



**CITY OF MADISON**  
**ZONING BOARD OF APPEALS**  
**VARIANCE APPLICATION**

**\$500 Filing Fee**

Type or legibly print using blue or black ink.

**Address of Subject Property:** 2654 Union Street Madison WI 53704

**Name of Owner:** Adam Nunez

**Address of Owner** (if different than above):

**Daytime Phone:**

**Email Address:** [adam.a.nunez@gmail.com](mailto:adam.a.nunez@gmail.com)

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**Name of Applicant (Owner's Representative):** James Westring  
Westring Construction LLC

**Address of Applicant:** 4617 Dovetail Drive Ste 8 Madison WI 53704

**Daytime Phone:** (608) 441-5435

**Email Address:** [info@westringconstruction.com](mailto:info@westringconstruction.com)

**Description of Requested Variance:**

This variance request addresses an administrative hardship created by the city's decision to merge two historically separate blocks and average their setback requirements. The proposed second-story addition maintains neighborhood character and aligns with the original block's established pattern, while preserving character-defining front porches that contribute to community cohesion.

**FOR OFFICE USE ONLY**

Amount Paid: <u>\$500</u>	Hearing Date: <u>11/20/2025</u>
Receipt: <u>155207-0002</u>	Published Date: <u>11/13/2025</u>
Filing Date: <u>10/17/2025</u>	Appeal Number: <u>LNDVAR-2025-00008</u>
Received By: <u>William</u>	GQ: _____
Parcel Number: <u>071006129128</u>	Code Section(s): <u>28.045 (2)</u>
Zoning District: <u>TR-C4</u>	_____
Alder District: <u>15</u>	_____

## **Application Requirements**

The Zoning Board of Appeals may refer or deny applicants with incomplete applications. Note, the maximum printed size for drawings is 11" x 17." Please provide the following information:

<input checked="" type="checkbox"/>	<b>Pre-application meeting with staff.</b> Before you submit this application, meet with the Zoning Administrator. Together, you will discuss your proposed project and submission material. Contact Zoning at least one week prior to the application submission deadline to schedule the meeting. Your application will not be accepted unless a pre-application meeting has been held.
<input checked="" type="checkbox"/>	<b>Site plan</b> , drawn to scale. We recommend a registered survey, but it is not required. On the plan, show the following: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Lot lines.</li> <li><input checked="" type="checkbox"/> Existing and proposed structures. Include dimensions and setback distances to all property lines.</li> <li><input checked="" type="checkbox"/> Approximate location of structures on properties next to variance.</li> <li><input checked="" type="checkbox"/> Major landscape elements, fencing, retaining walls or other relevant site features.</li> <li><input checked="" type="checkbox"/> Scale (1" = 20' or 1' = 30' preferred).</li> <li><input checked="" type="checkbox"/> North arrow.</li> </ul>
<input checked="" type="checkbox"/>	<b>Elevations</b> from all directions showing existing and proposed. Show the existing structure and proposed addition(s).
<input checked="" type="checkbox"/>	<b>Interior floor plan of existing and proposed structure</b> , if required. Most additions and expansions will require floor plans.
<input checked="" type="checkbox"/>	<b>Front yard variance requests.</b> Show the front yard setback of all other properties on the same block face.
<input checked="" type="checkbox"/>	<b>Lakefront setback variance requests.</b> Provide a survey prepared by a registered land surveyor. The survey must show existing setbacks of buildings on adjacent lots.
<input checked="" type="checkbox"/>	<b>Variance requests involving slope, grade, or trees. Show:</b> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Approximate location and amount of slope.</li> <li><input checked="" type="checkbox"/> Direction of drainage.</li> <li><input checked="" type="checkbox"/> Location, species and size of trees.</li> </ul>
<input checked="" type="checkbox"/>	Email <b>digital</b> copies of all plans and drawings to: <a href="mailto:zoning@cityofmadison.com">zoning@cityofmadison.com</a> .
<input type="checkbox"/>	<b>Pay \$500 filing fee on or before submission deadline.</b> Payment may be made in person by appointment at the Zoning counter, by mail to City of Madison Building Inspection, P. O. Box 2984, Madison WI 53701-2984, or placed in the drop box at the Doty Street entrance to the Madison Municipal Building 215 Martin Luther King Jr. Blvd. When mailing or using the drop box, please include a note that payment is for a variance application, state the subject property address and provide your contact information.
<input checked="" type="checkbox"/>	<b>CHECK HERE.</b> I understand that as part of my variance request, City of Madison staff will need access to my property. Staff will take photographs and do a pre-hearing inspection of the property. I give City Staff permission to enter my property, inspect the property, and take photographs.
<input checked="" type="checkbox"/>	<b>CHECK HERE.</b> I acknowledge that any statements implied as fact require evidence.



**CHECK HERE.** City of Madison staff has given me a copy of the standards that the Zoning Board of Appeals will use to review variance applications.

Owner's Signature: \_\_\_\_\_



Date: \_\_\_\_\_

10/9/25

----- (For Office Use Only) -----

**DECISION**

The Board, in accordance with its findings of fact, hereby determines that the requested variance for \_\_\_\_\_ **(does) (does not)** meet all the standards for a variance. Further findings of fact are stated in the minutes of this public hearing.

The Zoning Board of Appeals:

☐

Approved

☐

Denied

☐

Conditionally Approved

Zoning Board of Appeals Chair: \_\_\_\_\_

Date: \_\_\_\_\_

## **Standards for Variance**

The Zoning Board of Appeals will only grant a variance if it finds that your proposal meets the following standards. Please explain how your variance request meets these standards.

**1. There are conditions unique to the property of the applicant that do not apply generally to other properties in the district.**

- Property was originally part of a block with ~13 homes having consistent, shorter setbacks. The original platting established appropriate setbacks for each block's context.
- City administratively merged two separate blocks after street closure. Street closure was an infrastructure decision, not a zoning redesign.
- Averaging methodology created artificial setback requirements that don't reflect original neighborhood design. Current setback averaging contradicts the established built environment.
- No other properties on the original block meet the new averaged setback requirement.

**2. The variance is not contrary to the spirit, purpose, and intent of the regulations in the zoning district and is not contrary to the public interest.**

- Adequate spacing between structures preserved. Setbacks exist to ensure orderly development and neighborhood compatibility.
- Light and air circulation were maintained. Proposal maintains these goals while respecting original neighborhood patterns.
- Neighborhood character enhanced rather than diminished. Averaging methodology may actually violate zoning spirit by imposing inappropriate standards.
- Property values supported through architectural consistency.
- The addition replicates what is already there with the exception that the roof slope has changed.

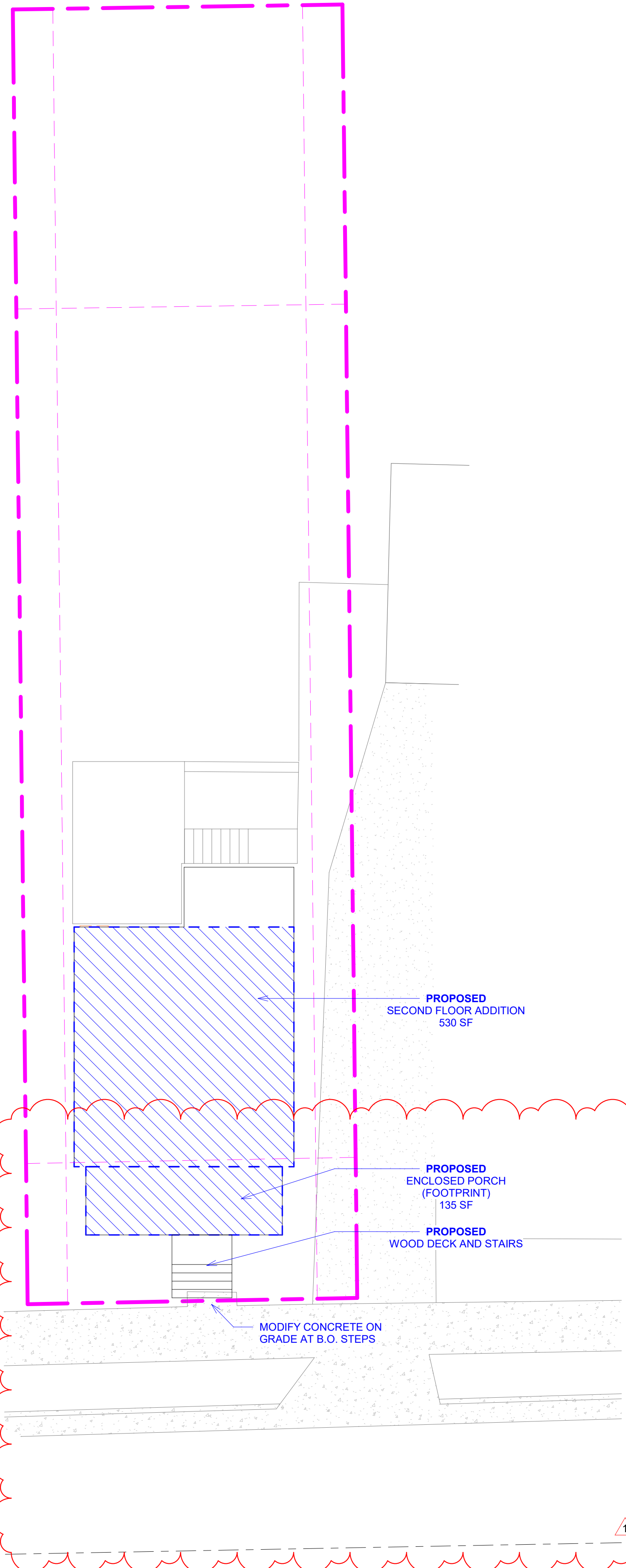
**3. For an area (setbacks, etc.) variance, compliance with the strict letter of the ordinance would unreasonably prevent use of the property for a permitted purpose or would render compliance with the ordinance unnecessarily burdensome.**

Compliance with the averaged setback requirement would be unnecessarily burdensome for the following reasons:

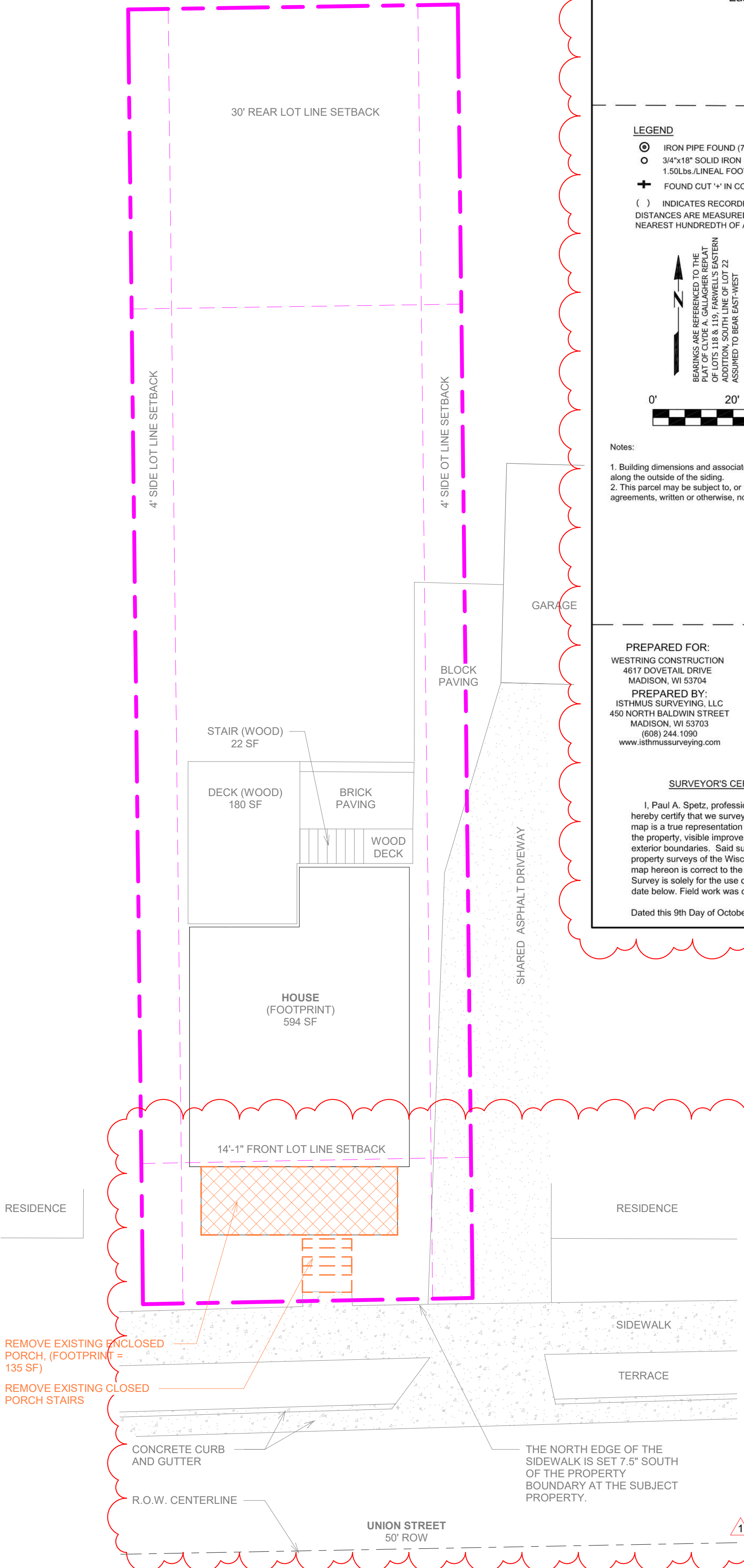
- **Porch Elimination:** The front porch would need to be removed, eliminating the home's main architectural feature and primary entry sequence.
  - **Structural Complications:** Significant structural redesign would be required to transfer loads and accommodate the modified footprint, imposing substantial costs for minimal benefit.
  - **Creates Anomaly Rather Than Prevents One:** No other properties on the original block comply with the averaged setback. Forcing compliance would make this property the neighborhood outlier rather than maintaining the established pattern."
- 4. The alleged difficulty or hardship is created by the terms of the ordinance rather than by a person who has a present interest in the property.**
- Compliance would create architectural anomaly in established streetscape
  - Porch removal would eliminate character-defining features and main entry sequence.
  - Additional construction costs and design complications for marginal setback benefit.
  - Addition provides needed living space.
  - Design respects neighborhood scale and character.
  - Porch preservation maintains home's functionality and curb appeal.
- 5. The proposed variance shall not create substantial detriment to adjacent property.**
- The proposed addition will not cause substantial detriment to adjacent properties. The setback maintains adequate spacing to preserve neighboring properties' access to light and air.
  - No current or previous property owner's actions contributed to this situation.
  - Hardship stems entirely from regulatory interpretation.
  - Westring Construction LLC performed standard professional due diligence.
  - Reviewed zoning maps and neighborhood patterns.
  - No reasonable expectation to research historical block configurations.
  - Building department initially approved permit, suggesting non-obvious interpretation.
  - Averaging methodology not published in standard zoning materials
- 6. The proposed variance shall be compatible with the character of the immediate neighborhood.**
- Proposed setback aligns with neighboring homes on original block.
  - Maintains established streetscape rhythm.
  - Porch preservation supports neighborhood's architectural character.
  - Consistent design supports area property values.
  - Character preservation benefits entire neighborhood.

- No negative impacts on light, air, or privacy of adjacent properties.
- Addition design respects existing home's scale and style.
- Setback matches established neighborhood pattern.
- Maintains two-story residential character.
- Front porches are character-defining elements of this neighborhood.
- Support social interaction and "eyes on the street" safety.
- Contribute to walkable, community-oriented environment.
- Removing porches would fundamentally alter neighborhood identity.

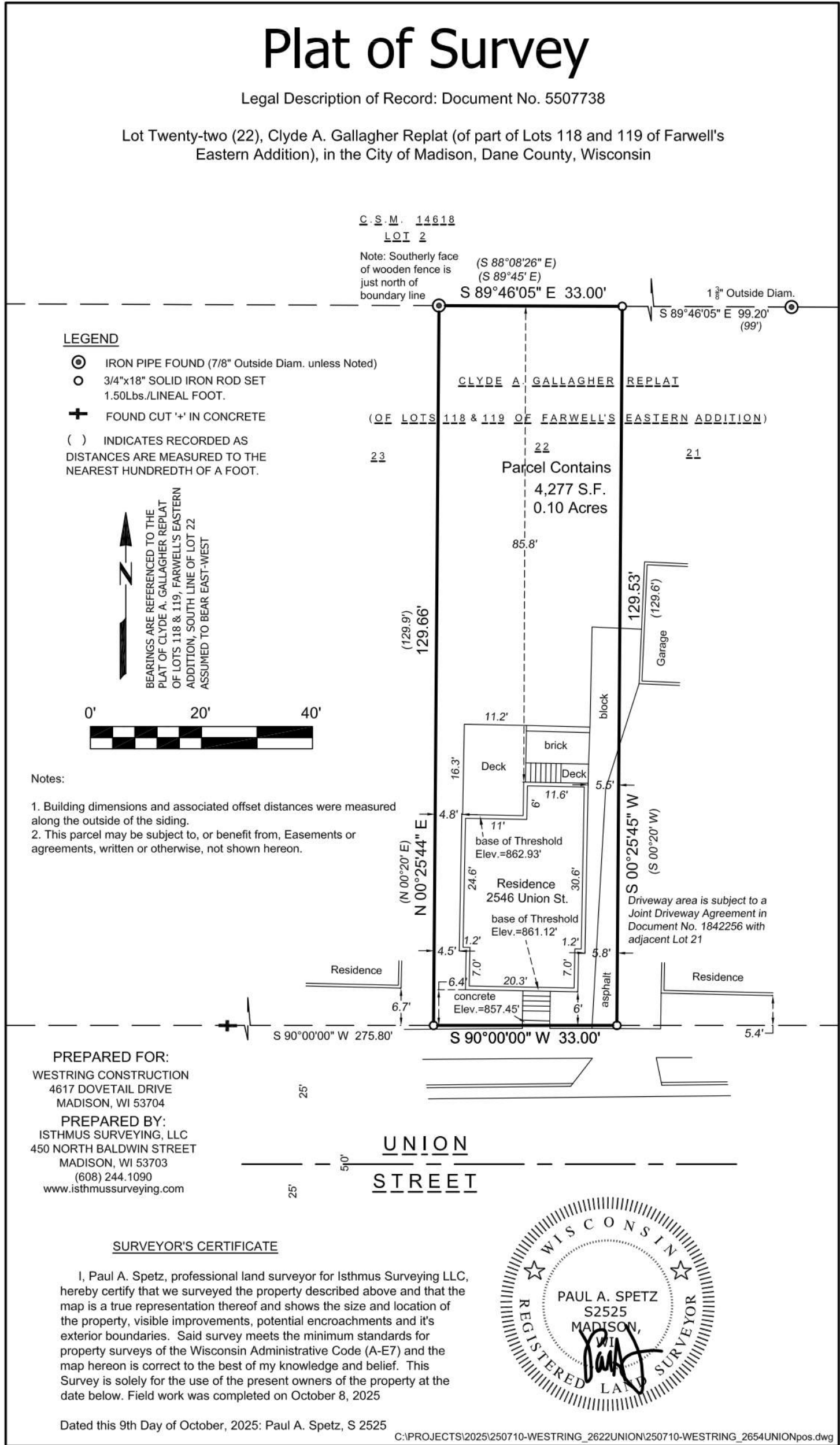




2 SITE PLAN - PROPOSED  
1/8" = 1'-0"



1 SITE PLAN - EXISTING  
1/8" = 1'-0"



LOT COVERAGE CALCULATIONS - SITE PLAN

<b>EXISTING TO REMAIN</b>	
HOUSE FOOTPRINT	594 SF
GARAGE	(NONE EXISTING)
DRIVEWAY	(NONE EXISTING)
SIDEWALK OVER 5' WIDE	(NONE EXISTING)
PAVED STEPS	(NONE EXISTING)
PAVED PATIOS	(NONE EXISTING)
COVERED PORCH	000 SF
<b>PROPOSED ADDITION</b>	
HOUSE FOOTPRINT	000 SF
GARAGE	000 SF
DRIVEWAY	000 SF
SIDEWALK OVER 5' WIDE	000 SF
PAVED STEPS	000 SF
PAVED PATIOS	000 SF
COVERED PORCH	135 SF

<b>TOTALS</b>	
LOT COVERAGE	<b>729 SF</b>
LOT SIZE, AREA	<b>4,223 SF / 0.1 ACRE</b>
LOT COVERAGE, PERCENT	<b>17.3 %</b>

<b>PERMITTED BY ZONING ORDINANCE</b>	
LOT COVERAGE, MAX.	65%
LOT COVERAGE, MAX.	2,745 AF

Lot Coverage. The total area of buildings, accessory structures, pools, patios, and paved areas as a percentage of the total area of the lot. Excepting the following: sidewalks or paved area less than five (5) feet, previous pavement, green roofs and decks.

ZONING INFORMATION - SITE PLAN

PARCEL NUMBER	071006129128
PARCEL DESCRIPTION	CLYDE A. GALLAGHER REPLAT OF PART OF LOT S 118 & 119 FARWELLS EASTERN ADDITION, LOT 22
ZONING DESIGNATION	<b>TR-C4 (TRADITIONAL RESIDENTIAL)</b>

<b>LOT CHARACTERISTICS, TYPICAL</b>	
1. MINIMUM AREA:	4,000 SF
2. MAXIMUM COVERAGE:	65%
3. MINIMUM WIDTH:	40 FT

<b>SETBACKS, PRINCIPAL STRUCTURE</b>	
1. FRONT YARD, MIN.:	14'-1" (block average as calculated)
2. FRONT YARD, MAX.:	30' or UP TO 20% MORE THAN THE BLOCK AVERAGE
3. REAR YARD:	LESSER OF 30% LOT DEPTH or 30'
4. SIDE YARD:	5' or 10% OF LOT WIDTH <50'
5. REVERSE CORNER:	12'

<b>PRINCIPLE STRUCTURE</b>	
1. MAXIMUM SIZE PERMITTED:	N/A
2. MINIMUM SIZE PERMITTED:	N/A
3. MAXIMUM HEIGHT PERMITTED:	35' / 2-STORIES

GENERAL NOTES - SITE PLAN

- LOCATE AND IDENTIFY UNDERGROUND UTILITIES. COORDINATE WITH DIGGERS HOTLINE PRIOR TO PROCEEDING WITH WORK.
- LOCATE AND IDENTIFY OVERHEAD UTILITIES.
- PROTECT EXISTING UTILITIES. COORDINATE WITH UTILITIES AND SERVICES PROVIDERS. EXTENDED DISRUPTION OF UTILITIES AND SERVICES SHALL BE AVOIDED TO THE GREATEST EXTENT FEASIBLE. COORDINATE THESE WITH THE OWNER.
- ADJACENT AREAS AND NEIGHBORING PARCELS SHALL BE NOT BE IMPACTED BY WORK. WHERE IMPACTS ARE INCURRED, REPAIRS SHALL BE MADE.
- PROVIDE EROSION CONTROL / SILT FENCING IN ACCORDANCE WITH RULES AND REGULATIONS OF THE MUNICIPALITY

LEGEND - SITE PLAN

	PROPERTY BOUNDARY
	SETBACK
	EASEMENT (WHERE/IF KNOWN)
	SILT FENCING
	GRAVEL CONSTRUCTION ACCESS
	ROLL-OFF CONTAINER LOCATION

SURVEY INFORMATION

- SITE BOUNDARIES SHOWN ARE BASED ON A SURVEY EXECUTED BY ISTHMUS SURVEYING LLC ON 10/09/2025.
- THE POSITION OF THE SOUTH PROPERTY LINE, IN RELATIONSHIP TO THE EXISTING SIDEWALK, IS OFFSET 7.5' FROM THE NORTH EDGE OF THE EXISTING SIDEWALK.

ARCHITECT / ENGINEER OF RECORD

SP ARCHITECTURE LLC  
Residential + Commercial

A PROJECT FOR:

Westring Construction  
4617 Dovetail Dr STE 8  
Madison, WI 53704  
(608) 441-5435

RESIDENCE - ADDITION

2654 Union Street  
Madison, WI 53704

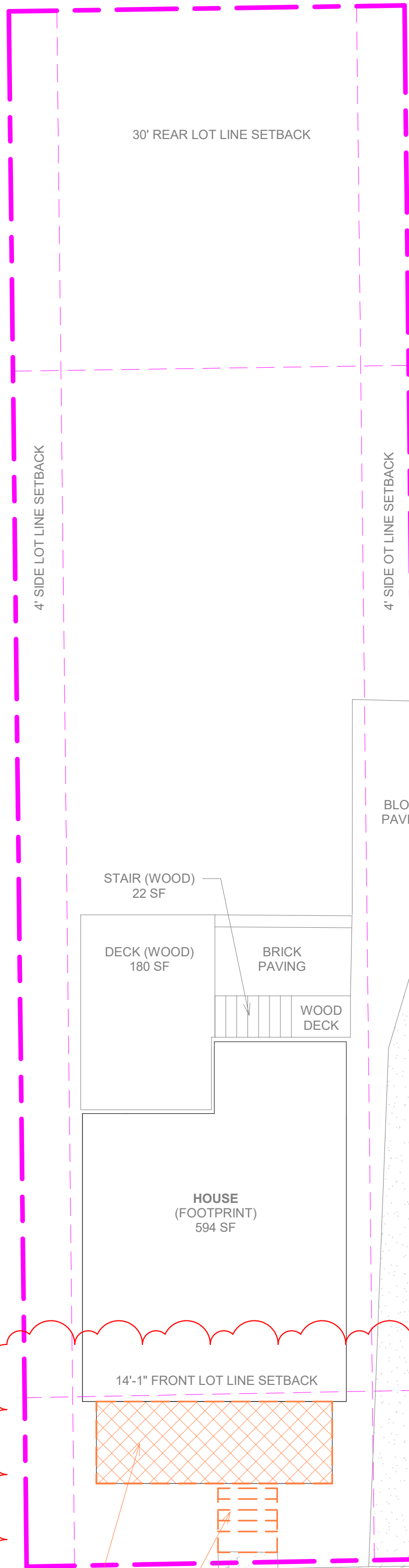
No.	Description	Date
	CONCEPT DESIGN	06/04/2025
	BID SET	06/23/2025
	PERMIT SET	08/13/2025
1	AMENDMENT 1	10/21/2025

PERMIT SET - AMENDMENT 1

SITE PLAN & SURVEY	
Project number	-
Date	10/21/2025
Drawn by	SP
Checked by	-
A0.31	
Scale	As indicated

Front Yard Setback  
Variance for Addition  
to Single Family  
House

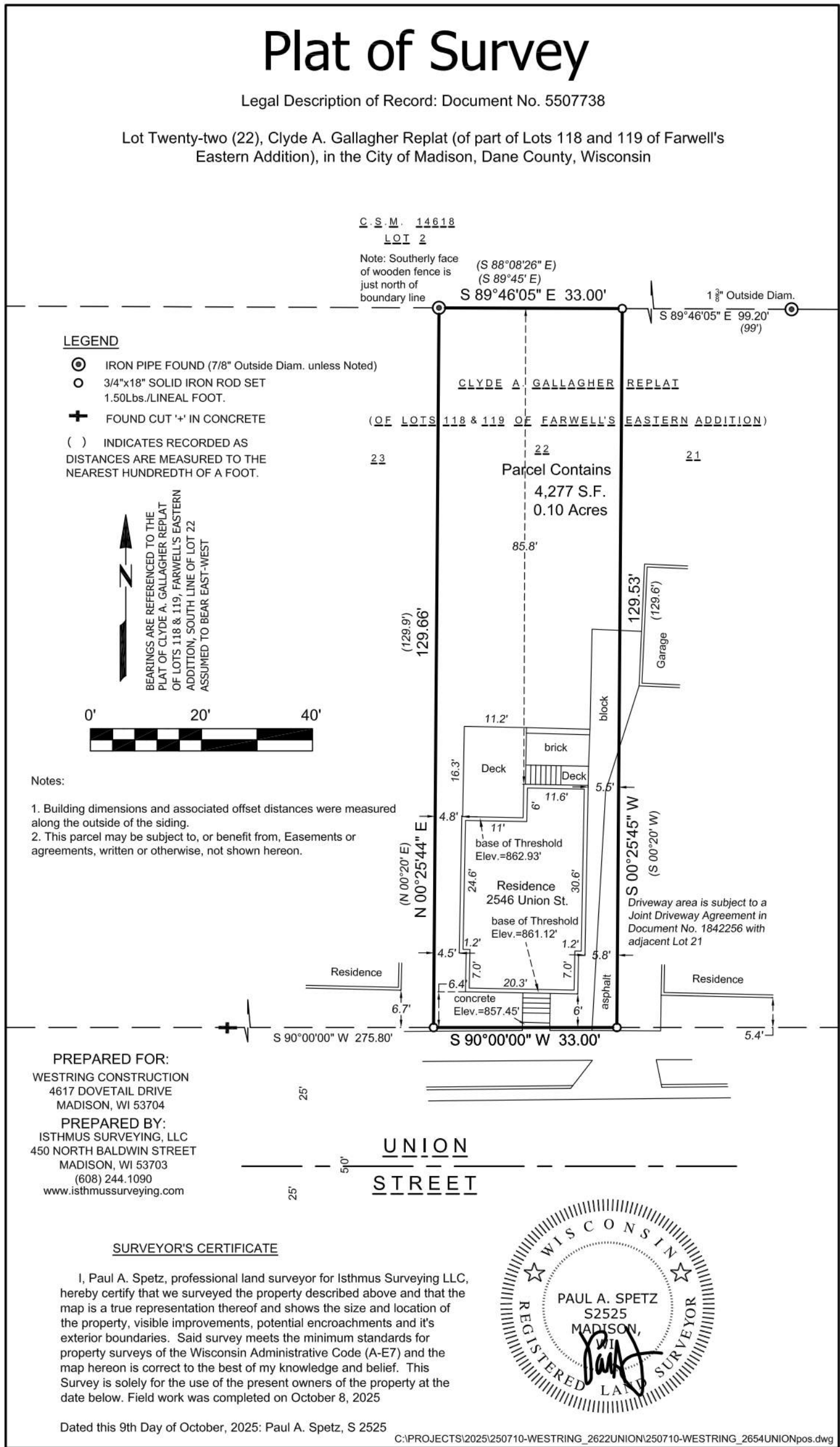
Required 14.1'  
Proposed 6.8'  
Variance 7.3'



REMOVE EXISTING ENCLOSED  
PORCH, (FOOTPRINT =  
135 SF)

REMOVE EXISTING CLOSED  
PORCH STAIRS

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	SETBACK
	EASEMENT (WHERE/IF KNOWN)
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ARCHITECT / ENGINEER OF RECORD

SP ARCHITECTURE LLC  
Residential + Commercial

A PROJECT FOR:

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Madison, WI 53704  
(608) 441-5435

RESIDENCE - ADDITION

2654 Union Street  
Madison, WI 53704

No.	Description	Date
	CONCEPT DESIGN	06/04/2025
	BID SET	06/23/2025
	PERMIT SET	08/13/2025
1	AMENDMENT 1	10/21/2025

#### PERMIT SET - AMENDMENT 1

##### SITE PLAN & SURVEY

Project number	-
Date	10/21/2025
Drawn by	SP
Checked by	-

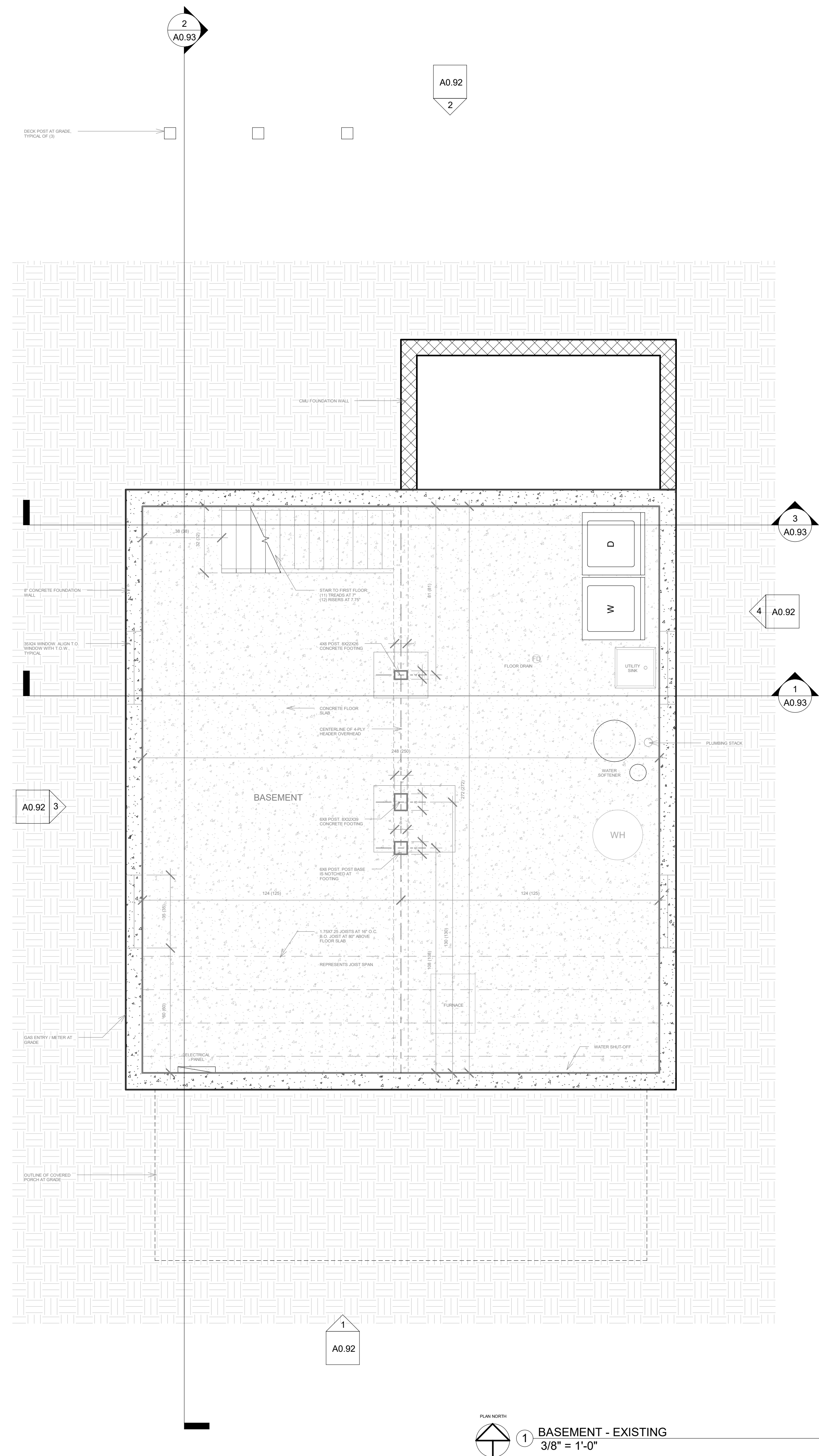
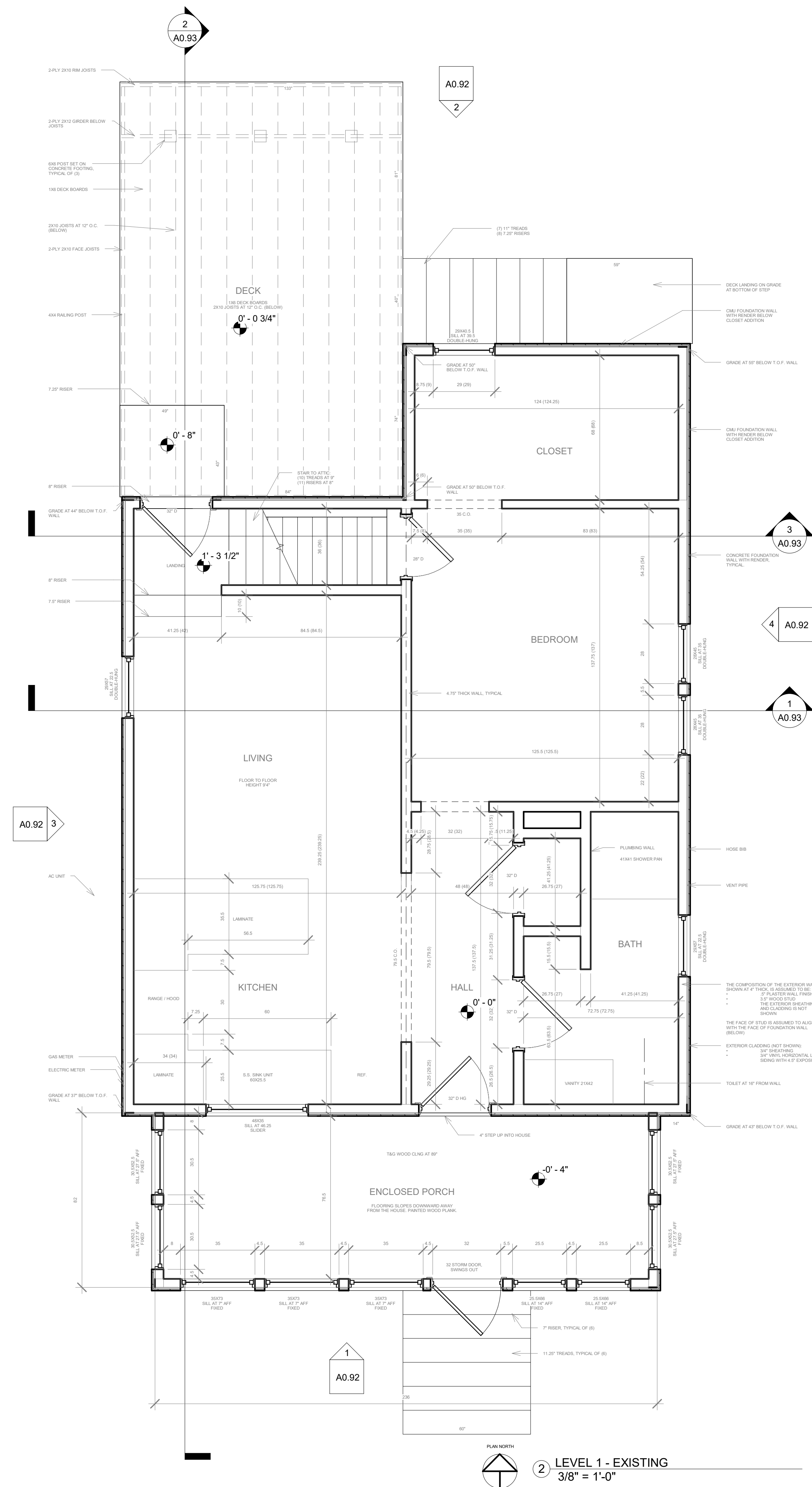
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Scale As indicated

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







ARCHITECT / ENGINEER OF RECORD

**SP ARCHITECTURE LLC**  
Residential + Commercial

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**Westring Construction**  
4617 Dovetail Dr STE 8  
Madison, WI 53704  
(608) 441-5435

## RESIDENCE - ADDITION

2624 Union Street  
Madison, WI 53704

[illegible]

PERMIT SET -  
AMENDMENT 1

AS-BUILT - BASEMENT AND FIRST FLOOR

Project number	-
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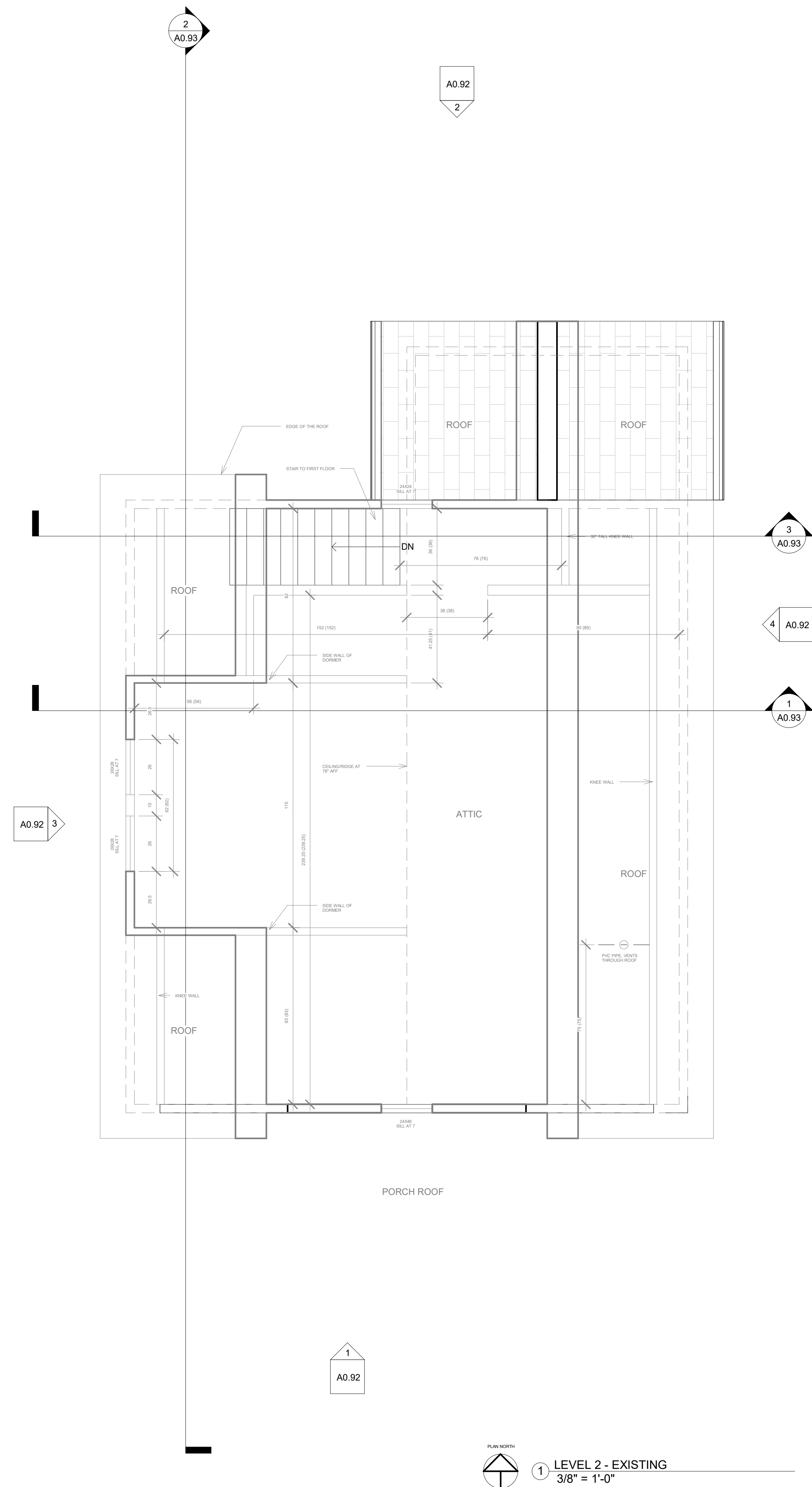
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Drawn by	SP
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Checked by	-
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# A0.90

Scale	$3/8" = 1'-0"$
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2654 Union Street  
Madison, WI 53704

Scale  $3/8" = 1'-0"$

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# RESIDENCE - ADDITION

2654 Union Street  
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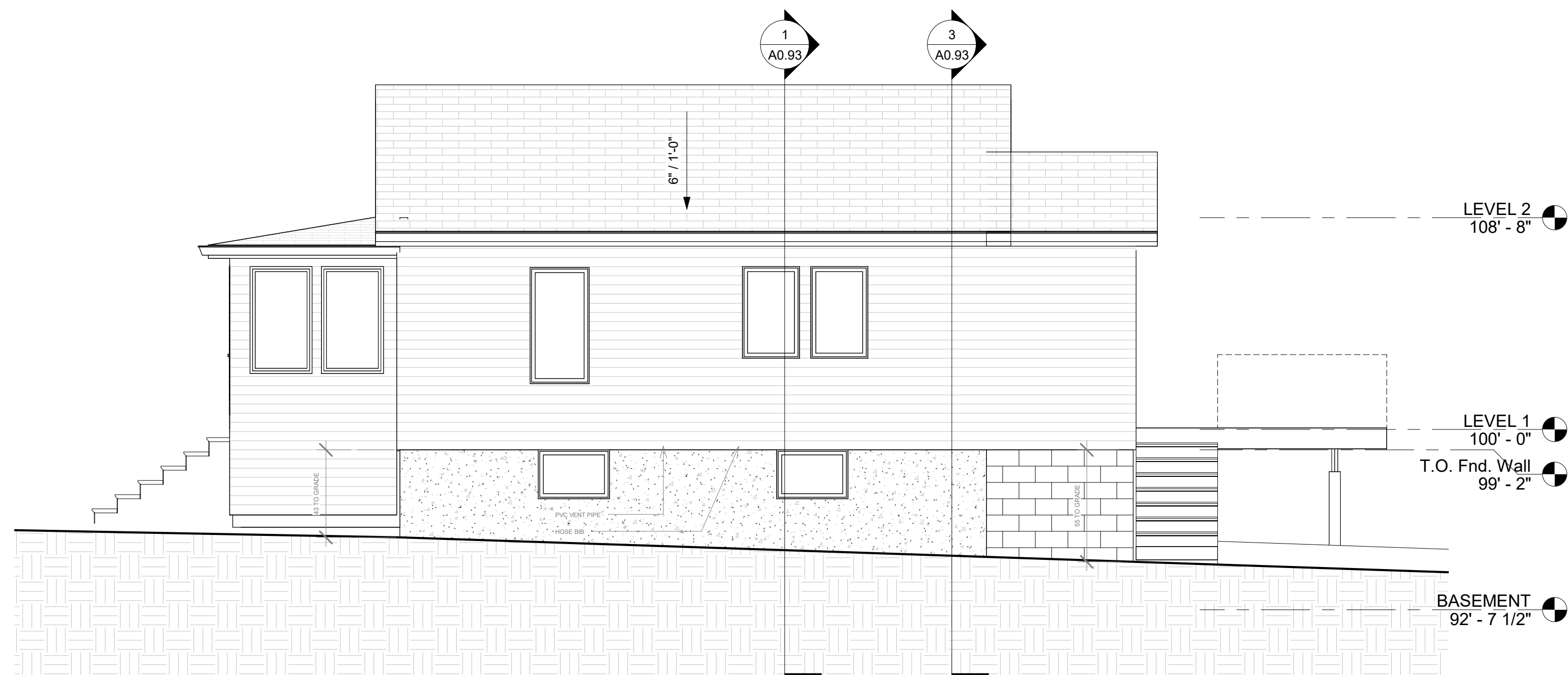
PERMIT SET -  
AMENDMENT 1

AS-BUILT - ELEVATIONS

Checked by	-
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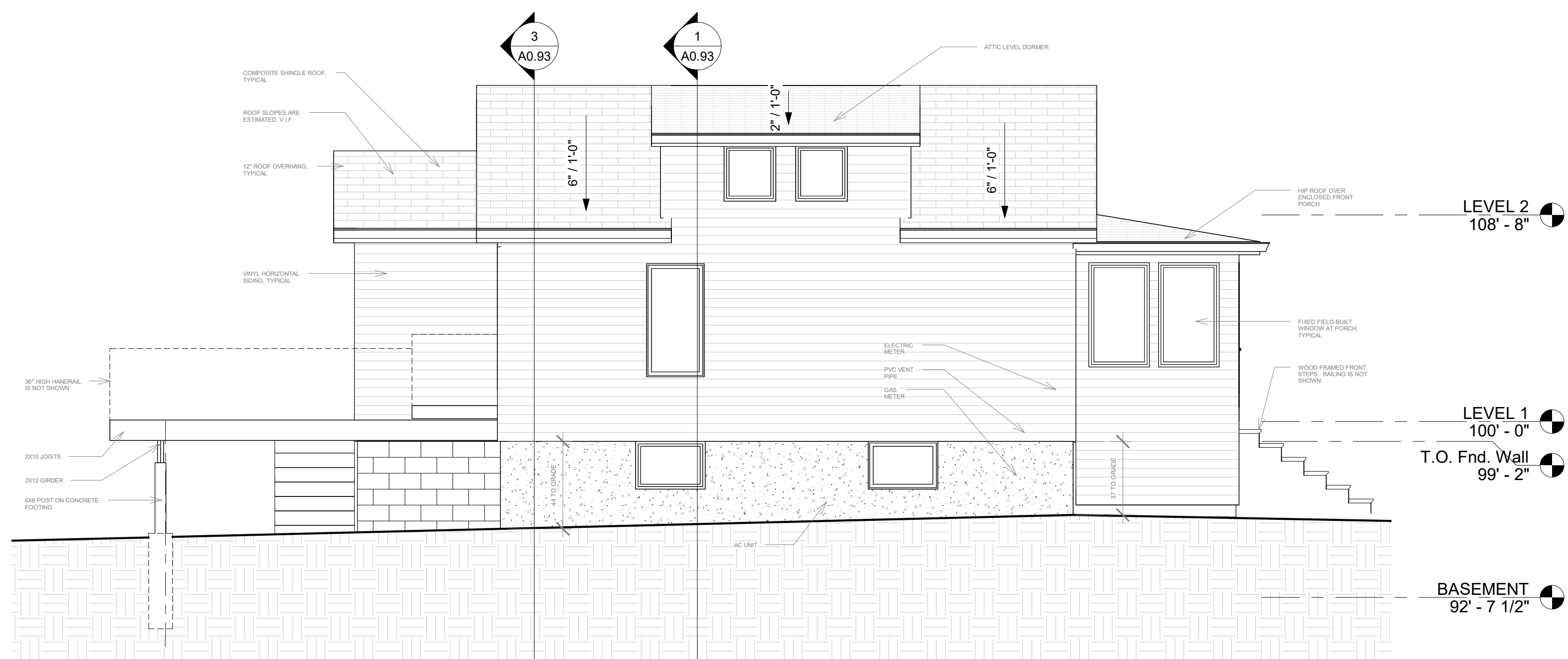
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4 EAST ELEVATION - AS-BUILT  
1/4" = 1'-0"



2 NORTH ELEVATION - AS-BUILT  
1/4" = 1'-0"



③ WEST ELEVATION - AS-BUILT  
1/4" = 1'-0"



① SOUTH ELEVATION - AS-BUILT  
1/4" = 1'-0"

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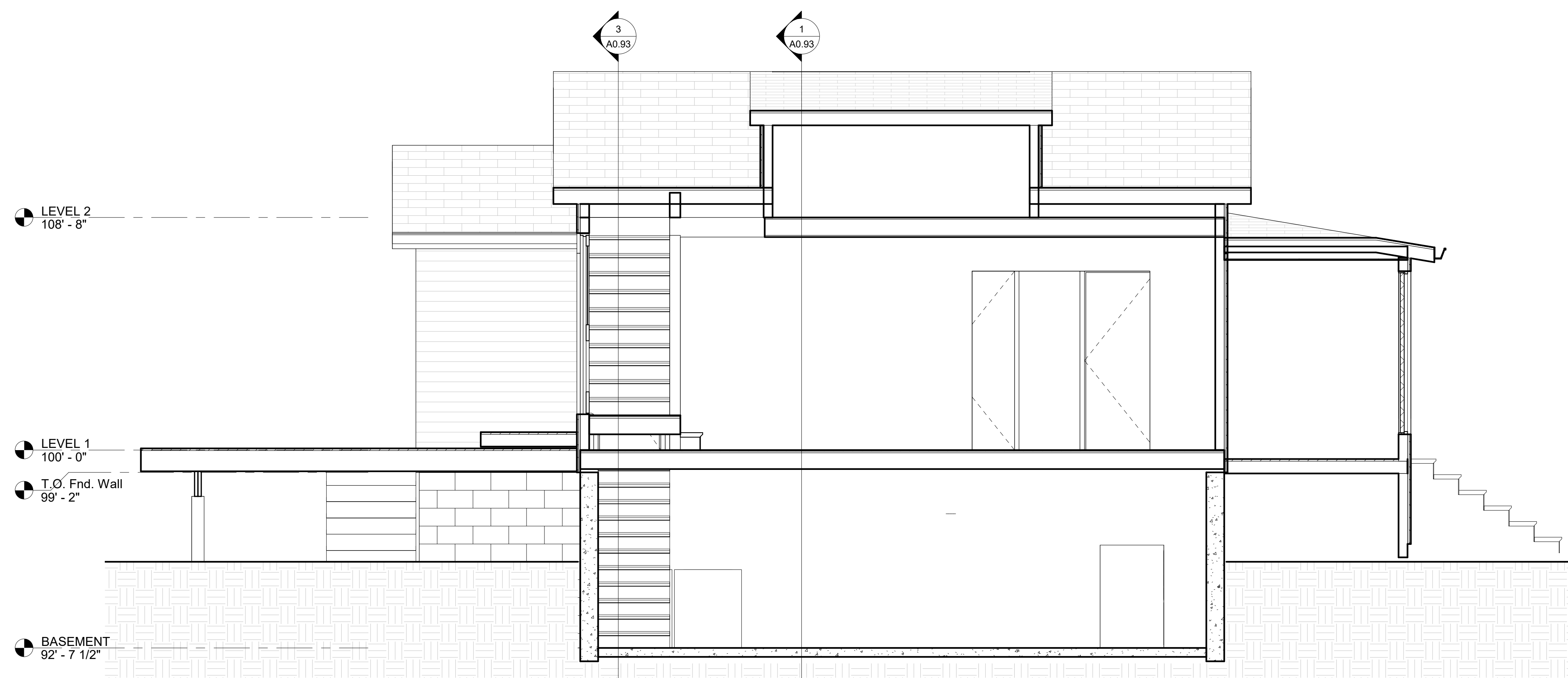
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AMENDMENT 1

AS-BUILT - SECTIONS

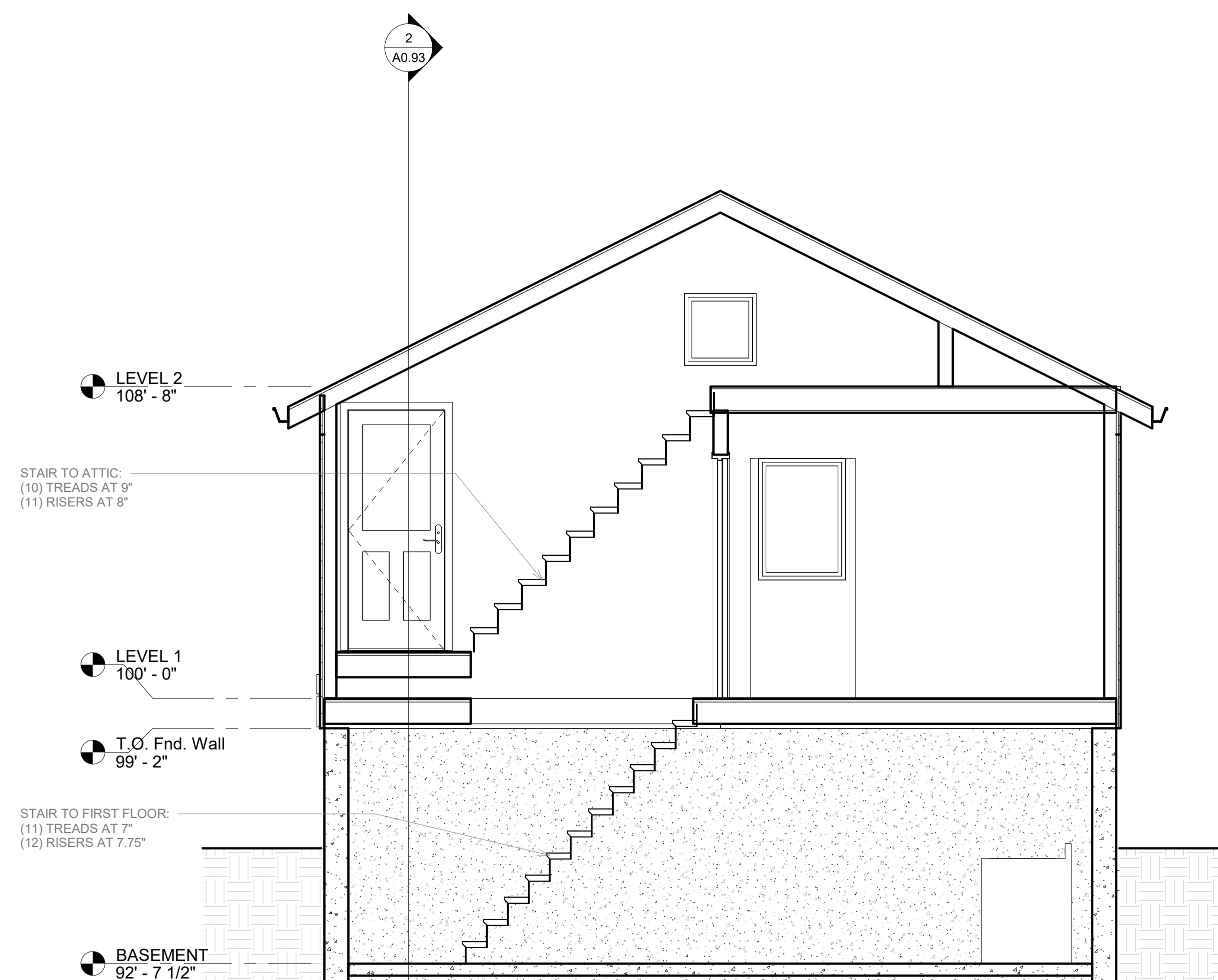
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Date	10/21/2025
Drawn by	SP
Checked by	-

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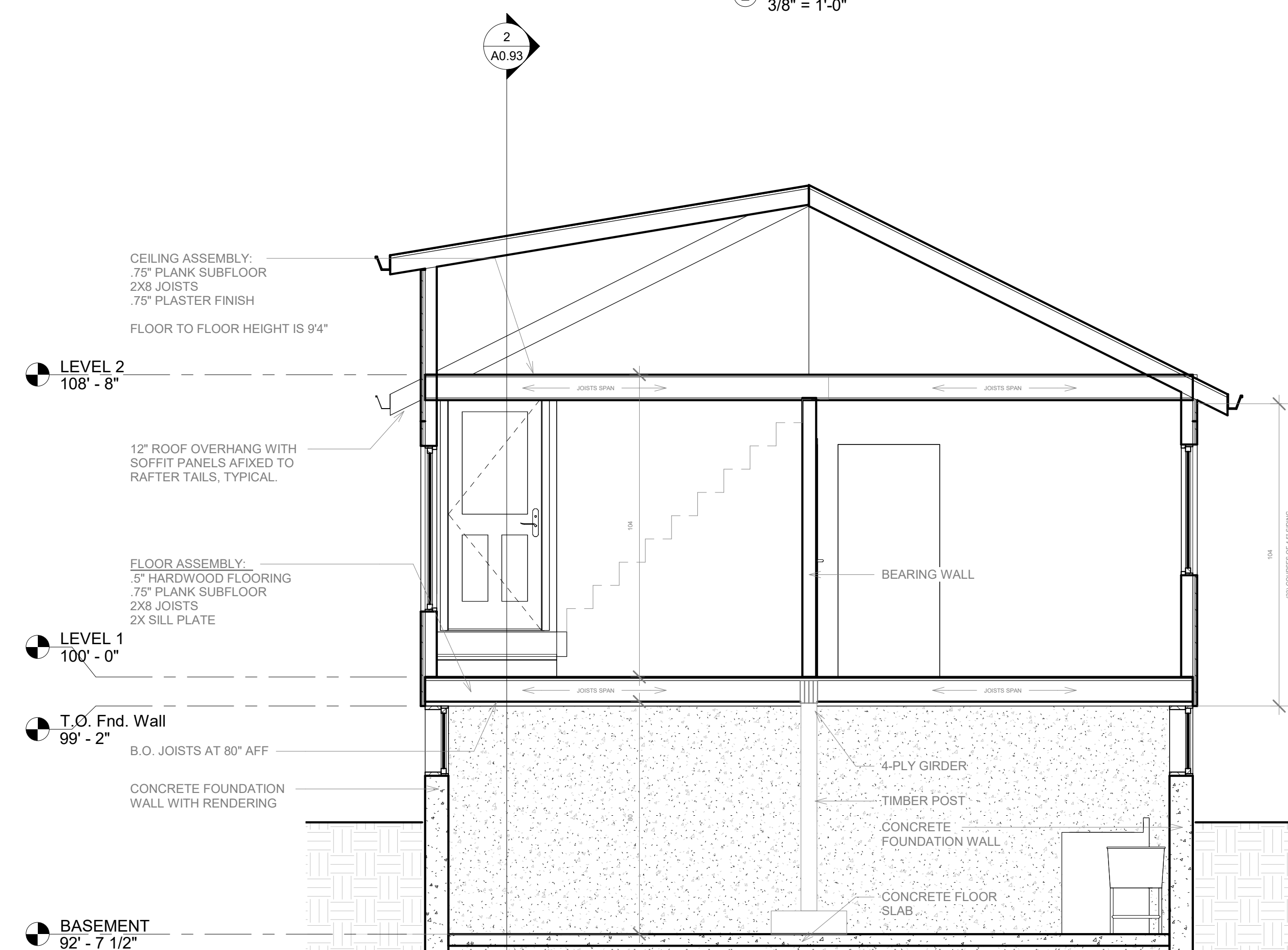
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② LONG SECTION - EXISTING  
3/8" = 1'-0"



③ CROSS SECTION - EXISTING AT STAIRS  
3/8" = 1'-0"

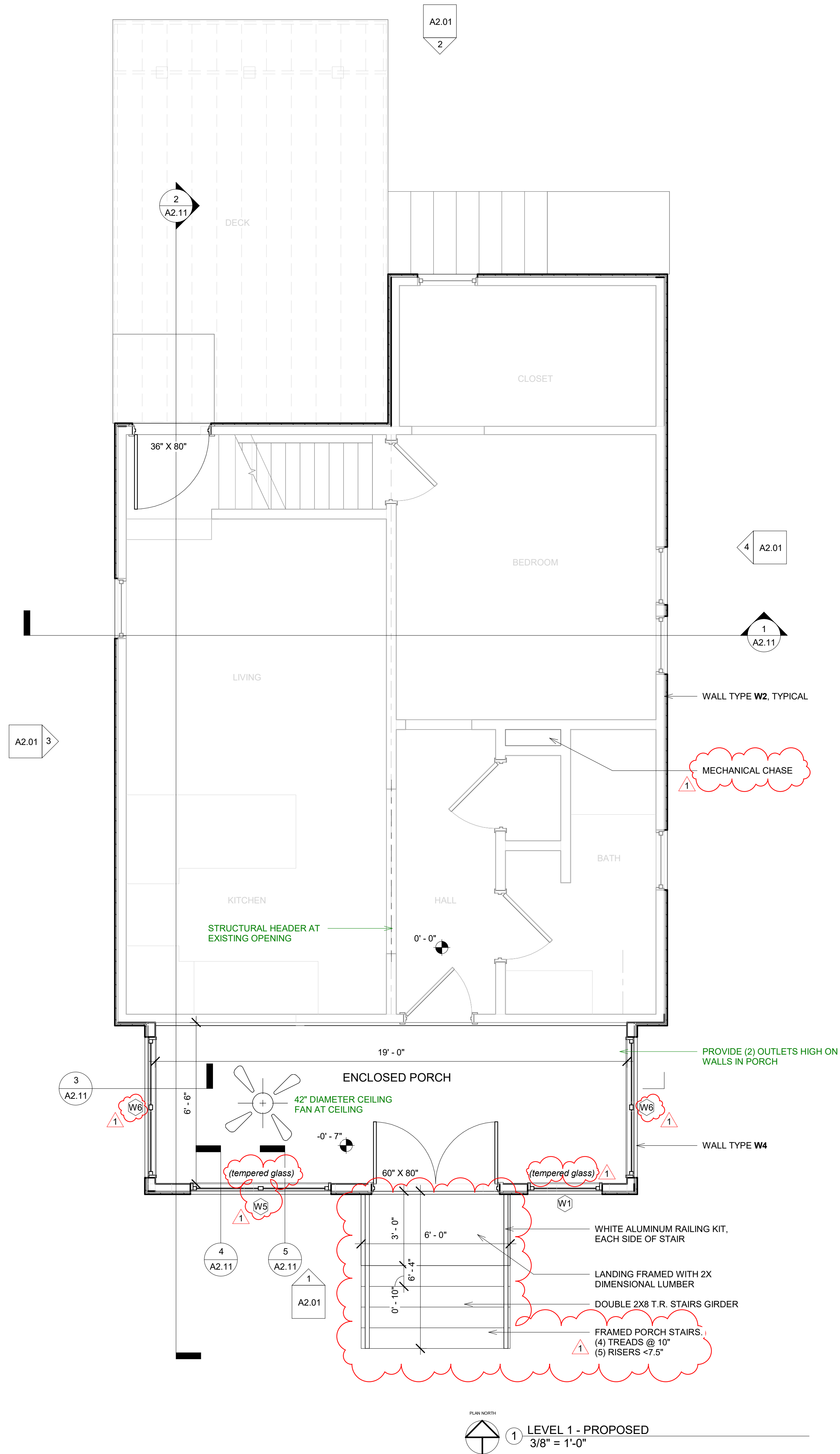
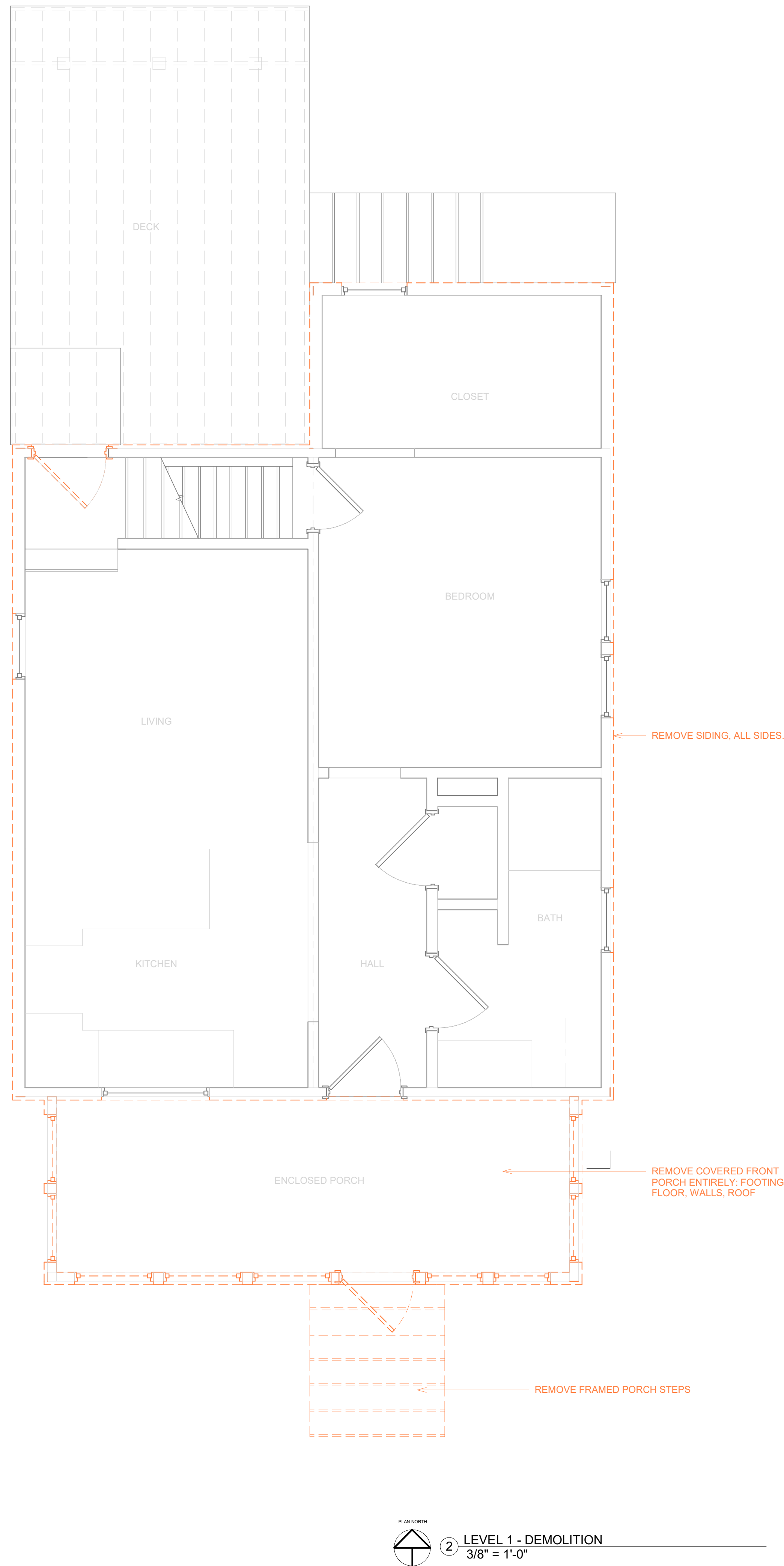


① CROSS SECTION - EXISTING  
3/8" = 1'-0"



Scale	$3/8" = 1'-0"$
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10/21/2025 1:31:17 PM



ARCHITECT / ENGINEER OF RECORD

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Residential • Commercial

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## PERMIT SET - AMENDMENT 1

FIRST FLOOR PLAN

Project number	-
Date	10/21/2025
Drawn by	SP
Checked by	-

A1.11

Scale 3/8" = 1'-0"

**SP ARCHITECTURE LLC**  
Residential + Commercial

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4617 Dovetail Dr STE 8  
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## RESIDENCE - ADDITION

2654 Union Street  
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[illegible]

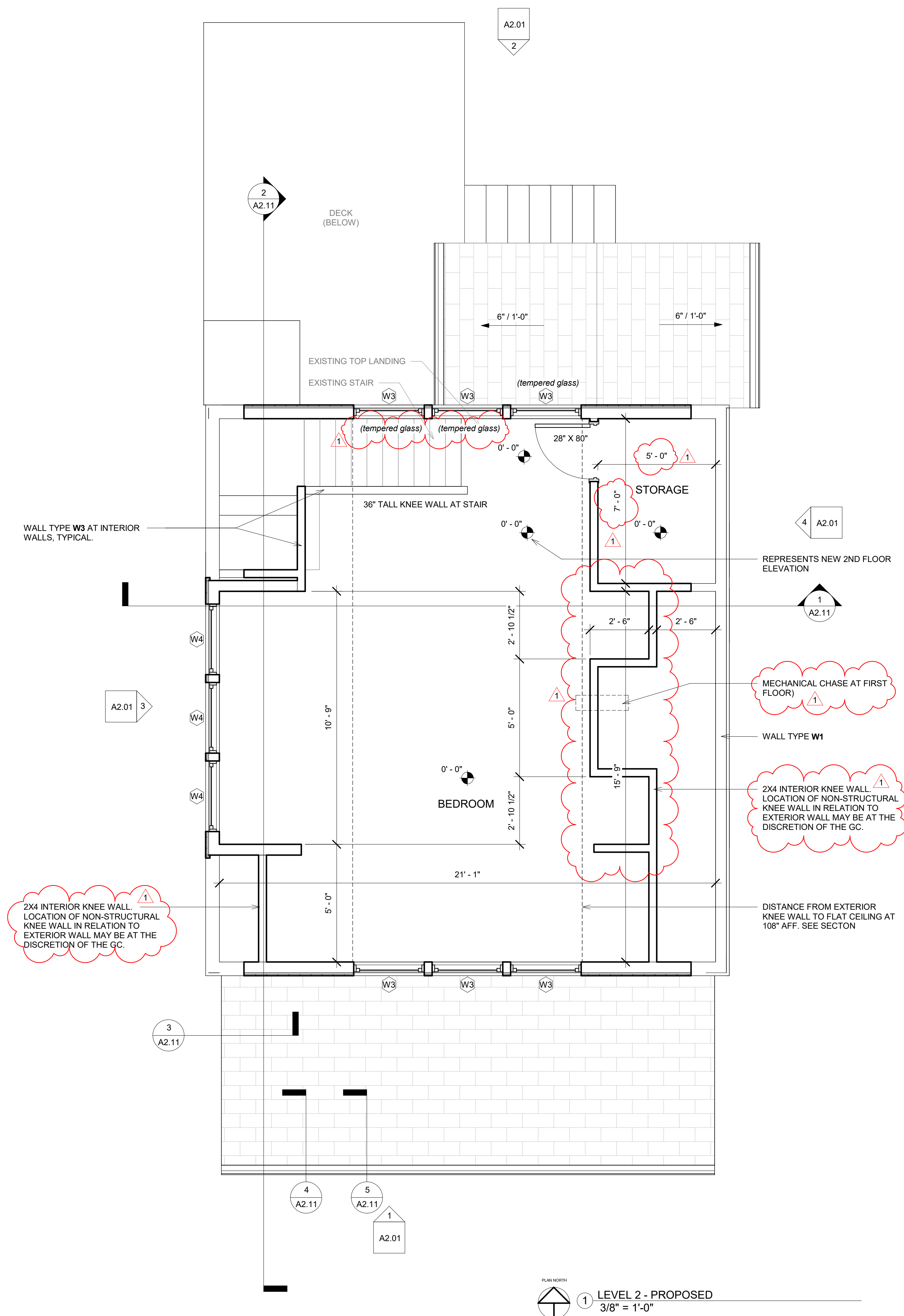
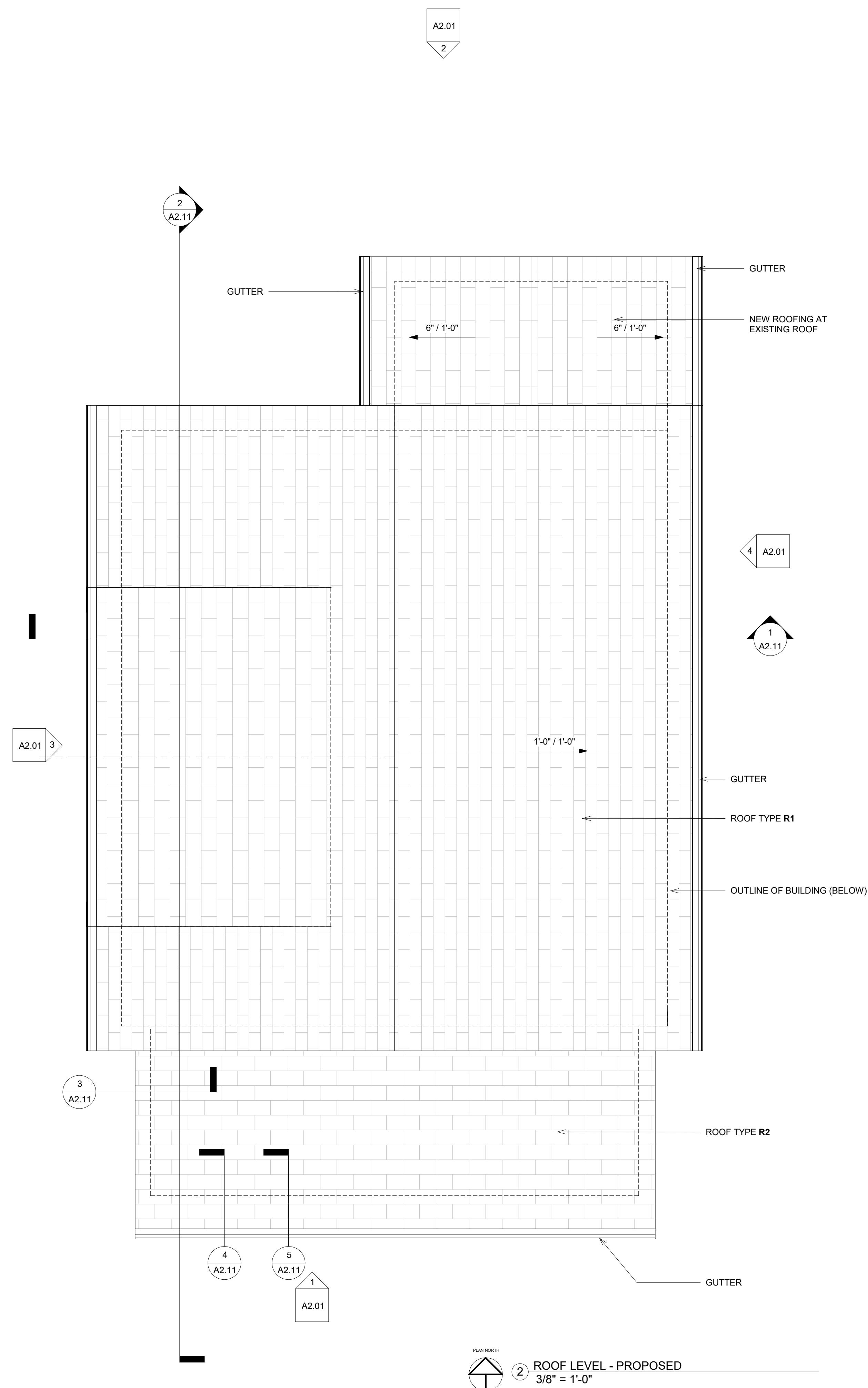
PERMIT SET -  
AMENDMENT 1

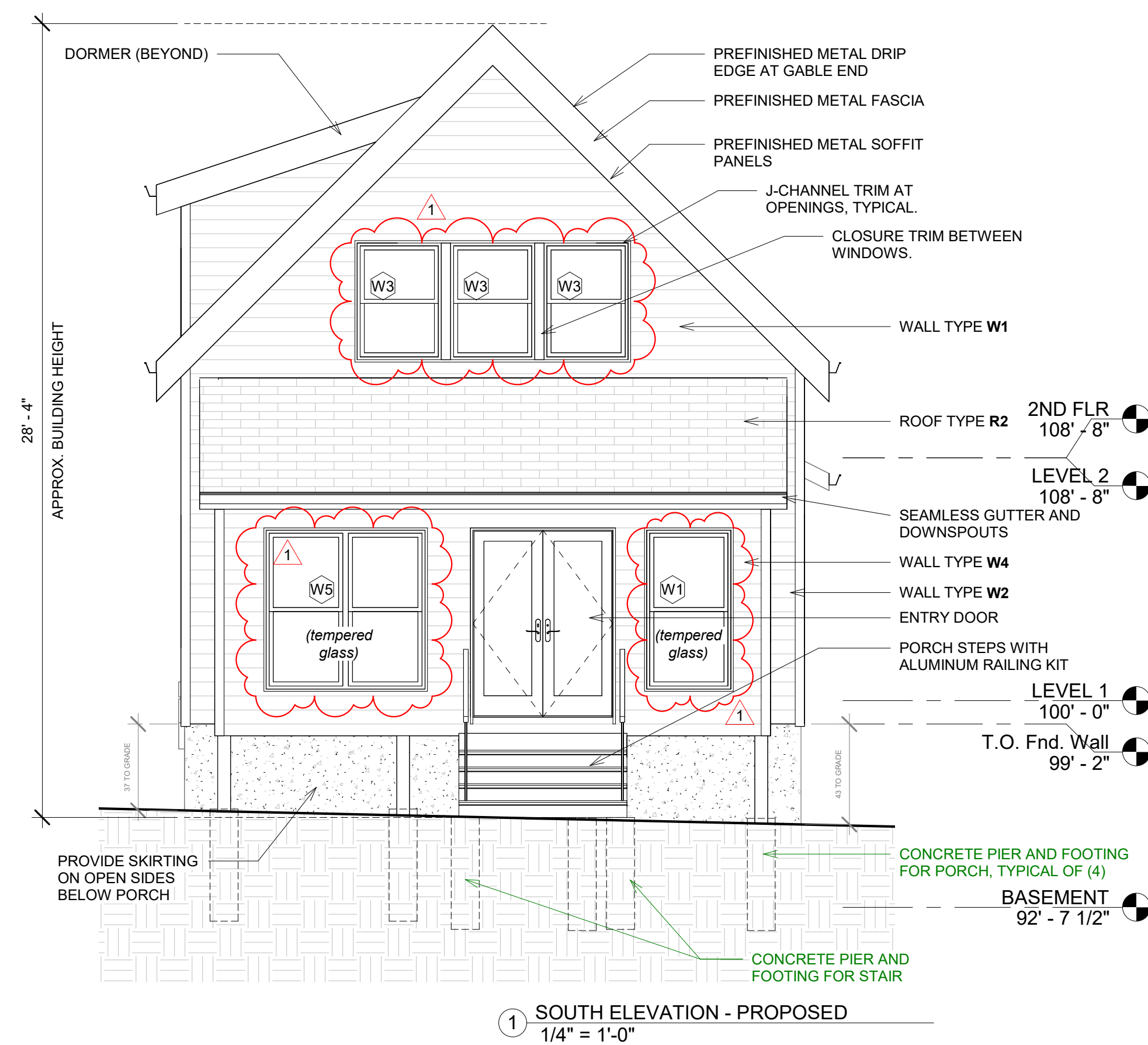
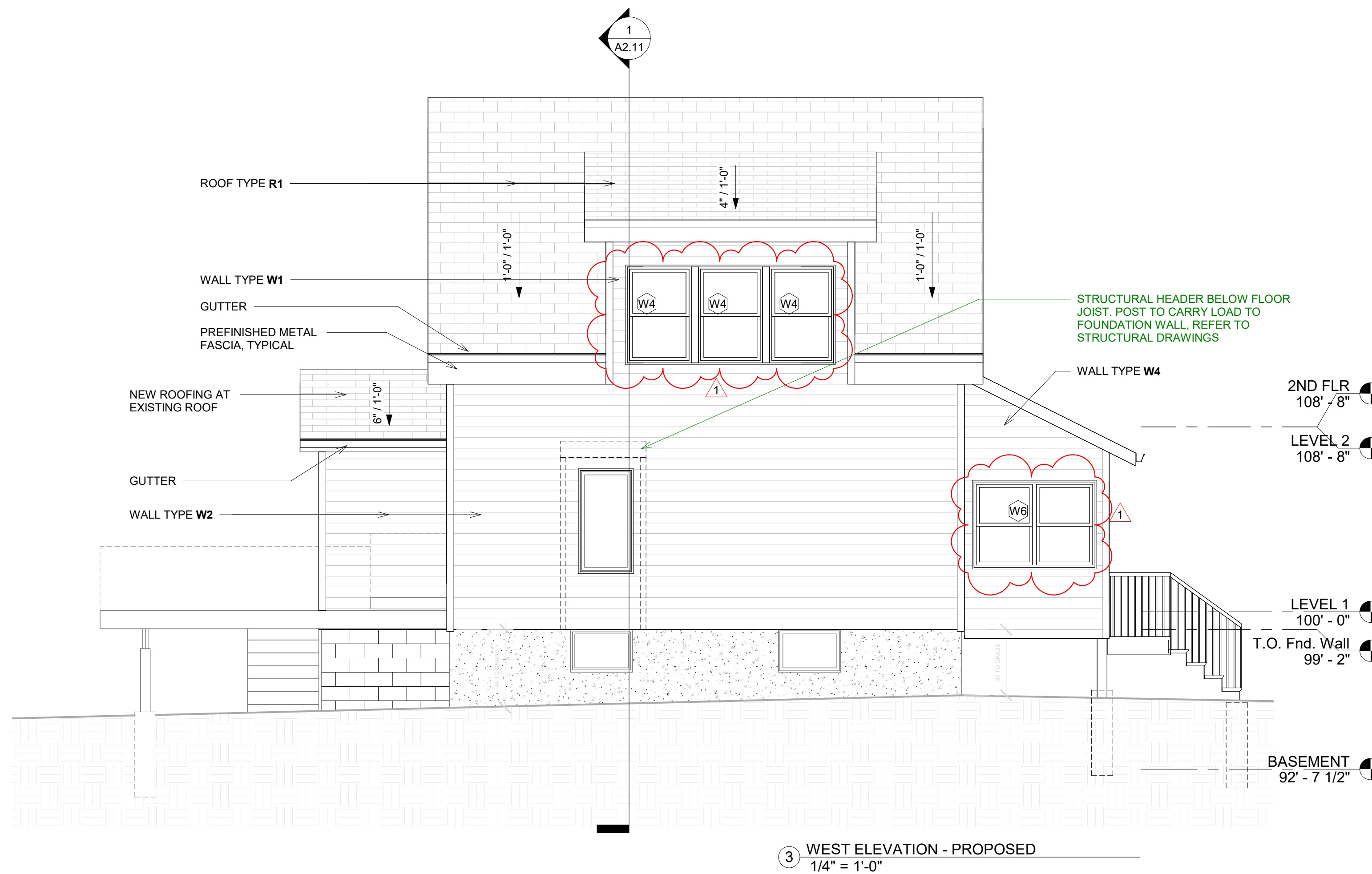
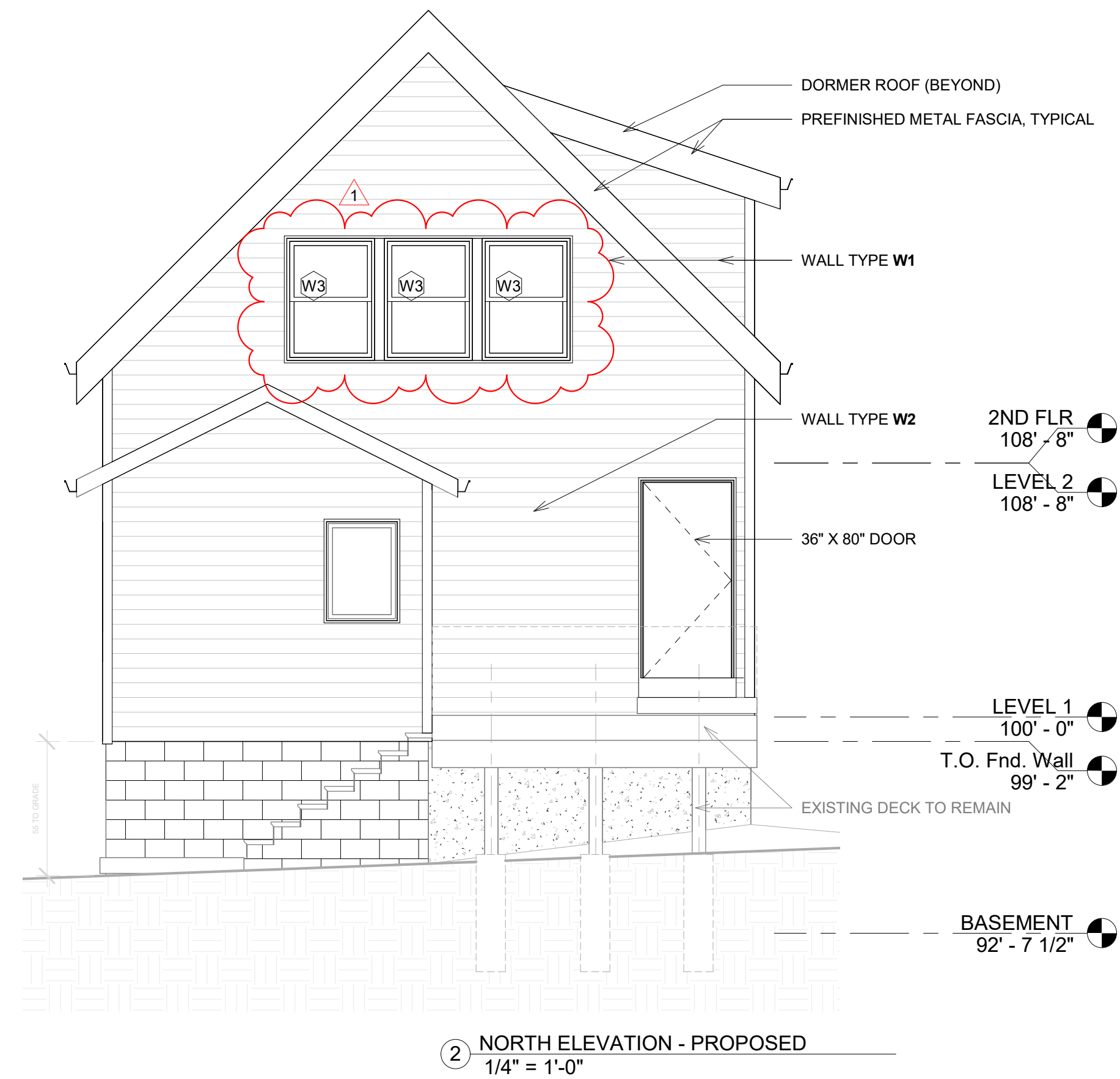
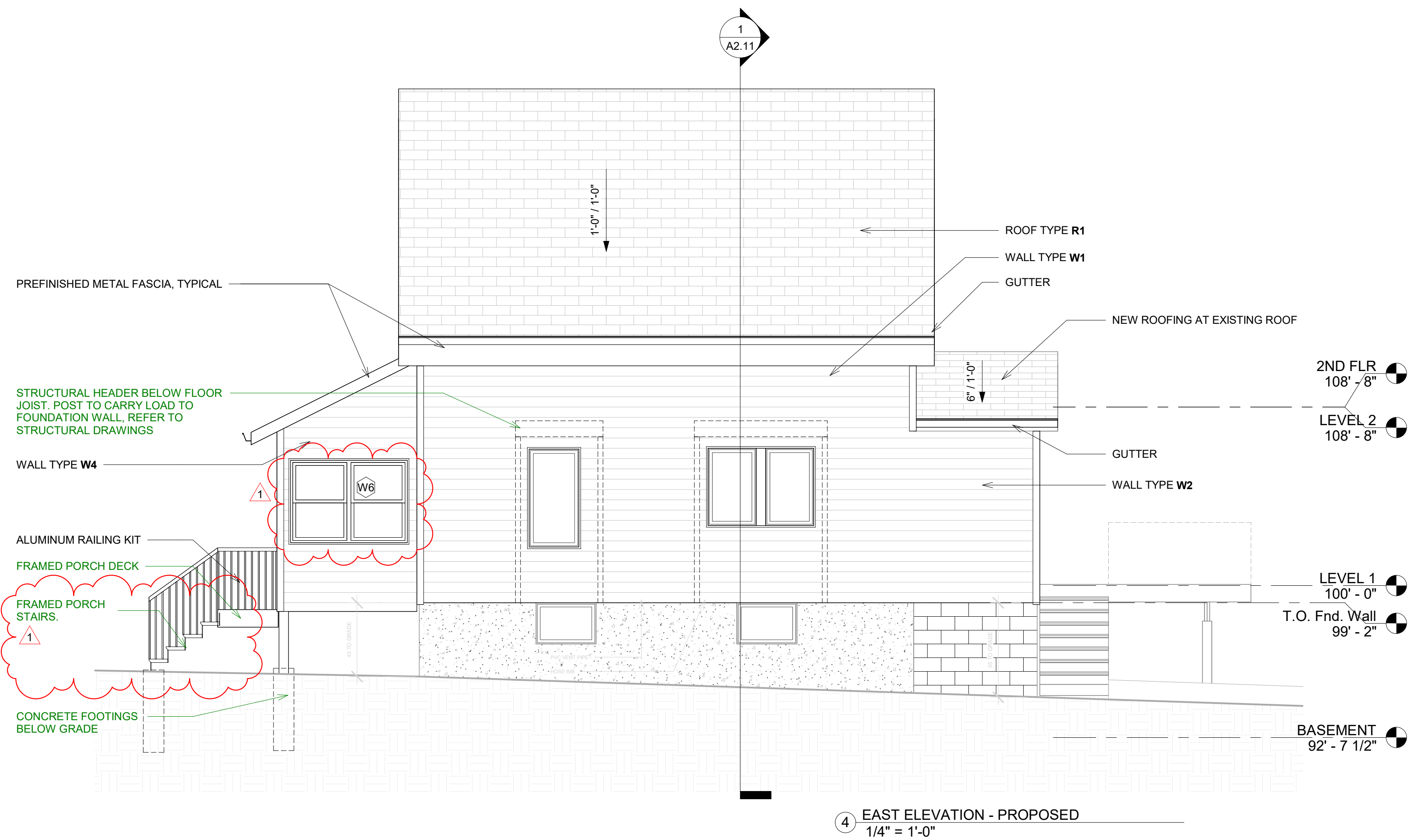
Project number	-
Date	10/21/2025
Drawn by	SP
Checked by	-

## A1.21

Scale  $3/8" = 1'-0"$

10/21/2025 1:31:18 PM





ARCHITECT / ENGINEER OF RECORD

**SP ARCHITECTURE LLC**  
Residential + Commercial

A PROJECT FOR:

**Westring Construction**  
4617 Dovetail Dr STE 8  
Madison, WI 53704  
(608) 441-5435

# RESIDENCE - ADDITION

2654 Union Street  
Madison, WI 53704

No.	Description	Date
	CONCEPT DESIGN	06/04/2025
	BID SET	06/23/2025
	PERMIT SET	08/13/2025
1	AMENDMENT 1	10/21/2025

## PERMIT SET - AMENDMENT 1

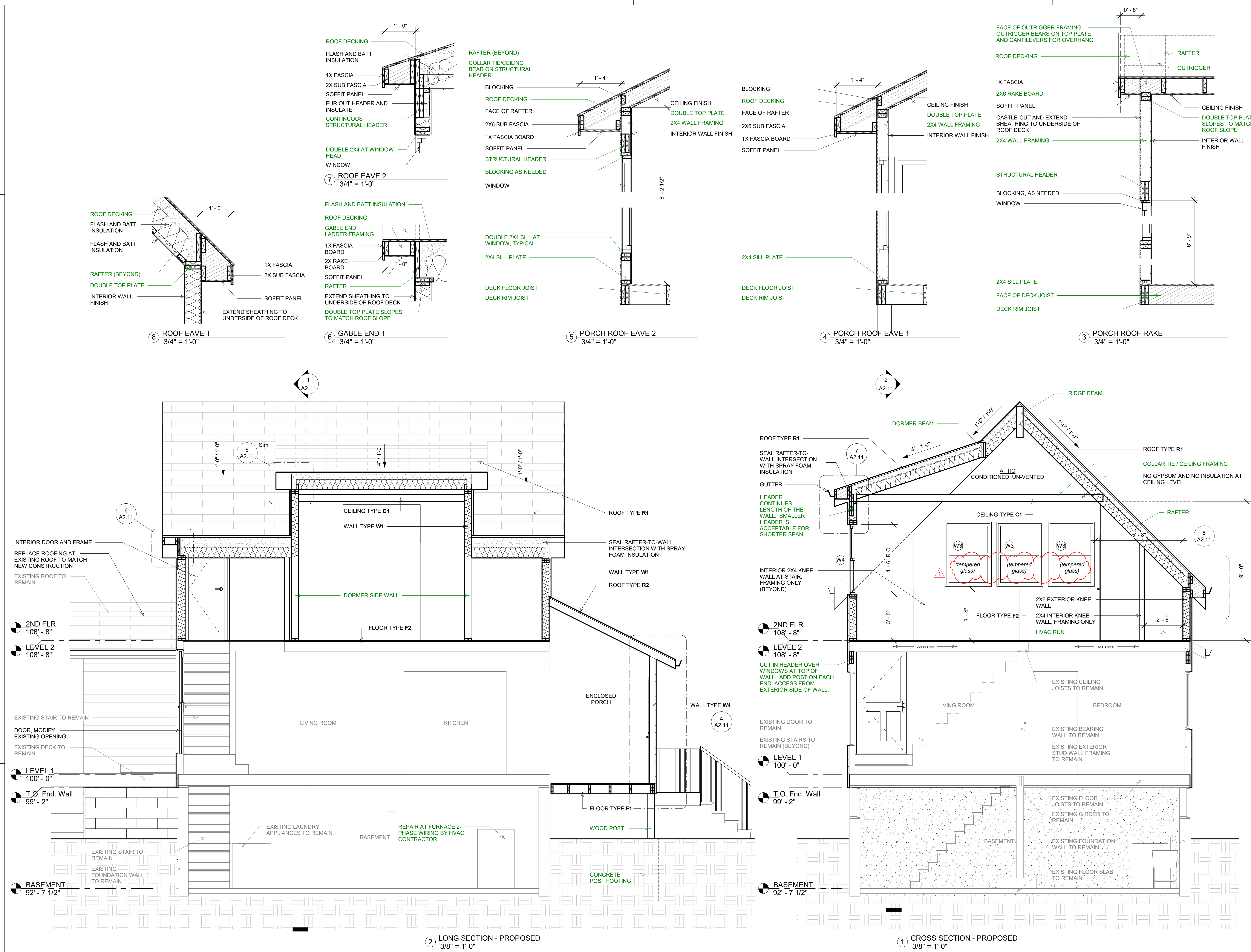
### ELEVATIONS

Project number	-
Date	10/21/2025
Drawn by	SP
Checked by	-

# A2.01

Scale 1/4" = 1'-0"

10/21/2025 1:31:19 PM



ARCHITECT / ENGINEER OF RECORD

**SP ARCHITECTURE LLC**  
Residential + Commercial

A PROJECT FOR:  
**Westring Construction**  
4617 Dovetail Dr STE 8  
Madison, WI 53704  
(608) 441-5435

**RESIDENCE - ADDITION**

2654 Union Street  
Madison, WI 53704

No.	Description	Date
	CONCEPT DESIGN	06/04/2025
	BID SET	06/23/2025
	PERMIT SET	08/13/2025
1	AMENDMENT 1	10/21/2025

**PERMIT SET - AMENDMENT 1**

SECTIONS

Project number -

Date 10/21/2025

Drawn by SP

Checked by -

**A2.11**

Scale As indicated

10/21/2025 1:31:21 PM



**SP ARCHITECTURE LLC**  
Residential + Commercial

A PROJECT FOR:

**Westring Construction**  
4617 Dovetail Dr STE 8  
Madison, WI 53704  
(608) 441-5435

# RESIDENCE - ADDITION

2654 Union Street  
Madison, WI 53704

[illegible]

# PERMIT SET

## FLOOR PLANS

Project number -

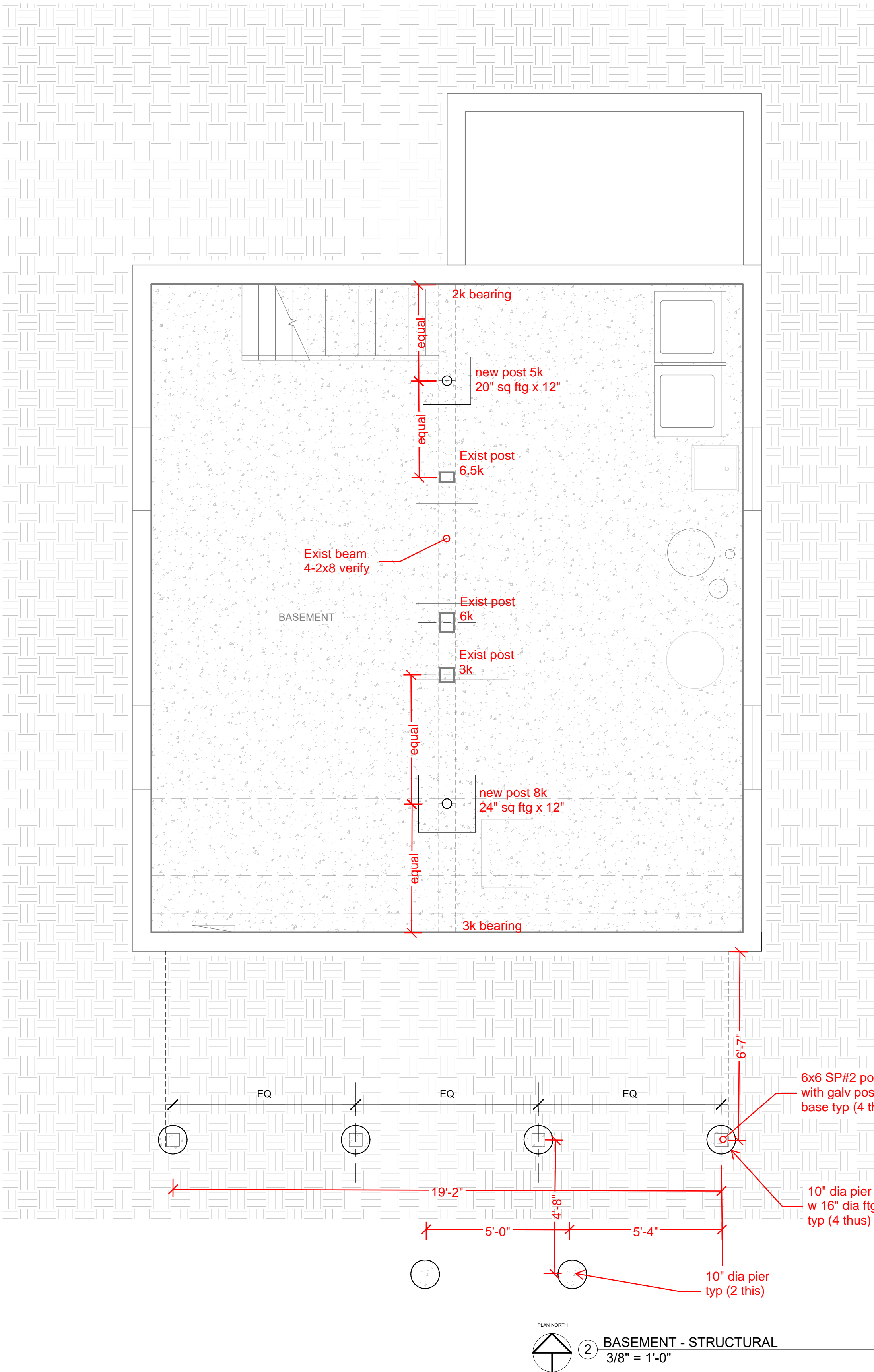
Date 08/13/2025

Drawn by \_\_\_\_\_ -

Checked by \_\_\_\_\_ -

# S1.11

Scale  $3/8" = 1'-0"$

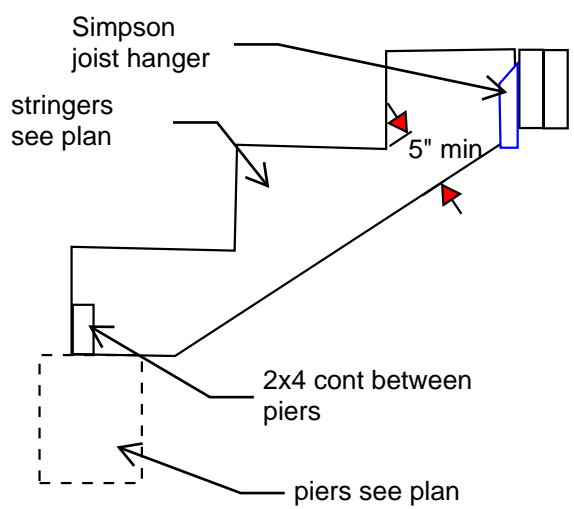


### Shearwall legend

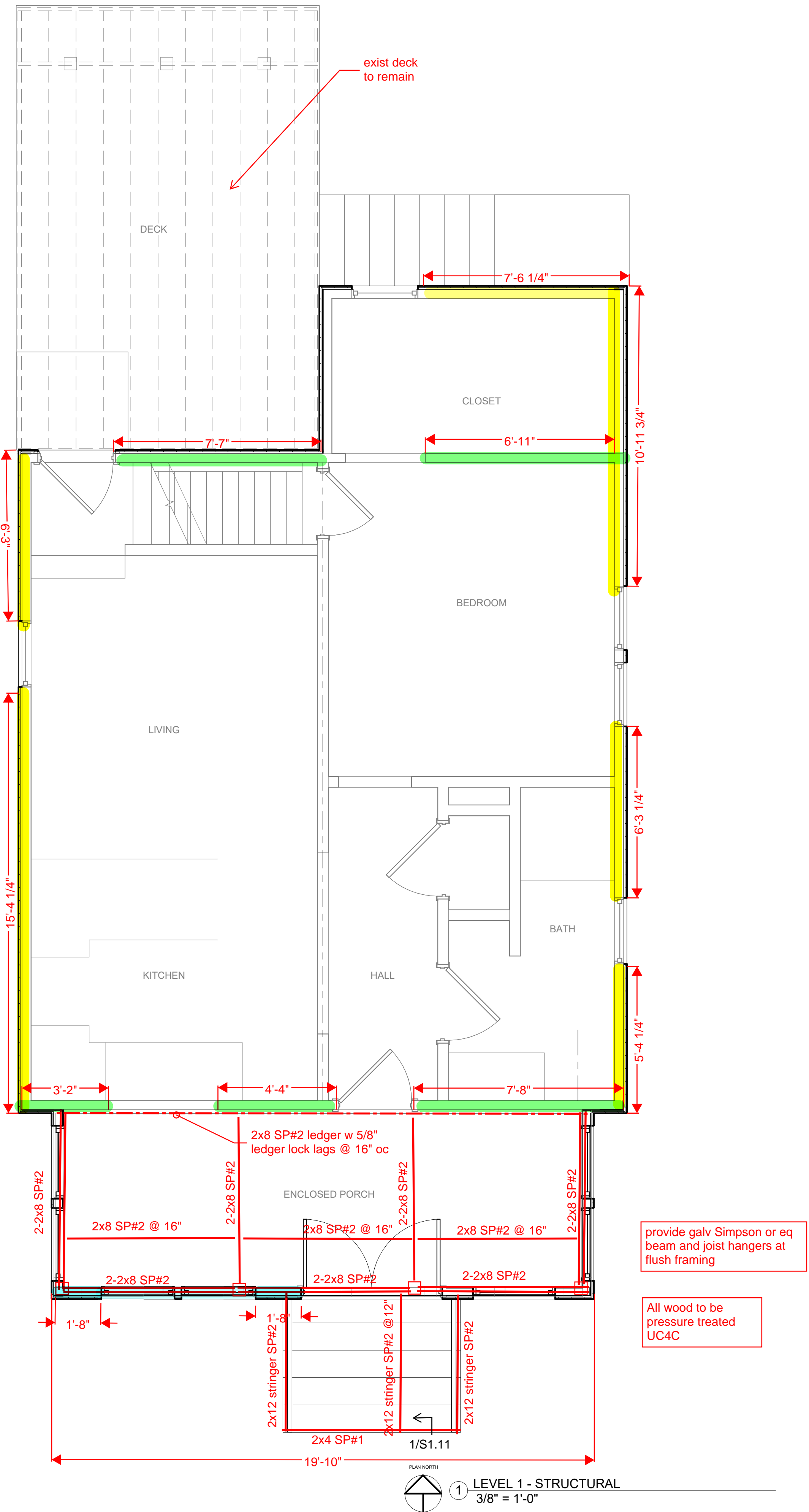
Existing Shearwall sheathing  
1x8 horizontal

7/16" Ply sheathing blocked  
w 8d @ 6" at edges, 12" in field,  
replacing Existing 1x8 sheathing,  
or similar with 10d nails over  
existing sheathing

FTAO Panel  
7/16" Ply sheathing blocked,  
w 8d @ 6" at edges, 12" in field;  
extend above and below window  
16 ga coil strap at head and sill to blocking  
full width 4-8d ea end & 8d @ 6" oc  
16d @ 12" @ base



### 1/S1.11stair section



① LEVEL 1 - STRUCTURAL  
3/8" = 1'-0"



PROJECT FOR:

# RESIDENCE - ADDITION

2034 Orion Street  
Madison, WI 53704

PERMIT SET

## FLOOR PLANS

Checked by	-
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## S1.21

Scale	$3/8" = 1'-0"$
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2 ROOF LEVEL - STRUCTURAL  
3/8" = 1'-0"

Shearwalls:  
7/16" Ply sheathing blocked  
w 8d @ 6" at edges, 12" in field  
16d @ 12" @ base



LEVEL 2 - STRUCTURAL  
3/8" = 1'-0"



PROJECT FOR:

## RESIDENCE - ADDITION

2034 Orion Street  
Madison, WI 53704

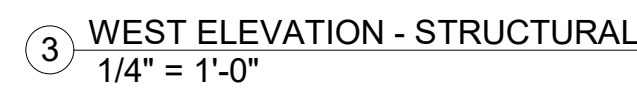
PERMIT SET

## ELEVATIONS

Project number	-
Date	08/13/2025
Drawn by	-
Checked by	-

## S2.01

Scale	1/4" = 1'-0"
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PROJECT FOR:

# RESIDENCE - ADDITION

2034 Union Street  
Madison, WI 53704

PERMIT SET

## EXERCISES

## S2.11

Scale	$3/8" = 1'-0"$
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