

REVISIONS	DATE

CLIENT  
**RYAN REDA**

PROJECT  
**719 JENIFER ST**

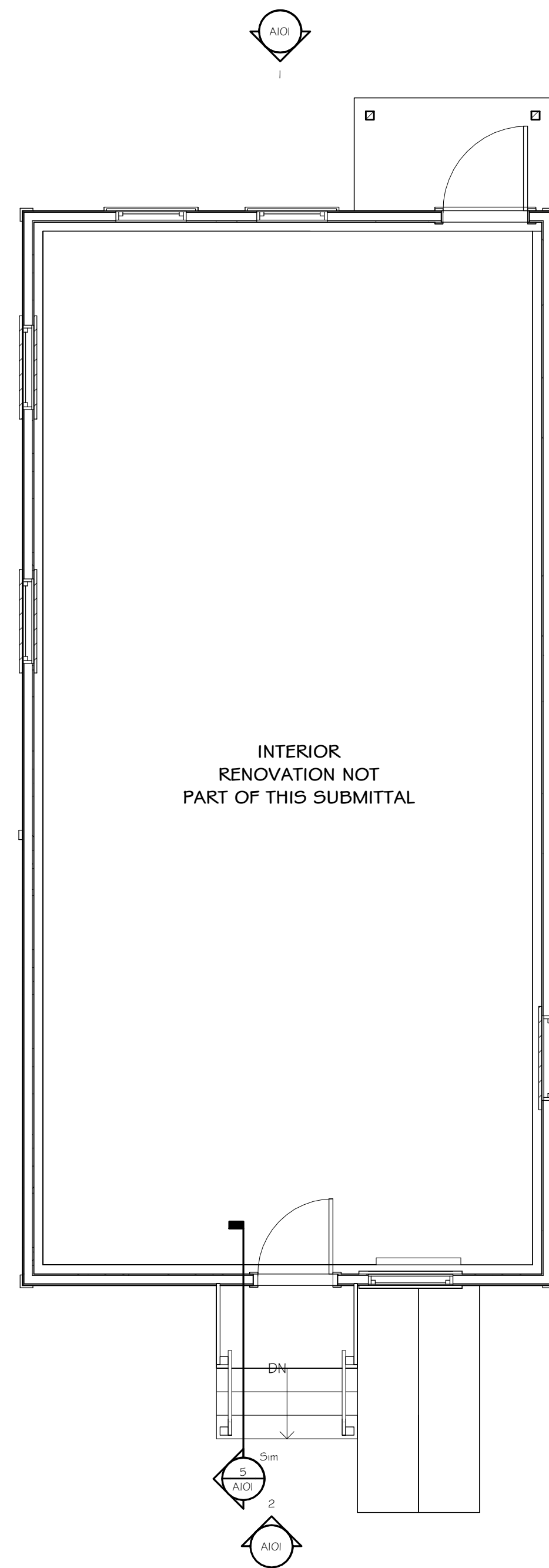
DRAWN BY  
 B. SERVIN  
 CHECKED BY  
 B. SERVIN  
 DATE  
 06.14.2023  
 JOB NUMBER  
 18-037

BID SET | VOLUME

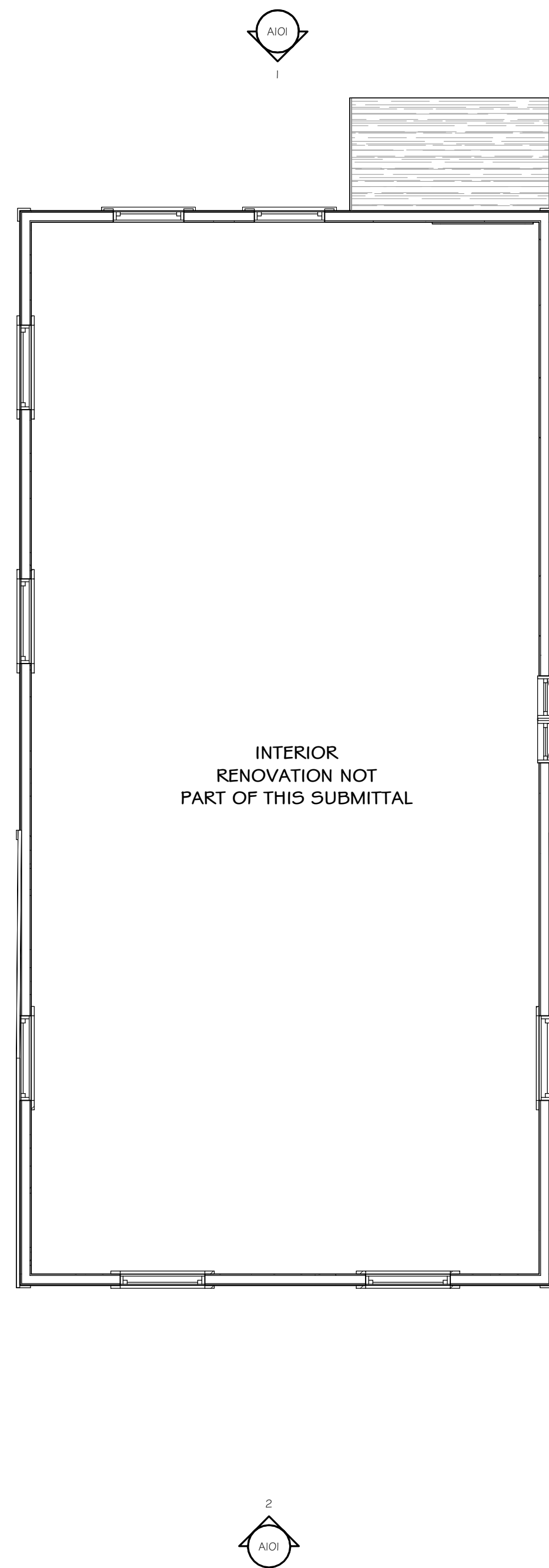
SHEET NAME  
**ROOF PLAN & ELEVATIONS**

SHEET NUMBER

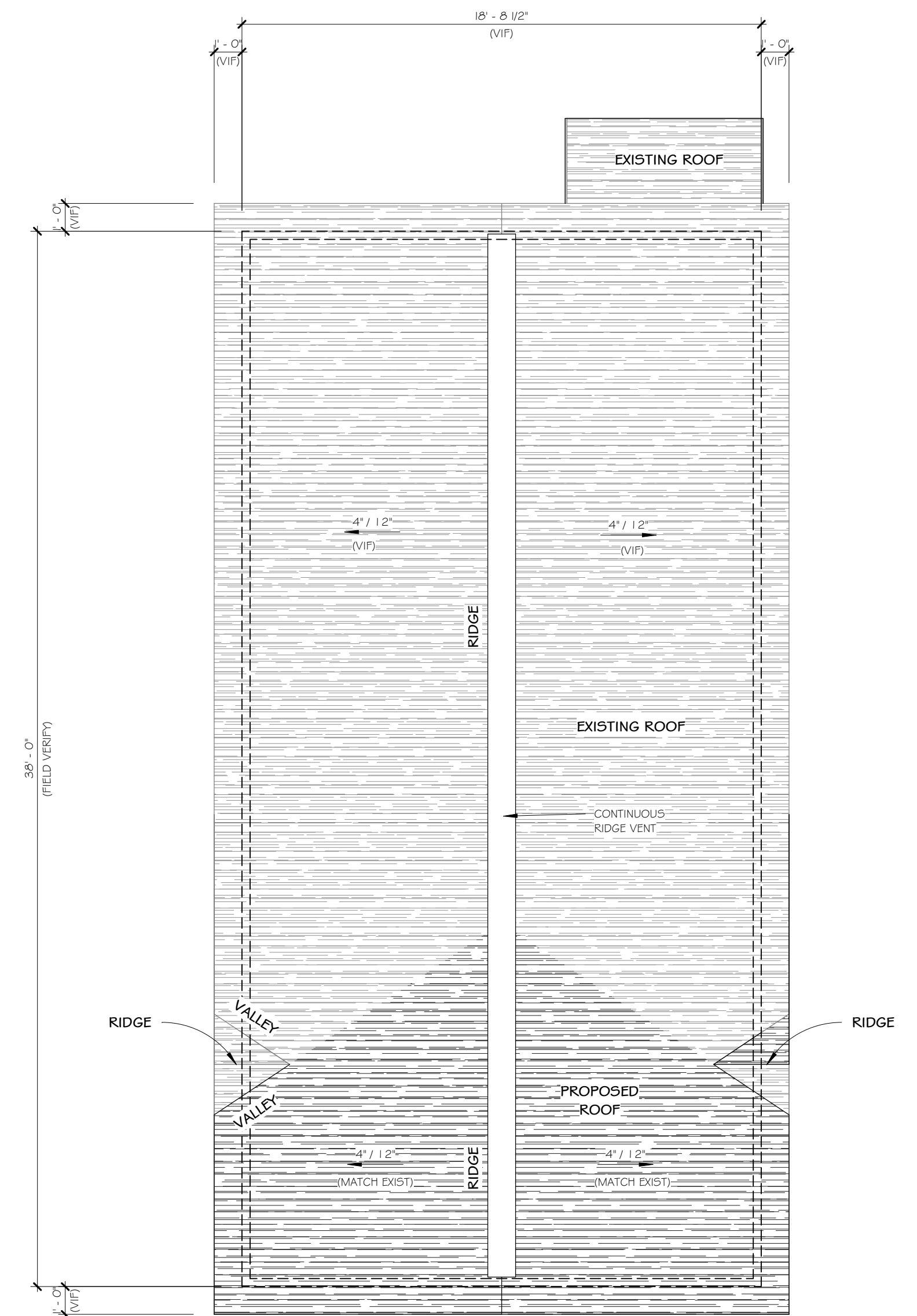
**A100**



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



**2 SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 PLAN NORTH TRUE NORTH

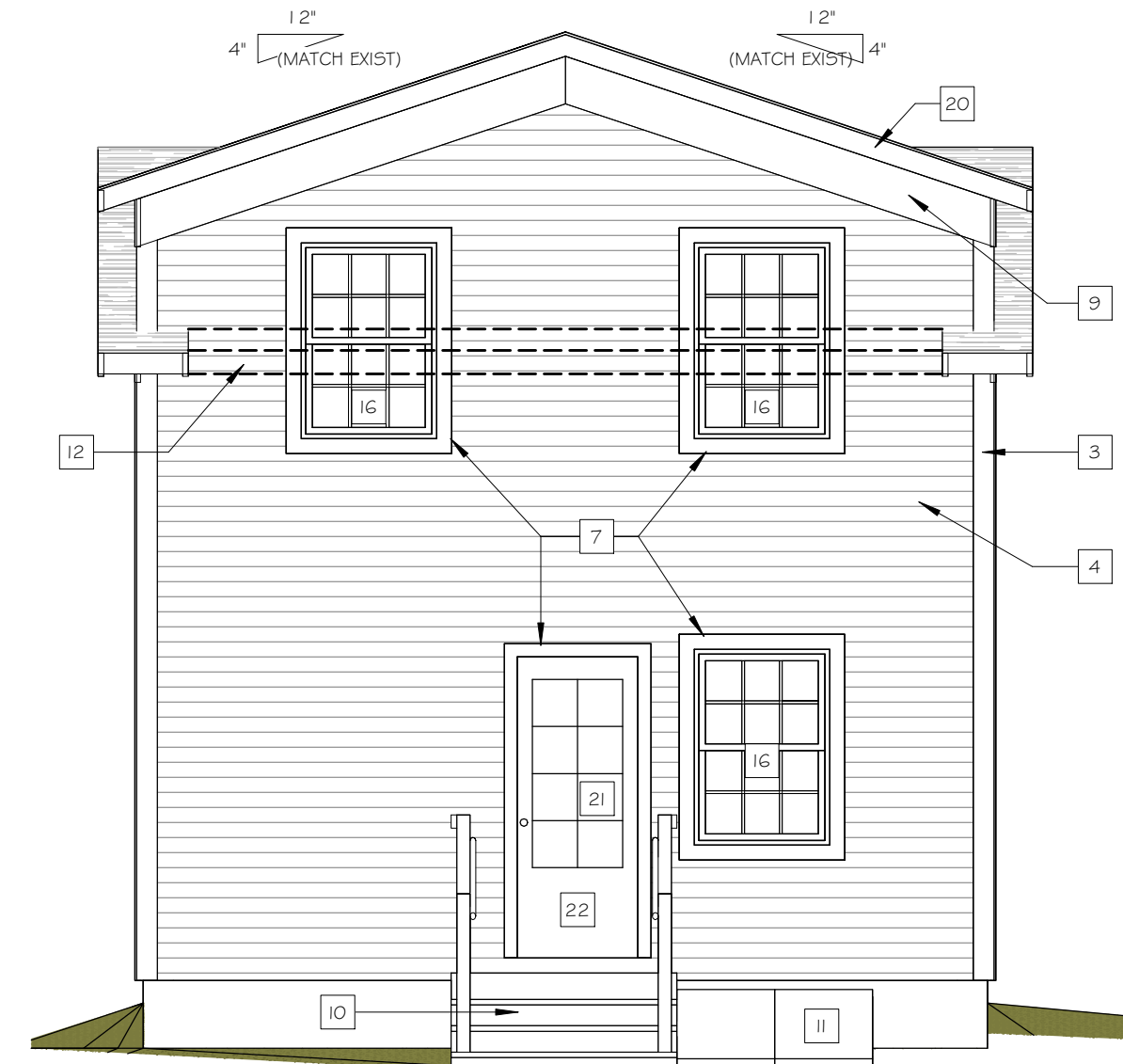


**3 ROOF PLAN**  
 SCALE: 1/4" = 1'-0"  
 PLAN NORTH TRUE NORTH



1 EXISTING NORTH ELEVATION

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



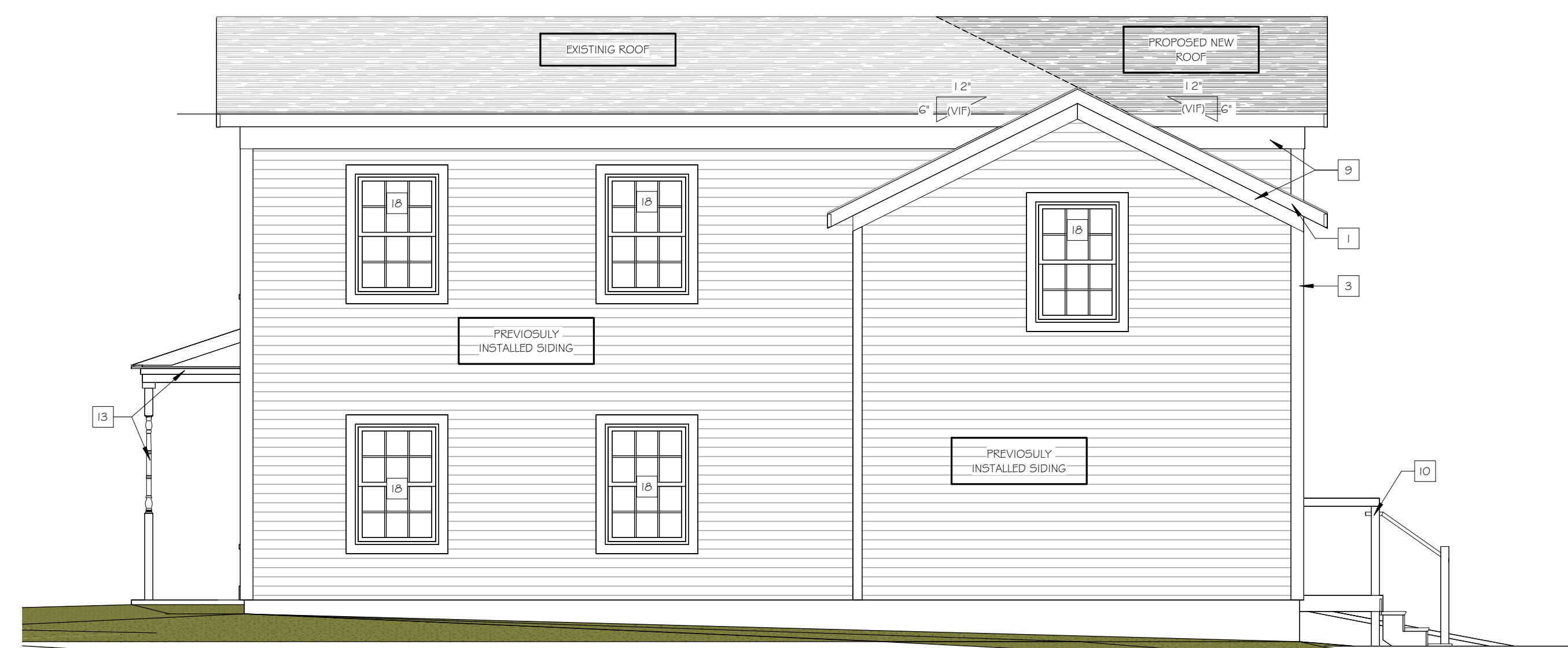
2 EXISTING SOUTH ELEVATION

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



3 EXISTING EAST ELEVATION

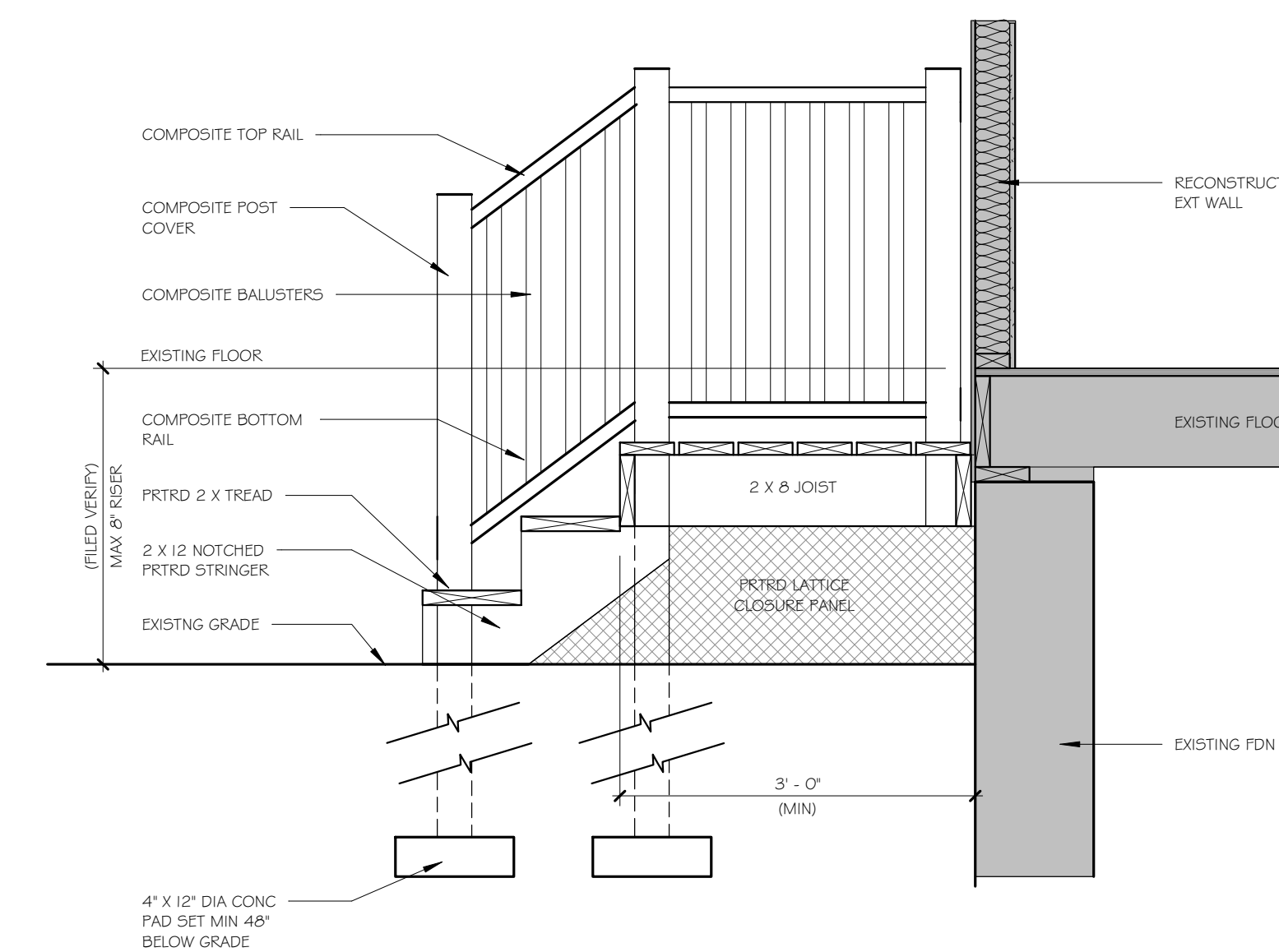
SCALE: 1/4" = 1'-0"



4 EXISTING WEST ELEVATION

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

EXTERIOR FINISH SCHEDULE			
BOX	MATERIAL	MANUFACTURER / STYLE	NOTES
1	EXISTING WOOD FASCIA	N/A	SCRAPE 4 PAINT / REPLACE ROTTED BOARDS IN KIND AS REQUIRED
2	ASPHALT SHINGLES	N/A	MATCH EXISTING
3	COMPOSITE TRIM BD	LPSMARTSIDE / 540 SERIES SMOOTH TRIM	MATCH EXISTING DIMENSION & PROFILE
4	ENGINEERED WOOD SIDING	LPSMARTSIDE / SMOOTH LAP SIDING	FINISH INSTALLATION
5	EXISTING FRIEZE BD	N/A	SCRAPE 4 PAINT / REPLACE ROTTED BOARDS IN KIND AS REQUIRED
6	EXISTING WINDOW	N/A	REFURBISH EXISTING WINDOW FRAME, SASH, SILL & TRIM
7	COMPOSITE WINDOW TRIM	LPSMARTSIDE / 540 SERIES SMOOTH TRIM	MATCH EXISTING DIMENSIONS AND PROFILE
8	EXISTING CORBEL	N/A	SCRAPE 4 PAINT / REPLACE ROTTED CORBEL IN KIND AS REQUIRED
9	NEW FRIEZE BD	LPSMARTSIDE / 540 SERIES SMOOTH TRIM	COMPOSITE BD - MATCH EXISTING DIMENSIONS AND PROFILE
10	WOOD PORCH	N/A	REBUILDING EXISTING WOOD PORCH AND RAILING
11	BASEMENT ACCESS STAIR	N/A	REMOVE AND RECONSTRUCT BASEMENT ACCESS STAIR AS REQUIRED FOR WATER TIGHT SEAL
12	REMOVE EXISTING OVERHANG	N/A	---
13	EXISTING PORCH	N/A	REMOVE AND REPLACED ROTTED STRUCTURE AS REQUIRED - REPLACE WITH IN KIND MATERIALS - MATCH EXISTING DIMENSIONS AND PROFILES
14	ENTRY DOOR	N/A	REPAIR IN KIND
15	KICK BD	N/A	REMOVE AND REPLACE IN KIND
16	NEW DOUBLE HUNG WINDOW	SIERRA PACIFIC / H3	36" x 52" WOOD FRAMED WINDOW WITH VINYL CLAD EXTERIOR AND SIMULATED DIVIDED LITE
17	FASCIA	LPSMARTSIDE / 540 SERIES SMOOTH TRIM	---
18	FASCIA	PREVIOUSLY REPLACED WINDOW	---
19	FRIEZE BOARD	LPSMARTSIDE / 540 SERIES SMOOTH TRIM	FINISH INSTALLATION
20	NEW FASCIA	LPSMARTSIDE / 540 SERIES SMOOTH TRIM	FINISH INSTALLATION
21	REAR ENTRY DOOR + SCREEN	PELLA FIBERGLASS ENTRY DOOR	PELLA FIBERGLASS ENTRY DOOR, CRAFTSMAN STYLE, SIMULATED DIVIDED LIGHT 1-1/8" PVC PERMANENTLY BONDED TO INTERIOR AND EXTERIOR OF GLAZING
22	ALUMINUM SCREEN DOOR	LARSON SCREEN DOOR	LARSON MIDEVIEW ENTRY DOOR MODEL 69H- WHITE



5 STAIR DETAIL

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



ARCHITECTURAL DESIGN CONSULTANTS, INC.  
30 Wisconsin Dells Parkway | P.O. Box 580  
Lake Delton, WI 53940 | Phone: 608.254.6181

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REVISIONS	DATE

CLIENT  
**RYAN REDA**

PROJECT  
**719 JENIFER ST**

DRAWN BY  
B. SERVIN  
CHECKED BY  
B. SERVIN  
DATE  
06.14.2023  
JOB NUMBER  
18-037

BID SET | VOLUME

SHEET NAME  
**ELEVATIONS & DETAILS**

SHEET NUMBER

**A101**

REVISIONS	DATE

CLIENT  
**RYAN REDA**

PROJECT  
**719 JENIFER ST**

DRAWN BY  
B. SERVIN  
 CHECKED BY  
B. SERVIN  
 DATE  
06.14.2023  
 JOB NUMBER  
18-037

BID SET | VOLUME

SHEET NAME  
**EXISTING CONDITIONS  
PHOTOS**

SHEET NUMBER

**A102**



2018 PLAN NORTH ELEVATION



2018 PLAN WEST ELEVATION



2018 PLAN SOUTH ELEVATION



2023 PLAN NORTH ELEVATION



2023 PLAN WEST ELEVATION



2023 PLAN SOUTH ELEVATION



2023 PLAN EAST ELEVATION

## Bailey, Heather

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**From:** Bradley Servin <b.servin@adcidesign.com>  
**Sent:** Thursday, June 22, 2023 8:14 AM  
**To:** Bailey, Heather  
**Subject:** 18-037 : updated materials? (File Transfer - Ryan Reda - Home Addition - Madison, WI)

Caution: This email was sent from an external source. Avoid unknown links and attachments.

### Project: 18-037 Ryan Reda - Home Addition - Madison, WI

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#### Notification about File Transfer **updated materials?**

A transfer (File Transfer) has arrived on the Architectural Design Consultants, Inc. Info Exchange Site.

#### Remarks

Hi Heather,

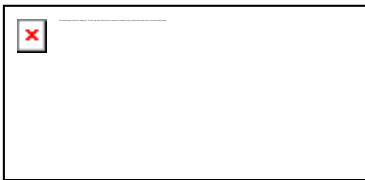
I left a message on your voicemail yesterday afternoon. I will be in the office all day so feel free to reach back to me when you have a chance.

Please see the response to some of your questions below.

#### **Bradley R. Servin, AIA**

partner | vice president madison operations

O 608.254.6181 | M 608.295.5436 | [adcidesign.com](http://adcidesign.com)



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**From:** Bailey, Heather <HBailey@cityofmadison.com>  
**Sent:** Wednesday, June 21, 2023 3:42 PM  
**To:** Brad Servin <b.servin@adcidesign.com>; Ryan Reda <redasbac@gmail.com>  
**Cc:** Mark Hazelbaker, Esq. <MH@kasieta.com>  
**Subject:** RE: updated materials?

Brad,

To follow up on my voicemail, I have a couple of questions.

Note 10. We will need specs on the type of material proposed for the rear porch railing. **Rear porch railing basis of design is Azek Timber Tech Classic Composite Series: Color White – Cut sheet is attached**

Note 11. How are you completing the work for the rear basement access stair? Will this just be a new BILCO door? Or will this entail something else? **Attached are additional Photos of the basement access door. The door itself is in good condition and does not require replacement. The intent is the flash the door to the exterior building wall to create a water tight seal and repair the concrete slab around the door to create positive drainage way from the structure.**

Note 13. At our last meeting, I had asked for specific details on what all would happen with the front porch replacement and Ryan assured the commission that this only required some very limited replacement. If we're replacing the porch, we need specifics on what materials will be used and how that work will be undertaken. If there are only a few places that need splicing in material, that's another matter. **Attached are two closeup photos of the existing entry porch. As you will see the parts and pieces of the porch roof construction and supports or not off the shelf products. There are no specs to provide. The intent is to replace deteriorate members with in kind crafted pieces as required.**

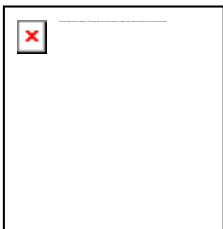
Note 16. Your note says that the window will have a vinyl exterior. The previously supplied specs for the windows had an interior vinyl frame, but a metal clad exterior. Will this be the same type of window as previously installed or is this to have vinyl exterior? **I did visit the site this morning and confirmed the window exterior cladding is metal. I was of the impression that the exterior cladding was vinyl. All proposed windows are to be aluminum clad to match what was initially installed.**

Note 17. I think that the note for this item is incorrect as it talks about windows, but it denotes an area of fascia. **You are correct. The notes have been removed. New plan sheet attached.**

Note 18. Likewise, this material says that it is fascia, but it is clearly a previously replaced window. **You are correct. The notes have been removed. New plan sheet attached.**

Note 21. We'll need final specs on these. A new rear door and storm were proposed with the 2021 approval and I don't know if you're proposing that again or if you're looking at a different product. **The back entry door and screen have been separated with individual tags on the updated plans. With specific notes regarding product selection. Let me know if you need anything more.**

I'll proceed with the staff report given this updated submittal. I think that the commission will have additional questions. I am also going to recommend a condition of approval that the historic profiles of the window framing on the previously replaced windows be corrected to align with the previously issued CoA.



**Heather L. Bailey, Ph.D.** *(she/her)*

Preservation Planner  
Neighborhood Planning, Preservation + Design Section

Department of Planning + Community + Economic Development  
Planning Division  
215 Martin Luther King, Jr. Blvd.; Suite 017  
PO Box 2985  
Madison WI 53701-2985  
Email: [hbailey@cityofmadison.com](mailto:hbailey@cityofmadison.com) Phone: 608.266.6552

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**From:** Brad Servin <[b.servin@adcidesign.com](mailto:b.servin@adcidesign.com)>

**Sent:** Friday, June 16, 2023 7:34 AM

**To:** Bailey, Heather <[HBailey@cityofmadison.com](mailto:HBailey@cityofmadison.com)>; Ryan Reda <[redasbac@gmail.com](mailto:redasbac@gmail.com)>

## Bailey, Heather

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**From:** Ryan Reda <redasbac@gmail.com>  
**Sent:** Thursday, June 22, 2023 9:05 AM  
**To:** Bailey, Heather  
**Cc:** Brad Servin; Mark Hazelbaker, Esq.; Scott Frank; Hayden Frank  
**Subject:** Re: updated materials?

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear Heather,

I wanted to provide you with some additional details regarding the proposed improvements. Please find the revised information below:

**Windows:** We plan to continue using materials that are similar to those previously approved, without any changes. The previous windows had an aluminum clad exterior, and we intend to use the same material for the new windows as well.

**Front Porch:** The front porch does not require replacement. Instead, minor repairs will be carried out using materials that closely match the existing ones. As for the roofing, we would like to leave the decision to the commission. They can choose between a wood shingle roof, which we believe maintains a more fitting aesthetic, or asphalt shingles to match the rest of the house. In our assessment we do not see any structural issues with current supporting members per the engineering assessment conducted.

**Rear Access Hatch:** The repairs for the rear access hatch involve the removal of the current access door for concrete repairs. If necessary, concrete will be cut near the hatch and re-poured as determined by the contractor. The hatch will be reset using a sealant and a flashing on the house that extends to the hatch. This will ensure water tightness and allow for any structural movement.

**Rear Door:** It seems there was some confusion regarding the replacement of the front and rear doors. I want to clarify that only a new rear door is being proposed. The front door should receive a storm door to protect its unique design and was not intended to be replaced.

**Sills for the Sides of the House:** One of the commission members had inquired about the condition of the sills on the sides of the house. To address this concern, I spoke with the project manager who was handling the approval process before his unexpected departure. According to him, the approval for window replacement did not mention the need to replace the severely rotted sills that had a metal cap attached to the facade by caulking. The selected windows deemed sufficient to maintain the required 6 over 6 window configuration were an aluminum clad which should be continued throughout the project where applicable.

I hope this clarifies the proposed improvements. If you have any further questions or require additional information, please don't hesitate to reach out. I look forward to discussing this project with you further.

Best regards,

Ryan Reda



719







EVERBILT  
PREMIUM NON-WOVEN HOUSEWRAP

EVERBILT  
PREMIUM NON-WOVEN HOUSEWRAP

E







Model(s):

691-52

691-55

691-90

## Build Your Door

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Color:



Handle:



Glass: CLEAR

---

Door Width:



Custom door widths are available in sizes 29 - 36"

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Door Height:

\*Standard door height fits



COMPOSITE RAILING

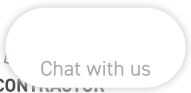
## Classic Composite Series

High Performance & Design Versatility

  
FREE SAMPLES

  
CALCULATE COST

  
WHERE TO BUY

 Chat with us  
FIND A CONTRACTOR

Choose from multiple top rail design, infill options, and other accessories to customize your railing. [See options.](#)

**TOP RAIL SHAPE Premier Rail**



**COLOR White**



**SAMPLE SIZE**

4" Sample FREE \$0.00



- DETAILS
- OPTIONS & DIMENSIONS
- INSTALLATION & WARRANTY
- ACCESSORIES
- FAQS

**Universal Rail Packs**

Includes: Top and bottom support rails, bottom rail, footblocks, and hardware (top rail sold separately)

- 2 Options:

Standard Pack (for use with composite balusters)

Custom Pack (for use with infills other than composite balusters)

- Section Size Options: 6', 8', and 10' sections
- Colors: White, Matte White, Black, Matte Black, Matte Espresso

**Universal Rail Kits**

Includes: Top and bottom support rails, bottom rail, footblocks, hardware, and composite balusters (top rail sold separately)

- Section Size Options: 6' and 8' sections
- Colors: White, Matte White, Black, Matte Black, Matte Espresso

**Top Rail Options**

**Premier Rail**

- Actual dimensions: 3.5" x 2.6"
- Lengths available: 6', 8', and 10'
- Available in **White**, Matte White, Black, Matte Black, Matte Espresso

**Radiance Rail**

- Actual dimensions: 2.9" x 2.9"
- Lengths available: 6', 8', and 10'
- Available in White, Matte White, Black, Matte Espresso



**Trademark Rail**

- Actual dimensions: 3.5" x 2.6"
- Lengths available: 6', 8', and 10'
- Available in White, Matte White

**Drink Rail (Universal Rail needed for use with deck board)**

- Actual dimensions: See dimensions for a standard width or wide width deck board (full profile ONLY)
- Universal Rail lengths available: 6', 8', and 10'
- Compatible with all Classic Composite Series Railing infills except for glass

**Infill Options:**

- Composite balusters: square (available in White, Matte White, Black, Matte Black, Matte Espresso)
- Aluminum balusters: square and round (Black only)\*
- CableRail\*
- Glass Channel Kit (glass sold separately)\*

\*Custom rail pack required

**Post Sleeves, Post Caps, and Post Skirt Options:**

- All available in White, Matte White, Black, Matte Black, Matte Espresso

**4" x 4" Post Options****Post Sleeves**

- Actual dimensions: 4" x 4"
- Lengths available: 39" and 96"

**Post Caps**

- Standard Post Cap Dimensions: 5.6" x 5.6" x 1.2"
- Island Post Cap

**Post Skirt**

- Actual Dimensions: 5.62" x 5.62" x 1.1"

**5" x 5" Post Options****Post Sleeves**

- Actual dimensions: 5" x 5"
- Lengths Available: 42", 96" and 144"

**Post Caps**

- Standard Post Cap Dimensions: 7.1" x 7.1" x 2.5"

**Post Skirt: 6.36" x 6.36"**

\*Special Order — Please allow for extended lead times

**5.5" x 5.5" Post Options****Post Sleeves**

- Actual dimensions: 5.5" x 5.5"
- Lengths Available: 39", 54", and 144"

**Post Caps**

- Pyramid Post Cap Dimensions: 7.1" x 7.1" x 2.5"
- Island Post Cap Dimensions: 8.3" x 8.3" x 1.6"

**Post Skirt**

- Actual Dimensions: 8" x 8" x 1.7"

**Classic Composite Series Railing System**

See how the components come together.

**Step 1: Select Top Rail**

FREE SAMPLES



CALCULATE COST



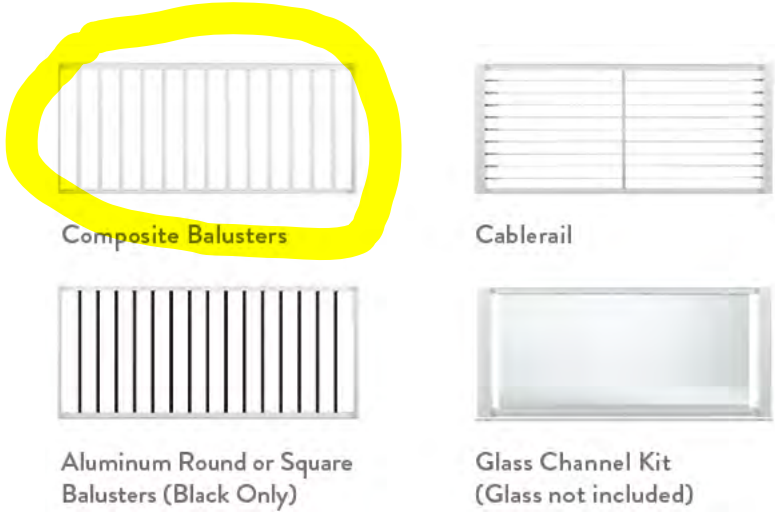
WHERE TO BUY



FIND A CONTRACTOR



Step 2: Select Infill



Step 3: Select Post Sleeves and Caps

### What defines the Classic Composite Series?

Ready to Customize

  
FREE SAMPLES

  
CALCULATE COST

  
WHERE TO BUY

  
FIND A CONTRACTOR