



Village of Bayside  
9075 N Regent Road  
Architectural Review Committee Meeting  
February 14, 2022  
Remote Teleconferencing, 6:00pm

**ARCHITECTURAL REVIEW COMMITTEE  
AGENDA**

**I. CALL TO ORDER AND ROLL CALL**

**II. APPROVAL OF MINUTES**

- A. Approval of January 10, 2022 meeting minutes.

**III. BUSINESS**

- A. **225 E Ravine Baye Rd – John Otis & Joanne Birtwistle** The proposed project is a landscaping renovation, including a fence, decking, hot tub, and fire pit.
- B. **900 W Laramie Ln – Marty Meiners** The proposed project is the installation of a shed on the northeast side of their house.
- C. **9712 N Lake Dr – Erin O'Connor** The proposed project is the removal of an existing bay window and installing two new windows on the western side of their home.
- D. **550 W Laramie Ln – Snowden & Brad Zastrow** The proposed project is the removal of the front window, duplicating the large window to the left, replacing a bow window with a tall window, replacing a rear window with a shorter window, eliminating the front porch and moving the front entry slightly forward, and adding a new exterior door.

**IV. ADJOURNMENT**

Amanda Gronemeyer  
Deputy Clerk

The Architectural Review Committee will utilize Zoom video conferencing software for this meeting. To join the zoom meeting using a computer or tablet:

<https://us02web.zoom.us/j/84397040566?pwd=MWNVTVBKUDlzbHh2Tk5qMDdZdldPZz09>

If using a telephone to dial in: 1-312-626-6799. The meeting ID is: 843 9704 0566, password 365847.

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. Contact Village Hall at 414-206-3915. It is possible that members of and possibly a quorum of members of other Boards, Commissions, or Committees of the Village may be in attendance in the above stated meeting to gather information; no action will be taken by any other Boards, Commissions, or Committees of the Village except by the Board, Commission, or Committee noticed above. Agendas and minutes are available on the Village website ([www.baysidewi.gov](http://www.baysidewi.gov)).



**I. CALL TO ORDER**

Chairperson Roberts called the meeting to order via remote teleconferencing at 6:00pm.

**II. ROLL CALL**

Chair: Marisa Roberts  
Members: Elizabeth Levins  
Dan Zitzer  
Tony Aiello  
John Krampf

Trustee Liaison: Mike Barth

Also Present: Assistant to the Village Manager Leah Hofer  
Deputy Clerk Amanda Gronemeyer  
There were four people in the audience.

**III. APPROVAL OF MINUTES**

**A. Approval of November 15, 2021 meeting minutes.**

Motion by Trustee Barth, seconded by Tony Aiello, to approve the November 15, 2021 meeting minutes. Motion carried unanimously.

**IV. BUSINESS**

**A. 9251 N Waverly Dr – Michael & Stacy Rauwerdink and Lance Johnson**

Lance Johnson, contractor with Nine Square Design, LLC, appeared on behalf of the project. Stacy Rauwerdink, property owner, was also present. There were no neighbors in attendance.

Lance Johnson, contractor, described the project as an interior remodel of the kitchen and dining room space with the removal of one window on the side of the house and an expansion of a rear window. The expanded window will be double-hung with vinyl construction and will match the color of the existing windows on the house.

Motion by Trustee Barth, seconded by Elizabeth Levins, to approve the project as described and presented in the application. Motion carried unanimously.

**B. 9494 Fairway Cir – Ethan & Molly Brooks and Nick Griswold**

Nick Griswold, contractor with Royal Investors, LLC, appeared on behalf of the project. There were no neighbors in attendance.

Nick Griswold, contractor, described the project as an interior remodel of the entire home. Being a rather extensive project, the contractor is seeking permission to keep the dumpster on the property longer than the customary 120 days.

Motion by Tony Aiello, seconded by Elizabeth Levins, to approve a 6 month extension to keep

the dumpster on the property during the remodel. Motion carried unanimously.

**C. 860 E Ravine Ln – David Francis**

David Francis, property owner, appeared on behalf of the project. There were no neighbors in attendance.

David Francis described the project as a second-floor addition above the family room which had been approved by the Architectural Review Committee at the September 2021 meeting. The desired changes are to replace the existing cultured stone veneer on the east side exterior of the first-floor family room with real field stone to match the existing stone on the house. The exterior of the chimney line will also be comprised of the real field stone. Wrapping from the east to the north of the house, it will switch from the stone to a cream-colored hardie board siding to match that of the current siding on the house. The older, existing siding will be given a new coat of paint to match the cream-colored hardie board siding.

Motion by Tony Aiello, seconded by Elizabeth Levins, to approve the project as described and presented in the application. Motion carried unanimously.

**ADJOURNMENT**

Motion by Elizabeth Levins, seconded by Tony Aiello, to adjourn the meeting at 6:15 pm. Motion carried unanimously.

Respectfully submitted,

Amanda Gronemeyer  
Deputy Clerk

02/03/2022

Attention:  
Village of Bayside, WI  
Architecture Review Committee

<p>PROJECT/SITE OWNER: John Otis and Joanne Birtwistle</p> <p>PROJECT ADDRESS: 225 E Ravine Baye Rd</p>	<p>PROJECT SUMMARY: New decks (3) Arbor with fence, Hot tub, grading and landscaping</p>
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I have reviewed the proposed decks, arbor with fence, Hot tub, grading and landscaping for compliance with the Village's ordinances and have determined the following for consideration

**Sec. 125-90. - "B" residence district regulations.**

(4) A side yard of not less than ten feet shall be provided for on each side of every building.

(5) A rear yard of not less than 20 feet shall be provided for every building, except one of not less than ten feet shall be provided for a building used for or classified as an accessory use.

1. Confirms with required set backs
2. Confirms with the Impervious requirements

104-2(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.*

**VILLAGE CODE REVIEW**

Supporting documentation or testimony must be provide at the meeting to verify code compliance with the above observations in **red**.

**Notes:**

**Any retaining wall over four feet in height must be accompanied by engineering data.**  
**Grading plans shall be reviewed by Village Engineer prior to issuing of a permit**  
**Property owner must abide by the Villages burning regulations**

Dave Hendrix  
SAFEbuilt  
Wisconsin Operations Manager

# Project Proposal

Date 1/27.22

Property Address 225 E. Ravine Baye

Zoning B - District

- |   |   |
|---|---|
| <input type="checkbox"/> Accessory Structures/Generators<br><input type="checkbox"/> Additions/Remodel<br><input type="checkbox"/> Bluff Management<br><input type="checkbox"/> Commercial Signage<br><input checked="" type="checkbox"/> Decks/Patios<br><input checked="" type="checkbox"/> Fence<br><input checked="" type="checkbox"/> Fire Pits<br><input checked="" type="checkbox"/> Landscaping requiring Impervious Surface/Fill/Excavation Permit | <input type="checkbox"/> New Construction<br><input type="checkbox"/> Play Structures<br><input type="checkbox"/> Recreational Facilities/Courts<br><input type="checkbox"/> Roofs<br><input type="checkbox"/> Solar Panels/Skylights<br><input type="checkbox"/> Swimming Pools<br><input type="checkbox"/> Windows/Doors-change exceeds 25% of opening<br><input checked="" type="checkbox"/> Other |
|---|---|

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

Landscape Renovation (see site plan)

\*\*\*\*\* 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

1-262-346-4577  
SAFEbuilt, Inc.

## WI UNIFORM PERMIT APPLICATION

hartfordinspections@safebuilt.com  
Inspections need to be called in by 4 pm for next business day inspections

PERMIT NO.  
TAXKEY#

**ISSUING MUNICIPALITY**  TOWN  VILLAGE  CITY  
of BAYSIDE  
COUNTY: MILWAUKEE

**PROJECT LOCATION**  
(Building Address) 225 E. RAVINE DRIVE PLANT.

**PROJECT DESCRIPTION**  
 COMMERCIAL  ONE & TWO FAMILY

Owner's Name JOHN OTIS & JOANNE BIKTWINISLE Mailing Address - Include City & Zip 225 E. RAVINE DRIVE PLANT Telephone - Include Area Code JOHN 414-736-5690

Construction Contractor (DC Lic No.) LANDSCAPERS LANDSCAPING Mailing Address - Include City & Zip 7001 W CENTER STREET MILWAUKEE WI 53215 Telephone - Include Area Code MILWAUKEE 414-303-2373

Dwelling Contractor Qualifier (DCQ Lic No.) \_\_\_\_\_ Dwelling Contractor Qualifiers shall be an owner, CEO, COB, or employee of Dwelling Contractor Telephone - Include Area Code \_\_\_\_\_

Plumbing Contractor (Lic No.) \_\_\_\_\_ Mailing Address - Include City & Zip \_\_\_\_\_ Telephone - Include Area Code \_\_\_\_\_

Electrical Contractor (Lic No.) \_\_\_\_\_ Mailing Address - Include City & Zip \_\_\_\_\_ Telephone - Include Area Code \_\_\_\_\_

HVAC Contractor (Lic No.) \_\_\_\_\_ Mailing Address - Include City & Zip \_\_\_\_\_ Telephone - Include Area Code \_\_\_\_\_

**PROJECT INFORMATION** Subdivision Name RAVINE BAYE ESTATES Lot No. \_\_\_\_\_ Block No. \_\_\_\_\_

Zoning District \_\_\_\_\_ Lot Area 36,105 Sq. Ft. N.S.E.W. \_\_\_\_\_ Front \_\_\_\_\_ Rear \_\_\_\_\_  
Setbacks \_\_\_\_\_ Ft. \_\_\_\_\_ Ft. \_\_\_\_\_ Ft. Left \_\_\_\_\_ Ft. Right \_\_\_\_\_ Ft.

**1a. PROJECT**  New  Addition  Raze  Alteration  Repair  Move  Other LANDSCAPING

**3. TYPE**  Single Family  Two Family  Multi  Commercial

**6. STORIES**  1-Story  2-Story  Other \_\_\_\_\_

**9. HVAC EQUIPMENT**  Forced Air Furnace  Radiant Baseboard or Panel  Heat Pump  Boiler  Central Air Conditioning  Other None

**12. ENERGY SOURCE**

Fuel	Nat. Gas	L.P.	Oil	Elec.	Solar
Space Htg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Htg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

\*  Dwelling unit will have 3 kilowatt or more installed electric space heater equipment capacity.

**4. CONST. TYPE**  Site Constructed  Mfd. UDC  Mfd. HUD

**7. FOUNDATION**  Concrete  Masonry  Treated Wood  ICF  Other \_\_\_\_\_

**10. PLUMBING** Sewer  Municipal  Septic No. \_\_\_\_\_

**13. HEAT LOSS (Calculated)** Total \_\_\_\_\_ BTU/HR

**14. ESTIMATED COST** \$ \_\_\_\_\_

**2. AREA** Basement \_\_\_\_\_ Sq. Ft. Living Area \_\_\_\_\_ Sq. Ft. Garage \_\_\_\_\_ Sq. Ft. Other \_\_\_\_\_ Sq. Ft. TOTAL \_\_\_\_\_

**5. ELECTRICAL** Entrance Panel Size: \_\_\_\_\_ amp Service:  New  Rewire \_\_\_\_\_ Phase \_\_\_\_\_ Volts \_\_\_\_\_ Underground  Overhead \_\_\_\_\_ Power Company: \_\_\_\_\_

**8. USE**  Seasonal  Permanent  Other \_\_\_\_\_

**11. WATER**  Municipal Utility  Private On-Site Well

I understand that I am subject to all applicable codes, laws, statutes and ordinances, including those described on the Notice to Permit Applicants form; am subject to any conditions of this permit; understand that the issuance of this permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. If one acre or more of soil will be disturbed, I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management and the owner shall sign the statement on the Notice to Permit Applicants form. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done.

I vouch that I am or will be an owner-occupant of this dwelling for which I am applying for an erosion control or construction permit without a Dwelling Contractor Certification and have read the cautionary statement regarding contractor responsibility on the Notice to Permit Applicants form.

APPLICANT (PRINT): MICHAEL A. MARICE, P.A., D.S.A. [Signature] 1/21/22  
SAFEbuilt, Inc.

**INSPECTIONS NEEDED** Building  Footing  Foundation  Rough  Insulation  Bsmt. Fl.  Final  
Electric  Rough  Service  Final Plumbing  Rough  Underfloor  Final HVAC  Rough  Final

FEES:	PERMIT(S) ISSUED	SEAL NO. _____	Municipality No. _____
Building Fee _____ Zoning Fee _____ WI Seal _____ Electric Fee _____ Plumbing Fee _____ HVAC Fee _____ Adm. Fee _____ Other _____ Total _____	Bldg. # At top of form _____ Zoning # _____ Elec. # _____ Plmb. # _____ HVAC # _____	<b>RECEIPT</b> CK # _____ Amount \$ _____ Date _____ From _____ Rec By: _____	<b>PERMIT EXPIRATION:</b> Permit expires two years from date issued unless municipal ordinance is more restrictive.
<b>PERMIT ISSUED BY MUNICIPAL AGENT:</b> Name _____ Date _____ Certification No. _____			

## Scope of Work

Only items listed are part of this permit. If work is done on items not listed on this permit they will be considered to have been completed without a permit and are subject to double fees.

Item	Cost
DECK (LEANE) COMPOSITE	
FENCE 1. NORMAL (XONAM)	
HOT TUB	
RETAINING WALLS (?)	

Total Cost \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

## Requested Changes at time of work

Must be submitted to the Village prior to or same day work is completed. Failure to return the same day will result in double permit fees.

Item	Cost

Total Cost \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_



7001 W. Center Street  
Wauwatosa, WI 53213

P: 414-897-8232

F: 414-897-8539

1.31.22

Dear Architectural Review Committee,

Our clients are requesting us to design and build a landscape renovation project for the property located at 225 E. Ravine Baye Road, Bayside WI 53217. (Tax Key / Parcel Number 016-018-1000). Our schedule would allow us to start as early as March 21, 2022, with the completion approximately June 15, 2022. This is subject to weather and supply chain constraints.

The landscape renovation will take place mainly in the front and backyard areas. The side yard areas will have only minor changes. The work will include new pvc draintile vs the corrugated ads system, adding outcropping, composite decks new hardscaping and softscaping. Limestone outcropping and cut stone retaining walls will be added to level designated paving areas.

The hot tub will be purchased by then owner and installed by that company. I'm told that it will be a Sundance Hot Tub. The final color of the hot tub has not been determined. We will submit that information to staff as we receive it. (see photo)

There will be three composite decks. Two of the decks are adjacent to the house and will be cover up existing stoops that have been coated with a stamped / colored concrete product by a previous owner. The stoops will be partially removed to allow the new decking to be installed. Our subcontractor will supply framing details as needed when the permit is procured.

The observation deck will be approximately one step above grade on the uphill / north side and elevated on the downhill or south side. This will be a composite deck with see thru cable railings. The color of the decks will be an earth tone / brown tone. (see photo) Details of the deck, railing and final color selection to be provided.



For the hardscaping areas we are looking at natural stone and brick paver products. With the earth tone brick on the house and limestone veneer on the front of the house we will be using a complimentary clay paver with a blended (range of colors) with limestone step and steppers. For the back paving where we do not have any limestone veneer on the brick house. So, we will be using the same paver with a rectangular pattern bluestone inserts in select patio areas as inlays in the patios.

Drainage will be improved around the house. We will fill with soil for positive drainage away from the house. New plants will be added to freshen up the curb appeal of the house. We will be adding landscape lighting (low voltage / LED) on the façade of the house, up lights on specimen trees and path lighting for safety and security.

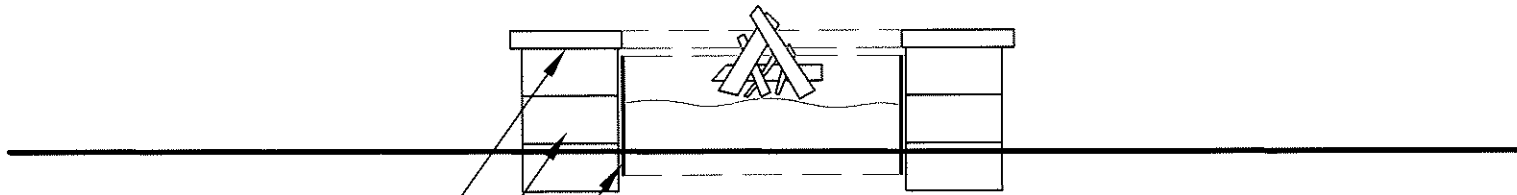
We are providing photographs so you can appreciate the quality of the work we do, and we will provide the final color samples as they are decided. I am a registered landscape architect, and I have served on the Menomonee Falls Architectural Board for the past 22 years. I understand and appreciate your concerns as an aesthetic board.

Sincerely,

A handwritten signature in black ink that reads "Mike". The signature is written in a cursive, slightly stylized font.

Michael A. Manke, ASLA, PLA

# Natural Wood Burning Fire Pit



2" Bluestone Coping

6" Waukesha Buff Stone

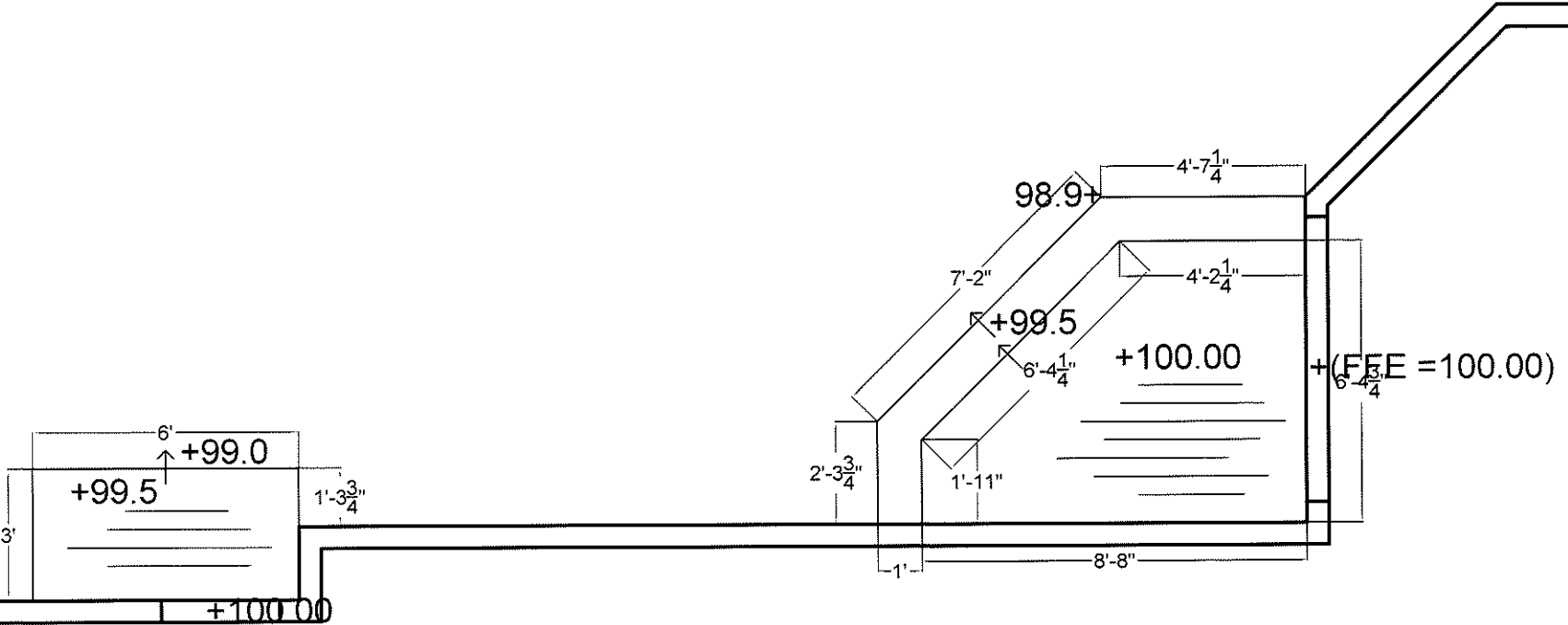
Metal Fire Ring Insert



LANDSCAPE DEVELOPMENT FOR  
**THE OTIS RESIDENCE**  
225 Ravine Baye Rd. Bayside WI 53217

DATE: 1.28.22  
DESIGNER: MAM  
SCALE: 1/2" = 1'-0"

Reproduction of these plans in whole or part or the reproduction of derivative works thereof without the express written permission of LandCrafters, Inc. is strictly prohibited.  
Use of these plans is limited to the construction of this project only. Use of these plans for any purpose other than use on this project is prohibited.  
Express written consent is required for private use.



Side Door Stoop

Deck off House

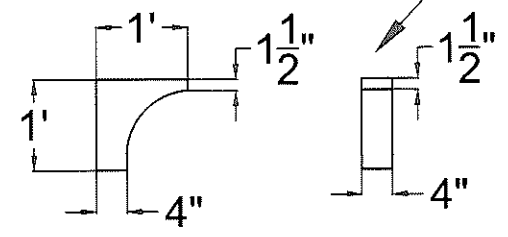


LANDSCAPE DEVELOPMENT FOR  
**THE OTIS RESIDENCE**  
225 Ravine Baye Rd. Bayside WI 53217

DATE: 1.28.22  
DESIGNER: MAM  
SCALE: 1/4" = 1'-0"

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Express written consent is required for private use.

Side View  
Front View



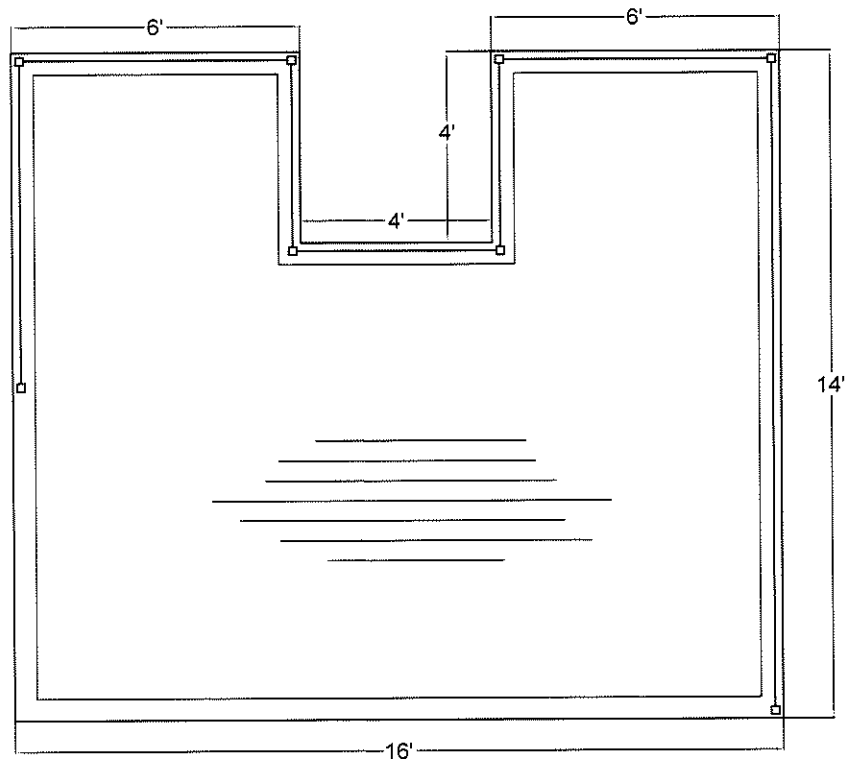
Corbles x 3



LANDSCAPE DEVELOPMENT FOR  
**THE OTIS RESIDENCE**  
225 Ravine Baye Rd. Bayside WI 53217

DATE: 1.11.22  
DESIGNER: MAM  
SCALE: 1/2" = 1'-0"

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Overlook Deck



LANDSCAPE DEVELOPMENT FOR  
**THE OTIS RESIDENCE**  
 225 Ravine Baye Rd. Bayside WI 53217

DATE: 1.28.22  
 DESIGNER: MAM  
 SCALE: 1/4" = 1'-0"

Reproduction of these plans in whole or part or the reproduction of derivative works thereof without the express written permission of LandCrafters, Inc. is strictly prohibited.  
 Use of these plans is limited to the construction of this project only. Use of these plans for any purpose other than use on this project is prohibited.  
 Express written consent is required for private use.

SUBDIVIDING  
LOT SURVEYS

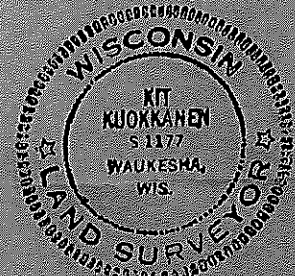
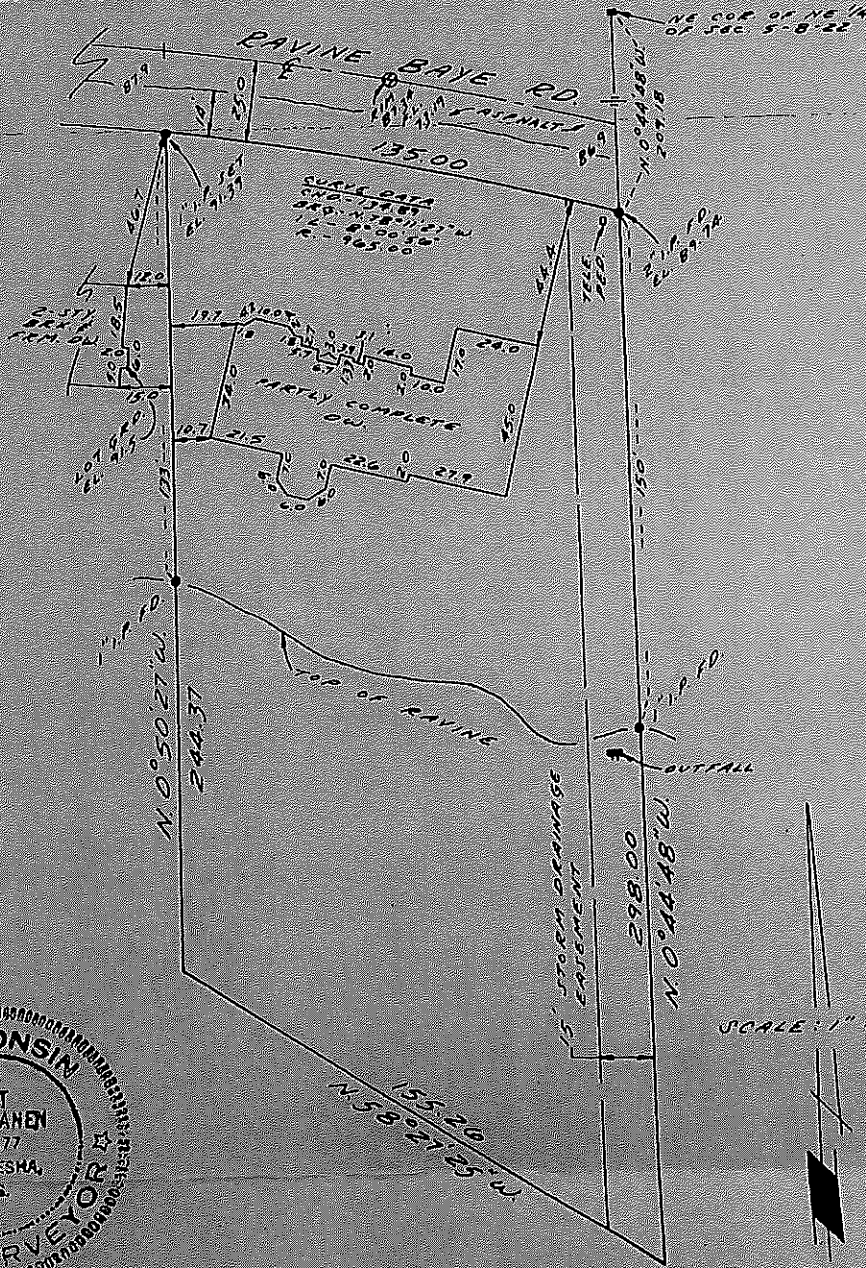
# KUOKKANEN & ASSOCIATES, INC.

221 N. GRANDVIEW BLVD.  
WAUKESHA, WISCONSIN 53186  
PHONE 542-4530

BUILDING SURVEYS  
PERCOLATION TESTS  
SOIL BORING TESTS  
82-100-51

PREPARED FOR: Master Builders, Inc. / Dr. Mollick  
LOCATION: Ravine Baye Road (Village of Bayside)

DESCRIPTION OF PROPERTY  
Lot 18 in RAVINE BAYE ESTATES NO. 1, being a subdivision of part of the Northeast 1/4 of Section 5, Township 8 North, Range 22 East, in the Village of Bayside, Milwaukee County, Wisconsin.



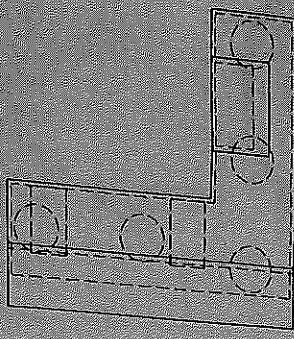
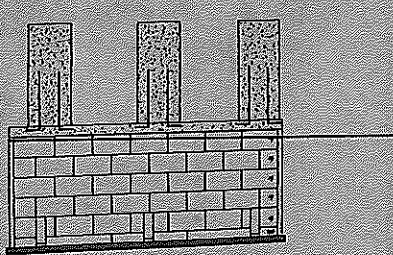
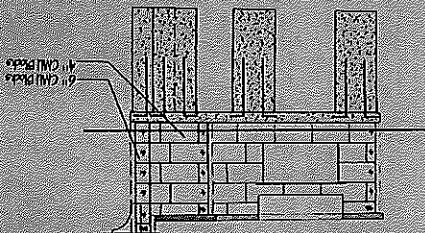
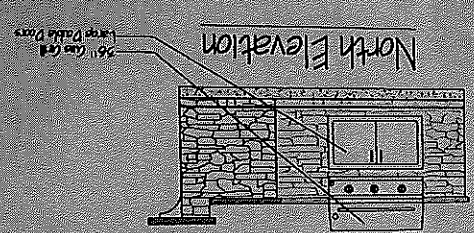
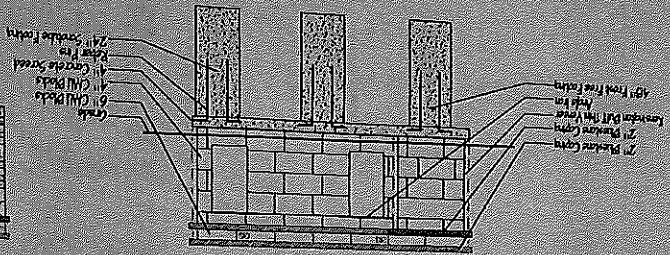
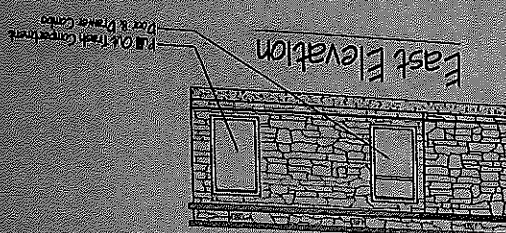
### SURVEY CERTIFICATE

I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, 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 DATE HEREOF.

Dated at  
this 7<sup>th</sup> day of SEPTEMBER, 1982  
RE-CERTIFICATION 11-11-82

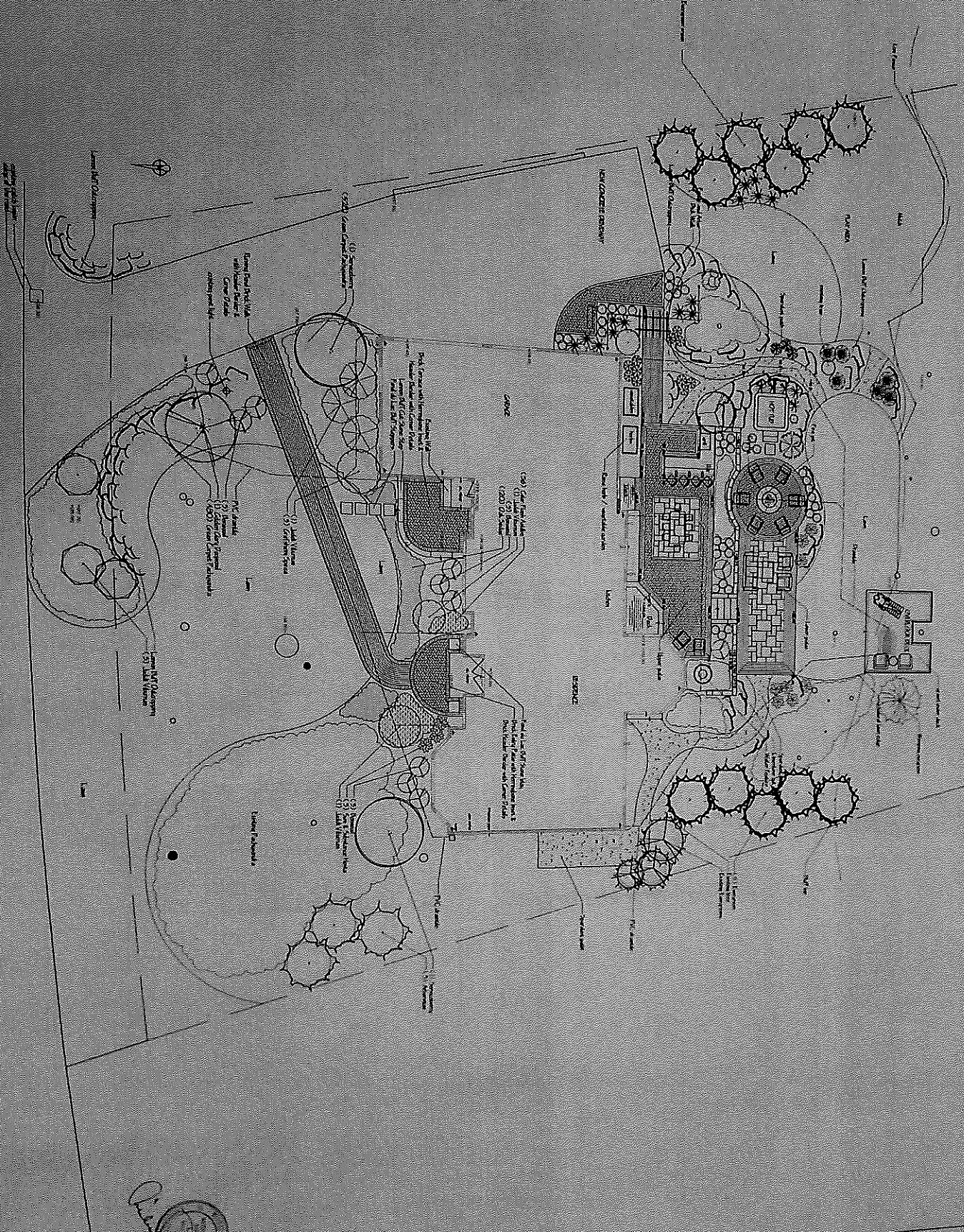
*[Handwritten Signature]*  
Surveyor



LANDSCAPE DEVELOPMENT FOR  
**THE OTIS RESIDENCE**  
 225 Ravine Baye Rd. Bayside WI 53217

**LAND CARTERS**  
 7841 N. Center Road  
 Milwaukee, WI 53223  
 P: (414) 487-2222  
 F: (414) 487-2233  
 www.landcarters.com  
 Creating Quality of Life

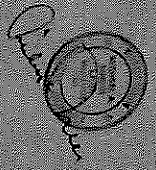
DATE: 1/12/21	DESIGNER: [Name]
SCALE: 1/2" = 1'-0"	PROJECT: [Name]
REVISIONS:	
DATE PLOTTED: 1/12/21	
<p>OTIS RESIDENCE</p>	



# LANDSCAPE DEVELOPMENT FOR THE OTIS RESIDENCE

225 Ravine Baye Rd. Bayside WI 53217

**LAND PARTNERS**  
 1801 W. Center Street  
 Milwaukee, WI 53233  
 P: 414-487-4444  
 F: 414-487-4444  
 www.landpartners.com  
 Creating Quality of Life

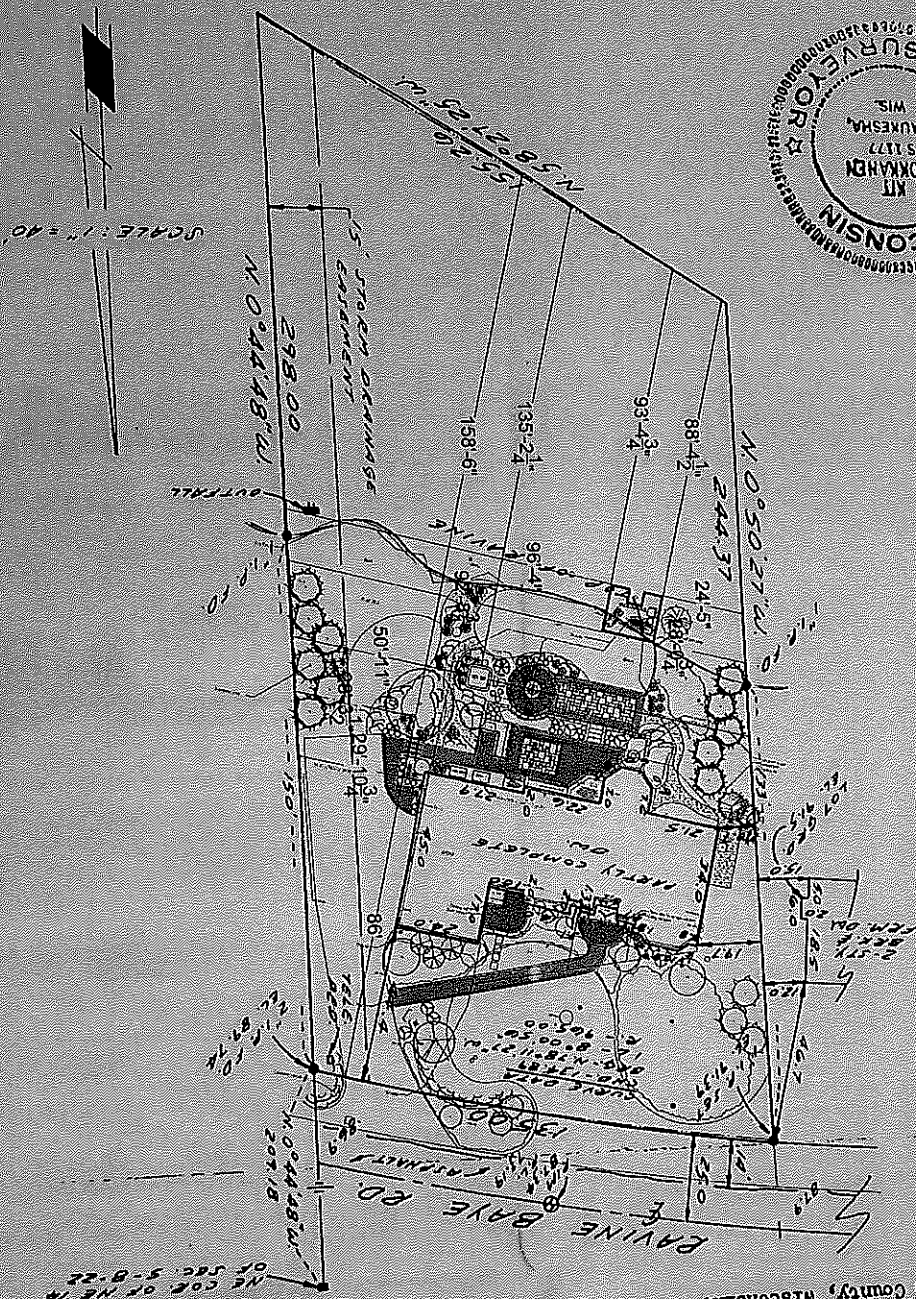


DATE: 11/2002  
 DESIGNER: LAND PARTNERS, L.L.P.  
 SCALE: 1/8" = 1'-0"  
 SHEETS: 1  
 DATE PLOTTED: 11/22

OTIS RESIDENCE



I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, 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 THEREIN WITHIN ONE (1) YEAR FROM DATE HEREON.



DESCRIPTION OF PROPERTY  
 Lot 18 In Ravine Baye Estates No. 1, being a subdivision of part of the Northeast 1/4 of Section 5, Township 8 North, Range 22 East, in the Village of Bayside, Milwaukee County, Wisconsin.

PREPARED FOR: Master Builders, Inc. / Dr. Mollak  
 Ravine Baye Road (Village of Bayside)  
 LOCATION  
 221 N. GRANDVIEW BLVD.  
 WAUKESHA, WISCONSIN 53186  
 PHONE: 542-4530

82-100-51  
 BUILDING SURVEYS  
 PERCOLATION TESTS  
 SOIL BORING TESTS

**KUOKKANEN & ASSOCIATES, INC.**

**LANDSCAPE DEVELOPMENT FOR  
 THE OTIS RESIDENCE**  
 225 Ravine Baye Rd. Bayside WI 53217



DATE: 1-18-22	DATE PLOTTED: 1-27-22
DRAWN BY: JAMES HANSEN, A.S.L.A. P.A.	
SCALE: 1/8" = 1'-0"	
REVISIONS:	
NOTES:	
1. 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 THEREIN WITHIN ONE (1) YEAR FROM DATE HEREON.	
2. 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 THEREIN WITHIN ONE (1) YEAR FROM DATE HEREON.	
3. 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 THEREIN WITHIN ONE (1) YEAR FROM DATE HEREON.	
4. 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 THEREIN WITHIN ONE (1) YEAR FROM DATE HEREON.	
5. 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 THEREIN WITHIN ONE (1) YEAR FROM DATE HEREON.	
6. 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 THEREIN WITHIN ONE (1) YEAR FROM DATE HEREON.	
7. 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 THEREIN WITHIN ONE (1) YEAR FROM DATE HEREON.	
8. 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 THEREIN WITHIN ONE (1) YEAR FROM DATE HEREON.	
9. 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 THEREIN WITHIN ONE (1) YEAR FROM DATE HEREON.	
10. 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 THEREIN WITHIN ONE (1) YEAR FROM DATE HEREON.	

## OTIS RESIDENCE

- Hot Tub Example
- Sundance hot tub





Limestone Outcropping examples





Limestone Outcropping Example





**OTIS RESIDENCE  
EXISTING CONDITIONS**



Stoops to be removed to  
A point where decks can  
be built over them



Backyard showing the top of the bluff – area where observation deck will be built



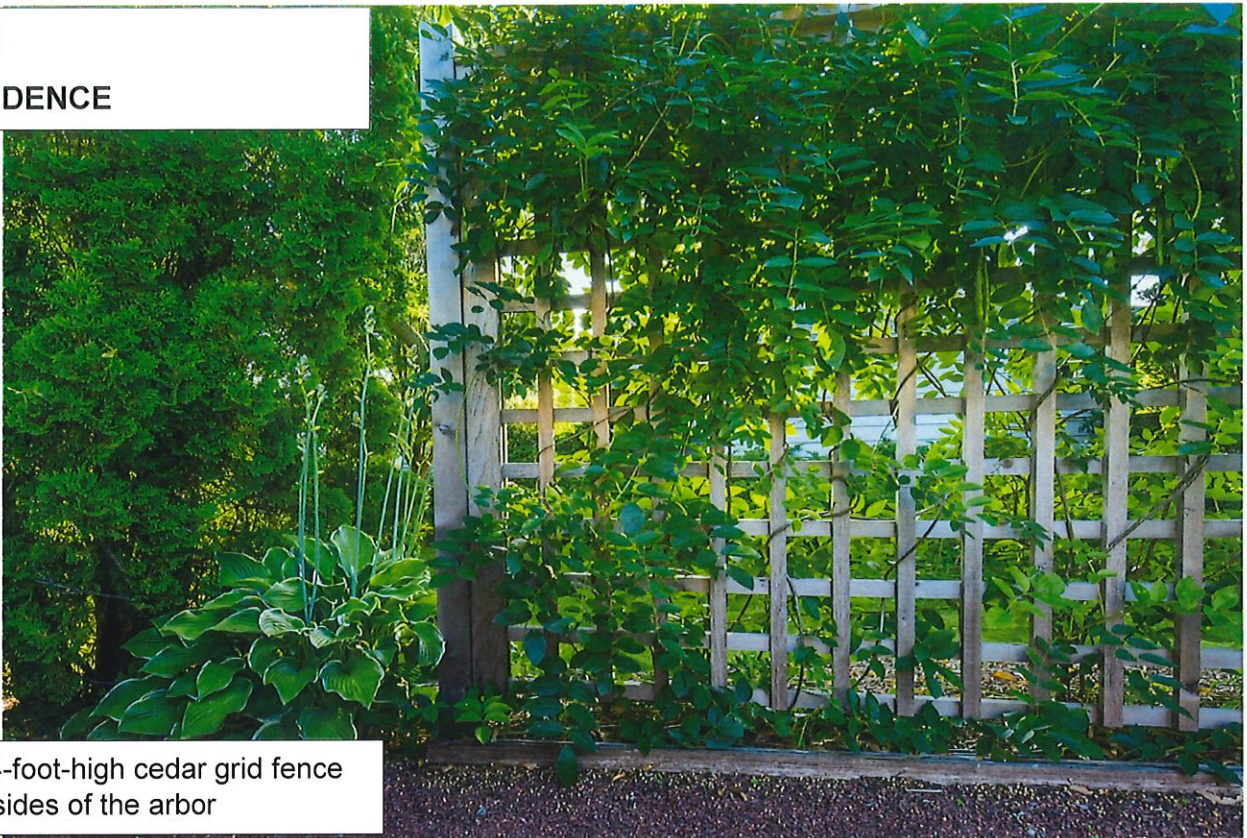
SW corner of the house







OTIS  
RESIDENCE



Otis 4-foot-high cedar grid fence  
both sides of the arbor



Otis flat top Cedar Arbor – see plan for size and location

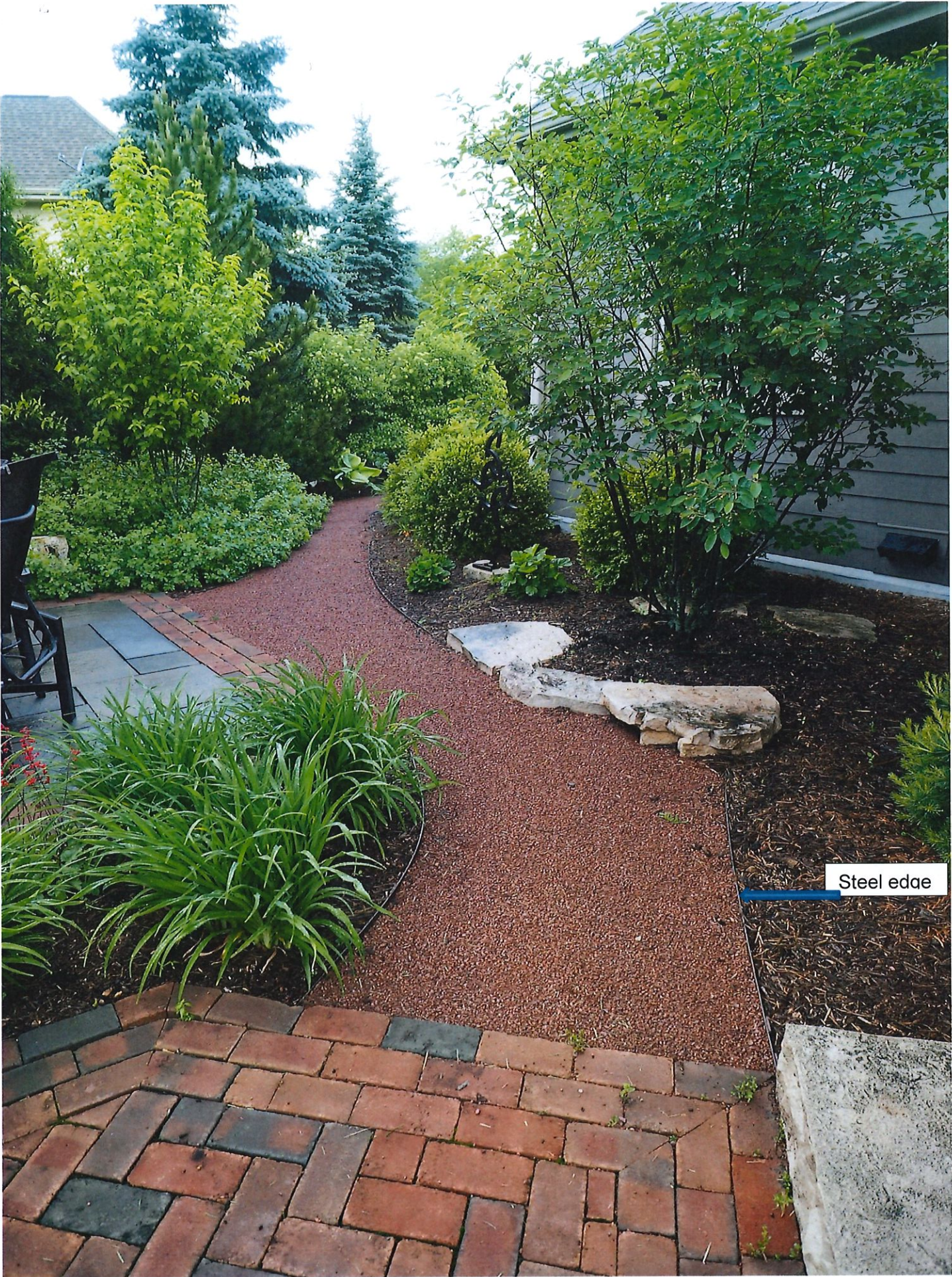
## Spardust Gravel Pathways



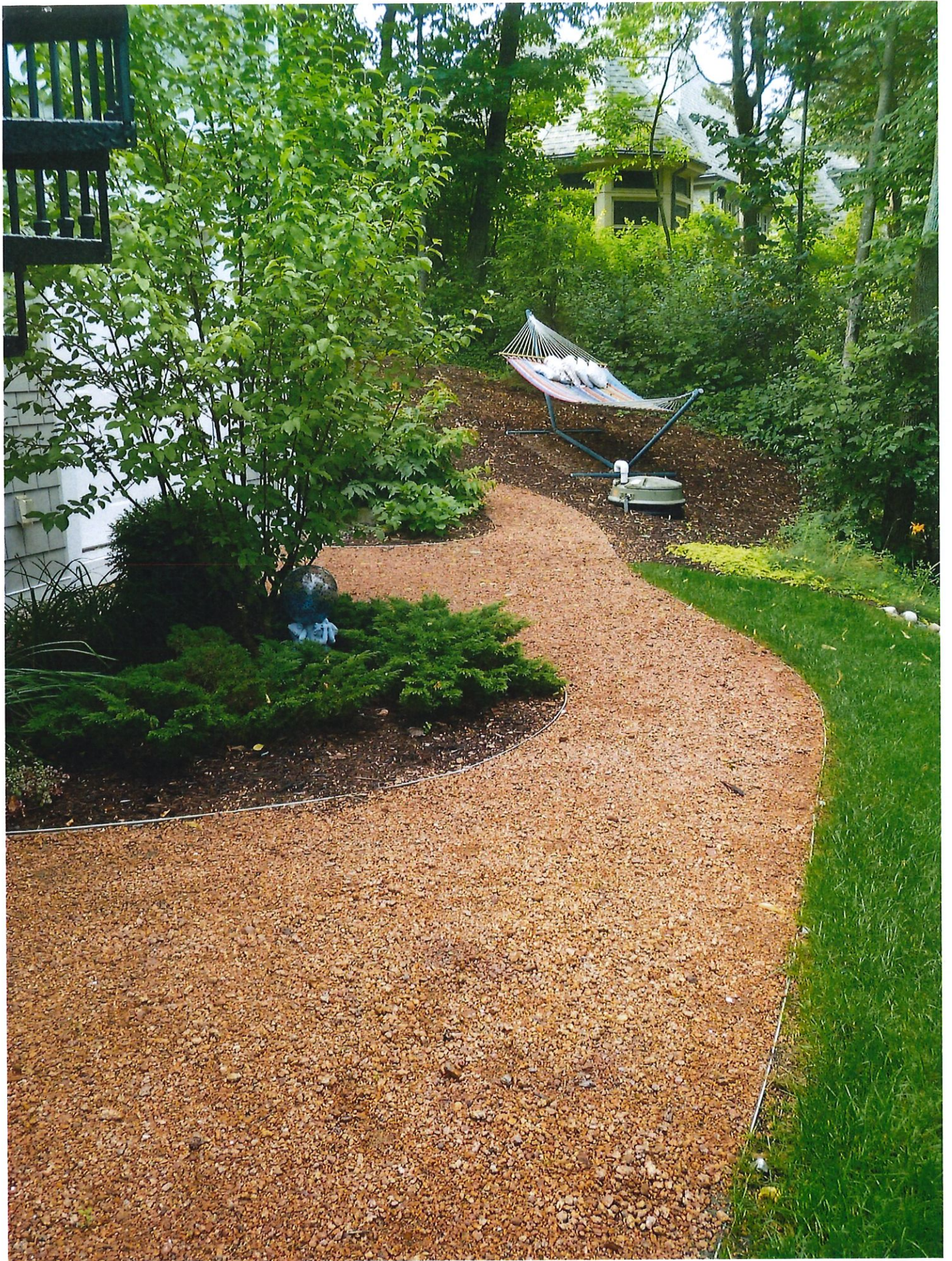
Orange



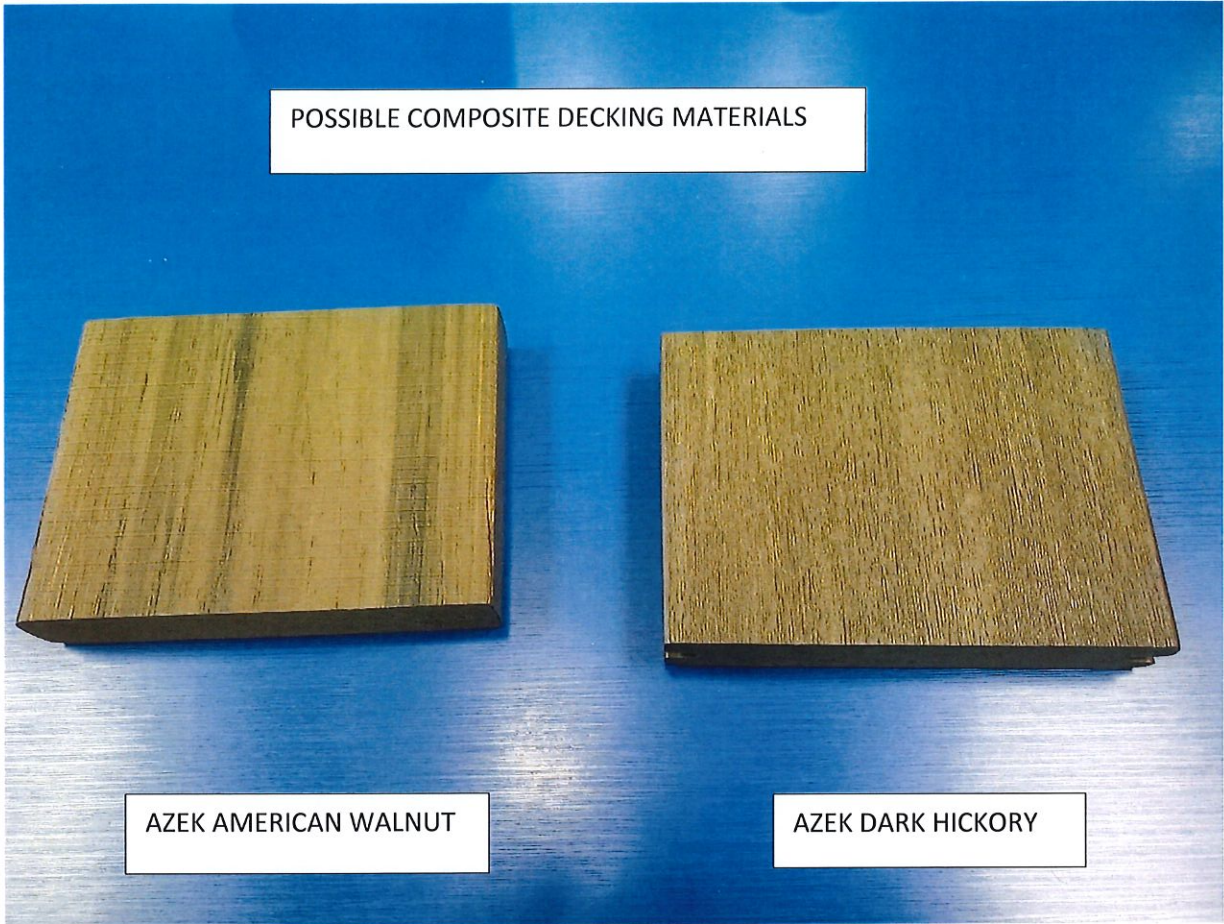
Red



Steel edge



# O . IS HARDSCAPING MATERIALS

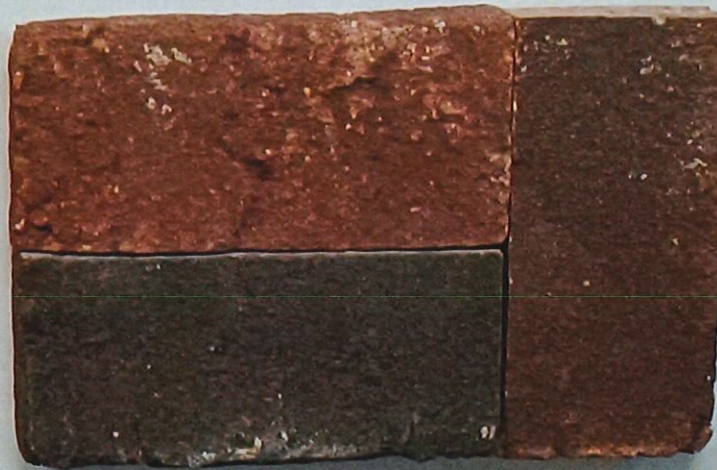


BELDEN BRICK

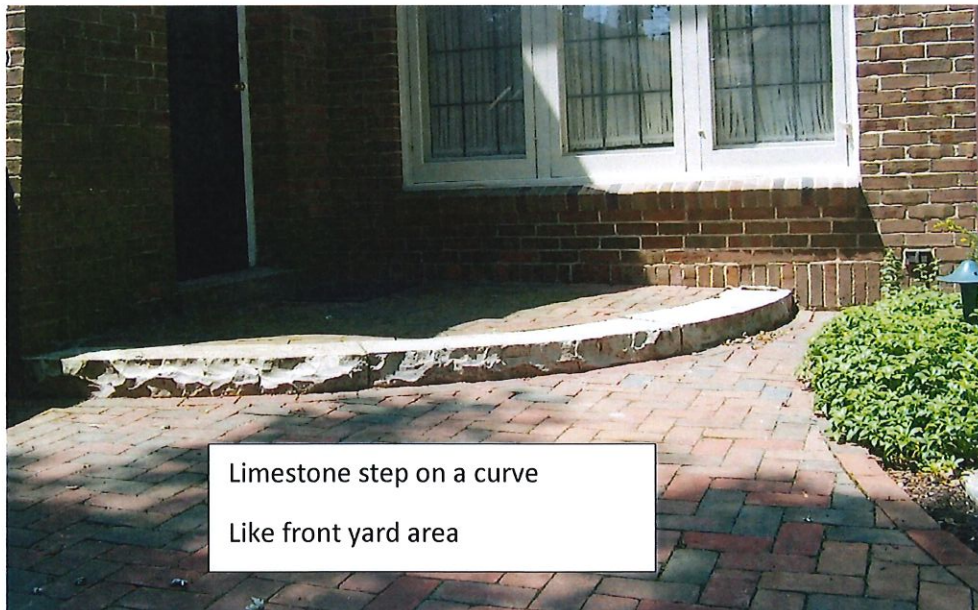


Belcrest 560

Clay Brick with  
Blended color  
range



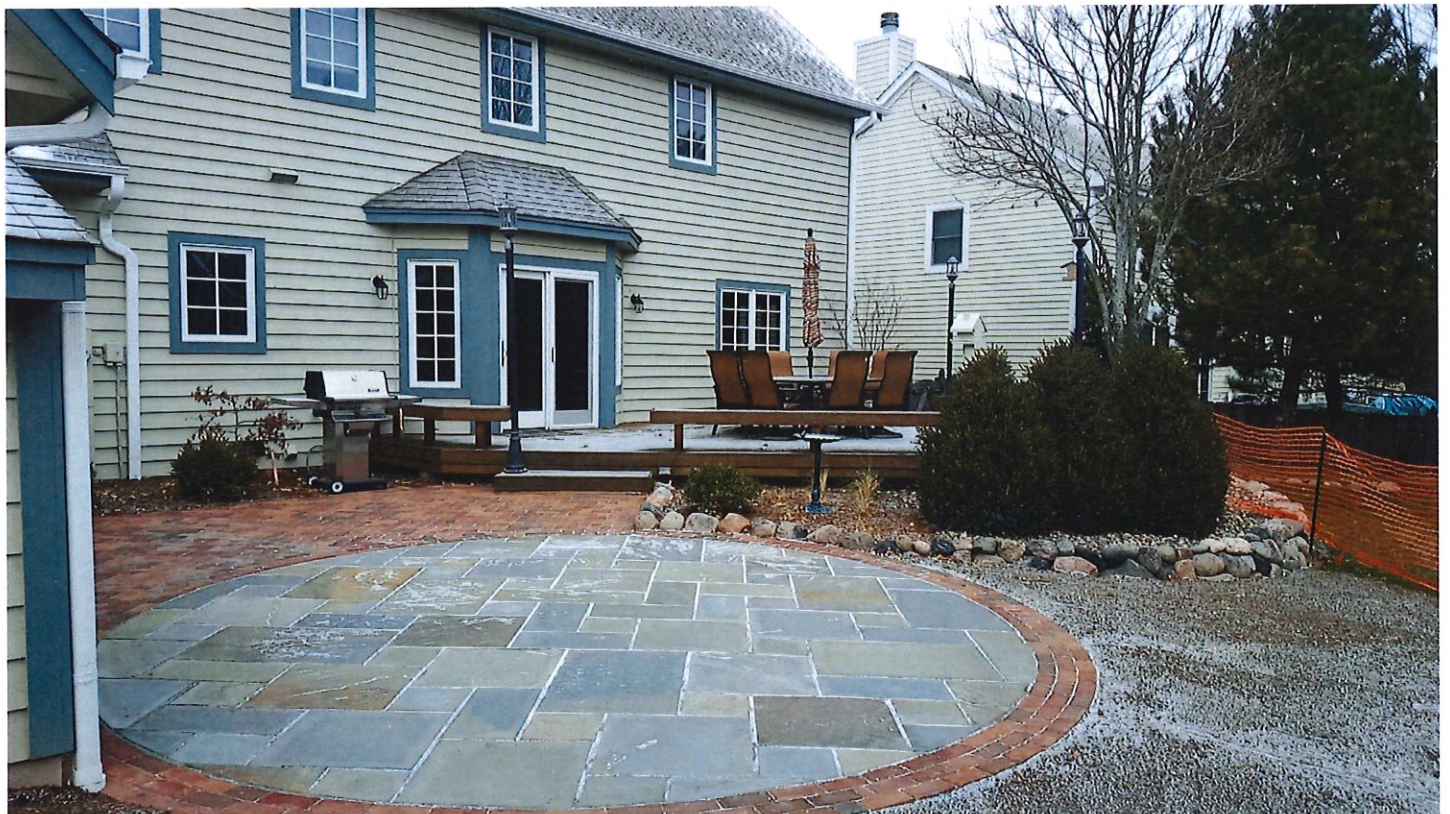
Belcrest 760



Limestone step on a curve

Like front yard area

Pattern A Bluestone repeated every 100 SF, see detail







# HALQUIST STONE

*company*  
INC

PRODUCERS OF DISTINCTIVE LANNON STONE

SUSSEX, WISCONSIN • 246-3561

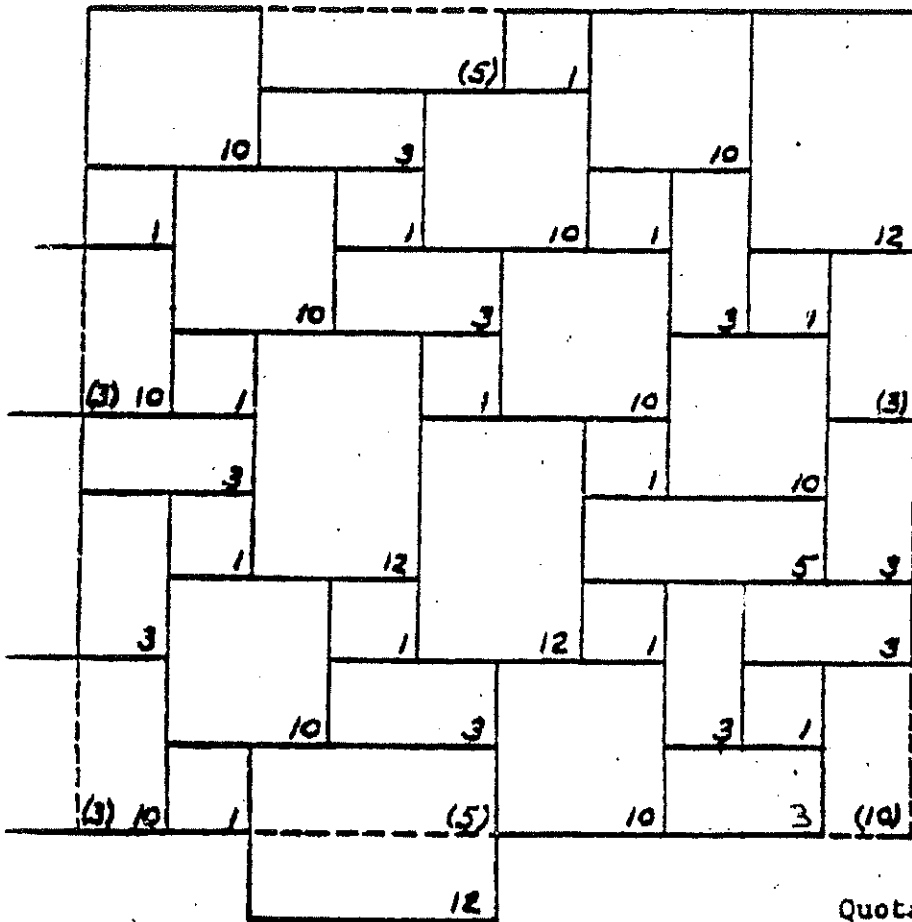
## STANDARD PATTERN "A"

Random Ashlar Rectangular Flagstone & Flooring

Natural Cleft Lannon Stone  
"Grayflek" Sawn Lannon Stone  
Natural Cleft Colorado Pink

Natural Cleft Tennessee Quartzite  
Sawn Tennessee Quartzite  
Natural Cleft New York Bluestone

100 SQUARE FEET



### SIZE SCHEDULE

No.	SIZE	PCS.
1	12 x 12	13
3	12 x 24	10
5	12 x 36	1
10	24 x 24	10
12	24 x 36	4

SIZES SHOWN ARE  
FURNISHED  $\frac{1}{8}$ "  
SCANT TO ALLOW  
FOR JOINTS.  
DASH LINES SHOW  
USE OF STANDARD  
SIZES FOR EDGES.  
AVAILABLE IN  
1" OR  $\frac{1}{2}$ " THICKNESS  
PLUS OR MINUS  $\frac{1}{4}$ ".

Quotations on request.



## Application for Impervious Surface Permit

Owner's Name: John Otis III and Joanne Birtwistle

Street Address: 225 E. Ravine Baye Road, Bayside WI 53217

Telephone Number: John Cell 414-736-5696

I hereby apply for a permit to install impervious surface\*

Amount of square footage to be added see spread sheet 2,245 SF

Type of impervious surface (ex. driveway, sidewalk, etc.) see spread sheet included

\* Anything over 50 sq. ft. requires a permit and detailed plans with measurement

Estimated Start Date: 3.21.22

Estimated Completion Date: 7.15.22

I understand that approval from the Village of Bayside is required prior to starting the project.

Owner Signature John Otis III Date 1-27-22

<input checked="" type="checkbox"/> Impervious Surface Calculation Completed
<input checked="" type="checkbox"/> Payment of \$100
<input type="checkbox"/> Permission granted to install impervious surface at the above address
Village Manager or Designee _____ Date _____

<input type="checkbox"/> Permission not granted.
<input type="checkbox"/> Reason _____
Village Manager or Designee _____ Date _____

# OTIS RESIDENCE

John H. Otis & Joanne Rachel Birtwistle  
225 E. Ravine Baye Road  
Bayside, WI 53217

1.27.22 MAM

## IMPERVIOUS SURFACE AREA LIST

	AREA (SF)	ADDED AREA (SF)
HOUSE AREA	3253	0
DRIVEWAY to PL with ex. Drive	2009	0
FRONT STOOPS, WALKS, STEPPERS, AND PATIOS	651	106
BACK -WALKS, PATIOS, BAR, FIRE PIT	1350	843
DECK LARGE	208	208
DECKS 2 SMALL (vs ex stoop and step)	77	44
GRAVEL PATHS (SPARDUST)	480	480
HOT TUB	64	64
OUTCROP	500	500
	8592	2245

TOTAL LOT IS 36,105 SF

## Impervious Surface Calculator

Total Square Footage of Property **36105**

Current Impervious Surface

Home	3034
Accessory Structure(s)	780
Driveway	0
Deck/Patio	0
Other	0
<b>Total</b>	<b>3814</b>

Allowable Impervious Surface

Zone A - 25%  
Zone B - 35%  
Zone C - 40%

Proposed Additional Surface

---

<b>TOTAL</b>	<b>8592</b>
--------------	-------------

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**Current + Proposed Percent of Impervious Surface** **23.797258**

225 E Ravine Baye

ZONE B - 35%

02/03/2022

Attention:  
Village of Bayside, WI  
Architecture Review Committee

<p>PROJECT/SITE OWNER: Marty Meiners</p> <p>PROJECT ADDRESS: 900 W Laramie</p>	<p>PROJECT SUMMARY: New 17' X 14' 6" 246.5 sq. Ft. storage shed</p>
--	---

I have reviewed the proposed new shed for compliance with the Village's ordinances and have determined the following for consideration

**Sec. 125-90. - "B" residence district regulations.**

- (4) A side yard of not less than ten feet shall be provided for on each side of every building.
- (5) A rear yard of not less than 20 feet shall be provided for every building, except one of not less than ten feet shall be provided for a building used for or classified as an accessory use.

- 1. Confirms with required set backs
- 2. Confirms with the Impervious requirements
- 3. Confirms with the size limitations

104-2(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.*

**VILLAGE CODE REVIEW**

**Supporting documentation or testimony must be provide at the meeting to verify code compliance with the above observations in red.**

**Dave Hendrix**  
**SAFEbuilt**  
**Wisconsin Operations Manager**

# Project Proposal

Date ASAP 2022

Property Address 900 West Laramie Lane

Zoning \_\_\_\_\_

- |   |   |
|---|---|
| <input type="checkbox"/> Accessory Structures/Generators<br><input type="checkbox"/> Additions/Remodel<br><input type="checkbox"/> Bluff Management<br><input type="checkbox"/> Commercial Signage<br><input type="checkbox"/> Decks/Patios<br><input type="checkbox"/> Fence<br><input type="checkbox"/> Fire Pits<br><input type="checkbox"/> Landscaping requiring Impervious Surface/Fill/Excavation Permit | <input checked="" type="checkbox"/> New Construction<br><input type="checkbox"/> Play Structures<br><input type="checkbox"/> Recreational Facilities/Courts<br><input type="checkbox"/> Roofs<br><input type="checkbox"/> Solar Panels/Skylights<br><input type="checkbox"/> Swimming Pools<br><input type="checkbox"/> Windows/Doors-change exceeds 25% of opening<br><input type="checkbox"/> Other |
|---|---|

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

Shed out Building Plans attached

\*\*\*\*\* 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

1-262-346-4577 SAFEbuilt, Inc.	<b>WI UNIFORM PERMIT APPLICATION</b> hartfordinspections@safebuilt.com Inspections need to be called in by 4 pm for next business day inspections	PERMIT NO.  TAXKEY#
-----------------------------------	---	---------------------------

<b>ISSUING MUNICIPALITY</b>	<input type="checkbox"/> TOWN <input checked="" type="checkbox"/> VILLAGE <input type="checkbox"/> CITY OF <u>Bayside</u> COUNTY: <u>Milwaukee</u>	<b>PROJECT LOCATION</b> (Building Address) <u>900 west Laramie Lane</u> <u>Bayside 53217</u>	
	<b>PROJECT DESCRIPTION</b> <u>Shed install</u>		<input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> ONE & TWO FAMILY

Owner's Name <u>Martin + Angela Meinerz</u>	Mailing Address - Include City & Zip <u>900 west Laramie Lane Bayside 53217</u>	Telephone - Include Area Code <u>(262) 844 6136</u>
Construction Contractor (DC Lic No.) <u>061800126</u>	Mailing Address - Include City & Zip <u>1911 S. Allen St suite 306 Milw. WI 53207</u>	Telephone - Include Area Code <u>(414) 429-1417</u>
Dwelling Contractor Qualifier (DCQ Lic No.) <u>031700052</u>	Dwelling Contractor Qualifier shall be an owner, CEO, COB, or employee of Dwelling Contractor	
Plumbing Contractor (Lic No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code
Electrical Contractor (Lic No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code
HVAC Contractor (Lic No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code

<b>PROJECT INFORMATION</b>		Subdivision Name			Lot No.	Block No.																					
Zoning District	Lot Area Sq. Ft.	N.S.E.W. Setbacks	Front Ft.	Rear Ft.	Left Ft.	Right Ft.																					
<b>1a. PROJECT</b>	<b>3. TYPE</b>	<b>6. STORIES</b>	<b>9. HVAC EQUIPMENT</b>		<b>12. ENERGY SOURCE</b>																						
<input type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Raze <input type="checkbox"/> Alteration <input type="checkbox"/> Repair <input type="checkbox"/> Move <input type="checkbox"/> Other _____	<input type="checkbox"/> Single Family <input type="checkbox"/> Two Family <input type="checkbox"/> Multi <input type="checkbox"/> Commercial	<input type="checkbox"/> 1-Story <input type="checkbox"/> 2-Story <input type="checkbox"/> Other _____	<input type="checkbox"/> Forced Air Furnace <input type="checkbox"/> Radiant Baseboard or Panel <input type="checkbox"/> Heat Pump <input type="checkbox"/> Boiler <input type="checkbox"/> Central Air Conditioning <input type="checkbox"/> Other _____		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Fuel</th> <th>Nat. Gas</th> <th>L.P.</th> <th>Oil</th> <th>Elec.</th> <th>Solid</th> <th>Solar</th> </tr> <tr> <td>Space Htg</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Water Htg</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>		Fuel	Nat. Gas	L.P.	Oil	Elec.	Solid	Solar	Space Htg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Htg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fuel	Nat. Gas	L.P.	Oil	Elec.	Solid	Solar																					
Space Htg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																					
Water Htg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																					
<b>1b. GARAGE</b>	<b>4. CONST. TYPE</b>	<b>7. FOUNDATION</b>	<b>10. PLUMBING</b>		* <input type="checkbox"/> Dwelling unit will have 3 kilowatt or more installed electric space heater equipment capacity.																						
<input type="checkbox"/> Attached <input type="checkbox"/> Detached	<input type="checkbox"/> Site Constructed <input type="checkbox"/> Mfd. UDC <input type="checkbox"/> Mfd. HUD	<input type="checkbox"/> Concrete <input type="checkbox"/> Masonry <input type="checkbox"/> Treated Wood <input type="checkbox"/> ICF <input type="checkbox"/> Other _____	Sewer <input type="checkbox"/> Municipal <input type="checkbox"/> Septic No. _____																								
<b>2. AREA</b>	<b>5. ELECTRICAL</b>	<b>8. USE</b>	<b>11. WATER</b>		<b>13. HEAT LOSS (Calculated)</b>																						
Basement _____ Sq. Ft. Living Area _____ Sq. Ft. Garage _____ Sq. Ft. Other _____ Sq. Ft. TOTAL _____	Entrance Panel Size: _____ amp Service: <input type="checkbox"/> New <input type="checkbox"/> Rewire _____ Phase _____ Volts <input type="checkbox"/> Underground <input type="checkbox"/> Overhead Power Company: _____	<input type="checkbox"/> Seasonal <input type="checkbox"/> Permanent <input type="checkbox"/> Other _____	<input type="checkbox"/> Municipal Utility <input type="checkbox"/> Private On-Site Well		Total _____ BTU/HR																						
				<b>14. ESTIMATED COST</b>																							
				\$ <u>8000</u>																							

I understand that I am subject to all applicable codes, laws, statutes and ordinances, including those described on the Notice to Permit Applicants form; am subject to any conditions of this permit; understand that the issuance of this permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. If one acre or more of soil will be disturbed, I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management and the owner shall sign the statement on the Notice to Permit Applicants form. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done.

I vouch that I am or will be an owner-occupant of this dwelling for which I am applying for an erosion control or construction permit without a Dwelling Contractor Certification and have read the cautionary statement regarding contractor responsibility on the Notice to Permit Applicants form.

**APPLICANT (PRINT):** John Martell      1/11/2022

SAFEbuilt, Inc.

**INSPECTIONS NEEDED** Building  Footing  Foundation  Rough  Insulation  Bsmt. Fl.  Final  
 Electric  Rough  Service  Final Plumbing  Rough  Underfloor  Final HVAC  Rough  Final

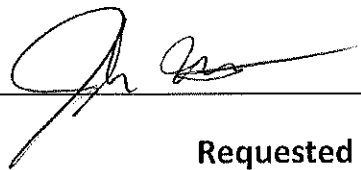
<b>FEES:</b>	<b>PERMIT(S) ISSUED</b>	SEAL NO. _____	Municipality No. _____
Building Fee _____ Zoning Fee _____ WI Seal _____ Electric Fee _____ Plumbing Fee _____ HVAC Fee _____ Adm. Fee _____ Other <u>125</u> Total <u>125</u>	Bldg. # At top of form _____ Zoning # _____ Elec. # _____ Plmb. # _____ HVAC # _____	<b>RECEIPT</b> CK# <u>Credit</u> Amount \$ <u>125</u> Date <u>1/26/22</u> From <u>John Martell</u> Rec By. <u>AM</u>	<b>PERMIT EXPIRATION:</b> Permit expires two years from date issued unless municipal ordinance is more restrictive.
<b>PERMIT ISSUED BY MUNICIPAL AGENT:</b>			
Name _____ Date _____ Certification No. _____			



## Scope of Work

Only items listed are part of this permit. If work is done on items not listed on this permit they will be considered to have been completed without a permit and are subject to double fees.

Item	Cost	
Footings	\$ 3,000	} Building Portion
Rough Framing	\$ 3,000	
Finish	\$ 2,000	

Signature  Total Cost \$ 8,000  
 Date 1/11/2022

### Requested Changes at time of work

Must be submitted to the Village prior to or same day work is completed. Failure to return the same day will result in double permit fees.

Item	Cost

Signature \_\_\_\_\_ Total Cost \_\_\_\_\_  
 Date \_\_\_\_\_



# Application for Impervious Surface Permit

Owner's Name: Marty Meiners  
 Street Address: 900 West Laramie Ln  
 Telephone Number: (262) 844-6136

I hereby apply for a permit to install impervious surface\*

Amount of square footage to be added 246 sq ft


Type of impervious surface (ex. driveway, sidewalk, etc.) Shed

\* Anything over 50 sq. ft. requires a permit and detailed plans with measurement

Estimated Start Date: March - April 2022 when ground thaws

Estimated Completion Date: April - May 2022

I understand that approval from the Village of Bayside is required prior to starting the project.

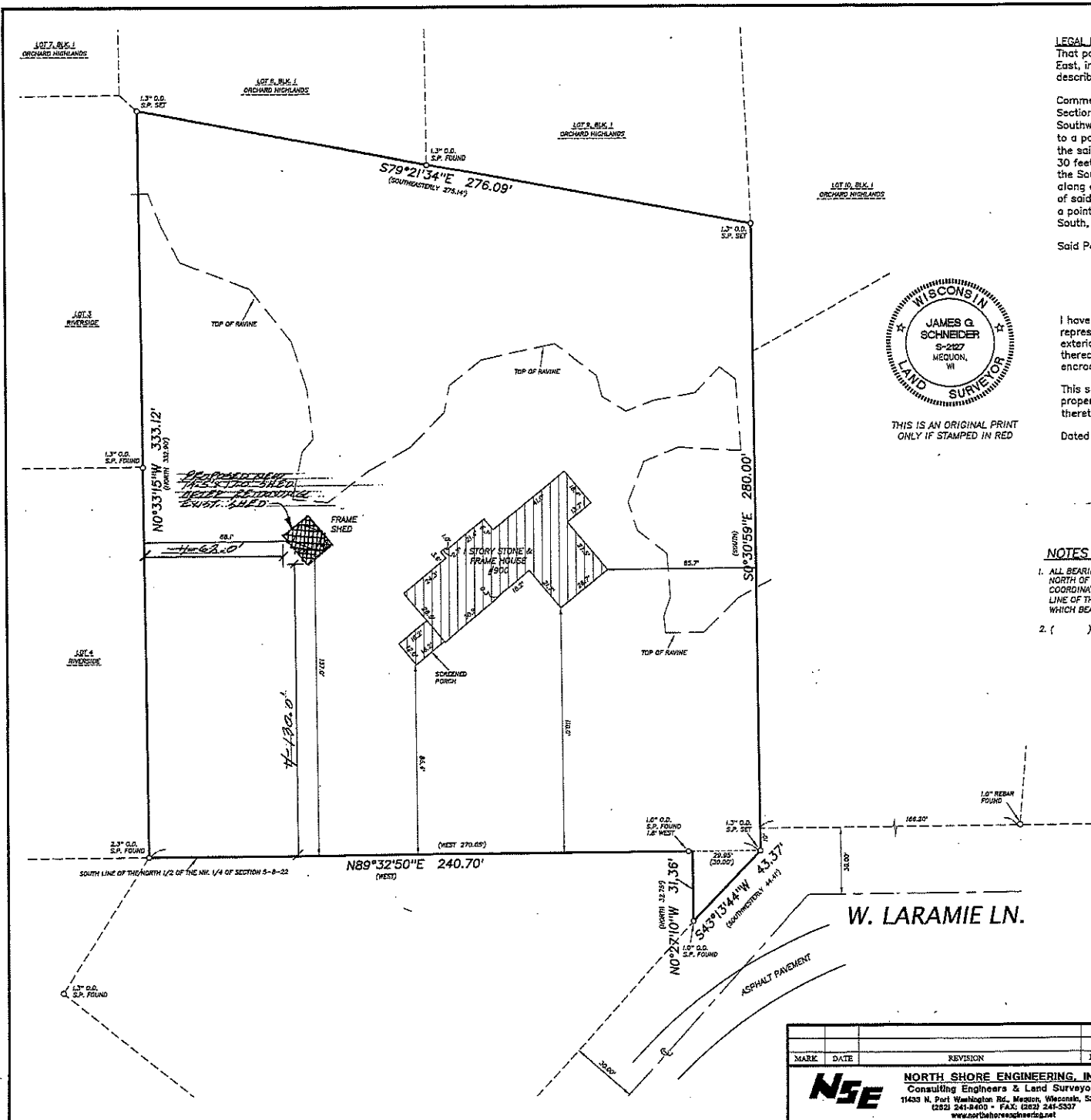
Owner Signature  Contractor Contractor Date 1/26/2022

Impervious Surface Calculation Completed  
 Payment of \$100 - 1/26/22  
 Permission granted to install impervious surface at the above address

Village Manager or Designee \_\_\_\_\_ Date \_\_\_\_\_

Permission not granted.  
 Reason \_\_\_\_\_

Village Manager or Designee \_\_\_\_\_ Date \_\_\_\_\_



**LEGAL DESCRIPTION:**  
 That part of the Northwest 1/4 of Section 5, in Township 8 North, Range 22 East, in the Village of Bayside, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at a point in the North line of the South 1/2 of the said 1/4 Section, 1267.25 West of the East line of said 1/4 Section; running thence Southwesterly along the Westerly line Laramie Lane (as laid out), 44.41 feet to a point; thence North at right angles to the North line of the South 1/2 of the said 1/4 Section, 32.75 feet to a point in said North line; said point being 30 feet West of the place of commencement; thence along the North line of the South 1/2 of the said 1/4 Section, 240.65 feet to a point; thence North along a line 332.90 feet to a point, which is 1537 feet West of the East line of said 1/4 Section; thence Southeasterly along a straight line, 275.41 feet to a point which is 1266.49 feet West of the East line of said 1/4 Section; thence South, 280 feet to the place of commencement.

Said Parcel containing 83,471 sq. ft./1.92 acres of land, more or less.

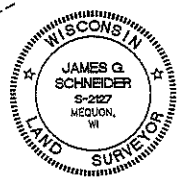
**SURVEY CERTIFICATE**

I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements, roadway, and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase mortgages, or guarantee the title thereto within one (1) year from date hereof.

Dated at City of Mequon, State of Wisconsin this 23rd day of December, 2021

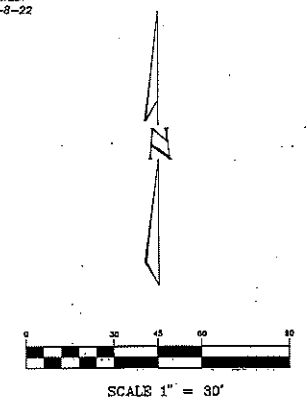
*James G. Schneider*  
 James G. Schneider  
 Surveyor - S-2127



THIS IS AN ORIGINAL PRINT  
 ONLY IF STAMPED IN RED

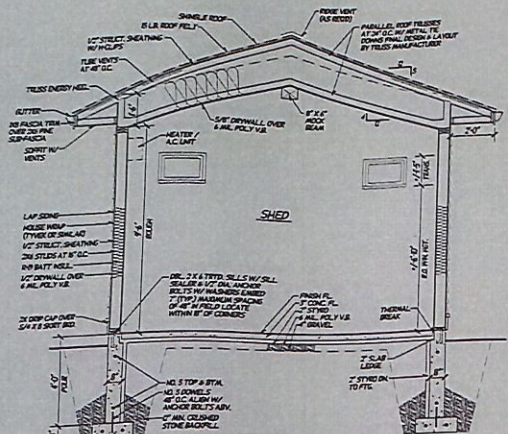
**NOTES:**

- ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (WEST LINE OF THE NW 1/4 OF SECTION 5-8-22 WHICH BEARS N0°51'37"W)
- ( ) DENOTES BEARING OR DISTANCE PER DEED.

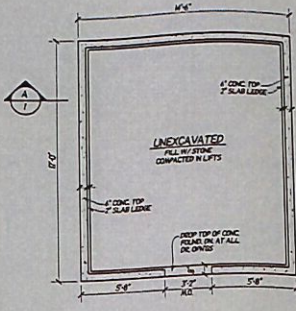


<b>"PROPERTY SURVEY"</b>	
for <b>Martin Meinerz</b>	
900 W. Laramie Lane Bayside, WI	
DATE: DECEMBER 23, 2021	DRAWN BY: A.R.H.
FIELD CREW: E.A.J. & S.F.Z.	Plot No. 1S-5152-21

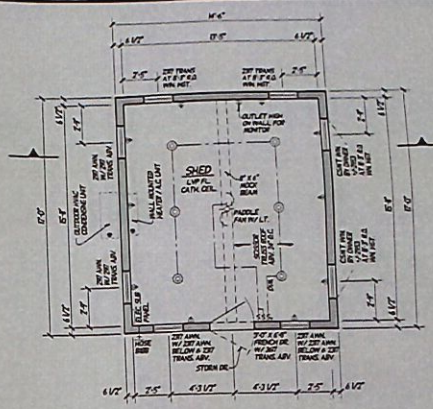
MARK	DATE	REVISION	BY	APVD
<b>NORTH SHORE ENGINEERING, INC.</b> Consulting Engineers & Land Surveyors 11433 N. Port Washington Rd., Mequon, Wisconsin, 53092 (262) 241-8400 • FAX: (262) 241-5337 www.northshoreengineering.net				



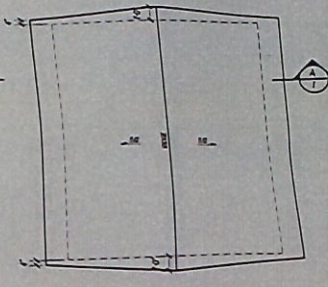
**SECTION A**  
SCALE: 3/8"=1'-0"



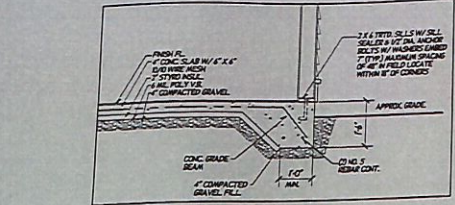
**FOUNDATION PLAN**  
SCALE: 1/4"=1'-0"



**FIRST FLOOR PLAN**  
SCALE: 1/4"=1'-0"

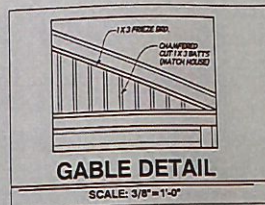


**ROOF PLAN**  
SCALE: 1/4"=1'-0"



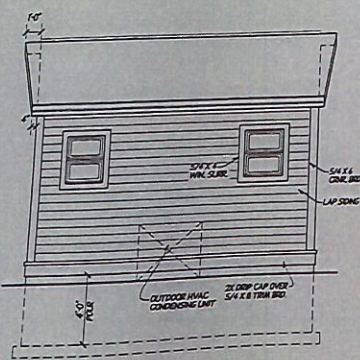
**OPTIONAL GRADE BEAM**  
SCALE: 1/2"=1'-0"

- EXTERIOR MATERIAL NOTES:**
- INSTALL METAL FLASHING OVER ALL HORIZONTAL TRIM BRIDS.
  - ALL VERTICAL SIDING TO BE CEDAR TEXTURE PANELS W/ 1/3" BATTS AT 8" O.C.
  - ALL LAP SIDING TO BE FIBER CEMENT, 6" TO WEATHER W/ 5/4 X 8 CONG. BRID.
  - ALL TRIM BRIDS TO BE COMPOSITE.
  - ALL SHINGLE ROOF TO BE DIMENSIONAL ASPHALT SHINGLES.
  - ALL GUTTERS TO BE SEAMLESS ALUMINUM.
- CONC. FTG. DEPTH NOTE:**
- STEP CONC. FTGS. DEEPER AS REQ'D PER SITE SOIL CONDITIONS. DEPTH OF EXCAVATION AND TO MAINTAIN MIN. 48" PROST. PROTECTION FROM FINISHED GRADE.

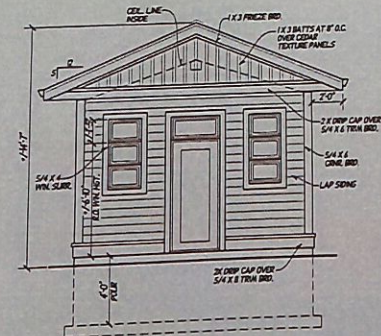


**GABLE DETAIL**  
SCALE: 3/8"=1'-0"

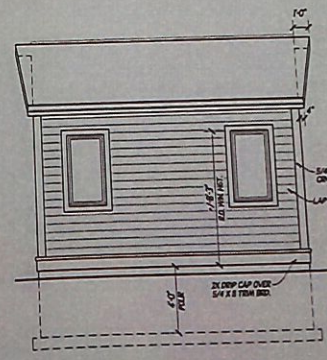
- NOTE:**
- ALL MATERIALS & DETAILS TO MATCH EXISTING HOUSE ON SITE.



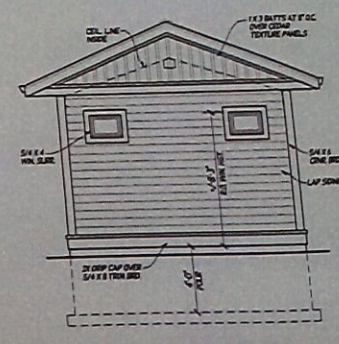
**LEFT ELEVATION**  
SCALE: 1/4"=1'-0"



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



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



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

THIS SET OF PLANS IS THE PROPERTY OF A.D.S. ARCHITECTURAL DESIGN SERVICES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF A.D.S. ARCHITECTURAL DESIGN SERVICES, INC. IS STRICTLY PROHIBITED. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THESE PLANS.

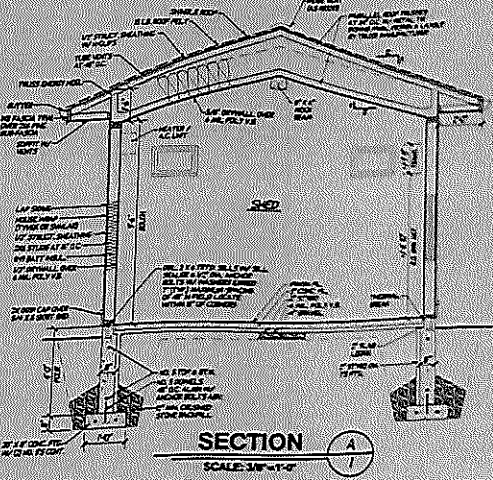
BUILDER

OWNER & PROJECT LOCATION  
MR. & MRS. MARTIN & ANGELA HENEZ  
303 WEST LAJUNTA LANE  
MAYRISSE, WA 98578

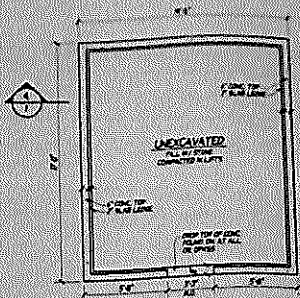
DESIGNED BY: COMPLETION DATE: 8/1/2018  
DRAWN BY: E. T.M.  
CHECKED BY: E.T.M.  
REVISIONS

A.D.S. ARCHITECTURAL DESIGN SERVICES, INC.  
1000 WEST LAJUNTA LANE  
MAYRISSE, WA 98578  
PH: 360.275.1131  
WWW.ADSARCHITECT.COM

JOB NUMBER  
16702  
SHEET  
1 OF

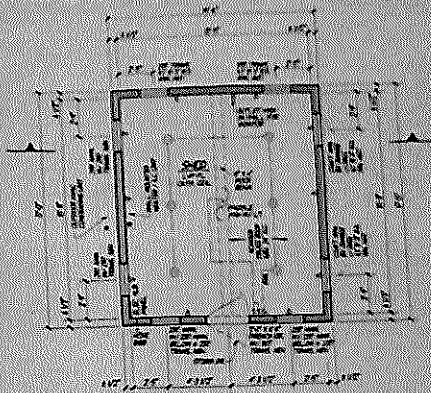


**SECTION A**  
SCALE: 3/8"=1'-0"



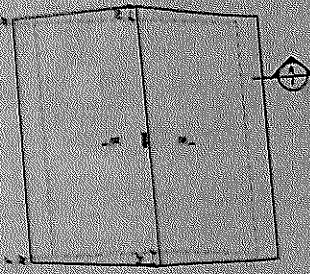
**FOUNDATION PLAN**  
SCALE: 1/4"=1'-0"

**NOTES:**  
 • 4" POLISHED CONCRETE FOUND WALLS  
 1/2" STEEL REBAR  
**CONC. FILL DEPTH NOTE:**  
 • STEEL CONC. FILL DEPTH AS NOTED FOR SITE SOIL  
 CONDITIONS. DEPTH OF EXCAVATION AND TO MAINTAIN  
 MIN. 4" FEET PROTECTION FROM FINISHED GRADE.



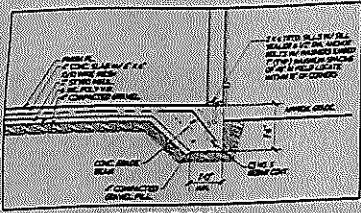
**FIRST FLOOR PLAN**  
SCALE: 1/4"=1'-0"

**NOTES:**  
 • 1" X 4" KICKER WALL, SET MIN. TOP OF FINISH  
 • ALL WALL FINISHING REFER TO FINISH WALL SCHEDULE  
 • FINISH SCHEDULE NUMBERS INDICATE APPROX. FINISH  
 LEVEL IN INCHES ABOVE FINISH GROUND EXCEPT WHERE  
 NOTED  
 • ALL WALL AND DOOR WEIGHTS ARE TO BE MAINTAINED  
 AS INDICATED



**ROOF PLAN**  
SCALE: 1/4"=1'-0"

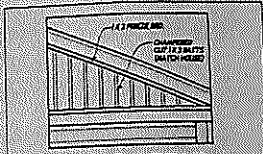
**NOTES:**  
 • 1" X 4" KICKER WALL, SET MIN. TOP OF FINISH  
 • FINISH SCHEDULE NUMBERS INDICATE APPROX. FINISH  
 LEVEL IN INCHES ABOVE FINISH GROUND EXCEPT WHERE  
 NOTED  
 • ALL WALL AND DOOR WEIGHTS ARE TO BE MAINTAINED  
 AS INDICATED



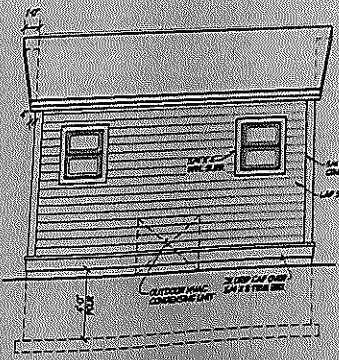
**OPTIONAL GRADE BEAM**  
SCALE: 1/2"=1'-0"

**EXTERIOR MATERIAL NOTES:**  
 • INSTALL METAL FLASHING OVER ALL HORIZONTAL JOIN BRIS  
 • ALL VERTICAL SIDING TO BE OMBIA TEXTURE PANELS  
 1/2" X 3" BATS AT 8" O.C.  
 • ALL LAP SIDING TO BE FREE DRAINING  
 1" TO MAXIMUM 1/2" X 3" OMBIA LONG, BIRD  
 • ALL JOIN BRIS TO BE COMPOSITE  
 • ALL SINGLE ROOF TO BE DIMENSIONAL ASPHALT SHINGLES  
 • ALL SIDINGS TO BE COMPOSITE PANELS WITH GABLE ENDS  
 • ALL GUTTERS TO BE 2" DIA. ALUMINUM  
**CONC. FILL DEPTH NOTE:**  
 • STEEL CONC. FILL DEPTH AS NOTED FOR SITE SOIL  
 CONDITIONS. DEPTH OF EXCAVATION AND TO MAINTAIN  
 MIN. 4" FEET PROTECTION FROM FINISHED GRADE.

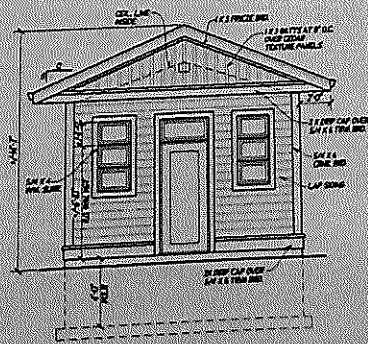
**NOTE:**  
 • ALL MATERIALS & DETAILS TO MATCH EXISTING  
 HOUSE ON SITE



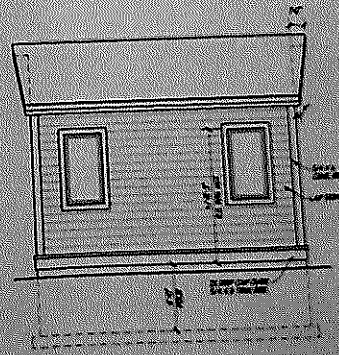
**GABLE DETAIL**  
SCALE: 3/8"=1'-0"



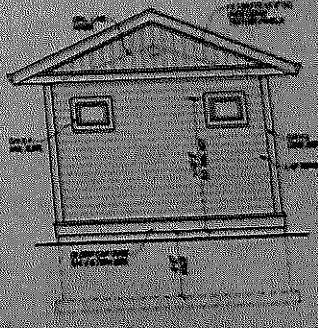
**LEFT ELEVATION**  
SCALE: 1/8"=1'-0"



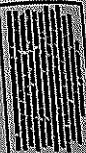
**FRONT ELEVATION**  
SCALE: 1/8"=1'-0"



**RIGHT ELEVATION**  
SCALE: 1/8"=1'-0"

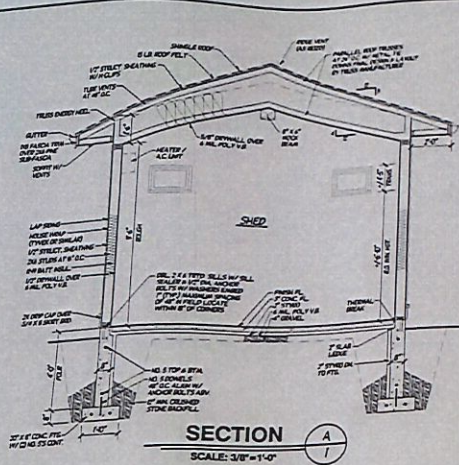


**REAR ELEVATION**  
SCALE: 1/8"=1'-0"

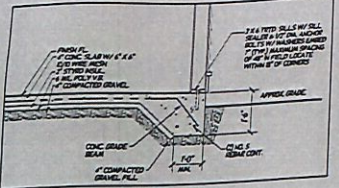


ALL MATERIALS TO MATCH EXISTING HOUSE ON SITE  
 ALL MATERIALS TO MATCH EXISTING HOUSE ON SITE  
 ALL MATERIALS TO MATCH EXISTING HOUSE ON SITE

AD'S ARCHITECTURAL INTERIORS & EXTERIORS  
 167024  
 SHEET NO. 1 OF 1



**SECTION A**  
SCALE: 3/8"=1'-0"



**OPTIONAL GRADE BEAM**  
SCALE: 1/2"=1'-0"

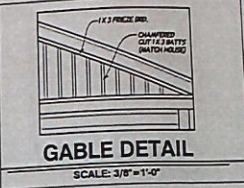
- EXTERIOR MATERIAL NOTES:**
- INSTALL METAL FLASHING OVER ALL HORIZONTAL TRIM BRIDS
  - ALL VERTICAL SIDING TO BE COMPOSITE PANELS WITH 1/2\"/>
  - ALL LAP SIDING TO BE FIBER COMPOSITE
  - ALL TRIM BRIDS TO BE COMPOSITE
  - ALL SHINGLE ROOF TO BE DIMENSIONAL APPOINT SHINGLES
  - ALL SIDINGS TO BE COMPOSITE PANEL WITH CAVE NOTCH
  - ALL GUTTERS TO BE SEAMLESS ALUMINUM
- CONC. FTG. DEPTH NOTE:**
- STEP CONC. FTGS. DEEPER AS REQ'D PER SITE SOIL CONDITIONS, DEPTH OF EXCAVATION AND TO MAINTAIN MIN. 48\"/>

**NOTE:**

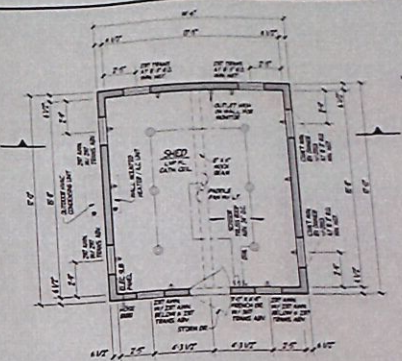
- ALL MATERIALS & DETAILS TO MATCH EXISTING HOUSE ON SITE

**FOUNDATION PLAN**  
SCALE: 1/4"=1'-0"

- NOTES:**
- 4\"/>
  - 4\"/>
  - 4\"/>
- CONC. FTG. DEPTH NOTE:**
- STEP CONC. FTGS. DEEPER AS REQ'D PER SITE SOIL CONDITIONS, DEPTH OF EXCAVATION AND TO MAINTAIN MIN. 48\"/>

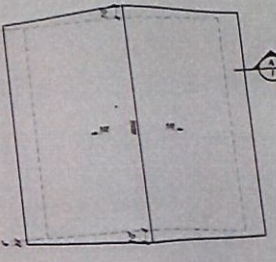


**GABLE DETAIL**  
SCALE: 3/8"=1'-0"



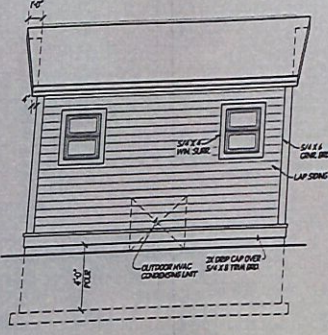
**FIRST FLOOR PLAN**  
SCALE: 1/4"=1'-0"

- NOTES:**
- 4\"/>
  - 4\"/>
- SHED AREA 246 SQ.FT.**
- NOTE:**
- 4\"/>
  - ALL WINDOW UNITS INDICATE APPROX. FRAME SIZE IN INCHES (4\"/>
  - ALL WINDOW & DOOR UNITS ARE TO VERIFY ACTUAL REQ'D UNITS IN MIN. & DR. MANUF. AS REQUIRED.

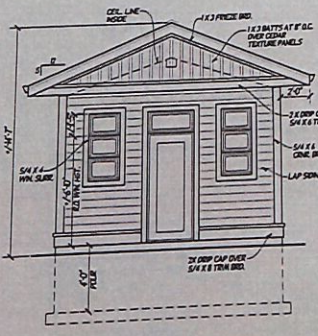


**ROOF PLAN**  
SCALE: 1/4"=1'-0"

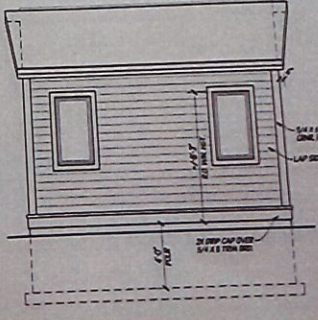
- NOTES:**
- 6\"/>
  - 6\"/>
  - 6\"/>
  - ALL ROOF PITCHES AS NOTED IN PLAN
  - INSTALL GROUND WATER SHIELD MEMBRANE AT ALL DRAIN AREAS
  - ALL SHINGLES TO BE DIMENSIONAL APPOINT SHINGLES



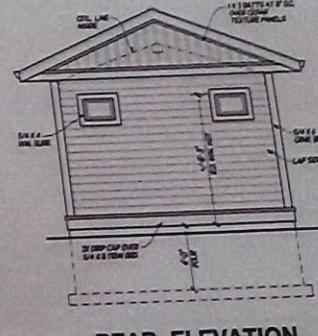
**LEFT ELEVATION**  
SCALE: 1/4"=1'-0"



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



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



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

**NOTES:**

1. ALL MATERIALS TO BE MATCHED TO EXISTING HOUSE ON SITE.
2. ALL DIMENSIONS ARE TO FINISH SURF UNLESS NOTED OTHERWISE.
3. ALL WALL DIMENSIONS REFER TO FINISH WALL SIZES.
4. ALL WINDOW UNITS INDICATE APPROX. FRAME SIZE IN INCHES (4\"/>
- 5. ALL WINDOW & DOOR UNITS ARE TO VERIFY ACTUAL REQ'D UNITS IN MIN. & DR. MANUF. AS REQUIRED.

**OWNER PROJECT LOCATION:**  
INC. & MRS. MARTINE ANGELO MENEZ  
RD 2 BOX 100  
BIRCHMOUNT, TN 37025

DESIGNED BY	COMPLETION DATE
ARCHITECTURAL	8/2018
DRAWN BY	FRANK LOPEZ/ANSI
CHECKED BY	REVISIONS
DATE	
1670	

**ADS**  
ANSI

## Impervious Surface Calculator

Total Square Footage of Property **78260**

Current Impervious Surface

Home 2647

Accessory Structure(s) 270

Driveway 3516.78

Deck/Patio 616

Other 0

**Total** 7049.78

Allowable Impervious Surface

Zone A - 25%

Zone B - 35%

Zone C - 40%

Proposed Additional Surface **246**

**TOTAL** **7295.78**

**Current + Proposed Percent of Impervious Surface** 9.322489139

900 W Laramie Ln

ZONE B - 35%



900 W Laramie





900 W Laramie

02/03/2022

Attention:  
Village of Bayside, WI  
Architecture Review Committee

<p>PROJECT/SITE OWNER: Erin O'Connor</p> <p>PROJECT ADDRESS: 9712 N Lake Dr.</p>	<p>PROJECT SUMMARY: Adding new window during remodel</p>
--	--

I have reviewed the proposed window change for compliance with the Village's ordinances and have determined the following for consideration

1. There are no other issues with this submittal

104-2(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.*

## VILLAGE CODE REVIEW

**See comments is red**

**Dave Hendrix**  
**SAFEbuilt**  
**Wisconsin Operations Manager**

# Project Proposal

Date 1-27-22

Property Address 9712 N. Lake

Zoning \_\_\_\_\_

- |  |  |
|--|--|
| <input type="checkbox"/> Accessory Structures/Generators<br><input checked="" type="checkbox"/> Additions/Remodel<br><input type="checkbox"/> Bluff Management<br><input type="checkbox"/> Commercial Signage<br><input type="checkbox"/> Decks/Patios<br><input type="checkbox"/> Fence<br><input type="checkbox"/> Fire Pits<br><input type="checkbox"/> Landscaping requiring Impervious Surface/Fill/Excavation Permit | <input type="checkbox"/> New Construction<br><input type="checkbox"/> Play Structures<br><input type="checkbox"/> Recreational Facilities/Courts<br><input type="checkbox"/> Roofs<br><input type="checkbox"/> Solar Panels/Skylights<br><input type="checkbox"/> Swimming Pools<br><input type="checkbox"/> Windows/Doors-change exceeds 25% of opening<br><input type="checkbox"/> Other |
|--|--|

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

Remodel bathroom, kitchen + add window to bed room. Tile, marble/quartz, wood cabinets color of trim on house + new window will be Anderson windows color Sand

\*\*\*\*\* 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

1-262-346-4577  
SAFEbuilt, Inc.

**WI UNIFORM PERMIT APPLICATION**  
hartfordinspections@safebuilt.com  
Inspections need to be called in by 4 pm for next business day inspections

PERMIT NO.  
TAXKEY#

**ISSUING MUNICIPALITY**  
OF BAYSIDE  
COUNTY: OSHAUKEE

TOWN  VILLAGE  CITY

**PROJECT LOCATION**  
(Building Address) 9712 N LAKE DR.

**PROJECT DESCRIPTION**  
 COMMERCIAL  ONE & TWO FAMILY

Owner's Name NATHAN MATHEWS Mailing Address - Include City & Zip 9712 N LAKE DRIVE BAYSIDE 53217 Telephone - Include Area Code 1414-202-7767

Construction Contractor (DC Lic No.) DC-030900010 WTS. INSULATION SPECIALIST P.O. BOX 102, CEMAUN, WI 53002 Telephone - Include Area Code 414-587-7420

Dwelling Contractor Qualifier (DCQ Lic No.) DCQ-011400042 Dwelling Contractor Qualifier shall be an owner, CEO, COB, or employee of Dwelling Contractor 414-587-7420

Plumbing Contractor (Lic No.) WILL PULL HIS OWN PLUMBING HARDEN CITY P.O. BOX 229 PORT WASHINGTON, WI 53074 Telephone - Include Area Code 262-689-9042

Electrical Contractor (Lic No.) " " " " G.C. ELECTRIC 4861 BR. FARVALE DR. WEST BEND 262-677-4081 Telephone - Include Area Code 262-677-4081

HVAC Contractor (Lic No.) " " " " PROFESSIONAL SERVICE P.O. BOX 12 PORT WASHINGTON, WI 53002 Telephone - Include Area Code 262-268-9767

PROJECT INFORMATION		Subdivision Name		Lot No.		Block No.					
Zoning District	Lot Area Sq. Ft.	N.S.E.W. Setbacks	Front Ft.	Rear Ft.	Left Ft.	Right Ft.					
1a. PROJECT	3. TYPE	6. STORIES	9. HVAC EQUIPMENT		12. ENERGY SOURCE						
<input type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Raze <input checked="" type="checkbox"/> Alteration <input type="checkbox"/> Repair <input type="checkbox"/> Move	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Two Family <input type="checkbox"/> Multi <input type="checkbox"/> Commercial	<input type="checkbox"/> 1-Story <input checked="" type="checkbox"/> 2-Story <input type="checkbox"/> Other	<input type="checkbox"/> Forced Air Furnace <input type="checkbox"/> Radiant Baseboard or Panel <input type="checkbox"/> Heat Pump <input checked="" type="checkbox"/> Boiler <input type="checkbox"/> Central Air Conditioning <input type="checkbox"/> Other		Fuel	Nat. Gas	LP.	Oil	Elec.	Solid	Solar
1b. GARAGE	4. CONST. TYPE	7. FOUNDATION	10. PLUMBING		Space Htg						
<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached	<input type="checkbox"/> Site Constructed <input type="checkbox"/> Mfd. UDC <input type="checkbox"/> Mfd. HUD	<input type="checkbox"/> Concrete <input type="checkbox"/> Masonry <input type="checkbox"/> Treated Wood <input type="checkbox"/> ICF <input type="checkbox"/> Other	Sewer <input type="checkbox"/> Municipal <input type="checkbox"/> Septic No.		Water Htg						
2. AREA	5. ELECTRICAL	8. USE	11. WATER		13. HEAT LOSS (Calculated)						
Basement _____ Sq. Ft. Living Area _____ Sq. Ft. Garage _____ Sq. Ft. Other _____ Sq. Ft. TOTAL _____	Entrance Panel Size: _____ amp Service: <input type="checkbox"/> New <input type="checkbox"/> Rewire Phase _____ Volts <input type="checkbox"/> Underground <input type="checkbox"/> Overhead Power Company:	<input type="checkbox"/> Seasonal <input type="checkbox"/> Permanent <input type="checkbox"/> Other	<input type="checkbox"/> Municipal Utility <input type="checkbox"/> Private On-Site Well		Total _____	BTU/HR		14. ESTIMATED COST			
<p>\$ <u>100,000.00</u></p>											

I understand that I am subject to all applicable codes, laws, statutes and ordinances, including those described on the Notice to Permit Applicants form; am subject to any conditions of this permit; understand that the issuance of this permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. If one acre or more of soil will be disturbed, I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management and the owner shall sign the statement on the Notice to Permit Applicants form. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done.

I vouch that I am or will be an owner-occupant of this dwelling for which I am applying for an erosion control or construction permit without a Dwelling Contractor Certification and have read the cautionary statement regarding contractor responsibility on the Notice to Permit Applicants form.

APPLICANT (PRINT): JAMES ERLAUEL James Erlauel 1-24-22  
SAFEbuilt, Inc.

INSPECTIONS NEEDED Building  Footing  Foundation  Rough  Insulation  Bsmt. Fl.  Final  
Electric  Rough  Service  Final Plumbing  Rough  Underfloor  Final HVAC  Rough  Final

FEES:	PERMIT(S) ISSUED	SEAL NO.	Municipality No.	
Building Fee <u>60</u>	Bldg. # At top of form	RECEIPT	PERMIT EXPIRATION:	PERMIT ISSUED BY MUNICIPAL AGENT:
Zoning Fee _____	Zoning # _____	CK # _____	Permit expires two years from date issued unless municipal ordinance is more restrictive.	Name _____
WI Seal _____	Elec. # _____	Amount \$ <u>60</u>		Date _____
Electric Fee _____	Plmb. # _____	Date <u>1/28/22</u>		Certification No. _____
Plumbing Fee _____	HVAC # _____	From <u>Eric Mathews</u>		
HVAC Fee _____		Rec By. <u>as</u>		
Adm. Fee _____				
Other _____				
Total _____				

windows

\$ 5000 windows only portion  
 other contractors will pull other permits later

### Scope of Work

Only items listed are part of this permit. If work is done on items not listed on this permit they will be considered to have been completed without a permit and are subject to double fees.

Item	Cost
Bathroom Remodel	
Kitchen Remodel	
Window	\$ 5,000.00

Total Cost 146,000

Signature Jim E. C.

Date \_\_\_\_\_

### Requested Changes at time of work

Must be submitted to the Village prior to or same day work is completed. Failure to return the same day will result in double permit fees.

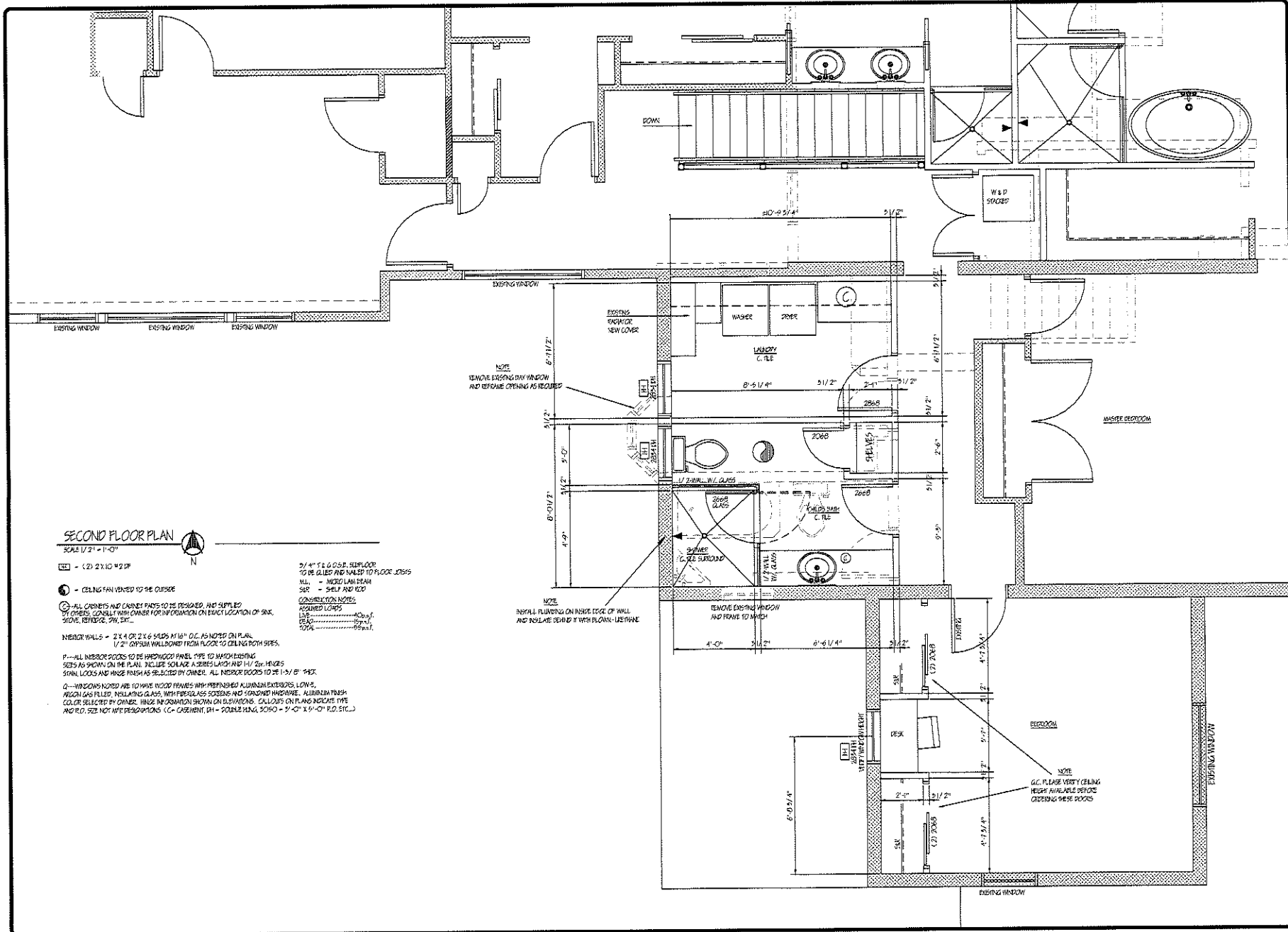
Item	Cost

Total Cost \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_





**SECOND FLOOR PLAN**

SCALE 1/2" = 1'-0"

1/2" = (2) 2X10 @ 20"

⊙ - CEILING FAN VENTED TO THE OUTSIDE

⊙ - ALL CORNICES AND CARNER PAYS TO BE DESIGNED AND SUPPLIED BY OTHERS. CONSULT WITH OWNER FOR INFORMATION ON EXACT LOCATION OF SINK, SLOVE, REFERENCE, SW, ETC.

INTERIOR WALLS - 2X4 OR 2X6 SIDS AT 16" O.C. AS NOTED ON PLAN. 1/2" GYPSUM WALLBOARD FROM FLOOR TO CEILING BOTH SIDES.

P - ALL INTERIOR DOORS TO BE HERRINGBONE PANEL TYPE TO MATCH EXISTING SIZES AS SHOWN ON THE PLAN. INCLUDE SOLAR A SERIES LATCH AND 1/2" ZIN. FINISH SPIN LOCKS AND HANDLE FINISH AS REQUESTED BY OWNER. ALL INTERIOR DOORS TO BE 1-3/4" B' 1452.

W - WINDOWS NOTED ARE TO HAVE ROOFP FRAMES WITH THERMOSEAL ALUMINUM EXTERIORS. LOW-E, ARGON GAS FILLER, INSULATING GLASS, WITH FIBERGLASS COSSAINS AND STANFORD HINGEWARE. ALUMINUM FINISH COLOR SELECTED BY OWNER. INSE INFORMATION SHOWN ON SUBMITTIONS. CALLOUTS ON PLANS INDICATE TYPE AND R.O. SIZE NOT APT. DESIGNATIONS (C - CASMENT, DH - DOUBLE HUNG, SORO - 5'-0" X 9'-0" R.O. STIC.)

3/4" x 2" G.O.S.P. SUBFLOOR TO BE GULLED AND WALLED TO FLOOR JOISTS  
 M.L. - MEDIUM MESH  
 S.F. - SELF AND RED  
 CONSTRUCTION NOTES  
 ASSIGNED LOWS  
 L.S.P. - 1/2" x 1/2" x 1/2"  
 D.E.A. - 1/2" x 1/2" x 1/2"  
 S.O.A. - 1/2" x 1/2" x 1/2"

NOTE REMOVE EXISTING DIVY WINDOW AND REFRAME OPENING AS REQUIRED

NOTE INSTALL PLUMBING ON INSIDE EDGE OF WALL AND RELATE BEHIND 3" WITH BLOWN-IN INSULATION

NOTE G.C. PLEASE VERIFY CEILING HEIGHT AVAILABLE BEFORE ORDERING THESE DOORS

NO.	DATE	DESCRIPTION

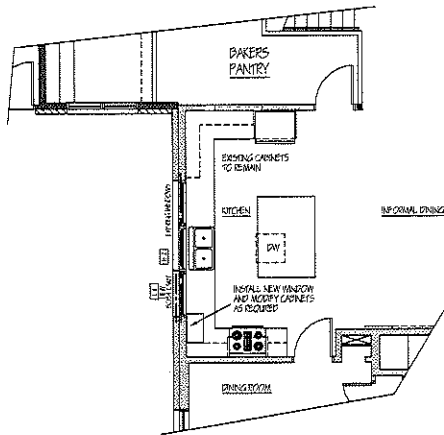
All sheet details, dimensions, and notes are subject to change without notice. The drawings are made to the best of our knowledge and belief. The client is responsible for the accuracy of the information provided. The architect shall not be held liable for the proper utilization of the drawings unless the architect is notified in writing.

**Stelmacher Architecture, LLC**  
 Scott Stelmacher, Registered Architect  
 10701 Progress Ave  
 P.O. Box 100, WI 53114  
 FAX 262-221-1459  
 262-221-1458



HOME RE-MODEL 2021  
 MATTHEWS RESIDENCE  
 PAYSKE, WISCONSIN  
 SECOND FLOOR PLAN

NO.	DATE	DESCRIPTION



**KITCHEN WINDOW**

SCALE 1/4" = 1'-0"

- ① - 54" 2" X 4" X 1/4" LINTE FIELD VALUED TO EXISTING
- ② - (2) 1-5/8" X 9-7/8" 1/2" LVL 2 IE
- ③ - CEILING FINISHED TO INSIDE

④ - ALL CABINETS AND CABINET PARTS TO BE DESIGNED AND SUPPLIED BY OTHERS. CONSULT WITH OWNER FOR RELOCATION OR FRANT LOCATION OF SINK, STOVE, REFRIG., PNL, ETC...

INTERIOR WALLS - 2" X 4 OR 2" X 6 STUDS AT 16" O.C. AS NOTED ON PLAN.  
1/2" DRYWALL W/ALSO FROM FLOOR TO CEILING ROOM STUDS.

F--ALL INTERIOR DOORS TO BE HARDWOOD PANEL TYPE TO MATCH EXISTING SIZES AS SHOWN ON THE PLAN. INCLUDE SOLAGE A SERIES LATCH AND 1 1/2" PINZES. STAIN, LOGS AND FINISH AS SELECTED BY OWNER. ALL INTERIOR DOORS TO BE 1-5/8" THICK.

Q--WINDOWS NOTED ARE TO HAVE WOOD FRAMES WITH PINT FINISH ALUMINUM EXTERIORS. LOW-E, ARGON GAS FILLED, INCLUDING GLASS WITH PERSOLASS SCREENS AND SOMERBY WINDOW. A LUMINUM FINISH COLOR SELECTED BY OWNER. LARGE INFORMATION SHOWN ON ELEVATIONS. CALLOUTS ON PLANS INDICATE TYPE AND SIZ. SEE NOT AFR. DESIGNATIONS (C= CASEMENT, SH = DOUBLE HUNG, POSO = 5'-0" X 6'-0" R.O. ETC...)

**PLANNING NOTES**

PLANNING CONTRACTOR TO CONSULT WITH OWNER TO DETERMINE THEIR PLANNING PRIORITY SELECTIONS. FINISH ALL FINISHES SHOWN ON THE PLAN. ALL TOILETS TO BE COMFORT HEIGHT WITH ELONGATED BOWL.

ALL PLUMBING DESIGN SHALL BE BY THE RESPECTIVE DESIGNER'S CONTRIBUTOR. ALL PLUMBING LINES, SUPPLY AND WASTE, AND FIXTURES SHALL BE DESIGNED SUCH THAT THEY CAN CONVENIENTLY BE PROVIDED FOR MAINTENANCE.

ALL PLUMBING DESIGN SHALL BE PER THE UNIFORM PLUMBING CODE OF THE STATE OF WISCONSIN AND GOOD CONSTRUCTION PRACTICE.

--- ELECTRICAL TO CONSULT WITH OWNER FOR LOCATION OF OUTLETS, SWITCHES, FIXTURES AND EXTERIOR LIGHTING. SELECTION OF FIXTURES BY OWNER. INSTALL PER LDC.

5/4" x 6.5 2x8, SIMILAR TO BE ORDERED AND NEEDED TO FLOOR JOISTS

ALL - WOOD LAM BEAM

SET - SUELT AND LEG

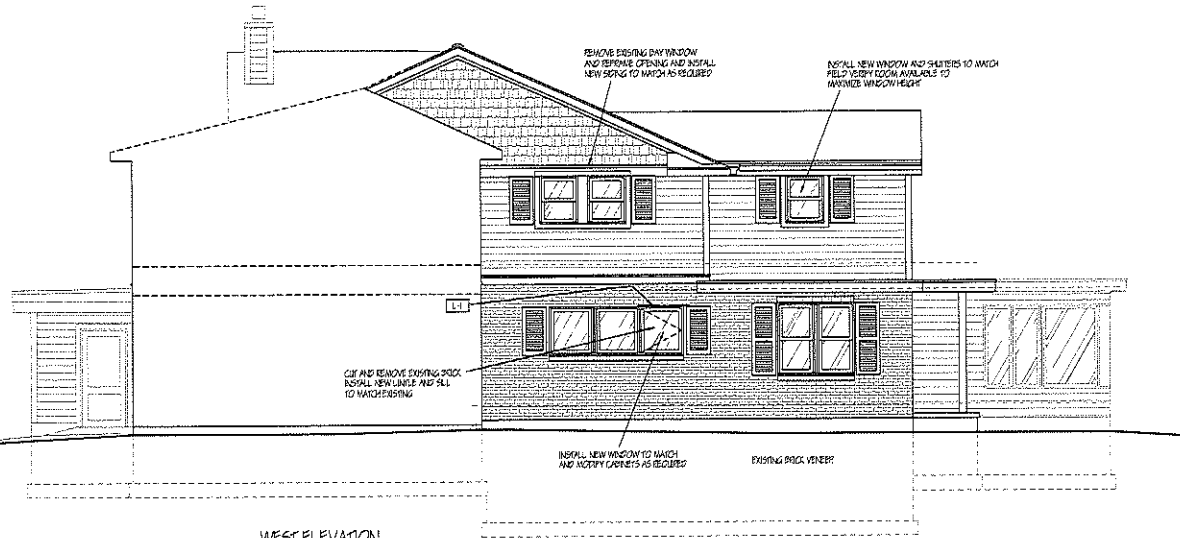
**CONSTRUCTION NOTES**

MASSIVE LOGS

LVL..... 30% N.T.

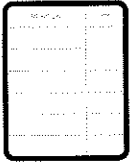
BEAM..... 30% N.T.

TOTAL..... 95% N.T.



**WEST ELEVATION**

SCALE 1/4" = 1'-0"



It shall be the responsibility of the client to provide all necessary information to the architect. The architect shall not be responsible for any errors or omissions in the drawings, specifications, or any other documents prepared by the architect or its consultants. The architect shall not be responsible for any errors or omissions in the drawings, specifications, or any other documents prepared by the architect or its consultants.

**Stelmacher Architecture, LLC**  
 Stelmacher Architecture, Registered Architect  
 1000 Wisconsin Street  
 Room 201, Madison, WI 53703  
 Phone: 608.261.4600  
 Fax: 608.261.4600  
 900 201-1215



HOME RE-MODEL 2021  
 MATTHEWS RESIDENCE  
 DAVENPore, WISCONSIN  
 KITCHEN WINDOW PLAN AND WEST ELEVATION

SCALE 1/4" = 1'-0"  
 APR 2021  
 1/4" = 1'-0"  
 202  
 WISCONSIN



02/03/2022

Attention:  
Village of Bayside, WI  
Architecture Review Committee

<p>PROJECT/SITE OWNER: Snowden and Brad Zastrow</p> <p>PROJECT ADDRESS: 550 W Laramie Ln.</p>	<p>PROJECT SUMMARY:</p> <p>Adding and changing new windows and door during remodel</p>
---	--

I have reviewed the proposed window and door change for compliance with the Village's ordinances and have determined the following for consideration

1. There are no other issues with this submittal

104-2(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.*

## VILLAGE CODE REVIEW

**See comments is red**  
**Not including future landscaping**

**Dave Hendrix**  
**SAFEbuilt**  
**Wisconsin Operations Manager**

# Project Proposal

Date 1/27/2022

Property Address 550 W Laramie Ln, Bayside

Zoning B Residence District

- |  |   |
|--|---|
| <input type="checkbox"/> Accessory Structures/Generators<br><input checked="" type="checkbox"/> Additions/Remodel<br><input type="checkbox"/> Bluff Management<br><input type="checkbox"/> Commercial Signage<br><input type="checkbox"/> Decks/Patios<br><input type="checkbox"/> Fence<br><br><input type="checkbox"/> Fire Pits<br><br><input type="checkbox"/> Landscaping requiring Impervious Surface/Fill/Excavation Permit | <input type="checkbox"/> New Construction<br><input type="checkbox"/> Play Structures<br><input type="checkbox"/> Recreational Facilities/Courts<br><input type="checkbox"/> Roofs<br><input type="checkbox"/> Solar Panels/Skylights<br><input type="checkbox"/> Swimming Pools<br><input checked="" type="checkbox"/> Windows/Doors-change exceeds 25% of opening<br><input type="checkbox"/> Other |
|--|---|

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

Replace front window, duplicating large window to left. Move front entry slightly forward eliminating front porch, replace bow window with tall window, new exterior door with sidelight. Replace window at rear elevation with a shorter selection. Patch vertical siding to match existing. Paint all existing trim and siding with new selection.

Interior remodeling as shown on plans.

\*\*\*\*\* **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

1-262-346-4577 SAFEbuilt, Inc.	<b>WI UNIFORM PERMIT APPLICATION</b> <small>hartfordinspections@safebuilt.com Inspections need to be called in by 4 pm for next business day Inspections</small>			PERMIT NO.  TAXKEY#
<b>ISSUING MUNICIPALITY</b>	<input type="checkbox"/> TOWN <input checked="" type="checkbox"/> VILLAGE <input type="checkbox"/> CITY OF <u>BAYSIDE</u>	<b>PROJECT LOCATION</b> (Building Address) 550 W Laramie Ln, Bayside	<b>PROJECT DESCRIPTION</b> <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> ONE & TWO FAMILY	
	COUNTY: <u>MILWAUKEE</u>			
Owner's Name <u>Snowden and Brad Zastrow</u>		Mailing Address - Include City & Zip <u>550 W Laramie Ln, Bayside, WI 53217</u>	Telephone - Include Area Code (224) 277-0628	
Construction Contractor (DC Lic No.) <u>858873 Gabor Design Build LLC</u>		Mailing Address - Include City & Zip <u>W156N11238 Pilgrim Rd, Germantown, WI 53022</u>	Telephone - Include Area Code (262) 389-1311	
Dwelling Contractor Qualifier (DCQ Lic No.) <u>858874</u>		Dwelling Contractor Qualifier shall be an owner, CEO, COB, or employee of Dwelling Contractor		Telephone - Include Area Code (262) 437-2100
Plumbing Contractor (Lic No.)		Mailing Address - Include City & Zip	Telephone - Include Area Code	
Electrical Contractor (Lic No.)		Mailing Address - Include City & Zip	Telephone - Include Area Code	
HVAC Contractor (Lic No.)		Mailing Address - Include City & Zip	Telephone - Include Area Code	
<b>PROJECT INFORMATION</b>		Subdivision Name <u>FAIRY CHASM ESTATES</u>		Lot No. <u>23</u> Block No. <u>3</u>
Zoning District <u>B</u>	Lot Area <u>30,927</u> Sq. Ft.	N.S.E.W. Setbacks	Front Ft.    Rear Ft.	Left Ft.    Right Ft.
<b>1a. PROJECT</b>	<b>3. TYPE</b>	<b>6. STORIES</b>	<b>9. HVAC EQUIPMENT</b>	<b>12. ENERGY SOURCE</b>
<input type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Raze <input checked="" type="checkbox"/> Alteration <input type="checkbox"/> Repair <input type="checkbox"/> Move  <input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Two Family <input type="checkbox"/> Multi <input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> 1-Story <input type="checkbox"/> 2-Story <input type="checkbox"/> Other _____	<input type="checkbox"/> Forced Air Furnace <input type="checkbox"/> Radiant Baseboard or Panel <input type="checkbox"/> Heat Pump <input type="checkbox"/> Boiler <input type="checkbox"/> Central Air Conditioning <input type="checkbox"/> Other _____	Fuel    Nat. Gas    L.P.    Oil    Elec.    Solid    Solar Space Htg <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Water Htg <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>  * <input type="checkbox"/> Dwelling unit will have 3 kilowatt or more installed electric space heater equipment capacity.
<b>1b. GARAGE</b>	<b>4. CONST. TYPE</b>	<b>7. FOUNDATION</b>	<b>10. PLUMBING</b>	<b>13. HEAT LOSS (Calculated)</b>
<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached	<input type="checkbox"/> Site Constructed <input type="checkbox"/> Mfd. UDC <input type="checkbox"/> Mfd. HUD	<input type="checkbox"/> Concrete <input type="checkbox"/> Masonry <input type="checkbox"/> Treated Wood <input type="checkbox"/> ICF <input type="checkbox"/> Other _____	Sewer <input type="checkbox"/> Municipal <input type="checkbox"/> Septic No. _____	
<b>2. AREA</b>	<b>5. ELECTRICAL</b>	<b>8. USE</b>	<b>11. WATER</b>	<b>14. ESTIMATED COST</b>
Basement <u>1,174</u> Sq. Ft. Living Area <u>1,878</u> Sq. Ft. Garage <u>411</u> Sq. Ft. Other _____ Sq. Ft. TOTAL <u>3,463</u>	Entrance Panel Size: _____ amp Service: <input type="checkbox"/> New <input type="checkbox"/> Rewire  Phase _____ Volts <input type="checkbox"/> Underground <input type="checkbox"/> Overhead Power Company:	<input type="checkbox"/> Seasonal <input checked="" type="checkbox"/> Permanent <input type="checkbox"/> Other _____	<input type="checkbox"/> Municipal Utility <input type="checkbox"/> Private On-Site Well	Total _____ BTU/HR \$ <u>160,250.00</u>
<p>I understand that I am subject to all applicable codes, laws, statutes and ordinances, including those described on the Notice to Permit Applicants form; am subject to any conditions of this permit; understand that the issuance of this permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. If one acre or more of soil will be disturbed, I understand that this project is subject to ch. NR 161 regarding additional erosion control and stormwater management and the owner shall sign the statement on the Notice to Permit Applicants form. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done.</p> <p><input type="checkbox"/> I vouch that I am or will be an owner-occupant of this dwelling for which I am applying for an erosion control or construction permit without a Dwelling Contractor Certification and have read the cautionary statement regarding contractor responsibility on the Notice to Permit Applicants form.</p>				
<b>APPLICANT (PRINT):</b> <u>Lauren Bruggink</u> <i>Lauren Bruggink</i> <u>1/27/2022</u> SAFEbuilt, Inc.				
<b>INSPECTIONS NEEDED</b> Building <input type="checkbox"/> Footing <input type="checkbox"/> Foundation <input type="checkbox"/> Rough <input type="checkbox"/> Insulation <input type="checkbox"/> Bsmt. Fl. <input type="checkbox"/> Final Electric <input type="checkbox"/> Rough <input type="checkbox"/> Service <input type="checkbox"/> Final    Plumbing <input type="checkbox"/> Rough <input type="checkbox"/> Underfloor <input type="checkbox"/> Final    HVAC <input type="checkbox"/> Rough <input type="checkbox"/> Final				
<b>FEES:</b>		<b>PERMIT(S) ISSUED</b>		SEAL NO. _____    Municipality No. _____
Building Fee _____	Zoning Fee _____	WI Seal _____	Electric Fee _____	Plumbing Fee _____
HVAC Fee _____	Adm. Fee _____	Other _____	Total _____	
Bldg. # At top of form _____		<b>RECEIPT</b>		<b>PERMIT EXPIRATION:</b>
Zoning # _____		CK# _____		Permit expires two years from date issued unless municipal ordinance is more restrictive.
Elec. # _____		Amount \$ _____		
Plmb. # _____		Date _____		
HVAC # _____		From _____		
		Rec By: _____		
<b>PERMIT ISSUED BY MUNICIPAL AGENT:</b>				
Name _____				
Date _____				
Certification No. _____				

### Scope of Work

*Only items listed are part of this permit. If work is done on items not listed on this permit they will be considered to have been completed without a permit and are subject to double fees.*

Item	Cost
WORK SHOWN ON PLAN SET DATED 1/17/2022	\$160,250.00
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Total Cost \$160,250.00 \_\_\_\_\_

Signature \_\_\_\_\_ Date 1/27/2022 \_\_\_\_\_

### Requested Changes at time of work

*Must be submitted to the Village prior to or same day work is completed. Failure to return the same day will result in double permit fees.*

Item	Cost
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Total Cost \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

# ZASTROW - WHOLE HOUSE

550 W. LARAMIE LN  
BAYSIDE, WI 53217



W156 N11238 PILGRIM RD  
GERMANTOWN, WI 53022  
PHONE: (262) 437-2100

## SHEET INDEX

REVISION DATE	
01/17/22	
01/27/22	

GENERAL		01/17/22	01/27/22
T1.0	TITLE SHEET	●	●
G1.0	GENERAL NOTES	●	
ARCHITECTURAL			
D2.1	FIRST FLOOR DEMOLITION PLAN	●	
A2.0	LOWER LEVEL FLOOR PLAN, MEP PLAN	●	
A2.1	FIRST FLOOR PLAN	●	●
A4.0	EXTERIOR ELEVATIONS	●	●
A5.0	BUILDING SECTIONS/ DETAILS	●	
A6.0	INTERIOR ELEVATIONS	●	
A6.1	INTERIOR ELEVATIONS	●	
A6.2	INTERIOR ELEVATIONS	●	
A6.3	INTERIOR ELEVATIONS	●	
A8.0	SCHEDULES	●	
MECHANICAL, ELECTRICAL AND PLUMBING			
MEP2.1	FIRST FLOOR MECHANICAL, ELECTRICAL, & PLUMBING PLAN	●	

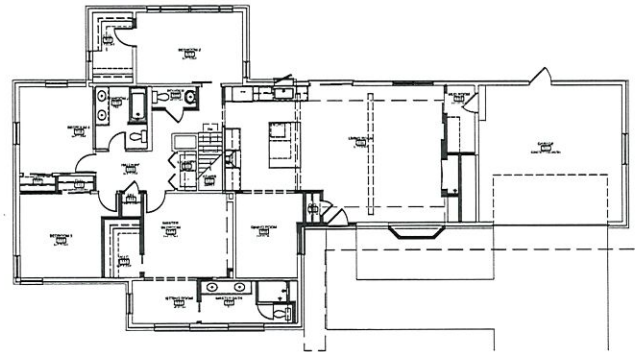
## FLOOR PLAN

**ARCHITECTURAL SYMBOLS**

- ◀ ELEVATION HEIGHT
- ◆ PLAN NOTE REFERENCE
- ⊙ DOOR NUMBER
- ⊙ WINDOW NUMBER
- ⊙ BUILDING SECTION REFERENCE DRAWING NUMBER
- ⊙ WALL SECTION OR ELEVATION REFERENCE DRAWING NUMBER
- ⊙ DETAIL REFERENCE DRAWING NUMBER
- ⊙ INTERIOR ELEVATION REFERENCE DRAWING NUMBER
- ⊙ REVISION REFERENCE

**PLAN ABBREVIATION KEY**

- ABV ABOVE ABOVE FINISH FLOOR
- AFE ABOVE FINISH FLOOR
- BLOG BUILDING
- BO BOTTOM OF
- CC CLOTHES CHUTE
- DN DIAMETER
- DNW DOWNWELL
- CTR EXISTING TO REMAIN
- EQ EQUAL DISTANCE
- FLR FLOOR
- GD GARBAGE DISPOSAL
- GYP GYPSUM BOARD
- HWID HINGED
- INSUL INSULATION
- MAX MAXIMUM
- MIN MINIMUM
- N/A NOT APPLICABLE
- OC ON CENTER
- PG PAINT GRADE
- SG STAIN GRADE
- SS SELECTIONS SHEET
- T&G TONGUE AND GROOVE
- TSD TO BE DEMANDED
- TR TYPICAL ELECTRICAL LOCATIONS
- UNO UNLESS NOTED OTHERWISE
- VF VERIFY IN FIELD
- W WITH
- WH WATER HEATER



ZASTROW - WHOLE HOUSE  
550 W. LARAMIE LN  
BAYSIDE, WI 53217

REVISIONS

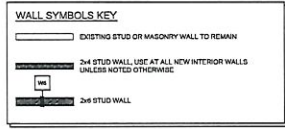
DRAWING TITLE  
TITLE SHEET

**PERMIT SET**  
DATE OF ISSUANCE: 1/27/2022

DRAWING NUMBER  
**T1.0**

ROOM FINISH SCHEDULE															NOTES		
ROOM NAME	ROOM NUMBER	FLOORING			CEILING			WALLS			** BASE			CASING			
		MATERIAL	*STYLE	MATERIAL	*TEXTURE / SPECS	*FINISH	MATERIAL	*TEXTURE / SPECS	*FINISH	PROFILE	MATERIAL	SIZE	*FINISH	PROFILE	MATERIAL	SIZE	*FINISH
CLO.	100	LVP FLOAT	SEE SPEC	---	---	---	DRYWALL	SEE SPEC	PAINT	B-1	WOOD	SEE NOTE #4	PAINT	CS-1	WOOD	SEE NOTE #4	PAINT
BEDROOM 2	101	LVP FLOAT	SEE SPEC	DRYWALL	SEE SPEC	PAINT	DRYWALL	SEE SPEC	PAINT	B-1	WOOD	SEE NOTE #4	PAINT	CS-1	WOOD	SEE NOTE #4	PAINT
POWDER	102	LVP FLOAT	SEE SPEC	DRYWALL	SEE SPEC	PAINT	DRYWALL	SEE SPEC	PAINT	B-1	WOOD	SEE NOTE #4	PAINT	CS-1	WOOD	SEE NOTE #4	PAINT
HALLWAY	103	LVP FLOAT	SEE SPEC	DRYWALL	SEE SPEC	PAINT	DRYWALL	SEE SPEC	PAINT	B-1	WOOD	SEE NOTE #4	PAINT	CS-1	WOOD	SEE NOTE #4	PAINT
HALLWAY	100	LVP FLOAT	SEE SPEC	DRYWALL	SEE SPEC	PAINT	DRYWALL	SEE SPEC	PAINT	B-1	WOOD	SEE NOTE #4	PAINT	CS-1	WOOD	SEE NOTE #4	PAINT
MUD ROOM	104	LVP FLOAT	SEE SPEC	DRYWALL	SEE SPEC	PAINT	DRYWALL	SEE SPEC	PAINT	B-1	WOOD	SEE NOTE #4	PAINT	CS-1	WOOD	SEE NOTE #4	PAINT
LIVING ROOM	106	LVP FLOAT	SEE SPEC	DRYWALL	SEE SPEC	PAINT	DRYWALL	SEE SPEC	PAINT	B-1	WOOD	SEE NOTE #4	PAINT	CS-1	WOOD	SEE NOTE #4	PAINT
CLO.	109	LVP FLOAT	SEE SPEC	DRYWALL	SEE SPEC	PAINT	DRYWALL	SEE SPEC	PAINT	B-1	WOOD	SEE NOTE #4	PAINT	CS-1	WOOD	SEE NOTE #4	PAINT
DINING ROOM	109	LVP FLOAT	SEE SPEC	---	---	---	DRYWALL	SEE SPEC	PAINT	B-1	WOOD	SEE NOTE #4	PAINT	CS-1	WOOD	SEE NOTE #4	PAINT
MASTER BATH	119	TILE	SEE SPEC	---	---	---	DRYWALL	SEE SPEC	PAINT	B-1	WOOD	SEE NOTE #4	PAINT	CS-1	WOOD	SEE NOTE #4	PAINT
SITTING ROOM	111	LVP FLOAT	SEE SPEC	---	---	---	DRYWALL	SEE SPEC	PAINT	B-1	WOOD	SEE NOTE #4	PAINT	CS-1	WOOD	SEE NOTE #4	PAINT
MASTER BEDROOM	112	LVP FLOAT	SEE SPEC	DRYWALL	SEE SPEC	PAINT	DRYWALL	SEE SPEC	PAINT	B-1	WOOD	SEE NOTE #4	PAINT	CS-1	WOOD	SEE NOTE #4	PAINT
W.I.C.	113	LVP FLOAT	SEE SPEC	DRYWALL	SEE SPEC	PAINT	DRYWALL	SEE SPEC	PAINT	B-1	WOOD	SEE NOTE #4	PAINT	CS-1	WOOD	SEE NOTE #4	PAINT
LN.	114	LVP FLOAT	SEE SPEC	DRYWALL	SEE SPEC	PAINT	DRYWALL	SEE SPEC	PAINT	B-1	WOOD	SEE NOTE #4	PAINT	CS-1	WOOD	SEE NOTE #4	PAINT
BEDROOM 3	115	LVP FLOAT	SEE SPEC	DRYWALL	SEE SPEC	PAINT	DRYWALL	SEE SPEC	PAINT	B-1	WOOD	SEE NOTE #4	PAINT	CS-1	WOOD	SEE NOTE #4	PAINT
CLO.	116	LVP FLOAT	SEE SPEC	DRYWALL	SEE SPEC	PAINT	DRYWALL	SEE SPEC	PAINT	B-1	WOOD	SEE NOTE #4	PAINT	CS-1	WOOD	SEE NOTE #4	PAINT
CLO.	117	LVP FLOAT	SEE SPEC	DRYWALL	SEE SPEC	PAINT	DRYWALL	SEE SPEC	PAINT	B-1	WOOD	SEE NOTE #4	PAINT	CS-1	WOOD	SEE NOTE #4	PAINT
BEDROOM 4	118	LVP FLOAT	SEE SPEC	---	---	---	DRYWALL	SEE SPEC	PAINT	B-1	WOOD	SEE NOTE #4	PAINT	CS-1	WOOD	SEE NOTE #4	PAINT
BATHROOM 2	119	TILE	SEE SPEC	DRYWALL	SEE SPEC	PAINT	DRYWALL	SEE SPEC	PAINT	B-1	WOOD	SEE NOTE #4	PAINT	CS-1	WOOD	SEE NOTE #4	PAINT
LAUNDRY	120	LVP FLOAT	SEE SPEC	---	---	---	DRYWALL	SEE SPEC	PAINT	B-1	WOOD	SEE NOTE #4	PAINT	CS-1	WOOD	SEE NOTE #4	PAINT
STAIRS	122	CARPET	SEE SPEC	---	---	---	DRYWALL	SEE SPEC	PAINT	B-1	WOOD	SEE NOTE #4	PAINT	CS-1	WOOD	SEE NOTE #4	PAINT
ROOM	717	LVP FLOAT	SEE SPEC	DRYWALL	SEE SPEC	PAINT	DRYWALL	SEE SPEC	PAINT	B-1	WOOD	SEE NOTE #4	PAINT	CS-1	WOOD	SEE NOTE #4	PAINT
HALLWAY	737	LVP FLOAT	SEE SPEC	DRYWALL	SEE SPEC	PAINT	DRYWALL	SEE SPEC	PAINT	B-1	WOOD	SEE NOTE #4	PAINT	CS-1	WOOD	SEE NOTE #4	PAINT
HALLWAY	738	LVP FLOAT	SEE SPEC	DRYWALL	SEE SPEC	PAINT	DRYWALL	SEE SPEC	PAINT	B-1	WOOD	SEE NOTE #4	PAINT	CS-1	WOOD	SEE NOTE #4	PAINT

ROOM FINISH SCHEDULE NOTES:  
1. \* - DENOTES NOT APPLICABLE OR EXISTING TO REMAIN.  
2. - REFERENCE ARCHITECTURAL SELECTIONS SHEET & SELECTIONS SHEET FOR SPECIFICATIONS.  
3. \*\* - INSTALL SHOE AT ALL HARD SURFACE LOCATIONS INCLUDING TILE, HARDWOOD, L.V.T. ETC.  
4. SEE SHEET A&D FOR MILLWORK PROFILES.  
5. DECORATIVE BEAMS - SEE A7.0 FOR SPECIFICATIONS FOR MORE INFORMATION.

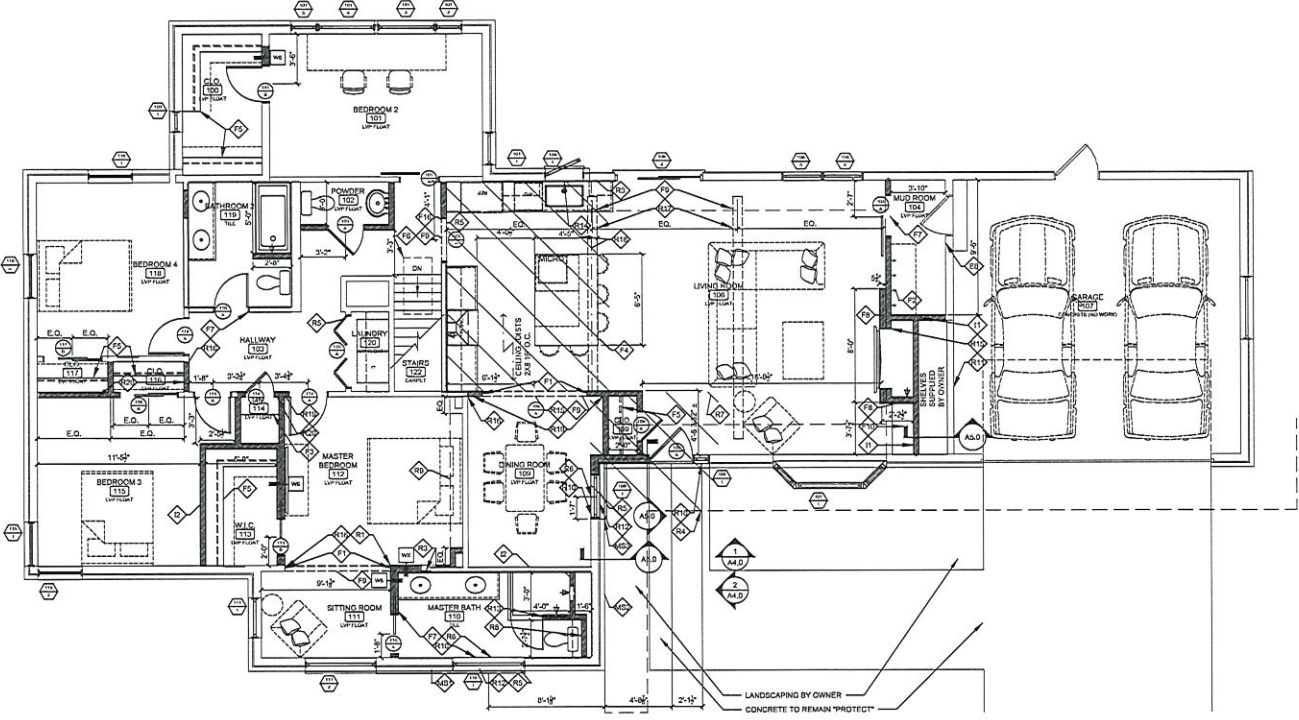


- ROUGH CARPENTRY KEYNOTES:**
- (ROOM NUMBER(S)) - KEYNOTE DESCRIPTION PER TRADE.
  - ROUGH CARPENTER TO PROVIDE ANY BLOCKING NEEDED FOR ANY CABINETRY, ELECTRICAL FIXTURES, PLUMBING FIXTURES, MIRRORS AND / OR BATH HARDWARE.
  - ROUGH CARPENTER TO REMOVE EXISTING WINDOWS & DOORS & MODIFY OPENINGS PER PLANS.
  - ROUGH CARPENTER TO FRAME FIRST FLOOR WALLS INCLUDING DOOR & WINDOW OPENINGS, HEADERS, ROOF RAFTERS, & ROOF / WALL SHEATHING.
- (111) - INFILL WALL UNDER EXISTING HEADER AS NEEDED.
  - (105) - INFILL FIRST FLOOR FRAMING AS NECESSARY AT FORMER CHIMNEY LOCATION.
  - (106, 110, 112) - FURRED WALLS.
  - (123) - PROVIDE FRAMING FOR EXTEND SOFFIT PLYWOOD INTO CORNER.
  - (106) - FRAME NEW RAISED HEADER, PATCH SIDING IN NEW WINDOW LOCATION AS NEEDED.
  - (109, 110) - FRAME NEW WINDOW OPENING.
  - (105) - MODIFY EXTERIOR FLOOR STRUCTURE AND EXTERIOR WALL FRAMING TO ACCOMMODATE NEW LIVING ROOM LAYOUT.
  - (110) - WALL BEHIND TOILET 4" AFF.
  - (123) - ADD SOFFIT: 1" DROP FROM CEILING.
  - (110, 105) - ALIGN NEW WINDOW WITH EXISTING MASONRY. PROVIDE 2" MAX GAP FOR CAULK.
  - (107) - SEE DETAIL 2/A.0 FOR RE-FRAMING GARAGE WALL.
  - (100, 110) - FRAME WINDOWS TO ALLOW SPACE FOR BRICK MOLD BETWEEN EACH UNIT AND AT CORNERS, TYPICAL.
  - (110) - KNEE WALL AT SHOWER - SEE DETAIL 4/B.3.0.
  - (106) - INFILL FRAMING UNDER NEW WINDOW.
  - (105) - FRAME WALL AS CLOSE TO FIREPLACE PER MANUFACTURE SPEC.
  - (101, 103, 105, 112) - ALINE WALL W/ EXISTING WALL.
  - (105, 106, 109, 112) - INSTALL BLOCKING FOR DECORATIVE BEAMS.
  - (106) - REMOVE CEILING STRUCTURE. RAISE TO MATCH CEILING HEIGHT OF LIVING ROOM.
  - (106, 103) - PROVIDE BLOCKING DOWN TO STEEL BEAM.
  - (115, 118) - INFILL FRAMING @ EXISTING FRAMING.

- MASONRY KEYNOTES:**
- (ROOM NUMBER(S)) - KEYNOTE DESCRIPTION PER TRADE.
  - ROUGH CARPENTER TO PROVIDE ANY BLOCKING NEEDED FOR ANY CABINETRY, ELECTRICAL FIXTURES, PLUMBING FIXTURES, MIRRORS AND / OR BATH HARDWARE.
- (123) - INSTALL NEW CONTINUOUS WINDOW SILL CONNECTING TWO WINDOWS. SEE ELEVATION 1/A.0.
  - (123) - PATCH SALVAGED STONE FOR REINSTALL ON EXISTING WALL TOOTH IN AROUND CORNER. SEE ELEVATION 2/A.0.
  - (123) - REINSTALL SALVAGED SILL UNDER NEW WINDOW.

- INSULATION KEYNOTES:**
- (ROOM NUMBER(S)) - KEYNOTE DESCRIPTION PER TRADE.
  - R-38 BLOWN-IN FIBERGLASS ATTIC INSULATION.
  - ALL NEW BATT INSULATION IN EXTERIOR WALLS INCLUDING ATTIC THAT ARE ACCESSIBLE VIA REMOVAL.
- (104, 105) - R-13 FIBERGLASS BATT INSULATION IN WALL ASSEMBLY BETWEEN DWELLING AND ATTACHED GARAGE.
  - (115) - SOUND BATT INSULATION IN INTERIOR WALLS.

- FINISH KEYNOTES:**
- (ROOM NUMBER(S)) - KEYNOTE DESCRIPTION PER TRADE.
  - NEW DRYWALL FINISHES TO MATCH EXISTING.
  - PAINT EXTERIOR OF EXISTING WINDOWS, DOORS, GARAGE DOOR, SOFFIT & PADJA PER SELECTION.
  - ALL CABINETS TO BE FACTORY PRE-FINISHED.
  - PATCH ALL OLD HVAC & ELECTRICAL HOLES IN DRYWALL.
- (111) - DRYWALL OPENING.
  - (104) - WALL HOOKS MOUNTED TO PAINTED 1X4 @ 4" A.F.F.
  - (114) - (5) WHITE MELAMINE SHELVES.
  - (108) - COUNTERTOP BRACKETS - SEE DETAIL 2/A.0.
  - (100, 105, 113, 116, 117) - (1) WHITE MELAMINE SHELF & HANGING ROD AT 50" A.F.F.
  - (107) - ATTIC ACCESS DOOR TO REMAIN. PAINT, NEW CASING.
  - (104, 110) - SPLITTER TRANSITION BETWEEN FLOORING TYPE. SEE SELECTIONS.
  - (105) - SHIP LAP IN PLACE OF DRYWALL PER SELECTION.
  - (105, 106, 109, 111) - BOX BEAM PER SELECTION.
  - (105) - (2) FIXED BOX SHELVES. SEE ELEVATION 1-A.0.



1 FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

**GABOR**  
DESIGN BUILD LLC

W156 N1238 PILGRIM RD  
GERMANTOWN, WI 53022  
PHONE: (262) 437-2100

ZASTROW - WHOLE HOUSE  
550 W. LARAMIE LN  
BAYSIDE, WI 53217

REVISIONS

DRAWING TITLE  
FIRST FLOOR PLAN

DRAWING NUMBER

**A2.1**

1/27/2022



**GABOR**  
DESIGN BUILD LLC

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ZASTROW - WHOLE HOUSE  
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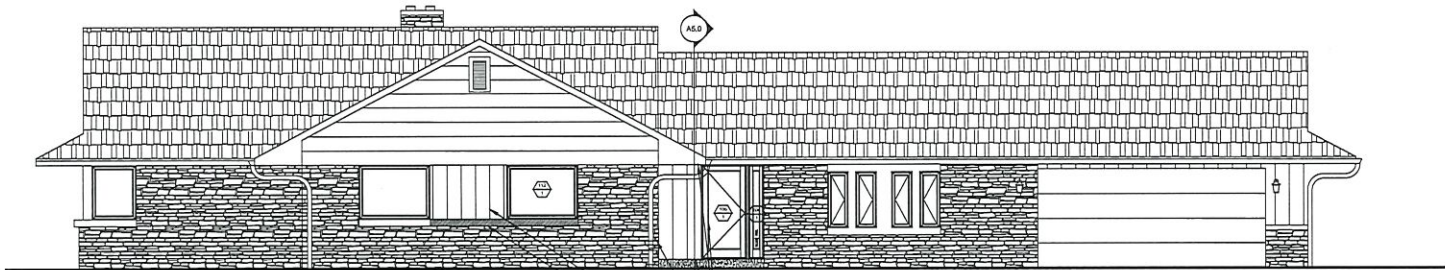
**EXTERIOR FINISH NOTES:**

- MASONRY BRICK:**
  - EXISTING BRICK VENEER IS TO REMAIN AT FRONT OF HOUSE.
- SIDING:**
  - EXISTING WOOD SHAKE SIDING IS TO REMAIN AT 2ND FLOOR. REMOVE AND PATCH ONLY AS NEEDED FOR NEW ADDITION.
- EXTERIOR TRIM:**
  - NEW WINDOWS ARE TO BE TRIMMED PER SELECTION, PER BUILDING SECTION AND ELEVATIONS.
  - NEW WINDOW BOARD, CORNER BOARDS, AND FASCIA AT NEW ENTRY PER BUILDING SECTION AND ELEVATIONS.
- PAINT (EXTERIOR):**
  - NEW PAINT FINISH AT EXISTING WOOD SIDING, FASCIA, GUTTERS, DOWNSPUTS, TRIM, EXISTING WOODS, GARAGE OVERHEAD DOOR AND HINGED DOOR, PATIO DOOR.
  - PAINT NEW SIDING PRODUCTS, SOFFIT AND NEW EXTERIOR WINDOWS.



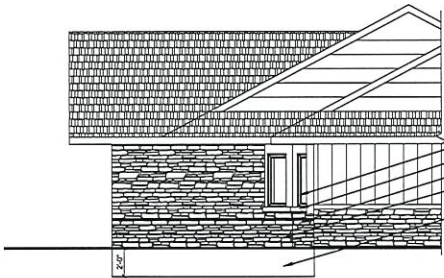
- REMOVE STONE WORK TO BOTTOM OF ADJACENT SILL
- REMOVE VERTICAL SIDING
- REMOVE WINDOW AND DISPOSE
- REMOVE EXISTING SIDING
- REMOVE EXISTING WALL, SALVAGE STONE FOR REINSTALLATION.
- REMOVE EXISTING DOOR AND DISPOSE
- REMOVE STONE SILL, SALVAGE FOR REUSE.
- REMOVE TILE AT STOOP RISER, KEEPING CONCRETE BELOW.
- REMOVE STONE PLANTER BED, SALVAGE STONE FOR REINSTALLATION.
- REMOVE EXISTING WINDOW AND DISPOSE

1 EXISTING SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



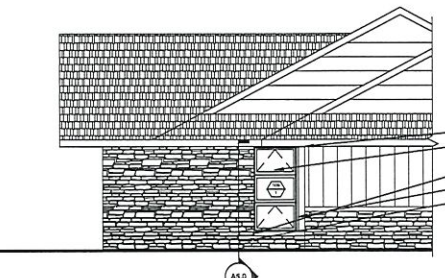
- NEW DOOR WITH SIDELIGHT PER SELECTION
- NEW SOFFIT TO MATCH EXISTING HEIGHT
- CONCRETE STOOP TO MATCH FINISH OF EXISTING STONE ON WALL TO THE RIGHT.
- TOOTH IN SALVAGED STONE FROM AROUND THE CORNER
- VERTICAL SIDING TO MATCH EXISTING
- REINSTALL SILL SOFFIT MATCHING EXISING HEIGHTS

2 PROPOSED SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



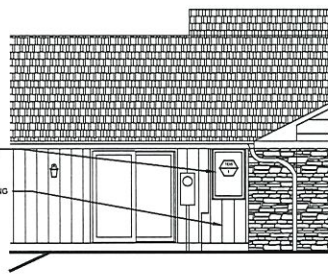
- REMOVE BAY WINDOW
- REMOVE SILL, SALVAGE FOR REINSTALLATION.
- REMOVE WALL, SALVAGE STONE
- REMOVE FLOWER BED, SALVAGE STONE FOR REINSTALLATION.
- REMOVE FOUNDATION TO 24" BELOW GRADE & INFILL W/ SOIL TO GRADE.

3 EXISTING EAST ELEVATION  
SCALE: 1/4" = 1'-0"



- NEW SOFFIT TO MATCH EXISTING HEIGHT
- INSTALL WINDOW UP TO EXISTING MASONRY STONE VENEER ON LEFT SIDE.
- SALVAGED STONE SILL, EXTENDING TO CORNER.
- NEW VERTICAL SIDING TO MATCH EXISTING
- PATCH IN SALVAGED STONE TOOTHING AROUND CORNER

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



- FRAME NEW WINDOW HEIGHT PER SELECTION
- NEW VERTICAL SIDING TO MATCH EXISTING

5 PROPOSED SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

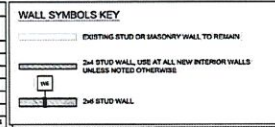
REVISIONS

DRAWING TITLE  
EXTERIOR ELEVATIONS

DRAWING NUMBER  
A4.0

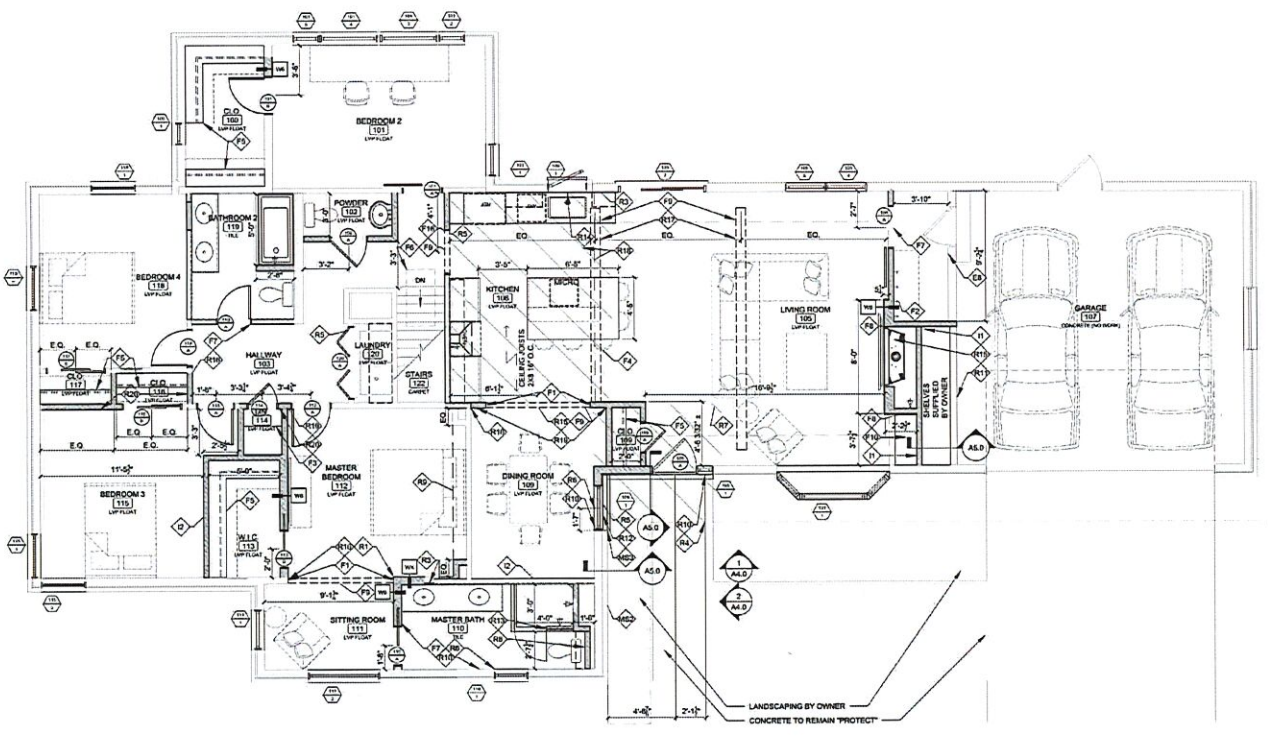
1/27/2022

EXTERIOR DOOR AND WINDOW SCHEDULE																			
ROOM NAME	ROOM NUMBER	NUMBER	SPECIFICATION / SIZE				EXTERIOR SPECIFICATION				INTERIOR SPECIFICATION				HARDWARE		NOTES		
			MANUFACTURER	MODEL	R.O. ABV. SUBFLR	R.O. WIDTH	R.O. HEIGHT	OPERATION	GLASS TYPE	SCREEN	MATERIAL	TRIM STYLE	* FINISH	GRILLES	MATERIAL	* FINISH		JAMB SIZE	CASING
CLO.	100	1	--	--	0'-0"	7'-0"	0'-0"	--	--	--	PAINT	--	PAINT	BLACK	--	CS-1	--	--	--
BEDROOM 2	101	1	--	--	0'-0"	7'-4"	7'-4"	--	--	--	PAINT	--	PAINT	BLACK	--	CS-1	--	--	
BEDROOM 2	101	2	--	--	0'-9 1/2"	7'-10"	4'-9 1/2"	--	--	--	PAINT	--	PAINT	BLACK	--	CS-1	--	--	
BEDROOM 2	101	3	--	--	0'-9 1/2"	4'-0"	4'-0"	--	--	--	PAINT	--	PAINT	BLACK	--	CS-1	--	--	
BEDROOM 2	101	4	--	--	0'-9 1/2"	4'-0"	4'-0"	--	--	--	PAINT	--	PAINT	BLACK	--	CS-1	--	--	
BEDROOM 2	101	5	--	--	0'-9 1/2"	7'-10"	4'-9 1/2"	--	--	--	PAINT	--	PAINT	BLACK	--	CS-1	--	--	
LIVING ROOM	105	1	Thermatru	BS718	0'-0"	3'-2"	0'-0"	HINGED DOOR	TEMPERED LOW-E	--	FIBERGLASS BRICK/MOLD	--	FIBERGLASS	ONYX	6 9/16"	CS-1	HINGES	BLACK	SEE NOTE 3 & 4
LIVING ROOM	105	2	--	--	0'-0"	0'-0"	0'-0"	--	--	--	PAINT BLACK	--	PAINT	BLACK	--	CS-1	--	--	
LIVING ROOM	105	2	Thermatru	SDLF3	0'-0"	3'-2"	0'-0"	FIXED	TEMPERED LOW-E	--	FIBERGLASS BRICK/MOLD	--	PAINT	ONYX	6 9/16"	CS-1	--	--	SEE NOTE 3
LIVING ROOM	105	4	--	--	0'-0"	2'-11 1/4"	3'-11 1/2"	--	--	--	PAINT	--	PAINT	BLACK	--	CS-1	--	--	
LIVING ROOM	105	5	--	--	0'-0"	2'-11 1/4"	3'-11 1/2"	--	--	--	PAINT	--	PAINT	BLACK	--	CS-1	--	--	
KITCHEN	108	1	Sierra Pacific	H3	0'-0"	2'-0"	2'-11 5/8"	CASEMENT	LOW-E	STANDARD	ALUMINUM	--	BLACK	WOOD PAINT	6 9/16"	CS-1	STANDARD	MATT BLACK	--
DINING ROOM	109	1	Sierra Pacific	H3	0'-0"	2'-0"	2'-11 5/8"	CASEMENT	LOW-E	STANDARD	ALUMINUM	--	BLACK	WOOD PAINT	4 9/16"	CS-1	STANDARD	MATT BLACK	SEE OPTIONS
MASTER BATH	110	1	--	--	0'-0"	3'-4"	3'-9 1/2"	--	--	--	PAINT	--	PAINT	BLACK	--	CS-1	--	--	
SITTING ROOM	111	1	--	--	0'-0"	2'-9 3/4"	3'-9 1/2"	--	--	--	PAINT	--	PAINT	BLACK	--	CS-1	--	--	
SITTING ROOM	111	2	--	--	0'-0"	3'-0"	3'-11 1/2"	--	--	--	PAINT	--	PAINT	BLACK	--	CS-1	--	--	
BEDROOM 3	115	1	--	--	0'-0"	3'-1 1/2"	3'-11 1/2"	--	--	--	PAINT	--	PAINT	BLACK	--	CS-1	--	--	
BEDROOM 3	115	2	--	--	0'-0"	3'-1 1/2"	3'-11 1/2"	--	--	--	PAINT	--	PAINT	BLACK	--	CS-1	--	--	
BEDROOM 4	118	1	--	--	0'-0"	3'-1 1/2"	3'-11 1/2"	--	--	--	PAINT	--	PAINT	BLACK	--	CS-1	--	--	
BEDROOM 4	118	2	--	--	0'-0"	3'-4 1/2"	3'-11 1/2"	--	--	--	PAINT	--	PAINT	BLACK	--	CS-1	--	--	



- WINDOW SCHEDULE NOTES**
1. "C" DENOTES NOT APPLICABLE
  2. \* REFERENCE ARCHITECTURAL SELECTIONS SHEET & SELECTIONS SHEET FOR SPECIFICATIONS
  3. UNITS FACTORY MILLED TOGETHER
  4. PROVIDE DOUBLE BORE W/ 2-3/8" BACK-SET
  5. HAVING FIXED (AWNING) EQUALLY DIVIDED. SEE A4.0.

- ROUGH CARPENTRY KEYNOTES:**
- (ROOM NUMBER[S]) - KEYNOTE DESCRIPTION PER TRADE.
  - + ROUGH CARPENTER TO PROVIDE ANY BLOCKING NEEDED FOR ANY CABINETRY, ELECTRICAL FIXTURES, PLUMBING FIXTURES, MIRRORS AND / OR BATH HARDWARE.
  - + ROUGH CARPENTER TO REMOVE EXISTING WINDOWS & DOORS & MOOPY OPENINGS PER PLANS.
  - + ROUGH CARPENTER TO FRAME FIRST FLOOR WALLS INCLUDING DOOR & WINDOW OPENINGS, HEADERS, ROOF RAFTERS, & ROOF WALL SHEATHING.
1. (111) - INFILL WALL UNDER EXISTING HEADER AS NEEDED.
  2. (105) - INFILL FIRST FLOOR FRAMING AS NECESSARY AT FORMER CHIMNEY LOCATION.
  3. (105, 110, 112) - FURRED WALLS
  4. (123) - PROVIDE FRAMING FOR EXTEND SOFFIT PLYWOOD INTO CORNER.
  5. (108) - FRAME NEW RAISED HEADER, PATCH SIDING IN NEW WINDOW LOCATION AS NEEDED.
  6. (105, 110) - FRAME NEW WINDOW OPENING.
  7. (105) - MOOPY EXTERIOR FLOOR STRUCTURE AND EXTERIOR WALL FRAMING TO ACCOMMODATE NEW LIVING ROOM LAYOUT.
  8. (110) - WALL BEHIND TOILET 4" AFF
  9. (125) - ADD SOFFIT- 1" DROP FROM CEILING.
  10. (105) - ALIGN NEW WINDOW WITH EXISTING MASONRY. PROVIDE 2" MAX GAP FOR CAULK.
  11. (107) - SEE DETAIL 2A4.0 FOR RE-FRAMING GARAGE WALL.
  12. (105, 110) - FRAME WINDOWS TO ALLOW SPACE FOR BRICK MOLD BETWEEN EACH UNIT AND AT CORNERS, TYPICAL.
  13. (110) - JONCE WALL AT SHOWER - SEE DETAIL 4B4.0.
  14. (108) - INFILL FRAMING UNDER NEW WINDOW
  15. (105) - FRAME WALL AS CLOSE TO FIREPLACE PER MANUFACTURE SPEC.
  16. (101, 103, 109, 112) - ALINE WALL W/ EXISTING WALL.
  17. (105, 109, 109, 112) - INSTALL BLOCKING FOR DECORATIVE BEAMS.
  18. (105) - REMOVE CEILING STRUCTURE, RAISE TO MATCH CEILING HEIGHT OF LIVING ROOM.
  19. (105, 110) - PROVIDE BLOCKING DOWN TO STEEL BEAM.
  20. (115, 118) - INFILL FRAMING @ EXISTING FRAMING
- MASONRY KEYNOTES:**
- (ROOM NUMBER[S]) - KEYNOTE DESCRIPTION PER TRADE.
  - + ROUGH CARPENTER TO PROVIDE ANY BLOCKING NEEDED FOR ANY CABINETRY, ELECTRICAL FIXTURES, PLUMBING FIXTURES, MIRRORS AND / OR BATH HARDWARE.
1. (EXT) - INSTALL NEW CONTINUOUS WINDOW SILL CONNECTING TWO WINDOWS. SEE ELEVATION 1H4.0.
  2. (EXT) - PATCH SALVAGED STONE FOR REINSTALL ON EXISTING WALL TOOTH IN AROUND CORNER. SEE ELEVATION 2A4.0.
  3. (EXT) - REINSTALL SALVAGED SILL UNDER NEW WINDOW.
- INSULATION KEYNOTES:**
- (ROOM NUMBER[S]) - KEYNOTE DESCRIPTION PER TRADE.
  - + R-38 BLOW-IN FIBERGLASS ATTIC INSULATION.
  - + ALL NEW BATT INSULATION IN EXTERIOR WALLS INCLUDING ATTIC THAT ARE ACCESSIBLE VIA RESOLOC.
1. (104, 102) - R-13 FIBERGLASS BATT INSULATION IN WALL ASSEMBLY BETWEEN DWELLING AND ATTACHED GARAGE.
  2. (115) - SOUND BATT INSULATION IN INTERIOR WALLS
- FINISH KEYNOTES:**
- (ROOM NUMBER[S]) - KEYNOTE DESCRIPTION PER TRADE.
  - + NEW DRYWALL FINISHES TO MATCH EXISTING.
  - + PAINT EXTERIOR OF EXISTING WINDOWS, DOORS, GARAGE DOOR, SOFFIT & FACIA PER SELECTION.
  - + ALL CABINETRY TO BE FACTORY PRE-FINISHED.
  - + PATCH ALL OLD HVAC & ELECTRICAL HOLES IN DRYWALL.
  - (111) - DRYWALL OPENING.
  - (104) - WALL HOOKS MOUNTED TO PAINTED 1X AT 4" AFF.
  - (114) - (S) WHITE MELAMINE SHELVES.
  - (109) - COUNTERTOP BRACKETS - SEE DETAIL 6A4.0.
  - (105, 109, 113, 116, 117) - (1) WHITE MELAMINE SHELF & HANGING ROD AT 60" AFF.
  - (122) - ATTIC ACCESS DOOR TO REMAIN, PAINT, NEW CASING.
  - (104, 110, 119) - SCHEDULE TRANSITION BETWEEN FLOORING TYPE. SEE SELECTIONS.
  - (105) - SHIP-LAP IN PLACE OF DRYWALL PER SELECTION.
  - (105, 109, 109, 111) - BOK BEAM PER SELECTION.
  - (105) - (S) FIXED BOX SELVES. SEE ELEVATION 1-A4.0



**1 FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**ZASTROW - WHOLE HOUSE**  
550 W. LARAMIE LN  
BAYSIDE, WI 53217

REVISIONS

DRAWING TITLE  
**FIRST FLOOR PLAN**

DRAWING NUMBER  
**A2.1**

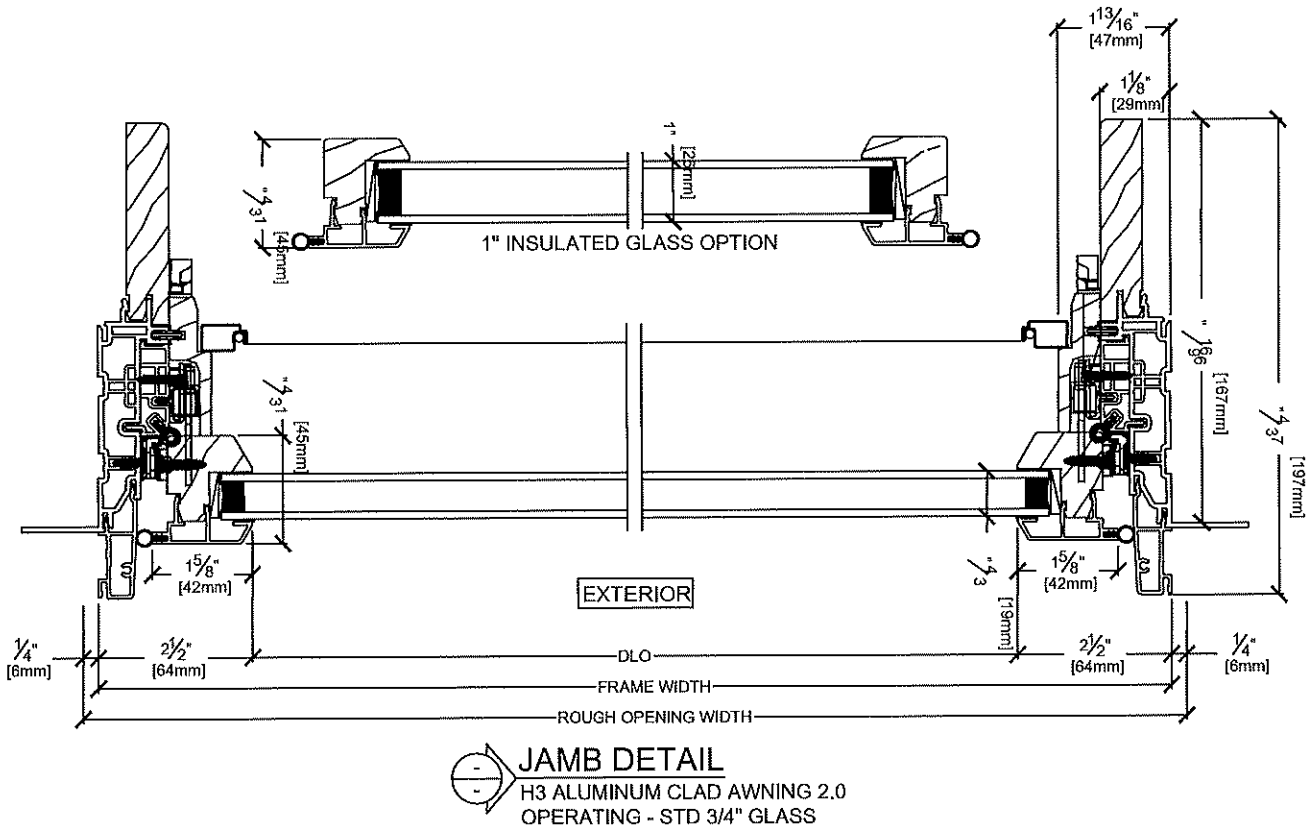
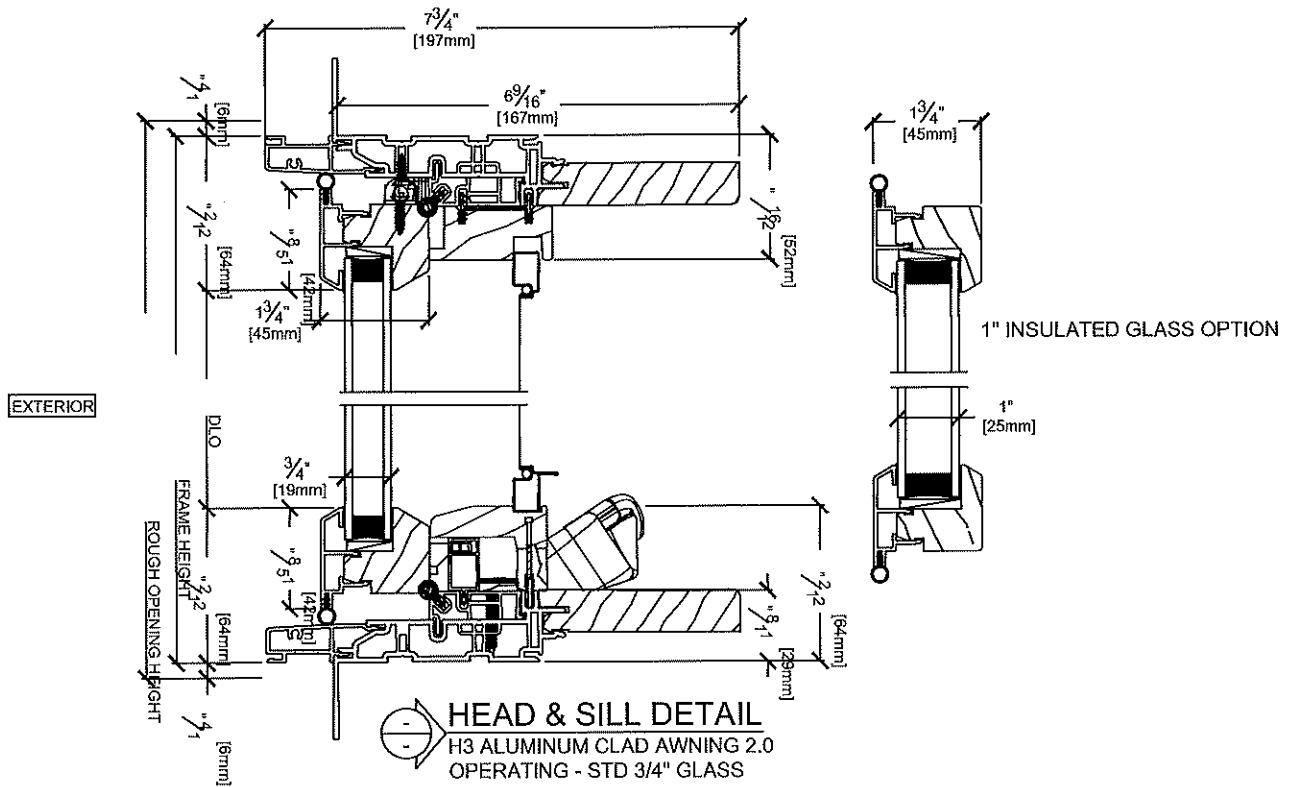
1/27/2022



# H3 Aluminum Clad Awning 2.0

Scale: 4" = 1'

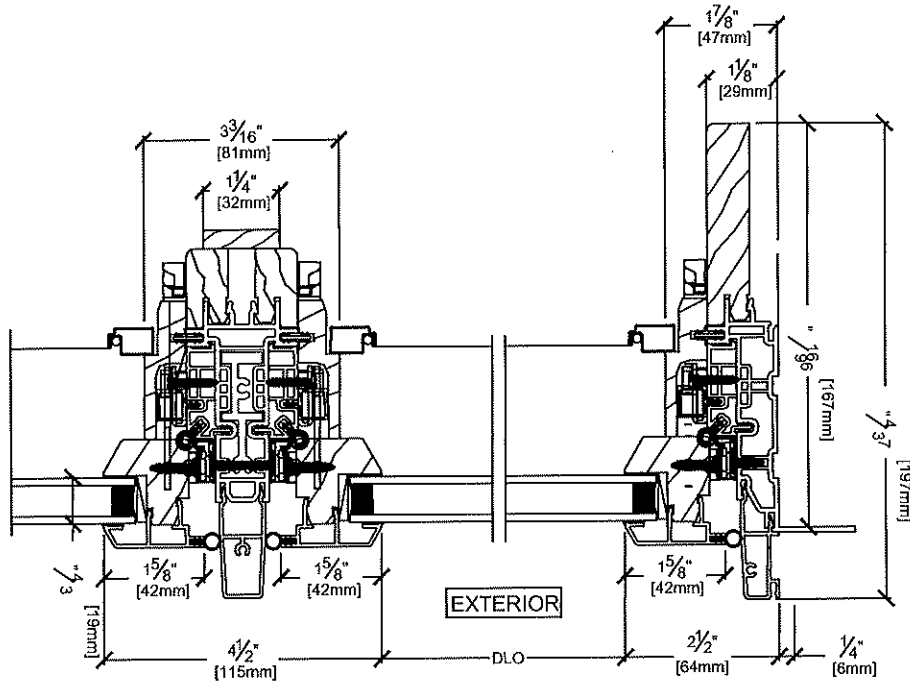
## Operating 6 9/16" JAMB



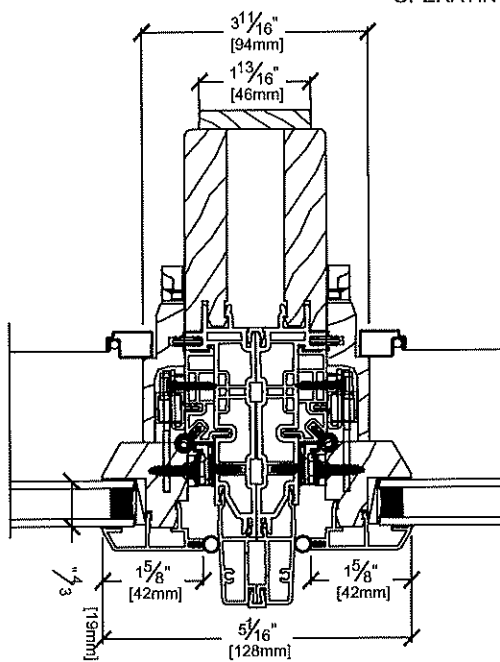
# H3 Aluminum Clad Awning 2.0

Scale: 4" = 1'

## Operating 6 9/16" JAMB

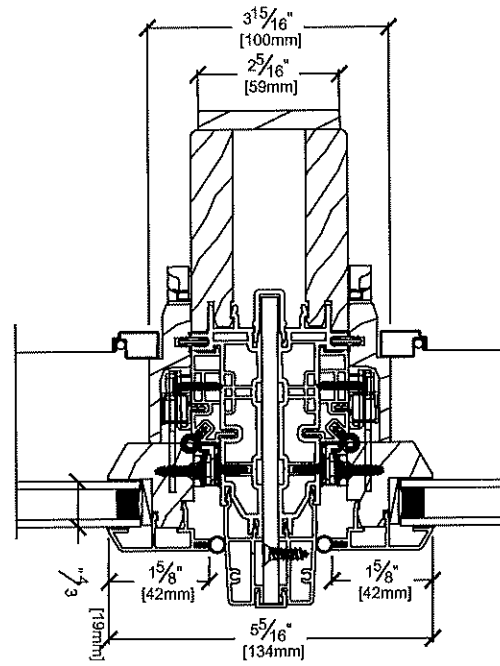


**COMMON MULL DETAIL**  
H3 ALUMINUM CLAD AWNING 2.0  
OPERATING



**EXTERIOR**

**TIGHT BOX MULL DETAIL**  
H3 ALUMINUM CLAD AWNING 2.0  
OPERATING



**EXTERIOR**

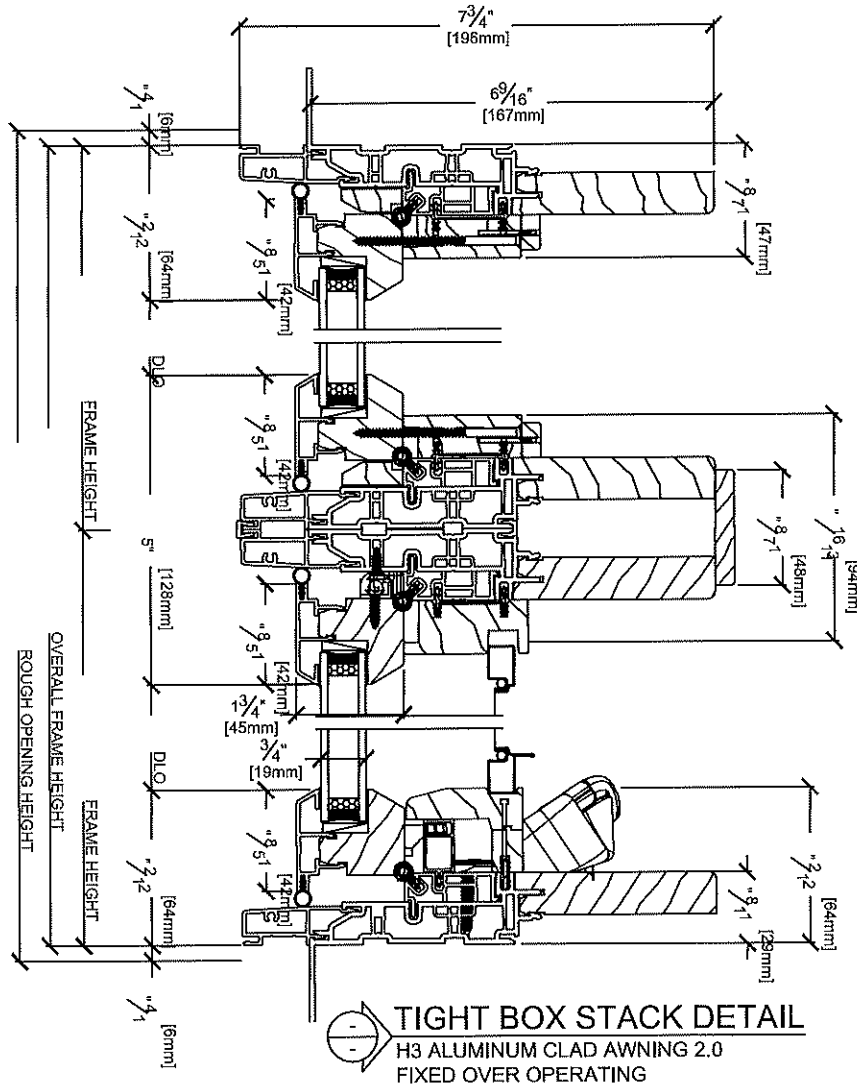
**1/4" PLATE MULL DETAIL**  
H3 ALUMINUM CLAD AWNING 2.0  
OPERATING



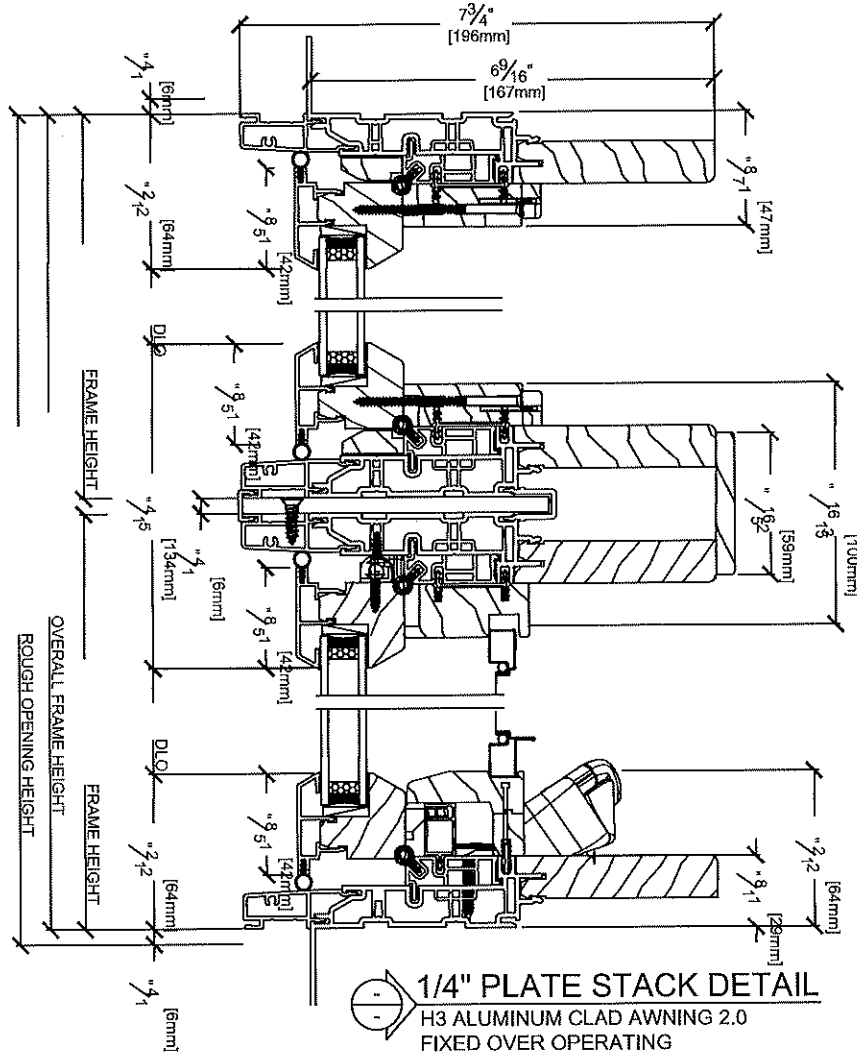
# H3 Aluminum Clad Awning 2.0

Scale: 4" = 1'

## Operating 6 9/16" JAMB



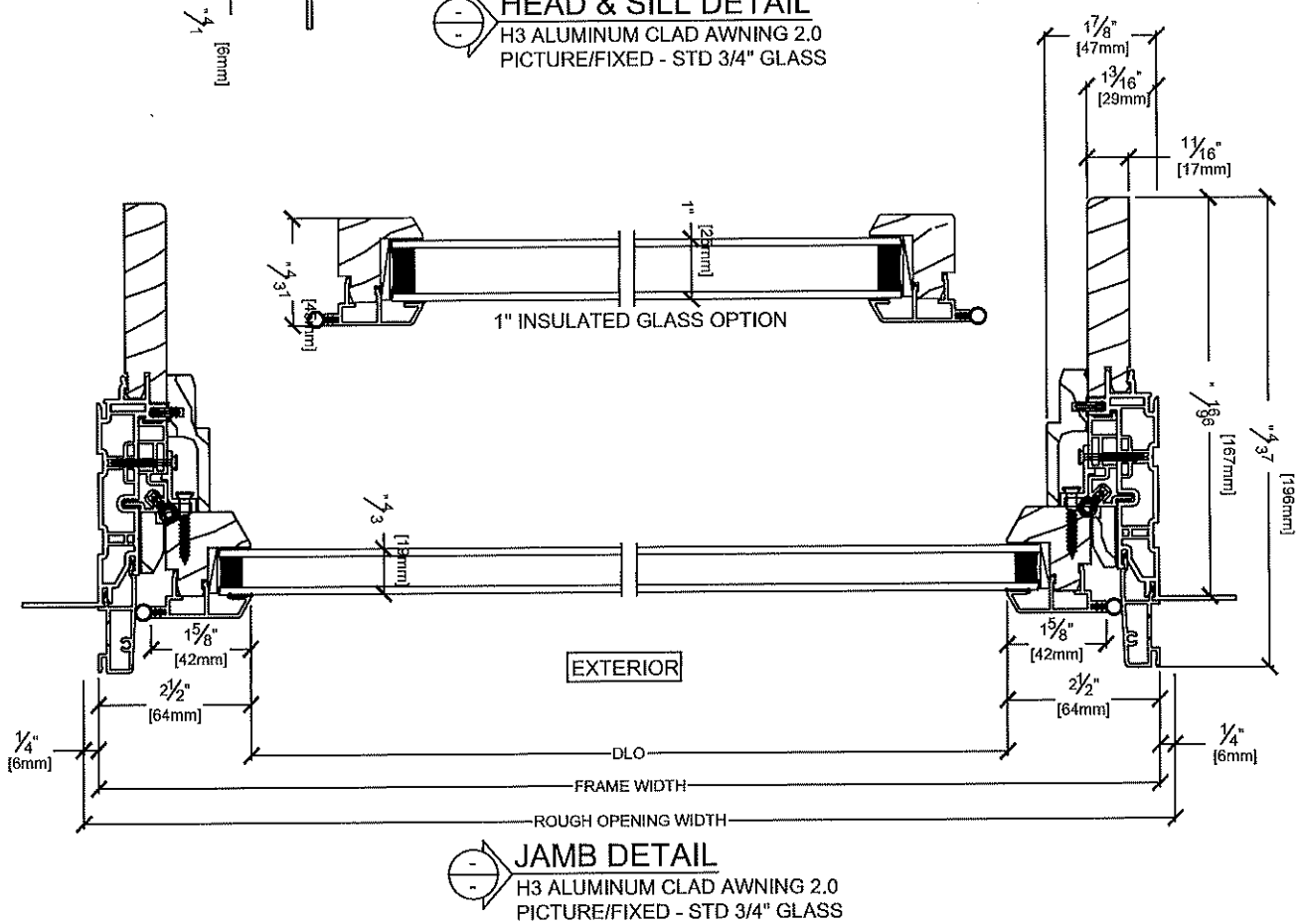
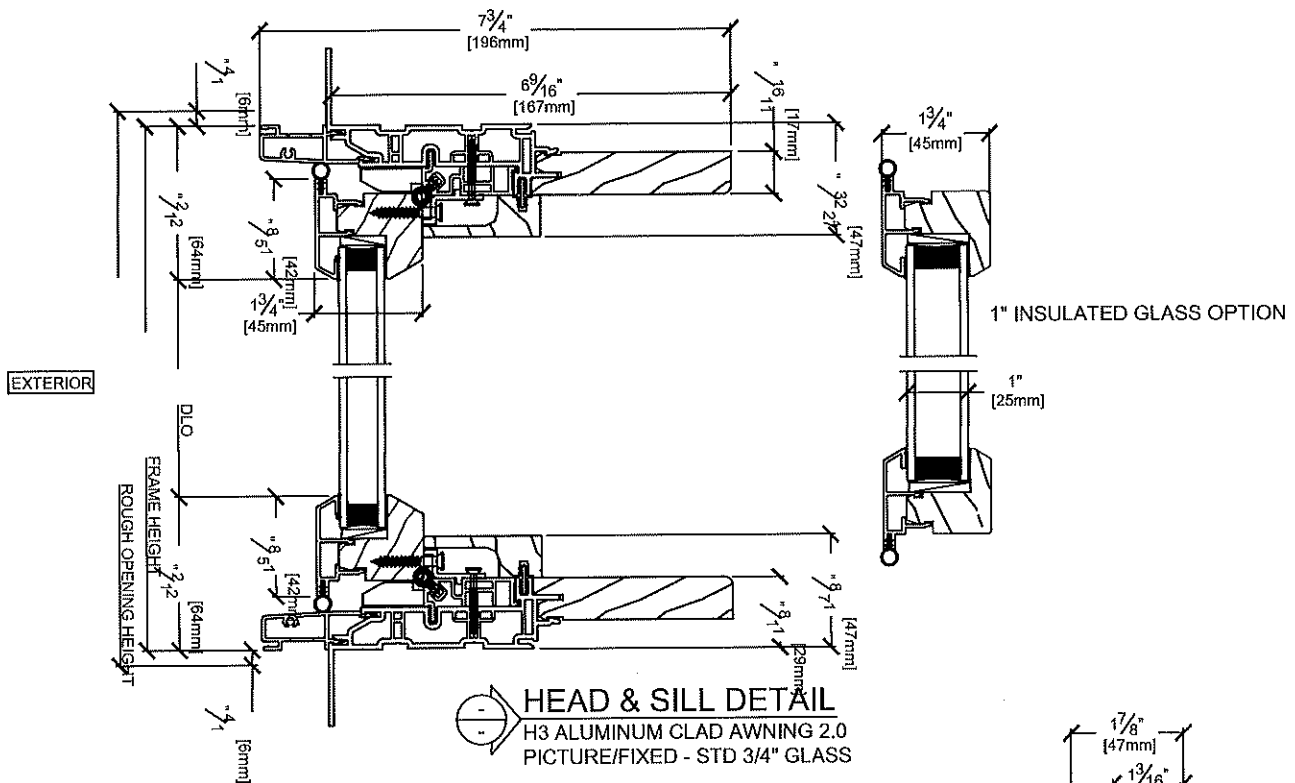
## Operating 6 9/16" JAMB



# H3 Aluminum Clad Awning 2.0

Scale: 4" = 1'

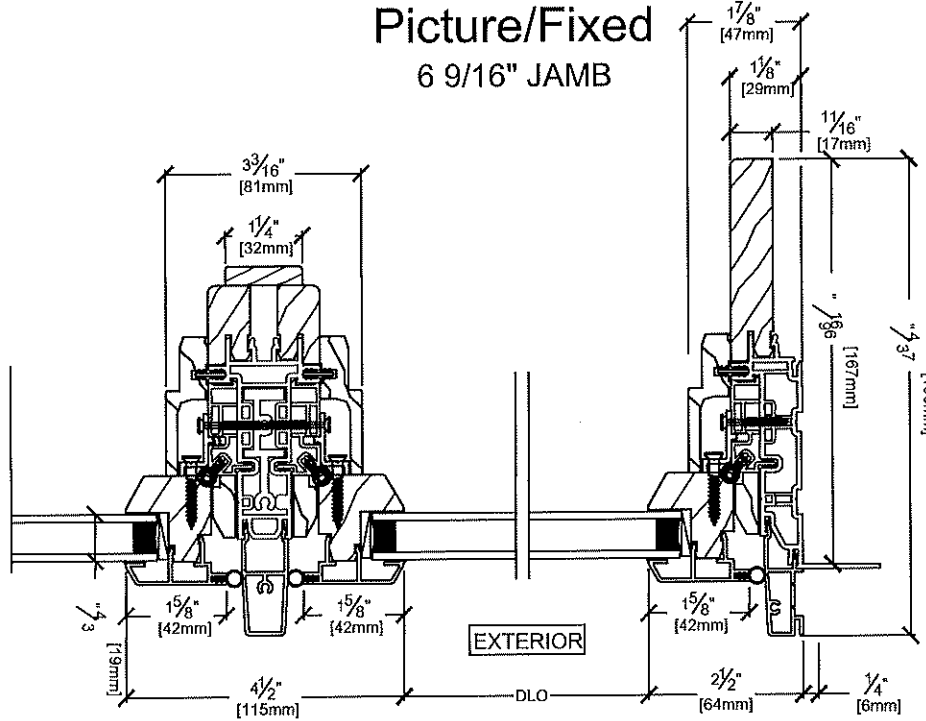
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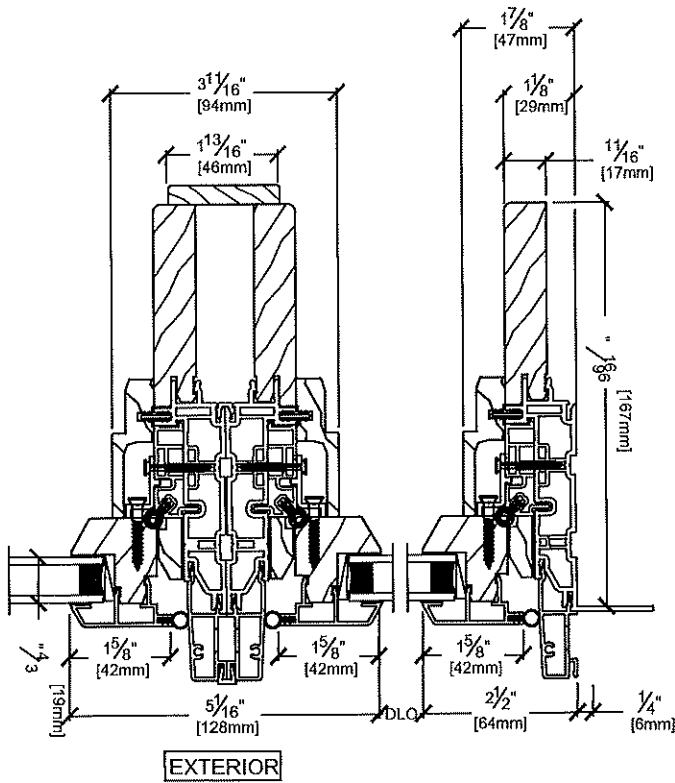
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Scale: 4" = 1'

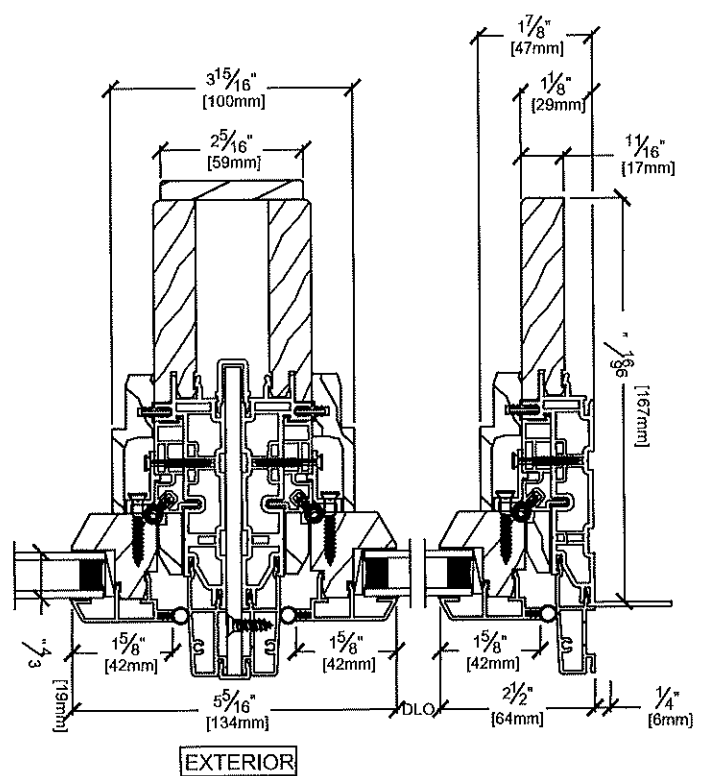
## Picture/Fixed 6 9/16" JAMB



**COMMON MULL DETAIL**  
H3 ALUMINUM CLAD AWNING 2.0  
PICTURE/FIXED



**TIGHT BOX MULL DETAIL**  
H3 ALUMINUM CLAD AWNING 2.0  
PICTURE/FIXED



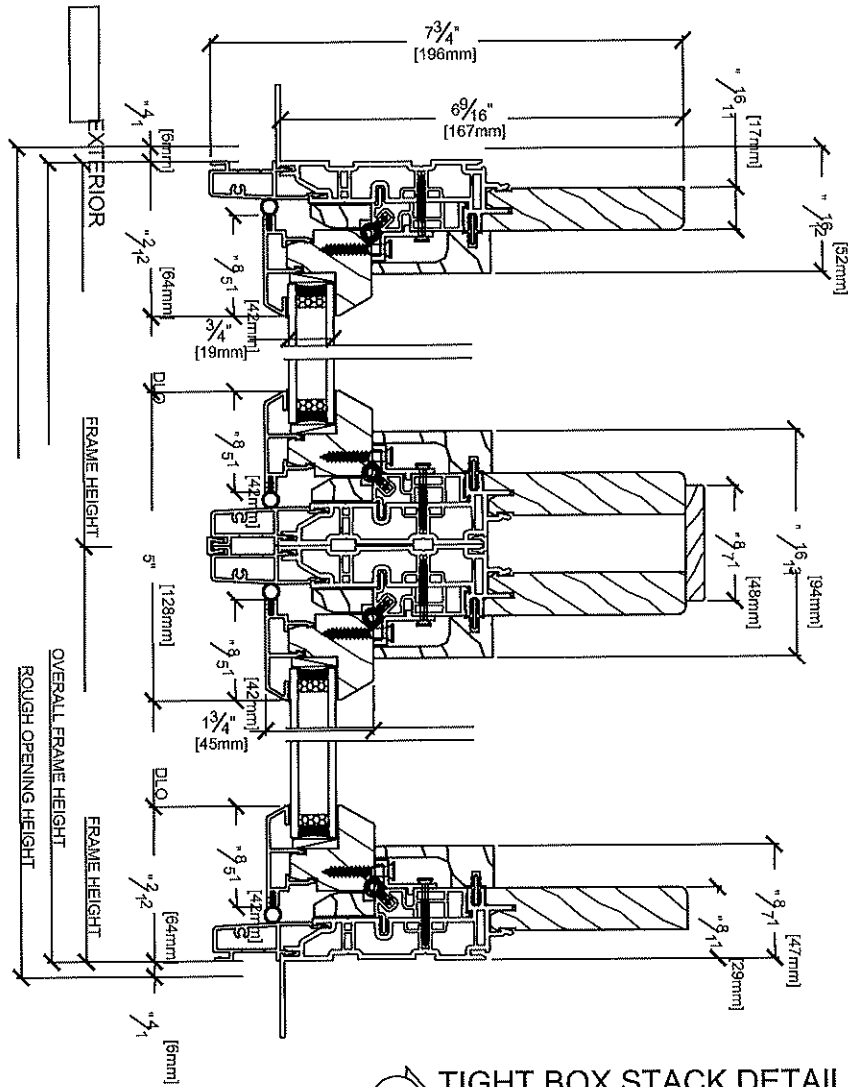
**1/4" PLATE MULL DETAIL**  
H3 ALUMINUM CLAD AWNING 2.0  
PICTURE/FIXED



# H3 Aluminum Clad Awning 2.0

Scale: 4" = 1'

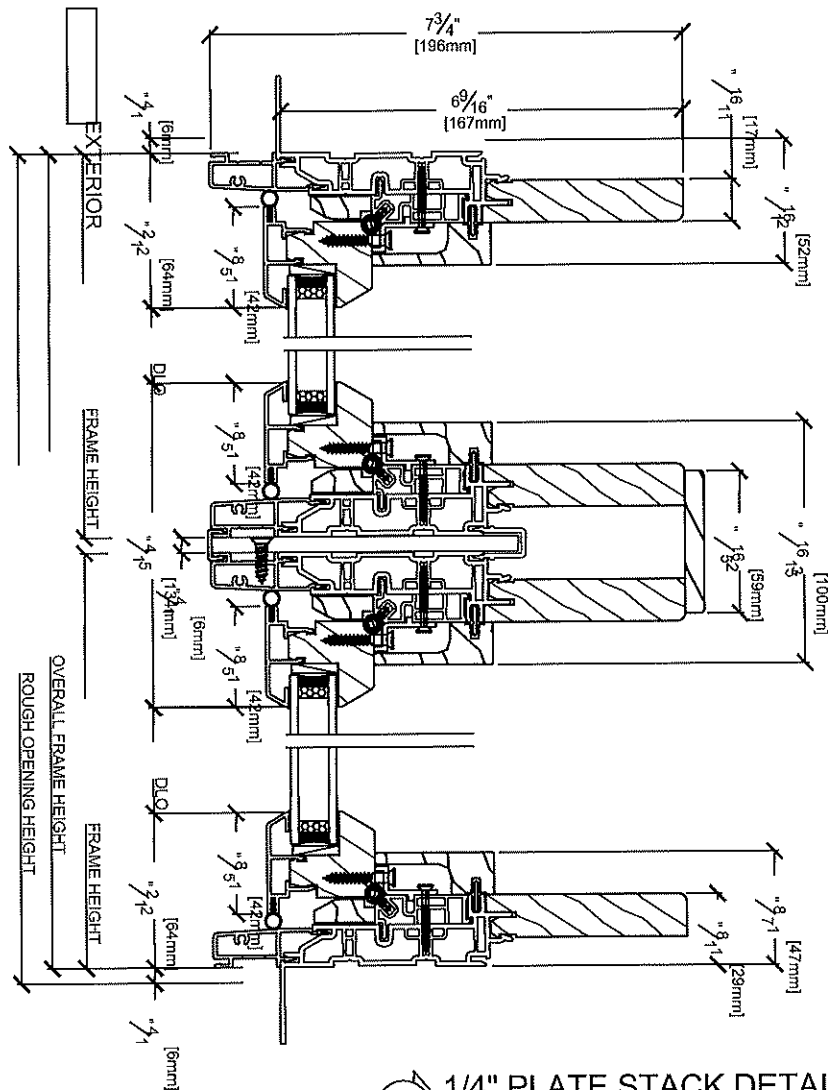
## Picture/Fixed 6 9/16" JAMB



**TIGHT BOX STACK DETAIL**  
H3 ALUMINUM CLAD AWNING 2.0  
PICTURE/FIXED



## Picture/Fixed 6 9/16" JAMB



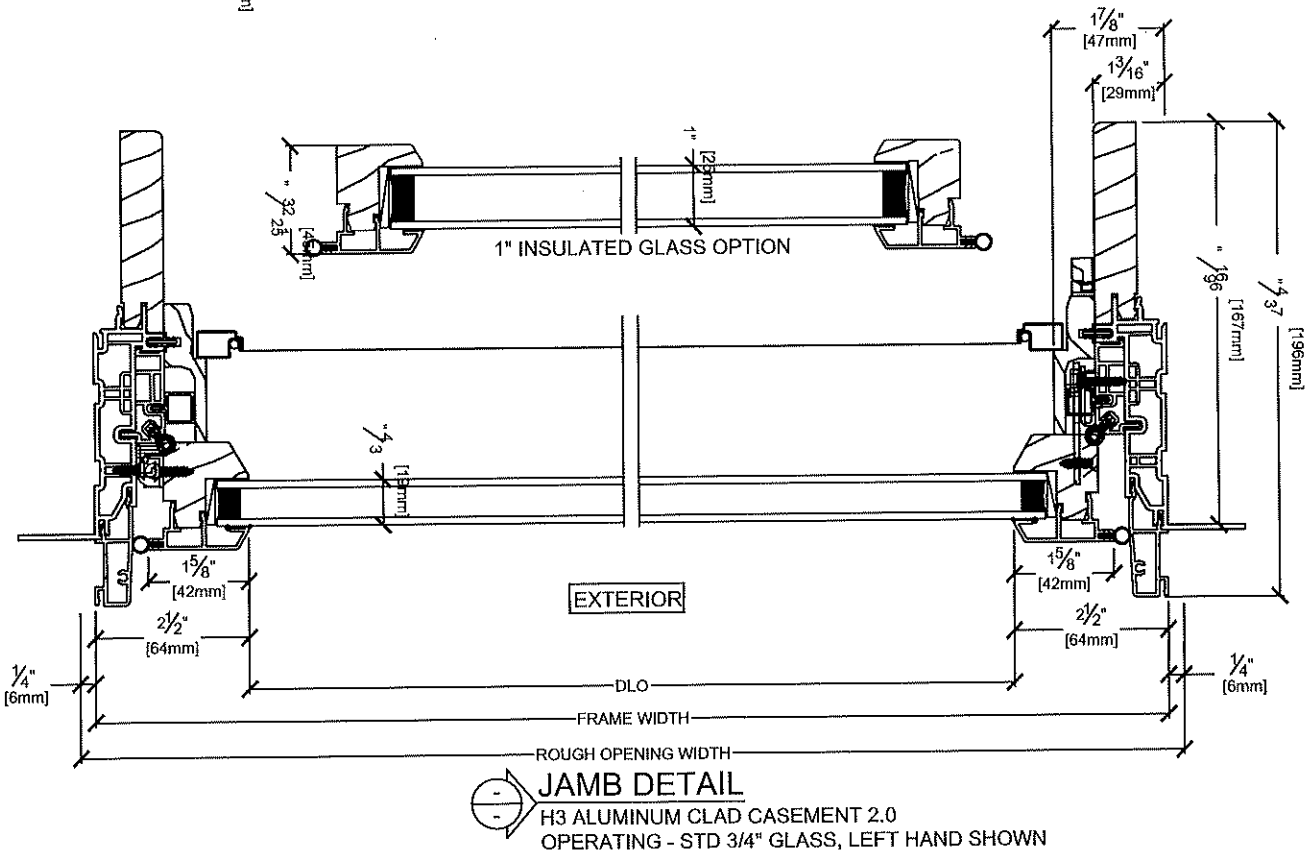
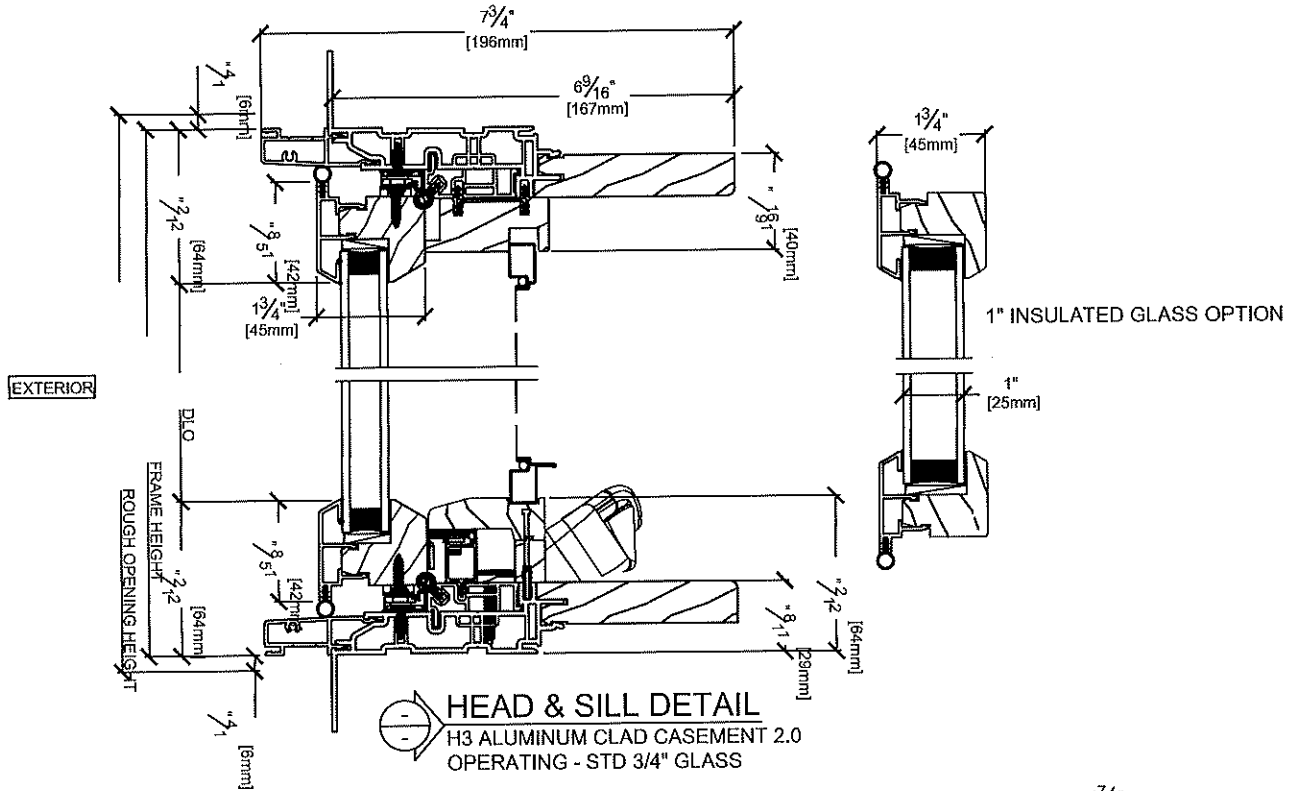
 **1/4" PLATE STACK DETAIL**  
H3 ALUMINUM CLAD AWNING 2.0  
PICTURE/FIXED



# H3 Aluminum Clad Casement 2.0

Scale: 4" = 1'

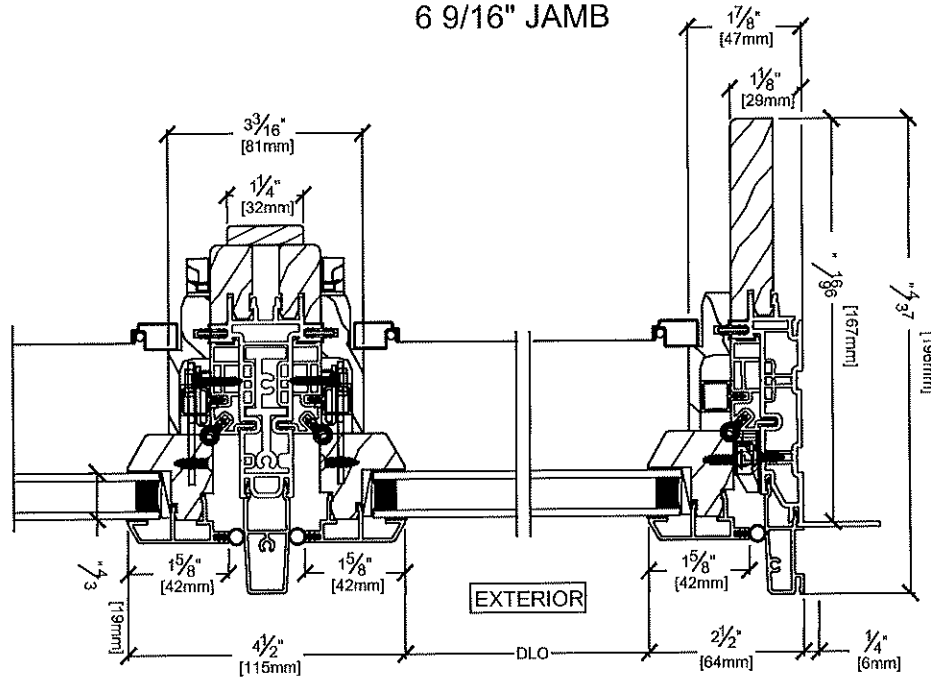
## Operating 6 9/16" JAMB



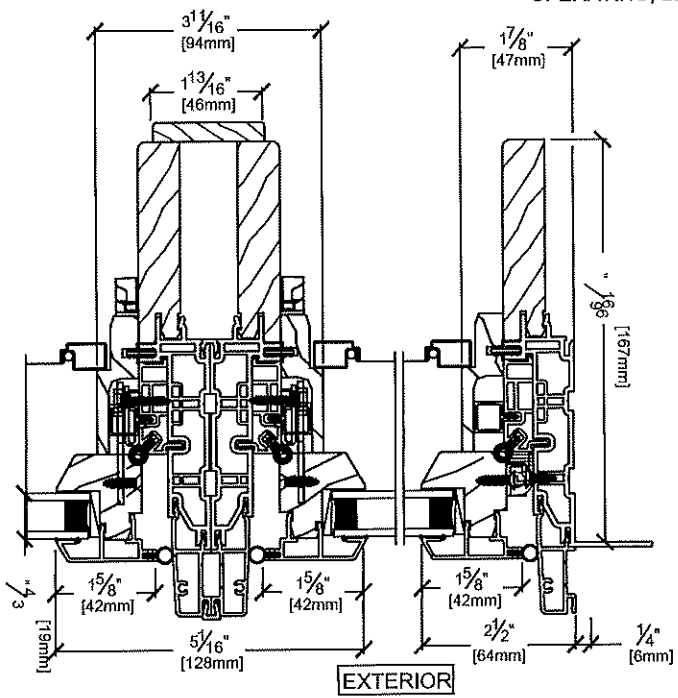
# H3 Aluminum Clad Casement 2.0

Scale: 4" = 1'

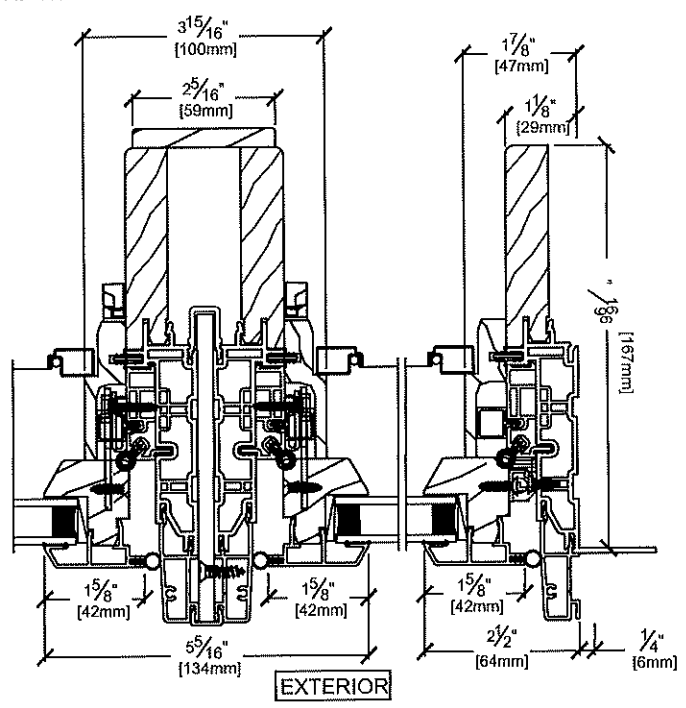
## Operating 6 9/16" JAMB



**COMMON MULL DETAIL**  
H3 ALUMINUM CLAD CASEMENT 2.0  
OPERATING, LEFT/RIGHT SHOWN



**TIGHT BOX MULL DETAIL**  
H3 ALUMINUM CLAD CASEMENT 2.0  
OPERATING, LEFT/RIGHT SHOWN



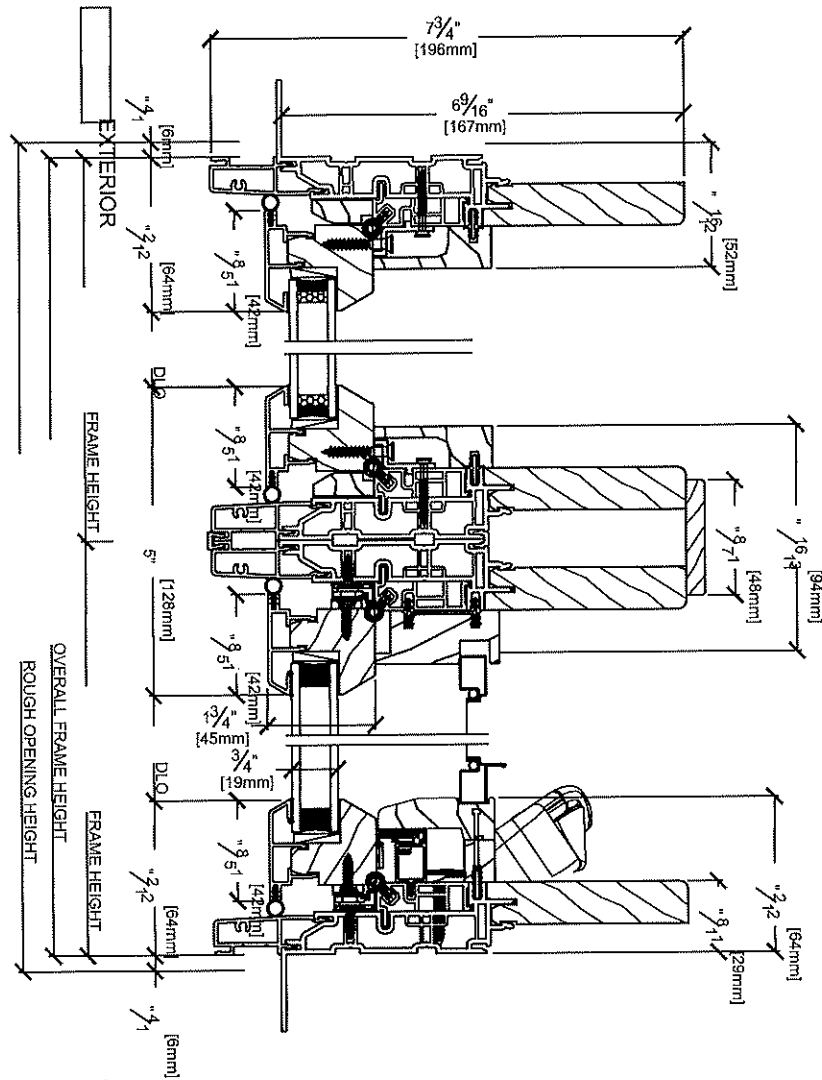
**1/4" PLATE MULL DETAIL**  
H3 ALUMINUM CLAD CASEMENT 2.0  
OPERATING, LEFT/RIGHT SHOWN



# H3 Aluminum Clad Casement 2.0

Scale: 4" = 1'

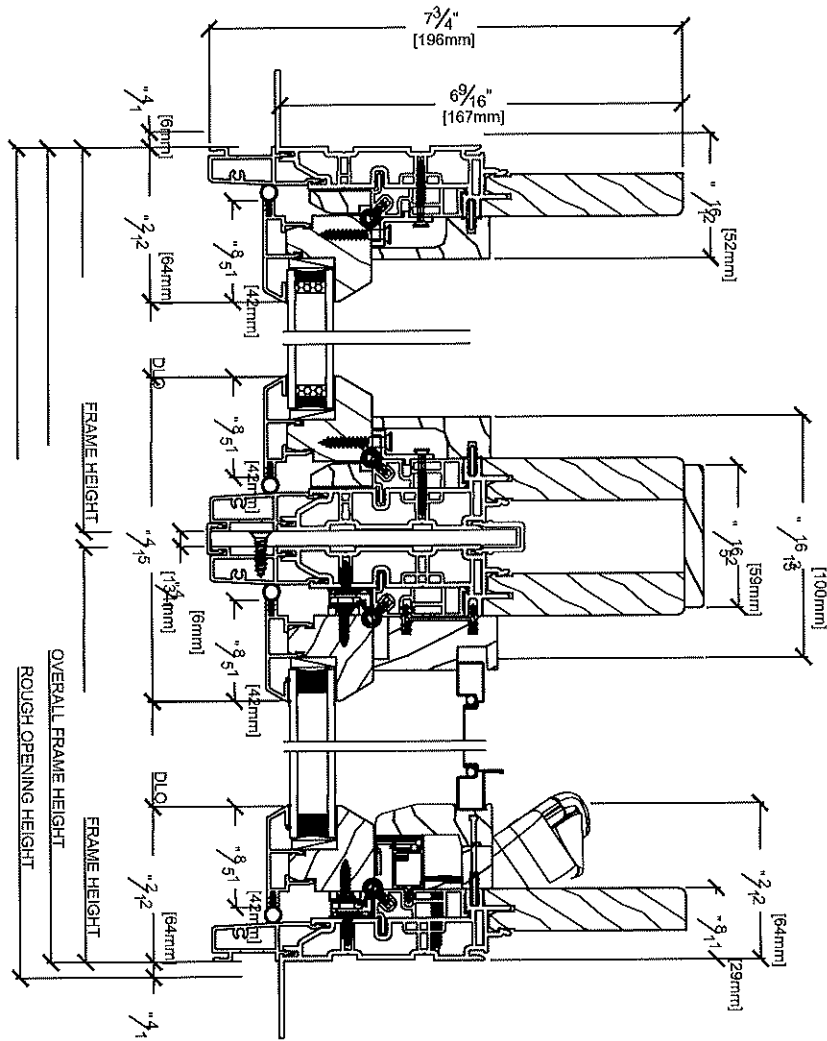
## Operating 6 9/16" JAMB



**TIGHT BOX STACK DETAIL**  
H3 ALUMINUM CLAD CASEMENT 2.0  
FIXED OVER OPERATING



## Operating 6 9/16" JAMB



**1 1/4" PLATE STACK DETAIL**  
 H3 ALUMINUM CLAD CASEMENT 2.0  
 FIXED OVER OPERATING

Zastrow

Existing Lot



## Gabor Design Build

*Building Integrity by Design*

W156N11238 Pilgrim Rd, Germantown WI 53022  
[www.GaborDesignBuild.com](http://www.GaborDesignBuild.com)  
(262) 437-2100

\*All renderings (3D video models, 360 renderings, 3D still images, etc.) are illustrative only, and are provided to assist the purchaser in visualizing the project and may not be accurately depicted. Layouts and finishes portrayed within are subject to change. Construction documents (drawings and specifications) shall supersede all renderings.

Zastrow

Existing Entry



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Existing Front



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Existing Back



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Zastrow

Exterior Updates

SW 7020  
Black Fox  
Interior / Exterior  
Location Number: 244-C7



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