

02/27/2023

Attention:
Village of Bayside, WI
Architecture Review Committee

PROJECT/SITE OWNER: Erin Lindsay & Sam Westcott PROJECT ADDRESS: 310 W Fairy Chasm	PROJECT SUMMARY: Modify windows opening and placement
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I have reviewed the proposed window modification 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 02.27.23

Property Address 310 W Fairy Chasm Road

Zoning District _____

Proposed Project Details (type of work, size, materials, location, etc.):

Modify window openings/placement at rear of home in conjunction with
a Kitchen Remodel

<ul style="list-style-type: none"> <input type="checkbox"/> ARC Agenda Date: <input type="checkbox"/> Parcel Number: <input type="checkbox"/> Color photographs showing project location, elevations, and surround views. <input type="checkbox"/> Complete digital set of building plans (including elevations and grading). <input type="checkbox"/> Samples or brochures showing materials, colors, and designs. <input type="checkbox"/> Survey or Milwaukee County Land Information Officer Aerial <p>PERMITS:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Y</th> <th style="text-align: left;">N</th> <th style="text-align: left;">Payment</th> <th></th> </tr> </thead> <tbody> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Building</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Electrical</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Plumbing</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>HVAC</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Fill</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Impervious Surface</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Dumpster</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>ROW/Excavation</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Conditional Use</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Occupancy</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Special Exception/Variance</td></tr> <tr><td></td><td></td><td><input type="checkbox"/></td><td>ARC</td></tr> </tbody> </table>	Y	N	Payment		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	HVAC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fill	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Impervious Surface	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dumpster	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ROW/Excavation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Conditional Use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Occupancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Special Exception/Variance			<input type="checkbox"/>	ARC	<ul style="list-style-type: none"> <input type="checkbox"/> Accessory Structures/Generators <input type="checkbox"/> Additions/Remodel <input type="checkbox"/> Commercial Signage <input type="checkbox"/> Decks/Patios <input type="checkbox"/> Fence <input type="checkbox"/> Fire Pits <input type="checkbox"/> Landscaping requiring Impervious Surface/Fill/Excavation Permit <input type="checkbox"/> New Construction <input type="checkbox"/> Play Structures <input type="checkbox"/> Recreational Facilities/Courts <input type="checkbox"/> Roofs <input type="checkbox"/> Solar Panels/Skylights <input type="checkbox"/> Swimming Pools <input type="checkbox"/> Windows/Doors – change exceeds 25% of opening <input type="checkbox"/> Other
Y	N	Payment																																																			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building																																																		
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Picture Windows

Rough Opening*	12"	18"	20"	24"	28"	30"	32"	36"	40"	42"	44"	48"	60"
Unit Size	11 1/2"	17 1/2"	19 1/2"	23 1/2"	27 1/2"	29 1/2"	31 1/2"	35 1/2"	39 1/2"	41 1/2"	43 1/2"	47 1/2"	59 1/2"
Exposed Glass	6 1/2"	12 1/2"	14 1/2"	18 1/2"	22 1/2"	24 1/2"	26 1/2"	30 1/2"	34 1/2"	36 1/2"	38 1/2"	42 1/2"	54 1/2"
	PW1224	PW1824	PW2024	PW2424	PW2824	PW3024	PW3224	PW3624	PW4024	PW4224	PW4424	PW4824	PW6024
	PW1236	PW1836	PW2036	PW2436	PW2836	PW3036	PW3236	PW3636	PW4036	PW4236	PW4436	PW4836	PW6036
	PW1242	PW1842	PW2042	PW2442	PW2842	PW3042	PW3242	PW3642	PW4042	PW4242	PW4442	PW4842	PW6042
	PW1248	PW1848	PW2048	PW2448	PW2848	PW3048	PW3248	PW3648	PW4048	PW4248	PW4448	PW4848	PW6048
	PW1254	PW1854	PW2054	PW2454	PW2854	PW3054	PW3254	PW3654	PW4054	PW4254	PW4454	PW4854	PW6054
	PW1260	PW1860	PW2060	PW2460	PW2860	PW3060	PW3260	PW3660	PW4060	PW4260	PW4460	PW4860	PW6060
	PW1266	PW1866	PW2066	PW2466	PW2866	PW3066	PW3266	PW3666	PW4066	PW4266	PW4466	PW4866	PW6066
	PW1272	PW1872	PW2072	PW2472	PW2872	PW3072	PW3272	PW3672	PW4072	PW4272	PW4472	PW4872	PW6072

Call out sizes are calculated in inches.

- Grid Patterns for 60" and 66" Picture Windows and Transoms will vary. Casement Picture Windows are 5 lites high. Single-Hung and Double-Hung picture windows are 4 lites high.
- Grid Patterns in picture units will match double- or single-hungs when ordered in that combination.

Transom

Rough Opening*	28"	32"	36"	40"	44"	48"	56"	64"	72"
Unit Size	27 1/2"	31 1/2"	35 1/2"	39 1/2"	43 1/2"	47 1/2"	55 1/2"	63 1/2"	71 1/2"
Exposed Glass	22 1/2"	26 1/2"	30 1/2"	34 1/2"	38 1/2"	42 1/2"	50 1/2"	58 1/2"	66 1/2"
	TR2812	TR3212	TR3612	TR4012	TR4412	TR4812	TR5612	TR6412	TR7212
	TR2818	TR3218	TR3618	TR4018	TR4418	TR4818	TR5618	TR6418	TR7218
	TR2824	TR3224	TR3624	TR4024	TR4424	TR4824	TR5624	TR6424	TR7224

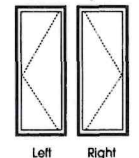
Call out sizes are calculated in inches.

* Check with your fabricator for rough opening when mulling.

Casement

Rough Opening*	18"	20"	24"	28"	30"	36"
Unit Size	17 1/2"	19 1/2"	23 1/2"	27 1/2"	29 1/2"	35 1/2"
Exposed Glass Sash	12 1/2"	14 1/2"	18 1/2"	22 1/2"	24 1/2"	30 1/2"
Clear Opening	9 7/8"	11 7/8"	15 7/8"	19 7/8"	21 7/8"	27 7/8"
	C1824	C2024				
	C1836	C2036	C2436	C2836	C3036	
	C1842	C2042	C2442	C2842	C3042††	C3642†
	C1848	C2048	C2448	C2848††	C3048††	C3648†
	C1854	C2054	C2454	C2854††	C3054††	C3654†
	C1860	C2060	C2460	C2860††	C3060††	C3660†
	C1866	C2066	C2466	C2866††	C3066††	C3666†
	C1872	C2072	C2472	C2872††	C3072††	C3672†

Casement Vent Layout



Specify left-hinge or right-hinge casement as viewed from outside.
Call out sizes are calculated in inches.

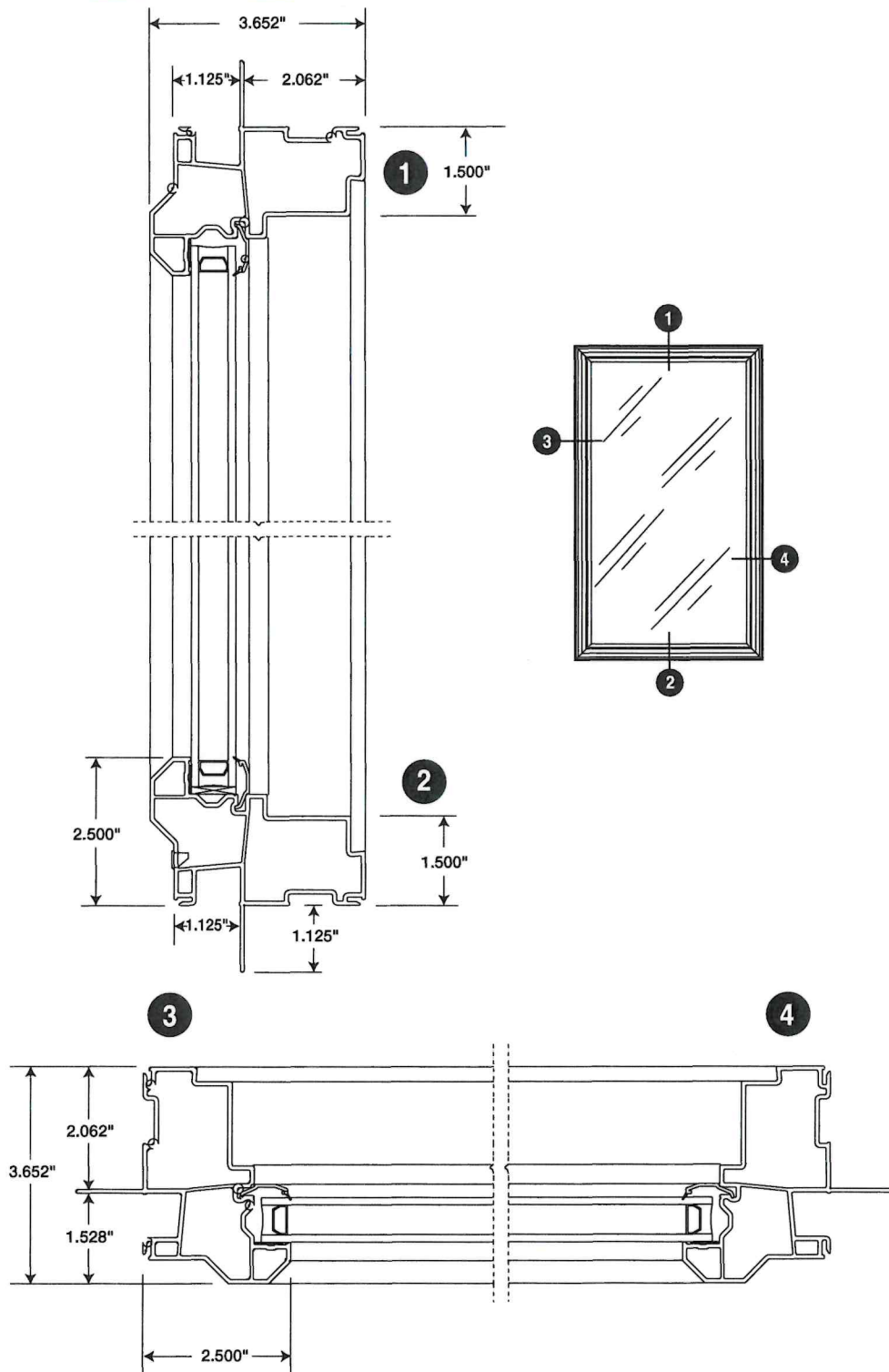
† Meets egress of:
Clear openable area 5.7 sq. ft.
Clear openable width 20"
Clear openable height 24"
†† Requires egress hardware

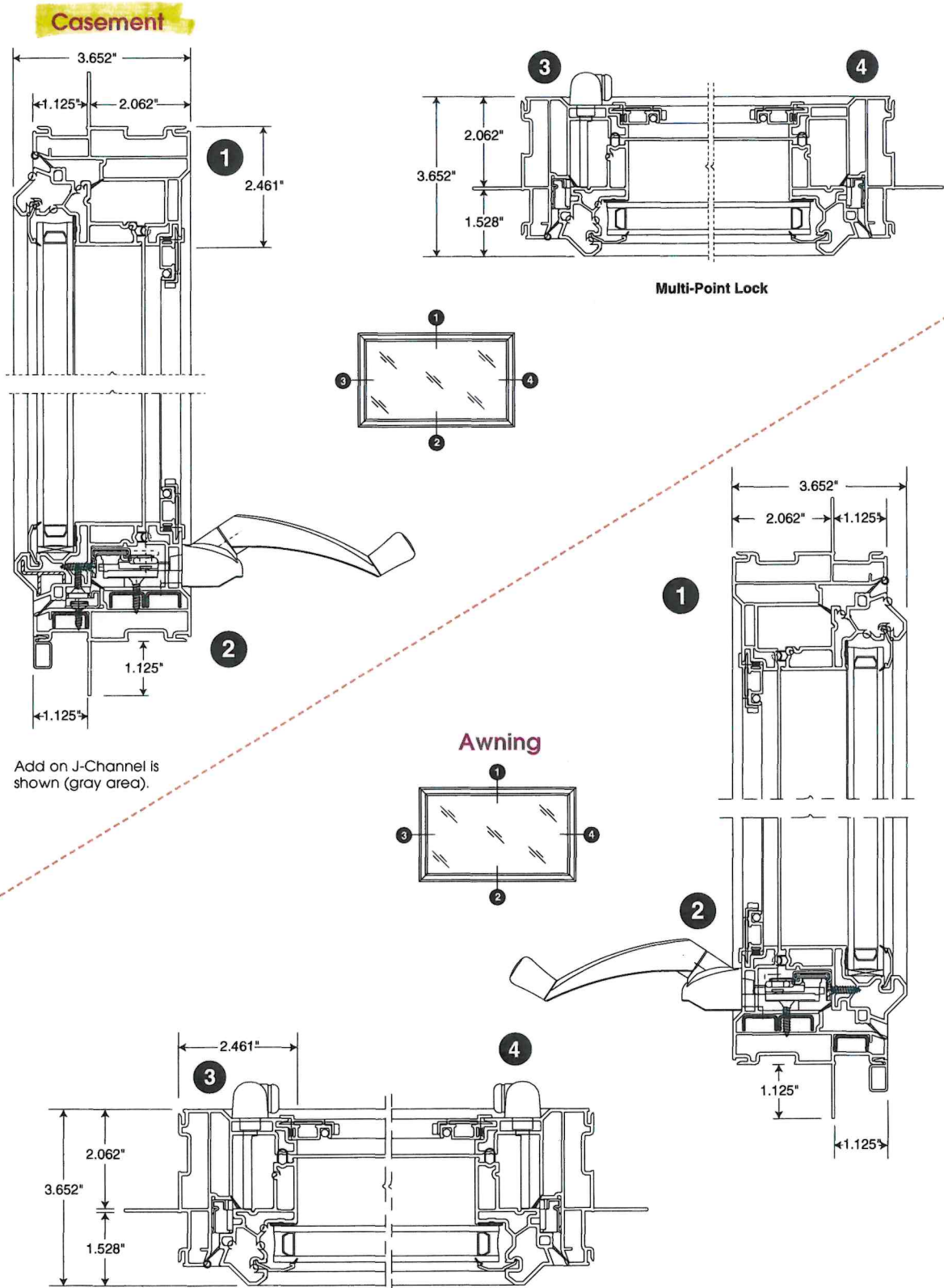
Twin Casement

Rough Opening*	36"	40"	48"	56"	60"	72"
Unit Size	35 1/2"	39 1/2"	47 1/2"	55 1/2"	59 1/2"	71 1/2"
Exposed Glass Sash	13 1/4"	15 1/4"	19 1/4"	23 1/4"	25 1/4"	31 1/4"
Clear Opening	10 1/2"	12 1/2"	16 1/2"	20 1/2"	22 1/2"	28 1/2"
	TC3624	TC4024	TC4824	TC5624	TC6024	TC7224
	TC3636	TC4036	TC4836	TC5636	TC6036	TC7236
	TC3642	TC4042	TC4842	TC5642	TC6042††	TC7242†
	TC3648	TC4048	TC4848	TC5648††	TC6048††	TC7248†
	TC3654	TC4054	TC4854	TC5654††	TC6054††	TC7254†
	TC3660	TC4060	TC4860	TC5660††	TC6060††	TC7260†
	TC3666	TC4066	TC4866	TC5666††	TC6066††	TC7266†

Call out sizes are calculated in inches.
† Meets egress of:
Clear openable area 5.7 sq. ft.
Clear openable width 20"
Clear openable height 24"
†† Requires egress hardware

Picture Window/Transom

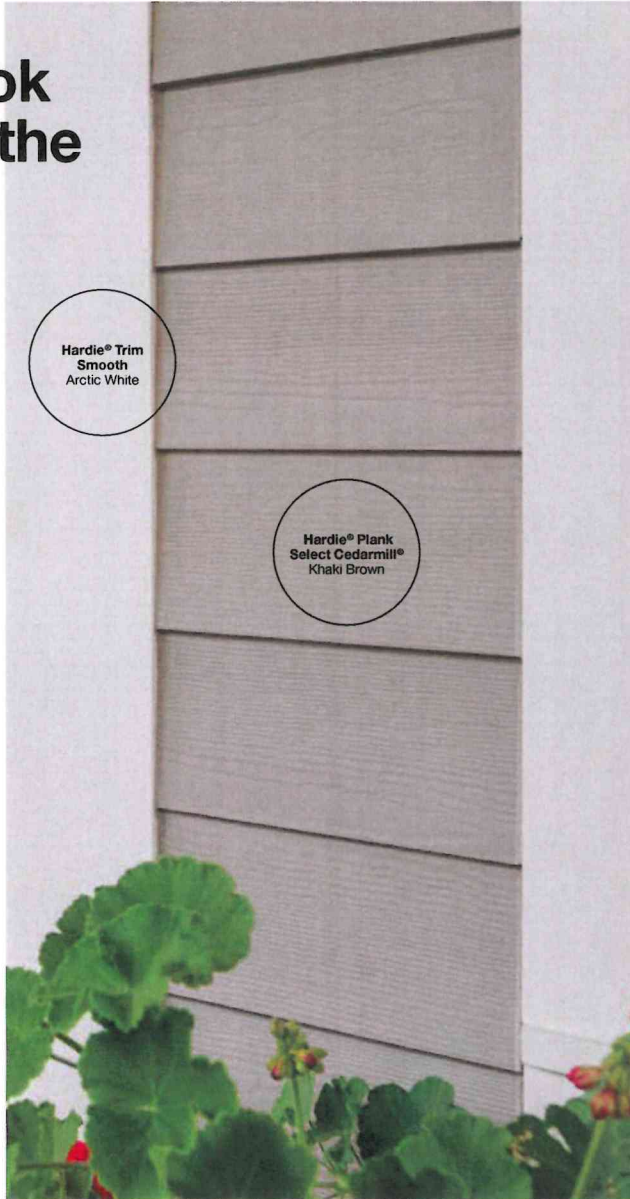




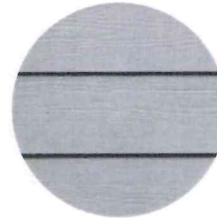
A classic look that stands the test of time.

Hardie® Plank

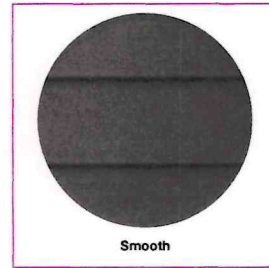
From Victorians to Colonials, Hardie® Plank is the perfect siding for your style, and has the durability and long-lasting beauty that can transform your home exterior. With endless gorgeous color and plank pairings available, you'll discover a Hardie® Plank style that transforms your home's aesthetic.



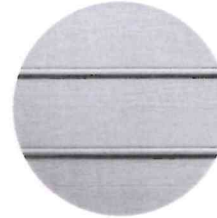
Hardie® Plank



Select Cedarmill®



Smooth



Beaded Select Cedarmill®

Select Cedarmill® & Smooth		Thickness 5/16 in			Length 12 ft planks	
Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*	
Exposure	4 in	5 in	6 in	7 in	8 in	
Prime Pcs/Pallet	360	308	252	230	190	
ColorPlus® Pcs/Pallet	324	280	252	210	—	
Pcs/Sq.	25.0	20.0	16.7	14.3	12.5	

Select Cedarmill®		Thickness 5/16 in			Length 12 ft planks	
Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*	
Statement Collection™			•			
Dream Collection™	•	•	•	•		
Prime	•	•	•	•	•	

Smooth		Thickness 5/16 in			Length 12 ft planks	
Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*	
Statement Collection™						
Dream Collection™	•	•	•	•		
Prime	•	•	•	•	•	

Beaded Select Cedarmill®	
Width	8.25 in
Exposure	7 in
ColorPlus® Pcs/Pallet	210
Pcs/Sq.	14.3
Statement Collection™	
Dream Collection™	•
Prime	

*9.25 in width does not feature the drip edge

A finished look starts with beautiful trim.

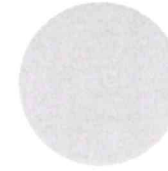
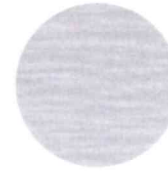
Hardie® Trim

Form meets function at every intersection with Hardie® Trim boards. With an authentic look, Hardie® Trim boards provide design flexibility for columns, friezes, doors, windows and other accent areas.

With higher performance to withstand damage from the elements compared to wood trim, Hardie® Trim is the perfect option for a long-lasting home. Hardie® Trim is a low-maintenance and durable accent for your exterior — adding an extra component of beauty to your home.



Hardie® Trim



4/4 Roughsawn	Thickness .75 in		Length 12 ft boards		
Width	3.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	312	208	156	104	104
ColorPlus® Pcs/Pallet	312	208	156	104	104
Statement Collection™	AW	AW	•	AW	AW
Dream Collection™	•	•	•	•	•
Prime	•	•	•	•	•

5/4 Roughsawn	Thickness 1 in				Length 12 ft boards	
Width	3.5 in	4.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	240	200	160	120	80	80
ColorPlus® Pcs/Pallet	240	200	160	120	80	80
Statement Collection™	•	•	•	AW	AW	•
Dream Collection™	•	•	•	•	•	•
Prime	•	•	•	•	•	•

4/4 Smooth	Thickness .75 in		Length 12 ft boards		
Width	3.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	312	208	156	104	104
ColorPlus® Pcs/Pallet	312	208	156	104	104
Statement Collection™	•	•	•	•	•
Dream Collection™	•	•	•	•	•
Prime	•	•	•	•	•

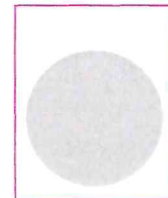
5/4 Smooth	Thickness 1 in				Length 12 ft boards	
Width	3.5 in	4.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	240	200	160	120	80	80
ColorPlus® Pcs/Pallet	240	200	160	120	80	80
Statement Collection™	•	•	•	•	•	•
Dream Collection™	•	•	•	•	•	•
Prime	•	•	•	•	•	•

Batten Boards

Thickness	.75 in
Length	12 ft
Width	2.5 in
Prime Pcs/Pallet	437
ColorPlus® Pcs/Pallet	190



Rustic Grain	
Statement Collection™	•
Dream Collection™	•
Prime	•

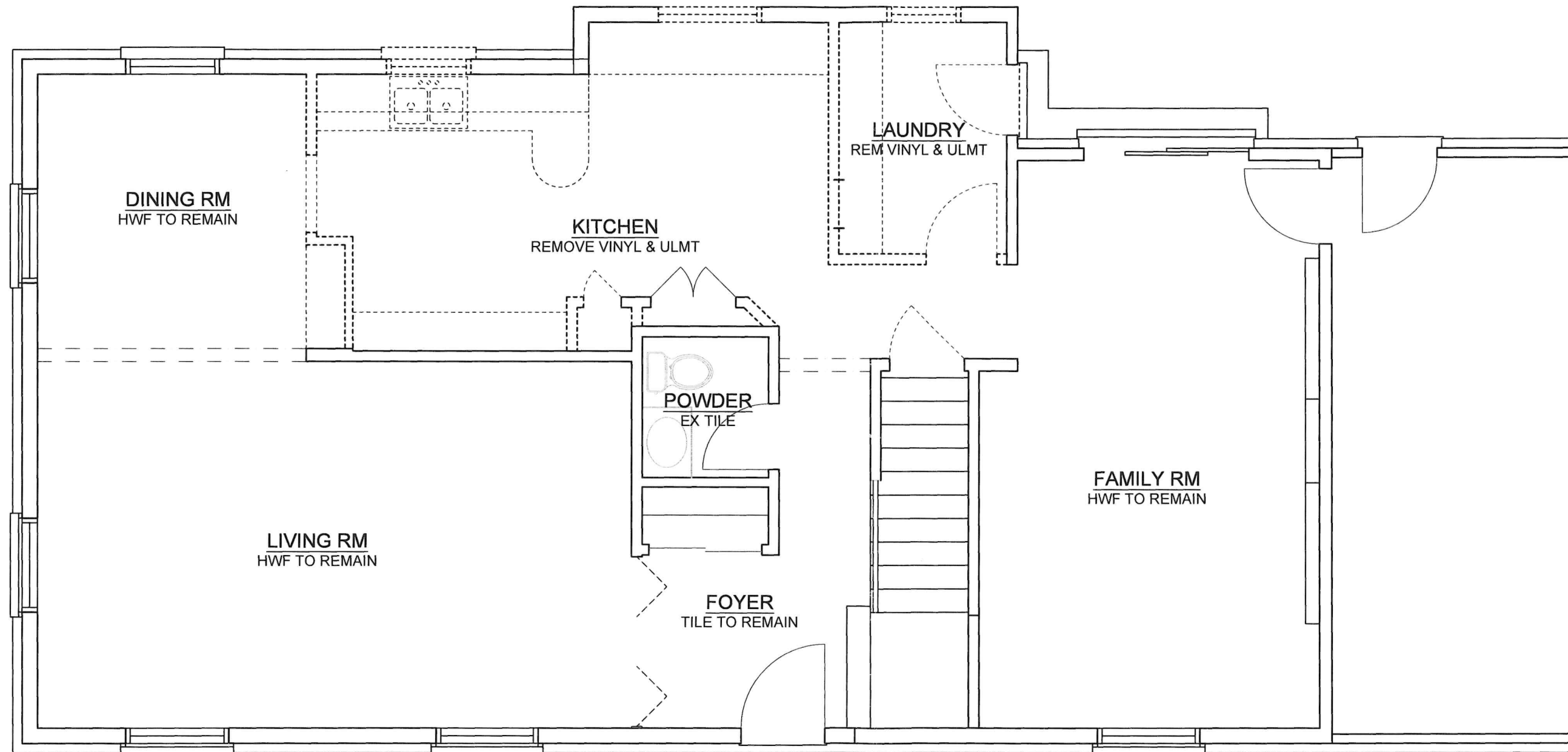


Smooth	
Statement Collection™	•
Dream Collection™	•
Prime	•

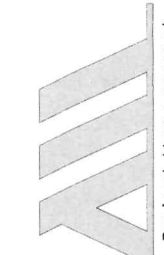
310 W Fairy Chasm Road, Bayside







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



ANGELA WESTMORE, LLC
1234 N PROSPECT AVE MILWAUKEE WI 53202
ANGELA@WESTMOREDESIGNBUILD.COM
o: 414.225.9711 c: 262.227.9711

Architectural Design - Project Management

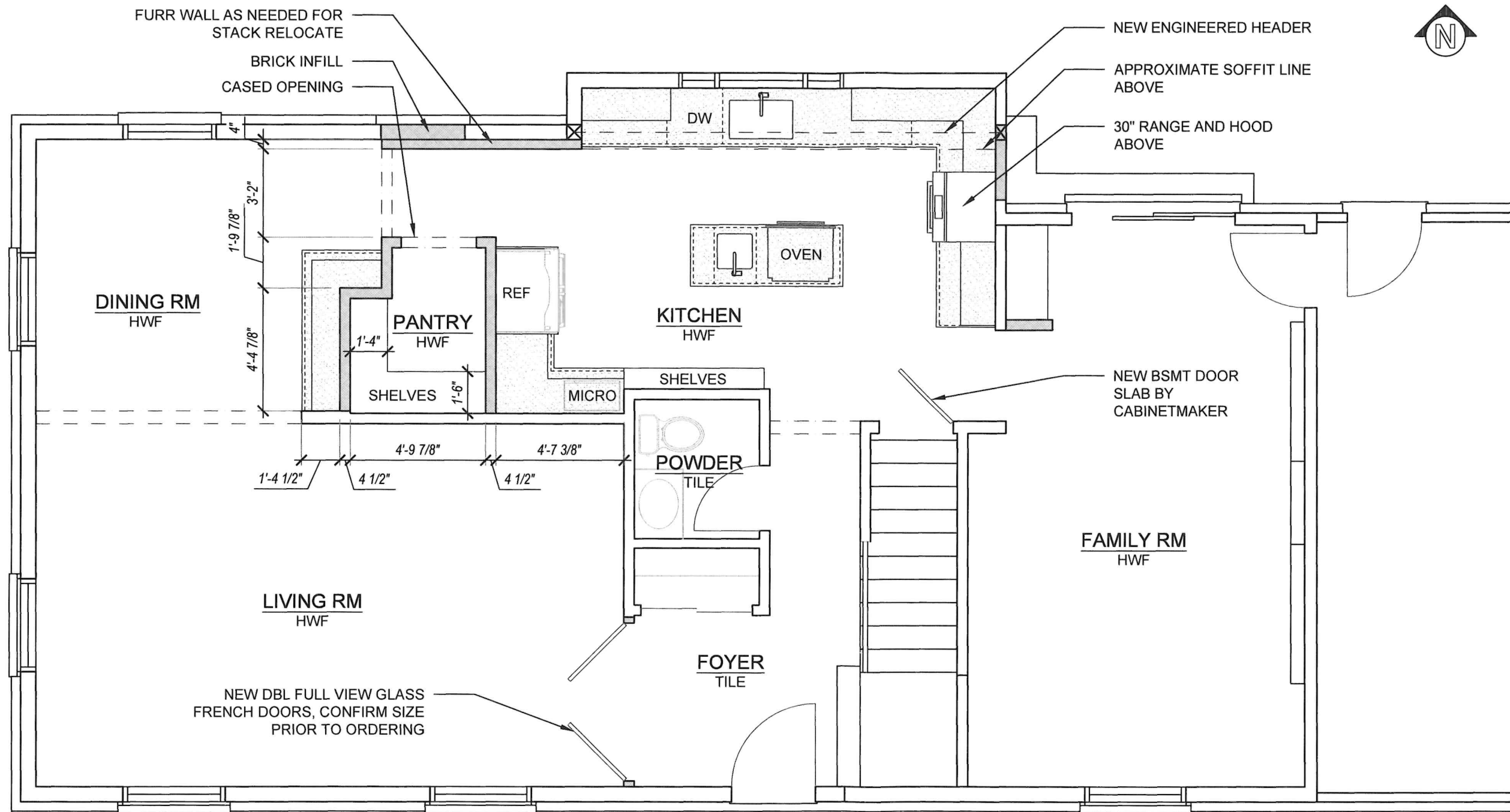
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02.24.22

REVISIONS

CLIENT
LINSAY WESTCOTT
310 W Fairy Chasm Road
Bayside, WI 53217

DRAWING
DEMOLITION PLAN

SHEET
D1.0



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



AW
Architectural Design - Project Management

ANGELA WESTMORE, LLC
1234 N PROSPECT AVE MILWAUKEE WI 53202
ANGELA@WESTMOREDESIGNBUILD.COM
o: 414.225.9711 c: 262.227.9711

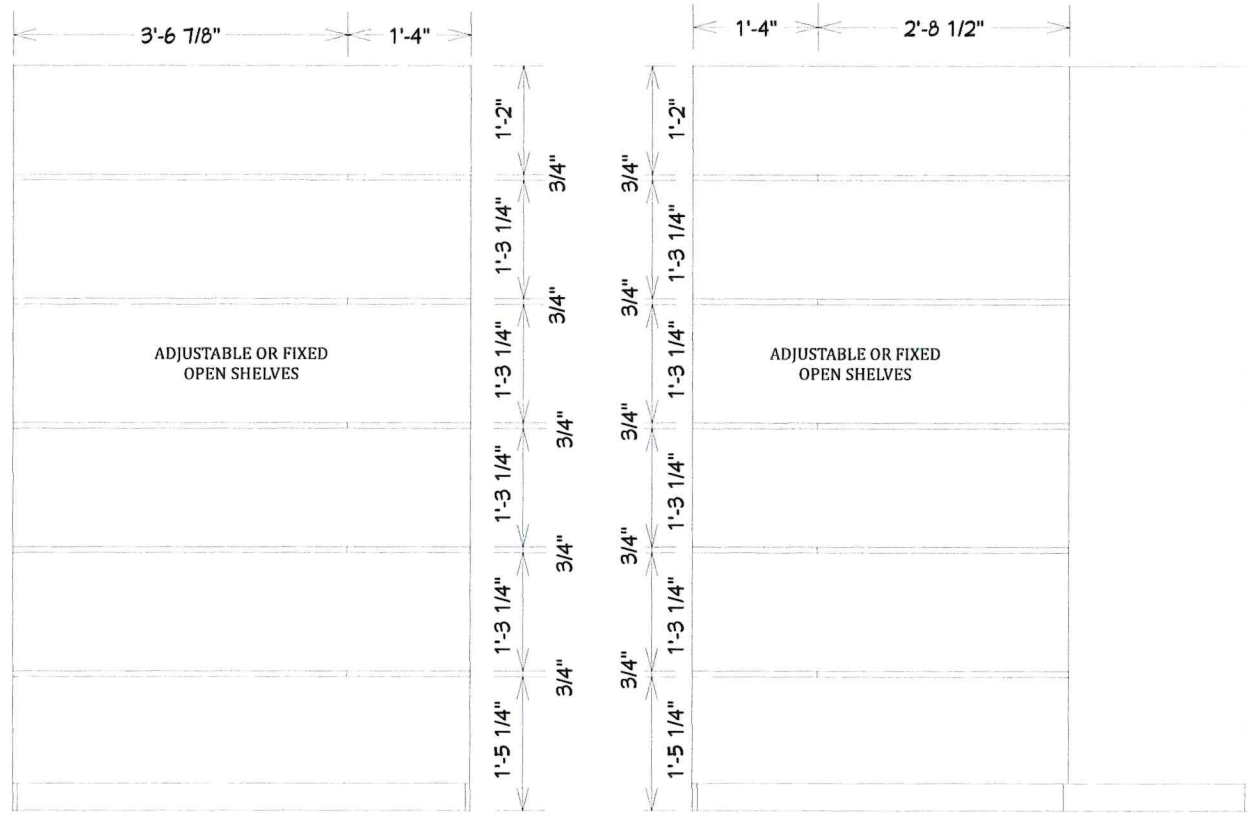
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02.24.22

REVISIONS

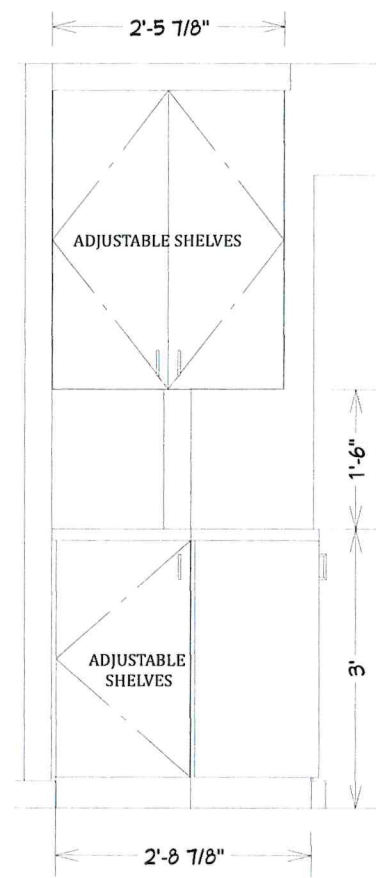
CLIENT
LINSAY WESTCOTT
310 W Fairy Chasm Road
Bayside, WI 53217

DRAWING
DEMOLITION PLAN

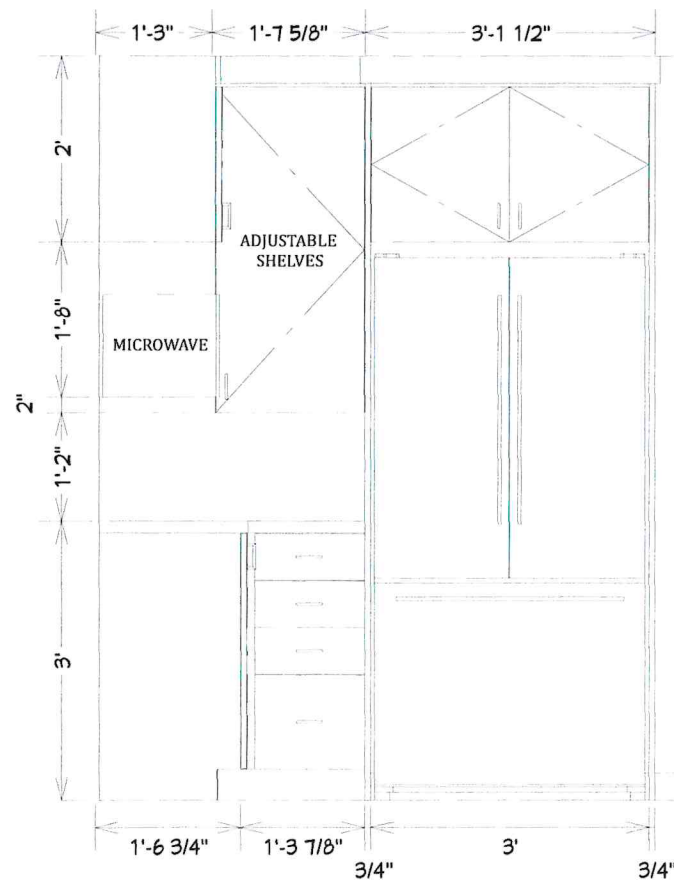
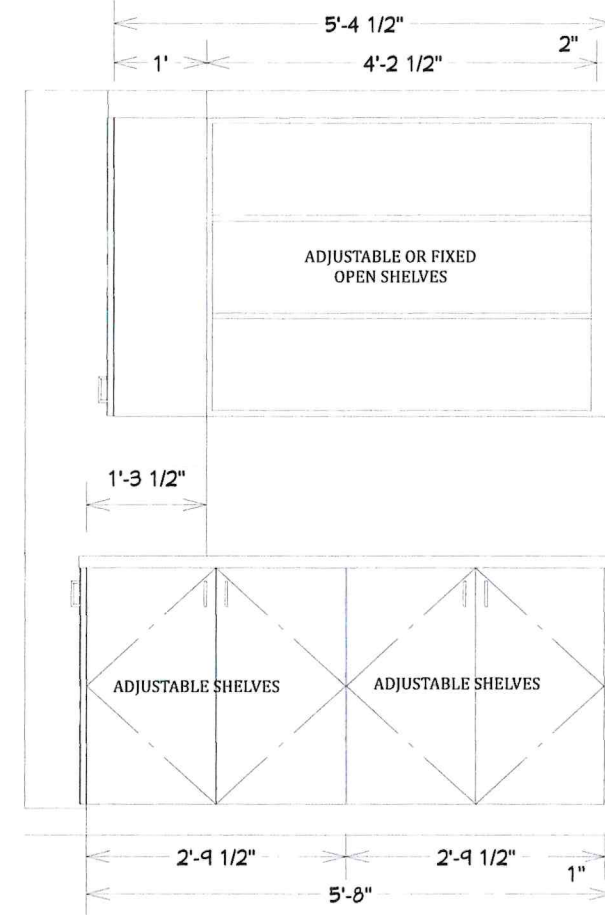
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A1.0



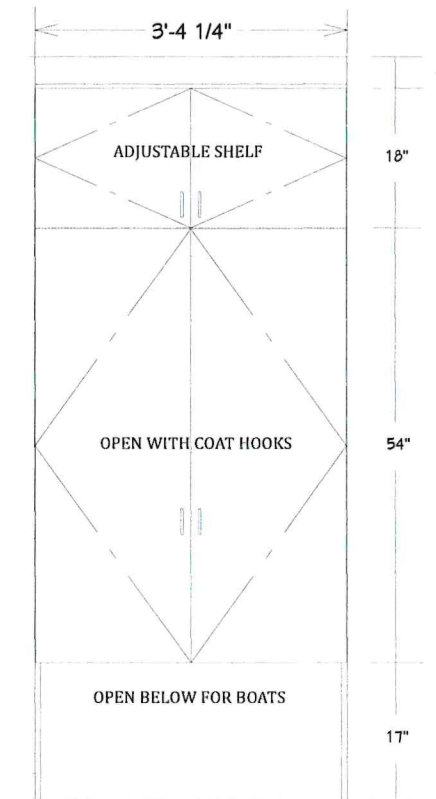
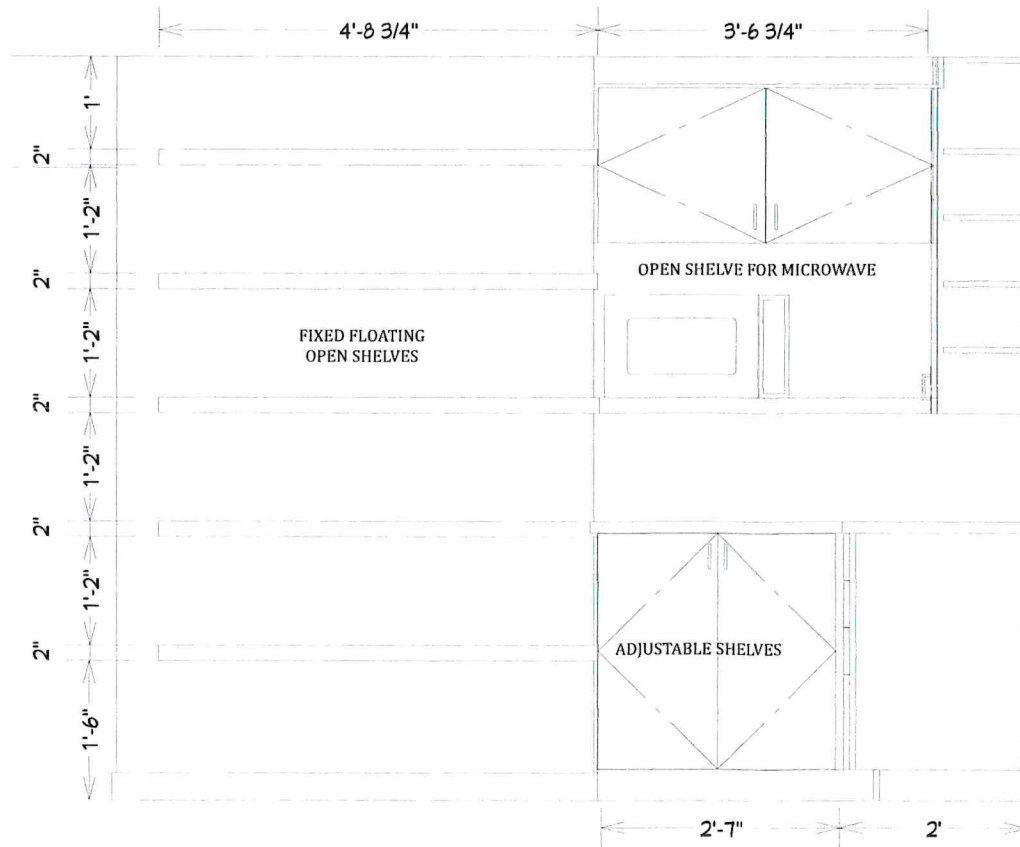
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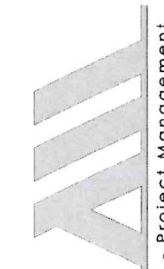
DINING ROOM



REFRIGERATOR / MICROWAVE



FAMILY ROOM



ANGELA WESTMORE, LLC
 1234 N PROSPECT AVE MILWAUKEE WI 53202
 ANGELA@WESTMOREDESIGNBUILD.COM
 o: 414.225.9711 c: 262.227.9711

Architectural Design - Project Management

DATE
 2-3-2023

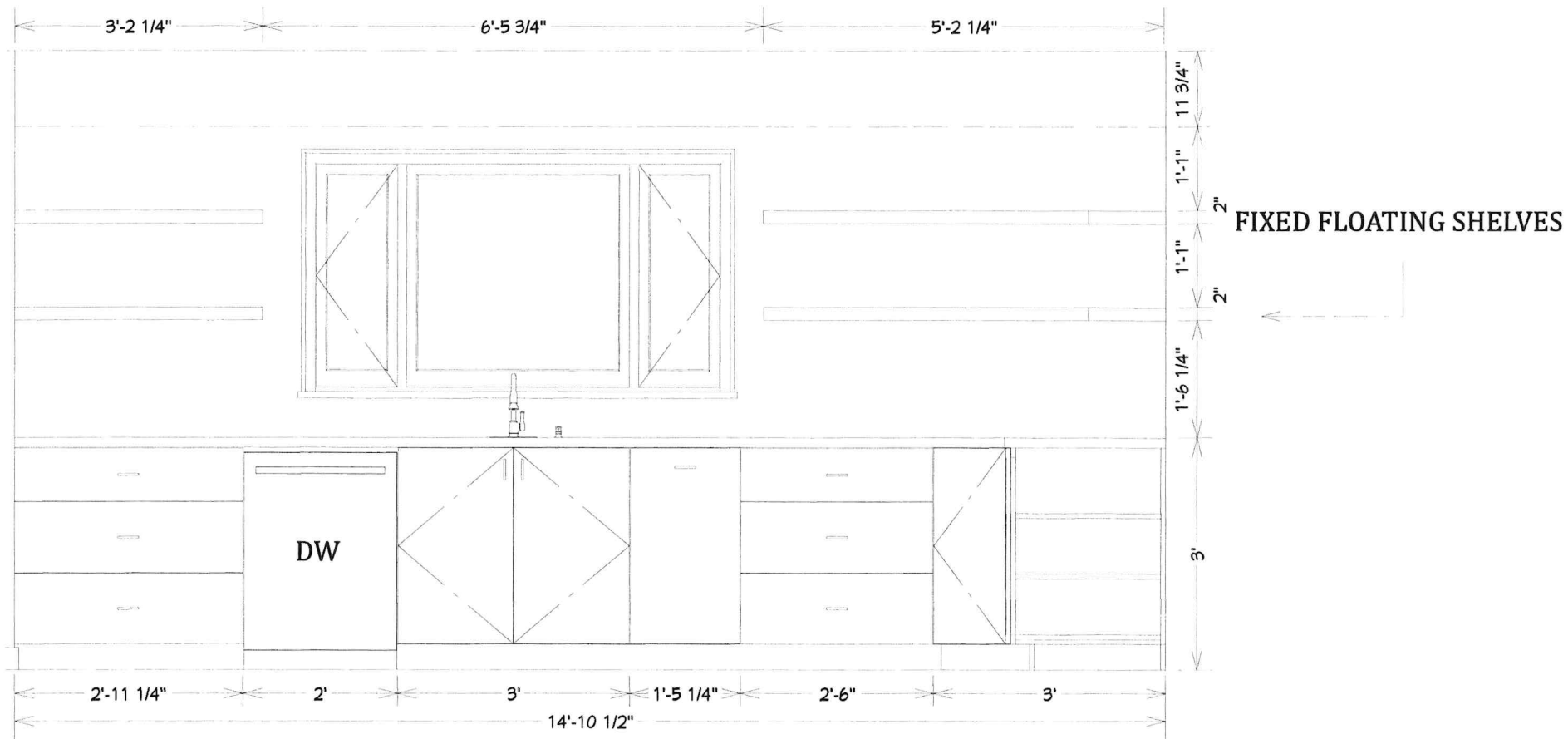
REVISIONS

CLIENT
 LINDSAY - WESTCOTT
 310 W Fairy Chasm Road
 Bayside, WI 53217

DRAWING Proposed Remodel
 Cabinet Elevations

SHEET
 A201

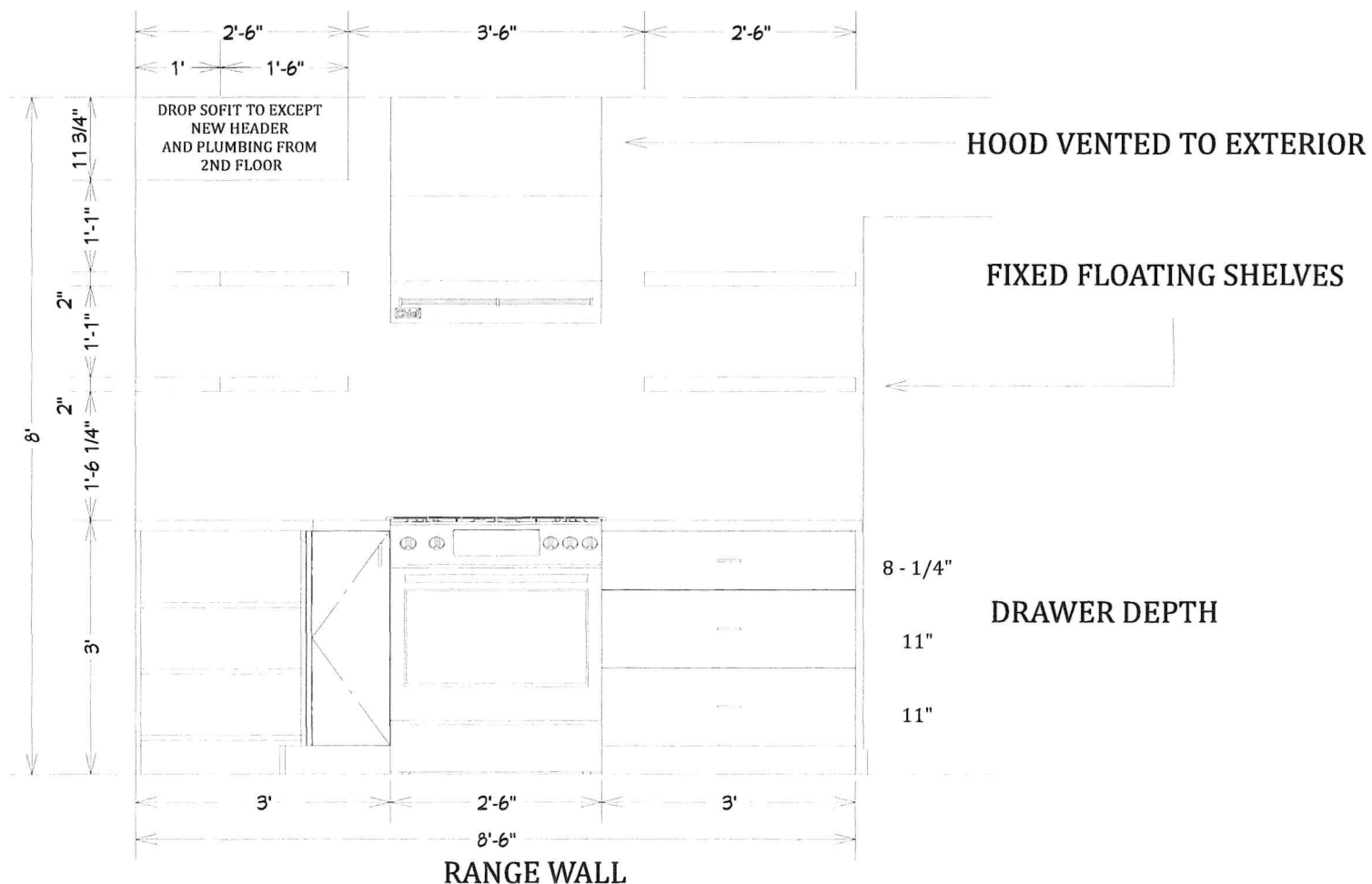
SCALE
 1/2" = 1'



FIXED FLOATING SHELVES

DW

SINK WALL

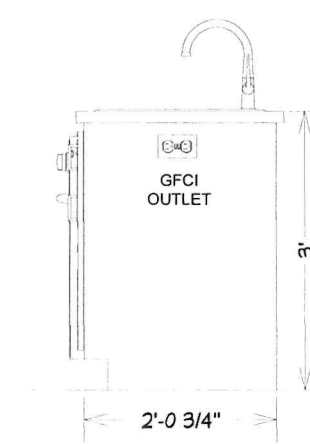
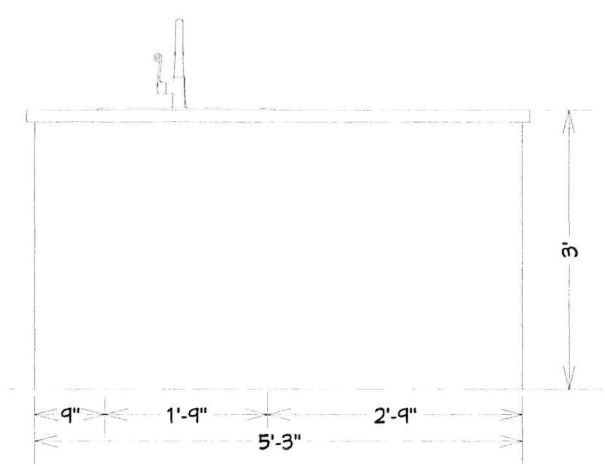
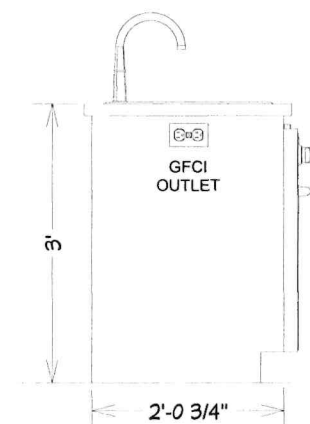
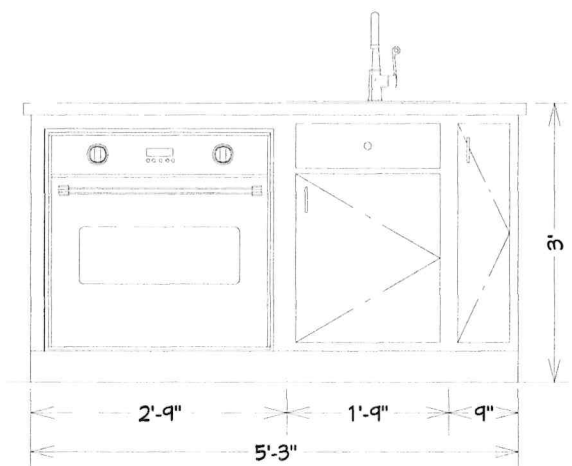


HOOD VENTED TO EXTERIOR

FIXED FLOATING SHELVES

DRAWER DEPTH

RANGE WALL



ISLAND

DATE
2-3-2023

REVISIONS

CLIENT
LINDSAY - WESTCOTT
310 W Fairy Chasm Road
Bayside, WI 53217

DRAWING Proposed Remodel
Cabinet Elevations

SHEET
A202

SCALE
1/2" = 1'

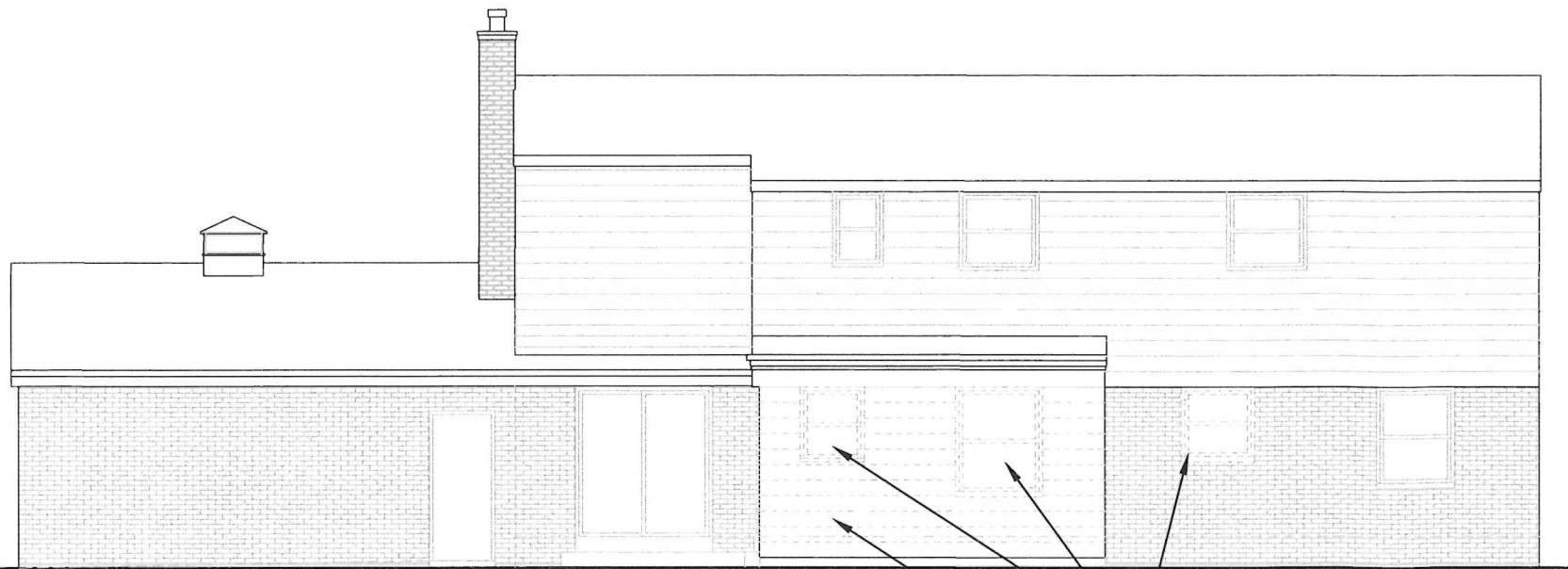
ANGELA WESTMORE, LLC
1234 N PROSPECT AVE MILWAUKEE WI 53202
ANGELA@WESTMOREDESIGNBUILD.COM
o: 414.225.9711 c: 262.227.9711

Architectural Design - Project Management



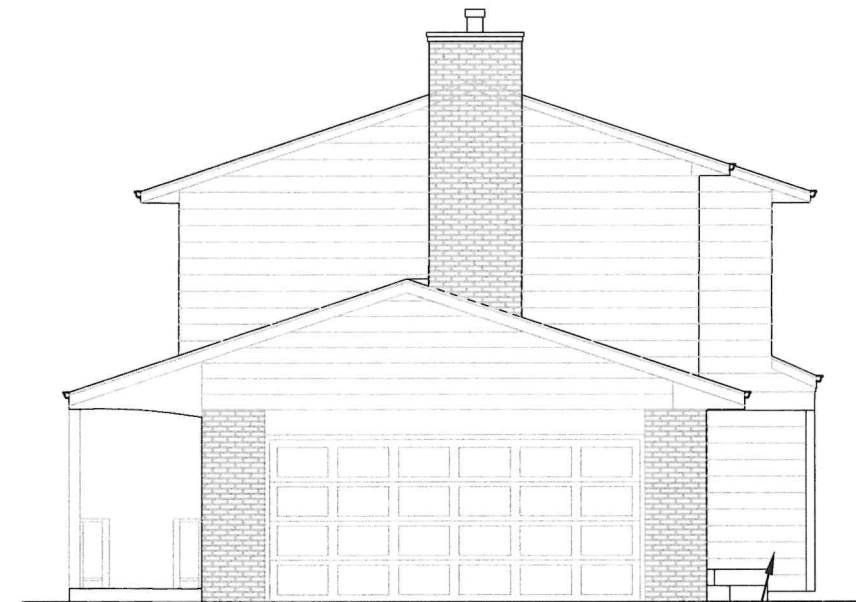
1 REAR ELEVATION PROPOSED
SCALE: 1/8"=1'-0"

BRICK INFILL TO MATCH EXISTING,
TOOTH IN
NEW 3-WIDE VINYL MULLED UNIT
SMOOTH PAINTED HARDIE PLANK, 8"
EXPOSURE TO MATCH EXISTING
ALUMINUM



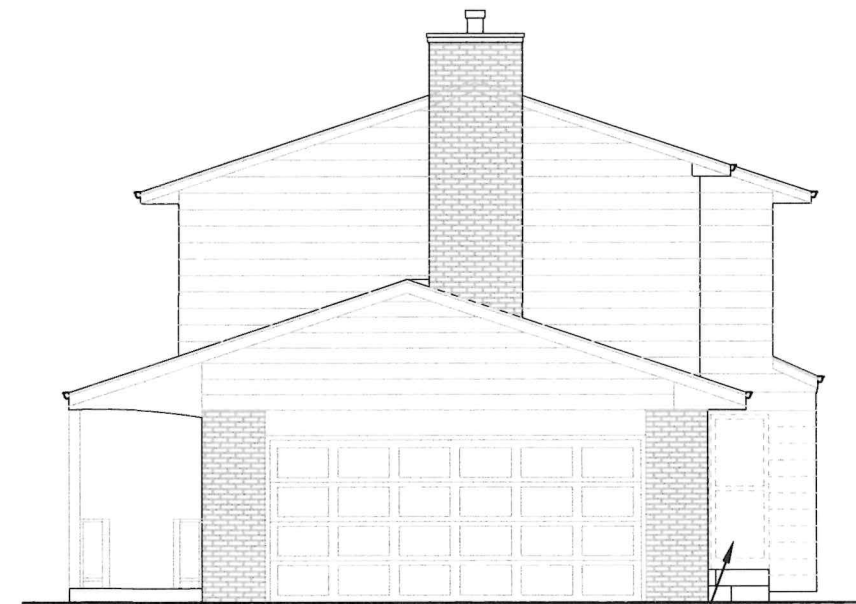
3 REAR ELEVATION EXISTING
SCALE: 1/8"=1'-0"

REMOVE (3) EXISTING
WINDOWS
REMOVE EXISTING ALUMINUM
SIDING AT CANTILEVER



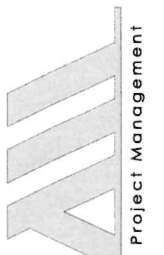
2 SIDE ELEVATION PROPOSED
SCALE: 1/8"=1'-0"

SMOOTH HARDIE PLANK, 8" EXPOSURE



4 SIDE ELEVATION EXISTING
SCALE: 1/8"=1'-0"

REMOVE EXISTING DOOR AND ALUMINUM
SIDING AT CANTILEVER



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Architectural Design - Project Management

DATE

02.27.22

REVISIONS

CLIENT

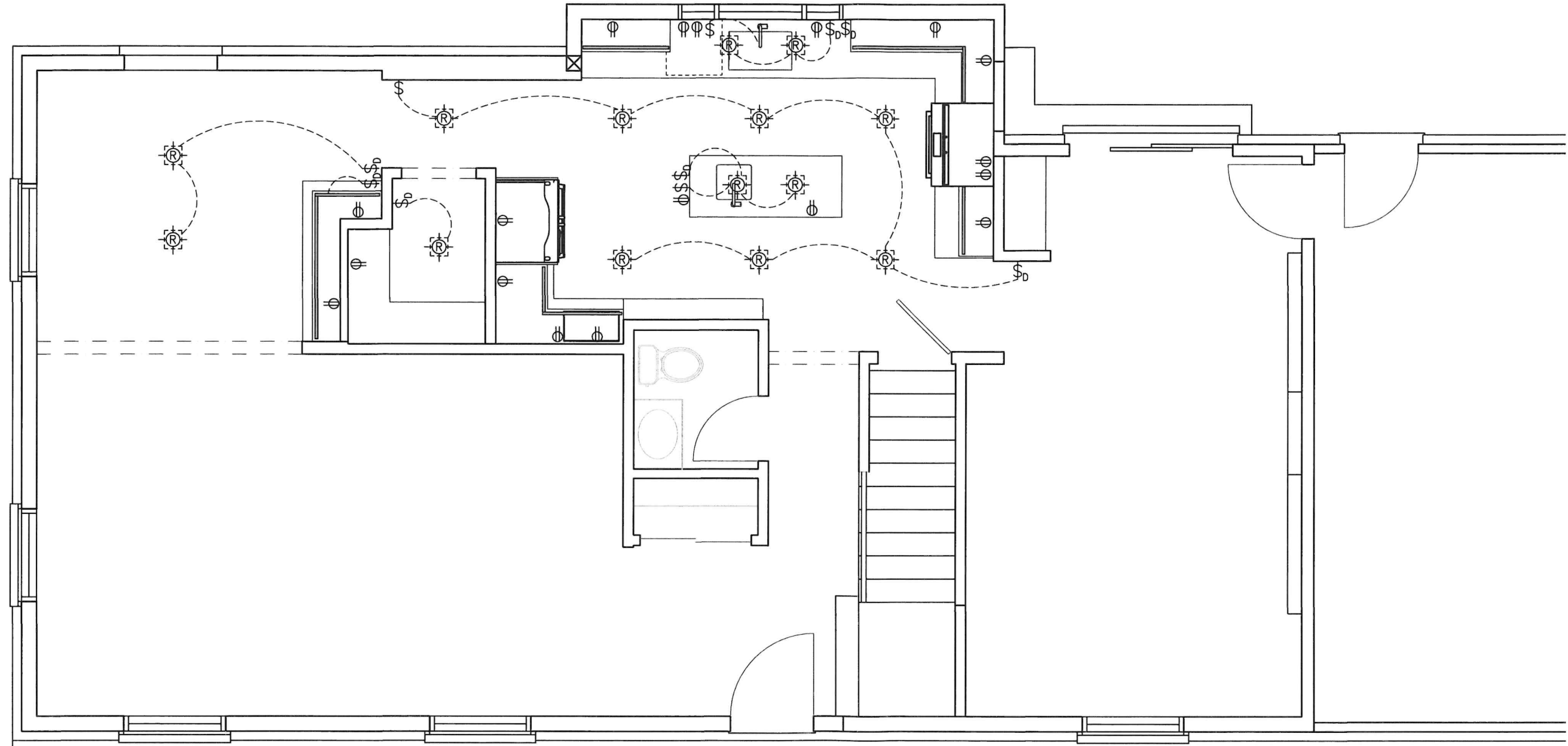
LINSAY WESTCOTT
310 W Fairy Chasm Road
Bayside, WI 53217

DRAWING

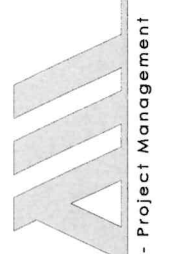
EXTERIOR ELEVATIONS

SHEET

A3.0



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



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DRAWING
ELECTRICAL PLAN

SHEET

E1.0