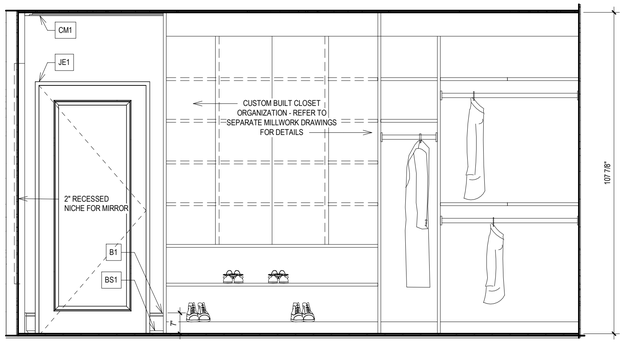


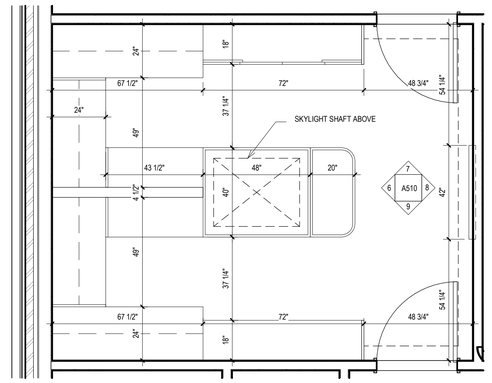
7A A510 CLOSET ISLAND ELEVATION
1/2" = 1'-0"



8 A510 202 PRIMARY CLOSET-SOUTH
1/2" = 1'-0"



9 A510 202 PRIMARY CLOSET-WEST
1/2" = 1'-0"



11 A510 202-PRIMARY CLOSET
3/8" = 1'-0"

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No.	Description	Date
	ISSUE FOR CONSTRUCTION	2023-12-19
	FOUNDATIONS/ TRUSSES	2023-12-03
	ISSUE FOR PERMIT	2023-09-11
	ISSUE FOR BID	2023-06-06

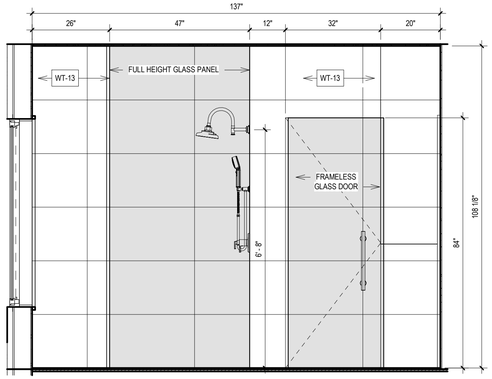
BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

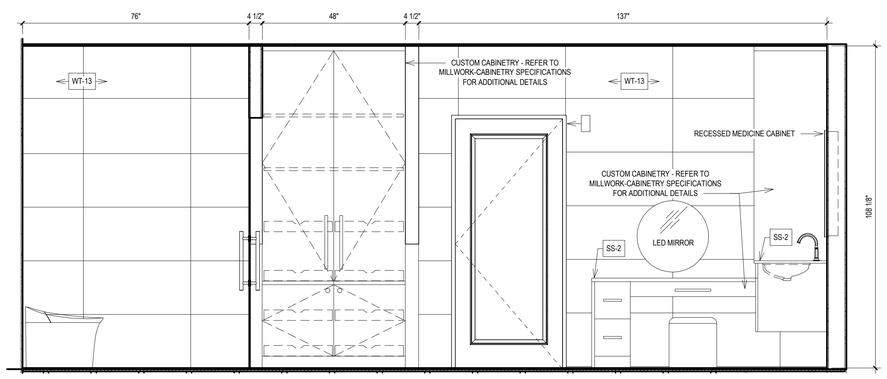
INTERIOR ELEVATIONS - UL

Project number	20-077
Date	2023-06-01
Drawn by	Author
Checked by	Checker
Scale	As indicated
Sheet Number	A510

12/19/2023 8:47:09 AM



1 A511 203 PRIMARY BATH-NORTH
1/2" = 1'-0"



2 A511 203 PRIMARY BATH-EAST
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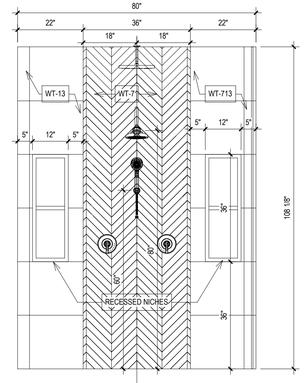
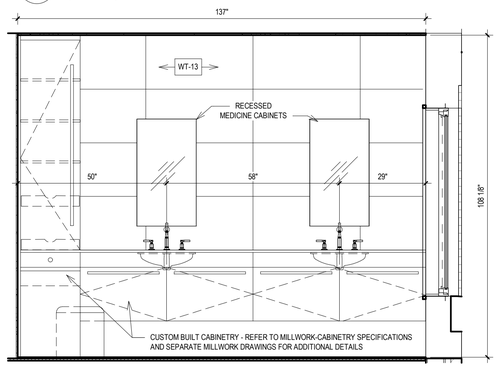


3 A511 PRIMARY BATH-SHOWER EAST
1/2" = 1'-0"



4 A511 203 PRIMARY BATH-SOUTH
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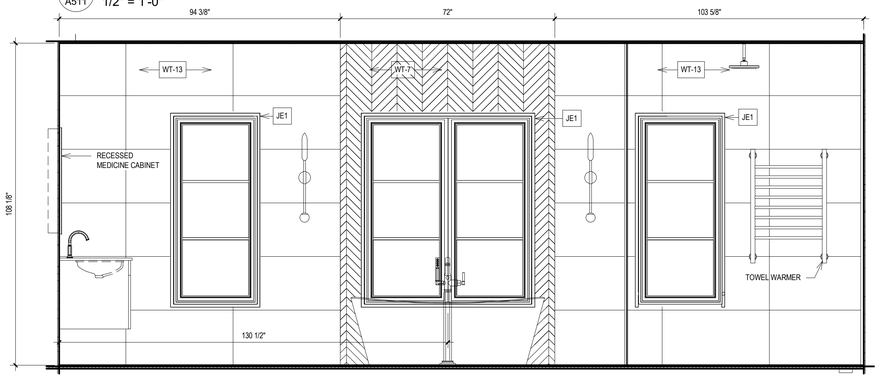
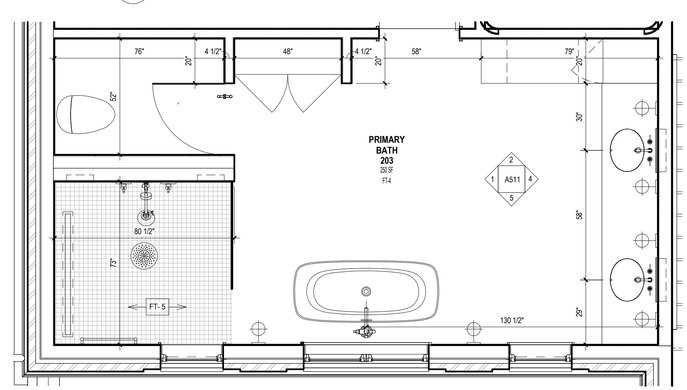
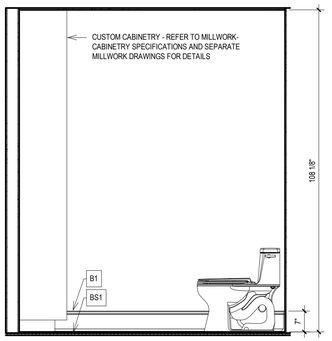


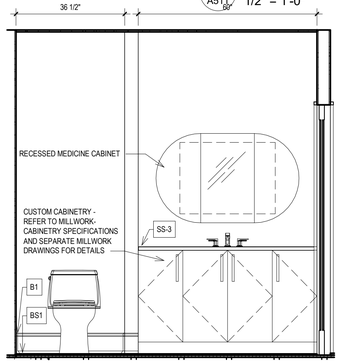
5 A511 203 PRIMARY BATH-WEST
1/2" = 1'-0"



6 A511 203-PRIMARY BATH
3/8" = 1'-0"



7 A511 206 GUEST BATH 1-NORTH
1/2" = 1'-0"



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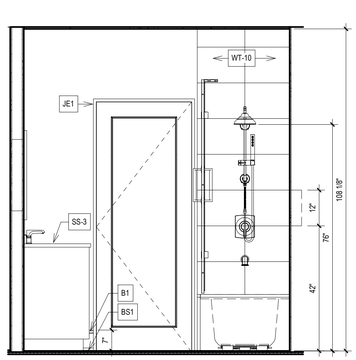

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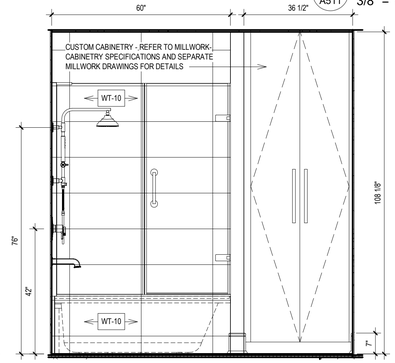
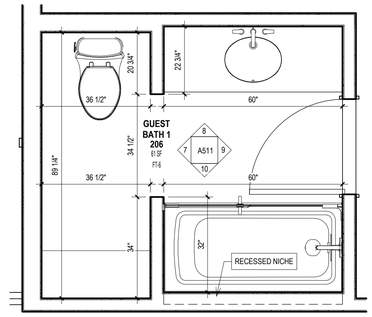


10 A511 206 GUEST BATH 1-WEST
1/2" = 1'-0"



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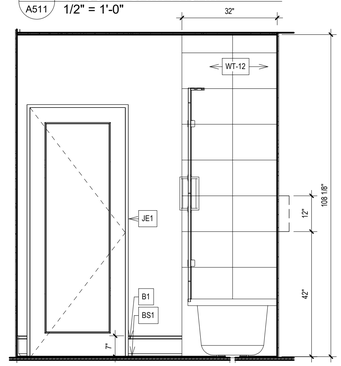
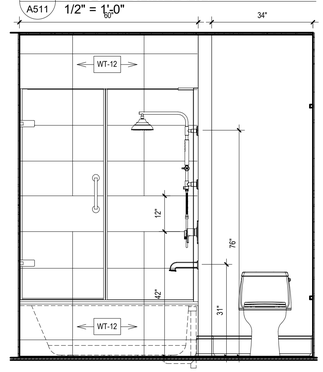
1/2" = 1'-0"



12 A511 218 GUEST BATH 2-NORTH
1/2" = 1'-0"



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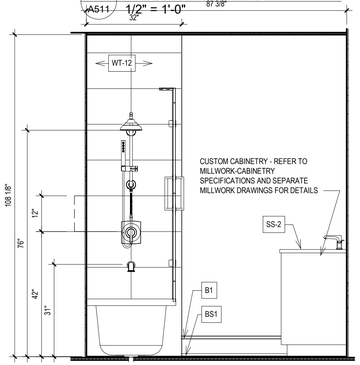
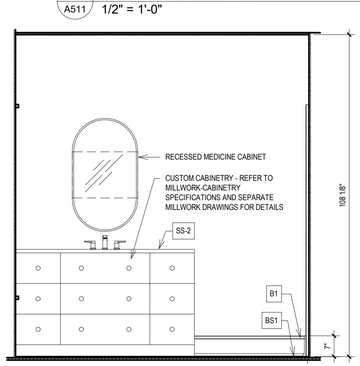
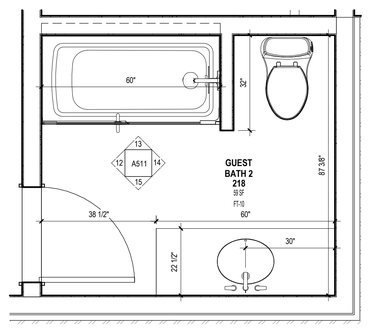
1/2" = 1'-0"



14 A511 218 GUEST BATH 2-SOUTH
1/2" = 1'-0"



15 A511 218 GUEST BATH 2-WEST
1/2" = 1'-0"



16 A511 218-GUEST BATH 2
1/2" = 1'-0"

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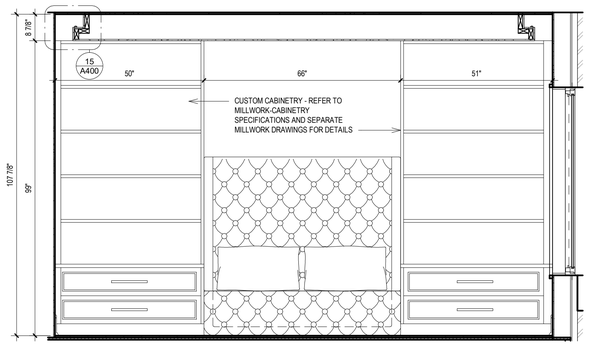
BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

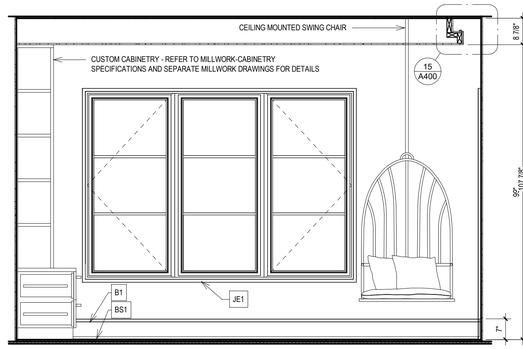
INTERIOR ELEVATIONS - UL

Project number	20-077
Date	2023-06-01
Drawn by	Author
Checked by	Checker
Scale	As indicated
Sheet Number	A511

12/19/2023 8:47:23 AM



1 A512 208 ZORA'S BEDROOM-NORTH
1/2" = 1'-0"



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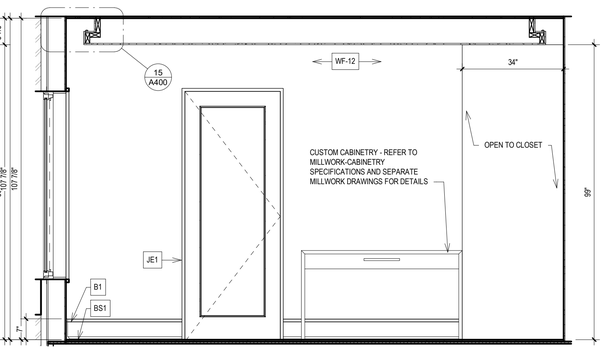

3 A512 208 ZORA'S BEDROOM-SOUTH
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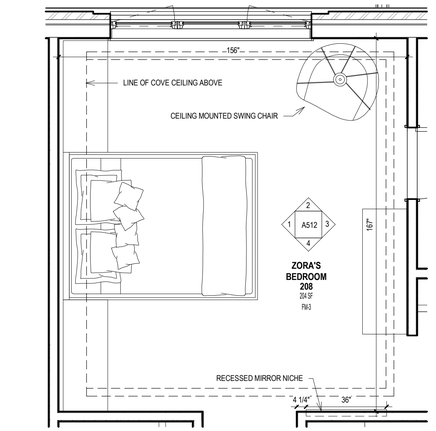
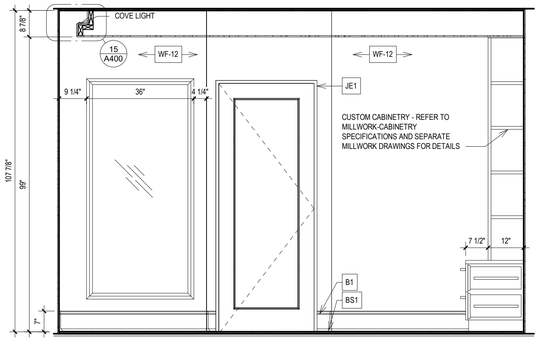
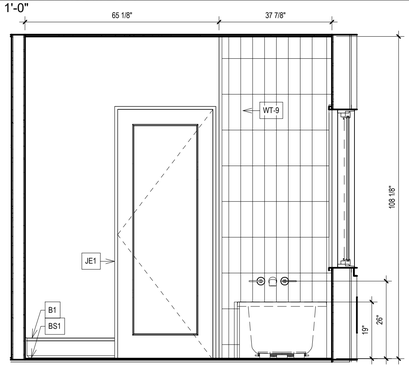


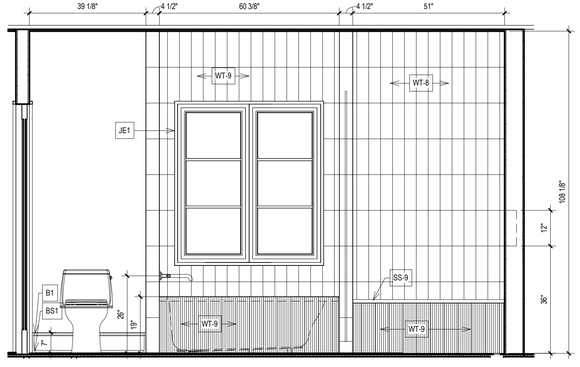
5 A512 208-ZORA'S BEDROOM
3/8" = 1'-0"



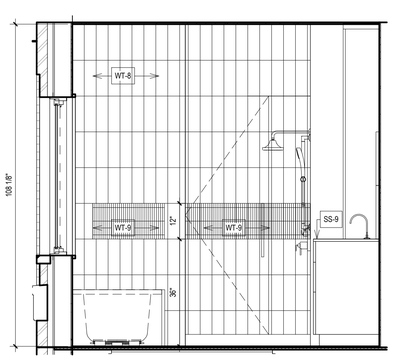
4 A512 208 ZORA'S BEDROOM-WEST
1/2" = 1'-0"



6 A512 209 ZORA'S BATH-NORTH
1/2" = 1'-0"



7 A512 209 ZORA'S BATH-EAST
1/2" = 1'-0"



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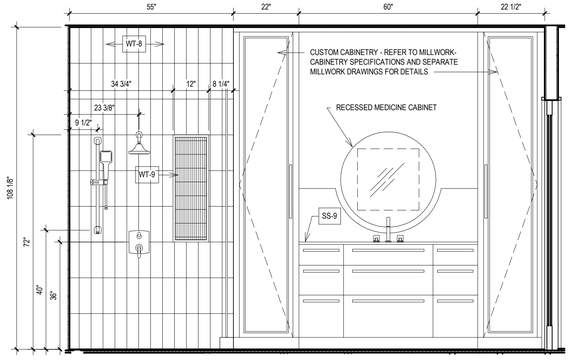
1/2" = 1'-0"



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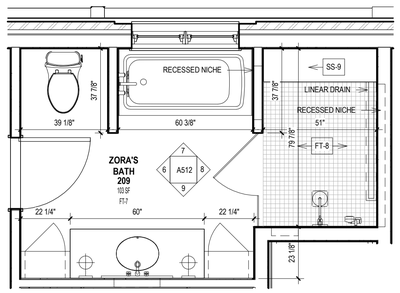
1/2" = 1'-0"



10 A512 209-ZORA'S BATH
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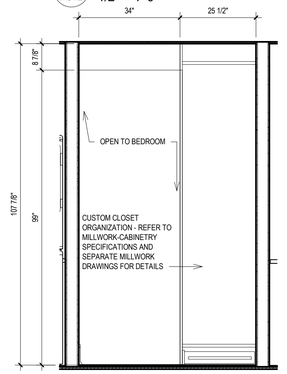

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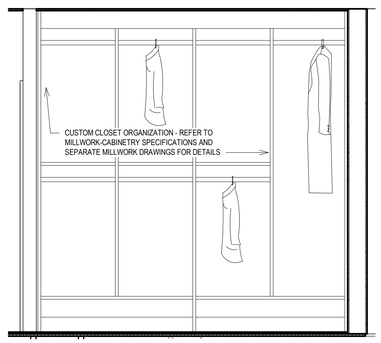
1/2" = 1'-0"



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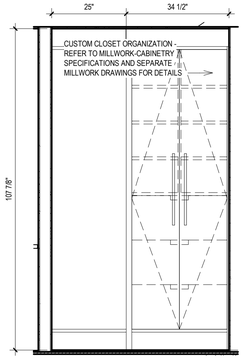

13 A512 210 ZORA'S CLOSET - SOUTH
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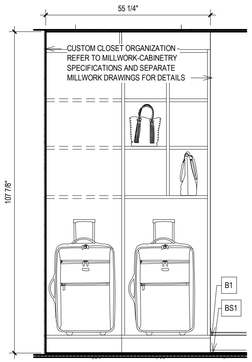

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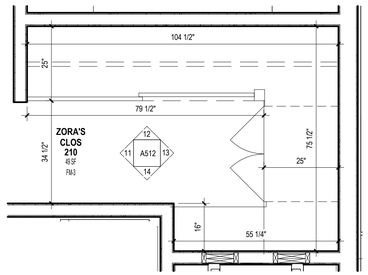

15 A512 210-ZORA'S CLOSET PLAN
1/2" = 1'-0"

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	ISSUE FOR PERMIT	2023-09-11
	ISSUE FOR BID	2023-06-06

BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

INTERIOR ELEVATIONS - UL

Project number	20-077
Date	2023-06-01
Drawn by	Author
Checked by	Checker
Scale	As indicated
Sheet Number	A512

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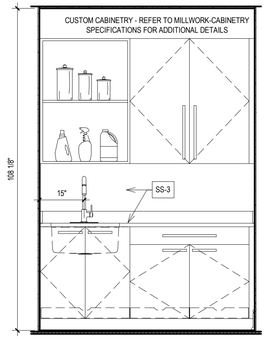
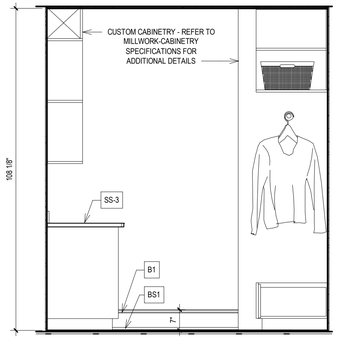


1 A513 211 LAUNDRY 2-NORTH
1/2" = 1'-0"



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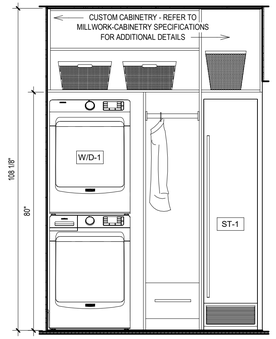

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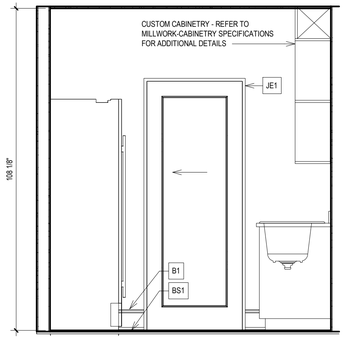
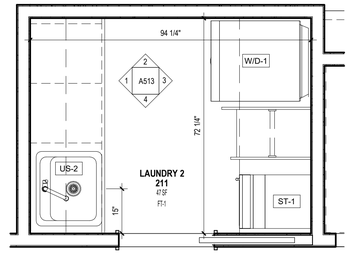
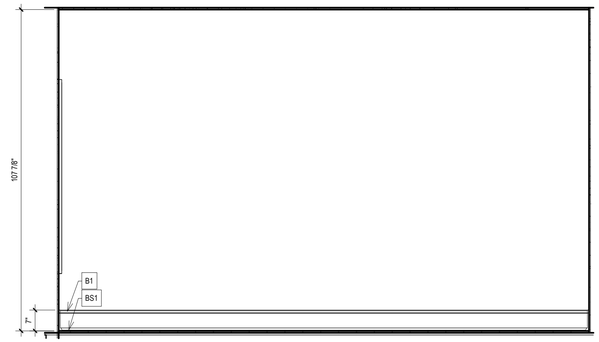
1/2" = 1'-0"



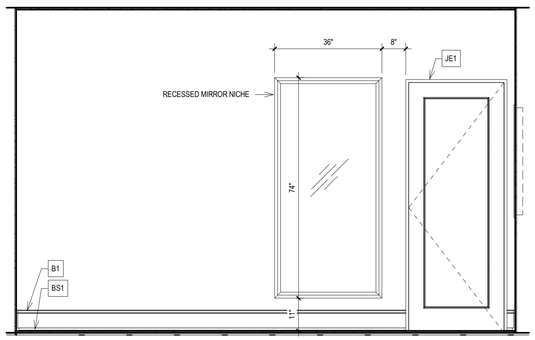
4 A513 211 LAUNDY 2-WEST
1/2" = 1'-0"



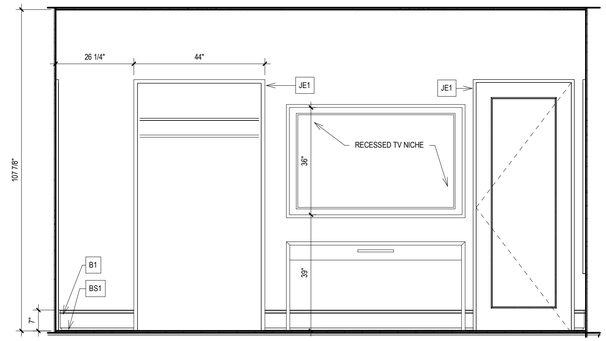
5 A513 211-LAUNDRY 2
1/2" = 1'-0"



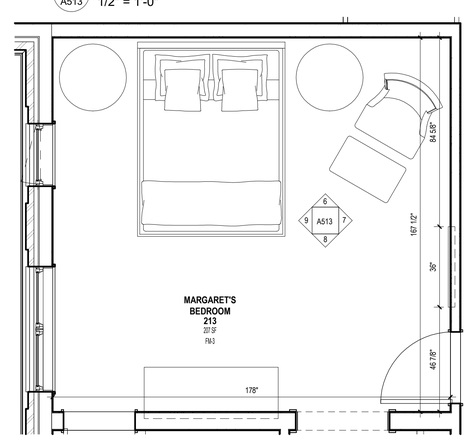
6 A513 213 MARGARET'S BED-NORTH
1/2" = 1'-0"



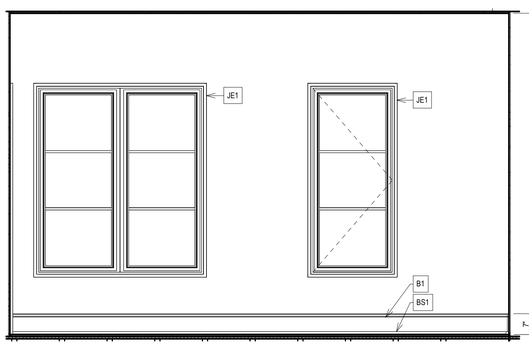
7 A513 213 MARGARET'S BED-EAST
1/2" = 1'-0"



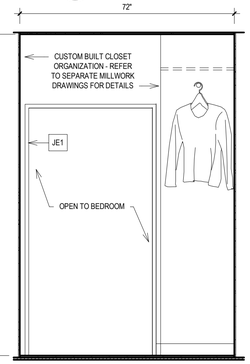
8 A513 213 MARGARET'S BED-SOUTH
1/2" = 1'-0"



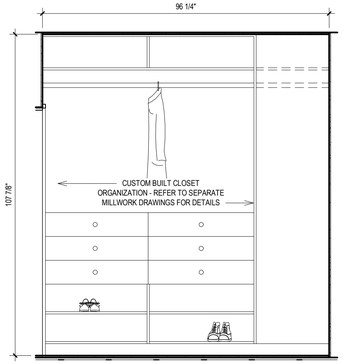
10 A513 213-MARGARET'S BEDROOM
3/8" = 1'-0"



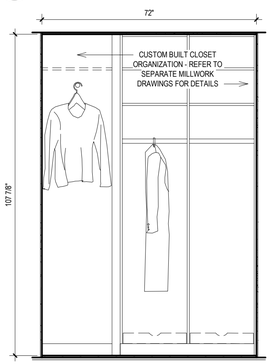
9 A513 213 MARGARET'S BED-WEST
1/2" = 1'-0"



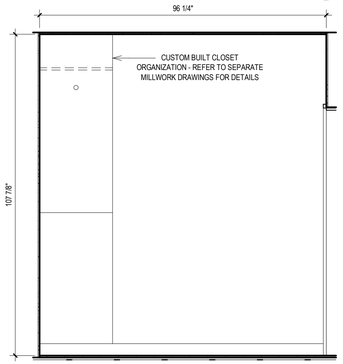
11 A513 214 MARGARET'S CLOSET-NORTH
1/2" = 1'-0"



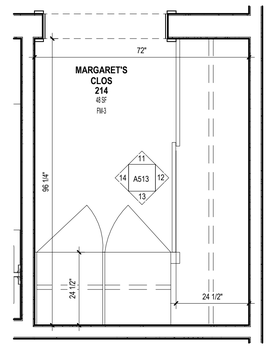
12 A513 214 MARGARET'S CLOSET - EAST
1/2" = 1'-0"



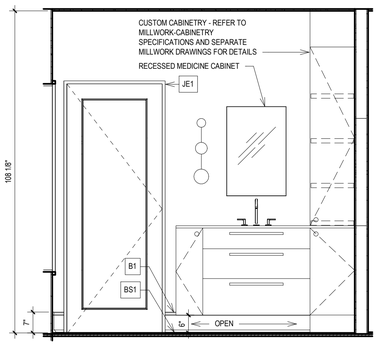
13 A513 214 MARGARET'S CLOSET-SOUTH
1/2" = 1'-0"



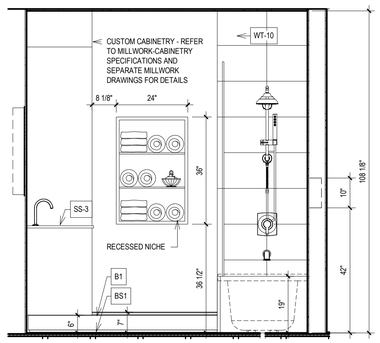
14 A513 214 MARGARET'S CLOSET-WEST
1/2" = 1'-0"



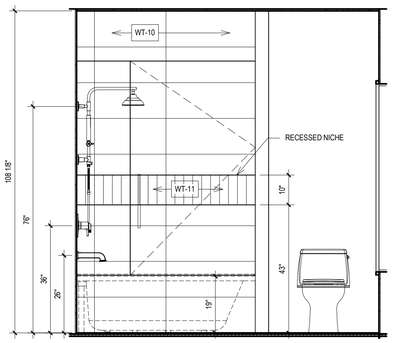
15 A513 214-MARGARET'S CLOSET
1/2" = 1'-0"



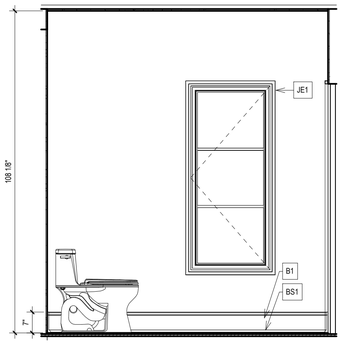
16 A513 215 MARGARET'S BATH-NORTH
1/2" = 1'-0"



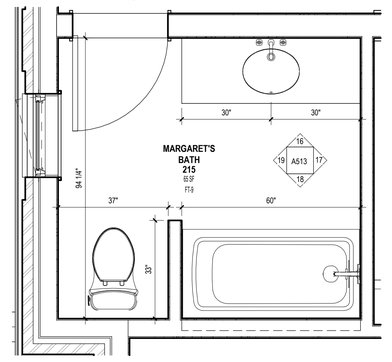
17 A513 215 MARGARET'S BATH-EAST
1/2" = 1'-0"



18 A513 215 MARGARET'S BATH-SOUTH
1/2" = 1'-0"



19 A513 215 MARGARET'S BATH-WEST
1/2" = 1'-0"



20 A513 215-MARGARET'S BATH
1/2" = 1'-0"

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No.	Description	Date
	ISSUE FOR CONSTRUCTION	2023-12-19
	FOUNDATIONS/ TRUSSES	2023-12-03
	ISSUE FOR PERMIT	2023-09-11
	ISSUE FOR BID	2023-06-06

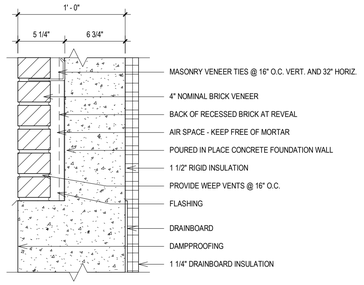
BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

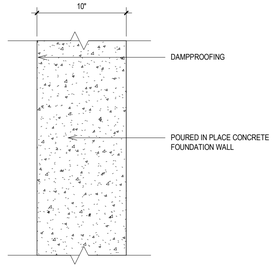
INTERIOR ELEVATIONS - UL

Project number	20-077
Date	2023-06-01
Drawn by	Author
Checked by	Checker
Scale	As indicated
Sheet Number	A513

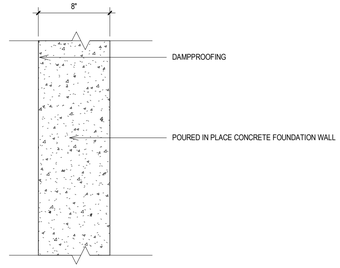
12/19/2023 8:47:42 AM



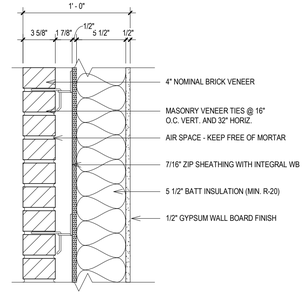
A A600 WALL TYPE A
1 1/2" = 1'-0"



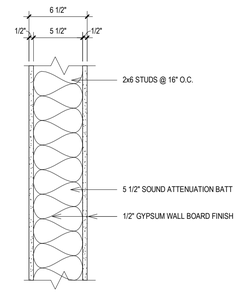
B A600 WALL TYPE B
1 1/2" = 1'-0"



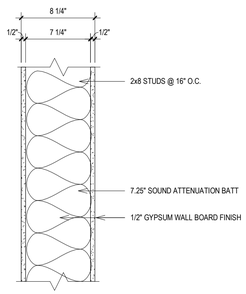
C A600 WALL TYPE C
1 1/2" = 1'-0"



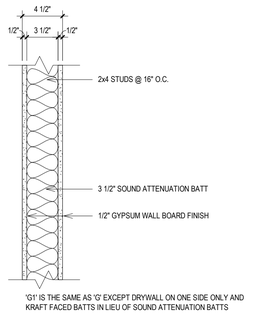
D A600 WALL TYPE D
1 1/2" = 1'-0"



E A600 WALL TYPE E
1 1/2" = 1'-0"

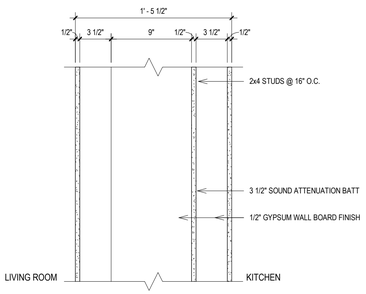


F A600 WALL TYPE F
1 1/2" = 1'-0"

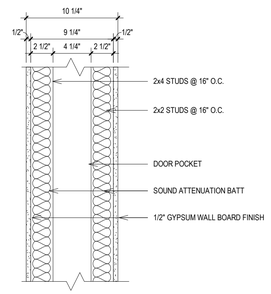


'G1' IS THE SAME AS 'G' EXCEPT DRYWALL ON ONE SIDE ONLY AND KRAFT FACED BATTS IN LIEU OF SOUND ATTENUATION BATTS

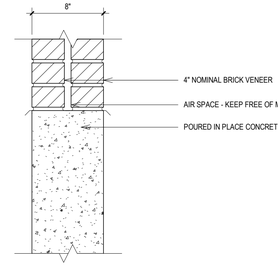
G A600 WALL TYPE G
1 1/2" = 1'-0"



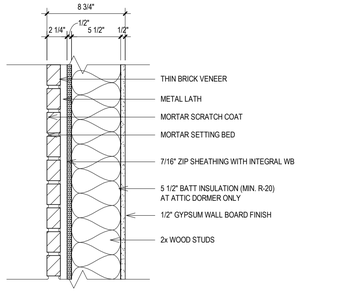
H A600 WALL TYPE H
1 1/2" = 1'-0"



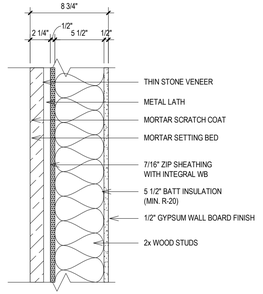
J A600 WALL TYPE J
1 1/2" = 1'-0"



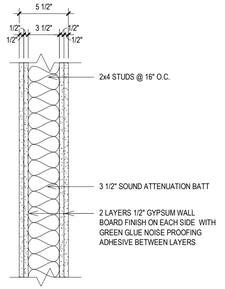
K A600 WALL TYPE K
1 1/2" = 1'-0"



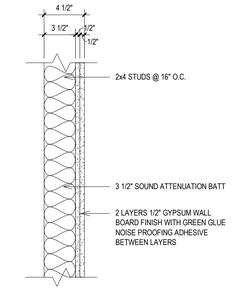
L A600 WALL TYPE L
1 1/2" = 1'-0"



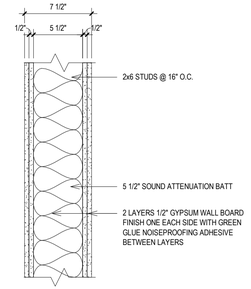
M A600 WALL TYPE M
1 1/2" = 1'-0"



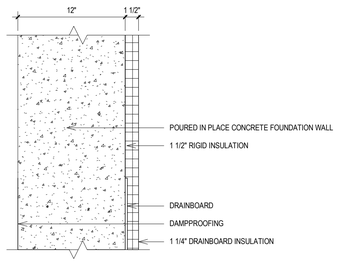
N A600 WALL TYPE N
1 1/2" = 1'-0"



P A600 WALL TYPE P
1 1/2" = 1'-0"



Q A600 WALL TYPE Q
1 1/2" = 1'-0"



R A600 WALL TYPE R
1 1/2" = 1'-0"

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No.	Description	Date
	ISSUE FOR CONSTRUCTION	2023-12-19
	FOUNDATIONS/ TRUSSES	2023-12-03
	ISSUE FOR PERMIT	2023-09-11
	ISSUE FOR BID	2023-06-06

BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

WALL TYPES

Project number	20-077
Date	2023-06-01
Drawn by	Author
Checked by	Checker
Scale	1 1/2" = 1'-0"
Sheet Number	A600

12/19/2023 8:47:44 AM

DOOR SCHEDULE

LEVEL	ROOM NO.	ROOM NAME	MARK	TYPE	DESCRIPTION	WIDTH	HEIGHT	LIGHT	GLASS TYPE	COMMENTS
LOWER LEVEL	001	GYM	001A	A	SINGLE HINGE - SINGLE PANEL	2' - 8"	7' - 0"			
LOWER LEVEL	002	MAYA'S OFFICE	002A	A	SINGLE HINGE - SINGLE PANEL	2' - 8"	7' - 0"			
LOWER LEVEL	004	MEDIA ROOM	004A	B	MULTI-POCKET - SINGLE PANEL	5' - 0"	7' - 0"			
LOWER LEVEL	004	MEDIA ROOM	004B	B	MULTI-POCKET - SINGLE PANEL	5' - 0"	7' - 0"			
LOWER LEVEL	005	STORAGE ROOM	005A	C	SINGLE HINGE - SINGLE PANEL	3' - 0"	7' - 0"			
LOWER LEVEL	005	STORAGE ROOM	005B	C	SINGLE HINGE - SINGLE PANEL	3' - 0"	7' - 0"			
LOWER LEVEL	006	MECHANICAL ROOM	006A	A	SINGLE HINGE - SINGLE PANEL	2' - 8"	7' - 0"			
LOWER LEVEL	011	UTILITY ROOM	011A	C	SINGLE HINGE - SINGLE PANEL	3' - 0"	7' - 0"			
LOWER LEVEL	012	OFFICE VESTIBULE	003A	A	SINGLE HINGE - SINGLE PANEL	2' - 8"	7' - 0"			
LOWER LEVEL	012	OFFICE VESTIBULE	012A	D	SINGLE HINGE - SINGLE PANEL	2' - 0"	7' - 0"			
MAIN LEVEL	101	SHAKA'S OFFICE	101A	Y	DOUBLE HINGE - FOUR LITE HORIZONTAL	4' - 8"	8' - 0"			
MAIN LEVEL	102	GUEST BED 3	102A	W	SINGLE HINGE - SINGLE PANEL	2' - 8"	8' - 0"			
MAIN LEVEL	103	WIC 3	103A	W	SINGLE HINGE - SINGLE PANEL	2' - 8"	8' - 0"			
MAIN LEVEL	104	GUEST BATH 3	104A	W	SINGLE HINGE - SINGLE PANEL	2' - 8"	8' - 0"			
MAIN LEVEL	105	LIVING ROOM	D105A	E	FRENCH DOOR	2' - 7 7/16"	8' - 2"	14 SF	IG LOW E II WITH ARGON	SEE DETAIL 5/A400 FOR ADD'L INFO
MAIN LEVEL	105	LIVING ROOM	D105C	E	FRENCH DOOR	2' - 7 7/16"	8' - 2"	14 SF	IG LOW E II WITH ARGON	SEE DETAIL 5/A400 FOR ADD'L INFO
MAIN LEVEL	106	ENTRY	106A	F	SINGLE HINGES THREE PANEL EXTERIOR DOOR	3' - 6"	8' - 0"			
MAIN LEVEL	107	NOOK	D107A	J	FRENCH DOOR	3' - 1 7/16"	8' - 2"	18 SF	IG LOW E II WITH ARGON	
MAIN LEVEL	107	NOOK	D107B	K	FIXED FRENCH DOOR	3' - 1 7/16"	8' - 2"	18 SF	IG LOW E II WITH ARGON	
MAIN LEVEL	107	NOOK	D107C	K	FIXED FRENCH DOOR	3' - 1 7/16"	8' - 2"	18 SF	IG LOW E II WITH ARGON	
MAIN LEVEL	107	NOOK	D107D	K	FIXED FRENCH DOOR	3' - 1 7/16"	8' - 2"	18 SF	IG LOW E II WITH ARGON	
MAIN LEVEL	107	NOOK	D107E	J	FRENCH DOOR	3' - 1 7/16"	8' - 2"	18 SF	IG LOW E II WITH ARGON	
MAIN LEVEL	111	ML ELEV	115B	L	SINGLE HINGE - SINGLE PANEL	3' - 0"	8' - 0"			
MAIN LEVEL	112	MUDROOM/ LAUNDRY	112B	G	SINGLE POCKET - SINGLE PANEL	3' - 0"	8' - 0"			
MAIN LEVEL	113	GARAGE	112A	L	SINGLE HINGE - SINGLE PANEL	3' - 0"	8' - 0"			
MAIN LEVEL	113	GARAGE	113A	M	OVERHEAD GARAGE DOOR	9' - 0"	8' - 0"			
MAIN LEVEL	113	GARAGE	113B	Q	OVERHEAD GARAGE DOOR	18' - 0"	8' - 0"			
MAIN LEVEL	113	GARAGE	113C	M	OVERHEAD GARAGE DOOR	9' - 0"	8' - 0"			
MAIN LEVEL	114	PWD RM	114A	W	SINGLE HINGE - SINGLE PANEL	2' - 8"	8' - 0"			
MAIN LEVEL	116	NOOK HALL	116A	J	FRENCH DOOR	3' - 1 7/16"	8' - 2"	18 SF	IG LOW E II WITH ARGON	
MAIN LEVEL	117	REAR HALL	117A	Y	DOUBLE HINGE - SINGLE PANEL	4' - 0"	8' - 0"			
MAIN LEVEL	117	REAR HALL	D107L	W	SINGLE HINGE - SINGLE PANEL	2' - 8"	8' - 0"			
MAIN LEVEL	118	NORTH MUDROOM	D107M	J	FRENCH DOOR	3' - 1 7/16"	8' - 2"	18 SF	IG LOW E II WITH ARGON	
UPPER LEVEL	201	PRIMARY BEDROOM	201A	A	SINGLE HINGE - SINGLE PANEL	2' - 8"	7' - 0"			
UPPER LEVEL	201	PRIMARY BEDROOM	D201A	H	FRENCH DOOR - PAIR	5' - 0 5/8"	7' - 2"	25 SF	IG Low E II with Argon	
UPPER LEVEL	202	P CLOS 1	202A	C	SINGLE HINGE - SINGLE PANEL	3' - 0"	7' - 0"			
UPPER LEVEL	203	PRIMARY BATH	203A	C	SINGLE HINGE - SINGLE PANEL	3' - 0"	7' - 0"			
UPPER LEVEL	203	PRIMARY BATH	203B	N	SINGLE HINGE FRAMELESS GLASS	2' - 8"	7' - 0"			TEMPERED/ SAFETY GLASS
UPPER LEVEL	205	GUEST BEDROOM 1	206A	A	SINGLE HINGE - SINGLE PANEL	2' - 8"	7' - 0"			
UPPER LEVEL	205	GUEST BEDROOM 1	207A	A	SINGLE HINGE - SINGLE PANEL	2' - 8"	7' - 0"			
UPPER LEVEL	208	ZORA'S BEDROOM	208A	A	SINGLE HINGE - SINGLE PANEL	2' - 8"	7' - 0"			
UPPER LEVEL	209	ZORA'S BATH	209A	A	SINGLE HINGE - SINGLE PANEL	2' - 8"	7' - 0"			
UPPER LEVEL	211	LAUNDRY 2	211A	A	SINGLE HINGE - SINGLE PANEL	2' - 8"	7' - 0"			
UPPER LEVEL	215	MARGARET'S BATH	215A	A	SINGLE HINGE - SINGLE PANEL	2' - 8"	7' - 0"			
UPPER LEVEL	216	GUEST BEDROOM 2	216A	A	SINGLE HINGE - SINGLE PANEL	2' - 8"	7' - 0"			
UPPER LEVEL	216	GUEST BEDROOM 2	217A	A	SINGLE HINGE - SINGLE PANEL	2' - 8"	7' - 0"			
UPPER LEVEL	216	GUEST BEDROOM 2	218A	A	SINGLE HINGE - SINGLE PANEL	2' - 8"	7' - 0"			
UPPER LEVEL	220	UPPER HALL	205A	A	SINGLE HINGE - SINGLE PANEL	2' - 8"	7' - 0"			
UPPER LEVEL	220	UPPER HALL	213A	A	SINGLE HINGE - SINGLE PANEL	2' - 8"	7' - 0"			
UPPER LEVEL	220	UPPER HALL	220A	A	SINGLE HINGE - SINGLE PANEL	2' - 8"	7' - 0"			
UPPER LEVEL	221	FURNACE	221A	A	SINGLE HINGE - SINGLE PANEL	2' - 8"	7' - 0"			

CASED OPENING SCHEDULE

LEVEL	ROOM NO.	ROM NAME	MARK	WIDTH	HEIGHT	CASING/ JAMB
LOWER LEVEL	012	OFFICE VESTIBULE	CO012A	3'-0"	7'-0"	JE-1
LOWER LEVEL	014	ELEVATOR VESTIBULE	C014A	5'-0"	7'-0"	JE-1
MAIN LEVEL	108	KITCHEN	CO108A	13'-0"	8'-0"	JE-2
MAIN LEVEL	108	KITCHEN	CO108B	4'-0"	8'-0"	JE-2
MAIN LEVEL	109	DINING ROOM	CO109A	7'-0"	8'-0"	JE-2
MAIN LEVEL	112	MUDROOM/ LALUNDRY	CO112A	4'-0"	8'-0"	JE-1
UPPER LEVEL	210	ZORA'S CLOSET	CO210A	2'-6"	7'-0"	JE-1
UPPER LEVEL	214	MARGARET'S CLOSET	CO214A	3'-0"	7'-0"	JE-1

WINDOW SCHEDULE

LEVEL	ROOM	ROOM NO.	MARK	TYPE	DESCRIPTION	WIDTH	HEIGHT	HEAD HEIGHT	SILL HEIGHT	EGRESS	DAYLIGHT	VENT	COMMENTS
LOWER LEVEL	GYM	001	001A	B	2832 CSMT-2W	4' - 8"	2' - 7 1/8"	8' - 0"	5' - 4 7/8"	NO	8 SF	8 SF	SEE DETAIL 4/A400 FOR ADD'L INFO
LOWER LEVEL	MAYA'S OFFICE	002	002A	A	3032 CSMT-3W	7' - 6"	2' - 7 1/8"	8' - 0"	5' - 4 7/8"	NO	13 SF	0 SF	SEE DETAIL 4/A400 FOR ADD'L INFO
LOWER LEVEL	MAYA'S OFFICE	002	002B	C	2832 CSMT	2' - 4"	2' - 7 1/8"	8' - 0"	5' - 4 7/8"	NO	4 SF	4 SF	SEE DETAIL 4/A400 FOR ADD'L INFO
LOWER LEVEL	MAYA'S OFFICE	002	002C	B	2832 CSMT-2W	4' - 8"	2' - 7 1/8"	8' - 0"	5' - 4 7/8"	NO	8 SF	8 SF	SEE DETAIL 4/A400 FOR ADD'L INFO
LOWER LEVEL	LOUNGE/ REC AREA	007	008A	C	2832 CSMT	2' - 4"	2' - 7 1/8"	8' - 0"	5' - 4 7/8"	NO	4 SF	4 SF	SEE DETAIL 4/A400 FOR ADD'L INFO
LOWER LEVEL	LOUNGE/ REC AREA	007	008B	B	2832 CSMT-2W	4' - 8"	2' - 7 1/8"	8' - 0"	5' - 4 7/8"	NO	8 SF	8 SF	SEE DETAIL 4/A400 FOR ADD'L INFO
LOWER LEVEL	LOUNGE/ REC AREA	007	008C	C	2832 CSMT	2' - 4"	2' - 7 1/8"	8' - 0"	5' - 4 7/8"	NO	4 SF	4 SF	SEE DETAIL 4/A400 FOR ADD'L INFO
MAIN LEVEL	SHAKA'S OFFICE	101	101A	D	3078 CSMT-3W	7' - 6"	6' - 5 1/8"	8' - 0"	1' - 6 7/8"	YES	36 SF	23 SF	SEE DETAIL 1/A400 FOR ADD'L INFO
MAIN LEVEL	GUEST BED 3	102	102A	E	2860 CSMT	2' - 4"	4' - 11 1/8"	8' - 0"	3' - 0 7/8"	YES	8 SF	8 SF	SEE DETAIL 1/A400 FOR ADD'L INFO
MAIN LEVEL	GUEST BED 3	102	102B	E	2860 CSMT	2' - 4"	4' - 11 1/8"	8' - 0"	3' - 0 7/8"	YES	8 SF	8 SF	SEE DETAIL 1/A400 FOR ADD'L INFO
MAIN LEVEL	GUEST BED 3	102	102C	F	2878 CSMT	2' - 4"	6' - 5 1/8"	8' - 0"	1' - 6 7/8"	YES	11 SF	10 SF	SEE DETAIL 1/A400 FOR ADD'L INFO
MAIN LEVEL	GUEST BED 3	102	102D	J	2878 CSMT	4' - 8"	6' - 5 1/8"	8' - 0"	1' - 6 7/8"	YES	22 SF	0 SF	SEE DETAIL 1/A400 FOR ADD'L INFO
MAIN LEVEL	GUEST BATH 3	104	104A	F	2878 CSMT	2' - 4"	6' - 5 1/8"	8' - 0"	1' - 6 7/8"	YES	11 SF	10 SF	SEE DETAIL 1/A400 FOR ADD'L INFO
MAIN LEVEL	LIVING ROOM	105	105B	G	FIXED	6' - 0"	7' - 6"	0' - 2"	0' - 8"	NO	41 SF		SEE DETAIL 5/A400 FOR ADD'L INFO
MAIN LEVEL	LIVING ROOM	105	105D	H	FIXED	2' - 7 7/16"	4' - 0 3/4"	12' - 7 3/4"	8' - 7"	YES	9 SF		SEE DETAIL 5/A400 FOR ADD'L INFO
MAIN LEVEL	LIVING ROOM	105	105E	K	FIXED	6' - 0"	4' - 0 3/4"	12' - 7 3/4"	8' - 7"	NO	21 SF		SEE DETAIL 5/A400 FOR ADD'L INFO
MAIN LEVEL	LIVING ROOM	105	105F	H	FIXED	2' - 7 7/16"	4' - 0 3/4"	12' - 7 3/4"	8' - 7"	YES	9 SF		SEE DETAIL 5/A400 FOR ADD'L INFO
MAIN LEVEL	ENTRY	106	106A	CC	1990 FIXED	1' - 7"	7' - 5 1/8"	8' - 2"	0' - 8 7/8"		8 SF	5 SF	
MAIN LEVEL	ENTRY	106	106B	CC	1990 FIXED	1' - 7"	7' - 5 1/8"	8' - 2"	0' - 8 7/8"		8 SF	5 SF	
MAIN LEVEL	ENTRY	106	106C	GG	1948 FIXED	1' - 7"	4' - 0 3/4"	12' - 7 3/4"	8' - 7"		4 SF	3 SF	
MAIN LEVEL	ENTRY	106	106D	HH	4848 FIXED	3' - 10 1/2"	4' - 0 3/4"	12' - 7 3/4"	8' - 7"		12 SF		
MAIN LEVEL	ENTRY	106	106E	GG	1948 FIXED	1' - 7"	4' - 0 3/4"	12' - 7 3/4"	8' - 7"		4 SF	3 SF	
MAIN LEVEL	NOOK	107	107A	D	3078 CSMT-3W	7' - 6"	6' - 5 1/8"	8' - 2"	1' - 8 7/8"	YES	36 SF	23 SF	SEE DETAIL 1/A400 FOR ADD'L INFO
MAIN LEVEL	NOOK	107	107B	D	3078 CSMT-3W	7' - 6"	6' - 5 1/8"	8' - 2"	1' - 8 7/8"	YES	36 SF	23 SF	SEE DETAIL 1/A400 FOR ADD'L INFO
MAIN LEVEL	DINING ROOM	109	109A	F	2878 CSMT	2' - 4"	6' - 5 1/8"	8' - 0"	1' - 6 7/8"	YES	11 SF	10 SF	SEE DETAIL 1/A400 FOR ADD'L INFO
MAIN LEVEL	DINING ROOM	109	109B	J	2878 CSMT	4' - 8"	6' - 5 1/8"	8' - 0"	1' - 6 7/8"	YES	22 SF	0 SF	SEE DETAIL 1/A400 FOR ADD'L INFO
MAIN LEVEL	DINING ROOM	109	109C	F	2878 CSMT	2' - 4"	6' - 5 1/8"	8' - 0"	1' - 6 7/8"	YES	11 SF	10 SF	SEE DETAIL 1/A400 FOR ADD'L INFO
MAIN LEVEL	MUDROOM/ LAUNDRY	112	112A	L	2878 CSMT	4' - 8"	6' - 5 1/8"	8' - 0"	1' - 6 7/8"	YES	22 SF	21 SF	SEE DETAIL 1/A400 FOR ADD'L INFO
MAIN LEVEL	GARAGE	113	113A	F	2878 CSMT	2' - 4"	6' - 5 1/8"	8' - 0"	1' - 6 7/8"	YES	11 SF	10 SF	
MAIN LEVEL	GARAGE	113	113B	J	2878 CSMT	4' - 8"	6' - 5 1/8"	8' - 0"	1' - 6 7/8"	YES	22 SF	0 SF	
MAIN LEVEL	GARAGE	113	113C	F	2878 CSMT	2' - 4"	6' - 5 1/8"	8' - 0"	1' - 6 7/8"	YES	11 SF	10 SF	
MAIN LEVEL	GARAGE	113	113D	F	2878 CSMT	2' - 4"	6' - 5 1/8"	8' - 0"	1' - 6 7/8"	YES	11 SF	10 SF	
MAIN LEVEL	GARAGE	113	113E	J	2878 CSMT	4' - 8"	6' - 5 1/8"	8' - 0"	1' - 6 7/8"	YES	22 SF	0 SF	
MAIN LEVEL	GARAGE	113	113F	F	2878 CSMT	2' - 4"	6' - 5 1/8"	8' - 0"	1' - 6 7/8"	YES	11 SF	10 SF	
MAIN LEVEL	NOOK HALL	116	116A	M	2454 CSMT	4' - 0"	6' - 5 1/8"	6' - 2 1/2"	1' - 9 3/8"	YES	18 SF	0 SF	SEE DETAIL 1/A400 FOR ADD'L INFO
MAIN LEVEL	NORTH MUDROOM	118	118A	N	2878 CSMT	4' - 8"	4' - 11 1/8"	8' - 0"	3' - 0 7/8"		16 SF	0 SF	
UPPER LEVEL	LIVING ROOM	105	105G	O	FIXED	2' - 7 7/16"	5' - 3 1/8"	7' - 0"	1' - 8 7/8"	YES	11 SF		SEE DETAIL 5/A400 FOR ADD'L INFO
UPPER LEVEL	LIVING ROOM	105	105H	P	FIXED	6' - 0"	5' - 3 1/8"	7' - 0"	1' - 8 7/8"	NO	28 SF		SEE DETAIL 5/A400 FOR ADD'L INFO
UPPER LEVEL	LIVING ROOM	105	105I	O	FIXED	2' - 7 7/16"	5' - 3 1/8"	7' - 0"	1' - 8 7/8"	YES	11 SF		SEE DETAIL 5/A400 FOR ADD'L INFO
UPPER LEVEL	ENTRY	106	106F	DD	1978 FIXED	1' - 7"	5' - 3 1/8"	7' - 0"	1' - 8 7/8"		5 SF	4 SF	
UPPER LEVEL	ENTRY	106	106G	FF	4864 FIXED	3' - 10 1/2"	5' - 3 1/8"	7' - 0"	1' - 8 7/8"		16 SF		
UPPER LEVEL	ENTRY	106	106H	DD	1978 FIXED	1' - 7"	5' - 3 1/8"	7' - 0"	1' - 8 7/8"		5 SF	4 SF	
UPPER LEVEL	PRIMARY BEDROOM	201	201A/B	AA	2666 CSMT-2	4' - 4"	5' - 5 1/8"	7' - 2"	1' - 8 7/8"	YES	17 SF	0 SF	SEE DETAIL 5/A400 FOR ADD'L INFO
UPPER LEVEL	PRIMARY BEDROOM	201	201C/D	AA	2666 CSMT-2	4' - 4"	5' - 5 1/8"	7' - 2"	1' - 8 7/8"	YES	17 SF	0 SF	SEE DETAIL 5/A400 FOR ADD'L INFO
UPPER LEVEL	PRIMARY BEDROOM	201	201E	S	2864 CSMT	2' - 4"	5' - 3 1/8"	7' - 0"	1' - 8 7/8"	YES	9 SF	8 SF	SEE DETAIL 1/A400 FOR ADD'L INFO
UPPER LEVEL	PRIMARY BEDROOM	201	201F	S	2864 CSMT	2' - 4"	5' - 3 1/8"	7' - 0"	1' - 8 7/8"	YES	9 SF	8 SF	SEE DETAIL 1/A400 FOR ADD'L INFO
UPPER LEVEL	PRIMARY BATH	203	203B	U	2864 CSMT	2' - 4"	5' - 3 1/8"	7' - 0"	1' - 8 7/8"	YES	9 SF	8 SF	SEE DETAIL 1/A400 FOR ADD'L INFO
UPPER LEVEL	PRIMARY BATH	203	203C	W	2864 CSMT	4' - 8"	5' - 3 1/8"	7' - 0"	1' - 8 7/8"	YES	18 SF	0 SF	SEE DETAIL 1/A400 FOR ADD'L INFO
UPPER LEVEL	PRIMARY BATH	203	203D	U	2864 CSMT	2' - 4"	5' - 3 1/8"	7' - 0"	1' - 8 7/8"	YES	9 SF	8 SF	SEE DETAIL 1/A400 FOR ADD'L INFO
UPPER LEVEL	GUEST BEDROOM 1	205	205A	X	3064 CSMT	7' - 6"	5' - 3 1/8"	7' - 0"	1' - 8 7/8"	YES	29 SF	18 SF	SEE DETAIL 1/A400 FOR ADD'L INFO
UPPER LEVEL	ZORA'S BEDROOM	208	208A	X	3064 CSMT	7' - 6"	5' - 3 1/8"	7' - 0"	1' - 8 7/8"	YES	29 SF	18 SF	SEE DETAIL 1/A400 FOR ADD'L INFO
UPPER LEVEL	ZORA'S BATH	209	209A	Y	2454 CSMT	4' - 0"	4' - 5 1/8"	7' - 0"	2' - 6 7/8"	YES	12 SF	0 SF	SEE DETAIL 1/A400 FOR ADD'L INFO
UPPER LEVEL	MARGARET'S BEDROOM	213	213A	U	2864 CSMT	2' - 4"	5' - 3 1/8"	7' - 0"	1' - 8 7/8"	YES	9 SF	8 SF	
UPPER LEVEL	MARGARET'S BEDROOM	213	213B	V	2864 CSMT	4' - 8"	5' - 3 1/8"	7' - 0"	1' - 8 7/8"	YES	18 SF	0 SF	SEE DETAIL 1/A400 FOR ADD'L INFO
UPPER LEVEL	MARGARET'S BATH	215	215A	U	2864 CSMT	2' - 4"	5' - 3 1/8"	7' - 0"	1' - 8 7/8"	YES	9 SF	8 SF	SEE DETAIL 1/A400 FOR ADD'L INFO
UPPER LEVEL	GUEST BEDROOM 2	216	216A	V	2864 CSMT	4' - 8"	5' - 3 1/8"	7' - 0"	1' - 8 7/8"	YES	18 SF	0 SF	SEE DETAIL 1/A400 FOR ADD'L INFO
ATTIC			202A	Z	3046 FIXED SKYLIGHT	2' - 8 3/16"	4' - 0 3/16"						LOCATED IN PRIMARY CLOSET

TRIM TYPE SCHEDULE

MARK	DESCRIPTION/ DIMENSIONS (WxH)	MFR/ VENDOR	PROFILE
B1	BASE MOULDING 9/16" x 7" POPLAR FOR PAINT	BLIFFERT	
BS1	BASE SHOE 5/8" x 1" POPLAR FOR PAINT	BLIFFERT	
AM1	APPLIED MOULDING 2" x 1" POPLAR FOR PAINT	BLIFFERT	
AM2	APPLIED MOULDING 5/8" x 3" POPLAR FOR PAINT	BLIFFERT	
AM3	APPLIED MOULDING 7/8" x 1 1/2" POPLAR FOR PAINT	BLIFFERT	
JE1	JAMB EXTENSION 1" x VARIES POPLAR FOR PAINT	BLIFFERT	
JE2	JAMB EXTENSION 2" x VARIES WHITE OAK FOR STAIN	BLIFFERT	
C1	CASING 1"x2" WHITE OAK FOR STAIN	BLIFFERT	
CM1	CEILING MOULDING 1 1/16" x 6" POPLAR FOR PAINT	BLIFFERT	
CM2	CEILING MOULDING 1 1/6" x 4" WHITE OAK FOR STAIN	BLIFFERT	
R1	HANDRAIL 2 1/4"Wx2"H WHITE OAK FOR STAIN	ALPINE CUSTOM STAIR	
MC1	MULL CAP 1" x 6 1/2" WHITE OAK FOR STAIN	BLIFFERT	

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No.	Description	Date
	ISSUE FOR CONSTRUCTION	2023-12-19
	FOUNDATIONS/ TRUSSES	2023-12-03
	ISSUE FOR PERMIT	2023-09-11
	ISSUE FOR BID	2023-06-06

BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

SCHEDULES

Project number	20-077
Date	2023-06-01
Drawn by	JFB
Checked by	JFB
Scale	
Sheet Number	A601

12/19/2023 8:47:48 AM

APPLIANCE SCHEDULE

KEY

Pending Selection

Pending Confirmation/Changes

Floor	Room	Location	Plan ID	Tag ID	QTY	Product Image	Description	Dimensions	Finish/ Material	Vendor	Manufacturer	Item # (SKU)	Link
Lower Level	Rec Room 007/008	West Elevation Bar - See elevations/floorplan for reference	DW-1		1		PowerSteam Dishwasher - Panel Ready	Overall Width (Inches) 23 1⁄2" Overall Height (Inches) 32 1⁄16"– 34 7⁄16" Overall Depth (Inches) 21 7⁄8"	Paint or Lam./Paneled - TBD		LG Signature Kitchen Suite	SKSDW2402P	https://www.signaturekitchensuite.com/us/products/dishwashers/powersteam-panel-ready-dishwasher
Lower Level	Rec Room 007/008	West Elevation Bar - See elevations/floorplan for reference	REF-1		1		24" Undercounter Convertible Refridgerator/Freezer Drawers - Panel Ready	Overall Width (inches) 23 11⁄16 Overall Height (inches) 34 1⁄4to 34 5⁄8 Overall Depth Including Handle (inches) 25 11⁄16	Paint or Lam./Paneled - TBD		LG Signature Kitchen Suite	SKSUD2402P	https://www.signaturekitchensuite.com/us/products/undercounter-refrigerators/24-inch-undercounter-convertible-refrigeratorfreezer-drawers
Lower Level	Rec Room 007/008	West Elevation Bar - See elevations/floorplan for reference	MW-1		1		24 Inch Microwave-In-A-Drawer	W 23-7/8" | H 15-7/8" | D 23-1/64"	Graphite Stainless	Dacor	Dacor	DMR24M977WM	https://www.dacor.com/us/products/cooking/microwaves/24-inch-microwave-in-a-drawer-contemporary-graphite-stainless-dmr24m977wm/
Lower Level	Rec Room 007/008	West Elevation Bar - See elevations/floorplan for reference	POP-1				Popcorn Machine - Tabletop - TBD						
Main Level	Kitchen - 108	West Elevation - See elevations/floorplan for reference	REF-2		1		30" Integrated Refridgerator Column Panel Ready - LEFT	Overall Width (inches) 29 3⁄4 Overall Height (inches) 83 1⁄2Min. – 84 1⁄2 Overall Depth (inches) 23 7⁄8	Paint/Paneled - TBD		LG Signature Kitchen Suite	SKSCR3001P	https://www.signaturekitchensuite.com/us/products/column-refrigerators/30-inch-integrated-column-refrigerator
Main Level	Kitchen - 108	West Elevation	REF-1		1		24" Undercounter Convertible Refridgerator/Freezer Drawers - Panel Ready	Overall Width (inches) 23 11⁄16 Overall Height (inches) 34 1⁄4to 34 5⁄8 Overall Depth Including Handle (inches) 25 11⁄16	Paint/Paneled - TBD		LG Signature Kitchen Suite	SKSUD2402P	https://www.signaturekitchensuite.com/us/products/undercounter-refrigerators/24-inch-undercounter-convertible-refrigeratorfreezer-drawers
Main Level	Kitchen - 108	South Elevation - See elevations/floorplan for reference	CT-1		1		36 Inch Induction Cooktop, LCD, Frameless	W 36" | H 4" | D 21-1/4"	Black	Dacor	Dacor	DTI36M977BB	https://www.dacor.com/us/products/cooking/cooktops-and-rangetops/36-inch-induction-cooktop-lcd-frameless-contemporary-black-glass-dti36m977bb/
Main Level	Kitchen - 108	Kitchen Island - See elevations/floorplan for refence	DW-1		1		PowerSteam Dishwasher - Panel Ready	Overall Width (Inches) 23 1⁄2" Overall Height (Inches) 32 1⁄16"– 34 7⁄16" Overall Depth (Inches) 21 7⁄8"	Oak/Paneled - TBD		LG Signature Kitchen Suite	SKSDW2402P	https://www.signaturekitchensuite.com/us/products/dishwashers/powersteam-panel-ready-dishwasher
Main Level	Kitchen - 108	West Elevation - See elevations/floorplan for reference	OV-1		1		30 Inch Combination Wall Oven with Steam	W 29-3/4" | H 43-3/8" | D 23-1/8"	Silver Stainless	Dacor	Dacor	DOC30M977DS	https://www.dacor.com/us/products/cooking/built-in-ovens/30-inch-combination-wall-oven-with-steam-contemporary-silver-stainless-doc30m977ds/

LIGHTING SPECIFICATIONS

KEY

Pending Selection

Pending Confirmation/Changes

Floor	Room	Location	Spec ID		Quantity	Product Image	Description	Dimensions	Finish/ Material	Vendor	Manufacturer	Item # (SKU)	Link
Lower Level	Gym Bath - 003	Vanity	LTG - 01		1		Vanity Light - TBD						
Main Level	Pool Bath - 115	Vanity	LTG - 02		1		Vanity Light -TBD						
Main Level	MJ's Bath (Guest Bath 3) - 104	Vanity	LTG - 03		1		Vanity Light - TBD						
Upper Level	Primary Bath - 203	Vanity	LTG - 05		2		Vanity Lights - TBD						
Upper Level	Zora's Bath - 209	Vanity	LTG - 06		2		Vanity Lights - TBD						
Upper Level	Margaret's Bath - 215	Vanity	LTG - 07		1		Vanity Light - TBD						
Upper Level	Guest Bath 1 - 206	Vanity	LTG - 08		1		Vanity Light - TBD						
Upper Level	Guest Bath 2 - 218	Vanity	LTG - 09		1		Vanity Light - TBD						

FLOORING SPECIFICATIONS

KEY

Pending Selection

Pending Confirmation/Changes

Floor	Room	Location	Spec ID	Tag ID	Quantity	Product Image/Likeness	Description	Dimensions	Finish/ Material	Vendor	Manufacturer	Item # (SKU)	Link
Lower Level	General	Floor Base	FLOR - 01	B1			Painted Wood Floor Base	Approx 7"H	Wood material/color - TBD				
Lower Level	Media Room - 004	Flooring, Platform Riser and Step	FLOR - 02	FM-2			Cut Loop/Pile Carpeting		Nylon - TBD				
Main Level	Main Flooring	Main Flooring (excluding Pool Bath, MJ's Bath and South and North Mudroom)	FLOR - 03	FM-3			Per builder and client decision	Preferred 6" face width, 2-10' lengths	SATIN/WHITE OAK				
Main Level	Main Level (excluding Pool Bath, MJ's Bath and North Mudroom)	Floor Base	FLOR - 04	B1			Painted Wood Floor Base	Approx. 7"H	Wood material/color - TBD				
Main Level and Lower Level	Main Level (Main, Back Hall, and Lower Level)	Stairs	FLOR - 05				Wood Stair and Riser		Stained to match wood flooring, SATIN/WHITE OAK				
Main Level and Lower Level	Main Level (Main, Back Hall, and Lower Level)	Stair Apron	FLOR - 06				Painted Wood Stair Apron		Color -TBD				
Upper Level	General	Flooring - Hall, All Bedrooms, Laundry room, Walk-In Closets, Reach - In Closets (EXCLUDING ALL BATHROOMS)	FLOR - 07	FM-3			Per builder and client decision	Preferred 6" face width, 2-10' lengths	SATIN/WHITE OAK				

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No.	Description	Date
	ISSUE FOR CONSTRUCTION	2023-12-19

BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

APPLIANCE, LIGHTING & FLOORING SPECIFICATIONS

Project number	20-077
Date	2023-06-01
Drawn by	Author
Checked by	Checker
Scale	12" = 1'-0"
Sheet Number	A602

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WALL/ CEILING SPECIFICATIONS

KEY
Pending Selection
Pending Confirmation/Changes

Floor	Room	Location	Spec ID	Tag ID	Quantity	Product Image	Description	Dimensions	Finish/ Material	Vendor	Manufacturer	Item # (SKU)	Link
General	Elevator	Walls	WALL - 01										
General	Elevator	Ceiling	WALL - 02										
Lower Level	Gym - 001	Ceiling and Walls	WALL - 03				Paint/Drywall	N/A	TBD				
Lower Level	Maya's Office - 002	North Elevation - WINDOW WALL, East and West Elevation, South Elevation (up to bookcase)	WALL - 04	WF-3			Perfect Peonies - Vinyl Type II	54"W Untrimmed	Vinyl Silk	Phillip Jeffries	Phillip Jeffries		
Lower Level	Maya's Office - 002	Ceiling	WALL - 05				Paint/Drywall	N/A	TBD				
Lower Level	Office Vestibule - 012	Ceiling and Walls	WALL - 06				Paint/Drywall	N/A	TBD				
Lower Level	Media Room - 004	North, East, South, West Elevations	WALL - 07				Vinyl Type II Wallpaper	52" - 54"W	TBD				
Lower Level	Media Room - 004	Ceiling	WALL - 08				Paint/Drywall	N/A	TBD				
Lower Level	Rec Area - 007/008	Stair Elevation (Rec Room Side), South TV Wall & Niche	WALL - 09	WF-6			Wood Laminate		TBD				
Lower Level	Rec Area - 007/008	Ceiling	WALL - 10				Paint/Drywall	N/A	TBD				
Lower Level	Rec Area - 007/008	East, West Elevations	WALL - 11				Paint/Drywall	N/A	TBD				
Lower Level	Rec Area - 007/008	Elevator Vestibule Elevation/Ceiling	WALL - 12				Paint/Drywall	N/A	TBD				
Main Level	Shaka's Office - 101	North Elevation - Above File Cabinet	WALL - 13	WF-5			Wood Veneer Panel		TBD				
Main Level	Shaka's Office - 101	North Elevation - Behind Cabinet Doors	WALL - 14				Paint/Drywall	N/A	TBD				
Main Level	Shaka's Office - 101	South Elevation (including behind shelving)	WALL - 15				Paint/Drywall	N/A	TBD				
Main Level	Shaka's Office - 101	Ceiling (inside coffered pattern)	WALL - 16				Paint/Drywall	N/A	TBD				
Main Level	Shaka's Office - 101	East and West Elevations	WALL - 17	WF-5			Wood Veneer Panel		TBD				
Main Level	MJ'S Bedroom - 102	North Elevation ONLY	WALL - 18	WF-7			Meridian	36"	Straight Match	Romo	Mark Alexander	MW138	
Main Level	MJ'S Bedroom - 102	East, West, South Elevations, and Ceiling	WALL - 19				Paint/Drywall	N/A	TBD				
Main Level	MJ's Bath (Guest Bath 3) - 104	Ceiling and ALL Walls (including towel niche with painted wood shelves)	WALL - 20				Paint/Drywall	N/A	TBD				
Main Level	Living Room - 105	North, South, and East Elevations	WALL - 21	WF-8			Sandstone Hemp Wallpaper	39 1/3" Width	Patina	Romo	Omexco	HPP604	
Main Level	Living Room - 105	West Elevation (NORTHWEST AND SOUTHWEST FLOOR TO CEILING WALLS ONLY)	WALL - 22	WF-8			Sandstone Hemp Wallpaper	39 1/3" Width	Patina	Romo	Omexco	HPP604	
Main Level	Entry - 106 and Hallways	North Stair Elevation, South, East, and West Elevations	WALL - 23				Paint/Drywall	N/A	TBD				
Main Level	Nook - 107	Ceiling and Walls	WALL - 24				Paint/Drywall	N/A	TBD				
Main Level	Kitchen - 108	Ceiling and Walls	WALL - 25				Paint/Drywall	N/A	TBD				
Main Level	Dining Room - 109	North, East, South, West Elevations	WALL - 26				Paint/Drywall	N/A	TBD				
Main Level	Dining Room - 109	Walls between 9'H trim to crown	WALL - 27	WF-4			Biophillia Wallpaper	57" Width, 57.1" x 47.2" Repeat	Dark Slate		Kit Miles	W-BIO-DSL-ENF	
Main Level	Dining Room - 109	Ceiling	WALL - 28	WF-4			Biophillia Wallpaper	57" Width, 57.1" x 47.2" Repeat	Dark Slate		Kit Miles	W-BIO-DSL-ENF	
Main Level	Dining Room - 109	South Wall Alcove	WALL - 29				Decorative Paint Finish	N/A	TBD				
Main Level	Pantry - 110	Ceiling and North Elevation	WALL - 30				Paint/Drywall	N/A	TBD				
Main Level	Pantry - 110	Northeast Corner Elevator Elevation (see floorplan/elevations for reference)	WALL - 31				Wallpaper	TBD	TBD				
Main Level	Mudroom/Laundry - 112	Ceiling and Walls	WALL - 32				Paint/Drywall	N/A	TBD				
Main Level	Powder Room - 114	ALL Walls	WALL - 33				Brasscloth Wallpaper	Non repeat, 52"W	Mica - Type II	Calico	Calico		
Main Level	Powder Room - 114	Ceiling - SEE MILLWORK FOR CEILING DETAIL	WALL - 34										
Upper Level	Primary Bedroom - 201	North Elevation	WALL - 35				Upholstered/Paneled	TBD	TBD				
Upper Level	Primary Bedroom - 201	East, West and portion of South Elevation	WALL - 36	WF-10			Arpora - Kaliziri	54" W	Vinyl - Type II - Nonmatching	Innovations	Innovations	ARP-003	
Upper Level	Primary Bedroom - 201	Ceiling	WALL - 37				Paint/Drywall	N/A	TBD				
Upper Level	Primary WIC - 202	South Elevation	WALL - 38	WF-11			Sky - Midnight	54"W, 2 panel repeat	Mural - Type II Wallpaper	Phillip Jeffries	Phillip Jeffries	9676	
Upper Level	Primary WIC - 202	South Elevation - Mirror Niche	WALL - 39				Painted Casing	N/A	Color - TBD				
Upper Level	Primary WIC - 202	Ceiling	WALL - 40				Paint/Drywall	N/A	TBD				
Upper Level	Primary Bath - 203	ALL Ceilings	WALL - 41				Paint/Drywall	N/A	TBD				
Upper Level	Primary Hallway - 204	Ceiling	WALL - 42				Paint/Drywall	N/A	TBD				
Upper Level	Primary Hallway - 204	North, East, South, West Elevations	WALL - 43	WF-11			Sky - Midnight	54"W, 2 panel repeat	Mural - Type II Wallpaper	Phillip Jeffries	Phillip Jeffries	9676	
Upper Level	Guest Bedroom 1 - 205	ALL Walls and Ceiling	WALL - 44				Paint/Drywall	N/A	TBD				
Upper Level	Guest Bath 1 - 206	ALL Walls and Ceiling	WALL - 45				Paint/Drywall	N/A	TBD				
Upper Level	Zora's Bedroom - 208	Upper Ceiling	WALL - 46				Paint/Drywall	N/A	TBD				
Upper Level	Zora's Bedroom - 208	East, South, and West Walls (continuing into closet) and Entry Elevations	WALL - 47 - 01	WF-12			Option 1 - Mashup Surreal Wallpaper - Pink	33"	Vinyl Linen	Phillip Jeffries	Phillip Jeffries	7707	
Upper Level	Zora's Bedroom - 208	East, South, and West Walls (continuing into closet) and Entry Elevations	WALL - 47 - 02				Option 2 - Prism Luma Mural	52" - 54" Width	Type II Wallpaper	Calico	Calico	3104	
Upper Level	Zora's Bedroom - 208	West Elevation - Mirror Niche	WALL - 48				Painted Casing	N/A	Color - TBD				
Upper Level	Zora's Bath - 209	Ceiling, toilet alcove, North and West elevations	WALL - 49				Paint/Drywall	N/A	Color - TBD				
Upper Level	Laundry Room 2 - 211	Walls and Ceiling	WALL - 50				Paint/Drywall	N/A	TBD				
Upper Level	Margaret's Bedroom - 213	North, East, South, and West Elevations	WALL - 51				Paint/Drywall	N/A	TBD				
Upper Level	Margaret's Bedroom - 213	South Elevation - TV Niche	WALL - 52				Painted Casing	N/A	Color - TBD				
Upper Level	Margaret's Bedroom - 213	East Elevation - Mirror Niche	WALL - 53				Painted Casing	N/A	Color - TBD				
Upper Level	Margaret's WIC - 214	West Elevation	WALL - 54	WF-13			Lacquer Dragon Wallpaper	55.12" Width, Vertical Repeat 74.8" Horizontal Repeat 55.1"		Romo	Zinc	ZW142/08	
Upper Level	Margaret's WIC - 214	Ceiling	WALL - 55	WF-13			Lacquer Dragon Wallpaper	55.12" Width, Vertical Repeat 74.8" Horizontal Repeat 55.1"		Romo	Zinc	ZW142/08	
Upper Level	Margaret's Bath - 215	Ceiling and ALL Walls	WALL - 56				Paint/Drywall	N/A	TBD				
Upper Level	Guest Bedroom 2 - 216	ALL Walls and Ceiling	WALL - 57				Paint/Drywall	N/A	TBD				
Upper Level	Guest Bath 2 - 218	ALL Walls and Ceiling	WALL - 58				Paint/Drywall	N/A	TBD				

HARDWARE SPECIFICATIONS

KEY
Pending Selection
Pending Confirmation/Changes

Floor	Room	Location	Spec ID	Tag1	Quantity	Product Image	Description	Dimensions	Finish/ Material	Vendor	Manufacturer	Item # (SKU)	Link
General	General	Floor	HDWR - 01				**Floor** Register	Various	TBD		Pacific Register		
General	General	Wall	HDWR - 02				**Wall** Register	Various	TBD		Pacific Register		
General	General	Wall	HDWR - 03				Aria Flush bathroom exhaust	Various	TBD		Aria		
General	General	Interior Doors*	HDWR - 04 - 1				Spencer Lever with Modern Rectangular Rosette- privacy sets at all bedrooms and all bathrooms. Passage sets at laundry room, closet doors, storage and mechanical rooms. *Not to include mudroom or media room pocket doors.		Polished Nickel - Lifetime		Emtek		
Main Level	Mudroom/Laundry	Interior Pocket Door	HDWR - 04 - 2				Modern Rectangular Flush Pull	10"H	Polished Nickel - Lifetime		Emtek		https://www.emtek.com/media/documents/pim-documents/e98/b6e5acb7af01f9c385.pdf
Lower Level	Media Room	Interior Double Pocket door	HDWR - 04 - 3			Image not available	Oversized surface mounted handles, to be provided by Shakoor.				TBD		
Main Level	General	Exterior Doors	HDWR - 05 - 1				Electronic Exterior Door entry set - Ares EMPowered Motorized Touchscreen SMART Keypad Entry Set with Spencer Lever. Works with Yale access app.		Flat Black		Emtek		https://www.emtek.com/all-products/door-hardware/electronic-locks/electronic-deadbolts/empowered-motorized-touchscreen-keypad-deadbolt/
Main Level		Exterior Doors	HDWR - 05 - 2				Patio/Nook and Poolside door lock sets/TBD. Need input from Architect/Builder.						
All levels	General	Interior and Exterior Hinged Doors	HDWR - 06				Cylinder Floor Bumper Door Stop	1.5"	Flat Black				

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BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

WALL/CEILING FINISH & HARDWARE SPECIFICATIONS

Project number	20-077
Date	2023-06-01
Drawn by	Author
Checked by	Checker
Scale	12" = 1'-0"
Sheet Number	A603

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BATH ACCESSORY SPECIFICATIONS

KEY
Pending Selection
Pending Confirmation/Changes

Floor	Room	Location	Spec ID		Quantity	Product Image/Likeness	Description	Dimensions	Finish/ Material	Vendor	Manufacturer	Item # (SKU)	Link
Lower Level	Gym Bath - 003	Above South Elevation Vanity	BAHW - 01		1		Nia Steel Frame Pill Shaped Medicine Cabinet	22"W x 38"H	Black	Home Depot	Glass Warehouse	2238BLACK	https://glasswarehouse.us/products/medicine-cabinets/steel-frame-medicine-cabinets/nia-steel-frame-pill-shape-medicine-cabinet/
Lower Level	Gym Bath - 003	Shower	BAHW - 02		1		42" Euro Round Grab Bar	1 1/4" diameter, 3" diameter flanges Extends 2 3/4" from wall, 1 1/2" wall clearance	Matte Black	Studio 41	Brizo	694275BL	https://www.shopstudio41.com/products/brizo/694275bl.html
Lower Level	Gym Bath - 003	Shower	BAHW - 03		2		18" Euro Round Grab Bar	1 1/4" diameter, 3" diameter flanges Extends 2 3/4" from wall, 1 1/2" wall clearance	Matte Black	Studio 41	Brizo	69475BL	https://www.shopstudio41.com/products/brizo/69475bl.html
Lower Level	Gym Bath - 003	TBD	BAHW - 04		6		LEVOIR® Double Robe Hook	5 13/16"H x 3 13/16"D	Brilliance Black Onyx	Studio 41	Brizo	693598-BNX	https://www.brizo.com/bath/product/693598-BNX
Lower Level	Gym Bath - 003	TBD	BAHW - 05		1		LEVOIR® Tissue Holder	6 1/4"L x 3 7/16"D	Brilliance Black Onyx	Studio 41	Brizo	695098-BNX	https://www.brizo.com/bath/product/695098-BNX
Lower Level	Gym Bath - 003	TBD	BAHW - 06		1		LEVOIR® 12" Towel Bar	12"L x 3 7/16"D	Brilliance Black Onyx	Studio 41	Brizo	694798-BNX	https://www.brizo.com/bath/product/694798-BNX
Lower Level	Gym Bath - 003	Shower	BAHW - 07		1		RIGHT - Hand Door with stationary panel, FRAMELESS	Thickness per builder recommendation; app. opening 47.75"W x 99 7/8"H	Clear glass, MATTE BLACK hardware				
Lower Level	Gym Bath - 003	North Elevation (outside shower)	BAHW - 08		1		Leto Towel Warmer	24" x 33"	Black	IBMirror	IBMirror	N/A	https://www.ibmirror.com/towel-warmer/leto-towel-warmer-in-black-33-x-24/483?tag=pmax&gad=1&gclid=Cj0KCQiwk9KnBhCCARIsAPOrfdZvx4DBkY9FkIsJZnlzqNsSuBCbIzz6oPkXoZfADwqaMT-qLLMqaAk6BEALw_wcB
Main Level	MJ's Bath (Guest Bath 3) - 104	TBD	BAHW - 09		1		Stainless Contemporary Tissue Holder/Assist Bar	6" Length	Stainless Steel	Studio 41	Delta	41550-SS	https://www.deltafaucet.com/bathroom/product/41550.html
Main level	MJ's Bath (Guest Bath 3) - 104	Shower	BAHW - 10		1		42" Euro Round Grab Bar	1 1/4" diameter, 3" diameter flanges Extends 2 3/4" from wall, 1 1/2" wall clearance	Luxe Nickel	Studio 41	Brizo	694275NK	https://www.shopstudio41.com/products/brizo/694275nk.html
Main level	MJ's Bath (Guest Bath 3) - 104	Toilet West Wall	BAHW - 11		1		36" Euro Round Grab Bar	1 1/4" diameter, 3" diameter flanges Extends 2 3/4" from wall, 1 1/2" wall clearance	Luxe Nickel	Studio 41	Brizo	693675NK	https://www.shopstudio41.com/products/brizo/693675nk.html
Main Level	MJ's Bath (Guest Bath 3) - 104	1 Toilet West Wall, 1 Shower	BAHW - 12		2		18" Euro Round Grab Bar	1 1/4" diameter, 3" diameter flanges Extends 2 3/4" from wall, 1 1/2" wall clearance	Luxe Nickel	Studio 41	Brizo	69475NK	https://www.shopstudio41.com/products/brizo/69475nk.html
Main Level	MJ's Bath (Guest Bath 3) - 104	Above North Elevation Vanity	BAHW - 13		1		Aurora 30" x 48" Oval LED Lighted Vanity Wall Mirror	30" wide x 48" high.	Crystal-clear mirror Non-beveled glass.	Lamps Plus	Aura	241R5	https://www.lampsplus.com/products/aurora-30-inch-x-48-inch-oval-led-lighted-vanity-wall-mirror__241r5.html
Main Level	MJ's Bath (Guest Bath 3) - 104	Shower	BAHW - 14		1		FRAMELESS enclosure, LEFT - Hand Door with stationary panel	Thickness per builder recommendation, O.S. 61"W x 96"H	Frameless, clear glass, BRUSHED NICKEL HARDWARE				
Main Level	MJ's Bath (Guest Bath 3) - 104	TBD	BAHW - 15		4		KINTSU® Robe/Towel Hook	4 1/4"H x 2 1/8"W	Brilliance Luxe Nickel	Studio 41	Brizo	693406-NK	https://www.brizo.com/bath/product/693406-NK
Main Level	MJ's Bath (Guest Bath 3) - 104	TBD	BAHW - 16		1		KINTSU® 8" Towel Bar	10 1/4"L x 3 11/16"D	Brilliance Luxe Nickel	Studio 41	Brizo	694706-NK	https://www.brizo.com/bath/product/694706-NK
Main Level	Powder Room - 114	Between Toilet and Countertop	BAHW - 17		1	N/A	FRAMELESS, glass partition	App. 30 7/8"W x 120.5"H	Grey glass/etched				
Main Level	Powder Room - 114	TBD	BAHW - 18		1		ALLARIA™ Tissue Holder	8 11/16"L x 3 1/2"D	Brilliance Black Onyx	Studio 41	Brizo	695067-BNX	https://www.brizo.com/bath/product/695067-BNX
Main Level	Pool Bath - 115	West Elevation Above Vanity	BAHW - 19		1		Nia Steel Frame Pill Shaped Medicine Cabinet	22"W x 38"H	White	Home Depot	Glass Warehouse	2238WHITE	https://glasswarehouse.us/products/medicine-cabinets/steel-frame-medicine-cabinets/nia-steel-frame-pill-shape-medicine-cabinet/
Main Level	Pool Bath - 115	Shower	BAHW - 20		1		42" Euro Round Grab Bar	1 1/4" diameter, 3" diameter flanges Extends 2 3/4" from wall, 1 1/2" wall clearance	Chrome	Studio 41	Brizo	694275PC	https://www.shopstudio41.com/products/brizo/694275pc.html
Main Level	Pool Bath - 115	Shower	BAHW - 21		2		18" Euro Round Grab Bar	1 1/4" diameter, 3" diameter flanges Extends 2 3/4" from wall, 1 1/2" wall clearance	Chrome	Studio 41	Brizo	69475PC	https://www.shopstudio41.com/products/brizo/69475pc.html
Main Level	Pool Bath - 115	TBD	BAHW - 22		6		LEVOIR® Double Robe/Towel Hook	5 13/16"H x 3 13/16"W	Polished Chrome	Studio 41	Brizo	693598-PC	https://www.brizo.com/bath/product/693598-PC
Main Level	Pool Bath - 115	TBD	BAHW - 23		1		LEVOIR® Tissue Holder	6 1/4"L x 3 7/16"D	Polished Chrome	Studio 41	Brizo	695098-PC	https://www.brizo.com/bath/product/695098-PC
Main Level	Pool Bath - 115	TBD	BAHW - 24		1		LEVOIR® 12" Towel Bar	12"L x 3 7/16"D	Polished Chrome	Studio 41	Brizo	694798-PC	https://www.brizo.com/bath/product/694798-PC
Main Level	Pool Bath	Shower	BAHW - 25		1		Glass Encosure with LEFT - Hand Door and stationary panel, FRAMELESS	Thickness TBD by builder, O.S. 62"W x 97.25"H	Clear glass, POLISHED CHROME hardware				
Upper Level	Primary Bath - 203	Above sinks on South vanity elevation	BAHW - 26		2		PL Portray Medicine Cabinet, polished edge	19 1/4" x 30" x 4"	Mirror	Robern	Robern	P2C2030D4FPBA	https://www.robern.com/products/medicine-cabinets/pl-portray-cabinets/20-wide/p2c2030d4fpba/
Upper Level	Primary Bath - 203	East Elevation seated vanity	BAHW - 27		1		Luna 32" Round LED Lighted Beauty/Bath Vanity Wall Mirror	32" diameter	Crystal-clear mirror. Non-beveled glass.	Lamps Plus	Luna	234R5	https://www.lampsplus.com/products/luna-32-inch-round-led-lighted-beauty-bath-vanity-wall-mirror__234r5.html
Upper Level	Primary Bath - 203	Shower	BAHW - 28		1		36" Euro Round Grab Bar	1 1/4" diameter, 3" diameter flanges Extends 2 3/4" from wall, 1 1/2" wall clearance	Polished Nickel	Studio 41	Brizo	693675PN	https://www.shopstudio41.com/products/brizo/693675pn.html
Upper Level	Primary Bath - 203	TBD	BAHW - 29		6		INVARI® Robe/Towel Hook	3 1/8"H x 2 7/8"W	Brilliance Polished Nickel	Studio 41	Brizo	693476-PN	https://www.brizo.com/bath/product/693476-PN
Upper Level	Primary Bath - 203	TBD	BAHW - 30		1		INVARI® Tissue Holder	7"L x 3 11/16"D	Brilliance Polished Nickel	Studio 41	Brizo	695076-PN	https://www.brizo.com/bath/product/695076-PN
Upper Level	Primary Bath - 203	TBD	BAHW - 31		2		INVARI® 8" Towel Bar	9 13/16"L x 3 9/16"D	Brilliance Polished Nickel	Studio 41	Brizo	694776-PN	https://www.brizo.com/bath/product/694776-PN
Upper Level	Primary Bath - 203	West Elevation - Per Elevation/Floorplan	BAHW - 32		1		Preinstalled Heating Element SKU: 300W Mounting Brackets/Hardware	18 5/16" x 47 1/4"	Polished Nickel	Studio 41	Artos	MR12045WPN	https://www.shopstudio41.com/products/artos/mr12045wpn.html
Upper Level	Primary Bath - 203	Water Closet Door/Panel	BAHW - 33		1	N/A	FRAMELESS glass door; (LEFT - Hand Door)	Door size: 32"W, Thickness TBD by builder	Etched glass/Bronze (POLISHED NICKEL HARDWARE)				
Upper Level	Primary Bath - 203	Stationary Shower panel	BAHW - 34		1		FRAMELESS stationary panel (NO DOOR), bronze glass; non-etched	Stationary panel size: 47"W, Thickness TBD by builder	Non-etched glass/Bronze (POLISHED NICKEL HARDWARE)				
Upper Level	Margaret's Bath - 215	TBD	BAHW - 35		1		Stainless Contemporary Tissue Holder/Assist Bar	6" Length	Stainless Steel	Studio 41	Delta	41550-SS	https://www.deltafaucet.com/bathroom/product/41550.html
Upper Level	Margaret's Bath - 215	Shower	BAHW - 36		1		42" Euro Round Grab Bar	1 1/4" diameter, 3" diameter flanges Extends 2 3/4" from wall, 1 1/2" wall clearance	Luxe Nickel	Studio 41	Brizo	694275NK	https://www.shopstudio41.com/products/brizo/694275nk.html
Upper Level	Margaret's Bath - 215	Shower	BAHW - 37		1		18" Euro Round Grab Bar	1 1/4" diameter, 3" diameter flanges Extends 2 3/4" from wall, 1 1/2" wall clearance	Luxe Nickel	Studio 41	Brizo	69475NK	https://www.shopstudio41.com/products/brizo/69475nk.html

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No.	Description	Date
	ISSUE FOR CONSTRUCTION	2023-12-19

BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

BATH ACCESSORY SPECIFICATIONS

Project number	20-077
Date	2023-06-01
Drawn by	Author
Checked by	Checker
Scale	12" = 1'-0"
Sheet Number	A604

12/19/2023 8:47:56 AM

Upper Level	Margaret's Bath - 215	Above North Elevation Vanity	BAHW - 38		1		PL Portray Medicine Cabinet, polished edge	19 1/4" x 30" x 4"	Mirror	Robern	Robern	P2C2030D4FPFS	https://www.robern.com/products/medicine-cabinets/pl-portray-cabinets/20-wide/p2c2030d4ffs/
Upper Level	Margaret's Bath - 215	TBD	BAHW - 39		4		KINTSU® Robe/Towel Hook	4 1/4"H x 2 1/8"W	Brilliance Luxe Nickel	Studio 41	Brizo	693406-NK	https://www.brizo.com/bath/product/693406-NK
Upper Level	Margaret's Bath - 215	TBD	BAHW - 40		1		KINTSU® 8" Towel Bar	10 1/4"L x 3 11/16"D	Brilliance Luxe Nickel	Studio 41	Brizo	694706-NK	https://www.brizo.com/bath/product/694706-NK
Upper Level	Margaret's Bath - 215	Shower Panel	BAHW - 41		1		Frameless clear glass shower enclosure, Right-Hand Door with stationary panel, FRAMELESS	Thickness TBD by builder, O.S. 60"W x 72"H	Clear tempered glass, BRUSHED NICKEL HARDWARE				
Upper Level	Zora's Bath - 209	Above West Elevation vanity	BAHW - 42		1		Juno Steel Frame Round Shape Medicine Cabinet	32" Diameter	Black	Home Depot	Glass Warehouse	N/A	https://glasswarehouse.us/products/medicine-cabinets/steel-frame-medicine-cabinets/juno-steel-frame-round-shape-medicine-cabinet/
Upper Level	Zora's Bath - 209	Shower	BAHW - 43		1		36" Euro Round Grab Bar	1 1/4" diameter, 3" diameter flanges Extends 2 3/4" from wall, 1 1/2" wall clearance	Polished Chrome	Studio 41	Brizo	693675PC	https://www.shopstudio41.com/products/brizo/693675pc.html
Upper Level	Zora's Bath - 209	TBD	BAHW - 44		5		ALLARIA™ Robe/Towel Hook	2 7/8"H x 3"W	Polished Chrome	Studio 41	Brizo	693467-PC	https://www.brizo.com/bath/product/693467-PC
Upper Level	Zora's Bath - 209	TBD	BAHW - 45		1		ALLARIA™ Tissue Holder	8 11/16"W x 3 1/2"D	Polished Chrome	Studio 41	Brizo	695067-PC	https://www.brizo.com/bath/product/695067-PC
Upper Level	Zora's Bath - 209	TBD	BAHW - 46		1		ALLARIA™ 8" Towel Bar	8"L x 3 1/2"D	Polished Chrome	Studio 41	Brizo	694767-PC	https://www.brizo.com/bath/product/694767-PC
Upper Level	Zora's Bath - 209	Shower Panel	BAHW - 47		1		Glass enclosure, LEFT - Hand Door with stationary panel, FRAMELESS	Thickness TBD by builder, General door size: 42"W x 84"H	Clear glass, CHROME Hardware				
Upper Level	Guest Bath 1 - 206	Above East Elevation vanity	BAHW - 48		1		Aria Steel Frame Arch Shape Medicine Cabinet - 2 Door	30" x 34"	White	Home Depot	Glass Warehouse	N/A	https://glasswarehouse.us/products/medicine-cabinets/steel-frame-medicine-cabinets/aria-steel-frame-arch-shape-medicine-cabinet/
Upper Level	Guest Bath 1 - 206	Tub/Shower	BAHW - 49		1		42" Euro Round Grab Bar	1 1/4" diameter, 3" diameter flanges Extends 2 3/4" from wall, 1 1/2" wall clearance	Chrome	Studio 41	Kohler	694275PC	https://www.shopstudio41.com/products/brizo/694275pc.html
Upper Level	Guest Bath 1 - 206	TBD	BAHW - 50		4		KINTSU® Robe/Towel Hook	4 1/4"H x 2 1/8"W	Polished Chrome	Studio 41	Brizo	693406-PC	https://www.brizo.com/bath/product/693406-PC
Upper Level	Guest Bath 1 - 206	TBD	BAHW - 51		1		KINTSU® 8" Towel Bar	10 1/4"L x 3 11/16"D	Polished Chrome	Studio 41	Brizo	694706-PC	https://www.brizo.com/bath/product/694706-PC
Upper Level	Guest Bath 1 - 206	Shower Panel	BAHW - 52		1		Glass enclosure with RIGHT - Hand Door and stationary panel, FRAMELESS	Thickness TBD by builder, O.S. 60"W x 72"H	Clear glass, POLISHED CHROME Hardware				
Upper Level	Guest Bath 1 - 206	TBD	BAHW - 53		1		KINTSU® Tissue Holder	6 1/4"W x 4"D	Polished Chrome	Studio 41	Brizo	695006-PC	https://www.brizo.com/bath/product/695006-PC
Upper Level	Guest Bath 2 - 218	Above West Wall vanity	BAHW - 54		1		Nia Steel Frame Pill Shaped Medicine Cabinet	22" x 38"	Black	Home Depot	Glass Warehouse	N/A	https://glasswarehouse.us/products/medicine-cabinets/steel-frame-medicine-cabinets/nia-steel-frame-pill-shape-medicine-cabinet/
Upper Level	Guest Bath 2 - 218	Tub/Shower	BAHW - 55		1		42" Euro Round Grab Bar	1 1/4" diameter, 3" diameter flanges Extends 2 3/4" from wall, 1 1/2" wall clearance	Chrome	Studio 41	Kohler	694275PC	https://www.shopstudio41.com/products/brizo/694275pc.html

Upper Level	Guest Bath 2 - 218	TBD	BAHW - 56		4		KINTSU® Robe/Towel Hook	4 1/4"H x 2 1/8"W	Polished Chrome	Studio 41	Brizo	693406-PC	https://www.brizo.com/bath/product/693406-PC
Upper Level	Guest Bath 2 - 218	Shower Panel	BAHW - 57		1		Glass enclosure with LEFT - Hand Door and stationary panel, FRAMELESS	Thickness TBD by builder, O.S. 60"W x 72"H	Clear glass, POLISHED CHROME Hardware				
Upper Level	Guest Bath 2 - 218	TBD	BAHW - 58		1		KINTSU® Tissue Holder	6 1/4"W x 4"D	Polished Chrome	Studio 41	Brizo	695006-PC	https://www.brizo.com/bath/product/695006-PC
Upper Level	Guest Bath 2 - 218	TBD	BAHW - 59		1		KINTSU® 8" Towel Bar	10 1/4"L x 3 11/16"D	Polished Chrome	Studio 41	Brizo	694706-PC	https://www.brizo.com/bath/product/694706-PC

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No.	Description	Date
	ISSUE FOR CONSTRUCTION	2023-12-19

BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

BATH ACCESSORY SPECIFICATIONS

Project number	20-077
Date	2023-06-01
Drawn by	Author
Checked by	Checker
Scale	12" = 1'-0"
Sheet Number	A605

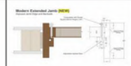
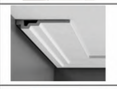
12/19/2023 8:47:58 AM

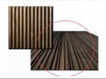
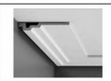
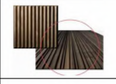
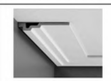
MILLWORK/ CABINETRY SPEIFICATIONS

KEY

#1 - Main (interior) passage doors | Raised single panel door, with square sticking | Pending Selection

#2 - Cabinetry Door | Narrow Shaker | Pending Confirmation/Changes

Floor	Room	Location	Spec ID	Tag ID	Quantity	Product Image/Likeness	Description	Dimensions	Finish/ Material	Vendor	Manufacturer	Item # (SKU)	Link
All Levels	General	Interior Passage Doors	CAB/MIL - 01				Painted - Raised single panel door with square sticking		Colors - TBD				
All Levels	General	Door Trim and Casing	CAB/MIL - 02				Painted Door/Trim and Casing		Colors - TBD		TruStile		
Lower Level	Maya's Office - 002	North and South elevation	CAB/MIL - 03	CAB1			Built-in Cabinetry- doors, file drawers, desk, open shelving; glass doors at tall cabinets and paint-finished back panels; hardware provided by Shakoor		Paint/Maple - TBD	BJ			
Lower Level	Maya's Office - 002	Ceiling, per plan	CAB/MIL - 04	CM1			Crown Molding at Ceiling along East/West elevations; and partial South/North elevations		Paint - TBD				
Lower Level	Gym Bath - 003	South Elevation Vanity	CAB/MIL - 05	CAB2			Floating vanity with two (2) u-shaped drawers; flat front w/ reveal handle		High gloss laminate - color TBD	BJ			
Lower Level	Media Room - 004	Seated Bar countertop	CAB/MIL - 06	SS-8			48"H wood bar top with waterfall; wood stained finished knee wall extends South to edge of theater seats	2-3" Thickness, 48"H	Stained Birch - TBD	BJ			
Lower Level	Media Room - 004	Media Room Doors	CAB/MIL - 07				2 pair of pocket doors style # 1 - raised panel w/ square sticking		Paint - TBD				
Lower Level	Rec Room - 007/008	North Stair - cap along south side of stairs	CAB/MIL - 08				Wood stained cap	TBD by builder	Stained to match wood flooring				
Lower Level	Rec Room - 007/008	North stair- rail along North wall	CAB/MIL - 09	R1			White oak/stained		Stained to match mail level flooring				
Lower Level	Rec Room - 007/008	South Facing Stair Wall (Rec Room Side)	CAB/MIL - 10	WF-6			Wood Laminate Paneling		TBD; samples pending	BJ			
Lower Level	Rec Area - 007/008	West Alcove	CAB/MIL - 11				Upper open shelving	1.5 - 2" thick wood floating shelves	Wood laminate, color - TBD; with bronze finished post/supports	BJ			
Lower Level	Rec Area - 007/008	West Alcove	CAB/MIL - 12	CAB3			Base Cabinetry - Flat front with open cubbies; and edge pulls/handles (cabinetry door/drawer style #3)		Wood laminate, color - TBD; with bronze edge pulls, provided by Shakoor	BJ			
Lower Level	Rec Area - 007/008	West Bar	CAB/MIL - 13	CAB4			Base cabinets - Flat front with reveal style handle (cabinetry door/drawer style #3)		Laminate, color TBD	BJ			
Lower Level	Rec Area - 007/008	South Elevation	CAB/MIL - 14	CAB5			Flat wood-paneled walls, niched for TV; with set of 3 floating 'console' drawers; pull out from bottom/no hardware		Wood laminate, color - TBD	BJ			
Main Level	General	Ceiling	CAB/MIL - 15	CM1			Crown Molding	Per plan	Paint - TBD				
All Levels	General	All windows and doors	CAB/MIL - 16	JE1			Painted, "Extended Jamb-style" Window and Door Casing; and Cased Openings	Per plan	Paint - TBD				
Main Level	Entry, North and South Stair Railing	Handrail	CAB/MIL - 17	R1			Handrail & Post- profile to match image shown	TBD by builder	Stained to match wood flooring.				

Floor	Room	Location	Spec ID	Tag ID	Quantity	Product Image/Likeness	Description	Dimensions	Finish/ Material	Vendor	Manufacturer	Item # (SKU)	Link
Main Level	Entryway - 106	Stair railing	CAB/MIL - 18				Balusters - Straight round	TBD by builder, 3 step radius at bottom of stairs	Bronze finish/material - TBD				
Main Level	Shaka's Office - 101	North and South Elevations	CAB/MIL - 19	CAB6			Built-in Cabinetry [flat front doors/drawers] (style #3); wood paneling to match at North wall above file cabinets	Per plan	Stained Birch, color - TBD	BJ			
Main Level	Shaka's Office - 101	Ceiling	CAB/MIL - 20	CM2		Image not available	Coffered [wood] with inset painted drywall panels; wood profile to replicate crown moulding.		Per builder recommendation; with inset drywall panels/paint - TBD				
Main Level	Shaka's Office - 101	West Alcove	CAB/MIL - 21	CAB7			Built-in bench with storage drawer; bench cushion by others		Stained Birch, color - TBD	BJ			
Main Level	Shaka's Office - 101	Entry	CAB/MIL - 22				Office Doors with clear glass lites		Painted Wood; color - TBD/ Clear Glass				
Main Level	MJ's Bedroom (Guest Bedroom 3) - 102	Ceiling	CAB/MIL - 23	CM1			Crown Molding	Per plan	Paint - TBD				
Main Level	Living Room - 105	North Elevation Fireplace	CAB/MIL - 24	WF-5			Fluted wood cladding at front and both returns, from ceiling to top of fireplace unit/box; with bronze finished inset details, per plan	TBD by builder	Stained to match wood flooring, Burnished bronze inset trim detail	BJ			
Main Level	Living Room - 105	Fireplace (box) surround	CAB/MIL - 25			Image not available	Burnished metal or other metalized material surround to match "bronze" inset on cladding above; returns to wall on both sides		Burnished bronze/metal cladding				
Main Level	Living Room - 105	Raised Fireplace Hearth	CAB/MIL - 26			Image not available	Raised hearth		Natural stone remnant - TBD				
Main Level	Living Room - 105	Built-In Bookcase (South elevation)	CAB/MIL - 27			Image not available	Built-in bookcase		Outer trim/case and profile edge - stained white oak to match flooring, interior of bookcase painted/satin lacquer, color - TBD				
Main Level	Living Room - 105	Northeast Corner Open Shelving	CAB/MIL - 28			Image not available	Open shelving	2" H x 16" deep	Stained white oak to match fireplace cladding				
Main Level	Nook - 107, Kitchen - 108 and Pantry -110	Ceiling	CAB/MIL - 29	CM1			Crown Molding, per plan	TBD by builder	Paint - TBD				
Main Level	Entryway - 106	Stair railing	CAB/MIL - 18				Balusters - Straight round	TBD by builder, 3 step radius at bottom of stairs	Bronze finish/material - TBD				
Main Level	Shaka's Office - 101	North and South Elevations	CAB/MIL - 19	CAB6			Built-in Cabinetry [flat front doors/drawers] (style #3); wood paneling to match at North wall above file cabinets	Per plan	Stained Birch, color - TBD	BJ			
Main Level	Shaka's Office - 101	Ceiling	CAB/MIL - 20	CM2		Image not available	Coffered [wood] with inset painted drywall panels; wood profile to replicate crown moulding.		Per builder recommendation; with inset drywall panels/paint - TBD				
Main Level	Shaka's Office - 101	West Alcove	CAB/MIL - 21	CAB7			Built-in bench with storage drawer; bench cushion by others		Stained Birch, color - TBD	BJ			
Main Level	Shaka's Office - 101	Entry	CAB/MIL - 22				Office Doors with clear glass lites		Painted Wood; color - TBD/ Clear Glass				
Main Level	MJ's Bedroom (Guest Bedroom 3) - 102	Ceiling	CAB/MIL - 23	CM1			Crown Molding	Per plan	Paint - TBD				
Main Level	Living Room - 105	North Elevation Fireplace	CAB/MIL - 24	WF-5			Fluted wood cladding at front and both returns, from ceiling to top of fireplace unit/box; with bronze finished inset details, per plan	TBD by builder	Stained to match wood flooring, Burnished bronze inset trim detail	BJ			
Main Level	Living Room - 105	Fireplace (box) surround	CAB/MIL - 25			Image not available	Burnished metal or other metalized material surround to match "bronze" inset on cladding above; returns to wall on both sides		Burnished bronze/metal cladding				
Main Level	Living Room - 105	Raised Fireplace Hearth	CAB/MIL - 26			Image not available	Raised hearth		Natural stone remnant - TBD				
Main Level	Living Room - 105	Built-In Bookcase (South elevation)	CAB/MIL - 27			Image not available	Built-in bookcase		Outer trim/case and profile edge - stained white oak to match flooring, interior of bookcase painted/satin lacquer, color - TBD				
Main Level	Living Room - 105	Northeast Corner Open Shelving	CAB/MIL - 28			Image not available	Open shelving	2" H x 16" deep	Stained white oak to match fireplace cladding				
Main Level	Nook - 107, Kitchen - 108 and Pantry -110	Ceiling	CAB/MIL - 29	CM1			Crown Molding, per plan	TBD by builder	Paint - TBD				

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No.	Description	Date
	ISSUE FOR CONSTRUCTION	2023-12-19

BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

MILLWORK-CABINETRY SPECIFICATIONS

Project number	20-077
Date	2023-06-01
Drawn by	Author
Checked by	Checker
Scale	12" = 1'-0"
Sheet Number	A606

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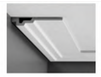
Main Level	Pantry - 110	South Elevation - upper shelving	CAB/MIL - 39				Long plank, open shelving	2" Thickness	Stained White Oak - color to match flooring	BJ			
Main Level	Mudroom/Laundry - 112	North, South and West Elevations	CAB/MIL - 40	CAB9			Upper and base cabinetry with flat front (style #3) drawers, doors, panel and open cubbies		Laminate, color TBD	BJ			
Main Level	Powder Room - 114	Countertop	CAB/MIL - 41	SS-6			Live Edge Oak countertop	2 - 3" thick	Dark Stain/White Oak, live edge - TBD	BJ			
Main Level	North Mudroom - 118	North elevation	CAB/MIL - 42	CAB10			Door (style #3), open cubbies, and painted drywall back panel		Wood veneer, color - TBD	BJ			
Upper Level	General	General Millwork	CAB/MIL - 44			Image not available	Doors, Extended jamb/case and Base - to match profiles on main level		Paint - TBD				
Upper Level	Primary Bedroom - 201	South Elevation	CAB/MIL - 45				Stepped-wall, mounted on a raised platform. Each built-out wall surface finished in a different material for a total of three materials, including platform.	Per plan	Combination of wood veneer with high gloss paint and/or laminate - TBD	BJ			
Upper Level	Primary Bedroom - 201	Ceiling	CAB/MIL - 46	CM1			Crown moulding		Paint - TBD				
Upper Level	Primary WIC - 202	East, West, and North Elevations	CAB/MIL - 47	CAB11			Frameless flat-front drawers/doors style #3. Peninsula top and bench/storage, open shelves, peninsula drawers and sliding doors-stained wood veneer. Faux leather inset at peninsula counter and upholstered bench top. Hardware/TBD		Stained Birch	BJ			
Upper Level	Primary WIC - 202	Ceiling	CAB/MIL - 48	CM1			Crown moulding		Paint - TBD				
Upper Level	Primary WIC - 202	South Elevation - Stud-depth, Mirror Niche	CAB/MIL - 49	JE1			"Extended jamb/cased" stud-depth opening to match door/window, extended jamb style; with inset 1" beveled mirror	Per plan	Painted wood				
Upper Level	Primary Bath - 203	East Elevations	CAB/MIL - 50			Image not available - See Plan	Built-in covered and open linen storage cabinet North of entry; and seated make-up vanity South of entry.		Stain/Birch	BJ			
Upper Level	Primary Bath - 203	South Elevation	CAB/MIL - 51			Image not available - See Plan	Double vanity and storage cabinet, frameless flat front drawer/doors (style #3).		Stain/Birch	BJ			
Upper Level	Guest Bath 1 - 206	East and West Elevations	CAB/MIL - 52			Image not available - See Plan	WEST- 2-door frameless, flat front (style #3) built-in linen/storage cabinet with shelves and drawers. EAST- 4-door vanity; frameless flat front. Decorative hardware provided by Shakoor.		Laminate	BJ			
Upper Level	Guest Bedroom 1 WIC - 207	East, South and West Elevations	CAB/MIL - 53				Elfa Shelving		Laminate	Container Store	ELFA		
Upper Level	Zora's Bedroom - 208	North Elevation	CAB/MIL - 54	CAB8			Face-frame, built in open bookcase with 2-flat-front drawer storage below (style #3); and paint-finished backer. Decorative hardware provided by Shakoor.		Paint/Maple	BJ			
Upper Level	Zora's Bedroom -208	West Elevation - stud-depth, Mirror Niche	CAB/MIL - 55	JE1			"Extended jamb/cased" stud-depth opening to match door/window, extended jamb style; with inset 1" beveled mirror	Per plan	Painted wood				
Upper Level	Zora's Bathroom - 209	West Elevation	CAB/MIL - 56	CAB12			Frameless vanity with flat-front drawers; and hardware provide by Shakoor. Twin storage face-frame cabinets with flat-front doors (all are style #3)		Paint/Maple	BJ			
Upper Level	Zora's WIC - 210	East and South Elevations	CAB/MIL - 57	CAB12			Frameless, flat front drawers/doors (style #3), per plan		Paint/Maple	BJ			
Upper Level	Laundry Room 2 - 211	North and South Elevations	CAB/MIL - 58	CAB9			Frameless upper and base cabinetry with flat front drawers/doors; open hanging and cubbies (style #3)		Laminate	BJ			
Upper Level	Margaret's Bedroom - 213	Ceiling	CAB/MIL - 59	CM1			Crown Molding at Ceiling		Painted - TBD				
Upper Level	Margaret's Bedroom - 213	East Elevation	CAB/MIL - 60	JE1			"Extended jamb/cased" stud-depth opening to match door/window, extended jamb style; with inset 1" beveled mirror	Per plan	Paint/Wood				

Upper Level	Margaret's WIC - 214	East and South Elevations	CAB/MIL - 61	CAB12			Frameless, flat front drawers/doors (style #3). Decorative hardware provided by Shakoor		Paint/Maple	BJ			
Upper Level	Margaret's Bath - 215	North Elevation	CAB/MIL - 62	CAB12			Frameless vanity-flat front and tall storage cabinet (style #3). Decorative hardware provide by Shakoor.		Laminate	BJ			
Upper Level	Guest Bedroom 2 WIC - 217	South and West Elevations	CAB/MIL - 63				Elfa Shelving		Laminate	Container Store	ELFA		
Upper Level	Guest Bath 2 - 218	West Elevation	CAB/MIL - 64			Image not available - See Plan [Vanity]	Frameless flat front drawers (style #3)		Laminate	BJ			

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No.	Description	Date
	ISSUE FOR CONSTRUCTION	2023-12-19

BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

MILLWORK-CABINETRY SPECIFICATIONS

Project number	20-077
Date	2023-06-01
Drawn by	Author
Checked by	Checker
Scale	12" = 1'-0"
Sheet Number	A607

12/19/2023 8:48:03 AM

PLUMBING SPECIFICATIONS

KEY
Pending Selection
Pending Confirmation/Changes

Floor	Room	Location	Spec ID	Tag ID	Quantity	Product Image	Description	Dimensions	Finish/ Material	Manufacturer	Vendor	Item # (SKU)	Link
Lower Level	Mechanical Room - 011	Utility Sink - TBD	US-1	US-1	1		Latitude Utility Sink with Stand	25" x 22"	White/Sterling	Latitude	Studio 41	9960	https://www.shopstudio41.com/products/Sterling/sting/9960.html
Lower Level	Mechanical Room - 011	Utility Sink - TBD	PLB - 02	US-1	1		Simplice 4.0 gpm Laundry Faucet	5 13/16" x 9 1/16"	Polished Chrome	Simplice	Studio 41	K22035CP	https://www.shopstudio41.com/products/Kohler/khlr/k22035cp.html
Lower Level	Rec Area - 007/008	Bar	PLB - 03	BS-1	1		Tulham™ Kitchen Collection by Brizo®: Bar Faucet	Spout Reach: 6-3/8" Total Height: 12-3/8"	Matte Black/Brilliance Black Onyx	Brizo	Studio 41	61058LF-BLBNX	https://www.brizo.com/kitchen/product/61058LF-BLBNX
Lower Level	Rec Area - 007/008	Bar	PLB - 04	BS-1	1		Tulham™ Kitchen Collection by Brizo®: Beverage Faucet	Spout Reach: 5-1/16" Total Height: 9-9/16"	Matte Black/Brilliance Black Onyx	Brizo	Studio 41	61358LF-C-BLBNX	https://www.brizo.com/kitchen/product/61358LF-C-BLBNX
Lower Level	Rec Area - 007/008	Bar	PLB - 05	BS-1	1		Water Filtration System F-1000S	N/A	N/A	Insinkerator	Studio 41	44676	https://www.shopstudio41.com/products/Insinkerator/insk/44676.html
Lower Level	Rec Area - 007/008	Bar	PLB - 06	BS-1	1		Porto Fino™ Undermount Single-Bowl Bar Sink	18-3/8" diameter x 8-5/16"	Black	Kohler	Studio 41	K-6565-7	https://www.shopstudio41.com/products/Kohler/khlr/k65657.html
Lower Level	Rec Area - 007/008	Bar	PLB - 07	BS-1	1		Duostrainer Sink Drain and Strainer with Tailpiece	4 1/2" diameter	Matte Black	Kohler	Studio 41	K8801BL	https://www.shopstudio41.com/products/Kohler/khlr/k8801bl.html
Lower Level	Gym Bath - 003	Vanity	PLB - 08	LAV-1	1		Levoir™: Single-Handle Lavatory Faucet	Spout Reach: 5-1/2" Total Height: 6-1/2"	Brilliance Black Onyx	Brizo	Studio 41	65098LF-BNX	https://www.brizo.com/bath/product/65098LF-BNX
Lower Level	Gym Bath - 003	Shower	PLB - 09	SH-1	1		Linear Round Shower Column	18" Linear	Brilliance Black Onyx	Brizo	Studio 41	80092-BNX	https://www.shopstudio41.com/products/brizo/80092bnx.html
Lower Level	Gym Bath - 003	Shower	PLB - 10	SH-1	1		Allaria™: 7" Linear Round H2Okinetic® Multi- Function Wall Mount Shower Head 2.5 GPM	7" Linear Round	Brilliance Black Onyx	Brizo	Studio 41	87492-BNX-2.5	https://www.shopstudio41.com/products/brizo/87492bnx25.html
Lower Level	Gym Bath - 003	Shower	PLB - 11	SH-1	1		Linear Round H2Okinetic® Single Function Handshower	See Spec Sheet	Brilliance Black Onyx	Brizo	Studio 41	RP73147BNX	https://www.shopstudio41.com/products/brizo/rp73147bnx.html
Lower Level	Gym Bath - 003	Shower	PLB - 12	SH-1	1		Lago Series 36" Adjustable Mist (Tile - In) Drain	36" Length, 2" Outlet	Black	QM Drain	Studio 41	8863036BK	https://qmdrain.com/product/mist-tile-in-adjustable-lagos-linear-drain/
Lower Level	Gym Bath - 003	Shower	PLB - 13	SH-1	1		PVC & ABS Drain Flange	6-1/4" x 3" x 2-3/4"	White	QM Drain	Studio 41	83FLG2PVC	N/A
Lower Level	Gym Bath - 003	Shower	PLB - 14	SH-1	1		Total Sense (TSG) Steam Generator	15" x 6" x 15.5"	N/A	Steamist	Studio 41	TSG-10	N/A
Lower Level	Gym Bath - 003	Shower	PLB - 15	SH-1	1		Generator Pan and Auto Drain	N/A	N/A	Steamist	Studio 41	GPAD208	N/A
Lower Level	Gym Bath - 003	Shower	PLB - 16	SH-1	1		Steamist 450-MB 450 Digital Control	N/A	Matte Black	Steamist	Studio 41	450MB	https://steamist.com/digital-controls/
Lower Level	Gym Bath - 003	Shower	PLB - 17	SH-1	1		Anthem™ Digital Control	N/A	Black	Kohler	Studio 41	K28214BL	https://www.kohler.com/en/products/showers/shop-shower-trims-valves/anthem-digital-control-28214?productNumber=null
Lower Level	Gym Bath - 003	Shower	PLB - 18	SH-1	1		Anthem™ Two-Port Digital Thermostatic Valve	N/A	N/A	Kohler	Studio 41	K28209NA	https://www.kohler.com/en/products/showers/shop-shower-trims-valves/anthem-two-port-digital-thermostatic-valve-28209?skuId=28209-NA
Lower Level	Gym Bath - 003	South Elevation	PLB - 19	WC-1	1		Santa Rosa™ One-piece compact elongated toilet, 1.28 gpf	27 3/4" x 17 5/8"	Black	Kohler	Studio 41	K-30810-7	https://www.kohler.com/en/products/toilets/shop-toilets/santa-rosa-one-piece-compact-elongated-1-28-gpf-toilet-with-revolution-360-swirl-flushing-technology-30810?skuId=30810-7
Lower Level	Gym Bath - 003	Toilet	PLB - 20	WC-1	1		Santa Rosa™ Left-hand trip lever	3 1/4"	Matte Black	Kohler	Studio 41	K-30919-L-BL	https://www.kohler.com/en/products/bathroom-accessories/shop-bathroom-accessories/santa-rosa-left-hand-trip-lever-30919-l?skuId=30919-L-BL
Lower Level	Gym Bath - 003	Vanity	PLB - 21	LAV-1	1		Caxton® oval undermount bathroom sink	21-1/4"	Black	Kohler	Studio 41	K-2211-7	https://www.kohler.com/en/products/bathroom-sinks/shop-bathroom-sinks/caxton-oval-19-x-15-undermount-bathroom-sink-with-overflow-and-clamp-assembly-22117?skuId=2211-7
Main Level	MJ's Bath (Guest Bath 3) - 104	Vanity	PLB - 22	LAV-2	1		Kintsu®: Widespread Lavatory Faucet with Arc Spout - Less Handles 1.5 GPM	Spout Reach: 5-1/2" Total Height: 9"	Luxe Nickel	Brizo	Studio 41	65306LF-NKLHP	https://www.shopstudio41.com/products/brizo/65306lfnklhp.html
Main Level	MJ's Bath (Guest Bath 3) - 104	Vanity	PLB - 23	LAV-2	1		Kintsu®: Widespread Lavatory Lever Handle Kit	Height: 2-1/4" Handle Length: 2-7/16"	Luxe Nickel	Brizo	Studio 41	HL5306-NK	https://www.brizo.com/customer-support/repair-parts/HL5306-NK
Main Level	MJ's Bath (Guest Bath 3) - 104	Vanity	PLB - 24	LAV-2	1		Push Button Pop-Up With Overflow	2-3/4" Diameter	Luxe Nickel	Brizo	Studio 41	RP72414NK	https://www.shopstudio41.com/products/brizo/rp72414nk.html
Main Level	MJ's Bath (Guest Bath 3) - 104	Shower	PLB - 25	SH-2	1		Universal Showering: Linear Round Shower Column	18" Linear Round Column	Luxe Nickel	Brizo	Studio 41	80092-NK	https://www.shopstudio41.com/products/brizo/80092nk.html
Main Level	MJ's Bath (Guest Bath 3) - 104	Shower	PLB - 26	SH-2	1		Universal Showering: 7" Linear Round H2Okinetic® Multi-Function Wall Mount Shower Head	7" Diameter	Luxe Nickel	Brizo	Studio 41	87492-NK-2.5	https://www.shopstudio41.com/products/brizo/87492nk25.html
Main Level	MJ's Bath (Guest Bath 3) - 104	Shower	PLB - 27	SH-2	1		Universal Showering: Linear Round H2Okinetic® Single Function Handshower	See Spec Sheet	Luxe Nickel	Brizo	Studio 41	RP73147NK	https://www.shopstudio41.com/products/brizo/rp73147nk.html
Main Level	MJ's Bath (Guest Bath 3) - 104	Shower	PLB - 28	SH-2	1		Kintsu®: TempAssure Thermostatic Valve Only Trim - Less Handles	See Spec Sheet	Luxe Nickel	Brizo	Studio 41	T60006-NKLHP	https://www.shopstudio41.com/products/brizo/t60006nklhp.html
Main Level	MJ's Bath (Guest Bath 3) - 104	Shower	PLB - 29	SH-2	1		Kintsu®: TempAssure® Thermostatic Valve Trim Lever Handle Kit	Large Handle Length: 3-7/16" Overall Height: 3 5/16"	Luxe Nickel	Brizo	Studio 41	HL6006-NK	https://www.brizo.com/customer-support/repair-parts/HL6006-NK
Main Level	MJ's Bath (Guest Bath 3) - 104	Shower	PLB - 30	SH-2	1		Lago Series 60" Adjustable Mist (Tile - In) Drain	Kit Size: 60" Outlet: 2" Outlet	Satin	QM Drain	Studio 41	8863060ST	https://qmdrain.com/product/mist-tile-in-adjustable-lagos-linear-drain/
Main Level	MJ's Bath (Guest Bath 3) - 104	Shower	PLB - 31	SH-2	1		PVC & ABS Drain Flange	6-1/4" x 3" x 2-3/4"	White	QM Drain	Studio 41	83FLG2PVC	N/A
Main Level	MJ's Bath (Guest Bath 3) - 104	Shower	PLB - 32	SH-2	1		MultiChoice® Universal Tub/Shower Rough with Stops	See Spec Sheet	N/A	Brizo	Studio 41	R60000-UNWS	https://www.brizo.com/bath/product/R60000-UNWS
Main Level	MJ's Bath (Guest Bath 3) - 104	South Elevation	PLB - 33	WC-2	1		Santa Rosa™ One-piece compact elongated toilet, 1.28 gpf	27 3/4" x 17 5/8"	White	Kohler	Studio 41	K-30810-0	https://www.kohler.com/en/products/toilets/shop-toilets/santa-rosa-one-piece-compact-elongated-1-28-gpf-toilet-with-revolution-360-swirl-flushing-technology-30810?skuId=30810-0
Main Level	MJ's Bath (Guest Bath 3) - 104	Vanity	PLB - 34	LAV-2	1		Caxton Undermount Bathroom Sink with Overflow and Clamp Assembly	19" x 15"	White	Kohler	Studio 41	K-2211-0	https://www.shopstudio41.com/products/Kohler/khlr/k22110.html
Main Level	MJ's Bath (Guest Bath 3) - 104	Toilet	PLB - 35	WC-2	1		Santa Rosa™ Left-hand trip lever	3 1/4"	Vibrant Brushed Nickel	Kohler	Studio 41	K-30919-L-BN	https://www.kohler.com/en/products/bathroom-accessories/shop-bathroom-accessories/santa-rosa-left-hand-trip-lever-30919-l?skuId=30919-L-BN

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Since 1928 the Tradition Continues…

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No.	Description	Date
	ISSUE FOR CONSTRUCTION	2023-12-19

BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

PLUMBING SPECIFICATIONS

Project number	20-077
Date	2023-06-01
Drawn by	Author
Checked by	Checker
Scale	12" = 1'-0"

Sheet Number
A608

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Main Level	MJ's Bath (Guest Bath 3) - 104	Vanity - Under Sink	PLB - 36	LAV-2	1		Bottle Trap with Flange	12" Straight Arm	Brilliance Brushed Nickel	Brizo	Studio 41	BT041142-BNX	https://www.brizo.com/bath/product/BT041142-BN
Main Level	Powder Room - 113	Vanity - Under Sink	PLB - 36	LAV-3	1		Bottle Trap with Flange	12" Straight Arm	Brilliance Black Onyx	Brizo	Studio 41	BT041142-BNX	https://www.brizo.com/bath/product/BT041142-BNX
Main Level	Powder Room - 114	Vanity	PLB - 37	LAV-3	1		ALLARIA™ Two-Hole, Single-Handle Wall Mount Lavatory Faucet - Less Handle 1.2 GPM	Spout Reach: 9" Total Height: 2-3/8"	Brilliance Black Onyx	Brizo	Studio 41	T65767LF-BNXLHP-ECO	https://www.brizo.com/bath/product/T65767LF-BNXLHP-ECO--HL5867-BNX--R85800
Main Level	Powder Room - 114	Vanity	PLB - 38	LAV-3	1		Allaria™: Two-Hole, Single-Handle Wall Mount Lavatory Faucet Twist Handle Kit	N/A	Brilliance Black Onyx	Brizo	Studio 41	HL5867-BNX	https://www.brizo.com/customer-support/repair-parts/HL5867-BNX
Main Level	Powder Room - 114	Vanity	PLB - 39	LAV-3	1		Invari®: Two-Hole, Single-Handle Wall Mount Lavatory Rough	N/A	N/A	Brizo	Studio 41	R85800	https://www.shopstudio41.com/products/brizo/r85800.html
Main Level	Powder Room - 114	Vanity	PLB - 40	LAV-3	1		Push Button Pop-Up Lavatory Drain With Overflow	2-3/4" Diameter	Brilliance Black Onyx	Brizo	Studio 41	RP72414BNX	https://www.shopstudio41.com/products/brizo/rp72414bnx.html
Main Level	Powder Room - 114	South Elevation	PLB - 41	WC-1	1		Santa Rosa™ ContinuousClean ST one-piece compact elongated toilet, 1.28 gpf	27 3/4" x 17 5/8"	Black	Kohler	Studio 41	K-30812-7	https://www.kohler.com/en/products/toilets/shop-toilets/santa-rosa-continuousclean-st-one-piece-compact-elongated-1-28-gpf-toilet-with-revolution-360-swirl-flushing-technology-and-continuousclean-st-30812?skuId=30812-7
Main Level	Powder Room - 114	Toilet	PLB - 42	WC-1	1		Santa Rosa™ Left-hand trip lever	3 1/4"	Matte Black	Kohler	Studio 41	K-30919-L-BL	https://www.kohler.com/en/products/bathroom-accessories/shop-bathroom-accessories/santa-rosa-left-hand-trip-lever-30919-l?skuId=30919-L-BL
Main Level	Powder Room - 114	Sink	PLB - 43	LAV-3	1		Black Glass Vessel Sink	18.9"D x 7.87"H	Black	Lovedima	Amazon	N/A	https://www.amazon.com/Lovedima-Vessel-Crystal-Bathroom-Counter/dp/B096XZG7JP/ref=pd_qi_mcx_mh_mcx_views_0?pd_rd_w=hYQx2&content-id=amzn1.sym.0250fb24-4363-44d0-b835-ac15f859c3b0%3Amzn1.symc.40e6a10e-cbc4-4fa5-81e3-
Main Level	Kitchen - 108	Island	PLB - 44	KS-1	1		Litze®: SmartTouch® Pull-Down Kitchen Faucet with Square Spout and Knurled Handle	Spout Reach: 9" Total Height: 14-1/2"	Polished Nickel	Brizo	Studio 41	64053LF-PN	https://www.shopstudio41.com/products/brizo/64053lfpn.html
Main Level	Kitchen - 108	Island	PLB - 45	KS-1	1		A/C Power Supply	N/A	N/A	Delta	Studio 41	EP102157	https://www.deltafaucet.com/parts/product/EP102157.html
Main Level	Kitchen - 108	Island	PLB - 46	KS-1	1		Stages™ Undermount Single-bowl Workstation Kitchen Sink With Wet Surface Area	33" X 18-1/2" X 9-13/16"	Stainless Steel	Kohler	Studio 41	K-3760-NA	https://www.shopstudio41.com/products/Kohler/khlr/k3760na.html
Main Level	Kitchen - 108	Island	PLB - 47	KS-1	1		Disposal Flange With Stopper	4-1/2-inch diam., 1-5/8-inch depth	Brushed Stainless	Kohler	Studio 41	K11352BS	https://www.shopstudio41.com/products/Kohler/khlr/k113352bs.html
Main Level	Kitchen - 108	South Elevation Above Cooktop	PLB - 48		1		Litze®: Wall Mount Pot Filler with Knurled Handle Kit	Spout Reach: 22" Total Height: 6-1/2"	Polished Nickel	Brizo	Studio 41	62843LF-PN	https://www.shopstudio41.com/products/brizo/62843lfpn.html
Main Level	Kitchen - 108	Island	PLB - 49	KS-1	1		Air Switch with Dual Outlet	See Spec Sheet	Polished Nickel	Brizo	Studio 41	69080-PN	https://www.shopstudio41.com/products/brizo/69080pn.html
Main Level	Kitchen - 108	Bar/Beverage Center (West Elevation)	PLB - 50	KS-2	1		Porto Fino™ Top-mount/undermount Bar Sink	18-3/8" Diameter X 8-5/16"	Biscuit	Kohler	Studio 41	K656596	https://www.shopstudio41.com/products/Kohler/khlr/k6565ny.html
Main Level	Kitchen - 108	Bar/Beverage Center (West Elevation)	PLB - 51	KS-2	1		Duostrainer Manual Sink Strainer With Tailpiece	Width: 4 1/2" Height: 3 1/8" Depth: 4 1/2"	Vibrant Brushed Nickel	Kohler	Studio 41	K8801SN	https://www.shopstudio41.com/products/Kohler/khlr/k8801sn.html
Main Level	Kitchen - 108	Bar/Beverage Center (West Elevation)	PLB - 52	KS-2	1		Litze®: Bar Faucet with Square Spout and Knurled Handle Kit	Spout Reach: 5-7/8" Total Height: 11-5/16"	Polished Nickel	Brizo	Studio 41	61053LF-PN	https://www.shopstudio41.com/products/brizo/61053lfpn.html

Main Level	Kitchen - 108	Bar/Beverage Center (West Elevation)	PLB - 53	KS-2	1		Showroom Collection Modern 3020 Instant Hot and Cold Faucet	5.42" x 9"	Polished Nickel	Insinkerator	Studio 41	FHC3020PN	https://www.shopstudio41.com/products/Insinkerator/Ink/45396cise.html
Main Level	Kitchen - 108	Bar/Beverage Center (West Elevation)	PLB - 54	KS-2	1		Digital Instant Hot Water Tank and Filtration System	N/A	N/A	Insinkerator	Studio 41	HWT300F2000S	https://insinkerator.emerson.com/en-us/shop/insinkerator/insinkerator-digital-tank-and-filter
Main Level	Pantry - 110	East Elevation Sink	PLB - 55	KS-3	1		Litze®: SmartTouch® Pull-Down Kitchen Faucet with Square Spout and Knurled Handle	Spout Reach: 9" Total Height: 14-1/2"	Polished Nickel	Brizo	Studio 41	64053LF-PN	https://www.shopstudio41.com/products/brizo/64053lfpn.html
Main Level	Pantry - 110	East Elevation Sink	PLB - 56	KS-3	1		A/C Power Supply	N/A	N/A	Delta	Studio 41	EP102157	https://www.deltafaucet.com/parts/product/EP102157.html
Main Level	Pantry - 110	East Elevation Sink	PLB - 57	KS-3	1		Iron/Tones® undermount single-bowl kitchen sink	27" top	Biscuit	Kohler	Studio 41	K70896	https://www.kohler.com/en/products/kitchen-sinks/shop-kitchen-sinks/iron-tones-27-x-18-3-4-x-9-5-8-top-mount-undermount-single-bowl-kitchen-sink-5708?skuId=5708-NY
Main Level	Pantry - 110	East Elevation Sink	PLB - 58	KS-3	1		Disposal Flange With Stopper	4.5" diameter flange	Polished Nickel	Brizo	Studio 41	69072-PN	https://www.shopstudio41.com/products/brizo/69072pn.html
Main Level	Kitchen - 108	East Elevation Sink	PLB - 59	KS-3	1		Air Switch with Dual Outlet	See Spec Sheet	Polished Nickel	Brizo	Studio 41	69080-PN	https://www.shopstudio41.com/products/brizo/69080pn.html
Main Level	Pool Bath - 115	Shower	PLB - 60	SH-3	1		Universal Showering: Linear Round Shower Column	18" Linear Round	Chrome	Brizo	Studio 41	80092-PC	https://www.shopstudio41.com/products/brizo/80092pc.html
Main Level	Pool Bath - 115	Shower	PLB - 61	SH-3	1		7" Linear Round H2Okinetic® Multi-Function Wall Mount Shower Head - 2.5 GPM	7" Diameter	Chrome	Brizo	Studio 41	87492-PC-2.5	https://www.shopstudio41.com/products/brizo/87492pc25.html
Main Level	Pool Bath - 115	Shower	PLB - 62	SH-3	1		Linear Round H2Okinetic® Single Function Handshower	1 5/16" x 8 15/16"	Chrome	Brizo	Studio 41	RP73147PC	https://www.brizo.com/bath/product/RP73147PC
Main Level	Pool Bath - 115	Shower	PLB - 63	SH-3	1		Levoir™: Pressure Balance Valve Only Trim - Less Handle	See Spec Sheet	Chrome	Brizo	Studio 41	T60P098-PCLHP	https://www.brizo.com/bath/product/T60P098-PCLHP--HL60P98-PC--R60000-UNBX
Main Level	Pool Bath - 115	Shower	PLB - 64	SH-3	1		Levoir™: Pressure Balance Valve Trim Lever Handle Kit	N/A	Chrome	Brizo	Studio 41	HL60P98-PC	https://www.brizo.com/customer-support/repair-parts/HL60P98-PC
Main Level	Pool Bath - 115	Shower	PLB - 65	SH-3	1		MultiChoice® Universal High Flow Shower Rough With Stops	See Spec Sheet	N/A	Brizo	Studio 41	R60000UNWS	https://www.brizo.com/bath/product/R60000-UNWSHF
Main Level	Pool Bath - 115	Shower	PLB - 66	SH-3	1		Lago Series 36" Adjustable Mist (Tile - In) Drain	Kit Size: 36" Outlet: 2" Outlet	Polished	QM Drain	Studio 41	8863036PS	https://qmdrain.com/product/mist-tile-in-adjustable-lagos-linear-drain/
Main Level	Pool Bath - 115	Shower	PLB - 67	SH-3	1		PVC & ABS Drain Flange	6-1/4" x 3" x 2-3/4"	White	QM Drain	Studio 41	83FLG2PVC	N/A
Main Level	Pool Bath - 115	West Elevation	PLB - 68	WC-3	1		Santa Rosa™ One-piece compact elongated toilet, 1.28 gpf	27 3/4" x 17 5/8"	White	Kohler	Studio 41	K-30810-0	https://www.kohler.com/en/products/toilets/shop-toilets/santa-rosa-one-piece-compact-elongated-1-28-gpf-toilet-with-revolution-360-swirl-flushing-technology-30810?skuId=30810-0
Main Level	Pool Bath - 115	Vanity	PLB - 69	LAV-4	1		Levoir™: Single-Handle Lavatory Faucet 1.5 GPM	Spout Reach: 5-1/2" Total Height: 6-1/2"	Chrome	Brizo	Studio 41	65098LF-PC	https://www.shopstudio41.com/products/brizo/65098lfpc.html
Main Level	Pool Bath - 115	Vanity	PLB - 70	LAV-4	1		Caxton Undermount Bathroom Sink with Overflow and Clamp Assembly	19" x 15"	White	Kohler	Studio 41	K-2211-0	https://www.shopstudio41.com/products/Kohler/khlr/k22110.html

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No.	Description	Date
	ISSUE FOR CONSTRUCTION	2023-12-19

BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

PLUMBING SPECIFICATIONS

Project number	20-077
Date	2023-06-01
Drawn by	Author
Checked by	Checker
Scale	12" = 1'-0"

Sheet Number

A609

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Main Level	Mud Room/Laundry - 112	North Elevation Sink	PLB - 71	US-1	1		Pull-Down Kitchen Faucet with Square Spout - Less Handle	Spout Reach: 8-15/16" Total Height: 14-5/8"	Matte White	Brizo	Studio 41	Pull-Down Kitchen Faucet with Square Spout - Less Handle 63065LF-MWLHP Pull-Down Faucet Metal Lever Handle Kit	https://www.brizo.com/kitchen/product/63065LF-MWLHP--HLK175-MW
Main Level	Mud Room/Laundry - 112	North Elevation Sink	PLB - 72	US-1	1		Glen Falls top-mount/undermount utility sink with single faucet hole	25" X 22" X 13-5/8"	White	Kohler	Studio 41	K1901710	https://www.shopstudio41.com/products/Kohler/khlrk1901710.html
Main Level	Mud Room/Laundry - 112	North Elevation Sink	PLB - 73	US-1	1		Duostrainer Manual Sink Strainer With Tailpiece	Width: 4 1/2" Height: 3 1/8" Depth: 4 1/2"	Polished Chrome	Kohler	Studio 41	K8801CP	https://www.shopstudio41.com/products/Kohler/khlrk8801g.html
Upper Level	Primary Bath - 203	Double Vanity	PLB - 74	LAV-5	2		Invari®: Widespread Lavatory Faucet with Arc Spout - Less Handles 1.5 GPM	Spout Reach: 6" Total Height: 9-3/16"	Polished Nickel	Brizo	Studio 41	65376LF-PNLHP	https://www.shopstudio41.com/products/brizo/65376lfpnlhp.html
Upper Level	Primary Bath - 203	Double Vanity	PLB - 75	LAV-5	2		Invari®: Widespread Lavatory Lever Handle Kit	N/A	Polished Nickel	Brizo	Studio 41	HL5376-PN	https://www.brizo.com/customer-support/repair-parts/HL5376-PN
Upper Level	Primary Bath - 203	Double Vanity	PLB - 76	LAV-5	2		Push Button Pop-Up With Overflow	2-3/4" Diameter	Polished Nickel	Brizo	Studio 41	RP72414PN	https://www.shopstudio41.com/products/brizo/rp72414pn.html
Upper Level	Primary Bath - 203	Bath Tub	PLB - 77	TUB-1	1		Invari®: Single-Handle Floor Mount Tub Filler - Less Handle	10" x 36 5/16"	Polished Nickel	Brizo	Studio 41	T70176-PNLHP	https://www.shopstudio41.com/products/brizo/t70176pnlhp.html
Upper Level	Primary Bath - 203	Bath Tub	PLB - 78	TUB-1	1		Invari®: Single-Handle Floor Mount Tub Filler Lever Handle Kit	N/A	Polished Nickel	Brizo	Studio 41	HL7076-PN	https://www.brizo.com/customer-support/repair-parts/HL7076-PN
Upper Level	Primary Bath - 203	Bath Tub	PLB - 79	TUB-1	1		Single-Handle Freestanding Tub Filler Rough	N/A	N/A	Brizo	Studio 41	R70100-WS	https://www.brizo.com/bath/product/R70100-WS
Upper Level	Primary Bath - 203	Bath Tub	PLB - 80	TUB-1	1		Contemporary Toe Tapper Plug	33 1/4" x 18 5/8"	Polished Nickel	Victoria & Albert	Studio 41	K50PN	https://www.shopstudio41.com/products/Victoria-and-Albert/vanda/stdunixx.html
Upper Level	Primary Bath - 203	Shower	PLB - 81	SH-4	1		6" Ceiling Mount Shower Arm And Round Flange	6" Length	Brilliance Polished Nickel	Brizo	Studio 41	RP48985PN	https://www.shopstudio41.com/products/brizo/rp48985pn.html
Upper Level	Primary Bath - 203	Shower	PLB - 82	SH-4	1		Linear Round Single-Function Raincan Shower Head - 2.5 GPM	12" Diameter	Polished Nickel	Brizo	Studio 41	81392-PN-2.5	https://www.shopstudio41.com/products/brizo/81392pn25.html
Upper Level	Primary Bath - 203	Shower	PLB - 83	SH-4	1		Invari®: Angled Wall Mount Shower Arm and Flange	11" Length	Polished Nickel	Brizo	Studio 41	RP100325PN	https://www.shopstudio41.com/products/brizo/rp100325pn.html
Upper Level	Primary Bath - 203	Shower	PLB - 84	SH-4	1		Invari®: H2Okinetic® Round Multi-Function Shower Head - 2.5 GPM	7-5/8" Diameter	Polished Nickel	Brizo	Studio 41	87476-PN-2.5	https://www.shopstudio41.com/products/brizo/87476pn25.html
Upper Level	Primary Bath - 203	Shower	PLB - 85	SH-4	1		Invari®: H2Okinetic® Multi-Function Wall Mount Handshower	11 1/16" x 6"	Polished Nickel	Brizo	Studio 41	88876-PN	https://www.brizo.com/bath/product/88876-NK
Upper Level	Primary Bath - 203	Shower	PLB - 86	SH-4	1		Anthem™ Digital control	N/A	Polished Nickel	Kohler	Studio 41	K-28214-SN	https://www.kohler.com/en/products/showers/shop-shower-trims-valves/anthem-digital-control-282147skuId=28214-SN
Upper Level	Primary Bath - 203	Shower	PLB - 87	SH-4	1		Anthem™ Three-port digital thermostatic valve	N/A	N/A	Kohler	Studio 41	K-28210-NA	https://www.kohler.com/en/products/showers/shop-shower-trims-valves/anthem-three-port-digital-thermostatic-valve-282107skuId=28210-NA
Upper Level	Primary Bath - 203	Shower	PLB - 88	SH-4	1		Anthem™ Remote on/off button for digital thermostatic valve	N/A	Vibrant Polished Nickel	Kohler	Studio 41	K-28213-SN	https://www.kohler.com/en/products/showers/shop-shower-trims-valves/anthem-remote-on-off-button-for-digital-thermostatic-valve-28213?skuId=28213-SN

Upper Level	Primary Bath - 203	Shower	PLB - 89	SH-4	1		Lago Series 60" Adjustable Mist (Tile - In) Drain	Kit Size: 60" Outlet: 2" Outlet	Polished	QM Drain	Studio 41	8863060PS	https://qmdrain.com/product/mist-tile-in-adjustable-lagos-linear-drain/
Upper Level	Primary Bath - 203	Shower	PLB - 90	SH-4	1		PVC & ABS Drain Flange	6-1/4" x 3" x 2-3/4"	White	QM Drain	Studio 41	83FLG2PVC	N/A
Upper Level	Primary Bath - 203	North Elevation	PLB - 91	WC-4	1		Veil® One-piece compact elongated smart toilet, dual-flush	17 1/4" x 26 1/8"	Vitreous China - White	Kohler	Studio 41	K5401-PA-0	https://www.kohler.com/en/products/toilets/shop-toilets/veil-comfort-height-intelligent-skirted-one-piece-elongated-dual-flush-toilet-5401-pa?defrps_apo_kbus_dtc_pmax_bxyz_pmax_toilet_x_x_all_2022_apo_&id=ps_apo_kbus_dtc_2023_584179747179_602&pcbsrc=paw.ds&pcbid=CjwKCAiwhJukBhBPEiwAnilcNQxV7viFWh...
Upper Level	Primary Bath - 203	West Elevation	PLB - 92	TUB-1	1		Trivento Freestanding Soaking Bathtub with Overflow Hole	65" X 27-7/8"	Cream - Gloss	Victoria & Albert	Studio 41	TRVNSWOF - RAL9001	https://houseofrohl.com/trivento-65-inch-x-27-7-8-inch-freestanding-soaking-bathtub-in-volcanic-limestone-with-overflow-hole-white-trv-n-swof/
Upper Level	Primary Bath - 203	Double Vanity	PLB - 93	LAV-5	2		Canvas oval undermount sink	Width: 19.4375" Height: 5.875" Depth: 16.0625"	White	Kohler	Studio 41	K-2874-0	https://www.shopstudio41.com/products/Kohler/khlrk28740.html
Upper Level	Zora's Bath - 209	Vanity	PLB - 94	LAV-7	1		Allaria™: Widespread Lavatory Faucet with Arc Spout - Less Handles	Spout Reach: 5-1/2"" Total Height: 8-5/16"	Polished Chrome	Brizo	Studio 41	65367LFPCLHPECO	https://www.brizo.com/bath/product/65367LF-PCLHP-ECO--HL5367-PC
Upper Level	Zora's Bath - 209	Vanity	PLB - 95	LAV-7	1		Allaria™: Widespread Lavatory Twist Lever Handle Kit	N/A	Polished Chrome	Brizo	Studio 41	HL5367PC	https://www.brizo.com/customer-support/repair-parts/HL5367-PC
Upper Level	Zora's Bath - 209	Vanity	PLB - 96	LAV-7	1		Push Button Pop-Up With Overflow	2-3/4" Diameter	Polished Chrome	Brizo	Studio 41	RP72414PC	https://www.shopstudio41.com/products/brizo/rp72414pc.html
Upper Level	Zora's Bath - 209	Bath Tub	PLB - 97	TUB-3	1		Allaria™: Two-Handle Wall Mount Tub Filler - Less Handles	Spout Reach: 11-5/16"	Polished Chrome	Brizo	Studio 41	T70467PCLHP	https://www.brizo.com/bath/product/T70467-PCLHP--HL70467-PC--R70400
Upper Level	Zora's Bath - 209	Bath Tub	PLB - 98	TUB-3	1		Allaria™: Two-Handle Wall Mount Tub Filler Twist Lever Handle Kit	N/A	Polished Chrome	Brizo	Studio 41	HL70467PC	https://www.brizo.com/customer-support/repair-parts/HL70467-PC
Upper Level	Zora's Bath - 209	Bath Tub	PLB - 99	TUB-3	1		Vettis®: Two-Handle Wall Mount Tub Filler Rough	See Spec Sheet	N/A	Brizo	Studio 41	R70400	https://www.brizo.com/bath/product/R70400
Upper Level	Zora's Bath - 209	Shower	PLB - 100	SH-5	1		Allaria™: 13" Wall Mount Shower Arm and Flange	13"L x 2.5"H	Polished Chrome	Brizo	Studio 41	83867PC	https://www.brizo.com/bath/product/83867-PC
Upper Level	Zora's Bath - 209	Shower	PLB - 101	SH-5	1		Linear Square H2Okinetic® Multi-Function Wall Mount Shower Head - 2.5 GPM	7" Square	Polished Chrome	Brizo	Studio 41	87406-PC-2.5	https://www.shopstudio41.com/products/brizo/87406pc25.html
Upper Level	Zora's Bath - 209	Shower	PLB - 102	SH-5	1		Allaria™: Multi-Function Wall Mount Handshower	5 15/16" x 10 5/8"	Polished Chrome	Brizo	Studio 41	88867PC	https://www.brizo.com/bath/product/88867-PC
Upper Level	Zora's Bath - 209	Shower	PLB - 103	SH-5	1		Kintsu®: TempAssure Thermostatic Valve with Integrated 3-Function Diverter Trim - Less Handles	See Spec Sheet	Polished Chrome	Brizo	Studio 41	T75506PCLHP	https://www.shopstudio41.com/products/brizo/t75506pcthp.html
Upper Level	Zora's Bath - 209	Shower	PLB - 104	SH-5	1		Allaria™: TempAssure® Thermostatic Valve Trim with Integrated Diverter Trim Twist Lever Handle Kit	N/A	Polished Chrome	Brizo	Studio 41	HL7567PC	https://www.brizo.com/customer-support/repair-parts/HL7567-PC
Upper Level	Zora's Bath - 209	Shower	PLB - 105	SH-5	1		MultiChoice® Universal Integrated Shower Diverter Rough	See Spec Sheet	N/A	Brizo	Studio 41	R75000-WS	https://www.brizo.com/bath/product/R75000-WS
Upper Level	Zora's Bath - 209	Shower	PLB - 106	SH-5	1		Lago Series 48" Adjustable Mist (Tile - In) Drain	Kit Size: 48" Outlet: 2" Outlet	Polished	QM Drain	Studio 41	8863048PS	https://qmdrain.com/product/mist-tile-in-adjustable-lagos-linear-drain/

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No.	Description	Date
	ISSUE FOR CONSTRUCTION	2023-12-19

BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

PLUMBING SPECIFICATIONS

Project number	20-077
Date	2023-06-01
Drawn by	Author
Checked by	Checker
Scale	12" = 1'-0"
Sheet Number	A610

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Upper Level	Zora's Bath - 209	Shower	PLB - 107	SH-5	1		PVC & ABS Drain Flange	6-1/4" x 3" x 2-3/4"	White	QM Drain	Studio 41	83FLG2PVC	N/A
Upper Level	Zora's Bath - 209	East Elevation	PLB - 108	WC-6	1		Santa Rosa™ One-piece compact elongated toilet, 1.28 gpf	27 3/4" x 17 5/8"	White	Kohler	Studio 41	K-30810-0	https://www.kohler.com/en/products/toilets/shop-toilets/santa-rosa-one-piece-compact-elongated-1-28-gpf-toilet-with-revolution-360-swirl-flushing-technology-308107skuId=30810-0
Upper Level	Zora's Bath - 209	East Elevation	PLB - 109	TUB-3	1		Archer Alcove Bath With Integral Flange and Left-hand Drain	60"L x 30"W	Thunder Grey	Kohler	Studio 41	K1946L58	https://www.shopstudio41.com/products/Kohler/khlr/k1946l58.html
Upper Level	Zora's Bath - 209	Bath Tub	PLB - 110	TUB-3	1		Clearflo Slotted overflow bath drain	18" x 18"	Polished Chrome	Kohler	Studio 41	K7272CP	https://www.kohler.com/en/products/bathtubs/shop-bathtubs/clearflo-slotted-overflow-bath-drain-72727skuId=72722-CP
Upper Level	Zora's Bath - 209	Vanity	PLB - 111	LAV-7	1		Caxton® UC Lavatory Sink w/ Clamp	19" x 15"	White	Kohler	Studio 41	K22110	https://s41tradeconnect.com/product/kohler-caxton-oval-19-x-15-undermount-bathroom-sink-with-overflow/?attribute_pa_finish=dune
Upper Level	Laundry Room 2 - 211	North Elevation Sink	PLB - 112	US-2	1		Trinsic®: Single Handle Pull-Down Kitchen Faucet	Total Height: 15-11/16"	Chrome	Delta	Studio 41	9159-DST	https://www.shopstudio41.com/products/Delta-Faucet-Company/df9159dst.html
Upper Level	Laundry Room 2 - 211	Sink	PLB - 113	US-2	1		Glen Falls™ Top-mount/undermount Utility Sink With Single Faucet Hole	25" X 22" X 13-5/8"	White	Kohler	Studio 41	K1901710	https://www.shopstudio41.com/products/Kohler/khlr/k1901710.html
Upper Level	Laundry Room 2 -211	Sink	PLB - 114	US-2	1		Duostrainer sink drain and strainer with tailpiece	Width: 4 1/2" Height: 3 1/8" Depth: 4 1/2"	Polished Chrome	Kohler	Studio 41	K8801CP	https://www.shopstudio41.com/products/Kohler/khlr/k8801vs.html
Upper Level	Margaret's Bath - 215	Vanity	PLB - 115	LAV-8	1		Kintsu®: Widespread Lavatory Faucet with Arc Spout - Less Handles 1.5 GPM	Spout Reach: 5-1/2" Total Height: 9"	Luxe Nickel	Brizo	Studio 41	65306LF-NKLHP	https://www.shopstudio41.com/products/brizo/65306lfnklhp.html
Upper Level	Margaret's Bath - 215	Vanity	PLB - 116	LAV-8	1		Kintsu®: Widespread Lavatory Lever Handle Kit	Height: 2-1/4" Handle Length: 2-7/16"	Luxe Nickel	Brizo	Studio 41	HL5306-NK	https://www.brizo.com/customer-support/repair-parts/HL5306-NK
Upper Level	Margaret's Bath - 215	Vanity	PLB - 117	LAV-8	1		Push Button Pop-Up With Overflow	2-3/4" Diameter	Luxe Nickel	Brizo	Studio 41	RP72414NK	https://www.shopstudio41.com/products/brizo/rp72414nk.html
Upper Level	Margaret's Bath - 215	Tub/Shower	PLB - 118	TUB-4	1		Universal Showering: Linear Round Shower Column	18" Linear Round Column	Luxe Nickel	Brizo	Studio 41	80092-NK	https://www.shopstudio41.com/products/brizo/80092nk.html
Upper Level	Margaret's Bath - 215	Tub/Shower	PLB - 119	TUB-4	1		Universal Showering: 7" Linear Round H2Okinetic® Multi-Function Wall Mount Shower Head	7" Diameter	Luxe Nickel	Brizo	Studio 41	87492-NK-2.5	https://www.shopstudio41.com/products/brizo/87492nk25.html
Upper Level	Margaret's Bath - 215	Tub/Shower	PLB - 120	TUB-4	1		Universal Showering: Linear Round H2Okinetic® Single Function Handshower	See Spec Sheet	Luxe Nickel	Brizo	Studio 41	RP73147NK	https://www.shopstudio41.com/products/brizo/rp73147nk.html
Upper Level	Margaret's Bath - 215	Tub/Shower	PLB - 121	TUB-4	1		Kintsu®: TempAssure Thermostatic Valve Only Trim - Less Handles	See Spec Sheet	Luxe Nickel	Brizo	Studio 41	T60006-NKLHP	https://www.shopstudio41.com/products/brizo/t60006nklhp.html
Upper Level	Margaret's Bath - 215	Tub/Shower	PLB - 122	TUB-4	1		Kintsu®: TempAssure® Thermostatic Valve Trim Lever Handle Kit	Large Handle Length: 3-7/16" Overall Height: 3 5/16"	Luxe Nickel	Brizo	Studio 41	HL6006-NK	https://www.brizo.com/customer-support/repair-parts/HL6006-NK
Upper Level	Margaret's Bath - 215	Tub/Shower	PLB - 123	TUB-4	1		MultiChoice® Universal Tub/Shower Rough with Stops	See Spec Sheet	N/A	Brizo	Studio 41	R60000-UNWS	https://www.brizo.com/bath/product/R60000-UNWS
Upper Level	Margaret's Bath - 215	Tub/Shower	PLB - 124	TUB-4	1		Kintsu®: Diverter Tub Spout	Length: 9-11/16" Width: 2-1/4"	Luxe Nickel	Brizo	Studio 41	73506NK	https://www.shopstudio41.com/products/brizo/73506nk.html

Upper Level	Margaret's Bath - 215	South Elevation	PLB - 125	WC-7	1		Santa Rosa™ One-piece compact elongated toilet, 1.28 gpf	27 3/4" x 17 5/8"	White	Kohler	Studio 41	K-30810-0	https://www.kohler.com/en/products/toilets/shop-toilets/santa-rosa-one-piece-compact-elongated-1-28-gpf-toilet-with-revolution-360-swirl-flushing-technology-308107skuId=30810-0
Upper Level	Margaret's Bath - 215	Toilet	PLB - 126	WC-7	1		Santa Rosa™ Left-hand trip lever	3 1/4"	Vibrant Brushed Nickel	Kohler	Studio 41	K-30919-L-BN	https://www.kohler.com/en/products/bathroom-accessories/shop-bathroom-accessories/santa-rosa-left-hand-trip-lever-30919-l?skuId=30919-L-BN
Upper Level	Margaret's Bath - 215	Bath Tub	PLB - 127	TUB-4	1		Archer Alcove Bath With Integral Flange and Left-hand Drain	60" x 30"	White	Kohler	Studio 41	K-1946-L-0	https://www.shopstudio41.com/products/Kohler/khlr/k1946l0.html
Upper Level	Margaret's Bath - 215	Bath Tub	PLB - 128	TUB-4	1		Clearflo Slotted overflow bath drain	18" x 18"	Vibrant Brushed Nickel	Kohler	Studio 41	K-7272-BN	https://www.kohler.com/en/products/bathtubs/shop-bathtubs/clearflo-slotted-overflow-bath-drain-72727skuId=72722-BN
Upper Level	Margaret's Bath - 215	Vanity	PLB - 129	LAV-8	1		Caxton Undermount Bathroom Sink with Overflow and Clamp Assembly	19" x 15"	White	Kohler	Studio 41	K-2211-0	https://www.shopstudio41.com/products/Kohler/khlr/k22110.html
Upper Level	Guest Bath 1 - 206	Vanity	PLB - 130	LAV-8	1		Kintsu®: Widespread Lavatory Faucet with Low Spout - Less Handles 1.5 GPM	Spout Reach: 5-3/8" Total Height: 5-3/4"	Chrome	Brizo	Studio 41	65308LFPCLHP	https://www.shopstudio41.com/products/brizo/65308lfpclhpeco.html
Upper Level	Guest Bath 1 - 206	Vanity	PLB - 131	LAV-8	1		Kintsu®: Widespread Lavatory Lever Handle Kit	N/A	Chrome	Brizo	Studio 41	HL5306-PC	https://www.brizo.com/customer-support/repair-parts/HL5306-PC
Upper Level	Guest Bath 1 - 206	Vanity	PLB - 132	LAV-8	1		Push Button Pop-Up With Overflow	2-3/4" Diameter	Chrome	Brizo	Studio 41	RP72414PC	https://www.shopstudio41.com/products/brizo/rp72414pc.html
Upper Level	Guest Bath 1 - 206	Tub/Shower	PLB - 133	TUB-2	1		Brizo Brizo Universal Showering: Linear Round Shower Column	18" Linear Round	Chrome	Brizo	Studio 41	80092-PC	https://www.shopstudio41.com/products/brizo/80092pc.html
Upper Level	Guest Bath 1 - 206	Tub/Shower	PLB - 134	TUB-2	1		7" Linear Round H2Okinetic® Multi-Function Wall Mount Shower Head - 2.5 GPM	7" Diameter	Chrome	Brizo	Studio 41	87492-PC-2.5	https://www.shopstudio41.com/products/brizo/87492pc25.html
Upper Level	Guest Bath 1 - 206	Tub/Shower	PLB - 135	TUB-2	1		Linear Round H2Okinetic® Single Function Handshower	See Spec Sheet	Chrome	Brizo	Studio 41	RP73147PC	https://www.shopstudio41.com/products/brizo/rp73147pc.html
Upper Level	Guest Bath 1 - 206	Tub/Shower	PLB - 136	TUB-2	1		Kintsu®: Pressure Balance Valve Only Trim - Less Handle	See Spec Sheet	Chrome	Brizo	Studio 41	T60P006-PCLHP	https://www.shopstudio41.com/products/brizo/t60p006pclhp.html
Upper Level	Guest Bath 1 - 206	Tub/Shower	PLB - 137	TUB-2	1		Kintsu®: Pressure Balance Valve Trim Lever Handle Kit	Height: 2" Handle Length: 3-1/4"	Chrome	Brizo	Studio 41	HL60P06-PC	https://www.brizo.com/customer-support/repair-parts/HL60P06-PC
Upper Level	Guest Bath 1 - 206	Tub/Shower	PLB - 138	TUB-2	1		MultiChoice® Universal Tub/Shower Rough with Stops	See Spec Sheet	N/A	Brizo	Studio 41	R60000-UNWS	https://www.brizo.com/bath/product/R60000-UNWS
Upper Level	Guest Bath 1 - 206	Tub/Shower	PLB - 139	TUB-2	1		Kintsu®: Diverter Tub Spout	Length: 8-9/16" Width: 2-1/4"	Chrome	Brizo	Studio 41	73506-PC	https://www.shopstudio41.com/products/brizo/73506pc.html
Upper Level	Guest Bath 1 - 206	East Elevation	PLB - 140	WC-5	1		Santa Rosa™ One-piece compact elongated toilet, 1.28 gpf	27 3/4" x 17 5/8"	White	Kohler	Studio 41	K-30810-0	https://www.kohler.com/en/products/toilets/shop-toilets/santa-rosa-one-piece-compact-elongated-1-28-gpf-toilet-with-revolution-360-swirl-flushing-technology-308107skuId=30810-0
Upper Level	Guest Bath 1 - 206	Tub/Shower	PLB - 141	TUB-2	1		Archer® 60" x 30" alcove bath, left drain	60" x 30"	White	Kohler	Studio 41	K-1946-LA-0	https://www.shopstudio41.com/products/Kohler/khlr/k1946lla0.html
Upper Level	Guest Bath 1- 206	Tub/Shower	PLB - 142	TUB-2	1		Clearflo Slotted overflow bath drain	18" x 18"	Polished Chrome	Kohler	Studio 41	K7272CP	https://www.kohler.com/en/products/bathtubs/shop-bathtubs/clearflo-slotted-overflow-bath-drain-72727skuId=72722-CP

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No.	Description	Date
	ISSUE FOR CONSTRUCTION	2023-12-19

BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

PLUMBING SPECIFICATIONS

Project number	20-077
Date	2023-06-01
Drawn by	Author
Checked by	Checker
Scale	12" = 1'-0"
Sheet Number	A611

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Upper Level	Guest Bath 1 - 206	Vanity	PLB - 143	LAV-6	1		Caxton Undermount Bathroom Sink with Overflow and Clamp Assembly	19" x 15"	White	Kohler	Studio 41	K-2211-0	https://www.shopstudio41.com/products/Kohler/khlr/k22110.html
Upper Level	Guest Bath 2 - 218	Vanity	PLB - 144	LAV-6	1		Kintsu®: Widespread Lavatory Faucet with Low Spout - Less Handles 1.5 GPM	Spout Reach: 5-3/8" Total Height: 5-3/4"	Chrome	Brizo	Studio 41	65308LFPCLHP	https://www.shopstudio41.com/products/brizo/65308lfpclhpeco.html
Upper Level	Guest Bath 2 - 218	Vanity	PLB - 145	LAV-6	1		Kintsu®: Widespread Lavatory Lever Handle Kit	N/A	Chrome	Brizo	Studio 41	HL5306-PC	https://www.brizo.com/customer-support/repair-parts/HL5306-PC
Upper Level	Guest Bath 2 - 218	Vanity	PLB - 146	LAV-6	1		Push Button Pop-Up With Overflow	2-3/4" Diameter	Chrome	Brizo	Studio 41	RP72414PC	https://www.shopstudio41.com/products/brizo/rp72414pc.html
Upper Level	Guest Bath 2 - 218	Tub/Shower	PLB - 147	TUB-2	1		Brizo Brizo Universal Showering: Linear Round Shower Column	18" Linear Round	Chrome	Brizo	Studio 41	80092-PC	https://www.shopstudio41.com/products/brizo/80092pc.html
Upper Level	Guest Bath 2 - 218	Tub/Shower	PLB - 148	TUB-2	1		7" Linear Round H2Okinetic® Multi-Function Wall Mount Shower Head - 2.5 GPM	7" Diameter	Chrome	Brizo	Studio 41	87492-PC-2.5	https://www.shopstudio41.com/products/brizo/87492pc25.html
Upper Level	Guest Bath 2 - 218	Tub/Shower	PLB - 149	TUB-2	1		Linear Round H2Okinetic® Single Function Handshower	See Spec Sheet	Chrome	Brizo	Studio 41	RP73147PC	https://www.shopstudio41.com/products/brizo/rp73147pc.html
Upper Level	Guest Bath 2 - 218	Tub/Shower	PLB - 150	TUB-2	1		Kintsu®: Pressure Balance Valve Only Trim - Less Handle	See Spec Sheet	Chrome	Brizo	Studio 41	T60P006-PCLHP	https://www.shopstudio41.com/products/brizo/t60p006pclhp.html
Upper Level	Guest Bath 2 - 218	Tub/Shower	PLB - 151	TUB-2	1		Kintsu®: Pressure Balance Valve Trim Lever Handle Kit	Height: 2" Handle Length: 3-1/4"	Chrome	Brizo	Studio 41	HL60P06-PC	https://www.brizo.com/customer-support/repair-parts/HL60P06-PC
Upper Level	Guest Bath 2 - 218	Tub/Shower	PLB - 152	TUB-2	1		MultiChoice® Universal Tub/Shower Rough with Stops	See Spec Sheet	N/A	Brizo	Studio 41	R60000-UNWS	https://www.brizo.com/bath/product/R60000-UNWS
Upper Level	Guest Bath 2 - 218	Tub/Shower	PLB - 153	TUB-2	1		Kintsu®: Diverter Tub Spout	Length: 8-9/16" Width: 2-1/4"	Chrome	Brizo	Studio 41	73506-PC	https://www.shopstudio41.com/products/brizo/73506pc.html
Upper Level	Guest Bath 2 - 218	East Elevation	PLB - 154	WC-5	1		Santa Rosa™ One-piece compact elongated toilet, 1.28 gpf	27 3/4" x 17 5/8"	White	Kohler	Studio 41	K-30810-0	https://www.kohler.com/en/products/toilets/shop-toilets/santa-rosa-one-piece-compact-elongated-1-28-gpf-toilet-with-revolution-360-swirl-flushing-technology-30810?skuId=30810-0
Upper Level	Guest Bath 2 - 218	Tub/Shower	PLB - 155	TUB-2	1		Archer® Alcove Bath With Integral Flange and Right-hand Drain	60" x 30"	White	Kohler	Studio 41	K1946R0	https://www.shopstudio41.com/products/Kohler/khlr/k1946r0.html
Upper Level	Guest Bath 2 - 218	Tub/Shower	PLB - 156	TUB-2	1		Clearflo Slotted overflow bath drain	18" x 18"	Polished Chrome	Kohler	Studio 41	K7272CP	https://www.kohler.com/en/products/bathtubs/shop-bathtubs/clearflo-slotted-overflow-bath-drain-7272?skuId=7272-CP
Upper Level	Guest Bath 2 - 218	Vanity	PLB - 157	LAV-6	1		Caxton Undermount Bathroom Sink with Overflow and Clamp Assembly	19" x 15"	White	Kohler	Studio 41	K-2211-0	https://www.shopstudio41.com/products/Kohler/khlr/k22110.html

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BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

PLUMBING SPECIFICATIONS

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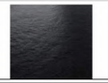
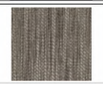
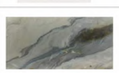
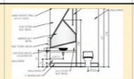
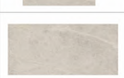
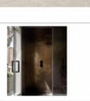
STONE/ TILE SPECIFICATIONS

KEY

Pending Selection

Pending Confirmation/Changes

Floor	Room	Location	Spec ID	Tag ID	Quantity	Product Image/Likeness	Description	Dimensions	Finish/ Material	Vendor	Manufacturer	Item # (SKU)	Link
General	Elevator	Elevator Floor	STN/TIL - 01										
General	Elevator	Walls	STN/TIL - 02										
General	Elevator	Walls	STN/TIL - 03										
Lower Level	Gym - 001	Flooring	STN/TIL - 04				Sport Flooring, per builder specificaiton						
Lower Level	Maya's Office - 002	Flooring	STN/TIL - 05	WF-2			Ozo-Grip Woven Rattan	20" x 40"	Woven Rattan	To Market	To Market	102W RATTAN	https://www.tomkt.com/products/102w-rattan
Lower Level	Maya's Office - 002	Floor Base	STN/TIL - 06	B1			Painted Wood - Color TBD		TBD				
Lower Level	Gym Bath - 003	Main Floor	STN/TIL - 07	FT-12			Umber - Encaustic Tile	4" x 4", 5/8" thickness - 1/16" joint	Matte, Encaustic Cement	Cle Tile	Cle Tile	4X4 UMBER MATTE	https://www.cletile.com/products/cement-mythology-salon-petite-vibrant-trio-umber-mallard-fig?sku=C30304
Lower Level	Gym Bath - 003	Shower Flooring	STN/TIL - 08	FT-13			Black - Encaustic Tile	4" x 4", 5/8" thickness - 1/16" joint	Matte, Encaustic Cement	Cle Tile	Cle Tile	4X4 BLACK MATTE	https://www.cletile.com/products/cement-mythology-salon-petite-vibrant-trio-umber-mallard-fig?sku=C30304
Lower Level	Gym Bath - 003	Tile #1 - South Wall, North Shower Wall and West Shower Wall including niches	STN/TIL - 09	WT-1			Black - Encaustic Tile	2" x 8", 5/8" thickness - 1/16" joint	Matte, Encaustic Cement	Cle Tile	Cle Tile	2X8 BLACK MATTE	https://www.cletile.com/products/cement-mythology-salon-petite-vibrant-trio-umber-mallard-fig?sku=C30304
Lower Level	Gym Bath - 003	Tile #2 - South Wall, North Shower Wall and West Shower Wall including niches	STN/TIL - 10	WT-2			Umber - Encaustic Tile	2" x 8", 5/8" thickness - 1/16" joint	Matte, Encaustic Cement	Cle Tile	Cle Tile	2X8 UMBER MATTE	https://www.cletile.com/products/cement-mythology-salon-petite-vibrant-trio-umber-mallard-fig?sku=C30304
Lower Level	Gym Bath - 003	Shower Ceiling ONLY	STN/TIL - 11	FT-12			Umber - Encaustic Tile	4" x 4", 5/8" thickness - 1/16" joint	Matte, Encaustic Cement	Cle Tile	Cle Tile	4X4 UMBER MATTE	https://www.cletile.com/products/cement-mythology-salon-petite-vibrant-trio-umber-mallard-fig?sku=C30304
Lower Level	Gym Bath - 003	Countertop and shower bench seat	STN/TIL - 11	SS-2			Dekton - reverse bevel edge profile	2 cm	Sirius - Matte	Cosentino	Dekton		https://www.cosentino.com/usa/colors/dekton/sirius/
Lower Level	Rec Area - 007/008/012/013/014	Flooring (Rec Area, Game Space and Media Vestibule)	STN/TIL - 12	WF-2			Ozo-Grip Woven Rattan	20" x 40"	Woven Rattan	To Market	To Market	102W RATTAN	https://www.tomkt.com/products/102w-rattan
Lower Level	Rec Area - 007/008	Floor Base	STN/TIL - 13	B1			Painted Wood - Color TBD		TBD				
Lower Level	Rec Area - 007	West Elevation Bar Countertop and Seated Countertop	STN/TIL - 14	SS-2			Dekton - Eased edge profile with waterfall at North end of counter	2 cm	Sirius - Matte, eased edge	Cosentino	Dekton		https://www.cosentino.com/usa/colors/dekton/sirius/
Lower Level	Rec Area - 007	West Elevation Bar Backsplash	STN/TIL - 15	SS-2			Dekton - block style backsplash	2" H x 2"D	Sirius, Matte	Cosentino	Dekton		https://www.cosentino.com/usa/colors/dekton/sirius/
Main Level	MJ's Bath (Guest Bath 3) - 104	Main Floor and Shower Walls	STN/TIL - 16	WT10			Clash Spirit Field Tile, offset (running bond)	24" x 24", 9 mm thick - 1/16" joint	Porcelain - Matte/Natural, Rectified	Virginia Tile	Caesar Ceramiche	CAECSSP2424R	https://virginiatile.com/tiles/clash-spirit-24x24-field-tile-matte-rectified/
Main Level	MJ's Bath (Guest Bath 3) - 104	Shower Floor and Shower Niche	STN/TIL - 17	FT-10			La Marca Onyx Nuvolato Hexagon Mosaic Tile	2", 8.4 mm thick - 1/16" joint	Porcelain - Honed	Virginia Tile	Anatolia	ANALMONHEX2H	https://virginiatile.com/tiles/la-marca-onyx-nuvolato-2-hexagon-mosaic-honed/
Main Level	MJ's Bath (Guest Bath 3) - 104	Countertop, Threshold, Shower and Towel Niche Shelves; Shower Seat (floating - no apron)	STN/TIL - 18	SS-3			Caesarstone - Organic White	3cm	Polished/Quartz, eased edge profile		Caesarstone	4600	https://www.caesarstoneus.com/countertops/4600-organic-white/
Main Level	MJ's Bath (Guest Bath 3) - 104	North Elevation Countertop	STN/TIL - 19	SS-3			Floating countertop ONLY with 6"H waterfall	3cm	Polished/Quartz, eased edge profile		Caesarstone	4600	https://www.caesarstoneus.com/countertops/4600-organic-white/
Main Level	Kitchen - 108	Island #1	STN/TIL - 20	SS-4			50% of island countertop - Calia Stone Blue Sea, Irregular/geo shaped eased edge profile.	2 cm thickness	Polished Quartzite	Calia Stone	Calia Stone	1927	https://caliastone.com/product/blue-sea-2cm-polished/
Main Level	Kitchen - 108	Island #2	STN/TIL - 21	SS-6		Image Not Available	50% of island - White Oak Veneer, eased edge profile.	Thickness TBD by builder	To match floors/satin				
Main Level	Kitchen - 108	Island Knee Wall	STN/TIL - 22	WF-1			Metal grille overlay on oak wood veneer knee wall.		Metal Finish/TBD; to match metal tile at bar.		TBD - BJ?		
Main Level	Kitchen - 108	Perimeter Countertops	STN/TIL - 23	SS-5			Dekton - Reverse bevel edge profile.	2 cm	Aeris, Matte	Cosentino	Dekton		https://www.cosentino.com/en-au/colours/dekton/aeris/
Main Level	Kitchen - 108	South and South West Perimeter Backsplashes	STN/TIL - 24	SS-4			Calia Stone Blue Sea	2 cm thickness	Polished Quartzite	Calia Stone	Calia Stone	1927	https://caliastone.com/product/blue-sea-2cm-polished/
Main Level	Kitchen - 108	Northwest Bar Backsplash	STN/TIL - 25	WT-4A			Rhythme Mosaics Piano Set Tile	10.354"x11.772"x0.236" netted sheet	Oro - A blend of marble dust and resin (48% pre-consumer recycled content)	Ann Sacks	Ann Sacks	AS16007	https://www.annsacks.com/products/tile-stone-mosaic/rythme-mosaics#/rythme-piano
Main Level	Pantry - 110	Perimeter Countertops	STN/TIL - 26	SS-5			Dekton - Reverse bevel edge profile.	2 cm	Aeris, Matte	Cosentino	Dekton		https://www.cosentino.com/en-au/colours/dekton/aeris/
Main Level	Pantry - 110	Full-height Backsplash (South Wall) - VERTICAL APPLICATION	STN/TIL - 27	WT-5			Sweet Bars Field Tile; VERTICAL APPLICATION	5" x 5", 8.5 mm thick - 1/16" joint	Teal Gloss/ceramic	Virginia Tile	Wow USA	WOWSBTE55G	https://virginiatile.com/tiles/sweet-bars-teal-5x5-field-tile-gloss/
Main Level	Pantry - 110	East Backsplash; full-height	STN/TIL - 28	SS-5			Dekton	0.8 or 2 cm - TBD by builder based upon cost	Aeris, Matte	Cosentino	Dekton		https://www.cosentino.com/en-au/colours/dekton/aeris/
Main Level	Mudroom/Laundry - 112	Countertops	STN/TIL - 29	SS-3			Caesarstone - Organic White, eased edge.	3 cm	Polished/Quartz, eased edge profile			4600	https://www.caesarstoneus.com/countertops/4600-organic-white/
Main Level	Mudroom/Laundry - 112	Flooring	STN/TIL - 30	FT-1			Soapstone - Coffee Slab	48" x 48", 10 mm thick, set on 45 - 1/16" joint	Porcelain - Matte/Natural, Rectified	Virginia Tile	Soapstone	MEDSPCF4848R	https://virginiatile.com/tiles/soapstone-coffee-48x48-slab-matte-rectified/
Main Level	Mudroom/Laundry - 112	Countertop/Backsplash	STN/TIL - 31	SS-3			Caesarstone - Organic White	3 cm	Polished/Quartz			4600	https://www.caesarstoneus.com/countertops/4600-organic-white/
Main Level	Powder Room - 114	South Elevation Vanity Countertop	STN/TIL - 32	SS-6			Live Edge Oak	3" thick	White Oak or other species - dark stained				
Main Level	Powder Room - 114	Full-height backsplash	STN/TIL - 33				Combination of Natural Stone and Beveled Mirror	2 cm	Remnant Natural Stone, Beveled Mirror				
Main Level	Powder Room - 114	Between Toilet and Countertop	STN/TIL - 34			Image Not Available	FLOOR TO CEILING Partial glass wall, FRAMELESS	30 7/8" W, thickness TBD by vendor	Bronze Glass/Etched				
Main Level	Pool Bath - 115	Main and Shower Floors; Niches	STN/TIL - 35	WT-6			Zillige - Bejmat Tile	2" x 6" x 0.75"	Pending Storm - Glazed, Glossy	Cle Tile	Cle Tile	Z10059	https://www.cletile.com/products/zellige-pending-storm-bejmat-subway?sku=Z10059
Main Level	Pool Bath - 115	East and South Shower Walls and ALL of West Wall	STN/TIL - 36	FT-6			Clash Spirit Field Tile, offset (running bond)	24" x 24", 9 mm thick - 1/16" joint	Porcelain - Matte/Natural, Rectified	Virginia Tile	Caesar Ceramiche	CAECSSP2424R	https://virginiatile.com/tiles/clash-spirit-24x24-field-tile-matte-rectified/
Main Level	Pool Bath - 115	Countertop and 3" shelf below	STN/TIL - 37	SS-4			Waterfall 12"H Apron Countertop - Eased edge sink cutout - REMNANT PENDING	12" H waterfall, 2 cm thickness	Blue Sea, Polished Quartzite OR other natural remnant	Calia Stone	Calia Stone	1927	https://caliastone.com/product/blue-sea-2cm-polished/
Main Level	North Mudroom - 118	Floor base, tile and steps (hallway, steps, landing) (from pool door to pool bath)	STN/TIL - 38	FT-1			Soapstone/Coffee. Floor tile set on 45; cut edge of base finished with Schluter - color and profile TBD).	48x48", 10 mm thick, set on 45 - 1/16" joint	Porcelain - Matte/Natural, Rectified	Virginia Tile	Soapstone	MEDSPCF4848R	https://virginiatile.com/tiles/soapstone-coffee-48x48-slab-matte-rectified/
Upper Level	Primary Bath - 203	Main Flooring	STN/TIL - 39	FT-4			Soapstone - White Tile, 10 mm thick	48" x 48", 10 mm thick - 1/16" joint	Porcelain - Matte, Rectified	Virginia Tile	Soapstone	MEDSPWH4848R	https://virginiatile.com/tiles/soapstone-white-48x48-slab-matte-rectified/
Upper Level	Primary Bath - 203	All Elevations	STN/TIL - 40	WT-13			Soapstone White Field Tile	24" x 48", 10 mm thick - 1/16" joint	Porcelain - Matte, Rectified	Virginia Tile	Soapstone	MEDSPWH2448R	https://virginiatile.com/tiles/soapstone-white-24x48-field-tile-matte-rectified/
Upper Level	Primary Bath - 203	Tub and Shower, Accent Walls	STN/TIL - 41	WT-7			Modern Farmhouse brick; HERRINGBONE PATTERN	2.5x9.5"x.375 thick	Gloss/Glazed/Bronze	Cle Tile	Cle Tile	GB12004	https://www.cletile.com/products/modern-farmhouse-brick-2x9-bronze-gloss?sku=GB12004
Upper level	Primary Bath -203	Shower East Elevation	STN/TIL - 40 - 1	WT-13			Soapstone/white field tile - two foot rest niches for leg shaving.	24" x 48", 10 mm thick - 1/16" joint	Porcelain - Matte, Rectified	Virginia Tile	Soapstone	MEDSPWH2448R	

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	ISSUE FOR CONSTRUCTION	2023-12-19

BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

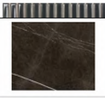
STONE AND TILE SPECIFICATIONS

Project number	20-077
Date	2023-06-01
Drawn by	Author
Checked by	Checker
Scale	12" = 1'-0"

Sheet Number

A613

12/19/2023 8:48:19 AM

Upper Level	Primary Bath - 203	Shower Flooring	STN/TIL - 42	FT-5			Soapstone - White Mosaic	2x2", 10mm thick - 1/16" joint	Porcelain - Matte, Rectified	Virginia Tile	Soapstone	MEDSPWHMOS22	https://virginiatile.com/tiles/soapstone-white-2x2-mosaic-matte-rectified/
Upper Level	Primary Bath - 203	Countertop, Seated Vanity Top, Window Casing and Niche Shelves; threshold	STN/TIL - 43	SS-2			Dekton, Countertop, Windows and Niches - eased edge profile	2 cm	Aeris, Matte	Cosentino	Dekton		https://www.cosentino.com/en-au/colours/dekton/aeris/
Upper Level	Guest Bath 1 - 206	Flooring	STN/TIL - 44	FT-6			Clash Spirit Grip Field Tile	12" x 24", 9 mm thick - 1/16" joint	Porcelain - Matte, Rectified	Virginia Tile	Caesar Ceramiche	CAECSSP1224G	https://virginiatile.com/tiles/clash-spirit-12x24-field-tile-grip-rectified/
Upper Level	Guest Bath 1 - 206	Tub/Shower Surround and Shower Niche ONLY	STN/TIL - 45	WT-10			Clash Spirit Matte Field Tile	12 x 24	Porcelain - Matte/Natural	Virginia Tile	Caesar Ceramiche	CAECSSP1224R	https://virginiatile.com/tiles/clash-spirit-12x24-field-tile-matte-rectified/
Upper Level	Guest Bath 1 - 206	Countertop/4" Backsplash and Shower Niche Shelf	STN/TIL - 46	SS-3			Caesarstone - Organic White, eased edge	3 cm	Polished Quartz		Caesarstone	4600	https://www.caesarstoneus.com/countertops/4600-organic-white/
Upper Level	Zora's Bath - 209	Entire shower surround - APPLIED VERTICAL STACKED	STN/TIL - 47	WT-8			Grace Berry O Field Tile	3" x 12", 8.5 mm thick	Ceramic - Glossy	Virginia Tile	Wow USA	WOWGCBEO312G	https://virginiatile.com/tiles/grace-berry-3x12-o-field-tile-glossy/
Upper Level	Zora's Bath - 209	Shower niche and apron at bench seat	STN/TIL - 48	WT-9			Sweet Bars Ebony Tile, HORIZONTAL STACKED WITH BARS VERTICAL	5" x 10"	Ebony - Gloss, Ceramic	Virginia Tile	Wow USA	WOWSBEB510G	https://virginiatile.com/tiles/sweet-bars-ebony-5x10-field-tile-gloss/
Upper Level	Zora's Bath - 209	Main Flooring	STN/TIL - 49	FT-7			Supreme Charcoal Field Tile	12x24", 10mm thick - 1/16" joint	Porcelain - Matte, rectified	Virginia Tile	Cerdomus	CDSSUCH1224R	https://virginiatile.com/tiles/supreme-charcoal-12x24-field-tile-matte-rectified/
Upper Level	Zora's Bath - 209	Shower Flooring	STN/TIL - 50	FT-8			Supreme Charcoal Mosaic Matte	2" x 2"	Porcelain - Matte	Virginia Tile	Cerdomus	CDSSUCHMOS22	https://virginiatile.com/tiles/supreme-charcoal-2x2-mosaic-matte/
Upper Level	Zora's Bath - 209	Countertop and Backsplash; shower bench seat and threshold cap, shower niche shelves	STN/TIL - 52	SS-9			Grafite Marble - eased edge	2 cm	Marble - Polished	Artistic Tile	Artistic Tile		https://www.artistictile.com/products/grafite-elgrafite?variant=39381070807128
Upper Level	Laundry Room 2 - 211	Flooring	STN/TIL - 53	FT-1			Soapstone/ Coffee	48" x 48", 10 mm thick, set of 45 - 1/16" joint	Porcelain - Matte/Natural, Rectified	Virginia Tile	Soapstone	MEDSPCF4848R	https://virginiatile.com/tiles/soapstone-coffee-48x48-slab-matte-rectified/
Upper Level	Laundry Room 2 - 211	Countertop and Backsplash	STN/TIL - 54	SS-3			Caesarstone - Organic White, eased edge profile.	2 cm thickness, 4"H backsplash	Polished Quartz		Caesarstone	4600	https://www.caesarstoneus.com/countertops/4600-organic-white/
Upper Level	Margaret's Bath - 215	Flooring	STN/TIL - 55	FT-9			Apidary Rough Cut Mosaic Sheet Tile - Carrara	11.125" x 12.25" x 0.375" - Standard Joint	Unglazed, Honed	Cle Tile	Cle Tile	LP0093	https://www.cletile.com/products/mosaic-tile-carrara-lapidary-rough-cut-standard?sku=LP0093
Upper Level	Margaret's Bath - 215	SHOWER WALLS ONLY	STN/TIL - 56	WT-10			Clash Spirit Field Tile - Stacked brick pattern (APPLIED HORIZONTAL)	12" x 24", 9 mm thick - 1/16" joint	Porcelain - Matte/Natural	Virginia Tile	Caesar Ceramiche	CAECSSP1224R	https://virginiatile.com/tiles/clash-spirit-12x24-field-tile-matte-rectified/
Upper Level	Margaret's Bath - 215	SHOWER NICHE ONLY	STN/TIL - 57	WT-11			Texture Silver Pattern Mix Field Tile; APPLIED VERTICAL	3" x 10", 8.5 mm thick - 1/16" joint	Ceramic - Glossy	Virginia Tile	Wow USA	WOWTXSIPAT310G	https://virginiatile.com/tiles/texture-silver-3x10-pattern-mix-field-tile-gloss/
Main Level	Margaret's Bath - 215	Countertop, 4" Backsplash, Threshold, Towel and Shower Niche Shelves	STN/TIL - 58	SS-3			Caesarstone - Organic White	3 cm	Polished Quartz		Caesarstone	4600	https://www.caesarstoneus.com/countertops/4600-organic-white/
Upper Level	Guest Bath 2 - 218	Flooring	STN/TIL - 59	FT-10			Eramosa Series Carbon Tile	12" x 24", 8.9 mm thick - 1/16" joint	Porcelain - Matte/Natural	Virginia Tile	Anatolia	ANAERCA1224	https://virginiatile.com/tiles/eramosa-series-carbon-12x24/
Upper Level	Guest Bath 2 - 218	Tub/Shower Surround and Shower Niche ONLY (VERTICAL SET)	STN/TIL - 60	WT-12			Soho Retro Black Filed Tile (VERTICAL SET)	2" x 12", 9 mm thick	Ceramic - Glossy	Virginia Tile	Soho	ANASORB212G	https://virginiatile.com/tiles/soho-white-retro-black-2x12-field-tile-glossy/
Upper Level	Guest Bath 2 - 218	Countertop/Backsplash, Shower Niche Shelves	STN/TIL - 61	SS-2			Remnant - Dekton; eased edge	2cm	Sirius - Matte	Cosentino	Dekton		https://www.cosentino.com/usa/colors/dekton/sirius/

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SIGNATURE HOME DIVISION
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BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

STONE AND TILE SPECIFICATIONS

Project number	20-077
Date	2023-06-01
Drawn by	Author
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Scale	12" = 1'-0"

Sheet Number
A614

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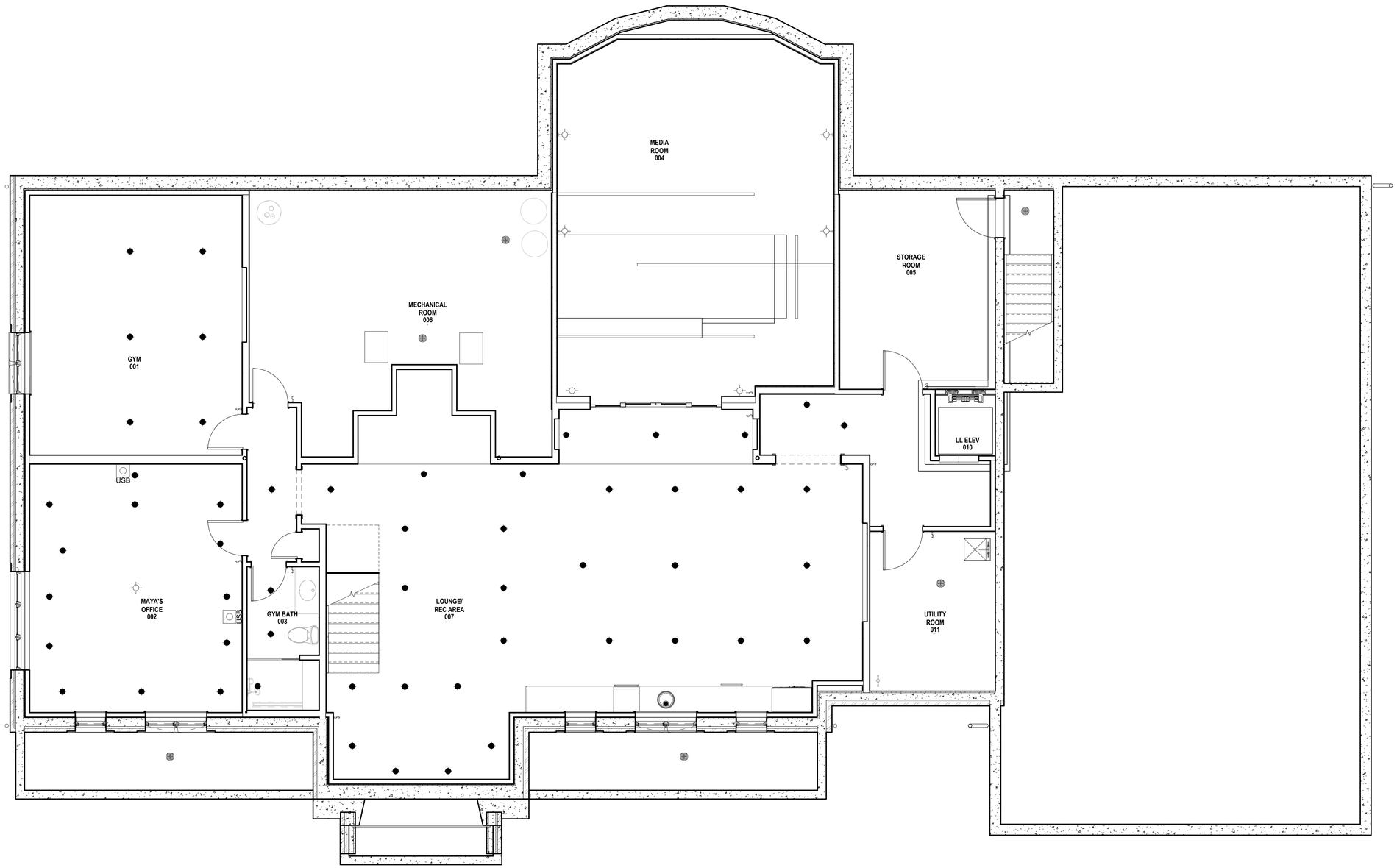
CEILING MTD LIGHT FIXTURE
WALL MTD LIGHT FIXTURE
DUPLEX RECEPTACLE
RECESSED LIGHT FIXTURE
SWITCH
LINEAR LIGHT FIXTURE



1 A700 LOWER LEVEL PLAN -LIGHTING PLAN
1/4" = 1'-0"

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No.	Description	Date
	ISSUE FOR CONSTRUCTION	2023-12-19
	FOUNDATIONS/ TRUSSES	2023-12-03
	ISSUE FOR PERMIT	2023-09-11
	ISSUE FOR BID	2023-06-06

BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

LOWER LEVEL LIGHTING PLAN

Project number	20-077
Date	2023-06-01
Drawn by	JFB
Checked by	JFB
Scale	As indicated
Sheet Number	A700

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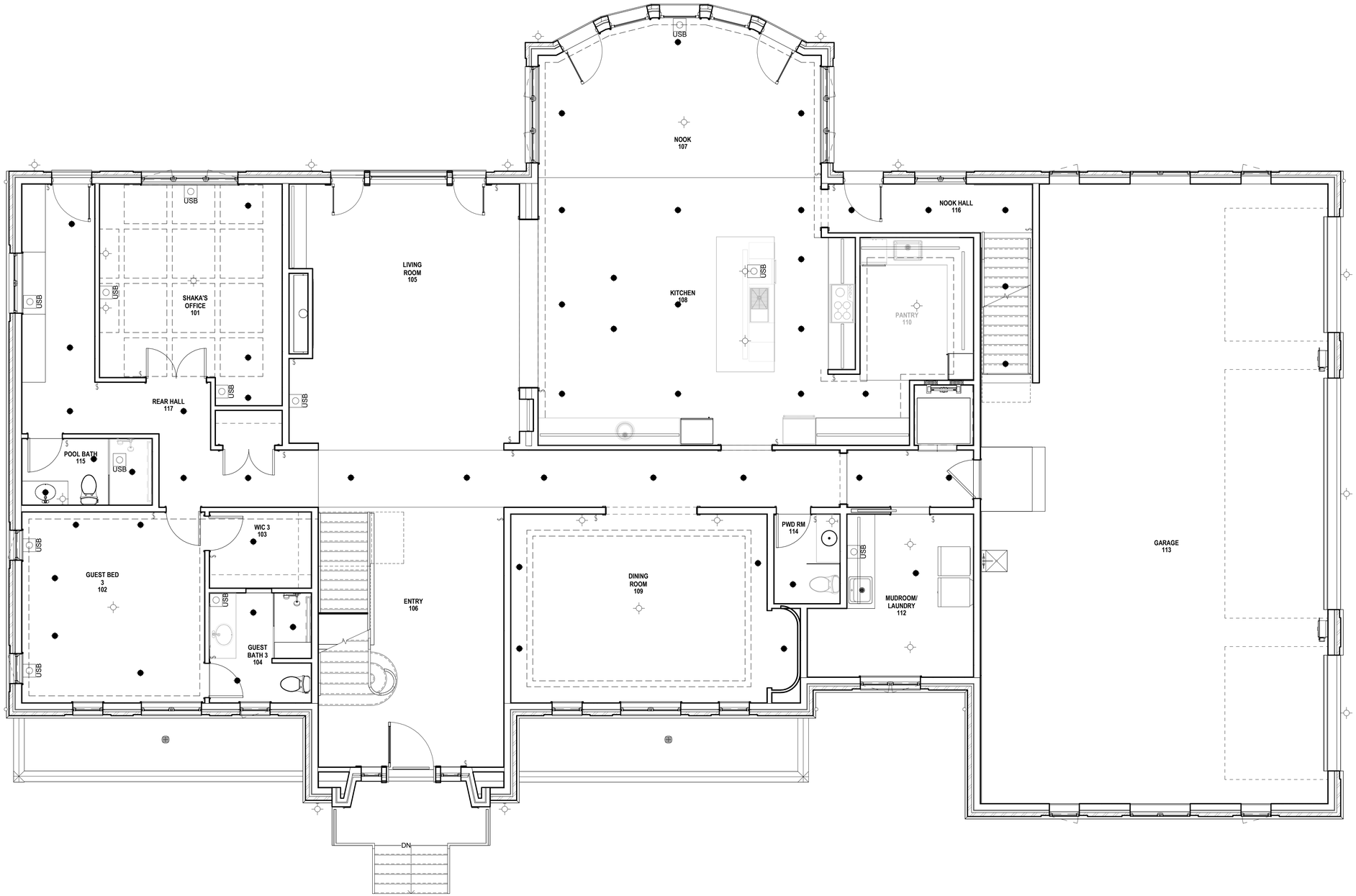
CEILING MTD LIGHT FIXTURE
WALL MTD LIGHT FIXTURE
DUPLEX RECEPTACLE
RECESSED LIGHT FIXTURE
SWITCH
LINEAR LIGHT FIXTURE



1 A701 MAIN LEVEL PLAN - LIGHTING PLAN
1/4" = 1'-0"

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BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

MAIN LEVEL LIGHTING PLAN

Project number	20-077
Date	2023-06-01
Drawn by	Author
Checked by	Checker
Scale	As indicated
Sheet Number	A701

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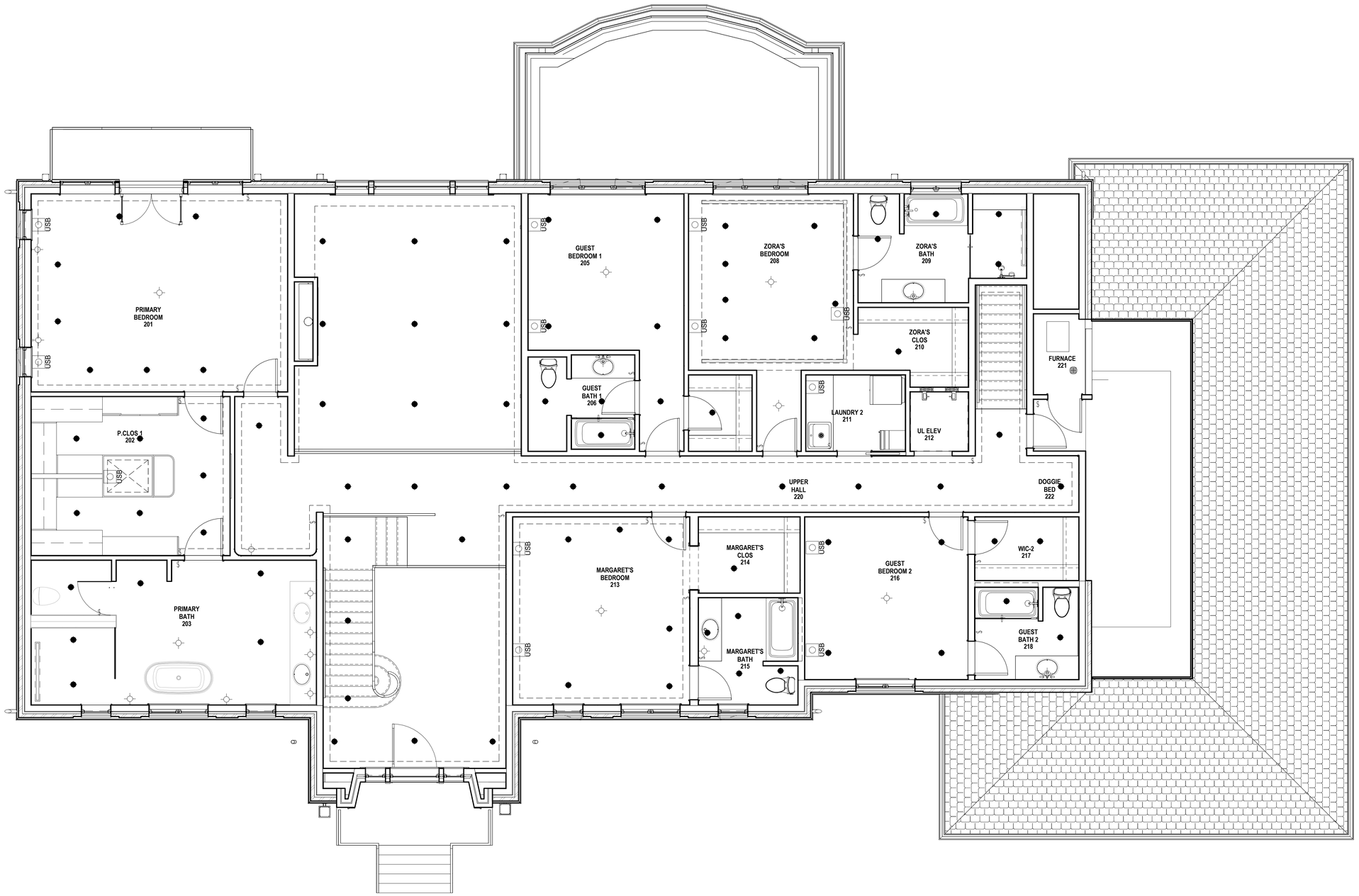
CEILING MTD LIGHT FIXTURE
WALL MTD LIGHT FIXTURE
DUPLEX RECEPTACLE
RECESSED LIGHT FIXTURE
SWITCH
LINEAR LIGHT FIXTURE



1 / A702 UPPER LEVEL PLAN - LIGHTING PLAN
1/4" = 1'-0"

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BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

UPPER LEVEL LIGHTING PLAN

Project number	20-077
Date	2023-06-01
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GENERAL STRUCTURAL NOTES

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DESIGN DATA

DESIGN CODE:
- WISCONSIN UNIFORM DWELLING CODE

WIND LOAD INFORMATION:
- WIND EXPOSURE — D
- WIND PRESSURE — 20 PSF

SNOW LOADS
- ROOF SNOW LOAD — 30 PSF

LIVE LOADS
- FLOOR — 40 PSF
- ROOF DECK — 40 PSF

SOIL LOAD INFORMATION:
- ALLOWABLE NET SOIL BEARING PRESSURE (TYP) — 2000 psf
- FROST LINE DEPTH — 48 INCHES

MATERIAL DESIGN PROPERTIES

CONCRETE STRENGTHS:

FOOTINGS	f'c = 3000 psi
CONCRETE WALLS	f'c = 4000 psi
SLAB ON GRADE	f'c = 4000 psi

REINFORCING STEEL STRENGTHS:

BARS (ASTM A 615, GRADE 60)	Fy = 60,000 psi
WWF (ASTM A 185)	Fy = 65,000 psi

STRUCTURAL STEEL STRENGTHS:

WF SHAPES (ASTM A992)	Fy = 50,000 psi
ANGLES, CHANNELS, PLATES, & BARS (ASTM A36)	Fy = 36,000 psi
SQUARE & RECTANGULAR TUBES (ASTM A500, GRADE B)	Fy = 46,000 psi
STEEL PIPE (ASTM A53, GRADE B)	Fy = 35,000 psi
HIGH STRENGTH BOLTS (ASTM A325)	

EARTHWORK NOTES

1. FOUNDATIONS ARE DESIGNED BASED ON A NET ALLOWABLE BERING PRESSURE OF 2,000 PSF.
2. UNSUITABLE FILL MATERIALS ARE ANTICIPATED. OVEREXCAVATION RECOMMENDATIONS OUTLINED WITHING THE GEOTECHNICAL EXPLORATION REPORT PREPARED BY TESTING SERVICES CORPORATION DATED OCTOBER 11, 2022 SHALL BE FOLLOWED.
3. COMPLIANCE OF SOIL COMPACTION AND ALLOWABLE BEARING PRESSURE SHALL BE VERIFIED BY A QUALIFIED SOILS ENGINEER PRIOR TO PLACEMENT OF SLAB OR FOUNDATIONS.
4. ALL TOPSOIL, DEBRIS, SILTS, AND ORGANIC MATERIAL SHALL BE STRIPPED AND REMOVED FROM LIMITS OF EXCAVATIONS, AND EXISTING SUBGRADE SHALL BE COMPACTED TO 95% MODIFIED PROCTOR MAXIMUM DRY DENSITY PRIOR TO PLACEMENT OF FILL MATERIAL.
5. FILL MATERIAL SHALL BE PLACED AND COMPACTED IN LIFTS NO THICKER THAN 8 INCHES FOR GENERAL BUILDING PAD ESTABLISHMENT. FILL MATERIAL SHALL BE PLACED AND COMPACTED AT (+)1% TO (-)4% OPTIMUM MOISTURE CONTENT TO 95% MODIFIED PROCTOR MAXIMUM DRY, UNLESS RECOMMENDED OTHERWISE BY A QUALIFIED SOILS ENGINEER AND APPROVED BY ENGINEER OF RECORD.
6. ENGINEERING FILL FOR UNDERCUT FOOTINGS MAY BE PLACED IN 18 INCH THICK LIFTS PER THE GEOTECHNICAL EXPLORATION REPORT. OVER EXCAVATION SHALL EXTEND MINIMUM OF 1 FOOT FROM EDGE OF FOOTING ON EACH SIDE AND AN ADDITIONAL 6 INCHES IN WIDTH EACH FACE FOR EVERY FOOT OF OVEREXCAVATION BELOW BOTTOM OF FOOTING.
7. UNSATISFACTORY SOILS LOCATED BELOW FOUNDATIONS SHALL BE REMOVED AND REPLACED WITH 1,500 PSI FLOWABLE FILL OR GRANULAR STRUCTURAL FILL MEETING IDOT CA-1 AND CA-7 STANDARDS. EXCAVATIONS SHALL EXTEND TO SUITABLE BEARING DEPTHS AS APPROVED BY THE SOIL TESTING COMPANY.

CAST-IN-PLACE CONCRETE NOTES

1. DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST PROVISIONS OF ACI 318/318R.
2. CONTRACTOR SHALL NOTIFY THE DESIGN BUILDER AT LEAST 48 HOURS PRIOR TO PLACING CONCRETE TO FACILITATE ON SITE OBSERVATION OF REBAR.
3. ARRANGEMENT AND BENDING OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACI DETAILING MANUAL (ACI SP-66). LATEST EDITION.
4. WHEN THE AVERAGE TEMPERATURE FROM MIDNIGHT TO MIDNIGHT IS EXPECTED TO DROP BELOW 40 DEGREES FAHRENHEIT FOR THREE SUCCESSIVE DAYS, COLD WEATHER CONCRETING REQUIREMENTS MUST BE FOLLOWED.
5. WHEN AMBIENT AIR OR CONCRETE TEMPERATURES EXCEED 90 DEGREES FAHRENHEIT, STEEL REINFORCING AND/OR FORMING SURFACES ARE ABOVE 120 DEGREES, OR WHEN WIND VELOCITY, HUMIDITY, OR SOLAR RADIATION CREATE CONDITIONS OF ACCELERATED MOISTURE LOSS AND I NCREASED RATE OF HYDRATION, HOT WEATHER CONCRETING REQUIREMENTS SHALL BE FOLLOWED.
6. ALL HOOKS IN STEEL REINFORCING SHALL BE ACI STANDARD HOOKS, UNLESS NOTED OTHERWISE IN CONSTRUCTION DOCUMENTS.
7. ALL CONCRETE SURFACES SHALL BE FORMED, UNLESS OTHERWISE NOTED, OR APPROVED BY ARCHITECT.
8. CONTROL JOINTS SHALL BE PLACED IN SLAB-ON-GRADE CONSTRUCTION WITHIN 12 HOURS OF INITIAL POUR.
9. WIRE SPACERS, CHAIRS, TIES, ETC., FOR SUPPORT OF STEEL REINFORCING SHALL BE PROVIDED BY THE CONCRETE CONTRACTOR TO ENSURE REINFORCING IS PLACED IN THE PROPER POSITION DURING CONCRETE PLACEMENT.
10. STEEL REINFORCING SPLICES OF ADJACENT BARS SHALL BE STAGGERED SUCH THAT SPLICES ARE 4 FEET APART, MINIMUM.
11. UNLESS NOTED OTHERWISE, MINIMUM SPLICE LENGTHS SHALL BE AS FOLLOWS:
    - #3 BARS 16"
    - #4 BARS 19"
    - #5 BARS 23"
    - #6 BARS 28"
    - #7 BARS 33"
    - #8 BARS 37"
12. PROVIDE (2) #5 BARS AROUND ALL OPENINGS AND (2) #5 DIAGONALLY AT ALL OPENING CORNERS UNLESS OTHERWISE SPECIFIED. EXTEND 2'-6" PAST OPENING TYPICALLY. SEE TYPICAL DETAIL.
13. WELDED WIRE REINFORCING SHALL BE IN FLAT SHEETS ONLY, AND LAPPED A MINIMUM OF 6 INCHES.
14. MODIFICATIONS TO CONSTRUCTION JOINT OR CONTROL JOINT LOCATIONS SHALL BE APPROVED BY ARCHITECT PRIOR INCORPORATION INTO CONSTRUCTION. CONSTRUCTION JOINTS REQUIRED FOR CONSTRUCTION, NOT SPECIFICALLY SHOWN ON PLANS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT.
15. WELDING OF STEEL REINFORCING IS NOT PERMITTED.
16. SLEEVES, CONDUITS, OR PIPES THROUGH SLABS AND WALLS SHALL BE PLACED AT THREE DIAMETERS ON CENTER, OR 4 INCHES MINIMUM.
17. ALUMINUM CONDUIT OR PIPING SHALL NOT BE CAST IN CONCRETE.

CAST-IN-PLACE CONCRETE TOLERANCES

1. CONCRETE COVER MEASURED PERPENDICULAR FROM THE SURFACE IN DIRECTION OF TOLERANCES:

MEMBERS 12 in. OR LESS	(+/-) 3/8"
MEMBERS OVER 12 in	(+/-) 1/2"

2. STEEL REINFORCEMENT SPACING SHALL BE WITHIN THE FOLLOWING TOLERANCES:
   1/4 SPACING DISTANCE, NOT TO EXCEED 1 INCH.
3. PLACEMENT OF EMBEDDED ITEMS SHALL BE WITHIN THE FOLLOWING TOLERANCES:

VERTICAL ALIGNMENT	(+/-) 1"
LATERAL ALIGNMENT	(+/-) 1"
LEVEL ALIGNMENT	(+/-) 1"

4. PLACEMENT OF FOOTINGS SHALL BE WITHIN THE FOLLOWING TOLERANCES:

LATERAL ALIGNMENT	(+/-) 2"
LEVEL ALIGNMENT	(+/-) 2"
(LEVEL ALIGNMENT SUPPORTING MASONRY)	(+/-) 1/2"

5. CROSS-SECTIONAL DIMENSION OF FOOTINGS SHALL BE WITHIN THE FOLLOWING TOLERANCES:

FORMED FOOTINGS	(+) 2" TO (-) 1/2"
EARTH-CAST FOOTINGS 2 FT. OR LESS	(+) 3" TO (-) 1/2"
GREATER THAN 2 FT., BUT LESS THAN 6 FT.	(+) 6" TO (-) 1/2"
GREATHER THAN 6 FT	(+) 12" TO (-) 1/2"
FOOTING THICKNESS	(+/-) 5%

6. TOP OF FOOTING SLOPE — 1" IN 10 FT.

COLD WEATHER CONCRETING NOTES

1. SNOW, FROST, AND ICE SHALL BE REMOVED FROM ALL SURFACES, INCLUDED REINFORCING, AGAINST WHICH THE CONCRETE IS TO BE PLACED.
2. DO NOT PLACE CONCRETE ON FROZEN SUBGRADE.
3. THE MINIMUM PLACEMENT AND PROTECTION TEMPERATURE OF CONCRETE SHALL BE AS FOLLOWS:
4. TEMPERATURES OF CONCRETE SHALL BE MEASURED AT THE CONCRETE SURFACE.

MINIMUM TEMPERATURE OF CONCRETE AS PLACED AND MAINTAINED DURING PROTECTION PERIOD (DEGREES FAHRENHEIT)	LEAST DIMENSION OF SECTION
55	LESS THAN 12"
50	12" TO LESS THAN 36"
45	36" TO 72"
40	GREATER THAN 72"

CONCRETE TEMPERATURES SHALL BE MEASURED AND RECORDED FOR THE FIRST 3 DAYS UPON PLACEMENT OF CONCRETE, AT THE BEGINNING, MIDDLE, AND END OF EACH WORK DAY AT 4 HOUR INTERVALS. OVERNIGHT TEMPERATURE MEASUREMENTS ARE NOT REQUIRED.

5. HEATED AIR TEMPERATURES SHALL NOT EXCEED THE REQUIRED CONCRETE TEMPERATURES LISTED IN TABLE ABOVE BY MORE THAN 20 DEGREES.
6. CONCRETE SHALL BE CURED AND PROTECTED AGAINST DAMAGE FROM FREEZING FOR A MINIMUM PERIOD OF 3 DAYS.
7. DURING PERIODS NOT DEFINED AS COLD WEATHER, BUT WHEN FREEZING TEMPERATURES MAY OCCUR, PROTECT CONCRETE SURFACES FROM FREEZING FOR THE FIRST 24 HOURS AFTER PLACEMENT.
8. IF TEMPERATURE REQUIREMENTS DURING PROTECTION PERIOD ARE NOT MET, BUT CONCRETE WAS PREVENTED FROM FREEZING, CONTACT ARCHITECT FOR EXTENT OF ADDITIONAL PROTECTION TIME REQUIRED.

ROUGH CARPENTRY NOTES

1. FRAMING MEMBERS FOR ROUGH CARPENTRY SHALL BE EITHER SPRUCE-PINE-FIR, DOUGLAS FIR, OR SOUTHERN YELLOW PINE, KILN-DRIED WITH A MOISTURE CONTENT OF 19% OR LOWER.
2. ALL EXTERIOR FRAMING SHALL BE PRESERVATIVE TREATED WITH ACQ TREATMENT, UNLESS NOTED OTHERWISE.
3. DIMENSIONAL WOOD FRAMING MEMBERS SHALL BE OF THE SIZE AND GRADE AS SPECIFIED ON THE FRAMING PLANS AND CORRESPONDING SCHEDULES.
4. TOP & BOTTOM PLATES OF STUD WALLS SHALL BE THE SAME SIZE AND GRADE AS STUDS.
5. FINGER-JOINTED STUDS SHALL NOT BE USED AS STRUCTURAL FRAMING.
6. TEMPORARY BRACING OF WOOD FRAMED WALLS AGAINST RACKING SHALL BE PROVIDED BY ATTACHMENT OF 1x4 BOARDS DIAGONALLY TO FACE OF WALL STUDS WITH 0.162 INCH FRAMING SYSTEM NAILS UNTIL WALL SHEATHING IS INSTALLED.
7. SILL PLATES OVER CONCRETE SLAB ON GRADE, AND SIMILAR WOOD FRAMING IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESERVATIVE TREATED AND PLACED ON TOP OF A SILL SEALER GASKET.
8. EXTERIOR WALL AND ROOF SHEATHING SHALL BE EXPOSURE-RATED APA SHEATHING PANELS OF THICKNESS INDICATED ON DRAWINGS.
9. ROOF SHEATHING AT FLAT ROOFS SHALL BE TOUNGE AND GROOVED OR SUPPORTED WITH SIDE CLIPS AT A RATE OF ONE PER SPAN FOR SPANS NO GREATER THAN 24 INCHES.
10. FASTENERS FOR PRESERVATIVE OR FIRE-RETARDANT TREATED WOOD SHALL BE OF HOT-DIPPED GALVANIZED STEEL, STAINLESS STEEL, OR CERAMIC COATED STEEL.
11. UNLESS OTHERWISE NOTED, FASTENERS SHALL BE PROVIDED AS INDICATED IN THE WOOD FASTENING SCHEDULE, AS A MINIMUM.

WOOD ROOF TRUSS FABRICATION GENERAL NOTES

WOOD TRUSS SHOP DRAWINGS SHALL SHOW THE FOLLOWING INFO:

1. INFORMATION WHICH THE RESPONSIBLE BUILDING DESIGN PROFESSIONAL WILL CHECK FOR COMPLIANCE WITH CONTRACT DOCUMENTS.
   a. ERECTION PLAN: SHOWING DIMENSIONED LOCATIONS AND TRUSS IDENTIFICATION.
   b. BEARING DETAILS: SHOWING BEARING LENGTH, WIDTH, AND DEPTH INDICATING CONFORMANCE TO DESIGN CALCULATIONS
   c. DESIGN LOADS: ALL DEAD AND LIVE LOADS SHALL BE SHOWN ON THE FRAMING PLAN OR TRUSS ELEVATION INDICATING CONFORMANCE TO TRUSS CALCULATIONS.
   d. ALL PERMANENT BRACING: SHOW TOP CHORD, BOTTOM CHORD, & WEB MEMBER BRACING ON FRAMING PLAN AND TRUSS ELEVATION. SUPPLIER AND INSTALLER OF THIS BRACING SHALL ALSO BE INDICATED.
   e. TRUSS DIMENSIONS: SHOW DEPTH, SPAN, BEARING HEIGHT, AND SLOPES AT ALL CRITICAL POINTS.
2. INFORMATION THAT SHALL BE THE RESPONSIBILITY OF THE FABRICATOR AND TRUSS DESIGNER AND SHALL BE PROVIDED FOR INFORMATION WITH THE SHOP DRAWING SUBMITTAL.
   a. MEMBER DESIGN: INCLUDING WEB CONFIGURATION, MEMBER SIZE, GRADE OF LUMBER, FABRICATED SPLICES, AND SIZE, GRADE OF LUMBER AND FABRICATED SPLICES.
   b. INTERIOR CONNECTION: DESIGN AND SHOW DETAIL OF WEB AND CHORD CONNECTIONS. CONNECTOR PLATES AND PLATE CAPACITIES.
   c. ERECTION PLAN: SHOW SPACING AND LAYOUT OF ANY TEMPORARY BRACING REQUIRED FOR ERECTION.
   d. STRUCTURAL DESIGN OF TRUSSES: SUBMIT COMPLETE TRUSS CALCULATIONS AND OBTAIN ALL APPROVALS NECESSARY FOR CONFORMANCE TO BUILDING CODE. VERIFY SUBMITTAL AND APPROVAL BY SENDING COPY TO BUILDING DESIGN PROFESSIONAL.
   e. CONTRACTOR: FURNISH INSTALLER WITH ALL DATA NECESSARY FOR PROPER INSTALLATION.

ROOF TRUSS BRACING GENERAL NOTES

1. ALL BRACING SHOWN OR DESCRIBED SHALL BE MINIMUM 2x4 WITH (2) 0.162 INCH FRAMING SYSTEM NAILS IN EVERY TRUSS IT CROSSES.
2. ALL TRUSS TOP CHORDS SHALL BE CONTINUOUSLY BRACED BY THE ROOF SHEATHING.
3. ALL TRUSS WEB MEMBERS SHALL BE BRACED @ 4'-0" O.C. UNLESS CALCULATIONS SHOW OTHERWISE.
4. ALL HORIZONTAL BRACING SHALL BE STIFFENED @ 20'-0" O.C. WITH EITHER:
   a. DIAGONAL BRACING EXTENDED TO A SHEAR WALL PARALLEL TO THE ORIGINAL BRACING.
   b. 1/2" PLYWOOD SHEET EXTENDED TO ROOF DECK OR SHEAR WALL.
5. ALL TRUSS BOTTOM CHORDS SHALL BE BRACED @ 6'-0" O.C. UNLESS CALCULATIONS SHOW OTHERWISE. CONTINUOUS SHEATHING APPLIED TO BOTTOM CHORD WILL SATISFY THIS BRACING REQUIREMENT.

WOOD TRUSS GENERAL NOTES

1. TRUSS SUPPLIER TO PROVIDE TRUSS TO TRUSS CONNECTIONS AND TRUSS TO SUPPORT FRAMING CONNECTIONS.
2. ROOF TRUSSES SHALL BE DESIGNED BY SUPPLIER BASED UPON THE FOLLOWING CRITERIA:

   GRAVITY LOADS:
   DL = 10 psf TOP CHORD
   DL = 10 psf BOTTOM CHORD
   SL = 30 PSF + UNBALANCED LOADS
   Lr = 20 PSF

   WIND LOADS:
   NET UPLIFT = 10 psf

   DEFLECTION LIMITS:
   LIVE LOAD < L/360
   TOTAL LOAD < L/240

3. FLOOR TRUSSES SHALL BE DESIGNED BY SUPPLIER BASED UPON THE FOLLOWING CRITERIA:

   GRAVITY LOADS:
   DL = 10 psf TOP CHORD
   DL = 10 psf BOTTOM CHORD
   LL = 40 PSF

   DEFLECTION LIMITS:
   LIVE LOAD < L/360
   TOTAL LOAD < L/240

STRUCTURAL STEEL NOTES

1. FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM WITH THE AISC (AMERICAN INSTITUTE OF STEEL CONSTRUCTION), "MANUAL OF STEEL CONSTRUCTION", LATEST EDITION.
2. ALL STEEL DETAILS AND CONNECTIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AISC "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS, ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN", LATEST EDITION.
3. FABRICATORS SHALL DESIGN CONNECTIONS NOT SPECIFICALLY DETAILED ON PLANS.
4. USE A325N BOLTS UNLESS NOTED OTHERWISE.
5. SPLICES SHALL BE ALLOWED ONLY AT LOCATIONS SPECIFICALLY INDICATED ON THE STRUCTURAL DRAWINGS UNLESS APPROVED OTHERWISE BY THE ENGINEER.
6. OVERSIZED OR SLOTTED HOLES SHALL NOT BE USED FOR ANY CONNECTIONS UNLESS SPECIFICALLY INDICATED ON THE DRAWINGS OR APPROVED IN WRITING BY THE ENGINEER.
7. BEAM AND GIRDER CONNECTIONS SHALL BE CAPABLE OF DEVELOPING 50% OF THE UNIFORMLY DISTRIBUTED LOAD CAPACITY OF THE MEMBER USING THE REACTION FROM THE ALLOWABLE LOAD OF BEAM AS TABULATED IN THE MANUAL OF STEEL CONSTRUCTION PART 2, LATEST EDITION, UNLESS NOTED OTHERWISE.
8. PROVIDE HOLES IN ALL STEEL AS REQUIRED TO PREVENT ANY ACCUMULATION OF WATER DURING ERECTION. ALL PENETRATIONS THROUGH MAIN MEMBERS SHALL NOT EXCEED 1 1/2" IN DIAMETER AND SHALL BE GROUND SMOOTH.
9. CUTS, HOLES, COPING, ETC. REQUIRED FOR WORK OF OTHER TRADES SHALL BE SHOWN ON THE SHOP DRAWINGS AND MADE IN THE SHOP. CUTS OR BURNING OF HOLES IN STRUCTURAL STEEL MEMBERS IN THE FIELD WILL NOT BE PERMITTED.
10. STRUCTURAL STEEL FRAMING SHALL BE TRUE AND PLUMB BEFORE CONNECTIONS ARE FINALLY BOLTED OR WELDED.

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No.	Description	Date
	ISSUE FOR CONSTRUCTION	2023-12-19
	FOUNDATIONS/ TRUSSES	2023-12-03
	ISSUE FOR PERMIT	2023-09-11
	ISSUE FOR BID	2023-06-06

BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

GENERAL STRUCTURAL NOTES

Project number	20-077
Date	2023-06-01
Drawn by	Author
Checked by	Checker
Scale	12" = 1'-0"
Sheet Number	S000

12/19/2023 8:48:29 AM

COLUMN SCHEDULE

MARK	SIZE	NOTES
C1	Pipe3-1/2STD	SEE 4/S200

FOOTING SCHEDULE

MARK	LENGTH	WIDTH	THICKNESS	REINFORCEMENT
	CONT	1' - 4"	1'-0"	(2) #5 CONT
F4.0	4'-0"	4' - 0"	1'-0"	(4) #5 EA. WAY
W1.4	CONT	1' - 4"	1'-0"	(2) #5 CONT
W1.8	CONT	1' - 8"	1'-0"	(2) #5 CONT
W2.0	CONT	2' - 0"	1'-0"	(2) #5 CONT

FOOTINGS BEASED ON A NET ALLOWABLE BEARING PRESSURE OF 2,000 PSF JNT

CONCRETE SPECIFICATION

SLAB ON GRADE (INTERIOR)

- 4" CONCRETE SLAB ON GRADE
- 4,000 PSI 28 DAY COMPRESSIVE STRENGTH
- 1 1/2" MAX AGGREGATE SIZE
- 3/4" MICRO FILIBRATED SYNTHETIC FIBER REINFORCING (1.5 LBS PER CU. YD.)
- W/C RATIO < 0.48
- 15 MIL VAPOR BARRIER
- 4-INCH COMPACTED 1 1/4" DENSE BASE COURSE
- SMOOTH TROWEL FINISH
- **CURING COMPOUND IS NOT ALLOWED**

SLAB ON GRADE (GARAGE)

- 4" CONCRETE SLAB ON GRADE
- 4,000 PSI 28 DAY COMPRESSIVE STRENGTH
- 1 1/2" MAX AGGREGATE SIZE
- 6x6-W2.1xW2.1 WWF REINFORCING @ MID-DEPTH
- 6% AIR ENTRAINMENT +/- 1%
- W/C RATIO ≤ 0.48
- 6-INCH COMPACTED 1 1/4" DENSE BASE COURSE
- LIGHT BROOM FINISH
- **CURING & SEALING COMPOUND**

SLAB ON GRADE (STOOPS & PATIOS)

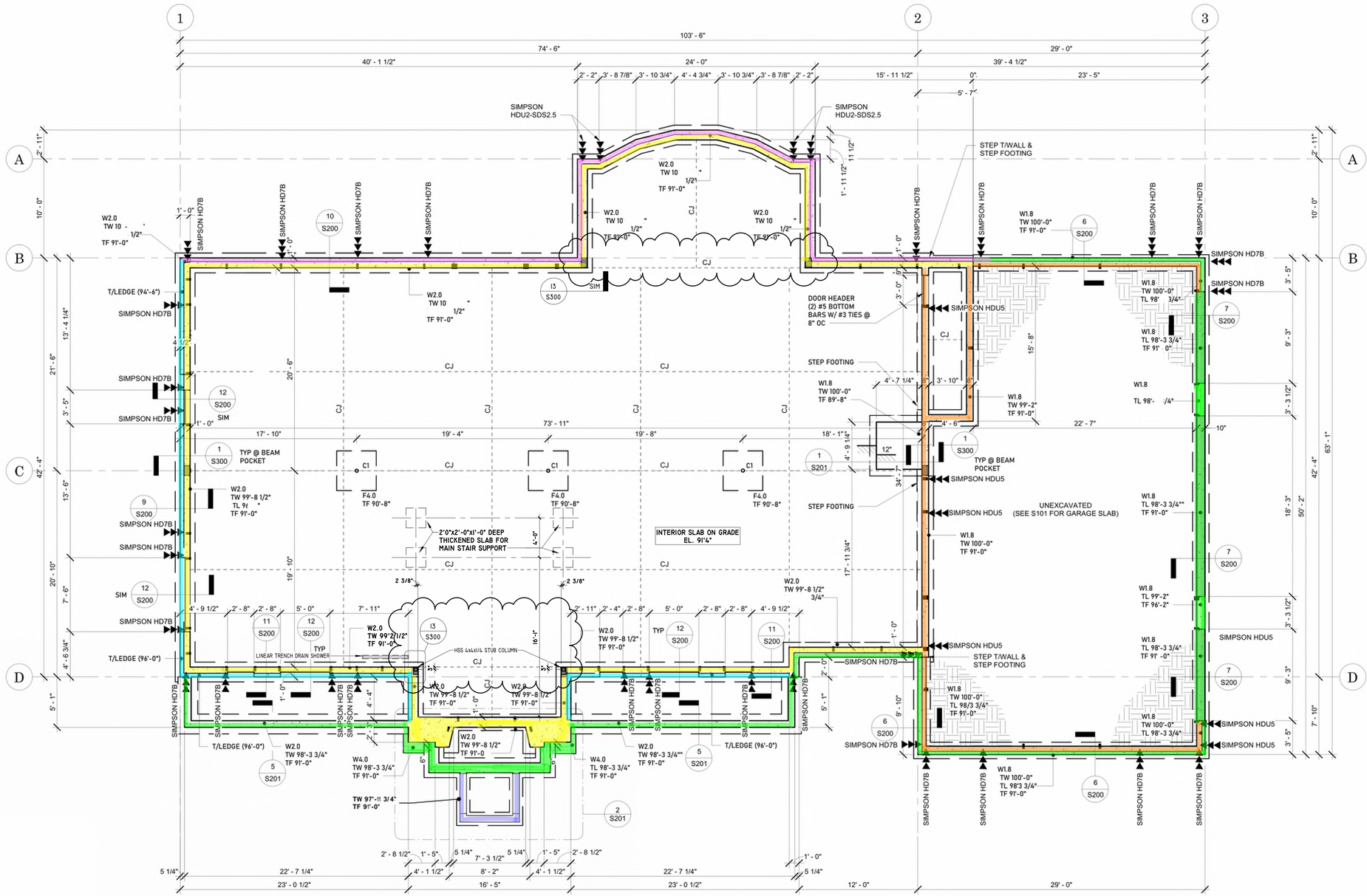
- 4" CONCRETE SLAB ON GRADE
- 4,000 PSI 28 DAY COMPRESSIVE STRENGTH
- 1 1/2" MAX AGGREGATE SIZE
- 6x6-W2.1xW2.1 WWF REINFORCING @ MID-DEPTH
- 6% AIR ENTRAINMENT +/- 1%
- W/C RATIO ≤ 0.48
- 6-INCH COMPACTED 1 1/4" DENSE BASE COURSE
- LIGHT BROOM FINISH
- **CURING & SEALING COMPOUND**

FOUNDATION WALLS

- 4,000 PSI 28 DAY COMPRESSIVE STRENGTH
- 1 1/2" MAX AGGREGATE SIZE
- 6% AIR ENTRAINMENT +/- 1%
- W/C RATIO ≤ 0.48

FOOTINGS

- 3,000 PSI 28 DAY COMPRESSIVE STRENGTH
- 1 1/2" MAX AGGREGATE SIZE
- NO AIR ENTRAINMENT
- W/C RATIO ≤ 0.64



1 S100 **FOUNDATION PLAN**
3/16" = 1'-0"

T.O MAIN FLOOR:	EL. 598.34 (101'-7 3/4")
T.O FOUNDATION EAST WALL	EL. 597.99 (101'-3 1/2")
T.O CONC. STOOP @ ENTRY	EL. 597.67 (100'-11 3/4")
T.O FOUNDATION @ COL. 2	EL. 596.70 (100'-0")
T.O GARAGE SLAB @ COL. 2	EL. 596.59 (99'-10 3/4")
T.O FOUNDATION (MAIN LEVEL TRUSS BRG.)	EL. 596.49 (99'-9 1/2")
T.O GARAGE SLAB @ COL. 3	EL. 596.00 (99'-3 3/4")
T.O DRIVEWAY APRON @ SOUTH	EL. 595.00 (98'-3 3/4")
GRADE @ WEST WINDOW WELLS	EL. 594.70 (98'-0")
B.O CONC. STEPS @ ENTRY	EL. 594.67' (97'-11 3/4")
T.O SLAB/GRADE @ WINDOW WELLS	EL. 592.70 (96'-0")
T.O FOOTING	EL. 587.70' (91'-0")

= EL. 595.00 (98'-3 3/4")
= EL. 596.70 (100'-0")
= EL. 597.99 (101'-3 1/2")
= EL. 592.70 (96'-0")
= EL. 596.49 (99'-9 1/2")
= EL. 594.67 (97'-11 3/4")

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	FOUNDATIONS/ TRUSSES	2023-12-03
	ISSUE FOR PERMIT	2023-09-11
	ISSUE FOR BID	2023-06-06

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	3/16" = 1'-0"
Sheet Number	S100

12/19/2023 8:48:33 AM

SHEAR WALL SCHEDULE

SW1: DENOTES 15/32" APA EXPOSURE RATED SHEATHING WITH 10d NAILS @ 6 INCHES ON CENTER AT PANEL EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS.

SW2: DENOTES 15/32" APA EXPOSURE RATED SHEATHING WITH 10d NAILS @ 4 INCHES ON CENTER AT PANEL EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS.

SW3: DENOTES 15/32" APA EXPOSURE RATED SHEATHING WITH 10d NAILS @ 3 INCHES ON CENTER AT PANEL EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS.

INTERIOR FACE OF ALL SHEAR WALLS TO HAVE 1/2-INCH GYPSUM BOAR SHEATHING WITH #6 DRYWALL SCREWS @ 4 INCHES ON CENTER AT PANEL EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. GYPBOARD PANEL EDGES SHALL BE BLOCKED WHERE NOT TERMINATING ON TOP PLAT E ORSILL PLATE.

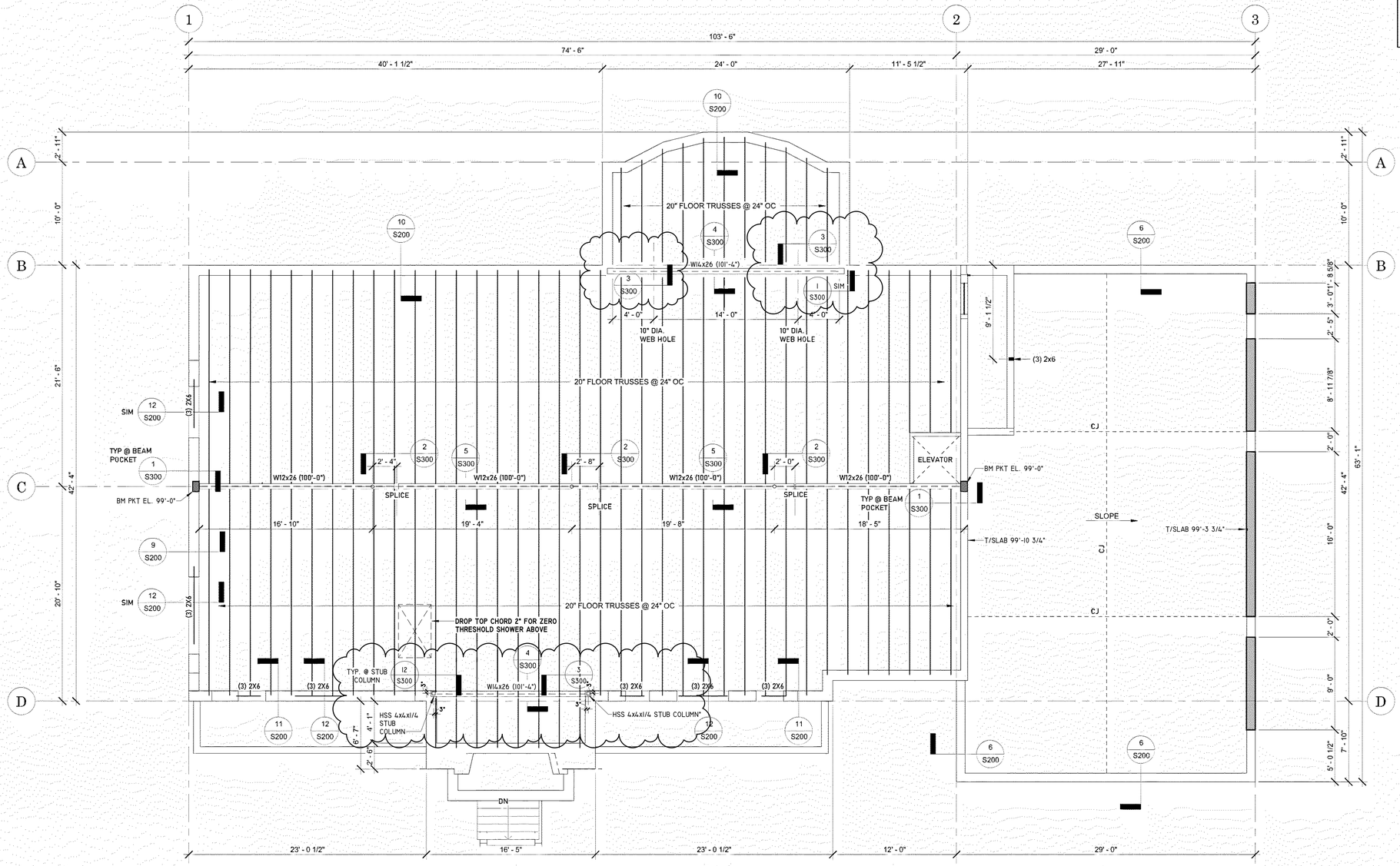
CONCRETE SPECIFICATION

SLAB ON GRADE (GARAGE)

- 4" CONCRETE SLAB ON GRADE
- 4,000 PSI 28 DAY COMPRESSIVE STRENGTH
- 1 1/2" MAX AGGREGATE SIZE
- 6x6-W2.1xW2.1 WWF REINFORCING @ MID-DEPTH
- 6% AIR ENTRAINMENT +/- 1%
- W/C RATIO < 0.48
- 6-INCH COMPACTED 1 1/4" DENSE BASE COURSE
- LIGHT BROOM FINISH
- **CURING & SEALING COMPOUND**

FRAMING NOTES

1. ALL DIMENSIONAL STRUCTURAL FRAMING MEMBERS SHALL BE S-P-F, No 2 OR BETTER LUMBER.
2. SILL PLATES IN CONTACT WITH CONCRETE SHALL BE PRESERVATIVE TREATED.
3. FLOOR SHEATHING SHALL BE 3/4", T&G, STURD-I-FLOOR SHEATHING WITH A 24-INCH FLOOR SPAN RATING. GLUE AND SCREW FLOOR SHEATHING TO ROOF TRUSES W/ #8 WOOD SCREWS @ 6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS. ADHERE TRUSSES TO
4. STAGGER SHEATHING JOINTS 4 FEET BETWEEN SHEATHING COURSES.



1 S101 **FIRST FLOOR FRAMING**
3/16" = 1'-0"

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No.	Description	Date
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	FOUNDATIONS/ TRUSSES	2023-12-03
	ISSUE FOR PERMIT	2023-09-11
	ISSUE FOR BID	2023-06-06

BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

FIRST FLOOR FRAMING PLAN

Project number	20-077
Date	2023-06-01
Drawn by	Author
Checked by	Checker
Scale	3/16" = 1'-0"
Sheet Number	S101

12/19/2023 8:48:38 AM

SHEAR WALL SCHEDULE

SW1: DENOTES 15/32" APA EXPOSURE RATED SHEATHING WITH 10d NAILS @ 6 INCHES ON CENTER AT PANEL EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS.

SW2: DENOTES 15/32" APA EXPOSURE RATED SHEATHING WITH 10d NAILS @ 4 INCHES ON CENTER AT PANEL EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS.

SW3: DENOTES 15/32" APA EXPOSURE RATED SHEATHING WITH 10d NAILS @ 3 INCHES ON CENTER AT PANEL EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS.

INTERIOR FACE OF ALL SHEAR WALLS TO HAVE 1/2-INCH GYPSUM BOAR SHEATHING WITH #6 DRYWALL SCREWS @ 4 INCHES ON CENTER AT PANEL EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. GYPBOARD PANEL EDGES SHALL BE BLOCKED WHERE NOT TERMINATING ON TOP PLAT E ORSILL PLATE.

FRAMING NOTES

1. ALL DIMENSIONAL STRUCTURAL FRAMING MEMBERS SHALL BE S-P-F, No 2 OR BETTER LUMBER.
2. SILL PLATES IN CONTACT WITH CONCRETE SHALL BE PRESERVATIVE TREATED.
3. FLOOR SHEATHING SHALL BE 3/4", T&G STURD-I-FLOOR SHEATHING WITH A 24-INCH FLOOR SPAN RATING. ATTACH FLOOR SHEATHING TO FLOOR TRUSSES WITH CONSTRUCTION ADHESIVE AND #8 WOOD SCREWS @ 6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS.
4. WALL SHEATHING SHALL BE 7/16" APA, EXPOSURE RATED SHEATHING WITH 8d RING-SHANK NAILS AT 6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS.
5. STAGGER SHEATHING JOINTS 4 FEET BETWEEN SHEATHING COURSES.
6. EXTERIOR LOAD BEARING WALLS SHALL BE FRAMED WITH 2x6 STUDS, NO. 2, OR BETTER SPACED AT 16 INCHES ON CENTER.
7. LVL FRAMING SHALL HAVE THE FOLLOWING MINIMUM DESIGN PROPERTIES:

ALLOWABLE BENDING STRESS:	2,900 PSI
ALLOWABLE SHEAR STRESS:	285 PSI
MODULUS OF ELASTICITY:	2.0 x 10^6 PSI

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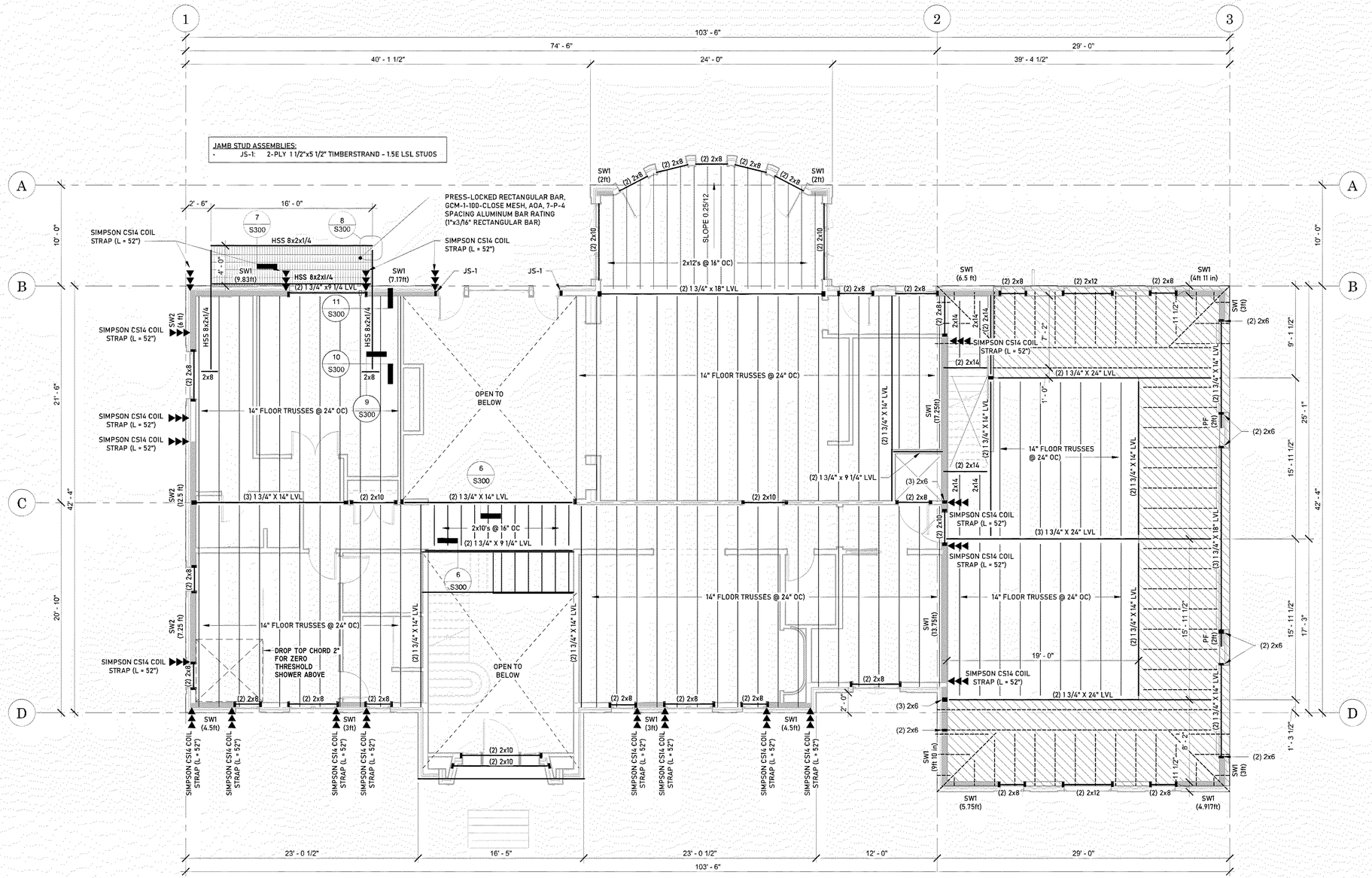

1 S102 **SECOND FLOOR FRAMING**
3/16" = 1'-0"

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	ISSUE FOR PERMIT	2023-09-11
	ISSUE FOR BID	2023-06-06

BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

SECOND FLOOR FRAMING PLAN

Project number	20-077
Date	2023-06-01
Drawn by	Author
Checked by	Checker
Scale	3/16" = 1'-0"
Sheet Number	S102

12/19/2023 8:48:43 AM

SHEAR WALL SCHEDULE

SW1: DENOTES 15/32" APA EXPOSURE RATED SHEATHING WITH 10d NAILS @ 6 INCHES ON CENTER AT PANEL EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS.

SW2: DENOTES 15/32" APA EXPOSURE RATED SHEATHING WITH 10d NAILS @ 4 INCHES ON CENTER AT PANEL EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS.

SW3: DENOTES 15/32" APA EXPOSURE RATED SHEATHING WITH 10d NAILS @ 3 INCHES ON CENTER AT PANEL EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS.

INTERIOR FACE OF ALL SHEAR WALLS TO HAVE 1/2-INCH GYPSUM BOAR SHEATHING WITH #6 DRYWALL SCREWS @ 4 INCHES ON CENTER AT PANEL EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. GYPBOARD PANEL EDGES SHALL BE BLOCKED WHERE NOT TERMINATING ON TOP PLAT E ORSILL PLATE.

ROOF FRAMING NOTES

1. ALL DIMENSIONAL STRUCTURAL FRAMING MEMBERS SHALL BE S-P-F, No 2 OR BETTER LUMBER.
2. ROOF SHEATHING SHALL BE 1/2, APA EXPOSURE RATED SHEATHING WITH A 24/0 SPAN RATING. ATTACH ROOF SHEATHING TO TRUSSES WITH 8d RING-SHANK NAILS @ 6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS.
3. WALL SHEATHING SHALL BE 7/16" APA, EXPOSURE RATED SHEATHING WITH 8d RING-SHANK NAILS AT 6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS.
5. STAGGER SHEATHING JOINTS 4 FEET BETWEEN SHEATHING COURSES.
6. EXTERIOR LOAD BEARING WALLS SHALL BE FRAMED WITH 2x6 STUDS, NO. 2, OR BETTER SPACED AT 16 INCHES ON CENTER.
7. LVL FRAMING SHALL HAVE THE FOLLOWING MINIMUM DESIGN PROPERTIES:

ALLOWABLE BENDING STRESS:	2,900 PSI
ALLOWABLE SHEAR STRESS:	285 PSI
MODULUS OF ELASTICITY:	2.0 x 10^6 PSI

8. ROOF TRUSSES SHALL BE DESIGNED BY SUPPLIER BASED UPON THE FOLLOWING CRITERIA:

GRAVITY LOADS:
DL = 10 psf TOP CHORD
DL = 10 psf BOTTOM CHORD
SL = 30 PSF
L_r = 20 PSF

WIND LOADS:
NET UPLIFT = 10 psf

DEFLECTION LIMITS:
LIVE LOAD < L/360
TOTAL LOAD < L/240

9. ROOF TRUSSES SHALL BE CONNECTED TO BEARING WALL TOP PLATES WITH SIMPSON H3 TIES 2 EACH TRUSS.

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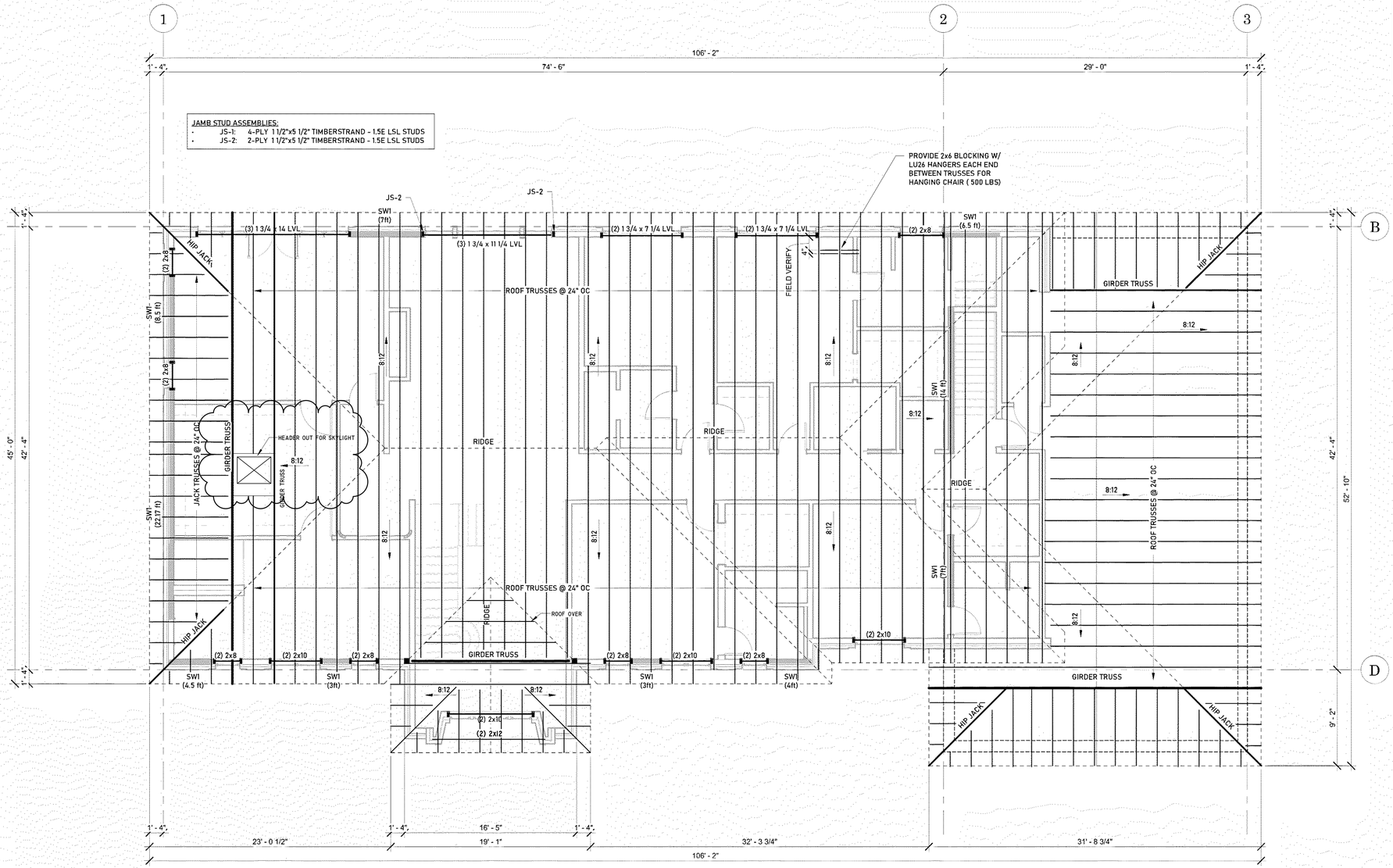

1 S103 **ROOF FRAMING**
3/16" = 1'-0"

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No.	Description	Date
	ISSUE FOR CONSTRUCTION	2023-12-19
	FOUNDATIONS/ TRUSSES	2023-12-03
	ISSUE FOR PERMIT	2023-09-11
	ISSUE FOR BID	2023-06-06

BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

ROOF FRAMING PLAN

Project number	20-077
Date	2023-06-01
Drawn by	Author
Checked by	Checker
Scale	3/16" = 1'-0"
Sheet Number	S103

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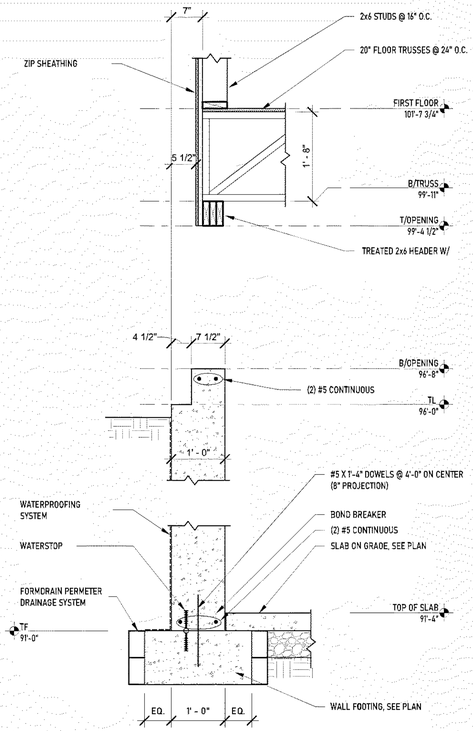
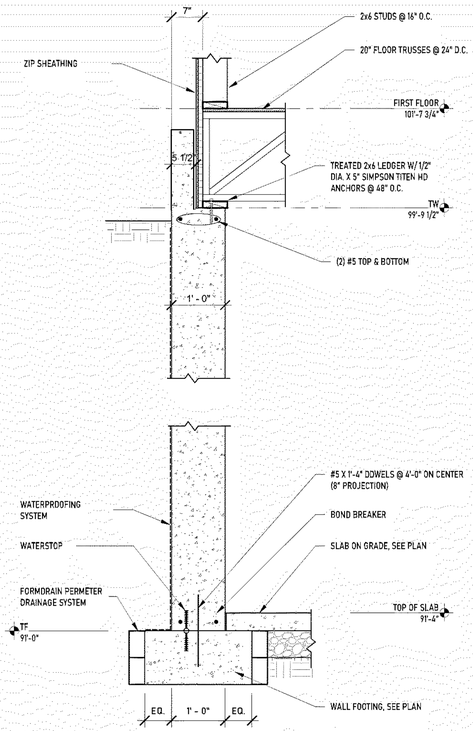


12 S200 **BASEMENT WALL**
3/4" = 1'-0"



10 S200 **BASEMENT WALL**
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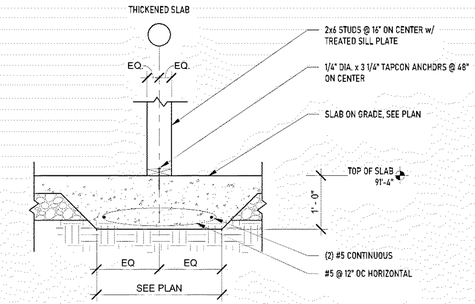
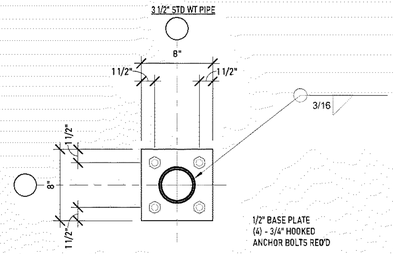
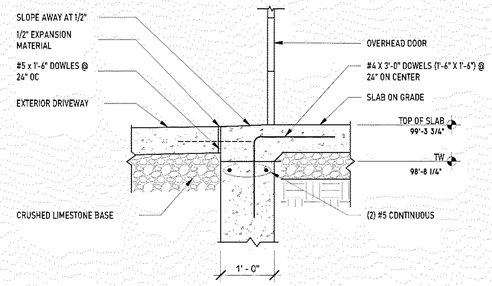


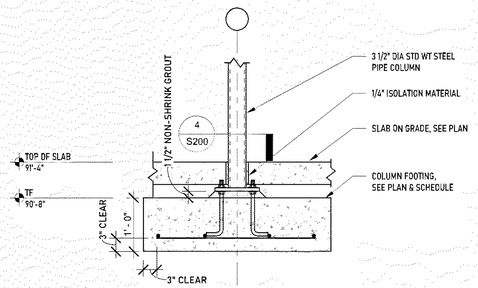
8 S200 **THICKENED SLAB FOOTING**
3/4" = 1'-0"



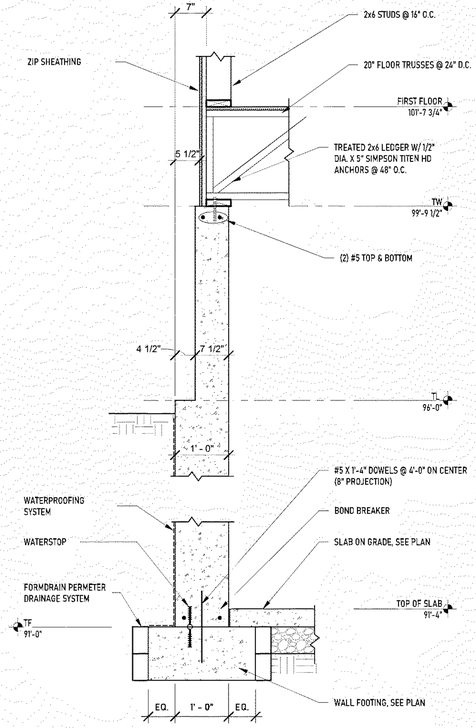
4 S200 **3 1/2" DIA PIPE COLUMN BASEPLATE**
1 1/2" = 1'-0"



7 S200 **OVERHEAD DOOR SLAB EDGE**
3/4" = 1'-0"



3 S200 **STEEL COLUMN @ SPREAD FOOTING**
3/4" = 1'-0"



11 S200 **BASEMENT WALL**
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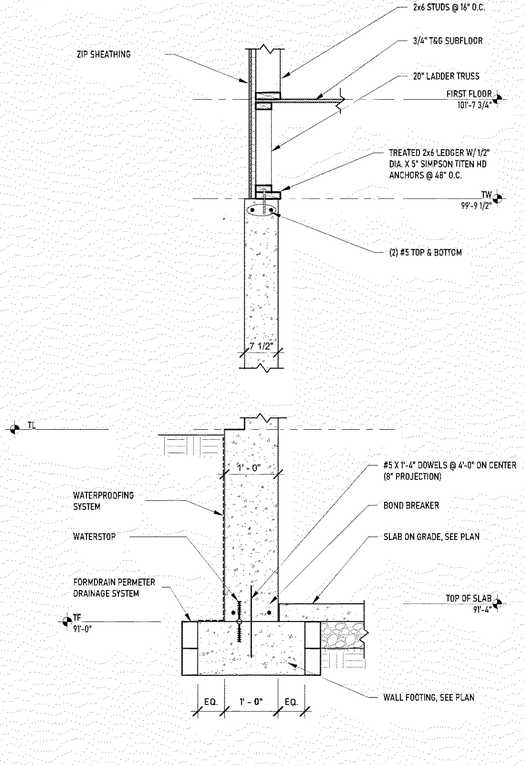

9 S200 **BASEMENT WALL**
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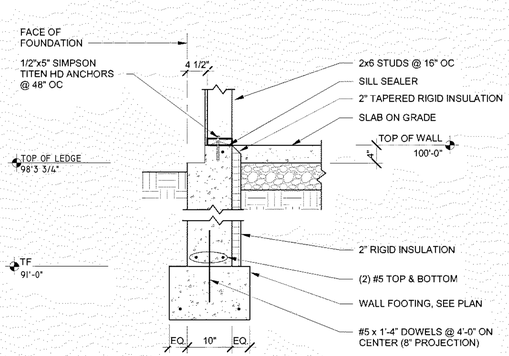
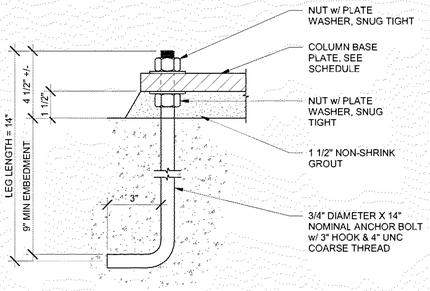
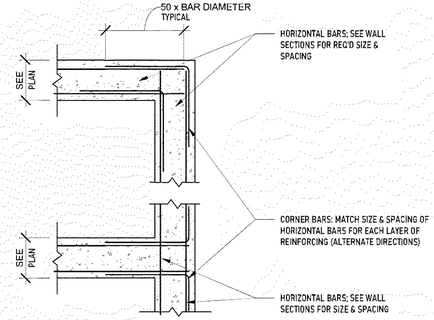


6 S200 **GARAGE FOUNDATION WALL**
3/4" = 1'-0"

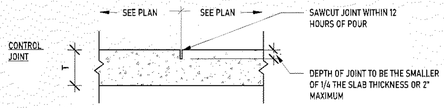


5 S200 **3/4"Ø HOOKED ANCHOR BOLT SETTING**
3" = 1'-0"



2 S200 **FOUNDATION WALL CORNER REINFORCING1**
3/4" = 1'-0"

SEE FOUNDATION PLAN FOR SLAB
THICKNESS, REINFORCING, AND JOINT
LOCATIONS



1 S200 **INTERIOR SLAB ON GRADE JOINTS**
3/4" = 1'-0"

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BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

FOUNDATION DETAILS

Project number	20-077
Date	2023-06-01
Drawn by	Author
Checked by	Checker
Scale	3/4" = 1'-0"
Sheet Number	S200

12/19/2023 8:48:53 AM

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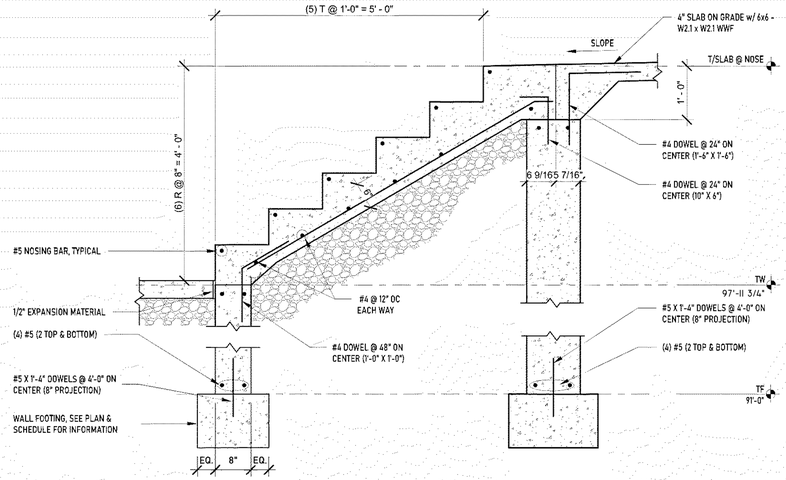
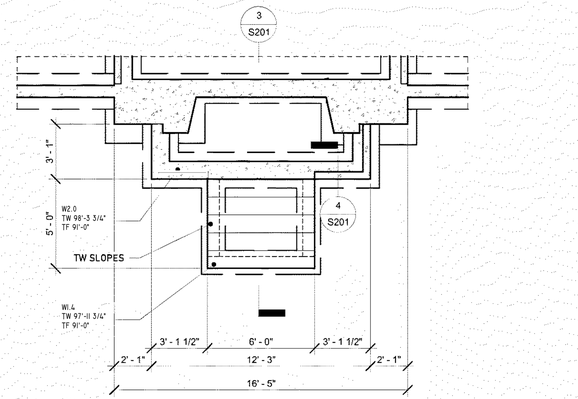
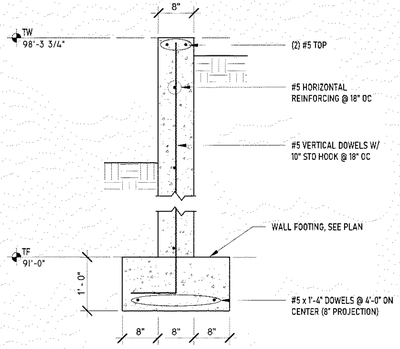


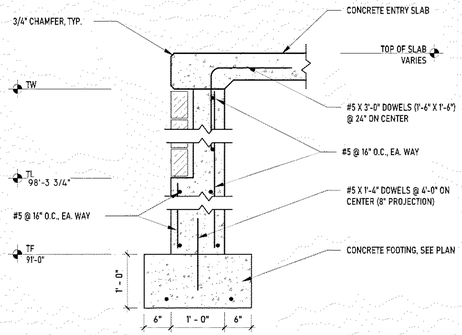
3 S201 **SECTION @ ENTRY STAIR**
3/4" = 1'-0"



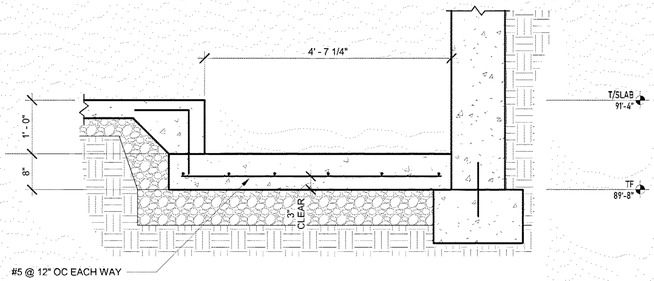
2 S201 **ENTRY FOUNDATION PLAN**
1/4" = 1'-0"



5 S201 **PLANTER FOUNDATION WALL**
3/4" = 1'-0"



4 S201 **FRONT ENTRY FOUNDATION WALL**
3/4" = 1'-0"



1 S201 **ELEVATOR PIT**
3/4" = 1'-0"

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BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

FOUNDATION DETAILS

Project number	20-077
Date	2023-06-01
Drawn by	Author
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Scale	3/4" = 1'-0"
Sheet Number	S201

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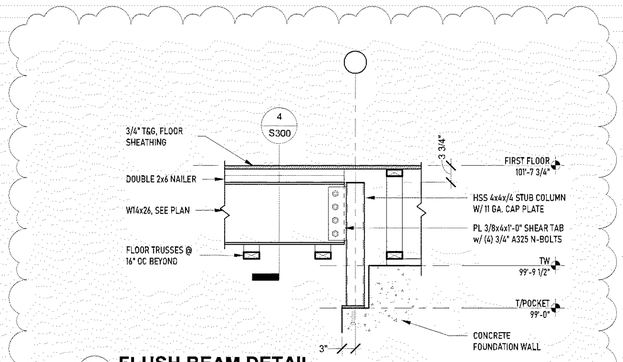
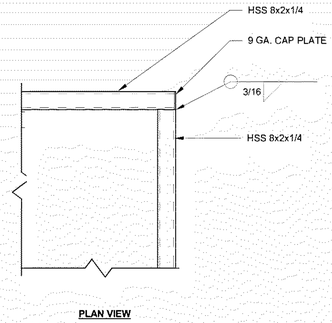
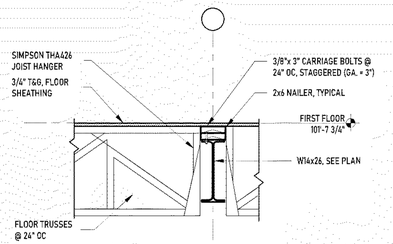


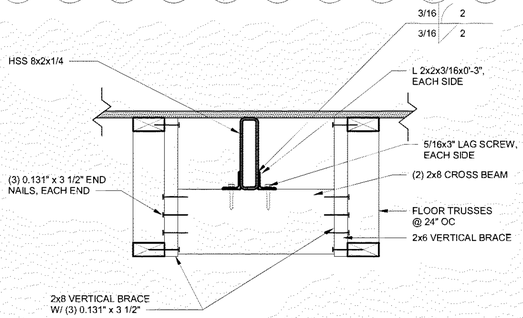
12 S300 FLUSH BEAM DETAIL 3/4" = 1'-0"



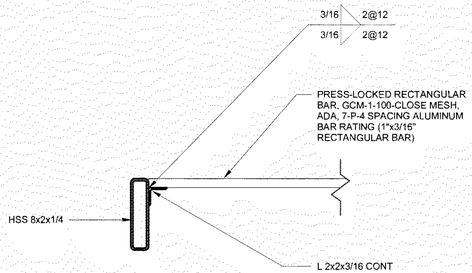
8 S300 DECK BEAM CORNER CONNECTION 1 1/2" = 1'-0"



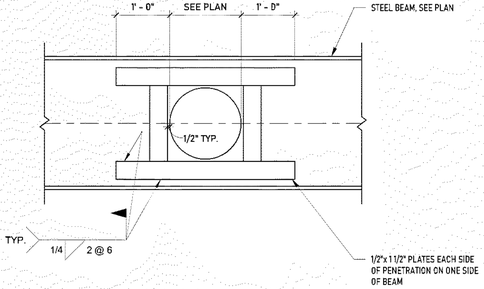
4 S300 FLUSH BEAM DETAIL 3/4" = 1'-0"



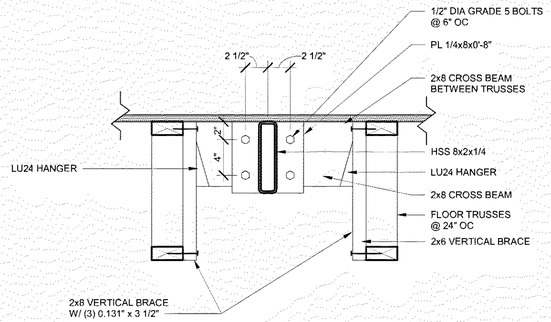
11 S300 DECK BEAM MOUNTING BRACKET - FRONT 1 1/2" = 1'-0"



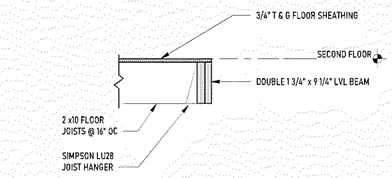
7 S300 DECK FRONT BEAM DETAIL 1 1/2" = 1'-0"



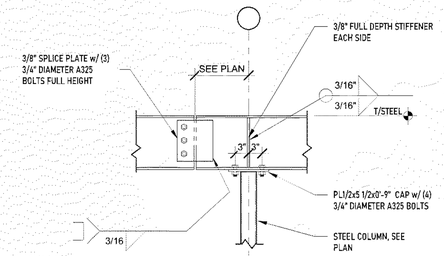
3 S300 STEEL BEAM WEB REINFORCING 3/4" = 1'-0"



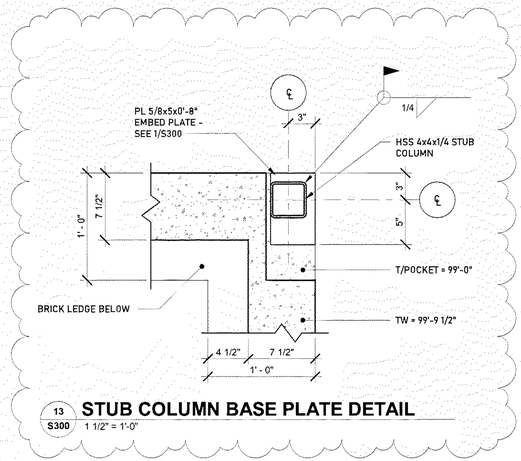
10 S300 DECK BEAM MOUNTING BRACKET - REAR 1 1/2" = 1'-0"



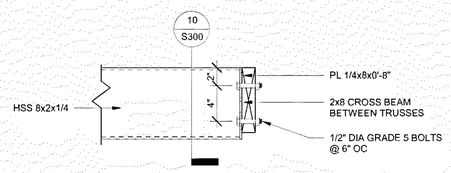
6 S300 FLOOR JOIST TO BEAM 3/4" = 1'-0"



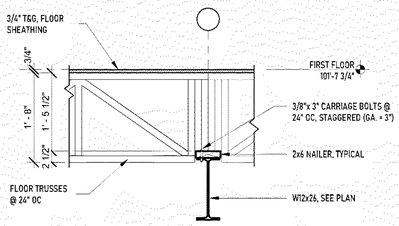
2 S300 BEAM SPLICE CONNECTION 3/4" = 1'-0"



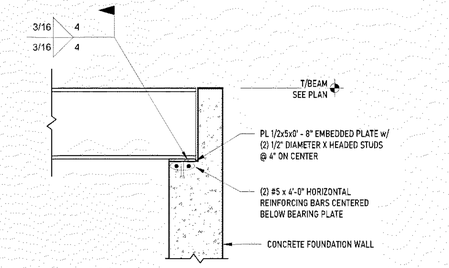
13 S300 STUB COLUMN BASE PLATE DETAIL 1 1/2" = 1'-0"



9 S300 DECK BEAM MOUNTING BRACKET - SIDE 1 1/2" = 1'-0"



5 S300 FLUSH BEAM DETAIL 3/4" = 1'-0"



1 S300 BEARING POCKET FOR STEEL BEAM 3/4" = 1'-0"

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BEACH DRIVE RESIDENCE

7624 BEACH DRIVE
FOX POINT, WISCONSIN

FRAMING DETAILS

Project number	20-077
Date	2023-06-01
Drawn by	Author
Checked by	Checker
Scale	3/4" = 1'-0"
Sheet Number	S300

12/19/2023 8:49:02 AM

PLAT OF SURVEY - PROPOSED HOUSE

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/ENGINEER:
MARK AUGUSTINE, PLS

SURVEY FOR:
SCHERRER CONSTRUCTION CO
601 BLACKHAWK DRIVE
BURLINGTON, WI 53105

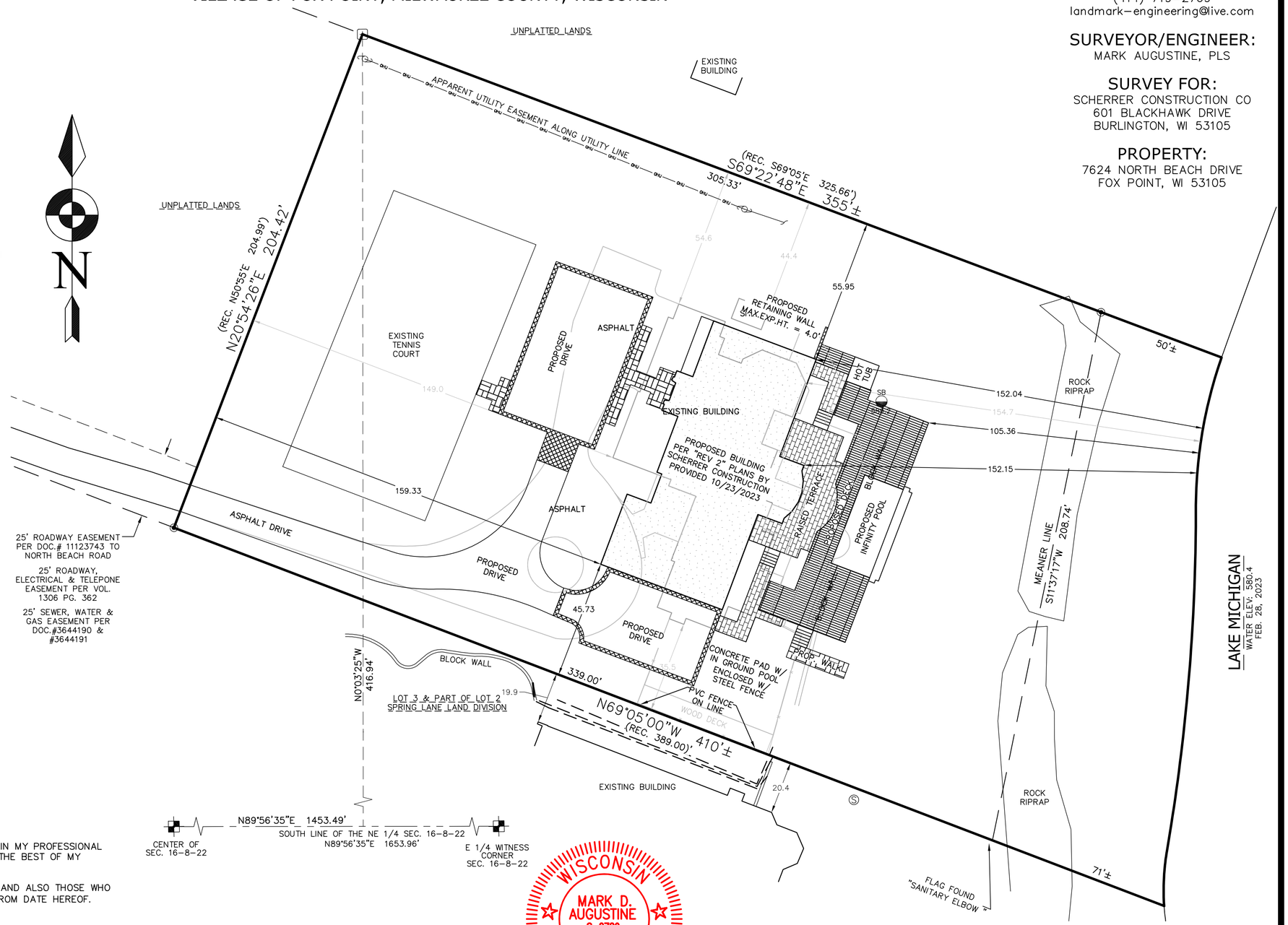
PROPERTY:
7624 NORTH BEACH DRIVE
FOX POINT, WI 53105

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

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. EASEMENTS SHOWN PER LETTER FROM LAND TITLE SERVICES REFERENCING 23300825M (THE SHAKA AND MAYA PAYNE SMART TRUST) DATED JUNE 29, 2023.
-VOL. 700, PG.17 NOT SHOWN DUE TO NOT ABLE TO READ.
-ELECTRIC EASEMENT ALONG NORTHERLY PART OF PROPERTY PER DOC.#2778258 IS NOT SHOWN, HOWEVER SAID EASEMENT APPEARS TO BE RELATED TO UTILITY POLES ALONG NORTHERLY LINE OF PROPERTY.

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. DUE TO SNOW COVER THE ACCURACY OF DRIVEWAYS, WALKS AND POTENTIAL STRUCTURES BURIED BY SNOW CAN NOT BE RELIED UPON.

4. BENCH MARK: CENTER OF SECTION 16, BRASS CAP 689.74 NAVD88

5. TOTAL IMPERVIOUS SURFACE AREA (ISA) OF THE SITE IS BASED ON A CALCULATED LOT AREA = 78,277 S.F.

IMPERVIOUS SURFACE	EXISTING AREA	PROPOSED AREA
WALKS & DRIVEWAYS	7,368 S.F. (9.41%)	8,274 S.F. (10.57%)
TENNIS COURT	6,784 S.F. (8.67%)	6,784 S.F. (8.67%)
SHED W/ OVERHANG	124 S.F. (0.16%)	0 S.F. (0.00%)
PATIO, DECK & POOL	4,872 S.F. (6.22%)	4,989 S.F. (6.37%)
HOUSE W/ OVERHANG	5,353 S.F. (6.84%)	5,259 S.F. (6.72%)
TOTALS:	24,480 S.F. (31.27%)	25,306 S.F. (32.33%)

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.

WISCONSIN
MARK D. AUGUSTINE
S-2780
WAUKESHA, WI.
LAND SURVEYOR

30 JUN 2023
UPDATE 11JUL2023
UPDATE HOUSE PLAN 17AUG2023
REV'D LAYOUT/GRADES 28AUG2023
ISA & FILL CALCS 06SEP2023
REV'D HOUSE PLAN 24OCT2023

WAIVER:

IN ACCORDANCE WITH CHAPTER A-E 7, SECTION AE 7.01(2)(a) OF WISCONSIN ADMINISTRATIVE CODE, THE MISSING LOT CORNER MONUMENTS WERE NOT RESET AT THIS TIME AS AGREED TO BY PROFESSIONAL LAND SURVEYOR AND CLIENT.

Maya Smart — CLIENT(s)
July 11, 2023 — DATE

PROJECT # 3711.00

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 1130 East Dean Road	**Building Type:** Residential ☑ Commercial ☐
Description of Work	
Second floor addition to be build over existing first floor sunroom. Addition to include a bedroom and bathroom. A part of an existing bedroom will be used to access the additon. The remainder of the existing bedroom will be used to create a small office. The existing 2nd floor hall bathroom will also be remodeled as part of this project	
Estimated Cost of Project $ ~~[illegible]~~ 170,000 excluding plumbing + Electric	

Owner/Occupant	
Business Name Steve and Leah Fouhal	Contact Name
Address 2851 West Fritch Ave	City/State/Zip Chicago I 60645
Phone 312-874-8148	Email

Cautionary Statement required when homeowner is applying for permit*

Contractor	
Company Name Royal Investors LLC	Contact Name Nick Griswold
Address N162W20291 Butternut Lane	City/State/Zip Jackson WI 53037
Phone (414) 303-318	Email Nick@royalbuilders.build
Dwelling Contractor # 080200066	Dwelling Contractor Qualifier # 050800029

Square Footage Under Construction				
1st Floor 0	2nd Floor 250	Basement 0	Addition 255	Garage

Description		Rate	Amount
Project - Per $1,000 of estimated cost		$10.00	
Building Board		$75.00	
Footing early start - $230.00 one and two family; $305.00 commercial			
Plan Review - $275.00 one and two family; New Single Family Construction *$330.00 plus $30.00/unit commercial*			
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 Nicholas Griswold **Date** 12-27-2023

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: 1.059795 Dec 28, 2023

1130 E DEAN RD

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PLANS - FILING FEE 24-44440 BUILDING PLANS-FILING FEE	75.00
Total:	75.00
CHECK Check No: 7799 Payor: ROYAL INVESTORS LLC DBA	75.00
Total Applied:	75.00
Change Tendered:	.00

12/28/2023 3:08 PM

Services Offered
Commercial Site Development
Subdivision Design and Platting
Planning and Plan Review
Streets and Highway Design
Drainage Studies
Water Distribution Systems
Sewer Collection Systems
Construction Surveying and Stake-out Services
Structures

McCLURE ENGINEERING ASSOCIATES, INC.
6417 North 118th Court (414) 616-4880
Milwaukee, Wisconsin 53225 FAX (414) 616-4889

PROJECT NO: 08-13-03-059
DRAWING: 03059S1.DWG

PLAT OF SURVEY

PREPARED FOR: MR. & MRS. KAMPSCHROER

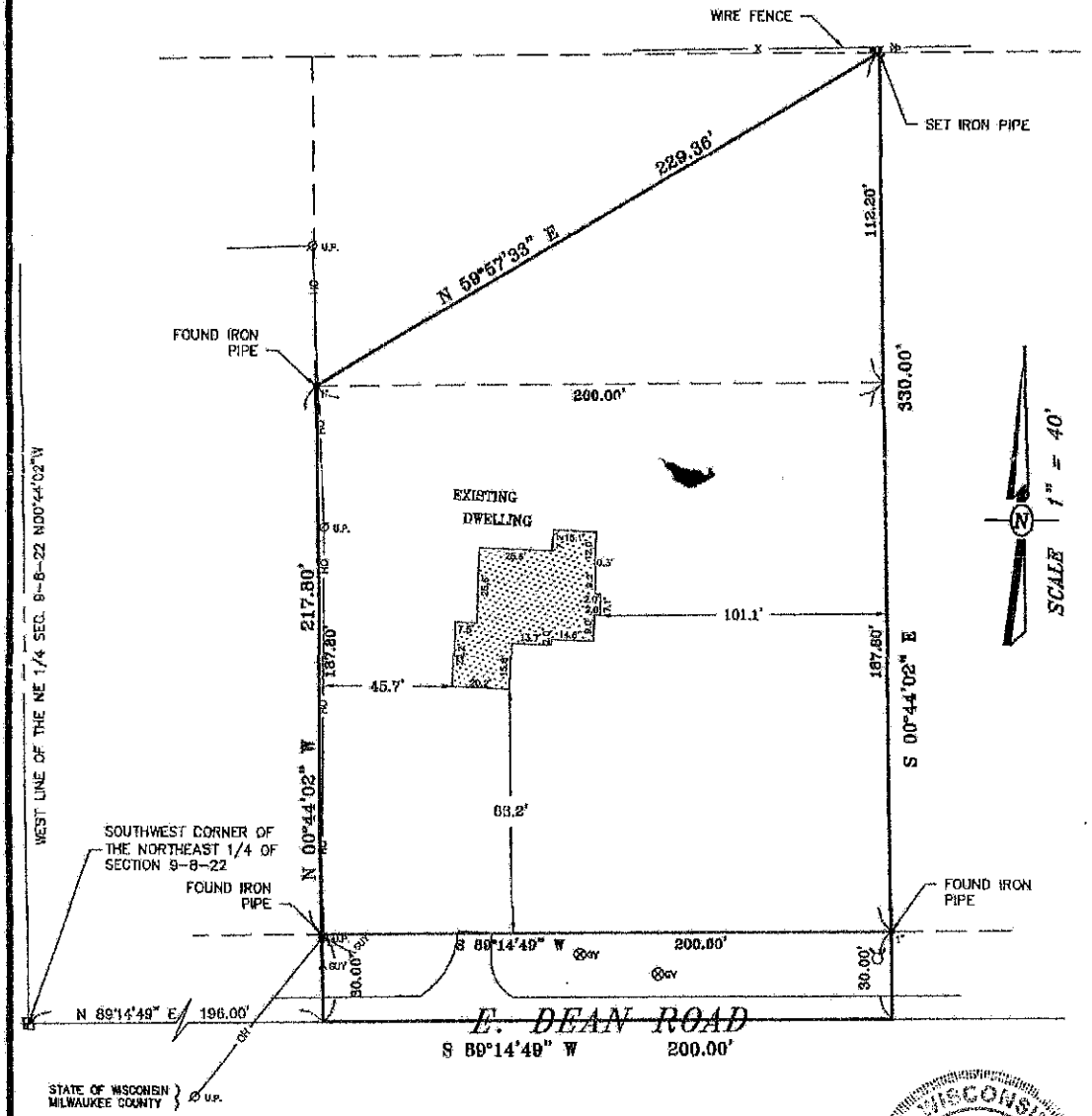
LEGAL DESCRIPTION:

That part of the Northeast 1/4 of Section 9, in Township 8 North, Range 22 East, in the Village of Fox Point bounded and described as follows:

Commencing at a point in the South line of said 1/4 Section, which is 196 feet more or less, East of the Southwest corner of said 1/4 Section, running thence Northerly and parallel to the West line of said 1/4 Section, 217.8 feet to the place of beginning of land to be described; running thence Northeasterly on a line to a point, said point being 330 feet more or less North and 396 feet more or less East of the Southwest corner of said 1/4 Section; thence Southerly and parallel to the West line of said Section, 112.2 feet more or less to a point; thence Westerly and parallel to the South line of said 1/4 Section, 200 feet more or less to the place of beginning.

Also, a parcel of land in the Northeast 1/4 of Section 9, Township 8 North, Range 22 East, in the Village of Fox Point, County of Milwaukee, State of Wisconsin, bounded and described as follows:

Commencing at a point in the South line of said 1/4 Section, which is 196 feet East of the Southwest corner of said 1/4 Section; running thence Northerly and parallel to the West line of said 1/4 Section 217.8 feet to a point; thence Easterly and parallel to the South line of said 1/4 Section, 200 feet to a point; thence Southerly and parallel to the West line of said 1/4 Section, 217.8 feet to a point in the South line of said 1/4 Section; thence Westerly along the South line of said 1/4 Section, 200 feet to the place of beginning, reserving therefrom the South 30 feet for street or road purposes.



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

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

Dated at MILWAUKEE, this 13TH day of MAY 20 03

Recertified

Surveyor

WISCONSIN MARK D. NESGOOD S-1957 KENOSHA, WI LAND SURVEYOR

DRAWN BY: MDN
CHECKED BY:

FRITSCH DESIGNS, LLC
1716 TERRACE DRIVE
PORT WASHINGTON, WI
53074
262-483-4048

THESE DRAWINGS WERE CREATED
FOR THE SOLE USE BY
FRITSCH DESIGNS, LLC
ANY USE OF THESE DRAWINGS WITHOUT THE
CONSENT OF FRITSCH DESIGNS, LLC MAY
RESULT IN LEGAL ACTION.
COPYWRITE 2013

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

OPTION:
LAP SIDING TO MATCH EXISTING AT SECOND FLOOR ADDITION
SIDING TBD

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

DATE	REVISION
11/03/23	PRELIMINARY PLAN
11/13/23	PRELIMINARY PLANS - EXT ELV
11/29/23	PRELIMINARY PLANS
12/18/23	PRELIMINARY PLANS
12/22/23	CITY PLANS

BID DATE

FINAL DATE

REVISIONS

FOUHAL RESIDENCE
1130 E DEAN ROAD
FOX POINT, WI

SHEET

1 OF 6

FRITSCH DESIGNS, LLC
1716 TERRACE DRIVE
PORT WASHINGTON, WI
53074
262-483-4048

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DATE	REVISION
11/03/23	PRELIMINARY PLAN
11/13/23	PRELIMINARY PLANS - EXT ELV
11/29/23	PRELIMINARY PLANS
12/18/23	PRELIMINARY PLANS
12/22/23	CITY PLANS

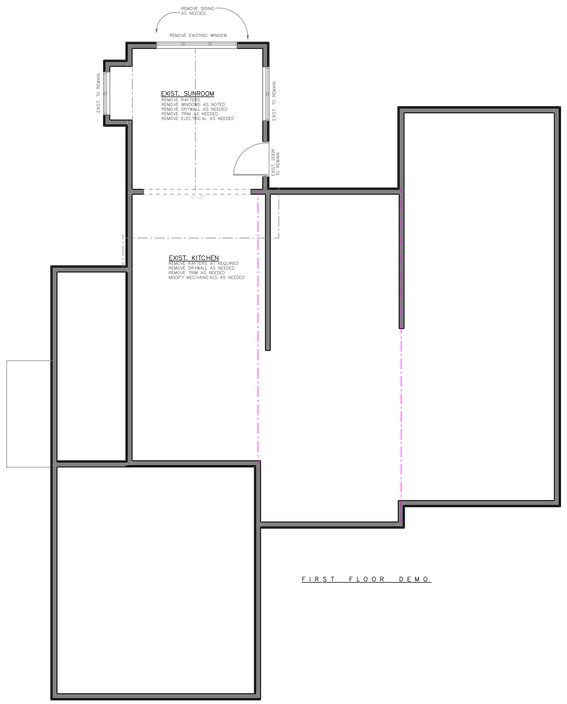
BID DATE

FINAL DATE

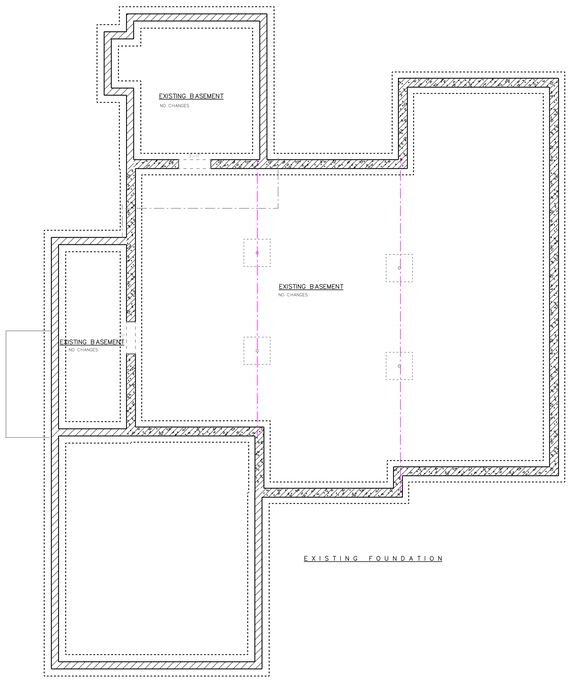
REVISIONS

FOUHAL RESIDENCE
1130 E DEAN ROAD
FOX POINT, WI

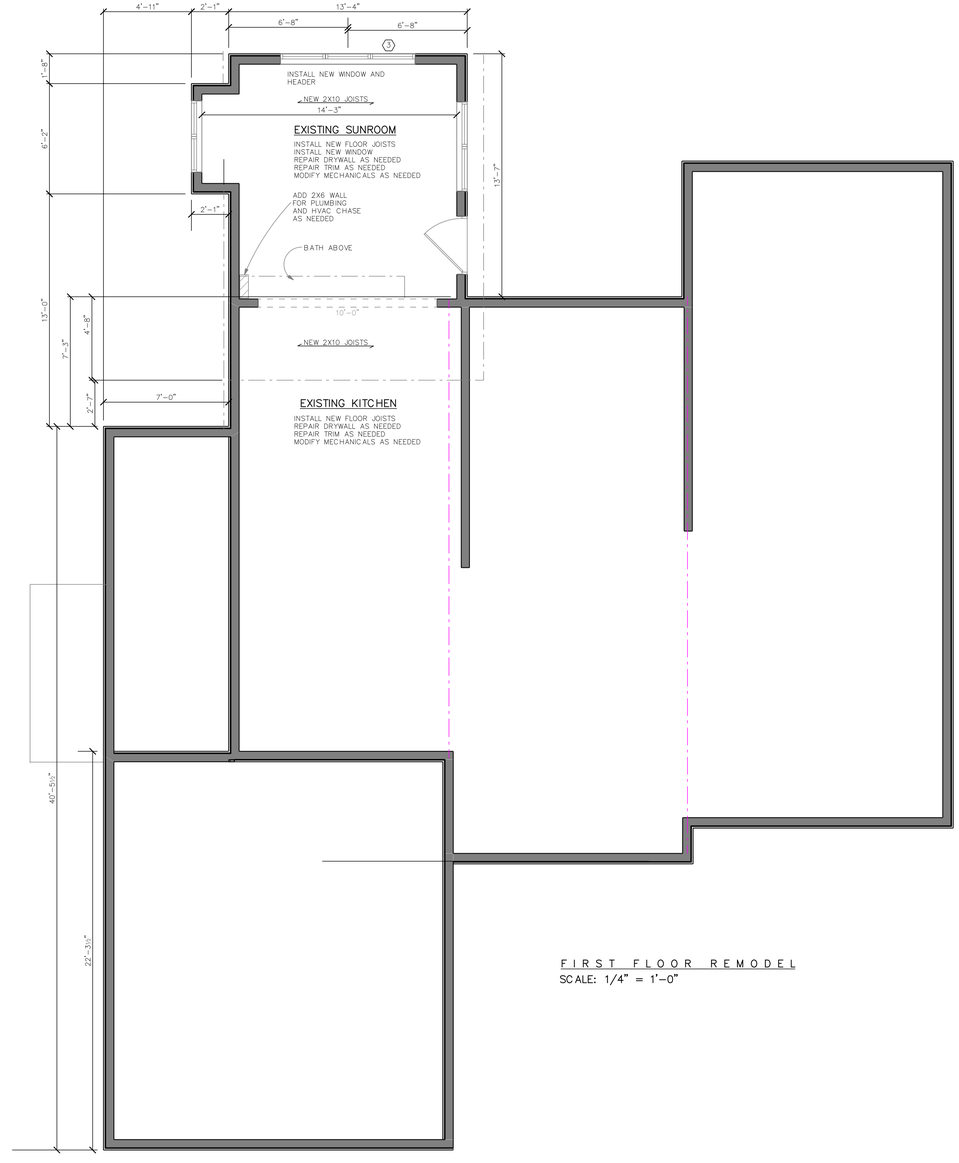
SHEET
2 OF 6



FIRST FLOOR DEMO



EXISTING FOUNDATION



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

FRITSCH DESIGNS, LLC
1716 TERRACE DRIVE
PORT WASHINGTON, WI
53074
262-483-4048

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DATE	REVISION
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11/13/23	PRELIMINARY PLANS - EXT ELV
11/29/23	PRELIMINARY PLANS
12/18/23	PRELIMINARY PLANS
12/22/23	CITY PLANS

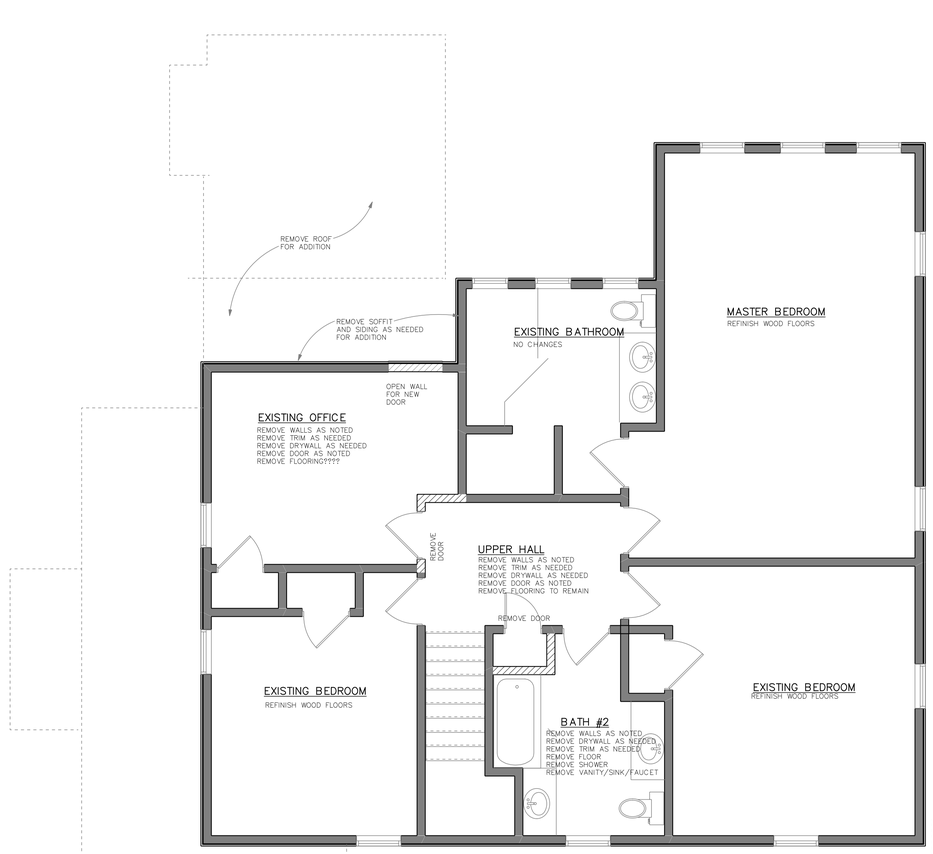
BID DATE

FINAL DATE

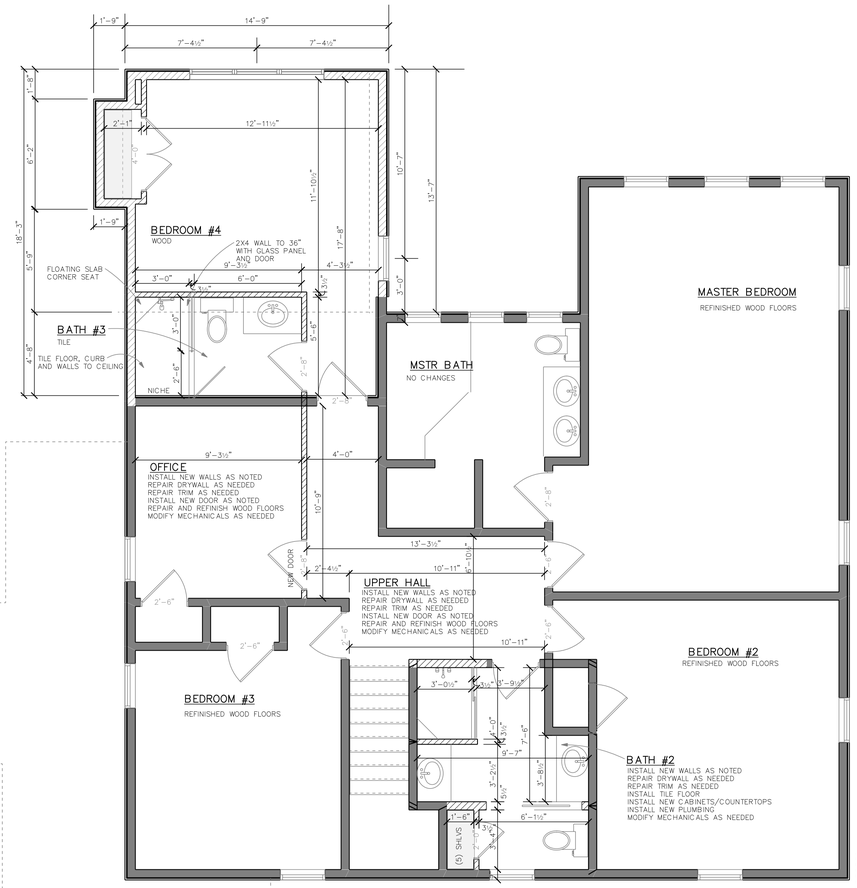
REVISIONS

FOUHAL RESIDENCE
1130 E DEAN ROAD
FOX POINT, WI

SHEET
3 OF 6



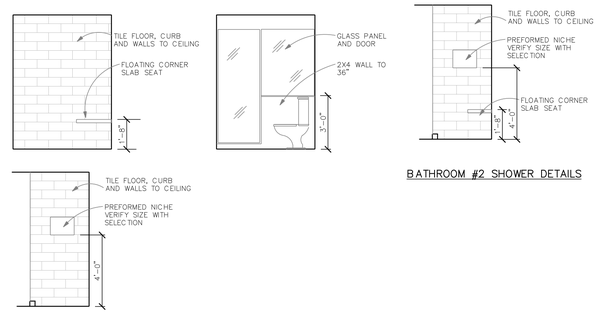
SECOND FLOOR DEMO



SECOND FLOOR REMODEL
SCALE: 1/4" = 1'-0"

WIND. MANUFACTURER	ALLIANCE OR EQUAL
WIND. TYPE	VINYL
WIND. STYLE	CASEMENT
EXTERIOR	VINYL COLOR TBD
INTERIOR	VINYL TBD
GRILLS	STANDARD - VERIFY
HARDWARE	COLOR TBD

WIND. #	UNIT #	SWING	NOTES
1	CASEMENT 2'-6" X 5'-0"	L	
2	CASEMENT 2'-6" X 5'-0" (3-WIDE)	LSR	
3	CASEMENT 3-WIDE WINDOWS TBD	LSR	VERIFY EXACT HEIGHT AND
			WIDTH IN FIELD WITH
			EXISTING OPENING



BATHROOM #2 SHOWER DETAILS

BATHROOM #3 SHOWER DETAILS

FRITSCH DESIGNS, LLC
1716 TERRACE DRIVE
PORT WASHINGTON, WI
53074
262-483-4048

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11/13/23	PRELIMINARY PLANS - EXT ELV
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12/22/23	CITY PLANS

BID DATE

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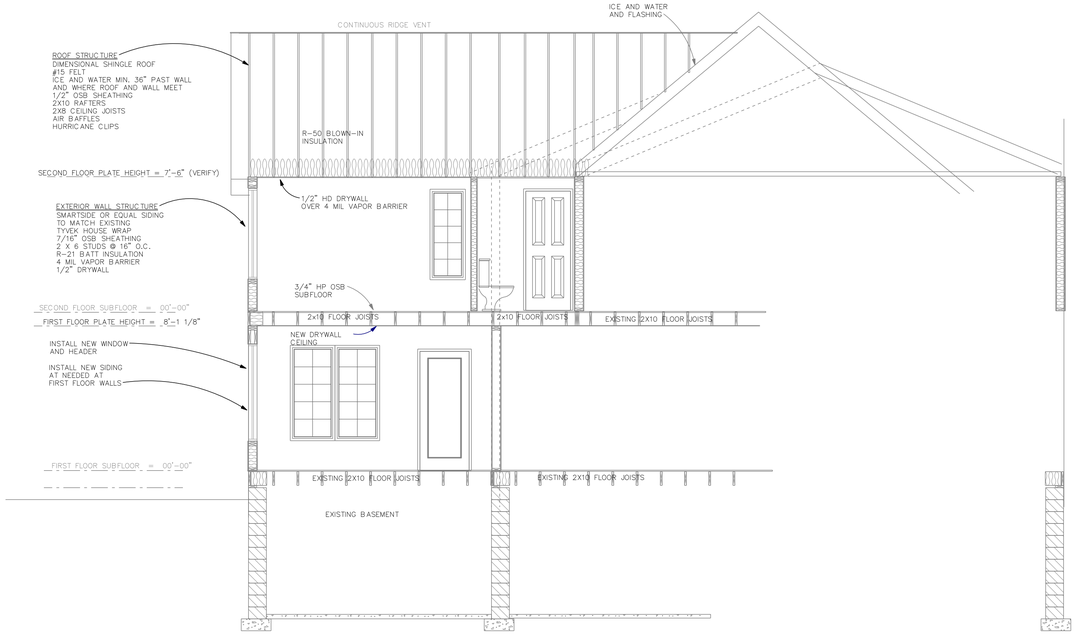
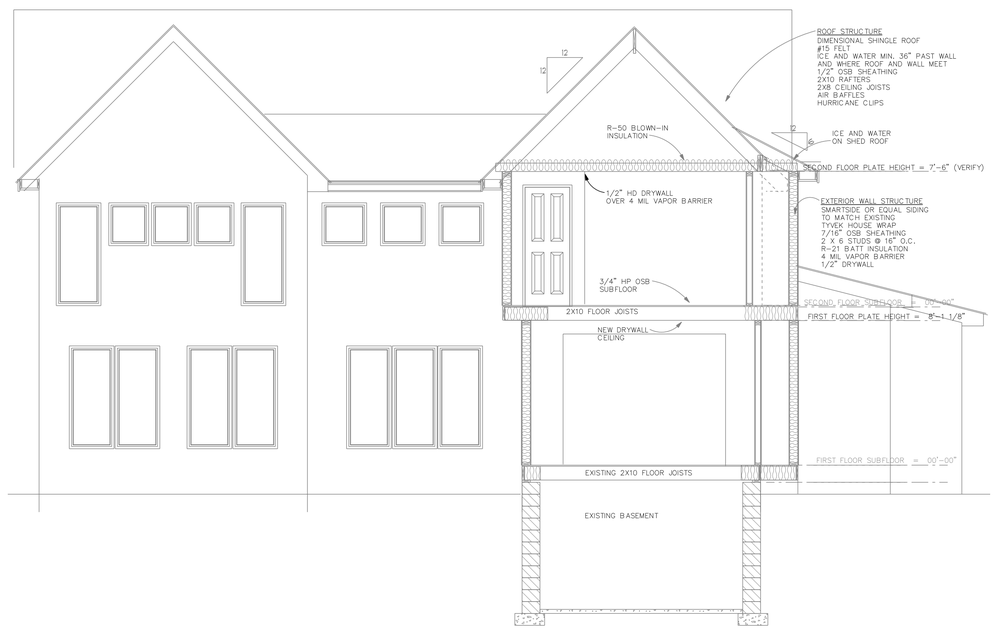
REVISIONS

FOUHAL RESIDENCE
1130 E DEAN ROAD
FOX POINT, WI

SHEET
4 OF 6





FRITSCH DESIGNS, LLC
1716 TERRACE DRIVE
PORT WASHINGTON, WI
53074
262-483-4048

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11/29/23	PRELIMINARY PLANS
12/18/23	PRELIMINARY PLANS
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BID DATE

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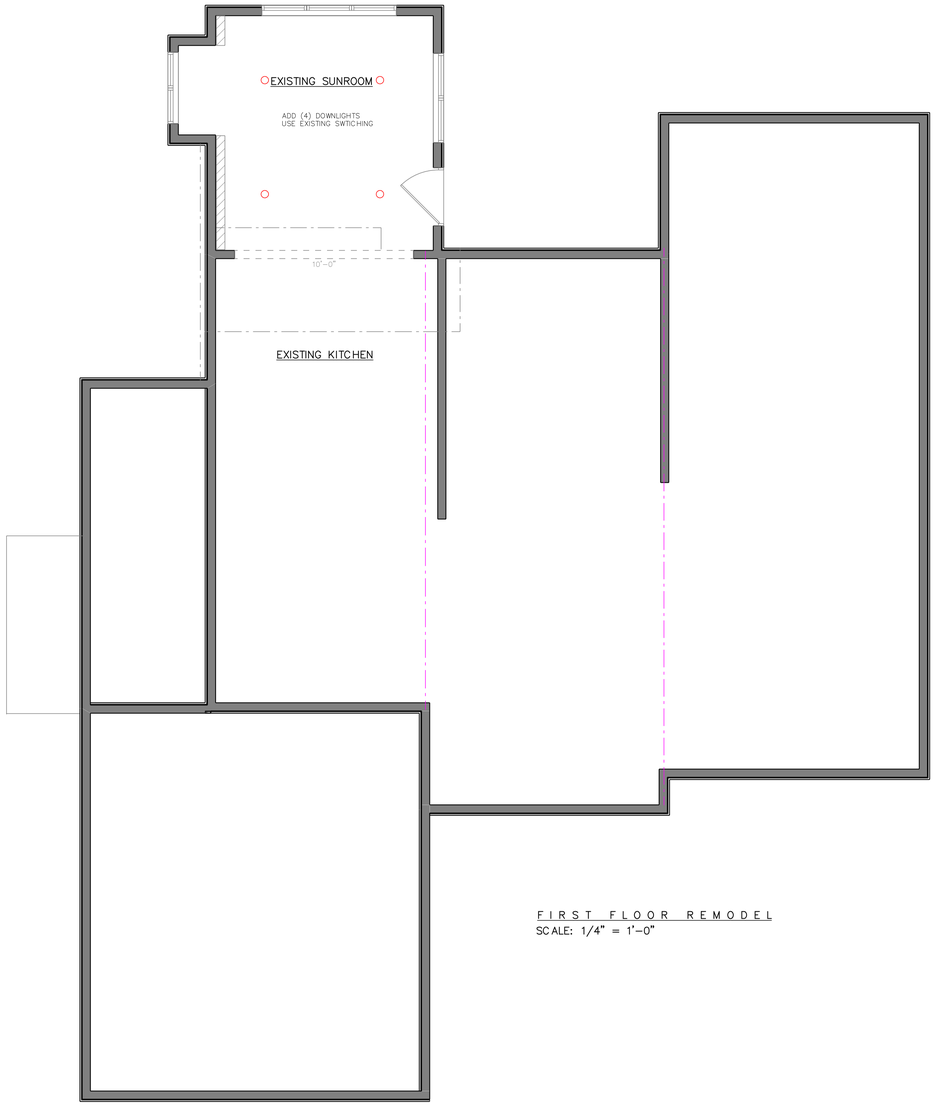
REVISIONS

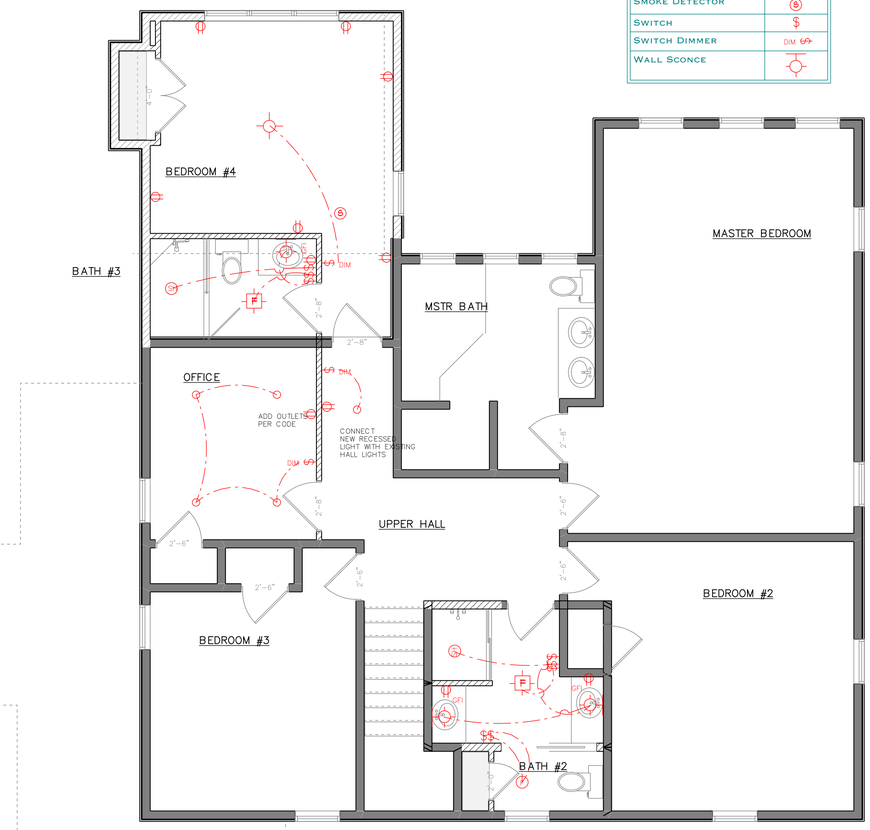
FOUHAL RESIDENCE
1130 E DEAN ROAD
FOX POINT, WI

SHEET

5 OF 6



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



SECOND FLOOR REMODEL
SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND

ELECTRICAL	SYMBOL
5 Inch Recessed	
Bath Fan	F
Bath Fan Recess	F
Ceiling Mounted Light	
Outlet	
Outlet GFI	GFI
Recess Shower Rated	
Smoke Detector	S
Switch	$
Switch Dimmer	DIM
Wall Sconce	

FRITSCH DESIGNS, LLC
1716 TERRACE DRIVE
PORT WASHINGTON, WI
53074
262-483-4048

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FRITSCH DESIGNS, LLC
ANY DISCLOSURE WITHOUT THE
CONSENT OF FRITSCH DESIGNS, LLC MAY
RESULT IN LEGAL ACTION.
COPYWRITE 2013

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11/13/23	PRELIMINARY PLANS - EXT ELV
11/29/23	PRELIMINARY PLANS
12/18/23	PRELIMINARY PLANS
12/22/23	CITY PLANS

BID DATE

FINAL DATE

REVISIONS

FOUHAL RESIDENCE
1130 E DEAN ROAD
FOX POINT, WI

SHEET

6 OF 6

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, 70' Lomb 77' Bell

BUILDING PERMIT

Job Address 7437 N. Lombardy Rd.	**Building Type:** Residential [X] Commercial [ ]
Description of Work Addition incl. new kitchen area & mudroom	
Estimated Cost of Project $ $ 87,000	

Owner/Occupant	
Business Name Beth & Jack Bretl	Contact Name Jack Bretl
Address 7437 N Lombardy Rd	City/State/Zip same
Phone	Email

Cautionary Statement required when homeowner is applying for permit

Contractor	
Company Name Amethyst Contracting Inc	Contact Name Kristi
Address 2512 N. Frederick Ave	City/State/Zip Milwaukee, WI 53211
Phone 414.828.1230	Email kristi@amethystcontracting.com
Dwelling Contractor # DC-0490900034	Dwelling Contractor Qualifier # DCQ-090700621

Square Footage Under Construction				
1st Floor ∅	2nd Floor ∅	Basement ∅	Addition 467	Garage ∅

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

Applicant Signature _____ **Date** 12-27-23

Rev 01/22

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

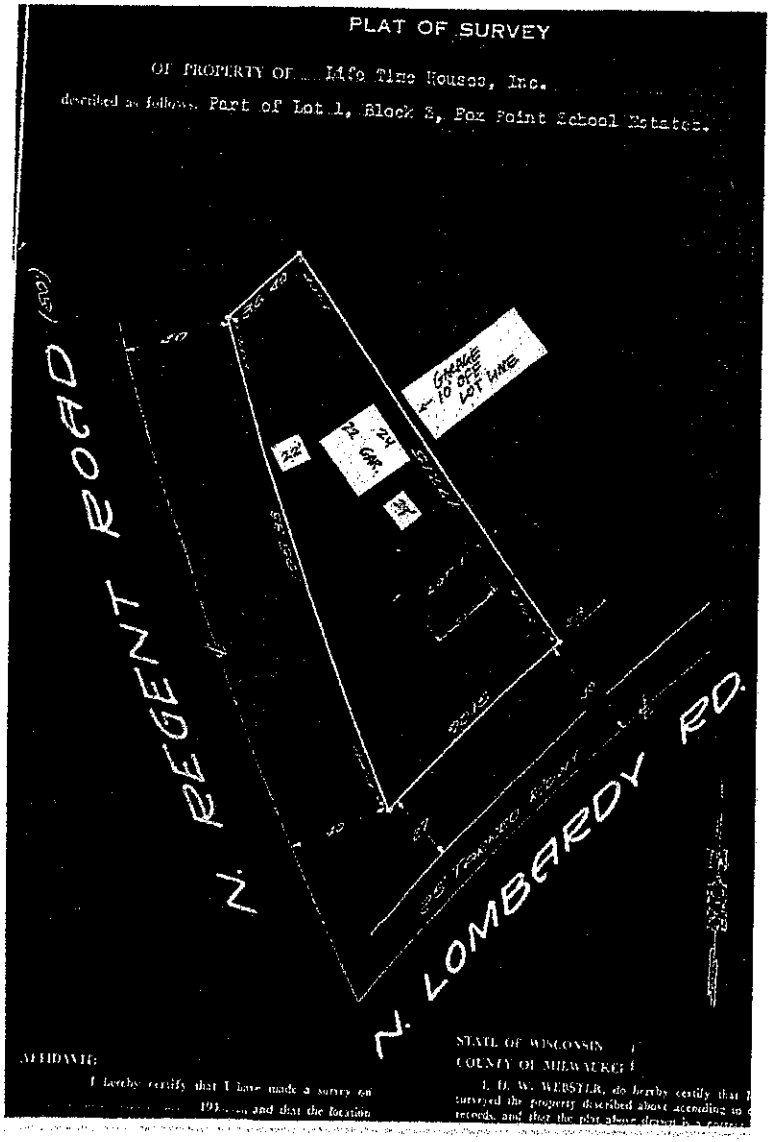
VILLAGE OF FOX POINT
7200 N. SANTA MONICA BLVD
FOX POINT WI 53217 414-351-89[illegible]

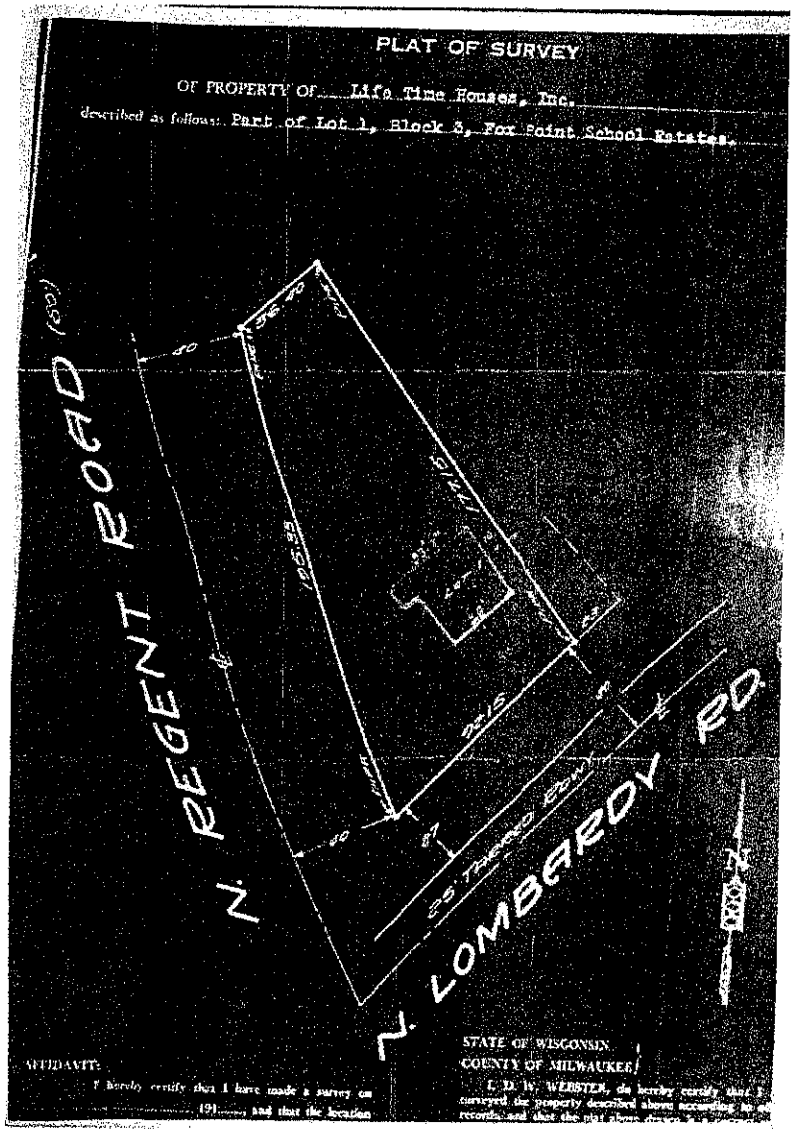
Receipt No: 1.059809 Jan 2, 20[illegible]

7437 N Lombardy Road

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PLANS - FILING FEE 24-44440 BUILDING PLANS-FILING FEE	75.00
Total:	75.00
CHECK Check No: 2996 Payor: Amethyst Contracting, Inc.	75.00
Total Applied:	75.00
Change Tendered:	.00

01/02/2024 8:59 AM


PLAT OF SURVEY
OF PROPERTY OF Life Time Houses, Inc.
described as follows: Part of Lot 1, Block 3, Fox Point School Estates.
N. REGENT ROAD (CTH)
N. LOMBARDY RD.
GARAGE 10 OFF LOT LINE
GAR.
AFFIDAVIT:
STATE OF WISCONSIN
COUNTY OF MILWAUKEE


PLAT OF SURVEY
OF PROPERTY OF Life Time Houses, Inc.
described as follows: Part of Lot 1, Block 3, Fox Point School Estates.
N. REGENT ROAD (CTH)
N. LOMBARDY RD.
AFFIDAVIT:
STATE OF WISCONSIN
COUNTY OF MILWAUKEE

METROPOLITAN SURVEY SERVICE

8482 South 76th Street
Franklin, WI 53132
414-529-5380

Amethyst Contracting
2512 North Frederick Avenue
Milwaukee, WI 53211

Invoice

Date 12/21/23

Number 34307

For Professional Survey Service
Survey No. 114765

Description:
Lot Survey 925.00

Metes & Bounds

7437 North Lombardy Road, Fox Point, WI

Bretl

12-22-23

Due Date 12/21/23 **Invoice Total** 925.00

Please Pay From This Invoice

Make checks payable to *Metropolitan Survey Service, Inc.*

Terms: Due Upon Receipt 1% interest per month added to past due accounts.

the Bretl Addition

7437 N Lombardy Rd
Fox Point Wisconsin

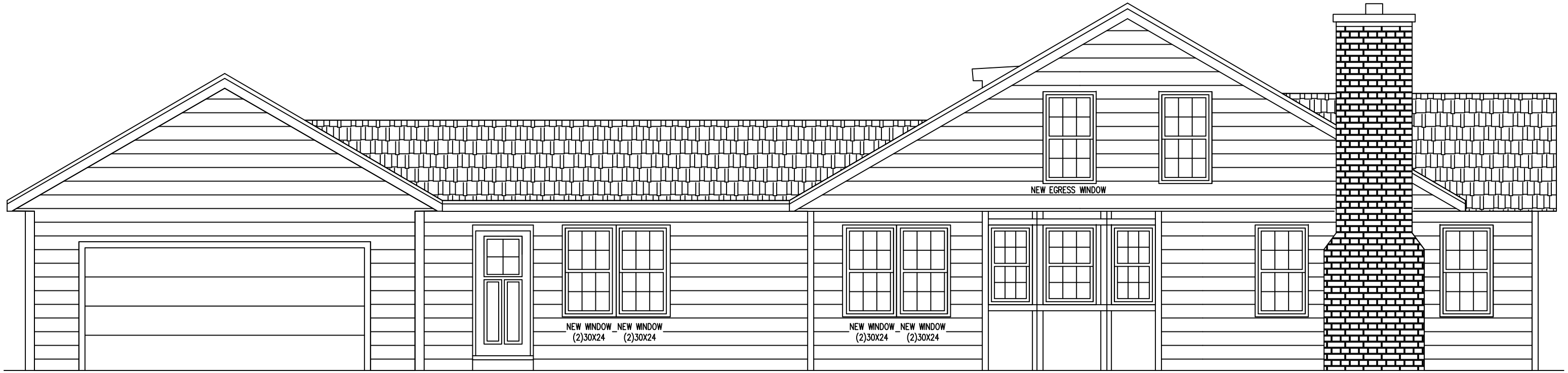
~~AMETHYST~~
DESIGN
~~2512 N Frederick Ave~~
~~Milwaukee, Wi 53211~~
~~Cell (414 828-1230~~

PROJECT NO. 07-22
DRAWING

DRAWN BY CJM
REVIEWED BY
BRIEF DATE 29 Dec. 2025
REVISED

A1

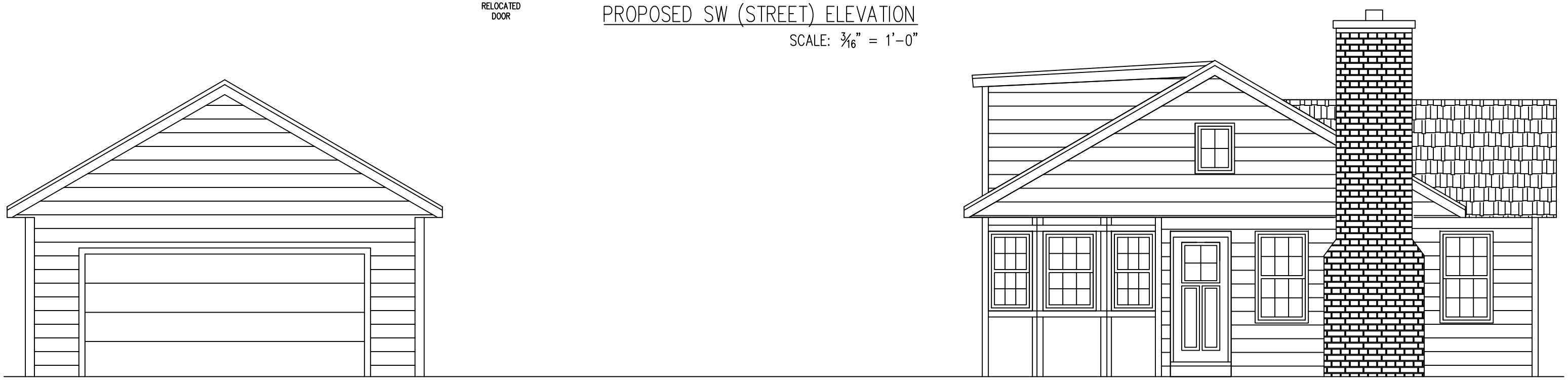
SHEETS



RELOCATED DOOR

PROPOSED SW (STREET) ELEVATION

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

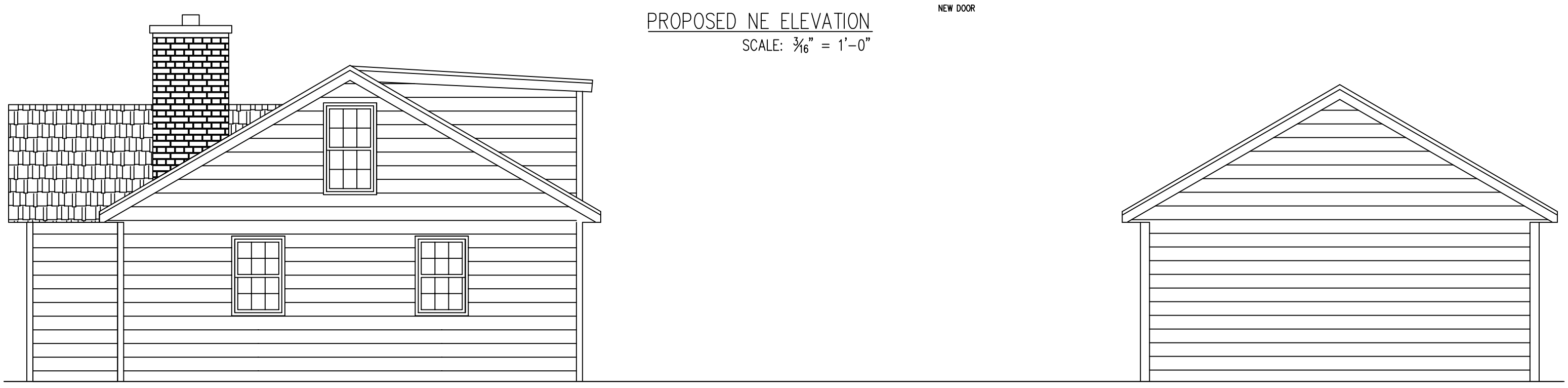


EXISTING SW (STREET) ELEVATION

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

PROPOSED NE ELEVATION

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



EXISTING NE ELEVATION

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

PPROPOSED SE (STREET) ELEVATION

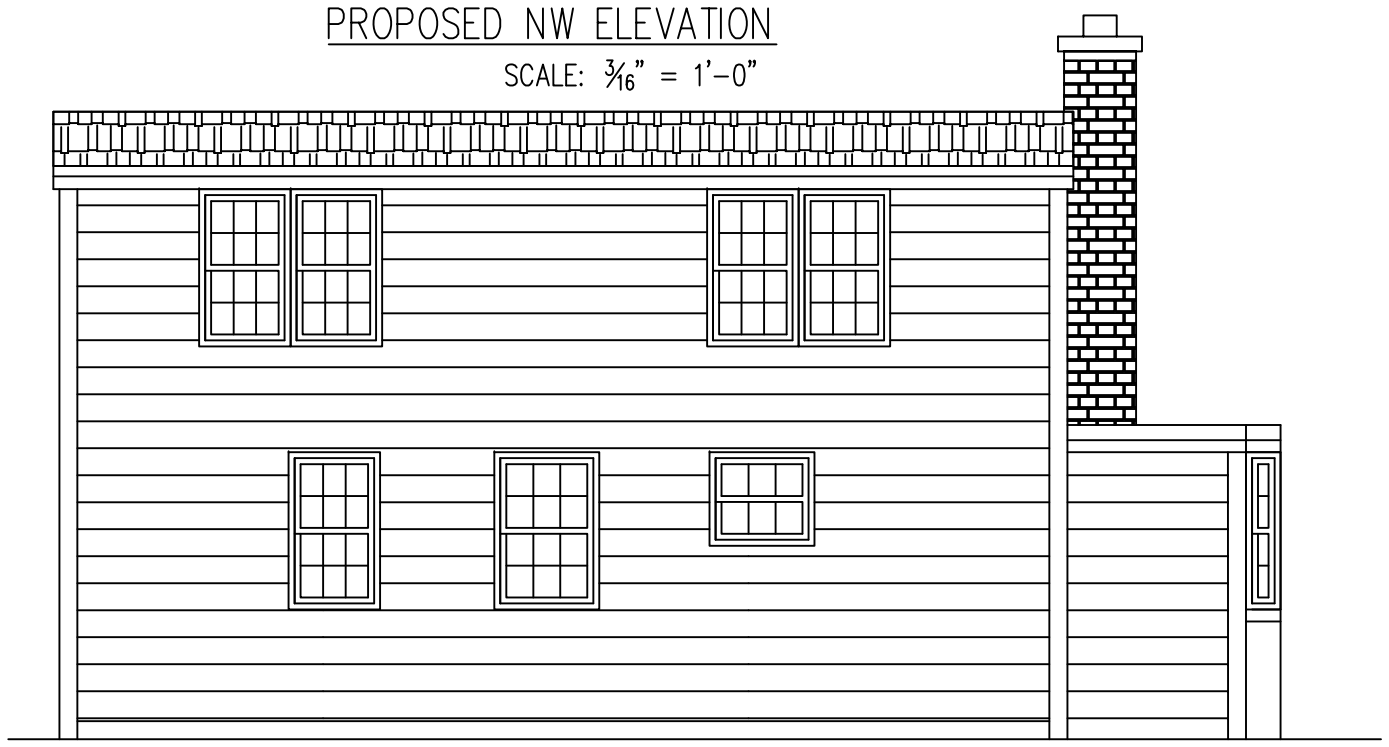
SCALE: 3/16" = 1'-0"

EXISTING SE (STREET) ELEVATION

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

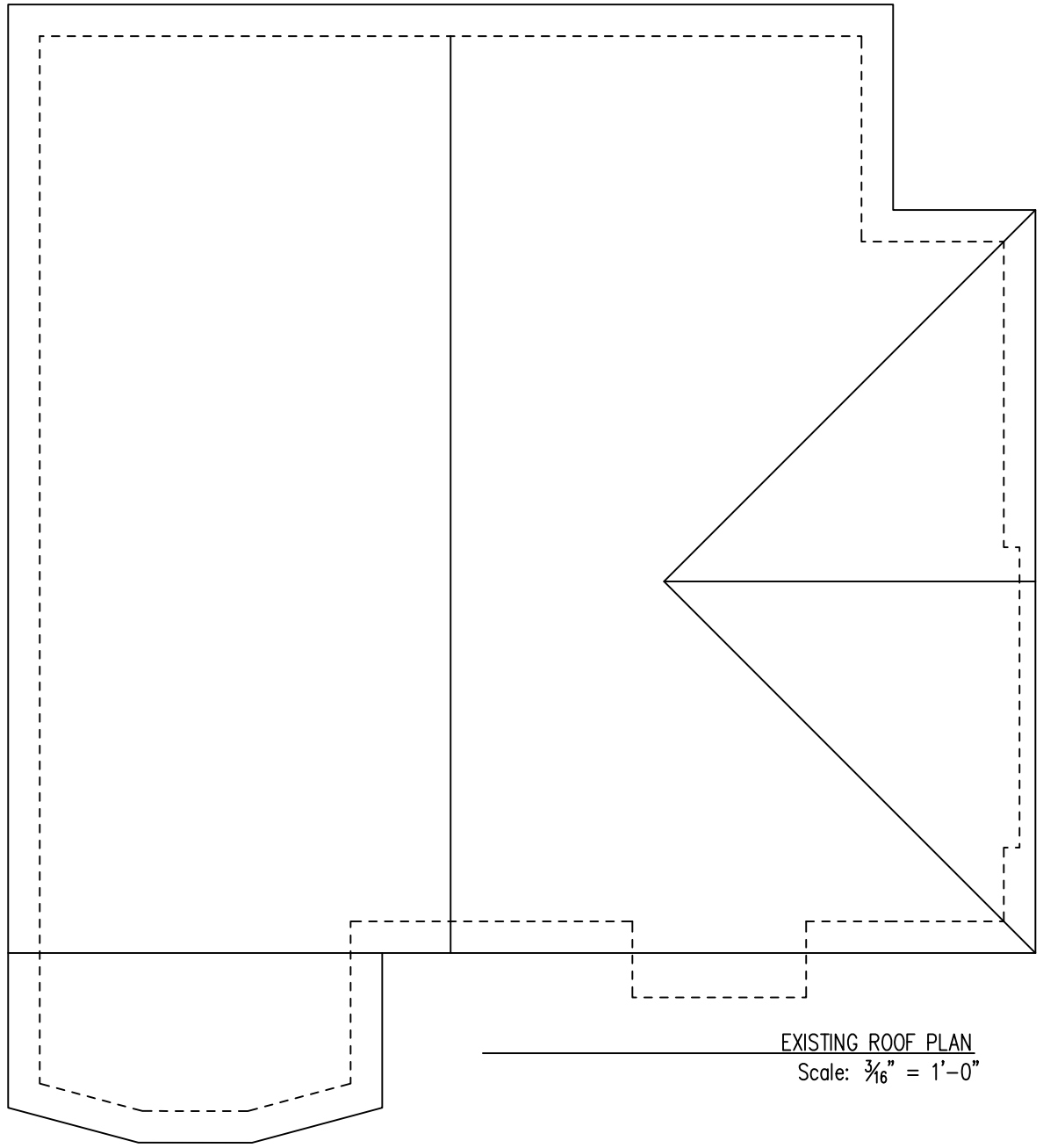
PROPOSED NW ELEVATION

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

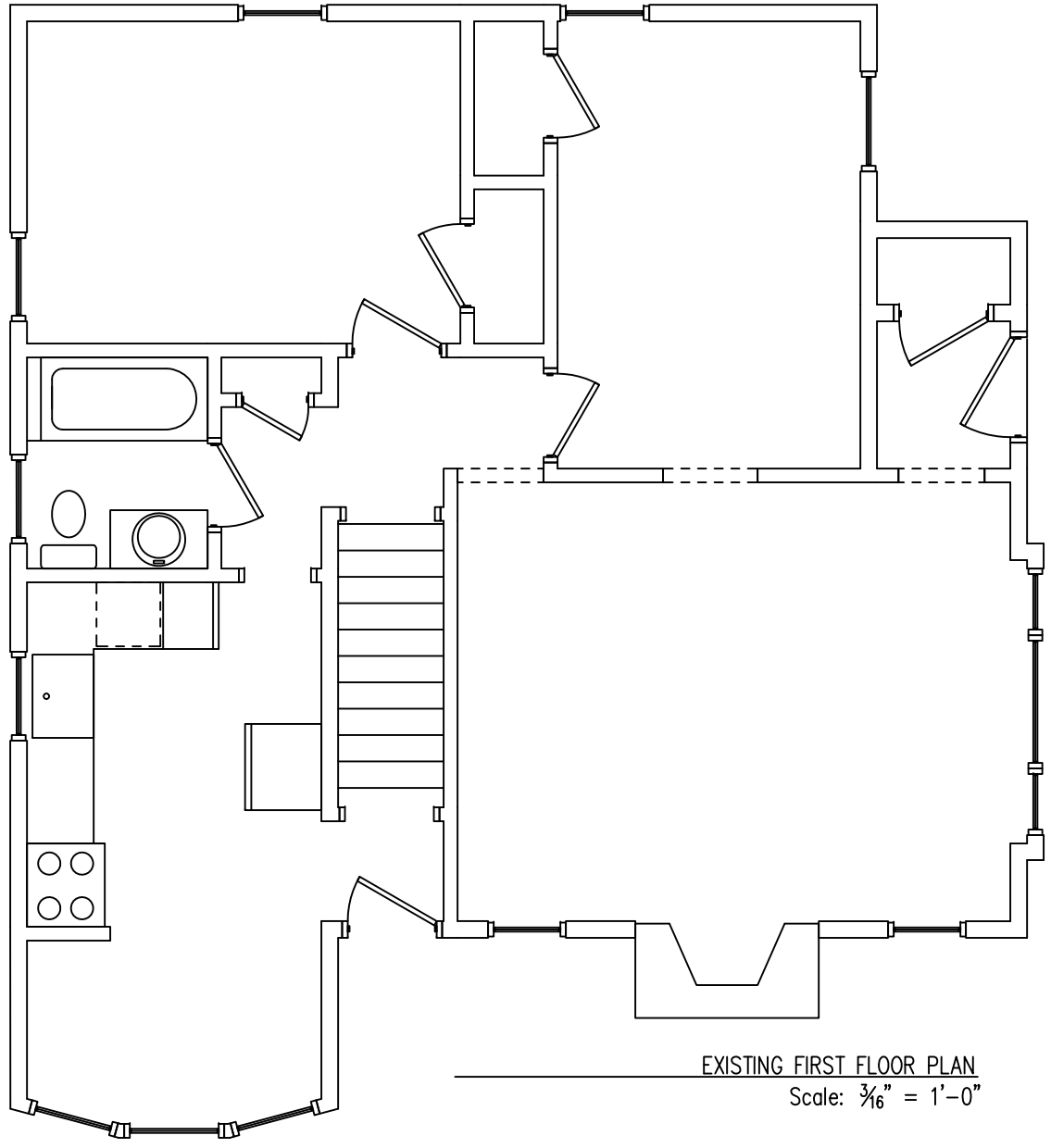


EXISTING NW ELEVATION

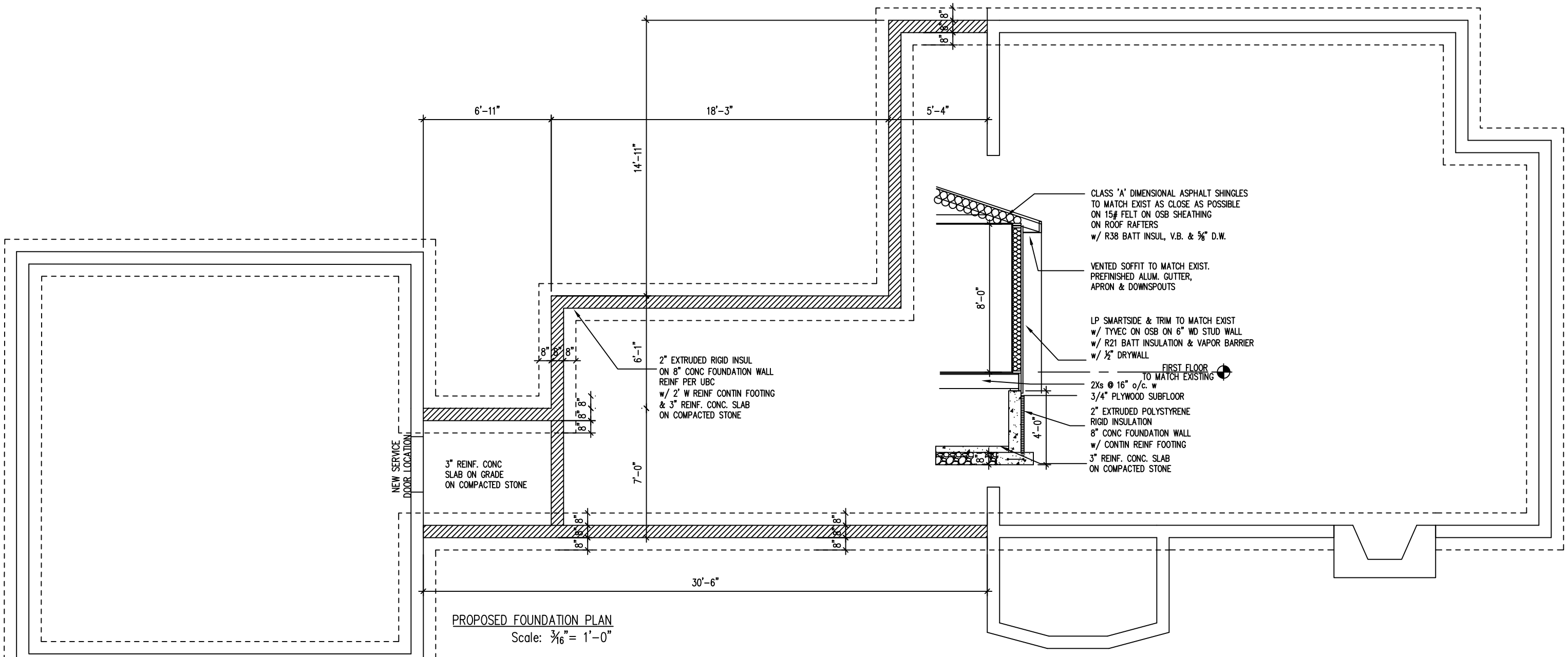
SCALE: 3/16" = 1'-0"



EXISTING ROOF PLAN
Scale: 3/16" = 1'-0"



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



PROPOSED FOUNDATION PLAN

Scale: 3/16"= 1'-0"

EXISTING HOUSE

ADDITION

EXISTING GARAGE

PROPOSED FIRST FLOOR PLAN
Scale: 3/16" = 1'-0"

ARCH TO MATCH EXIST

DINING AREA

8'-0"

ARCH TO MATCH EXIST

WALK-THRU W/ ARCH TO MATCH EXIST

23'-6"

14'-4"

8'-5"

7'-0"

RELOCATED FRONT DOOR

6'-0"

CONCRETE ENTRY @ GRADE

PANTRY

3'-0"

BENCH & HOOKS

MUD ROOM

OPTION W/D

CLOSET

5'-0"

5'-8"

ISLAND

6'-0"

3'-7"

3'-0"

3'-6"

2'-0"

2'-6"

REF

DW

INDUCTION RANGE

4'-5" CLOSET

14'-11"

DECK

14'-11"

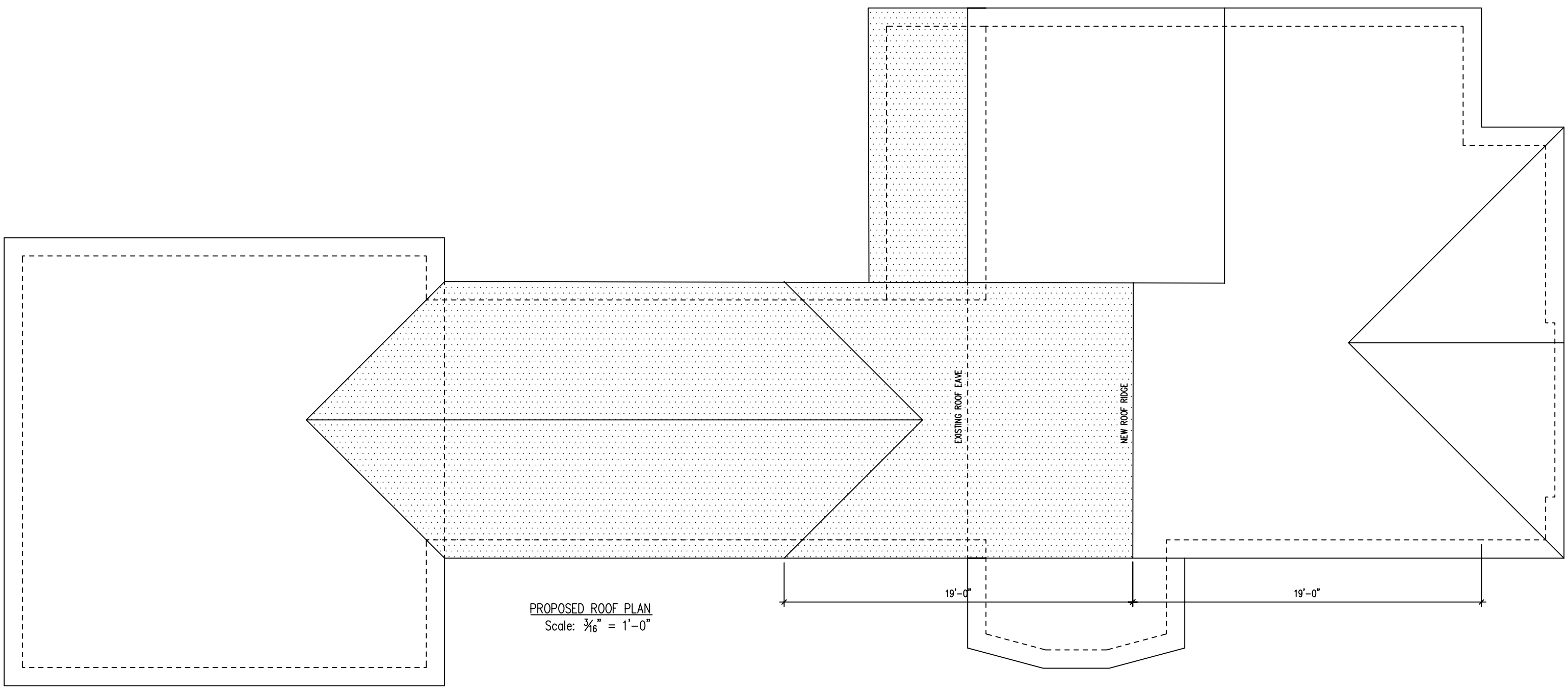
12'-7"

MASTER BEDROOM

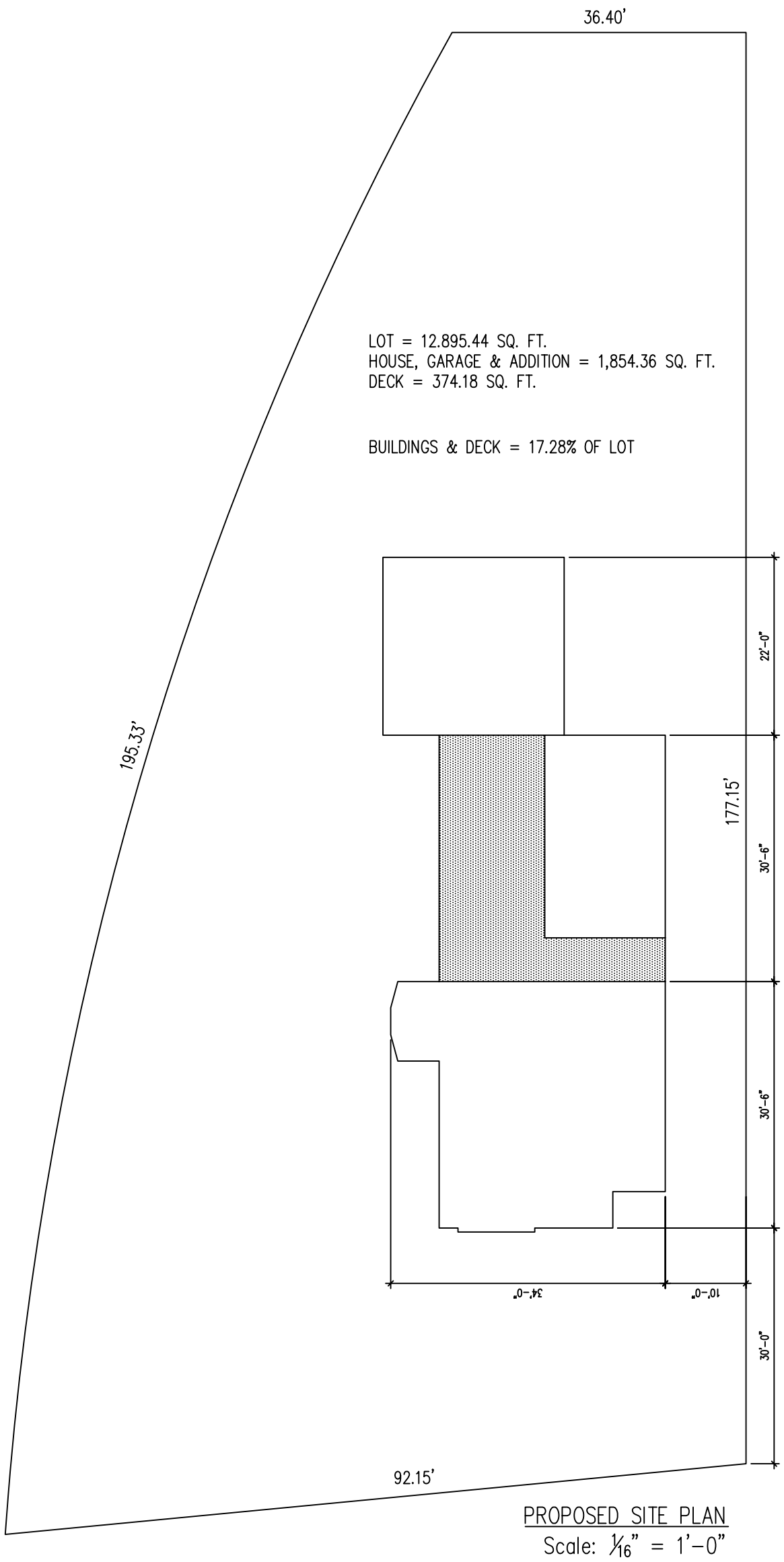
15'-6"

5'-0"

25'-1"



PROPOSED ROOF PLAN
Scale: 3/16" = 1'-0"



PROPOSED SITE PLAN
Scale: 1/16" = 1'-0"

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

BUILDING PERMIT APPLICATION

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

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

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

Additions

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

Accessory Structures (≤ 100 sqft)

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

Accessory Structures (> 100 sqft)

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

Decks

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

VILLAGE OF FOX POINT
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Driveways

1. Permit Not Required
2. Three Foot Setback Required

Fences

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

Interior Remodels

1. Floor Plans
2. Structural Details

New Home Construction

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

Pools/Hot Tub

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

Roofs

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

Siding

1. Building Board, Case by Case Basis

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Solar Panels

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

Windows/Doors

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

Rev 01/22

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CAUTIONARY STATEMENT TO OWNERS OBTAINING BUILDING PERMITS

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

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

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

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

Wetlands Notice to Permit Applicants

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

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

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

Homeowner's Name – PRINTED	Property Address
Homeowner's Signature	Date

Rev 09/20

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 1506 E Dean Road	**Building Type:** Residential ☑ Commercial ☐
Description of Work	
Removal of existing detached garage and a two-story addition of an attached garage and Main Suite to the existing single-family residence.	
Estimated Cost of Project $ 502,600	

Owner/Occupant Bernard Jr. & Jamie Westfahl	
Business Name Deep River Partners	Contact Name Bradley Hopper
Address 240 N Milwaukee Street, Suite 400	City/State/Zip Milwaukee, WI 53202
Phone 414-429-8850	Email bhopper@deep-river.com

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

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

Square Footage Under Construction				
1st Floor 665	2nd Floor 1089	Basement 1238	Addition	Garage 1131

Description	Rate	Amount
Project - Per $1,000 of estimated cost	$10.00	
Building Board	$75.00	75
Footing early start - $230.00 one and two family; $305.00 commercial		
Plan Review - $275.00 one and two family; New Single Family Construction $330.00 plus $30.00/unit commercial		
State Seal	$75.00	
Razing, Interior Demolition $925.00 max/bld $95.00 minimum plus	$0.13/sqft	
Moving buildings $250.00 plus	$0.13/sqft	
Fuel tanks - Per 1,000 gallons	$25.00	
Re-inspection	$100.00	
Work started without permit	**Double**	
Minimum Fee	**$70.00**	
Payable to: Village of Fox Point **Total Permit Fee**	**$** 75	

Applicant Signature _____ **Date** 01/05/24

Rev 01/22

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

SURVEYING ASSOCIATES, INC.

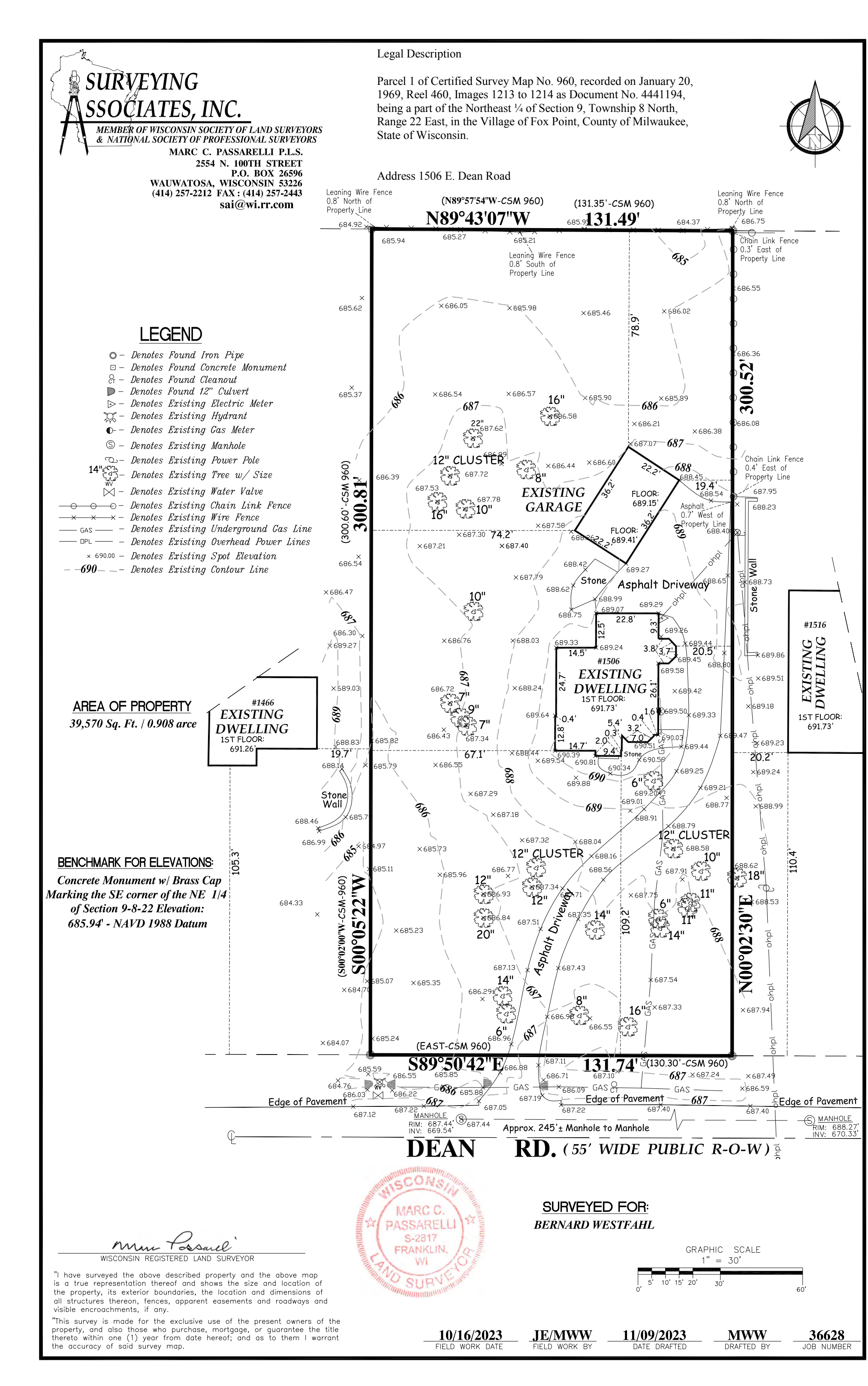
MEMBER OF WISCONSIN SOCIETY OF LAND SURVEYORS & NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS

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

Legal Description

Parcel 1 of Certified Survey Map No. 960, recorded on January 20, 1969, Reel 460, Images 1213 to 1214 as Document No. 4441194, being a part of the Northeast ¼ of Section 9, Township 8 North, Range 22 East, in the Village of Fox Point, County of Milwaukee, State of Wisconsin.

Address 1506 E. Dean Road



LEGEND

- Denotes Found Iron Pipe
- Denotes Found Concrete Monument
- Denotes Found Cleanout
- Denotes Found 12" Culvert
- Denotes Existing Electric Meter
- Denotes Existing Hydrant
- Denotes Existing Gas Meter
- Denotes Existing Manhole
- Denotes Existing Power Pole
- Denotes Existing Tree w/ Size
- Denotes Existing Water Valve
- Denotes Existing Chain Link Fence
- Denotes Existing Wire Fence
- GAS — Denotes Existing Underground Gas Line
- OPL — Denotes Existing Overhead Power Lines
- 690.00 Denotes Existing Spot Elevation
- 690 Denotes Existing Contour Line

AREA OF PROPERTY

39,570 Sq. Ft. / 0.908 arce

BENCHMARK FOR ELEVATIONS:

Concrete Monument w/ Brass Cap Marking the SE corner of the NE 1/4 of Section 9-8-22 Elevation: 685.94' - NAVD 1988 Datum

WISCONSIN REGISTERED LAND SURVEYOR

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

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

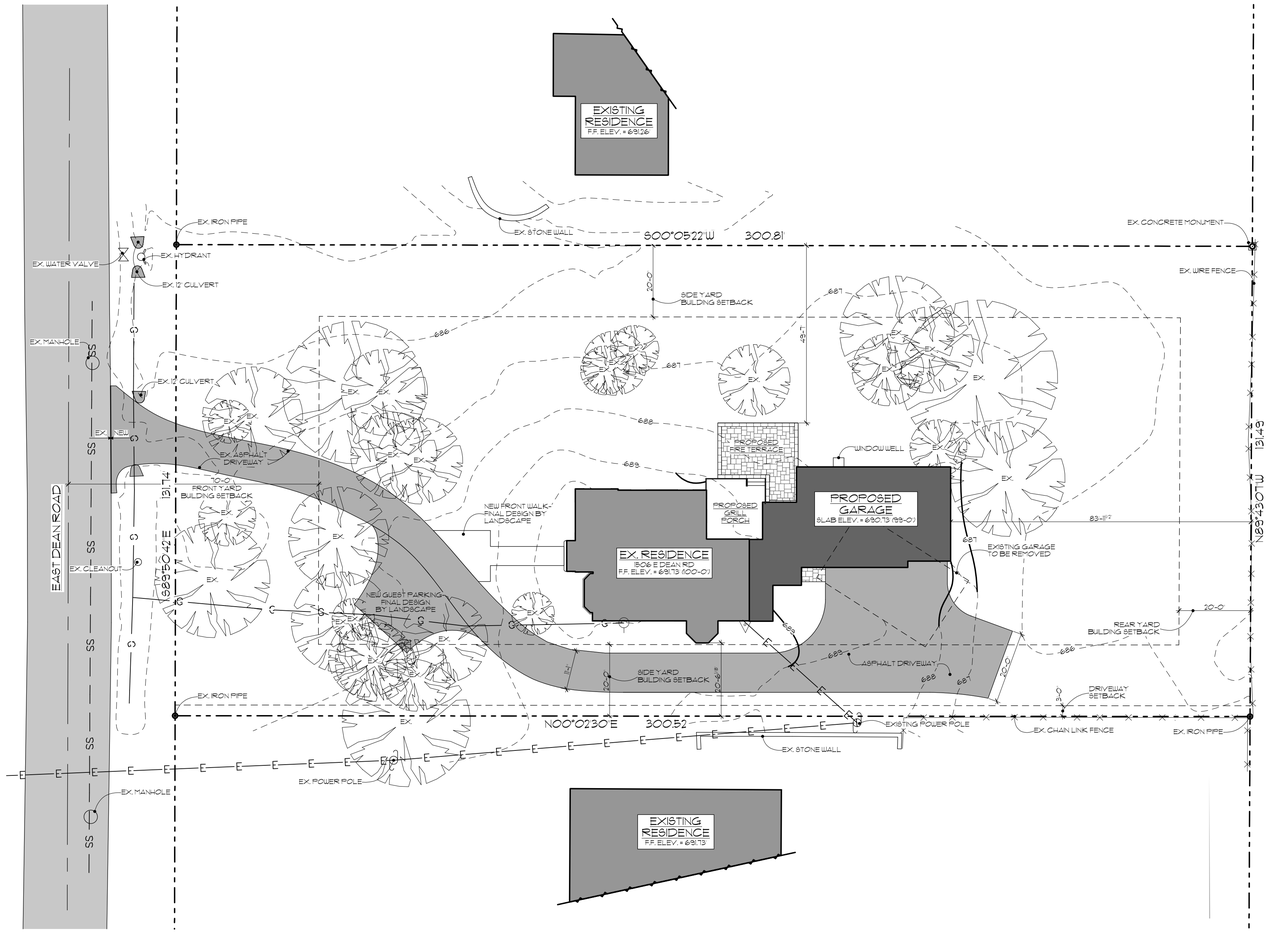
WISCONSIN MARC C. PASSARELLI S-2817 FRANKLIN, WI LAND SURVEYOR

SURVEYED FOR:

BERNARD WESTFAHL

GRAPHIC SCALE
1" = 30'
0' 5' 10' 15' 20' 30' 60'

10/16/2023	JE/MWW	11/09/2023	MWW	36628
FIELD WORK DATE	FIELD WORK BY	DATE DRAFTED	DRAFTED BY	JOB NUMBER



1 SITE PLAN

SCALE: 1" = 20'

SITE CALCULATIONS

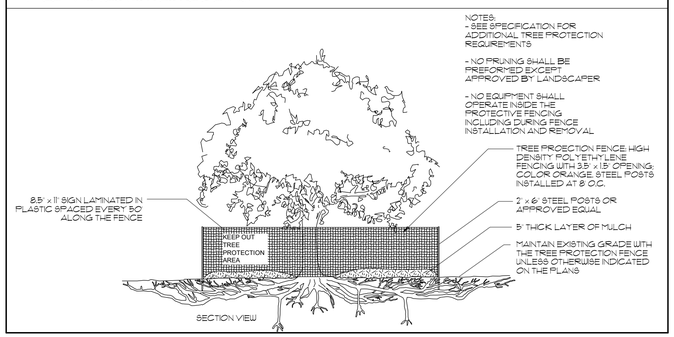
ZONING - A1

LOT AREA (FROM CENTER OF RIGHT OF WAY) :	43523 SQUARE FEET
REQUIRED OPEN AREA:	40,000 SQUARE FEET
LOT COVERAGE ALLOWED:	3523 SQUARE FEET
PROPOSED BUILDING LOT COVERAGE AREA:	3888 SQUARE FEET
INCLUDED IN OPEN AREA REDUCTION - RESIDENCE:	3207 SQUARE FEET
INCLUDED IN OPEN AREA REDUCTION - GRILLING PORCH & FIRE TERRACE:	672 SQUARE FEET
-WINDOW WELL:	9 SQUARE FEET
- WALKWAYS:	239 SQUARE FEET
- PARKING AREA /DRIVEWAY:	5658 SQUARE FEET
PROPOSED OPEN SPACE REDUCTION :	365 SQUARE FEET
OPEN SPACE REDUCTION PERCENTAGE:	.91%

SITE SYMBOL KEY

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

TREE PROTECTION ZONE DETAIL



PROJECT TEAM

STRUCTURAL CONSULTANT
CORE 4 ENGINEERING, INC.
MATTHEW CHRISTIANSON, P.E., S.E.
12308 NORTH CORPORATE PARKWAY
SUITE 300
MEQUON, WISCONSIN 53092
262.236.9372 VOICE
MChristianson@core4engineering.com EMAIL

SHEET INDEX

C1.0	SITE PLAN
D1.0	DEMOLITION PLANS
A1.0	LOWER LEVEL FLOOR PLAN
A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A3.0	LOWER LEVEL FINISH PLANS
A3.1	FIRST FLOOR FINISH PLANS
A3.2	SECOND FLOOR FINISH PLANS
A4.0	EXTERIOR ELEVATIONS
A4.1	EXTERIOR ELEVATIONS
A4.2	EXISTING BUILDING PHOTOS
A5.0	BUILDING SECTIONS & DETAILS
A6.0	INTERIOR ELEVATIONS
A6.1	INTERIOR ELEVATIONS
S1.0	FOUNDATION / FRAMING PLANS
E1.0	LOWER LEVEL ELECTRICAL PLAN
E1.1	FIRST FLOOR ELECTRICAL PLAN
E1.2	SECOND FLOOR ELECTRICAL PLAN

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)
- 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
- 31 — WINDOW MARKER AND NUMBER (REFER TO WINDOW SCHEDULE FOR DETAILED INFORMATION)
- 61 — ROOF WINDOW MARKER AND NUMBER (REFER TO WINDOW SCHEDULE FOR DETAILED INFORMATION)
- 2 — DOOR MARKER AND NUMBER (REFER TO DOOR SCHEDULE FOR DETAILED INFORMATION)
- 13 — CABINET ACCESSORY, PRE-MANUFACTURED FURNISHINGS / ACCESSORIES OR CLOSET COMPONENT MARKER AND NUMBER (REFER TO KEY FOR DETAILED INFORMATION)
- 3 — SKETCH BULLETIN OR ADDENDUM REFERENCE (REFER TO BULLETIN OR ADDENDUM FOR DETAILED INFORMATION)
- 1 — DEMOLITION MARKER (REFER TO DEMOLITION NOTES FOR DETAILED INFORMATION)
- A — WALL TYPE MARKER (REFER TO "DrgDtrefr"*LayDtrefr WALL TYPES FOR DETAILED INFORMATION)
- 4 A6.x 2 — INTERIOR ELEVATION MARKER (REFER TO SHEETS A6.x FOR ELEVATED VIEWS)
- TOL 000 — PLAN DATUM MARKER
- ELEVATION DATUM MARKER
- PLUMBING FIXTURE FAUCET OR VALVE LOCATION, REFER TO PLUMBING FIXTURE SCHEDULE FOR DETAILED INFORMATION
- SINGLE VALVE FROST-PROOF HOSE BIBB
- GAS VALVE

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 #2306
DEAN ROAD REMODEL
1506 E DEAN RD
FOX POINT, WI 53217

ISSUE DESCRIPTION	DATE
PLAN REVISIONS	11.21.2023
QUARTER INCH	12.20.2023
BUILDING BOARD REVIEW	01.10.2024

SITE PLAN

NORTH

C1.0

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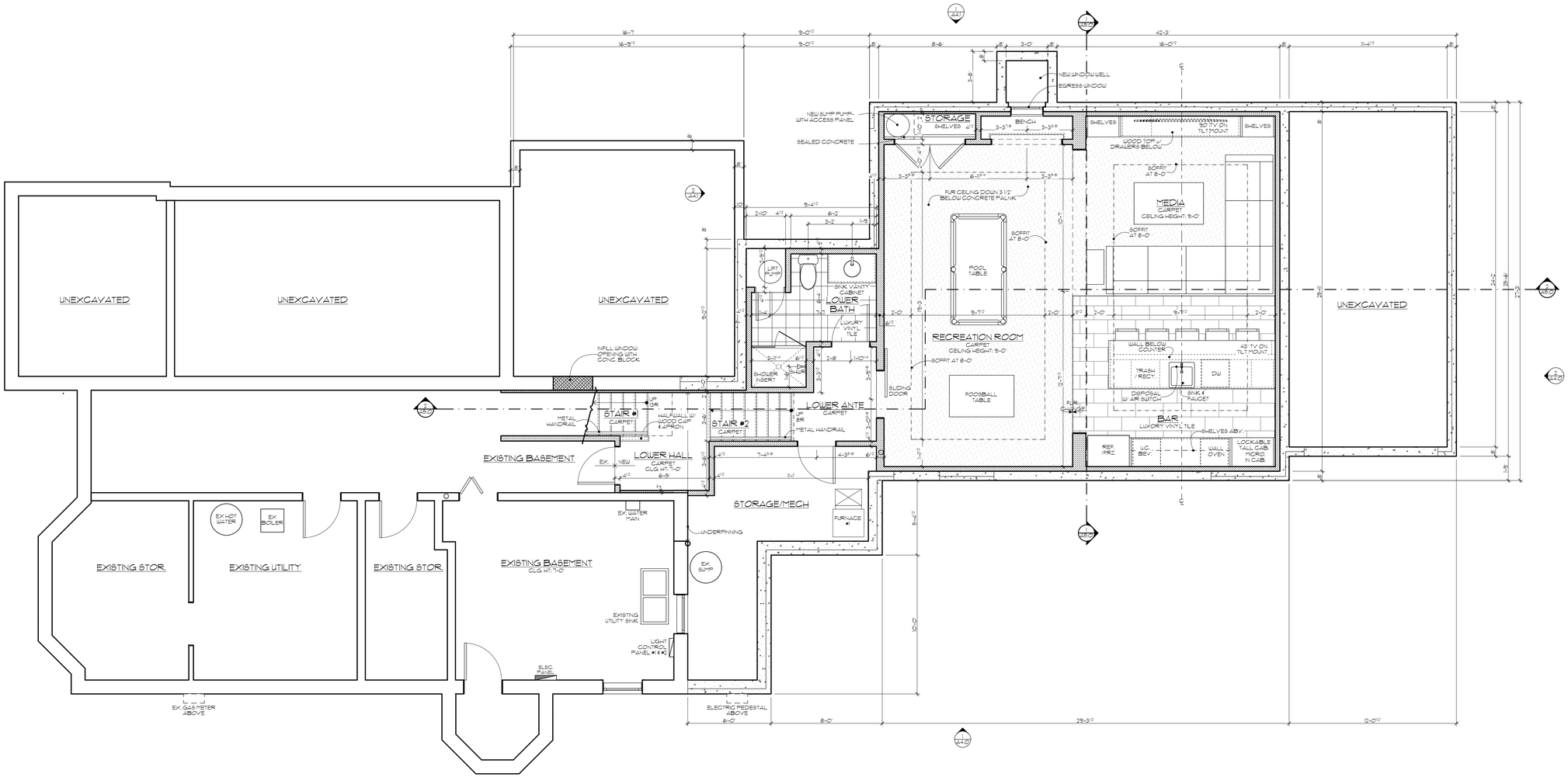

1 LOWER LEVEL FLOOR PLAN

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

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LOWER LEVEL FLOOR PLAN

NORTH

A1.0

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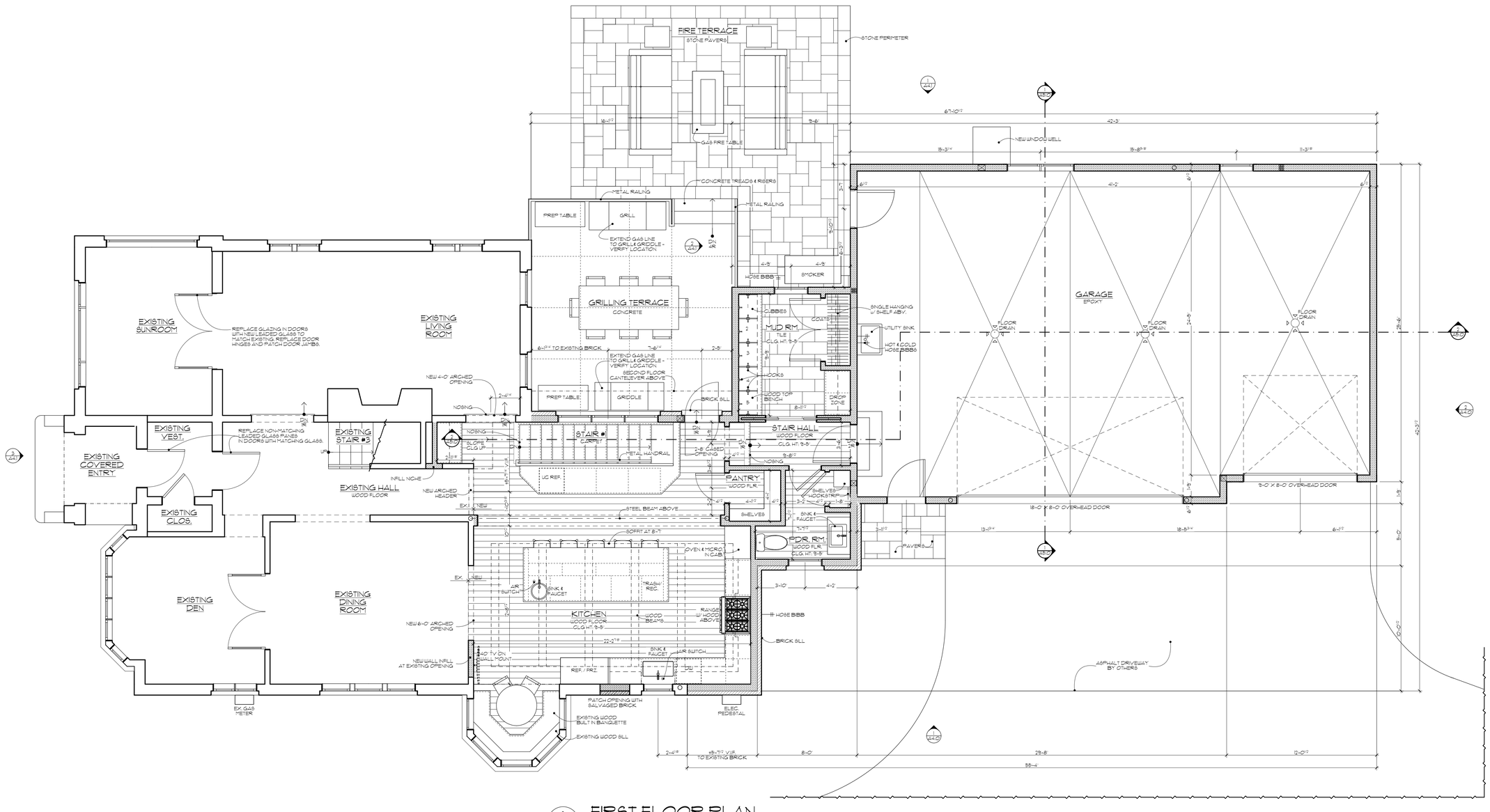

1 FIRST FLOOR PLAN

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

DEEP RIVER PARTNERS

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1506 E DEAN RD
FOX POINT, WI 53217

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FIRST FLOOR PLAN

NORTH

A1.1

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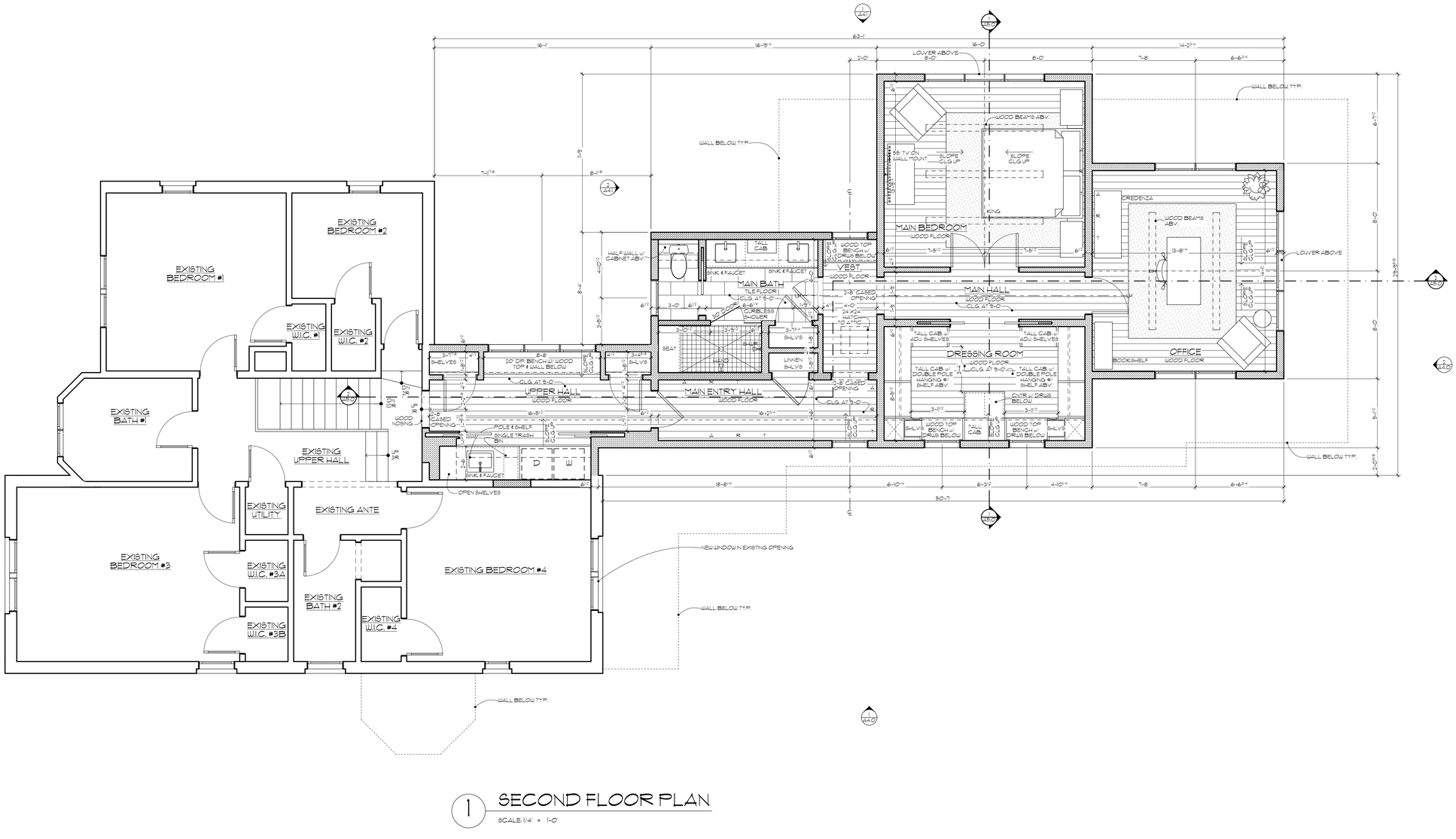

1 SECOND FLOOR PLAN

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

DEEP RIVER PARTNERS

240 N. Milwaukee Street
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Milwaukee, WI 53202

(414) 276.8550
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NOTE:

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Project #2306
DEAN ROAD REMODEL
1506 E DEAN RD
FOX POINT, WI 53217

ISSUE DESCRIPTION	DATE
PLAN REVISIONS	11.21.2023
QUARTER INCH	12.20.2023
BUILDING BOARD REVIEW	01.10.2024

SECOND FLOOR PLAN

NORTH

A1.2

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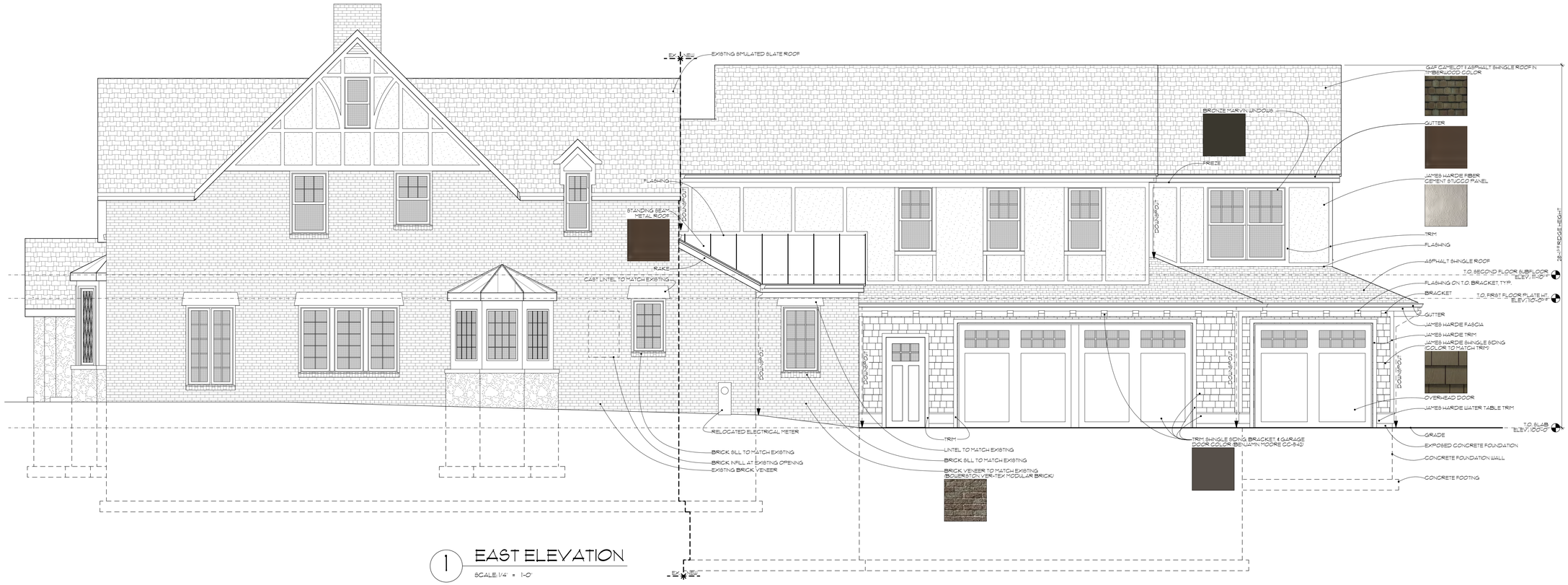
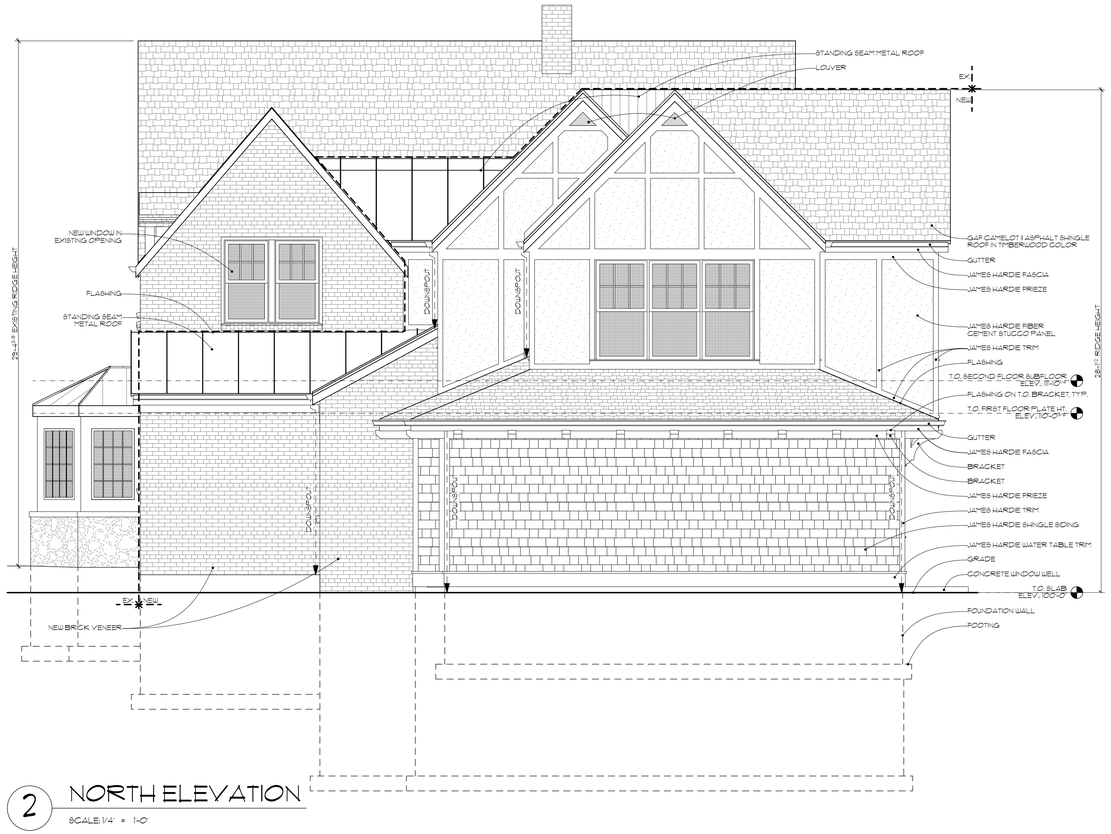


1 EAST ELEVATION

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



2 NORTH ELEVATION

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

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EXTERIOR ELEVATIONS

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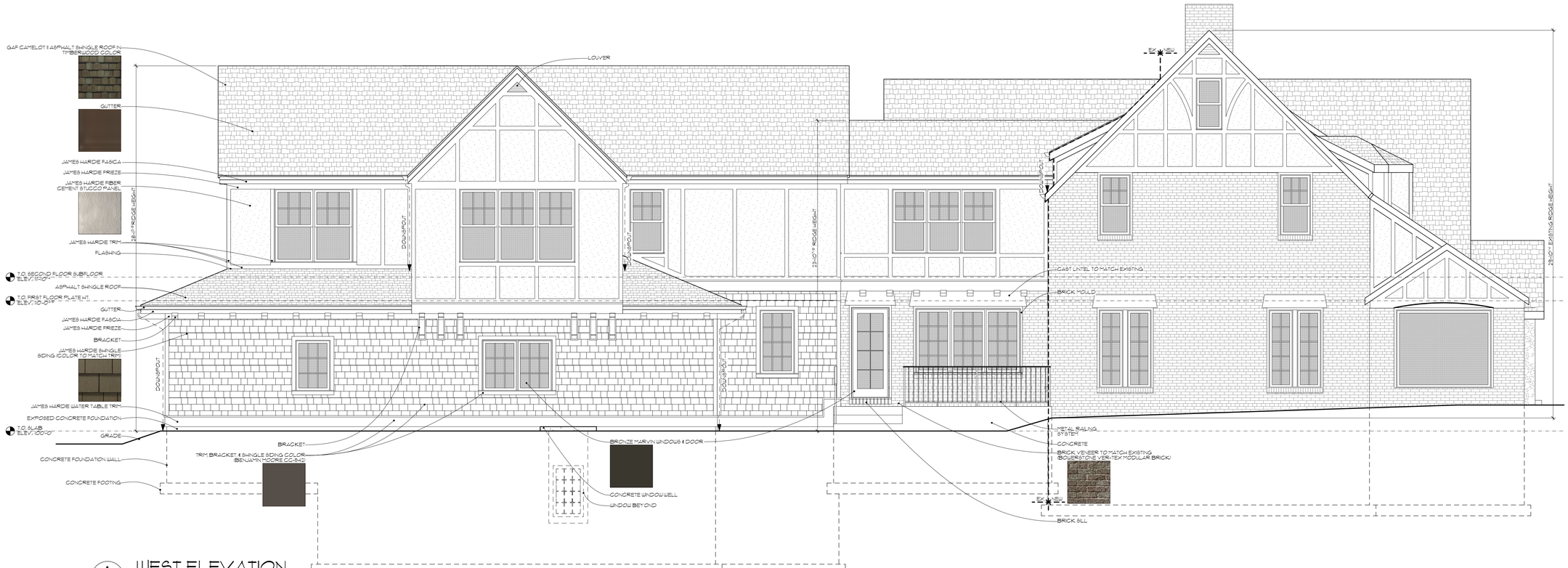
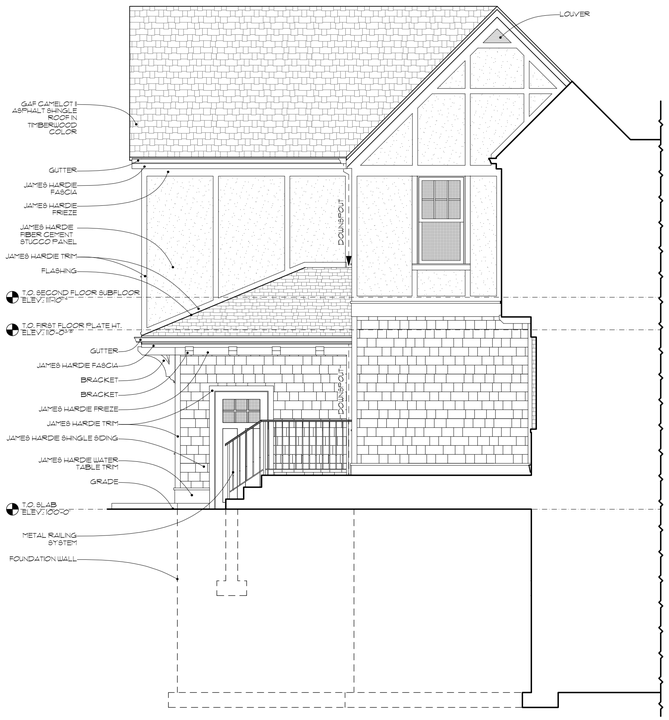


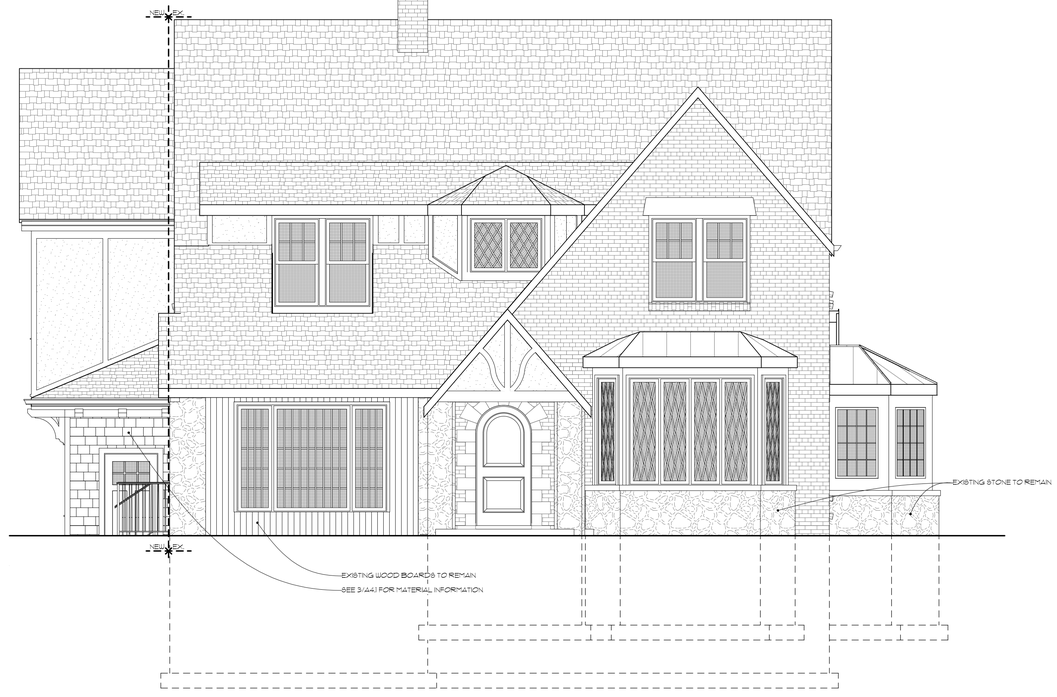
1 WEST ELEVATION

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



2 PARTIAL SOUTH ELEVATION

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



3 EXISTING SOUTH ELEVATION

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

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EXTERIOR ELEVATIONS

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1 EXISTING HOUSE SOUTH ELEVATION

SCALE: 1/8.84

2 EXISTING HOUSE EAST ELEVATION

SCALE: 1/8.55

3 EXISTING HOUSE NORTH ELEVATION

SCALE: 1/8.91

4 EXISTING HOUSE WEST ELEVATION

SCALE: 1/8.57

5 GARAGE SOUTH ELEVATION (TO BE DEMOLISHED)

SCALE: 1/2.17

6 GARAGE WEST ELEVATION (TO BE DEMOLISHED)

SCALE: 1/3.41

7 GARAGE WEST ELEVATION (TO BE DEMOLISHED)

SCALE: 1/3.67

8 GARAGE NORTH ELEVATION (TO BE DEMOLISHED)

SCALE: 1/3.48

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Existing Building Photos

A4.2

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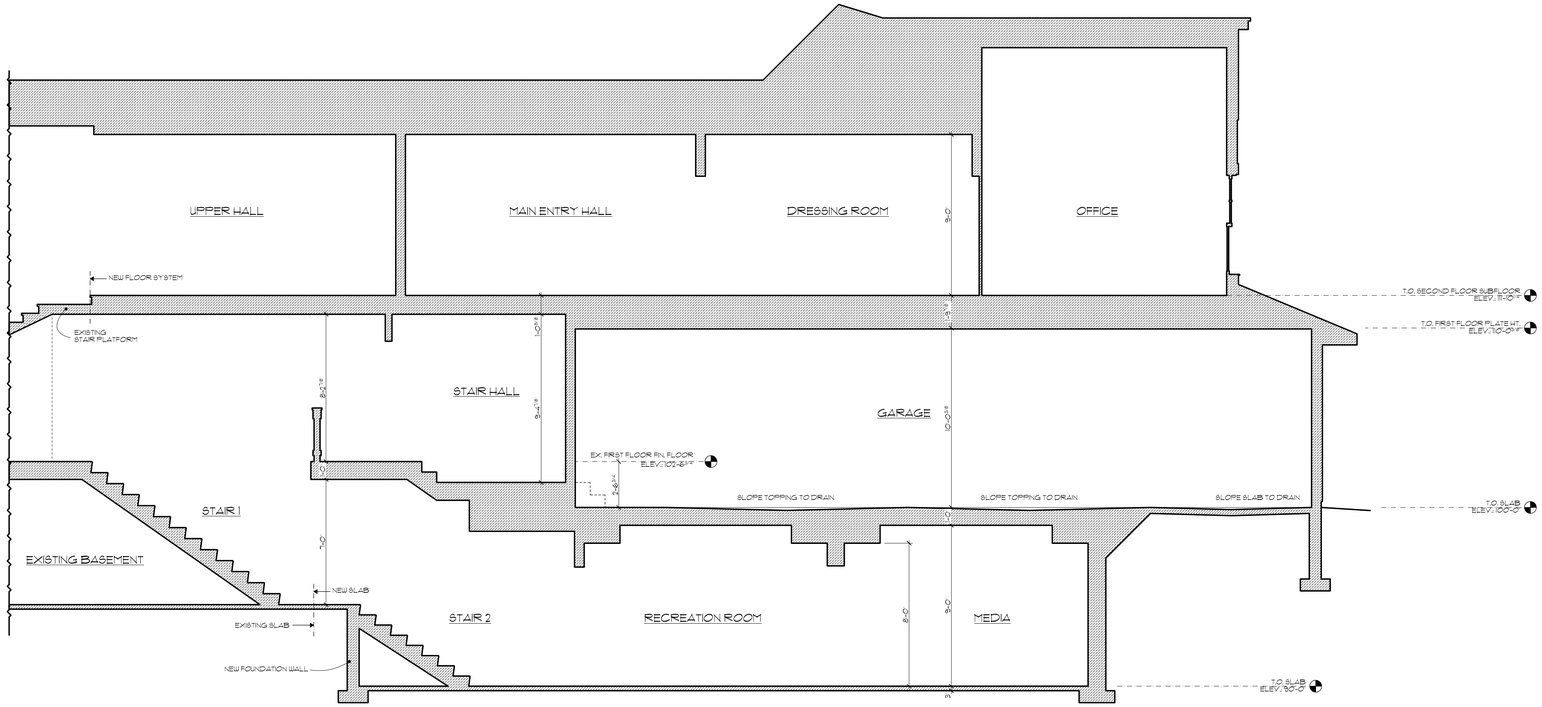
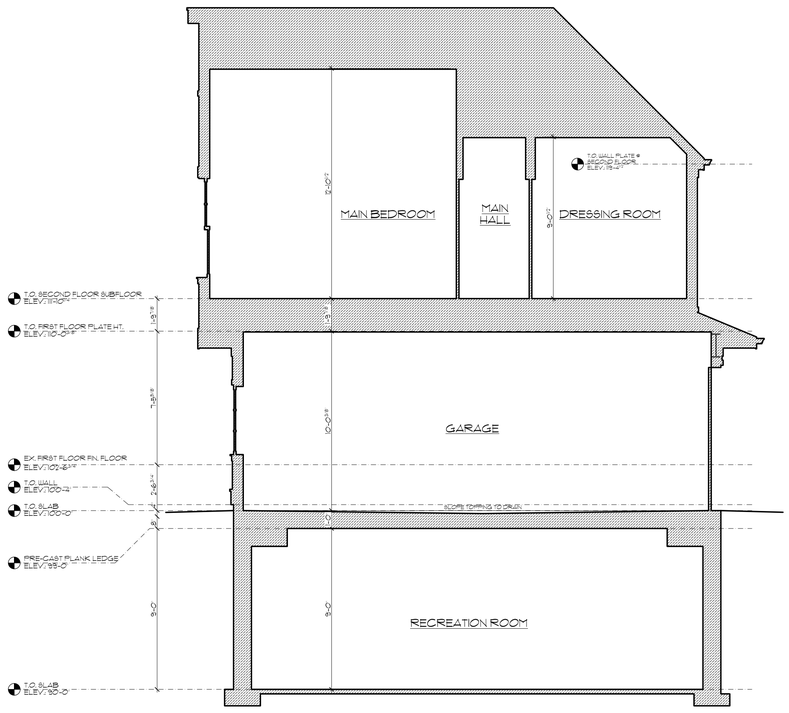


2 BUILDING SECTION AT STAIR

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



1 BUILDING SECTION

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

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BUILDING SECTIONS & DETAILS

A5.0

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