

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
March 11, 2026
5:00 P.M.

Join Zoom Meeting

<https://us02web.zoom.us/j/83877661472>

Meeting ID: 838 7766 1472

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 February 11, 2026 Building Board meeting.
3. 7514 N Crossway Rd, proposed detached garage.
4. 8226 N Santa Monica Blvd, proposed addition.
5. Adjourn.

Posted and Published: March 4, 2026

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, January 14, 2026, at 5:00 pm. Those present included:

Justin Racinowski
William Feldman
Lucille Sells-Absent
Pat Algiers
Scott Davis
Michael Rakow

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

MINUTES

Motion was made by William Feldman to approve the minutes of December 10, 2025. Motion was seconded by Pat Algiers. Motion Caried.

AGENDA

1. **6918 N Belmont Ln, resubmittal of proposed addition.** It was the consensus of the Building Board to approve as submitted subject to matching details.
2. **8600 N Manor Ln, proposed picture window.** It was the consensus of the Building Board to approve as submitted.
3. **203 W Suburban Dr, proposed addition.** It was the consensus of the Building Board to approve as submitted.
4. **1572 E Goodrich Ln, proposed alterations to house.** It was the consensus of the Building Board to approve as submitted.
5. **7520 N Links Way, proposed sunroom.** It was the consensus of the Building Board to approve as submitted
6. **7505 N Beach Dr, resubmittal of proposed single-family house.** It was the consensus of the Building Board to approve as submitted subject to:
 - Stone beltline to sunroom wraps around corner and inside corner to meet the house
 - Move stair to south of deck and add stone base to deck
 - Reduce depth of foyer overhang and column at the discretion of owner
 - Two feet of stone return on SE corner
 - Landscaping to soften front of house meeting grade
 - Resubmit revised rendering

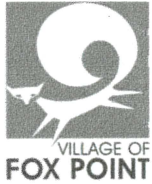
ADJOURN

Motion to adjourn Building Board was made by Pat Algiers. Motion seconded by William Feldman. Motion Caried. Building Board adjourned at 6:30 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	C, 65

BUILDING PERMIT

Job Address 7514 N. Crossway Rd	Building Type: Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/>
Description of Work	
Demo 20' x 19' detached garage & construct a new 26' x 22 detached garage	
Estimated Cost of Project \$42,000.00	

Owner/Occupant	
Business Name	Contact Name Lane Pierce
Address	City/State/Zip
Phone	Email lanenpierce@gmail.com

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

Contractor	
Company Name Classic Builders	Contact Name Jay Bollman
Address S83 W18901 Saturn Dr	City/State/Zip Muskego, WI 53150
Phone 262-679-4800	Email jbollman@classicbuilderswi.com
Dwelling Contractor # DC -069600111	Dwelling Contractor Qualifier # 012400042

Square Footage Under Construction				
1 st Floor	2 nd Floor	Basement	Addition	Garage 572

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

Applicant Signature Jane Bo **Date** 2/10/26

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: 1.000062389

Feb 17, 2026

7514 CROSSWAY

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

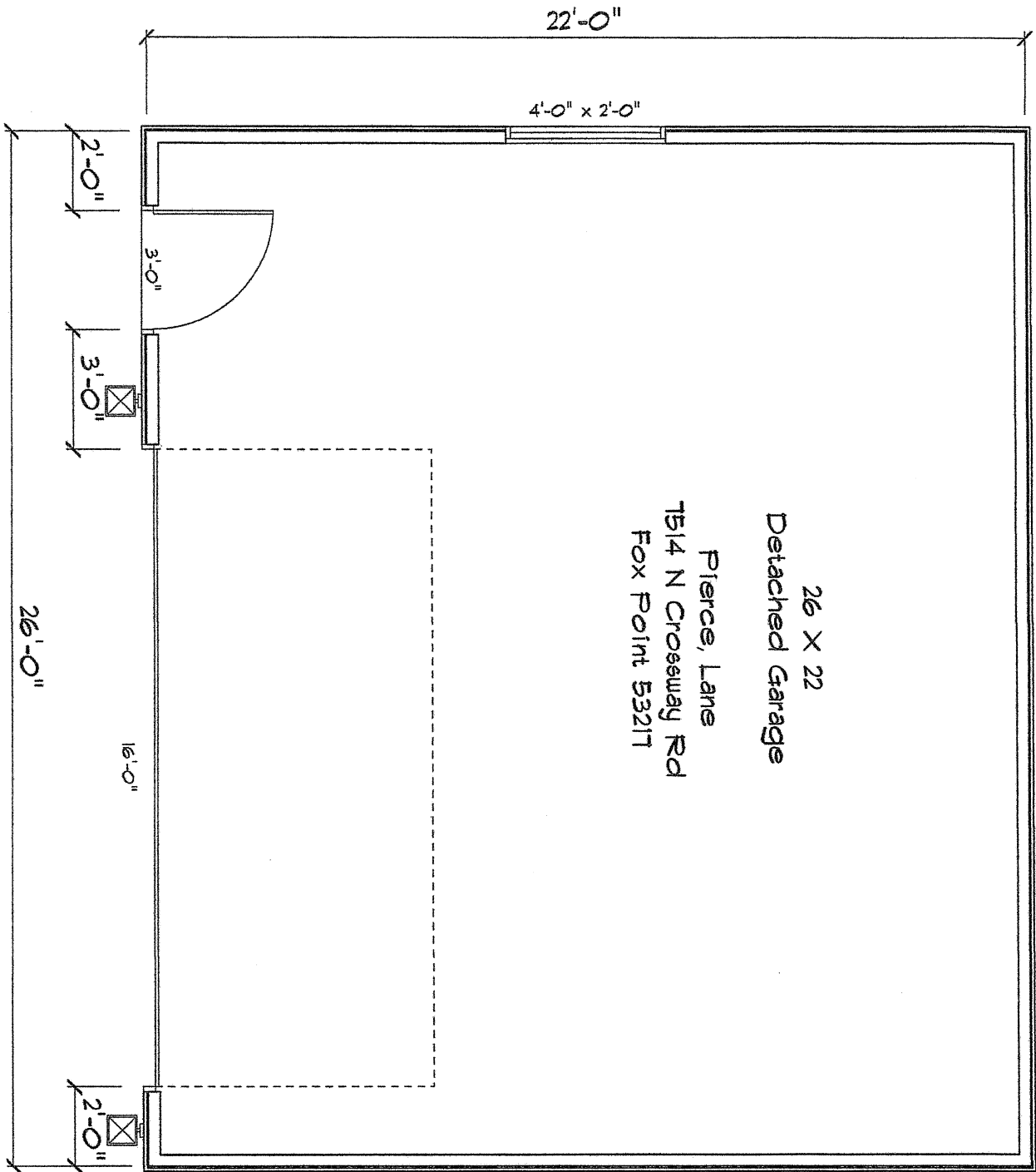
Total:		75.00
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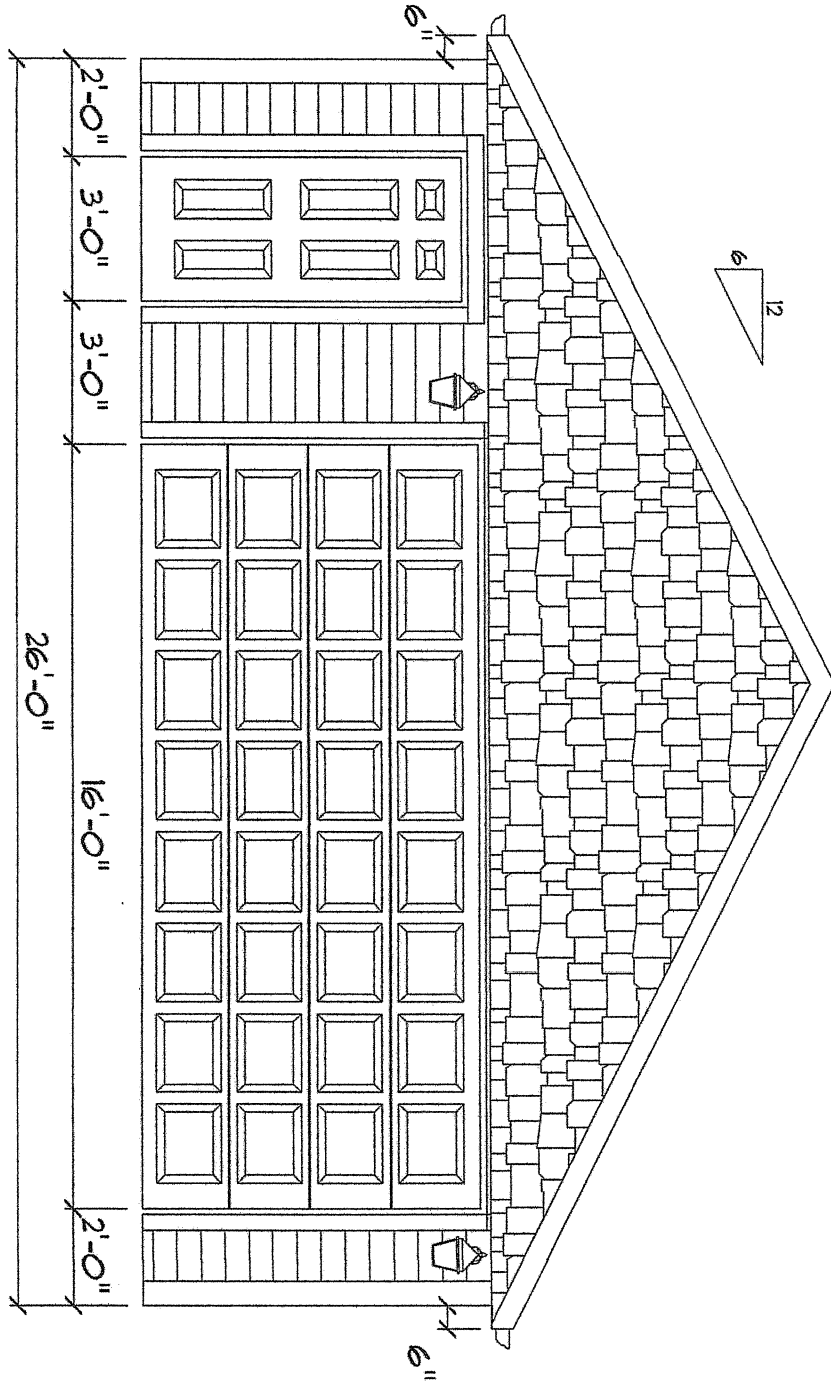
CHECK	Check No: 18209	75.00
	Payor: CLASSIC BUILDERS	

Total Applied:		75.00
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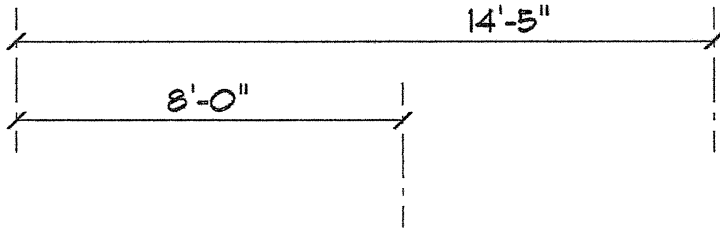
Change Tendered:		.00
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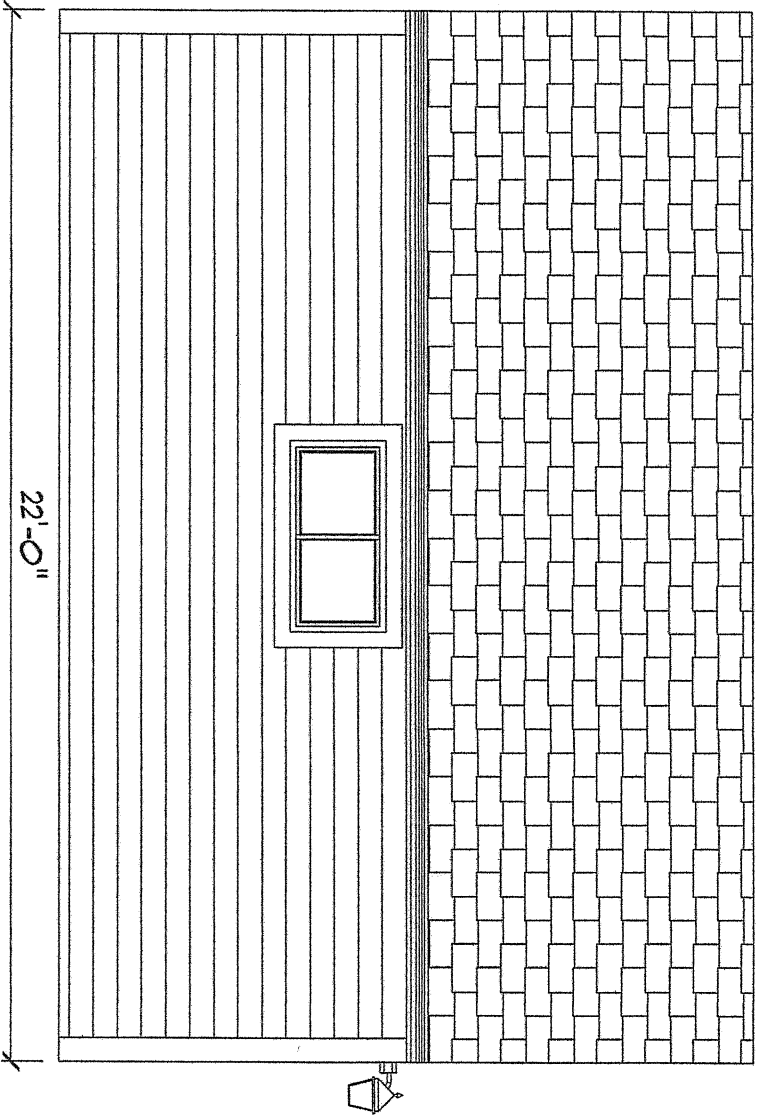
02/17/2026 10:03 AM



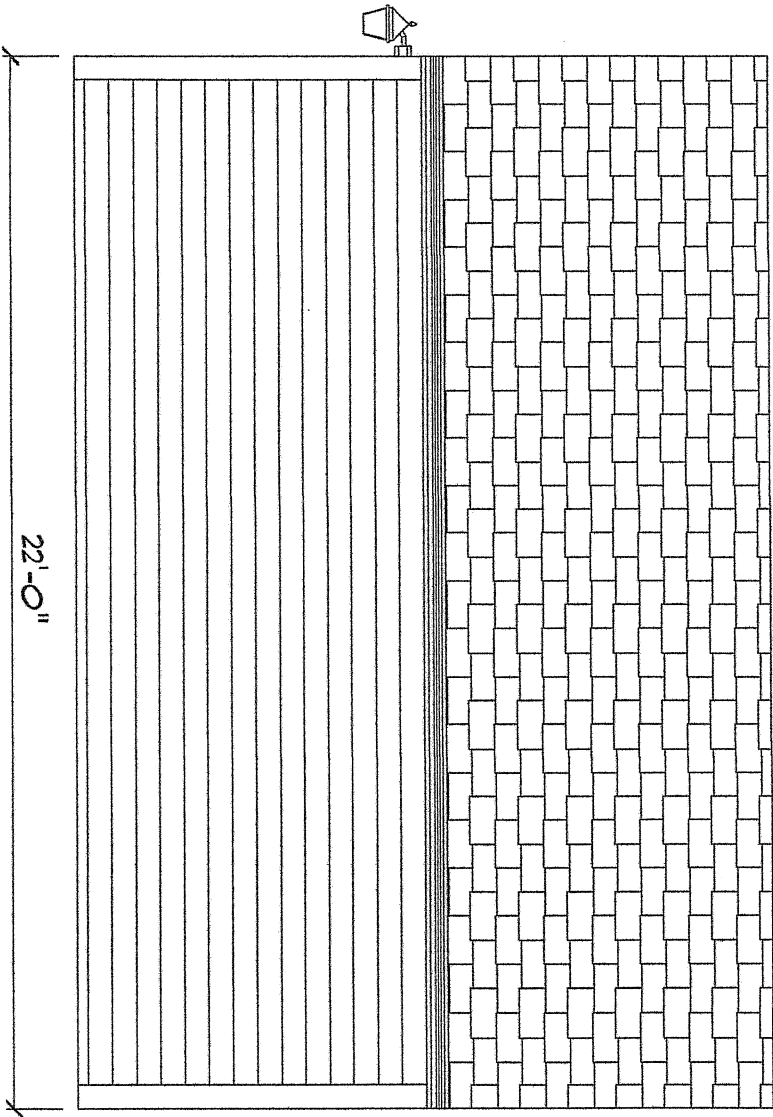


FRONT ELEVATION

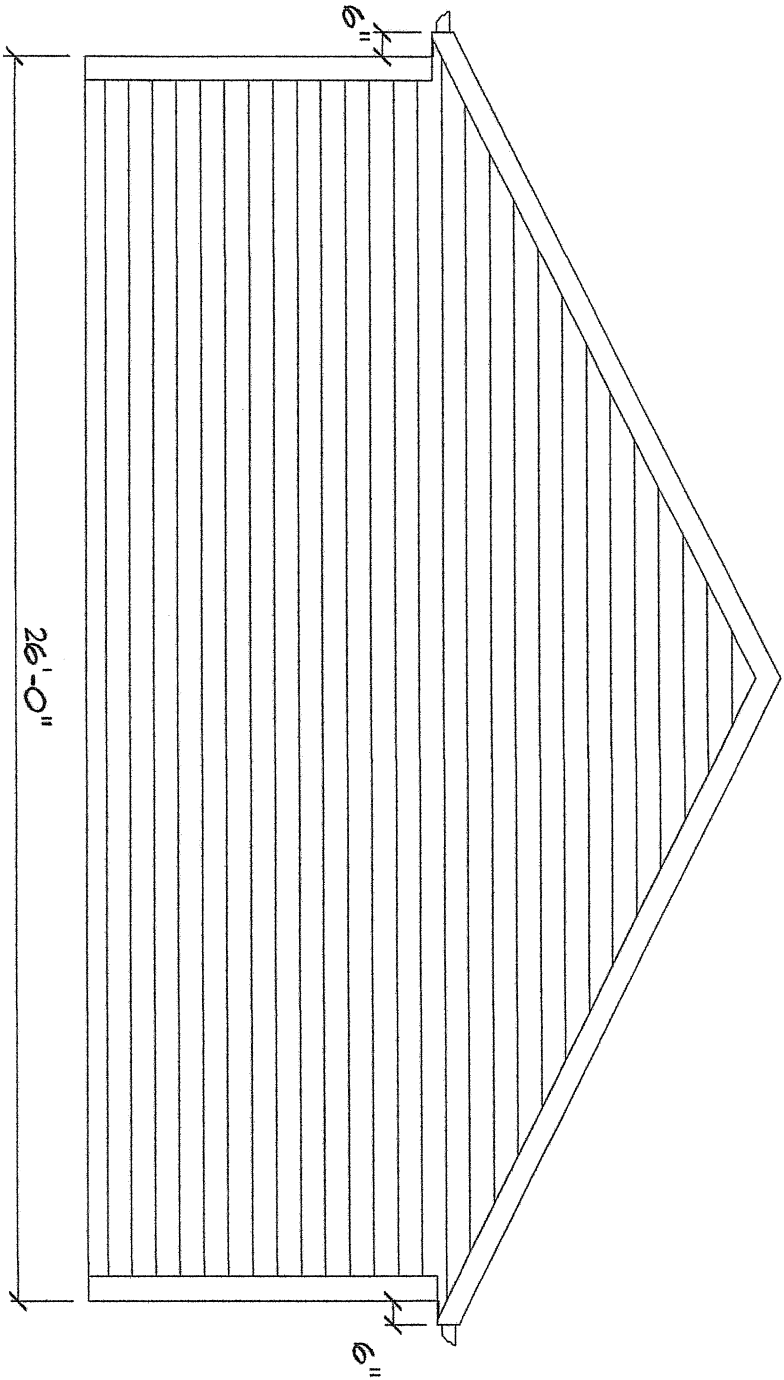




LEFT ELEVATION

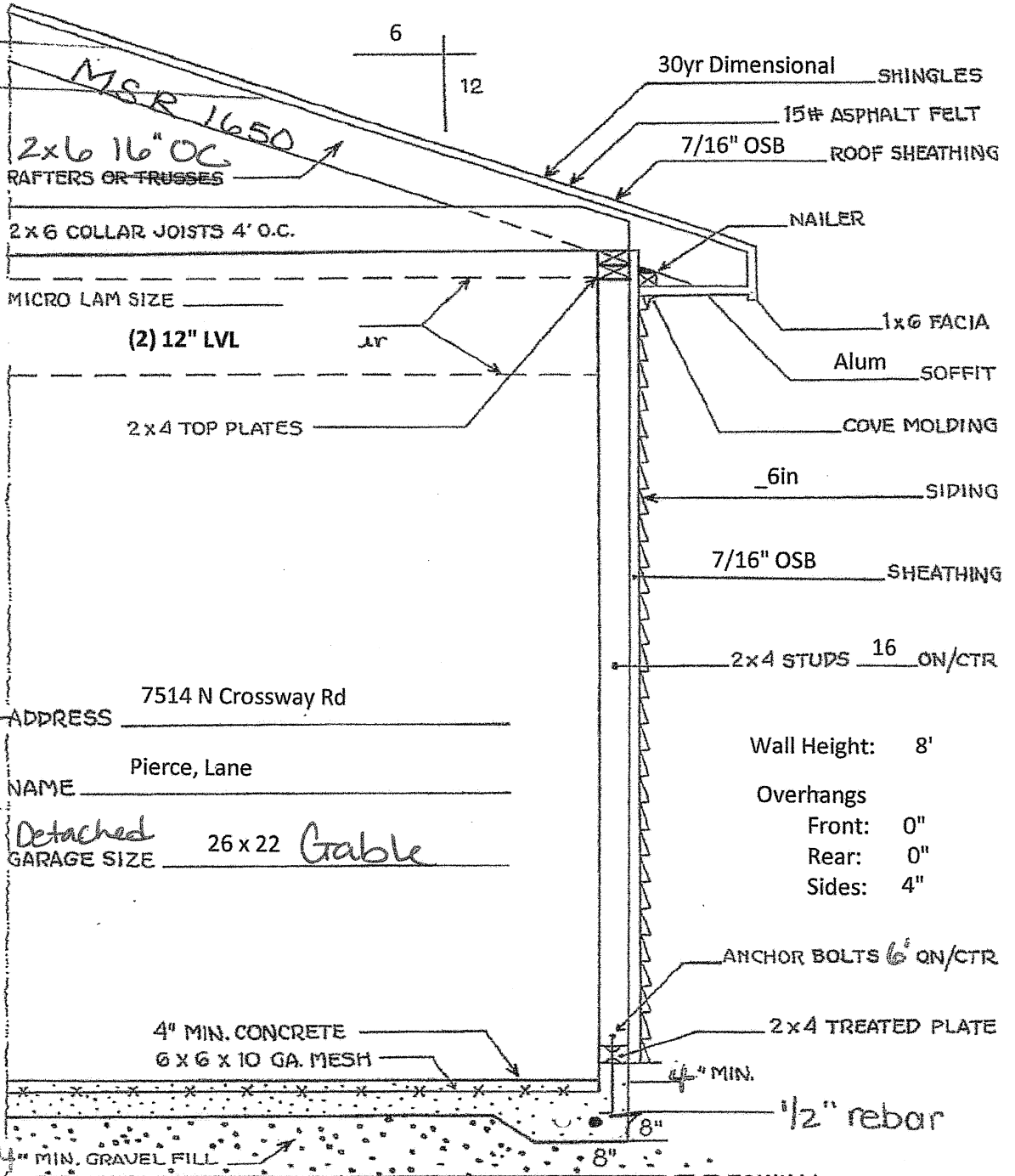
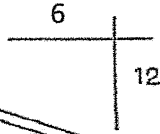


RIGHT ELEVATION



REAR ELEVATION

Collar ties
in upper 1/3
of rafter
1x6





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, 95'

BUILDING PERMIT

Job Address 8226 N Santa Monica Blvd	Building Type: Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/>
Description of Work	
660 square foot addition to the first-floor of the residence including a 4-seasons room and primary suite. Addition of covered front and rear porches.	
Estimated Cost of Project \$265,000	

Owner/Occupant Alex & Haley Gerding	
Business Name	Contact Name Alex Gerding
Address 8226 N Santa Monica Blvd	City/State/Zip Fox Point, WI 53217
Phone	Email agerding27@gmail.com

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

Contractor	
Company Name Goodland Remodeling	Contact Name Zach Schley
Address 2016 N Holton St	City/State/Zip Milwaukee, WI 53212
Phone 414-587-1369	Email zschley@goodlandremodeling.com
Dwelling Contractor #042100501	Dwelling Contractor Qualifier #042100471

Square Footage Under Construction				
1 st Floor 390	2 nd Floor 0	Basement 0	Addition 660	Garage

Description	Rate	Amount
Project - Per \$1,000 of estimated cost	\$10.00	2,650.00
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	\$2,725

Applicant Signature _____

Taryn S. Singh, AIA, NCIDQ

Digitally signed by Taryn S. Singh, AIA, NCIDQ
 DN: C=US, E=taryn@ksk-architects.com,
 O=KSK Architects, CN="Taryn S. Singh, AIA,
 NCIDQ"
 Date: 2026.02.26 10:33:40-0600'

Date _____

02/26/2026

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: 1.000062415

Feb 27, 2026

8226 N SANTA MONICA BLVD

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

Total:	75.00
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CHECK	Check No: 1018	75.00
	Payor: KSK ARCHITECHTS	
Total Applied:		75.00

Change Tendered:	.00
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Duplicate Copy

02/27/2026 9:23 AM



WEST (FRONT) ELEVATION



SOUTHWEST ELEVATION



SOUTH ELEVATION (FRONT/WEST HALF)



SOUTH ELEVATION (REAR/EAST HALF)



SOUTHEAST ELEVATION



EAST (REAR) ELEVATION



NORTHWEST ELEVATION

VIEW OF WEST (FRONT) FAC



8226 N SANTA MONICA BLVD
FOX POINT, WI 53217



8226 N SANTA MONICA BLVD
FOX POINT, WI 53217

VIEW OF SOUTH FACADE: KITCHEN



8226 N SANTA MONICA BLVD
FOX POINT, WI 53217

VIEW OF SOUTHEAST: REAR ADDITION



8226 N SANTA MONICA BLVD
FOX POINT, WI 53217

VIEW OF EAST (REAR) FACADE: NEW ADD



8226 N SANTA MONICA BLVD
FOX POINT, WI 53217

VIEW OF NORTH FACADE: REAR ADDITI



8226 N SANTA MONICA BLVD
FOX POINT, WI 53217



8226 N SANTA MONICA BLVD
FOX POINT, WI 53217

PROJECT TEAM

ARCHITECT
KSK ARCHITECTS
 608 E BURLEIGH ST
 MILWAUKEE, WI 53212
 PHONE: 414.313.3065
 EMAIL: KEITH@KSK-ARCHITECTS.COM
 CONTACT: KEITH STACHOWIAK

CONTRACTOR
GOODLAND REMODELING
 2016 N HOLTON ST
 MILWAUKEE, WI 53212
 PHONE: 414.587.1369
 EMAIL: ZSCHLEY@GOODLANDREMODELING.COM
 CONTACT: ZACH SCHLEY

PROJECT INFORMATION

OWNERS	ALEX & HALEY GERDING
PROJECT ADDRESS	8226 N SANTA MONICA BLVD FOX POINT, WI 53217
TAXKEY	059 - 0077
PARCEL AREA	0.296 ACRES / 12,900 SF <i>FROM CITY TAX RECORDS</i>
WORK AREAS	
LOWER FLOOR	0 SF
FIRST FLOOR	1,050 SF
SECOND FLOOR	0 SF
TOTAL	1,050 SF

REFER TO FLOOR PLANS FOR EXTENT OF WORK AREAS

SHEET INDEX

#	SHEET NAME
G001	COVER SHEET AND INDEX
G002	ABBREVIATIONS
G003	SYMBOLS + WALL TYPES
A001	ARCHITECTURAL SITE PLAN
A100	BASEMENT FLOOR PLAN - EXISTING + DEMO
A101	FIRST FLOOR PLAN - EXISTING + DEMO
A102	SECOND FLOOR PLAN - EXISTING
A110	LOWER + NEW FOUNDATION PLAN
A111	FIRST FLOOR PLAN - NEW WORK
A112	ROOF PLAN - NEW WORK
A201	FIRST FLOOR - CEILING PLAN - NEW WORK
A301	WEST EXTERIOR ELEVATIONS + WINDOW SCHEDULE
A302	NORTH EXTERIOR ELEVATIONS
A303	EAST EXTERIOR ELEVATIONS + DOOR SCHEDULE
A304	SOUTH EXTERIOR ELEVATIONS
A400	KITCHEN - ENLARGED PLAN + ELEVATIONS
A401	FOUR SEASONS - ENLARGED PLAN + ELEVATIONS
A402	PRIMARY SUITE - ENLARGED PLAN + ELEVATIONS
A403	FIXTURE + FINISH LEGENDS, INTERIOR ELEVATIONS
A500	BUILDING SECTIONS
A501	BUILDING SECTIONS
A502	BUILDING SECTIONS
A503	EXTERIOR DETAILS
TOTAL SHEETS: : 23	



KEITH STACHOWIAK, AIA | M: 414.313.3065
 KEITH@KSK-ARCHITECTS.COM
 608 E BURLEIGH ST | MILWAUKEE WI 53212

ZACH SCHLEY | M: 414.587.1369
 ZSCHLEY@GOODLANDREMODELING.COM
 MILWAUKEE WI 53212

GERDING RESIDENCE
 8226 N SANTA MONICA BLVD
 FOX POINT, WI 53217

KSK PROJECT # 25T-35
PERMIT / CONSTRUCTION SET
FEBRUARY 26, 2026



KEY PLAN



A	
A/E	ARCHITECT/ENGINEER
ACOUS	ACOUSTICAL
ADA	THE AMERICANS WITH DISABILITIES ACT
ADD	ADDENDUM
ADJ	ADJUSTABLE
AED	DEFIBRILATOR
AFF	ABOVE FINISH FLOOR
AL	ALUMINUM
ALT	ALTERNATE
ARCH	ARCHITECT(URAL)
ASPH	ASPHALT
B	
BD	BOARD
BLDG	BUILDING
BLKG	BLOCKING
BOD	BASIS OF DESIGN
BSMT	BASEMENT
C	
CAB	CABINET
CFCI	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
CG	CORNER GUARD
CIP	CAST IN PLACE
CJ	CONTROL/CONSTRUCTION JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
D	
D	DEEP, DEPTH
DEMO	DEMO(LISH) (LITON)
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DWG(S)	DRAWING(S)
E	
EA	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRIC(AL)
ELEV	ELEVATOR
EMER	EMERGENCY
EP	ELECTRICAL PANEL
EPDM	ETHYLENE PROPYLENE DIENE MONOMER
EQ	EQUAL
EQUIP	EQUIPMENT
ETR	EXISTING TO REMAIN
EXIST	EXISTING
EXT	EXTERIOR

F	
FA	FIRE ALARM
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FLOOR FINISH
FIN	FINISH
FLR	FLOOR(ING)
FP	FILLER PANEL
FT	FOOT, FEET
FTG	FOOTING
G	
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GEN	GENERATOR
GL	GLASS
GWB	GYPSUM WALL BOARD
H	
H	HIGH, HEIGHT
HGT	HEIGHT
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HT	HEIGHT
HVAC	HEATING, VENTILATION, AIR CONDITIONING
I	
ID	INSIDE DIAMETER/DIMENSION
IN	INCH(ES)
INCL	INCLU(DE) (DED) (DING) (SIVE)
INSUL	INSULAT(E) (ED)
INT	INTERIOR
L	
LAV	LAVATORY
LB	POUND
LENGTH	LONG, LENGTH
LF	LINEAR FOOT
LH	LEFT HAND
LHR	LEFT HAND REVERSE
LVL	LEVEL
M	
MACH	MACHINE
MAINT	MAINTENANCE
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL(LY)
MEZZ	MEZZANINE
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS

M	
MO	MASONRY OPENING
MTL	METAL
N	
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO2	NITROUS OXIDE
NTS	NOT TO SCALE
O	
O2	OXYGEN
OC	ON CENTER
OD	OUTSIDE DIAMETER/DIMENSION
OF	OUTSIDE FACE
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFF	OFFICE
OFOI	OWNER FURNISHED, OWNER INSTALLED
OFVI	OWNER FURNISHED, VENDOR INSTALLED
OH	OVERHEAD
OHSC	OVERHEAD SERVICE CARRIER
OPG	OPENING
OPP	OPPOSITE
P	
PC	PRECAST
PERF	PERFORATED
PL	PLATE
PLAM	PLASTIC LAMINATE
PLBG	PLUMBING
PLYWD	PLYWOOD
PR	PAIR
PRCST	PRECAST
PREFAB	PREFABRICATED
PTD	PAINTED
Q	
QTY	QUANTITY
R	
R	RADIUS; RADII; RISER (STAIR)
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REC	RECESSED
REF	REFER(ENCE)
REFR	REFRIGERATOR
REINF	REINFORC(E) (ED) (ING) (EMENT)
REQD	REQUIRED
RESIL	RESILIENT
REV	REVIS(E) (ED) (ION)
RH	RIGHT HAND
RHR	RIGHT HAND REVERSE
RM	ROOM
RO	ROUGH OPENING
S	
SCHED	SCHEDULE
SF	SQUARE FOOT/FEET

S	
SHT	SHEET(ING)
SHTG	SHEATHING
SIM	SIMILAR
SPEC(S)	SPECIFICATION(S)
SS	STAINLESS STEEL
ST	STREET
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUC	STRUCTUR(E) (AL)
SUSP	SUSPENDED
SYM	SYMMETR(Y) (ICAL)
T	
T	TREAD
T&G	TONGUE AND GROOVE
TEMP	TEMPORARY
THK	THICKNESS
TME	TO MATCH EXISTING
TO	TOP OF
TOB	TOP OF BEAM
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL
TV	TELEVISION
TYP	TYPICAL
U	
UC	UNDER CABINET
UNEX	UNEXCAVATED
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UPS	UNINTERRUPTIBLE POWER SUPPLY
UV	ULTRAVIOLET
V	
VAC	VACUUM
VCT	VINYL COMPOSITION TILE
VEN	VENEER
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
W	
W	WIDE, WIDTH
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD

ARCHITECTURAL SYMBOL LEGEND - FLOOR PLANS

SPECIAL SYMBOLS			
& AND	⌒ CENTERLINE	± PLUS/MINUS	Ⓣ TEMPERED GLASS
@ AT	∅ DIAMETER	/ PER	Ⓛ LAMINATED GLASS
# NUMBER	∠ ANGLE(STRUḠ SHAPE)	⊥ PERPENDICULAR	

WALL PARTITION NOTES

WALL PARTITIONS ARE IDENTIFIED BY THIS NUMBER / SYMBOL ON PLANS PER THE ASSEMBLIES BELOW:

- W1-W2 WOOD FRAMED INTERIOR WALLS
- W3-W9 WOOD FRAMED EXTERIOR WALLS

AA

- ALPHA CHARACTERS INDICATE MODIFICATIONS
- ALL STUD WALL FRAMING TO BE 16" O.C. UNLESS OTHERWISE NOTED. SEE STRUCT DWGS FOR SPECIFIC LOCATIONS
- PROVIDE BLOCKING AT THE FOLLOWING LOCATIONS: CASEWORK, SHELVING/PANELING; ACCESSORIES AND EQUIPMENT; DOOR HARDWARE; TOILET ACCESSORIES; & OTHER LOCATIONS WHERE REQ'D PER MFR'S RECOMMENDATIONS OR INDUSTRY STANDARDS.
- AIR BARRIER: SEAL PLYWOOD AND GYPSUM SHEATHING JOINTS AND PENETRATIONS.
- THESE DETAILS REPRESENT MIN ARCHITECTURAL REQ'S. IN SOME CASES THE STRUCT DWGS WILL DETERMINE THE ACTUAL DIMENSIONS & CONNECTION METHODS; IN THOSE CASES WILL GOVERN. COORD BETWEEN SCOPE SHOWN BY STRUCT DWGS & INDICATED MIN ARCHITECTURAL ASSEMBLIES.
- ALL ACOUSTIC, ENERGY, & FIRE REQUIRED INSULATION NOTED PER ASSEMBLY TYPE. VERIFY LOCATIONS WITH ARCHITECT DURING CONSTRUCTION.

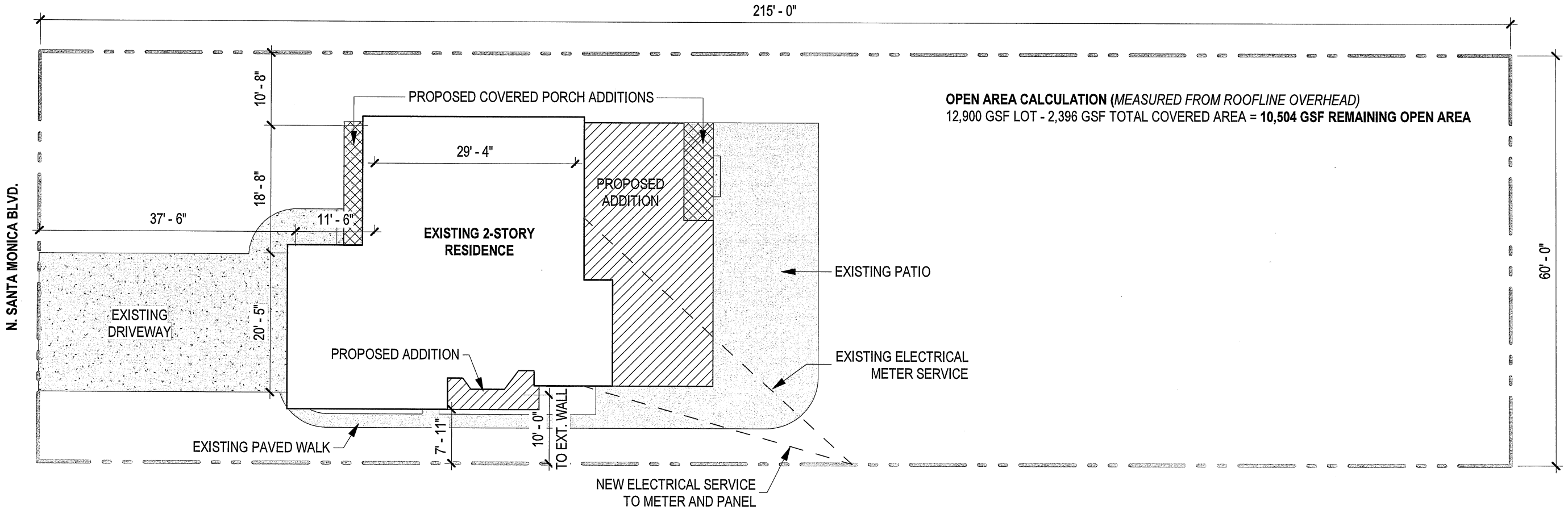
5/8" GYPSUM BOARD, PTD
2x WOOD STUDS. REFER TO STRUCTURAL DRAWINGS FOR SIZE AND SPACING
ACOUSTIC INSULATION, TYP ALL INTERIOR PARTITIONS

RATING:		MODIFIER:	
FIRE	NR OR 1 HR	A	2X4 FRAMING, NON-RATED (NR)
UL/GA	N/A OR UL U305	B	2X6 FRAMING, NON-RATED (NR)
STC	N/A	C	2X6 FRAMING, RATED (1 HR)
TEST	N/A		

W2 WOOD INTERIOR PARTITION

PROPERTY INFORMATION
PROPERTY DESCRIPTION: LOT 27, IN BLOCK 4, IN FOX POINT COURTS, BEING A SUBDIVISION OF PART OF THE SOUTH WEST 1/4 OF SECTION 9, IN TOWNSHIP 8 NORTH, RANGE 22 EAST, IN THE VILLAGE OF FOX POINT.
LOT AREA: 0.296 ACRES / 12,900 SF ZONING: C RESIDENCE DISTRICT OCCUPANCY: SINGLE FAMILY YEAR BUILT: 1956

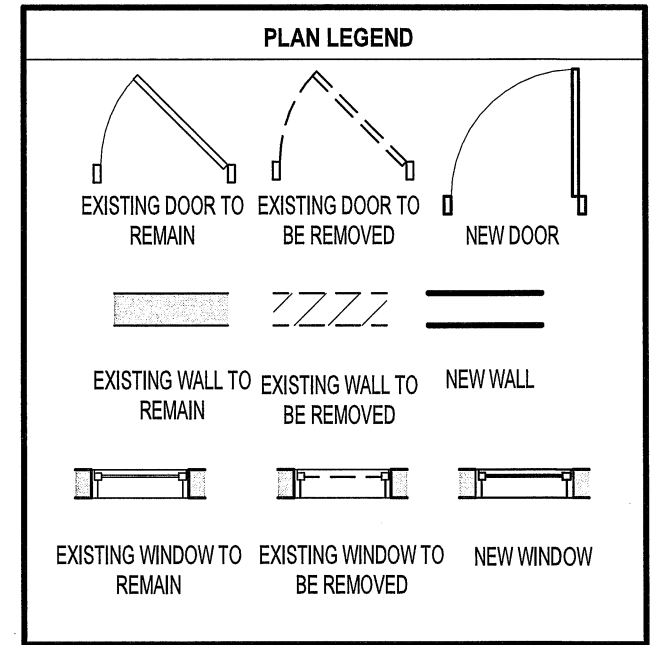
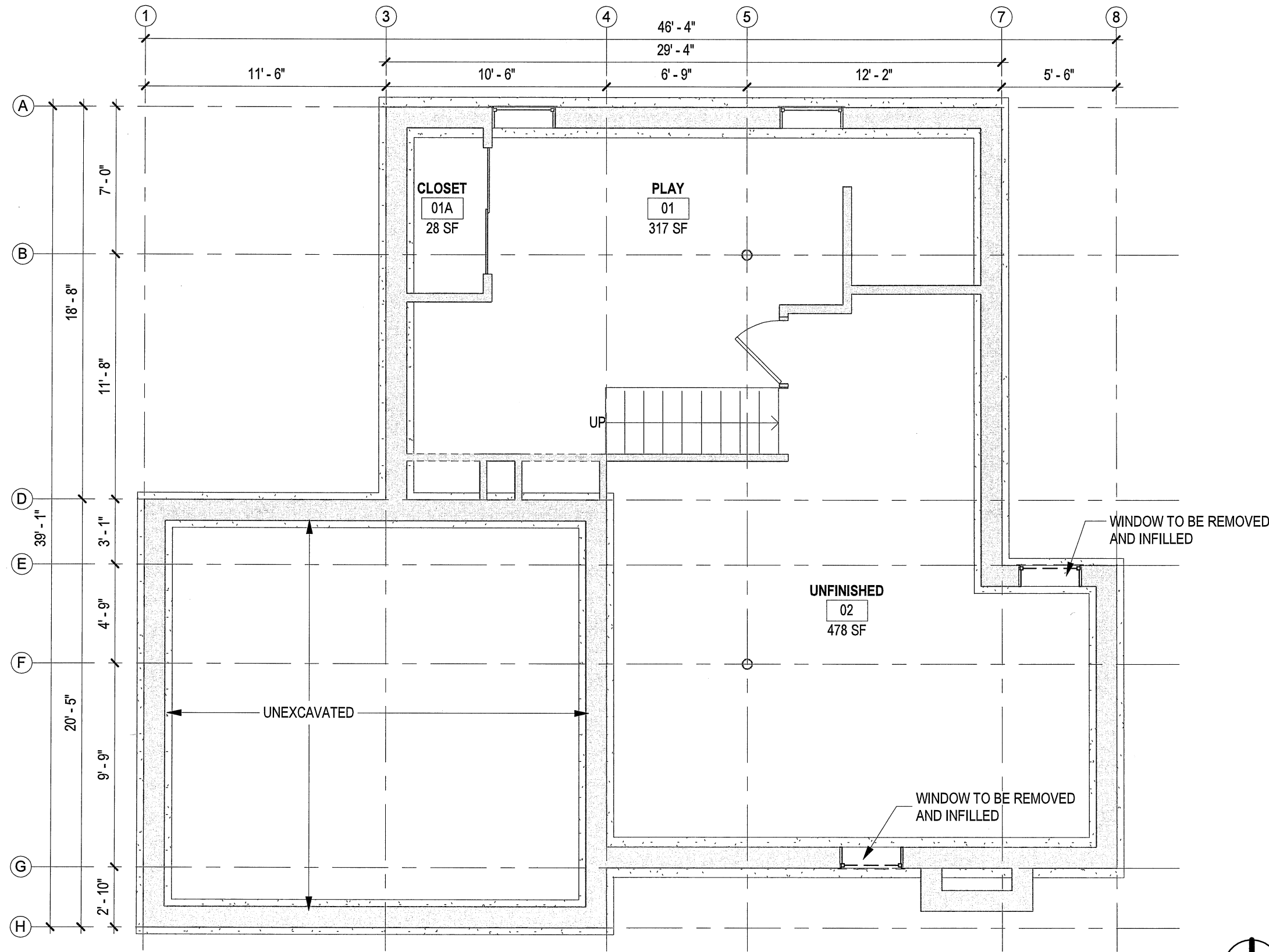
SITE PLAN + ZONING NOTES:
<ul style="list-style-type: none"> • THE OPEN AREA OF A LOT UPON WHICH A DWELLING IS ERECTED SHALL NOT BE REDUCED TO LESS THAN 10,500 SQUARE FEET. • LOT AREA 12,900 GSF - 2,396 GSF CALCULATED ROOF AREA WITH NEW ADDITIONS = 10,504 GSF REMAINING OPEN AREA. • A SIDE YARD OF NOT LESS THAN 10 FEET SHALL BE PROVIDED FOR ON EACH SIDE OF EVERY BUILDING. • A REAR YARD OF NOT LESS THAN 20 FEET SHALL BE PROVIDED FOR EVERY BUILDING. • ALL DIMENSIONS ADAPTED FROM PLAT OF SURVEY ON FILE WITH THE VILLAGE OF FOX POINT, DATED JULY 25, 1985.



OPEN AREA CALCULATION (MEASURED FROM ROOFLINE OVERHEAD)
 12,900 GSF LOT - 2,396 GSF TOTAL COVERED AREA = **10,504 GSF REMAINING OPEN AREA**

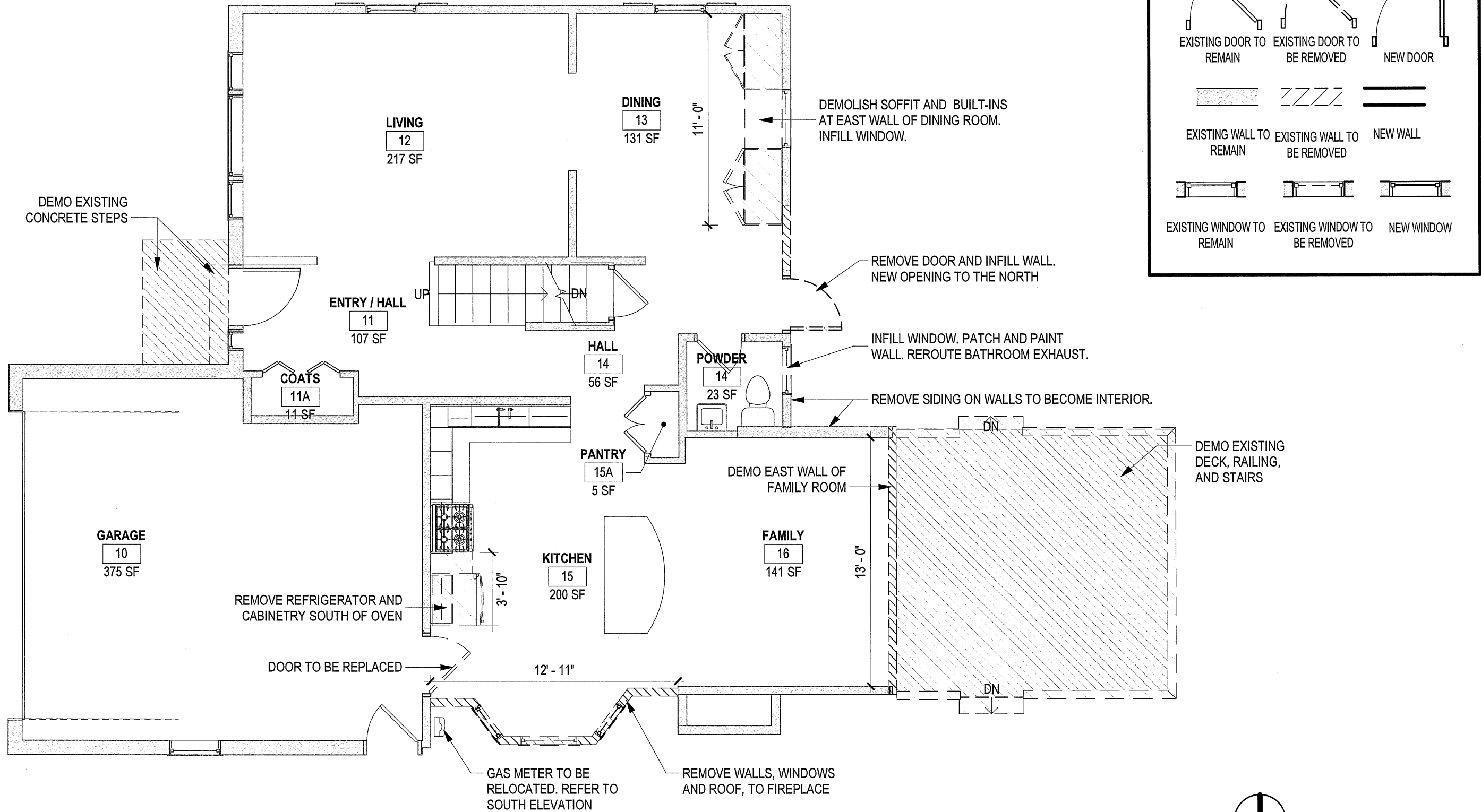
1 ARCHITECTURAL SITE PLAN
 1/16" = 1'-0"



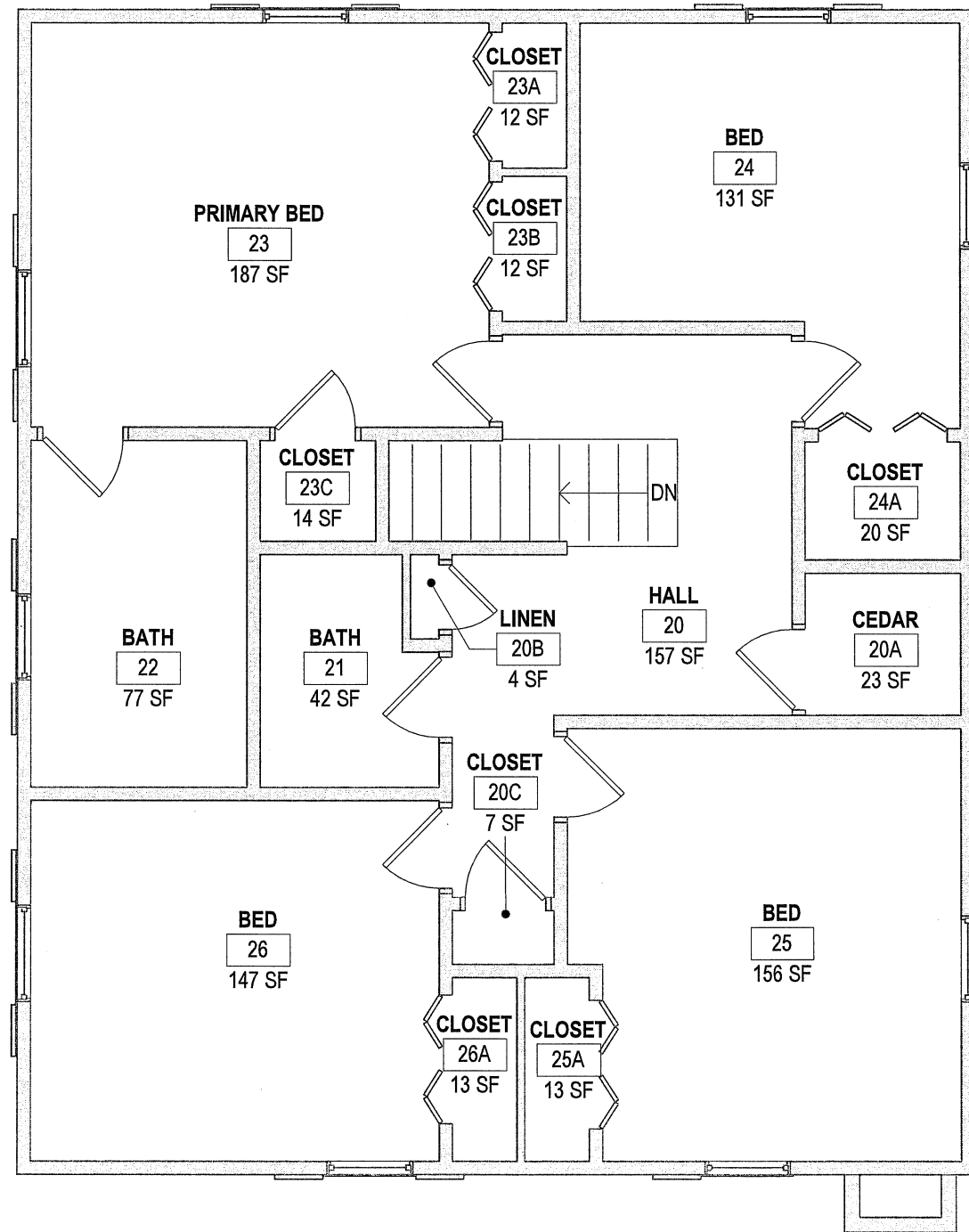


1 BASEMENT FLOOR PLAN - EXISTING + DEMO
3/16" = 1'-0"





1 FIRST FLOOR PLAN - EXISTING + DEMO
 3/16" = 1'-0"



NOTE: SECOND FLOOR SCOPE LIMITED TO WINDOW REPLACEMENT. REFER TO EXTERIOR ELEVATIONS AND WINDOW SCHEDULE.



1 SECOND FLOOR PLAN - EXISTING
3/16" = 1'-0"

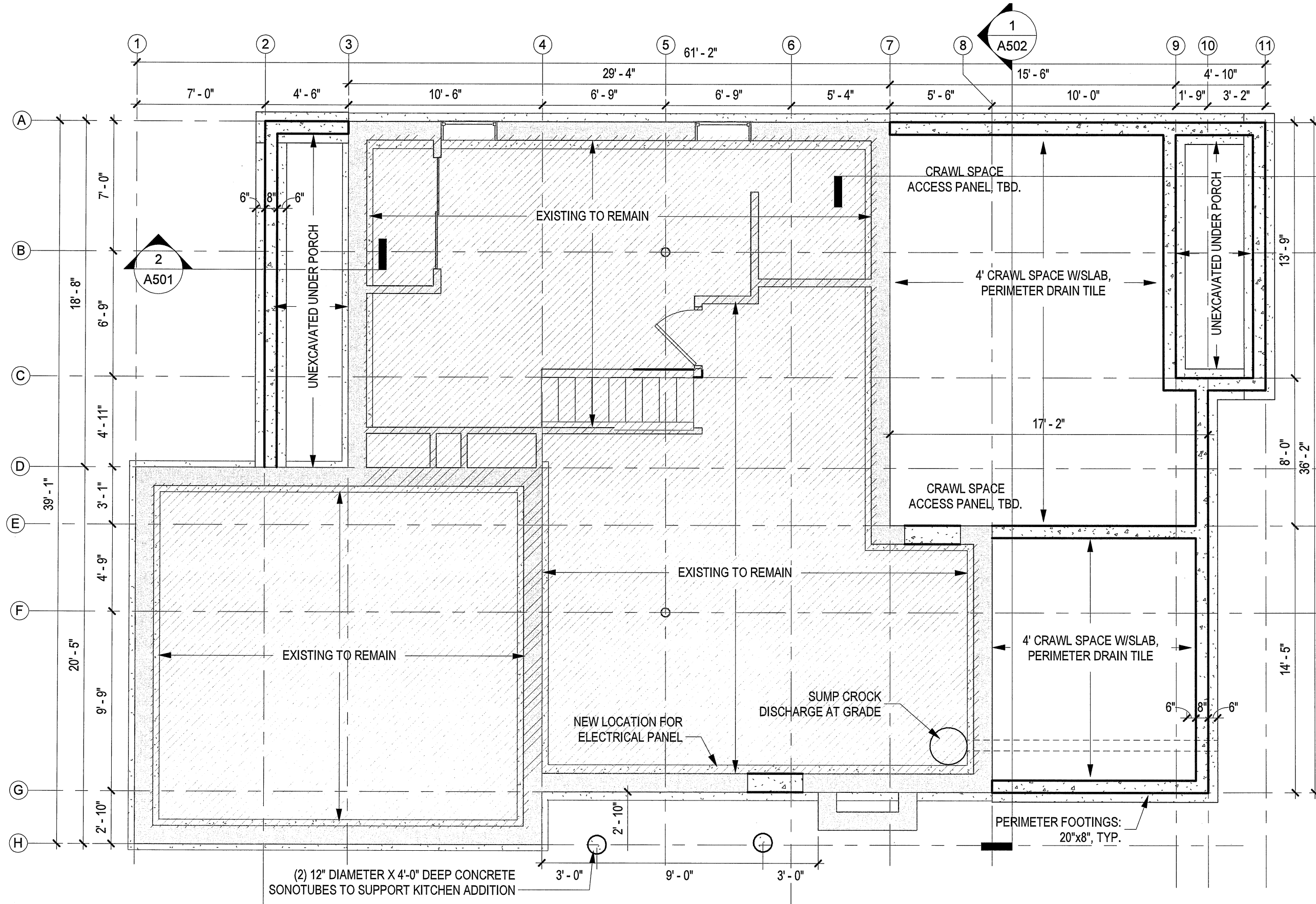


KEITH STACHOWIAK, AIA | M: 414 313 3065
KEITH@KSK-ARCHITECTS.COM
608 E BURLEIGH ST | MILWAUKEE WI 53212

GERDING RESIDENCE
8226 N SANTA MONICA BLVD
FOX POINT, WI 53217

PERMIT / CONSTRUCTION SET
FEBRUARY 26, 2026

SECOND FLOOR PLAN - EXISTING
A102



1 BASEMENT / FOUNDATION PLAN - NEW WORK

3/16" = 1'-0"

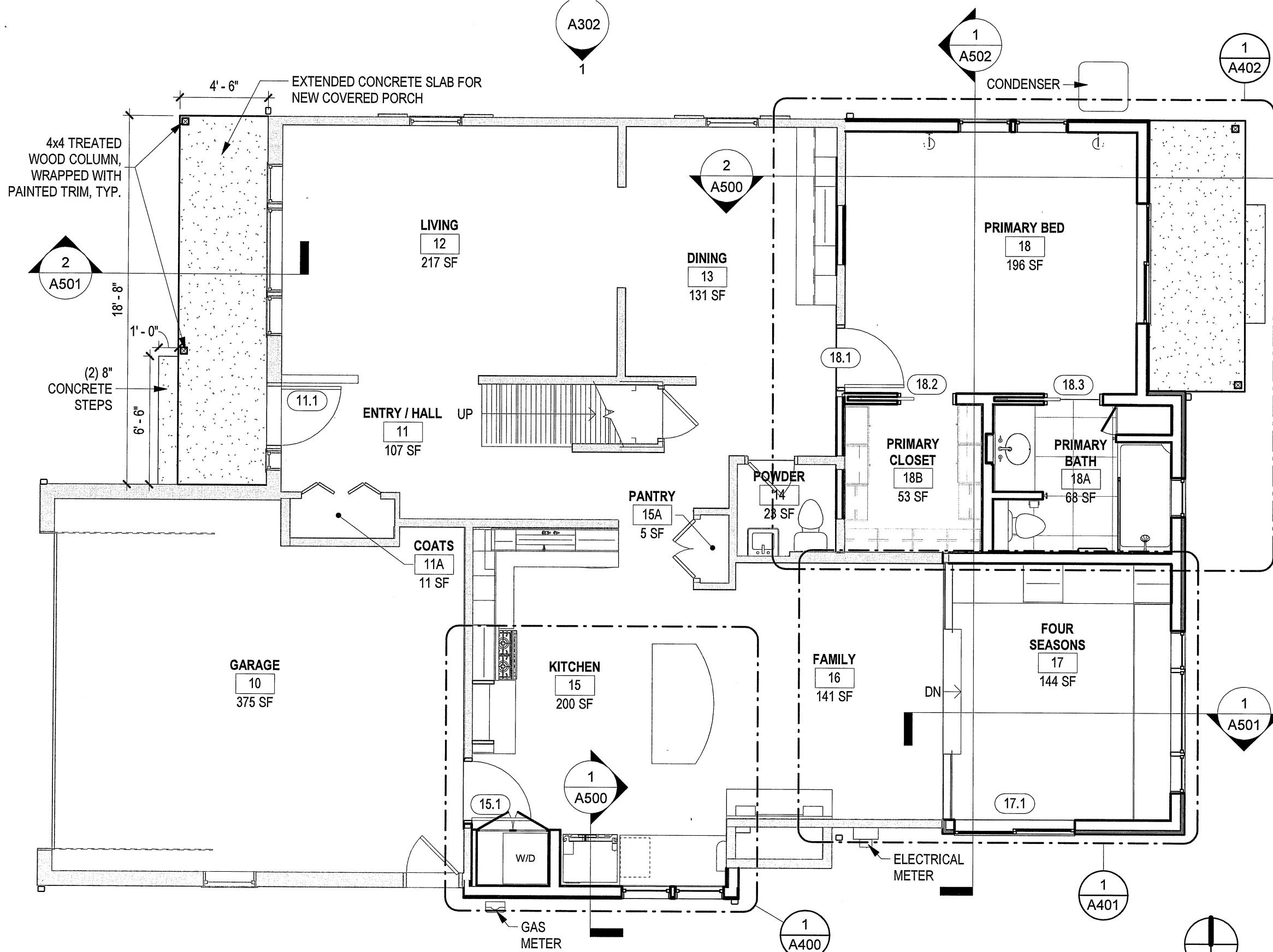


KEITH STACHOWIAK, AIA | M: 414 313 3065
 KEITH@KSK-ARCHITECTS.COM
 608 E BURLEIGH ST | MILWAUKEE WI 53212

GERDING RESIDENCE
 8226 N SANTA MONICA BLVD
 FOX POINT, WI 53217

PERMIT / CONSTRUCTION SET
 FEBRUARY 26, 2026

LOWER + NEW FOUNDATION PLAN
A110

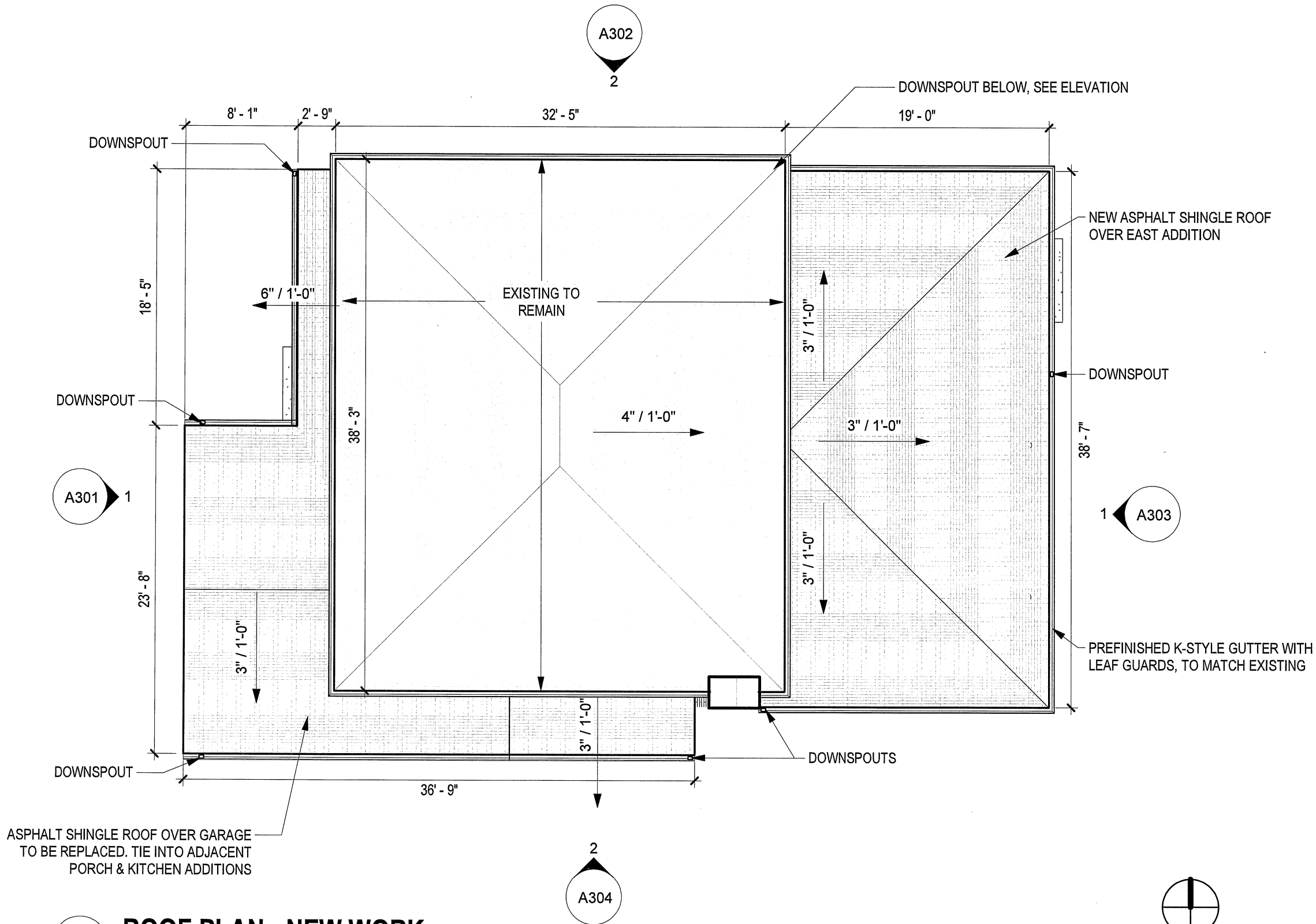


PLAN LEGEND		
EXISTING DOOR TO REMAIN	EXISTING DOOR TO BE REMOVED	NEW DOOR
EXISTING WALL TO REMAIN	EXISTING WALL TO BE REMOVED	NEW WALL
EXISTING WINDOW TO REMAIN	EXISTING WINDOW TO BE REMOVED	NEW WINDOW

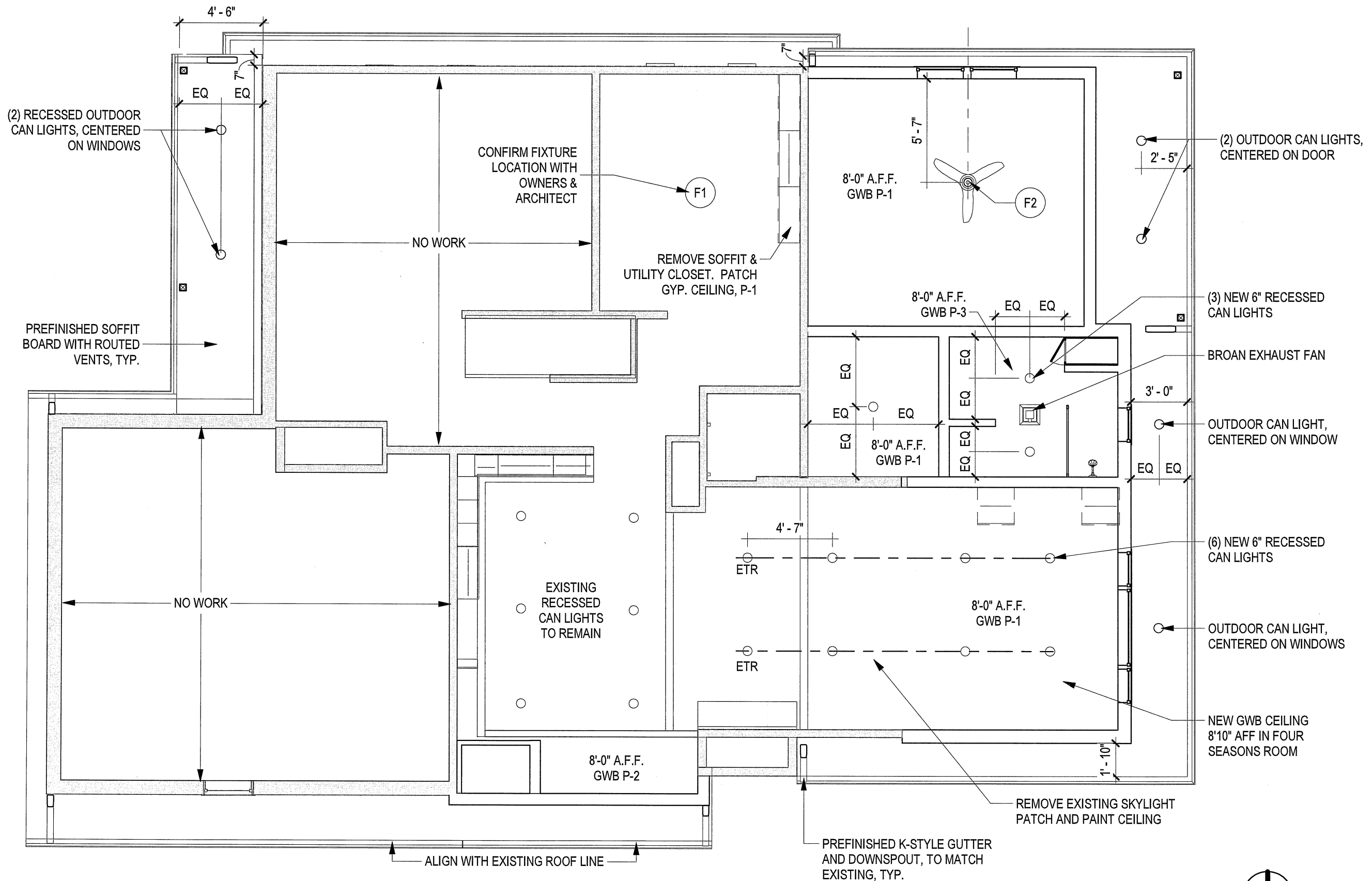
- ### DIMENSIONING STANDARDS:
- DO NOT SCALE THE DRAWINGS TO OBTAIN DIMENSIONS FOR CONSTRUCTION PURPOSES.
 - ALL DIMENSIONS INCLUDED IN THESE DRAWINGS ARE BASED ON THE NOMINAL SIZE OF THE CONSTRUCTION MATERIAL TO WHICH THEY PERTAIN, UNLESS OTHERWISE NOTED.
 - INTERIOR DIMENSIONS AS SHOWN ARE TO FINISH FACE, UNLESS OTHERWISE NOTED.
 - CODE-DRIVEN DIMENSIONS ARE LABELED "CLEAR" AND ARE TO BE FIELD VERIFIED BY THE CONTRACTOR FOR COMPLIANCE DURING CONSTRUCTION.

1 FIRST FLOOR PLAN - NEW WORK
3/16" = 1'-0"

NOTE: ALL NEW DOWNSPOUTS TO BE 3"x4" PREFINISHED ALUMINUM, TO MATCH EXISTING



1 ROOF PLAN - NEW WORK
1/8" = 1'-0"



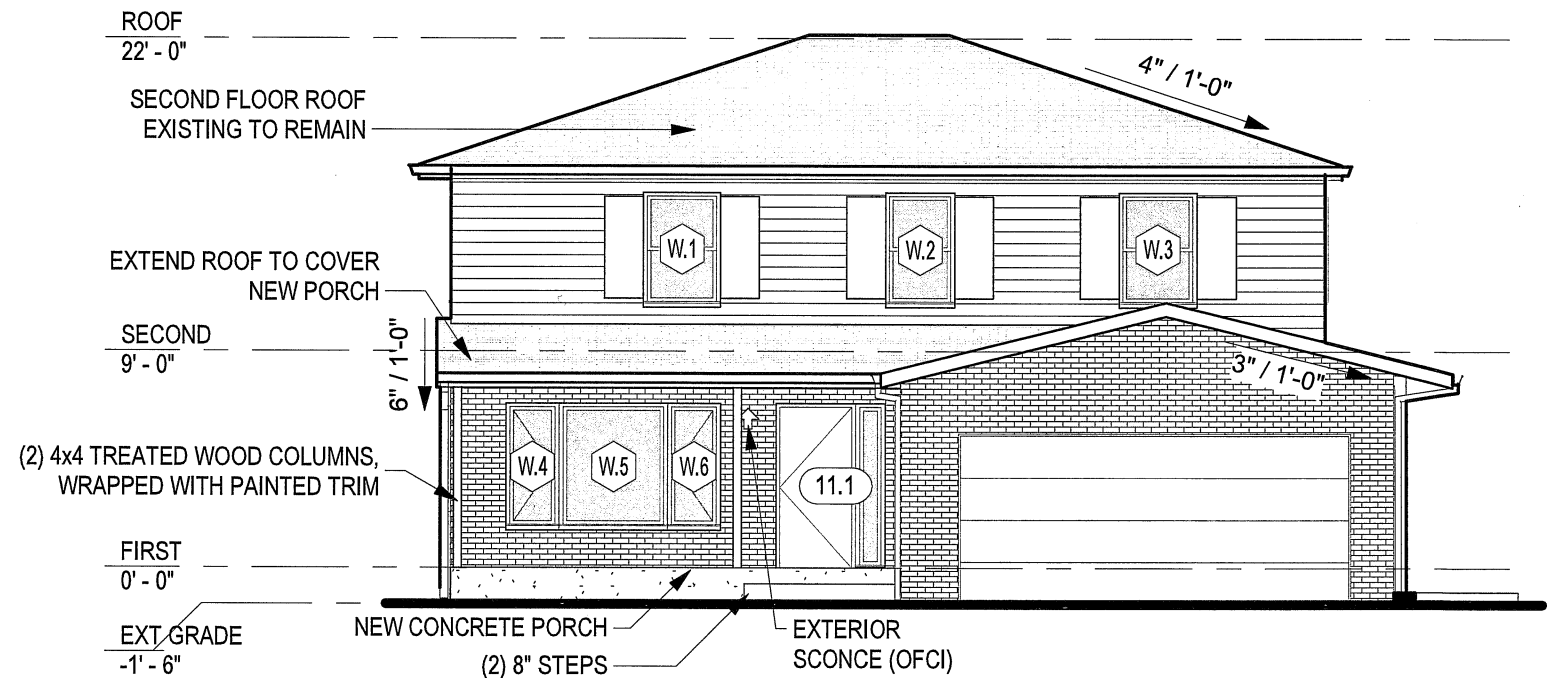
1 FIRST FLOOR - CEILING PLAN - NEW WORK
 3/16" = 1'-0"



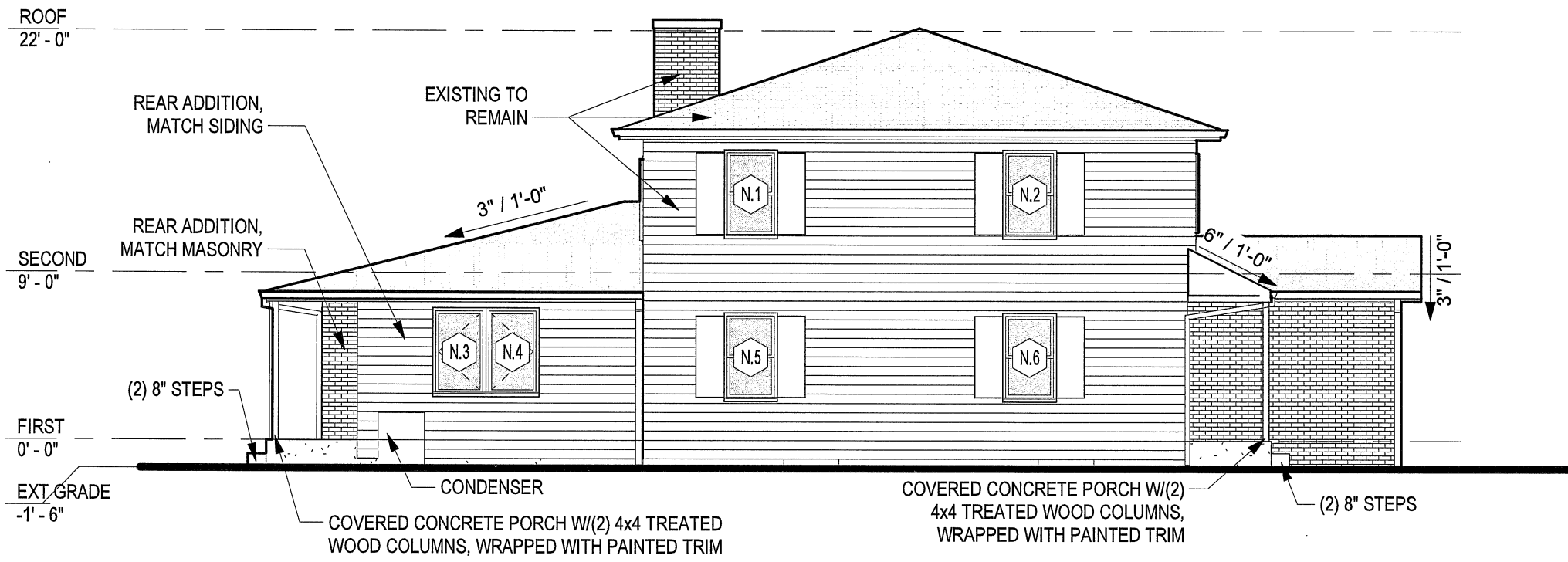
WINDOW SCHEDULE								
WINDOW #	MANUFACTURER - BASIS OF DESIGN	OPERATION	SIZE (V.I.F.)		FRAME	GLASS	SHGC	U-FACTOR
			H	W				
E.1	MARVIN ESSENTIAL	DOUBLE HUNG	4' - 6"	2' - 8"	FIBERGLASS EXT. & INT., WHITE	IG Low E II with Argon	.28	.28
E.2	MARVIN ESSENTIAL	DOUBLE HUNG	4' - 6"	2' - 8"	FIBERGLASS EXT. & INT., WHITE	IG Low E II with Argon	.28	.28
E.3	MARVIN ESSENTIAL	CASEMENT	5' - 0"	2' - 0"	FIBERGLASS EXT. & INT., WHITE	IG Low E II with Argon	.27	.27
E.4	MARVIN ESSENTIAL	FIXED / PICTURE	5' - 0"	4' - 3"	FIBERGLASS EXT. & INT., WHITE	IG Low E II with Argon	.32	.27
E.5	MARVIN ESSENTIAL	CASEMENT	5' - 0"	2' - 0"	FIBERGLASS EXT. & INT., WHITE	IG Low E II with Argon	.27	.27
E.6	MARVIN ESSENTIAL	FIXED / PICTURE	4' - 0"	2' - 0"	FIBERGLASS EXT. & INT., WHITE	IG Low E II with Argon	.32	.27
N.1	MARVIN ESSENTIAL	DOUBLE HUNG	4' - 6"	2' - 8"	FIBERGLASS EXT. & INT., WHITE	IG Low E II with Argon	.28	.28
N.2	MARVIN ESSENTIAL	DOUBLE HUNG	4' - 6"	2' - 8"	FIBERGLASS EXT. & INT., WHITE	IG Low E II with Argon	.28	.28
N.3	MARVIN ESSENTIAL	CASEMENT	4' - 6"	2' - 8"	FIBERGLASS EXT. & INT., WHITE	IG Low E II with Argon	.27	.27
N.4	MARVIN ESSENTIAL	CASEMENT	4' - 6"	2' - 8"	FIBERGLASS EXT. & INT., WHITE	IG Low E II with Argon	.27	.27
N.5	MARVIN ESSENTIAL	DOUBLE HUNG	4' - 6"	2' - 8"	FIBERGLASS EXT. & INT., WHITE	IG Low E II with Argon	.28	.28
N.6	MARVIN ESSENTIAL	DOUBLE HUNG	4' - 6"	2' - 8"	FIBERGLASS EXT. & INT., WHITE	IG Low E II with Argon	.28	.28
S.1	MARVIN ESSENTIAL	DOUBLE HUNG	4' - 6"	2' - 8"	FIBERGLASS EXT. & INT., WHITE	IG Low E II with Argon	.28	.28
S.2	MARVIN ESSENTIAL	DOUBLE HUNG	4' - 6"	2' - 8"	FIBERGLASS EXT. & INT., WHITE	IG Low E II with Argon	.28	.28
S.3	MARVIN ESSENTIAL	DOUBLE HUNG	4' - 6"	2' - 8"	FIBERGLASS EXT. & INT., WHITE	IG Low E II with Argon	.28	.28
S.4	MARVIN ESSENTIAL	DOUBLE HUNG	3' - 6"	2' - 6"	FIBERGLASS EXT. & INT., WHITE	IG Low E II with Argon	.28	.28
S.5	MARVIN ESSENTIAL	DOUBLE HUNG	3' - 6"	2' - 6"	FIBERGLASS EXT. & INT., WHITE	IG Low E II with Argon	.28	.28
W.1	MARVIN ESSENTIAL	DOUBLE HUNG	4' - 6"	3' - 0"	FIBERGLASS EXT. & INT., WHITE	IG Low E II with Argon	.28	.28
W.2	MARVIN ESSENTIAL	DOUBLE HUNG	4' - 6"	2' - 8"	FIBERGLASS EXT. & INT., WHITE	IG Low E II with Argon	.28	.28
W.3	MARVIN ESSENTIAL	DOUBLE HUNG	4' - 6"	3' - 0"	FIBERGLASS EXT. & INT., WHITE	IG Low E II with Argon	.28	.28
W.4	MARVIN ESSENTIAL	CASEMENT	5' - 0"	2' - 0"	FIBERGLASS EXT. & INT., WHITE	IG Low E II with Argon	.27	.27
W.5	MARVIN ESSENTIAL	FIXED / PICTURE	5' - 0"	4' - 3"	FIBERGLASS EXT. & INT., WHITE	IG Low E II with Argon	.32	.27
W.6	MARVIN ESSENTIAL	CASEMENT	5' - 0"	2' - 0"	FIBERGLASS EXT. & INT., WHITE	IG Low E II with Argon	.27	.27



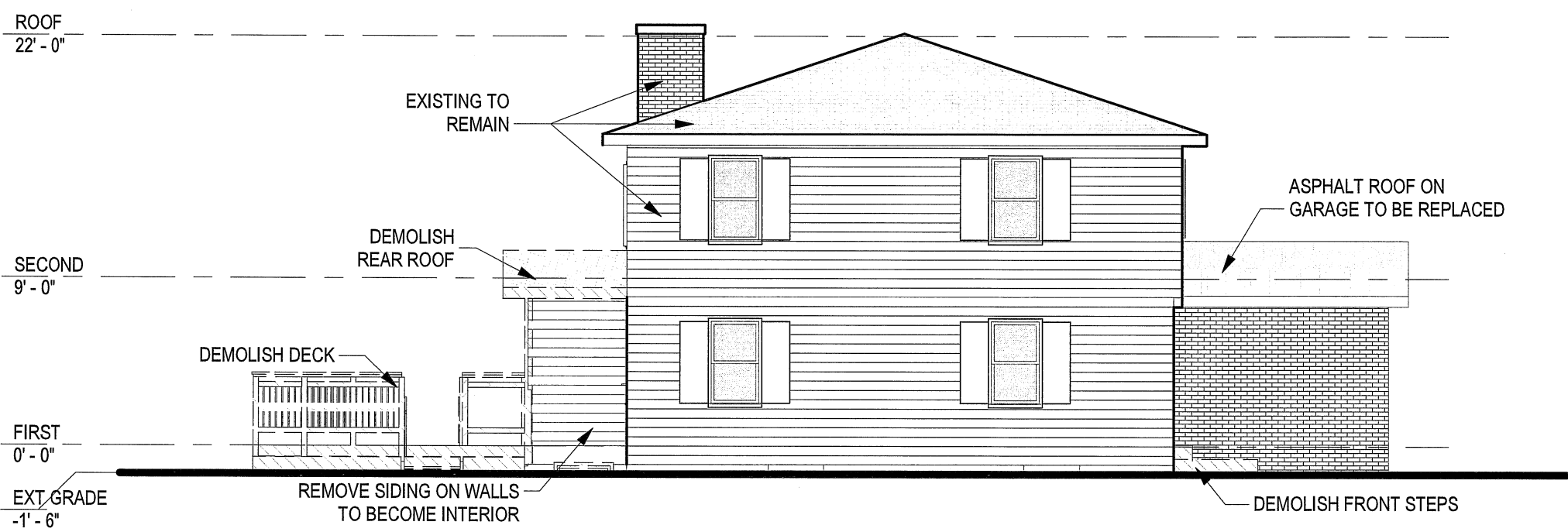
2 WEST (FRONT) ELEVATION - EXISTING
1/8" = 1'-0"



1 WEST (FRONT) ELEVATION - NEW WORK
1/8" = 1'-0"



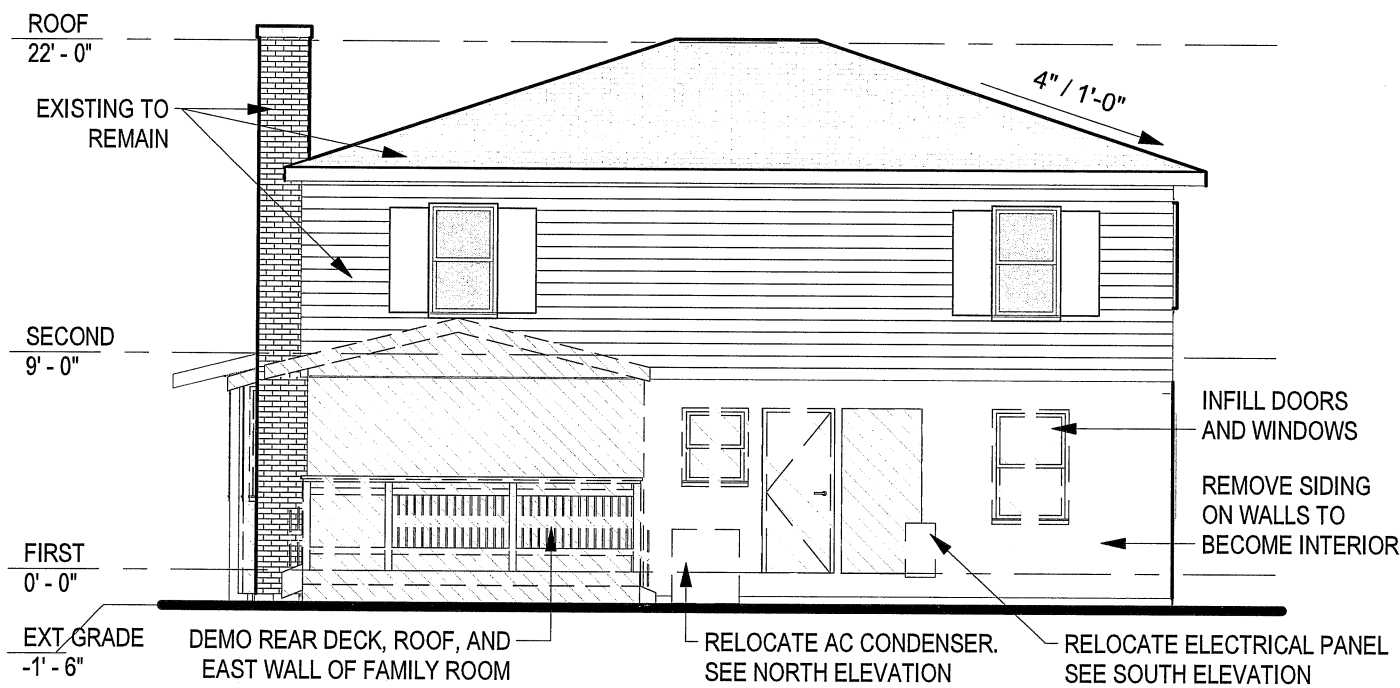
2 NORTH ELEVATION - NEW WORK
1/8" = 1'-0"



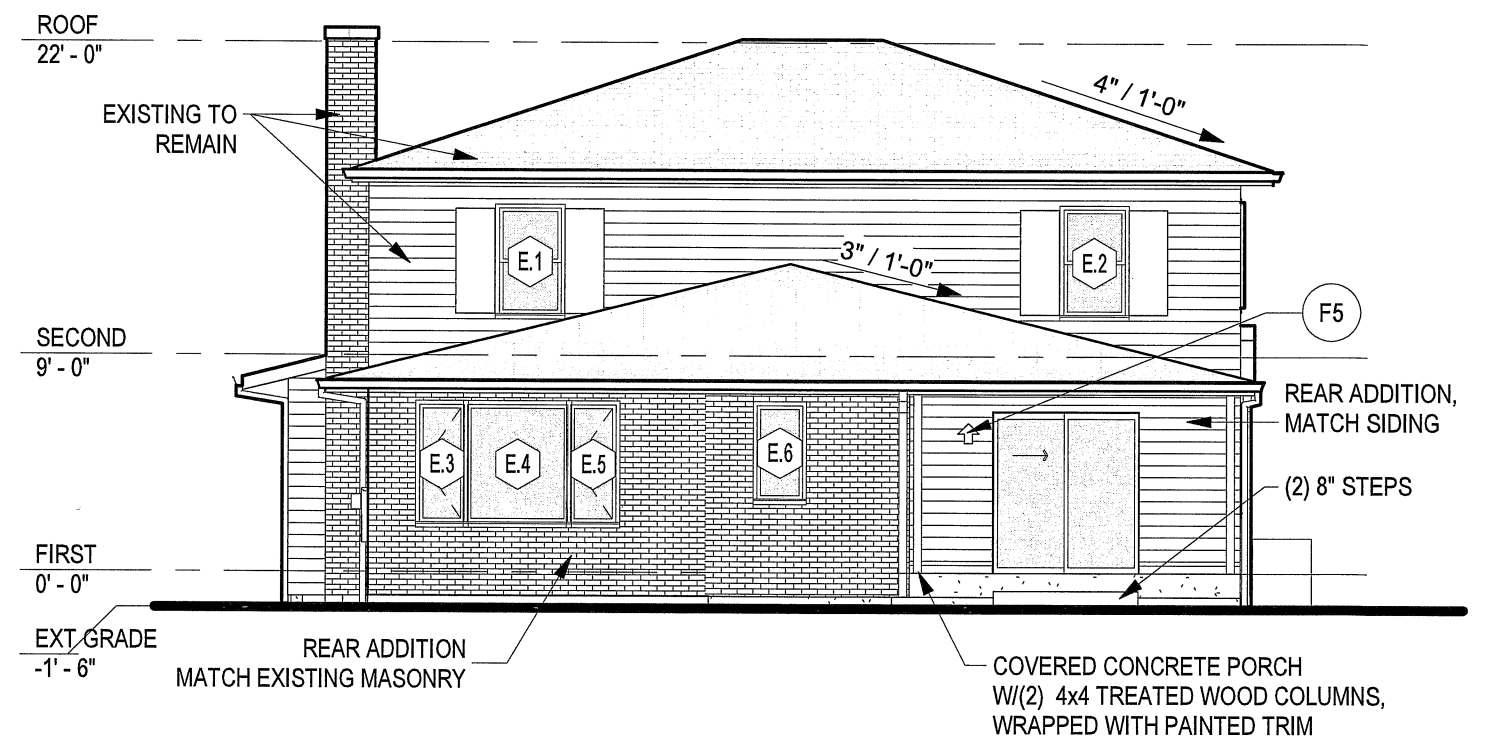
1 NORTH ELEVATION - EXISTING
1/8" = 1'-0"

DOOR SCHEDULE

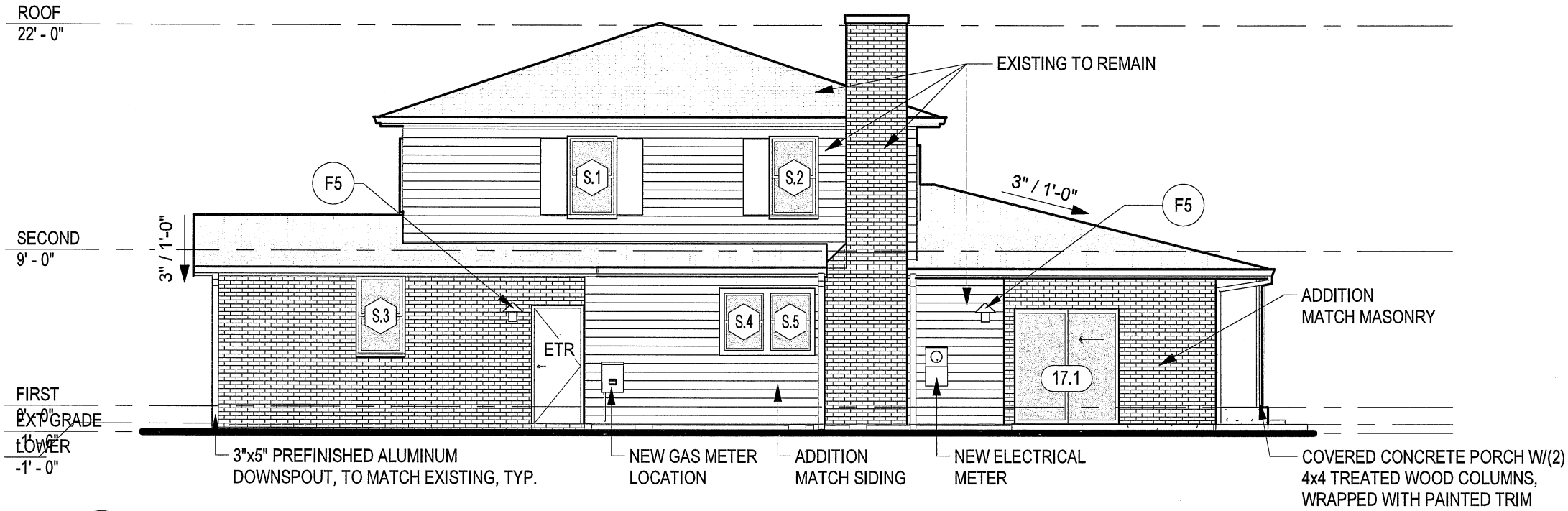
DOOR #	ROOM	SIZE		MATERIAL	COMMENTS
		H	W		
11.1	ENTRY / HALL	6' - 8"	3' - 0"	FIBERGLASS / GLASS	BASIS OF DESIGN: WESTERN, 3/4 MISSION RIDGE LITE, OAK FINISH. SIDELITE TO MATCH
11.2	PRIMARY BED	6' - 8"	6' - 0"	FIBERGLASS / GLASS	BASIS OF DESIGN: MARVIN ESSENTIAL, SLIDING PATIO DOOR. TO MATCH WINDOWS.
15.1	KITCHEN	6' - 8"	3' - 0"	STAINED WOOD	BASIS OF DESIGN: WESTERN, OFD2 OAK PANELED, 20-MINUTE FIRE-RATED
17.1	FOUR SEASONS	6' - 8"	6' - 0"	FIBERGLASS / GLASS	BASIS OF DESIGN: MARVIN ESSENTIAL, SLIDING PATIO DOOR. TO MATCH WINDOWS.
18.1	PRIMARY BED	6' - 8"	3' - 0"	STAINED WOOD	BASIS OF DESIGN: WESTERN, FLUSH RED OAK INTERIOR DOOR
18.2	PRIMARY CLOSET	6' - 8"	2' - 8"	WOOD	POCKET DOOR, BASIS OF DESIGN: WESTERN, FLUSH PRIMED AND PAINTED P-1
18.3	PRIMARY BATH	6' - 8"	2' - 8"	WOOD	POCKET DOOR, BASIS OF DESIGN: WESTERN, FLUSH PRIMED AND PAINTED P-1



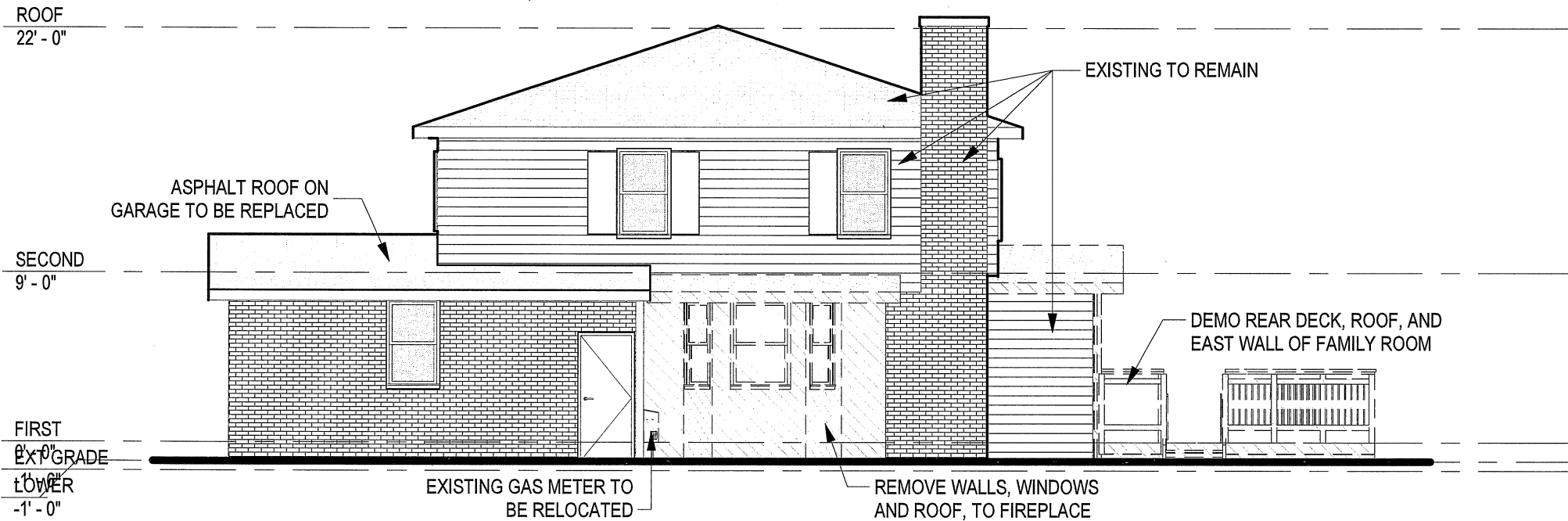
2 EAST (BACK) ELEVATION - EXISTING
1/8" = 1'-0"



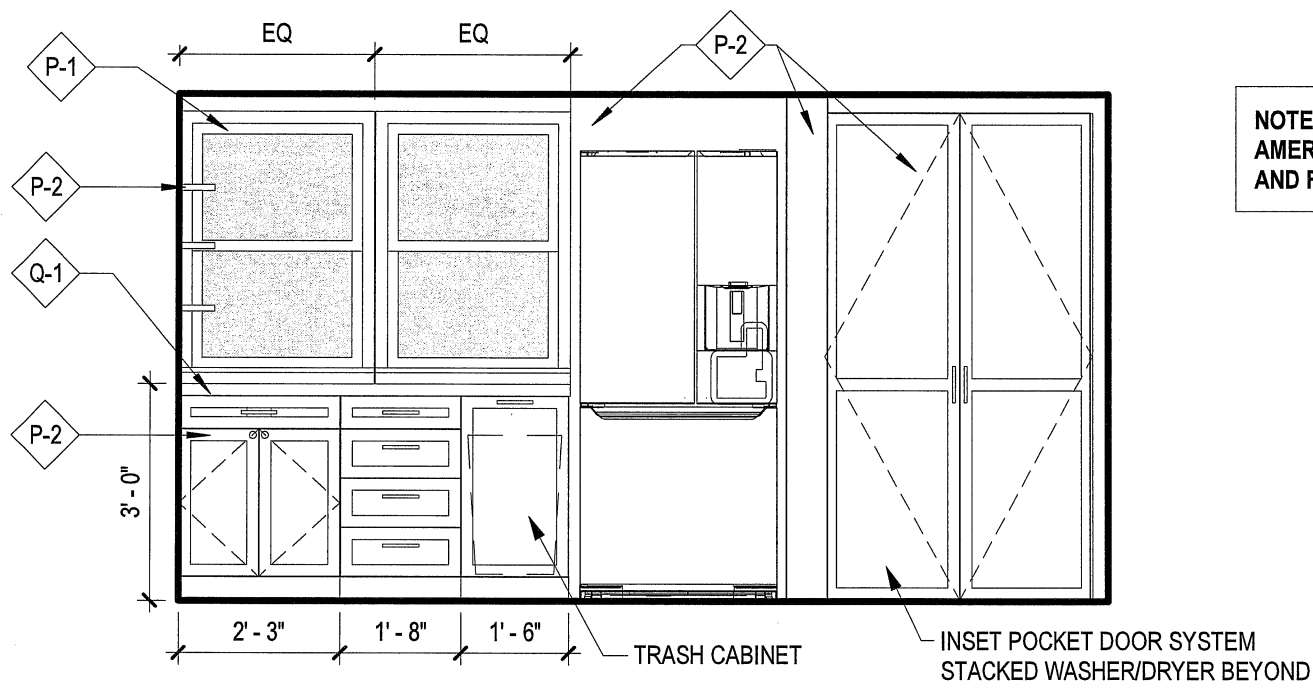
1 EAST (BACK) ELEVATION - NEW WORK
1/8" = 1'-0"



2 SOUTH ELEVATION - NEW WORK
1/8" = 1'-0"

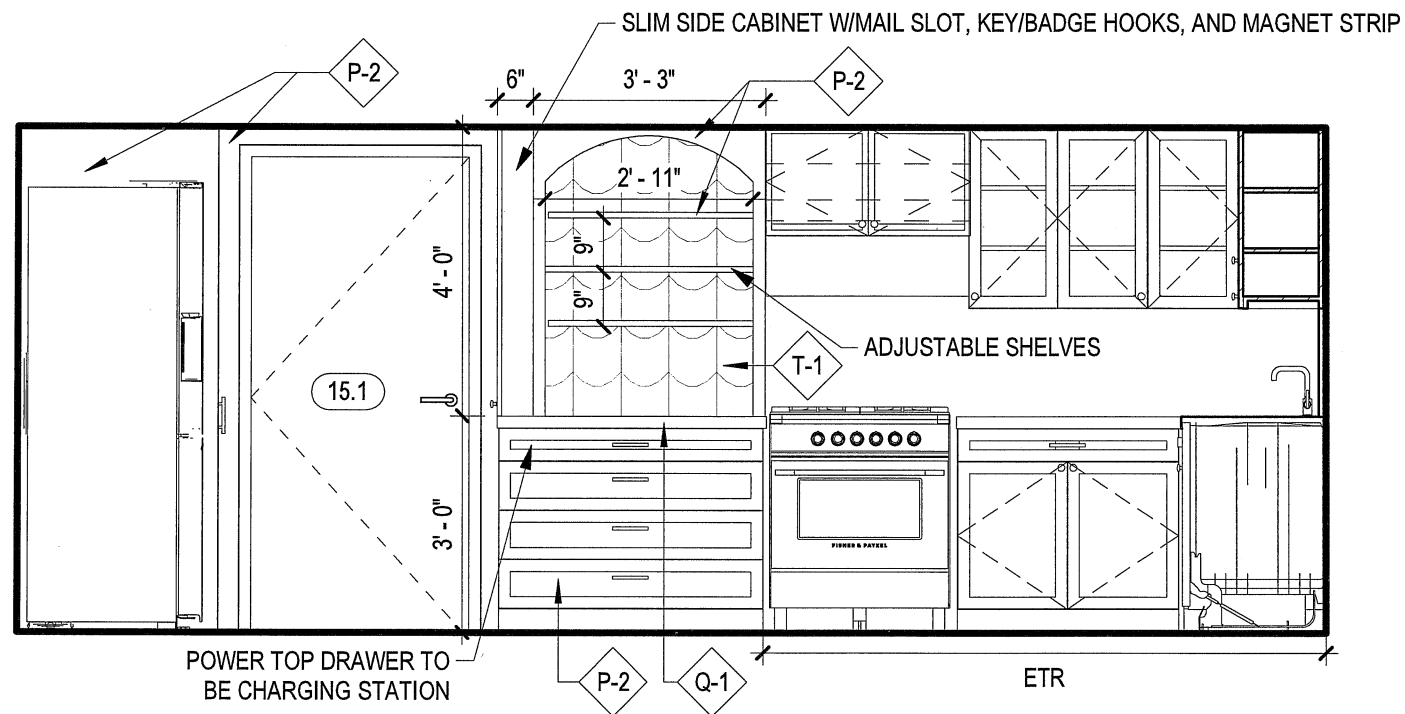


1 SOUTH ELEVATION - EXISTING
1/8" = 1'-0"

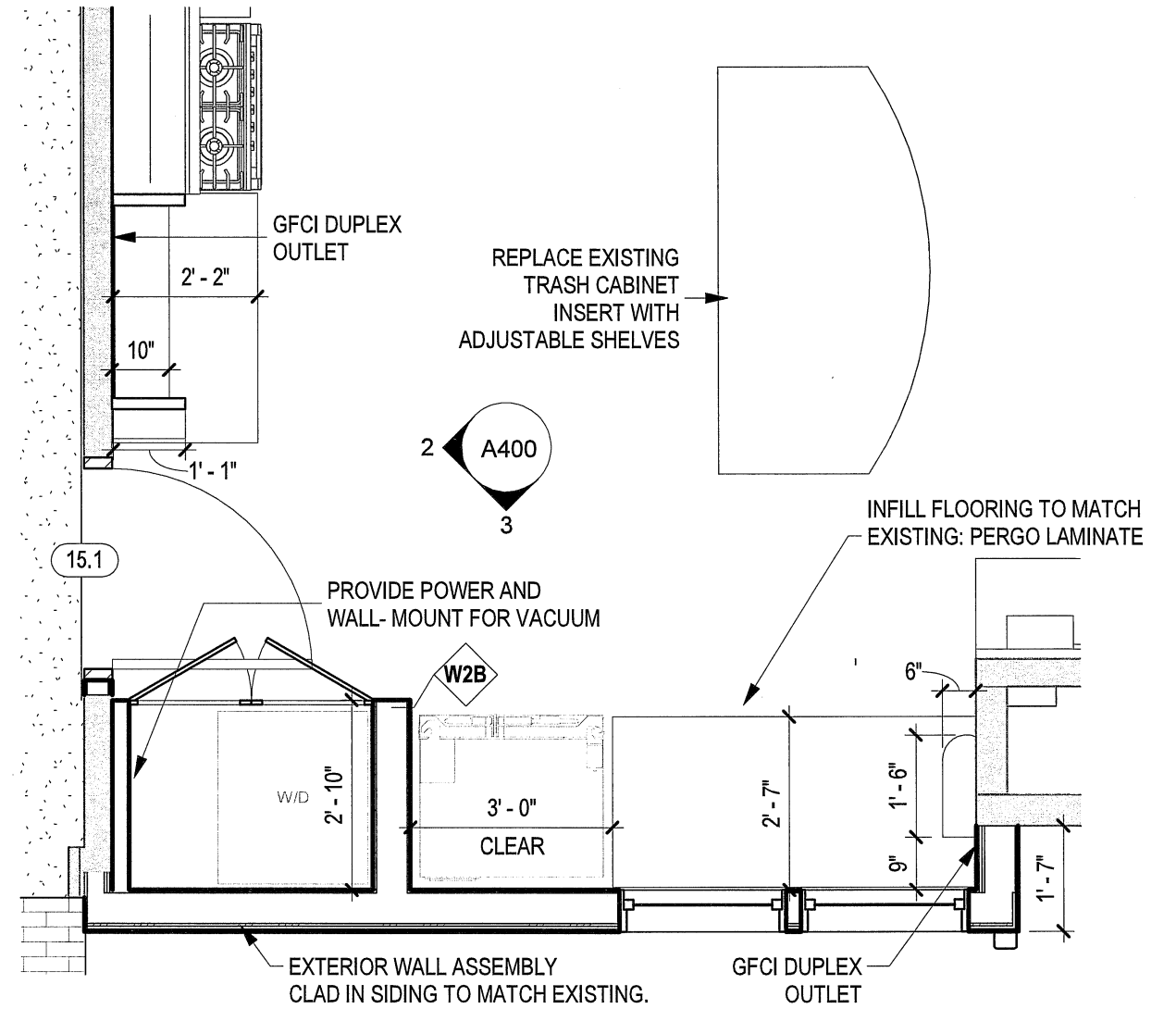


NOTE: ALL CABINET PULLS TO BE AMEROCK, MATTE BLACK. RADIUS PULLS AND FAIRCREST KNOBS, PER ELEVATIONS

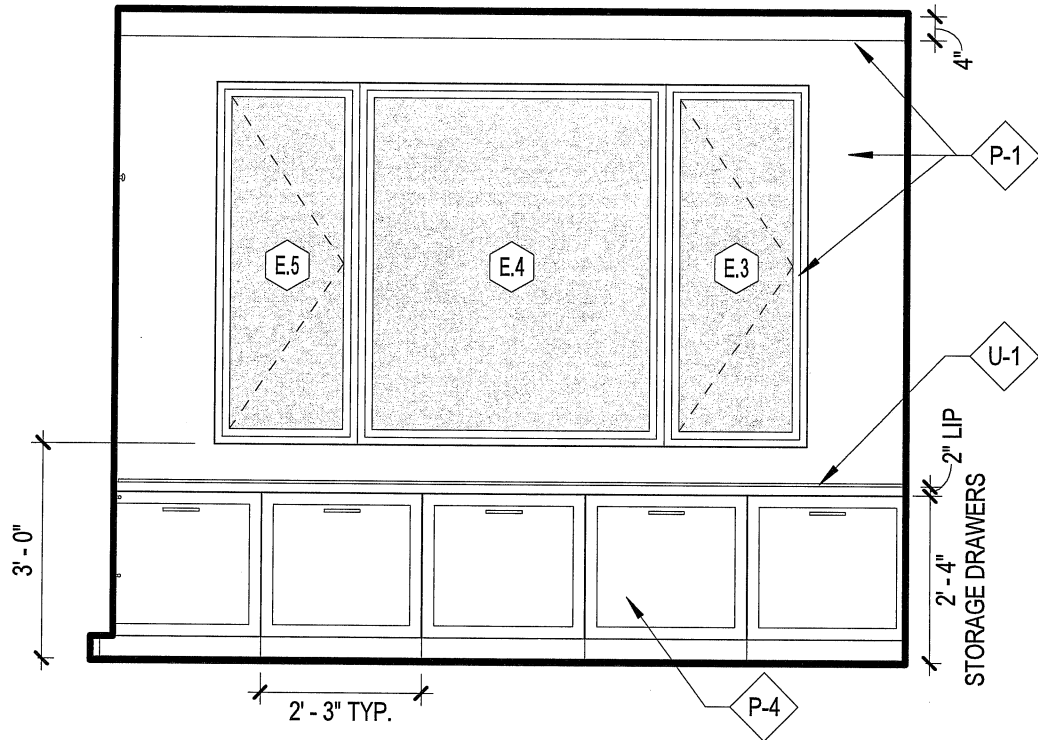
3 KITCHEN - SOUTH ADDITION
3/8" = 1'-0"



2 KITCHEN - WEST / COFFEE BAR
3/8" = 1'-0"

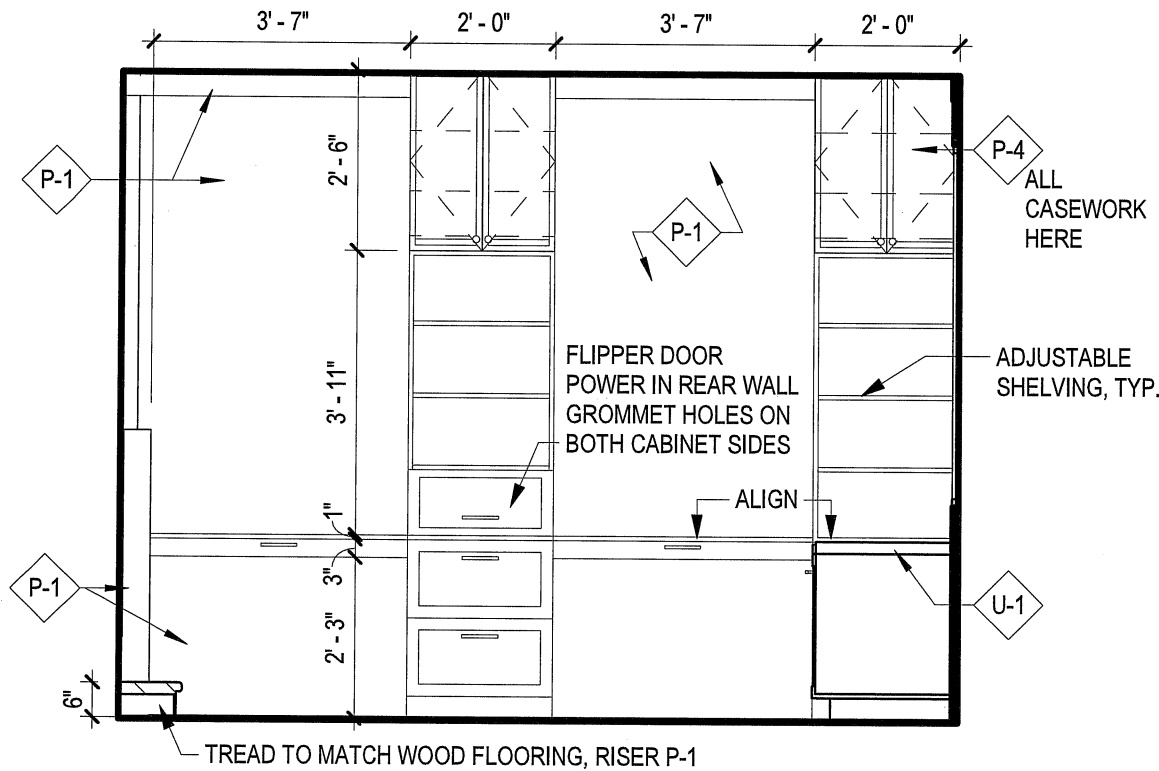


1 KITCHEN - ENLARGED PLAN
3/8" = 1'-0"



3 FOUR SEASONS - EAST, DAYBED

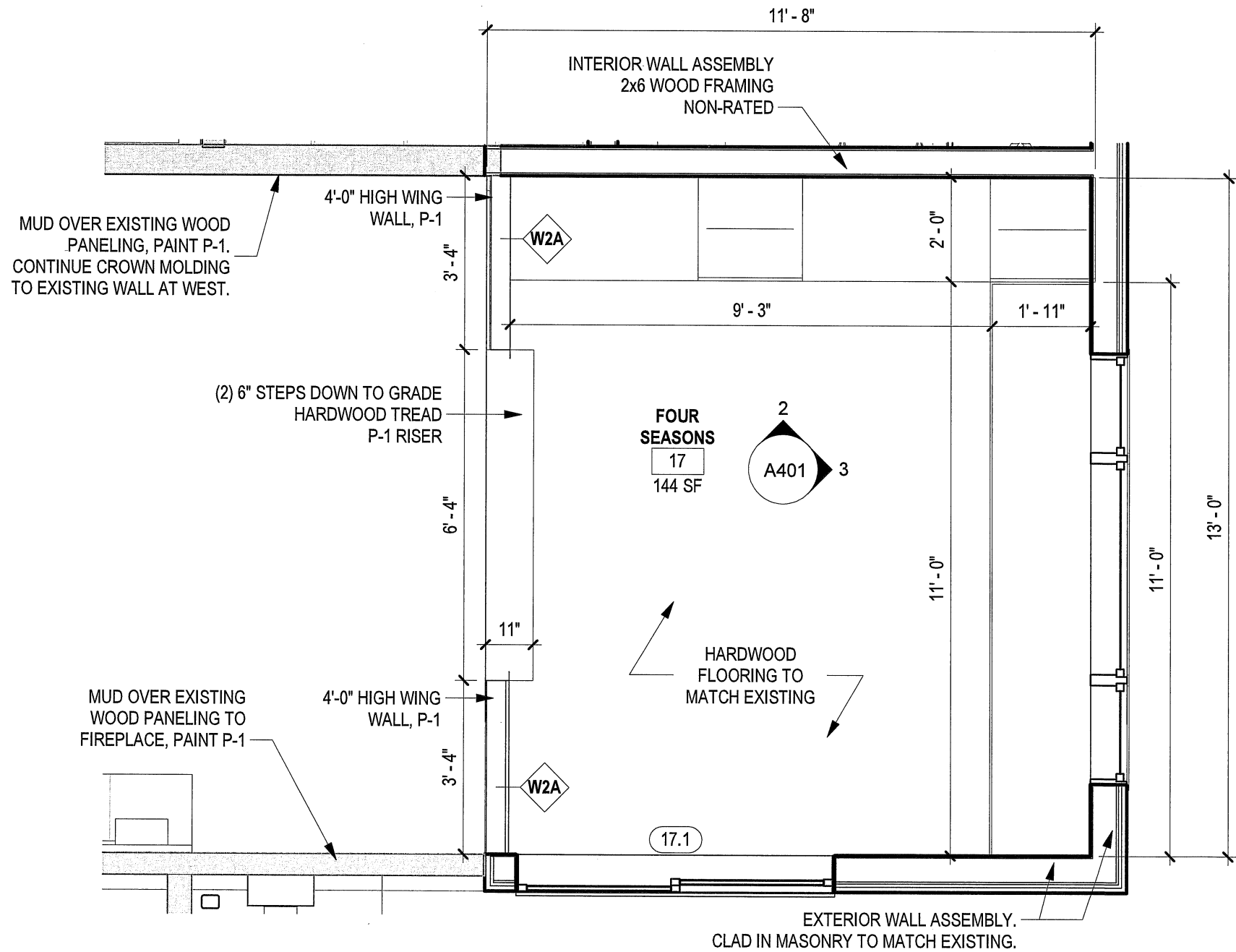
3/8" = 1'-0"



2 FOUR SEASONS - NORTH, DESKS

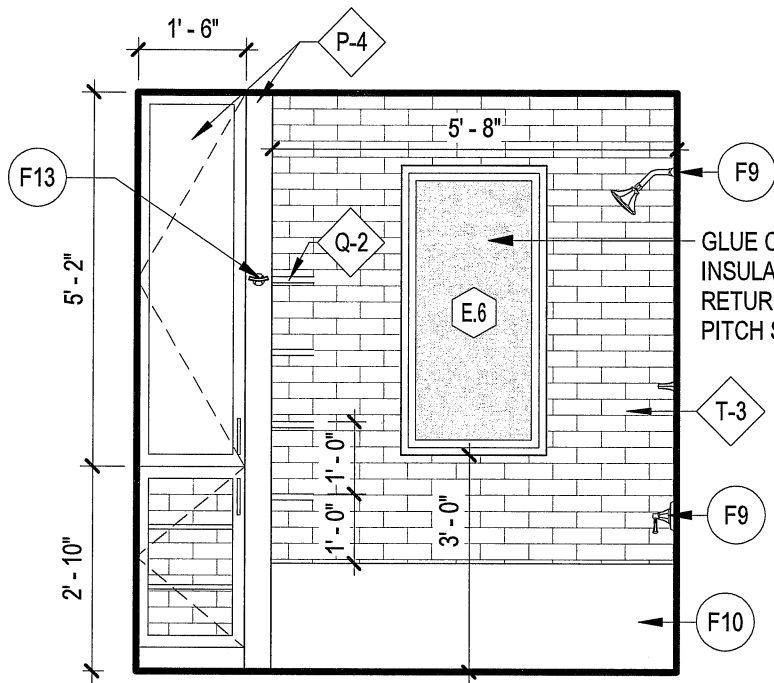
3/8" = 1'-0"

NOTE: ALL CABINET PULLS TO BE AMEROCK, MATTE BLACK. RADIUS PULLS AND FAIRCREST KNOBS, PER ELEVATIONS



1 FOUR SEASONS - ENLARGED PLAN

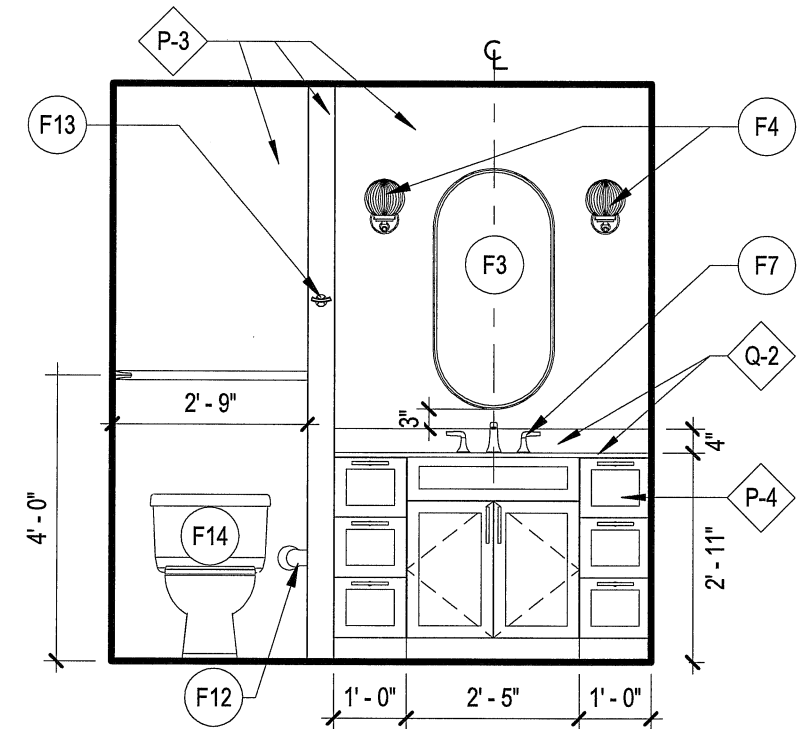
3/8" = 1'-0"



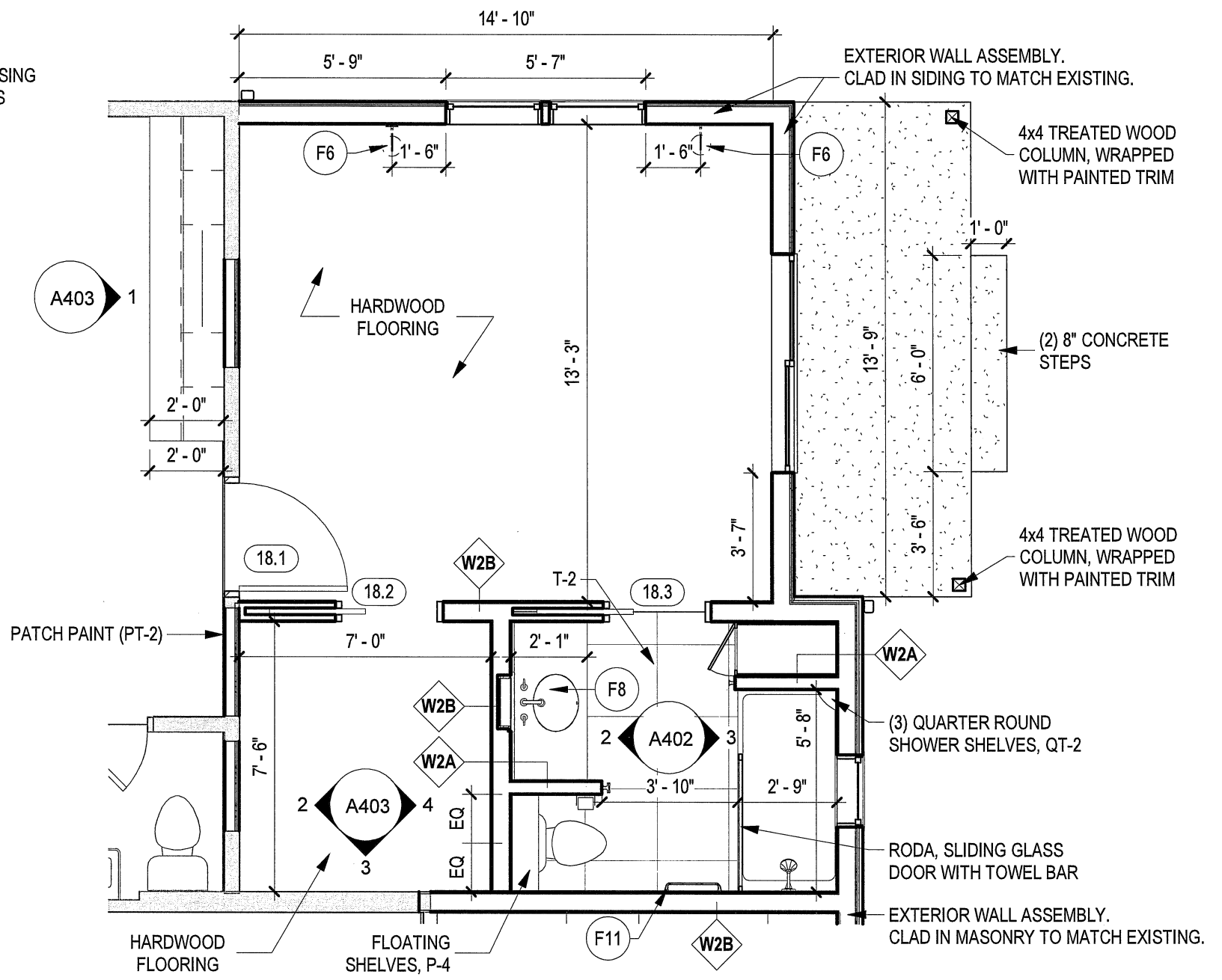
NOTE: ALL CABINET PULLS TO BE AMEROCK, MATTE BLACK. RADIUS PULLS AND FAIRCREST KNOBS, PER ELEVATIONS

GLUE CHIP FROSTED GLASS INSULATED AND TEMPERED RETURN TILE, NO WINDOW CASING PITCH SILL AWAY FROM GLASS

3 BATHROOM - EAST
3/8" = 1'-0"



2 BATHROOM - WEST
3/8" = 1'-0"



1 PRIMARY SUITE - ENLARGED PLAN
1/4" = 1'-0"

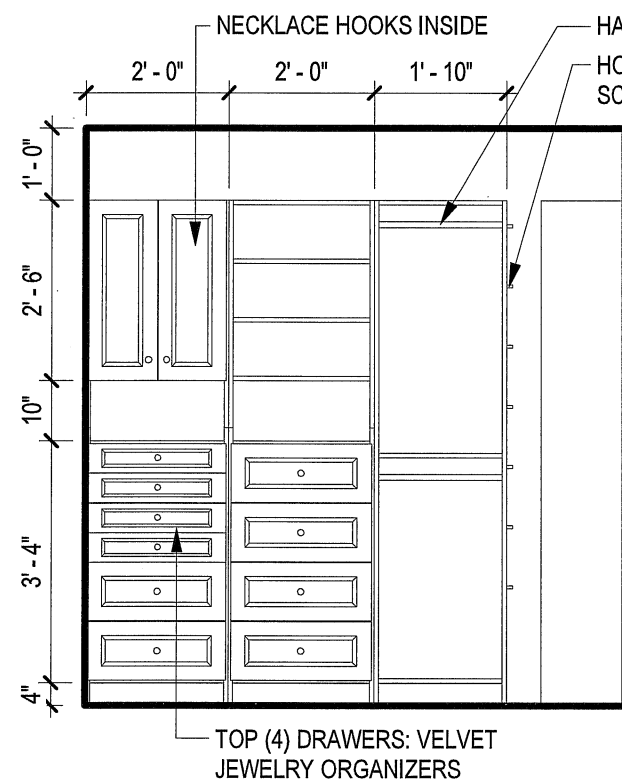


KEYNOTE LEGEND - FIXTURES

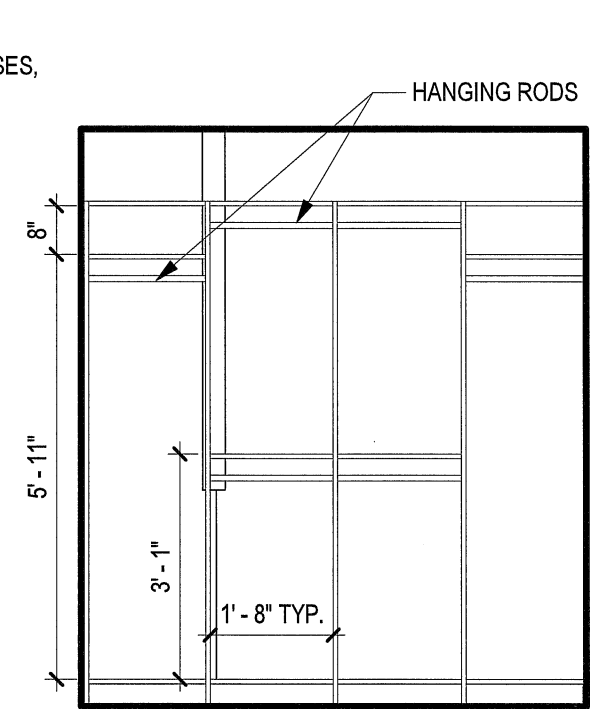
- | | | |
|---|--|--|
| F1 DINING ROOM LIGHT FIXTURE, BANKS 5-LIGHT CHANDELIER 28", MATTE BLACK AND BRASS | F6 BEDROOM SCONCES: ED JANE 1 WALL LIGHT, DIMMABLE, BRASS/BLACK. CONFIRM MOUNTING HEIGHT | F10 ALCOVE TUB: KOHLER ARCHER, 32"x66" WHITE |
| F2 BEDROOM CEILING FAN, LUMENS, LIGHT WAVE LED CEILING FAN, COAL | F7 WIDESPREAD SINK FAUCET: KOHLER BUCKLEY, MATTE BLACK | F11 TOWEL BAR: KOHLER BUCKLEY, MATTE BLACK |
| F3 RECESSED MIRRORED MEDICINE CABINET, KOHLER VERDERA K-35574-BLL | F8 UNDERMOUNT SINK: KOHLER CAXTON, OVAL, WHITE | F12 TOILET PAPER HOLDER: KOHLER BUCKLEY, MATTE BLACK |
| F4 BATHROOM SCONCES, KOHLER, EMBRA, DIMMABLE MATTE BLACK | F9 BATH & SHOWER TRIM KIT: KOHLER BUCKLEY, MATTE BLACK | F13 ROBE HOOK: KOHLER BUCKLEY, MATTE BLACK |
| F5 EXTERIOR SCONCES, POSSINI EURO TINE 20.5"H, MATTE BLACK | | F14 TOILET, KOHLER, PRODUCT TBD |

KEYNOTE LEGEND - FINISHES

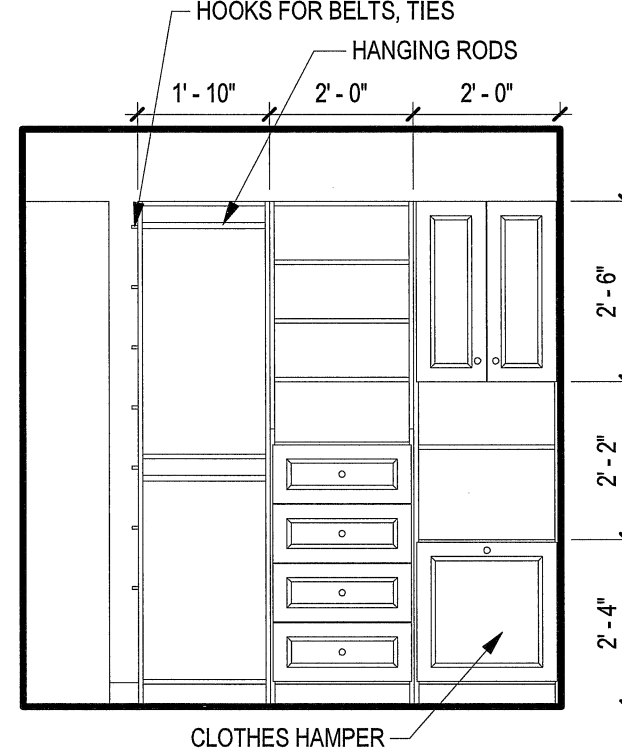
- | | |
|---|--|
| P-1 SW 7757 - HIGH REFLECTIVE WHITE | T-1 TILEBAR, JUNO HONEYCOMB BEIGE, 1" HEX MOSAIC; GROUT: TEC STERLING |
| P-2 SW 9162 - AFRICAN GRAY | T-2 TILE BAR, TERRAZZO CALACATTA WHITE, 24" x 24" HONED; GROUT: TEC STERLING |
| P-3 SW 9083 - DUSTED TRUFFLE | T-3 TILE BAR, AMALFI, CALACATTA WHITE, 3"x12" POLISHED; GROUT: TEC STERLING |
| P-4 SW 7037 - BALANCED BEIGE | Q-1 CORIAN SOLID SURFACE, COLOR TBD |
| U-1 UPHOLSTERED SEAT CUSHION, JAMES DUNLOP, POKER IN DENIM (D12333-87869) | Q-2 COSENTINO SILESTONE 3CM, PARISIEN BLEU |
| | W-1 POPPY COTTON WALLPAPER, VINCA, BLACK LAVENDER |



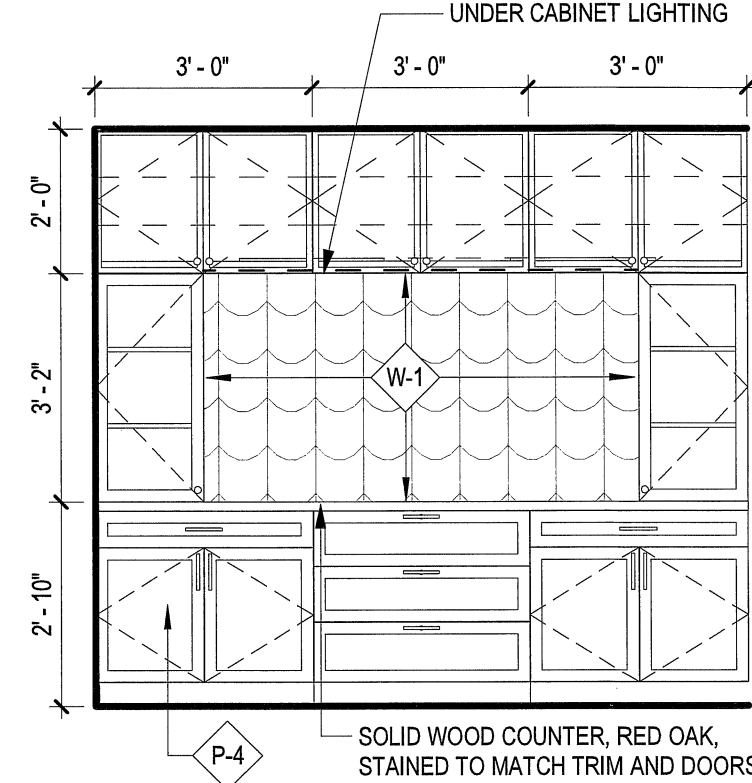
4 INT ELEV - CLOSET - EAST
3/8" = 1'-0"



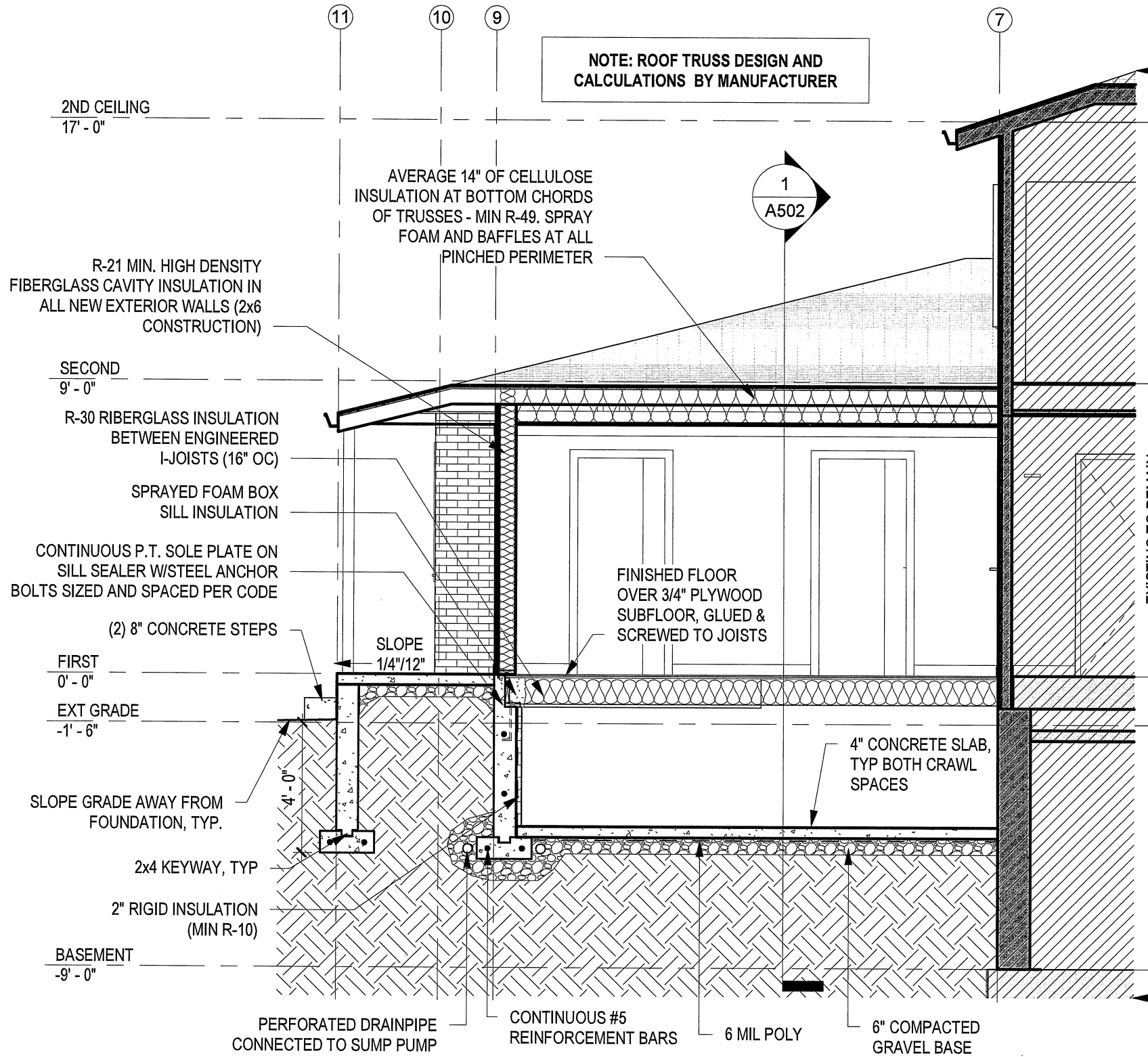
3 INT ELEV - CLOSET - SOUTH
3/8" = 1'-0"



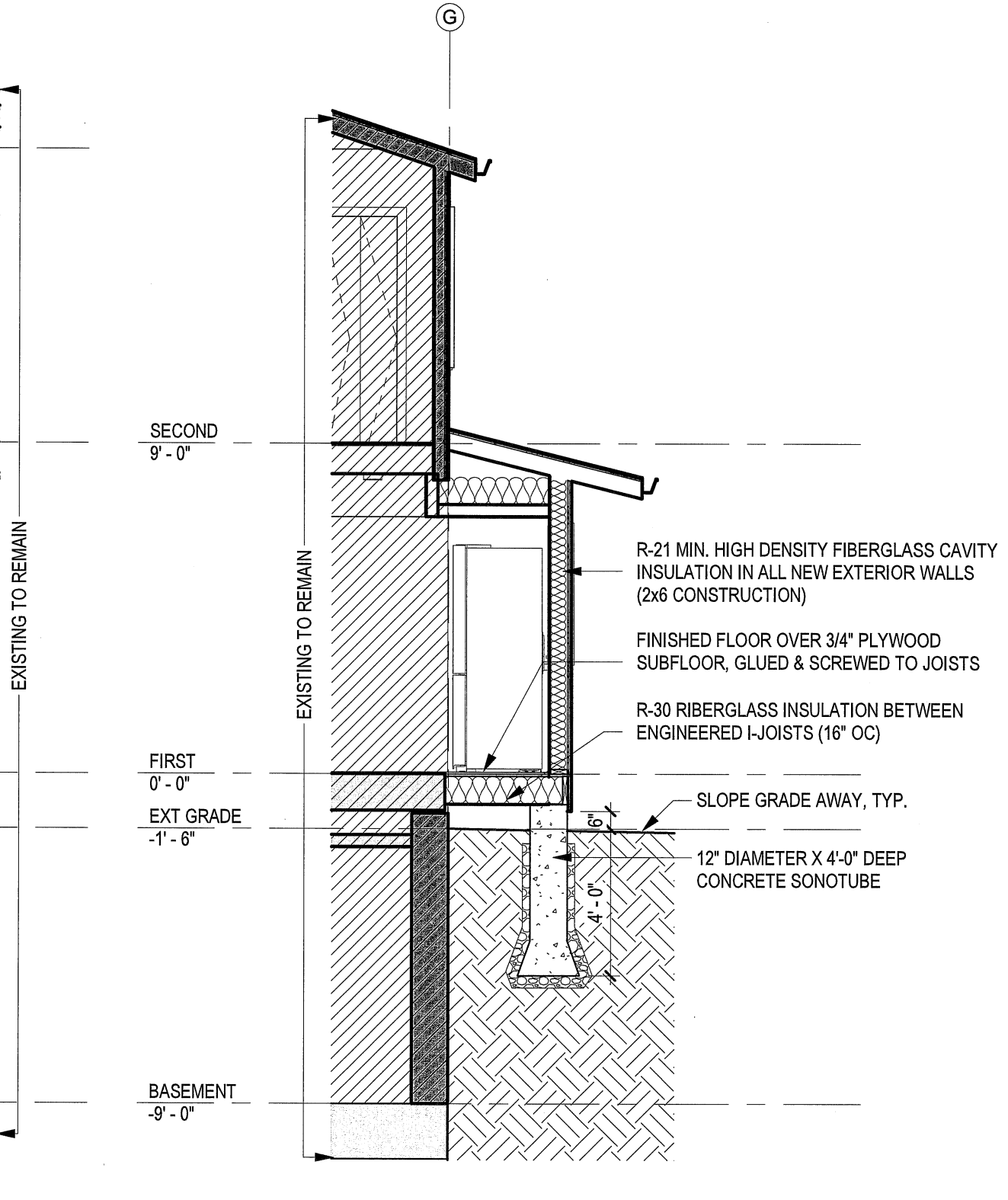
2 INT ELEV - CLOSET - WEST
3/8" = 1'-0"



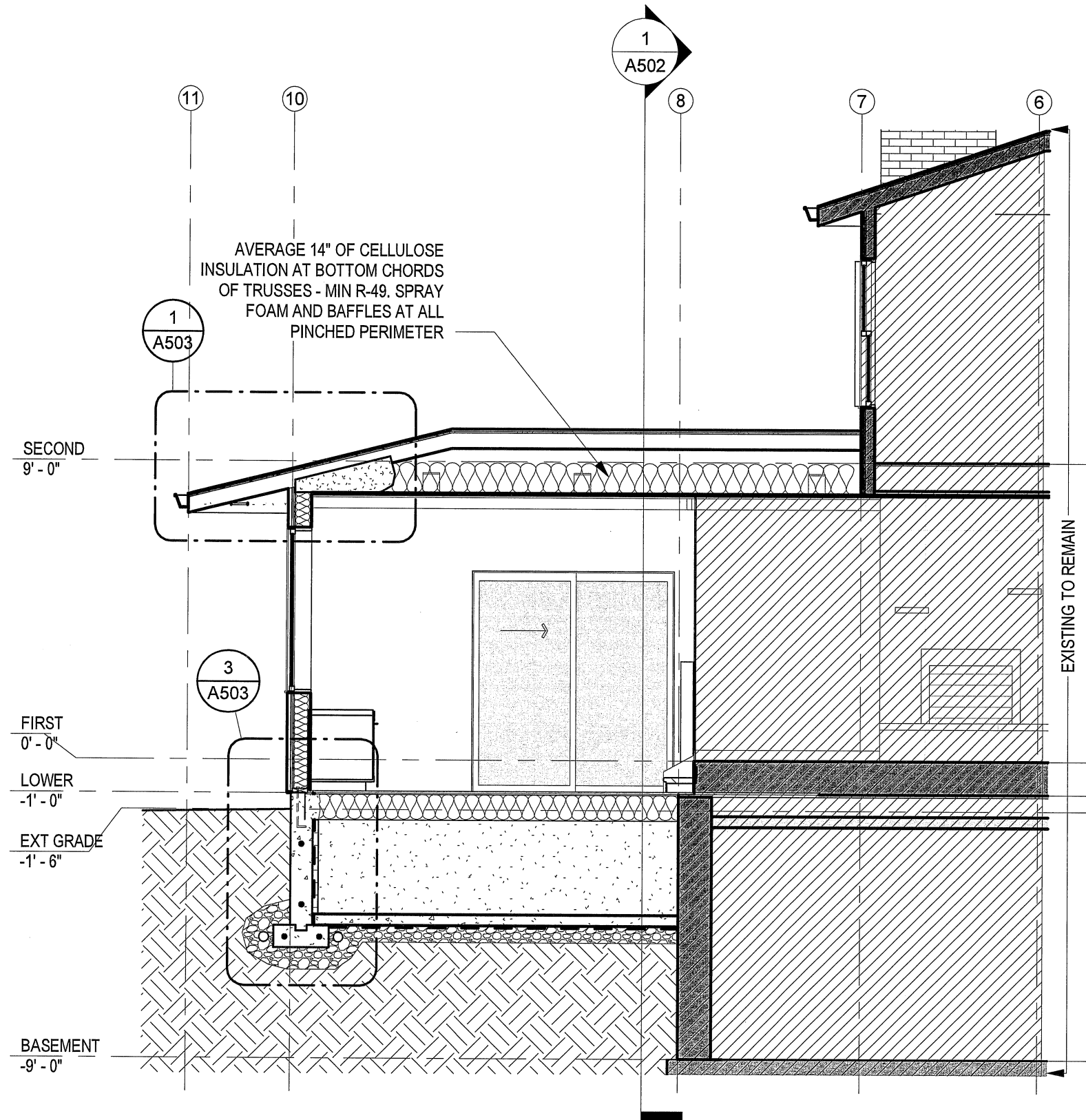
1 INT ELEV - DINING, EAST
3/8" = 1'-0"



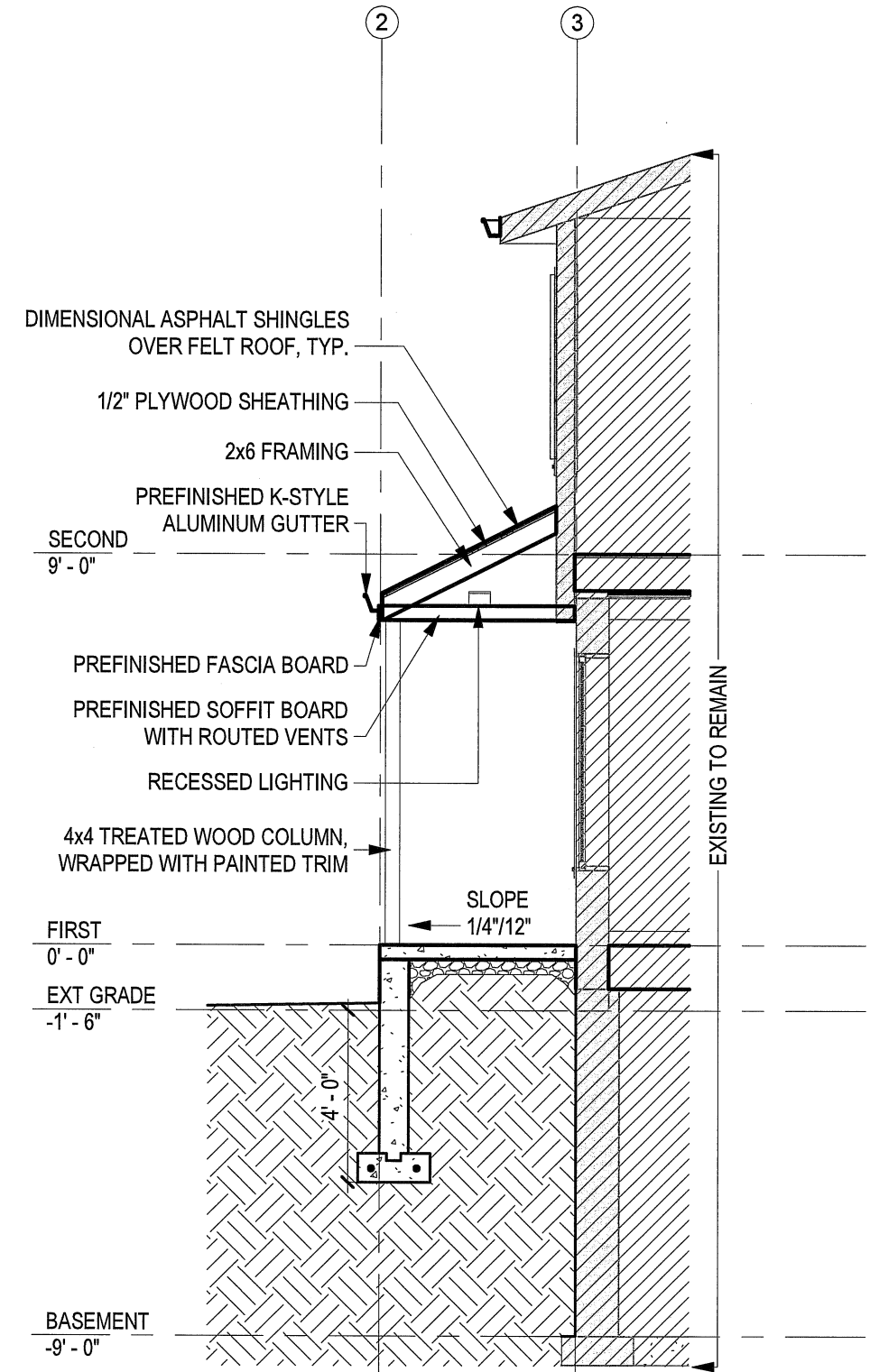
2 E-W SECTION THROUGH PRIMARY SUITE & BACK PORCH
1/4" = 1'-0"



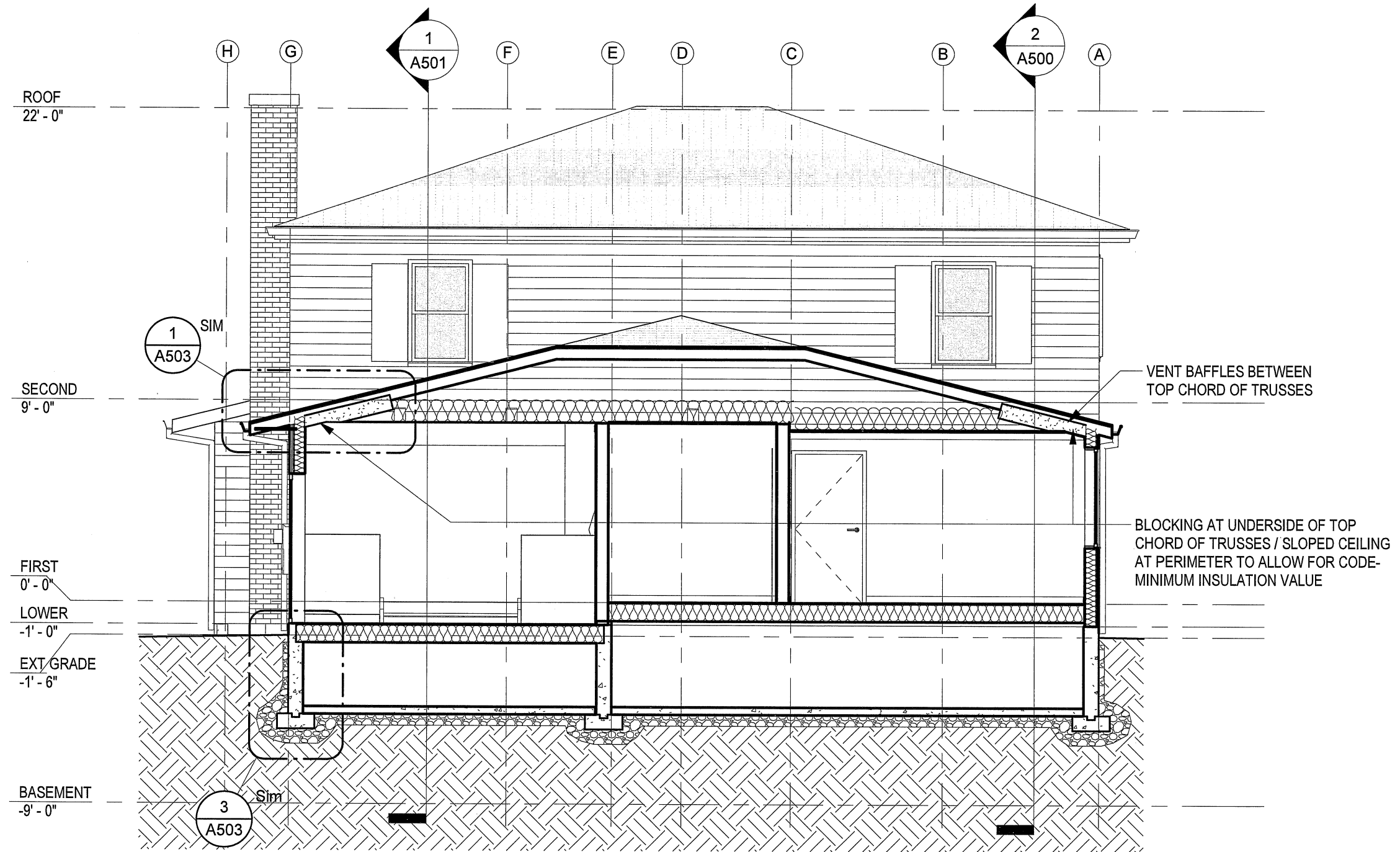
1 N-W SECTION THROUGH KITCHEN ADDITION
1/4" = 1'-0"



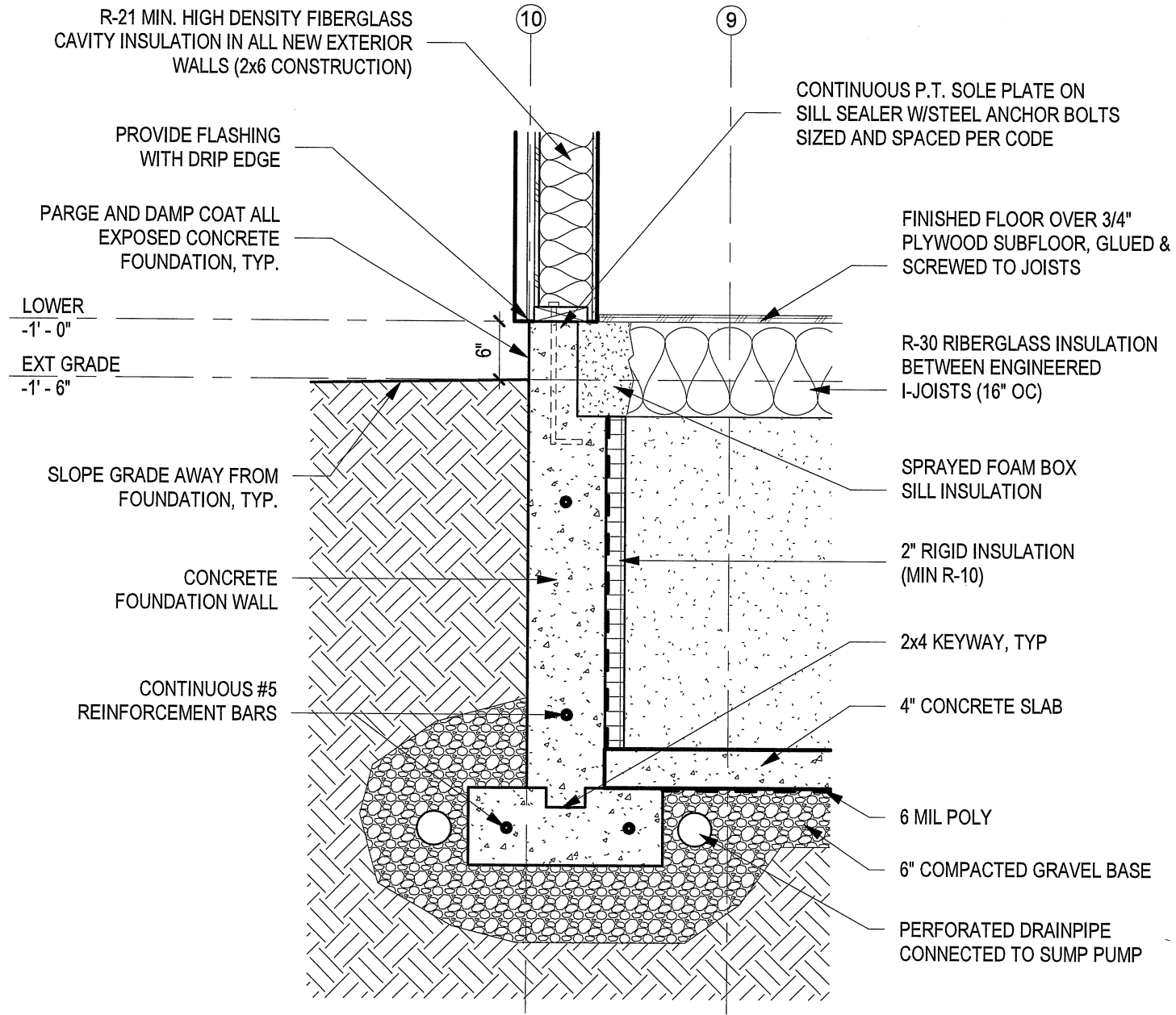
1 E-W SECTION 02 THROUGH FOUR SEASONS
1/4" = 1'-0"



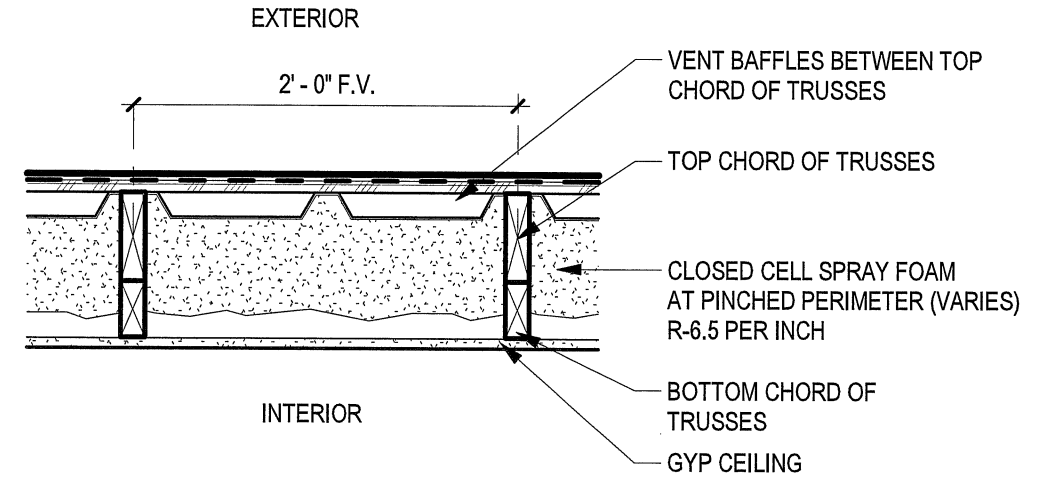
2 E-W SECTION 03 THROUGH FRONT PORCH
1/4" = 1'-0"



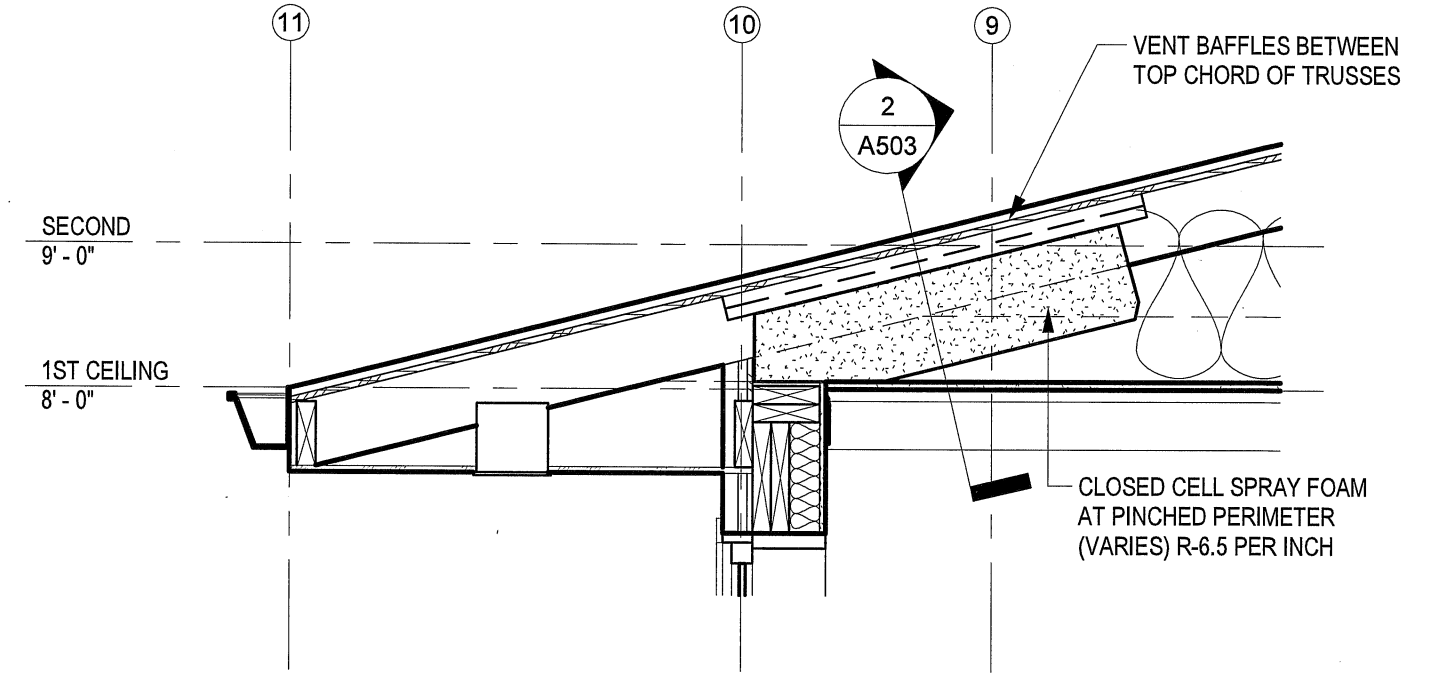
1 N-S SECTION THROUGH REAR ADDITION
3/16" = 1'-0"



3 FOUNDATION DETAIL
3/4" = 1'-0"



2 VENT BAFFLE DETAIL
1" = 1'-0"



1 ROOF EAVE DETAIL
3/4" = 1'-0"