

Project Summary

governing building code

Wisconsin Uniform Dwelling Code

governing jurisdiction, setbacks & restrictions

City of Madison
 Zoning District: TR-C4
 Parcel Number: 071007222103
 Home Type: residential/ 2 Stories
 Lot Area: 4,734 sf (Per Survey)
 Maximum Height: 2 stories/ 35 ft
 Street Yard: 20 ft
 Side Yards: 10% of lot width (Lot is less than 50 ft)
 (33.8' * 0.1(10%) = 3'-10 1/2")
 Rear Yard: 47.65 ft (Lakefront yard median setback)
 Lot Coverage (Max.): 65% lot area = (.65 * 4,734 = 3,077 sf)
 Usable open space= 750 sf required per D.U.
 Front yard coverage: Max 40% required for driveways
 Open porches: 7'-0" encroachment into front setback
 Eaves and gutters: 3' into front setback, 2' into rear setback and 3' into side setbacks (allowable encroachment)

Proposed Building Areas

New building footprint total= 1,586 sq ft
 (including decks)
 Proposed roof area = 1,972.00 sq ft
 Proposed Open Porch & Decks= 0,948.00 sq ft
 Proposed Driveways & Walkways = 0,309.60 sq ft
 Proposed Lot Coverage= 50% (2,370/ 4,734 = sf = 50%)
 Proposed Green Area= 2,645 sq ft = 55.88%
 Usable open space provided 2,349 sq ft
 Proposed Building Height = +/- 33'-9 3/4"
 (averaged from all four elevations)
 (33'-2" + 34'-1" + 31'-4" + 36'-8" = 135'-3" divided by 4 = 33'-9 3/4")
 Front yard driveway coverage (40% max) 40% max. for driveway
 (173.4 sq ft * 0.4 = 309.36 sq ft max.)
 (Actual driveway is 308 sq ft)

Building Area Summary - Heated Living Space

Basement/Ground Floor: 1,543.00 sq.ft.
 First Floor: 1,068.72 sq.ft.
 Second Floor: 1,497.13 sq.ft.
 Total Gross Living Area: 4,109.00 sq.ft.

Building Area Summary - Non-Heated Structured Space

Covered Open Porches 0,050.00 sq.ft.
 1st floor deck and stairs 0,071.00 sq. ft.
 2nd floor deck (brackets) 0,034.50 sq. ft.
 2nd floor deck (over living space) 0,054.00 sq. ft.
 Patio: 0,465.00 sq. ft.
 Attached Garage 0,476.00 sq.ft.

Total Gross Area: 1,151.00 sq.ft.

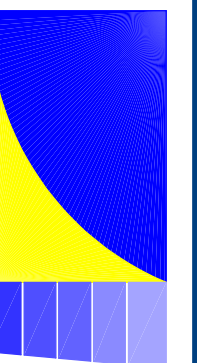
Building Area Summary - Total Heated & Non-Heated Structured Space

Total Gross Area: 5,260.00 sq.ft.

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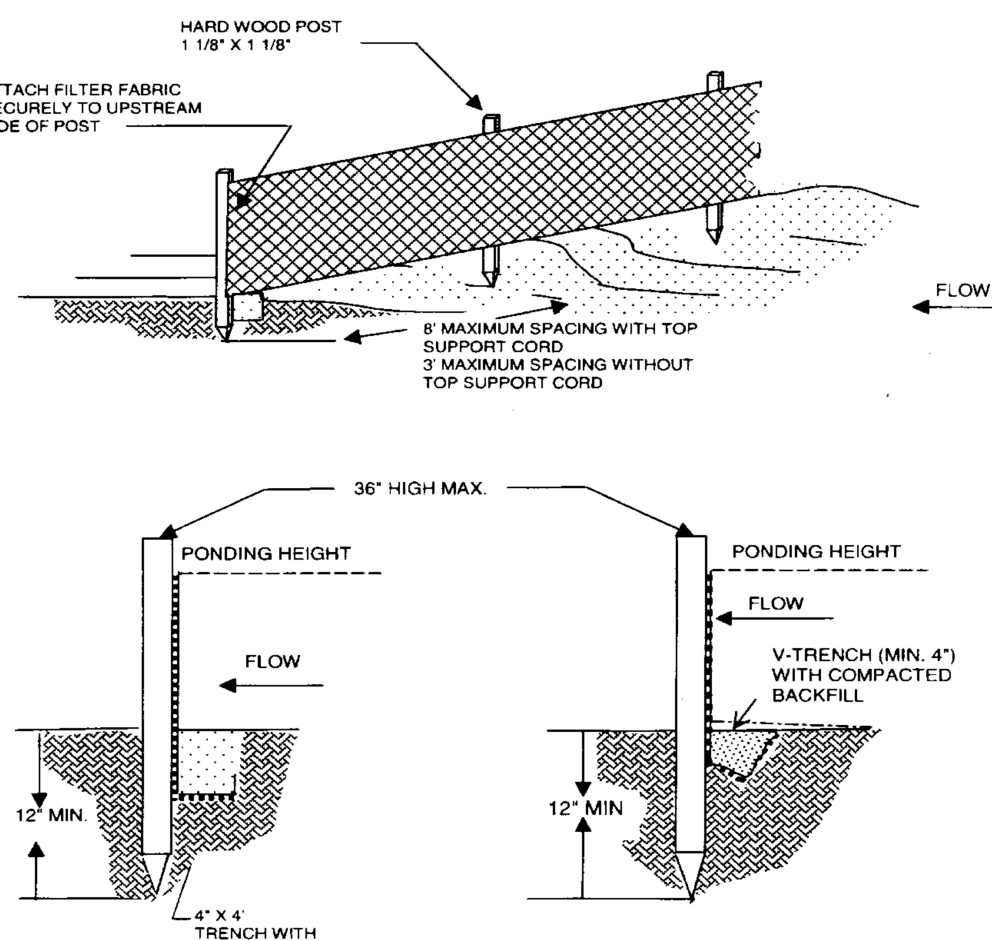
New single family house for
Jacqui & Steven Suleski
 1435 Morrison Street, Madison, Wisconsin, 53703

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project: 20047
 date: 6/11/2021
 drawn by:

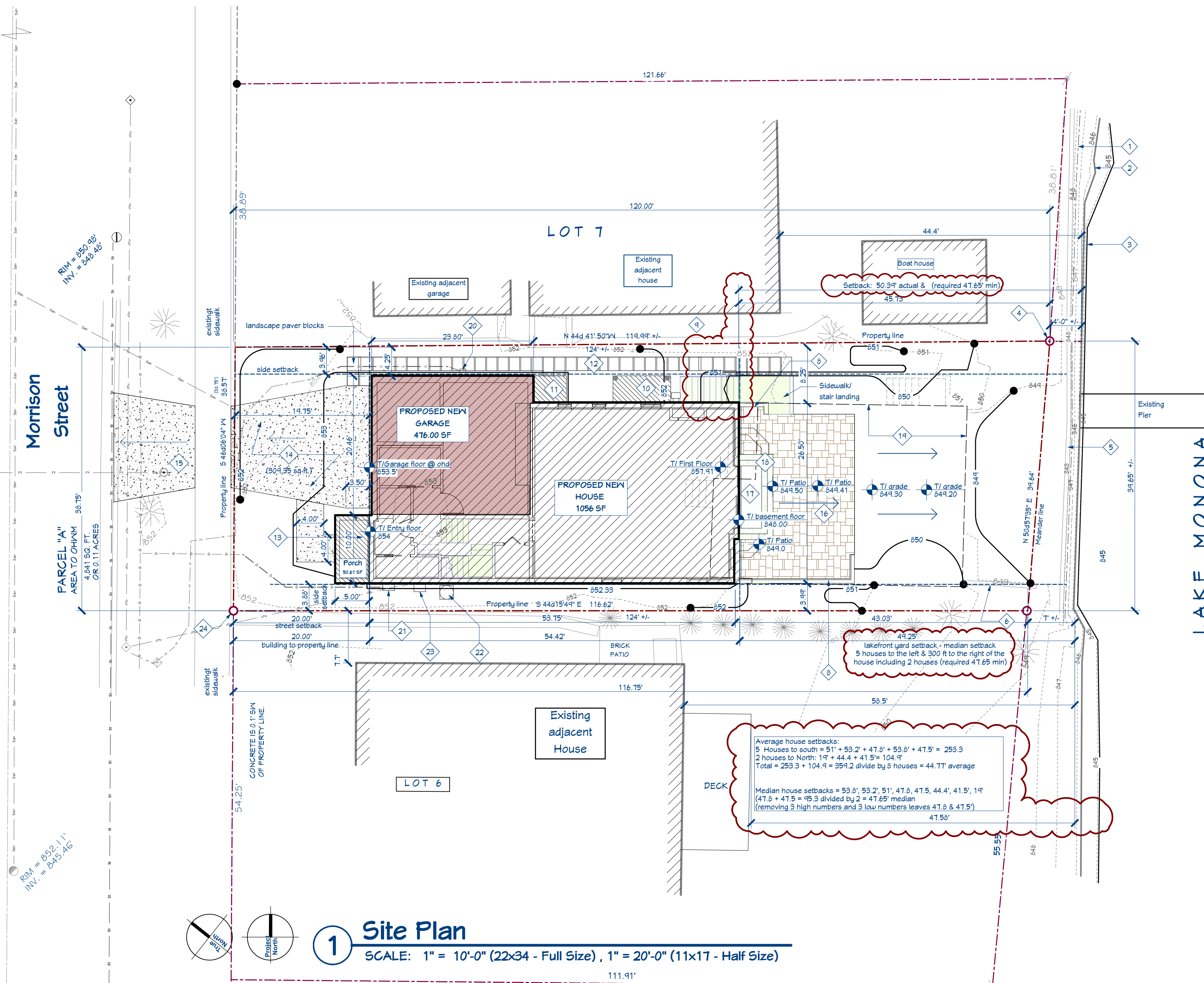
SW1

Comm 20-25 APPENDIX WISCONSIN ADMINISTRATIVE CODE 120



- NOTES:
- SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
 - THE ENDS OF THE FENCE SHALL BE TURNED UPSLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS OF THE FENCE.
 - INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY (IF MAXIMUM RECOMMENDED STORAGE HEIGHT)
 - REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

2 Silt Fence Detail
 SCALE: NTS

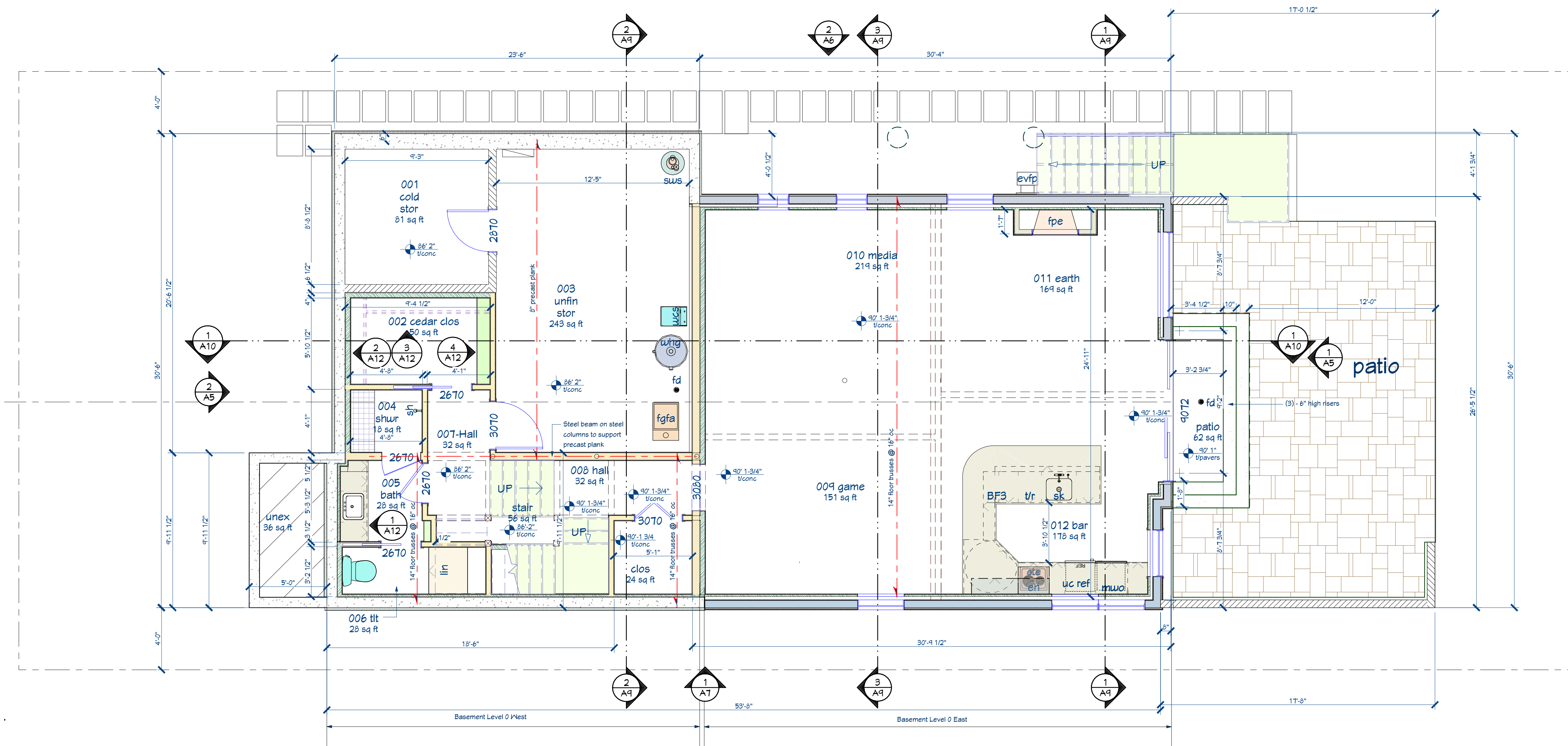


- General notes - Site Plan**
- Existing house to be demolished.
 - Lake side dimensions for adjacent houses from CHNM were taken from PDF of Site plan provided by city of Madison for adjacent properties.

- Keynotes - Site Plan**
- Flood plain line elevation = 847.67'
 - Ordinary high water mark elevation = 845.77'
 - Edge of water (4/11/21) elevation = 844.42'
 - Site Benchmark "B" top of rebar = 849.24'
 - Existing concrete wall
 - Existing retaining wall
 - Omit not used
 - New landscape retaining walls
 - New deck steps
 - New open deck
 - New conc stoop
 - New landscape landscape path
 - New Open covered entry porch
 - New paved driveway
 - New concrete apron to street
 - New paver patio
 - New conc stoops
 - New landscape landscape path
 - New Open covered entry porch
 - New paved driveway
 - New concrete apron to street
 - New paver patio
 - New conc stoops
 - New 3 steps (3'-6" risers = 18")
 - Dashed lines indicate original house location
 - New esm, electric service meter (approx.)
 - New gsm, gas service meter (approx.)
 - New condensing unit location (approx.)
 - New uem, water service meter location (approx.)
 - Site Benchmark "A" top of rebar = 851.70'

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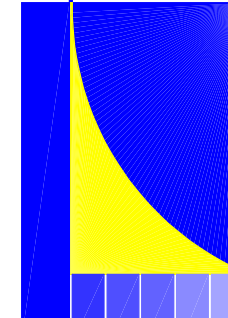


1 Basement Floor Plan
SCALE: 1/4" = 1'-0"

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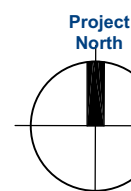
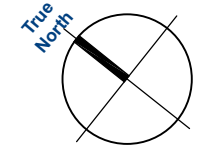
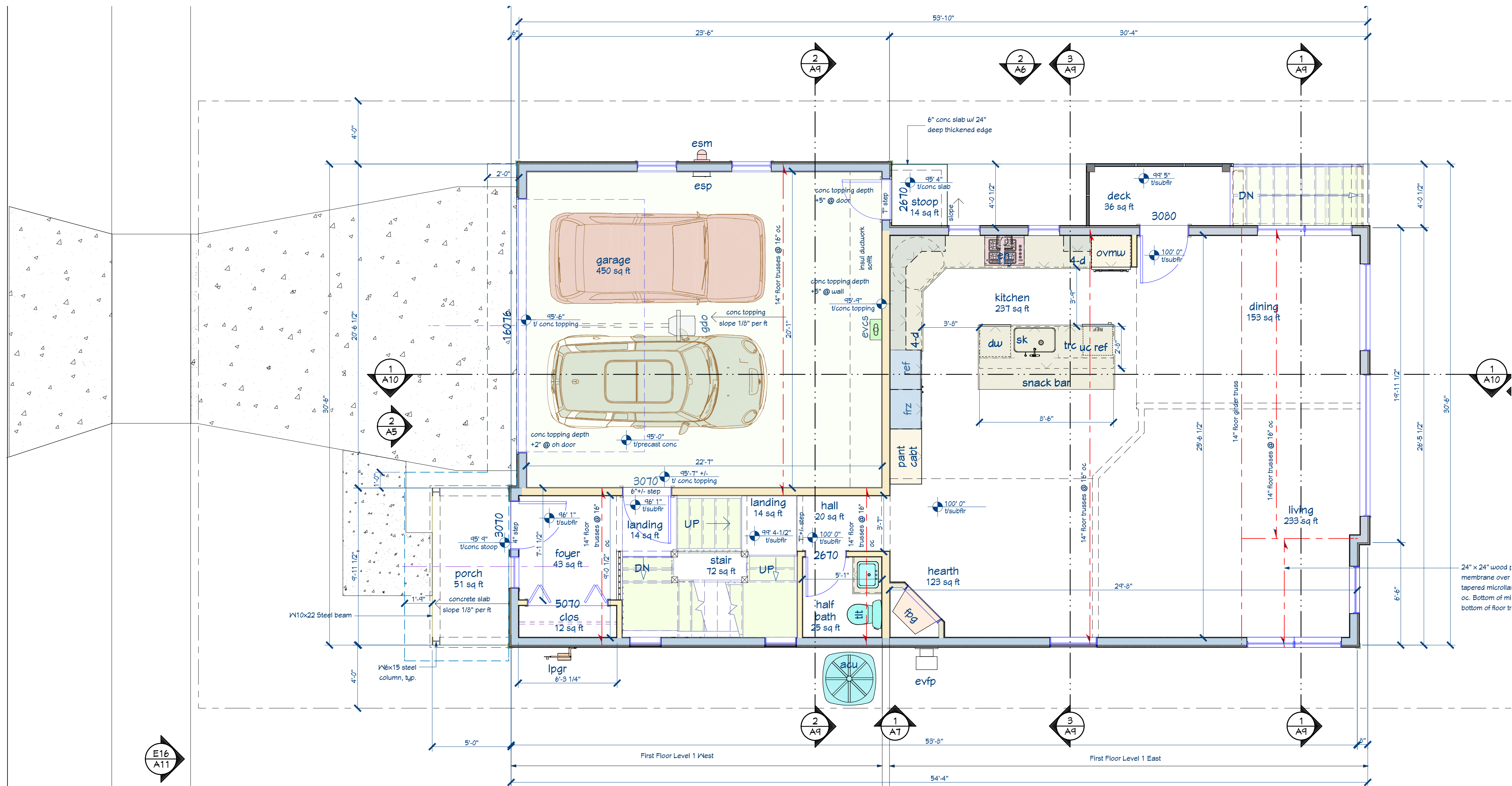


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1 First Floor Plan
SCALE: 1/4" = 1'-0"

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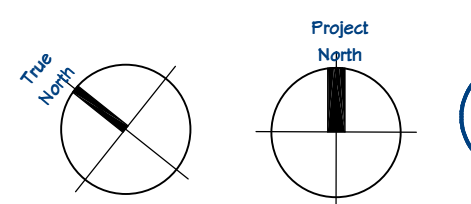
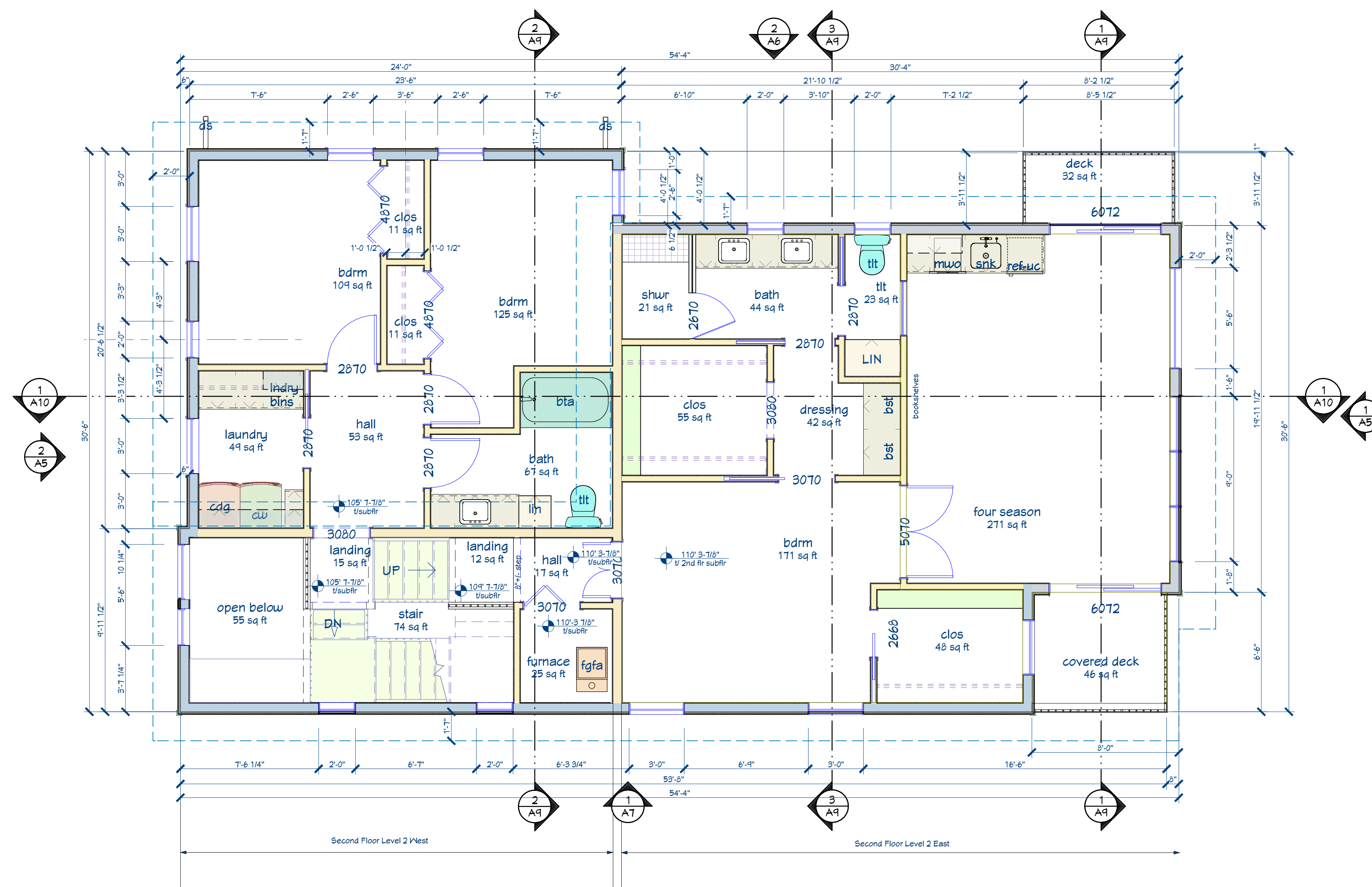
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1 Second Floor Plan
SCALE: 1/4" = 1'-0"

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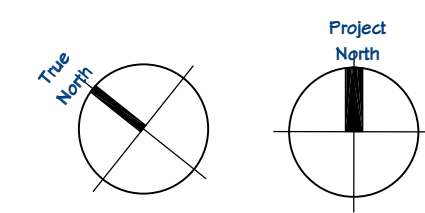
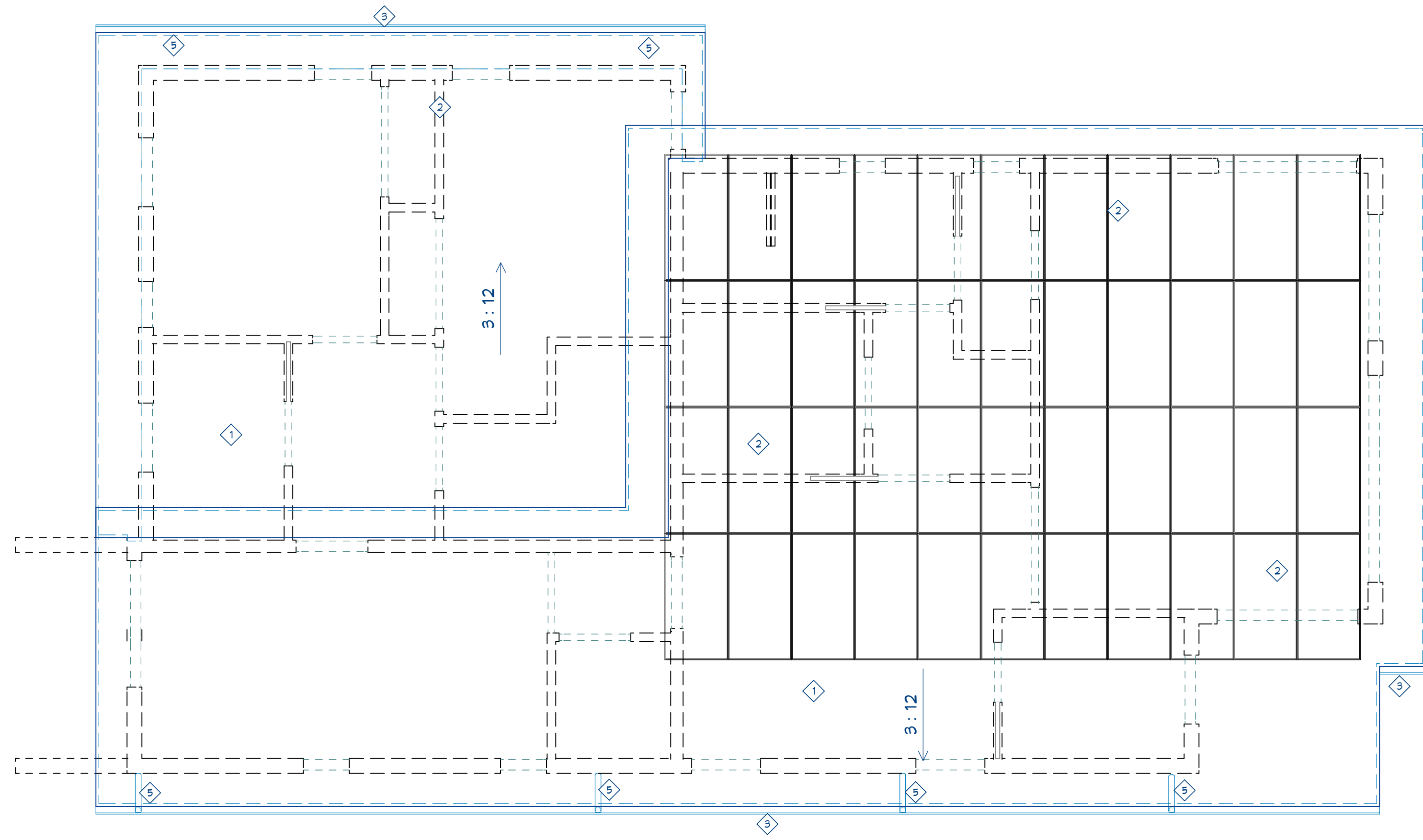
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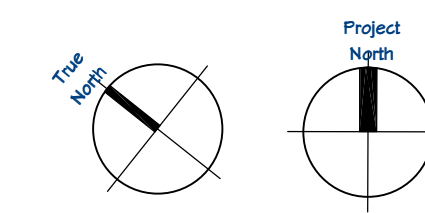
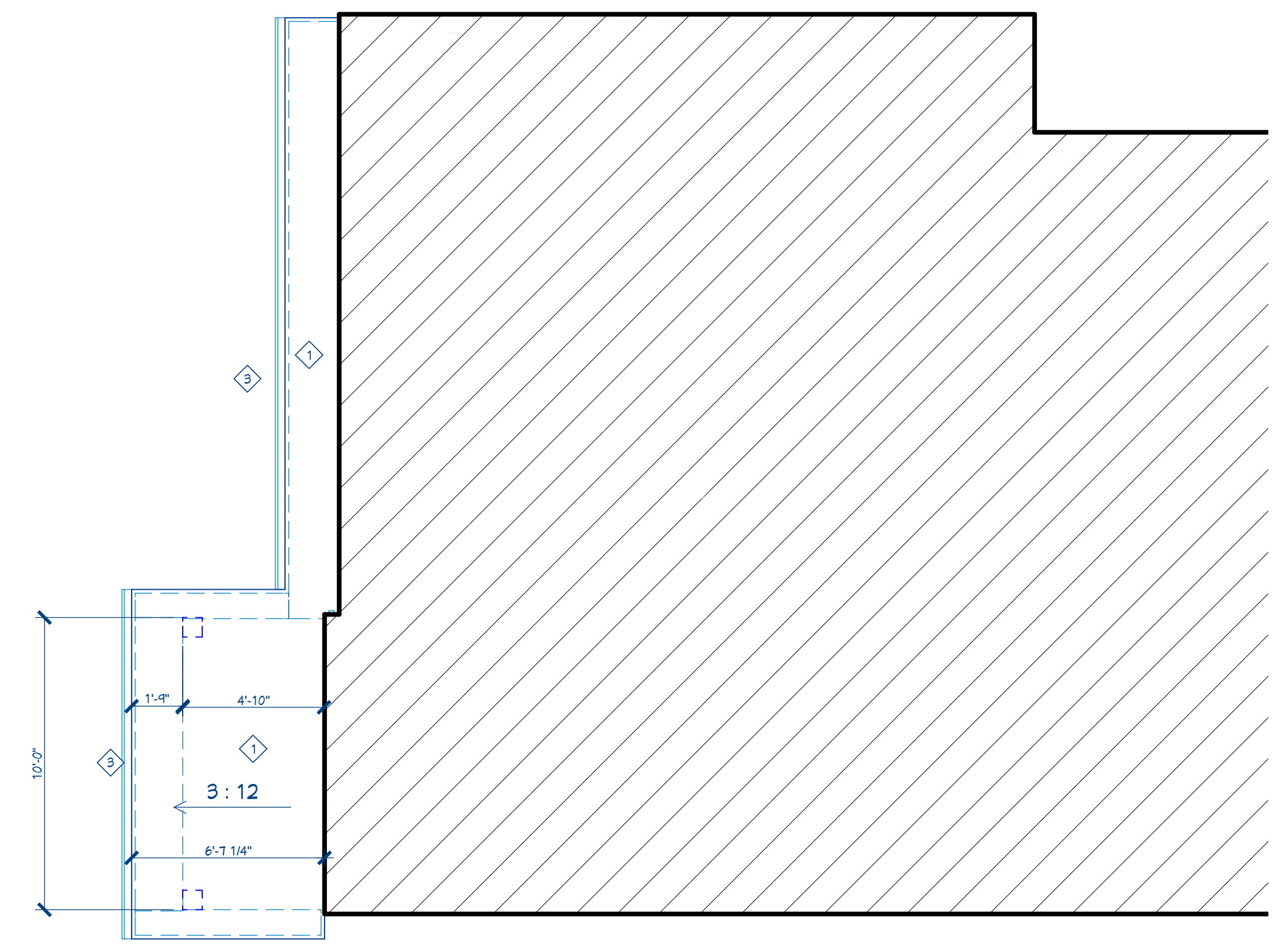
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1 Upper Roof Plan
SCALE: 1/4" = 1'-0"



2 Lower Roof Plan
SCALE: 1/4" = 1'-0"

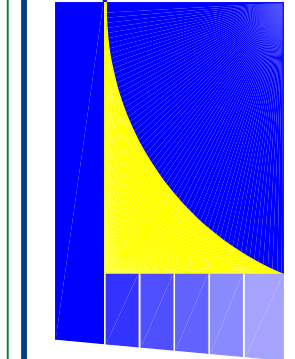
- General Notes - Roof Plan**
- All dimensions are to the face of dimensional members (stud, blocking, framing, board, etc). Dimensions do not reference sheathing, wall board, or other finish items unless noted otherwise.
 - Verify rough opening requirements for all framed openings (skylights, solar tubes, chimneys, etc).
 - Install waterproof membrane as follows: at all vertical penetrations through the roof, including chimneys, vents & stacks; along the entire length of eaves to 12" inside the projected exterior wall line; in 36" wide strips along the entire length of valleys, intersecting walls, changes in roof pitch & other vertical surfaces; over the entire surface of any roof, crickets, or over-build with a slope 4:12 or less. All areas not covered by waterproof membrane will be covered with 15# roofing felt applied horizontally from eave to ridge.
 - Install hip & ridge exhaust vents along all vented attic (cold roof) spaces. Vent intake will be accomplished with perforated soffit at all under-eave areas open to the vented attic space. Roof overbuild areas should not be sheathed beneath the overbuild framing to maintain free air flow throughout the attic volume.
 - Gutters, downspouts, and leaders shall be roll-formed from 0.032" aluminum coil stock in a color to match the eave fascia. Gutter lengths shall be seamless; K Style profile & shall provide 20sq in (min) of net cross-sectional area and shall have a depth to width ratio of not less than 1.25 (eg a 4" deep x 5" high U-shaped gutter satisfies this requirement). All gutters shall receive a fully covered leaf guard system. Downspouts & leaders shall be a 4"x3" rectangular profile. Downspouts which discharge to a leader at grade shall be provided with a decorative aggregate concrete splash block at the leader termination. Downspouts which discharge to a drain receptor shall terminate into a 4"x4" PVC offset downspout tie adaptor mated to a buried 4" SDR35 drain pipe receiver. Buried drain pipe shall slope at 1/4":12 and drain to daylight; all pipe fittings shall be permanently welded or use gaskets; all bends shall be 45 degrees or less.

- Key Notes - Roof Plan**
1. Prefinished standing seam metal roof
 2. Photovoltaic (solar) panels
 3. Prefinished metal Gutter.
 4. Prefinished metal Downspout and leader - discharge to grade.
 5. Prefinished metal Downspout - discharge into a drain receptor.
 6. Prefinished metal Downspout and leader - discharge to roof below

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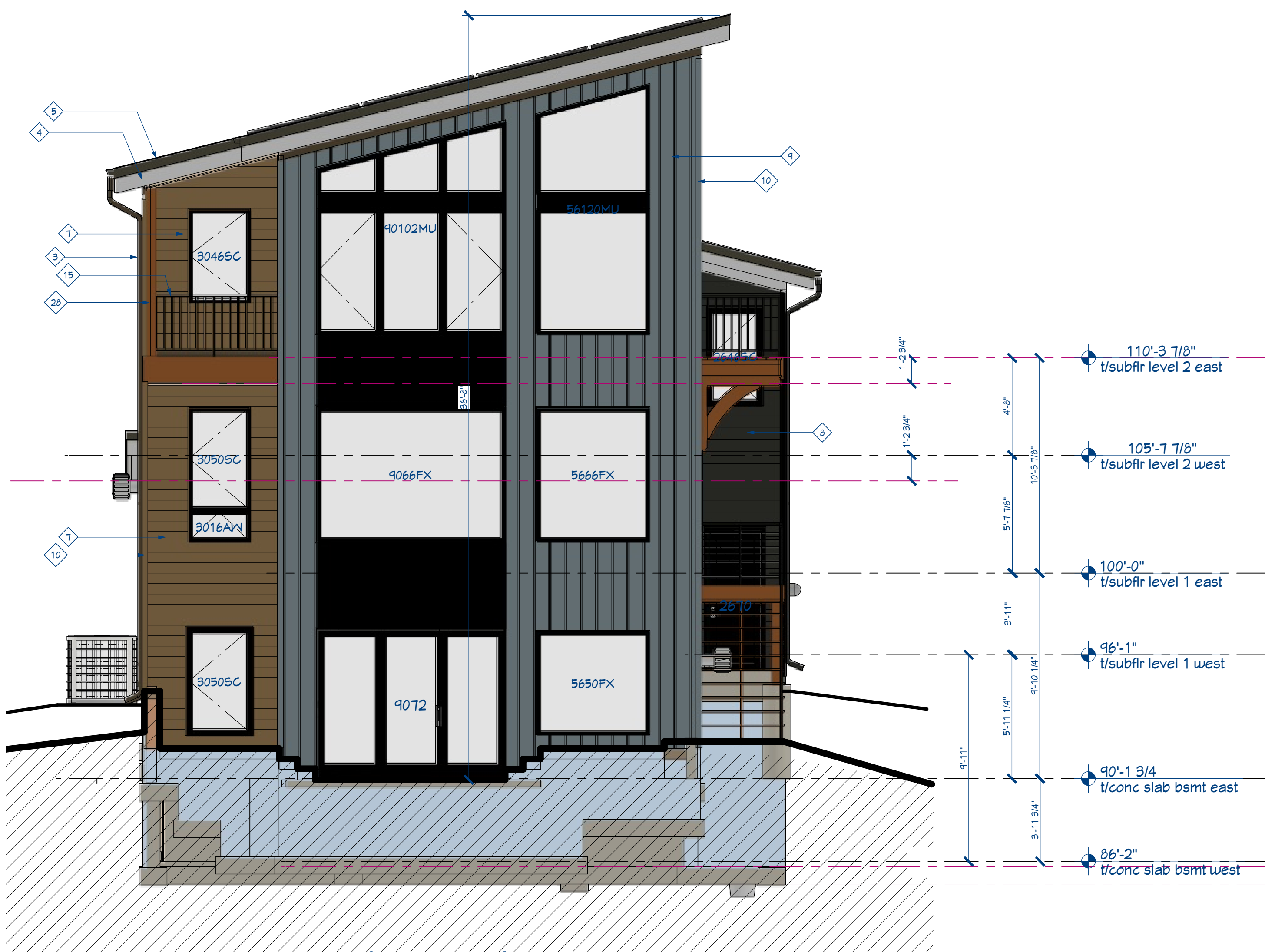
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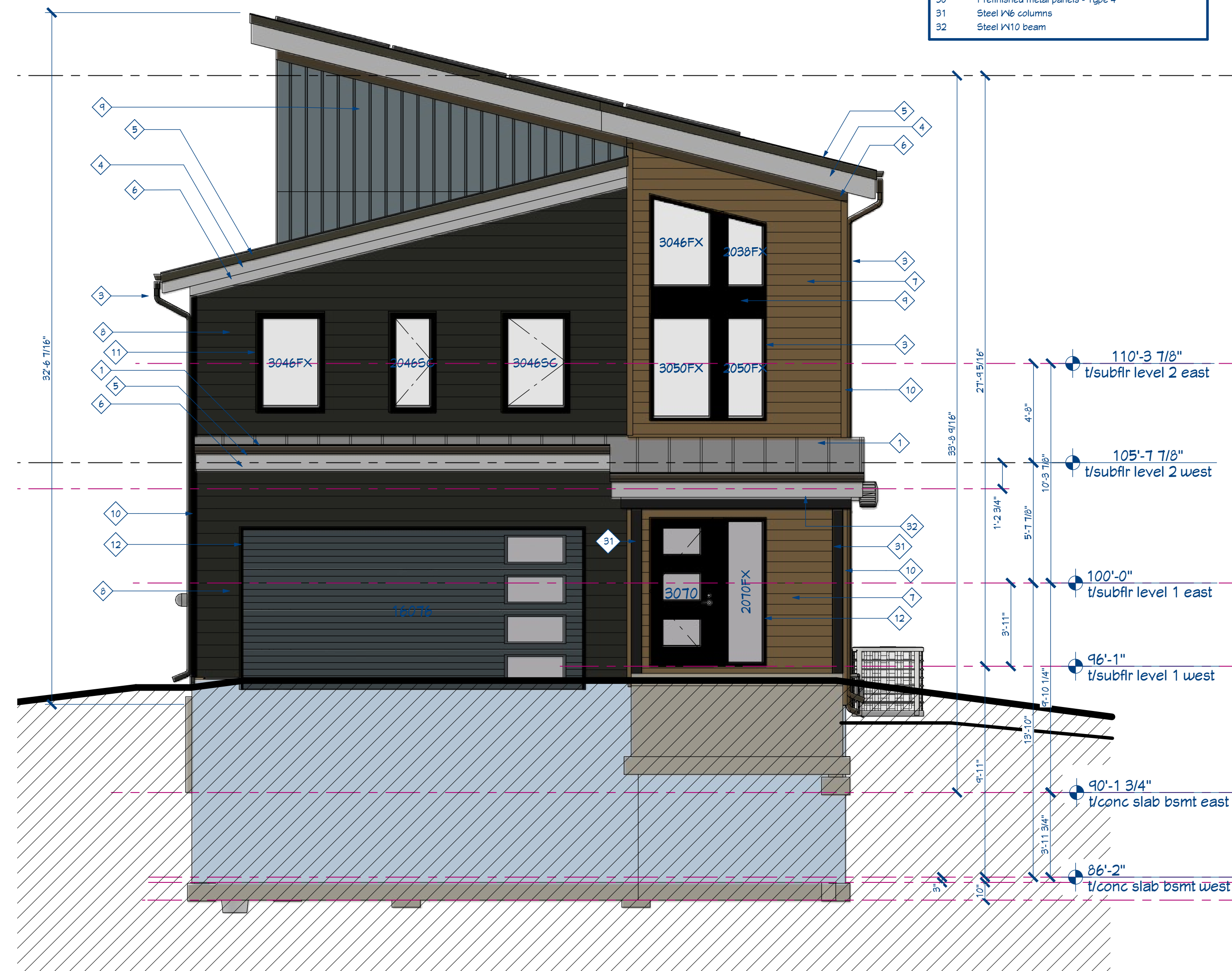
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1 East Exterior Elevations
 SCALE: 1/4" = 1'-0"



2 West Exterior Elevations
 SCALE: 1/4" = 1'-0"

General Notes - Exterior Elevations

- 1. Typical exterior materials are noted on 1/A6 West elevation. Only unique materials are noted on other Exterior Elevations.

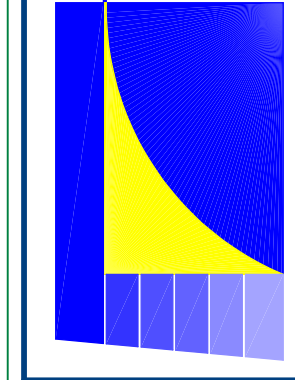
Keynotes - Exterior Elevations

- 1 Standing seam metal roof
- 2 Prefinished metal gutter
- 3 Prefinished metal downspout
- 4 Composite wd fascia
- 5 Composite wd shadow Board
- 6 Composite wd Frieze trim
- 7 Engineered wood lap siding, type1, color 1
- 8 Engineered wood lap siding, type2, color 2
- 9 Prefinished vertical metal siding
- 10 Composite 4" corner trim, type 3, match siding color
- 11 Composite window trim
- 12 Composite door trim
- 13 Composite wd fascia
- 14 Composite post trim wrap
- 15 36" high (above decking) guard rail system
- 16 36" high stair rail and guardrail system
- 17 Deck wood Timber Brackets
- 18 gas fireplace termination vent
- 19 Electric meter
- 20 gas meter
- 21 condensing unit
- 22 Timber columns
- 23 Timber beam
- 24 Deck conc fdn formed by sonatube
- 25 Composite 5/4 decking
- 26 Photovoltaic (solar) panels
- 27 Prefinished metal soffit
- 28 Composite trim over structural column
- 29 Composite trim over structural beam
- 30 Prefinished metal panels - Type 4
- 31 Steel W6 columns
- 32 Steel W10 beam

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2 North Exterior Elevation
SCALE: 1/4" = 1'-0"



General Notes - Exterior Elevations

1. Typical exterior materials are noted on 1/4" Plot elevation.
Only unique materials are noted on other Exterior Elevations.

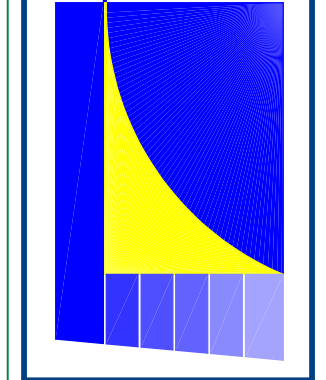
Keynotes - Exterior Elevations

#	Description
1	Standing seam metal roof
2	Prefinished metal gutter
3	Prefinished metal downspout
4	Composite wd fascia
5	Composite wd shadow Board
6	Composite wd Frieze trim
7	Engineered wood lap siding, type1, color 1
8	Engineered wood lap siding, type2, color 2
9	Prefinished vertical metal siding
10	Composite 4" corner trim, type 3, match siding color
11	Composite window trim
12	Composite door trim
13	Composite wd fascia
14	Composite post trim wrap
15	36" high (above decking) guard rail system
16	36" high stair rail and guardrail system
17	Deck wood Timber Brackets
18	gas fireplace termination vent
19	Electric meter
20	gas meter
21	condensing unit
22	Timber columns
23	Timber beam
24	Deck conc fdn formed by sonatube
25	Composite 5/4 decking
26	Photovoltaic (solar) panels
27	Prefinished metal soffit
28	Composite trim over structural column
29	Composite trim over structural beam
30	Prefinished metal panels - Type 4
31	Steel K16 columns
32	Steel K10 beam

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1 South Exterior Elevations
SCALE: 1/4" = 1'-0"

General Notes - Exterior Elevations

1. Typical exterior materials are noted on 1/A6 West elevation. Only unique materials are noted on other Exterior Elevations.

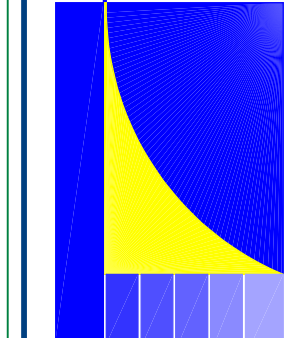
Keynotes - Exterior Elevations

- 1 Standing seam metal roof
- 2 Prefinished metal gutter
- 3 Prefinished metal downspout
- 4 Composite w/d fascia
- 5 Composite w/d shadow Board
- 6 Composite w/d Frieze trim
- 7 Engineered wood lap siding, type1, color 1
- 8 Engineered wood lap siding, type2, color 2
- 9 Prefinished vertical metal siding
- 10 Composite 4" corner trim, type 3, match siding color
- 11 Composite window trim
- 12 Composite door trim
- 13 Composite w/d fascia
- 14 Composite post trim wrap
- 15 36" high (above decking) guard rail system
- 16 36" high stair rail and guardrail system
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- 28 Composite trim over structural column
- 29 Composite trim over structural beam
- 30 Prefinished metal panels - Type 4
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- 32 Steel W10 beam

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