

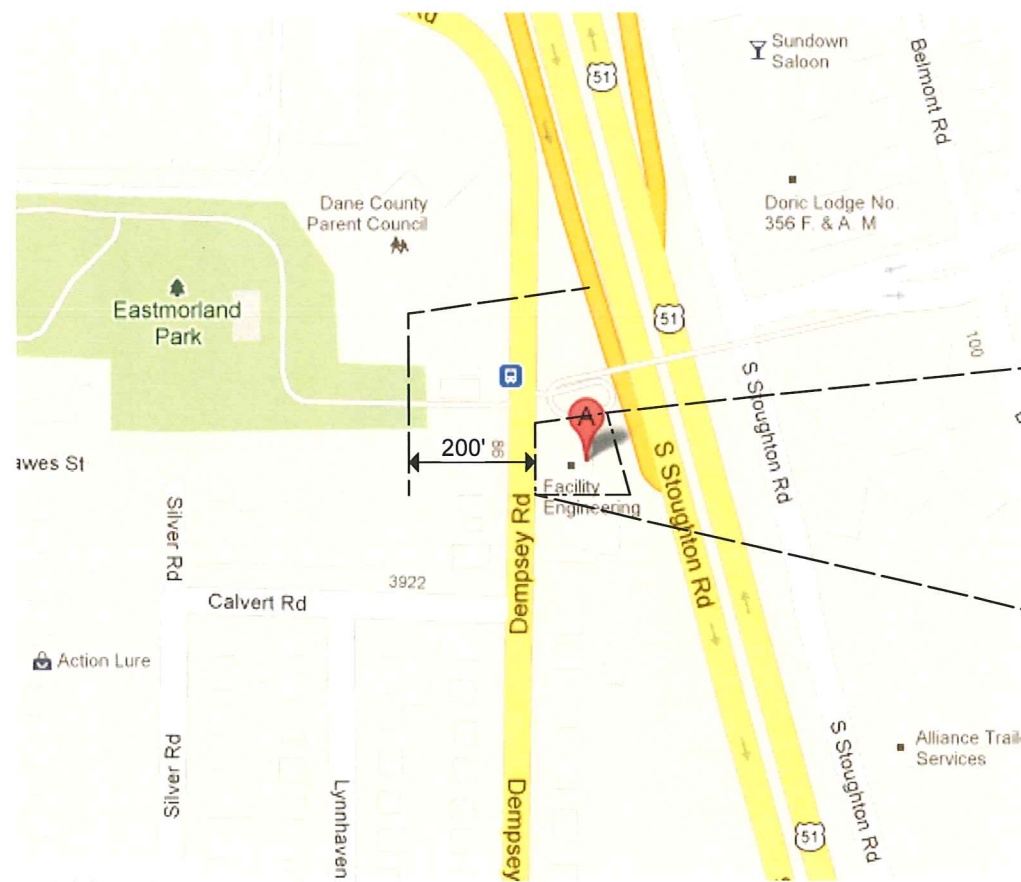
# Office Expansion

at

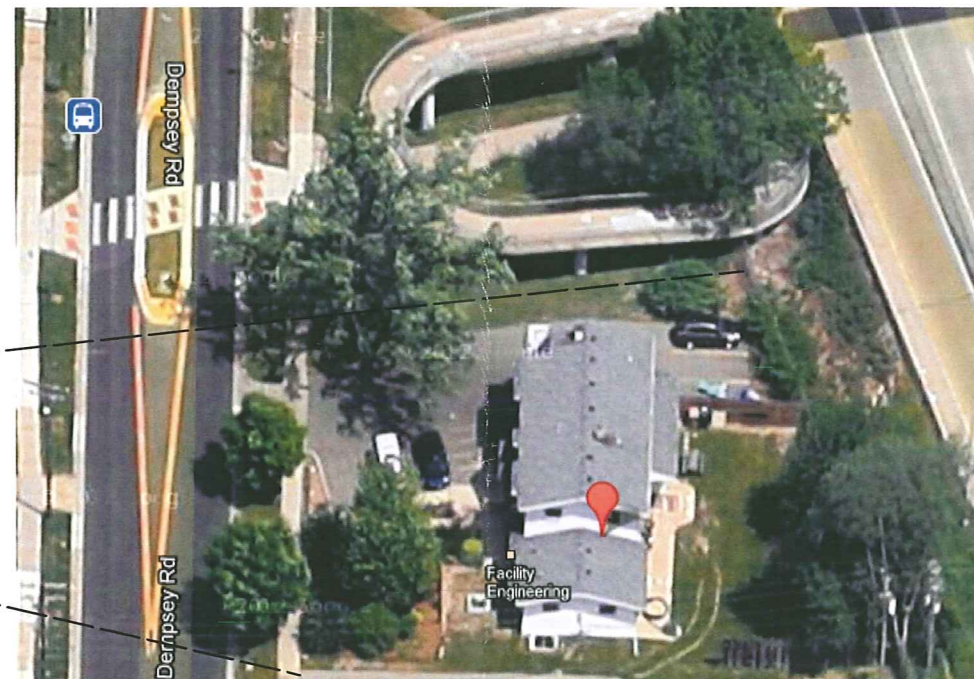
## 101-103 Dempsey Road

Madison, WI

### CITY LOCATION MAP



### SITE AERIAL VIEW



### PROJECT DESCRIPTION

This project includes an approximately 1,710 square foot addition to an existing multi-use building. This building complies with the existing zoning intent and use for this site (CC-T). Generally, the multi-use building is akin to a Live/Work development. However, it is within 200' of an existing city park. Consequently, it is considered a conditional use.

The addition does not exceed 50% of the existing building, therefore is not required to meet architectural design standards established for this site.

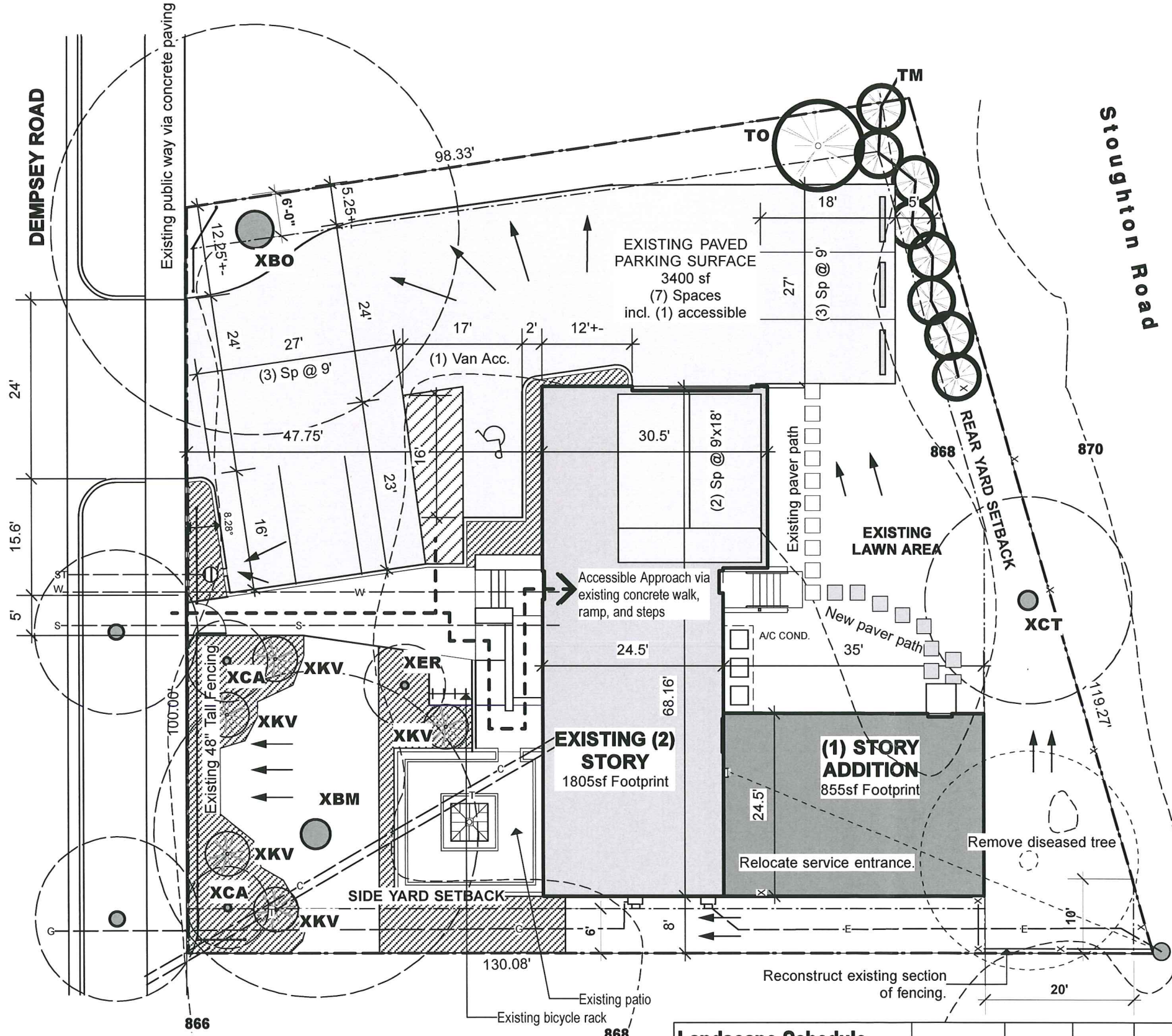
The addition consists of a single story building with a basement and roof top garden. The basement will be used for business archiving, the first floor, an expansion of the existing professional office space. The roof top garden is for use by the existing second floor residential single family unit.

### SHEET INDEX

- T1 Title Sheet
- A1 Proposed Site Plan
- A2 Lower Level Plan
- A3 Ground Level Plan
- A4 Upper Level Plan
- A5 Building Elevations
- A6 Building Elevations

### PLANNING COMMISSION SUBMITTAL

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REVISIONS	
NO.	DATE
	REMARKS
PROJECT NAME:	
<b>Office Expansion</b> <i>at</i> <b>101-103 Dempsey Road</b> <small>Madison, WI</small>	
DRAWING NAME:	
Title Sheet	
JOB NO:	SHEET:
1309	<b>T1</b> 12
DATE:	
05/08/2013	
DR BY:	CH BY:
KT	OF:



**ZONING INFORMATION**

Address: 101-103 Dempsey Road  
 Site Acreage: .28 Acres (approximately)  
 Number of Stories: 2 (with basement)  
 Building Height: 20'  
 Construction: Type 5B  
 Zoning: CC-T (Conditional Use, within 200' of park)  
 Use: Mixed; professional office, 2-bedroom apartment

**AREA SUMMARY**

Commercial: Office Use 2,190sf  
 Residential Use - (2) Bedrooms 1,240sf  
 Residential Use - Garage 485sf  
 Existing Gross Building Area 3,815sf  
 Proposed Commercial Addition 1,710sf  
 New Gross Building Area 5,525sf

Lot Area: 12,318sf  
 Proposed Building Footprint: 2,660sf

**PARKING SUMMARY:**

Impervious Surface (existing) 4,400sf (includes existing walk paving)  
 Parking Spaces 3,900 sf office/ 400 = 10 spaces  
 2 bedroom residence = 1 space  
 9 spaces provided, parking reduction requested for 2  
 Bicycle Parking 3; 2 for office, 1 for residence

**LEGEND**

- ← Surface Drainage
- x— 6'-0" Tall Fence
- 4'-0" Tall Fence
- 870 - Existing Contour
- W-- Water Service
- S-- Sanitary Waste
- ST-- Storm Water
- G-- Natural Gas Service
- E-- Electrical Service (Below Grade)
- T-- Telephone / Data Service
- C-- Cable / Data Service
- - - - - Building setback
- - - - - Property Line
- ▨ Existing perennial / annual planting areas

**PLANNING COMMISSION SUBMITTAL**

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PROJECT NAME:  
**Office TITLE SHEETION**  
 at  
**101-103 Dempsey Road**  
 Madison, WI

DRAWING NAME:  
**PROPOSED SITE PLAN**

JOB NO: 1309	SHEET: <b>A1</b>
DATE: 05/08/2013	
DR BY: KT	CH BY: 
	OF: 

**A SITE PLAN**  
 A-1 Scale: 1/16" = 1'-0"

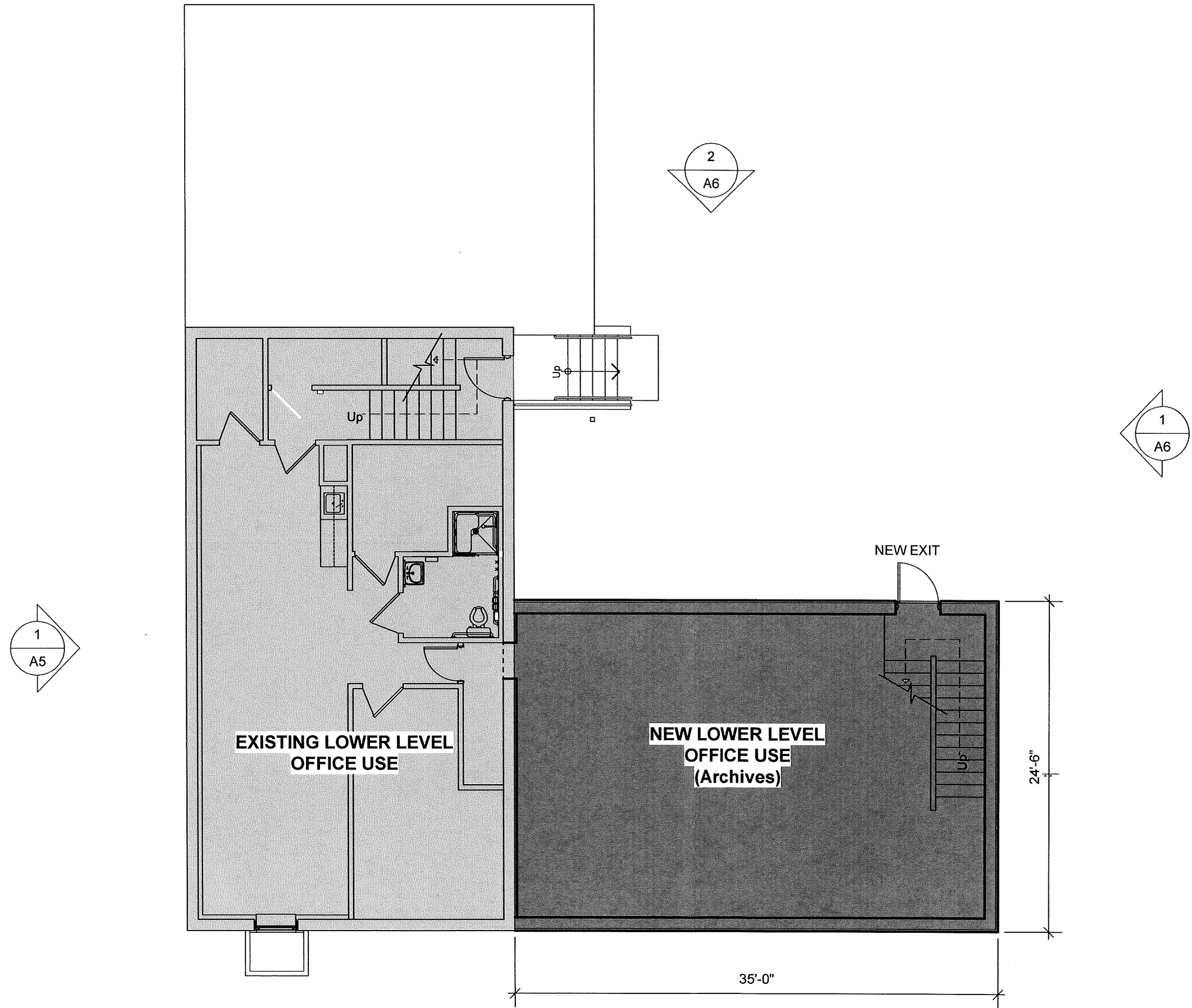


**Landscape Schedule**

Plant Name	Abbreviation	Size	Quantity	Points each	Points
Bur Oak	XBO	36"	1	35	35
Autumn Blaze Maple	XBM	5"	1	35	35
Existing Canopy Tree	XCT	8"	1	35	35
Crab Apple	XCA	2"	2	15	30
Eastern Redbud	XER	2"	1	15	15
Thuja Occidentalis 'Hetz Wintergreen'	TO	B&B	1	15	15
Korean Spice Viburnum	XKV		5	3	15
Taxus Media 'Hicksii'	TM	2 Gal	8	3	24
Ornamental Fence		76 feet	7.6	4	30
<b>TOTAL</b>					<b>234</b>

Landscaping required:  
 12,318 sf/ 300 = 41 units \* 5 = 205 points

All landscaping existing to remain unless noted otherwise.



**1 LOWER LEVEL FLOOR PLAN**  
 Scale: 1/8" = 1'-0"



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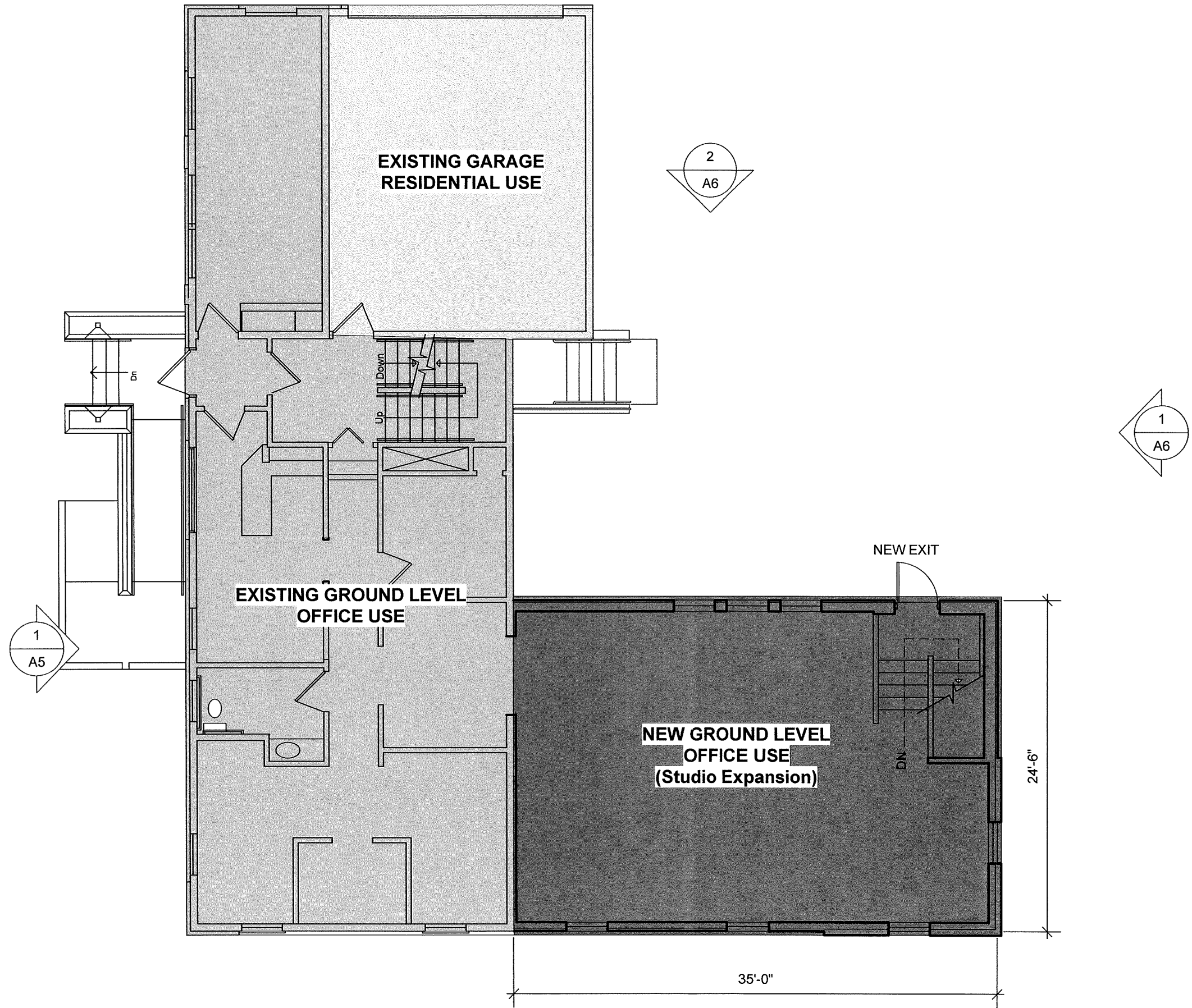
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PROJECT NAME:  
**Office Expansion**  
 at  
**101-103 Dempsey Road**  
 Madison, WI

DRAWING NAME:  
**LOWER LEVEL PLAN**

JOB NO: 1309	SHEET: <b>A2</b>
DATE: 05/08/2013	
DR BY: KT	CH BY: OF:



**1**  
A3 **GROUND FLOOR PLAN**  
Scale: 1/8" = 1'-0"

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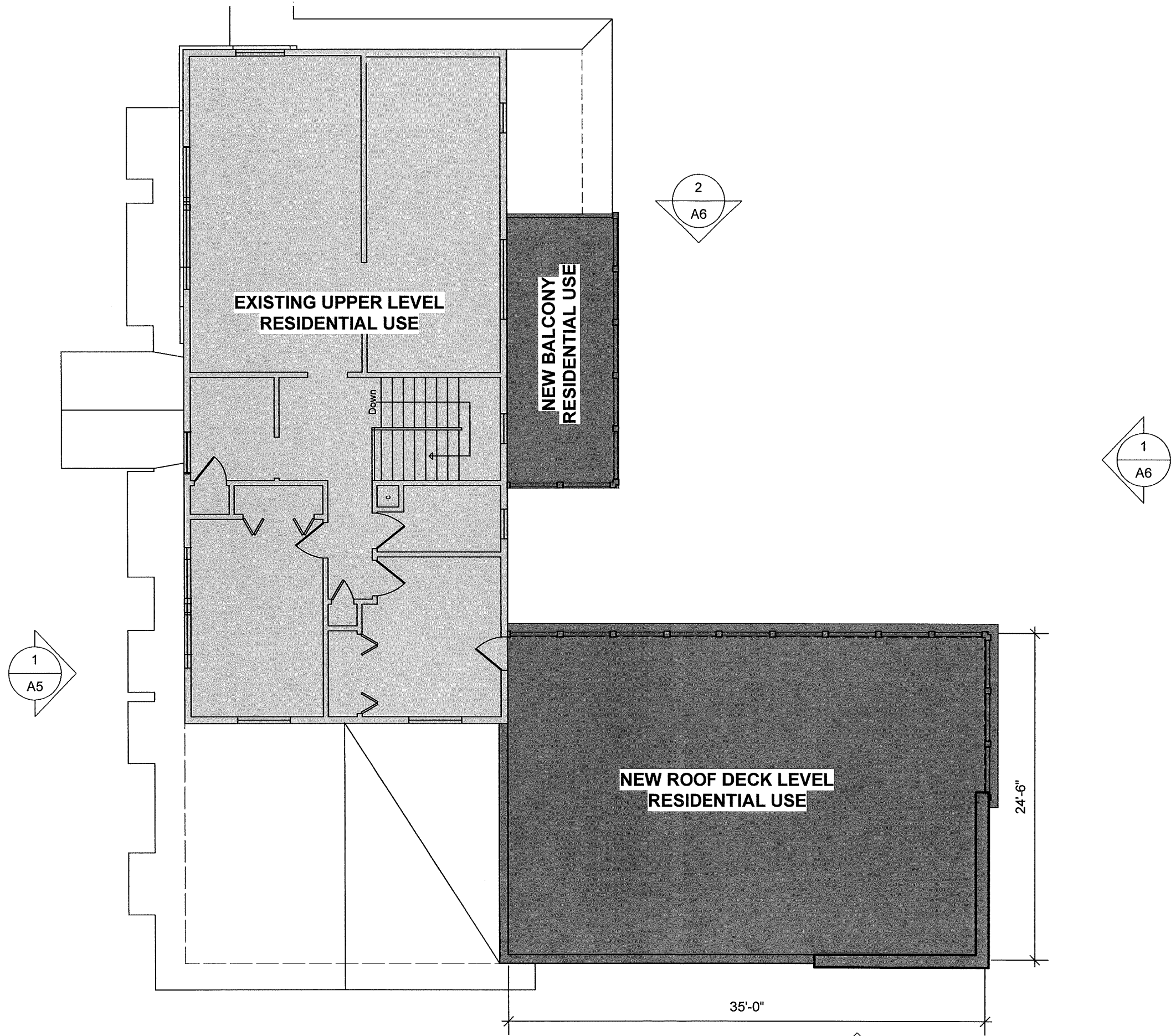
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REVISIONS		
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PROJECT NAME:  
**Office Expansion**  
at  
**101-103 Dempsey Road**  
Madison, WI

DRAWING NAME:  
**GROUND LEVEL PLAN**

JOB NO: 1309	SHEET: <b>A3</b>
DATE: 05/08/2013	OF:
DR BY: KT	CH BY: 



1 **UPPER LEVEL FLOOR PLAN**  
 A4 Scale: 1/8" = 1'-0"



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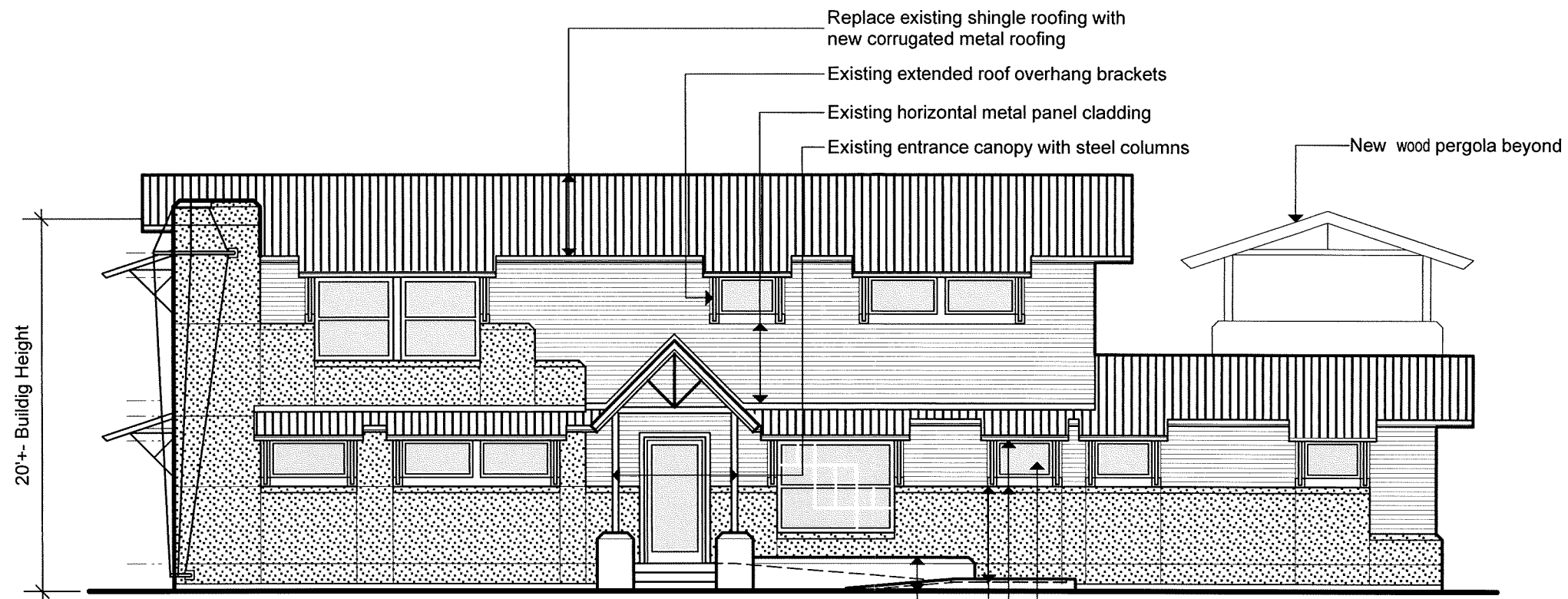
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REVISIONS		
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**Office Expansion**  
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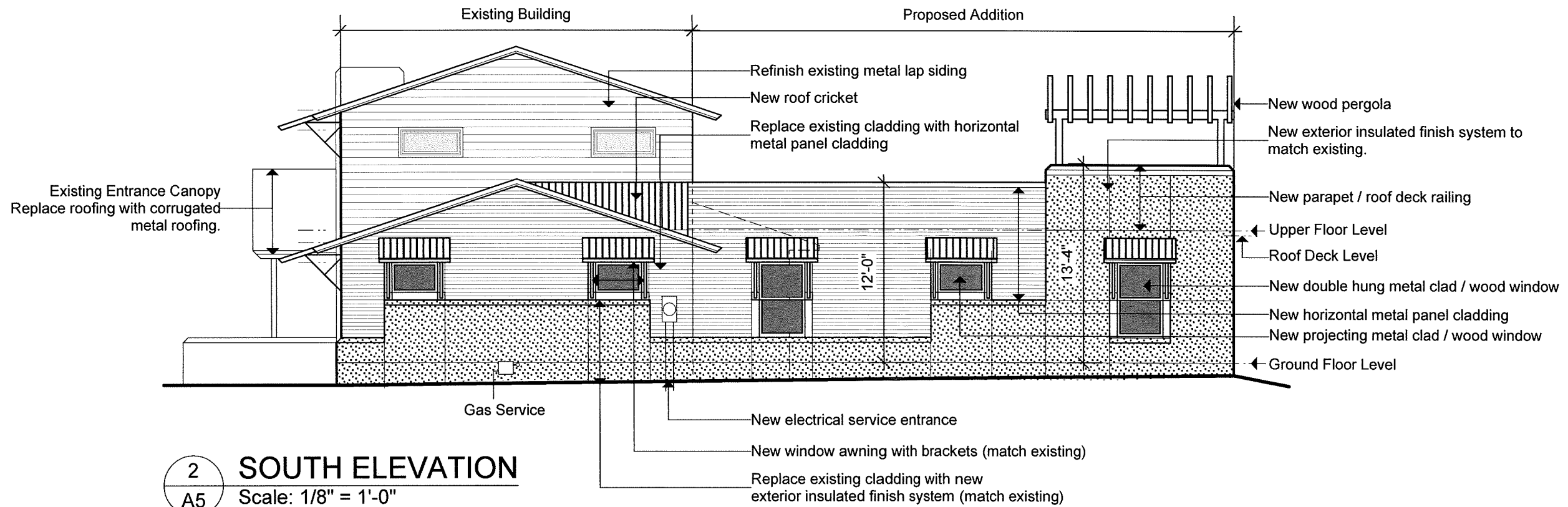
DRAWING NAME:  
**UPPER LEVEL PLAN**

JOB NO: 1309	SHEET: <b>A4</b>
DATE: 05/08/2013	
DR BY: KT	CH BY: OF:



**1** EXISTING WEST ELEVATION (DEMPSEY ROAD)  
**A5** Scale: 1/8" = 1'-0"

- Existing projecting wood window
- Existing sheet metal window trim, fascias, and soffits.
- Existing exterior insulated finish system (EIFS)
- Existing exposed concrete ramp, steps, and curbs



**2** SOUTH ELEVATION  
**A5** Scale: 1/8" = 1'-0"

**PLANNING COMMISSION  
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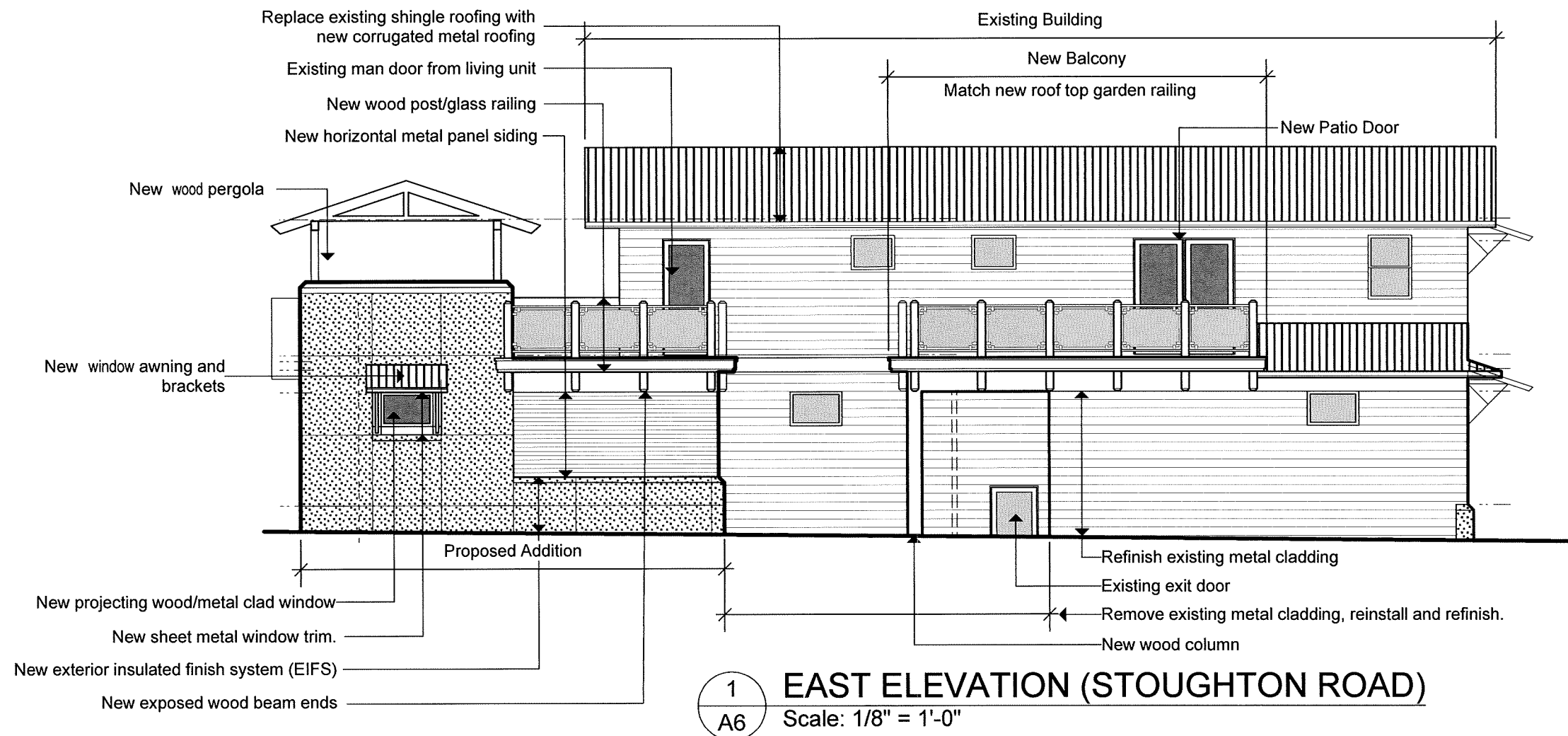
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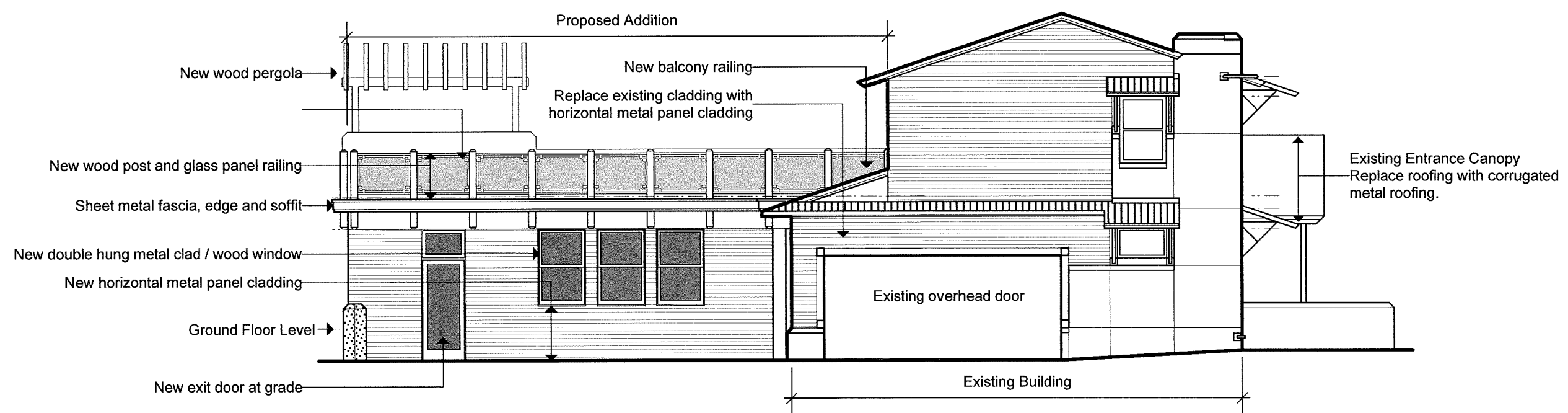
PROJECT NAME:  
**Office Expansion**  
 at  
**101-103 Dempsey Road**  
 Madison, WI

DRAWING NAME:  
**BUILDING ELEVATIONS**

JOB NO. 1309	SHEET: <b>A5</b>
DATE: 05/08/2013	OF:
DR BY: KT	CH BY: OF:



**1 EAST ELEVATION (STOUGHTON ROAD)**  
Scale: 1/8" = 1'-0"



**2 NORTH ELEVATION**  
Scale: 1/8" = 1'-0"

**PLANNING COMMISSION  
SUBMITTAL**

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REVISIONS		
NO	DATE	REMARKS

PROJECT NAME:  
**Office Expansion  
at  
101-103 Dempsey Road  
Madison, WI**

DRAWING NAME:  
**BUILDING ELEVATIONS**

JOB NO: 1309	SHEET: <b>A6</b>
DATE: 05/08/2013	OF:
DR BY: KT	CH BY: OF: