

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

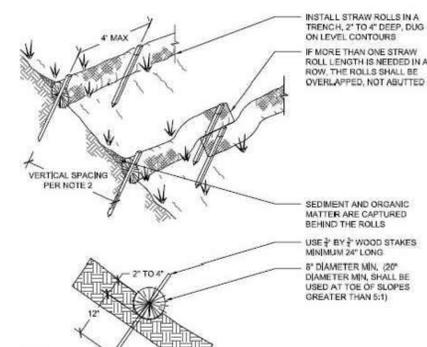
ENERGY CALCULATION:
 JOBE LEONARD
 RESCHECK INFO
 1511 MAYFLOWER LANE
 DANDRIDGE TN, 37725
 P: 865-235-6277

SITE PLACEMENT NOTES

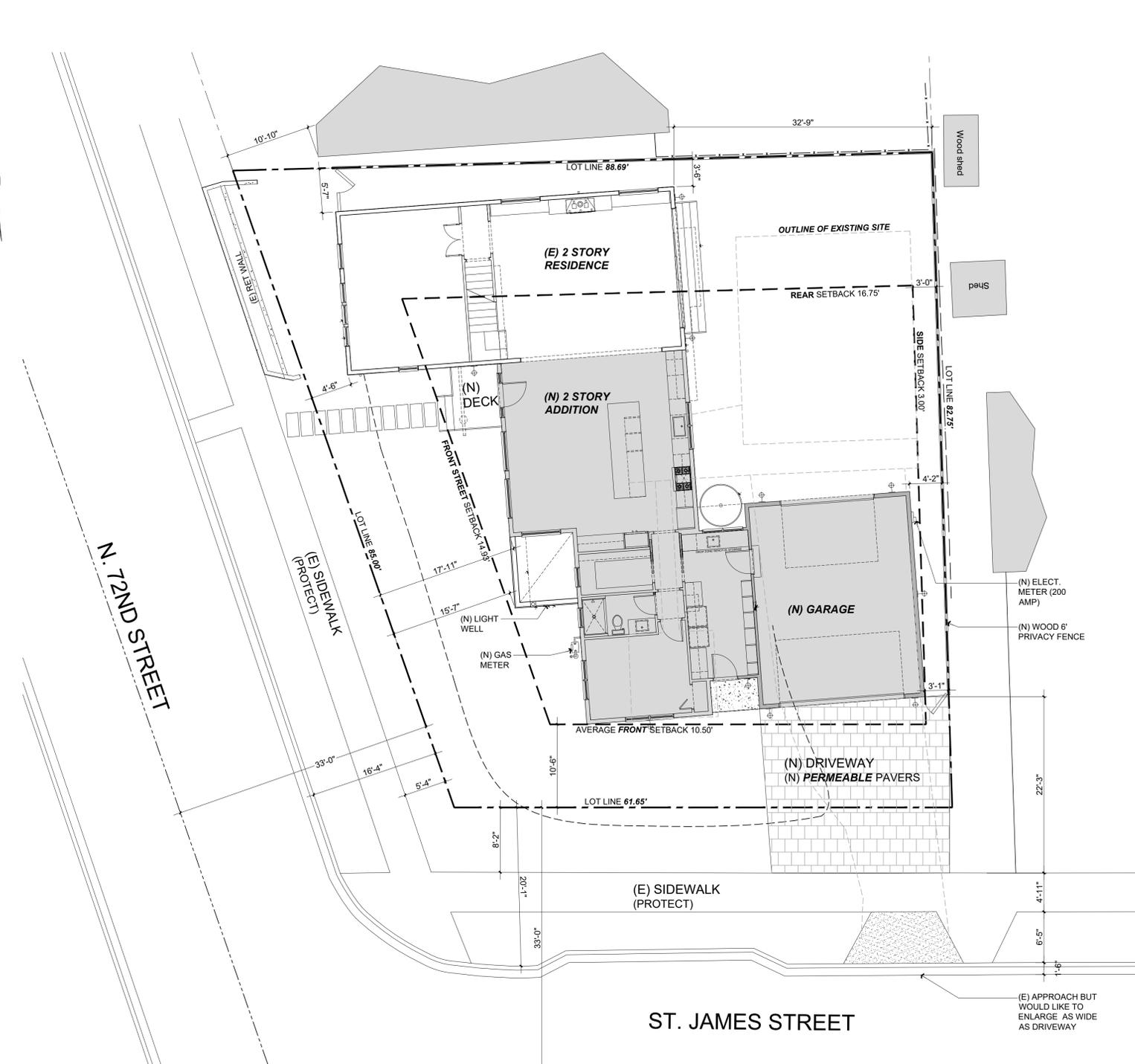
1. REFERENCE SURVEYOR STAKING PLAN FOR BUILDING PLACEMENT
2. CALL DIGGERS HOTLINE: 811 BEFORE ANY WORK IS STARTED



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"



Rev. #	Description	Date
001		
002		
004		
005		
006		

Contractor :
**BUILDING SET
 PLANNING SET**

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

Parcel #: 370-0376-000



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

Drawn : TIM RADUENZ Date : 11-22-24
 Job No. : 24_44

A1.0

Sheet
 Scale: See Details

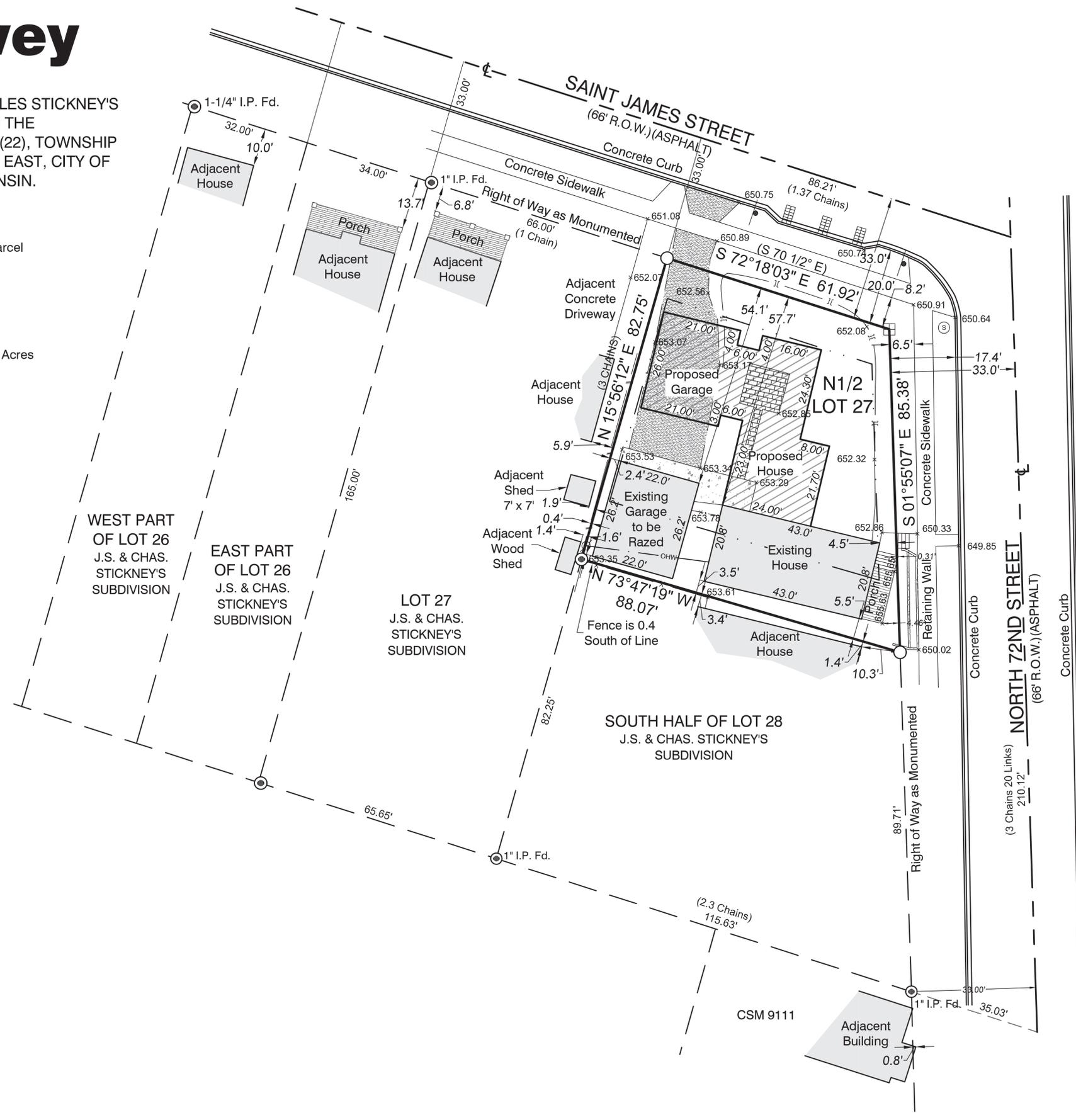
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Plat of Survey

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'



LEGEND

- Stone Monument w/ "X"
- Monument Found as Noted
- 3/4"x18" Iron Rod Set
- Utility Pedestals
- Sanitary Manhole
- Storm Manhole
- Catch Basin
- Sign
- Sewer Manhole
- Power Pole
- Existing Overhead Wires
- Chain Link Fence
- Board Fence
- Wire Fence

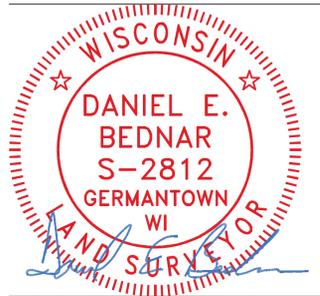
Graphic Scale 1" = 30'



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, its 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.



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

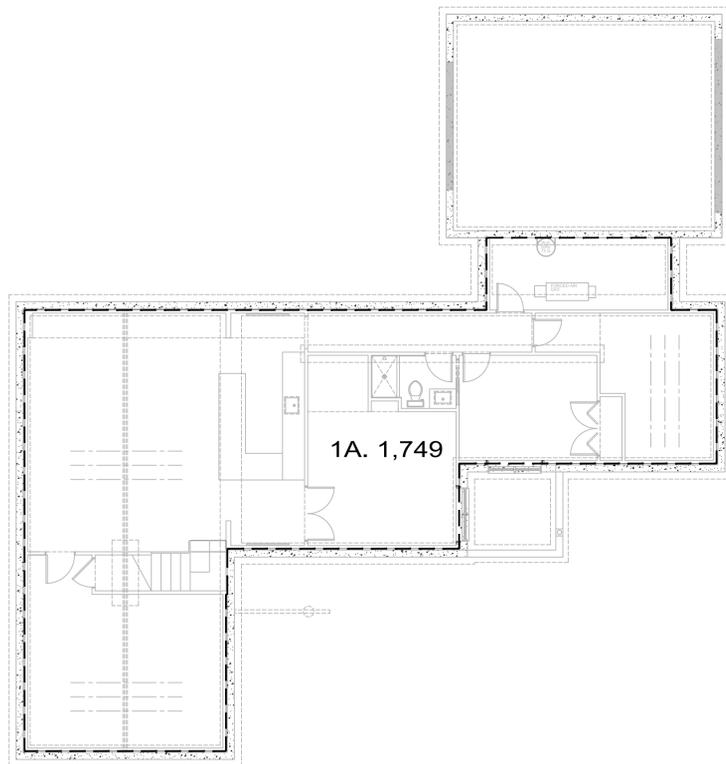
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COMPLETE FAR			
	LOCATION	FAR SQ. FT.:	LOT COVERAGE SQ. FT.:
BASEMENT	1A	1,749	-
	SUBTOTAL	1,749	
MAIN FLR	A	880	880
	B	916	916
	C	114	114
	D	546	546
	SUBTOTAL	2,456	
UPR FLR	2A	880	
	2B	35	
	2C	751	
	2D	546	
	SUBTOTAL	2,212	
	FAR TOTAL	6,417 SQ.FT.	
	LOT COVERAGE TOTAL		2,456 SQ.FT.

NOTES

Scale: NA

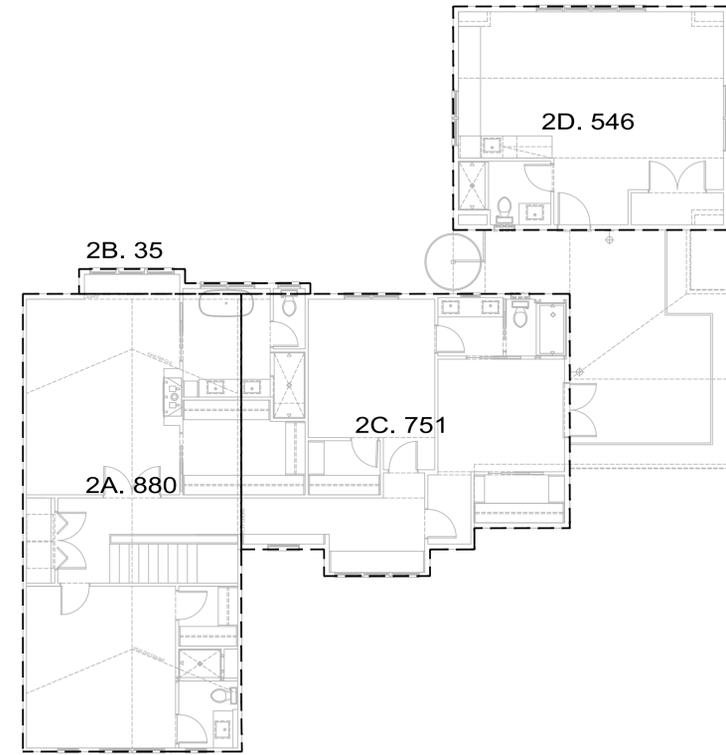
3 FAR



BASEMENT FAR

Scale: 1/8 = 1'-0"

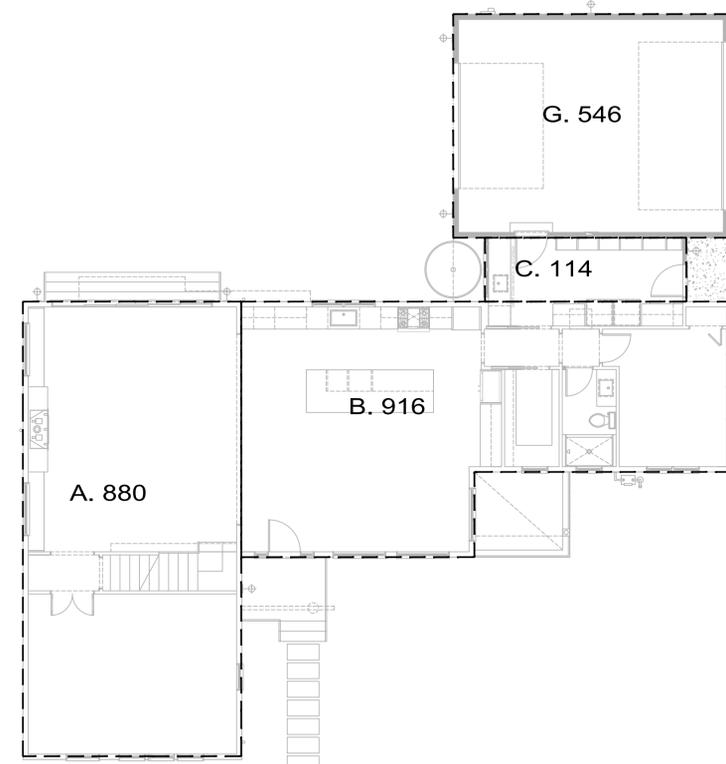
3 FAR



2ND FLR FAR

Scale: 1/8 = 1'-0"

2 FAR



1ST FLR FAR

Scale: 1/8 = 1'-0"

1 FAR

Revisions

Rev. #	Description	Date
001		
002		
004		
005		
006		

Contractor:

OWNER:
FRANK & MELISSA JACOBS
8811 N. BURWOOD RD.
WAUWATOSA, WI 53226

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



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
Scale: See Details

**BUILDING SET
PLANNING SET**

PARCEL#: 370-0376-000

ALUM. SOFFIT
(PROTECTED)
ROOF LINE
(PROTECTED)
WINDOWS
LOCATED SAME
LOCATION
SIDING CAN BE
(PROTECTED)

WINDOWS
LOCATED SAME
LOCATION
DECK + ENTRY
CAN BE
(PROTECTED)

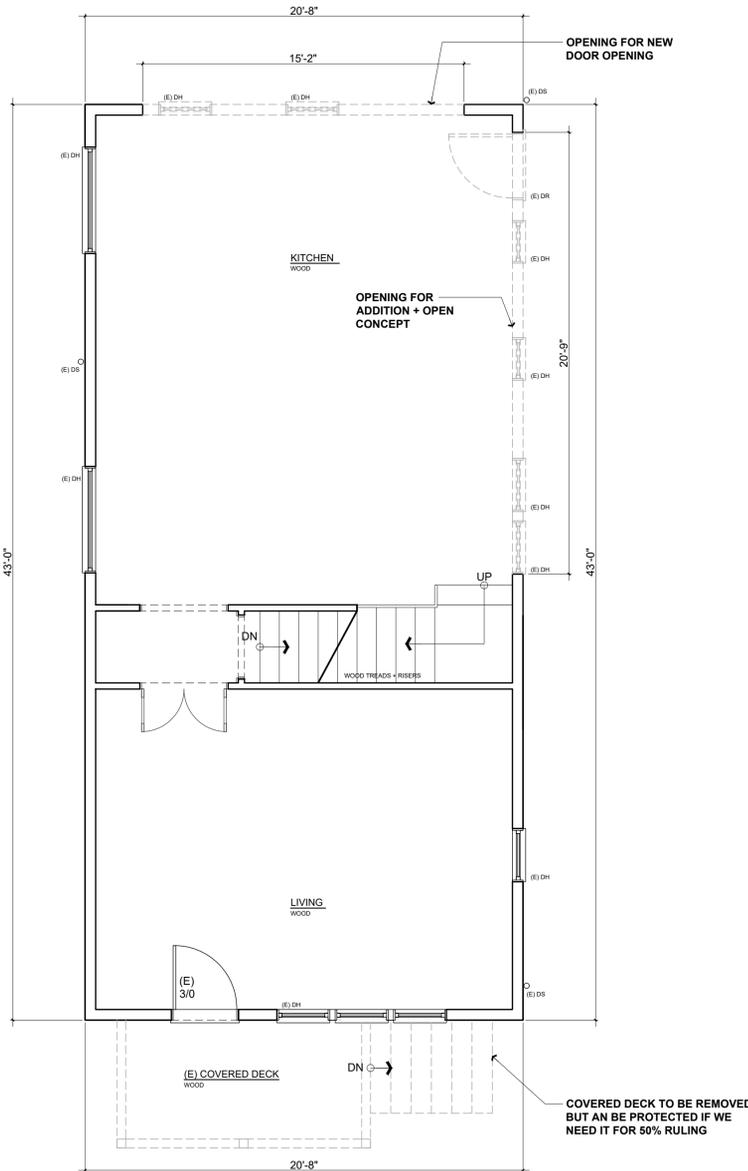


(E) FRONT ELEVATION PHOTO + NOTES

SAVING THE CHARACTER OF THE NEIGHBORHOOD

Scale: NA

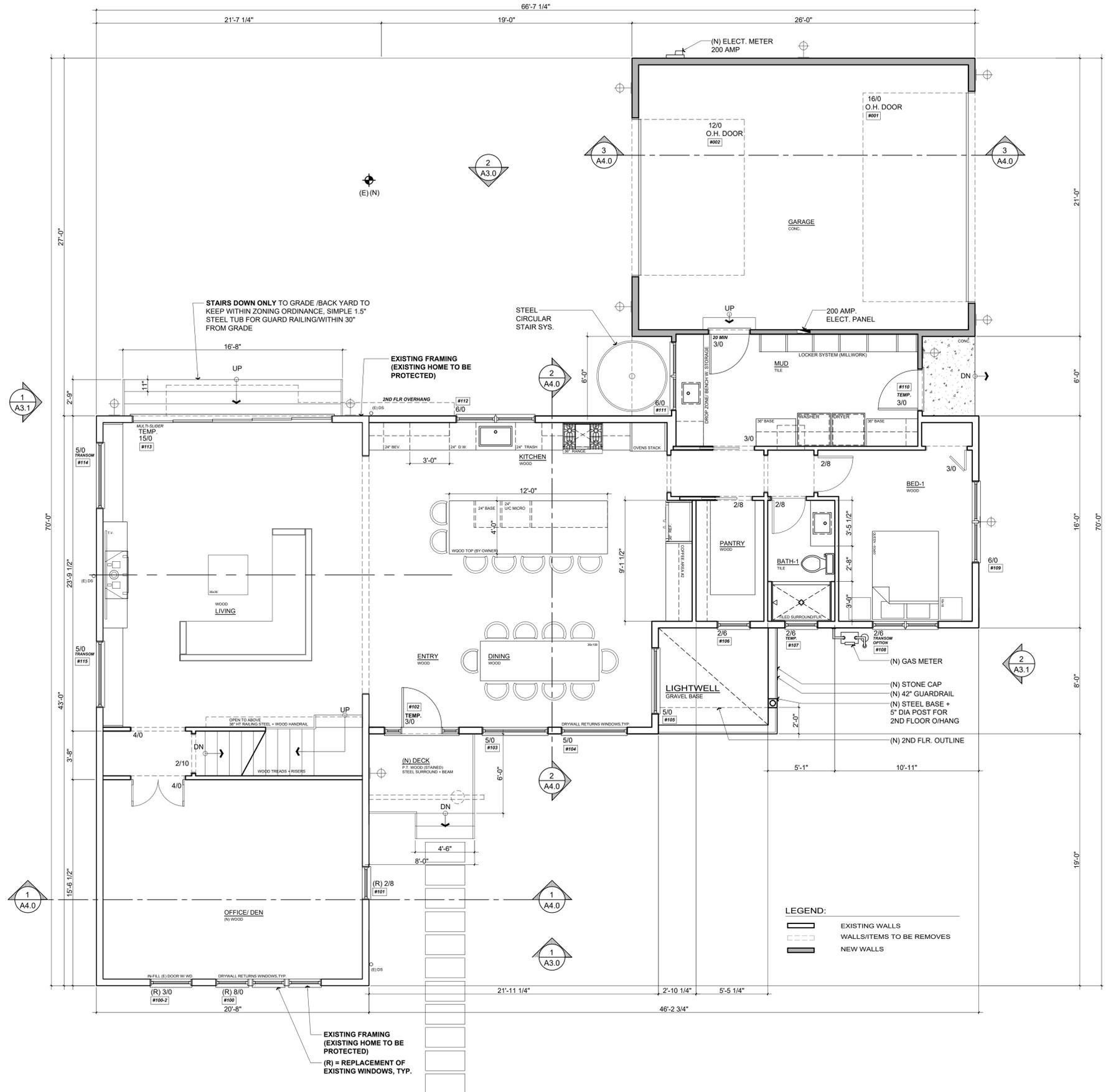
3
A2.0



DEMO - FIRST FLOOR PLAN

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

1
A2.0



EXISTING/ PROPOSED FIRST FLOOR PLAN

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

2
A2.0

Revisions

Rev. #	Description	Date
001		
002		
004		
005		
006		

Contractor:
 OWNER:
 FORMER FOR HOPPE + JACOBS RESIDENCE
 8813 N. HURON RD.
 WAUWATOSA, WI. 53226
 4843 SILVER SPRINGS DRIVE
 Park City, UT 84098
 Ph: 415.819.0304
 E-mail: TIM@FORMONEDESIGN.COM

Zoning: R-1-6
 LOT 5148, 6, 807 SQ. FT.

**BUILDING SET
PLANNING SET**

PARCEL#: 370-0376-000

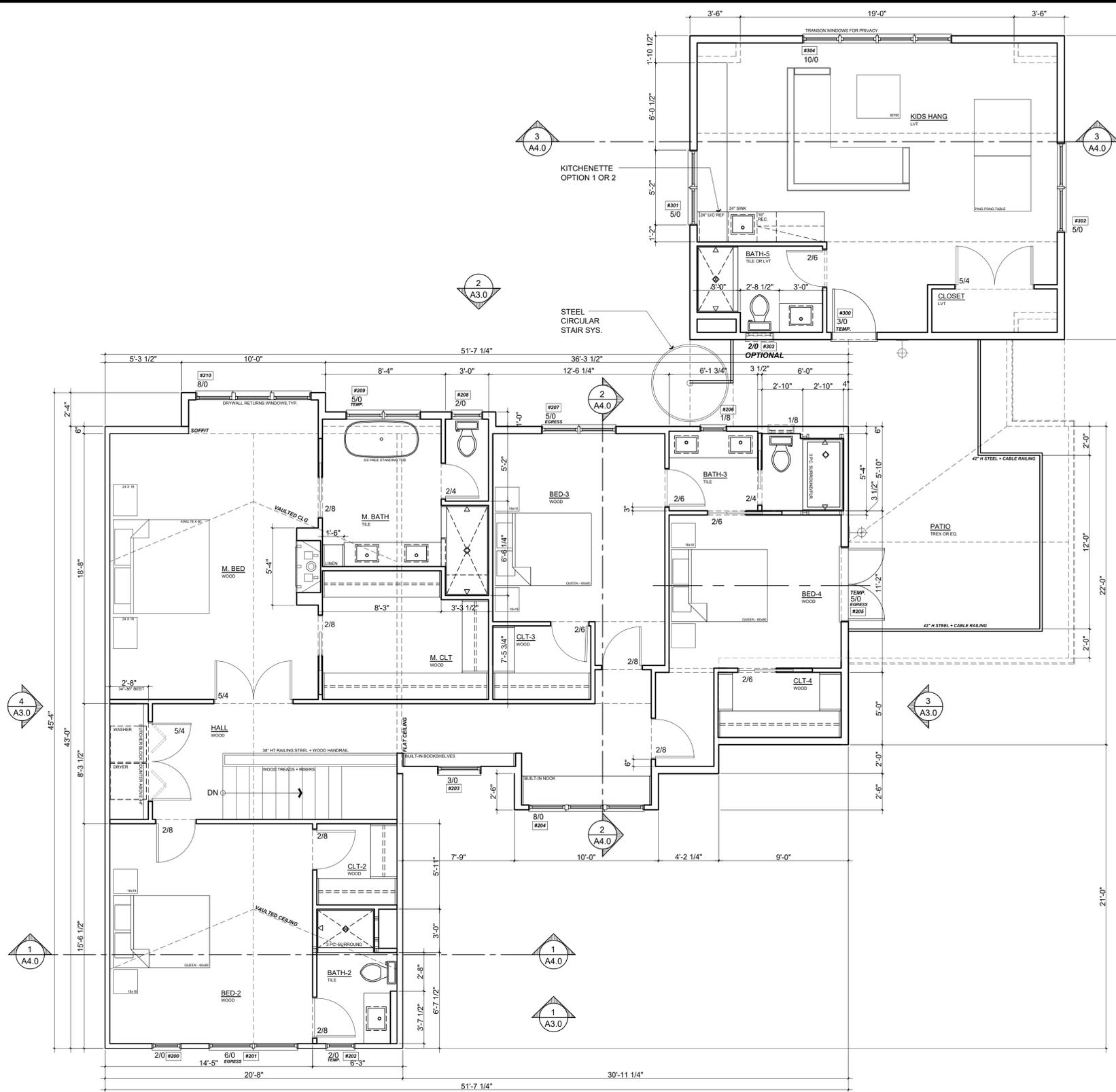


Title: Existing/ Proposed First Floor Plan
 Project: HOPPE + JACOBS RESIDENCE
 1343 N. 72ND ST.
 WAUWATOSA WI 53213
 Job No.: 24_44
 Drawn: TIM RADUENZ
 Date: 11-12-24

A2.0
 Sheet
 Scale: See Details

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EXISTING/ PROPOSED SECOND FLOOR PLAN

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

1
A2.1

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



4843 SILVER SPRINGS DRIVE
Park City, UT 84098
Ph: 415.619.0304
E-mail: TIM@FORMONEDESIGN.COM

Owner :
FRANK & MELISSA JACOBS
8811 N. BURBANK RD.
WAUWATOSA WI, 53226

Zoning: R-1-6
LOT 5185 - 6, 507 SQ. FT.

PARCEL#: 370-0376-000

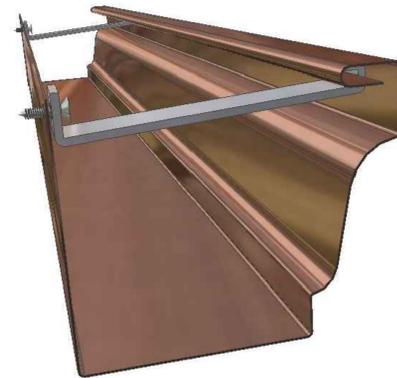
Contractor :

**BUILDING SET
PLANNING SET**

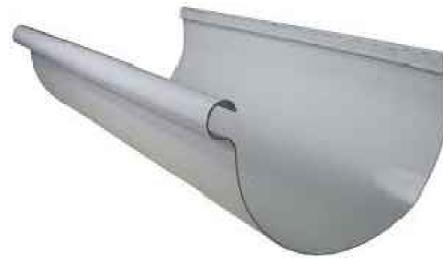
Rev. #	Description	Date
001		
002		
004		
005		
006		

Revisions

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



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



EXISTING/ PROPOSED ROOF PLAN 1
A2.2
Scale: 1/4" = 1'-0"

Rev. #	Description	Date
001		
002		
004		
005		
006		

Contractor :
 Owner : HOPPE + JACOBS + MELISSA JACOBS
 PROJECT : 1343 N. 72ND ST.
 8813 N. KENNEDY RD.
 WAUWATOSA WI, 53226
 Zoning: R-1-6
 LOT SIZE: 6,207 SQ. FT.
**BUILDING SET
 PLANNING SET**
 PARCEL#: 370-0376-000



Title : Existing / Proposed Roof Plans
 Project : HOPPE + JACOBS RESIDENCE
 1343 N. 72ND ST.
 WAUWATOSA WI 53213
 Job No. : 24_44
 Drawn : TIM BAUERZ
 Date : 11-12-24

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FRONT ELEVATION N 72ND STREET

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

1
A3.0



REAR ELEVATION

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

2
A3.0

Revisions

Rev. #	Description	Date
001		
002		
004		
005		
006		

Contractor:

Owner:
FORMONE DESIGN + ARCHITECTURE
8811 N. BURBANK RD.
WAUWATOSA, WI 53226

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



Title: Existing/Proposed Elevations

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

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

A3.0

Sheet
Scale: See Details

BUILDING SET
PLANNING SET

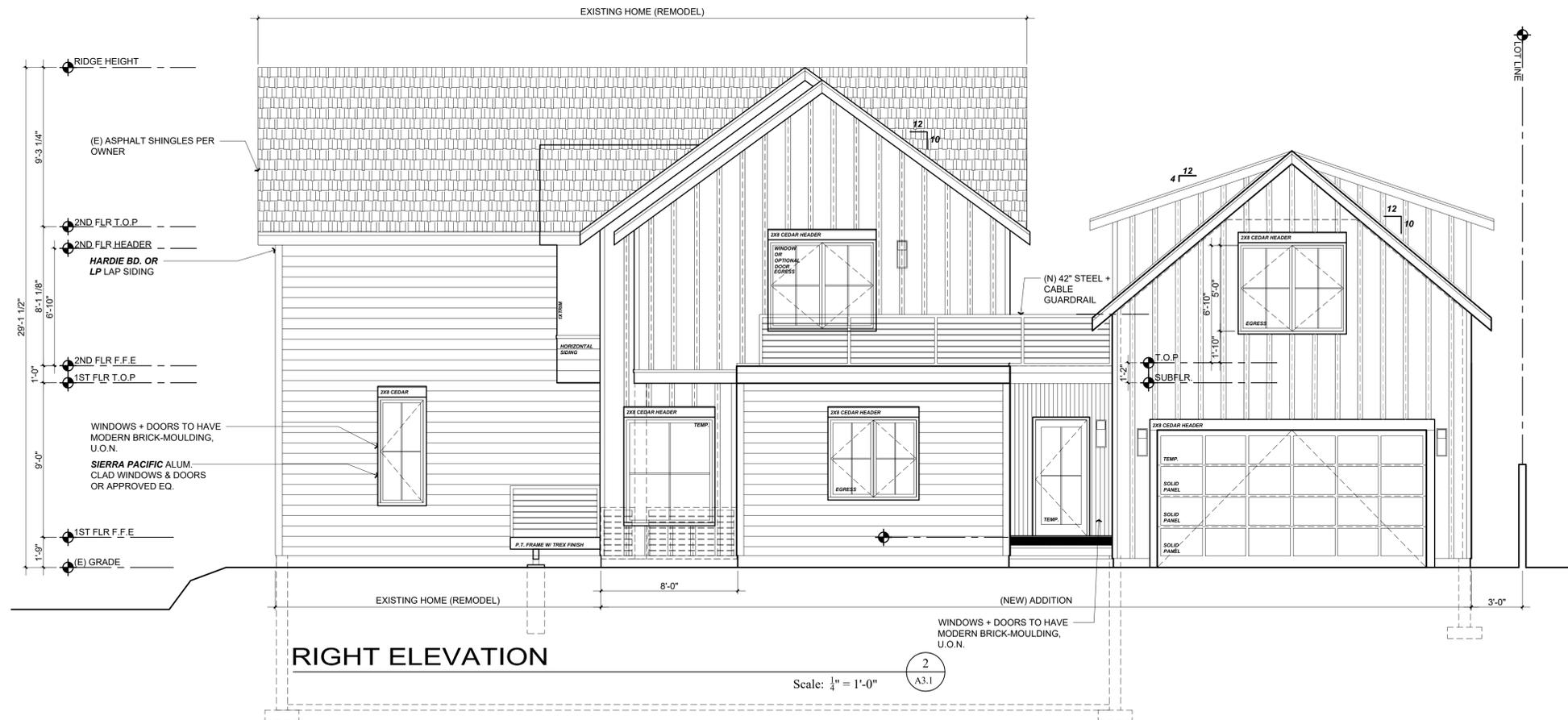
PARCEL#: 370-0376-000

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LEFT ELEVATION

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



RIGHT ELEVATION

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

Rev. #	Description	Date
001		
002		
004		
005		
006		

Contractor:

**BUILDING SET
PLANNING SET**

Parcel #: 370-0376-000

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

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

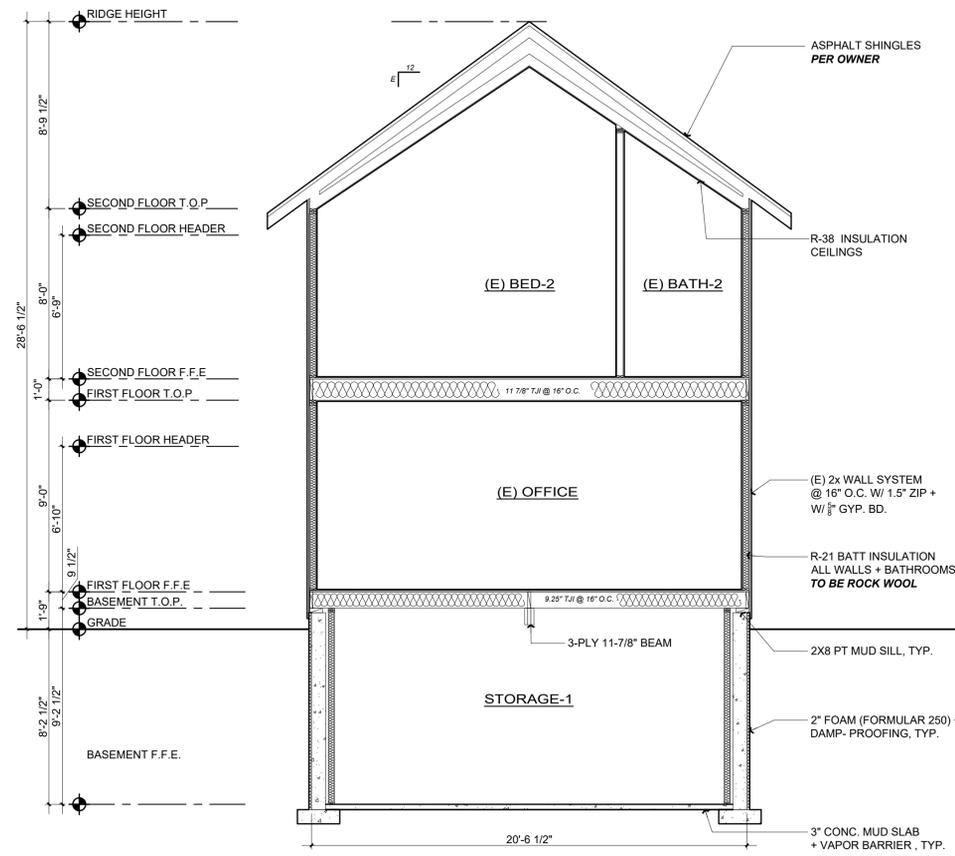
form + one
DESIGN ■ PLANNING

Title: Proposed Elevations

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

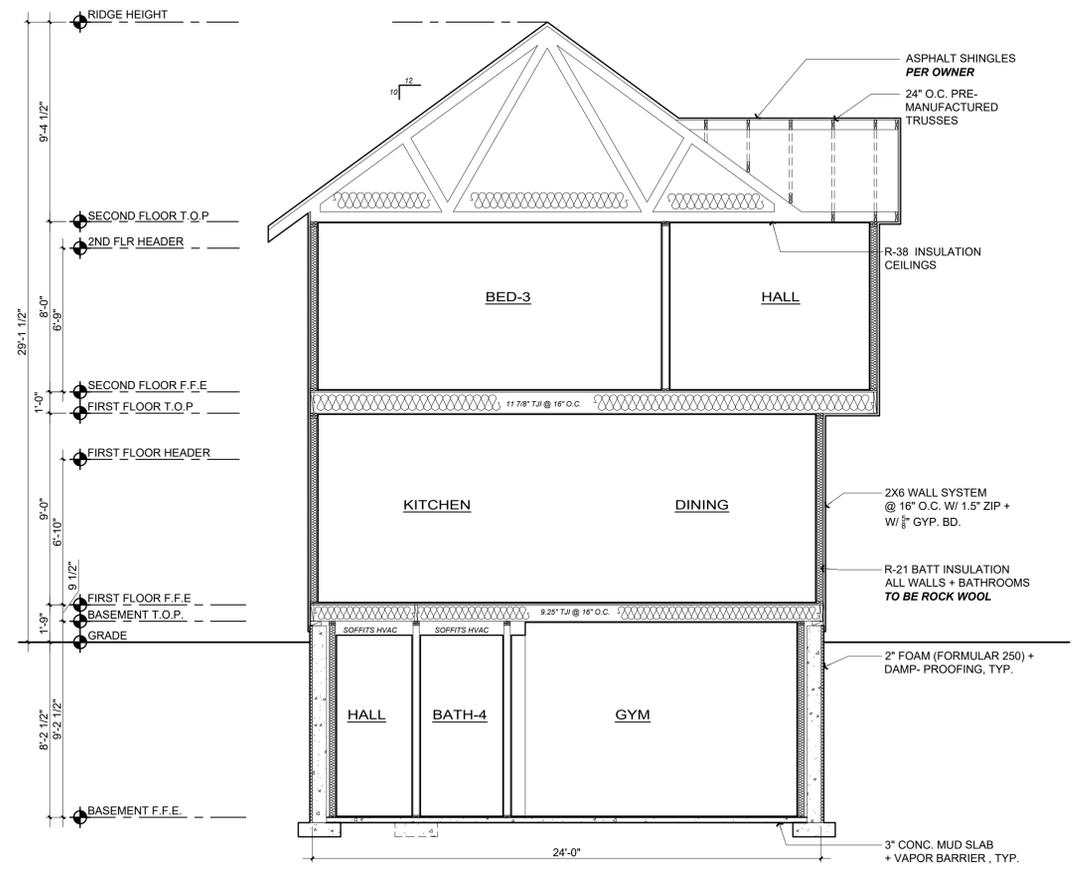
Job No.: 24_44
Drawn: TIM RADUNZ
Date: 11-12-24

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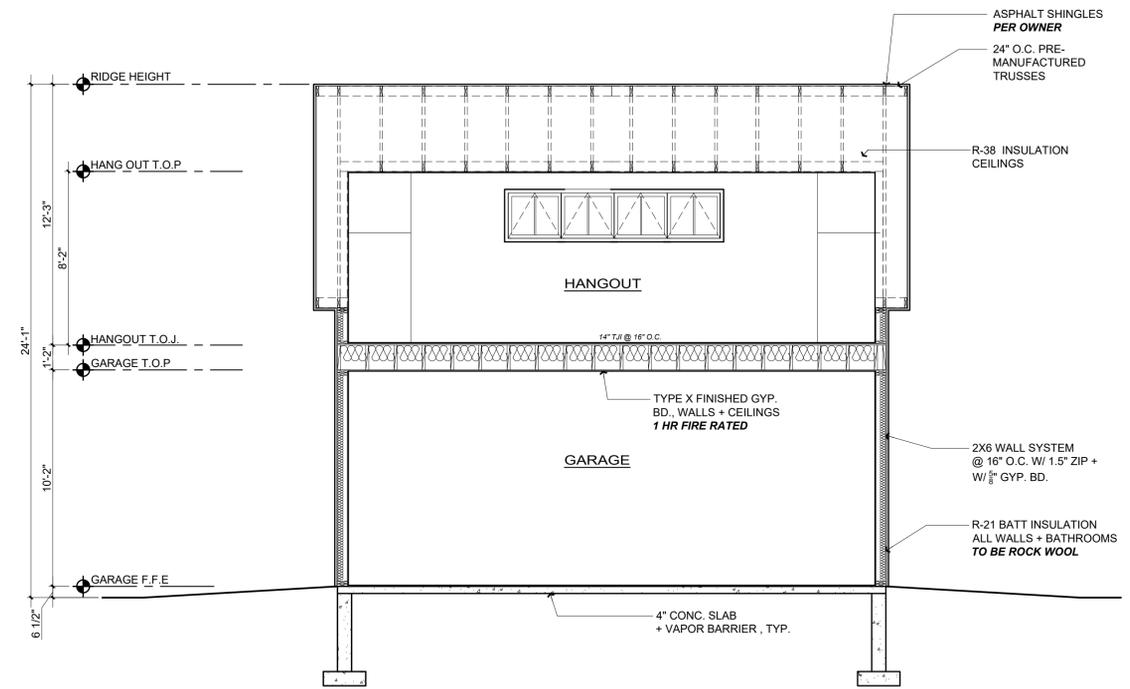
Building Section

Scale: 1/4" = 1'-0"
1
A4.0



Building Section

Scale: 1/4" = 1'-0"
2
A4.0



Building Section

Scale: 1/4" = 1'-0"
3
A4.0

Rev. #	Description	Date
001		
002		
004		
005		
006		

Contractor:

Owner: FORMONE DESIGN + ARCHITECTURE
 8811 N. BURWOOD RD.
 WAUWATOSA, WI, 53226

4643 SILVER SPRINGS DRIVE
 Park City, UT 84098
 Ph: 415.619.0304
 E-mail: TIM@FORMONEDSIGN.COM



Title: Proposed Building Sections

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

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

A4.0

Sheet
 Scale: See Details

BUILDING SET
 PLANNING SET

PARCEL#: 370-0376-000

ROOM FINISH SCHEDULE

ROOM	FLOORING	PAINT				REMARKS	PAINT SPECS.
		WALLS	CEILING	MILLWORK	CROWN		
ENTRY	WOOD	TBS	TBS	PAINT (TBS)	TBS		INTERIORS: MAIN ROOMS: AURA, NATURA (GREEN OPTION), REGAL SELECT, OR APPROVED EQ. CEILING: 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
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)	
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		
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		

ROOM FINISH SCHEDULE

LOCATION	DOORS				DETAILS				HDWR.		REMARKS	NOTES	
	DOOR SIZE WxH	TYPE	SYM.	MATERIALS CORE	EXT. FIN.	INT. FIN.	GLASS	HEAD	JAMB	SILL			TRIM
1ST FLR													
2ND FLR													
GARAGE													

Scale: NA

1 A9.0

NOTES:
 1. WOODCLAD 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)

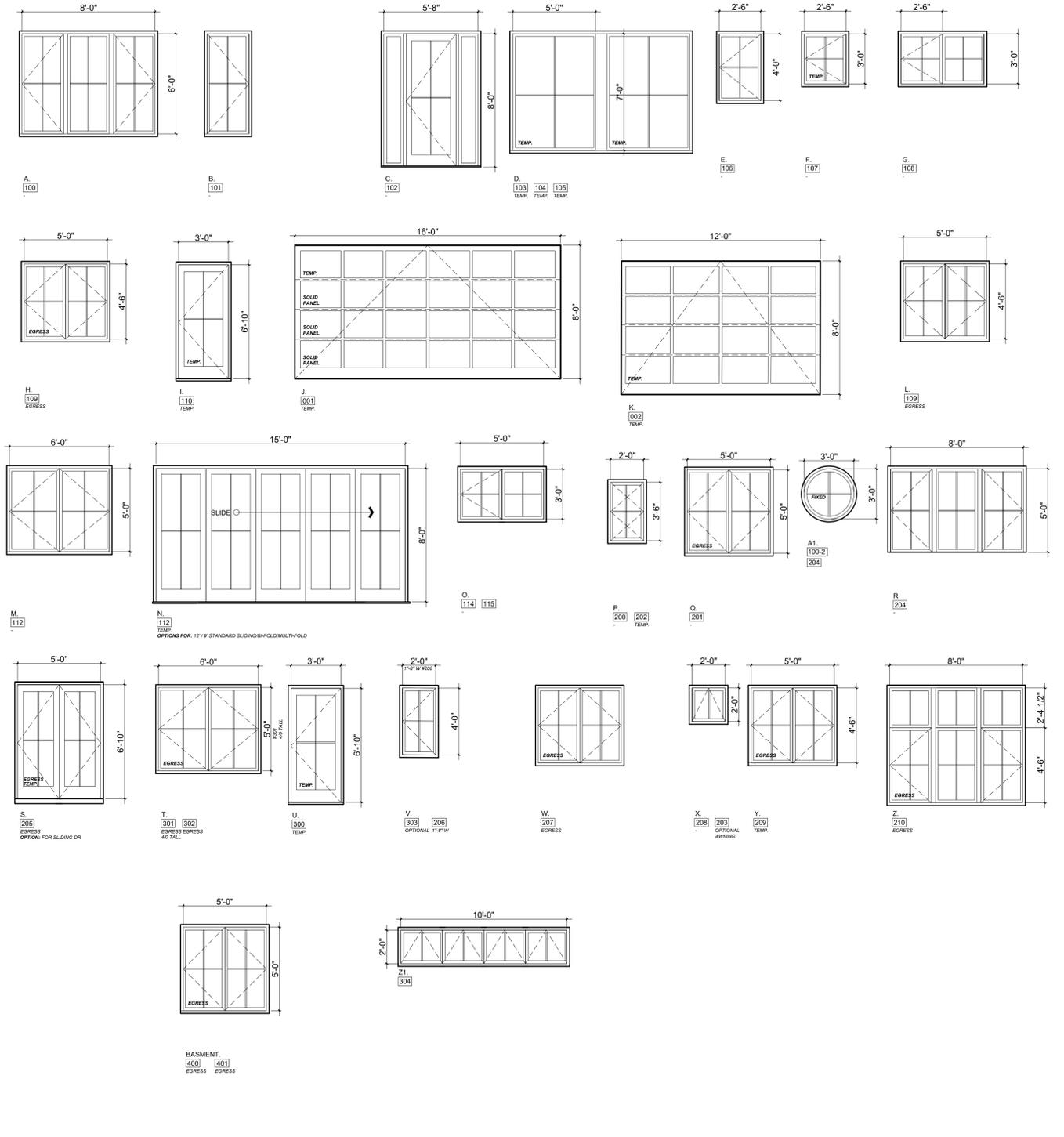
EXT. DOORS & WINDOWS SCHEDULE

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

Scale: NA

5 A9.0

APPLIANCE SCHEDULE



EXT. DOORS & WINDOWS ELEVATIONS



APPLIANCE SCHEDULE

Revisions

Rev.: Description Date:

001
002
003
004
005
006

Contractor:

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

DESIGNER: TIM FORMONE DESIGN
 4843 SILVER SPRINGS DRIVE
 PARK CITY, UT 84098
 PH: 415.819.0304
 E-MAIL: TIM@FORMONEDSIGN.COM

Parcel #: 370-0376-000

form + one
 DESIGN ■ PLANNING

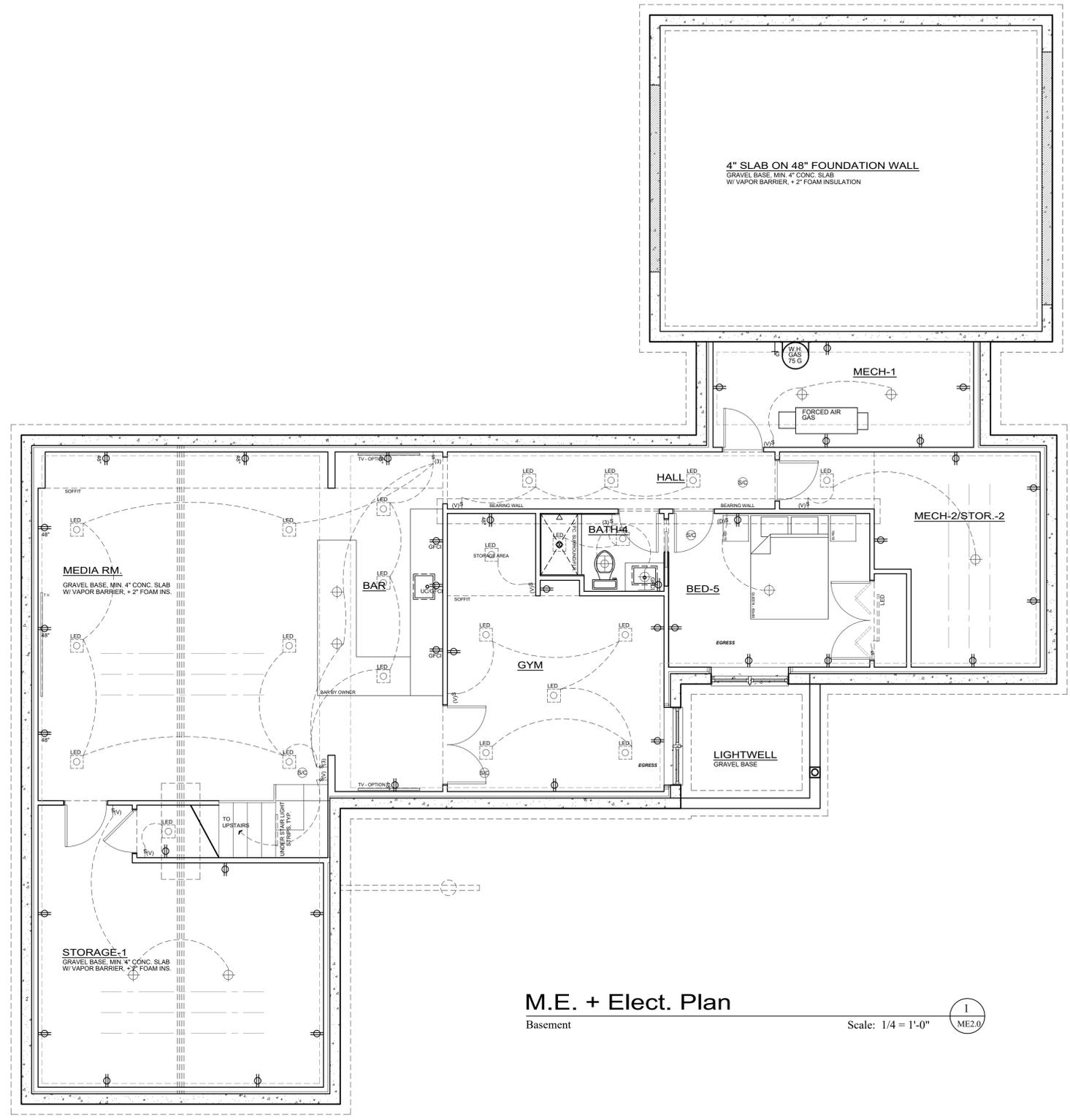
Title: Proposed Elevations
 Project: HOPPE + JACOBS RESIDENCE
 1343 N. 72ND ST.
 WAUWATOSA WI 53213

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

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M.E. + Elect. Plan
Basement

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



Revisions

Rev. #	Description	Date
001		
002		
004		
005		
006		

Contractor :

Owner :
FORM + ONE INTERIORS & MELISSA JACOBS
8813 N. RIVERWOOD RD.
WAUWATOSA WI, 53226
Zoning: R-1-5
LOT SIZE: 6,207 SQ. FT.

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



Title : Proposed ME Plan

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

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

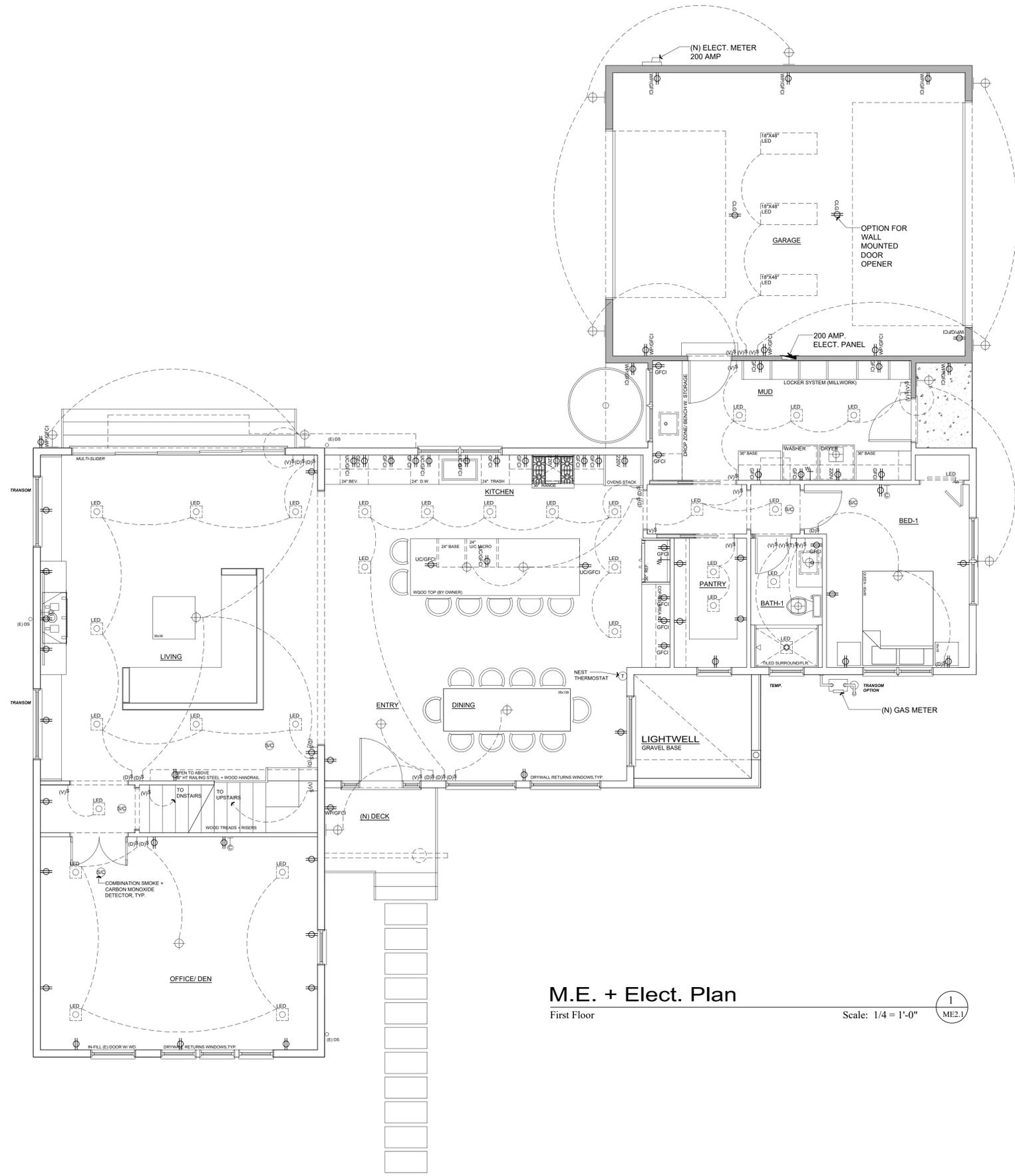
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BUILDING SET
PLANNING SET

PARCEL#: 370-0376-000

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M.E. + Elect. Plan
First Floor
Scale: 1/4" = 1'-0"
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ME2.1

Rev. #	Description	Date
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002		
004		
005		
006		

Contractor :
**BUILDING SET
 PLANNING SET**

Owner :
 FORMONE INTERIORS + MELISSA JACOBS
 8811 N. BURBANK RD.
 WAUWATOSA, WI 53226
 Zoning: R-1-4
 LOT 5185 - 6, 807 SQ. FT.
 Parcel #: 370-0376-000

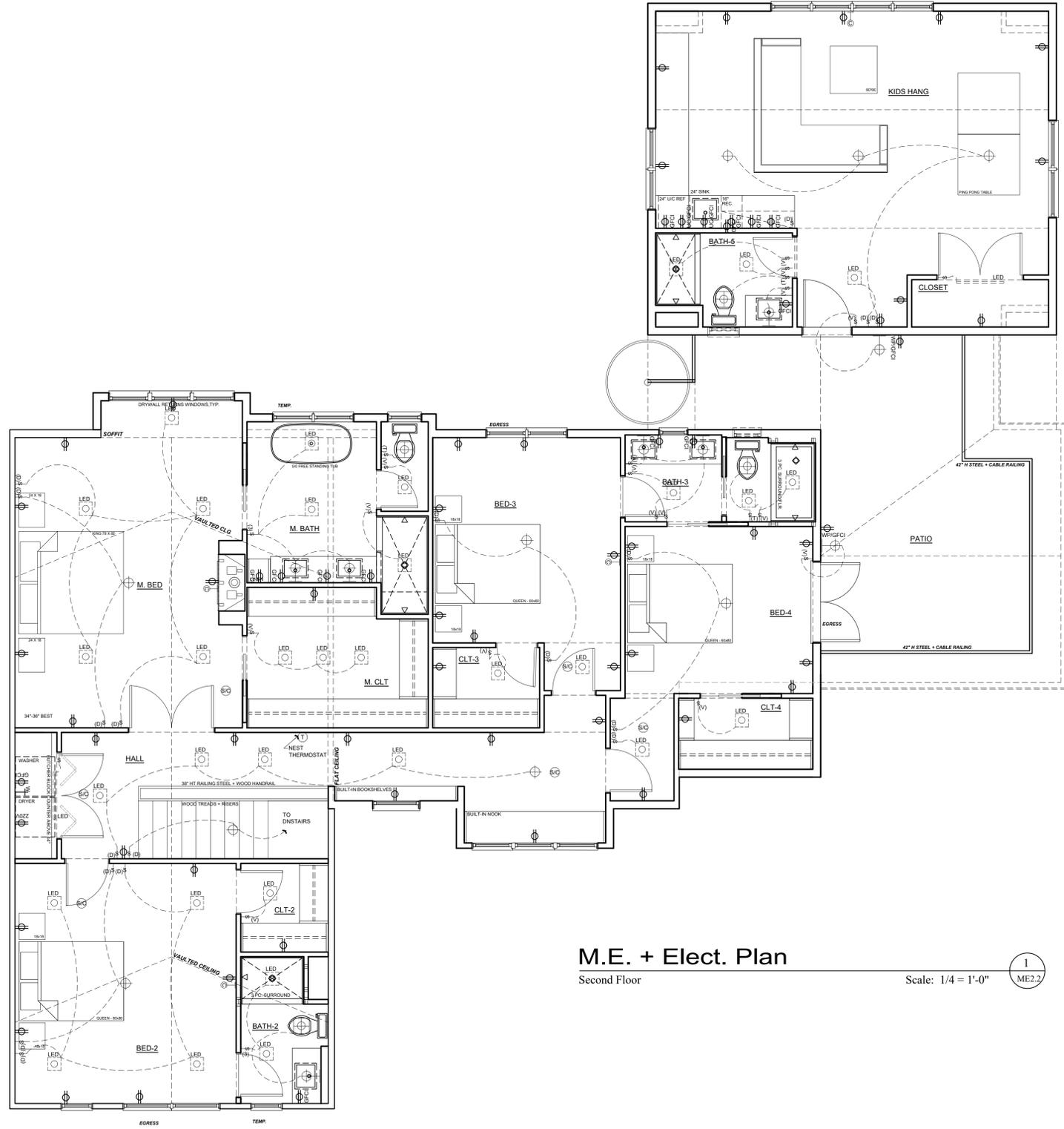


Title : **Proposed ME Plan**
 Project : **HOPPE + JACOBS RESIDENCE**
1343 N. 72ND ST.
WAUWATOSA WI 53213
 Job No. : 24_44 | Drawn : TIM RADUENZ | Date : 11-12-24

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M.E. + Elect. Plan
Second Floor

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

1
ME2.2

Title : Proposed ME Plan

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

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



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Owner : FOR HOPPE + MELISSA JACOBS
8813 N. RIVERWOOD RD.
WAUWATOSA WI 53226

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

PARCEL#: 370-0376-000

Contractor :

BUILDING SET
PLANNING SET

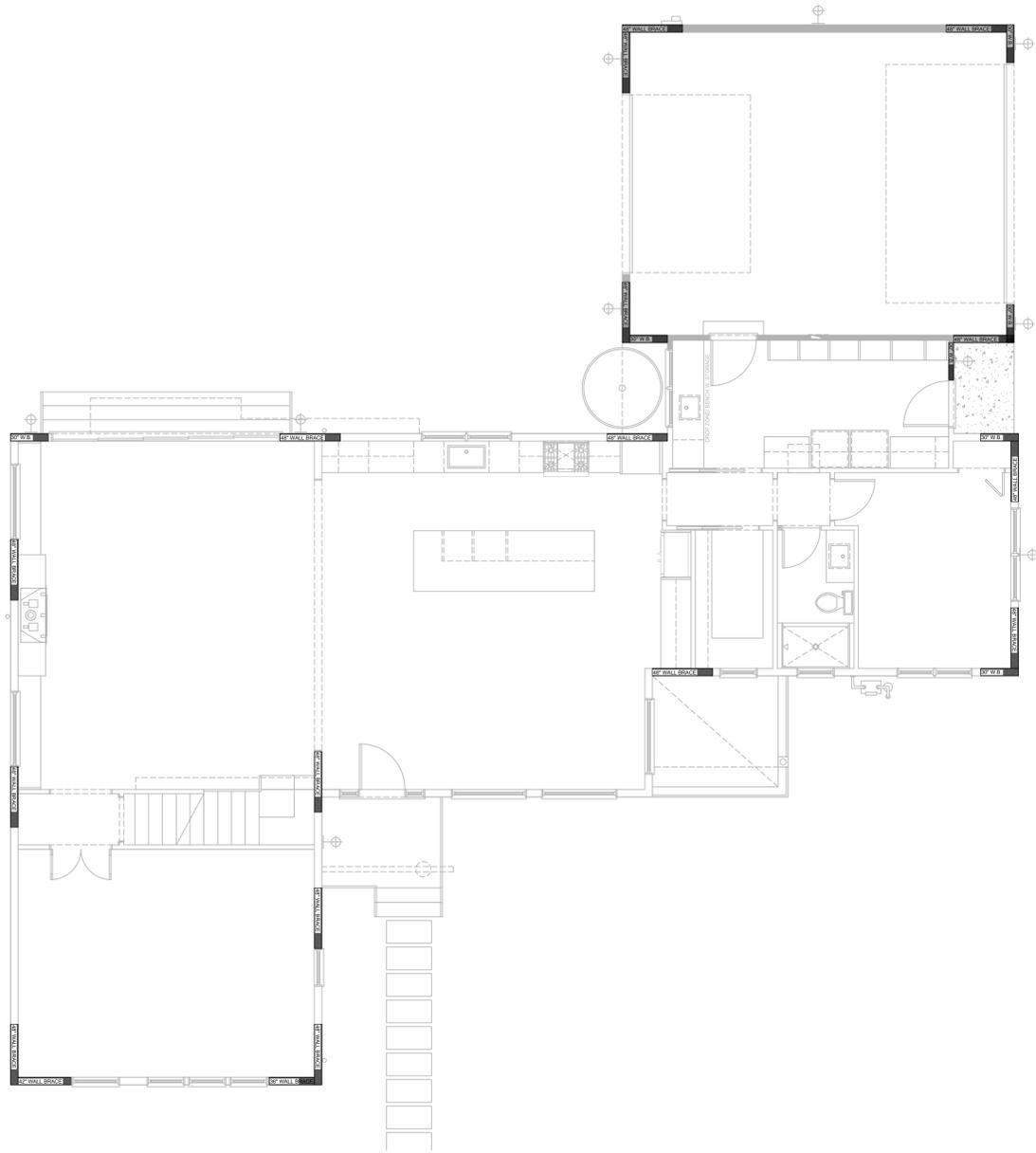
Revisions

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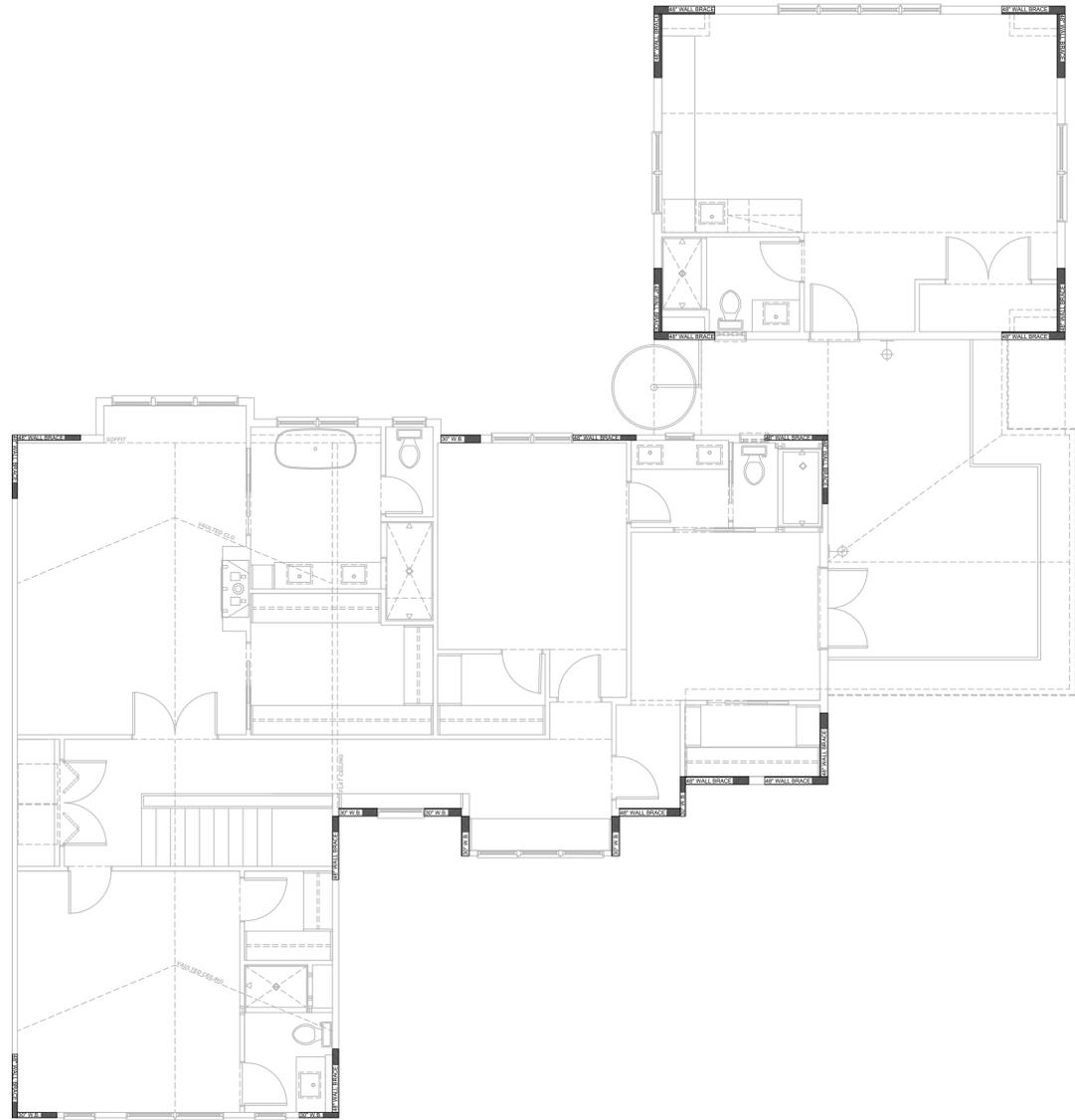


WALL BRACING PLAN

First Floor

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

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WB1.0



WALL BRACING PLAN

Second Floor

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

1
WB1.0

Revisions

Rev. #	Description	Date
001		
002		
004		
005		
006		

Contractor :

Owner :
FRANK & MELISSA JACOBS
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Title : WALL BRACE PLAN

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

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

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BUILDING SET
PLANNING SET

PARCEL#: 370-0376-000

Table 321.25-G
BRACING METHODS¹

Material	Minimum Brace Material Thickness or Size	Maximum Nominal Wall Height ²	Minimum Braced Wall Panel Width or Brace Angle	Connection Criteria	
				Minimum Fasteners	Maximum Spacing
Intermittent Bracing Methods					
LIB ³	1x4 wood brace (or approved metal brace installed per manufacturer instructions)	10'	45° angle and maximum 16" o.c. stud spacing ⁴	2-8d common nails or 3-8d box nails (2.3/8" long x 0.113" diameter)	Per stud and top and bottom plates ⁵
DWB	Diagonal wood board	10'	48°	2-8d box nails (2.3/8" long x 0.113" diameter) or 2-1" x 3/4" long 16-gage staples	Per stud and top and bottom plates ⁵
WSP	Wood structural panel	3/8" for maximum 16" o.c. stud spacing; 7/16" for maximum 24" o.c. stud spacing	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	1/2" for maximum 16" o.c. stud spacing	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)	1/2" for maximum 24" o.c. stud spacing	96°	5d cooler nails, or #6 screws	7" edges, 7" field (including top and bottom plates)
Continuous Sheathed Bracing Methods					
CS-WSP ⁶	Continuous sheathed WSP	3/8" for maximum 16" o.c. stud spacing; 7/16" for maximum 24" o.c. stud spacing	Refer to Table 321.25-H		Same as WSP
CS-SFB ⁶	Continuous sheathed SFB	1/2" for maximum 16" o.c. stud spacing	Refer to Table 321.25-H		Same as SFB
PF	Portal Frame	7/16"	12"	Narrow Panel Bracing Refer to Figure 321.25-A	Refer to Figure 321.25-A

¹The interior side of all exterior walls shall be sheathed with minimum 1/2-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.

²The 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 value by not more than 4/8 inch. Tabulated bracing amounts in s. SPS 321.25 (G) 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.

³LIB 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.

⁴Bracing with CS-WSP and CS-SFB shall have sheathing installed on all sheathable surfaces above, below, and between wall openings.

⁵Shall be attached to the top and bottom plates and any intermediate studs, in one continuous length.

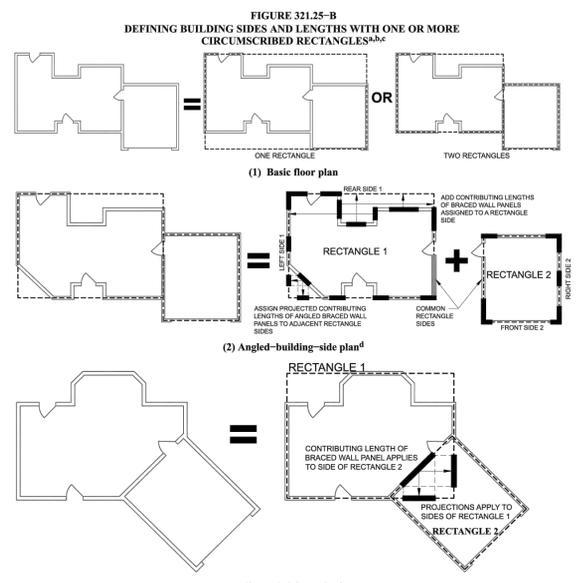
⁶Each braced panel may contain no more than one hole, having a maximum dimension of no more than ten percent of the least dimension of the panel, and confined to the middle three-fourths of the panel.

Table 321.25-H^a
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"	24	27	30	36
8'-0"	24	27	30	36
10'-0"	24	27	30	36
12'-0"	24	27	30	36

^aSheathing 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.
^bInterpolation is permitted.

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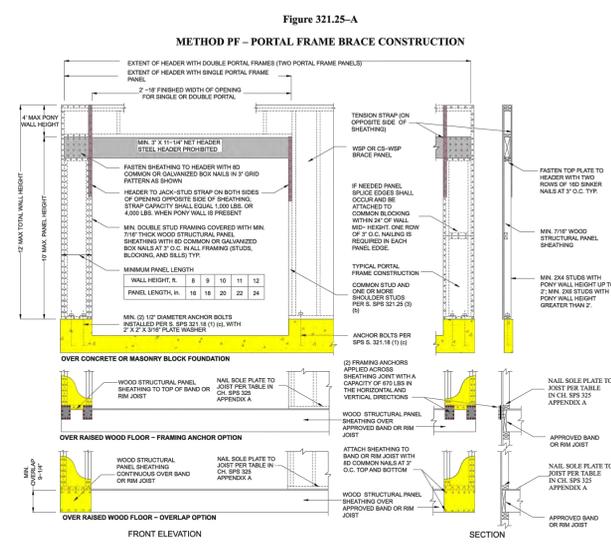
^aEach floor plan level shall be circumscribed with one or more rectangles around the entire floor plan at the floor level under consideration as shown. When multiple rectangles are used, each side shall be braced as though it were a separate building and the bracing amount added together along the common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

^bRectangles 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 rectangles.

^cEach rectangle shall have a maximum rectangle length-to-width ratio of 3:1.

^dProjected 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.

^eBraced 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 length towards the adjacent 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 (I) (6).



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:

- 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.
- In no case may the amount of bracing be less than two braced wall panels on walls parallel to each building side. Where floor level of the building.
- Where used, the number of intermittent brace panels applied to walls parallel to each rectangle side shall comply with Table 321.25-I.
- 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.
- The location of brace panels applied to walls parallel to each building side shall comply with Figure 321.25-C.
- 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 all. 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.
- For a gable end wall, if the brace-panel height does not exceed 12 feet at the highest portion and if the 12-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.

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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}

Wall Supporting:	Required Number of Brace Panels on a Building Side Length of Perpendicular Side (feet) ^f		
	<25	25-50	>50
Roof and ceiling only	1 ^g	2	3
One floor, roof and ceiling	2	4	6
Two floors, roof and ceiling	3	6	9

^aInterpolation is permitted. Extrapolation to buildings larger than addressed in this table is prohibited.

^bThis table applies to wall 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.

^cWind 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.

^dWind 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.

^eWind 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.

^fTabulated 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.

^gTabulated 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.

^hWhere 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.

ⁱAdjustments in footnotes to apply cumulatively. Fractions of panels shall be rounded to the nearest one-half braced wall panel.

^jPerpendicular 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.

^kThe 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 90° 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 brace panel where there is no more than one unbraced horizontal joint; or (5) one PF brace panel complying with Figure 321.25-A.

^lThis 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.

^mAny 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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002
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Contractor: _____

Owner: _____
 BREKIDY DESIGN + ARCHITECTURE
 8811 BURDETT RD.
 WAUWATOSA, WI 53226

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

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

form+one
 DESIGN ■ PLANNING

Title: **Wall Bracing Codes**

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

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

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BUILDING SET
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