

PLAT OF SURVEY

PROPERTY DESCRIPTION: (As Surveyed):

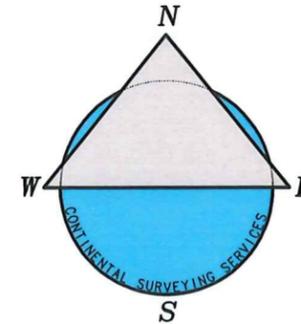
Proposed Lot 7 of the unrecorded ORCHARD STREET SUBDIVISION, being a part of the Southeast 1/4 of the Northeast 1/4, of Section 22, Township 9 North, Range 21 East, located in he Village of Theinsville, Ozaukee County, Wisconsin

NOTE: Title Policy

No Title Policy has been provided AND unless an ALTA/NSPS Survey has been ordered this Note shall remain on the face of this map. Without performing an ALTA/NSPS Survey 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 an ALTA/NSPS Survey.

PROPOSED BUILDING NOTE:

The Proposed building(s) and or addition(s) shown on this survey has been drawn and or was field staked per drawings dated March 6th, 2020 and was submitted to the Surveyor on March 6th, 2020. All dimensions shall be verified by all parties involved to ensure their accuracy. Surveyor accepts no responsibility of errors from said drawings. If discrepancies or errors arise, Surveyor will contact responsible party for a remedy of said discrepancies and or errors. In regards to the proposed building(s) and or addition(s) please direct all questions to Client named on this map.

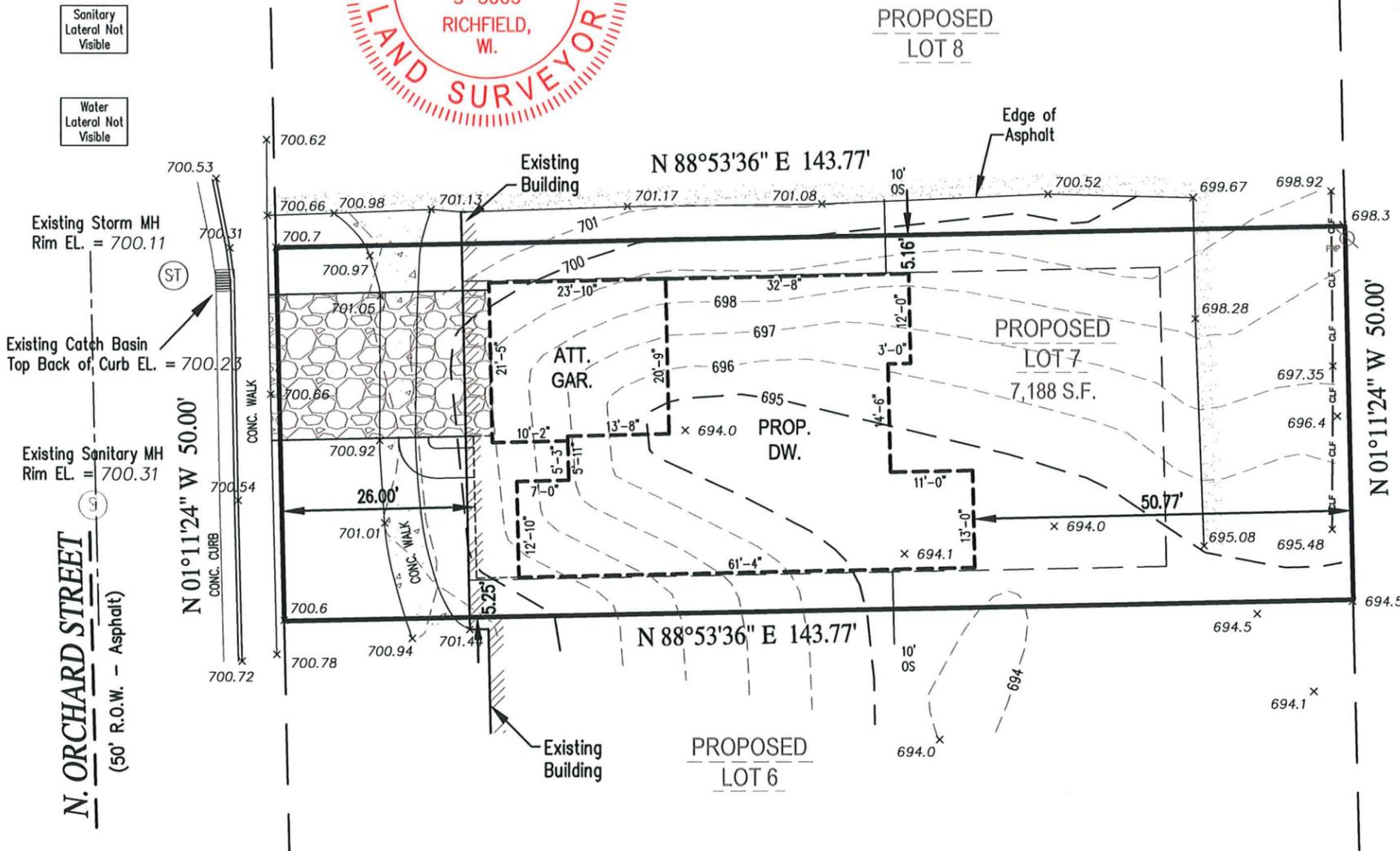


SCALE:
1"=20'



EXISTING BUILDING NOTE:
Existing Building being torn down, much of the area between the front of the existing building and the Asphalt in the rear is mostly rubble and building remnants.

PROPOSED LOT 8



Proposed Concrete Walk - 41 S.F.
Proposed Driveway - 556 S.F.
Proposed Drive Approach - 22 S.F.

Prop. & Approx. 1st Floor - 704.2
Prop. Top of Wall - 702.97
Prop. Garage Slab - 702.63
Prop. Finished Yard Grade - 702.3
(Per Preliminary Grading Plan)
Prop. Top of Footing - 694.97

Proposed 29.6' Driveway
Driveway Slope - 5.5%

Proposed Wall Height per Plans/Builder 8'
Poured Wall

PROPOSED GRADES NOTE:

All Parties involved agree and understand that the Surveyor accepts no responsibility for the proposed grades shown on this survey, said grades are strictly taken from a grading plan and or are suggested and may be the opinion of the surveyor and should always be verified and checked by an engineer, builder, owner, and or municipality. Recommendations are welcomed.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND IN MY PROFESSIONAL OPINION THIS MAP IS A TRUE REPRESENTATION THEREOF AND IS MADE IN ACCORDANCE WITH THE RECORDS OF THE REGISTER OF DEEDS AS NEARLY AS PRACTICAL. THIS SURVEY COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE AE-7 EXCEPT FOR THOSE ITEMS WAIVED, IF ANY, AND IS BOUND BY WISCONSIN STATE STATUTE 893.37 THAT DEFINES STATUTE OF LIMITATIONS IN REGARDS TO SURVEYS.

Rick R. Hillmann S-3005

Dated this 12th Day
of MARCH, 2020.

CLIENT:
Hillcrest Builders
P.O. Box 28
Glenbeulah WI. 53023

PROPERTY ADDRESS:
Proposed Lot 7 N. Orchard Street
Theinsville,
Wisconsin

PARCEL INFO:
TAX KEY NUMBER: TBD
PROJECT NO.: 20200306_BSO0001
SERVICE PERFORMED: BSO



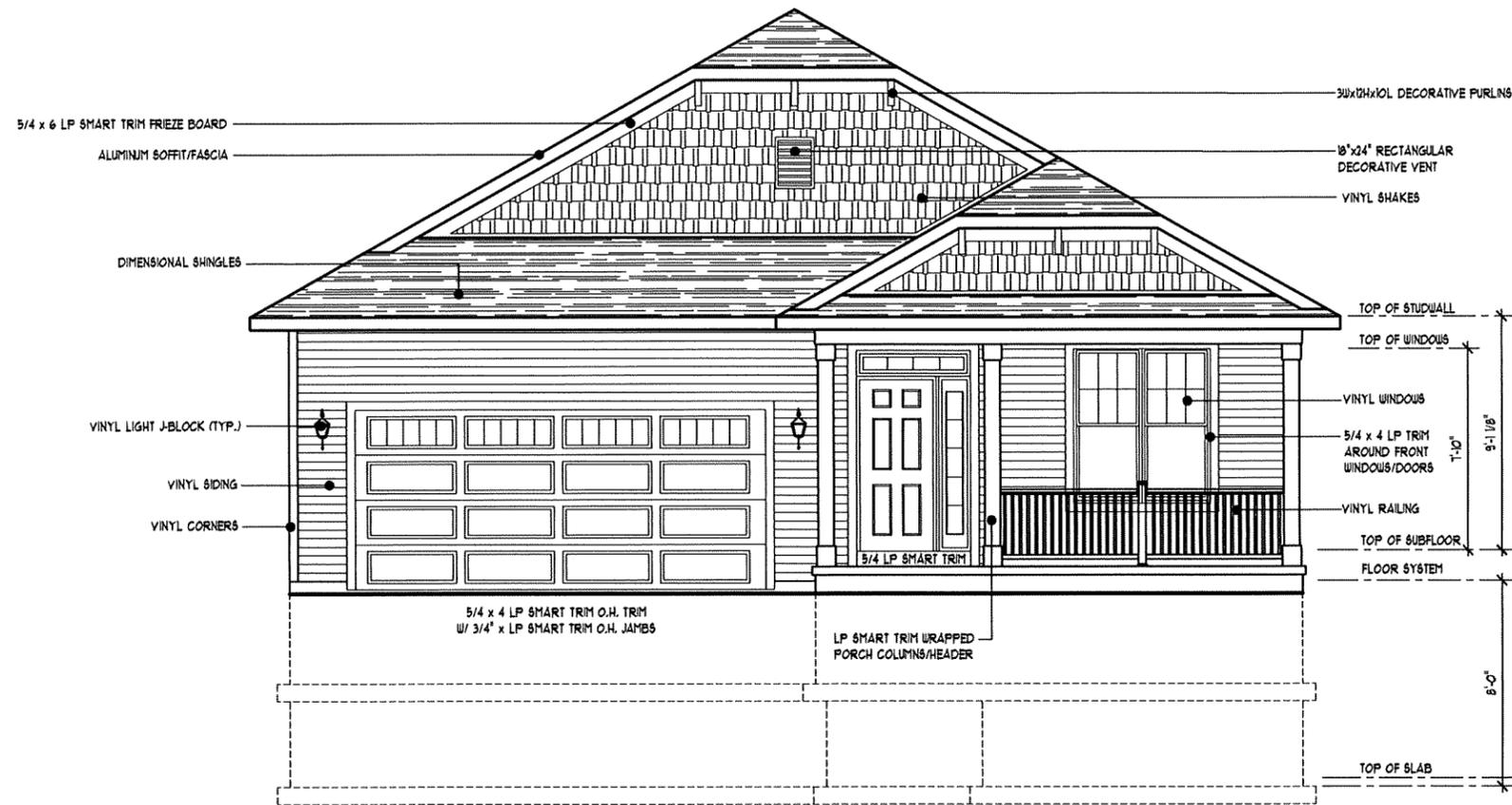
Main Office:
2059 Hwy 175, Suite "A"
Richfield WI. 53076

Phone: (262) 389-9200
Website: www.csss-surveys.com
Email: survey@csssurveys.com

This map was drafted by: RRR

LEGAL NOTICE: UNAUTHORIZED REVISIONS, MODIFICATIONS, ALTERATIONS, AND OR MAKING CHANGES OF ANY KIND AND THEN USE AND OR DISTRIBUTE THIS MAP, CONTINENTAL SURVEYING SERVICES LLC'S NAME, OR THE SURVEYOR'S NAME NAMED ON THIS MAP WITHOUT CONSENT MAY BE A FEDERAL OFFENSE IN VIOLATION OF COPYRIGHT AND OR PLAGIARISM LAWS WHICH MAY RESULT IN LEGAL ACTION.





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

NOTES

8' FOUNDATION

- HOUSE WALLS TO BE 8" x 8'-0" POURED CONCRETE WALLS UNLESS NOTED OTHERWISE
- GARAGE AND STOOP WALLS TO BE 6" x 4'-0" POURED CONCRETE WALLS UNLESS NOTED OTHERWISE
- ALL CONCRETE FOOTINGS TO BE A MINIMUM OF 48" BELOW GRADE AND SIZED AS REQ'D BY SOIL CONDITIONS AND BUILDING CODES
- MOISTURE BREAK REQ'D AT ALL BEAM POCKETS
- REINFORCE ALL CONCRETE AND MASONRY AS REQ'D
- SEE CODE AND LOCATE ALL FOOTING, PILASTERS, WINDOW AND SUMP, MASON TO FOLLOW ALL STATE AND LOCAL CODES
- ALL WINDOW WELLS TO BE STD. 32"x16" WINDOW UNIT W/ GALV. AREA WELL W/ DRAIN TILE EXTENDED INTO WINDOW WELL AREA
- FLOOR SYSTEM IS 11 1/8" I-JOISTS UNLESS NOTED OTHERWISE. ALL BEAM, HEADER, AND FLOOR SYSTEM SIZES MUST BE VERIFIED W/ ROOF FRAMING PLAN TRUSS LAYOUT. ALL ENGINEERING BY SUPPLIER
- ALL BEARING HEADERS TO BE 2-PLY 2x12 UNLESS NOTED OTHERWISE

GENERAL

- EXTERIOR HOUSE WALLS ARE 2x6 (5 1/2") STUDS AT 16" O.C.
- EXTERIOR GARAGE WALLS ARE 2x4 (3 1/2") STUDS AT 16" O.C.
- INTERIOR PARTITION WALLS ARE 2x4 (3 1/2") AT 16" O.C.
- DIMENSIONS ARE STUD TO STUD
- ALL BEARING HEADERS ARE 2-PLY 2x12 UNLESS OTHERWISE NOTED
- WINDOW AND DOOR SIZES ARE IN FEET AND INCHES REFER TO FINAL WINDOW/DOOR PACKET FOR ROUGH OPENINGS
- FRAMER RESPONSIBLE FOR ALL BLOCKING AND FIRE-BLOCKING AS REQUIRED BY CODE
- MINIMUM 10" HEEL HEIGHT OVER HEATED SPACES
- PROVIDE ATTIC ACCESS AS REQUIRED BY CODE LOCATION(S) TBD ON SITE AT TIME OF FRAMING

APPLICABLE MUNICIPAL CODES

BUILDING: STATE OF WISCONSIN BUILDING CODE CHAPTER 320-325
PLUMBING: STATE OF WISCONSIN BUILDING CODE CHAPTER 381-381
ELECTRICAL: STATE OF WISCONSIN BUILDING CODE CHAPTER 316
MECHANICAL: STATE OF WISCONSIN BUILDING CODE CHAPTER 361-325

DECK: STATE OF WISCONSIN BUILDING CODE CHAPTERS 815 320-325
APPENDIX B

ROUGH OPENING SCHEDULE

EXTERIOR / INTERIOR DOORS

- EXTERIOR DOORS + DOOR + 2 1/2"
 - INTERIOR DOORS (INCLUDING BI-FOLDS) + DOOR + 2 1/2"
 - DOUBLE DOOR (STANDARD) + DOOR + 2 1/2"
 - DOUBLE DOOR (W/ ASTRAGAL) + DOOR + 3 1/2"
 - POCKET DOOR + DOOR WIDTH x2 + 2 1/2" HGT + 84 1/4"
 - BI-PASS DOOR + DOOR WIDTH x2 + 1"
- THESE ARE "TYPICAL" ROUGH OPENINGS OF "COMMON" DOORS SUPPLIED BY DREXEL BUILDING SUPPLY. THESE ARE ONLY GUIDELINES AND IT IS THE RESPONSIBILITY OF SUB-CONTRACTOR TO VERIFY ANY ROUGH OPENINGS

SQUARE FOOTAGE

AREA	SIZE	SQUARE FEET
FIRST FLOOR LIVING AREA	1682	SQUARE FEET
BASEMENT AREA	1682	SQUARE FEET
FINISHED BASEMENT AREA	N/A	SQUARE FEET
GARAGE AREA	505	SQUARE FEET
FRONT PORCH AREA	152	SQUARE FEET
REAR PORCH/DECK AREA	N/A	SQUARE FEET
TOTAL FINISHED LIVING AREA	1682	SQUARE FEET

REVIEW SET - NOT FOR CONSTRUCTION !!!

NOTE: THESE PLANS ARE THE PROPERTY OF HILLCREST BUILDERS AND MAY NOT BE REPRODUCED, COPIED IN ANY MANNER WITHOUT WRITTEN CONSENT. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS & CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.

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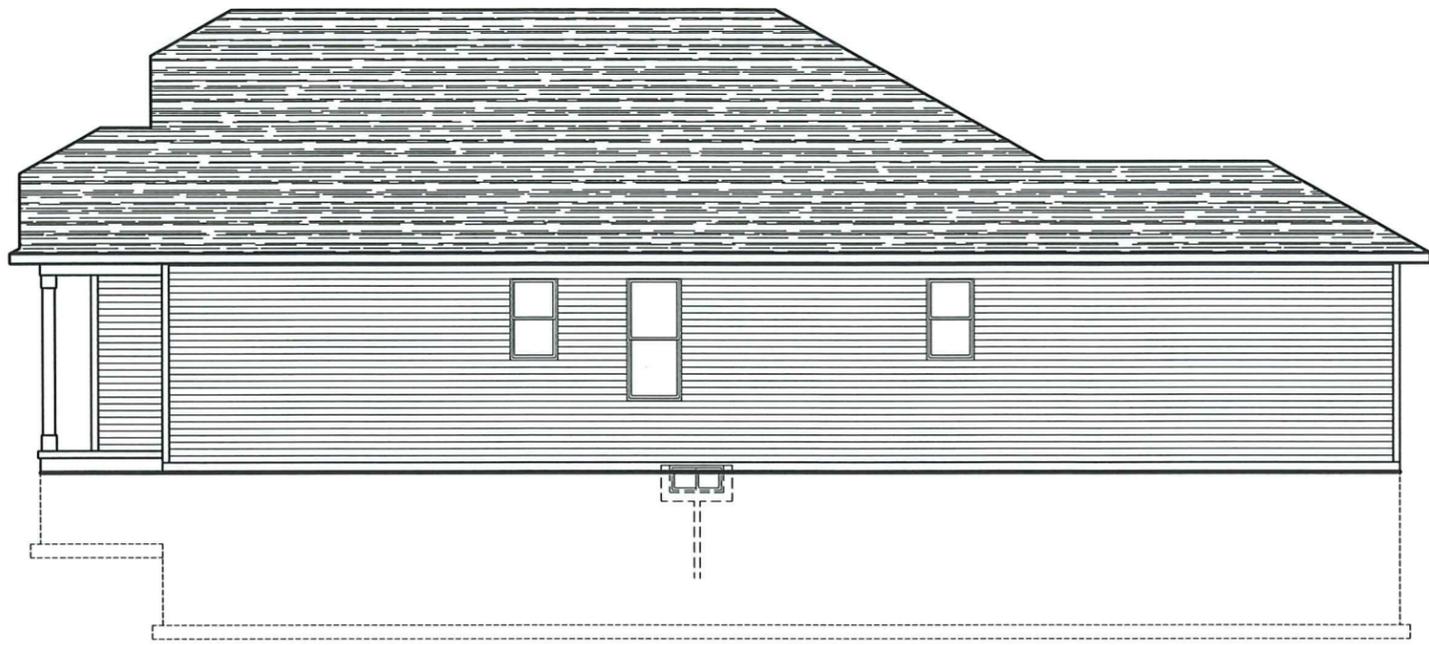
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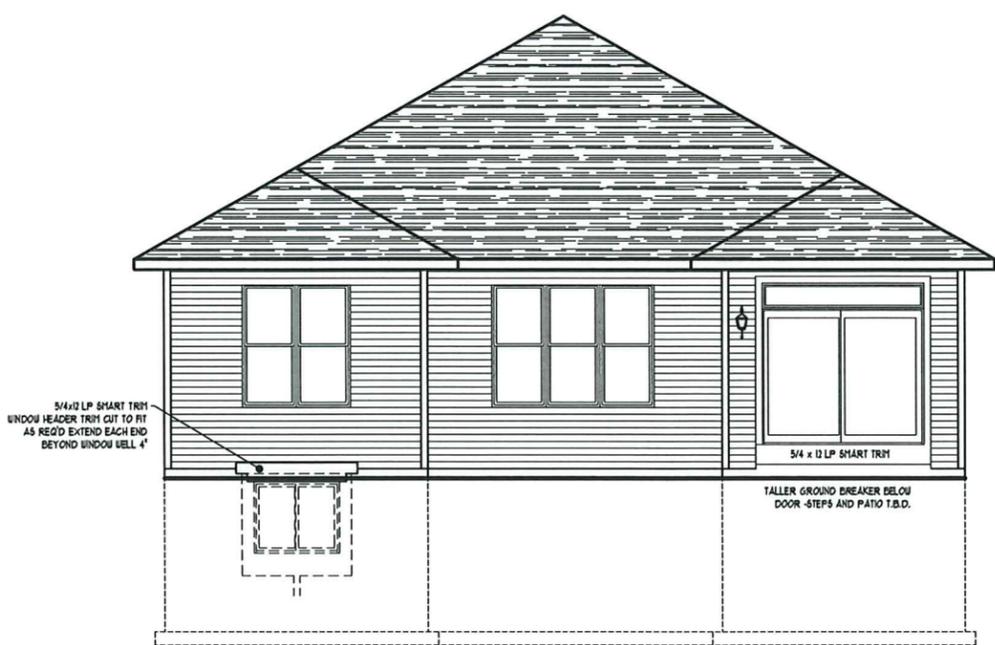
CUSTOMER: THIENSVILLE SPEC
JOB ADDRESS: ORCHARD STREET
LOT 7, ORCHARD STREET SUBDIVISION
VILLAGE OF THIENSVILLE
COUNTY: OZAUKEE

HILLCREST BUILDERS
P.O. BOX 28
GLENBEULAH, WI 53023
PH: (920) 526-3028
FAX: (920) 526-3601

MODEL:
MOD. VINTAGE 1A
SHEET
1 OF 8
JOB NO.
L20-008



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



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

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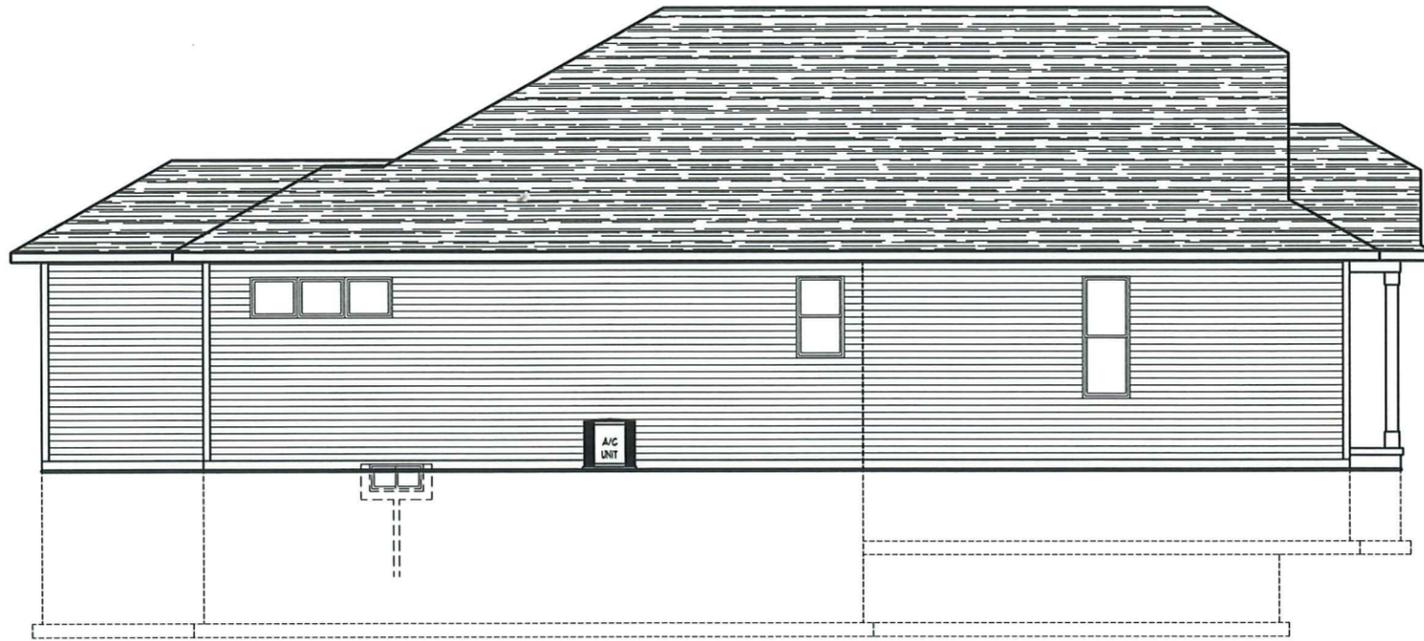
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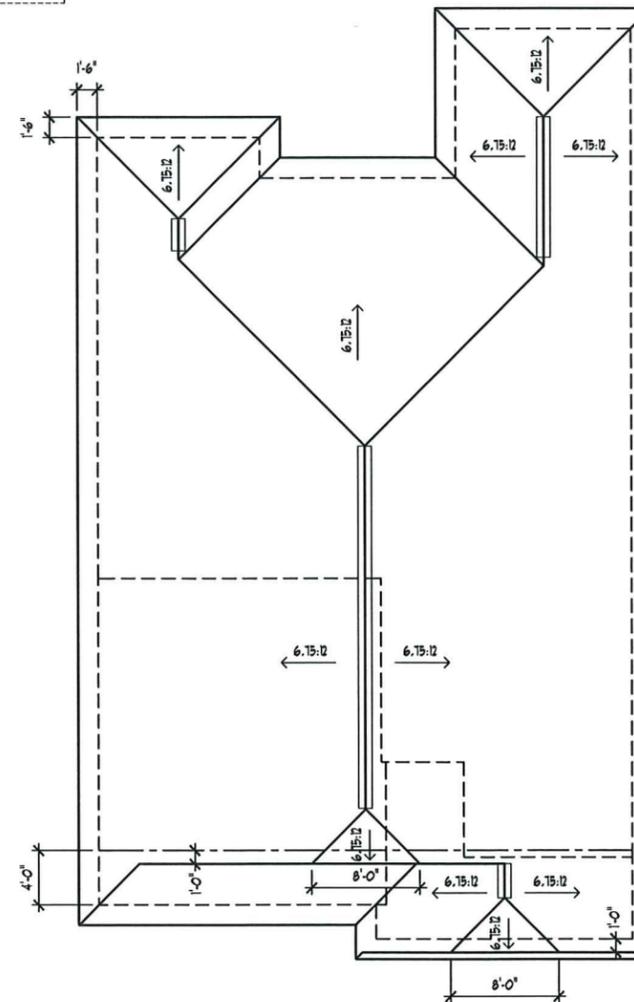
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LEFT ELEVATION

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



ROOF LAYOUT

1/8" = 1'-0"

NOTES	LEGEND
<ul style="list-style-type: none"> ARCHITECTURAL SHINGLES W/ 1/4" FELT UNDERLAYMENT 1/2" OSB ROOF SHEATHING W/ H-CLIPS INSTALL ICE AND WATER SHIELD WITHIN 3' OF EAVES AND AT ALL VALLEYS INSTALL CONTINUOUS RIDGE VENTING IN ALL APPLICABLE LOCATIONS ALL DIMENSIONS ARE STUD TO STUD TOP VIEW OF ROOF SHOWN FOR REFERENCE ONLY REFER TO FINAL ENGINEERED TRUSS LAYOUTS ALL HEEL HEIGHTS TO BE VERIFIED UPON FINAL TRUSS LAYOUTS 	<p>CONTINUOUS RIDGE VENT</p> <p>STATIC VENT</p>

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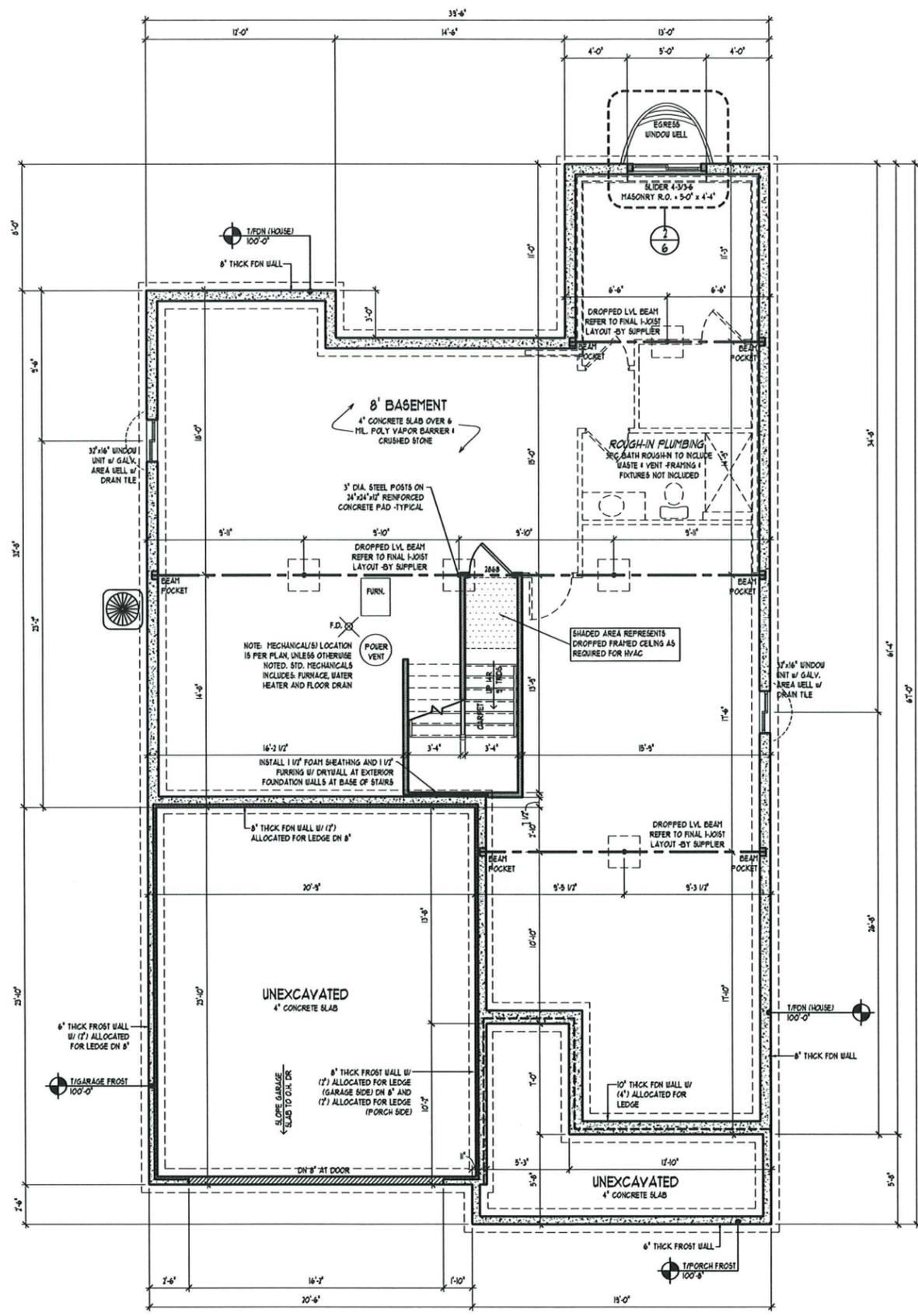
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BASEMENT PLAN
SCALE: 3/16" = 1'-0"

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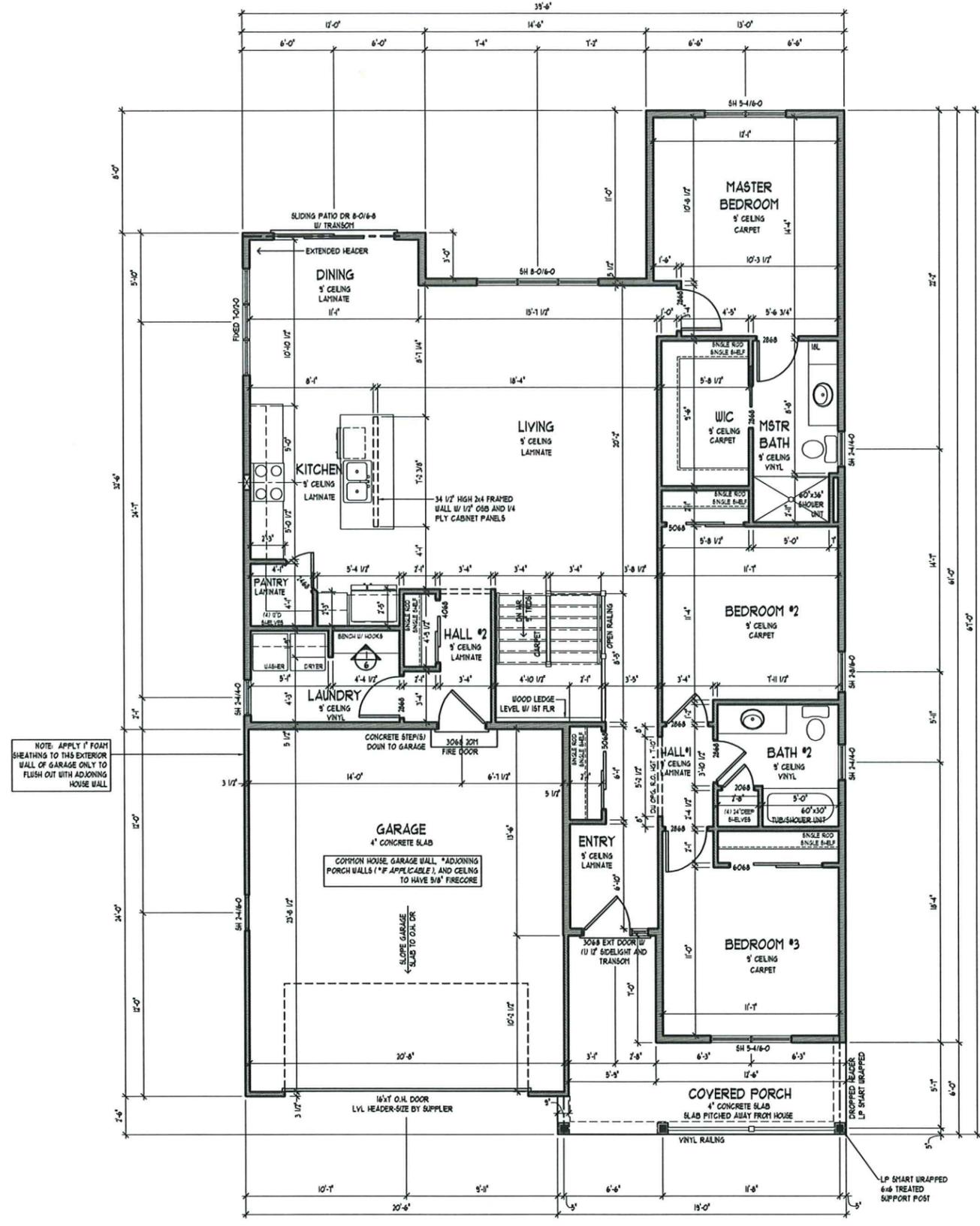
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FIRST FLOOR PLAN

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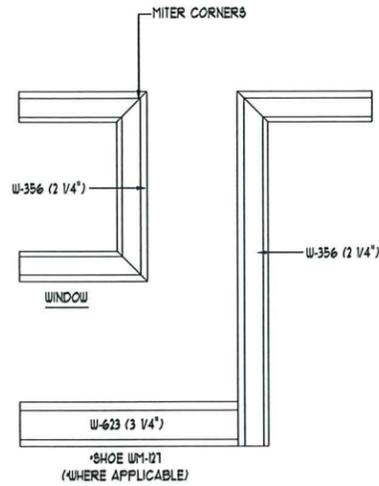
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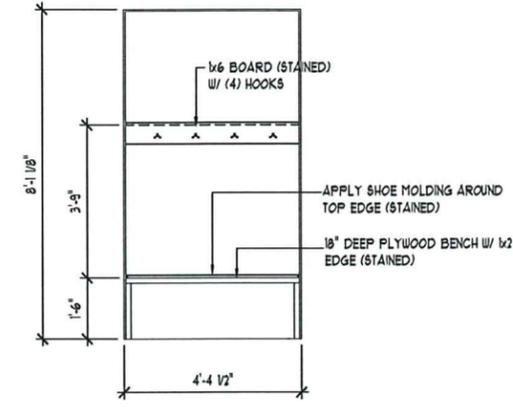
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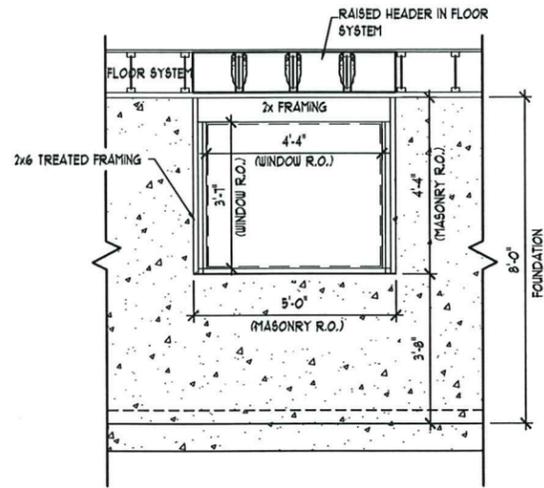
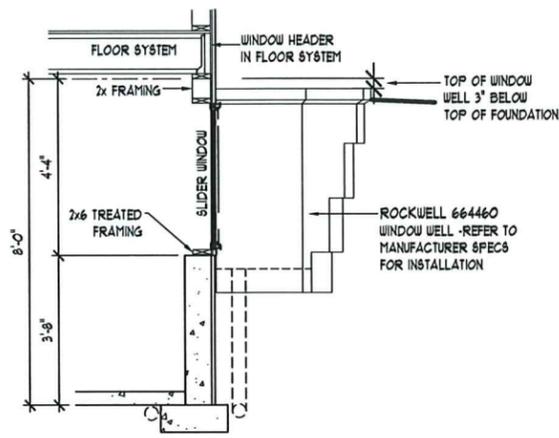
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TRIM DETAIL
 1 1/2" x 1'-0" STD. TRIM PACK



BUILT-IN BENCH DETAIL
 3/8" x 1'-0"



8' EGRESS WINDOW WELL DETAIL
 3/8" x 1'-0" WINDOW WELL INSTALLED AND SUPPLIED BY FOUNDATION CONTRACTOR

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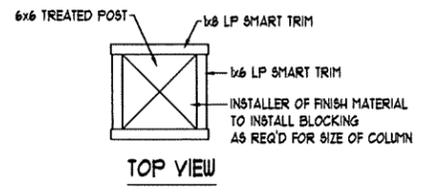
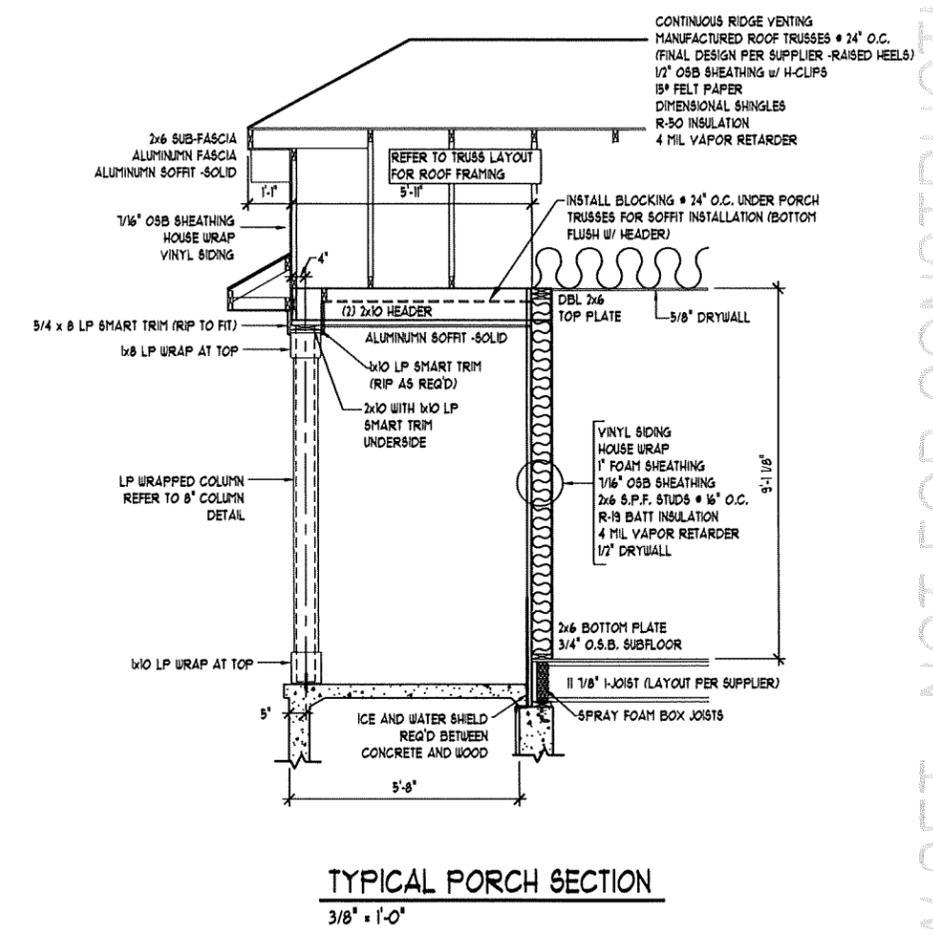
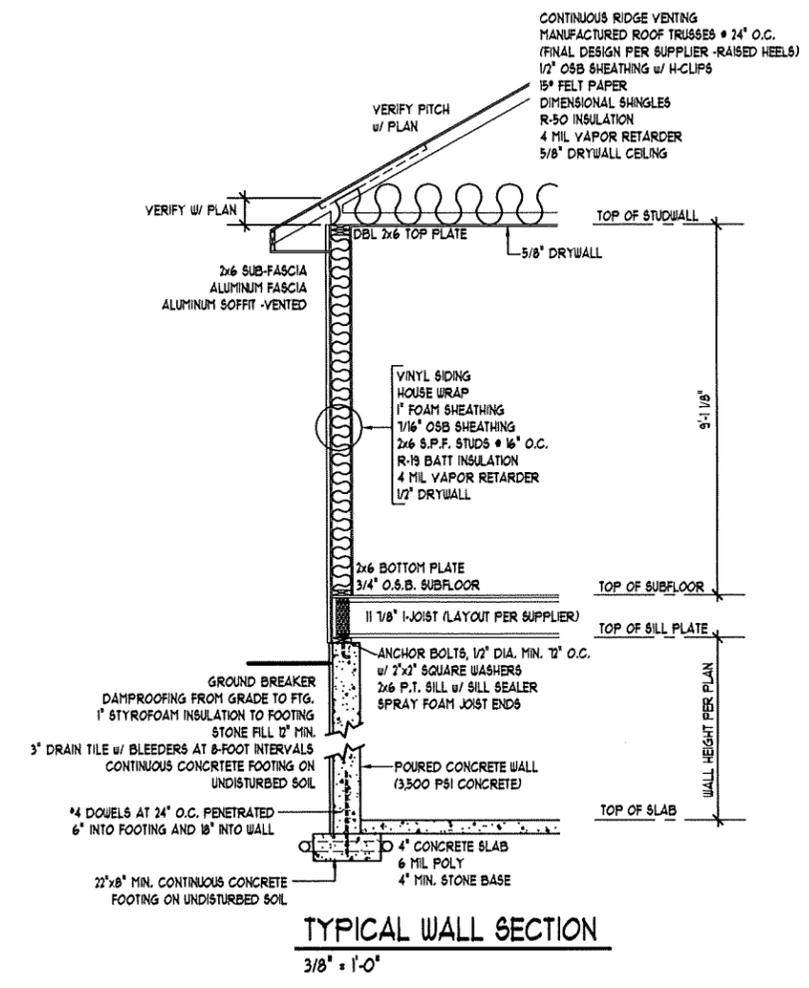


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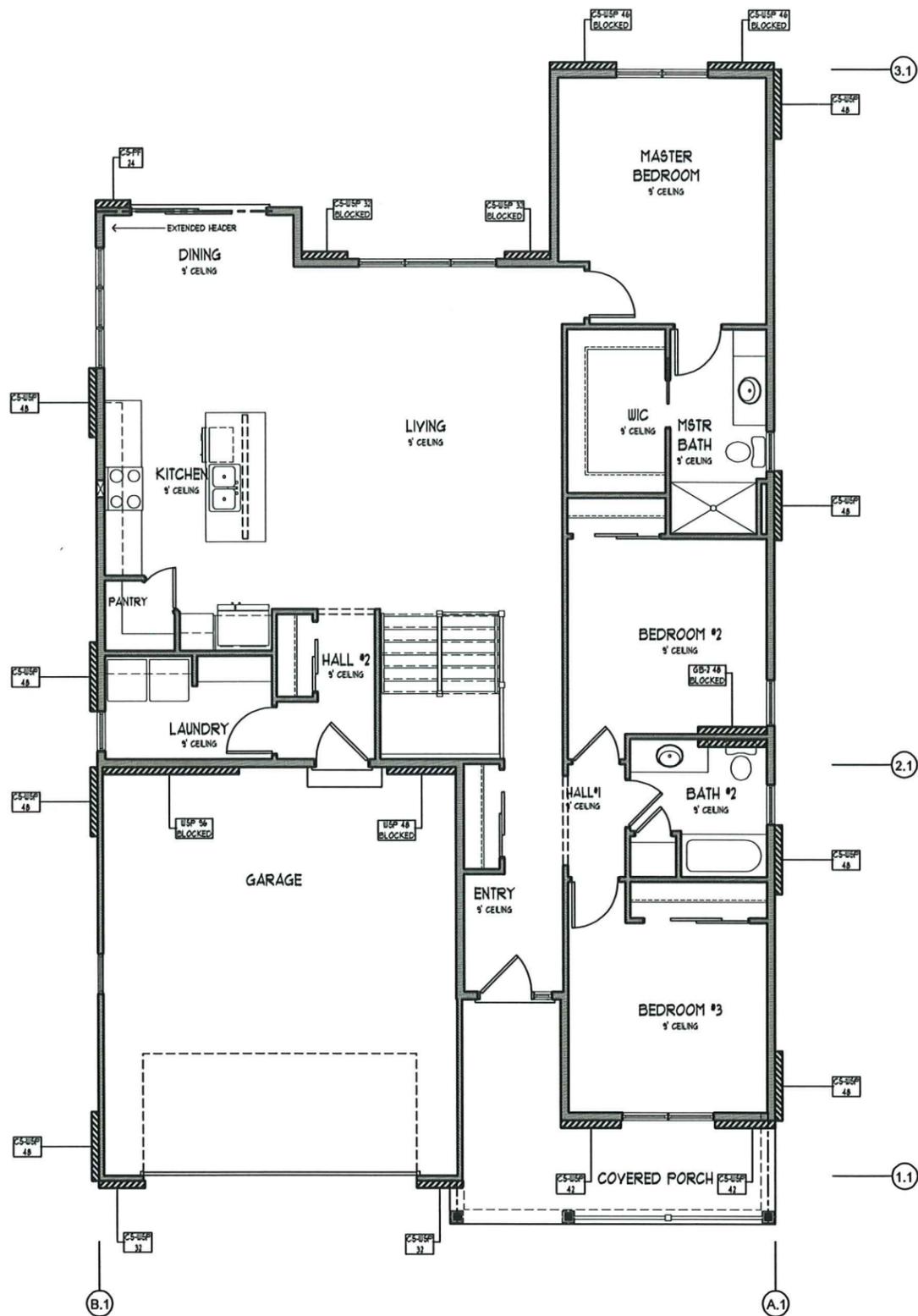
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8" EXT. PORCH COLUMN DETAIL
 1 1/2' x 1'-0'



FIRST FLOOR WALL BRACING

SHEARWALL/WALL BRACING LEGEND

SHEAR WALL / BRACED WALL PANEL

SHEAR WALL / BRACE PANEL TAG LENGTH IN INCHES
PANEL EDGE BLOCKING IF REQ.

SHEAR WALL /BRACED WALL LINE

PANELS w/ "BLOCKING" DESIGNATION: PROVIDE NOMINAL 2x SOLID BLOCKING AT ALL PANEL EDGE JOINTS WHICH DO NOT LINE UP WITH WALL OR FLOOR FRAMING. INSTALL EDGE FASTENING PER TYPICAL FASTENING INSTRUCTIONS.

TAG	DESC.
WSP	WOOD STRUCTURAL PANEL -ONE SIDE: 1/8" APA SPAN RATED WOOD SHEATHING
C&WSP	WOOD STRUCTURAL PANEL IN CONTINUOUS WOOD SHEATHED WALL
GB-1	GYP&UM BOARD PANEL APPLIED ONE SIDE ONLY
GB-2	GYP&UM BOARD PANEL APPLIED BOTH SIDES
C&PP	PORTAL FRAME IN CONTINUOUS WOOD SHEATHED WALL AT LOCATION SPECIFIED ONLY: 1/2" THICK APA SPAN RATED WOOD SHEATHING. SEE WISCONSIN CODE DETAIL SFS332B-4

SHEATHING TYPE	FASTENER	SPACING (EDGE / FIELD)
WOOD SUBFLOOR (3/4" THICK)	#8x 2 1/2" WOOD SCREW	6" / 12"
WOOD WALL SHEATHING (1/8" THICK)	0.131"x1 1/2" R.S. NAIL	6" / 12"
WOOD ROOF SHEATHING (1/2" OR 5/8")	0.091"x2 1/2" R.S. NAIL	6" / 12" TYPICAL 3" / 8" • RIDGE AND OVEHANGS
GWB WALL	#6x 1 1/2" TYPE W SCREW	4" / 8"

WALL BRACING TYPE ABBREVIATIONS

PANEL FASTENING SCHEDULE

FOCUS ENGINEERING LLC
 601 Davis St., Elkhorn, WI 53121
 (262) 788-8288
 contact@focusengineeringllc.com
 www.focusengineeringllc.com

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