

# LANDMARKS COMMISSION APPLICATION

LC

Complete all sections of this application, making sure to note the requirements on the accompanying checklist (reverse).

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call (608) 266-4635

City of Madison  
Planning Division  
215 Martin Luther King Jr Blvd, Ste 017  
PO Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



## 1. LOCATION

Project Address: 704 E Gorham St, Madison WI 53703

Alder District: 6

## 2. PROJECT

Project Title/Description: Mendota Lake House Addition and Renovation

This is an application for: (check all that apply)

New Construction/Alteration/Addition in a Local Historic District or Designated Landmark (specify):

<input type="checkbox"/> Mansion Hill	<input type="checkbox"/> Third Lake Ridge	<input type="checkbox"/> First Settlement
<input type="checkbox"/> University Heights	<input type="checkbox"/> Marquette Bungalows	<input checked="" type="checkbox"/> Landmark

Land Division/Combination in a Local Historic District

or to Designated Landmark Site (specify):

<input type="checkbox"/> Mansion Hill	<input type="checkbox"/> Third Lake Ridge	<input type="checkbox"/> First Settlement
<input type="checkbox"/> University Heights	<input type="checkbox"/> Marquette Bungalows	<input type="checkbox"/> Landmark

Demolition

Development adjacent to a Designated Landmark

Variance from the Historic Preservation Ordinance (Chapter 41)

Landmark Nomination/Rescission or Historic District Nomination/Amendment

(Please contact the Historic Preservation Planner for specific Submission Requirements.)

Informational Presentation

Other (specify):

Legistar #:

DATE STAMP

DPCED USE ONLY

## 3. APPLICANT

Applicant's Name: Robert Klebba

Company:

Address: 704 E Gorham St, Madison WI 53703

Street

City

State

Zip

Telephone: 608.209.8100

Email: bob.klebba@gmail.com

Property Owner (if not applicant):

Address:

City

State

Zip

Property Owner's Signature:

Date: 28 Aug 2023

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

## 4. APPLICATION SUBMISSION REQUIREMENTS (see checklist on reverse)

All applications must be filed by 12:00pm on the submission date with the Preservation Planner. Applications submitted after the submission date or incomplete applications will be postponed to the next scheduled filing time. Submission deadlines can be viewed here: [https://www.cityofmadison.com/dpced/planning/documents/LC\\_Meeting\\_Schedule\\_Dates.pdf](https://www.cityofmadison.com/dpced/planning/documents/LC_Meeting_Schedule_Dates.pdf)

## **Landmarks Application**

### **704 E Gorham St**

Robert Klebba 18 September 2023

#### **History**

The historic Dora and William Collins House has been operated as the Mendota Lake House B&B since Robert Klebba and David Waugh's purchase of the ground lease improvement from the City in 2012. The building had been converted to a B&B in 1985, however only very minor changes to the exterior have been made since the City acquired the property in the early 1960s.

#### **Existing**

We operate the property as a bed and breakfast. Our living quarters are on the garden (basement) level.

#### **Intent**

We are proposing a 1-story addition to the building in the rear. We are proposing replacing all the windows on the rear, lake-facing side of the building on the second and third floors. We will also be doing significant renovations to the interior of the building and some restoration elsewhere on the exterior. Descriptions below:

#### **Rear of building, lower level and first-floor deck**

The roughly 10'-by-27' single story addition on the rear of the building will feature a deck on top that will be accessible from the first floor and living space below. The small existing shed structure will be removed, and the grade will be lowered to that of the basement level.

The deck will provide bed and breakfast guests a connection to Lake Mendota that was lost when the rear porch was enclosed and winterized in the 1950s. It will also provide more direct access to guest parking through the rear of the building.

The exterior finish will be stucco with 2 brick piers reflecting the existing piers rising to the 2<sup>nd</sup>-floor deck. French doors flanked by 2 double hung windows will be installed on the new addition and on the new 1<sup>st</sup>-floor deck. The side entrance door to the addition will reflect an arts-and-crafts look, but not that of the original building.

There will be two new windows in the storage room on the lower level facing the side street ("west"). These windows will be a new penetration in an original wall. There are also new "north"-facing windows in the office room next to the stairs coming down from the deck. In this case, the walls filling in the spaces between the pillars supporting the original 1st floor porch (facing the lake) are not original and date back to the 1950s. The existing double-hung windows in the lower-level, second bedroom facing "west" need to be enlarged for egress. We plan to use the same width window opening and to install a landscaped window well to maintain the historic appearance from the side street.

**Rear of building, first floor**

The existing windows were installed in 2015 and are the third set of windows for what was originally built as a 3-season porch. Some of the 1950s windows remain on the “east” side. We propose to replace these remaining windows to match those on the “west” side. The set of windows facing “north” in the center opening will be removed and reinstalled in the addition. Single-paned French doors with double-hung windows on each side will provide access to the deck from the center opening.

The railing on the first-floor deck will be contemporary, differentiating it from the 2<sup>nd</sup> floor deck railing.

**Rear of building 2<sup>nd</sup> floor**

The center set of 2 double-hung windows in the Walt Whitman room are the 2 windows most exposed to the prevailing winds off the lake. They do not match any other windows in the house and the cladding also appears different. We strongly suspect they've been replaced once. Unfortunately, installation of combination storm windows with a caulk seal instead of weep holes in the 1980s has promoted significant deterioration of these windows and they need replacement. We propose using the Marvin windows with the exterior ogee lugs for all replacements on the 2<sup>nd</sup> and 3<sup>rd</sup> floors facing the lake.

Additionally, we propose to replace the 2 other double-hung windows facing the lake in what will become a larger bathroom suite.

Access to the 2<sup>nd</sup>-floor deck from the Oscar Wilde room will be provided by a new door/window combination that will replace the existing double hung windows. The door will have a simulated checkrail (not shown in drawing) so that the door looks like a double hung window from ground level. Note that the 2<sup>nd</sup>-floor deck railing obscures the bottom of the door.

**Rear of Building 3<sup>rd</sup> floor**

Please note that the rear of the building faces the prevailing northwest wind direction. During strong storms, the wind off the lake pushes the rain up the side of the building and into the eaves. Of course, it also pushes the rain into any crack the windows provide.

The 2 sets of double-hung windows on the 3<sup>rd</sup> floor have also been damaged by the improper storm window installation and will be replaced.

A dormer between the original 2 dormers was built in the 1950s with several double hung windows. We replaced those windows with awning windows in 2015. We will be replacing these awning windows with taller double-hung windows in order to provide our guests better views of the lake. This newer “connector” dormer stucco has been painted a darker color in order to differentiate it from the original outer dormers (not shown in renderings).

**“East” Elevation, 1st floor**

The service entrance area that leads into the kitchenette has been modified significantly since 1985. An egress from the lower level was installed, replacing a double-hung window in the original kitchen. We will be moving the interior wall slightly into the kitchen to allow for a more comfortable bathroom. We will install a new double-hung window in the kitchenette with the same height as that of the original.

The inoperable and questionably original transom window in the bathroom will be replaced by a fixed window appropriate for a shower. Window trim and masonry will be restored to match what originally existed.

### **Exterior penetrations/utility additions**

#### **“West” elevation**

A power-vented water heater will add venting below the first-floor windows on the “south” side. The 3” PVC combustion air intake and exhaust pipes will be painted to match the brick. We may have to place an electric meter somewhere near the “south” wall if the utility doesn’t allow an interior installation for our electric upgrade. On the “north” side above the guest suite, we will add 2 4” vents for 2 bathrooms and 1 6” vent for the owners’ kitchen. The vents will be steel and will be painted to match the brick. Landscaping will hide the view of these vents.

A steel 4” vent for the James Baldwin bathroom will be added in the stucco wall under the eave. It will be painted to match the stucco.

#### **“East” elevation**

2 steel 4” vents will be added for the existing first floor bathroom and a new powder room. The vents will be painted to match the brick. We will also add a 6” vent for a kitchen exhaust fan. All vents will be painted to match the brick or stucco. Because of the porch on this side of the building, and the unknown ceiling joist orientation, these vents may have to extend to the “south” elevation.

4” steel bathroom vents for the 2<sup>nd</sup> floor Tennessee Williams and the 3<sup>rd</sup> floor Gore Vidal rooms will penetrate the stucco and painted to match.

Venting for a power-vented boiler for the addition will require venting somewhere. We suspect it may be on the “east” side near ground level, but it may also be located in the mechanical room.

### **Front porch**

The front porch roof was not maintained during the City’s occupancy from the early 1960s to 1985 and the cantilever structure failed in the 1980s. We will rebuild the structure from the inside of the building out, replacing the wooden beams with steel I-beams. This will restore the original cantilevered canopy.

The floor of the porch and the brick wall have deteriorated due to water penetration. These will also be replaced and rebuilt.

### **Renovation**

Interior renovation work will include remodeling of the owners’ living quarters, rewiring of the whole house and electrical service upgrade, central air conditioning, restoration of front porch, renovation of 5 existing guest bathrooms, addition of a restroom, remodeling of kitchen on first floor, new roof, and window replacement where required.



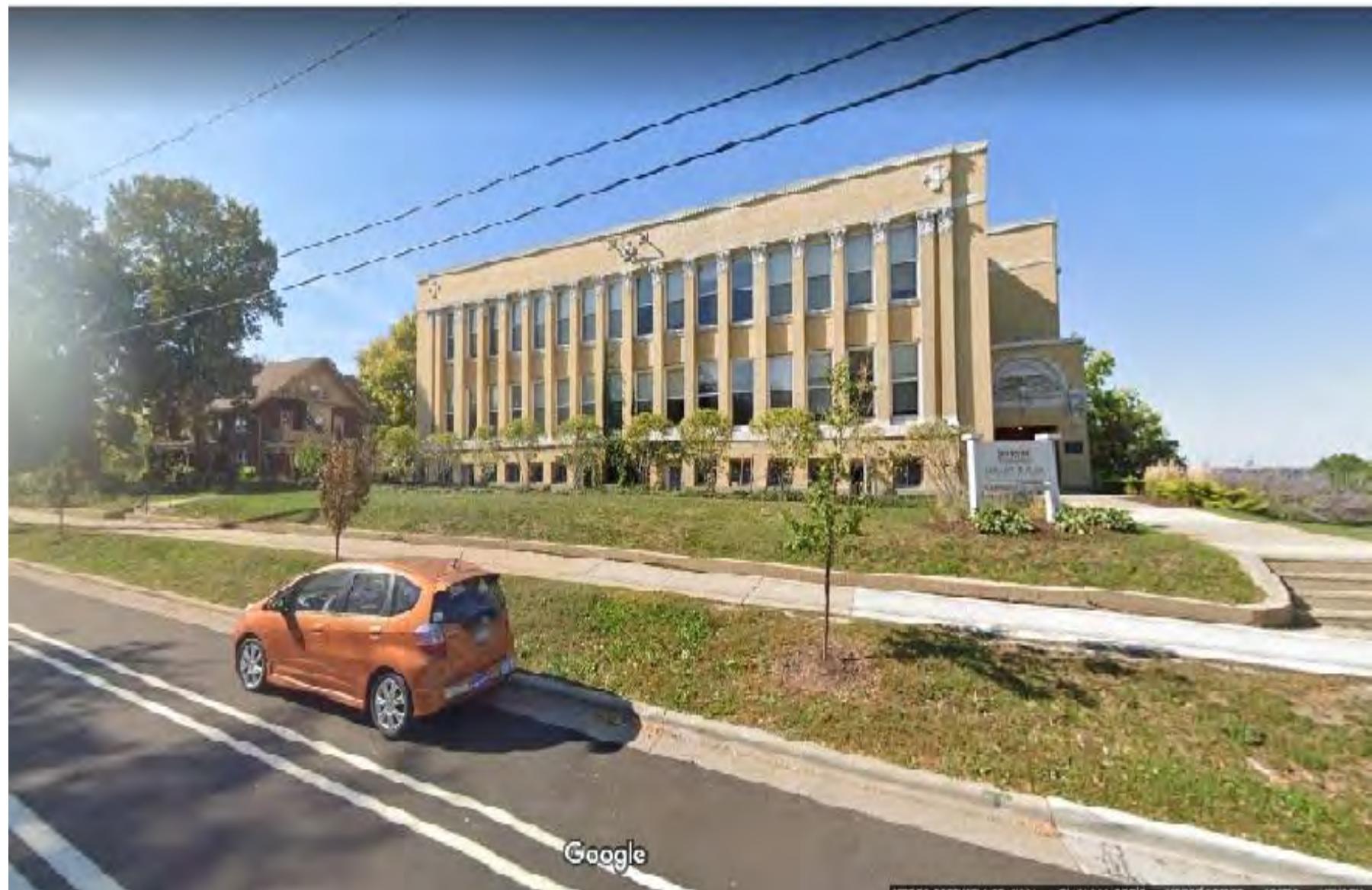


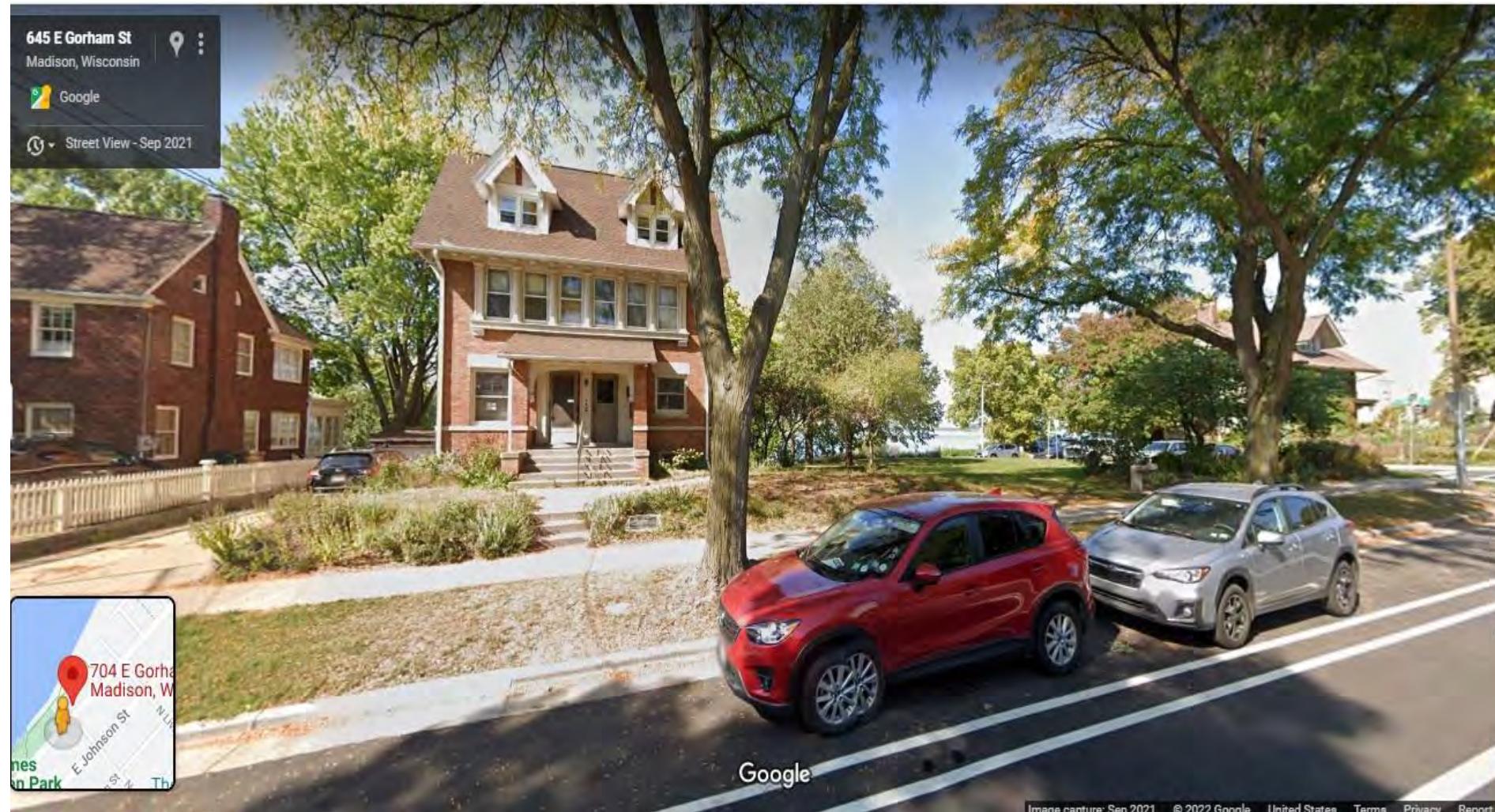


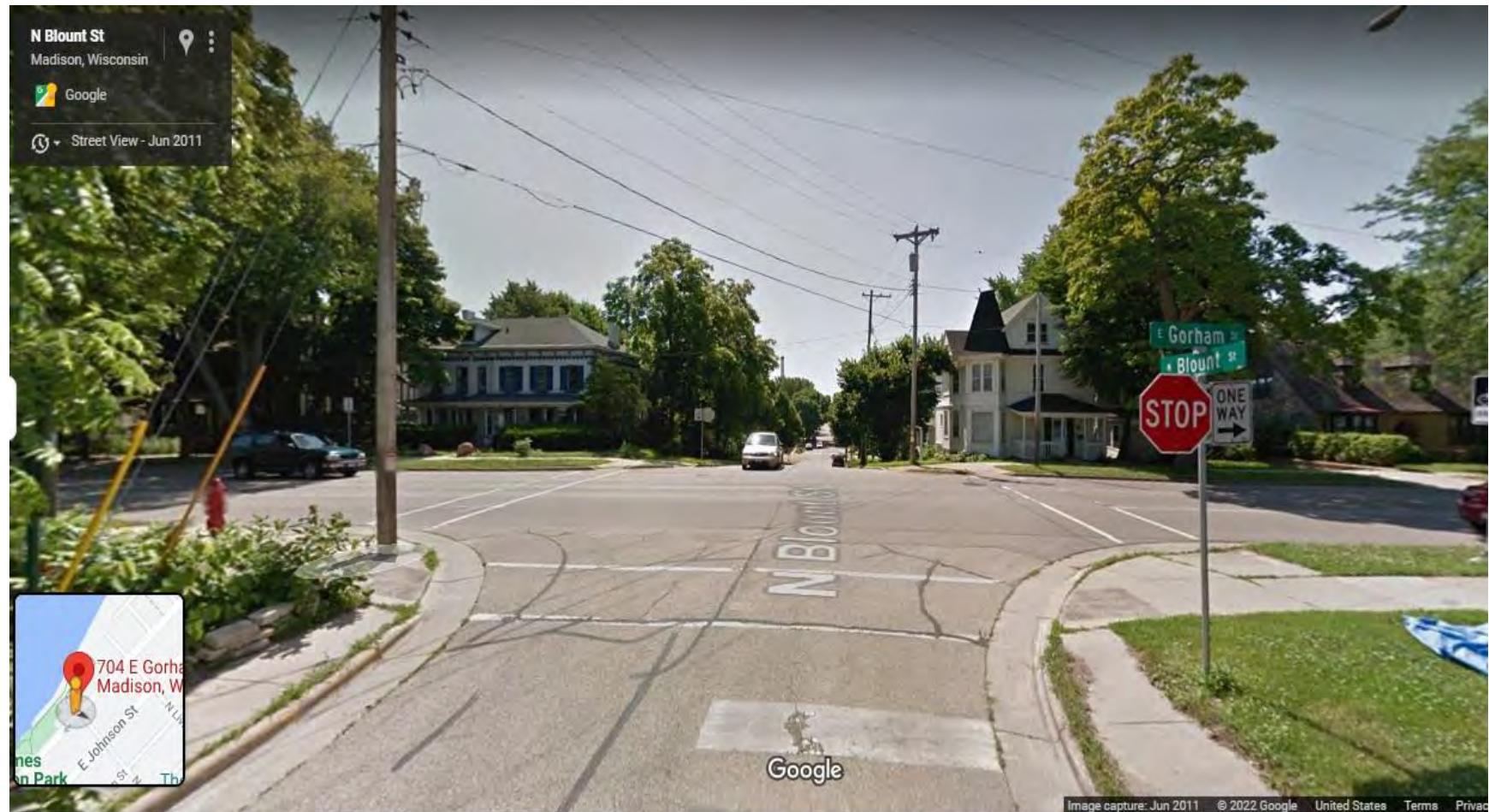












Letter of Intent

704 E Gorham St





**WESTERN ELEVATION**

Scale 3/16" = 1'-0"



**EASTERN ELEVATION**  
Scale 3/16" = 1'-0"



08.23.23

## Mendota Lake House

David Waugh and Bob Klebba  
704 East Gorham  
Madison, WisconsinAndrew Wanek, AIA  
608.692.8830SHEET  
1 OF 31**BUILDING INFORMATION**

OWNERS: David Waugh and Bob Klebba  
ADDRESS: 704 East Gorham  
Madison, Wisconsin

**PROJECT DESCRIPTION**

ONE STORY ADDITION. INTERIOR REMODEL. HVAC UPDATES.

**GENERAL NOTES**

- ALL DESIGN, MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT EDITION OF THE WISCONSIN UNIFORM DWELLING CODE (INCLUDING ALL RELATED ELECTRICAL, MECHANICAL AND PLUMBING TRADE CODES AND REGULATIONS) AND REGULATIONS AND ORDINANCES OF THE PROJECT MUNICIPALITY. IF THE GENERAL CONTRACTOR OR ANY SUB-CONTRACTOR PERFORMS ANY WORK IN CONFLICT WITH THE ABOVE MENTIONED LAWS, CODES, RULES, ORDINANCES AND REGULATIONS, THEN THE CONTRACTOR IN VIOLATION SHALL BEAR ALL COSTS OF REPAIR ARISING OUT OF THE NON-CONFORMING WORK.
- PERMITS - THE GENERAL BUILDING PERMIT AND PLAN CHECK SHALL BE SECURED AND PAID FOR BY THE GENERAL CONTRACTOR. ALL OTHER PERMITS SHALL BE SECURED AND PAID FOR BY THE SUBCONTRACTOR DIRECTLY RESPONSIBLE.
- INSURANCE - THE GENERAL CONTRACTOR AND EVERY SUBCONTRACTOR PERFORMING WORK OR PROVIDING SERVICES AND/OR MATERIALS FOR THE WORK ARE REQUIRED TO PURCHASE AND MAINTAIN IN FORCE GENERAL LIABILITY INSURANCE PRIOR TO COMMENCEMENT OF THE WORK AND/OR FURNISHING LABOR, SERVICES AND MATERIALS.
- NAMED PRODUCTS - GHA MAKES NO GUARANTEE FOR PRODUCTS IDENTIFIED BY TRADE NAME OR MANUFACTURER.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.
- SUBSTITUTIONS - SUBSTITUTIONS OF SPECIFIC MATERIALS OR PRODUCTS LISTED WITHIN THE PLANS OR SPECIFICATIONS SHALL NOT BE MADE WITHOUT WRITTEN AUTHORIZATION BY OWNER/ARCHITECT. THE GENERAL CONTRACTOR AND ANY SUBCONTRACTOR SHALL NOT MAKE STRUCTURAL CHANGES OR SUBSTITUTIONS WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT.
- CHANGES - ANY ADDITION, DELETION OR CHANGE IN THE SCOPE OF THE WORK DESCRIBED BY THE PLANS SHALL BE BY WRITTEN CHANGE ORDER ONLY. ANY APPROVAL FROM THE BUILDING OFFICIAL FOR A CHANGE IN THE WORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- INTENTION: THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL LABOR, MATERIALS, EQUIPMENT AND TRANSPORTATION SHALL BE INCLUDED IN THE WORK FOR COMPLETE EXECUTION OF THE PROJECT. GHA SHALL NOT BE RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.
- REVIEW OF DRAWINGS AND SPECIFICATIONS - THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL REVIEW THE FULL CONTENT OF THE PLANS FOR DISCREPANCIES AND OMISSIONS PRIOR TO COMMENCEMENT OF WORK. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ANY WORK NOT IN CONFORMANCE WITH THE PLANS OR IN CONFLICT WITH ANY CODE.
- USE OF DRAWINGS - DIMENSIONS TAKE PRIORITY OVER SCALED MEASUREMENTS. DETAILS AND SECTIONS ON THE DRAWINGS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO SHOW GENERAL REQUIREMENTS THROUGHOUT. DETAILS NOTED "TYPICAL" IMPLY ALL LIKE CONDITIONS TREATED SIMILARLY UNLESS NOTED OTHERWISE. THE ARCHITECTURAL DETAILS SHOWN ARE INTENDED TO FURTHER ILLUSTRATE THE VISUAL DESIGN CONCEPT. BUILDING CODE REQUIREMENTS, STRUCTURAL CONSIDERATIONS AND TRADE ASSOCIATION MANUALS AND PUBLICATIONS AND PRODUCT MANUFACTURERS WRITTEN INSTRUCTION SHALL ALSO BE CONSIDERED IN ORDER TO COMPLETE THE CONSTRUCTION OF THE DETAILS AND IN SOME CASES MAY SUPERSEDE THE DETAILS.
- CUTTING AND PATCHING - ALL SUBCONTRACTORS SHALL DO THEIR OWN CUTTING, FITTING, PATCHING, ETC TO MAKE THE SEVERAL PARTS COME TOGETHER PROPERLY AND FIT IT TO RECEIVE THE WORK OF ALL OTHER TRADES.
- CLEANUP - ALL TRADES SHALL, AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR WORK. SUBCONTRACTORS SHALL REMOVE ALL RUBBISH, TOOLS, SCAFFOLDING AND SURPLUS MATERIALS AND LEAVE THE JOB IN A BROOM-CLEAN CONDITION. ALL FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT.
- STORAGE OF MATERIALS - THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR STORING MATERIALS ON THE SITE ACCORDING TO MATERIALS SUPPLIERS OR MANUFACTURERS INSTRUCTIONS. THE MATERIALS SHALL BE KEPT SECURE AND PROTECTED FROM MOISTURE, PESTS AND VANDALS. ANY LOSS ARISING OUT OF MATERIALS STORED AT THE SITE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR OR SUBCONTRACTOR WHO STORED THE DAMAGED OR LOST MATERIALS.
- CONSTRUCTION TO BE EXECUTED IN CONFORMANCE WITH THE FOLLOWING PLANS AND SPECIFICATIONS, STATE OF WISCONSIN UNIFORM DWELLING CODE, AND ALL OTHER APPLICABLE CODES.
- CONTRACTOR TO CONTACT DIGGER'S HOTLINE AT LEAST THREE DAYS PRIOR TO THE START OF CONSTRUCTION.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ACCURACY AND DIMENSION VERIFICATION FOR ALL CONDITIONS.
- THE GENERAL CONTRACTOR SHALL ASSUME A MINIMUM SOIL BEARING CAPACITY OF 2,000 PSF. DURING EXCAVATION THE CONTRACTOR SHALL BE RESPONSIBLE FOR SOIL TESTING TO VERIFY SOIL BEARING CAPACITY AND IMMEDIATELY REPORT TO THE ARCHITECT IF INADEQUATE SOIL CONDITIONS ARE ENCOUNTERED.

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**EXISTING SITE PLAN**

Scale 1" = 20'



08.23.23

**Mendota Lake House**
 David Waugh and Bob Klebba  
 704 East Gorham  
 Madison, Wisconsin

 Andrew Wanek, ALA  
 608.692.8830

 SHEET  
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## NEW SITE PLAN

Scale 1" = 20'

A large, bold, red diagonal banner with the text "FORTHCOMING UPDATES" is overlaid on an architectural site plan. The plan shows various property boundaries, some labeled with property numbers like "BIT." and "GRASS". It includes a blue shaded area labeled "RRAS" and a blue structure labeled "EX. BUILDING 704 E. GORHAM ST.". A landscape feature labeled "LANDSCAPE RETAINING WALL" is shown with dimensions of 18" and 2.5". Other labels on the plan include "EG", "12'", "32.24'", "877", "38.62'", "877", "878", and "11'". The plan also features a north arrow and a scale bar.

SITE PLAN NOTES:  
CITY OF MADISON ZONE TR-V1  
NON RESIDENTIAL (PERMITTED AND CONDITIONAL USE)  
FRONT YARD SETBACK = 20 FEET  
REVERSE CORNER SIDE YARD SETBACK = 20 FEET  
SIDE YARD SET BACK = 6 FEET  
REAR YARD SETBACK = EQUAL TO BUILDING HEIGHT  
BUT AT LEAST 30 FEET  
MAXIMUM LOT COVERAGE = 65%  
MAXIMUM BUILDING COVERAGE = 50%  
APPROXIMATE LOT AREA = 13,905 SF  
PROPOSED BUILDING COVERAGE = 3,098 SF  
22.3%  
APPROXIMATE PROPOSED LOT COVERAGE = 4,960 SF  
35.6%  
LAKE MENDOTA OHW = 850.7

# CONSTRUCTION DOCUMENT

08.23.23

# Mendota Lake House

David Waugh and Bob Klebba  
704 East Gorham  
Madison, Wisconsin

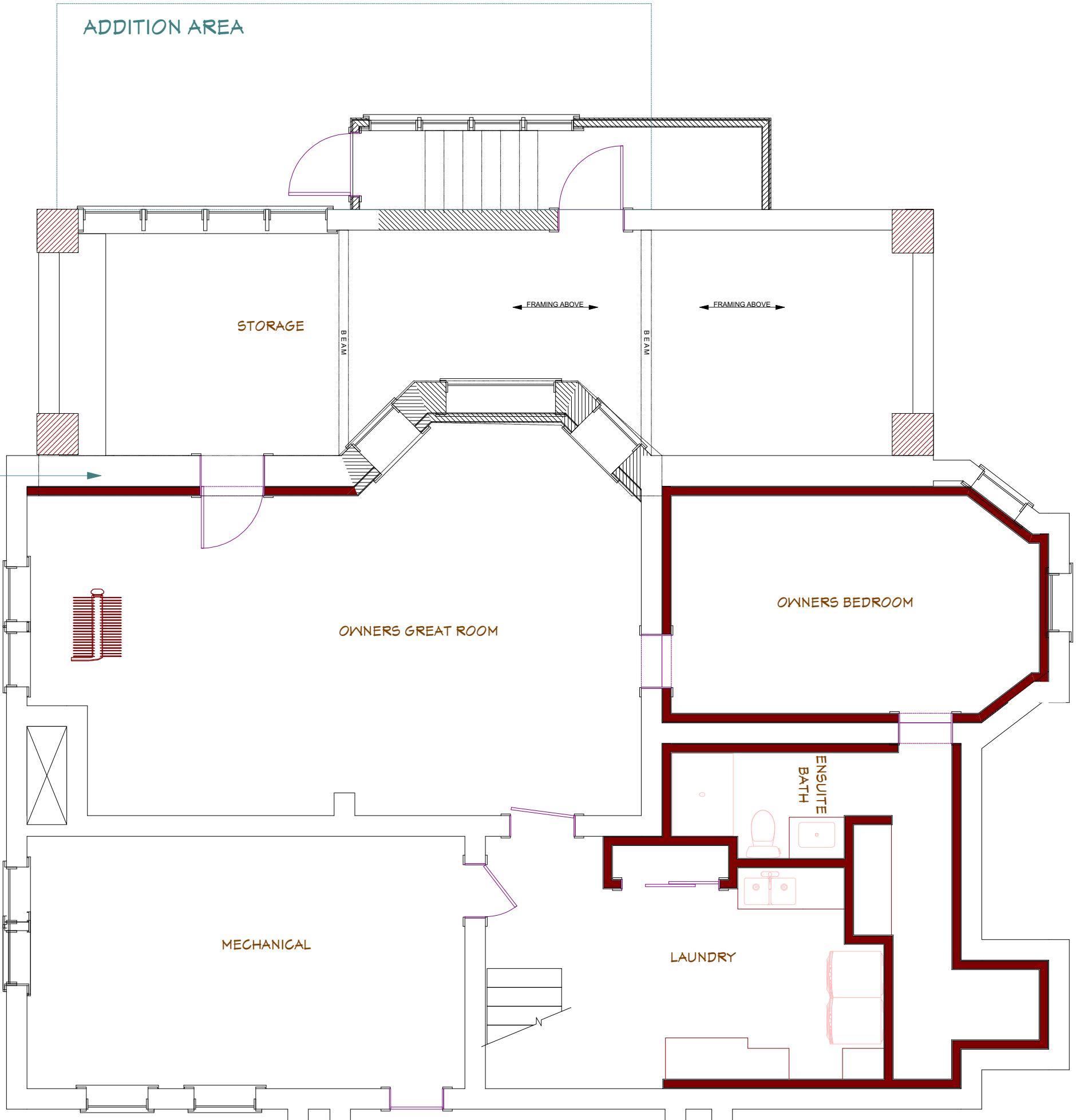


Andrew Wanek, ALA  
608.692.8830

SHEET  
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**EXISTING PLAN - Lower Level**

Scale 3/16 = 1'-0"



08.23.23

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**SHEET  
4 OF 31**

**EXISTING PLAN - First Floor**

Scale 3/16 = 1'-0"

**ADDITION AREA**

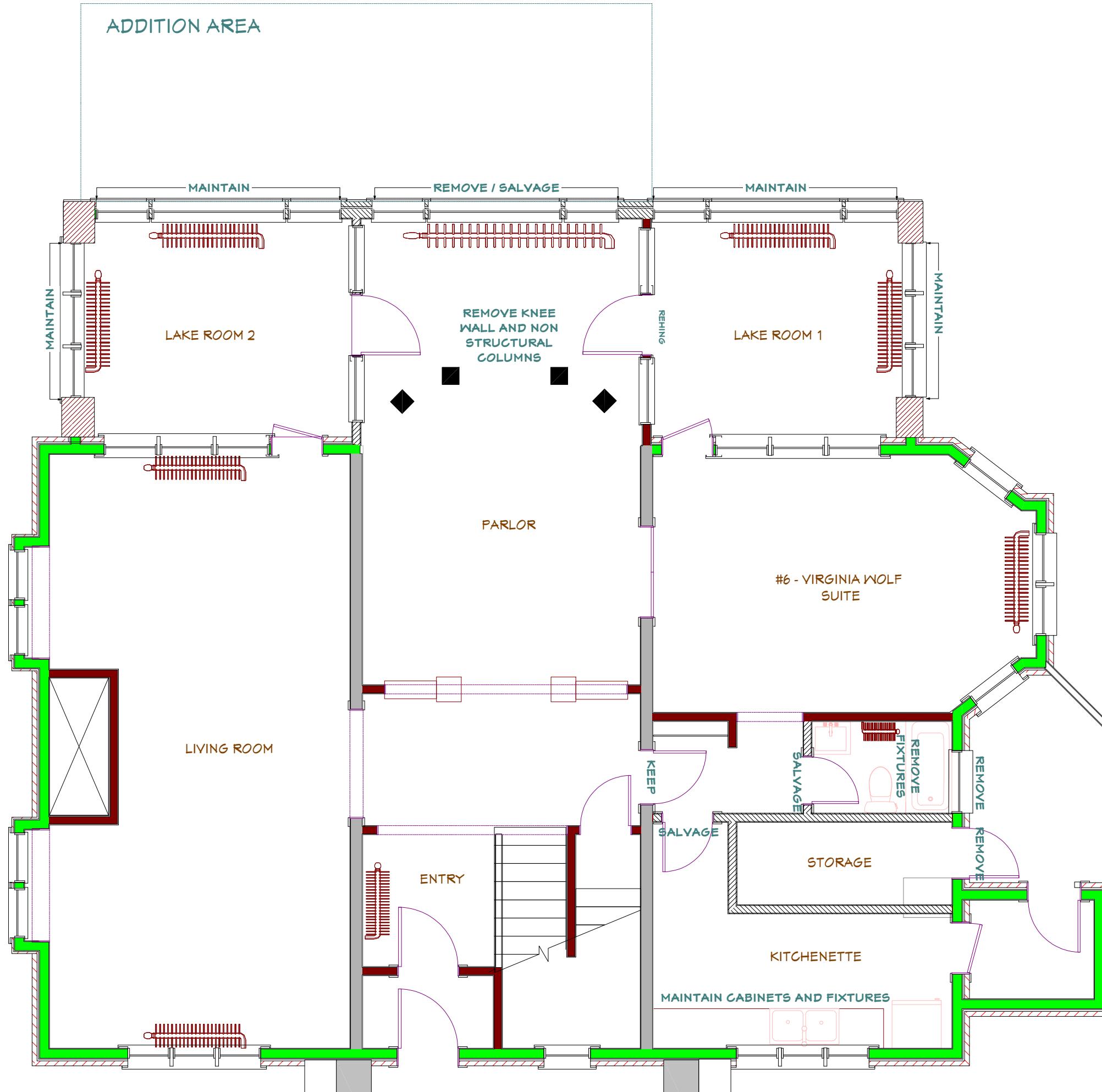
**GENERAL DEMO NOTES**

REMOVE HATCHED WALLS (NON BEARING). REMOVE BATH FIXTURES. REMOVE NON LOAD BEARING COLUMNS (VERIFY ALL CONDITIONS)

NOTE: PROTECT/MAINTAIN WAINSCOT IN VIRGINIA WOLF SUITE.

VERIFY HVAC SCOPE AND ANY NECESSARY DEMO.

REFER TO FINISH SCHEDULE FOR FINISH SCOPE.



08.23.23

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**SHEET 5 OF 31**

**EXISTING PLAN - Second Floor**

Scale 3/16 = 1'-0"

CONSTRUCTION DOCUMENT

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SHEET  
6 OF 31

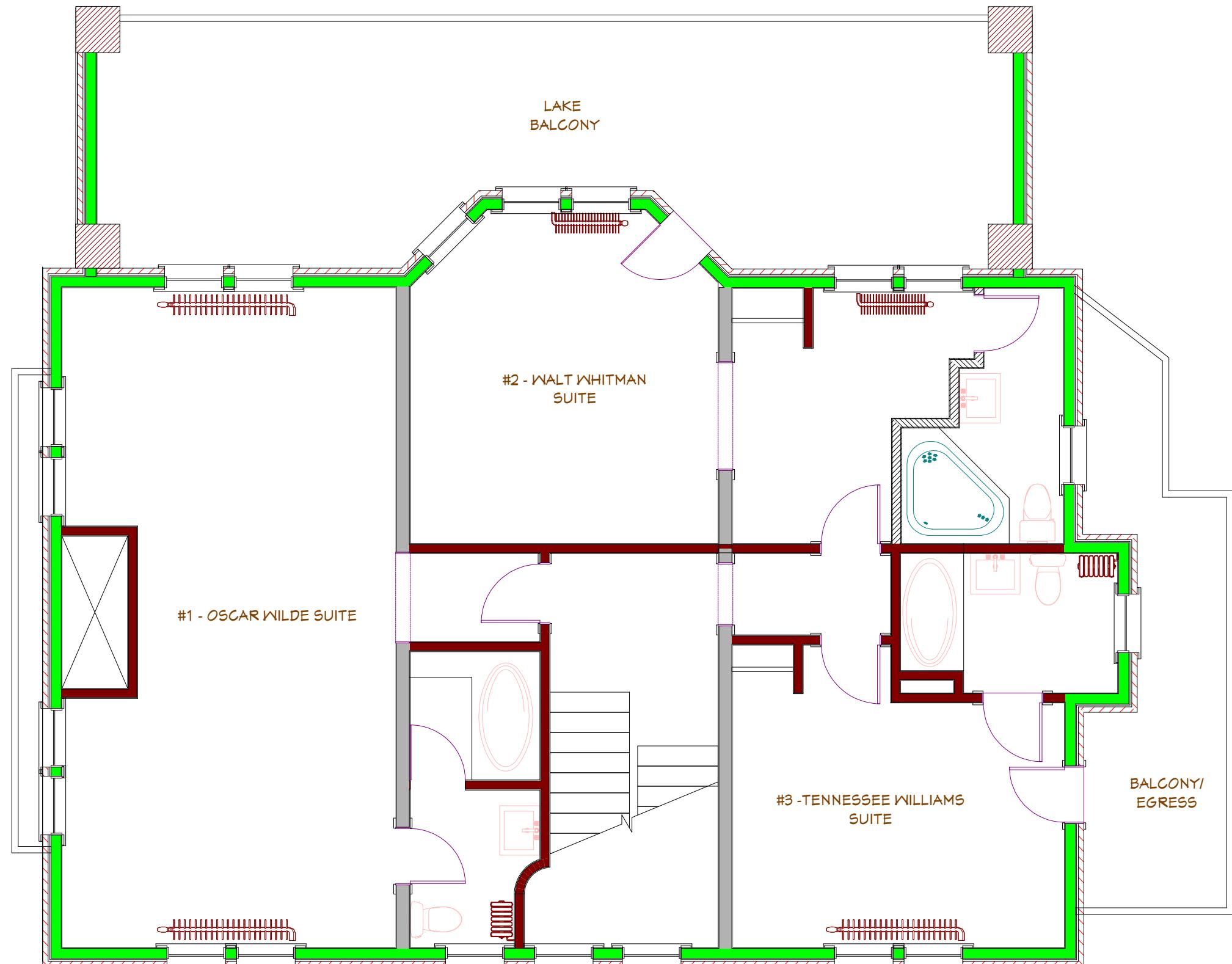
**GENERAL DEMO NOTES**

REMOVE HATCHED WALLS (NON BEARING)

REMOVE BATH FIXTURES IN WALT WHITMAN SUITE.

VERIFY HVAC SCOPE AND ANY NECESSARY DEMO.

REFER TO FINISH SCHEDULE FOR FINISH CHANGES.

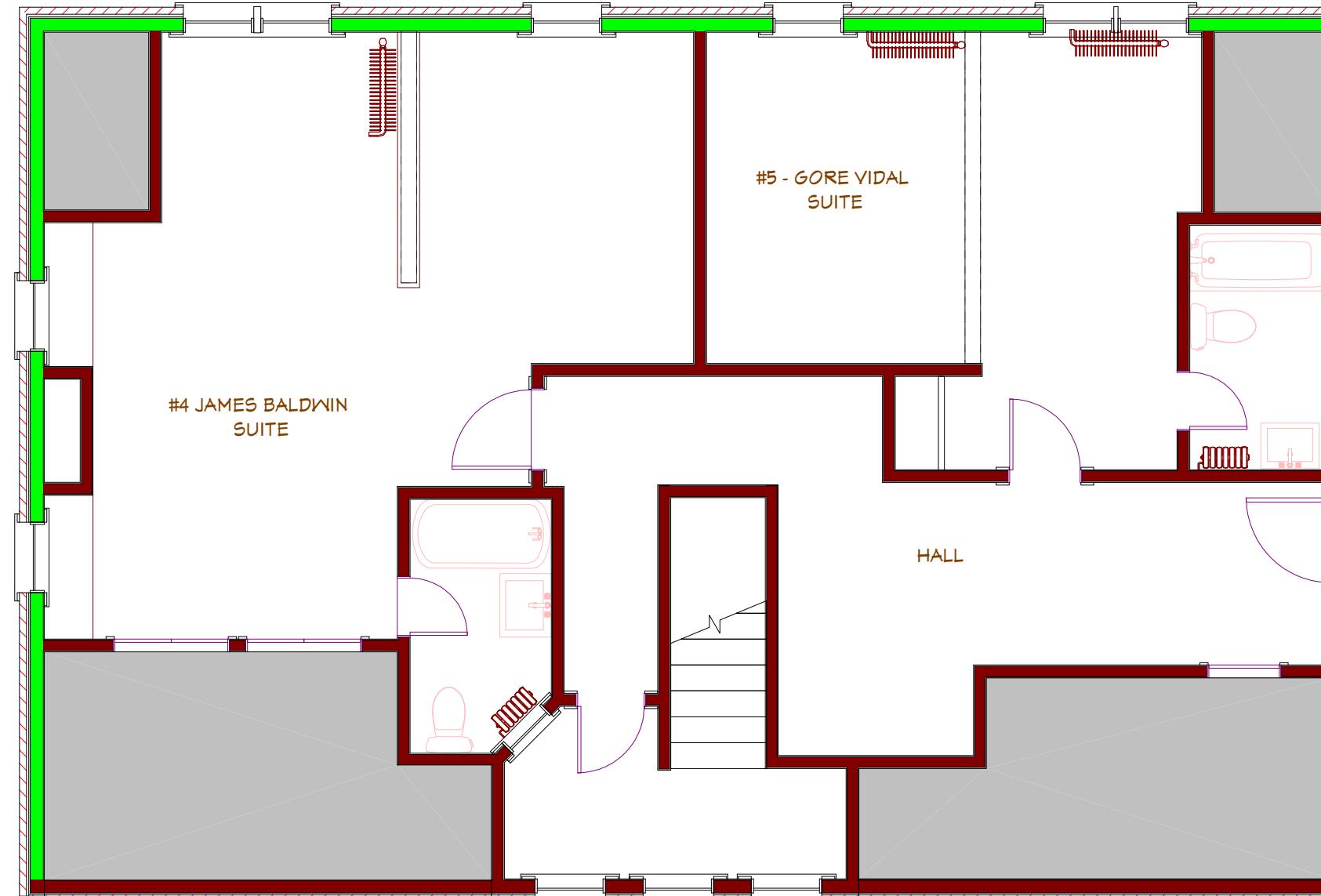


**EXISTING PLAN - Third Floor**

Scale 3/16 = 1'-0"

**CONSTRUCTION  
DOCUMENT**

08.23.23



EXISTING  
BALCONY WITH  
FIRE ESCAPE TO  
JUMP BALCONY  
BELOW

**Mendota Lake House**

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Madison, Wisconsin



**GENERAL DEMO NOTES**

REFER TO FINISH SCHEDULE  
FOR FINISH SCOPE

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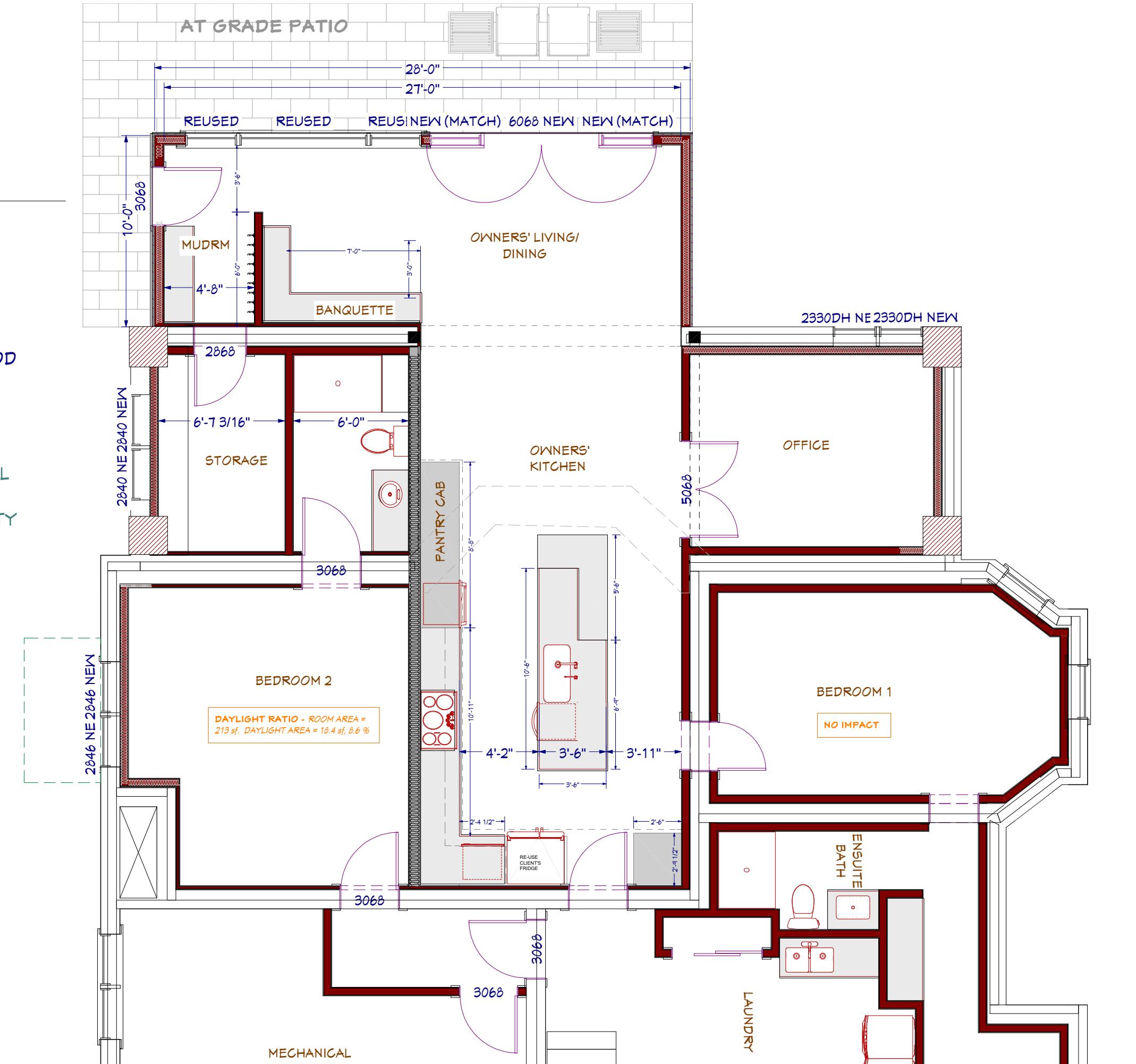
**SHEET  
1 OF 31**

## **NEW WORK - Lower Level**

Scale 3/16" = 1'-0"

**SCOPE - 285 SF SINGLE STORY  
ADDITION. REMODEL KITCHEN. ADD  
ENSUITE BATH. SEE FINISH  
SCHEDULE.**

NOTES SOUND BATT INSUL @ ALL  
BATHS AND COMMON WALLS/  
CEILINGS BETWEEN OWNERS UNITY  
AND REMAINING HOUSE.



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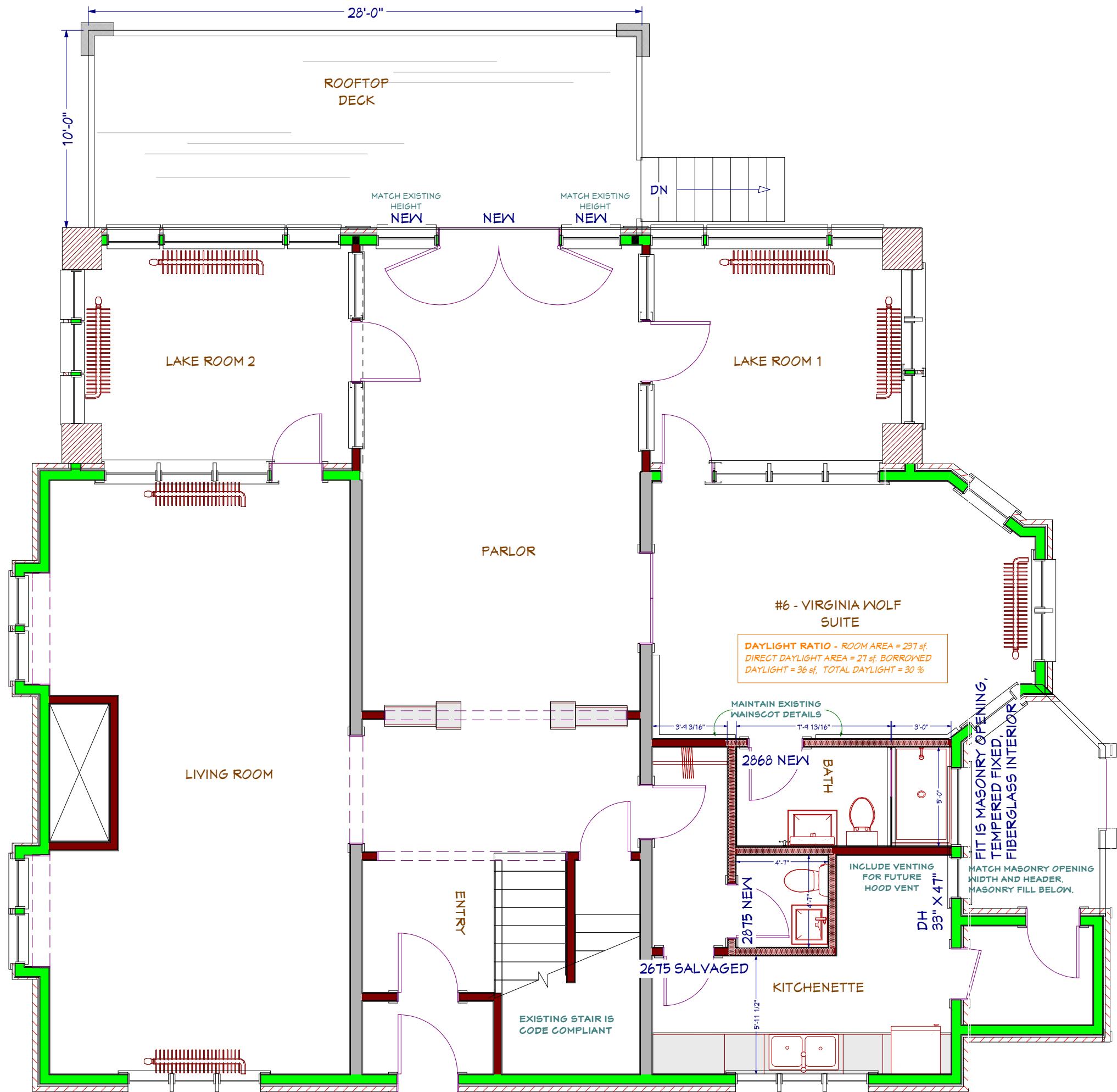
SHEET  
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## NEW WORK - First Floor

Scale 3/16" = 1'-0"

**NEW WORK - ROOF DECK**  
 ADDITION. REPLACE WINDOW SET FRENCH DOORS AND SIDE WINDOW (SAME OPENING/HEADER). REMODEL EXISTING BATH. ADD POWDER BATH. PATCH AT REMOVED COLUMNS. SEE FINISH SCHEDULE FOR ALL ROOMS. VERIFY HVAC SCOPE.

NOTE: TEMPERED GLASS WHERE REQUIRED BY CODE.



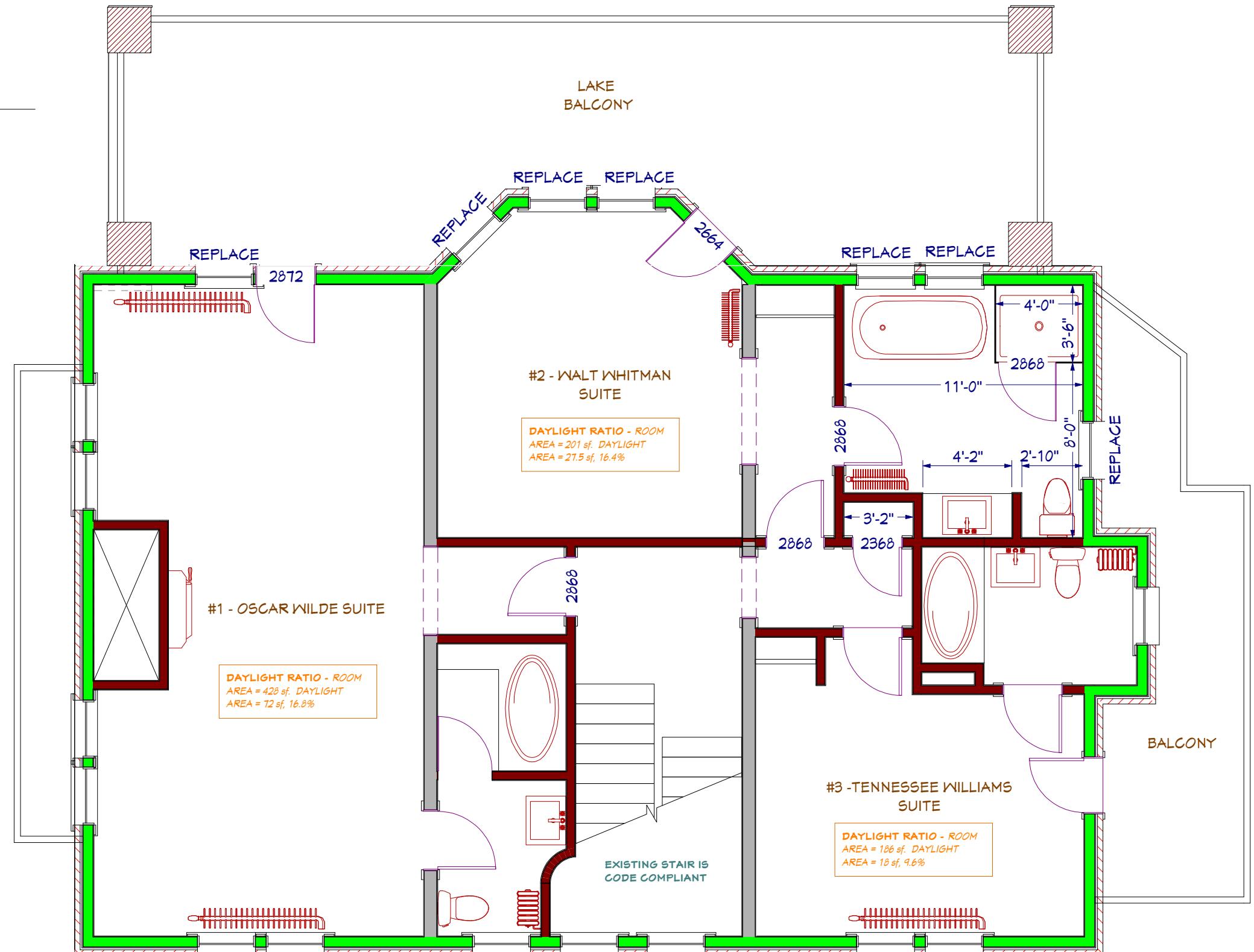
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## NEW WORK - Second Floor

Scale 3/16" = 1'-0"

NEW WORK - REPLACE LAKESIDE  
WINDOWS/DOORS. REMODEL  
WALT WHITMAN BATH. SEE  
FINISH SCHEDULE FOR ALL  
ROOMS. VERIFY HVAC SCOPE.  
INCLUDE GAS FIREPLACE/STOVE  
UNIT IN OSCAR WILDE SUITE.

NOTE: TEMPERED GLASS WHERE  
REQUIRED BY CODE.



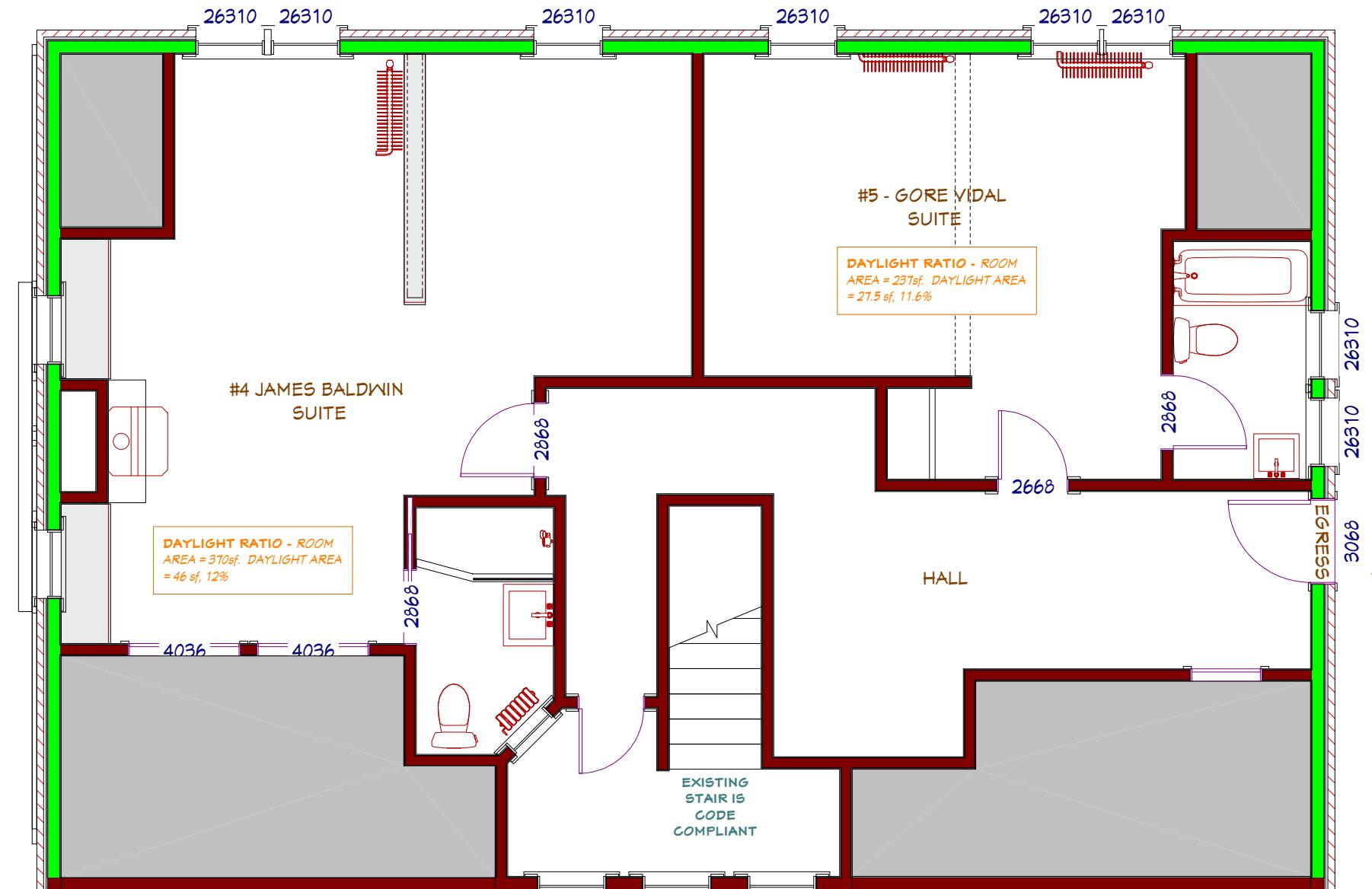
## NEW WORK - Third Floor

Scale 3/16" = 1'-0"

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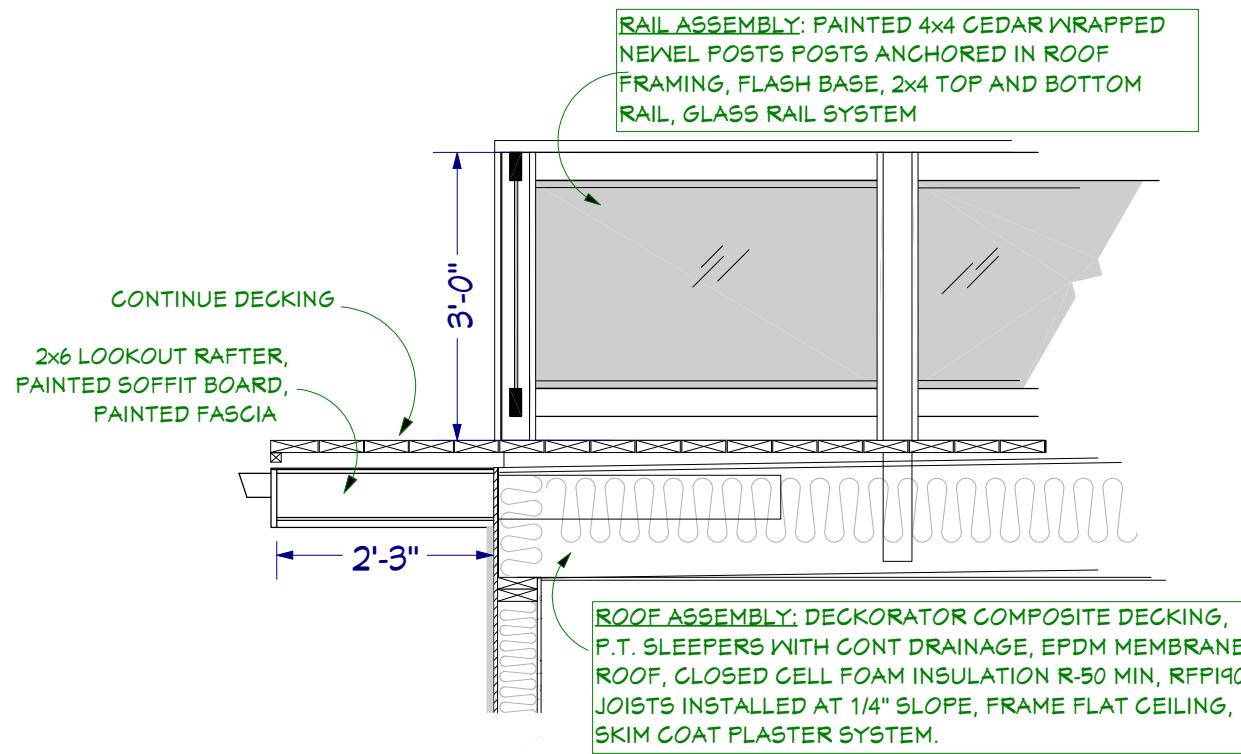
NEW WORK - REPLACE LAKESIDE WINDOWS/DOORS. REMODEL JAMES BALDWIN BATH. SEE FINISH SCHEDULE FOR ALL ROOMS. VERIFY HVAC SCOPE. INCLUDE GAS FIREPLACE/STOVE UNIT IN JAMES BALDWIN SUITE.

NOTE: TEMPERED GLASS WHERE REQUIRED BY CODE.

Andrew Wanek, AIA  
608.692.8830SHEET  
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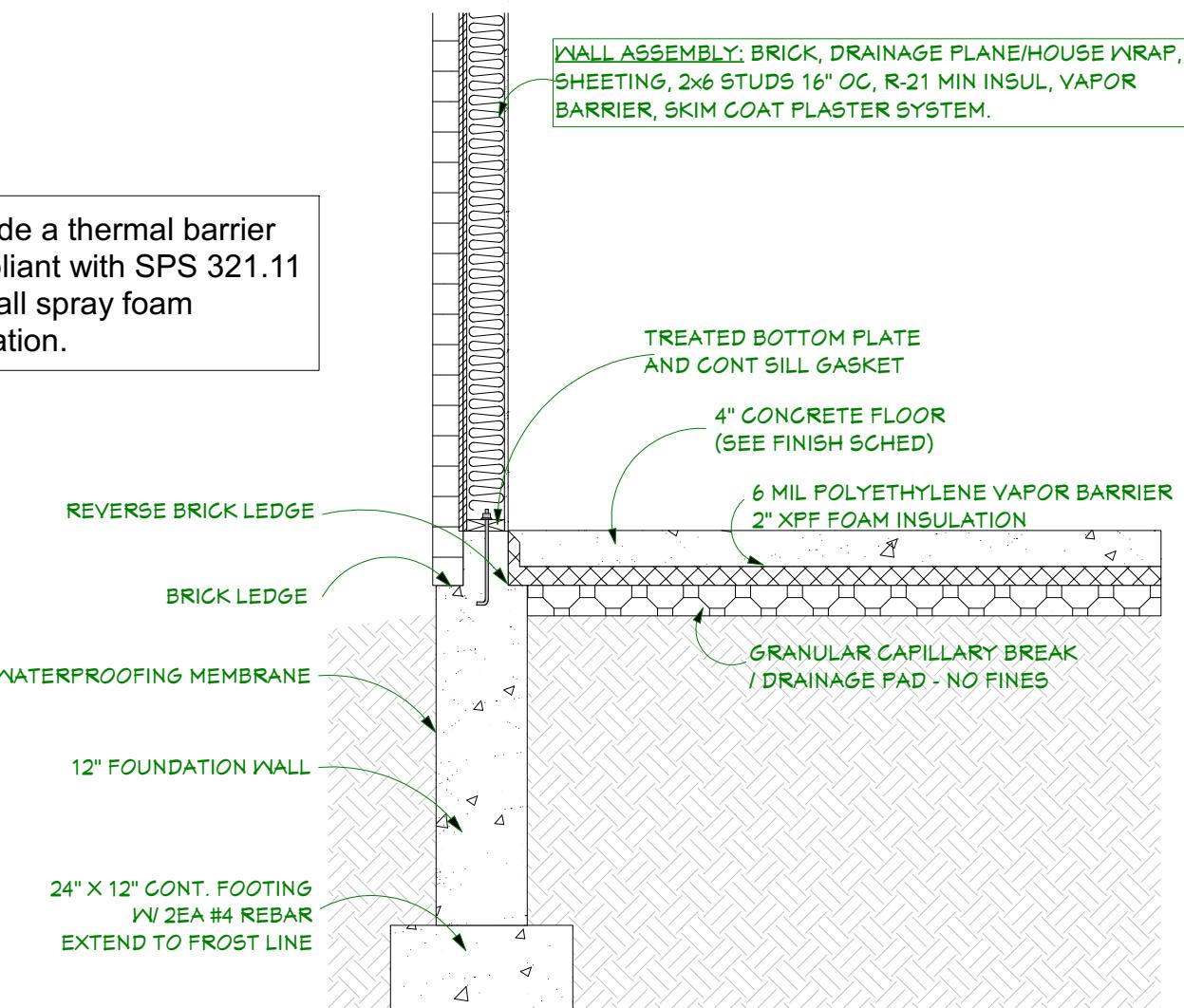
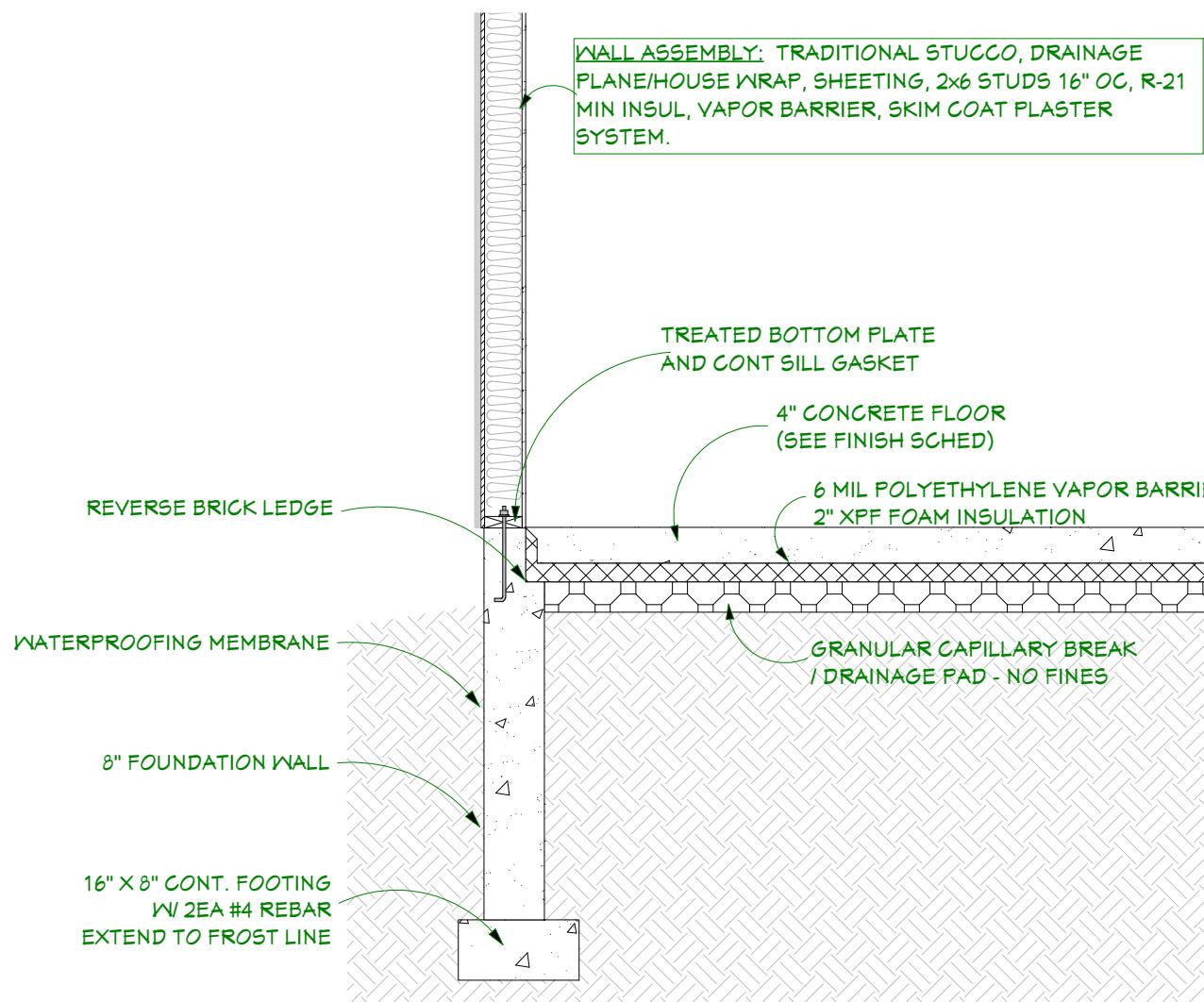
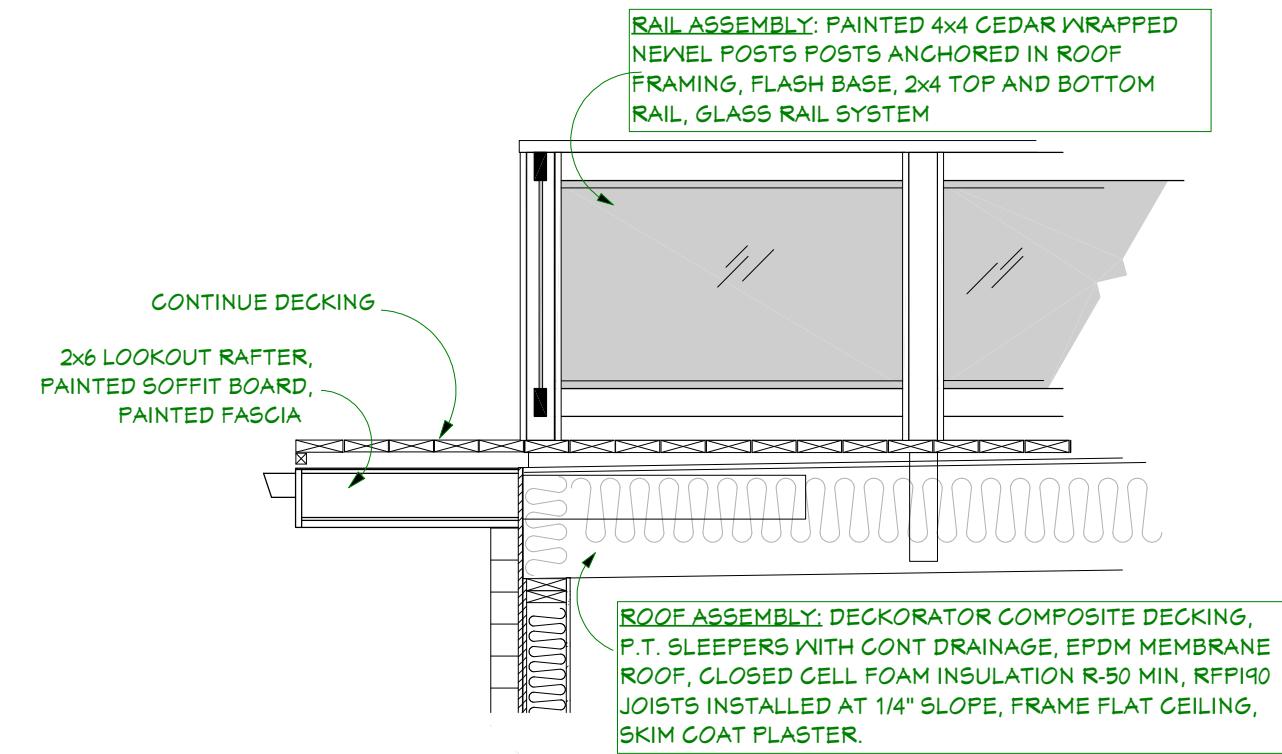
STUCCO WALL SECTION

Scale 1/2" = 1'-0"



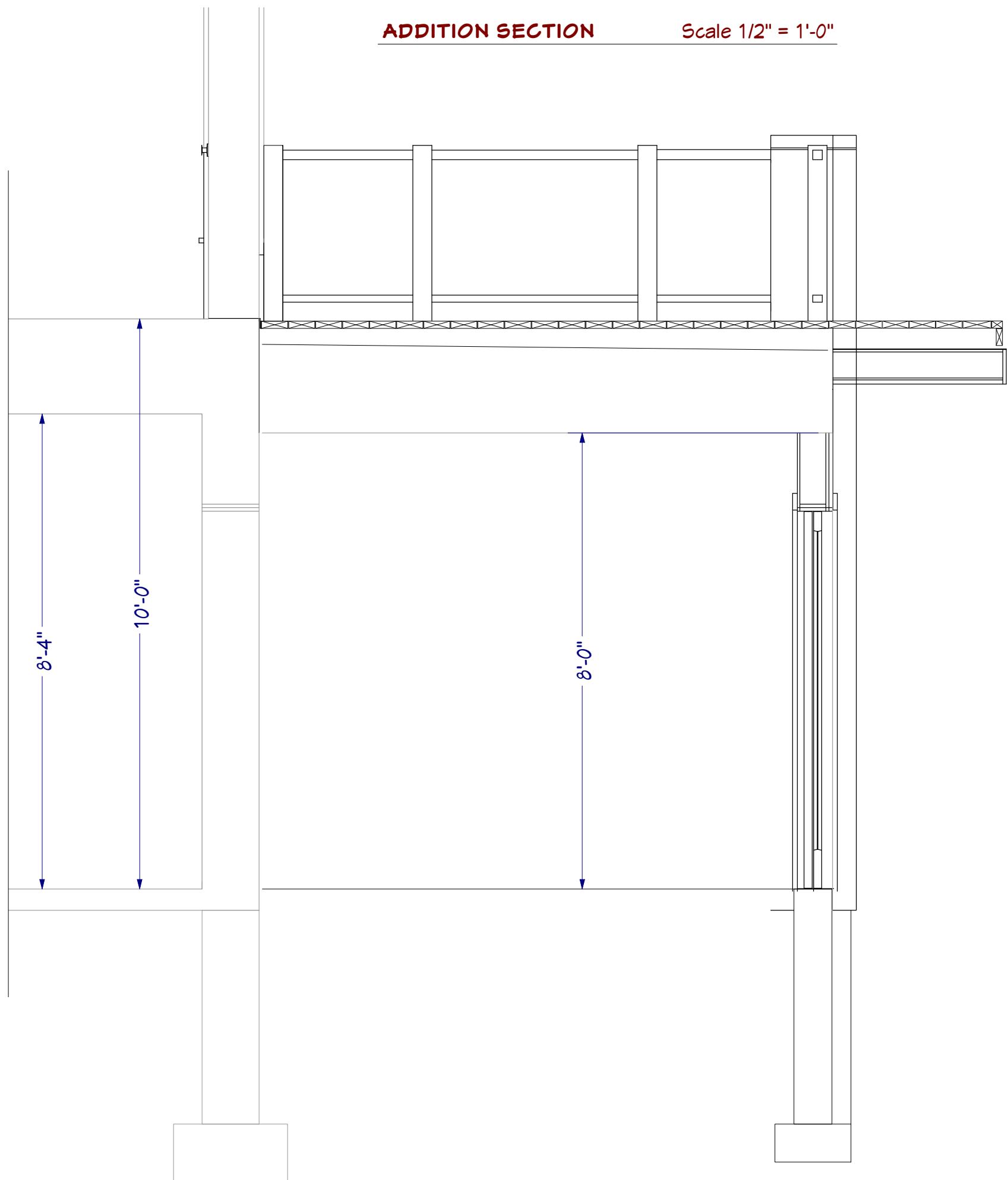
BRICK WALL SECTION

Scale 1/2" = 1'-0"

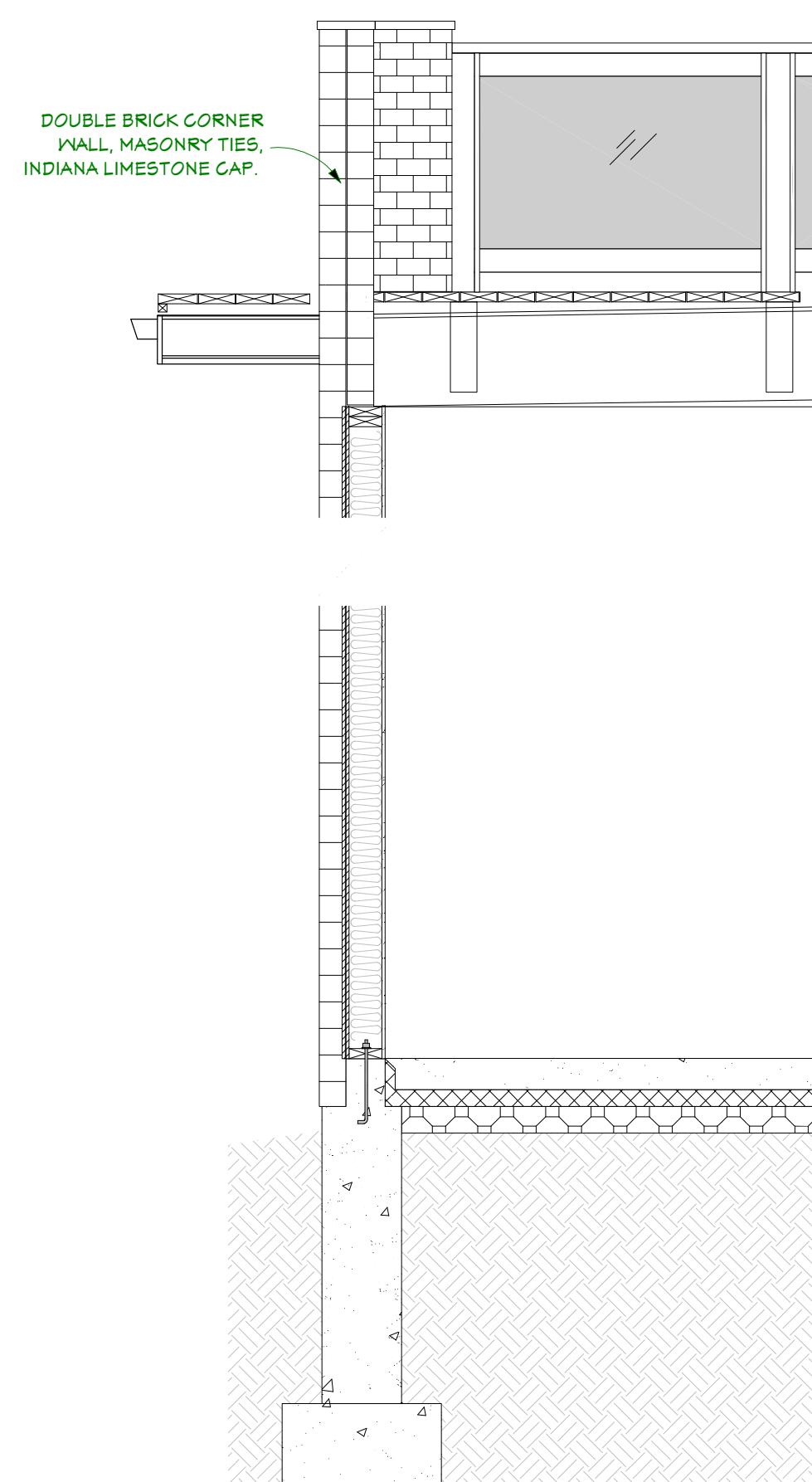


**ADDITION SECTION**

Scale 1/2" = 1'-0"

**BRICK CORNER PILASTERS**

Scale 1/2" = 1'-0"

**CONSTRUCTION DOCUMENT**

08.23.23

**Mendota Lake House**

David Waugh and Bob Klebba  
704 East Gorham  
Madison, Wisconsin



Andrew Wanek, ALA  
608.692.8830

**SHEET**  
13 OF 31

**WESTERN ELEVATION**

Scale 3/16" = 1'-0"



**CONSTRUCTION  
DOCUMENT**

08.23.23

**Mendota Lake House**

David Waugh and Bob Klebba  
704 East Gorham  
Madison, Wisconsin



Andrew Wanek, AIA  
608.692.8830

**SHEET  
14 OF 31**

**LAKE ELEVATION**

Scale 3/16" = 1'-0"



**CONSTRUCTION  
DOCUMENT**

08.23.23

**Mendota Lake House**

David Waugh and Bob Klebba  
704 East Gorham  
Madison, Wisconsin



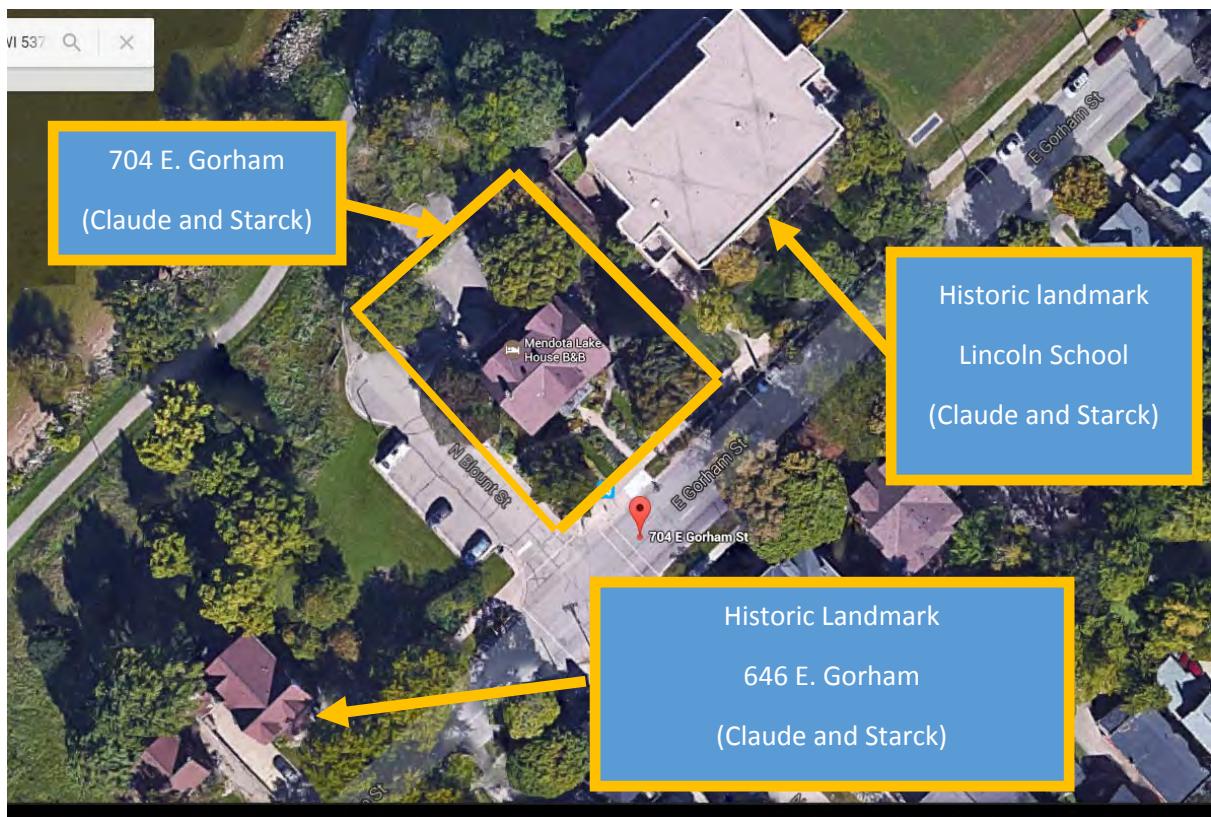
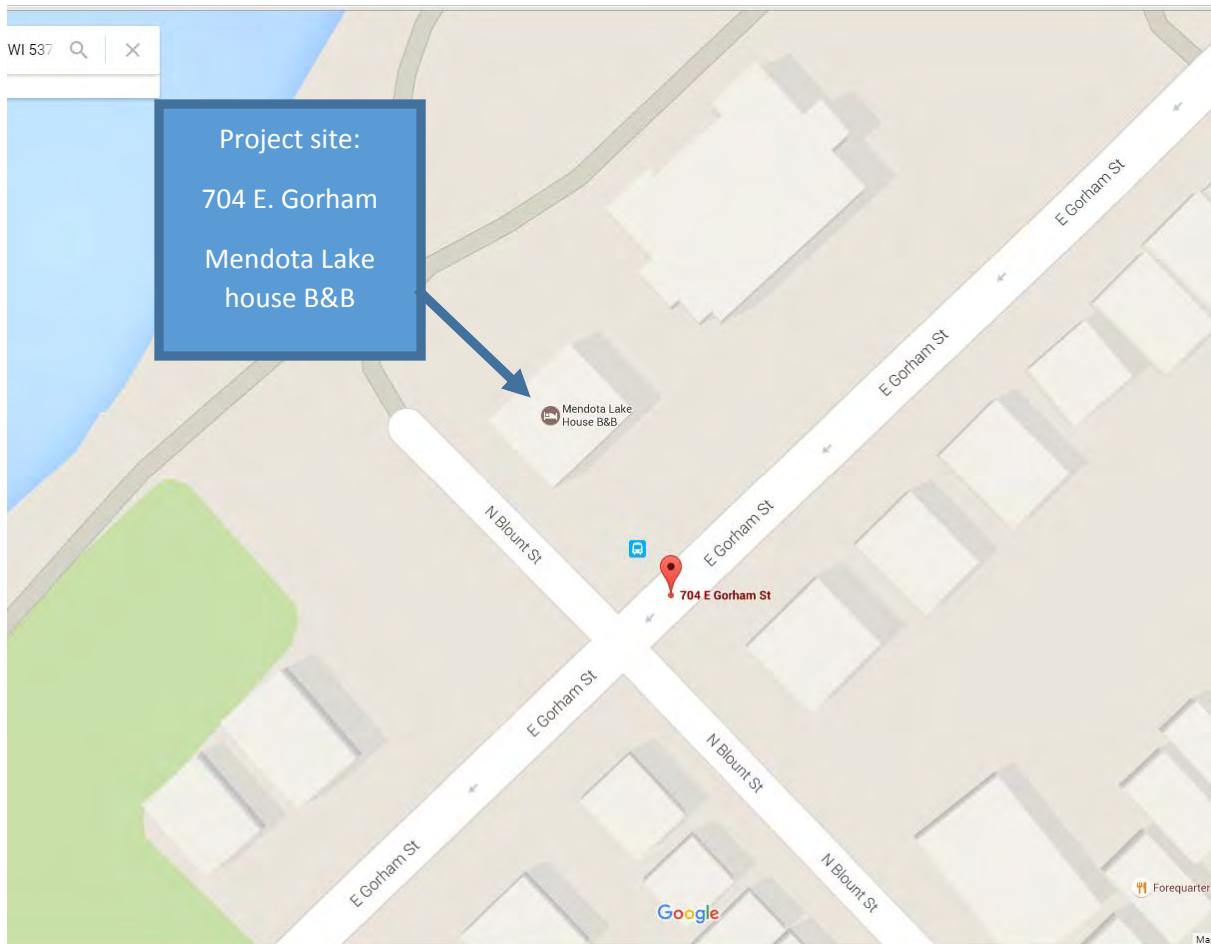
Andrew Wanek, ALA  
608.692.8830

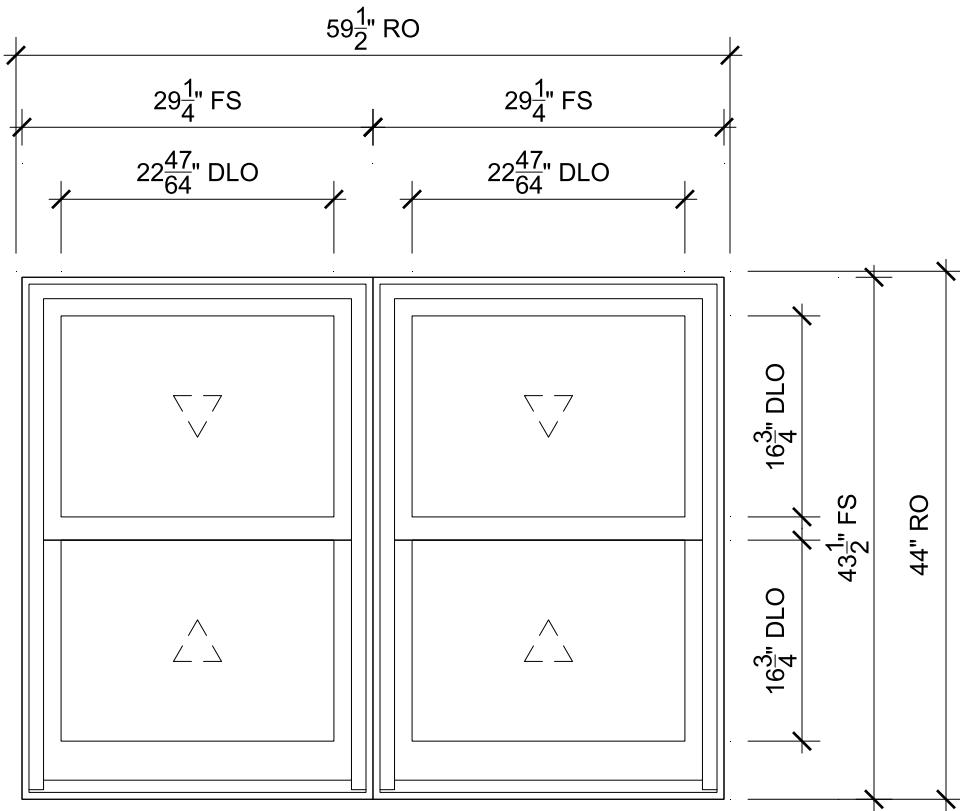
**SHEET  
15 OF 31**

**EASTERN ELEVATION**  
Scale 3/16" = 1'-0"

08.23.23







## GUEST SUITE/BASEMENT

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

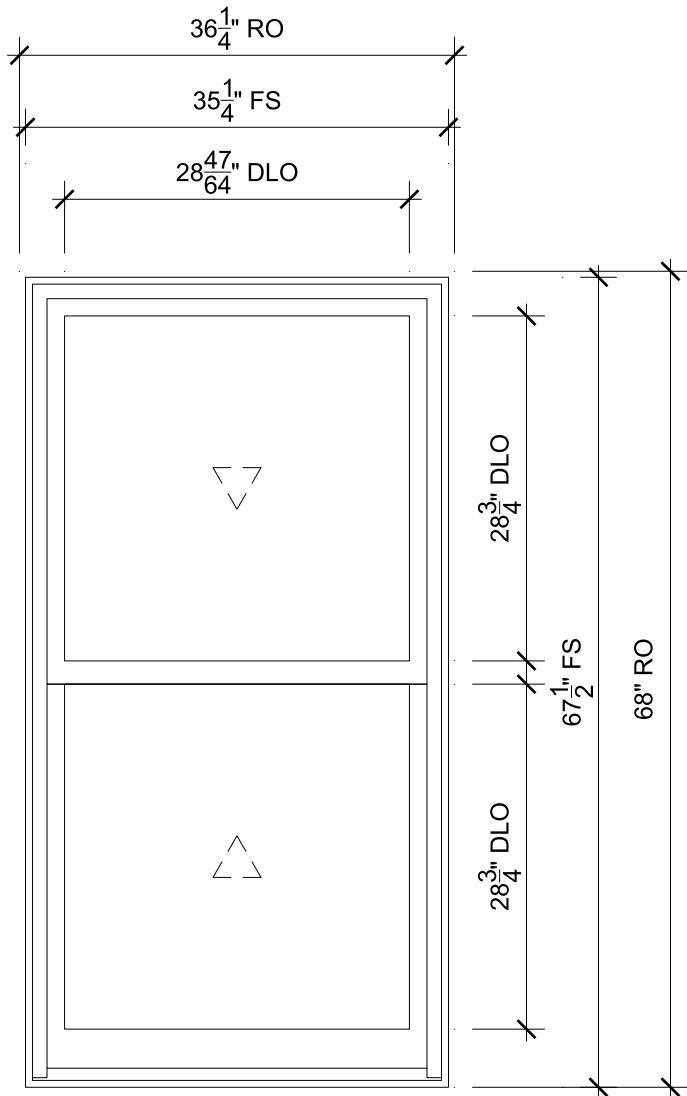
( $\frac{2}{16}$ ) Head  
( $\frac{1}{17}$ ) Sill

( $\frac{3}{16}$ ) Jamb  
( $\frac{2}{17}$ ) Checkrail

( $\frac{4}{16}$ ) Vertical Mullion

## SPECIFICATIONS

Line #: 2  
 Mark Unit: Guest Suite/Basement  
 Product Line: Ultimate  
 Unit Description: Marvin Assembly  
 Rough Opening: 59 1/2" X 44"  
 Frame Size: 58 1/2" X 43 1/2"  
 Masonry Opening: 59" X 43 3/4"  
 Sash Opening: 59 1/2" X 44"  
 Inside Opening: 59 1/2" X 44"



## PARLOR - TEMP

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

 Head

 Jamb

 Sill

 Checkrail

## SPECIFICATIONS

Line #: 5

Mark Unit: Parlor - Temp

Product Line: Ultimate

Unit Description: Double Hung G2

Rough Opening: 36 1/4" X 68"

Frame Size: 35 1/4" X 67 1/2"

Masonry Opening: 35 3/4" X 67 3/4"

Sash Opening: 36 1/4" X 68"

Inside Opening: 36 1/4" X 68"



PROJ/JOB: Klebba - Waugh (425090) / 12-29-21 - Signature

DIST/DEALER: WINDOW DESIGN CENTER FROM ZUERN

DRAWN: STEPHANIE SAWREY

QUOTE#: TNZMEV8

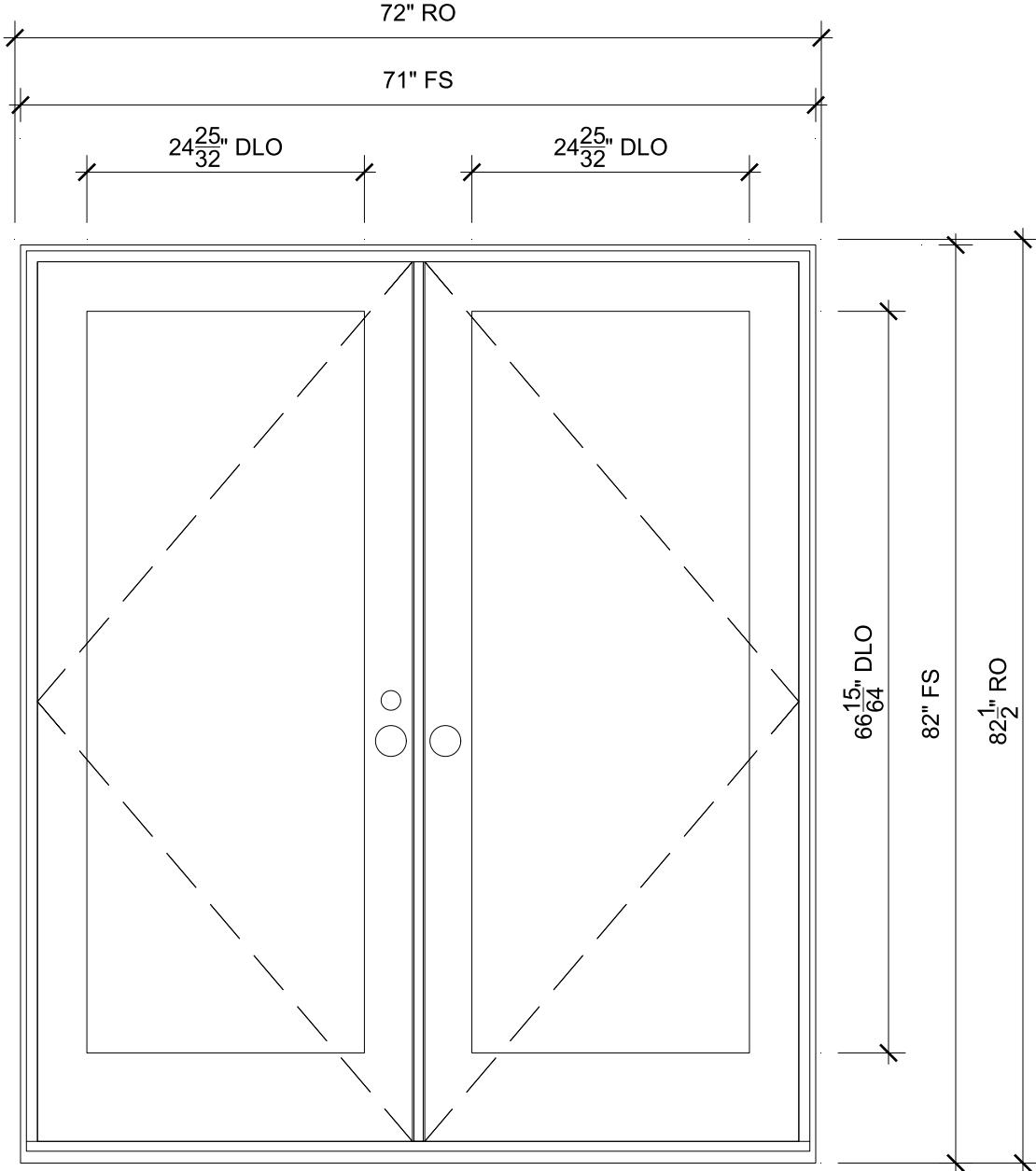
PK VER: 0003.12.00

CREATED: 12/29/2021 REVISION:

SHEET

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OF 20



## PARLOR

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

## SPECIFICATIONS

Line #: 6

Mark Unit: Parlor

Product Line: Ultimate

Unit Description: Inswing French Door G2

Rough Opening: 72" X 82 1/2"

Frame Size: 71" X 82"

Masonry Opening: 71 1/2" X 82 1/4"

Sash Opening: 72" X 82 1/2"

Inside Opening: 72" X 82 1/2"



PROJ/JOB: Klebba - Waugh (425090) / 12-29-21 - Signature

DIST/DEALER: WINDOW DESIGN CENTER FROM ZUERN

DRAWN: STEPHANIE SAWREY

QUOTE#: TNZMEV8

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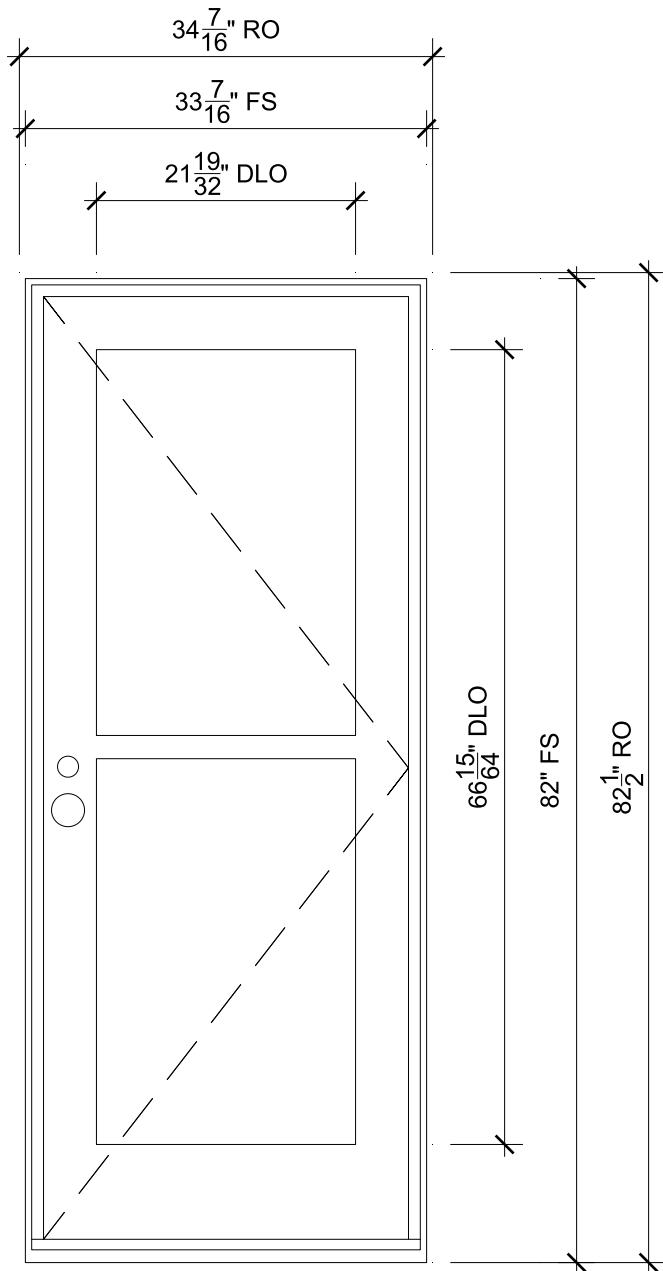
CREATED: 12/29/2021

REVISION:

SHEET

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OF 20



## LAKE RM 1

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

## SPECIFICATIONS

Line #: 7

Mark Unit: Lake Rm 1

Product Line: Ultimate

Unit Description: Inswing French Door G2

Rough Opening: 34 7/16" X 82 1/2"

Frame Size: 33 7/16" X 82"

Masonry Opening: 33 15/16" X 82 1/4"

Sash Opening: 34 7/16" X 82 1/2"

Inside Opening: 34 7/16" X 82 1/2"



PROJ/JOB: Klebba - Waugh (425090) / 12-29-21 - Signature

DIST/DEALER: WINDOW DESIGN CENTER FROM ZUERN

DRAWN: STEPHANIE SAWREY

QUOTE#: TNZMEV8

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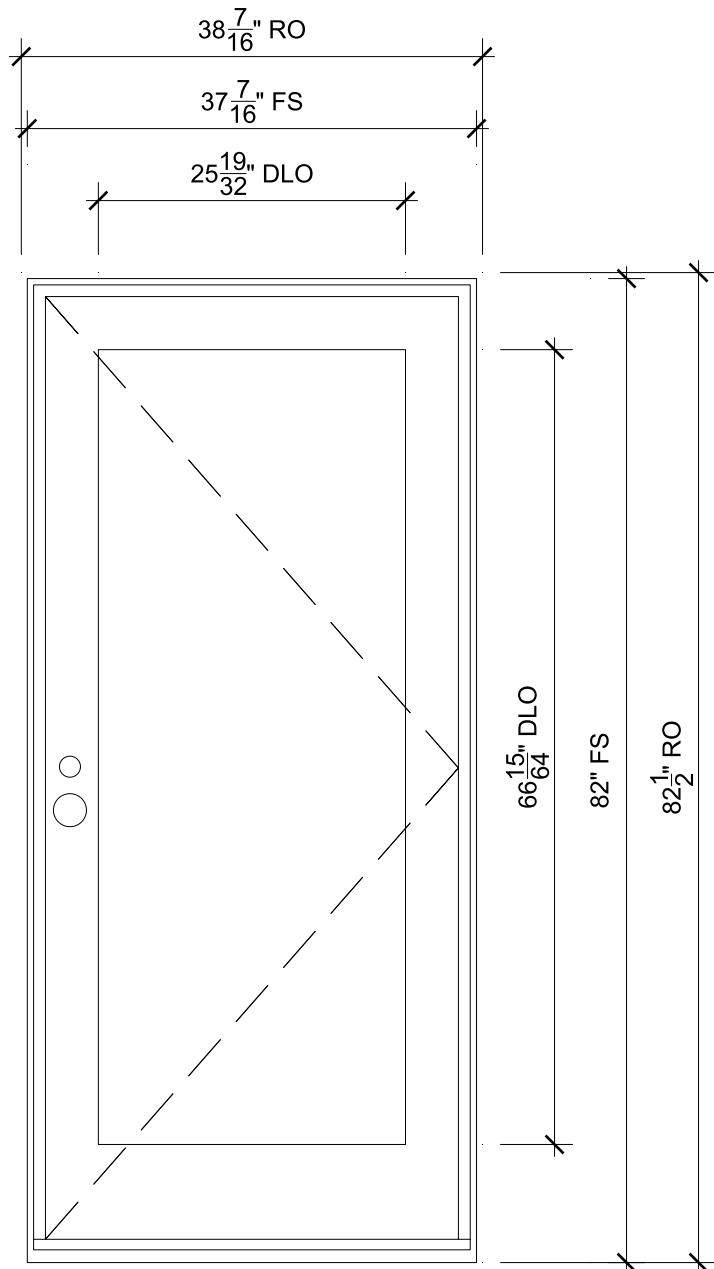
CREATED: 12/29/2021

REVISION:

SHEET

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OF 20



## OSCAR WILDE DOOR

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

## SPECIFICATIONS

Line #: 9

Mark Unit: Oscar Wilde Door

Product Line: Ultimate

Unit Description: Inswing French Door G2

Rough Opening: 38 7/16" X 82 1/2"

Frame Size: 37 7/16" X 82"

Masonry Opening: 37 15/16" X 82 1/4"

Sash Opening: 38 7/16" X 82 1/2"

Inside Opening: 38 7/16" X 82 1/2"



PROJ/JOB: Klebba - Waugh (425090) / 12-29-21 - Signature

DIST/DEALER: WINDOW DESIGN CENTER FROM ZUERN

DRAWN: STEPHANIE SAWREY

QUOTE#: TNZMEV8

PK VER: 0003.12.00

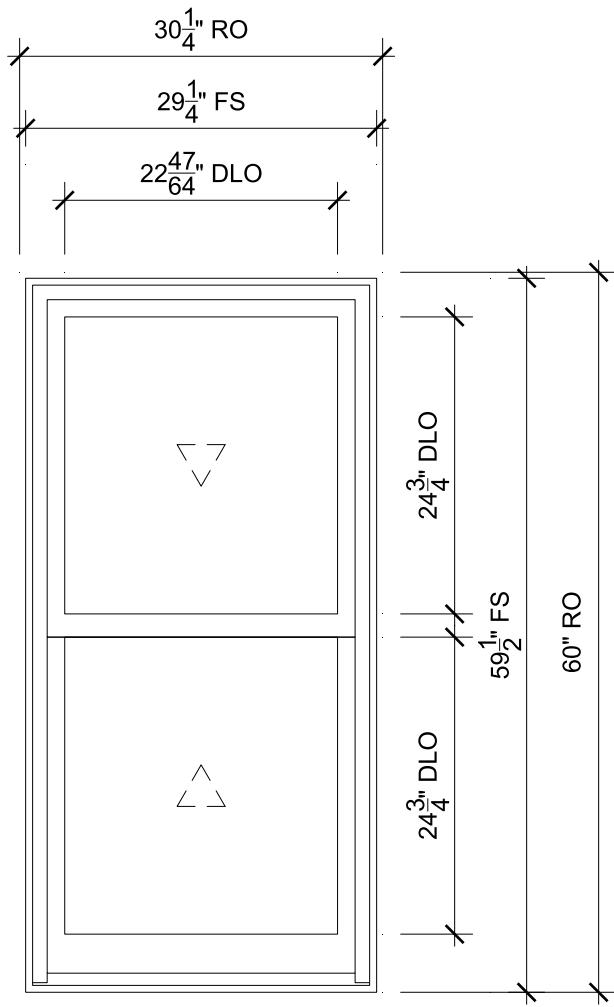
CREATED: 12/29/2021

REVISION:

SHEET

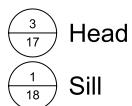
9

OF 20



## OSCAR WILDE - TEMP

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



Sill

Checkrail

## SPECIFICATIONS

Line #: 10

Mark Unit: Oscar Wilde - Temp

Product Line: Ultimate

Unit Description: Double Hung G2

Rough Opening: 30 1/4" X 60"

Frame Size: 29 1/4" X 59 1/2"

Masonry Opening: 29 3/4" X 59 3/4"

Sash Opening: 30 1/4" X 60"

Inside Opening: 30 1/4" X 60"



PROJ/JOB: Klebba - Waugh (425090) / 12-29-21 - Signature

DIST/DEALER: WINDOW DESIGN CENTER FROM ZUERN

DRAWN: STEPHANIE SAWREY

QUOTE#: TNZMEV8

PK VER: 0003.12.00

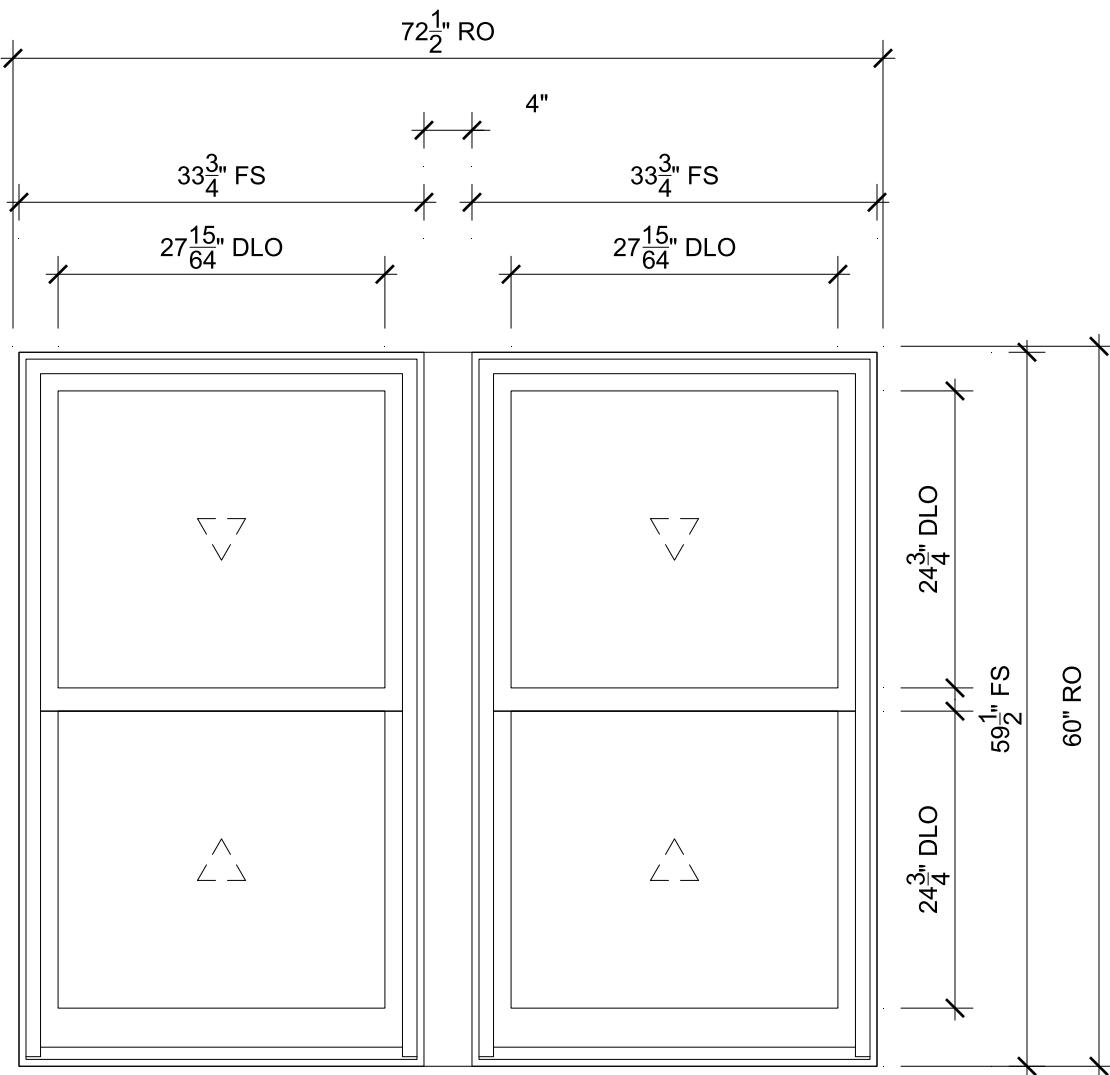
CREATED: 12/29/2021 REVISION:

SHEET

10

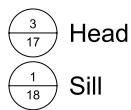
OF 20



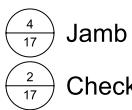


## WALT WHITMAN NEAR BATH

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



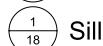
Head



Jamb



Vertical Mullion



Sill



Checkrail

## SPECIFICATIONS

Line #: 12

Mark Unit: Walt Whitman Near Bath

Product Line: Ultimate

Unit Description: Marvin Assembly

Rough Opening: 72 1/2" X 60"

Frame Size: 71 1/2" X 59 1/2"

Masonry Opening: 72" X 59 3/4"

Sash Opening: 72 1/2" X 60"

Inside Opening: 72 1/2" X 60"



PROJ/JOB: Klebba - Waugh (425090) / 12-29-21 - Signature

DIST/DEALER: WINDOW DESIGN CENTER FROM ZUERN

DRAWN: STEPHANIE SAWREY

QUOTE#: TNZMEV8

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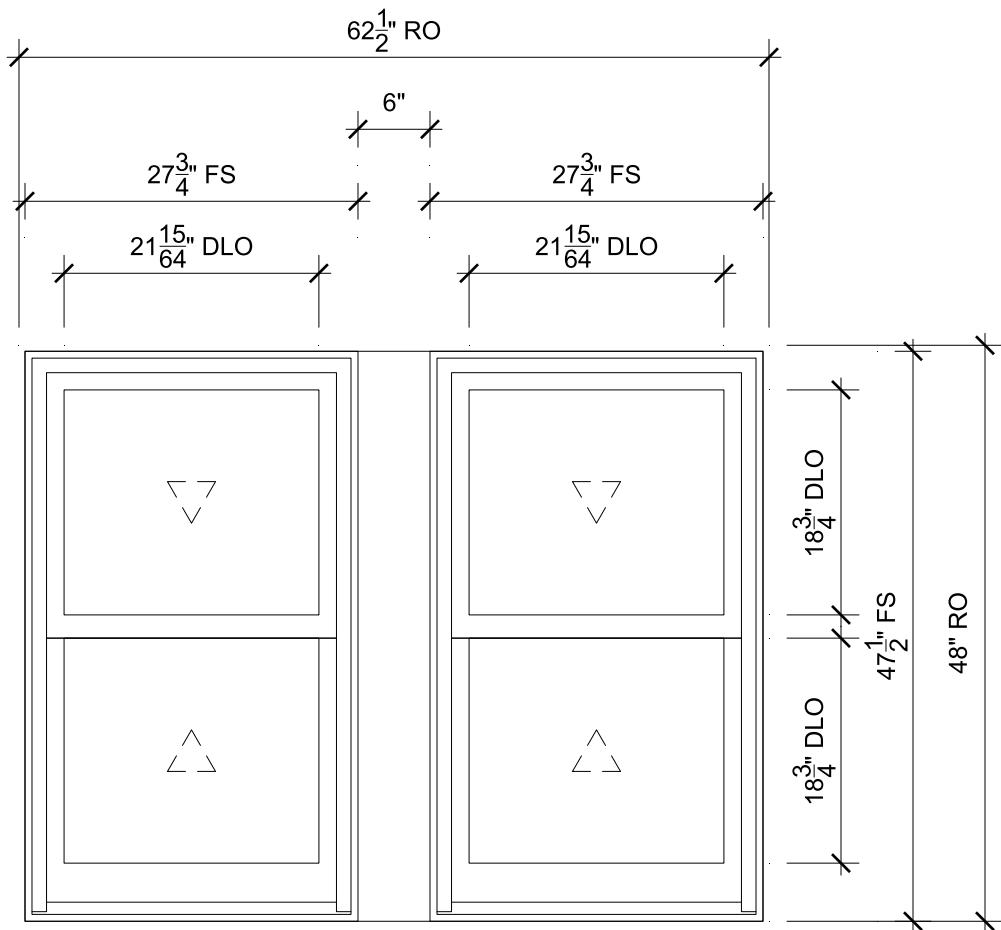
CREATED: 12/29/2021

REVISION:

SHEET

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## 3RD FLOOR

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

 Head  
 Sill

 Jamb  
 Checkrail

 Vertical Mullion

## SPECIFICATIONS

Line #: 13  
 Mark Unit: 3rd Floor  
 Product Line: Ultimate  
 Unit Description: Marvin Assembly  
 Rough Opening: 62 1/2" X 48"  
 Frame Size: 61 1/2" X 47 1/2"  
 Masonry Opening: 62" X 47 3/4"  
 Sash Opening: 62 1/2" X 48"  
 Inside Opening: 62 1/2" X 48"



PROJ/JOB: Klebba - Waugh (425090) / 12-29-21 - Signature

DIST/DEALER: WINDOW DESIGN CENTER FROM ZUERN

DRAWN: STEPHANIE SAWREY

QUOTE#: TNZMEV8

PK VER: 0003.12.00

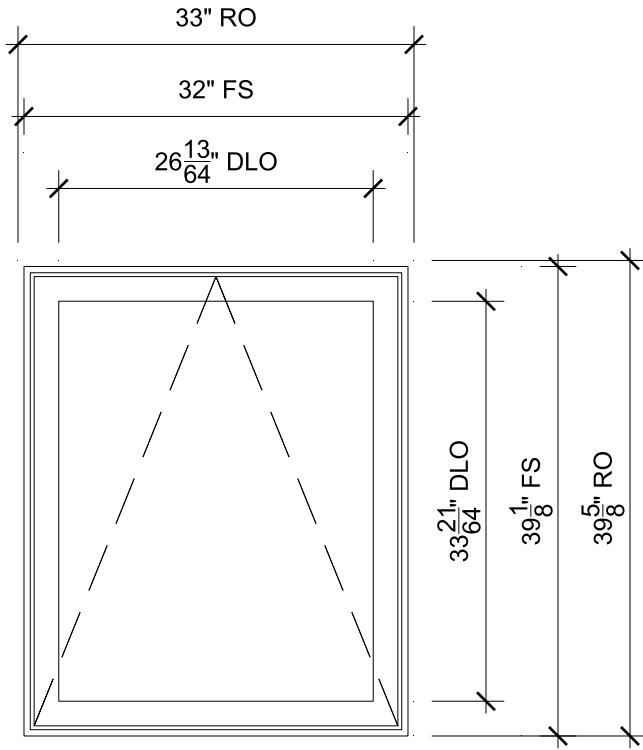
CREATED: 12/29/2021

REVISION:

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OF 20



## 3RD FLOOR

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

 Head

 Jamb

 Sill

## SPECIFICATIONS

Line #: 14

Mark Unit: 3rd Floor

Product Line: Ultimate

Unit Description: Awning

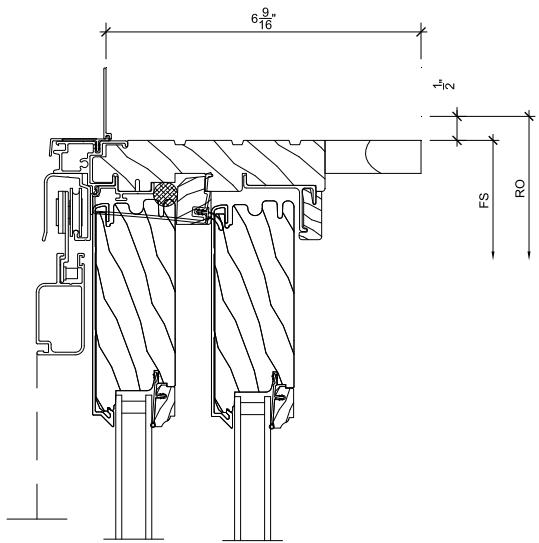
Rough Opening: 33" X 39 5/8"

Frame Size: 32" X 39 1/8"

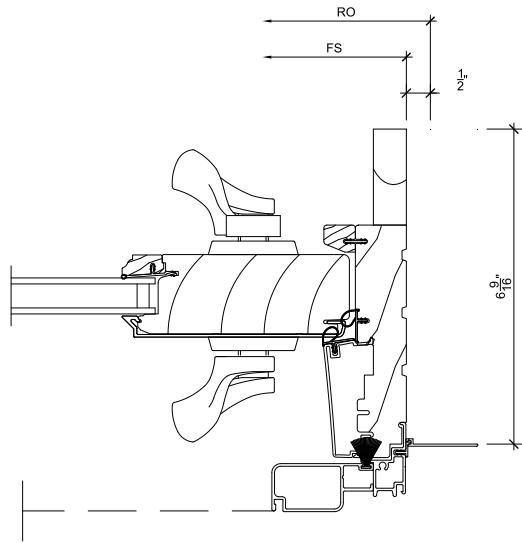
Masonry Opening: 32 1/2" X 39 3/8"

Sash Opening: 33" X 39 5/8"

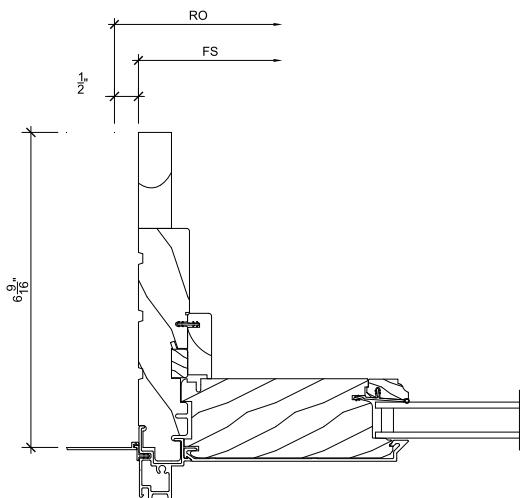
Inside Opening: 33" X 39 5/8"



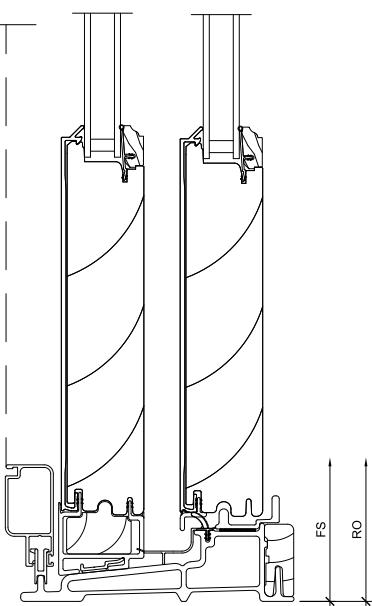
1 15 Head SCALE: 3" = 1'-0"



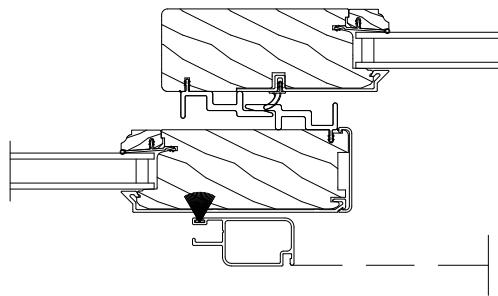
3 15 Jamb SCALE: 3" = 1'-0"



2 15 Jamb SCALE: 3" = 1'-0"



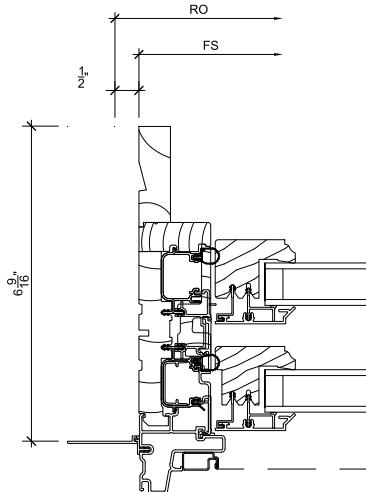
4 15 Sill SCALE: 3" = 1'-0"



**Meeting Stile**

1  
16

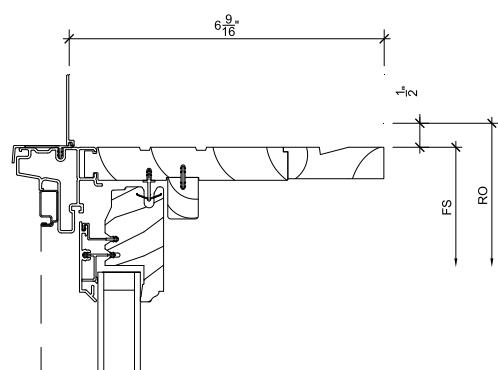
SCALE: 3" = 1'-0"



**Jamb**

3  
16

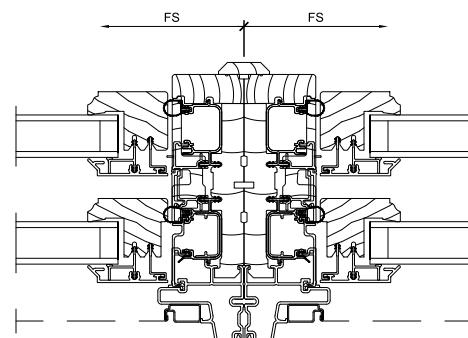
SCALE: 3" = 1'-0"



**Head**

2  
16

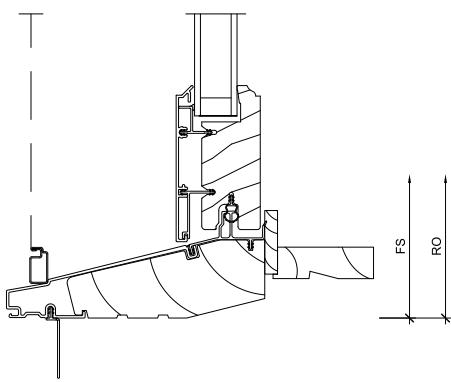
SCALE: 3" = 1'-0"



**Vertical Mullion**

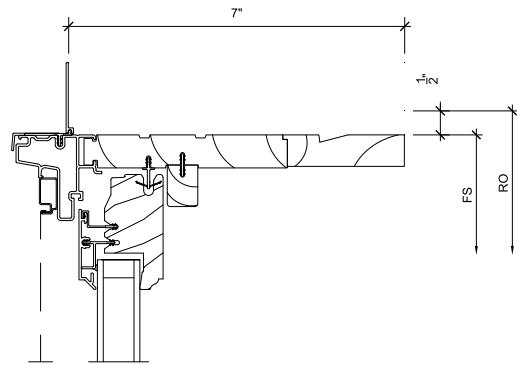
4  
16

SCALE: 3" = 1'-0"



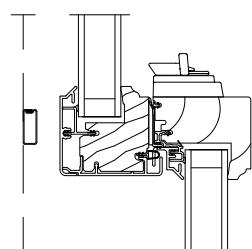
1  
17  
Sill

SCALE: 3" = 1'-0"



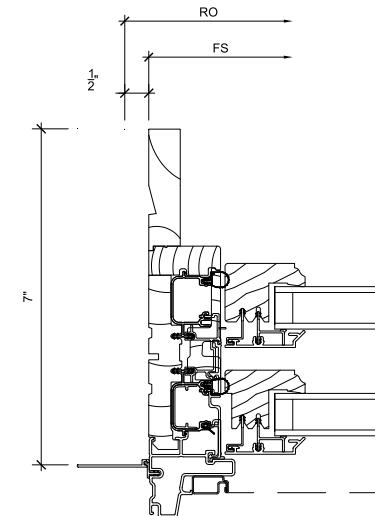
3  
17  
Head

SCALE: 3" = 1'-0"



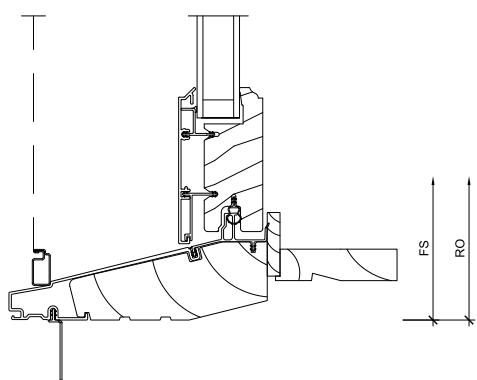
2  
17  
Checkrail

SCALE: 3" = 1'-0"



4  
17  
Jamb

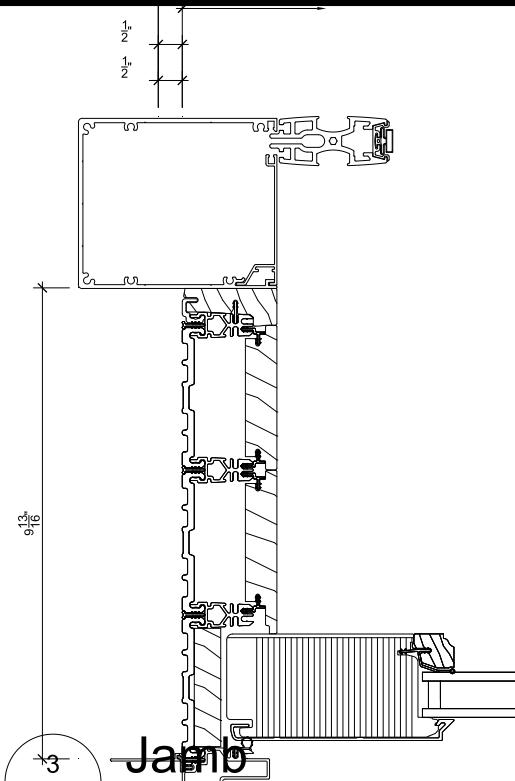
SCALE: 3" = 1'-0"



1  
18

Sill

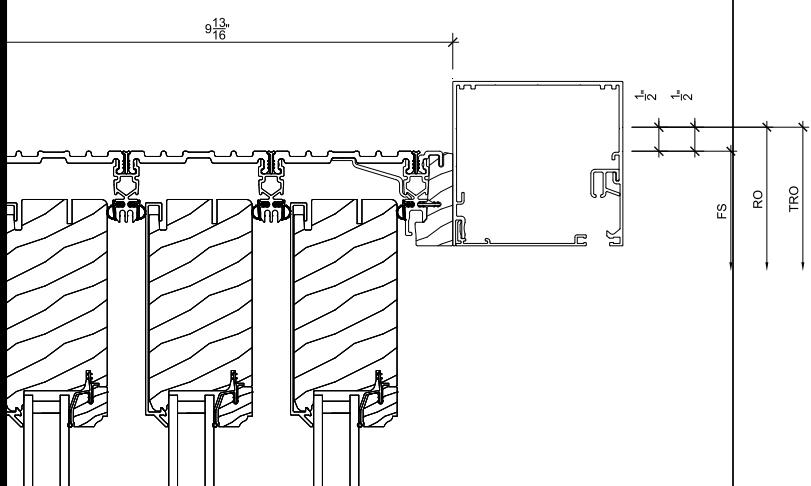
SCALE: 3" = 1'-0"



3  
18

Jamb

SCALE: 3" = 1'-0"



2  
18

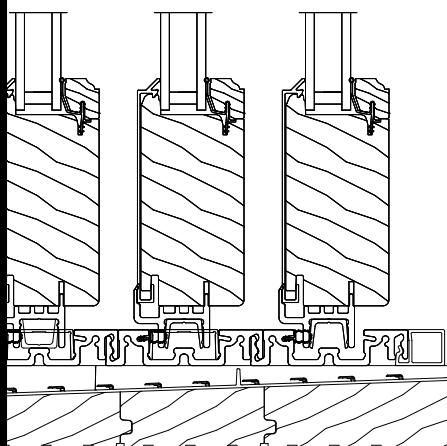
Head

SCALE: 3" = 1'-0"

4  
18

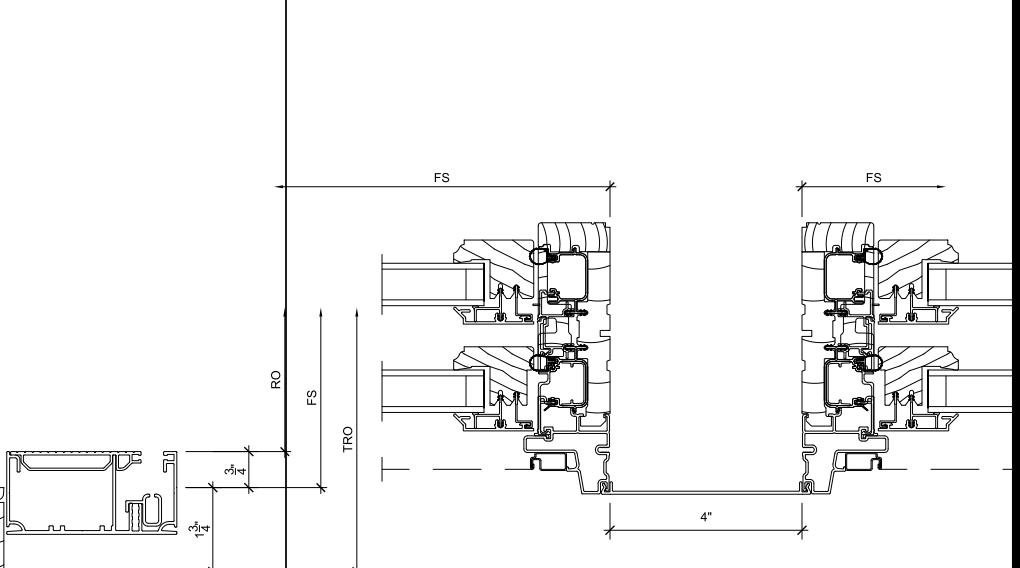
Jamb

SCALE: 3" = 1'-0"



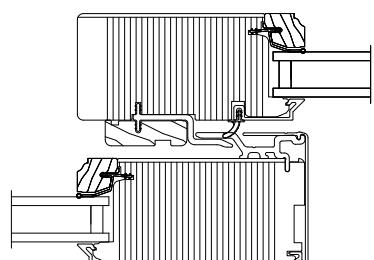
1  
19  
**Sill**

SCALE: 3" = 1'-0"



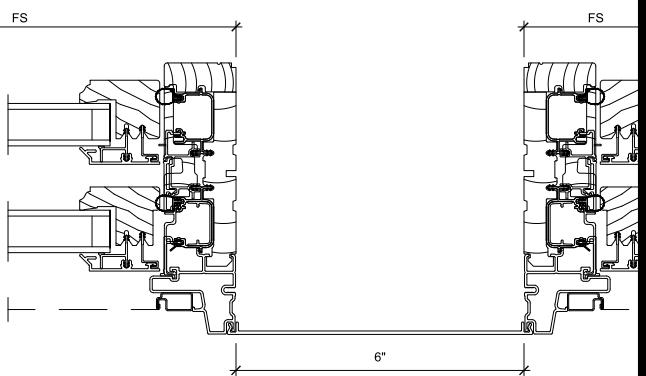
3  
19  
**Vertical Mullion**

SCALE: 3" = 1'-0"



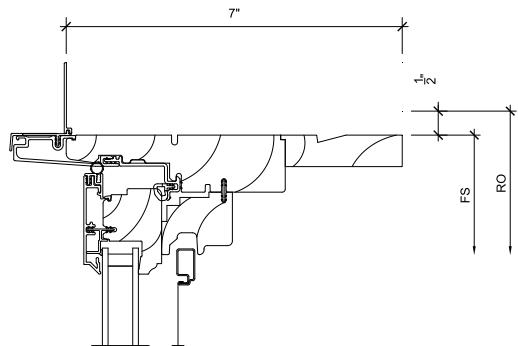
2  
19  
**Meeting Stile**

SCALE: 3" = 1'-0"

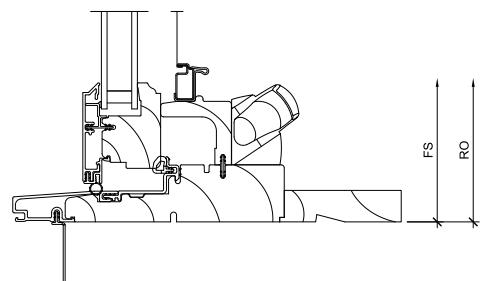


4  
19  
**Vertical Mullion**

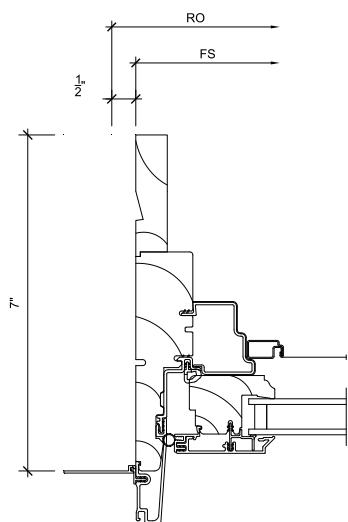
SCALE: 3" = 1'-0"



**1**  
20  
**Head**  
SCALE: 3" = 1'-0"



**3**  
20  
**Sill**  
SCALE: 3" = 1'-0"



**2**  
20  
**Jamb**  
SCALE: 3" = 1'-0"

**4**  
20  
**NOT USED**  
SCALE: 3" = 1'-0"