

**ARCHITECTURAL CONTROL COMMITTEE
SANDY BAY HIGHLANDS SUBDIVISION NO. 2**

PLAN REVIEW CHECKLIST

Legal Description Lot 5, B1K 4 SBH #2

Date Plans Submitted 09/30/22 Date Plans Approved _____

Plans to include:

- Site Plan (to scale)
 - Grading Plan (to scale)
 - Elevations (4 elevations - color schematic)
 - Floor Plan (including sq ft for each level of dwelling)
-

DWELLING SIZE

All Lots (single-family dwelling)

1507 1st floor (1-story = 1,500 sq ft min)

N/A 1st floor (1.5 or 2-story = 1,000 sq ft min)

N/A 2nd floor

N/A 1st & 2nd floor total (1,800 sq ft min)

Lot 8 Block 4 & Lot 1 Block 5 (two-family dwelling)

_____ 1st floor (1-story = 1,700 sq ft min)

_____ 1st floor (1.5 or 2-story = 1,000 sq ft min)

_____ 2nd floor

_____ 1st & 2nd floor total (2,000 sq ft min)

_____ Must be L-shaped, include 1-unit & a/garage, garages may no be abutting,
1 driveway per street

DESIGN REQUIREMENTS

Yes No

Vinyl and granite

Yes

Yes No

Yes No

Yes No

2-stall

1

Stories/height not to exceed 2.5 stories nor 35 feet

Exterior of dwelling: Wood, stone, brick, alum, vinyl or horizontal steel siding, other

25% of dwelling front to be brick or stone *need 100ft² punding 148ft²*

6:12 min roof pitch over 50% of dwelling

Sump Pump must connect to public storm sewer

Direct access to a/garage from dwelling

Size of a/garage (2-stall min)

Number of o/h doors (3 max facing street)

ACCESSORY BUILDINGS (N/A)

Yes No

Shown on plan

Yes No

Size not to exceed 288 sq ft

Yes No

Located in rear yard (no exceptions)

Yes No

Exterior to match dwelling

Other _____

Such actions by the committee shall be final and conclusive. The approval of the ACC as does not relieve any lot owner of the additional requirements imposed by the City or any subdivisions thereof or the State of Wisconsin or any subdivisions thereof. All lot owners must obtain any permits, approvals, licenses and related permissions from the City and ACC. All lots in this subdivision shall also be subject to all ordinances, zoning laws, and other restrictions of the City, Manitowoc County and the State of Wisconsin that may be applicable.

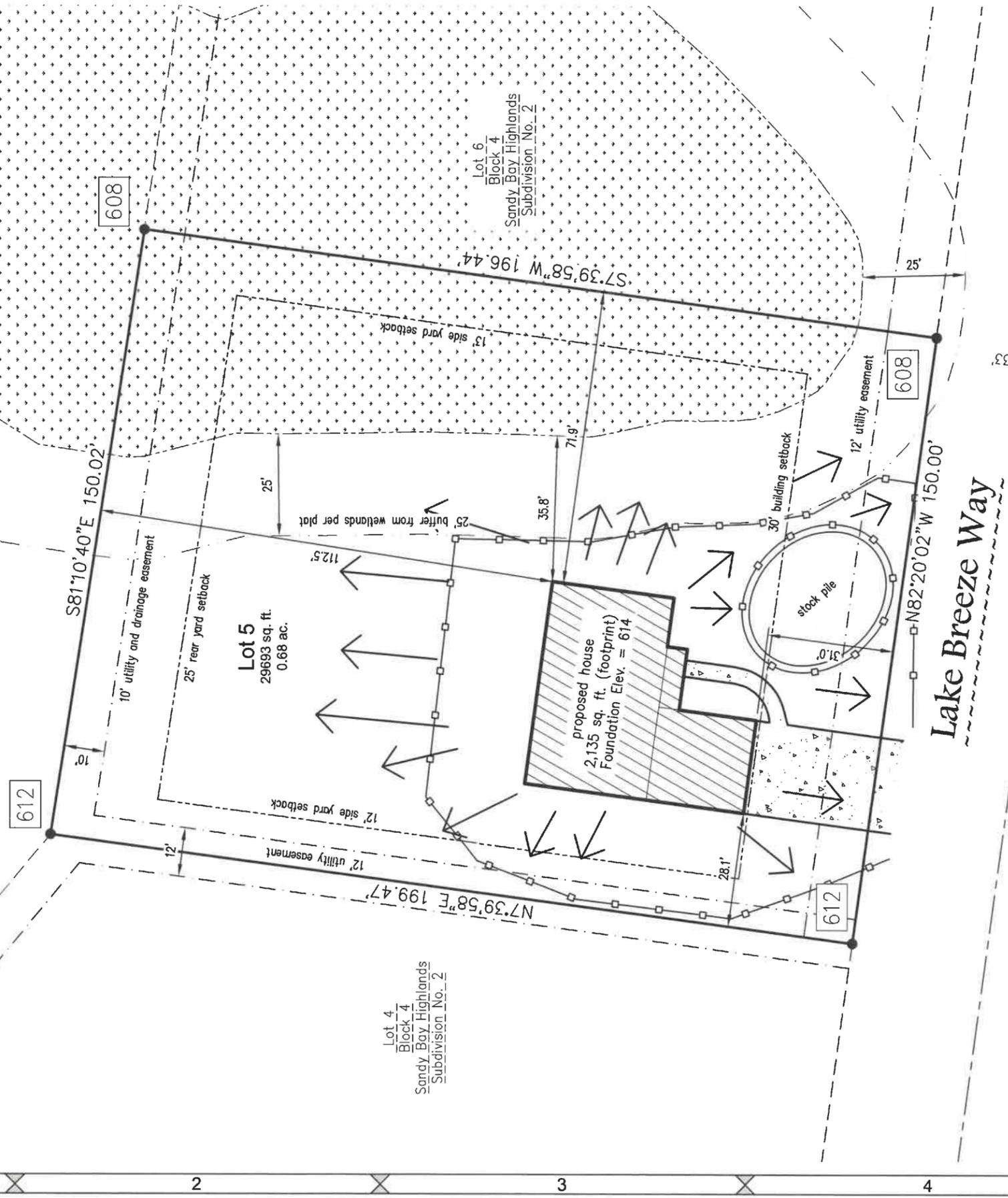
Site Plan

All of Lot 5 of Block 4 of the recorded plat "Sandy Bay Highlands Subdivision No. 2", (Cabinet D, Plats, Page 87, Document No. 1192605, Manitowoc County Records), being in the Southeast 1/4 of the Northwest 1/4 of Section 31, Township 20 North, Range 25 East, City of Two Rivers, Manitowoc County, Wisconsin.

RECEIVED
SEP 30 2022



unplatted lands



Legend

- point of record
- ▭ proposed concrete
- ▨ proposed building
- ▭ wetland area per plat
- wetland buffer zone
- silt fence

NOTES

Bearings referenced to the North Line of Lot 5 of Block 4 of the recorded plat "Sandy Bay Highlands Subdivision No. 2", (Cabinet D, Plats, Page 87, Document No. 1192605, Manitowoc County Records), assumed to be S81°10'40"E.

Client: Radue Homes

Tax Parcel: 05316101210006

Drafted By: ZRH

File: R-11722 Lot5 Block4 SitePlan 092022.dwg

Data File: R-11722.txt

Mau & Associates, LLP

LAND SURVEYING & PLANNING

CIVIL & WATER RESOURCE ENGINEERING

Phone: 920-434-9670 Website: www.mau-associates.com

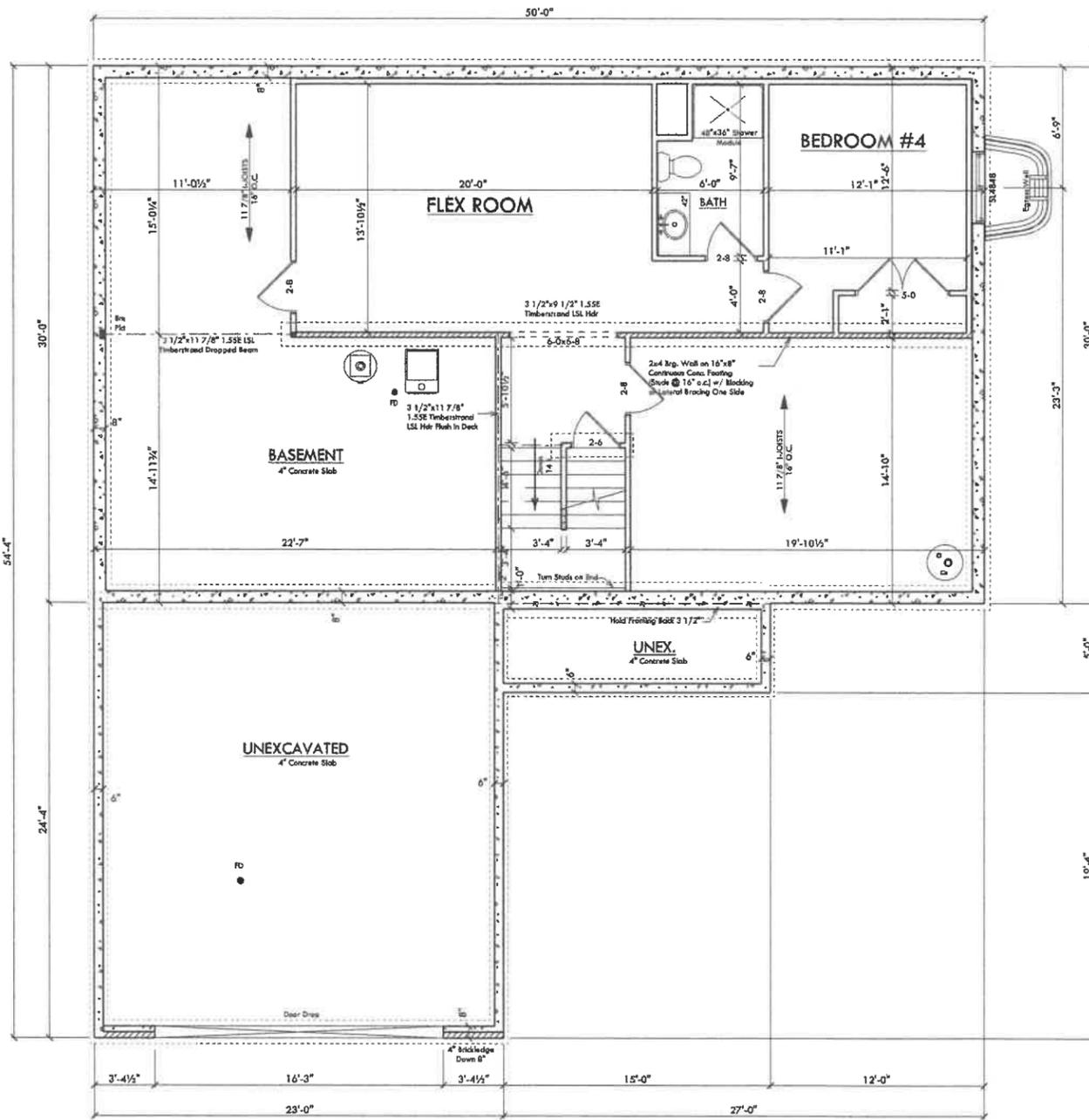
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

Sheet One of One

Project No.: R-11722

Drawing No.: X-1345

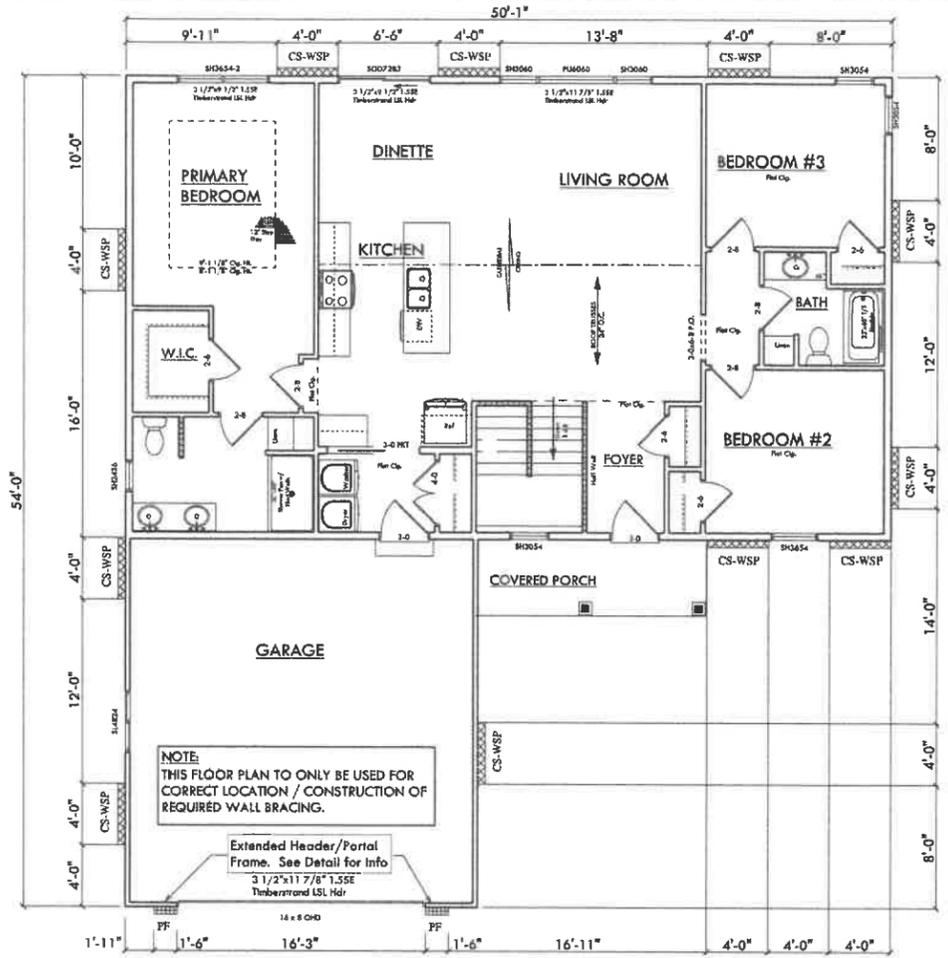
Fieldwork Completed: xx/xx/xx



FOUNDATION PLAN
 SCALE 1/4"=1'-0"
 8'-0" FOUNDATION
 598 SQ. FT. (FINISHED)

FOUNDATION INFORMATION

- WALL SPECIFICATIONS**
 1. HOUSE WALLS:
 - 8" x 8" POURED CONCRETE WALLS
 2. GARAGE/PORCH WALLS:
 - 6" x 4" (MIN) POURED CONCRETE WALLS
- SLAB INFORMATION**
 1. HOUSES: 4" REINFORCED SLAB
 2. GARAGE: 4" REINFORCED SLAB
- HEADER SPECIFICATIONS**
 1. STANDARD HEADER TO BE 3-3/4" x 10 SFD
 2. DOUBLE TRUSS/W/ CYRINGS 6'-0" AND LARGER
 3. HEADERS ARE NOT DESIGNED TO CARRY BRCK/ DR CONCRETE
 (HEADS/ UNTEL SIZES PER MASON/ FOUND. CONTRACTOR)
- STAIR INFORMATION**
 BASEMENT TO FIRST FLR.
 - 14 RISERS (9' 1/8"), 13 TREADS (9' 1/2")
- WINDOW INFORMATION**
 MFR TAG, SIZES SHOWN IN INCHES
- GENERAL NOTES:**
 1. PLAN IS DESIGN FOR 2 3/4" CASINO
 2. STEEL COLUMNS TO SUPPORT 12,000 LBS UNLESS NOTED
 3. ASSUMED SOIL BEARING CAPACITY IS 3,000 PSF. FOOTING
 SIZES MUST BE ADJUSTED FOR VARYING SOIL CONDITIONS
 4. FOUNDATION WALLS ARE ASSUMED TO BE UNREINFORCED
 3,000 PSI CONCRETE. WALLS ARE DESIGNED PER SPG TABLE
 321.18-8 BASED ON THE HEIGHT OF UNBALANCED FILL.
 5. FRAMER TO REFERENCE FLOOR/ FLOOR LAYOUT FOR FINAL
 ORDER TRUSS LOCATIONS, FLASH HEADER ADJUSTMENTS
 6. BEARING REQUIREMENTS. FRAMER IS RESPONSIBLE TO
 TRANSFER ALL POINT LOADS THROUGH THE WALL & FLOOR
 SYSTEM W/ SOLID BLOCKING DOWN TO FOUNDATION WALLS
 7. FRAMER TO REFERENCE WALL BRACING PLAN FOR HEADER
 ADJUSTMENTS DUE TO EXTENDED HEADER REQUIREMENTS



NOTE: THIS FLOOR PLAN TO ONLY BE USED FOR CORRECT LOCATION / CONSTRUCTION OF REQUIRED WALL BRACING.

Extended Header/Portal Frame. See Detail for info
 3 1/2"x11 7/8" 1.55E Timberstrand LSL Hdr

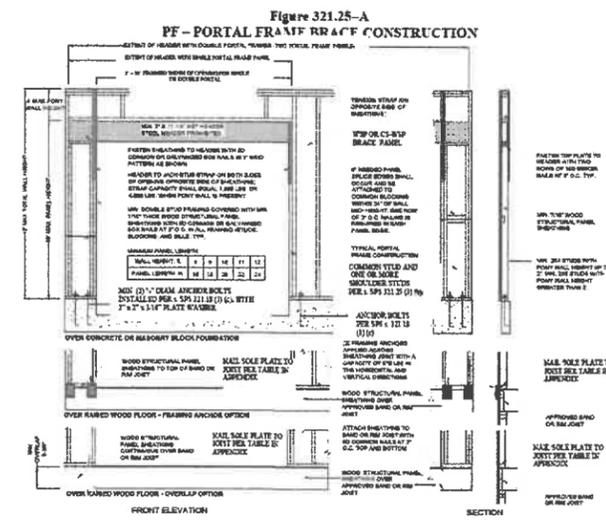
RECTANGLE A	WALL HGT.: 10'	WALL TO RIDGE HGT.: 10'-7"	MAX OPENING HGT.: 8'	WIND EXP.: 8
WALLS SUPPORTING:	INTERMITTENT METHOD (WSP & CB) # OF PANELS MIN. PANEL WIDTH:	CONTINUOUS METHOD (CS-WSP) AND TOTAL LENGTH REQUIRED MIN. PANEL WIDTH 42"	PORTAL FRAMING METHOD (PF) NUMBER OF PF PANELS 1/2" WIDE PROVIDED. MIN. WIDTH 18"	
ROOF & CEILING ONLY	LONG SIDE SHORT SIDE	LONG SIDE SHORT SIDE	LONG SIDE SHORT SIDE	

Table 321.25-G BRACING METHODS

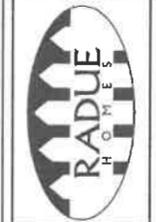
Material	Minimum Brace Material Thickness or Size	3/16" Minimum Wall Thickness or Height	3/16" Minimum Braced Wall Panel Width or Height	Construction Criteria	3/16" Minimum Fasteners	Maximum Spacing
LSB ¹ Lateral bracing	1x4 wood brace (or approved metal brace) installed per manufacturer instructions	4" angle and minimum 1/2" o.c. stud spacing	2-8d common nails or 3-8d hex nails (2 3/4" long x 0.111" diameter)	2-8d common nails or 3-8d hex nails (2 3/4" long x 0.111" diameter)	Per stud and top and bottom plates	
DWB Diagonal wood bracing	1" (1" nominal) for maximum 24" o.c. stud spacing	4"	2-8d hex nails (2 3/4" long x 0.111" diameter) or 2-3 3/4" long 16-gauge (16-gauge) staples, 1 3/4"	2-8d hex nails (2 3/4" long x 0.111" diameter) or 2-3 3/4" long 16-gauge (16-gauge) staples, 1 3/4"	Per stud and top and bottom plates	
WSP Wood structural panel	3/8" for maximum 18" o.c. stud spacing; 7/16" for maximum 24" o.c. stud spacing	10"	4"	6d common nails or 8d hex nails (2 3/4" long x 0.111" diameter); or 7/16" or 1/2" (max 16-gauge) staples, 1 3/4"	6" edges, 12" field (min); 3" edges, 6" field (max)	
SFB Structural sheathing	1/2" for maximum 18" o.c. stud spacing; 5/8" for maximum 24" o.c. stud spacing	10"	9"	1 1/2" long x 0.125" diameter galvanized roofing nails or 1" cover 16-gauge staples, 1 3/4"	3" edges, 6" field	
OSB Oriented strand board (installed on both sides of wall)	1/2" for maximum 18" o.c. stud spacing; 5/8" for maximum 24" o.c. stud spacing	10"	9"	5d corner nails or 8d nails	3" edges, 6" field (cutting top and bottom joints)	
CS-WSP ² Continuous sheathed WSP	3/8" for maximum 18" o.c. stud spacing; 7/16" for maximum 24" o.c. stud spacing	12"	Refer to Table 321.25-4	Same as WSP	Same as WSP	
CS-SFB ² Continuous sheathed SFB	1/2" for maximum 18" o.c. stud spacing	12"	Refer to Table 321.25-4	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
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*The exterior side of all exterior walls shall be finished with minimum 1/2" gypsum wallboard unless otherwise permitted to be excluded by this subcode. All edges of post-type wall bracing, except braced joints in CB bracing, shall be finished by framing or blocking.



ADDRESS: 2885 SOUTH BROADWAY GREEN BAY, WI 54304 BARRINGTON, ILLINOIS
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THE VERHELST RESIDENCE
 LOT 5 LAKE BREEZE WAY, TWO RIVERS

REVISIONS	DATE	PERSONAL BUILDER
	8/31/22	9/19/22
	8/17/22	PAULA D.

PROJECT # 22-24
 STATUS: CONSTRUCTION
 SHEET 3 / 3