

**APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL**

**AGENDA ITEM # \_\_\_\_\_  
Project # \_\_\_\_\_**

	<b>Action Requested</b>
DATE SUBMITTED: _____	<input type="checkbox"/> Informational Presentation
UDC MEETING DATE: _____	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 1033 S. PARK STREET, MADISON WI 53715

ALDERMANIC DISTRICT: C-2

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:  
FRANCISCO VASQUEZ ABREU DESIGN STUDIO  
1033 S. PARK ST. 4502 YELLOWCROSS DRIVE  
MADISON, WI 53715 MADISON, WI 53719

CONTACT PERSON: JESUS ABREU  
Address: 4502 YELLOWCROSS DR.  
MADISON, WI 53719  
Phone: (608) 206-2421  
Fax: (608) 845-2372  
E-mail address: jesusabreu@tds.net

TYPE OF PROJECT:  
(See Section A for:)

- Planned Unit Development (PUD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District \* (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review\* (Fee required)
- Street Graphics Variance\* (Fee required)
- Other \_\_\_\_\_

\*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



May 12, 2010

Al Martin  
Urban Design Commission  
Zoning Department  
Madison Municipal Building, Suite LL-100  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53701

Re: Letter of Intent  
1033 South Park Street

Dear Mr. Martin:

The existing building located at 1033 S. Park Street is zoned C-2 and is located in Urban Design District # 7.

The existing building has one sign and we not touching at this time.

We plan to use materials according with the new specifications by the Urban District.

The Exterior Improvements include provide a landscape area, fenced trash enclosure area and better look at the rear side of building that at the moment doesn't exist.

All the materials, finishes and colors are explain in the building elevation sheet (A-201)

**Scope of Work:**

We apply to do an Addition at east side to the existing building (rear side of the property)

The new addition will be a New Dining Area for the restaurant.

The new addition is 440 s.f. increasing the total building area to 1,125 at the first floor.

The parking lot will be modified based on the actual city's ordinances.

Also, we provided a colored future building front elevation to show how address the new addition with the future improvements on Park Street New Requirements.

**Parties Involved:**

- Owner: Francisco Vasquez/ Josefa Trejo  
1033 S. Park Street, Madison WI 53715  
(608) 250-1824
- Contractor: Rick Cragin  
Restoration & Remodeling of Madison  
200 W. Beltline Ave., Madison WI 53713  
(608) 697-5246
- Designer: Jesus Abreu  
Abreu Design Studio, LLC  
(608) 206-2421

**ABREU DESIGN STUDIOS, LLC**

Commercial - Residential - Remodel - New Construction  
1502 Yellowcress Drive Madison, WI 53719 Ph: (608) 206-2421 FAX: (608) 845-2372



**Development Schedule:**

Start Construction: As soon as we have the approval from Urban Design Commission.

Foundation Work: June 07th - 11th 2010  
Concrete Slab: June 10<sup>th</sup> 2010  
Exterior Walls: June 14<sup>th</sup> - 22th 2010  
Roof Framing: June 21th - 25 th 2010  
Interior Finishing: June 28<sup>th</sup> - July 15<sup>th</sup> 2010  
Parking & Landscape: June 28<sup>th</sup> - July 16 th 2010  
Exterior Lighting: June 21th - 25<sup>th</sup> 2010  
Exterior Ramp: July 05<sup>th</sup> - 09<sup>th</sup> 2010  
Site Cleaning: July 16<sup>th</sup> 2010

Please review the attached plans.

Sincerely,

Jesus A. Abreu  
Designer/ Owner  
Abreu Design Studio, LLC

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**ABREU DESIGN STUDIOS, LLC**

Commercial - Residential - Remodel - New Construction

1500 Wisconsin Drive, Madison, WI 53710 PH: (608) 264-0401 FAX: (608) 264-2270

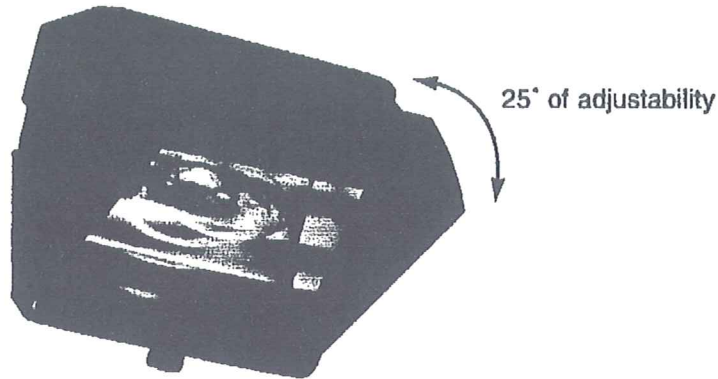


**ADJUSTABLE CUTOFF WALL PACK**  
**70/100 WATT**  
 (E-WPAM071Z, E-WPAM10DZ, E-WPAH071Z)

**Applications** – Security, pathway and perimeter lighting; ideal for entry ways, walkways and parking facilities, especially where glare can be an issue.

**Typical Mounting Height:** 8 to 18 feet

**Typical Spacing:** 2 to 3 times the mounting height



**8-3/8"H x 8-3/8"W x 11-7/8"D**  
 One medium base lamp included

Catalog #	Description	Ballast	Lamp Base	Lamp	Weight	Lamp Output	Lamp Color Rendition
E-WPAH071Z	70-watt High Pressure Sodium (HPS) Wall Pack	120-volt Reactor ballast NPF	E26	Clear, medium base (-HP070M)	9 Pounds	6000 lumens	22 CRI
E-WPAM071Z	70-watt Metal Halide (MH) Wall Pack	120-volt HX ballast NPF	E26	Clear, medium base (-MH070ME)	10 Pounds	5500 lumens	70 CRI
<b>E-WPAM10DZ</b>	100-watt Metal Halide (MH) Wall Pack	120/277-volt HX ballast NPF	E26	Clear, medium base (-MH100ME)	10 Pounds	8500 lumens	70 CRI

**Features**

- Sturdy die-cast aluminum housing and lens frame, with dark-bronze polyester powder-coat finish
- Adjustable cutoff glare shield
- Tempered-glass lens, thermal shock and impact resistant
- One piece anodized aluminum reflector
- 1/2-inch NPT tapped back and two sides for conduit entrances
- Optional photocell available
- UL Listed for wet locations
- 1-year warranty

**Accessories**



Photocell, field installed

**CAT.#: E-ACP1** (120 volts)

**CAT.#: E-ACP2** (208/240/277 volts)

# CLIENT:

# TAQUERIA GUADALAJARA

1033 SOUTH PARK STREET, MADISON, WI 53715

(608) 250-1824.

Att. Francisco Vasquez/ Josefa Trejo

# PROJECT:

# PROPOSED ADDITION

1033 SOUTH PARK STREET, MADISON, WI 53715

### SITE LOCATION

### CODE INFORMATION

**Use and Occupancy Classification:**  
(303.1) Assembly Group A-2: Restaurant  
Less than 50 persons shall be Classified as a Group B occupancy.

**Building Height and Area:**  
(Table 503) Type V B  
Group A-2 - Limited to 2 stories, 40' height, Max. Allow. Area = 6,000 s.f.

**Area per Floor:**

First Floor: Restaurant Area = 685 s.f.  
New Dining Area = 440 s.f.  
**Total First Floor Area = 1,125 s.f.**

Second Floor: Unoccupied = 345 s.f.

**Type Of Construction:**  
(602.3) Type V B

**Fire Resistance Ratings:**  
(Table 601)

Structural frame:	0 hr.
Bearing walls exterior	0 hr.
Bearing walls interior	0 hr.
Non-Bearing walls exterior	0 hr.
Non-Bearing walls interior	0 hr.
Floor Construction	0 hr.
Roof Construction	0 hr.

**Fire Resistance Ratings:**  
(Table 602)  
Exterior Walls based on Fire Separation Distance  
If the fire separation distance is < 5 ft. for Type VB & Use A = 1 HR. Fire Resistance Rated.

**Interior Finishes:**  
(Table 803.5) - Group A2 - Nonsprinklered  
Class A for Exit Access, Corridors and Other exitways, but not less than Class B materials  
Class B Rooms and enclosed spaces, but occupant load < than 300 persons can use Class C.

**Fire Protection System:**  
(903.2.1.2) Group A-2  
Fire Area is < than 5,000 s.f.  
Fire Area Occupant Load is < than 100  
Fire Area is located at the level of exit discharged  
Tenant Area does not require an Automatic Sprinkler System

(904.2.1) Alternative Automatic Fire-Extinguishing System is required  
If the Commercial Kitchen Exhaust Hood is Type I

(906.1) Portable Fire extinguishers per IFC 906  
(907.2.2) Less than 500 persons and less than 100 persons at the level of exit discharge  
Manual fire alarm is not required.

(907.2.20) Emergency Voice/ Alarm Communications System  
Covered Mall Building < than 50,000 s.f. in total floor area is not required.

### SYMBOLS

	APPLIANCES		REVISIONS
	DOOR		C.L. CENTER LINE
	INTERIOR ELEVATION		P.L. PLATE
	DETAIL		DIA. ROUND / DIAMETER
	SECTION		R.D. ROOF DRAIN
	WALL TYPE		F.D. FLOOR DRAIN
	COLUMN GRID		ELEVATION HEIGHTS
	ROOM DESIGNATION		FIRE EXTINGUISHER IN SEMI-RECESSED, FIRE RATED CABINET
	PLAN DETAIL		FIRE EXTINGUISHER & BRACKET
	EQUIPMENT INFO.		EXIT LIGHT
	STEP FOOTING		SMOKE DETECTOR
	NEW DOOR		ITEMS TO REMOVE
	EXISTING DOOR		ELECTRICAL WATER COOLER

### SHEET INDEX

CURRENT SHEET No.	SHEET DESCRIPTION	BUILDING SUBMITTAL 04-05-10	SUBMITTAL 04-05-10	BUILDING RESUBMITTAL 04-14-10
T-100	TITLE SHEET	X	X	X
C-101	OVERALL SITE PLAN	X	X	X
A-101	FLOOR PLAN, ROOF PLAN AND ENLARGED PLANS	X	X	X
A-201	BUILDING ELEVATIONS, SECTION AND INTERIOR ELEVATION	X	X	X
S-101	FOUNDATION, FRAMING PLANS AND DETAILS	X	X	X

### CONSULTANTS

**DESIGNER:**  
ABREU DESIGN STUDIOS, LLC  
1502 Yellowcross Drive  
Madison, WI 53719  
Att. Jesus Abreu  
(608) 206-2421

**STRUCTURAL:**  
Cold Spring Design  
221 South Main Street  
Fort Atkinson, WI 53538  
Att. Conor Nelan, P.E.  
(608) 516-4121

### ZONING INFORMATION

SITE AND BUILDING INFORMATION			
Site Address	1033 South park Street	USE	A-2
Site acreage(total)	3,258 s.f. - 0.0747 ACRES	Use of property	RESTAURANT
Site Use:	C-2	Gross square feet of Existing 1st. Floor Area:	685 s.q.f.t.
Number of building stories(above grade)	1 Story and 2 Stories	Gross square feet of Existing 2nd. Floor Area:	345 sq.ft.
Building height, MAX. 31'-0" (Exist.) 2 Story Struct.)	Max. 11'-6" New Addition	Gross square feet of New Seating Area:	440 sq.ft. - Max. Capacity: 49 Seats
Dept. of Comm. type of construction (new structure)	V B	Gross square feet of New First Floor Area:	1,125 s.q.f.t.
Total square footage of building w/ Addition.	1,470 SQ.FT. TOTAL (NOT SPRINKLERED, NON-SEPARATED USES)	Number of employees in Convenience Store:	N/A
Use & occupancy classification	USE : A-2	Number of employees in Restaurant Area:	03 (Peak hours)
Number of parking stalls:			
Small car	00	Restaurant	10% of Total Seating Capacity
Large car	05	Accessible	Per WECBC / 01-25 Stalls
Accessible	01		Min. parking stalls required
Total	06	** WE APPLIED FOR PARKING STALL REDUCTION (See Add. Sheet) **	14
Restaurant Parking Ratio:	1 parking / 3.4 seat		
Std. handicap accessible stalls	0		
Van handicap accessible stalls	1		
Bike stalls per ordinances	1 per 10 parking Stall		
Number of trees shown	SEE C-101 SITE PLAN		

REVISIONS			
No.	DATE	DESCRIPTION	
0	04-05-10	BUILDING SUBMITTAL	
01	04-14-10	BUILDING RESUBMITTAL	

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NOT FOR CONSTRUCTION		ISSUED FOR SUBMITTAL		TITLE SHEET
FOR CONSTRUCTION	DATE	DATE		
No.	01	04-05-10		

**OWNER:**  
TAQUERIA GUADALAJARA  
1033 Park Street  
Madison, WI

**PROJECT:**  
TAQUERIA GUADALAJARA ADDITION  
1033 Park Street  
Madison, WI

**Cold Spring Design**  
Conor Nelan, P.E.  
608-516-4121  
221 South Main Street  
Fort Atkinson, WI 53538

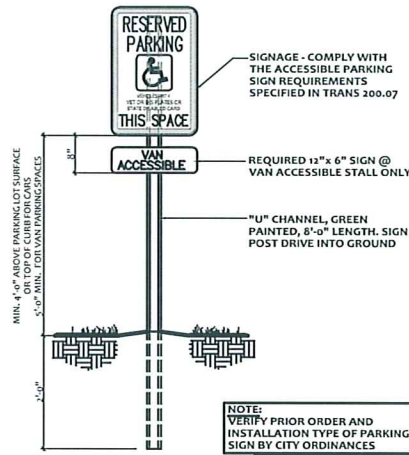
**ABREU DESIGN STUDIOS, LLC**  
1502 Yellowcross Drive  
Madison, WI 53719  
Ph. (608) 206-2421 Fax (608) 845-2372  
Architecture - Design - Construction

**PROJECT DATE:**  
03-25-10

**SCALE:**  
AS SHOWN

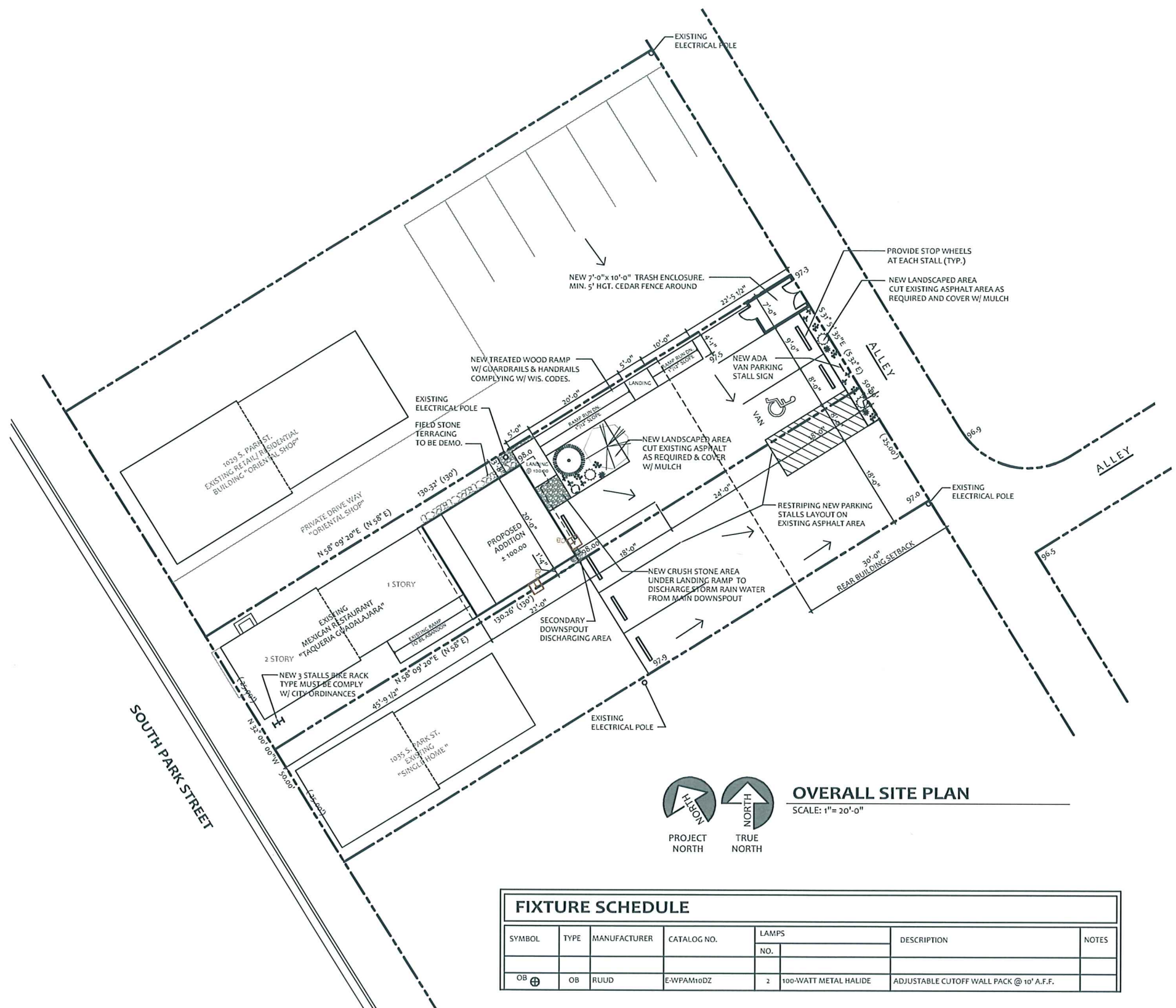
**PROJECT No.:**  
10.01

**SHEET:**  
T-100



1 C-101 HANDICAPPED PARKING SIGN  
SCALE: NONE

LANDSCAPED ELEMENTS		
DECIDUOUS TREES		
SYM	COMMON NAME	SIZE
☐	AUTUMN BLAZE MAPLE	2-2.5"
DECIDUOUS SHRUBS		
SYM	COMMON NAME	SIZE
☐	MIDNIGHT WINE WEIGELA	15-18"
☐	CRIMSON PYGMY BARBERRY	15-18"
☐	GOLDEN NUGGET BARBERRY	15-18"
EVERGREEN TREES		
SYM	COMMON NAME	SIZE
○	FAT ALBERT BLUE SPRUCE	5-6'
○	WELCH JUNIPER	5-6'
EVERGREEN SHRUBS		
SYM	COMMON NAME	SIZE
☐	PJM RHODODENDRON	18-24"
PERRENIALS		
SYM	COMMON NAME	SIZE
☐	PARDON ME & STELLA D'ORO DAYLILY	4.5"
☐	SHENANDOAH SWITCH GRASS	1 GAL
☐	DWARF IRIS	4.5"



PROJECT NORTH TRUE NORTH  
**OVERALL SITE PLAN**  
SCALE: 1"=20'-0"

FIXTURE SCHEDULE							
SYMBOL	TYPE	MANUFACTURER	CATALOG NO.	LAMPS		DESCRIPTION	NOTES
				NO.			
OB ⊕	OB	RUUD	E-WPAM10DZ	2	100-WATT METAL HALIDE	ADJUSTABLE CUTOFF WALL PACK @ 10' A.F.F.	

REVISIONS		
No.	DATE	DESCRIPTION
0	04-05-10	BUILDING SUBMITTAL
01	04-14-10	BUILDING RESUBMITTAL

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FOR CONSTRUCTION		NOT FOR CONSTRUCTION	
No.	DATE	No.	DATE
01	04-05-10		

ISSUED FOR: PRICING

TITLE SHEET: OVERALL SITE PLAN

OWNER: TAQUERIA GUADALAJARA  
1033 Park Street  
Madison, WI

PROJECT: TAQUERIA GUADALAJARA-ADDITION  
1033 Park Street  
Madison, WI

Cold Spring Design  
Conor Nelson, P.E.  
608-516-4121  
222 South Main Street  
Fort Atkinson, WI 53538



ABREU DESIGN STUDIOS, LLC  
1507 Yellowcress Drive  
Madison, WI 53719  
Ph: (608) 206-2421 Fax: (608) 845-2372  
Architecture - Design - Construction

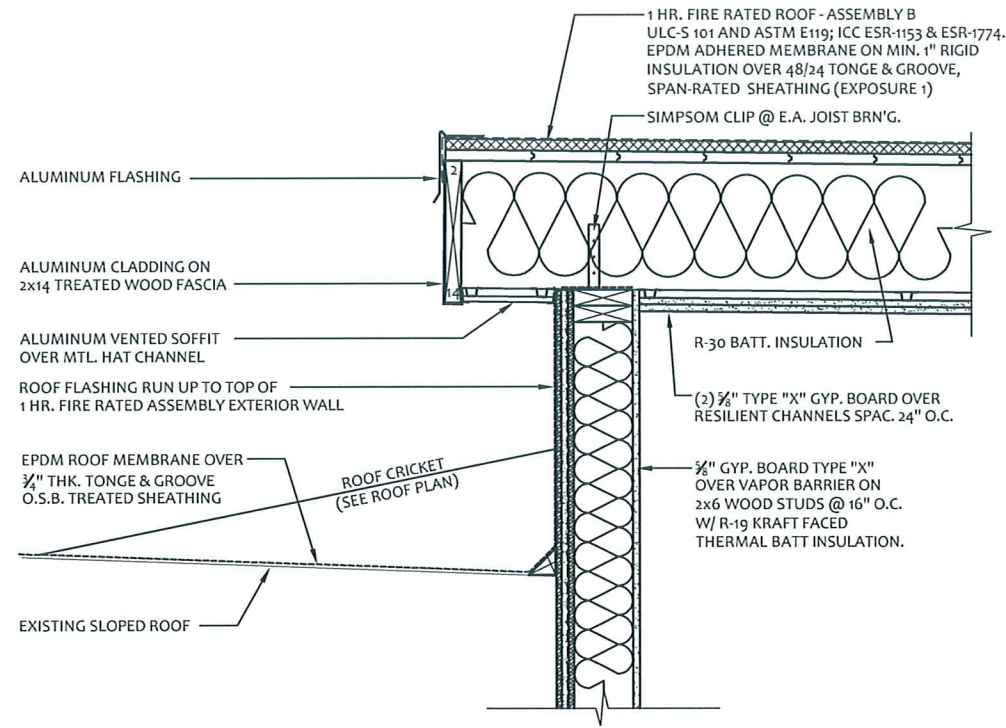
PROJECT DATE:  
03-25-10

SCALE:  
AS SHOWN

PROJECT No.:  
10.01

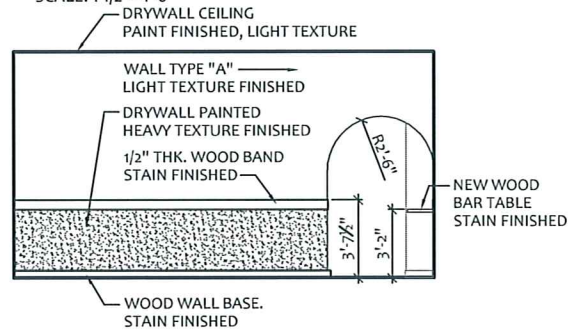
SHEET:  
**C-101**





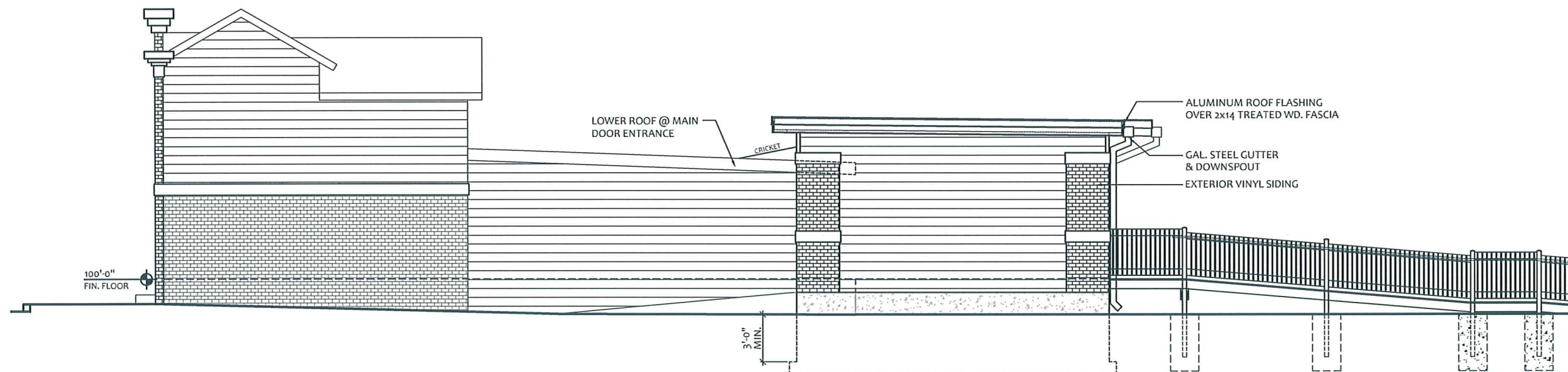
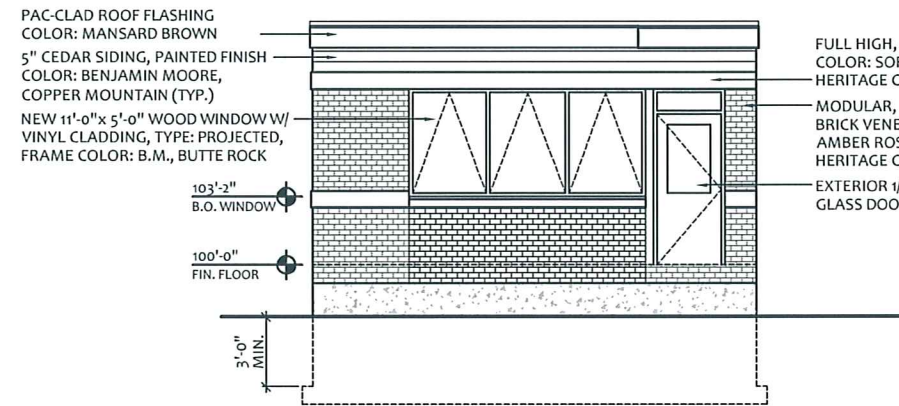
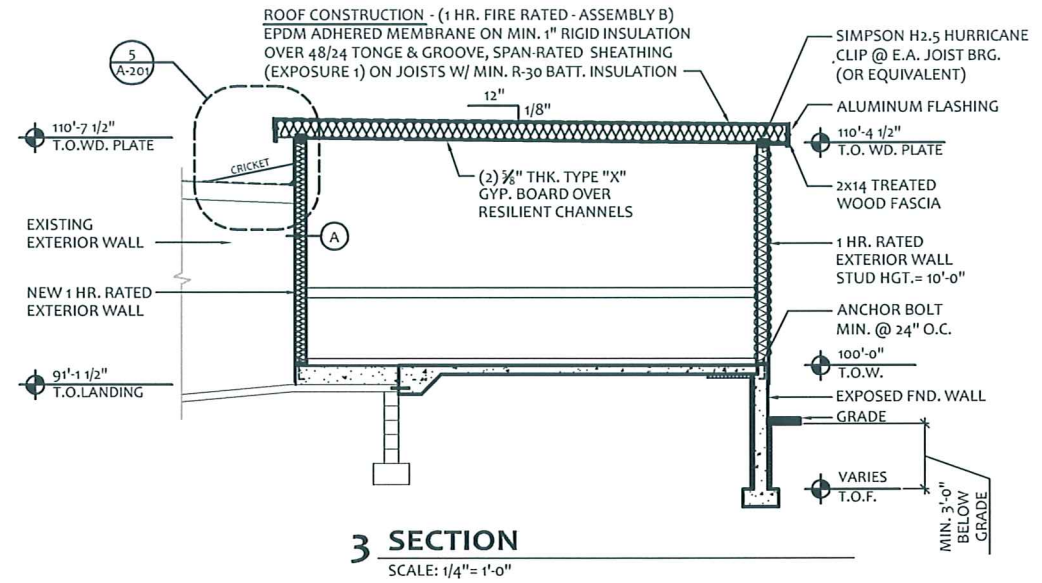
**5 ROOF/WALL DETAIL**

SCALE: 1 1/2" = 1'-0"



**4 INTERIOR ELEVATION**

SCALE: 1/8" = 1'-0"



REVISIONS			
No.	DATE	DESCRIPTION	
0	04-05-10	BUILDING SUBMITTAL	
01	04-14-10	BUILDING RESUBMITTAL	
02	04-21-10	MODIFIED PER CITY COMM.	

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FOR CONSTRUCTION	NOT FOR CONSTRUCTION
DATE 04-05-10	DATE
ISSUED FOR PRICING	ISSUED FOR
No.	No.
01	01
TITLE SHEET: ELEVATIONS, BUILDING SECTION AND INTERIOR ELEVATION	

OWNER:  
TAQUERIA GUADALAJARA  
1033 Park Street  
Madison, WI

PROJECT:  
TAQUERIA GUADALAJARA ADDITION  
1033 Park Street  
Madison, WI

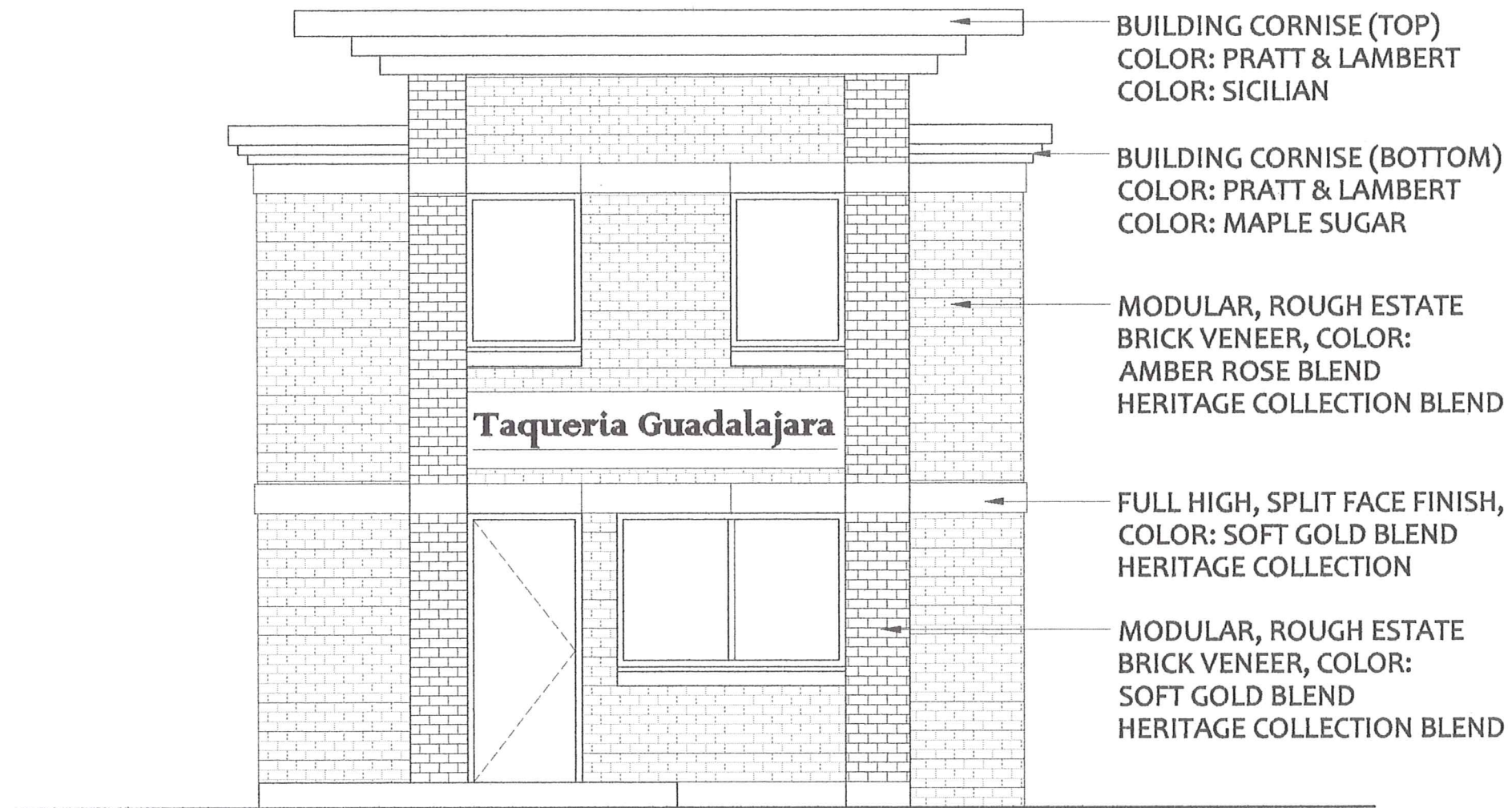
Cold Spring Design  
Conor Fielon, P.E.  
608.516.4121  
222 South Main Street  
Fort Atkinson, WI 53538



ABREU DESIGN STUDIOS, LLC  
1502 Yellowcress Drive  
Madison, WI 53719  
Ph: (608) 206-2421 Fax: (608) 845-2372  
Architecture - Design - Construction

PROJECT DATE: 03-25-10
SCALE: AS SHOWN
PROJECT No.: 10.01
SHEET: <b>A-201</b>





TAQUERIA GUADALAJARA  
1033 SOUTH PARK STREET  
MADISON, WI 53715

PROJECT INFORMATION

## FUTURE WEST ELEVATION

SCALE: 1/4" = 1'-0"



TAQUERIA GUADALAJARA  
1033 SOUTH PARK STREET  
MADISON, WI 53715

PROJECT INFORMATION

## FUTURE WEST ELEVATION

SCALE: 1/4" = 1'-0"

PAC-CLAD ROOF FLASHING  
 COLOR: MANSARD BROWN  
 5" CEDAR SIDING, PAINTED FINISH  
 COLOR: BENJAMIN MOORE,  
 COPPER MOUNTAIN (TYP.)  
 NEW 11'-0" x 5'-0" WOOD WINDOW W/  
 VINYL CLADDING, TYPE: PROJECTED,  
 FRAME COLOR: B.M., BUTTE ROCK

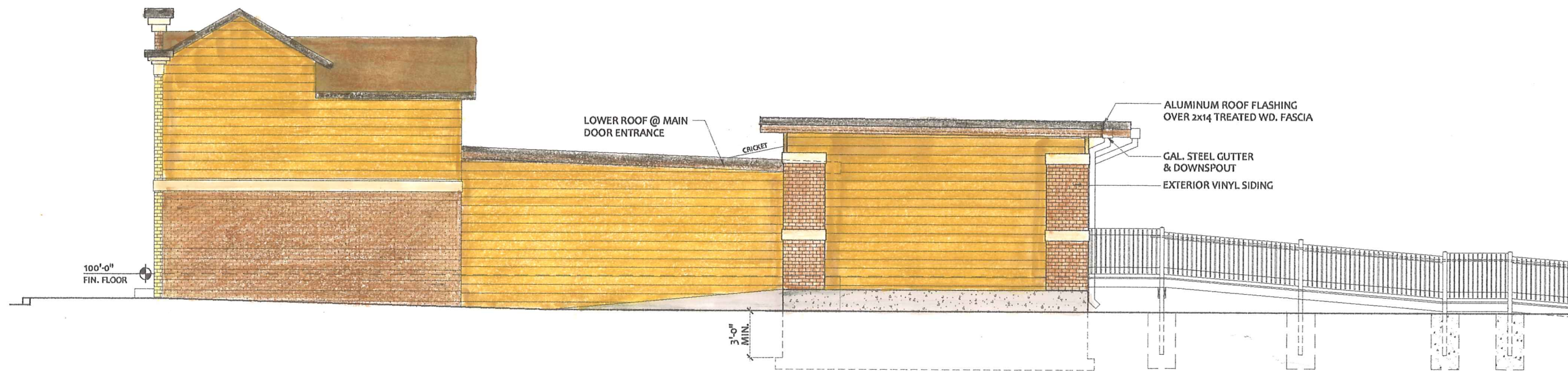
103'-2"  
 B.O. WINDOW  
 100'-0"  
 FIN. FLOOR

3'-0"  
 MIN.

FULL HIGH, SPLIT FACE FINISH,  
 COLOR: SOFT GOLD BLEND  
 HERITAGE COLLECTION  
 MODULAR, ROUGH ESTATE  
 BRICK VENEER, COLOR:  
 AMBER ROSE BLEND  
 HERITAGE COLLECTION  
 EXTERIOR 1/2  
 GLASS DOOR

## 2 EAST ELEVATION

SCALE: 1/8" = 1'-0"



## 1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

REVISIONS	
No.	DESCRIPTION
DATE	ZONING RESUBMITTAL
04-14-10	

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FOR CONSTRUCTION	NOT FOR CONSTRUCTION
No.	DATE

TITLE SHEET:  
**BUILDING ELEVATIONS  
 AND INTERIOR ELEVATION**

OWNER:  
 TAQUERIA GUADALAJARA  
 1033 South Park Street  
 Madison, WI 53775  
 PROJECT:  
 TAQUERIA GUADALAJARA  
 1033 SOUTH PARK STREET  
 MADISON, WI 53775



ABREU DESIGN STUDIOS, LLC  
 1820 Talisman Drive  
 Madison, WI 53718  
 Ph: (608) 828-8421 Fax: (608) 828-8422  
 Architecture - Design - Construction

PROJECT DATE:  
 03-25-10  
 SCALE:  
 AS SHOWN  
 PROJECT No.:  
 10.01

SHEET:  
**A-201**

# Color Options *Heritage Collection™ Designer Concrete Brick*

## Heritage Collection Blended (With Flashing)



### Facing Options



Due to the nature of concrete and variables in photography and printing, colors shown may vary from actual hues. Refer to product samples for final color selection. All units are manufactured with integral water repellent.

# CONCRETE THIN VENEERS FIELD APPLIED

## Heritage Collection N/F (No Flashing)



NOTE: Swatches are categorized into color/price groups. Groups are denoted by the color of the swatch name:

Blue = Group A (low price range) Red = Group B (mid price range) Green = Group C (upper price range)

## Heritage Collection - Tumbled (Available sizes: Modular, Engineer, Utility and Closure)



REVISIONS	
No.	DESCRIPTION
01	BUILDING SUBMITTAL
02	BUILDING RESUBMITTAL
03	MODIFIED PER CITY COMM.

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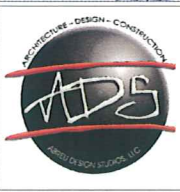
NOT FOR CONSTRUCTION	
ISSUED FOR:	DATE:
PRICING	04.05.10
FOR CONSTRUCTION DATE: 04.05.10	

TITLE SHEET: FOUNDATION PLAN, FRAMING PLAN AND DETAILS

OWNER: TAQUERIA GUADALAJARA  
1033 Park Street  
Madison, WI

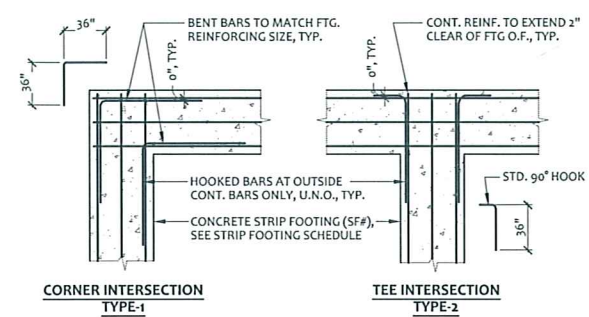
PROJECT: TAQUERIA GUADALAJARA ADDITION  
1033 Park Street  
Madison, WI

Cold Spring Design  
Conor Nelson, P.E.  
608-516-4123  
222 South Main Street  
Fort Atkinson, WI 53538

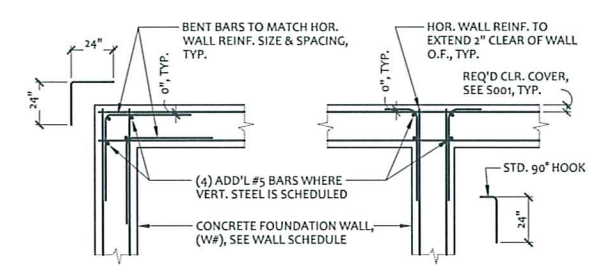


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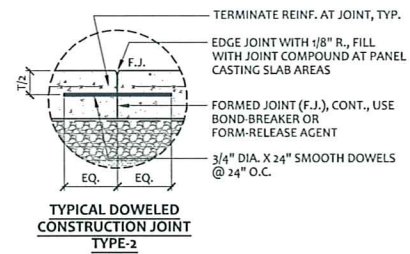
PROJECT DATE:	03-25-10
SCALE:	AS SHOWN
PROJECT No.:	10.01
SHEET:	<b>S-101</b>



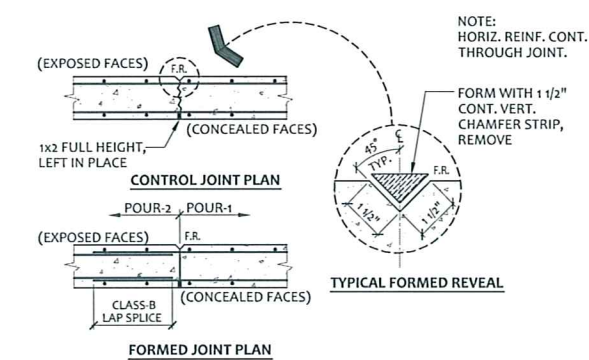
**7 FOOTING INTERSECTION REINF.**  
SCALE: N.T.S.



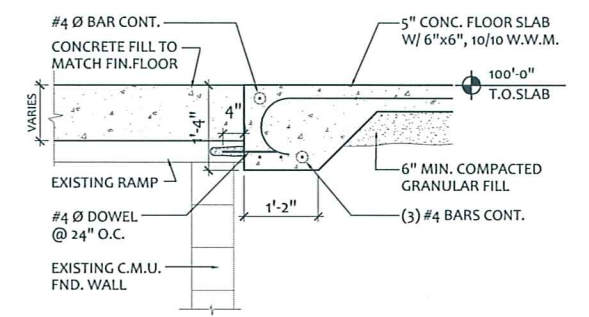
**8 FND. WALL INTERSECTION REINF.**  
SCALE: N.T.S.



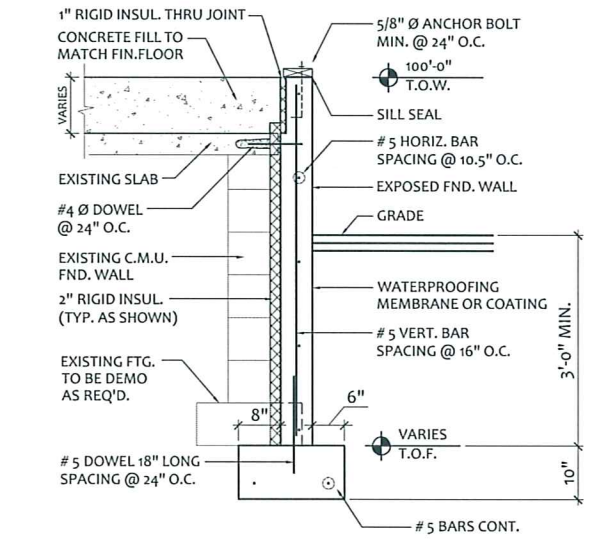
**7 SLAB ON GRADE JOINT (S)**  
SCALE: N.T.S.



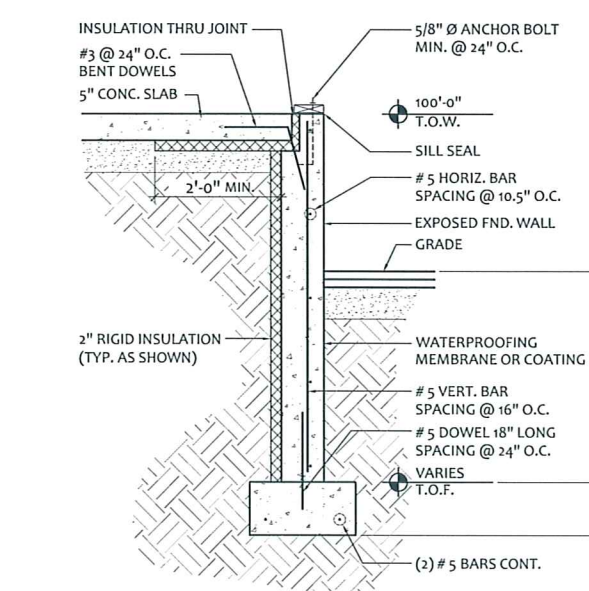
**6 FOUNDATION WALL JOINT (S)**  
SCALE: N.T.S.



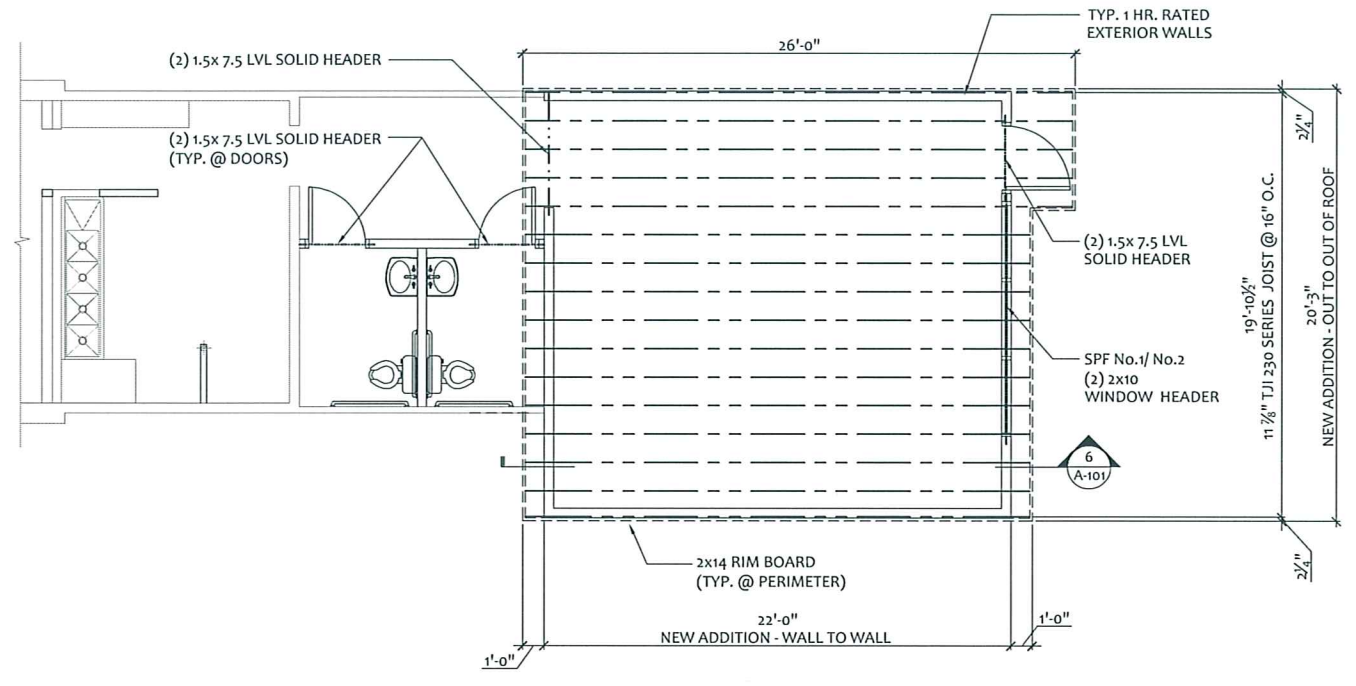
**5 CONCRETE SLAB JOINT (S)**  
SCALE: 3/4"=1'-0"



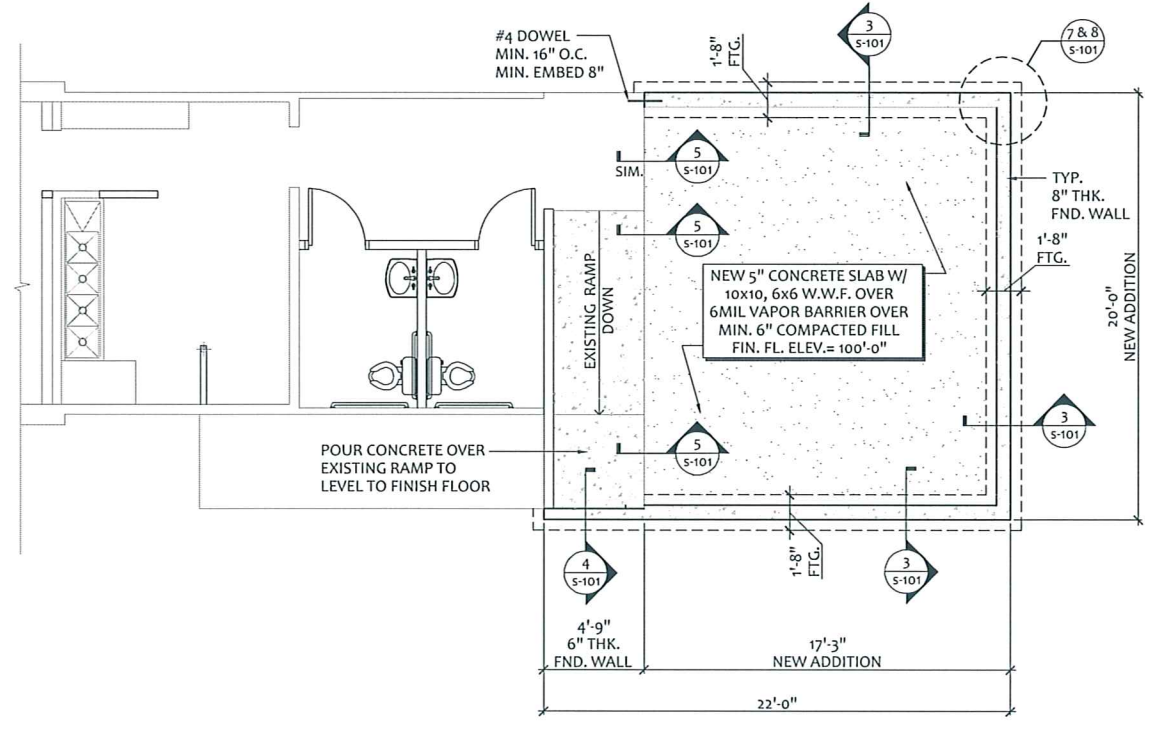
**4 5'-9" / 6" THK. FND. WALL**  
SCALE: 3/4"=1'-0"



**3 5'-9" FOUNDATION WALL**  
SCALE: 3/4"=1'-0"



**2 FRAMING ROOF PLAN**  
SCALE: 1/4"=1'-0"



**1 FOUNDATION PLAN**  
SCALE: 1/4"=1'-0"