



# City of Madison

## Proposed Demolition & Rezoning

Location  
801 Erin Street

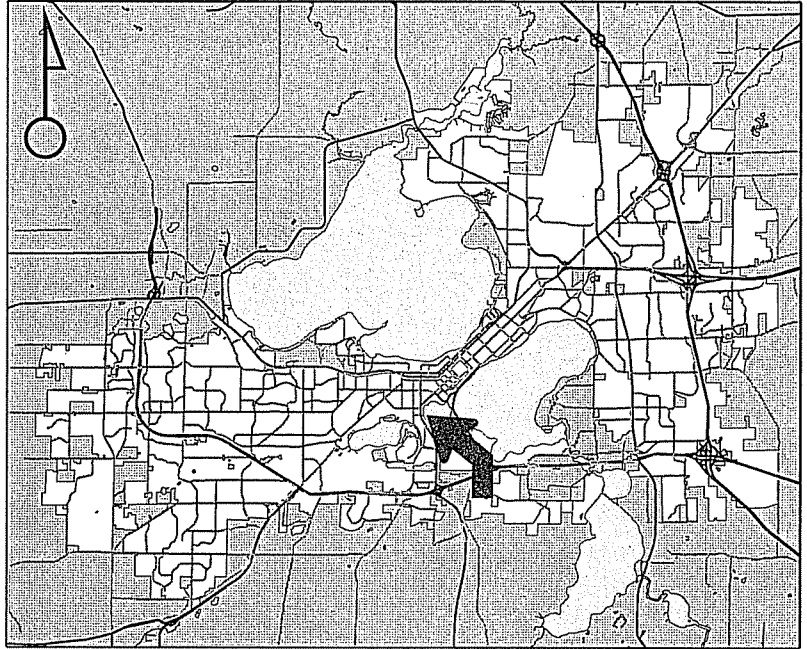
Applicant  
Patrick McCaughey/  
Arlan Kay - Architecture Network

From: TR-C2      To: TR-C3

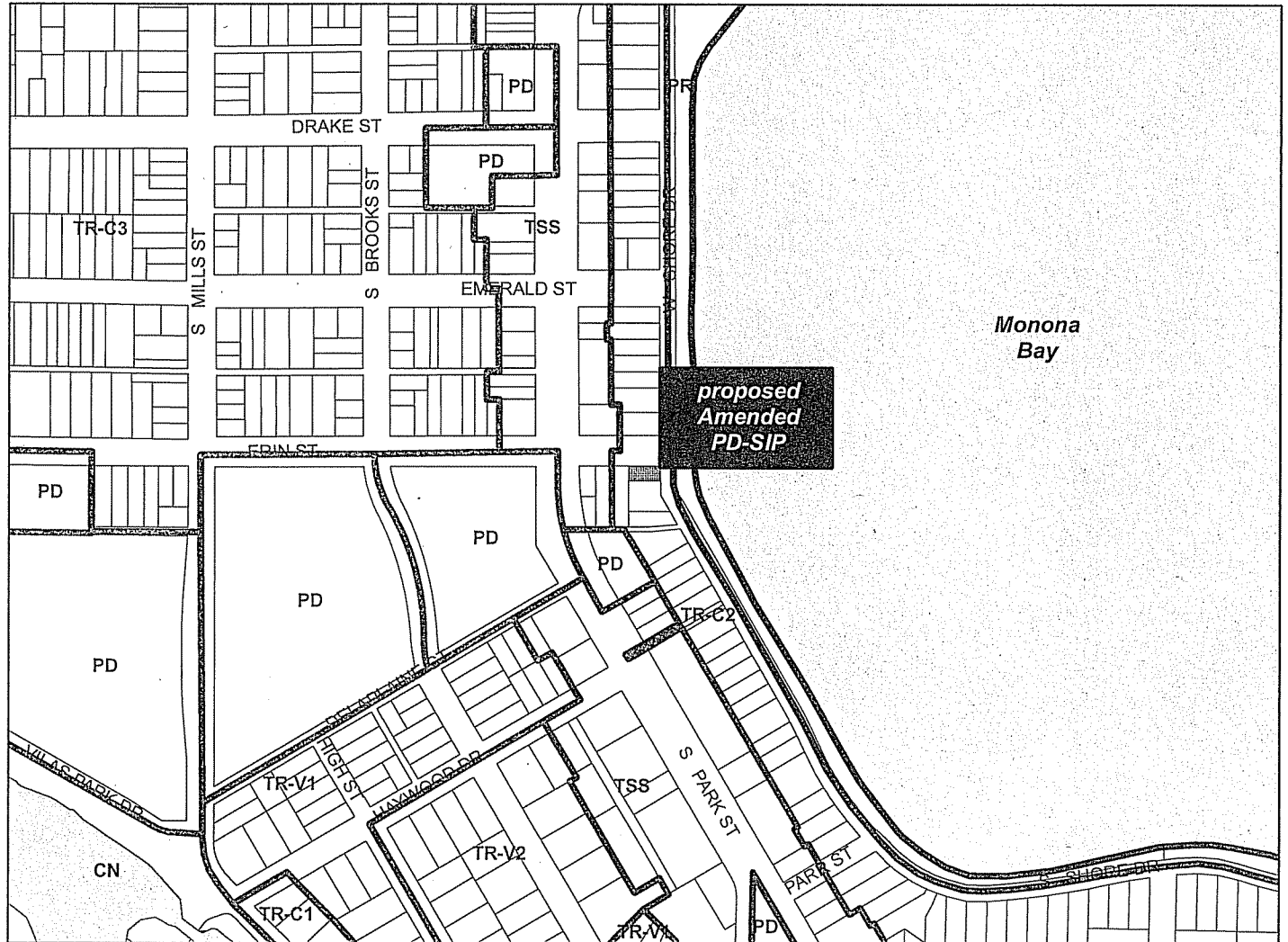
Existing Use  
Single-family residence

Proposed Use  
Demolish single-family residence and  
construct new residence in TR-C3 zoning

Public Hearing Date  
Plan Commission  
14 October 2013  
Common Council  
29 October 2013

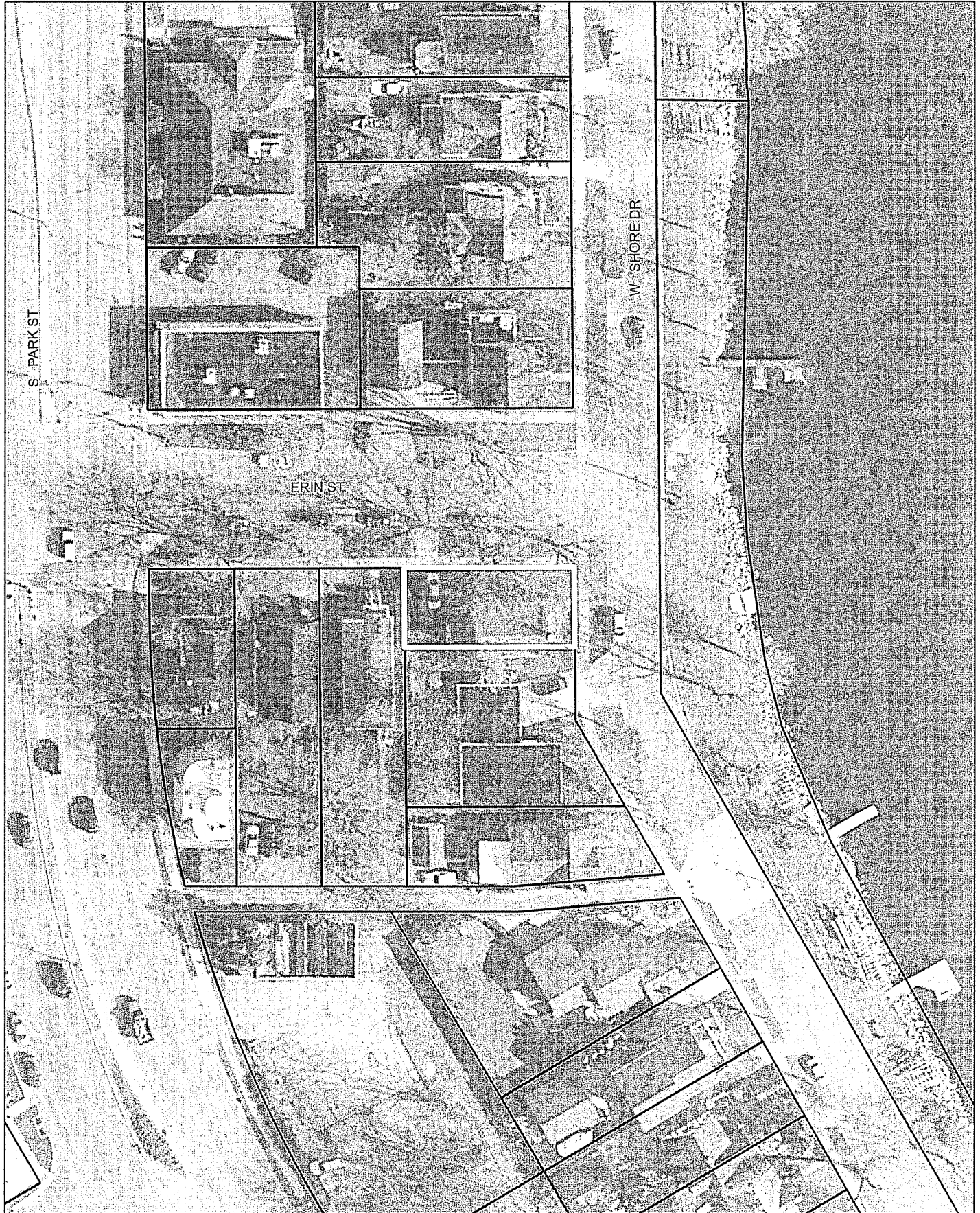


For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 07 October 2013





# LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:  
[www.cityofmadison.com/developmentcenter/landdevelopment](http://www.cityofmadison.com/developmentcenter/landdevelopment)

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
Zoning District _____	
Special Requirements _____	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: 801 Erin St/ 702 West Shore Drive  
Project Title (if any): McCaughey Residence

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from TR-C2 to TR-C3
- Major Amendment to Approved PD-GDP Zoning       Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: \_\_\_\_\_

3. Applicant, Agent & Property Owner Information:

Applicant Name: Patrick McCaughey Company: \_\_\_\_\_  
 Street Address: 646 W Washington Ave car D City/State: Madison, WI Zip: 53715  
 Telephone: 608 516-9497 Fax: 608 257-2858 Email: info@mccaugheyproperties.com

Project Contact Person: Arlan Kay Company: Architecture Network Inc  
 Street Address: 116 E Dayton St City/State: Madison, WI Zip: 53703  
 Telephone: 608 251-7515 Fax: 608 251-7566 Email: arlan\_archnet@tds.net

Property Owner (if not applicant): \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Demolish existing single-family residence to build new single-family residence

Development Schedule: Commencement October 1, 2013 Completion Spring 2014

## 5. Required Submittal Information

All Land Use applications are required to include the following:

**Project Plans including:\***

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

\* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

**Letter of Intent: Provide one (1) Copy per Plan Set** describing this application in detail including, but not limited to:

- |   |   |  |
|---|---|--|
| • Project Team                                | • Building Square Footage                       | • Value of Land  |
| • Existing Conditions                         | • Number of Dwelling Units                      | • Estimated Project Cost                                     |
| • Project Schedule                            | • Auto and Bike Parking Stalls                  | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft <sup>2</sup> of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested                                   |
| • Hours of Operation                          |   |  |

**Filing Fee:** Refer to the Land Use Application In \_\_\_\_\_ & Fee Schedule. Make checks payable to: *City Treasurer*.

**Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

**Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

## 6. Applicant Declarations

**Pre-application Notification:** The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:  
June 3, 2013 to Alder Sue Ellingson, Monona Bay Neighborhood Association, interested parties

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

**Pre-application Meeting with Staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Heather Stouder Date: May 23, 2013 Zoning Staff: Pat Anderson Date: May 28, 2013

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Patrick McCaughey Relationship to Property: - OWNER -  
Authorizing Signature of Property Owner [Signature] Date 7/26/2013





**architecture  
network, inc.**

116 E. Dayton St.  
Madison, WI 53703  
608.251.7515  
608.251.7566 fax  
www.architecture-network.net

25 September 2013

City of Madison  
Planning and Development  
215 Martin Luther King Jr. Blvd.  
Room LL-100  
Madison, WI 53701-2985

**RE: 801 ERIN STREET/702 WEST SHORE DRIVE  
CONDITIONAL USE FOR DEMOLITION PERMIT  
AND REZONING FROM TR-C2 TO TR-C3**

It is the intent of the owner, Patrick McCaughey, to remove the existing single family residence and replace it with a new single family residence and detached garage. The existing is a small home on a small lot and in need of upgrading. It also encroaches on the neighbor's property line. The small lot requires a zoning change from TR-C2 to TR-C3 to match the new zoning code.

The existing home faces Erin Street; the proposed residence will face West Shore Drive, hence the address change to 702 West Shore Drive.

Due to the small size of the lot variances are needed for usable open space and setback for the detached garage. The application for the Zoning variances has been submitted along with this application.

Mr. McCaughey has retained Architecture Network, Inc. to design his new home and he will be the General Contractor. Construction is planned to commence this Fall and finish in early Spring of 2014. No subsidy is requested.

**Building and Site Information  
802 Erin Street/702 West Shore Drive, Madison, WI**

	<b>PROPOSED</b>	<b>EXISTING</b>
Square footage	Main Level 984 SF	978 SF
	Second Floor 1,040 SF	686 SF
	Basement 1,017 SF	686 SF
	Attic Level 640 SF	600 SF
	Garage 272 SF	0 SF
Parking	One (1) stall within the garage	One (1) stall in back yard
Lot Size	3,000 SF	3,000 SF
Lot coverage	52%	56 %

Usable open space	On grade	362 SF	282 SF
Current Assessed Land Value		\$101,000	
Estimated Project Cost		\$452,000	
Estimated Construction Jobs	Six (6)	Full time equivalent	

If you have any questions please do not hesitate to call.

Arlan Kay, AIA  
Architect



architecture network, inc.

110 East Dayton Street  
Madison, WI 53703  
608.241.7944  
608.241.7945 fax  
www.architecturenetwork.com

- ◆ CONSTRUCTION SET
- ◆ PLAN REVIEW SET
- ◆ BID SET  
SEE FOR CONSTRUCTION
- ◆ PRELIMINARY  
NOT FOR CONSTRUCTION
- ◆ PROGRESS SET  
SEE FOR CONSTRUCTION

**McCaughy  
RESIDENCE**

301 Erie Street  
Madison, Wisconsin

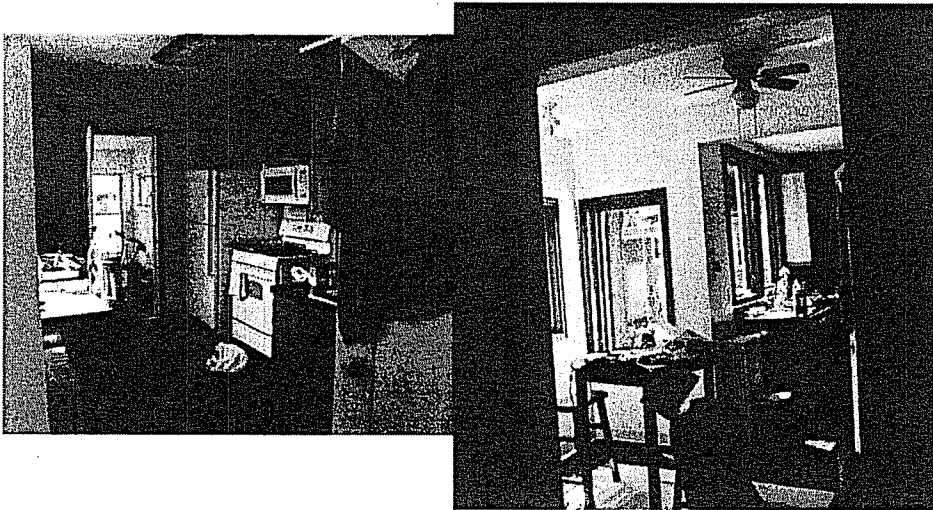
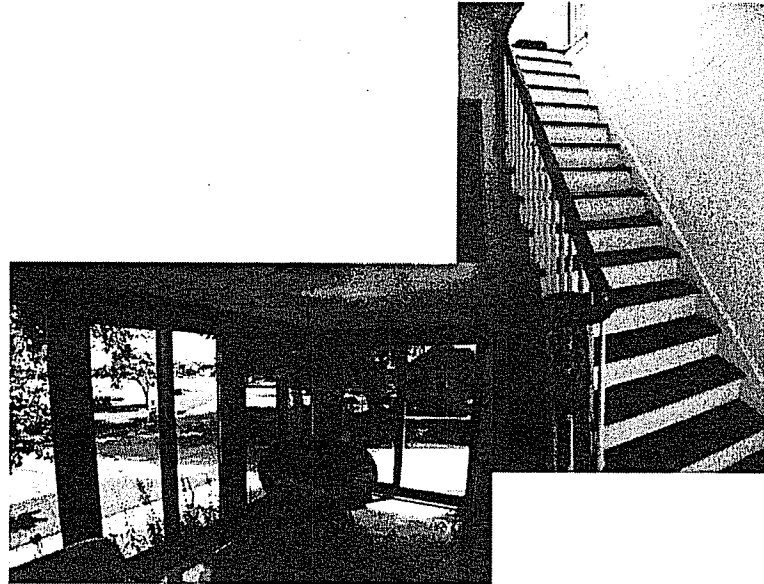
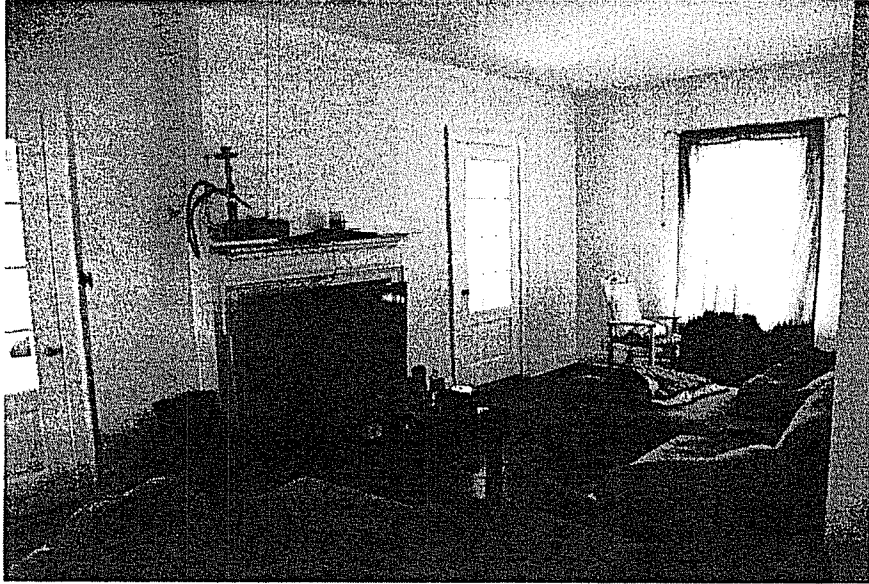
REVISION	DATE

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PROJECT: E11-4  
DRAWN BY: D117

DRAWING NAME:  
EXISTING EXTERIOR PHOTOS

DRAWING NUMBER:  
**X-2.0**

1-2



**architecture network, inc.**  
 1195 East Taylor Street  
 Madison, WI 53704  
 (608) 251-7865 (Phone)  
 (608) 251-7865 (Fax)  
 www.architecturenetwork.com

- ◆ CONSTRUCTION SET
- ◆ PLAN REVIEW SET
- ◆ BID SET  
NET FOR CONSULTATION
- ◆ PRELIMINARY  
NET FOR CONSULTATION
- ◆ PROGRESS SET  
NET FOR CONSULTATION

**McCaughy  
RESIDENCE**

201 East Street  
Madison, Wisconsin

DATE	REVISION

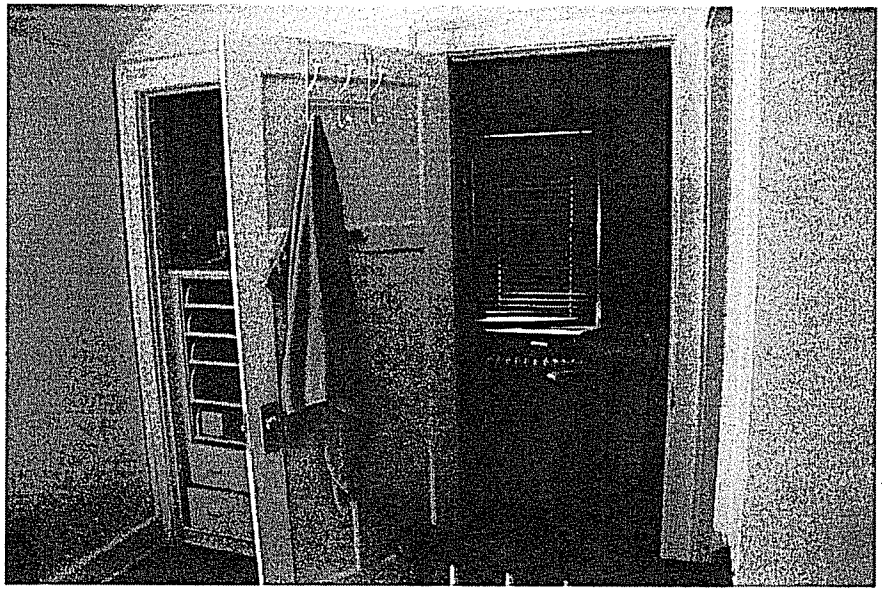
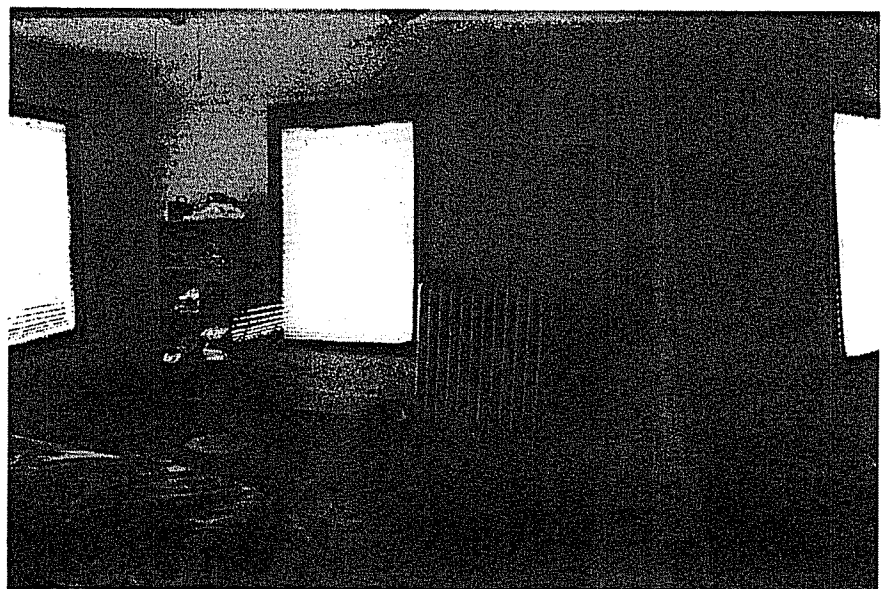
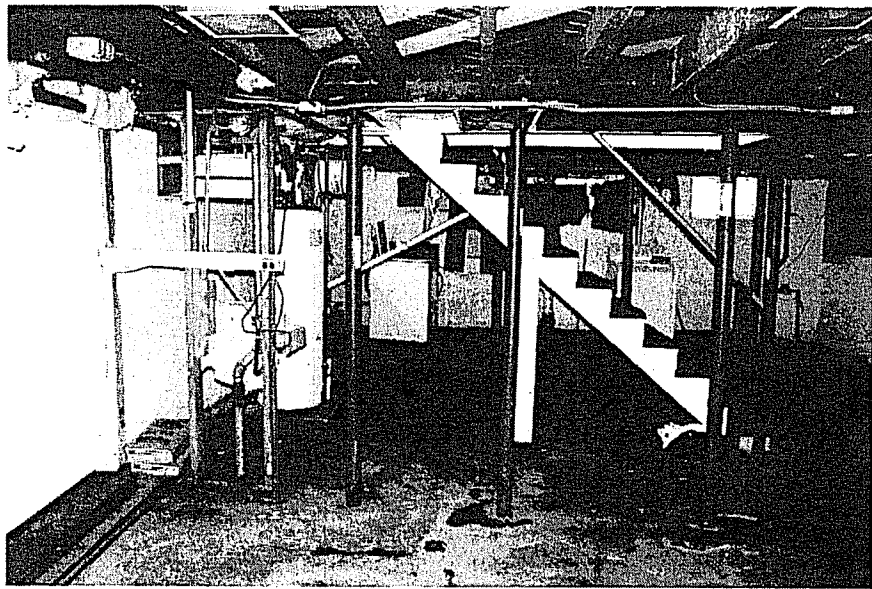
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DRAWING NAME:  
 EXISTING INTERIOR  
 PHOTOS

DRAWING NUMBER:

**X-1.0**





architecture network, inc.

110 East Clayton Street  
Madison WI 53703  
414 251 7955 Fax  
414 251 7955 Tel  
www.archnet.com

- ◆ CONSTRUCTION SET
- ◆ PLAN REVIEW SET
- ◆ BID SET  
NOT FOR CONSTRUCTION
- ◆ PRELIMINARY  
NOT FOR CONSTRUCTION
- ◆ PROGRESS SET  
NOT FOR CONSTRUCTION

McCaughy RESIDENCE

101 Elm Street  
Madison, Wisconsin

DATE: \_\_\_\_\_

BY: \_\_\_\_\_


DATE: 01/11/2011  
 SCALE: NOT SCALE  
 PROJECT: 101-4  
 DRAWN BY: HIZ

DRAWING NAME: EXISTING INTERIOR PHOTOS

DRAWING NUMBER:

X-1.1

# BOUNDARY AND TOPOGRAPHIC SURVEY

ALL OF LOT 1, SPOHN LEVANDER REPLAT, AS RECORDED IN VOLUME 4 OF PLATS, ON PAGE 12A., AS DOCUMENT NUMBER 355968, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

0 10 20 40 60



SCALE : ONE INCH = TWENTY FEET

## LEGEND

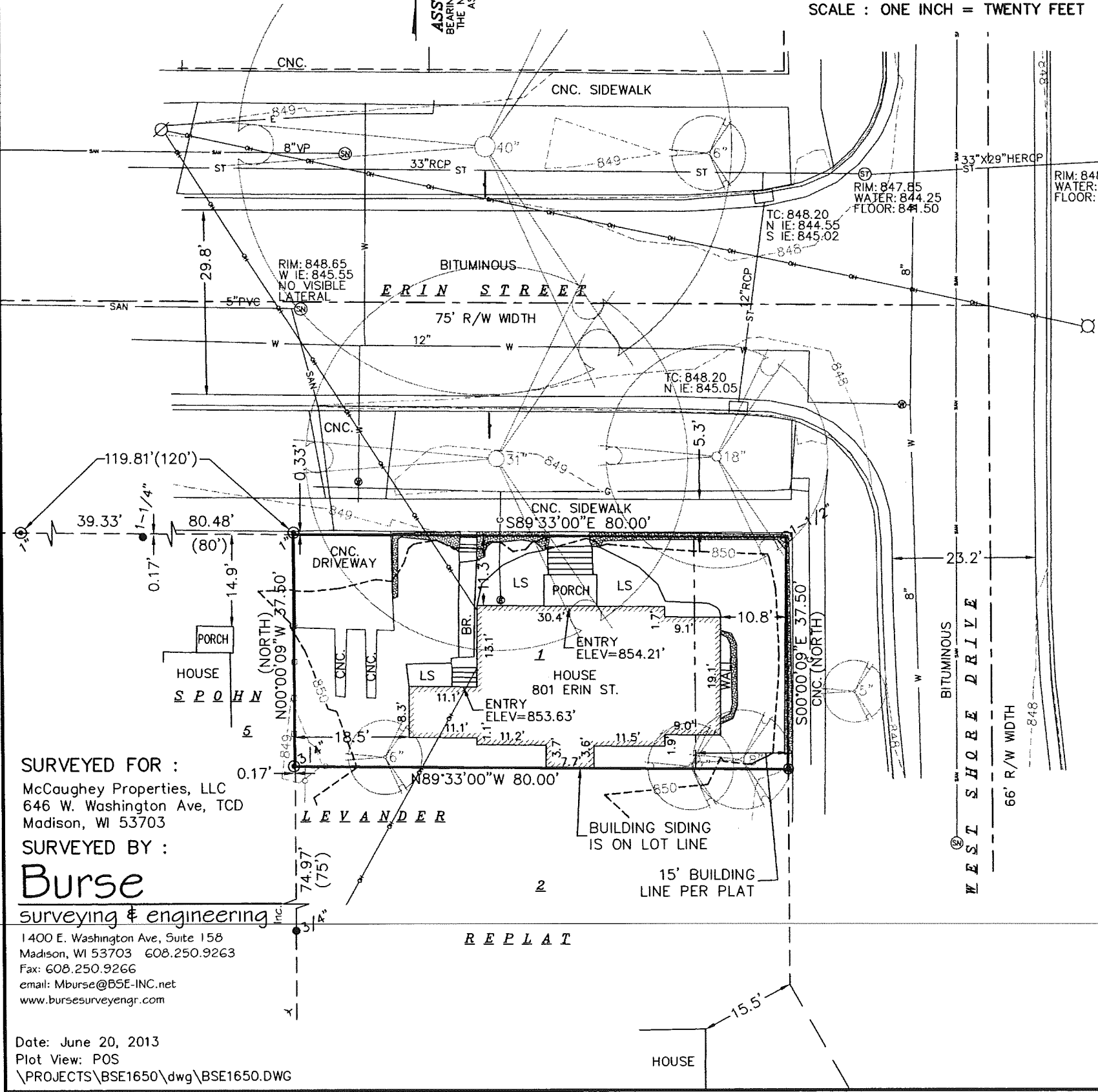
- ⊙ IRON PIPE FOUND (OUTSIDE DIAMETER NOTED)
- SOLID IRON ROD FOUND SIZE NOTED
- ⊙ BIRRENKOTT CAP FOUND PER OFFICE MAP#110517
- ( ) INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDING DIMENSIONS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

## NOTES:

- 1) Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose.
- 2) No attempt has been made as a part of this survey to obtain or show data concerning condition or capacity location of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
- 3) Date of field work: June 10 and 12, 2013.
- 4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- 5) All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.
- 6) All trees, hedges and ground cover on the site may not necessarily be shown hereon.
- 7) Routing of public utilities is based upon drawings obtained from the City of Madison Engineering Department, markings provided by Digger's Hotline Ticket Numbers 20132302767, 20132302799 and 20132302817 and visible above ground structures. Additional buried utilities/structures may be encountered. No excavations were made to located utilities. Before excavations are performed contact Digger's Hotline.
- 8) Elevations are based upon NAVD88 datum. The water level of Lake Monona at the time of survey has an elevation of 845.46 feet based upon the real time lake level data from the Dane County Land and Water Resources website.
- 9) Total parcel area = 3,000 square feet

- OH— OVERHEAD UTILITY
- G— BURIED GAS MAIN
- W— WATER MAIN
- SAN— SANITARY SEWER
- ST— STORM SEWER
- E— BURIED ELECTRIC
- ⊙ WATER VALVE
- ⊙ GAS VALVE
- ⊙ UTILITY POLE
- ⊙ LIGHT POLE
- SIGN
- STORM SEWER INLET
- ⊙ DECIDUOUS TREE
- BR. ROCK PAVERS
- CNC. CONCRETE PAVEMENT
- LS LANDSCAPING
- ⊙ ROCK WALL



SURVEYED FOR :  
 McCaughey Properties, LLC  
 646 W. Washington Ave, TCD  
 Madison, WI 53703

SURVEYED BY :  
**Burse**  
 surveying & engineering inc.  
 1400 E. Washington Ave, Suite 158  
 Madison, WI 53703 608.250.9263  
 Fax: 608.250.9266  
 email: Mburse@BSE-INC.net  
 www.bursesurveyengr.com

**DESCRIPTION FURNISHED:**  
 Lot one (1), Spohn Levander Replat of Block 25, Greenbush Addition, in the City of Madison, Dane County, Wisconsin.

**SURVEYOR'S CERTIFICATE:**  
 I, Frank J. Lapacek, Registered Land Surveyor, No. 2658, hereby certify that the foregoing survey was executed under my direction and control, and that said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7), and the map hereon is correct to the best of my knowledge and belief.

Dated this 20<sup>th</sup> day of JUNE, 2013

Signed: Frank J. Lapacek  
 Frank J. Lapacek, R.L.S. No. 2658





- ISSUE:
- ◇ CONSTRUCTION SET
  - ◇ PLAN REVIEW SET
  - ◇ BID SET  
NOT FOR CONSTRUCTION
  - ◇ PRELIMINARY  
NOT FOR CONSTRUCTION
  - ◇ PROGRESS SET  
NOT FOR CONSTRUCTION
- PROJECT:

**McCaughey RESIDENCE**

702 West Shore Drive  
Madison, Wisconsin

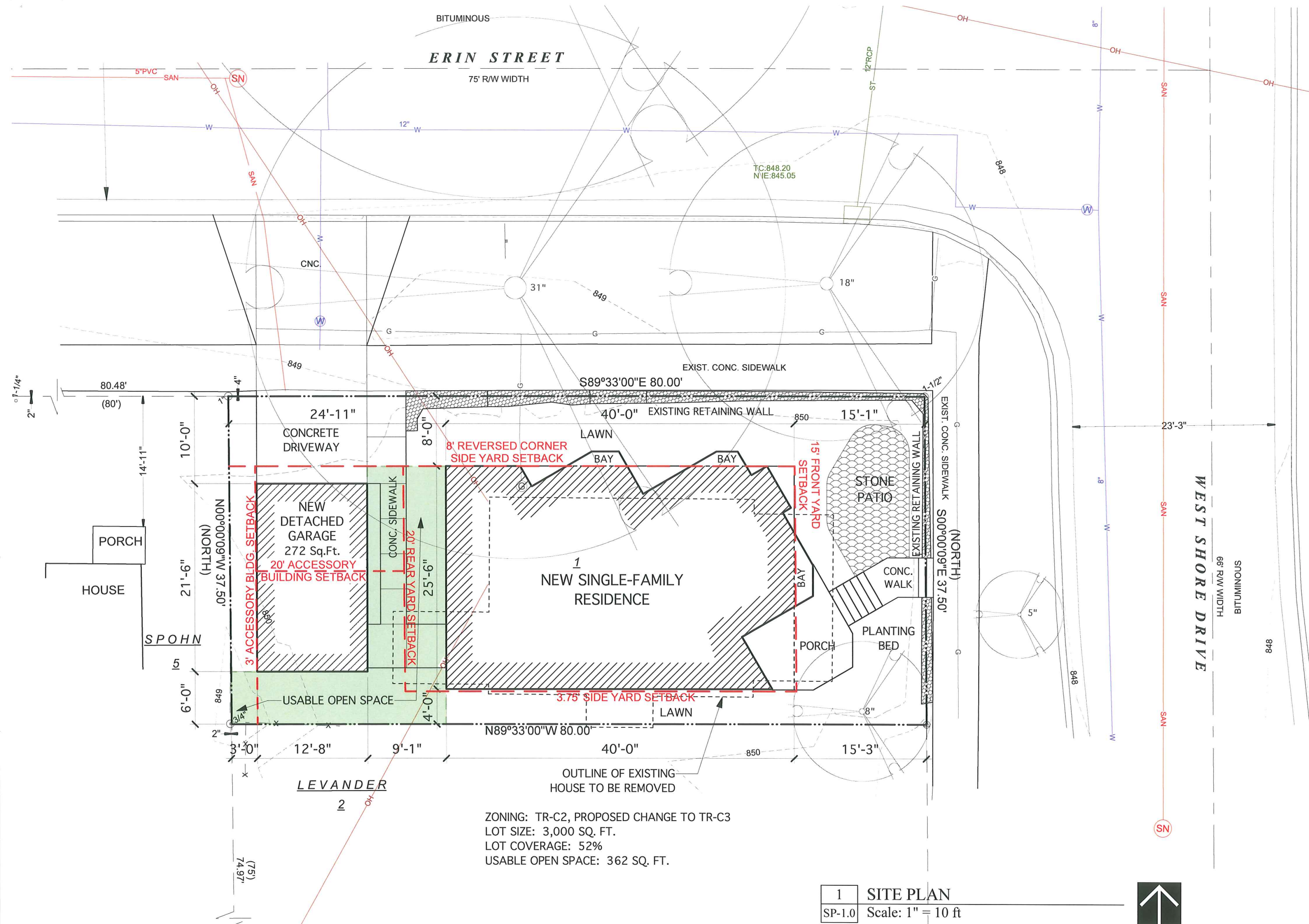
REVISIONS:  
09/20/2013 GARAGE & 3rd FLOOR REVISIONS

DATE: 14 Aug 2013  
SCALE: AS SHOWN  
PROJECT: K1304  
DRAWN BY: DTZ  
DRAWING NAME:

**SITE PLAN**

DRAWING NUMBER:

**SP-1.0**

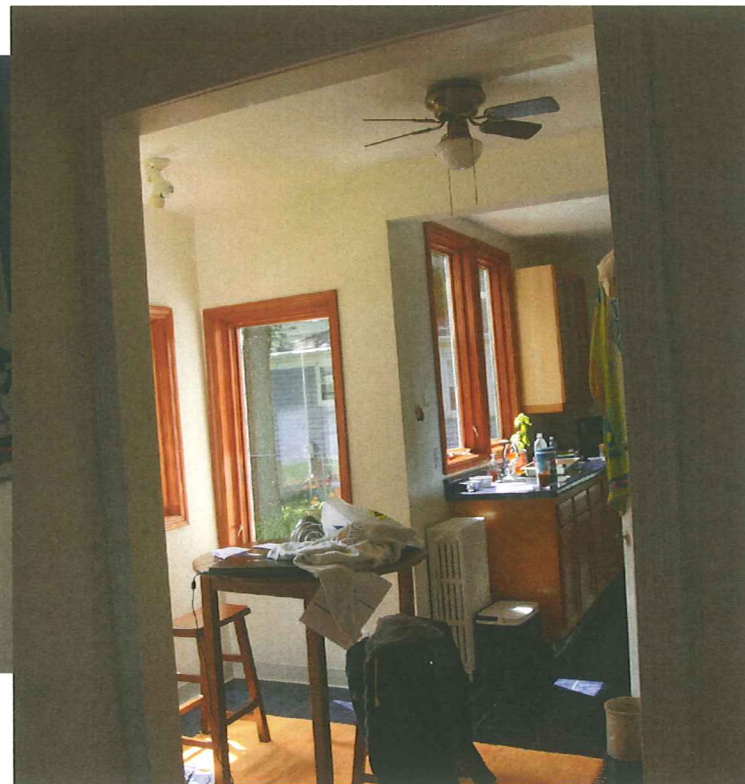


ZONING: TR-C2, PROPOSED CHANGE TO TR-C3  
LOT SIZE: 3,000 SQ. FT.  
LOT COVERAGE: 52%  
USABLE OPEN SPACE: 362 SQ. FT.

1 SITE PLAN  
SP-1.0 Scale: 1" = 10 ft







ISSUE:  
 ◇ **CONSTRUCTION SET**  
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 ◇ **PROGRESS SET**  
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 PROJECT:

**McCaughey RESIDENCE**

801 Erin Street  
Madison, Wisconsin

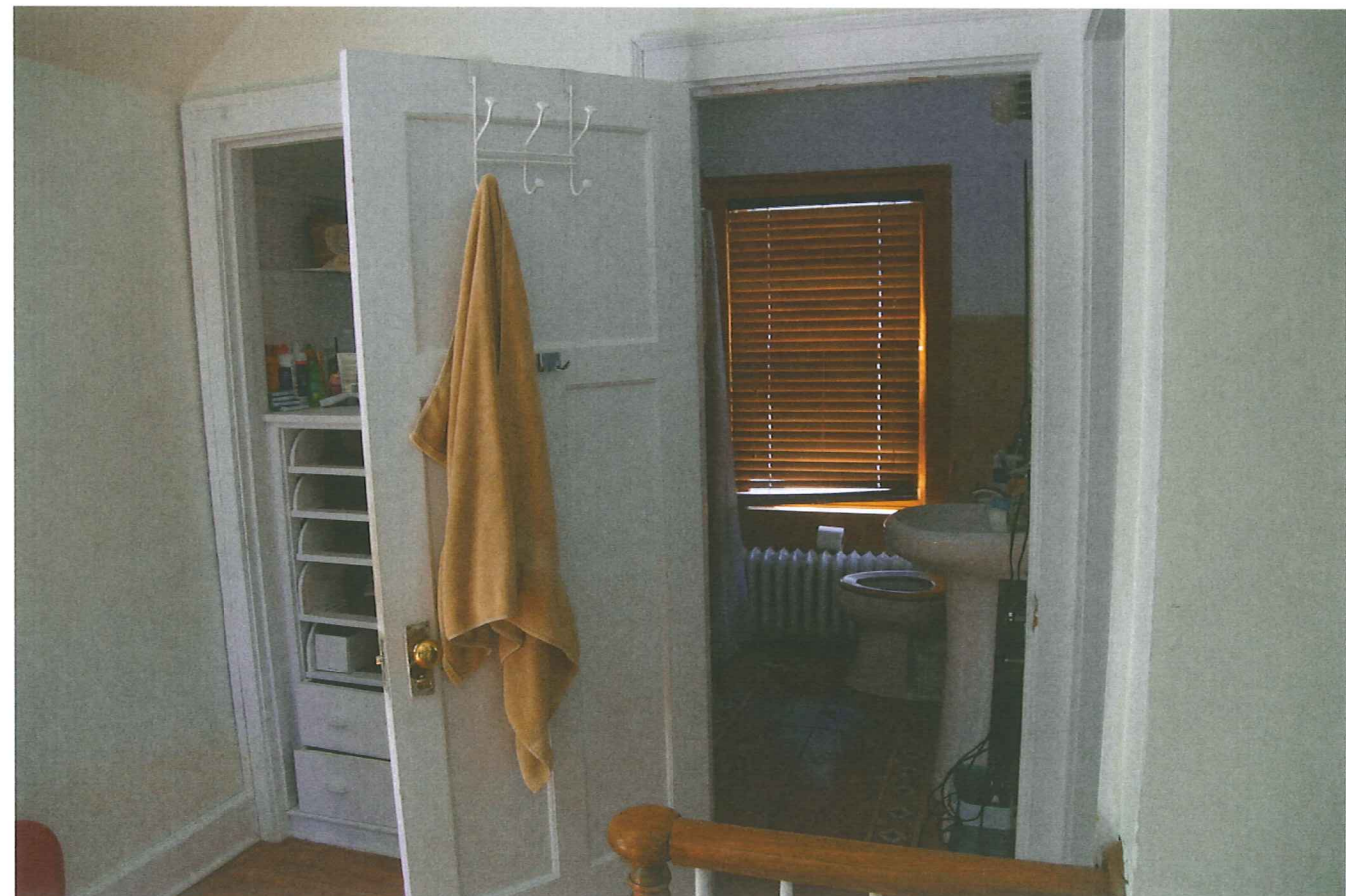
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DATE: 31 JULY 2013  
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 PROJECT: K1304  
 DRAWN BY: DTZ

**DRAWING NAME:**  
 EXISTING INTERIOR PHOTOS

**DRAWING NUMBER:**  
**X-1.0**





- ISSUE:
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- PROJECT:

**McCaughey RESIDENCE**

801 Erin Street  
Madison, Wisconsin

REVISIONS:


DATE: 31 JULY 2013  
SCALE: NO SCALE  
PROJECT: K1304  
DRAWN BY: DTZ

**DRAWING NAME:**  
EXISTING INTERIOR PHOTOS

**DRAWING NUMBER:**  
**X-1.1**





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PROJECT:

**McCaughey RESIDENCE**

801 Erin Street  
Madison, Wisconsin

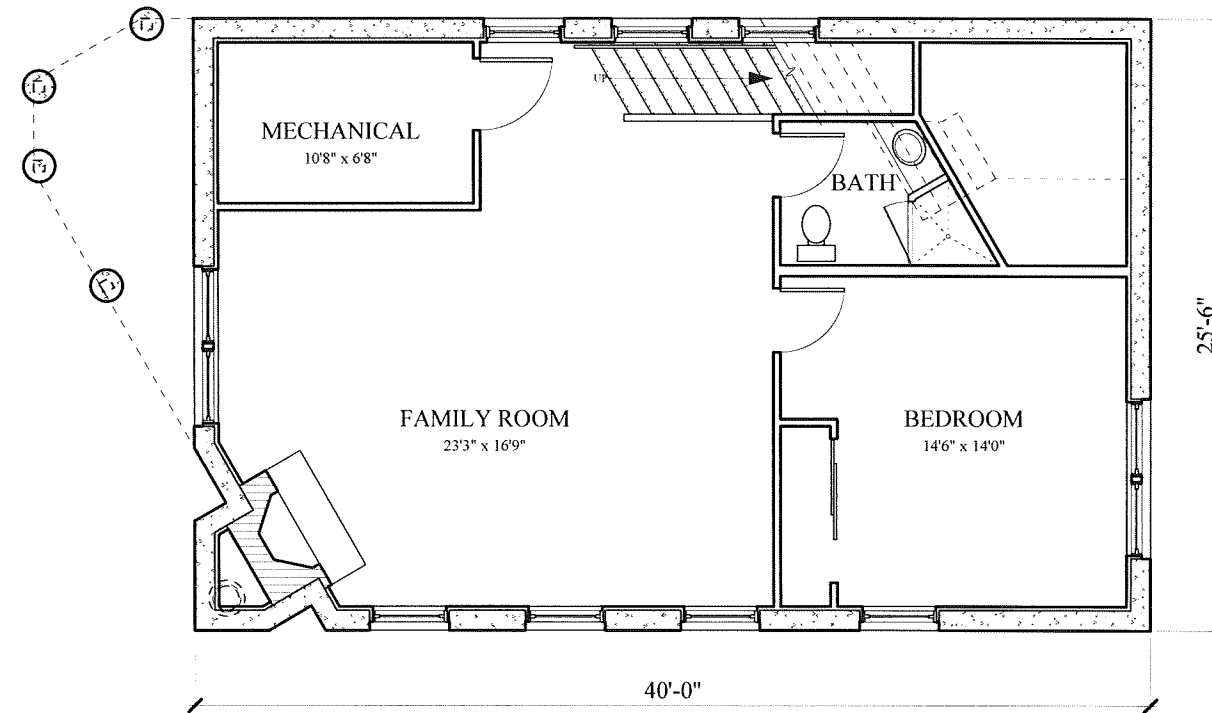
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**DRAWING NAME:**  
 EXISTING EXTERIOR PHOTOS

**DRAWING NUMBER:**  
 X-2.0





1	<b>BASEMENT PLAN</b>
A-1.0	Scale: 1/8" = 1'-0"

- ISSUE:
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NOT FOR CONSTRUCTION
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NOT FOR CONSTRUCTION
  - ◇ **PROGRESS SET**  
NOT FOR CONSTRUCTION
- PROJECT:

**McCaughey RESIDENCE**

702 West Shore Drive  
Madison, Wisconsin

REVISIONS:

09/20/2013	GARAGE & 3rd FLOOR REVISIONS

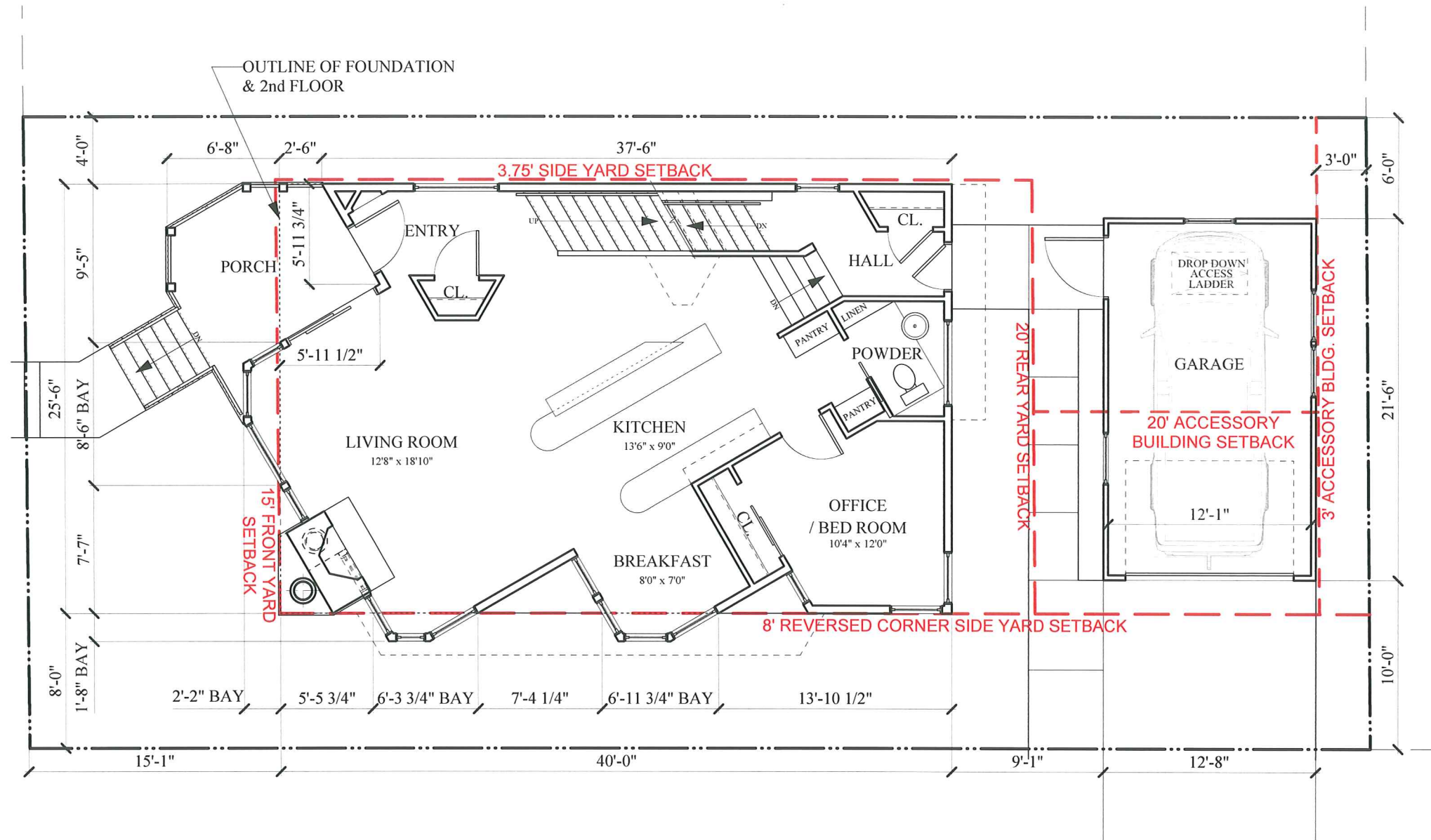
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SCALE: AS SHOWN  
PROJECT: K1304  
DRAWN BY: DTZ

DRAWING NAME:

**BASEMENT PLAN**

DRAWING NUMBER:

**A-1.0**



**1** FIRST FLOOR PLAN  
A-1.1 Scale: 1/8" = 1'-0"

- ISSUE:
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  - ◇ PLAN REVIEW SET
  - ◇ BID SET  
NOT FOR CONSTRUCTION
  - ◇ PRELIMINARY  
NOT FOR CONSTRUCTION
  - ◇ PROGRESS SET  
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**McCaughey RESIDENCE**

702 West Shore Drive  
Madison, Wisconsin

REVISIONS:

DATE	REVISIONS
09/20/2013	GARAGE & 3rd FLOOR REVISIONS

DATE: 14 Aug 2013  
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PROJECT: K1304  
DRAWN BY: DTZ

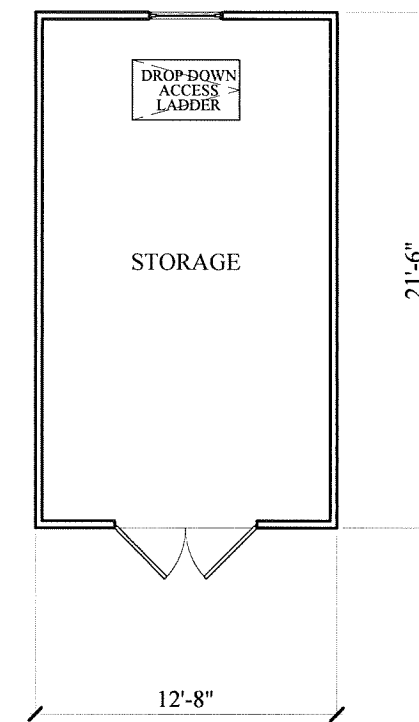
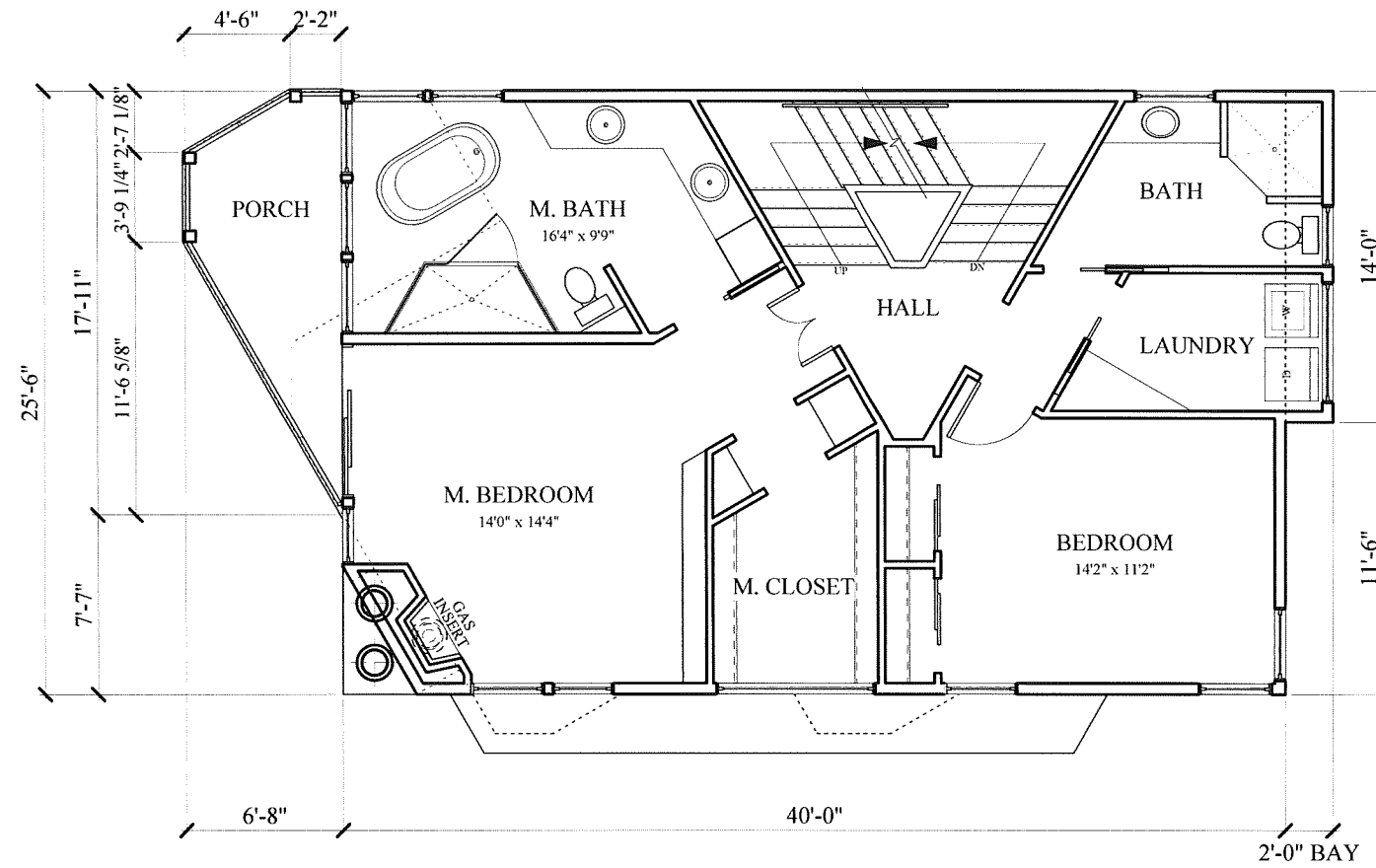
DRAWING NAME:

FIRST FLOOR PLAN

DRAWING NUMBER:

**A-1.1**





- ISSUE:
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NOT FOR CONSTRUCTION
  - ◇ PRELIMINARY  
NOT FOR CONSTRUCTION
  - ◇ PROGRESS SET  
NOT FOR CONSTRUCTION
- PROJECT:

**McCaughy RESIDENCE**

702 West Shore Drive  
Madison, Wisconsin

REVISIONS:

09/20/2013	GARAGE & 3rd FLOOR REVISIONS

DATE: 14 Aug 2013

SCALE: AS SHOWN

PROJECT: K1304

DRAWN BY: DTZ

DRAWING NAME:

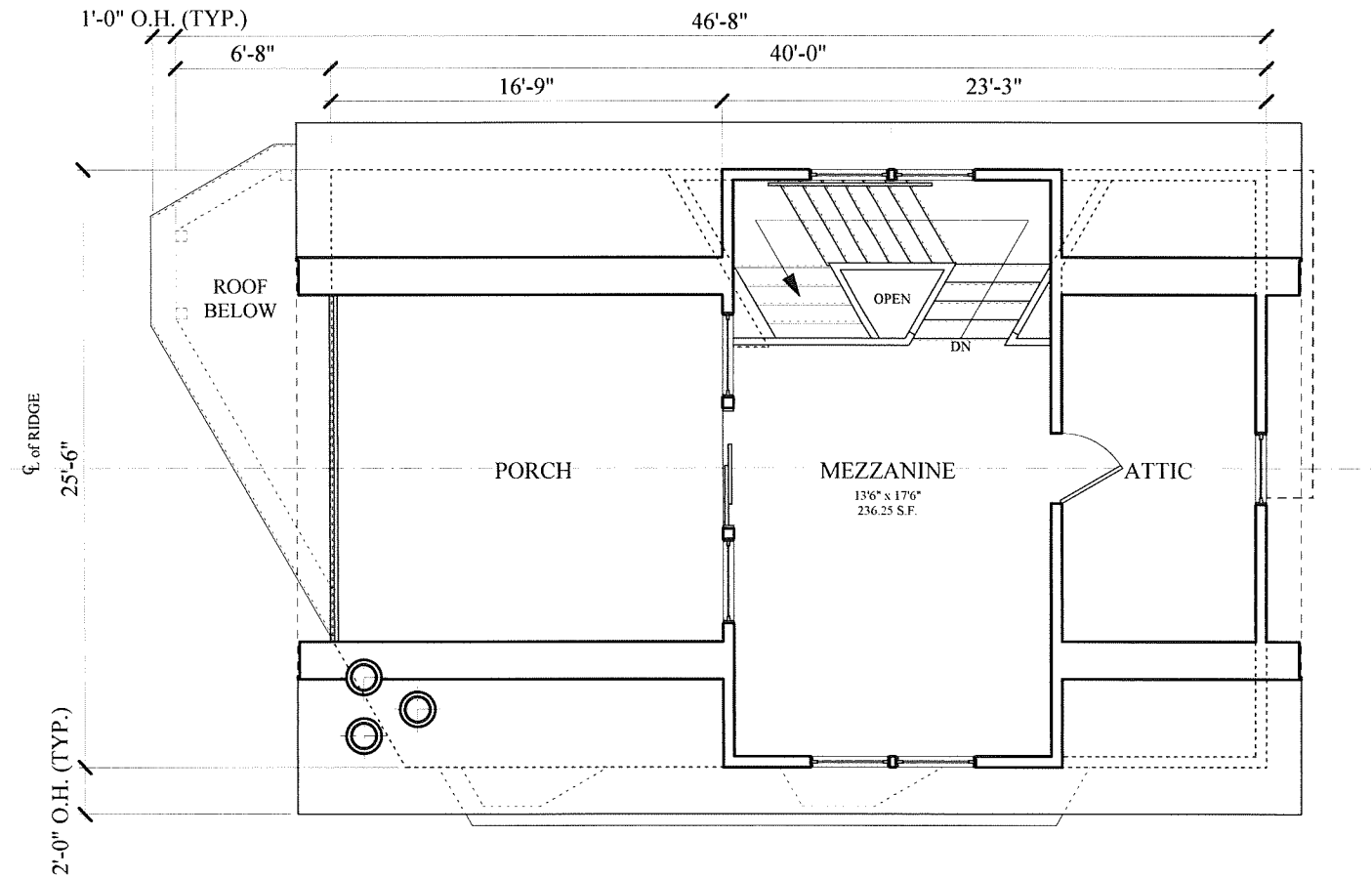
**SECOND FLOOR PLAN**

DRAWING NUMBER:

**A-1.2**

**1 SECOND FLOOR PLAN**

A-1.2 Scale: 1/8" = 1'-0"



1	MEZZANINE/ATTIC FLOOR PLAN
A-1.3	Scale: 1/8" = 1'-0"

- ISSUE:
- ◇ CONSTRUCTION SET
  - ◇ PLAN REVIEW SET
  - ◇ BID SET  
NOT FOR CONSTRUCTION
  - ◇ PRELIMINARY  
NOT FOR CONSTRUCTION
  - ◇ PROGRESS SET  
NOT FOR CONSTRUCTION

PROJECT:

**McCaughey  
RESIDENCE**

702 West Shore Drive  
Madison, Wisconsin

REVISIONS:

09/20/2013	GARAGE & 3rd FLOOR REVISIONS

DATE: 14 Aug 2013

SCALE: AS SHOWN

PROJECT: K1304

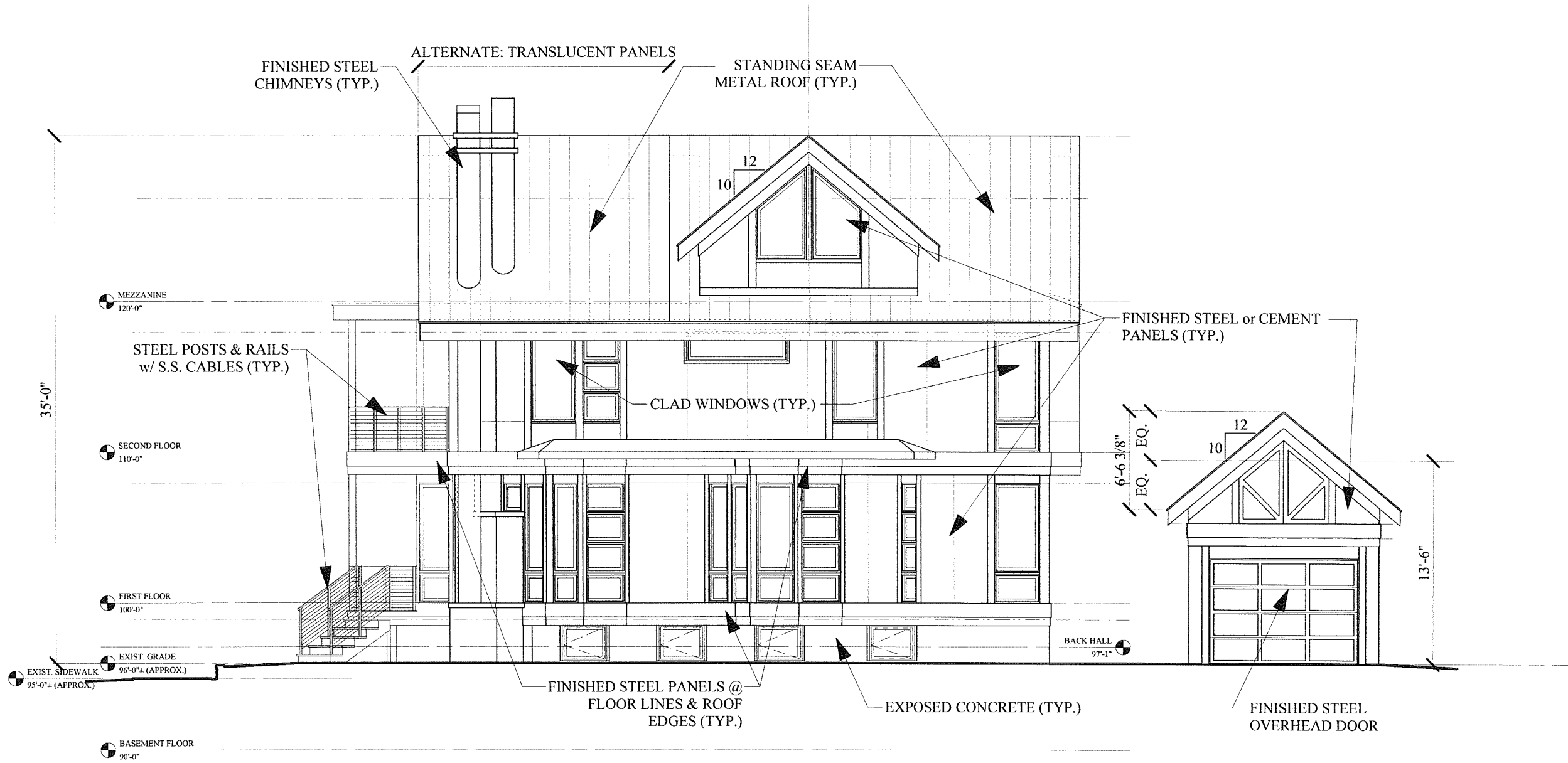
DRAWN BY: DTZ

DRAWING NAME:

MEZZANINE /  
ATTIC FLOOR  
PLAN

DRAWING NUMBER:

**A-1.3**



- ISSUE:
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  - ◇ PLAN REVIEW SET
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NOT FOR CONSTRUCTION
  - ◇ PRELIMINARY  
NOT FOR CONSTRUCTION
  - ◇ PROGRESS SET  
NOT FOR CONSTRUCTION
- PROJECT:

**McCaughey RESIDENCE**

702 West Shore Drive  
Madison, Wisconsin

REVISIONS:

09/20/2013	GARAGE & 3rd FLOOR REVISIONS

DATE: 14 Aug 2013  
SCALE: AS SHOWN  
PROJECT: K1304  
DRAWN BY: DTZ

DRAWING NAME:

**EXTERIOR ELEVATIONS**

DRAWING NUMBER:

**A-2.0**

**1 NORTH ELEVATION**  
A-2.0 Scale: 1/8" = 1'-0"



**2 WEST ELEVATION**  
A-2.1 Scale: 1/8" = 1'-0"

**1 EAST ELEVATION**  
A-2.1 Scale: 1/8" = 1'-0"

- ISSUE:
- ◇ CONSTRUCTION SET
  - ◇ PLAN REVIEW SET
  - ◇ BID SET  
NOT FOR CONSTRUCTION
  - ◇ PRELIMINARY  
NOT FOR CONSTRUCTION
  - ◇ PROGRESS SET  
NOT FOR CONSTRUCTION
- PROJECT:

**McCaughey RESIDENCE**

702 West Shore Drive  
Madison, Wisconsin

REVISIONS:  
09/20/2013 GARAGE & 3rd FLOOR REVISIONS

NO.	DATE	DESCRIPTION

DATE: 14 Aug 2013  
SCALE: AS SHOWN  
PROJECT: K1304  
DRAWN BY: DTZ  
DRAWING NAME:

**EXTERIOR ELEVATIONS**

DRAWING NUMBER:

**A-2.1**





- ISSUE:
- ◇ CONSTRUCTION SET
  - ◇ PLAN REVIEW SET
  - ◇ BID SET  
NOT FOR CONSTRUCTION
  - ◇ PRELIMINARY  
NOT FOR CONSTRUCTION
  - ◇ PROGRESS SET  
NOT FOR CONSTRUCTION
- PROJECT:

**McCaughey  
RESIDENCE**

702 West Shore Drive  
Madison, Wisconsin

REVISIONS:

DATE	DESCRIPTION
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DATE: 14 Aug 2013  
SCALE: AS SHOWN  
PROJECT: K1304  
DRAWN BY: DTZ

DRAWING NAME:  
**EXTERIOR  
ELEVATIONS**

DRAWING NUMBER:

**A-2.2**

1 SOUTH ELEVATION  
A-2.2 Scale: 1/8" = 1'-0"