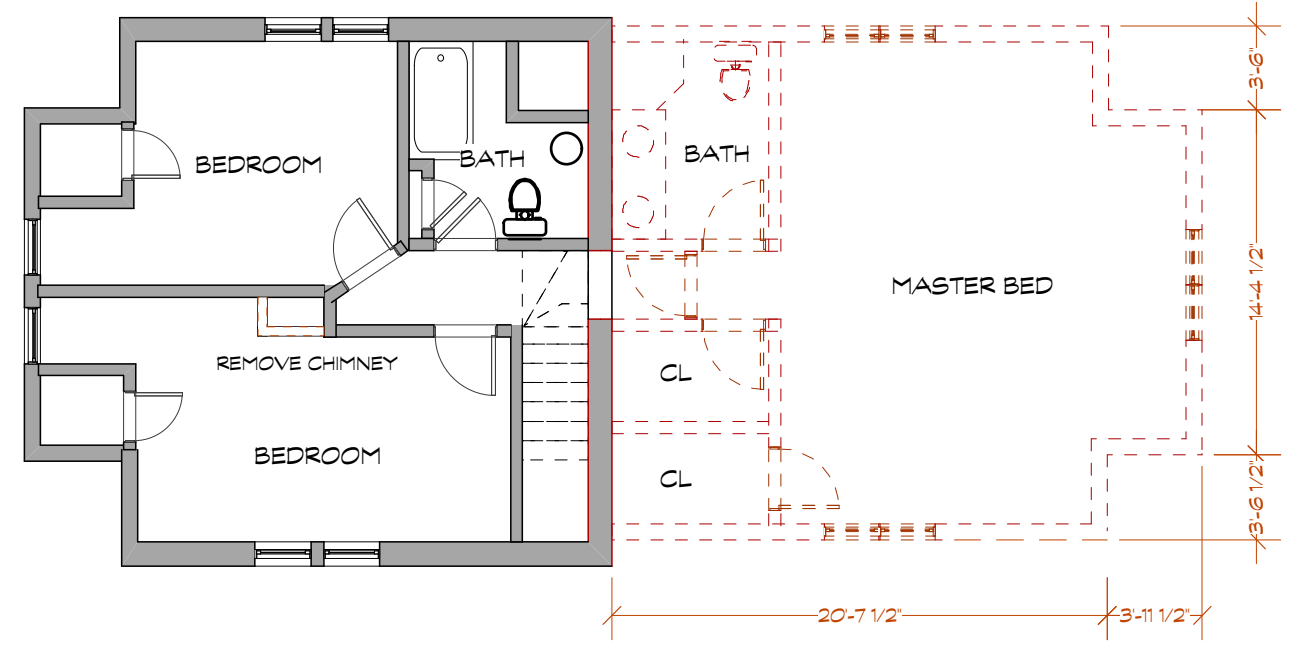
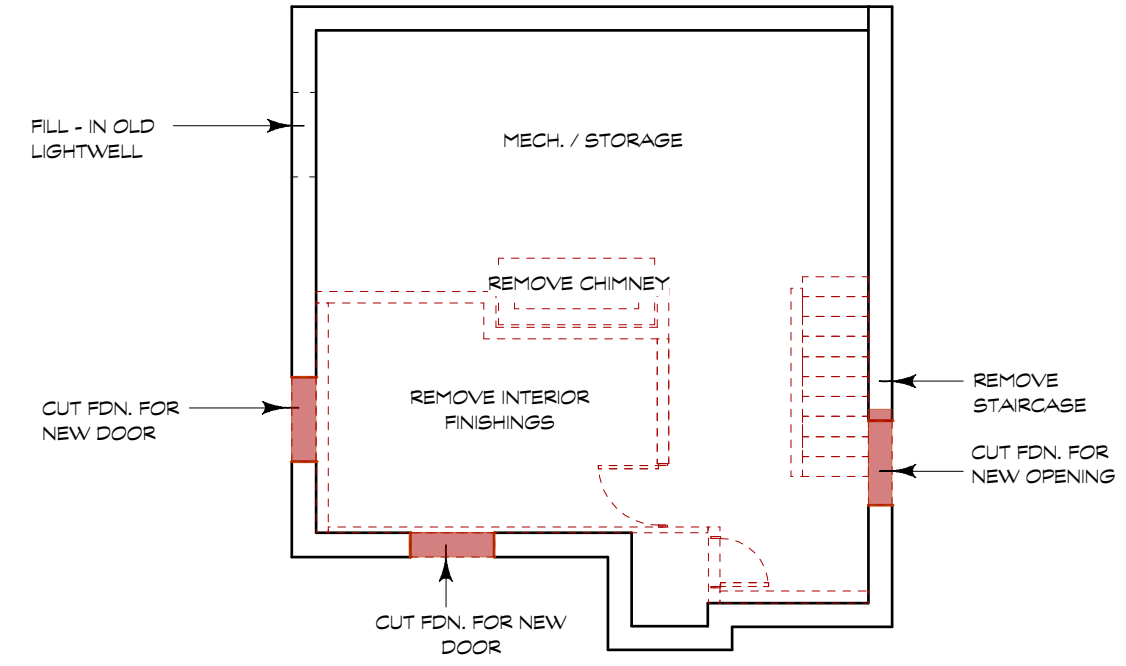


1 DEMOLITION PLAN FIRST FLOOR
Scale: 1/8" = 1'-0"



2 DEMOLITION PLAN SECOND FLOOR
Scale: 1/8" = 1'-0"

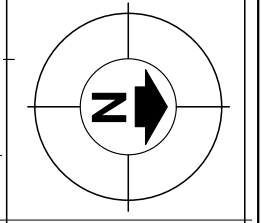


3 DEMOLITION PLAN BASEMENT
Scale: 1/8" = 1'-0"

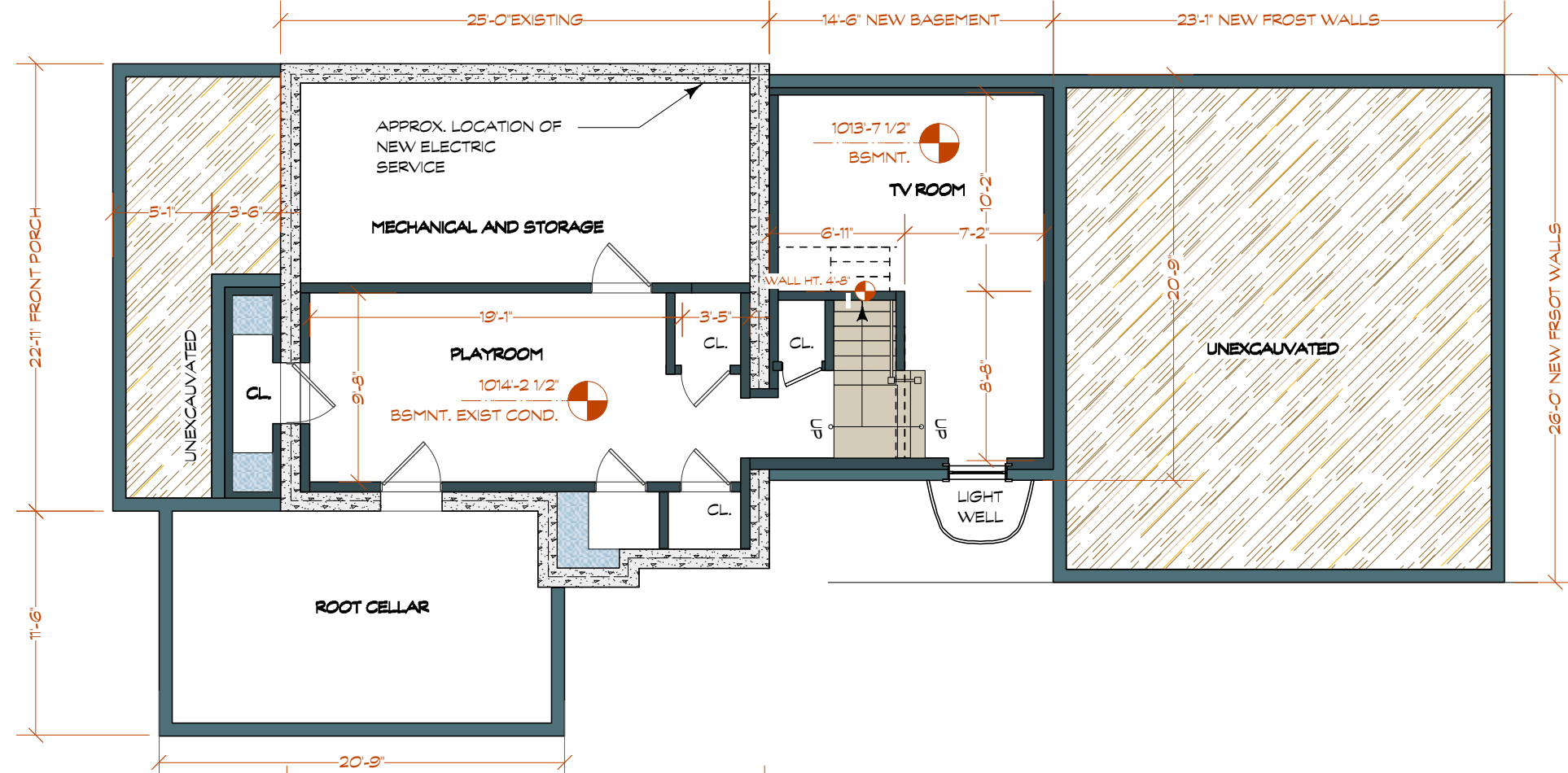
Version/Date:
LAND USE
180316
04.03.18
Printed by:
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408 WESTMORLAND LBVD.
MADISON, WI. 53713

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Scale: **as noted**
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4 BASEMENT FLOOR PLAN
Scale: 1/8" = 1'-0"

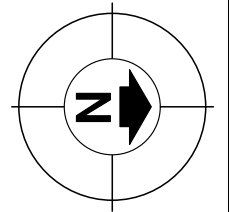


5 FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"

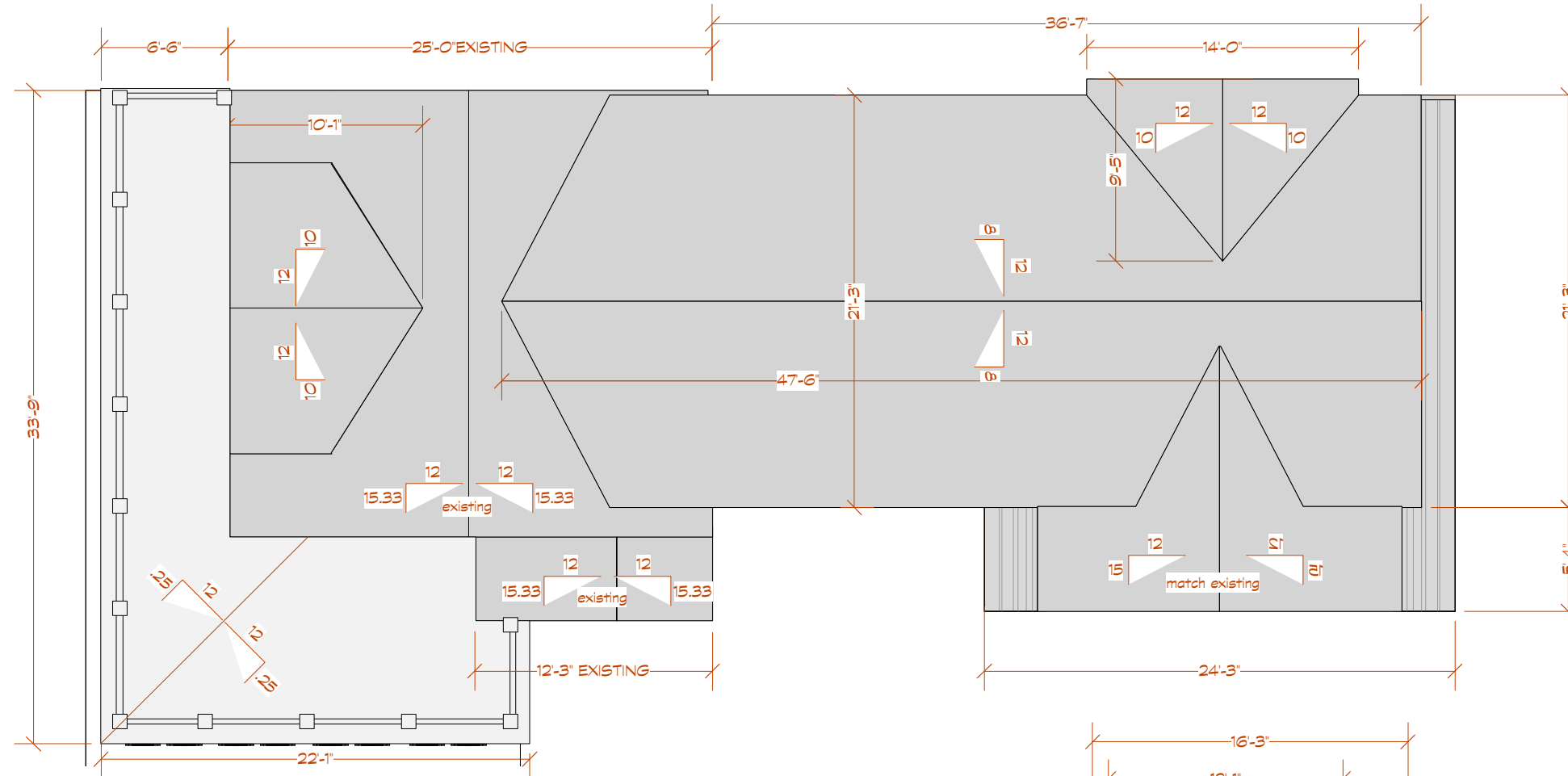
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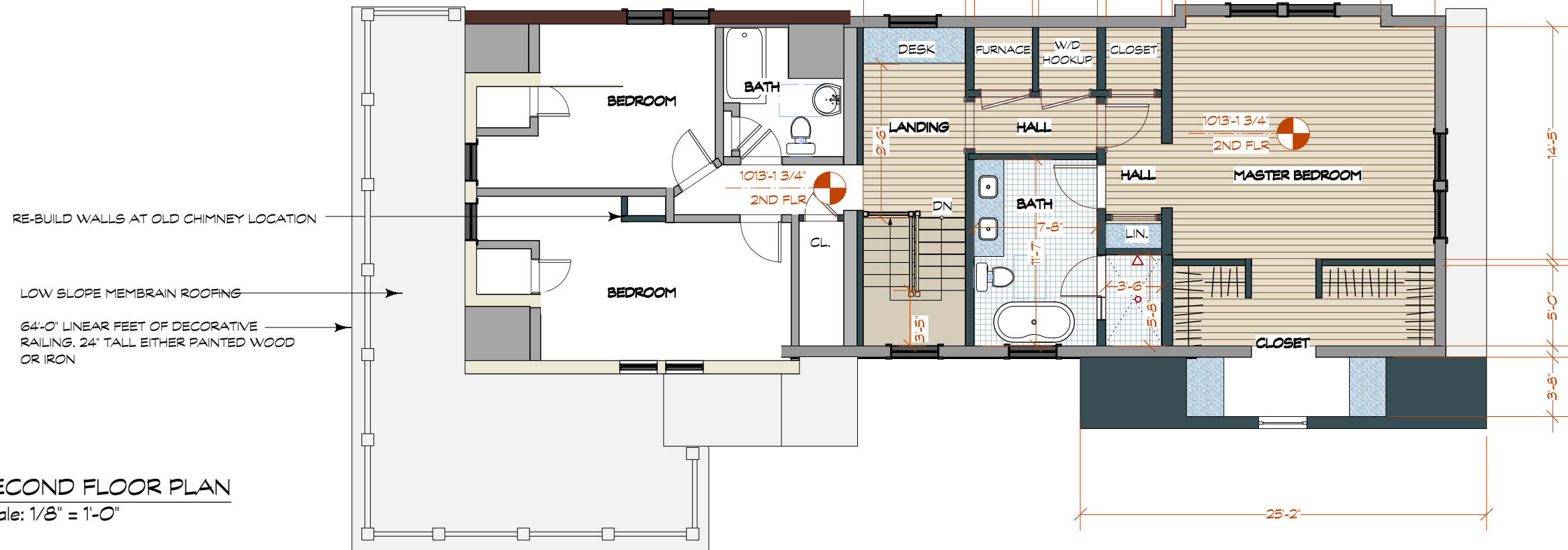
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6 ROOF PLAN
Scale: 1/8" = 1'-0"



RE-BUILD WALLS AT OLD CHIMNEY LOCATION

LOW SLOPE MEMBRAN ROOFING

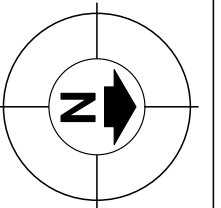
64'-0" LINEAR FEET OF DECORATIVE RAILING. 24" TALL EITHER PAINTED WOOD OR IRON

7 SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"

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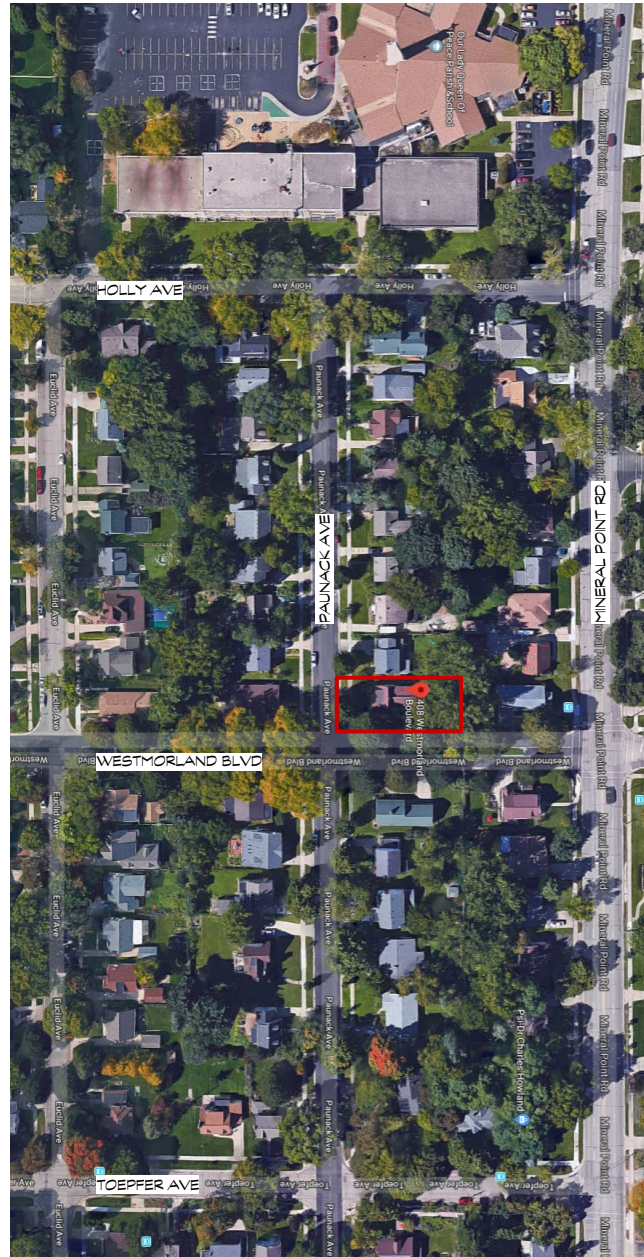
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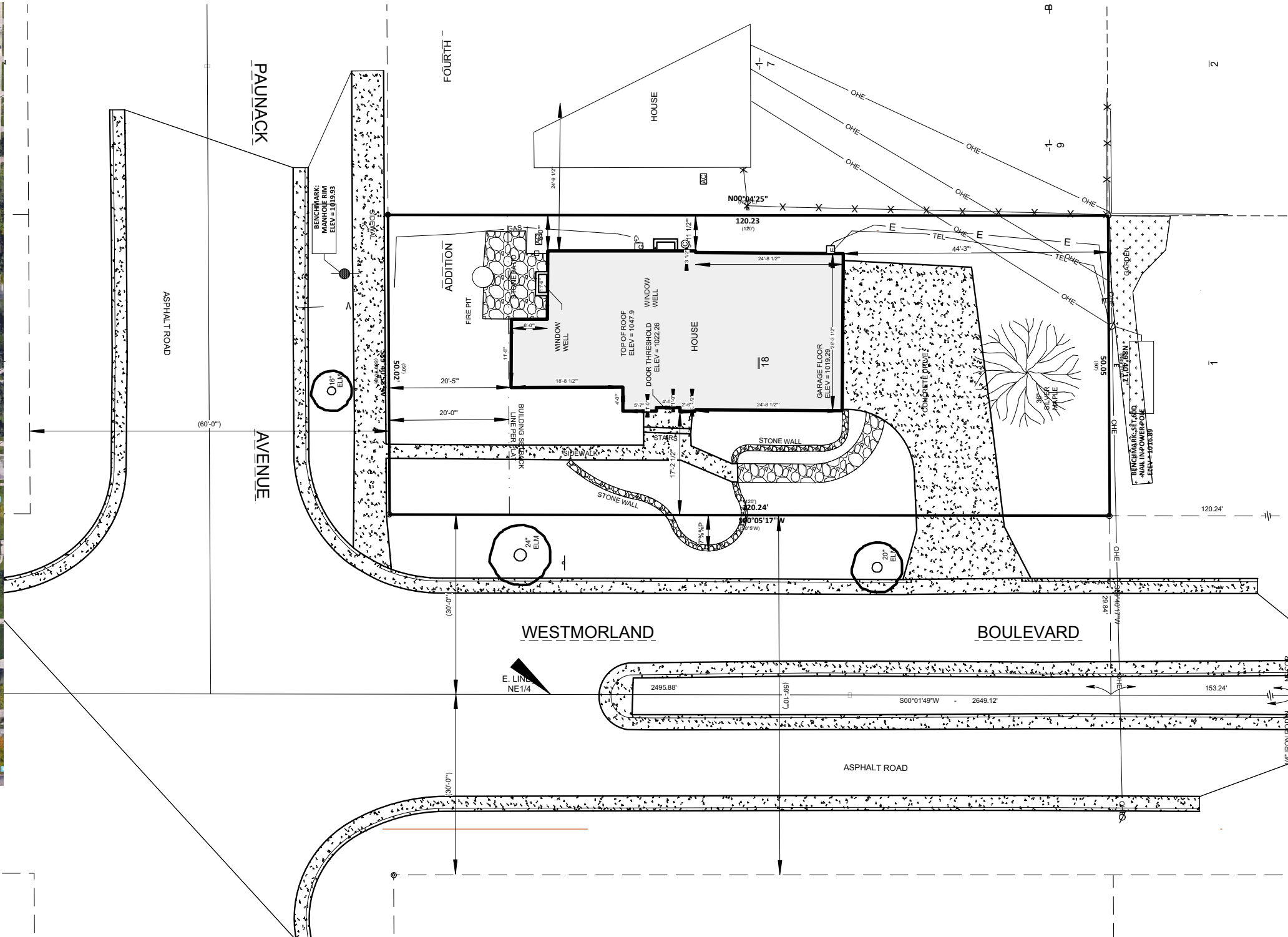


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8A VICINITY MAP
NOT TO SCALE



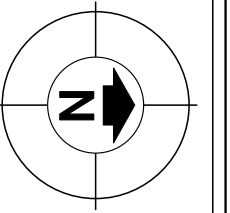
8B EXISTING SITE PLAN
1" = 20'-0"



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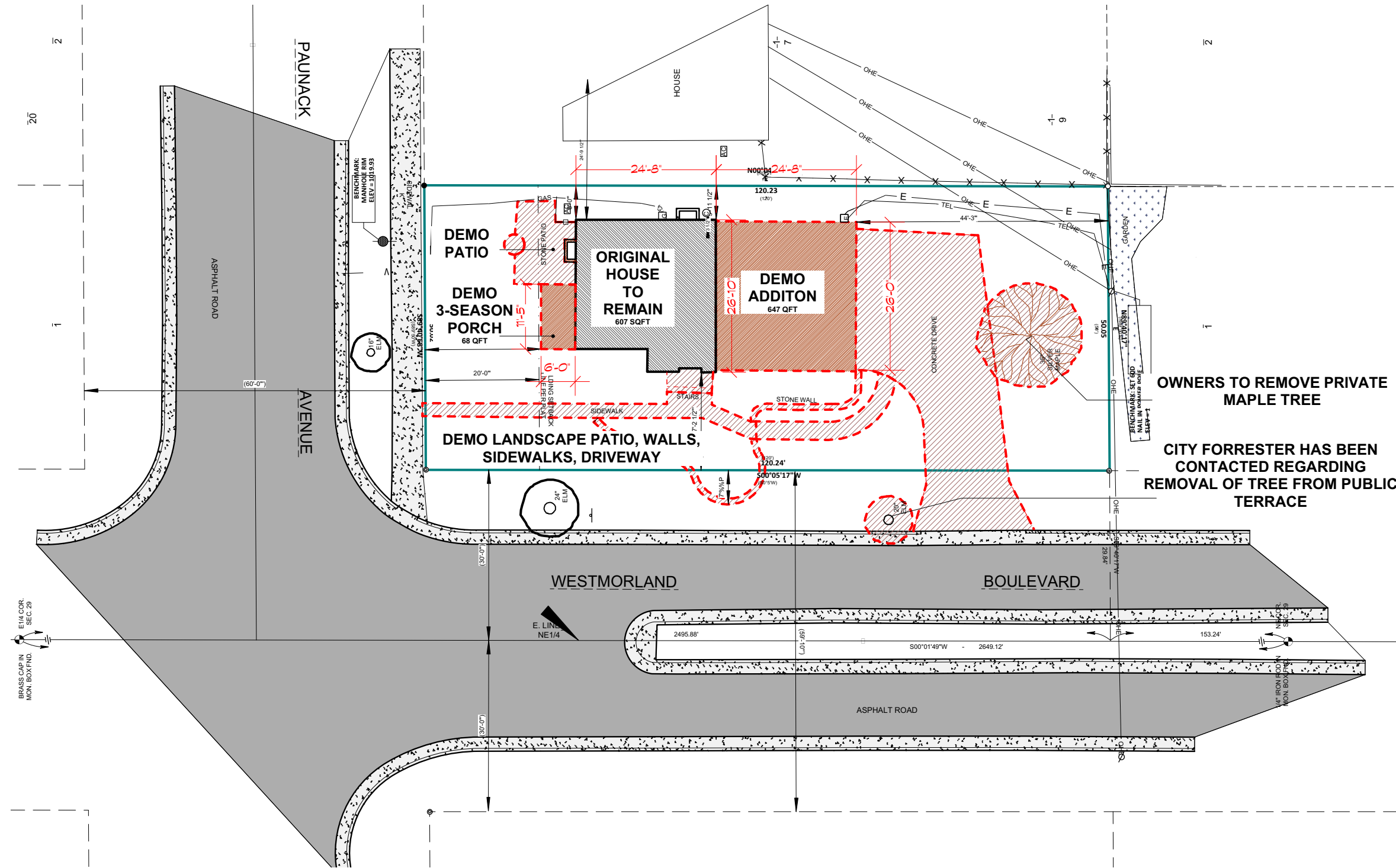
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9 PROPOSED SITE DEMOLITION PLAN
 1" = 20'-0"



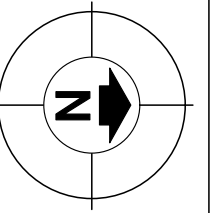
OWNERS TO REMOVE PRIVATE MAPLE TREE
 CITY FORRESTER HAS BEEN CONTACTED REGARDING REMOVAL OF TREE FROM PUBLIC TERRACE

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 04.03.18

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 m.t.

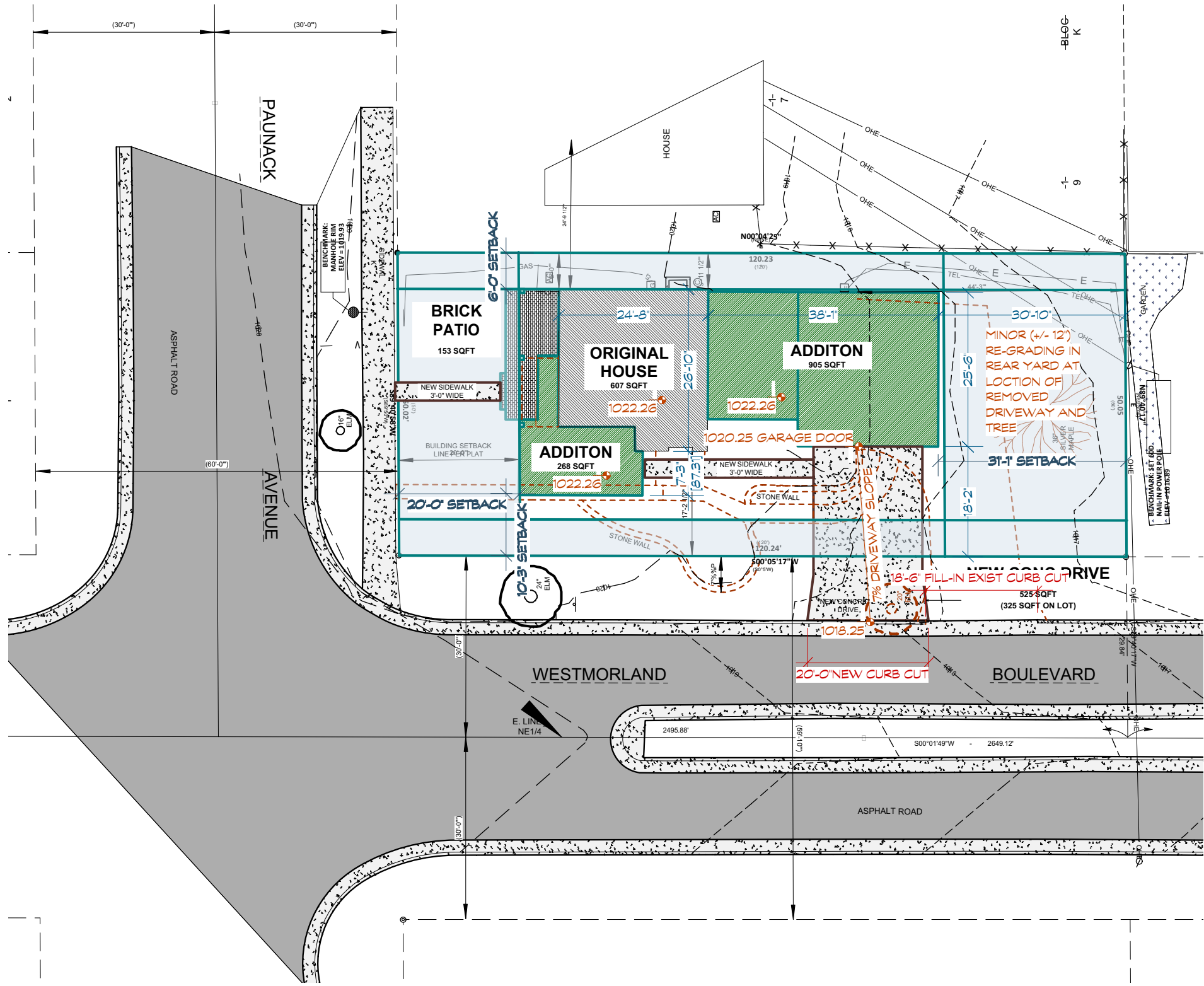
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10 PROPOSED SITE PLAN
1" = 20'-0"



LAND USE SUMMARY TABLE

SITE AREA = 6015 SF

LOT COVERAGE = 2256 SF OR 38% LOT COVERAGE.
Max lot coverage for TR-C2 is 65%.
The total area of all buildings, measured at grade, all accessory structures including pools, patios, etc and all paved areas as a percentage of the total area of the lot, with the following exceptions: sidewalks or paved paths no wider than five (5) feet, pervious pavement, green roofs and decks.

PRINCIPAL STRUCTURE AND ADDITONS TO IT = 1933 SF OR 32% OF THE LOT AREA.

LANDSCAPE AREA (GREEN) = 3617 SF OPEN SPACE (BLUE) = 4082 SF

ZONING DISTRICT TR-C2

REQUIREMENTS	REQUIRED	PROPOSED
LOT AREA (SF)	4000 (SF)	6015 (SF)
LOT WIDTH	40 FT	50 FT
FRONT YARD SETBACK	20 FT	20 FT
SIDE YARD SETBACK	6 FT west 6 FT east	6 FT west 10FT 3 IN. east
REAR YARD SETBACK	30 FT	30 FT 10 IN.
USABLE OPEN SPACE	750 SF	750 SF
MAX. LOT COVERAGE	65%	38%
MAX. BLDG. HEIGHT	2/STORIES 35FT	2/STORIES 27 FT.

PROJECT SQUARE FOOTAGE

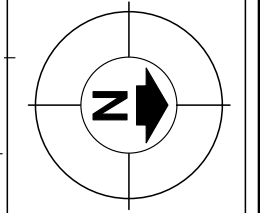
(FLOOR AREA IS THE HORIZONTAL SURFACES UNDER THE ROOF, MEASURED TO THE OUTSIDE FACE OF WALL)

HOUSE FIRST FLOOR = 1200 SF
GARAGE = 584 SF
HOUSE SECOND FLOOR = 1200 SF
COVERED "OPEN" PATIO = 153 SF

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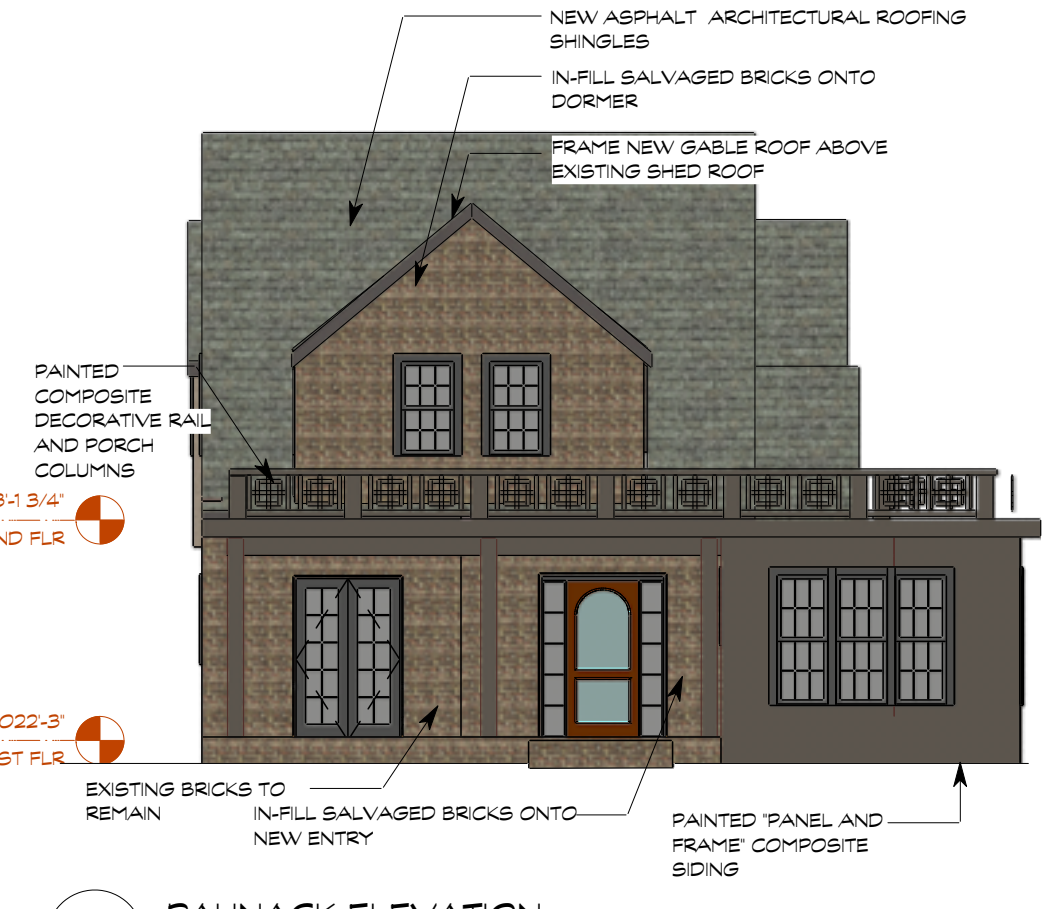
11 SIDE YARD ELEVATION
Scale: 1/8" = 1'-0"



12 BACK YARD ELEVATION
Scale: 1/8" = 1'-0"



13 WESTMORELAND ELEVATION
Scale: 1/8" = 1'-0"



14 PAUNACK ELEVATION
Scale: 1/8" = 1'-0"

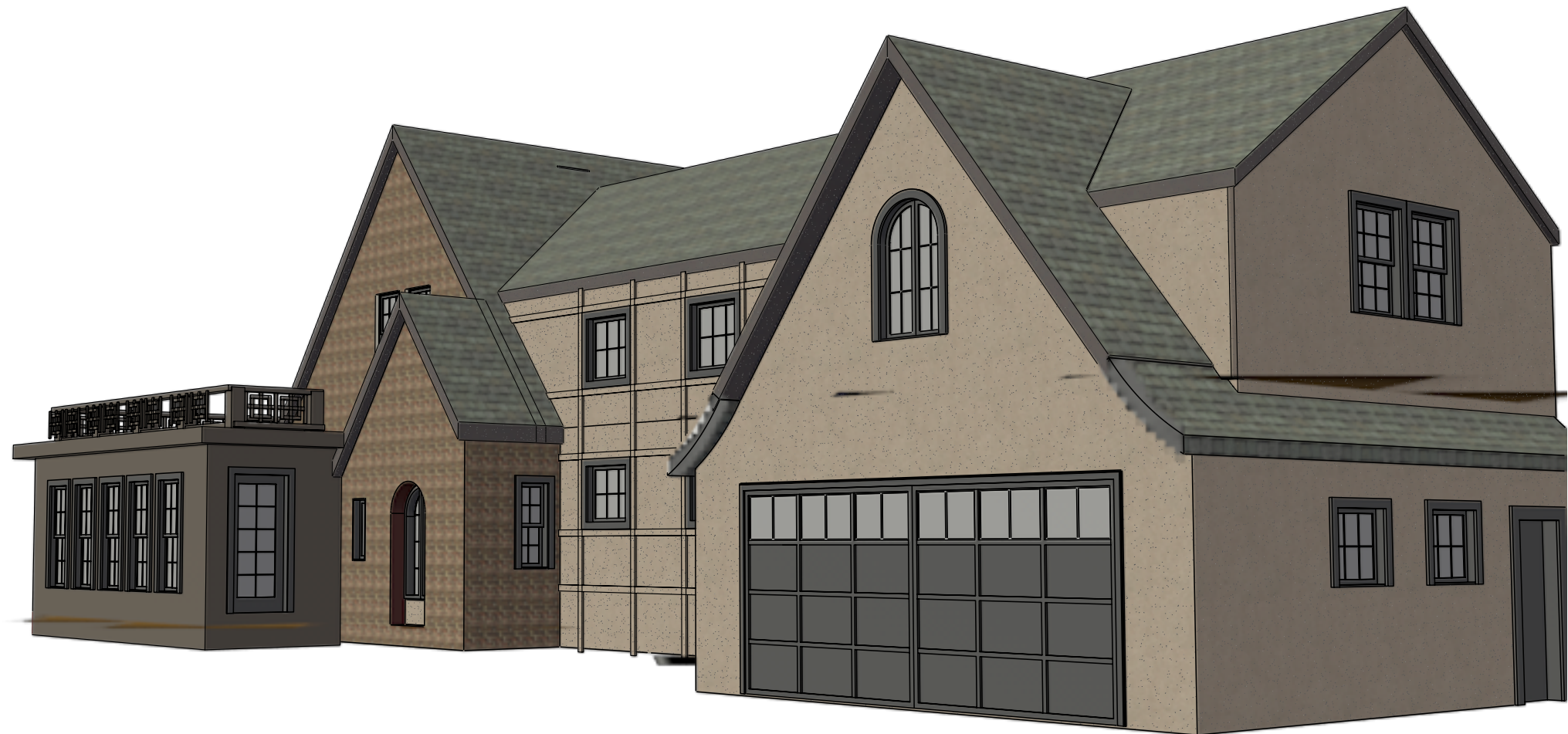
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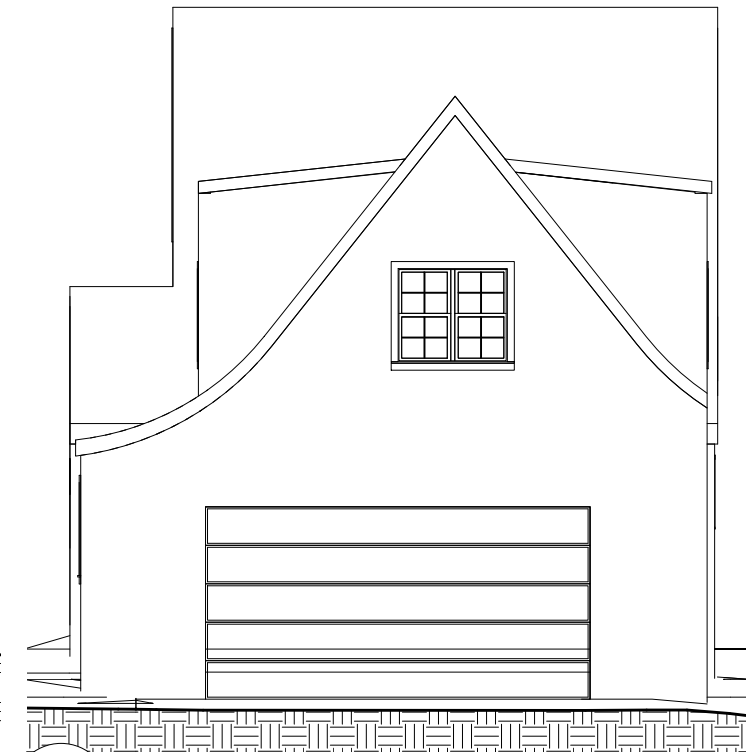


15 PERSPECTIVES

+5	Version/Date: LAND USE 180316 04.03.18
+4	Printed by: m.t.
+3	ADDITION / REMODEL JOSEPH AND EMILY REINARDY 408 WESTMORLAND LBVD. MADISON, WI. 53713
+2	
+1	
0	ASSOCIATED HOUSEWRIGHTS 1217 Culmen St. Madison, WI. 53713 www.housewrights.com (608) 238 - 7519
-1	
-2	
-3	Page Size: 11 x 17 Scale: as noted Page/Drawing 8 of 9
-4	
-5	



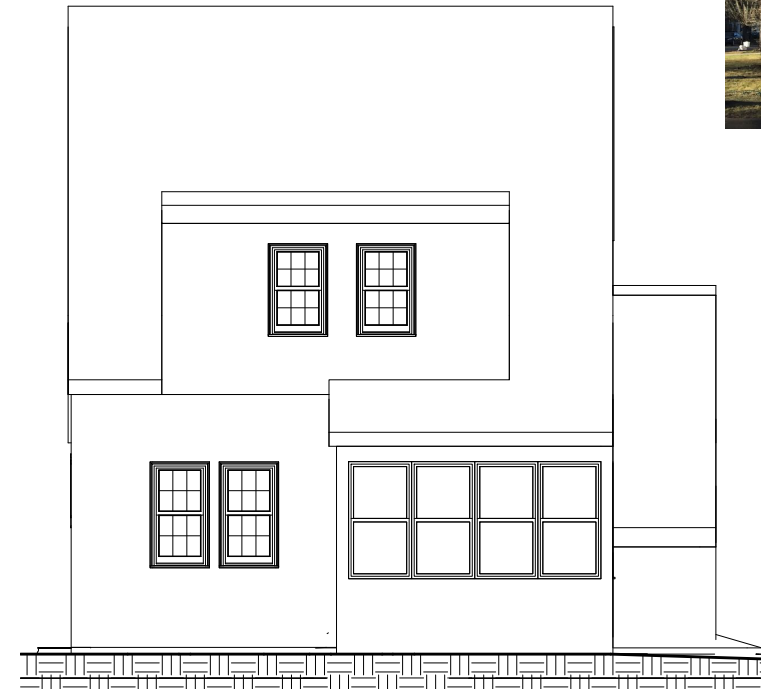
16 SIDE YARD ELEVATION EXISTING
Scale: 1/8" = 1'-0"



17 REAR YARD ELEVATION EXISTING
Scale: 1/8" = 1'-0"



18 WESTMORLAND ELEVATION EXISTING
Scale: 1/8" = 1'-0"



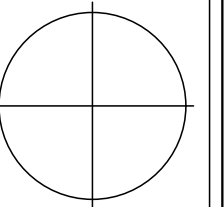
19 PAUNACK AVE FRONT YARD ELEVATION EXISTING
Scale: 1/8" = 1'-0"



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Date: April 03 2018

To: City of Madison Land Use Application

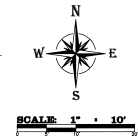
Re: Letter of Intent for 408 Westmorland Blvd. Madison, WI 53711

Legal Description (from survey)

Lot 18, Block 19, Westmorland Fourth Addition located in the NE 1/4 of the NE 1/4, Section 29, T. 7N., R. 9 E., City of Madison, Dane County, Wisconsin

Topographic/Plat of Survey

LEGAL DESCRIPTION
 BEING LOT 18, BLOCK 19, WESTMORLAND FOURTH ADDITION LOCATED IN THE NE1/4
 OF THE NE1/4, SECTION 29, T. 7 N., R. 9 E., CITY OF MADISON, DANE COUNTY, WISCONSIN.



BASIS OF BEARINGS: IS THE WEST RIGHT OF WAY LINE OF WESTMORLAND BOULEVARD WHICH BEARS S00°05'17"W AS REFERENCED TO GRID NORTH DANE CO. COORDINATE SYSTEM NAD83(2011).

LEGEND

- 3/4" x 24" IRON ROD SET (WT. = 1.5 LBS. / LF.)
- 3/4" IRON PIPE FND.
- 1" IRON PIPE FND.
- 1" PINCHED PIPE FND.
- ⊙ POWER POLE
- ⊙ SIGN
- ⊙ AIR CONDITIONING UNIT
- ⊙ GAS METER
- ⊙ ELECTRIC METER
- ⊙ CISTERN
- ⊙ SANITARY SEWER MANHOLE
- SAN — SANITARY SEWER LINE
- W — WATER LINE
- OHE — OVERHEAD UTILITY LINE
- GAS — GAS LINE
- E — UNDERGROUND ELECTRIC LINE
- TEL — UNDERGROUND TELEPHONE LINE
- X — X — CHAIN LINK FENCE
- W — WOOD FENCE
- () — PREVIOUS SURVEY OR RECORD INFO.
- ▒ CONCRETE SURFACE
- ▒ ASPHALT SURFACE
- ▒ GRAVEL SURFACE

ZONING INFORMATION

SOURCE OF ZONING INFORMATION: PER JACOB MOSKOWITZ CITY OF MADISON ZONING DEPARTMENT, PHONE NO. 608-266-4560
 CURRENT ZONING CLASSIFICATION IS TR-C2 TRADITIONAL RESIDENTIAL - CONSISTENT DISTRICT 2.
 BUILDING SETBACK REQUIREMENTS:
 FRONT = 20 FEET PAUNACK AVENUE
 SIDE = 5 FEET ONE-STORY 6 FEET TWO-STORY
 REAR = 30 FEET
 BUILDING HEIGHT RESTRICTIONS: 2 STORIES OR 35 FEET

SURVEYOR'S CERTIFICATE

I, SCOTT P. HEWITT, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY IS IN COMPLIANCE WITH WISCONSIN ADMINISTRATIVE CODE AET AND I DO FURTHER CERTIFY THAT THIS SURVEYING AND MAPPING OF THESE LANDS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Scott P. Hewitt
 SCOTT P. HEWITT
 PROFESSIONAL LAND SURVEYOR, NO. 2229
 DATED: 8-07-17
 FILE NO: 617-348

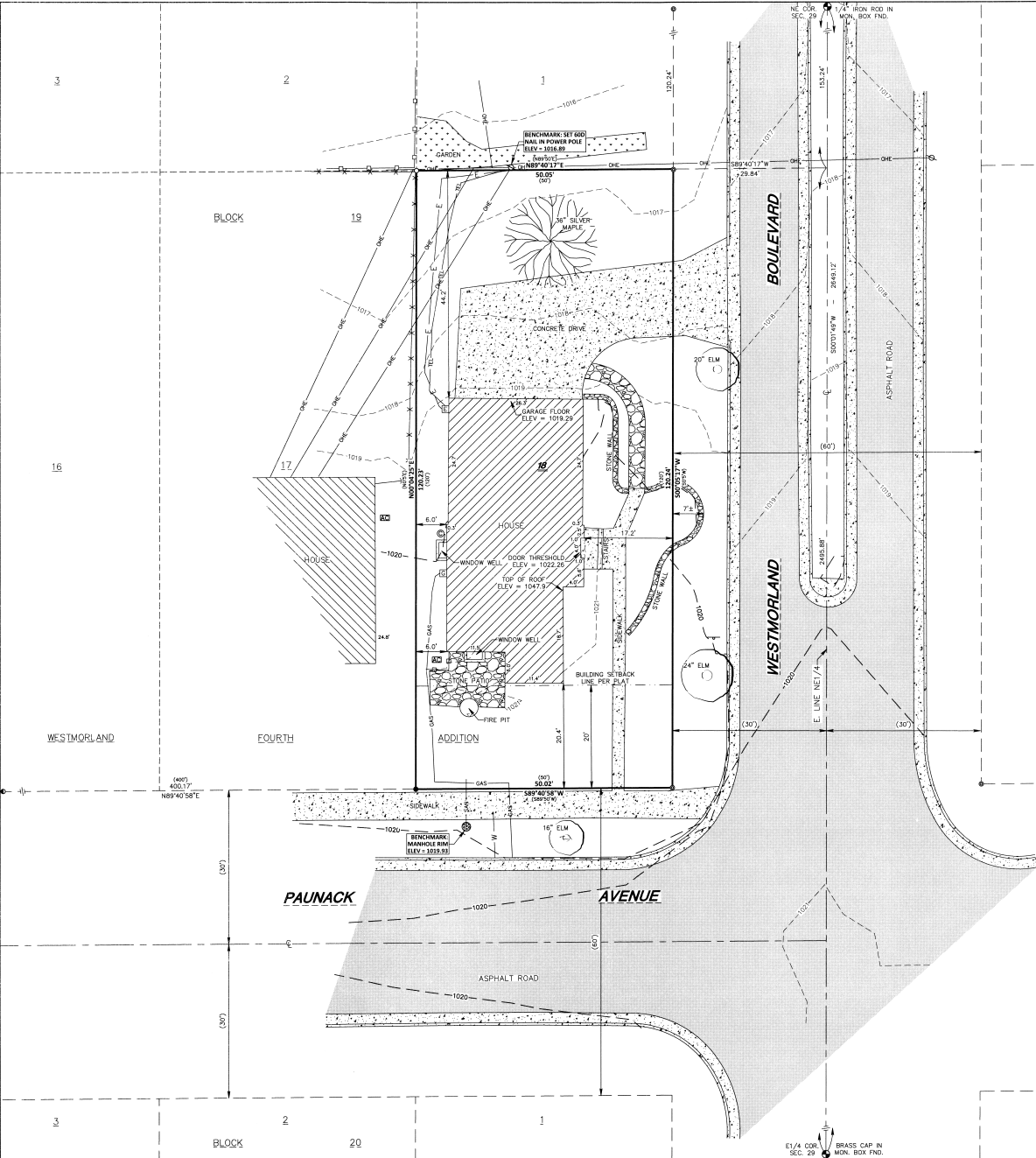


CLIENT/OWNER

JOSEPH REINARDY & EMILY BUENING
 408 WESTMORLAND BOULEVARD
 MADISON, WI 53711

SURVEYOR

SCOTT P. HEWITT
 P.O. BOX 373
 PORTAGE, WI 53901
 PHONE PORTAGE: (608) 742-7788
 PHONE SAUK PRAIRIE: (608) 644-8877
 FAX: (608) 742-0434
 e-mail: surveying@grothman.com



GROTHMAN & ASSOCIATES S.C.
 LAND SURVEYORS
 625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI 53901
 PHONE PORTAGE: (608) 742-7788 SAUK PRAIRIE: (608) 644-8877
 FAX: (608) 742-0434
 E-MAIL: SURVEYING@GROTHMAN.COM

NO.	DATE	REVISION	BY	CHKD
THIS INSTRUMENT DRAFTED BY: A. MAST				SHEET 1 OF 1

TOPOGRAPHIC/PLAT OF SURVEY
 FOR
JOSEPH REINARDY & EMILY BUENING
 CITY OF MADISON
 DANE COUNTY, WISCONSIN

FILE NO.	617-348
PROJECT NO.	617-348
DRAWING NO.	617-348