N/E SEC. 10

FORM NO 985-A

HCMiller

Stock No. 26273

File No. 100046

CERTIFIED SURVEY MAP NO. 7878

Being a part of the Southeast 1/4 of the Northeast 1/4 of Section 10, Township 8 North, Range 21 East, in the Village of Brown Deer, Milwaukee County, Wisconsin.

WISCONSIN
DENNIS C. SAUER
S-2421
FRANKLIN, WI
LAND SURVEYOR

Revised 12-04-06

GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

SCALE: 1"=50'

UNPLATTED

UNPLATTED

N 00°35'20" W
132.00'

UNPLATTED

66.00' 66.00'

NOTES:

O – Denotes Iron Pipe Set, 1.25" (O.D.) 24" Long weighing 1.13 LBS per Lineal Ft

– Map bearings refer to Grid North of the Wisconsin State Plane Coordinate System, South Zone, with the West Line of the NE 1/4 of Section 10-8-21 having an assumed bearing of N 00°35'20"W Dated January 2005

045-2003

Lot 1
18,513 S.F.
0.425 ACRES

045-2004

Lot 2
18,513 S.F.
0.425 ACRES

UNPLATTED

300.00'
S 89°24'40" W
280.50'

N 89°24'40" E
280.50'
280.50'

N 89°24'40" E
300.00'

9107

N 60th STREET
W BROWN DEER ROAD
W DEAN ROAD
Scale 1"=2000'
N 68th STREET

Vivcinity Sketch
NE 1/4 Section 10
T8N, R21E

UNPLATTED

DEDICATED TO THE VILLAGE OF BROWN DEER FOR THE PURPOSE OF PUBLIC ROAD WAY

66.00' 66.00'

19.5' S 00°35'20" E 132.00' 19.5'

P.O.B.

VILLAGE OF BROWN DEER LIMITS

(described) S 00°35'20" E 1863.85'

30' 30' S 00°35'20" E 132.00' 30' 30'

N 89°24'40" E 30.00'

N 00°35'20" W 660.98'

West Line of the NE 1/4 Section 10, Town 8 North, Range 21 East
(S 00°35'20" E 2656.83')

30' 30'

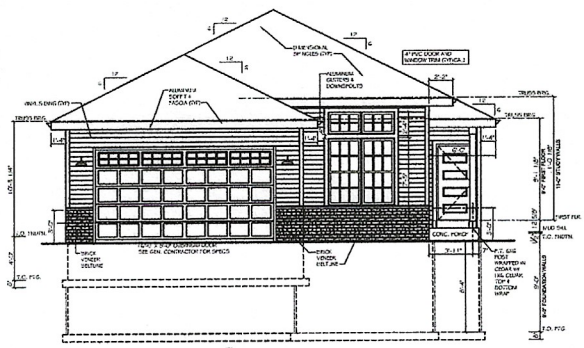
CITY OF MILWAUKEE LIMITS

NW Corner of the NE 1/4
Section 10, T8N, R21E
Conrete Monument
w/Brass Cap
N=435,686.63
S=2,534,927.68

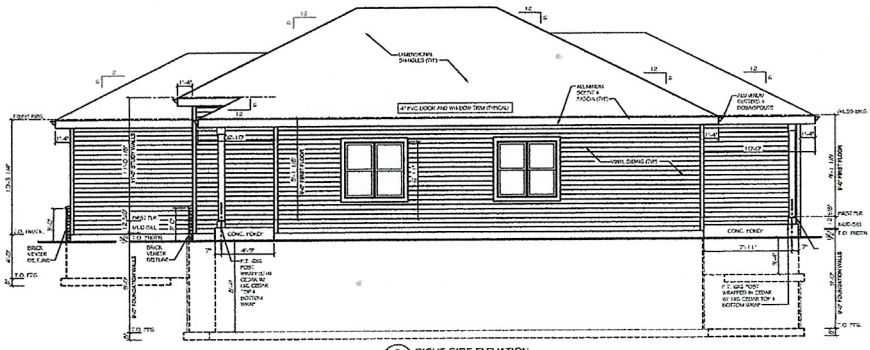
N. 68th STREET
(79.5' R.O.W.)

SW Corner of the NE 1/4
Section 10, T8N, R21E
Conrete Monument
w/Brass Cap
N=433,030.18
S=2,534,954.98

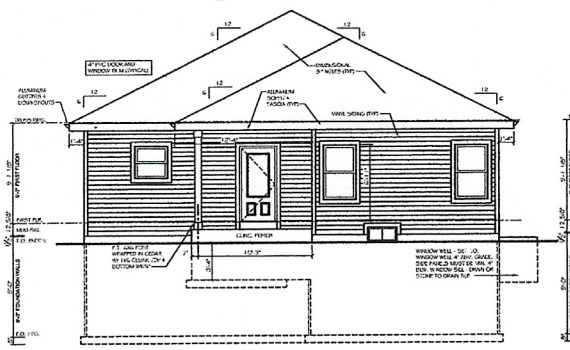
Sheet 1 of 3



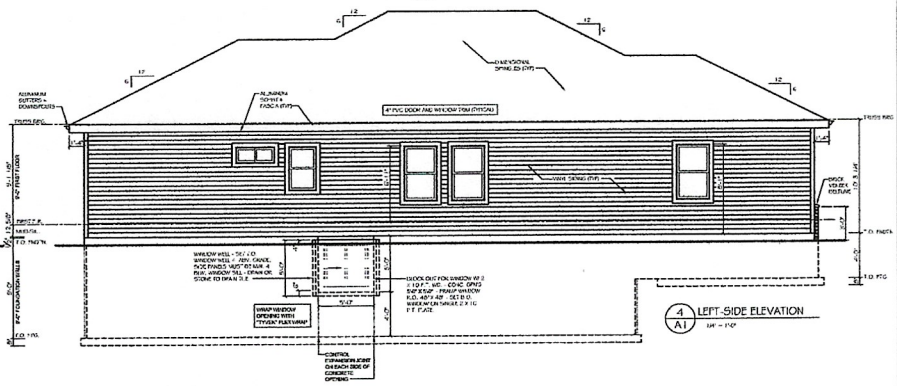
1 FRONT ELEVATION
A1 1/4" = 1'-0"



2 RIGHT-SIDE ELEVATION
A1 1/4" = 1'-0"



3 REAR ELEVATION
A1 1/4" = 1'-0"



4 LEFT-SIDE ELEVATION
A1 1/4" = 1'-0"

ABBREVIATIONS

ABV.	ABOVE	D.A.	DRAWERS	MAX.	MAXIMUM
A.F.F.	ABOVE FINISH FLOOR	D.W.	DISH WASHER	O.C.	ON CENTER
BLDG.	BUILDING	EXT.	EXTERIOR	O.H. DR.	OVERHEAD DOOR
BLW.	BELOW	F.G.	FIBERGLASS	PL. + SH.	"TILE AND SHEET"
BM.	BEAM	FLR.	FLOOR	P.T.	"PRESSURE TREATED"
B.O.	BOTTOM OF	FTG.	FOOTING	R.O.	ROUGH OPENING
BRG.	BEARING	FURN.	FURNACE	SH.	SHELF
C.C.	ELECTRICS CHUTE	G.D.	GARBAGE DISPOSAL	STL.	STEEL
CLG.	CEILING	GYP. BD.	GYPSUM WALL BOARD (STEEL)	T. & G.	TONGUE AND GROOVE
CMU	CONCRETE MASONRY	HDR.	HEADER	T.O.	TOP OF
COL.	COLUMN	INSUL.	INSULATION	TYP.	TYPICAL
CONC.	CONCRETE	JST.	JOIST	W/	WITH
CRS.	COURSE	L.T.	LAUNDRY TUB	WD.	WOOD
C.T.	CERAMIC TILE	M.N.	MINIMUM	W.H.	WATER HEATER

SYMBOLS

- CEILING LIGHT
- LIGHT OVER WALL OR FAN
- WALL MOUNTED LIGHT
- DUPLEX RECEPTACLE
- WEATHER-PROOF DUPLEX RECEPTACLE
- GFI CIRCUMFERENCE RECEPTACLE
- 220 VOLT DRYER OUTLET
- TELEPHONE JACK
- S SWITCH
- S_2 2-WAY SWITCH
- S_3 3-WAY SWITCH
- GAS CONNECTION
- FLOOR DRAIN
- FLOOD LIGHT
- DBL EYEBALL LIGHT
- RECESSED LIGHT
- TEXT, NOTE, PAINTING
- REINFORCED CEILING "FIRE-CAL 1/2"
- INTERCONNECTED SMOKE DETECTOR
- EXHAUST FAN
- TV CABLE OUTLET
- SMOKE / CARBON MONOXIDE DETECTOR

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY WORKING OR INCORRECT DIMENSIONS W/ GEN. CONT. PRIOR TO CONTINUING WITH WORK.

DO NOT SCALE DIMENSIONS FROM DRAWINGS!

2. INTERIOR PARTITIONS ARE 4-1/2" THICK (NOMINAL) UNLESS OTHERWISE NOTED.

3. **THE PLACEMENT OF BUILDING COMPONENTS, MECHANICAL EQUIPMENT, ALL ELECTRICAL & APPLIANCES ARE SUBJECT TO FIELD ADJUSTMENT.** ACTUAL CONFIGURATION MAY NOT CERTAINLY CONFORM TO THE INDICATED LOCATIONS ON THESE DRAWINGS.

4. ROUGH CARPENTERS SHALL BRACE AND WAX-MARK TEMPORARY BATCH GARGLES AT ALL OPEN WAYS AND JOISTS BETWEEN FLOORS & 2ND STORYARDS. SUBCONTRACTORS SHALL REPLACE OR REPAIR ANY BRACES REMOVED FOR CONSTRUCTION UNTIL TWO-STEP MARKERS HAVE BEEN INSTALLED.

5. ROOF TRUSS MANUFACTURER TO PROVIDE VALLEY FRAMING FOR ANY VALLEY TO WEST AND EAST.

6. ALL FASTENERS ARE TO BE HOT DIPPED GALVANIZED.

7. ALL MINIMUM FRAMING REMARKS UNLESS NOTED OTHERWISE ON DESIGNATED DETAILS SHALL BE:
- FOR STRINGERS: 2x12 ON EDGE ..... @ 24" O.C.
- FOR STRINGERS: 2x12 FLAT ..... @ 16" O.C.
- FOR STRINGERS: 2x12 FLAT UNDER TREADS ..... @ 12" O.C.
- FOR HEADERS: 2x12 (DOUBLE UNDER TUB) @ FOUNDATION WALL. CONTACT GENERAL CONTRACTOR FOR HEADER SIZE.

INDEX TO SHEETS

A1 FRONT ELEVATION, RIGHT-SIDE ELEVATION, REAR ELEVATION, LEFT-SIDE ELEVATION, ABBREVIATIONS, KEY TO SYMBOLS, GENERAL NOTES, INDEX TO SHEETS

A2 FOOTING / FOUNDATION PLAN, BEAM DETAIL @ POURED CONCRETE WALL, DETAIL @ GARAGE DOOR OPENING, WOOD POST ANCHOR, ELECTRICAL PLAN, SECTION THRU TYPICAL HOUSE WALL, SECTION @ STEEL BEAM, SECTION @ TOP OF WALL

A3 FLOOR PLAN, CABINET ELEVATIONS, ELECTRICAL PLAN, ROOF PLAN WINDOW AND EXTERIOR DOOR SCHEDULE

A4 WALL BRACING PLAN, PORTAL FRAMED DETAIL

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REVISIONS

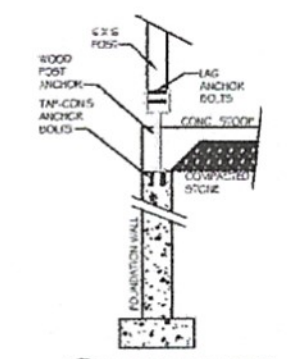
8498 NORTH 68th STREET
BROWN DEER, WISCONSIN 53223

BROWN DEER RANCH MODEL

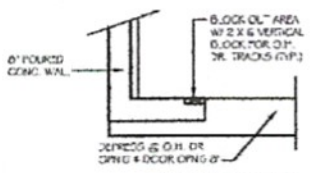
PLAN DATE
MAY 06 2026

JOB NUMBER
1226

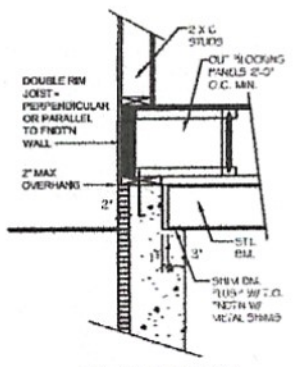
SHEET
A1



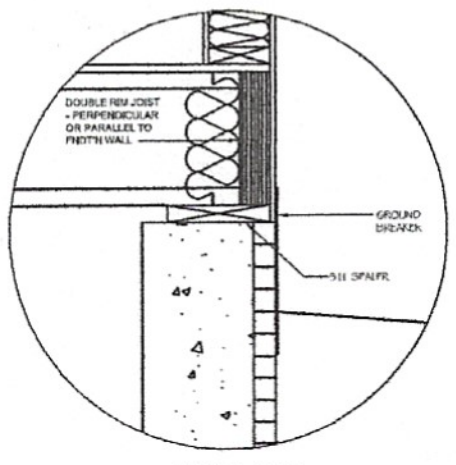
4 WOOD POST ANCHOR (A2) 1/2" = 1'-0"



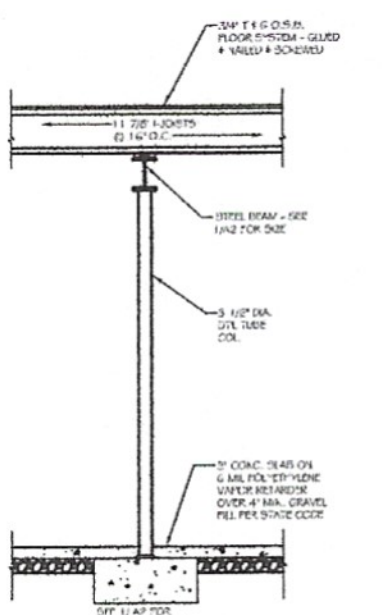
3 DETAIL @ GARAGE DOOR OPENING (A2) 1/2" = 1'-0"



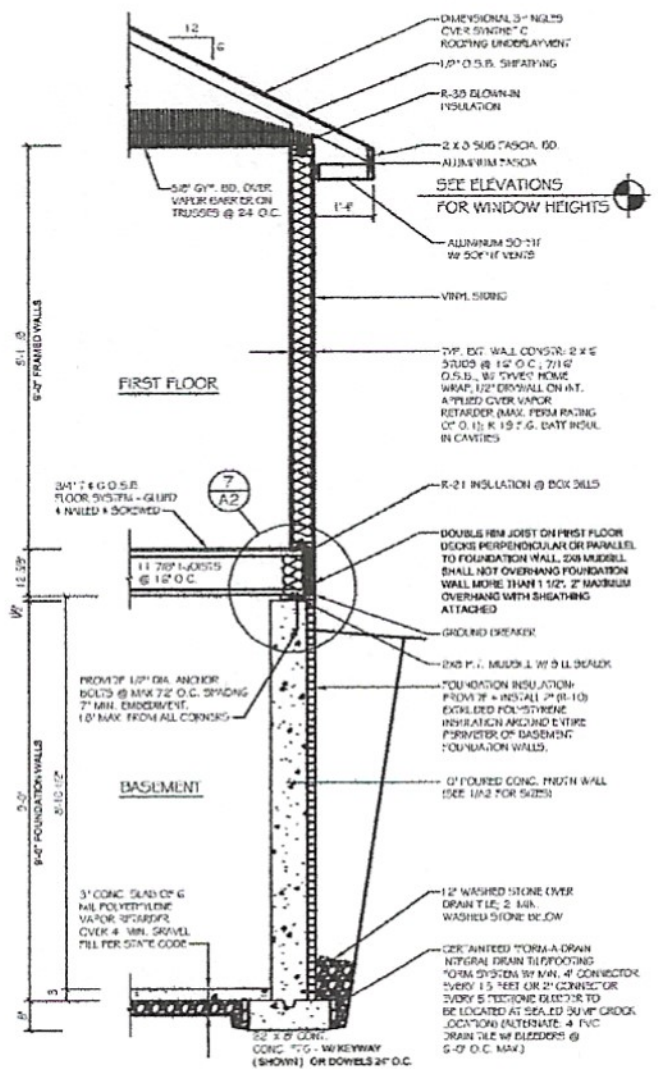
2 BM. DTL @ POURED CONC. WALL (A2) 3/4" = 1'-0"



7 SECTION @ TOP OF FNDT'N. WALL (A2)



6 SECTION @ STEEL BEAM (A2)



SEE ELEVATIONS FOR WINDOW HEIGHTS

5 SECTION THRU TYPICAL HOUSE WALL (A2)

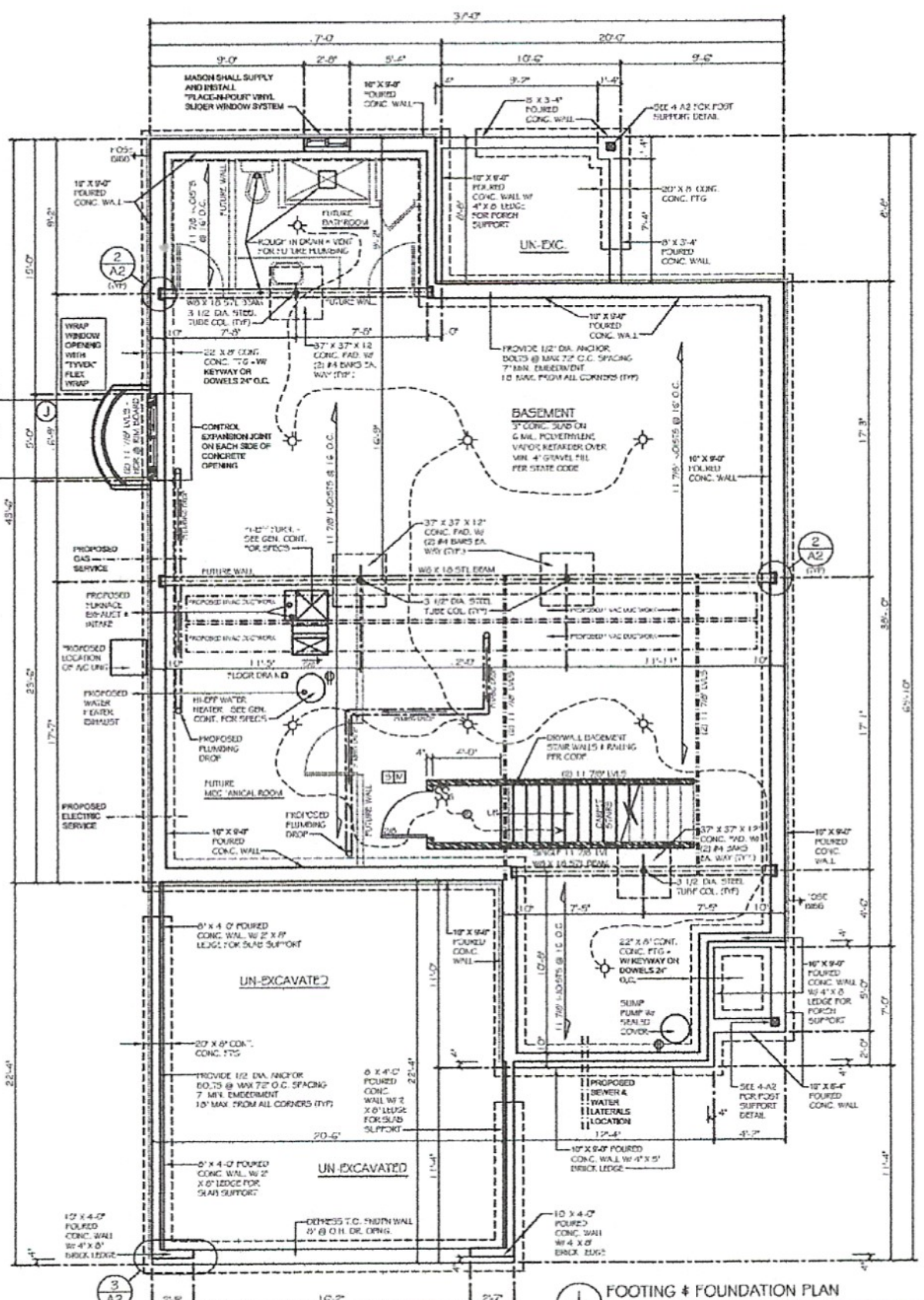
NOTES TO SHEET A2

1. SEE GENERAL NOTES ON SHEET A1
2. FOUNDATION CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL REQUIRED REINFORCING IN CONCRETE FOUNDATION WALLS AS PROVIDED FOR BY STATE CODE.
3. **FOOTINGS ARE DESIGNED FOR 2000 PSI SOIL BEARING CAPACITY;** LESS CAPACITY MAY REQUIRE RE-ENGINEERING.
4. SUMP PUMP LOCATION MAY VARY FROM PLAN PER REQUIREMENTS OF GOVERNING AGENCIES AND/OR GENERAL CONTRACTOR'S DISCRETION
5. FLOOR JOISTS SHALL BE ENGINEERED WOOD I JOISTS UNLESS OTHERWISE NOTED.

   11 7/8" I-JOIST:
   - MAX. SIMPLE SPAN IS 21'-5" @ 12 O.C.
   - MAX. SIMPLE SPAN IS 19'-7" @ 16 O.C.
   - MAX. MULTIPLE SPAN IS 23'-5" @ 12 O.C.
   - MAX. MULTIPLE SPAN IS 20'-5" @ 16 O.C.

   MAXIMUM SPANS BASED ON 40 PSF L.L. + 10 PSF D.L. L.L. DEFLECTION LIMITED TO L/ 480.
6. FOUNDATION INSULATION: PROVIDE & INSTALL 2" (R-10) EXTRUDED POLYSTYRENE INSULATION AROUND ENTIRE PERIMETER OF BASEMENT FOUNDATION WALLS FROM T.O. FOOTING TO T.O. FOUNDATION WALL (EXCLUDING BRICK LEDGES & EXPOSED SLAB EDGES) COVER EXPOSED INSULATION W/ INSULATION COVER (SEE WALL SECTION DETAIL)
7. CONTRACTOR TO PROVIDE A MIN. OF (2) #4 REINFORCING BARS @ BOTTOM OF ALL FOUNDATION WALLS SPANNING DISCONTINUOUS FOOTINGS.
8. ALL FOOTINGS SUPPORTING A CONCRETE WALL SHALL HAVE A KEYWAY BUILT INTO THE TOP OF THE FOOTING.
9. **CONCRETE WALL AND RE-BAR SCHEDULE:**

   * 8" X 3'-4" - 5'-0" POURED CONCRETE WALLS:
     (2) #4 BARS HORIZONTAL - TOP AND BOTTOM OF CONCRETE WALL.
   * 8" X 6'-0" - 7'-0" POURED CONCRETE WALLS:
     (3) #4 BARS HORIZONTAL - TOP, MIDDLE, & BOTTOM OF CONCRETE WALL
   * 10" X 8'-0" & 7'-4" POURED CONCRETE WALLS:
     (3) #4 BARS HORIZONTAL - TOP, MIDDLE, & BOTTOM OF CONCRETE WALL
   * 10" X 9'-0" POURED CONCRETE WALLS:
     (4) #4 BARS HORIZONTAL - EQUALLY SPACED IN CONCRETE WALL; TOP BAR SHALL BE WITH IN 24" OF TOP OF WALL. BOTTOM BAR SHALL BE WITH IN 24" OF BOTTOM OF WALL.
   * LAP LENGTH SHALL BE A MINIMUM OF 24"
   * CORNERS = EXTEND BARS AROUND CORNER AND LAP A MIN. OF 30 BAR DIAMETERS.
   * POURED CONCRETE WALLS SHALL HAVE CONCRETE STRENGTH OF 3500 PSI.



1 FOOTING & FOUNDATION PLAN (A2) 1/4" = 1'-0"

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Website: www.nisenbaumhome.com

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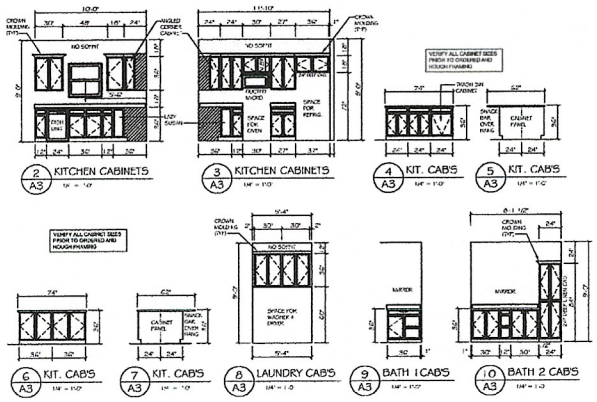
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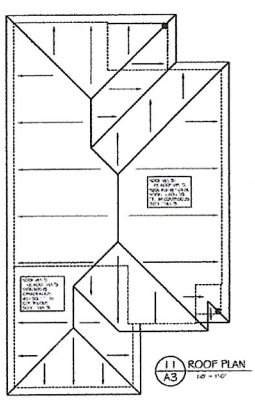
BROWN DEER RANCH MODEL

PLAN DATE: MAY 06 2026

JOB NUMBER: 1226

SHEET: A2





WINDOW & EXTERIOR DOOR SCHEDULE

MARK	ORDER AS LABELED	ROUGH OPENING	NOTES	QTY	SQ. FT. GLASS
FIRST FLOOR WINDOWS					
A	3060 HEAD 2 3/4	72" x 72"	1, 2, 7	1	26.64
B	3700 HEAD 2 7/8	72" x 84"	1, 2, 7	1	7.39
C	2050 HEAD 2 0/1	64" x 60"	1, 2	2	16.00 EA.
D	2650 EGT	34" x 76"	1, 2	1	6.94
E	3250 EGT	52" x 60"	1, 2	5	10.84 EA.
F	7665 SLIDER	90" x 78"	1, 4, 6	1	37.75
G	2440 D/H	52" x 46"	1, 2	1	6.39
H	NOT USED				
I	NOT USED				
BASEMENT WINDOWS					
J	4060 HOPE	48" x 48"	1, 2	1	11.06
K	NOT USED				
DOORS					
L	2068 SWING DOOR (PATIO SHED)	VERIFY	1, 5, 6	1	
M	2068 SWING DOOR (PATIO SHED)	VERIFY	1, 5, 6	1	
N	NOT USED				

VERIFY ALL WINDOW SIZES & ROUGH OPENINGS PRIOR TO ORDERING AND ROUGH FRAMING

NOTES TO SCHEDULE:

1. ALL HEADERS SHALL BE 3-2"x12" NO. 2 OR BETTER LUMBER, UNLESS OTHERWISE NOTED. SIZES AS SHOWN ON FLOOR PLAN.
2. WINDOWS SHALL BE DOUBLE-HUNG VINYL CLAD-WIRE WINDOWS WITH NAILING FLANGE AND SCREENS.
3. WINDOWS SHALL BE FIXED VINYL CLAD-WIRE WINDOWS WITH NAILING FLANGE.
4. WINDOWS SHALL BE SLIDER VINYL CLAD-WIRE WINDOWS WITH A NAILING FLANGE & SCREENS.
5. DOORS SHALL BE INSULATED UNITS, 5/8" LITE AS NOTED. PROVIDE 3/8" GLASS WHEN STYLE REQUIRES.
6. WINDOWS SHALL HAVE TEMPERED GLASS PER SOLAR ENERGY CODE WHERE APPLICABLE.
7. WINDOWS NOTED, HAVE WINDOW GRILLS PER ELEVATION.

NOTES TO SHEET A3

1. CONTRACTOR SHALL VERIFY MASTER OR SUBCONTRACT UNLESS ONE OF OUR SEAL CONT.

DO NOT SCALE DIMENSIONS FROM DRAWINGS!

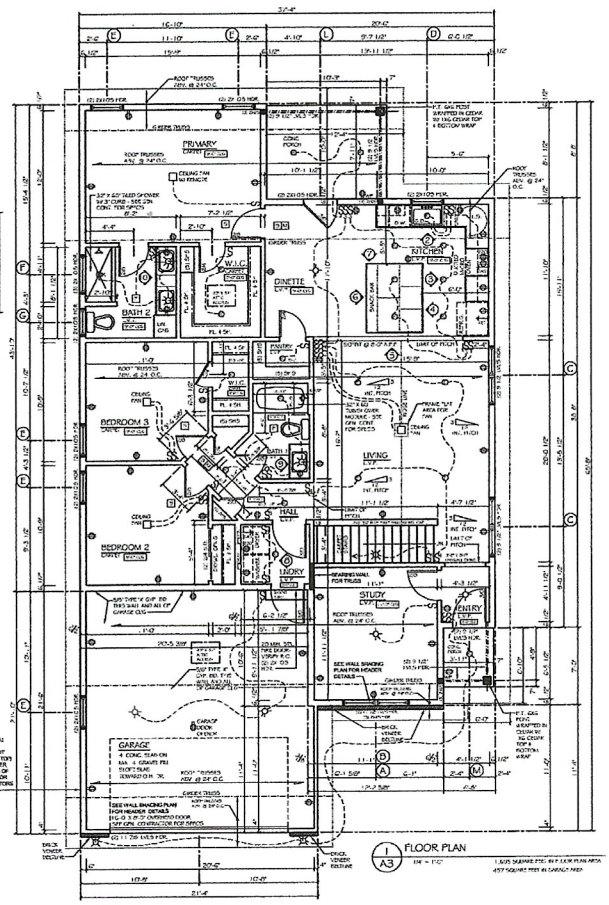
2. INTERIOR PARTITIONS ARE 4-1/2" THICK UNLESS 0" DRYWALL NOTED.

3. **THE PLACEMENT OF BUILDING COMPONENTS, MECHANICAL EQUIPMENT, ALL ELECTRICAL & APPLIANCES ARE** SUBJECT TO FIELD ADJUSTMENT. ACTUAL CONSTRUCTION MAY NOT CONFORM EXACTLY TO THE INDICATED LOCATIONS ON THE DRAWINGS.

4. ROUGH CARPENTERS OF ALL METAL TYPE STUDDING AS ALL LOCATIONS AS REQUIRED BY STATE CODE.

5. SEE WINDOW EXTERIOR DOOR SCHEDULE FOR ALL TO WINDOW DESIGNATIONS.

6. ALL GREEN TRUSSES SHALL HAVE A MIN. OF (3) 2x10s MIN. EACH SIDE FOR BRACING.



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