

KOZAR RESIDENCE

LAND USE APPLICATION FOR CONDITIONAL USE

620 Cedar St,
Madison, WI 53715
1/29/2024



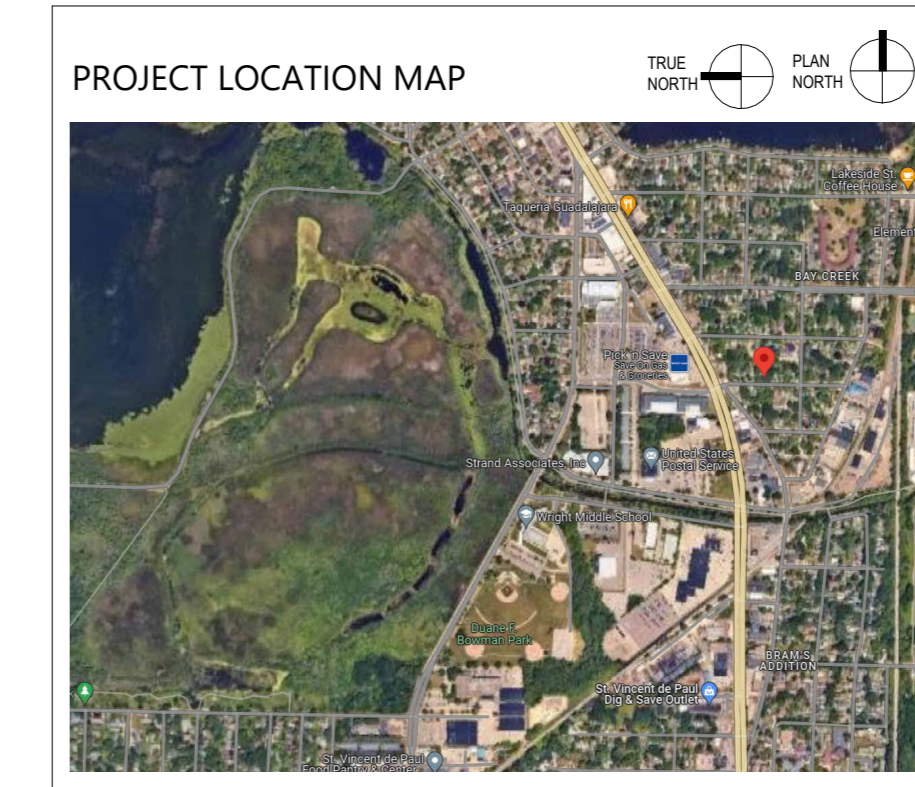
VIEW OF GARAGE



VIEW OF ADU FROM ALLEY

ARCHITECTURAL INDEX	
NUMBER	SHEET NAME
T-1	COVER SHEET
C-1	SITE PLANS
A-1	FLOOR PLANS
A-2	EXTERIOR ELEVATIONS - GARAGE AND ADU
A-3	EXTERIOR ELEVATIONS - SCREEN PORCH
A-4	BUILDING SECTIONS

Sheet count: 6



GENERAL NOTES

ALL DESIGN, MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT EDITION OF LOCAL, STATE, AND/OR NATIONAL BUILDING CODES PER AUTHORITY HAVING JURISDICTION, (INCLUDING ALL RELATED ELECTRICAL, MECHANICAL AND PLUMBING TRADE CODES AND REGULATIONS) AND REGULATIONS AND ORDINANCES OF THE PROJECT MUNICIPALITY. IF THE GENERAL CONTRACTOR OR ANY SUB-CONTRACTOR PERFORMS ANY WORK IN CONFLICT WITH THE ABOVE MENTIONED LAWS, CODES, RULES, ORDINANCES AND REGULATIONS, THEN THE CONTRACTOR IN VIOLATION SHALL BEAR ALL COSTS OF REPAIR ARISING OUT OF THE NON-CONFORMING WORK.

THE CONTRACTOR SHALL EXAMINE THE PROJECT DRAWINGS AND SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES FOUND BEFORE PROCEEDING WITH THE WORK.

CONTRACTORS SHALL VISIT THE SITE DURING BIDDING TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS. THE GENERAL CONTRACTOR SHALL LOCATE, INSPECT, AND FIELD VERIFY EXISTING CONDITIONS, DIMENSIONS, AND ELEVATIONS PRIOR TO DEMOLITION AND CONSTRUCTION. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.

EACH CONTRACTOR SHALL INCLUDE LABOR, MATERIALS, TOOLS, EQUIPMENT, ETC. FOR THE COMPLETE CONSTRUCTION OF THE WORK INDICATED AS SPECIFIED BY THE DRAWINGS AND SPECIFICATIONS. UNLESS OTHER ARRANGEMENTS HAVE BEEN MADE BETWEEN CONTRACTOR AND CUSTOMER.

MATERIALS AS SPECIFIED ON DRAWINGS AND CONTRACTUAL DOCUMENTS SHALL BE USED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DETAILING AND COORDINATION IN CONJUNCTION WITH SUBSTITUTIONS MADE TO SPECIFIED MATERIALS.

KNH STUDIO SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTORS, OR ANY OTHER PERSONS PERFORMING THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS. ALL PLUMBING, MECHANICAL, AND ELECTRICAL WORK IS TO BE COORDINATED BETWEEN THE TRADES AS PART OF THEIR INSTALLATION LAYOUT. KNH STUDIO TO WORK WITH TRADES FOR LOCATION, HEIGHT AND QUANTITY OF OUTLETS, LIGHTING AND OTHER ELECTRICAL/MECHANICAL/PLUMBING FIXTURES PERTINENT TO THE DESIGN.

CONTRACTOR SHALL PROVIDE ADEQUATE BRACING AND/OR SHARING TO ENSURE STRUCTURAL STABILITY OF BUILDING DURING CONSTRUCTION.

ALL MATERIAL FINISHES AND STYLES INCLUDING BUT NOT LIMITED TO EXTERIOR SIDING, WINDOWS, EXTERIOR TRIM, AND INTERIOR AND EXTERIOR MILLWORK, ETC. SHALL BE APPROVED BY CUSTOMER.

DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND/OR DISCREPANCIES IN PLAN AND REPORT ERRORS TO KNH STUDIO PRIOR TO COMMENCEMENT OF THE WORK, AND TO BE RESPONSIBLE FOR SAME.

PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE REQUIRED DESIGN LOADS WITH GOVERNING CODES AND SITE CONDITIONS. VERIFY WITH THE LOCAL BUILDING AGENCIES THE WIND, SEISMIC, SNOW, AND OTHER SPECIAL LOADING CONDITIONS. KNH STUDIO SHALL BE NOTIFIED OF ALL DISCREPANCIES.

PERMITS - THE GENERAL BUILDING PERMIT AND PLAN CHECK SHALL BE SECURED AND PAID FOR BY THE GENERAL CONTRACTOR. ALL OTHER PERMITS SHALL BE SECURED AND PAID FOR BY THE SUBCONTRACTOR DIRECTLY RESPONSIBLE.

INSURANCE - THE GENERAL CONTRACTOR AND EVERY SUBCONTRACTOR PERFORMING WORK OR PROVIDING SERVICED AND/OR MATERIALS FOR THE WORK ARE REQUIRED TO PURCHASE AND MAINTAIN IN FORCE GENERAL LIABILITY INSURANCE PRIOR TO COMMENCEMENT OF THE WORK AND/OR FURNISHING LABOR, SERVICES AND MATERIALS.

IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON DRAWINGS.

ALL DIMENSIONS TO OPENINGS ARE ROUGH FRAMING UNLESS NOTED OTHERWISE.

ALL DIMENSIONS TO INTERIOR STUD PARTITIONS ARE TO THE FINISH UNLESS NOTED OTHERWISE.

CEILING HEIGHT DIMENSIONS ARE FROM FLOOR SHEATHING TO FINISH DRYWALL OF UNDERSIDE OF ROOF TRUSS OR FLOOR JOIST.

DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES UNLESS NOTED OTHERWISE.

WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION ON THE PROJECT.

FOLLOW ALL MANUFACTURER'S RECOMMENDED SPECIFICATIONS AND INSTALLATION PROCEDURES UNLESS OTHERWISE DIRECTED.

PROVIDE ADEQUATE ANCHORAGE, BLOCKING, BACKING, AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, HVAC EQUIPMENT, WALL MOUNTED AND CEILING MOUNTED EQUIPMENT AND CASEWORK.

SLOPE ALL CONCRETE WALKS AWAY FROM EXTERIOR DOORS TO PREVENT WATER FROM RUNNING OR BEING BLOWN UNDER DOORWAYS AND TO PREVENT STANDING WATER FROM ACCUMULATING IN FRONT OF DOORS.

PROVIDE FIRE-BLOCKING AND DRAFT-STOPPING IN SPACES CREATED BY CHASES, FURRING, ETC. IN ACCORDANCE WITH THE APPLICABLE CODES.

SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE CODES.

WINDOW DESIGN INTENDED TO BE IN COMPLIANCE WITH APPLICABLE CODES IN REGARDS TO EGRESS AND SAFETY GLASS. ALL WINDOW SIZES AND REQUIREMENTS TO BE VERIFIED BY CONTRACTOR WITH MANUFACTURER TO ENSURE COMPLIANCE WITH APPLICABLE CODES.

SHEET SIZE TO SCALE IS 22X34. HALF SIZE IS FULL BLEED 11X17.

ALL STRUCTURAL FRAMING AND SUPPORTS TO BE ENGINEERED AND VERIFIED. SPACING, FRAMING LAYOUT, AND SIZING NEEDS TO BE REVIEWED AND ENGINEERED.

ALL SITE COMPONENTS, GRADING, AND PLANNING TO BE VERIFIED AND ESTABLISHED BY SITE SURVEYOR / CIVIL ENGINEER.

DETAILS AND SECTIONS ON THE DRAWINGS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO SHOW GENERAL REQUIREMENTS THROUGHOUT. DETAILS NOTED "TYPICAL" IMPLY ALL LIKE CONDITIONS TREATED SIMILARLY UNLESS NOTED OTHERWISE. THE ARCHITECTURAL DETAILS SHOWN ARE INTENDED TO FURTHER ILLUSTRATE THE VISUAL DESIGN CONCEPT, BUILDING CODE REQUIREMENTS, STRUCTURAL CONSIDERATIONS AND TRADE ASSOCIATION MANUALS AND PUBLICATIONS AND PRODUCT MANUFACTURERS WRITTEN INSTRUCTION SHALL ALSO BE CONSIDERED IN ORDER TO COMPLETE THE CONSTRUCTION OF THE DETAILS AND IN SOME CASES MAY SUPERCEDE THE DETAILS.

CUTTING AND PATCHING - ALL SUBCONTRACTORS SHALL DO THEIR OWN CUTTING, FITTING, PATCHING, ETC TO MAKE THE SEVERAL PARTS COME TOGETHER PROPERLY AND FIT IT TO RECEIVE THE WORK OF ALL OTHER TRADES.

CLEANUP - ALL TRADES SHALL, AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR WORK. SUBCONTRACTORS SHALL REMOVE ALL RUBBISH, TOOLS, SCAFFOLDING AND SURPLUS MATERIALS AND LEAVE THE JOB IN A BROOM-CLEAN CONDITION. ALL FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT.

STORAGE OF MATERIALS - THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR STORING MATERIALS ON THE SITE ACCORDING TO MATERIALS SUPPLIERS OR MANUFACTURERS INSTRUCTIONS. THE MATERIALS SHALL BE KEPT SECURE AND PROTECTED FROM MOISTURE, PESTS AND VANDALS. ANY LOSS ARISING OUT OF MATERIALS STORED AT THE SITE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR OR SUBCONTRACTOR WHO STORED THE DAMAGED OR LOST

CONSTRUCTION TO BE EXECUTED IN CONFORMANCE WITH THE FOLLOWING PLANS AND SPECIFICATIONS, STATE OF WISCONSIN UNIFORM DWELLING CODE, AND ALL OTHER APPLICABLE CODES.

CONTRACTOR TO CONTACT DIGGER'S HOTLINE AT LEAST THREE DAYS PRIOR TO THE START OF CONSTRUCTION.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ACCURACY AND DIMENSION VERIFICATION FOR ALL CONDITIONS.

THE GENERAL CONTRACTOR SHALL ASSUME A MINIMUM SOIL BEARING CAPACITY OF 2,000 PSF. DURING EXCAVATION THE CONTRACTOR SHALL BE RESPONSIBLE FOR SOIL TESTING TO VERIFY SOIL BEARING CAPACITY AND IMMEDIATELY REPORT TO THE ARCHITECT IF INADEQUATE SOIL CONDITIONS ARE ENCOUNTERED.

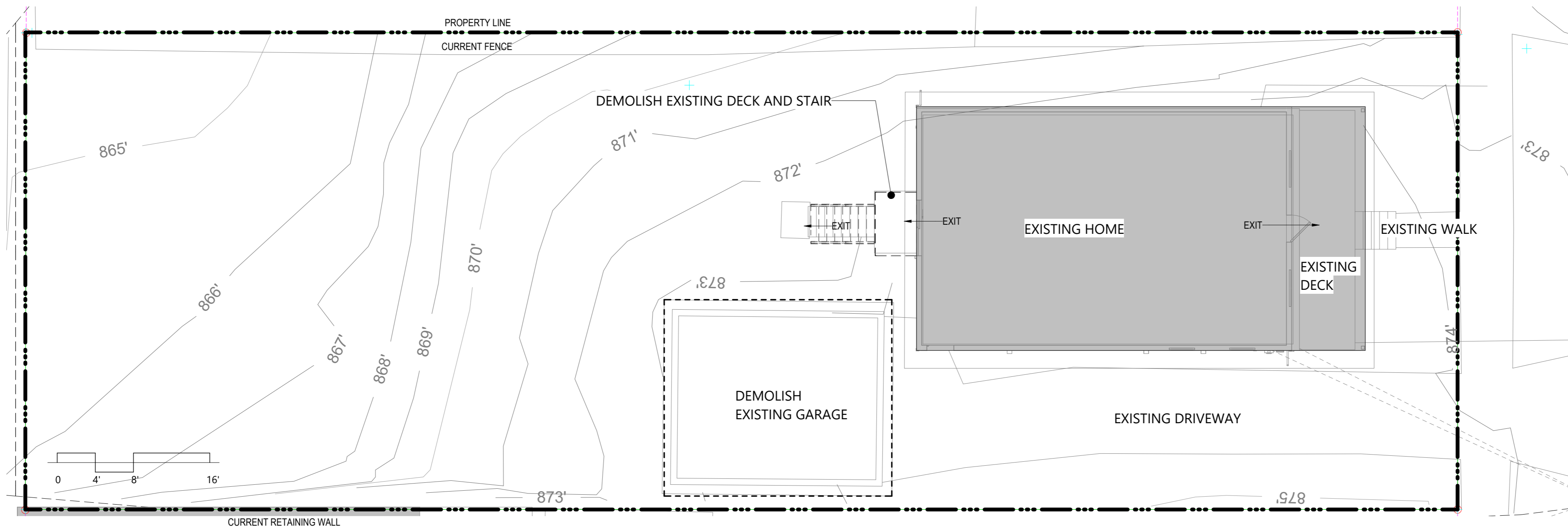


PRELIMINARY
NOT FOR CONSTRUCTION

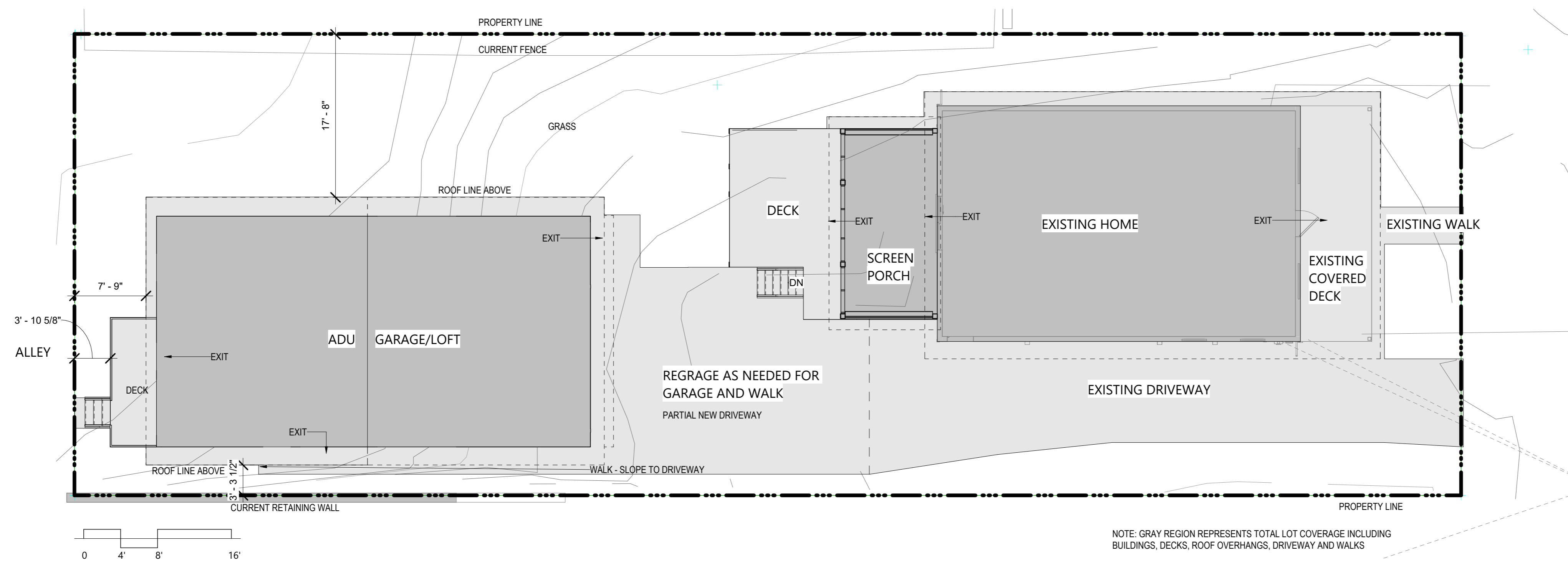
KOZAR RESIDENCE

620 Cedar St,
Madison, WI 53715
1/29/2024

Date	Issuance/Revisions	Symbol
1/29/2024	CONDITIONAL USE APPLICATION	



1 ARCHITECTURAL SITE DEMOLITION PLAN
1/8" = 1'-0"



NOTE: GRAY REGION REPRESENTS TOTAL LOT COVERAGE INCLUDING BUILDINGS, DECKS, ROOF OVERHANGS, DRIVEWAY AND WALKS

2 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

ZONING AND SITE PLAN INFORMATION:

1. ARCHITECTURAL SITE PLAN. THIS IS NOT AN OFFICIAL SURVEY.
2. REMOVE EXISTING GARAGE AND PREPARE SITE FOR NEW.
3. REGRADE AND INFILL WHERE NECESSARY INCLUDING DRIVEWAY, YARD AND WALK TO NEW ADU ENTRANCE.
4. ZONING DISTRICT: TR- C2. IN NEW TOD OVERLAY ZONE. PERCENTAGE OF LOT COVERAGE IS 65% (4,880 SF). CURRENT LOT IS 7,508 SF PER RECENT SURVEY. ACTUAL LOT COVERAGE IS 4,700 SF WHICH IS APPROX 63%.
5. 3'-0" SIDE YARD SETBACK REQUIREMENTS FOR ACCESSORY BUILDING: GARAGE AND ADU LOT WIDTH IS 50'-0" - THIS MEETS THOSE REQUIREMENTS.

KOZAR RESIDENCE

620 Cedar St,
Madison, WI 53715
1/29/2024



Date	Issuance/Revisions	Symbol
1/29/2024	CONDITIONAL USE APPLICATION	

SITE PLANS



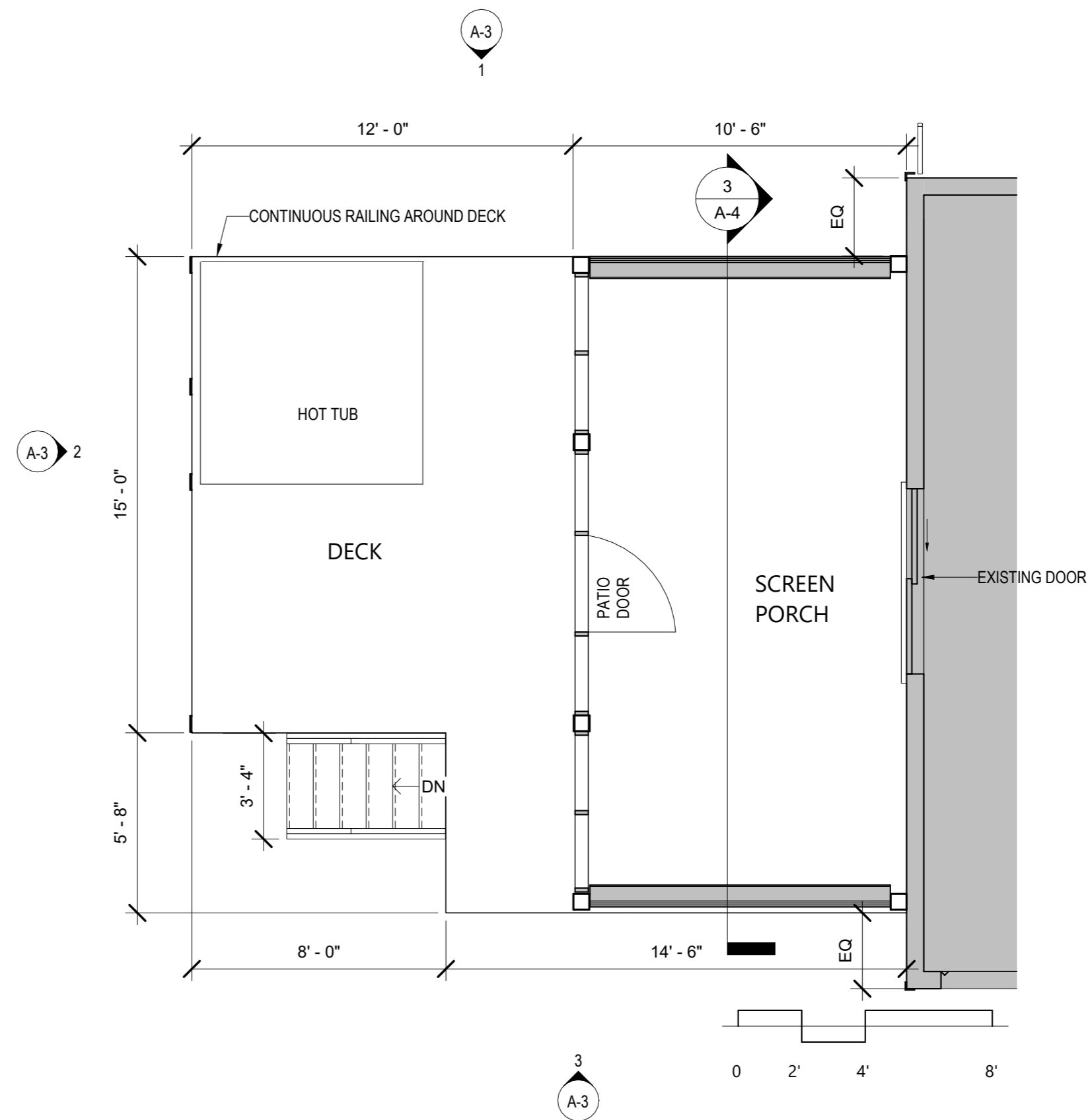
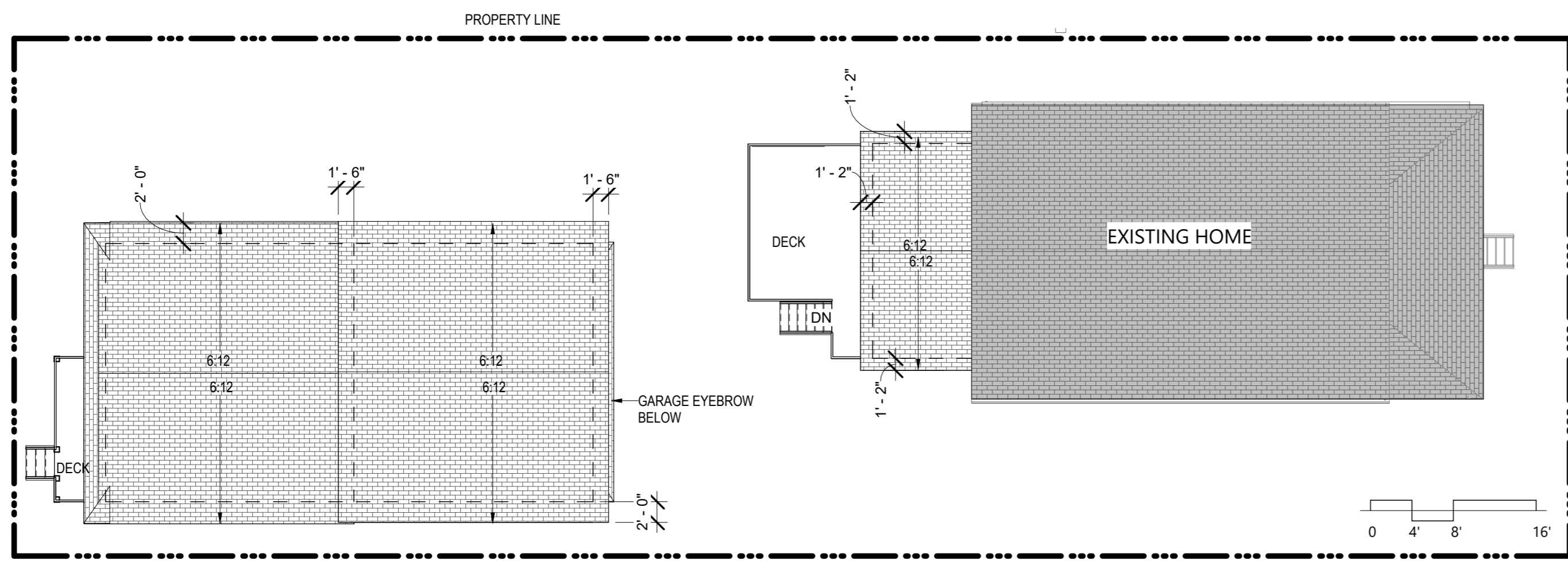
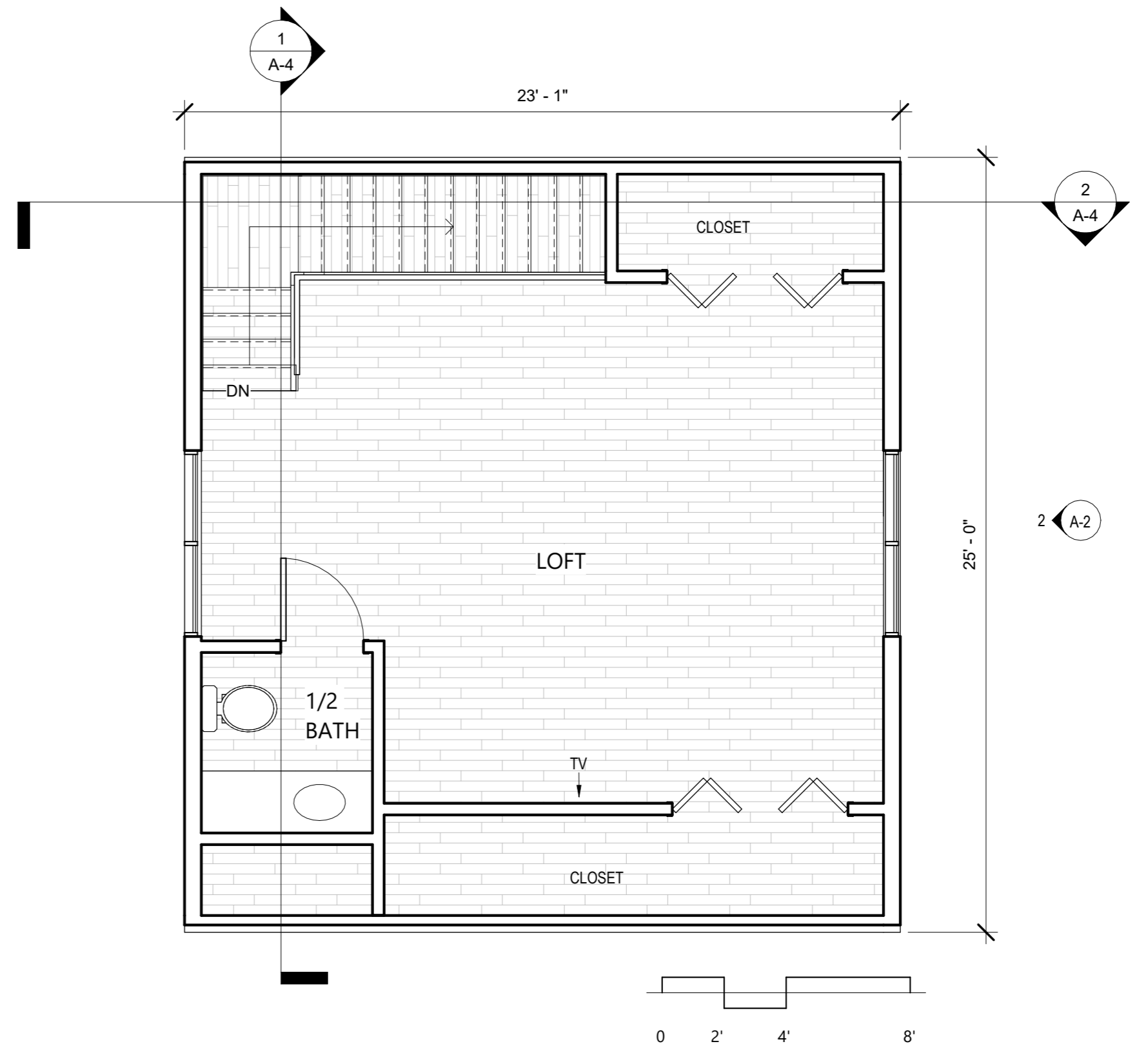
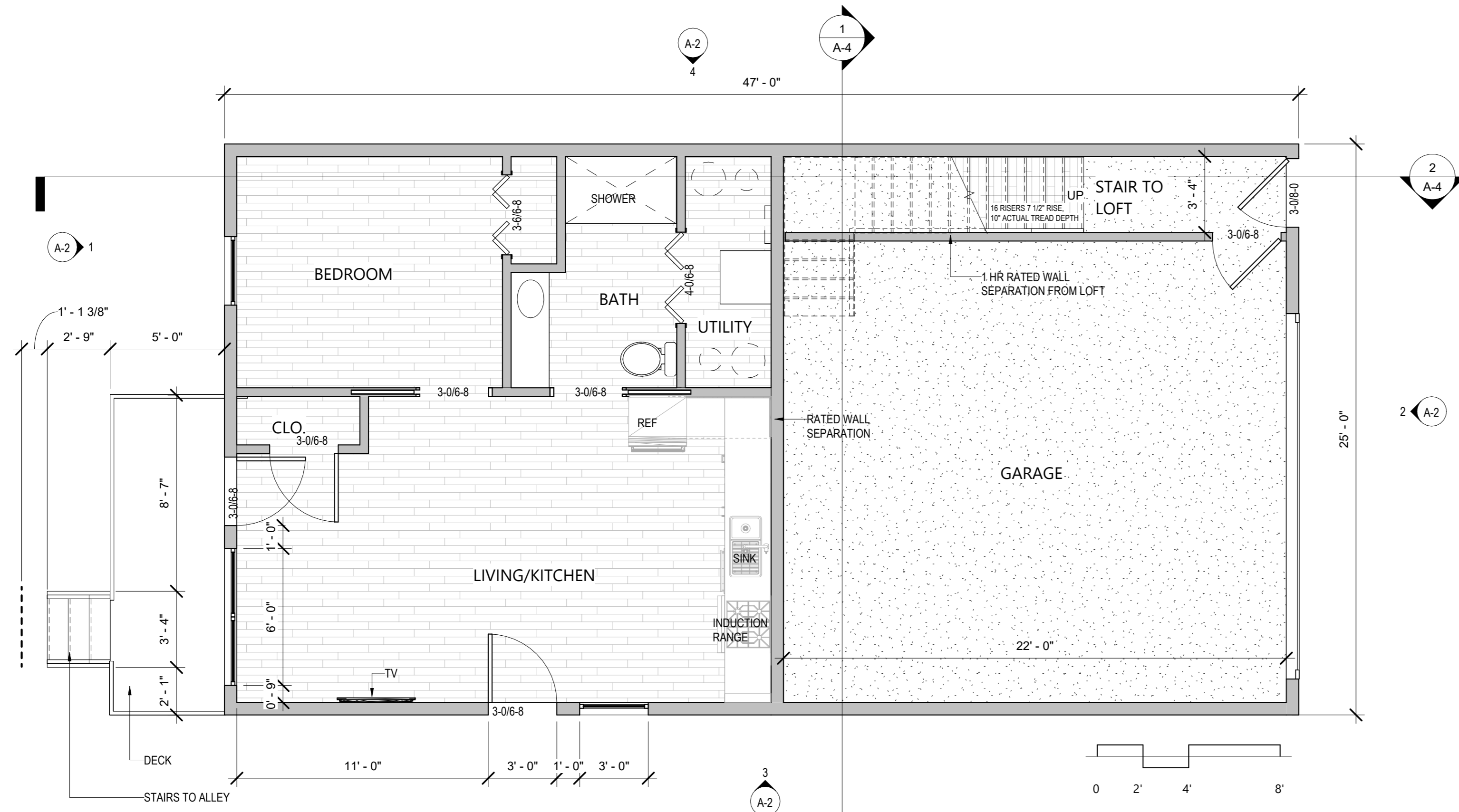
PRELIMINARY
NOT FOR CONSTRUCTION

KOZAR RESIDENCE

620 Cedar St,
Madison, WI 53715
1/29/2024



Date	Issuance/Revisions	Symbol
1/29/2024	CONDITIONAL USE APPLICATION	



FLOOR PLANS

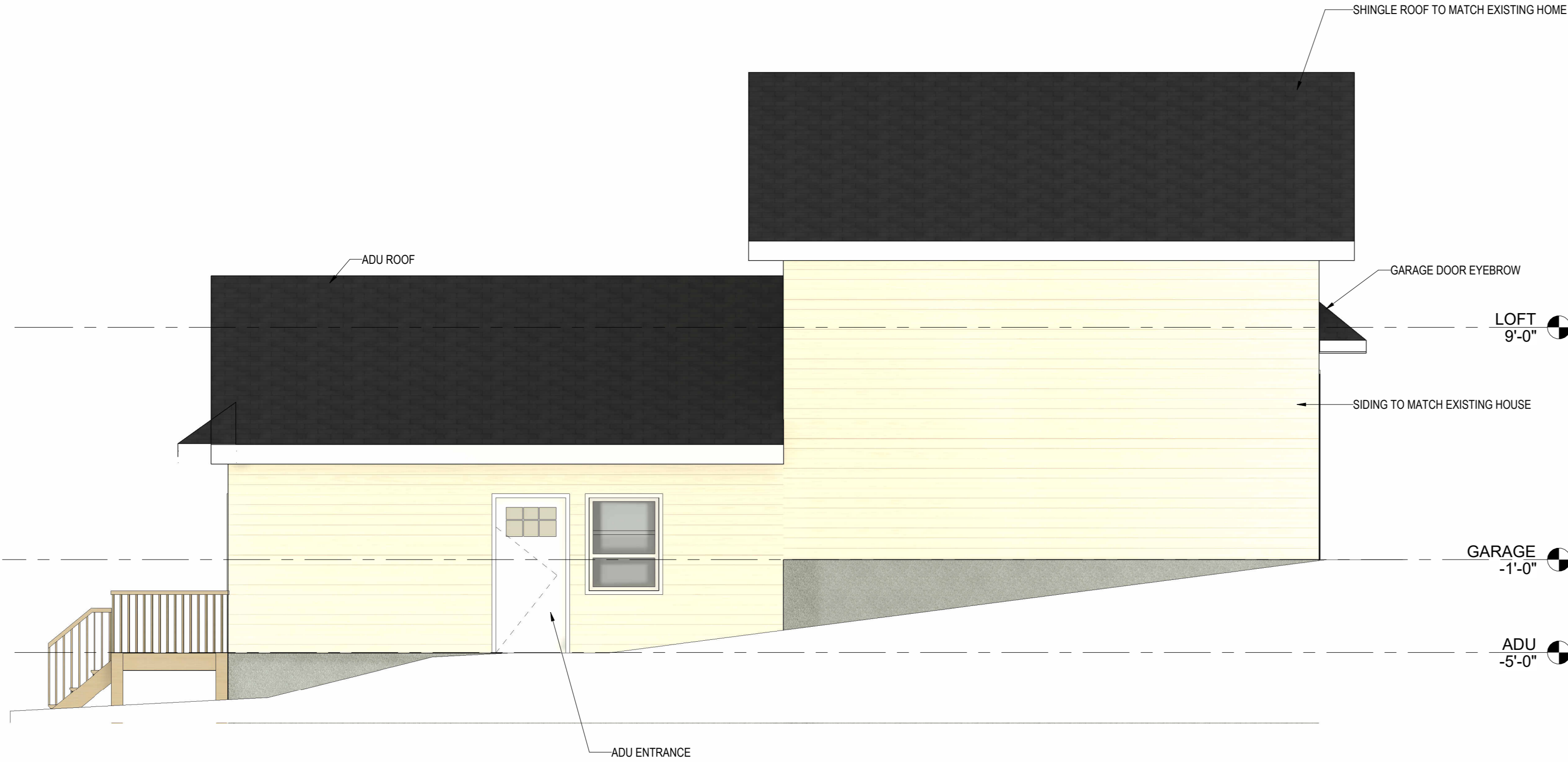
PRELIMINARY
NOT FOR CONSTRUCTION

KOZAR RESIDENCE

620 Cedar St,
Madison, WI 53715
1/29/2024

Date	Issuance/Revisions	Symbol
1/29/2024	CONDITIONAL USE APPLICATION	

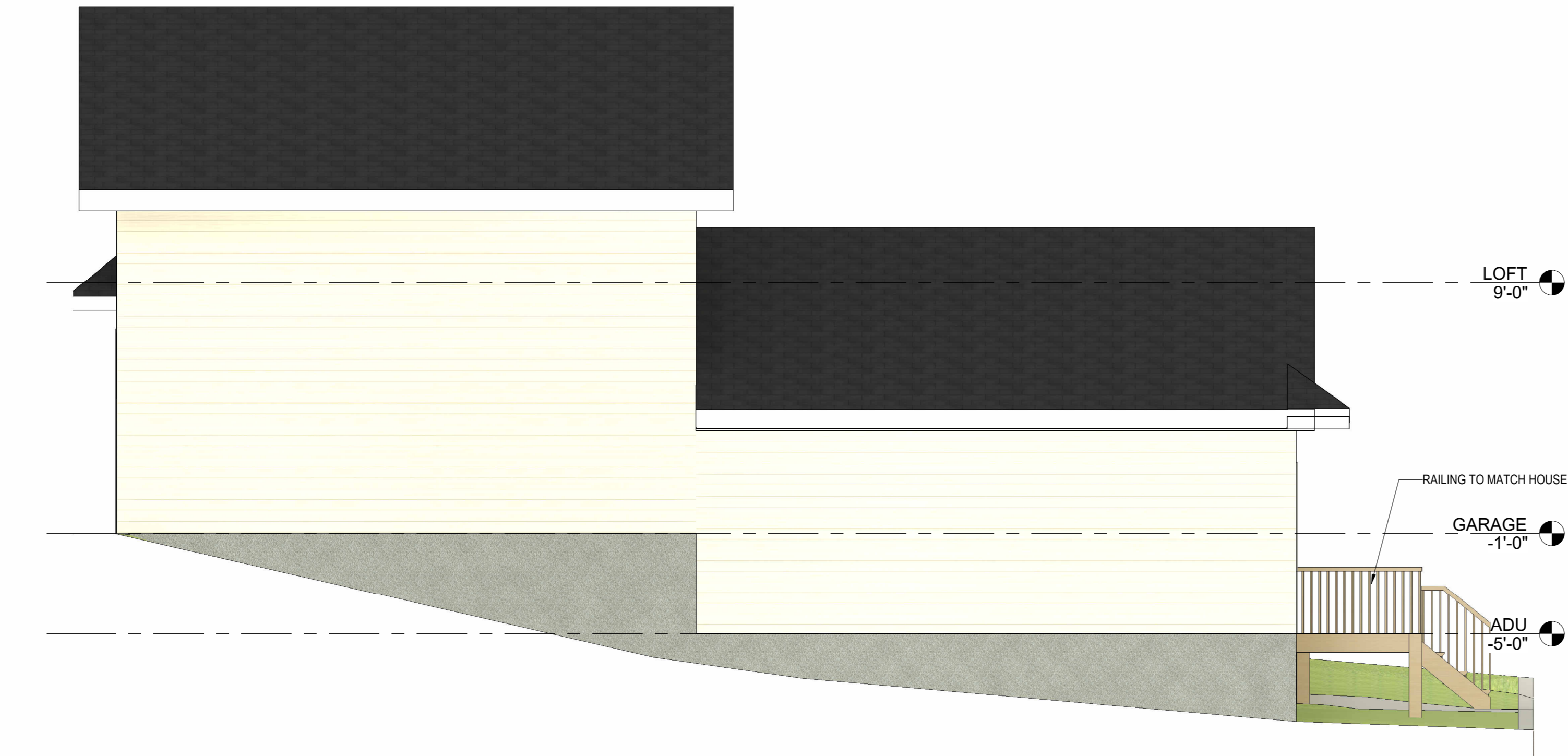
EXTERIOR ELEVATIONS - GARAGE AND ADU



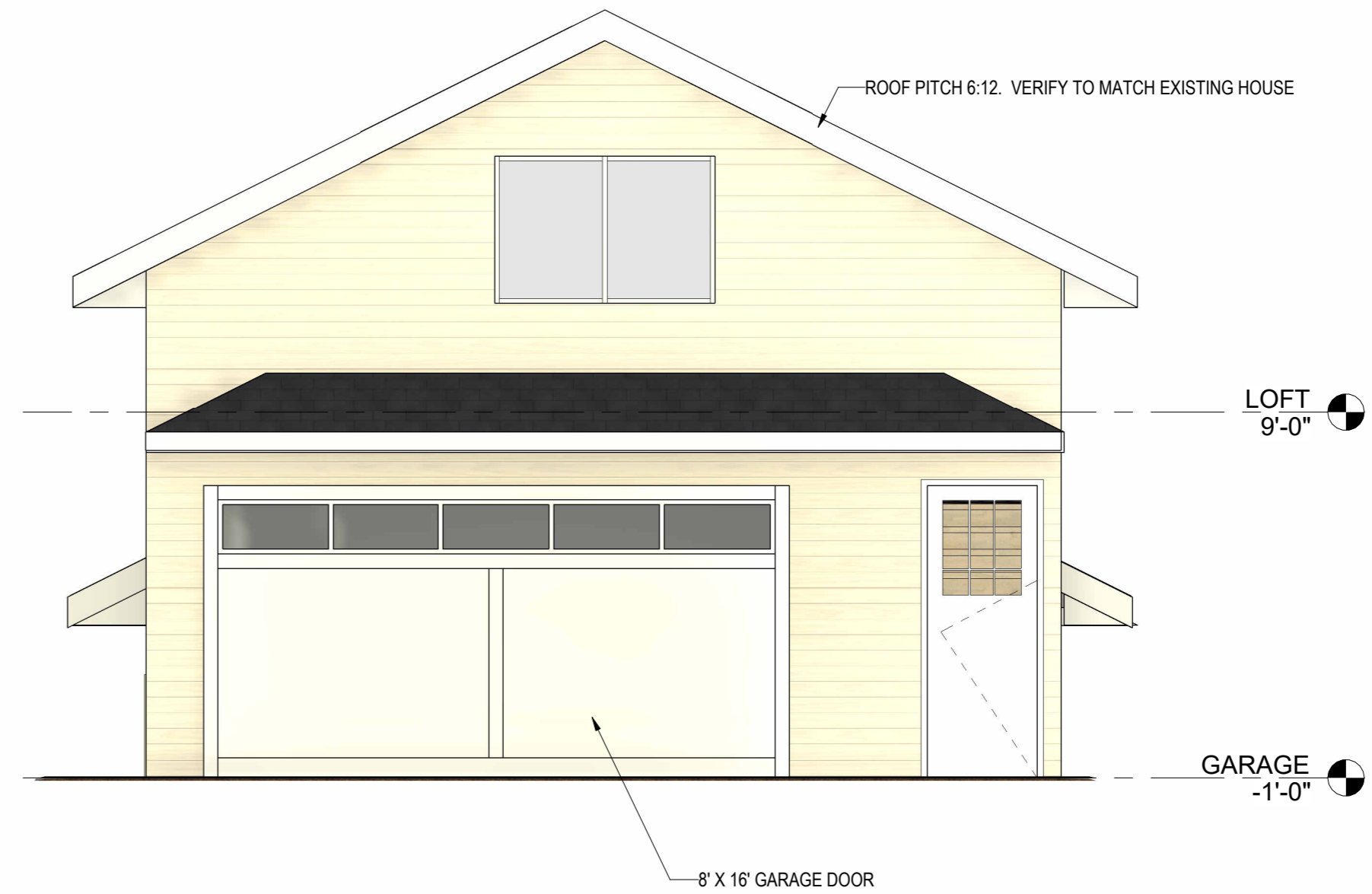
3 ADU / GARAGE - WEST
1/4" = 1'-0"



1 ADU / GARAGE - NORTH
1/4" = 1'-0"

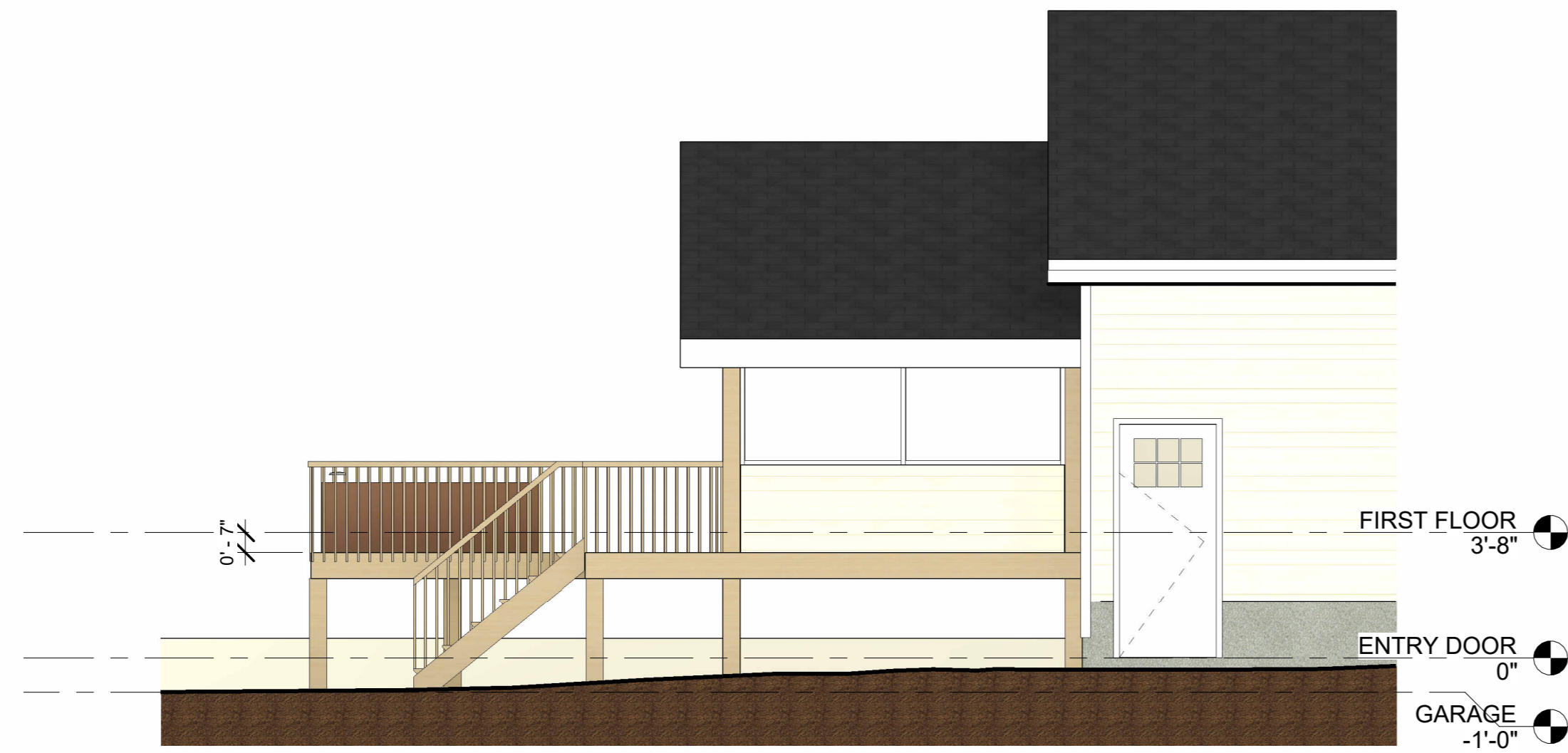


4 ADU / GARAGE - EAST
1/4" = 1'-0"



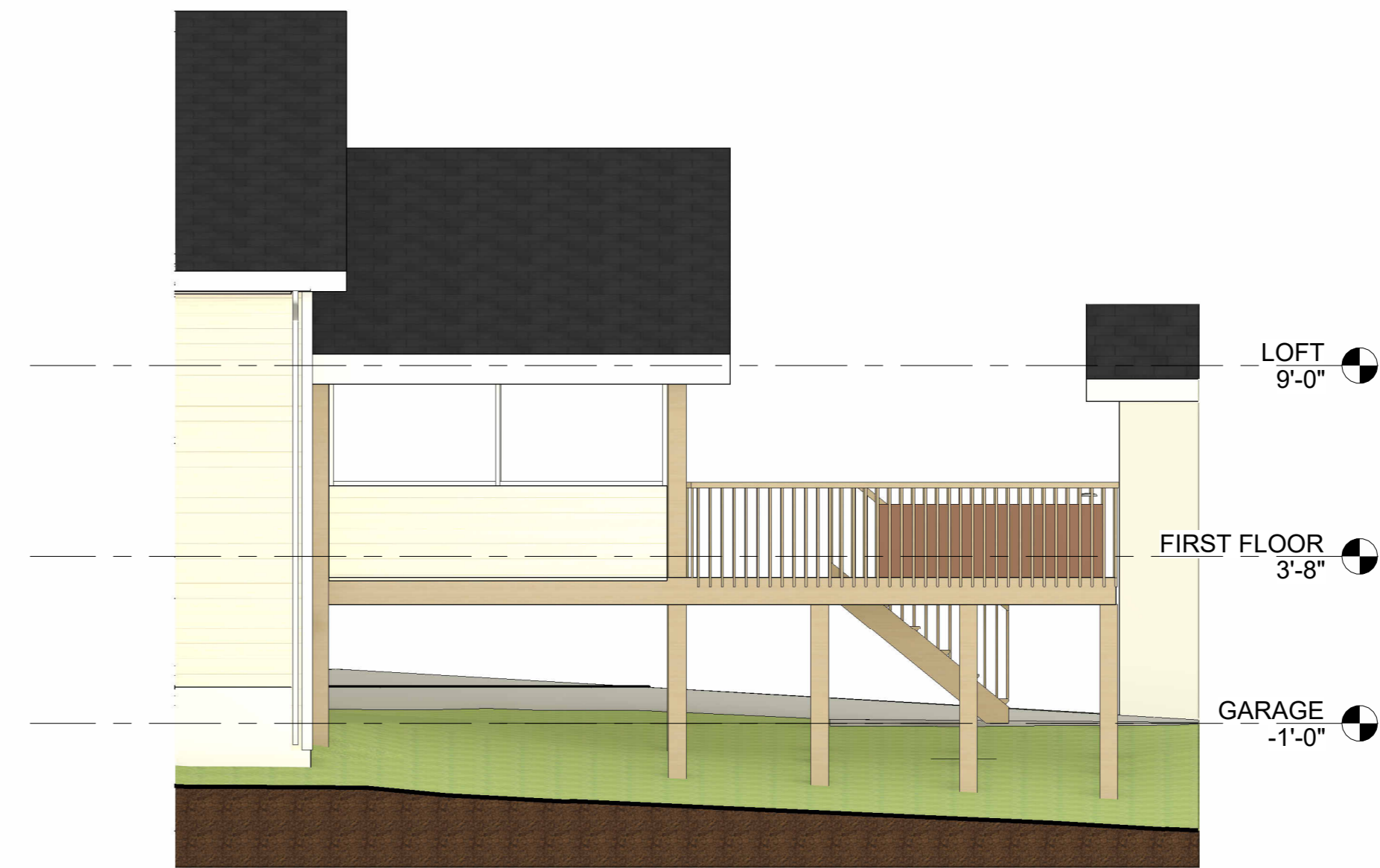
2 ADU / GARAGE - SOUTH
1/4" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

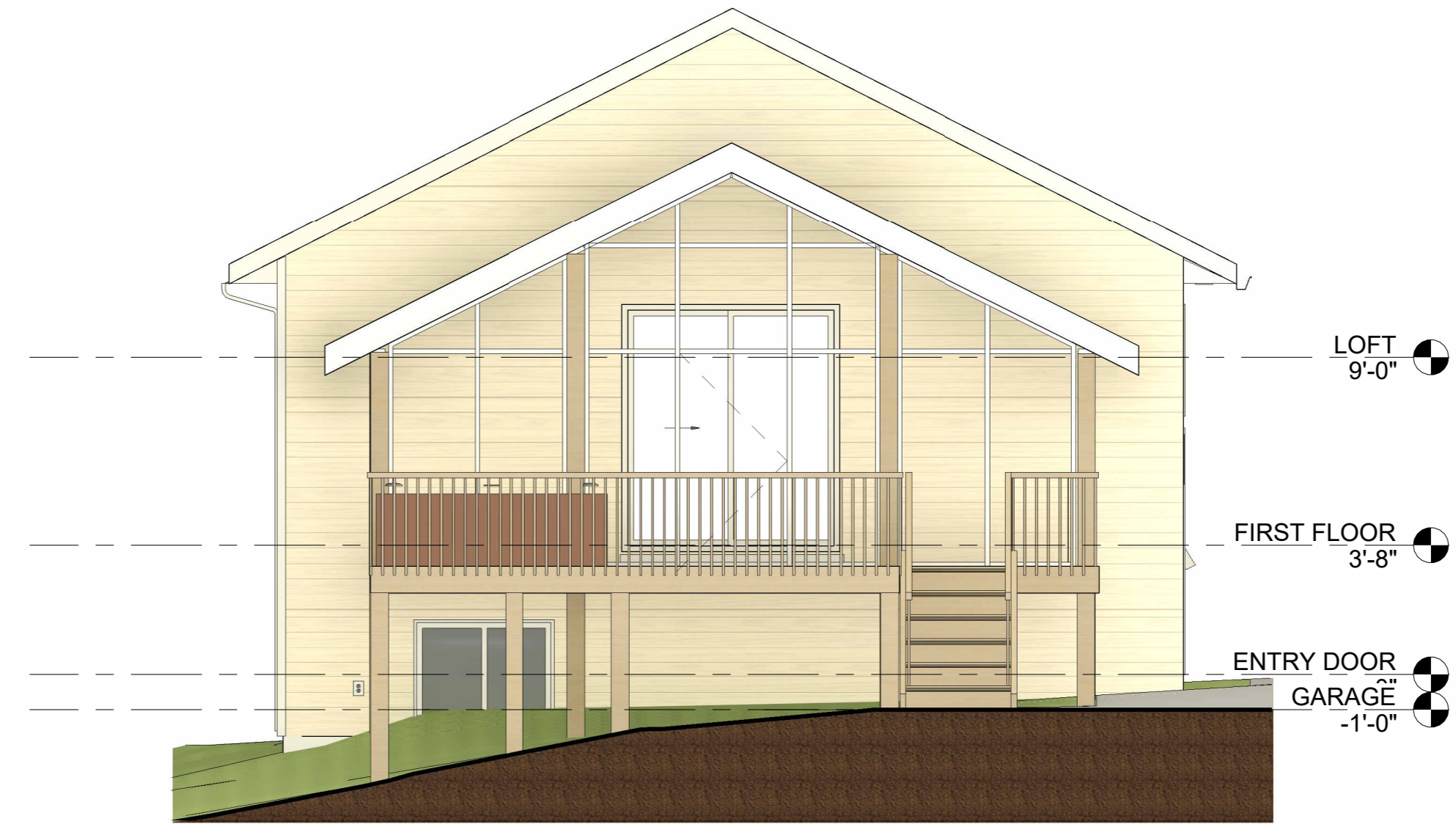


3 SCREEN PORCH - WEST
1/4" = 1'-0"

NOTE: SCREEN PORCH TO BE ENCLOSED WITH EZEBREEZE OR SIMILAR SYSTEM



1 SCREEN PORCH - EAST
1/4" = 1'-0"



2 SCREEN PORCH - NORTH1
1/4" = 1'-0"

KOZAR RESIDENCE

620 Cedar St,
Madison, WI 53715
1/29/2024

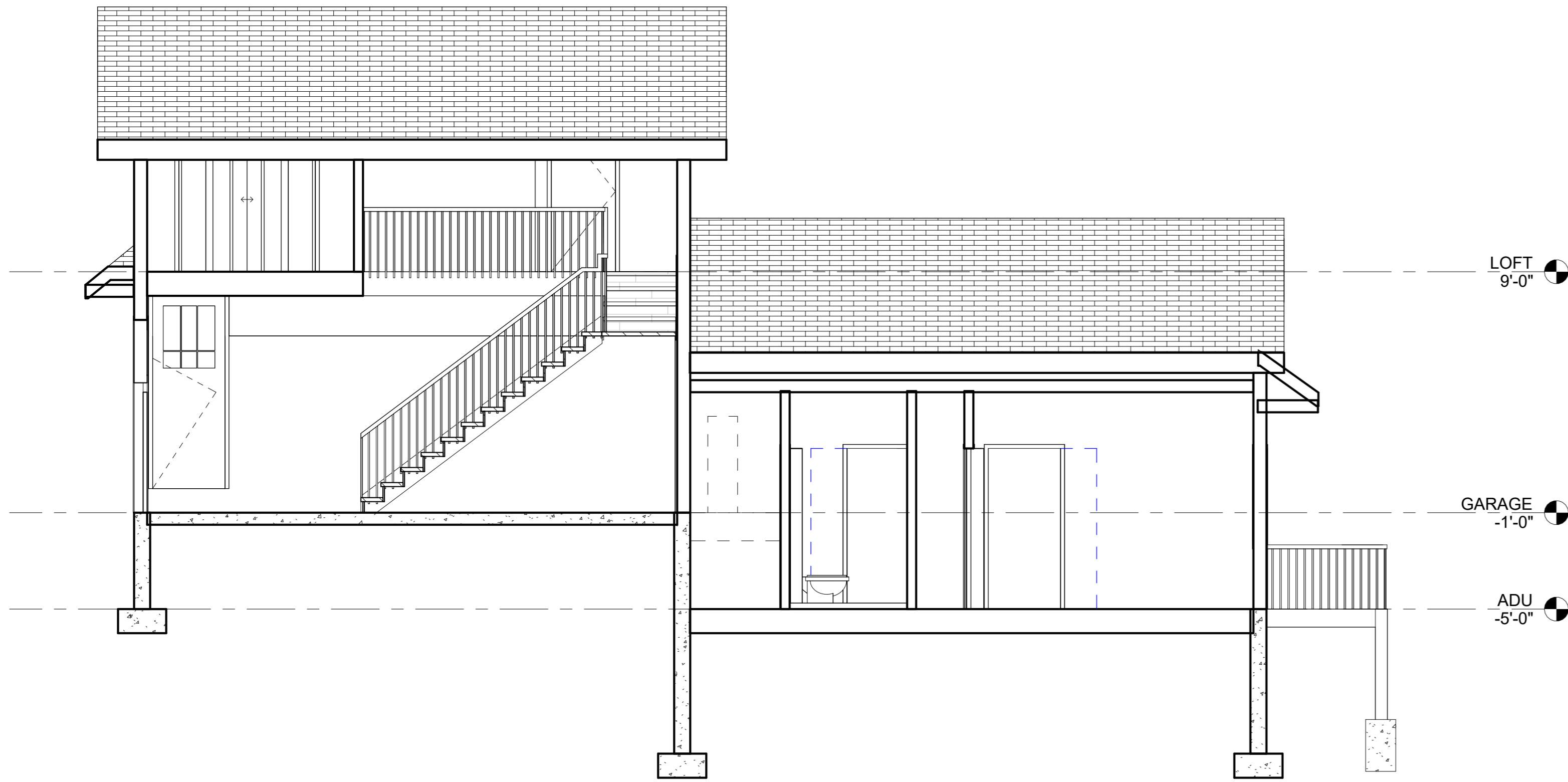
Date	Issuance/Revisions	Symbol
1/29/2024	CONDITIONAL USE APPLICATION	

EXTERIOR ELEVATIONS - SCREEN PORCH

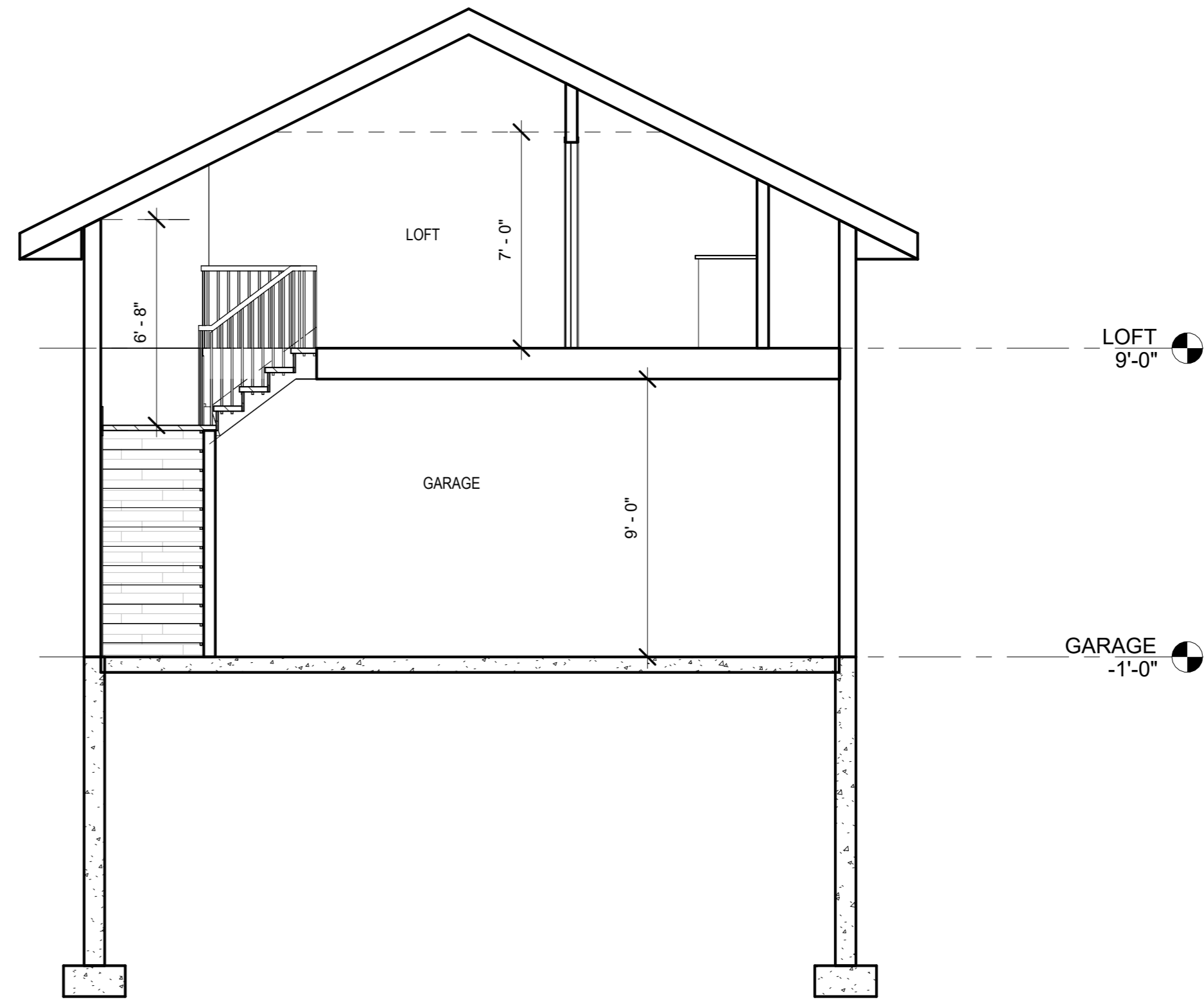
KOZAR
RESIDENCE

620 Cedar St,
Madison, WI 53715
1/29/2024

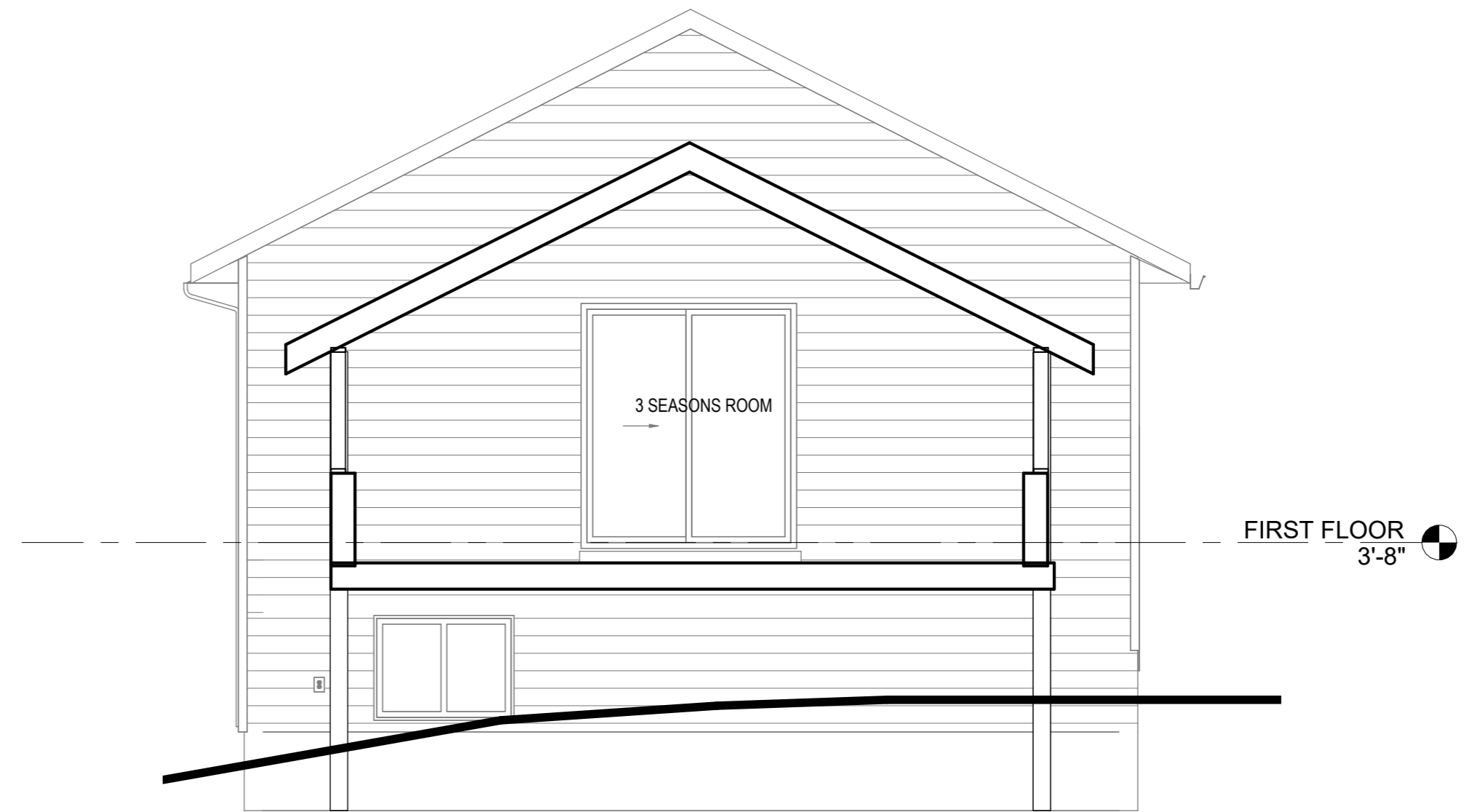
Date	Issuance/Revisions	Symbol
1/29/2024	CONDITIONAL USE APPLICATION	



2 BUILDING SECTION - GARAGE AND ADU
1/4" = 1'-0"



1 BUILDING SECTION - GARAGE AND LOFT
1/4" = 1'-0"



3 BUILDING SECTION - SCREEN PORCH
1/4" = 1'-0"

BUILDING
SECTIONS