

Tamara LoPiparo

520 Main Street

White Box Program Estimates

Carpentry	HK Construction	\$15,900.00
	Deck It Out Builders	\$19,600.00

\$15,900.00

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\$19,600.00

Total =

x 50%

\$7,950.00

x50%

\$9,800.00

5600 sq. ft. x \$10.00 per sq. ft. = \$56,000.00

Maximum Grant Award = \$7,950.00

Building is 132 years old

COMMERCIAL "WHITE BOX" GRANT APPLICATION

Applicant/Project Contact Information

Name: Tamara LoPiparo
Address: 2730 Northbridge Dr. Caledonia, WI 53404
Phone: 414-326-7688

Business or Leaseholder Information

Name of business: The Maple Table
Business Owner's/Leaseholder's Name: Tony / Tamara LoPiparo
Address: 520 Monument Square Racine, WI 53403
Phone: 414-326-7688 (520 Main St)

Property Owner Information

Name: Mario Denoto
Address: P.O. Box 640 Kansasville WI
Years Owned Building: 15 years Age of Building: 132
Area of First Floor (Square Feet): 5600

Proposed Improvements (describe in detail)

Construct a 2 hour rated fire area separation wall to bring the building into code compliance for a restaurant over 100 occupants. Will include 3 door, electrical and exit signs.

Written Consent of Property Owner

Written consent of the property owner is required when the applicant and property owner are different entities or persons. Please submit with initial White Box grant application.

- I certify that I am aware of the attached application for the City of Racine White Box Program submitted for property that I own by a developer or leaseholder.
- I give my permission to the applicant, if a lessee or developer, to apply for the grant.
- I consent to the improvements proposed for my building and will accept responsibility for any permit or code violations that arise from the proposed improvements.
- I acknowledge that the City Building Division employees will inspect my property during the application period and will make reports as to compliance with building codes. By submitting this application, I consent to all inspections by the City Building Division employees for the purposes of this application consideration.
- I acknowledge that depending on the building, proposed use, size of building, building components, etc. it may be necessary for multiple City inspectors to inspect the building or space to provide a complete overview. The inspectors will assess the building and provide a Summary of Findings Report (SFR). The SFR will identify the major impediments necessary to address before occupancy of the building or space.
- I acknowledge the White Box Inspection is not intended to identify every detail or every code requirement. The intent is to identify significant deficiencies in the building or space (based on the applicant's proposed use) that will add a significant cost to their plan to occupy the space.
- I acknowledge that it may still be necessary for the applicant or me to obtain the services of a professional to prepare plans and specifications for their project.
- I certify that the subject property does not have any outstanding fees, penalties, or delinquencies with federal, state or local units of government (County, City of Racine).
- I certify that the subject property is not in foreclosure, litigation, condemnation, or receivership.
- I certify that I am not in violation of any City alcohol or soda licensing requirements.
- I certify that this subject building is more than 50 years old.
- I certify that this property is not tax exempt and is up to date on property taxes.
- I acknowledge that the applicant will receive the grant reimbursement and that reimbursement will be made after improvements have been inspected and proper documentation has been provided to the City of Racine.

Name of Property Owner: Mario Denoto

Address of Subject Property: P.O. Box 640 Kansasville WI 53139

Signature of Property Owner: Mario Denoto

Date: 9-17-18



Tamara Lopiparco
2730 Northridge Drive
Racine, WI 53404

September 17, 2018
WI Builder # 1563

Budget Proposal No. 18105B: Firewall

Dear Tamara,

HK Construction proposes to perform as a carpentry contractor for the above-referenced per plans This budget proposal is based on plans by RPY architecture dated 9-10-2018 and labor and materials for the following:

General Conditions:

- Supervision.
- Dumpsters for our work only.
- Clean up of our work only.

Demolition:

- Create opening through existing lathe and plaster wall.

Carpentry:

- Frame new fire wall up to bottom of decking.
- Install 5/8" drywall on both sides of new wall.
- Apply (3) coats of drywall compound and sand to a smooth finish.
- Install (3) fire rated hollow metal doors and frames.

Budget Bid.....\$15,900.00

Alternate:

- Prime and paint new firewall.....**\$1,900.00**

Exclusions:

- Building permit.
- Management of other trades.

Thank you for the opportunity to provide you with this quotation and we look forward to working with you. If you have any questions, please contact me at my office or cell.

Sincerely,

Herbert W. Katt

Herbert W. Katt

Owner

Cell: 262-620-6292

Email: hkatt@hkconstructionus.com

DECK IT OUT BUILDERS

Design & Carpentry

1908 Cleveland Ave, Racine, WI

262-634-2948

Quote: Tony and Tamara LoPiparo
520 Main St
Racine, WI 53403

November 6, 2018

Proposal for firewall construction

Remove existing plaster ceiling as needed for new wall and patch back in.

Build stud and drywall wall as shown on plan.

Install (3) new fire doors.

Painting of wall and doors.

All materials and workmanship will be conducted in a professional manner according to all local and state codes.

Complete price: \$19,600.00

½ Down ½ on completion

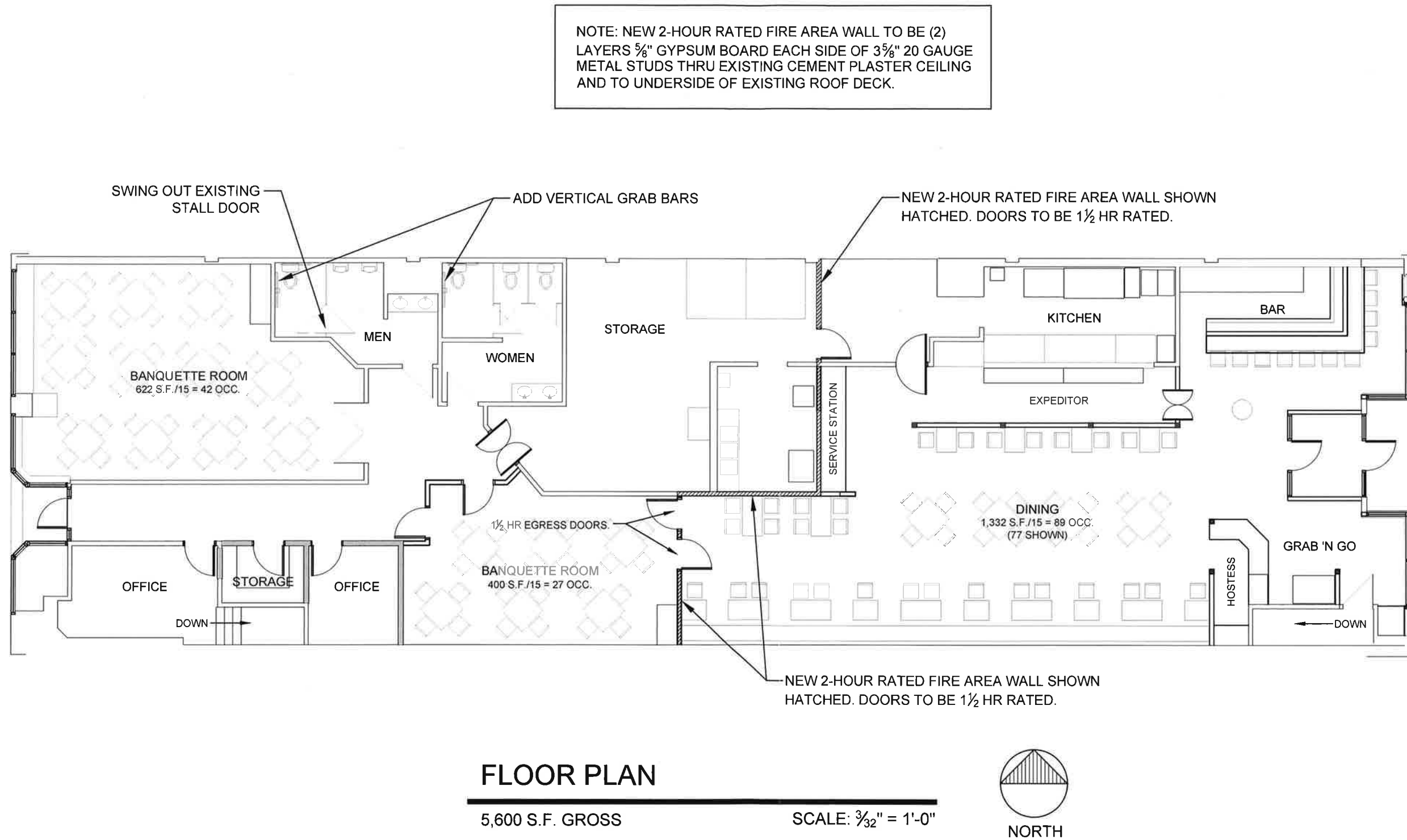
Thank you, Jim Fox

X _____
Jim Fox

X _____



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RPY Architecture, LLC

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Racine, WI 53402
262-994-9285
mb_yuhas@yahoo.com

**'White Box' Floor Plan for:
The Maple Table**

520 Main Street, Racine, WI 53403

PLAN DATES:
DADRC & RDA
REVIEW
9-17-18

SHEET
1 OF 1

