

01/31/2023

<p>PROJECT/SITE OWNER: Kayt and Peter Havers PROJECT ADDRESS: 810 Ravine Lane</p>	<p>PROJECT SUMMARY: Addition to the house</p>
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I have reviewed the proposed single-story addition for compliance with the Village's ordinances and have determined the following for consideration

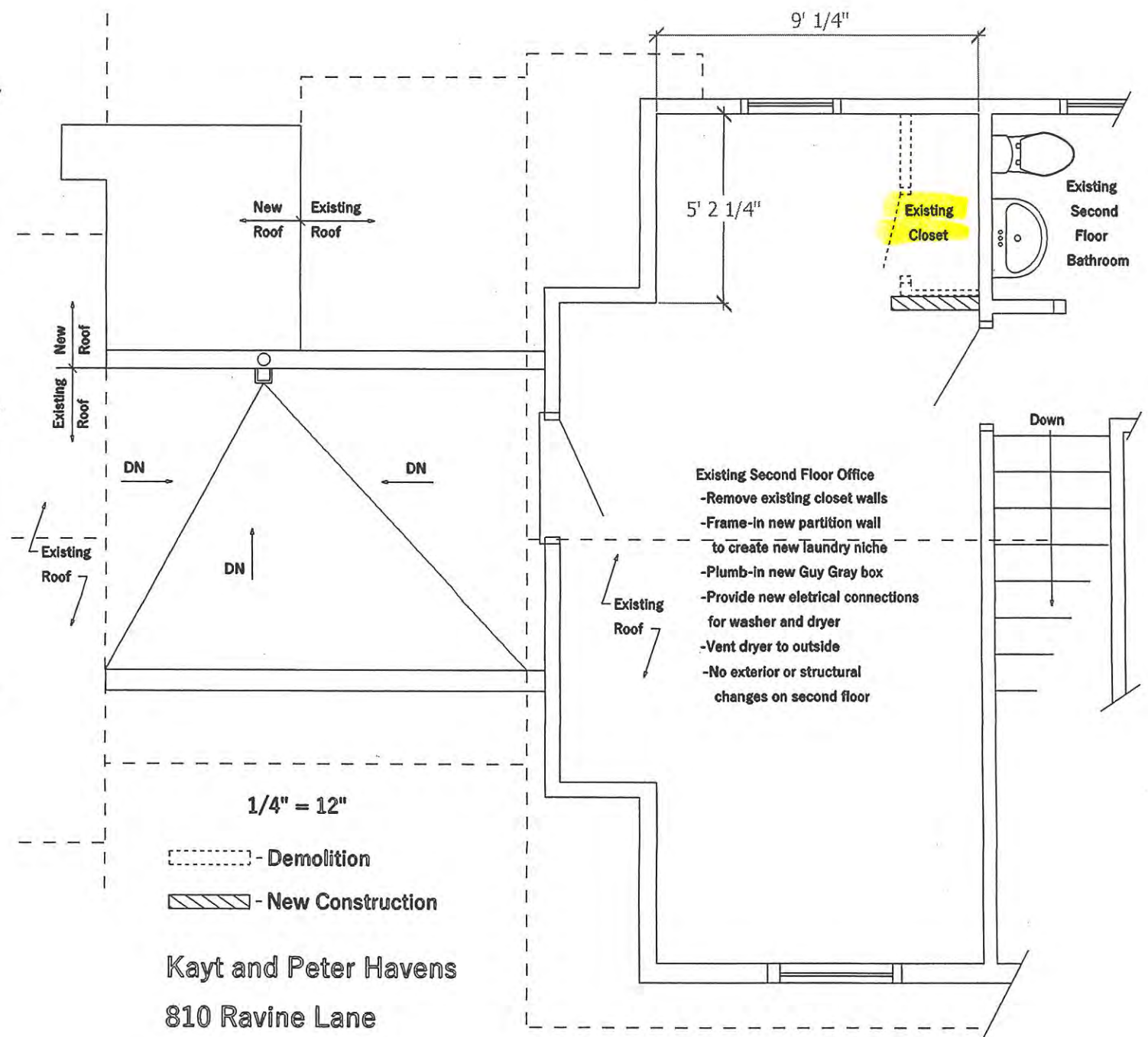
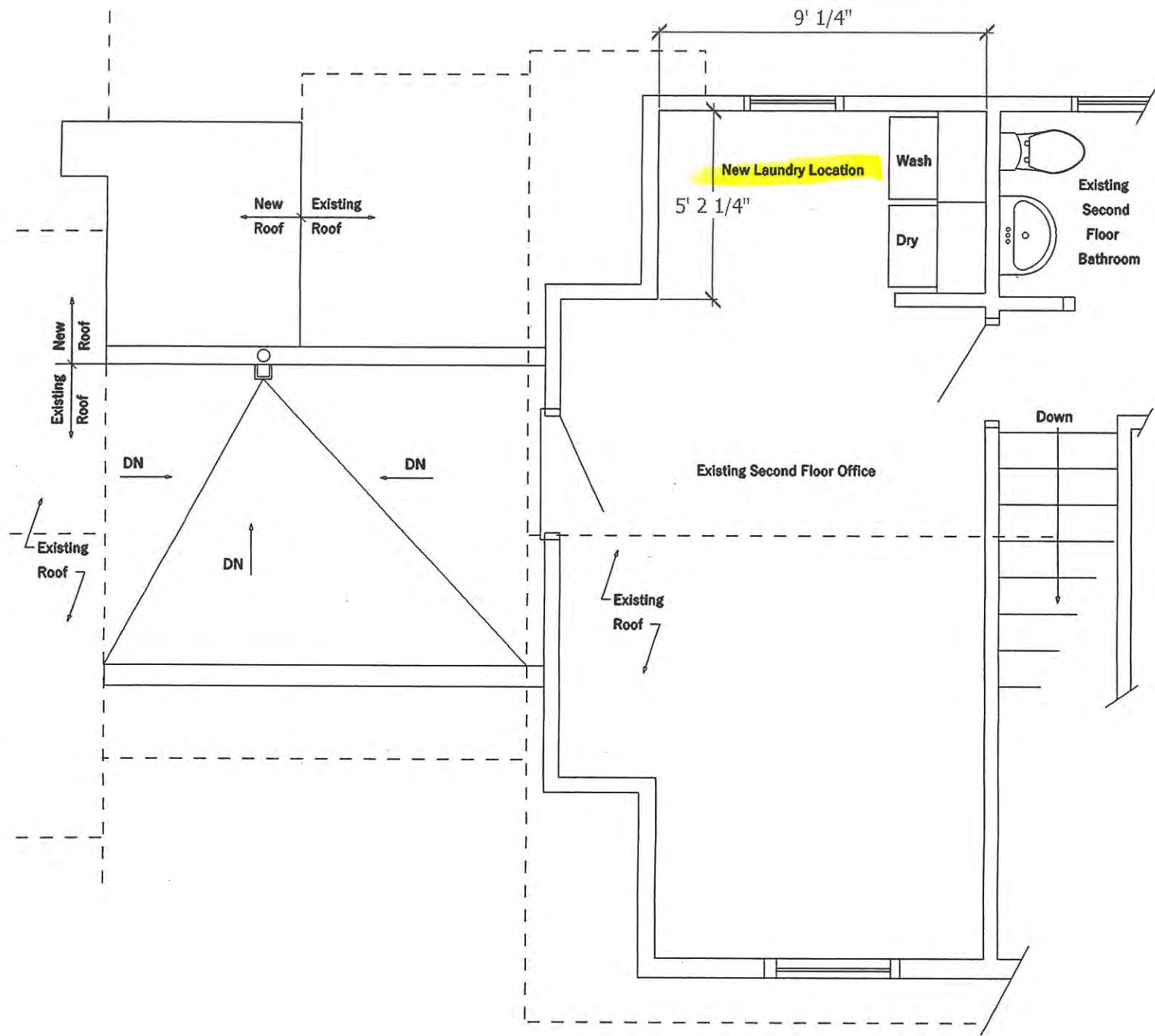
"A" residence district regulation.

1. Meets current setbacks
2. Meets the required height restrictions
3. A current survey was not required
4. The applicant stated that they are matching the existing house with materials.
5. The board always considers the aesthetics of the project
6. **This review is only for ARC and not for a building permit.**

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



- Existing Second Floor Office
- Remove existing closet walls
 - Frame-in new partition wall to create new laundry niche
 - Plumb-in new Guy Gray box
 - Provide new electrical connections for washer and dryer
 - Vent dryer to outside
 - No exterior or structural changes on second floor

1/4" = 12"

- Demolition
- New Construction

Kayt and Peter Havens
810 Ravine Lane
Bayside, WI 53217

DESIGNED FOR: _____
APPROVED: _____

CABINETS: _____



WISCONSIN KITCHEN MART

3601 W. Wisconsin Ave., Milwaukee, WI 53208 • 414-342-3300

Google Maps

810 E Ravine Ln

EXISTING
GARAGE

NEW
POWDER ROOM
ADDITION

EXISTING
FAMILY ROOM



EXISTING
BREZEWAY

EXISTING HOUSES

Map data ©2023, Map data ©2023 20 ft

DEMOLITION NOTES:

GENERAL:

WHEREVER AN EXISTING ITEM IS SCHEDULED OR NOTED FOR REMOVAL, ALL ADJACENT AREAS DISTURBED BY THE DEMOLITION SHALL BE PATCHED AND PREPARED AS REQUIRED FOR THE INSTALLATION OF ALL NEW WORK.

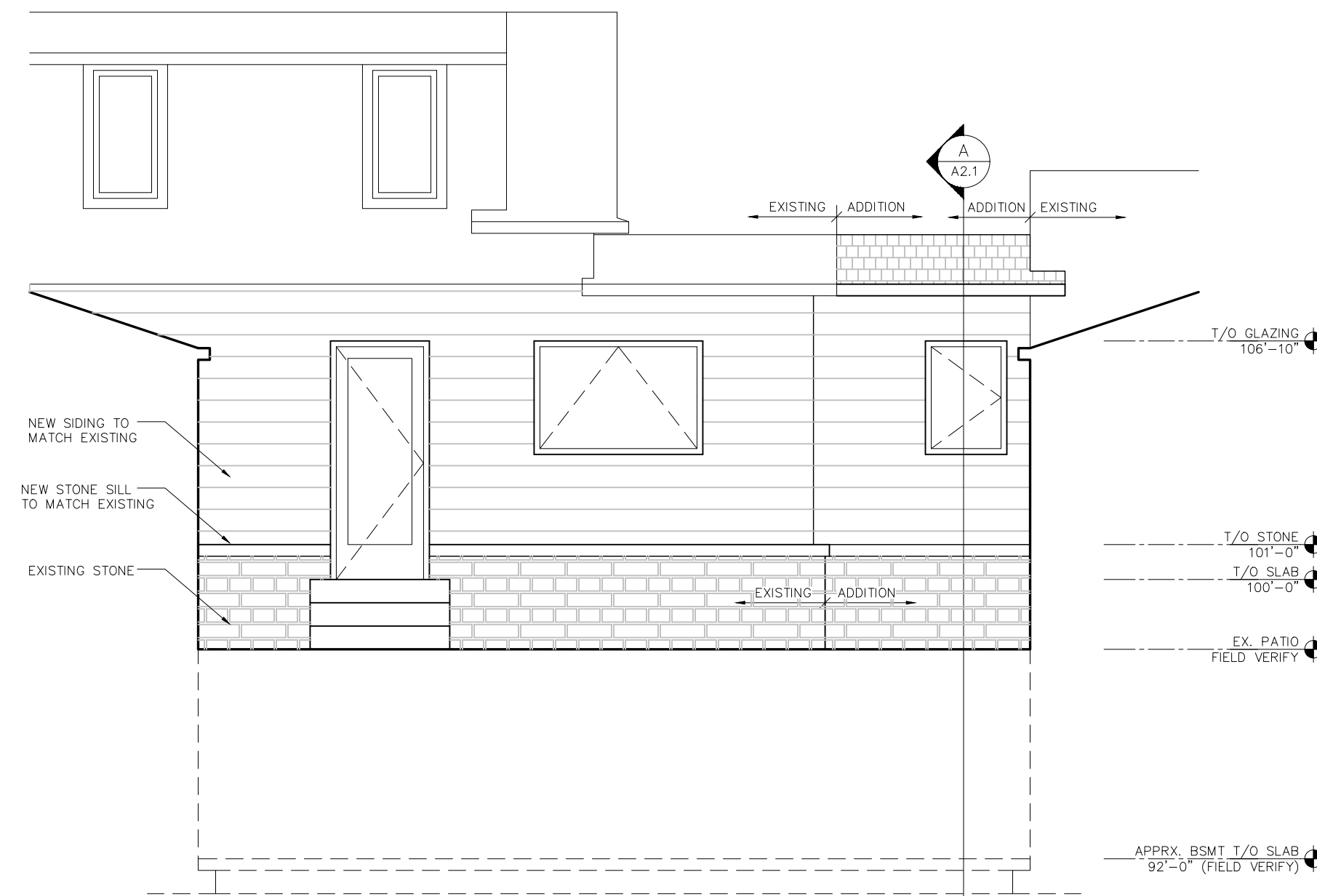
ITEMS OF OBVIOUS VALUE, REMOVED BY THE DEMOLITION WORK BUT NOT SCHEDULED FOR REUSE, SHALL BE RETURNED TO THE BUILDING OWNER FOR HIS USE. WHERE THE VALUE IS UNCLEAR, CONTACT THE BUILDING OWNER FOR A DETERMINATION. IF AN ITEM HAS BEEN REQUESTED FOR SALVAGE BY THE BUILDING OWNER, THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO MAINTAIN THE ITEM IN SERVICEABLE CONDITION.

WHERE OUTLETS OR FIXTURES ARE TO BE REMOVED IN WALLS THAT ARE TO REMAIN, REMOVE WIRING AND BOX WHENEVER POSSIBLE, AND PATCH TO MATCH ADJACENT WALL SURFACE. WHERE IT IS NOT PRACTICAL TO REMOVE THE BOX, CAP WITH FLUSH PLASTIC COVER PLATE. COLOR OF PLATE TO MATCH COLOR OF NEW ADJACENT WALL FINISH.

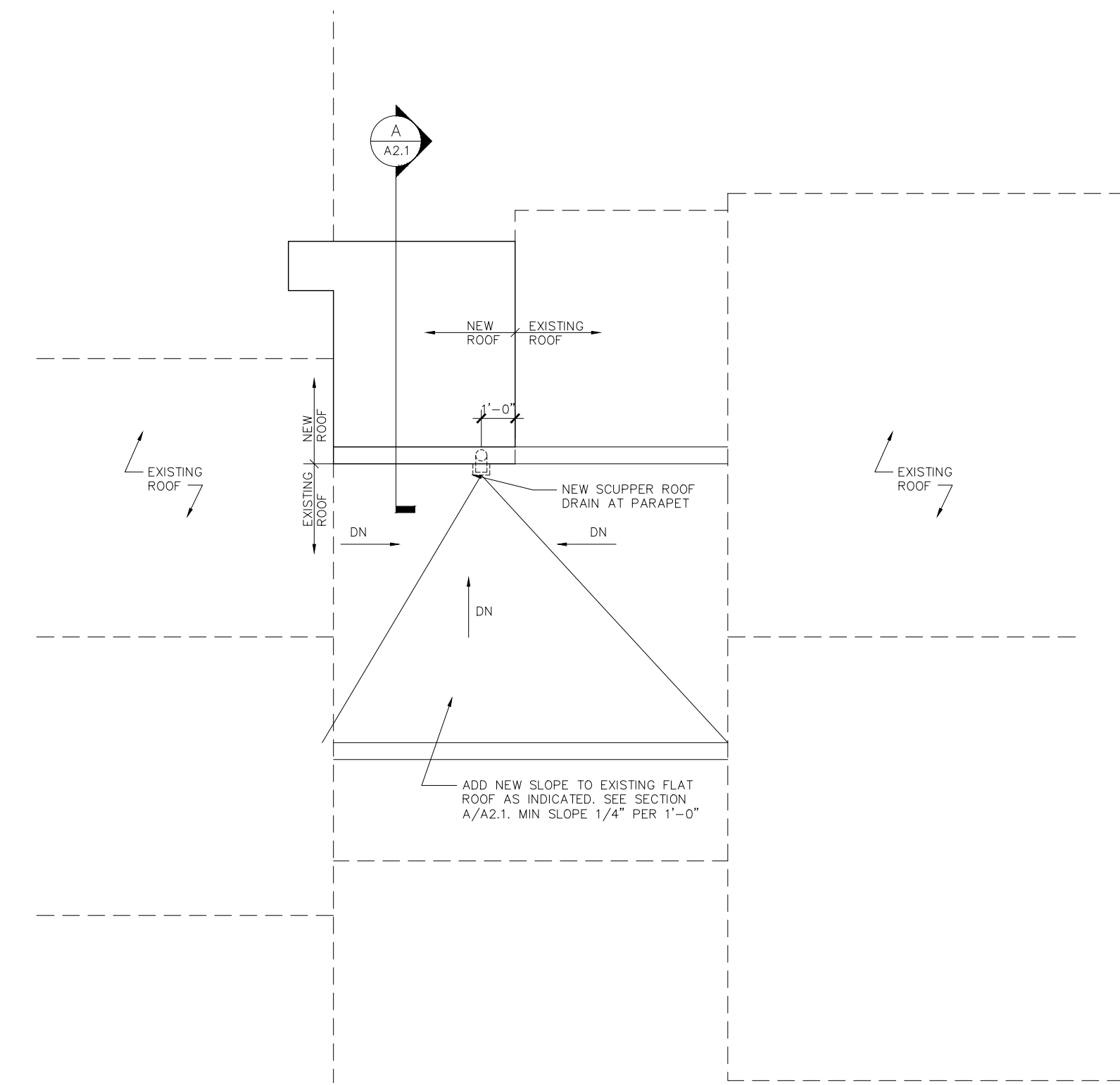
WHERE PLUMBING FIXTURES ARE TO BE REMOVED IN WALLS THAT ARE TO REMAIN, REMOVE AND CAP SUPPLY AND DRAIN PIPING TO INSIDE OF WALL CAVITY. PATCH TO MATCH ADJACENT WALL FINISH.

WHEREVER AN EXTERIOR WALL IS SCHEDULED FOR REMOVAL THE CONTRACTOR RESPONSIBLE FOR THE SCHEDULED WORK SHALL PROVIDE A WEATHER TIGHT, SECURE TEMPORARY ENCLOSURE AT THE END OF EACH WORK DAY.

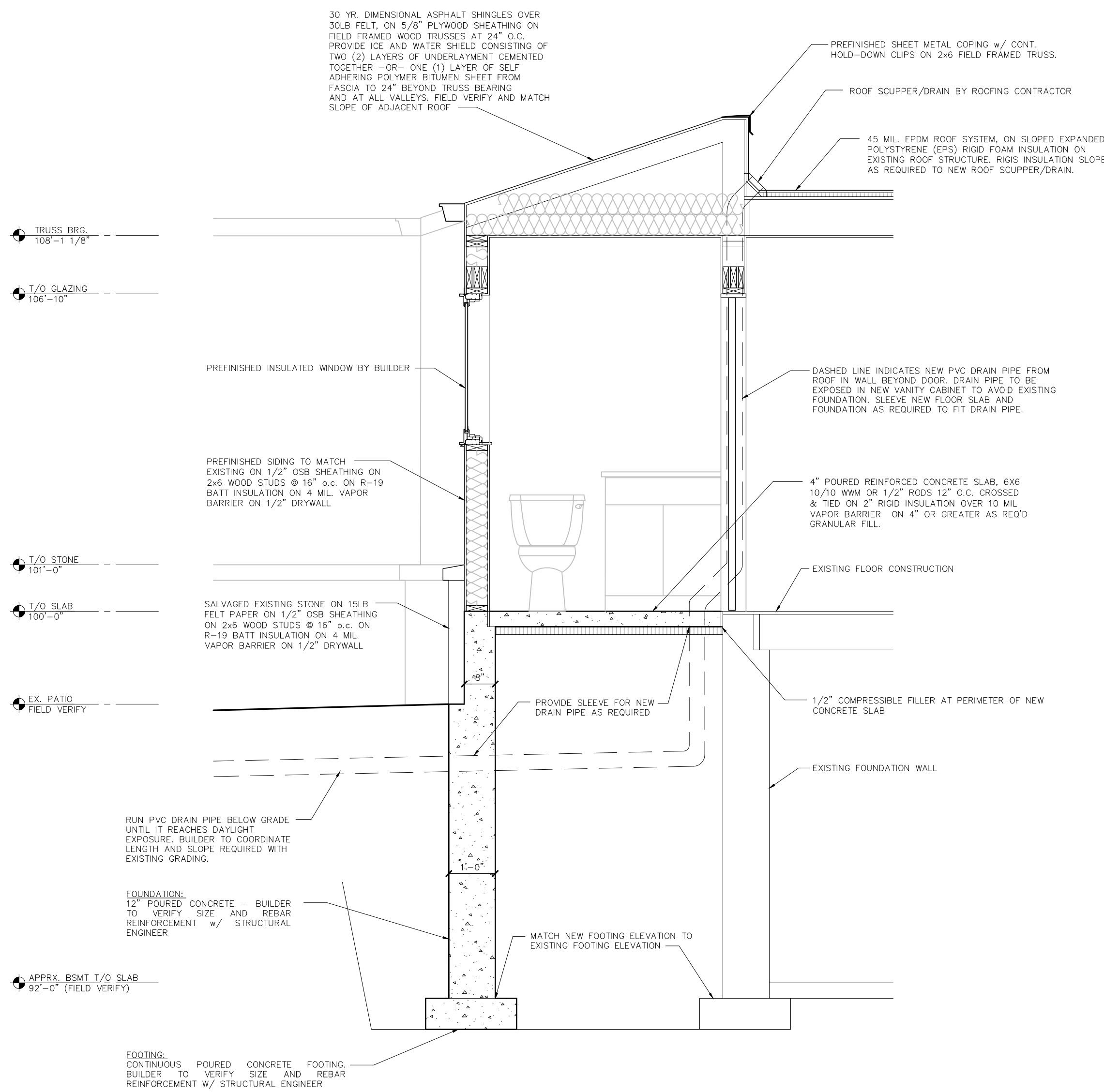
- 1 REMOVE EXISTING WALL AS INDICATED. PRIOR TO REMOVING ANY WALLS, THE BUILDER MUST CONFIRM WALLS ARE NONLOAD BEARING WITH A STRUCTURAL ENGINEER OR QUALIFIED PROFESSIONAL. WALLS THAT ARE LOAD BEARING MUST BE SHORED AS REQUIRED PRIOR TO REMOVAL AND A NEW HEADER MUST BE SIZED AND INSTALLED PER A STRUCTURAL ENGINEER'S INSTRUCTIONS.
- 2 REMOVE EXISTING DOOR AND FRAME.
- 3 REMOVE EXISTING WINDOW AND PREP OPENING FOR NEW WALL OR WINDOW.
- 4 REMOVE EXISTING STONE DOWN TO NEW STONE SILL AS INDICATED ON NORTH ELEVATION. ALL REMOVED STONE TO BE SALVAGED AND REUSED AS NEEDED ON ADDITION PORTION OF PROJECT.



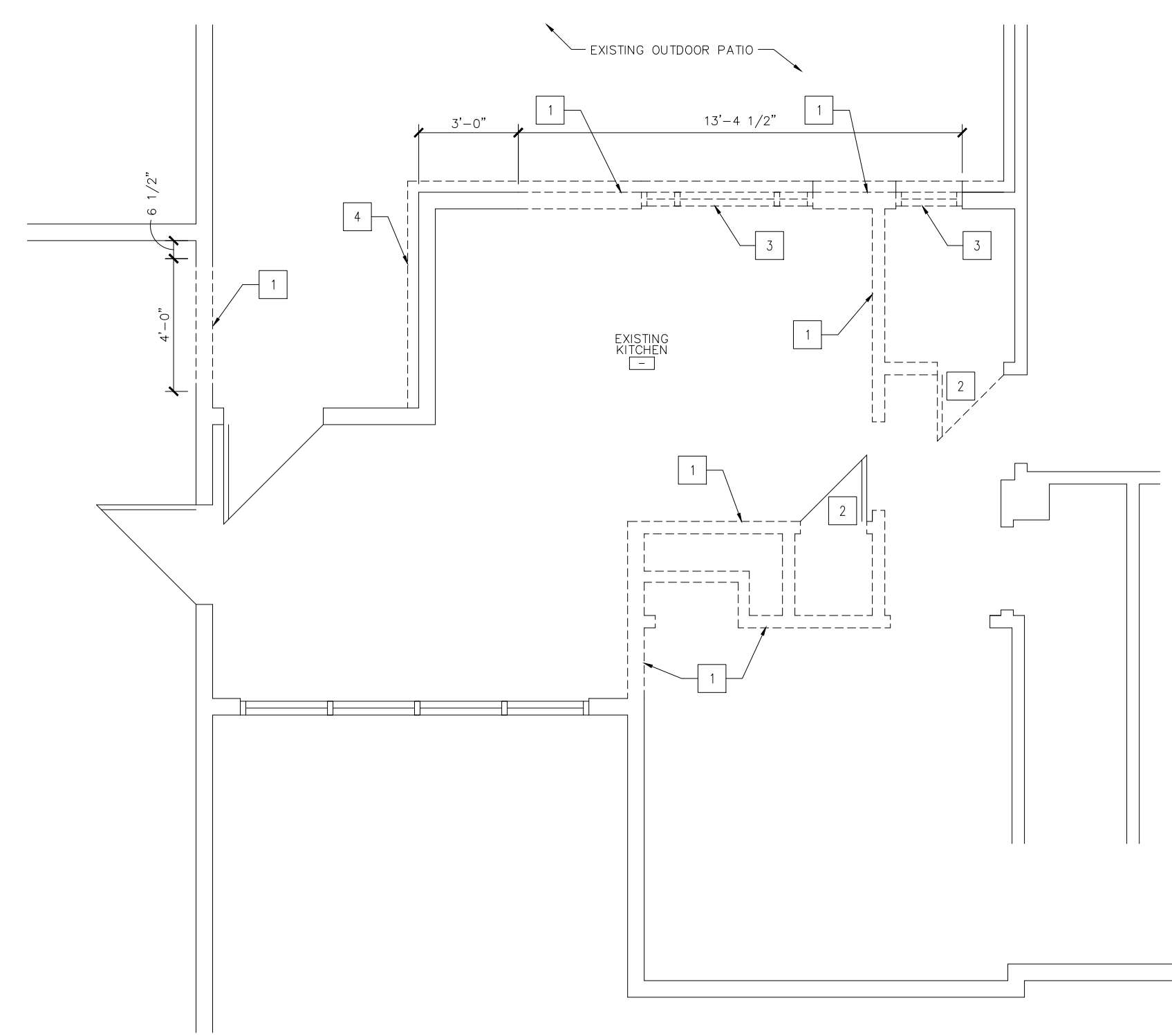
4 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



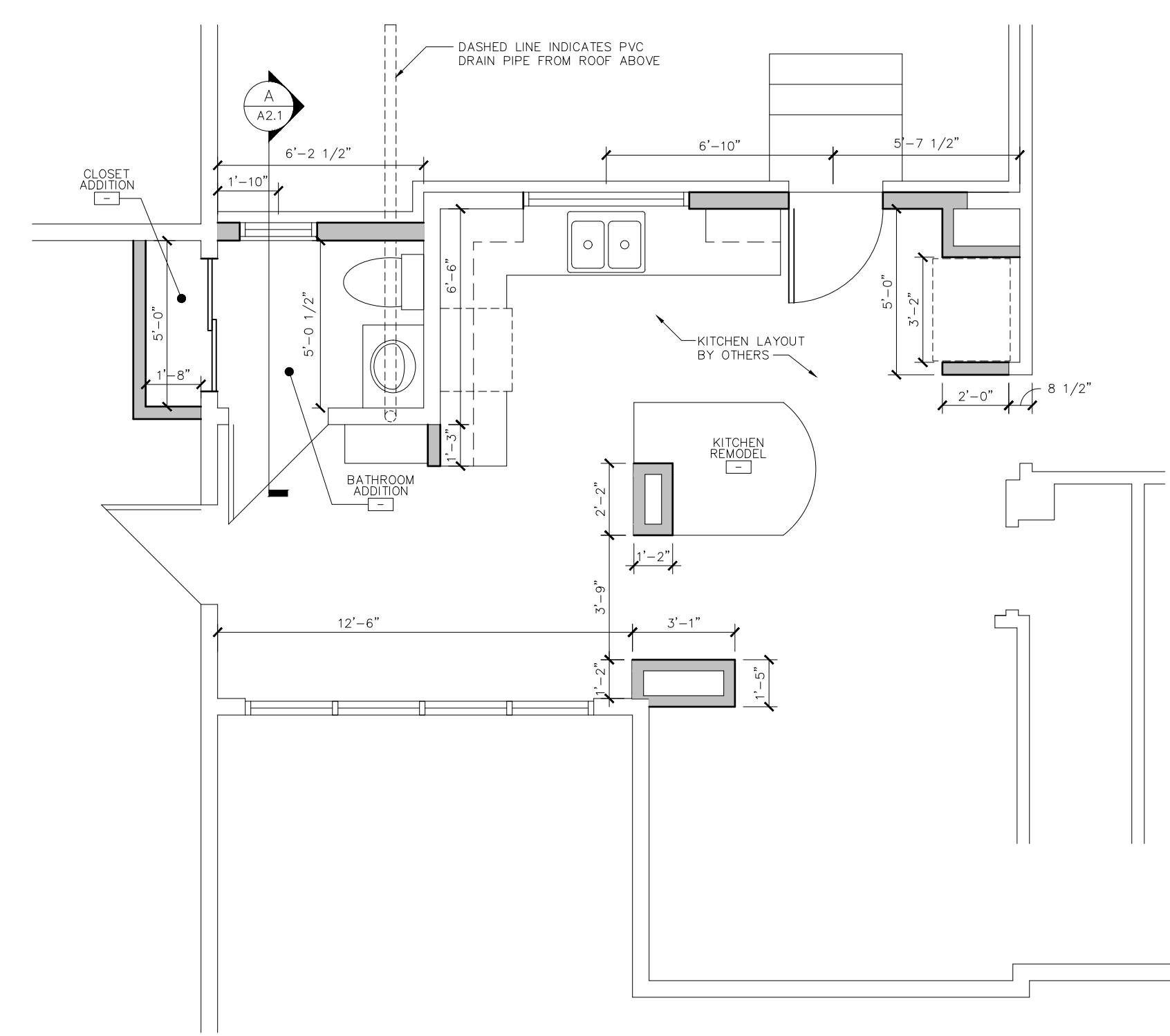
3 ROOF PLAN
SCALE: 1/4" = 1'-0"



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



2 DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"
ADDITION AREA: 2,250 S.F.

SHEET TITLE

FIRST FLOOR DEMO, ROOF, & FLOOR PLAN
EXTERIOR ELEVATION & SECTION

REVISIONS

XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX

PROJECT NUMBER

SET USE

DATE

SHEET

PERMIT
12.28.2022

A2.1





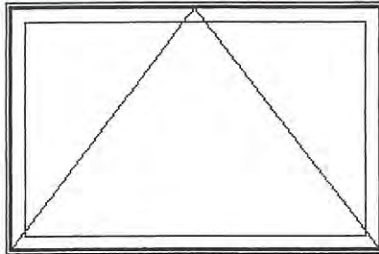
LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see the attached drawings. Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit:	Net Price:	
Qty: 1		Ext. Net Price:	USD

New Kitchen Window

MARVIN 



As Viewed From The Exterior

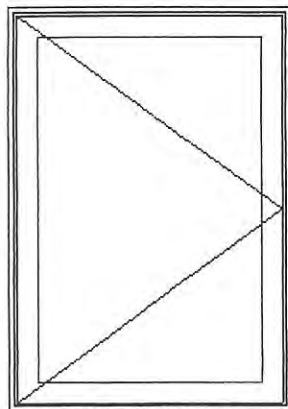
Entered As: CN
 FS 60" X 39 1/8"
 RO 61" X 39 5/8"

Stone White Clad Exterior
 Painted Interior Finish - White - Pine Interior
 Ultimate Awning - Roto Operating
 CN 6040
 Rough Opening 61" X 39 5/8"
 Frame Size 60" X 39 1/8"
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG - 3/4" - 1 Lite
 Low E2 w/Argon
 Black Perimeter Bar
 Ogee Interior Glazing Profile
 Standard Bottom Rail
 White Weather Strip
 White Folding Handle
 White Multi - Point Lock
 Aluminum Screen
 White Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose
 6 9/16" Jamb
 ***Jamb Extension Ship Loose
 Nailing Fin
 ***Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit:	Net Price:	
Qty: 1		Ext. Net Price:	USD

New Power Room Window

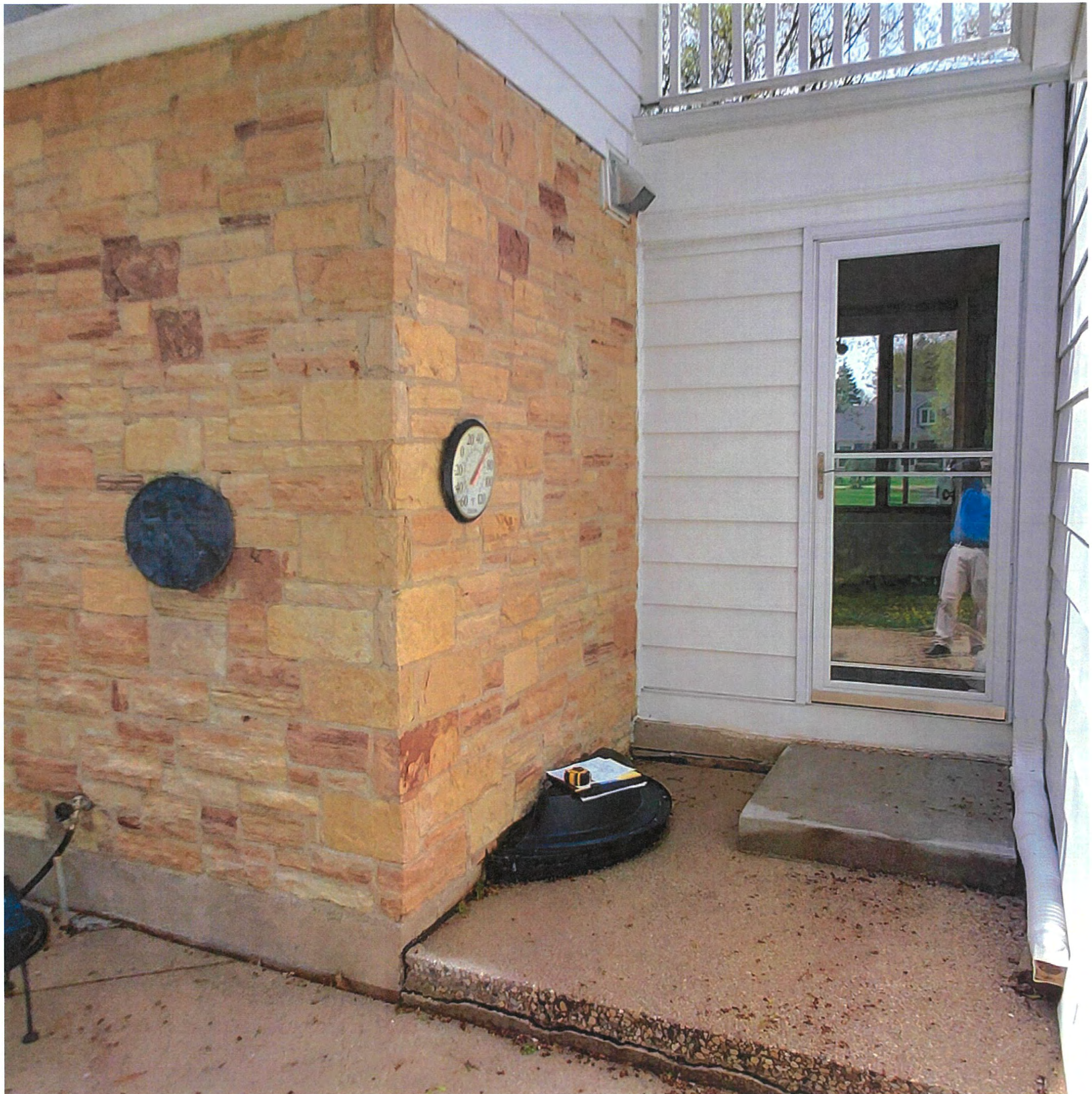
MARVIN 



As Viewed From The Exterior

Entered As: CN
 FS 28" X 39 1/8"
 RO 29" X 39 5/8"

Stone White Clad Exterior
 Painted Interior Finish - White - Pine Interior
 Ultimate Casement - Right Hand
 CN 2840
 Rough Opening 29" X 39 5/8"
 Frame Size 28" X 39 1/8"
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG - 3/4" - 1 Lite
 Low E2 w/Argon
 Black Perimeter Bar
 Ogee Interior Glazing Profile
 Standard Bottom Rail
 White Weather Strip
 White Folding Handle
 White Multi - Point Lock
 Aluminum Screen
 White Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose
 6 9/16" Jamb
 ***Jamb Extension Ship Loose
 Nailing Fin
 ***Note: Unit Availability and Price is Subject to Change



Advanced Window and Door Solutions

Address: 12100 W Silver Spring Rd

Milwaukee WI 53225

Phone: 800-686-7267



Quote

Page 1 of 1

Quote Number:

Date: 12/12/2022

Sales Person: ANDREW DRWILA

Job Name: WISKITMART-HAVEN

Customer Information

Name:

Address:

Phone 1:

Phone 2:

Fax:

Contact:

New Entry Door

(Images are viewed from exterior where applicable)

Item Description	Qty	Price	Extended
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Exterior Door Items

2' 8" x 6' 8" S2000 Smooth-Star - Flush Glazed Fiberglass Door w/Clear Glass - Right Hand Inswing (Tru-Guard Composite Edge); 2-3/8" Backset - Double Bore (2-1/8" Dia. Bore w/Standard 5-1/2" Spacing) w/Faceplate Lockset Latch Prep w/Standard Strike Prep w/Deadbolt 9206 Kwikset/Schlage J Series - Standard 1" x 2-1/4" Strike Prep; Set of Ball Bearing - Brushed Nickel Hinges ; Primed Dura-Frame - 5-5/16" Jamb w/Dura-Frame Brickmould Exterior Trim (Applied) w/(1)Brushed Nickel Adjustable Security Strike Plate (for Lockset only); Bronze Compression Weatherstrip; Tru-Defense Composite Adj. w/Dark Cap - Mill Finish Sill ; PREFINISH: Paint Door Panel Interior & Exterior 112 ALPINE (BRIGHT WHITE) ; Paint Interior of Frame/Rabbit only 112 ALPINE (BRIGHT WHITE); Ship w/Hardboard Temp Door (non-returnable); R.O. = 34-1/4" x 82"



1

Order Sub Total:

Tax:

Order Total:

Version #: 1.31-O

Version Date: 11/24/2022

Distributed by:

PALMER DONAVIN