

**NOTICE OF MEETING
VILLAGE OF FOX POINT
BUILDING BOARD MEETING**

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

**Wednesday, August 12,
2026
5:00 PM**

NOTE: the Building Board will be meeting VIRTUALLY with a remote attendance option, per the hybrid meeting procedures further described in section 19-32 d. Of the Village code. This meeting is open to all citizens through the Zoom participant information shown below. Citizens are encouraged to submit any comments in writing in advance of the meeting to the Building Inspector at inspector@villageoffoxpoint.com

Zoom Participant
<https://us02web.zoom.us/j/83877661472>
Meeting ID: 838 7766 1472
Dial: (312) 626-6799

AGENDA

A. Roll Call

B. Approval of Minutes

- a. Approval of the minutes of the July 8, 2026 meeting.

C. Agenda Items

- a. 7203 N Yates Rd - Proposed Second Story Addition (Resubmittal)
- b. 8316 N Regent Rd - Proposed Detached Garage
- c. 1562 E Goodrich Ln - Proposed Inground Swimming Pool
- d. 7860 N Mohawk Rd - Proposed Three-Seasons Room Addition
- e. 7321 N Santa Monica Blvd - Proposed Addition to Garage, Front Overhang, & Airing Porch Railings
- f. 8649 N Manor Ct - Proposed Rear Gable Roof
- g. 7465 N Bell Rd - Proposed Deck with Gazebo

D. Adjournment

**VILLAGE OF FOX POINT
BUILDING BOARD MINUTES**

A meeting of the Building Board was held via Zoom, on Wednesday, July 8, 2026, at 5:00 pm. Those present included:

Justin Racinowski
William Feldman
Lucille Sells
Pat Algiers
Scott Davis

Also Present: Kevin Ausman, Assistant Village Manager

Roll Call

Approval of the minutes of the June 10, 2026 Building Board meeting.

Motion by Feldman and second by Sells to approve the minutes of June 10, 2026 meeting. All ayes, motion Caried.

Member Sells recused from the following item.

6845 N Barnett Ln - Proposed Addition of Shed Roofs and Windows

Motion by Feldman and second by Davis to approve the project as submitted. All ayes, motion carried.

Member Sells rejoined the Building Board.

7203 N Yates Rd - Proposed Second Story Addition

Motion by Davis and second by Algiers to table the item until the subsequent meeting. All ayes, motion carried.

Motion by Feldman and second by Algiers, to adjourn. Meeting adjourned at 5:46 PM.

Respectfully Submitted,

Kevin Ausman
Assistant Village Manager
Village of Fox Point

PERMIT PACKAGE FOR REVIEW

SUBMITTED TO:

Village of Fox Point
7200 N. Santa Monica Boulevard
Fox Point, WI 53217
Contact: Kirk Radtke
#262.901.8771

SUBMITTED BY:

Compass Construction & Remodeling
1421 S. 62nd Street
West Allis, WI 53214
Contact: Katie Flach
#262.264.8840
katie@compassmke.com (Preferred contact method)

ON BEHALF OF:

7203 N. Yates Road
Fox Point, WI 53217
Contact: Kirby & Kelly Clark
Kelly #715.205.7699



7203 N. Yates Road, Fox Point, WI 53217

SCOPE OF WORK:

- Dormer addition connected by shed roof.

NOTIFICATION:

- Neighbors have been notified of upcoming work and signage outside will have contact information if they need to bring something to our attention.

FLOOR PLANS:

- See attached plans

PROPOSED RESIDENTIAL DORMER ADDITION

7203 N. Yates Road · Fox Point, Wisconsin 53217

EXISTING CONDITIONS

FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



PROJECT SCOPE

Compass Construction & Remodeling proposes a second-story dormer addition to the existing single-story home at 7203 N. Yates Road. The addition expands the upper-level living area while preserving the home's street-facing scale and character. New exterior heights and trim details match the existing residence. Structural design confirmed by Brian Norby, P.E.

EXTERIOR MATERIALS & FINISHES

Exterior Walls: New vinyl siding to match existing, with 4" vinyl corners

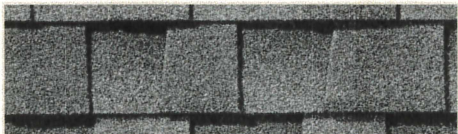
Trim: LP SmartSide; white double-hung windows to match existing

Fascia, Soffits & Gutters: Aluminum to match existing; seamless aluminum gutters

Roofing: Standing seam metal & dimensional asphalt shingle (see color selections)

Heights & Detailing: To match existing

FINISHES & COLOR SELECTIONS



DIMENSIONAL ASPHALT SHINGLE

GAF Timberline Natural Shadow — Pewter Gray

Garage, dormer edges & between the dormers



STANDING SEAM METAL ROOF

CMG Metals — Slate Gray

New addition roof

ALTERNATE: SBS Rubber Membrane suggested as a cost savings



TRIM & WINDOWS

LP SmartSide Smooth — Snowscape White

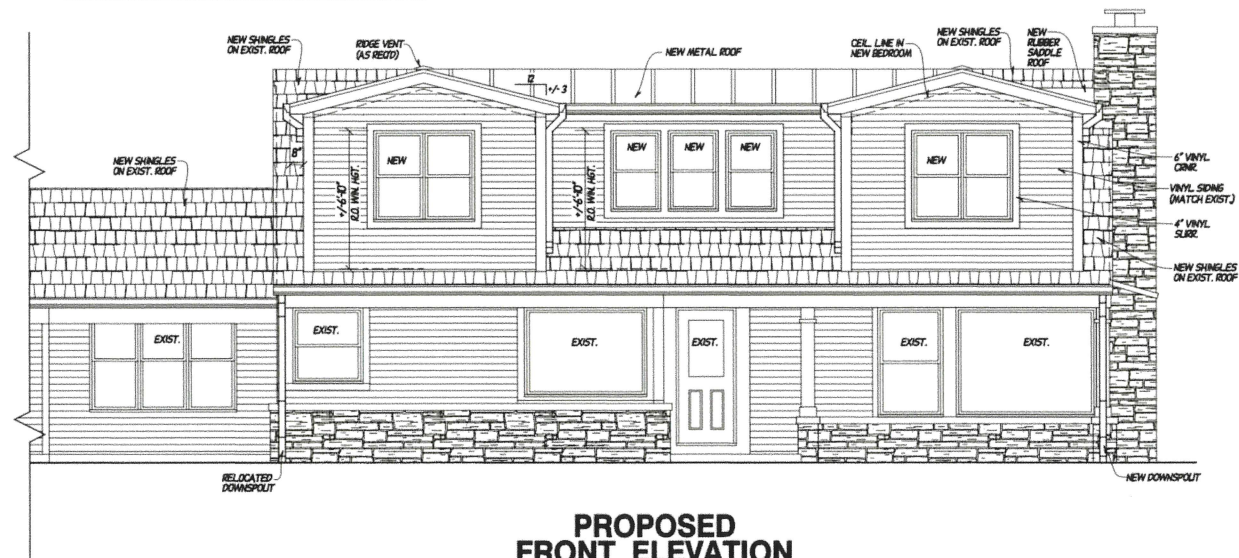
Window & door trim; white double-hung windows to match existing

PROPOSED RESIDENTIAL DORMER ADDITION

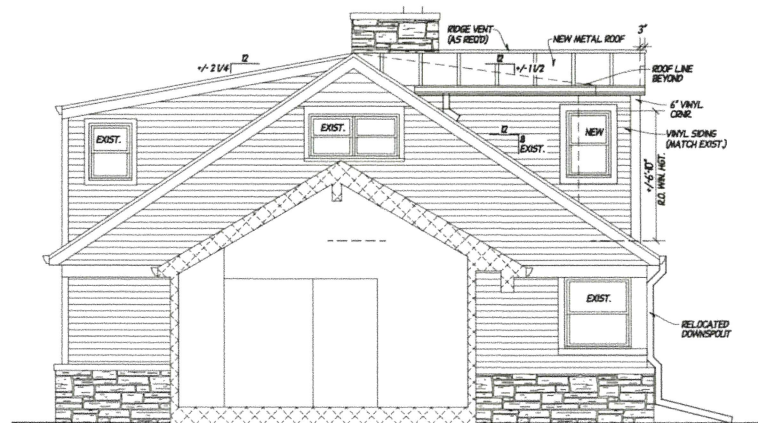
7203 N. Yates Road · Fox Point, Wisconsin 53217

PROPOSED ELEVATIONS

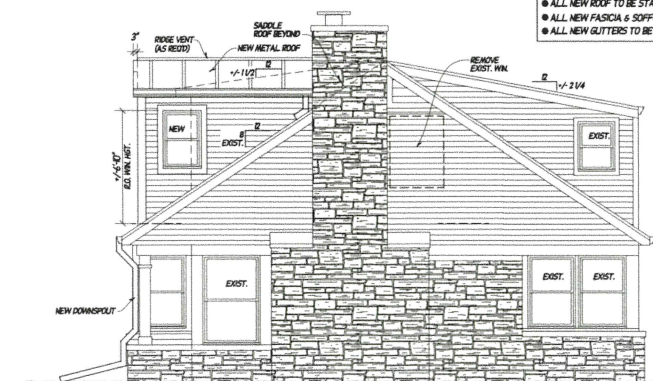
- EXTERIOR MATERIAL NOTES:**
- MATCH EXIST. EXTERIOR HGTS. & TRIM DETAILS.
 - ALL NEW SIDING TO MATCH EXIST. VINYL SIDING W/ 6" VINYL CORNR.
 - ALL NEW TRIM BRDS. TO BE LP SMARTSIDE. (TO MATCH AS REQD)
 - REMOVE & REPLACE ALL EXIST. SHINGLE ROOF.
 - ALL REPLACED SHINGLE ROOF TO BE DIMENSIONAL ASPHALT SHINGLES.
 - ALL NEW ROOF TO BE STANDING SEAM METAL ROOF.
 - ALL NEW FASCIA & SOFFITS TO BE ALUMINUM. (MATCH EXIST.)
 - ALL NEW GUTTERS TO BE SEAMLESS ALUMINUM.



**PROPOSED
FRONT ELEVATION**



**PROPOSED
LEFT ELEVATION**

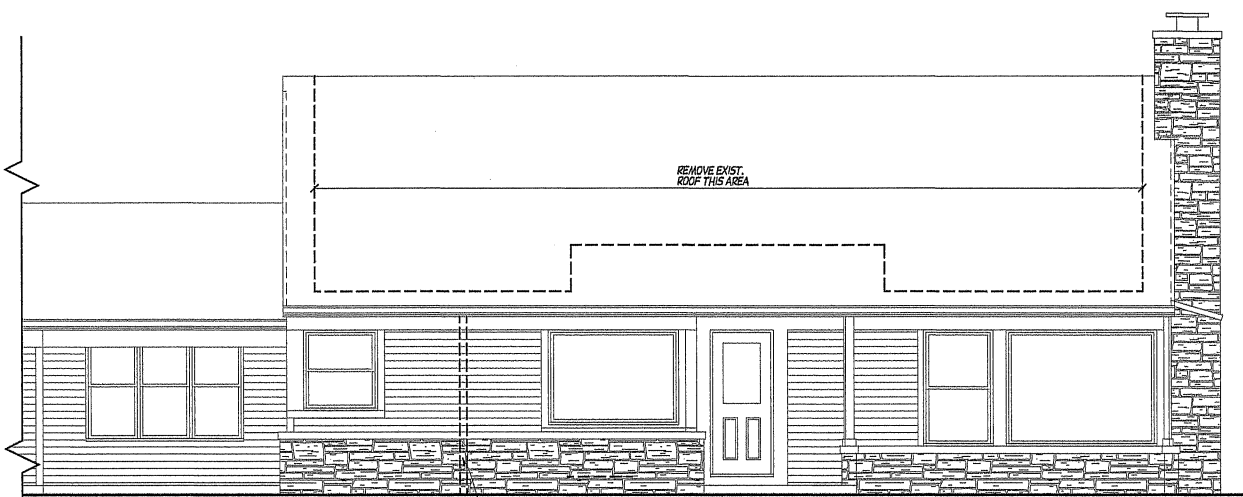


**PROPOSED
RIGHT ELEVATION**

- EXTERIOR MATERIAL NOTES:**
- MATCH EXIST. EXTERIOR HGTS. & TRIM DETAILS.
 - ALL NEW SIDING TO MATCH EXIST. VINYL SIDING W/ 6" VINYL CORNR.
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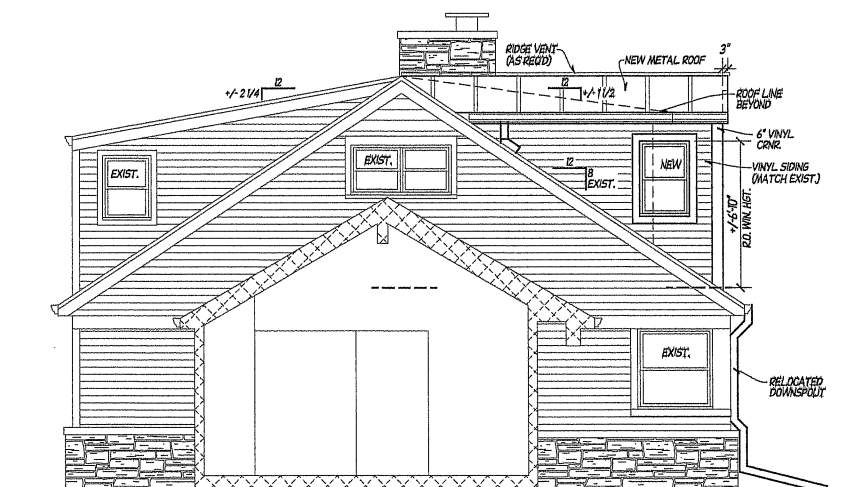


**EXIST.
LEFT ELEVATION**
SCALE: 1/4"=1'-0"



**EXIST.
FRONT ELEVATION**
SCALE: 1/4"=1'-0"

- EXTERIOR MATERIAL NOTES:**
- MATCH EXIST. EXTERIOR HGT'S. & TRIM DETAILS.
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LEFT ELEVATION**
SCALE: 1/4"=1'-0"



**PROPOSED
FRONT ELEVATION**
SCALE: 1/4"=1'-0"

FOX POINT BUILDING BOARD SUBMITTAL - 2 7/21/2026

ARCHITECTURAL
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SERVICES
INC.
www.architecturaldevelopment.com
150 NORTH SUNNY SLOPE RD STE 250
BROOKFIELD, WI 53005
(262) 787-1701

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B. TOM

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ADDITIONAL
REVISIONS

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GT/H

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B. TOM

OWNER & PROJECT LOCATION
MR. & MRS. KIRBY & KELLY CLARK
7203 N. YATES ROAD
FOX POINT, WI 53217

BUILDER
COMPASS CONSTRUCTION
& REMODELING
CONTACT: KATE FLACH
PHONE: (262) 287-1983
EMAIL: KATE@COMPASSWIS.COM

JOB NUMBER
189626-D

SHEET NO.
1 OF 6

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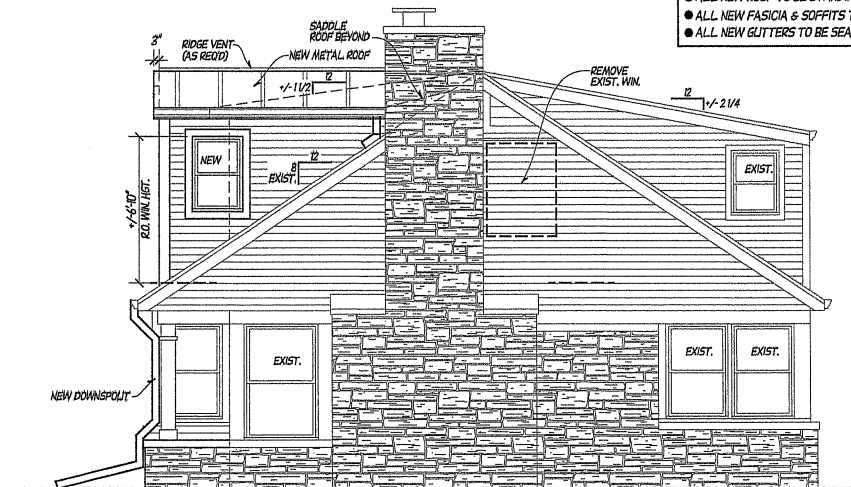


**EXIST.
RIGHT ELEVATION**

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

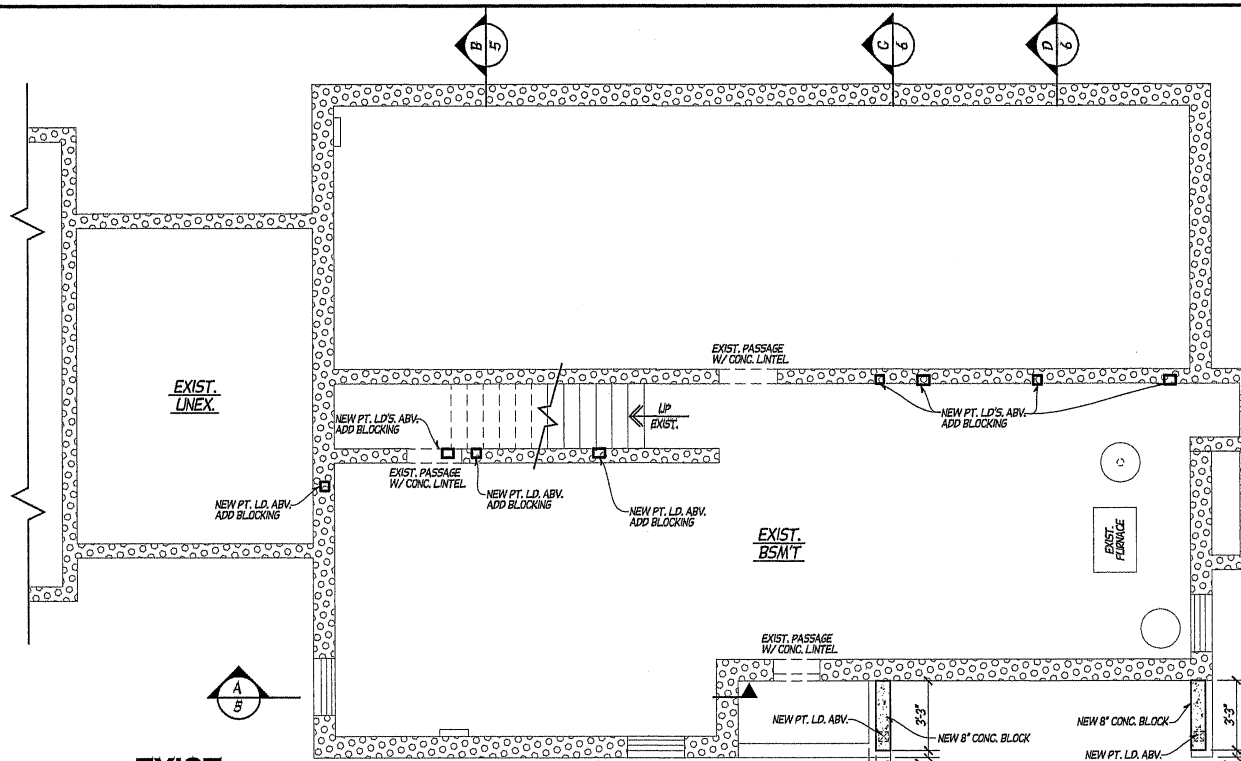
EXTERIOR MATERIAL NOTES:

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**PROPOSED
RIGHT ELEVATION**

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

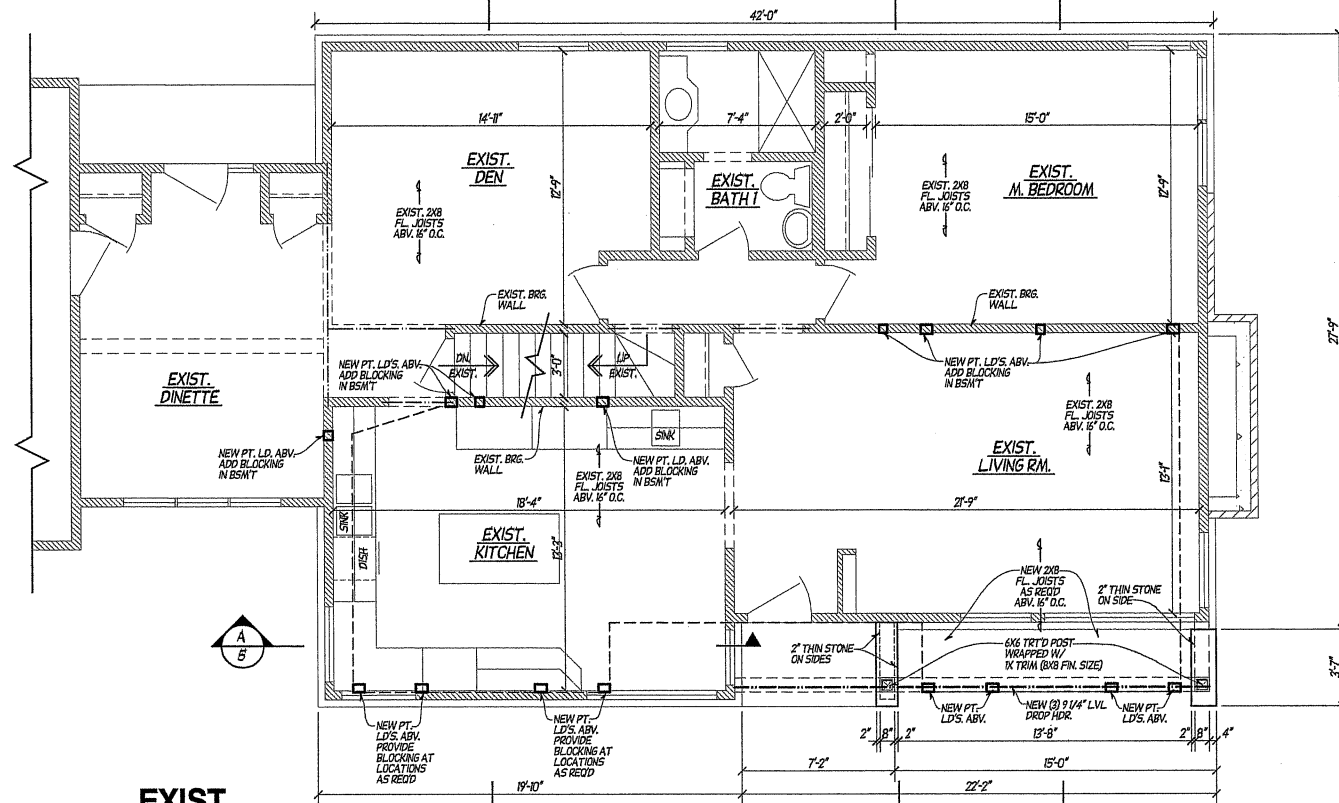


**EXIST.
FOUNDATION PLAN**

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

WALL HATCH LEGEND:

- EXIST. FOUND. WALLS TO REMAIN
- NEW CONC. BLOCK FOUND.



**EXIST.
FIRST FLOOR PLAN**

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

WALL HATCH LEGEND:

- EXIST. STONE VENEER
- EXIST. STILD WALLS TO REMAIN

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OWNER & PROJECT LOCATION
MR. & MRS. KIRBY & KELLY CLARK
7203 N. YATES ROAD
FOX POINT, WI 5307

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ARCHITECTURAL DEVELOPMENT SERVICES, INC.
150 NORTH SUNNY SLOPE RD STE 200
BROOKFIELD, WI 53005
(262) 782-1701
www.architecturaldevelopment.com

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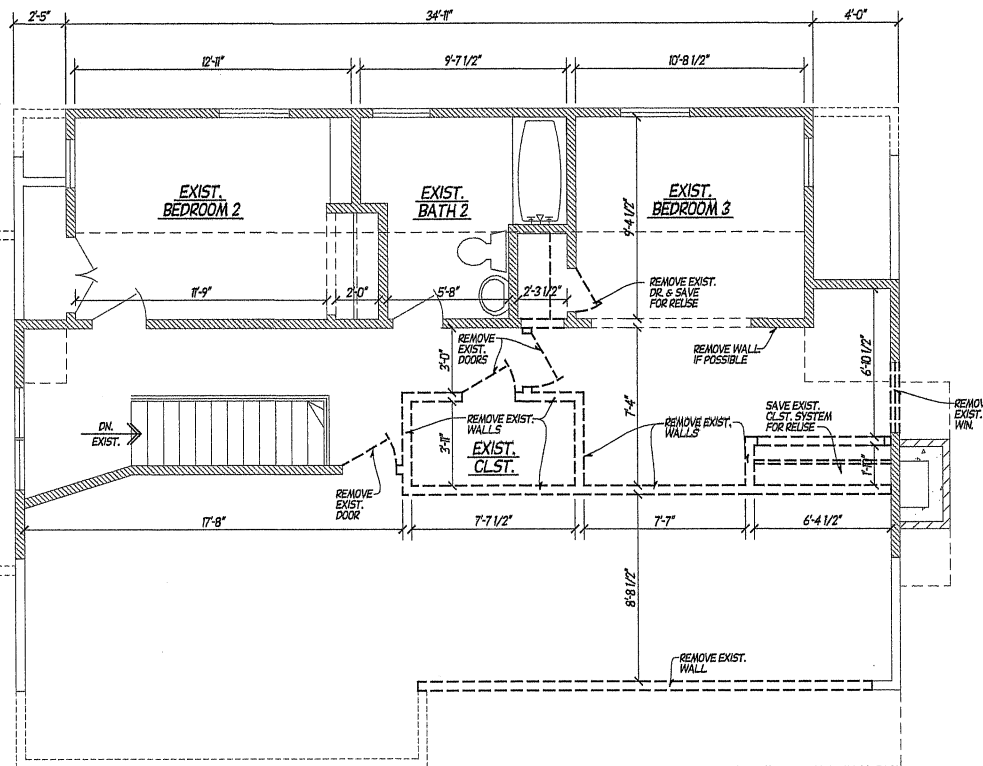
BUILDER

EXIST. / DEMO. SECOND FLOOR PLAN

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

WALL HATCH LEGEND:

- EXIST. WALLS TO BE REMOVED
- EXIST. PARTIAL HGT. STUD WALLS TO REMAIN
- EXIST. STUD WALLS TO REMAIN



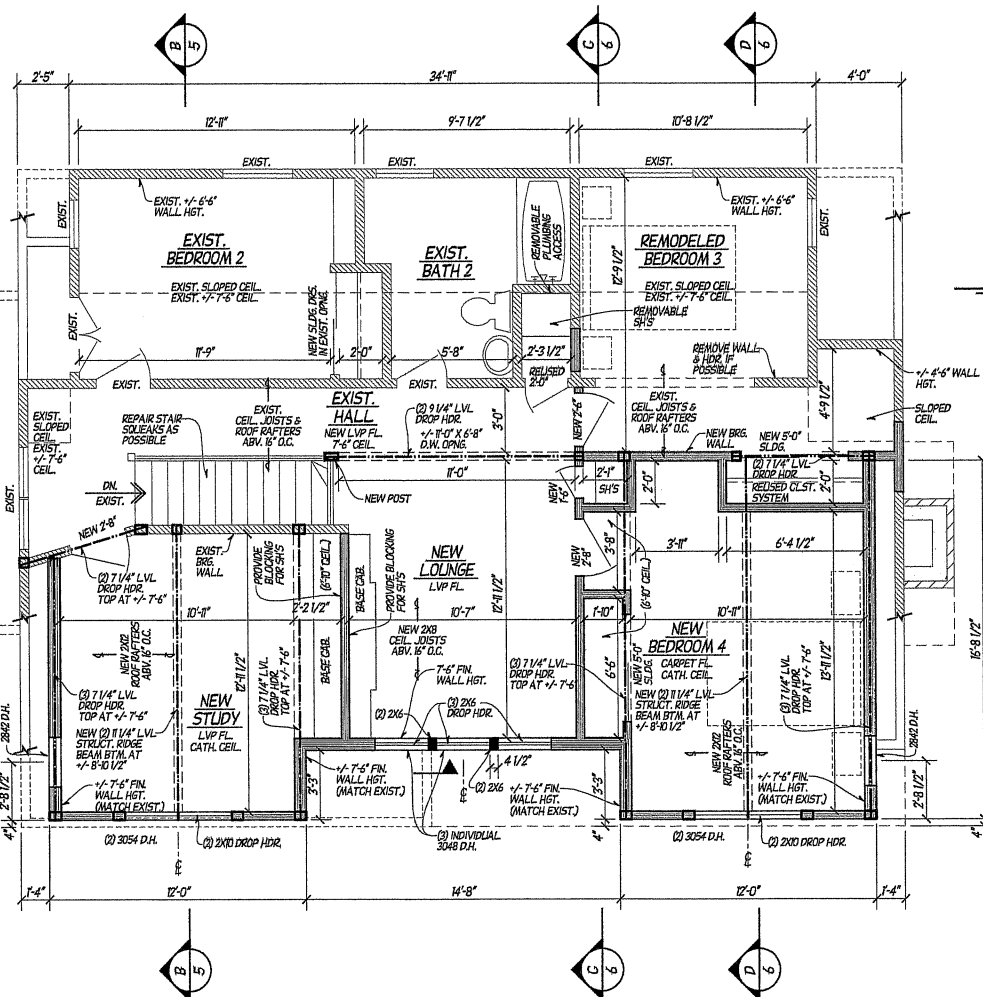
PROPOSED SECOND FLOOR PLAN

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

EXIST. LIVING AREA: 643 SQ. FT.
NEW LIVING AREA: 448 SQ. FT.
TOTAL: 1095 SQ. FT.

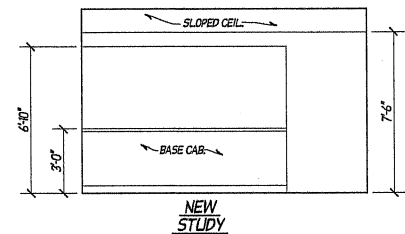
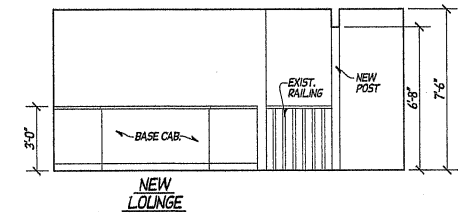
WALL HATCH LEGEND:

- EXIST. PARTIAL HGT. STUD WALLS TO REMAIN
- EXIST. STUD WALLS TO REMAIN
- NEW 2X STUD WALLS



CABINET DETAILS & WALL ELEVATIONS

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



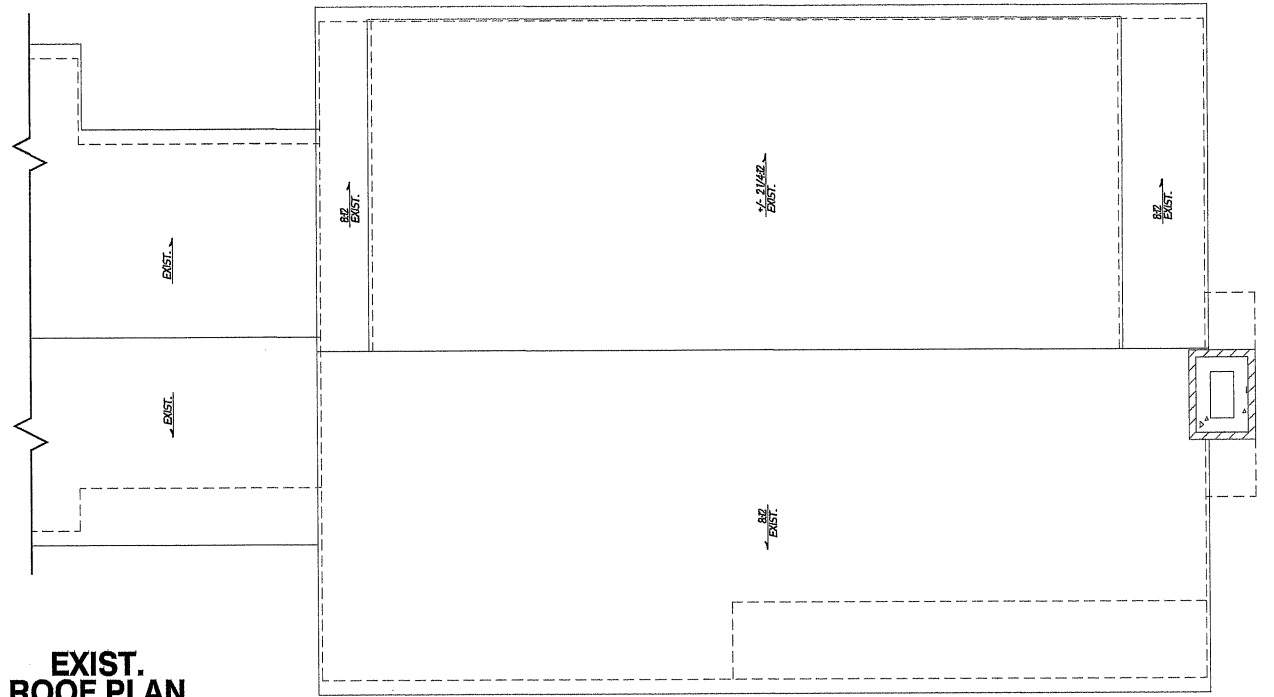
NOTES:

- SECOND FL. WALL HGT'S AS NOTED ON PLAN.
- ALL DIMENSIONS ARE 1/2" FIELD VERIFY & ADJUST AS NEEDED.
- ALL WALL DIMENSIONS REFER TO FINISH WALL SIZES.
- WIN. NOTES:
 - MATCH EXIST. WIN. TYPE (DOUBLE HUNG WHITE VINYL)
 - ALL WINDOW NUMBERS INDICATE APPROX. FRAME SIZE (IN INCHES) 1/2" 1/2" 2" 0. WIN. HGT.
 - ALL WIN. & DR. R.O. HGT'S ARE 1/2" (MATCH EXIST.)
- MATCH EXIST. EXTERIOR HGT'S & TRIM DETAILS.
- ALL INTERIOR DETAILS & TRIM TO MATCH EXIST.
- ALL NEW DOORS TO BE 1/2" 1/2" HGT. (MATCH EXIST. 6 PANEL DR.)
- ALL NEW BASE TO BE MATCH EXIST.
- RELOCATE EXIST. HVAC VENTS & REGISTERS AS REQ'D.
- RELOCATE EXIST. ELECTRICAL AS REQ'D.

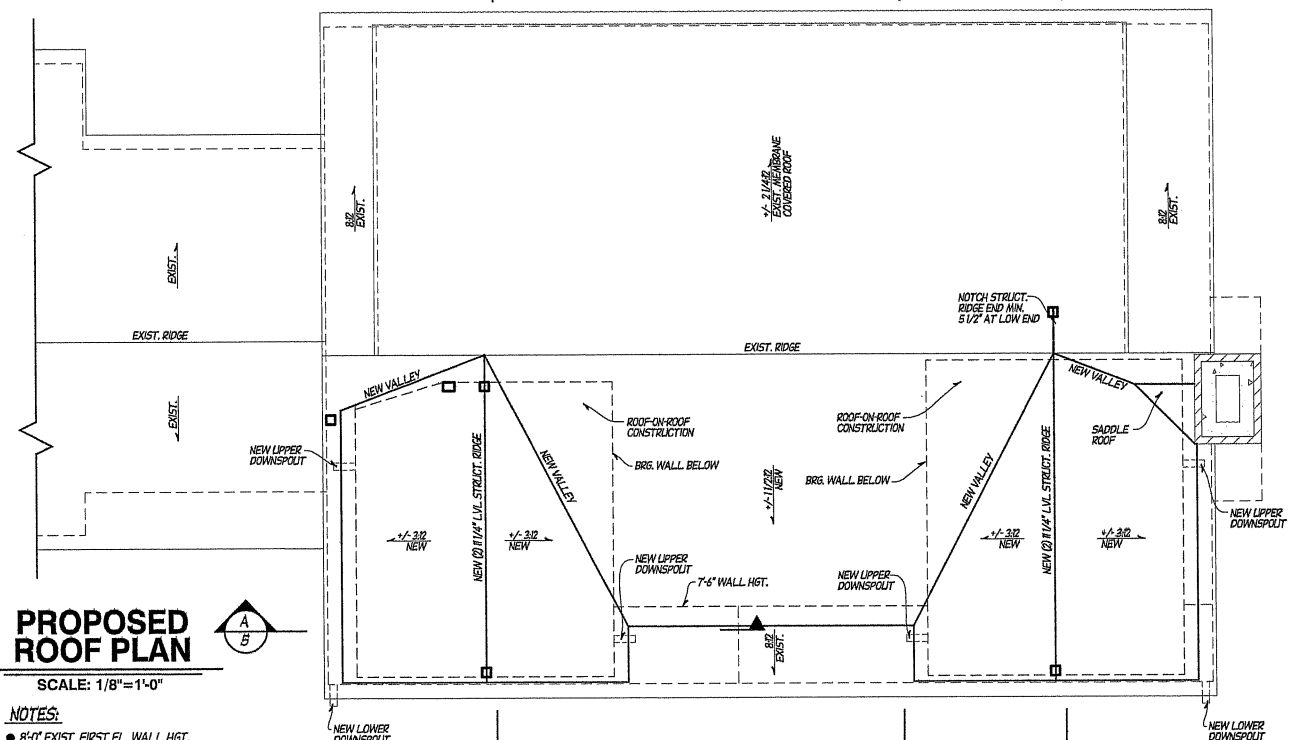
FOX POINT BUILDING BOARD SUBMITTAL - 2 7/21/2026

OWNER & PROJECT LOCATION
MR. & MRS. KIRBY & KELLY CLARK
7203 N. YATES ROAD
FOX POINT, WI 5307

DESIGNED BY	COMPLETION DATE	REVISIONS
B. TOM	NOT COMPLETE	ADD X
DRAWN BY	CHECKED	
G.T.H.	B. TOM	
AD.S ARCHITECTURAL DEVELOPMENT SERVICES INC. WWW.ArchitecturalDevelopmentServices.com 150 NORTH SUNNY SLOPE RD STE 250 BROOKFIELD, WI 53005 (262) 787-1701		
JOB NUMBER		
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3 OF 6		



EXIST. ROOF PLAN
SCALE: 1/8"=1'-0"



PROPOSED ROOF PLAN
SCALE: 1/8"=1'-0"

- NOTES:**
- 8'-0" EXIST. FIRST FL. WALL HGT.
 - 7'-6" NEW SECOND FL. WALL HGT.
 - SUPPORT BRACE ALL RAFTERS, RIDGES, HIPS VALLEYS TO LOAD BEARING WALLS & BEAMS BELOW AS POSSIBLE.
 - □ - BRACING & BEARING POINTS
 - 2 X 10 & 2 X 12 RAFTERS 16" O.C.
 - INSTALL RIDGE VENTS AS REQ'D.
 - INSTALL ICE & WATER SHIELD MEMBRANE AT ALL VALLEYS & DRIP EDGES.
 - ALL REPLACED SHINGLE ROOF TO BE DIMENSIONAL ASPHALT SHINGLES.
 - ALL NEW ROOF TO BE STANDING SEAM METAL ROOF.

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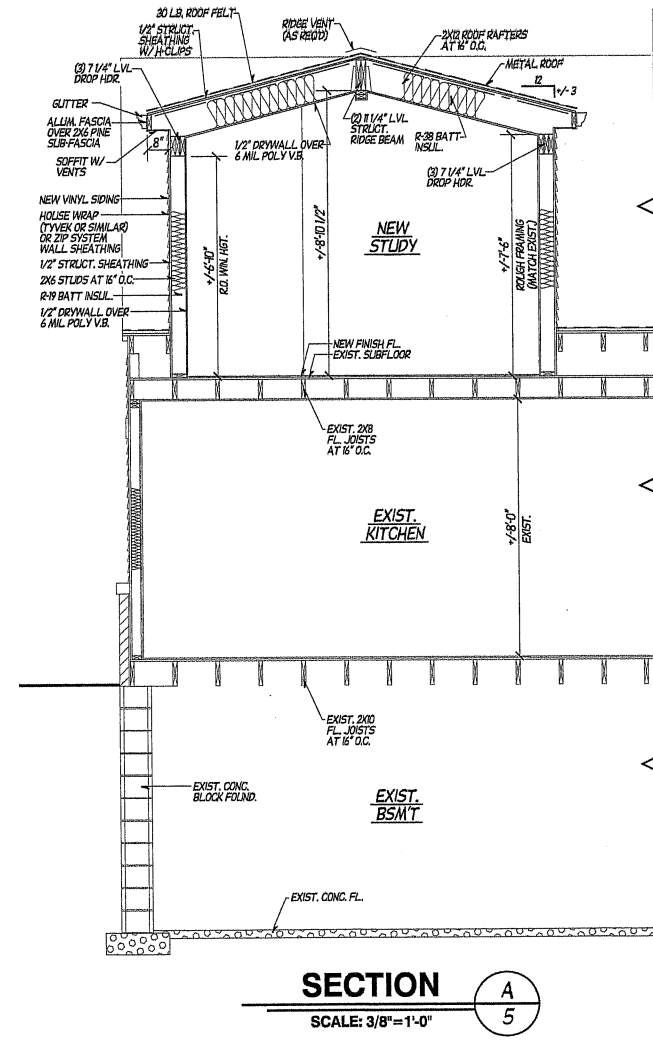
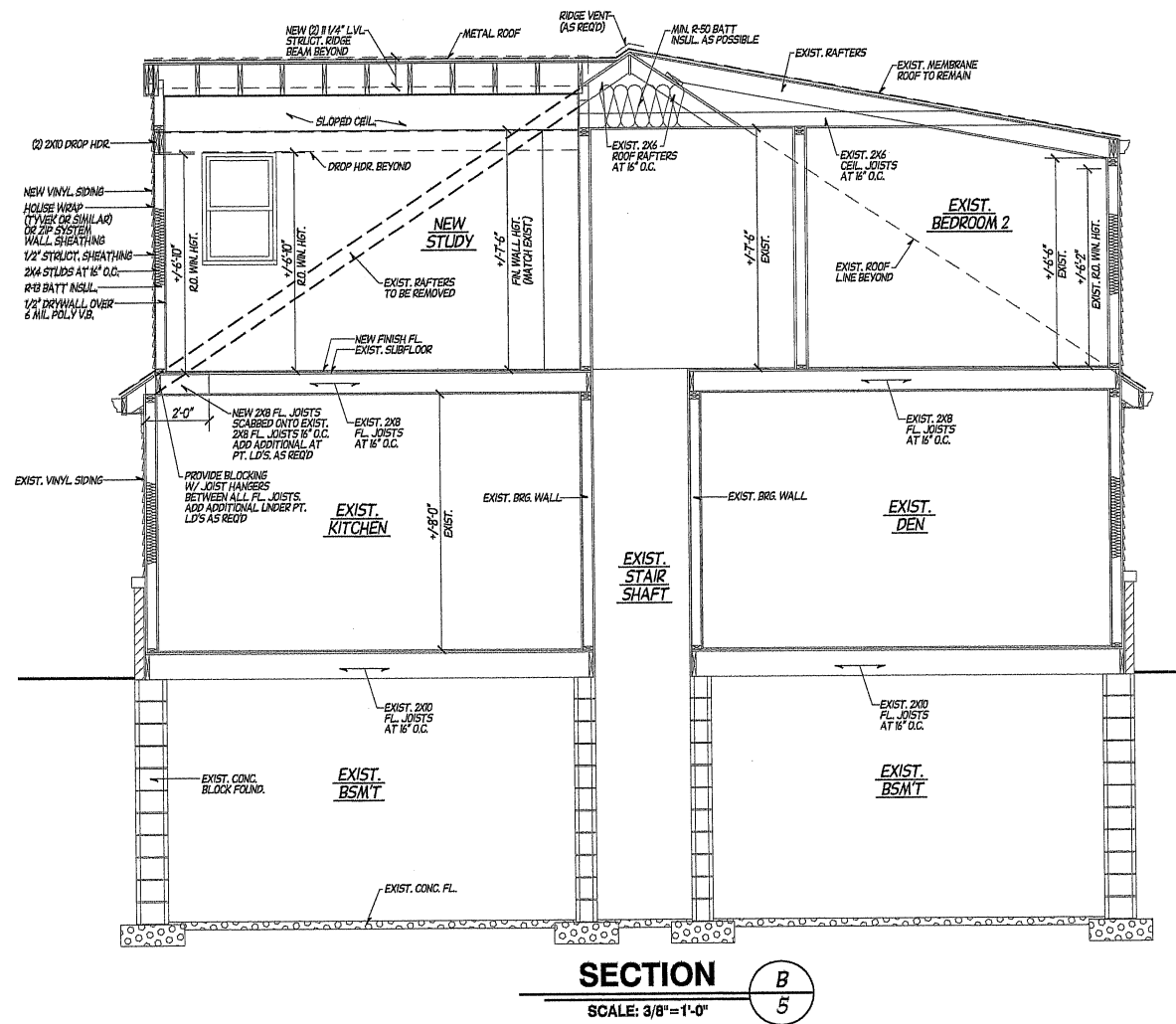
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SHEET NO.
4 OF 6

OWNER & PROJECT LOCATION
MR. & MRS. KIRBY & KELLY CLARK
7203 N. YATES ROAD
FOX POINT, WI 5327

BUILDER



- EXTERIOR MATERIAL NOTES:**
- MATCH EXIST. EXTERIOR HT'S. & TRIM DETAILS.
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FOX POINT BUILDING BOARD SUBMITTAL - 2 7/21/2026

BUILDER

OWNER & PROJECT LOCATION

MR. & MRS. KIRBY & KELLY CLARK
7233 N. YATES ROAD
FOX POINT, WI 5327

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COMPLETION DATE
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ADDITIONAL REVISIONS

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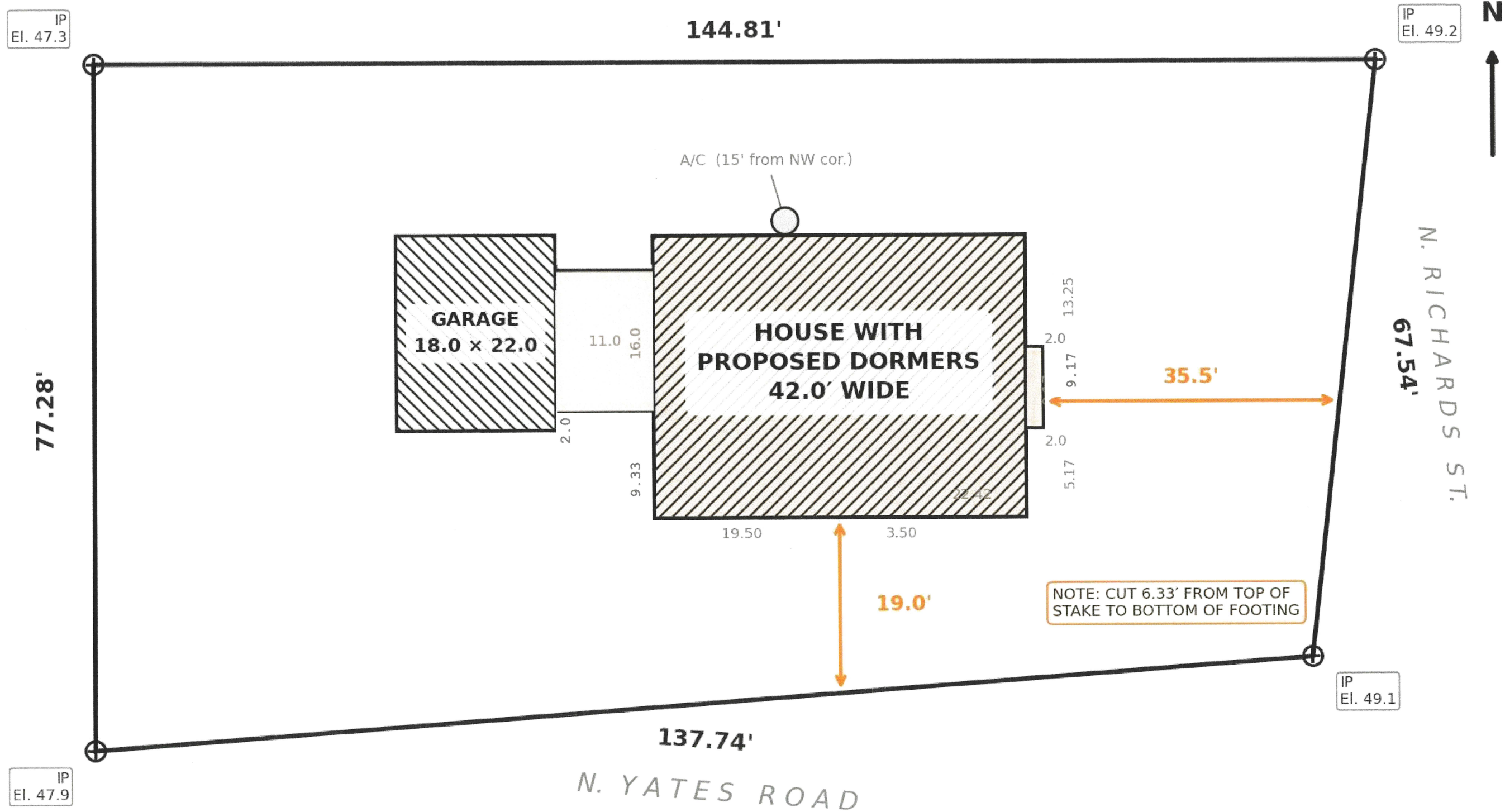
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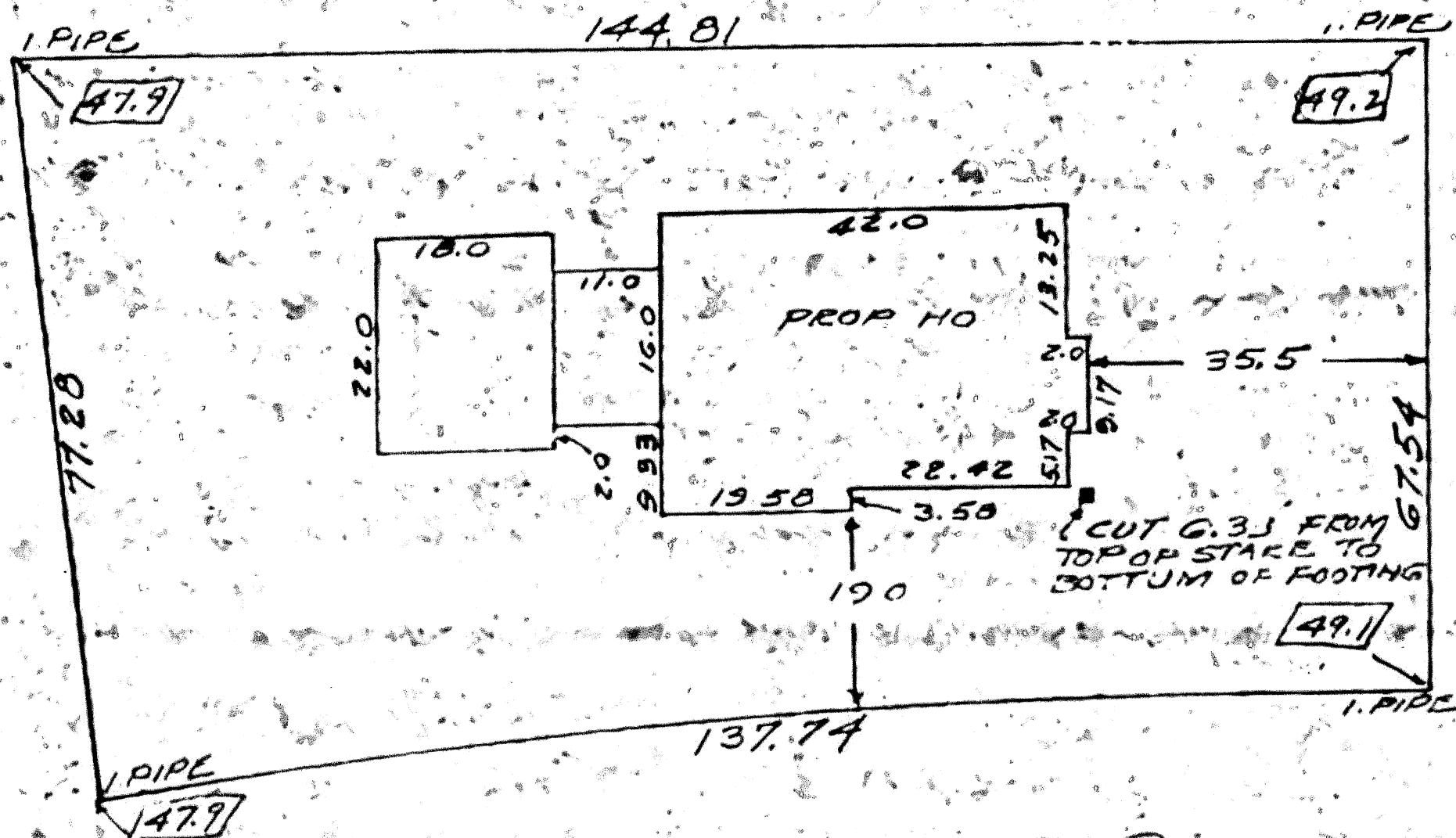
ADDITIONAL REVISIONS

ADDITIONAL REVISIONS



LEGEND

IP = iron pipe found
 El. = elevation at pipe
 Hatched = building footprint



N. YATES ROAD

N. RICHARDS ST.









8-22-09-9-0054

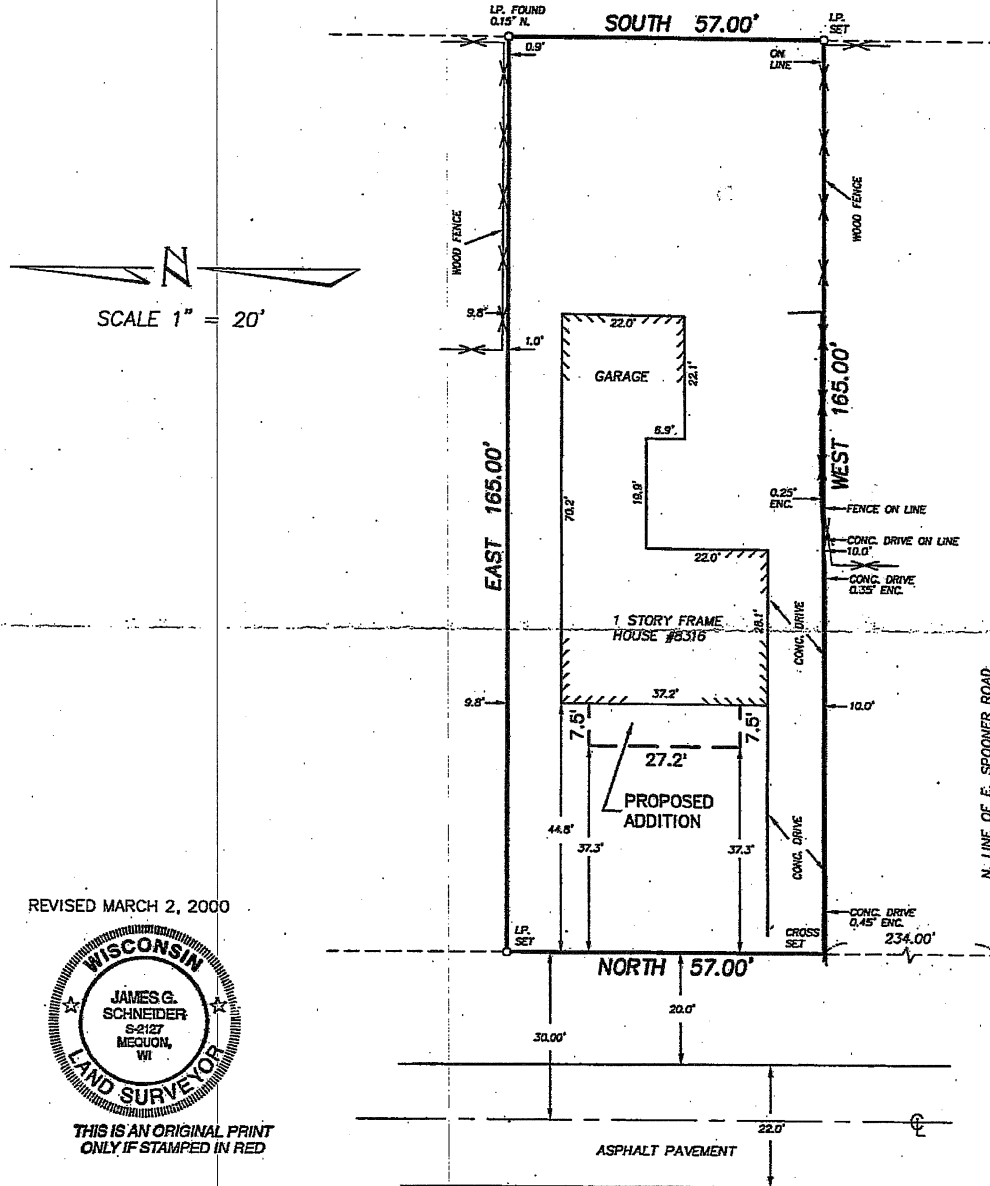
PLAT NO. LS-1196

NORTH SHORE ENGINEERING, INC.
 Consulting Engineers & Land Surveyors
 11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
 (262) 241-9400 • FAX: (262) 241-5337

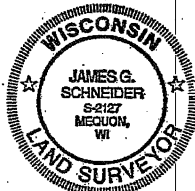
PLAT OF SURVEY

Prepared For: Mary Waller

Property Description: Lot 21 in Block 6 of Fox Point Gardens, a subdivision of a part of the Southwest 1/4 of Section 9, Town 8 North, Range 22 East, in the Village of Fox Point, Milwaukee County, Wisconsin.



REVISED MARCH 2, 2000



THIS IS AN ORIGINAL PRINT
 ONLY IF STAMPED IN RED

N. REGENT ROADSURVEY CERTIFICATE

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

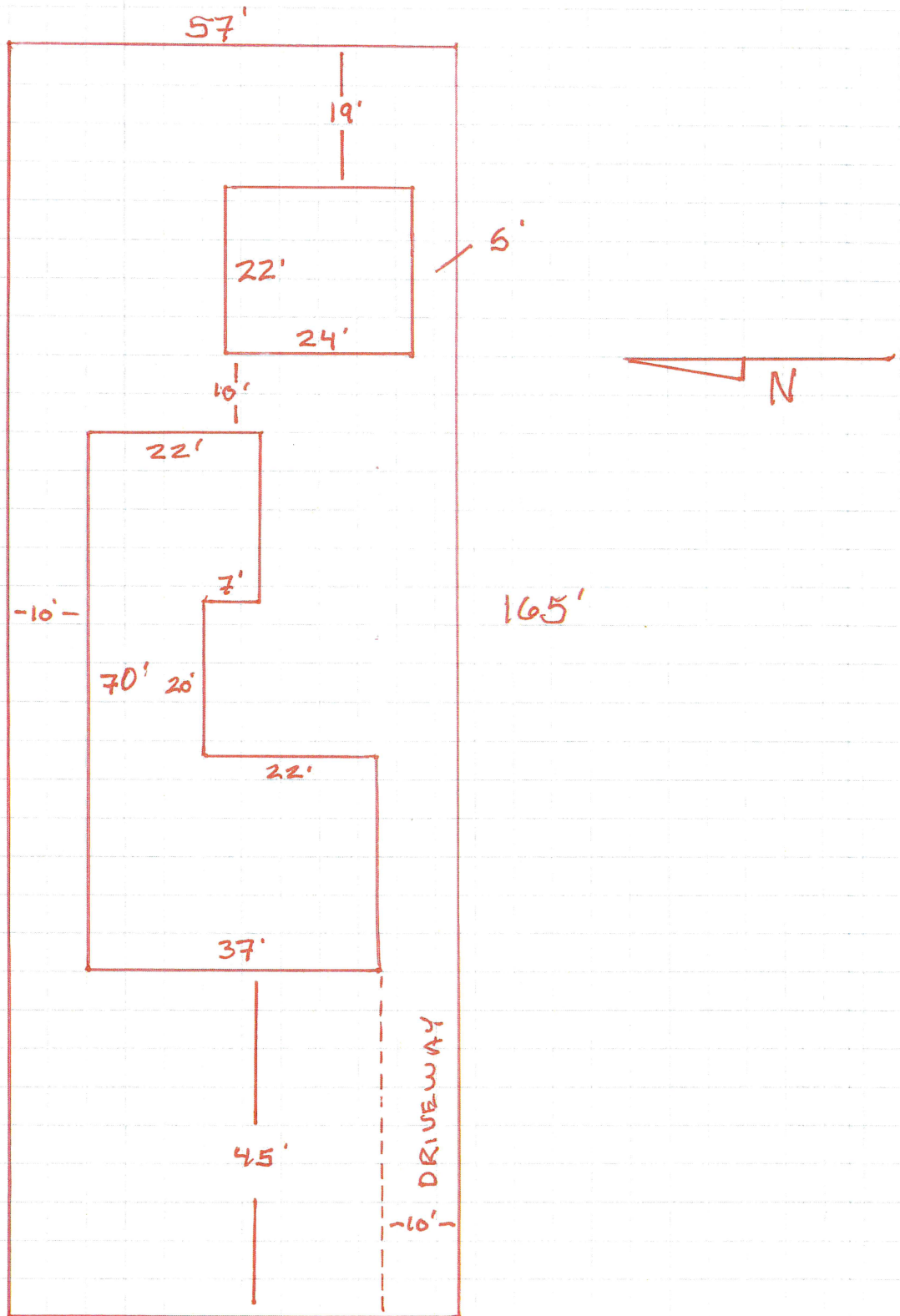
This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto within one (1) year from date hereof.

Dated at Mequon, Wisconsin. this 24th day of February, 2000

Recertified _____ Surveyor [Signature]

C:\Drawings\SURVEYS\LS-1196.dwg Thu Mar 02 13:03:35 2000

WILLIAMS 8316 N. REGENT RD SITE PLAN



SCALE: 1" = 20'

Open Area Calculation

Lot dimensions $57' \times 165' = 9405 \text{ sq ft}$

New garage dimensions $24' \times 22' = 528 \text{ sq ft}$

House footprint = 2036 sq ft

Driveway $10' \times 32' = 320 \text{ sq ft}$

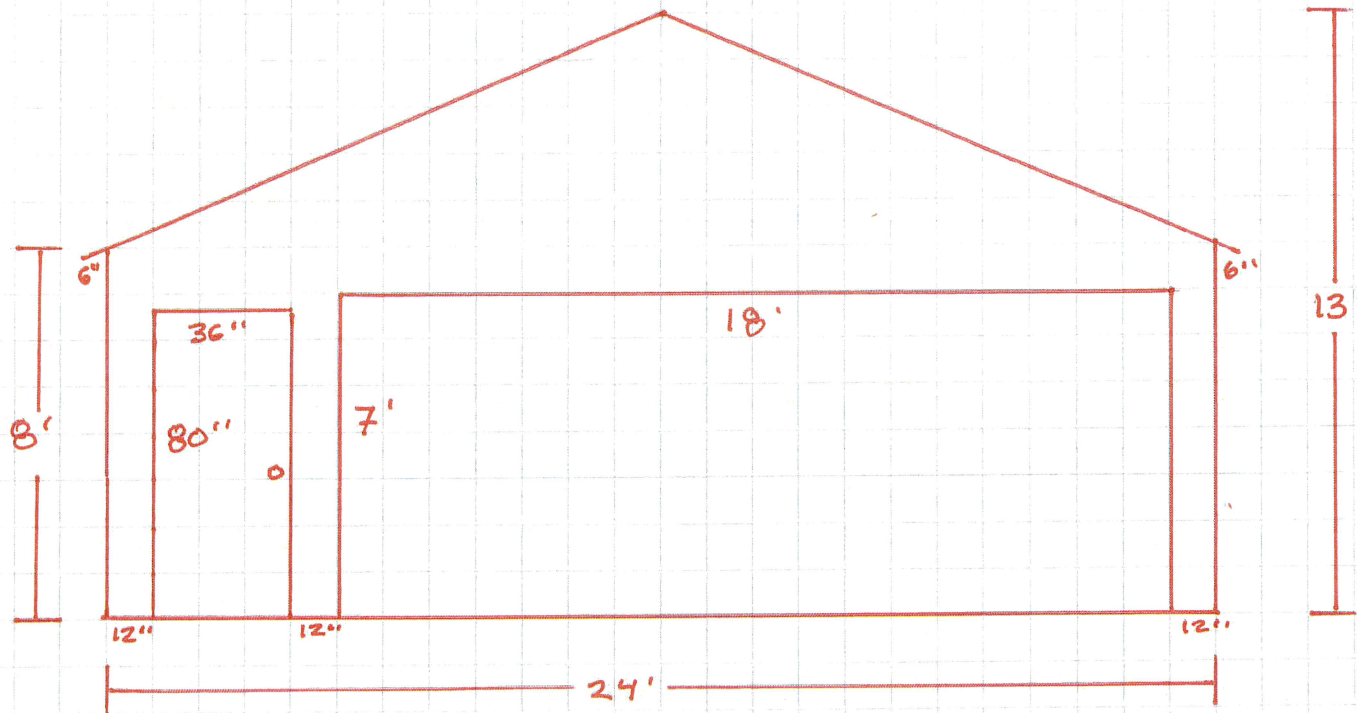
Total impermeable = 2884 sq ft

2884 divided by 9405 = 30.66%

Open Area = $1 - .3066 = .6934$ or 69.34%

WILLIAMS 8316 N REGENT RD

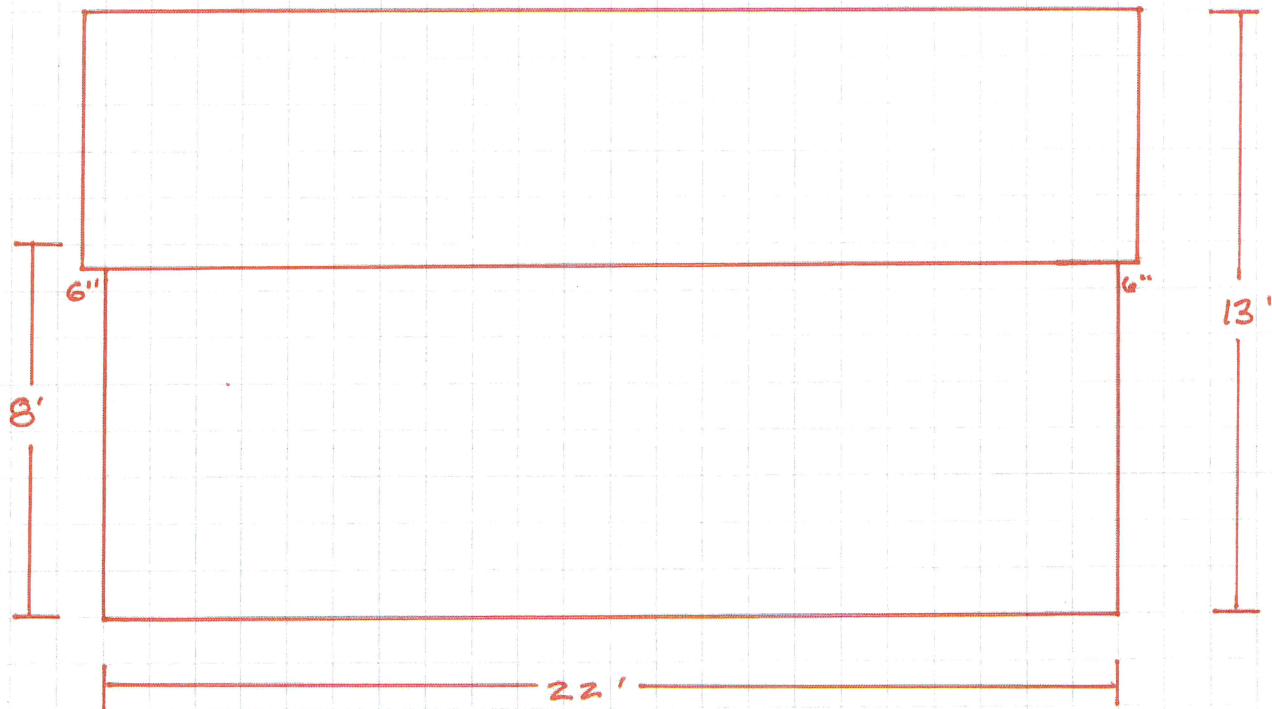
4/12 PITCH



FRONT ELEVATION

SCALE: $\frac{1}{4}" = 1'$

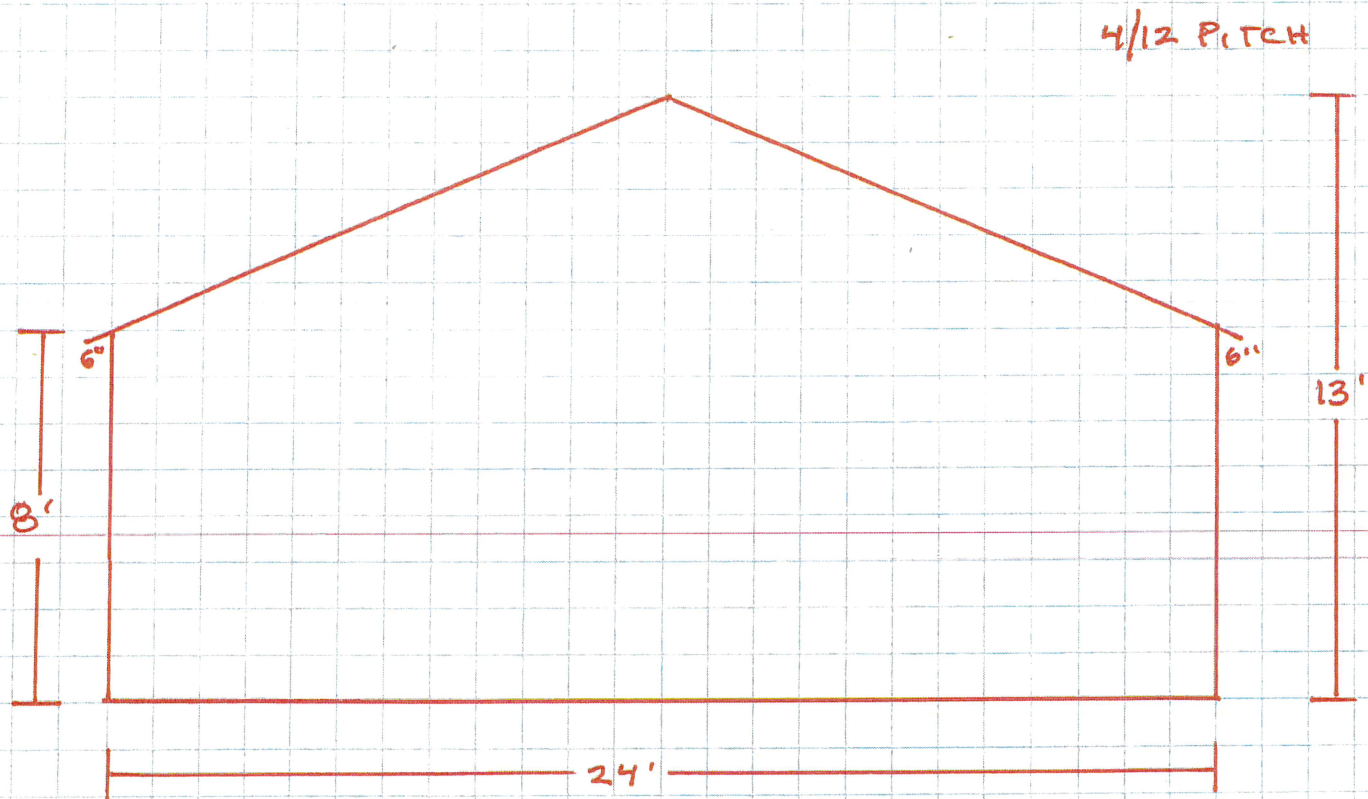
WILLIAMS 8316 N. REGENT RD



RIGHT SIDE ELEVATION

SCALE: $\frac{1}{4}" = 1'$

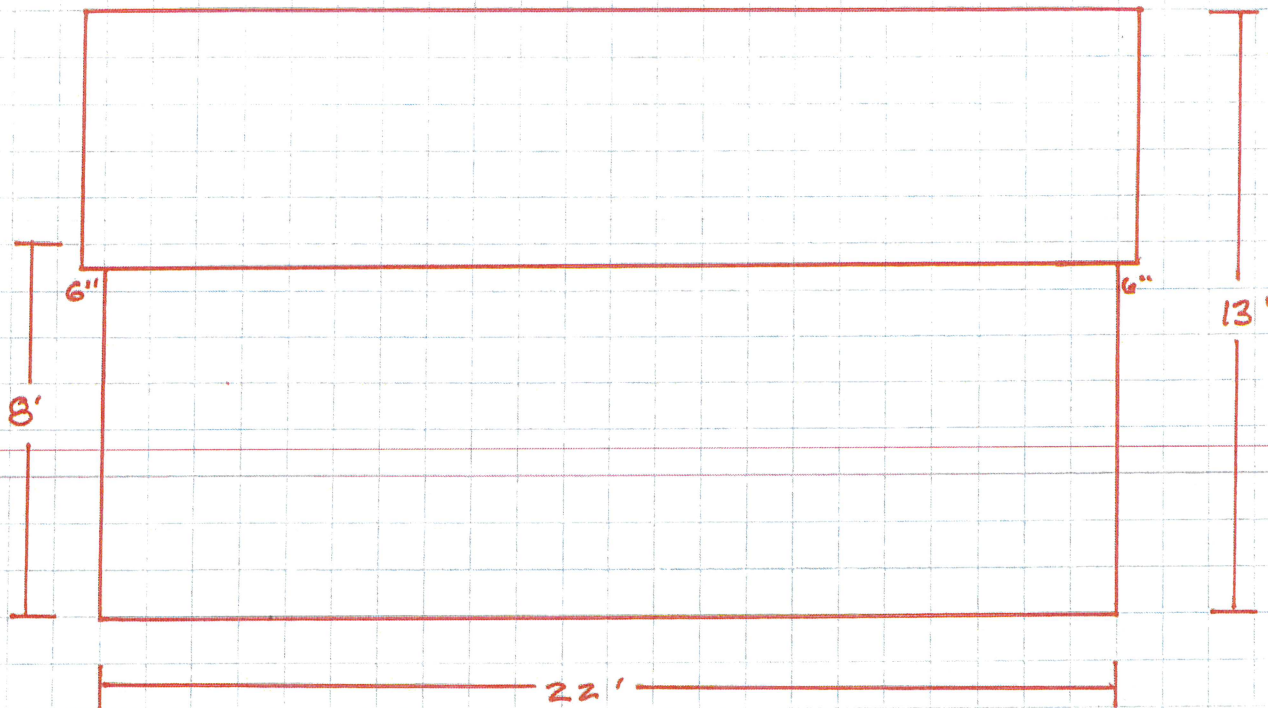
WILLIAMS 8316 N REGENT RD



REAR ELEVATION

SCALE: $\frac{1}{4}" = 1'$

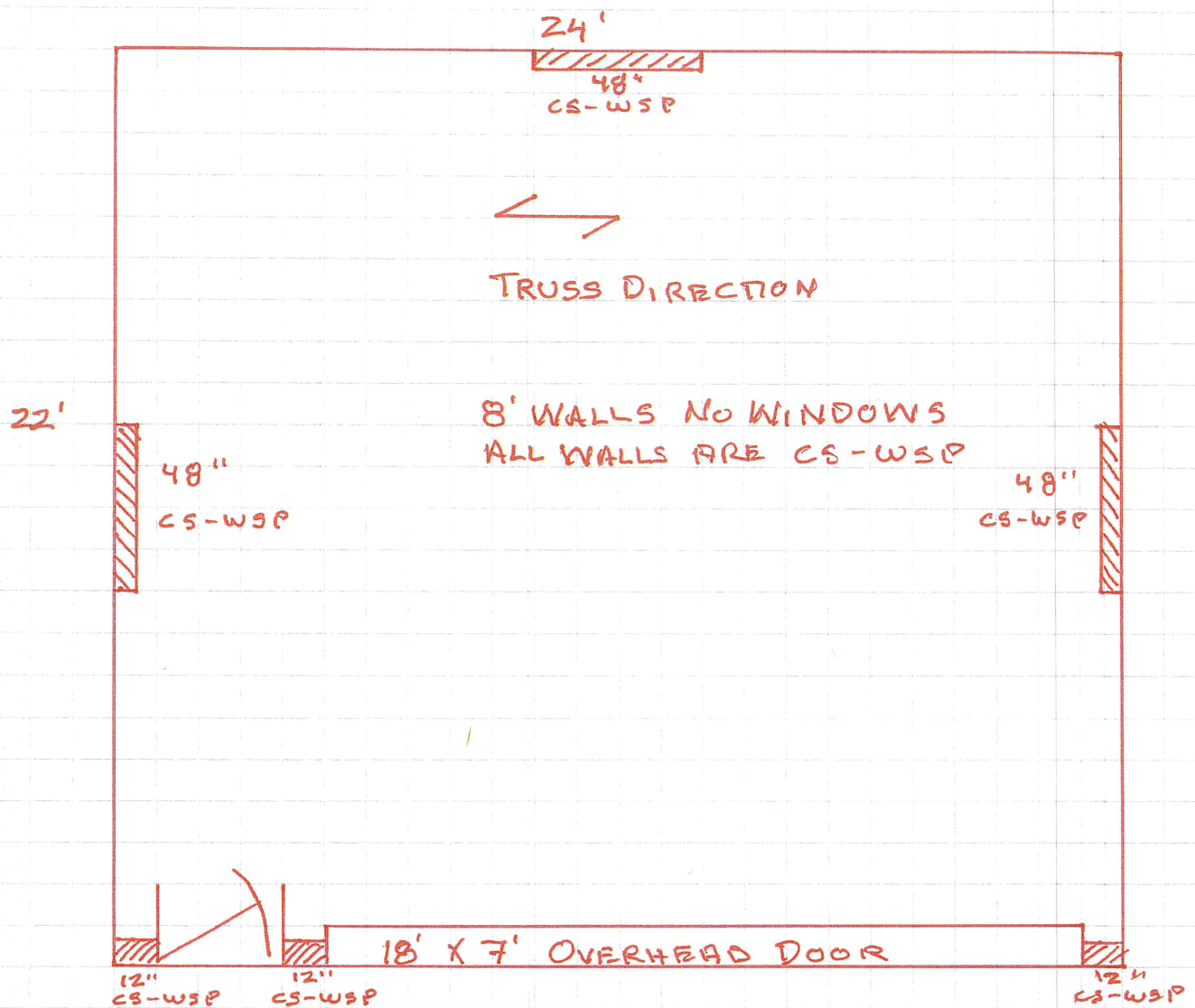
WILLIAMS 8316 N. REGENT RD



LEFT SIDE ELEVATION

SCALE: $\frac{1}{4}'' = 1'$

WILLIAMS 8316 N REGENT RD FLOOR + BRACING PLAN



7' OPENING PER TABLE H (INTERPOLATED) = 36"
WE WILL PORTAL FRAME THE ENTIRE WIDTH

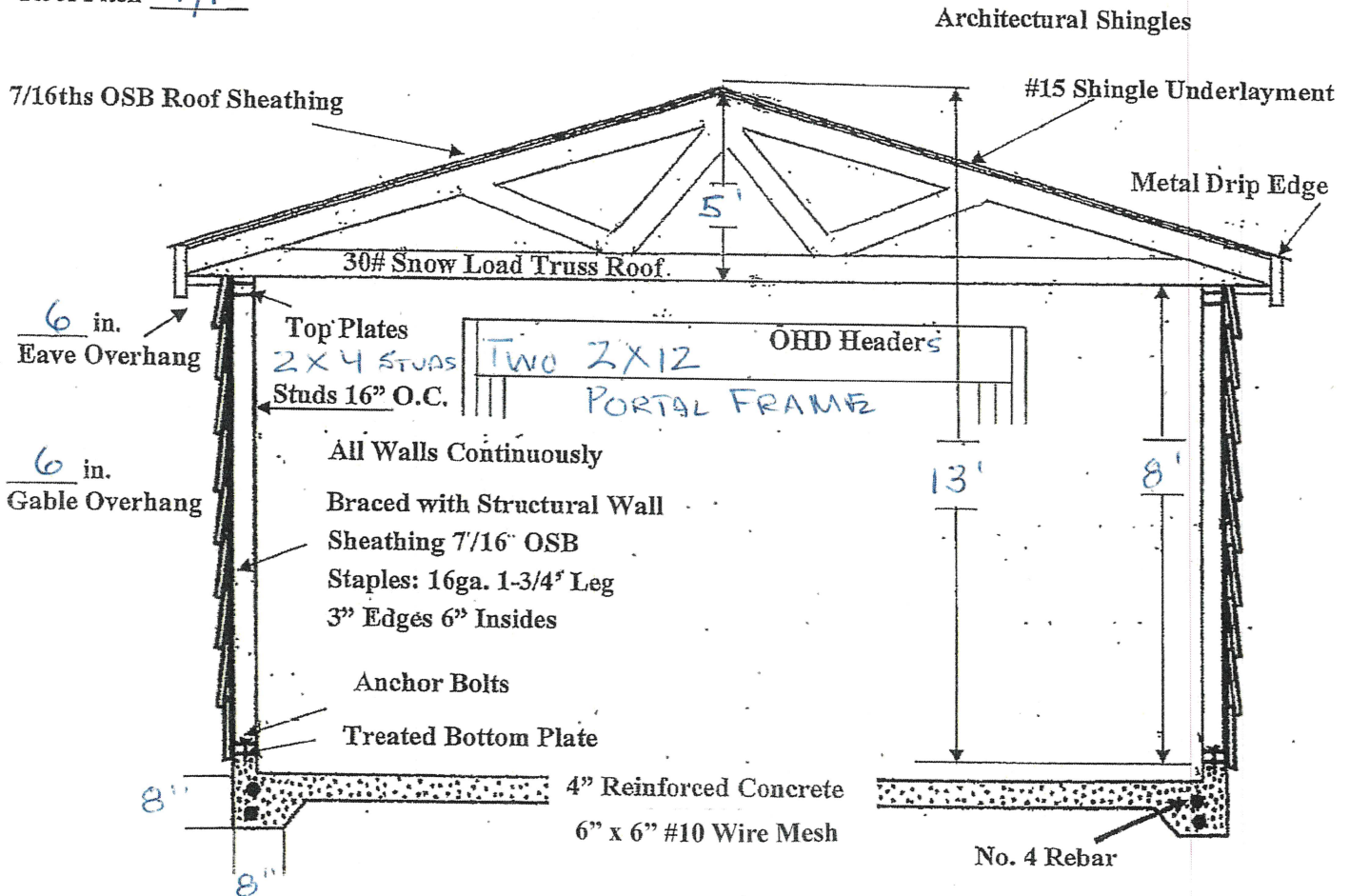
SCALE: $\frac{1}{4}" = 1'$

AMERICAN GARAGE BUILDERS

Wisconsin Dwelling Contractor Certification ID# 080200071

Wisconsin Dwelling Contractor Qualifier ID# 2649

Roof Pitch 4/12



Building Size: Gable 24' Eave 22'

Property Owner MARY WILLIAMS

Job Site Address 8316 N. REGENT RD

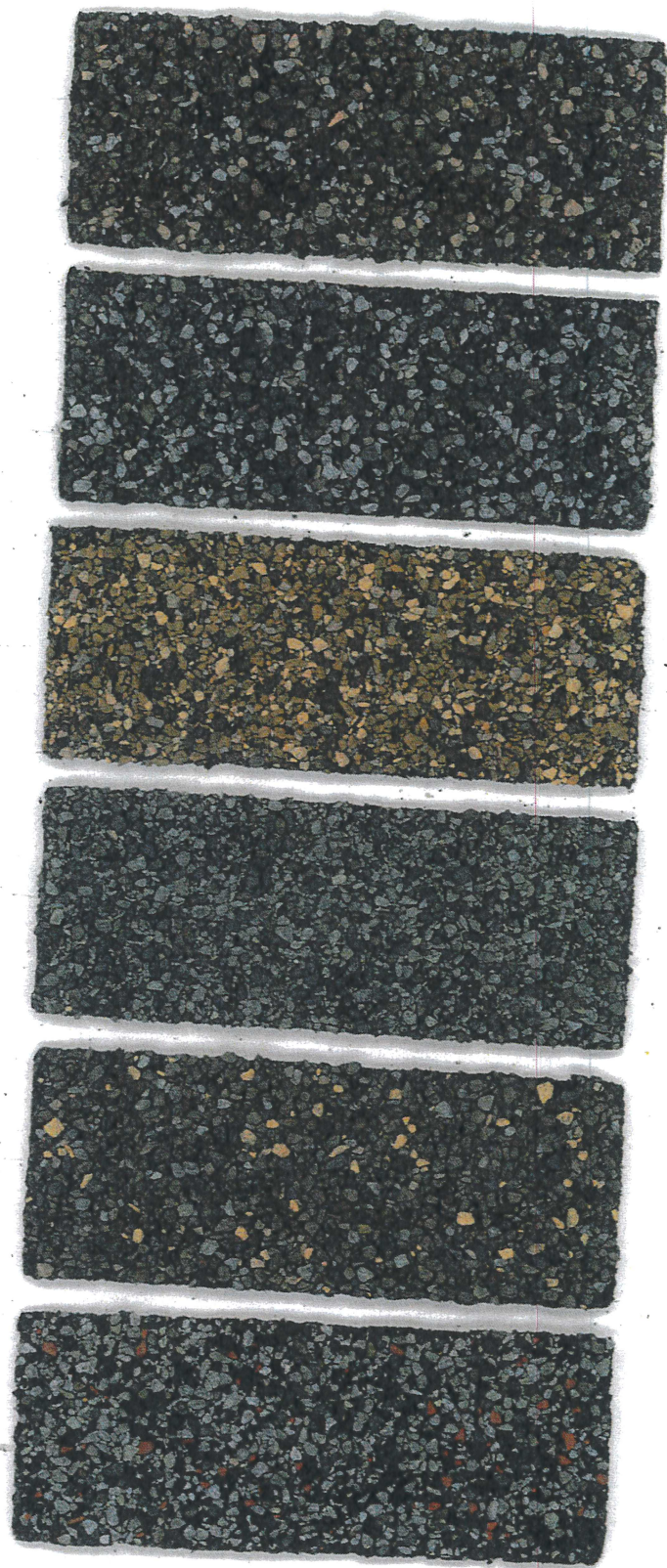
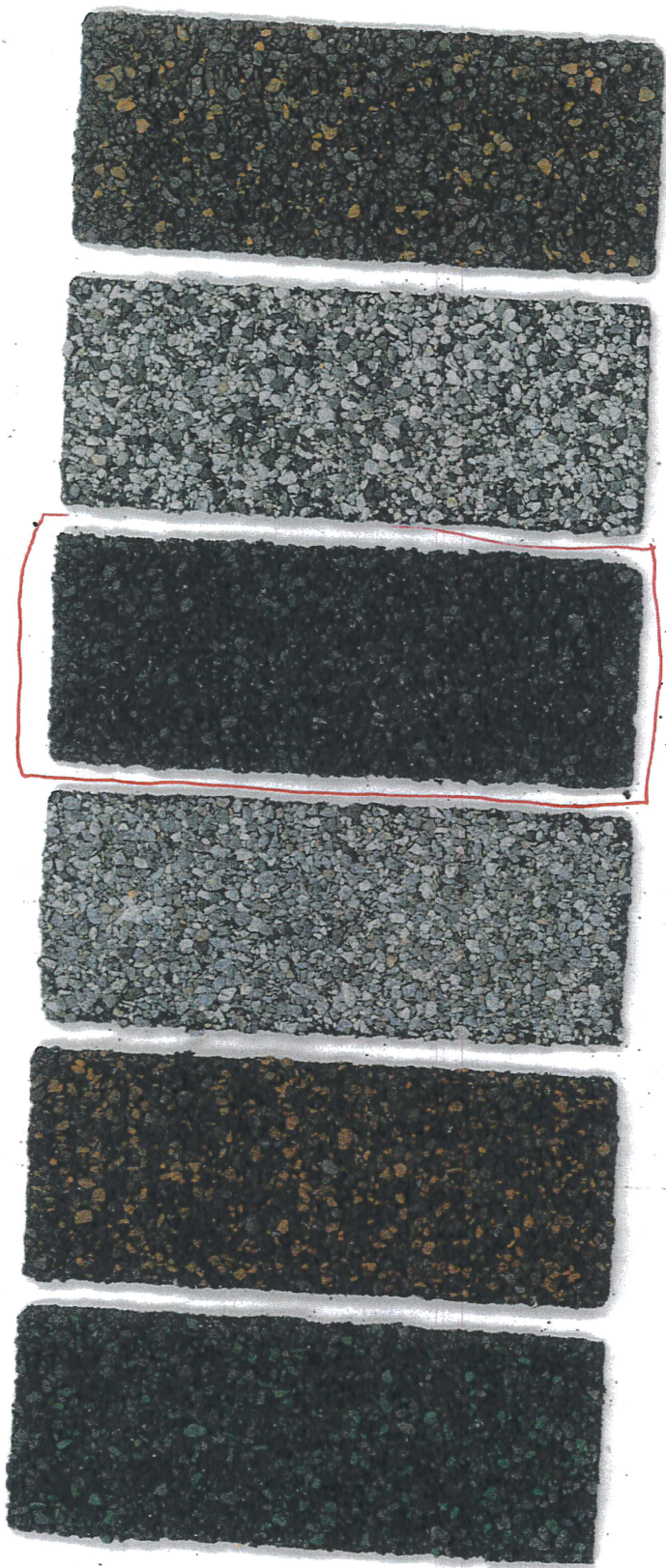
City FOX POINT State WI Zip 53217

Revised 5/2026

8316 N. Regent Rd. Material

Detached Garage Materials

- All framing material is #1/#2 lumber for the walls, trusses, rakes, eaves
- Walls are 2 x 4 studs with 7/16" OSB and house wrap
- All fascia, soffits are aluminum
- Windows are vinyl frames
- Roof consists of 7/16" OSB, black felt, GAF Timberline HDZ Charcoal shingles
- Siding is Mastic Ovation 4/4 Classic Cream

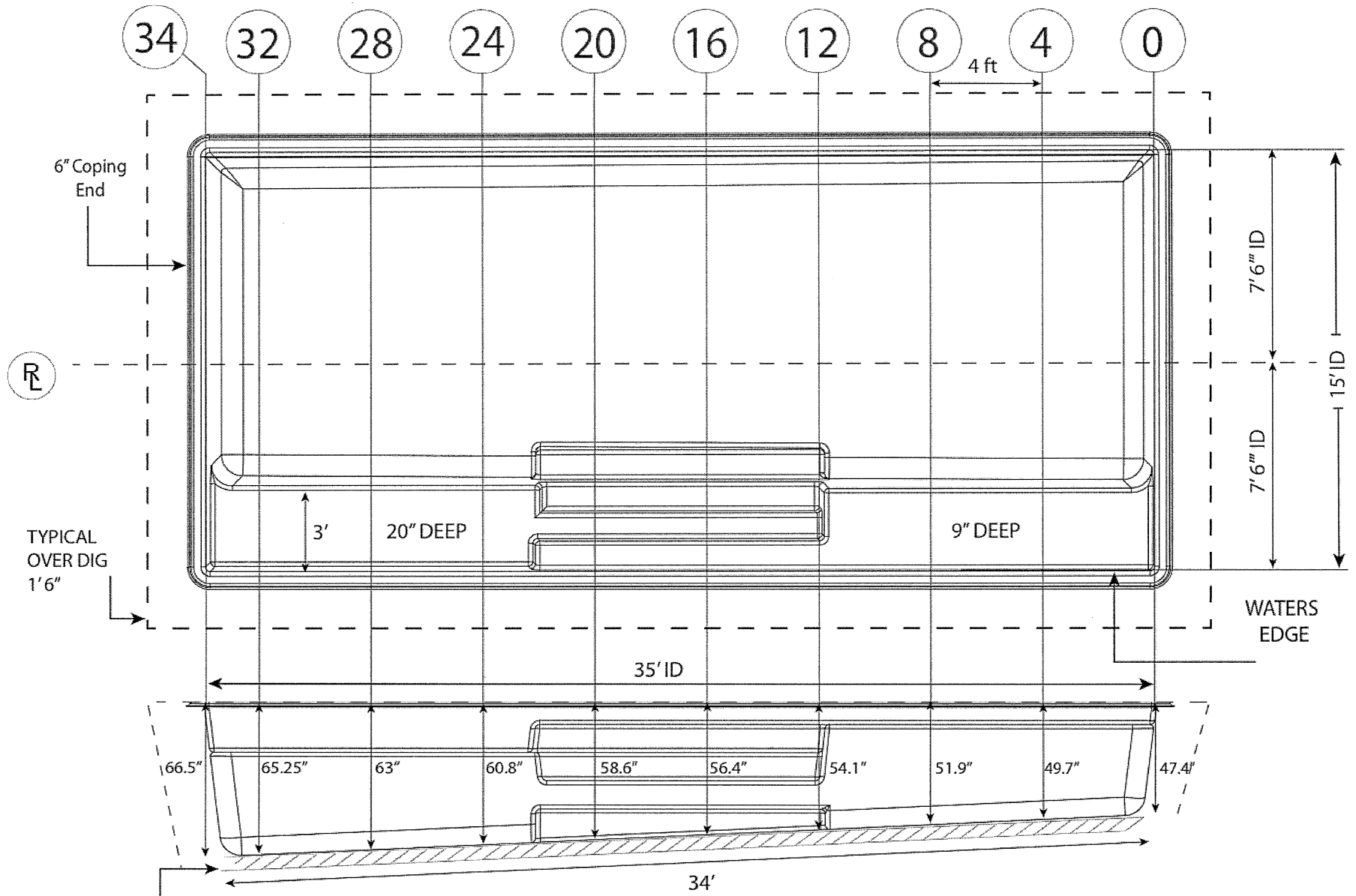


GAP CHARCOAL

MASTIC OVATION

4/4

CLASSIC CREAM



4" SANDBED

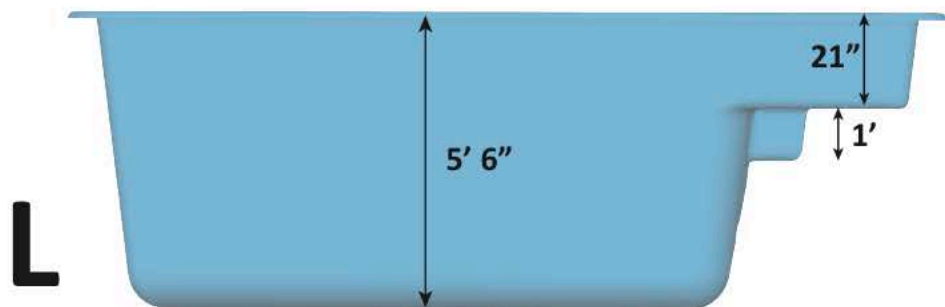
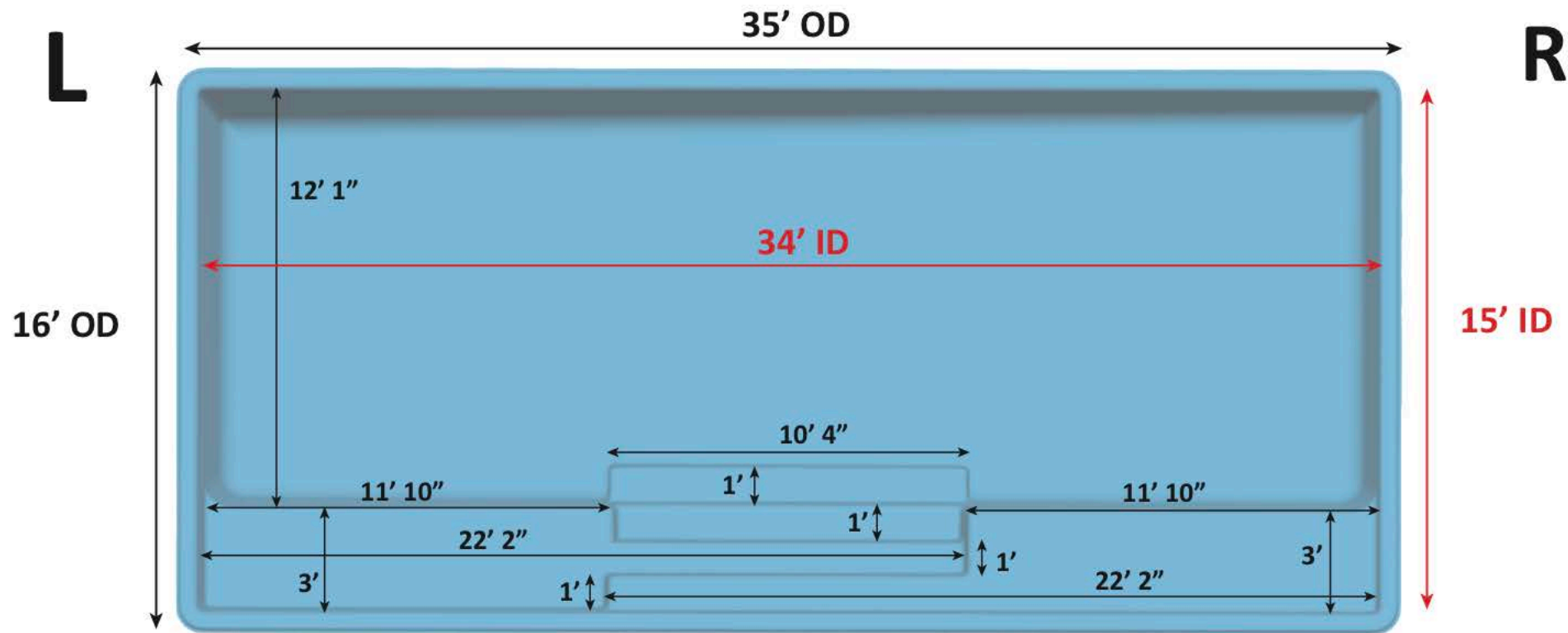
Surface Area: 526.25 Sq. ft
Volume: 14,532 Gal.

Perimeter: 98.7 Lin. ft.
Shell Weight: 2,350 lbs.

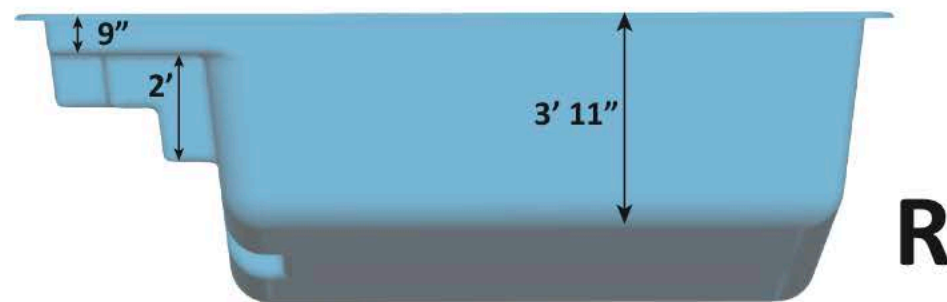
Grand Manhattan DigPlan	
SCALE 1:12	
Gonzalo	REVISION 01

Over Head View

GRAND MANHATTAN V2 - 03-13-25 - REVISION 01



Deep End View



Shallow End View

Surface Area: 526.25 Sq. ft.
Perimeter: 98.7 Lin. ft.
Volume: 14,532 Gal.
Per sect. 8.1, surfaces that provide
footing have slip resistant surfaces.
All measurements are averages.

USA Specifications



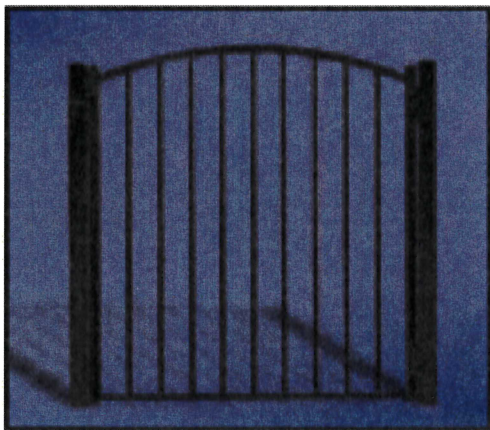












POOL GATE

(with arch option)

Gate Heights: 3220 - 48"; 3233 - 55"
3230 - 55"

Gate Widths: 36", 42", 48", 60"*, 72"*

Gate Rails: 1 $\frac{1}{8}$ " (.125") w x 1" (.170") h

Side Rails: 1 $\frac{1}{2}$ " x 1 $\frac{1}{2}$ " (.125")

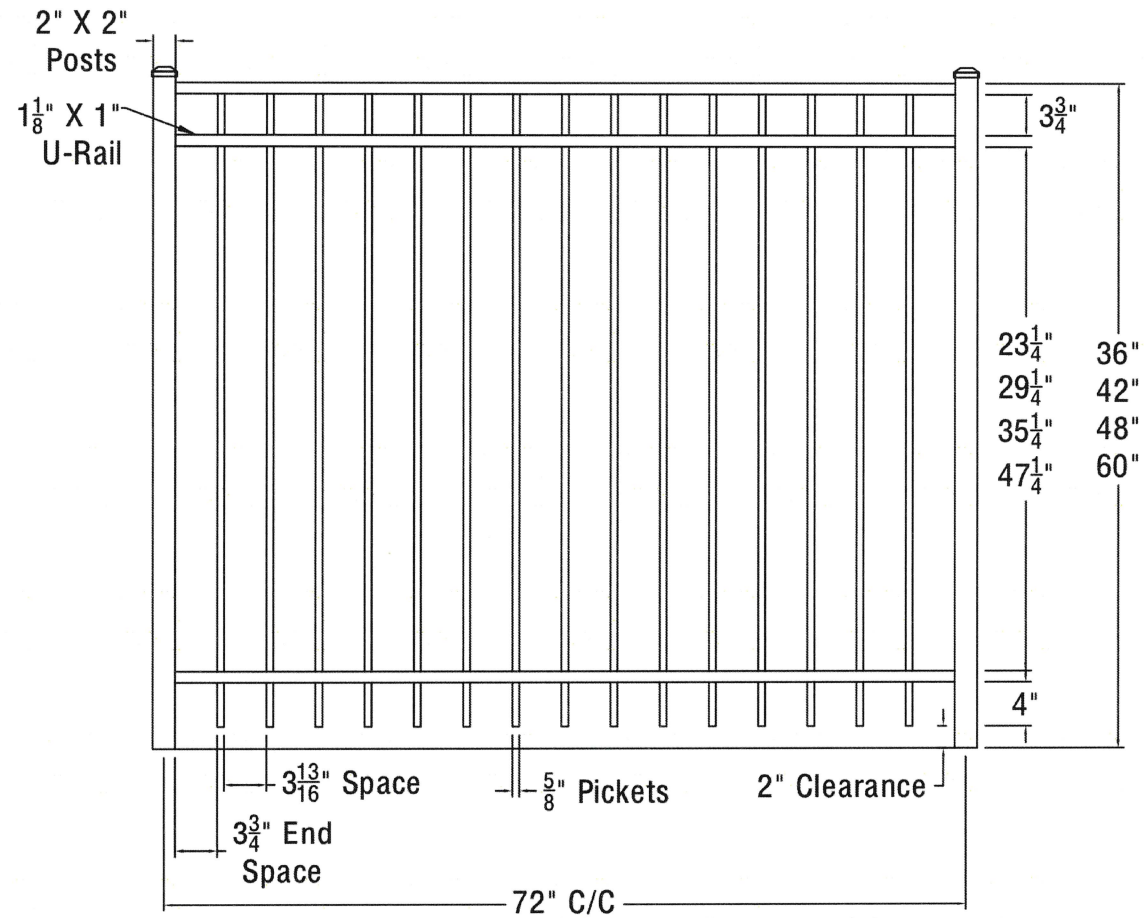
Pickets: $\frac{5}{8}$ " x $\frac{5}{8}$ " (.045")

Picket Spacing: Less than 4" (Divided Evenly to
Reach Equal End Spacing)

Gate Options: Single Arch,
Continuous Arch (for Double Gates)
Designer Arch (for Double Gates over 6' Wide)

* Includes Bracing on Corners.

1 of 1



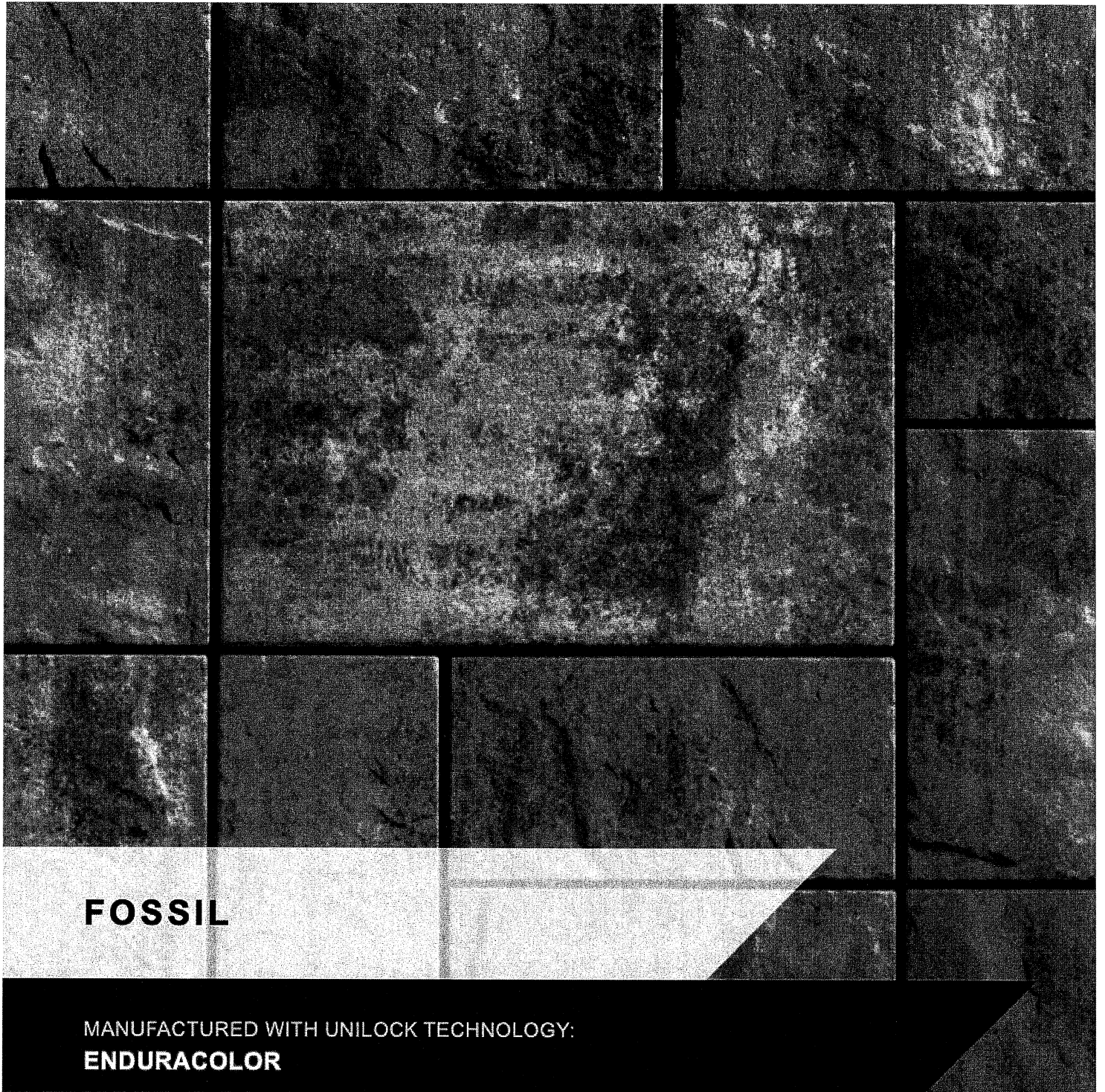
DRAWN BY: EH	STYLE:
DATE DRAWN: 01-28-2020	3230
SCALE = 1":1"	AS SHOWN: 72" W 60" T
DRAFT NO.: 20200128-1E	LOC: Z:\Aluminum\Regis\3000 Series\3000 SRS Sections\Updated Standard Drawings
	REV.

4

3

2

1



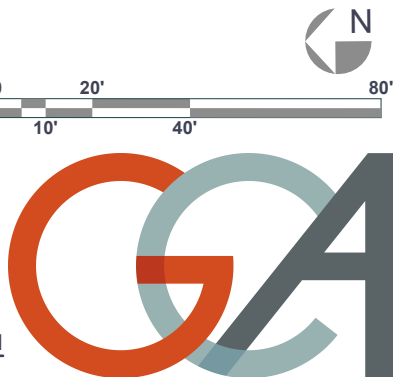
FOSSIL

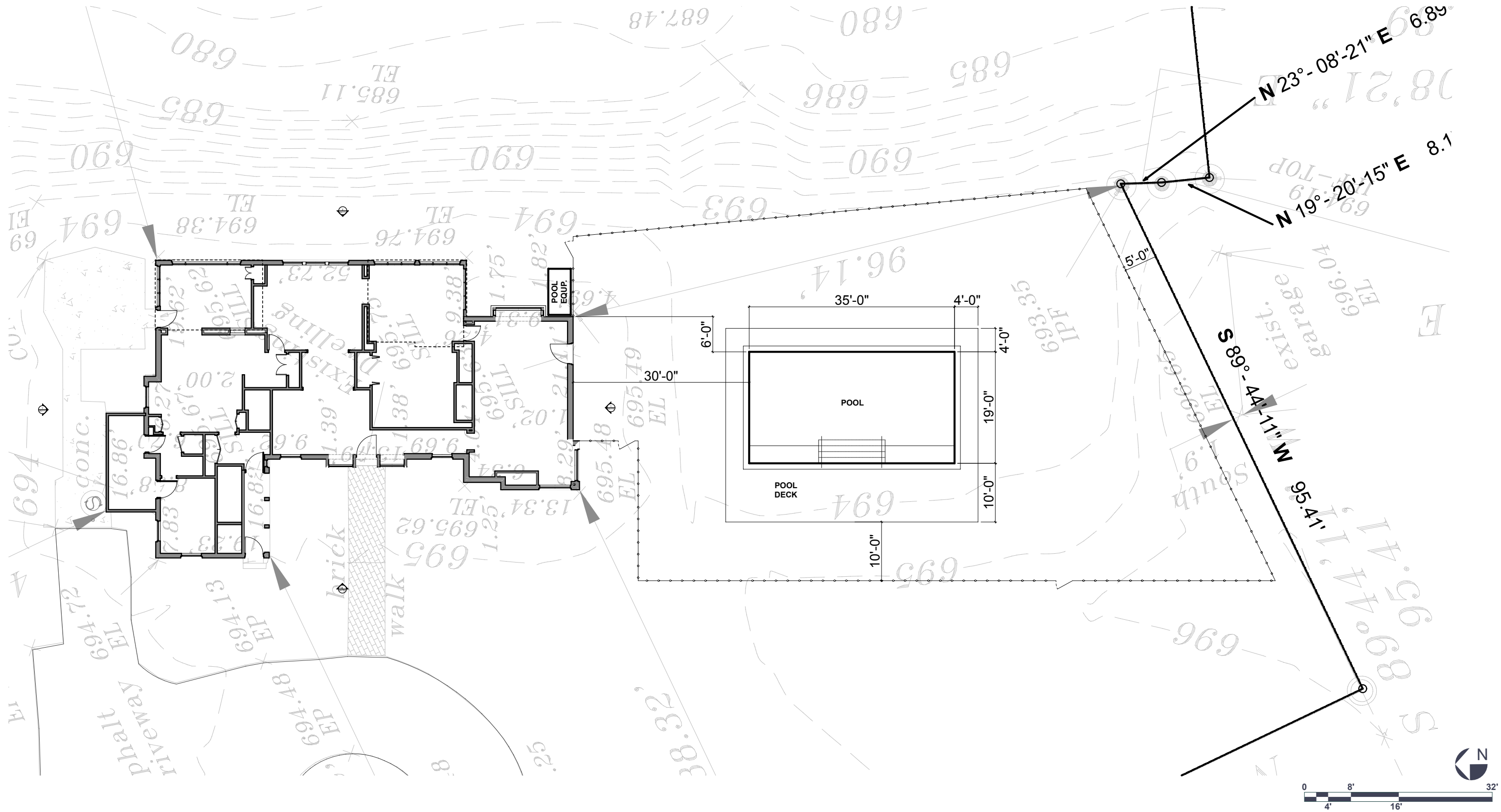
MANUFACTURED WITH UNILOCK TECHNOLOGY:
ENDURACOLOR

Open Area Calculation		
1562 East Goodrich Ln, Fox Point		
Total Lot Size: 1.85 Acres		
Type	Amount	Percentage of Lot
House	2619	3.25%
Accessory Structure	620	0.77%
Hardscapes	7380	9.16%
Pool	510	0.63%
TOTAL	11129	13.81%



OVERALL PROPERTY PLAN





SITE PLAN





WEST ELEVATION

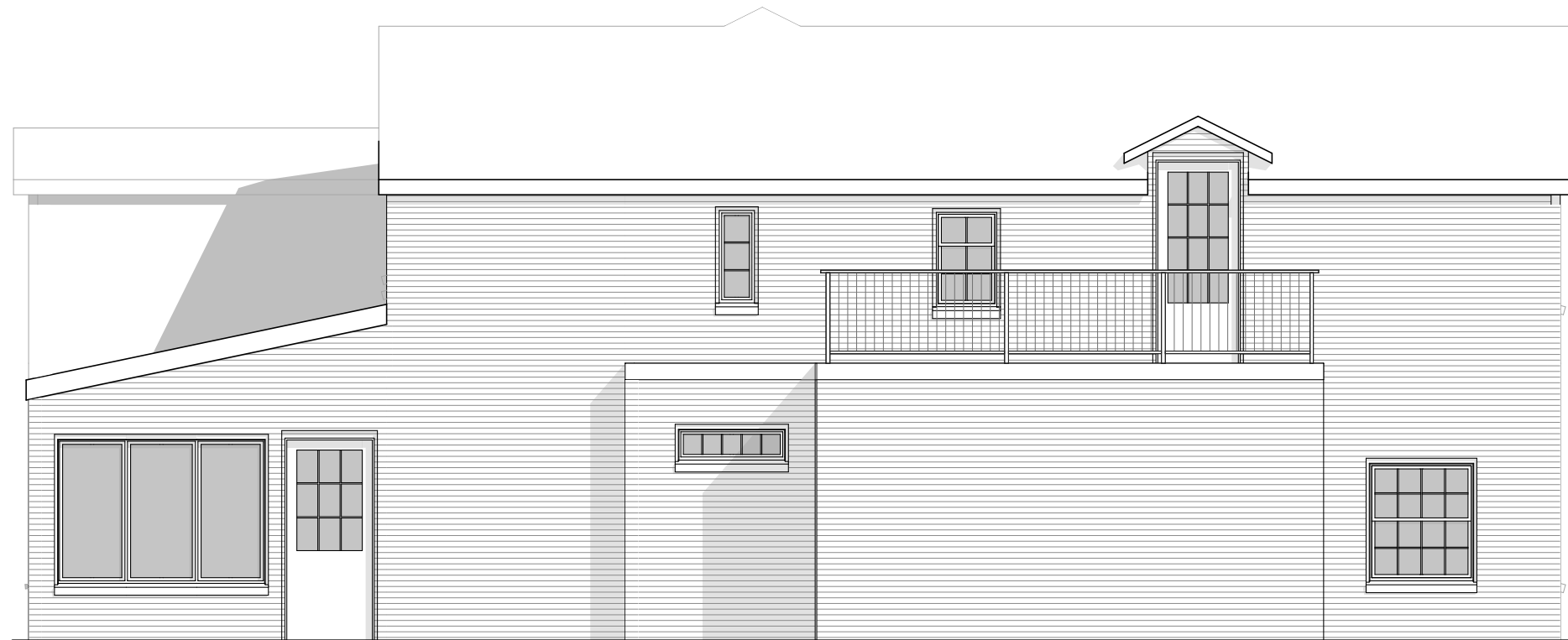


SOUTH ELEVATION

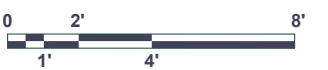




EAST ELEVATION



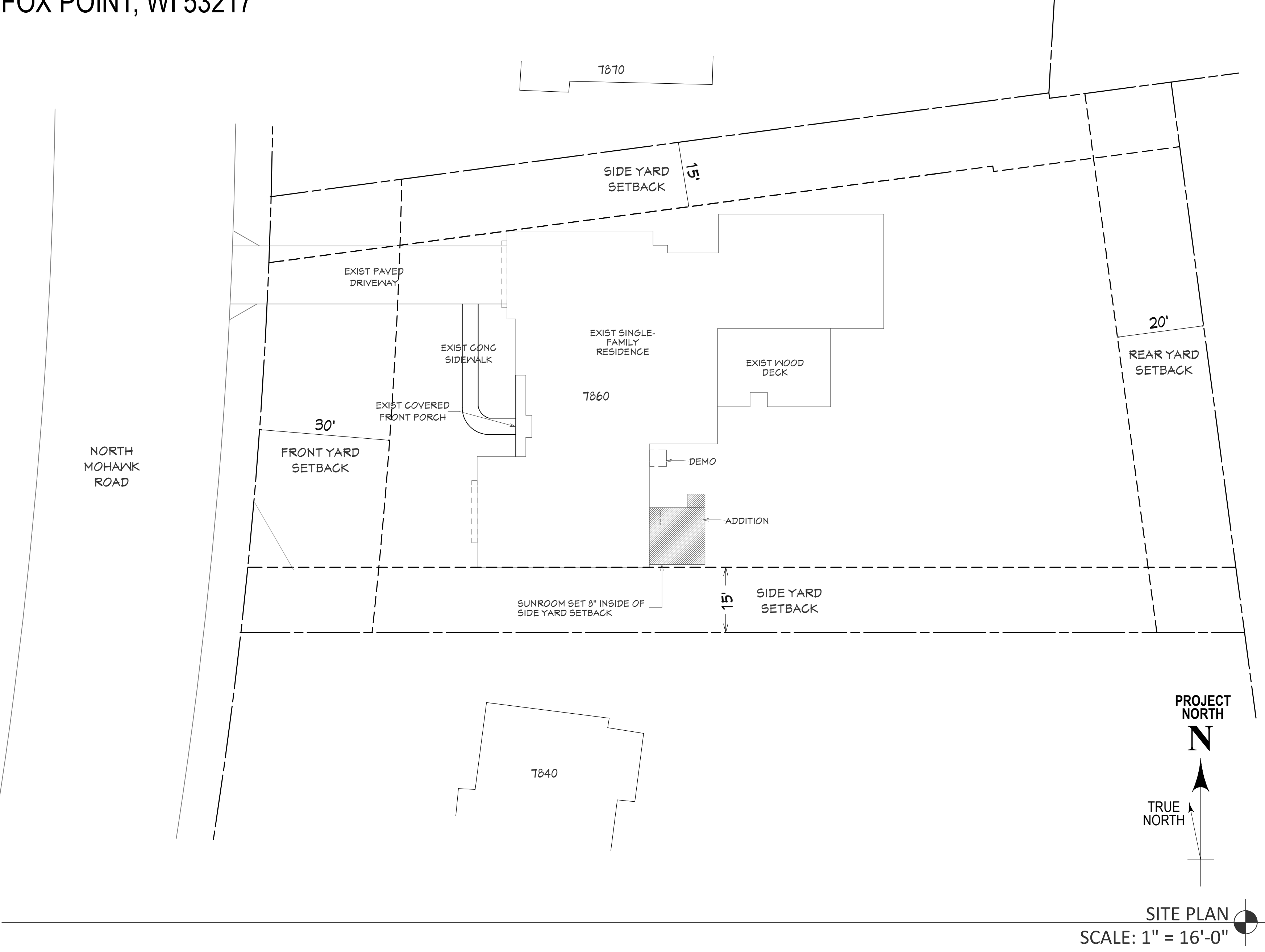
NORTH ELEVATION



THREE-SEASON SUNROOM ADDITION AND REMODELING OF

THE SALAT RESIDENCE

7860 NORTH MOHAWK ROAD
FOX POINT, WI 53217



GENERAL NOTES
CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS PRIOR TO STARTING WORK. WORK NOT DETAILED SHALL BE CONSTRUCTED TO SAME QUALITY AS SIMILAR WORK WHICH IS DETAILED. ALL WORK SHALL BE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES AND ORDINANCES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. ENGINEER/ARCHITECT/DESIGNER SHALL BE CONSULTED FOR CLARIFICATIONS SHOULD SITE CONDITIONS BE ENCOUNTERED WHICH ARE DIFFERENT THAN THOSE SHOWN OR DESCRIBED HEREIN. SHOULD DISCREPANCIES BE FOUND IN THESE PLANS OR NOTES, OR SHOULD QUESTIONS ARISE OVER INTENT OF THESE PLANS OR NOTES, THEN CONTRACTOR SHALL VERIFY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ALL DIMENSIONS INCLUDING ROUGH OPENINGS.

ABBREVIATIONS					
ACU	AIR CONDITIONING UNIT	F/B	FIELD-BUILT	PL/PLT	PLATE
AFF	ABOVE FINISH FLOOR	F/LT	FAN/LIGHT	PLUMB	PLUMBING
ASPH	ASPHALT/ASPHALTIC	FDN	FOUNDATION	PREFAB	PREFABRICATED
		FIN	FINISH	PT	PRESSURE-TREATED
B/O	BOTTOM OF	FL (FLR)	FLOOR		
BD	BOARD	FLASH	FLASHING	QTY	QUANTITY
BETW	BETWEEN	FLGR	FLOORING		
BLDG	BUILDING	FTG	FOOTING	REINF	REINFORCEMENT
BOT	BOTTOM			REQ'D	REQUIRED
BSMT	BASEMENT	H/HT	HIGH/HEIGHT	RFG	ROOFING
BTU	BRITISH THERMAL UNIT	HWRAP	HOUSEWRAP: WATER-VAPOR- -PERMEABLE MEMB		
				S-O-G	SLAB-ON-GRADE
C.L. (C/L)	CENTER LINE			SCHED	SCHEDULE
CC	CLOSED-CELL			SF	SQUARE FEET
CLG	CEILING	I&W	ICE & WATER	SFI	SFRAY FOAM INSUL
CLR	CLEAR	INSUL	INSULATION	SHTG/SHTHG	SHEATHING
CLRC	CLEARANCE	INT	INTERIOR	STRL	STRUCTURAL
COMP	COMPOSITE			SUBFLR	SUBFLOOR
COMPR	COMPRESSIVE	JT	JOINT		
CONC	CONCRETE			T/O	TOP OF
CONT/CONTIN	CONTINUOUS	L&S	LAPPED & SEALED	T&M	TIME & MATERIALS
COORD	COORDINATE	LF	LINEAR FEET	T&S	TAPED & SEALED
				THRU	THROUGH
DET/DTL	DETAIL	MANUF'R	MANUFACTURER	TV	TELEVISION
DEMO	DEMOLISH	MAS	(BRICK) MASONRY		
DEM'O'D	DEMOLISHED	MAX	MAXIMUM	VR	VAPOR-RESISTANT (-RESISTANCE)
DIM	DIMENSION	MECH	MECHANICAL		
DS	DOWNSPOUT	MEMB	MEMBRANE (SHEET)		
		M.I.L.	MOTHER-IN-LAW	W	WIDE/WIDTH
ELEC	ELECTRICAL	MIN	MINIMUM	W	WITH
ENG	ENGINEER	MTD	MOUNTED	W/O	WITHOUT
EQ	EQUAL	MTRL	MATERIAL	WP	WEATHERPROOF
EQUIP	EQUIPMENT			WR	WATER/WEATHER -RESISTANT/-
EXT	EXTERIOR	O.C. (O/C)	ON CENTER		
				RESISTANCE	
				WTRPF	WATERPROOF
				WTRPFG	WATERPROOFING

PROPERTY DESCRIPTION

PARCEL #: 0910074000

ZONED: A-1 RESIDENTIAL DISTRICT

TYPE: SINGLE-FAMILY

YARD SETBACKS:
(HOUSE BUILT BEFORE 1958)

FRONT 30'-0"
SIDE 15'-0"
REAR 20'-0"

SURVEY

EXCLUSION: Homeowner to provide survey of property showing proposed addition for city permitting requirements.

ENGINEERING

Provide and install engineering report for all required load aspects of addition.

EXCAVATION & LANDSCAPE

Mobilize to site, clear and grub the site as needed, strip and export topsoil, excavate for footings and frost wall to (4'). Remove Spoils from site. Backfill when ready. Dig a drywell and trench line for the exterior drain tile, backfill when ready.

Remove the Study exterior door concrete pad.

EXCLUSIONS: soil testing, tree removal landscape repairs, and any landscaping to be handled by the owner prior to construction start.

WASTE

Remove and dispose of construction debris.

SHEET INDEX

SHEET	TITLE
C001	COVER SHEET, SITE PLAN & PROJECT DATA
A001	COMBINED EXISTING FLOOR & DEMOLITION PLAN
A100	FIRST FLOOR PLAN & FOUNDATION PLAN
A101	ROOF PLAN & ROOF FRAMING PLAN
A300	THREE-SEASON SUN ROOM ELEVATIONS
A400	BUILDING SECTIONS & RELEVANT ELEVATIONS
A500	BATHROOM INTERIOR ELEVATIONS
A800	HVAC & PLUMBING NOTES, & ELECTRICAL PLAN
A1##	INTERIOR & EXTERIOR RENDERINGS

SALAT
7860 N Mohawk Rd

Design Contacts:
Ashley Mermal



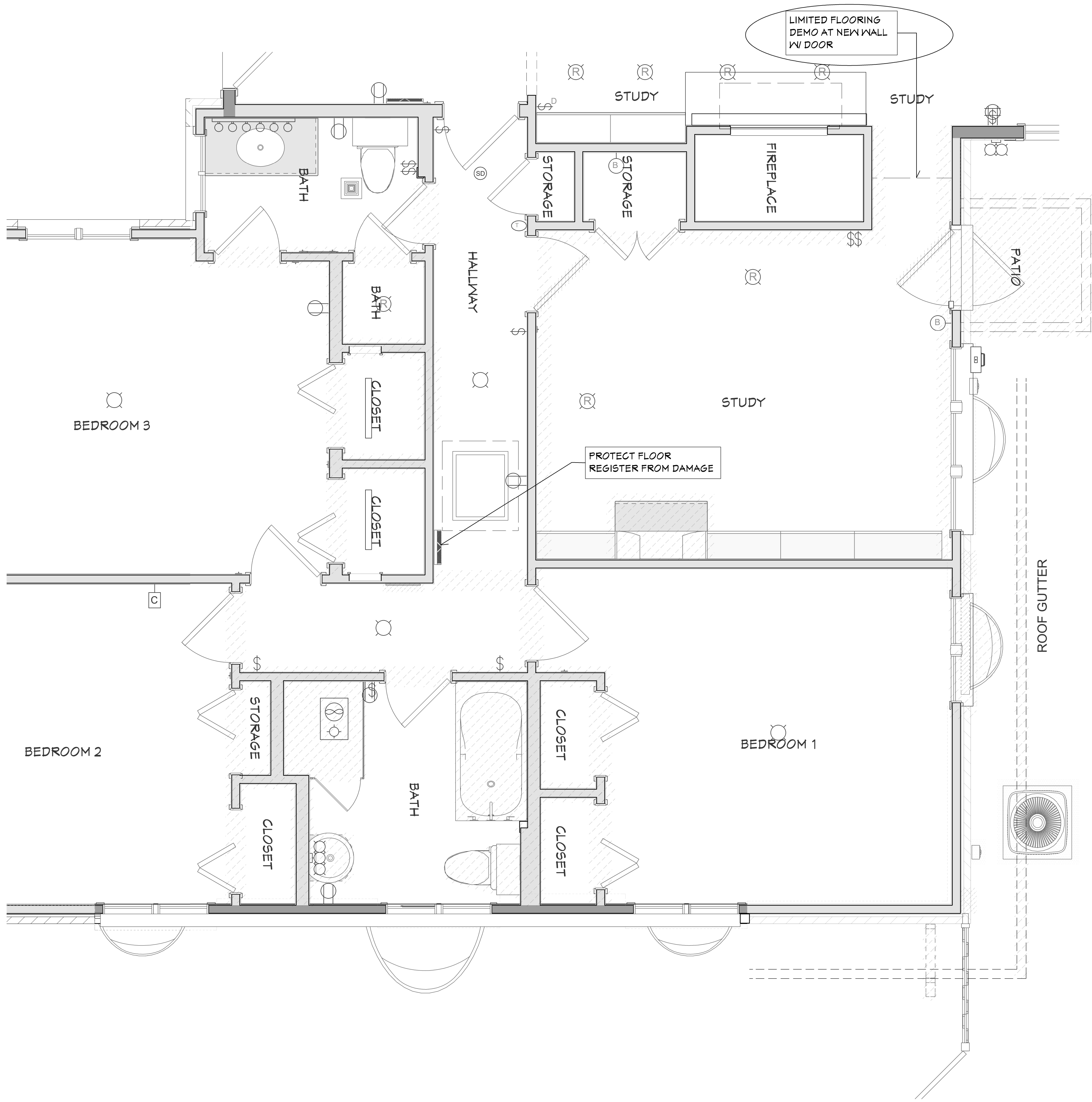
JJB Home
3744 N. Booth St
Milwaukee, WI 53212
(414) 217-4779

COVER SHEET, SITE PLAN & PROJECT DATA

THREE-SEASON SUNROOM ADDITION AND REMODELING OF
THE SALAT RESIDENCE
Philip Salat, 7860 N Mohawk Rd, Fox Point, WI 53217

6/23/2026

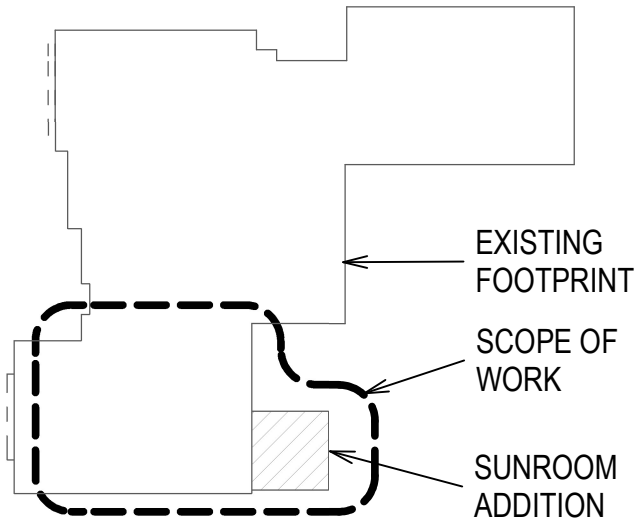
C 001



GRAPHIC PATTERNS

DE-ENERGIZE & SALVAGE FIXTURE FOR RE-USE; RELOCATE PER NEW FLOOR PLAN; RESTORE & RE-ENERGIZE TOWARD END OF PROJECT.

LOCALIZED DEMOLITION OF WALLS, DOORWAYS, WINDOWS, MASONRY OPENINGS, PLUMBING & ELECTRICAL FIXTURES, EXTERIOR CONCRETE STOOP, AREA WELLS & EXTERIOR MASONRY NYTHES



DEMOLITION

Exterior at sun room = Demo the exterior stone below the window, per plan (to be widened per plan for new door and sidelight to sun room). Demo/salvage gutter/downspouts if possible. Demo, eve, roofing as necessary.

Disconnect and move the AC to new location.

Study = Demo the exterior door in the study (to be filled in with window and salvaged stone up to window height. Width the same). Demo concrete porch. Demo the wood paneling. Demo the study entry door (to be replaced with new).

Throughout = Demo the wall and ceiling drywall necessary at the new layout areas in the MIL bathroom, bedroom 1, bedroom 2, bedroom 3 and main bathroom. Expose the structural system to allow for installation of any new beams and post.

Bedroom 1 = demo the bedroom door and wall per plan. Demo the closet doors (wall to be filled in solid). Demo the closet flooring carefully and salvage as much as possible for patching. Demo the back of the closet/bathroom wall.

MIL bathroom, Bedroom 2 = Demo any wood flooring necessary (salvage for patch). Demo the tub/ surround/ toilet/ vanity/ sink, floor/ wall tile. Demo the closet doors (wall to be filled in per plan). Demo the bedroom door. Demo the bathroom hall wall.

Bedroom 3 and main bath = Demo the one side of closet wall and shower stall. Demo the bathroom vanity/sink/toilet, bathroom/bedroom doors/wall, shower surround and all tile on floor and walls. Demo the hall wall for new doors to bedroom 3 and bathroom.

Miscellaneous = demo the laundry chute in the hallway.

WASTE

Remove and dispose of construction debris.

GENERAL DEMO NOTES:

- A) DE-ENERGIZE ANY/ALL ELECTRICAL FIXTURES (WALL- & CEILING-MOUNTED, ETC.) AND/OR ROOMS WHICH SHALL BE AFFECTED BY DEMO & NEW WORK.
- B) NOTE THAT WHIRLPOOL DRAINAGE IS PERMITTED TO DROP DIRECTLY INTO NEW GRAVEL/STONE BACKFILL PER BLDG OFFICIAL. ENSURE WATERPROOF SEALS ARE COMPLETE AROUND DRAIN PIPE THRU SLAB, RIGID INSUL BD AND VAPOR RETARDER MEMBRANE. FOR WATERPROOF SEAL OF PIPE THRU RIGID INSUL BD, ENSURE PRODUCT IS CHEMICALLY COMPATIBLE W/ RIGID INSUL MANUF'R.

COMBINED EXISTING FLOOR & DEMOLITION PLAN

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

SALAT
7860 N Mohawk Rd

Design Contacts:
Ashley Mermal

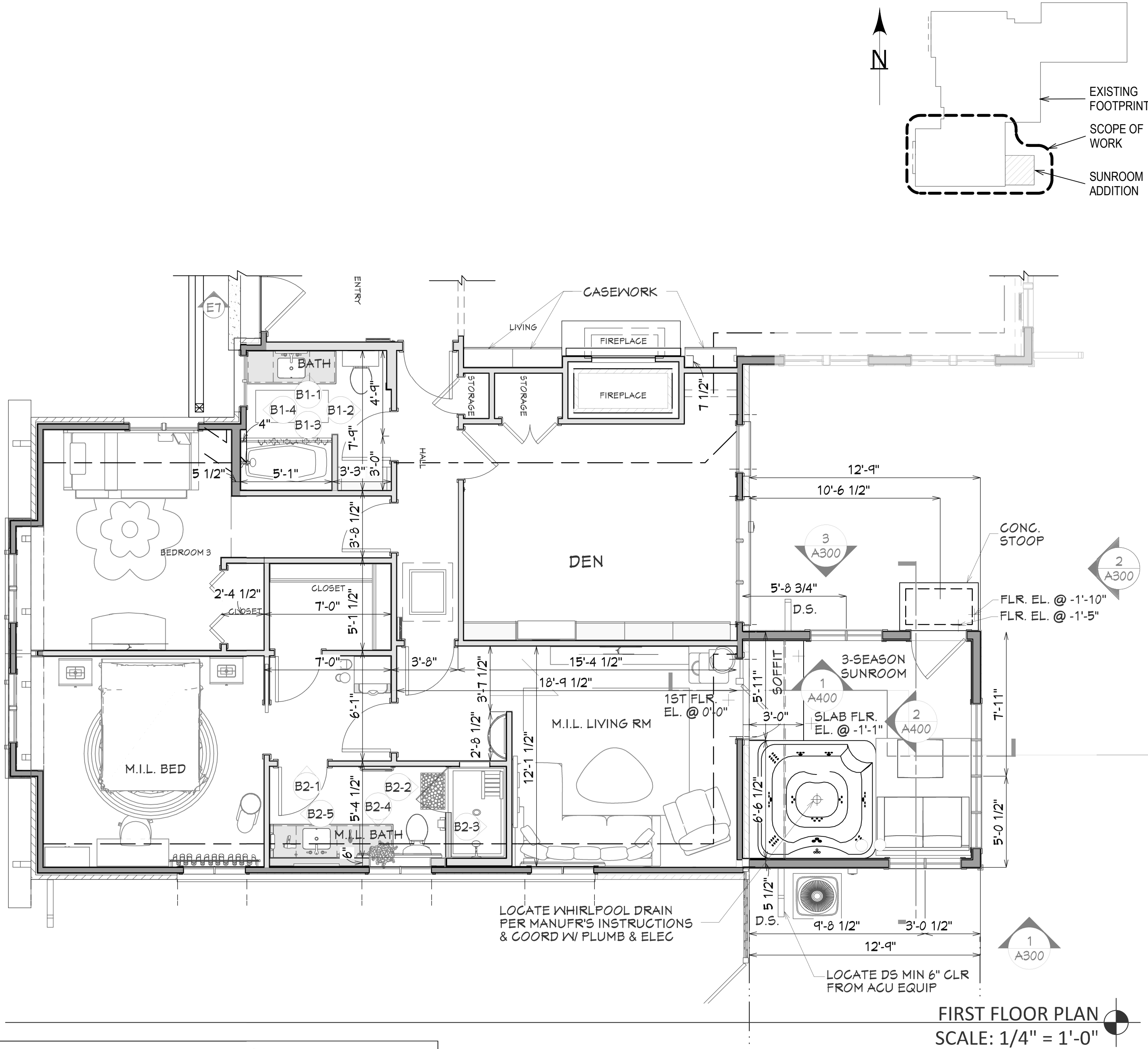


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COMBINED EXISTING FLOOR & DEMOLITION PLAN
THREE-SEASON SUNROOM ADDITION AND REMODELING OF
THE SALAT RESIDENCE
Philip Salat, 7860 N Mohawk Rd, Fox Point, WI 53217

6/23/2026

A 001



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

CONCRETE FOUNDATION MASONRY

At Sunroom previous exterior door, demo/salvage masonry units in order to restore masonry wall jambs and below new door/window combo unit.

At Study/Den's previous exterior door, no demo but will be replaced with a new window and lay salvaged masonry below that window.

All masonry work shall match existing and make as seamless as possible.

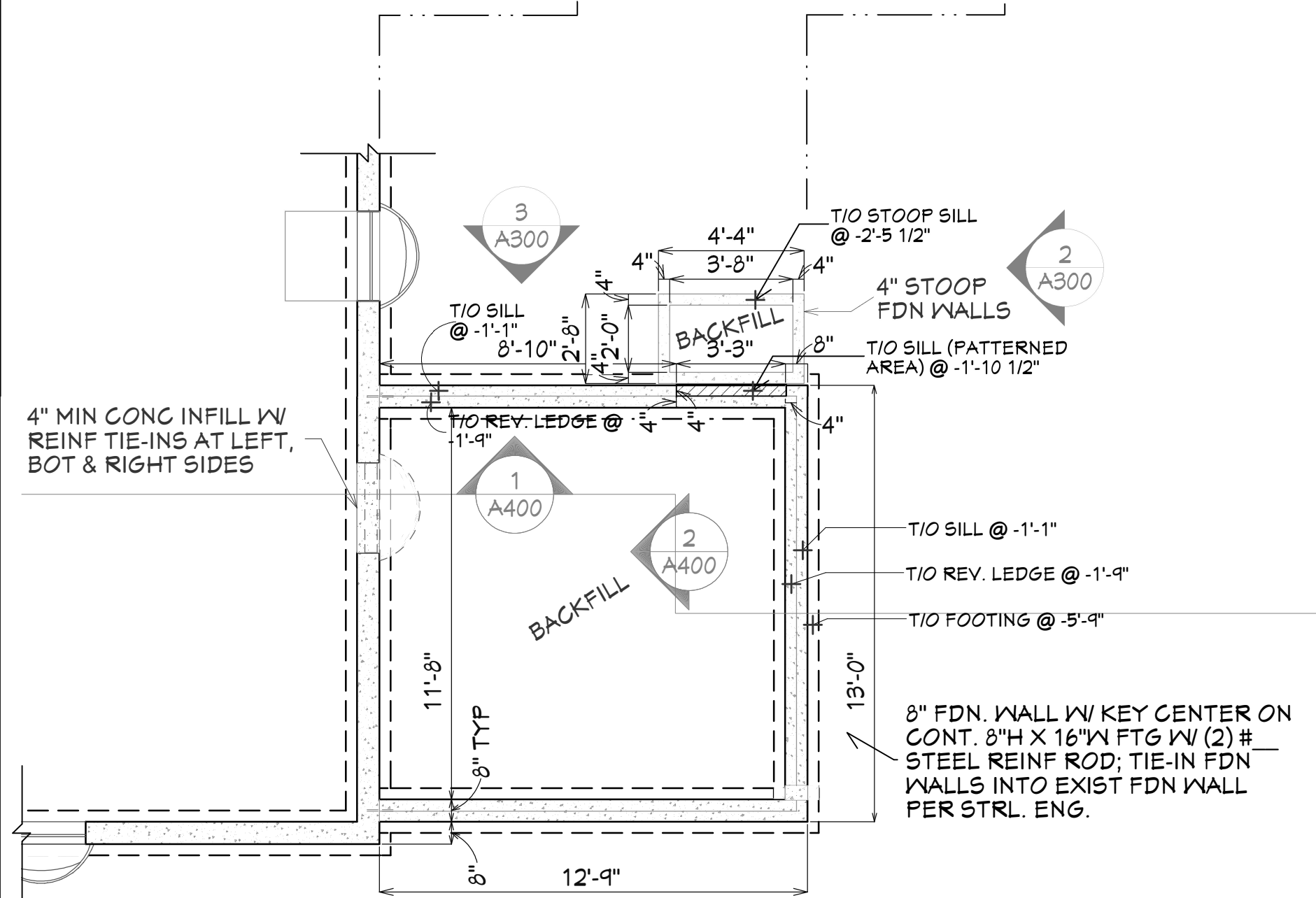
In basement exterior basement window where Sun room will be located, demo window as well as area well. Place concrete w/ reinforced ties in opening of basement foundation wall per code.

Form and pour footings and 4' frost wall for the sun room addition. Tie into existing foundation per code. Supply and install drain tile at exterior of footing. Pour a new concrete pad for the new AC location.

At DWELLING frost wall, provide and install tar spray for waterproofing. Over this membrane, provide and install **R-15** XPS rigid insul bd for thermal resistance.

At SUNROOM frost walls, provide and install tar spray for waterproofing. Over this membrane, provide and install 1" **R-5** XPS.

Provide and install stone base (peastone preferred) and concrete floor for sun room. Provide and install stone for the drain tile and drainage system as necessary.



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

FRAMING

Main rework = Set new structural beams, posts, and any hardware per the engineering requirements for the new layout.

Main rework = Frame new 1st floor 2x6 exterior wall openings and sheathing at the study door fill in, and the new door leading to the sun room.

Main rework = Frame new 2x4 interior partition walls and the new sun-room walls.

Main rework = frame new 2x6 interior plumbing walls.

Main rework = frame interior doors = (1) opening to MIL living, (6) at MIL suite, MIL bathroom, MIL bedroom, main bath, bedroom 2, bedroom 3, (1) at MIL closet, (1) at bed room 3 bi-fold, (1) at MIL bedroom for pocket.

Main rework = frame exterior doors and windows = (1) exterior door to sun room, (1) side light to sun room.

Sun room = Slab on grade. Frame new 2x4 exterior walls with sheathing.

Sun room =Frame new doors = (1) opening to patio.

Sun room = Frame new windows = (2).

Sun room = Set new 2nd story structural beam and/or ridge beam. Tie into the existing hip.

Sun room = Frame new roof system using conventional rafters and floor/ceiling joist, and install sheeting. 2' overhang at the eaves with soffit. Tie back into the existing hip roof.

DOORS & WINDOWS

Main rework = Provide and install exterior door at the sun room = (1) full lite and (1) sidelight.

Main rework = Provide and install Interior pre-hung doors (6) at MIL suite, MIL bathroom, MIL bedroom, main bath, to bedroom 2 and bedroom 3.

Main rework = Provide and install Interior pre-hung doors = (1) MIL closet.

Main rework = Provide and install interior doors = (1) bi-fold at bedroom 3 closet, and (1) pocket at MIL bedroom closet.

Sun room = Provide & install exterior door at sun room = (1) full lite.

Sun room = Provide & install windows and flashing at sun room = (2).

EXTERIOR FINISHES

Sun Room = provide and install Smartside smooth 1-1/4 x 8" top band, and 1-1/4 x 4 trim at the sun room windows and doors = (2) outside corners, and window/door casing.

INSULATION

Provide & install/rework R-38 batt insulation at attic space of dwelling.

In roof framing cavities of Sunroom, provide and install R-24 batt insul.

In wall framing cavities of Sunroom, provide and install R-13 batt insul.

Under slab of Sunroom, provide and install 2" R-10 XPS (25 PSI) rigid insul board (for thermal value AND structural flooring support at whirlpool).

Fire caulk penetrations and gaps as necessary per building codes at top of open walls only.

Foam spray insulation at any cracks and penetrations.

DRYWALL

Dwelling only = provide and install drywall at new interior walls and blend into existing as necessary, including ceiling. Tape, mud, and sand new drywall. Apply drywall texture and primer.

WOOD FLOORING

Provide and install/ rework/ patch/ refinish wood flooring throughout dwelling remodel areas.

Stain and seal to match closely with existing wood floor finish.

TILE

Provide and install floor tile with backer, mortar, and grout at MIL bathroom and shower floors, and at Main (Hallway) bath floor.

Provide and install full height wall tile with water barrier, mortar, and grout at MIL shower walls.

HEATED FLOORS AT MIL BATH

Heated Floor Pad = Provide and install dedicated circuit and thermostat for the heated floor pad in the MIL bathroom.

Provide and install heated floor pad at the MIL bathroom floor.

CABINETRY

Bathroom = Provide and install (3) base cabinets at the main bathroom, and (4) at the MIL bathroom.

Bathroom = Provide and install (1) full height cabinet at the main bathroom.

COUNTERTOPS

Provide and install quartz countertop over base cabinets in the main bathroom and MIL bathroom.

HANDLES & HARDWARE

Provide and install Door handles on all new interior doors.

Provide and install cabinet pulls on all new cabinetry.

INTERIOR TRIM & FINISHES

Main rework = Provide and install new oak baseboard and base shoe.

Main rework = Provide and install new oak casing at doors.

Sun room = provide and install rustic pine veneer paneling at the interior walls and ceiling.

Sun room = Provide and install new pre-finished pine 1x4 baseboard, and 1x3 casing.

PAINT

Paint the walls and ceilings in MIL suite, bedrooms 2 and 3, hallways, bathrooms and ceiling.

Stain all new baseboard and casing to match existing.

Stain all new doors.

Apply clear coat on paneling.

SHOWER DOOR GLASS

Provide and install Hinged glass door.

AMENITIES

Provide and install (2) bathroom mirror, (2) TP holder, (2) hand towel bar, (2) 24" towel bar, and (2) robe hook.

Provide and install grab bar set in bathroom/shower (18"/24"/36"/42").

BOOKCASE

Provide and install bookcase similar in style and color on left side of fireplace.

SHELVING

Provide and install standard melamine shelf with metal brackets, and closet rod in bedroom closet, laundry, and pantry.

CARPET REPLACEMENT IN BATH

Provide and Install Tile where carpet is in bathroom off Family Room.

APPLIANCES

Appliances and their installations are not included.

SALAT
7860 N Mohawk Rd

Design Contacts:
Ashley Mermal

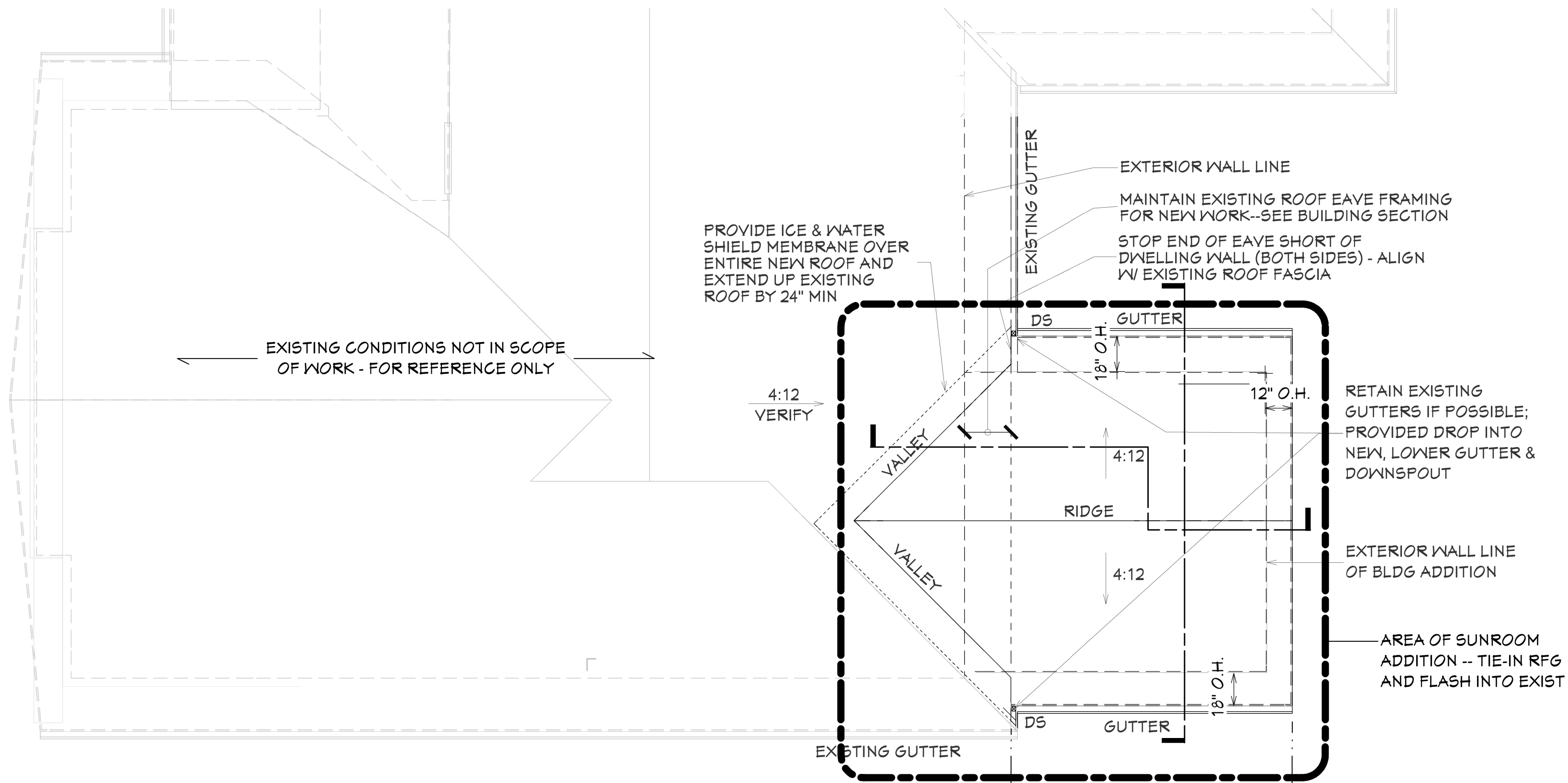


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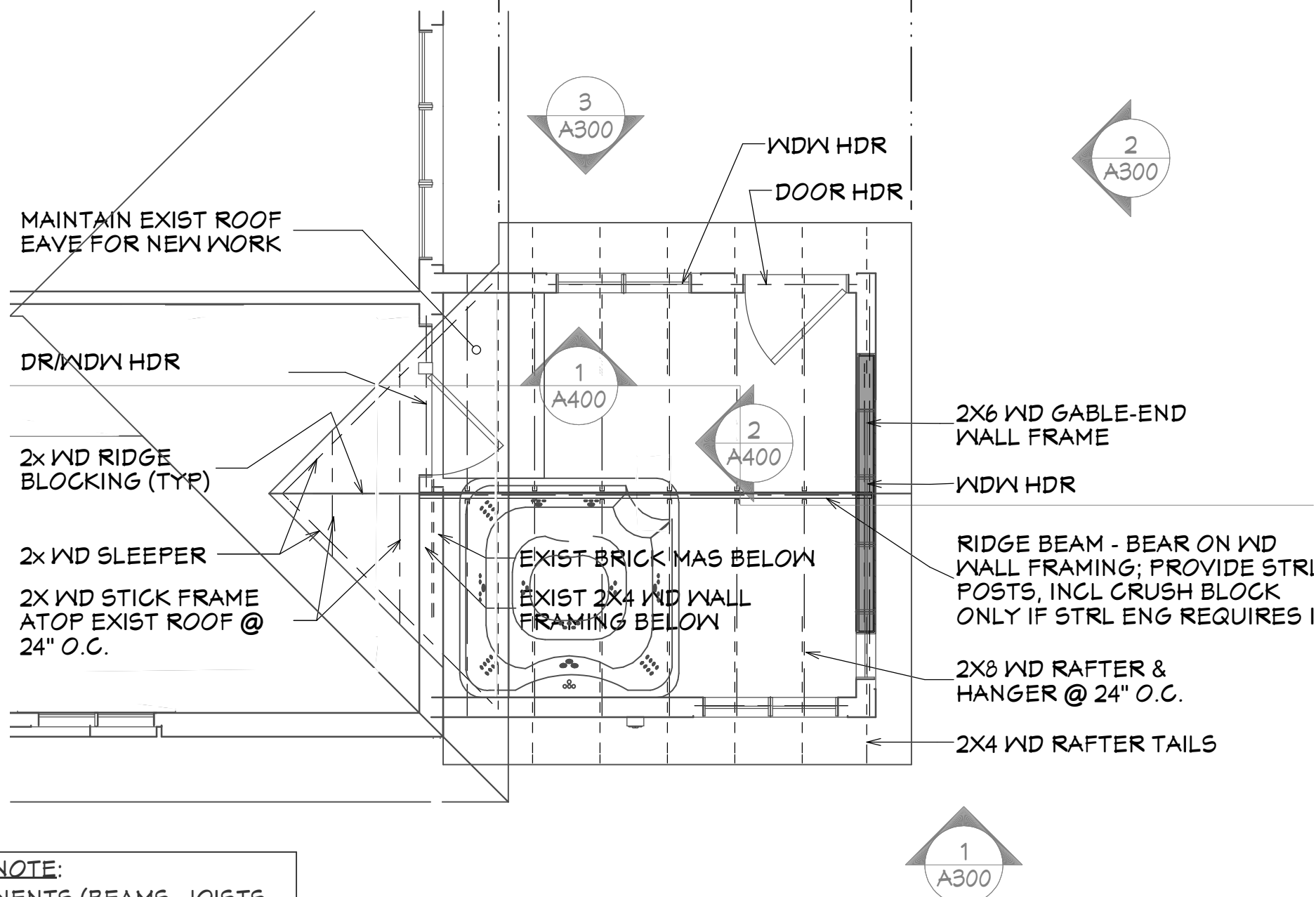
FIRST FLOOR PLAN & FOUNDATION PLAN
THREE-SEASON SUNROOM ADDITION AND REMODELING OF
THE SALAT RESIDENCE
Philip Salat, 7860 N Mohawk Rd, Fox Point, WI 53217

6/23/2026

A 100

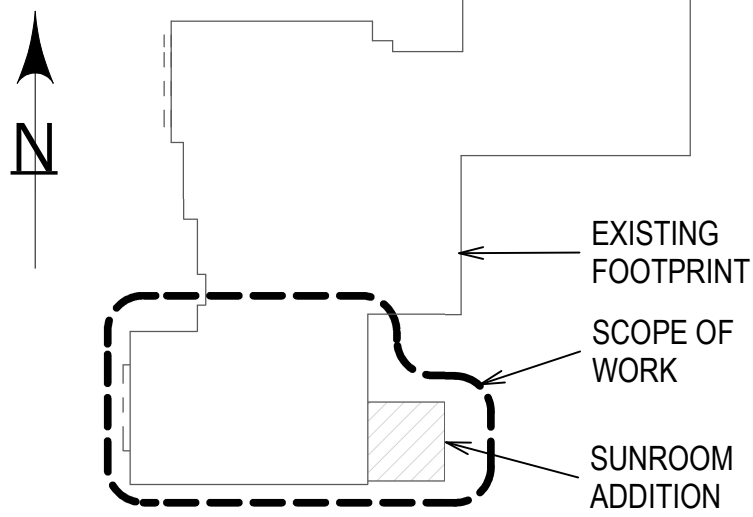


ROOF PLAN
SCALE: 1/4" = 1'-0"



NOTE:
ALL STRL COMPONENTS (BEAMS, JOISTS, JOIST HANGERS, HURRICANE TIES/CLIPS, STUDS, HEADERS, POSTS, CRUSH BLOCKS, REINF CONC TIE-INS, REINF RODS IN FDN WALLS, ETC.) TYPES AND SIZES TO BE CALCULATED BY A STRL ENGINEER.

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



ROOFING
Sun room = Provide and install flashings, water barrier, architectural style asphalt shingles, and roof vents to match existing roof as best as possible.

Sun room = Provide and install fascia at eaves and tie into existing = Diamond Kote 1 x 8 (6?) x 16' Smooth Engineered Trim.

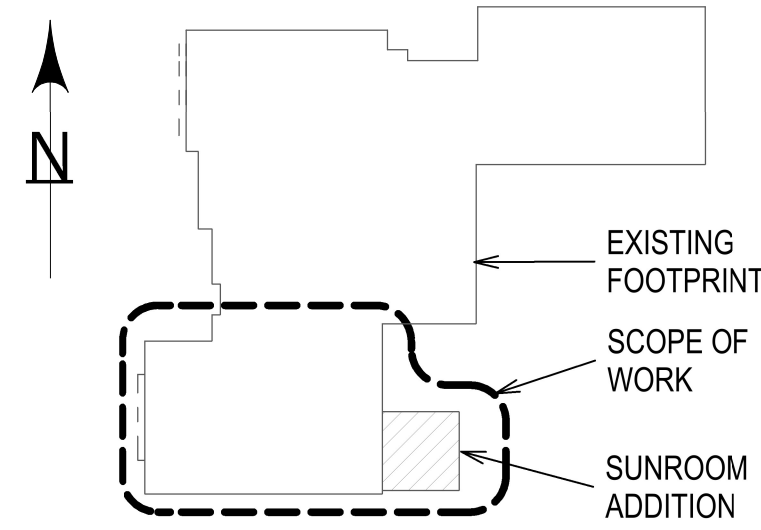
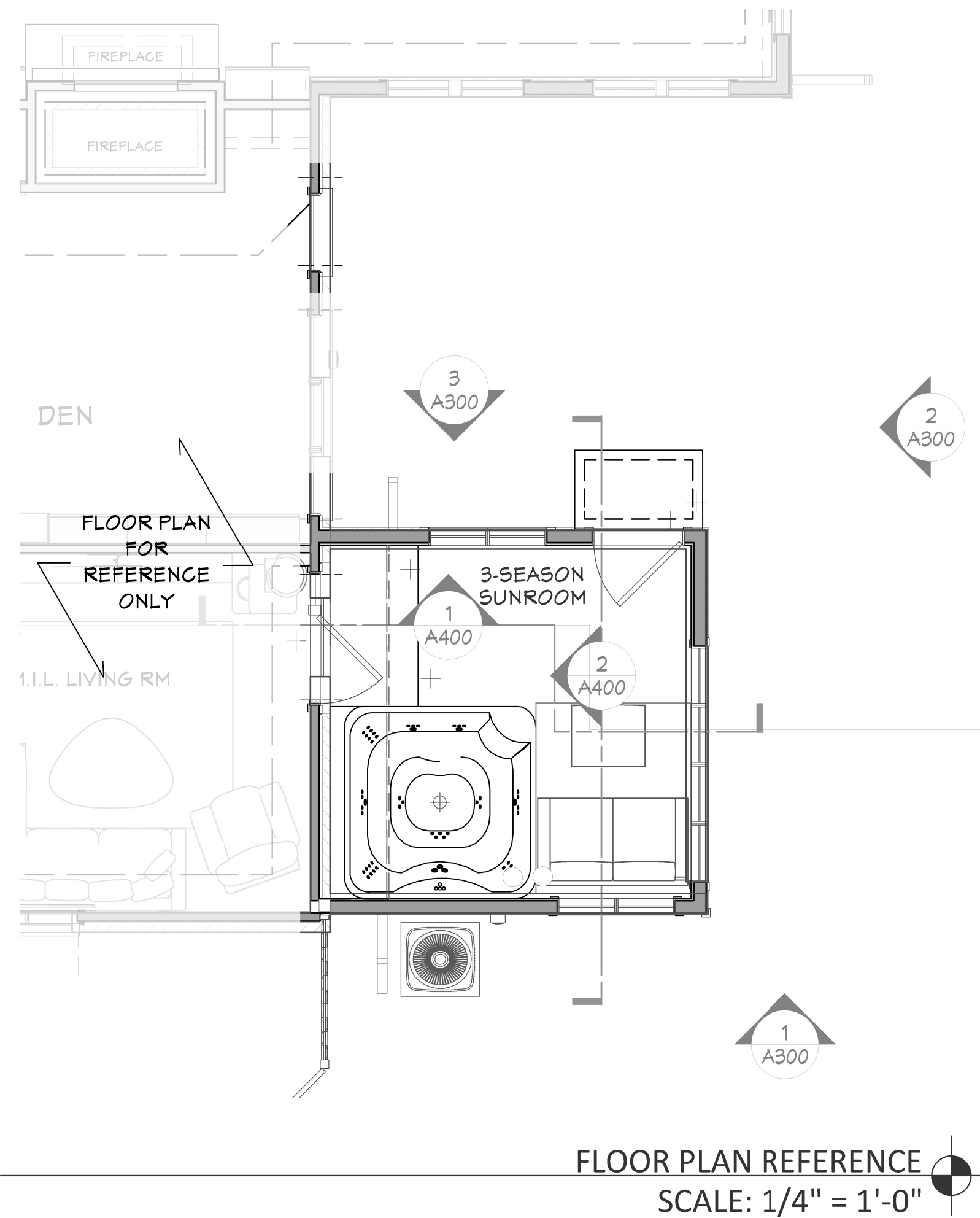
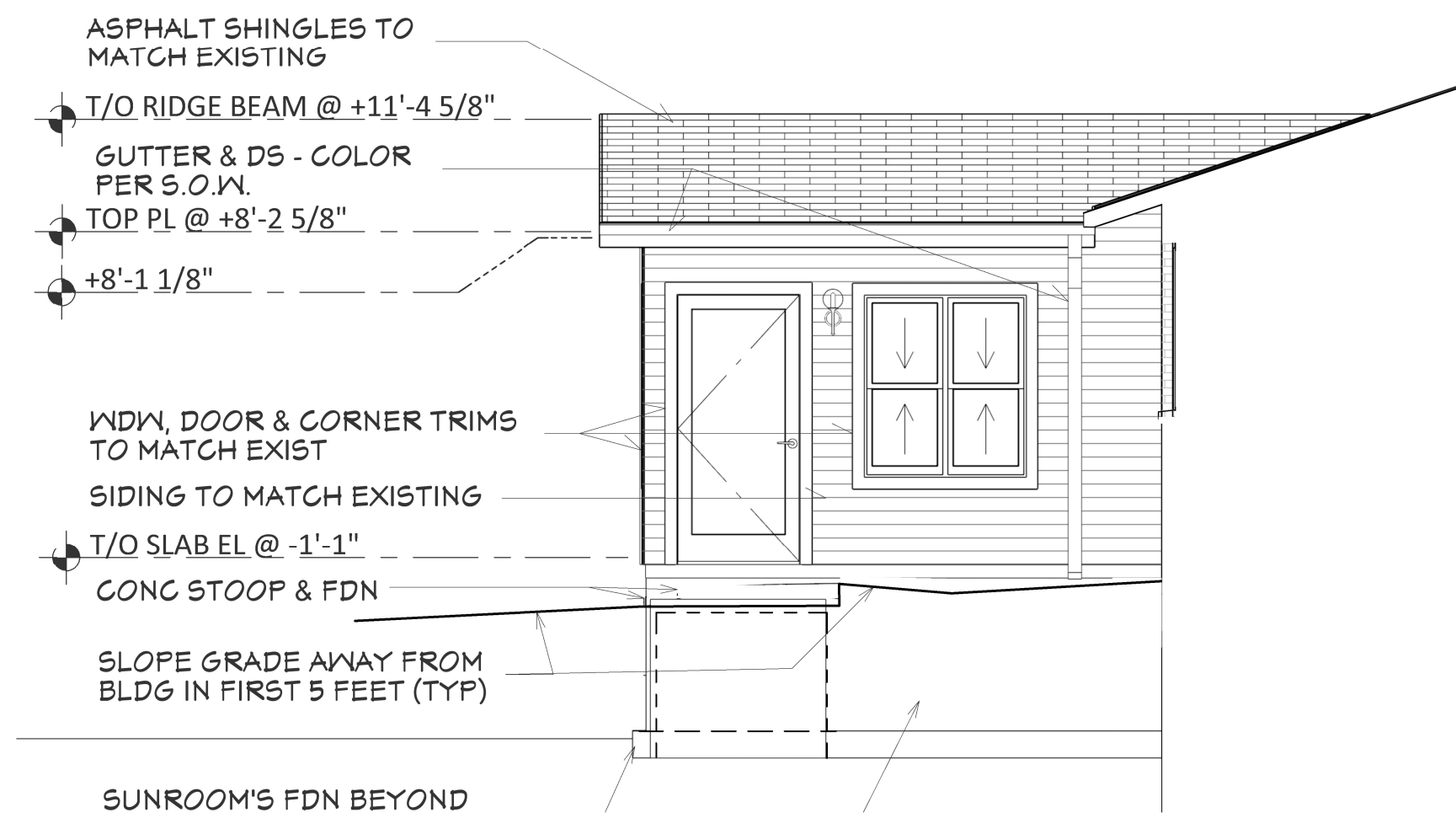
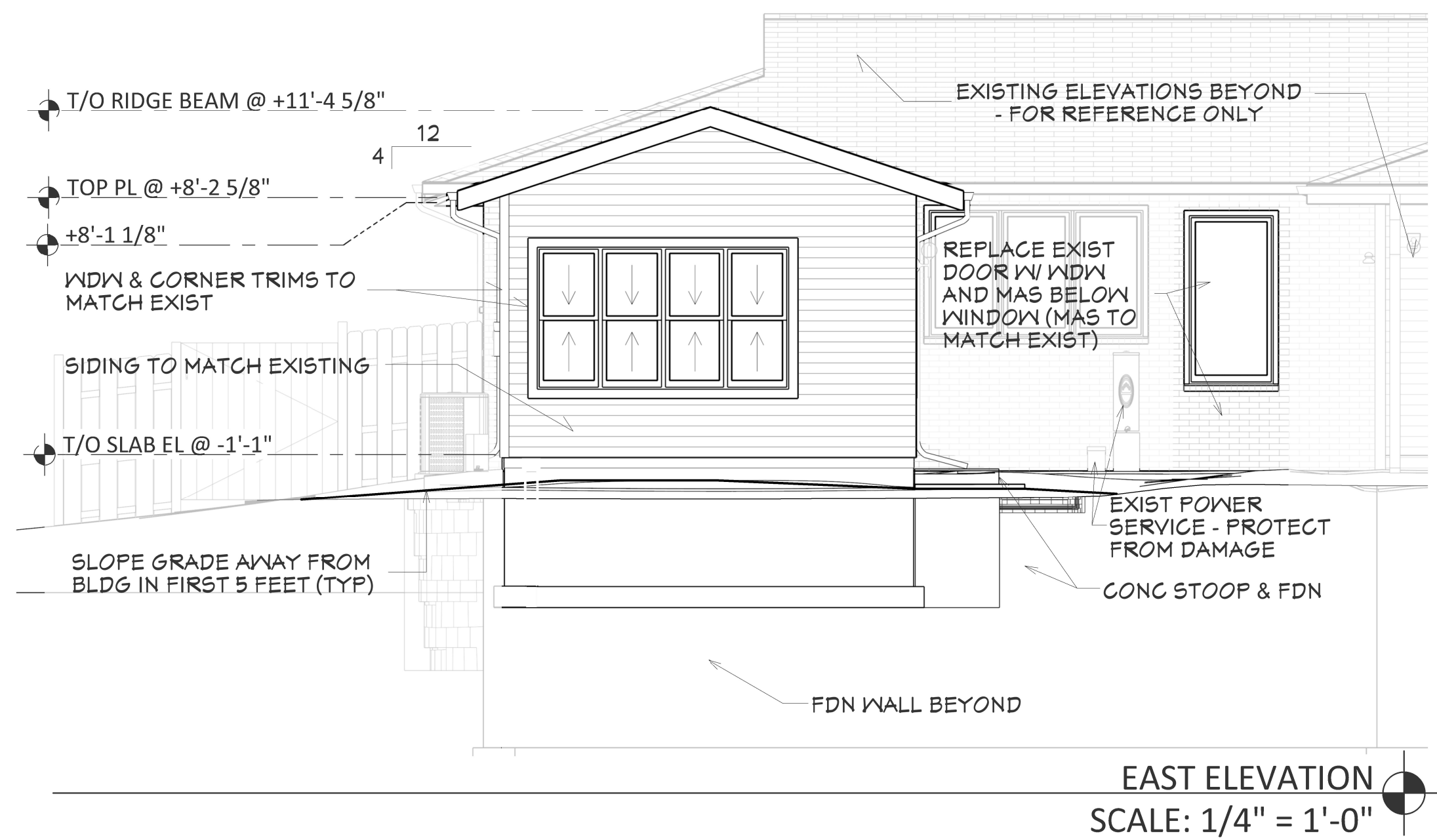
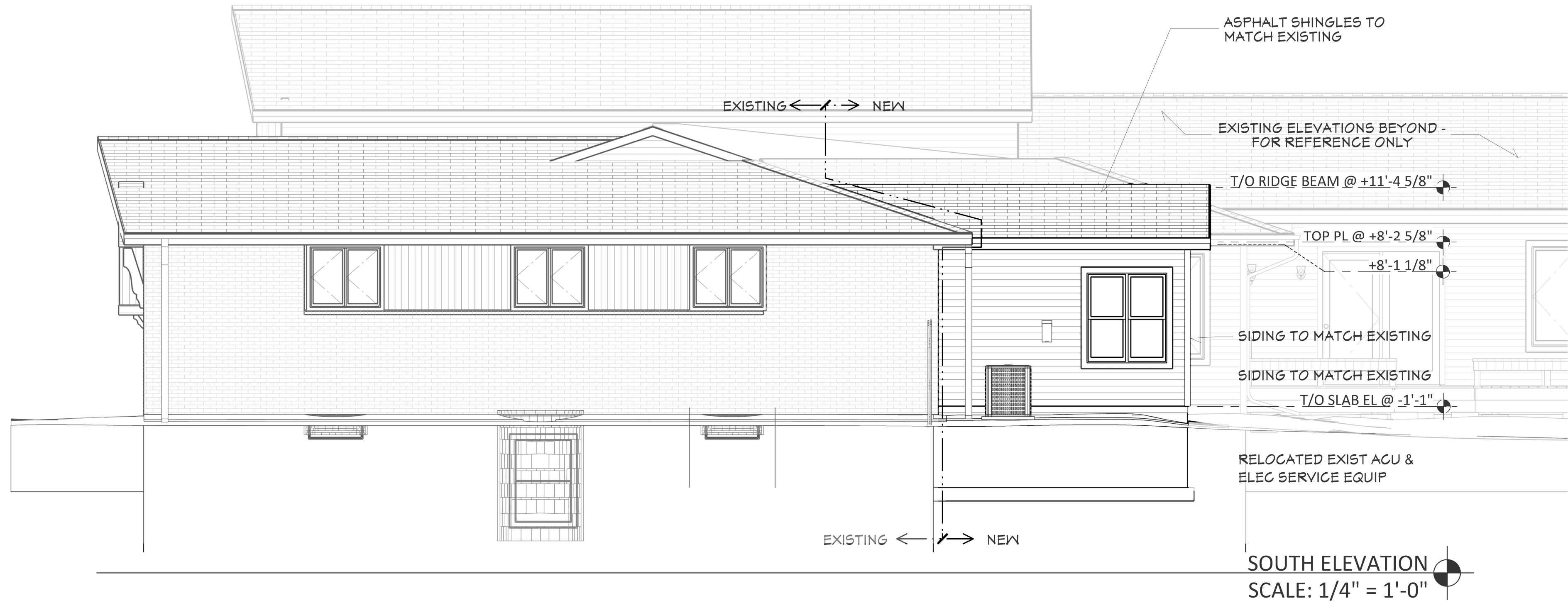
Provide and install soffit at eaves and tie into existing = Diamond Kote 24" x 16' smooth engineered soffit.

SIDING & GUTTERS
Provide and install Tyvek water barrier at ext walls. (approx. 360 SF)

Provide and install new wood cedar lap siding on the sunroom. (approx. 360 SF)

Provide and install (approx. 45 LF of) K gutters and (30 LF) downspouts to match the existing.

SALAT 7860 N Mohawk Rd	
Design Contacts: Ashley Mermal	
JJB Home 3744 N. Booth St Milwaukee, WI 53212 (414) 217-4779	
ROOF PLAN & ROOF FRAMING PLAN	THREE-SEASON SUNROOM ADDITION AND REMODELING OF THE SALAT RESIDENCE Philip Salat, 7860 N Mohawk Rd, Fox Point, WI 53217
6/23/2026	A 101



SALAT
7860 N Mohawk Rd

Design Contacts:
Ashley Mermal



JJB Home
3744 N. Booth St
Milwaukee, WI 53212
(414) 217-4779

THREE-SEASON SUN ROOM ELEVATIONS

THREE-SEASON SUNROOM ADDITION AND REMODELING OF
THE SALAT RESIDENCE
Philip Salat, 7860 N Mohawk Rd, Fox Point, WI 53217

6/23/2026

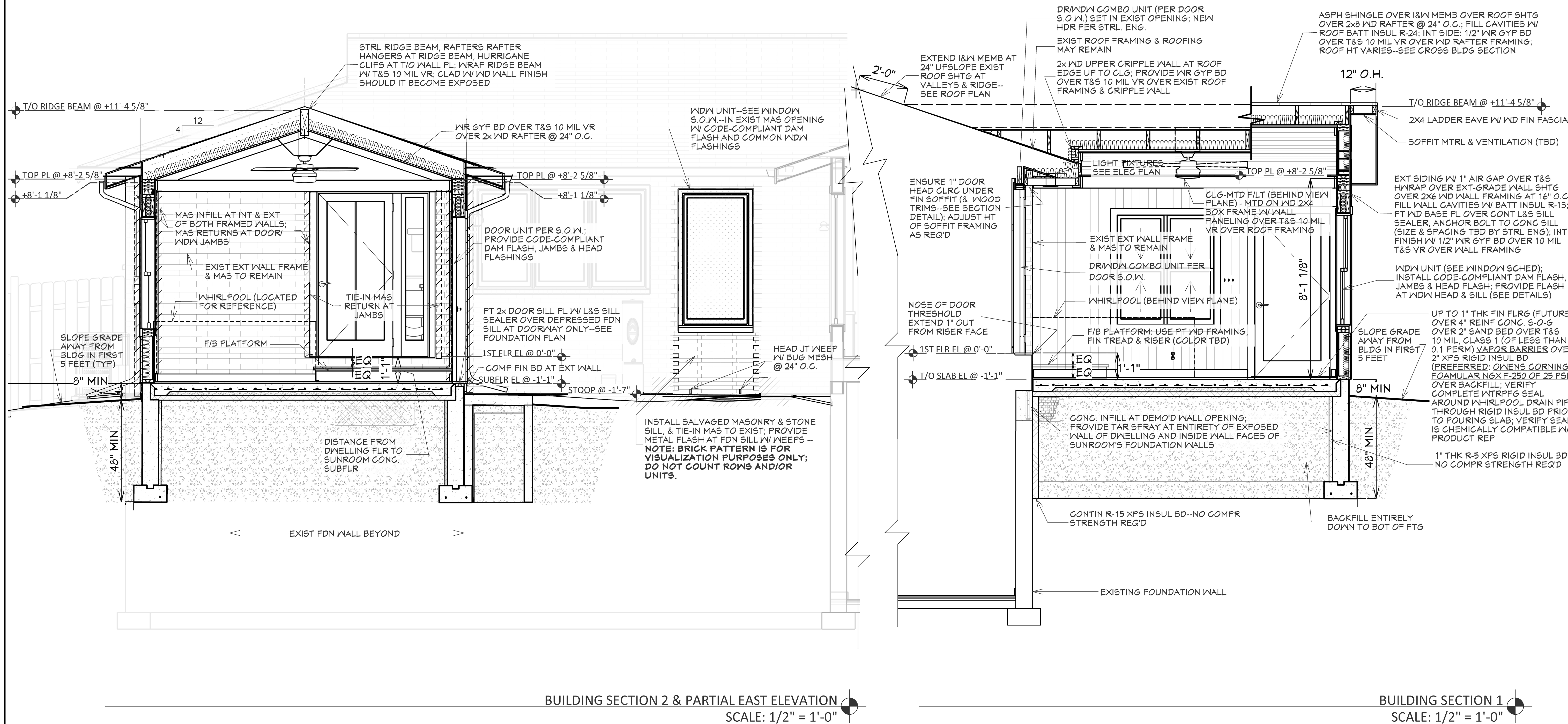
A 300

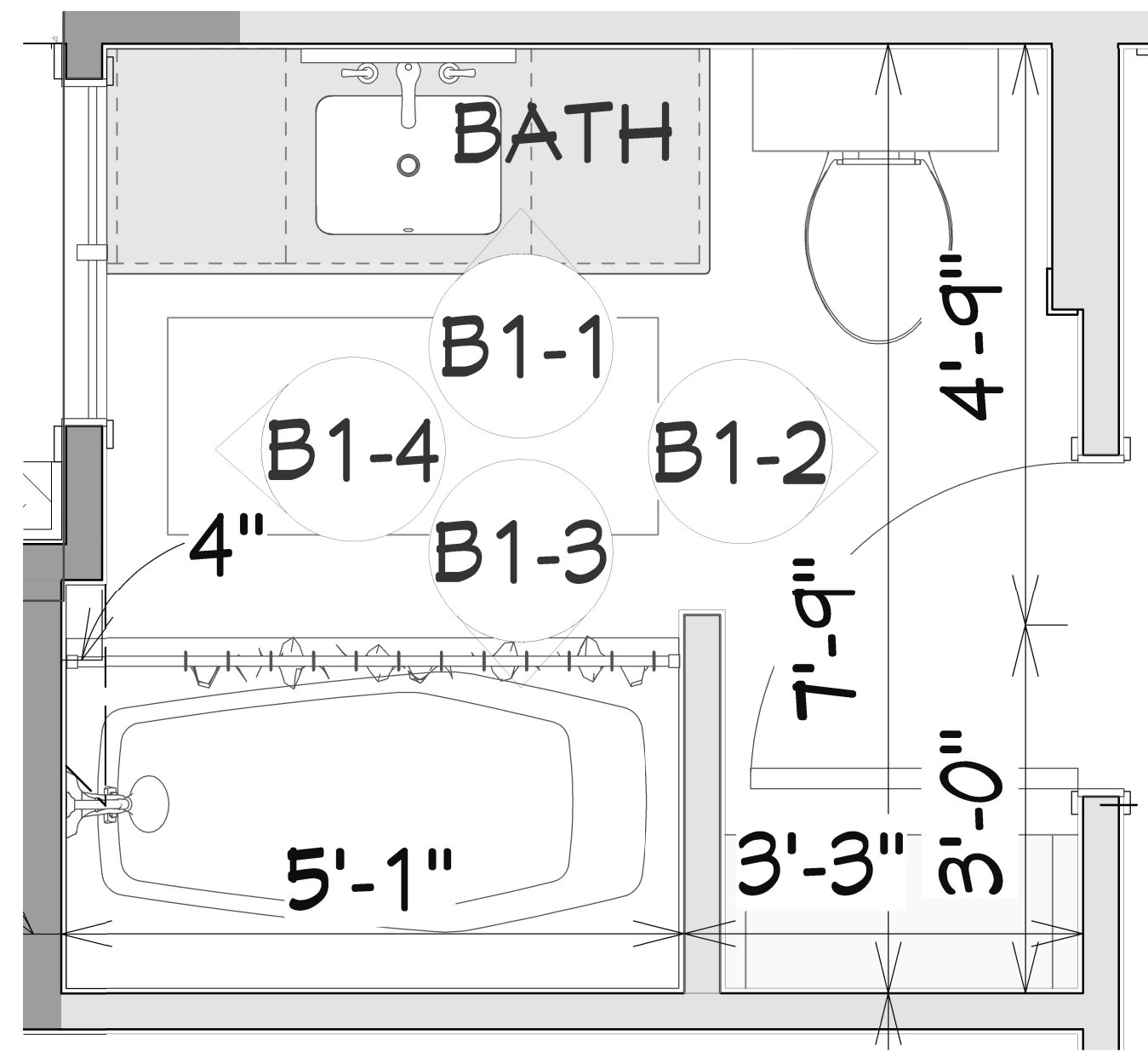
INSULATION REQUIREMENTS & ALLOWANCES

Per Code, roof framing cavities of Sunroom can be R-24 batt insul.

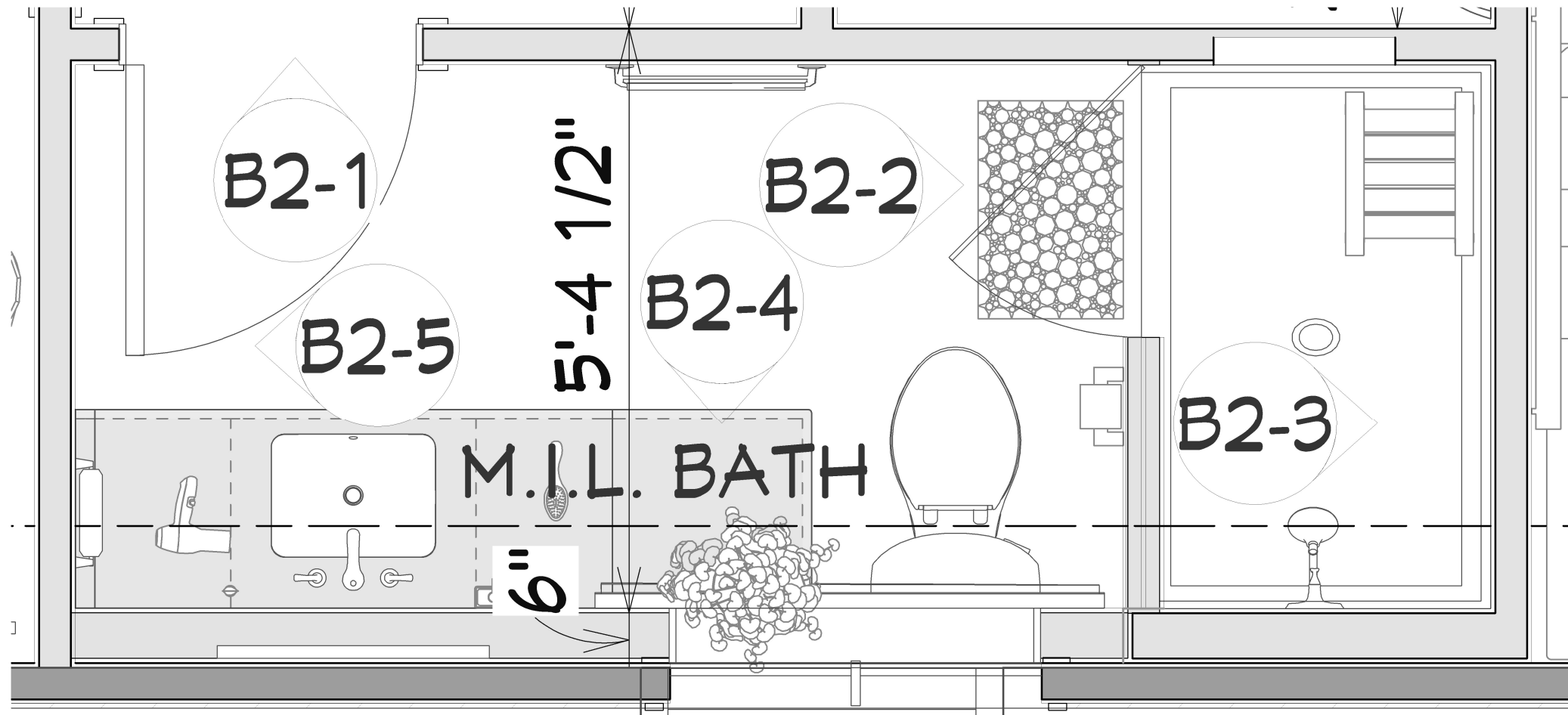
Per Code, wall framing cavities of Sunroom can be R-13 batt insul.

Under slab of Sunroom, 2" R-10 XPS (25 PSI) rigid insul board (for thermal value AND structural flooring support at whirlpool).

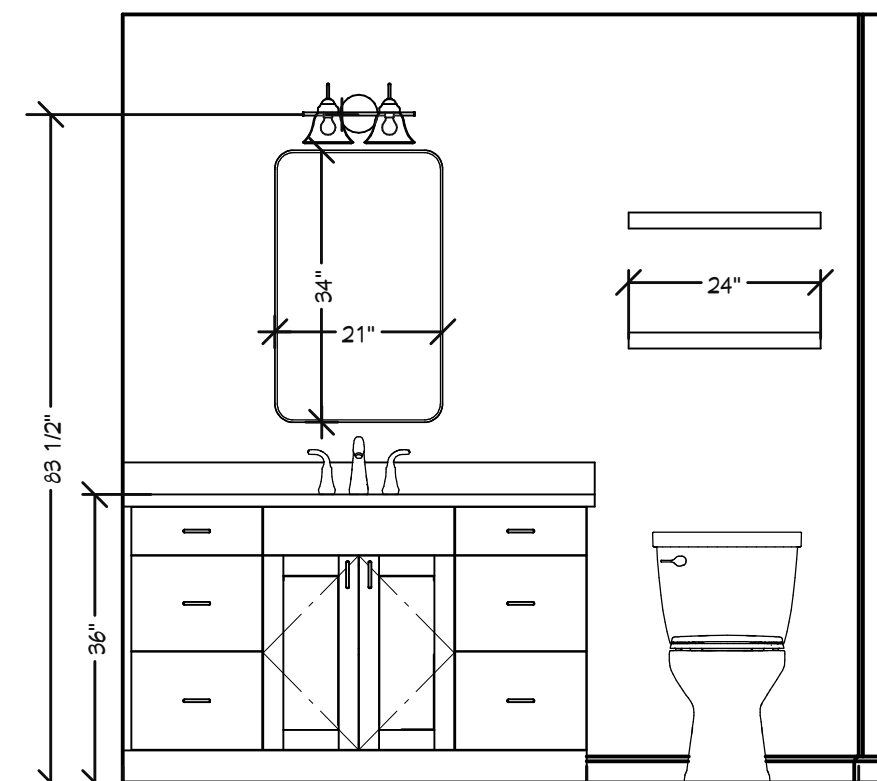




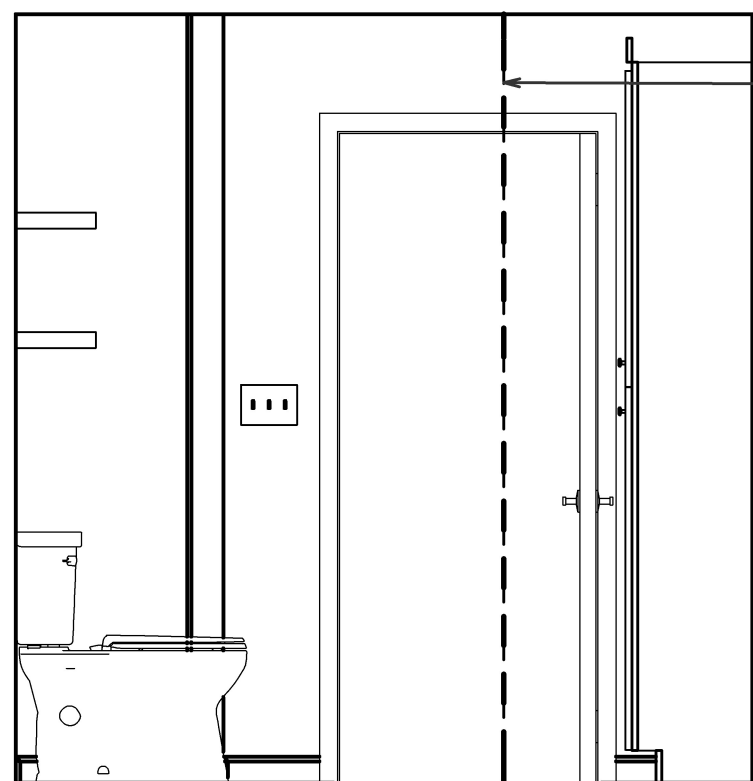
HALLWAY BATH 1 FLOOR PLAN REFERENCE
SCALE: 3/4" = 1'-0"



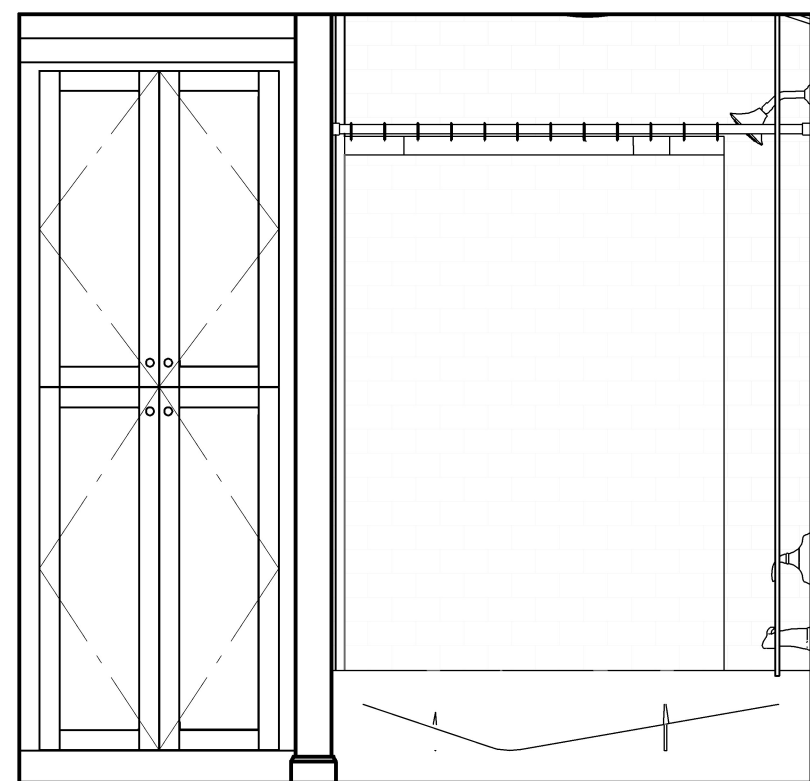
BATH 2 (M.I.L. SUITE) FLOOR PLAN REFERENCE
SCALE: 3/4" = 1'-0"



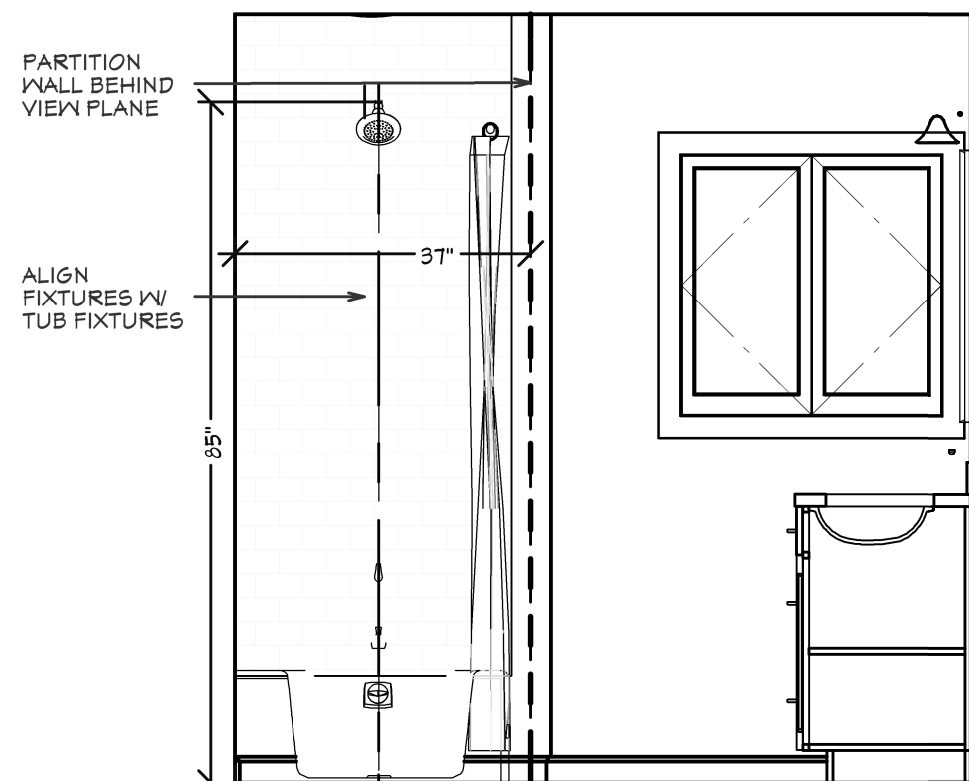
B1-1 (NORTH) ELEVATION



B1-2 (EAST) ELEVATION

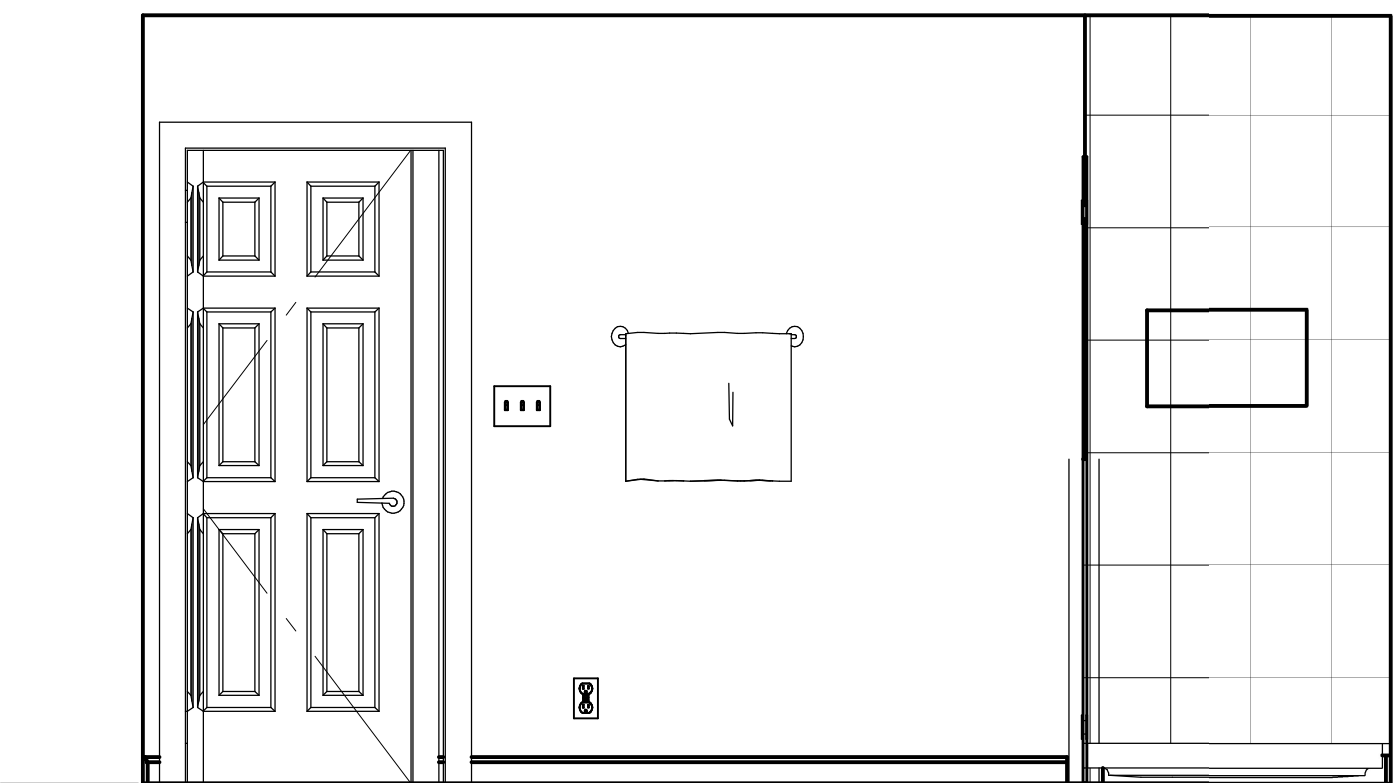


B1-3 (SOUTH) ELEVATION

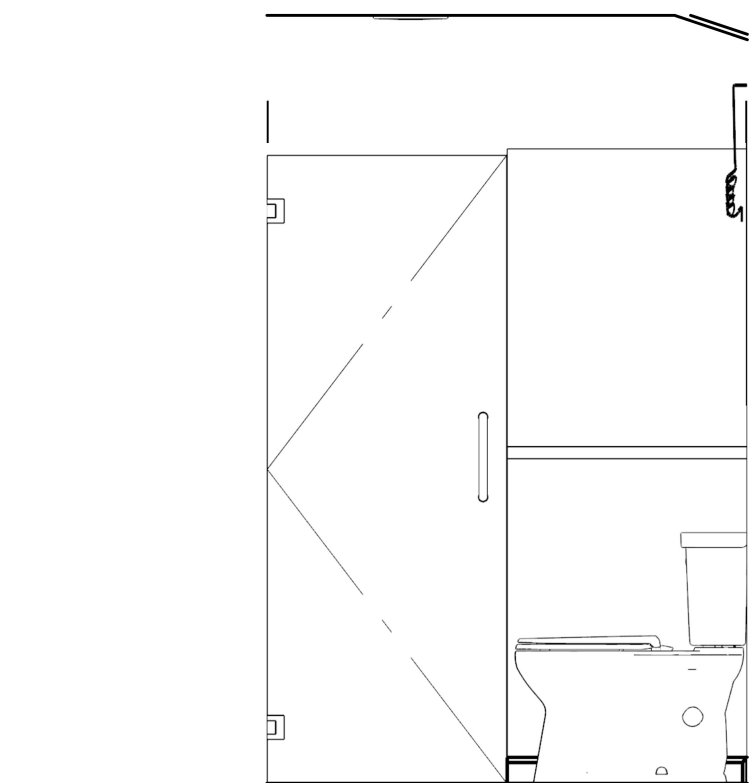


B1-4 (WEST) ELEVATION

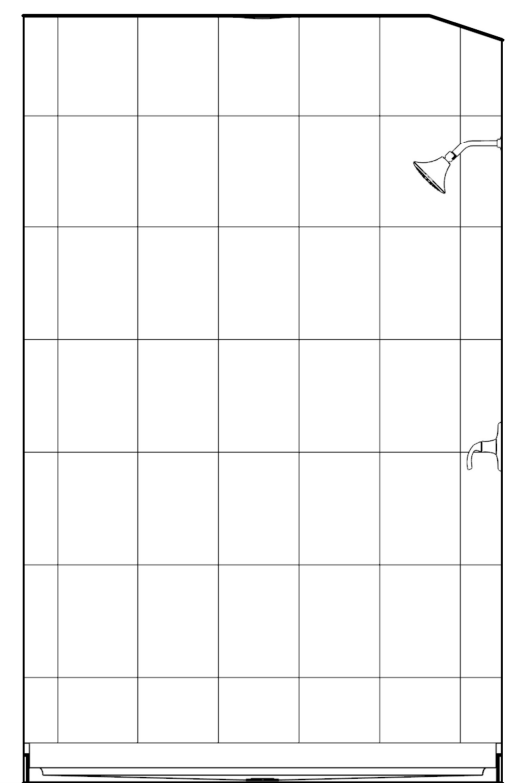
HALLWAY BATHROOM ELEVATIONS
SCALE: 1/2" = 1'-0"



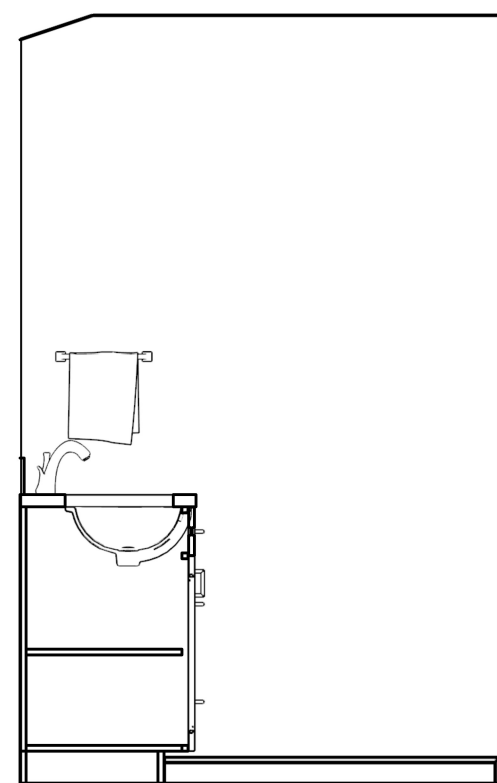
B1-1 (NORTH) ELEVATION



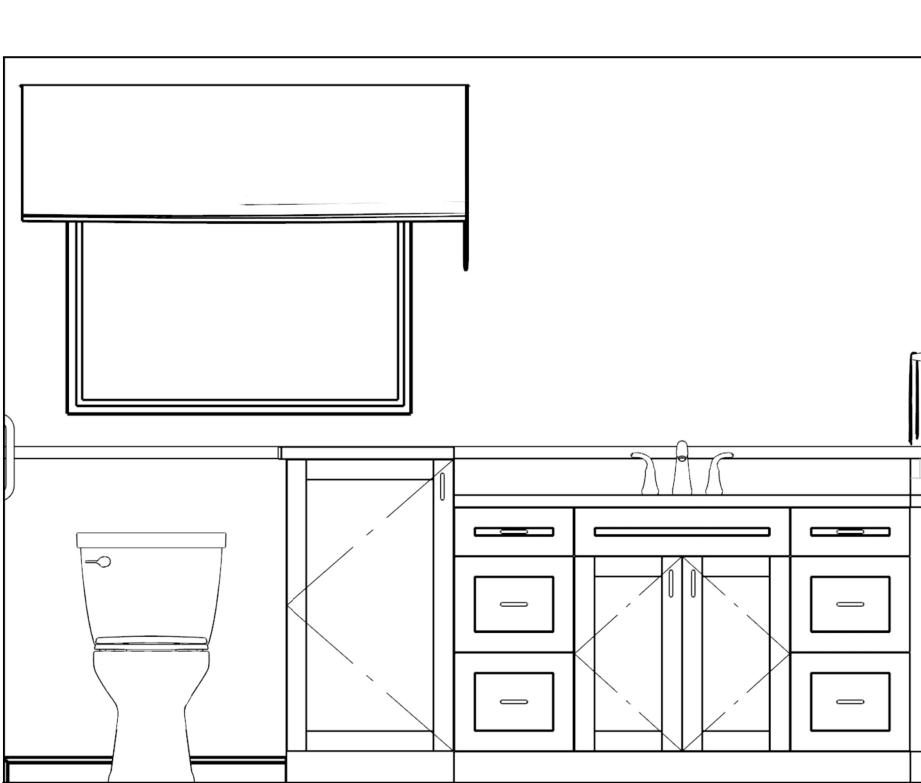
B1-2 (ROOM EAST) ELEVATION



B1-3 (SHOWER EAST) ELEVATION



B1-4 (SOUTH) ELEVATION



B1-5 (WEST) ELEVATION

HALLWAY BATHROOM ELEVATIONS
SCALE: 1/2" = 1'-0"

SALAT
7860 N Mohawk Rd

Design Contacts:
Ashley Mermal



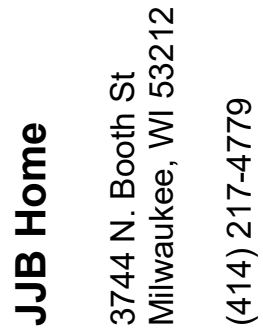
JJB Home
3744 N. Booth St
Milwaukee, WI 53212
(414) 217-4779

BATHROOM INTERIOR ELEVATIONS
THREE-SEASON SUNROOM ADDITION AND REMODELING OF
THE SALAT RESIDENCE
Philip Salat, 7860 N Mohawk Rd, Fox Point, WI 53217

6/23/2026

A 500

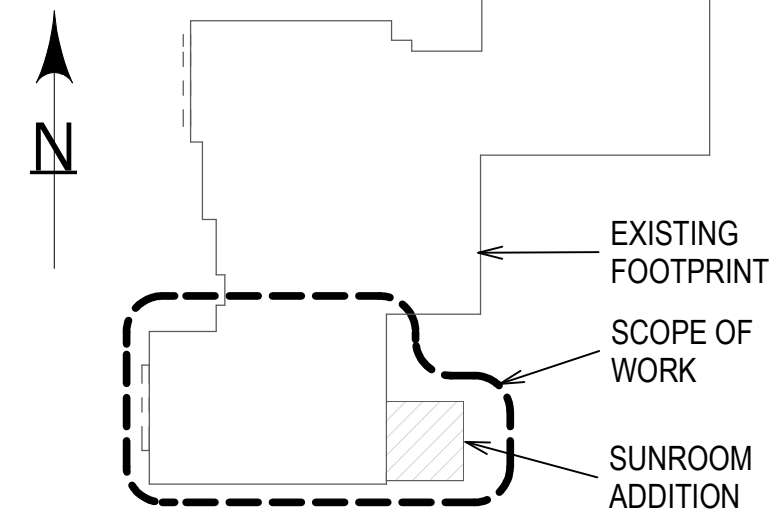
Design Contacts:
Ashley Mermal



THREE-SEASON SUNROOM ADDITION AND REMODELING OF
THE SALAT RESIDENCE
 Philip Salat, 7860 N Mohawk Rd., Fox Point, WI 53217

A	800
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Provide and Install (1) Forced Heat Exhaust Fan in MIL bathroom. (1) Ceiling fan in sunroom.



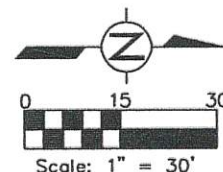
						SALAT 7860 N Mohawk Rd	
						Design Contacts: Ashley Mermal	
							
						JJB Home 3744 N. Booth St Milwaukee, WI 53212 (414) 217-4779	
						INTERIOR & EXTERIOR RENDERINGS	
						THREE-SEASON SUNROOM ADDITION AND REMODELING OF THE SALAT RESIDENCE Philip Salat, 7860 N Mohawk Rd, Fox Point, WI 53217	
						6/23/2026	
						I	001

GENERAL NOTE.

RENDERINGS ARE NOT TO SCALE. ALL RENDERINGS ARE FOR ARTISTIC VISUALIZATIONS ONLY. PLAN REVISIONS AND UPDATES MAY NOT BE REFLECTED IN RENDERINGS. RENDERINGS SHALL NOT BE USED FOR CONSTRUCTION.

GENERAL NOTE
RENDERINGS ARE NOT TO SCALE. ALL RENDERINGS ARE FOR ARTISTIC VISUALIZATIONS ONLY. PLAN REVISIONS AND UPDATES MAY NOT BE REFLECTED IN RENDERINGS. RENDERINGS SHALL NOT BE USED FOR CONSTRUCTION.

CONTAINING 9,914 SQUARE FEET, 0.2276 ACRES MORE OR LESS.

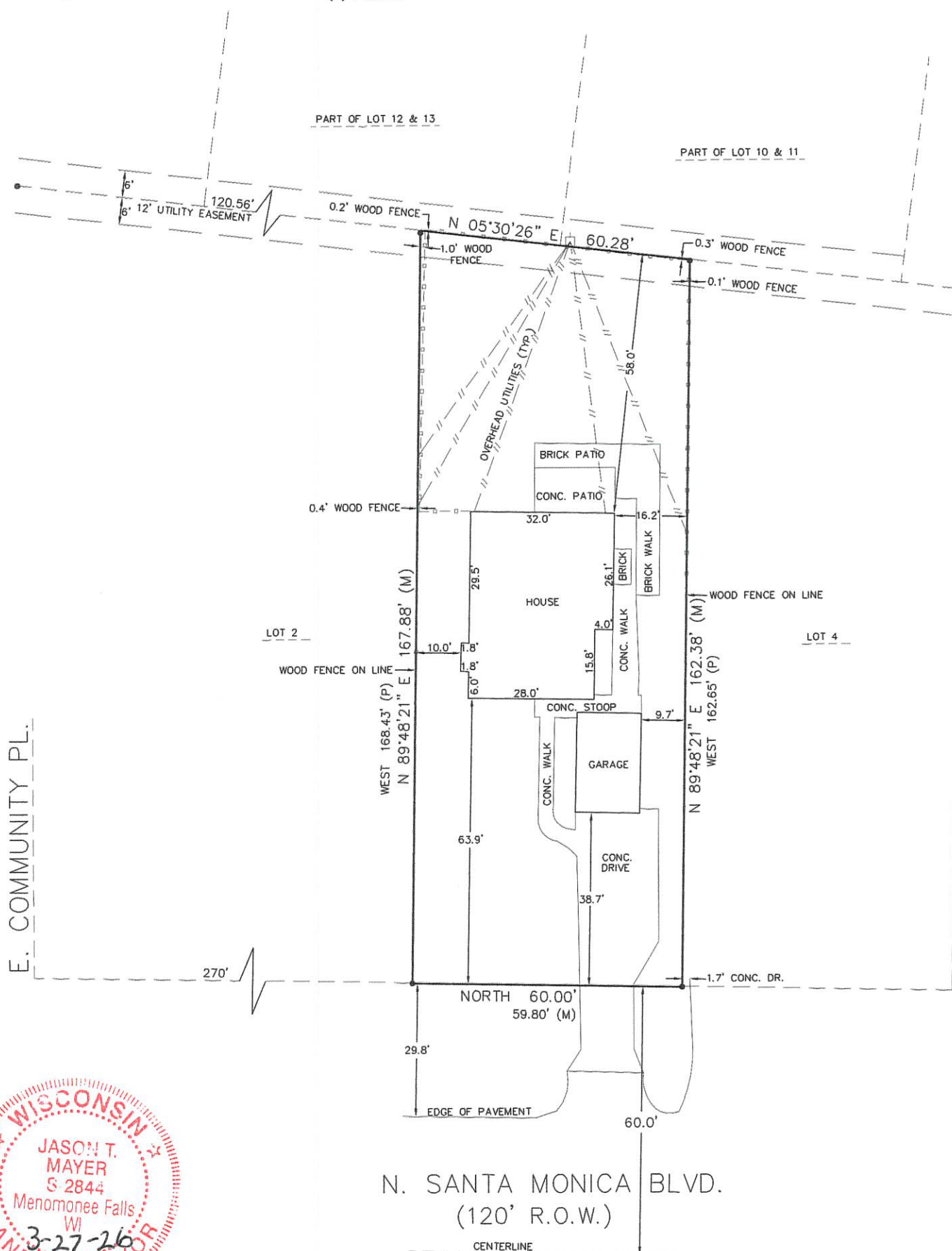


PLAT OF SURVEY FOR:

KELLY KUEHN
7321 N. SANTA MONICA BLVD.
FOX POINT, WI.

LEGEND

- 1" IRON PIPE FOUND UNLESS NOTED
 □ POWER POLE
 (M) MEASURED
 (P) PLATTED



AS OF THE DATE OF THIS SURVEY, NO TITLE POLICY WAS PROVIDED, THEREFORE THIS PLAT OF SURVEY DOES NOT GUARANTEE THE EXISTENCE, SIZE AND LOCATION OF ANY EASEMENTS, ENCUMBRANCES, RESTRICTIONS OR OTHER FACTS THAT COULD OTHERWISE BE DISCLOSED IN A TITLE SEARCH OR CURRENT TITLE POLICY.

THIS IS AN ORIGINAL PRINT ONLY IF SEAL IS IMPRINTED IN RED. "I have surveyed the above property, and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements, roadways, and visible encroachments and is in compliance with Wisconsin Administrative Code AE-7 for property survey standards and is correct to the best of my knowledge and belief.

This survey is made for the exclusive use of the present owner of the property; also those who purchase, mortgage, or guarantee the title thereto, within one year from the date hereof."

THIS INSTRUMENT WAS DRAFTED ON 3-27-2026 BY JASON T. MAYER, P.L.S. W241 N7303 S. WOODSVIEW DR. SUSSEX, WI 53089 (262)424-7552

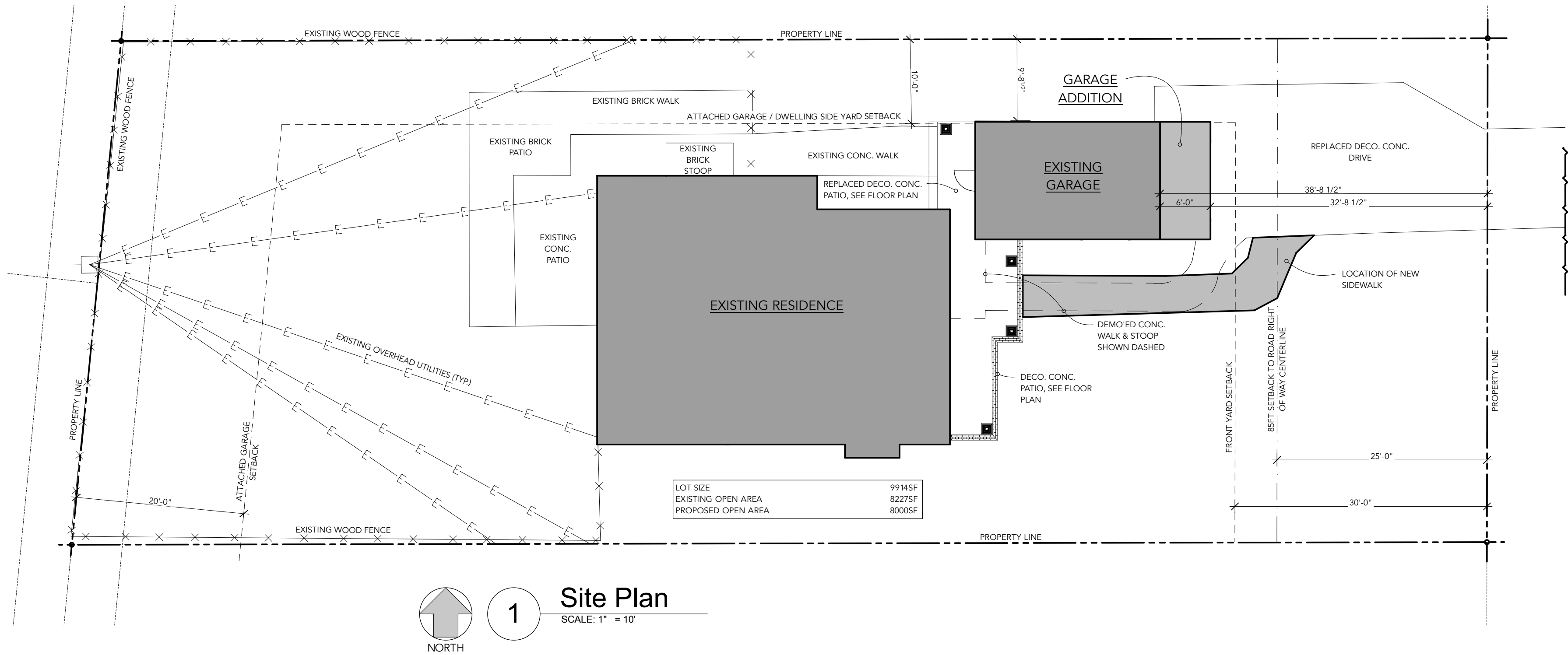


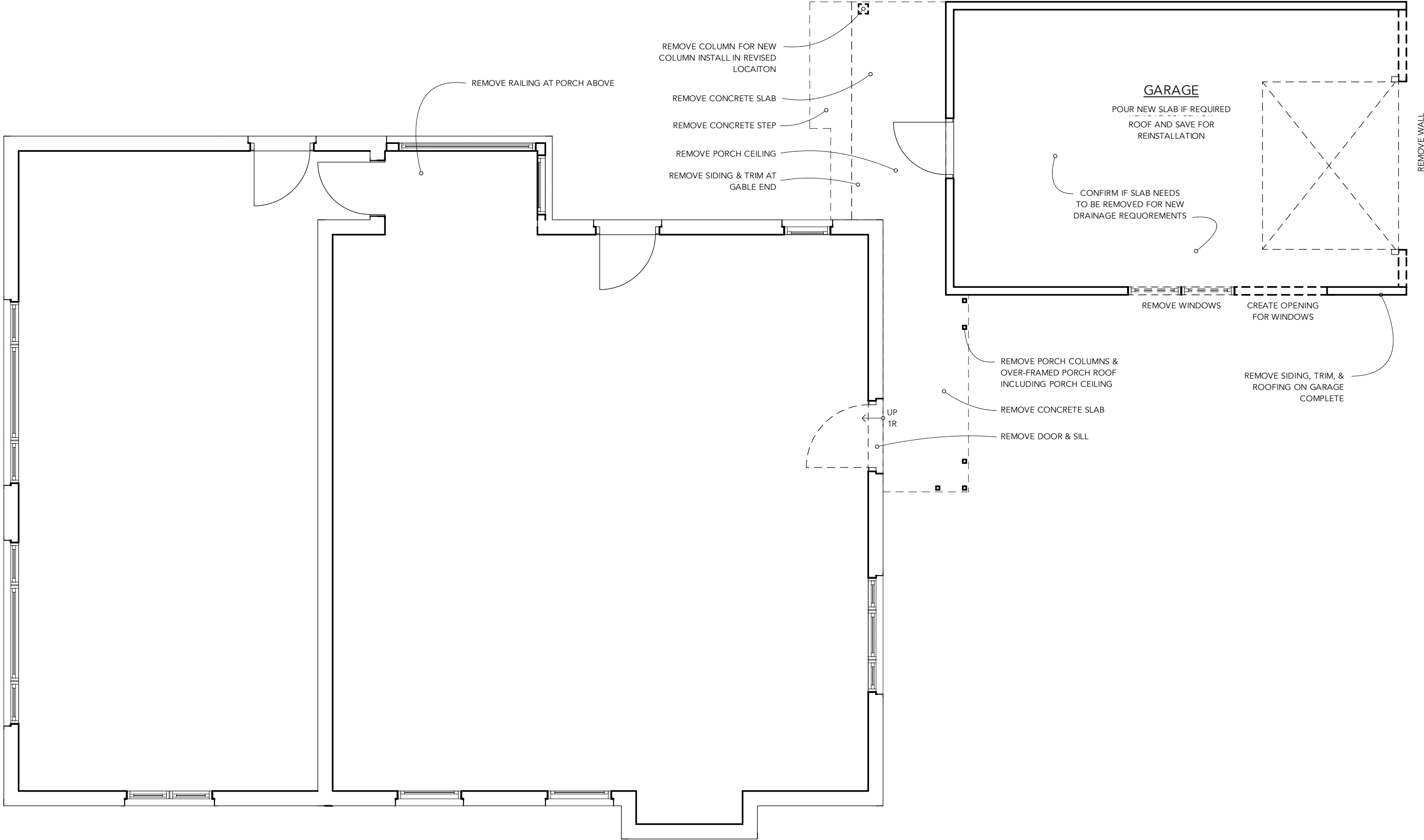
View from Front Yard



View of Side Yard

C1





1

Demolition Plan

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

D1

Notice:

These drawings and design there in are the exclusive property of CNChambliss Architecture, Ilc

Project:

Garage Addition
Santa Monica Blvd.
Fox Point, WI

Issue:

☐ Bid Set April 28, 2026

Not for Construction

Drawing Title:

Demolition Plan

Sheet:

Caution: Do not scale drawings. These are the property of the designer and may only be used in conjunction with this proect.

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A1

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Project:

Garage Addition
Santa Monica Blvd.
Fox Point, WI

Issue:

☐ Bid Set April 28, 2026

Not for Construction

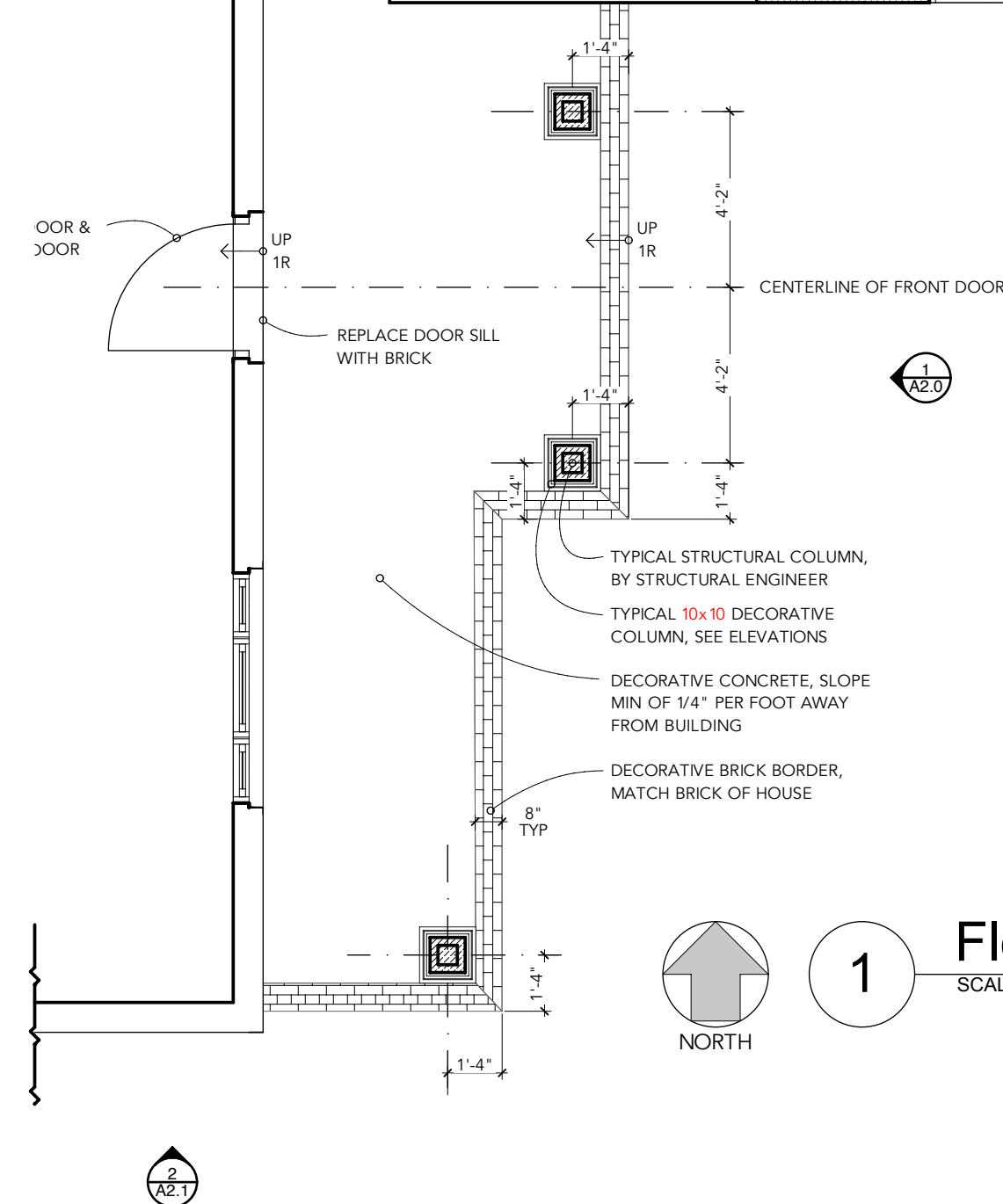
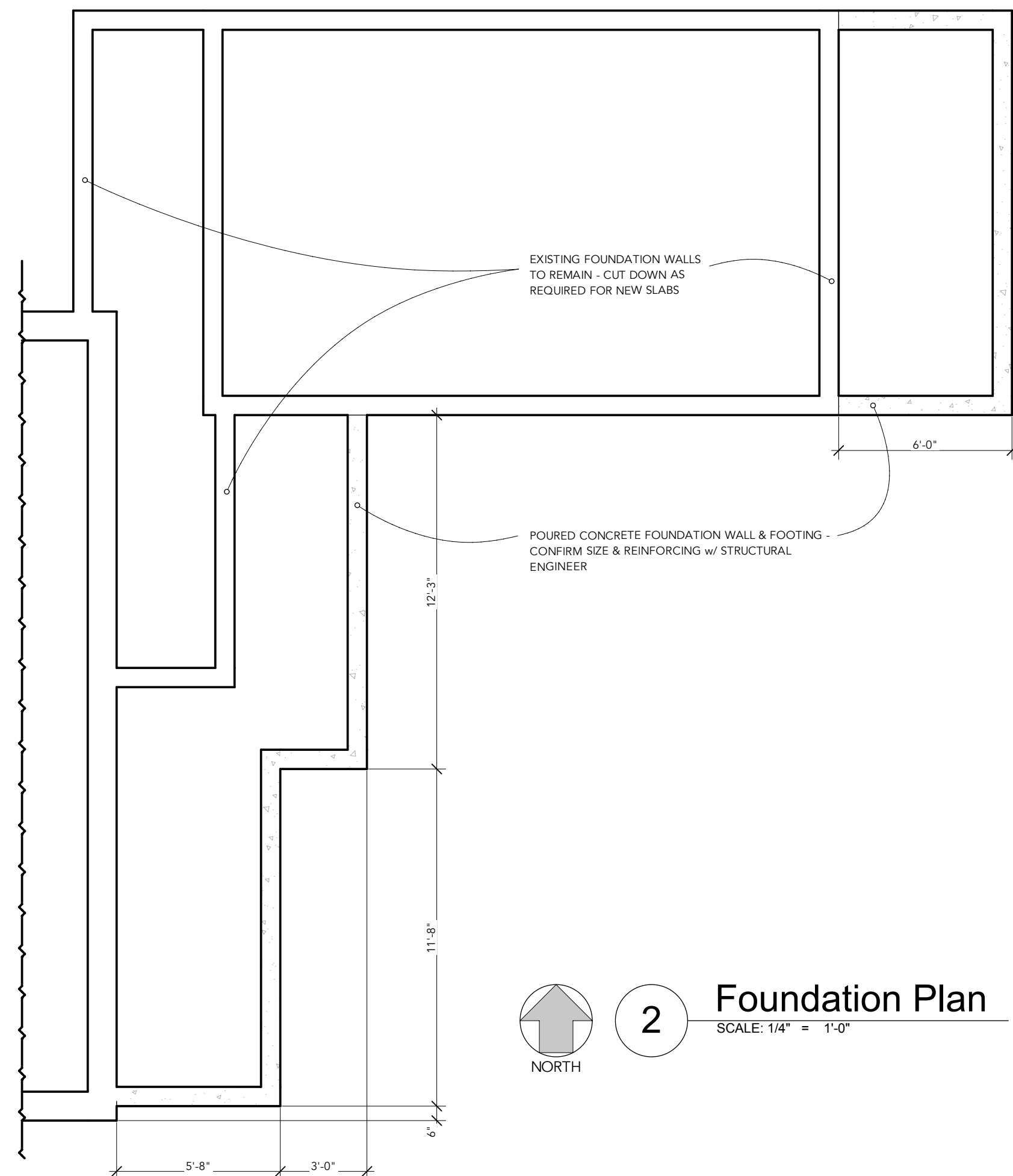
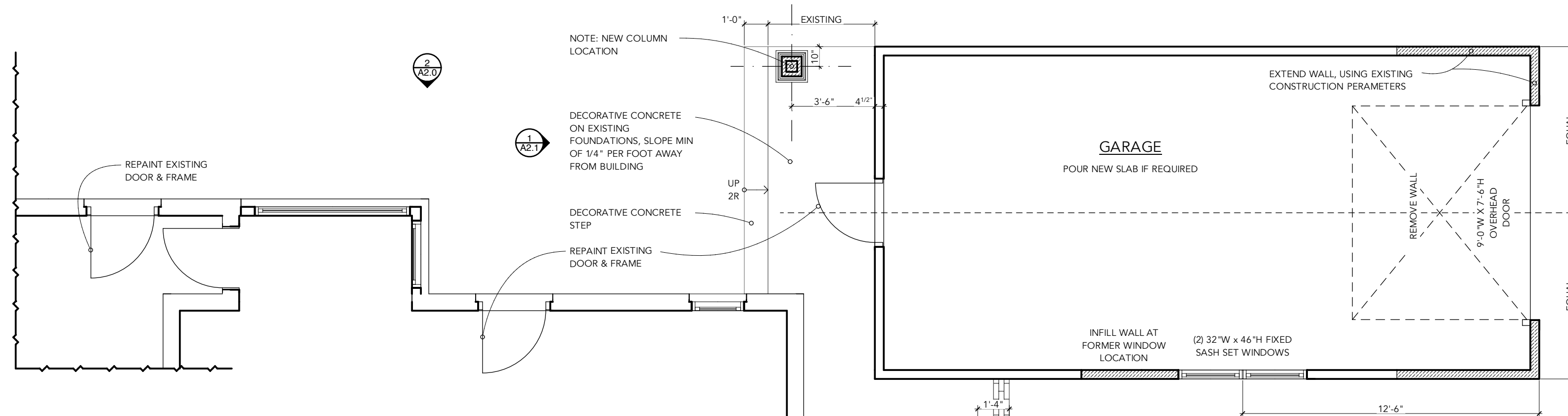
Drawing Title:

Foundation & Floor Plans

Sheet:

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2 Foundation Plan
SCALE: 1/4" = 1'-0"

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

A2

Notice:

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Project:

Garage Addition
Santa Monica Blvd.
Fox Point, WI

Issue:

☐ Bid Set April 28, 2026

Not for Construction

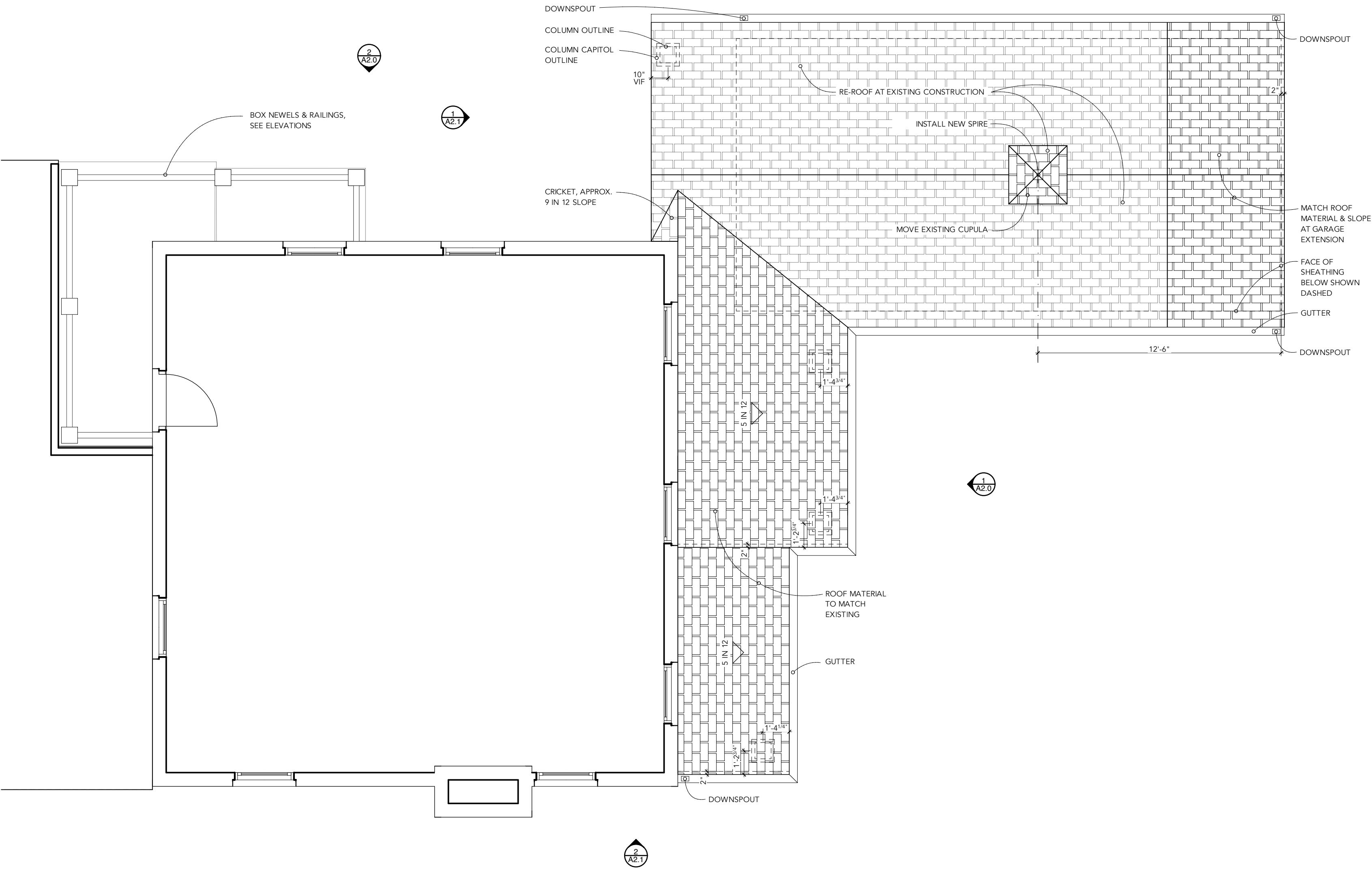
Drawing Title:

Second Floor &
Roof Plan

Sheet:

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1

Second Floor / Roof Plan

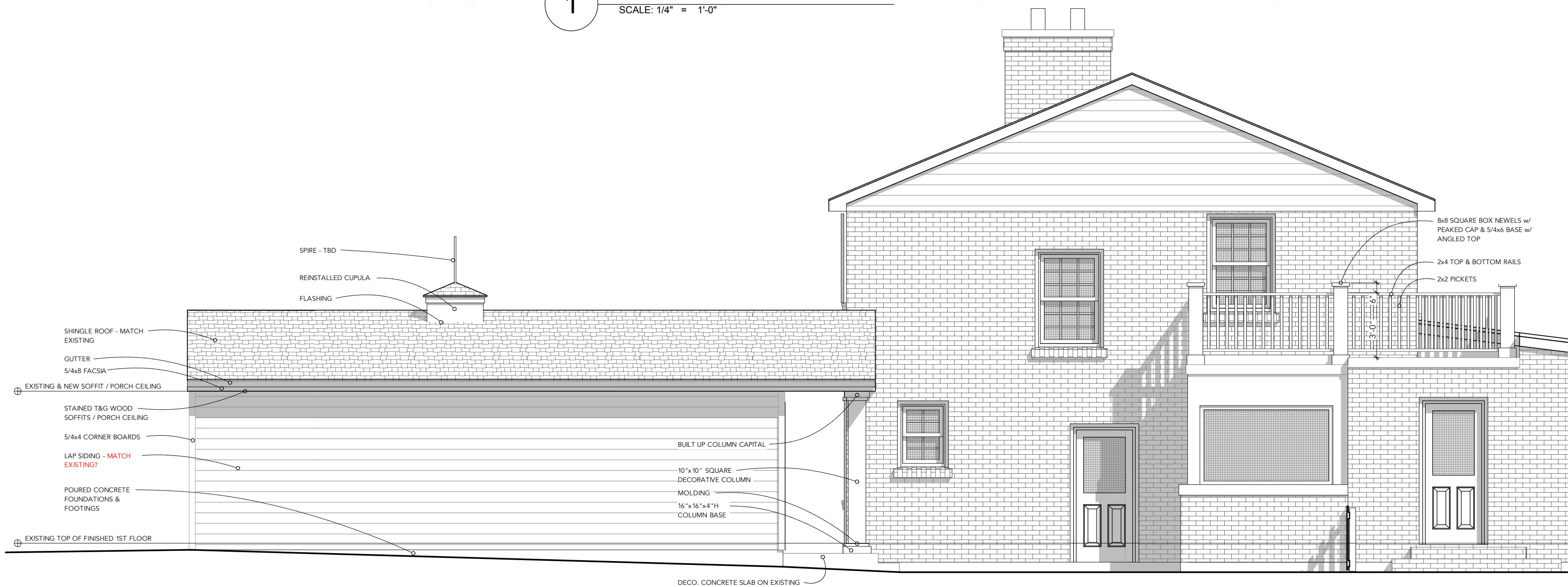
SCALE: 1/4" = 1'-0"



1

Front / East Elevation

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



2

North Elevation

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

A3

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Project:

Garage Addition
Santa Monica Blvd.
Fox Point, WI

Issue:

☐ Bid Set

April 28, 2026

Not for Construction

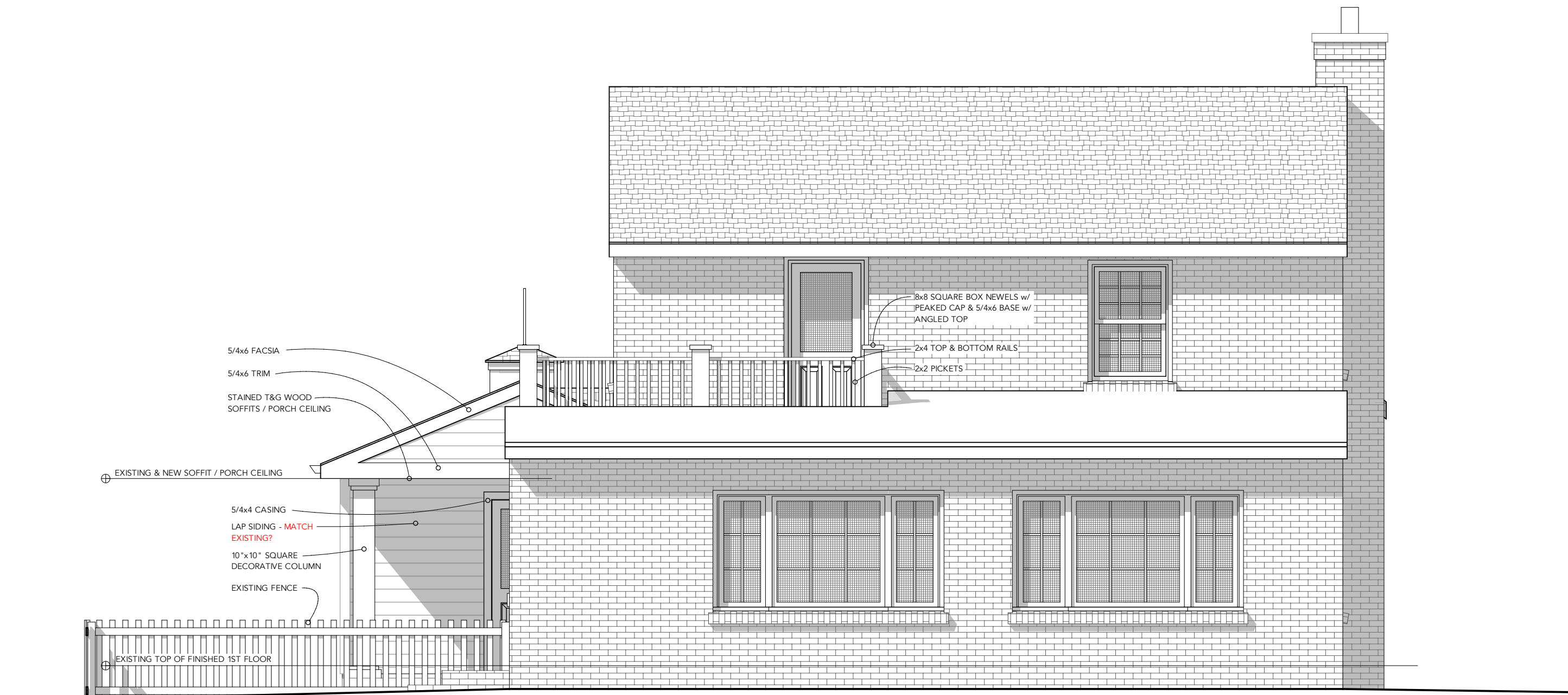
Drawing Title:

Exterior Elevations

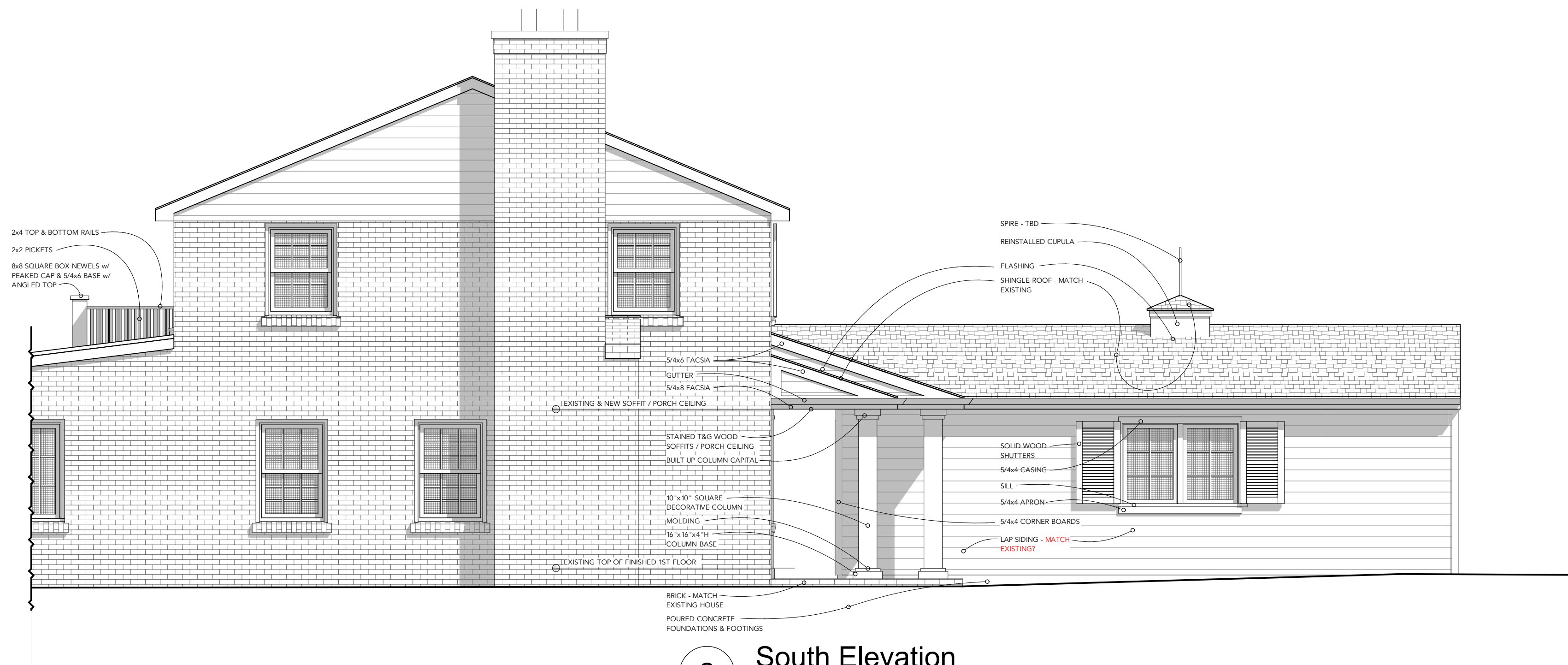
Sheet:

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



2 South Elevation
SCALE: 1/4" = 1'-0"

A4

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Project:

Garage Addition
Santa Monica Blvd.
Fox Point, WI

Issue:

☐ Bid Set April 28, 2026

Not for Construction

Drawing Title:

Exterior Elevations

Sheet:

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E1

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Project:

Garage Addition
Santa Monica Blvd.
Fox Point, WI

Issue:

Bid Set

April 28, 2026

Not for Construction

Drawing Title:

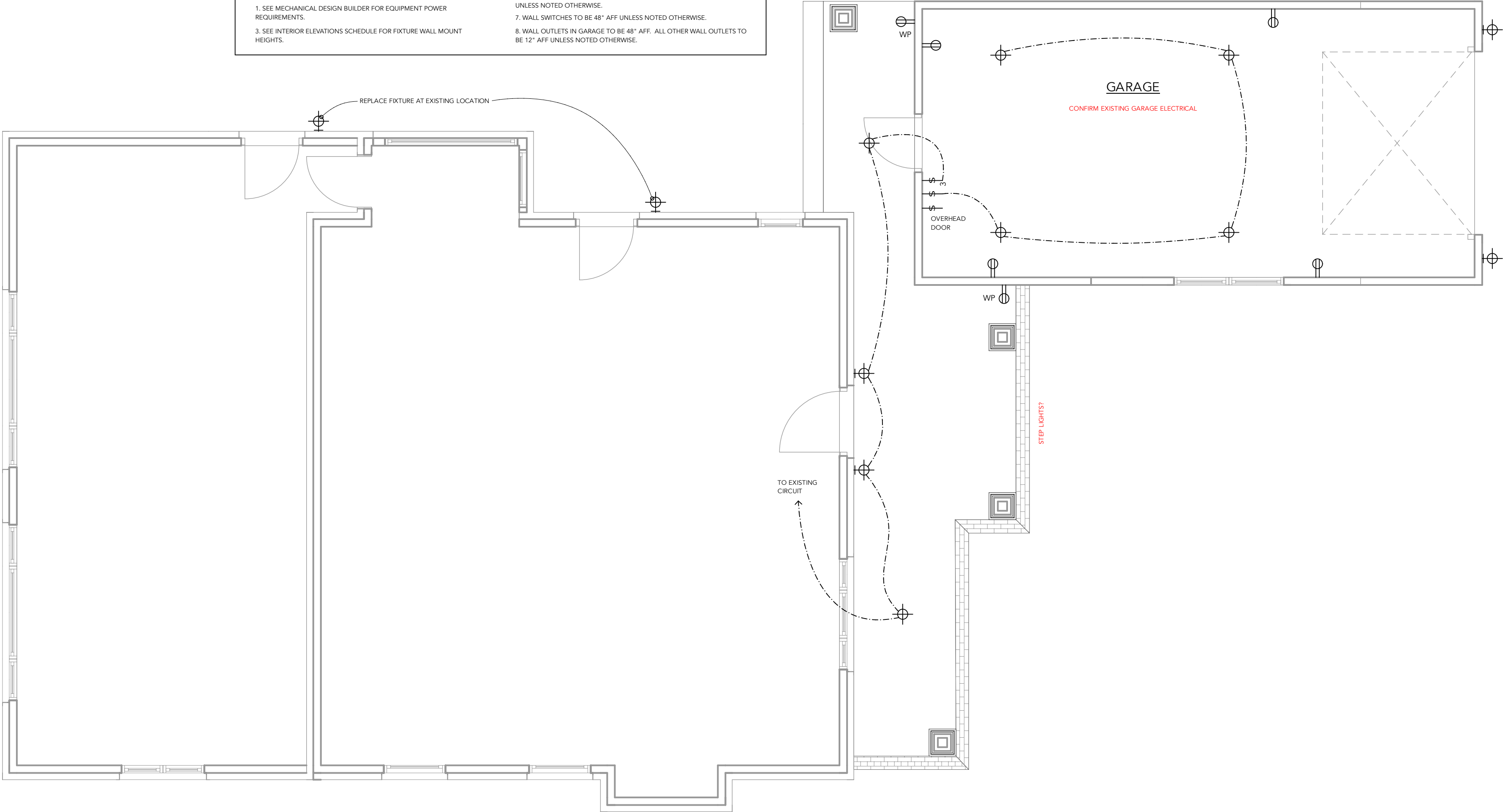
Electrical
Plan

Sheet:

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ELECTRICAL KEY					
LIGHT FIXTURE		CIRCUITRY	POWER		
	DECORATIVE CEILING LIGHT		SINGLE POLE SWITCH		DUPLEX RECEPTACLE
	DECORATIVE WALL LIGHT		THREE WAY SWITCH	 WP	WEATHER RATED DUPLEX RECEPTACLE GFI PROTECTED WEATHERPROOF BOX and/or BEZEL
NOTES:					
1. SEE MECHANICAL DESIGN BUILDER FOR EQUIPMENT POWER REQUIREMENTS.			6. "A.F.F." NOTATIONS/DIMENSIONS ARE TO CENTERLINE OF J-BOX UNLESS NOTED OTHERWISE.		
3. SEE INTERIOR ELEVATIONS SCHEDULE FOR FIXTURE WALL MOUNT HEIGHTS.			7. WALL SWITCHES TO BE 48" AFF UNLESS NOTED OTHERWISE.		
			8. WALL OUTLETS IN GARAGE TO BE 48" AFF. ALL OTHER WALL OUTLETS TO BE 12" AFF UNLESS NOTED OTHERWISE.		



1

Electrical Plan

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

7321 N SANTA MONICA BLVD.

EXISTING, EAST FACING



7321 N SANTA MONICA BLVD.

EXISTING, WEST FACING



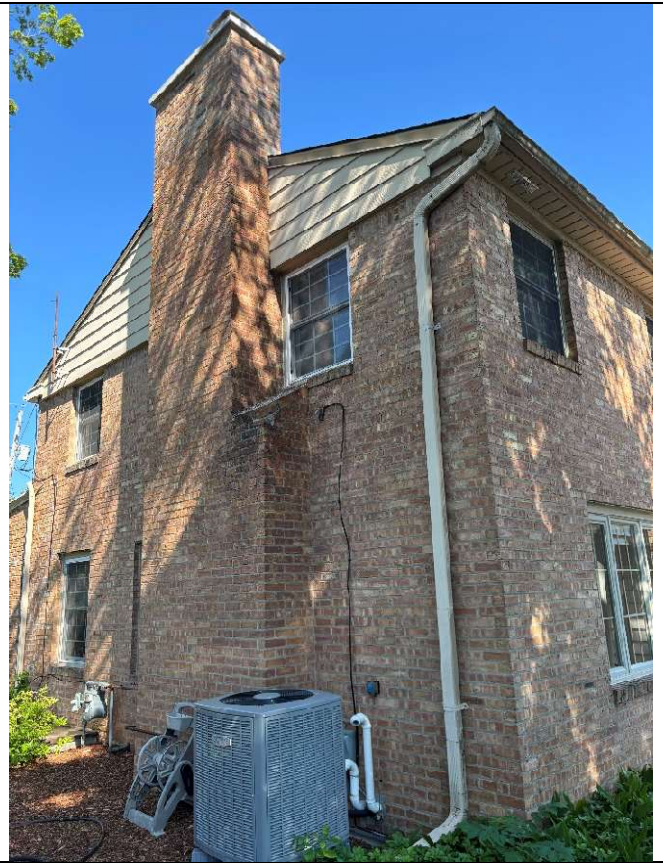
7321 N SANTA MONICA BLVD.

EXISTING, NORTH FACING



7321 N SANTA MONICA BLVD.

EXISTING, SOUTH FACING



Plat of Survey

Known as *8649* North Manor Court, in the V of Fox Point, Wisconsin.
 Lot 12 in Block 5 in FOX POINT MANORS being a Subdivision of a part of the NW 1/4 of Sec 9
 T 8 N, R 22 E, in the Village of Bayside and Fox Point, Milwaukee County, Wisconsin, except
 ing therefrom that part of Lot 12 which is bounded and described as follows:

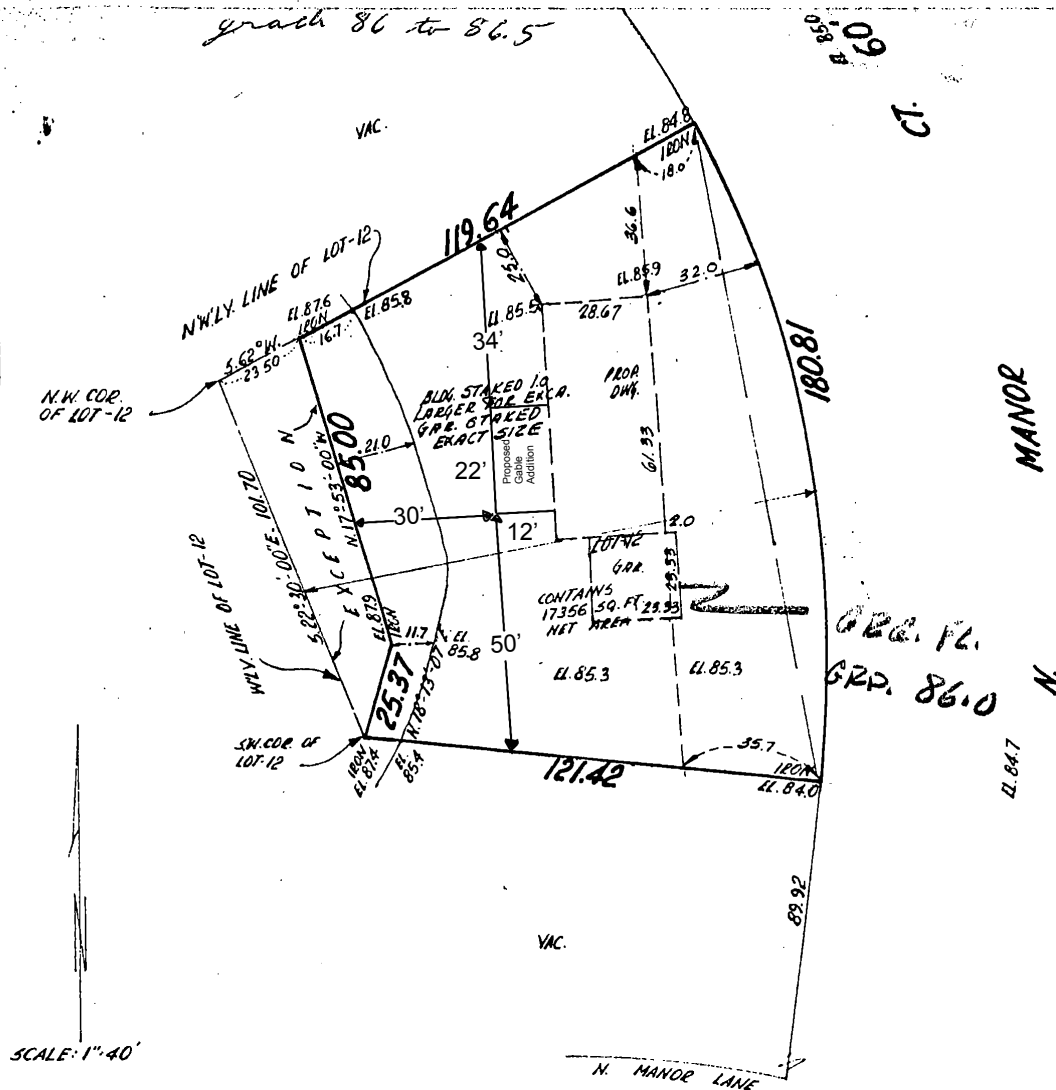
Commencing at a
 point in the Northwestern line of Lot 12 aforesaid 23.50 ft. North 62° East of the Northwest
 corner of said Lot 12; running thence South 62° West along the Northwestern line of Lot 12
 aforesaid 23.50 ft. to a point, being the Northwest corner of said Lot 12; thence
 South 22° 30' 00" East along the Westerly line of Lot 12 aforesaid 101.70 ft. to the Southwest
 corner of said Lot 12; thence North 18° 13' 07" East 25.37 ft. to a point; thence
 North 17° 53' 00" West 85.00 ft. to the point of commencement.

November 4, 1963

February 10, 1964 (Staking Proposed Building)

Survey No. 105905-S

Revision No. 1



We Certify that we have surveyed the above described property and that the above plat is an accurate survey and a true representation thereof and correctly shows the exterior boundary lines and location of buildings and other improvements on said property and the correct measurements thereof.

NATIONAL SURVEY SERVICE
 CIVIL ENGINEERS AND SURVEYORS.
 5729 W. VLIET ST. BLUEMOUND 8-9830
 MILWAUKEE 8, WISCONSIN



Kenneth E. Berke
 SURVEYOR



Existing floor plan is based on field measurements provided by the owner.
Verify all dimensions and existing conditions prior to construction.
Existing walls, doors, windows, and structural elements to remain unless otherwise noted.
Do not scale drawings. Use written dimensions only.
Report any discrepancies to the designer before proceeding.

Construct new gable roof extension as shown on the drawings.

New construction shall match existing materials and finishes where applicable.

All dimensions are to face of framing unless otherwise noted.

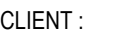
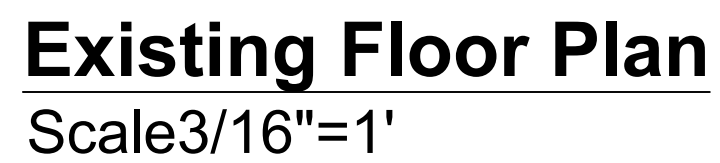
Contractor shall verify all existing field conditions before construction.

Coordinate architectural, structural, and framing work prior to construction.

Do not scale drawings. Use written dimensions only.

All work shall comply with applicable local building codes and permit requirements.

Contractor shall notify the designer of any field conflict before proceeding.



PRINT DATE 23-07-2026

ISSUE DATE

PERMIT SET	000
------------	-----

1

REVISION DATE

PROJECT TITLE

RESIDENCE

PROJECT NO.	0000
-------------	------

DRAWING TITLE

Floor Plan

DRAWN BY

QC CHECKED BY _____

CA REVIEWED BY

DRAWING NUMBER

A001

New gable roof extension to match the existing residence.

Match existing roof pitch, overhangs, fascia, soffit, and trim unless otherwise noted.

New exterior finishes shall match existing materials, color, and texture.

New wood support posts to be pressure-treated and securely anchored to concrete footings.

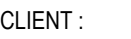
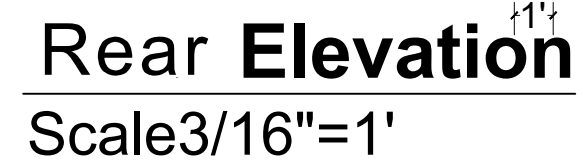
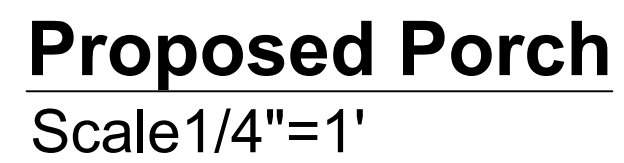
Verify all existing field dimensions and elevations prior to construction.

Contractor shall coordinate all framing and roofing work with existing construction.

All work shall comply with applicable local building codes and permit requirements.

Do not scale drawings. Use written dimensions only.

Agar elevation mein new wood posts dikh rahe hain, to un par callout likh sakte ho:



PRINT DATE

-07-2026

ISSUE DATE

PERMIT SET

00

REVISION DATE

PROJECT TITLE

RESIDENCE

PROJECT NO.

DRAWING TITLE

Floor Plan

DRAWN BY

QC CHECKED BY _____

CA REVIEWED BY

DRAWING NUMBER

A002

New gable roof extension to match the existing residence.

Match existing roof pitch, overhangs, fascia, soffit, and trim unless otherwise noted.

New exterior finishes shall match existing materials, color, and texture.

New wood support posts to be pressure-treated and securely anchored to concrete footings.

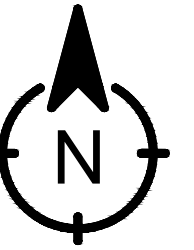
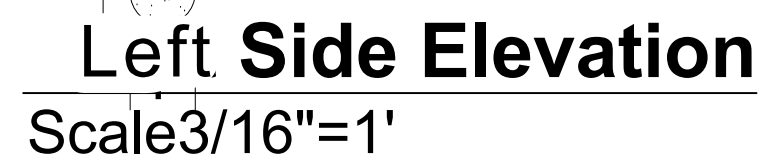
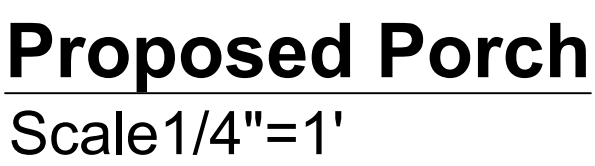
Verify all existing field dimensions and elevations prior to construction.

Contractor shall coordinate all framing and roofing work with existing construction.

All work shall comply with applicable local building codes and permit requirements.

Do not scale drawings. Use written dimensions only.

Agar elevation mein new wood posts dikh rahe hain, to un par callout likh sakte ho:



CLIENT :

PRINT DATE	23-07-2026
------------	------------

ISSUE DATE

PERMIT SET	000
------------	-----

PROJECT TITLE

RESIDENCE

PROJECT NO.	0000
-------------	------

DRAWING TITLE

ELEVATION

DRAWN BY

QC CHECKED BY _____

CA REVIEWED BY

DRAWING NUMBER

A003

New gable roof to match the existing roof pitch and architectural style.

Provide approximately 2'-0" roof overhang unless otherwise noted.

Install asphalt shingles to match existing roofing material and color.

Provide continuous ridge, hip (if applicable), and eave flashing.

Install drip edge, underlayment, and ice & water shield as required by local code.

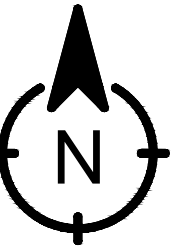
Provide gutters and downspouts to match existing where applicable.

Roof framing shall bear on new wood support posts and beams as indicated.

Contractor shall verify all existing roof dimensions and field conditions prior to construction.

All roof construction shall comply with applicable local building codes.

Do not scale drawings. Use written dimensions only.



CLIENT :

PRINT DATE 23-07-2026

ISSUE DATE

PERMIT SET	000
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1	REVISION DATE
---	---------------

PROJECT TITLE

RESIDENCE

PROJECT NO. 000

DRAWING TITLE

ELEVATION

DRAWN BY

QC CHECKED BY _____

CA REVIEWED BY

DRAWING NUMBER

A003





7/31/2026, 7:52 AM









7/31/2026, 7:50 AM



7/31/2026, 7:50 AM





Village of Fox Point GIS

DISCLAIMER: The Village of Fox Point Does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

SCALE: 1" =

50'



VILLAGE OF FOX POINT

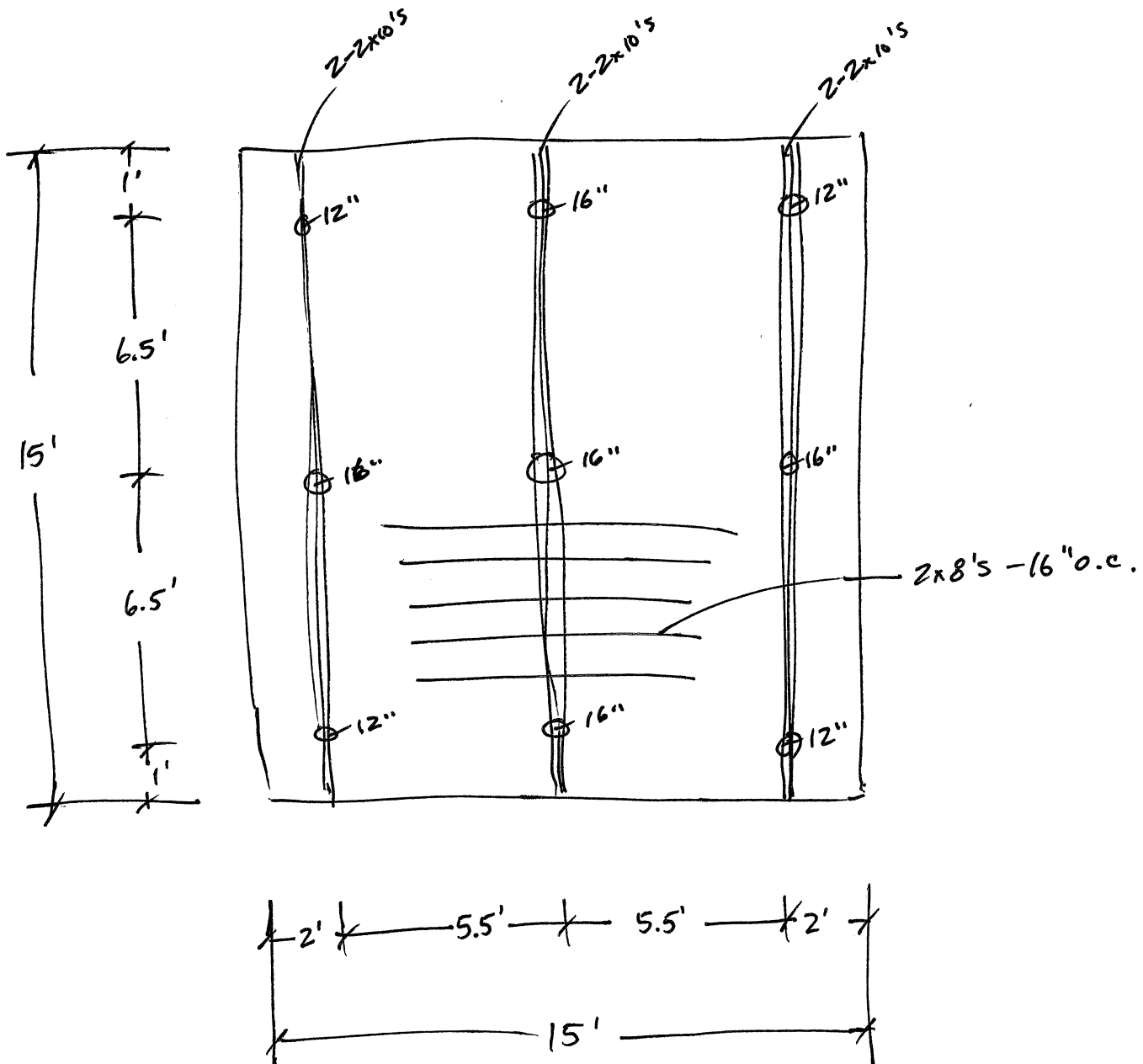
7200 North Santa Monica Blvd
Fox Point, WI 53217
(414) 351-8900

Print Date: 7/23/2026

7465 N. BELL RD. - DECK PROPOSAL

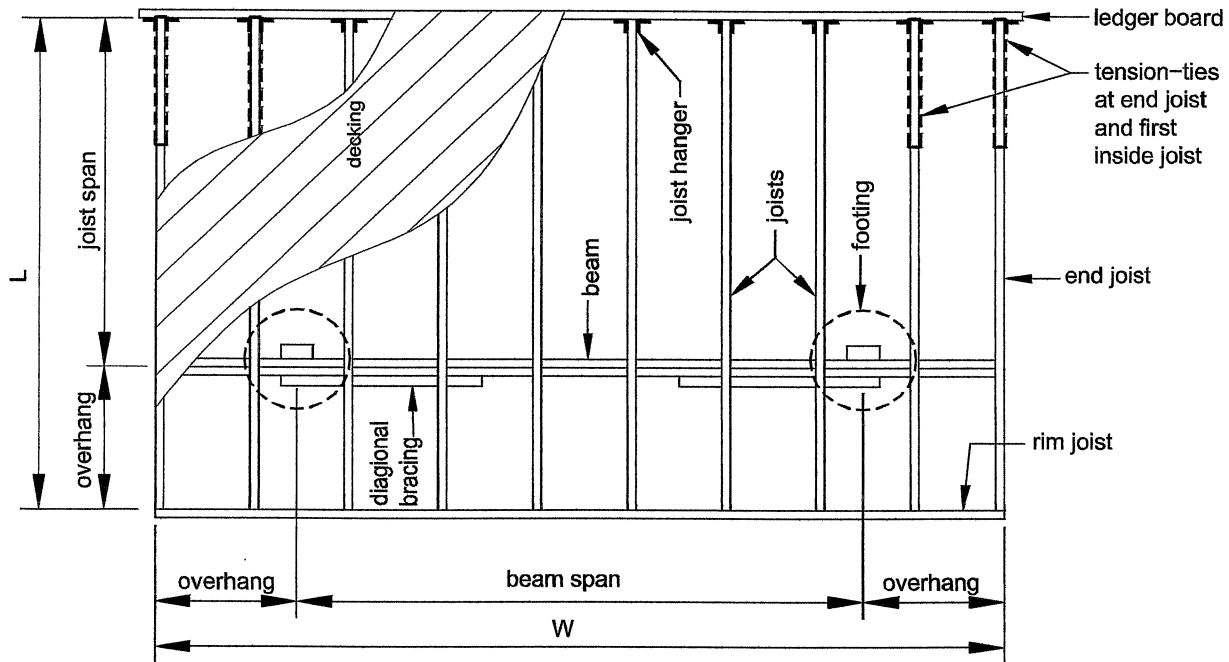


7465 N. BELL RD.



15' x 15' DECK - FREESTANDING
18" OFF GROUND (TOTAL HEIGHT)

Figure 35
TYPICAL DECK FRAMING PLAN



Decking: ☐ 2x4 ☐ 2x6 ☒ five-quarter board ☐ wood-plastic composite (per ASTM D 7032)
☐ Other decking, evaluation report number: _____

Joists: size: ☐ 2x6 ☒ 2x8 ☐ 2x10 ☐ 2x12 spacing: ☐ 12 in. ☒ 16 in. ☐ 24 in.
 joist span dimension: 7' ft. - 6" in.
 overhang: ☒ Yes ☐ No overhang dimension: 2 ft. - 0 in.
 rim joist: ☐ 2x6 ☒ 2x8 ☐ 2x10 ☐ 2x12

Beam(s): number of plies: ☒ 2 ☐ 3 size: ☐ 2x6 ☐ 2x8 ☒ 2x10 ☐ 2x12
 overhang: ☒ Yes ☐ No overhang dimension: 1 ft. - 0 in.

Posts: size: ☒ 4x4 ☐ 4x6 ☐ 6x6 height: 1 ft. - 0 in.

Footings: size: 12-16 in. ☐ square ☒ round thickness: 48" in.

Ledger: ledger board size: ☐ 2x8 ☐ 2x10 ☐ 2x12 ☒ Not applicable (free-standing deck)
 fastener: ☐ Through bolt ☐ Lag screw ☒ Wood screw
☐ Expansion anchor ☐ Adhesive anchor

Lateral support: ☐ Tension-tie ☐ Diagonal bracing, size: ☐ 2x
 (not permitted for free-standing deck)

Deck size: L= 15 ft. - 0 in. W= 15 ft. - 0 in.