

NOTICE OF MEETING
VILLAGE OF FOX POINT
BUILDING BOARD

NOTE: THIS MEETING WILL BE HELD
VIRTUALLY ONLY VIA WEBINAR.
NO IN-PERSON ATTENDANCE HELD

Wednesday
November 13, 2024
5:00 P.M.

Join Zoom Meeting

<https://us02web.zoom.us/j/88158976802>

Meeting ID: 881 5897 6802

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 October 9, 2024 Building Board meeting.
3. Svapna Sabnis, 308 E Green Tree Rd, proposed roof mounted solar.
4. Andrea Cataldo, 7451 N Beach Ct Rd, proposed new windows & patio door.
5. Nic Ehr, 7922 N Port Wash Rd, proposed egress renovation.
6. Joseph Tate, 6807 N Lake Dr, proposed 4 season room addition.
7. Mandel Group, 7700 N Port Washington Rd, proposed freestanding sign.
8. Erik Ortega, 7620 N Fairchild Rd, proposed addition.
9. Valerie Sabatino, 6741 N Holly Ct, proposed addition & storage shed.
10. Adjourn.

Posted and Published: November 7, 2024

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, October 9, 2024, at 5:00 pm. Those present included:

Justin Racinowski
William Feldman
Sharon Celek-absent
Lucille Sells-absent
Brian Tobiczky
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 Brian Tobiczky to approve the minutes of September 11. Motion was seconded by William Feldman. Motion Caried.

AGENDA

1. **Kathy Sullivan, 413 E Dean Rd, proposed detached garage.** It was the consensus of the Building Board to approve as submitted.
2. **Linda Tredupp, 8025 N Whitney Rd, proposed resubmittal of deck.** It was the consensus of the Building Board to approve as submitted.
3. **Jody Jostworth, 7865 N Lake Dr, proposed siding.** It was the consensus of the Building Board to approve as submitted.
4. **Lars Gulbrandsen, 414 E Daphne Rd, proposed dormer additions.** It was the consensus of the Building Board to approve as submitted.
5. **Anthony Klenke, 8313 N Links Way, proposed addition.** It was the consensus of the Building Board to approve as submitted, subject to resolving the conflict of the windows and the top of the porch roof.

ADJOURN

Motion to adjourn Building Board was made by William Feldman. Motion seconded by Brian Tobiczky. Motion Caried. Building Board adjourned at 6:40 pm.

Respectfully Submitted,



Michael Rakow
Building Inspector
Village of Fox Point



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

Permit Number:

B-_____

OFFICE USE ONLY
Issued Date
Zoning

BUILDING PERMIT

Job Address 308 E Green Tree Rd, Fox Point, WI, 53217	Building Type: Residential ☒ Commercial ☐
Description of Work	
5,74kWdc solar array roof mounted.	
Estimated Cost of Project \$21,627	

Owner/Occupant Svapna Sabnis	
Business Name	Contact Name Svapna Sabnis
Address 308 E Green Tree Rd, Fox Point, WI, 53217	City/State/Zip Fox Point, WI, 53217
Phone 414-339-9566	Email svapnasabnis@gmail.com

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

Contractor	
Company Name Arch Solar	Contact Name Kevin Staron
Address 1237 N Pilgrim Rd	City/State/Zip Plymouth, WI 53073
Phone 920-838-2973	Email kstaron@archsolar.com
Dwelling Contractor # 072-200-761	Dwelling Contractor Qualifier # 122-201-337

Square Footage Under Construction				
1 st Floor	2 nd Floor	Roof - 290	Basement	Addition
				Garage

Description	Rate	Amount
Project - Per \$1,000 of estimated cost	\$10.00	216.27
Building Board	\$75.00	75.00
Footing early start - \$230.00 one and two family; \$305.00 commercial		
Plan Review - \$275.00 one and two family; New Single Family Construction \$330.00 plus \$30.00/unit commercial		
State Seal	\$75.00	
Razing, Interior Demolition \$925.00 max/bld	\$95.00 minimum plus	\$0.13/sqft
Moving buildings	\$250.00 plus	\$0.13/sqft
Fuel tanks - Per 1,000 gallons		\$25.00
Re-inspection		\$100.00
Work started without permit		Double
	Minimum Fee	\$70.00
Payable to: Village of Fox Point		Total Permit Fee \$291.27

Applicant Signature Kevin Staron Date 10/2/2024

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

414-351-8900

Receipt No: 1.060768

Oct 7, 2024

308 E GREEN TREE

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PERMIT	291.27
24-44460 BUILDING PERMIT	
LICENSES & PERMITS - ELECTRICAL PERMIT	5.00
24-44430 ELECTRICAL PERMIT	
Total:	296.27
CHECK	296.27
Check No: 2690	
Payor: ARCH SOLAR	
Total Applied:	296.27
Change Tendered:	.00

10/07/2024 10:33 AM

Equipment Location:

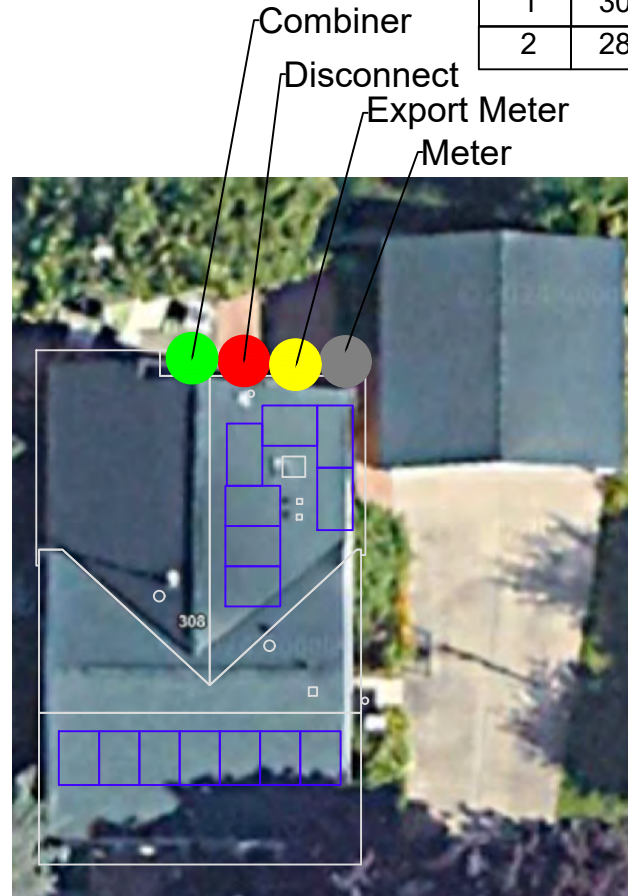
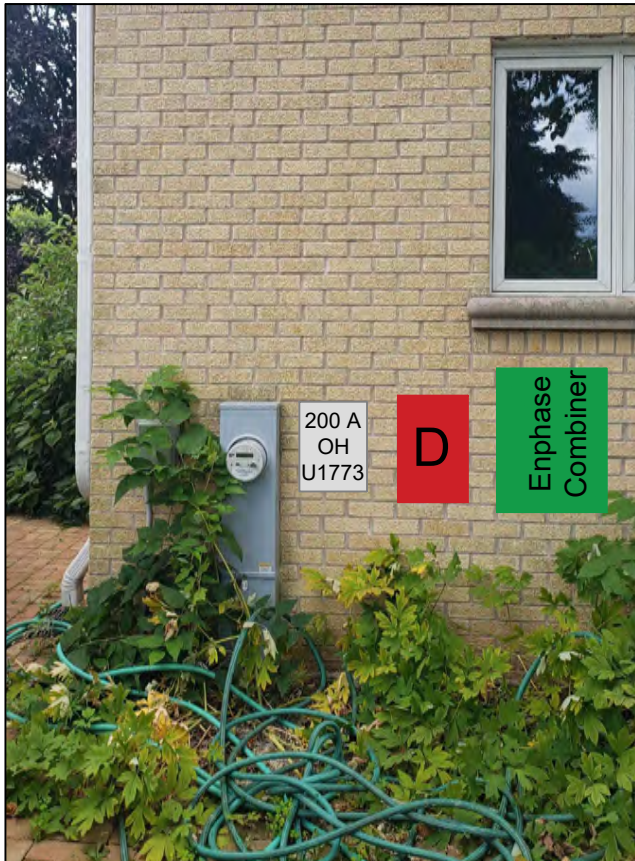
Revenue meter is located outside the North side of the House.
Export meter will be located next to revenue meter.
Combiner and Disconnect will be adjacent to meters.

Array #	Array Pitch	True Azim.	Mag. Azim.	PV SqFt
1	30°	180°	183°	145
2	28°	90°	93°	145

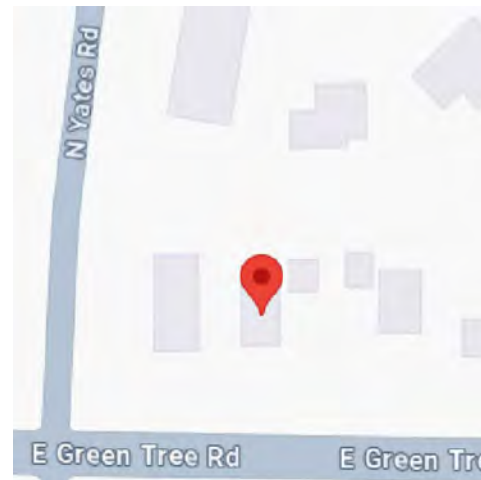


1237 Pilgrim Road
Plymouth WI, 53073

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



Main Panel Located in basement.



Sabnis - 5.74 kWdc,
4.41 kWac, Fox Point, WI

Customer: Svapna Sabnis
Address: 308 E Green Tree Rd
City: Fox Point
State: WI
Zip Code: 53217
Contact: Svapna Sabnis
Phone: (414) 339-9566
Email: svapnasabnis@gmail.com

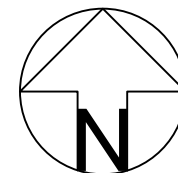
Project Number: 24R-173
System Size: 5.74 kWdc
Designer: 920.838.2973

Kevin Staron

Site Plan

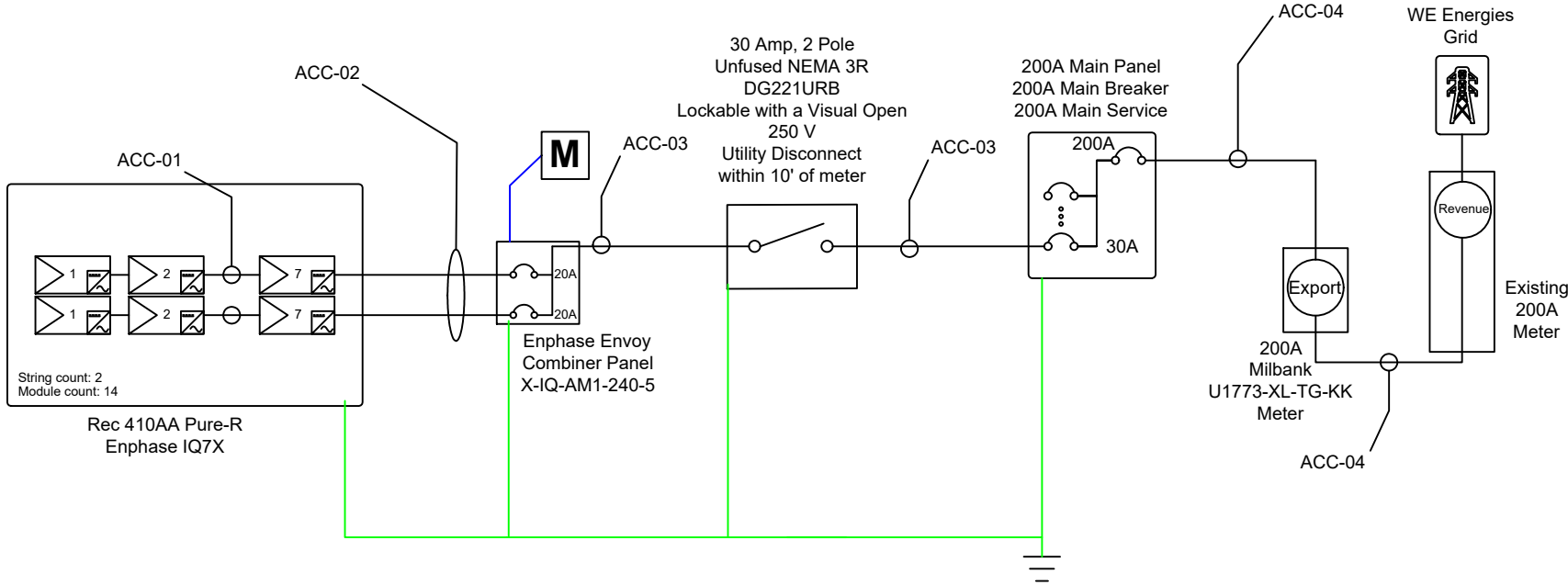
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Plot Plan: Scale - NTS





1237 Pilgrim Road
Plymouth WI, 53073
Phone: (920) 838-6610
www.archelec.com



Conductor Schedule									Conduit Schedule	
ID	Sets	Phase Quantity	Color & Size	Insulation	Material	Voltage Drop	Neutral	Ground	Size	Type
ACC-01	2	2	BR #12 AWG	Trunk Cable	Cu	0.95%	-	#10 THWN Cu	-	-
ACC-02	1	2	BR #10 AWG	THWN	Cu	0.20%	-	#10 THWN Cu	3/4"	EMT
ACC-03	1	2	BR #10 AWG	THWN	Cu	0.05%	#10 THWN Cu	#10 THWN Cu	3/4"	EMT
ACC-04	1	2	BR #3/0 AWG	THWN	Cu	0.05%	#3/0 THWN Cu	-	1 1/2"	EMT

Module Specifications	
Rec Solar 410AA Pure-R (QTY:14)	
STC Rating	410 W
Vmp	42.7 V
Imp	9.61 A
Voc	49.0 V
Isc	10.35 A

Array Specifications (5.04 kWdc Total)	
2 Strings of 7 Modules	
Max DC Power Rating	2.87 kW
Operating AC Voltage	240 V
Operating AC Current	9.17 A
Max AC System Voltage	240 V
AC Short Circuit Current	20 A

Inverter Specifications	
Enphase IQ7X	
Max AC Power Rating	315W / 4.41 kWac Total
Max DC Input Voltage	79.5 V
Max DC Input Current	25 A
Nominal AC Operating Voltage	240 V
Max AC Operating Current	1.31A Each / 18.34 A Total

Customer: Svapna Sabnis
Address: 308 E Green Tree Rd
City: Fox Point
State: WI
Zip Code: 53217
Contact: Svapna Sabnis
Phone: (414) 339-9566
Email: svapnasabnis@gmail.com

Project Number: 24R-173
System Size: 5.74 kWdc
Designer: Kevin Staron

One Line Diagram

Revision: 2
Date: 9.4.2024

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Sabnis - 5.74 kWdc,
4.41 kWac, Fox Point, WI



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.



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



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.*



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

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

To learn more about Enphase offering, visit [Enphase.com](https://enphase.com)

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.)

IQ7X Microinverters

INPUT DATA (DC)		UNITS	I07X-96-2-US	
Commonly used module pairings¹		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	25	
Overvoltage class DC port		—	II	
DC port backfeed current		mA	0	
PV array configuration		—	1 × 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	I07X-96-2-US@240 VAC	I07X-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 voltage²		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 circuit³		—	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 (lb)	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 3 rd 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-00208-3.0	March 2024	Updated maximum module I_{sc} value to 25 A.
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.		

STRUCTURAL CERTIFICATION REPORT*Roof-mounted Solar Panels*

October 02, 2024

To: Arch Solar
1237 Pilgrim Road
Plymouth, WI 53073

Re: Svapna Sabnis
308 E Green Tree 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: $p_{rf} = 20.79$ psf | Sloped Roof: $p_s = 13.86$ 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	7	2x6 Rafter 16" o.c.	Asphalt Shingles	30°
Array 2	7	2x6 Rafter 16" o.c.	Asphalt Shingles	30°

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"

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

Regards,



10/02/2024

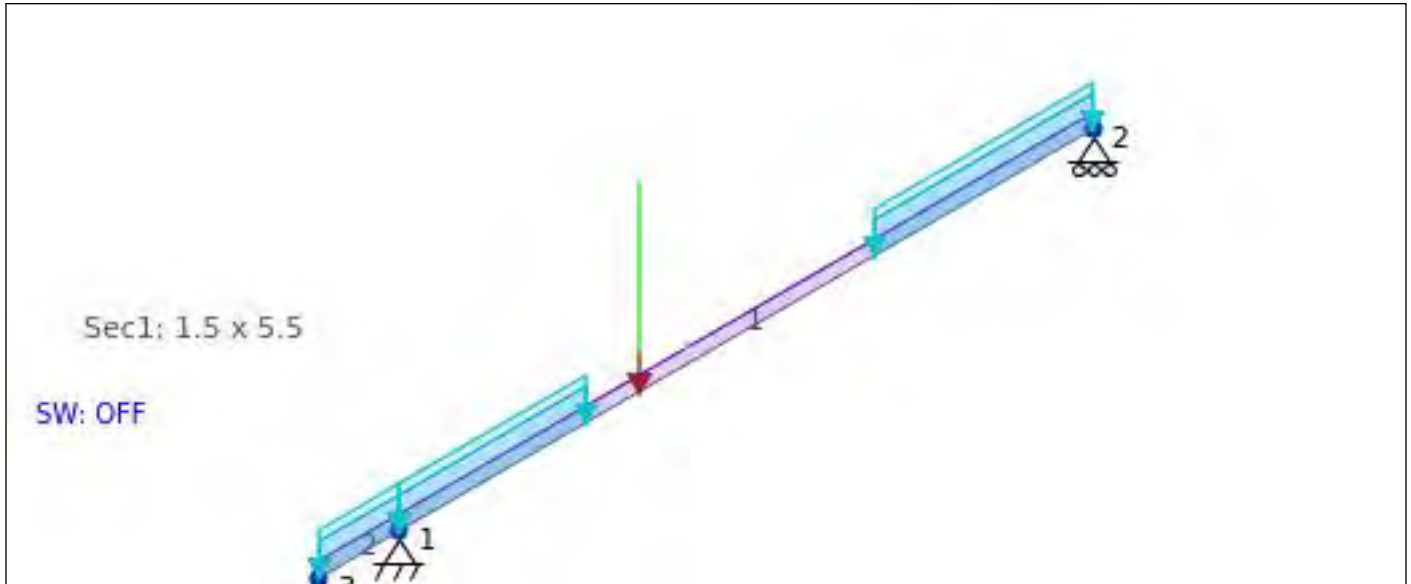
Robert D. Smythe, P.E.
Right Angle Engineering

Job Details

Roof Snow Load - ASCE 7-16		Design Criteria	
Ground Snow Load (p_g) <i>Section 7.2</i>	30.0 psf	Wind Speed (V_{ult}) <i>Local Design Criteria</i>	106.0mph
Exposure Factor (C_e) <i>Table 7.3-1</i>	0.9	Exposure Category	C
Thermal Factor (C_t) <i>Table 7.3-2</i>	1.1	Risk Category	2
Importance Factor (I_s) <i>Table 1.5-2</i>	1	Mean Roof Height	20 ft
Flat Roof Snow Load (p_f) <i>Equation 7.3-1</i>	20.79 psf	Roof Type	Gable Roof
Non-Slippery Surface Slope Factor (C_s) <i>Figure 7.4-1</i>	1	Building Type	Enclosed
Slippery Surface Slope Factor (C_s) <i>Figure 7.4-1</i>	0.67	Roof Live Load	
Roof Snow Load <i>Equation 7.4-1</i>	20.79 psf	Existing Roof Live Load <i>ASCE 7-16 Table 4.3-1</i>	20 psf
Reduced Snow Load (Slippery Surface) <i>Equation 7.4-1</i>	13.86 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		

¹Roof 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	13.0'
Roof Pitch	30°
Panel Quantity	7
Panel Array Area	151.45 ft ²
Panel Orientation	Portrait
Lag Screw Embedment	2.5"
Roof Attachment Type	Halo UltraGrip (HUG) (2) #14 Wood Screws
Shear Capacity <i>Ironridge testing</i>	368.0 lbs
Pullout Capacity <i>Ironridge testing</i>	1004.0 lbs
Velocity Pressure <i>Equation 26.10-1 ($K_z=0.9$, $K_{ht}=1$, $K_d=0.85$, $K_e=0.97$)</i>	21.5 psf

GCP Zones	1/2e/ 2r	2n/3r	3e
GC_p <i>Figure 30.3-(2A-5B)</i>	-1.46	-1.74	-2.15
Design Pressure Up [psf] <i>Equation 29.4-7 $\gamma_a=0.53$ $\gamma_E=1.0$,</i>	-16.8	-20.0	-24.7
Factored Design Pressure Up [psf] <i>ASD LC (.6D + .6W)</i>	-8.6	-10.6	-13.4
Exposed Design Pressure Up [psf] <i>$\gamma_a=0.53$ $\gamma_E=1.5$,</i>	-25.2	-29.9	-37.0
Design Pressure Down [psf]	16	16	16
Tributary Area [ft²]	44.3	44.3	44.3
Maximum Connection Spacing [in]	170	170	170
Maximum Rail Span [in]	48	48	48
Maximum Rail Cantilever [in]	16	16	16
Design Connection Spacing [in] <i>*Adjusted</i>	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	0.011	0.721	0.266	0.746	0.044	0.484	Pass
2	0.005	0.043	0.061	0.049	0.044	0.796	Pass

Member Design Capacity (LRFD)

Member ID	F _b ^I (ksi)	F _t ^I (ksi)	F _v ^I (ksi)	F _c ^I (ksi)	F _{cp} ^I (ksi)	E ^I (ksi)	E _{min} ^I (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	13.000	7.506
3	-1.500	-0.866

Members

ID	Node A	Node B	Section	Node A Fixity	Node B Fixity	Length
1	1	2	1	FFFFFF	FFFFFF	15.011
2	3	1	1	FFFFFF	FFFFFF	1.732

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 Mol	Z-Axis Mol	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	34.615%	-0.121
2	Solar	1	34.615%	-0.023

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%	26.923%	1	-0.021
5	Roof Live Load	68.603%	100.000%	1	-0.021
6	Snow Load	0.000%	100.000%	2	-0.028
7	Snow Load	0.000%	26.923%	1	-0.028
8	Snow Load	68.603%	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	-0.181 / 0.214	-0.314 / 0.371	0.000 / 0.000	0.000 / 0.000	0.000 / 0.000	-0.073 / 1.222
2	-0.049 / 0.000	-0.085 / 0.000	0.000 / 0.000	0.000 / 0.000	0.000 / 0.000	-0.073 / 0.000

Member Displacement Span Check

Member	Length	Max Relative Displacement	Span Method 1
1	15.011	0.483	L/372
2	1.732	0.183	L/113

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	-0.020 / 0.024	0.000 / 0.000	-0.052 / 0.062	-0.000 / -0.000	-0.098 / 1.630	-1.630 / 0.098
2	-0.005 / 0.000	0.000 / 0.000	-0.014 / 0.000	0.000 / 0.000	-0.098 / 0.000	0.000 / 0.098

Diagram of a beam with three supports and two point loads. The beam is inclined upwards from left to right. It has a pin support at the left end (labeled 3), a roller support at an intermediate point (labeled 1), and a roller support at the right end (labeled 2). Two vertical point loads are applied downwards on the beam, one between supports 1 and 2, and another further to the right. The beam is labeled 'Sec1: 1.5 x 5.5' and 'SW: OFF'.

GCP Zones	1/2e/ 2r	2n/3r	3e
GC_p <i>Figure 30.3-(2A-5B)</i>	-1.46	-1.74	-2.15
Design Pressure Up [psf] <i>Equation 29.4-7 $\gamma_a=0.53$ $\gamma_E=1.0$,</i>	-16.8	-20.0	-24.7
Factored Design Pressure Up [psf] <i>ASD LC (.6D + .6W)</i>	-8.6	-10.6	-13.4
Exposed Design Pressure Up [psf] <i>$\gamma_a=0.53$ $\gamma_E=1.5$,</i>	-25.2	-29.9	-37.0
Design Pressure Down [psf]	16	16	16
Tributary Area [ft²]	44.3	44.3	44.3
Maximum Connection Spacing [in]	170	170	170
Maximum Rail Span [in]	48	48	48
Maximum Rail Cantilever [in]	16	16	16
Design Connection Spacing [in] <i>*Adjusted</i>	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	0.013	0.748	0.319	0.773	0.044	0.448	Pass
2	0.004	0.044	0.05	0.048	0.044	0.692	Pass

Member Design Capacity (LRFD)

Member ID	F _b ^T (ksi)	F _t ^T (ksi)	F _v ^T (ksi)	F _c ^T (ksi)	F _{cp} ^T (ksi)	E' (ksi)	E _{min} ^T (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	13.000	7.206
3	-1.500	-0.831

Members

ID	Node A	Node B	Section	Node A Fixity	Node B Fixity	Length
1	1	2	1	FFFFFF	FFFFFF	14.864
2	3	1	1	FFFFFF	FFFFFF	1.715

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 Mol	Z-Axis Mol	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	3.846%	-0.148
2	Solar	1	3.846%	-0.022
3	Solar-Snow	1	45.321%	-0.148
4	Solar	1	45.321%	-0.022

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	79.104%	100.000%	1	-0.021
5	Snow Load	0.000%	66.667%	2	-0.032
6	Snow Load	79.104%	100.000%	1	-0.032

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	-0.173 / 0.247	-0.313 / 0.445	0.000 / 0.000	0.000 / 0.000	0.000 / 0.000	-0.075 / 1.267
2	-0.039 / 0.000	-0.070 / 0.000	0.000 / 0.000	0.000 / 0.000	0.000 / 0.000	-0.075 / 0.000

Member Displacement Span Check

Member	Length	Max Relative Displacement	Span Method 1
1	14.864	0.443	L/402
2	1.715	0.158	L/130

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 / 0.027	0.000 / 0.000	-0.052 / 0.074	-0.000 / -0.000	-0.100 / 1.689	-1.689 / 0.100
2	-0.004 / 0.000	0.000 / 0.000	-0.012 / 0.000	0.000 / 0.000	-0.100 / 0.000	0.000 / 0.100

SOLAR'S MOST TRUSTED



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solar
award

2022
WINNER

REC ALPHA[®] PURE SERIES

PRODUCT SPECIFICATIONS

COMPACT PANEL SIZE

410 WP
222 $\frac{W}{M^2}$



ELIGIBLE



EXPERIENCE



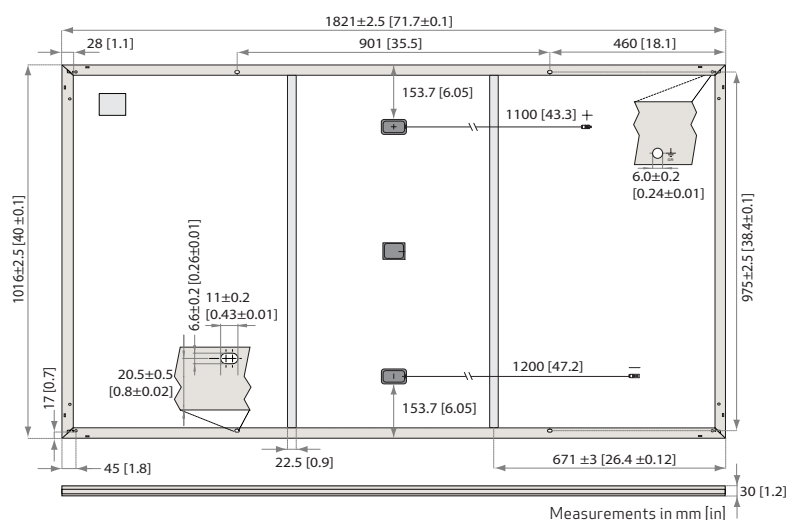
PERFORMANCE

REC ALPHA PURE SERIES

PRODUCT SPECIFICATIONS

GENERAL DATA

Cell type:	132 half-cut REC heterojunction cells with lead-free, gapless technology, 6 strings of 22 cells in series
Glass:	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:	3-part, 3 bypass diodes, lead-free IP68 rated, in accordance with IEC 62790
Connectors:	Stäubli MC4 PV-KBT4/KST4 (4 mm ²) in accordance with IEC 62852, IP68 only when connected
Cable:	4 mm ² solar cable, 1.1 m + 1.2 m in accordance with EN 50618
Dimensions:	1821 x 1016 x 30 mm (1.85 m ²)
Weight:	20.5 kg
Origin:	Made in Singapore



ELECTRICAL DATA

Product Code*: RECxxxAA Pure

	390	395	400	405	410
Power Output - P _{MAX} (Wp)	390	395	400	405	410
Watt Class Sorting - (W)	0/+5	0/+5	0/+5	0/+5	0/+5
Nominal Power Voltage - V _{MPP} (V)	41.5	41.8	42.1	42.4	42.7
Nominal Power Current - I _{MPP} (A)	9.40	9.45	9.51	9.56	9.61
Open Circuit Voltage - V _{OC} (V)	48.6	48.7	48.8	48.9	49.0
Short Circuit Current - I _{SC} (A)	10.22	10.25	10.28	10.30	10.35
Power Density (W/m ²)	211	214	216	219	222
Panel Efficiency (%)	21.1	21.4	21.6	21.9	22.2

	297	301	305	309	312
Power Output - P _{MAX} (Wp)	297	301	305	309	312
Nominal Power Voltage - V _{MPP} (V)	39.1	39.4	39.7	40.0	40.2
Nominal Power Current - I _{MPP} (A)	7.59	7.63	7.68	7.72	7.76
Open Circuit Voltage - V _{OC} (V)	45.8	45.9	46.0	46.1	46.2
Short Circuit Current - I _{SC} (A)	8.20	8.24	8.28	8.32	8.36

Values at standard test conditions (STC: air mass AM 1.5, irradiance 1000 W/m², temperature 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 20°C, windspeed 1 m/s). * Where xxx indicates the nominal power class (P_{MAX}) at STC above.

MAXIMUM RATINGS

Operational temperature:	-40 ... +85°C
Maximum system voltage:	1000 V
Maximum test load (front):	+ 7000 Pa (713 kg/m ²)*
Maximum test load (rear):	- 4000 Pa (407 kg/m ²)*
Max series fuse rating:	25 A
Max 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
System Size	All	≤25 kW 25-500 kW
Product Warranty (yrs)	20	25
Power Warranty (yrs)	25	25
Labor Warranty (yrs)	0	25
Power in Year 1	98%	98%
Annual Degradation	0.25%	0.25%
Power in Year 25	92%	92%

See warranty documents for details. Conditions apply

CERTIFICATIONS

IEC 61215:2016, IEC 61730:2016, UL 61730	
IEC 62804	PID
IEC 61701	Salt Mist
IEC 62716	Ammonia Resistance
ISO 11925-2	Ignitability (Class E)
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} :	-0.26 %/°C
Temperature coefficient of V _{OC} :	-0.24 %/°C
Temperature coefficient of I _{SC} :	0.04 %/°C

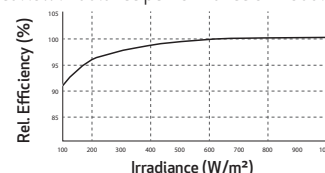
*The temperature coefficients stated are linear values

DELIVERY INFORMATION

Panels per pallet:	33
Panels per 40 ft GP/high cube container:	792 (24 pallets)
Panels per 13.6 m truck:	924 (28 pallets)
Panels per 53 ft truck:	891 (27 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.



www.recgroup.com



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	7451 NORTH BEACH CT.	Building Type: Residential	☒ Commercial
Description of Work	EXTERIOR / INSTALL 2 NEW WINDOWS & PATIO DOOR INTERIOR / BEDROOM & BATHROOM REMODELING		
Estimated Cost of Project \$	120,000.00		

Owner/Occupant	
Business Name	Contact Name ANDREA CATALDO
Address 7451 N BEACH CT.	City/State/Zip FOX POINT, WI 53217
Phone 414-659-4847	Email

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

Contractor	
Company Name HOMETOWN BUILDING	Contact Name MATTHEW JONES
Address P.O. Box 734	City/State/Zip MILWAUKEE, WI 53201
Phone 414-272-5802	Email matthew.jones@htbuilding.com
Dwelling Contractor # 7068	Dwelling Contractor Qualifier # 7069

Square Footage Under Construction				
1st Floor 666 sq	2nd Floor	Basement	Addition	Garage

Description	Rate	Amount
Project - Per \$1,000 of estimated cost	\$10.00	1,200.00
Building Board	\$75.00	75.00
Footing early start - \$230.00 one and two family; \$305.00 commercial		
Plan Review - \$275.00 one and two family; New Single Family Construction \$330.00 plus \$30.00/unit commercial		
State Seal	\$75.00	
Razing, Interior Demolition \$925.00 max/bld	\$95.00 minimum plus	\$0.13/sqft
Moving buildings	\$250.00 plus	\$0.13/sqft
Fuel tanks - Per 1,000 gallons	\$25.00	
Re-inspection	\$100.00	
Work started without permit	Double	
Minimum Fee	\$70.00	
Payable to: Village of Fox Point	Total Permit Fee	\$

Applicant Signature

Matthew Jones

Date

10/17/24

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 414-351-8900

Receipt No: 1.060811 Oct 17, 2024

7451 N BEACH CT

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PLANS - FILING FEE	75.00
24-44440 BUILDING BOARD - FEE	
LICENSES & PERMITS - BUILDING PERMIT	1,200.00
24-44460 BUILDING PERMIT	

Total:	1,275.00
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CHECK	Check No: 17780	1,275.00
Payor: HOMETOWN BUILDING		

Total Applied:	1,275.00
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Change Tendered:	.00
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Duplicate Copy

10/17/2024 1:04 PM

TABLE OF CONTENTS:
11X 17 INTERIOR ELEVATIONS

FLOORPLANS & LIGHTING PLAN

1.0

FOYER.....

2.0

HALLWAY.....

3.0

PRIMARY SUITE.....

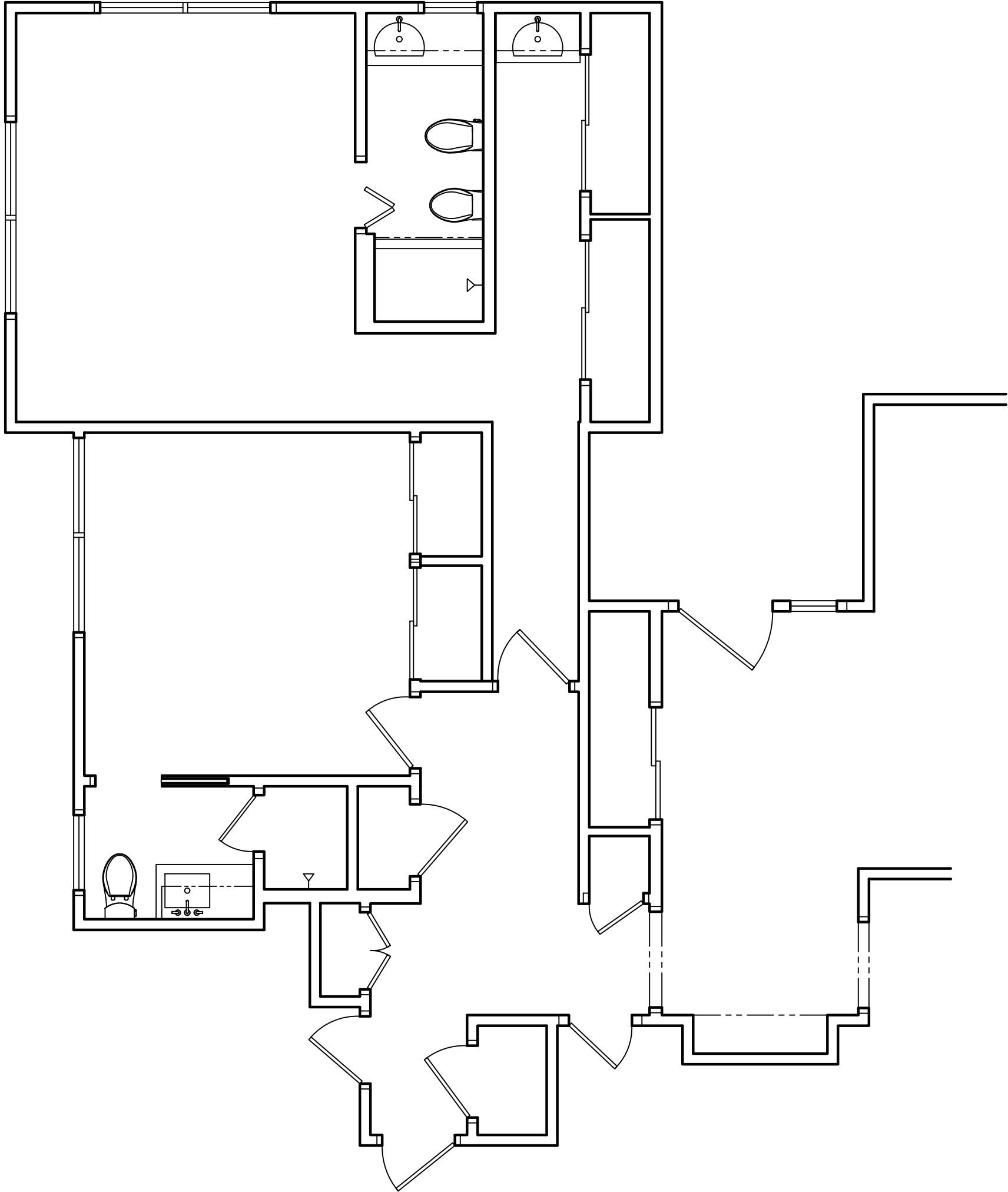
4.0

POWDER BATH.....

5.0

PRELIMINARY:
PLEASE NOTE: GENERAL CONTRACTOR
/ FABRICATOR IS RESPONSIBLE FOR
TAKING FINAL FIELD DIMENSIONS AND
MAKING ANY REQUIRED ADJUSTMENTS
PRIOR TO FABRICATION. A REVIEW OF
FINAL SHOP DRAWINGS AND DETAILS
BY ARCHITECT / DESIGNER IS REQUIRED.

CATALDO
RESIDENCE
7451 North Beach Court,
Fox Point, WI 53217
SEPTEMBER 16TH, 2024



AMY CARMAN | *design*

9810 ECHELON LANE, SUITE 202
WAUWATOSA, WI 53226

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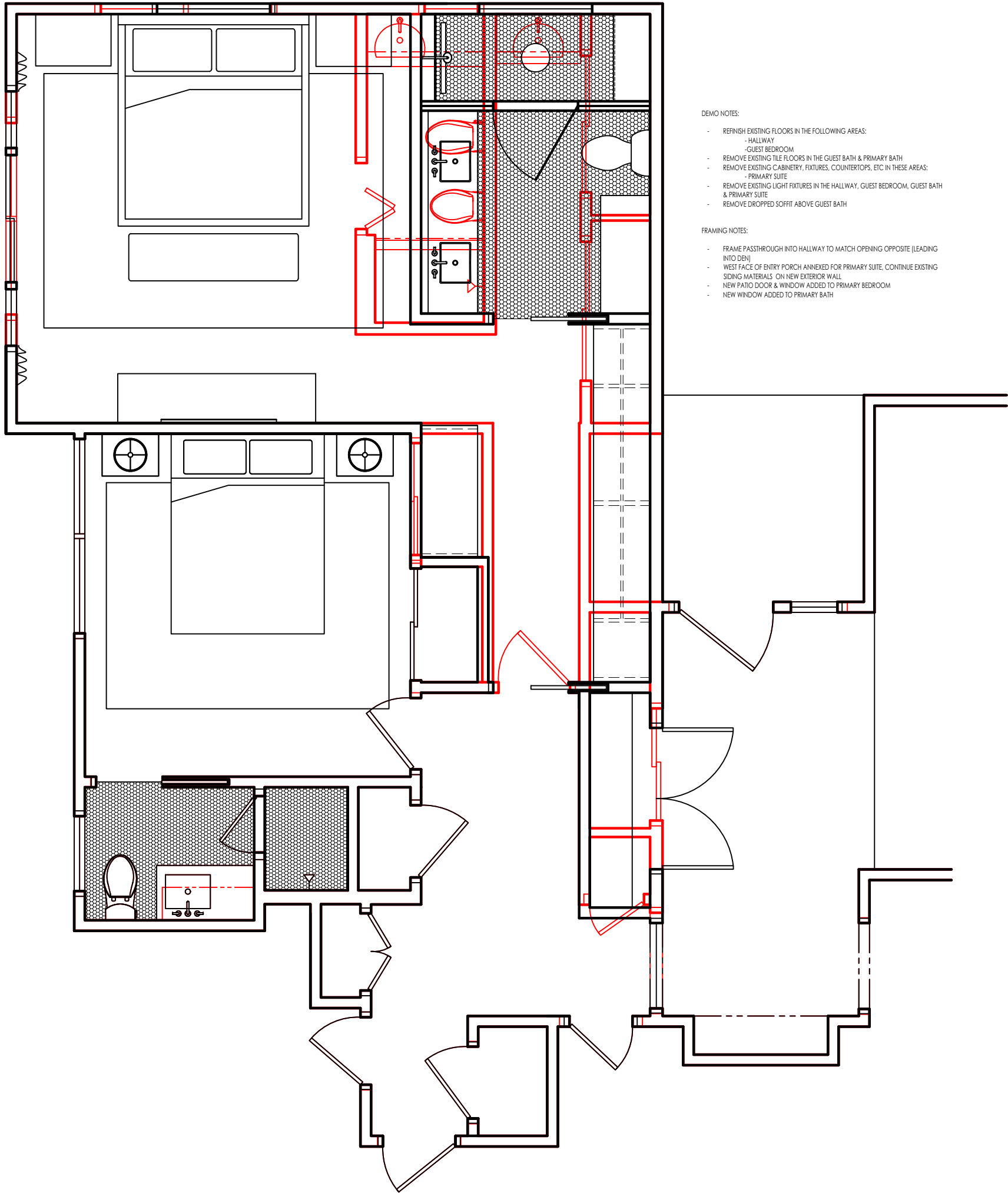
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Fox Point, WI 53217

SEPTEMBER 16TH, 2024

EXISTING PLAN

1.0

1/4" SCALE



- DEMO NOTES:
- REFINISH EXISTING FLOORS IN THE FOLLOWING AREAS:
 - HALLWAY
 - GUEST BEDROOM
 - REMOVE EXISTING TILE FLOORS IN THE GUEST BATH & PRIMARY BATH
 - REMOVE EXISTING CABINETRY, FIXTURES, COUNTERTOPS, ETC IN THESE AREAS:
 - PRIMARY SUITE
 - REMOVE EXISTING LIGHT FIXTURES IN THE HALLWAY, GUEST BEDROOM, GUEST BATH & PRIMARY SUITE
 - REMOVE DROPPED SOFFIT ABOVE GUEST BATH
- FRAMING NOTES:
- FRAME PASSTHROUGH INTO HALLWAY TO MATCH OPENING OPPOSITE (LEADING INTO DEN)
 - WEST FACE OF ENTRY PORCH ANNEXED FOR PRIMARY SUITE, CONTINUE EXISTING SIDING MATERIALS ON NEW EXTERIOR WALL
 - NEW PATIO DOOR & WINDOW ADDED TO PRIMARY BEDROOM
 - NEW WINDOW ADDED TO PRIMARY BATH

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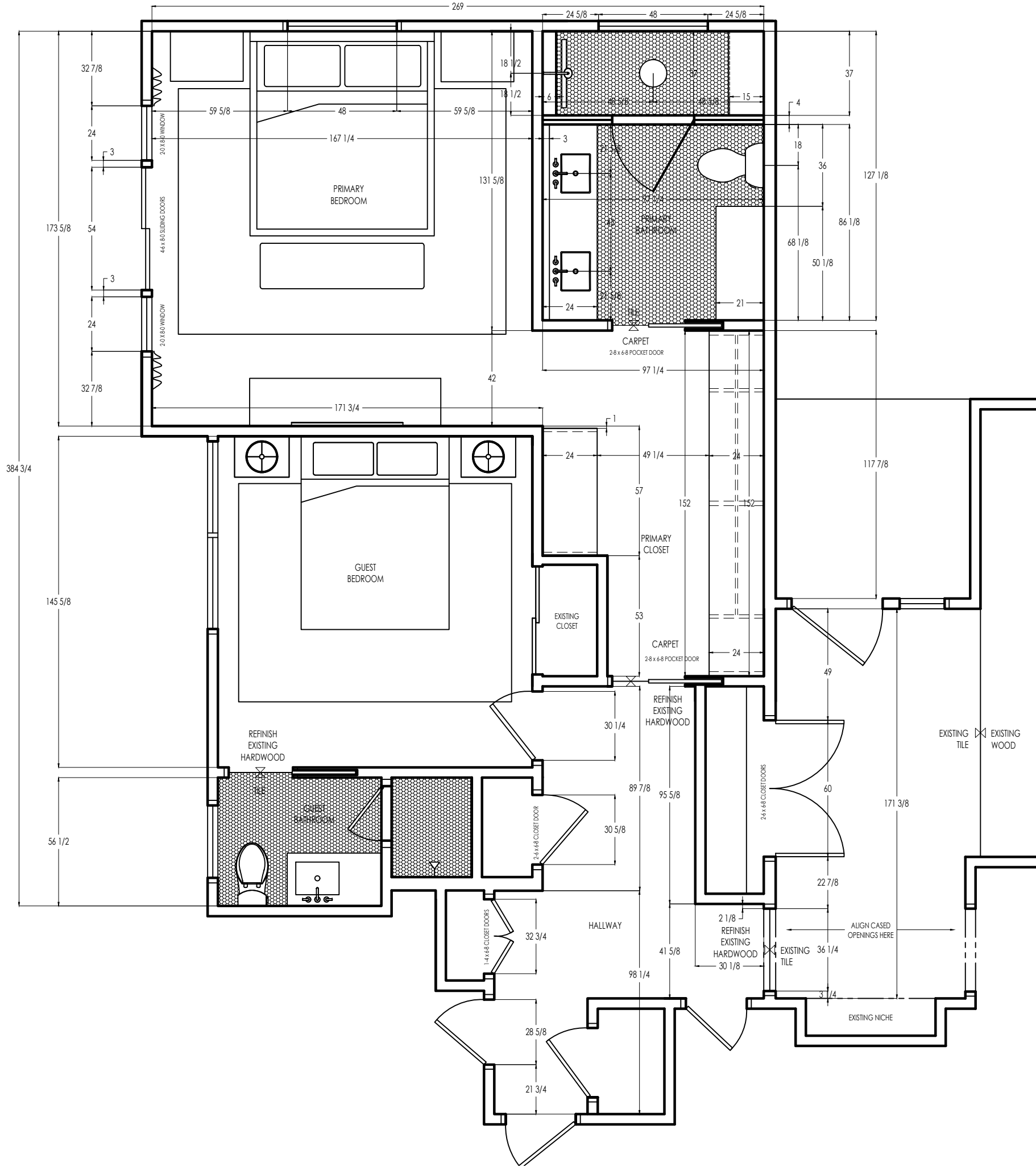
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SEPTEMBER 16TH, 2024

DEMO PLAN

1.1

1/4" SCALE



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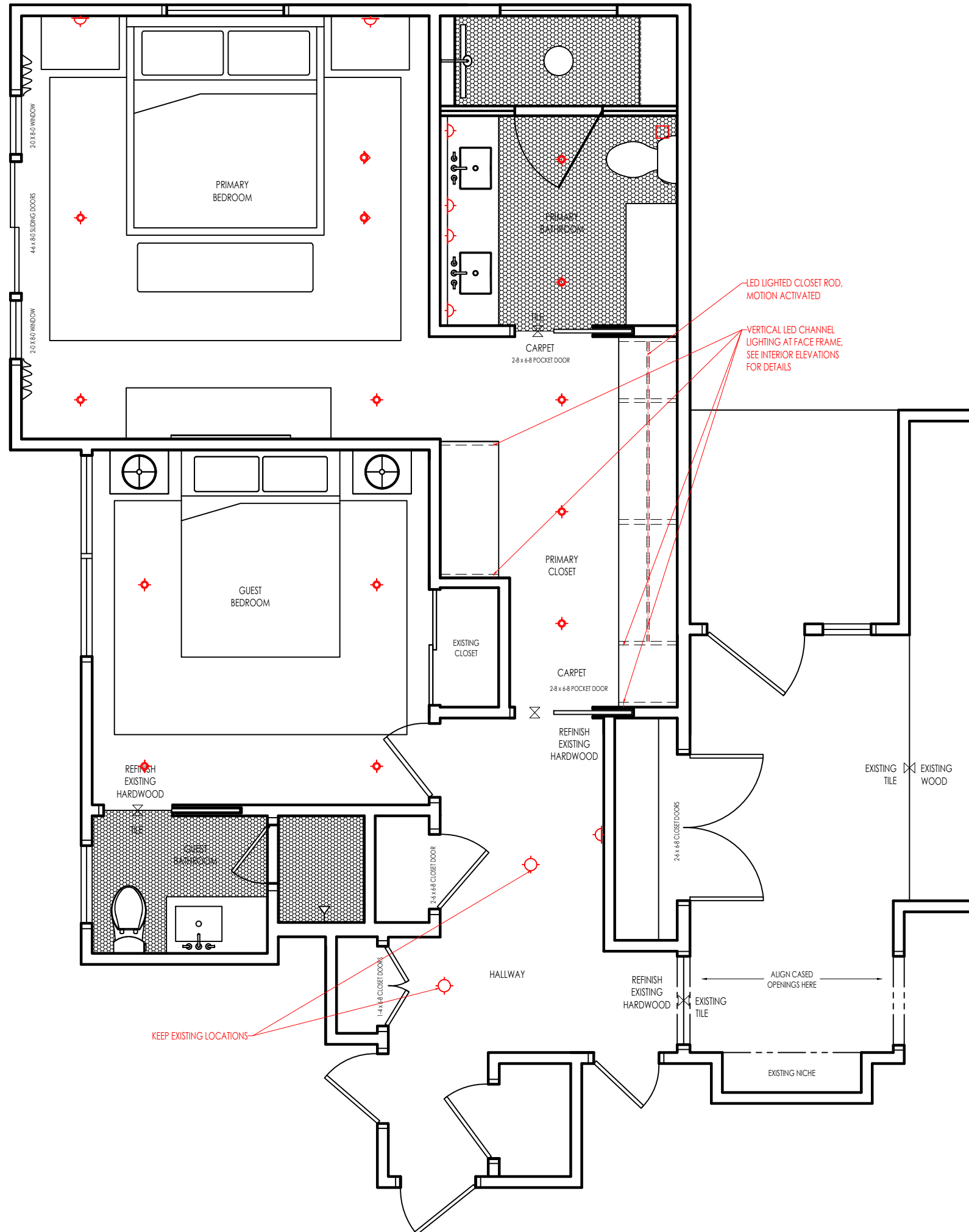
SEPTEMBER 16TH, 2024

PROPOSED PLAN

1.2

1/4" SCALE

- LIGHTING KEY AND NOTES:
-  - BROAN 110 CFM BATH VENT
 -  - 2" DIAMETER DOWNLIGHTS, 2700K, W/ DIMMERS
 -  - 2" DIAMETER DIRECTIONAL WALL WASHERS, 2700 K
 -  - SURFACE MOUNT LIGHT FIXTURES
 -  - SCONCES OR PICTURE LIGHTS, 2700K - PLEASE RUN WHIPS FOR THESE ELEMENTS DURING ROUGH-IN, BE AWARE OF SMALL BACKPLATES
 -  - UNDER CABINET OR IN CABINET LED STRIP LIGHTING, 2700K



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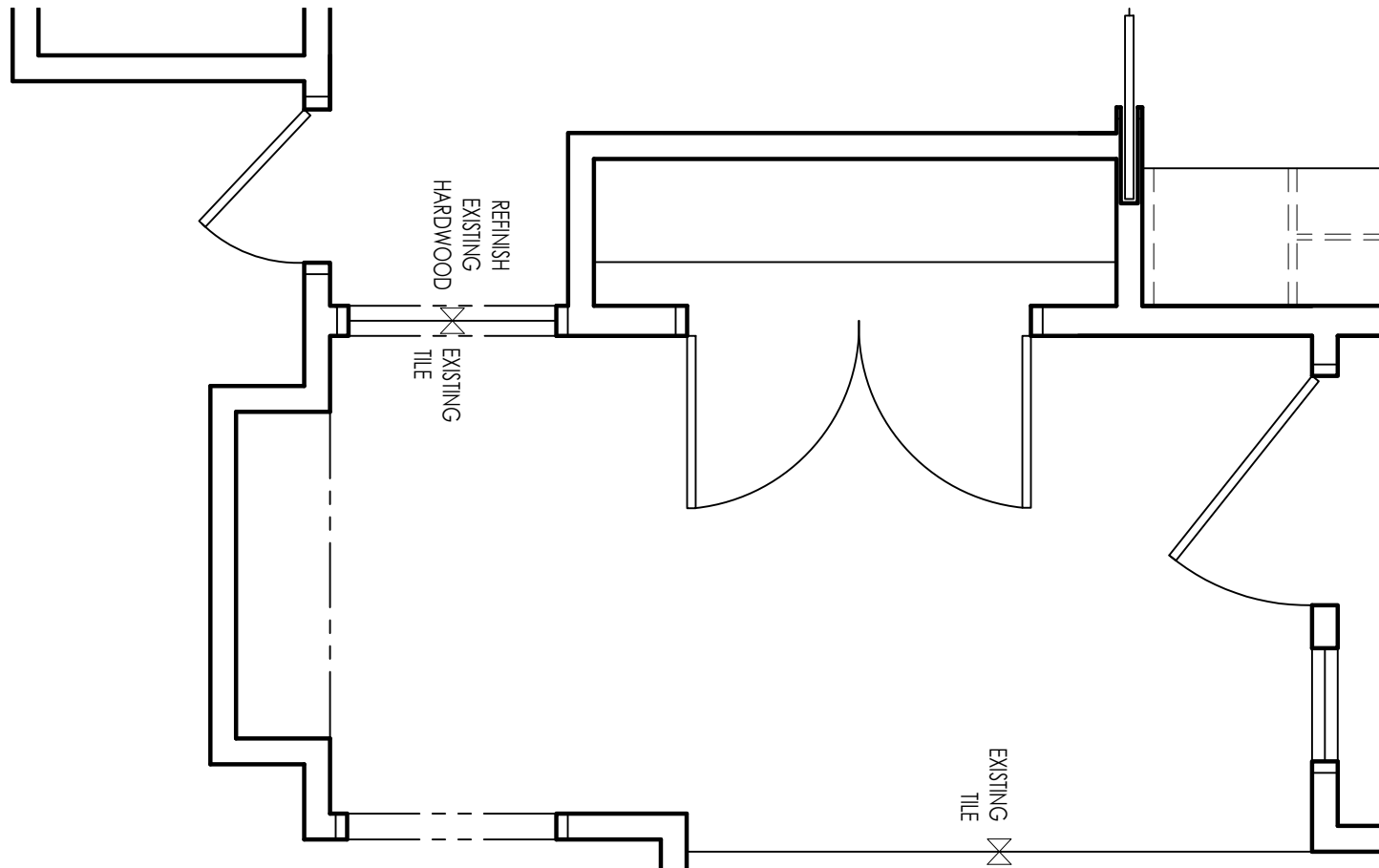
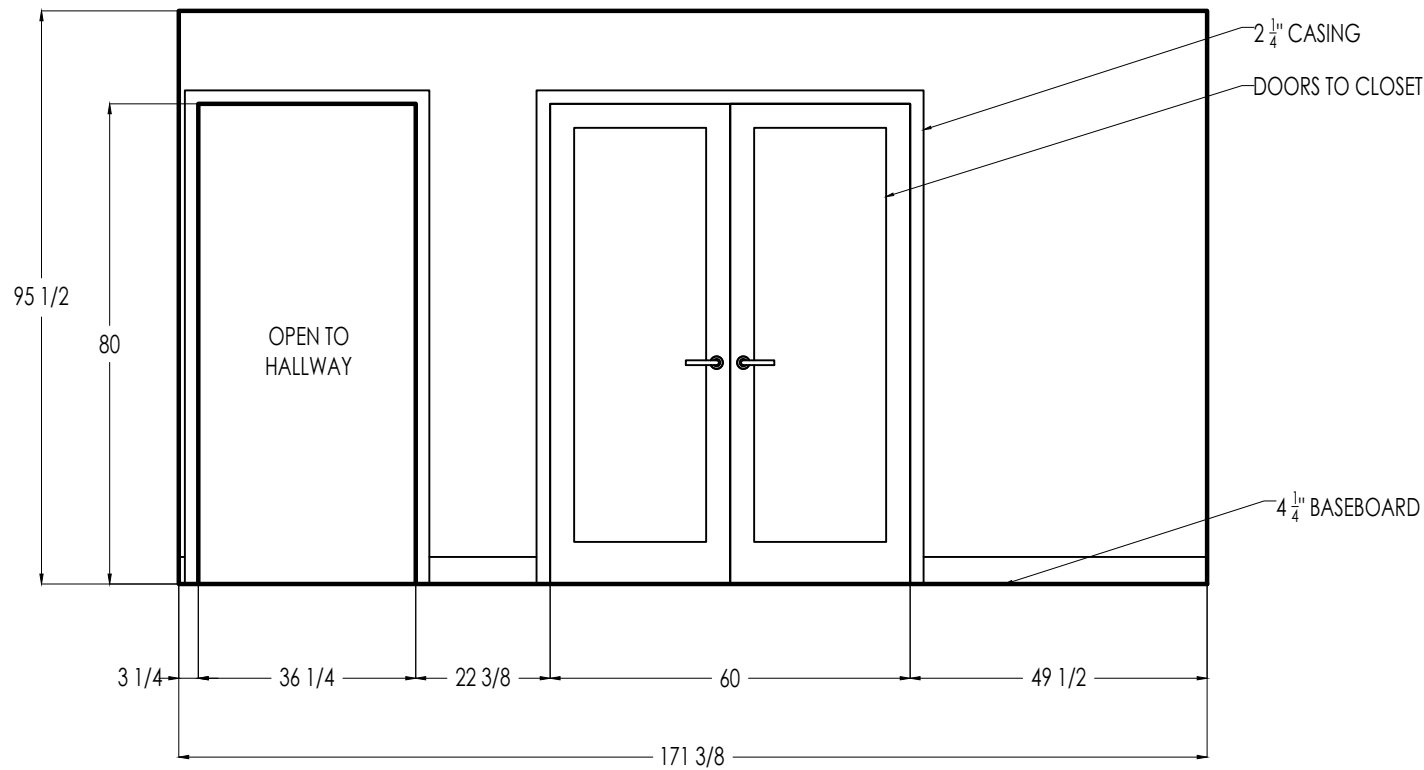
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LIGHTING PLAN

1.3

1/4" SCALE



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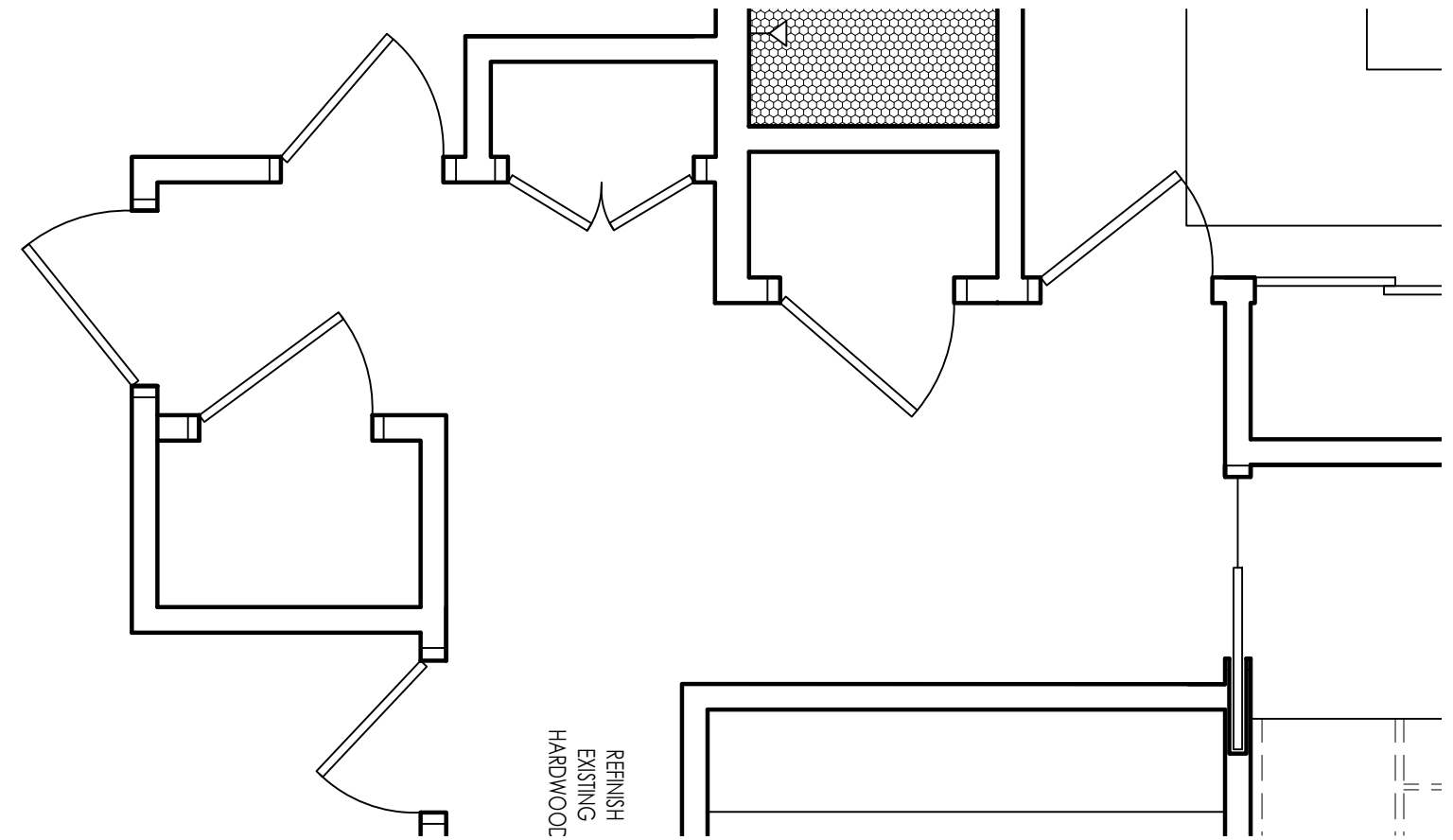
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SEPTEMBER 16TH, 2024

FOYER: PLAN WEST

2.0

1/8" = 1'-0" SCALE



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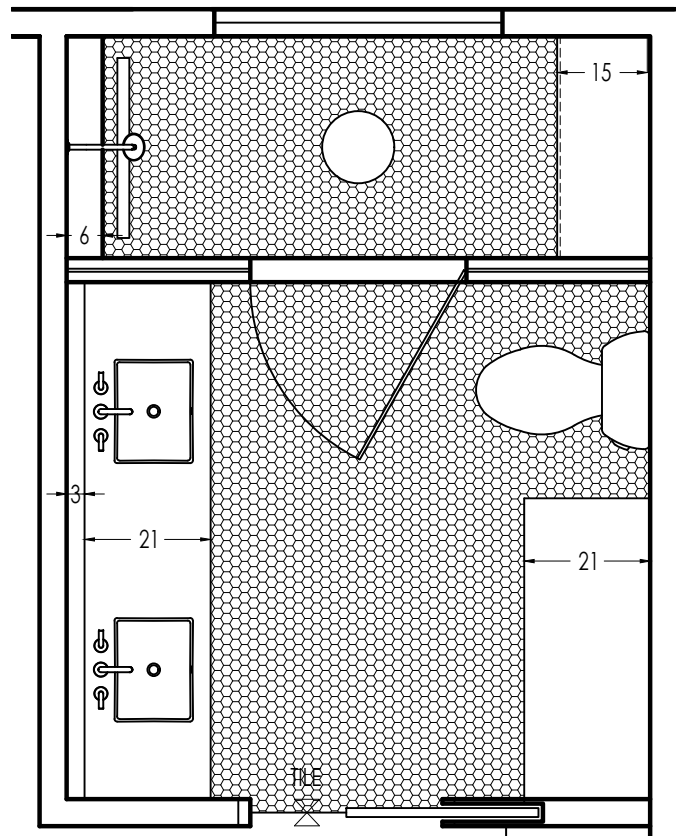
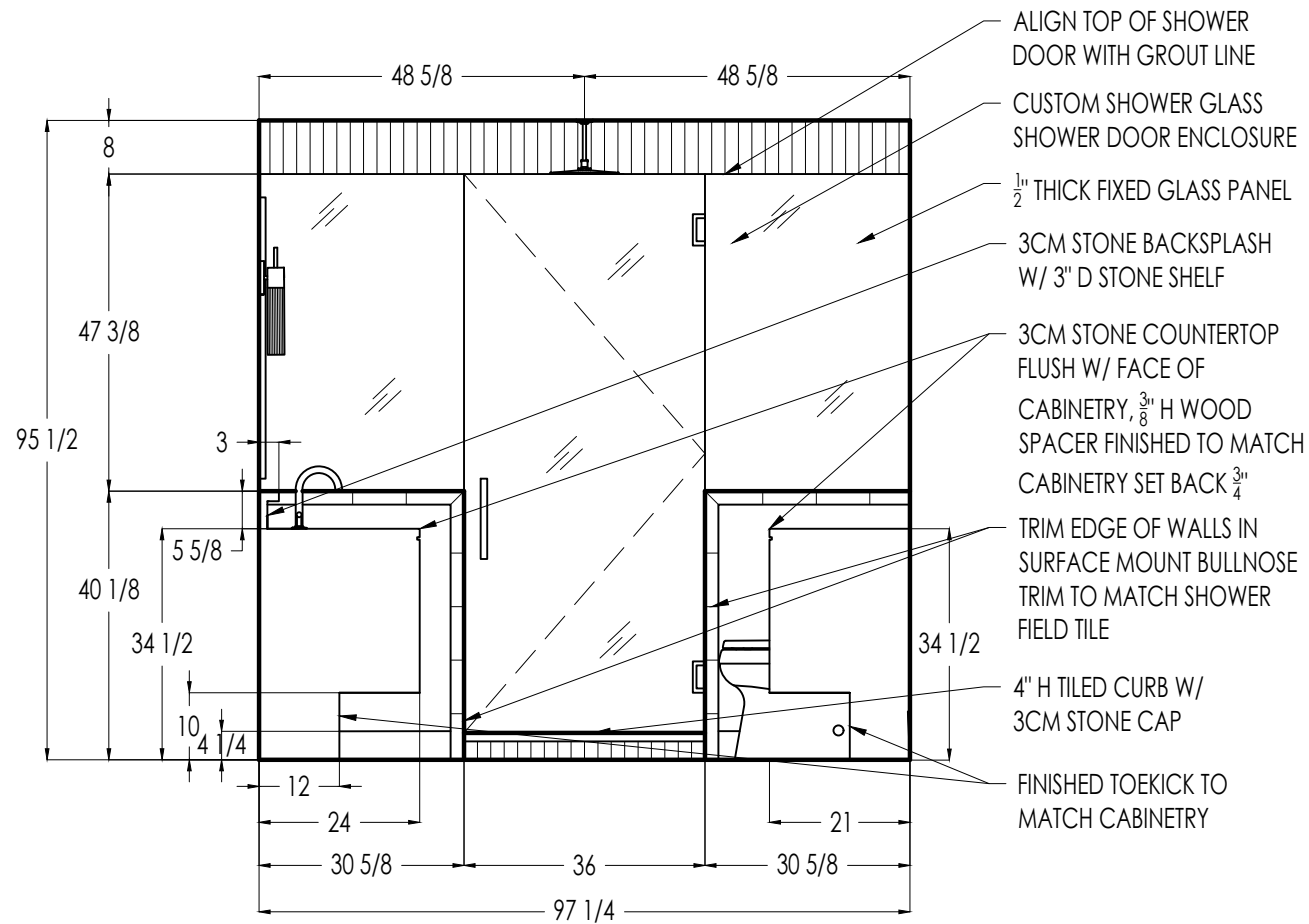
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SEPTEMBER 16TH, 2024

HALLWAY: PLAN WEST

3.0

1/8" = 1'-0" SCALE



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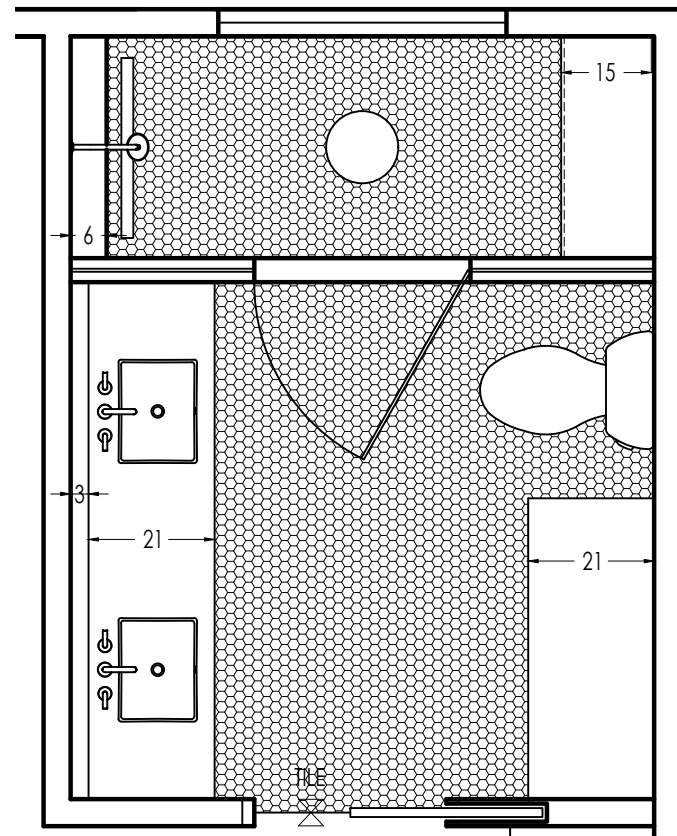
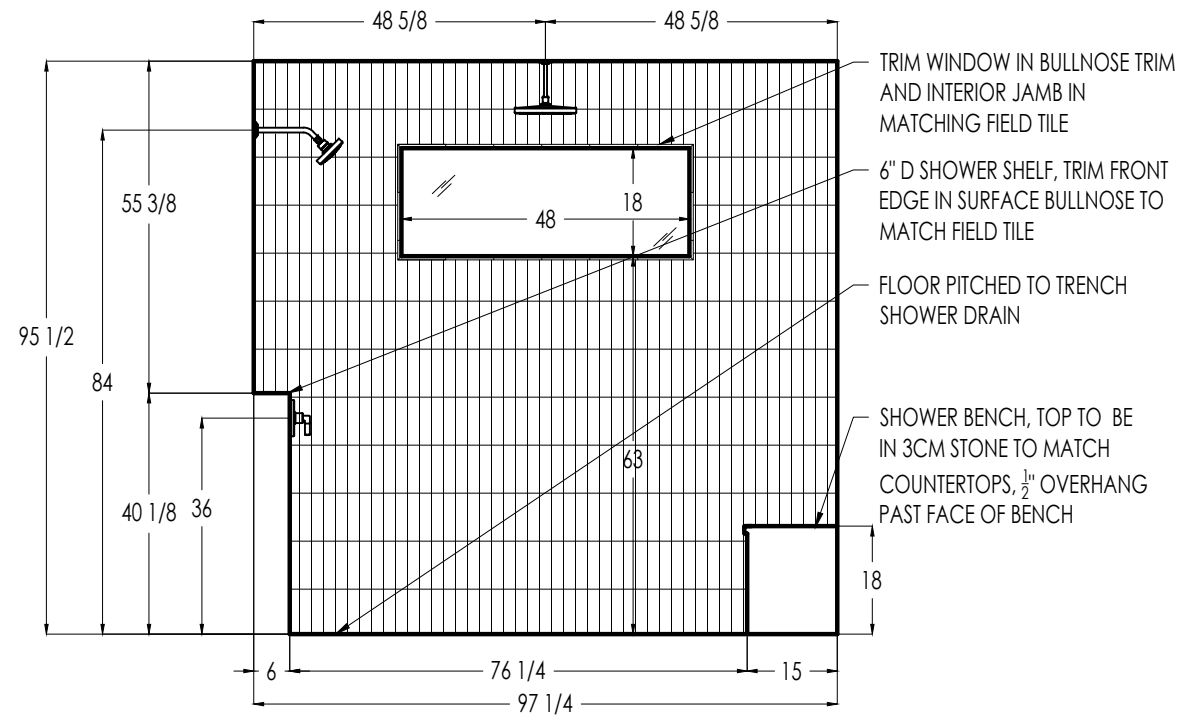
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PRIMARY SUITE: SHOWER ENTRY

4.1

SCALE

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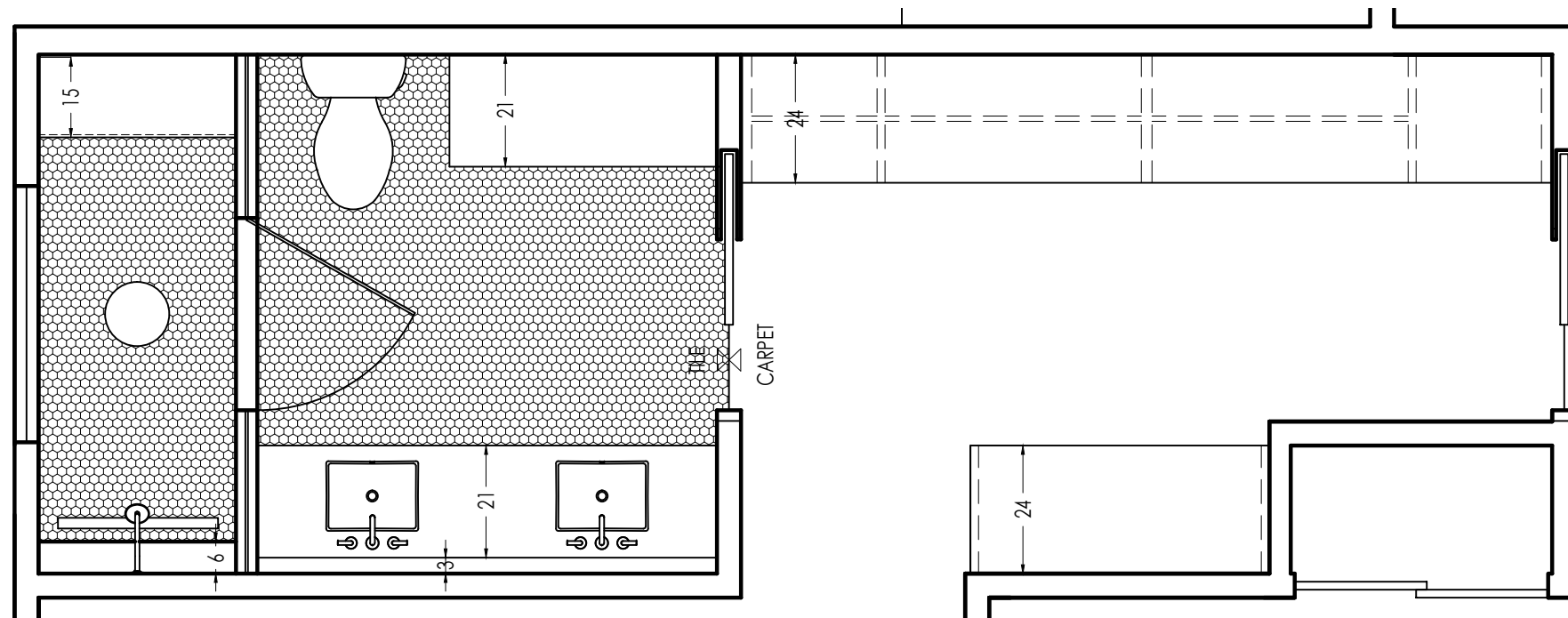
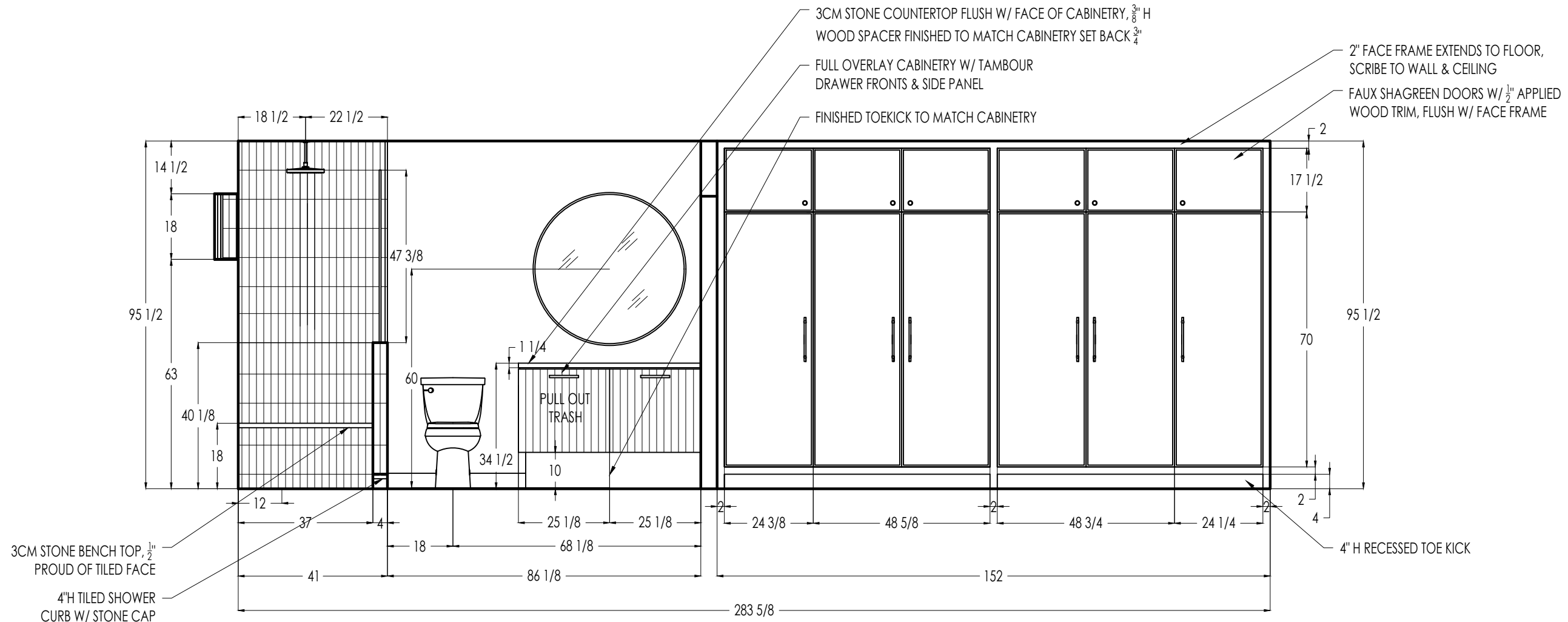
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SEPTEMBER 16TH, 2024

PRIMARY SUITE: SHOWER BACK WALL

4.2

SCALE



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WAUWATOSA, WI 53226

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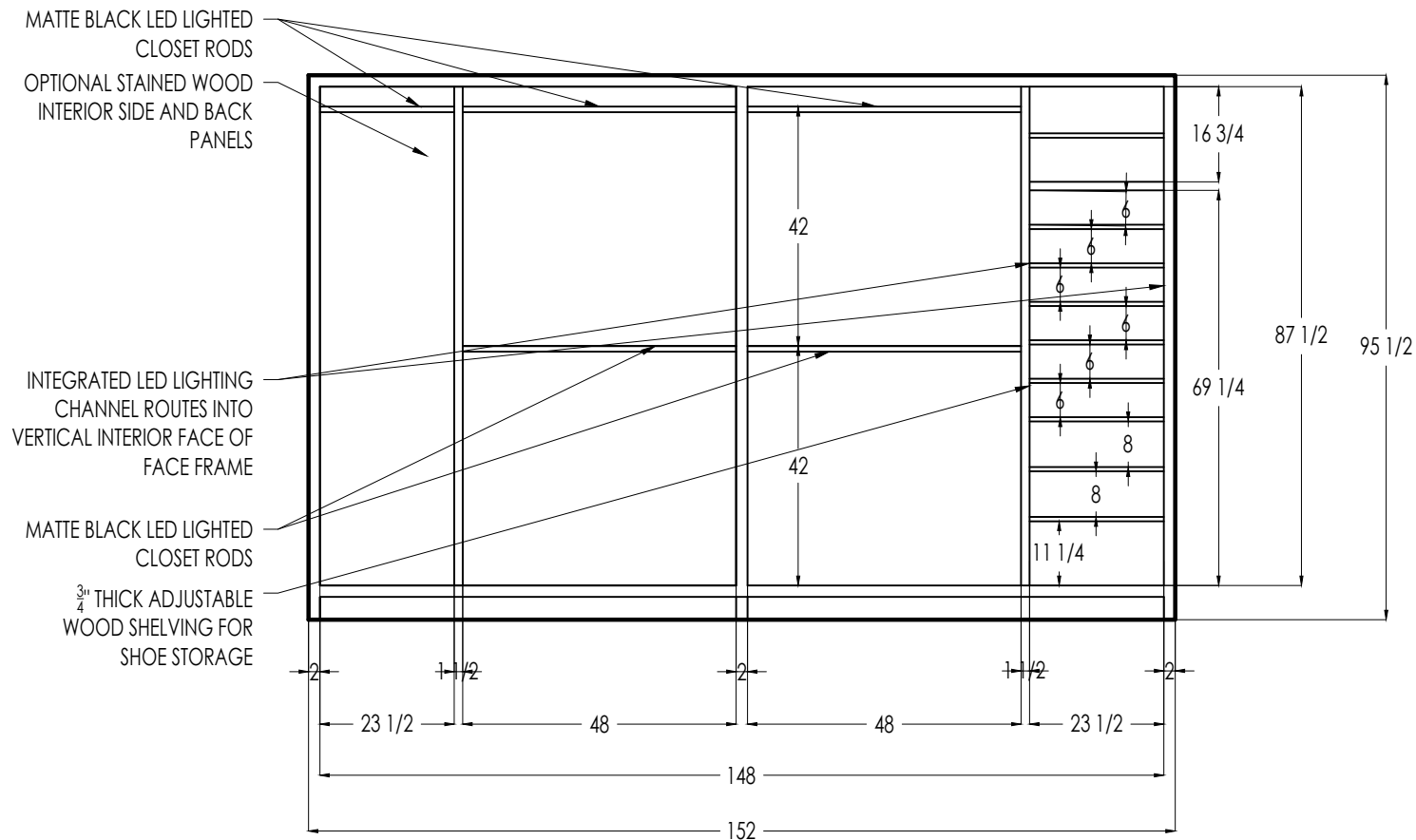
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PRIMARY SUITE: PLAN EAST

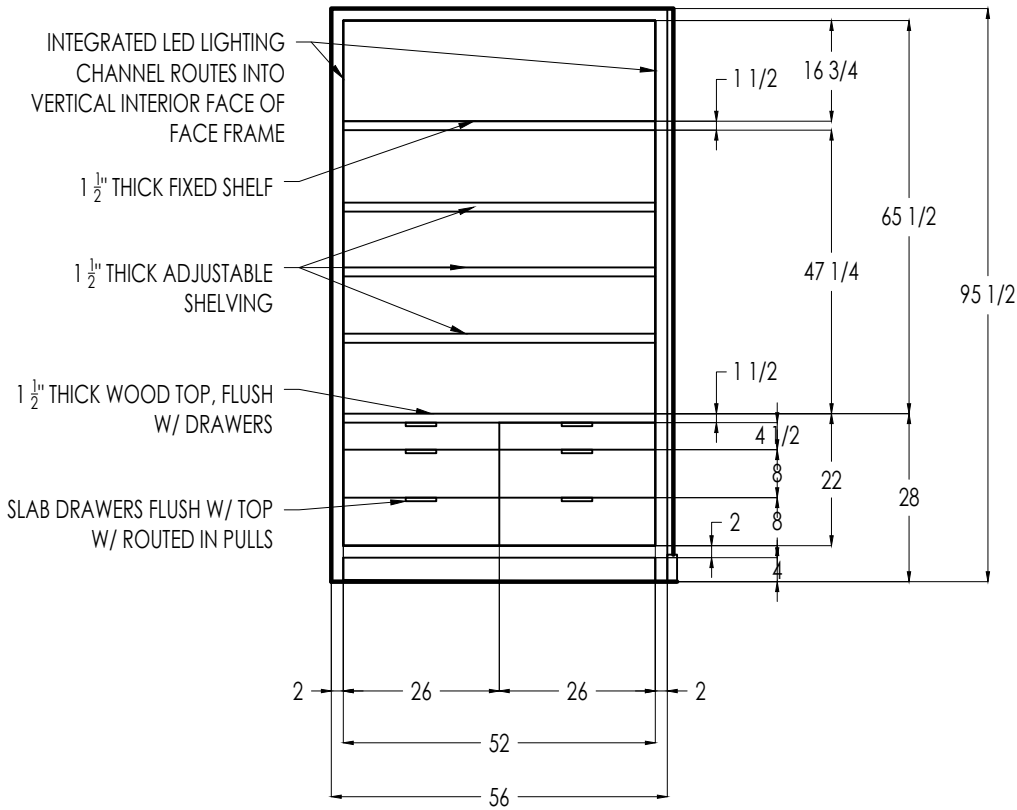
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SCALE

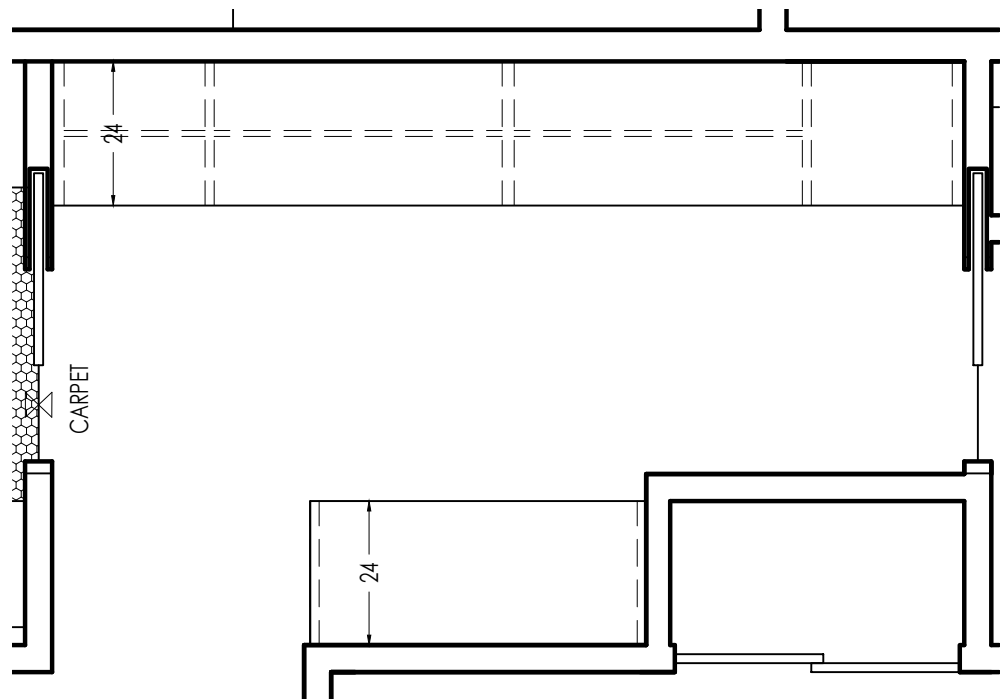
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PLAN EAST CLOSET INTERIOR



PLAN WEST CLOSET INTERIOR



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RESIDENCE

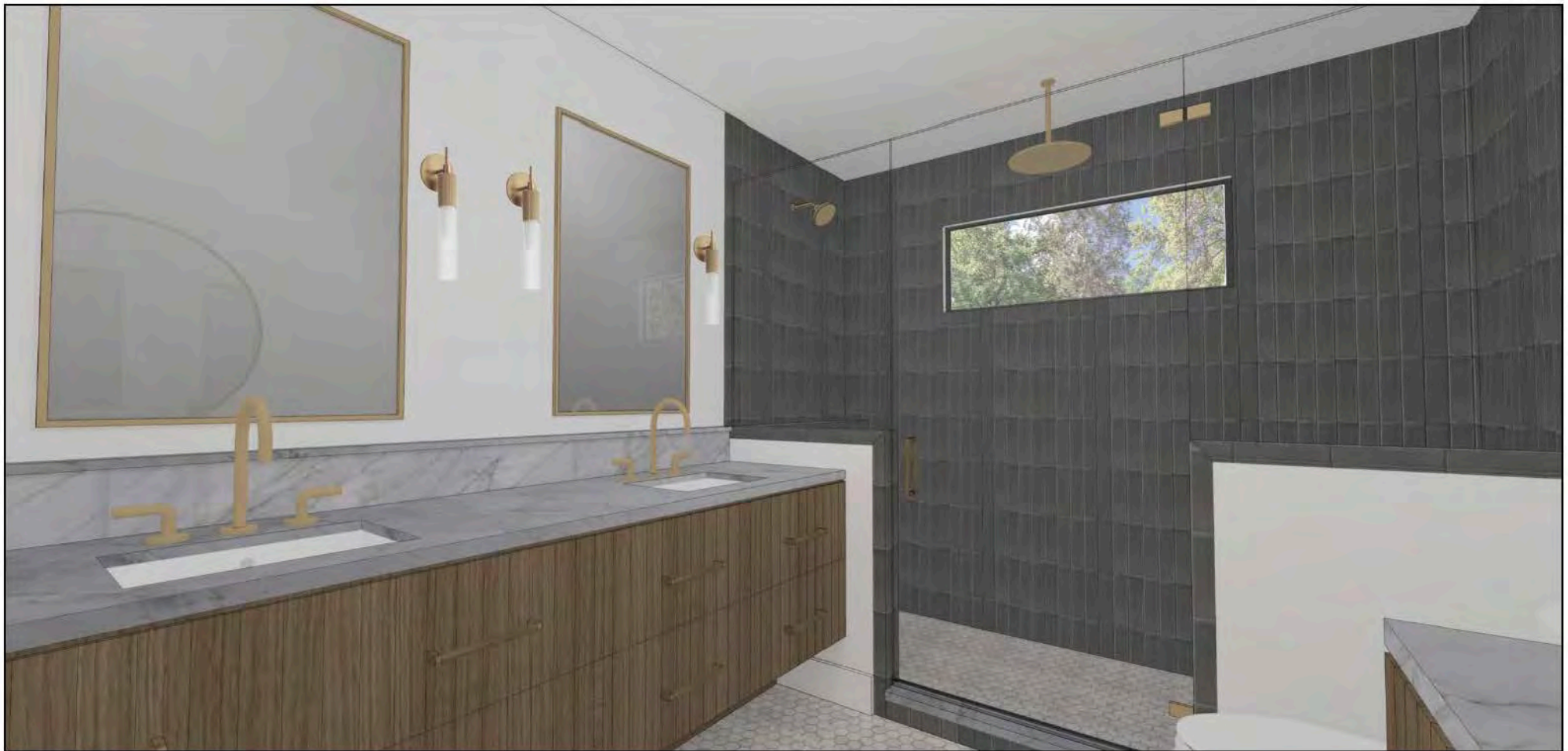
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SEPTEMBER 16TH, 2024

PRIMARY SUITE: CLOSET INTERIORS

4.4

SCALE



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WAUWATOSA, WI 53226

PRELIMINARY:

PLEASE NOTE: GENERAL CONTRACTOR / FABRICATOR IS RESPONSIBLE FOR TAKING FINAL FIELD DIMENSIONS AND MAKING ANY REQUIRED ADJUSTMENTS PRIOR TO FABRICATION. A REVIEW OF FINAL SHOP DRAWINGS AND DETAILS BY ARCHITECT / DESIGNER IS REQUIRED.

RENDERINGS ARE FOR VISUAL REFERENCE ONLY. PLEASE CONSULT 2D DRAWINGS FOR FINAL DIMENSIONS AND DETAILS

CATALDO
RESIDENCE

7451 North Beach Court,
Fox Point, WI 53217

SEPTEMBER 16TH, 2024

PRIMARY SUITE: RENDERINGS

4.5

NO SCALE

© COPYRIGHT 2022, ALL RIGHTS RESERVED



AMY CARMAN | design

9810 ECHELON LANE, SUITE 202
WAUWATOSA, WI 53226

PRELIMINARY:

PLEASE NOTE: GENERAL CONTRACTOR / FABRICATOR IS RESPONSIBLE FOR TAKING FINAL FIELD DIMENSIONS AND MAKING ANY REQUIRED ADJUSTMENTS PRIOR TO FABRICATION. A REVIEW OF FINAL SHOP DRAWINGS AND DETAILS BY ARCHITECT / DESIGNER IS REQUIRED.

RENDERINGS ARE FOR VISUAL REFERENCE ONLY. PLEASE CONSULT 2D DRAWINGS FOR FINAL DIMENSIONS AND DETAILS

CATALDO
RESIDENCE

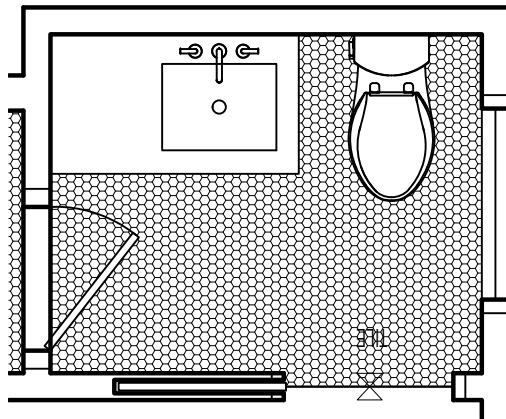
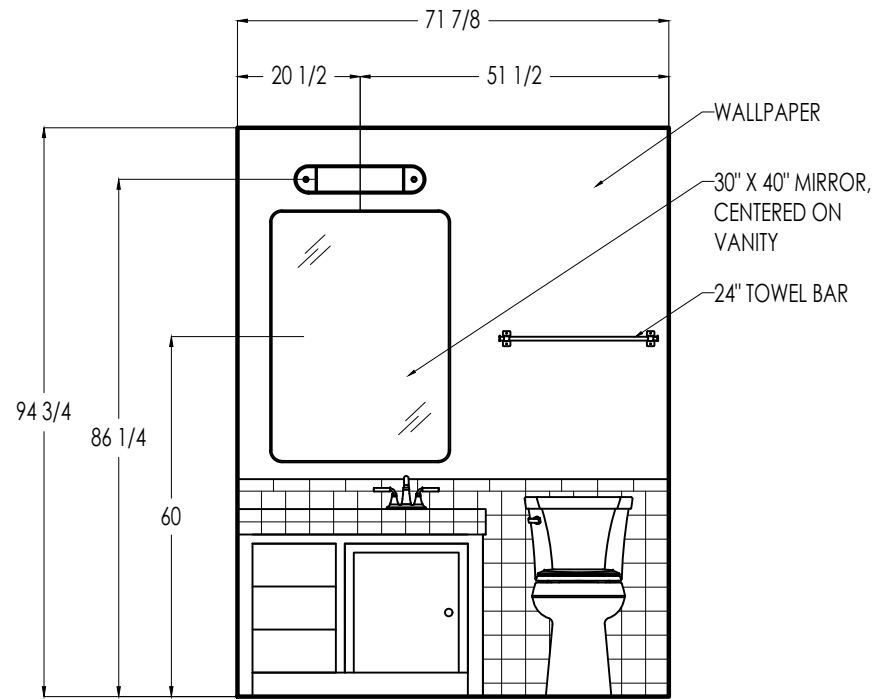
7451 North Beach Court,
Fox Point, WI 53217

SEPTEMBER 16TH, 2024

PRIMARY SUITE: RENDERINGS

4.6

NO SCALE



PRELIMINARY:

PLEASE NOTE: GENERAL CONTRACTOR / FABRICATOR IS RESPONSIBLE FOR TAKING FINAL FIELD DIMENSIONS AND MAKING ANY REQUIRED ADJUSTMENTS PRIOR TO FABRICATION. A REVIEW OF FINAL SHOP DRAWINGS AND DETAILS BY ARCHITECT / DESIGNER IS REQUIRED.

CATALDO
RESIDENCE

7451 North Beach Court,
Fox Point, WI 53217

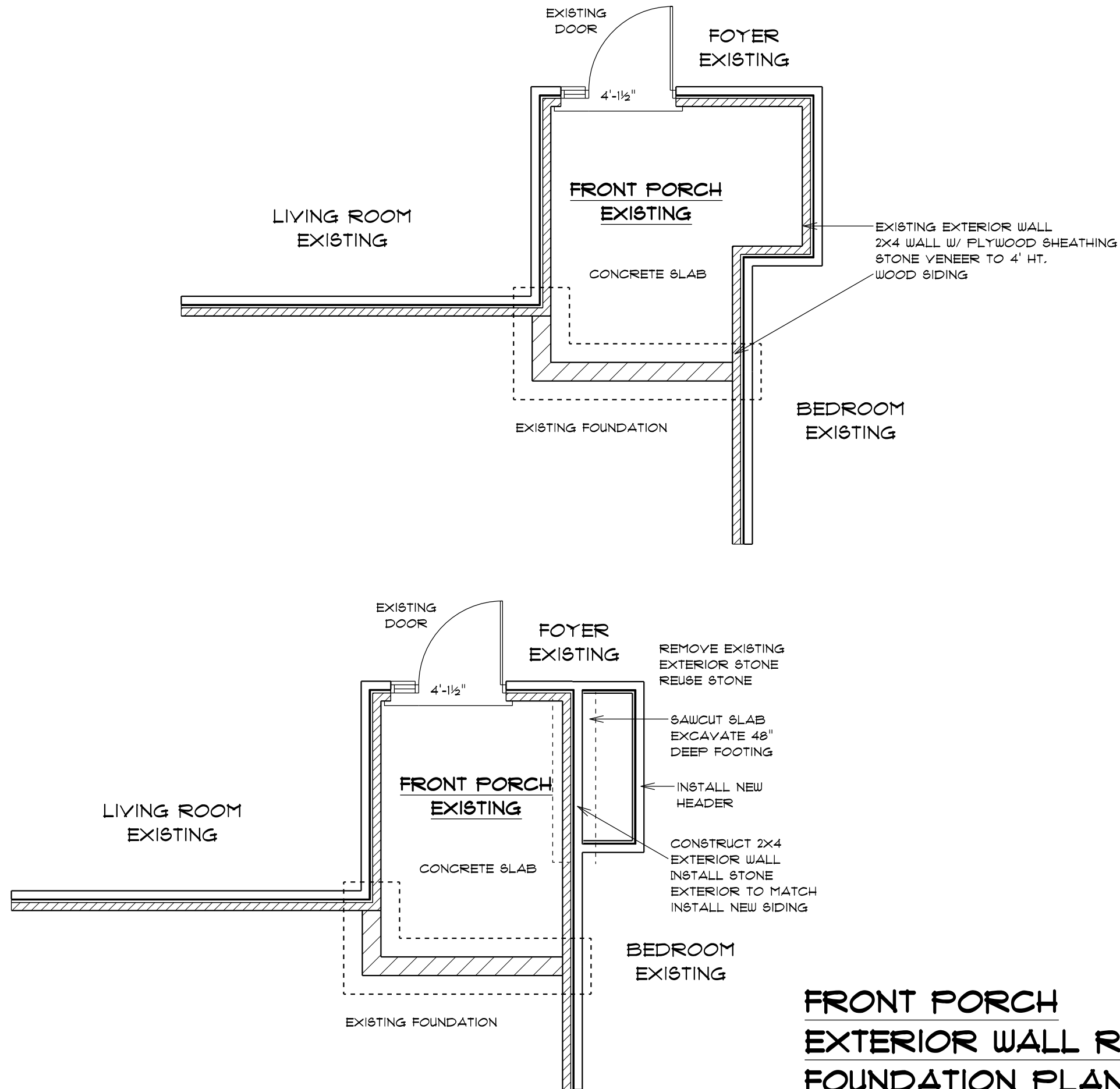
SEPTEMBER 16TH, 2024

POWDER BATH: VANITY ELEVATION

5.0

1/8" = 1'-0" SCALE

All dimensions and size designations must be verified on the site to fit job conditions. Client accepts these drawings as is and can use them at their own risk.



**FRONT PORCH
EXTERIOR WALL RE-CONSTRUCT
FOUNDATION PLAN 1/4" = 1'-0"**

ANGELA CATALDO
1451 N. BEACH COURT
FOX POINT, WI 53217

HOMETOWN BUILDING INC
PO BOX 734
MILWAUKEE, WI 53201
414.272.5802

SHEET NO.
A1

10/1/24

All dimensions and size designations must be verified on the site to fit job conditions. Client accepts these drawings as is and can use them at their own risk.



EXTERIOR WINDOW CHANGES
PLAN 3/16" = 1'-0"

MARVIN WINDOWS
CLAD EXTERIOR/ BRONZE
MATCHES EXISTING EXTERIOR

SHEET NO. A2 10/1/24	HOMETOWN BUILDING INC PO BOX 134 MILWAUKEE, WI 53201 414.272.5802	ANGELA CATALDO 7451 N. BEACH COURT FOX POINT, WI 53217
----------------------------	--	--

All dimensions and size designations must be verified on the site to fit job conditions. Client accepts these drawings as is and can use them at their own risk.



EAST ELEVATION

MARVIN PATIO DOOR
CLAD EXTERIOR/ BRONZE
MATCHES EXISTING EXTERIOR

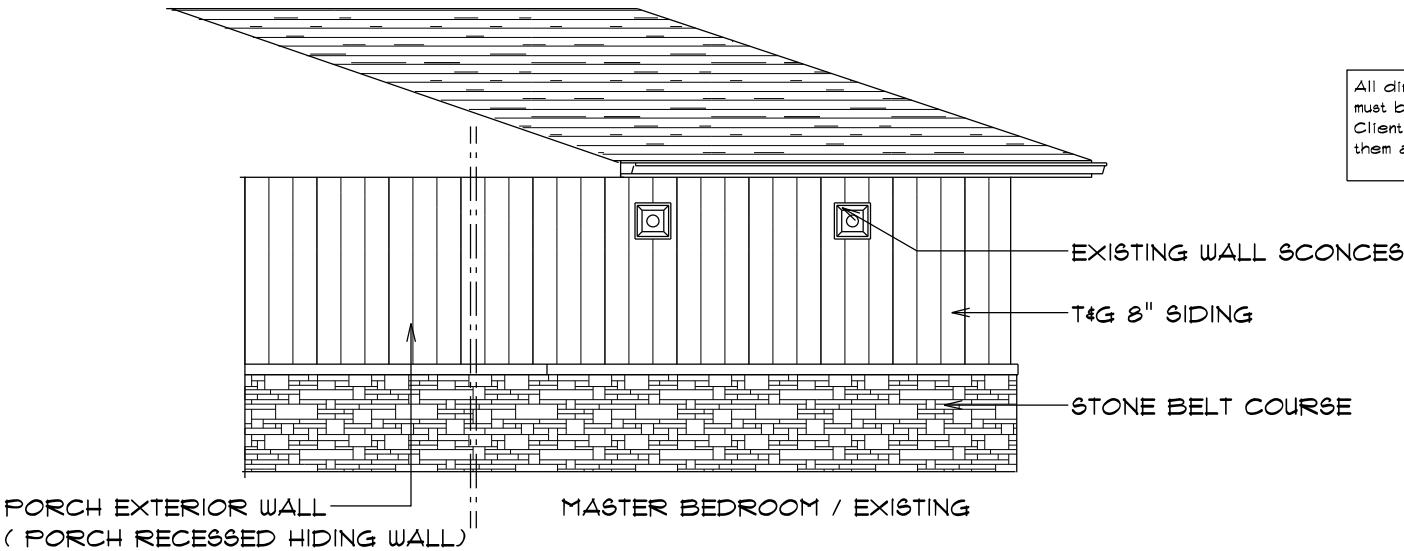
EXTERIOR CHANGES
INSTALL NEW PATIO DOOR
PLAN 3/16" = 1'-0"

SHEET NO.
A3
10/1/24

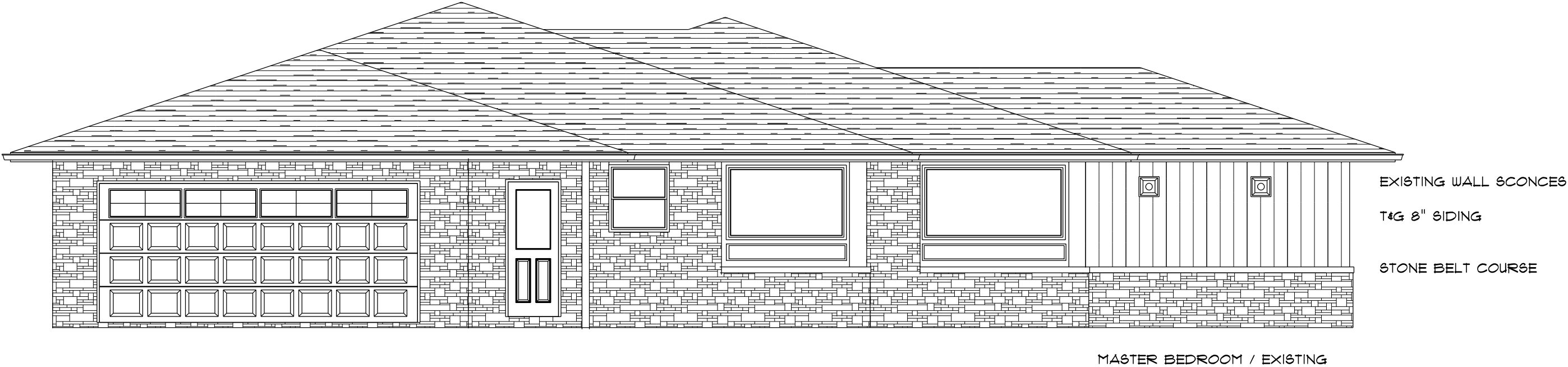
HOMETOWN BUILDING INC
PO BOX 134
MILWAUKEE, WI 53201
414.272.5802

ANGELA CATALDO
1451 N. BEACH COURT
FOX POINT, WI 53217

All dimensions and size designations must be verified on the site to fit job conditions. Client accepts these drawings as is and can use them at their own risk.



WEST ELEVATION



WEST ELEVATION

EXTERIOR CHANGES
PLAN 3/16" = 1'-0"

SHEET NO.
A4
10/1/24

HOMETOWN BUILDING INC
PO BOX 134
MILWAUKEE, WI 53201
414.272.5802

ANGELA CATALDO
1451 N. BEACH COURT
FOX POINT, WI 53217













**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	Building Type: Residential ☐ Commercial ☒
Description of Work	Egress Renovation
Estimated Cost of Project \$	10,000

Owner/Occupant	
Business Name WMN LLC	Contact Name Nic Ehr
Address 7922 N. Port Washington Rd	City/State/Zip Milwaukee 53217
Phone 414-352-9180	Email nicelandscapes@Mac.com

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

4-870-8315 CELL

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

Square Footage Under Construction

1 st Floor	2 nd Floor	Basement	Addition	Garage
-----------------------	-----------------------	----------	----------	--------

Description	Rate	Amount
Project - Per \$1,000 of estimated cost	\$10.00	100.00
Building Board	\$75.00	75.00
Footing early start - \$230.00 one and two family; \$305.00 commercial		
Plan Review - \$275.00 one and two family; New Single Family Construction \$330.00 plus \$30.00/unit commercial		330.00
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	\$ 430.00

Applicant Signature

Date 10-18-24

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
414-351-8900

Receipt No: 1.060830
Oct 22, 2024

7922 N PORT WASHINGTON

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PLANS - FILING FEE	75.00
24-44440 BUILDING BOARD - FEE	
Total:	75.00
CHECK	75.00
Check No: 1159	
Payor: EHR LANDSCAPE	
Total Applied:	75.00
Change Tendered:	.00

10/22/2024 2:11 PM

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

414-351-8900

Receipt No: 1.060813

Oct 18, 2024

7922 n port washington

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PERMIT	430.00
24-44460 BUILDING PERMIT	

Total:	430.00
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CHECK	Check No: 1148	430.00
Payor: NIC EHR LANDSCAPE		

Total Applied:	430.00
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Change Tendered:	.00
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Duplicate Copy

10/18/2024 10:25 AM

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Ehr Landscape Tenant Split



Project Narrative:

The existing building is a two story (with full basement) mixed use commercial building. The existing basement and ground floors contain (2) commercial occupancies; a large mercantile area and storage spaces for a landscape operation. The existing second level of the building contains a single occupant apartment residence.

The renovation will split the single (1) existing ground floor mercantile occupancy into (3) independent mercantile spaces. The new occupancies will share access to the (2) existing ADA WC's. The renovation will provide a new dedicated egress path for the second floor apartment space, the egress corridor will be shared with Existing Landscape operation and (1) of the mercantile spaces. The existing building and its occupancies are pre-existing and approved via past submittals to State of Wisconsin and other governing municipalities. No change of occupancy is proposed.

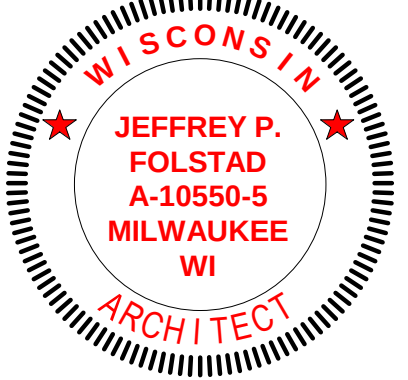
Zoning and Code Data:

Taxkey: 0919991002
Classification of Work: 2015 IBC - Alteration level II
Sprinkler: None
Occupancy: M / S-1 (separated per no separation required IBC 508.4)
Class of Construction: Vb

Sheet List

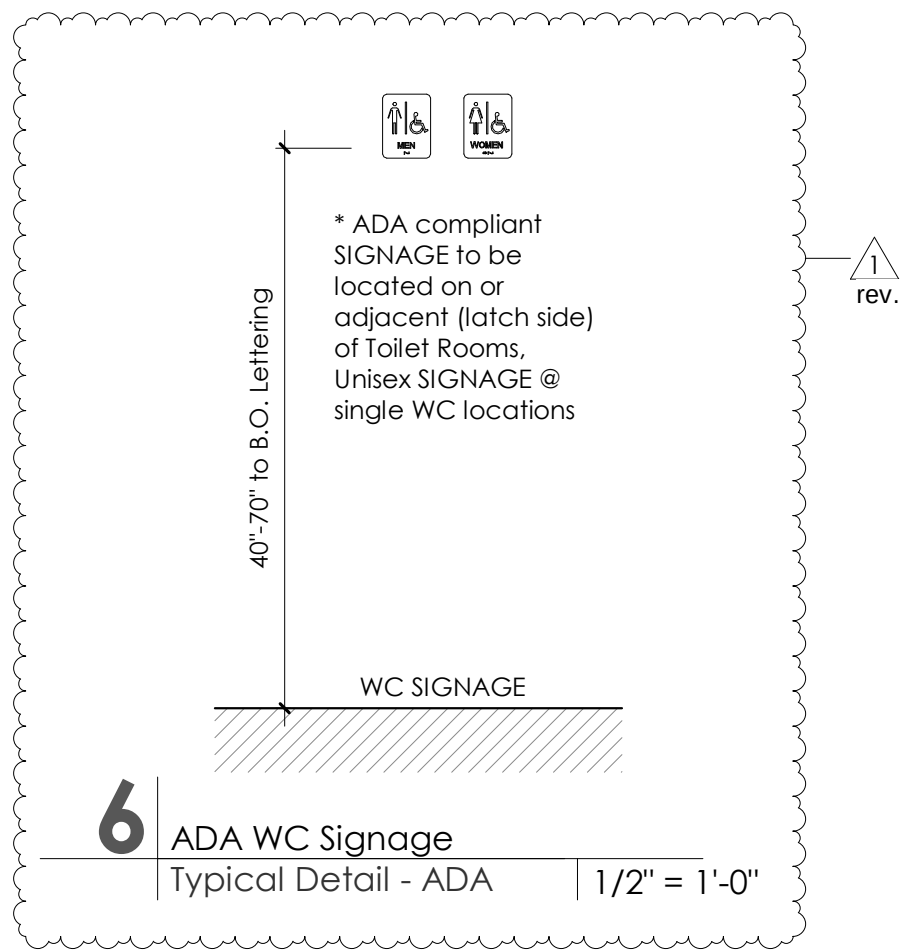
Sheet Number	Sheet Name	Current Revision	Sheet Issue Date	Current Revision Description	Current Revision Date
T0.0	Title, Code, Demolition	1	08.22.24	01 Rev	10.09.24
A1.0	Floor Plan, Door Types	1	08.22.24	01 Rev	10.09.24

Architecture



Solid State Architecture

Jeffrey P Folstad
jpf@solid-state-arch.com
www.solid-state-arch.com
414.467.6851
305 N. Plankinton Ave. Suite 101
Milwaukee, WI 53203

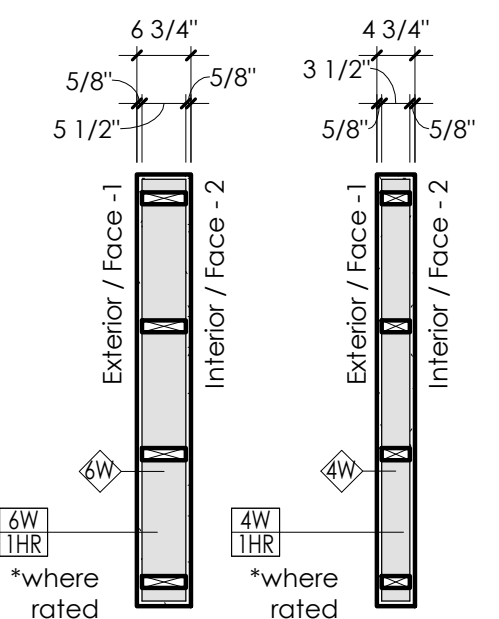


GWb over Wood Stud

[EXT, FACE-1] - 5/8" GWB - wall finish per schedule, #2 2x Stud (varies by wall type) @ 16" O.C., 5/8" GWB - wall finish per schedule - [INT, FACE-2].

General Notes:

- all walls are 4W (unrated) unless noted otherwise
- assemblies listed meet IBC 1 hour rated assembly requirements per IBC Table 722.6.2(1), rated walls are identified on plan via a Rated Wall Tag, rated walls to be built from T.O. Floor to B.O. Roof deck above.
- provide moisture resistant GWB @ all wet locations, coordinate any alternate subsurface requirements with RFS (ex. - Tile)
- All rated walls shall receive appropriate fire stopping and caulking at penetrations per rating



1 Wall Types
WallTypes

1/2" = 1'-0"

Conditionally
APPROVED
DEPT. OF SAFETY AND PROFESSIONAL
SERVICES
DIVISION OF INDUSTRY SERVICES

Pat Schwartz

SEE CORRESPONDENCE
Regulated Object: Building ICC

Project Scope: Alteration

Transaction ID: CB-102401535-PRB

Date: 10/9/2024



WC Commentary

Existing Single Occupant Ground Floor with (2) ADA WC's is split to multiple (4) tenants. Access to (2) WC's is split between tenants.

Exst Single Occupant North WC :

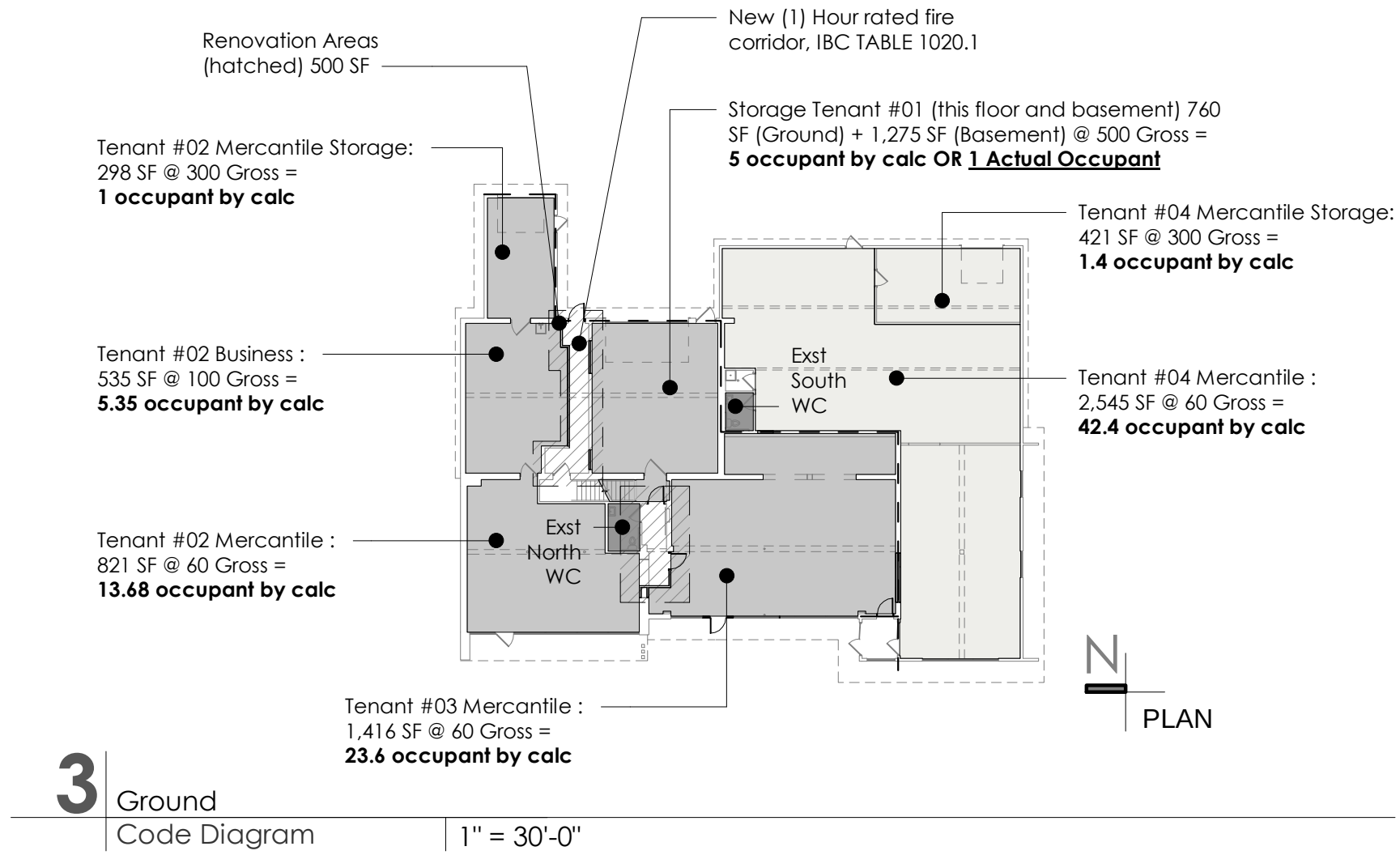
- #01 Tenant Storage : (1) Actual Occupant
- #02 Tenant Mercantile : (7) Actual Occupants
- #03 Tenant Mercantile : (7) Actual Occupants

Exst Single Occupant South WC :

- #04 Tenant Mercantile : (15) Actual Occupants

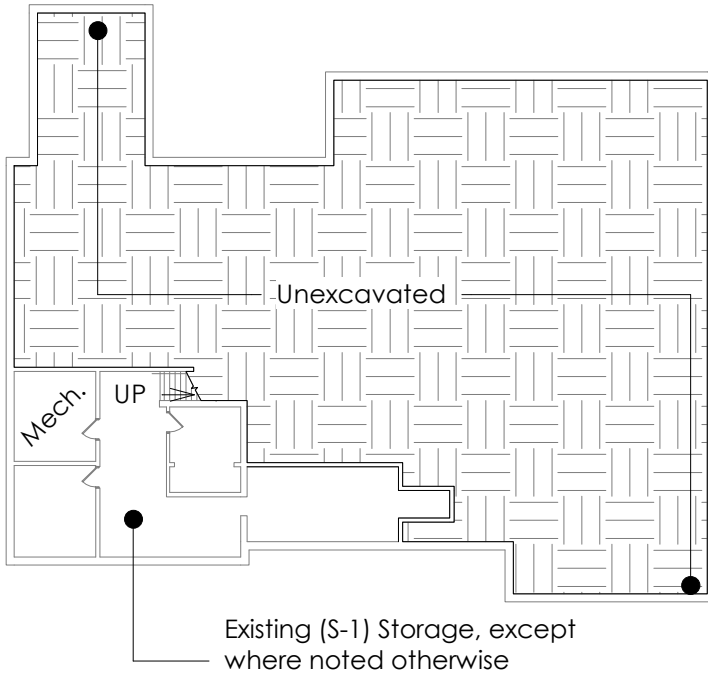
Mop Sink Commentary

2 (two) existing mop sinks on ground floor are shown, 1 (one) existing mop sink, serving Storage Tenant in the basement (not shown)..



3 Ground
Code Diagram

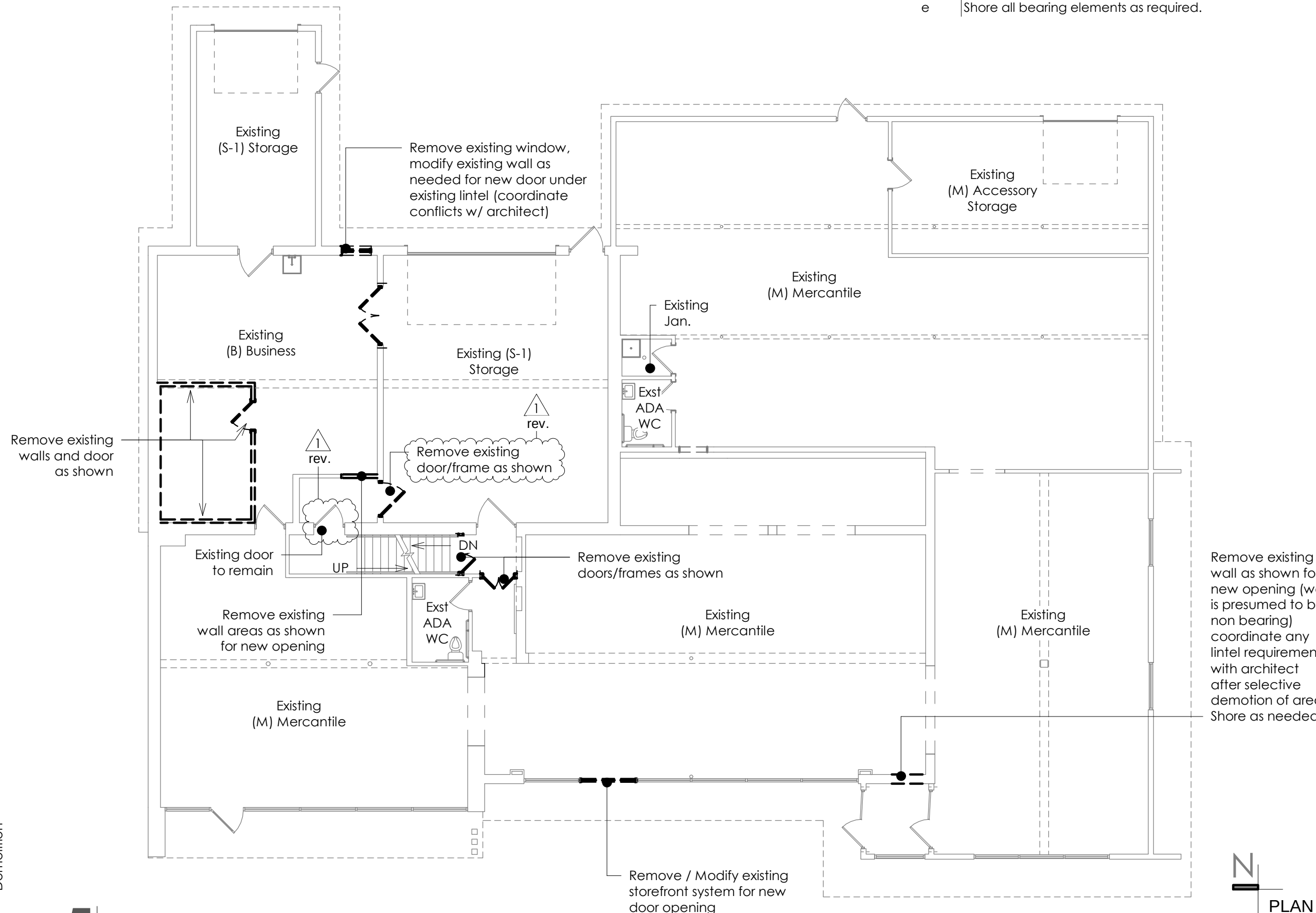
1" = 30'-0"



2 Basement
Key Plan

1" = 30'-0"

Code / Title Info



5 Ground
Demolition Floor Plan

3/32" = 1'-0"

Project General Notes

Letter	Note
a	Contractor shall have visited the site of work and become familiar with existing conditions prior to submitting a proposal. Claims for additional compensation due to unfamiliarity with existing conditions will not be considered.
b	Unless noted otherwise, locate all new door openings so that hinge side of door frame is 4" to adjacent side wall.
c	Dimensions from existing conditions are from face of finished wall to face of finished wall (Nominal).
d	Dimensions from new work is from face of framing to face of framing.
e	The project shall be kept clean and orderly. Coordinate regular debris removal with all trades. No burning of any materials is permitted.
f	Coordinate all portions of the work as described in the contract documents. Notify the owner in writing for resolution of all discrepancies prior to construction.
g	Contractor and subcontractors are responsible for obtaining current contract documents prior to commencement of work.
h	Refer to MEP trade drawings (by MEP designer or MEP design/build contractor) for design and scope of MEP work. Any MEP items or scope shown on architectural drawings are for design intention only. MEP designers or MEP design/build contractors are ultimately responsible to design and document code approved MEP work and coordinate final approvals from the owner and all relevant municipalities.
i	Rate, Fire Block, Fire Stop and Fire Caulk all rated assembly penetrations appropriately.
j	Rate, Fire Block, Fire Stop and Fire Caulk all rated assembly penetrations appropriately.
k	Provide minimum (1) Type 2A Extinguisher at lower level, (1) Type 2A Extinguisher at EACH tenant space (middle floor plan locations).

Demo General Notes

Letter	Note
a	The contractors are responsible for the removal of all demolition and construction debris generated from the work, taking care to prevent overloading of floor assembly and protection of adjacent existing construction.
b	Refer to plumbing, HVAC and Electrical plans for additional demolition items and notes. GC is to coordinate work with MEP requirements and MEP Design Build Contractors. MEP work and MEP demolition is not shown on architectural drawings.
c	Notify architect immediately if any asbestos or asbestos suspected materials are uncovered on site.
d	Verify exact composition of existing walls to be removed.
e	Shore all bearing elements as required.

Project Status: 100 CD - Muni
Current Revision: 01 Rev
Current Revision Description: 10.09.24

Ehr Landscaping
Ehr Tenant Split
7922 N Port Washington Road
Milwaukee, WI 53217

JOB NO: 24-12-19
DATE: 08.22.24
Title, Code, Demolition

T0.0

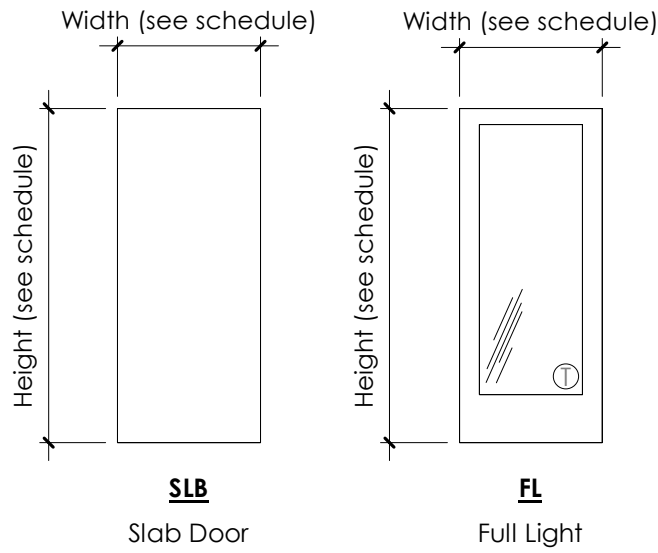
305 N. Plankinton Avenue
Suite 101
Milwaukee, WI 53203
c: 414.467.6851
www.solid-state-arch.com

solid state
architecture

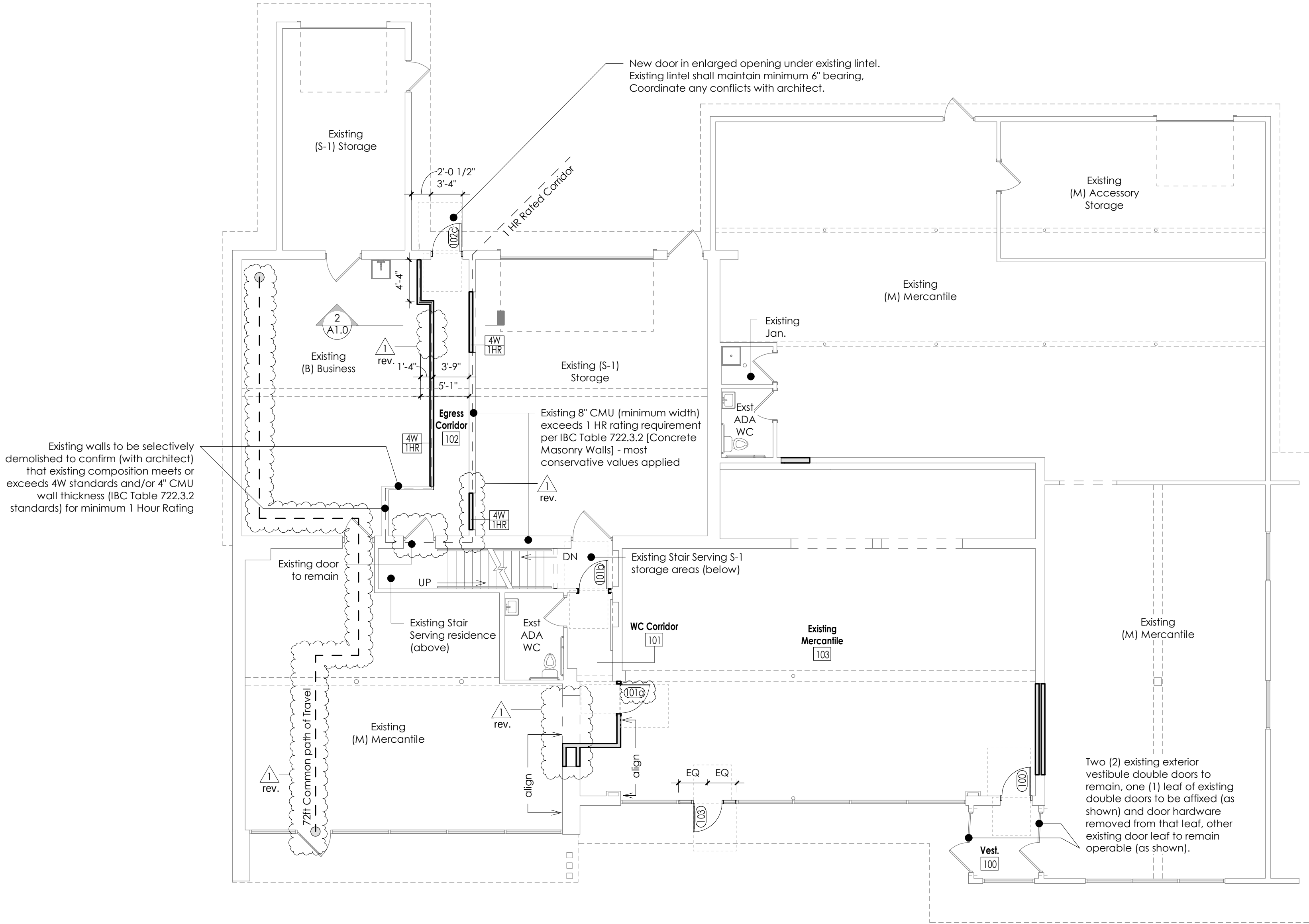
COPYRIGHT SOLID STATE ARCHITECTURE. ALL RIGHTS RESERVED - THIS DRAWING AND/OR CONTENT IS NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN CONSENT OF SOLID STATE ARCHITECTURE. THE USER AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY DAMAGES, LIABILITY, OR COST, INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE RESULTING FROM ANY CHANGES OR MODIFICATIONS MADE BY ANYONE OTHER THAN THE ARCHITECT. THE OWNER OR OWNER'S AGENT SHALL ALSO HOLD HARMLESS THE ARCHITECT FROM ANY REUSE OF THE DRAWINGS OR DATA WITHOUT THE SECURING WRITTEN CONSENT OF THE ARCHITECT.

Door Schedule														
Mark	Description	Door Type Mark	Door Material	Width	Height	Frame Type	Closer	Latch	Kick Plate	Panic Hardware	Fire Rating	Lockset	Key Group	Comments
100	Single Swing	SLB	SC Wood or HM	3'-0"	7'-0"	HM	Yes	No						Deadbolt allowed in lieu of latch, IF RM01 (below) requirements are met
101a	Single Swing	SLB	By Owner	3'-0"	7'-0"	WD	No	No						Push / Pull Hardware, No Latch, Deadbolt SEE RM-1 (below) requirements, closer and hold open optional. ADA WC directional signage on wall adjacent latch side
101b	Single Swing	SLB	By Owner	3'-0"	7'-0"	WD	Yes	Yes						
102c	Single Swing	SLB	HM	3'-0"	7'-0"	HM	Yes	Yes						Panic Hardware recommended not required, Kick Plate recommended not required
103	Single Swing	FL	Aluminum	3'-0"	7'-0"	AL	Yes	No						Deadbolt allowed in lieu of latch, IF RM01 (below) requirements are met
Door Notes: RM01: deadbolts allowed IF all below criteria are met: - The locking device must be readily distinguishable as locked - Durable signage or lettering must be posted on the egress side of the door stating: "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED" - The sign must have minimum 1-inch high letters on a contrasting background														

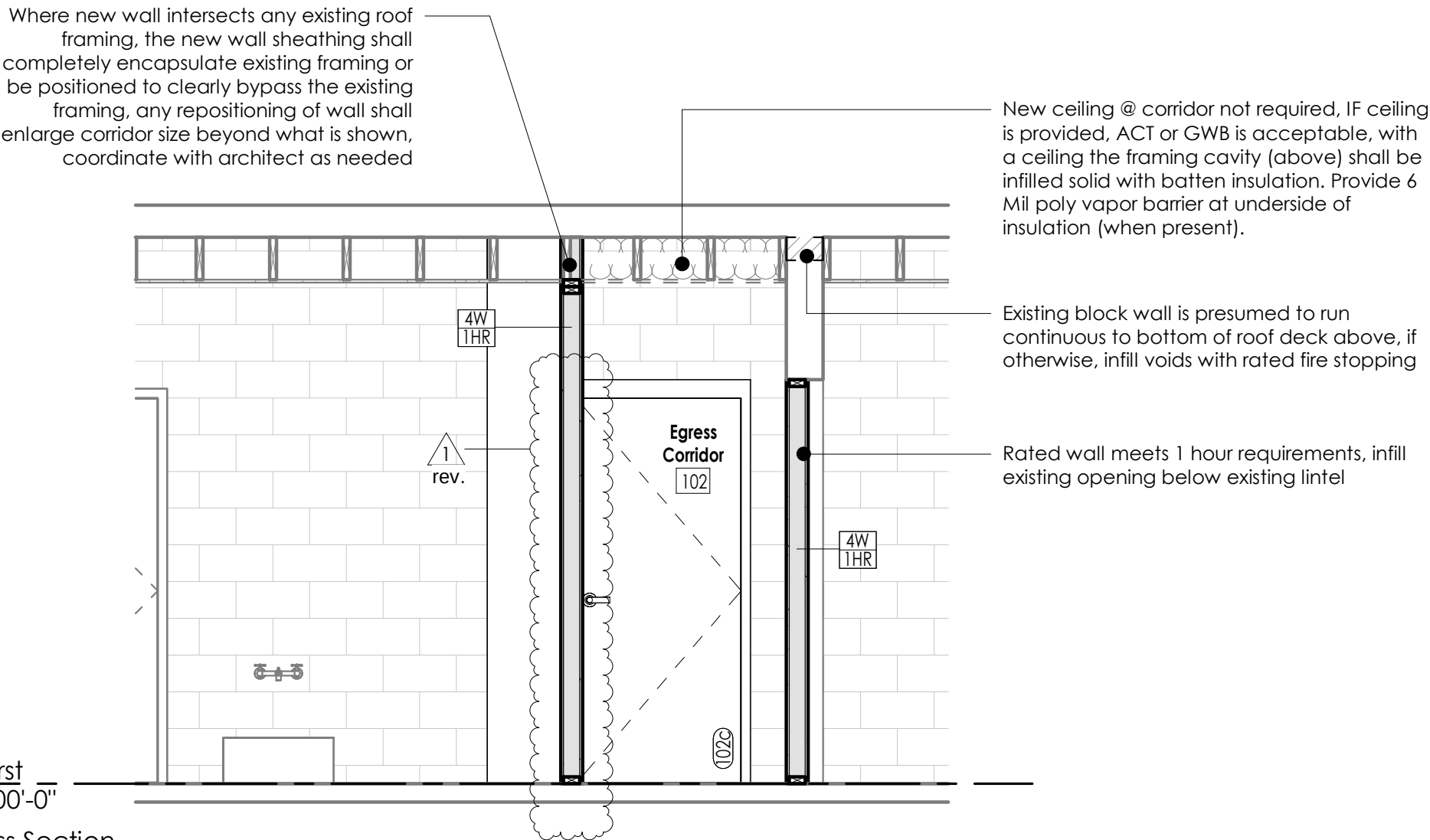
rev.



Door / Frame Types
Types | 1/4" = 1'-0"



PLAN



Project General Notes

Letter	Note
a	Contractor shall have visited the site of work and become familiar with existing conditions prior to submitting a proposal. Claims for additional compensation due to unfamiliarity with existing conditions will not be considered.
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c	Dimensions from existing conditions are from face of finished wall to face of finished wall (Nominal).
d	Dimensions from new work is from face of framing to face of framing.
e	The project shall be kept clean and orderly. Coordinate regular debris removal with all trades. No burning of any materials is permitted.
f	Coordinate all portions of the work as described in the contract documents. Notify the owner in writing for resolution of all discrepancies prior to construction.
g	Contractor and subcontractors are responsible for obtaining current contract documents prior to commencement of work.
h	Refer to MEP trade drawings (by MEP designer or MEP design/build contractor) for design and scope of MEP work. Any MEP items or scope shown on architectural drawings are for design intention only. MEP designers or MEP design/build contractors are ultimately responsible to design and document code approved MEP work and coordinate final approvals from the owner and all relevant municipalities.
i	Rate, Fire Block, Fire Stop and Fire Caulk all rated assembly penetrations appropriately.
j	Rate, Fire Block, Fire Stop and Fire Caulk all rated assembly penetrations appropriately.
k	Provide minimum (1) Type 2A Extinguisher at lower level, (1) Type 2A Extinguisher at EACH tenant space (middle floor plan locations).



ORTH SHORE CYCLES

414-352-9180

FOR
LEASE



Open

MOBILE BIKE REPAIR
414-862-4700
www.bikerestoration.com

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KALI
BIKE REPAIR

KALI



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

Permit Number:

B-_____

OFFICE USE ONLY	
Issued Date	
Zoning	C, S5, S3

BUILDING PERMIT

Job Address	6807 N LAKE DR	Building Type: Residential	☒ Commercial
Description of Work	4 season Room Addition - see Plans		
Estimated Cost of Project \$	83,004		

Owner/Occupant	
Business Name	Contact Name Jennifer + Joseph Tate
Address 6807 N LAKE DR	City/State/Zip Fox Point, WI, 53217
Phone	Email jeniotate@mc.com

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

Contractor	
Company Name Compass Construction + Remodel	Contact Name Tony Orlando
Address 1421 S 62nd St	City/State/Zip West Allis WI 53214
Phone 224 500 1684	Email info@compassmke.com
Dwelling Contractor # 72100856	Dwelling Contractor Qualifier # 21800028

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

Description	Rate	Amount
Project - Per \$1,000 of estimated cost	\$10.00	831.00
Building Board	\$75.00	75.00
Footing early start - \$230.00 one and two family; \$305.00 commercial		
Plan Review - \$275.00 one and two family; New Single Family Construction \$330.00 plus \$30.00/unit commercial		
State Seal	\$75.00	
Razing, Interior Demolition \$925.00 max/bld	\$95.00 minimum plus	
Moving buildings	\$250.00 plus	
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	\$ 906.00

Applicant Signature

Rev 01/22

Date

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

Receipt No: 22.000038 Oct 25, 2024

6807 N LAKE DRIVE - TATE

Previous Balance: .00
LICENSES & PERMITS
BUILDING PLANS - FILING 75.00
FEE

Total: 75.00
=====

LICENSES & PERMITS
BUILDING PERMIT 831.00

Total: 831.00
=====

ONLINE - CREDIT CARD 906.00

Payor:
COMPASS CONSTRUCTION & REMODELING
Total Applied: 906.00

Change Tendered: .00
=====

10/25/2024 9:15 AM

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

Permit Document

October 2024

SHEET INDEX

- INTERIOR DESIGN DRAWINGS
 - I-0.00 COVER SHEET
 - I-0.01 EXISTING ELEVATIONS
 - I-0.02 EXISTING PHOTOS
 - I-0.03 EXISTING PHOTOS
 - I-1.00 EXISTING FLOOR PLANS
 - I-1.03 FLOOR PLAN
 - I-2.01 INTERIOR ELEVATIONS/SECTIONS
 - I-6.01 INTERIOR NOTES
 - I-9.01 INTERIOR RENDERS
- STRUCTURAL DRAWINGS
 - S-100 FOUNDATION PLAN AND DETAILS
- INSPIRATION IMAGES



TATE RESIDENCE

6807 N. LAKE DR.
FOX POINT, WISCONSIN 53217

The Tates plan to add an additional room of slightly less than 300 sf to enclose an existing covered patio of their 1959 ranch home. We will excavate and create a foundation for the room and the finished floor height will be the same as the existing floor level in the foyer and living room areas. The new shed roof over the addition will match the 2/12 slope of their existing roof in the living room in keeping with the architecture. Please see our permit set along with photos of the existing home.

Tate Residence

LP/ws
Design
Studios

Cover
Sheet

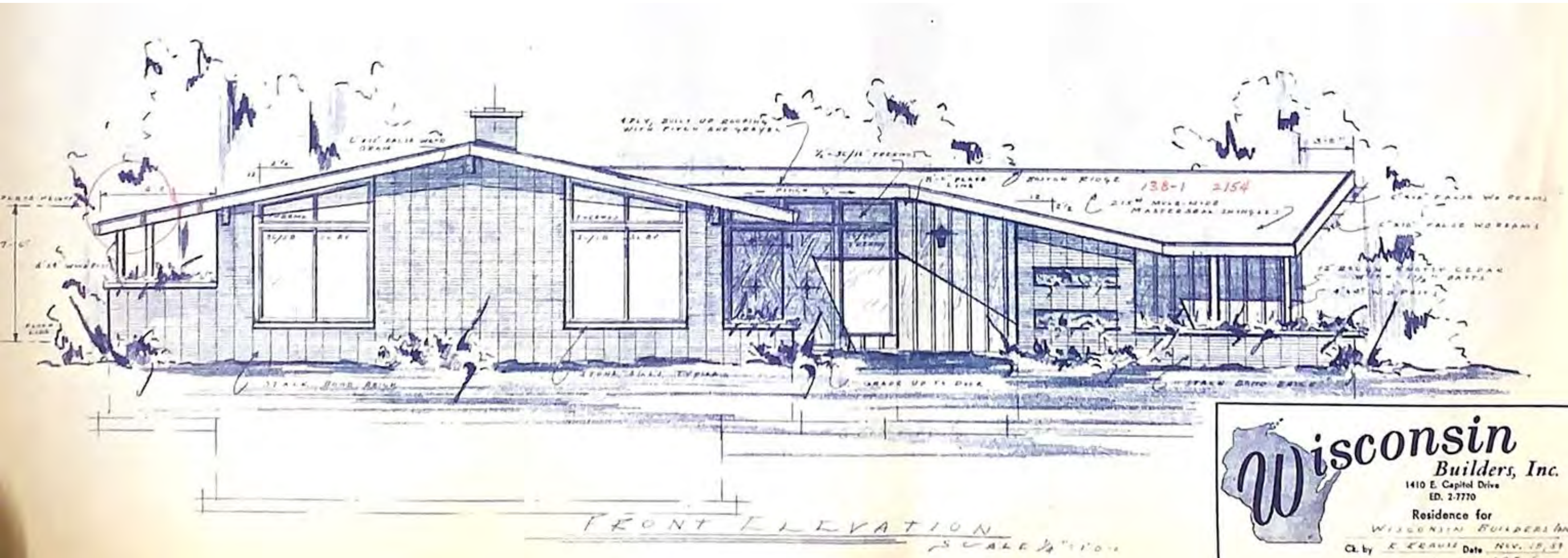
Project Number 2411
Date 23, October 2024

I-0.00



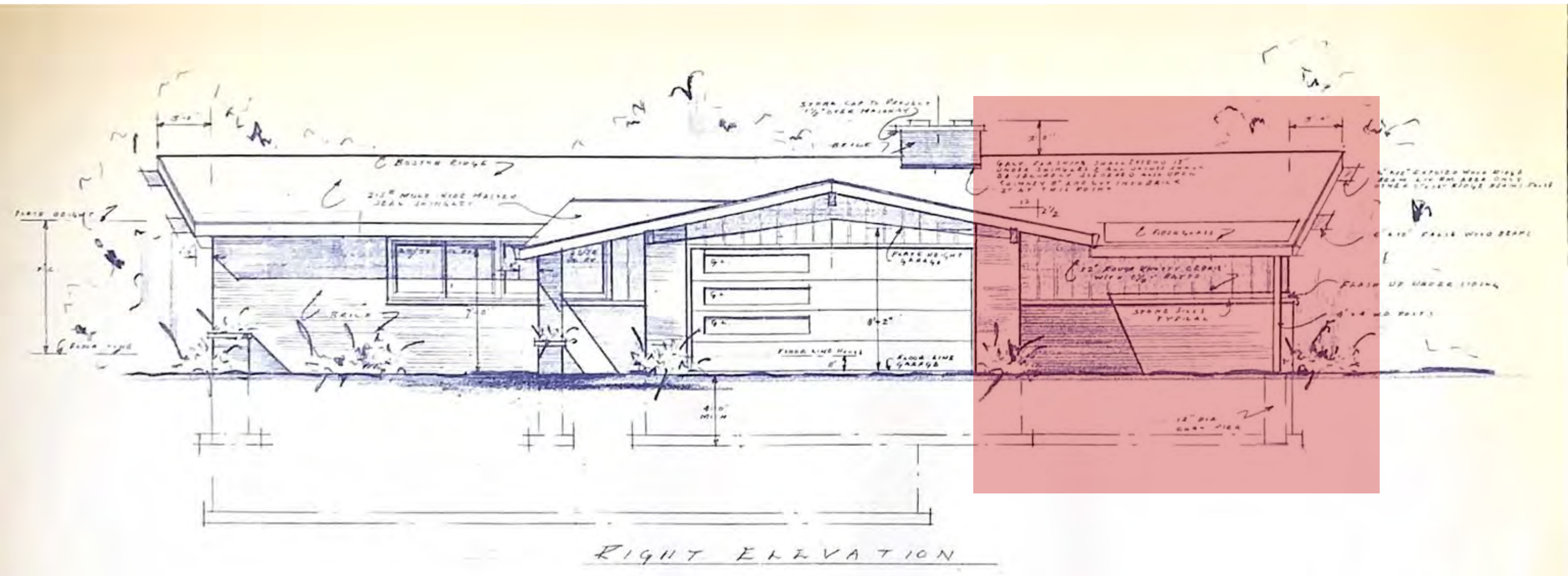
Original Exterior Elevation

Circa 1959



Original Exterior Elevation

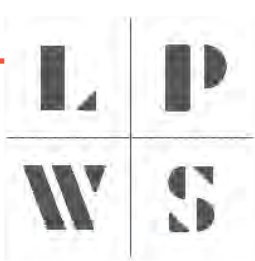
Circa 1959



Area of Proposed Addition

Original Drawings

Exterior West Elevation



TATE RESIDENCE

6807 N. LAKE DR.
FOX POINT, WISCONSIN 53217

Tate Residence

LP/ws
Design
Studios

Existing
Elevations

Project Number	2411
Date	23, October 2024
Drawn By	AI
Checked By	LC

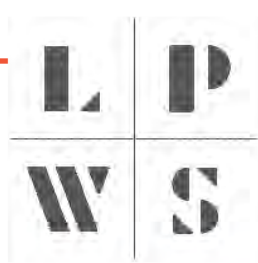
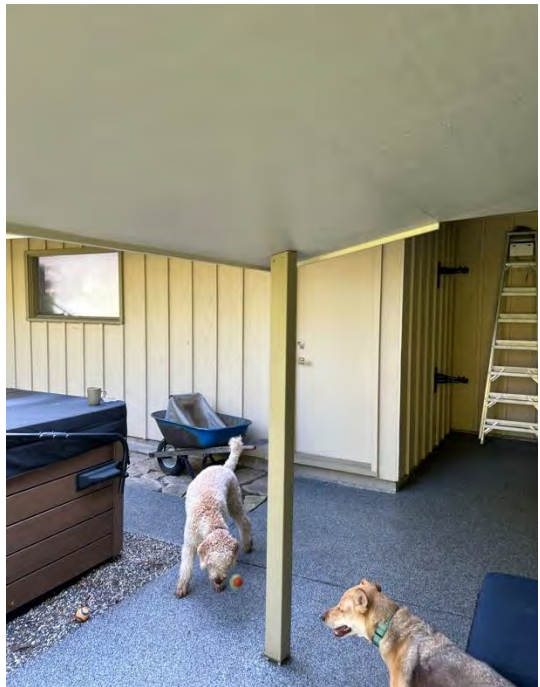
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Scale

Area of Proposed Addition



Existing Photos
Exterior



TATE RESIDENCE

6807 N. LAKE DR.
FOX POINT, WISCONSIN 53217

Tate Residence

LP/ws
Design
Studios

Existing
Photos

Project Number	2411
Date	23, October 2024
Drawn By	AI
Checked By	LC

I-0.02

Scale

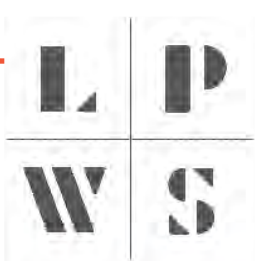


Existing Photos
Interior



From top left to top right:
(E) Window to become interior shoji sliding doors
(E) Sliding doors to become sliding interior shoji doors
(E) Closet doors to remain

From left to right second row:
(E) Shoji style sliding doors to kitchen
(E) Pocket door to kitchen, typ. style



TATE RESIDENCE

6807 N. LAKE DR.
FOX POINT, WISCONSIN 53217

Tate Residence

LP/ws
Design
Studios

Existing
Photos

Project Number	2411
Date	23, October 2024
Drawn By	AI
Checked By	LC

I-0.03

Scale



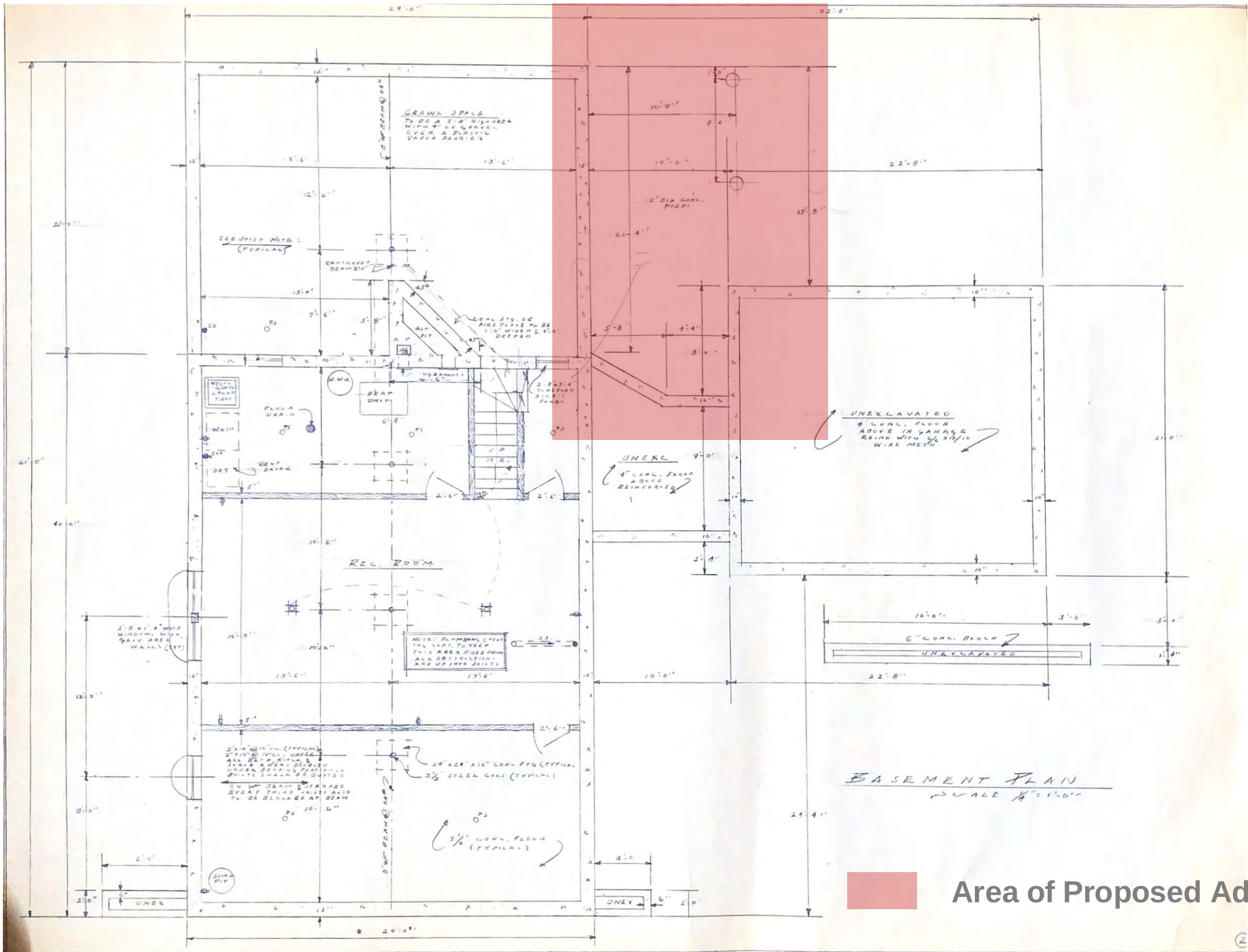
Existing Floor Plan
Circa 1959

LPWS

COMPASS
CONSTRUCTION & REMODELING

BARBER
ENGINEERING

TATE RESIDENCE
6807 N. LAKE DR.
FOX POINT, WISCONSIN 53217



Area of Proposed Addition

Tate Residence

LP/ws
Design
Studios

Existing
Floor Plan

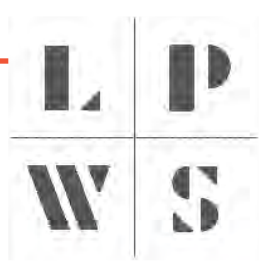
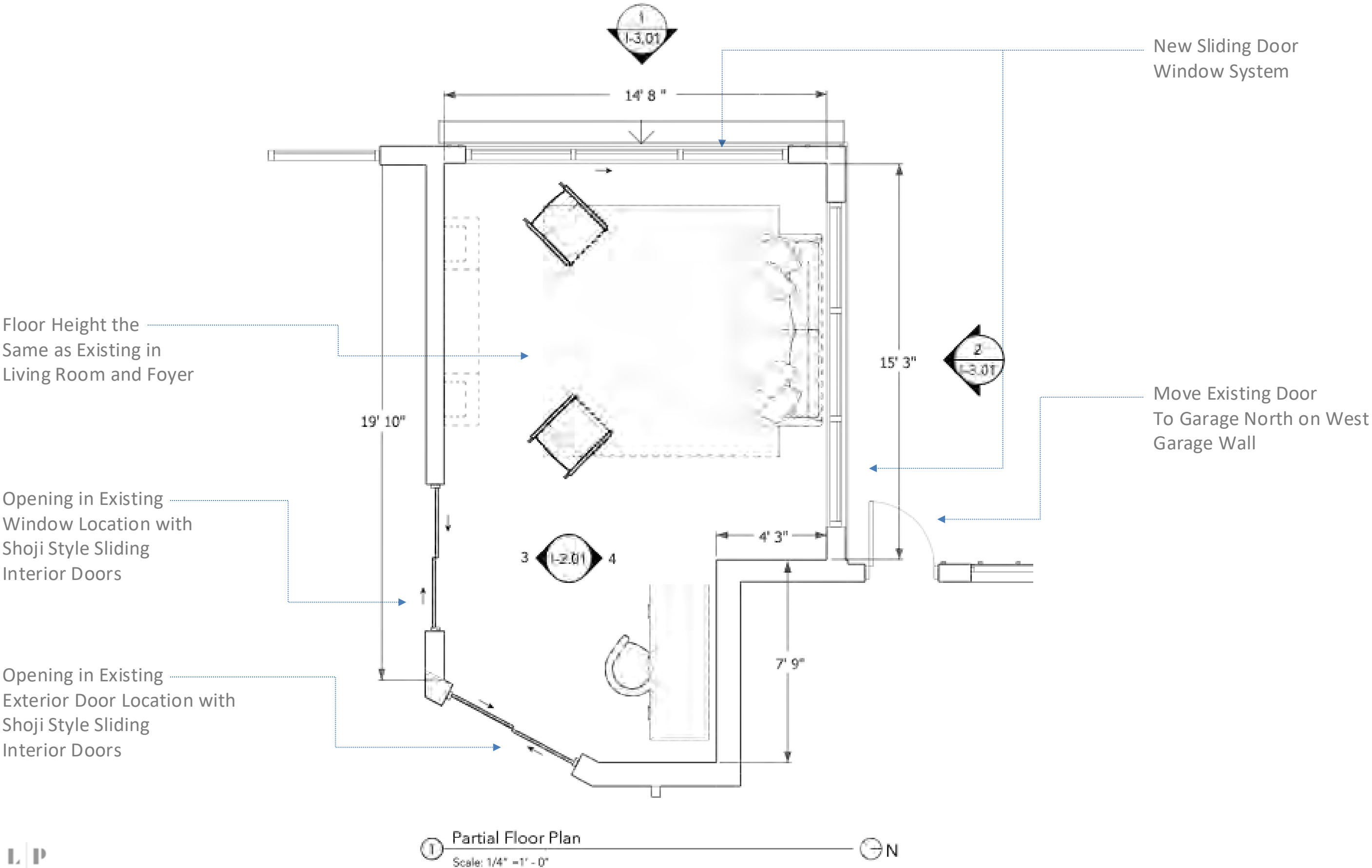
Project Number	2411
Date	23, October 2024
Drawn By	AI
Checked By	LC

I-1.00

Scale

Floor Plan

Floor Level Same as House

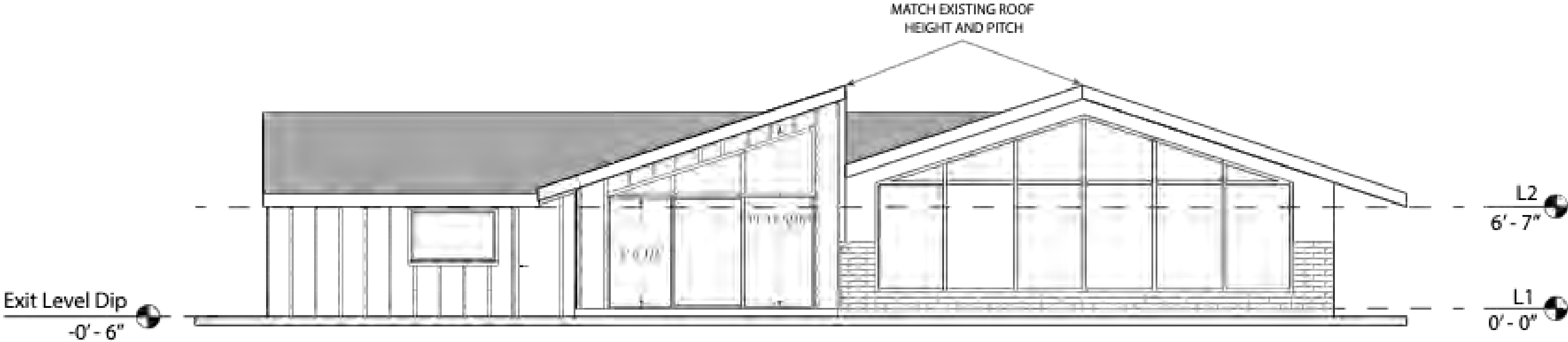
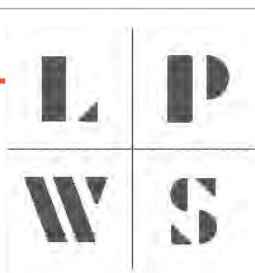


TATE RESIDENCE

6807 N. LAKE DR.
FOX POINT, WISCONSIN 53217

Tate Residence	
LP/ws Design Studios	
Floor Plan	
Project Number	2411
Date	23, October 2024
Drawn By	AI
Checked By	LC
I-1.03	
Scale	

Exterior Elevations



1 Exterior Elevation | West Facade
Scale: 1/8" = 1' - 0"



2 Partial Exterior Elevation | North Facade
Scale: 1/8" = 1' - 0"

TATE RESIDENCE

6807 N. LAKE DR.
FOX POINT, WISCONSIN 53217

Tate Residence

LP/ws
Design
Studios

Exterior
Elevations

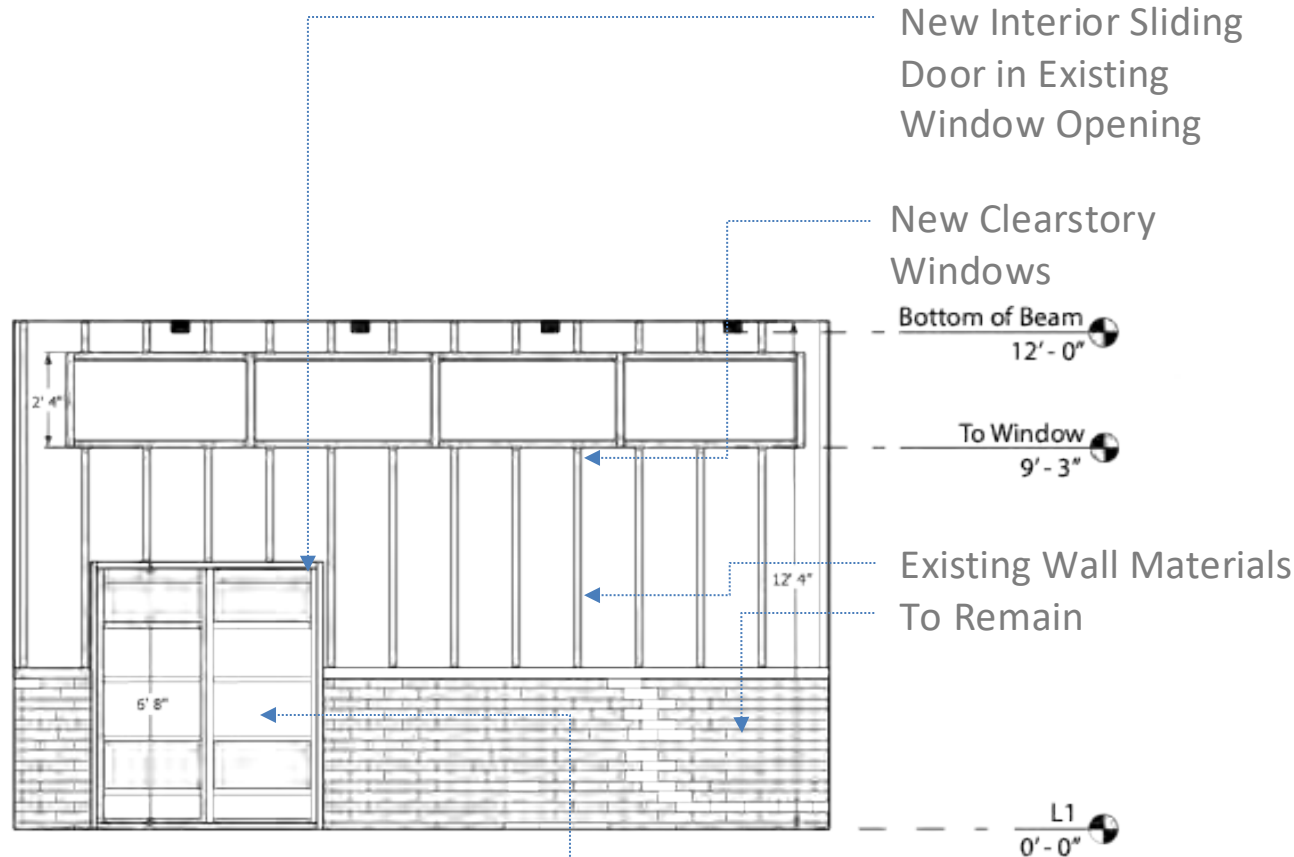
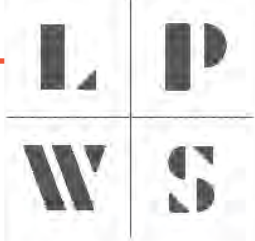
Project Number	2411
Date	23, October 2024
Drawn By	AI
Checked By	LC

I-3.01

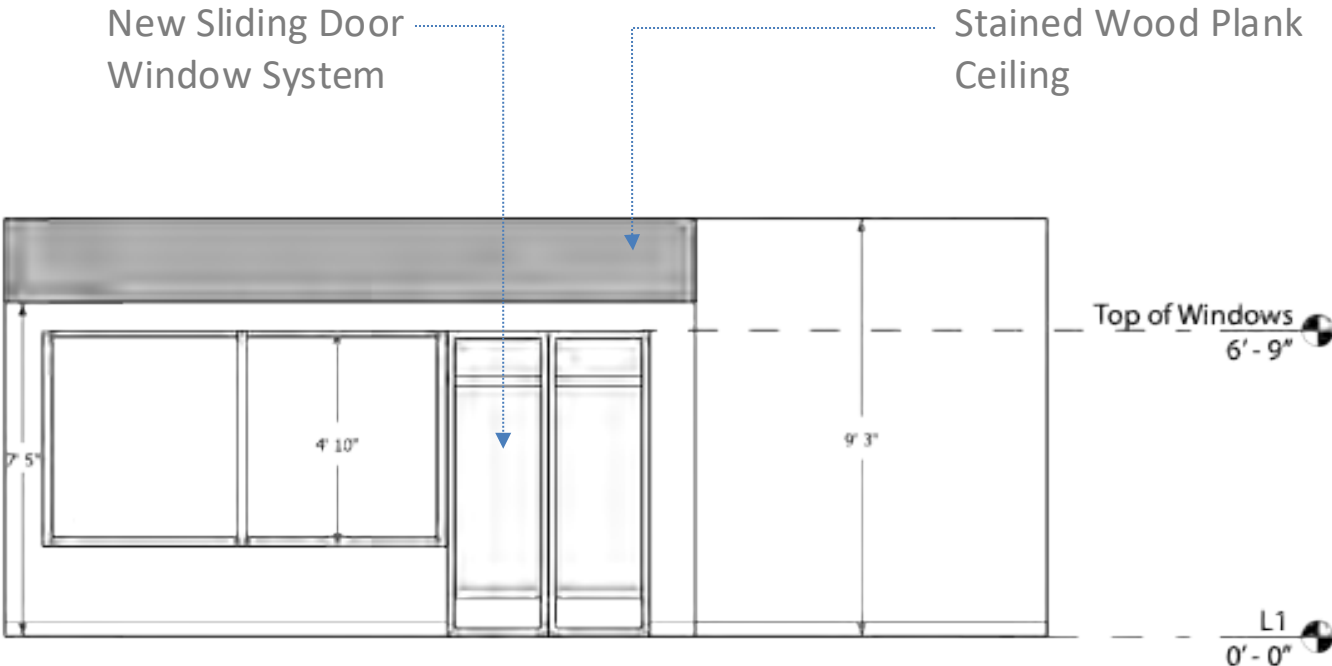
Scale



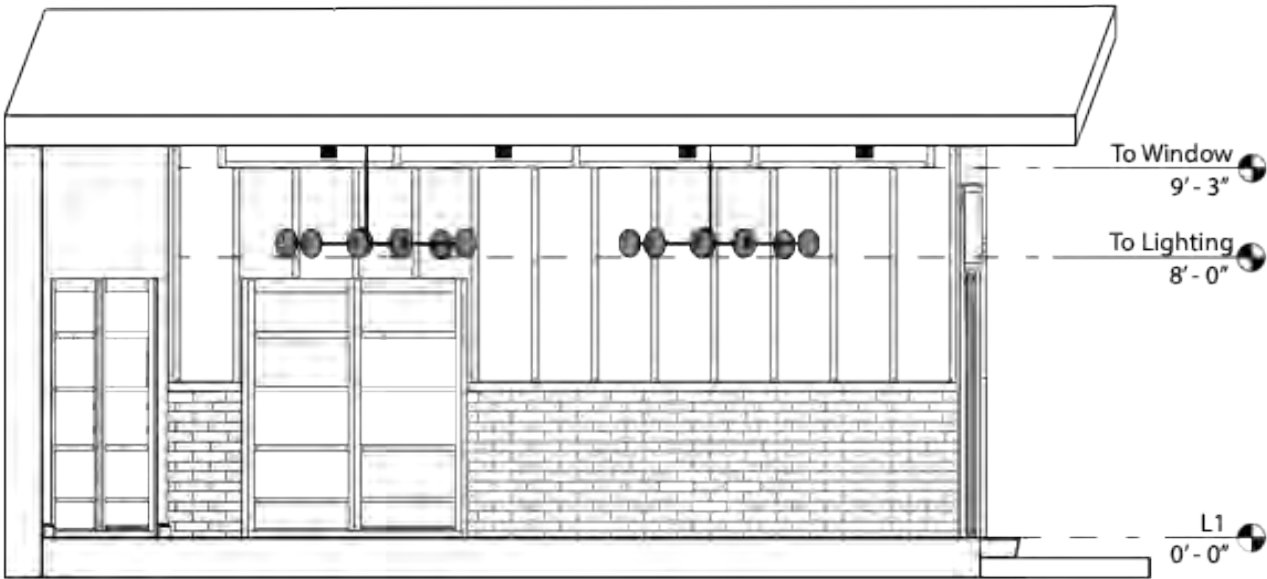
Interior Elevations
Sections



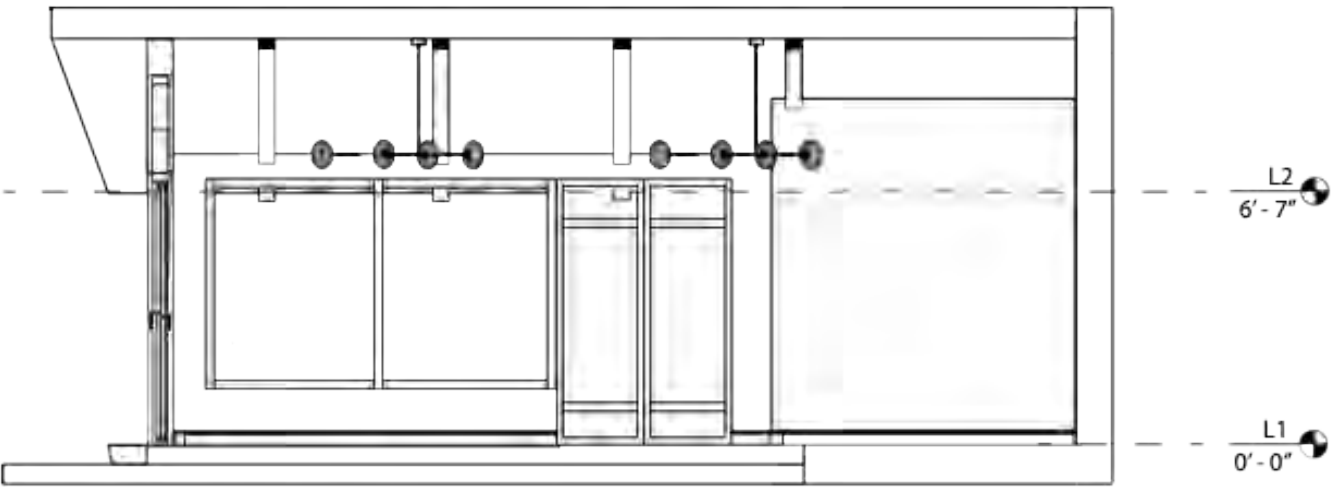
3 Interior Elevation | South View
Scale: 1/4" = 1' - 0"



4 Interior Elevation | North View
Scale: 1/4" = 1' - 0"



3 Section Cut | South View
Scale: 1/4" = 1' - 0"



4 Section Cut | North View
Scale: 1/4" = 1' - 0"

TATE RESIDENCE

6807 N. LAKE DR.
FOX POINT, WISCONSIN 53217

Tate Residence

LP/ws
Design
Studios

Interior
Elevations/
Sections

Project Number 2411
Date 23, October 2024
Drawn By AI
Checked By LC

I-2.01

Scale



Tate
Residence

LP/ws
Studios

Foundation & Framing Plans

Project Number	24112
----------------	-------

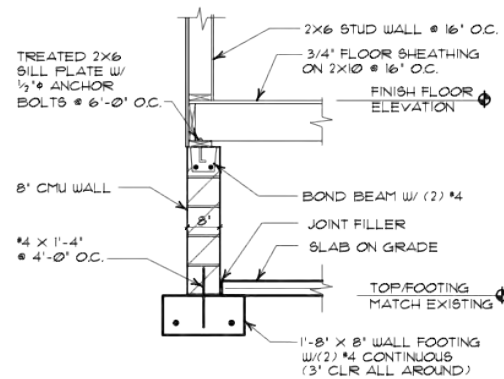
Date: 24, October 2024

Drawn By LB

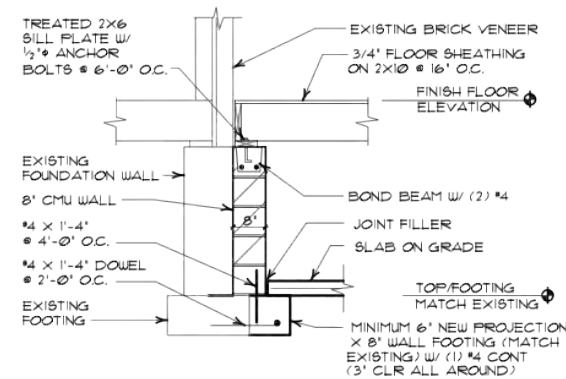
Checked By	BE
------------	----

S-100

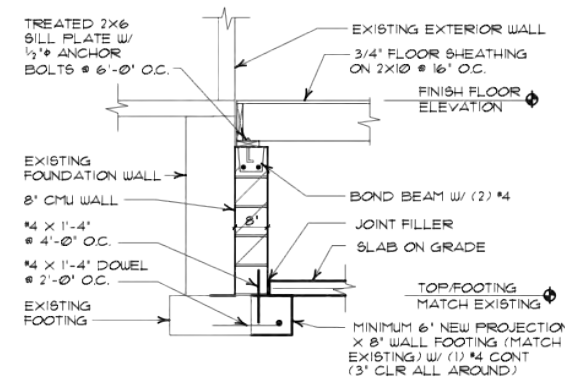
Scale



4 CMU FOUNDATION WALL
5-100 SCALE: NONE



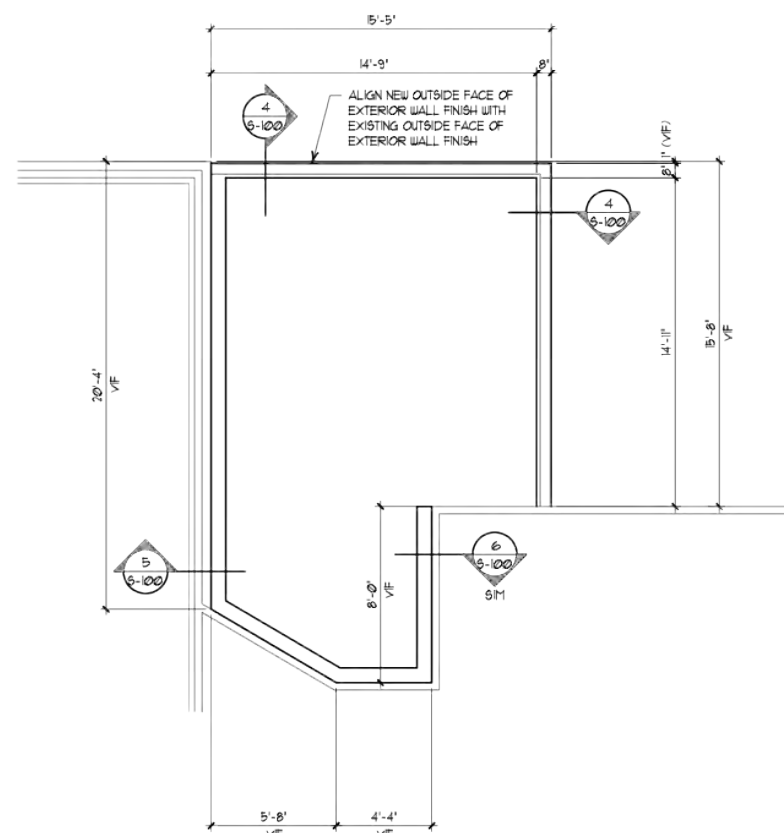
5 CMU FOUNDATION WALL
AT EXISTING VENEER
6-100 SCALE: NONE



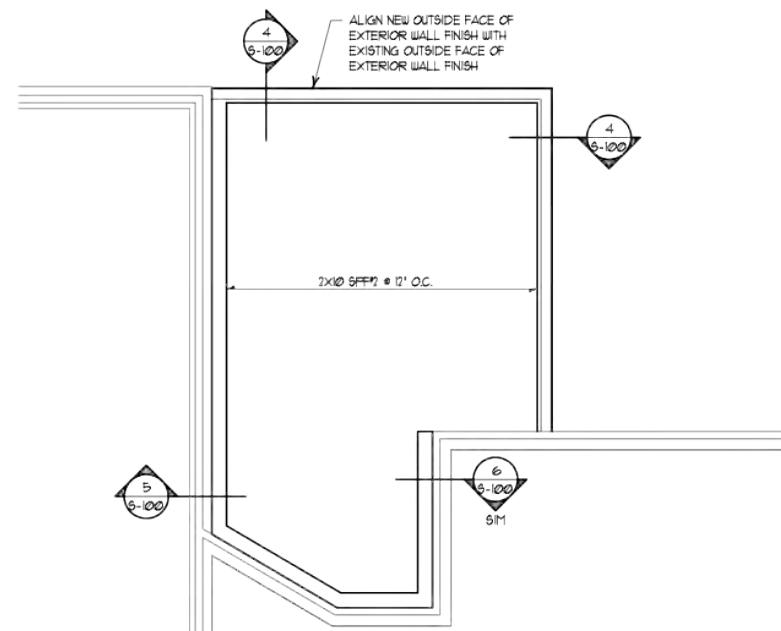
6 CMU FOUNDATION WALL
AT EXISTING SLAB ON GRADE
6-100 SCALE: NONE

GENERAL NOTES

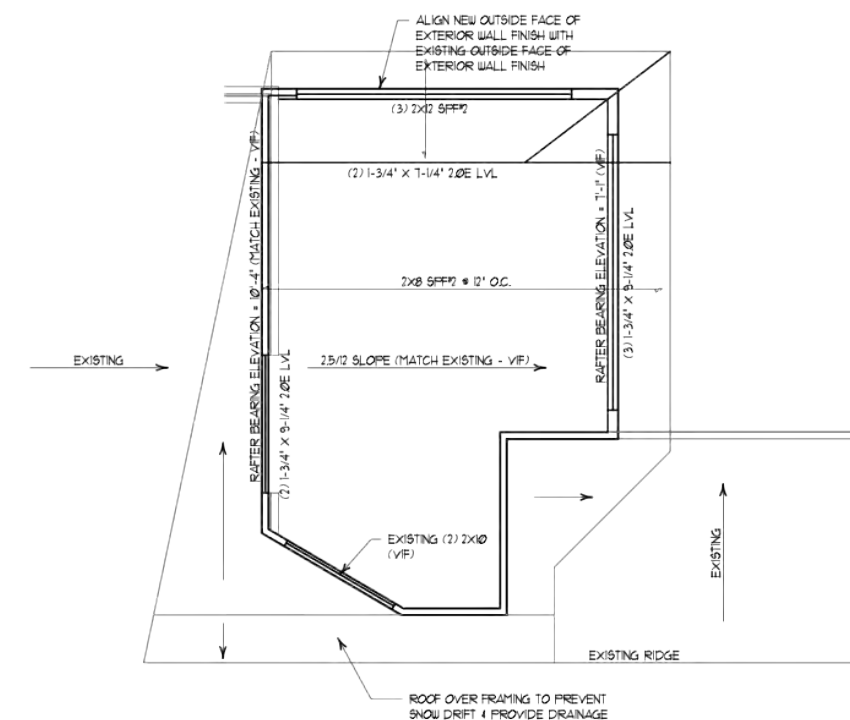
- COMPLY WITH THE CURRENT LOCAL REQUIREMENTS AND THE WISCONSIN UNIFORM DWELLING CODE.
- OWNERS AND CONTRACTORS SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING FROM AND RESULTING FROM THE PERFORMANCE OF THE WORK. ENGINEER ONLY ASSUMES RESPONSIBILITY FOR THESE DRAWINGS AND THEIR CONTENT.
- SHORE EXISTING STRUCTURE DURING CONSTRUCTION AND BEFORE ANY DEMOLITION.
- VERIFY ALL DIMENSIONS AND EXISTING MEMBER SIZES AND LOCATIONS IN FIELD. DO NOT SCALE DRAWINGS.
- CORRECT ALL EXISTING FRAMING THAT SUPPORTS NEW FRAMING IS IN SOUND AND SOLID CONDITION. REINFORCE OR REPLACE AS REQUIRED.
- ALL NEW CONVENTIONAL LUMBER TO CONSIST OF SPF #2 IF NOT NOTED OTHERWISE.
- LVL TO CONSIST OF 2X6, F_b = 2,600 PSI MINIMUM.
- FLOOR LIVE LOAD = 40 PSF, SNOW LOAD = 30 PSF



1 PARTIAL FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



2 PARTIAL 1ST FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



3 PARTIAL ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



Interior Renders



Southeast View



Northwest View



Northeast View

Inspiration Images

Interior Finishes

Flooring
LVP - Patcraft



Lighting
Pendants



Lighting
Inspiration



Paint Colors

Inspiration for Cabinets,
Wall Color and Ceiling



BM Kendall Charcoal
HC-166



BM Swiss Coffee
OC-45



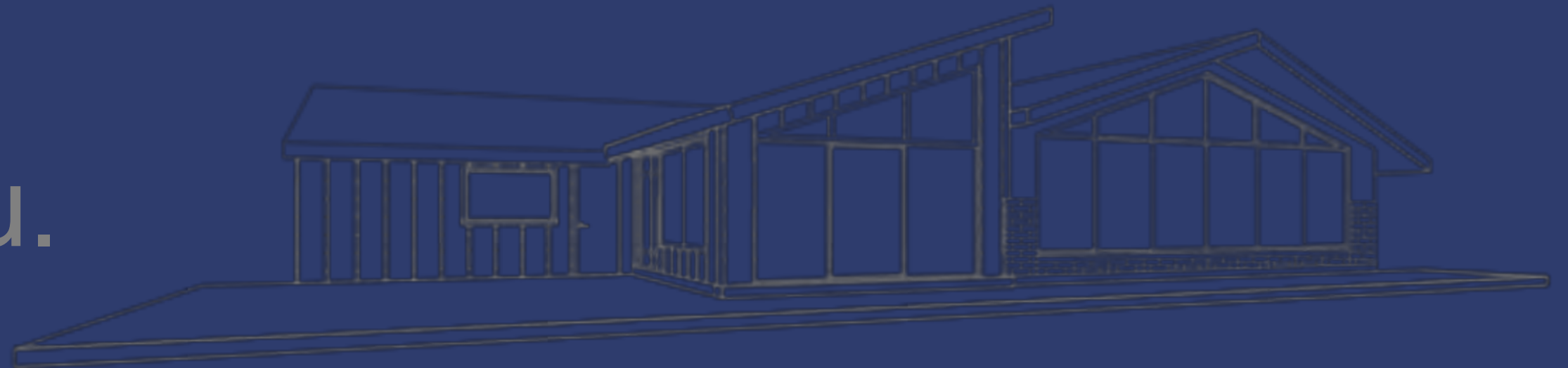
BM Kendall Charcoal
HC-166



BM Ashwood Moss
1484

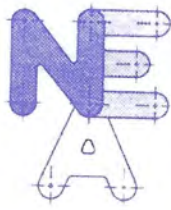


Thank you.



Services Offered

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



Nienow Engineering Assoc.

Consulting Engineers and Surveyors
7161 N. Port Washington Road
Milwaukee, WI 53217
414-351-1620
(Fax) 414-351-1623

PROJ. NO. 92264
N92264S1

PLAT OF SURVEY

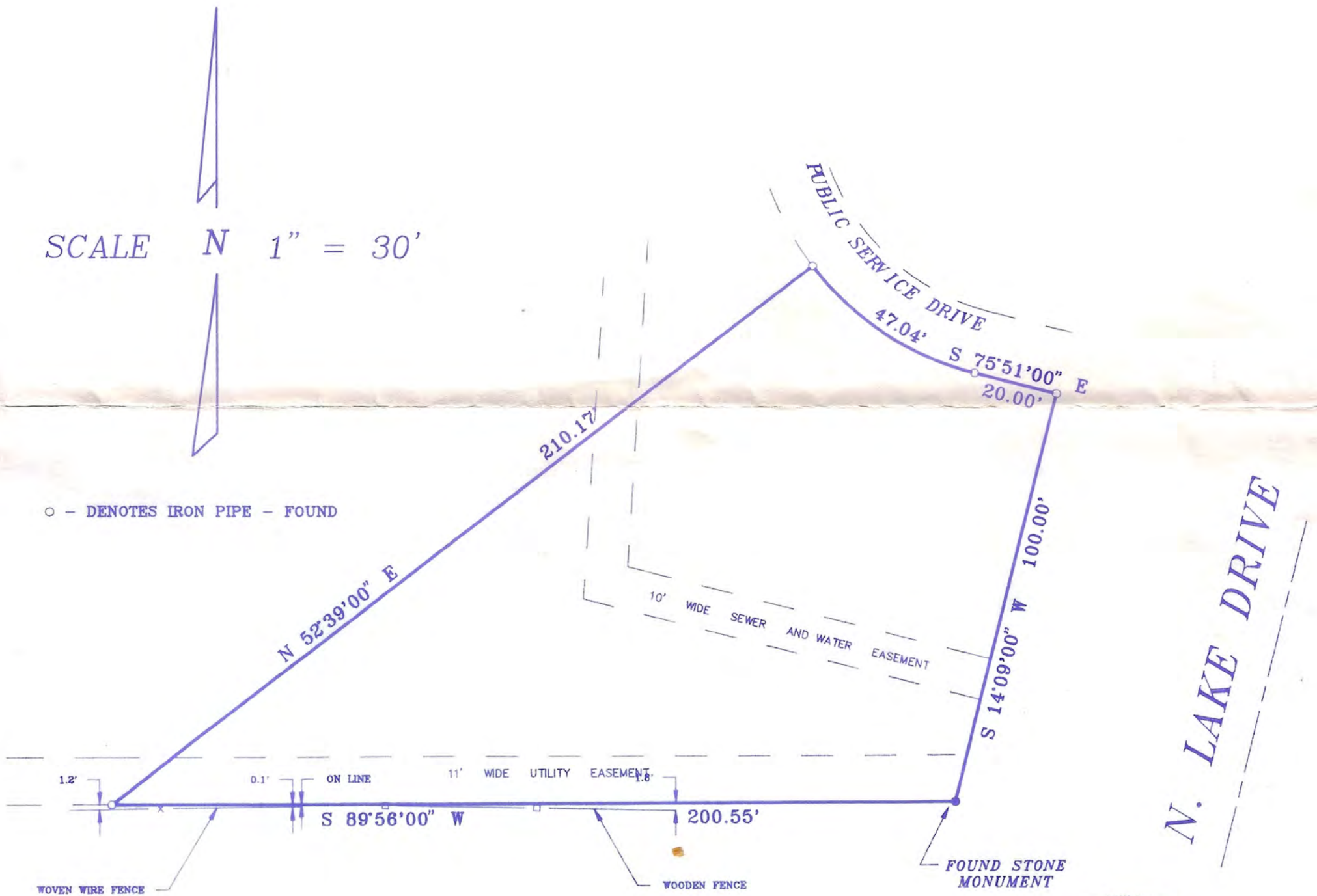
PREPARED FOR: GARY HOLLANDER

LEGAL DESCRIPTION:

LOT 1, BLOCK 1, LAKE DRIVE ESTATES, BEING A RESUBDIVISION OF ULLIUS AND REYNOLDS SUBDIVISION, A PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWN 8 NORTH, RANGE 22 EAST, IN THE VILLAGE OF FOX POINT, MILWAUKEE COUNTY, WISCONSIN.

SCALE N 1" = 30'

○ - DENOTES IRON PIPE - FOUND



RADIUS	LENGTH	CHORD	BEARING	DELTA
70.00'	47.04'	46.16'	S 56°36'00" E	38°30'00"

STATE OF WISCONSIN)
MILWAUKEE COUNTY)

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

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

Dated at MILWAUKEE, WISCONSIN, this 12th day of MAY, 19 92

Recertified _____

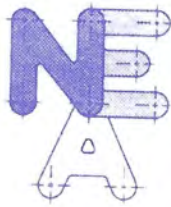
Surveyor

Mark D. Nugent



Services Offered

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



Nienow Engineering Assoc.

Consulting Engineers and Surveyors
7161 N. Port Washington Road
Milwaukee, WI 53217
414-351-1620
(Fax) 414-351-1623

PROJ. NO. 92264
N92264S1

PLAT OF SURVEY

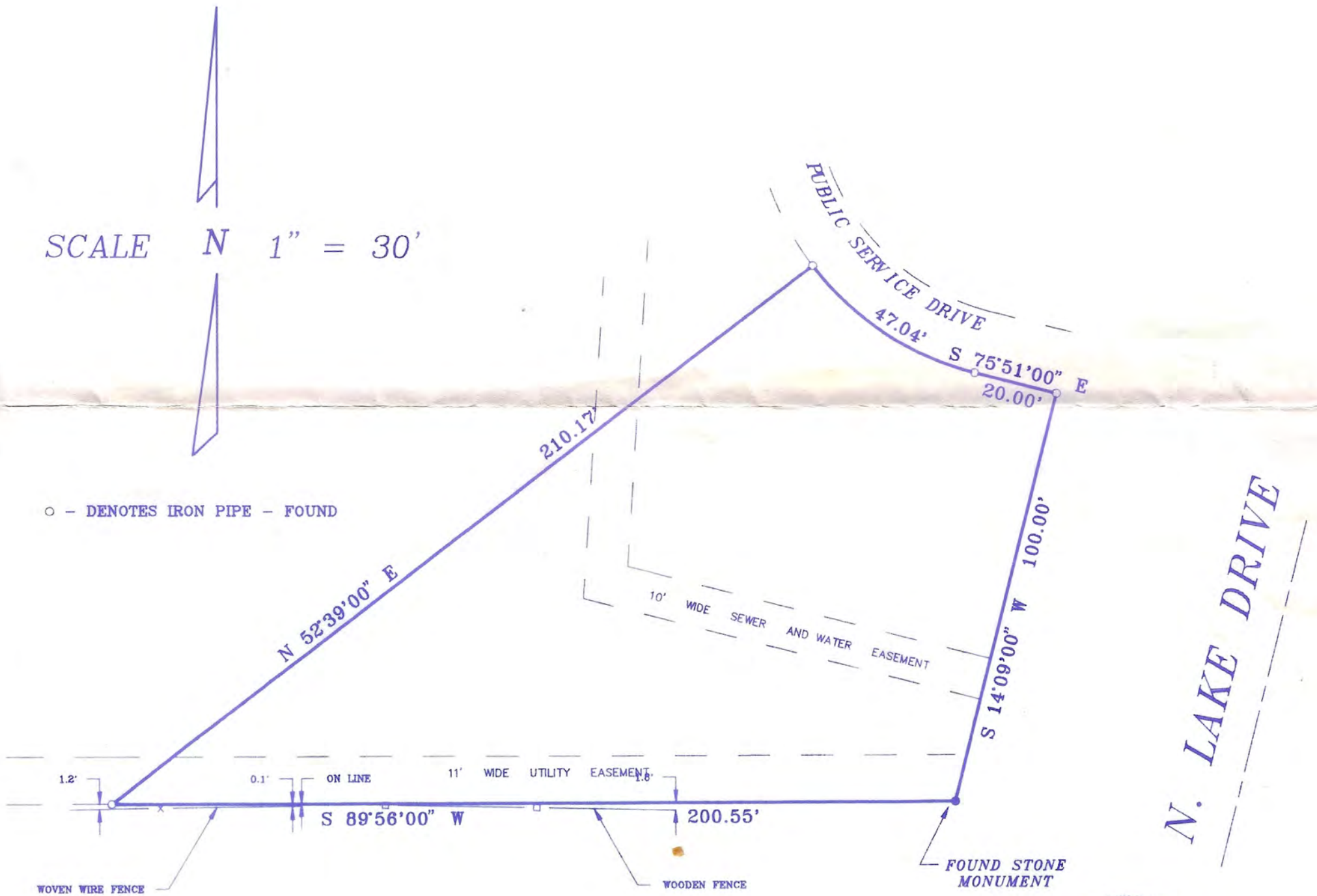
PREPARED FOR: GARY HOLLANDER

LEGAL DESCRIPTION:

LOT 1, BLOCK 1, LAKE DRIVE ESTATES, BEING A RESUBDIVISION OF ULLIUS AND REYNOLDS SUBDIVISION, A PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWN 8 NORTH, RANGE 22 EAST, IN THE VILLAGE OF FOX POINT, MILWAUKEE COUNTY, WISCONSIN.

SCALE N 1" = 30'

○ - DENOTES IRON PIPE - FOUND



RADIUS	LENGTH	CHORD	BEARING	DELTA
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STATE OF WISCONSIN)
MILWAUKEE COUNTY)

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

Dated at MILWAUKEE, WISCONSIN, this 12th day of MAY, 19 92

Recertified _____

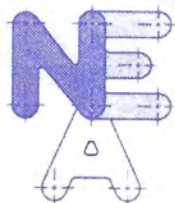
Surveyor

Mark D. Nugent



Services Offered

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



Nienow Engineering Assoc.

Consulting Engineers and Surveyors
7161 N. Port Washington Road
Milwaukee, WI 53217
414-351-1620
(Fax) 414-351-1623

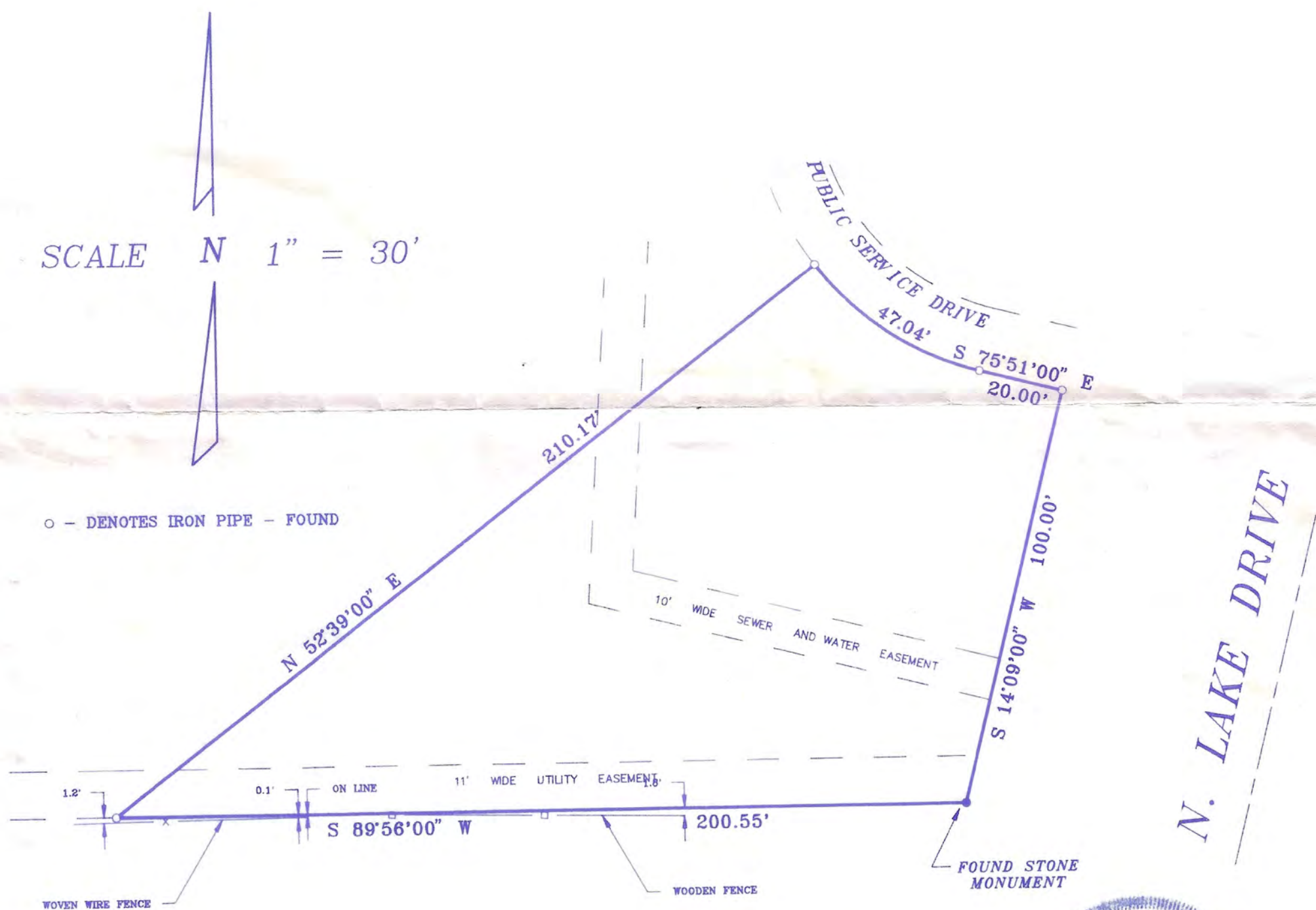
PROJ. NO. 92264
N92264S1

PLAT OF SURVEY

PREPARED FOR: GARY HOLLANDER

LEGAL DESCRIPTION:

LOT 1, BLOCK 1, LAKE DRIVE ESTATES, BEING A RESUBDIVISION OF ULLIUS AND REYNOLDS SUBDIVISION, A PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWN 8 NORTH, RANGE 22 EAST, IN THE VILLAGE OF FOX POINT, MILWAUKEE COUNTY, WISCONSIN.



RADIUS	LENGTH	CHORD	BEARING	DELTA
70.00'	47.04'	46.16'	S 56°36'00" E	38°30'00"



STATE OF WISCONSIN)
MILWAUKEE COUNTY)

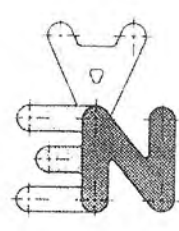
I hereby certify that I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent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

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

Dated at MILWAUKEE, WISCONSIN, this 12th day of MAY, 19 92

Recertified _____ Surveyor Mark D. Nienow

Offered
at Sale Development
on Design and Planning
and Highway Design
Studies
Station Systems
Collection Systems
from Surveying and Stake and Services



Nienow Engineering Assoc.
Consulting Engineers and Surveyors
7161 N. Port Washington Road
Milwaukee, WI 53217
414-351-1620
(Fax) 414-351-1623

PROJ. NO. 92264
N92264S1

PLAT OF SURVEY

PREPARED FOR: GARY HOLLANDER

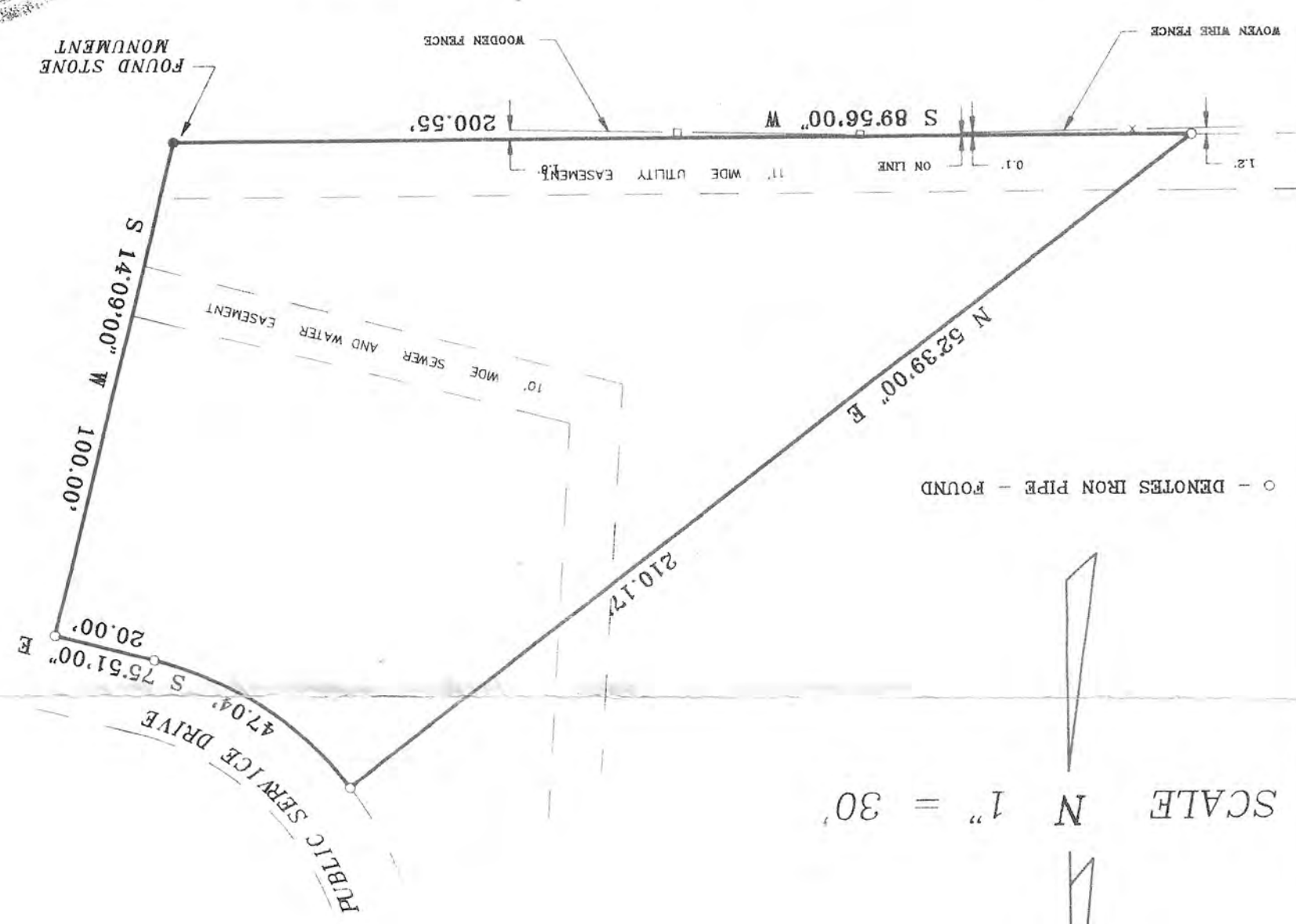
LEGAL DESCRIPTION:

BLOCK 1, LAKE DRIVE ESTATES, BEING A RESUBDIVISION OF ULLIUS AND REYNOLDS SUBDIVISION, A PART OF THE 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWN 8 NORTH, RANGE 22 EAST, IN THE VILLAGE OF FOX POINT, MILWAUKEE COUNTY, WISCONSIN.

SCALE 1" = 30'



○ - DENOTES IRON PIPE - FOUND



RADIUS	LENGTH	CHORD	BEARING	DELTA
70.00'	47.04'	46.16'	S 56.36°00' E	38.30°00'



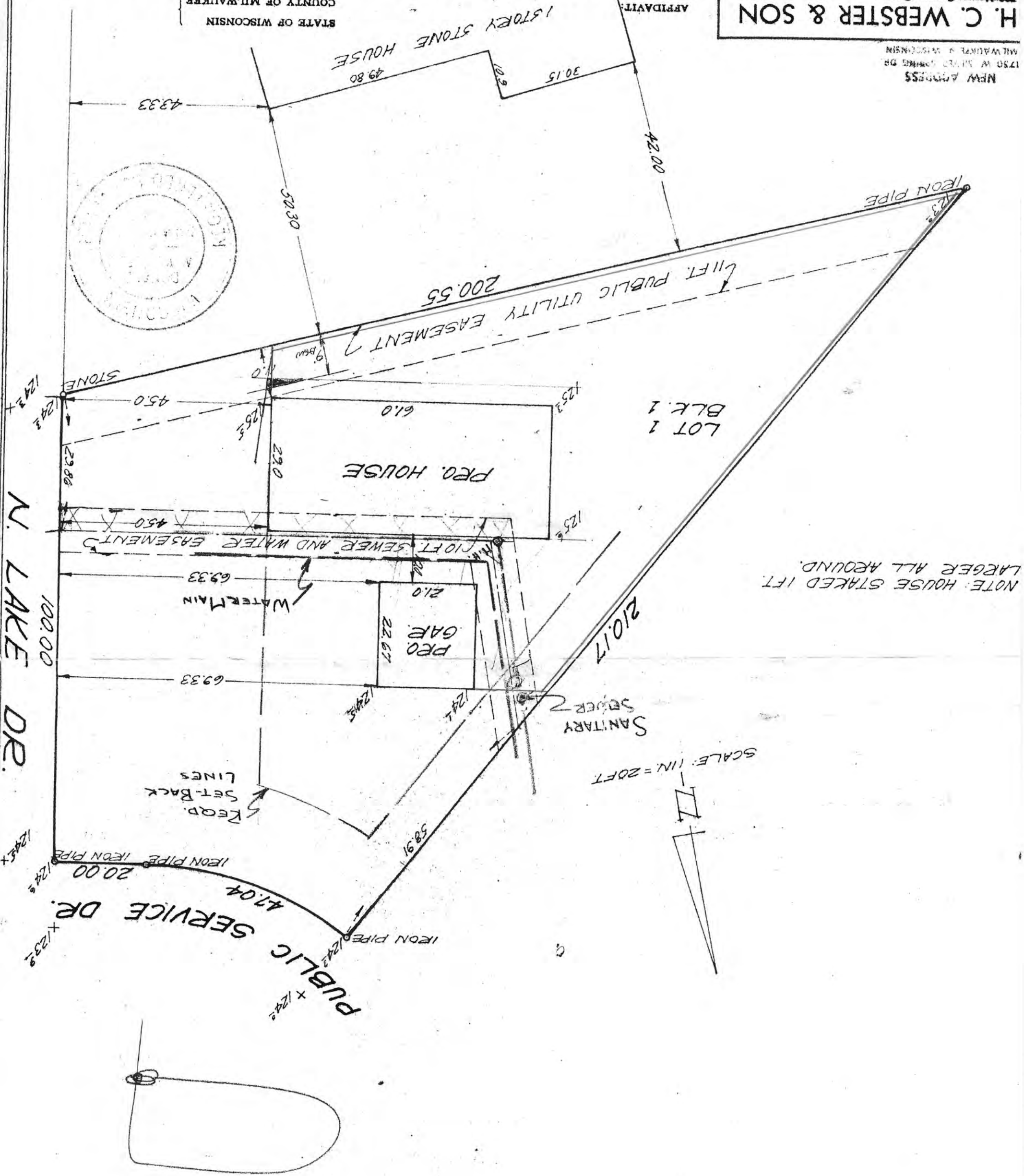
STATE OF WISCONSIN
MILWAUKEE COUNTY
This survey is made for present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto within one (1) year from date hereof.
I hereby certify that I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all principal buildings thereon, boundary lines, apparent easements, roadway and visible encroachments, if any.

H. C. WEBSTER & SON
1220 NORTH SECOND STREET
MILWAUKEE, WIS.
DONALD W. WEBSTER
REGISTERED CIVIL ENGINEER
ASSOCIATE
ROY J. CHARMOCK

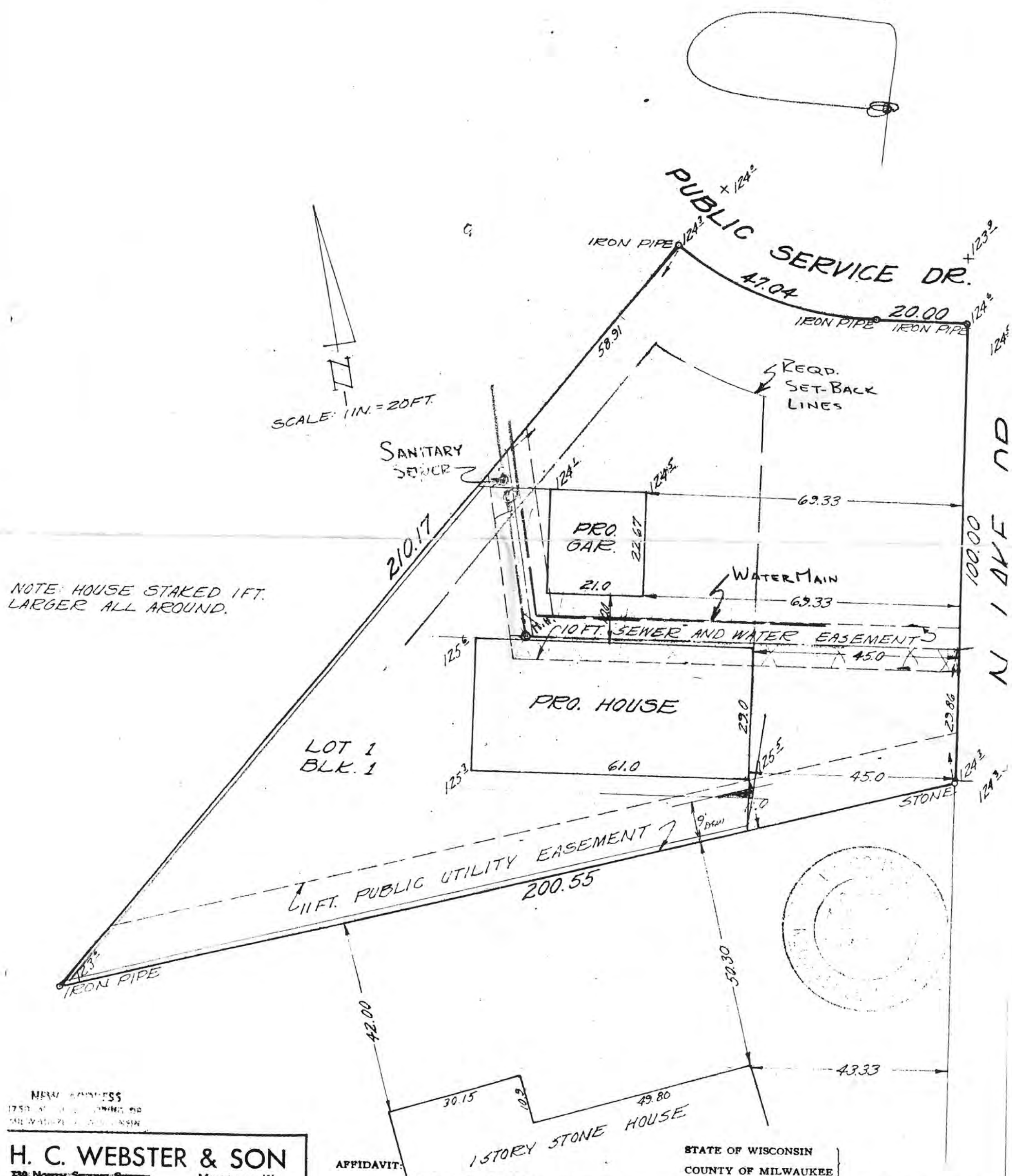
NEW ADDRESS
1750 W. BROADWAY DR.
MILWAUKEE 26, WISCONSIN

AFFIDAVIT
I hereby certify that I have made a survey on
of the
Building on above described
property is correctly shown on the above plat.

STATE OF WISCONSIN
COUNTY OF MILWAUKEE
I, D. W. WEBSTER, Surveyor, do hereby certify that I
have made a survey of the above described property and that
the above plat is a true representation of said survey.
Milwaukee, Wis. *Nov. 24*
Dec. 24
19 *57*



described as follows: Lot 1, Block 1, Lake Drive Estates in the West 1/2 of NW1/4 of Section 21-...
Fox Point, Milwaukee County, Wisconsin; use of



NEW ADDRESS
1750 N. 10TH ST. MILWAUKEE, WIS.
H. C. WEBSTER & SON
739 North Second Street
DONALD W. WEBSTER
REGISTERED CIVIL ENGINEER
ASSOCIATE
ROY J. CHARMOCK
MILWAUKEE, WIS.

AFFIDAVIT:
I hereby certify that I have made a survey on
.....19....., and that the location
of the.....Building on above described
property is correctly shown on the above plat.

STATE OF WISCONSIN }
COUNTY OF MILWAUKEE }
I, D. W. WEBSTER, Surveyor, do hereby certify that I
have made a survey of the above described property and that
the above plat is a true representation of said survey.
Milwaukee, Wis. Nov. 24, 1957
D. W. Webster

is Offered

for Site Development

on Design and Planning

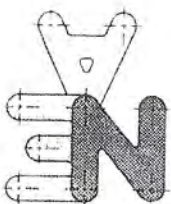
and Highway Design

Studies

production systems

offer from Systems

from Surveying and State and Surveyors



Nienow Engineering Assoc.

Consulting Engineers and Surveyors

7161 N. Port Washington Road

Milwaukee, WI 53217

414-351-1620

(Fax) 414-351-1623

PROJ. NO. 92264

N92264S1

PLAT OF SURVEY

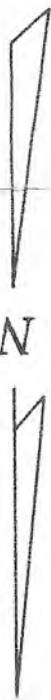
PREPARED FOR: GARY HOLLANDER

LEGAL DESCRIPTION:

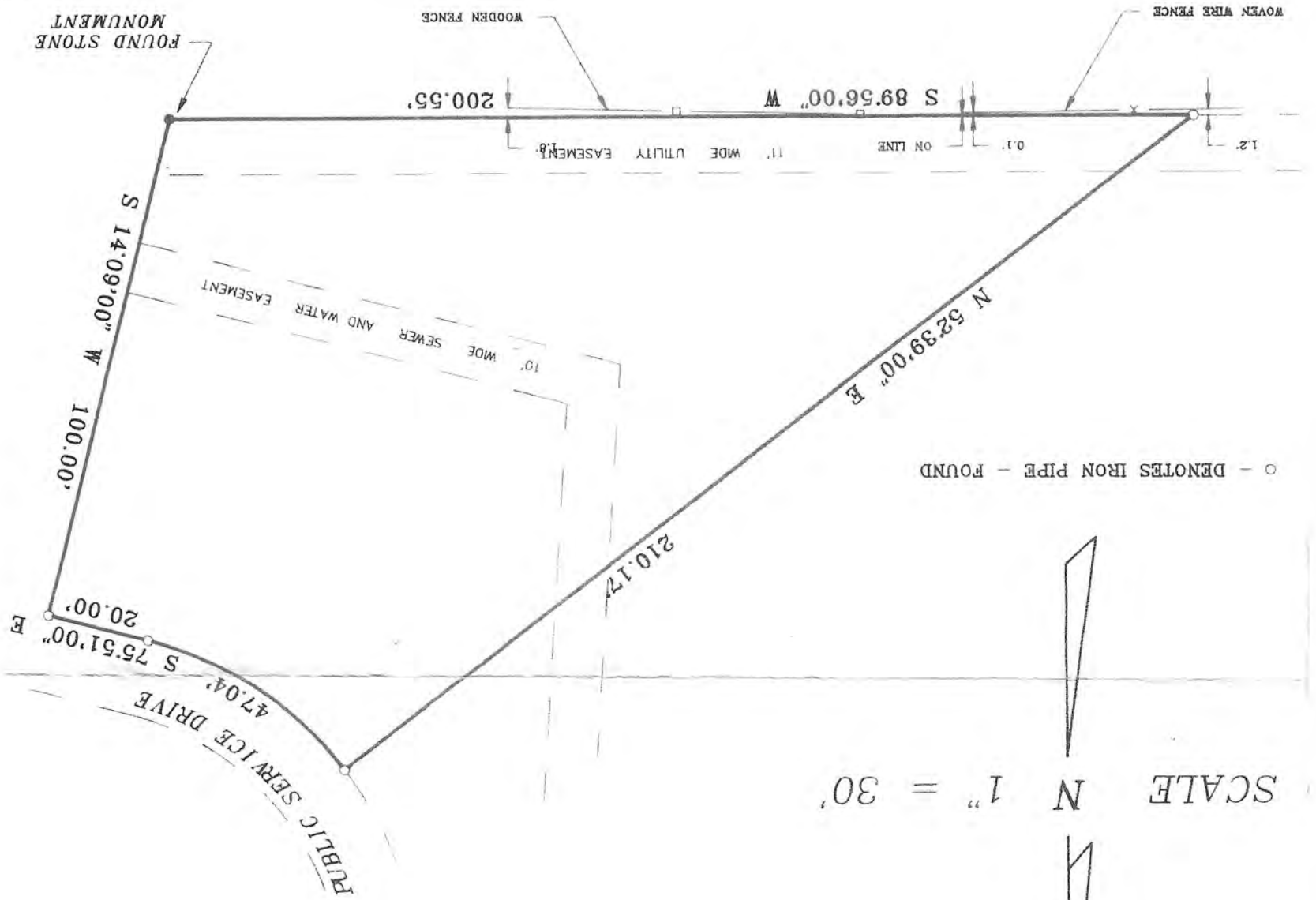
BLOCK 1, LAKE DRIVE ESTATES, BEING A RESUBDIVISION OF ULLUS AND REYNOLDS SUBDIVISION, A PART OF THE 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWN 8 NORTH, RANGE 22 EAST, IN THE VILLAGE OF FOX POINT, MILWAUKEE COUNTY, WISCONSIN.

SCALE 1" = 30'

N



○ - DENOTES IRON PIPE - FOUND



RADIUS	LENGTH	CHORD	BEARING	DELTA
70.00'	47.04'	46.16'	S 56°36'00" E	38°30'00"



STATE OF WISCONSIN
MILWAUKEE COUNTY

I hereby certify that I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and divisions of all principal buildings, thereof, boundary lines, apparent easements, roadway and visible encroachments, if any. This survey is made for present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto within one (1) year from date hereof.

MILWAUKEE, WISCONSIN

This

12th

day of

MAY

19 92

Surveyor

4865327
F
CAREC
CARTX
F
77527
77527
557069
557070
AUG-22-74
AUG-22-74

DOCUMENT NO.

REEL 805 1893

STATE BAR OF WISCONSIN - FORM 1
WARRANTY DEED
THIS SPACE RESERVED FOR RECORDING DATA

4865327

REGISTER'S OFFICE
Milwaukee County, Wis.
RECORDED AT 325 P M

on AUG 22 1974 in
Reel 805 Image 1893

Walter R. Ruppel
REGISTER OF DEEDS

RETURN TO Grantee
6807 North Lake Drive
Milwaukee, Wisconsin 53217

Tax Key # 129-0025
This is _____ homestead property.

This Deed, made between SAM GRANT and LILLIAN GRANT, his wife,

EDNA K. SPEWACHEK

Grantor

Grantee

Witnessed, That the said Grantor for a valuable consideration One Dollar (\$1.00) and other good and valuable consideration

conveys to Grantee the following described real estate in Milwaukee County, State of Wisconsin:

Lot One (1) in Lake Drive Estates, being a re-subdivision of Julius & Reynolds Subdivision a part of the West One-half (1/2) of North West One-quarter (1/4) of Section Twenty-one (21) in Township Eight (8) North, Range Twenty-two (22) East, in the Village of Fox Point.

Together with all and singular the hereditaments and appurtenances thereto in any wise appertaining:
And Sam Grant and Lillian Grant, his wife,
warrants that the title is good, indefeasible in fee simple and free and clear of all encumbrances except Municipal and Zoning Ordinances, recorded Easements for Public Utilities, recorded Building Restrictions

and will warrant and defend the same.

Executed at Milwaukee, Wisconsin this 22nd day of August 1974

SIGNED AND SEALED IN PRESENCE OF

Sam Peters

Leo M. Peters

Sam Grant (SEAL)

Lillian Grant (SEAL)

Lillian Grant (SEAL)

(SEAL)

(SEAL)

Signatures of

authenticated this _____ day of _____ 19 _____

Title: Member State Bar of Wisconsin or Other Party
Authorized under Sec. 706.06 viz. _____

STATE OF WISCONSIN

Milwaukee County, ss.

Personally came before me, this 22nd day of August 1974 the above named Sam Grant and Lillian Grant, his wife,

to me known to be the persons who executed the foregoing instrument and acknowledged the same.

THIS INSTRUMENT WAS DRAFTED BY

Ja Barrett, Jr.

The use of witnesses is optional.

Notary Public, Milwaukee County, Wis.

My commission (expires) (is) April 4, 1976

Names of persons signing in any capacity should be typed or printed below their signatures.

WARRANTY DEED

STATE BAR OF WISCONSIN
FORM No. 1 - 1971

Wisconsin State Bar Committee
Milwaukee, Wis. 53217

129-0025

DEC-13-74 569634 • 11887360 • A CA REC • 2.00

825 1725

VILLAGE HALL
FOURTH & SANTA MONICA BLVD.
MILWAUKEE 53207

VILLAGE OF FOX POINT
MILWAUKEE COUNTY
WISCONSIN

October 30, 1974

4887360

REGISTER'S OFFICE } SS
Milwaukee County, Wis.
RECORDED AT 2015 AM
on DEC 13 1974 in
Book 215 Image 1725
L. H. Campbell
REGISTER OF DEEDS

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

I, W. J. BLONG, Village Manager of the Village of Fox Point, do hereby certify:

That a building permit, no. 3886, was issued for Lot 1, Block 1, Lake Drive Estates, being a resubdivision of Ullius and Reynolds Subdivision, a part of the western one half of the northwest one-quarter of Section 21, Town 8 North, Range 22 east, in the Village of Fox Point, Milwaukee County, Wisconsin, consented to an encroachment as set forth in recording Volume 77 of plats, page 19, document no. 3587648. Also, a utility easement recorded in said Volume 77 of plats, page 19, document no. 3587648.



W. J. Blong (SEAL)
W. J. Blong, Village Manager

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

PERSONALLY came before me this 30th day of October, 1974. W. J. Blong, Village Manager, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Arthur Sawicki
Notary Public, Milwaukee County, Wis.
My commission expires Oct 9, 1977

2.00

129-0025

Release given this 12th day of September, 1974 by
The Village of Fox Point, a Wisconsin Municipal Corporation, located
in Milwaukee County, Wisconsin, to Edna K. Spewachek of Fox Point,
Wisconsin.

W I T N E S S E T H :

WHEREAS, the Village of Fox Point in approving the plat
of Lake Drive Estates Subdivision, which plat was recorded on
June 24, 1951, in Volume 77 of Plats, pages 19 and 20, as Document No.
3587648 in the Register of Deeds office, Milwaukee County, Wisconsin,
and did retain upon the lot hereinafter described a 10 foot Sewer
and Water easement, and

WHEREAS, a water main has been constructed in said ease-
ment on said lot, and a sanitary sewer has also been constructed
in said easement on said lot, and whereas a single family dwelling
has been constructed over said water main and sanitary sewer and,
whereas, the Village of Fox Point has abandoned the portion of
the sanitary sewer under the house, the Village of Fox Point does,
in consideration of the sum of \$1.00, receipt of which is hereby
acknowledged, hereby release to Edna K. Spewachek, her heirs,
successors and assigns, the southerly and westerly 5 feet of the
easement required for the sanitary sewer up to within 10 feet of
the Northwestern property line upon the said lot described as:

Lot 1, Block 1, Lake Drive Estates Subdivision, being
a resubdivision of Ullius and Reynolds Subdivision, a part
of the west one-half of the northwest one-quarter of
Section 21, Town 8 North, Range 22 East, in the Village
of Fox Point, Milwaukee County, Wisconsin.

The portion of the easement released by this agreement
is described as follows:

Beginning at the Southwest corner of the Northwest

DEC-13-74 569655 • 4887361 A CA REC

8-3-00

825MC1727

one-quarter of Section 21, Town 8 North, Range 22 East, thence continuing easterly along the South line of the Northwest one-quarter of Section 21-8-22 882.91 feet to a point, said point being the Southwest corner of the Lake Drive Estates Subdivision; thence continuing North 89° 56' East 334.02 feet to a point, said point being the Southeast corner of the Lake Drive Estates Subdivision; thence continuing North 14° 09' East 29.86 feet along a line known as the West line of North Lake Drive to a point, said point being the beginning of the said easement; thence North 75° 39' 30" West 93.13 feet; thence North 3° 47' 20" East 29.59 feet; thence North 86° 12' 40" West 5 feet; thence South 3° 47' 20" West 34.68 feet; thence South 75° 39' 30" East 98.22 feet to a point on the West line of North Lake Drive; thence North 14° 09' East along the West line of North Lake Drive 5 feet to a point of beginning of said easement.

IN WITNESS WHEREOF, this release has been executed at Fox Point, Wisconsin the day and year above set forth.

VILLAGE OF FOX POINT

By George F. Morrison
(George F. Morrison) President

Attest:

Isabelle Galewski
(Isabelle Galewski) Clerk

STATE OF WISCONSIN)
MILWAUKEE COUNTY) ss

Personally came before me, this 10 day of September, 1974, George F. Morrison, President, and Isabelle Galewski, Clerk of the above named municipal Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Clerk of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said Corporation by its authority.

Fraley N. Weidner
(Fraley N. Weidner)

Notary Public, Wisconsin

My commission expires in perpetuity

Drafted by:
Fraley N. Weidner
4887361

REGISTER'S OFFICE } ss
Milwaukee County, Wis.
RECORDED AT 10 15 AM

on DEC 13 1974 in
Book 815 page 1726-1727

Michael B. Bump
REGISTER OF DEEDS

SCALE 1 IN. = 20 FT.

SANITARY
SEWER

REQD.
SET-BACK
LINES

BE STAKED 1 FT.
ALL AROUND.

LOT 1
BLK. 1

PRO.
GAR.

WATER MAIN

PRO. HOUSE

11 FT. PUBLIC UTILITY EASEMENT

GATE -
1 L.D.

1 STORY STONE HOUSE

AFFIDAVIT:

I hereby certify that I have made a survey on
..... 19...., and that the location
of the..... Building on above described
property is correctly shown on the above plat.

STATE OF WISCONSIN
COUNTY OF MILWAUKEE

I, D. W. WEBSTER, Surveyor, do
have made a survey of the above describe
the above plat is a true representation of

Milwaukee, Wis. *Not 24*
See Webster

WEBSTER & SON
D. Webster
MILWAUKEE, WIS.
WALD W. WEBSTER
REGISTERED CIVIL ENGINEER
ASSOCIATE
JOY J. CHARMOCK



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

SIGN PERMIT

Sign Address 7700 N. Port Washington, Fox Point, WI. 53217

Owner/Occupant

Business Name Mandel Group	Contact Name Paul Lakoski
Address 7700 N. Port Washington Rd.	City/State/Zip Fox Point, WI., 53217
Phone 414-206-6999	Email plakoski@mandelgroup.com

Property Owner/Lessee Signature [Signature] Agent for Owner Date 10/21/24

Contractor

Company Name Innovative Signs	Contact Name Emerson Mueller
Address 21700 Doral Rd.	City/State/Zip Waukesha, WI., 53186
Phone 262-432-1330	Email emerson@innovative-signs.com

Type of Sign

<u>Freestanding</u>	Other Reface of existing sign.
Awning	Other
Wall	Other

Sign Size

Dimensions of sign: 45.5"H x 48"W	Square footage of sign: 15.2 sqft
Distance from grade to top of sign: 61.5"	

Illumination

Internally	Externally
------------	------------

Sided

Single	<u>Double</u>
--------	---------------

Description	Rate	Amount
Sign - Reface of existing sign - same dimensions as existing. - Non-illuminated.	\$70.00	70.00
Building Board	\$75.00	
Payable to: Village of Fox Point		Total Permit Fee \$ 70.00

Applicant Signature Lisa Burck Date 10/18/2024

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: 1.060847

Oct 28, 2024

7700 N PORT WASHINGTON

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PLANS - FILING FEE	75.00
24-44440 BUILDING BOARD - FEE	

Total:	75.00
--------	-------

CHECK	Check No: 23590	75.00
Payor: INNOVATIVE SIGNS		

Total Applied:	75.00
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Change Tendered:	.00
------------------	-----

10/28/2024 10:52 AM



THE
CHISWICK
AT DUNWOOD

7700 N. Port Washington Rd., Fox Point, WI. 53217



2700 DORAL ROAD
WAUKESHA WI 53186
262.432.1330
www.innovative-signs.com



www.innovative-signs.com

Customer

Mandel Group
Chiswick at Dunwood Apt.

Date: Project Manager

10/09/20224 Emerson M.

Order # Designer

EST - 14146 Brian H.

Sq. Ft. Sides

17.5 S/S D/S

Materials & Specifics

New Monument Cabinet

- NON Lit
- Double Sided
- Cabinet painted to bedst match color provided
- Vinyl logo, copy & address numbers

Colors

- Pantone 2007C
- Oracal 751-019 Signal Yellow
- Oracal 951-109 Hull White
- Pantone 653C



Revisions

- ☐ Revision 1:
- ☐ Revision 2:

Qty: 1 - Double Sided

EQ

EQ

EQ

EQ

3.5" Inside Existing base

8 in

49 in

48.0 in

Qty: 2 - Single Sided

6.5 in
2.625 in

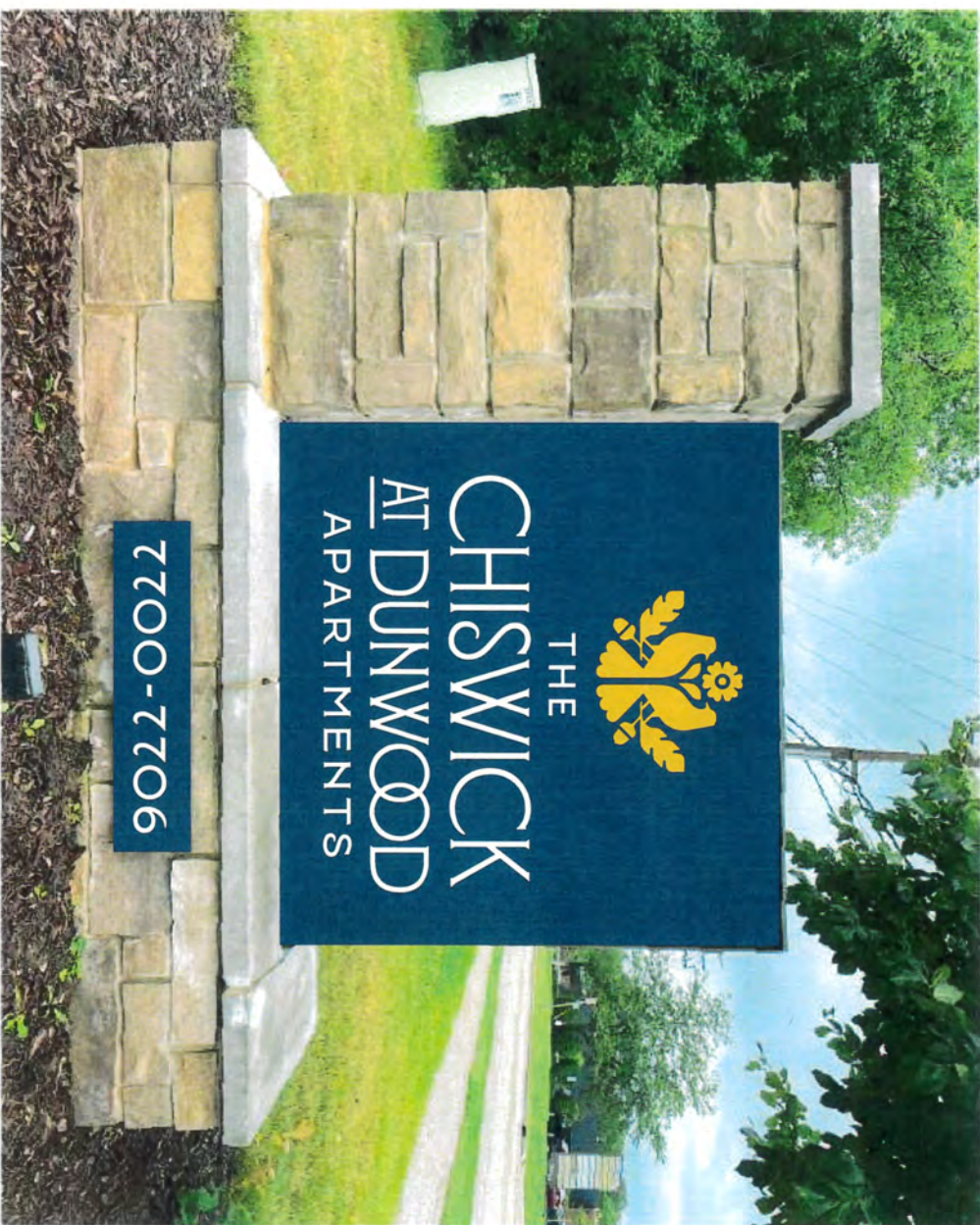
7700-7706

28"

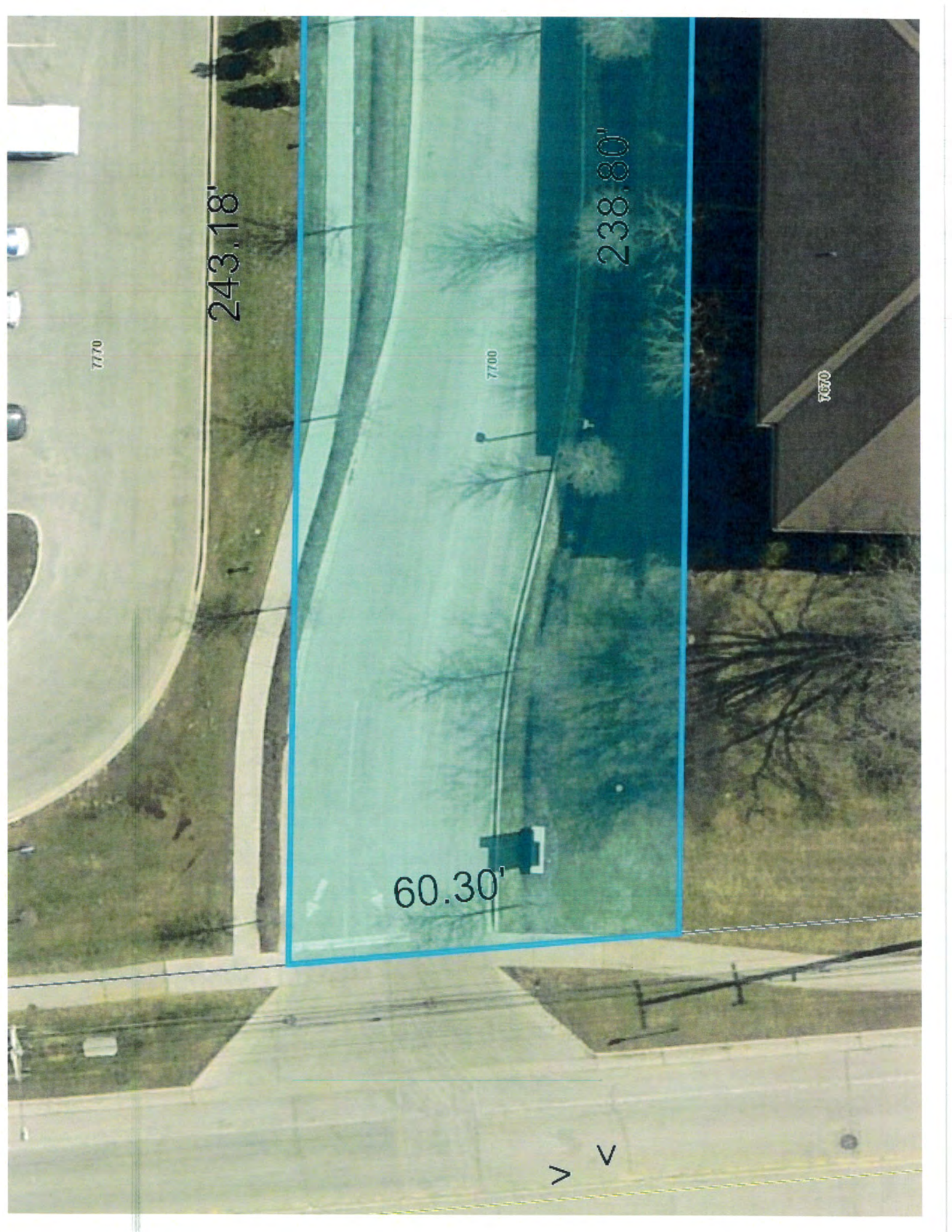
Scroll Down
For Page 2



Before







7770

243.18'

7770

238.80'

60.30'

7670

>

>

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

414-351-8900

Receipt No: 1.060846

Oct 28, 2024

7700 N PORT WASHINGTON

Previous Balance:	.00
LICENSES & PERMITS - SIGN PERMIT	70.00
10-44535 SIGN PERMIT	
Total:	70.00
CHECK	70.00
Check No: 22845	
Payor: INNOVATIVE SIGNS	
Total Applied:	70.00
Change Tendered:	.00

10/28/2024 10:52 AM



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 CT 60

BUILDING PERMIT

Job Address	7620 N. Fairchild Rd	Building Type: Residential	☒ Commercial
Description of Work	400ft Addition to house		
Estimated Cost of Project \$	25,000		

Owner/Occupant	Erik Ortega	Contact Name	Erik Ortega
Business Name		City/State/Zip	Fox Point/WI 53217
Address	7620 N. Fairchild Rd	Email	eortega@odannyboybuilders.com
Phone	414.249.8094		

Cautionary Statement required when homeowner is applying for permit

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

Square Footage Under Construction

1 st Floor	2 nd Floor	Basement	Addition	Garage
-----------------------	-----------------------	----------	----------	--------

Description	Rate	Amount
Project - Per \$1,000 of estimated cost	\$10.00	250.00
Building Board	\$75.00	75.00
Footing early start - \$230.00 one and two family; \$305.00 commercial		
Plan Review - \$275.00 one and two family; New Single Family Construction \$330.00 plus \$30.00/unit commercial		
State Seal	\$75.00	
Razing, Interior Demolition \$925.00 max/bld	\$95.00 minimum plus	\$0.13/sqft
Moving buildings	\$250.00 plus	\$0.13/sqft
Fuel tanks - Per 1,000 gallons	\$25.00	
Re-inspection	\$100.00	
Work started without permit	Double	500.00
Minimum Fee	\$70.00	
Payable to: Village of Fox Point	Total Permit Fee	\$825.00

Applicant Signature

Date 11/1/24

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: 1.060864
Nov 1, 2024

7620 N FAIRCHILD RD

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PLANS - FILING FEE	75.00
24-44440 BUILDING BOARD - FEE	
LICENSES & PERMITS - BUILDING PERMIT	750.00
24-44460 BUILDING PERMIT	

Total:	825.00
--------	--------

CASH	825.00
------	--------

Payor: ERIK ORTEGA	
Total Applied:	825.00

Change Tendered:	.00
------------------	-----

Duplicate Copy

11/01/2024 11:23 AM



VILLAGE OF FOX POINT

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

CAUTIONARY STATEMENT TO OWNERS OBTAINING BUILDING PERMITS

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

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

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

Wetlands Notice to Permit Applicants

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

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

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

Ana Sofia Rodriguez Herrera
Homeowner's Name – PRINTED

7620 N Fairchild rd, Fox Point, 53217
Property Address

Homeowner's Signature

Date

ORTEGA / RODRIGUEZ RESIDENCE

7620 N FAIRCHILD RD, FOX POINT, WI 53217

PROGRESS SET - SEPTEMBER 2024

DRAWING INDEX

T1.0	PROJECT INFORMATION & ZONING
A0.0	DEMOLITION PLAN
A1.0	RENOVATION PLAN
A2.0	SCHEDULES
A3.0	INTERIOR ELEVATIONS
A4.0	DETAILS

DIMENSIONAL INFORMATION

Lot Size:	9,855 SF
Cont. Frontage:	73 FT
Building Area - Current:	1,406 SF
Building Area - Proposed:	1,500 SF
Building Coverage - Current:	14%
Building Coverage - Proposed:	15%

ZONING ANALYSIS

PROPERTY DATA:

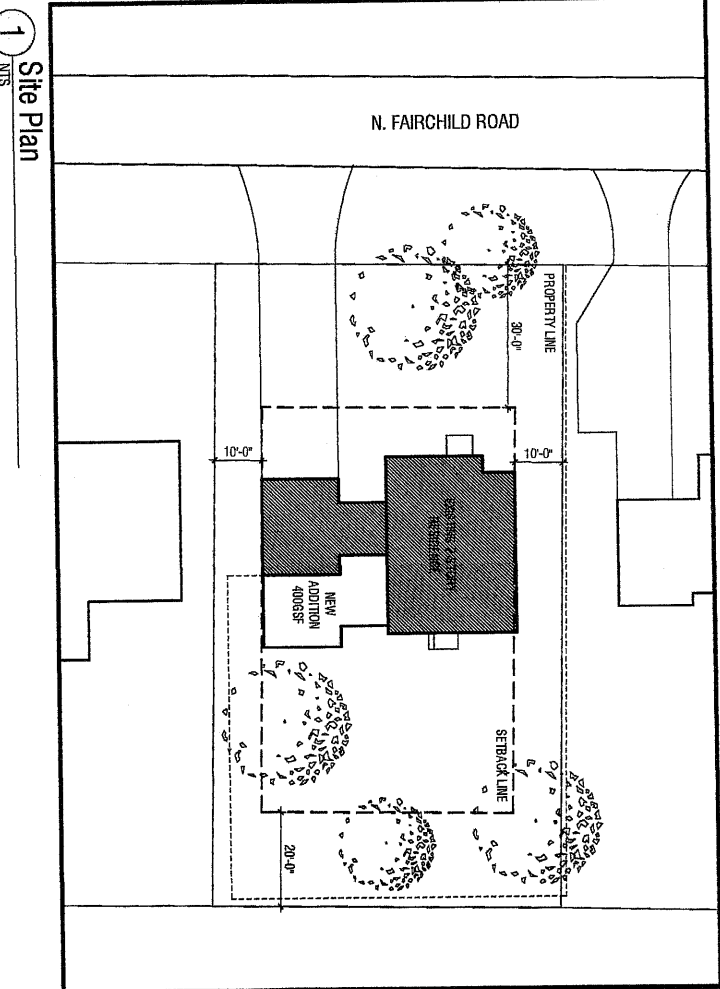
Address:	7620 N FAIRCHILD RD, FOX POINT, WI 53217
Parcel ID:	M-92-89
District Designation:	C-BESIDENTIAL
Occupancy:	Single-Family Residence
Year Built:	1965

DIMENSIONAL REQUIREMENTS:

	Lot size - Minimum:	10,500 SF	
Lot size - Actual	9,855 SF	[EXST. NON-CONFORMING]	
Frontage - Minimum	80 FT	[EXST. NON-CONFORMING]	
Frontage - Actual	73 FT	[EXST. NON-CONFORMING]	
Height - Maximum	35 FT	[EXST. CONFORMING]	
Height - Actual	18.6 FT	[EXST. CONFORMING]	
Front Setback - Minimum	30 FT	[EXST. CONFORMING]	
Front Setback - Actual	40 FT	[EXST. CONFORMING]	
Side Setback Left - Minimum	10 FT	[EXST. CONFORMING]	
Side Setback Left - Actual	10 FT	[EXST. CONFORMING]	
Side Setback Right - Minimum	10 FT	[EXST. CONFORMING]	
Side Setback Right - Actual	10 FT	[EXST. CONFORMING]	
Rear Setback - Minimum	20 FT	[EXST. CONFORMING]	
Rear Setback - Actual	58 FT	[EXST. CONFORMING]	
Building Coverage - Maximum	NA	[EXST. CONFORMING]	
Building Coverage - Proposed	15%	[EXST. CONFORMING]	

GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE STATE OF WISCONSIN, THE FOX POINT BUILDING DEPARTMENT AND OTHER MUNICIPAL AGENCIES HAVING JURISDICTION.
 2. ALL WORK SHALL BE IN COMPLIANCE WITH THE APPLICABLE BUILDING CODES INCLUDING THE 2015 RESIDENTIAL CODE OF WISCONSIN STATE AND ALL APPLICABLE SUB CODES AND RELATED REGULATIONS.
 3. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR THE WORK BEFORE WORK COMMENCES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
 5. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR CORRECTNESS OR FITNESS OF NEW CONSTRUCTION, AND NOTIFY THE ARCHITECT IF ANY DESIGN FEATURES CONFLICT WITH ACTUAL FIELD CONDITIONS.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES AND DEVIATIONS FROM APPROVED PLANS.
 7. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH REQUIREMENTS OF LOCAL AUTHORITIES, BUILDING MANAGEMENT OR BOARD OF DIRECTORS.
 8. PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO WILL ARRANGE FOR INSPECTIONS AND REQUIRED SIGN-OFFS.
 9. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING, BRACING AND SAFETY PROCEDURES DURING PROGRESS OF THE WORK.
 10. ALL EXISTING SURFACES AND EQUIPMENT TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DAMAGE DUE TO CONSTRUCTION ACTIVITY AND SHALL MAKE REPAIRS WITHOUT ADDITIONAL COST TO THE OWNER.
 11. THE CONTRACTOR SHALL REMOVE OR RELOCATE ALL WIRING, PLUMBING AND MECHANICAL EQUIPMENT AFFECTED BY REMOVAL OF PARTITIONS. PIPES AND LINES SHALL BE CUT TO A POINT OF CONCEALMENT BEHIND OR BELOW FINISH SURFACES AND SHALL BE PROPERLY CAPPED OR PLUGGED.
 12. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK, SHALL BE INCLUDED AS IF THEY ARE PART OF THE SCOPE OF THE WORK.
 13. UPON COMPLETION, THE CONTRACTOR SHALL ARRANGE FOR REQUIRED INSPECTIONS AND SIGN-OFFS.
 14. CONTRACTOR SHALL PROVIDE ARCHITECT WITH SHOP DRAWINGS OF CABINETRY AND SUBMITTALS FOR APPROVAL OF ALL PRODUCTS NOT SPECIFIED IN THE DRAWINGS AND CHOSEN BY THE CONTRACTOR.
 15. CONTRACTOR SHALL ASSURE THAT ALL EMPLOYEES AND SUB-CONTRACTORS ARE PROPERLY INSURED AND EDUCATED ON SAFETY PROCEDURES ON A WORKSITE.
- STRUCTURAL NOTES
1. CONTRACTOR SHALL CALL FOR A SITE MEETING AT THE COMPLETION OF DEMOLITION SO ARCHITECT MAY REVIEW EXISTING FRAMING AS IT PERTAINS TO DESIGNED STRUCTURE.



Site Plan

1 NTS

NOT APPROVED
FOR CONSTRUCTION

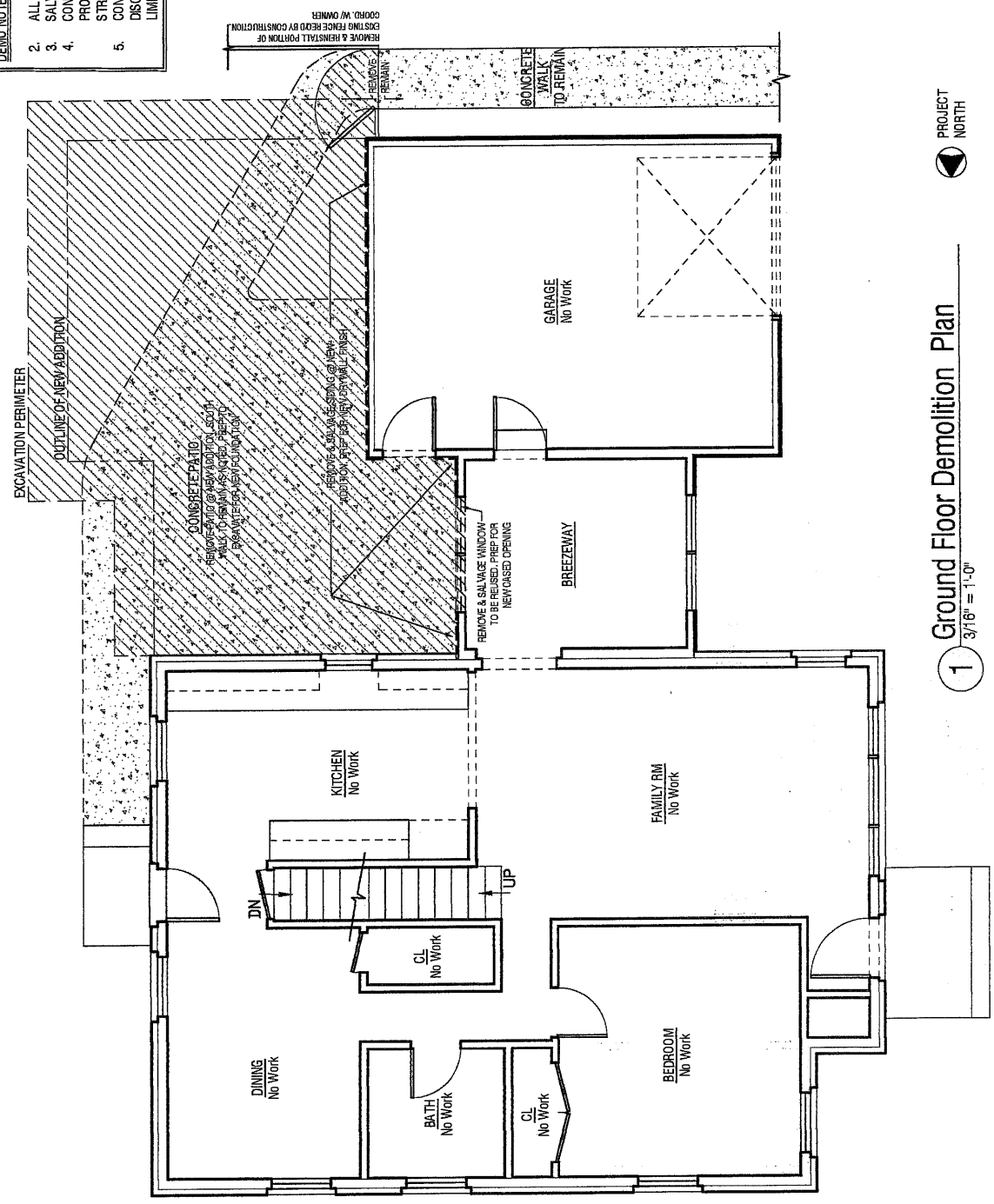
September 21, 2024

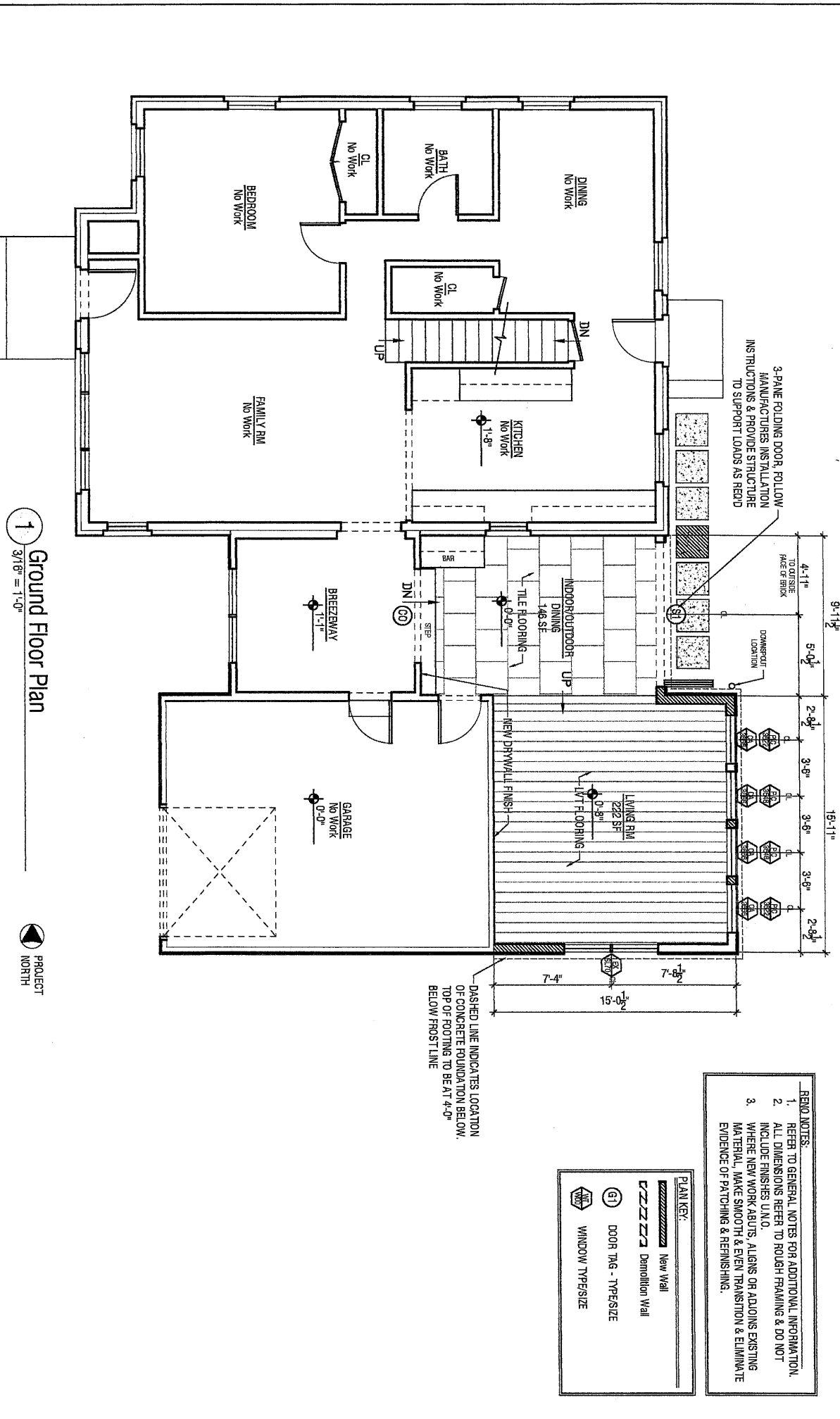
T1.0

- DEMO NOTES:**
- ALL DIMENSIONS REFER TO ROUGH FRAMING & DO NOT INCLUDE FINISHES U.N.O.
 - SALVAGE MATERIALS FROM DEMOLITION AS NOTED
 - CONTRACTOR TO SEQUENCE DEMOLITION FROM TOP DOWN, AS REQUIRED & PROVIDE ALL SHORING & BRACING AS REQUIRED TO SUPPORT REMAINING STRUCTURE.
 - CONTRACTOR SHALL PROMPTLY REPORT DIRECTLY TO THE ARCHITECT ANY DISCOVERIES THAT MAY BE RELATED TO FIRE & LIFE SAFETY INCLUDING BUT NOT LIMITED TO ELECTRICAL AND STRUCTURAL ISSUES.

PLAN KEY:

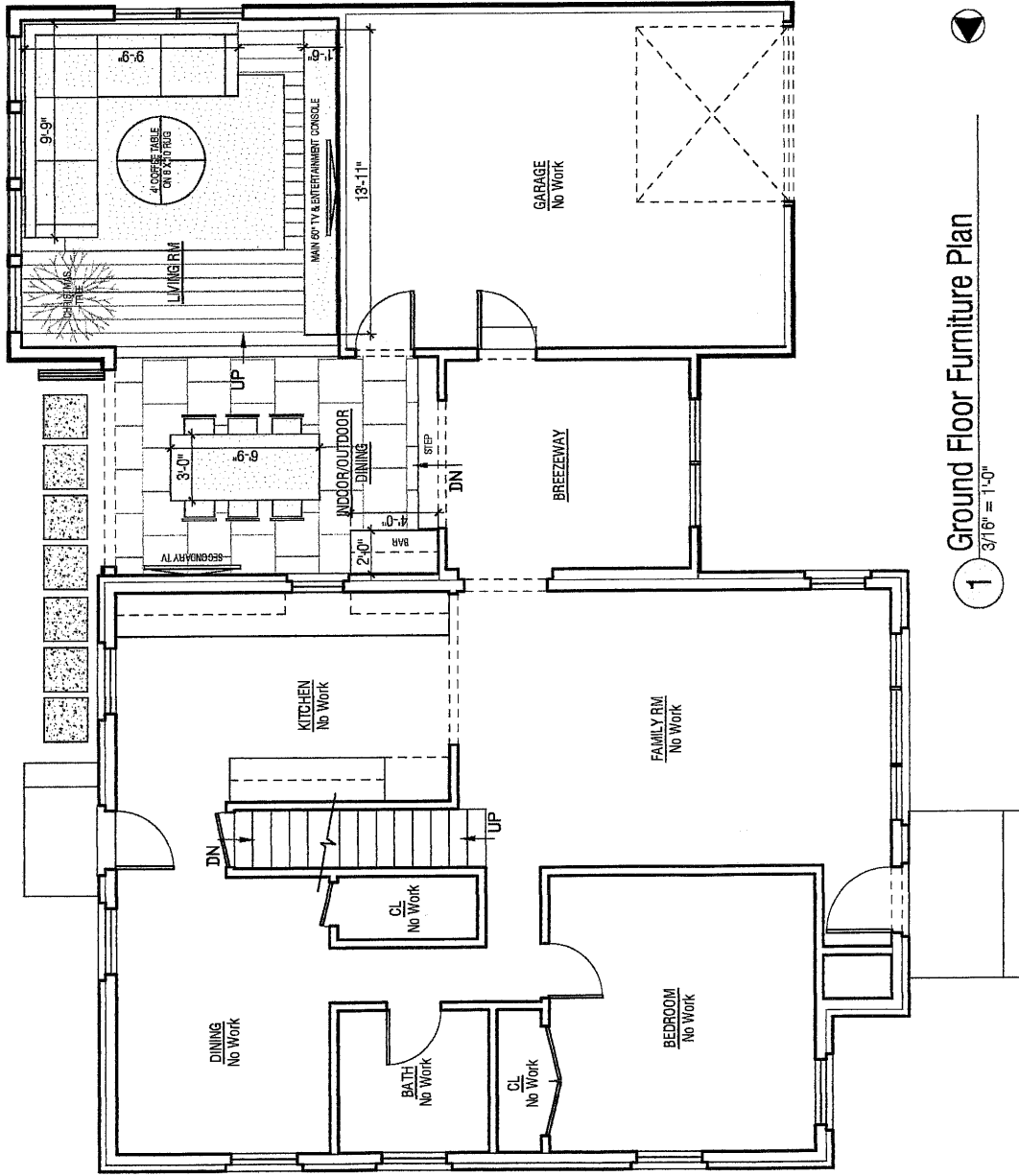
	New Wall		Demolition Wall
	DOOR TAG - TYPE/SIZE		WINDOW TYPE/SIZE





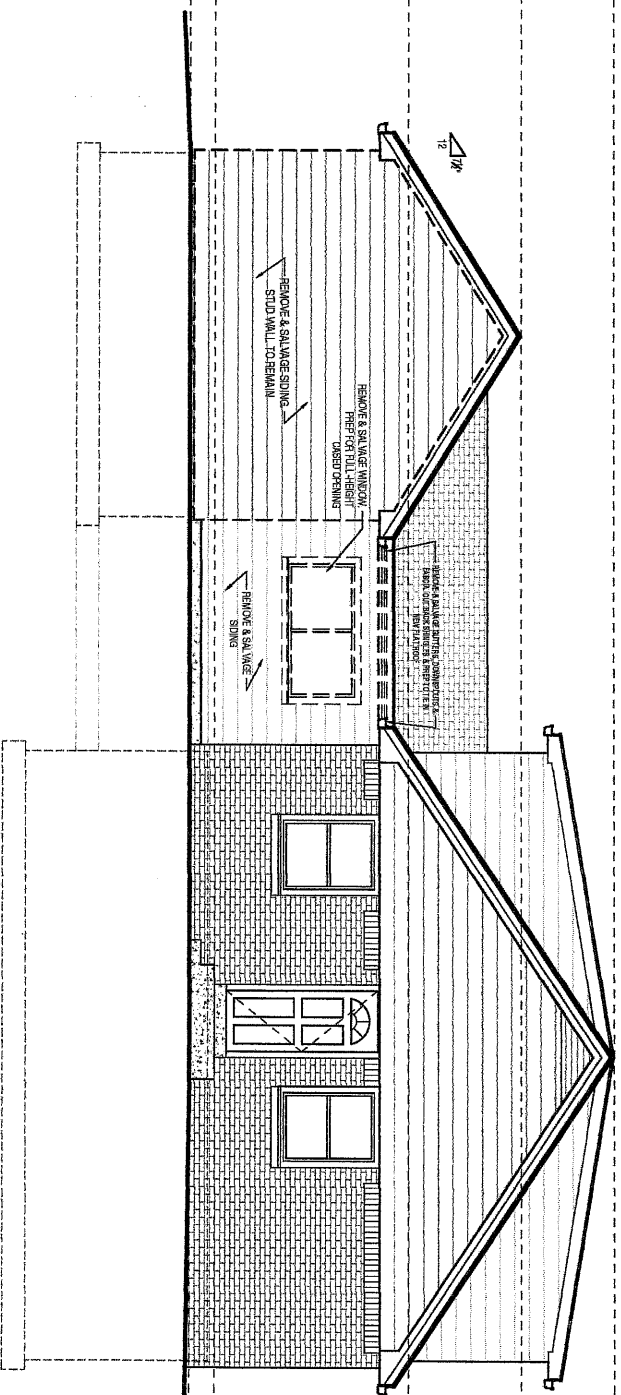
NOT APPROVED
FOR CONSTRUCTION

FURNITURE NOTES:
 1. FURNITURE SHOWN AND DIMENSIONED FOR REFERENCE ONLY.
 2. ALL FURNITURE TO BE PURCHASED BY OWNER, OWNER TO COORDINATE ANY INSTALL W/ CONTRACTOR.

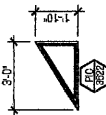
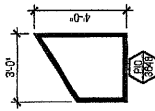
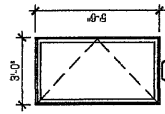
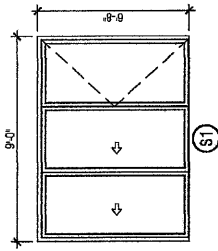


1 Ground Floor Furniture Plan
 3/16" = 1'-0"

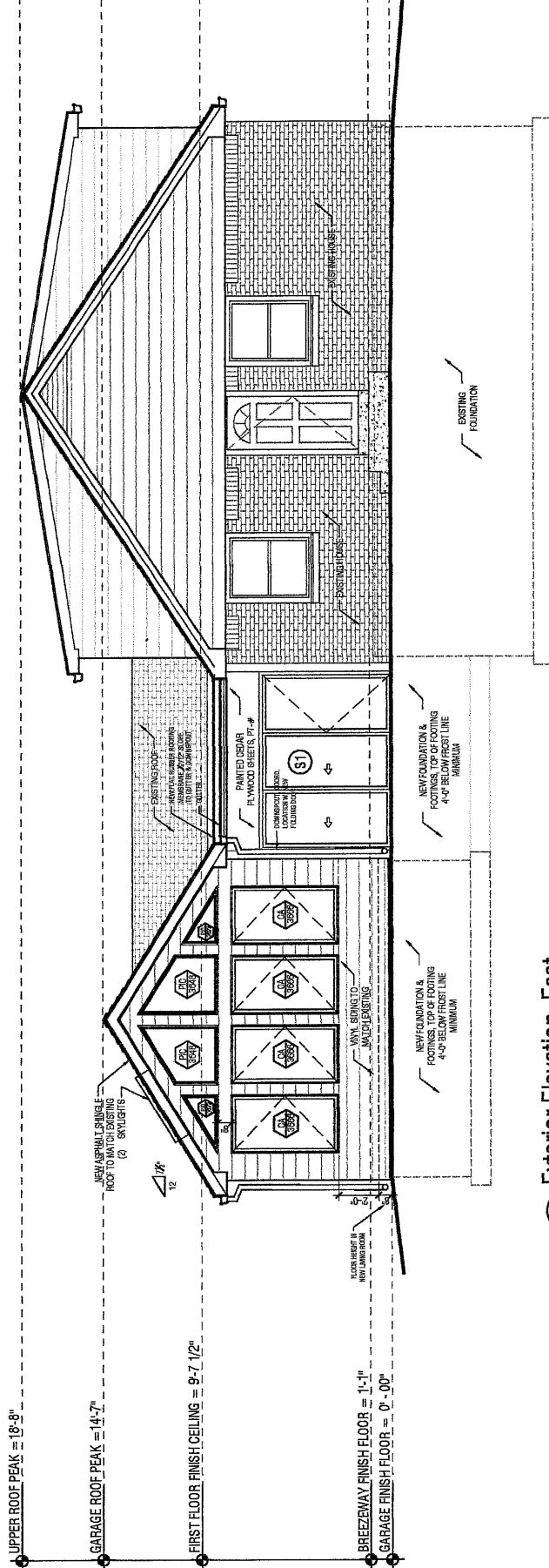
BREEZEWAY FINISH FLOOR = 1'-1"
GARAGE FINISH FLOOR = 0'-00"



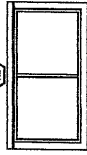
1 Exterior Demolition Elevation, East
3/16" = 1'-0"



NOTE: WINDOW DIMENSIONS ARE SUGGESTED, COORDINATED W/ OWNER. ACTUAL PRODUCT

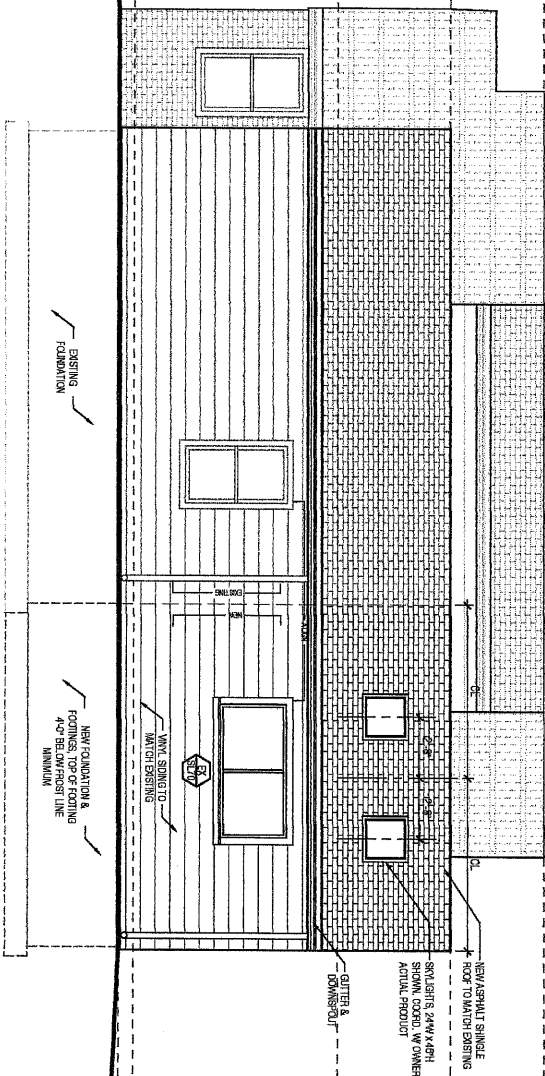


1 Exterior Elevation, East
1/8" = 1'-0"



NOTE: EXISTING, SALVAGED SLIDING WINDOW FROM BREZEWAY

UPPER ROOF PEAK = 18'-9"
GARAGE ROOF PEAK = 14'-7"
FIRST FLOOR FINISH CEILING = 9'-7 1/2"
LIVING RM. FINISH FLOOR = 0'-8"
GARAGE FINISH FLOOR = 0'-10"



1 Exterior Elevation, South

7620 N. FAIRCHILD ROAD FOX POINT, WI 53217
Ortega / Rodriguez Residence

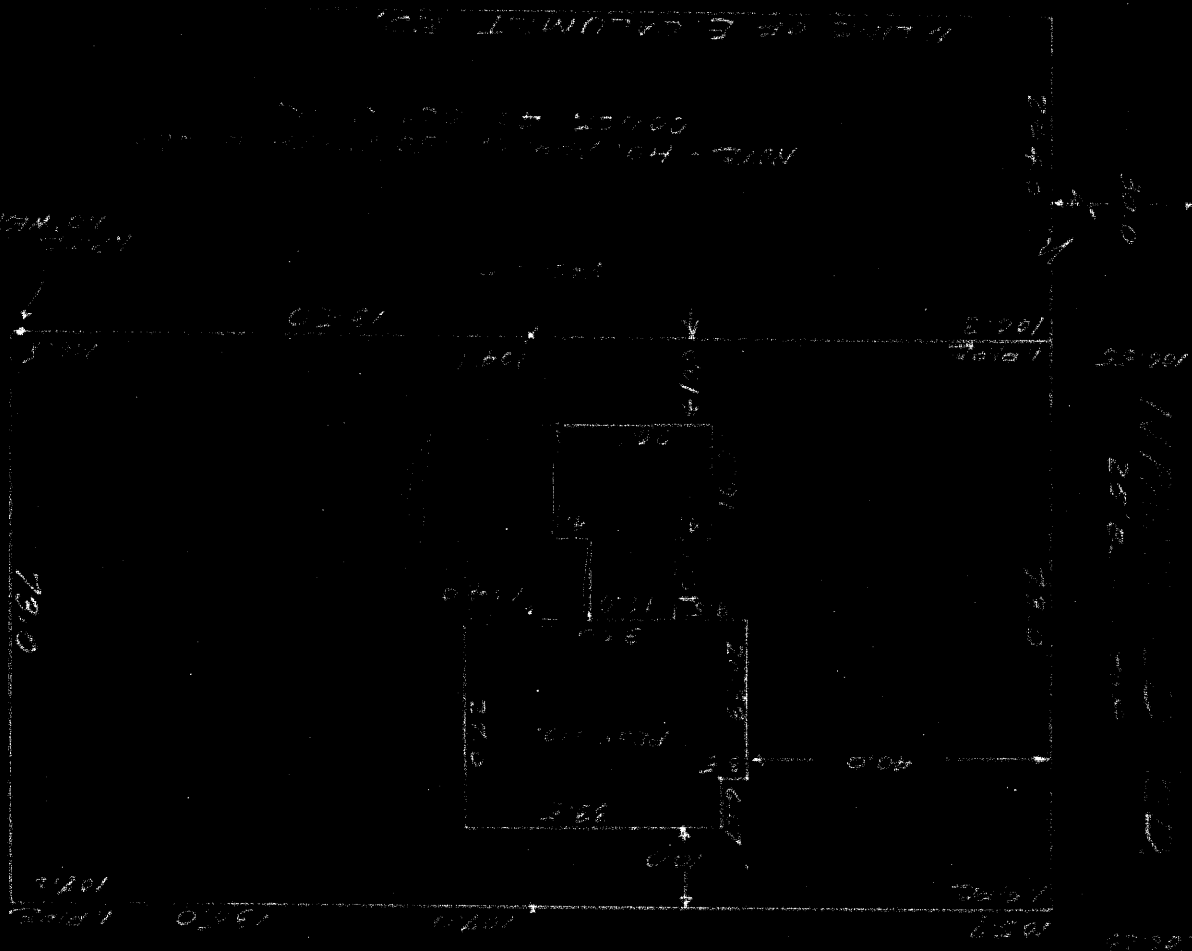
NOT APPROVED
FOR CONSTRUCTION

September 21, 2024
A2.2


$$3/16'' = 1'-0''$$

STATE OF WISCONSIN
 COUNTY OF MILWAUKEE
 I, D. W. WEBSTER, do hereby certify that I have surveyed the property described above according to official records, and that the plat above drawn is a correct representation of said survey.
 Milwaukee, Wis. 7th 22 1887

AFFIDAVIT. Subscribed and sworn to before me on 7th 22 1887
 I hereby certify that I have made a survey on 104, and that the location Building on above described property is correctly shown on the above plan.











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

Permit Number:

B-_____

OFFICE USE ONLY	
Issued Date	
Zoning	C, 60'

BUILDING PERMIT

Job Address	6741 N. Holly Ct.	Building Type: Residential ☒ Commercial ☐
Description of Work	Add on addition, and build out door storage shed	
Estimated Cost of Project \$	\$117,000	

Owner/Occupant	Valerie Sabatino	
Business Name	Contact Name	same
Address	City/State/Zip	Fox Point, WI 53217
Phone	Email	sabatino3v@gmail.com

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

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

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

Description	Rate	Amount
Project - Per \$1,000 of estimated cost	\$10.00	1,170.00
Building Board	\$75.00	75.00
Footing early start - \$230.00 one and two family; \$305.00 commercial		
Plan Review - \$275.00 one and two family; New Single Family Construction \$330.00 plus \$30.00/unit commercial		
State Seal	\$75.00	
Razing, Interior Demolition \$925.00 max/bld \$95.00 minimum plus	\$0.13/sqft	
Moving buildings \$250.00 plus	\$0.13/sqft	
Fuel tanks - Per 1,000 gallons	\$25.00	
Re-inspection	\$100.00	
Work started without permit	Double	
Minimum Fee	\$70.00	
Payable to: Village of Fox Point	Total Permit Fee	\$ 1245.00

Applicant Signature

Valerie Sabatino

Date

11-1-24

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

414-351-8900

Receipt No: 1.060863

Nov 1, 2024

6741 N HOLLY CT

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PLANS - FILING FEE	75.00
24-44440 BUILDING BOARD - FEE	
LICENSES & PERMITS - BUILDING PERMIT	1,170.00
24-44460 BUILDING PERMIT	

Total:	1,245.00
--------	----------

CHECK	Check No: 2005	1,245.00
Payor: VALERIE SABATINO		
Total Applied:		1,245.00

Change Tendered:	.00
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Duplicate Copy

11/01/2024 10:38 AM



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

CAUTIONARY STATEMENT TO OWNERS OBTAINING BUILDING PERMITS

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

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

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- (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.

Valerie Sabatino

Homeowner's Name – PRINTED

6741 N Holly Ct.

Property Address

Valerie Sabatino

Homeowner's Signature

11-1-24

Date

Date: 10/31/2024 - 11:16 AM
Design Name: Loafing Shed Design
Design ID: 302955490351
System V Estimate ID: 43546

6741 N. Holly Ct.
outdoor shed

MENARDS

Design & Buy™

LOAFING SHED

Estimated price: \$6,214.89*

*Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.

How to recall and purchase a saved design at home



OR

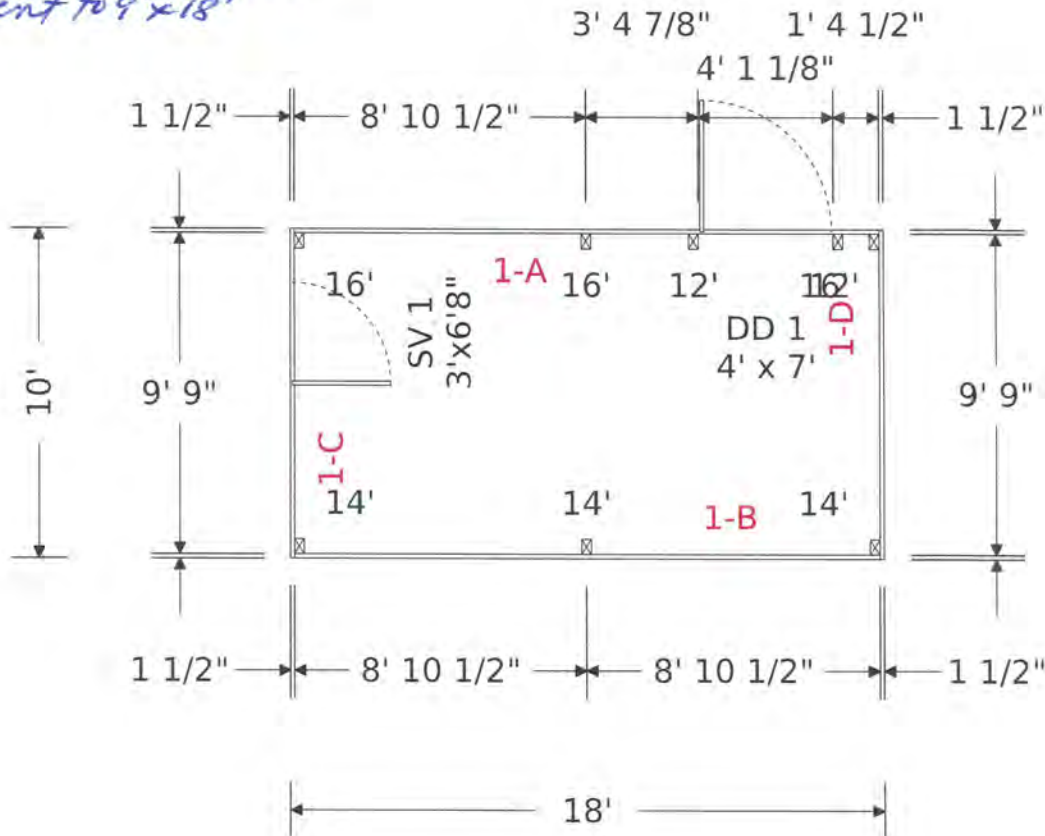
1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Buildings Designer
3. Recall your design by entering Design ID: 302955490351
4. Follow the on-screen purchasing instructions

How to purchase at the store

1. Enter Design ID: 302955490351 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions.

This shed will be 10x20'
The software @ Menards only went to 9'x18'

FLOOR PLAN

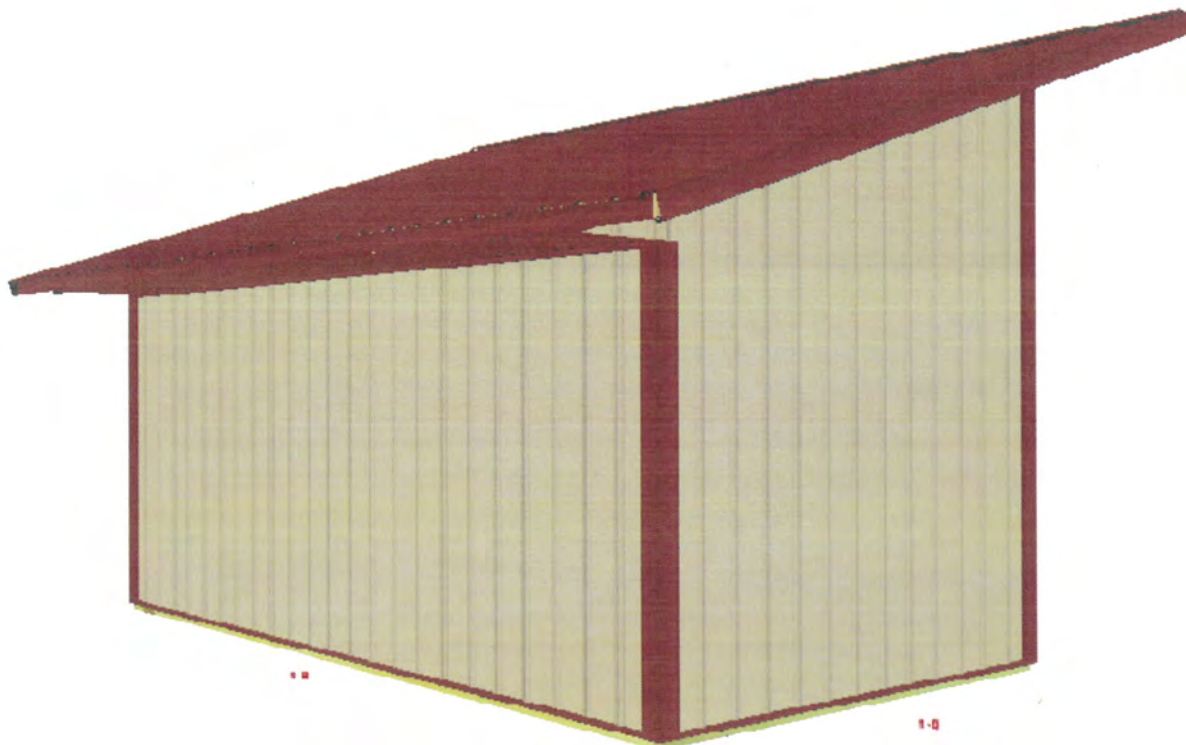


Design #: 302955490351
Estimate #: 43546
Store: MILWAUKEE



Post Frame Building Estimate
Date: Oct 31, 2024, 11:16:23 AM

Elevation Views



Design #: 302955490351

Estimate #: 43546

Store: MILWAUKEE



Post Frame Building Estimate

Date: Oct 31, 2024, 11:16:23 AM

Congratulations, you have taken the first step towards making your new post frame building a reality!

- You have selected Menards to provide you with superior products produced by Midwest Manufacturing that will meet your needs. For a more detailed look at these premium products visit us on the web at www.midwestmanufacturing.com.

*Delivery charge is not included in price. Items ordered to complete your building from vendors other than Midwest Manufacturing are not available for pickup from the plant.



Building Information

- | | |
|--------------------------|-------------------------|
| 1. Width: | 10 ft |
| 2. Length: | 18 ft |
| 3. Inside Clear Height: | 8 ft |
| 4. Floor Finish: | Dirt / Gravel |
| 5. Post Embedment Depth: | 4 ft |
| 6. Footing Pad Size: | 14 in x 4 in (Pre-cast) |

Wall Information

- | | |
|----------------------------|------------------------|
| 1. Post Spacing: | 9 ft |
| 2. Post Type: | Posts |
| 3. Girt Type: | Flat |
| 4. Exterior Wall Panel: | Pro-Rib |
| 5. Exterior Wall Color: | Light Stone |
| 6. Trim Color: | Red |
| 7. Sidewall A Eave Light: | None |
| 8. Sidewall B Eave Light: | None |
| 9. Wall Fastener Location: | In the Flat |
| 10. Gradeboard Type: | 2x6 Treated Gradeboard |

Interior Finish

- | | |
|-------------------------------|------|
| 1. Wall Insulation Type: | None |
| 2. Roof Condensation Control: | None |

Roof Information

- | | |
|----------------------------|-------------|
| 1. Pitch: | 4/12 |
| 2. Truss Spacing: | 9 ft |
| 3. Roof Type: | Pro-Rib |
| 4. Roof Color: | Red |
| 5. Roof Fastener Location: | On the Rib |
| 6. Endwall Overhangs: | 2 ft |
| 7. Sidewall Overhangs: | 2 ft |
| 8. Fascia Size: | 4 in Fascia |
| 9. Soffit Color: | Red |

Accessories

- | | |
|---------------------------|------------|
| 1. Outside Closure Strip: | Standard |
| 2. Inside Closure Strip: | Standard |
| 3. Gutters: | No |
| 4. Mini Print: | Email Only |

Design #: 302955490351
Estimate #: 43546
Store: MILWAUKEE



Post Frame Building Estimate
Date: Oct 31, 2024, 11:16:23 AM

Doors & Windows

Name	Size	Wall
Window	26"x36"	1-A
Dutch Door	49.5"x87.5"	1-A
Service Door	36"x80"	1-C

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST, BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

Survey No. 40651-S-E



(c) Wind loads. Dwellings shall be designed and constructed to withstand either a horizontal and uplift pressure of 20 pounds per square foot acting over the surface area or the wind loads determined in accordance with ASCE 7 Minimum Design Loads for Buildings and Other Structures.

SABITINA RESIDENCE
NEW ADDITION
2741 N. HOLLY ST., FOX POINT, WY.

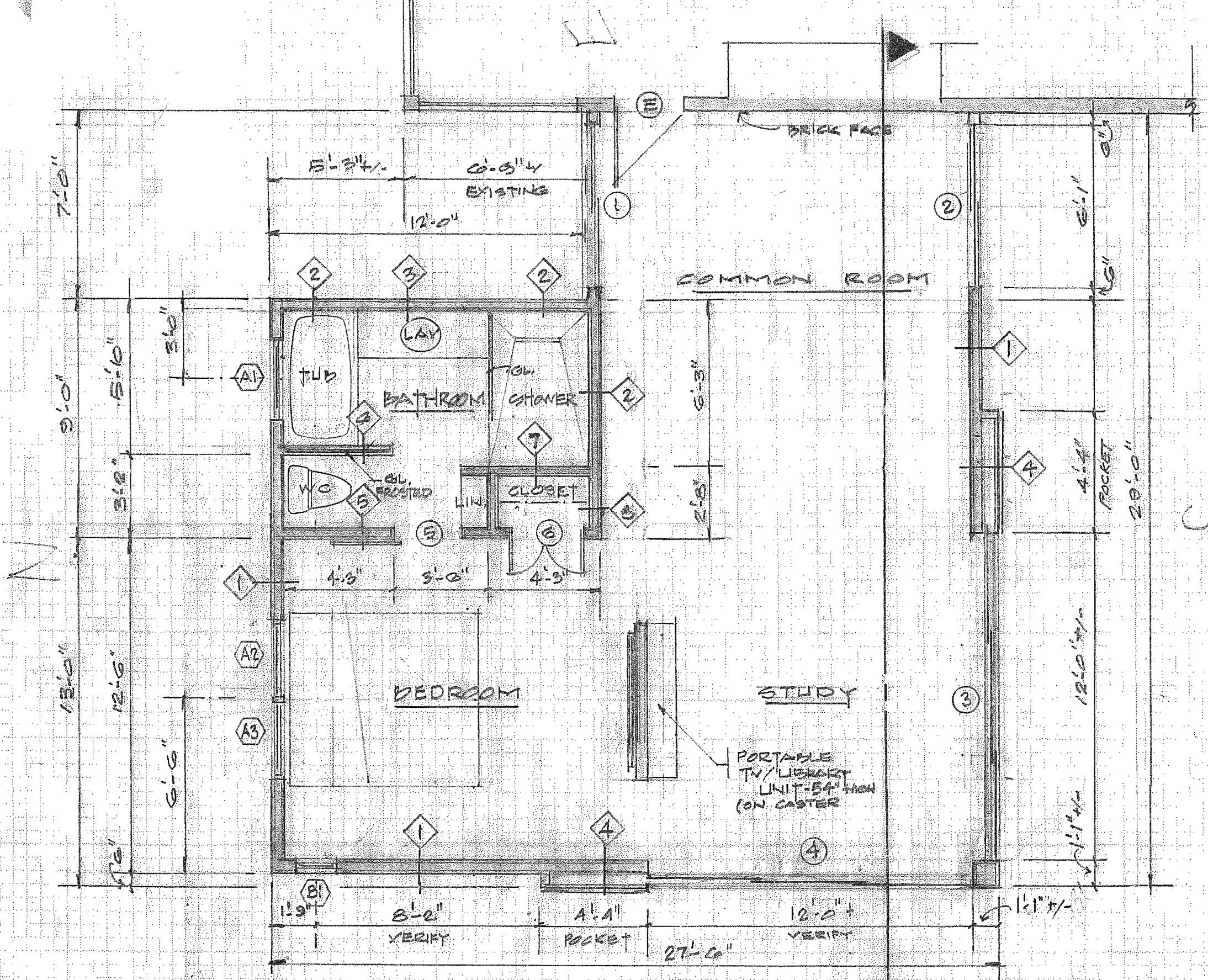
ARCHITECTURE

PROJECT 110

DATE: 4-5-2024

C

1 OF 3



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

SABITINA RESIDENCE
 NEW ADDITION
 6741 N. HOLLY CT., FOX POINT, WA.



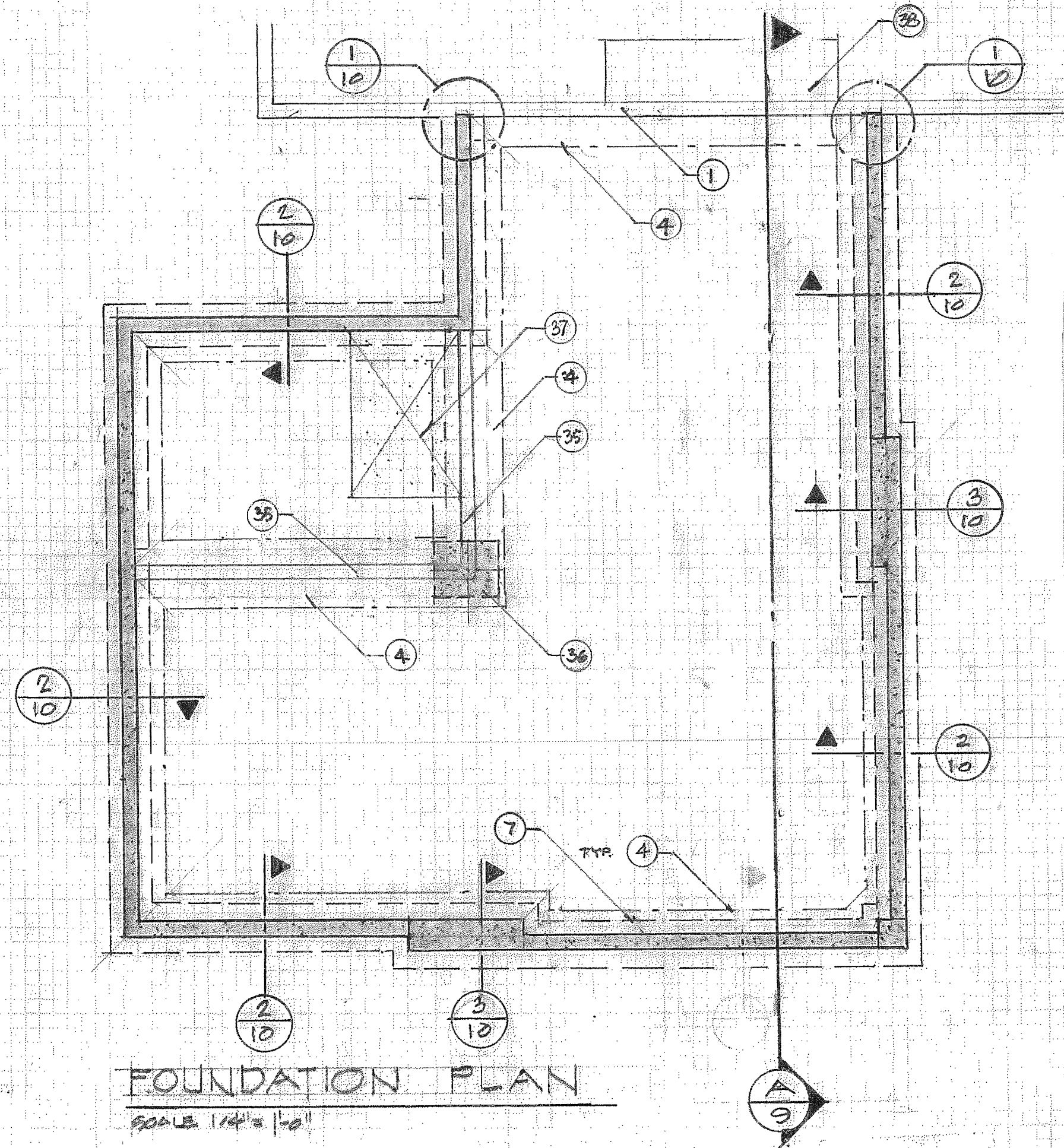
ARCHITECTURE
 AND INTERIORS

PROJECT NO. 1

DATE: 9-5-2024

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FOUNDATION PLAN

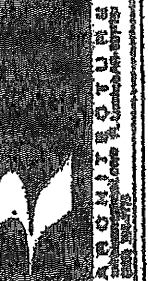
SCALE 1/4" = 1'-0"

FOUNDATION & CONCRETE NOTES

1. The Contractor shall have the option of substituting solid concrete piers and/or foundations for concrete filled masonry piers or foundation walls.
2. Minimum concrete strength shall be 4000 p.s.i. unless otherwise specified in these documents.
3. Concrete protection for reinforcement:
 - a. The reinforcement of footings and other principal structural members in which the concrete is deposited against the ground shall have not less than 3 in. of concrete between it and the ground contact surface. If concrete surfaces after removal of the forms are to be exposed to the weather or be in contact with the ground, the reinforcement shall be protected with not less than 2" of concrete for bars larger than # 5 and 1 1/2" for # 5 bars or smaller.
 - b. The concrete protective covering for any reinforcement at surfaces not exposed directly to the ground or weather shall be not less than 3/4" for slabs and walls and not less than 1 1/2" for beams and girders. In concrete joist floors in which the clear distance between joists is not more than 30 in., the protection of reinforcement shall be at least 3/4".
 - c. Column spirals or ties shall be protected everywhere by a covering of concrete cast monolithically with the core, for which the thickness shall be not less than 1 1/2", nor less than 1 1/2 times the maximum size of the coarse aggregate.
 - d. Concrete protection for reinforcement shall in all cases be at least equal to the diameter of bars, except for concrete slabs and joists in (b.).
 - e. In extremely corrosive atmospheres or other severe exposures, the amount of protection shall be suitably increased. In the Florida Keys, increase concrete coverage by 30% of specified tolerances and in no case less than 2 inches.

SABITINA RESIDENCE
NEW ADDITION

6741 N. HOLLY CT., FOX POINT, WA.

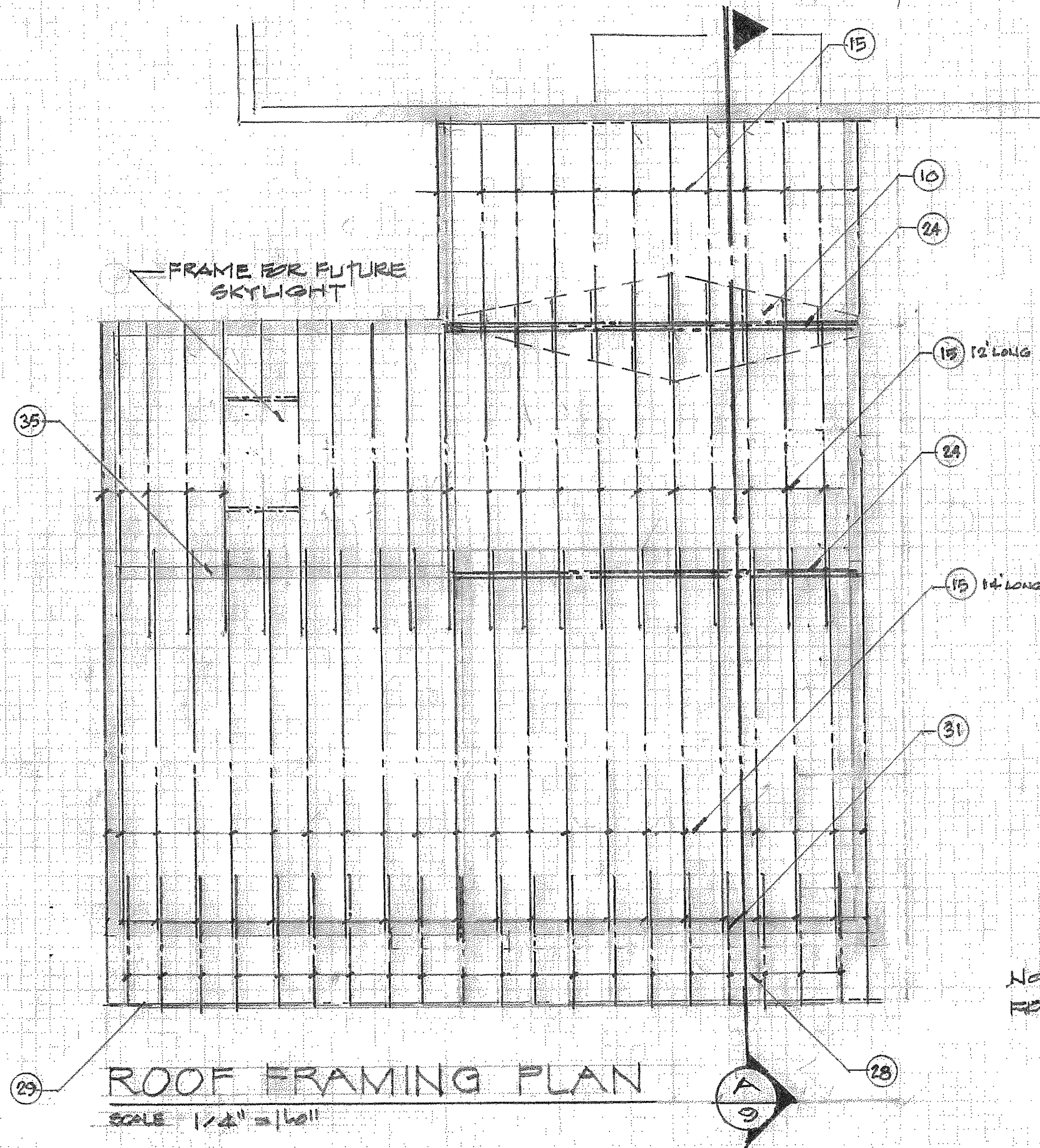


PROJECT NO:

DATE: 3-5-2004

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FRAME FOR FUTURE SKYLIGHT

FRAMING NOTES

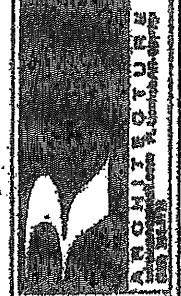
NOTE:
FOR FRAMING REQUIREMENTS SEE
SHEET S/130F13

ROOF FRAMING PLAN

SCALE 1/4" = 1'-0"

SABITINA RESIDENCE
NEW ADDITION

6741 N. HOLLY CT., FOX POINT, WA

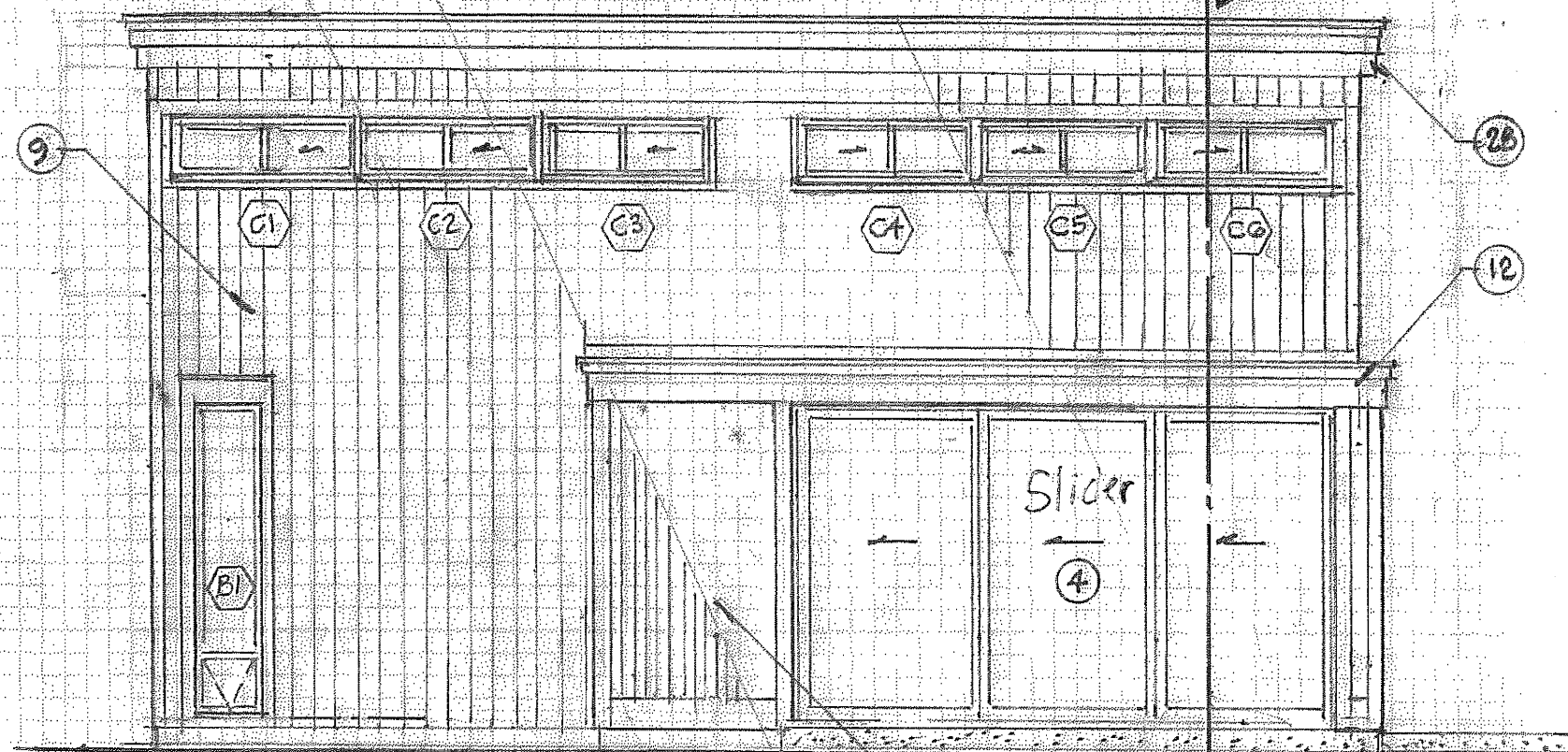


PROJECT NO. 1

DATE: 3-5-2024

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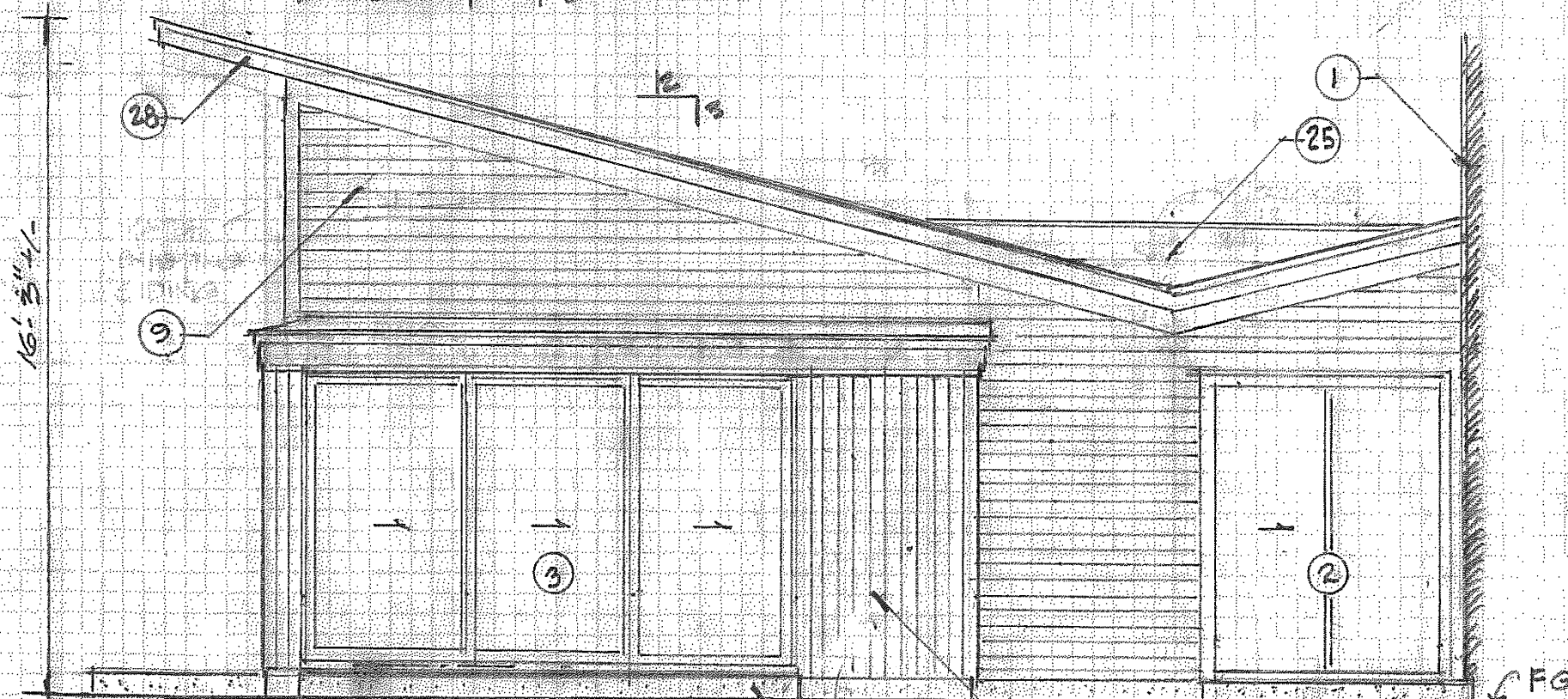
WEST ELEVATION

SCALE 1/4" = 1'-0"

DOOR SCHEDULE				
MARK	QTY	WIDTH	HEIGHT	TYPE
1	1	6'-1"	7'-0"	SLIDING BL. DOOR
2	1	6'-1"	7'-0"	" " "
3	3*	4'-0"	7'-0"	" " "
4	3*	4'-0"	7'-0"	" " "
5	1	2'-6"	6'-8"	SOLID 4 PANEL (BARN)
6	2	1'-6"	6'-8"	LOUVERED

WINDOW SCHEDULE				
MARK	QTY	WIDTH	HEIGHT	TYPE
A	3	3'-0"	1'-6"	SLIDER SILL HT. 5'-6"
B	1	1'-6"	7'-0"	OPERABLE
C	6	4'-0"	1'-6"	SLIDER W/SCREENS

* INCLUDES SCREEN



SOUTH ELEVATION

SCALE 1/4" = 1'-0"

SABITINA RESIDENCE
NEW ADDITION
6741 N. HOLLY CT., FOX POINT, WA.



PROJECT NO:

DATE: 3-5-2024

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WALL SCHEDULE

MK.	WALL TYPE / DETAILS	NOTES
1	2x6 STUDS @ 16" O.C. VAPOR BARRIER, R 20 INSULATION 3/4" PLYWD, 1/2" GYP. BD, SIDING (SEE NOTE)	EXT. WALL
2	2x6 STUDS @ 16" O.C. VAPOR BARRIER, SIDING 1/2" GYP. BD, CEMENTitious BD. TILE R-19 INSULATION	INTERIOR WALL
3	2x6 STUDS @ 16" O.C. W/ 3/4" PLYWD W/GREEN BD. VAPOR BARRIER, R-19	EXT. WALL
4	2x6 STUDS @ 16" O.C. W/ 1/2" GYP. BD, 1/2" PLYWD, R-19 POCKET FOR SLIDING DOORS (2) LAYER OF 3/4" PLYWD/SIDING	EXT. DOUBLE WALL
5	2x4 STUDS @ 16" O.C. 1/2" GYP. BD, AND 1/2" GREEN BD. SOUND BD.	INTERIOR WALL
6	2x4 STUDS @ 16" O.C. (3'-0" HIGH) W/ GLASS TO CEILING GYP. BD BOTH SIDES. TRIM @ TOP TO SUPPORT GLASS	INTERIOR WALL HALF WALL/GLASS
7	2x4 STUDS @ 16" O.C. W/ 1/2" GYP. BD AND 1/2" CEMENT BD	INTERIOR WALL
8	2x6 STUDS @ 16" O.C. W/ 1/2" GYP. BD BOTH SIDES	INTERIOR WALL

WALL FINISHES:

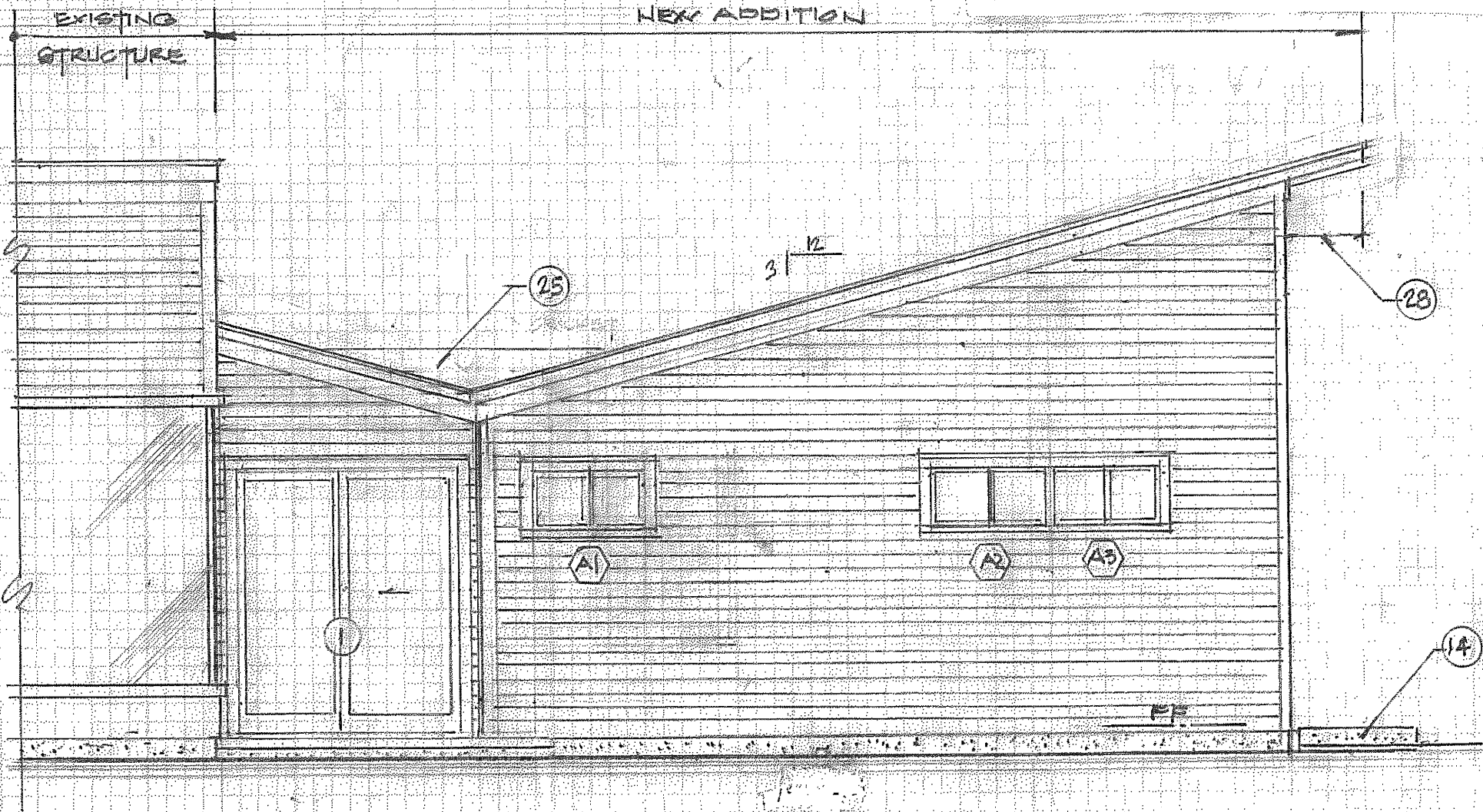
1. Interior coverings or wall finishes shall be installed in accordance with IRC chapter 7 and tables R702.1(1), R702.1(2), R702.1(3) and R702.3.5. Interior masonry veneer shall comply with the requirements of section R703.7.1 for support and section R703.7.4 for anchorage, except an air space is not required. Interior finishes and materials shall conform to the flame spread and smoke density requirements of section R302.9.

2. Unless specified otherwise, all wall coverings shall be fastened in accordance with table R703.4 or with other approved aluminum, stainless steel, zinc-coated or other corrosion-resistant fasteners.

3. Installation of appliances shall conform to the conditions of their listing and label and manufacturer's installation instructions. The manufacturer's operating and installation instructions shall remain attached to the appliance.

4. The building or structure shall not be weakened by the installation of mechanical systems. Where floors, walls, ceilings or any other portion of the building or structure are required to be altered or replaced in the process of installing or repairing any system, the building or structure shall be left in a safe structural condition in accordance with the IRC.

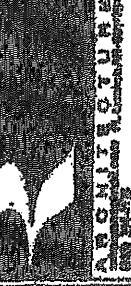
5. Heat-producing equipment and appliances shall be installed to maintain the required clearances to combustible construction as specified in the listing and manufacturer's instructions. Reduction of clearances shall be in accordance with manufacturer's instructions and table M1306.2 (IRC) or IMC section 308. Clearances to combustibles shall include such considerations as door swing, shutters, coverings and drapes. Devices such as door stops or limits, closers, drapery ties or guards shall not be used to provide adequate clearances.



NORTH ELEVATION

SCALE 1/4" = 1'-0"

SABITINA RESIDENCE
NEW ADDITION
6741 N. HOLLY CT., FOX POINT, WA.



PROJECT #101

DATE: 3-5-2024

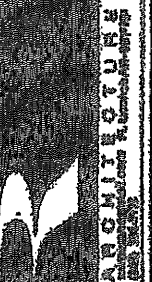
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LEGEND

1. EXISTING BRICK FACED WALL
2. COMPACTED GRAVEL BASE
3. INSULATION - RIDGED 2'-3" W/ FOIL
4. CONCRETE SLAB 4'-5" THK. W/ WW OXG W/ THICKEN EDGES
5. SLEEPER / WOOD FLOOR EXCEPT BATHROOM TO BE TILE (TBD)
6. CONCRETE CONNECTORS TO EXISTING CONC. (#5 REBAR EXPOSED INTO EXISTING STRUCTURE)
7. FOUNDATION - FOOTING (3) #4 CONTINUOUS, 4000 PSI CONC. 6" X 18"
8. FOUNDATION - WALL 6" X 42" W/ (1) #4 VERT. @ 30" O.C. AND (1) #4 HORIZ. 4" FROM THE TOP.
9. EXTERIOR WALL - J-BAT @ 30" O.C., 2X6 STUDS @ 16" O.C., 1/2" GYP. BD. (GREEN), 3/4" PLYWD, ICE & WATER, SIDING TBD BY OWNER.
10. POCKET (EXTERIOR) FOR SLIDING GLASS DOORS (3) 4'-0" X 7'-0"
11. HEADER (3) 2X12s
12. BOX BEAM (2) 2X10s W/ 2X SPACERS
13. SLIDING SCREEN (OPTIONAL VERIFY W/ OWNER)
14. CONCRETE SLAB - 4" THK. 4'-0" WIDE 12' LONG
15. RAFTERS 2X12s @ 16" FOR LENGTHS SEE ROOF FRAMING PLAN
16. LEDGERS (ROOF 2X12) (CEILING 2X12) W/ 3/8" TAPCONS @ 12" O.C. STAGGERED
17. SIMPSON HANGERS
18. FLASHING CONTINUOUS W/ CAULKING AND SET INTO BRICK GROUT
19. INSULATION R-30 PATT OR RIGID
20. SHEATHING - 3/4" PLYWD (PT)
21. MEMBRANE - ICE & WATER SHIELD OR EQ.
22. ROOFING - GALVALUME METAL V-CRIMP EXCEPT AT CRICKET USE SINGLE MEMBRANE
23. INTERIOR SURFACE OF RAFTERS 5/8" TYPE X OR EQ.
24. BEAM (3) 2X12s (DETAIL #4 USE SIMPSON HANGERS) (DETAIL 8 NOTCH RAFTER TO ACCEPT B.M.) FASTENING 12" O.C. STAGGERED
25. CRICKET - APPROX. HT. 1'-10" ABOVE B.M. (DETAIL 4/)
26. CRICKET FRAMING RAFTERS 2X6-2X4.
27. MEMBRANE - SINGLE PLY * PER CODE
28. OVERHANG 2X8 @ 16" O.C. SISTER TO 2X12 RAFTERS (MATCH EXISTING)
29. FACIA - 2X8 CUT W/ 1X4 AND 1X2 W/ METAL DRIP
30. SOFFIT (MATCH EXISTING)
31. HEADER SANDWICH (3) 2X10 & (2) 1/2" STRIPS OF PLYWD
32. DRIP EDGE - STANDARD
33. CLEAR STORY WINDOW
34. SILL
35. INTERIOR BEARING WALLS (SEE WALL TYPES)
36. FOUNDATION FOOTING AT POINT LOAD 6" X 24" X 24" BEAM @ DETAIL 8 (NORTH END)
37. SHOWER SUB FLOOR - REDUCE THICKNESS OF CONC. SLAB TO ACCOMMODATE ZERO ENTRY FROM BATHROOM FLR. TO SHOWER.
38. CHIMNEY FOUNDATION (EXISTING)

SABITINA RESIDENCE
NEW ADDITION

6741 N. HOLLY CT., FOX POINT, WA.



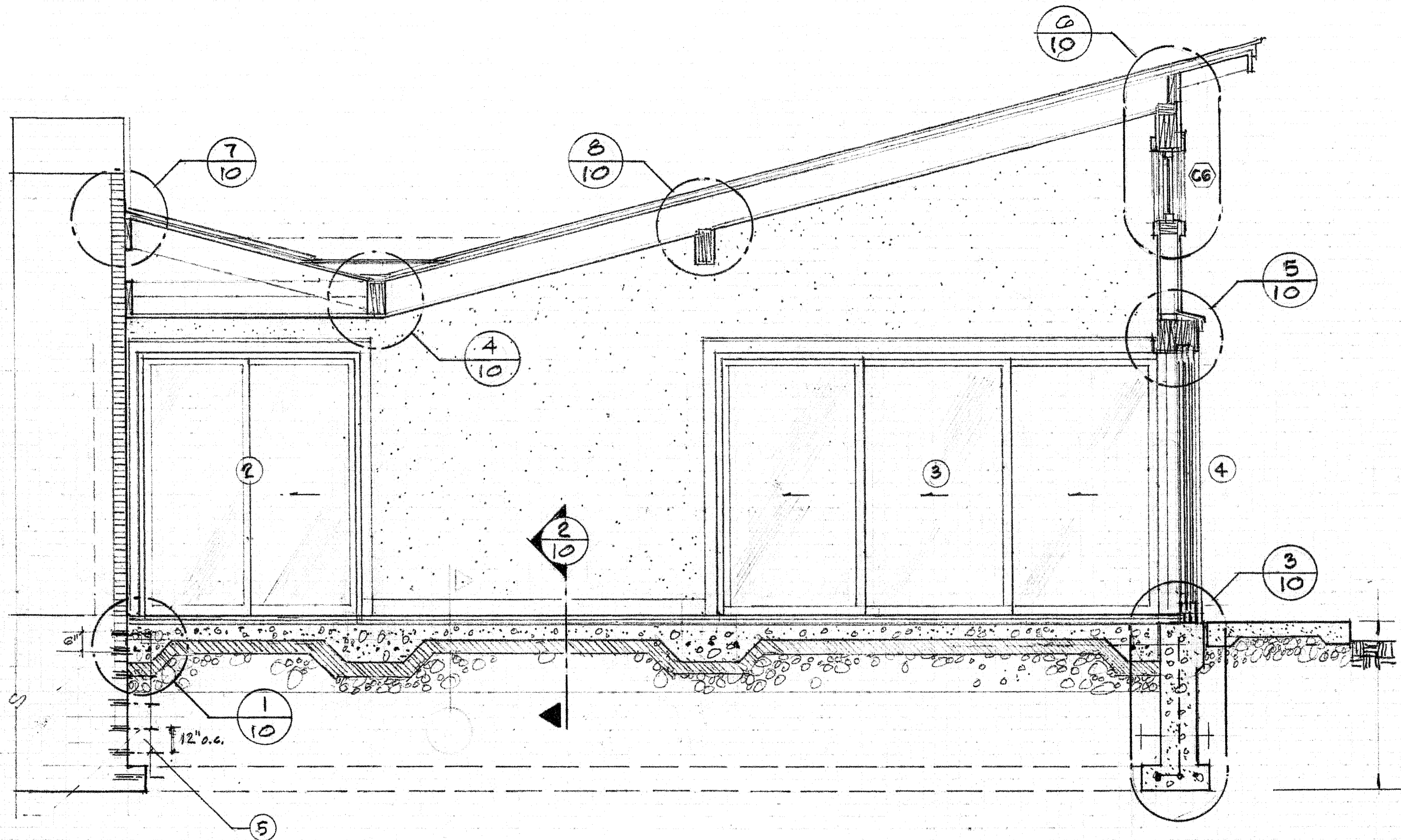
PROJECT NO. 1

DATE: 8-5-2024

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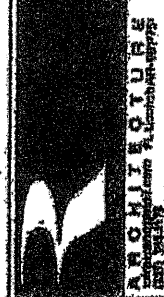
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1. REVISION
NOTES



A BUILDING SECTION
 9 SCALE 3/8" = 1'-0"

SABITINA RESIDENCE
 NEW ADDITION
 6741 N. HOLLY CT., FOX POINT, WA.

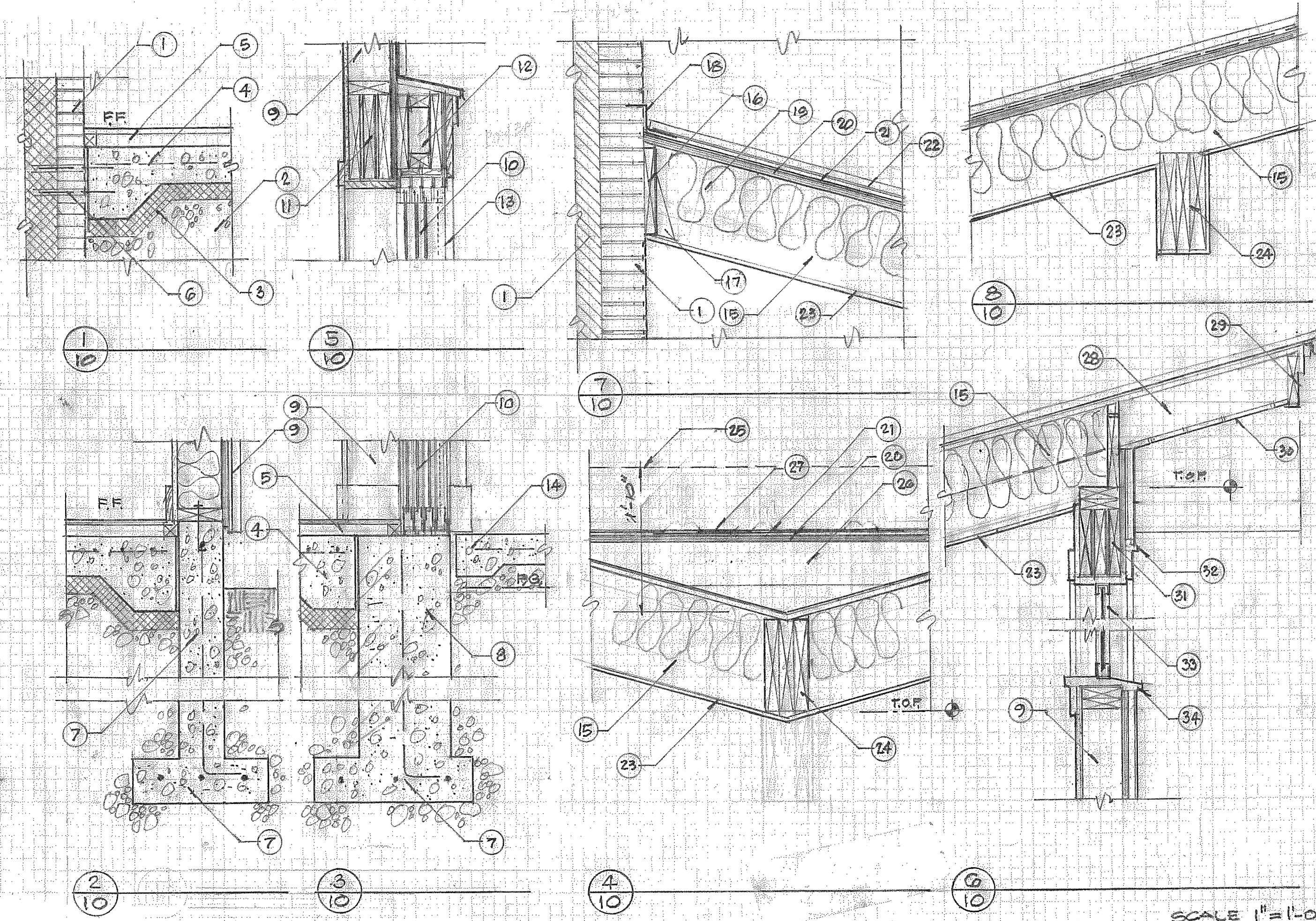


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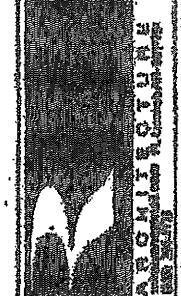
DATE: 3-5-2024

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SABATINA RESIDENCE
NEW ADDITION
6741 N. HOLLY ST., FOX POINT, MN.

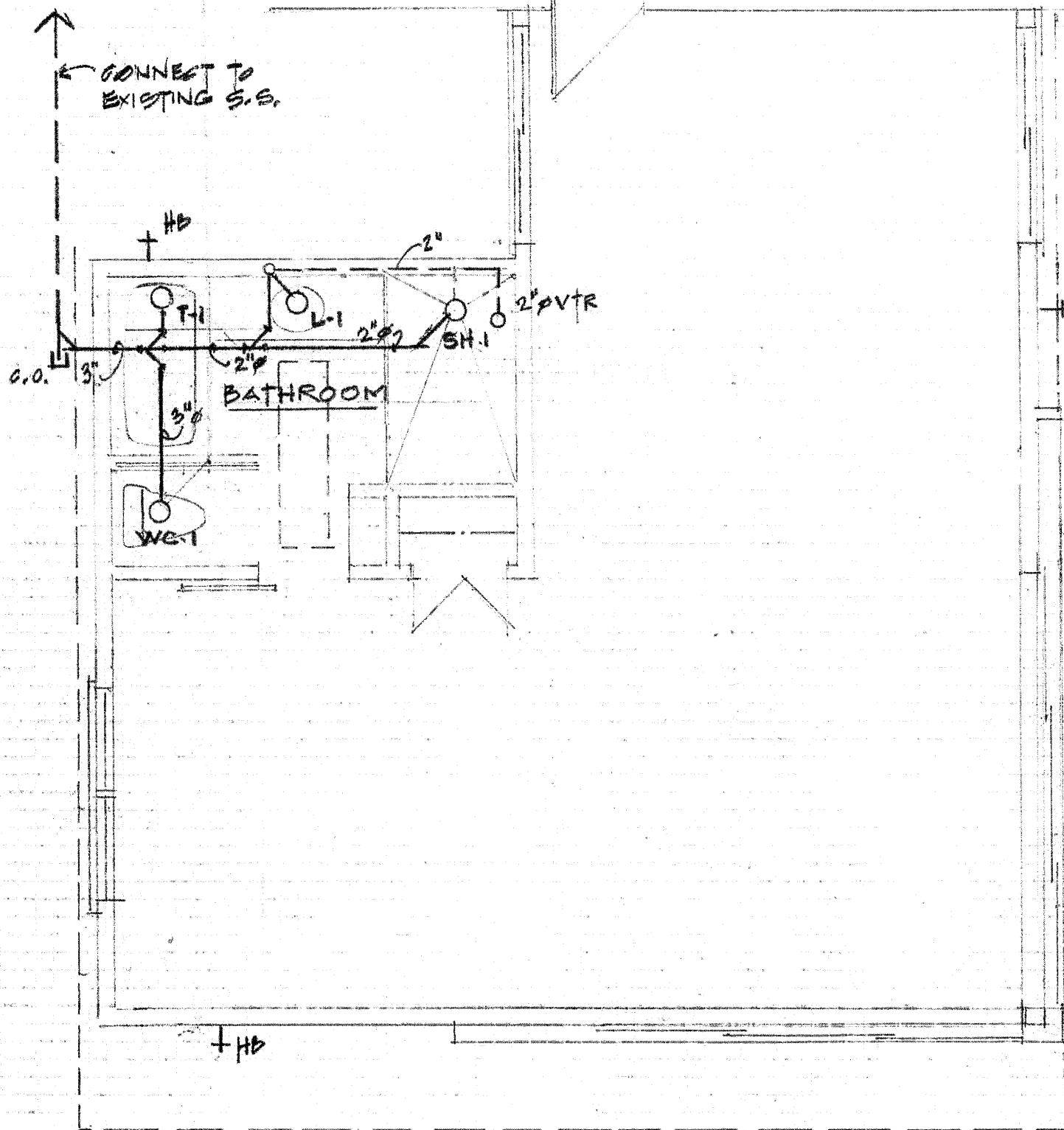


PROJECT NO. 1

DATE: 8-5-2024

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SCALE 1" = 1'-0"

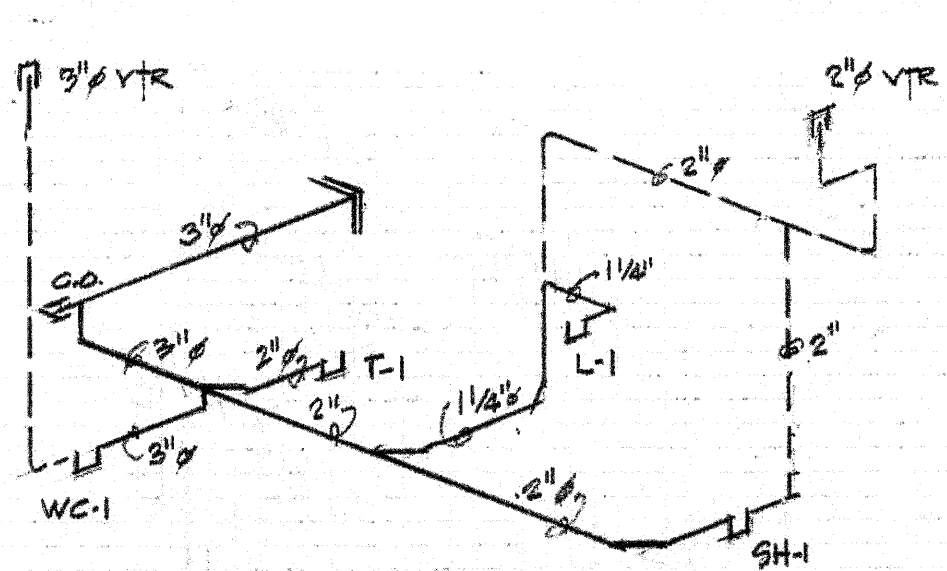


PLUMBING FLOOR PLAN

SCALE 1/4" = 1'-0"

PLUMBING SCHEDULE

MK.	QTY.	DESCRIPTION / DETAILS	NOTES
WC-1	1	WATER CLOSET	OWNER TBD
T-1	1	BATH TUB	
L-1	1	LAVATORY	
SH-1	1	SHOWER	



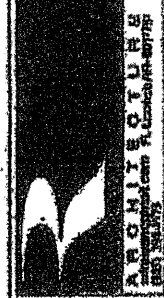
PLUMBING DIAGRAM

NFS

PLUMBING NOTES
Dielectric Unions: provide dielectric unions or flanges at connections or contact between pipes of dissimilar metals.
Water Hammer Arrestors: install water hammer arrestors at fixture hot and cold supplies (at all lavatories and sinks and other quick acting fixtures).
Exposed Piping: Exposed piping shall be polished chromium on either brass or bronze.
Valves: All valves shall have a minimum of 125 psig working pressure. Valves and cocks may not be indicated in every instance on the drawings, but whether or not shown, all valves, cocks and check valves necessary for the proper operation of the system shall be furnished and installed. Install isolation/shut-off valves at all main risers. Install isolation/shut off on sinks, toilets and washer inlet of each piece of equipment. Provide a flange or union between the valve and the equipment to permit disconnection, removal and service.
Venting: The stacks shall be extended through roof of building to points not less than 12" above roof. Vents shall be offset as required to penetrate roofs at least 3 feet from the ridge or edge of building and 10 feet from any fresh air intake or operable window or door.
Sanitary, Waste, Grease, and Vent Piping: All below ground piping and fittings shall be sch 40 PVC-DWV (solid core). Slope of sanitary or drainage piping 2-1/2" and smaller shall be a minimum of 1/8" per foot; piping 3" and larger shall be sloped a minimum of 1/8" per foot. Cleanouts will be located not more than 100 feet apart and at each change of direction greater than 45° along the horizontal drain. Cleanouts shall be installed at base of each stack.
Plumbing Fixtures and Trim: Plumbing fixtures shall be furnished and installed in a neat and workmanlike manner with proper connections to supply and drainage piping. All fixtures shall be free of flaws and defects of any sort in material and workmanship and shall operate perfectly when installed in accordance with manufacturer's directions. Contractor shall provide rough-in and shall connect all fixtures to the plumbing systems. All fixtures to be provided with chrome plated supplies and stops. Provide 17 gauge chrome plated brass traps for all fixtures without integral traps. Provide concealed arm carriers and supports for all fixtures requiring same.
Pipe Insulation: Install insulation products in accordance with the manufacturer's instructions and in accordance with recognized industry practices. Seal all joints, breaks, tears, and penetrations with fire retardant, vapor barrier mastic. Cover valves, fittings and similar items in each piping systems. Insulate all domestic hot water with 1" thick fiberglass sectional pipe covering with canvas jacket or Armaflex AP pipe insulation kits or equivalent.
Testing: Test all waste and vent piping for a period of not less than 8 hours by capping or plugging all joints to a level of the highest fixture or fittings, filling the system with water and observe for leaks. Test water piping at 100 psig for a period of 8 hours, observing for any visible leaks. Test piping again with fixtures installed. Repair any leaks found by remaking joint. Do not use caulking or similar methods.
Equipment Furnished by Others: Where shown on the drawings, the contractor shall make all piping connections to equipment furnished by others. This work shall include furnishing and installation of all water and drain piping. All work shall be performed in accordance with recommendations of equipment manufacturer.
Substitutions: Unless as otherwise agreed, plumbing contractor shall pay for added costs associated with any substitution.
Provide full blocking around all floor penetrations. Hole saw through 2x12 and 2x10 floor joists when required.
MAXIMUM FLOW RATES FOR PLUMBING FIXTURES, FIXTURE FITTINGS AND APPLIANCES:
Lavatory, WaterSense Certified (1.5 gpm at 60 psi)
Shower head, WaterSense Certified (1.5 gpm at 80 psi)
Sink & Kitchen faucet, WaterSense Certified (1.5 gpm at 60 psi)
Water closet, WaterSense Certified (1.28 gallons per flushing cycle)
Dishwasher, Energy Star Certified (3.5 gallons per cycle)
Washing machine, EnergyStar Certified (4.3 Water Factor)

SABITINA RESIDENCE
NEW ADDITION

6741 N. HOLLY CT., FOX POINT, VA.

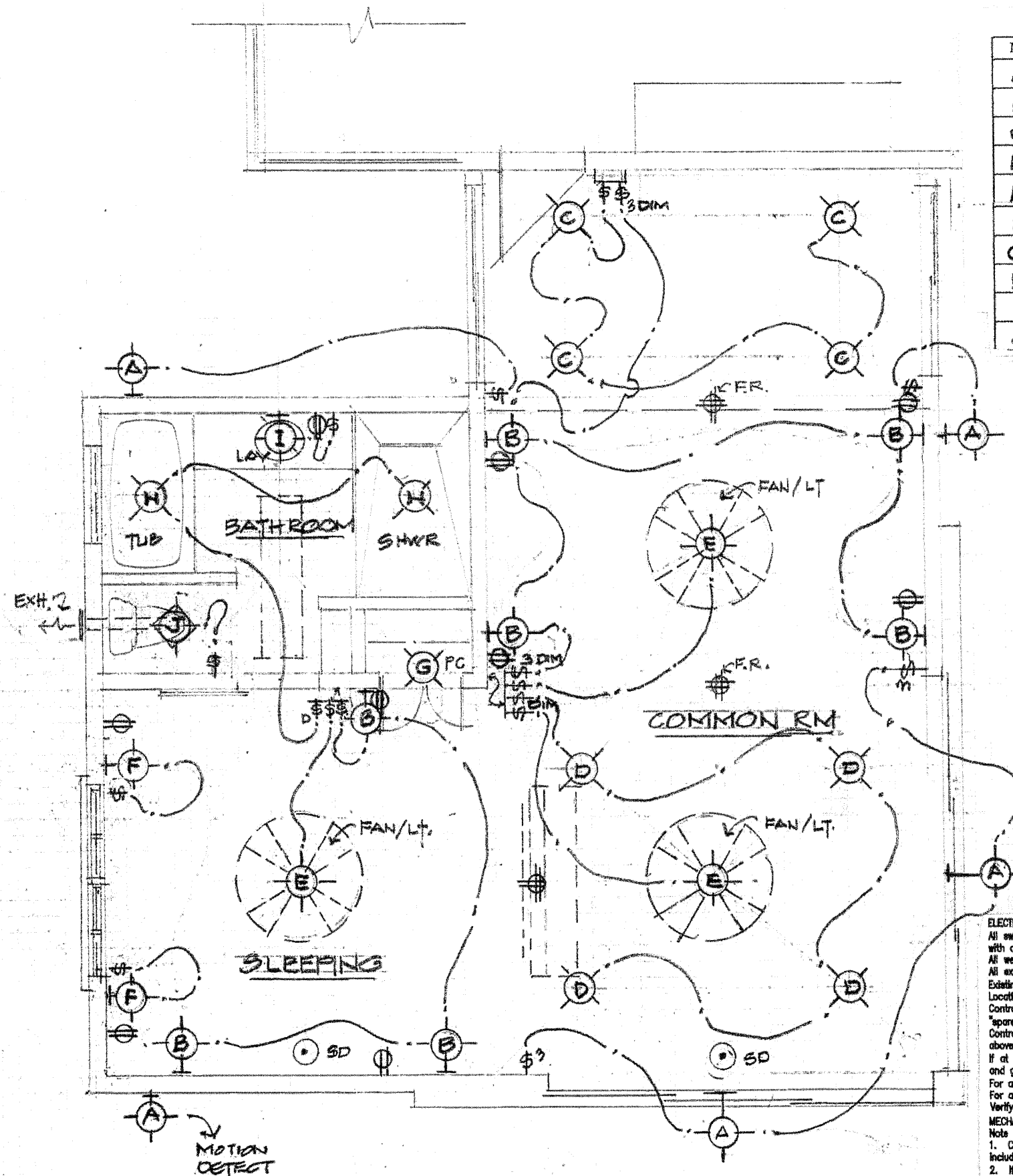


PROJECT NO. 1

DATE: 3-5-2024

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ELECTRICAL PLAN

SCALE 1/4" = 1'-0"

ELECTRICAL SCHEDULE

MK.	QTY.	DESCRIPTION / DETAILS	NOTES
A	5	EXTERIOR WALL M.T.	OWNER TBD
B	7	SCOUNCE " "	
C	4	4" CAN	
D	4	6" CAN	
E	3	FAN / LIGHT	
F	2	ADJUSTABLE READING LT.	OWNER TBD
G	1	LIGHT W/ FULL CORD	
H	2	6" CAN WATER RESISTANT	
I	1	VANITY LIGHT	
J	1	EXHAUST FAN / LIGHT	

ELECTRICAL NOTES

All switches and dimmers shall be located 42" above finished floor to center of switch, U.N.O. Multiple switches at one location shall be ganged together and finished with one cover plate, U.N.O.
All wet location outlets are to be gfi type.
All exterior switches and outlets are to be or have weather proof covers.
Existing panels and shut offs to be replaced (Contractor to verify capacity).
Location of shut-offs and panels to be verified in field by EC.
Contractor shall confirm all existing unidentified circuits and determine if any are required to remain. If not required to remain, completely remove and mark breaker as "spare." Set all spare breakers in the OFF position.
Contractor shall visit the site prior to bid and survey all existing conditions and equipment prior to submitting bid for work required by these documents. This includes above the ceiling and on the top of the roof.
If at any time, there is discrepancy between the plans & specs, or confusion/concern over required work, contractor shall immediately notify architect, engineer, or owner and get direction before proceeding with work in question.
For all existing equipment to be re-located &/or re-used, contractor shall be responsible for disconnection, safe storage and re-connection of said equipment completely.
For all existing equipment to be demolished, contractor shall be responsible for disconnection, removal and disposal off site per code of said equipment.
Verify all new fixtures and locations with architect or owner before install.

MECHANICAL NOTES

Note to Contractor on Existing Conditions:
1. Contractor shall visit the site prior to bid and survey all existing conditions and equipment prior to submitting bid for work required by these documents. This includes above the ceiling and on the top of the roof.
2. If at any time, there is discrepancy between the plans & specs, or confusion/concern over required work, contractor shall immediately notify architect, engineer, or owner and get direction before proceeding with work in question.
3. For all existing equipment to be re-located &/or re-used, contractor shall be responsible for disconnection, safe storage and re-connection of said equipment completely.
4. For all existing equipment to be demolished, contractor shall be responsible for disconnection, removal and disposal off site per code of said equipment.
5. Refer to manufacturers specifications for mounting details on A/C air handlers.
6. Location of compressors are to be a min. of 5' from property lines. Contractor to place per code.
7. Verify locations of ductless units with owner or architect before final install.

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CONSTRUCTION PLAN GENERAL NOTES

1. Do not scale drawings, written dimensions govern. All partition locations shall be as shown on the partition plan. In case of conflict, verify with the owner or architect.
2. All new gypsum board partitions shall be taped and sanded smooth with no visible joints. Patch and repair surfaces to match adjacent or adjoining surfaces where required. All surfaces shall be aligned and sanded smooth.
3. All partitions are dimensioned from finish face of gypsum board to finish face of gypsum board unless otherwise noted. All dimensions marked "Clear" or "clr" shall be maintained and shall allow for thicknesses of all wall finishes, U.N.O.
4. Dimensions noted "clear" or "clr" must be accurately maintained and shall not vary more than $\pm 1/8"$ without instruction from architect and/or owner, as applicable.
5. Dimensions marked $\pm$ mean a tolerance not greater nor smaller than 2 inches from indicated dimension, U.N.O. verify field dimensions exceeding tolerance with architect or owner.
6. All dimensions to the exterior window wall are to the inside face of sill, U.N.O.
7. Notify architect or owner of any discrepancies of conflicts in the locations of the new construction.
8. All exposed gypsum board edges to have metal edge trim work or equivalent.
9. All work shall be directed and installed, plumb, level, square, and true and in proper alignment.
10. Refer to cover sheet for additional notes, legends, symbols, abbreviations, and schedules.
11. Refer to electrical power plans for locations of switched, outlets and the like.
12. Obtain approval from architect or owner, as applicable, prior to modifying building components, systems and items not identified prior to adjusting any and all other field conditions required to fit plans.
13. All new floor penetrations for piping shall be fully blocked and sealed in accordance with the applicable building fire codes.
14. Trim the bottoms of the doors to clear the top of finished floor, as applicable, by $1/8"$ maximum, U.N.O.. Verify slab conditions, trim each door to fit condition. Where radical variations in floor elevation exist, doors shall be ordered with bottom stile sized to accommodate these undercut conditions.
15. Dimensions locating doors are to the inside of edge of jamb U.N.O.
16. All "wet walls" to receive concrete board or green board.
17. All bolted exterior connections to be hot dip galvanized or stainless steel and include washers at each end of connection.
18. The contractor and/or owner of any active or inactive construction project shall be responsible for the clean-up and removal of all construction debris or any other miscellaneous discarded articles prior to receiving final inspection approval.
19. Construction jobites must be kept clean, such that accumulation of construction debris must not remain on the property for a period of time exceeding 14 days.
20. All construction related debris and/or construction related materials, shall be kept in such a manner as to prevent it from being spread by any other means.

Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide gradual slopes and grades. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed.

Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement.

Dimensions shall take precedence over scale.

Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades.

After completion of construction remove all debris and construction equipment. Restore site to original condition.

Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction.

Furnish a receptacle on site to contain construction debris and maintain the site in an orderly manner to ensure public safety and prevent blowing debris.

Issuance of certificate of occupancy. Upon completion of construction of a building or structure and installation of electrical, gas, mechanical, and plumbing systems and after final inspections, the Building Official shall issue a certificate of occupancy, provided he or she does not find violations of the provisions of the Wisconsin uniform dwelling Code, this Code or other laws.

1. Install all required fasteners per installation instructions provided by Simpson Strong-Tie Company or similar (a) use proper fastener type; (b) use proper fastener quantity; (c) fill all fastener holes; (d) do not overdrive or underdrive nails, including when using powder nailers; and (e) ensure screws are completely driven. Only bend products that are specifically designed to be bent. For those products that require bending (such as strap-type holdowns, straight-and twist straps, etc.), do not bend more than one full cycle. Cut joists to the correct length, do not "short-cut." The gap between the end of the joist and the header material should be no greater than 1/8" unless otherwise noted.

2. Unless otherwise noted, dimensions are in inches, loads are in pounds. Unless otherwise noted, welds, screws, bolts and nails may not be combined to achieve highest load value. 0.131" x 2 1/2", 0.148" x 3" and 0.162" x 3 1/2" specify common nails that meet the requirements of ASTM F1667. When a shorter nail is specified, it will be noted (for example 0.131" x 1 1/2"). Refer to Simpson Strong-Tie Nailing Guide, NDS (National Design Specification) and ASTM F1667 (American Society of Testing and Materials) for more nail info. Do not exceed catalog allowable loads, which would jeopardize the connection..

3. All engineered lumber shall be protected from rain and kept dry throughout the construction process. All long spans and cantilevers shall be supported without deflection until the building is dried in.

4. Joists, beams, and headers shall only be drilled, cut, or notched in strict accordance with the manufacturer's specifications.

5. All headers and beams shall be (2) 2x8 minimum, unless noted otherwise on plans. Refer to note 4 for support requirements.

6. Hardware such as holdowns, straps, and hangers are designed to be by Simpson Strong-Tie Company, Inc.

7. All columns shall be double stud minimum, unless noted otherwise, with the beam or header bearing fully on the column. Individual studs shall be nailed together per the general structural notes.

8. Epoxy dowel all new horizontal reinforcing into existing footings. Minimum embedment 4".

It is the responsibility of the contractor to become fully aware of any and all conditions related to the site and existing conditions that may effect the cost of scheduling construction activities, prior to submitting a bid.

9. Contractor shall verify all dimensions and conditions at the job site including soil conditions, and conditions related to the existing utilities and services before commencing work and be responsible for same. All discrepancies shall be reported to the owner immediately.

10. Do not scale drawings or details — Use given dimensions. Check details for location of all items not dimensioned on plans. Dimension on plans are to face of framing or center line of columns typically. Door and cased openings without dimensions are to be six (3) inches from face of adjacent wall or centered between walls.

11. The drawings indicate general and typical details of construction. Where conditions are not specifically indicated but are of similar character to details shown, similar details of construction shall be used, subject to review and approval by the architect or engineer.

12. Building systems and components not specifically detailed shall be installed, as per minimum manufacturers recommendations. Notify the architect of any resulting conflicts.

13. All work shall conform to applicable building codes and ordinances. In case of any conflict wherein the methods or standards of installation or the materials specified do no equal or exceed the requirements of the laws or ordinances, the laws or ordinances shall govern.

14. Install dust barriers and other protection as required to protect installed finishes and facilities.

15. This project contains glazing that will be subject to federal and local glazing standards and the glazing subcontractor shall be responsible for adherence to these requirements. If the glazing subcontractor finds anything in the documents not in compliance with the standards, he/she shall bring discrepancies to the attention of the architect before proceeding.

16. All glazing in hazardous locations, defined by the IRC sec.R308.4, shall be safety glazing, including but not limited to the safety glazing identified in the construction documents.

17. There shall be no exposed pipe, conduits, ducts, vents, etc. All such lines shall be concealed or furred and finished, unless noted as exposed construction on drawings. Offset studs where required, so that finished wall surface will be flush.

18. Contractor shall provide temporary bracing for the structure and structural components until all final connections have been completed in accordance with the plans.

19. Carry all footings to solid, undisturbed original earth. Remove all unsuitable material under footings and slab and replace with concrete or with compacted fill as directed by architect.

20. All wood framing details not shown otherwise shall be constructed to the minimum standards of the IRC.

21. All wood in direct contact with concrete or exposed to weather shall be pressure treated with an approved preservative unless decay resistant heartwood of cedar or redwood is used. Fasteners for pressure treated wood shall be hot dipped galvanized steel, stainless steel, silicon bronze, or copper.

22. Nail gypsum wallboard to all studs, top and bottom plates and blocking with cooler nails @ 7 inches o.c. maximum spacing unless shown otherwise. Use 5d for 1/2 wallboard, 8d for 5/8 inch wallboard.

23. Provide galvanic insulation between dissimilar metals.

24. Structural, electrical, mechanical and misc. notes are located within this set of drawings.

25. The contractor is to verify the location of all utilities and services to the site prior to beginning any site improvements.

26. No materials from the work are to be stock piled on public right-of-ways. All rubbish and debris is to be removed from the site.

27. Adjacent properties, streets and walks are to be protected from damage at all times.

28. All downspouts and roof drains to be connected to storm sewer by tightline unless (permitted by local jurisdiction) site conditions allow for drywells or surface drainage and unless noted otherwise in construction documents.

29. The contractor shall take all necessary precautions to ensure the safety of the occupants and workers at all times during the course of the project.

30. All construction shall comply with: the 2024 International Residential Code (IRC) with statewide amendments, the 2024 International Mechanical Code (IMC) with statewide amendments, the 2024 International Fuel Gas Code both (IFGC), with state amendments, the 2024 Uniform Plumbing Code (UPC) with with statewide amendments, the 2024 International Fire Code (IFC) with statewide amendments, the 2024 National Electrical Code (NEC) (NFPA 70), the 2024 State Energy Code with statewide amendments, and all applicable local and municipal codes, ordinances and standards.

31. Construction hours, per jurisdiction, are to be observed for all phases of the project.

32. Remove all vegetation, organic material and wood formwork from under-floor grade before the building is occupied for any reason.

33. Fireblocking shall be provided to cut off all concealed draft openings (both vertical & horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space, including the following; vertically at ceiling and floor levels, horizontally at intervals not exceeding 10 feet, at all interconnections between concealed vertical & horizontal spaces such as soffits, drop and cove ceilings, in concealed spaces between stair stringers at the top and bottom of the run, and at openings around vents, pipes and ducts at ceiling and floor level with an approved material to resist the free passage of flame.

34. Wall covering products sensitive to adverse weather shall not be installed until adequate weather protection for the installation is provided. Exterior sheathing shall be dry before applying exterior cover.

35. Interior coverings or wall finishes shall be installed in accordance with IRC chapter 7 and tables R702.1(1), R702.1(2), R702.1(3) and R702.3.5. Interior masonry veneer shall comply with the requirements of section R703.7.1 for support and section R703.7.4 for anchorage, except an air space is not required. Interior finishes and materials shall conform to the flame spread and smoke density requirements of section R302.9.

36. Unless specified otherwise, all wall coverings shall be fastened in accordance with table R703.4 or with other approved aluminum, stainless steel, zinc-coated or other corrosion-resistant fasteners.

37. Installation of appliances shall conform to the conditions of their listing and label and manufacturer's installation instructions. The manufacturer's operating and installation instructions shall remain attached to the appliance.

38. The building or structure shall not be weakened by the installation of mechanical systems. Where floors, walls, ceilings or any other portion of the building or structure are required to be altered or replaced in the process of installing or repairing any system, the building or structure shall be left in a safe structural condition in accordance with the IRC.

39. Heat-producing equipment and appliances shall be installed to maintain the required clearances to combustible construction as specified in the listing and manufacturer's instructions. Reduction of clearances shall be in accordance with manufacturer's instructions and table M1306.2 (IRC) or IMC section 308. Clearances to combustibles shall include such considerations as door swing, shutters, coverings and drapes. Devices such as door stops or limits, closers, drapery ties or guards shall not be used to provide adequate clearances.

DEMOLITION NOTES

1. If Demolition commences prior to permit, GC shall obtain demo permits.
2. Furnish all labor and materials as required to complete demolition and removal of all items as indicated.
3. Provide strict control of job cleaning and prevent dust and debris from emanating from demolition area. Keep area clean.
4. If any questions arise as to the removal of any material, clarify the point in question with the architect or owner before proceeding.
5. At completion of demolition work the construction areas shall be left in "broom clean" condition. All debris and misc. material shall be moved to waste area provided by the contractor.
6. Debris removal must be performed in accordance with owner and building management requirements and procedures.
7. Contractor shall be responsible for patching and/or repairing any damage caused by him or his subcontractors to existing construction. Refinish to match existing adjacent finish or as noted herein.
8. No existing smoke detector, public address speaker, fire alarm box or similar device, including the associated wiring shall be damaged during demolition and subsequent construction. Relocation of smoke detectors, public address speakers and fire alarm equipment, necessitated by new construction shall be accomplished as a first priority, and per the plans. No active smoke detector shall be covered or otherwise removed or used for other than its intended purpose.
9. Removal of any equipment, cabling, switches, and conduit pertaining to data/communications and telephone shall be verified with telephone companies or service owner data/communications representative as required to prevent new construction delays.
10. Demolition is not necessarily limited to what is shown on the drawings. The intent is to indicate the general scope of demolition required to complete the work in accordance with the contract drawings.
11. Remove existing power panel at exterior.
12. Removal of existing mobile home by others
13. Contractor to coordinate with owner for reuse of existing millwork.
14. Verify with Architect or Engineer before removal of any structural support not shown in drawings

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