NOTES

PARCEL NUMBER: 370-0376-000

LOT SIZE: 4,660.92

CITY: WAUWATOSA
ZONING: R-1-6
FRONT OF LOT: **72ND STREET (LONGEST FRONTAGE)**

SHEET INDEX

A1.0	TITLE PAGE + SITE PLAN
1 of 1	EXISTING SITE SURVEY
C1.0	LOT COVERAGE + GRADING PLAN
FAR	FLOOR AREA CALC.
F2.0	FOUNDATION PLAN
A2.0	PROPOSED FIRST FLOOR
A2.1	PROPOSED SECOND FLOOR
A2.2	PROPOSED ROOF PLAN
A3.0	PROPOSED ELEVATIONS
A3.1	PROPOSED ELEVATIONS
A4.0	PROPOSED BUILDING SECTIONS
ME2.0	MECH. + ELEC. PLAN BASEMENT
ME2.1	MECH. + ELEC. PLAN FIRST FLOOR
ME2.2	MECH. + ELEC. PLAN SECOND FLOOR
WB1	WALL BRACING PLAN
WB2	WALL BRACING DETAILS

CONSULTANTS

DESIGNER:
FORM + ONE DESIGN
CONTACT: TIM RADUENZ
4843 SILVER SPRINGS DR.
PARK CITY, UT. 84098
P: 415.819.0304
E: tim@formonedesign.com

OWNER:
FREDERICK + MELISSA HOPPE
8811 W. BLUEMOUND RD.
WAUWATOSA WI, 53226

SURVEYOR:
LAND SURVEYS INC.
21005 WATERTOWN ROAD, SUITE A2
WAUKESHA, WI 53186
O: 262-312-1034
M: 414-690-7206
DAN@LANDSURVEYSINC.COM

ENERGY CALCULATION:
JOBE LEONARD
RESCHECK.INFO
1511 MAYFLOWER LANE
DANDRIDGE TN, 37725
P: 865-235-6277

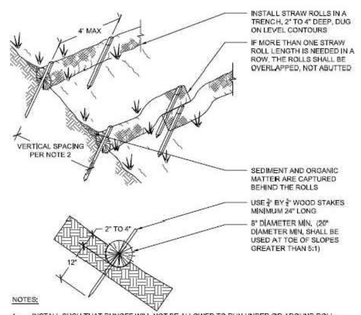
SITE PLACEMENT NOTES

1. REFERENCE SURVEYOR STAKING PLAN FOR BUILDING PLACEMENT

2. CALL DIGGERS HOTLINE: 811 BEFORE ANY WORK IS STARTED

DIGGERS HOTLINE®

STRAW BALE DETAILS



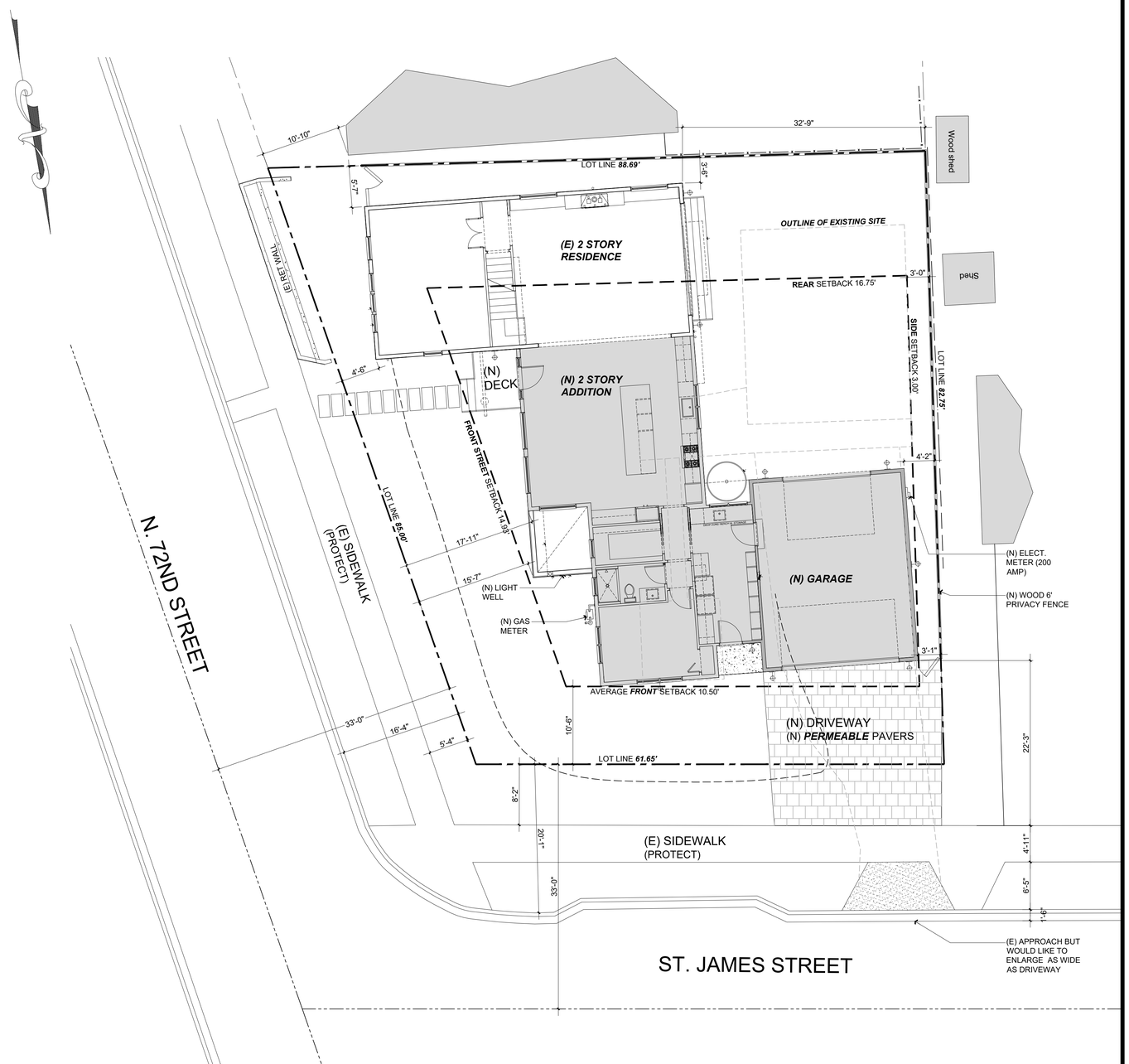
NOTES:

1. INSTALL SUCH THAT RUNOFF WILL NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL. TURN ENDS UP SLOPE TO PREVENT RUNOFF FROM GOING AROUND ROLL.

2. SPACE STRAW ROLLS AS FOLLOWS:
   - SLOPE OF 4:1 OR FLATTER = 20 FEET APART
   - SLOPE BETWEEN 4:1 AND 2:1 = 15 FEET APART
   - SLOPE OF 2:1 OR GREATER = 10 FEET APART

3. INSPECT AND REPAIR STRAW ROLLS AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE.

4. IN LIEU OF STRAW ROLL INSTALLATION AROUND PROJECT PERIMETER, CONTRACTOR HAS OPTION TO PRESERVE A NATURAL VEGETATED BUFFER 3 FOOT MINIMUM IN WIDTH OR A 6 INCH HIGH BERM.



EXISTING/ PROPOSED SITE PLAN

Scale: 1/8 = 1'-0"

1 / A1.0

Rev.:	Description :	Date :
001		
002		
003		
004		
005		
006		

Revisions

Contractor :

Owner :
FREDERICK HOPPE + MELISSA JACOBS
8811 W. BLUEMOUND RD.
WAUWATOSA WI, 53226

Zoning: R-1-6
LOT SIZE: 6,207 SQ. FT.

PARCEL#: 370-0376-000

BUILDING SET
PLANNING SET

4843 SILVER SPRINGS DRIVE
Park City, UT 84098
Ph: 415.819.0304
E-mail: TIM@FORMONEDESIGN.COM

form+ one
DESIGN ■ PLANNING

Title : Site Plan

Project : HOPPE + JACOBS RESIDENCE
1343 N. 72ND ST.
WAUWATOSA WI 53213

Date : 11-12-24

Drawn : TIM RADUENZ

Job No. : 24_44

A1.0

Sheet

Scale: See Details

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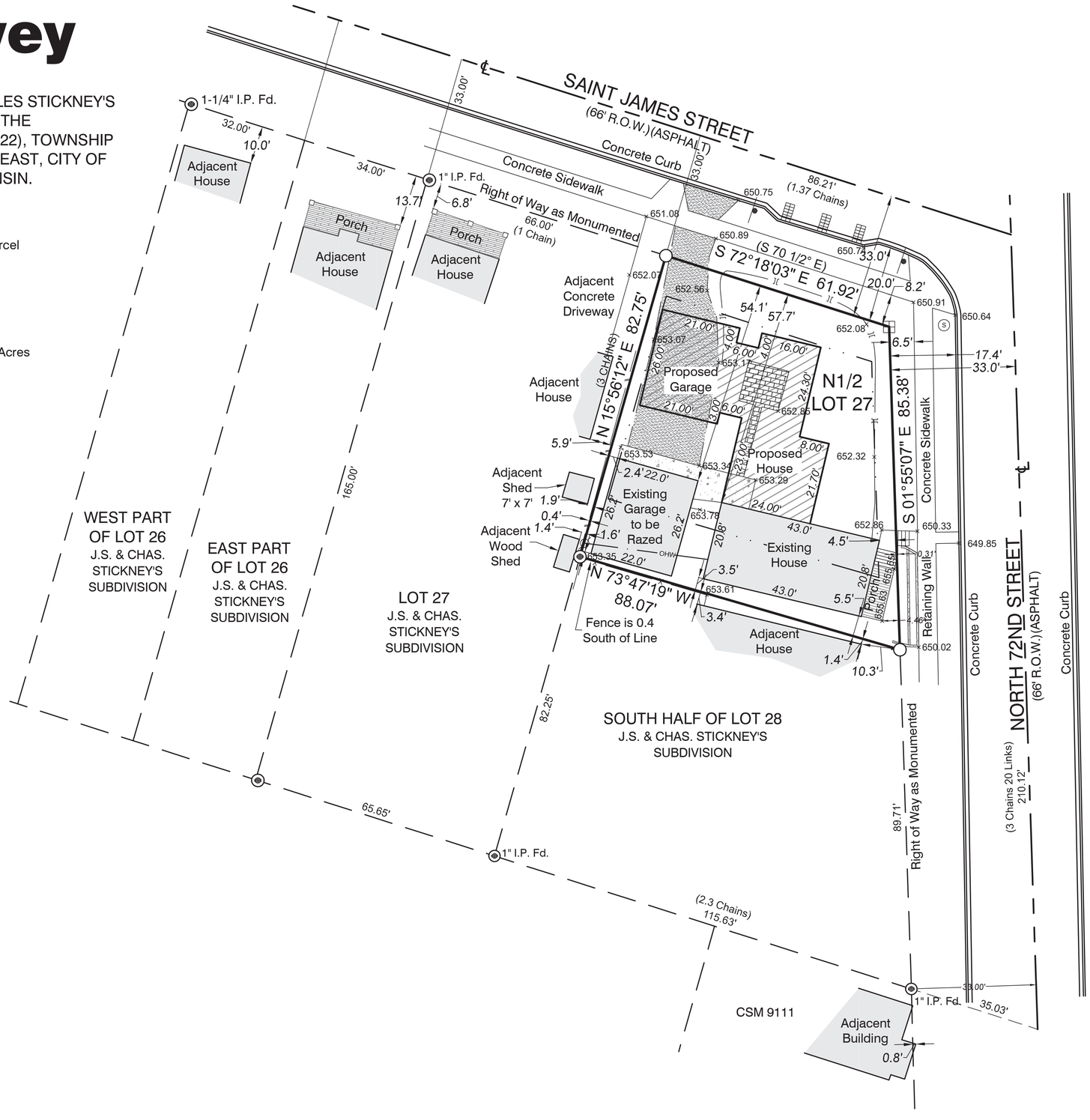
Plat of Survey

Property Description: Document No. 10206655
THE NORTH HALF OF LOT 28 OF J.S. & CHARLES STICKNEY'S SUBDIVISION OF 23.5168 ACRES, OF LAND IN THE SOUTHWEST 1/4 OF SECTION TWENTY-TWO (22), TOWNSHIP SEVEN (7) NORTH, RANGE TWENTY-ONE (21) EAST, CITY OF WAUWATOSA, MILWAUKEE COUNTY, WISCONSIN.

Notes:

1. A title commitment has not been provided and this parcel may be subject to, or benefit from, easements or agreements, written or otherwise, not shown hereon.
2. Outside diameter measured on all monuments. Set monuments are 1.50Lbs/Lineal Foot.
3. ( ) Indicates recorded as bearings and dimensions.
4. Field work completed on 2-07-2025/04-16-2025.
5. The North Half of Lot 28 Contains 6,133 S.F. ; 0.1408 Acres
6. Average Front Setback St. James = 10.17'
   Average Front Setback N. 72nd St. = 4.93'
   Side Setback = 3.00'
   Rear Setback = 16.75'



LAND SURVEYS INC.

21005 Watertown Rd. Suite A2
Waukesha, WI 53186 (262) 312-1034
landsurveysinc.com

SURVEYOR'S CERTIFICATE

I hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, it's exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property at the date below.

WISCONSIN
DANIEL E. BEDNAR
S-2812
GERMANTOWN WI
LAND SURVEYOR

Dated this 26th Day of February, 2025:
Daniel E. Bednar S-2812

REVISIONS

04-17-25 Boundary-Stone Monument DB

PREPARED FOR:

Melissa Hoppe
8811 W. Bluemound Rd.
Wauwatosa, WI 53226
Job Address: 1343 N. 72nd St.
Wauwatosa, WI 53213

BEARINGS ARE REFERENCED TO WI STATE PLANE COORD. SYS. SOUTH ZONE NAD 83 (2011) NORTH LINE OF ST. JAMES ST. BEARS N 00°00'00" E

Drawn By: JS / BS | Job# 25050

Sheet 1 of 1

EXISTING BUILDING COVERAGE

AREA	LOCATION		LOT COVERAGE SQ. FT.:	REMARKS:
1ST FLR	E1		891	*EXISTING HOME*
	E2		579	*EXISTING GARAGE*
	E3		206	*EXISTING CONC. SLAB*
	E4		862	*EXISTING GRAVEL DRIVEWAY*
	E5		157	*EXISTING PATIO*
	E6		131	*EXISTING DECK*
	-			
	LC TOTAL:		**2,826 SQ. FT. (45.53%)**	MAX LC = 2,606.94 SQ. FT.

Water: Our records show that the existing lateral from the residence to the curb stop (water valve) is a ¾-inch lead pipe. The lateral from the curb stop to the main in the street is a 1.25-inch copper pipe. We strongly recommend that the lead portion of the lateral is replaced. The water tap card for this property is also attached.
WORK TO BE COMPLETED FOR PROJECT: REPLACING THE LEAD PORTION OF THE LATERAL WILL BE REPLACED BY CONTRACTOR.

Sanitary: The lateral location is not shown on the GIS exhibit. Typically the sanitary lateral at least 8 feet from the water, but this would have to be confirmed by the applicant.
WORK TO BE COMPLETED FOR PROJECT: REPLACING THE SANITARY SEWER LATERAL WILL BE REPLACED BY CONTRACTOR.

Also, per City Code 13.30.030, any building project in excess of $100,000 must have the sanitary sewer lateral replaced or inspected and pressure tested. If the sanitary lateral is not proposed for replacement, a televised report of the existing lateral from the building to the City main must be provided to Engineering. If Engineering identifies any defects in the existing lateral, the defects must be corrected and another televised report provided to Engineering to verify results. Note that if the existing lateral is made out of clay, the lateral must be lined. This requirement must be met prior to final building occupancy.

Storm sewer: All downspouts must be shown and must be connected to the City's storm sewer (City Code 15.04.060.F.2) You can combine multiple downspouts to minimize the number of connections to the City's storm sewer system. The only exception to this requirement is if any of the roof downspouts are connected to a City approved stormwater best management practice.

Grading plan: A grading plan must be provided with the building permit application. Grades must be shown in local City datum. The conversion from NGVD 1929 to the local datum is to subtract 580.28 from the NGVD elevation. A sample grading plan is attached.

.

The Grading Plan: must include a site data table that notes the existing and proposed impervious area. As long as the proposed work does not add greater than 5,000 square feet of impervious area, the City's stormwater regulations do not apply.

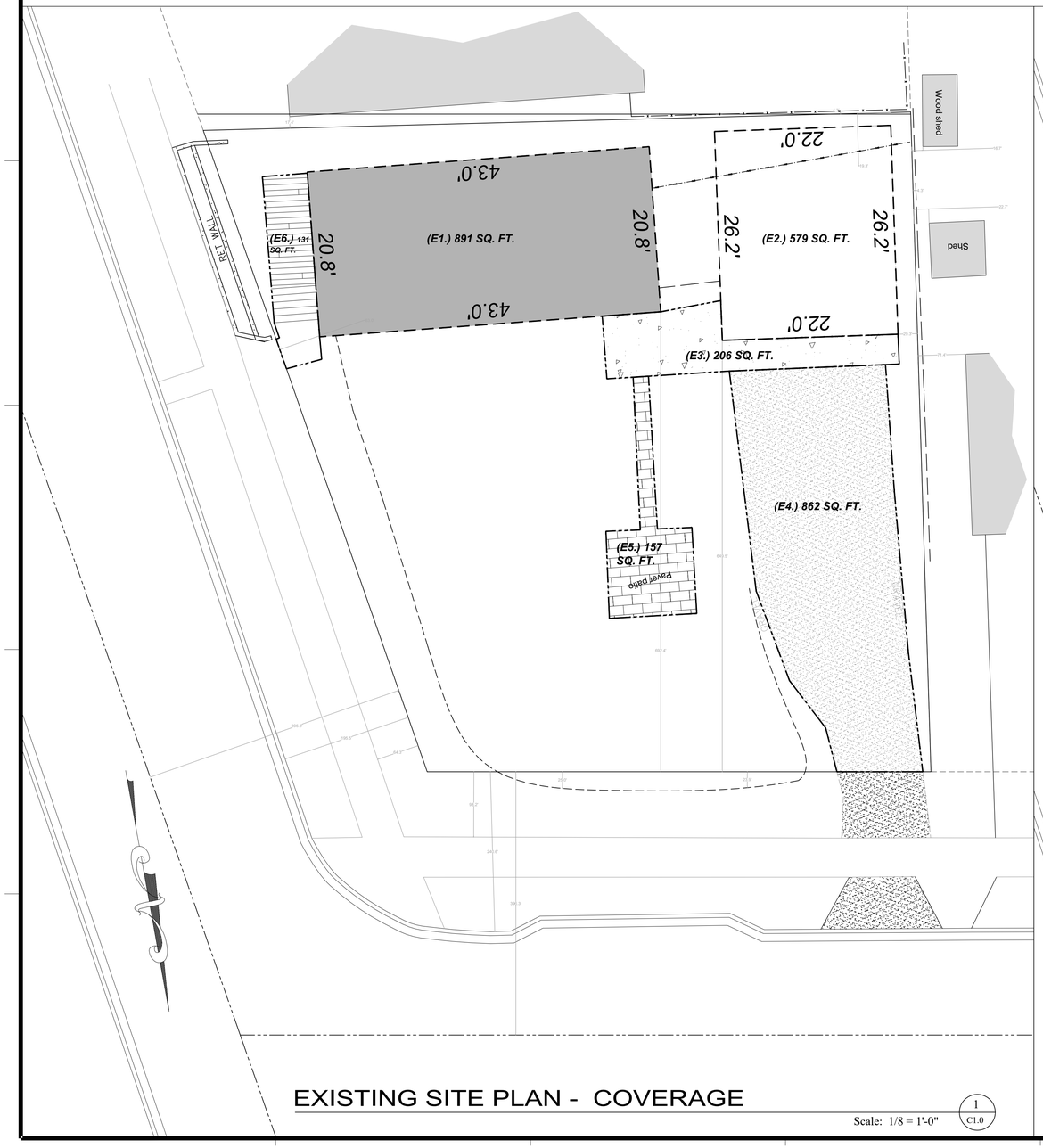
PROPOSED BUILDING COVERAGE

AREA	LOCATION		LOT COVERAGE SQ. FT.:	REMARKS:
1ST FLR	E		887	*EXISTING HOME*
	A		1,475	*ADDITION + NEW GARAGE*
	D		48	*NEW STAIRS*
	SW1		24	*NEW ENTRY STOOP*
	SW2		100	*NEW DECK + WALKWAY*
	LC TOTAL:		**2,534 SQ. FT. (40.82%)**	MAX LC = 2,606.94 SQ. FT.

DETAILS:

LOT SIZE: 6,207 SQ. FT.

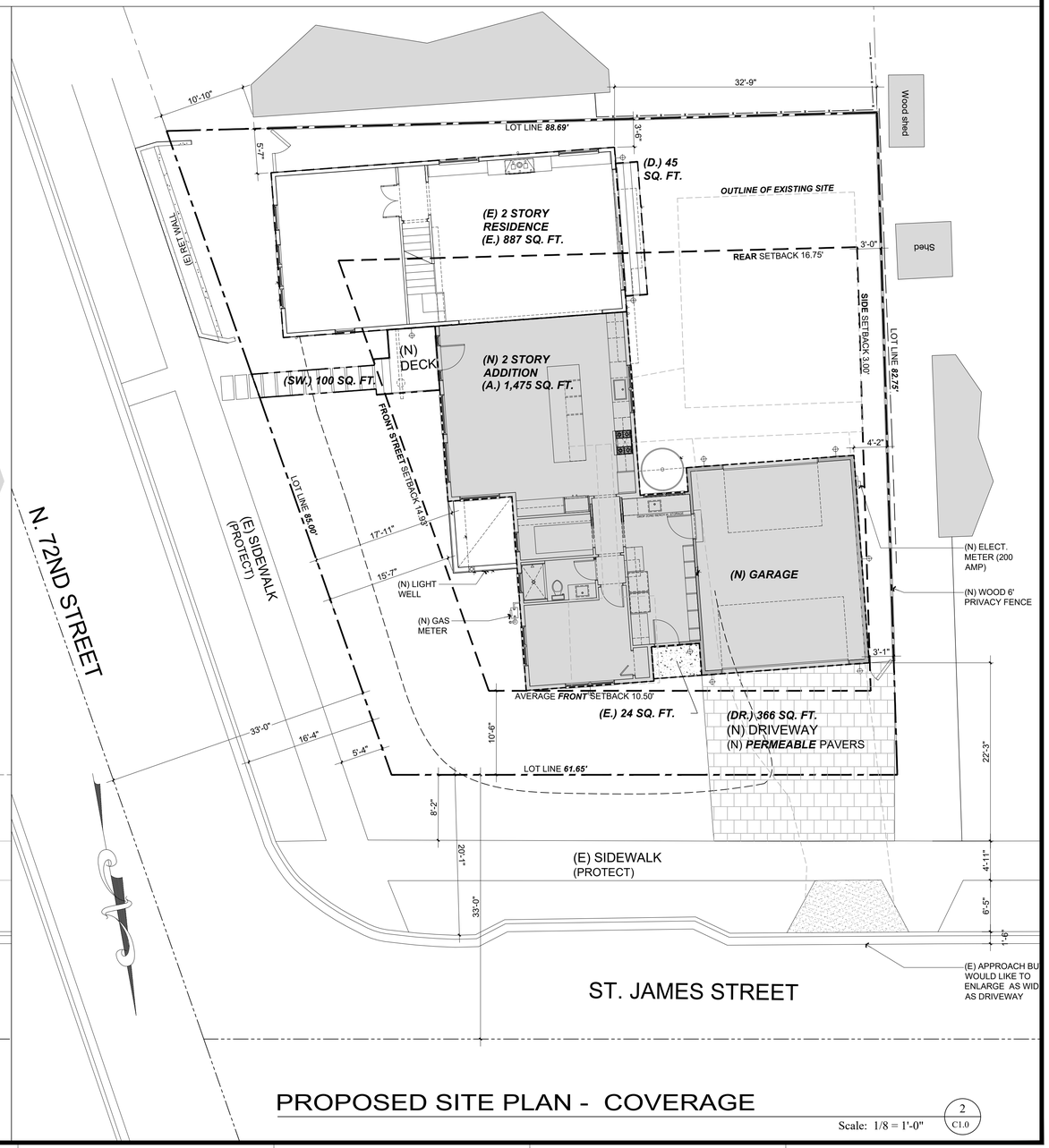
MAX ALLOWABLE LOT COVERAGE:
LC = LOT SIZE X 42% = ALLOWABLE LOT COVERAGE
6,207 SQ. FT. X 42% = **2,606.94 SQ. FT.**



EXISTING SITE PLAN - COVERAGE

Scale: 1/8 = 1'-0"

1 / C1.0



PROPOSED SITE PLAN - COVERAGE

Scale: 1/8 = 1'-0"

2 / C1.0

Rev.:	Description:	Date:
001		
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Revisions

Contractor :

BUILDING SET
PLANNING SET

Owner :
FREDERICK HOPPE + MELISSA JACOBS
8811 W. BLUEMOUND RD.
WAUWATOSA WI, 53226

Zoning: R-1-6
LOT SIZE: 6,207 SQ. FT.

PARCEL#: 370-0376-000

4843 SILVER SPRINGS DRIVE
Park City, UT 84098
Ph: 415.819.0304
E-mail: TIM@FORMONEDESIGN.COM

form + one
DESIGN ■ PLANNING

Title : Site Plan - Coverage / Grading

Project : HOPPE + JACOBS RESIDENCE
1343 N. 72ND ST.
WAUWATOSA WI 53213

Date : 11-12-24

Drawn : TIM RADVENZ

Job No. : 24_44

C1.0

Sheet

Scale: See Details

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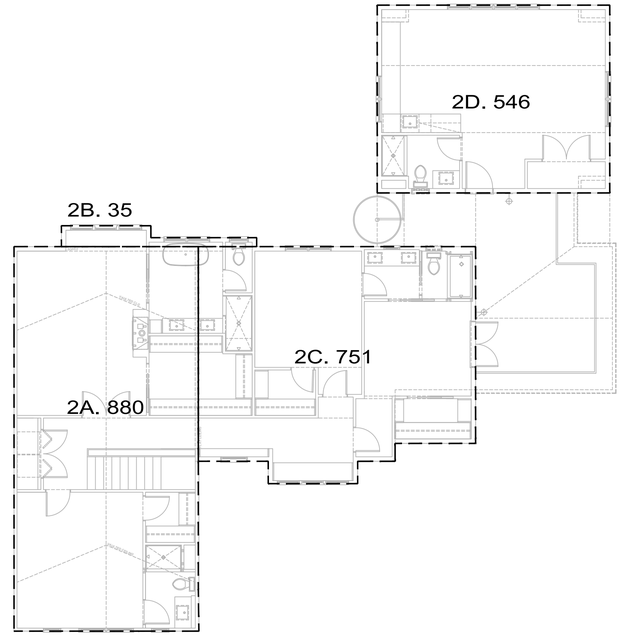
COMPLETE FAR

	LOCATION	FAR SQ. FT.:	LOT COVERAGE SQ. FT.:	REMARKS:
BASEMENT	1A	1,749	-	(N) BASEMENT
	SUBTOTAL	1,749		
MAIN FLR	A	880	880	(E) HOUSE
	B	916	916	(N) ADDITION
	C	114	114	(N) ADDITION
	D	546	546	(N) GARAGE
	SUBTOTAL	2,456		
UPR FLR	2A	880		(E) HOUSE
	2B	35		(N) SECOND FLOOR
	2C	751		(N) SECOND FLOOR
	2D	546		(N) SECOND FLOOR
	SUBTOTAL	2,212		
	FAR TOTAL	6,417 SQ.FT.		MAX ALLOWABLE SQ. FT.
	LOT COVERAGE TOTAL		2,456 SQ.FT.	

NOTES

Scale: NA

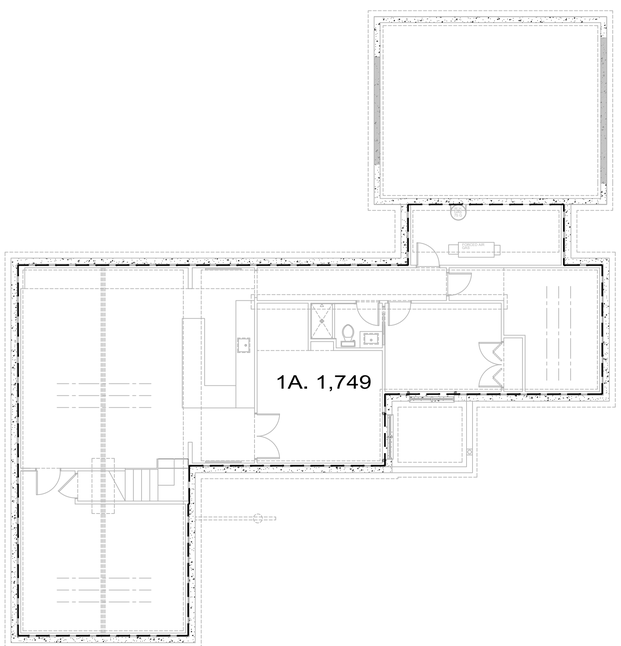
3 FAR



2ND FLR FAR

Scale: 1/8 = 1'-0"

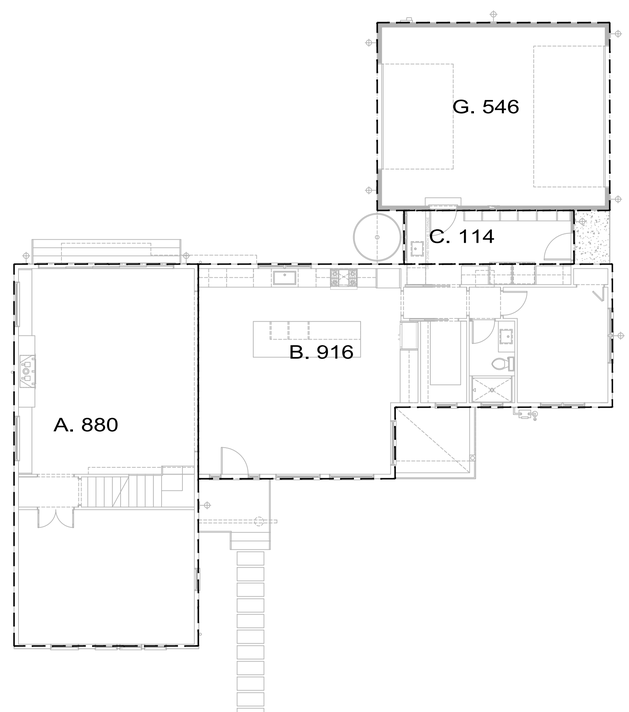
2 FAR



BASEMENT FAR

Scale: 1/8 = 1'-0"

3 FAR



1ST FLR FAR

Scale: 1/8 = 1'-0"

1 FAR

Revisions

Rev.:	Description :	Date :
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Contractor :

BUILDING SET
PLANNING SET

Owner :
FREDERICK HOPPE + MELISSA JACOBS
8811 W. BLUEMOUND RD.
WAUWATOSA WI, 53226

Zoning: R-1-6
LOT SIZE: 6,207 SQ. FT.

PARCEL#: 370-0376-000

4843 SILVER SPRINGS DRIVE
Park City, UT 84098
Ph: 415.819.0304
E-mail: TIM@FORMONEDESIGN.COM

form + one
DESIGN ■ PLANNING

Title : Proposed ME Plan

Project : HOPPE + JACOBS RESIDENCE
1343 N. 72ND ST.
WAUWATOSA WI 53213

Job No. : 24_44 | Drawn : TIM RADUENZ | Date : 11-12-24

FAR

Sheet

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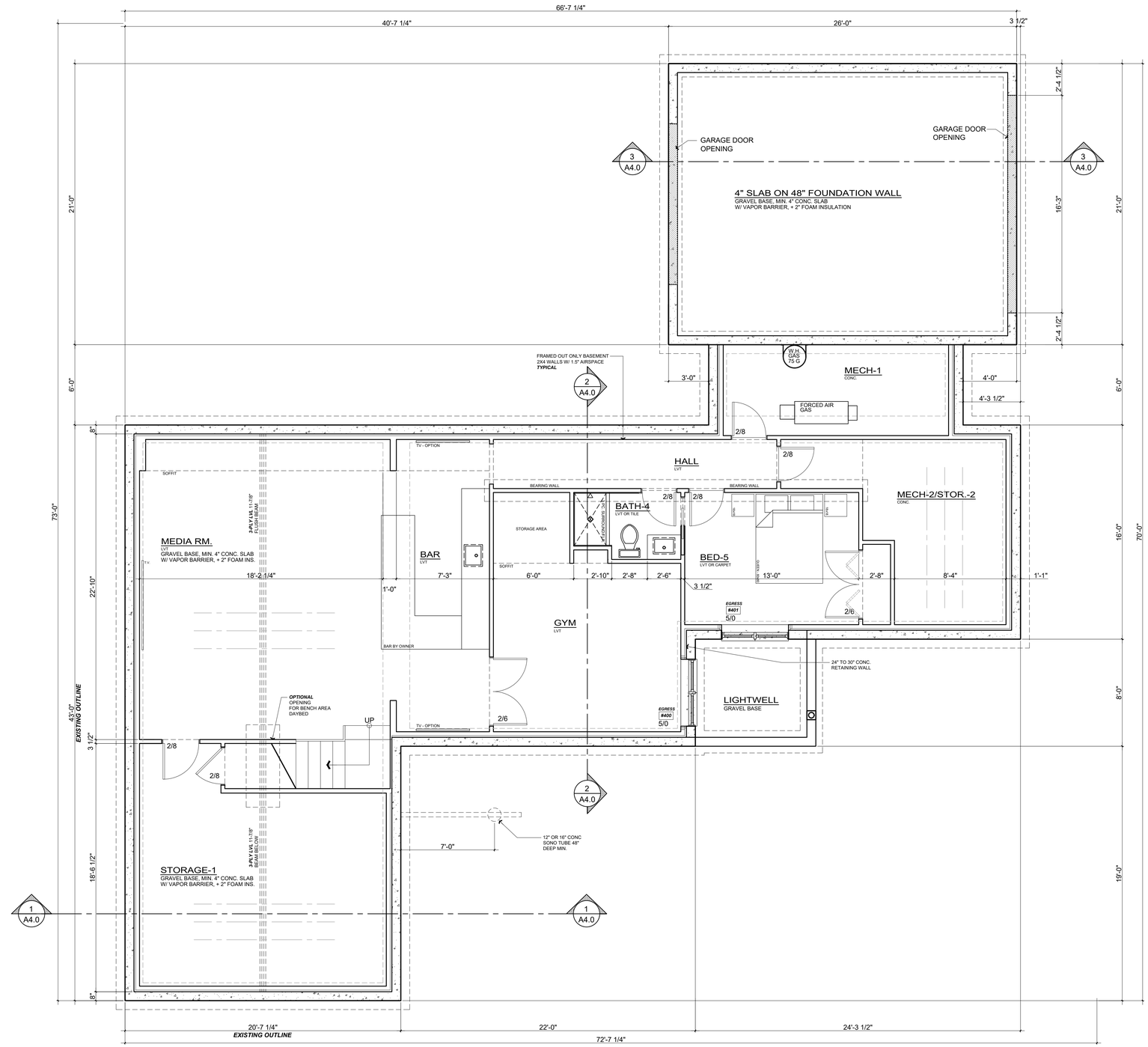

EXISTING/ PROPOSED FOUNDATION PLAN

Scale: $\frac{1}{4}$" = 1'-0"

1 / F2.0

Revisions		
Rev. :	Description :	Date :
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Contractor :

Owner :
FREDERICK HOPPE + MELISSA JACOBS
8811 W. BLUEMOUND RD.
WAUWATOSA WI, 53226

Zoning: R-1-6
LOT SIZE: 6,207 SQ. FT.

BUILDING SET
PLANNING SET

PARCEL#: 370-0376-000

4843 SILVER SPRINGS DRIVE
Park City, UT 84098
Ph: 415.819.0304
E-mail: TIM@FORMONEDESIGN.COM

form + one
DESIGN ■ PLANNING

Title : Existing/ Proposed Foundation Plan

Project : HOPPE + JACOBS RESIDENCE
1343 N. 72ND ST.
WAUWATOSA WI 53213

Date : 11-12-24

Drawn : TIM PADUENZ

Job No. : 24_44

F2.0

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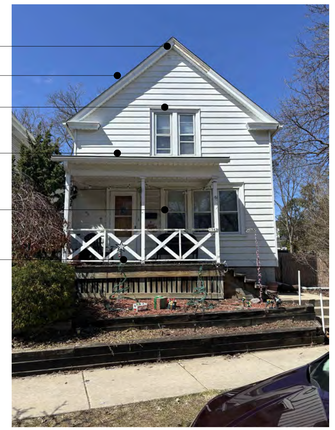
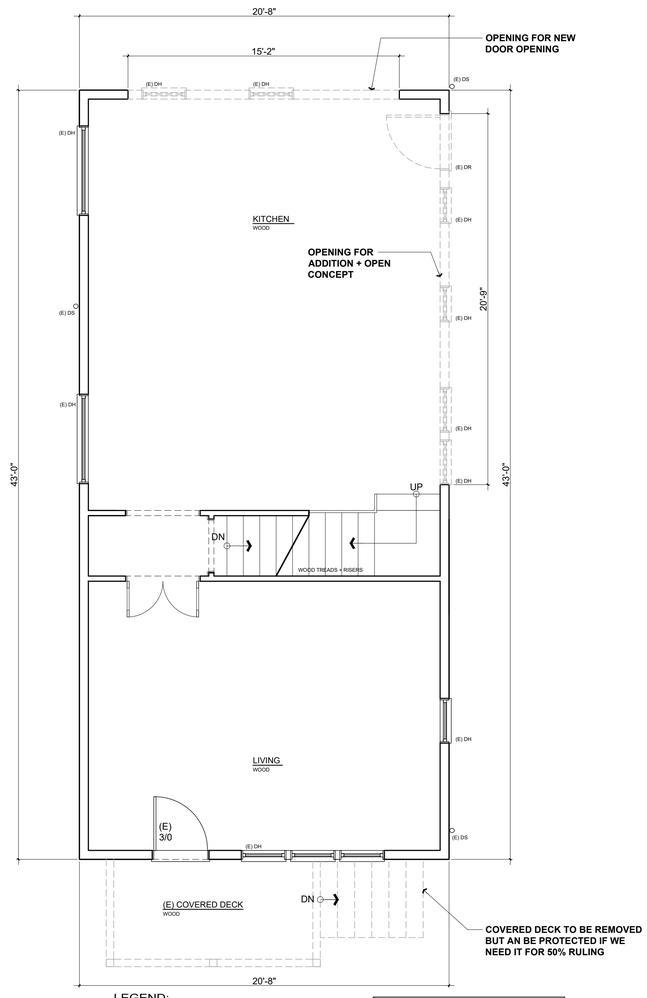


(E) FRONT ELEVATION PHOTO + NOTES

SAVING THE CHARACTER OF THE NEIGHBORHOOD Scale: NA

3 / A2.0



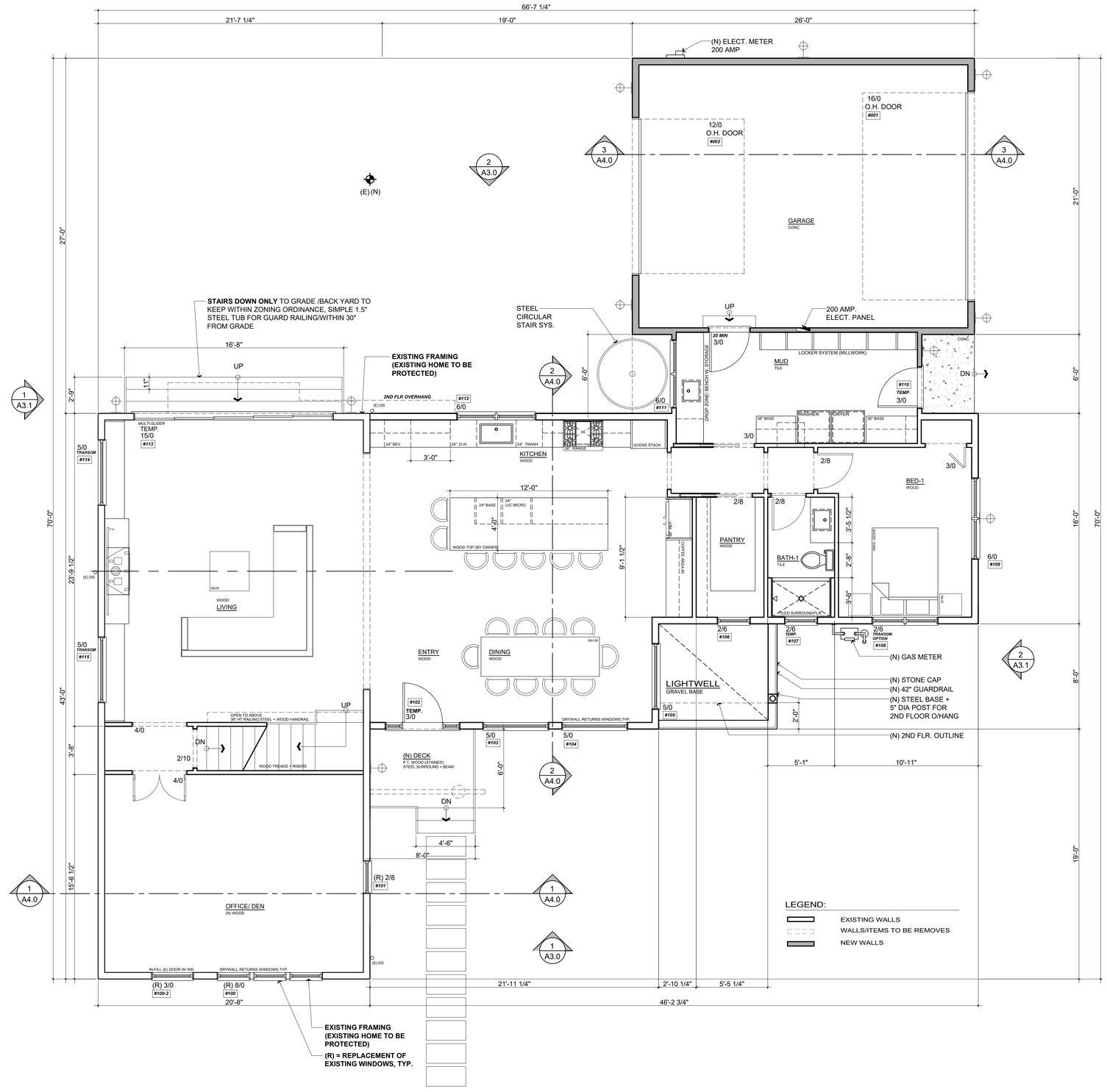
LEGEND:

- EXISTING WALLS
- WALLS/ITEMS TO BE REMOVES
- NEW WALLS

PROPOSED PARKING CALCULATION	
(E) FIRST FLOOR LINEAR WALLS	= 127'-4"
REMOVAL OF WALLS FOR IN/OPENINGS	=(36'-11")
SUBTOTAL: REMAINING WALLS	**= 91'-5"**
PERCENT OF EXISTING WALLS REMAINING:	**71.84% SAVED**

DEMO - FIRST FLOOR PLAN

Scale: $\frac{1}{4}$" = 1'-0" 1 / A2.0



EXISTING/ PROPOSED FIRST FLOOR PLAN

Scale: $\frac{1}{4}$" = 1'-0" 2 / A2.0

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Rev. :	Description :	Date :
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Contractor :

Owner : FREDERICK HOPPE + MELISSA JACOBS
8811 W. BLUEMOUND RD.
WAUWATOSA WI, 53226

Zoning: R-1-6
LOT SIZE: 6,207 SQ. FT.

PARCEL#: 370-0376-000

BUILDING SET
PLANNING SET

4843 SILVER SPRINGS DRIVE
Park City, UT 84098
Ph: 415.819.0304
E-mail: TIM@FORMONEDESIGN.COM

form + one
DESIGN ■ PLANNING

Title : Existing/ Proposed First Floor Plan

Project : HOPPE + JACOBS RESIDENCE
1343 N. 72ND ST.
WAUWATOSA WI 53213

Date : 11-12-24

Drawn : TIM RADVENZ

Job No. : 24_44

A2.0

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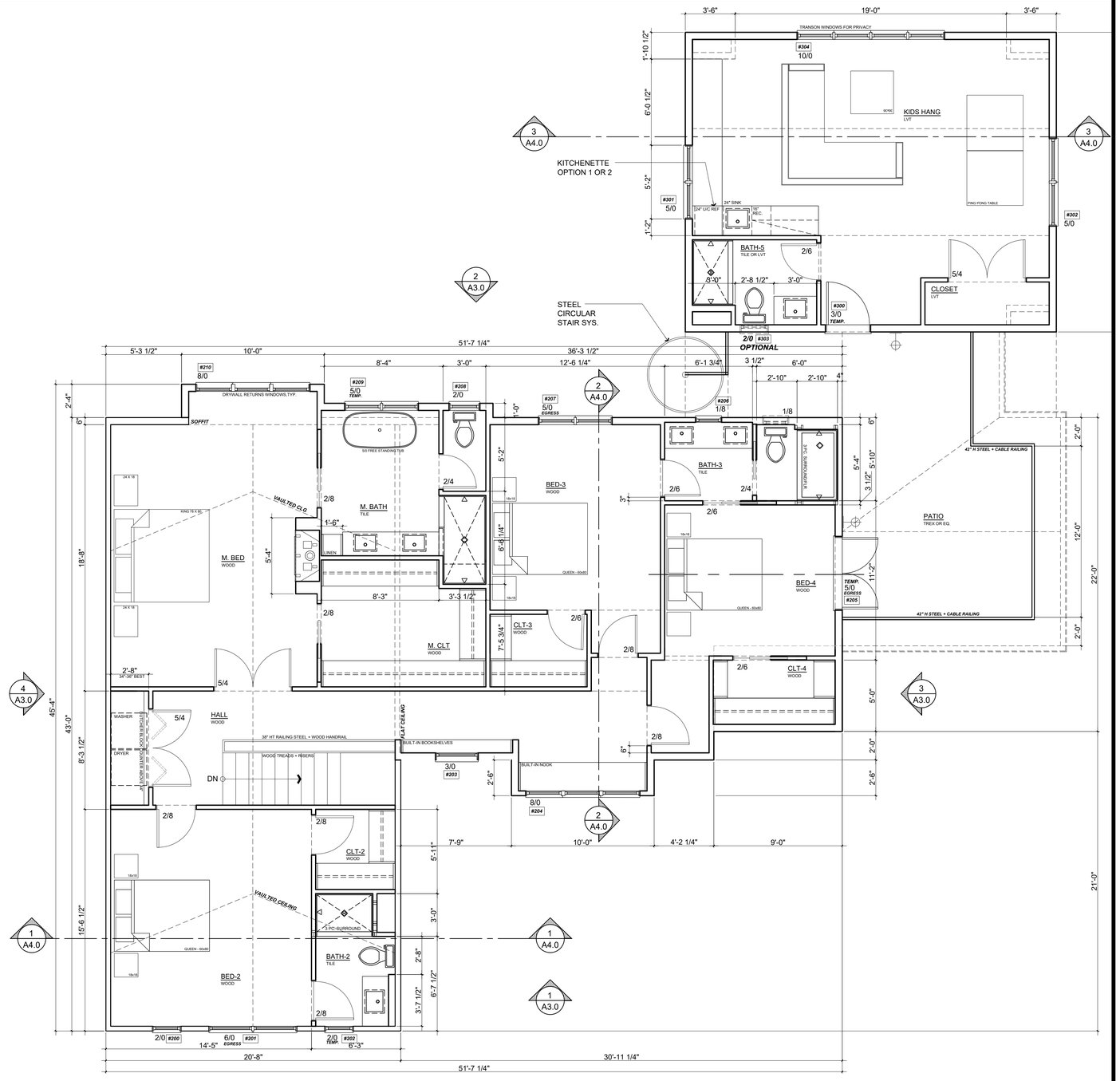

EXISTING/ PROPOSED SECOND FLOOR PLAN

1 / A2.1

Scale: $\frac{1}{4}$" = 1'-0"

Rev. :	Description :	Date :
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Revisions

Contractor :

BUILDING SET
PLANNING SET

Owner :
FREDERICK HOPPE + MELISSA JACOBS
8811 W. BLUEMOUND RD.
WAUWATOSA WI, 53226

Zoning: R-1-6
LOT SIZE: 6,207 SQ. FT.

PARCEL#: 370-0376-000

4843 SILVER SPRINGS DRIVE
Park City, UT 84098
Ph: 415.819.0304
E-mail: TIM@FORMONEDESIGN.COM

form + one
DESIGN ■ PLANNING

Title :Existing/Proposed Second Floor Plan

Project : HOPPE + JACOBS RESIDENCE
1343 N. 72ND ST.
WAUWATOSA WI 53213

Job No. : 24_44 | Drawn : TIM RADUENZ | Date : 11-12-24

A2.1

Sheet

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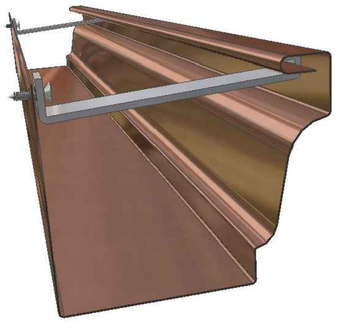
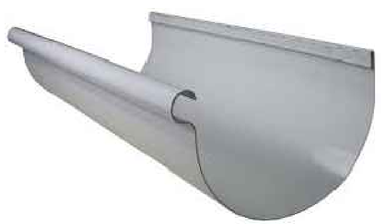


OGEE GUTTER (OPTION)

OR APPROVED EQUAL Scale: N/A (2 / A2.2)



GUTTER

OR APPROVED EQUAL Scale: N/A (3 / A2.2)

EXISTING/ PROPOSED ROOF PLAN

Scale: 1/4 = 1'-0" (1 / A2.2)

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Rev. :	Description :	Date :
001		
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Contractor :

Owner :
FREDERICK HOPPE + MELISSA JACOBS
8811 W. BLUEMOUND RD.
WAUWATOSA WI, 53226

Zoning: R-1-6
LOT SIZE: 6,207 SQ. FT.

BUILDING SET
PLANNING SET

PARCEL#: 370-0376-000

4843 SILVER SPRINGS DRIVE
Park City, UT 84098
Ph: 415.819.0304
E-mail: TIM@FORMONEDESIGN.COM

form+ one
DESIGN ■ PLANNING

Title : Existing / Proposed Roof Plans

Project : HOPPE + JACOBS RESIDENCE
1343 N. 72ND ST.
WAUWATOSA WI 53213

Job No. : 24_44 | Drawn : TIM RADUENZ | Date : 11-12-24

A2.2

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FRONT ELEVATION ***N 72ND STREET***

Scale: $\frac{1}{4}$" = 1'-0"

1 / A3.0

REAR ELEVATION

Scale: $\frac{1}{4}$" = 1'-0"

2 / A3.0

Rev. :	Description :	Date :
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Revisions

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BUILDING SET
PLANNING SET

Owner :
FREDERICK HOPPE + MELISSA JACOBS
8811 W. BLUEMOUND RD.
WAUWATOSA WI, 53226

Zoning: R-1-6
LOT SIZE: 6,207 SQ. FT.

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Park City, UT 84098
Ph: 415.819.0304
E-mail: TIM@FORMONEDESIGN.COM

form + one
DESIGN ■ PLANNING

Title : Existing/ Proposed Elevations

Project : HOPPE + JACOBS RESIDENCE
1343 N. 72ND ST.
WAUWATOSA WI 53213

Date : 11-12-24

Drawn : TIM RADWENZ

Job No. : 24_44

A3.0

Sheet

Scale: See Details

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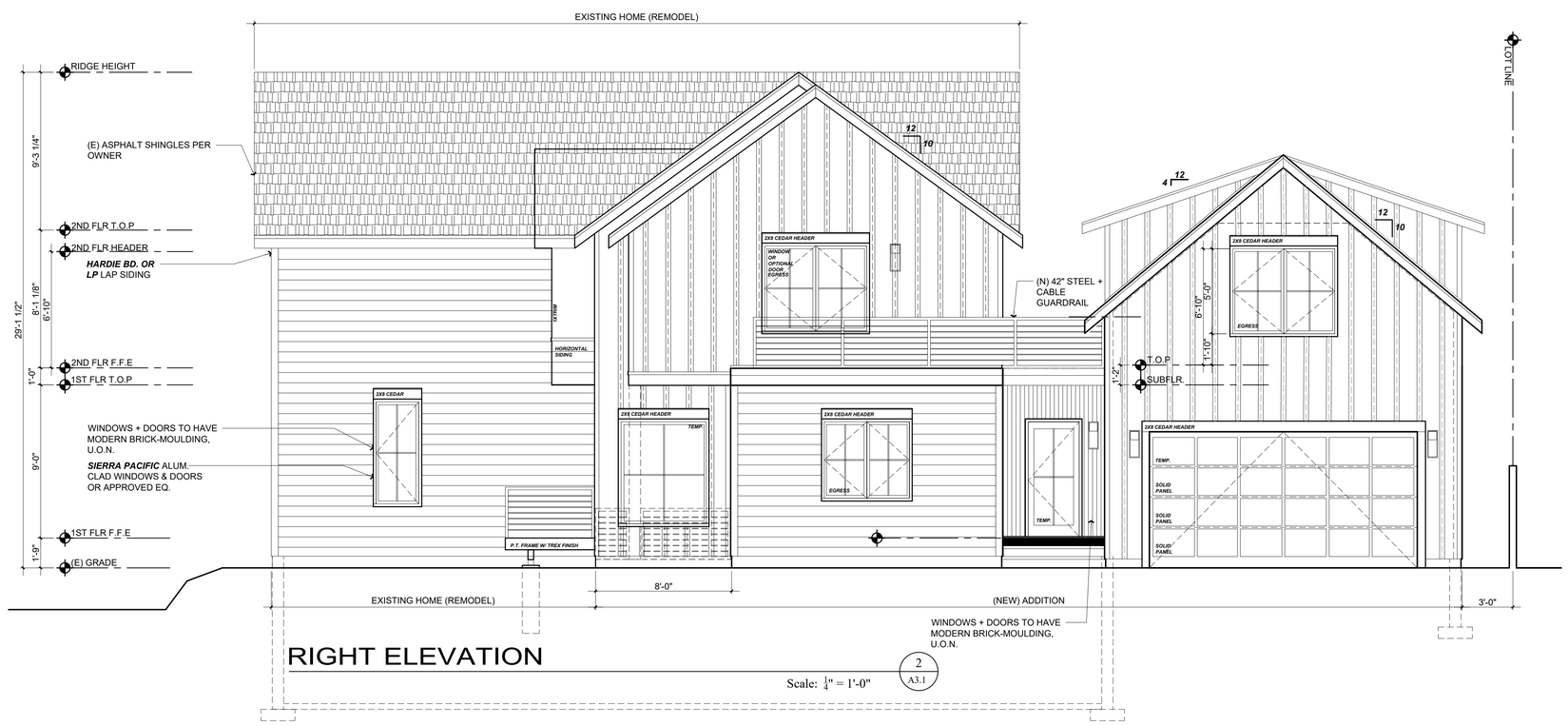
LEFT ELEVATION

Scale: $\frac{1}{4}$" = 1'-0"

1 / A3.1



RIGHT ELEVATION

Scale: $\frac{1}{4}$" = 1'-0"

2 / A3.1

Revisions

Rev.:	Description :	Date :
001		
002		
003		
004		
005		
006		

Contractor :

BUILDING SET
PLANNING SET

Owner :
FREDERICK HOPPE + MELISSA JACOBS
8811 W. BLUEMOUND RD.
WAUWATOSA WI, 53226

Zoning: R-1-6
LOT SIZE: 6,207 SQ. FT.

PARCEL#: 370-0376-000

4843 SILVER SPRINGS DRIVE
Park City, UT 84098
Ph: 415.819.0304
E-mail: TIM@FORMONEDESIGN.COM

form + one
DESIGN ■ PLANNING

Title : Proposed Elevations

Project : HOPPE + JACOBS RESIDENCE
1343 N. 72ND ST.
WAUWATOSA WI 53213

Job No. : 24_44 | Drawn : TIM RADVENZ | Date : 11-12-24

A3.1

Sheet

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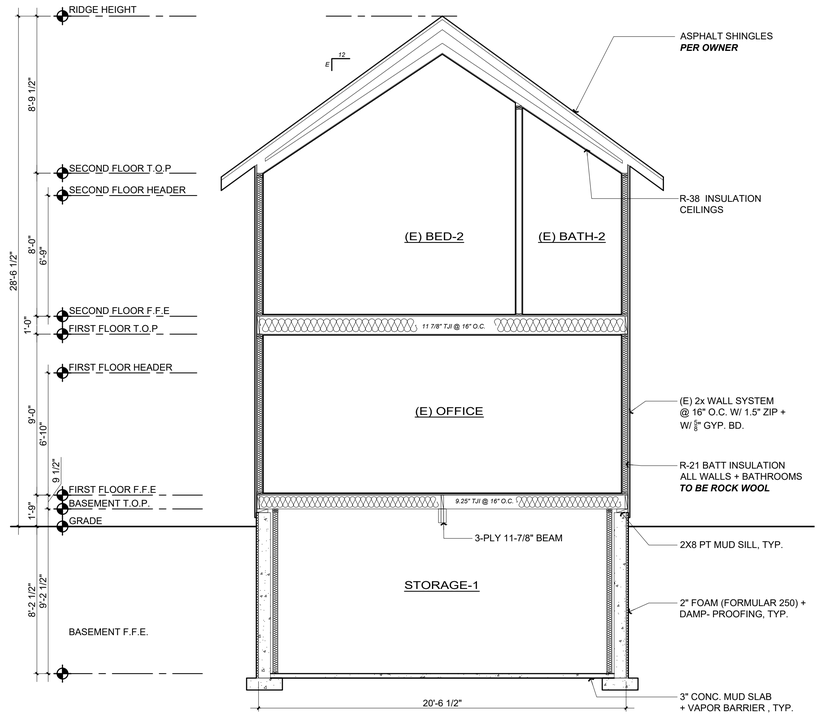

Building Section

Scale: $\frac{1}{4}$" = 1'-0"

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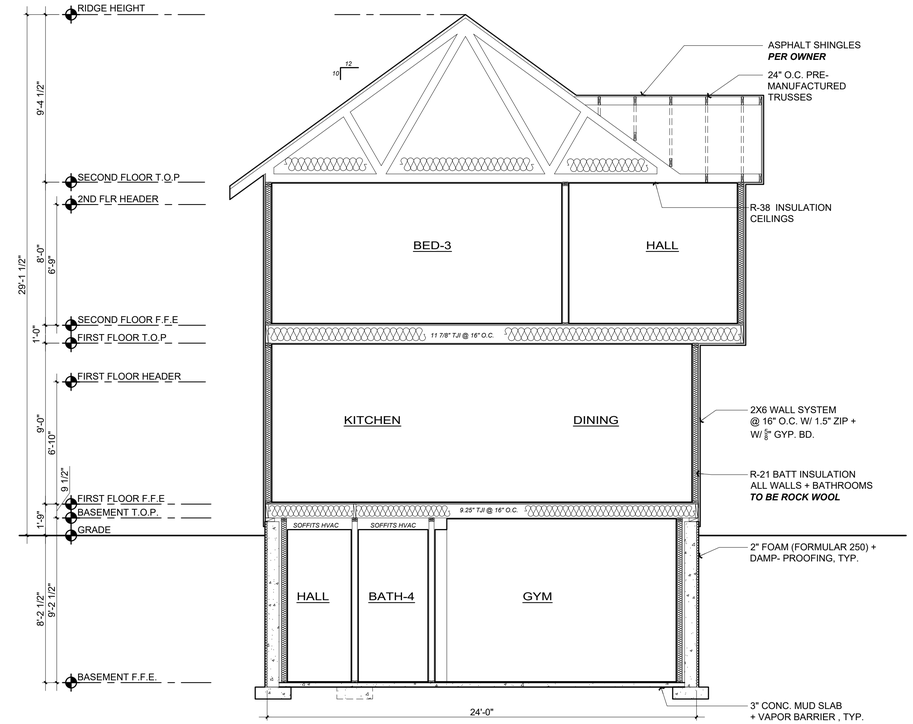
A4.0



Building Section

Scale: $\frac{1}{4}$" = 1'-0"

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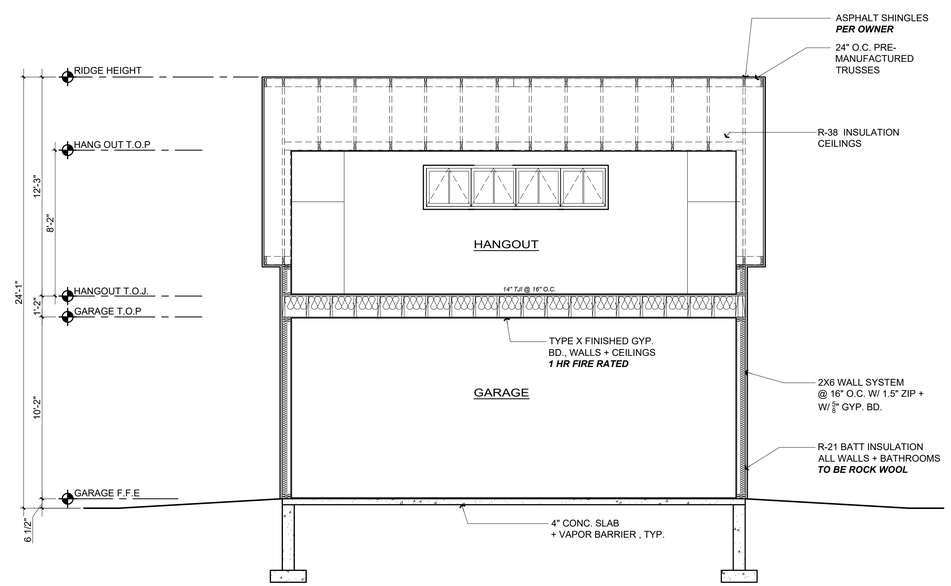
A4.0



Building Section

Scale: $\frac{1}{4}$" = 1'-0"

3
A4.0

Rev. :	Description :	Date :
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002		
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006		

Revisions

Contractor :

Owner :
FREDERICK HOPPE + MELISSA JACOBS
8811 W. BLUEMOUND RD.
WAUWATOSA WI, 53226

Zoning: R-1-6
LOT SIZE: 6,207 SQ. FT.

BUILDING SET
PLANNING SET

PARCEL#: 370-0376-000

4843 SILVER SPRINGS DRIVE
Park City, UT 84098
Ph: 415.819.0304
E-mail: TIM@FORMONEDESIGN.COM

form + one
DESIGN ■ PLANNING

Title : Proposed Building Sections

Project : HOPPE + JACOBS RESIDENCE
1343 N. 72ND ST.
WAUWATOSA WI 53213

Date : 11-12-24

Drawn : TIM RADWENZ

Job No. : 24_44

A4.0

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ROOM FINISH SCHEDULE

	ROOM	FLOORING	PAINT WALLS	PAINT CEILING	PAINT MILLWORK	PAINT CROWN	REMARKS
1ST FLR	ENTRY	WOOD	TBS	TBS	PAINT (TBS)	TBS	
	DINING	WOOD	TBS	TBS	PAINT (TBS)	TBS	
	KITCHEN	WOOD	TBS	TBS	PAINT (TBS)	TBS	(N) POT FILLER (OPTION)
	FAMILY	WOOD	TBS	TBS	PAINT (TBS)	TBS	(N) FIREPLACE
	OFFICE/DEN	WOOD	TBS	TBS	PAINT (TBS)	TBS	
	PANTRY	WOOD	TBS	TBS	PAINT (TBS)	TBS	
	MUD	TILE	TBS	TBS	PAINT (TBS)	TBS	
	BED-1	WOOD	TBS	TBS	PAINT (TBS)	TBS	
	BATH-1	TILE	TBS	TBS	PAINT (TBS)	TBS	
	GARAGE	CONC	TBS	TBS	PAINT (TBS)	TBS	(N) EPOXY FLR (OPTION)
2ND FLR	HALL	WOOD	TBS	TBS	PAINT (TBS)	TBS	(N) HOOK UPS FOR W/D W/ DRAIN
	MASTER BED.	WOOD	TBS	TBS	PAINT (TBS)	TBS	VAULTED CEILING
	MASTER CLT.	WOOD	TBS	TBS	PAINT (TBS)	TBS	
	MASTER BATH	TILE	TBS	TBS	PAINT (TBS)	TBS	
	BED-2	WOOD	TBS	TBS	PAINT (TBS)	TBS	
	BATH-2	TILE	TBS	TBS	PAINT (TBS)	TBS	
	CLT-2	WOOD	TBS	TBS	PAINT (TBS)	TBS	
	BED-3	WOOD	TBS	TBS	PAINT (TBS)	TBS	
	CLT-3	WOOD	TBS	TBS	PAINT (TBS)	TBS	
	BATH-3 (JJ)	TILE	TBS	TBS	PAINT (TBS)	TBS	
	BED-4	WOOD	TBS	TBS	PAINT (TBS)	TBS	
	CLT-4	WOOD	TBS	TBS	PAINT (TBS)	TBS	
GARAGE	KIDS HANG	WOOD/CARP.	TBS	TBS	PAINT (TBS)	TBS	
	CLT-5	WOOD	TBS	TBS	PAINT (TBS)	TBS	
	BATH-5	TILE	TBS	TBS	PAINT (TBS)	TBS	

PAINT SPECS.

INTERIORS:
MAIN ROOMS:
AURA, NATURA (GREEN OPTION), REGAL SELECT, OR APPROVED EQ.
CEILINGS:
WATERBORNE CEILING PAINT, OR APPROVED EQ.
BATHROOMS:
AURA BATH AND SPA, OR APPROVED EQ.
EXTERIORS:
(HOUSE) - AURA, REGAL SELECT, OR APPROVED EQ.

GREEN NOTES:

1. PAINTS AND COATINGS WILL COMPLY WITH VOC LIMITS
2. DOCUMENTATION PROVIDED THAT VERIFIES COMPLIANCE WITH VOC FINISH MATERIALS.
3. CARPET SYSTEM INSTALLED IN THE BUILDING INTERIOR WILL MEET THE TESTING AND PRODUCT REQUIREMENTS
4. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80% OF THE FLOOR AREA RECEIVING RESILIENT FLOORING WILL COMPLY
5. HARDWOOD PLYWOOD, PARTICLEBOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR AND EXTERIOR OF THE BUILDING WILL COMPLY WITH THE LOW FORMALDEHYDE EMISSION STANDARDS.
6. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC AND OTHER REQUIREMENTS
7. ADHESIVES, SEALANTS AND CAULKS USED ON THE PROJECT SHALL FOLLOW LOCAL AND REGIONAL AIR POLLUTION OR AIR QUALITY MANAGEMENT STANDARDS
8. NEW MANDATORY U-FACTOR (0.58) FOR FENESTRATION + SKYLIGHTS
9. REDUCED ***U-FACTOR (0.30)*** FOR HIGH PERFORMANCE WINDOWS PER ENERGY CODE

ROOM FINISH SCHEDULE

Scale: NA

1 / A9.0

	LOCATION	DOORS: DOOR SIZE WxH	TYPE	SYM.	MATERIALS CORE	EXT. FIN.	INT.FIN.	GLASS	DETAILS HEAD	JAMB	SILL	TRIM	HDWR. TYPE	FIN.	REMARKS
1ST FLR															

NOTES

1. WOOD/CLAD SIERRA PACIFIC WINDOWS+ DOORS, WITH ***TRUE*** S.D.L 3/4" MUNTIN BARS ***W/ SPACER BAR BETWEEN THE WINDOW PANES + MUNTIN BARS ADHERED TO THE INTERIOR + EXTERIOR OF THE WINDOWS.***
2. EGRESS PER CODE
3. DOOR BY ***SIMPSON*** OR EQUAL, VERIFY DESIGN WITH OWNER & DESIGNER
4. VERIFY OPENING SIZE W/ CONTRACTOR
5. NA
6. DOOR BY SIMPSON FIBERGLASS DOOR OR EQ.
7. OVERHEAD DOOR (SHOP DRAWING REQUIRED, VERIFY SIDE MOUNT MOTOR IN FIELD

HARDWARE FINISH SPECIFICATION:
ENTRY DOOR HARDWARE: (BY OWNER) AND INSTALLED BY CONTRACTOR
WINDOW HARDWARE: WHITE, TYP. (VERIFY W/ OWNER)

EXT. DOORS & WINDOWS SCHEDULE

Scale: NA

2 / A9.0

APPLIANCE SCHEDULE

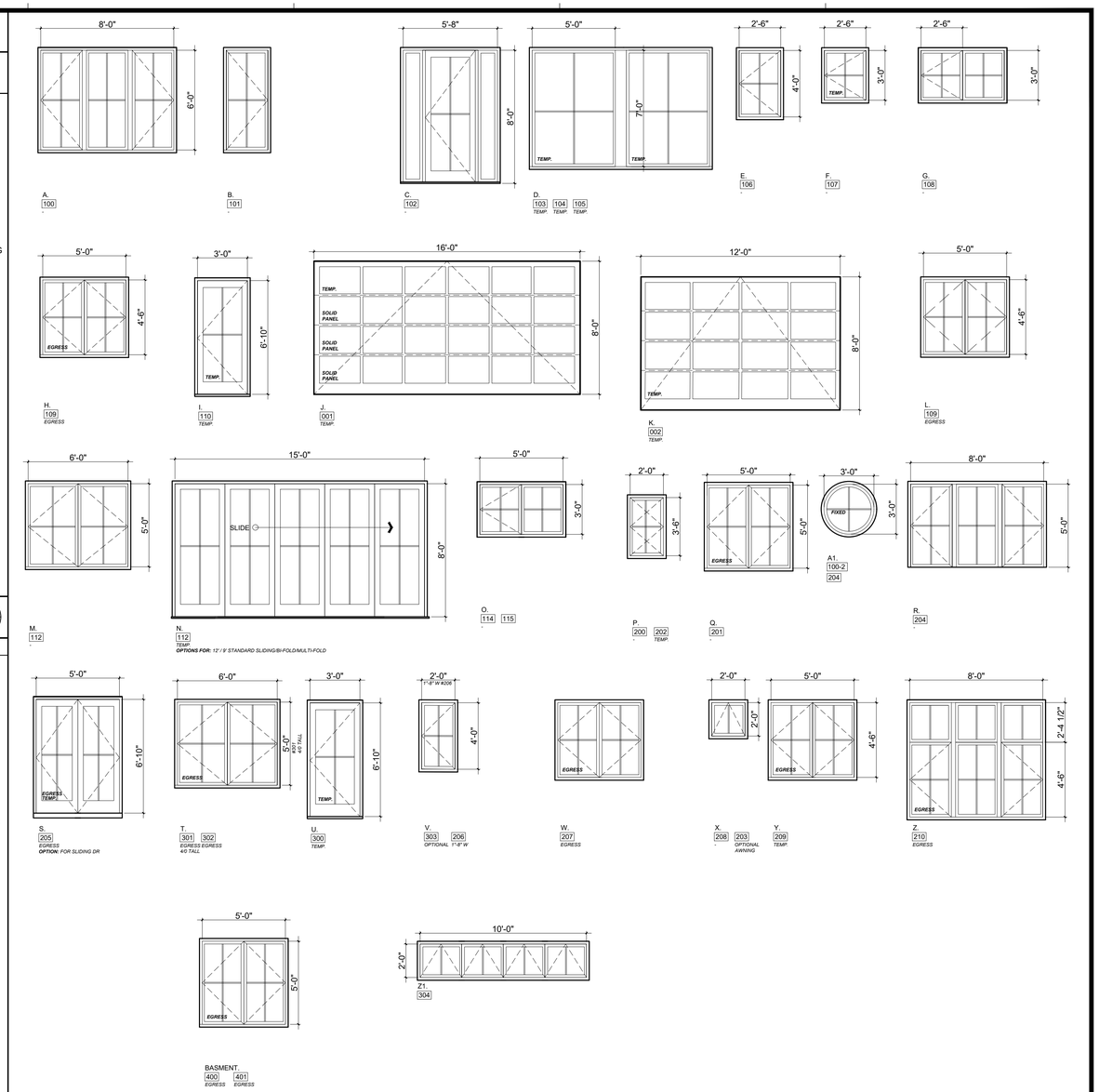
NOTE: ALLOWANCE AND INSTALLED BY ALLOWANCE, CONTRACTOR TO INCLUDE BLOCKING / ROUGH-IN AS NEEDED PER SPEC. SHEETS

	ROOM	APPLIANCE TYPE	MANUF.	FINISH	MODEL #	REMARKS
1ST FLOOR	KITCHEN	36" RANGE (GAS) VIF	T.B.D.	T.B.D.	T.B.D.	T.B.D.
		36" VENT HOOD	T.B.D.	T.B.D.	T.B.D.	T.B.D., MIN. 100 CFM, VENT TO EXTERIOR PER CODE
		DISHWASHER (1 EA)	T.B.D.	T.B.D.	T.B.D.	T.B.D.
		DISPOSAL	T.B.D.	T.B.D.	T.B.D.	T.B.D., W/ AIR SWITCH
		REFRIGERATOR 36"	T.B.D.	T.B.D.	T.B.D.	T.B.D.
		DOUBLE OVENS	T.B.D.	T.B.D.	T.B.D.	T.B.D.
		MIRCROWAVE / DRAWER @ ISLAND	T.B.D.	T.B.D.	T.B.D.	T.B.D.
		24" OR 30" BEV. REF.	T.B.D.	T.B.D.	T.B.D.	T.B.D.
	MUD	CLOTHES WASHER	T.B.D.	T.B.D.	T.B.D.	T.B.D., W/ DRAIN
		CLOTHES DRYER	T.B.D.	T.B.D.	T.B.D.	T.B.D., VENT TO EXTERIOR PER CODE
2ND FLR	LAUNDRY 2ND	CLOTHES WASHER	T.B.D.	T.B.D.	T.B.D.	T.B.D., W/ DRAIN
		CLOTHES DRYER	T.B.D.	T.B.D.	T.B.D.	T.B.D., VENT TO EXTERIOR PER CODE

APPLIANCE SCHEDULE

Scale: NA

5 / A9.0



EXT. DOORS & WINDOWS ELEVATIONS

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

3 / A9.0

Revisions

Rev. :	Description :	Date :
001		
002		
003		
004		
005		
006		

Contractor :

Owner : FREDERICK HOPPE + MELISSA JACOBS
8811 W. BLUEMOUND RD.
WAUWATOSA WI, 53226

Zoning: R-1-6
LOT SIZE: 6,207 SQ. FT.

BUILDING SET
PLANNING SET

PARCEL#: 370-0376-000

4843 SILVER SPRINGS DRIVE
Park City, UT 84098
Ph: 415.819.0304
E-mail: TIM@FORMONEDESIGN.COM

form + one
DESIGN ■ PLANNING

Title : Proposed Elevations

Project : HOPPE + JACOBS RESIDENCE
1343 N. 72ND ST.
WAUWATOSA WI 53213

Date : 11-12-24

Drawn : TIM RADUENZ

Job No. : 24_44

A9.0

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Scale: See Details

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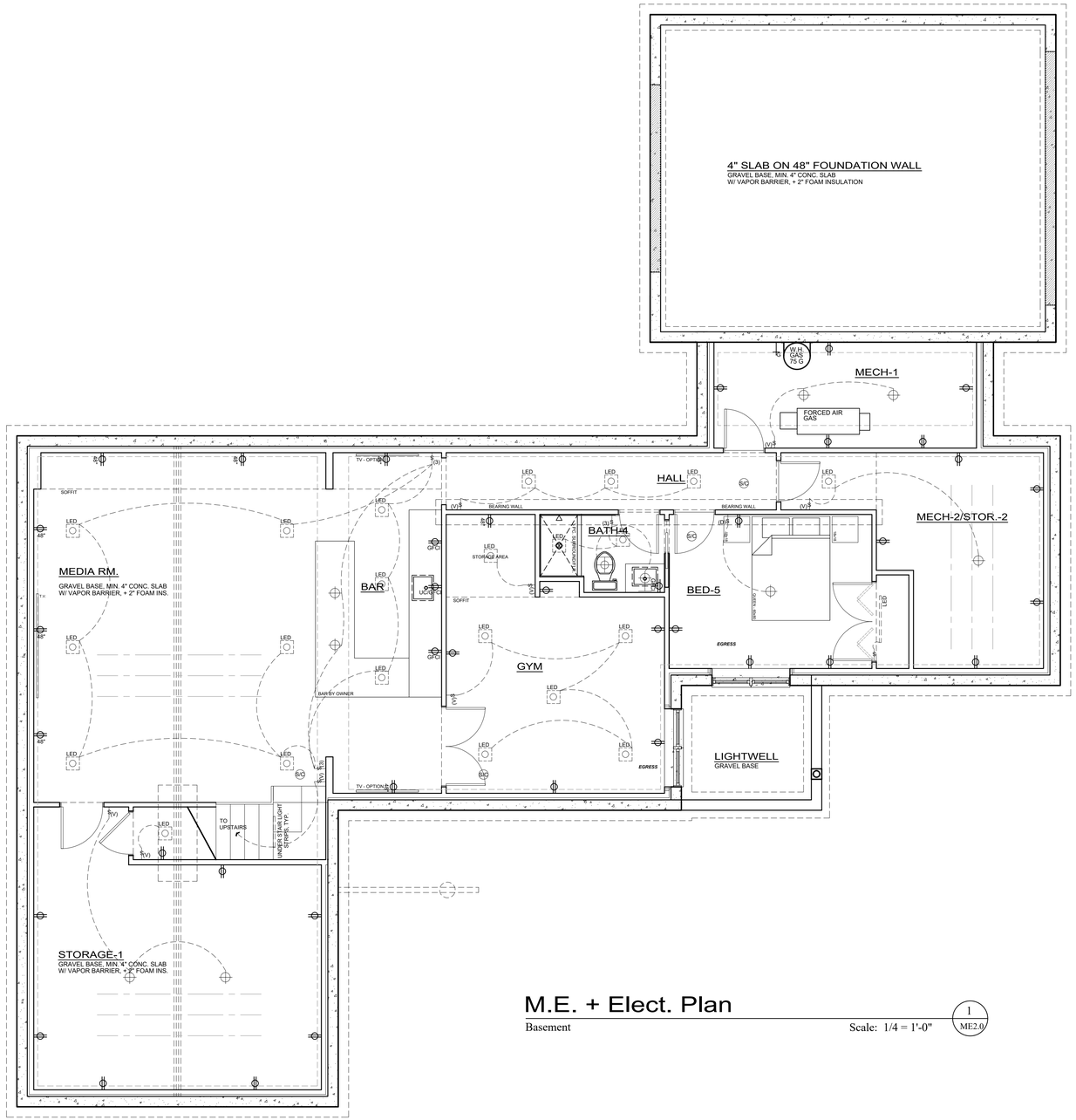

M.E. + Elect. Plan

Basement

Scale: 1/4 = 1'-0"

1
ME2.0

Rev.:	Description :	Date :
001		
002		
003		
004		
005		
006		

Revisions

Contractor :

Owner :
FREDERICK HOPPE + MELISSA JACOBS
8811 W. BLUEMOUND RD.
WAUWATOSA WI, 53226

Zoning: R-1-6
LOT SIZE: 6,207 SQ. FT.

BUILDING SET
PLANNING SET

PARCEL#: 370-0376-000

4643 SILVER SPRINGS DRIVE
Park City, UT 84098
Ph: 415.819.0304
E-mail: TIM@FORMONEDESIGN.COM

form + one
DESIGN ■ PLANNING

Title : Proposed ME Plan

Project : HOPPE + JACOBS RESIDENCE
1343 N. 72ND ST.
WAUWATOSA WI 53213

Date : 11-12-24

Drawn : TIM RADUENZ

Job No. : 24_44

ME2.0

Sheet

Scale: See Details

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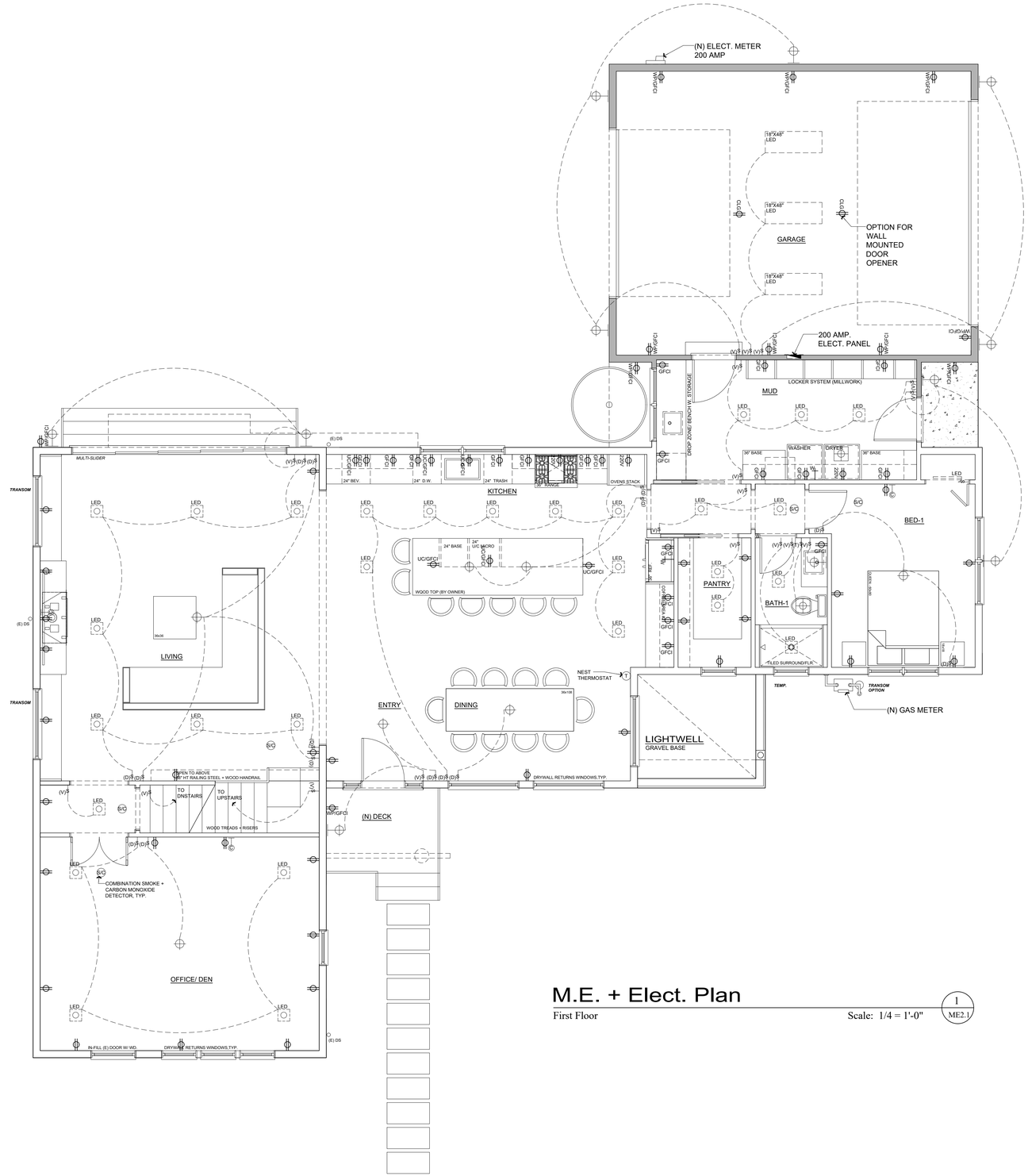

M.E. + Elect. Plan

First Floor

Scale: 1/4 = 1'-0"

1
ME2.1

Rev.:	Description :	Date :
001		
002		
003		
004		
005		
006		

Revisions

Contractor :

Owner :
FREDERICK HOPPE + MELISSA JACOBS
8811 W. BLUEMOUND RD.
WAUWATOSA WI, 53226

Zoning: R-1-6
LOT SIZE: 6,207 SQ. FT.

PARCEL#: 370-0376-000

BUILDING SET
PLANNING SET

4843 SILVER SPRINGS DRIVE
Park City, UT 84098
Ph: 415.819.0304
E-mail: TIM@FORMONEDESIGN.COM

form + one
DESIGN ■ PLANNING

Title : Proposed ME Plan

Project : HOPPE + JACOBS RESIDENCE
1343 N. 72ND ST.
WAUWATOSA WI 53213

Job No. : 24_44 | Drawn : TIM RADVENZ | Date : 11-12-24

ME2.1

Sheet

Scale: See Details

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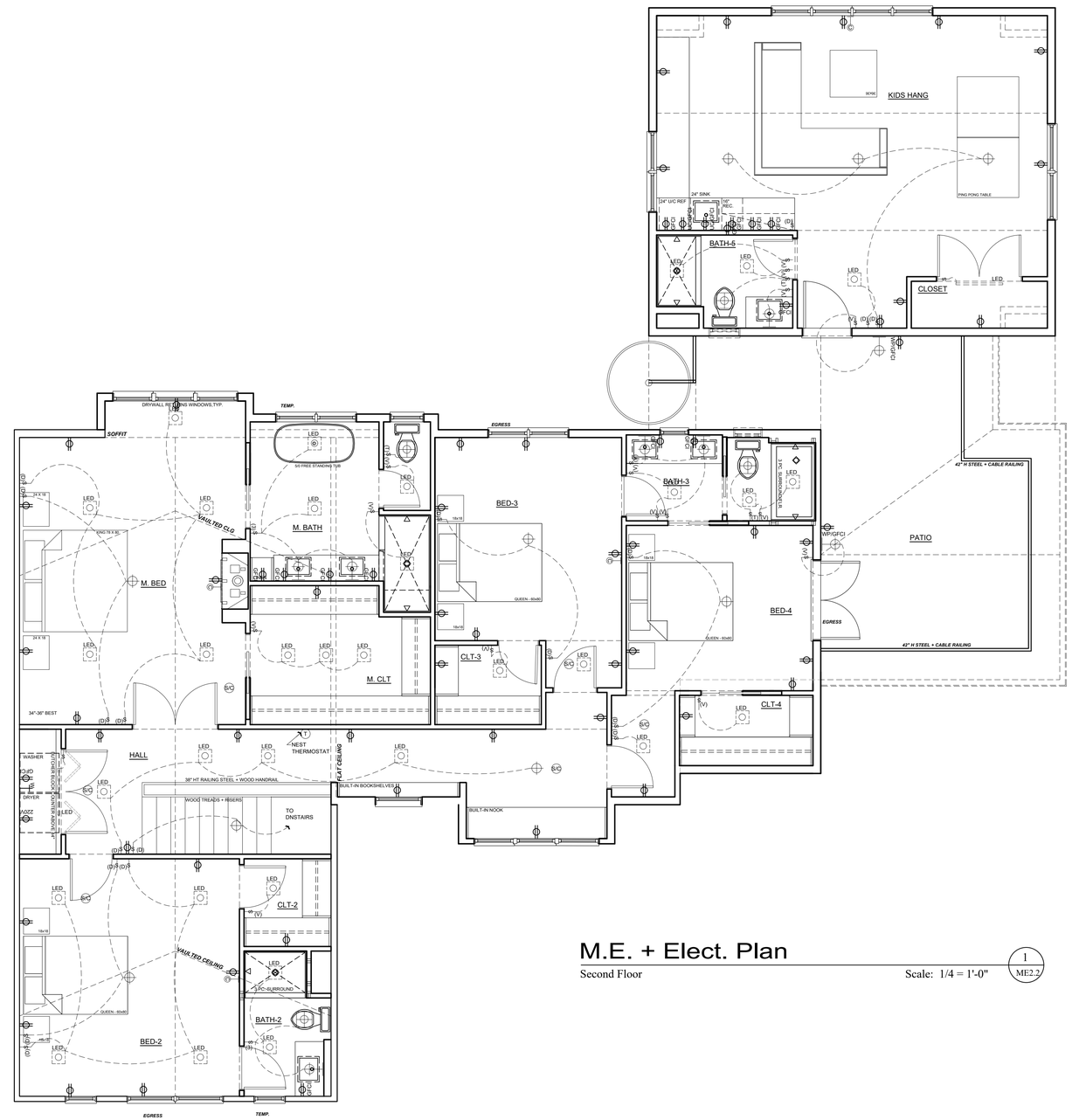

M.E. + Elect. Plan

Second Floor

Scale: 1/4 = 1'-0"

1
ME2.2

Revisions

Rev.:	Description :	Date :
001		
002		
003		
004		
005		
006		

Contractor :

BUILDING SET
PLANNING SET

Owner :
FREDERICK HOPPE + MELISSA JACOBS
6811 W. BLUEMOUND RD.
WAUWATOSA WI, 53216

Zoning: R-1-6
LOT SIZE: 6,207 SQ. FT.

PARCEL#: 370-0376-000

4843 SILVER SPRINGS DRIVE
Park City, UT 84098
Ph: 415.819.0304
E-mail: TIM@FORMONEDESIGN.COM

form + one
DESIGN ■ PLANNING

Title : Proposed ME Plan

Project : HOPPE + JACOBS RESIDENCE
1343 N. 72ND ST.
WAUWATOSA WI 53213

Job No. : 24_A4 | Drawn : TIM RADUENZ | Date : 11-12-24

ME2.2

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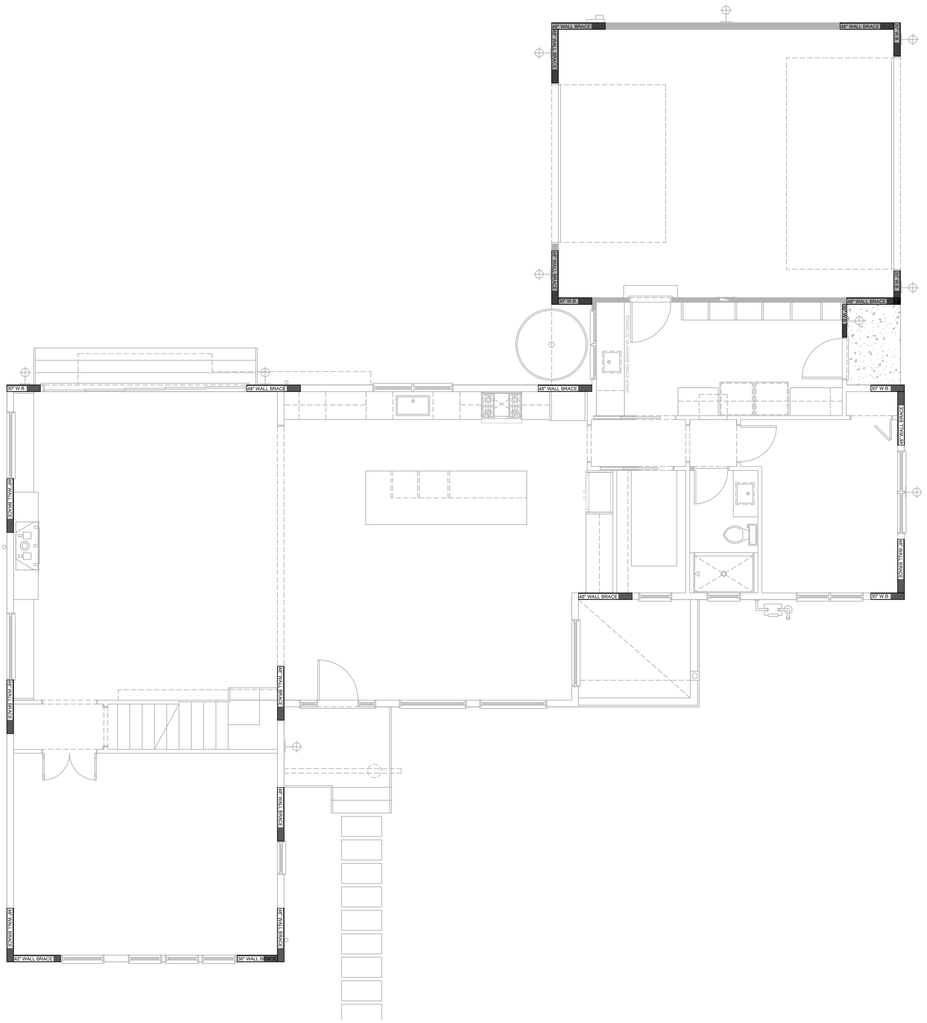

48" WALL BRACE
48" WALL BRACE
48" WALL BRACE

Table 321.25–G
BRACING METHODS[a, f]

Material	Minimum Brace Material Thickness or Size	Maximum Nominal Wall Height[b]	Minimum Braced Wall Panel Width or Brace Angle	Connection Criteria	
				Minimum Fasteners	Maximum Spacing
Intermittent Bracing Methods					
LIB[c] Let–in bracing	1x4 wood brace (or approved metal brace installed per manufacturer instructions)	10'	45° angle and maximum 16" o.c. stud spacing[h]	2–8d common nails or 3–8d box nails (2 3/8" long x 0.113" diameter)	Per stud and top and bottom plates[e]
DWB Diagonal wood boards	¾" (1" nominal) for maximum 24" o.c. stud spacing	10'	48"	2–8d box nails (2 3/8" long x 0.113" diameter) or 2 – 1 3/4" long 16–gage staples	Per stud and top and bottom plates[e]
WSP Wood structural panel	3/8" for maximum 16"o.c. stud spacing; 7/16" for maximum 24" o.c. stud spacing	10'	48"	6d common nail or 8d box nail (2 3/8" long x 0.113" diameter); or 7/16"– or 1/2"–crown 16–gage staples, 1 1/4" long	6" edges, 12" field (nails) 3" edges, 6" field (staples)
SFB Structural fiber-board sheathing	½" for maximum 16" o.c. stud spacing	10'	48"	1 1/2" long x 0.120" diameter galvanized roofing nails or 1"–crown 16–gage staples, 1 1/4" long	3" edges, 6" field
GB Gypsum board (installed on both sides of wall)	½" for maximum 24" o.c. stud spacing	10'	96"	5d cooler nails, or #6 screws	7" edges, 7" field (including top and bottom plates)
Continuous Sheathed Bracing Methods					
CS–WSP[d] Continuous sheathed WSP	3/8" for maximum 16"o.c. stud spacing; 7/16" for maximum 24" o.c. stud spacing	12'	Refer to Table 321.25–H	Same as WSP	Same as WSP
CS–SFB[d] Continuous sheathed SFB	½" for maximum 16" o.c. stud spacing			Same as SFB	Same as SFB
Narrow Panel Bracing					
PF Portal frame	7/16"	12'	Refer to Figure 321.25–A	Refer to Figure 321.25–A	Refer to Figure 321.25–A

[a]The interior side of all exterior walls shall be sheathed with minimum ½–inch gypsum wallboard unless otherwise permitted to be excluded by this subsection. All edges of panel–type wall bracing, except horizontal joints in GB bracing, shall be attached to framing or blocking.

[b]The actual measured wall height shall include stud height and thickness of top and bottom plates. The actual wall height shall be permitted to exceed the listed nominal values by not more than 4½ inches. Tabulated bracing amounts in s. SPS 321.25 (8) (e) are based on a 10'–foot nominal wall height for all bracing methods and shall be permitted to be adjusted to other nominal wall heights not exceeding 12 feet in accordance with footnotes to Table 321.25–I or Table 321.25–J.

[c]LIB is not permitted for walls supporting a roof and two floors. Two LIB braces installed at a 60° angle from horizontal shall be permitted to be substituted for each 45° angle LIB brace.

[d]Bracing with CS–WSP and CS–SFB shall have sheathing installed on all sheathable surfaces above, below, and between wall openings.

[e]Shall be attached to the top and bottom plates and any intermediate studs, in one continuous length.

[f]Each braced panel may contain no more than one hole, having a maximum dimension of no more than ten percent of the least dimension of the panel, and confined to the middle three–fourths of the panel.

Table 321.25–H[a, b]
MINIMUM WIDTHS OF CS–WSP AND CS–SFB BRACED WALL PANELS

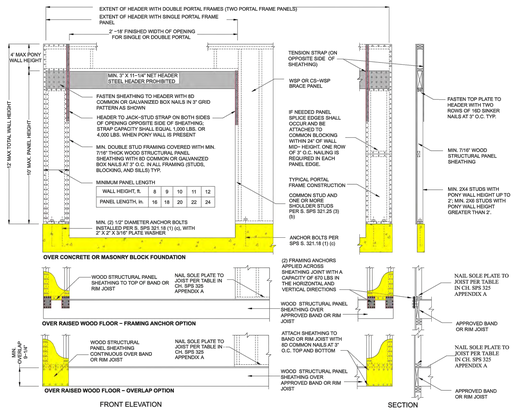
Maximum Opening Height Adjacent to Braced Wall Panel	Minimum Width of Full–Height Braced Wall Panel (inches)			
	8' Tall Wall	9' Tall Wall	10' Tall Wall	12' Tall Wall
5'– 4"	24	27	30	36
6'– 8"	32	30	30	36
8'	48	41	38	36
9'	–	54	46	41
10'	–	–	60	48
12'	–	–	–	72

[a]Sheathing shall extend from the top of the top plate to the bottom of the bottom plate and may be multiple sheets. All joints shall be blocked.

[b]Interpolation is permitted.

Figure 321.25–A

METHOD PF – PORTAL FRAME BRACE CONSTRUCTION



Note: Steel headers are permitted if designed by structural analysis.

Note: As shown in the above cross–section, 1/2–inch gypsum wallboard is not required on the interior side of the wall.

(c) *Bracing amount.* Bracing methods and materials complying with Table 321.25–G shall be applied to walls in accordance with all of the following requirements:

1. For the purpose of determining bracing amounts, the outermost extents of the building plan at each floor level shall be circumscribed with a rectangle to define the overall length of each building side as shown in Figure 321.25–B.

2. In no case may the amount of bracing be less than two braced wall panels on walls parallel to each rectangle side for each floor level of the building.

3. Where used, the number of intermittent brace panels applied to walls parallel to each rectangle side shall comply with Table 321.25–I.

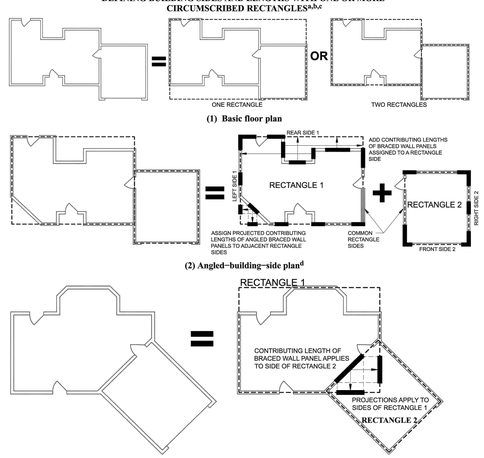
4. Where used, the total length of continuous sheathed brace panels applied to walls parallel to each building side shall comply with Table 321.25–J.

5. The location of brace panels applied to walls parallel to each building side shall comply with Figure 321.25–C.

6. Balloon–frame walls may be no longer than 21 feet and shall have a maximum height of two floors unless constructed in accordance with an approved design. Wall framing shall be continuous from the lowest floor to the wall top plate at the roof. All edges of sheathing shall be supported on and fastened to blocking or framing. Braced wall panels may not be required on the balloon–frame wall portion provided the bracing amount and brace spacing requirement are satisfied for the building side. Where brace panels are located on the balloon–frame wall portion, they shall have a height–to–width ratio of not more than 2.5:1.

7. For a gable end wall, if the brace–panel height does not exceed 12 feet at the highest portion and if the 12½–foot and 21–foot spacing requirements in Figure 321.25–C are met, the wall is adequately braced. Where a brace panel exceeds 12 feet in height, it shall have a height–to–width ratio of not more than 2.5:1, and comply with Figure 21.25–C.

FIGURE 321.25–B
DEFINING BUILDING SIDES AND LENGTHS WITH ONE OR MORE CIRCUMSCRIBED RECTANGLES[a,b,c]



[a]Each floor plan level shall be circumscribed with one or more rectangles around the entire floor plan at the floor level under consideration as shown. When multiple rectangles are used, each side shall be braced as though it were a separate building and the bracing amount added together along the common wall where adjacent rectangles overlap or abut.

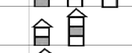
[b]Rectangles shall surround all enclosed plan offsets and projections. Chimneys, partial height projections, and open structures, such as carports and decks, shall be excluded from the rectangle.

[c]Each rectangle shall have a maximum rectangle length–to–width ratio of 3:1.

[d]Projected contributing lengths of angled braced wall panels shall be assigned to the closest rectangle sides, as shown for the angled corner in the angled–building–side–plan shown above;

[e]Braced wall panels located on a common wall where angled rectangles intersect, as shown in Figure 321.25–B(3), shall have their contributing length applied towards the required length of bracing for the parallel rectangle side and its projected contributing lengths towards the adjacent angled rectangle sides. Where the common side of rectangle 2 as shown in Figure 321.25–B(3) has no physical wall, the portion shall be designed in accordance with s. SPS 321.25 (8) (k).

TABLE 321.25–I
REQUIRED NUMBER OF INTERMITTENT BRACED WALL PANELS ON WALLS PARALLEL TO EACH RECTANGLE SIDE AT EACH FLOOR LEVEL[a,b,c,d,e,f, h, j]

Wall Supporting:		Required Number of Brace Panels on a Building Side: Length of Perpendicular Side (feet)[g]		
		≤25	≤50	≤75
Roof and ceiling only		1[i]	2	3
One floor, roof and ceiling		2	4	6
Two floors, roof and ceiling		3	6	9

[a]Interpolation is permitted. Extrapolation to buildings larger than addressed in this table is prohibited.

[b]This table applies to wind exposure category B. For wind exposure category C or D, multiply the number of braced wall panels required by 1.3 or 1.6, respectively.

Wind exposure category B is comprised of urban and suburban areas, wooded areas, or other terrain with numerous closely spaced obstructions having the size of single–family dwellings or larger. Exposure B shall be assumed unless the site meets the definition of another type exposure.

Wind exposure category C is comprised of flat, open country and grasslands with scattered obstructions, including surface undulations or other irregularities, having heights generally less than 30 feet extending more than 1,500 feet from the building site in any quadrant. This exposure also applies to any building located within Exposure B type terrain where the building is directly adjacent to open areas of Exposure C type terrain in any quadrant for a distance of more than 600 feet.

Wind exposure category D is comprised of flat, unobstructed areas exposed to wind flowing over open water for a distance of at least 1 mile. This exposure applies only to those buildings and other structures exposed to the wind coming from over the water. Exposure D extends inland from the shoreline a distance of 1,500 feet or 10 times the height of the building or structure, whichever is greater.

[c]Tabulated values are based on a nominal wall height of 10 feet. For nominal wall heights other than 10 feet and not more than 12 feet, multiply the required number of brace panels by the following factors: 0.9 for 8 feet, 0.95 for 9 feet, 1.15 for 11 feet, or 1.3 for 12 feet.

[d]Tabulated values are based on a roof with a top–of–wall–to–ridge height of 10 feet. For top–of–wall–to–ridge heights other than 10 feet, multiply the required number of brace panels by the following factors for each floor level support condition:

Roof only – 0.7 for 5 feet, 1.3 for 15 feet, or 1.6 for 20 feet

Roof + 1 Floor – 0.85 for 5 feet, 1.15 for 15 feet, or 1.3 for 20 feet

Roof + 2 Floors – 0.9 for 5 feet or 1.1 for 15 feet.

[e]Where minimum 1/2–inch gypsum wallboard is not included on the interior side of the wall, multiply the number of braced wall panels by 1.7 for LIB bracing or 1.4 for all other bracing methods, except this increase is not required for the portal frame method.

[f]Adjustments in footnotes b to e apply cumulatively. Fractions of panels shall be rounded to the nearest one–half braced wall panel.

[g]Perpendicular sides to the front and rear sides are the left and right sides. Perpendicular sides to the left and right sides are the front and rear sides. See Figure 321.25–B.

[h]The following braced wall panel conditions shall be permitted to be counted as one–half a braced wall panel toward meeting the required number of panels: (1) one 60 degree LIB; (2) one 48" GB or one 96" GB with gypsum wallboard on one side; (3) one 36" WSP or SFB braced wall panel for wall heights not more than 9 feet; (4) a 48" WSP or SFB braced wall panel where there is no more than one unblocked horizontal joint; or (5) one PF brace panel complying with Figure 321.25–A.

[i]This value of less than 2 serves only as the beginning value for calculation purposes. The resulting value shall be 2 or greater, to be consistent with subd. 2.

[j]Any floor, habitable or otherwise, that is contained wholly within the roof rafters or roof trusses is exempt from being considered a floor for purposes of determining wall bracing if the top–of–wall–to–ridge height does not exceed 20 feet and if no opening in the roof exceeds 48 inches in height.

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Rev. :	Description :	Date :
001		
002		
003		
004		
005		
006		

Revisions

Contractor :

Owner : FREDERICK HOPPE + MELISSA JACOBS
Bill W. BLUEMOUND RD.
WAUWATOSA WI, 53226

Zoning: R-1-6
LOT SIZE: 6,207 SQ. FT.

PARCEL#: 370-0376-000

BUILDING SET
PLANNING SET

4843 SILVER SPRINGS DRIVE
Park City, UT 84098
Ph: 415.819.0304
E-mail: TIM@FORMONEDESIGN.COM

form + one
DESIGN ■ PLANNING

Title : Wall Bracing Codes

Project : HOPPE + JACOBS RESIDENCE
1343 N. 72ND ST.,
WAUWATOSA WI 53213

Date : 11-12-24

Job No. : 24_44

Dwn : TIM RAUDENZ

WB2

Sheet

Scale: See Details