

APPLICATION FOR A VARIANCE APPEAL

PH ITEM 3A

Racine County, Wisconsin

Owner: Timothy and Kathleen Fischer

Applicant/Agent: Joshua Meyer

Address: 5729 East Peninsula Road
Waterford, WI 53185

Date petition filed: 2-29-2024 Hearing Date: April 2, 2024
Municipality: Waterford

Phone (Hm) 414-333-4016 (Wk)

Zoning district(s): R-3A

TO THE ZONING BOARD OF ADJUSTMENT/APEALS: Please take notice that the undersigned was denied a permit or seeks an appeal of the Zoning Administrator for: The construction of a single family residence with attached garage, full basement, attached uncovered deck, and covered porch.

at site address 5729 East Peninsula Road Waterford, WI 53158, Section 23, T 4 N, R 19 E Lot(s) 70 Blk 1 Subd/CSM Buena Park Subdivision Parcel Id.# 016-04-19-23-122-000 in Racine County, Wisconsin, for the reason that the application failed to comply with Chapter 20 (Zoning) of the Racine County Code of Ordinances with respect to: Proposed single family residence, attached uncovered deck, and covered porch will have insufficient street and shore yard setbacks.

Applicant is subject to: Article VI Division 6 R-3A, Suburban Residential District (Sewered); Section 20-191 Substandard nonconforming lots; Section 20-1017 Reduction or Joint Use; and Section 20-1045 Shoreland Setbacks and exempt Structures

of the Racine County Zoning Ordinance.

Check applicable below: (Underline or circle the word "all" or "partially" below, as needed)

- Property is all/partially located in the shoreland area of Michigan Lake
Project is all/partially located in the shoreland area of Michigan Lake
Property is all/partially located in the floodplain area of Michigan Lake
N/A Project is all/partially located in the floodplain area of N/A
N/A Property is all/partially located in a wetland area. N/A Project is all/partially located in a wetland area.

Indicate below or attach separate pages showing how your application meets the legal criteria for a variance.

1) Explain how the Ordinance creates an unnecessary hardship and in the absence of approval no feasible use can be made of the property. The biggest contributing factor for our inability to comply the zoning setback ordinance, is the narrow width of the lot and negative grading from the road and side lots.

If we complied with the current required setbacks on the sides, we would be left with 22.68' of width for the house. This wouldn't even be enough width for a two car garage to be constructed, much less an entire house.

2) Describe the exceptional, extraordinary or unusual circumstances that are unique to this lot or structure. The existing home sits well below the street level, creating a dangerous situation for the people living there for multiple reasons.

3) Describe how the approval would not create substantial detriment to adjacent property or materially impair or be contrary to the purpose and spirit of zoning or the public interest. We believe that not only are we avoiding creating a detriment to the neighboring properties, but that we are in fact improving the scenario for the properties. The existing structure sits only 4.4' from the south side lot line. We are proposing to move that to 7.58' from the lot. We will also be able to control the ground and street water flow a lot better with our proposed house and grade.

4) Explain how the request is not based on economic gain or loss and is not self-imposed. This request has nothing to do with economic gain or loss. The owners would simply like to make an improvement to the property by removing the existing structure, and building a new, reasonably sized home for their family. The Fischer family has owned this home for several years, and are trying to enhance the property.

Owner/Applicant's Signature John A Meyer Date 2/20/2024

Fee pd: \$ 450.00 Ck # 4815 (Payable to Racine County Development Services) Attach required documentation

APPLICATION FOR ZONING PERMIT
 RACINE COUNTY, WISCONSIN (Rev. 11/11)

PERMIT NO. _____
 DATE PERMIT ISSUED _____

OWNER Timothy and Kathleen Fischer
 Mailing Address 5729 Peninsula Road East

APPLICANT Joshua Meyer
 Mailing Address 9090 160th Ave

Waterford WI 53185
 City State Zip
 Phone (H) 414-315-9322 (W) _____

Bristol WI 53104
 City State Zip
 Phone (H) 262-300-9777 (W) 262-945-7517

Parcel Id. # 016-04-19-23-122-000 Site Address 5729 Peninsula Road East

Municipality Waterford Section(s) 23, Town 4 North, Range 19 East

Lot 70 Block 1 Subdivision Name Buena Park CSM # —

Proposed Construction/Use Single family Residence with attached garage, full basement, attached uncovered deck, and covered porch

New Addition	<input checked="" type="checkbox"/>	Principal Bldg	<input checked="" type="checkbox"/>	Size (<u>34.00</u> x <u>67.50</u>) (<u>9</u> x <u>18.46</u>) (<u>—</u> x <u>—</u>)
Alteration	<input type="checkbox"/>	Deck	<input type="checkbox"/>	Area (sq ft) (<u>2,216</u>) (<u>166.14</u>) (<u>—</u>)
Conversion	<input type="checkbox"/>	Sign	<input type="checkbox"/>	# of Units/Stories <u>1</u> / <u>2</u> Building Ht.-Avg. (ft.) <u>25'-7"</u>
Temporary	<input type="checkbox"/>	Other	<input type="checkbox"/>	Peak Ht. (ft.) <u>34.00'</u> 100-Yr. Floodplain Elev. <u>776.10</u>
				Eave Ht. (ft.) <u>19.5'</u> Flood Protection Elev. <u>—</u>

Contractor <u>Meyer Builders, Inc.</u>	Est. Value w/Labor \$ <u>750,000</u>	ZONING DISTRICT <u>R-3A</u>
Existing Nonconforming? <u>N/A</u> <input checked="" type="checkbox"/>	* Yes <input type="checkbox"/> No <input type="checkbox"/>	Yard Setbacks
*Structure's Fair Mrkt Value \$ <u>—</u>	Cumulative %	Street-1 st <u>20.14'</u>
*>50% of Fair Market Value? <u>N/A</u> <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Street-2 nd <u>5.10</u>
Structure in Shoreland? (per map)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Side-1 st <u>—</u>
Structure in Floodplain? (per map)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Side-2 nd <u>7.58'</u> <u>YES</u>
Structure in Wetland? (per map)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Rear <u>—</u>
Substandard Lot?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Shore <u>71.85'</u>
Abutting Lot-Same Owner/Closely Related?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Total Acc. Structures <u>—</u>
BOA Variance Needed?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	--Date of Approval _____
Conditional Use/Site Plan Needed?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	--Date of Approval <u>—</u>
Shoreland Contract Needed?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	--Date of Approval <u>—</u>

Additional Zoning Permit Stipulations Listed on Back of this Form? Yes No (If "Yes," see back)

The applicant hereby acknowledges receipt of notice contained herein and certifies that submitted information/ attachments are true and correct to the best of the knowledge and belief of the signer, and that all construction/ use will be done in accordance with the Zoning Ordinance, applicable stipulations, and Wisconsin laws.

BOA/Conditional Use/Site Plan Pd: \$ 450.00 Signature of Individual/Corporation Pres. or Sec./Partner - Date 2-22-24
 Cash/Check # 4815

Shoreland Contract Fee Pd: \$ 250.00 Print Name(s) _____
 Cash/Check # _____

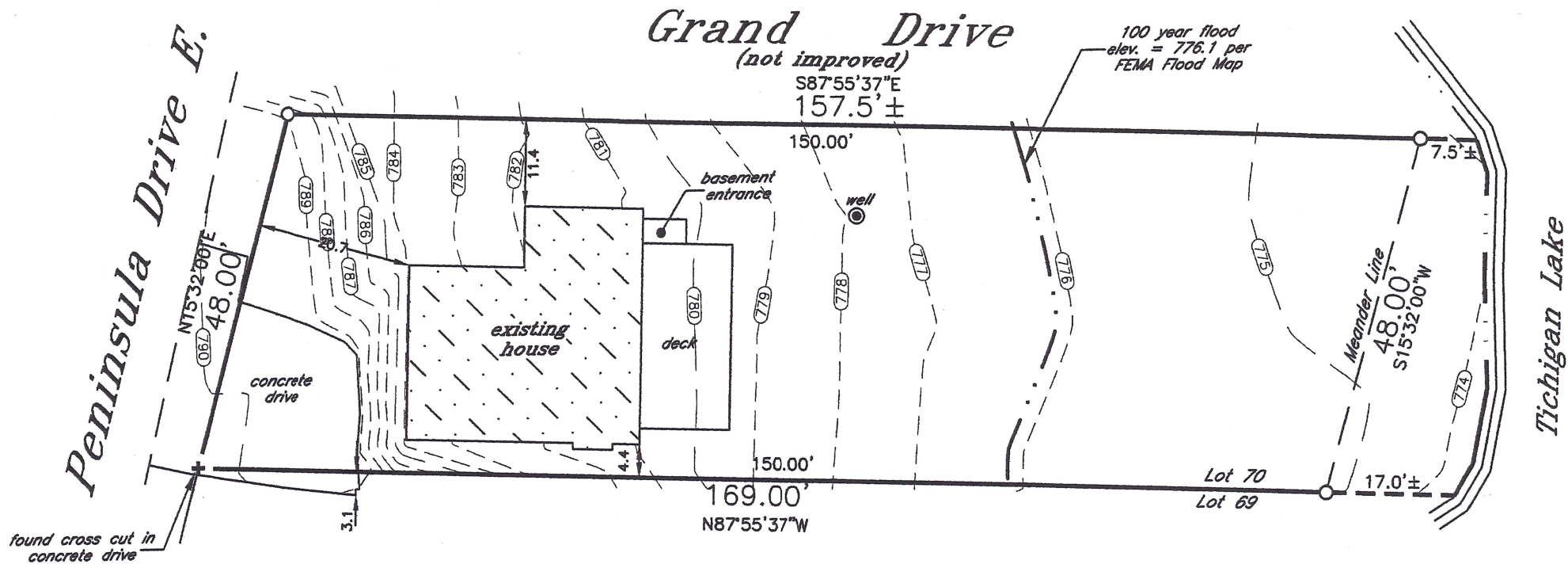
Zoning Permit Fee Pd: \$ 500.00 Notes (revisions, extensions, etc.) _____
 Cash/Check # _____

Other: Pd: \$ _____ (Staff Initials) STM

if shoreland erosion review fee is included above Zoning Administrator

Make checks payable to "Racine County Development Services" - Note: ALL FEES ARE NONREFUNDABLE (OVER)

PIN 0160419 -23 - 122000



Scale
1" = 20'



RECEIVED
FEB 29 2024
RACINE COUNTY

Proposed building field staked true size. Contractor to verify all dimensions before building by same and adhere to drainage plan in effect for this subdivision. Refer to a current title report for easements or restrictions which may affect the use of this site that are not shown on the recorded subdivision plat.

address: 5729 Peninsula Drive E.

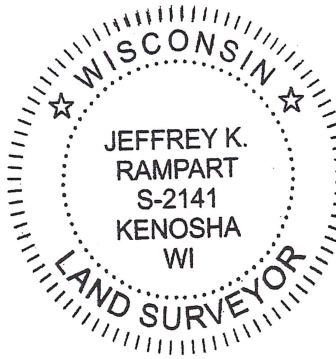
J.K.R. SURVEYING, INC.
8121 22ND AVENUE
KENOSHA, WI 53143

tax key no.: 016-04-19-23-122-000

Plat of Survey of
LOT 70 IN
BUENA PARK SUBDIVISION
in NE1/4 Section 23-4-19

TOWN OF WATERFORD
RACINE COUNTY, WIS.

-for-
Meyer Builders

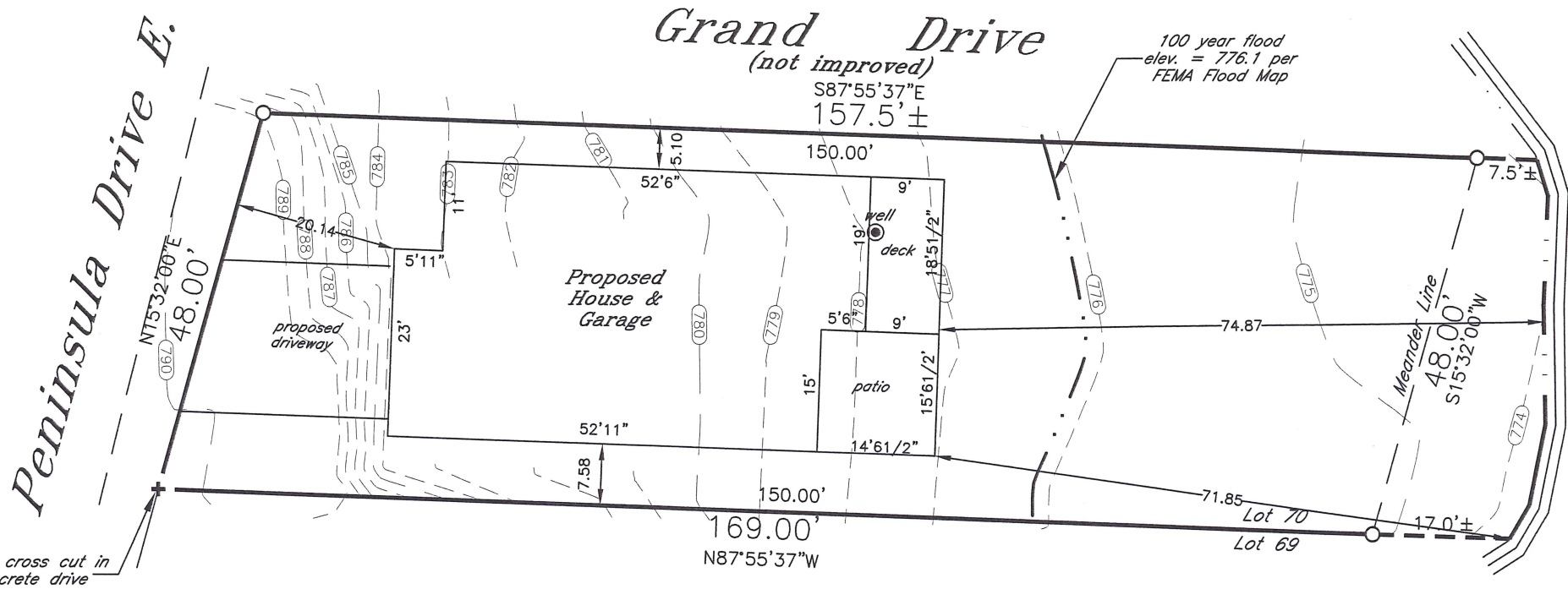


I hereby certify that this property was surveyed under my direction and this plat is a true representation thereof.

J.K. Rampart

Reg. Land Surveyor
January 17, 2024





Scale
1" = 20'



RECEIVED
FEB 29 2024
RACINE COUNTY

found cross cut in concrete drive

Proposed building field staked true size. Contractor to verify all dimensions before building by same and adhere to drainage plan in effect for this subdivision. Refer to a current title report for easements or restrictions which may affect the use of this site that are not shown on the recorded subdivision plat.

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RACINE COUNTY, WIS.*



Reg. Land Surveyor
January 17, 2024
Revised 2/1/24

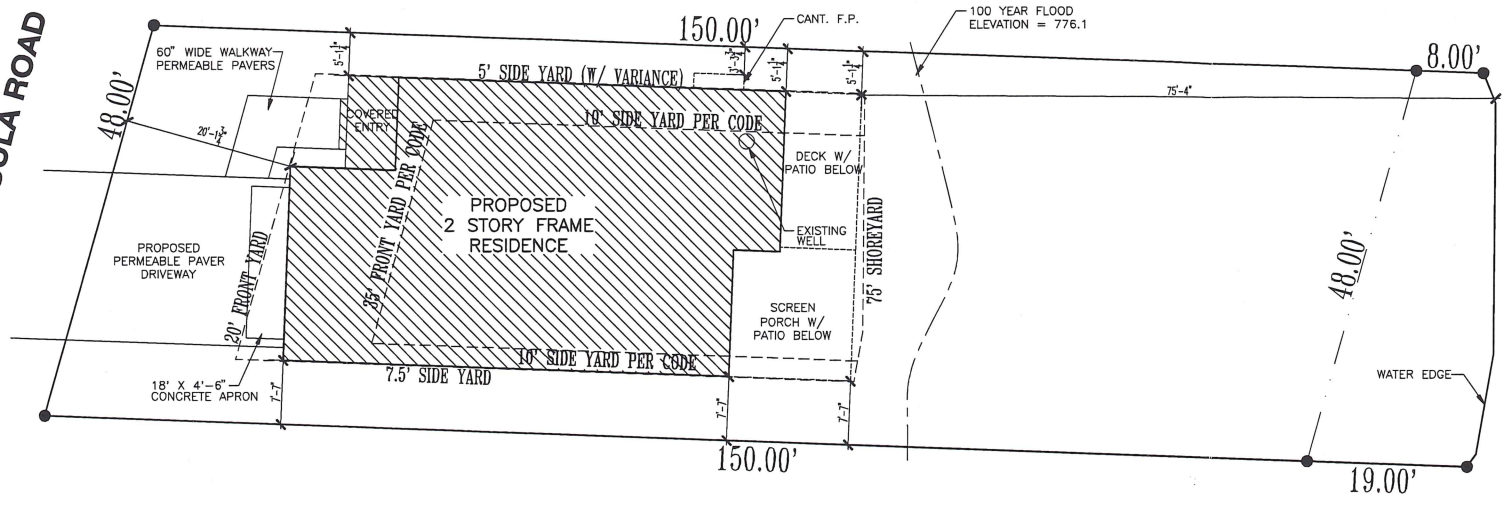
-for-
Meyer Builders

FISCHER RESIDENCE

5729 EAST PENINSULA ROAD WATERFORD, WI 53185

EAST PENINSULA ROAD

FOX RIVER



1E SITE PLAN
1"=10'-0"

- NOTES:**
- VERIFY UTILITY LOCATIONS.
 - VERIFY TREES TO BE REMOVED WITH OWNER.
 - VERIFY STRUCTURE LOCATION WITH OTHERS.
- SITE PLAN DEPICTED REPRESENTS A REFERENCE LOCATION ONLY, NOT TO BE USED FOR STAKING, EXCAVATION, FOUNDATION LOCATION OR BUILDING OF ANY KIND. REFERENCE CIVIL ENGINEERING FOR ACTUAL HOUSE LOCATION AND VERIFY IN FIELD NO PORTION OF THE STRUCTURE EXTENDS OVER SETBACKS, BUILDING LINES OR EASEMENTS.
- REFER TO CIVIL ENGINEERING PLANS FOR UTILITY INFORMATION.
 - BOUNDARY BASED UPON PLAT OF SURVEY FURNISHED TO ARCHITECT BY OWNER. VERIFY LOT DIMENSIONS IN FIELD.

ARCHITECT'S CERTIFICATION

I have prepared, or caused to be prepared under my direct supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with all applicable codes.

DAVID M. DOLBY
ARCHITECT

8998 07/31/24 01/26/24
Cert. No. Exp. Date

IMPERVIOUS SURFACE COVERAGE	
AREA OF LOT	7,720.3 S.F.
ZONING DISTRICT	R-3A
MAXIMUM IMPERVIOUS COVERAGE	30%
ALLOWABLE IMPERVIOUS	2,316.1 S.F.
PROPOSED IMPERVIOUS	
FIRST FLOOR FOOTPRINT	+1223.0 S.F.
GARAGE FOOTPRINT	+549.6 S.F.
COVERED ENTRY W/ STEP	+71.0 S.F.
SCREEN PORCH W/ PATIO BELOW	+222.4 S.F.
DECK W/ PATIO BELOW	+166.1 S.F.
CONCRETE APRON	+81.0 S.F.
DRIVEWAY/WALKWAY	NOT COUNTED
TOTAL IMPERVIOUS COVERAGE	2,313.4 S.F. ✓

RECEIVED
FEB 29 2024
RACINE COUNTY

IECC - INTERNATIONAL ENERGY CONSERVATION CODE
-HOUSE PLAN REVIEW, DETAILS & CONSTRUCTION-

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE TO THE CURRENT EDITION OF INTERNATIONAL ENERGY CONSERVATION CODE AS AMENDED BY THE STATE OF WISCONSIN AND MEET OR EXCEED ALL APPLICABLE REQUIREMENTS OF SAID CODE.

THE ARCHITECT HAS CHOSEN TO DEMONSTRATE COMPLIANCE OF MEETING THE PROVISIONS OF THE WISCONSIN ENERGY CONSERVATION CODE COVERED BY 711 ALI. ADM. CODE AND SUBPART D BY SUBMITTING, AS REQUIRED BY SECTION 101.0 OPTION 3, THE SEAL OF THE ARCHITECT/ENGINEER AS REQUIRED BY SECTION 14 OF THE WISCONSIN ARCHITECTURAL PRACTICE [25.02 & 30].

AS SPECIFIED BY THE CODE, 402.2 OPTION 1, COMPLIANCE IS DEMONSTRATED BY MEETING THE REQUIREMENTS OF SECTION 402.4 OPTION 1 UNLESS THE REQUIREMENT OF PERFORMING A "SIMULATED PERFORMANCE ALTERNATIVE" OR "RESHECK" TO EVALUATE THE ENVELOPE.

THESE PLANS STATE CERTAIN APPLICABLE ASPECTS OF THE ENERGY CODE AND ARE NOT INTENDED TO RESTATE THE ENTIRE CODE OR ACT AS A REPLACEMENT TO THE CODE. ALL CONTRACTORS ARE TO FAMILIARIZE THEMSELVES WITH THE CODE AND FOLLOW THOSE REQUIREMENTS THAT RELATE TO THEIR PARTICULAR TRADE AND ARE RESPONSIBLE FOR SAME. CONTRACTORS SHOULD ALSO VERIFY WITH THE ENERGY CODE OFFICIAL OF THE MUNICIPALITY IN WHICH THE PROJECT IS LOCATED.

NOTE TO BIDDERS & CONTRACTORS:

THESE PLANS HAVE BEEN PREPARED BASED ON THE DOCUMENTATION OF AVAILABLE CODES AND ORDINANCES WHICH ARE OPEN TO APPROVAL AND INTERPRETATION BY THE GOVERNING BODY AUTHORIZED TO ISSUE A BUILDING PERMIT. THE REQUIREMENTS AND BUILDING SPECIFICATIONS ARE SUBJECT TO CHANGE BASED ON THIS APPROVAL AND MAY AFFECT THE COST OF THE PROJECT OR SUCCESSFUL COMPLETION. BIDDERS ARE RESPONSIBLE FOR NOTIFYING THE OWNER OR FINANCIAL INSTITUTION RESPONSIBLE FOR FINANCING THE PROJECT FOR APPROVAL PRIOR TO BEGINNING WORK.

THIS ARCHITECTURAL DOCUMENTATION IS INTENDED TO GIVE AN OVERALL SCOPE AND DESCRIPTION OF WORK ALONG WITH GENERAL SPECIFICATIONS FOR CONSTRUCTION. NOT ALL INFORMATION REQUIRED OR PERTINENT TO THE PROJECT REQUIRED FOR SUCCESSFUL PRICING OR COMPLETION IS INCLUDED. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS TO FAMILIARIZE THEMSELVES WITH ALL CODES PERTAINING TO THEIR DISCIPLINE AND BE RESPONSIBLE FOR THE SUCCESSFUL COMPLETION OF THE PROJECT.

PLAN & ELEVATION SYMBOLS

55 SHELVES	15R 1 SHELF & 1 ROD	SPRINKLER HEAD
GAS HOODUP	WATER HOODUP	FROST PROOF ROSE EBB
SHOWER HEAD FAUCET	SHOWER BATH HEAD	FLOOR DRAIN
PRE-FAB FIREPLACE FLUE	MASONRY FIREPLACE FLUE	REBAR
CEILING DETAIL DIAGRAM	WORK PLAN	ROOF PITCH
SECTION / VIEW MARKER	ELEVATION MARKER	REVISION MARKER
VERIFY IN FIELD	VERIFY WITH OWNER	

BRICK, STONE, FIELD STONE, CONCRETE, METAL ROOFING, ASPHALT FLAT ROOFING, BOARD & BATTEN ROOFING, SHINGLE ROOFING, STUCCO / EIFS, GRAVEL

ELECTRICAL SYMBOLS:

SHALE OUTLET (1)	SWITCH	TELEPHONE JACK
BASED OUTLET (2)	DOOR ACTIVATED SWITCH	TELEPHONE JACK
WALL OUTLET (4)	MOTION ACTIVATED SWITCH	REN JACK
SHIMMED BASED OUTLET (1)	INTERCOMMER CONTROLS	
CEILING MOUNTED LIGHT FIXTURE	EXHAUST FAN VENTED TO EXTERIOR	100% SMOKE DETECTOR W/ 24" SILENCE
RECESSED CAN LIGHT	EXHAUST FAN/VAULT W/ 24" SILENCE	100% SMOKE DETECTOR W/ 24" SILENCE
RECESSED TRACK LIGHT CAN (L)	FLOOR LIGHT W/ MOTION DETECTOR	100% SMOKE DETECTOR W/ 24" SILENCE
WALL MOUNTED LIGHT FIXTURE	LED LIGHT STRIP	100% SMOKE DETECTOR W/ 24" SILENCE
EXTERIOR LAMP W/ POST (L)	P.C. - PULL CHAIN LIGHT	
FLUORESCENT LIGHT FIXTURE	W.P. - WATER PROOF	

WALL TYPES

NEW FRAME WALL, NEW FOUNDATION WALL & FOOTING, DRYWALL, ARCHED OR CASSED OPENING, DEPRESSIONED FOUNDATION WALL, BEARING WALL ABOVE, TR. SILL PLATE @ FOOT. WALL

NOTE TO CONTRACTORS

ALL CONTRACTORS PRIOR TO CONSTRUCTION ARE TO FAMILIARIZE THEMSELVES WITH THE PLANS AND EXISTING CONDITIONS OF THE PROJECT. ALL CONTRACTORS ARE RESPONSIBLE FOR PERFORMING WITHIN INDUSTRY STANDARDS AND TO COMPLY WITH ALL APPLICABLE CODES. NOTIFY ARCHITECT OF ANY CONDITIONS OR DISCREPANCIES ON PLANS WHICH MAY INTERFERE WITH SUCCESSFUL COMPLETION OF THE PROJECT, PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR DEMOLITION.

ALL NOTES SHOWN ARE TYPICAL, AND SOME MAY NOT APPLY TO THE SCOPE OF WORK.

DRAWING INDEX

A000	SITE PLAN, DRAWING INDEX, GENERAL NOTES
A100	FOUNDATION PLAN
A101	FIRST FLOOR PLAN
A200	SECOND FLOOR PLAN
A201	FRONT ELEVATION, REAR ELEVATION, LEFT SIDE ELEVATION, RIGHT SIDE ELEVATION
A300	ROOF PLAN & STRUCTURAL NOTES, WALL SECTIONS, CONSTRUCTION SPECIFICATIONS, ATTIC VENT SCHEDULE
A301	LIGHT & VENT SCHEDULE, WASTE & SUPPLY DIAGRAMS, PLUMBING FIXTURE COUNT, TYPICAL DETAILS
E101	BASEMENT ELECTRICAL PLAN, FIRST FLOOR ELECTRICAL PLAN, SECOND FLOOR ELECTRICAL PLAN

DESIGN LOADING VALUES:

ROOF: 20 PSF LIVE LOAD, 20 PSF WIND FOR 0-20 FT. HEIGHT
CEILING: 10 PSF LIVE LOAD, 20 PSF WIND FOR 21-20 FT. HEIGHT
FLOOR: 60 PSF LIVE FOR EXTERIOR BALCONY, 30 PSF WIND FOR 30 FT. AND ABOVE
40 PSF LIVE FOR FLOORS, DECKS, STAIRS, SOLE, 3000 PSF ASSUMED MINIMUM
CONCRETE CONTRACTOR RESPONSIBLE TO VERIFY

CONCRETE/MASONRY NOTES:

SEE FOUNDATION PLAN AND SECTIONS FOR HEIGHT, THICKNESS & REINFORCING OF FOUNDATION WALLS
FOUNDATION REINFORCING TO BE GRADE 60 LAP CONTINUOUS BARS 36 BARRETS
ALL FOUNDATION WALLS WITH FULL MASONRY VENEER TO BE A MINIMUM OF 10" THICK
ALL EXTERIOR MASONRY OR BRICK BASEMENT FRAME WALLS TO BE (2) 6" W/ 5" SHEATHING
STRENGTH OF CONCRETE AFTER 28 DAYS TO BE 3000 PSI FOR CONCRETE WALLS AND 3500 PSI FOR CONCRETE SLAB WORK AND EXTREME CONDITIONS
ALL FLOORING, STEPS AND GARAGE FLOOR SLABS SHALL BE A MIN. OF 3000 PSI AND BETWEEN 5/8" & 7/8" AIR ENTRAINED
MASONRY MORTAR TO BE TYPE N

WINDOW NOTES:

FOR BASEMENTS, TOP OF WINDOWS 8'-0" (8") ABOVE FLOOR SLAB, UNLESS OTHERWISE NOTED.
FOR 10'-0" PLATES, TOP OF WINDOWS 8'-0" (8") ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED.
FOR 8'-0" PLATES, TOP OF WINDOWS 8'-0" (8") ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED.
FOR 6'-0" PLATES, TOP OF WINDOWS 8'-0" (8") ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED.
ALL WINDOWS ARE DESIGNATED AS DOUBLE OR TRIPLE GLAZING UNLESS OTHERWISE NOTED.
EXAMPLE: 2500 x 2'-5" x 5'-5" TO BE MET WITHIN 2" OR EXCEEDED.
PROVIDE (2) X 12 HEADER ABOVE ALL NEW WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED.
PROVIDE TEMPERED SAFETY GLAZING IN ALL NEW WINDOWS WITHIN 24" OF ANY DOOR, WITHIN 18" OF FLOOR, IN TUB & SHOWER ENCLOSURES, & IN STAIR WELLS
PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2086 OR F2090 WHEN SILL IS LESS THAN 24" ABOVE FINISHED FLOOR.
ALL NEW FENESTRATIONS SHALL HAVE A MAXIMUM U-VALUE AS FOLLOWS:
WINDOWS & DOORS - (U)30 (SEE NOTES) UNLESS OTHERWISE NOTED
WINDOW & DOOR GLAZING: FIXED WINDOW - (U)30, GLASS WINDOW - (U)30, TEMPERED GLASS - (U)30

STRUCTURAL NOTES:

PROVIDE DOUBLE JOISTS UNDER ALL BEARING PARALLEL PARTITIONS, KITCHEN ISLANDS & POINT LOADS
ALL INTERIOR FRAME WALL PARTITIONS = 3/4" (2 X 4 STUDS) UNLESS OTHERWISE NOTED
ALL EXTERIOR FRAME WALLS = 4" (2 X 4 STUDS W/ 1" SHEATHING)
ALL EXTERIOR FRAME WALLS W/ MASONRY VENEER = 8" (2 X 4 STUDS W/ 1" SHEATHING + 1" AIR SPACE + 4" MASONRY VENEER)
ALL EXTERIOR FRAME WALLS = 6" (2 X 6 STUDS W/ 1/2" SHEATHING)
ALL EXTERIOR FRAME WALLS W/ MASONRY VENEER = 11" (2 X 6 STUDS W/ 1/2" SHEATHING + 1" AIR SPACE + 4" MASONRY VENEER)
ALL EXTERIOR DIMENSIONS ARE SHIPPED TO EXTERIOR OF WALL SHEATHING OR FULL MASONRY VENEER & ALSO CONSIDERS WITH EXTERIOR OF FOUNDATION EDGE (DIMENSIONS ARE NEVER SHIPPED TO THE INSIDE OF MASONRY VENEER, THEY ARE IDENTIFIED AS A TYPE OF EXTERIOR FINISH/CLADDING)
ALL STEEL TO BE A-36 & STRUCTURAL STEEL BOLTS TO BE A-305
PROVIDE (5" X 3/4" X 3/4") ST. ANGLE L.L.V. ABOVE OPENINGS UP TO 5'-0" WIDE W/ MASONRY VENEER ABOVE.
PROVIDE (4" X 4" X 3/4") ST. ANGLE L.L.V. ABOVE OPENINGS FROM 5'-0" TO 15'-0" WIDE W/ MASONRY VENEER ABOVE.
PROVIDE (7" X 4" X 3/4") ST. ANGLE L.L.V. ABOVE 15'-0" & 15'-0" WIDE OVERHEAD DOORS W/ UP TO 2" OF MASONRY VENEER ABOVE.
PROVIDE (8" X 4" X 3/4") ST. ANGLE L.L.V. ABOVE 15'-0" & 15'-0" WIDE OVERHEAD DOORS W/ MORE THAN 2" OF MASONRY VENEER ABOVE.
STEEL FABRICATOR SHALL PROVIDE ALL MISCELLANEOUS CONNECTORS AND SHIMS FOR A COMPLETE INSTALLATION.
STEEL FLITCH PLATE BEAMS TO BE CONNECTED WITH 3/4" BOLTS @ 20" O.C. AND (2) @ EACH END. ALL STEEL BEAMS, UNITS & COLUMN PLATES SHALL BE SHOP PRIMED.
WALLS SHALL BE BRACED @ EACH END & 10'-0" BETWEEN PANELS WALL.
ALL JOIST STUDS & RAFTERS TO BE 2" (2X4) UNLESS OTHERWISE NOTED.
ALL HEADERS TO BE (2) 2 X 12 SPP #1 (2X4) UNLESS OTHERWISE NOTED.
THE DIAMETER OF HOLES BORED INTO SOLID SAWN MEMBERS SHALL NOT EXCEED 1/3 THE DEPTH OF THE MEMBER AND SHALL NOT BE CLOSER THAN 2" FROM THE TOP OR BOTTOM OF THE MEMBER OR TO ANY OTHER HOLE.
THE DIAMETER OF HOLES BORED INTO PRE-ENGINEERED FRAMING MEMBERS SHALL FOLLOW MFG. APPROVED SPECIFICATIONS.
PROVIDE PRE-ENGINEERED FLOOR JOIST MANUFACTURER'S INSTALLATION INSTRUCTIONS ON THE JOIST AT THE TIME OF INSPECTIONS.
PRE-ENGINEERED FLOOR JOIST TO BE BY TRUSS/JOIST MANUFACTURER OR EQUIVALENT PER MANUFACTURER'S RECOMMENDATIONS.
PRE-ENGINEERED FLOOR JOIST SUPPLIER SHALL PROVIDE JOIST LAYOUT FROM MANUFACTURER PRIOR TO START OF ROUGH FRAMING.
= (2) 2X STUDS IN INTERIOR PARTITIONS W/ DBL. JST. UNLESS OTHERWISE NOTED.
= (2) 2X STUDS IN EXTERIOR WALLS, UNLESS OTHERWISE NOTED.
= (2) 2X STUDS IN EXTERIOR WALLS WITH DOUBLE JST. UNLESS OTHERWISE NOTED.
ADD EXTERIOR WALLS OVER 10'-0" TALL TO BE 2 X 6 @ 16" O.C. STUD WALLS.
ADD 2X HORIZONTAL BLOOMING, SAME WIDTH AS STUDS, BETWEEN STUDS IN EXTERIOR WALLS OVER 8'-0" IN HEIGHT. FASTEN EXTERIOR SHEATHING TO BLOOMING AND TO STUDS.
WALLS TO BE 1/2" MIN. WALL THICKNESS UNLESS OTHERWISE NOTED.
FIREPROOFING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:
- CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING STAGGERED OR PARALLEL ROYS OF STUDS, VENTS AT CEILING AND FLOOR LEVELS AND HOLES AT 15'-0" INTERVALS.
- ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SPOFFS, DROP CEILING AND COVE CEILING.
- CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF THE RAIL.
- OPENINGS AROUND KITS, PILES, JACKS, CHIMNEYS AND PRELAYS AT CEILING AND FLOOR LEVEL, WITH NONCOMBUSTIBLE MATERIALS.

ELECTRICAL NOTES:

ALL OUTLETS ABOVE KITCHEN COUNTERTOP TO BE GFI & MAXIMUM 40" O.C.
ALL OUTLETS WITHIN 2' OF ANY SINK OR WATER FEATURE TO BE GFI.
ALL OUTLETS IN GARAGE TO BE GFI.
ALL TYPICAL ROOM OUTLETS TO BE SPACED MAX. 12'-0" APART, UNLESS OTHERWISE NOTED.
VERIFY THAT NO POINT ALONG ANY WALL 2'-0" LONG OR LONGER IN ANY HABITABLE ROOM TO BE MORE THAN 5'-0" FROM AN OUTLET.
PROVIDE SMOKE & CARBON MONOXIDE DETECTORS PER LOCAL CODE.
-(1) COMBO SMOKE/CARBON MONOXIDE DETECTOR @ EACH FLOOR LEVEL.
-(1) SMOKE DETECTOR IN EACH BEDROOM.
-(1) COMBO SMOKE/CARBON MONOXIDE DETECTOR WITHIN 15'-0" OF EACH BEDROOM DOOR/ENTRANCE.
ALL ELECTRICAL CONDUCTORS ARE TO BE SOLID COPPER (ALUMINUM METALLIC TUBING).
ALL OUTLETS SHALL BE ARC FAULT PROTECTED.
ALL 15 & 20 AMP OUTLETS SHALL BE TAMPER RESISTANT.
ALL CEILING OUTLET ELECTRICAL BOXES SHALL BE CAPABLE OF SUPPORTING A CEILING FAN.
RECESSED INCANDESCENT OR SURFACE MOUNTED FLUORESCENT LIGHT FIXTURES IN CLOSETS SHALL BE LOCATED A MIN. OF 6" IN FRONT OF THE TOP SHELF AND SURFACE MOUNTED INCANDESCENT FIXTURES IN WALK-IN CLOSETS SHALL BE AT LEAST 12" IN FRONT OF TOP SHELF AND SHALL BE FULLY ENCLOSED WITH A GLOBE. SURFACE MOUNTED INCANDESCENT LIGHT FIXTURES ARE NOT PERMITTED IN CLOSETS OTHER THAN WALK-IN.
PROVIDE SEPARATE 20 AMP CIRCUITS FOR KITCHEN REFRIGERATORS, MICROWAVES, GARAGE DISPOSAL & DISHWASHER.
PROVIDE MIN. 30" DEEP X 30" WIDE X 18" HIGH CLEAR WORK AREA IN FRONT OF ELECTRICAL PANEL.
PROVIDE 200 AMP ELECTRICAL SERVICE FOR BUILDINGS UP TO 6,000 S.F.
PROVIDE 400 AMP ELECTRICAL SERVICE FOR BUILDINGS OVER 6,000 S.F.

PLUMBING NOTES:

PROVIDE GAS SHUTOFF VALVES TO ALL GAS APPLIANCES AND PRELAYS.
ALL FRAMING DRILLED FOR PLUMBING VENTS OR SMALL HOLES TO BE IN A 2 X 6 MIN. STUD WALL.
ALL WATER LINES TO A SECOND FLOOR TO HAVE 18" AIR CHAMBERS.
ABOVE GROUND WASTE - SCHEDULE 40 P.V.C., 120 SERIES
BELOW GROUND WASTE - S01 40 P.V.C. OR CAST IRON
ABOVE GROUND WATER - TYPE L COPPER, NO LEAD SOLDER
BELOW GROUND WATER - TYPE K COPPER
COLORED PRIMER AND STAIN TEST REQUIRED ON ALL P.V.C. PIPING.
AIR TESTING OF THE PLUMBING SYSTEM SHALL BE IN COMPLIANCE WITH SPC 8801.030.
UNDERGROUND SANITARY SHALL BE 4" MIN.

HVAC NOTES:

HVAC CONTRACTOR TO VERIFY LOCATION OF ALL HVAC SYSTEMS IN FIELD.
FOR ANY PROPOSED ATTIC FURNACES, PROVIDE A SMOKE/CO DETECTOR, PROVIDE FLOOR DRAIN WITH PAN & AUTO SHUT OFF W/ALVE FOR DRAIN BACK UP) ALONG WITH ANY OTHER REQUIREMENTS WHICH MAY BE NEEDED TO SATISFY LOCAL & NATIONAL BUILDING CODES.
DUCT JOINTS AND SEAMS SHALL BE MADE SUBSTANTIALLY AIR TIGHT.
DUCTS SHALL BE SUPPLIED AT 1/4" INTERVALS MIN.
PROVIDE MIN. 30" DEEP X 30" WIDE X 18" HIGH CLEAR WORK AREA IN FRONT OF FURNACE SERVICE PANEL.

CODE CONFORMANCE

THE DRAWINGS AND RELATED CONSTRUCTION TO CONFORM WITH THE FOLLOWING:

STATE OF WISCONSIN UNIFORM DWELLING CODE
RACINE COUNTY CODE AMENDMENTS & ORDINANCES

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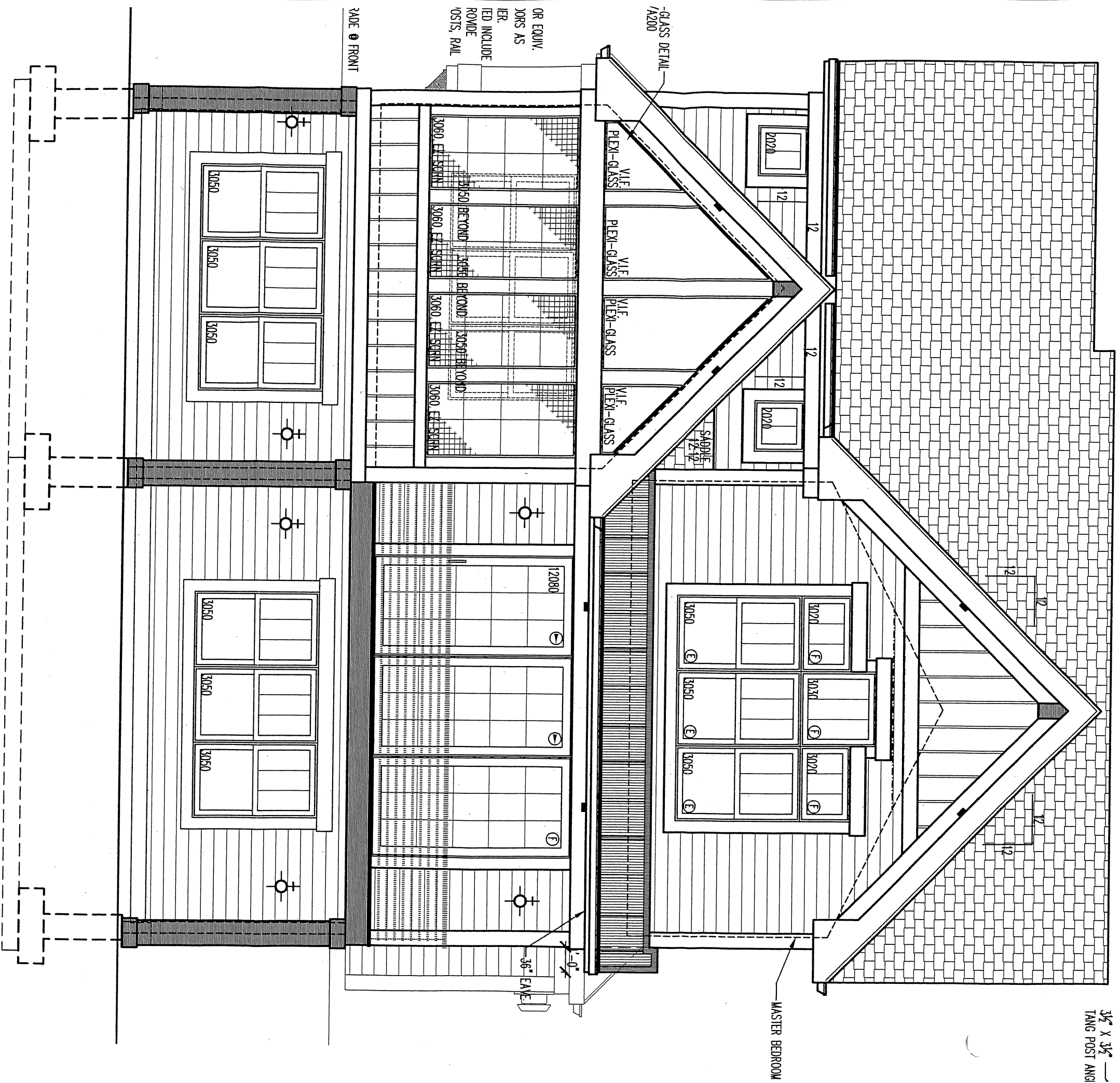
SITE PLAN
GENERAL NOTES
DRAWING INDEX

FISCHER RESIDENCE
5729 EAST PENINSULA ROAD
WATERFORD, WI 53185

Job Number: 23358
Sheet Number: A000

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2 X 8 HOR. —
 2 X 8 VERT. —
 5½" X 5½" —
 POST ANGLED
 3½" X 3½" —
 TANG POST ANGL



OR EQUIV.
 JOBS AS
 PER
 FED INCLUDE
 ROOFDE
 VOSTS, RAIL

GRADE @ FRONT

5E REAR ELEVATION