

ACC 07/27/22
LPM

ARCHITECTURAL CONTROL COMMITTEE
SANDY BAY HIGHLANDS SUBDIVISION NO. 2

PLAN REVIEW CHECKLIST

Legal Description Lot 14 Block 2

Date Plans Submitted 07/14/22 Date Plans Approved 07/27/22

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)

- 1774 1st floor (1-story = 1,500 sq ft min)
- na 1st floor (1.5 or 2-story = 1,000 sq ft min)
- na 2nd floor
- na 1st & 2nd floor total (1,800 sq ft min)

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

- na 1st floor (1-story = 1,700 sq ft min)
- na 1st floor (1.5 or 2-story = 1,000 sq ft min)
- na 2nd floor
- na 1st & 2nd floor total (2,000 sq ft min)
- na Must be L-shaped, include 1-unit & a/garage, garages may no be abutting, 1 driveway per street

DESIGN REQUIREMENTS

Yes No

Vinyl & Stone

2890

Yes No

Yes No

Yes No

3+ stall

2

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

6:12 min roof pitch over 50% of dwelling

Sump Pump must connect to public storm sewer
Will note on plan to 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)
not facing the street

ACCESSORY BUILDINGS - *None shown on plan*

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.

** owner will bring in samples or color rendering of exterior materials to ACC meeting.*

Site Plan

Lot 14, Sandy Bay Highlands Subdivision No.2
 City of Two Rivers, Manitowoc County, Wisconsin

SURVEYORS CERTIFICATE:
 I, Steven E. Zeitler, Professional Land Surveyor, do hereby certify;
 That I have surveyed the hereon described property and the map
 hereon is a true representation thereof to the best of my
 knowledge and belief.

Steven E. Zeitler 6/18/22

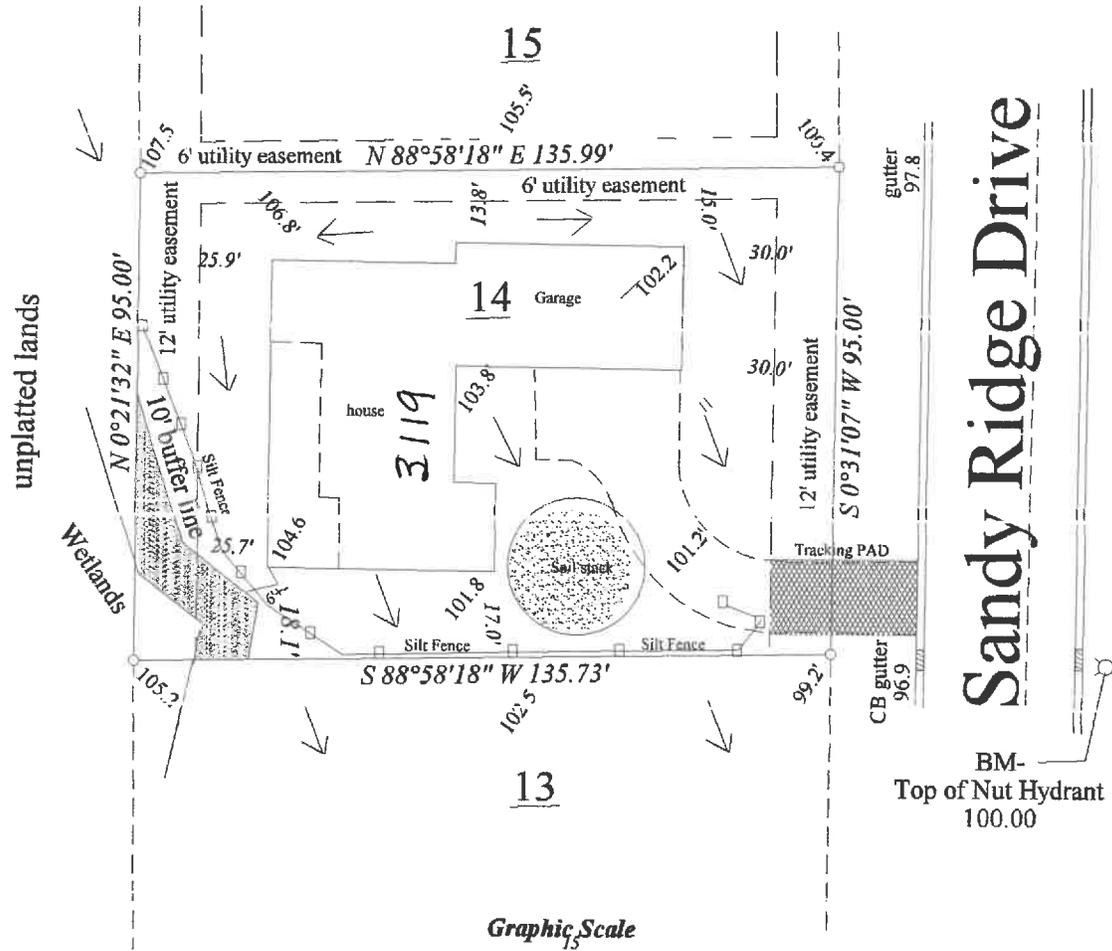
Steven E. Zeitler RLS # 1749 Date *revised 6/21/22*

For: Mark Anderson



Legend

- 105.5 elevations
 - \circ 1" iron pipe found
 - \swarrow water flow
- Lot 14 consists of 12,903 sq. ft. of area



Sandy Ridge Drive

Graphic Scale





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



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

RECEIVED
JUL 14 2022

DRAWN BY	TJP
DATE	11-5-2021
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11-22-2021	TJP
12-14-2021	TJP
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DISTRIBUTORS - FABRICATORS
5303 MEADOWS AVENUE
MADISON, WI 53711
PHONE: 608-271-1155
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BUILDING
CENTER



MARK & DIANE ANDERSON
RESIDENCE

-NOTE-
ALTHOUGH EVERY EFFORT HAS BEEN
MADE TO ACCURATELY REPRESENT
THE PROJECT, THE ARCHITECT ASSUMES
NO RESPONSIBILITY FOR THE
CONSTRUCTION OF THE PROJECT OR
THE QUALITY OF THE WORKMANSHIP
OR THE SAFETY OF THE OCCUPANTS
OF THE BUILDING.

DRAWING
NUMBER
1

DRAWN BY
TTP

DATE
11-5-2021

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11-22-2021 TTP
12-14-2021 TTP
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BUILDING
CENTER

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MARK & DIANE ANDERSON
RESIDENCE

-NOTE-
THIS DRAWING WAS PREPARED BY THE ARCHITECT AND ENGINEER AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY OTHER USES OF THIS DRAWING.

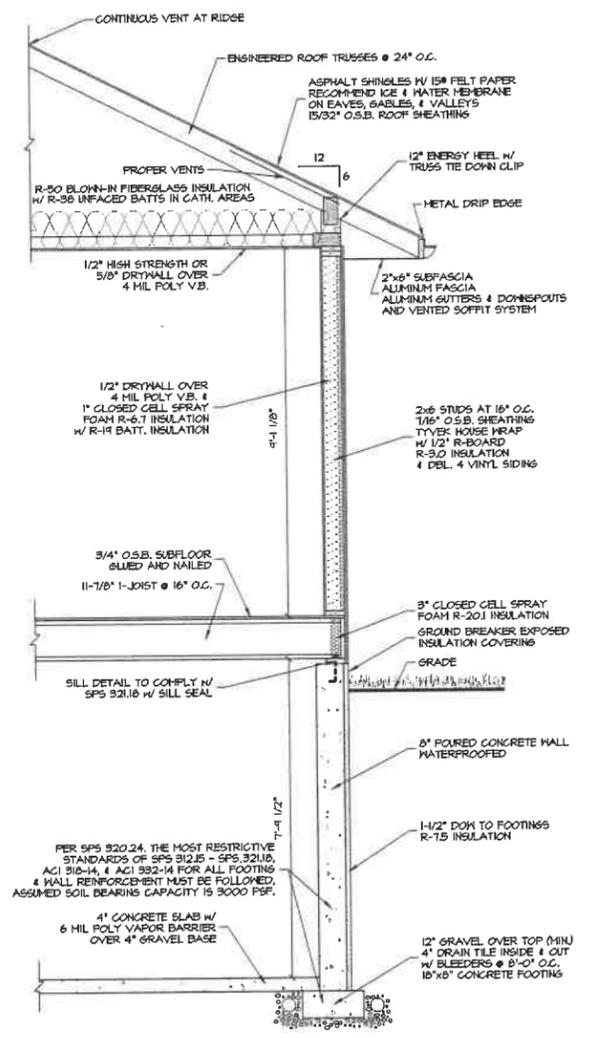
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2



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



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



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

FIGURE 321.25-C
LOCATION OF BRACED WALL PANELS ALONG A BUILDING SIDE
(NOTE: CONTINUOUS SHEATHING SHALL BE APPLIED TO ALL SURFACES OF THE WALL, INCLUDING AREAS BETWEEN BRACE PANELS AND ABOVE AND BELOW WALL OPENINGS)

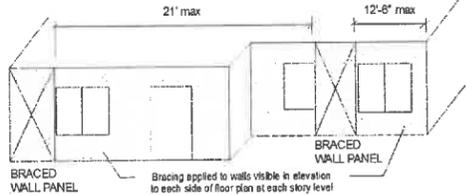
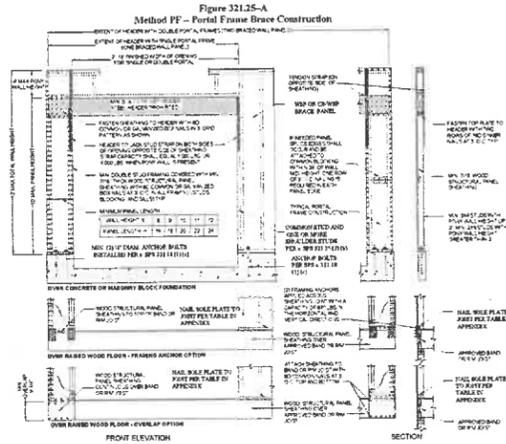


Table 321.25-H
MINIMUM WIDTHS OF METHOD CS-WSP AND CS-SFB BRACED WALL PANELS

Maximum Opening Height Adjacent to Braced Wall Panel	Minimum Length of Braced Wall Panel (inches)			
	8' tall wall	9' tall wall	10' tall wall	12' tall wall
Up to 5'-4"	24	27	30	36
Up to 6'-8"	32	30	30	36
Up to 8'	48	41	38	36
Up to 9'	-	54	46	41
Up to 10'	-	-	60	48
Up to 12'	-	-	-	72



- BRACED WALL LEGEND**
- CS-WSP "CONTINUOUS SHEATHED" 3/8" FOR MAXIMUM 16" O.C. STUD SPACING; 1/2" FOR MAXIMUM 24" O.C. STUD SPACING. FASTENED W/ MIN. 6d COMMON NAIL OR 6d BOX NAIL (2-1/2" LONG x 0.013" DIA.), FASTENERS SPACED 6" EDGES, 12" FIELD
 - FF "PORTAL FRAME" 12" MAX. HT. REFER TO FIGURE 321.25 (A) FOR MINIMUM PANEL WIDTH, MIN. FASTENERS, & MAX. FASTENER SPACING
 - WSP "WOOD STRUCTURAL PANEL" 3/8" FOR MAXIMUM 16" O.C. STUD SPACING; 1/2" FOR MAXIMUM 24" O.C. STUD SPACING. FASTENED W/ MIN. 6d COMMON NAIL OR 6d BOX NAIL (2-1/2" LONG x 0.013" DIA.), FASTENERS SPACED 6" EDGES, 12" FIELD
 - SB "GYPSUM INSTALLED ON BOTH SIDES OF WALL 1/2" FOR MAXIMUM 24" O.C. STUD SPACING; FASTENED W/ MIN. 5d COLLER WALLS OR NO SCREWS, FASTENERS SPACED T' EDGES, 7" FIELD (INCLUDING TOP AND BOTTOM PLATES)
 - LIB "LET-IN BRACING" 1x4 WOOD BRACE (OR APPROVED METAL BRACE INSTALLED PER MANUFACTURER INSTRUCTIONS) 1/4" FOR MAXIMUM 24" O.C. STUD SPACING. FASTENED W/ MIN. 2-2d COMMON NAILS OR 3-2d BOX NAILS (2-1/2" LONG x 0.013" DIA.), FASTENERS SPACED PER STUD AND TOP AND BOTTOM PLATES
 - DWB "DIAGONAL WOOD BOARDS" 3/4" (1" NOMINAL) FOR MAXIMUM 24" O.C. STUD SPACING. FASTENED W/ MIN. 2-2d BOX NAILS (2-1/2" LONG x 0.013" DIA.), FASTENERS SPACED PER STUD AND TOP AND BOTTOM PLATES
 - COMMON WALLS OF 0.5B. 1/2" GYPSUM WALLBOARD APPLIED TO BOTH SIDES, FOLLOW MINIMUM FASTENER TABLE OR MANUFACTURE SPEC'S

ROOF TRUSS SPEC'S

ROOF LOAD DESIGNED FOR ZONE 2
LOADING: TOLL = 30#
TCDL = 7#
BCDL = 10#

SPACING: 24" O.C. (UNLESS NOTED ON TRUSS PLAN)
DURATION: 1.15 %
DEFLECTION: L/240 MINIMUM
ROOF PITCH: 6/12
HEEL HEIGHT: 14" ± 4-5/8"
O.H.'s (INCLUDING 2x6 FASCIA), 24" EAVE ± 12" GABLE

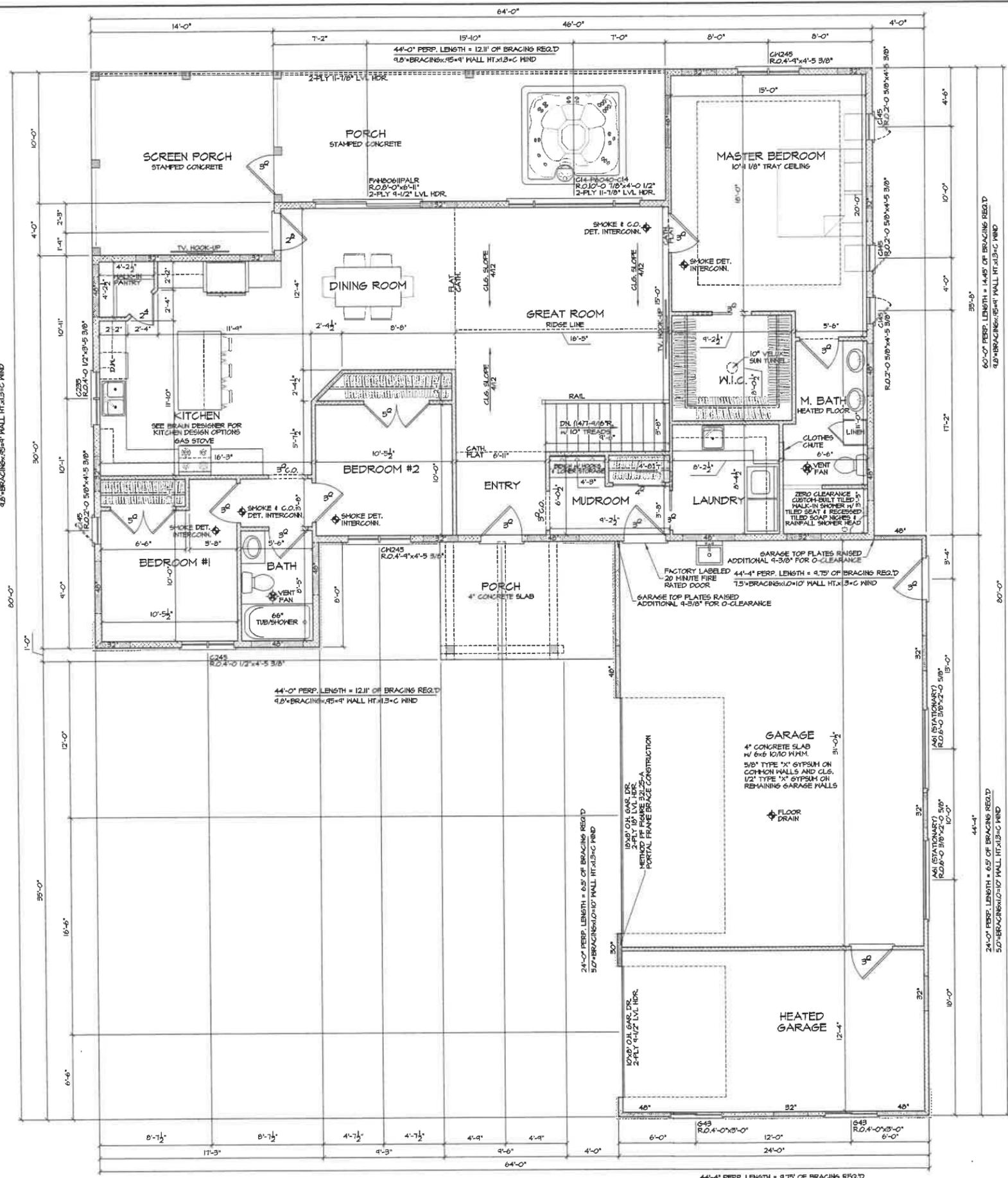
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
IT74 FINISHED SQUARE FEET
9'-1 1/8" WALL HEIGHT
9'-8 5/8" GARAGE WALL HT.

ALL WINDOWS ARE DESIGNED AND SPECIFIED AS ANDERSEN WINDOWS

THIS DRAWING IS THE PROPERTY OF BRAUN BUILDING CENTERS. REPRODUCTION OR USE OF THIS PLAN WITHOUT CONSENT IS PROHIBITED.

ALL LVL HEADERS AND I-JOISTS ARE DESIGNED AT MINIMUM AS TRUSS JOIST I, RE HORIZONTAL LVL. & TRUSS JOIST T, 2x10 I-JOISTS W/ L/600 MINIMUM LIVE LOAD DEFLECTION, UNLESS OTHERWISE SPECIFIED AS STRONGER ON ESTIMATE OR PLAN.

- FLOOR PLAN GENERAL NOTES**
- EXTERIOR FRAMED WALLS ARE DRAWN AT 4" AND 6". EXTERIOR DIMENSIONS INCLUDE 1/2" SHEATHING. INTERIOR FRAMED WALLS ARE DRAWN AT 3 1/2" & 5 1/2".
 - A MINIMUM OF A SINGLE COMMON STUD AND DOUBLE SHOULDER STUDS MUST BE USED FOR ALL HEADERS GREATER THAN 6'-0" IN LENGTH.
 - BOTTOM OF WINDOW AND DOOR HEADERS ARE 6'-10" ABOVE THE SUBFLOOR UNLESS OTHERWISE NOTED.
 - ALL HEADERS ABOVE OPENINGS IN FRAMED WALLS ARE 2-PLY 2x10'S UNLESS OTHERWISE NOTED ON ESTIMATE.
 - CONTRACTOR TO VERIFY ALL CATHEDRAL, COFFERED, VAULTED, RAISED HEIGHT, AND TRAY CEILING WITH OWNER PRIOR TO TRUSS CONSTRUCTION.
 - BUILDER TO PROVIDE AN ATTIC SCUTTLE AS NEEDED



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TMP

DATE
11-5-2021

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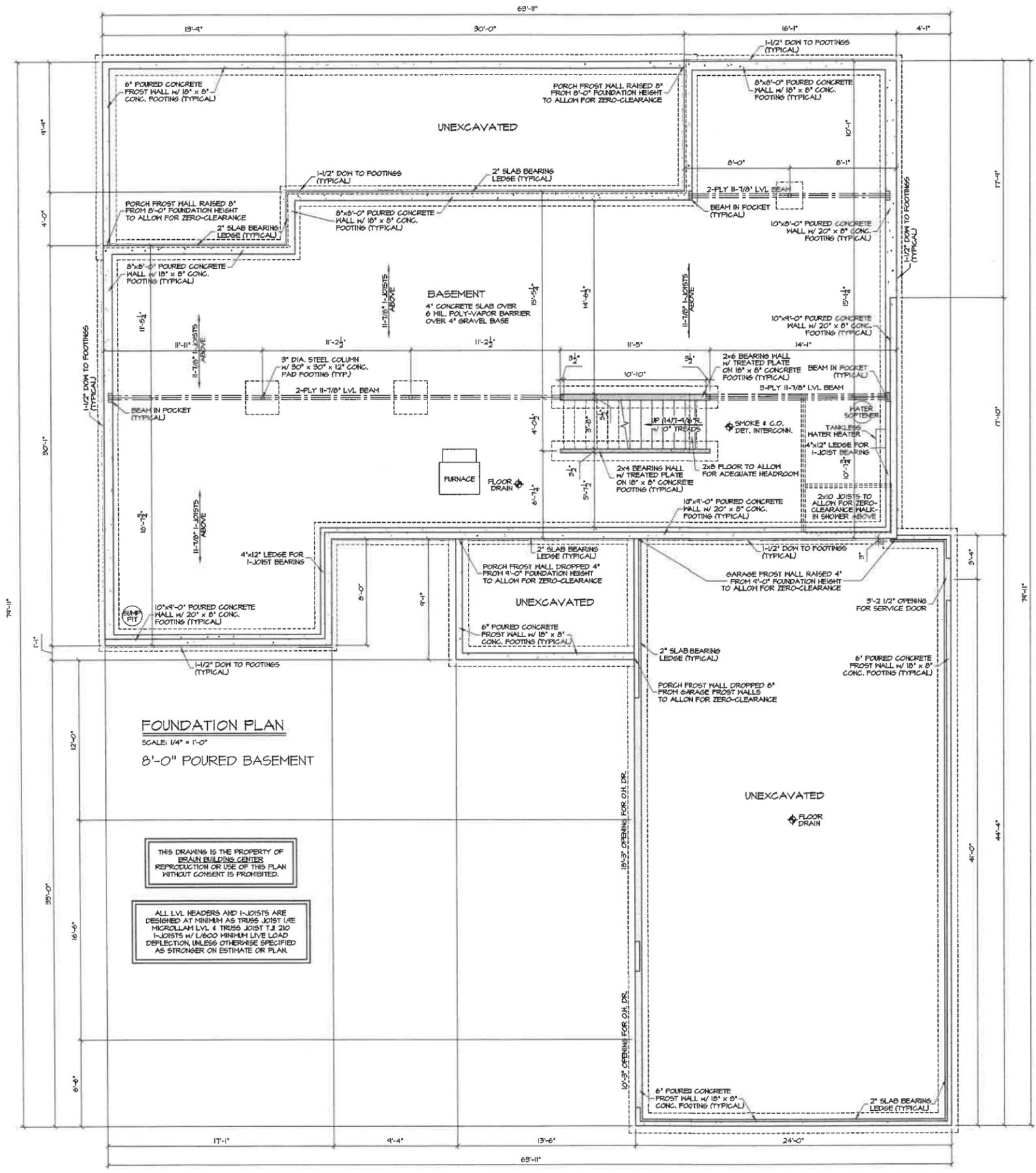
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MARK & DIANE ANDERSON
RESIDENCE

NOTE:
ALL TRUSS AND ROOF JOIST MANUFACTURER'S INSTRUCTIONS MUST BE FOLLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE TRUSS AND ROOF JOIST MANUFACTURER'S INSTRUCTIONS AND DIMENSIONS BE RESPONSIBLE FOR THE SAME.

DRAWING NUMBER
3



- FOUNDATION GENERAL NOTES**
1. CONCRETE CONTRACTOR & BUILDER ARE RESPONSIBLE TO VERIFY SOIL CONDITIONS AND FOLLOW STANDARDS PER SPS 320.24, THE MOST RESTRICTIVE STANDARDS OF SPS 313, 18-895.021, 18-ACI 318.14, & ACI 332-14 FOR ALL FOOTING & WALL REINFORCEMENT, IF NEEDED, MUST BE FOLLOWED.
 2. ASSUMED SOIL BEARING CAPACITY IS 3000 PSF. FOOTING SIZES MUST BE ADJUSTED FOR VARYING SOIL CONDITIONS.
 3. EXTERIOR FRAMED WALLS ARE DRAWN AT 4" AND 8". "EXTERIOR DIMENSIONS INCLUDE 1/2" SHEATHING" INTERIOR FRAMED WALLS ARE DRAWN AT 3 1/2" & 3 1/2".
 4. ALL HEADERS ABOVE OPENINGS IN FRAMED WALLS ARE 2-PLY 2x10'S UNLESS OTHERWISE NOTED ON ESTIMATE.
 5. DIMENSIONS ON THE FOUNDATION PLAN INCLUDE ALL BRICK LEDGES AND CONCRETE SLAB BEARING LEDGES. IT IS THE CONTRACTORS RESPONSIBILITY TO ACCOUNT FOR AND VERIFY ALL LEDGE AND DIMENSION LOCATIONS.
 6. THE FOLLOWING ITEMS ARE TO BE LOCATED IN THE FOUNDATION BY THE CONTRACTOR:
FURNACE FLOOR DRAINS
ELECTRICAL SERVICES WATER HEATER
SUMP PIT & PUMP WATER TREATMENT EQUIP.
 7. BUILDER TO VERIFY BSMT. WINDOW LOCATION WITH OWNER PRIOR TO CONSTRUCTION, AND PROVIDE HEADERS AT BASEMENT WINDOWS WHERE NEEDED.
 8. POURED CONCRETE FOOTINGS TO BEAR ON UNDISTURBED SOIL BELOW THE FROST LINE.
 9. STRAIGHT FOUNDATION WALLS 40'-0" AND LONGER ARE TO HAVE PILASTERS, PILASTER SPACING VARIES WITH WALL LENGTH BUT CANNOT EXCEED 40'-0" ON CENTER.

FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
8'-0" POURED BASEMENT

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ALL LVL HEADERS AND I-JOISTS ARE
DESIGNED AT MINIMUM AS TRUSS JOIST (4E)
MICRO-LAM LVL & TRUSS JOIST T & 210
I-JOISTS W/ L/600 MINIMUM LIVE LOAD
DEFLECTION, UNLESS OTHERWISE SPECIFIED
AS STRONGER ON ESTIMATE OR PLAN.