NOTICE OF MEETING
VILLAGE OF FOX POINT
BUILDING BOARD

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

Wednesday
August 14, 2024
5:00 P.M.

Join Zoom Meeting

https://us02web.zoom.us/j/81796805165

Meeting ID: 817 9680 5165

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 July 10, 2024 Building Board meeting.
3. [redacted], 1518 E Goodrich Ln, proposed bedroom & bathroom addition to 2nd floor.
4. Philip Lator, 7950 N Port Wash Rd, proposed sign.
5. Jaun Carlos Chang Shik, 803 E Bradley Rd, proposed roof mounted solar.
6. Susan LaBudde, 7439 N Fairchild Rd, proposed roof mounted solar.
7. David Sadoff, 7855 N Club Cir, proposed awning.
8. Greg Kauffmann, 8244 N Gray Log Ln, proposed window assemblies.
9. Elizabeth Casmer, 8566 N Regent Rd, proposed garage addition.
10. Adjourn.

Posted and published August 9, 2024 10:30 AM

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, July 10, 2024, at 5:00 pm. Those present included:

Justin Racinowski
William Feldman-Absent
Sharon Celek
Lucille Sells
Brian Tobiczyk-Absent
Michael Rakow

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

MINUTES

Motion was made by Lucille Sells to approve the minutes of June 12, 2024. Motion was seconded by Sharon Celek. Motion Caried.

AGENDA

1. **Stephen Henke, 7922 N Port Wash Rd, proposed sign.** It was the consensus of the Building Board to approve subject to background to be black with white lettering. Use logo lockup and center on sign, don't adjust lettering spacing. Use page 13 example in agenda packet with 12" letter height and logo may be larger. Resubmit copy to Building Inspector.

2. **Philip Lator, 7950 N Port Wash Rd, proposed sign.** It was the consensus of the Building Board to approve as submitted.

3. **Gary Rosenthal, 310 E Daphne Rd, proposed screen room.** It was the consensus of the Building Board to approve as submitted.

4. **Stasha Wuest, 8323 N Santa Monica Blvd, proposed window relocation.** It was the consensus of the Building Board to approve as submitted.

5. **Andrew Weber, 355 W Dean Rd, proposed new awning roof to replace balcony.** It was the consensus of the Building Board to approve as submitted.

6. **Thi Nguyen, 432 E Fox Dale Ct, proposed single family home.** It was the consensus of the Building Board to approve as submitted.

7. **Gerry Timms, 1000 E Bradley Rd, proposed single family home.** Building Board voted 2 to 1 with Sharon Celek voting nay.

ADJOURN

Motion to adjourn Building Board was made by Sharon Celek. Motion seconded by Lucille Sells. Motion Caried. Building Board adjourned at 6:28 pm.

Respectfully Submitted,

Michael Rakow
Building Inspector
Village of Fox Point

DRAFT

VILLAGE OF FOX POINT

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

Permit Number:

B- _____

OFFICE USE ONLY
Issued Date
Zoning

BUILDING PERMIT

Job Address 1518 GOODRICH LANE	**Building Type:** Residential [X] Commercial [ ]
Description of Work	
Bedroom + bathroom addition to 2nd floor	
Estimated Cost of Project $ 200,000	

Owner/Occupant [redacted]	
Business Name	Contact Name [redacted]
Address 1518 Goodrich Ln.	City/State/Zip Fox Point
Phone [redacted]	Email

Cautionary Statement required when homeowner is applying for permit

Contractor	
Company Name Nicholas Carl Design	Contact Name Nick Konzal
Address 7031 S+ James St	City/State/Zip Wauwatosa, 53213
Phone 414.510.3449	Email nick@nicholascarldesign.com
Dwelling Contractor # 042200403	Dwelling Contractor Qualifier # 062200747

Square Footage Under Construction				
1st Floor	2nd Floor	Basement	Addition 400	Garage

Description		Rate	Amount
Project - Per $1,000 of estimated cost		$10.00	2000
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	**$70.00**	
Payable to: Village of Fox Point		**Total Permit Fee**	**$**

Applicant Signature _____ **Date** 4/18/24

Rev 01/22

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

DocuSign Envelope ID: 6BBDB86D-A61D-4317-8011-8A019BC3A845

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

CAUTIONARY STATEMENT TO OWNERS OBTAINING BUILDING PERMITS

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

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

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

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

Wetlands Notice to Permit Applicants

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

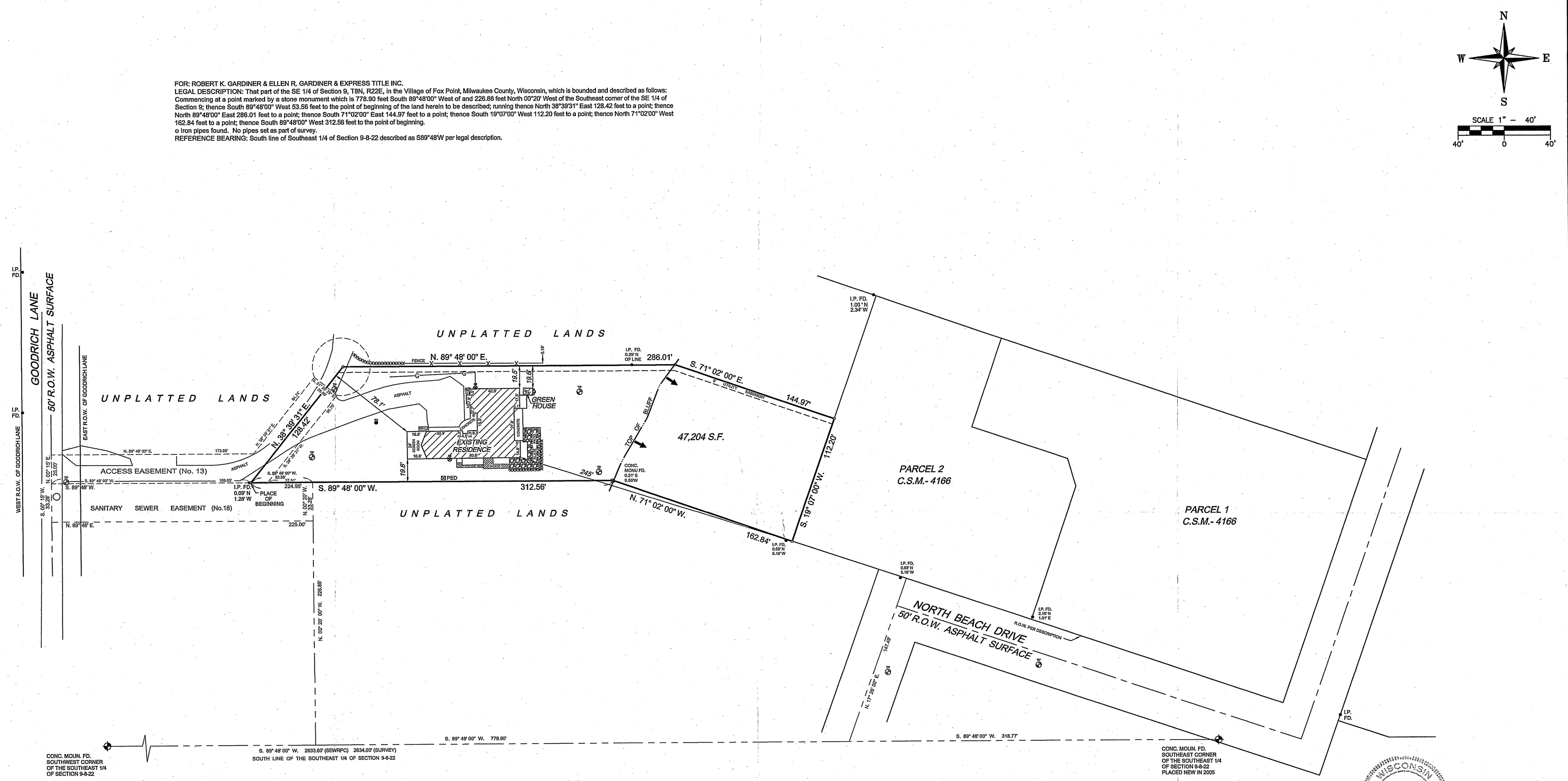
Additional Responsibilities for Owners of Projects Disturbing One or More Acre of Soil

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

[redacted]	1518 E. Goodrich Lane
Homeowner's Name – PRINTED	Property Address
DocuSigned by: [redacted] C7F28F9G74C94A2...	6/18/2024
Homeowner's Signature	Date

Rev 09/20

FOR: ROBERT K. GARDINER & ELLEN R. GARDINER & EXPRESS TITLE INC.
LEGAL DESCRIPTION: That part of the SE 1/4 of Section 9, T8N, R22E, in the Village of Fox Point, Milwaukee County, Wisconsin, which is bounded and described as follows: Commencing at a point marked by a stone monument which is 778.90 feet South 89°48'00" West of and 226.88 feet North 00°20' West of the Southeast corner of the SE 1/4 of Section 9; thence South 89°48'00" West 53.56 feet to the point of beginning of the land herein to be described; running thence North 38°39'31" East 128.42 feet to a point; thence North 89°48'00" East 286.01 feet to a point; thence South 71°02'00" East 144.97 feet to a point; thence South 19°07'00" West 112.20 feet to a point; thence North 71°02'00" West 162.84 feet to a point; thence South 89°48'00" West 312.56 feet to the point of beginning.
o Iron pipes found. No pipes set as part of survey.
REFERENCE BEARING: South line of Southeast 1/4 of Section 9-8-22 described as S89°48'W per legal description.



SURVEY CERTIFICATE: I have surveyed the above described property and the map shown is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, 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 or guarantee the title thereto within one (1) year from date hereof and as to them I warrant the accuracy of said survey and map.

JOHN W. JAHNKE - Wis. Reg. No. S-917

Revised this 24th day of October , 2007
Revised this 14 th day of November , 2007

WISCONSIN JOHN W. JAHNKE S-917 WAUKESHA, WIS. LAND SURVEYOR

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."

TO OBTAIN LOCATIONS OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS STATUTE 182.0175(2)(d)
REQUIRES NOTICE TWO WORK DAYS NOTICE BEFORE YOU EXCAVATE.

MIL.W. AREA 259-1181

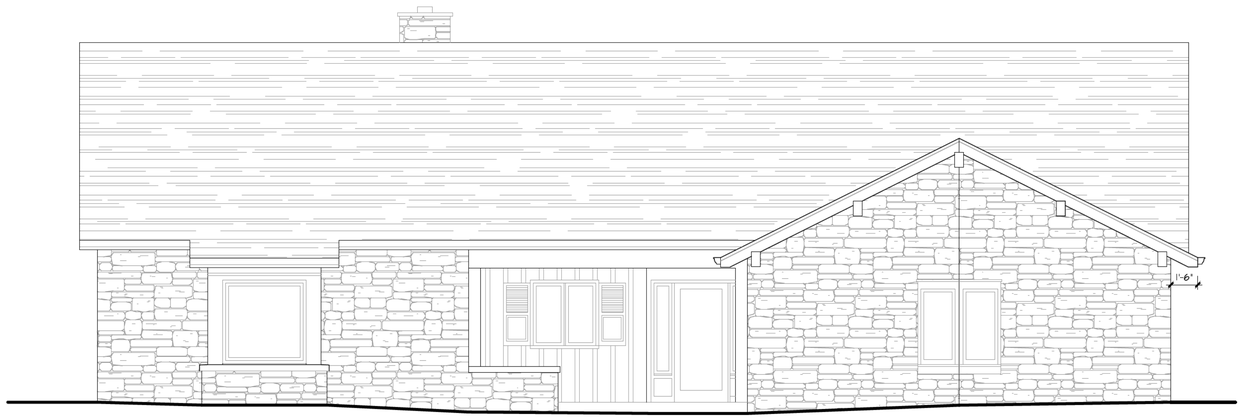
NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown.
Contact Diggers Hotline, Inc., Etc.

PLAT SURVEY
RE: ROBERT K. GARDINER & ELLEN R. GARDINER
PART OF THE SOUTHEAST 1/4 OF SEC. 9, T.8N., R.22E.
VILLAGE OF FOX POINT, MILWAUKEE COUNTY, WISCONSIN

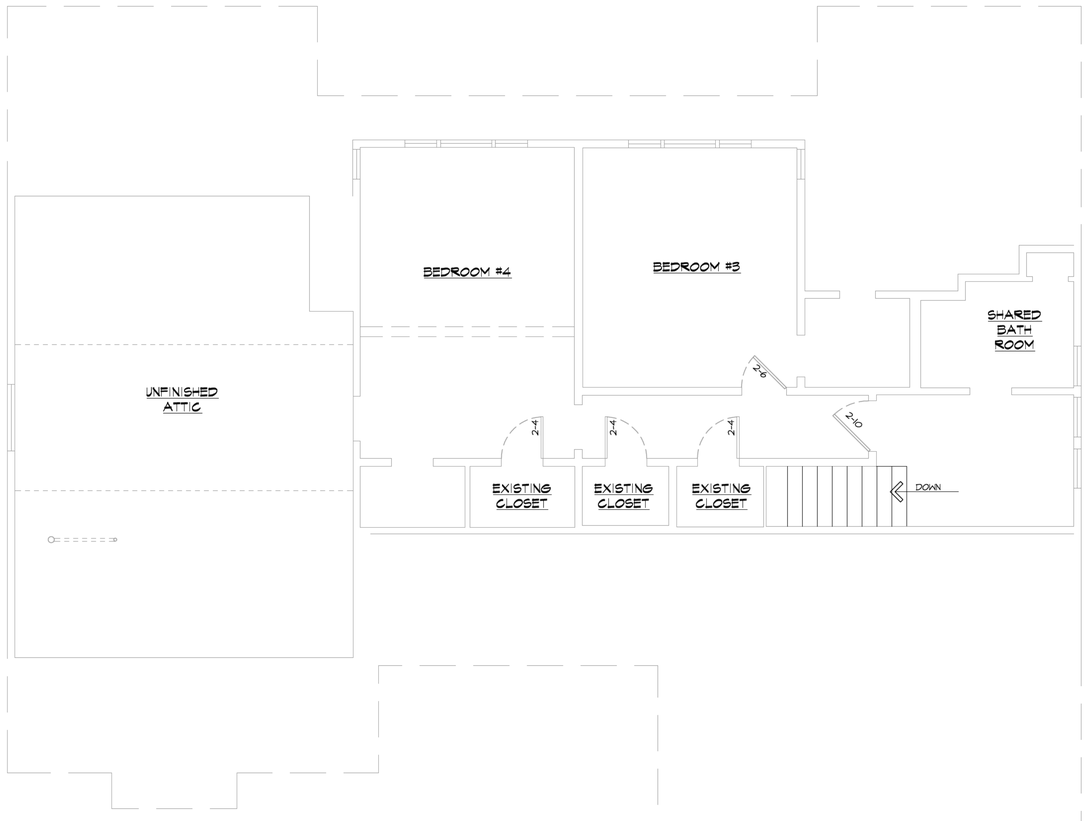
JAHNKE & JAHNKE ASSOCIATES INC.
PLANNERS & PROFESSIONAL ENGINEERS
711 W. MORELAND BLVD.-WAUKESHA,WI.53188
TEL.No.(262) 542-5797 FAX (262) 542-7698

SCALE: 1"= 40'		DATE: OCTOBER 22, 2007	
DRAWN BY: P.M.	CHECKED BY: J.W.J.	FILE NO.: MILWAUKEE-800	
BOOK NO.: MILWAUKEE-97 pg 15	JOB: S-7501		SHEET OF

FILE NAME: S:\PROJECTS\S7501\DWG\F.dwg



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



2 EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"

patera
ARCHITECTURE + ENGINEERING
4040 N. Calhoun Road Suite #200 • Brookfield, WI 53005
(OFFICE) 262-786-6776

REVISIONS:
6-19-24 DESIGN REV. JGB
-
-
-
-
-

TAIBLESON ADDITION

1518 GOODRICH LANE
FOX POINT, WI 53217

SHEET TITLE:
EXISTING SECOND FLOOR PLAN

EX-1

DATE: 5/20/25

PROJECT NUMBER: 24-212

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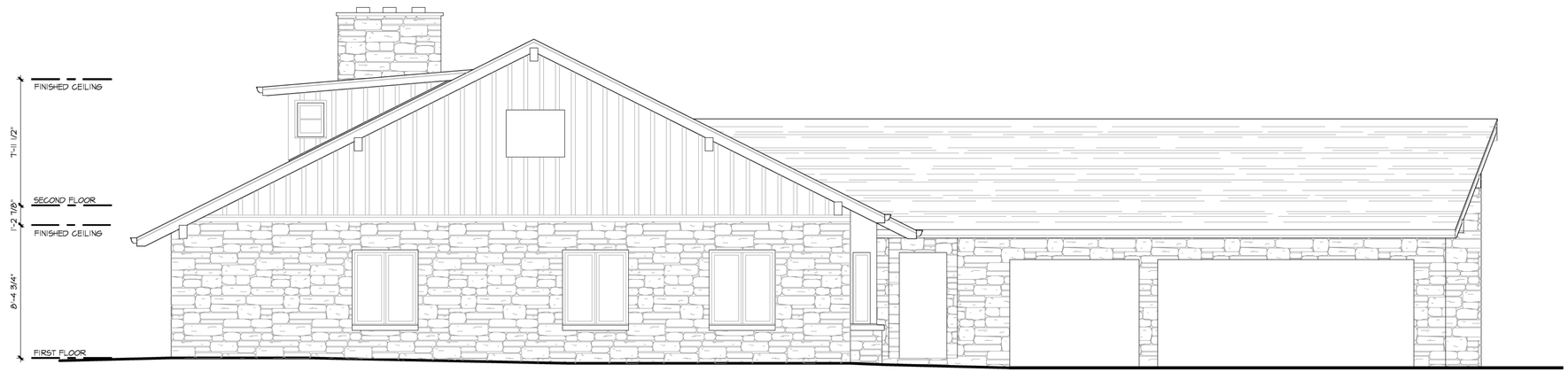
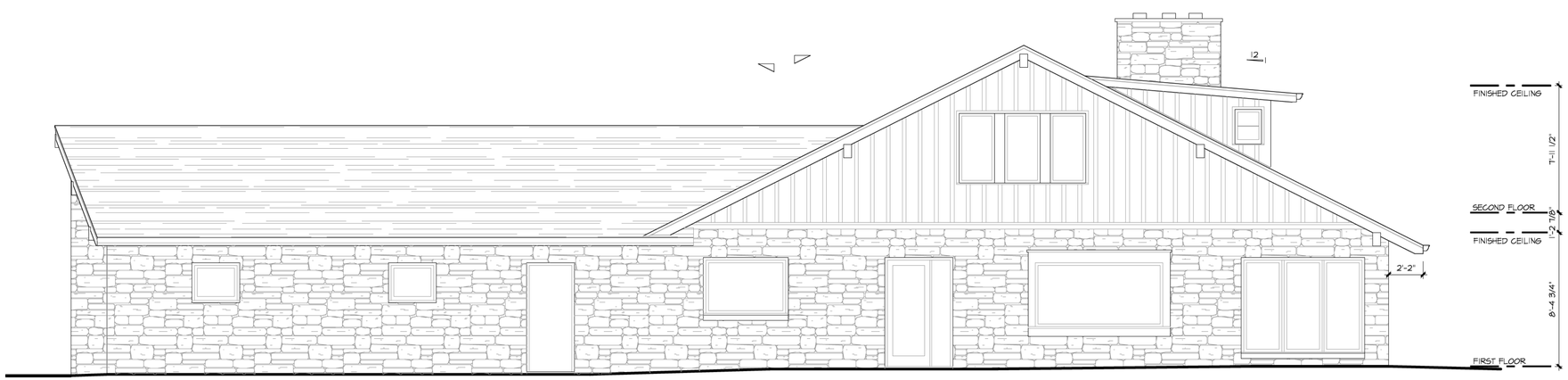
3 EXISTING EAST ELEVATION
1/4" = 1'-0"



3 EXISTING NORTH ELEVATION
1/4" = 1'-0"



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

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ARCHITECTURE + ENGINEERING
4040 N. Calhoun Road Suite #200 • Brookfield, WI 53005
(OFFICE) 262-786-6776

REVISIONS:
6-19-24 DESIGN REV. JGB
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-

TAIBLESON ADDITION

1518 GOODRICH LANE
FOX POINT, WI 53217

SHEET TITLE:
EXISTING EAST, NORTH, AND SOUTH ELEVATIONS

EX-2

DATE: 5/20/25

PROJECT NUMBER: 24-212

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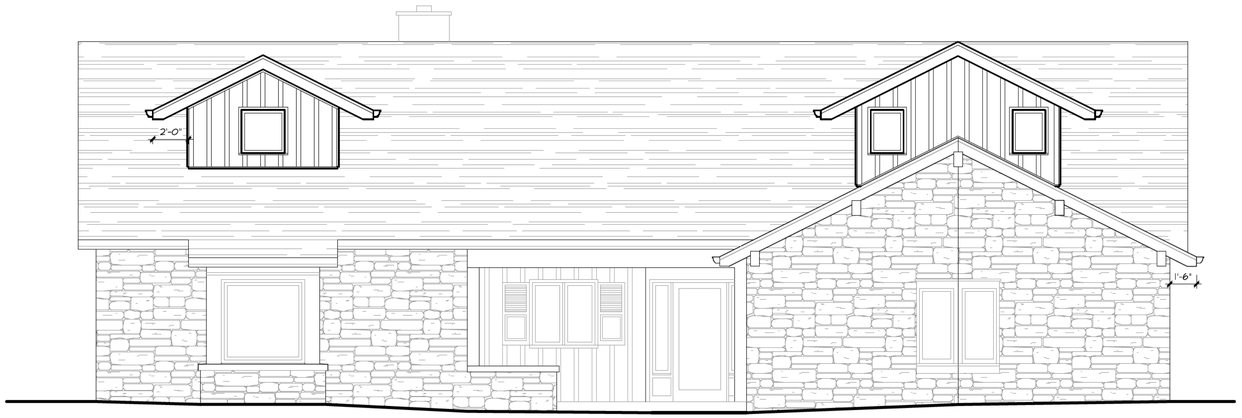
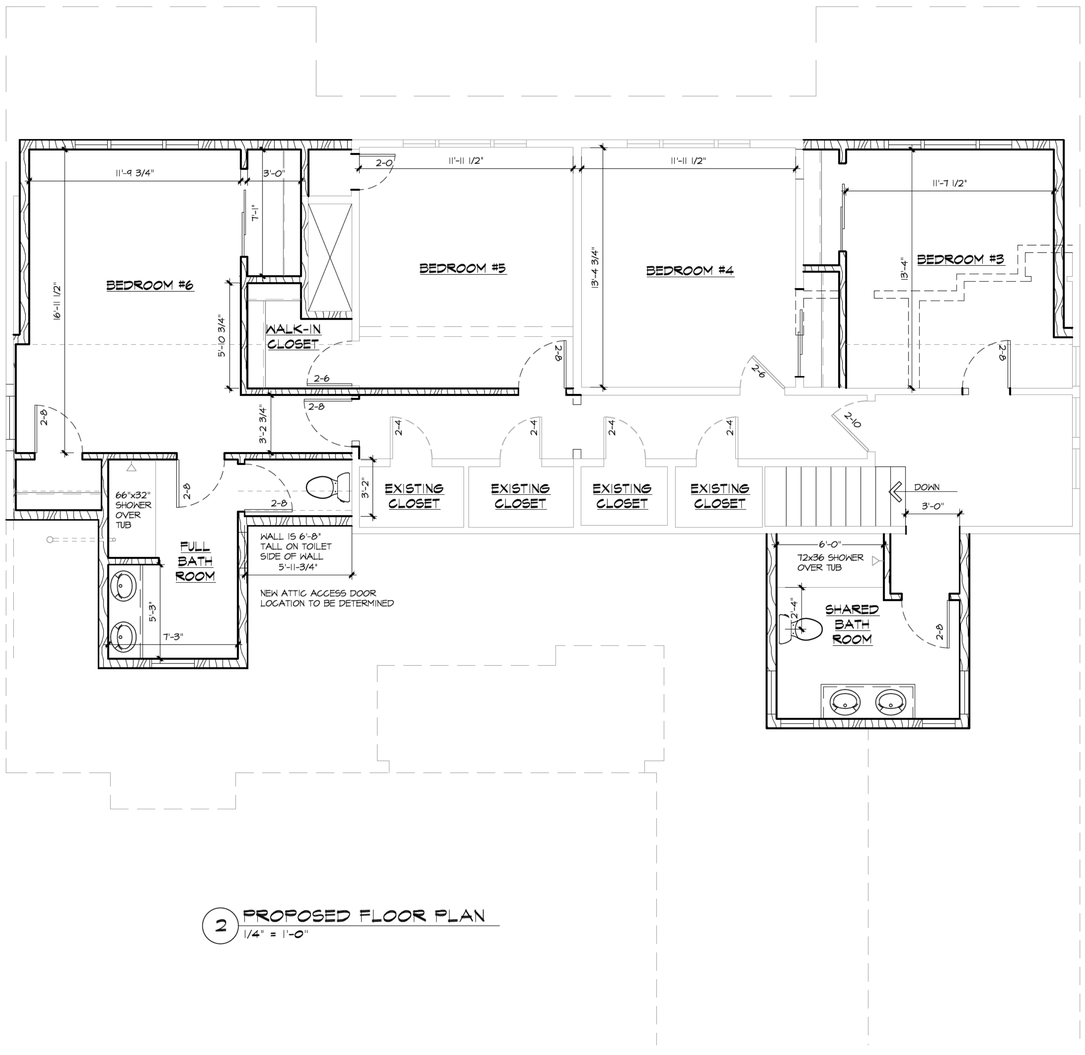


1 WEST ELEVATION
1/4" = 1'-0"



2 PROPOSED FLOOR PLAN
1/4" = 1'-0"

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ARCHITECTURE + ENGINEERING
4040 N. Calhoun Road Suite #200 • Brookfield, WI 53005
(OFFICE) 262-786-6776

REVISIONS:
6-19-24 DESIGN REV. JGB
-
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-

TAIBLESON ADDITION

1518 GOODRICH LANE
FOX POINT, WI 53217

SHEET TITLE:
PROPOSED WEST ELEVATION AND SECOND FLOOR PLAN

A-1

DATE: 5/20/25

PROJECT NUMBER: 24-212

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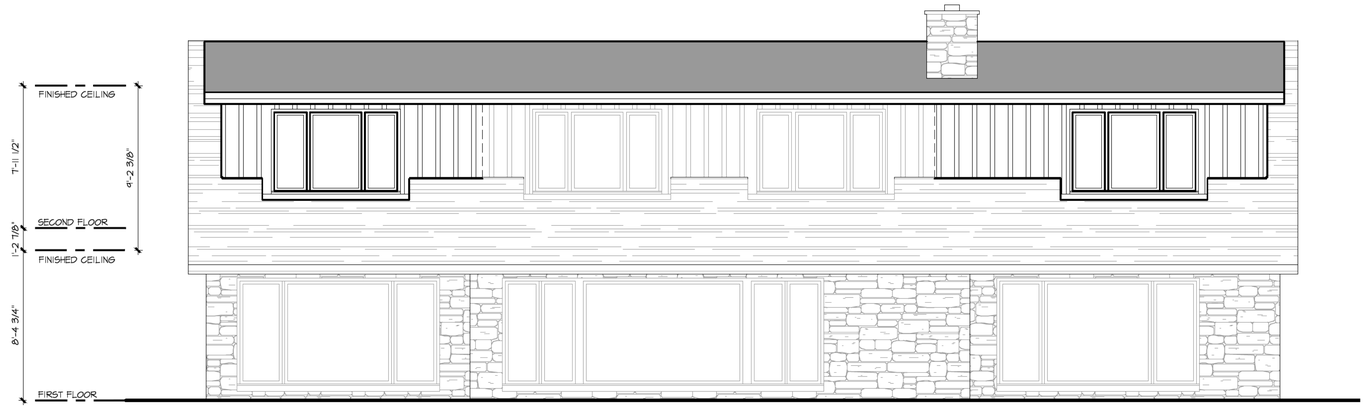
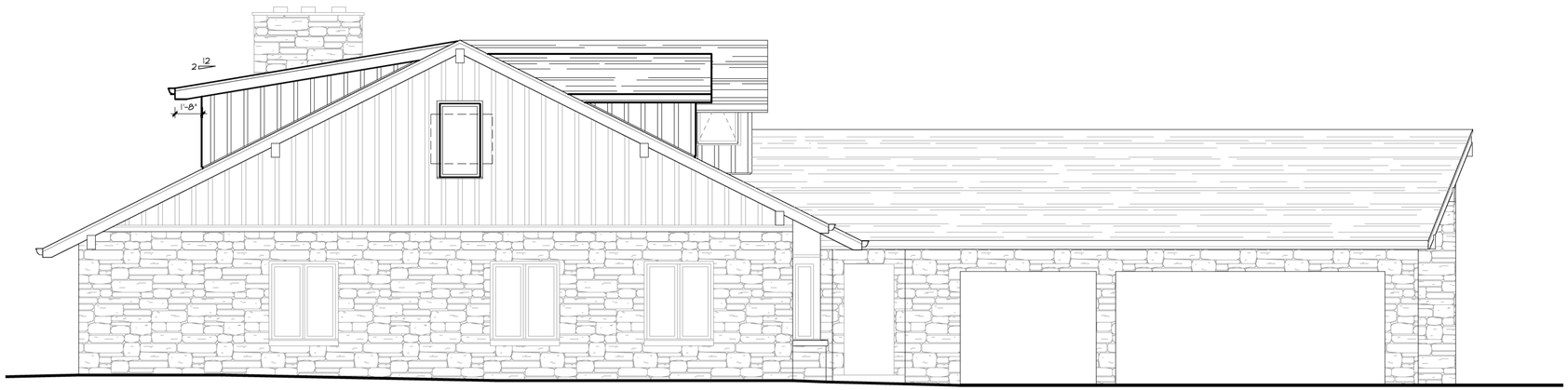
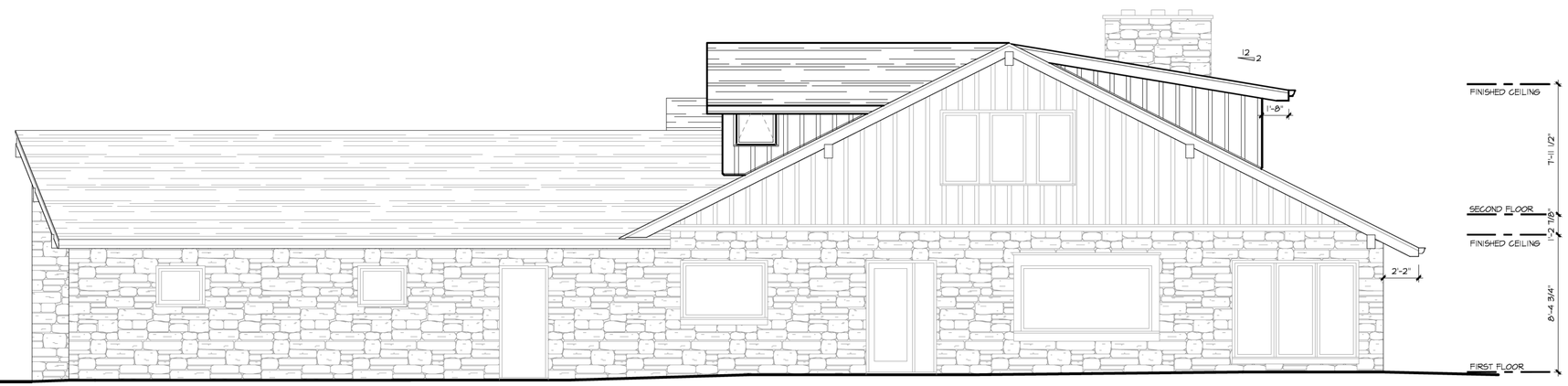


1 EAST ELEVATION
1/4" = 1'-0"



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



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

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REVISIONS:
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TAIBLESON ADDITION

1518 GOODRICH LANE
FOX POINT, WI 53217

SHEET TITLE:
PROPOSED NORTH, EAST, AND SOUTH ELEVATIONS

A-2

DATE: 5/20/24

PROJECT NUMBER: 24-212

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1518

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

SIGN PERMIT

Sign Address

Owner/Occupant			
Business Name	Park Pet Hospital	Contact Name	Philip Lator
Address	7950 N Port Washington Rd.	City/State/Zip	Fox Point, WI 53217
Phone	312-436-1176	Email	plator@brplp.com

Property Owner/Lessee Signature Philip Lator **Date** 7/10/24

Contractor			
Company Name	QSC Design Inc	Contact Name	Ryan Staniszeski
Address	230 E. Broadway St.	City/State/Zip	Bradley, IL 60915
Phone	773-426-4063	Email	ryan@qscdesign.com

Type of Sign	
Freestanding	Other
Awning	Other
(Wall)	Other

Sign Size	
Dimensions of sign: 8'x10'	Square footage of sign: 80
Distance from grade to top of sign: 12'	

Illumination	
(Internally)	Externally

Sided	
(Single)	Double

Description	Rate	Amount
Sign	**$70.00**	$70.00
Building Board	**$75.00**	$75.00
Payable to: Village of Fox Point	**Total Permit Fee**	**$** $145.00

Applicant Signature _____ **Date** 7/10/24

OFFICE USE ONLY		
Approved by Building Inspector:	Signature	Date

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: 1.060537 Jul 19, 2024

7950 N PORT WASHINGTON RD

Previous Balance:	.00
LICENSES & PERMITS - SIGN PERMIT PARK PET HOSPITAL 10-44535 SIGN PERMIT	145.00
Total:	145.00
CHECK Check No: 1837 Payor: QUALITY SIGN COMPANY LLC	145.00
Total Applied:	145.00
Change Tendered:	.00

07/19/2024 8:45 AM

BADGER LIGHTING & SIGNS
19355 Janacek Ct Ste 201, Brookfield, WI 53045
262.787.8000 Fax 262.787.8040
www.badgerlightingandsigns.com

Uniform Sign Format

Fox Point Medical Center
7950 N Port Washington Road
Fox Point, WI

12/09/10

We hereby submit the following sign format specifications for your approval:

1. Building mounted tenant signage

A. To be internally illuminated face lit channel letters and logo

B. Letters and logo to be 5" deep mounted on raceways 5" deep x 7" High. Raceway color to match building (Sherwin Williams SW6126 Navajo White) with the exception of the center tenant where raceway color is to match Sherwin Williams (SW6341 Red Cent).

C. Letter faces are to be white plexi #7328 or equipment with trim cap to be 3//4" Gemini 313 Duranodic Bronze or equivalent. Returns are to be Dark Bronze, similar to trim cap color.

D. Lighting is to be white LED.

E. Logo colors can represent company colors where requested

F. Letter height to be 16" with logo proportionate, but not to exceed 24" in height.

2. Main ID Ground Sign (Monument Sign)

To utilize existing sign (see photo)

A. Sign is an externally illuminated, double sided, with ground lighting.

B Sign has aluminum faces with stud mounted aluminum letters for the address and center name.

B. Tenant name panels are changeable aluminum with tenant names in vinyl. The sign is supported by two brick masonry pillars.

C. Size of sign face is 92" wide X 47.5 " in height. Sign is 72" above grade at highest point. Over-all width of sign is 124" (10' 4") including pillars.

Respectfully,

Fred Zabel
Senior Account Executive

PARK PET HOSPITAL - BUILDING SIGN

Park Pet
HOSPITAL

RYAN STANISZESKI Partner
ryan@qscdesign.com | 773.426.0463

Park Pet Hospital
7950 N Port Washington Rd.
Fox Point, WI 53217

May 20, 2024

PLEASE CHECK YOUR ART CAREFULLY.

Park Pet Hospital - 7950 N Port Washington Rd. Fox Point, WI

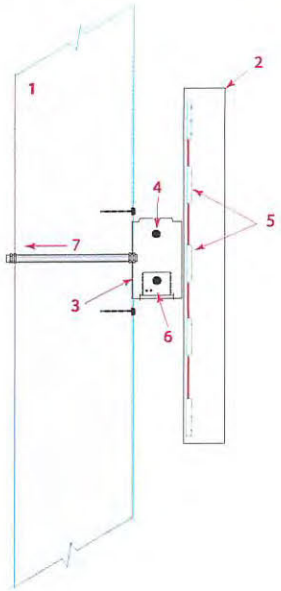
New Channel Letter Sign on Raceway -

)

custom built front lit channel letters
3" deep aluminum letter cans
enamel finish dark blue

white acrylic faces with dark blue trim
dark and light blue translucent decal overlay
installed onto 6" raceway
raceway enamel finished to match building color

wired with cut off and photo control
connected to existing sign feed



SIDE VIEW

1. building
2. channel letter
3. raceway
4. photo control
5. LED modules
6. power supply
7. out to power

Due to variance in individual monitor and personal printer settings, colors in this document are representations only.

SW6126
Navajo white

Pantone 287c

Pantone 7689c

RYAN STANISZESKI Partner
ryan@qscdesign.com | 773.426.0463

230 E. Broadway - Bradley, IL 60915

819 W. 22nd St., Suite 103 - Tempe, AZ 85282

Please check your art carefully and advise QSC Design Inc. or Quality Sign Company LLC. of any needed graphic changes to this rendering.

Your signature acknowledges responsibility for verifying and confirming that the dimensions on this rendering or proof are correct for the graphic's intended use.
The artwork has been prepared exclusively for you and may not be reproduced without written approval from QSC Design Inc or Quality Sign Company LLC. All artwork remains the property of QSC Design Inc. and Quality Sign Company LLC. until customer purchases its intended products.

PLEASE CHECK YOUR ART CAREFULLY.

Park Pet Hospital - 7950 N Port Washington Rd. Fox Point, WI

Elevation Rendering

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RYAN STANISZESKI Partner
ryan@qscdesign.com | 773.426.0463

Quality SIGN COMPANY | QSC Design

239 E. Broadway - Bradley, IL 60915
619 W. 22nd St., Suite 103 - Tempe, AZ 85282

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PLEASE CHECK YOUR ART CAREFULLY.

Park Pet Hospital - 7950 N Port Washington Rd. Fox Point, WI

Existing Photo of Building

Due to variance in individual monitor and personal printer settings, colors in this document are representations only.

RYAN STANISZESKI Partner
ryan@qscdesign.com | 773.426.0463

Quality SIGN COMPANY LLC
QSC Design Inc.

Midwest 239 E. Broadway - Bradley, IL 60915
Southwest 619 W. 22nd St., Suite 103 - Tempe, AZ 85282

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PLEASE CHECK YOUR ART CAREFULLY.

Park Pet Hospital - 7950 N Port Washington Rd. Fox Point, WI

Sign Location

Due to variance in individual monitor and personal printer settings, colors in this document are representations only.

RYAN STANISZESKI Partner
ryan@qscdesign.com | 773.426.0463

Quality SIGN Company | QSC Design

230 E. Broadway - Bradley, IL 60915
819 W. 22nd St., Suite 103 - Tempe, AZ 85282

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Uniform Sign Format

Fox Point Medical Center
7950 N Port Washington Road
Fox Point, WI

12/09/10

We hereby submit the following sign format specifications for your approval:

1. Building mounted tenant signage

A. To be internally illuminated face lit channel letters and logo

B. Letters and logo to be 5" deep mounted on raceways 5" deep x 7" High. Raceway color to match building (Sherwin Williams SW6126 Navajo White) with the exception of the center tenant where raceway color is to match Sherwin Williams (SW6341 Red Cent).

C. Letter faces are to be white plexi #7328 or equipment with trim cap to be 3//4" Gemini 313 Duranodic Bronze or equivalent. Returns are to be Dark Bronze, similar to trim cap color.

D. Lighting is to be white LED.

E. Logo colors can represent company colors where requested

F. Letter height to be 16" with logo proportionate, but not to exceed 24" in height.

2. Main ID Ground Sign (Monument Sign)

To utilize existing sign (see photo)

A. Sign is an externally illuminated, double sided, with ground lighting.

B Sign has aluminum faces with stud mounted aluminum letters for the address and center name.

B. Tenant name panels are changeable aluminum with tenant names in vinyl. The sign is supported by two brick masonry pillars.

C. Size of sign face is 92" wide X 47.5 " in height. Sign is 72" above grade at highest point. Over-all width of sign is 124" (10' 4") including pillars.

Respectfully,

Fred Zabel
Senior Account Executive

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 803 East Bradley Road, Fox Point, WI 53217	**Building Type:** Residential ☑ Commercial ☐
Description of Work	
Upgrade service to 200A. New main panel in basement. 5.99kWac solar array roof mounted.	
Estimated Cost of Project $ 13,380	

Owner/Occupant Juan Carlos Chang Shik	
Business Name	Contact Name Juan Carlos Chang Shik
Address 803 East Bradley Road	City/State/Zip Fox Point, WI 53217
Phone (414) 339-3555	Email

Cautionary Statement required when homeowner is applying for permit*

Contractor	
Company Name Arch Solar	Contact Name Dani Beierschmitt
Address 1237 N Pilgrim Rd	City/State/Zip Plymouth, WI 53073
Phone 608-225-0173	Email
Dwelling Contractor #DC 072-200-761	Dwelling Contractor Qualifier #DCQ 122-201-337

Square Footage Under Construction				
1st Floor	2nd Floor Roof - 395	Basement	Addition	Garage

Description		Rate	Amount
Project - Per $1,000 of estimated cost		$10.00	133.80
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**		$208.80

Applicant Signature Dani Beierschmitt **Date** 7/8/2024

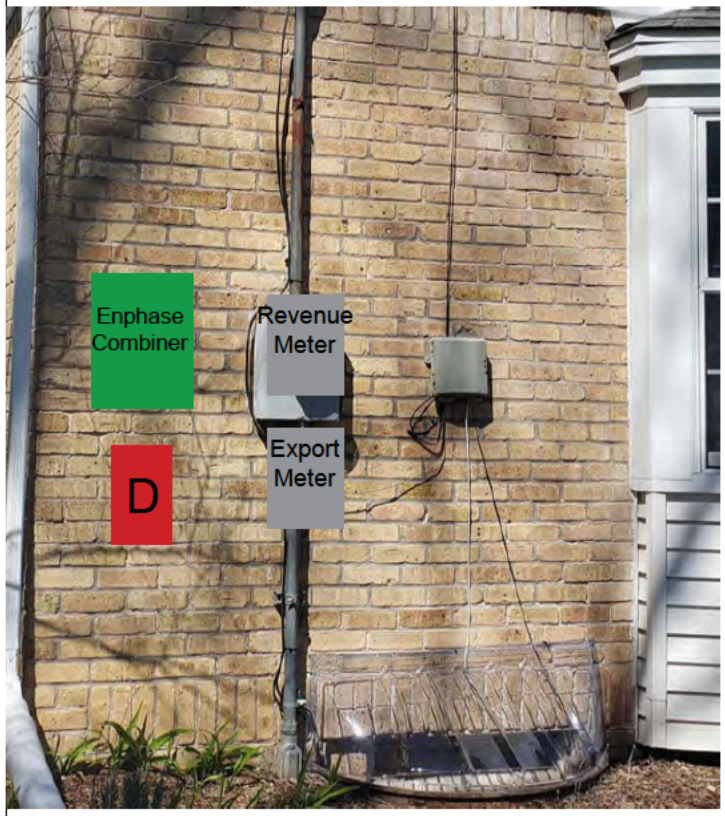
Rev 01/22

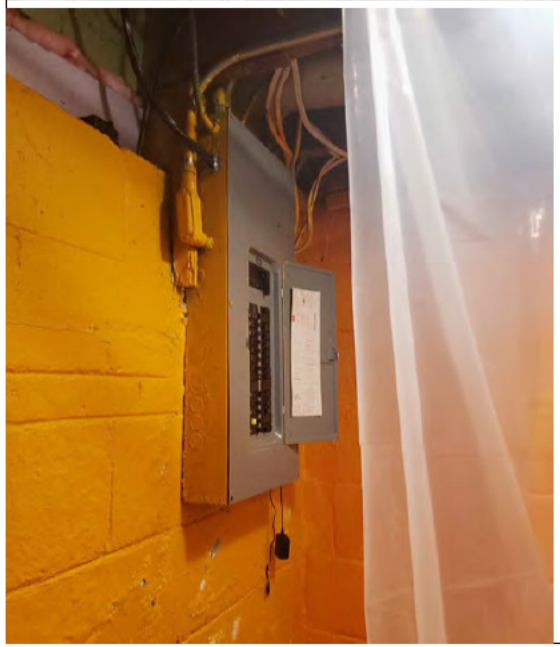
ISSUED PERMITS are available on the Village website under *PERMITS & LICENSES*

Equipment Location:

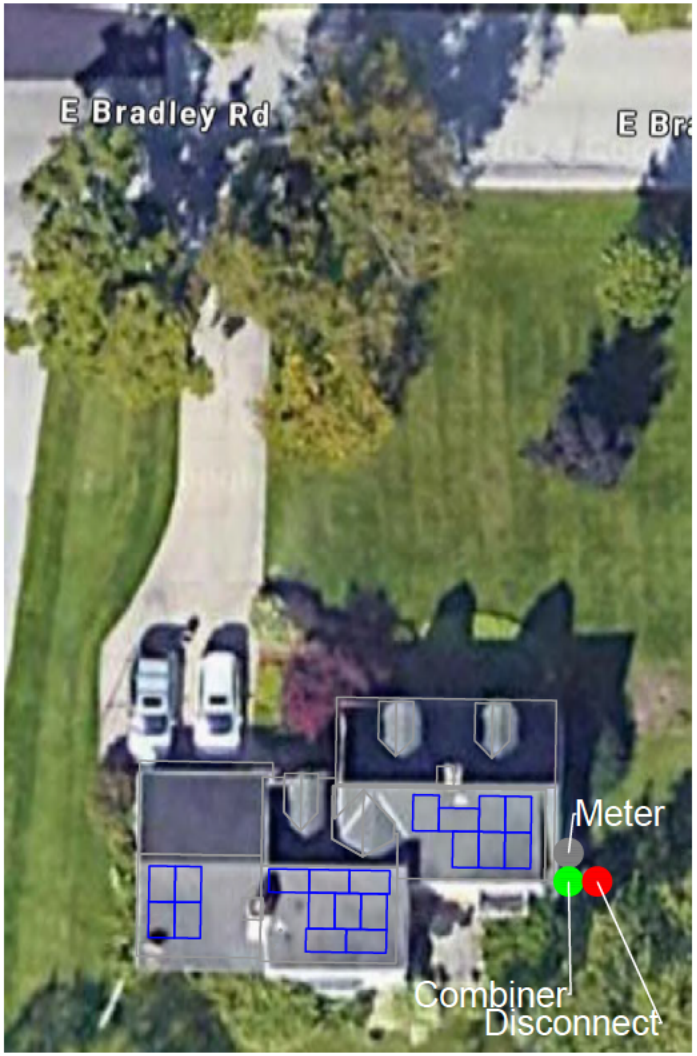
Revenue meter is located outside the East side of the house.
Export meter will be located below revenue meter.
Combiner and disconnect will be adjacent to meters.

Array #	Array Pitch	True Azim.	Mag. Azim.	PV SqFt
1	27°	181°	184°	166
2	27°	181°	184°	146
3	27°	181°	184°	83.2





Main Panel Located in basement.



Plot Plan: Scale - NTS

N

ARCH SOLAR
THE ENERGY EXPERTS

1237 Pilgrim Road
Plymouth WI, 53073

Phone: (920) 838-6610
www.archelec.com

Chang Shik- 7.79 kWdc, 5.99 kWac, Fox Point

Customer: Juan Carlos Chang Shik
Address: 803 East Bradley Road
City: Fox Point
State: WI
Zip Code: 53217
Contact: Juan Carlos
Phone: (414) 339-3555
Email: stunter316@outlook.com

Project Number: 24R-
System Size: 7.79 kWdc

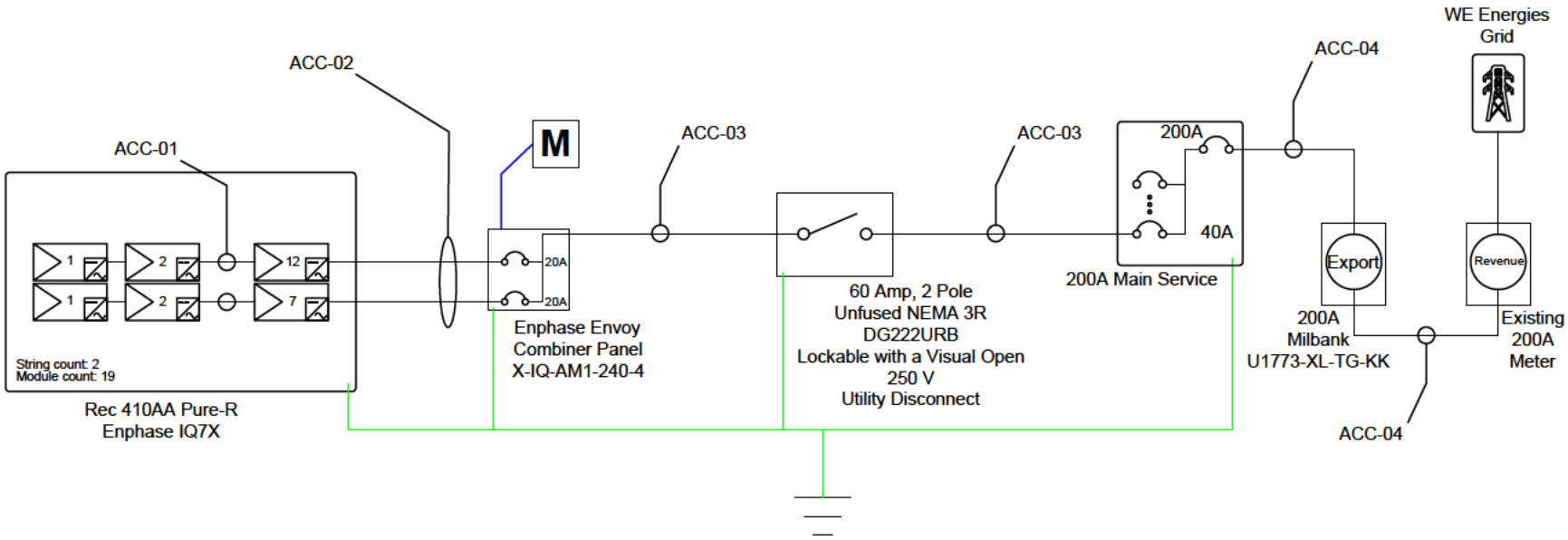
Designer: Mike Gietman
920.838.6610

Site Plan

Revision: 1
Date: 6.4.24

WE Energies Reference Number: O4

Upgrading service to 200A.



Conductor Schedule									Conduit Schedule	
ID	Sets	Phase Quantity	Color & Size	Insulation	Material	Voltage Drop	Neutral	Ground	Size	Type
ACC-01	1	2	BR #12 AWG	PV Wire	Cu	.72%	-	#10 THWN Cu	-	-
ACC-02	1	2	BR #10 AWG	THWN	Cu	.48%	-	#10 THWN Cu	3/4"	EMT
ACC-03	1	2	BR #8 AWG	THWN	Cu	.05%	#8 THWN Cu	#10 THWN Cu	3/4"	EMT
ACC-04	1	2	BR 2/0 AWG	THWN	Cu	.05%	2/0 THWN Cu	-	2"	EMT

Module Specifications	
Rec Solar 410AA Pure-R (QTY:19)	
STC Rating	410 W
Vmp	49.4 V
Imp	8.30 A
Voc	59.2 V
Isc	8.84 A

Array Specifications (7.79 kWdc Total)		
1 String of 12 Modules / 1 String of 7 Modules		
Max DC Power Rating	4.92 kW	2.87 kW
Operating AC Voltage	240 V	240 V
Operating AC Current	15.72 A	9.17 A
Max AC System Voltage	240 V	240 V
AC Short Circuit Current	20 A	20 A

Inverter Specifications	
Enphase IQ7X (QTY:19)	
Max AC Power Rating	315W / 5.99 kWac Total
Max DC Input Voltage	79.5 V
Max DC Input Current	10 A
Nominal AC OperatingVoltage	240 V
Max AC Operating Current	1.31A Each / 24.89 A Total

ARCH SOLAR
THE ENERGY EXPERTS

1237 Pilgrim Road
Plymouth WI, 53073

Phone: (920) 838-6610
www.archelec.com

Chang Shik- 7.79 kWdc, 5.99 kWac, Fox Point

Customer: Juan Carlos Chang Shik
Address: 803 East Bradley Road
City: Fox Point
State: WI
Zip Code: 53217
Contact: Juan Carlos
Phone: (414) 339-3555
Email: stunter316@outlook.com

Project Number: 24R-
System Size: 7.79 kWdc

Designer: Mike Gietman
920.838.6610

One Line Diagram

Revision: 2
Date: 6.13.24

RIGHT ANGLE *ENGINEERING*

STRUCTURAL CERTIFICATION REPORT

Roof-mounted Solar Panels

July 03, 2024

To: Arch Solar
1237 Pilgrim Road
Plymouth, WI 53073

Re: Juan Carlos Chang Shik
803 E Bradley Rd
Fox Point, WI 53217
AHJ: **Milwaukee (County)**, WI

Arch Solar proposes to install new roof-mounted solar panels at this residence and asked *Right Angle Engineering* to review the existing structure for suitability. This letter summarizes the methods that were used to survey, evaluate, and certify the existing roof framing and the attachment of the new solar panels to it.

STRUCTURAL DESIGN

Building Code:	International Residential Code 2018
Design Standards:	ASCE 7-16
Snow:	Ground: p_g= 30.0 psf | Flat Roof: p_f= 20.79 psf | Sloped Roof: p_s= 14.9 psf
Wind:	Ultimate Wind Speed = 106.0 mph | Exposure = C
Seismic:	Risk Category = 2 | Seismic Design Category = B | Site Class = D

STRUCTURE

Field Technicians from *Arch Solar* visited the site and observed the existing structure :

Array Name	Panel Quantity	Roof Framing	Material	Pitch
Array 1	4	2x6 Rafter| 16" o.c.	Asphalt Shingles	27°
Array 2	8	2x6 Rafter| 16" o.c.	Asphalt Shingles	27°
Array 3	7	2x6 Rafter| 16" o.c.	Asphalt Shingles	27°

ANCHORAGE

The solar panel anchorage shall be installed according to the manufacturer's most current installation manual. The attachment configuration should match the certified building plans. The solar panels should be mounted parallel (max 5 inches) to the roof surface.

Array Name	Connection Type	Fastener	Max Anchorage Spacing
Array 1	Halo UltraGrip (HUG)	(2) #14 Wood Screws (2.5" embedment) into roof substructure	48"
Array 2	Halo UltraGrip (HUG)	(2) #14 Wood Screws (2.5" embedment) into roof substructure	48"
Array 3	Halo UltraGrip (HUG)	(2) #14 Wood Screws (2.5" embedment) into roof substructure	48"

Installation Instructions

Solar panels and the equipment shall be installed per the manufacturer's installation specifications. Improper installation will void this certification. If deviations from the approved structural plans occur, Right Angle Engineering must be notified. Prior to installation, the installer should:

- Confirm that the existing structure matches the information provided in the site survey, the approved installation plans and this certification.
- Identify discrepancies between this certification and the approved installation plans. If found, then this certification shall govern.
- Identify structural elements that are dangerous (cracked, broken, excessive sag, signs of overstress, rot,decay, fire, water). If found, installation shall cease until those elements are adequately abated and made to comply with the referenced building code.
- Verify that both the existing structure and the solar addition has been permitted through the AHJ.

STRUCTURAL CERTIFICATION

I certify the addition of solar panels on the roof of this structure does not cause the structure to become unsafe or make it generally less compliant with the life-safety requirements of the referenced building code. Based on the evaluation methods described below, for the loads that exist at this site, the existing framing will safely support the new solar panels if they are installed and attached correctly. Electrical design is not included in this certification.

Array Name	Certification Method	Retrofits
Array 1	Stress analysis International Residential code	None required
Array 2	Stress analysis International Residential code	None required
Array 3	Stress analysis International Residential code	None required

Regards,

07/03/2024

Robert D. Smythe, P.E.
Right Angle Engineering

Job Details

Roof Snow Load - ASCE 7-16	
Ground Snow Load (p_g) *Section 7.2*	30.0 psf
Exposure Factor (C_e) *Table 7.3-1*	0.9
Thermal Factor (C_t) *Table 7.3-2*	1.1
Importance Factor (I_s) *Table 1.5-2*	1
Flat Roof Snow Load (p_f) *Equation 7.3-1*	20.79 psf
Non-Slippery Surface Slope Factor (C_s) *Figure 7.4-1*	1
Slippery Surface Slope Factor (C_s) *Figure 7.4-1*	0.72
Roof Snow Load *Equation 7.4-1*	20.79 psf
Reduced Snow Load (Slippery Surface) *Equation 7.4-1*	14.9 psf

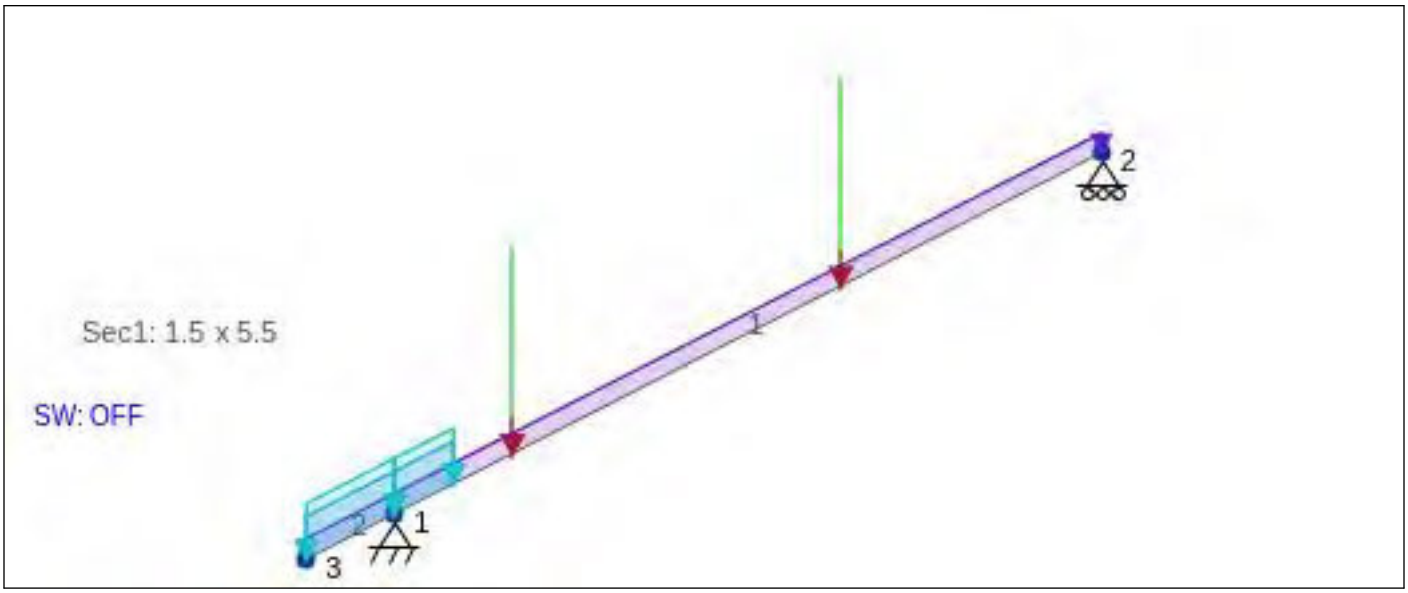
Design Criteria	
Wind Speed (V_{ult}) *Local Design Criteria*	106.0mph
Exposure Category	C
Risk Category	2
Mean Roof Height	20 ft
Roof Type	Gable Roof
Building Type	Enclosed

Roof Live Load	
Existing Roof Live Load *ASCE 7-16 Table 4.3-1*	20 psf

[1]Roof Dead Load			
Asphalt Shingles	2.0 psf	**No Drywall**	0.0 psf
5/8" Plywood Sheathing	2.0 psf	**Solar Panel Array**	2.74 psf
Roof Framing	2.36 psf	**Dead Load Without Panels**	7.56 psf
Insulation	1.2 psf		

[1]Roof Dead Load is taken from the worst case scenario dead load from all arrays of the job in order to provide a more conservative evaluation.

Array 1



Array Details	
Roof Framing	2x6 Rafter *SPF No. 1/ No. 2*
Spacing	16.0"
Beam Span	12.0'
Roof Pitch	27°
Panel Quantity	4
Panel Array Area	86.54 ft²
Panel Orientation	Portrait
Lag Screw Embedment	2.5"
Roof Attachment Type	Halo UltraGrip (HUG) (2) #14 Wood Screws
Shear Capacity *Ironridge testing*	368.0 lbs
Pullout Capacity *Ironridge testing*	1004.0 lbs
Velocity Pressure *Equation 26.10-1 (K_z=0.9, K_{ht}=1, K_d=0.85, K_e=0.98)*	21.52 psf

GCP Zones	1/2e	2n/2r /3e	3r
GC_p *Figure 30.3-(2A-5B)*	-1.48	-2.13	-2.4
Design Pressure Up [psf] *Equation 29.4-7 γ_a=0.53 γ_E=1.0,*	-17.0	-24.4	-27.5
Factored Design Pressure Up [psf] *ASD LC (.6D + .6W)*	-8.7	-13.2	-15.0
Exposed Design Pressure Up [psf] *γ_a=0.53 γ_E=1.5,*	-25.5	-36.6	-41.2
Design Pressure Down [psf]	16	16	16
Tributary Area [ft^2]	45.9	45.9	45.9
Maximum Connection Spacing [in]	176	176	176
Maximum Rail Span [in]	48	48	48
Maximum Rail Cantilever [in]	16	16	16
Design Connection Spacing [in]	48	48	48
Design Connection Spacing (exposed) [in]	48	48	48

Design Ratio

Member ID	Axial	Moment$_z$	Shear$_y$	Combined	Slenderness	Deflection	Status
1	0.008	0.517	0.231	0.534	0.044	0.283	Pass
2	0.005	0.042	0.061	0.047	0.044	0.452	Pass

Member Design Capacity (LRFD)

Member ID	F'_b(ksi)	F'_t(ksi)	F'_v(ksi)	F'_c(ksi)	F'_{cp}(ksi)	E'(ksi)	E'_{min}(ksi)
1	2.259	1.011	0.233	2.186	0.639	1400.0	915.552
2	2.259	1.011	0.233	2.186	0.639	1400.0	915.552

Node Coordinates

ID	X Coordinate	Y Coordinate
1	0.000	0.000
2	12.000	6.114
3	-1.500	-0.764

Members

ID	Node A	Node B	Section	Node A Fixity	Node B Fixity	Length
1	1	2	1	FFFFFF	FFFFFF	13.468
2	3	1	1	FFFFFF	FFFFFF	1.683

Supports

ID	Node ID	Restraint Code
1	2	RFFRRR
2	1	FFFFFR

Materials

ID	Name	Young's Modulus	Density	Poisson's Ratio
1	NDS - Table 4A - SPRUCE-PINE-FIR - No. 1/ No. 2- 2in & wider	1600.000	33.308	0.400

Sections

ID	Name	Depth	Width	Shear Area Z	Shear Area Y	Torsion Radius
1	1.5 x 5.5	6.000	1.500	7.502	7.500	1.495

ID	Centroid Y	Centroid Z	Area	Y-Axis MoI	Z-Axis MoI	Torsion Constant
1	0.750	3.000	9.000	1.688	27.000	5.687

Point Loads

ID	Load Group	Member	Position %	Y Magnitude
1	Solar-Snow	1	16.667%	-0.104
2	Solar	1	16.667%	-0.018
3	Solar-Snow	1	63.122%	-0.104
4	Solar	1	63.122%	-0.018

Member Distributed Loads

ID	Load Group	Start Position	End Position	Member	Y Magnitude
1	Dead Load	0.000%	100.000%	2	-0.010
2	Dead Load	0.000%	100.000%	1	-0.010
3	Roof Live Load	0.000%	100.000%	2	-0.021
4	Roof Live Load	0.000%	8.333%	1	-0.021
5	Snow Load	0.000%	100.000%	2	-0.028
6	Snow Load	0.000%	8.333%	1	-0.028

Load Combinations

ID	Name	Dead Load Factor	Snow Load Factor	Solar Factor	Solar-Snow Factor	Roof Live Load Factor
1	1. 1.4D	1.4	0	1.4	0	0
2	3. 1.2D + 1.6Lr	1.2	0	1.2	0	1.6

3	3. 1.2D + 1.6S	1.2	1.6	1.2	1.6	0
4	4. service loads A	0	1	0	1	0
5	5. service loads B	0	0	0	0	1

Internal Member Forces and Moments

Member	Axial Force (Min/Max)	Shear Force Y (Min/Max)	Shear Force Z (Min/Max)	Torsion (Min/Max)	Bending Moment Y (Min/Max)	Bending Moment Z (Min/Max)
1	-0.103 / 0.164	-0.203 / 0.322	0.000 / 0.000	0.000 / 0.000	0.000 / 0.000	-0.071 / 0.875
2	-0.043 / 0.000	-0.085 / 0.000	0.000 / 0.000	0.000 / 0.000	0.000 / 0.000	-0.071 / 0.000

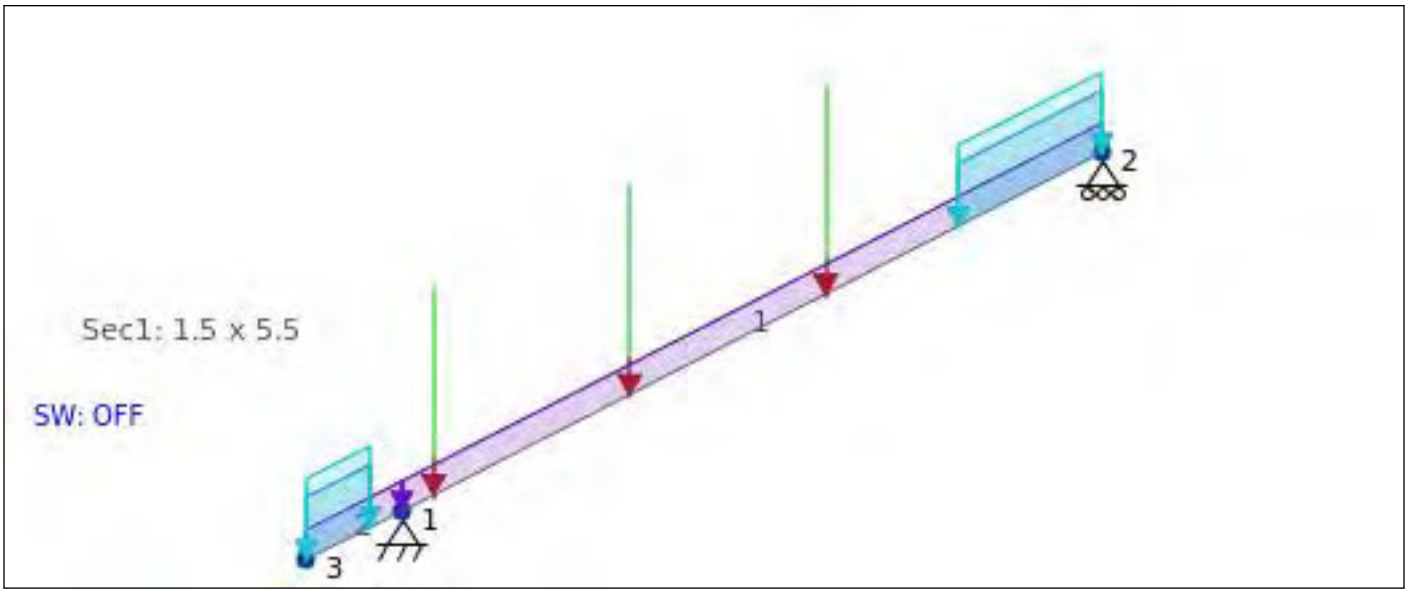
Member Displacement Span Check

Member	Length	Max Relative Displacement	Span Method 1
1	13.468	0.254	L/636
2	1.683	0.101	L/199

Member Stresses

Member	Axial Stress (Min/Max)	Torsion Stress (Min/Max)	Shear Stress Y (Min/Max)	Shear Stress Z (Min/Max)	Top Bending Moment Z (Min/Max)	Bottom Bending Moment Z (Min/Max)
1	-0.011 / 0.018	0.000 / 0.000	-0.034 / 0.054	-0.000 / -0.000	-0.095 / 1.167	-1.167 / 0.095
2	-0.005 / 0.000	0.000 / 0.000	-0.014 / 0.000	0.000 / 0.000	-0.095 / 0.000	0.000 / 0.095

Array 2



Array Details	
Roof Framing	2x6 Rafter *SPF No. 1/ No. 2*
Spacing	16.0"
Beam Span	11.0'
Roof Pitch	27°
Panel Quantity	8
Panel Array Area	173.08 ft²
Panel Orientation	Landscape
Lag Screw Embedment	2.5"
Roof Attachment Type	Halo UltraGrip (HUG) (2) #14 Wood Screws
Shear Capacity *Ironridge testing*	368.0 lbs
Pullout Capacity *Ironridge testing*	1004.0 lbs
Velocity Pressure *Equation 26.10-1 (K_z=0.9, K_{ht}=1, K_d=0.85, K_e=0.98)*	21.52 psf

GCP Zones	1/2e	2n/2r /3e	3r
GC_p *Figure 30.3-(2A-5B)*	-1.48	-2.13	-2.4
Design Pressure Up [psf] *Equation 29.4-7 γ_a=0.53 γ_E=1.0,*	-17.0	-24.4	-27.5
Factored Design Pressure Up [psf] *ASD LC (.6D + .6W)*	-8.7	-13.2	-15.0
Exposed Design Pressure Up [psf] γ_a=0.53 γ_E=1.5,	-25.5	-36.6	-41.2
Design Pressure Down [psf]	16	16	16
Tributary Area [ft^2]	45.9	45.9	45.9
Maximum Connection Spacing [in]	319	319	319
Maximum Rail Span [in]	48	48	48
Maximum Rail Cantilever [in]	16	16	16
Design Connection Spacing [in]	48	48	48
Design Connection Spacing (exposed) [in]	48	48	48

Design Ratio

Member ID	Axial	Moment$_z$	Shear$_y$	Combined	Slenderness	Deflection	Status
1	0.008	0.47	0.226	0.485	0.044	0.255	Pass
2	0.003	0.038	0.045	0.042	0.044	0.39	Pass

Member Design Capacity (LRFD)

Member ID	F'_b(ksi)	F'_t(ksi)	F'_v(ksi)	F'_c(ksi)	F'_{cp}(ksi)	E'(ksi)	$E_{min}{}'$(ksi)
1	2.259	1.011	0.233	2.186	0.639	1400.0	915.552
2	2.259	1.011	0.233	2.186	0.639	1400.0	915.552

Node Coordinates

ID	X Coordinate	Y Coordinate
1	0.000	0.000
2	11.000	5.605
3	-1.500	-0.764

Members

ID	Node A	Node B	Section	Node A Fixity	Node B Fixity	Length
1	1	2	1	FFFFFF	FFFFFF	12.346
2	3	1	1	FFFFFF	FFFFFF	1.683

Supports

ID	Node ID	Restraint Code
1	2	RFFRRR
2	1	FFFFFR

Materials

ID	Name	Young's Modulus	Density	Poisson's Ratio
1	NDS - Table 4A - SPRUCE-PINE-FIR - No. 1/ No. 2- 2in & wider	1600.000	33.308	0.400

Sections

ID	Name	Depth	Width	Shear Area Z	Shear Area Y	Torsion Radius
1	1.5 x 5.5	6.000	1.500	7.502	7.500	1.495

ID	Centroid Y	Centroid Z	Area	Y-Axis MoI	Z-Axis MoI	Torsion Constant
1	0.750	3.000	9.000	1.688	27.000	5.687

Point Loads

ID	Load Group	Member	Position %	Y Magnitude
1	Solar-Snow	1	4.545%	-0.072
2	Solar	1	4.545%	-0.012
3	Solar-Snow	1	32.556%	-0.072
4	Solar	1	32.556%	-0.012
5	Solar-Snow	1	60.566%	-0.072
6	Solar	1	60.566%	-0.012

Member Distributed Loads

ID	Load Group	Start Position	End Position	Member	Y Magnitude
1	Dead Load	0.000%	100.000%	2	-0.010
2	Dead Load	0.000%	100.000%	1	-0.010
3	Roof Live Load	0.000%	66.667%	2	-0.021
4	Roof Live Load	79.485%	100.000%	1	-0.021
5	Snow Load	0.000%	66.667%	2	-0.028
6	Snow Load	79.485%	100.000%	1	-0.028

Load Combinations

ID	Name	Dead Load Factor	Snow Load Factor	Solar Factor	Solar-Snow Factor	Roof Live Load Factor

1	1. 1.4D	1.4	0	1.4	0	0
2	3. 1.2D + 1.6Lr	1.2	0	1.2	0	1.6
3	3. 1.2D + 1.6S	1.2	1.6	1.2	1.6	0
4	4. service loads A	0	1	0	1	0
5	5. service loads B	0	0	0	0	1

Internal Member Forces and Moments

Member	Axial Force (Min/Max)	Shear Force Y (Min/Max)	Shear Force Z (Min/Max)	Torsion (Min/Max)	Bending Moment Y (Min/Max)	Bending Moment Z (Min/Max)
1	-0.134 / 0.161	-0.264 / 0.315	0.000 / 0.000	0.000 / 0.000	0.000 / 0.000	-0.065 / 0.796
2	-0.032 / 0.000	-0.062 / 0.000	0.000 / 0.000	0.000 / 0.000	0.000 / 0.000	-0.065 / 0.000

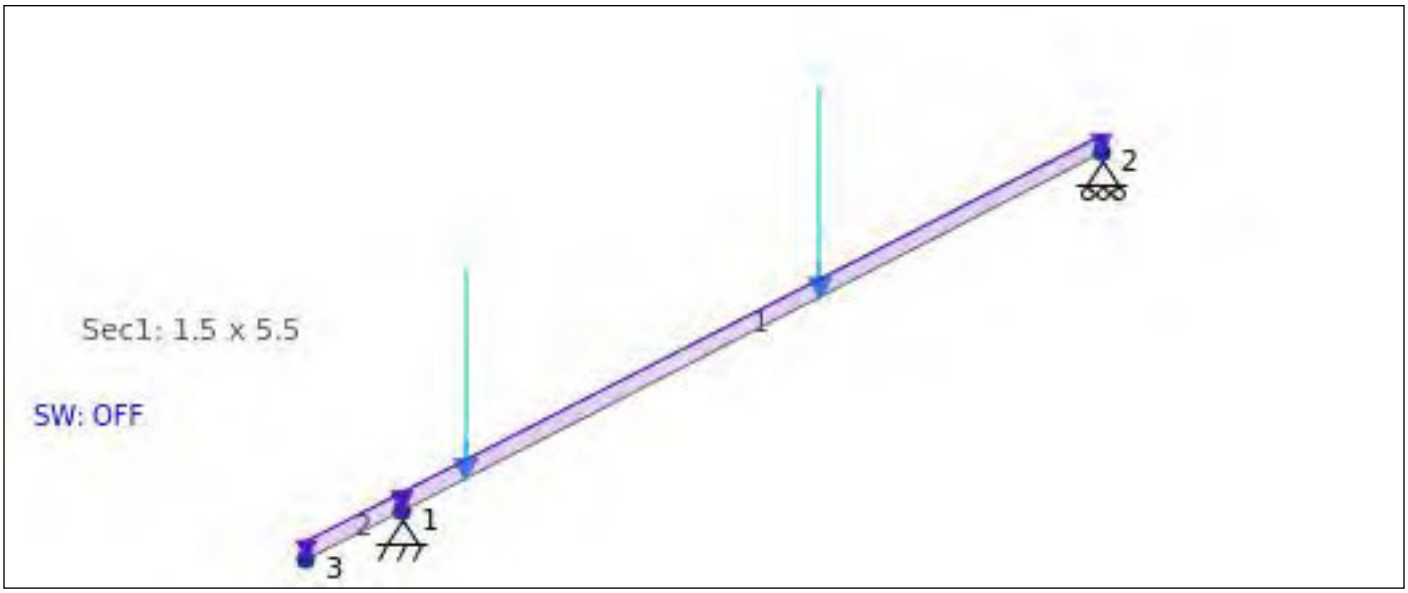
Member Displacement Span Check

Member	Length	Max Relative Displacement	Span Method 1
1	12.346	0.209	L/707
2	1.683	0.087	L/231

Member Stresses

Member	Axial Stress (Min/Max)	Torsion Stress (Min/Max)	Shear Stress Y (Min/Max)	Shear Stress Z (Min/Max)	Top Bending Moment Z (Min/Max)	Bottom Bending Moment Z (Min/Max)
1	-0.015 / 0.018	0.000 / 0.000	-0.044 / 0.053	-0.000 / -0.000	-0.087 / 1.061	-1.061 / 0.087
2	-0.004 / 0.000	0.000 / 0.000	-0.010 / 0.000	0.000 / 0.000	-0.087 / 0.000	0.000 / 0.087

Array 3



Array Details	
Roof Framing	2x6 Rafter *SPF No. 1/ No. 2*
Spacing	16.0"
Beam Span	11.0'
Roof Pitch	27°
Panel Quantity	7
Panel Array Area	151.45 ft²
Panel Orientation	Portrait
Lag Screw Embedment	2.5"
Roof Attachment Type	Halo UltraGrip (HUG) (2) #14 Wood Screws
Shear Capacity *Ironridge testing*	368.0 lbs
Pullout Capacity *Ironridge testing*	1004.0 lbs
Velocity Pressure *Equation 26.10-1 (K_z=0.9, K_{ht}=1, K_d=0.85, K_e=0.98)*	21.52 psf

GCP Zones	1/2e	2n/2r /3e	3r
GC_p *Figure 30.3-(2A-5B)*	-1.48	-2.13	-2.4
Design Pressure Up [psf] *Equation 29.4-7 γ_a=0.53 γ_E=1.0,*	-17.0	-24.4	-27.5
Factored Design Pressure Up [psf] *ASD LC (.6D + .6W)*	-8.7	-13.2	-15.0
Exposed Design Pressure Up [psf] *γ_a=0.53 γ_E=1.5,*	-25.5	-36.6	-41.2
Design Pressure Down [psf]	16	16	16
Tributary Area [ft^2]	45.9	45.9	45.9
Maximum Connection Spacing [in]	176	176	176
Maximum Rail Span [in]	48	48	48
Maximum Rail Cantilever [in]	16	16	16
Design Connection Spacing [in]	48	48	48
Design Connection Spacing (exposed) [in]	48	48	48

Design Ratio

Member ID	Axial	Moment$_z$	Shear$_y$	Combined	Slenderness	Deflection	Status
1	0.008	0.496	0.227	0.513	0.044	0.244	Pass
2	0.001	0.011	0.015	0.012	0.044	0.398	Pass

Member Design Capacity (LRFD)

Member ID	F^l_b(ksi)	F^l_t(ksi)	F^l_v(ksi)	F^l_c(ksi)	F^l_{cp}(ksi)	E^l(ksi)	$E_{min}{}^l$(ksi)
1	2.259	1.011	0.233	2.186	0.639	1400.0	915.552
2	2.259	1.011	0.233	2.186	0.639	1400.0	915.552

Node Coordinates

ID	X Coordinate	Y Coordinate
1	0.000	0.000
2	11.000	5.605
3	-1.500	-0.764

Members

ID	Node A	Node B	Section	Node A Fixity	Node B Fixity	Length
1	1	2	1	FFFFFF	FFFFFF	12.346
2	3	1	1	FFFFFF	FFFFFF	1.683

Supports

ID	Node ID	Restraint Code
1	2	RFFRRR
2	1	FFFFFR

Materials

ID	Name	Young's Modulus	Density	Poisson's Ratio
1	NDS - Table 4A - SPRUCE-PINE-FIR - No. 1/ No. 2- 2in & wider	1600.000	33.308	0.400

Sections

ID	Name	Depth	Width	Shear Area Z	Shear Area Y	Torsion Radius
1	1.5 x 5.5	6.000	1.500	7.502	7.500	1.495

ID	Centroid Y	Centroid Z	Area	Y-Axis MoI	Z-Axis MoI	Torsion Constant
1	0.750	3.000	9.000	1.688	27.000	5.687

Point Loads

ID	Load Group	Member	Position %	Y Magnitude
1	Solar-Snow	1	9.091%	-0.118
2	Solar	1	9.091%	-0.020
3	Solar-Snow	1	59.769%	-0.118
4	Solar	1	59.769%	-0.020

Member Distributed Loads

ID	Load Group	Start Position	End Position	Member	Y Magnitude
1	Dead Load	0.000%	100.000%	2	-0.010
2	Dead Load	0.000%	100.000%	1	-0.010

Load Combinations

ID	Name	Dead Load Factor	Snow Load Factor	Solar Factor	Solar-Snow Factor	Roof Live Load Factor
1	1. 1.4D	1.4	0	1.4	0	0
2	3. 1.2D + 1.6Lr	1.2	0	1.2	0	1.6
3	3. 1.2D + 1.6S	1.2	1.6	1.2	1.6	0
4	4. service loads A	0	1	0	1	0
5	5. service loads B	0	0	0	0	1

Internal Member Forces and Moments

Member	Axial Force (Min/Max)	Shear Force Y (Min/Max)	Shear Force Z (Min/Max)	Torsion (Min/Max)	Bending Moment Y (Min/Max)	Bending Moment Z (Min/Max)
1	-0.100 / 0.161	-0.196 / 0.317	0.000 / 0.000	0.000 / 0.000	0.000 / 0.000	-0.015 / 0.841
2	-0.011 / 0.000	-0.021 / 0.000	0.000 / 0.000	0.000 / 0.000	0.000 / 0.000	-0.018 / 0.000

Member Displacement Span Check

Member	Length	Max Relative Displacement	Span Method 1
1	12.346	0.201	L/737
2	1.683	0.089	L/226

Member Stresses

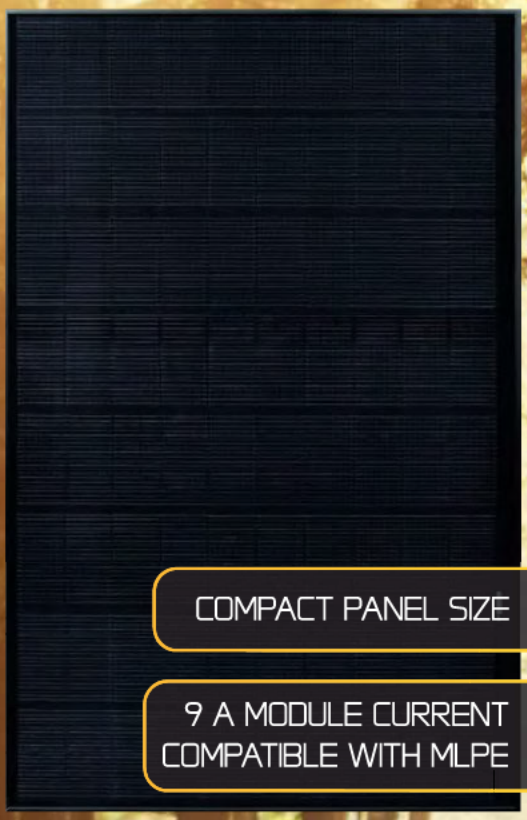
Member	Axial Stress (Min/Max)	Torsion Stress (Min/Max)	Shear Stress Y (Min/Max)	Shear Stress Z (Min/Max)	Top Bending Moment Z (Min/Max)	Bottom Bending Moment Z (Min/Max)
1	-0.011 / 0.018	0.000 / 0.000	-0.033 / 0.053	-0.000 / -0.000	-0.020 / 1.121	-1.121 / 0.020
2	-0.001 / 0.000	0.000 / 0.000	-0.004 / 0.000	0.000 / 0.000	-0.024 / 0.000	0.000 / 0.024

SOLAR'S MOST TRUSTED

REC

REC ALPHA PURE-R SERIES

PRODUCT SPECIFICATIONS



COMPACT PANEL SIZE

9 A MODULE CURRENT
COMPATIBLE WITH MLPE

430 WP

20.7 W/FT²

22.3% EFFICIENCY

PRODUCT
REC
25 YEAR
PROTRUST
WARRANTY
PERFORMANCE
LABOR

ELIGIBLE

LEAD-FREE
ROHS COMPLIANT

EXPERIENCE
α
PERFORMANCE

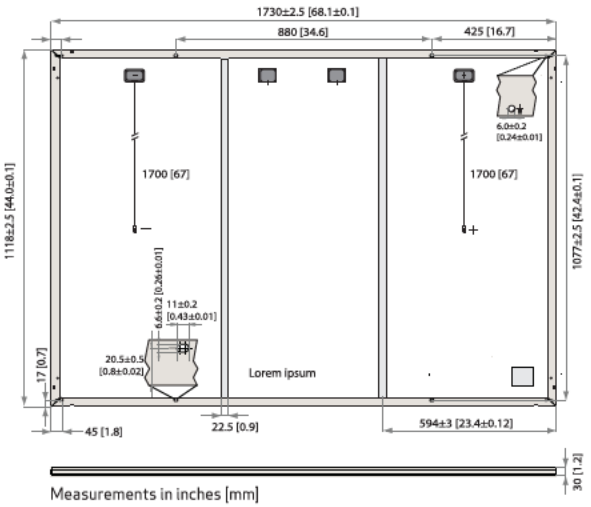
REC ALPHA PURE-R SERIES

PRODUCT SPECIFICATIONS

REC
SOLAR'S MOST TRUSTED

GENERAL DATA

Cell type:	80 half-cut REC bifacial, heterojunction cells with lead-free, gapless technology
Glass:	0.13 in (3.2 mm) solar glass with anti-reflective surface treatment in accordance with EN 12150
Backsheet:	Highly resistant polymer (black)
Frame:	Anodized aluminum (black)
Junction box:	4-part, 4 bypass diodes, lead-free IP68 rated, in accordance with IEC 62790
Connectors:	Stäubli MC4 PV-KBT4/KST4 (12 AWG) in accordance with IEC 62852, IP68 only when connected
Cable:	12 AWG (4 mm²) PV wire, 67 + 67 in (1.7 + 1.7 m) in accordance with EN 50618
Dimensions:	68.1 x 44.0 x 1.2 in (20.77 ft²) / 1730 x 1118 x 30 mm (1.93 m²)
Weight:	47.4 lbs (21.5 kg)
Origin:	Made in Singapore



Measurements in inches [mm]

ELECTRICAL DATA — Product Code*: RECxxxAA PURE-R

STC				
Power Output - P_{MAX} (Wp)	400	410	420	430
Watt Class Sorting - (W)	0/+10	0/+10	0/+10	0/+10
Nominal Power Voltage - V_{MPP} (V)	48.8	49.4	50.0	50.5
Nominal Power Current - I_{MPP} (A)	8.20	8.30	8.40	8.52
Open Circuit Voltage - V_{OC} (V)	58.9	59.2	59.4	59.7
Short Circuit Current - I_{SC} (A)	8.80	8.84	8.88	8.91
Power Density (W/ft²)	19.26	19.74	20.22	20.70
Panel Efficiency (%)	20.7	21.2	21.8	22.3
NMOT				
Power Output - P_{MAX} (Wp)	305	312	320	327
Nominal Power Voltage - V_{MPP} (V)	46.0	46.6	47.1	47.6
Nominal Power Current - I_{MPP} (A)	6.64	6.70	6.80	6.88
Open Circuit Voltage - V_{OC} (V)	55.5	55.8	56.0	56.3
Short Circuit Current - I_{SC} (A)	7.11	7.16	7.20	7.24

Values at standard test conditions (STC: air mass AM 1.5, irradiance 10.75 W/sq ft (1000 W/m²), temperature 77°F (25°C), based on a production spread with a tolerance of P_{MAX}, V_{OC} & I_{SC} ±3% within one watt class. Nominal module operating temperature (NMOT: air mass AM 1.5, irradiance 800 W/m², temperature 68°F (20°C), windspeed 3.3 ft/s (1 m/s). *Where xxx indicates the nominal power class (P_{MAX}) at STC above.

CERTIFICATIONS

IEC 61215:2016, IEC 61730:2016, UL 61730	
IEC 62804	PID
IEC 61701	Salt Mist
IEC 62716	Ammonia Resistance
UL 61730	Fire Type 2
IEC 62782	Dynamic Mechanical Load
IEC 61215-2:2016	Hailstone (35mm)
IEC 62321	Lead-free acc. to RoHS EU 863/2015
ISO 14001, ISO 9001, IEC 45001, IEC 62941	

TEMPERATURE RATINGS*

Nominal Module Operating Temperature:	44°C (±2°C)
Temperature coefficient of P_{MAX}:	-0.24 %/°C
Temperature coefficient of V_{OC}:	-0.24 %/°C
Temperature coefficient of I_{SC}:	0.04 %/°C

*The temperature coefficients stated are linear values

MAXIMUM RATINGS

Operational temperature:	-40 ... +85°C
System voltage:	1000 V
Test load (front):	+7000 Pa (146 lbs/ft²)*
Test load (rear):	-4000 Pa (83.5 lbs/ft²)*
Series fuse rating:	25 A
Reverse current:	25 A

*See installation manual for mounting instructions. Design load = Test load / 1.5 (safety factor)

WARRANTY

	Standard	REC ProTrust	
Installed by an REC Certified Solar Professional	No	Yes	Yes
System Size	All	≤25 kW	25-500 kW
Product Warranty (yrs)	20	25	25
Power Warranty (yrs)	25	25	25
Labor Warranty (yrs)	0	25	10
Power in Year 1	98%	98%	98%
Annual Degradation	0.25%	0.25%	0.25%
Power in Year 25	92%	92%	92%

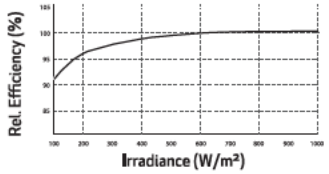
See warranty documents for details. Conditions apply

DELIVERY INFORMATION

Panels per pallet:	33
Panels per 40 ft GP/high cube container:	858 (26 pallets)
Panels per 53 ft truck:	858 (26 pallets)

LOW LIGHT BEHAVIOUR

Typical low irradiance performance of module at STC:



Available from:

Founded in 1996, REC Group is an international pioneering solar energy company dedicated to empowering consumers with clean, affordable solar power. As Solar's Most Trusted, REC is committed to high quality, innovation, and a low carbon footprint in the solar materials and solar panels it manufactures. Headquartered in Norway with operational headquarters in Singapore, REC also has regional hubs in North America, Europe, and Asia-Pacific.

REC Solar PTE. LTD.
20 Tuas South Ave. 14
Singapore 637312
post@recgroup.com
www.recgroup.com

REC

Specifications subject to change without notice.

Ref: PD-DS-AAPR Rev 3.1 03.23

ENPHASE.

US DATA SHEET

IQ7X Microinverter

The high-powered, smart grid-ready IQ7X Microinverter dramatically simplifies the installation process while achieving the highest system efficiency for systems with 96-cell modules.

Part of the Enphase Energy System, the IQ7X Microinverter integrates with the IQ Gateway, IQ Battery, and the Enphase Installer App monitoring and analysis software.

Enphase 25 year limited warranty

The IQ Series Microinverters extend the reliability standards set forth by previous generations and undergo over a million hours of power-on testing, enabling Enphase to provide an industry-leading warranty of up to 25 years.*

Connect PV modules quickly and easily to IQ7X Microinverters using the included Q-DCC-2 adapter cable with plug-and-play MC4 connectors.

UL CERTIFIED SAFETY

IQ7X Microinverters are UL Listed as PV rapid shutdown equipment and conform with various regulations when installed according to the manufacturer's instructions.

Easy to install

- Lightweight and simple
- Faster installation with improved, lighter two-wire cabling
- Built-in rapid shutdown compliant (NEC 2014, 2017, 2020, and 2023)

Efficient and reliable

- Optimized for high powered 96-cell modules
- Highest CEC efficiency of 97.5%
- More than a million hours of testing
- Class II double-insulated enclosure
- UL Listed

Smart grid-ready

- Complies with advanced grid support, voltage, and frequency ride-through requirements
- Remotely updates to respond to changing grid requirements
- Configurable for varying grid profiles
- Meets CA Rule 21 (UL 1741-SA) and IEEE 1547:2018 (UL 1741-SB, 3rd Ed.)

* 25-year warranty is valid, provided an internet-connected IQ Gateway is installed.

To learn more about Enphase offering, visit Enphase.com

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IQ7X Microinverters

INPUT DATA (DC)	UNITS	IQ7X-96-2-US
Commonly used module pairings [1]	W	320–460
Module compatibility	—	To meet compatibility, PV modules must be within the following maximum input DC voltage and maximum module I_{sc}. Module compatibility can be checked at https://enphase.com/installers/microinverters/calculator.
MPPT voltage range	V	53–64
Operating range	V	25–79.5
Minimum/Maximum start voltage	V	33/79.5
Maximum input DC voltage	V	79.5
Maximum continuous input DC current	A	6.5
Maximum module I_{sc}	A	10
Overvoltage class DC port	—	II
DC port backfeed current	mA	0
PV array configuration	—	1 x 1 ungrounded array; no additional DC side protection required; AC side protection requires a maximum of 20 A per branch circuit.

OUTPUT DATA (AC)	UNITS	IQ7X-96-2-US@240 VAC	IQ7X-96-2-US@208 VAC
Peak output power	VA	320	
Maximum continuous output power	VA	315	
Nominal grid voltage (L-L)	V	240, split-phase (L-L), 180°	208, single-phase (L-L), 120°
Minimum and Maximum grid voltage [2]	V	211–264	183–229
Maximum continuous output current	A	1.31	1.51
Nominal frequency	Hz	60	
Extended frequency range	Hz	49–68	
AC short-circuit fault current over three cycles	A_{rms}	5.8	
Maximum units per 20 A (L-L) branch circuit [3]	—	12	10
Overvoltage class AC port	—	III	
AC port backfeed current	mA	18	
Power factor setting	—	1.0	
Grid-tied power factor (adjustable)	—	0.85 leading ... 0.85 lagging	
CEC weighted efficiency	%	97.5	97.0

MECHANICAL DATA	UNITS	
Ambient temperature range	°C (°F)	-40 to 60 (-40 to 140)
Relative humidity range	%	4 to 100 (condensing)
DC connector type	—	MC4 (or Amphenol H4 UTX with additional Q-DCC-5 adapter)
Dimensions (H × W × D)	mm (in)	212 (8.3) × 175 (6.9) × 30.2 (1.2)
Weight	kg (lbs)	1.1 (2.4)
Cooling	—	Natural convection–no fans
Approved for wet locations	—	Yes
Pollution degree	—	PD3
Enclosure	—	Class II double-insulated, corrosion-resistant polymeric enclosure
Environmental category/UV exposure rating	—	NEMA Type 6/Outdoor

COMPLIANCE	
Compliance	CA Rule 21 (UL 1741-SA), IEEE 1547:2018 (UL 1741-SB 3rd Ed.), HEI Rule 14H SRD 2.0 UL 62109-1, FCC Part 15 Class B, ICES-0003 Class B, CAN/CSA-C22.2 NO. 107.1-01 This product is UL Listed as PV rapid shutdown equipment and conforms with NEC 2014, NEC 2017, NEC 2020, and NEC 2023 section 690.12 and C22.1-2015. Rule 64-218 rapid shutdown of PV Systems for AC and DC conductors when installed according to the manufacturer's instructions.

(1) Pairing PV modules with wattage above the limit may result in additional clipping losses.
(2) Nominal voltage range can be extended beyond nominal if required by the utility.
(3) Limits may vary. Refer to local requirements to define the number of microinverters per branch in your area.

Revision history

REVISION	DATE	DESCRIPTION
DSH-00208-2.0	November 2023	Included NEC 2023 specification in the "Compliance" section.
DSH-00208-1.0	September 2023	Updated module compatibility specification.
Previous releases.		

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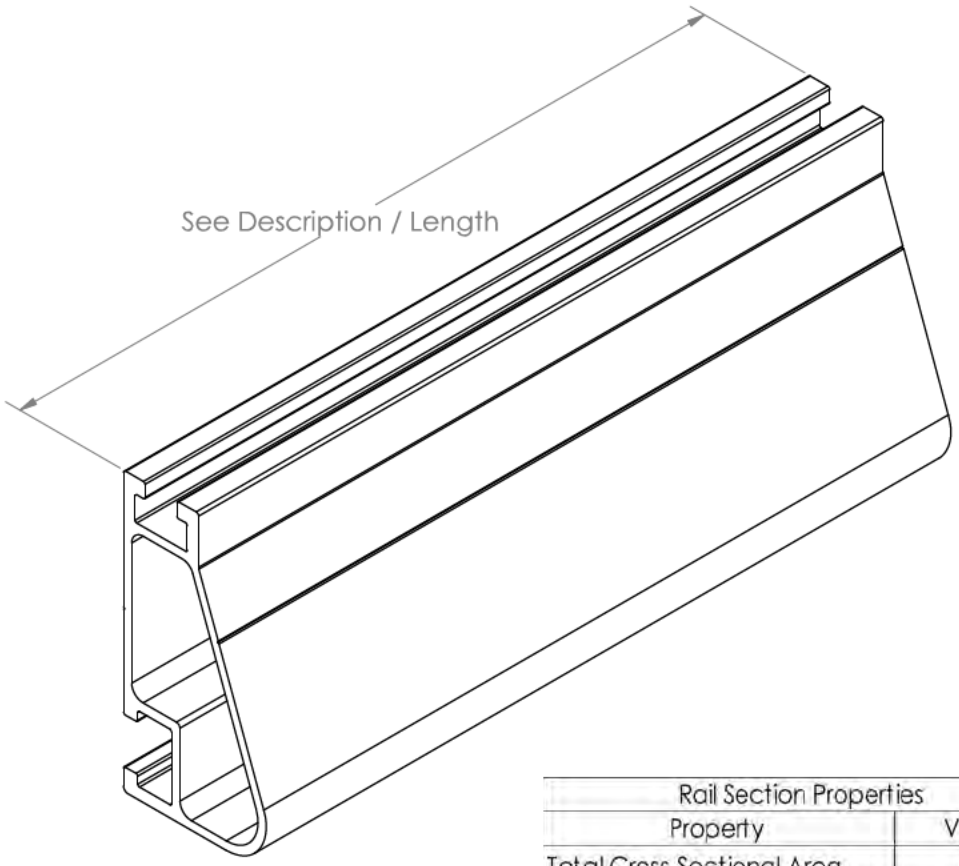
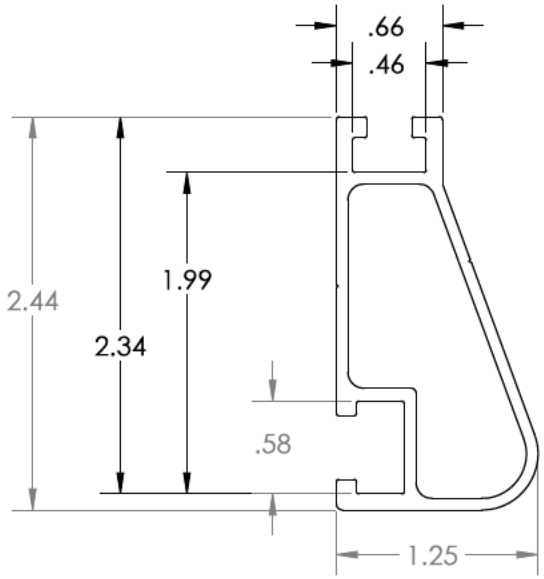
IRONRIDGE

XR100® Rail





Rail Section Properties	
Property	Value
Total Cross-Sectional Area	0.582 in^2
Section Modulus (X-axis)	0.297 in^3
Moment of Inertia (X-axis)	0.390 in^4
Moment of Inertia (Y-axis)	0.085 in^4
Torsional Constant	0.214 in^3
Polar Moment of Inertia	0.126 in^4

APPROVED MATERIALS:
6005-T6, 6005A-T61, 6105-T5, 6N01-T6
(34,000 PSI YIELD STRENGTH MINIMUM)

Clear Part Number	Black Part Number	Description / Length	Material	Weight
XR-100-132A	XR-100-132B	XR100, Rail 132" (11 Feet)	6000-Series Aluminum	7.50 lbs.
XR-100-168A	XR-100-168B	XR100, Rail 168" (14 Feet)		9.55 lbs.
XR-100-204A	XR-100-204B	XR100, Rail 204" (17 Feet)		11.60 lbs.

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 7439 N Fairchild Rd, Fox Point, WI 53217	**Building Type:** Residential ☑ Commercial ☐
Description of Work	
8.61kWdc roof mount solar array	
Estimated Cost of Project $27,094	

Owner/Occupant Susan LaBudde	
Business Name	Contact Name Susan LaBudde
Address 7439 N Fairchild Rd	City/State/Zip Fox Point, WI 53217
Phone 414-554-8985	Email lovemydawgs@icloud.com

Cautionary Statement required when homeowner is applying for permit*

Contractor	
Company Name Arch Solar	Contact Name Dani Beierschmitt
Address 1237 N Pilgrim Rd	City/State/Zip Plymouth, WI 53073
Phone 608-225-0173	Email danielle@archsolar.com
Dwelling Contractor # DC 072-200-761	Dwelling Contractor Qualifier # DCQ 122-201-337

Square Footage Under Construction				
1st Floor	2nd Floor roof - 437	Basement	Addition	Garage

Description		Rate	Amount
Project - Per $1,000 of estimated cost		$10.00	270.94
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	**$70.00**	
Payable to: Village of Fox Point	**Total Permit Fee**		**$**345.94

Applicant Signature Dani Beierschmitt **Date** 7/16/2024

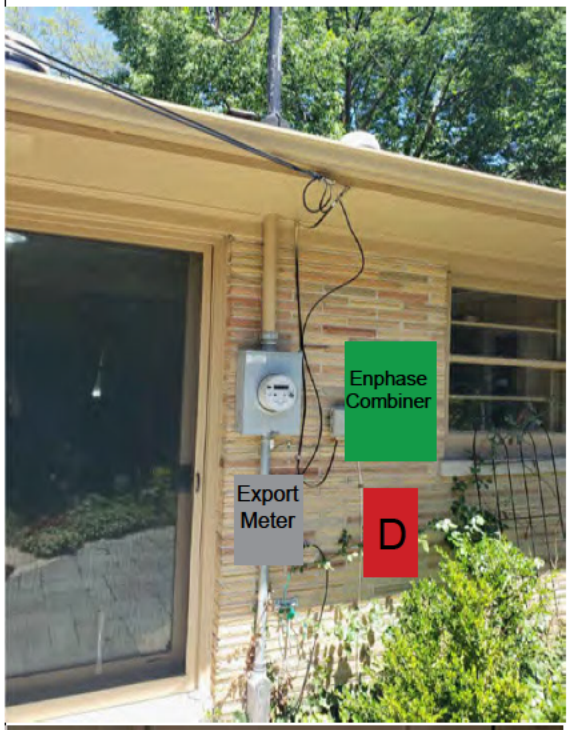
Rev 01/22

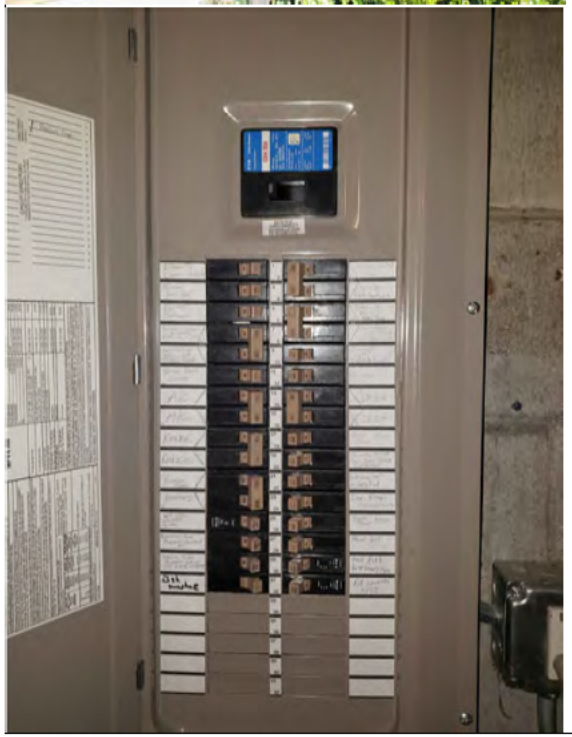
ISSUED PERMITS are available on the Village website under *PERMITS & LICENSES*

Equipment Location:

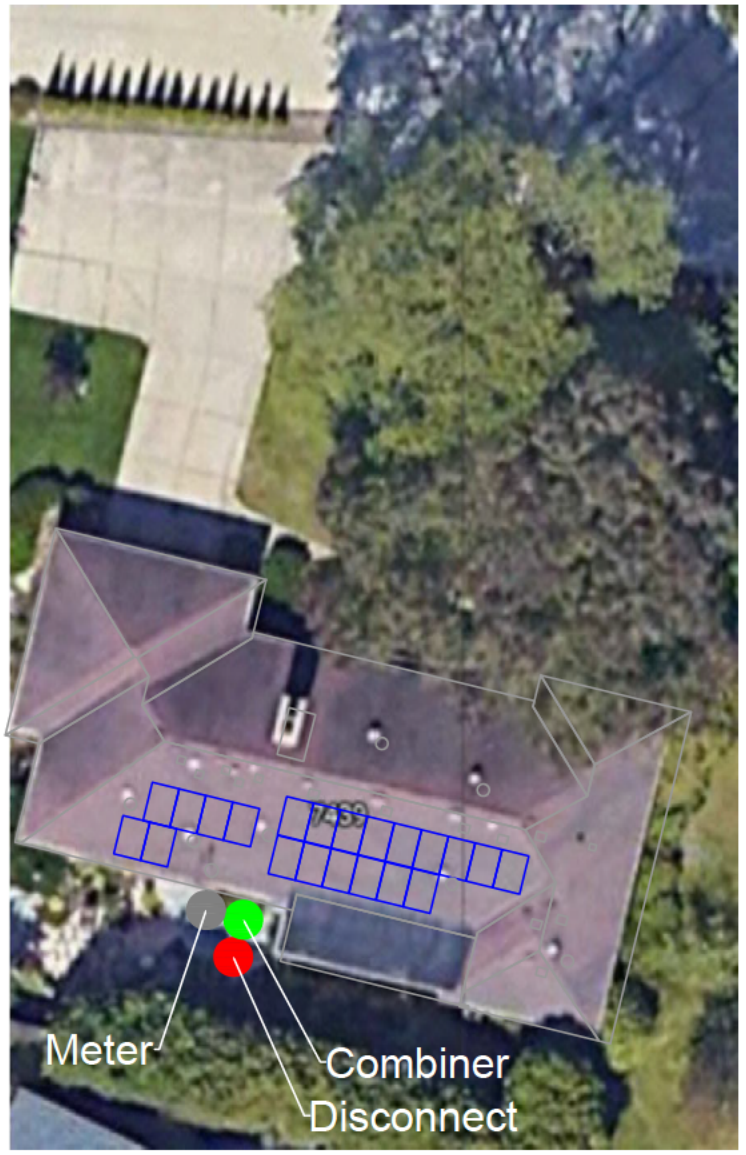
Revenue meter is located outside the South side of the house.
Export meter will be located below revenue meter.
Combiner and disconnect will be adjacent to meters.

Array #	Array Pitch	True Azim.	Mag. Azim.	PV SqFt
1	23°	194°	197°	437





Main Panel Located in basement.



Plot Plan: Scale - NTS

N

ARCH SOLAR
THE ENERGY EXPERTS

1237 Pilgrim Road
Plymouth WI, 53073

Phone: (920) 838-6610
www.archelec.com

LaBudde- 8.61 kWdc, 6.62 kWac, Fox Point

Customer: Susan LaBudde
Address: 7439 North Fairchild Road
City: Fox Point
State: WI
Zip Code: 53217
Contact: Susan LaBudde
Phone: (414) 554-8985
Email: lovemydawgs@icloud.com

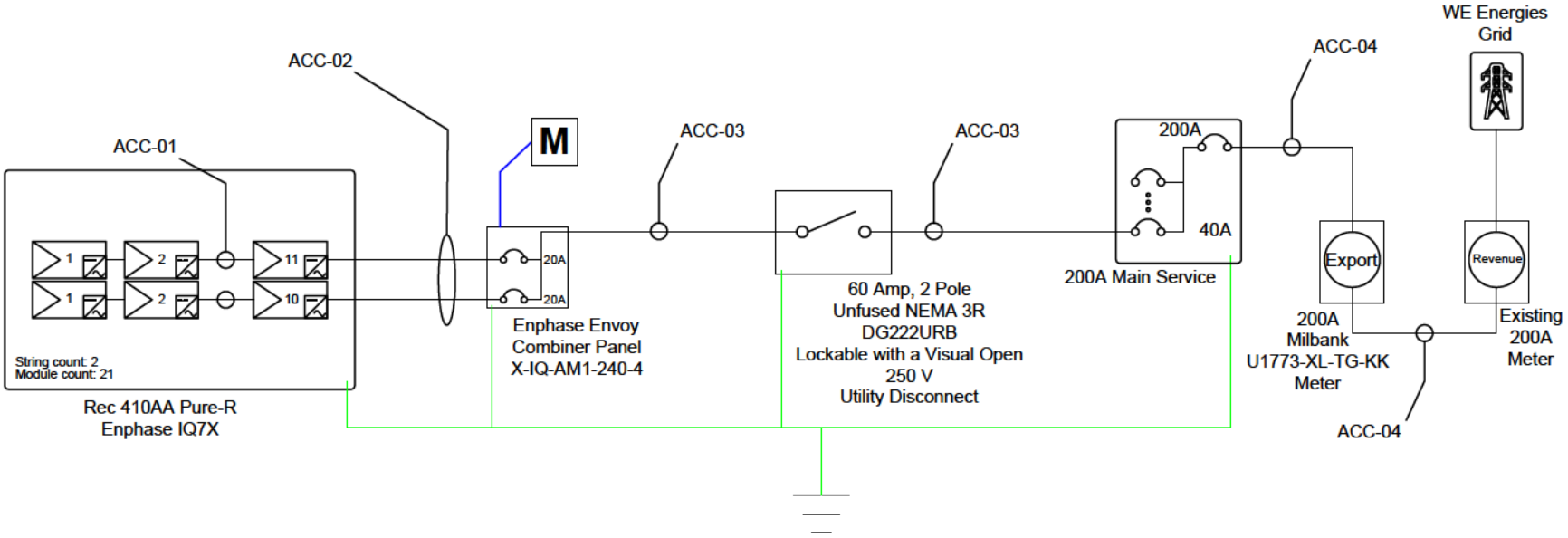
Project Number: 24R-143
System Size: 8.61 kWdc

Designer: Mike Gietman
920.838.6610

Site Plan

Revision: 1
Date: 7.11.24

WE Energies Reference Number: O4



Conductor Schedule									Conduit Schedule	
ID	Sets	Phase Quantity	Color & Size	Insulation	Material	Voltage Drop	Neutral	Ground	Size	Type
ACC-01	1	2	BR #12 AWG	Trunk Cable	Cu	.61%	-	#10 THWN Cu	-	-
ACC-02	1	2	BR #10 AWG	THWN	Cu	.38%	-	#10 THWN Cu	3/4"	EMT
ACC-03	1	2	BR #8 AWG	THWN	Cu	.31%	#8 THWN Cu	#10 THWN Cu	3/4"	EMT
ACC-04	1	2	BR 2/0 AWG	THWN	Cu	.05%	2/0 THWN Cu	-	2"	EMT

Module Specifications	
Rec Solar 410AA Pure-R (QTY:21)	
STC Rating	410 W
Vmp	49.4 V
Imp	8.30 A
Voc	59.2 V
Isc	8.84 A

Array Specifications (8.61 kWdc Total)		
1 String of 11 Modules / 1 String of 10 Modules		
Max DC Power Rating	4.51 kW	4.10 kW
Operating AC Voltage	240 V	240 V
Operating AC Current	14.41 A	13.1 A
Max AC System Voltage	240 V	240 V
AC Short Circuit Current	20 A	20 A

Inverter Specifications	
Enphase IQ7X (QTY:21)	
Max AC Power Rating	315W / 6.62 kWac Total
Max DC Input Voltage	79.5 V
Max DC Input Current	10 A
Nominal AC OperatingVoltage	240 V
Max AC Operating Current	1.31A Each / 27.51 A Total

ARCH SOLAR
THE ENERGY EXPERTS

1237 Pilgrim Road
Plymouth WI, 53073

Phone: (920) 838-6610
www.archelec.com

LaBudde- 8.61 kWdc, 6.62 kWac, Fox Point

Customer: Susan LaBudde
Address: 7439 North Fairchild Road
City: Fox Point
State: WI
Zip Code: 53217
Contact: Susan LaBudde
Phone: (414) 554-8985
Email: lovemydawgs@icloud.com

Project Number: 24R-143
System Size: 8.61 kWdc

Designer: Mike Gietman
920.838.6610

One Line Diagram

Revision: 1
Date: 7.11.24

RIGHT ANGLE *ENGINEERING*

STRUCTURAL CERTIFICATION REPORT

Roof-mounted Solar Panels

July 08, 2024

To: Arch Solar
1237 Pilgrim Road
Plymouth, WI 53073

Re: Susan LaBudde
7439 N Fairchild Rd
Fox Point, WI 53217
AHJ: **Milwaukee (County)**, WI

Arch Solar proposes to install new roof-mounted solar panels at this residence and asked *Right Angle Engineering* to review the existing structure for suitability. This letter summarizes the methods that were used to survey, evaluate, and certify the existing roof framing and the attachment of the new solar panels to it.

STRUCTURAL DESIGN

Building Code:	International Residential Code 2018
Design Standards:	ASCE 7-16
Snow:	Ground: p_g= 30.0 psf | Flat Roof: p_f= 20.79 psf | Sloped Roof: p_s= 15.25 psf
Wind:	Ultimate Wind Speed = 106.0 mph | Exposure = C
Seismic:	Risk Category = 2 | Seismic Design Category = B | Site Class = D

STRUCTURE

Field Technicians from *Arch Solar* visited the site and observed the existing structure :

Array Name	Panel Quantity	Roof Framing	Material	Pitch
Array 1	21	2x6 Rafter| 16" o.c.	Asphalt Shingles	26°

ANCHORAGE

The solar panel anchorage shall be installed according to the manufacturer's most current installation manual. The attachment configuration should match the certified building plans. The solar panels should be mounted parallel (max 5 inches) to the roof surface.

Array Name	Connection Type	Fastener	Max Anchorage Spacing
Array 1	Halo UltraGrip (HUG)	(2) #14 Wood Screws (2.5" embedment) into roof substructure	48"

Installation Instructions

Solar panels and the equipment shall be installed per the manufacturer's installation specifications. Improper installation will void this certification. If deviations from the approved structural plans occur, Right Angle Engineering must be notified. Prior to installation, the installer should:

- Confirm that the existing structure matches the information provided in the site survey, the approved installation plans and this certification.
- Identify discrepancies between this certification and the approved installation plans. If found, then this certification shall govern.
- Identify structural elements that are dangerous (cracked, broken, excessive sag, signs of overstress, rot,decay, fire, water). If found, installation shall cease until those elements are adequately abated and made to comply with the referenced building code.
- Verify that both the existing structure and the solar addition has been permitted through the AHJ.

STRUCTURAL CERTIFICATION

I certify the addition of solar panels on the roof of this structure does not cause the structure to become unsafe or make it generally less compliant with the life-safety requirements of the referenced building code. Based on the evaluation methods described below, for the loads that exist at this site, the existing framing will safely support the new solar panels if they are installed and attached correctly. Electrical design is not included in this certification.

Array Name	Certification Method	Retrofits
Array 1	Stress analysis International Residential code	None required

Regards,

07/08/2024

Robert D. Smythe, P.E.
Right Angle Engineering

Job Details

Roof Snow Load - ASCE 7-16	
Ground Snow Load (p_g) *Section 7.2*	30.0 psf
Exposure Factor (C_e) *Table 7.3-1*	0.9
Thermal Factor (C_t) *Table 7.3-2*	1.1
Importance Factor (I_s) *Table 1.5-2*	1
Flat Roof Snow Load (p_f) *Equation 7.3-1*	20.79 psf
Non-Slippery Surface Slope Factor (C_s) *Figure 7.4-1*	1
Slippery Surface Slope Factor (C_s) *Figure 7.4-1*	0.73
Roof Snow Load *Equation 7.4-1*	20.79 psf
Reduced Snow Load (Slippery Surface) *Equation 7.4-1*	15.25 psf

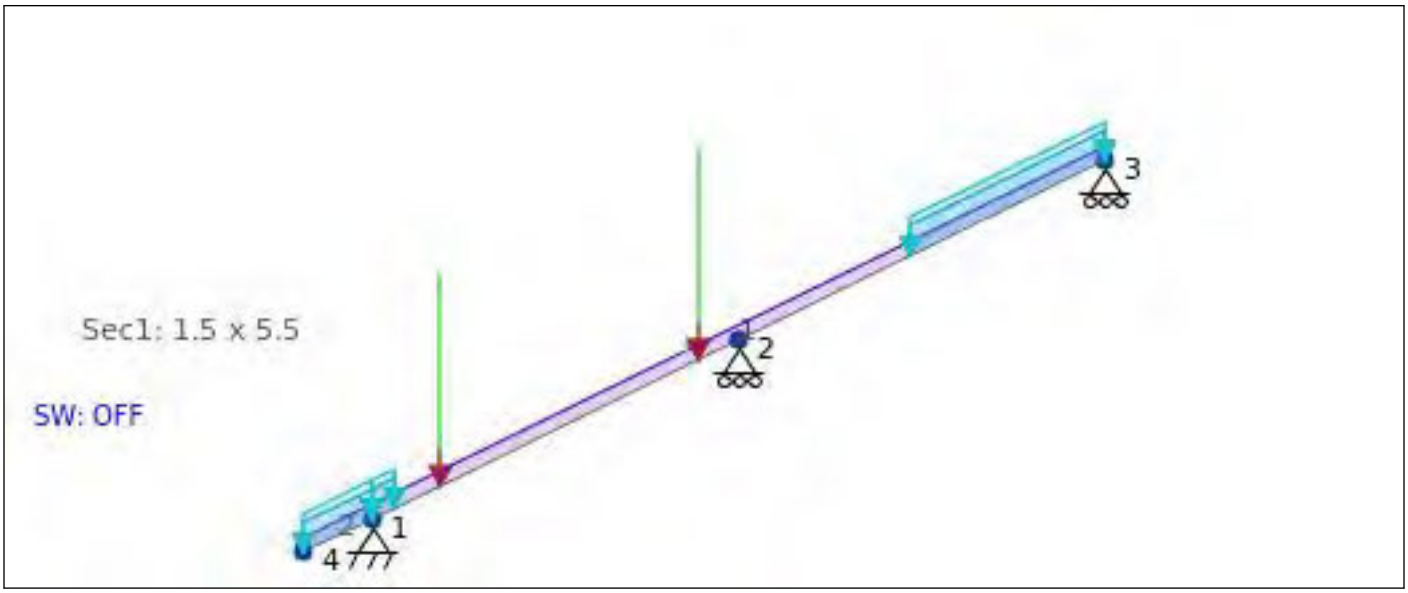
Design Criteria	
Wind Speed (V_{ult}) *Local Design Criteria*	106.0mph
Exposure Category	C
Risk Category	2
Mean Roof Height	20 ft
Roof Type	Gable Roof
Building Type	Enclosed

Roof Live Load	
Existing Roof Live Load *ASCE 7-16 Table 4.3-1*	20 psf

[1]Roof Dead Load			
Asphalt Shingles	2.0 psf	**No Drywall**	0.0 psf
5/8" Plywood Sheathing	2.0 psf	**Solar Panel Array**	2.74 psf
Roof Framing	2.36 psf	**Dead Load Without Panels**	7.56 psf
Insulation	1.2 psf		

[1]Roof Dead Load is taken from the worst case scenario dead load from all arrays of the job in order to provide a more conservative evaluation.

Array 1



Array Details	
Roof Framing	2x6 Rafter *SPF No. 1/ No. 2*
Spacing	16.0"
Beam Span	8.0', 8.0'
Roof Pitch	26°
Panel Quantity	21
Panel Array Area	454.34 ft²
Panel Orientation	Portrait
Lag Screw Embedment	2.5"
Roof Attachment Type	Halo UltraGrip (HUG) (2) #14 Wood Screws
Shear Capacity *Ironridge testing*	368.0 lbs
Pullout Capacity *Ironridge testing*	1004.0 lbs
Velocity Pressure *Equation 26.10-1 (K_z=0.9, K_{ht}=1, K_d=0.85, K_e=0.98)*	21.5 psf

GCP Zones	1/2e	2n/2r /3e	3r
GC_p *Figure 30.3-(2A-5B)*	-1.48	-2.13	-2.4
Design Pressure Up [psf] *Equation 29.4-7 γ_a=0.53 γ_E=1.0,*	-17.0	-24.4	-27.5
Factored Design Pressure Up [psf] *ASD LC (.6D + .6W)*	-8.7	-13.2	-15.0
Exposed Design Pressure Up [psf] *γ_a=0.53 γ_E=1.5,*	-25.4	-36.6	-41.2
Design Pressure Down [psf]	16	16	16
Tributary Area [ft^2]	46.7	46.7	46.7
Maximum Connection Spacing [in]	179	179	179
Maximum Rail Span [in]	48	48	48
Maximum Rail Cantilever [in]	16	16	16
Design Connection Spacing [in]	48	48	48
Design Connection Spacing (exposed) [in]	48	48	48

Design Ratio

Member ID	Axial	Moment$_z$	Shear$_y$	Combined	Slenderness	Deflection	Status
1	0.019	0.228	0.25	0.247	0.044	0.051	Pass
2	0.005	0.042	0.061	0.046	0.044	0.103	Pass

Member Design Capacity (LRFD)

Member ID	F^l_b(ksi)	F^l_t(ksi)	F^l_v(ksi)	F^l_c(ksi)	F^l_{cp}(ksi)	E^l(ksi)	$E_{min}{}^l$(ksi)
1	2.259	1.011	0.233	2.186	0.639	1400.0	915.552
2	2.259	1.011	0.233	2.186	0.639	1400.0	915.552

Node Coordinates

ID	X Coordinate	Y Coordinate
1	0.000	0.000
2	8.000	3.902
3	16.000	7.804
4	-1.500	-0.732

Members

ID	Node A	Node B	Section	Node A Fixity	Node B Fixity	Length
1	1	3	1	FFFFFF	FFFFFF	17.802
2	4	1	1	FFFFFF	FFFFFF	1.669

Supports

ID	Node ID	Restraint Code
1	2	RFFRRR
2	3	RFFRRR
3	1	FFFFFR

Materials

ID	Name	Young's Modulus	Density	Poisson's Ratio
1	NDS - Table 4A - SPRUCE-PINE-FIR - No. 1/ No. 2- 2in & wider	1600.000	33.308	0.400

Sections

ID	Name	Depth	Width	Shear Area Z	Shear Area Y	Torsion Radius
1	1.5 x 5.5	6.000	1.500	7.502	7.500	1.495

ID	Centroid Y	Centroid Z	Area	Y-Axis MoI	Z-Axis MoI	Torsion Constant
1	0.750	3.000	9.000	1.688	27.000	5.687

Point Loads

ID	Load Group	Member	Position %	Y Magnitude
1	Solar-Snow	1	9.375%	-0.152
2	Solar	1	9.375%	-0.025
3	Solar-Snow	1	44.521%	-0.152
4	Solar	1	44.521%	-0.025

Member Distributed Loads

ID	Load Group	Start Position	End Position	Member	Y Magnitude
1	Dead Load	0.000%	100.000%	2	-0.010
2	Dead Load	0.000%	100.000%	1	-0.010
3	Roof Live Load	0.000%	100.000%	2	-0.021
4	Roof Live Load	0.000%	3.125%	1	-0.021
5	Roof Live Load	73.417%	100.000%	1	-0.021
6	Snow Load	0.000%	100.000%	2	-0.028
7	Snow Load	0.000%	3.125%	1	-0.028
8	Snow Load	73.417%	100.000%	1	-0.028

Load Combinations

ID	Name	Dead Load Factor	Snow Load Factor	Solar Factor	Solar-Snow Factor	Roof Live Load Factor
1	1. 1.4D	1.4	0	1.4	0	0
2	3. 1.2D + 1.6Lr	1.2	0	1.2	0	1.6
3	3. 1.2D + 1.6S	1.2	1.6	1.2	1.6	0
4	4. service loads A	0	1	0	1	0
5	5. service loads B	0	0	0	0	1

Internal Member Forces and Moments

Member	Axial Force (Min/Max)	Shear Force Y (Min/Max)	Shear Force Z (Min/Max)	Torsion (Min/Max)	Bending Moment Y (Min/Max)	Bending Moment Z (Min/Max)
1	-0.170 / 0.127	-0.349 / 0.260	0.000 / 0.000	0.000 / 0.000	0.000 / 0.000	-0.387 / 0.318
2	-0.041 / 0.000	-0.085 / 0.000	0.000 / 0.000	0.000 / 0.000	0.000 / 0.000	-0.071 / 0.000

Member Displacement Span Check

Member	Length	Max Relative Displacement	Span Method 1
1	17.802	0.031	L/3498
2	1.669	0.023	L/871

Member Stresses

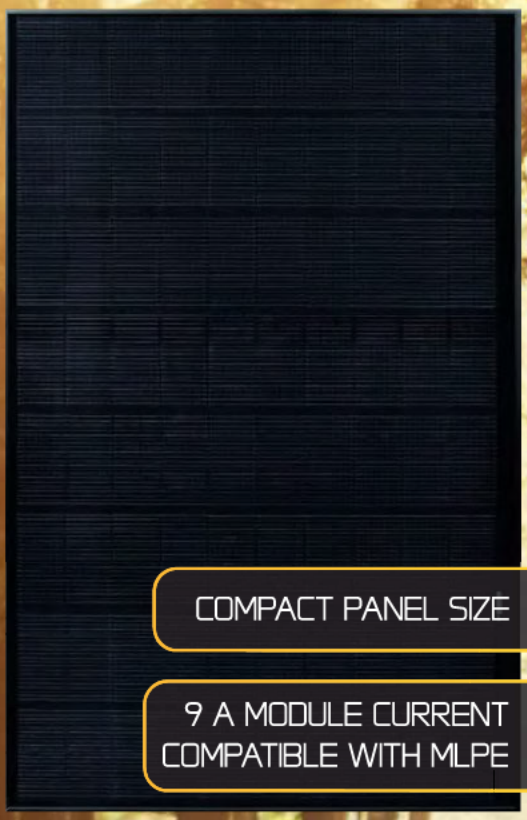
Member	Axial Stress (Min/Max)	Torsion Stress (Min/Max)	Shear Stress Y (Min/Max)	Shear Stress Z (Min/Max)	Top Bending Moment Z (Min/Max)	Bottom Bending Moment Z (Min/Max)
1	-0.019 / 0.014	0.000 / 0.000	-0.058 / 0.043	-0.000 / -0.000	-0.515 / 0.424	-0.424 / 0.515
2	-0.005 / 0.000	0.000 / 0.000	-0.014 / 0.000	0.000 / 0.000	-0.094 / 0.000	0.000 / 0.094

SOLAR'S MOST TRUSTED

REC

REC ALPHA PURE-R SERIES

PRODUCT SPECIFICATIONS



COMPACT PANEL SIZE

9 A MODULE CURRENT
COMPATIBLE WITH MLPE

430 WP

20.7 W/FT²

22.3% EFFICIENCY

PRODUCT
REC
25 YEAR
PROTRUST
WARRANTY
PERFORMANCE
LABOR

ELIGIBLE

LEAD-FREE
ROHS COMPLIANT

EXPERIENCE
α
PERFORMANCE

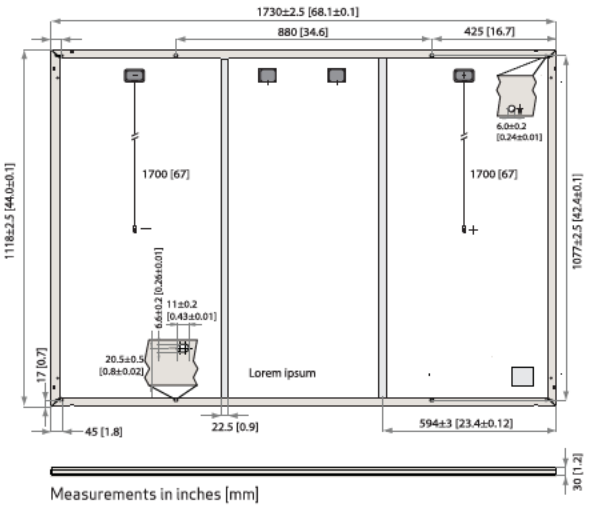
REC ALPHA PURE-R SERIES

PRODUCT SPECIFICATIONS

REC
SOLAR'S MOST TRUSTED

GENERAL DATA

Cell type:	80 half-cut REC bifacial, heterojunction cells with lead-free, gapless technology
Glass:	0.13 in (3.2 mm) solar glass with anti-reflective surface treatment in accordance with EN 12150
Backsheet:	Highly resistant polymer (black)
Frame:	Anodized aluminum (black)
Junction box:	4-part, 4 bypass diodes, lead-free IP68 rated, in accordance with IEC 62790
Connectors:	Stäubli MC4 PV-KBT4/KST4 (12 AWG) in accordance with IEC 62852, IP68 only when connected
Cable:	12 AWG (4 mm²) PV wire, 67 + 67 in (1.7 + 1.7 m) in accordance with EN 50618
Dimensions:	68.1 x 44.0 x 1.2 in (20.77 ft²) / 1730 x 1118 x 30 mm (1.93 m²)
Weight:	47.4 lbs (21.5 kg)
Origin:	Made in Singapore



Measurements in inches [mm]

ELECTRICAL DATA — Product Code*: RECxxxAA PURE-R

STC				
Power Output - P_{MAX} (Wp)	400	410	420	430
Watt Class Sorting - (W)	0/+10	0/+10	0/+10	0/+10
Nominal Power Voltage - V_{MPP} (V)	48.8	49.4	50.0	50.5
Nominal Power Current - I_{MPP} (A)	8.20	8.30	8.40	8.52
Open Circuit Voltage - V_{OC} (V)	58.9	59.2	59.4	59.7
Short Circuit Current - I_{SC} (A)	8.80	8.84	8.88	8.91
Power Density (W/ft²)	19.26	19.74	20.22	20.70
Panel Efficiency (%)	20.7	21.2	21.8	22.3
NMOT				
Power Output - P_{MAX} (Wp)	305	312	320	327
Nominal Power Voltage - V_{MPP} (V)	46.0	46.6	47.1	47.6
Nominal Power Current - I_{MPP} (A)	6.64	6.70	6.80	6.88
Open Circuit Voltage - V_{OC} (V)	55.5	55.8	56.0	56.3
Short Circuit Current - I_{SC} (A)	7.11	7.16	7.20	7.24

Values at standard test conditions (STC: air mass AM 1.5, irradiance 10.75 W/sq ft (1000 W/m²), temperature 77°F (25°C), based on a production spread with a tolerance of P_{MAX}, V_{OC} & I_{SC} ±3% within one watt class. Nominal module operating temperature (NMOT: air mass AM 1.5, irradiance 800 W/m², temperature 68°F (20°C), windspeed 3.3 ft/s (1 m/s). *Where xxx indicates the nominal power class (P_{MAX}) at STC above.

CERTIFICATIONS

IEC 61215:2016, IEC 61730:2016, UL 61730	
IEC 62804	PID
IEC 61701	Salt Mist
IEC 62716	Ammonia Resistance
UL 61730	Fire Type 2
IEC 62782	Dynamic Mechanical Load
IEC 61215-2:2016	Hailstone (35mm)
IEC 62321	Lead-free acc. to RoHS EU 863/2015
ISO 14001, ISO 9001, IEC 45001, IEC 62941	

TEMPERATURE RATINGS*

Nominal Module Operating Temperature:	44°C (±2°C)
Temperature coefficient of P_{MAX}:	-0.24 %/°C
Temperature coefficient of V_{OC}:	-0.24 %/°C
Temperature coefficient of I_{SC}:	0.04 %/°C

*The temperature coefficients stated are linear values

MAXIMUM RATINGS

Operational temperature:	-40 ... +85°C
System voltage:	1000 V
Test load (front):	+7000 Pa (146 lbs/ft²)*
Test load (rear):	-4000 Pa (83.5 lbs/ft²)*
Series fuse rating:	25 A
Reverse current:	25 A

*See installation manual for mounting instructions. Design load = Test load / 1.5 (safety factor)

WARRANTY

	Standard	REC ProTrust	
Installed by an REC Certified Solar Professional	No	Yes	Yes
System Size	All	≤25 kW	25-500 kW
Product Warranty (yrs)	20	25	25
Power Warranty (yrs)	25	25	25
Labor Warranty (yrs)	0	25	10
Power in Year 1	98%	98%	98%
Annual Degradation	0.25%	0.25%	0.25%
Power in Year 25	92%	92%	92%

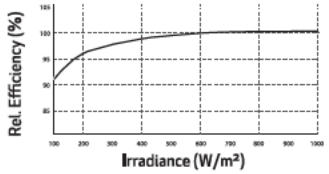
See warranty documents for details. Conditions apply

DELIVERY INFORMATION

Panels per pallet:	33
Panels per 40 ft GP/high cube container:	858 (26 pallets)
Panels per 53 ft truck:	858 (26 pallets)

LOW LIGHT BEHAVIOUR

Typical low irradiance performance of module at STC:



Available from:

Founded in 1996, REC Group is an international pioneering solar energy company dedicated to empowering consumers with clean, affordable solar power. As Solar's Most Trusted, REC is committed to high quality, innovation, and a low carbon footprint in the solar materials and solar panels it manufactures. Headquartered in Norway with operational headquarters in Singapore, REC also has regional hubs in North America, Europe, and Asia-Pacific.

REC Solar PTE. LTD.
20 Tuas South Ave. 14
Singapore 637312
post@recgroup.com
www.recgroup.com

REC

Specifications subject to change without notice.

Ref: PD-DS-AAPR Rev 3.1 03.23

ENPHASE.

US DATA SHEET

IQ7X Microinverter

The high-powered, smart grid-ready IQ7X Microinverter dramatically simplifies the installation process while achieving the highest system efficiency for systems with 96-cell modules.

Part of the Enphase Energy System, the IQ7X Microinverter integrates with the IQ Gateway, IQ Battery, and the Enphase Installer App monitoring and analysis software.

Enphase 25 year limited warranty

The IQ Series Microinverters extend the reliability standards set forth by previous generations and undergo over a million hours of power-on testing, enabling Enphase to provide an industry-leading warranty of up to 25 years.*

Connect PV modules quickly and easily to IQ7X Microinverters using the included Q-DCC-2 adapter cable with plug-and-play MC4 connectors.

UL CERTIFIED SAFETY

IQ7X Microinverters are UL Listed as PV rapid shutdown equipment and conform with various regulations when installed according to the manufacturer's instructions.

Easy to install

- Lightweight and simple
- Faster installation with improved, lighter two-wire cabling
- Built-in rapid shutdown compliant (NEC 2014, 2017, 2020, and 2023)

Efficient and reliable

- Optimized for high powered 96-cell modules
- Highest CEC efficiency of 97.5%
- More than a million hours of testing
- Class II double-insulated enclosure
- UL Listed

Smart grid-ready

- Complies with advanced grid support, voltage, and frequency ride-through requirements
- Remotely updates to respond to changing grid requirements
- Configurable for varying grid profiles
- Meets CA Rule 21 (UL 1741-SA) and IEEE 1547:2018 (UL 1741-SB, 3rd Ed.)

* 25-year warranty is valid, provided an internet-connected IQ Gateway is installed.

To learn more about Enphase offering, visit Enphase.com

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IQ7X Microinverters

INPUT DATA (DC)	UNITS	IQ7X-96-2-US
Commonly used module pairings [1]	W	320–460
Module compatibility	—	To meet compatibility, PV modules must be within the following maximum input DC voltage and maximum module I_{sc}. Module compatibility can be checked at https://enphase.com/installers/microinverters/calculator.
MPPT voltage range	V	53–64
Operating range	V	25–79.5
Minimum/Maximum start voltage	V	33/79.5
Maximum input DC voltage	V	79.5
Maximum continuous input DC current	A	6.5
Maximum module I_{sc}	A	10
Overvoltage class DC port	—	II
DC port backfeed current	mA	0
PV array configuration	—	1 x 1 ungrounded array; no additional DC side protection required; AC side protection requires a maximum of 20 A per branch circuit.

OUTPUT DATA (AC)	UNITS	IQ7X-96-2-US@240 VAC	IQ7X-96-2-US@208 VAC
Peak output power	VA	320	
Maximum continuous output power	VA	315	
Nominal grid voltage (L-L)	V	240, split-phase (L-L), 180°	208, single-phase (L-L), 120°
Minimum and Maximum grid voltage [2]	V	211–264	183–229
Maximum continuous output current	A	1.31	1.51
Nominal frequency	Hz	60	
Extended frequency range	Hz	49–68	
AC short-circuit fault current over three cycles	A_{rms}	5.8	
Maximum units per 20 A (L-L) branch circuit [3]	—	12	10
Overvoltage class AC port	—	III	
AC port backfeed current	mA	18	
Power factor setting	—	1.0	
Grid-tied power factor (adjustable)	—	0.85 leading ... 0.85 lagging	
CEC weighted efficiency	%	97.5	97.0

MECHANICAL DATA	UNITS	
Ambient temperature range	°C (°F)	-40 to 60 (-40 to 140)
Relative humidity range	%	4 to 100 (condensing)
DC connector type	—	MC4 (or Amphenol H4 UTX with additional Q-DCC-5 adapter)
Dimensions (H × W × D)	mm (in)	212 (8.3) × 175 (6.9) × 30.2 (1.2)
Weight	kg (lbs)	1.1 (2.4)
Cooling	—	Natural convection–no fans
Approved for wet locations	—	Yes
Pollution degree	—	PD3
Enclosure	—	Class II double-insulated, corrosion-resistant polymeric enclosure
Environmental category/UV exposure rating	—	NEMA Type 6/Outdoor

COMPLIANCE	
Compliance	CA Rule 21 (UL 1741-SA), IEEE 1547:2018 (UL 1741-SB 3rd Ed.), HEI Rule 14H SRD 2.0 UL 62109-1, FCC Part 15 Class B, ICES-0003 Class B, CAN/CSA-C22.2 NO. 107.1-01 This product is UL Listed as PV rapid shutdown equipment and conforms with NEC 2014, NEC 2017, NEC 2020, and NEC 2023 section 690.12 and C22.1-2015. Rule 64-218 rapid shutdown of PV Systems for AC and DC conductors when installed according to the manufacturer's instructions.

(1) Pairing PV modules with wattage above the limit may result in additional clipping losses.
(2) Nominal voltage range can be extended beyond nominal if required by the utility.
(3) Limits may vary. Refer to local requirements to define the number of microinverters per branch in your area.

Revision history

REVISION	DATE	DESCRIPTION
DSH-00208-2.0	November 2023	Included NEC 2023 specification in the "Compliance" section.
DSH-00208-1.0	September 2023	Updated module compatibility specification.
Previous releases.		

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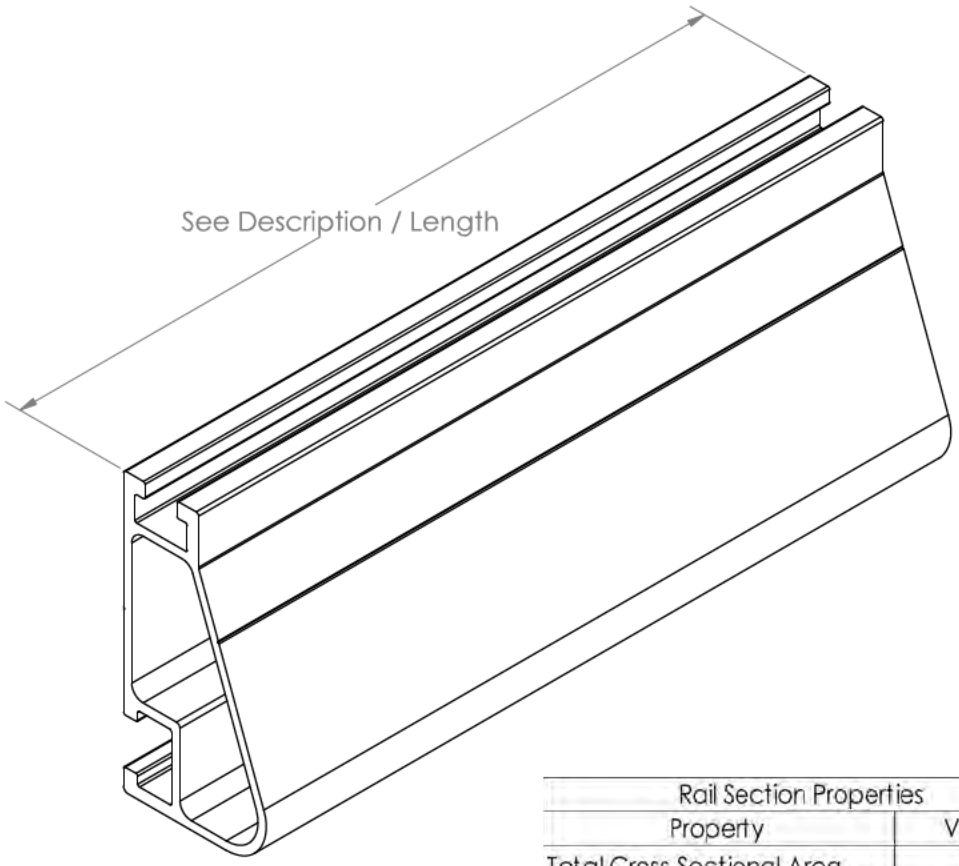
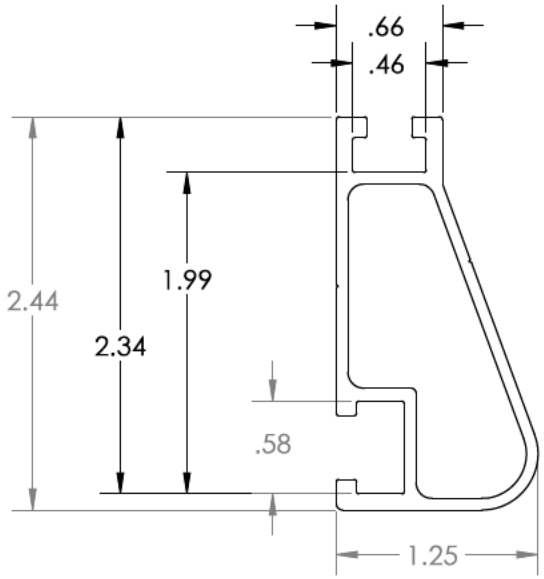
IRONRIDGE

XR100® Rail





Rail Section Properties	
Property	Value
Total Cross-Sectional Area	0.582 in^2
Section Modulus (X-axis)	0.297 in^3
Moment of Inertia (X-axis)	0.390 in^4
Moment of Inertia (Y-axis)	0.085 in^4
Torsional Constant	0.214 in^3
Polar Moment of Inertia	0.126 in^4

APPROVED MATERIALS:
6005-T6, 6005A-T61, 6105-T5, 6N01-T6
(34,000 PSI YIELD STRENGTH MINIMUM)

Clear Part Number	Black Part Number	Description / Length	Material	Weight
XR-100-132A	XR-100-132B	XR100, Rail 132" (11 Feet)	6000-Series Aluminum	7.50 lbs.
XR-100-168A	XR-100-168B	XR100, Rail 168" (14 Feet)		9.55 lbs.
XR-100-204A	XR-100-204B	XR100, Rail 204" (17 Feet)		11.60 lbs.

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 7855 N. CLUB CIRCLE	**Building Type:** Residential ☑ Commercial ☐
Description of Work	
NEW WINDOW EXTERIOR AWNING	
Estimated Cost of Project $10,000	

Owner/Occupant CLUB CIRCLE, LLC	
Business Name N/A	Contact Name DAVID SADOFF
Address 7855 N. CLUB CIRCLE	City/State/Zip FOX POINT, WI 53217
Phone 414-559-1549	Email dsadoff@gmail.com

Cautionary Statement required when homeowner is applying for permit*

Contractor	
Company Name KLEIBER CONSTRUCTION	Contact Name BEN ENGLEBERT
Address N5805 County Road M	City/State/Zip Plymouth, WI 53073
Phone (920) 550-2122	Email Ben@kleiberconstruction.com
Dwelling Contractor #1252202	Dwelling Contractor Qualifier #1252264

Square Footage Under Construction				
1st Floor 33 SF	2nd Floor	Basement	Addition	Garage

Description		Rate	Amount
Project - Per $1,000 of estimated cost		$10.00	100
Building Board		$75.00	75
Footing early start - $230.00 one and two family; $305.00 commercial			
Plan Review - $275.00 one and two family; New Single Family Construction $330.00 plus $30.00/unit commercial			
State Seal		$75.00	
Razing, Interior Demolition $925.00 max/bld	$95.00 minimum plus	$0.13/sqft	
Moving buildings	$250.00 plus	$0.13/sqft	
Fuel tanks - Per 1,000 gallons		$25.00	
Re-inspection		$100.00	
Work started without permit		**Double**	
	Minimum Fee	**$70.00**	
Payable to: Village of Fox Point	**Total Permit Fee**		$175

Applicant Signature _____ **Date** 7-30-2024

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) 247-6622
www.villageoffoxpoint.com

CAUTIONARY STATEMENT TO OWNERS OBTAINING BUILDING PERMITS

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

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

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

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

Wetlands Notice to Permit Applicants

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

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

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

CLUB CIRCLE, LLC	7855 N. CLUB CIRCLE
Homeowner's Name – PRINTED	Property Address
DV	7-30-2024
Homeowner's Signature	Date

Rev 09/20

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

Receipt No: 1.060591 Jul 31, 2024

7855 N CLUB CIR

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PLANS - FILING FEE 24-44440 BUILDING PLANS-FILING FEE	75.00
Total:	75.00
CHECK Check No: 249	75.00
Payor: JEREMY HARTLINE ARCHITECT LLC	
Total Applied:	75.00
Change Tendered:	.00

Duplicate Copy

07/31/2024 11:14 AM

JEREMY HARTLINE ARCHITECT, LLC
324 REGATTA DRIVE
PORT WASHINGTON, WI 53074
(262) 416-8307 jeremyhartline@gmail.com
www. jeremyhartline.com

PROJECT: 7855 N. CLUB CIRCLE EXTERIOR PHOTOS

North (Front) - Main Dwelling

JEREMY HARTLINE ARCHITECT, LLC
324 REGATTA DRIVE
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PROJECT: 7855 N. CLUB CIRCLE EXTERIOR PHOTOS

North (Front) - Attached Garage

JEREMY HARTLINE ARCHITECT, LLC
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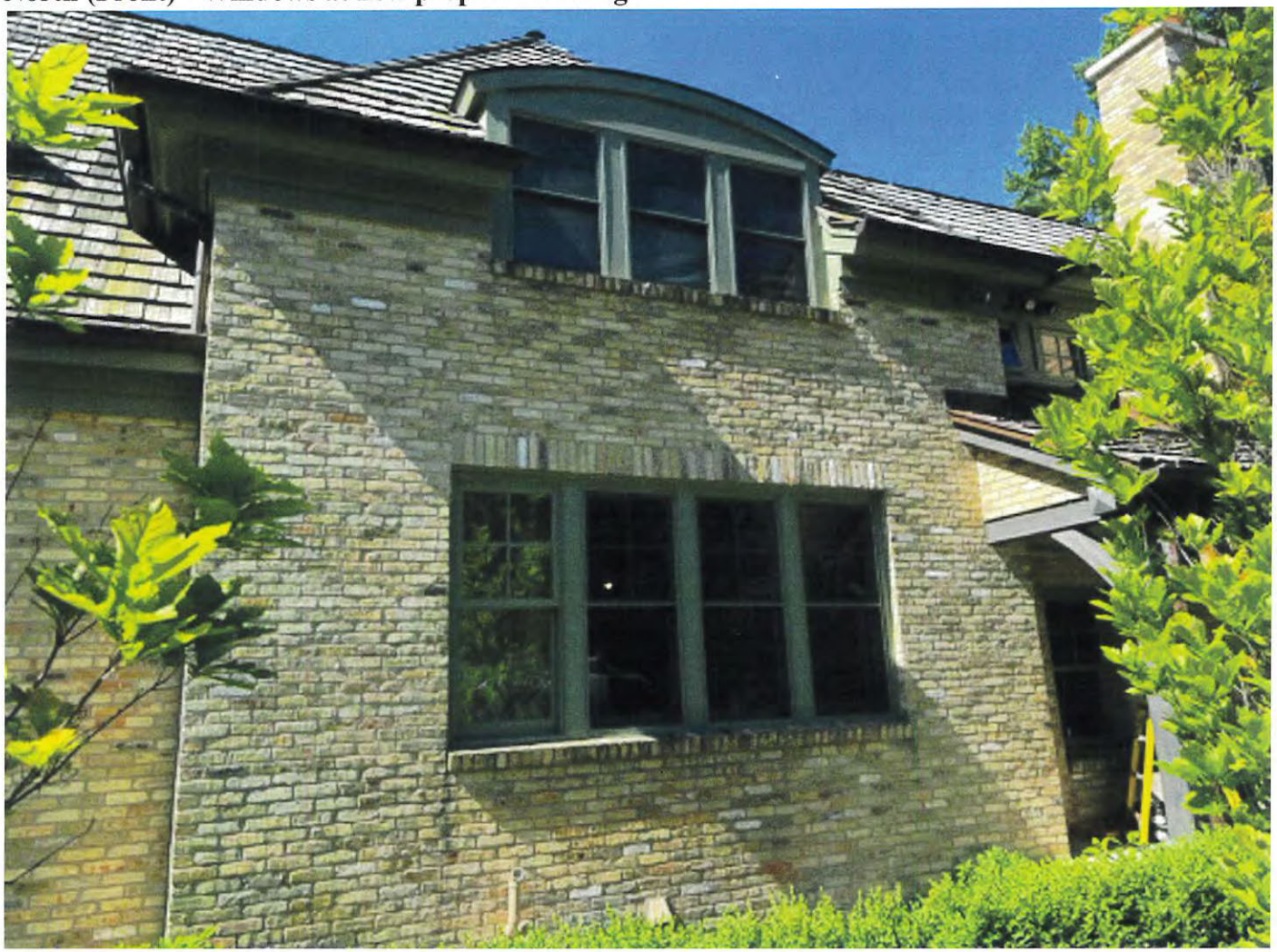
(262) 416-8307 jeremyhartline@gmail.com
www. jeremyhartline.com

PROJECT: 7855 N. CLUB CIRCLE EXTERIOR PHOTOS

North (Front) - Windows at new proposed awning



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PROJECT: 7855 N. CLUB CIRCLE EXTERIOR PHOTOS

East - Main Dwelling

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PROJECT: 7855 N. CLUB CIRCLE EXTERIOR PHOTOS

East - Main Dwelling

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PROJECT: 7855 N. CLUB CIRCLE EXTERIOR PHOTOS

South (Rear) - Main Dwelling

JEREMY HARTLINE ARCHITECT, LLC
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PORT WASHINGTON, WI 53074
(262) 416-8307 jeremyhartline@gmail.com
www. jeremyhartline.com

PROJECT: 7855 N. CLUB CIRCLE EXTERIOR PHOTOS

South (Rear) - Main Dwelling

JEREMY HARTLINE ARCHITECT, LLC
324 REGATTA DRIVE
PORT WASHINGTON, WI 53074
(262) 416-8307 jeremyhartline@gmail.com
www. jeremyhartline.com

PROJECT: 7855 N. CLUB CIRCLE **EXTERIOR PHOTOS**

East & South (Rear) - West wing

JEREMY HARTLINE ARCHITECT, LLC
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PORT WASHINGTON, WI 53074
(262) 416-8307 jeremyhartline@gmail.com
www. jeremyhartline.com

PROJECT: 7855 N. CLUB CIRCLE **EXTERIOR PHOTOS**

West - Main Dwelling

JEREMY HARTLINE ARCHITECT, LLC
324 REGATTA DRIVE
PORT WASHINGTON, WI 53074
(262) 416-8307 jeremyhartline@gmail.com
www. jeremyhartline.com

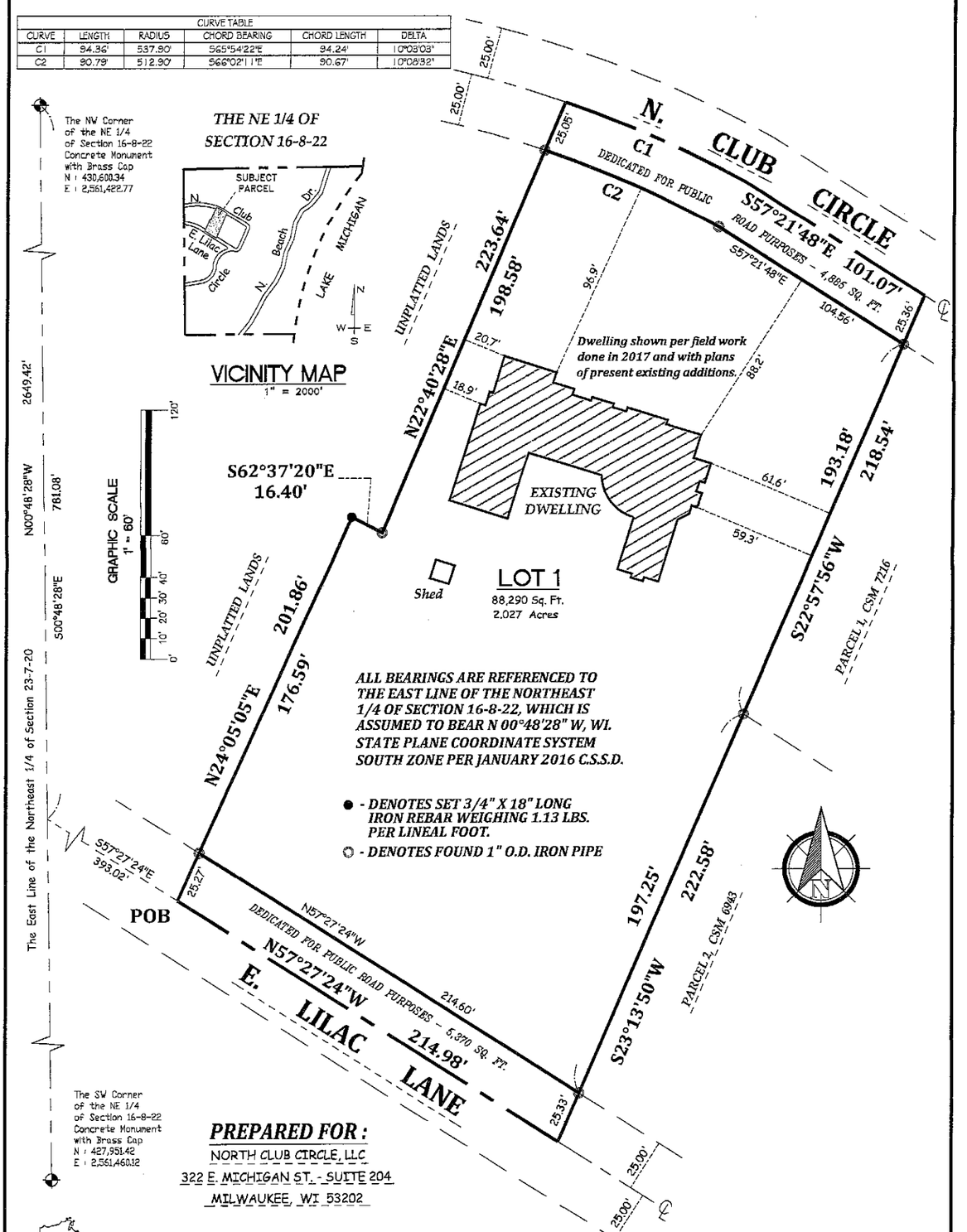
PROJECT: 7855 N. CLUB CIRCLE **EXTERIOR PHOTOS**

West - Main Dwelling

MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A DIVISION OF A PART OF LOT 2 OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 16, TOWN 8 NORTH, RANGE 22 EAST, IN THE VILLAGE OF FOX POINT, MILWAUKEE COUNTY, WISCONSIN.

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C1	94.36'	537.90'	S65°54'22"E	94.24'	10°03'03"
C2	90.79'	512.90'	S66°02'11"E	90.67'	10°08'32"



PREPARED FOR :
NORTH CLUB CIRCLE, LLC
322 E. MICHIGAN ST. - SUITE 204
MILWAUKEE, WI 53202

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

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

MARC C. PASSARELLI P.L.S. # 2817

INSTRUMENT DRAFTED BY : MARC C. PASSARELLI JOB NO. 35087CSM DATE : AUGUST 19, 2022 SHEET 1 OF 4

2/14 NORTH ELEVATION - *OPTION 2*

1/4" = 1'-0"

1/14 NORTH ELEVATION - *OPTION 1*

1/4" = 1'-0"

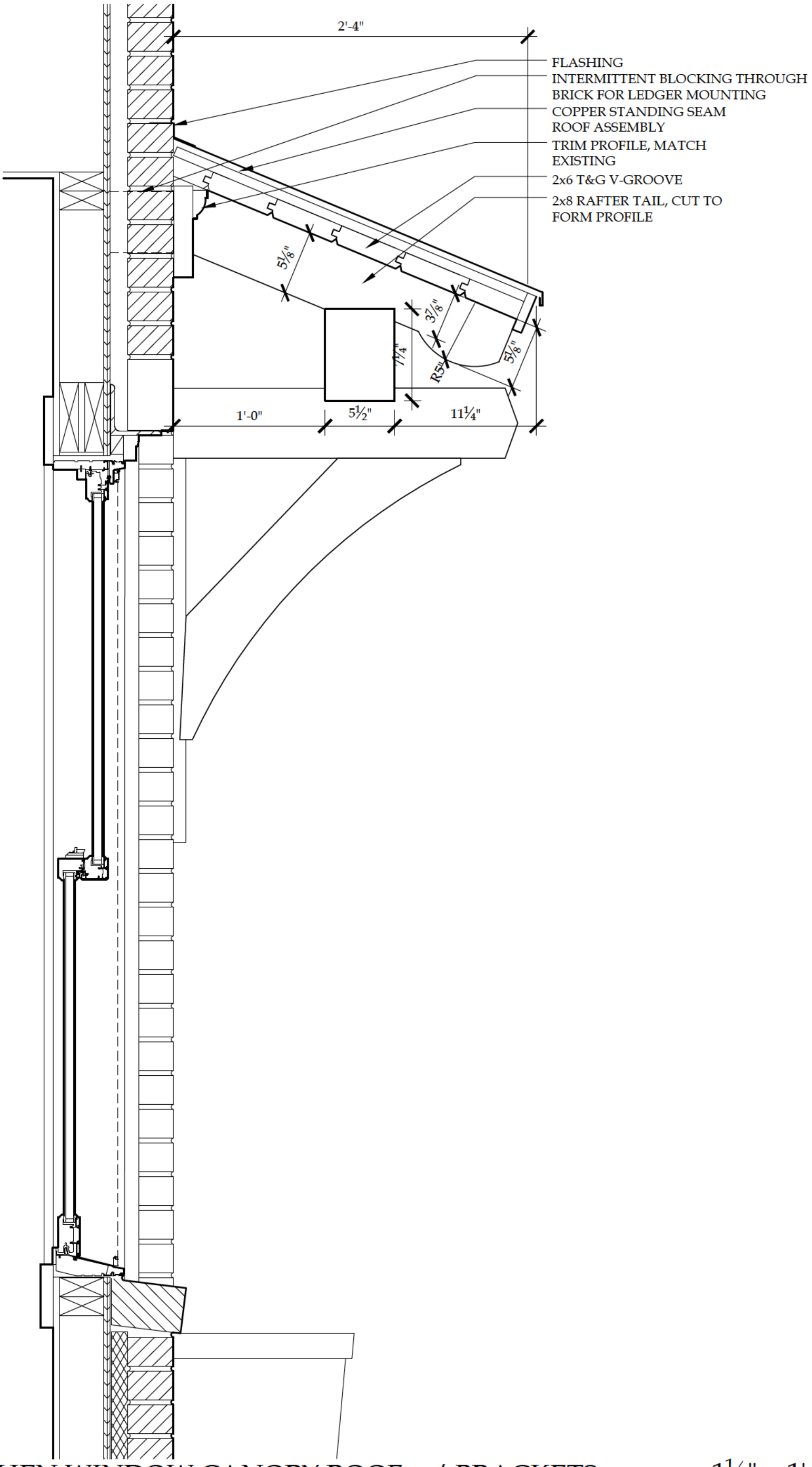
• ©2024 JEREMY HARTLINE ARCHITECT, LLC

REVISIONS	BY

JEREMY HARTLINE
ARCHITECT
324 REGATTA DRIVE
PORT WASHINGTON, WI 53074
(262) 416-8307 jeremyhartline@gmail.com
www.jeremyhartline.com

Sadoff Renovation
7855 N. Club Circle
Fox Point, WI 53217

DATE 6-12-2024
DRAWN BY J. HARTLINE
PROJECT NO.
SHEET 14
OF 14 SHEETS



KITCHEN WINDOW CANOPY ROOF w/ BRACKETS

1½" = 1'-0"

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WISCONSIN 53074
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jeremyhartline@gmail.com
www.jeremyhartline.com

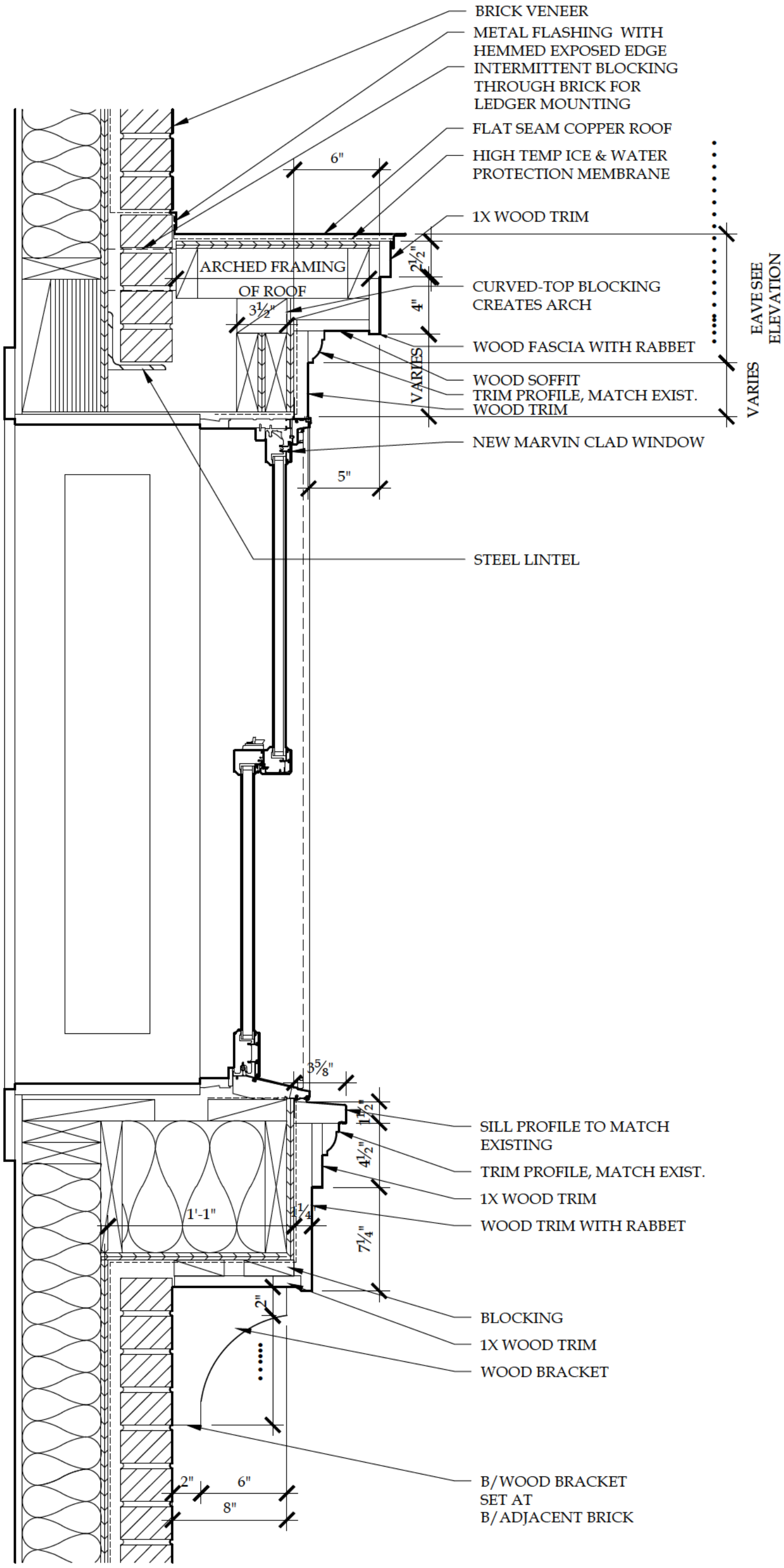
Sadoff Renovation

DRAWN BY J. HARTLINE

DATE 6-18-2024

SHEET 1 of 2

• •2024 JEREMY M. HARTLINE



BEDROOM #3 BOX BAY w/ ARCH TOP

1½" = 1'-0"

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WISCONSIN 53074
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jeremyhartline@gmail.com
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Sadoff Renovation

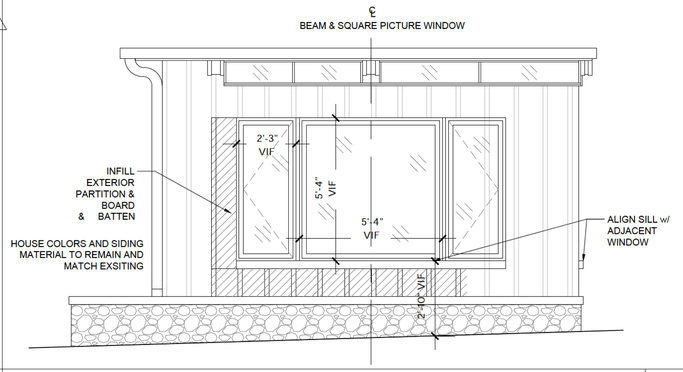
DRAWN BY J. HARTLINE
DATE 6-18-2024
SHEET 2 of 2

• •2024 JEREMY M. HARTLINE

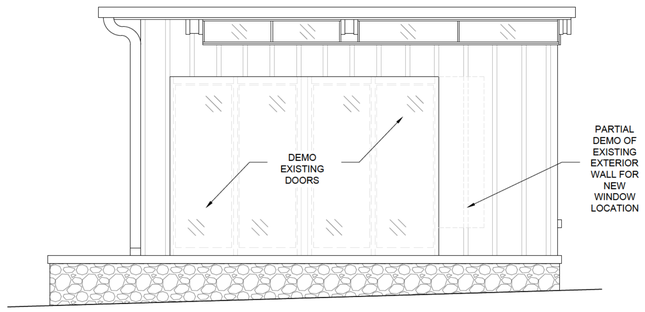
1

EXISTING FRONT OF BLDG @ FAMILY RM PHOTO | 07

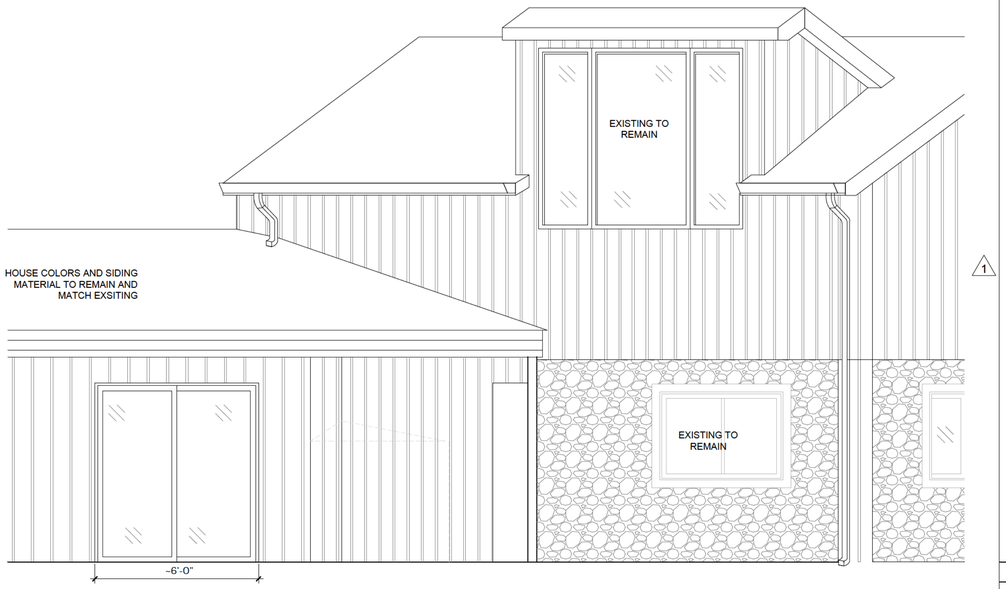
2



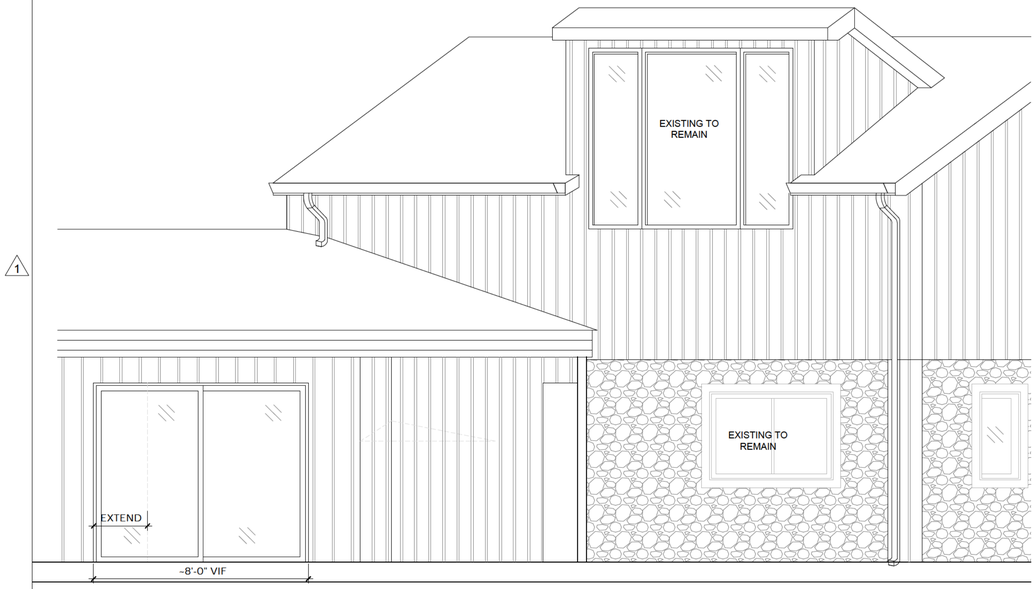
NEW FRONT OF BLDG ELEVATION @ FAMILY RM | 06



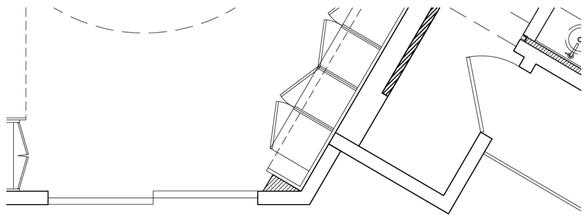
EXISTING FRONT ELEVATION OF BLDG @ FAMILY RM | 05



EXISTING BUILDING REAR ELEV NORTH FACE @ KITCHEN DOOR | 04



NEW BUILDING REAR ELEV NORTH FACE @ KITCHEN DOOR | 03



KITCHEN DOOR PLAN | 02

EXISTING REAR NORTH FACE @ KITCHEN DOOR PHOTO | 01

Kauffmann Residence
PHASE 2 RENOVATION
8244 N. GRAY LOG LANE
FOX POINT, WI 53217

HAYLEY MAUREEN
interior design

8244 N. GRAY LOG LN.
FOX POINT, WI 53217

513.207.5352

Drawn By HK

Scale 3/8" = 1'-0"

Drawing Issue

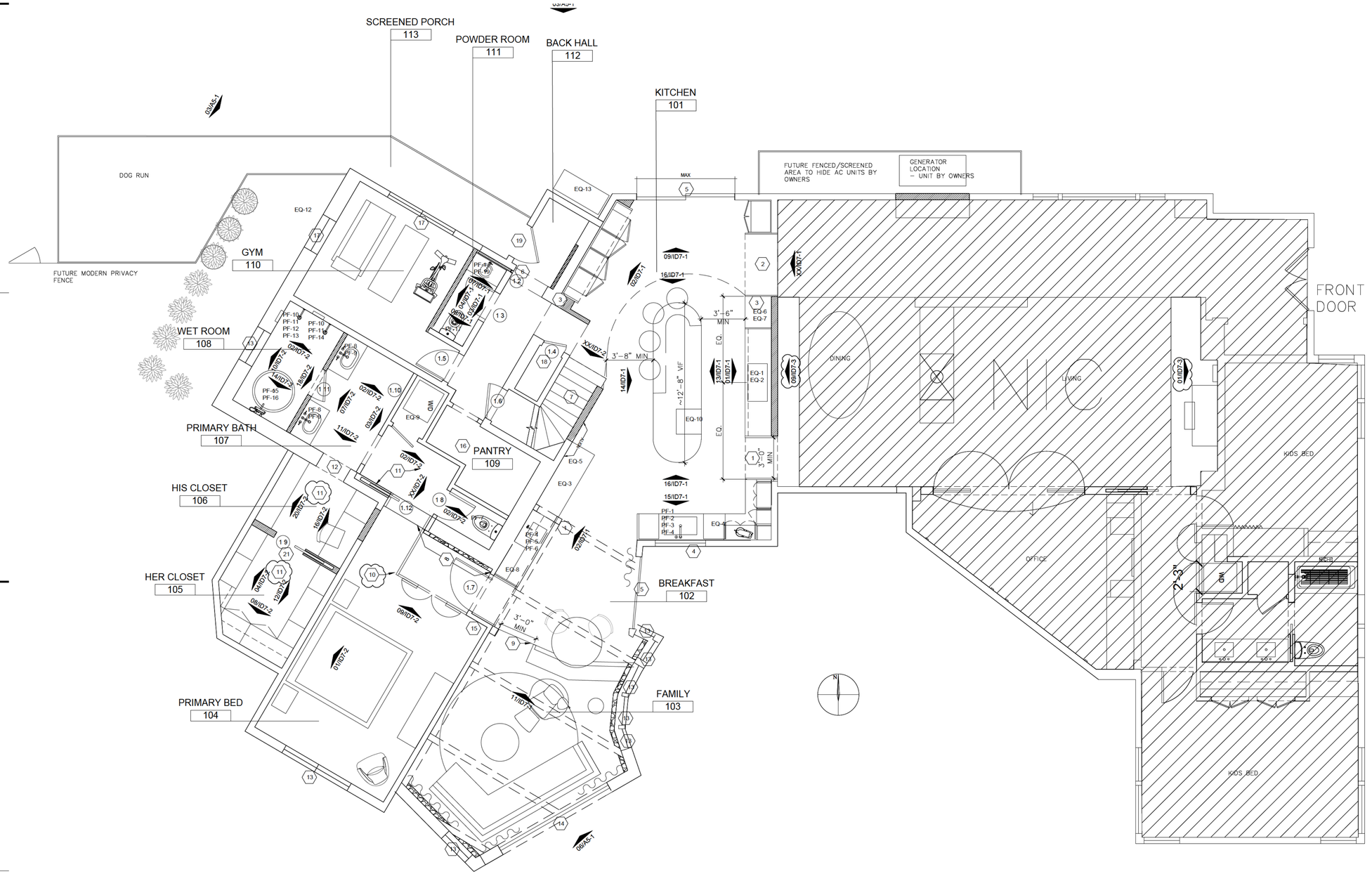
ISSUE FOR PRICING 11.13.2023
1 ISSUE FOR VE SCOPE 05.14.2024
2 ISSUE FOR UPDATE 06.15.2024
ISSUE TO VILLAGE BOARD 07.31.2024

Sheet Title

A-5.1

BLDG ELEVATIONS

Sheet Number



GENERAL NOTES

1. GC TO COMPLY WITH ALL LOCAL CODES.
2. ALL NEW SOLID CORE DOORS WITH BALDWIN ESTATE HARDWARE TO MATCH PHASE 1
3. GC TO PERFORM EXPLORATORY DEMO PRIOR TO START TO NARROW IN ON ACTUAL PARTITION LAYOUTS.
4. GC TO VERIFY FINAL LAYOUT WITH DESIGNER/HOMEOWNER ON SITE.
5. ALL BASE BOARD HVAC GRILLES LOCATIONS TO BE REVIEWED ON SITE WITH DESIGNER. ALL BASE BOARD HVAC GRILLES TO BE REPLACED WITH CUSTOM WOOD DIFFUSER USED IN PHASE 1 AND PAINTED TO MATCH ADJACENT WALL BASE COLOR.
6. ANY SUPPLY OR RETURN AIR GRILLES WITHIN MILLWORK TOE KICKS TO BE ROUTED INTO TOE KICKS.
7. GC/HVAC SUB TO REVIEW EXISTING HEATING AND COOLING IN PRIMARY SUITE & GYM POST DEMO
8. NOTIFY DESIGNER OF ANY DISCREPANCIES BETWEEN DESIGN INTENT AND FIELD CONDITIONS

KEY NOTES

1. NEW OPENING BETWEEN DINING AND KITCHEN. DEEP JAMB PORTAL SIM TO PHASE 1 DETAIL.
2. EXISTING OPENING BETWEEN ENTRY HALL AND KITCHEN. GC TO ADD DEEP JAMB PORTAL DETAIL
3. EXISTING THICK WALL - GC TO DETERMINE IF THICKNESS IS NECESSARY FOR STRUCTURAL REASONS.
4. NEW WINDOW
5. NEW EXTERIOR SLIDING GLASS DOOR
6. NEW HALF HEIGHT 'HIDEAGATE' PET GATE
7. EXISTING STAIR LAYOUT/STRUCTURE TO REMAIN. PREP FOR NEW HARDWOOD TREADS AND RISERS.
8. EXISTING STONE WALL TO REMAIN IF POSSIBLE.
9. STEP DOWN INTO FAMILY ROOM. FRAME FOR NEW SHAPE OF EXISTING STEP DOWN. PREP FOR NEW FINISHES.
10. FUTURE 'TRELLIS' SCREEN PARTITION & DOORS - SEE ELEVATIONS.
11. GC TO PREP/PAINT WALLS & CEILING, ELECTRICAL, CARPET FOR FUTURE CLOSET MILLWORK.
12. NEW OPENING FROM BATHROOM TO CLOSET LOCATED WITHIN ORIGINAL 1950'S WINDOW LOCATION. GC TO VERIFY IN DEMO IF HEADER STILL EXISTS. SEE ORIGINAL BLUE PRINTS.
13. EXISTING WINDOW TO REMAIN.
14. PRICE FOR NEW MARVIN WINDOWS IN EXISTING OPENING OR JELDWEIN ALTERNATE
15. REVIEW EXISTING VERTICAL HVAC RUN IN PRIMARY BEDROOM AND POSSIBLE RELOCATION
16. NEW WALK IN PANTRY - ALSO ALTERNATE POWDER ROOM LOCATION PENDING FEASIBILITY OF CURRENTLY PROPOSED POWDER ROOM TOILET.
17. EXISTING WINDOWS TO REMAIN
19. NEW EXTERIOR DOOR WITH DOGGY DOOR
20. NEW STOVE LOCATION
21. GC/HVAC SUB TO REVIEW EXISTING INSULATION, HEATING & COOLING SUPPLY AND RETURN IN THIS SPACE.

Kauffmann Residence
PHASE 2 RENOVATION
8244 N. GRAY LOG LANE
FOX POINT, WI 53217

HAYLEY MAUREEN
interior design

8244 N. GRAY LOG LN.
FOX POINT, WI 53217

513.207.5352

Drawn By HK

Scale 1/4" = 1'-0"

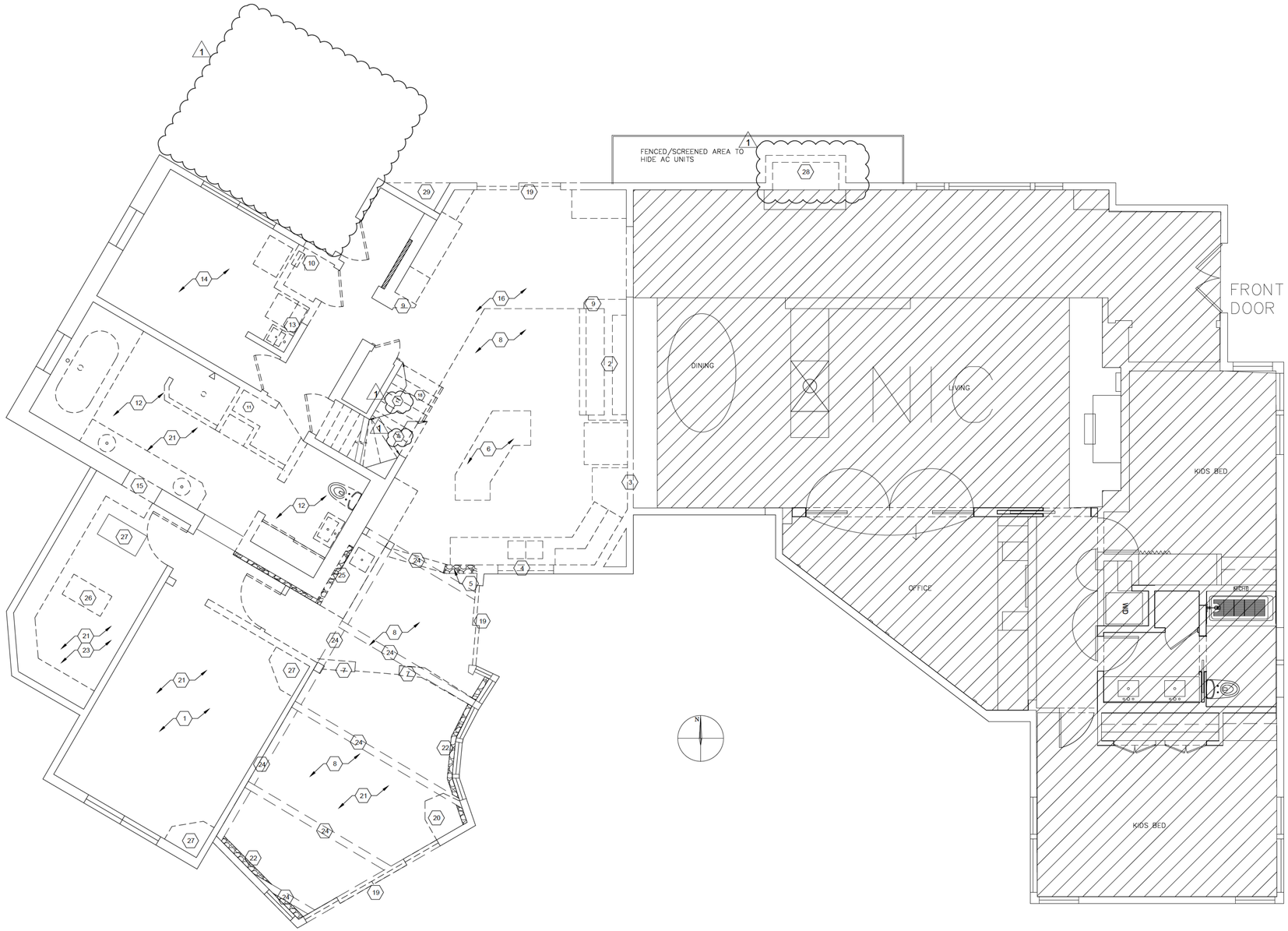
Drawing Issue

	ISSUE FOR PRICING	11.13.2023
1	ISSUE FOR VE SCOPE	05.14.2024
2	ISSUE FOR UPDATE	06.15.2024

Sheet Title

ID-1
PARTITION PLAN

Sheet Number



GENERAL NOTES

1. GC TO COMPLY WITH ALL LOCAL CODES.
2. GC TO PERFORM EXPLORATORY DEMO PRIOR TO START TO NARROW IN ON ACTUAL PARTITION LAYOUTS.
3. DEMO LIGHTING THROUGHOUT PROJECT AREA
4. ALL EXISTING FLOOR FINISHES IN PROJECT AREA TO BE DEMOLISHED
5. DEMO EXISTING HVAC GRILLES - GC/HVAC SUB TO DETERMINE BEST PLAN FOR HVAC REWORK
6. ANY APPLIANCES, FIXTURES, OR CABINETRY THAT CAN BE DONATED SHOULD BE

KEY NOTES

1. DEMO ALL EXISTING FINISHES IN PRIMARY BEDROOM - GLUE DOWN CARPET, DRYWALL, WALL BASE, LIGHTING, CEILING, DEVICES ETC.
2. DEMO PARTITION BETWEEN KITCHEN AND WALL CAVITY FROM PRIOR PROJECT TO GAIN SPACE IN KITCHEN.
3. DEMO FOR NEW OPENING BETWEEN KITCHEN AND DINING.
4. DEMO EXISTING WINDOW
5. DEMO EXISTING 'INTERIOR WINDOW' AND VERTICAL POST - GC TO DETERMINE STRUCTURAL IMPACT
6. DEMO ALL EXISTING KITCHEN CABINETS, FIXTURES, APPLIANCES - DONATE IF POSSIBLE
7. DEMO EXISTING PARTIAL WALL & SWITCHES
8. DEMO ALL EXISTING TILE FLOORS
9. DEMO EXISTING THICK PARTITION - GC TO DETERMINE IF THIS HAS STRUCTURAL IMPLICATIONS
10. RELOCATE ELECTRICAL PANEL FROM EXISTING CLOSET TO BASEMENT
11. DEMO EXISTING PRIMARY BATH TUB EQUIPMENT
12. DEMO ALL EXISTING FINISHES, FIXTURES, MILLWORK, DRYWALL - DONATE FIXTURES IF POSSIBLE
13. DEMO EXISTING WASHER/DRYER LOCATION - PREP FOR NEW POWDER ROOM LOCATION
14. DEMO EXISTING RUBBER FLOOR, WALL BASE, TRACK LIGHTING, CABINETRY, WASHER/DRYER & BASEBOARD HEAT
15. DEMO FOR NEW OPENING - GC TO CONFIRM AN EXISTING HEADER HERE FROM A PREVIOUS WINDOW LOCATION
16. DEMO EXISTING KITCHEN SOFFIT, CEILING AND LIGHTING.
17. DEMO SELECT AREAS OF WOOD PANELED WALLS - PREP FOR SMOOTH DRYWALL
18. DEMO EXISTING CARPET ON STAIRS ONLY (CARPET ON SECOND FLOOR TO REMAIN), DEMO EXISTING STAIR HANDRAIL. STAIR STRUCTURE TO REMAIN - PREP FOR NEW HARDWOOD TREADS AND RISERS
19. DEMO EXISTING SLIDING DOORS
20. DEMO EXIST STOVE & HEARTH
21. LOCATION OF EXISTING SLAB ON GRADE - NO CRAWL SPACE OR BASEMENT BELOW
22. EXISTING STONE WALL/LEDGE TO REMAIN
23. DEMO EXISTING CLOSET SYSTEM, LIGHTING, & CARPET
24. EXISTING STRUCTURAL BEAMS AND WOOD CEILING TO REMAIN
25. GC TO HELP DETERMINE IF EXISTING STONE WALL SHOULD BE DEMOLISHED OR COVERED FOR NEW WET BAR LOCATION
26. DEMO/INFILL 1 OF 2 EXISTING SKYLIGHTS IN PRIMARY CLOSET.
27. MAINTAIN THIS SKYLIGHT LOCATION BUT REPLACE WITH NEW FIXED VELUX SKYLIGHT
28. FUTURE WORK - DEMO EXTERIOR BUMP OUT FOR FUTURE GENERATOR LOCATION
29. DEMO EXISTING PARTIAL WALL AND ROOF

Kauffmann Residence
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FOX POINT, WI 53217

HAYLEY MAUREEN
interior design

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513.207.5352

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Scale 1/4" = 1'-0"

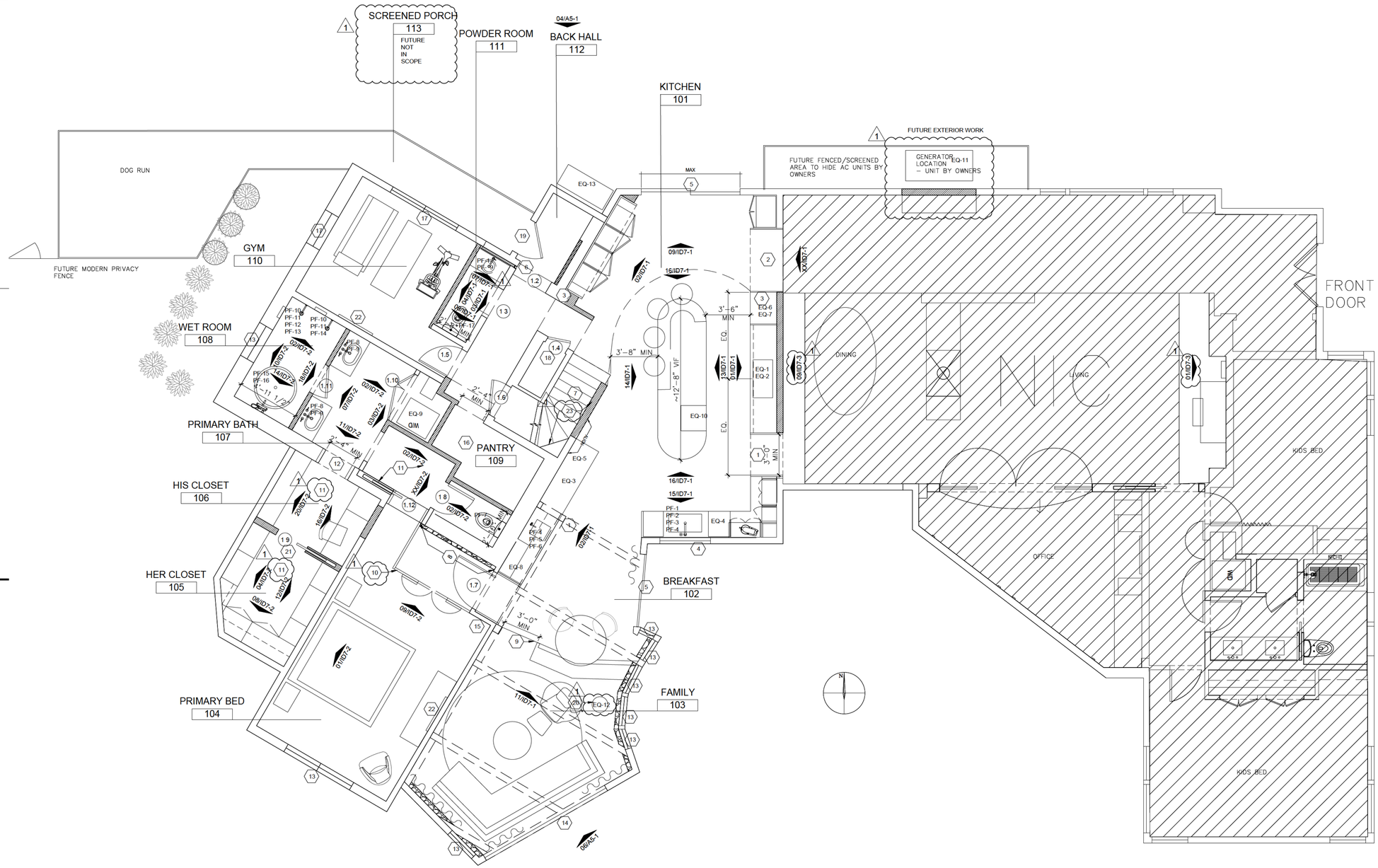
Drawing Issue

ISSUE FOR PRICING 11.13.2023
1 ISSUE FOR VE SCOPE 05.14.2024

Sheet Title

ID-0
DEMOLITION PLAN

Sheet Number



GENERAL NOTES

1. GC TO COMPLY WITH ALL LOCAL CODES.
2. ALL NEW SOLID CORE DOORS WITH BALDWIN ESTATE HARDWARE TO MATCH PHASE 1
3. GC TO PERFORM EXPLORATORY DEMO PRIOR TO START TO NARROW IN ON ACTUAL PARTITION LAYOUTS.
4. GC TO VERIFY FINAL LAYOUT WITH DESIGNER/HOMEOWNER ON SITE.
5. ALL BASE BOARD HVAC GRILLES LOCATIONS TO BE REVIEWED ON SITE WITH DESIGNER. ALL BASE BOARD HVAC GRILLES TO BE REPLACED WITH CUSTOM WOOD DIFFUSER USED IN PHASE 1 AND PAINTED TO MATCH ADJACENT WALL BASE COLOR.
6. ANY SUPPLY OR RETURN AIR GRILLES WITHIN MILLWORK TOE KICKS TO BE ROUTED INTO TOE KICKS.
7. GC/HVAC SUB TO REVIEW EXISTING HEATING AND COOLING IN PRIMARY SUITE & GYM POST DEMO
8. NOTIFY DESIGNER OF ANY DISCREPANCIES BETWEEN DESIGN INTENT AND FIELD CONDITIONS

KEY NOTES

1. NEW OPENING BETWEEN DINING AND KITCHEN. DEEP WD-1 JAMB PORTAL SIM TO PHASE 1 DETAIL.
2. EXISTING OPENING BETWEEN ENTRY HALL AND KITCHEN. GC TO ADD DEEP WD-1 JAMB PORTAL DETAIL
3. EXISTING THICK WALL - GC TO DETERMINE IF THICKNESS IS NECESSARY FOR STRUCTURAL REASONS.
4. NEW WINDOW
5. NEW EXTERIOR SLIDING GLASS DOOR
6. NEW HALF HEIGHT 'HIDEAGATE' PET GATE - GC & DESIGNER TO DISCUSS
7. EXISTING STAIR LAYOUT/STRUCTURE TO REMAIN. PREP FOR NEW HARDWOOD TREADS AND RISERS.
8. EXISTING STONE WALL TO REMAIN IF POSSIBLE.
9. STEP DOWN INTO FAMILY ROOM. FRAME FOR NEW SHAPE OF EXISTING STEP DOWN. PREP FOR NEW FINISHES
10. FUTURE 'TRELLIS' SCREEN PARTITION & DOORS - SEE ELEVATIONS.
11. GC TO PREP/PAINT WALLS & CEILING, ELECTRICAL, CARPET FOR FUTURE CLOSET MILLWORK.
12. NEW OPENING FROM BATHROOM TO CLOSET LOCATED WITHIN ORIGINAL 1900S WINDOW LOCATION. GC TO VERIFY IN DEMO IF HEADER STILL EXISTS. SEE ORIGINAL BLUE PRINTS.
13. EXISTING WINDOW TO REMAIN.
14. PRICE FOR NEW MARVIN WINDOWS IN EXISTING OPENING
15. REVIEW EXISTING VERTICAL HVAC RUN IN PRIMARY BEDROOM AND POSSIBLE RELOCATION
16. NEW WALK IN PANTRY - GC TO INSTALL FLOOR, TRIM, AND PAINT IN PREPARATION FOR FUTURE MILLWORK.
17. EXISTING WINDOWS TO REMAIN
19. NEW EXTERIOR DOOR WITH DOGGY DOOR
20. NEW STOVE LOCATION - GC TO PREP ROOF OPENING FOR FUTURE FLU SEE EQ-12
21. GC/HVAC SUB TO REVIEW EXISTING INSULATION, HEATING & COOLING SUPPLY AND RETURN IN THIS SPACE.
22. NEW TV LOCATION. GC TO INSTALL SANUS IN-WALL MEDIA BOX BY OWNER
23. PARTIAL REMOVAL OF EXISTING WOOD PANELING IN STAIR WELL - REPLACE WITH PAINTED DRYWALL. REVIEW ON SITE WITH DESIGNER.

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HAYLEY MAUREEN
interior design

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513.207.5352

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Scale 1/4" = 1'-0"

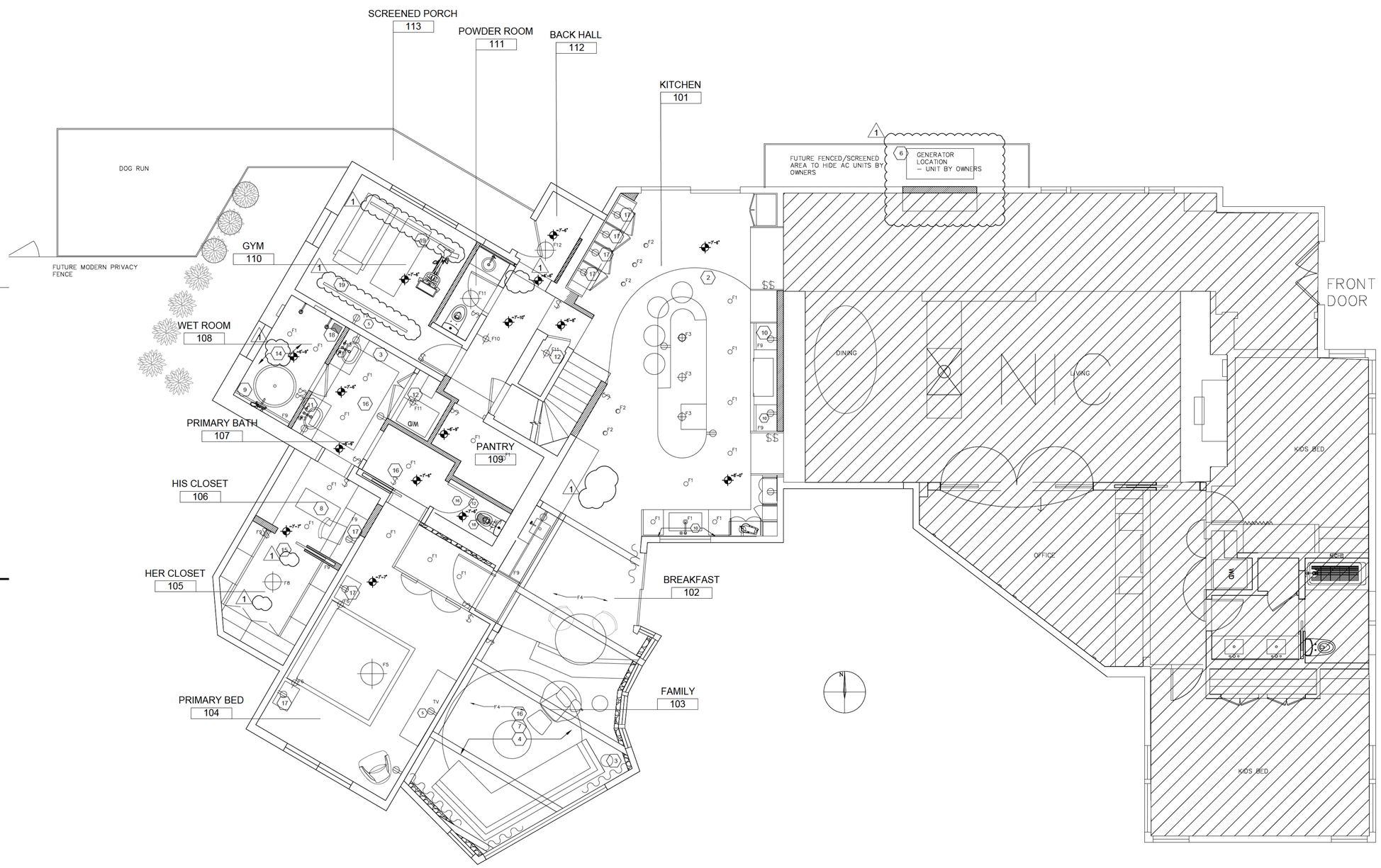
Drawing Issue

	ISSUE FOR PRICING	11.13.2023
1	ISSUE FOR VE SCOPE	05.14.2024

Sheet Title

ID-1
PARTITION PLAN

Sheet Number



GENERAL NOTES

1. GC TO COMPLY WITH ALL LOCAL CODES.
2. GC TO PRICE NEW ELECTRICAL SERVICE TO THE HOUSE TO ACOMMODATE RENOVATION.
3. ALL NEW LED LIGHTING - ALL LIGHTING TO BE 2700K - SEE LIGHTING SCHEDULE
4. FINAL LIGHTING LAYOUT TO BE APPROVED ON SITE BY DESIGNER
5. NOTIFY DESIGNER/HOMEOWNER OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND DESIGN INTENT.
6. ALL NOTED CEILING HEIGHTS ARE BASED ON EXISTING CONDITIONS, GC TO MAX OUT CEILING HEIGHTS WHERE POSSIBLE.
7. ALL DEVICES TO BE SCREWLESS DECORA STYLE UNLESS NOTED OTHERWISE - FINALIZE ALL DEVICE COLORS WITH DESIGNER.

9 DOWN LIGHTS WERE REMOVED FROM SCOPE COMPARED TO THE PRICING DRAWINGS.
TRACK LIGHTING IN GYM
REMOVED ONE SCONCE IN BACK HALL 112

KEY NOTES

1. NOT USED
2. NEW CURVED SOFFIT WHERE CEILING IS DROPPED FINAL SHAPE AND LOCATION TBD BY GC & DESIGNER POST DEMO.
3. SOFFIT FRAMING PRIMARY BATH VANITY ROOM TO HOUSE HVAC DUCTWORK
4. REPLACE EXISTING TRACK LIGHTING WITH NEW IN SAME LOCATIONS - EXISTING CEILING CONDITIONS TO REMAIN
5. NEW WALL HUNG TV LOCATION - POWER @ OWNER PROVIDED IN-WALL BACK BOX
6. PROPOSED GENERATOR LOCATION - GC TO CONFIRM
7. EXISTING SKYLIGHTS TO REMAIN - THESE WERE RECENTLY REPLACED
8. EXISTING SKYLIGHT TO BE REPLACED IN EXISTING LOCATION WITH NON OPERABLE VELUX
9. COVE LIGHT WALL GRAZER LED

KEY NOTES

10. SYSTEM 22 OUTLETS AT STONE BACKSPLASH - DEVICES BY OWNER
11. POWER FOR MEDICINE CABINET
12. MOTION SENSOR LIGHT SWITCH
13. PATCH/INFILL EXISTING CEILING/ROOF AFTER REMOVAL OF CURRENT STOVE CHIMNEY
14. PAINTED WET ROOM CEILING
15. PATCH/INFILL CEILING/ROOF WHERE EXISTING SKYLIGHT WAS REMOVED
16. RADIANT HEAT IN FAMILY ROOM AND PRIMARY BATH
17. DUPLEX WITH USB
18. VENT FAN
19. TRACK LIGHTING - BY OWNER, ELECTRICIAN TO CONFIRM SPECS AND COMPONENTS WORK FOR THIS LOCATION

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HAYLEY MAUREEN
interior design

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513.207.5352

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Scale 1/4" = 1'-0"

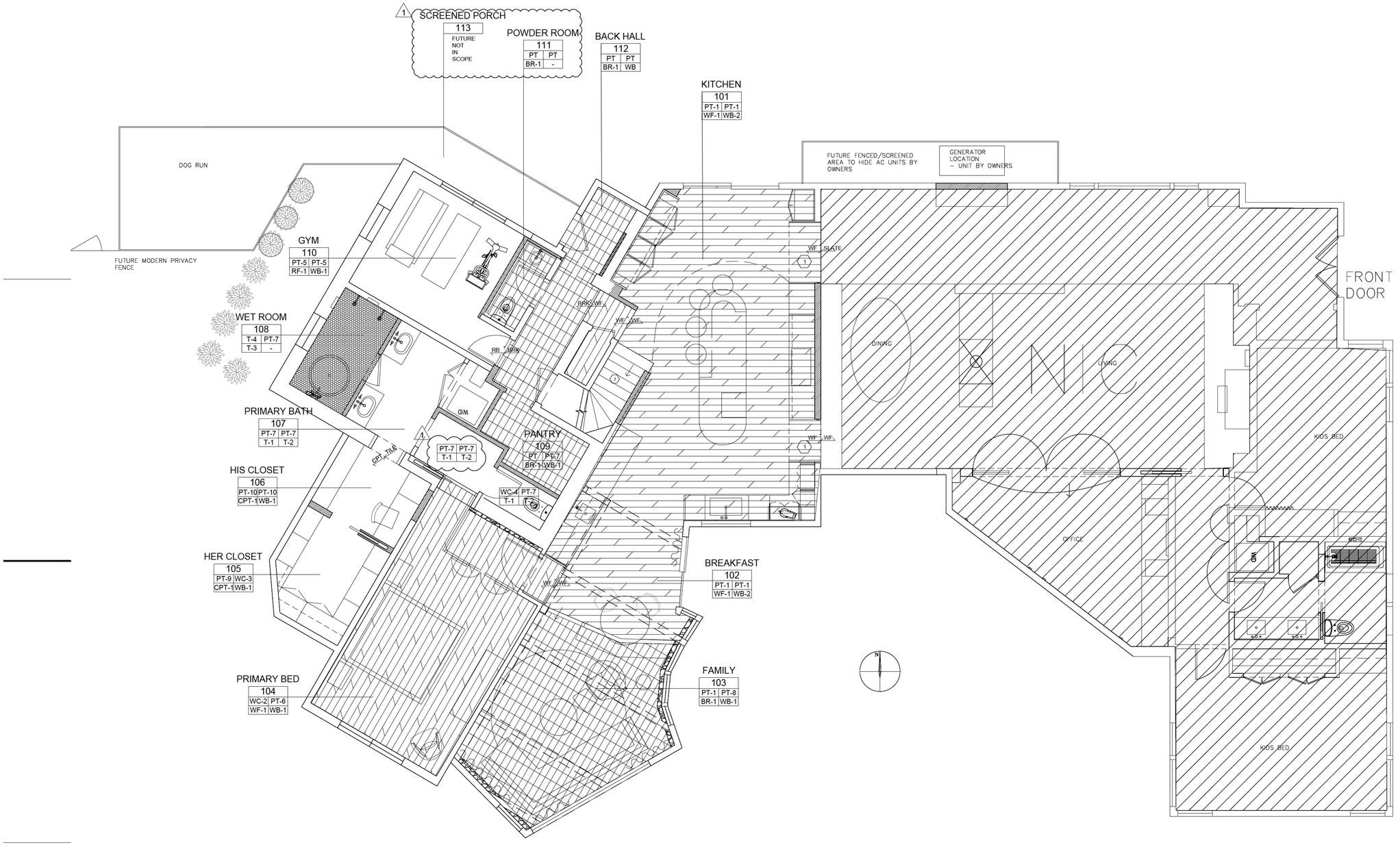
Drawing Issue

	ISSUE FOR PRICING	11.13.2023
1	ISSUE FOR VE SCOPE	05.14.2024

Sheet Title

ID-2
REFLECTED CEILING PLAN

Sheet Number



GENERAL NOTES

1. GC TO COMPLY WITH ALL LOCAL CODES.
2. ALL FLOORS TO BE LEVEL WITH EACH OTHER
3. SEE DETAIL SHEET FOR TRANSITIONS BETWEEN FINISHES
4. ALL PAINTED TRIM & DOORS TO MATCH ADJACENT WALL UNLESS NOTED OTHERWISE.
5. ALL PAINTED WALLS TO BE EGGSHELL, TRIM & DOORS TO BE SATIN, & CEILING TO BE FLAT.
6. ALL TILE LAYOUTS TO BE REVIEWED IN SITE WITH DESIGNER PRIOR TO INSTALLATION
7. ALL GROUT LINE SIZES AND COLORS TO BE FINALIZED ON SITE WITH DESIGNER
8. ALL DRYWALL TO RECEIVE SMOOTH FINISH
9. ROOM FINISH KEY: WALL | CLG / FLOR | BASE

KEY NOTES

1. GC/WOOD FLOOR INSTALLER/DESIGNER TO DISCUSS SOLUTIONS FOR TRANSITION - IF TURNBOARDS ARE NECESSARY IN PORTALS
2. WF-1 STAIRS TREADS AND RISERS

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Drawing Issue

	ISSUE FOR PRICING	11.13.2023
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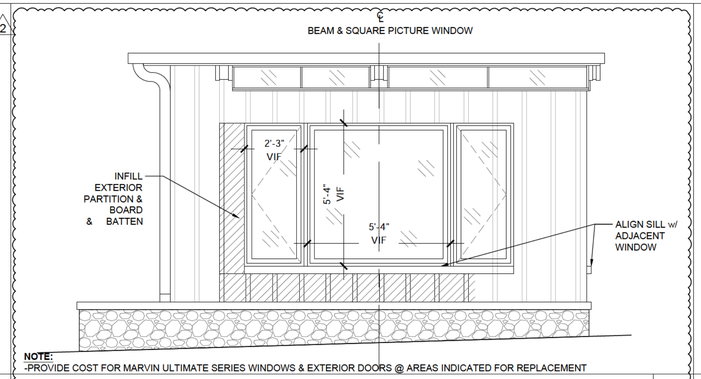
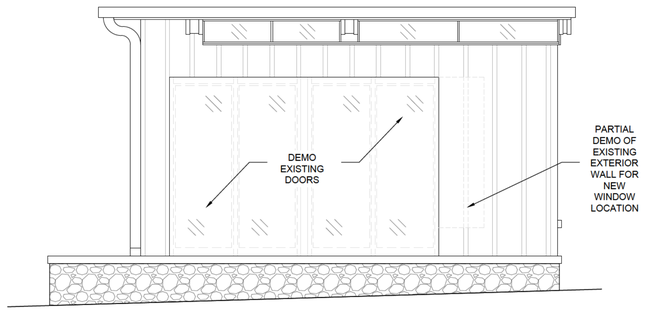
Sheet Title

ID-4
FINISH PLAN

Sheet Number

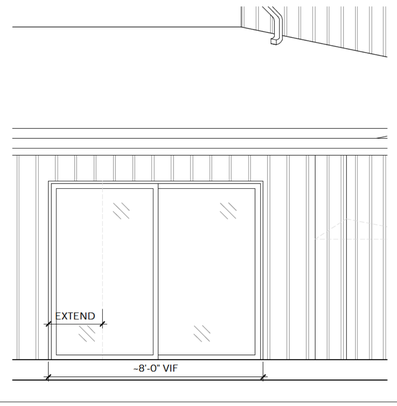


07 FRONT OF BLDG @ FAMILY RM - OPT 1



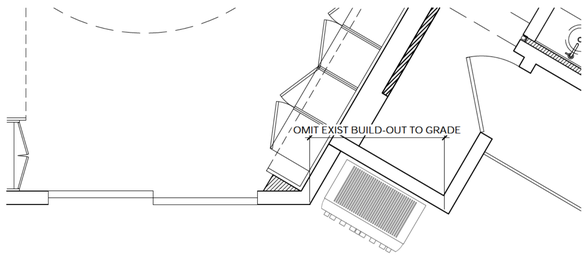
06 EXISTING FRONT OF BLDG @ FAMILY RM

05



BUILDING REAR ELEV NORTH FACE @ KITCHEN SLIDING DOOR 04

03



KITCHEN DOOR PLAN 02

01

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Scale 3/8" = 1'-0"

Drawing Issue

ISSUE FOR PRICING 11.13.2023
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2 ISSUE FOR UPDATE 06.15.2024

Sheet Title

A-5.1

BLDG ELEVATIONS

Sheet Number

FINISH SCHEDULE

ALL FINISHES PROVIDED BY OWNER U.N.O. - GC TO PREP FOR AND INSTALL

TAG	DESCRIPTION	MANUFACTURER	MODEL NO. / STYLE	FINISH/ COLOR	
	PAINT				REFER TO ALL MANUFACTURERS INSTALLATION INSTRUCTIONS
PT-1	HOUSE WHITE	BEN MOORE OR EQ.	OC-17 WHITE DOVE	-	TO MATCH WHITE FROM PHASE 1
PT-2	X	-	-	-	-
PT-3	X	-	-	-	-
PT-4	X		-	-	-
PT-5	GYM	-	WHITE EXACT COLOR TBD	-	-
PT-6	PRIMARY BEDROOM CEILING	-	RUST EXACT COLOR TBD	-	-
PT-7	PRIMARY BATH	-		-	-
PT-8	EXISTING BEAMS IN FAMILY	-	DARK GRAY EXACT COLOR TBD	-	-
PT-9	HER CLOSET	BENJAMIN MOORE OR EQ.	RED EXACT COLOR TBD	-	
PT-10	HIS CLOSET	BENJAMIN MOORE OR EQ.	LIGHT BLUE EXACT COLOR TBD	-	
	TILE				REFER TO ALL MANUFACTURERS INSTALLATION INSTRUCTIONS
T-1	STONE TILE	CLE	STRATA LINEA STONE PLANK 4"	-	per 12.78 SF bundle: nine 4"x 12"x 3/4" planks; straight rectified ten 4"x 18"x 3/4" planks; straight rectified eight 4"x 24"x 3/4" planks; straight rectified
T-2	CERAMIC SUBWAY TILE	FIRECLAY	DRIFTWOOD SURFACE BULLNOSE FOR BASE AND CASING	-	SEE ELEVATIONS FOR LOCATIONS
T-3	STONE MOSAIC	TILEBAR	CARRARA 1X1 SHEETED MOSAIC	-	PRIMARY SHOWER FLOOR
T-4	4X12 STONE TILE	TILEBAR	CARRARA 4X12 POLISHED TILE	-	SEE ELEVATIONS FOR HERRINGBONE PATTERN INSTALLATION
T-5	STONE MOSAIC	ARTISTIC TILE	TESSUTO SMOKE	-	14 1/16" X 14 7/16" INTERLOCKING SHEETS. KITCHEN ACCENT BACKSPLASH
T-6	SPLIT BRICK PAVER	BELDEN BRICK OR EQ.	470-479 DARK SMOOTH	-	GC TO ADVISE ON BEST PRODUCT FOR THIS APPLICATION
T-7	1 **FUTURE SQUARE CONCRETE TILE	POPHAM DESIGN	X MARKS THE SPOT MEDIUM SQUARE	-	POWDER ROOM WALLS. 7.88" X 7.88" X .48"
	STONE				REFER TO ALL MANUFACTURERS INSTALLATION INSTRUCTIONS
ST-1	2 CM MARBLE SLAB	CALIA	CALACATTA BLUE HONED 2CM	HONED	64"X117" SLABS, FINAL STONE SELECTION TO BE MADE IN PERSON BY HOMEOWNER
ST-2	2 CM STONE SLAB	TBD	HOLD ALLOWANCE FOR HALF SLAB OR REMNANT OF STONE	-	POWDER ROOM COUNTER & BACKSPLASH
ST-3	2 CM STONE SLAB	TBD	ARABESCATO CORCHIA	HONED	PRIMARY VANITY COUNTERTOP, BACKSPLASH/MIRROR SURROUND, NICHE SHELF
	FLOOR				REFER TO ALL MANUFACTURERS INSTALLATION INSTRUCTIONS
WF-1	HARDWOOD	ROMAN	MATCH RED OAK FLOOR AND FINISH FROM PHASE 1 PROJECT		PROVIDED BY GC - NO SHORT BOARDS
CPT-1	CARPET	TBD	TBD		CLOSETS
RB-1	ROLLED FLOOR				
	WALL BASE				REFER TO ALL MANUFACTURERS INSTALLATION INSTRUCTIONS
WB-1	PAINTED BASE		PAINTED TO MATCH EACH WALL ACCORDINGLY		MATCH STYLE FROM PHASE 1
WB-2	WALNUT BASE				MATCH PROFILE FROM PHASE 1

TAG	DESCRIPTION		MANUFACTURER	MODEL NO. / STYLE	FINISH/ COLOR	
	1 WALLCOVERING - *ALL FUTURE SCOPE					REFER TO ALL MANUFACTURERS INSTALLATION INSTRUCTIONS
WC-1	GRASSCLOTH WALLCOVERING	-	TBD	TBD	-	
WC-2	SILK MURAL	-	PHILLIP JEFFRIES	10172 PERFECT PEONIES	-	33" WIDE PANELS. PRIMARY BEDROOM WALLS.
WC-3	PRINTED PAPER	-	KRISTY STAFFORD	OWEN PINK	-	52" WIDE. HER CLOSET CEILING
WC-4	GRASSCLOTH	-	TBD	TBD	-	PRIMARY BATH VESTIBULE
						MILLWORKER TO PROVIDE FINISH/VENEER SAMPLES FOR APPROVAL. MILLWORKER TO HELP MAKE A BEST RECOMMENDATION FOR GRAIN LAYUP BASED ON VENEER.
	MILLWORK					
WD-1	NATURAL WALNUT	DAVID MYER vandacabinet@msn.com 920.336.5841	V&A CUSTOM CABINET	PLAIN SAWN WALNUT	SATIN	
WD-2	BLEACHED WALNUT		V&A CUSTOM CABINET	PLAIN SAWN BLEACHED WALNUT	SATIN	
WD-3	NATURAL HICKORY		V&A CUSTOM CABINET	NATURAL KNOTTY HICKORY	SATIN	
LQ-1	SHOP PAINTED FINISH		V&A CUSTOM CABINET	'WHITE' EXACT COLOR TBD	SATIN	KITCHEN 'UPPERS'
LQ-2	SHOP PAINTED FINISH		V&A CUSTOM CABINET	ORANGE EXACT COLOR TBD	SATIN	KITCHEN 'LOCKERS'
LQ-3	SHOP PAINTED FINISH		V&A CUSTOM CABINET	LIGHT BLUE EXACT COLOR TBD	SATIN	POWDER ROOM VANITY
1 LQ-4	SHOP PAINTED FINISH		FUTURE SCOPE	RED EXACT COLOR TBD	SATIN	HER CLOSET - FUTURE SCOPE
LQ-5	SHOP PAINTED FINISH		FUTURE SCOPE	LIGHT BLUE EXACT COLOR TBD	SATIN	HIS CLOSET - FUTURE SCOPE

LIGHTING SCHEDULE

NOTES: ALL LIGHTING TO BE DIMMABLE
-ALL FIXTURES BY OWNER. SWITCHES BY GC - VERIFY ALL SWITCH & DEVICE COLORS WITH OWNER/DESIGNER PRIOR TO PROCUREMENT.

TAG	DESCRIPTION		MANUFACTURER	MODEL NO. / STYLE	FINISH/ COLOR	
F-1	3" LED RECESSED DOWNLIGHT	-	TECH LIGHTING	ENTRA CL 3IN ROUND ENCL3RFD-927W-W	2700K	
F-2	3" LED RECESSED ADJUSTABLE DOWNLIGHT	-	TECH LIGHTING	ENTRA CL 3IN ROUND ENCL3RFA-927W-W	2700K	
F-3	CEILING MOUNT FIXTURE	-		(1) 60 W BULB. 4" OCT/RND JBOX	2700K	KITCHEN ISLAND FIXTURE
F-4	TRACK LIGHTING				2700K	FAMILY/BREAKFAST
F-5	NOT USED					
F-6	WALL MOUNT READING LIGHT				2700K	PRIMARY BED
F-7	DECORATIVE SCONCE				2700K	PRIMARY TOILET ROOM
F-8	CEILING MOUNT FIXTURE				2700K	HER CLOSET
F-9	LED STRIP LIGHT				2700K	KITCHEN,WET ROOM, WET BAR, HIS CLOSET
F-10	DECORATIVE SCONCE				2700K	BACK HALL
F-11	CLOSET LIGHT		WAC LIGHTING	WS-224G2-27-WT	2700K	STAIR PANTRY. 24" W, 2700K
F-12	CEILING MOUNT LIGHT				2700K	BACK HALL/DOOR
F-13	ROBERN MEDICINE CABINET		ROBERN	MIRROR: MR2436D4FPE2 LIGHTS: GLA36ELPS3D	2700K	23 1/4" X 36" POWERED MEDICINE CABINET WITH LIGHTS ON EITHER SIDE
1						

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Drawing Issue

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1 ISSUE FOR VE SCOPE 05.14.2024

Sheet Title

ID-6.1
SCHEDULES

Sheet Number

PLUMBING SCHEDULE

ALL PLUMBING AND EQUIPMENT PROVIDED BY OWNER - GC TO PREP FOR AND INSTALL

TAG	DESCRIPTION	CONTACT	MANUFACTURER	MODEL NO./ STYLE	FINISH/ COLOR	REMARKS
PF-1	KITCHEN FAUCET	STUDIO 41	KALLISTA	ONE PULL-DOWN 025200-00-CP	CHROME	
PF-2	KITCHEN SINK UNDERMOUNT	STUDIO 41	KOHLER	STRIVE 32" K-5285-NA	SS	
PF-3	AIRSWITCH	STUDIO 41	MOUNTAIN PLUMBING	ROUND DELUXE MT957GM	CHROME	
PF-4	DISPOSAL	STUDIO 41				
PF-5	BAR FAUCET		KOHLER	CRUE K-22975-CP	CHROME	
PF-6	BAR SINK		KOHLER	STRIVE 15" K-5287-NA	SS	
PF-7	FLOOR MOUNT TOILET		TOTO	AQUIA IV WASHLET MW4463074CEMFGN	WHITE	
PF-8	WIDESPREAD FAUCET		WATERWORKS	FLYTE FLLS10	CHROME	
PF-9	UNDERMOUNT SINK		KOHLER	KATHRYN K-2330-0		
PF-10	SHOWER HEAD		WATERWORKS	FLYTE	CHROME	
PF-11	THERMOSTATIC & VOLUME CONTROL VALVE		WATERWORKS	FLYTE	CHROME	
PF-12	HANDSHOWER		WATERWORKS	FLYTE	CHROME	
PF-13	VOLUME CONTROL		WATERWORKS	FLYTE	CHROME	
PF-14	TILE IN DRAIN				CHROME	
PF-15	SOAKING TUB		SIGNATURE HARDWARE	41" SIGLO ROUND SH481097		QUICK CONNECT DRAIN KIT SH441848
PF-16	WALL MOUNTED TUB FILLER		WATERWORKS	FLYTE		
PF-17	TOILET		TOTO	--		
PF-18	SINGLE HOLE FAUCET		WATERWORKS	FLYTE		
PF-19	UNDER MOUNT SINK		KOHLER	VERTICYL K-2883-0	WHITE	

ACCESSORIES SCHEDULE

TAG	DESCRIPTION	CONTACT	MANUFACTURER	MODEL NO./ STYLE	FINISH/ COLOR	REMARKS
ACC-1	PAPER HOLDER		WATERWORKS	FLYTE	CHROME	QTY: 2
ACC-2	ROBE HOOK		WATERWORKS	FLYTE	CHROME	QTY: 4
ACC-3	HAND TOWEL BAR		TBD	TBD	CHROME	QTY: 2
ACC-4	X					

EQUIPMENT SCHEDULE

TAG	DESCRIPTION		MANUFACTURER	MODEL NO./ STYLE	REMARKS
EQ-1	INDUCTION COOKTOP		WOLF	CI36560C/B	FLUSH INSTALLATION IN COUNTERTOP
EQ-2	INTEGRATED VENT		BEST	PKEX2239	
EQ-3	PANELED FRIDGE COLUMN		SUBZERO	DEC3050RID/L & DUAL INSTALLATION KIT	CUSTOM PANEL BY MILLWORKER
EQ-4	PANELED DISHWASHER		BOSCH		CUSTOM PANEL BY MILLWORKER
EQ-5	PANELED FREEZER COLUMN		SUBZERO	DEC1850FI/R	CUSTOM PANEL BY MILLWORKER
EQ-6	CONVECTION/STEAM COMBI OVEN		WOLF	CSOP3050TE/S/T	PLUMBED
EQ-7	CONVECTION OVEN		WOLF	SO3050TE/S/T	
EQ-8	PANELED FRIDGE/FREEZER DRAWERS		SUBZERO	ID-30CI	CUSTOM PANEL BY MILLWORKER
EQ-9	STACKED WASHER DRYER		LG	TBD	GC TO DETERMINE IF THIS LOCATION CAN BE GAS OR NEEDS TO BE ELECTRIC
EQ-10	PANELED UNDERCOUNTER WINE FRIDGE		SUBZERO	DEU2450W/R	CUSTOM FRAME PANEL BY MILLWORKER
EQ-11	HOUSE GENERATOR		GENERAC	TBD	
EQ-12	FUTURE WOOD BURNING STOVE		WITTUS	STACKED	GC TO PREP OPENING IN ROOF FOR FUTURE FLU
EQ-13	GAS GRILLE		TBD		FUTURE OUTDOOR LOCATION

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Sheet Title

ID-6.2

SCHEDULES

Sheet Number

DOOR SCHEDULE

NOTES: ALL DOORS BY GC U.N.O. VERIFY DOOR HEIGHTS ON SITE.
ALL DOORS TO BE SOLID CORE.
- GC TO PROVIDE DRAWINGS FOR APPROVAL FOR B & F

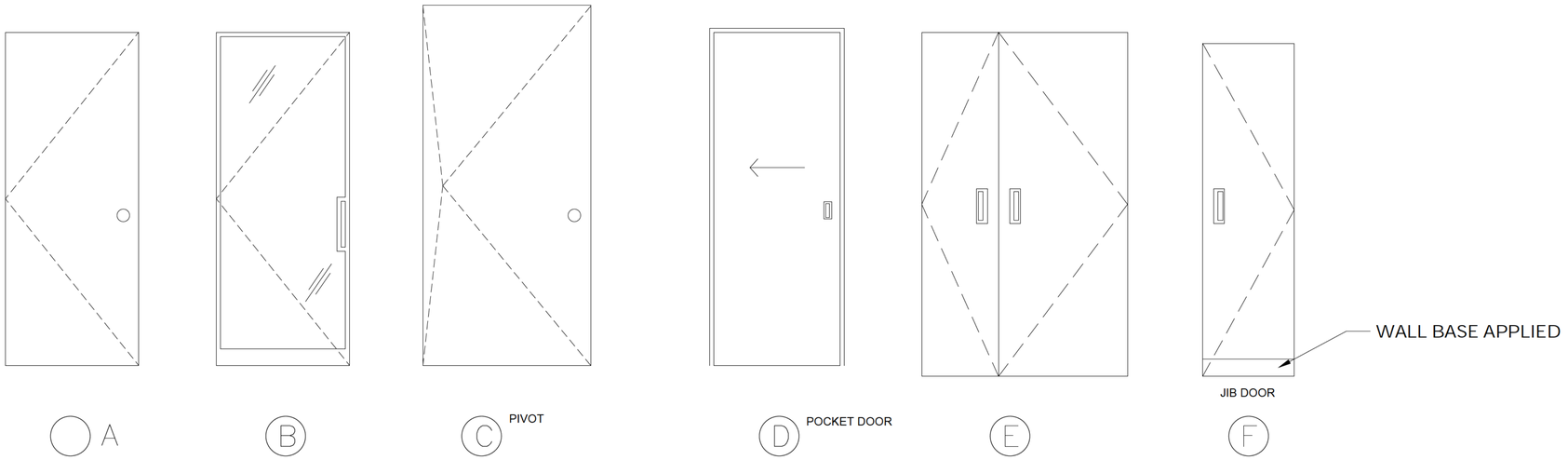
TAG	TYPE	NOMINAL SIZE W X H X TH	DOOR		FRAME		HDWE SET	
			MATERIAL	FINISH	MATERIAL	FINISH		
1.2	-	3'-0" X 3'-6" VIF						2X6 HIDEAGATE 42" HIGH. HIDEAGATE.COM
1.3	A	2'-4" X 6'-8" VIF X 1 3/4"	WD	PT	WD	PT	PRIVACY	POWDER ROOM - VERIFY SWING VS. POCKET POST LAYOUT
1.4	F	1'10" X 6'-8" X 1 3/4"	WD	PT	-	-	HIDDEN	PANTRY JIB DOOR
1.5	A	2'-6" X 6'-8" VIF X 1.75"	WD	PT	WD	PT	PASSAGE	GYM
1.6	A	1'-10" X 6'-8" VIF	WD	PT	WD	PT	PASSAGE	BASEMENT
1.7	C	3'-4 1/4" X 7'-2" VIF X 1 3/4"	WD	WD	WD	WD	PRIVACY 2	PRIMARY BED
1.8	A	2'-4" X 6'-8" VIF X 1 3/4"	WD	PT	WD	PT	PRIVACY	TOILET ROOM
1.9	D	2'-9" X 6'-8" VIF X 1 3/4"	WD	PT	WD	PT	POCKET	PRIMARY CLOSET
1.10	E	4'-0" X 6-8" VIF X 1 3/4"	WD	PT	WD	PT	CLOSET 1	LAUNDRY CLOSET - PAIR OF DOORS
1.11	B (1)	2'-4" X 6'-8" VIF X 1 3/4"	GLASS	CLEAR	STEEL	POWDER COATED	NA	GLASS AND STEEL DOOR WITH INTEGRATED PULL (SIM TO OFFICE)
1.12	D	2'-8" X 6'-8" VIF X 1 3/4"	WD	PT	WD	PT	POCKET	PRIMARY BATH POCKET

HARDWARE

ALL HARDWARE TO BE PROVIDED BY GC

TAG	DESCRIPTION	MANUFACTURER	MODEL NO./ STYLE	FINISH/ COLOR	
PASSAGE	SWING DOOR	BALDWIN	5055 ESTATE KNOB	LIFETIME POLISHED BRASS	5055.003, 5032 ROSE
PRIVACY	BATHROOM DOOR	BALDWIN	5055 ESTATE KNOB	LIFETIME POLISHED BRASS	5055.003, 5032 ROSE & 6760 TURN PIECE
CLST 1	LAUNDRY CLOSET	ACCURATE	FC5001 5" RECTANGULAR FLUSH PULL	UNLAQUERED BRASS	ROLLER CATCHES
HIDDEN	JIB DOOR	ACCURATE	FC5001 5" RECTANGULAR FLUSH PULL	LIFETIME POLISHED BRASS	PIVOT HINGES OR SOSS FOR HIDDEN HINGES
PRIVACY 2	PRIMARY BEDROOM	BALDWIN	5055 ESTATE KNOB	LIFETIME POLISHED BRASS	5055.003, 5032 ROSE & 6760 TURN PIECE. PIVOT HINGES
POCKET	POCKET DOOR	EMTEK	MODERN RECTANGULAR FLUSH PULL	POLISHED BRASS	EMT-311453 & EMT-2221 EDGE PULL, TRACK: JOHNSON 200PD POCKET DOOR HARDWARE

DOOR TYPES



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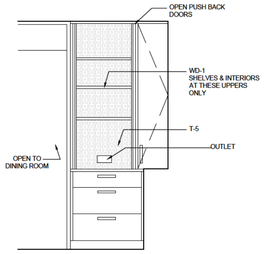
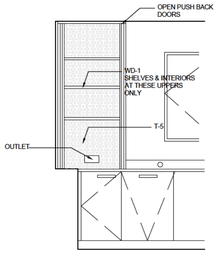
Sheet Title

ID-6.3
SCHEDULES

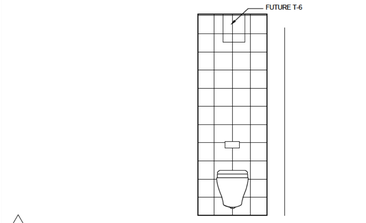
Sheet Number



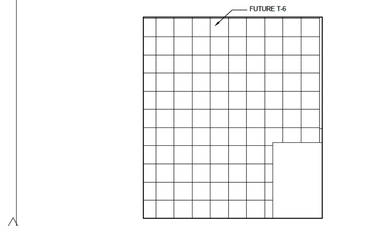
OPEN UPPER CABINET ELEV | 16



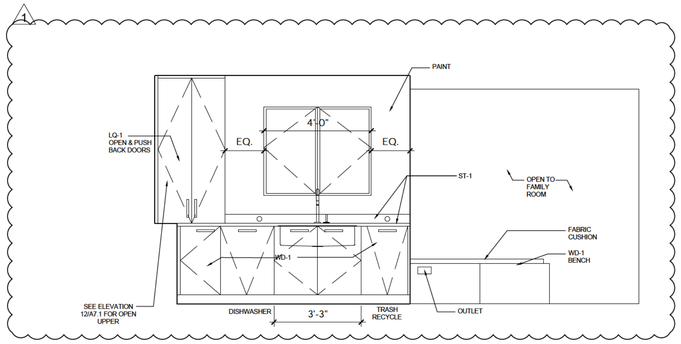
OPEN UPPER CABINET ELEV | 12



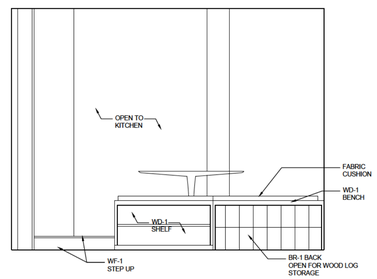
SOUTHWEST ELEV @ POWDER | 08



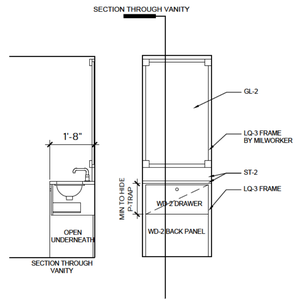
SOUTHEAST ELEV @ POWDER | 04



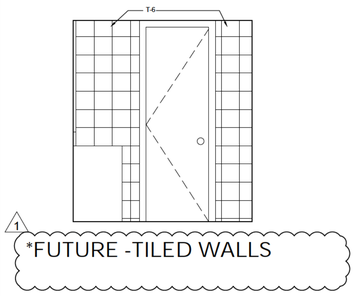
SOUTH ELEVATION @ KITCHEN | 15



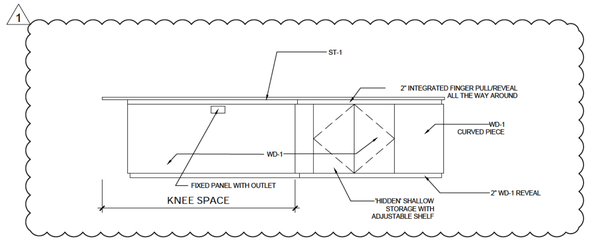
NORTHEAST ELEV @ FAMILY | 11



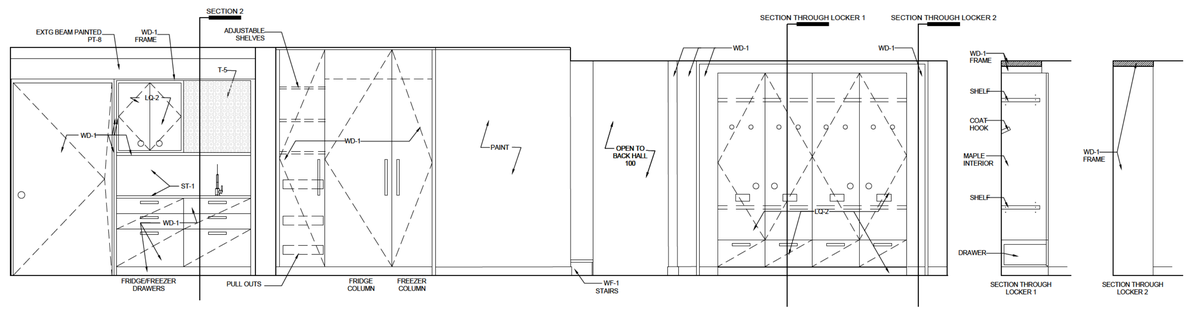
NORTHEAST ELEV @ POWDER | 07



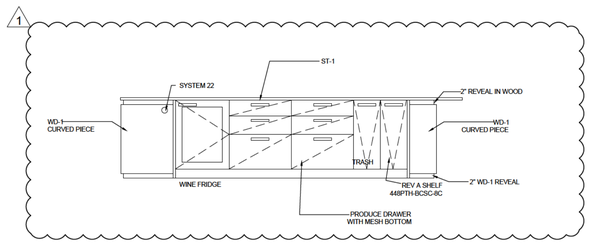
SOUTHEAST ELEV @ POWDER | 03



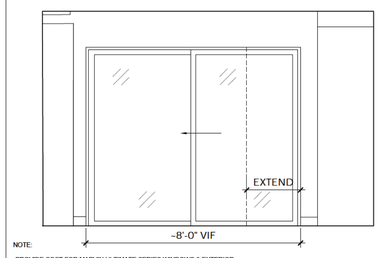
EAST ELEVATION @ KITCHEN ISLAND | 14



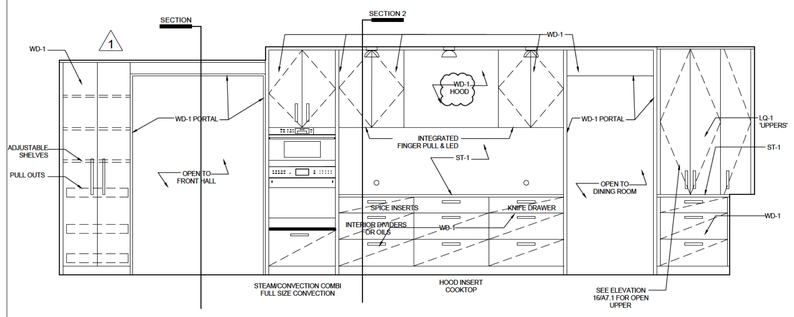
NORTHWEST ELEVATION @ KITCHEN | 02



WEST ELEVATION @ KITCHEN ISLAND | 13



NORTH ELEVATION @ KITCHEN | 09



EAST ELEVATION @ KITCHEN | 01

Kauffmann Residence
PHASE 2 RENOVATION
8244 N. GRAY LOG LANE
FOX POINT, WI 53217

HAYLEY MAUREEN
interior design

8244 N. GRAY LOG LN.
FOX POINT, WI 53217

513.207.5352

Drawn By HK

Scale 3/8" = 1'-0"

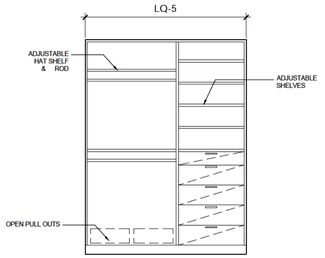
Drawing Issue

ISSUE FOR PRICING 11.13.2023
1 ISSUE FOR VE SCOPE 05.14.2024

Sheet Title

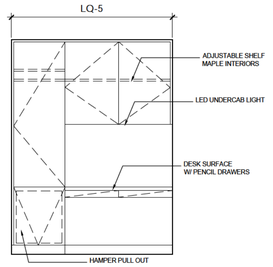
ID-7.1
ELEVATIONS

Sheet Number



1 *FUTURE - MILLWORK NOT IN CURRENT SCOPE

NORTHWEST ELEV @ HIS CLOSET 20



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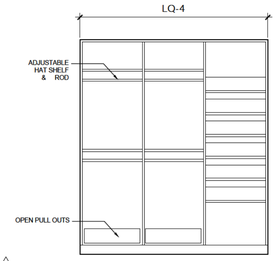
SOUTHEAST ELEV @ HIS CLOSET 16



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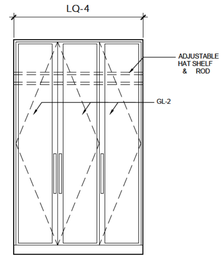
SOUTHEAST @ HER CLOSET 12



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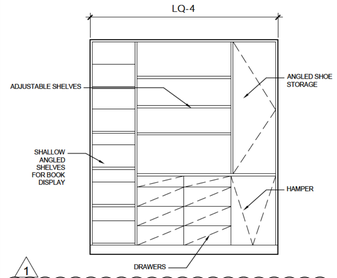
SOUTHWEST @ HER CLOSET 08

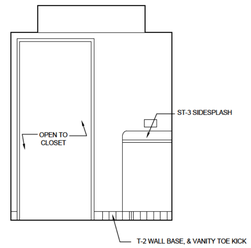


1 *FUTURE - MILLWORK NOT IN CURRENT SCOPE

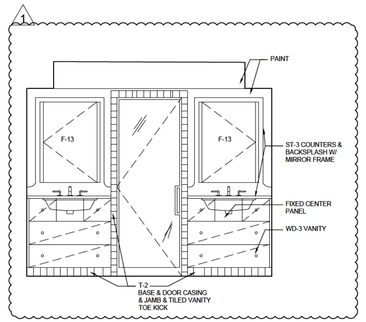
NORTHWEST @ HER CLOSET 04

19

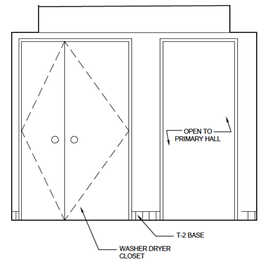
15



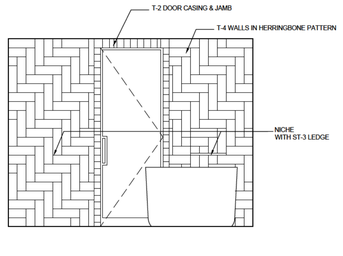
NORTHEAST ELEVATION @ BATH 11



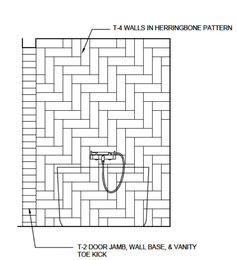
NORTHWEST ELEVATION @ BATH 07



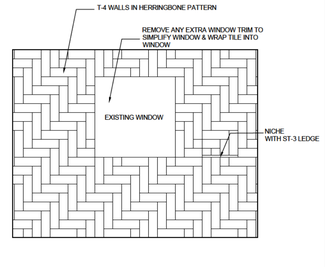
SOUTHEAST ELEVATION @ BATH 03



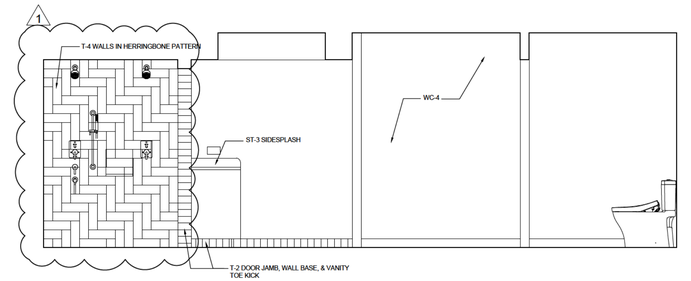
SOUTHEAST ELEV @ WET ROOM 18



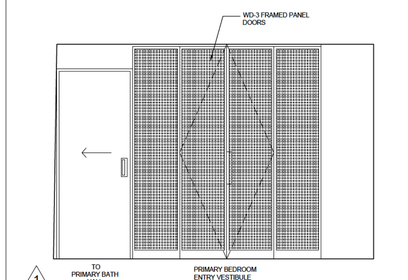
SOUTHWEST ELEV @ WET ROOM 14



NORTHWEST ELEV @ WET ROOM 10

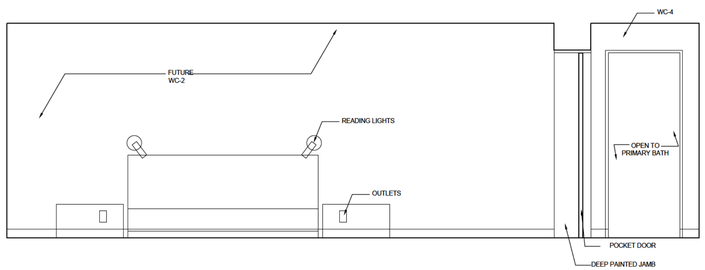


NORTHEAST @ PRIMARY BATH 02



1 *FUTURE - MILLWORK VESTIBULE NOT IN SCOPE

NORTHEAST @ PRIMARY BED 09



NORTHWEST ELEVATION @ PRIMARY BEDROOM 01

Kauffmann Residence
PHASE 2 RENOVATION
8244 N. GRAY LOG LANE
FOX POINT, WI 53217

HAYLEY MAUREEN
interior design

8244 N. GRAY LOG LN.
FOX POINT, WI 53217

513.207.5352

Drawn By HK

Scale 3/8" = 1'-0"

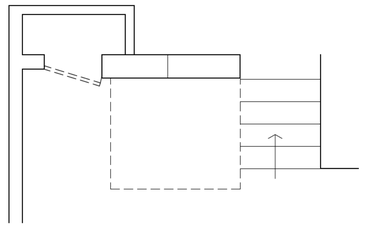
Drawing Issue

ISSUE FOR PRICING 11.13.2023
1 ISSUE FOR VE SCOPE 05.14.2024

Sheet Title

ID-7.2
ELEVATIONS

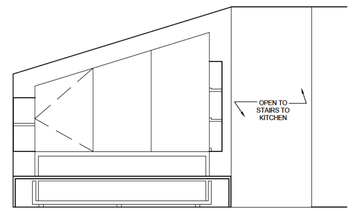
Sheet Number



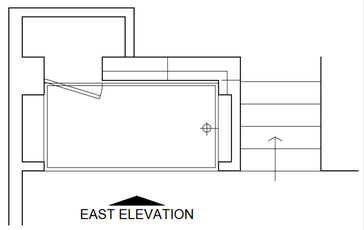
12 UPPER LOFT DEMO PLAN 08

NOTE:

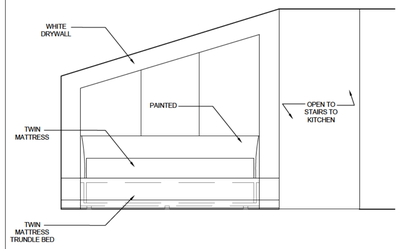
THIS IS AT THE TOP OF THE STAIRS TO THE UPPER LEVEL AND SHOULD BE PRICED AS AN ALTERNATE



SECTION @ UPPER LOFT DAY BED 04

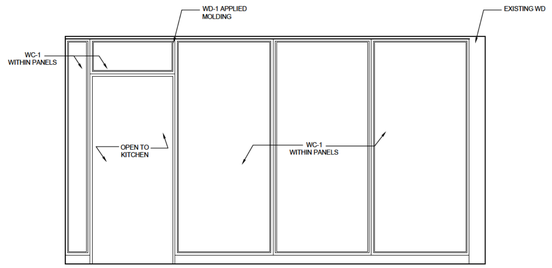


15 11 UPPER LOFT PLAN 07



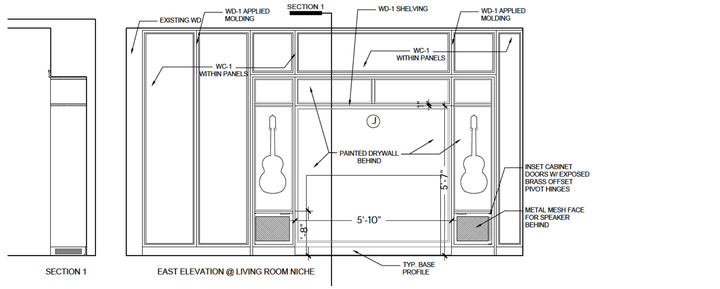
EAST ELEV @ UPPER LOFT 03

14 02

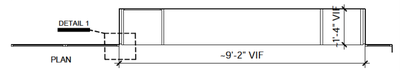


1 *FUTURE - NOT IN CURRENT SCOPE

WEST ELEVATION @ DINING ROOM 09



1 *FUTURE - NOT IN CURRENT SCOPE



EAST ELEVATION @ LIVING ROOM 01

Kauffmann Residence
PHASE 2 RENOVATION
8244 N. GRAY LOG LANE
FOX POINT, WI 53217

HAYLEY MAUREEN
interior design

8244 N. GRAY LOG LN.
FOX POINT, WI 53217

513.207.5352

Drawn By HK

Scale 3/8" = 1'-0"

Drawing Issue

ISSUE FOR PRICING 11.13.2023
1 ISSUE FOR VE SCOPE 05.14.2024

Sheet Title

ID-7.3
ELEVATIONS

Sheet Number

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 8566 N. Regent Road	**Building Type:** Residential ☑ Commercial ☐
Description of Work	
Remove (raze) existing single vehicle garage and front entry, Construct new two vehicle garage and replace front entry. On rear south facade provide new first floor additional living space with new washroom facilities, storage closets, new 2nd floor access and general use space. New 2nd floor "loft" space will be built over new 1st floor addition and portions of existing living space.	
Estimated Cost of Project $ 150,000 —	

Owner/Occupant	
Business Name N/A	Contact Name Elizabeth A. Casmer
Address 8566 N. Regent Road	City/State/Zip Fox Point, WI 53217
Phone 612-801-0188	Email bizcasmer@gmail.com

Cautionary Statement required when homeowner is applying for permit

Contractor	
Company Name K.C. IMPROVEMENTS	Contact Name KARL CLEPPE
Address 6443 W. ARCH AVE.	City/State/Zip BROWN DEER, WI. 53223
Phone 414-807-1506	Email kcrides@hotmail.com
Dwelling Contractor #	Dwelling Contractor Qualifier #

Square Footage Under Construction				
1st Floor 110sf	2nd Floor 615sf	Basement none	Addition 527sf	Garage 529sf

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 Elizabeth A Casmer **Date** 8/2/24

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) 247-6622
www.villageoffoxpoint.com

CAUTIONARY STATEMENT TO OWNERS OBTAINING BUILDING PERMITS

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

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

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

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

Wetlands Notice to Permit Applicants

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

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

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

Elizabeth A. Casmer	8566 N. Regent Road
Homeowner's Name – PRINTED	Property Address
Elizabeth A Casmer	August 2, 2024
Homeowner's Signature	Date

Rev 09/20

A REMODEL OF
THE CASMER RESIDENCE
8566 NORTH REGENT
FOX POINT, WI 53217

ARCHITECTURAL

REV		
	A0.01	SITE PLAN w/ PHOTOS
	A1.00	SURVEY
	A1.01	SITE PLAN
	A1.10	FOUNDATION PLAN
	A1.11	1st FLOOR DEMOLITION PLAN
	A1.12	1st FLOOR PLAN
	A1.13	ROOF DEMOLITION PLAN
	A1.14	2nd FLOOR PLAN
	A2.00	ROOF PLAN
	A4.00	EXTERIOR ELEVATIONS - EXISTING
	A4.10	EXTERIOR ELEVATIONS - EXISTING
	A4.20	EXTERIOR ELEVATIONS - DEMOLITION
	A4.30	EXTERIOR ELEVATIONS - DEMOLITION
	A4.40	EXTERIOR ELEVATIONS - NEW
	A4.50	EXTERIOR ELEVATIONS - NEW
	A5.00	BUILDING CROSS SECTIONS

JFA

JFrench and Associates, Inc.

Architecture

301 Heidel Road
Thiensville, WI 53092
ph. 414 - 234 - 0299

RENOVATION FOR
ELIZABETH (BIZ) CASMER
8566 NORTH REGENT
FOX POINT, WI

BUILDING BOARD REVIEW

AUTHORIZATION SIGNATURE

DATE:

SIGNATURE:

THE SIGNATURE AUTHORIZES JFRENCH AND ASSOCIATES, INC TO PROCEED TO THE NEXT PHASE OF PROJECT COMPLETION AND DOES NOT IMPLY THAT JFRENCH AND ASSOCIATES, INC AND THE CLIENT ARE IN AGREEMENT TO THE SCOPE OF WORK PRODUCED AND THAT THE DRAWINGS ARE IN COMPLIANCE WITH THE CLIENTS REQUIREMENTS.

OWNERSHIP AND USE OF DOCUMENTS

The drawings, specifications and other documents furnished by the Architect are instruments of service nd shall not become the property of the Owner whether or not the Project for which they are made is commenced. Drawings, specifications and other documents furnished by the Architect shall not be used by the owner on other projects, for additions to this project or for completion to use, liability and compensation. Submission or distribution of documents to meet official regulatory requirements or for other purposes in connection with the Project is not to be construed as publication in derogation of the Architect's or the Architect's common law copyrights or other reserved rights. The owner shall own neither the documents nor the copyrights.

SHEET TITLE

TITLE SHEET

REVISIONS

PROJECT DATA

Date: 8-2-2024

Job No: 24101

Drawn By: JCF

SHEET NO.

T1

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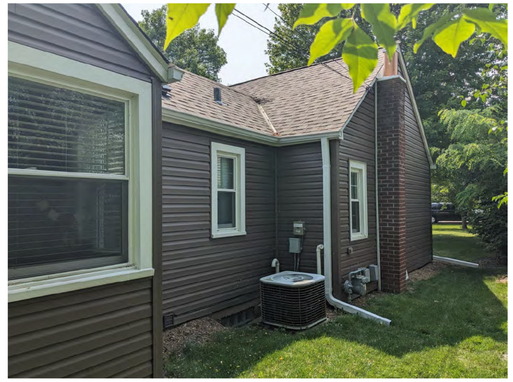
Plot Date: 8/1/2024 4:20:41 PM

1 - W FRONT ELEVATION (WEST)

2 - SW FRONT SOUTHWEST CORNER

3 - N NORTH ELEV., WEST 1/2 OF HOUSE

4 - NE NORTH ELEV. LOOKING S.E.



5 - NW NORTH ELEVATION LOOKING S.W.

6 - E REAR ELEV. GARAGE

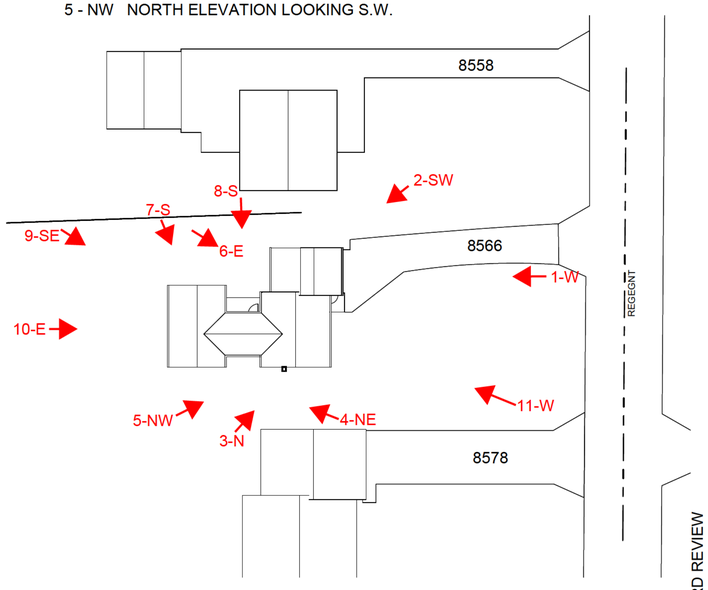
7 - S SOUTH ELEV., EAST 1/2 OF HOUSE

8 - S SOUTH ELEVATION, CENTER OF HOUSE

9 - SE REAR SOUTHEAST CORNER

10 - E REAR ELEVATION (EAST)

11- W FRONT ELEVATION (WEST)



1 A0.01 PHOTO KEY
SCALE: 3/64" = 1'-0"

BUILDING BOARD REVIEW

JFA
JFrench and Associates, Inc.
Architecture
301 Heidel Road
Thiensville, WI 53092
ph. 414 - 234 - 0299

RENOVATION FOR
ELIZABETH (BIZ) CASMER
8566 NORTH REGENT
FOX POINT, WI

AUTHORIZATION SIGNATURE

X SIGNATURE: DATE:

THE ARCHITECT IS AUTHORIZED JFRENCH AND ASSOCIATES, INC. TO PROCEED TO THE NEXT PHASE OF PROJECT. COPY OF AIA AND CERT IF OB THAT JFRENCH AND ASSOCIATES, INC. AND THE CLIENT. A AGREEMENT TO THE SCOPE OF WORK PROVIDED AND THAT THE DRAWINGS ARE IN COMPLIANCE WITH THE CL WITH EXCEPTIONS.

OWNERSHIP AND USE OF DOCUMENTS

The drawings, specifications and other documents furnished by the Architect are instruments of service nd shall not become the property of the Owner whether or not the Project for which they are made is commenced. Drawings, specifications and other documents furnished by the Architect shall not be used by the owner on other projects, for additions to this project or for completion to use, liability and compensation. Submission or distribution of documents to meet official regulatory requirements or for other purposes in connection with the Project is not to be construed as publication in derogation of the Architect's or the Architect's common law copyrights or other reserved rights. The owner shall own neither the documents nor the copyrights.

SHEET TITLE

EXISTING ELEV. - PHOTO'S

REVISIONS

PROJECT DATA

Date: 8-2-2024
Job No: 24101
Drawn By: JCF
SHEET NO.

A0.01

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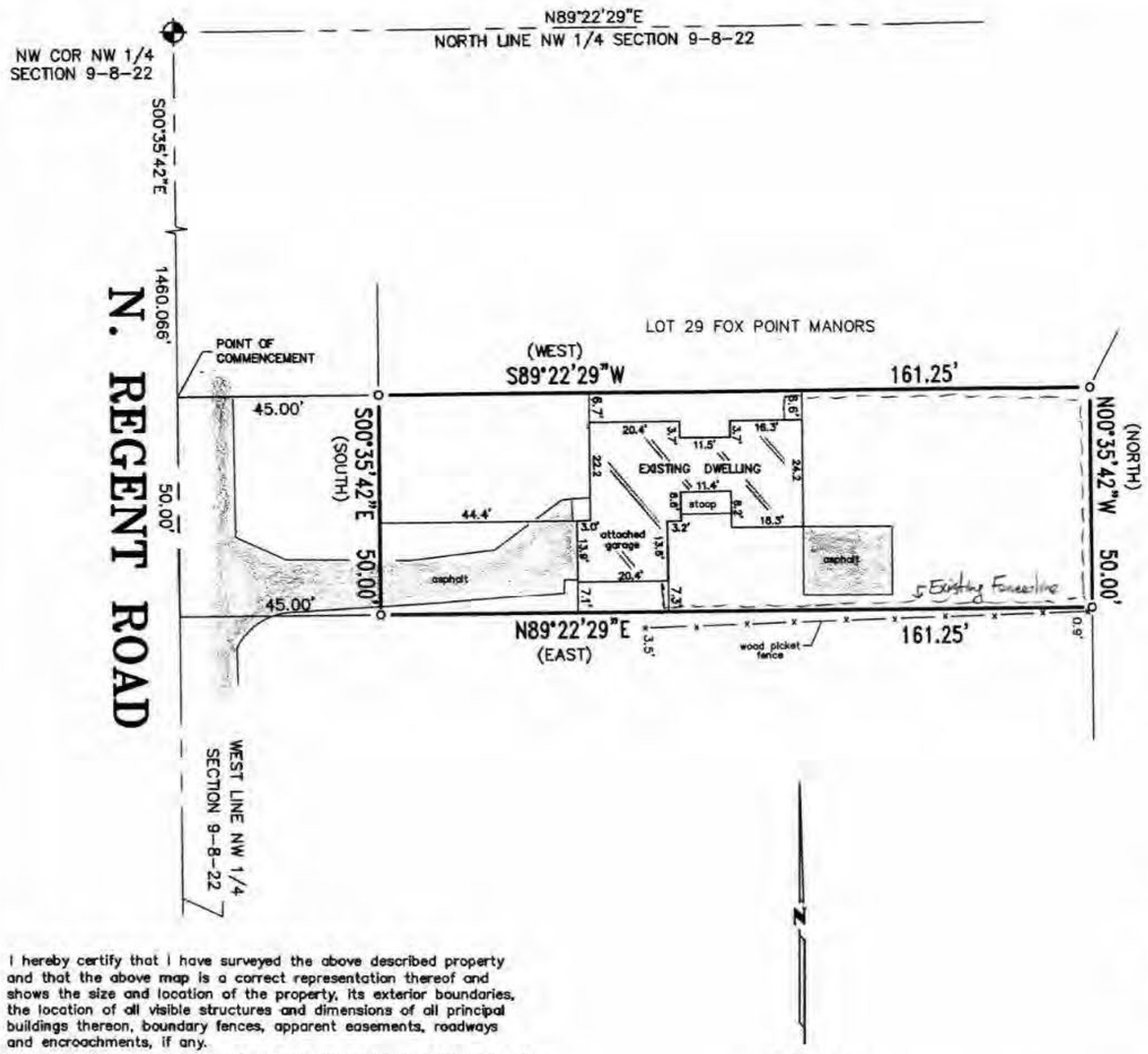
Plot Date: 7/25/2024 7:42:39 AM



PLAT OF SURVEY
-OF-

A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 9, IN TOWNSHIP 8 NORTH, RANGE 22 EAST, IN THE VILLAGE OF FOX POINT, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID 1/4 SECTION 1460.066 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH ON THE WEST LINE OF SAID 1/4 SECTION, 50.0 FEET; THENCE EAST ON A LINE PARALLEL TO THE NORTH LINE OF SAID 1/4 SECTION, 206.25 FEET; THENCE NORTH AND PARALLEL TO THE WEST LINE OF SAID 1/4 SECTION, 50.0 FEET; THENCE WEST AND PARALLEL TO THE NORTH LINE OF SAID 1/4 SECTION, 206.25 FEET TO THE PLACE OF COMMENCEMENT. RESERVING THE WESTERLY 24.75 FEET FOR STREET PURPOSES.

SURVEY ADDRESS: 8566 REGENT ROAD
SURVEY FOR: KATHERINE GRAPENGIESER

I hereby certify that I have surveyed the above described property and that the above map is a correct 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, roadways and encroachments, if any.

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

LIBERTY LAND SURVEYING
789 CHICORY ROAD
BURLINGTON, WISCONSIN 53105
(262)210-7260 (262)767-8786

N

LEGEND
- O FOUND IRON PIPE
- ● SET IRON ROD
- ( ) RECORDED AS

SCALE: 1" = 30'

WISCONSIN
FRANKLIN J. LEHMAN
S-2211
BURLINGTON
WIS.
LAND SURVEYOR

THIS IS NOT AN ORIGINAL PRINT
UNLESS THIS SEAL IS RED

THIS SURVEY IS SUBJECT TO WISCONSIN LIEN LAWS.
THIS PLAT OF SURVEY IS THE NOTICE OF INTENT
TO FILE LIEN. LIEN WAIVER IS REQUIRED.

FRANKLIN J. LEHMAN S-2211

OCT. 24, 2007 — DATE
071002 — JOB NUMBER

JFA
JFrench and Associates, Inc.
Architecture
301 Heidel Road
Thiensville, WI 53092
ph. 414 - 234 - 0299

RENOVATION FOR
ELIZABETH (BIZ) CASMER
8566 NORTH REGENT
FOX POINT, WI

AUTHORIZATION SIGNATURE

X DATE:
SIGNATURE:

THE ARCHITECT AUTHORIZES JFRENCH AND ASSOCIATES, INC TO PROCEED TO THE NEXT PHASE OF PROJECT EXPECT AS AMENDED IT IS THAT JFRENCH AND ASSOCIATES, INC AND THE OU ARE IN AGREEMENT TO THE SCOPE OF WORK PROVIDED AND THAT THE DRAWINGS ARE IN COMPLIANCE WITH THE OU WITH REQUIREMENTS.

OWNERSHIP AND USE OF DOCUMENTS

The drawings, specifications and other documents furnished by the Architect are instruments of service nd shall not become the property of the Owner whether or not the Project for which they are made is commenced. Drawings, specifications and other documents furnished by the Architect shall not be used by the owner on other projects, for additions to this project or for completion to use, liability and compensation. Submission or distribution of documents to meet official regulatory requirements or for other purposes in connection with the Project is not to be construed as publication in derogation of the Architect's or the Architect's common law copyrights or other reserved rights. The owner shall own neither the documents nor the copyrights.

SHEET TITLE

SURVEY

REVISIONS

PROJECT DATA

Date: 8-2-2024
Job No: 24101
Drawn By: JCF

SHEET NO.

A1.00

BUILDING BOARD REVIEW

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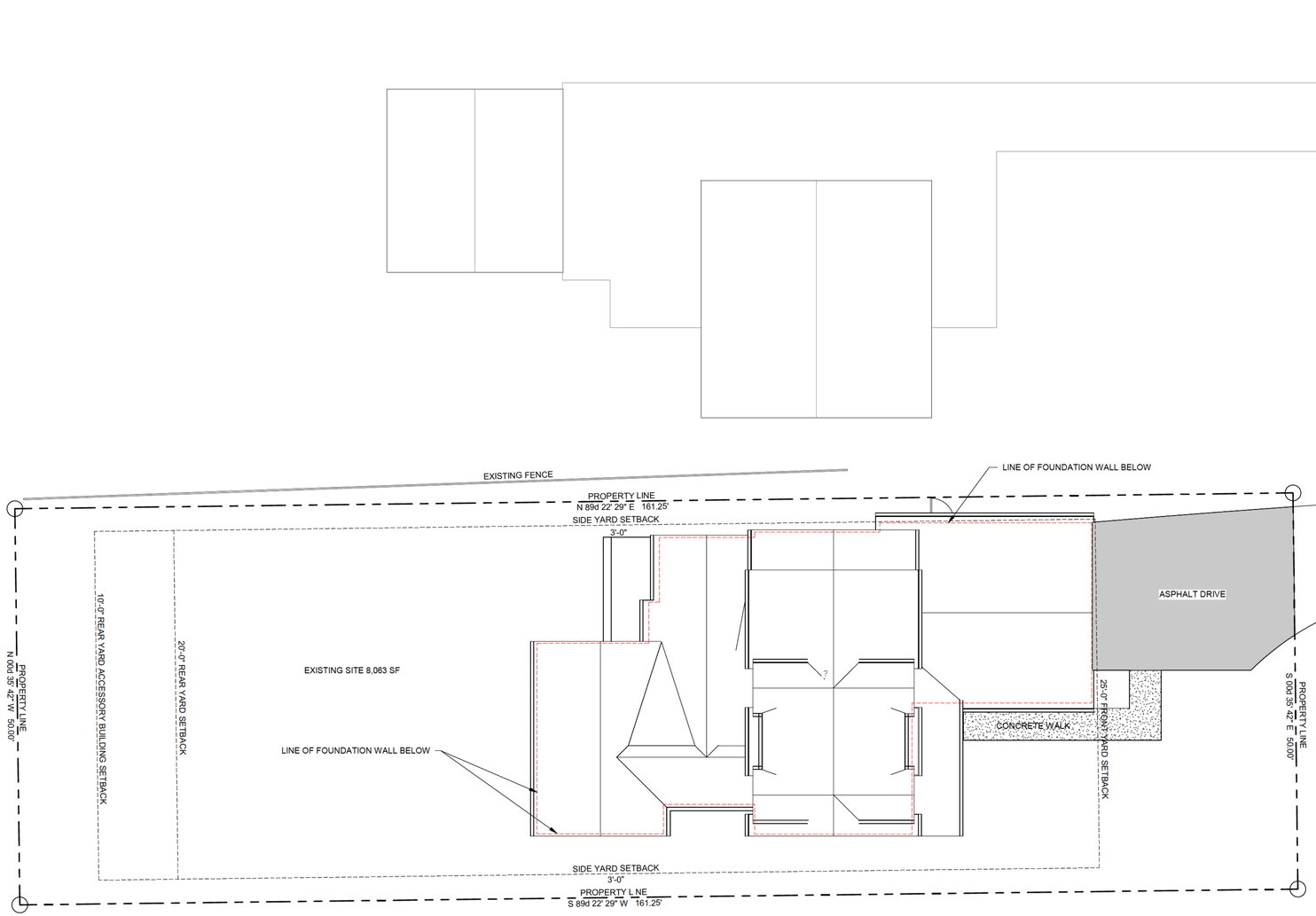
Plot Date: 8/1/2024 4:03:02 PM



SITE DATA & AREA CALCS

Address: 8566 N. Regent Rd.
Fox Point, WI
Zoning: B Residence District
Lot Size: 50' x 161.25' = **8062.50sf**
(note - Lot is "Existing non-conforming".
Per Zoning Code 745-4B(3) max. allowable
coverage area is 30% gross lot area)
Allowable Lot Coverage: 30% of 8062.5 = **2418.75sf**
Area of bldg. footprint: **2079sf**

25'-0" FRONT YARD SETBACK GRANTED BY VARIENCE

3'-0" SIDE YARD SETBACK GRANTED BY VARIENCE

1 A1.01 SITE PLAN
SCALE: 1/8" = 1'-0"

NORTH

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RENOVATION FOR ELIZABETH (BIZ) CASMER
8566 NORTH REGENT
FOX POINT, WI

AUTHORIZATION SIGNATURE

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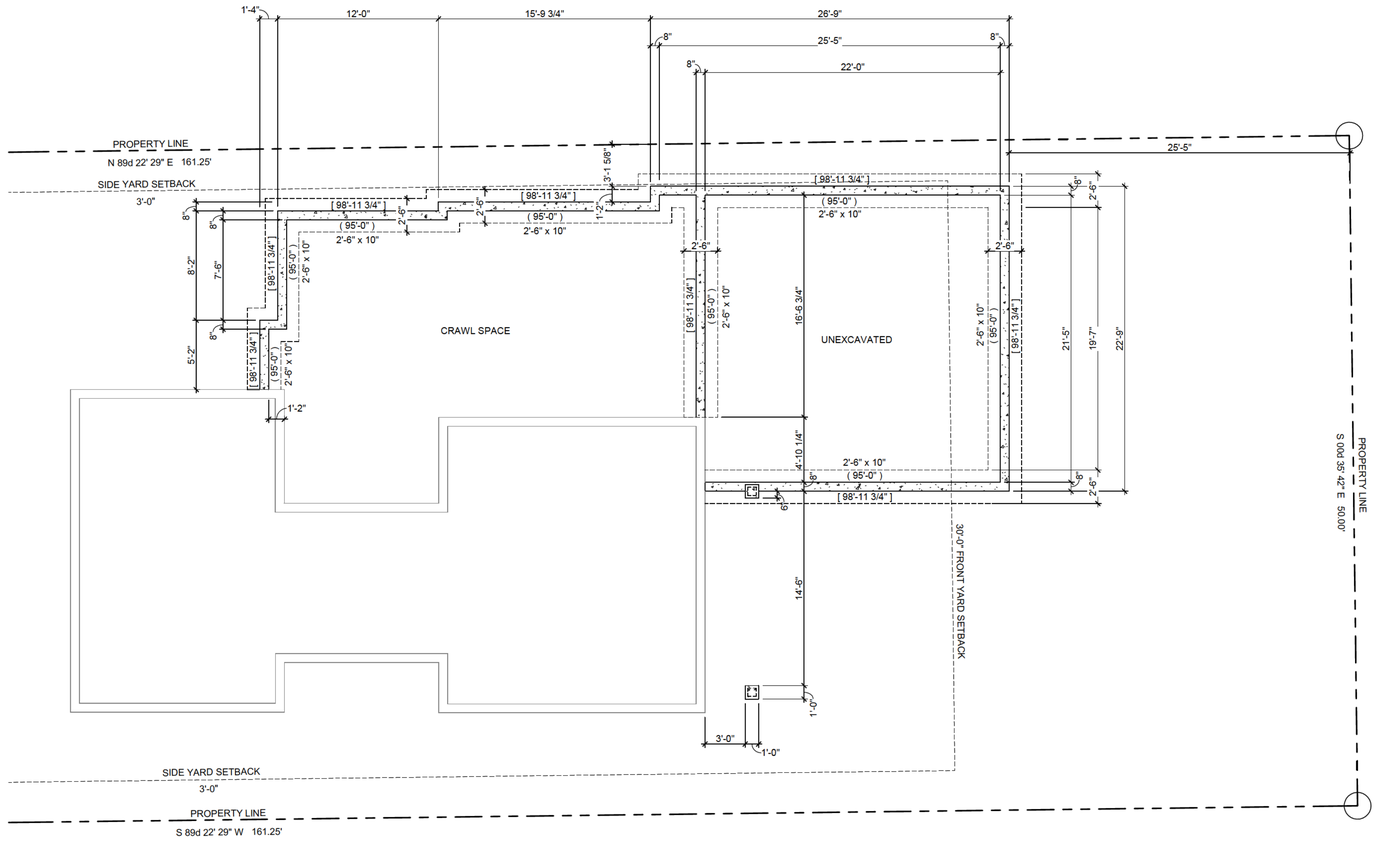
SHEET TITLE
SITE PLAN

REVISIONS

PROJECT DATA
Date: 8-2-2024
Job No: 24101
Drawn By: JCF
SHEET NO.
A1.01

BUILDING BOARD REVIEW



1 A1.10 FOUNDATION PLAN

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

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RENOVATION FOR ELIZABETH (BIZ) CASMER

8566 NORTH REGENT
FOX POINT, WI

BUILDING BOARD REVIEW

AUTHORIZATION SIGNATURE

DATE:

SIGNATURE:

THE UNDERSIGNED AUTHORIZES JFRENCH AND ASSOCIATES, INC. TO PROCEED TO THE NEXT PHASE OF PROJECT (EMPLOY ON AND CERT F ON DRAWINGS) AS INDICATED BY THE INITIAL BELOW. THE UNDERSIGNED ALSO AGREES TO THE SCOPE OF WORK PROCEED AND THAT THE DRAWINGS ARE IN COMPLIANCE WITH THE OL WEN REQUIREMENTS.

OWNERSHIP AND USE OF DOCUMENTS

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SHEET TITLE

FOUNDATION PLAN

REVISIONS

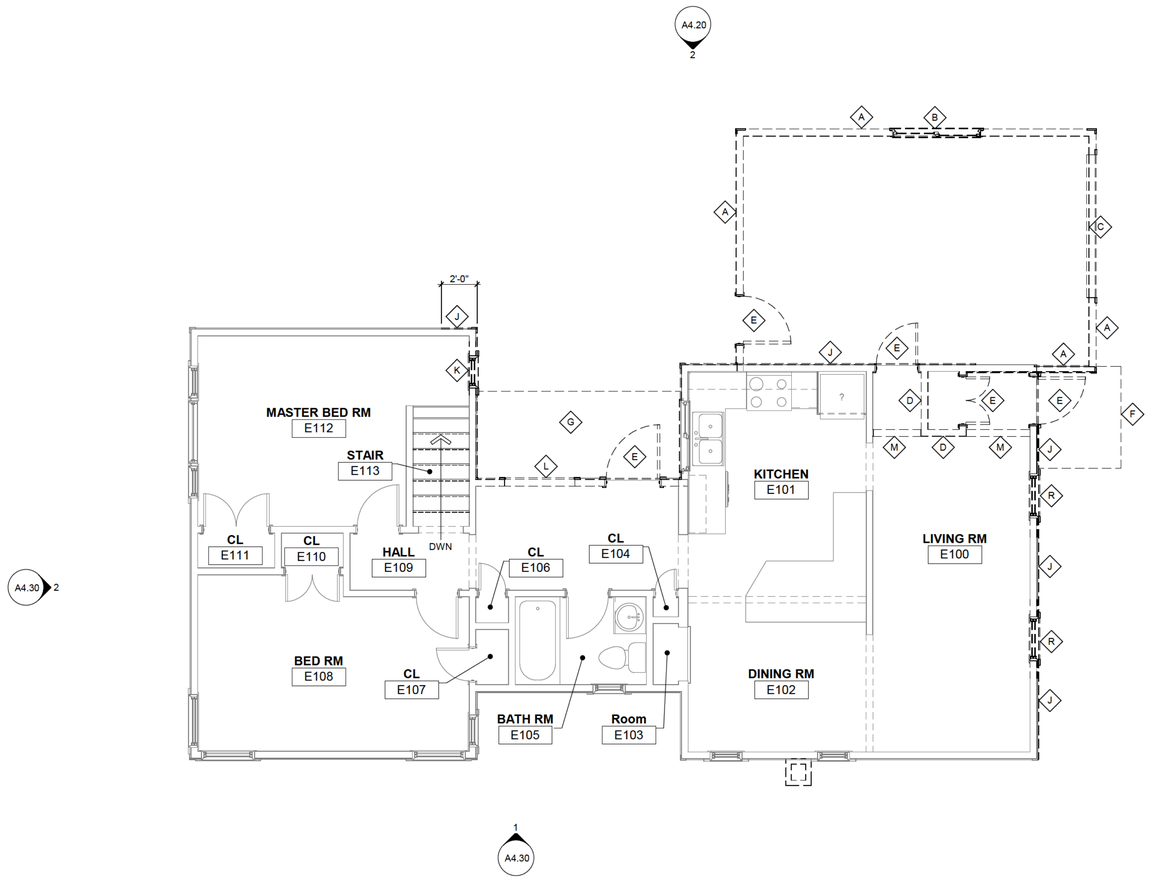
1	ADDENDUM #1	05.21.2025

PROJECT DATA

Date:	8-2-2024
Job No:	24101
Drawn By:	JCF

SHEET NO.

A1.10



1st FLOOR DEMOLITION PLAN

1 / A1.11

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

DEMOLITION KEY NOTES

- A — REMOVE WALL, FOUNDATION AND FOOTING BELOW
- B — REMOVE WINDOW
- C — REMOVE OVERHAED GARAGE DOOR
- D — REMOVE WALL
- E — REMOVE DOOR AND FRAME
- F — REMOVE FRONT PORCH
- G — REMOVE WOOD DECK COMPLETELY
- H — REMOVE DOOR AND FRAME, INFILL OPENING AND MAKE WEATHER TIGHT UNTIL FINAL VENEER IS INSTALLED
- J — REMOVE EXTERIOR VENEER ON THIS AREA. MAKE WALL WEATHER TIGHT UNTIL FINAL VENEER IS INSTALLED
- K — REMOVE WINDOW AND PREP OPENING FOR NEW DOOR THIS LOCATION
- L — REMOVE WALL COMPLETELY THIS AREA. PROVIDE TEMPORARY SHORING FOR ROOF AS NEEDED; MAKE WEATHER TIGHT
- M — REMOVE SOFFIT
- N — REMOVE ROOF AND FRAMING, FASCIA AND GUTTERS THIS AREA
- O — REMOVE SHINGLE ROOF TO DECK, FASCIA AND GUTTER
- P — REMOVE MASONSRY CHIMNEY TO GRADE
- Q — REMOVE ROOF AND FRAMING THIS AREA AND PREP FOR NEW SECOND FLOOR WALLS
- R — REMOVE WINDOW AND SHUTTERS

JFA

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Architecture

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ph. 414 - 234 - 0299

RENOVATION FOR ELIZABETH (BIZ) CASMER

8566 NORTH REGENT
FOX POINT, WI

AUTHORIZATION SIGNATURE

SIGNATURE: DATE:

THE OWNER'S SIGNATURE ATTESTS AND VERIFIES THAT ALL TO PROCEED TO THE NEXT PHASE OF PROJECT (EMPLOY, OR ARE CERT F OR ARE NOT) ARE IN COMPLIANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AS REFERENCED TO THE SCOPE OF WORK PROPOSED AND THAT THE DRAWINGS ARE IN COMPLIANCE WITH THE UDC REFERENCED REQUIREMENTS.

OWNERSHIP AND USE OF DOCUMENTS

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SHEET TITLE

1st FLOOR DEMOLITION PLAN

REVISIONS

PROJECT DATA

Date: 8-2-2024

Job No: 24101

Drawn By: JCF

SHEET NO.

A1.11

BUILDING BOARD REVIEW

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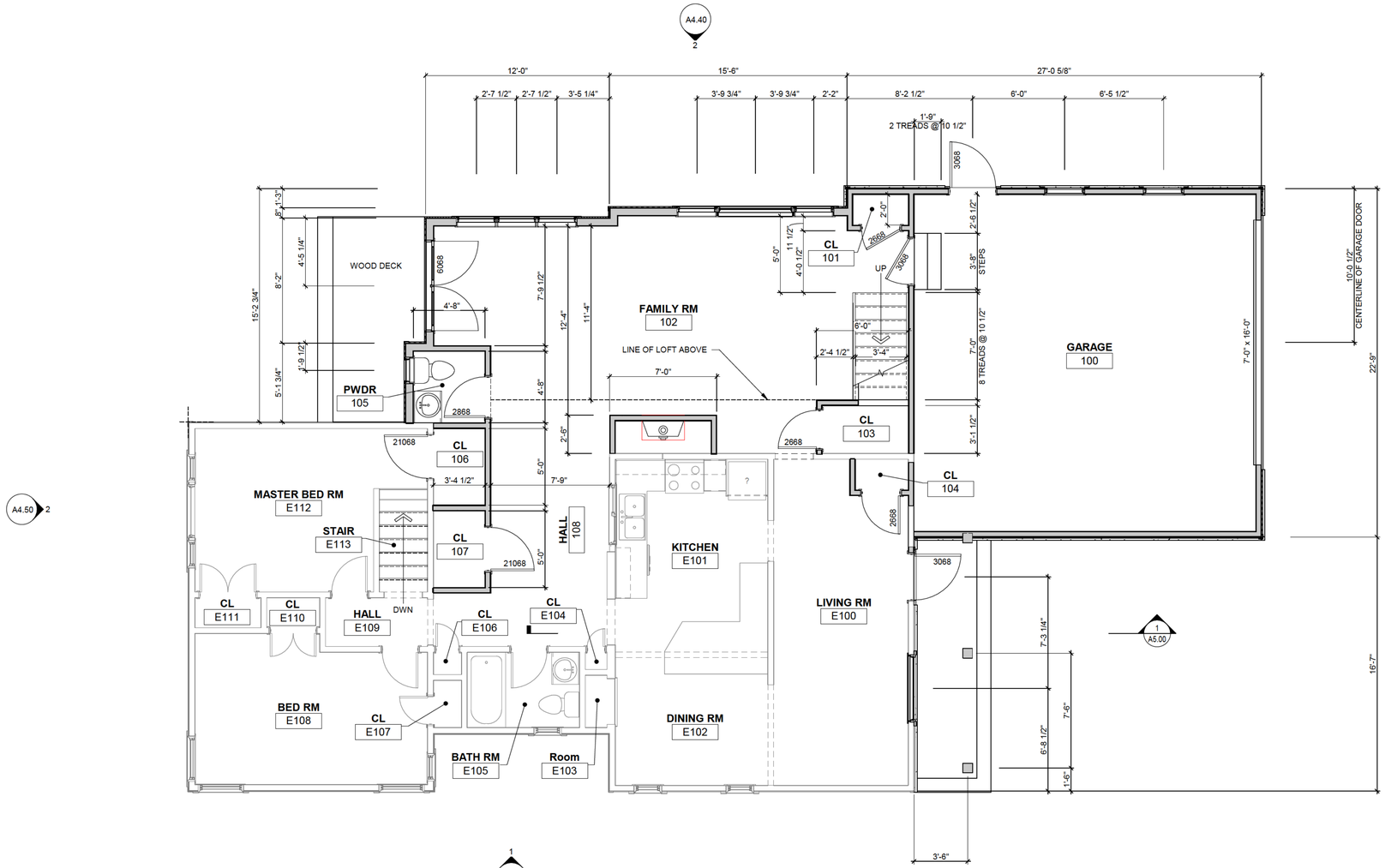

1 A1.12 FLOOR PLAN

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

NORTH

ROOM FINISH SCHEDULE

FINISH KEY

FLOOR:

CPT	- CARPET
CT	- CERAMIC TILE
EM	- ENTRY MAT
SC	- SEALED CONCRETE
VCT	- VINYL COMPOSITION TILE
WD	- WOOD
MF	- MANUFACTURED FLOORING

BASE:

CB	- CERAMIC BASE
VB	- VINYL BASE
WB	- WOOD BASE

WALLS:

CT	- CERAMIC TILE
EP	- EPOXY PAINT
EXP	- EXPOSED STRUCTURE
GWB	- GYPSUM WALL BOARD
PT	- PAINTED
PF	- PRE-FINISHED MATERIALS
VWC	- VINYL WALL COVERING

CEILING:

ACT	- ACOUSTICAL CEILING TILE
EXP	- EXPOSED STRUCTURE
FRP	- FIBERGLASS REINFORCED PANEL
GWB	- GYPSUM WALL BOARD
VGR	- VINYL GYPSUM BOARD

COUNTER TOPS:

CT	- CERAMIC TILE
GR	- GRANITE
NS	- NATURAL STONE
PL	- PLASTIC LAMINATE
SC	- SEALED CONCRETE
SOL	- SOLID SURFACE
WD	- WOOD

NOTES

1. ALL BATH ROOMS TO USE WATER-RESISTANT GYPSUM BOARD ON THE WALLS AND CEILING.
2. ELECTRICAL BOXES IN WALLS WITH SOUND ATTENUATION BATTS SHALL BE SEALED WITH CAULKING ON BACK AND SIDES.
3. ELECTRICAL OUTLET BOXES TO BE SEPARATED BY AT LEAST ONE STUD SPACE.
4. PROVIDE RECESSED LIGHTING IN ALL CLOSETS, POWDER ROOM AND HALL.
5. PROVIDE RECESSED LIGHTING AT LOFT AREA.
6. PROVIDE SOUND ATTENUATION BATTS IN FLOOR JOIST AT LOFT AREA, ATTACHED PER MANUFACTURERS RECCOMENDATION.
7. SUPPLY AND WASTE CONNECTIONS SHALL BE ISOLATED FROM STRUCTURE.
8. WASTE STACK SHALL BE SEPERATED BY AT LEAST ONE VACANT STUD SPACE.

ALLOWANCES:

1. $30 PER SQUARE FOOT FOR HARDWOOD FLOORS, MATERIAL AND INSTALL.
2. $12 PER SQUARE FOOT FOR CERAMIC TILE AND INSTALL.
3. PROVIDE TWO PENDANT CEILING FIXTURES AT FAMILY ROOM ($1,500 EA PURCHASE); PLUS RECESSED INCIDENTAL LIGHTING.
4. PROVIDE $2,500 ALLOWANCE FOR INTERIOR RAILING TO LOFT.

NUMBER	NAME	FLOOR FINISH	FLOOR BASE	WALL FINISH NORTH	WALL FINISH EAST	WALL FINISH SOUTH	WALL FINISH WEST	CEILING FINISH	CEILING HEIGHT	REMARKS	NUMBER
100	GARAGE	SC	---	PT	PT	PT	PT	PT	8'-0"	GWB CEILING	100
101	CL	WD	WD	PT	PT	PT	PT	PT	8'-0"		101
102	FAMILY RM	WD	WD	PT	PT	PT	PT	PT	12'-0"		102
103	CL	WD	WD	PT	PT	PT	PT	PT	6'-0"		103
104	CL	WD	WD	PT	PT	PT	PT	PT	8'-0"		104
105	PWDR	CT	CT	PT	PT	PT	PT	PT	8'-0"		105
106	CL	WD	WD	PT	PT	PT	PT	PT	8'-0"		106
107	CL	WD	WD	PT	PT	PT	PT	PT	8'-0"		107
108	HALL	WD	WD	PT	PT	PT	PT	PT	8'-0"		108
200	LOFT	WD	WD	PT	PT	PT	PT	PT	9'-0"		200

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ph. 414 - 234 - 0299

RENOVATION FOR ELIZABETH (BIZ) CASMER

8566 NORTH REGENT
FOX POINT, WI

AUTHORIZATION SIGNATURE

DATE:

SIGNATURE:

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SHEET TITLE

1st FLOOR PLAN

REVISIONS

PROJECT DATA

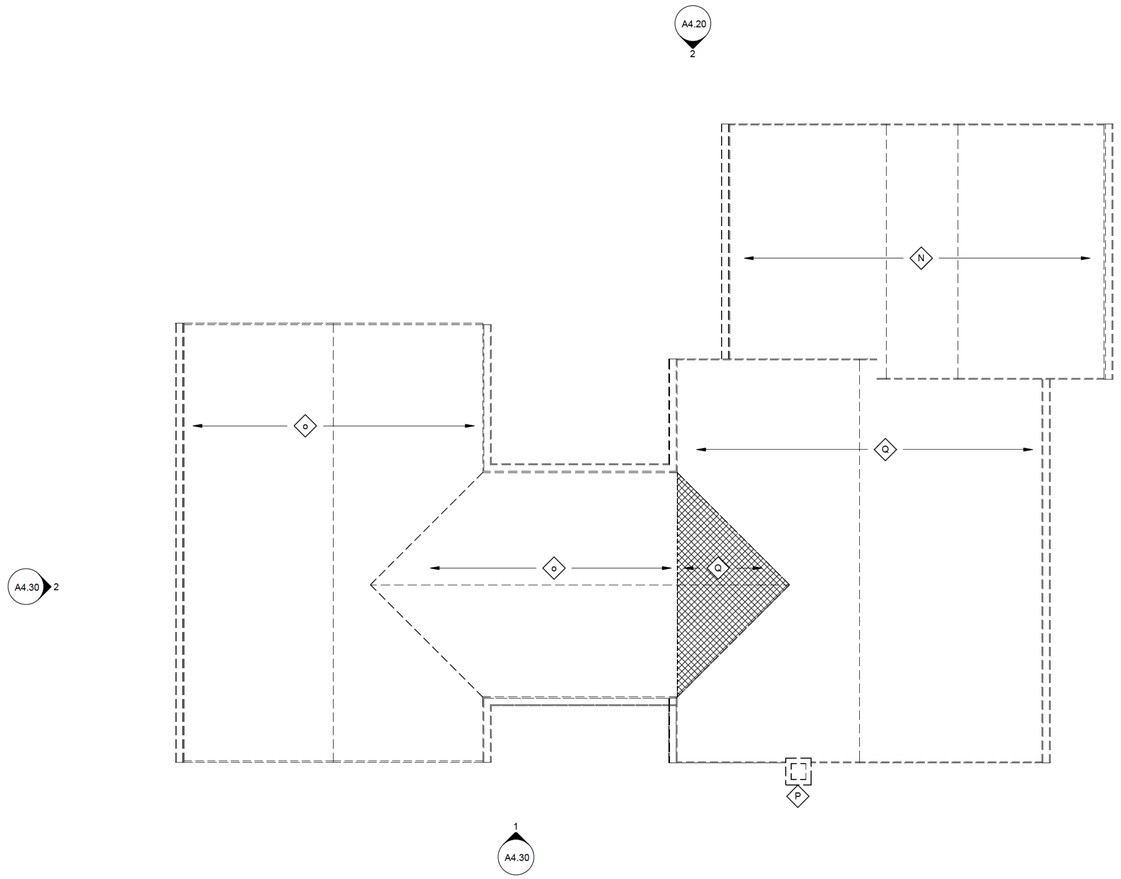
Date: 8-2-2024

Job No: 24101

Drawn By: JCF

SHEET NO.

A1.12



1 A1.13 ROOF DEMOLITION PLAN

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

DEMOLITION KEY NOTES

- A — REMOVE WALL, FOUNDATION AND FOOTING BELOW
- B — REMOVE WINDOW
- C — REMOVE OVERHAED GARAGE DOOR
- D — REMOVE WALL
- E — REMOVE DOOR AND FRAME
- F — REMOVE FRONT PORCH
- G — REMOVE WOOD DECK COMPLETELY
- H — REMOVE DOOR AND FRAME. INFILL OPENING AND MAKE WEATHER TIGHT UNTIL FINAL VENEER IS INSTALLED
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- N — REMOVE ROOF AND FRAMING, FASCIA AND GUTTERS THIS AREA
- O — REMOVE SHINGLE ROOF TO DECK, FASCIA AND GUTTER
- P — REMOVE MASONSRY CHIMNEY TO GRADE
- Q — REMOVE ROOF AND FRAMING THIS AREA AND PREP FOR NEW SECOND FLOOR WALLS

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Architecture

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Thiensville, WI 53092
ph. 414 - 234 - 0299

RENOVATION FOR
ELIZABETH (BIZ) CASMER
8566 NORTH REGENT
FOX POINT, WI

AUTHORIZATION SIGNATURE

DATE:

SIGNATURE:

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SHEET TITLE

ROOF DEMOLITION PLAN

REVISIONS

PROJECT DATA

Date: 8-2-2024

Job No: 24101

Drawn By: Author

SHEET NO.

A1.13

BUILDING BOARD REVIEW

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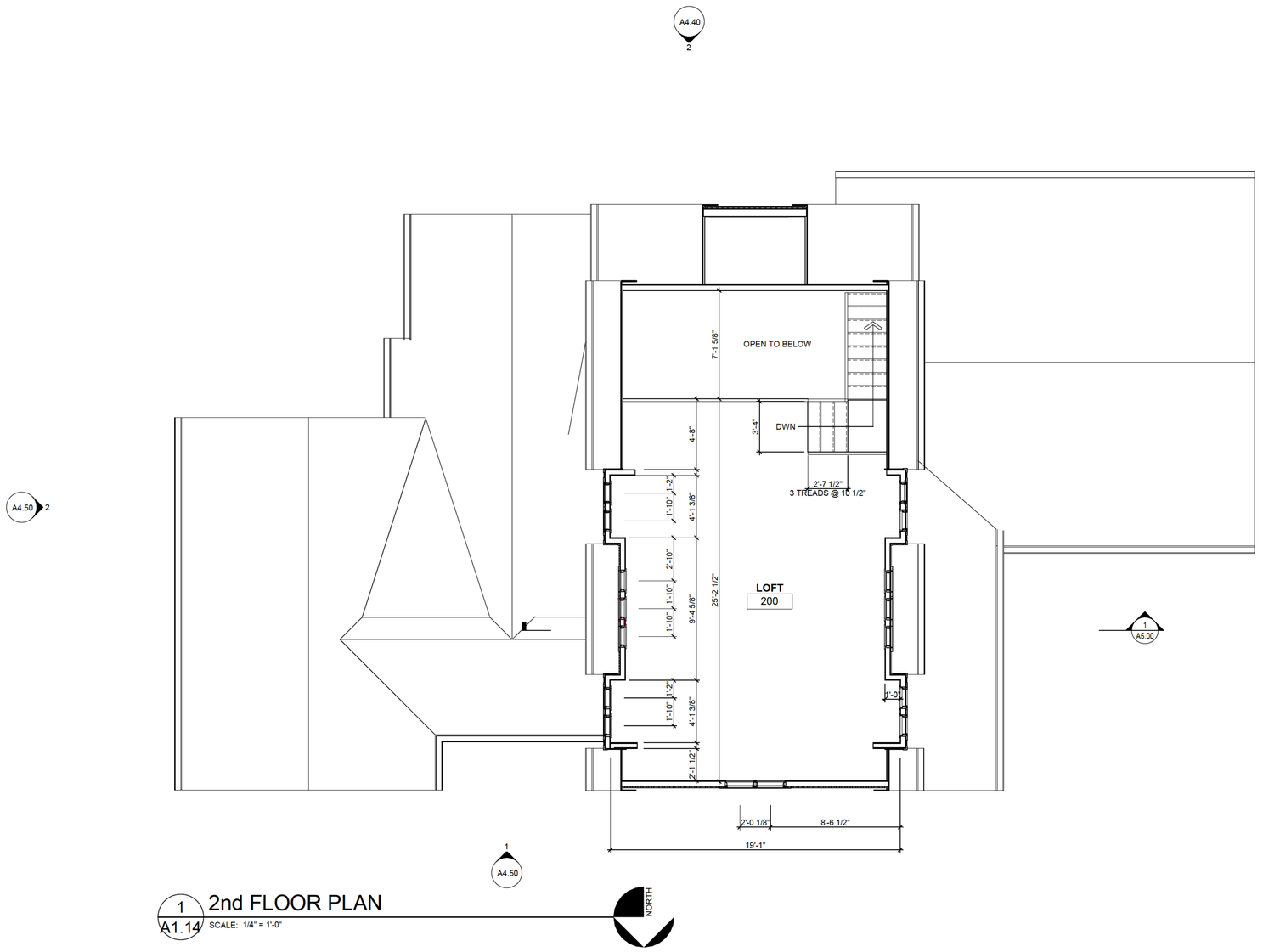

1 A1.14 2nd FLOOR PLAN

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

NORTH

ROOM FINISH SCHEDULE

FINISH KEY

FLOOR:

CPT	- CARPET
CT	- CERAMIC TILE
EM	- ENTRY MAT
SC	- SEALED CONCRETE
VCT	- VINYL COMPOSITION TILE
WD	- WOOD
MF	- MANUFACTURED FLOORING

BASE:

CB	- CERAMIC BASE
VB	- VINYL BASE
WB	- WOOD BASE

WALLS:

CT	- CERAMIC TILE
EP	- EPOXY PAINT
EXP	- EXPOSED STRUCTURE
GWB	- GYPSUM WALL BOARD
PT	- PAINTED
PF	- PRE-FINISHED MATERIALS
VWC	- VINYL WALL COVERING

CEILING:

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EXP	- EXPOSED STRUCTURE
FRP	- FIBERGLASS REINFORCED PANEL
GWB	- GYPSUM WALL BOARD
VGR	- VINYL GYPSUM BOARD

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SC	- SEALED CONCRETE
SOL	- SOLID SURFACE
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4. PROVIDE $2,500 ALLOWANCE FOR INTERIOR RAILING TO LOFT.

NUMBER	NAME	FLOOR		WALL FINISH				CEILING		REMARKS	NUMBER
		FINISH	BASE	NORTH	EAST	SOUTH	WEST	FINISH	HEIGHT		
100	GARAGE	SC	---	PT	PT	PT	PT	PT	8'-0"	GWB CEILING	100
101	CL	WD	WD	PT	PT	PT	PT	PT	8'-0"		101
102	FAMILY RM	WD	WD	PT	PT	PT	PT	PT	12'-0"		102
103	CL	WD	WD	PT	PT	PT	PT	PT	6'-0"		103
104	CL	WD	WD	PT	PT	PT	PT	PT	8'-0"		104
105	PWDR	CT	CT	PT	PT	PT	PT	PT	8'-0"		105
106	CL	WD	WD	PT	PT	PT	PT	PT	8'-0"		106
107	CL	WD	WD	PT	PT	PT	PT	PT	8'-0"		107
108	HALL	WD	WD	PT	PT	PT	PT	PT	8'-0"		108
200	LOFT	WD	WD	PT	PT	PT	PT	PT	9'-0"		200

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Architecture
301 Heidel Road
Thiensville, WI 53092
ph. 414 - 234 - 0299

RENOVATION FOR ELIZABETH (BIZ) CASMER

8566 NORTH REGENT
FOX POINT, WI

AUTHORIZATION SIGNATURE

DATE:

SIGNATURE:

THIS PROJECT WAS REVIEWED, APPROVED AND AUTHORIZED BY ALL TO PROCEED TO THE NEXT PHASE OF PROJECT COMPLETION AND CERTIFY ON THE ABOVE DATE THAT THE PROJECT IS READY TO PROCEED TO THE NEXT PHASE. BY AGREEMENT TO THE ABOVE OF WORK PROCEEDED, MEETING THE STANDARDS AND REQUIREMENTS AND COMPLIANCE WITH THE EL REFS REQUIREMENTS.

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SHEET TITLE

2nd FLOOR PLAN

REVISIONS

PROJECT DATA

Date: 8-2-2024

Job No: 24101

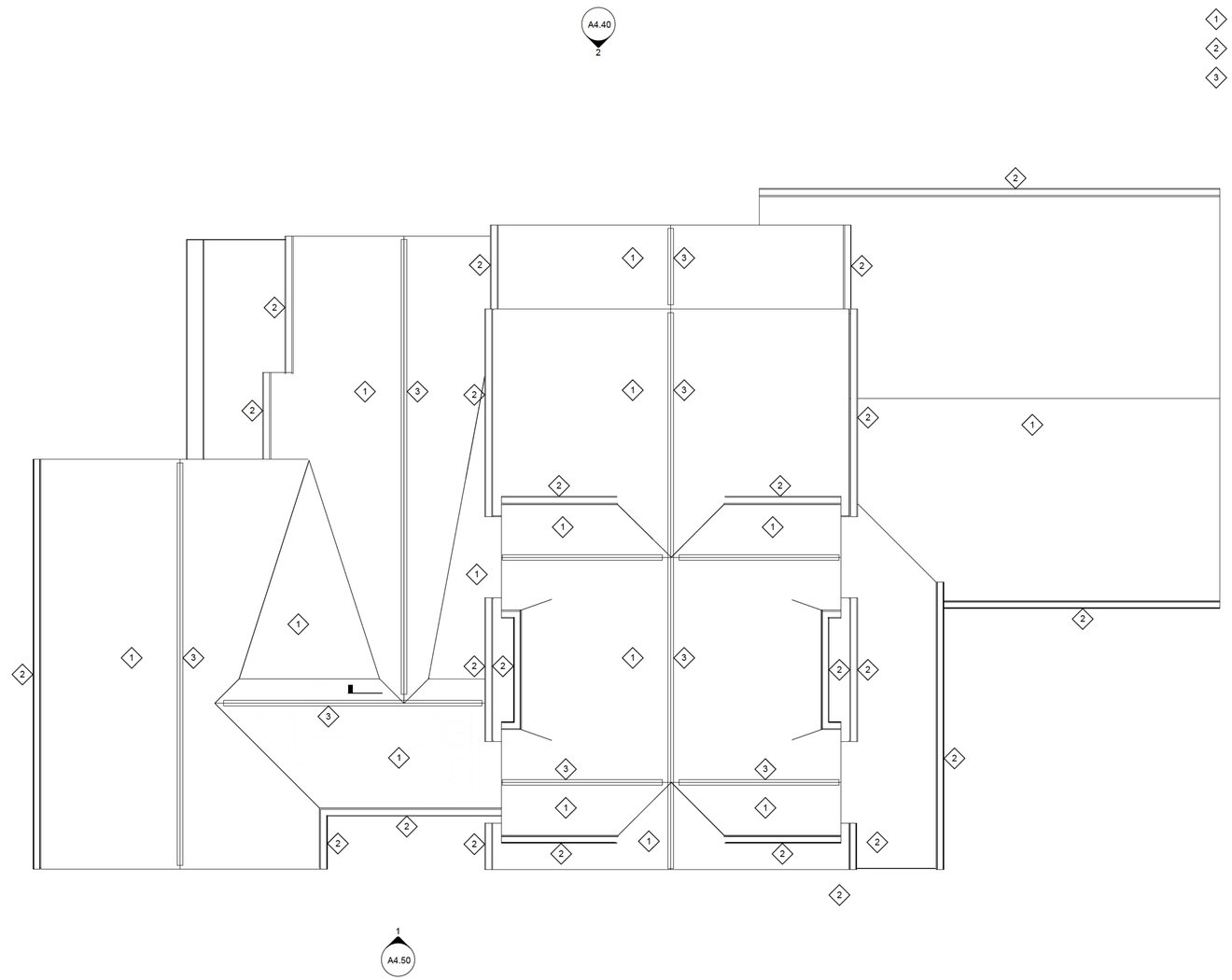
Drawn By: JCF

SHEET NO.

A1.14

ROOF KEY NOTES

1. DIMENSIONAL ASPHALT SHINGLES
2. NEW PREFINISHED ALUM GUTTER AND DWN SPOUT
3. NEW CONT RIDGE VENT



1 A2.00 Roof Plan

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

NORTH

JFA

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Architecture

301 Heidel Road
Thiensville, WI 53092
ph. 414 - 234 - 0299

RENOVATION FOR

ELIZABETH (BIZ) CASMER

8566 NORTH REGENT
FOX POINT, WI

AUTHORIZATION SIGNATURE

SIGNATURE: DATE:

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SHEET TITLE

ROOF PLAN

REVISIONS

PROJECT DATA

Date:	8-2-2024
Job No:	24101
Drawn By:	JCF

SHEET NO.

A2.00

BUILDING BOARD REVIEW

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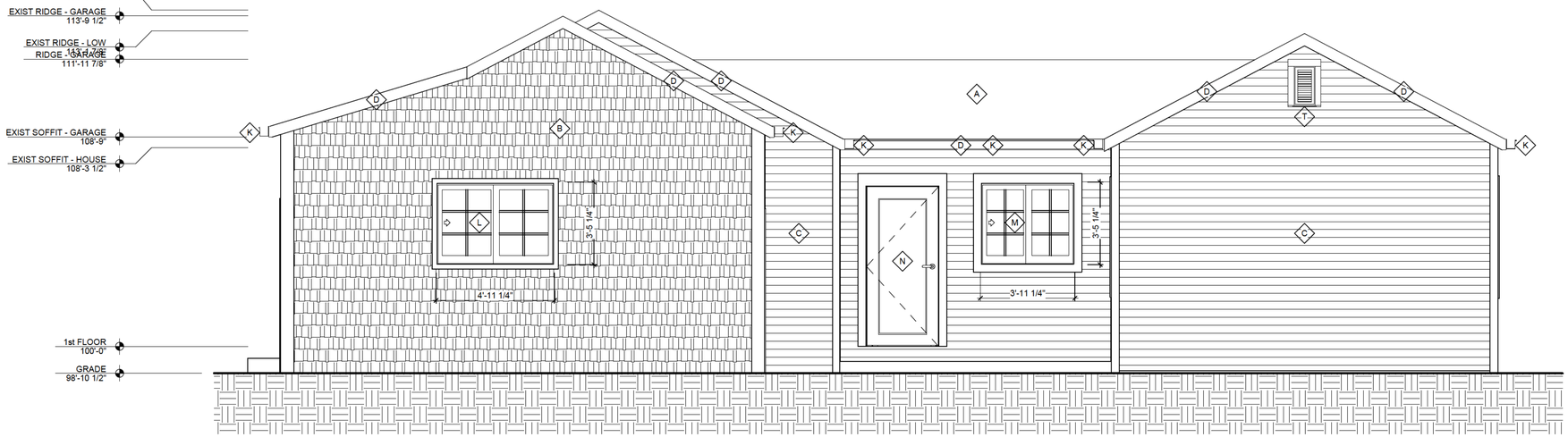
Plot Date: 8/1/2024 4:03:07 PM

1 A4.00 WEST ELEVATION - EXISTING

SCALE: 3/8" = 1'-0"



2 A4.00 SOUTH ELEVATION - EXISTING

SCALE: 3/8" = 1'-0"

EXISTING CONDITIONS NOTES

- A EXISTING THREE TAB ASPHALT SHINGLES
- B EXISTING SHAKE STYLE SIDING WITH 8" EXPOSURE
- C EXISTING HORIZONTAL LAP SIDING WITH 10" EXPOSURE
- D EXISTING PREFINISHED ALUMINUM FASCIA
- E EXISTING DOUBLE HUNG WINDOW - 2'-5 5/8" x 5'-4 7/8"
- F EXISTING SHUTTERS
- G EXISTING ENTRY DOOR - 2'-8" x 6'-8"
- H EXISTING GARAGE DOOR - 7'-0" x 8'-0"
- J EXISTING MASONRY CH MNEY
- K EXISTING PREFINISHED ALUMINUM GUTTER
- L EXISTING SLIDE BY WINDOWS - 4'-11 1/4" x 3'-5 1/4"
- M EXISTING SLIDE BY WINDOWS - 3'-11 1/4" x 3'-5 1/4"
- N EXISTING ENTRY DOOR - 3'-0" x 6'-8"
- O EXISTING DOUBLE HUNG WINDOW - 1'-9 5/8" x 4'-4 7/8"
- P EXISTING PICTURE WINDOW - 3'-5 5/8" x 4'-4 7/8"
- Q EXISTING DOUBLE HUNG WINDOW - 2'-11 5/8" x 4'-4 7/8"
- R EXISTING ENTRY DOOR - 2'-6" x 6'-8"
- S EXISTING DOUBLE HUNG WINDOW - 1'-9 5/8" x 4'-8 7/8"
- T EXISTING GABEL END VENT

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RENOVATION FOR ELIZABETH (BIZ) CASMER

8566 NORTH REGENT
FOX POINT, WI

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SHEET TITLE

EXTERIOR ELEVATIONS - EXISTING

REVISIONS

PROJECT DATA

Date: 8-2-2024

Job No: 24101

Drawn By: Author

SHEET NO.

A4.00

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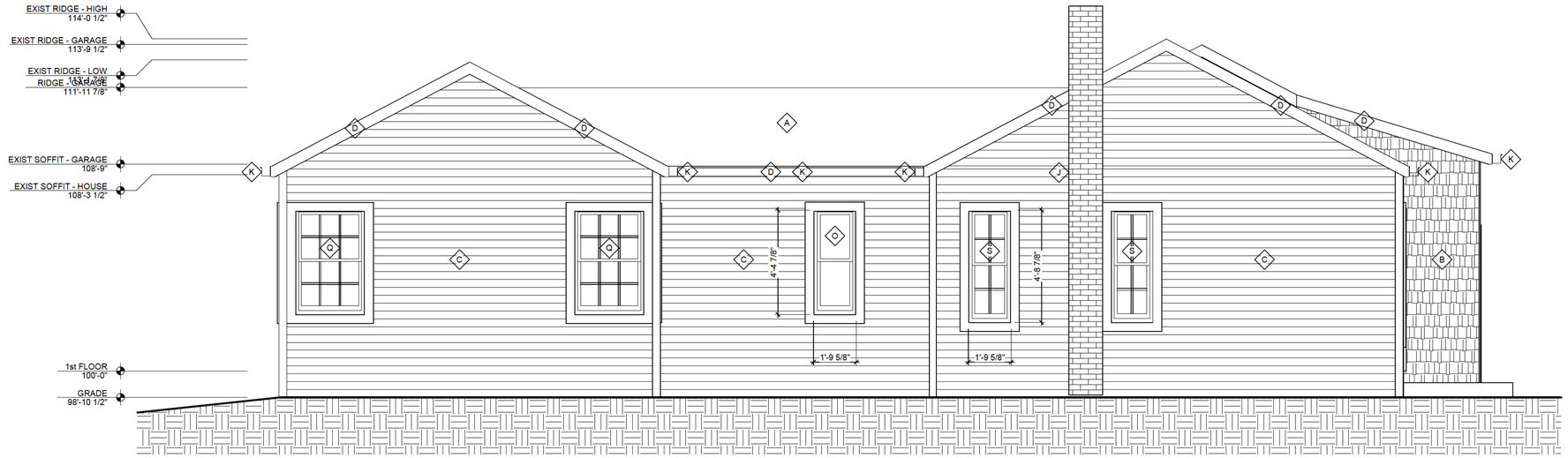
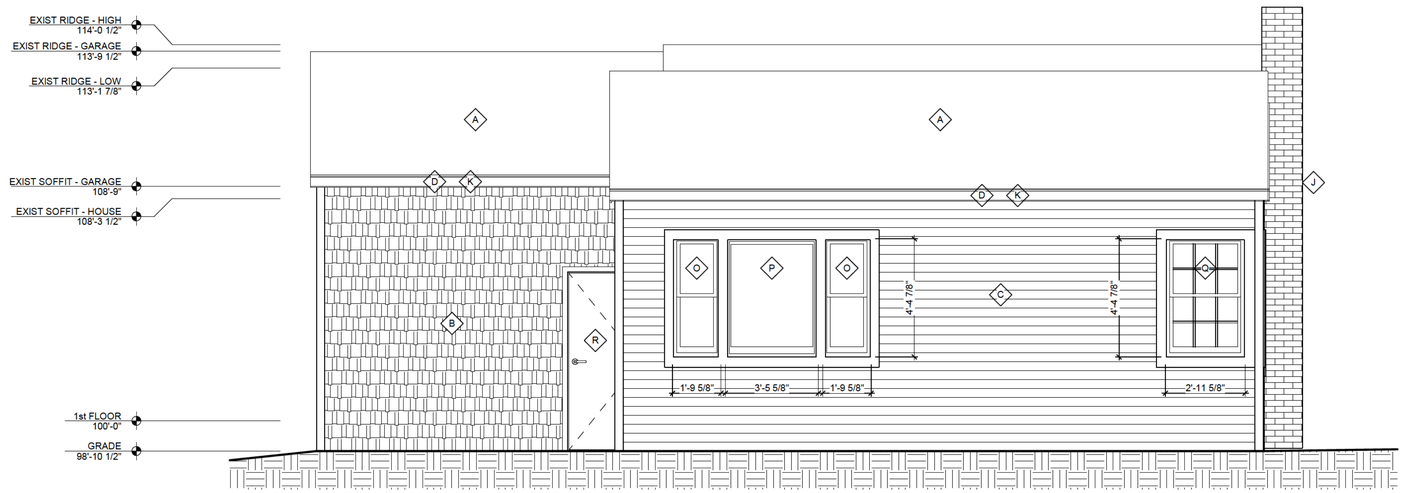


1 A4.10 NORTH ELEVATION - EXISTING

SCALE: 3/8" = 1'-0"



2 A4.10 EAST ELEVATION - EXISTING

SCALE: 3/8" = 1'-0"

EXISTING CONDITIONS NOTES

- A EXISTING THREE TAB ASPHALT SHINGLES
- B EXISTING SHAKE STYLE SIDING WITH 8" EXPOSURE
- C EXISTING HORIZONTAL LAP SIDING WITH 10" EXPOSURE
- D EXISTING PREFINISHED ALUMINUM FASCIA
- E EXISTING DOUBLE HUNG WINDOW - 2'-5 5/8" x 5'-4 7/8"
- F EXISTING SHUTTERS
- G EXISTING ENTRY DOOR - 2'-8" x 6'-8"
- H EXISTING GARAGE DOOR - 7'-0" x 8'-0"
- J EXISTING MASONRY CHIMNEY
- K EXISTING PREFINISHED ALUMINUM GUTTER
- L EXISTING SLIDE BY WINDOWS - 4'-11 1/4" x 3'-5 1/4"
- M EXISTING SLIDE BY WINDOWS - 3'-11 1/4" x 3'-5 1/4"
- N EXISTING ENTRY DOOR - 3'-0" x 6'-8"
- O EXISTING DOUBLE HUNG WINDOW - 1'-9 5/8" x 4'-4 7/8"
- P EXISTING PICTURE WINDOW - 3'-5 5/8" x 4'-4 7/8"
- Q EXISTING DOUBLE HUNG WINDOW - 2'-11 5/8" x 4'-4 7/8"
- R EXISTING ENTRY DOOR - 2'-6" x 6'-8"
- S EXISTING DOUBLE HUNG WINDOW - 1'-9 5/8" x 4'-8 7/8"
- T EXISTING GABEL END VENT

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RENOVATION FOR ELIZABETH (BIZ) CASMER

8566 NORTH REGENT
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EXTERIOR ELEVATIONS - EXISTING

REVISIONS

PROJECT DATA

Date: 8-2-2024

Job No: 24101

Drawn By: Author

SHEET NO.

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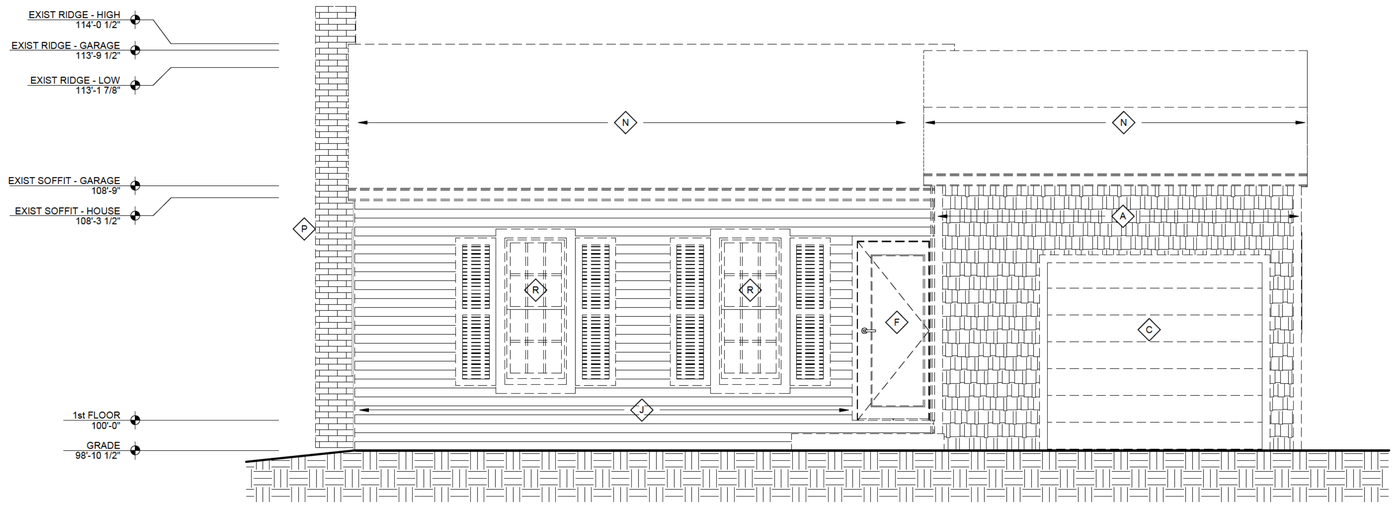
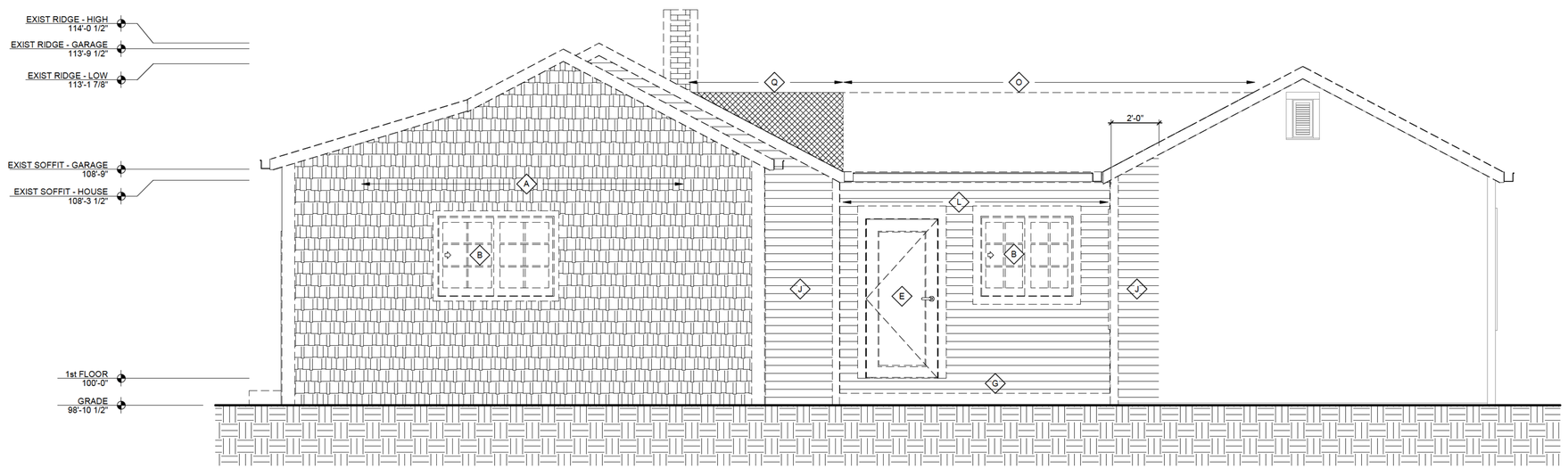


1 A4.20 WEST ELEVATION - DEMOLITION

SCALE: 3/8" = 1'-0"



2 A4.20 SOUTH ELEVATION - DEMOLITION

SCALE: 3/8" = 1'-0"

DEMOLITION NOTES

- A — REMOVE WALL, FOUNDATION AND FOOTING BELOW
- B — REMOVE WINDOW
- C — REMOVE OVERHAED GARAGE DOOR
- D — REMOVE WALL
- E — REMOVE DOOR AND FRAME
- F — REMOVE FRONT PORCH
- G — REMOVE WOOD DECK COMPLETELY
- H — REMOVE DOOR AND FRAME. INFILL OPENING AND MAKE WEATHER TIGHT UNTIL FINAL VENEER IS INSTALLED
- J — REMOVE EXTERIOR VENEER ON THIS AREA. MAKE WALL WEATHER TIGHT UNTIL FINAL VENEER IS INSTALLED
- K — REMOVE WINDOW AND PREP OPENING FOR NEW DOOR THIS LOCATION
- L — REMOVE WALL COMPLETELY THIS AREA. PROVIDE TEMPORARY SHORING FOR ROOF AS NEEDED; MAKE WEATHER TIGHT
- M — REMOVE SOFFIT
- N — REMOVE ROOF AND FRAMING, FASCIA AND GUTTERS THIS AREA
- O — REMOVE SHINGLE ROOF TO DECK, FASCIA AND GUTTER
- P — REMOVE MASONSRY CHIMNEY TO GRADE
- Q — REMOVE ROOF AND FRAMING THIS AREA AND PREP FOR NEW SECOND FLOOR WALLS
- R — REMOVE WINDOW AND SHUTTERS

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RENOVATION FOR
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FOX POINT, WI

BUILDING BOARD REVIEW

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SHEET TITLE

EXTERIOR ELEVATIONS - DEMOLITION

REVISIONS

PROJECT DATA

Date: 8-2-2024

Job No: 24101

Drawn By: Author

SHEET NO.

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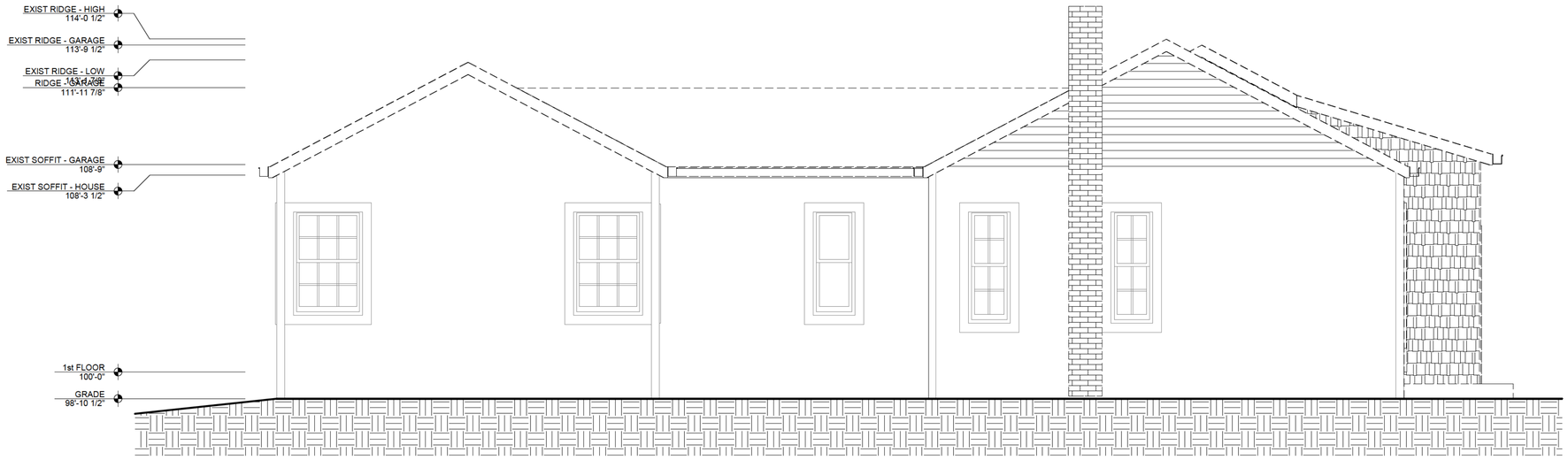
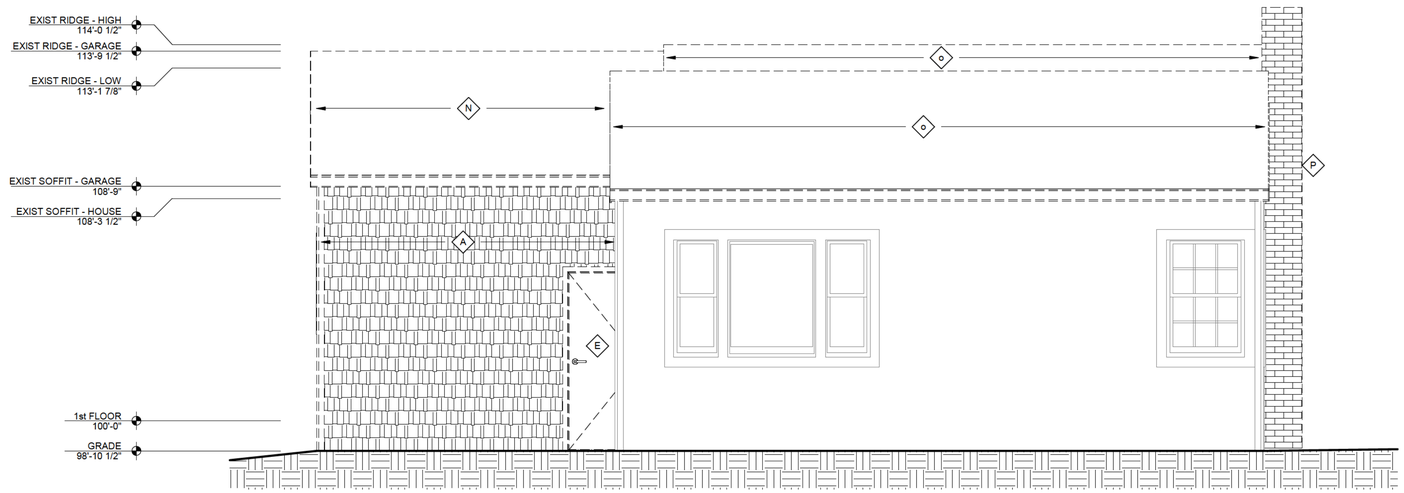


1 A4.30 NORTH ELEVATION - DEMOLITION

SCALE: 3/8" = 1'-0"



2 A4.30 EAST ELEVATION - DEMOLITION

SCALE: 3/8" = 1'-0"

DEMOLITION NOTES

- A — REMOVE WALL, FOUNDATION AND FOOTING BELOW
- B — REMOVE WINDOW
- C — REMOVE OVERHAED GARAGE DOOR
- D — REMOVE WALL
- E — REMOVE DOOR AND FRAME
- F — REMOVE FRONT PORCH
- G — REMOVE WOOD DECK COMPLETELY
- H — REMOVE DOOR AND FRAME. INFILL OPENING AND MAKE WEATHER TIGHT UNTIL FINAL VENEER IS INSTALLED
- J — REMOVE EXTERIOR VENEER ON THIS AREA. MAKE WALL WEATHER TIGHT UNTIL FINAL VENEER IS INSTALLED
- K — REMOVE WINDOW AND PREP OPENING FOR NEW DOOR THIS LOCATION
- L — REMOVE WALL COMPLETELY THIS AREA. PROVIDE TEMPORARY SHORING FOR ROOF AS NEEDED; MAKE WEATHER TIGHT
- M — REMOVE SOFFIT
- N — REMOVE ROOF AND FRAMING, FASCIA AND GUTTERS THIS AREA
- O — REMOVE SHINGLE ROOF TO DECK, FASCIA AND GUTTER
- P — REMOVE MASONSRY CH MNEY TO GRADE
- Q — REMOVE ROOF AND FRAMING THIS AREA AND PREP FOR NEW SECOND FLOOR WALLS
- R — REMOVE WINDOW AND SHUTTERS

BUILDING BOARD REVIEW

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RENOVATION FOR

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EXTERIOR ELEVATIONS - DEMOLITION

REVISIONS

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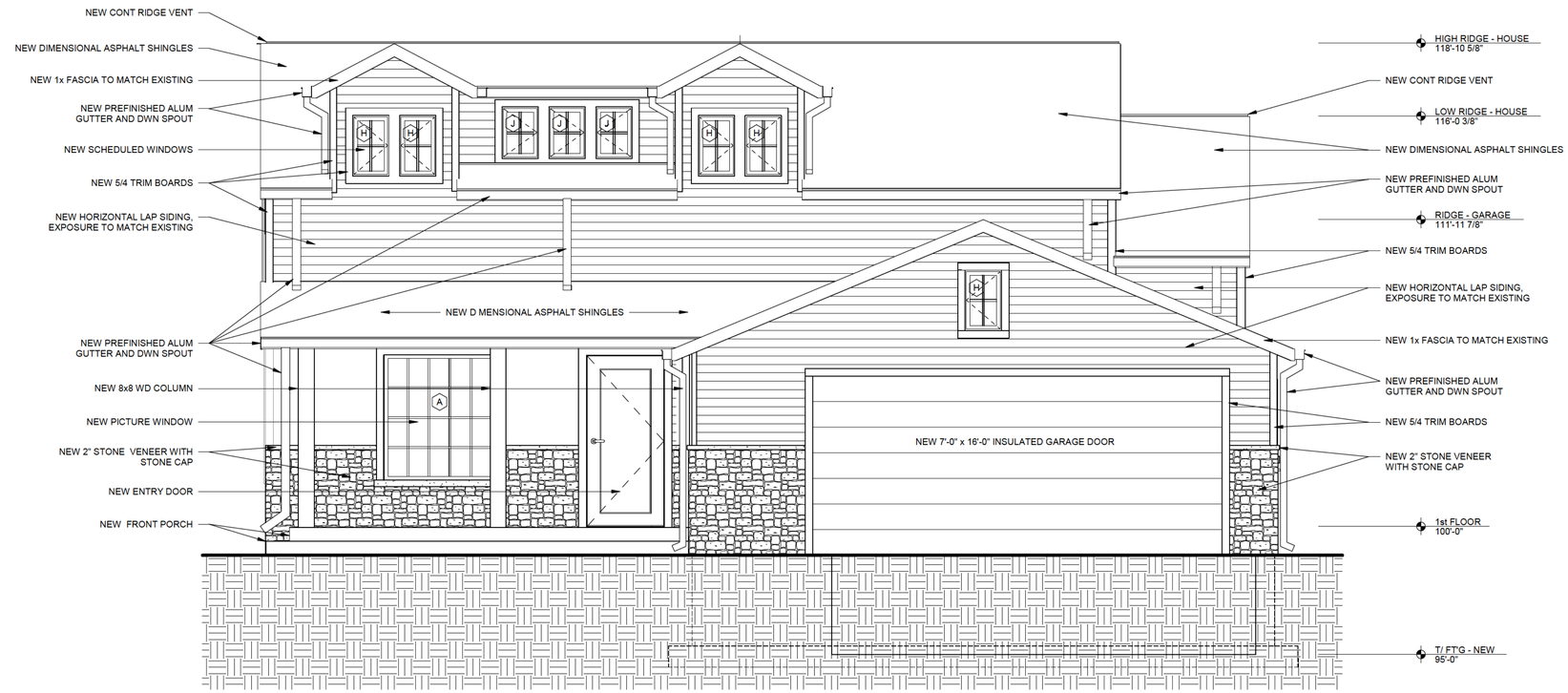
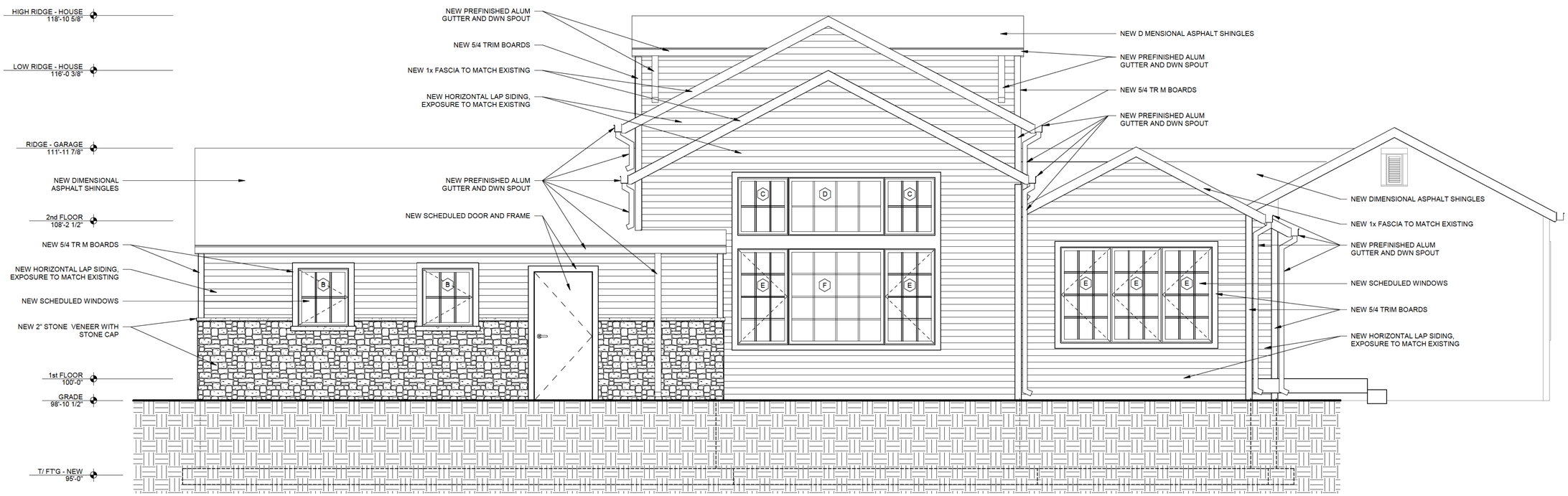


1 A4.40 **WEST ELEVATION - NEW**

SCALE: 3/8" = 1'-0"

WINDOW SCHEDULE				
MARK	QTY	ROUGH OPENING HEIGHT	ROUGH OPENING WIDTH	REMARKS
A	1	5'-0 3/8"	4'-5 5/16"	Vinyl-clad wood picture window
B	2	3'-0 7/16"	2'-8"	ANDERSON 400 SERIES VINYL CLAD CASEMENT WINDOW
C	2	3'-0 7/16"	2'-8"	ANDERSON 400 SERIES VINYL CLAD CASEMENT WINDOW
D	1	3'-0 7/16"	5'-0 3/8"	ANDERSON 400 SERIES VINYL CLAD PICTURE WINDOW
E	5	5'-0 3/8"	2'-8"	ANDERSON 400 SERIES VINYL CLAD CASEMENT WINDOW
F	1	5'-0 3/8"	5'-0 3/8"	ANDERSON 400 SERIES VINYL CLAD PICTURE WINDOW
G	1	3'-0 7/16"	1'-9"	ANDERSON 400 SERIES VINYL CLAD CASEMENT WINDOW
H	9	2'-4 7/8"	1'-5 1/2"	ANDERSON 400 SERIES VINYL CLAD CASEMENT WINDOW
J	6	2'-0 5/8"	1'-5 1/2"	ANDERSON 400 SERIES VINYL CLAD CASEMENT WINDOW
K	2	3'-5 5/16"	2'-0 5/8"	ANDERSON 400 SERIES VINYL CLAD CASEMENT WINDOW



2 A4.40 **SOUTH ELEVATION - NEW**

SCALE: 3/8" = 1'-0"

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EXTERIOR ELEVATIONS - NEW

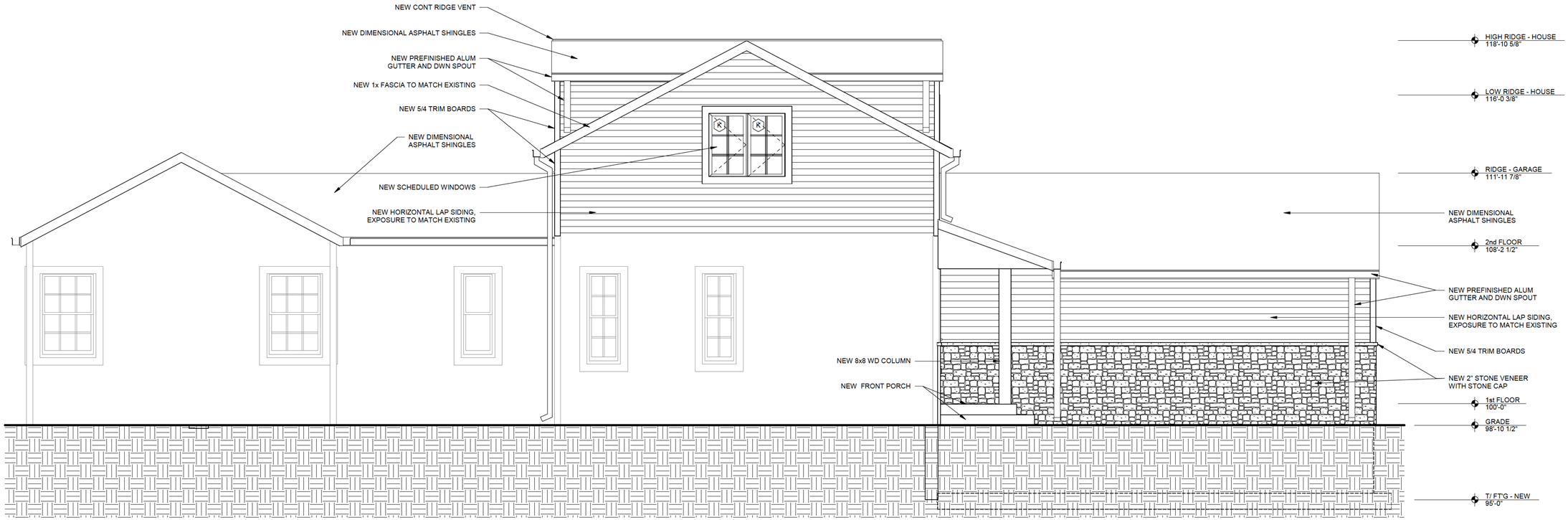
REVISIONS

PROJECT DATA

Date:	8-2-2024
Job No:	24101
Drawn By:	JCF

SHEET NO.

A4.40



1 A4.50 NORTH ELEVATION - NEW

SCALE: 3/8" = 1'-0"

2 A4.50 EAST ELEVATION - NEW

SCALE: 3/8" = 1'-0"

WINDOW SCHEDULE

MARK	QTY	ROUGH OPENING HEIGHT	ROUGH OPENING WIDTH	REMARKS
A	1	5'-0 3/8"	4'-5 5/16"	Vinyl-clad wood picture window
B	2	3'-0 7/16"	2'-8"	ANDERSON 400 SERIES VINYL CLAD CASEMENT WINDOW
C	2	3'-0 7/16"	2'-8"	ANDERSON 400 SERIES VINYL CLAD CASEMENT WINDOW
D	1	3'-0 7/16"	5'-0 3/8"	ANDERSON 400 SERIES VINYL CLAD PICTURE WINDOW
E	5	5'-0 3/8"	2'-8"	ANDERSON 400 SERIES VINYL CLAD CASEMENT WINDOW
F	1	5'-0 3/8"	5'-0 3/8"	ANDERSON 400 SERIES VINYL CLAD PICTURE WINDOW
G	1	3'-0 7/16"	1'-9"	ANDERSON 400 SERIES VINYL CLAD CASEMENT WINDOW
H	9	2'-4 7/8"	1'-5 1/2"	ANDERSON 400 SERIES VINYL CLAD CASEMENT WINDOW
J	6	2'-0 5/8"	1'-5 1/2"	ANDERSON 400 SERIES VINYL CLAD CASEMENT WINDOW
K	2	3'-5 5/16"	2'-0 5/8"	ANDERSON 400 SERIES VINYL CLAD CASEMENT WINDOW

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EXTERIOR ELEVATIONS - NEW

REVISIONS

PROJECT DATA

Date: 8-2-2024

Job No: 24101

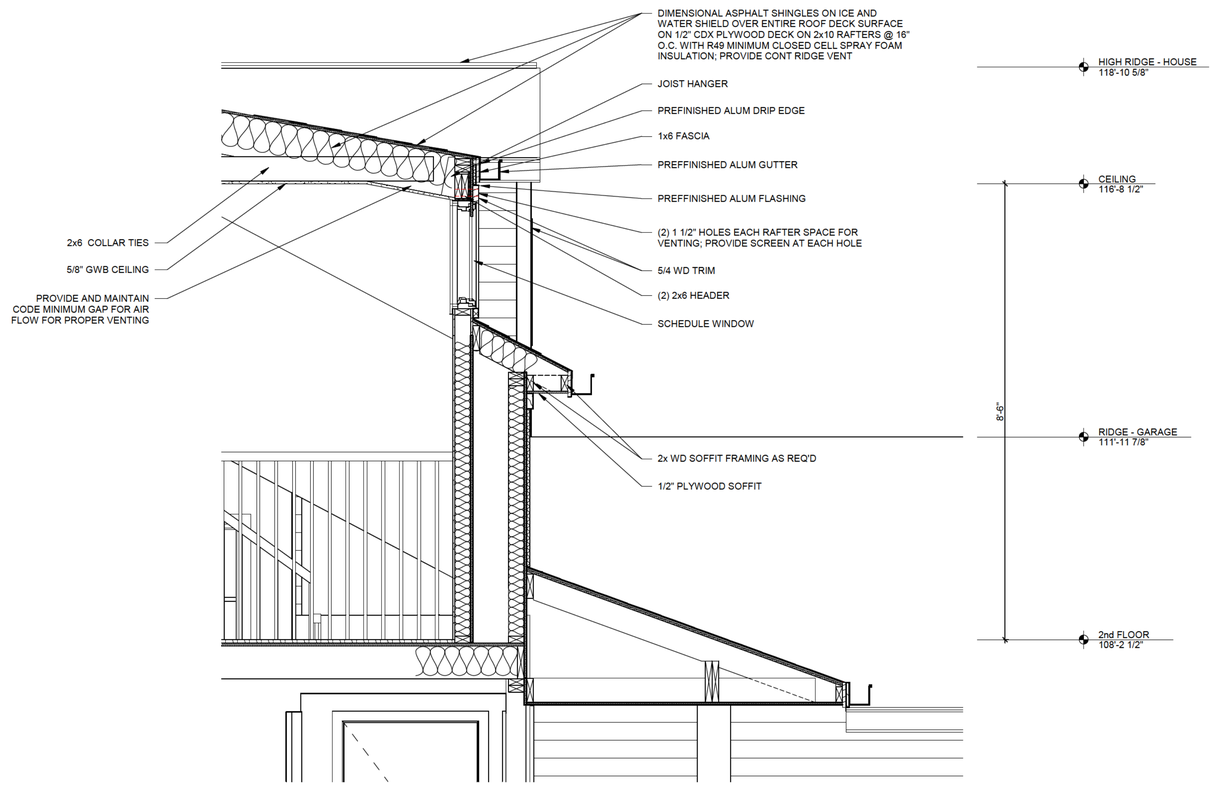
Drawn By: JCF

SHEET NO.

A4.50

1 A5.00 CROSS SECTION

SCALE: 3/8" = 1'-0"



2 A5.00 WALL SECTION

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

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DATE:

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SHEET TITLE

BUILDING CROSS SECTIONS

REVISIONS

PROJECT DATA

Date:	8-2-2024
Job No:	24101
Drawn By:	JCF

SHEET NO.

A5.00

BUILDING BOARD REVIEW

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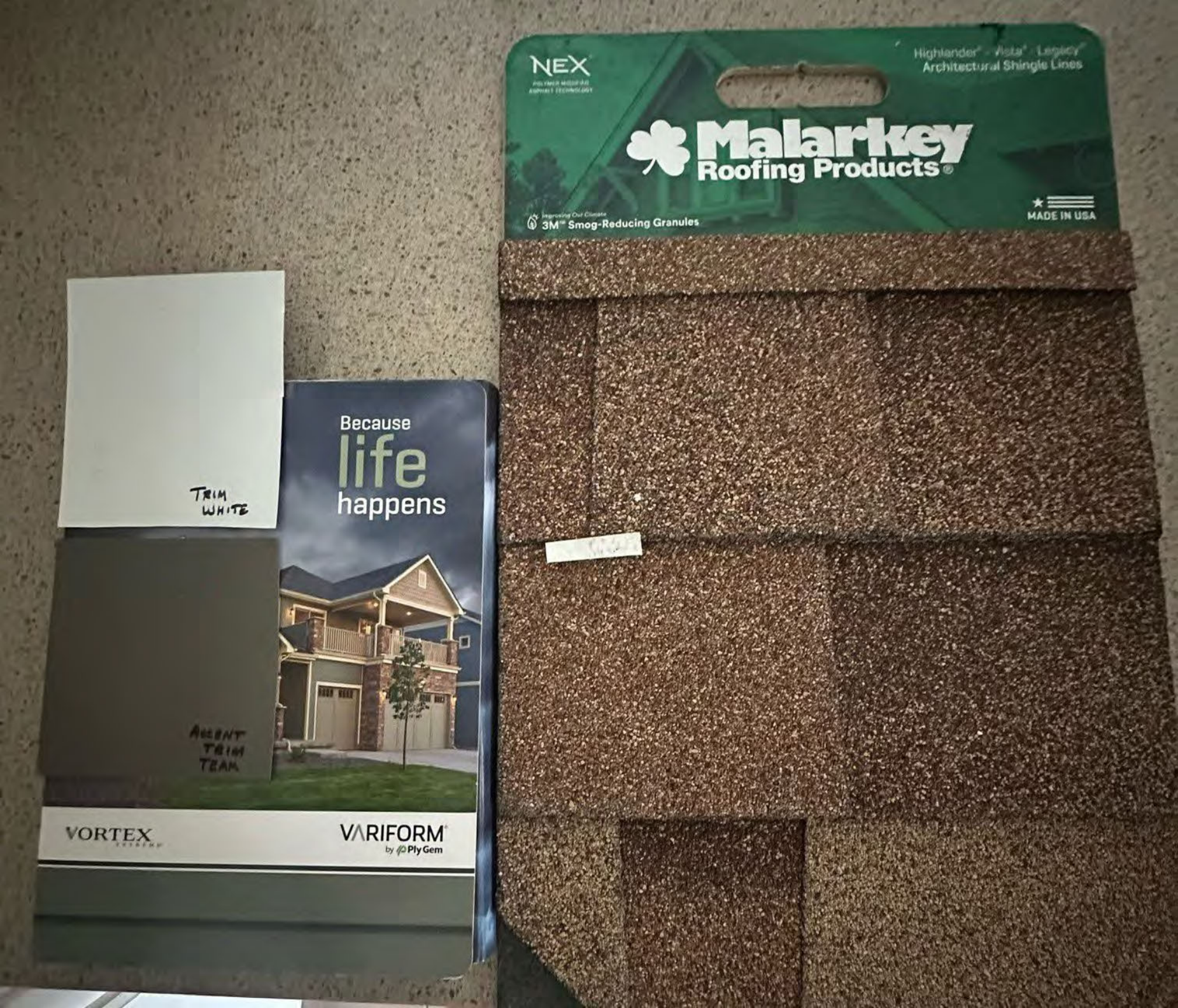
Plot Date: 8/1/2024 4:03:13 PM

NEX
Highlander Vista Legacy
Architectural Shingle Lines
Malarkey
Roofing Products
MADE IN USA
3M Smog-Reducing Granules
TRIM
WHITE
SIDING IS IDENTICAL
TO EXISTING SIDING
D 4.5 DL
DOUBLE PANEL
4.5" CLAPBOARD
DUTCHLAP
Because
life
happens
VORTEX
VARIFORM
by PlyGem


NEX
Highlander® · Vista® · Legacy®
Architectural Shingle Lines
Malarkey
Roofing Products®
Improving Our Climate
3M™ Smog-Reducing Granules
MADE IN USA
TRIM
WHITE
Because
life
happens
ACCENT
TRIM
TEAL
VORTEX
VARIFORM
by PlyGem

This sash uses Roller-Tilt™ Constant Force Balance System
Block & Tackle or Constant Force Balance System
This sash uses Compound Tension™ Balance System
Decorative Bevel
ENDURE
WINDOWS
STUNNING ENERGY EFFICIENCY
provia.com
ENERGY STAR® certified versions of this product are available. Ask your salesperson for details.
ASK ABOUT ENERGY STAR