

Project Proposal

Date 1.22.21

Property Address 1225 E. Manor Circle

Zoning _____

- | | |
|--|--|
| <input type="checkbox"/> Accessory Structures/Generators
<input checked="" type="checkbox"/> Additions/Remodel
<input type="checkbox"/> Bluff Management
<input type="checkbox"/> Commercial Signage
<input type="checkbox"/> Decks/Patios
<input type="checkbox"/> Fence

<input type="checkbox"/> Fire Pits

<input type="checkbox"/> Landscaping requiring Impervious Surface/Fill/Excavation Permit | <input type="checkbox"/> New Construction
<input type="checkbox"/> Play Structures
<input type="checkbox"/> Recreational Facilities/Courts
<input type="checkbox"/> Roofs
<input type="checkbox"/> Solar Panels/Skylights
<input type="checkbox"/> Swimming Pools
<input type="checkbox"/> Windows/Doors-change exceeds 25% of opening

<input type="checkbox"/> Other |
|--|--|

Proposed project details (type of work, size, materials, etc.):

Converting an existing balcony into an enclosed Green Room.
All materials for the exterior work - roof/trim/siding/etc.
to match existing details. Project is about 105 SQ.FT.

***** For Office Use Only *****

Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	Color photographs showing project location, elevations and surrounding views
<input type="checkbox"/>	<input type="checkbox"/>	Two (2) complete sets of building plans (including elevations and grading)
<input type="checkbox"/>	<input type="checkbox"/>	Survey
<input type="checkbox"/>	<input type="checkbox"/>	Samples or brochures showing materials, colors and designs
<input type="checkbox"/>	<input type="checkbox"/>	Application Fee
<input type="checkbox"/>	<input type="checkbox"/>	Parcel Number
<input type="checkbox"/>	<input type="checkbox"/>	ARC Agenda Date:
<input type="checkbox"/>	<input type="checkbox"/>	Building Permit
<input type="checkbox"/>	<input type="checkbox"/>	Fill Permit
<input type="checkbox"/>	<input type="checkbox"/>	Impervious Surface Permit
<input type="checkbox"/>	<input type="checkbox"/>	Plan Commission/Conditional Use Permit
<input type="checkbox"/>	<input type="checkbox"/>	Tax Key Number
<input type="checkbox"/>	<input type="checkbox"/>	Right-of-Way/Excavation Permit
<input type="checkbox"/>	<input type="checkbox"/>	Variance Required

01/26/2021

Attention:
Village of Bayside, WI
Architecture Review Committee

<p>PROJECT/SITE OWNER: Mr. & Mrs. Gruendyke</p> <p>PROJECT ADDRESS: 1225 E. Manor Circle</p>	<p>PROJECT SUMMARY: Enclose existing balcony to a green house</p>
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VILLAGE CODE REVIEW

Reviewer believes the accessory structure (green house) complies with the following Village code section:
14-2(a)(2) Architectural Review Committee: *Construction and renovation should be made so that exterior architectural appearance shall be substantially consistent with structures already constructed in the immediate neighborhood, or with the character of the applicable district.*

Note: Need structural analysis before issuance of building permit
Shall follow all applicable State Codes

Tod Doebler
Plan Reviewer
262-957-7414
tdoebler@safebuilt.com

SHEET INDEX:

SHEET 1 SHEET INDEX, PROPOSED EXTERIOR PERSPECTIVES, NOTES
SHEET 2 DEFD PLAN, PROPOSED FLOOR PLAN, ELECTRICAL PLAN, NOTES
SHEET 3 EXTERIOR & PROPOSED REAR & SIDE ELEVATIONS, NOTES
SHEET 4 INTERIOR ELEVATION & PERSPECTIVES PROPOSED BUILDING SECTION, NOTES

NOTICE:

TO ALL CONTRACTORS BIDDING THIS PROJECT

INDIVIDUAL ATTENTION AND EXERCISE HAVE GONE INTO THE ARCHITECTURAL DESIGN OF THESE DRAWINGS. FOR THIS REASON, FEN DESIGN ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES, INCLUDING STRUCTURAL FAILURES, DUE TO DEFICIENT WORKMANSHIP BY ANY CONTRACTORS AND / OR SUPPLIERS. CONTRACTORS TO NOTIFY FEN DESIGN IMMEDIATELY IF ANY ERRORS ARE FOUND IN THE PRINTS TO THEMSELVES. CONTRACTORS TO VERIFY ALL PARTS OF THESE PRINTS PERTAINING TO THEM. UNDERTAKERS TO REVIEW STRUCTURAL LAYOUTS AND CALCULATIONS BASED ON PROPOSED DESIGN AND CONFIRM FOR APPLICATION. ALL RELEVANT CONTRACTORS INVOLVED WITH THIS PROJECT TO PROVIDE FEEDBACK WITH ONE (1) COPIES OF CANADIAN CLUB - HIBRIST ONLY. IF THEY DO NOT RETURN ABOUT THIS NOTE SUCH IS INTENDED TO MAKE SURE THAT THE CONTRACTOR HAS REVIEWED THESE DOCUMENTS AND BRINGING TO THE DESIGNER'S ATTENTION ANY FORTHCOMING CONCERNS SO THAT THESE CONCERNS MAY BE DEALT WITH PRIOR TO CONSTRUCTION.

PROJECT DATA:

WINDOWS

SUPPLIER TO VERIFY ALL UNDOUGS AND SUBMIT A LIST TO THE DESIGNER AND OWNER PRIOR TO ORDERING - FOR VERIFICATION PURPOSES. ALL HARDWARE TO BE DETERMINED BY OWNER. UNDOUG TO BE GLAZED EXTERIOR - COLORS VERIFIED BY OWNER. UNDOUG TO BE WOOD INTERIOR - STAIN & PAINT GRADE (PRIME) - VERIFY LOCATIONS. SUPPLIER TO PROVIDE SHOP DRAWINGS FOR ALL UNDOUGS. UNDOUGS ARE LABELED WITH MARVIN'S SIZE.

WALL TEXTURE

DRYBELL WORK TO BE 1/2" ON WALLS AND 1/2" ON CEILING. DRYBELL TEXTURE TO BE SMOOTH FINISH. (DRYBELL CONTRACTOR TO VERIFY EXACT TEXTURE & MATERIAL w/ OWNER / BUILDER)

TRIM

ALL HOLDINGS - FINISH CARPENTER & UNDERTAKER TO VERIFY WITH OWNER/DESIGNER. STAIN GRADE MATERIAL TO BE INSTALLED - VERIFY WITH OWNER/DESIGNER.

BASE - TO MATCH EXISTING - VERIFY w/ OWNER

CASING - TO MATCH EXISTING - VERIFY w/ OWNER

FINISH CARPENTER TO CONFIRM ALL DETAILS WITH DESIGNER PRIOR TO INSTALLATION

INSULATION

CORONAD FOAM - PER CODE REQUIREMENTS

-BID AS ALTERNATE-

BATT INSULATION - PER CODE REQUIREMENTS

HVAC SYSTEM

HVAC CONTRACTOR TO REVIEW EXISTING SYSTEM - FORCED AIR & OTHER SOLUTIONS IF A USER APPLICABLE. VERIFY EXISTING / PROPOSED LAYOUTS w/ NEW DESIGN.

ELECTRICAL

ELECTRICAL CONTRACTOR TO VERIFY EXISTING & PROPOSED CONDITIONS. VERIFY EXISTING SERVICE PANEL. ELECTRICAL LAYOUT TO BE REVIEWED WITH THE OWNER / BUILDER. SEE ATTACHED ELECTRICAL PLAN FOR GUIDELINE - CONFIRM w/ OWNER / BUILDER.

PLUMBING

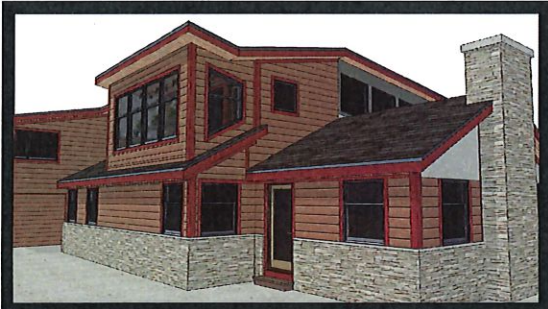
PLUMBING CONTRACTOR TO VERIFY EXISTING PLUMBING CONDITIONS & VERIFY THAT THE MECHANICALS CAN WORK w/ THE STRUCTURE. PLUMBER TO REVEAL / COORDINATE ACCESSORS IF & WHERE REQUIRED. ALL FIXTURES TO BE APPROVED BY OWNER.

CABINETRY

ALL CABINETRY TO BE APPROVED BY OWNER. VERIFY HARDWARE, MATERIALS AND STAIN FINISH WITH OWNER. CABINETRY TO BE APPROVED BY CABINET CONTRACTOR TO PROVIDE PROPER SHOP DRAWINGS. CABINET MAKER TO REVIEW ALL DETAILS WITH OWNER / BUILDER.

EXTERIOR & INTERIOR VENEERS

ALL EXTERIOR MATERIALS & COLORS TO BE VERIFIED AND APPROVED BY OWNER. ALL NEW EXTERIOR MATERIALS TO MATCH EXISTING DETAILS IF POSSIBLE. ALL INTERIOR MATERIALS & COLORS TO BE VERIFIED AND APPROVED BY OWNER.



EXTERIOR PERSPECTIVES

NOT TO SCALE - FOR CONCEPTUAL DESIGN PURPOSES ONLY

NOTE: ALL FINISH CARPENTER SHALL BE BUILT TO DIMENSIONS OF REAR BELLOW CARPENTER TO PROVIDE SLOTTING WHERE NEEDED.

NOTE: FINISHED UNDOUGS DRAWN HERE ARE TO BE USED AS A DESIGN GUIDE ONLY. UNDOUGS SHALL BE PROVIDED BY THE SUPPLIER. UNDOUG SUPPLIER WILL BE LIABLE FOR INCORRECTLY FAULT UNDOUGS.

NOTE: IT IS UNDERSTOOD THAT THE PLANS AND SPECIFICATIONS CONTAINED HEREIN WERE DRAWN UP FOR THE OWNER AND ARE THE PROPERTY OF FEN DESIGN LLC. THESE DOCUMENTS ARE FOR THE SOLE USE OF THE CONTRACTOR AND ARE NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF FEN DESIGN LLC. ANY OTHER PARTY USING ANY INFORMATION FROM THESE DOCUMENTS WITHOUT THE WRITTEN PERMISSION OF FEN DESIGN LLC IS AT THEIR OWN RISK.

NOTE: FINISH CARPENTER TO PROVIDE S'P OF FINISH FOR AN FINISH AS POSSIBLE OVER 4' OF FINISH FROM DOOR OPENING (PERPENDICULAR TO ADJACENT WALL)

NOTE: THIS PLAN IS TO CONFORM TO ALL APPLICABLE CODES ACCORDING TO THE 'WISCONSIN UNIFORM BUILDING CODE'. ALL CONTRACTORS ARE RESPONSIBLE FOR KNOWING THE CODES - GOVT. OR NON GOVT. IS.

NOTE: ALL FINISH CARPENTER LOCATIONS WILL BE VERIFIED BY THE ARCHITECT. MATERIALS SHALL NOT BE USED TO BE RELOCATED FOR OPTIMAL EFFICIENCY, PER SITE.

NOTE: ALL EXTERIOR WALLS TO BE FINISH OF THE CONSTRUCTION UNLESS OTHERWISE NOTED - FINE FINISH WALL. BOTTOM WALLS SCALE OUT AT 8'-12" (2" x 12" x 12")

NOTE: VERIFY COORDINATE AND BACKUP PLAN DETAILS. REVIEW WITH OWNER.

NOTE: CABINET MAKER TO PROVIDE SHOP DRAWINGS.

NOTE: COMPLETE FABRICATION TO PROVIDE SHOP DRAWINGS.

NOTE: UNDERTAKER AND / OR STRUCTURAL ENGINEER TO VERIFY AND PROVIDE PROPER WALL BRACING SPECIFICATIONS PER SECTION OF OPTI BUILDING CODE 2.18.

NOTE: DIMENSIONS MAY NOT BE EXACT. ALL CONTRACTORS AND SUPPLIERS TO VERIFY ALL MEASUREMENTS AND TO FIELD VERIFY ANY AND ALL DIMENSIONS. CHECK TO CONFIRMATION AND / OR INSPECTION CONTRACTOR AND / OR ARCHITECT TO HAZARD DESIGN MEAS.

NOTE: UNDERTAKER AND / OR STRUCTURAL ENGINEER TO VERIFY ALL BEAM AND TRUSS AT BESS. BESSIONS ALL RELY ON HANGER SIZE AND SPECIFICATIONS.



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proposed construction drawings for:

THE PLEGER RESIDENCE
1208 S MAJOR CIRCLE
BAYVIEW WISCONSIN

sheet contents
PROPOSED REMODEL

date:

01.25.2021

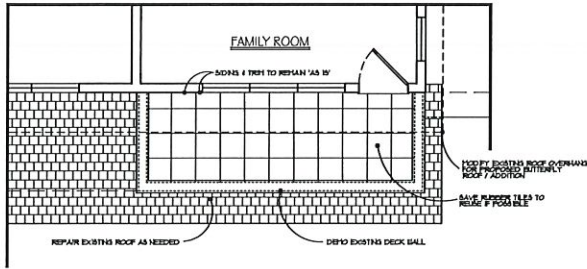
revisions:

project number

2106

sheet number

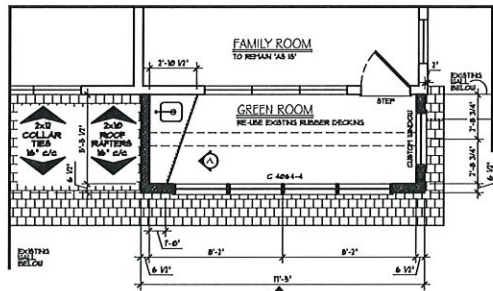
1 of 4



PROPOSED DEMO PLAN

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

NOTE:
 BUILDER TO VERIFY ANY DISCREPANCIES
 WITH DEMO PLAN & FLOOR PLAN
 WITH DESIGNER / OWNER



PROPOSED FLOOR PLAN

125 SQ.FT. REMODELED SPACE

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

NOTE:
 CABINET MAKER TO REVIEW ELECTRICAL PLAN & MODIFY CABINETS AS NECESSARY FOR SWITCHES & OUTLETS

NOTE:
 OUTLETS SHOWN ON PLAN ARE FOR REFERENCE ONLY
 ELECTRICIAN TO PROVIDE OUTLETS PER CODE &
 DISCUSS ADDITIONAL OUTLET LOCATIONS WITH OWNER
 SWITCHES LABELED TO SWITCHED OUTLETS TO BE
 DISCUSSED w/ OWNER AS TO WHICH OUTLETS
 ARE TO BE SWITCHED

NOTE:
 ELECTRICAL CONTRACTOR TO VERIFY WITH BUILDER
 THE LOCATION OF ELECTRICAL FIXTURES AND
 THE HEIGHTS ABOVE THE FINISH FLOOR, etc.

NOTE:
 OWNER TO VERIFY WITH ELECTRICAL CONTRACTOR
 FOR PROPER SWITCHING & LIGHTING FOR ALL
 LIGHT FIXTURES - CONFIRM WITH DESIGNER

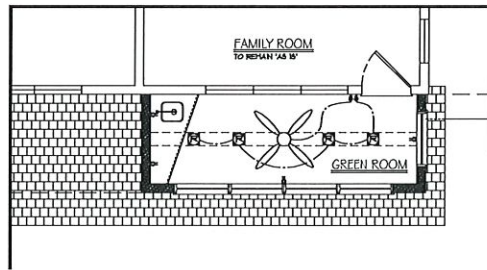
NOTE:
 ALL MAIN LIGHT FIXTURE SWITCHES
 TO ACCOMPANIE DIFFERS
 (OWNER TO VERIFY EXACT SWITCH LOCATIONS)

NOTE:
 ELECTRICAL CONTRACTOR TO REVIEW EXISTING
 ELECTRICAL LAYOUT WITH PROPOSED DESIGN
 REVIEW w/ OWNER / DESIGNER

NOTE:
 SMOKE & CARBON MONOXIDE ALARMS SHALL BE INSTALLED
 PER CODE 710.9 & 710.11 & CODE 718
 FIELD VERIFY LOCATION(S) AND HEIGHT NEEDED

LEGEND

- | | |
|--|--------------------------------|
| | RECESSED CAN |
| | OUTLET (verify GFI / switched) |
| | SWITCH (verify dimmer) |



PROPOSED ELECTRICAL PLAN

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

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proposed construction drawings for:
THE PFLEGER RESIDENCE
 125 S MAINOR CIRCLE
 BAYSIDE, WISCONSIN
 SHEET CONTENTS: **PROPOSED REMODEL**

date:
 01.25.2021
 revisions:

project number
2106

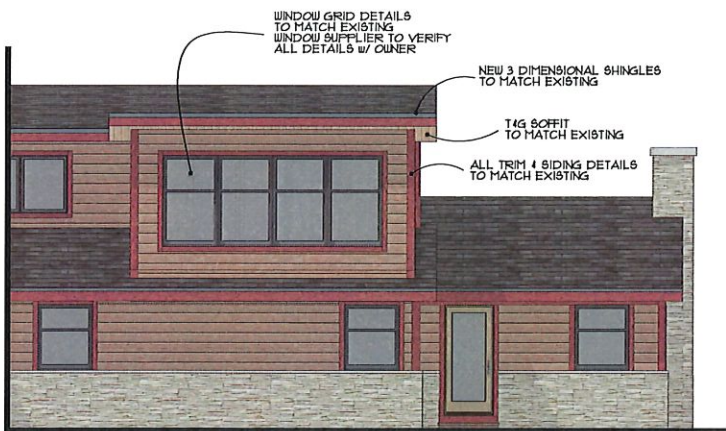
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2 of 4



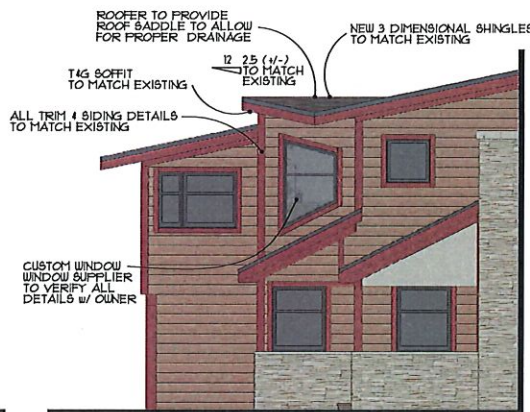
Y EXISTING REAR ELEVATION
SOUTHWESTERN FACING SCALE - 1/8" = 1'-0"



Z EXISTING SIDE ELEVATION
SOUTHEASTERN FACING SCALE - 1/8" = 1'-0"



Y PROPOSED REAR ELEVATION
SOUTHWESTERN FACING SCALE - 1/4" = 1'-0"



Z PROPOSED SIDE ELEVATION
SOUTHEASTERN FACING SCALE - 1/4" = 1'-0"



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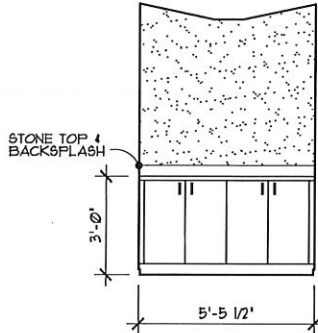
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BAYSIDE, WISCONSIN
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PROPOSED REMODEL

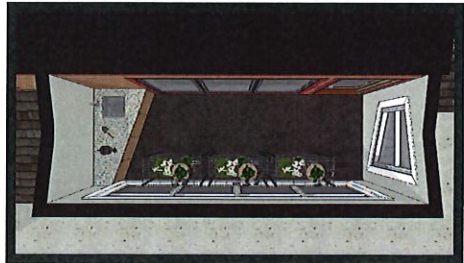
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revisions:

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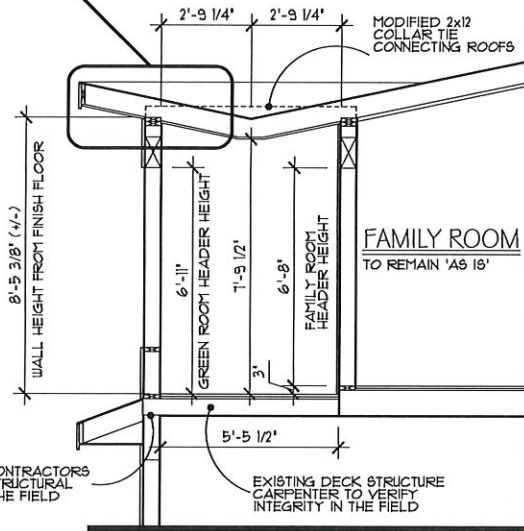
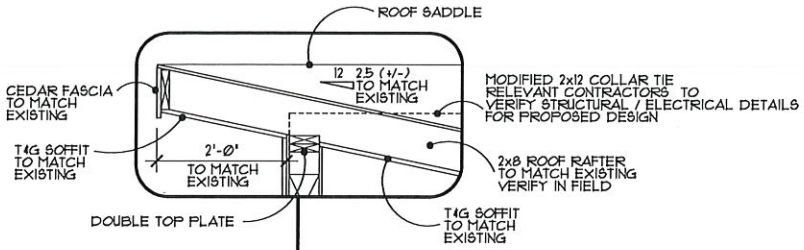
sheet number
3 of 4



A CABINET ELEVATION
SCALE - 1/2" = 1'-0"



INTERIOR PERSPECTIVES
NOT TO SCALE - FOR CONCEPTUAL DESIGN PURPOSES ONLY



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



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proposed construction drawings for:
THE PFLEGER RESIDENCE
828 E MANOR CIRCLE
BAYSIDE, WISCONSIN
sheet contents: **PROPOSED REMODEL**

date :
01.28.2021
revisions :

project number
2106

sheet number
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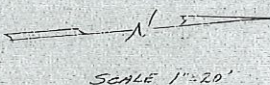
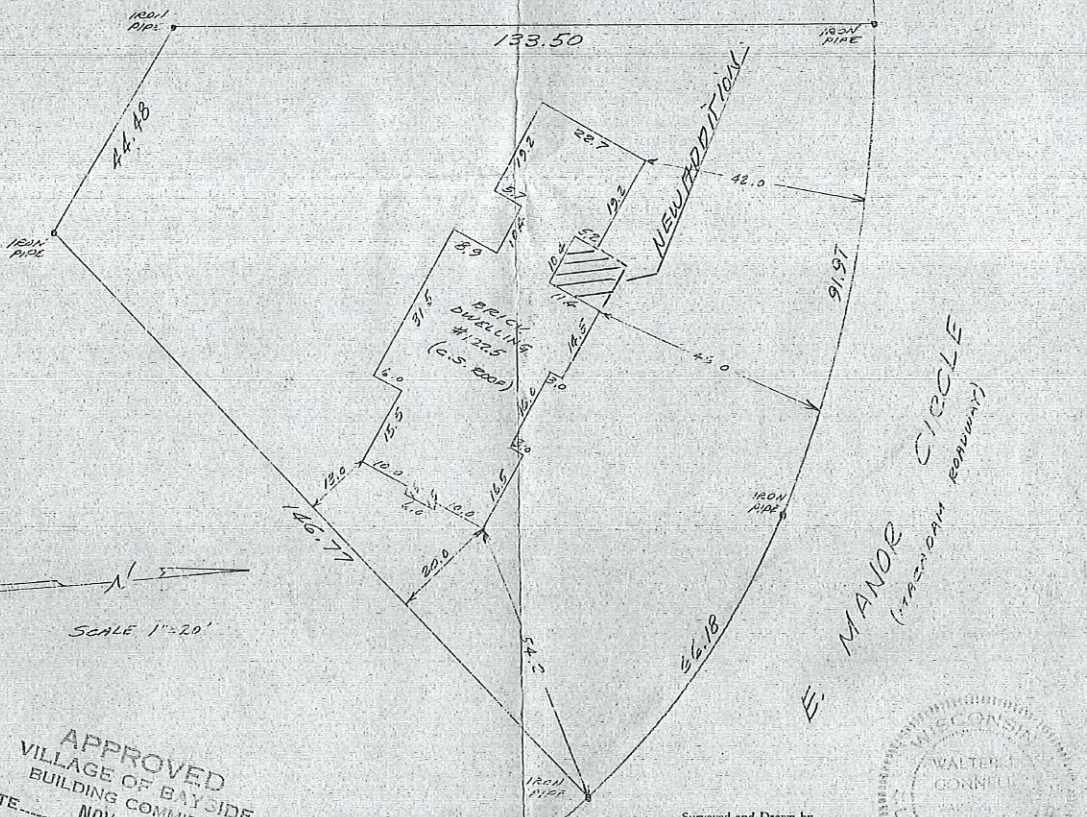
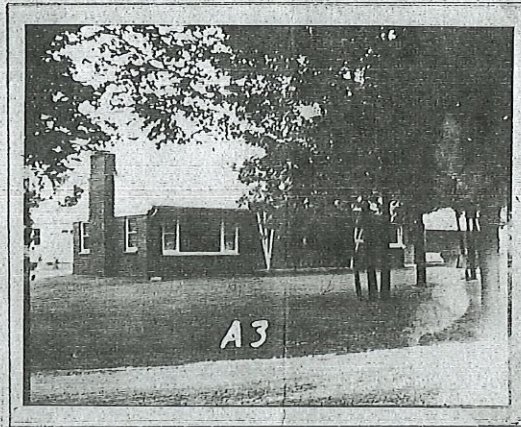
PLAT OF SURVEY

LOT 10 - BLOCK 4 - BAY SIDE SUBDIVISION

A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 4, TOWN 8 NORTH, RANGE 22 EAST,
IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

LOCATED AT: 1225 EAST MANOR CIRCLE

102



APPROVED
VILLAGE OF BAYSIDE
BUILDING COMMITTEE
DATE NOV 2 1959

7616 HARWOOD AVE.
WAUWATOSA, WIS.

Surveyed and Drawn by
WALTER J. CONNELL, INC.
Civil Engineer and Surveyor



SURVEYED FOR
EARL JANIKOWSKY
1225 East Manor Circle
Milwaukee, Wisconsin

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

Date August 3, 1956
Walter J. Connell
REGISTERED PROFESSIONAL ENGINEER NO. 655 - STATE OF WISCONSIN

Job No. 20-9490

