



City of Madison

Proposed Demolition

Location
4022 Manitou Way

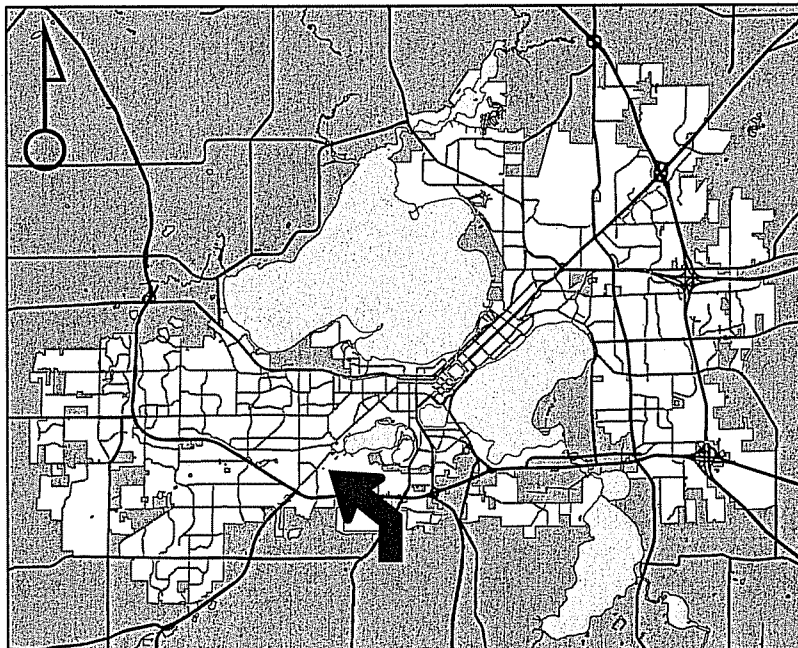
Project Name
Shannahan Demolition

Applicant
Sean & Jerilyn Shannahan/
Paul Cuta - CaS4 Architecture, Inc.

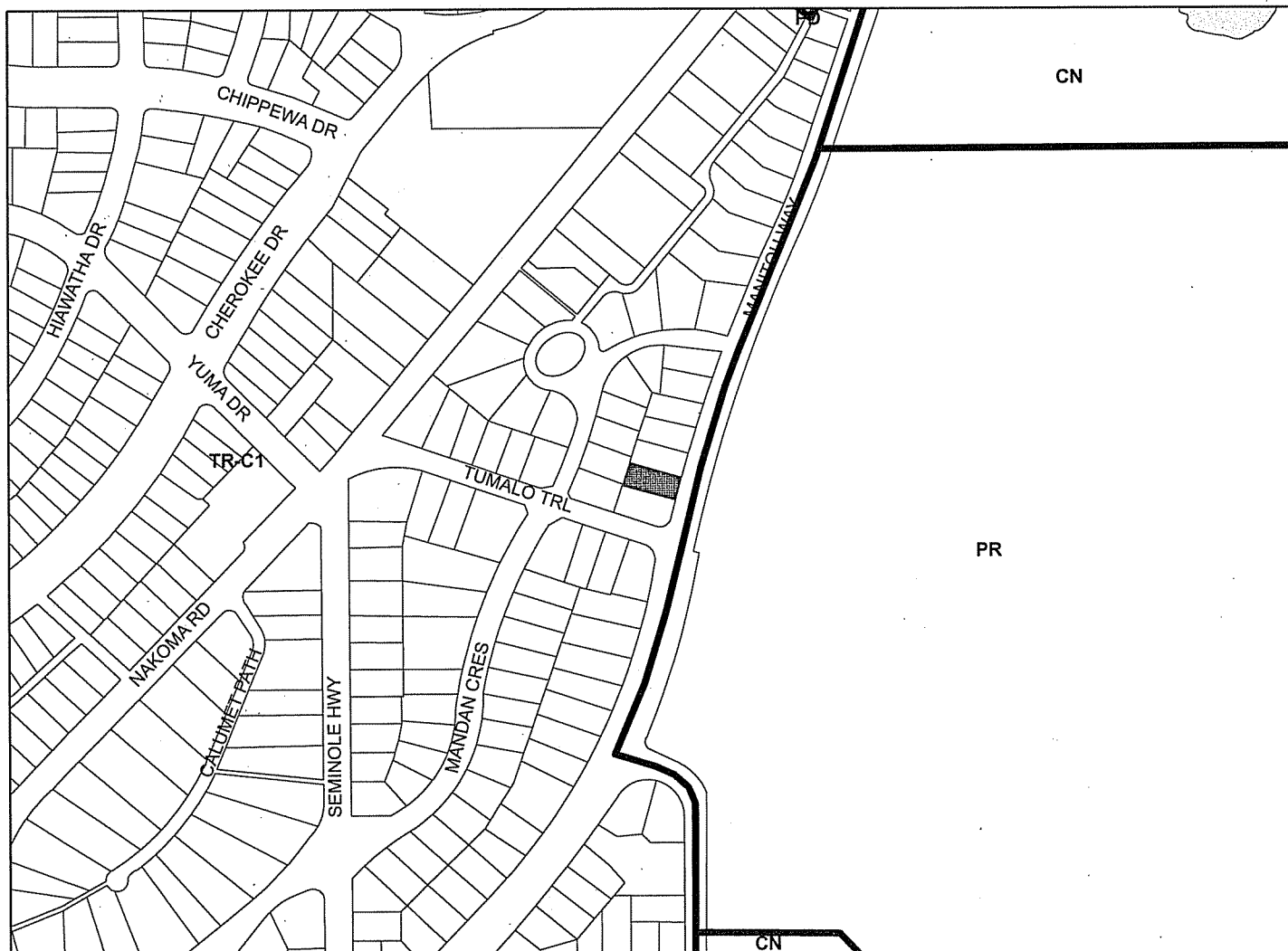
Existing Use
Single-family residence

Proposed Use
Demolish single-family residence and
construct new single-family residence

Public Hearing Date
Plan Commission
13 July 2015



For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 09 July 2015





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

FOR OFFICE USE ONLY:	
Amt. Paid <u>\$600</u>	Receipt No. <u>4332-0004</u>
Date Received <u>5/27/15</u>	
Received By <u>JLK</u>	
Parcel No. <u>0709-332-0202-3</u>	
Aldermanic District <u>10 Maurice Cheeks</u>	
Zoning District <u>TR-C1</u>	
Special Requirements <u>OK</u>	
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:** 4022 Manitou Way
Project Title (if any): Private Residence

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

- Zoning Map Amendment from _____ to _____
- 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: Paul Cuta **Company:** CaS4 Architecture, Inc.
Street Address: 3014 Monroe Street **City/State:** Madison **Zip:** 53711
Telephone: (608) 709-1250 **Fax:** () **Email:** paul@cas4arch.com

Project Contact Person: Same as Applicant **Company:** _____
Street Address: _____ **City/State:** _____ **Zip:** _____
Telephone: () **Fax:** () **Email:** _____

Property Owner (if not applicant): Sean & Jerilyn Shannahan
Street Address: 4018 Manitou Way **City/State:** Madison, WI **Zip:** 53711

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: Demolition of an existing residence for the building of a new single family residence and detached garage.

Development Schedule: Commencement September 2015 Completion June 2016

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 ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & 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:
Demo List Serve on April 2, 2015. Met with Alder Cheeks on-site, May 6, 2015.

→ 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: Stouder & Scanlon Date: 3/25/15 Zoning Staff: Tucker Date: 3/25/15

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

Name of Applicant Paul Cuta Relationship to Property: Architect
Authorizing Signature of Property Owner [Signature] Date 5/27/15



14005.00 – 4022 Manitou Way – Plan Comm. Letter of Intent

Heather Stouder
City of Madison– Department of Planning
Department of Planning and Economic Development
215 Martin Luther King Jr. Blvd., Suite LL100
Madison, WI 53703

May 27, 2015

Re Planning Commission Submittal – Letter of Intent
4022 Manitou Way - Private Residence

Dear Heather and Committee Members,

4022 Manitou Way – Private Residence

Action Requested

Approval for demolition.

Introduction

We are requesting approval for the demolition of an existing residence located at 4022 Manitou Way to allow the construction of a new single family residence in its place. The property owners, Sean and Jerilyn Shannahan, have lived immediately adjacent to this site, at 4018 Manitou Way, for over ten years. They love the neighborhood they live in and have committed to reinvesting in it over the years by performing significant updates to their existing home. As their family continues to grow, they have come to realize they needed more space. When the opportunity to purchase the adjoining property arose late last fall, they were presented with the ideal situation; one which allowed them the opportunity to remain essentially in the same location as their current home while reinvesting in the neighborhood by building a new home, better suited to meet their families changing needs. The existing residence located at 4022 Manitou Way has fallen in to extensive disrepair over the years through the impacts of minimal care and unfortunate neglect by the previous, aging owner, resulting in a residence that has extensive damage to its structure, foundation, finishes, fenestration and exterior cladding. Sean and Jerilyn intend to replace this structure with a new home that is in scale and character with the neighborhood. Upon completion of the new residence, they will sell their existing home to another family that will become part of the neighborhood.

Design

The architectural solution for the new residence is intended to create a home that appears in scale and character with other homes in the neighborhood while including some contemporary articulation of these similar forms and materials. The resulting design is a composition of natural, native Wisconsin limestone, board formed concrete, stained and painted siding, glass, standing seam metal and asphalt shingles. A major volume of space aligns itself along the south edge of the site and provides the primary living space of the residence. This grand space is punctuated by a rhythm of whitewashed, exposed structural trusses that bridge the space between the significant stone mass that creates the spine of the home and a taught, wood clad wall along the southern edge. The exposed structure floats above this wall with punctuated clerestory windows located between each truss. These windows also provide passive ventilation

May 27, 2015
Page 1 of 4

for the space and allow for one's eye to follow the floating ceiling plane, of warm reclaimed wood, as it extends beyond the enclosure to the exterior eave. This floating form extends to the west, beyond the end-wall of the great room, to form a grand covered porch overlooking the backyard from an elevated terrace and flower gardens. The exterior of this vaulted form is clad in a warm grey standing seam metal roof, further articulating the significance of this space while the remaining roof form is rendered with the conventional, shingle roofing material. The open airy volume of the great room is adjacent to and juxtaposed against a more substantial stone mass aligning itself along the North edge of the site. This rusticated stone mass pulls way from the central stone spine of the house while pushing back to the front of the house at the same time, creating a welcoming, front sitting porch. The resulting space created by separating the two stone masses forms the entry gallery for the home, which is further articulated by a light, glass entrance feature that accentuates this space from both outside and within the residence. The mass of the second floor rest on top of the stone base and is an articulated forms of gables and dormers combined with a steeply pitched roof line intended to diminish the mass of the residence while providing visual interest. The new house maintains scale relative to its neighbors by occupying the volume on the roof structure itself. The roof form also wraps back along the north edge with a hip roof that allows the second floor mass to step back along this side. Painted and stained siding are used to articulate the lighter wood volume that is sitting on the stone mass below. The three bedrooms located on this level are each identified by either a gabled or shed dormer feature. The two gabled dormers are also punctuated with standing seam metal roofs extending from the primary roof form while the shed dormer is highlighted by the introduction of a special corner wrap window and cladding in a more taught, tongue and groove siding. The detached, two-car garage is located at the Northeast corner of the site and is a relatively simple wood structure with a gable roof and clad in the same materials as the house itself.

Site / Landscape

The majority of the plant species to be planted at the Shannahan Residence will be native Wisconsin plants. A special effort will be made to include plants that will provide nourishment and habitat for a large variety of pollinators and songbirds. The landscape design includes beds of native grasses and pollinator plantings sculpted out of more grass traditional lawns at the front of the house. A native shrub collection rises out of the front planting beds at the East face of the great room. A service berry tree anchors the SE corner of the site, complementing the adjoining plantings and providing summer shade to the front yard. The combination of these elements and species are intended to create a soft foreground to the primary living space of the residence while providing a suitable habitat for the feeding and observation of birds. A stone and boulder stream bed/rain garden, bordered by native grasses, will extend West from this grouping along the entire South face of the residence. This feature provides visual interest and texture along the boundary of the property while addressing the technical aspects of groundwater control from and between the properties. The concrete drive the runs along the North side of the residence is lined on either side with a collection of native prairie grasses that provide hearty and durable texture along the drive, base of the home and the adjoining properties driveway. Further back along the North lot line, a previously existing row of arborvitae will be replaced with a new row of Smaragg Arborvitae

intended to provide privacy screening between the new home and exterior living space of the adjoining property. The fenced backyard is primarily traditional grass lawn. A variety of vines will be planted in the mulch edge along the base of the cedar fence to add color and visual interest to the screening element, which is located along the South and West edges of the property. The Southwest corner of the back yard is anchored by a Swamp White Oak, which is intended to provide the yard with summer shade. Further to the East along the South edge of the lawn is a River Birch that provides additional shading to the yard and elevated back porch. The elevated back porch is articulated with planting beds for annuals along South and West edges. The rear lawn is also highlighted with a heritage peony garden and a raised vegetable garden.

Zoning

The site is zoned TR-C1 (Traditional Residential – Consistent 1 District). The proposed design is in compliance with the prescribed City zoning requirements including the detached garage.

Project Team

Owner	Sean & Jerilyn Shannahan	
Architect	Cās ₄ Architecture, LLC	Paul Cuta
Construction Manager	Cās ₄ Architecture, LLC	Marc Schellpfeffer

Existing Conditions

See attached Photos

Project Schedule

Demolition	August 15, 2015
Construction	September 1, 2015 – June 1, 2015

Proposed Uses

Residential

Hours of Operation

Typical hours of operation are: Residential 24 / 7

Building Square Footage

Lower Level	2,220 GSF
Level 1	2,140 GSF
Level 2	1,086 GSF

Total Above Grade	3,226 GSF
Total Residential	5,446 GSF

Detached Garage	572 GSF
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Number of Dwelling Units

One (1)

14005.00 – 4022 Manitou Way – Plan Comm. Letter of Intent

Auto & Bike Parking Stalls

Bicycle Parking NA
Auto Parking 2

Lot Coverage and Usable Open Space:

Lot Size 8,403 SF

Impervious Area:

Structures & Porches 3,315 SF
Pavement 1,572 SF

Pervious Area:

Lawn/Landscape 3,470 SF

Proposed ISR 58.2 %

% Lot Coverage 39.5 %

Value of Land

\$181,000

Estimated Project Cost

\$1,200,000

Number of Construction & Full-Time Equivalent Jobs Created

Construction Jobs 3-6 FTE's

Public Subsidy Requested

None.

Paul M. Cuta, AIA
Partner

PMC/mds

Attachments:

Copied File



Front - East Elevation



North Elevation



West Elevation



South / West Elevation

14005.00

Existing Property Images

4022 Manitou Way

Scale: NTS

May 27, 2015

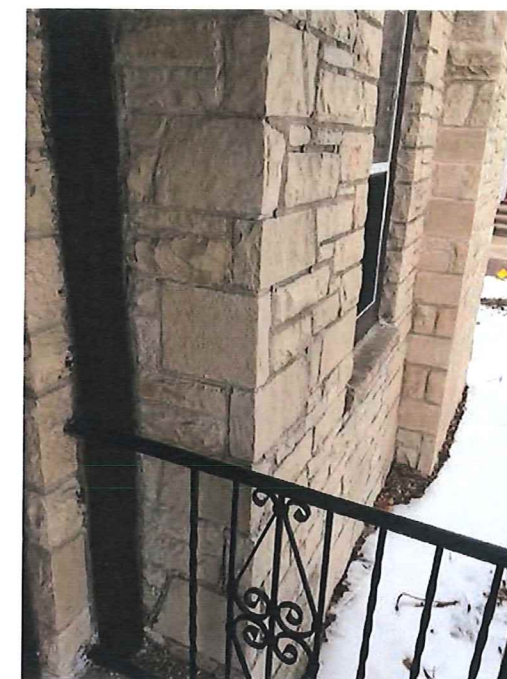
© 2015



Southeast Corner



Back Entry



Front Entry



North Elevation



Northeast Corner & Chimney



Partial Back Elevation

14005.00

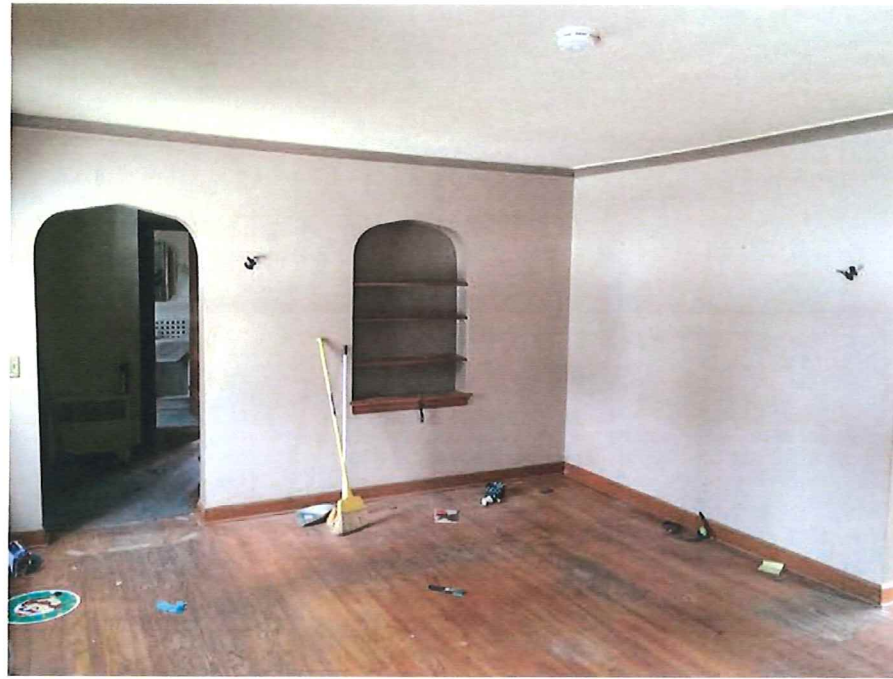
Existing Property Images

4022 Manitou Way
Scale: NTS

May 27, 2015

© 2015

Cās₄
architecture, llc



Living Room



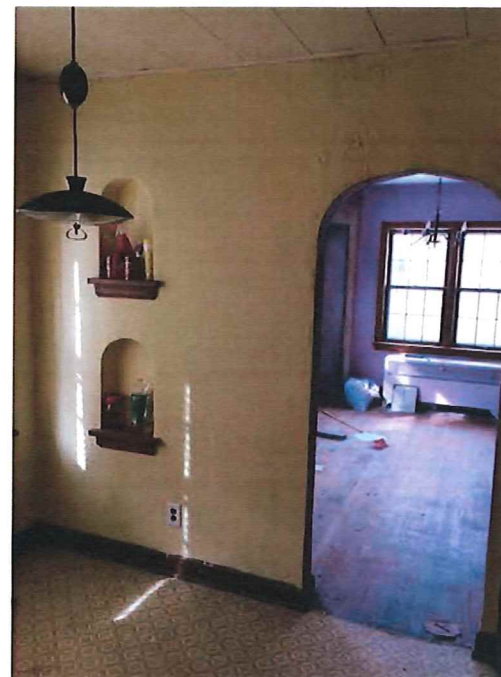
Kitchen - 1



Kitchen - 2



Dining Room



Breakfast Alcove



Powder Room

14005.00 Existing Property Images

4022 Manitou Way
Scale: NTS

May 27, 2015

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Bedroom #1



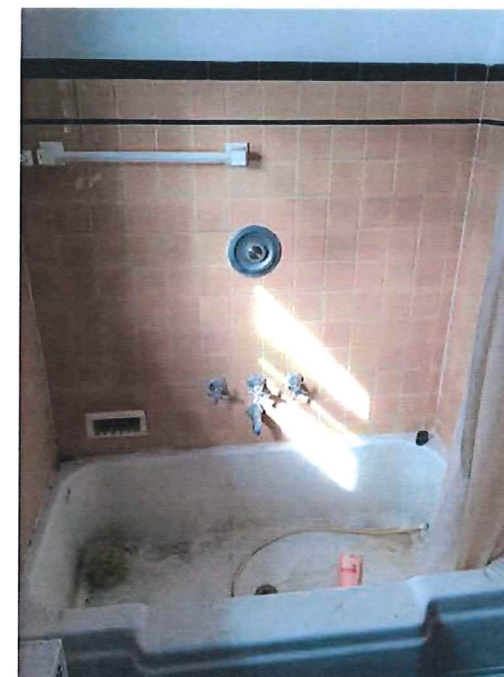
Bedroom #2



Bedroom #3



Bathroom - 1



Bathroom - 2

14005.00 Existing Property Images

4022 Manitou Way
Scale: NTS

May 27, 2015

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Basement - 1



Basement - 2



Basement - 3



Garage

14005.00 Existing Property Images

4022 Manitou Way
Scale: NTS

May 27, 2015

© 2015

Shannahan Residence

4022 Manitou Way, Madison, WI 53711

City of Madison - Plan Commission Submittal

CaS₄
architecture, llc

3414 Monroe Street
Madison, WI 53711
ph 608-709-1250

Structural Engineering:
ECHOLON STRUCTURES, LLC
1521 Sunset Ct.
Middleton, WI 53562

Civil Engineering/Landscape Architecture:
WYSER ENGINEERING
201 1/2 East Main Street
Mount Horeb, WI 53572

Volume 01 Project File: 14005.00 - Shannahan Residence 02 Drwy: 14005_0001_PlanCommissionSubmittal.dwg

General Sheet

Civil / Landscape

Architectural

Wyser Engineering
201 1/2 East Main Street
Mount Horeb, WI 53572

ph 608-255-0800

CaS Architecture, LLC
3414 Monroe Street
Madison, WI 53711

ph 608-709-1250

G001 Title Sheet
Existing Conditions Survey

C100 Site Demolition Plan
C101 Site Plan
C200 Grading, Erosion Control &
Utility Plan
L100 Landscape Plan

A100 Basement & First Floor Plan
A101 Second Floor & Roof Plan
A102 Garage Floor Plan & Roof Plan
A200 Building Elevations
A201 Building Elevations
A202 Building Elevations
A203 Garage Elevations
11x17 Rendered Building Images

Shannahan Residence

4022 Manitou Way
Madison, WI 53711

Project #: 14005.00

Design Development NOT FOR CONSTRUCTION

Issued for:

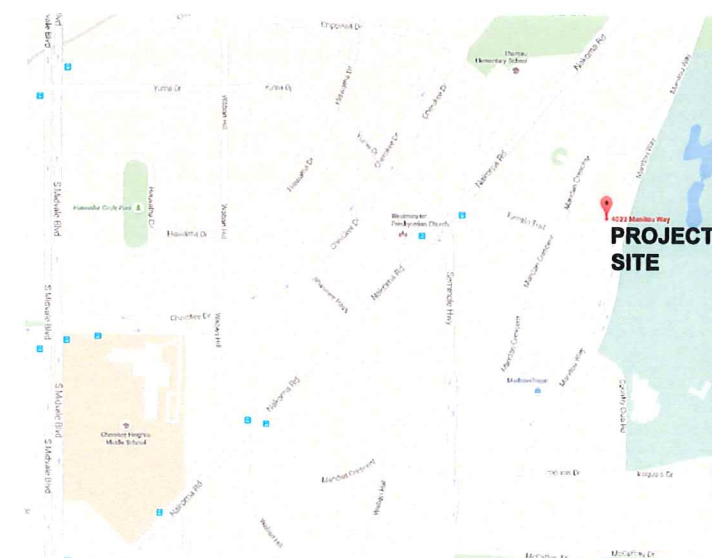
No.	Description	Date
1	Plan Commission Submittal	5-27-2015

Drawn by: CaS4 Architecture
Checked by: CaS4 Architecture

Title Sheet

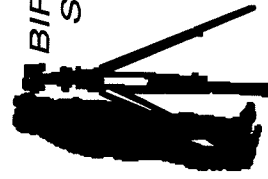
G001

PROJECT LOCATION MAP



NOT FOR CONSTRUCTION

Project Name: Shannahan Residence
Project #: 14005.00



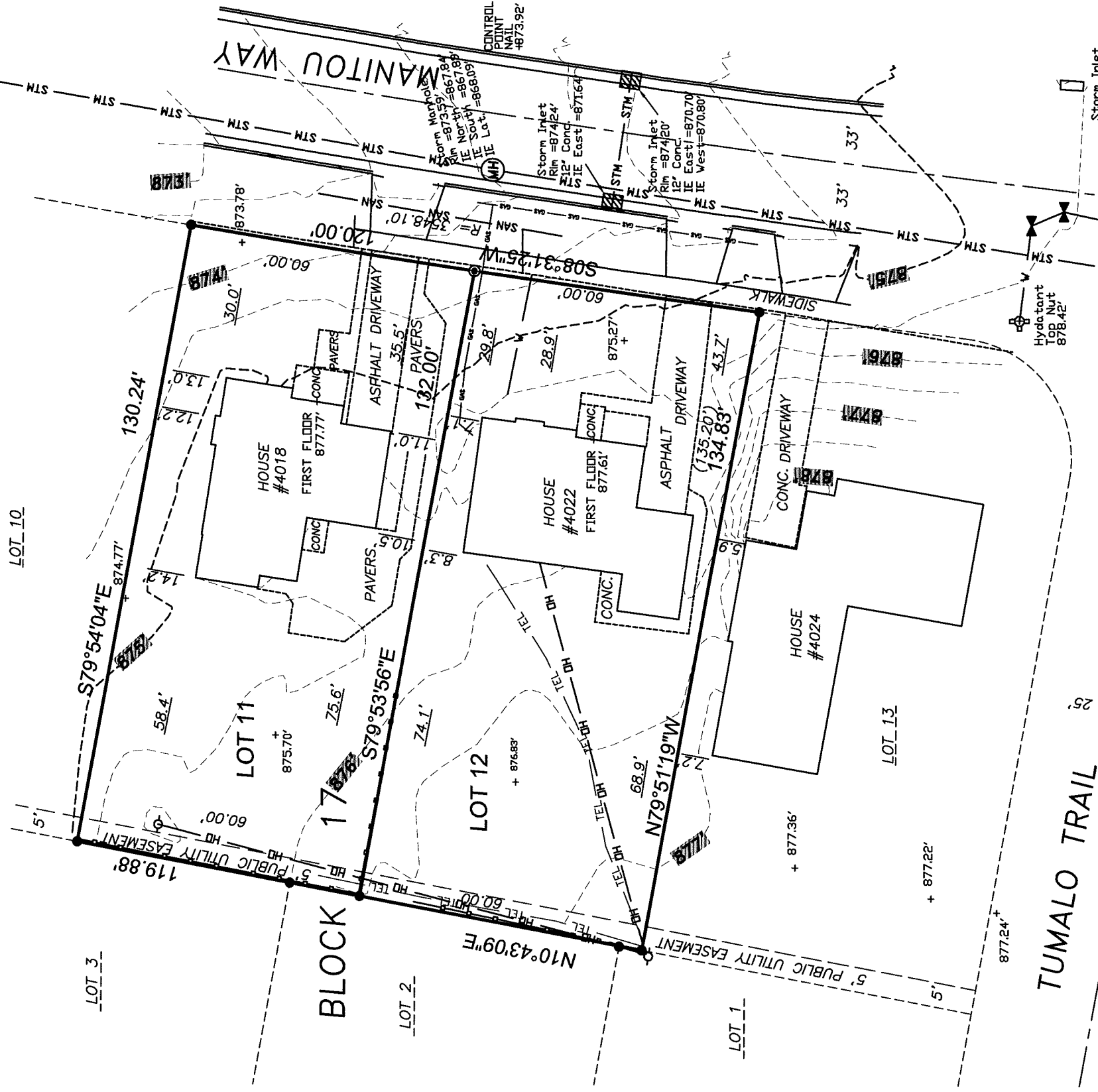
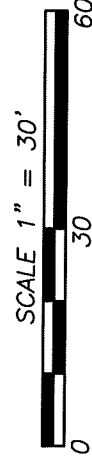
BIRRENKOTT SURVEYING, INC.

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI 53590
Phone (608) 837-7463
Fax (608) 837-1081

TOPOGRAPHIC MAP

Description:

LOT 11 AND 12, REPLAT-B, BLOCK 17,
CITY OF MADISON, DANE COUNTY,
WISCONSIN.



Legend:

- = Found 3/4" Iron Bar
- ⊙ = Found 1 Square Iron Bar
- = 1"x24" Iron pipe set
min.wt.=1.68#/in.ft.
- () = Recorded as data
- = Wood Fence
- DH— = Overhead Utilities

Notes:

This survey is subject to any and all easements and agreements both recorded and unrecorded.

The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.

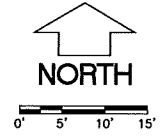
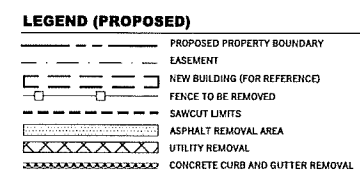
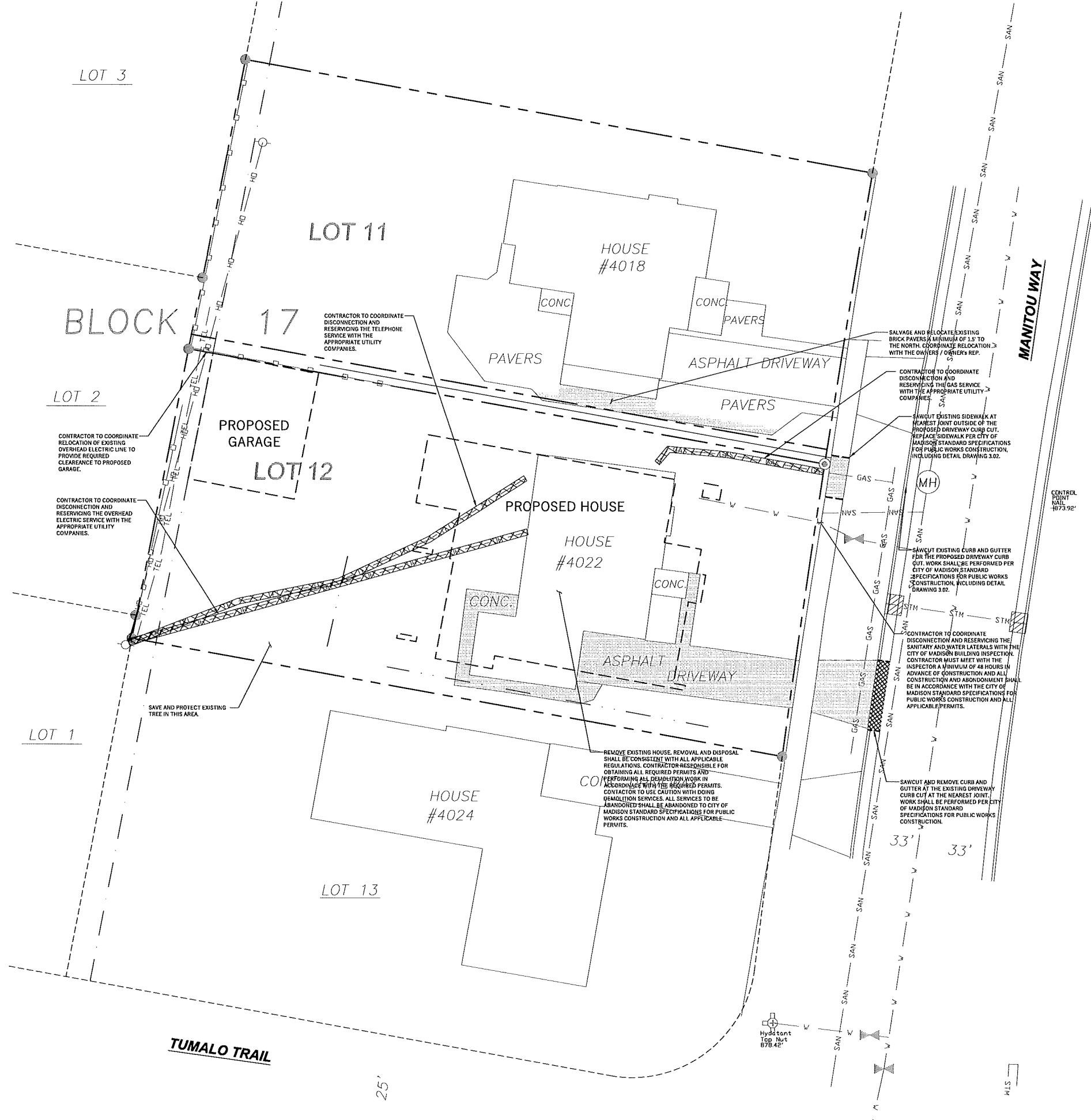
Wetlands, if present have not been delineated.

This survey shows visible, above-ground improvements only. No guarantee is made for below-ground structures.

Elevations Referenced To: DANE COUNTY DATUM.

Contours are 0.5' intervals

Dated: MAY 6, 2015
 Surveyed: T.A.S.
 Drawn: T.K.
 Checked: D.V.B.
 Approved: 352/3-5
 Field book:
 Comp. File: J:\2015\CARLSON
 Office Map No. 150292



GENERAL NOTES

- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS PROVIDED TO WYSER ENGINEERING. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
- THE BENCHMARK LOCATION IS SHOWN FOR REFERENCE ONLY WITHIN THIS PLAN. THE BENCHMARK SHALL BE VALIDATED BY REGISTERED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
- CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
- WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

DEMOLITION NOTES

- THIS PLAN INDICATES ITEMS ON THE SITE INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE (BY OTHERS), "DIGGER'S HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, WHERE NOT INCLUDED WITHIN THE FIELD SURVEY BY OTHERS, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S / BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE HIS OWN DUE DILIGENCE TO INCLUDE IN HIS BID WHAT ADDITIONAL ITEMS, IN HIS OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR / BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. WYSER ENGINEERING TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OR ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
 - NOTIFYING THE DESIGN ENGINEERING AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
- CONTRACTOR SHALL KEEP ALL STREETS AND ADJOINING SHARED ACCESS ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
- ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY. STUMPS SHALL BE GROUND TO PROPOSED SURFACE.
- PERFORM TREE PRUNING IN ALL LOCATIONS WHERE PROPOSED PAVEMENT AND / OR UTILITY INSTALLATION ENCRUSCH WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN. ALL TRENCHING WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN SHALL BE DONE RADIIALLY AWAY FROM THE TRUNK IF ROOTS IN EXCESS OF 1" DIAMETER ARE EXPOSED. ROOTS MUST BE CUT BY REPUTABLE TREE PRUNING SERVICE PRIOR TO ANY TRANSVERSE TRENCHING.
- CONTRACTOR SHALL COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATIONS WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
- ABANDONED / REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
- CONTRACTOR TO REMOVE EXISTING UTILITY PIPE AND BACKFILL WITH SELECT FILL OR PROVIDE PIPE BACK-FILLING WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE / FLOWABLE FILL".
- GRANULAR BACKFILL MATERIALS ARE REQUIRED FOR FILL UNDER PROPOSED PAVED AREAS.
- RESTORATION OF THE EXISTING RIGHT-OF-WAYS AS NEEDED ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION AND REMOVAL. THIS INCLUDES, BUT IS NOT LIMITED TO, CURB & GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.
- ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.



3414 Monroe Street
Madison, WI 53711
ph 608-709-1250

Structural Engineering:

Civil Engineering:
WYSER ENGINEERING, LLC.
201 1/2 E. Main St.
Mt. Horeb, WI 53572

Shannahan Residence

4022 Manitou Way
Madison, WI 53711

Project #: 14005.00

Design Development NOT FOR CONSTRUCTION

Issued for:

No.	Description	Date

Drawn by: CaS4 Architecture
Checked by: CaS4 Architecture

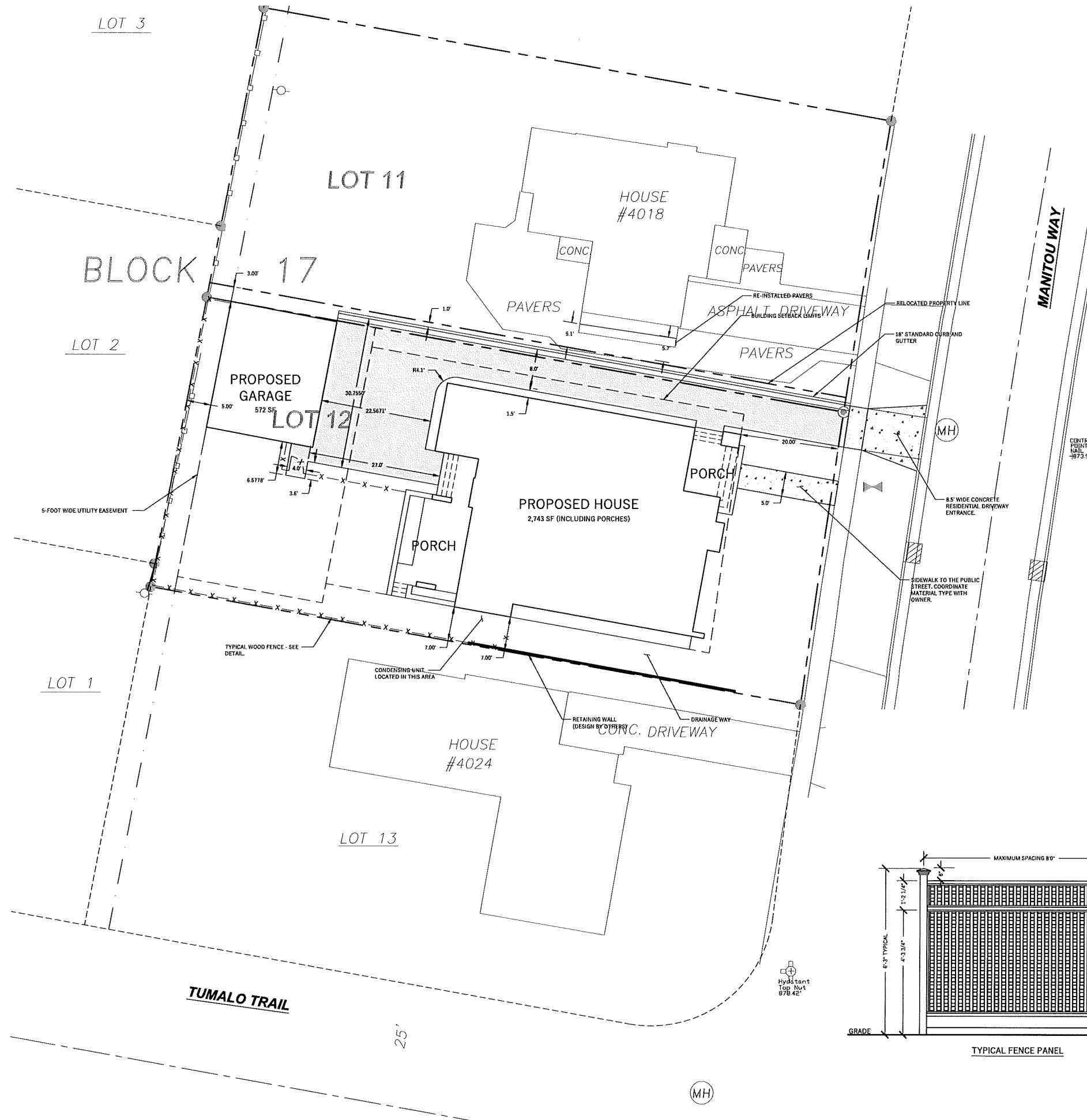
SITE DEMOLITION PLAN

C100

DIGGERS HOTLINE
Toll Free (800) 242-8511
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

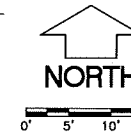
NOT FOR CONSTRUCTION

Project Name: 4022 MANITOU WAY
Project #: 14-026
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LEGEND (PROPOSED)

- PROPOSED PROPERTY BOUNDARY
- - - EASEMENT
- ▭ BUILDING FOOTPRINT
- ▭ 18" CURB AND GUTTER
- ▭ ASPHALT PAVEMENT
- ▭ CONCRETE / STAMPED / PAVER SURFACE
- ▭ STORMWATER DRAINAGE PATH
- X - X - X FENCE (SEE DETAIL)



GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS PROVIDED TO WYSER ENGINEERING. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. BENCHMARK INFORMATION CAN BE FOUND ON THE EXISTING CONDITIONS MAP BY OTHERS. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY REGISTERED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE VILLAGES'S LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH VILLAGES OF MOUNT HOREB STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION- LATEST EDITION.

SITE INFORMATION BLOCK:

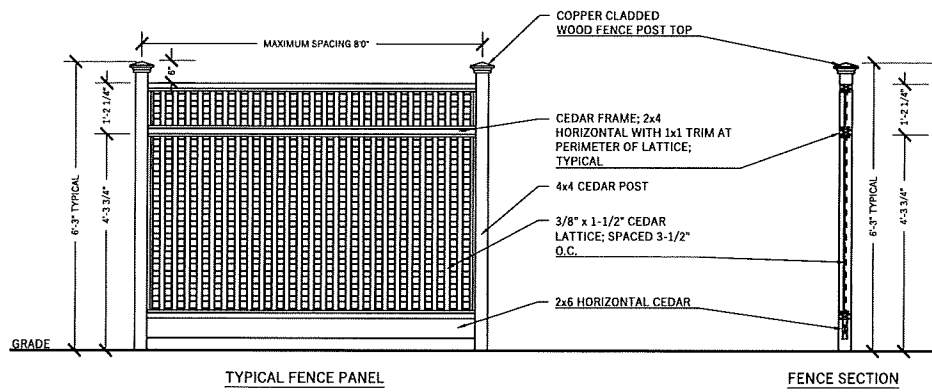
SITE ADDRESS: 4022 MANITOU WAY
 SITE ACREAGE (PROPOSED LOT): 8,403 SF
 USE OF PROPERTY: RESIDENTIAL

EXISTING IMPERVIOUS SURFACE AREA
 ROOFTOP: 1,225 SQ.FT.
 PAVED: 685 SQ.FT.

NEW IMPERVIOUS SURFACE AREA:
 ROOFTOP (INCLUDING GARAGE): 3,315 SQ.FT.
 PAVED: 1,572 SQ.FT.

TOTAL DISTURBANCE LIMITS: 8,400 SQ. FT.
 TOTAL IMPERVIOUS SURFACE AREA: 4,887 SQ.FT.
 PERCENT IMPERVIOUS: 58.2%

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 Toll Free (800) 242-8511
 Hearing Impaired TDD (800) 542-2288
 www.DiggerHotline.com



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 3414 Monroe Street
 Madison, WI 53711
 ph 608-709-1250

Structural Engineering:

 Civil Engineering:
WYSER ENGINEERING, LLC.
 201 1/2 E. Main St.
 Mt. Horeb, WI 53572

Shannahan Residence
 4022 Manitou Way
 Madison, WI 53711
 Project #: 14005.00

Design Development
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Issued for:

No.	Description	Date

Drawn by: CaS4 Architecture
 Checked by: CaS4 Architecture

SITE PLAN

C101

Project Name: 4022 MANITOU WAY
 Project #: 14005.00
 \\WYSER\SERVER\Wysr_Engineering\2015\150216_CaS4 - 4022 Manitou Way\DWG\15-0216_CaS4.dwg

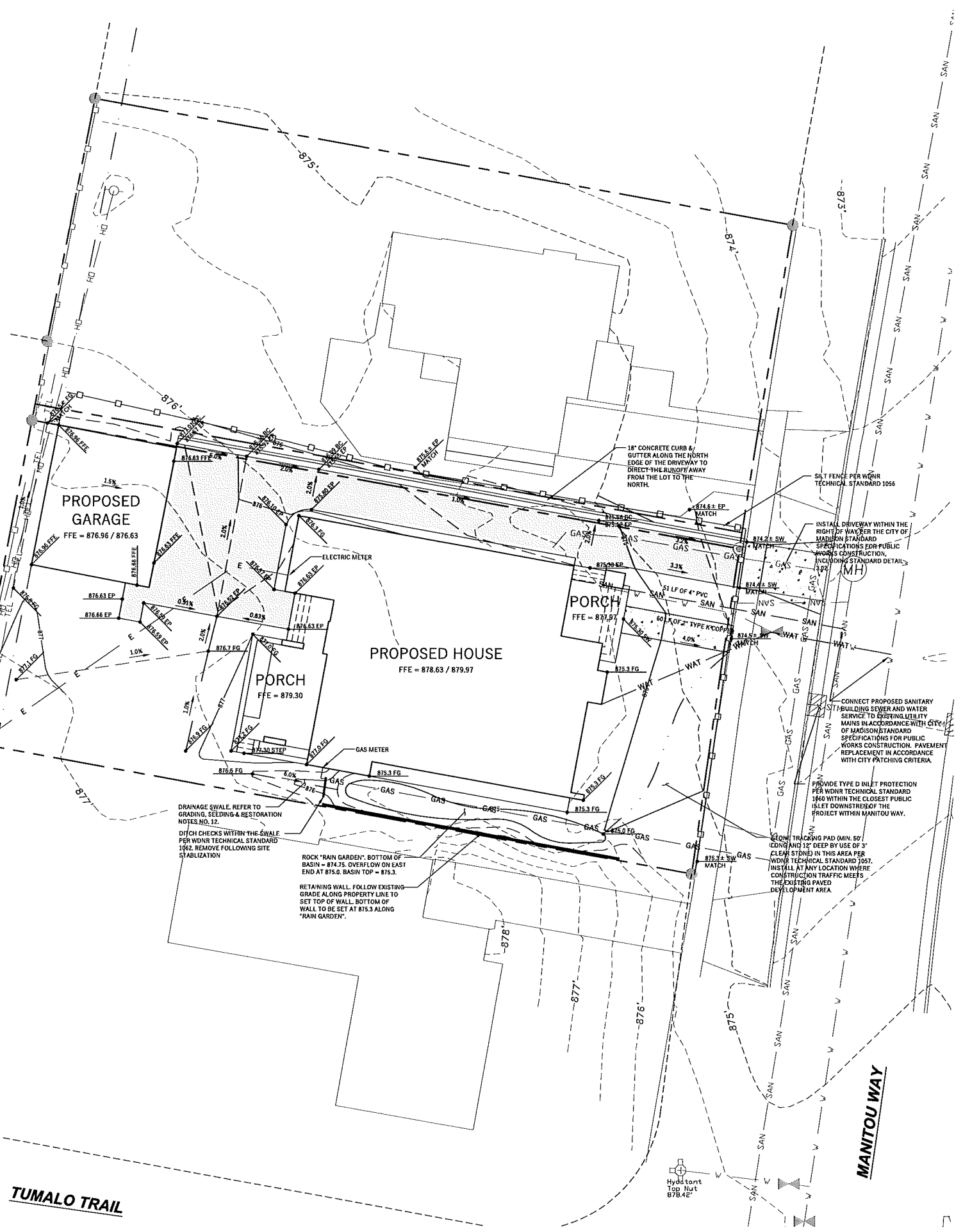
NOTE:
 ALL SLOPES GREATER THAN 4:1 SHALL HAVE EROSION MATTING OR TEMPORARY SEED AND MULCH WITHIN 1 MONTH OF DISTURBANCE.
 ALL SLOPES 5% OR GREATER SHALL BE TEMPORARY SEED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2.0 MONTHS (60 DAYS) OF DISTURBANCE.
 SLOPES LESS THAN 5% DO NOT REQUIRE COVER THROUGHOUT CONSTRUCTION UNLESS OTHERWISE SPECIFIED BY THE CITY OF MADISON OR SIGNIFICANT EROSION IS VISIBLE.

UTILITY NOTES

- REFER TO DEMOLITION PLAN FOR EXISTING UTILITY REMOVAL AND REPLACEMENT NOTES.
- CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.
- THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WISDPS, AND WDRR.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
- ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE. NO BLASTING IS ALLOWED WITHIN 30 FEET OF EXISTING UTILITIES.
- ALL PRIVATE WATER SERVICES SHALL BE INSTALLED WITH A 6" MINIMUM BURY. PROVIDE INSULATION ABOVE PIPES WITH LESS THAN 5" OF GROUND COVER.
- GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS (UNLESS OTHERWISE SPECIFIED BY A GEOTECHNICAL ENGINEER). ALL UTILITY TRENCH BACKFILL SHALL BE COMPACTED PER CITY OF MADISON STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL COORDINATE A MEETING WITH THE MUNICIPAL BUILDING INSPECTION DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
- ALL NON-METALLIC BUILDING SEWER AND WATER SERVICES MUST BE ACCOMPANIED BY MEANS OF LOCATING UNDERGROUND PIPE. TRACER WIRE VALVE BOXES SHALL BE INSTALLED ON ALL LATERALS AND AS INDICATED ON THESE PLANS.
- ALL PRIVATE SANITARY BUILDING SEWER PIPE AND TUBING SHALL CONFORM TO SPS 384.30-3.
- ALL PRIVATE PIPE AND TUBING FOR WATER SERVICE SHALL CONFORM TO SPS 384.30-7.
- ALL PRIVATE PIPE SHALL BE INSTALLED PER SPS 384.40-8 INCLUDING AT LEAST 8" OF HORIZONTAL DISTANCE BETWEEN WATER PIPING AND SANITARY SEWER FROM CENTER OF PIPE TO CENTER OF PIPE AND 6" OF SEPARATION BETWEEN STORM SEWER AND WATER PIPING.
- CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTIONS WITH THE BUILDING PRIOR TO CONSTRUCTION.

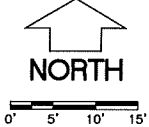
EROSION CONTROL CONSTRUCTION SCHEDULE

- 4/15/2015 - INITIAL LAND DISTURBING - INSTALL ALL PERIMETER EROSION CONTROL DEVICES INCLUDING STONE TRACKING PAD, SILT FENCE AND INLET PROTECTION OF EXISTING INLETS, INCLUDING PUBLIC INLETS WITHIN THE PUBLIC RIGHT-OF-WAY.
- DURING CONSTRUCTION
 - WHEN GRADING ACTIVITIES ALLOW, ADD STONE BERMS WHERE SHOWN AND WHERE RUNOFF BECOMES CONCENTRATED.
 - SOIL STOCKPILES WHICH ARE LEFT UNUSED FOR MORE THAN 7 DAYS SHALL BE STABILIZED AND SILT FENCE INSTALLED AROUND THE PILE.
 - ALL SLOPES GREATER THAN 4:1 SHALL BE STABILIZED WITHIN ONE MONTH (30 DAYS) OF BEING DISTURBED.
- 10/15/2015 - PRIOR TO WINTER, MULCH AND/OR TEMPORARY SEED THE SITE.
- 5/1/2016 - PAVE THE DRIVEWAY, FINISH GRADING AND TOPSOIL PLACEMENT, FINAL SITE STABILIZATION WITH SEED, MULCH AND EROSION MATTING WHERE NECESSARY.



LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- WATER SERVICE
- SANITARY BUILDING SEWER
- GAS (DESIGN BY OTHERS)
- E (DESIGN BY OTHERS)
- ASPHALT PAVEMENT
- CONCRETE / STAMPEDE / PAVED SURFACE
- PROPOSED CONTOUR
- PROPOSED HALF CONTOUR
- SILT FENCE
- INLET PROTECTION
- DITCH CHECK
- SPOT GRADE
- DRAINAGE GRADE BREAK
- DRAINAGE ARROW



GENERAL NOTES

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- CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
- WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC UTILITIES AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

- ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE CURRENT WISCONSIN DEPARTMENT OF NATURAL RESOURCES (DNRR) EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS (enr.wis.gov).
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE, A PRE-CONSTRUCTION SITE MEETING AND AN ENGINEER SEALED AS BUILT OF THE INITIAL EROSION CONTROL MEASURES IS REQUIRED AND IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ENGINEER / CITY OF MADISON HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR MUST NOTIFY THE CITY OF MADISON BUILDING INSPECTOR TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBANCE ACTIVITIES.
- EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSPECTED ONCE PER WEEK AND FOLLOWING EACH RAINFALL EVENT. INSPECTION REPORTING SHALL BE IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS, INCLUDING SELF REPORTING, AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION AND SEDIMENT CONTROL PRACTICES IN WORKING ORDER. EROSION CONTROL SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
- DEWATERING PRACTICES SHALL COMPLY WITH TECHNICAL STANDARD 1061.
- ALL SLOPES EXCEEDING 25% (4:1) SHALL BE STABILIZED WITH A CLASS I, TYPE B EROSION MAT.
- DUST CONTROL SHALL BE MITIGATED IN ACCORDANCE WITH WDRR TECHNICAL STANDARD 1068.
- ALL DISTURBED AREAS SHALL BE SEED AND MULCHED IMMEDIATELY FOLLOWING FINAL GRADING ACTIVITIES.
- SEED MIX AND RATE SHALL BE, AT A MINIMUM, IN ACCORDANCE WITH WDRR TECHNICAL STANDARD 1059.

GRADING, SEEDING & RESTORATION NOTES

- ALL GRADES SHOWN ARE FINAL FINISHED SURFACE GRADES.
- AREAS TO BE SEED SHALL HAVE A MINIMUM 6 INCHES TOPSOIL UNLESS OTHERWISE NOTED.
- RESTORATION SHALL OCCUR AS SOON AS PRACTICABLE AFTER THE DISTURBANCE, WITHIN 7 DAYS OF TOPSOILING.
- AREAS NOT RESTORED WITH EROSION MATTING OR OTHER STABILIZATION MEASURES SHALL BE STABILIZED WITH MULCH.
- APPLY ANONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMTIC.
- INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES AND PROVIDE TEMPORARY SEEDING ON STOCKPILES WHICH ARE TO REMAIN IN PLACE FOR MORE THAN 7 DAYS.
- CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SEEDING AND MULCHING.
- MULCH SHALL BE WEED-FREE STRAW AND SHALL BE INSTALLED AT THE RATE OF 2 TONS PER ACRE PER SECTION 827 OF "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION" (WISDOT 2014)
- PERMANENT SEEDING SHALL NOT OCCUR BETWEEN SEPTEMBER 15TH AND APRIL 15TH. ALTERNATE SEEDING/PLANTING METHODS AND/OR EROSION PROTECTION MAY BE NECESSARY FOR SEEDING/PLANTING THAT OCCURS DURING THAT TIME. COORDINATE WITH THE OWNER AS NECESSARY.
- TEMPORARY STABILIZATION SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING OPTIONS:
 - TEMPORARY SEEDING CONSISTING OF ANNUAL RYE GRASS APPLIED AT A RATE OF 1.5 LBS PER 1000 SQUARE FEET.
 - WISDOT PAL CLASS I TYPE B URBAN EROSION CONTROL MAT.
- ALL SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITHIN ONE MONTH OF DISTURBANCE WITH TEMPORARY SEEDING AND CLASS I, TYPE B (URBAN) EROSION MATTING AND ALL DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B MATTING.

CaS₄ architecture, llc

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 ph 608-709-1250

Structural Engineering:

 Civil Engineering:
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 201 1/2 E. Main St.
 Mt. Horeb, WI 53572

Shannahan Residence

4022 Manitou Way
 Madison, WI 53711

Project #: 14005.00

**Design Development
 NOT FOR CONSTRUCTION**

Issued for:

No.	Description	Date

Drawn by: CaS4 Architecture
 Checked by: CaS4 Architecture

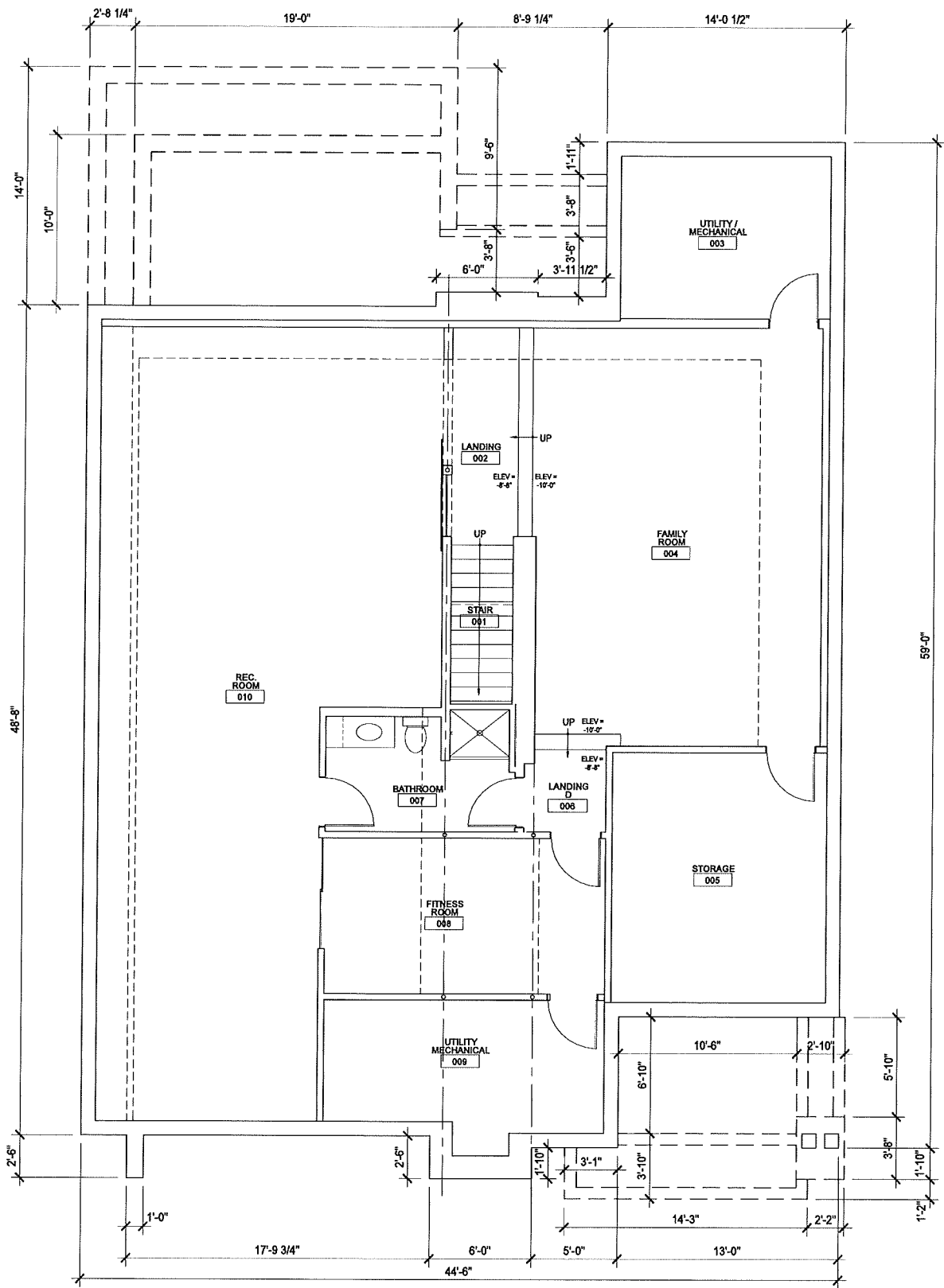
GRADING, EROSION CONTROL & UTILITY PLAN

C200

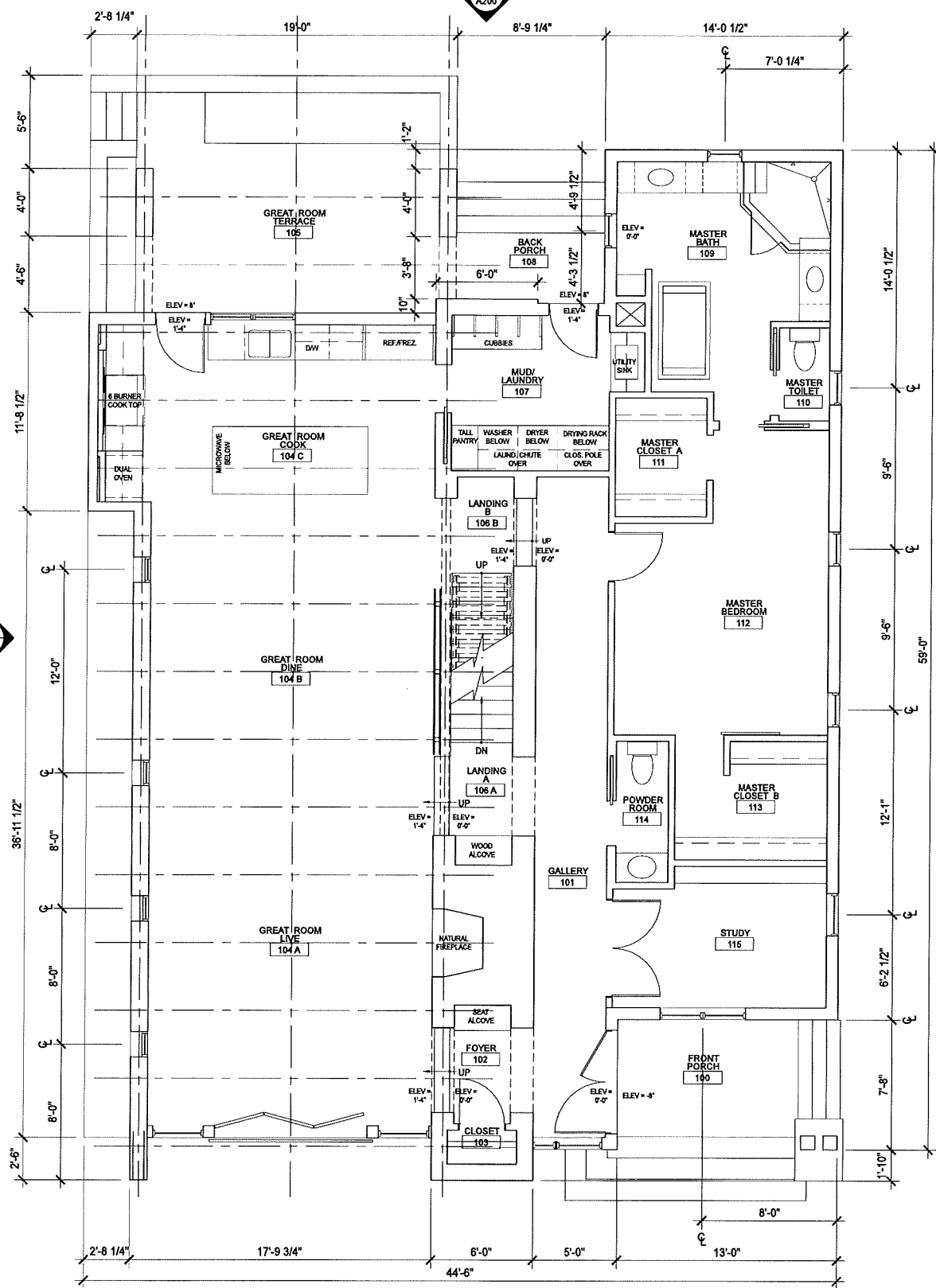
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 Hearing Impaired TDD (800) 542-2289
 www.DiggeraHotline.com

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Project Name: 4022 MANITOU WAY Project #: 14-0216



1 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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Madison, WI 53711
ph 608-709-1250

Structural Engineering:
ECHOLON STRUCTURES, LLC
1521 Sunset Ct.
Middleton, WI 53562

Civil Engineering/Landscape Architecture:
WYSER ENGINEERING
201 1/2 East Main Street
Mount Horeb, WI 53572

Shannahan Residence
4022 Manitou Way
Madison, WI 53711

Project #: 14005.00

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1	Plan Commission Submittal	5-27-2015

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**Basement and First
Floor Plans**

A100

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Project Name: Shannahan Residence
Project #: 14005.00

Structural Engineering:
ECHELON STRUCTURES, LLC
1521 Sunset Ct.
Middleton, WI 53562

Civil Engineering/Landscape Architecture:
WYSER ENGINEERING
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Mount Horeb, WI 53572

Shannahan Residence
4022 Manitou Way
Madison, WI 53711

Project #: 14005.00

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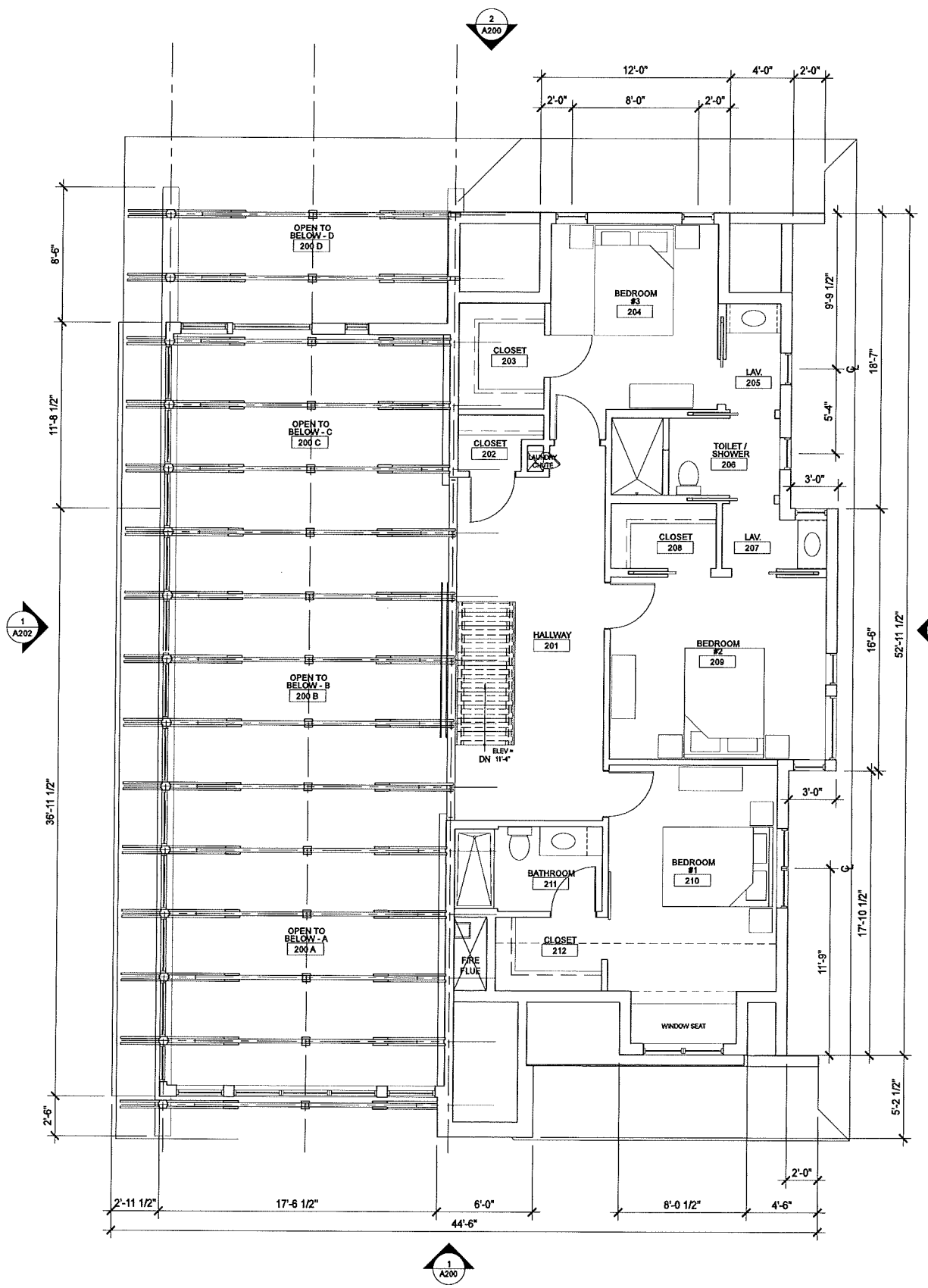
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Checked by: CaS4 Architecture

**Second Floor and
Roof Plan**

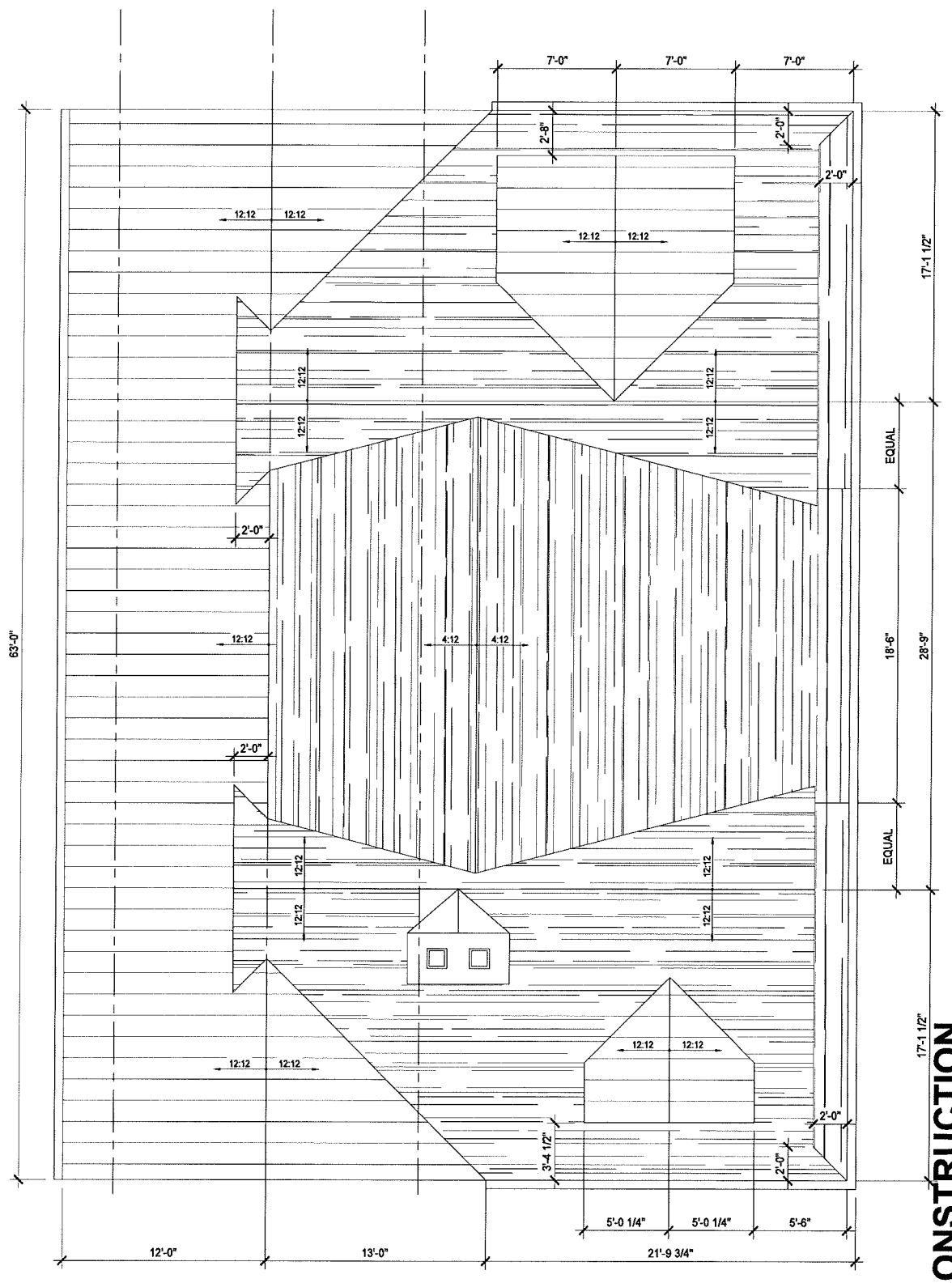
A101

Volume01 Project Folder\F005.00 - Shannahan Residence\02 Drawings\F005_A101-102.dwg

Project Name: Shannahan Residence
Project #: 14005.00

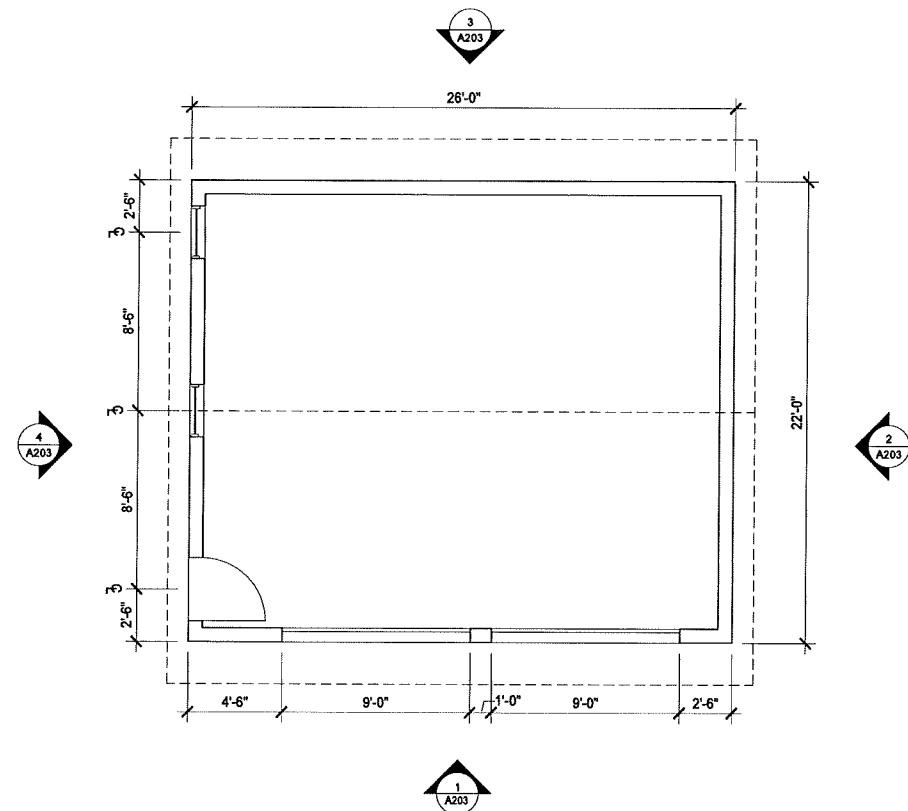


1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

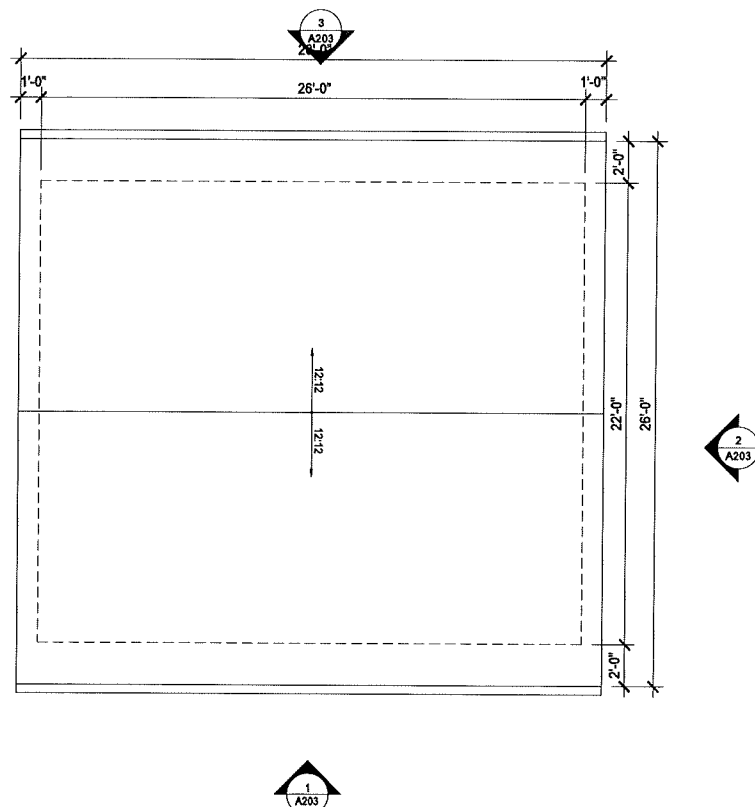


2 ROOF PLAN
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION



1 GARAGE FLOOR PLAN
 SCALE: 1/4" = 1'-0"



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

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Shannahan Residence

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 Madison, WI 53711

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Garage Floor and
 Roof Plan

A102

/Volumes/01 Project Files/14005.00 - Shannahan Residence/Drawings/14005_A102.dwg

Project Name: Shannahan Residence
 Project #: 14005.00

Structural Engineering:

ECHELON STRUCTURES, LLC
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Middleton, WI 53562

Civil Engineering/Landscape Architecture:

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Shannahan Residence

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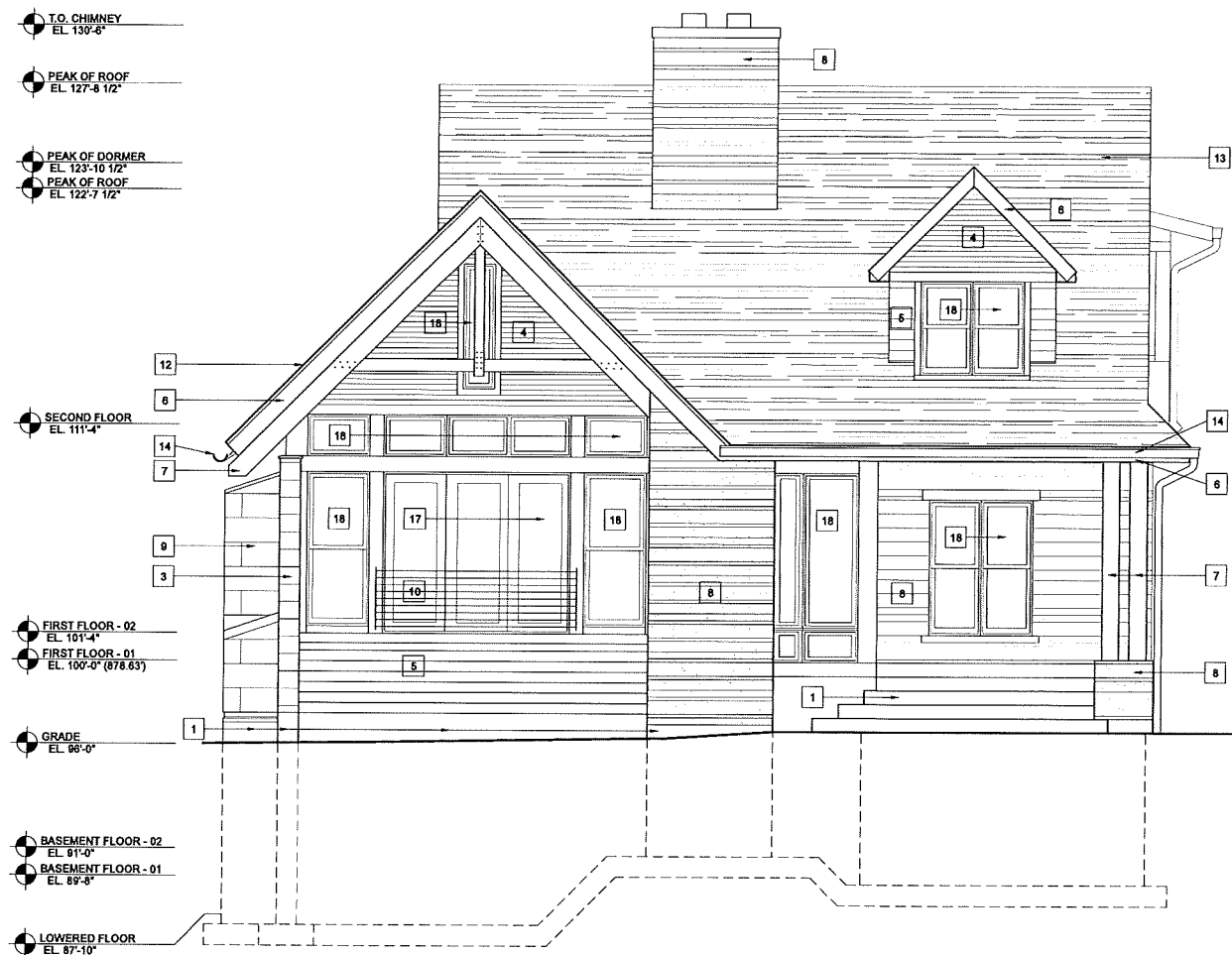
Building Elevations

A200

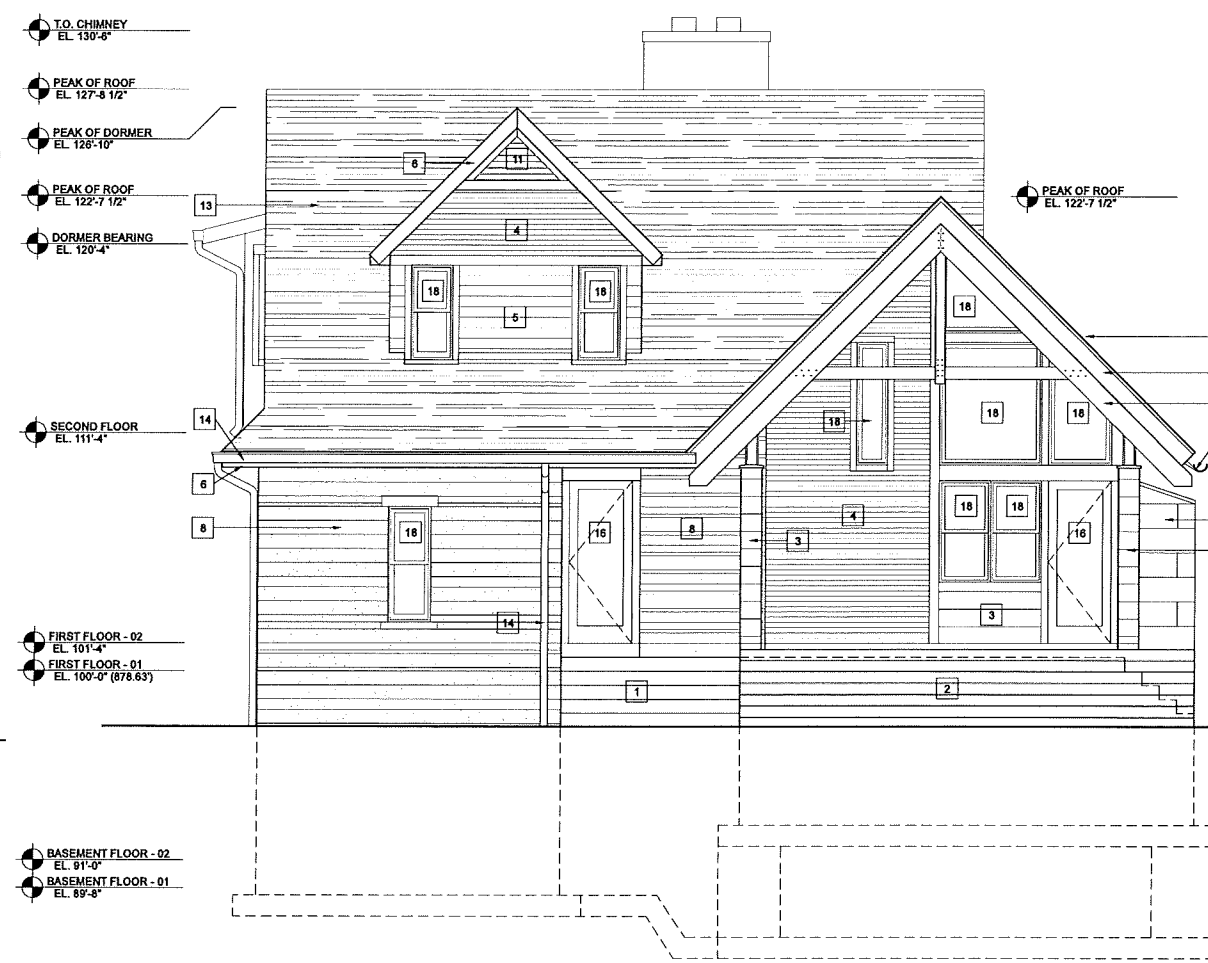
NOT FOR CONSTRUCTION

ELEVATION KEY NOTES:

- | | |
|---|---|
| 1 CAST CONCRETE - SANDBLASTED | 12 STANDING SEAM ALUMINUM ROOF |
| 2 BOARD FORMED CAST CONCRETE | 13 ASPHALT SHINGLE ROOF |
| 3 10" T&G CEDAR SIDING - TRANSLUCENT STAIN | 14 GUTTERS AND DOWNSPOUTS TO MATCH ALUMINUM ROOF |
| 4 3" EXPOSED CEDAR LAP SIDING - TRANSLUCENT STAIN | 15 INSULATED ALUMINUM GARAGE DOOR |
| 5 6" EXPOSED CEDAR LAP SIDING - TRANSLUCENT STAIN | 16 INSULATED ALUMINUM CLAD WOOD FRAMED DOOR |
| 6 STAINED CEDAR TRIM | 17 INSULATED ALUMINUM CLAD WOOD FRAMED PANEL DOOR |
| 7 EXPOSED WOOD TRUSS AND COLUMNS - OPAQUE FINISH | 18 INSULATED ALUMINUM CLAD WOOD FRAMED WINDOWS |
| 8 ROCK AND SPLIT FACE STONE | 19 ALUMINUM LOUVER TO MATCH METAL PANEL |
| 9 HOOK AND STRAP ALUMINUM PANEL | 20 FOUNDATION SUPPORTED CONDENSING UNIT |
| 10 ALUMINUM AND STAINLESS STEEL CABLE RAILING | |
| 11 CEDAR ATTIC VENT WITH BIRDSCREEN | |



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



2 WEST ELEVATION
SCALE: 1/4"=1'-0"

Structural Engineering:

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Drawn by: CaS4 Architecture
Checked by: CaS4 Architecture

Building Elevations

A201

NOT FOR CONSTRUCTION

Project Name: Shannahan Residence
Project #: 14005.00

ELEVATION KEY NOTES:

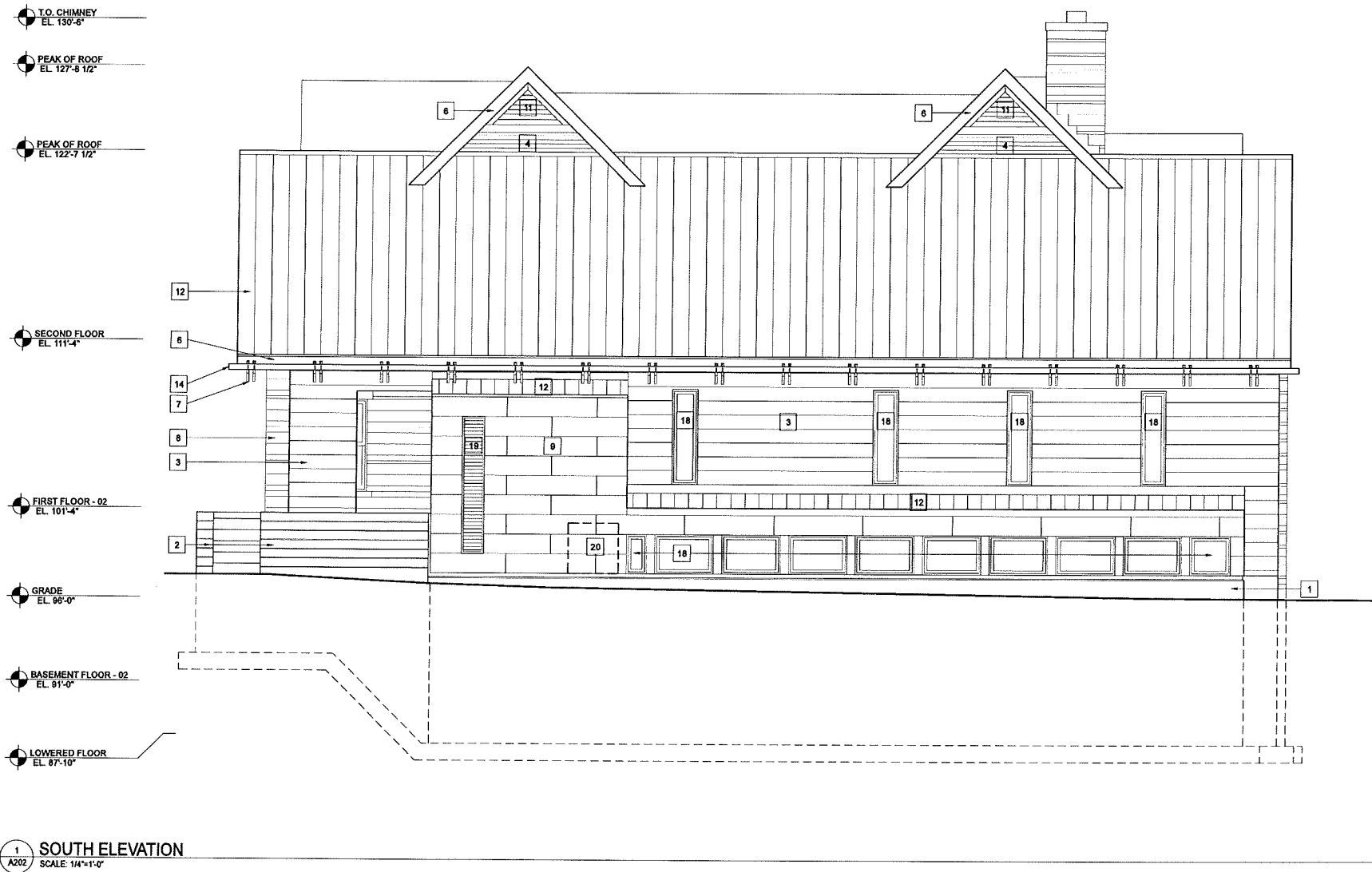
- | | |
|---|---|
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| 6 STAINED CEDAR TRIM | 17 INSULATED ALUMINUM CLAD WOOD FRAMED PANEL DOOR |
| 7 EXPOSED WOOD TRUSS AND COLUMNS - OPAQUE FINISH | 18 INSULATED ALUMINUM CLAD WOOD FRAMED WINDOWS |
| 8 ROCK AND SPLIT FACE STONE | 19 ALUMINUM LOUVER TO MATCH METAL PANEL |
| 9 HOOK AND STRAP ALUMINUM PANEL | 20 FOUNDATION SUPPORTED CONDENSING UNIT |
| 10 ALUMINUM AND STAINLESS STEEL CABLE RAILING | |
| 11 CEDAR ATTIC VENT WITH BIRDSCREEN | |



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

ELEVATION KEY NOTES:

- | | |
|---|---|
| 1 CAST CONCRETE - SANDBLASTED | 12 STANDING SEAM ALUMINUM ROOF |
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| 10 ALUMINUM AND STAINLESS STEEL CABLE RAILING | |
| 11 CEDAR ATTIC VENT WITH BIRDSCREEN | |



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1	Plan Commission Submittal	5-27-2015

Drawn by: CaS4 Architecture
Checked by: CaS4 Architecture

Building Elevations

A202

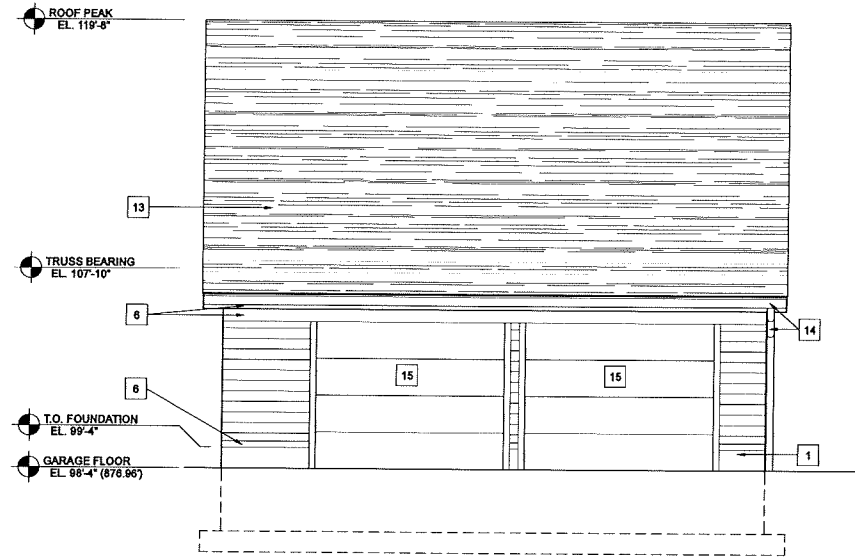
NOT FOR CONSTRUCTION

Volume01 Project Folder\14005.00 - Shannahan Residence\A202 Drawings\A202_ELEVATIONS.dwg

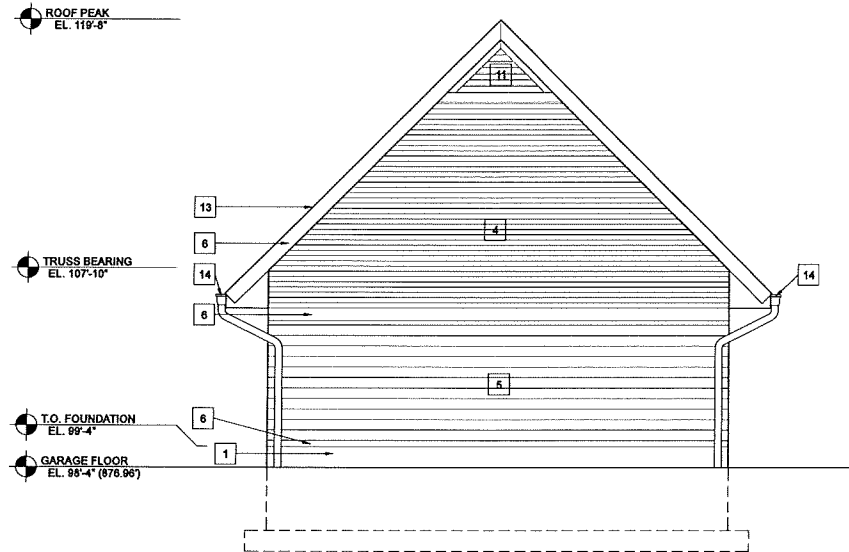
Project Name: Shannahan Residence
Project #: 14005.00

ELEVATION KEY NOTES:

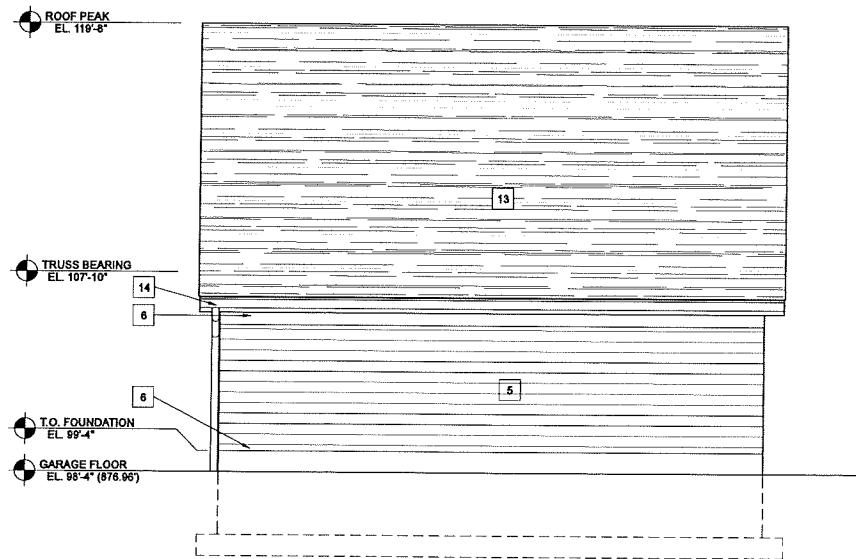
- | | |
|---|---|
| 1 CAST CONCRETE - SANDBLASTED | 12 STANDING SEAM ALUMINUM ROOF |
| 2 BOARD FORMED CAST CONCRETE | 13 ASPHALT SHINGLE ROOF |
| 3 10" T&G CEDAR SIDING - TRANSLUCENT STAIN | 14 GUTTERS AND DOWNSPOUTS TO MATCH ALUMINUM ROOF |
| 4 3" EXPOSED CEDAR LAP SIDING - TRANSLUCENT STAIN | 15 INSULATED ALUMINUM GARAGE DOOR |
| 5 6" EXPOSED CEDAR LAP SIDING - TRANSLUCENT STAIN | 16 INSULATED ALUMINUM CLAD WOOD FRAMED DOOR |
| 6 STAINED CEDAR TRIM | 17 INSULATED ALUMINUM CLAD WOOD FRAMED PANEL DOOR |
| 7 EXPOSED WOOD TRUSS AND COLUMNS - OPAQUE FINISH | 18 INSULATED ALUMINUM CLAD WOOD FRAMED WINDOWS |
| 8 ROCK AND SPLIT FACE STONE | 19 ALUMINUM LOUVER TO MATCH METAL PANEL |
| 9 HOOK AND STRAP ALUMINUM PANEL | 20 FOUNDATION SUPPORTED CONDENSING UNIT |
| 10 ALUMINUM AND STAINLESS STEEL CABLE RAILING | |
| 11 CEDAR ATTIC VENT WITH BIRDSCREEN | |



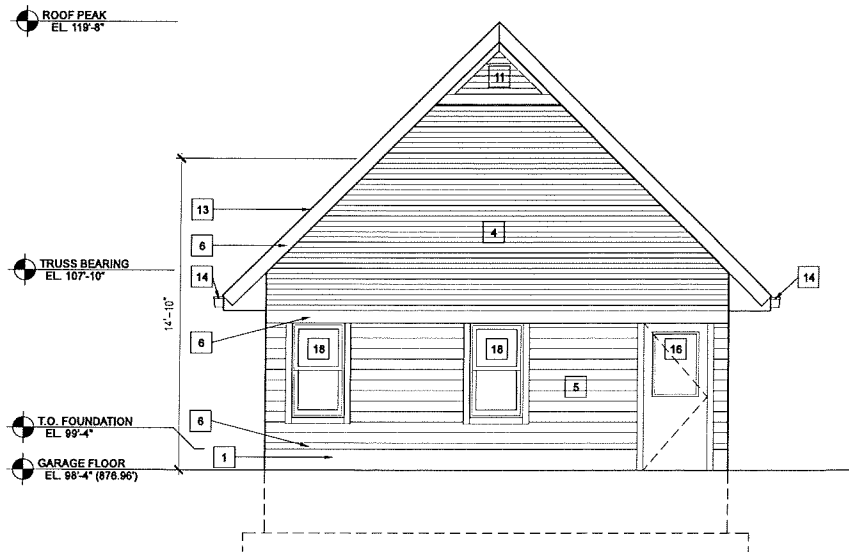
1 GARAGE EAST ELEVATION
A203 SCALE: 1/4"=1'-0"



2 GARAGE NORTH ELEVATION
A203 SCALE: 1/4"=1'-0"



3 GARAGE WEST ELEVATION
A203 SCALE: 1/4"=1'-0"



4 GARAGE SOUTH ELEVATION
A203 SCALE: 1/4"=1'-0"

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201 1/2 East Main Street
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Shannahan Residence

4022 Manitou Way
Madison, WI 53711

Project #: 14005.00

**Design Development
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Checked by: CaS4 Architecture

Garage Elevations

A203

NOT FOR CONSTRUCTION

Project Name: Shannahan Residence Project #: 14005.00



Manitou Way Elevation



View from the South on Manitou Way



View from the North on Manitou Way

14005.00 **Building Images**

4022 Manitou Way

Scale: NTS

May 27, 2015

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