

dreamhouse by dreamkitchens

Hello,

I am here to address the proposed additions to 813 Woodward Drive in Madison, Wisconsin. Here are some of the details regarding the project.

1. The existing lot is very level, and easily accessible along the east side of the property. There is a minimum of 10 feet or more between lot line and existing building. The area along the house (east side), has a rock bed that comes out 3' from the foundation with some plantings, the rest is grass.
2. The lake side is very level and has rock beds along the building, again the rest is grass. There are two larger trees located on the lake side but we do not come within 15 feet of either of these with our additions. There will be no trees or bushes removed from this property during construction whatsoever.
3. All the existing plantings along the house on the lake side will be kept in place. If there is any concern that we may lose one of these due to construction, we will dig it up, set it aside and replace it to where it was once the foundations are in.
4. There are two landscape patios currently located where the new additions will go. Both of these will be removed for construction purposes and then replaced to make use of the existing materials.
5. Currently there are retaining walls approximately 30 feet towards the lake from the house; these will not be affected by the new additions whatsoever.
6. The majority of the house does not have gutters on it, which is why the rock beds are along the building. There are two downspouts on the lake side currently running underneath the two patios that we are removing. Both of these drain to grade into the yard, these are marked out on the landscape plans. Once the additions are built, this will be our intention as well, to run the downspouts underneath the patios and drain to grade.
7. The lake side elevation of the house will change with the addition of the new gable. This will be 8 inches taller than the existing gable now. Existing windows and doors on the lake side will be replaced.
8. All exterior roofing and siding materials are to match existing, including color of the materials. We want to maintain the continuity of the existing home.
9. The overhangs on all the gable ends are 2' in depth. The overhangs on all the eaves are 2'8" in depth. Our intentions are to match existing to keep the continuity of the house here as well.

In conclusion, our intentions are to provide the homeowner with the necessary space that he requires. Along with this, we need to ensure the integrity of the home and the neighborhood.

Thank You,
Gary Wimmer
Project Development
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