

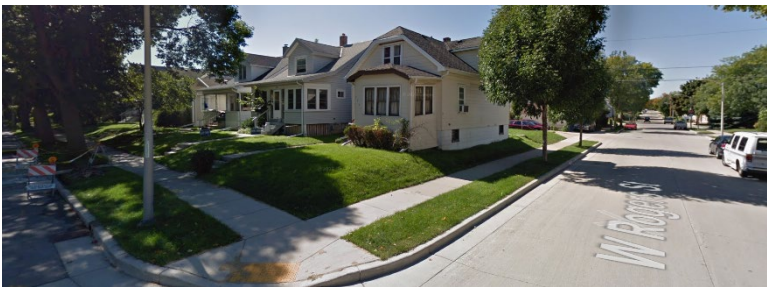


**STAFF REPORT**  
**WEST ALLIS PLAN COMMISSION**  
**Wednesday, April 23<sup>rd</sup> 2025**  
**6:00 PM**

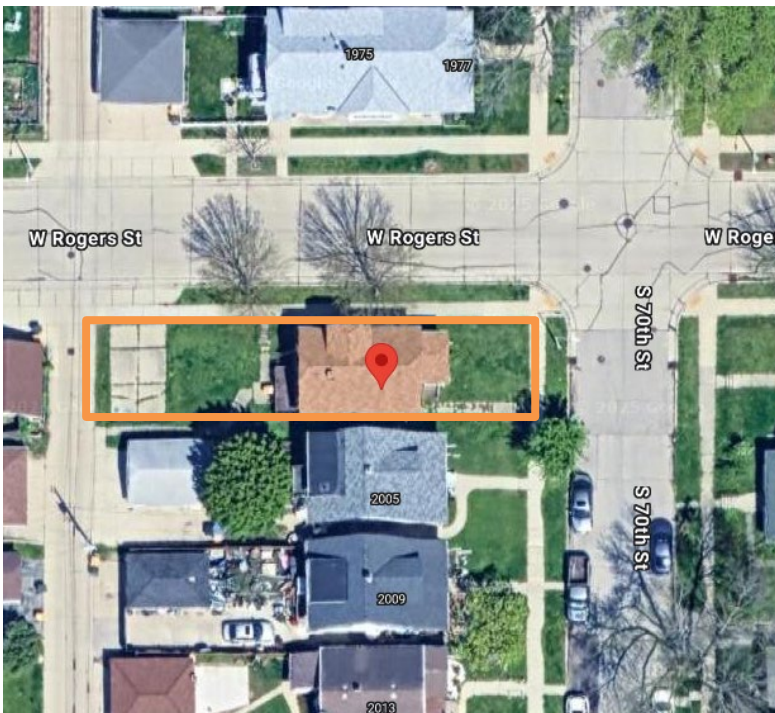
3. **Site, Landscaping, and Architectural Design Review to convert a single-family home into a duplex, a proposed use, at 2001 S. 70th St (Tax Key No. 453-0926-000).**

**Overview & Zoning**

The applicant for the property at 2001 S. 70th St. is proposing to convert the existing single-family home into a two-unit dwelling. This conversion will occur through an addition that will be attached to the rear of the building. The building fronts S. 70 St. and also an alley access, however access to



the existing off-street paved surface/parking pad behind the home is accessible via an existing driveway from W. Rogers St.



The property is zoned RB — “intended for traditional neighborhoods with a diverse array of housing types on small lots.” Two-unit dwellings are considered permitted uses in the RB zoning district, provided that the proposed addition meets the buildout regulations outlined in Section 19.41 of the West Allis Municipal Code for the district. Conversations with the architect for this project have revealed that this is not the

first iteration of this project. The final design of this single-family home conversion was intentionally selected to maintain the original look of the home while seamlessly incorporating an addition to the back of the building to match other existing homes in the neighborhood.

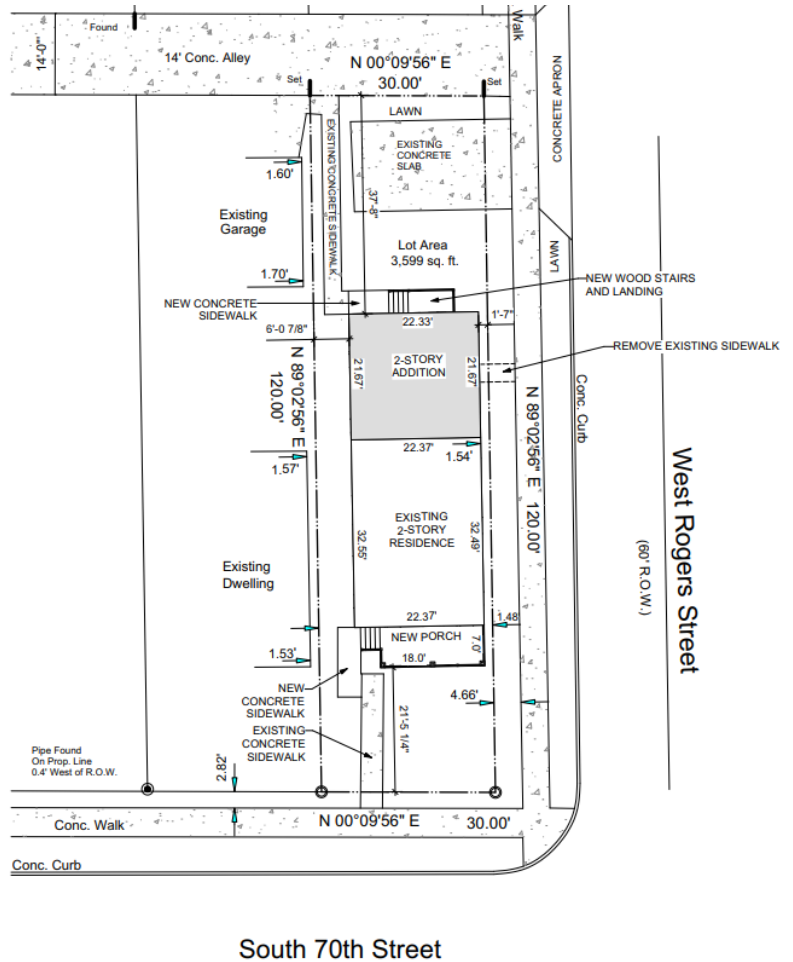
## Site Plan

The property is located at the corner of S. 70th St. and W. Rogers St. An alley that runs north to south, opposite S. 70th St., abuts the property and leads to an existing concrete slab that provides two parking spaces. Toward the front of the lot, facing S. 70th St., there is an existing two-story residential home. A new porch extension is proposed at the front of this home will equal in total 126 sq. ft. and is compliant with the City's front setback requirements in the RB district.

A two-story, 22' x 21' addition is proposed at the rear of the existing building, featuring a new set of wooden stairs and a landing. The addition will follow the existing buildout lines of the original residence. As such, it will remain compliant with all lot line regulations **except** for the requirement that structures be located at least 3 feet from the side lot line.

- The proposed addition, consistent with the form of the original residence's footprint/buildout, is planned to be 1'7" from the side lot line. Therefore, a variance from the zoning ordinances will be required for this project.
- As part of the staff recommendation, before the applicant may obtain a building permit, Board of Appeals consideration and approval will be required.

Lots within the RB district are also subject to a maximum lot coverage requirement of 60%. Out of a total lot area of 3,599 sq. ft., approximately 1,211 sq. ft. will be developed, resulting in a lot coverage of 34%. Even with the proposed addition, the home remains compliant with the City's lot coverage requirement.



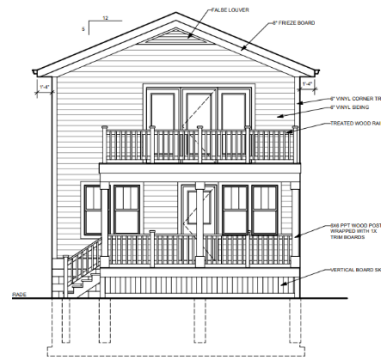
## Architectural Plan

Minor architectural changes are proposed to the existing building, with the architectural features of the addition designed to match the existing appearance and materials of the original home. The existing 6" vinyl siding will be extended around the entire building, including the new addition to create a seamless look for the building. The traditional bungalow-style clipped gable roof will be replaced with a standard gable roof featuring a false louver.

Several notable changes are proposed for the east-facing front elevation, including the replacement and expansion of the existing porch with a wood-post porch beneath a mirrored porch on the second floor. On the west elevation at the rear of the building, the existing porch will be relocated from the right side of the entryway to the left. The proposed height of the renovated home will be approximately 26 feet.



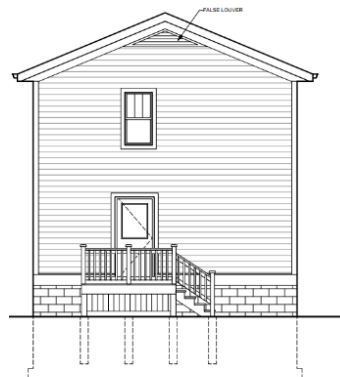
1 EXISTING FRONT (EAST) ELEVATION  
SCALE: 1/4" = 1'-0"



1 PROPOSED FRONT (EAST) ELEVATION  
SCALE: 1/4" = 1'-0"



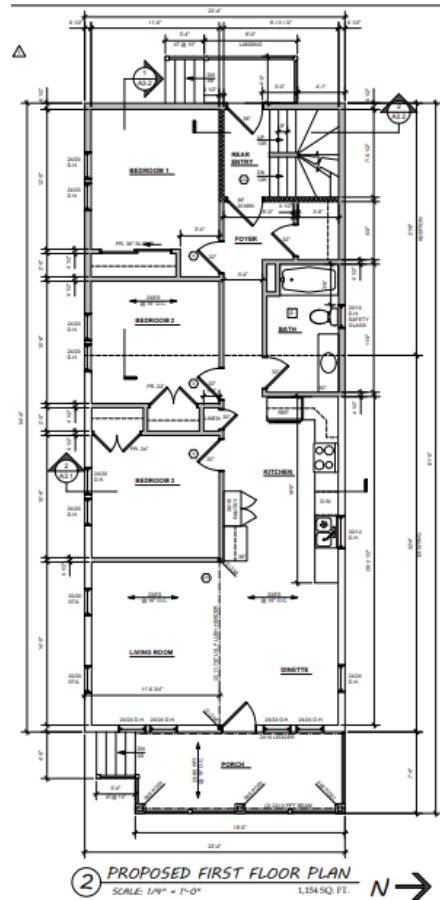
3 EXISTING REAR (WEST) ELEVATION  
SCALE: 1/4" = 1'-0"



3 PROPOSED REAR (WEST) ELEVATION  
SCALE: 1/4" = 1'-0"

## Floor Plan

The applicant submitted a floor plan for the basement, first floor, and second floor of both the existing property as well as the property with the proposed addition. The initial floor plans show no



features in the basement, one bedroom, a dining and living space, and one restroom on the first floor. The second floor indicates a large, open space. Many changes are indicated in the proposed addition floor plans. The basement level will be separated into two distinct spaces. The first floor of the property will support a porch extension, a living room, kitchen, dining space, three bedrooms in total, and one restroom. The changes proposed for the second-floor mirror that of the first, aside from the addition of a deck on the second floor, allowing this 2-unit residence to facilitate a total of 6 bedrooms and two bathrooms with full kitchens and living quarters.

## Design Guidelines

The proposal is considered a minor redevelopment; guidelines may be used as a framework but are not a requirement for approval.

- Consideration of a clipped gable roof features on east and west elevations.
- Color and finish details of the building exterior siding, trim, and porch/deck railings is recommended.

**Recommendation:** Approval of the Site, Landscaping, and Architectural Design Review to convert a single-family home into a duplex, a proposed use, at 2001 S. 70th St (Tax Key No. 453-0926-000) subject to an application submitted to the Board of Appeals for an area variance to allow a side lot setback of 1'7" instead of the current standard of 3'.

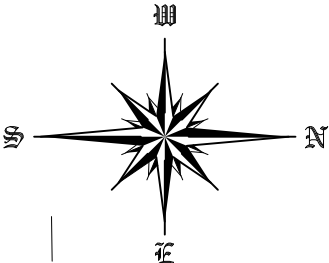
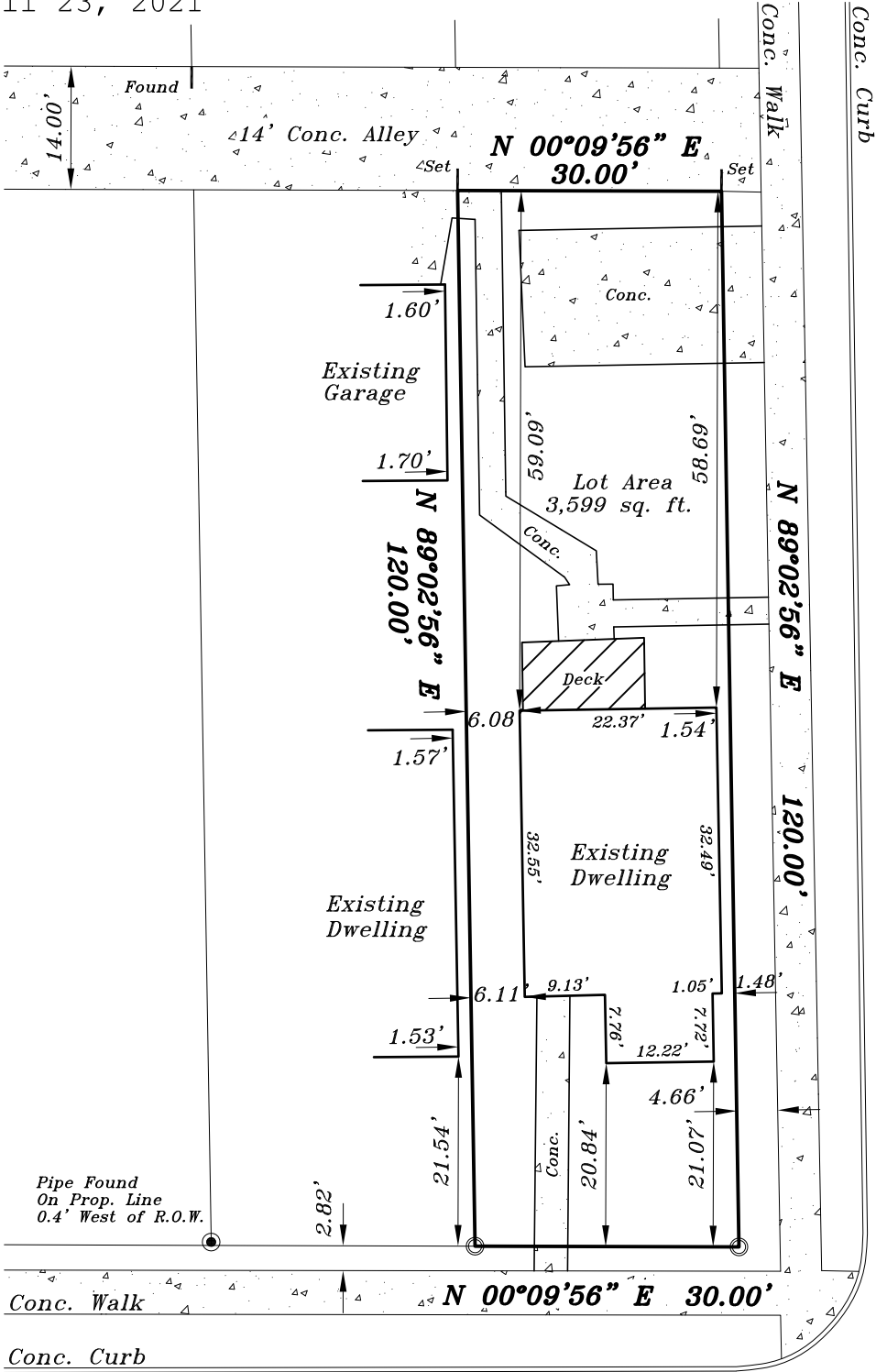
PLAT OF SURVEY

LOCATION: 2001 South 70th Street, West Allis, Wisconsin

LEGAL DESCRIPTION: Lot 1 in Block 18 in GROSS WEST ALLIS ADDITION, in the West 1/2 of Section 3, in the Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

April 23, 2021

Survey No. 112463



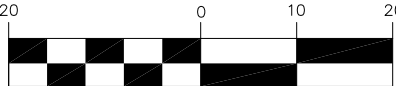
West Rogers Street

(60' R.O.W.)

South 70th Street

(60' R.O.W.)

GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

METROPOLITAN SURVEY  
SERVICE, INC.

PROFESSIONAL LAND SURVEYORS

9415 West Forest Home Avenue, Suite 202

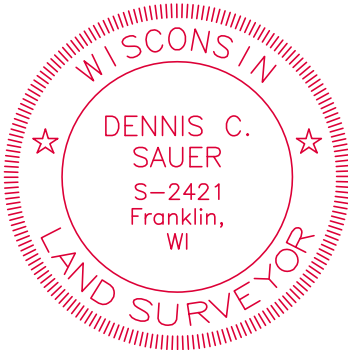
Hales Corners, Wisconsin 53130

PH. (414) 529-5380

survey@metropolitansurvey.com

www.metropolitansurvey.com

- — Denotes Iron Pipe Found
- — Denotes Iron Pipe Set
- | — Denotes Cut Notch



I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY. ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

SIGNED

*Dennis C. Sauer*

Dennis C. Sauer

Professional Land Surveyor S-2421



1. THE ARCHITECT/ENGINEER MAINTAINS NO RESPONSIBILITY FOR THE GENERAL CONTRACTOR, SUBCONTRACTORS, OR THOSE WORKING IN SUCH CAPACITIES, FOR THE MEANS OR METHODS USED, OR LACK THEREOF, IN THE EXECUTION OF THE WORK AND SAFETY PROCEDURES AND PRECAUTIONS TAKEN AT THE PROJECT SITE.
2. ALL CONSTRUCTION SHALL BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES.
3. CONTRACTORS SHALL COMPLY WITH THE LATEST (OSHA) OCCUPATIONAL SAFETY AND HEALTH ACT REQUIREMENTS.
4. CONTRACTORS SHALL ASSUME FULL RESPONSIBILITY - UNRELIEVED BY REVIEW OF SHOP DRAWINGS NOR BY SUPERVISION OR PERIODIC OBSERVATION OF CONSTRUCTION FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS - FOR DIMENSIONS TO BE CONFIRMED AND CORRELATED ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS OR SETS OF DRAWINGS; FOR FABRICATION PROCESSES AND CONSTRUCTION TECHNIQUES (INCLUDING EXCAVATION, SHORING, BRACING, SCAFFOLDING, FORMWORK ERECTION, ETC.); FOR COORDINATION OF THE VARIOUS TRADES; FOR SAFE CONDITIONS ON THE JOB SITE; AND FOR PROTECTION OF THE PEOPLE AND PROPERTY AT THE JOB SITE.
5. VARIATIONS IN FIELD CONDITIONS RELATIVE TO THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER. WORK SHALL NOT PROGRESS UNTIL WRITTEN PERMISSION FROM THE ARCHITECT/ENGINEER IS OBTAINED.
6. THE INFORMATION CONTAINED ON THE DRAWINGS IS IN ITSELF INCOMPLETE, AND VOID UNLESS USED IN CONJUNCTION WITH ALL THE SPECIFICATIONS, TRADE PRACTICES, APPLICABLE STANDARDS, CODES, ETC., INCORPORATED THEREIN BY REFERENCE, OF WHICH THE CONTRACTOR CERTIFIES KNOWLEDGE BY SIGNING THE CONTRACT.
7. UNLESS OTHERWISE NOTED, ALL DETAILS, SECTIONS AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS AND CONDITIONS ELSEWHERE.
8. DRAWINGS ARE NOT TO BE USED FOR SHOP DETAILING OR FOR CONSTRUCTION UNLESS SPECIFICALLY STAMPED BY THE ARCHITECT / ENGINEER ON THE DRAWINGS "FOR DETAILING" OR "FOR CONSTRUCTION". THESE DRAWINGS ARE NOT TO BE REPRODUCED FOR THE PURPOSE OF USING THEM AS SHOP DRAWINGS.
9. ARCHITECT / ENGINEER'S REVIEW OF DRAWINGS PREPARED BY THE CONTRACTORS, SUPPLIERS, ETC., ARE ONLY FOR CONFORMANCE WITH THE DESIGN CONCEPT. CONSTRUCTION SHALL NOT START WITHOUT SAID REVIEW, AND ONLY SHOP DRAWINGS STAMPED BY THE ARCHITECT / ENGINEER WILL BE ALLOWED AT THE JOB SITE.
10. SEE ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL OPENINGS, SLEEVES, EQUIPMENT PADS, DEPRESSIONS, CURBS, INSERTS, FLOOR FINISHES AND OTHER EMBEDDED ITEMS.
11. UNLESS OTHERWISE NOTED OR SHOWN, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND PLACEMENT OF ANY INSERTS, HANGERS, ANCHOR BOLTS, HOLES OR PIPE SLEEVES THAT ARE REQUIRED BY THE MECHANICAL, ELECTRICAL OR PLUMBING EQUIPMENT.
12. ALL DIMENSIONS ON STRUCTURAL DRAWINGS ARE TO BE CHECKED BY THE CONTRACTORS AGAINST ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS. CONTRACTORS SHALL BE FULLY RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL DIMENSIONS ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS AND RESPECTIVE TRADES.
13. THIS PROJECT IS BEING DESIGNED AND CONSTRUCTED UTILIZING A DESIGN / BUILD DELIVERY PROCESS FOR THE MAJOR SUBCONTRACTOR TRADES OF MECHANICAL (HVAC), ELECTRICAL, PLUMBING AND FIRE PROTECTION SYSTEMS. EACH SUBCONTRACTOR IS RESPONSIBLE TO SUBMIT PLANS AND OBTAIN PERMITS FOR THEIR RESPECTIVE SPECIALTY TRADES. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL COORDINATE ALL WORK WITHIN THE SCOPE OF THIS PROJECT FOR SYSTEMS INSTALLATION, INTERFERENCE CONTROL AND PROJECT CONSTRUCTION SCHEDULE.
14. FIELD VERIFY ALL EXISTING CONDITIONS TO MATCH NEW INTERIOR FINISHES TO EXISTING INTERIOR FINISHES AS CLOSE AS POSSIBLE.
15. FIELD VERIFY ALL EXISTING EXTERIOR CONDITIONS TO MATCH NEW EXTERIOR FINISHES AND DETAILS AS CLOSE AS POSSIBLE.
16. WINDOW DESIGNATIONS GIVEN ARE FOR GLASS SIZE NOTED IN INCHES (WIDTH X HEIGHT) PER SASH. MATCH WINDOW SIZES AS CLOSELY AS POSSIBLE TO SELECTED WINDOW MANUFACTURER'S STANDARD SIZES.
17. CONTRACTOR SHALL OBTAIN AND VERIFY ROUGH OPENING SIZES FOR ALL WINDOWS AND DOORS FROM MANUFACTURER.
18. FIELD VERIFY ALL EXISTING WINDOWS SHALL MEET THE CODE REQUIREMENT FOR LIGHT (8%) VENTILATION (3.5%) IN ALL HABITABLE ROOMS; MEET EGRESS REQUIREMENTS FOR CLEAR OPENING OF 20" X 24" (EITHER WIDTH X HEIGHT OR HEIGHT X WIDTH).
19. NEW WINDOWS INSTALLED IN ANY OF THE LOCATIONS LISTED IN SPS 321.05 SHALL BE PROVIDED WITH SAFETY GLAZING.
20. NEW WINDOWS SHALL MEET CODE REQUIREMENTS FOR LIGHT (8%) AND VENTILATION (3.5%) IN ALL HABITABLE ROOMS; MEET EGRESS REQUIREMENTS FOR CLEAR OPENING OF 20" X 24" (EITHER WIDTH X HEIGHT OR HEIGHT X WIDTH).
21. INSTALL SMOKE ALARMS; INTERCONNECTED AND DIRECTLY WIRED TO THE DWELLING'S ELECTRICAL SERVICE WITH A BACK-UP BATTERY SUPPLY.
22. INSTALL COMBINATION SMOKE ALARM/CARBON MONOXIDE ALARM; INTERCONNECTED AND DIRECTLY WIRED TO THE DWELLING'S ELECTRICAL SERVICE WITH A BACK-UP BATTERY SUPPLY.
23. THIS PROJECT INVOLVES INSTALLATION OF NEW ROOF TRUSSES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY THE TRUSS BEARING CONDITIONS, TRUSS LENGTH AND ROOF PITCH (WHEN MATCHING EXISTING ROOF PROFILES) PRIOR TO ORDERING AND INSTALLING THE NEW ROOF TRUSSES.

ARCHITECT & CONTRACTOR SHALL DETAIL & CONSTRUCT BUILDING FINISHES TO ACCOMMODATE AN EXPECTED BUILDING SHRINKAGE OF APPROXIMATELY 3/16" TO 3/8" PER FLOOR OF WOOD CONSTRUCTION. PROPER CARE SHALL BE TAKEN TO PREVENT STORED & INSTALLED LUMBER FROM THE ELEMENTS. DO NOT ALLOW LUMBER TO REST IN STANDING WATER.

2. **FRAMING MEMBERS**  
VERTICAL MEMBERS: SPRUCE/PINE/FIR #2 OR BETTER, MOISTURE CONTENT SHALL BE BETWEEN 15% AND 19%

JOISTS: 2x No 1 / No 2 SPF, UNO  
SIZE & SPACING PER PLANS  
NO 2 TREATED SOUTHERN YELLOW  
PINE (EXTERIOR), UNO

POSTS: NO 2 SPF (INTERIOR), UNO  
NO 2 TREATED SOUTHERN YELLOW  
PINE (EXTERIOR), UNO

3. BOTTOM PLATES OF STUD WALLS TO BE SAME GRADE AS STUDS. BOTTOM PLATE IN CONTACT w/ CONCRETE SHALL BE TREATED SOUTHERN YELLOW PINE. TOP PLATES OF STUD WALLS TO BE SAME GRADE AS STUDS.

4. FLOOR SHEATHING SHALL BE 3/4" APA RATED, T&G SHEATHING, GLUED & NAILED TO FLOOR FRAMING w/ 8d COMMON OR BOX NAILS @ 6" OC ALONG EDGES AND 12" OC ALONG INTERMEDIATE MEMBERS. STAGGER PANEL EDGES.

5. ROOF SHEATHING SHALL BE 1/2" APA RATED OSB SHEATHING ATTACHED TO THE ROOF FRAMING MEMBERS w/ 8d COMMON OR BOX NAILS @ 6" OC ALONG EDGES AND 12" OC ALONG INTERMEDIATE MEMBERS. STAGGER PANEL EDGES.  
(1" MINIMUM EMBEDMENT INTO FRAMING MEMBER).

6. EXTERIOR WALLS SHALL BE SHEATHED WITH 7/16" APA RATED SHEATHING. ATTACH DIRECTLY TO THE OUTSIDE FACE OF EXTERIOR STUD WALLS WITH 16 GAGE, 1 1/2" STAPLES @ 6" OC ALONG EDGES AND 12" OC ALONG INTERMEDIATE MEMBERS, UNO.

7. DESIGN UPLIFT ON ROOF TRUSSES AS INDICATED IN THE DESIGN CRITERIA. PROVIDE TIE DOWN CLIP AT EACH TRUSS, AT EVERY POINT OF BEARING.

8. TYPICAL TRUSS SPACING = 2'-0" EXCEPT WHERE SPECIFICALLY NOTED.

9. COORDINATE WALL STUD LOCATIONS TO ALIGN WITH TRUSS BEARING LOCATIONS @ ALL WALLS.

10. PROVIDE EQUIVALENT SIZE SOLID BLOCKING & VERTICAL MEMBERS THROUGH UNDERLYING FLOORS / WALLS BELOW MULTIPLE MEMBERS OR POSTS CARRYING CONCENTRATED LOADS.

11. COLUMN SIZES SHOWN ARE MIN. CONTRACTOR MAY USE LARGER SECTION IF REQ'D TO FULLY SUPPORT MEMBERS.

12. WHERE BUILT-UP SECTIONS OF DIMENSIONAL LUMBER ARE INDICATED, FASTENING SHALL BE IN ACCORDANCE WITH NDS 15.3.3. MULTI-PLY LVL SECTIONS SHALL BE FASTENED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

13. USE JOIST HANGERS DESIGNED FOR GIVEN MEMBER SIZE TO SUPPORT ALL JOISTS/HEADERS FRAMING INTO SIDES OF OTHER MEMBERS.

14. PROVIDE CROSS BRIDGING/BLOCKING BETWEEN FLOOR JOISTS PER NATIONAL DESIGN SPECIFICATION 4.4.1.

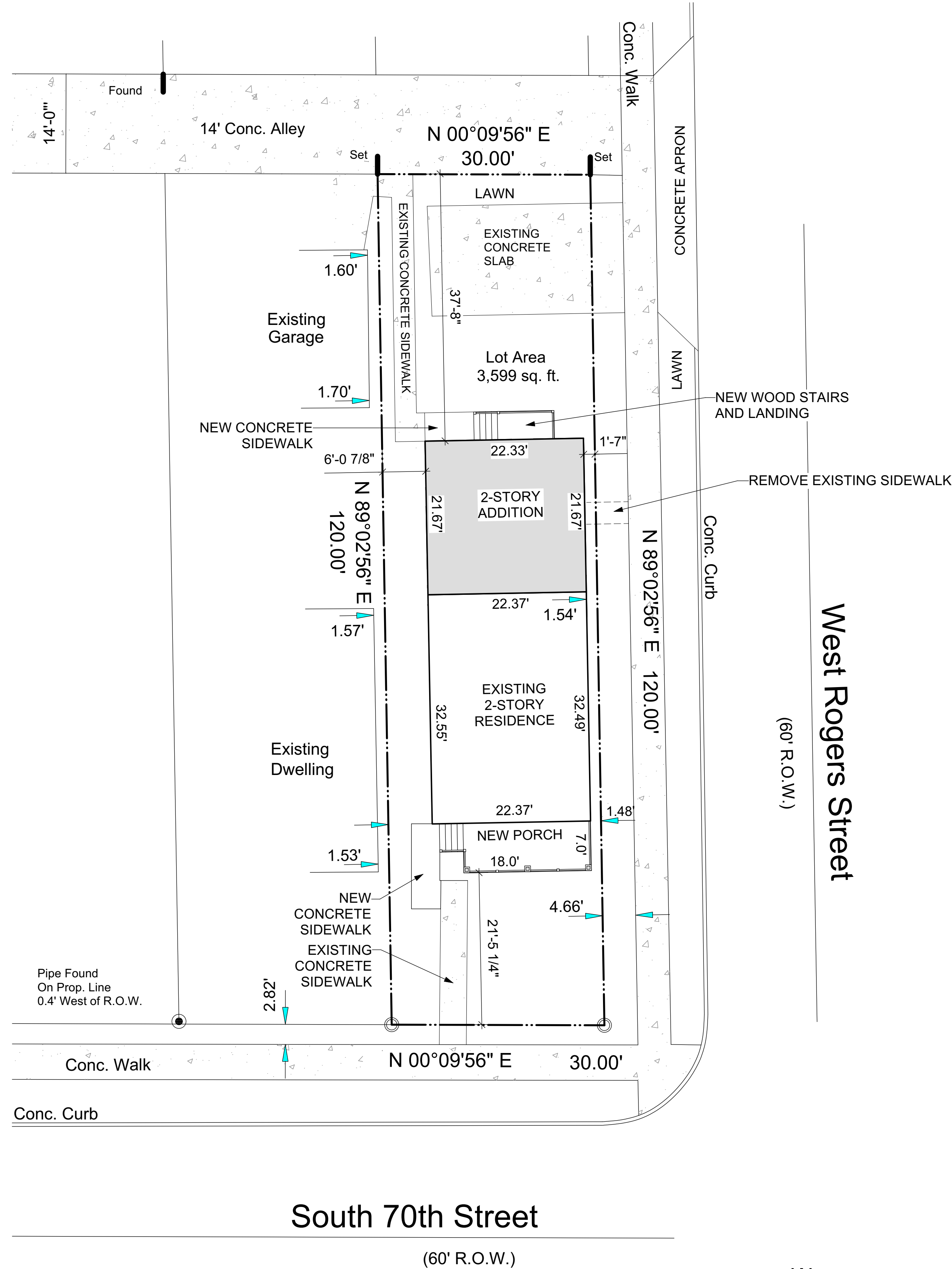
15. DO NOT CUT, NOTCH, OR DRILL HOLES IN MIRCOLAM LVL OR JOISTS WITHOUT DESIGNER APPROVAL.

<u>REINFORCING STEEL STRENGTHS</u>	
BARS - ASTM A615, GRADE 60	Fy = 60,000 psi
WWF - ASTM A165	Fy = 65,000 psi
<u>BOLT STRENGTHS</u>	
ANCHOR BOLTS - ASTM A307 OR A36	
HIGH STRENGTH BOLTS - ASTM A325N	
EXPANSION BOLTS - WEDGE TYPE	
<u>CAST-IN-PLACE CONCRETE STRENGTHS</u>	
FOOTINGS	f'c = 3,000 psi
WALLS	f'c = 3,000 psi
SLAB ON GRADE	f'c = 4,000 psi

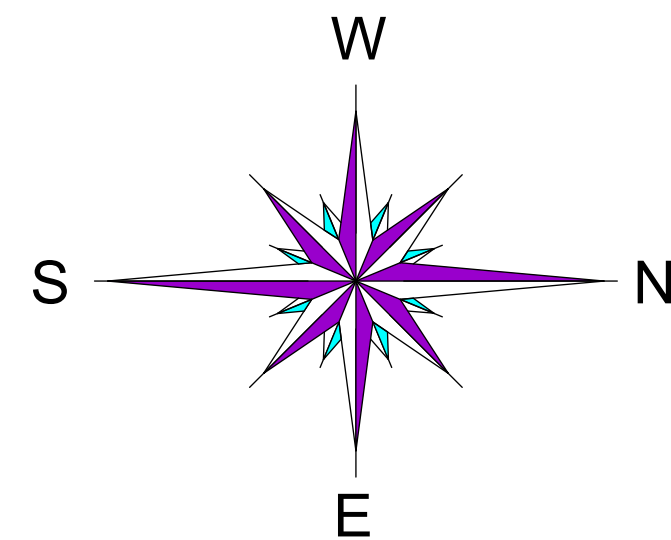
T1.0	TITLE SHEET
C1.1	PROPOSED SITE PLAN
A1.0	EXISTING FLOOR PLANS
A1.1	PROPOSED FLOOR PLANS
A2.0	EXISTING ELEVATIONS
A2.1	PROPOSED ELEVATIONS
A3.1	WALL SECTIONS AND GENERAL NOTES
A3.2	PARTIAL BUILDING SECTION AND STAIR SECTION
A3.3	DECK DETAILS
A3.4	DECK DETAILS
S1.1	PROPOSED WALL BRACING PLANS

# T1.0





1 PROPOSED SITE PLAN  
SCALE: 1" = 20'



PLAN EXAM SET 7/10/2024

Project **2-FAMILY CONVERSION AND  
INTERIOR ALTERATIONS OF THE  
EXISTING RESIDENCE**

Sheet Title  
PROPOSED SITE PLAN

Revisions  
--/--/----

Date: 7/10/2024  
Job NO.: 18-165  
Sheet No.

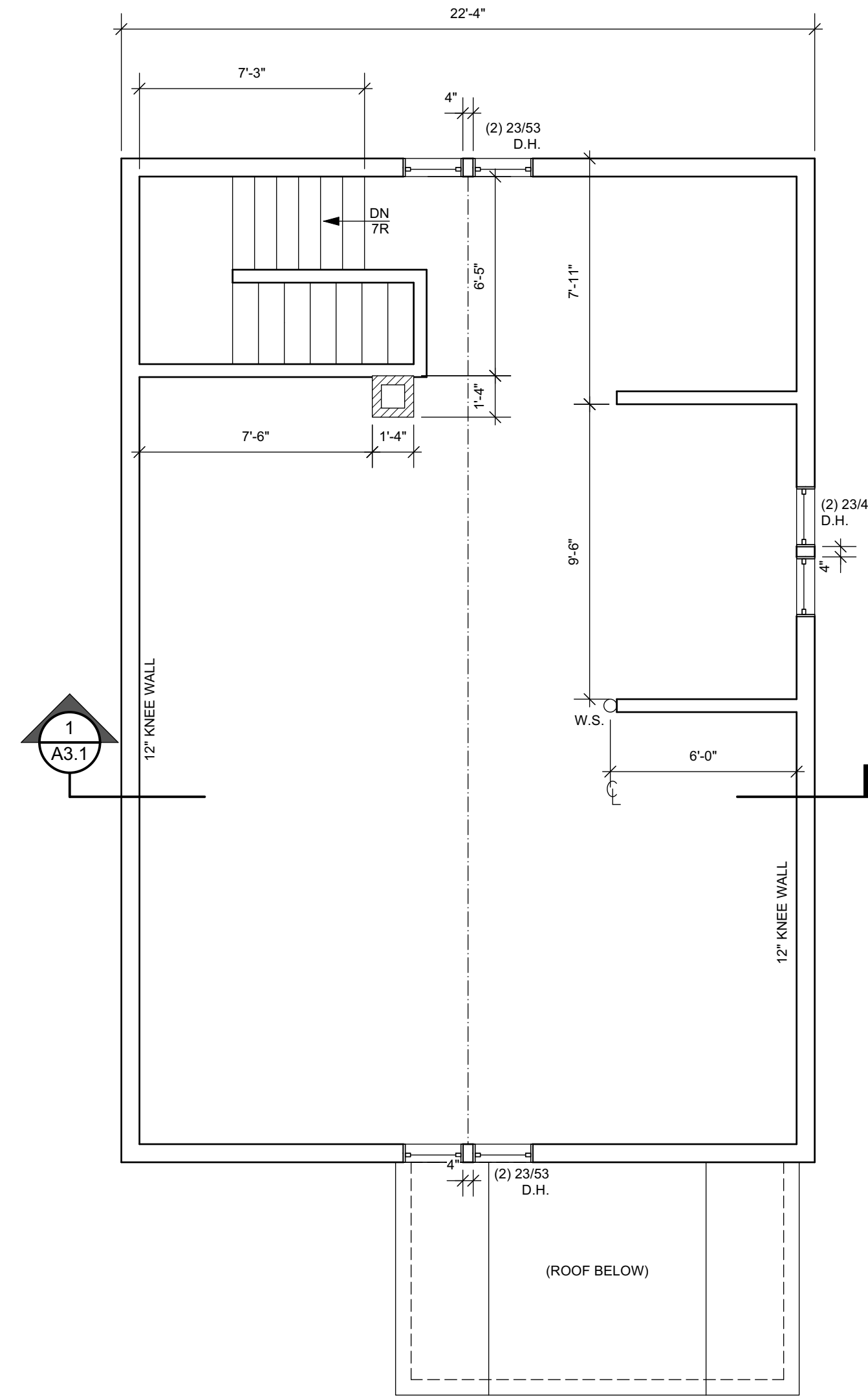
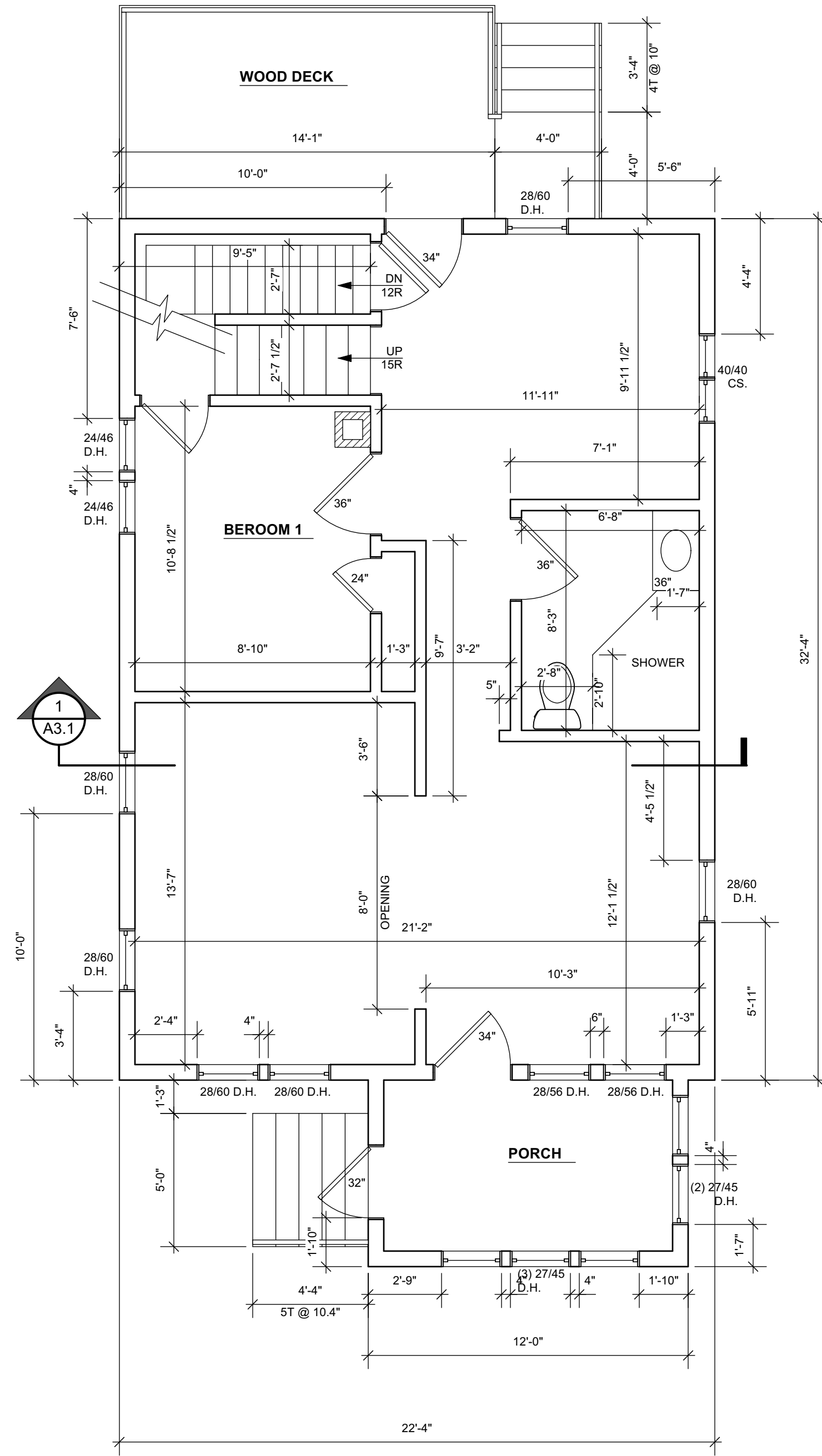
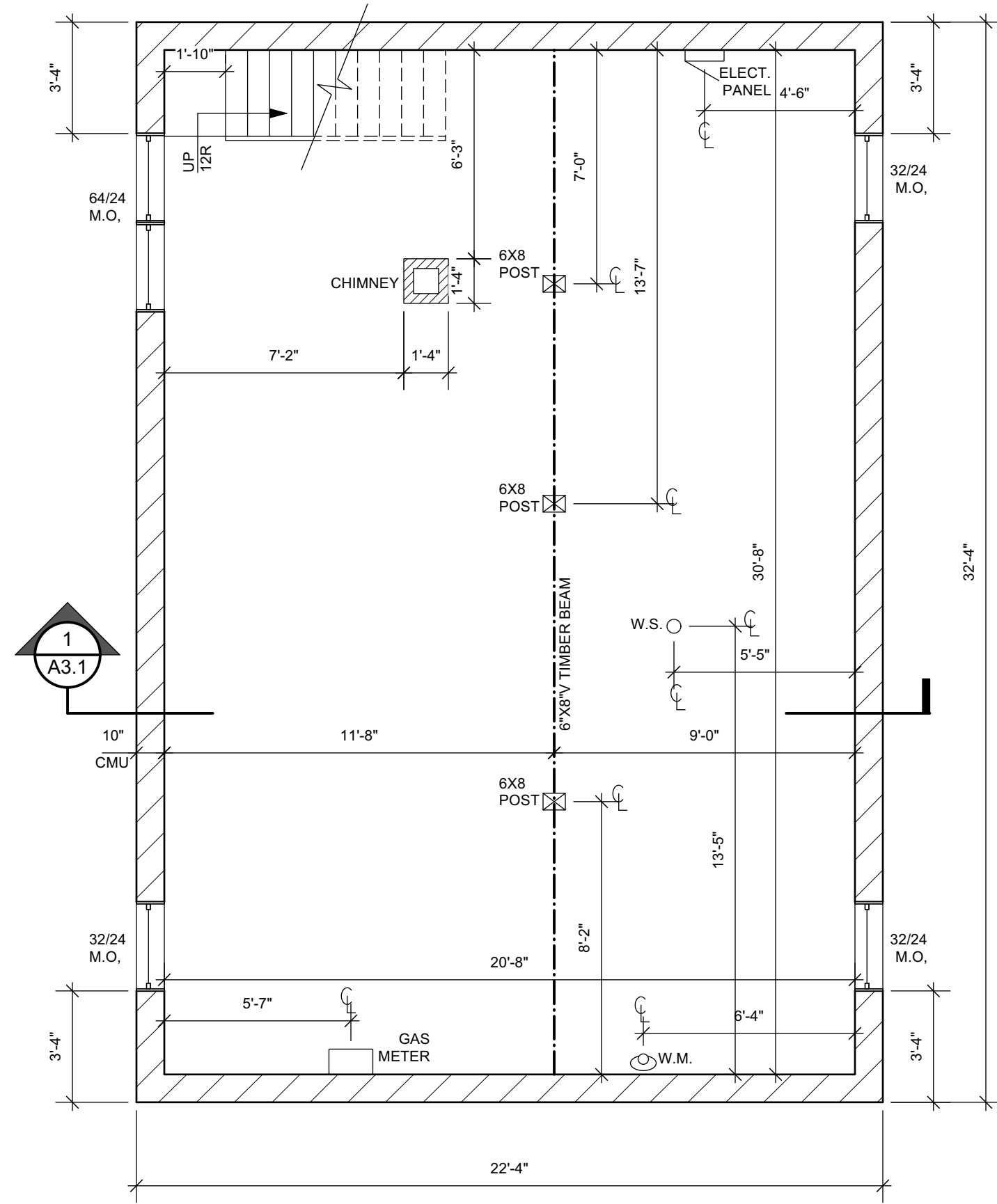
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**Koz+i+tec+ture**  
*It's not simply Architecture, it's Koz+i+tec+ture*

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Greenfield, Wisconsin 53228

Cell: (414) 303-8489  
koz@kozitecture.com  
www.kozitecture.com

C1.1



PLAN EXAM SET 7/10/2024

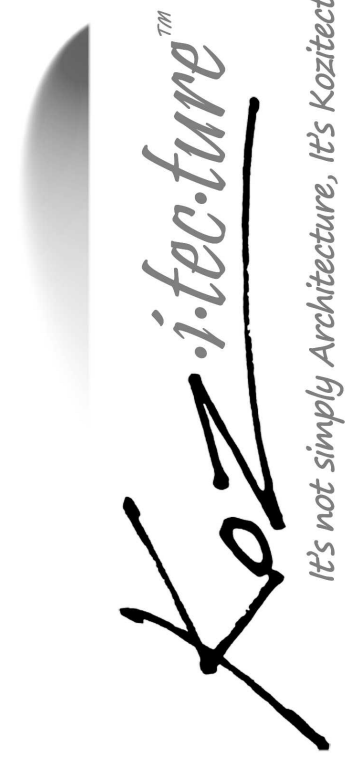
Project **2-FAMILY CONVERSION AND  
INTERIOR ALTERATIONS OF THE  
EXISTING RESIDENCE**

Sheet Title  
**EXISTING FLOOR  
PLANS**

Revisions  
--/--/----

Date: 7/10/2024  
Job NO.: 18-165  
Sheet No.

**A1.0**



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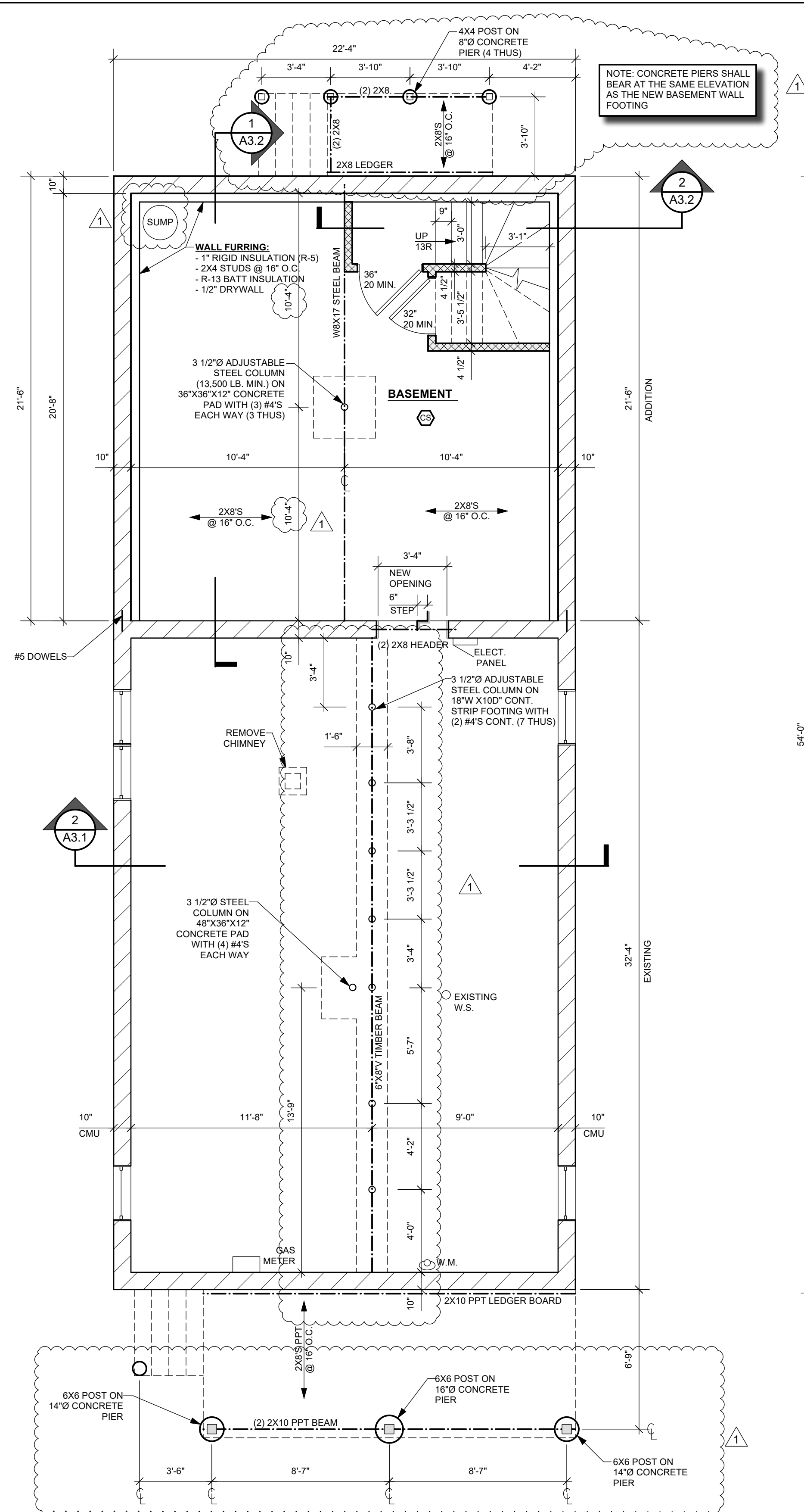
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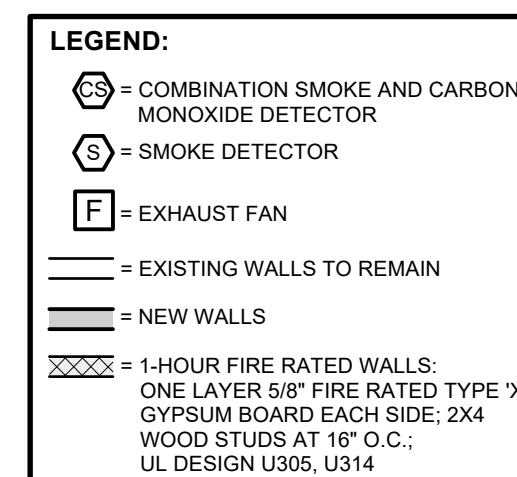
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2001 S 70TH STREET  
WEST ALLIS, WI 53219



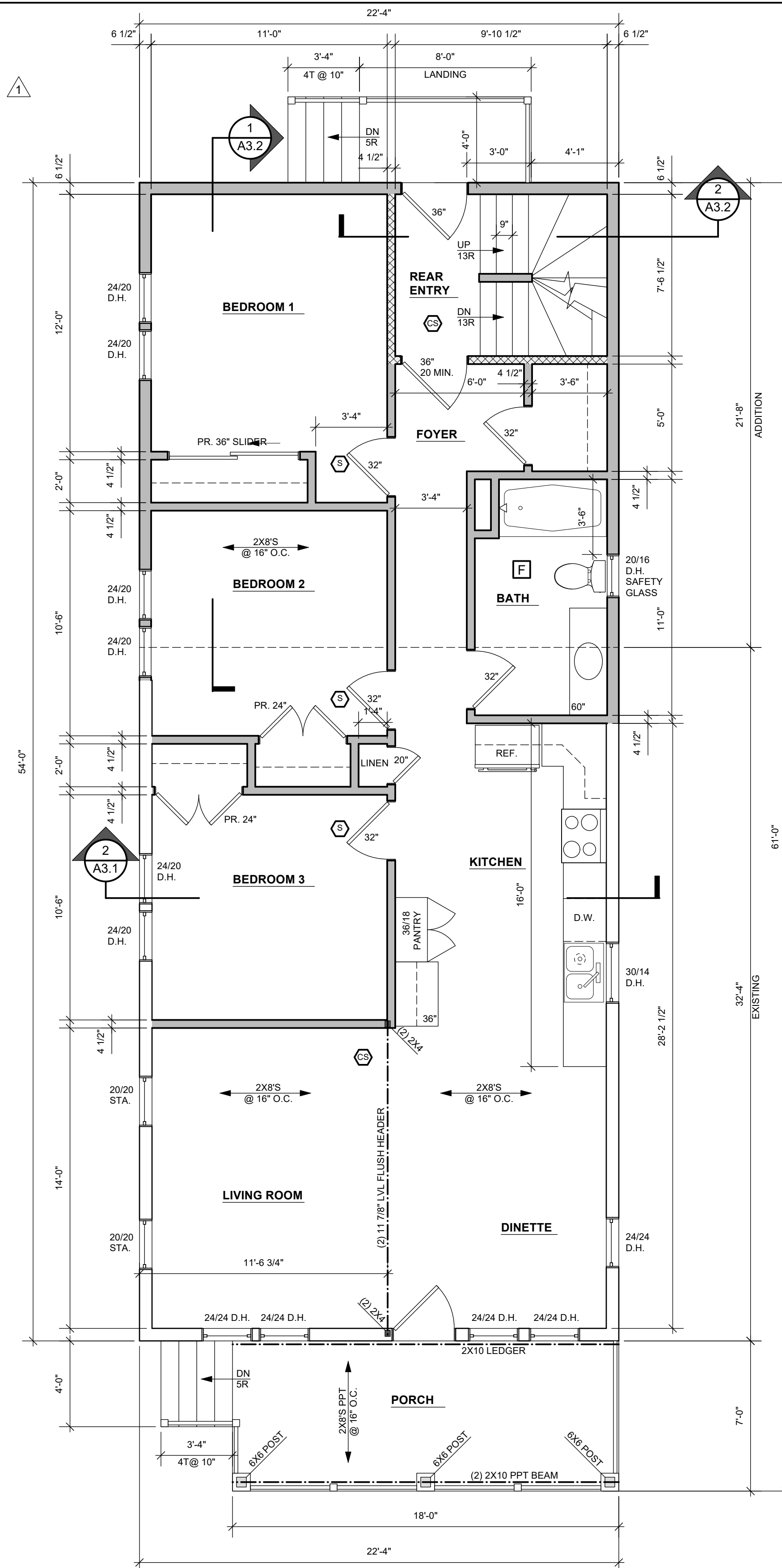


**7 PROPOSED BASEMENT PLAN**  
SCALE: 1/4" = 1'-0" 1,202 SQ. FT.



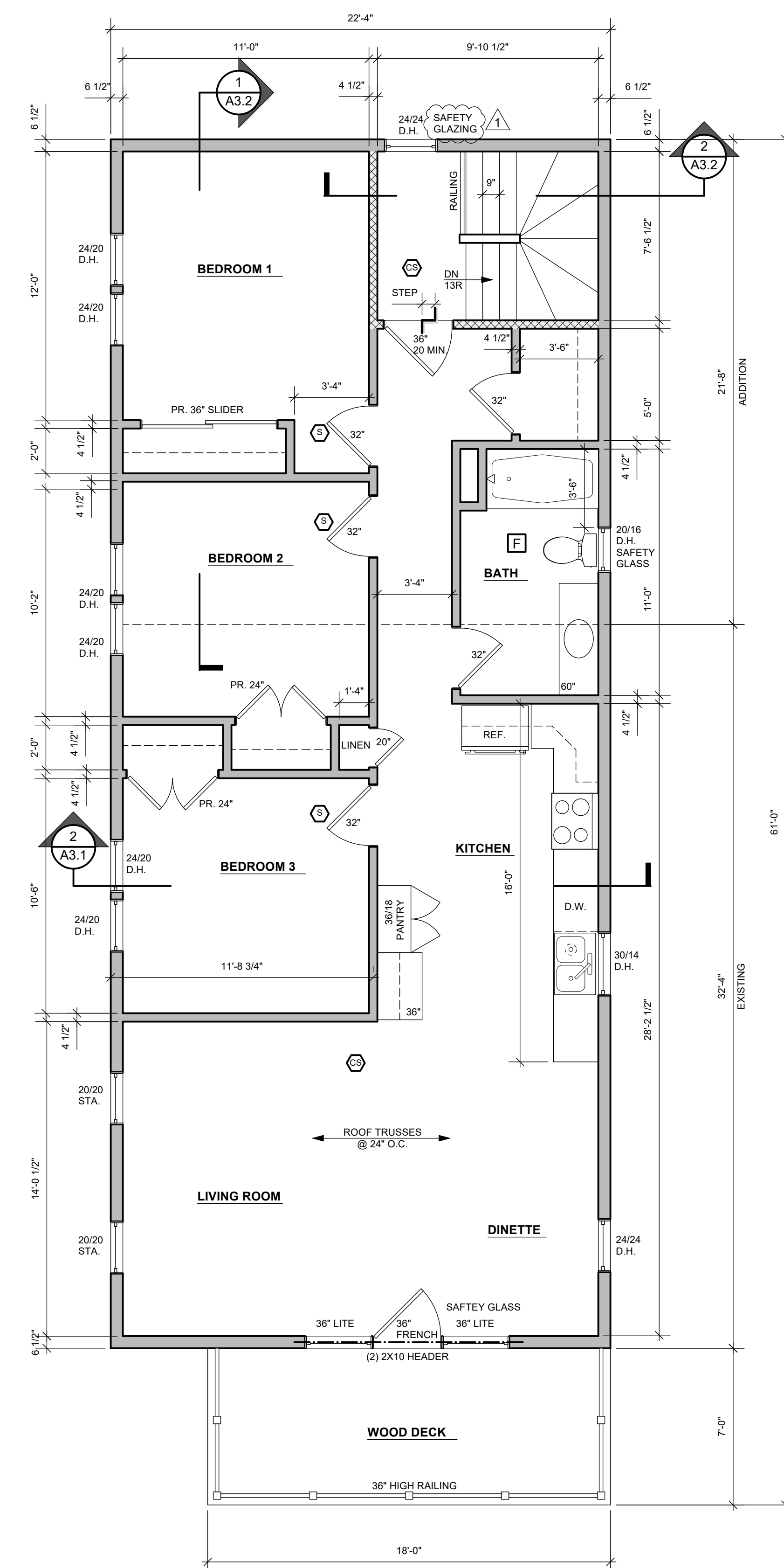
ALL WOOD DECK AND PORCH  
FRAMING LUMBER SHALL BE  
PRESSURE PRESERVATIVE  
TREATED (PPT)

NOTE: DECK JOIST, BEAM, COLUMN, AND FOOTING SIZES SHALL BE BASED ON SPS APPENDIX B REQUIREMENTS



2 PROPOSED FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0" 1,154 SQ. FT.

LIGHT AND VENTILATION CALCULATIONS:			
BEDROOM 1=	140.00 SQ. FT.	BEDROOM 3=	115.00 SQ. FT.
8% LIGHT REQUIRED=	11.20 SQ. FT.	8% LIGHT REQUIRED=	9.20 SQ. FT.
LIGHT PROVIDED=	13.33 SQ. FT.	LIGHT PROVIDED=	13.33 SQ. FT.
3.5% VENTILATION REQUIRED=	4.90 SQ. FT.	3.5% VENTILATION REQUIRED=	4.03 SQ. FT.
VENTILATION PROVIDED=	6.30 SQ. FT.	VENTILATION PROVIDED=	6.30 SQ. FT.
BEDROOM 2=	115.00 SQ. FT.		
8% LIGHT REQUIRED=	9.20 SQ. FT.		
LIGHT PROVIDED=	13.33 SQ. FT.		
3.5% VENTILATION REQUIRED=	4.03 SQ. FT.		
VENTILATION PROVIDED=	6.30 SQ. FT.		



3 PROPOSED SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0" 1,154 SQ. FT.

NOTE: WINDOW DESIGNATIONS GIVEN ARE FOR GLASS SIZE NOTED IN INCH (WIDTH X HEIGHT) PER SASH. SEE GENERAL NOTE #16 ON SHEET A3.1.

LIGHT AND VENTILATION CALCULATIONS:			
BEDROOM 1=	140.00 SQ. FT.	BEDROOM 3=	115.00 SQ. FT.
8% LIGHT REQUIRED=	11.20 SQ. FT.	8% LIGHT REQUIRED=	9.20 SQ. FT.
LIGHT PROVIDED=	13.33 SQ. FT.	LIGHT PROVIDED=	13.33 SQ. FT.
3.5% VENTILATION REQUIRED=	4.90 SQ. FT.	3.5% VENTILATION REQUIRED=	4.03 SQ. FT.
VENTILATION PROVIDED=	6.30 SQ. FT.	VENTILATION PROVIDED=	6.30 SQ. FT.
 BEDROOM 2=	 115.00 SQ. FT.		
8% LIGHT REQUIRED=	9.20 SQ. FT.		
LIGHT PROVIDED=	13.33 SQ. FT.		
3.5% VENTILATION REQUIRED=	4.03 SQ. FT.		
VENTILATION PROVIDED=	6.30 SQ. FT.		

PLAN EXAM SET 7/10/2024

Sheet Title

## PROPOSED FLOOR PLANS

## Revisions

1 12/4/24- PLAN REVIEW  
COMMENTS

Date: 7/10/2024

Job NO.: 18-165

Sheet No.

### *A1.1*

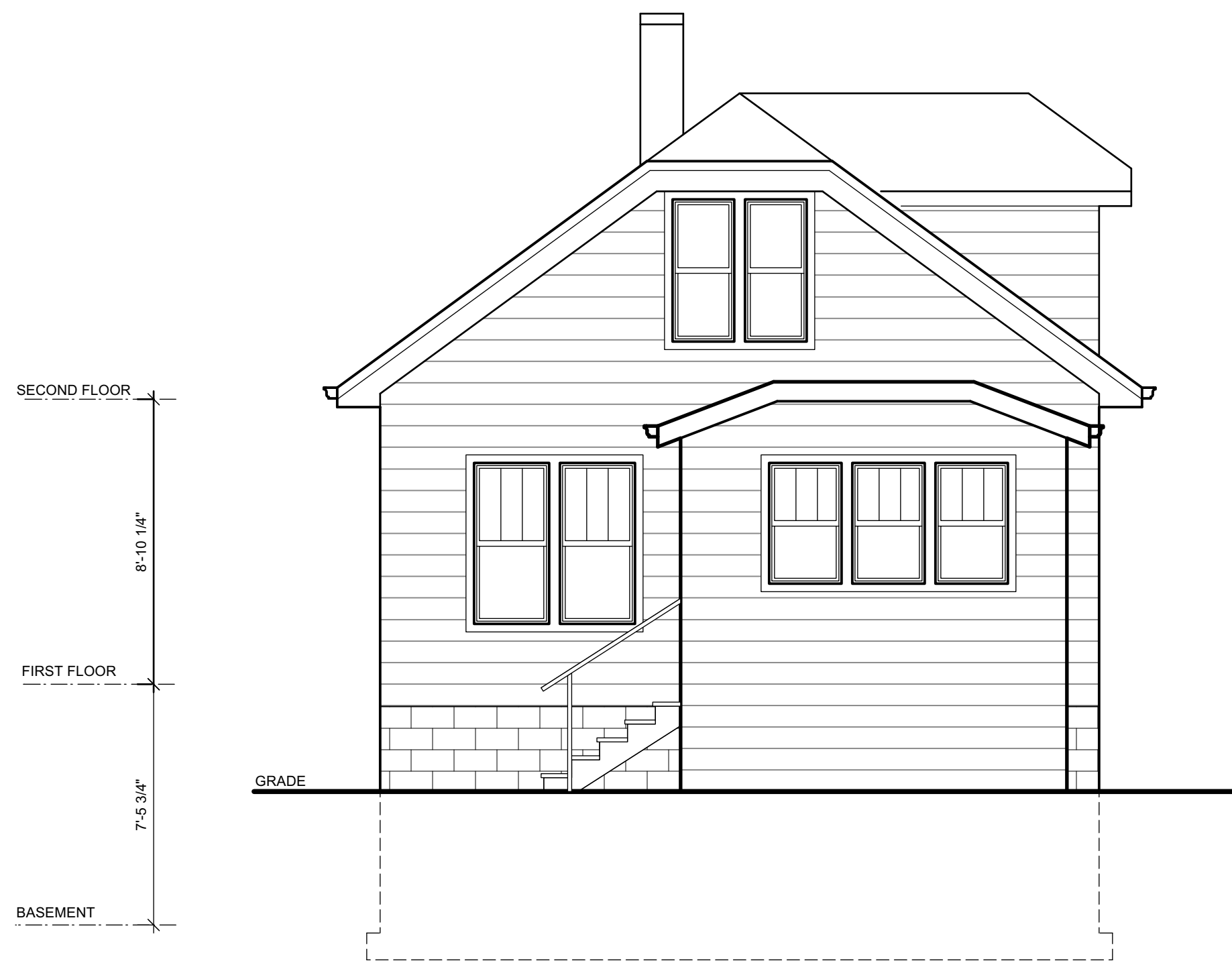
## <sup>t</sup> 2-FAMILY CONVERSION AND INTERIOR ALTERATIONS OF THE EXISTING RESIDENCE

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1 EXISTING FRONT (EAST) ELEVATION  
SCALE: 1/4" = 1'-0"



2 EXISTING SIDE (SOUTH) ELEVATION  
SCALE: 1/4" = 1'-0"



3 EXISTING REAR (WEST) ELEVATION  
SCALE: 1/4" = 1'-0"



4 EXISTING SIDE (NORTH) ELEVATION  
SCALE: 1/4" = 1'-0"

PLAN EXAM SET 7/10/2024

Project 2-FAMILY CONVERSION AND  
INTERIOR ALTERATIONS OF THE  
EXISTING RESIDENCE

Sheet Title  
EXISTING  
ELEVATIONS

Revisions  
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Date: 7/10/2024

Job NO.: 18-165

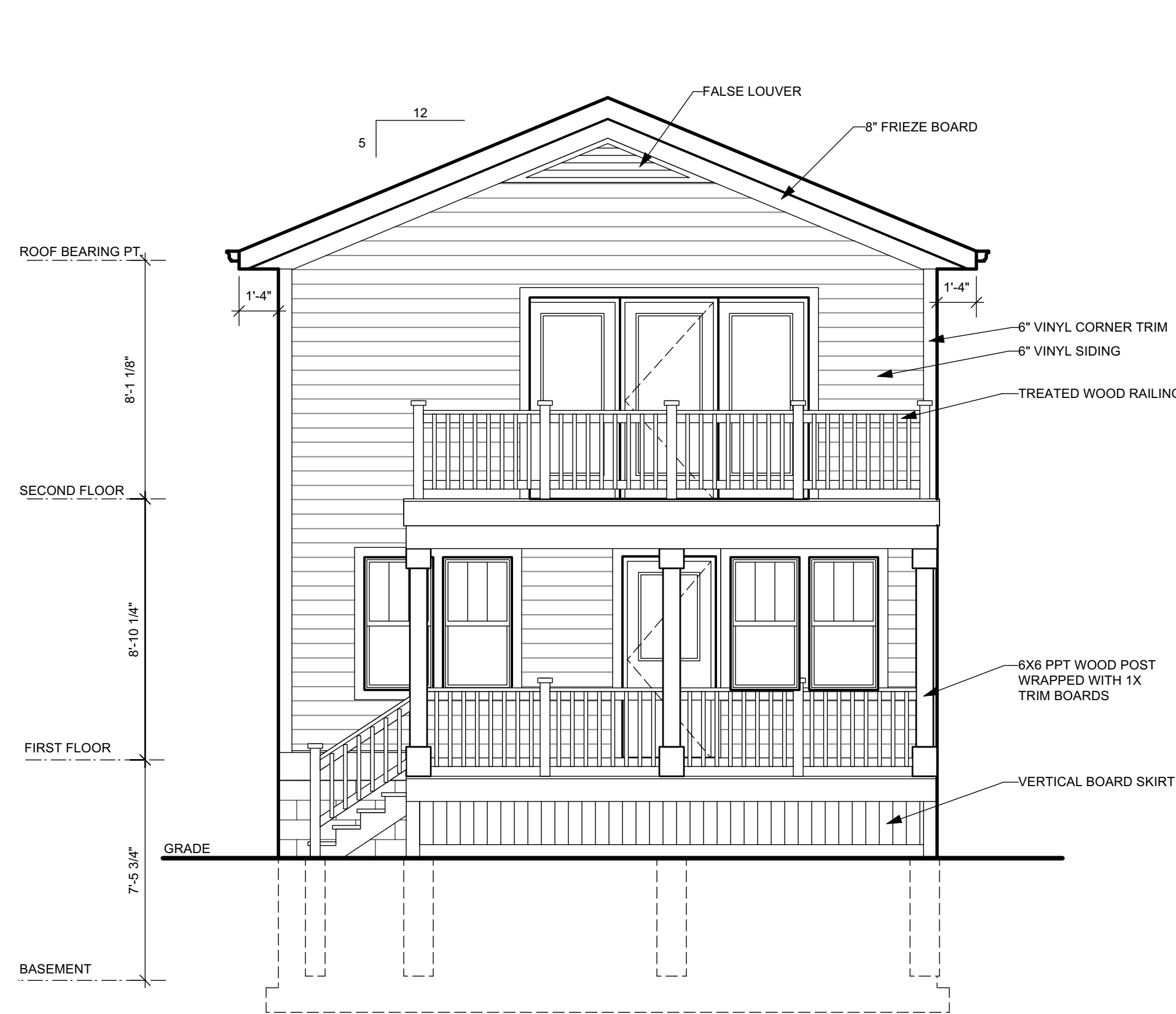
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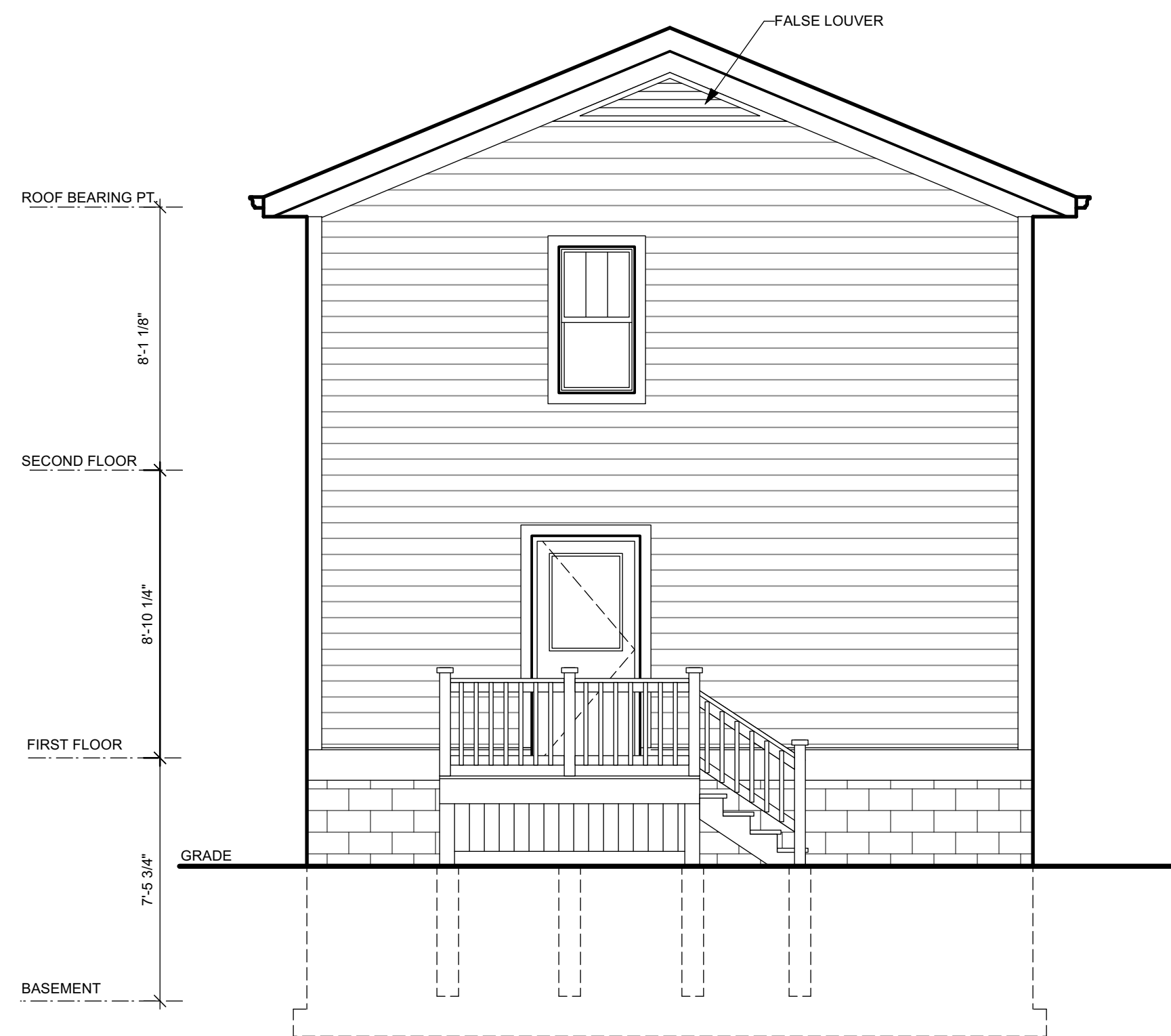
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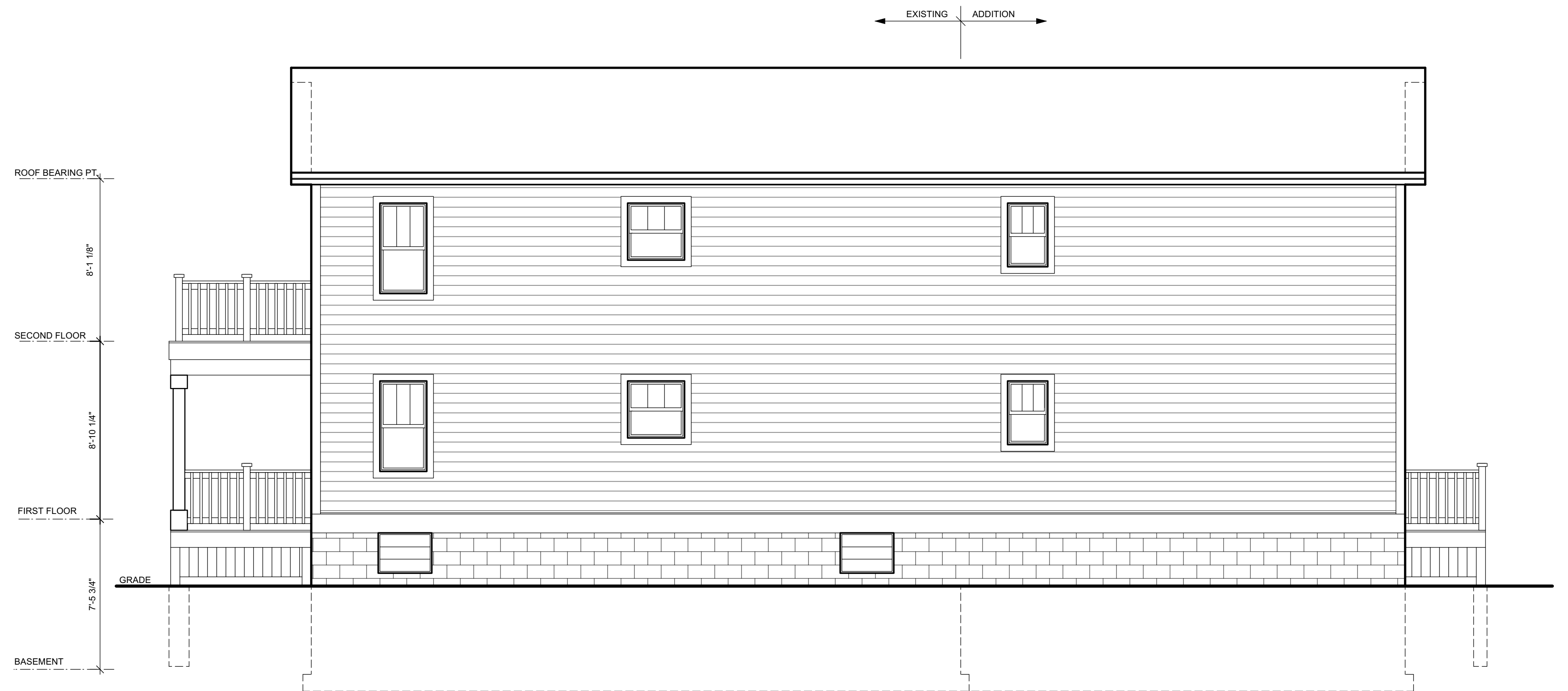
**1** PROPOSED FRONT (EAST) ELEVATION  
SCALE: 1/4" = 1'-0"



**2** PROPOSED SIDE (SOUTH) ELEVATION  
SCALE: 1/4" = 1'-0"



**3** PROPOSED REAR (WEST) ELEVATION  
SCALE: 1/4" = 1'-0"



**4** PROPOSED SIDE (NORTH) ELEVATION  
SCALE: 1/4" = 1'-0"

PLAN EXAM SET 7/10/2024

Project **2-FAMILY CONVERSION AND  
INTERIOR ALTERATIONS OF THE  
EXISTING RESIDENCE**

Sheet Title  
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ELEVATIONS

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Sheet No.

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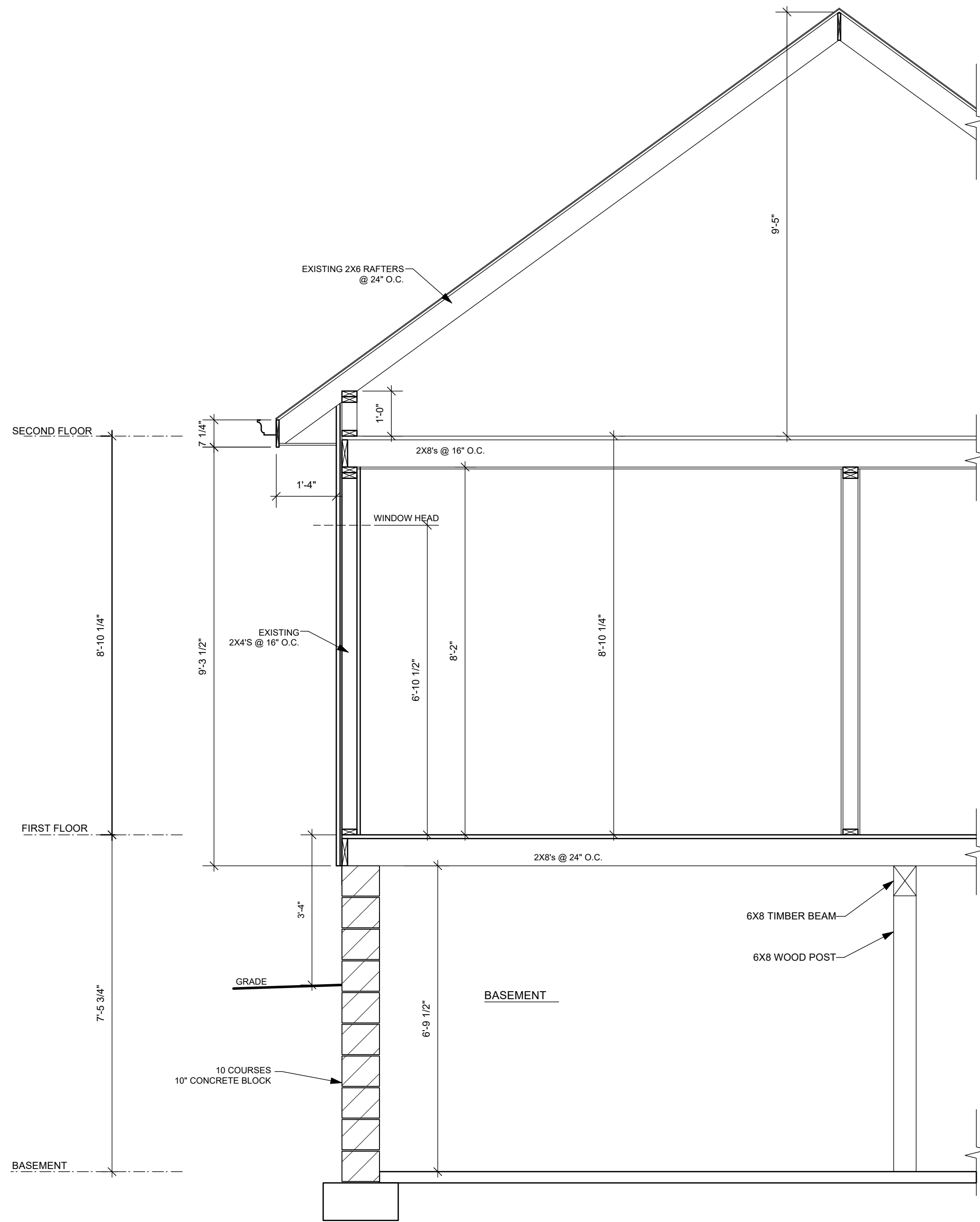
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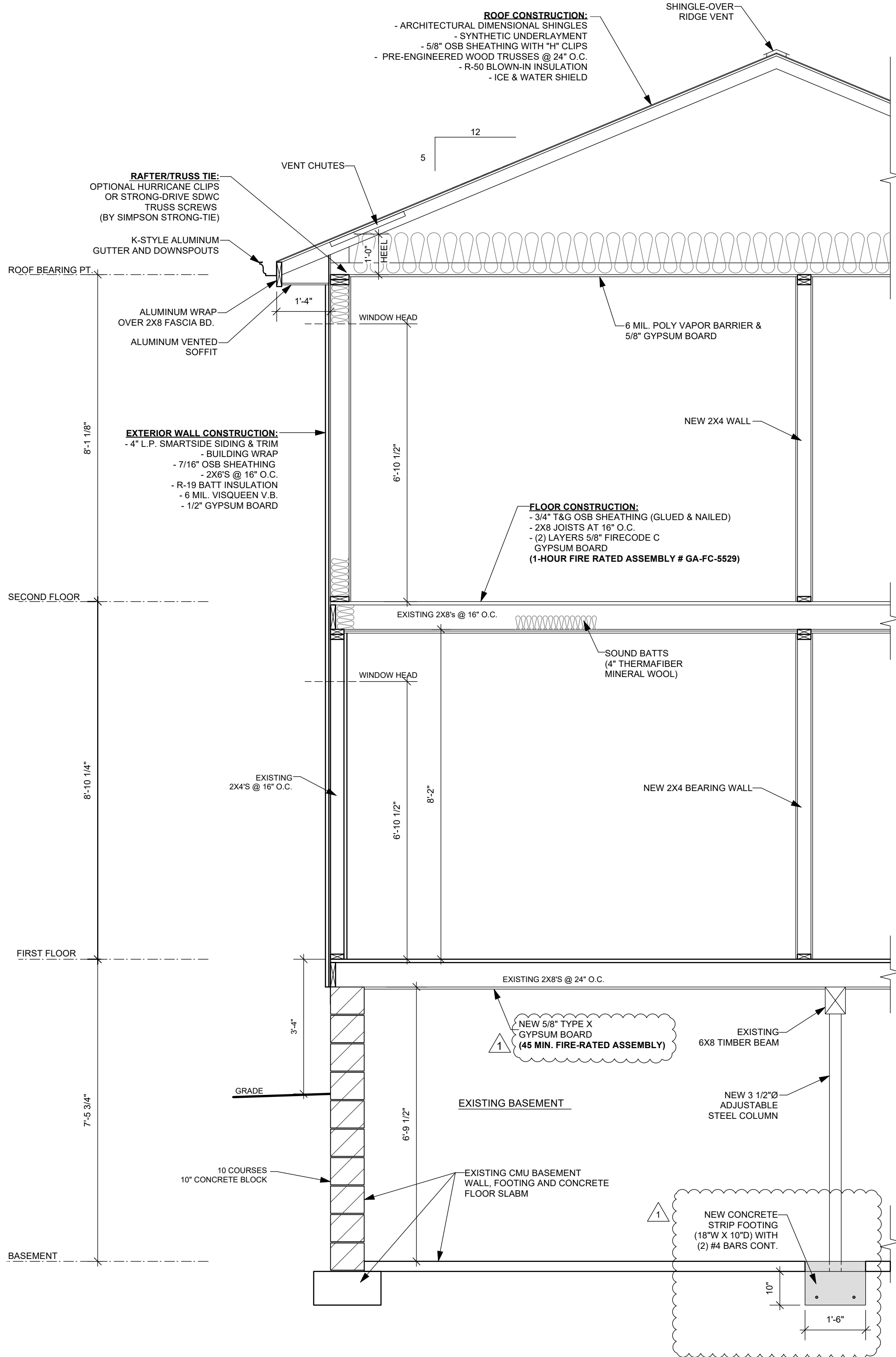
- LEGEND:**
- = COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR
  - = SMOKE DETECTOR

**GENERAL NOTES:**

- THE ARCHITECT/ENGINEER MAINTAINS NO RESPONSIBILITY FOR THE GENERAL CONTRACTOR, SUBCONTRACTORS, OR THOSE WORKING IN SUCH CAPACITIES, FOR THE MEANS OR METHODS USED, OR LACK THEREOF, IN THE EXECUTION OF THE WORK AND SAFETY PROCEDURES AND PRECAUTIONS TAKEN AT THE PROJECT SITE.
- ALL CONSTRUCTION SHALL BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES.
- CONTRACTORS SHALL COMPLY WITH THE LATEST (OSHA) OCCUPATIONAL SAFETY AND HEALTH ACT REQUIREMENTS.
- CONTRACTORS SHALL ASSUME FULL RESPONSIBILITY, UNRELIEVED BY REVIEW OF SHOP DRAWINGS NOR BY SUPERVISION OR PERIODIC OBSERVATION OF CONSTRUCTION FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. FOR DIMENSIONS TO BE CONFIRMED AND CORRELATED ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS OR SETS OF DRAWINGS; FOR FABRICATION PROCESSES AND CONSTRUCTION TECHNIQUES (INCLUDING EXCAVATION, SHORING, BRACING, SCAFFOLDING, FORMWORK ERECTION, ETC.); FOR COORDINATION OF THE VARIOUS TRADES; FOR SAFE CONDITIONS ON THE JOB SITE; AND FOR PROTECTION OF THE PEOPLE AND PROPERTY AT THE JOB SITE.
- VARIATIONS IN FIELD CONDITIONS RELATIVE TO THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER. WORK SHALL NOT PROGRESS UNTIL WRITTEN PERMISSION FROM THE ARCHITECT/ENGINEER IS OBTAINED.
- THE INFORMATION CONTAINED ON THE DRAWINGS IS IN ITSELF INCOMPLETE, AND VOID UNLESS USED IN CONJUNCTION WITH ALL THE SPECIFICATIONS, TRADE PRACTICES, APPLICABLE STANDARDS, CODES, ETC., INCORPORATED THEREIN BY REFERENCE, OF WHICH THE CONTRACTOR CERTIFIES KNOWLEDGE BY SIGNING THE CONTRACT.
- UNLESS OTHERWISE NOTED, ALL DETAILS, SECTIONS AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS AND CONDITIONS ELSEWHERE.
- DRAWINGS ARE NOT TO BE USED FOR SHOP DETAILING OR FOR CONSTRUCTION UNLESS SPECIFICALLY STAMPED BY THE ARCHITECT / ENGINEER ON THE DRAWINGS "FOR DETAILING" OR "FOR CONSTRUCTION". THESE DRAWINGS ARE NOT TO BE REPRODUCED FOR THE PURPOSE OF USING THEM AS SHOP DRAWINGS.
- ARCHITECT / ENGINEER'S REVIEW OF DRAWINGS PREPARED BY THE CONTRACTORS, SUPPLIERS, ETC., ARE ONLY FOR CONFORMANCE WITH THE DESIGN CONCEPT. CONSTRUCTION SHALL NOT START WITHOUT SAID REVIEW, AND ONLY SHOP DRAWINGS STAMPED BY THE ARCHITECT / ENGINEER WILL BE ALLOWED AT THE JOB SITE.
- SEE ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL OPENINGS, SLEEVES, EQUIPMENT PADS, DEPRESSIONS, CURBS, INSERTS, FLOOR FINISHES AND OTHER EMBEDDED ITEMS.
- UNLESS OTHERWISE NOTED OR SHOWN, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND PLACEMENT OF ANY INSERTS, HANGERS, ANCHOR BOLTS, HOLES OR PIPE SLEEVES THAT ARE REQUIRED BY THE MECHANICAL, ELECTRICAL OR PLUMBING EQUIPMENT.
- ALL DIMENSIONS ON STRUCTURAL DRAWINGS ARE TO BE CHECKED BY THE CONTRACTORS AGAINST ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS. CONTRACTORS SHALL BE FULLY RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL DIMENSIONS ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS AND RESPECTIVE TRADES.
- THIS PROJECT IS BEING DESIGNED AND CONSTRUCTED UTILIZING A DESIGN / BUILD DELIVERY PROCESS FOR THE MAJOR SUBCONTRACTOR TRADES OF MECHANICAL (HVAC), ELECTRICAL AND PLUMBING. EACH SUBCONTRACTOR IS RESPONSIBLE TO SUBMIT PLANS AND OBTAIN PERMITS FOR THEIR RESPECTIVE SPECIALTY TRADES. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL COORDINATE ALL WORK WITHIN THE SCOPE OF THIS PROJECT FOR SYSTEMS INSTALLATION, INTERFERENCE CONTROL AND PROJECT CONSTRUCTION SCHEDULE.
- FIELD VERIFY ALL EXISTING CONDITIONS TO MATCH NEW INTERIOR FINISHES TO EXISTING INTERIOR FINISHES AS CLOSE AS POSSIBLE.
- FIELD VERIFY ALL EXISTING EXTERIOR CONDITIONS TO MATCH NEW EXTERIOR FINISHES AND DETAILS AS CLOSE AS POSSIBLE.
- WINDOW DESIGNATIONS GIVEN ARE FOR GLASS SIZE NOTED IN INCHES (WIDTH X HEIGHT) PER SASH. MATCH WINDOW SIZES AS CLOSELY AS POSSIBLE TO SELECTED WINDOW MANUFACTURER'S STANDARD SIZES.
- CONTRACTOR SHALL OBTAIN AND VERIFY ROUGH OPENING SIZES FOR ALL WINDOWS AND DOORS FROM MANUFACTURER.
- FIELD VERIFY ALL EXISTING WINDOWS SHALL MEET THE CODE REQUIREMENT FOR LIGHT (8%) VENTILATION (3.5%) IN ALL HABITABLE ROOMS; MEET EGRESS REQUIREMENTS FOR CLEAR OPENING OF 20" X 24" (EITHER WIDTH X HEIGHT OR HEIGHT X WIDTH).
- NEW WINDOWS SHALL MEET CODE REQUIREMENTS FOR LIGHT (8%) AND VENTILATION (3.5%) IN ALL HABITABLE ROOMS; MEET EGRESS REQUIREMENTS FOR CLEAR OPENING OF 20" X 24" (EITHER WIDTH X HEIGHT OR HEIGHT X WIDTH).
- INSTALL SMOKE ALARMS WITH A BACK-UP BATTERY SUPPLY.
- INSTALL COMBINATION SMOKE ALARM/CARBON MONOXIDE ALARM WITH A BACK-UP BATTERY SUPPLY.
- THIS PROJECT INVOLVES INSTALLATION OF NEW ROOF TRUSSES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY THE TRUSS BEARING CONDITIONS, TRUSS LENGTH AND ROOF PITCH (WHEN MATCHING EXISTING ROOF PROFILES) PRIOR TO ORDERING AND INSTALLING THE NEW ROOF TRUSSES.



**1 EXISTING WALL SECTION**  
SCALE: 1/2" = 1'-0"



**2 PROPOSED WALL SECTION**  
SCALE: 1/2" = 1'-0"

PLAN EXAM SET 7/10/2024

Project

**2-FAMILY CONVERSION AND  
INTERIOR ALTERATIONS OF THE  
EXISTING RESIDENCE**

Sheet Title

GENERAL NOTES,  
EXISTING WALL  
SECTION, & PROPOSED  
WALL SECTION

Revisions

12/4/24- PLAN REVIEW  
COMMENTS

Date: 7/10/2024

Job NO.: 18-165

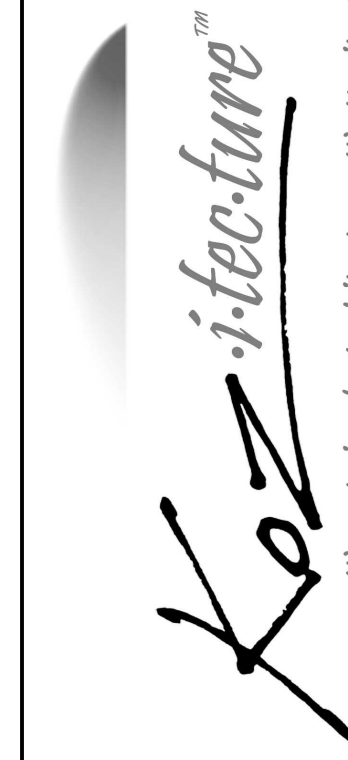
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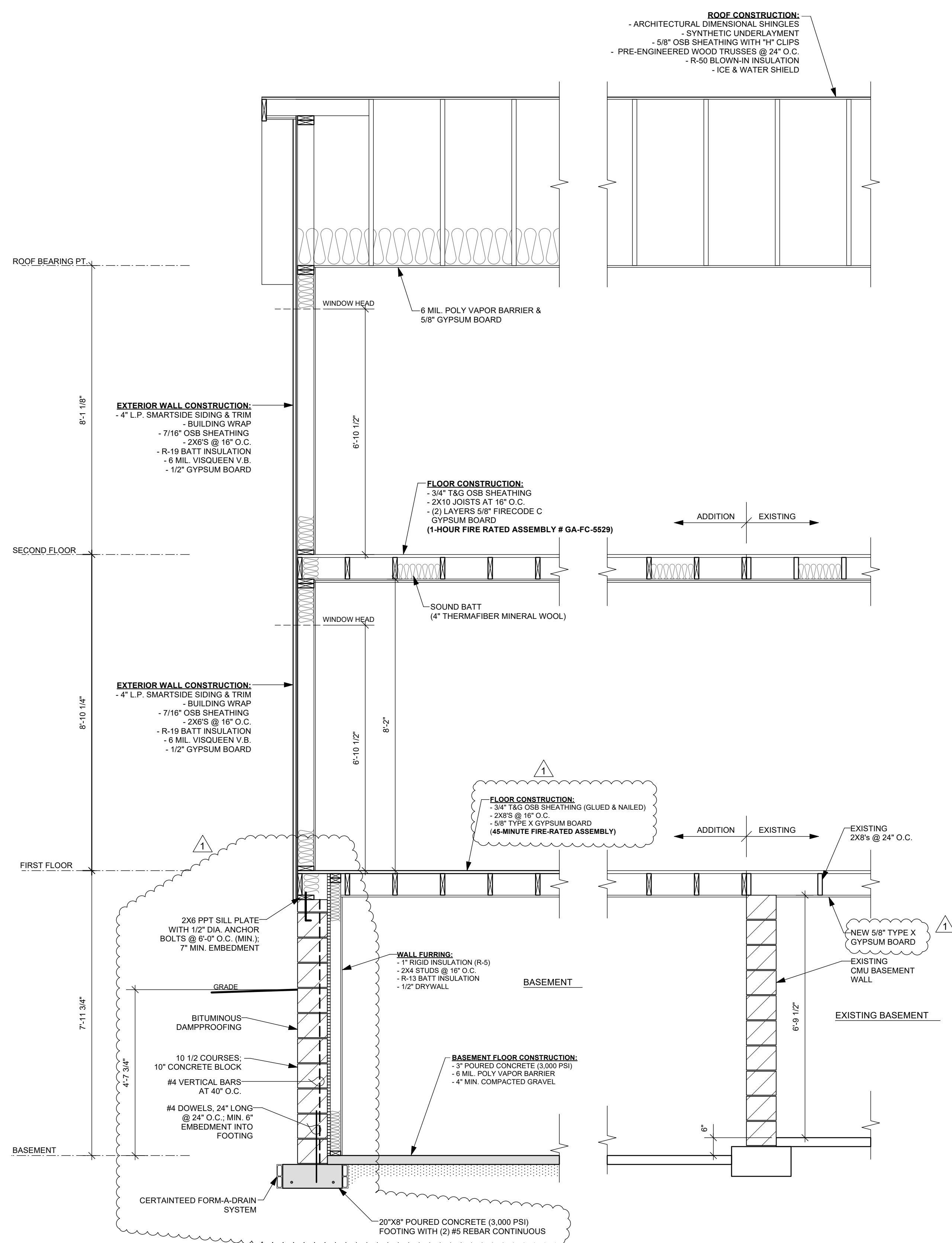
Project **2-FAMILY CONVERSION AND INTERIOR ALTERATIONS OF THE EXISTING RESIDENCE**

Sheet Title  
**PROPOSED PARTIAL BUILDING SECTION & PROPOSED STAIR SECTION**

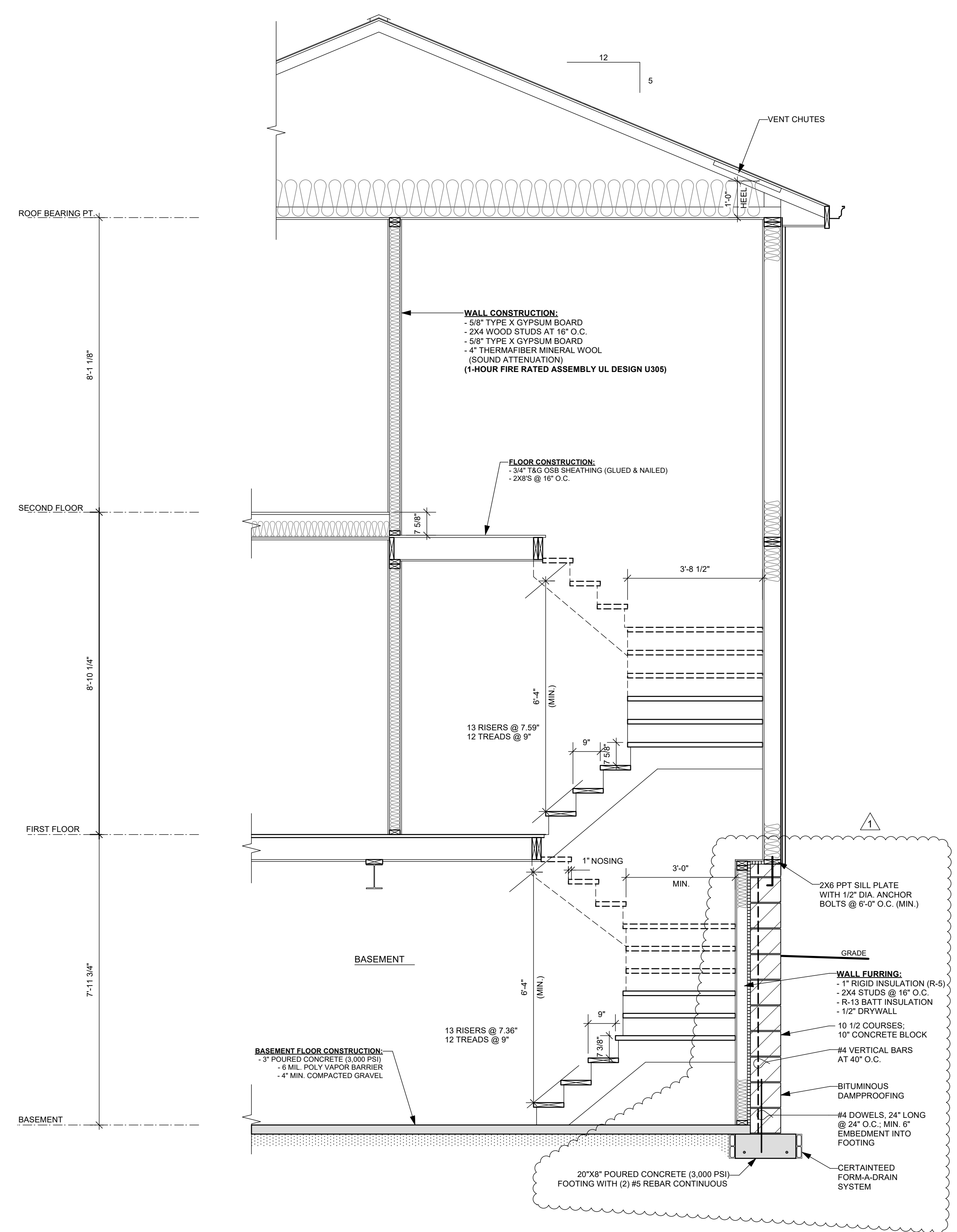
Revisions	
12/4/24- PLAN REVIEW COMMENTS	

Date: 7/10/2024  
Job NO.: 18-165  
Sheet No.

A3.2



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



**2 PROPOSED STAIR SECTION**  
SCALE: 1/2" = 1'-0"

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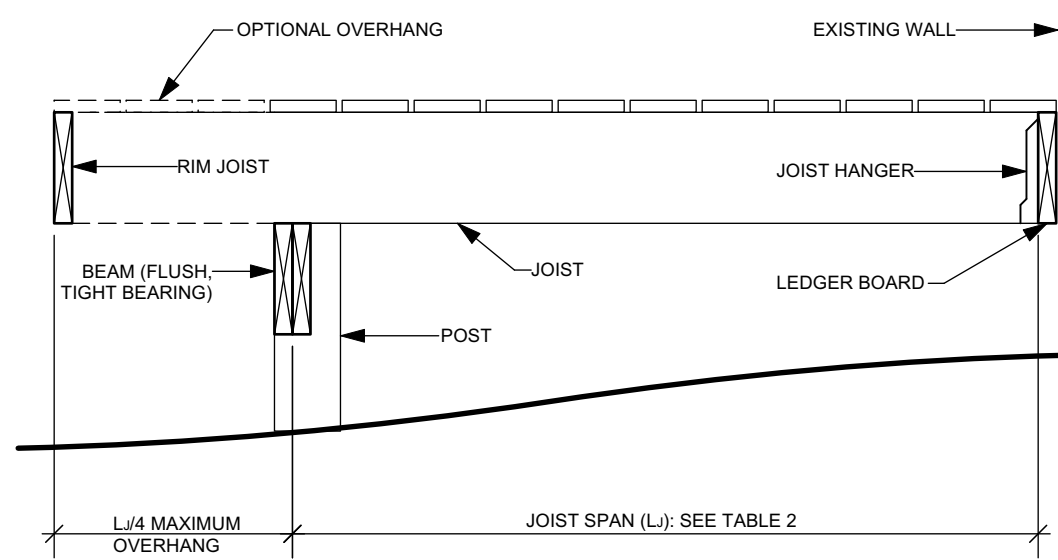
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Sheet Title  
DECK DETAILS

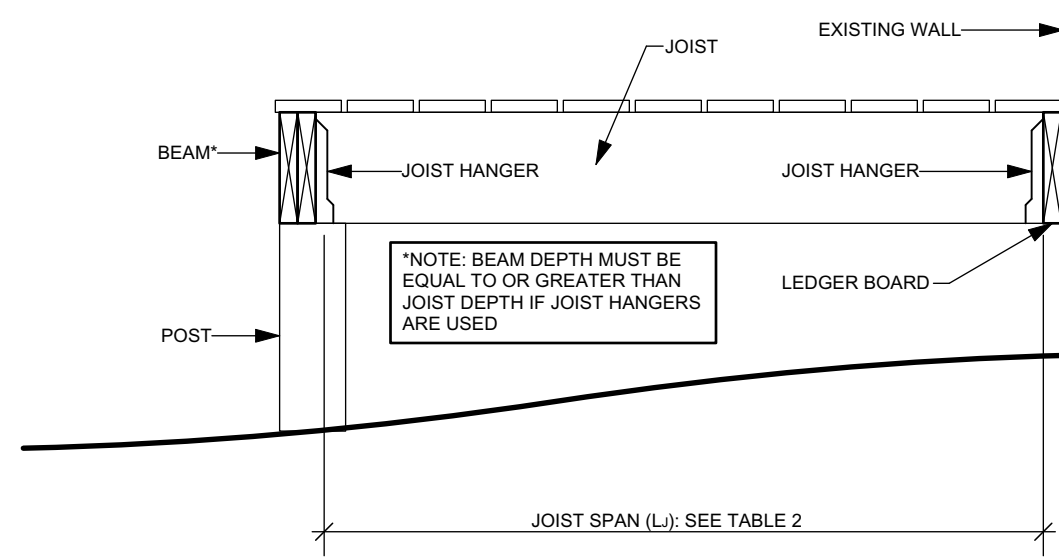
Revisions

Date: 7/10/2024  
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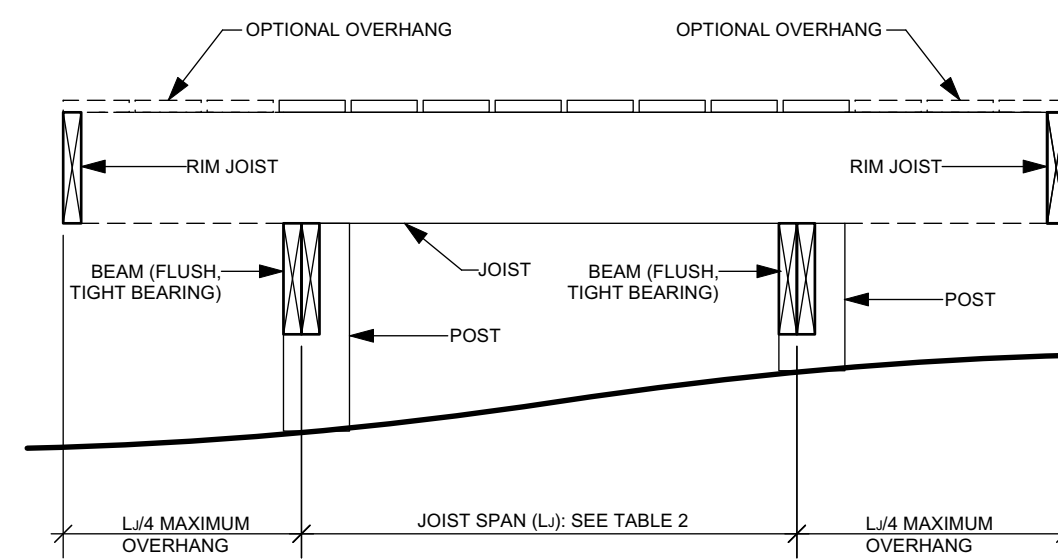
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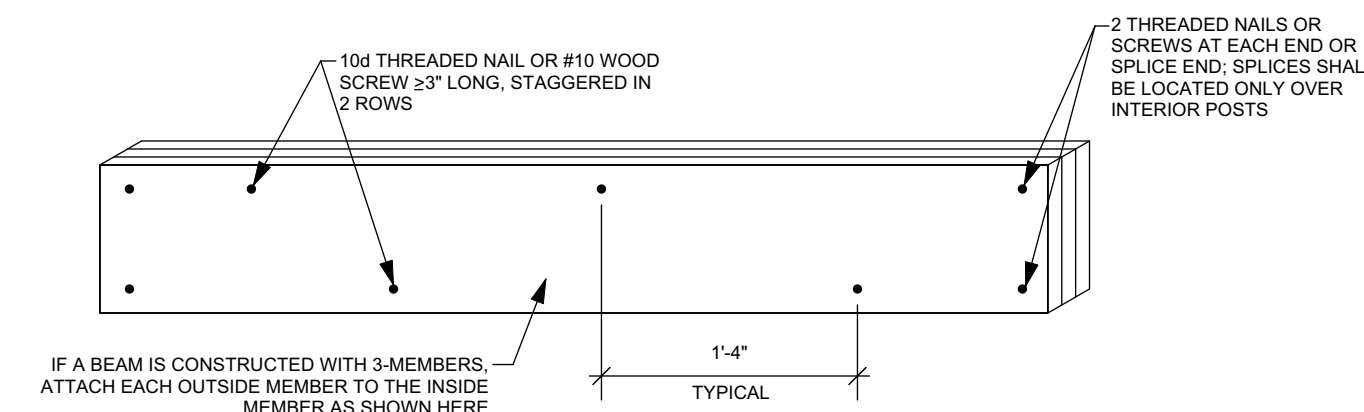
1 DECK ATTACHED AT HOUSE & BEARING OVER BEAM  
SCALE: 3/4" = 1'-0"



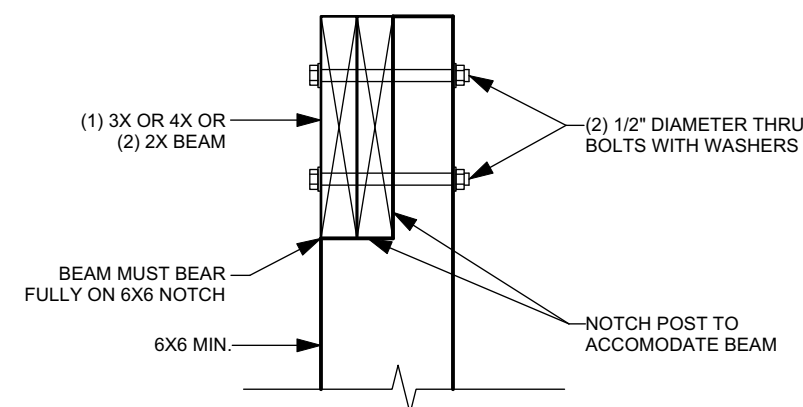
2 DECK ATTACHED AT HOUSE & TO SIDE OF BEAM  
SCALE: 3/4" = 1'-0"



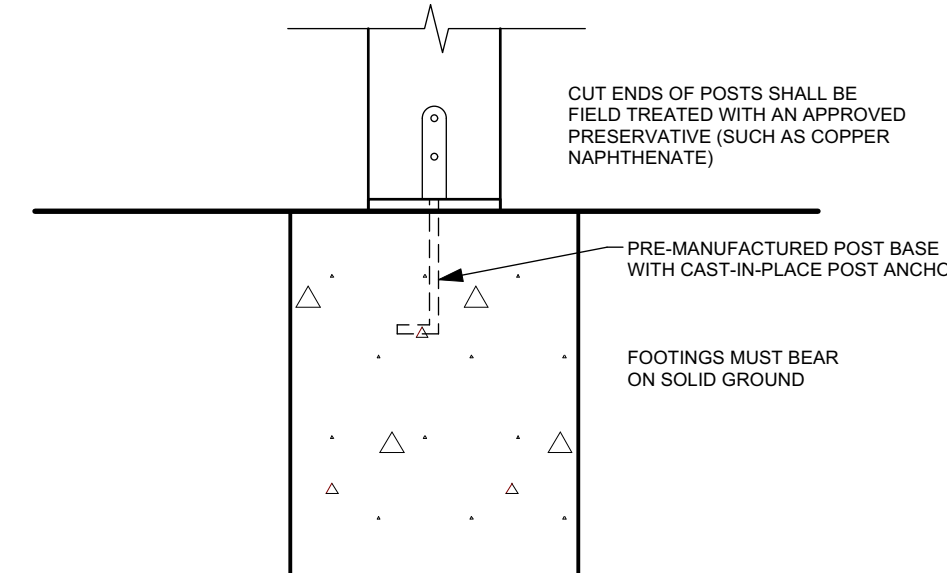
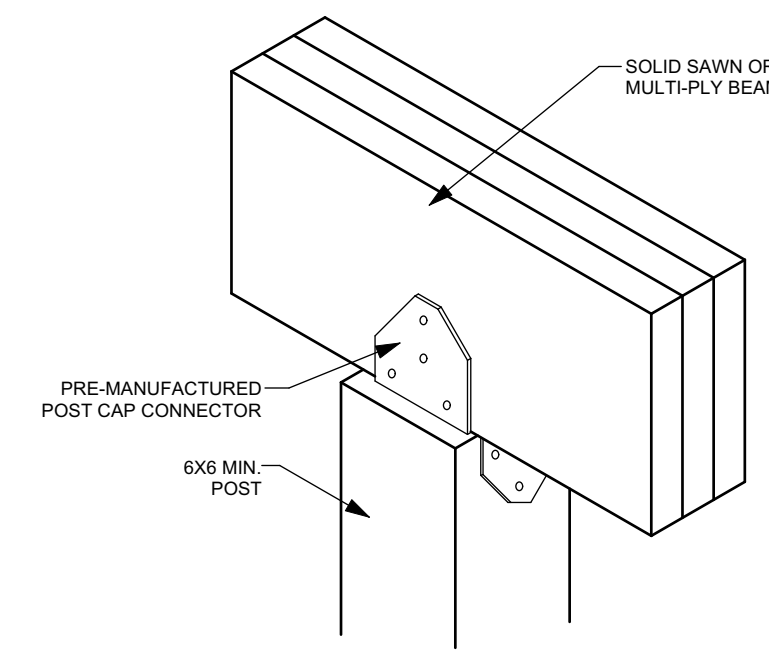
3 FREE STANDING DECK  
SCALE: 3/4" = 1'-0"



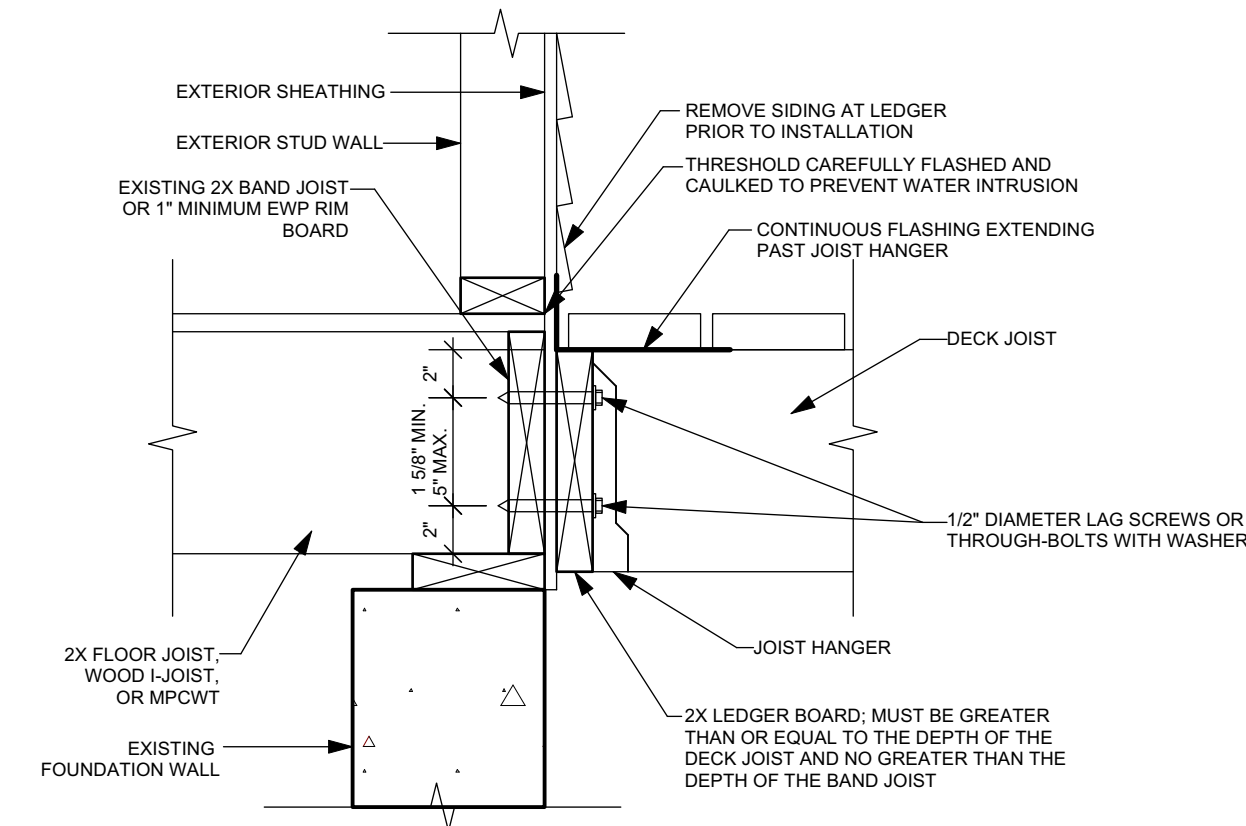
4 BEAM ASSEMBLY DETAIL  
SCALE: 1" = 1'-0"



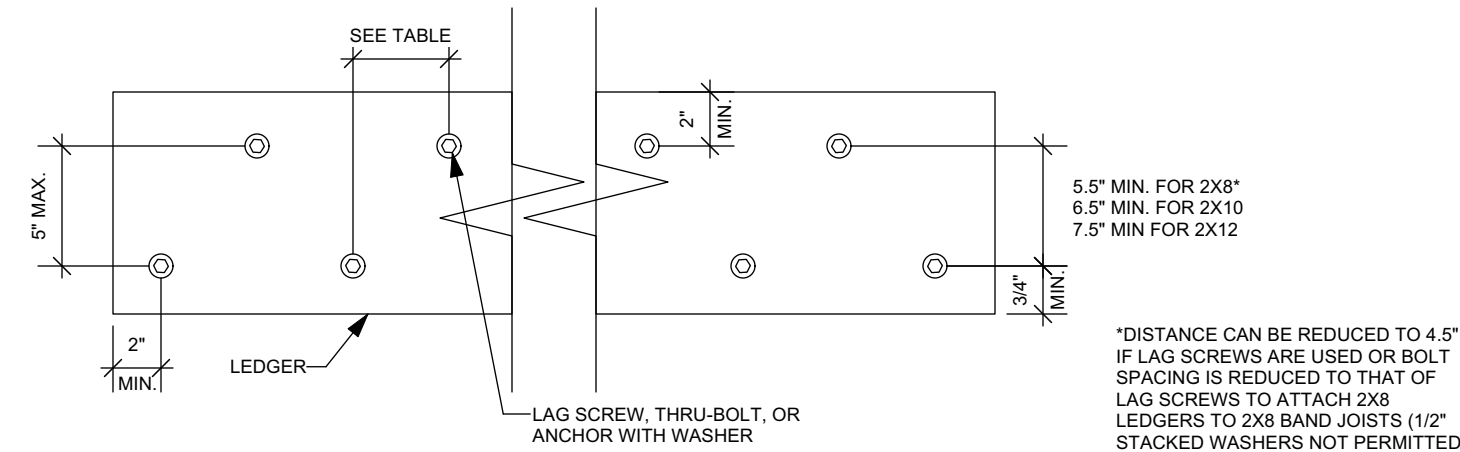
5 POST TO BEAM ATTACHMENT  
SCALE: 1 1/2" = 1'-0"



7 TYPICAL FOOTING DETAIL  
SCALE: 1 1/2" = 1'-0"

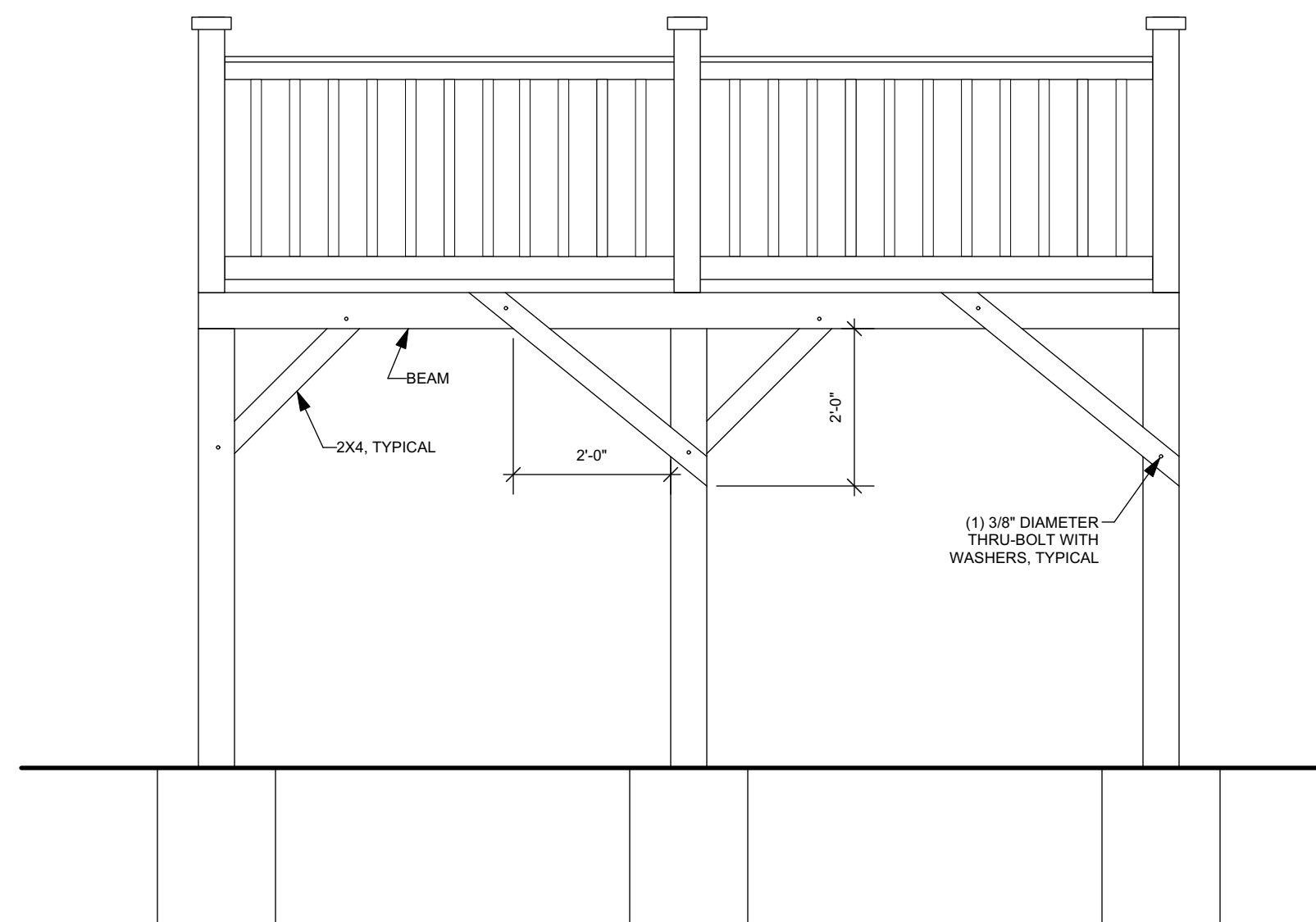


8 GENERAL ATTACHMENT OF LEDGER BOARD TO BAND JOIST OR RIM BOARD  
SCALE: 1 1/2" = 1'-0"

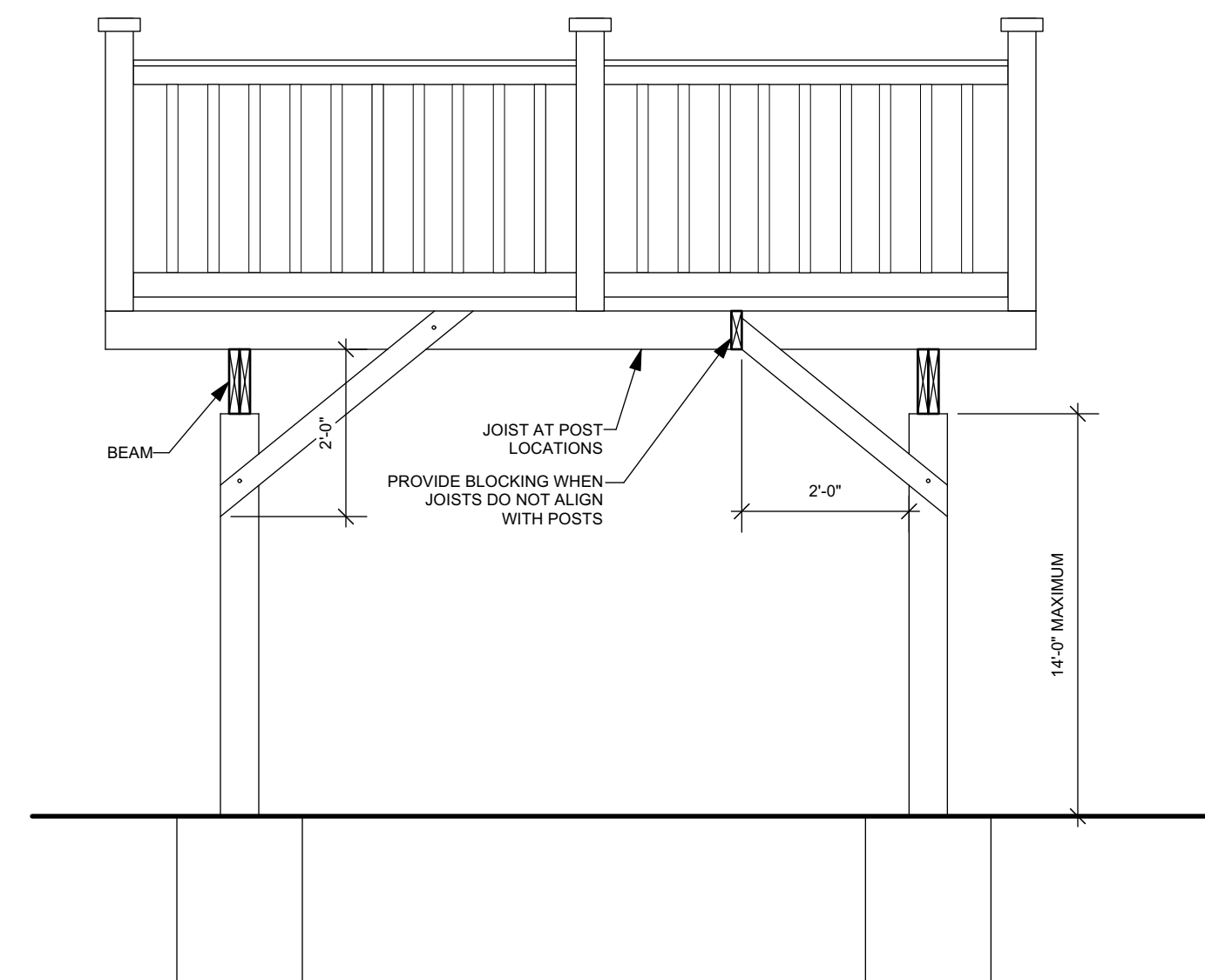


1 THE TIP OF THE LAG SCREW SHALL FULLY EXTEND BEYOND THE INSIDE FACE OF THE BAND JOIST.  
2 THE MAXIMUM GAP BETWEEN THE FACE OF THE LEDGER BOARD AND FACE OF THE WALL SHEATHING SHALL BE 1/2".  
3 LEDGERS SHALL BE FLASHED OR CALKED TO PREVENT WATER FROM CONTACTING THE HOUSE BAND JOIST.  
4 LAG SCREWS AND BOLTS SHALL BE STAGGERED PER DETAIL 9.  
5 DECK LEDGERS SHALL BE MINIMUM 2X8 PRESSURE-PRESERVATIVE-TREATED NO. 2 GRADE LUMBER, OR OTHER APPROVED MATERIALS AS ESTABLISHED BY STANDARD ENGINEERING PRACTICE.  
6 WHEN SOLID-SAWN PRESSURE-PRESERVATIVE-TREATED DECK LEDGERS ARE ATTACHED TO ENGINEERED WOOD PRODUCTS (MINIMUM 1" THICK WOOD STRUCTURAL PANEL BAND JOIST OR STRUCTURAL COMPOSITE LUMBER INCLUDING LAMINATED VENEER LUMBER), THE LEDGER ATTACHMENT SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE. TABULATED VALUES BASED ON 300 LBS AND 350 LBS FOR 1" AND 1-1/8" EWP RIM BOARD, RESPECTIVELY.  
7 WOOD STRUCTURAL PANEL SHEATHING, GYPSUM BOARD SHEATHING, OR FOAM SHEATHING NOT EXCEEDING 1" THICKNESS SHALL BE PERMITTED. THE MAXIMUM DISTANCE BETWEEN THE FACE OF THE LEDGER BOARD AND THE FACE OF THE BAND JOIST SHALL BE 1/2".  
8 FASTENER SPACING ALSO APPLIES TO SOUTHERN PINE, DOUGLAS FIR-LARCH, AND HEM-FIR BAND JOISTS.

9 LEDGER BOARD FASTENER SPACING AND CLEARANCES  
SCALE: 1 1/2" = 1'-0"



BRACING PARALLEL TO BEAM



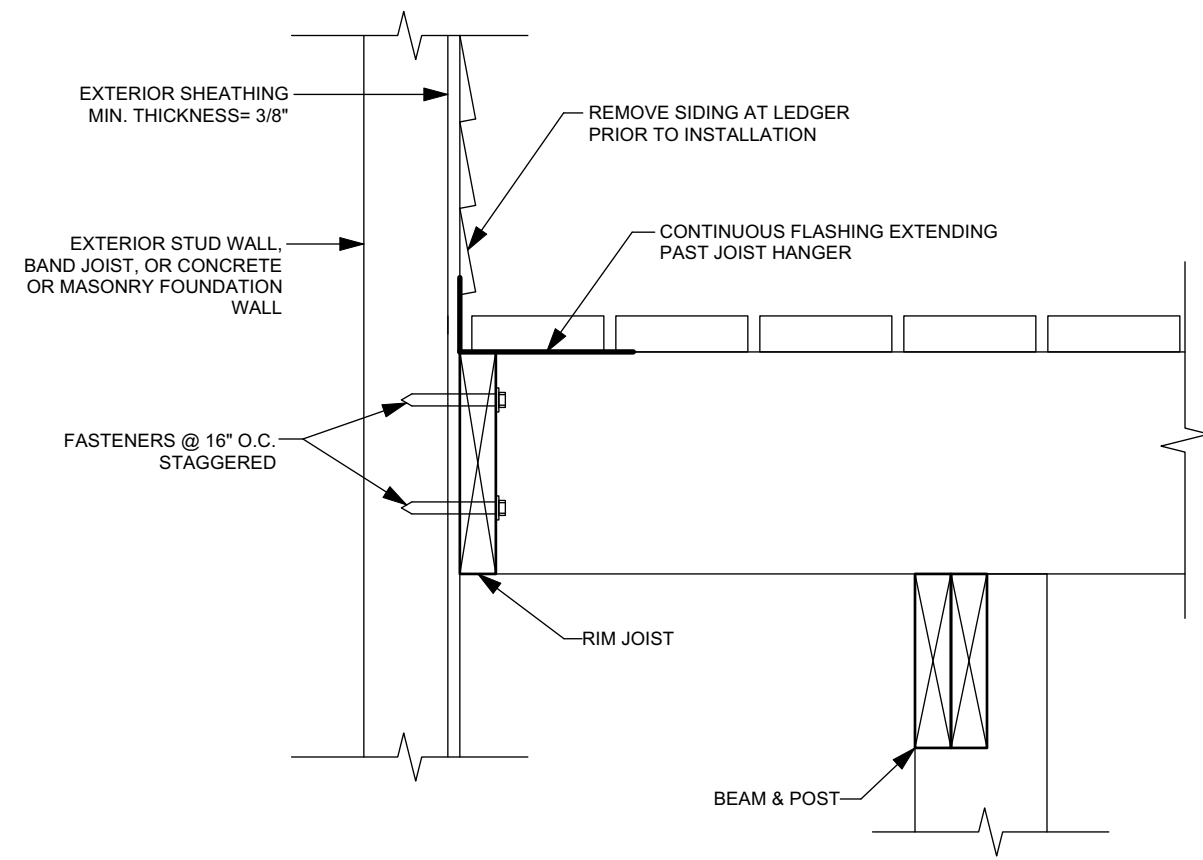
BRACING PERPENDICULAR TO BEAM

10 DIAGONAL BRACING REQUIREMENTS  
SCALE: 1/2" = 1'-0"

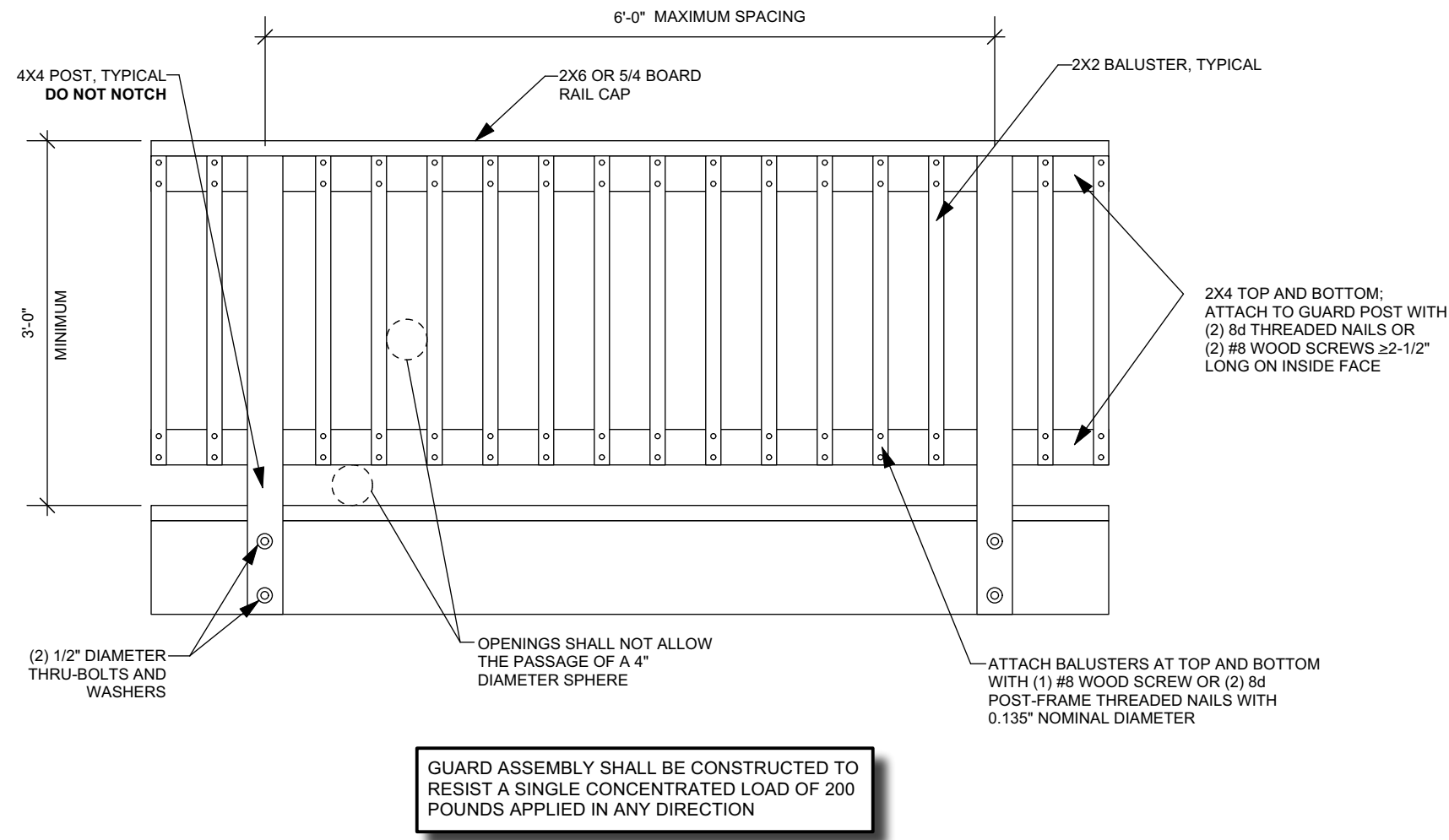
NOTE: DECKS GREATER THAN 2 FEET ABOVE GRADE SHALL BE PROVIDED WITH DIAGONAL BRACING

PLAN EXAM SET 7/10/2024

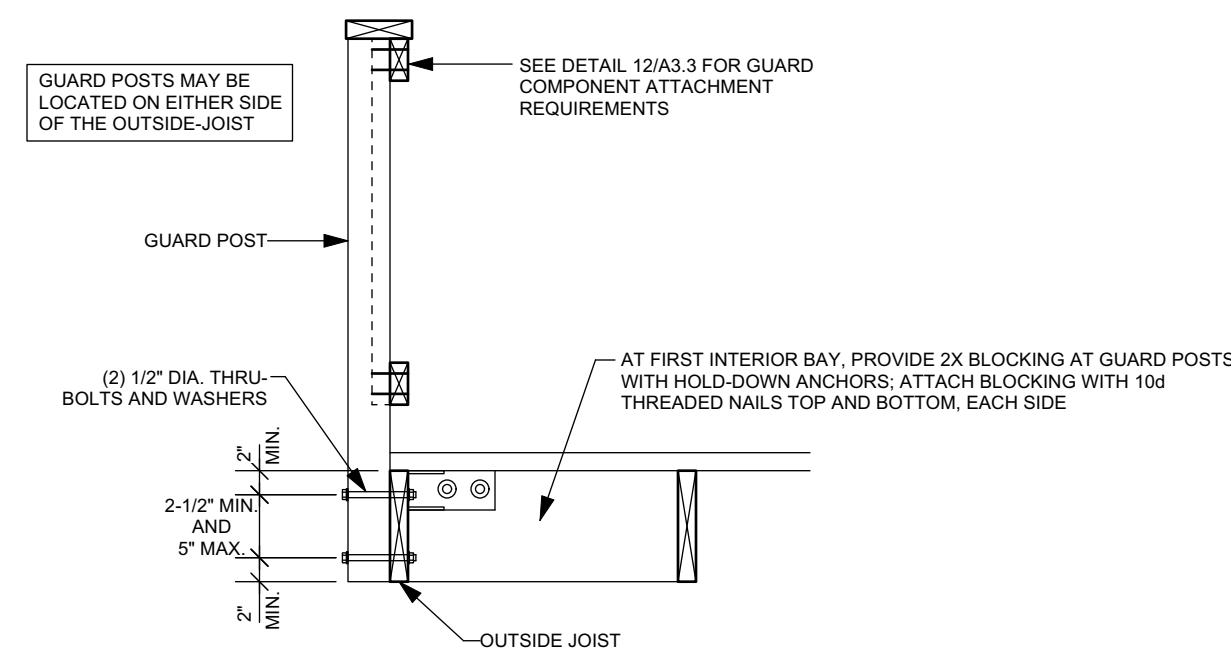




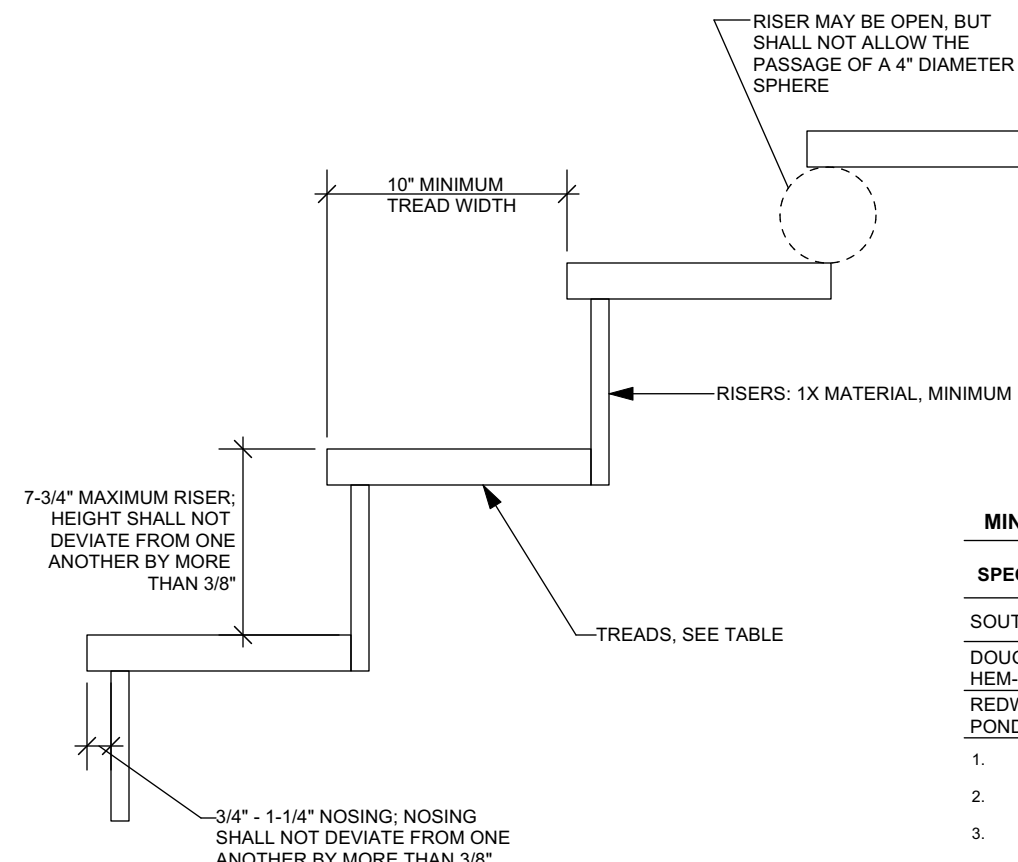
11 ATTACHMENT OF FREE-STANDING DECK TO HOUSE FOR DECK STABILITY  
SCALE: 1 1/2" = 1'-0"



12 EXAMPLE GUARD DETAIL  
SCALE: 3/4" = 1'-0"



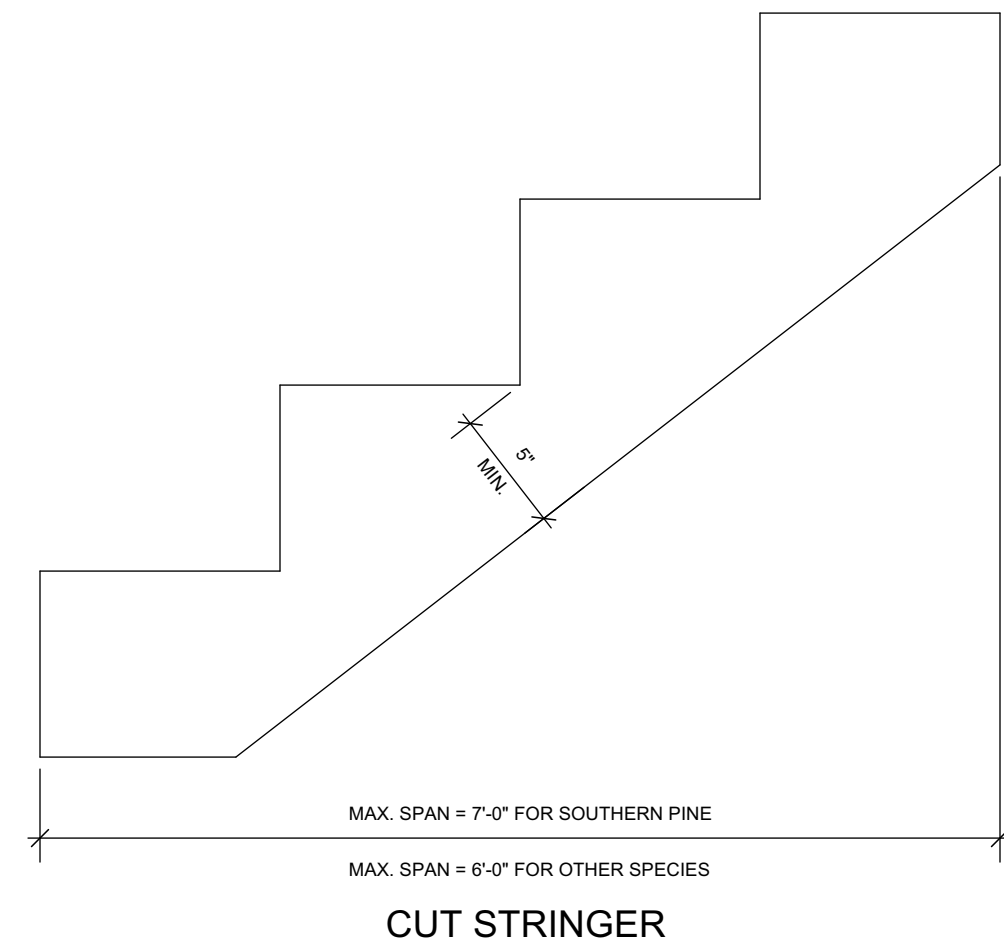
13 GUARD POST TO OUTSIDE JOIST EXAMPLE  
SCALE: 3/4" = 1'-0"



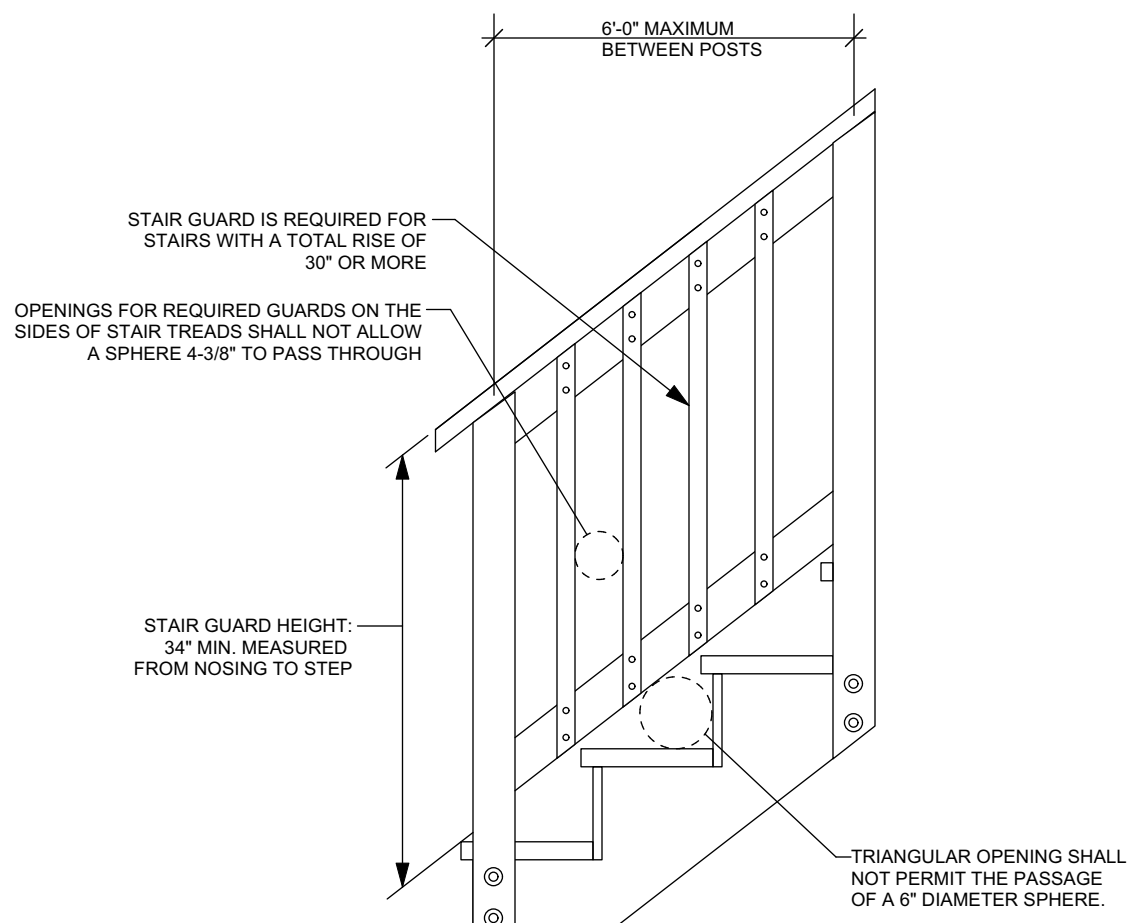
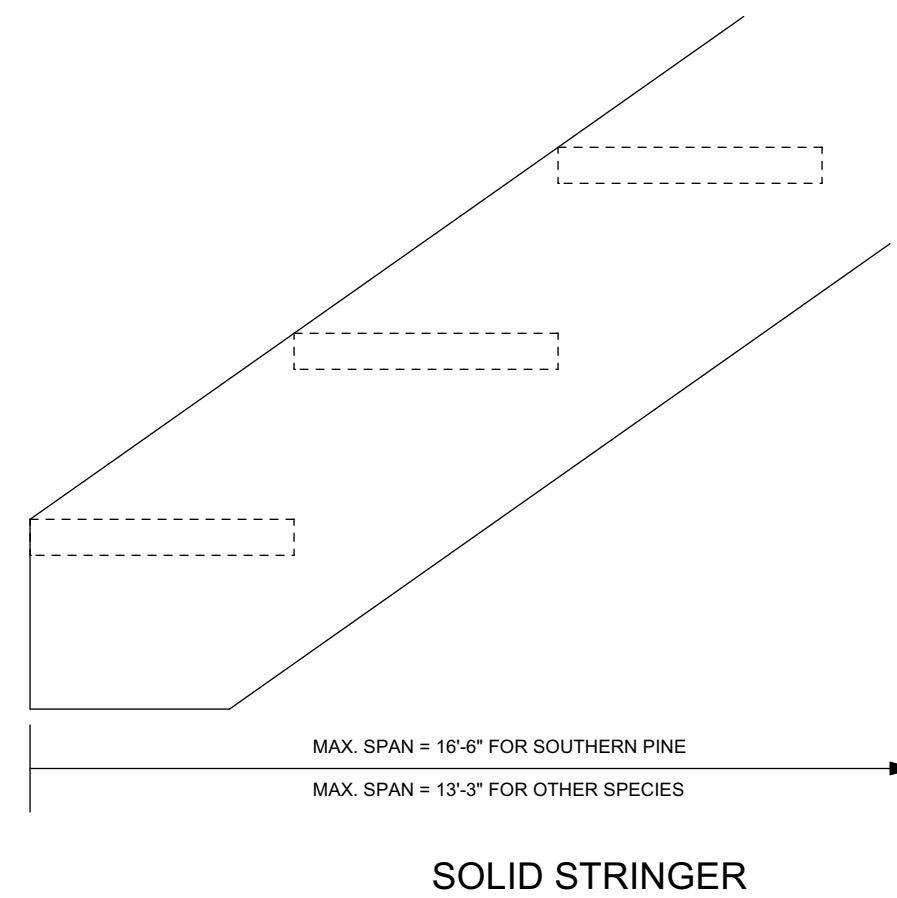
MINIMUM TREAD SIZE FOR CUT AND SOLID STRINGERS <sup>1</sup>		
SPECIES	CUT STRINGER	SOLID STRINGER
SOUTHERN PINE	2X4 OR 5/4	2X6
DOUGLAS FIR LARCH, HEM-FIR, SPF <sup>2</sup>	2X4 OR 5/4	2X8 OR 3X4
REDWOOD, WESTERN CEDARS, PONDEROSA PINE <sup>3</sup> , RED PINE <sup>3</sup>	2X4 OR 5/4	2X8 OR 3X4

1. ASSUMES 300 LB CONCENTRATED LOAD, L/288 DEFLECTION LIMIT, NO. 2 GRADE, AND WET SERVICE CONDITIONS.  
2. NOSING ASSUMED FOR REFACTORY SPECIES INCLUDING DOUGLAS FIR LARCH, HEM-FIR, AND SPRUCE-PINE-FIR.  
3. DESIGN VALUES BASED ON NORTHERN SPECIES WITH NO NOSING ASSUMED.

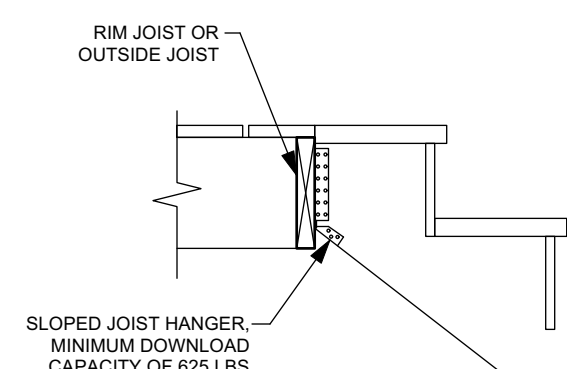
14 TREAD AND RISER DETAIL  
SCALE: 1 1/2" = 1'-0"



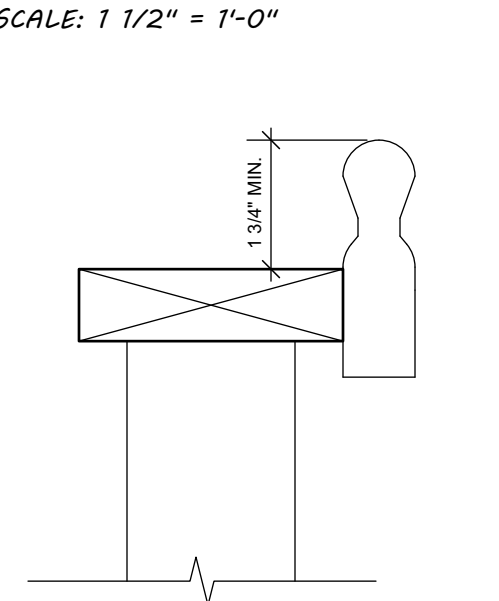
15 STAIR STRINGER REQUIREMENTS  
SCALE: 1 1/2" = 1'-0"



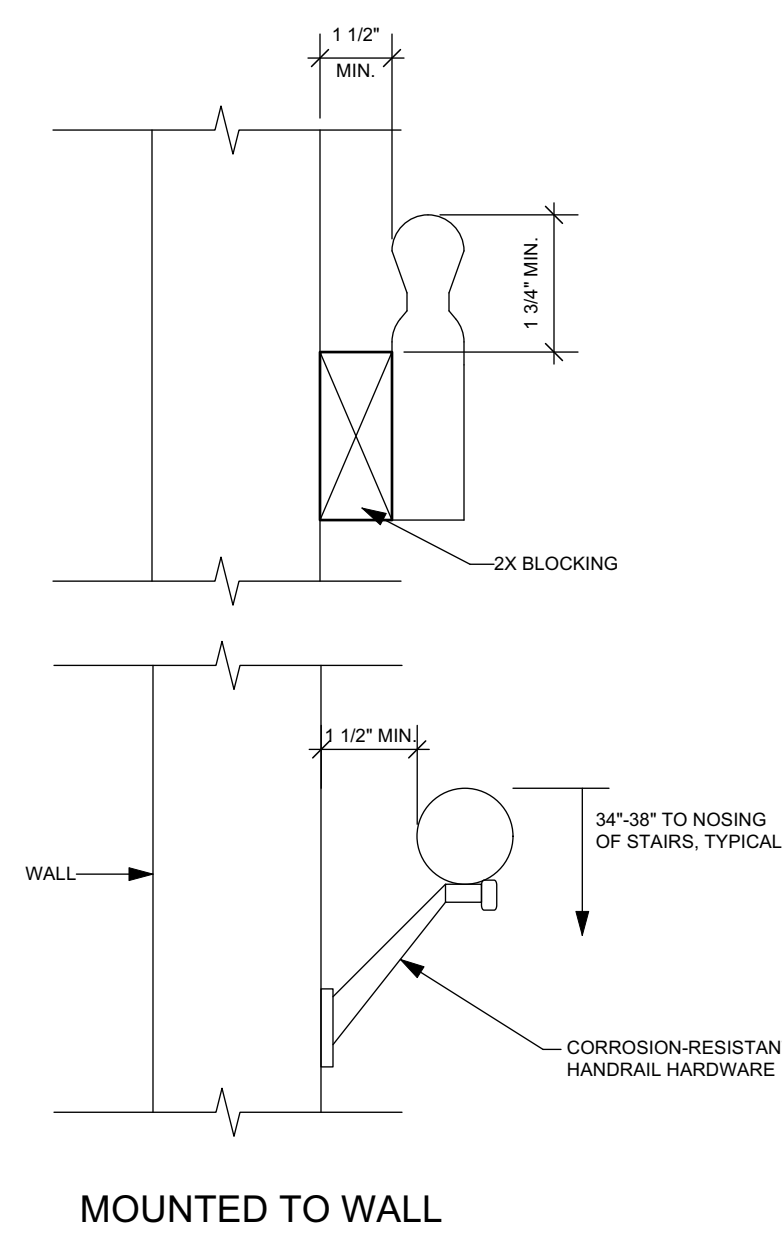
16 STAIR GUARD REQUIREMENTS  
SCALE: 3/4" = 1'-0"



17 STAIR STRINGER ATTACHMENT DETAIL  
SCALE: 3/4" = 1'-0"



18 HANDRAIL MOUNTING EXAMPLES  
SCALE: 3" = 1'-0"



Project 2-FAMILY CONVERSION AND INTERIOR ALTERATIONS OF THE EXISTING RESIDENCE

Sheet Title  
DECK DETAILS

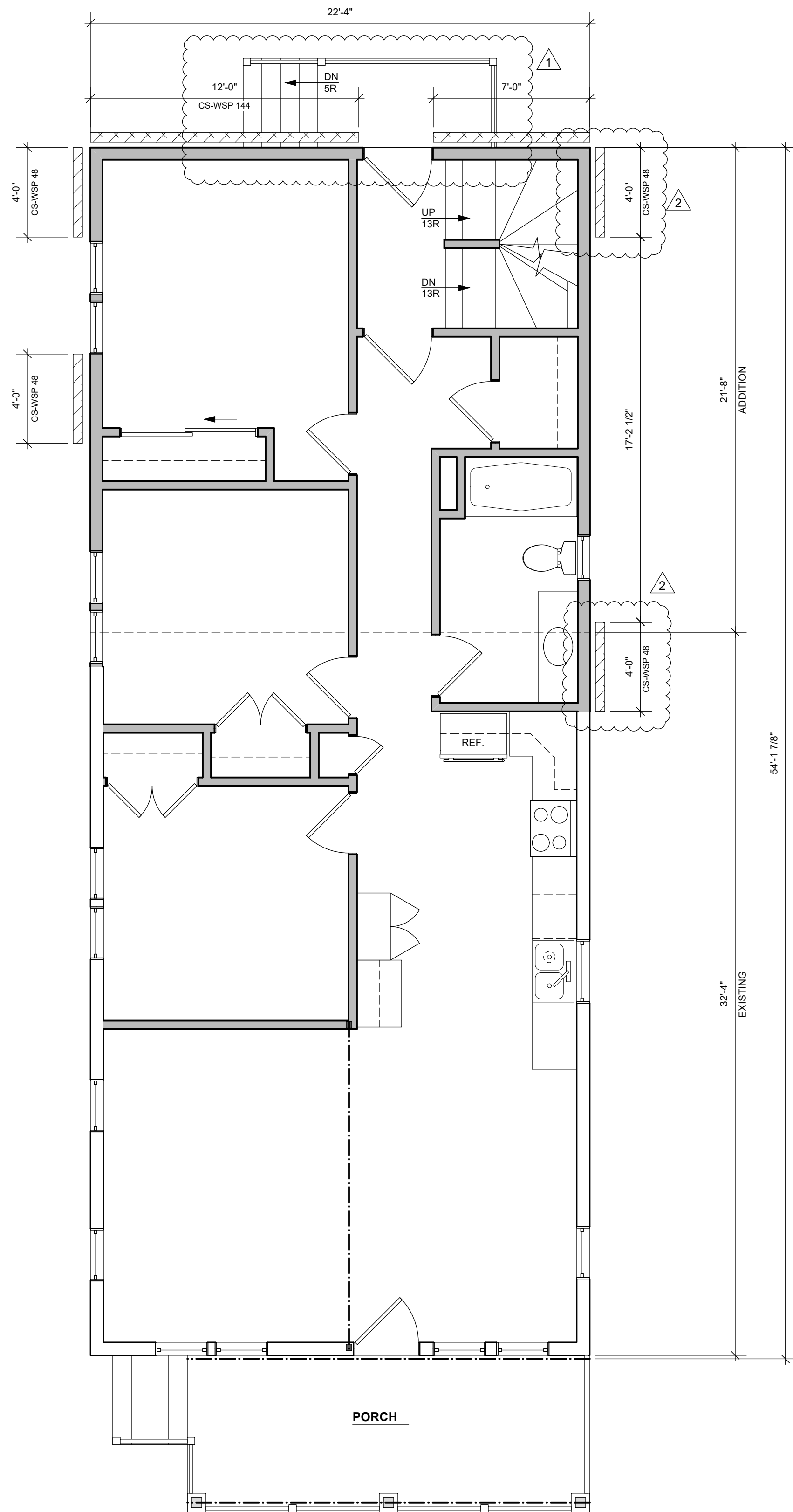
Revisions

Date: 7/10/2024

Job NO.: 18-165

Sheet No.

A3.4

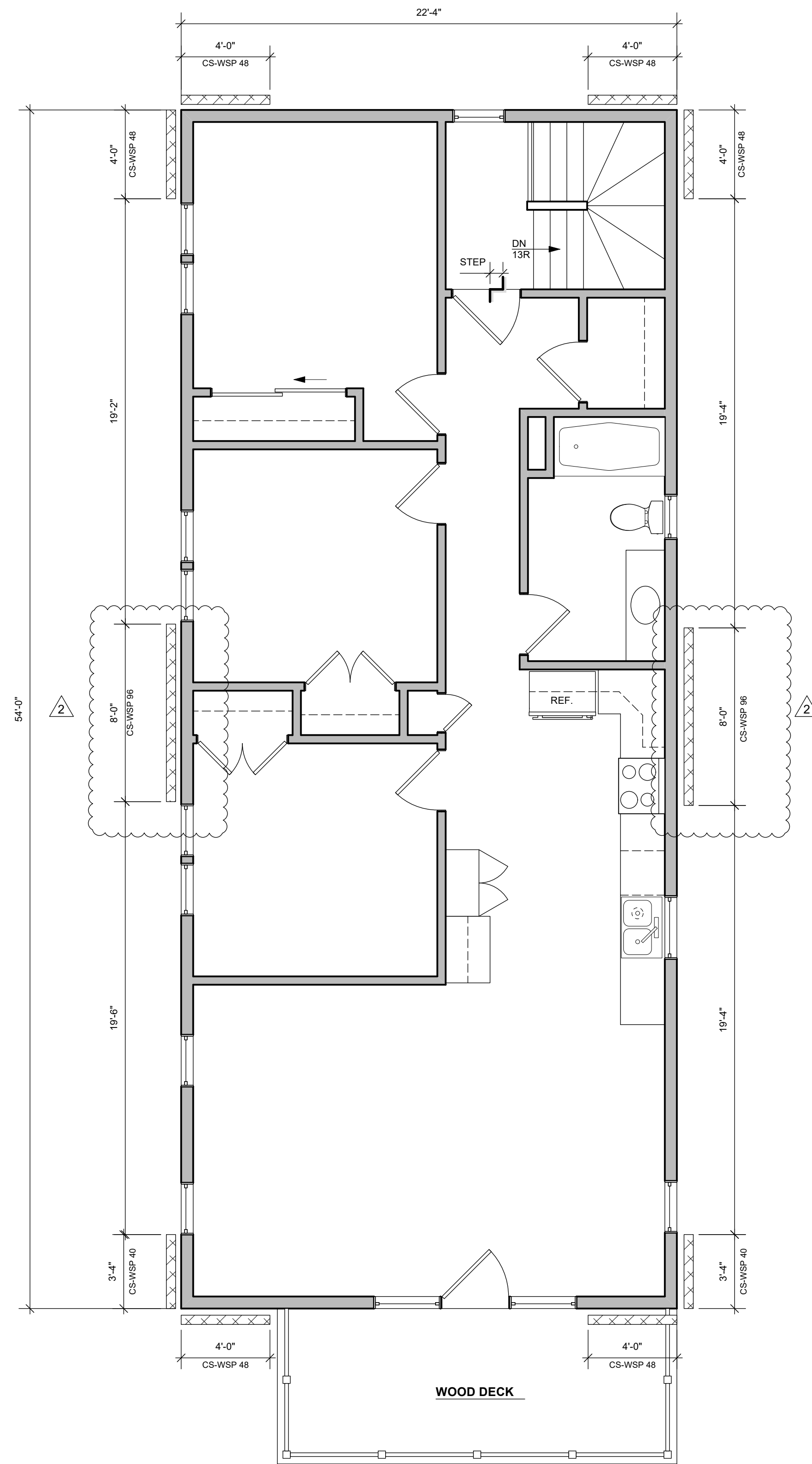
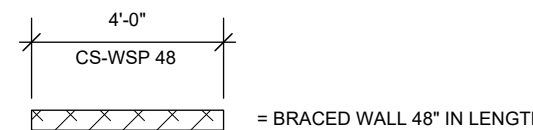


**1** PROPOSED FIRST FLOOR WALL BRACING PLAN  
SCALE: 1/4" = 1'-0" N →

**SHEAR WALL NOTES:**

- CS-WSP: CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL**
- WOOD STRUCTURAL PANEL SHEATHING NOT LESS THAN 3/8" THICK FOR 16-INCH STUD SPACING AND NOT LESS THAN 7/16 INCH THICK FOR 24-INCH STUD SPACING. FASTEN TO FRAMING OR BLOCKING WITH 6d COMMON NAIL OR 8d BOX NAIL. (2-1/2" LONG X 0.113" DIAMETER) SPACED AT 6" ALONG EDGES AND 12" IN THE FIELD OR 7/16" CROWN 16 GAGE STAPLES, 1-1/4" LONG SPACED AT 3" ALONG EDGES AND 6" FIELD.
  - SHEATHING SHALL BE APPLIED TO ALL EXTERIOR SHEATHABLE SURFACES INCLUDING AREAS ABOVE, BELOW AND BETWEEN OPENINGS.
  - THE INTERIOR SIDE OF ALL EXTERIOR WALLS SHALL BE SHEATHED WITH MINIMUM 1/2" GYPSUM WALL BOARD, EXCEPT GARAGE EXTERIOR WALLS. ALL EDGES SHALL BE ATTACHED TO FRAMING OR BLOCKING.

**SHEAR WALL LEGEND:**



**2** PROPOSED SECOND FLOOR WALL BRACING PLAN  
SCALE: 1/4" = 1'-0" N →

PLAN EXAM SET 7/10/2024

**Sheet Title**

PROPOSED WALL  
BRACING PLANS

**Revisions**

- 12/4/24- PLAN REVIEW COMMENTS
- 1/9/25- PLAN REVIEW COMMENTS

Date: 7/10/2024

Job NO.: 18-165

Sheet No.

**S1.1**

Project **2-FAMILY CONVERSION AND  
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