

Bailey, Heather

From: Gregory Reed <gregoryr.reed@gmail.com>
Sent: Monday, June 03, 2019 7:53 PM
To: Bailey, Heather
Cc: Michael Zorich; Gary Tipler; Jeannie Kowing
Subject: 1718 Chadbourne Avenue Landmarks Commission reference number 55635
Attachments: 1718 Chadbourne Landmarks Commission description of improvements in Existing House and Addition Final.docx; A Marvin Storm Screen Windows 1718 Chadbourne.jpg; B Marvin Dble Hung Windows 1718 Chadbourne.jpg; 1718 Chadbourne Avenue Landmarks Commission drawings.pdf

Dear Heather,

As requested following our May 20th public hearing, attached please find a revised description of improvements that only references exterior features and offers greater detail of the scope of work relative to masonry, siding, windows and roofing.

We have also attached window product samples and revised drawings with more detailed notes that mirror the revised description of exterior improvements.

This information is consistent with the information that we will be submitting to the State Preservation office in the days ahead.

If further questions arise, please let us know at your earliest possible convenience.

Best regards,

Greg Reed and Michael Zorich
973-722-8144 / 646-345-3154

1718 Chadbourne Avenue Proposed Improvements

Improvements to Existing House and Detached Garage

1. Roofs: replace roof of existing house and garage with GAF Natural Shadows or Certainteed Landmark roofing shingles.
2. Masonry: Repair existing brick and mortar joints on skirting, porch railings and chimney. Repoint existing mortar using hand tools and a mortar mix which matches look, texture, color and density of original mortar, include analysis of existing. Apply mortar to match the striking of original. Mason to provide photo samples.
3. Cedar siding: prepare and repair / replace (as needed using original rear siding if possible) existing cedar siding on house and garage. Prime and stain light brown color.
4. Prepare, repair / replace and paint fascia, soffits and trims in tan color for house and garage.
5. Repair and repaint original double hung windows in house and garage and install Marvin flush mount combinations painted black in existing house.
6. Replace existing deteriorated screen door with Combination Door Company screen and storm door, door style Traditional #50. Combination storm doors to be painted black.
7. Replace existing fence inside east, north and west property lines with pressure treated wood at code compliant height.

Proposed Rear Two-story Addition with Full Basement

1. To include a second floor master bedroom suite; first floor side entry, den, full bath and screen porch and full basement bedroom suite below den and screen porch.
2. Building materials to include: steel reinforced, cast-concrete foundation, with standard framing construction; cedar siding similar to dimensions and light brown stain color of existing cedar siding; treated wood screen porch railings and posts painted tan; wood trim, fascia and soffits painted tan, Marvin Clad Ultimate Double Hung Next Generation 2.0 with 3 over 1 divided lite windows with black exterior color and Marvin sliding patio door from Den to Screen Porch painted tan; textured brick skirting masonry to match existing sheath concrete foundation; GAF Natural Shadows or Certainteed Landmark roofing singles; concrete screen porch floor and deck. Combination Company wood doors traditional #50, painted black; wood trim around windows to match profile of existing window trim. Paint all trim with complimentary color to stain.

Links to products for addition:

Roofing – GAF Natural Shadows or Certainteed Landmark

GAF Natural Shadows.

<https://www.gaf.com/en-us/roofing-products/residential-roofing-products/shingles>

Or Certainteed Landmark

<https://www.certainteed.com/residential-roofing/products/landmark/>

New combination storm doors: combination door company

<http://www.combinationdoor.com/wood-screen-doors/overview/>

GENERAL NOTES

LOCATION: 1718 CHADBOURNE AVE.
MADISON, WI

REGULATING: CITY OF MADISON
COUNTY OF DANE
STATE OF WISCONSIN

BUILDING CODE: WISCONSIN UNIFORM DWELLING CODE

BUILDING OCC. RESIDENTIAL

CONSTRUCTION TYPE: WOOD FRAMED
BRICK AND WOOD VENEER
CONCRETE FOUNDATION
ASPHALT SHINGLES
BUILT IN 1917

EXISTING AREA 973 S.F. FINISHED, FIRST FLOOR
600 S.F. FINISHED, SECOND FLOOR
958 S.F. UNFINISHED, LOWER LEVEL

AREA OF ADDITION: 416 S.F. FIRST FLOOR
443 S.F. SECOND FLOOR
612 S.F. LOWER LEVEL FINISHED
100 S.F. SCREENED PORCH
107 S.F. OPEN DECKS

AREA OF ALTERATION TO ORIGINAL HOUSE:
187 S.F. KITCHEN
236 S.F. 2ND FLOOR

TOTAL AREA OF HOME AFTER ADDITION AND ALTERATIONS
1389 S.F. FIRST FLOOR
1188 S.F. SECOND FLOOR
718 S.F. LOWER LEVEL FINISHED
867 S.F. LOWER LEVEL UNFINISHED

ARCHITECT/DESIGNER
JEANNIE KOWING, AIA
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STRUCTURAL ENGINEER
TBD

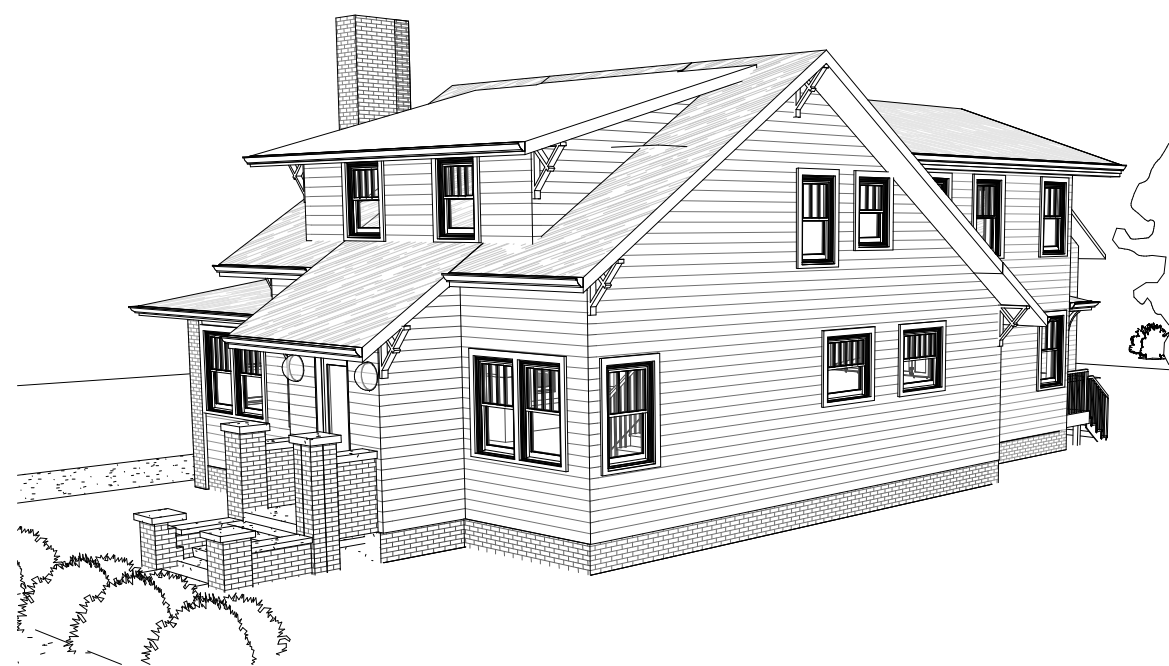
GENERAL CONTRACTOR:
CHRISTENSEN CONSTRUCTION
1117 JONATHON DR.
MADISON, WI 53713
(608) 252-8406
jcn@christensenconstruction.net

COMMON ABBREVIATIONS

CONT	CONTINUOUS
D	DEPTH
DET	DETAIL
DIM	DIMENSIONS
DS	DOWNSPOUT
EP	ELECTRICAL PANEL
FNDN	FOUNDATION
GC, G.C.	GENERAL CONTRACTOR
GWB	GYPSUM WALL BOARD
HOR, HORIZ	HORIZONTAL
HR	HOUR
HT, H	HEIGHT
INS, INSUL	INSULATION
LVP	LUXURY VINYL PLANK
MIN	MINIMUM
OC, O.C.	ON CENTER
OPP	OPPOSITE
REF	REFLECTIVE
SIM	SIMILAR
TO OR T.O.	TOP OF
TBD	TO BE DETERMINED
TYP	TYPICAL
V, VERT	VERTICAL
VIF	VERIFY IN FIELD
W	WIDTH

GENERAL NOTES

- DIMENSIONS ARE TO FACE OF FRAMING WALL OR THE COLUMN CENTERLINE UNLESS NOTED OTHERWISE. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERING ANY DISCREPANCIES OR CONFLICTING INFORMATION IN THESE CONSTRUCTION DOCUMENTS.
- CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED EXISTING SITE CONDITIONS AFFECTING THE EXECUTION OF THESE DOCUMENTS (SUCH AS HAZARDOUS MATERIALS, ETC.).
- CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE AND FEDERAL CODES AND REGULATIONS GOVERNING THIS PROJECT.
- CONTRACTOR IS TO VERIFY THE WORKERS COMPENSATION AND LIABILITY INSURANCE FOR EACH SUB-CONTRACTOR ON THE SITE. GC IS TO PERFORM DUE-DILIGENCE TO KEEP THIS A SAFE, PRODUCTIVE WORKSITE AND THAT EACH VENDOR/CONTRACTOR IS PROPERLY REGISTERED WITH THE STATE OF WISCONSIN IN PRACTICING THEIR CRAFT AS A LEGITIMATE BUSINESS.
- JOB SITE SHALL BE BROOM SWEEPED AND CLEAN AT THE END OF EACH DAY. ALL DEBRIS SHALL BE PICKED UP AND DISPOSED OF PROPERLY INTO APPROVED CONTAINERS.
- ALL MECHANICAL, ELECTRICAL AND PLUMBING WORK IS TO BE DESIGNED AND CONSTRUCTED BY A DESIGN-BUILD DELIVERY METHOD AND ARE SUBSEQUENTLY NOT A PART OF THESE DOCUMENTS.
- ELECTRICIAN TO VERIFY EXISTING POWER AND DATA RECEPTACLE LOCATIONS AND COORDINATE NEW LOCATIONS WITH OWNER AND GENERAL CONTRACTOR.



3 SOUTHEAST VIEW



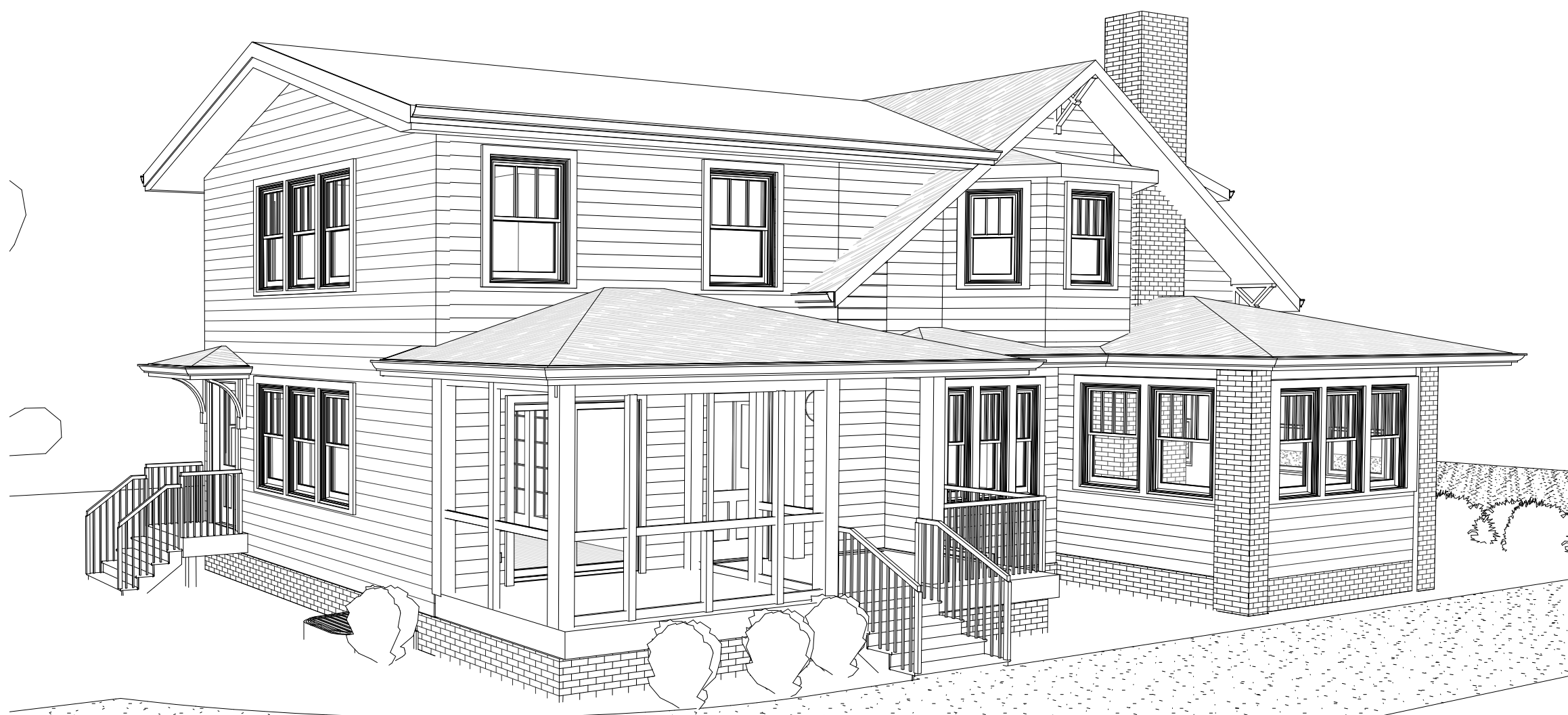
4 SOUTHWEST VIEW



1 NORTHEAST VIEW

2019 RENOVATION GREG REED & MICHAEL ZORICH

1718 CHADBOURNE AVENUE
MADISON, WI



2 NORTHWEST VIEW

Sheet List	
Sheet Number	Sheet Name

1CD	COVER SHEET, NOTES, KEYS
A00	SITE PLAN & DEMO PLAN
A01	BASEMENT & FIRST FLOOR PLANS
A02	SECOND FLOOR & ROOF PLANS
A03	ELEVATIONS
A04	ELEVATIONS
A05	BUILDING SECTIONS
A06	WALL SECTIONS & DETAIL
A07	INTERIOR ELEVATIONS
A08	INTERIOR ELEVATIONS & DETAILS
A09	REFLECTED CEILING PLAN

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No.	Description	Date

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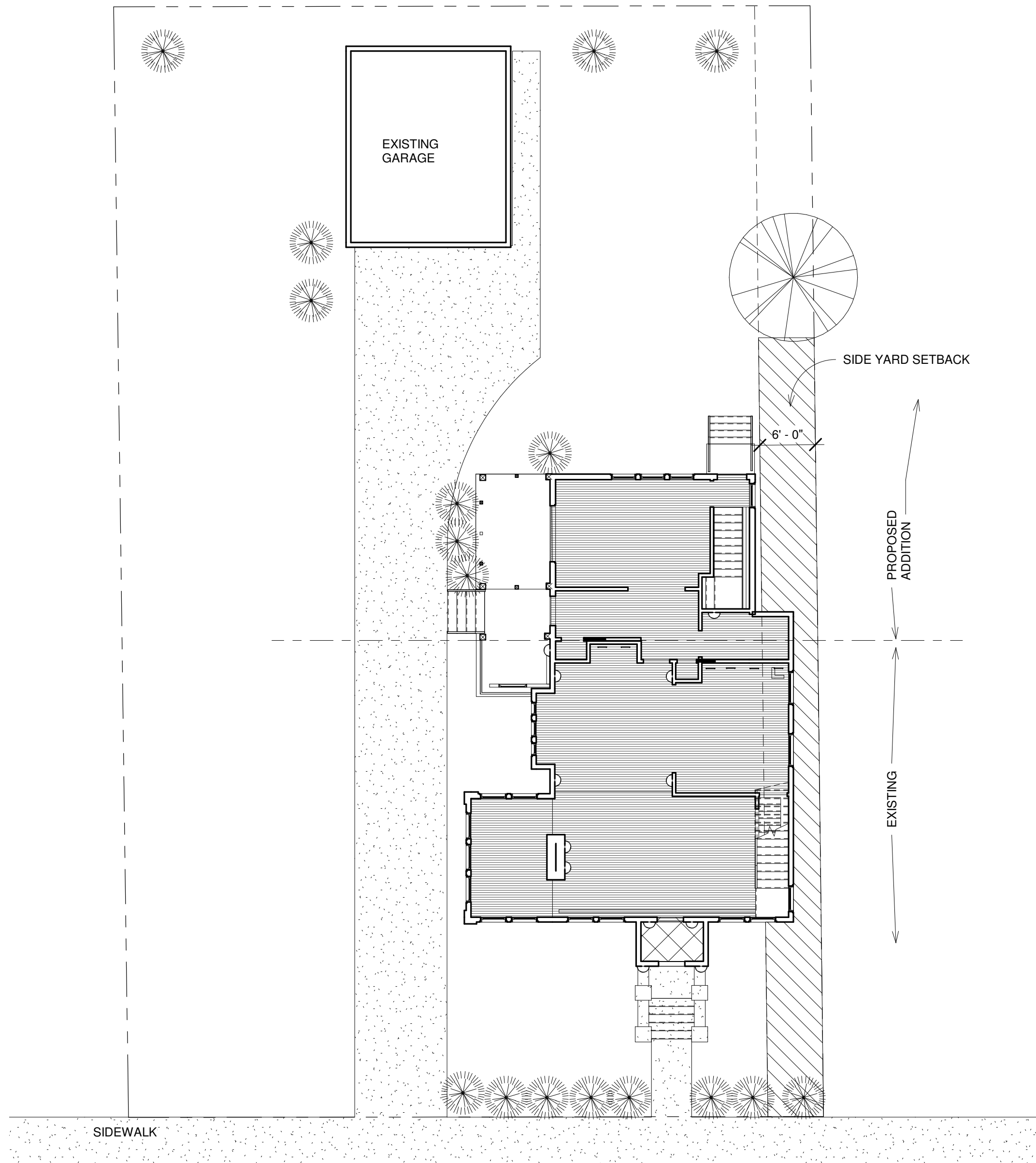
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MADISON, WI

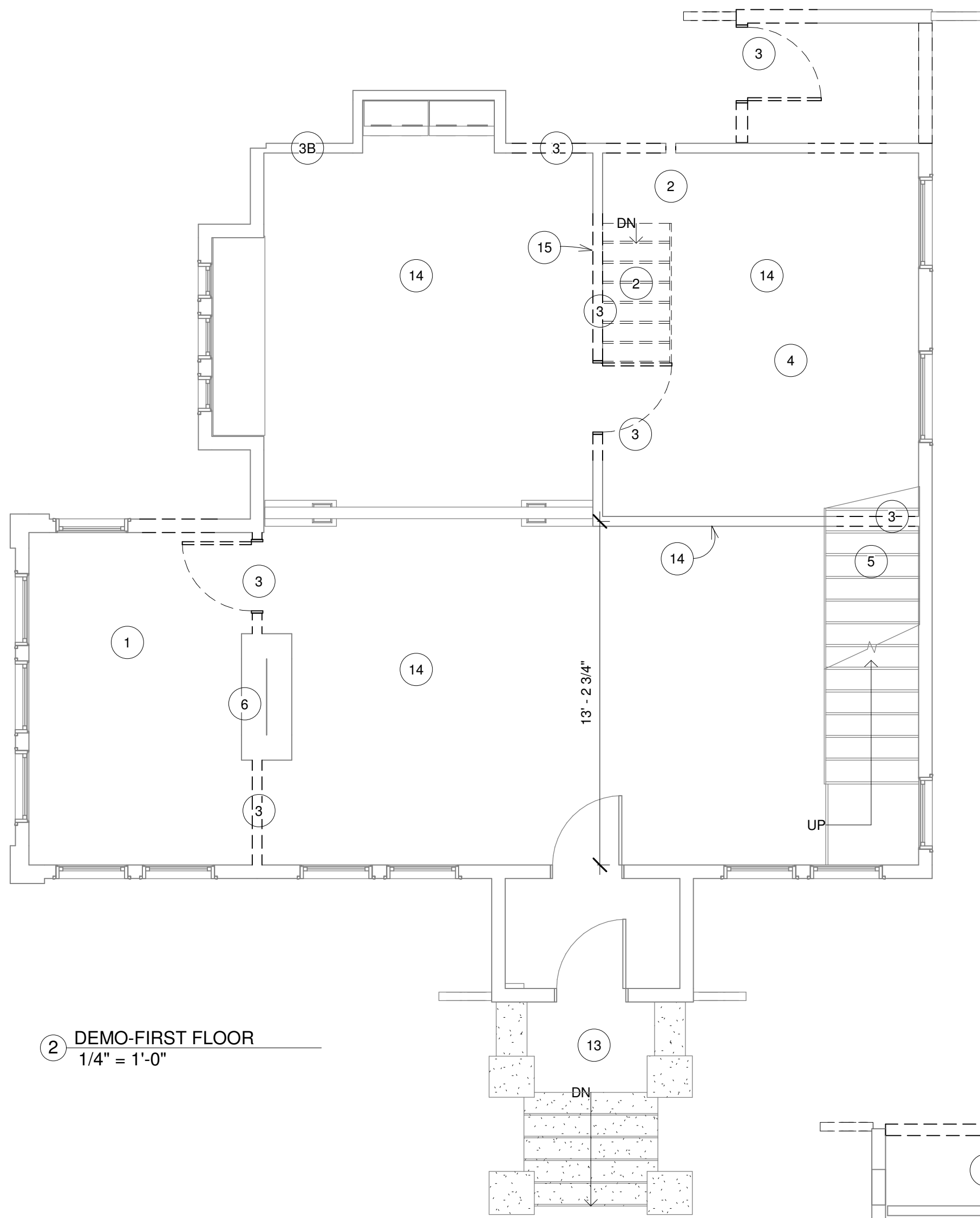
COVER SHEET, NOTES, KEYS

Date 05/30/2019

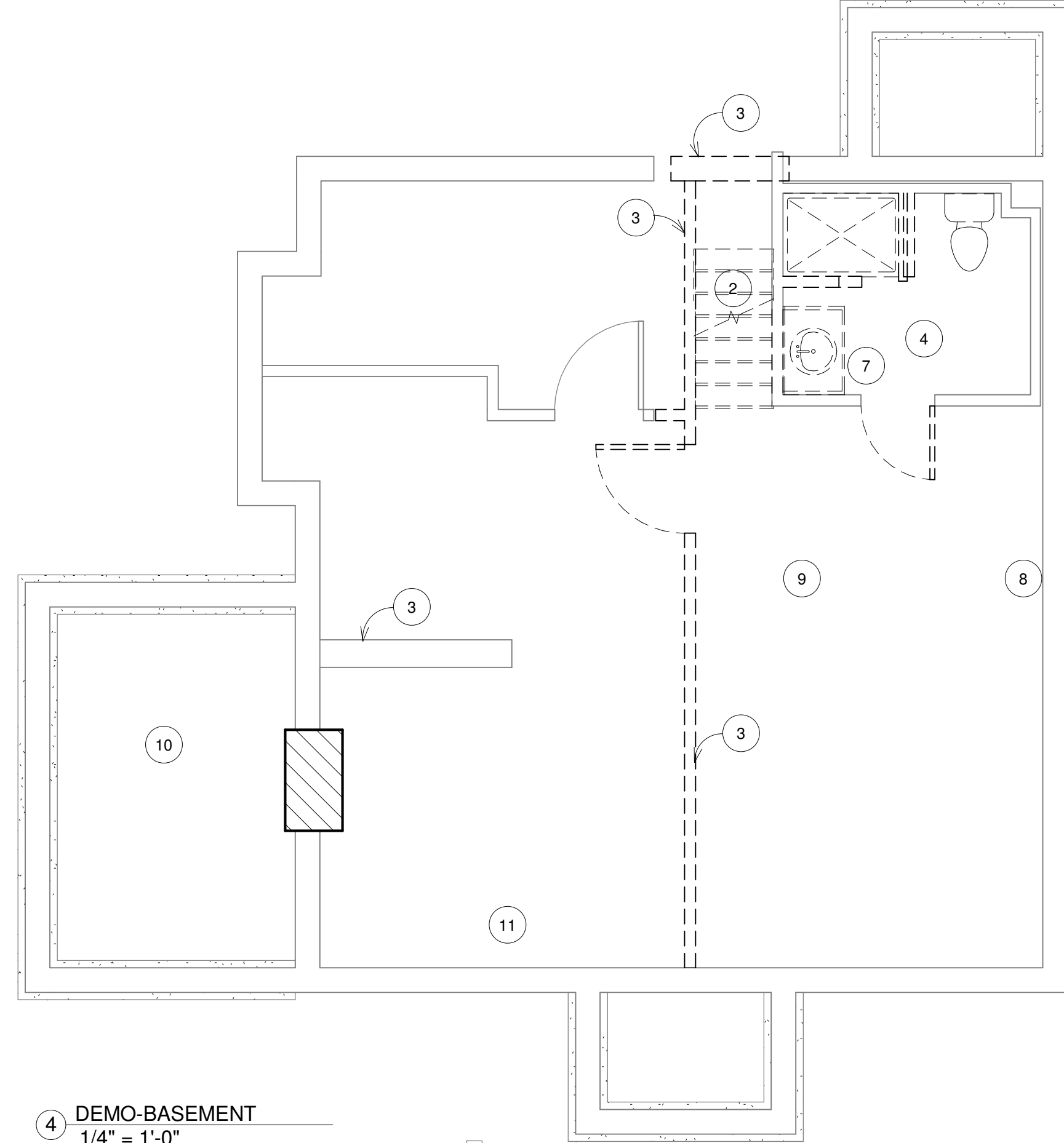
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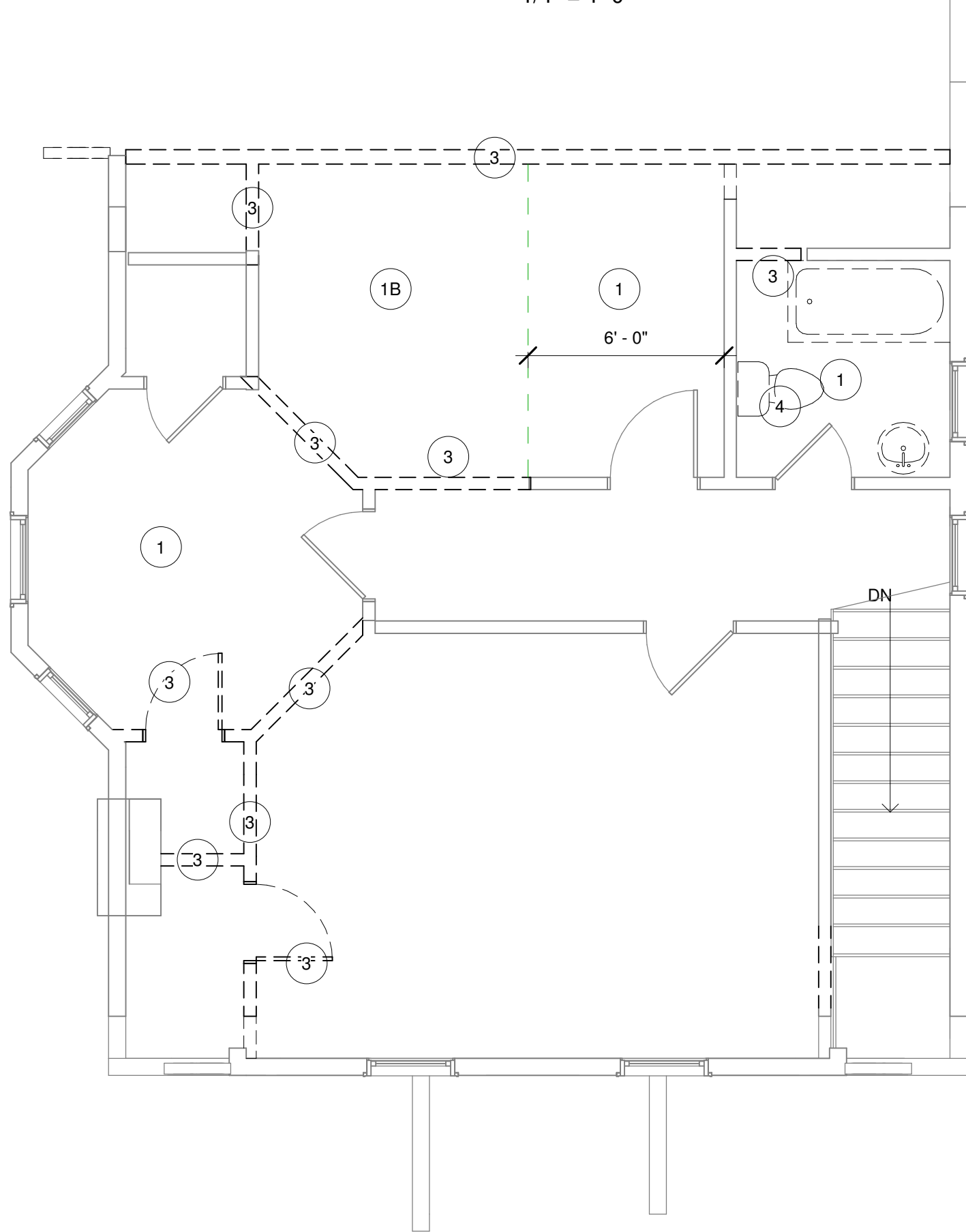
1 SITE PLAN
1" = 10'-0"



2 DEMO-FIRST FLOOR
1/4" = 1'-0"



4 DEMO-BASEMENT
1/4" = 1'-0"



3 DEMO-SECOND FLOOR
1/4" = 1'-0"

DEMO KEYNOTES	
KEYN OTE	NOTE TEXT
1	REMOVE WOOD FLOORING
1B	RETAIN ORIGINAL FLOORING ON THIS SIDE OF LINE
2	REMOVE STAIRS AND LANDING
3	REMOVE WALLS, WINDOWS & DOORS
3B	WINDOWS
4	REMOVE CABINETS, FIXTURES AND APPLIANCES
5	REMOVE FLOOR UNDER EXISTING STAIRWAY FOR NEW STAIRWAY TO BASEMENT
6	OPEN SUNROOM SIDE OF FIREPLACE FOR NEW 2-SIDED GLASS INSERT
7	REMOVE ALL TILE ON WALLS AND FLOOR
8	REMOVE WASHER & DRYER AND TERMINATE PLUMBING CONNECTIONS
9	REMOVE ANY REMAINING CEILING TILES AND TILE FRAME AND LAMINATED WALL BOARD THROUGHOUT BASEMENT
10	REMOVE/GRADE DIRT TO CREATE FLAT AREA FOR SLAB FLOOR
11	REMOVE MECHANICAL EQUIPMENT AS INSTRUCTED BY OWNER
13	REMOVE CONCRETE STEPS FOR REPLACEMENT
14	SELECTIVE DEMO OF WALL AND CEILING FOR HVAC AND PLUMBING RUNS
15	SELECTIVE PANELING AND WOOD TRIM REMOVAL. STORE FOR FUTURE USE

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REED-ZORICH OPT 1A

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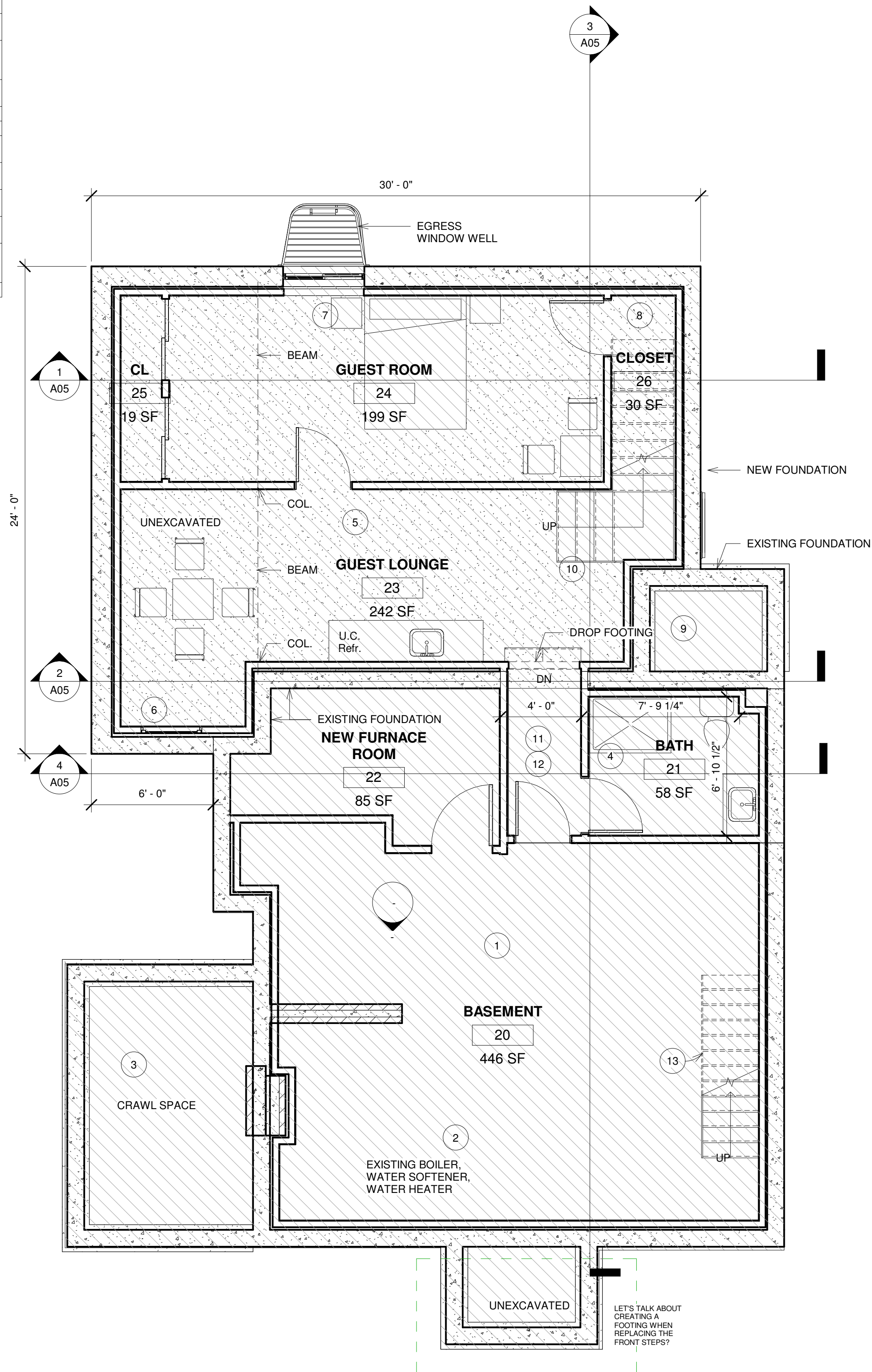
MADISON, WI

SITE PLAN & DEMO PLAN

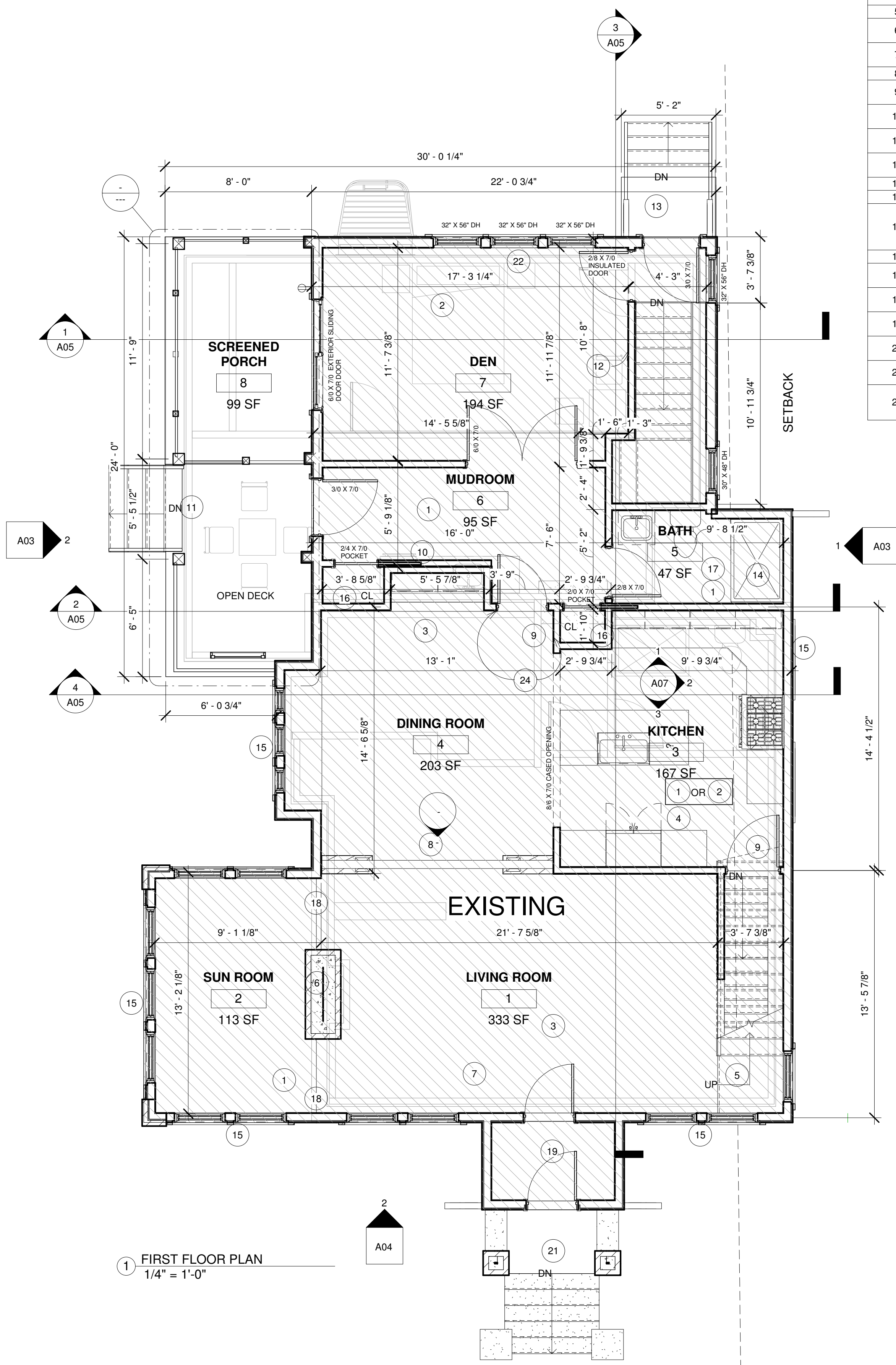
Date 05/30/2019

A00

LOWER LEVEL KEYNOTES	
KEY NOTES	NOTE TEXT
1	OPTION: REMOVE CENTER WALL AND FINISH OFF EXISTING BASEMENT WITH INSULATED WALLS AROUND ITS PERIMETER
2	AREA OF CURRENT BOILER. OWNERS MAY RETAIN FOR HEATED FLOOR AND DOMESTIC HOT WATER. CONSULT WITH OWNERS AND HVAC CONTRACTOR
3	INSULATE FROST WALLS AND ADD INSULATED CONCRETE FLOOR TO CRAWLSPACE. SEE DETAILS
4	REMOVE BATHROOM FINISHES AND REPLACE WITH VINYL SHOWER UNIT, NEW VANITY WITH CULTURED MARBLE TOP AND ELONGATED TOILET. RELOCATE DOOR
5	OPTION: FINISHED ROOMS IN NEW ADDITION AREA OF BASEMENT. INSULATE WALLS, CARPET, TRIM, DOORS
6	SMALL VENTING (AWNING) WINDOW
7	EGRESS WINDOW, SLIDING
8	LOCATE SUMP PUMP FOR NEW BASEMENT UNDER STAIRS
9	UNKNOWN CONDITION. EXPOSE DURING DEMO PHASE. CONTACT ARCHITECT WHEN CONDITION KNOWN
10	OPTION: INCLUDE OPEN RAILING AND CARPETED STAIRS IN FINISHED BASEMENT OPTION.
11	STAIRS TO CONNECT EXISTING BASEMENT WITH LOWER NEW BASEMENT.
12	OPTION OF FINISHED BASEMENT TO INCLUDE STAIRS, CONNECTING HALLWAY AND LOCKED DOOR WHERE INDICATED
13	NEW STAIRWAY. BUILD WOOD RAILING PER CODE



2 BASEMENT FLOOR PLAN
1/4" = 1'-0"



1 FIRST FLOOR PLAN
1/4" = 1'-0"

FIRST FLOOR KEYNOTES	
KEY NOTE	NOTE TEXT
1	CERAMIC TILE WITH RADIANT HEATING. CERAMIC TILE BY CONTRACTOR
2	INSTALL NEW HARDWOOD FLOORS. CONSULT OWNERS
3	FINISH EXISTING HARDWOOD FLOORS
4	HOMEOWNER SUPPLIED APPLIANCES, INSTALLED BY G.C.
5	REFINISH STAIRWAY BY FLOORING CONTRACTOR
6	2-WAY GAS FIREPLACE INSERT. FINISH BRICK FACE ON SUNROOM SIDE TO MATCH LIVING ROOM FIREPLACE OPENING
7	PATCH EXISTING WALL PLASTER. CEILING TO BE COVERED BY DRYWALL
8	REFINISH/RESTORE EXISTING WOODWORK BY OWNERS
9	ADD DOOR - USE DOOR FROM EXISTING DOOR INVENTORY, CONSULT WITH OWNERS
10	FRAME WALL OVER EXISTING BACK OF CASEWORK ALCOVE FOR POCKET DOOR. DO NOT DISTURB EXISTING CASEWORK
11	FLOOR DECK ON RUBBERIZED MEMBRANE OVER JOISTS. SEE DETAILS
12	SOUND INSULATE WALL SEPARATING BATH, DEN AND MUDROOM FROM STAIRS
13	WOOD PORCH AND STAIRS. SEE DETAILS
14	TILED SHOWER, BY CONTRACTOR
15	OWNERS TO CONTRACT SEPARATELY FOR REPAIRS TO EXISTING WINDOWS. GC CONTRACTED PAINT CONTRACTOR TO PAINT INTERIOR AND EXTERIOR. GC TO INSTALL LANDMARKS APPROVED COMBINATION SCREEN/STORMS
16	POLE & 2 SHELVES
17	2 TOWEL RODS, TISSUE HOOK & ROBE HOOK, OWNER SUPPLIED, GC INSTALLED
18	HEADER OPENING WHERE WALL/DOOR WAS REMOVED. REPAIR BRICK & PLASTER
19	REPAIR PORCH CASEWORK WHERE SETTLING HAS OCCURRED. RETAIN PANELING AND ORIGINAL CERAMIC FLOORING
21	REPLACE CONCRETE LANDINGS AND BRICK STEPS WITH LANDMARK'S APPROVAL
22	INDIVIDUALLY FRAMED WINDOWS NOT MITERED TOGETHER. MATCH EXISTING INTERIOR AND EXTERIOR WINDOW DETAILS
24	USE REMOVED PANELING AND TRIM TO REPLACE WALL WOODWORK. CLOSELY MATCH DOORWAY CASINGS TO EXISTING WOODWORK

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No.	Description	Date

REED-ZORICH OPT 1A

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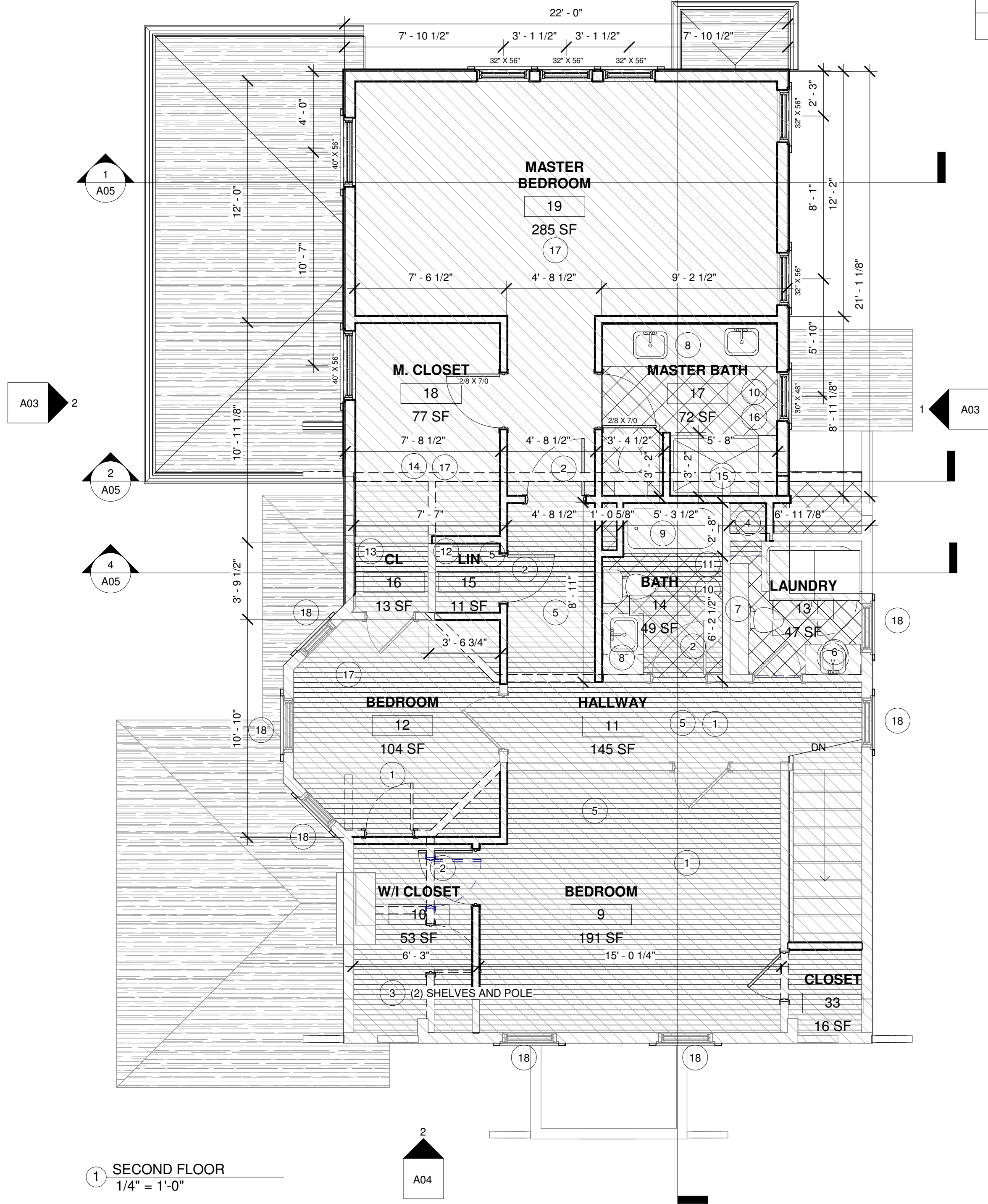
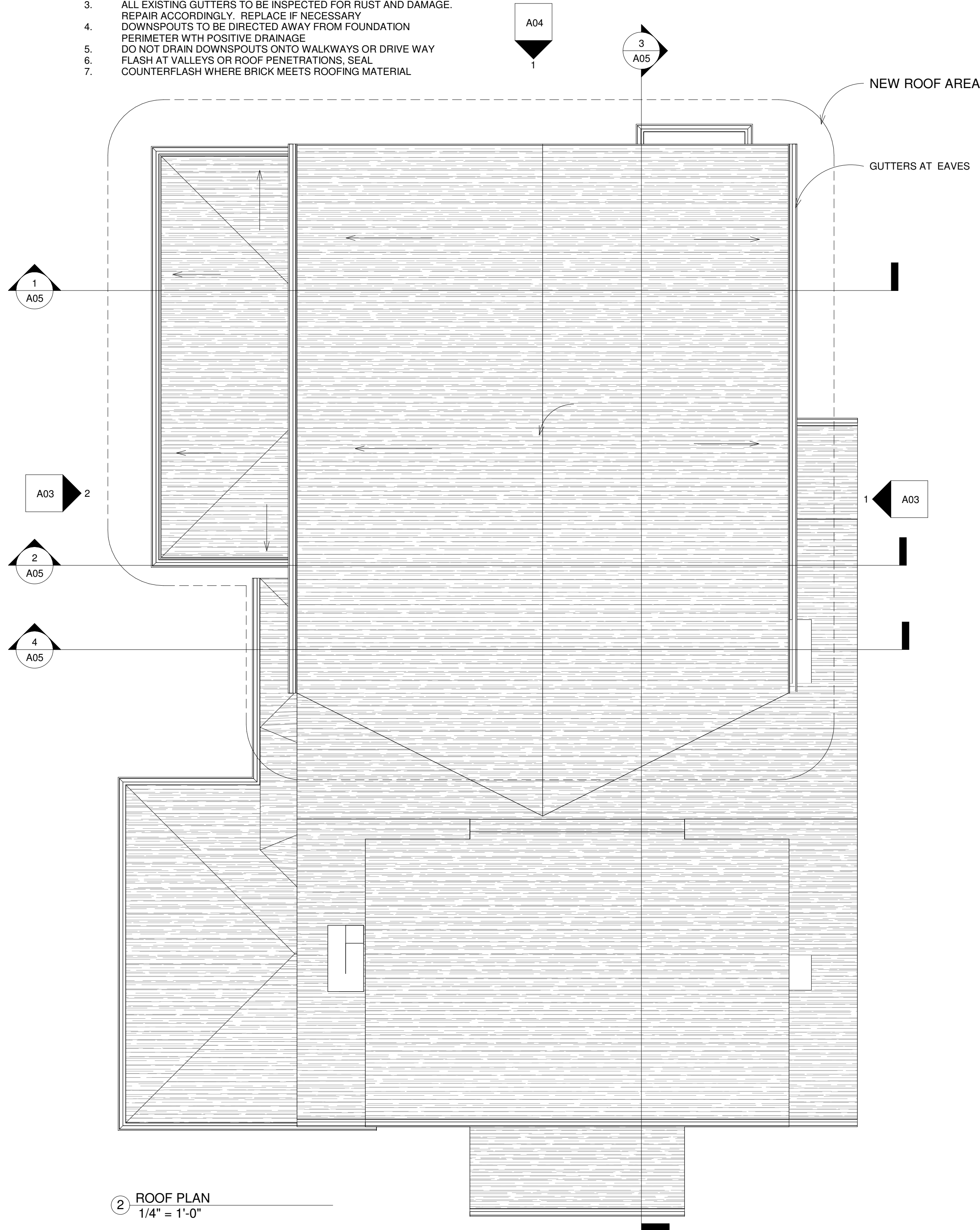
MADISON, WI

BASEMENT & FIRST FLOOR PLANS

Date 05/30/2019

A01

- ROOF NOTES:
1. REPLACE EXISTING ROOF WITH NEW ROOFING MATERIALS AS APPROVED BY OWNER
 2. ALL NEW GUTTERS TO BE HALF CIRCLE GUTTERS SIZED TO HANDLE WATER LOAD
 3. ALL EXISTING GUTTERS TO BE INSPECTED FOR RUST AND DAMAGE. REPAIR ACCORDINGLY. REPLACE IF NECESSARY
 4. DOWNSPOUTS TO BE DIRECTED AWAY FROM FOUNDATION PERIMETER WITH POSITIVE DRAINAGE
 5. DO NOT DRAIN DOWNSPOUTS ONTO WALKWAYS OR DRIVE WAY
 6. FLASH AT VALLEYS OR ROOF PENETRATIONS. SEAL
 7. COUNTERFLASH WHERE BRICK MEETS ROOFING MATERIAL



SECOND FLOOR KEYNOTES	
KEYNOTE	NOTE TEXT
1	REPAIR PLASTER, GWB CEILING
2	REINSTALL DOOR FROM EXISTING HOUSE INVENTORY. CONSULT WITH OWNER
3	(2) SHELVES AND POLE
4	POSSIBLE HANGING OR SHELVING AREA. CONSULT WITH HOMEOWNERS
5	REFINISH HARDWOODS. REPAIR WHERE NECESSARY
6	DROP-IN "PREP" SINK IN 18" CABINET, LAMINATE TOP
7	LAMINATE FOLDING TOP
8	VANITY SOLID SURFACE TOP, UNDERMOUNT SINK(S)
9	60" VINYL SOAKER TUB, TILED SURROUND
10	HEATED TILED FLOOR
11	(2) TOWEL BAR, TISSUE HOLDER, ROBE HOOK, OWNER SUPPLIED, GC INSTALLED
12	(4) SHELVES
13	(2) SHELVES, POLE
14	OWNER CONTRACTED CLOSET ORGANIZER
15	TILED SHOWER WITH BENCH, GLASS SHOWER DOOR
16	(4) TOWEL BARS, TISSUE HOLDER, ROBE HOOK
17	NEW HARDWOOD FLOORS TO MATCH EXISTING
18	OWNER CONTRACTED WINDOW REPAIRS, PAINT CONTRACTOR PAINT INTERIOR AND EXTERIOR, G.C. INSTALL WOOD COMBINATIONS

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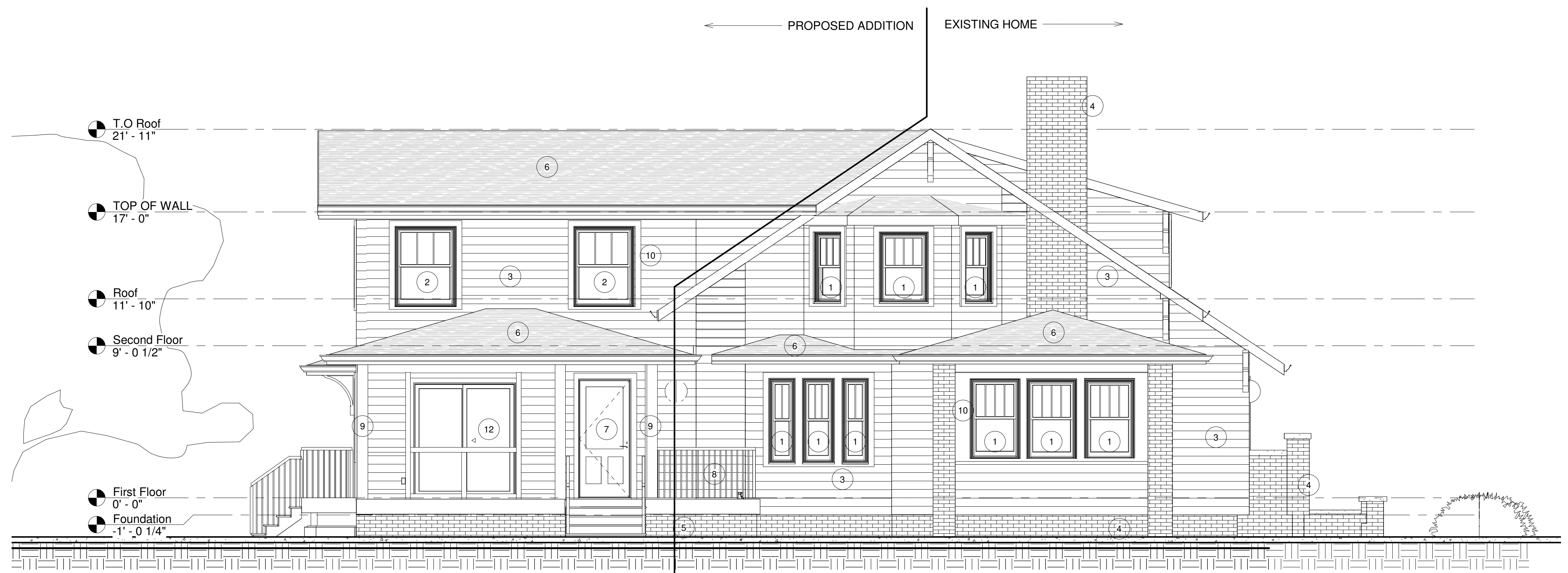
No.	Description	Date

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1718 CHADBOURNE AVE.
MADISON, WI

SECOND FLOOR & ROOF PLANS

Date 05/30/2019

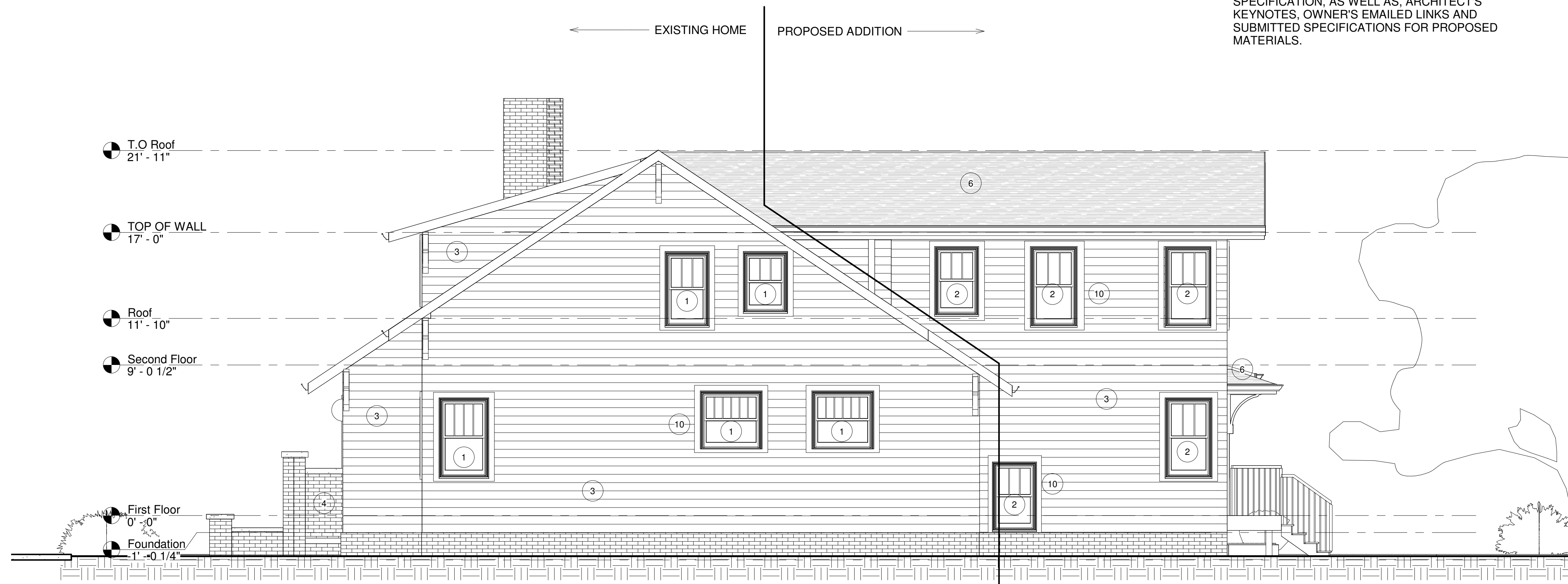
A02



2 WEST EXTERIOR ELEVATION
1/4" = 1'-0"

PROPOSED ADDITION EXISTING HOME

PICTORAL ELEMENTS ARE CLOSELY REPRESENTED, BUT NOT EXACT MATCHES TO EXISTING OR PROPOSED ELEMENTS. PLEASE REFER TO OWNER SUBMITTED PICTURES FOR EXISTING CONDITIONS AND ELEMENT SPECIFICATION, AS WELL AS, ARCHITECT'S KEYNOTES, OWNER'S EMAILED LINKS AND SUBMITTED SPECIFICATIONS FOR PROPOSED MATERIALS.



1 EAST EXTERIOR ELEVATION
1/4" = 1'-0"

EXISTING HOME PROPOSED ADDITION

ELEVATION KEYNOTES	
KEY NOTE	NOTE TEXT
1	EXISTING WINDOWS REPAIRED, PAINTED AND REGLAZED AS NEEDED. COVER WITH MARVIN WINDOW WOOD STORM AND SCREEN COMBINATIONS PAINTED BLACK
2	NEW MARVIN CLAD ULTIMATE DOUBLE HUNG NEXT GENERATION 2.0 WITH 3 OVER 1 DIVIDED LITES
3	ALL CEDAR SIDING TO BE STAINED LIGHT BROWN
4	REPAIR EXISTING BRICK AND MORTAR JOINTS ON SKIRTING, PORCH RAILINGS AND CHIMNEY. REPOINT EXISTING MORTAR USING HAND TOOLS AND A MORTAR MIX WHICH MATCHES LOOK, TEXTURE, COLOR AND DENSITY OF ORIGINAL MORTAR, INCLUDE MORTAR ANALYSIS OF EXISTING. APPLY MORTAR TO MATCH THE STRIKING OF ORIGINAL.
5	MATCH NEW BRICK SKIRTING WITH EXISTING
6	NEW ROOFING MATERIALS: GAF NATURAL SHADOWS OR CERTAINTED LANDMARK
7	COMBINATION DOOR COMPANY WOOD COMBINATION DOOR TRADITIONAL #50, PAINTED BLACK
8	CLEAR CEDAR VERTICAL RAILING
9	CLEAR CEDAR POSTS AND SCREENING TRIM
10	WOOD TRIM AROUND WINDOWS TO MATCH PROFILE OF EXISTING WINDOW TRIM. REPAIR EXISTING TRIM AS NEEDED. PAINT ALL TRIM WITH COLOR COMPLIMENTARY TO NEW STAIN.
11	REPAIR FRONT CONCRETE STEPS BY REMOVING OLD CONCRETE AND REPLACING STEPS WITH LIKE MATERIAL IN THE SAME MANNER AND PROFILES AS THE EXISTING
12	SLIDER DOOR
13	WOOD DECK, RAILINGS AND STEPS

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No.	Description	Date

REED-ZORICH OPT 1A

1718 CHADBOURNE AVE.

MADISON, WI

ELEVATIONS

Date 05/30/2019

A03



② SOUTH EXTERIOR ELEVATION
1/4" = 1'-0"

PICTORAL ELEMENTS ARE CLOSELY REPRESENTED, BUT NOT EXACT MATCHES TO EXISTING OR PROPOSED ELEMENTS. PLEASE REFER TO OWNER SUBMITTED PICTURES FOR EXISTING CONDITIONS AND ELEMENT SPECIFICATION, AS WELL AS, ARCHITECTS KEYNOTES, OWNER'S EMAILED LINKS AND SUBMITTED SPECIFICATIONS FOR PROPOSED MATERIALS.

ELEVATION KEYNOTES	
KEY NOTE	NOTE TEXT
1	EXISTING WINDOWS REPAIRED, PAINTED AND REGLAZED AS NEEDED. COVER WITH MARVIN WINDOW WOOD STORM AND SCREEN COMBINATIONS PAINTED BLACK
2	NEW MARVIN CLAD ULTIMATE DOUBLE HUNG NEXT GENERATION 2.0 WITH 3 OVER 1 DIVIDED LITES
3	ALL CEDAR SIDING TO BE STAINED LIGHT BROWN
4	REPAIR EXISTING BRICK AND MORTAR JOINTS ON SKIRTING, PORCH RAILINGS AND CHIMNEY. REPOINT EXISTING MORTAR USING HAND TOOLS AND A MORTAR MIX WHICH MATCHES LOOK, TEXTURE, COLOR AND DENSITY OF ORIGINAL MORTAR. INCLUDE MORTAR ANALYSIS OF EXISTING. APPLY MORTAR TO MATCH THE STRIKING OF ORIGINAL.
5	MATCH NEW BRICK SKIRTING WITH EXISTING
6	NEW ROOFING MATERIALS: GAF NATURAL SHADOWS OR CERTAINTED LANDMARK
7	COMBINATION DOOR COMPANY WOOD COMBINATION DOOR TRADITIONAL #50, PAINTED BLACK
8	CLEAR CEDAR VERTICAL RAILING
9	CLEAR CEDAR POSTS AND SCREENING TRIM
10	WOOD TRIM AROUND WINDOWS TO MATCH PROFILE OF EXISTING WINDOW TRIM. REPAIR EXISTING TRIM AS NEEDED. PAINT ALL TRIM WITH COLOR COMPLIMENTARY TO NEW STAIN.
11	REPAIR FRONT CONCRETE STEPS BY REMOVING OLD CONCRETE AND REPLACING STEPS WITH LIKE MATERIAL IN THE SAME MANNER AND PROFILES AS THE EXISTING
12	SLIDER DOOR
13	WOOD DECK, RAILINGS AND STEPS



① NORTH EXTERIOR ELEVATION
1/4" = 1'-0"

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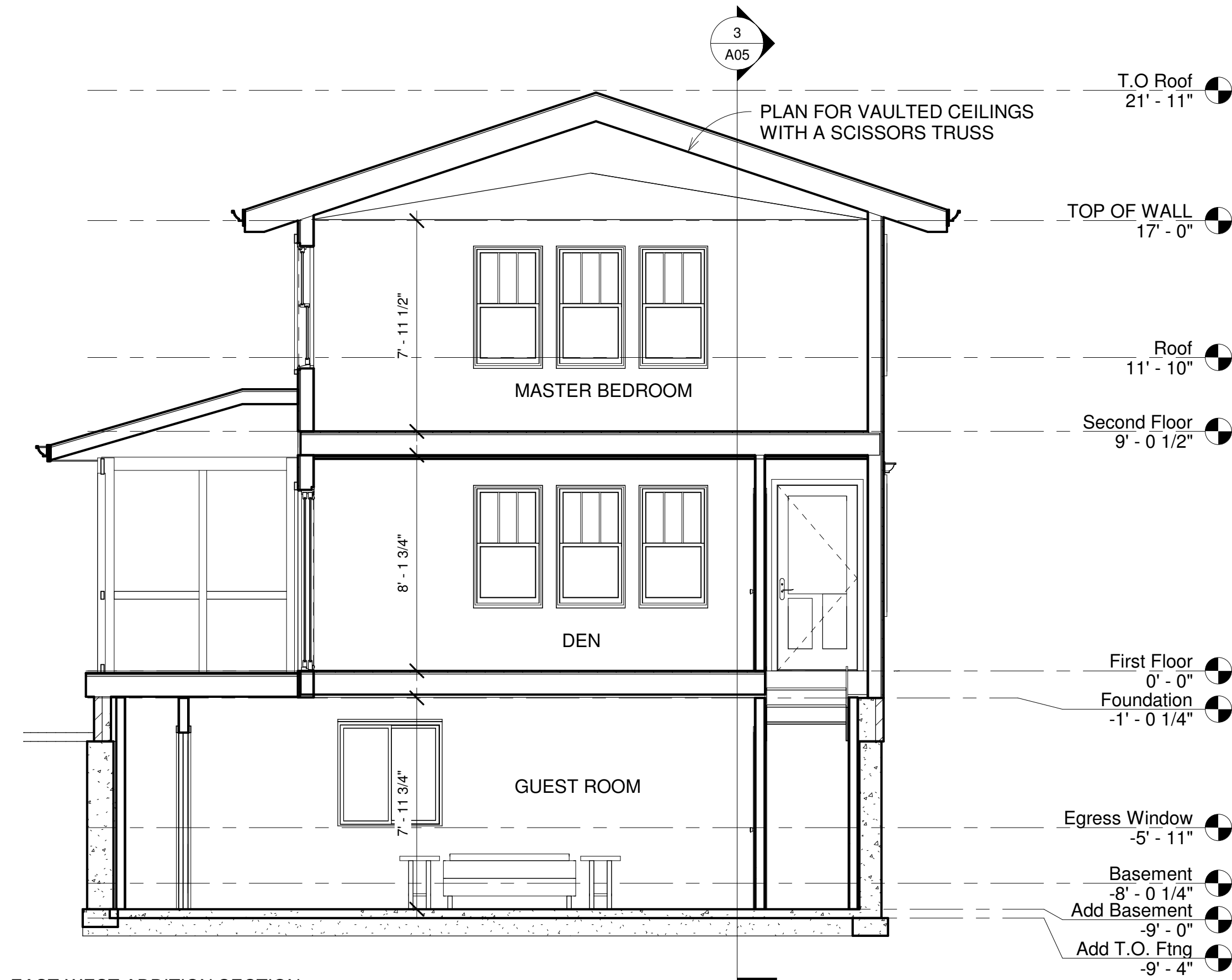
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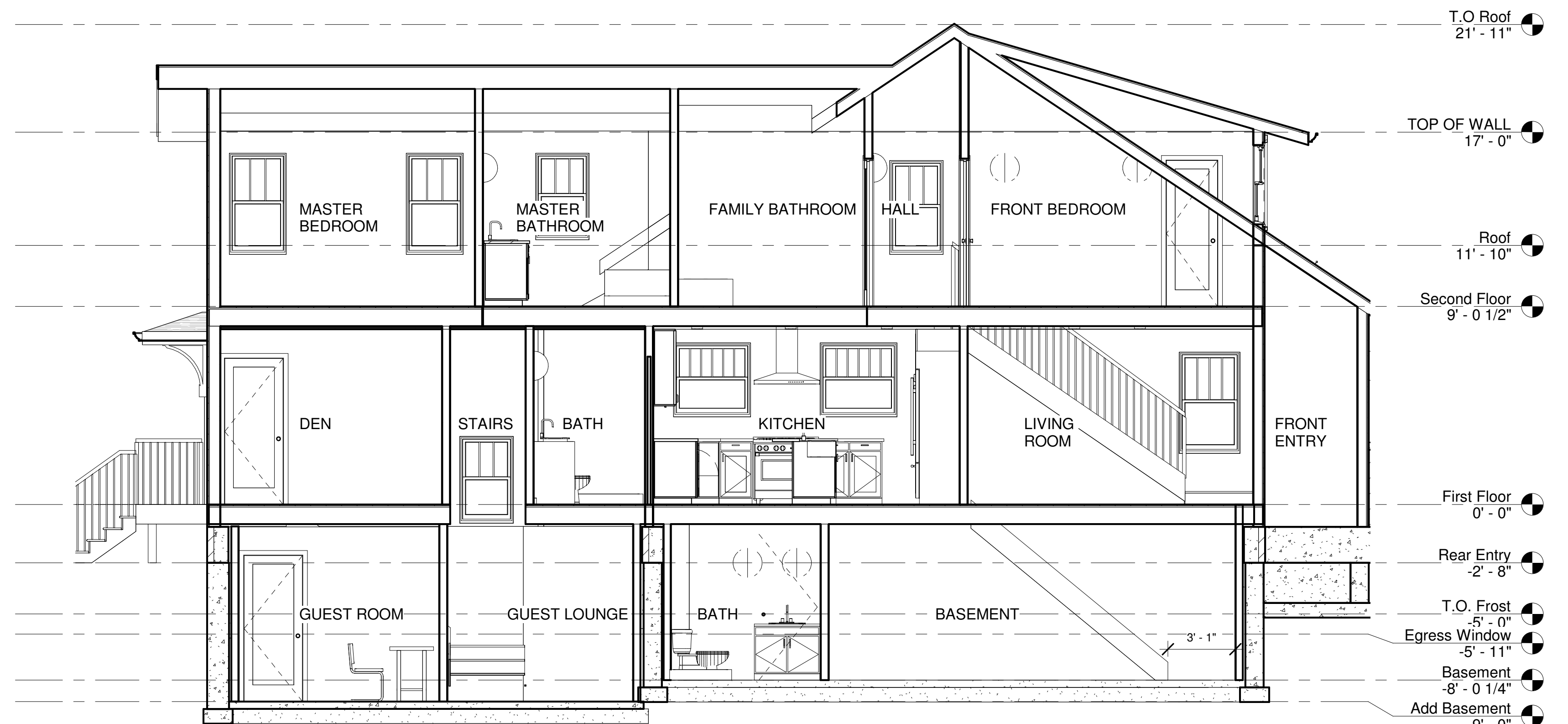
ELEVATIONS

Date 05/30/2019

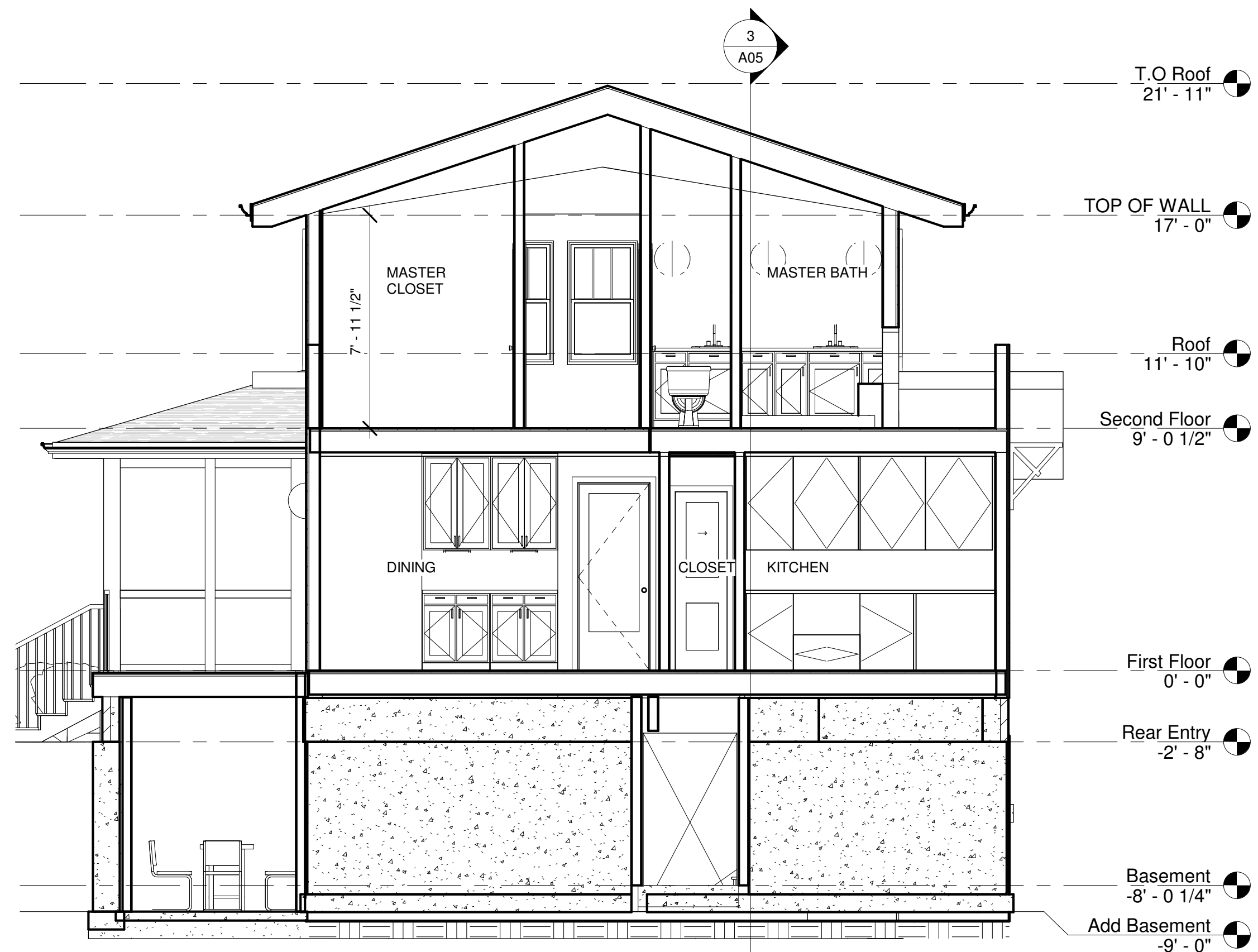
A04



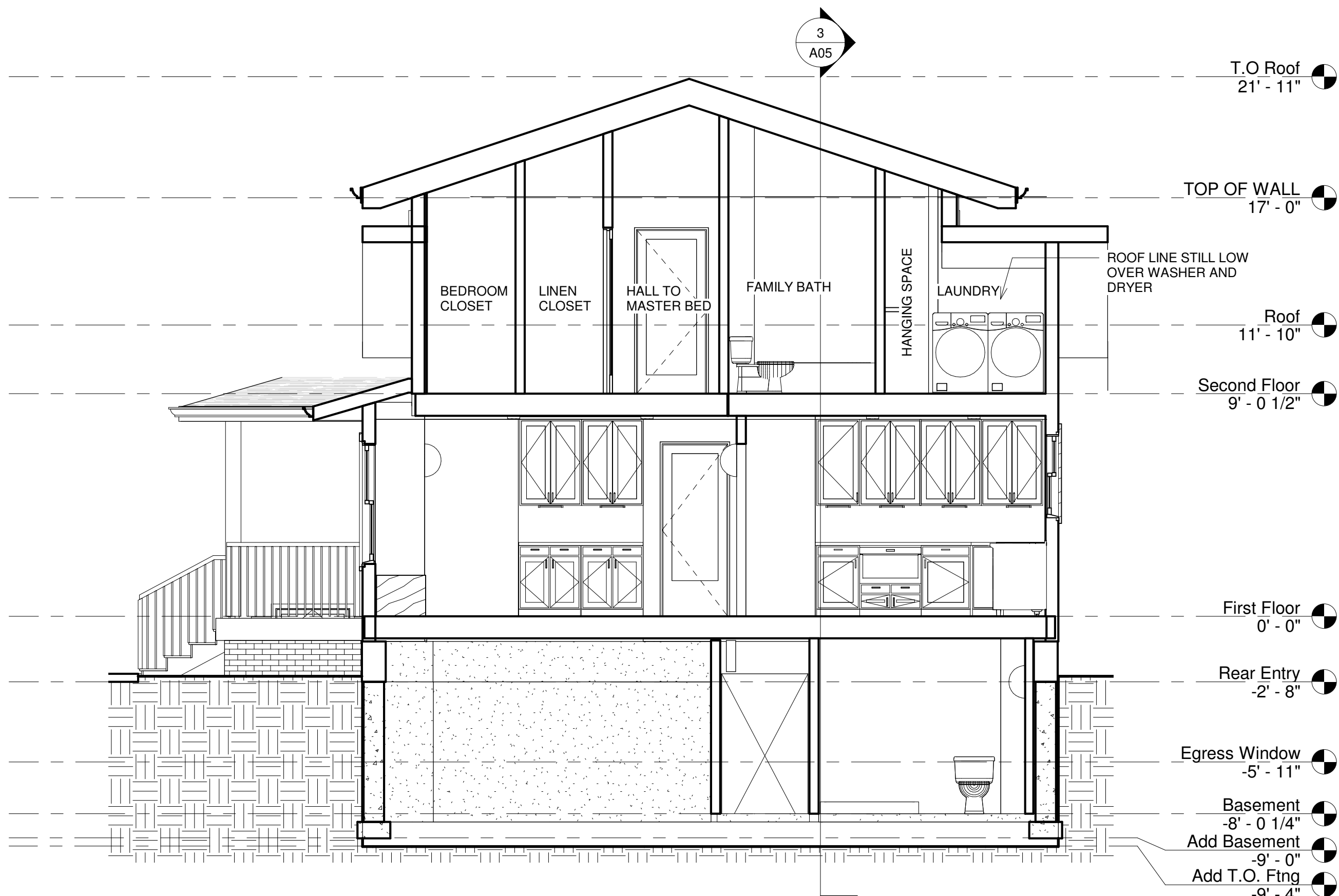
① EAST-WEST ADDITION SECTION
1/4" = 1'-0"



③ NORTH-SOUTH SECTION
1/4" = 1'-0"



② EAST-WEST EXISTING SECTION
1/4" = 1'-0"



④ EAST-WEST ADDITION SECTION 2
1/4" = 1'-0"

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No.	Description	Date

REED-ZORICH OPT 1A

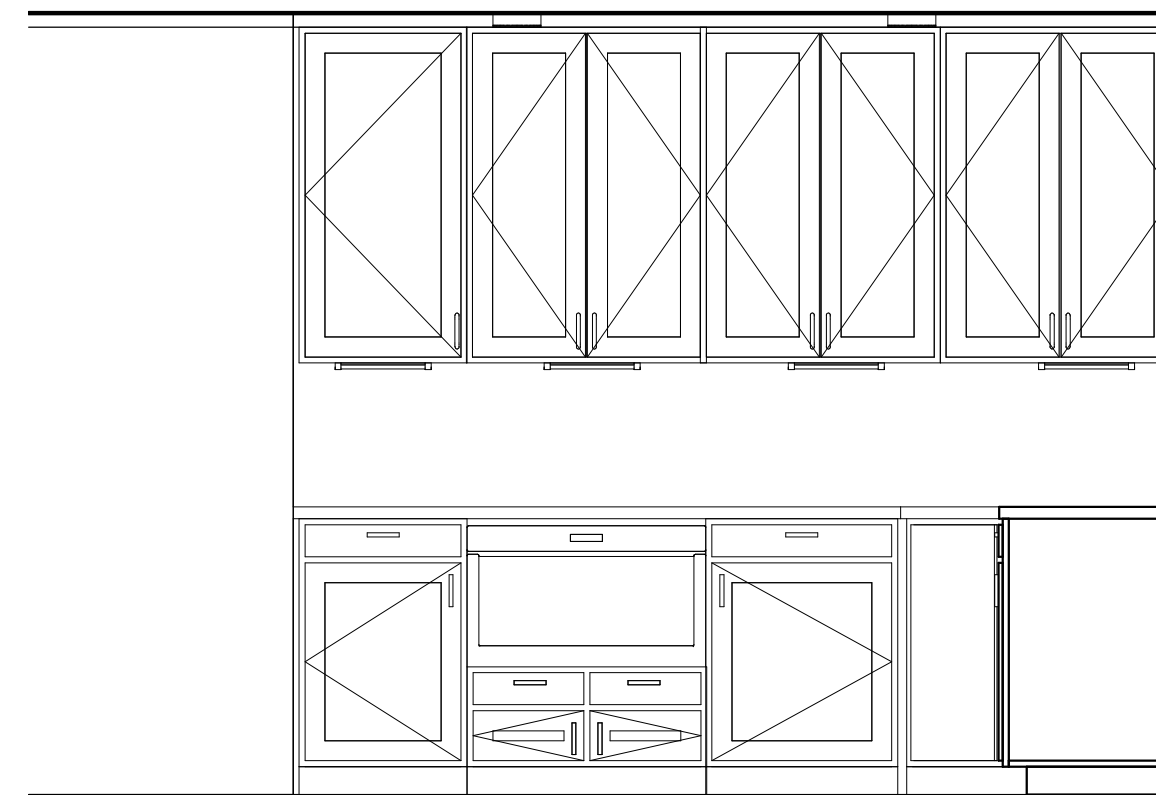
1718 CHADBOURNE AVE.

MADISON, WI

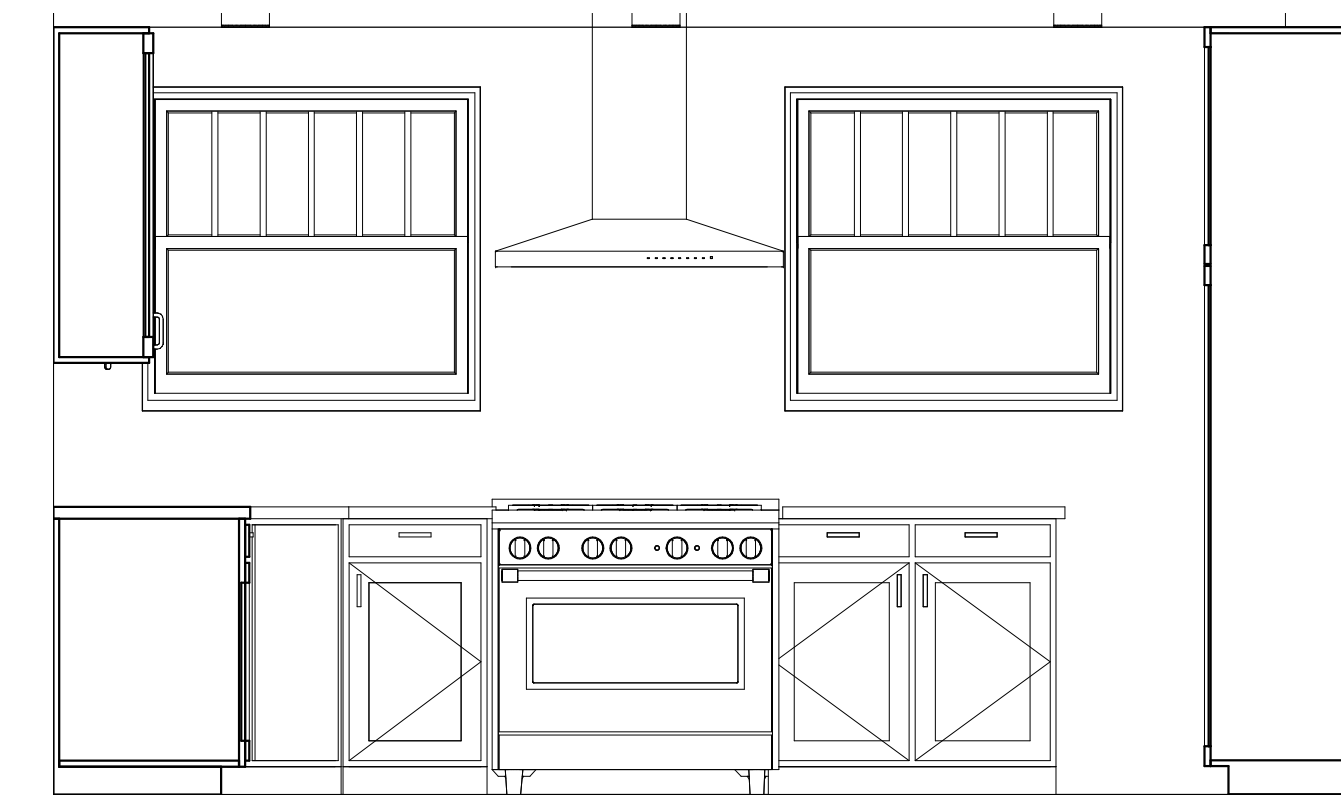
BUILDING SECTIONS

Date 05/30/2019

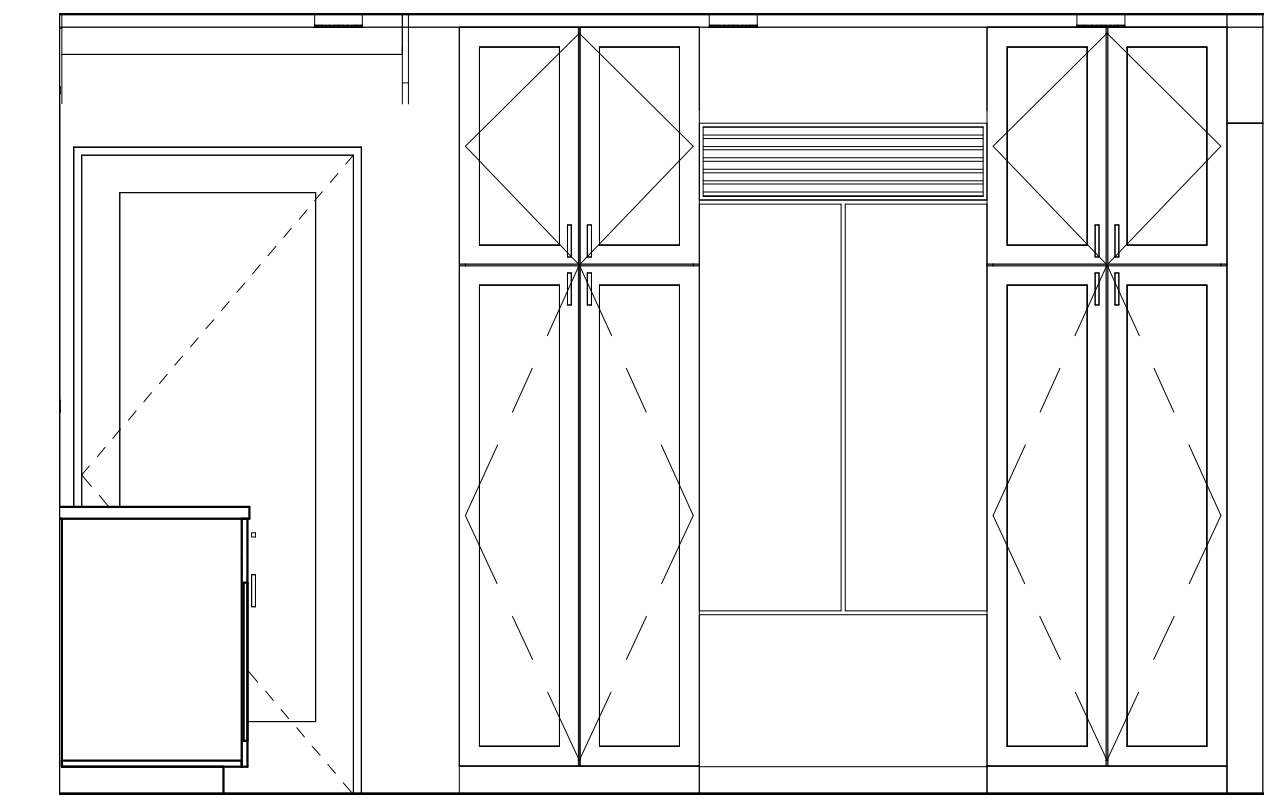
A05



1 KITCHEN ELEV 1
1/2" = 1'-0"



② KITCHEN ELEV 2
1/2" = 1'-0"



③ KITCHEN ELEV 3
1/2" = 1'-0"



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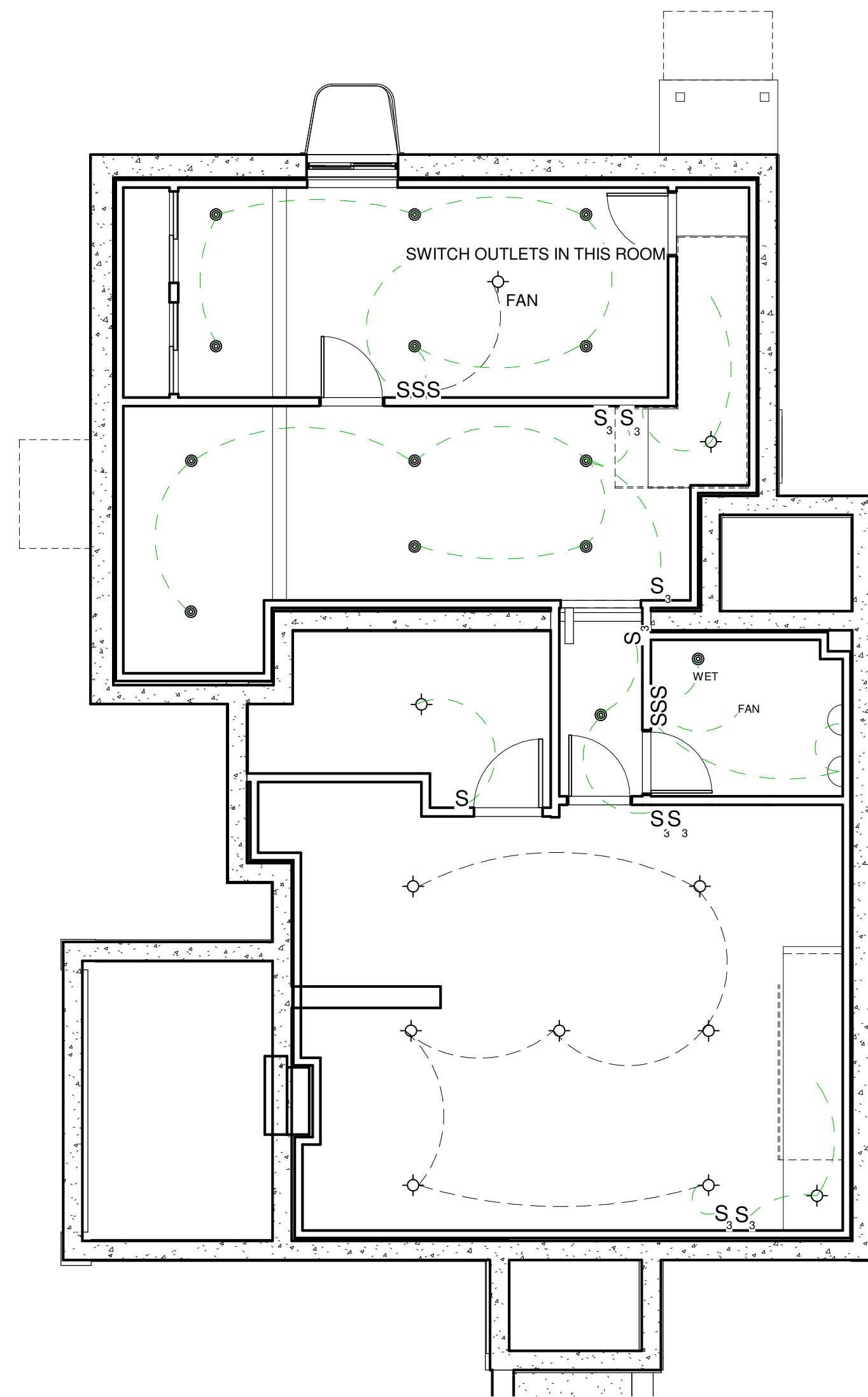
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REED-ZORICH OPT 1A
1718 CHADBOURNE AVE.
MADISON, WI

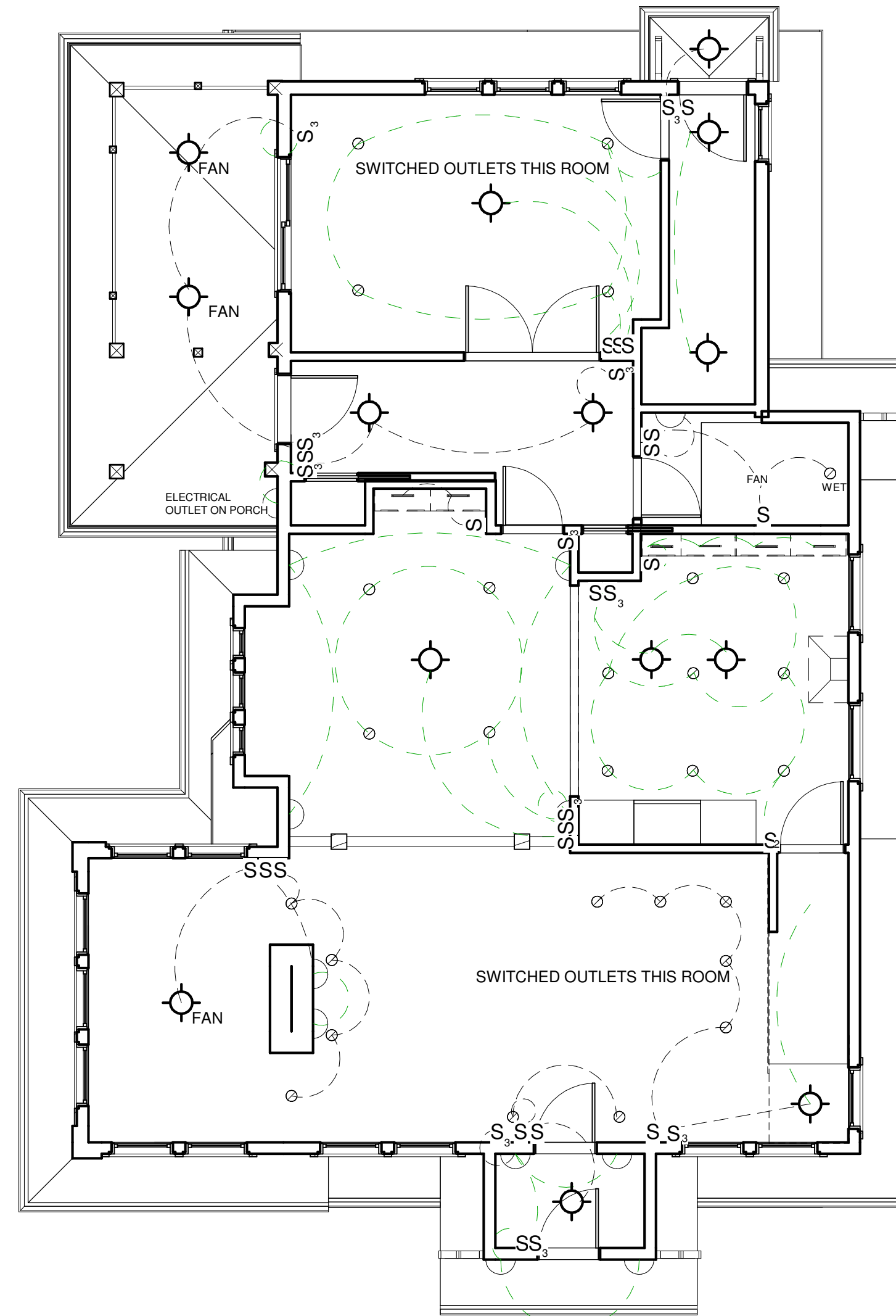
INTERIOR ELEVATIONS

Date	05/30/2019
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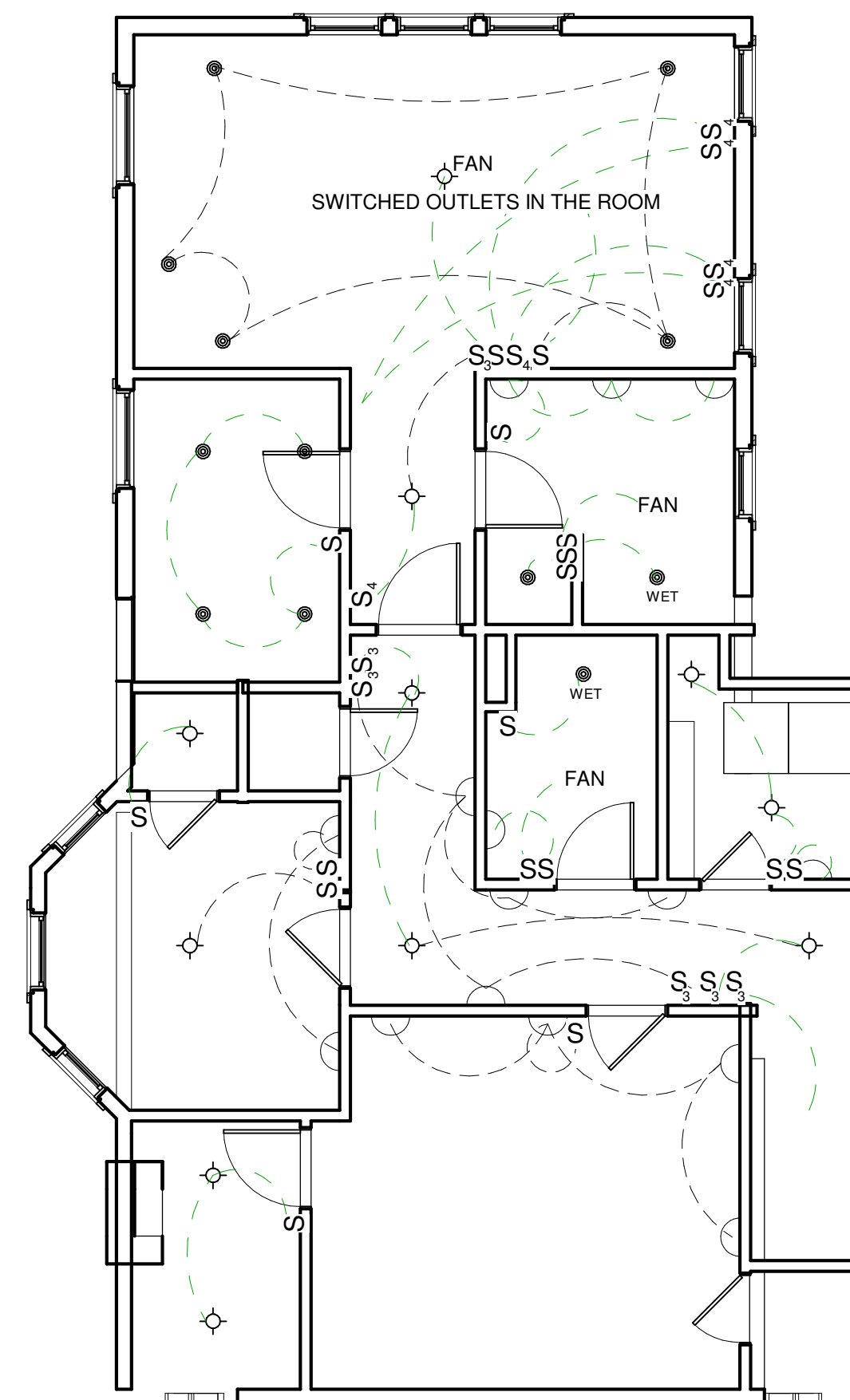
A07



① BASEMENT RCP
3/16" = 1'-0"



② FIRST FLOOR RCP
3/16" = 1'-0"



③ SECOND FLOOR RCP
3/16" = 1'-0"

LIGHTING KEY

- CAN LIGHT
- ⬠ PENDANT OR CEILING LIGHT
- ⌒ SCONCE LIGHT
- S SWITCH
- S3 3-WAY SWITCH
- S4 4-WAY SWITCH
- WIRE
- ▬ UNDERCABINET LIGHT

1. THIS IS A SCHEMATIC LIGHTING PLAN. LIGHTING PLAN IS DESIGN/BUILD. ELECTRICIAN TO BASE BID ON PLAN ONLY.
2. OWNERS TO LOCATE LIGHTS AND SWITCHES WITH ELECTRICIAN IN A ROUGH WALK-THRU.
3. ELECTRICIAN IS RESPONSIBLE TO CREATE LIGHTING AND ELECTRICAL PLAN BASED ON LOCAL AND STATE CODES.



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No.	Description	Date

REED-ZORICH OPT 1A

1718 CHADBOURNE AVE.

MADISON, WI

REFLECTED CEILING PLAN

Date	05/30/2019
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A09



RETRACTABLE
INTERIOR SCREEN



FULL
SCREEN



TWO-LITE STORM
SASH OR SCREEN



STORM & SCREEN
COMBINATIONS



ENERGY
PANEL*

DOUBLE HUNG SCREEN & STORM OPTIONS

RETRACTABLE SCREEN - The innovative Retractable Screen, available on the Ultimate Double Hung Next Generation Window, is a factory-installed screen that easily retracts out of sight when not in use. Like an airplane shade, the Retractable Screen provides smooth, quiet operation. The screen can be drawn to rest at one of two stop points. The resulting seal at either the sill or at the checkrail lets the breeze in while keeping insects out. The screen is released from its set position with a click of the latch on the pull bar. With lift assist action, the screen returns to its concealed position as smoothly as it was drawn. The retractable screen sets to the interior of the window.

FULL OR HALF SCREEN - Exterior screen with an aluminum surround. The full screen covers both the top and bottom sash. The half screen only covers the bottom sash.

TWO-LITE WOOD STORM SASH OR SCREEN - A wood frame containing non-removable glass. The storm sash can be removed during the summer and replaced with a wood framed screen. Available only for wood windows.

STORM AND SCREEN COMBINATIONS - A combination unit is composed of two glass panels and one screen panel that can be easily removed from the interior for cleaning. Available with a wood (bare or primed) or aluminum surround, panels can be configured multiple ways to accommodate season or preference: glass above screen, screen above glass or glass above glass. One of the panels slides behind the other for self storage when the screen is in use.

ENERGY PANEL - Often confused with storm windows, an energy panel is technically a glazing option. It is a removable, exterior glass panel finished on the edges by a surround. Energy panels cover the exposed glass surface of each sash and offer added energy efficiency for wood windows with single glazing.

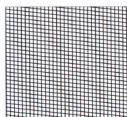
SCREEN MESH OPTIONS



CHARCOAL
FIBERGLASS



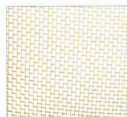
CHARCOAL
ALUMINUM WIRE



BLACK
ALUMINUM WIRE



BRIGHT
ALUMINUM WIRE



BRIGHT
BRONZE WIRE



HI-TRANSPARENCY
MESH

* Available with wood exterior products only.

Note: Magnum Double Hung screens made of extruded aluminum, are available for Ultimate Double Hung Next Generation Windows.

ULTIMATE DOUBLE HUNG NEXT GENERATION

NO DETAIL OVERLOOKED

Engineered for performance and designed to inspire, each aspect of the Ultimate Double Hung Next Generation Window was made with purpose. Our engineers consider every detail from the most innovative features to the most minute subtleties, all because the windows in your home help illuminate the most important parts of your life.

INTERIOR FEATURES AND PERFORMANCE

RICH WOOD INTERIOR

Offers beauty and warmth with six wood species and ten interior finish options.

NARROW CHECKRAIL

Provides a sleek aesthetic at $1\frac{15}{16}$ " to maximize daylight opening while maintaining historical accuracy.

TILT WASH

Allows easy access to exterior glass for cleaning and maintenance.

RETRACTABLE SCREEN

A screen option that easily retracts out of sight when not in use and provides smooth, quiet operation.



INTERIOR SHADES

Integrate seamlessly into the window without visible cords or pulleys. The fit is precise with virtually no light bleed.

EXCLUSIVE AUTOLOCK

Activates when the sashes are closed, locking the window.

FIRST-RATE ENERGY EFFICIENCY

Meets ENERGY STAR® standards in energy efficiency with multiple glass options for various regions, climates and weather needs.

SASH BALANCE SYSTEMS

Enables smooth operation at the largest sizes.