



City of Madison

Conditional Use

Location
5144 Spring Court

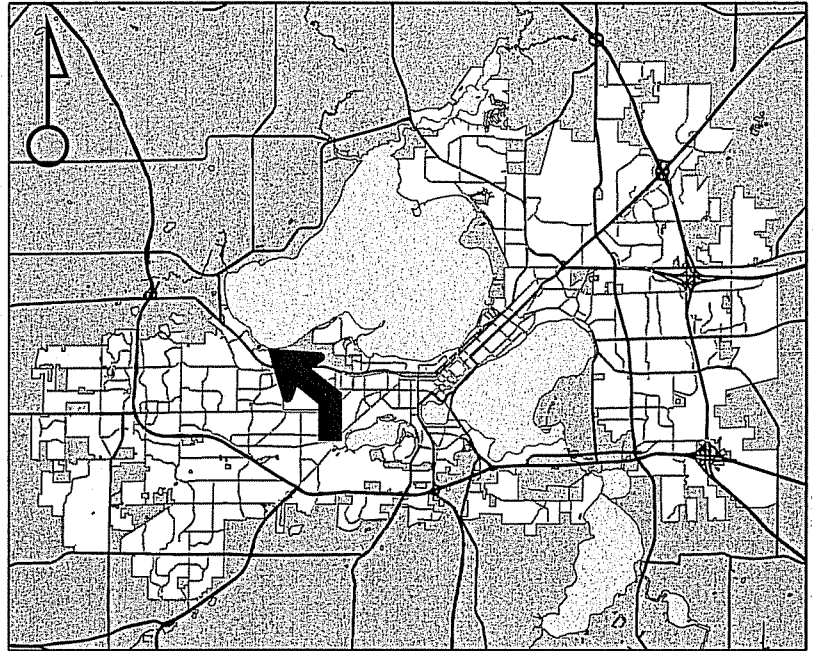
Project Name
Kneubuehl/Kanneimier Addition

Applicant
Thomas Kneubuehl & Christian Kanneimier/
John Seamon - SEA Design

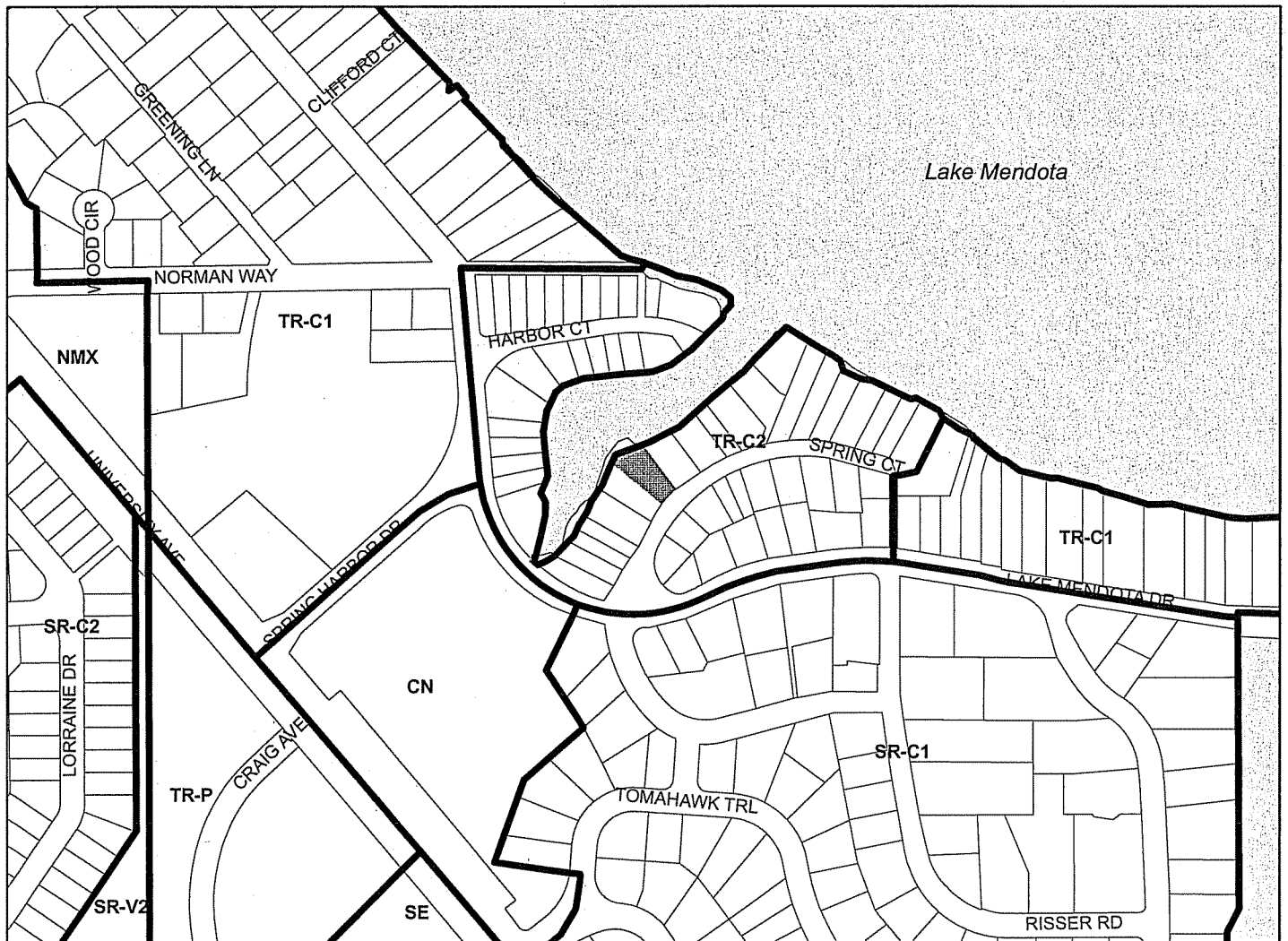
Existing Use
Single-family residence

Proposed Use
Construct additions to single-family
residence on lakefront parcel

Public Hearing Date
Plan Commission
13 June 2016

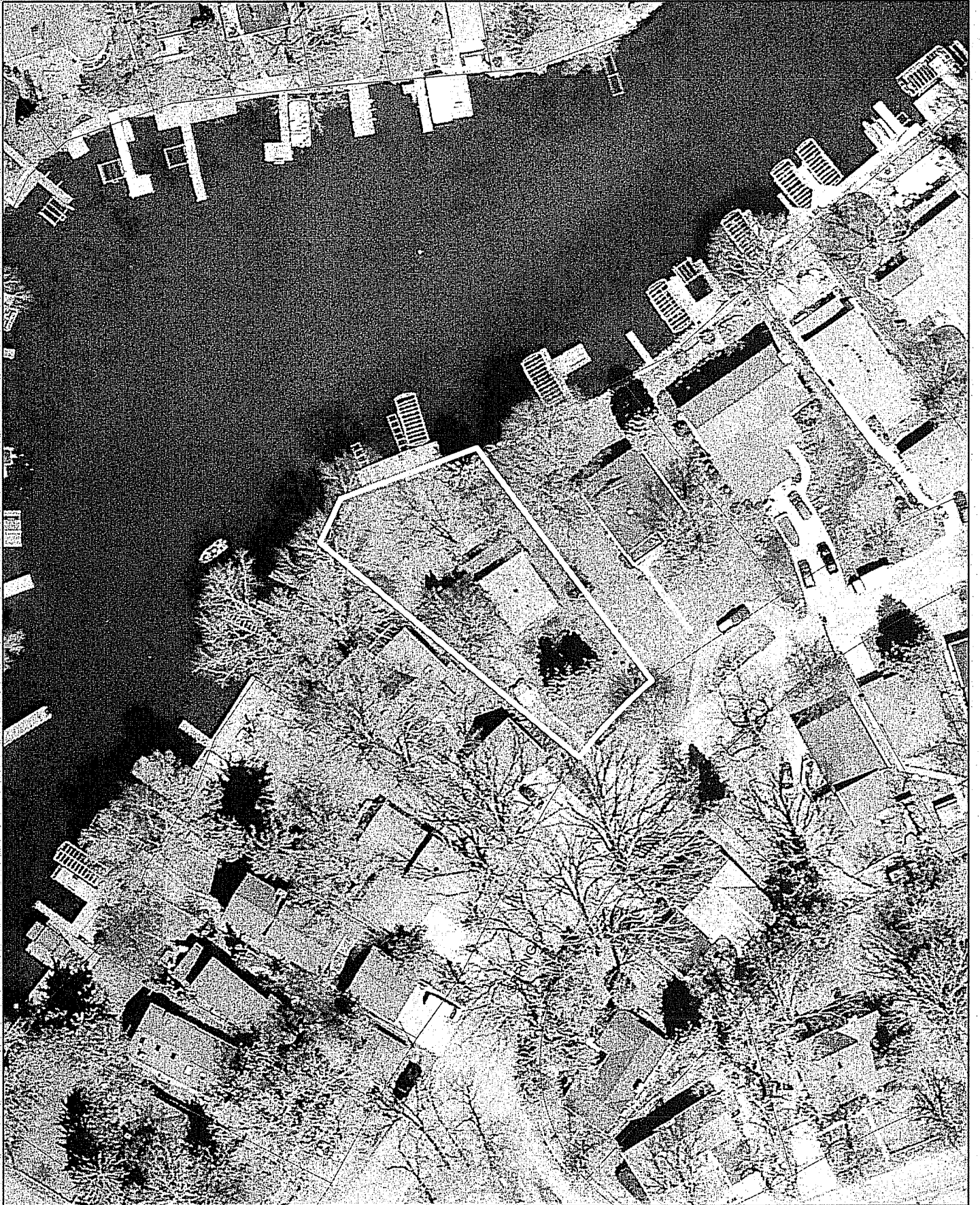


For Questions Contact: Chris Wells at: 261-9135 or cwells@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 07 June 2016





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>15764-0004</u>
Date Received <u>4/27/16</u>	
Received By <u>JLK</u>	
Parcel No. <u>0709-184-0107-0</u>	
Aldermanic District <u>19-Mark Clean</u>	
Zoning District <u>TR-C2</u>	
Special Requirements <u>WP-14</u>	
Review Required By: <u>waterfront</u>	
<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:** 5144 Spring Court, Madison WI 53705
Project Title (if any): _____

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: John Seamon **Company:** SEA Design
Street Address: N3302 S. Oakland Road **City/State:** Town of Oakland **Zip:** 53538
Telephone: (608) 216.6630 **Fax:** () **Email:** johnalan.seamon@gmail.com

Project Contact Person: John Seamon **Company:** SEA Design
Street Address: _____ **City/State:** _____ **Zip:** _____
Telephone: (608) 216.6630 **Fax:** () **Email:** johnalan.seamon@gmail.com

Property Owner (if not applicant): Thomas Kneubuehl/Christian Kanneimier
Street Address: 5144 Spring Court **City/State:** Madison, WI **Zip:** 53705

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: 860 SF 2 story addition to an existing two story home with a new 1 car garage attached to the front of the home; 1 car carport in front of the addition.

Development Schedule: Commencement July, 2016 Completion September, 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:
Alder Mark Clear(4/15; 4/26/2016), Aaron Crandell (4/19; 4/26/2016)

→ 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: Patrick Anderson Date: 12/17/2015 Zoning Staff: _____ Date: _____

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

Name of Applicant John Seamon Relationship to Property: Design Consultant

Authorizing Signature of Property Owner Thomas Rumbolt C. Wahner Date 4.26.2016 15

Letter of intent

SEA Design

**5144 Spring Court
Madison, Wisconsin**

April 27th 2016

Dear Plan Commission members,

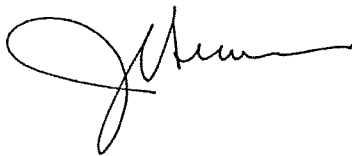
The project is a 2 story 860 SF addition with a street facing carport and 418 SF attached single car garage to an existing 2 story single family home in the Spring harbor neighborhood. Demolition of the existing single car garage. The property is located in Lake Front district per the zoning ordinance. The existing home is approximately 1,645 SF, with a metal mansard roof.

The lot is 11,226 with a current lot coverage is 21.3%. The lot coverage with the proposed addition is 29.4%. The project schedule is scheduled to start in June and end in October. The property has a 15' wide sanitary sewer easement that influenced the design options. We anticipate the job will create the equivalent of 5 - 6 full time jobs during the projects duration.

The design intent is to reduce the strong individual effects of the more singular existing house and its mansard roof with the attached 2 story and single story forms. The new board and batten siding on the first floor of the additions is intended to resonate with the pattern of the existing first floor siding. However, the new second story lap siding will bring some differentiation to further break down the massing and strength of the original form. The new roof forms are to be low and slender with the intent of being a similar geometry to the mansard roof in a horizontal orientation so that the composition is more cohesive.

Thank you in advance for review and consideration of this proposal for the family at 5144 Spring Court.

Sincerely,



John A. Seamon
Owner
SEA Design

SEA Design
N3302 S. Oakland Rd
Oakland, WI 53538

608.216.6630 Ph
Johnalan.seamon@gmail.com

"BUILDING RELATIONSHIPS WITH A COMMITMENT TO CLIENT SATISFACTION THROUGH TRUST, QUALITY AND EXPERIENCE"

- CIVIL ENGINEERING
- SURVEYING & MAPPING
- CONSTRUCTION SERVICES
- WATER RESOURCES
- PLANNING & DEVELOPMENT
- TRANSPORTATION ENGINEERING
- STRUCTURAL ENGINEERING
- LANDSCAPE ARCHITECTURE

MADISON REGIONAL OFFICE
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 608.848.5060 PHONE | 608.848.2255 FAX

MADISON | MILWAUKEE
 KENOSHA | APPLETON | WAUSAU
 www.jsdinc.com

SERVICES PROVIDED TO:

CHRISTIAN KANNEMEIER
 7229 COLONY DRIVE
 MADISON, WI 53717

PROJECT:
5144 SPRING COURT

PROJECT LOCATION:
 CITY OF MADISON
 DANE COUNTY, WI

JSD PROJECT NO.: 16-7249

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN:
 DRAWN: CJO 03-17-16
 APPROVED: TJB 03-17-16

PLAN MODIFICATIONS: DATE:



Call 811 or (800) 242-8511
 Milwaukee Area (262) 432-7910
 Hearing Impaired TDD (800) 542-2289
 www.DiggersHotline.com

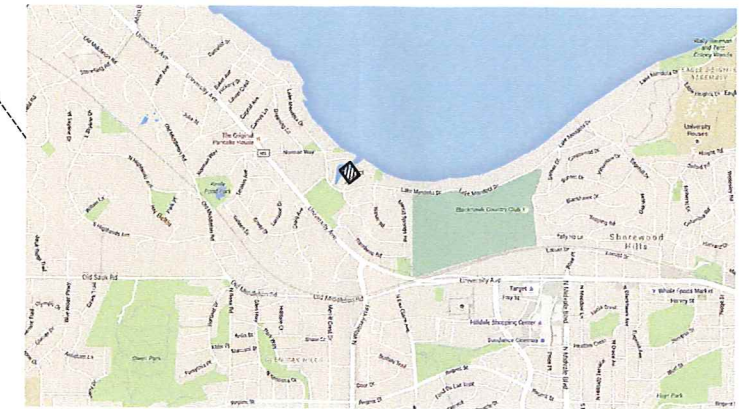
SHEET TITLE:

EXISTING CONDITIONS SURVEY

MAP NO: C-410

SHEET NUMBER:

1



VICINITY MAP
 NOT TO SCALE

LEGEND

- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- ◆ GOVERNMENT CORNER
- 1" IRON PIPE FOUND
- 2" IRON PIPE FOUND
- REBAR FOUND (SIZE NOTED)
- CONTROL POINT
- FINISHED FLOOR SHOT LOCATION
- MAIL BOX
- SANITARY MANHOLE
- SPRINKLER VALVE BOX
- GAS REGULATOR/METER
- ELECTRIC METER
- AIR CONDITION UNIT
- POWER POLE W/GUY
- YARD LIGHT
- DECIDUOUS TREE
- CONIFEROUS TREE
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- PARCEL BOUNDARY
- PROPERTY LINE
- HIGH WATER MARK
- SETBACK LINE
- LANDSCAPE LIMITS
- STONE WALL
- SHORE LINE
- EDGE OF PAVEMENT
- SANITARY SEWER
- WATER LINE
- NATURAL GAS
- OVERHEAD ELECTRIC DISTRIBUTION
- UNDERGROUND ELECTRIC
- BUILDING
- WALL LINE
- 875 INDEX CONTOUR
- 1.00 INTERMEDIATE CONTOUR
- SPOT ELEVATION
- BITUMINOUS PAVEMENT
- RETAINING WALL
- CONCRETE PAVEMENT
- WOOD DECK / DOCK
- BRICK PAVEMENT
- DISCONTINUED MAPPED PIPE LINE
- () DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON MARCH 09, 2016.
2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY. THE WEST LINE OF THE SOUTHEAST QUARTER BEARS N 00°15'16" W.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS DISC IN CONCRETE AT THE CENTER OF SECTION 18, T07N, R09E, ELEVATION = 879.15'
4. CONTOUR INTERVAL IS ONE FOOT.
5. SPOT ELEVATIONS IN CURBED AREAS REFERENCE THE PAVEMENT EDGE ELEVATIONS.
6. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NO. 20161004160 AND 20161004199, WITH A CLEAR DATE OF MARCH 08, 2016.
7. UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
 CITY OF MADISON
 MGE (ELECTRIC AND GAS)
 AT&T DISTRIBUTION
8. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
9. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THAT THE BENCHMARK ELEVATIONS HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.
10. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.

LEGAL DESCRIPTION

LOT 23, BLOCK ONE, SPRING HARBOR, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

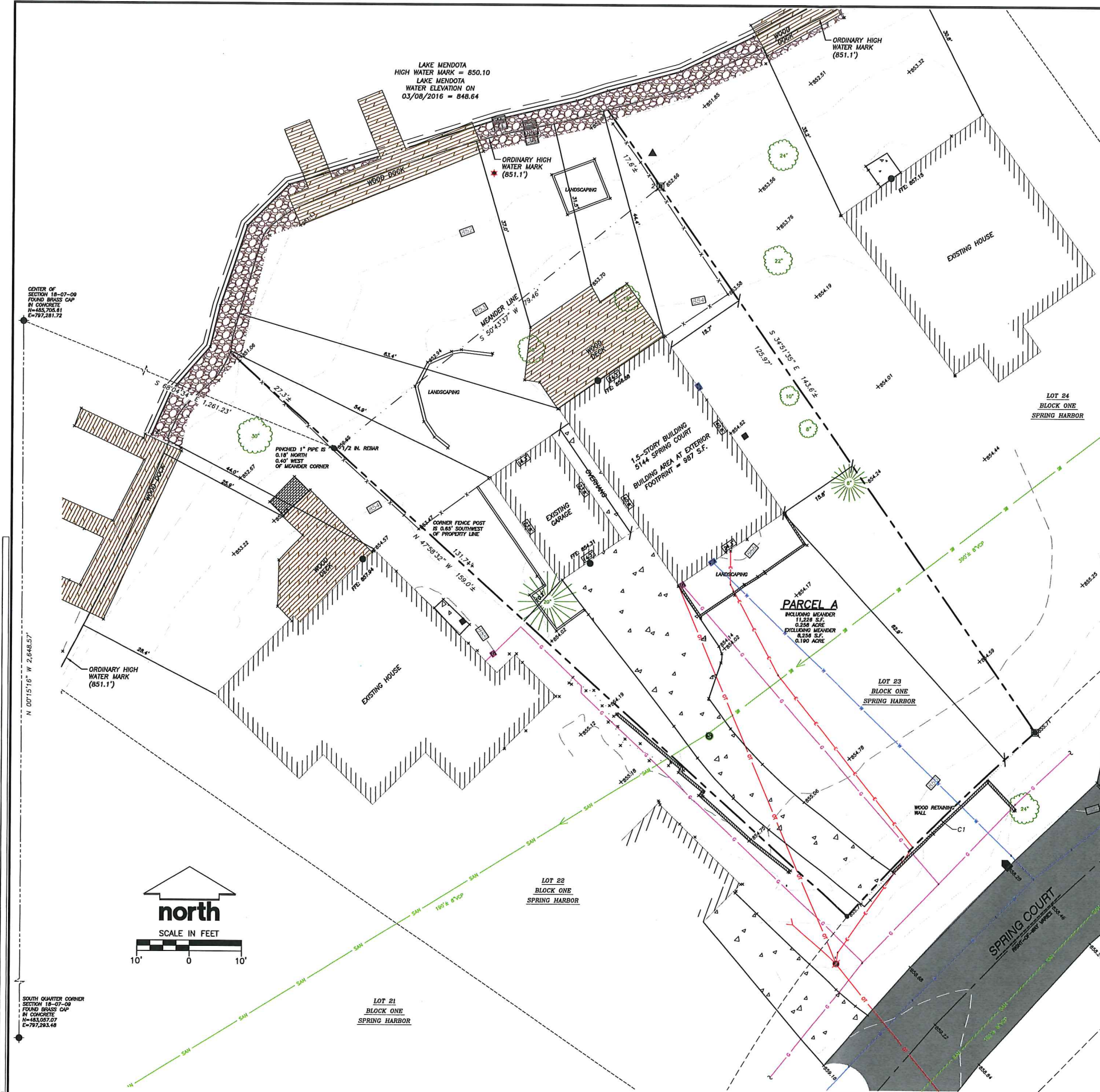
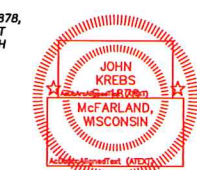
TAX KEY NO: 251/0709-184-0107-0
 ADDRESS: 5144 SPRING COURT

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, WISCONSIN REGISTERED LAND SURVEYOR NO. S-1878, HEREBY CERTIFY THAT THIS PLAT OF SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

JOHN KREBS, S-1878
 PROFESSIONAL LAND SURVEYOR

DATE



CENTER OF SECTION 18-07-09
 FOUND BRASS CAP
 IN CONCRETE
 N=483,708.81
 E=797,281.72

N 00°15'16" W 2,648.57'

SOUTH QUARTER CORNER
 SECTION 18-07-09
 FOUND BRASS CAP
 IN CONCRETE
 N=483,057.07
 E=797,283.48

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.



View of Front of house from street



Photo of affected area in front of house



Photo of affected area on East side of house



Photo of existing north east corner



Photo of affected area in rear of house

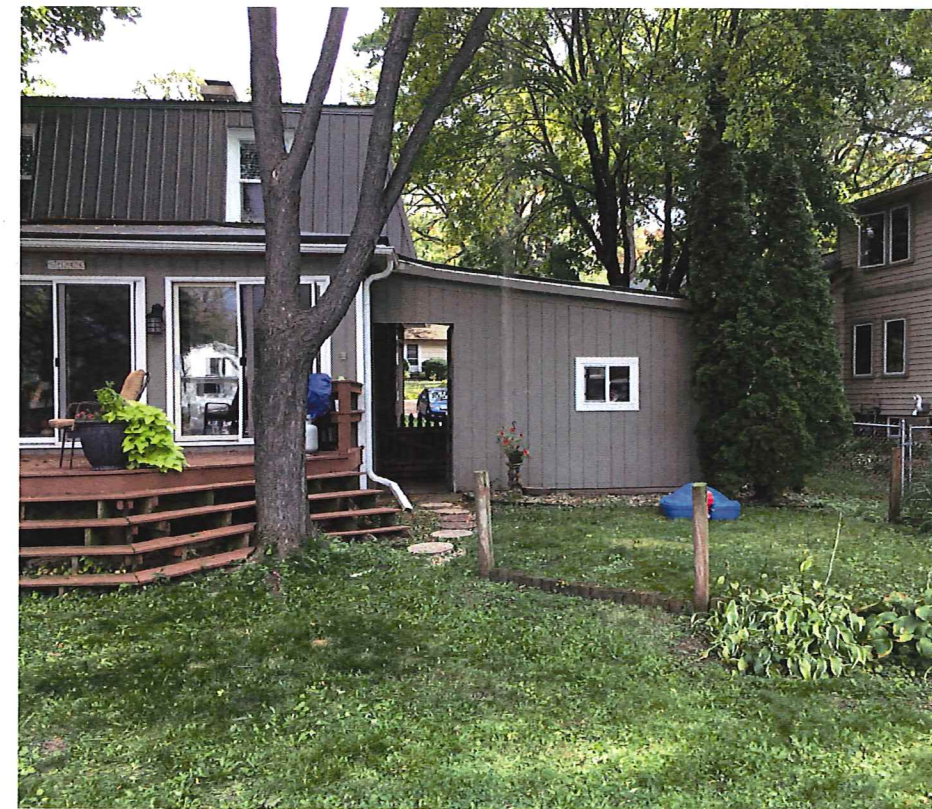


Photo of affected area in rear of house

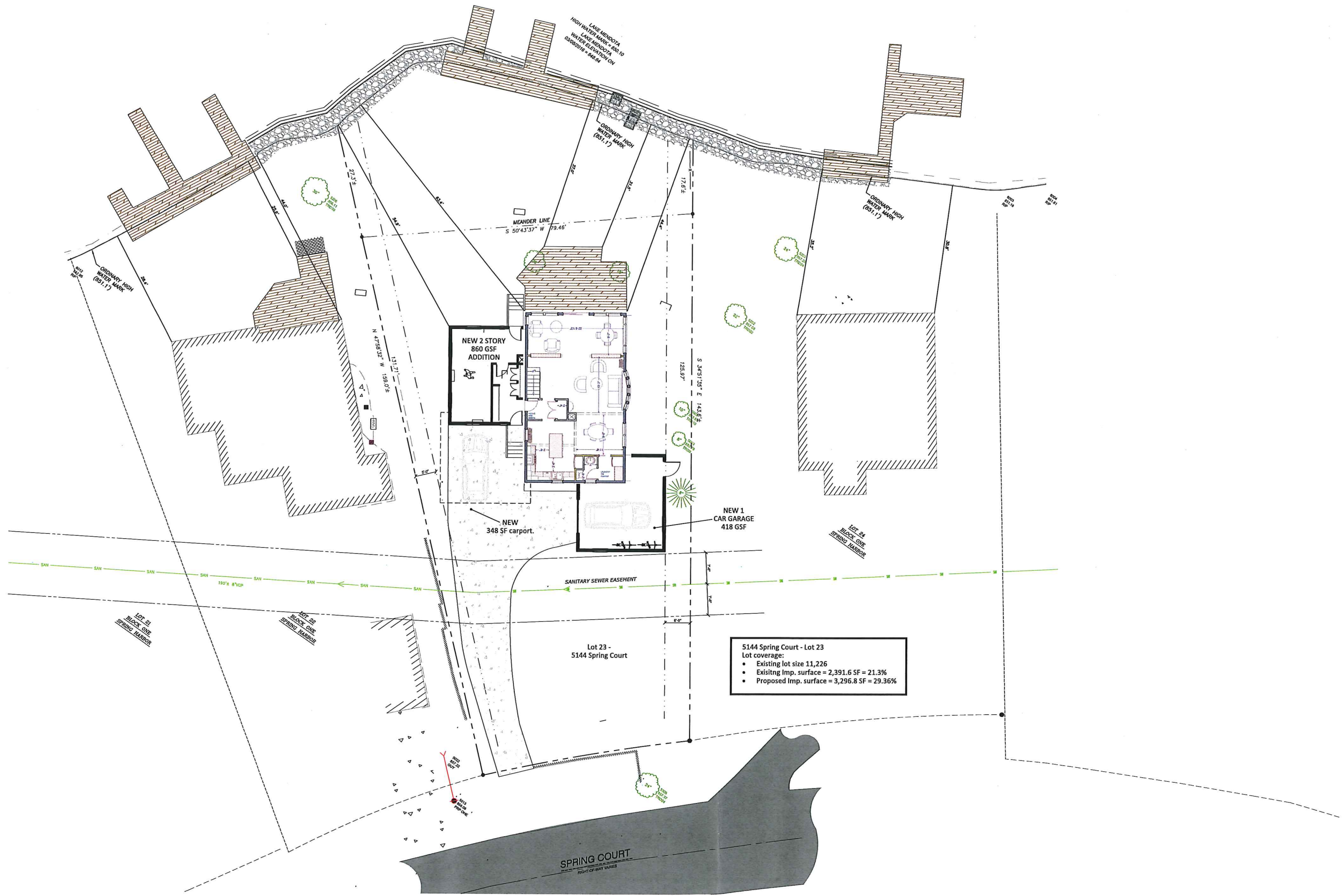
PHOTOS of EXISTING HOME



April 27, 2016

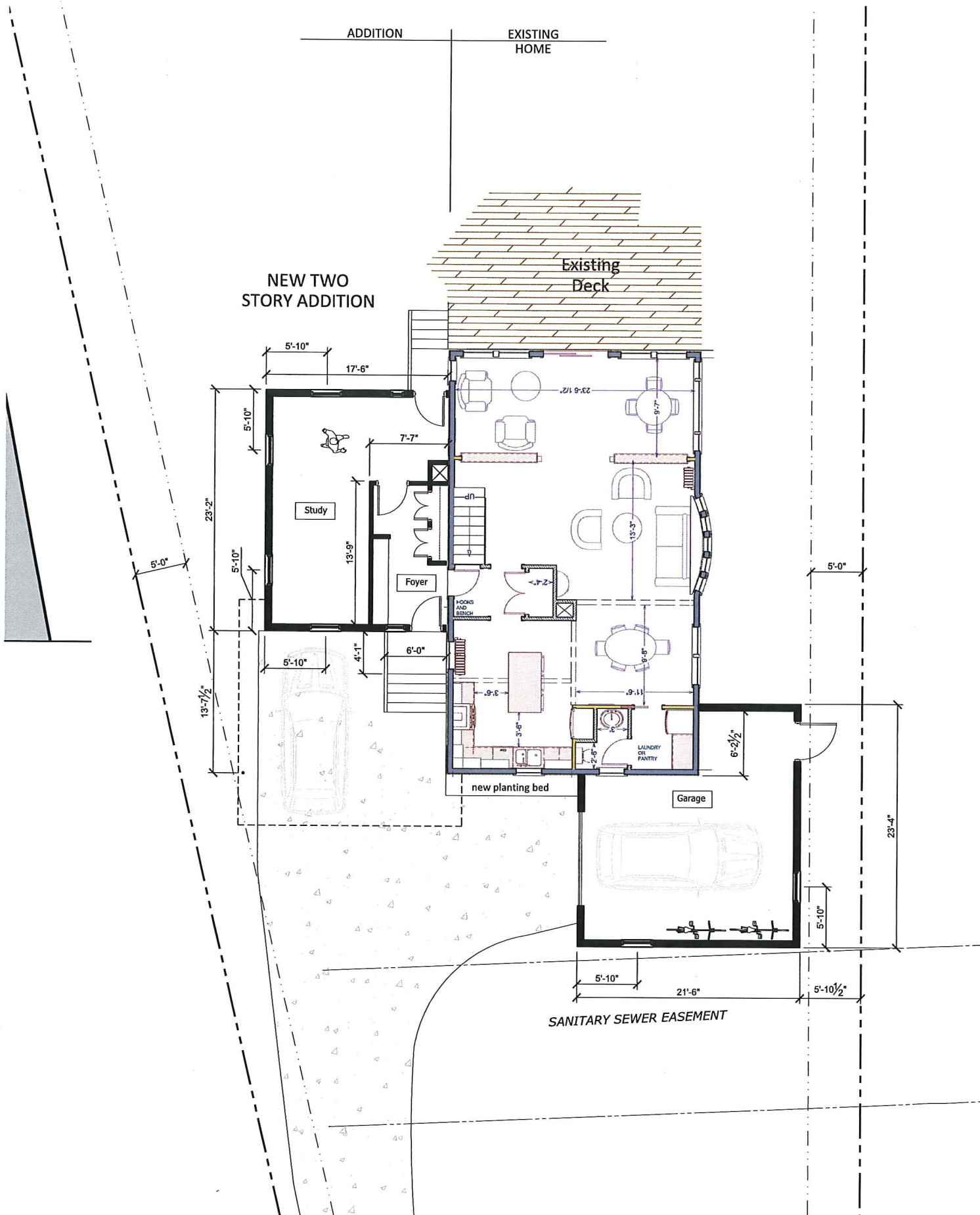
A.0

ADDITION AND GARAGE
CONDITIONAL USE
SUBMITTAL
5144 Spring Court Madison, WI



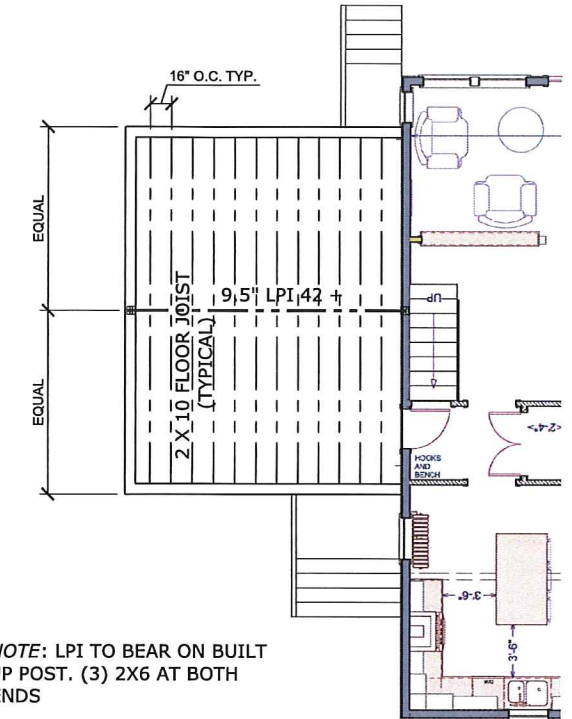
ADDITION AND GARAGE
CONDITIONAL USE
SUBMITTAL
5144 Spring Court Madison, WI

April 27, 2016



Existing first floor plan - Home addition and attached garage
3/16" = 1'-0"

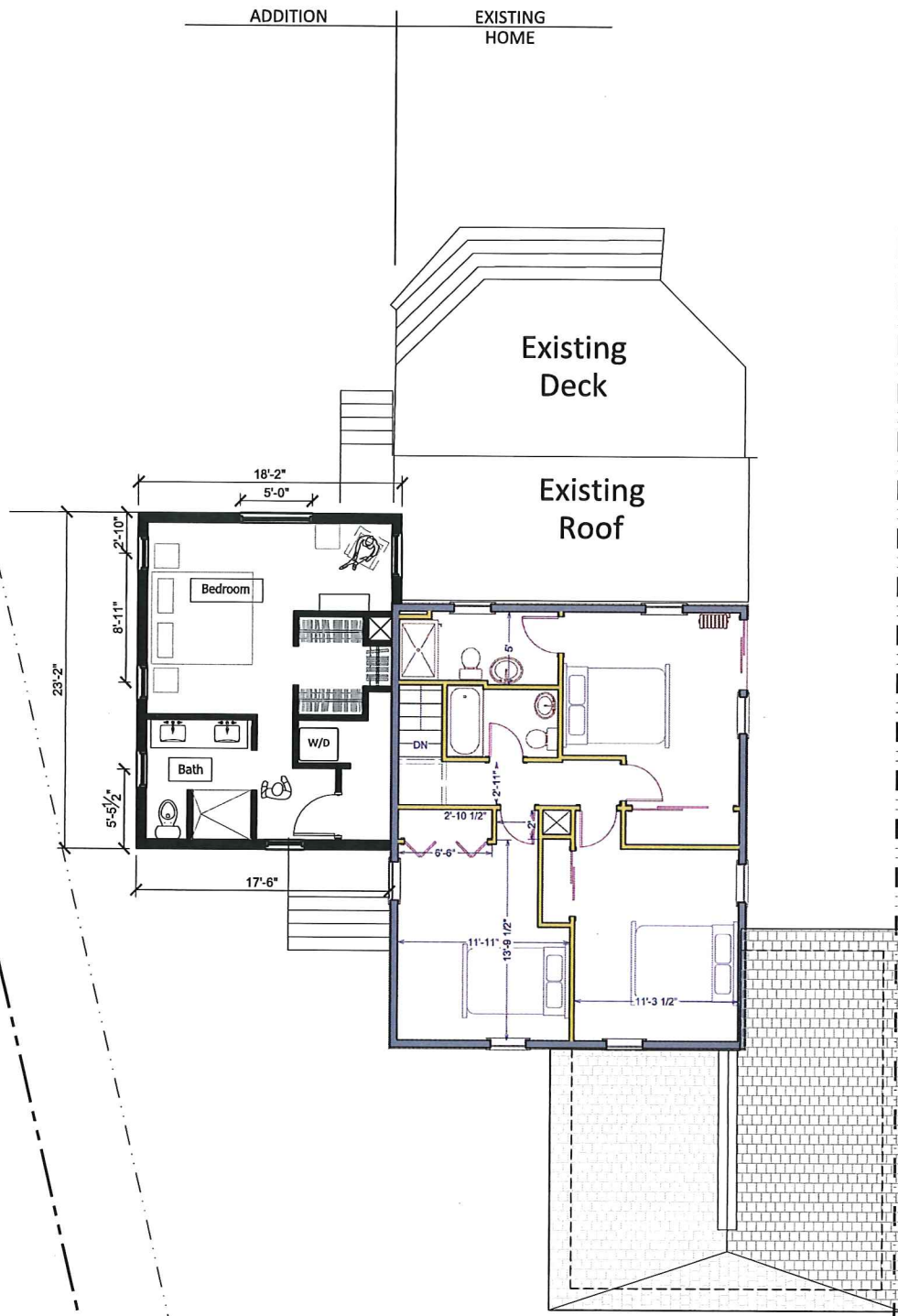
- Notes:
- NEW 2 STORY ADDITION TO HAVE 8" THICK FOUNDATION WALL ON 24" W X 8" D FOOTINGS OVER COMPACTED GRANULAR FILL, CONTINUOUS AT NEW BUILDING PERIMETER. TOP OF FOOTING TO BE 4" BELOW GRADE (TYP.). TOP OF WALL TO BE 8" ABOVE GRADE (TYP.). WALL TO INCORPORATE THE FOLLOWING: 2 #5 CONT. HORIZ. BARS @ TOP; #4 VERT. BARS @ 18" O.C.; #5 DOWELS INTO FOOTING @ 18" O.C.; FOUNDATION WATERPROOFING TO GRADE; 4" PERF. DRAIN TILE; 10" ANCHOR BOLT @ 4' O.C. MIN. FOOTING TO HAVE (3) #5 CONT. HORIZ. BARS.
 - BASEMENT TO HAVE A 4" THICK CONCRETE SLAB WITH #6 WIRE MESH OVER COMPACTED FILL ON TOP OF NEW FOOTING WITH RIGID FOAM EXPANSION JOINT AT ENTIRE PEREMITER.
 - DRIVEWAY TO BE 4" CONCRETE ASPHALT ON 8" WELL GRADED CRUSHED (ROAD MIX) W/ FINES.
 - HOUSE ADDITION FLOOR ASSEMBLIES TO BE 2X10'S @ 16" O.C. RUNNING NORTH AND SOUTH. INTERIOR ENDS TO BEAR ON 9.5" LP Solid Start I-Joist LPI-42 Plus, RUNNING DOWN CENTER OF NEW ADDITION. ASSUME FLOOR TO FLOOR OF EXISTING HOME TO BE 8'-10". SEE FRAMING PLAN DIAGRAM FOR CLARITY.
 - ADDITION FLOOR ASSEMBLIES AND BASEMENT ELEVATIONS TO ALIGN AND MATCH ELEVATIONS OF EXISTING HOUSE.
 - HOUSE ADDITION EXTERIOR WALLS TO BE 2X6 @ 16" O.C. WITH 7/16" PLYWOOD SHEATHING ON ENTIRE EXTERIOR WITH TYVEC HOUSE WRAP. SIDING TO BE JAMES HARDIE CEDARMILL 5.25" LAP SIDING WITH 4/4 TRIM @ CORNERS AND OPENINGS. EXTERIOR WALLS TO HAVE R-19 BATT INSULATION. TYPICAL.
 - HOUSE ADDITION ROOF FRAMING TO BE 2X8 @ 16" O.C. IN FORM OF 3/12 HIP ROOF WITH 24" EAVE. HIP TO FACE SIDE YARD. USE 1/2" OSB ROOF SHEATHING WITH 30# FELT ROOFING UNDERLAYMENT WITH RUBBERIZED ICE GUARD, MIN. 36" BACK FROM EXTERIOR WALL AND 35 YEAR ASPHALT ROOF SHINGLE. PROVIDE 24 LINEAL FEET OF 2" ALUM. EAVE VENT SPACED EQUALLY ON ALL 3 SIDES OF ADDITION; 4" ALUM. GUTTER AND (2) DOWNSPOUTS AT OUTSIDE CORNERS OF ADDITION. PROVIDE R-49 BLOWN IN CELLULOSE ATTIC INSULATION WITH EAVE VENT BAFFLES AND CONTINUOUS RIDGE VENT.
 - PROVIDE NEW P.T. WOOD PORCH AND STAIRS WITH COMPLIANT RAILING AT FRONT AND REAR ENTRY OF ADDITION
 - GARAGE TO HAVE 4" CONCRETE SLAB WITH THICKENED EDGE. EXTERIOR WALLS TO BE 2X4 @ 16" O.C. WITH 7/16" PLYWOOD SHEATHING ON ENTIRE EXTERIOR WITH TYVEC HOUSE WRAP. SIDING TO BE JAMES HARDIE CEDARMILL 5.25" LAP SIDING WITH 4/4 TRIM @ CORNERS AND OPENINGS. TYPICAL.
 - GARAGE DOOR TO BE CLOPAY MODEL # HDL-SW -SOL VALUE SERIES 16 FT. X 7 FT. NON-INSULATED GARAGE DOOR. PROVIDE 3/4 HP GARAGE DOOR OPENER AND HARDWARE.
 - ATTACHED GARAGE ROOF FRAMING TO BE 2X8 @ 16" O.C. IN FORM OF 3/12 HIP ROOF WITH 18" EAVE. HIP TO FACE FRONT YARD. USE 1/2" OSB ROOF SHEATHING WITH 30# FELT ROOFING UNDERLAYMENT WITH RUBBERIZED ICE GUARD, MIN. 36" BACK FROM EXTERIOR WALL AND 35 YEAR ASPHALT ROOF SHINGLE. 4" ALUM. GUTTER AND (2) DOWNSPOUTS AT OUTSIDE CORNERS OF ADDITION. NO INSULATION IN WALLS OR ROOF.
 - ALL WINDOWS TO BE ANDERSON 400 SERIES TW-210310 U.N.O. TO SILL TO BE @ +36" AFF (TYP.)
 - EXTERIOR DOORS TO BE PRE-HUNG 36" X 80" SOLID CORE STEEL EXTERIOR GRADE DOORS, FRAMES AND HARDWARE. (TYP.). INTERIOR DOORS TO BE PRE-HUNG 32" X 80" SOLID CORE PAINT GRADE WOOD INTERIOR GRADE DOORS, FRAMES AND HARDWARE.
 - INTERIOR PARTIONS TO BE 2X4 STUDS @ 24" O.C. WITH 1/2" GWB. (TYP.).
 - ENTRY FOYER AND UPSTAIRS RESTROOM TO HAVE DALTILE CERAMIC TILE ON FLOOR AND ANY WETWALLS INCLUDING SHOWER WALLS.
 - REMAINING FINISH FLOORING TO BE ENGINEERED HARDWOOD OVER T&G ORIENTED STRAND BOARD (0.703 IN. X 47.75 IN. X 95.75 IN.); INTERIOR TRIM TO BE PAINT GRADE PINE 4" X 9/16". ALLOW \$5/5F (MATERIAL COST) FOR ENGINEERED WOOD FLOOR.
 - ELECTRICAL OUTLET TO BE PROVIDED PER MINIMUM CODE REQUIREMENTS. +18" AFF; ONE PER 12' OF LINEAL WALL; 1 OUTLET ON ANY WALL 24" OR GREATER; GFI NEAR BATHROOM SINKS; 20-AMP BRANCH CIRCUIT FOR LAUNDRY; 20-AMP CIRCUIT DEDICATED TO BATHROOM.
 - PROVIDE NEW 50 AMP SUB PANEL IN EXISTING BASEMENT. PROVIDE ALLOWANCE FOR (4) 4" RECESSED LED CEILING FIXTURES ON FIRST FLOOR AND (7) ON SECOND FLOOR; 2 EXTERIOR MOUNTED WALL SCUNCES AT DOORS FOR ADDITION AND (3) FOR GARAGE; PROVIDE (2) SURFACE MOUNT LED LIGHTING FIXTURES FOR GARAGE AND (4) DUPLEX CONVENIENCE OUTLETS.
 - PROVIDE (1) NEW SPLIT HVAC SYSTEM 40,000 BTU GAS FIRED FURNACE AND ASSOCIATED A/C COMPRESSOR WITH 95% EFF OR BETTER. (1) ZONE FOR LOWER LEVEL AND (1) FOR UPPER FLOOR. FURNACE AND H2O HEATER TO BE LOCATED IN NEW BASEMENT. ASSUME (4) SUPPLIES AND (3) RETURN LOCATIONS FOR FIRST FLOOR; (5) SUPPLY AND (4) RETURN LOCATIONS ON SECOND FLOOR.
 - PROVIDE NEW 30 GAL. 30,000 BTU NATURAL GAS WATER HEATER IN NEW BASEMENT.
 - PROVIDE 4' W X 54" H MASONRY OPENING IN EXISTING CMU FOUNDATION WALL FOR ACCESS INTO NEW ADJACENT BASEMENT. REMOVE MASONRY TO NEAREST UNIT DIMENSION; SHORE WALL AND INSTALL (2) 4" STEEL ANGLES SISTERED AND UPTURNED INTO ABOVE BLOCK; INSTALL (2) 2X6 PT WOOD STUDS POSTS @ BOTH ENDS OF NEW OPENING CENTERED ON SEAM OF 4" ANGLES.
 - PROVIDE NEW 3' X 8' OPENING AT TOP OF EXISTING STAIR FOR PASSAGE INTO SECOND FLOOR ADDITION.
 - PROVIDE ALTERNATE DEDUCT FOR ELIMINATING ALL WORK ASSOCIATED WITH MASTER BATH ON SECOND FLOOR.



FLOOR FRAMING PLAN (TYPICAL @ 1ST & 2ND FLOOR ASSEMBLY
3/16" = 1'-0"

- Notes:
- NEW 2 STORY ADDITION TO HAVE 8" THICK FOUNDATION WALL ON 24" W X 8" D FOOTINGS OVER COMPACTED GRANULAR FILL, CONTINUOUS AT NEW BUILDING PERIMETER. TOP OF FOOTING TO BE 4' BELOW GRADE (TYP.). TOP OF WALL TO BE 8" ABOVE GRADE (TYP.). WALL TO INCORPORATE THE FOLLOWING: 2 # 5 CONT. HORIZ. BARS @ TOP; 4 VERT. BARS @ 18" O.C.; #5 DOWELS INTO FOOTING @ 18" O.C.; FOUNDATION WATERPROOFING TO GRADE; 4" PERF. DRAIN TILE; 10" ANCHOR BOLT @ 4' O.C. MIN. FOOTING TO HAVE (3) # 5 CONT. HORIZ. BARS.
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 - HOUSE ADDITION ROOF FRAMING TO BE 2X8 @ 16" O.C. IN FORM OF 3/12 HIP ROOF WITH 24" EAVE. HIP TO FACE SIDE YARD. USE 1/2" OSB ROOF SHEATHING WITH 30# FELT ROOFING UNDERLAYMENT WITH RUBBERIZED ICE GUARD, MIN. 36" BACK FROM EXTERIOR WALL AND 35 YEAR ASPHALT ROOF SHINGLE. PROVIDE 24 LINEAL FEET OF 2" ALUM. EAVE VENT SPACED EQUALLY ON ALL 3 SIDES OF ADDITION; 4" ALUM. GUTTER AND (2) DOWNSPOUTS AT OUTSIDE CORNERS OF ADDITION. PROVIDE R-49 BLOWN IN CELLULOSE ATTIC INSULATION WITH EAVE VENT BAFFLES AND CONTINUOUS RIDGE VENT.
 - PROVIDE NEW P.T. WOOD PORCH AND STAIRS WITH COMPLIANT RAILING AT FRONT AND REAR ENTRY OF ADDITION
 - GARAGE TO HAVE 4" CONCRETE SLAB WITH THICKENED EDGE. EXTERIOR WALLS TO BE 2X4 @ 16" O.C. WITH 7/16" PLYWOOD SHEATHING ON ENTIRE EXTERIOR WITH TYVEC HOUSE WRAP. SIDING TO BE JAMES HARDIE CEDARMILL 5.25" LAP SIDING WITH 4/4 TRIM @ CORNERS AND OPENINGS. TYPICAL.
 - GARAGE DOOR TO BE: CLOPAY MODEL # HDBL-SW -SOL VALUE SERIES 16 FT. X 7 FT. NON-INSULATED GARAGE DOOR. PROVIDE 3/4 HP GARAGE DOOR OPENER AND HARDWARE.
 - ATTACHED GARAGE ROOF FRAMING TO BE 2X8 @ 16" O.C. IN FORM OF 3/12 HIP ROOF WITH 18" EAVE. HIP TO FACE FRONT YARD. USE 1/2" OSB ROOF SHEATHING WITH 30# FELT ROOFING UNDERLAYMENT WITH RUBBERIZED ICE GUARD, MIN. 36" BACK FROM EXTERIOR WALL AND 35 YEAR ASPHALT ROOF SHINGLE. 4" ALUM. GUTTER AND (2) DOWNSPOUTS AT OUTSIDE CORNERS OF ADDITION. NO INSULATION IN WALLS OR ROOF.
 - ALL WINDOWS TO BE ANDERSON 400 SERIES TW-210310 U.N.O. ro SILL TO BE @ +36" AFF (TYP.)
 - EXTERIOR DOORS TO BE PRE-HUNG 36" X 80" SOLID CORE STEEL EXTERIOR GRADE DOORS, FRAMES AND HARDWARE. (TYP.). INTERIOR DOORS TO BE PRE-HUNG 32" X 80" SOLID CORE PAINT GRADE WOOD INTERIOR GRADE DOORS, FRAMES AND HARDWARE.
 - INTERIOR PARTIONS TO BE 2X4 STUDS @ 24" O.C. WITH 1/2" GWB. (TYP.)
 - ENTRY FOYER AND UPSTAIRS RESTROOM TO HAVE DALTILE CERAMIC TILE ON FLOOR AND ANY WET WALLS INCLUDING SHOWER WALLS.
 - REMAINING FINISH FLOORING TO BE ENGINEERED HARDWOOD OVER T&G ORIENTED STRAND BOARD (0.703 IN. X 47.75 IN. X 95.75 IN.); INTERIOR TRIM TO BE PAINT GRADE PINE 4" X 9/16". ALLOW \$5/\$F (MATERIAL COST) FOR ENGINEERED WOOD FLOOR.
 - ELECTRICAL OUTLET TO BE PROVIDED PER MINIMUM CODE REQUIREMENTS. +18" AFF; ONE PER 12' OF LINEAL WALL; 1 OUTLET ON ANY WALL 24" OR GREATER; GF; NEAR BATHROOM SINKS; 20-AMP BRANCH CIRCUIT FOR LAUNDRY; 20-AMP CIRCUIT DEDICATED TO BATHROOM.
 - PROVIDE NEW 50 AMP SUB PANEL IN EXISTING BASEMENT. PROVIDE ALLOWANCE FOR (4) 4" RECESSED LED CEILING FIXTURES ON FIRST FLOOR AND (7) ON SECOND FLOOR; 2 EXTERIOR MOUNTED WALL SCONCES AT DOORS FOR ADDITION AND (3) FOR GARAGE; PROVIDE (2) SURFACE MOUNT LED LIGHTING FIXTURES FOR GARAGE AND (4) DUPLEX CONVENIENCE OUTLETS.
 - PROVIDE (1) NEW SPLIT HVAC SYSTEM 40,000 BTU GAS FIRED FURNACE AND ASSOCIATED A/C COMPRESSOR WITH 95% EFF. OR BETTER. (1) ZONE FOR LOWER LEVEL AND (1) FOR UPPER FLOOR. FURNACE AND H2O HEATER TO BE LOCATED IN NEW BASEMENT. ASSUME (4) SUPPLIES AND (3) RETURN LOCATIONS FOR FIRST FLOOR; (5) SUPPLY AND (4) RETURN LOCATIONS ON SECOND FLOOR.
 - PROVIDE NEW 30 GAL. 30,000 BTU NATURAL GAS WATER HEATER IN NEW BASEMENT.
 - PROVIDE 4' W X 54" H MASONRY OPENING IN EXISTING CMU FOUNDATION WALL FOR ACCESS INTO NEW ADJACENT BASEMENT. REMOVE MASONRY TO NEAREST UNIT DIMENSION; SHORE WALL AND INSTALL (2) 4" STEEL ANGLES SISTERED AND UPTURNED INTO ABOVE BLOCK; INSTALL (2) 2X6 PT WOOD STUDS POSTS @ BOTH ENDS OF NEW OPENING CENTERED ON SEAM OF 4" ANGLES.
 - PROVIDE NEW 3' X 8' OPENING AT TOP OF EXISTING STAIR FOR PASSAGE INTO SECOND FLOOR ADDITION.
 - PROVIDE ALTERNATE DEDUCT FOR ELIMINATING ALL WORK ASSOCIATED WITH MASTER BATH ON SECOND FLOOR.

- Notes:
- ALTERNATE MASTER BATH TO INCLUDE: DIRECT VANIY SINK HORIZON PREMIUM 84 IN. DOUBLE VANIY IN EBONY WITH MARBLE VANIY TOP IN CARRARA WHITE AND MIRRORS MODEL # 7080D1-EWC, AMERICAN STANDARD MODEL #2064.724.002SERIN COMPLETE 3-FUNCTION WALL BAR SHOWER KIT IN POLISHED CHROME; KOHLER MODEL # K-11451-0 CIMARRON COMFORT HEIGHT THE COMPLETE SOLUTION 2-PIECE 1.28 GPF SINGLE FLUSH ELONGATED TOILET IN WHITE; (2) CENTER POST SINK FAUCETS - ALLOW \$350 FIXTURE COST TOTAL.
 - PROVIDE BROAN EXHAUST FAN AND INTEGRATED LIGHT ABOVE WATER CLOSET.
 - USE PRE-MANUFACTURED ROD AND SHELF SYSTEM IN ALL CLOSETS.
 - ALL gwb TO HAVE 1 COAT PRIMER AND 2 COAT SHERWIN WILLIAMS LOW VOC PAINT. GWB TO BE LEVEL 4 FINISH (TYP.).
 - NO CROWN BASE. (TYP.)
 - INTERIOR WINDOW TRIM TO BE PAINTED PINE.
 - FINAL ROOF TRUSS DESIGN; DOOR AND HARDWARE SCHEDULE; FIXTURE AND FINISH SCHEDULE; LIGHTING SCHEDULE; STRUCTURAL; HVAC & ELECTRICAL SYSTEM DESIGN TO BE DETERMINED.
 - PROVIDE SEPERATE LINE ITEM FOR \$1,000 LANDSCAPE ALLOWANCE.
 - BATHROOM ACCESSORIES - (2) AMERICAN STANDARD - SERIN SERIES - 2064.018 18" TOWEL BAR IN POLISHED CHROME (.002). ONE ON WALL DIRECTLY ACROSS FROM SHOWER. SECOND TO BE LOCATED BY OWNER. BOTH TO BE LOCATED 48" AFF. TOILET PAPER HOLDER TO BE AMERICAN STANDARD SERIN SERIES 2064.230 (.002). FINAL LOCATION T.B.D.



Existing Second floor plan - Home addition and roof of attached garage
3/16" = 1'-0"

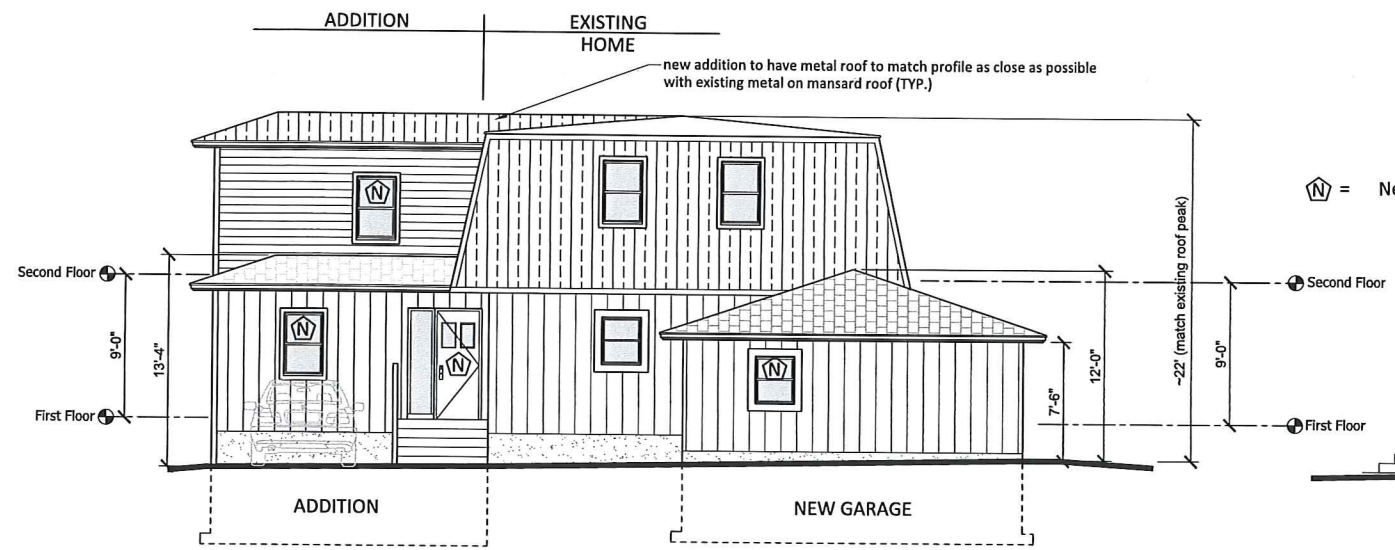
SECOND FLOOR PLAN



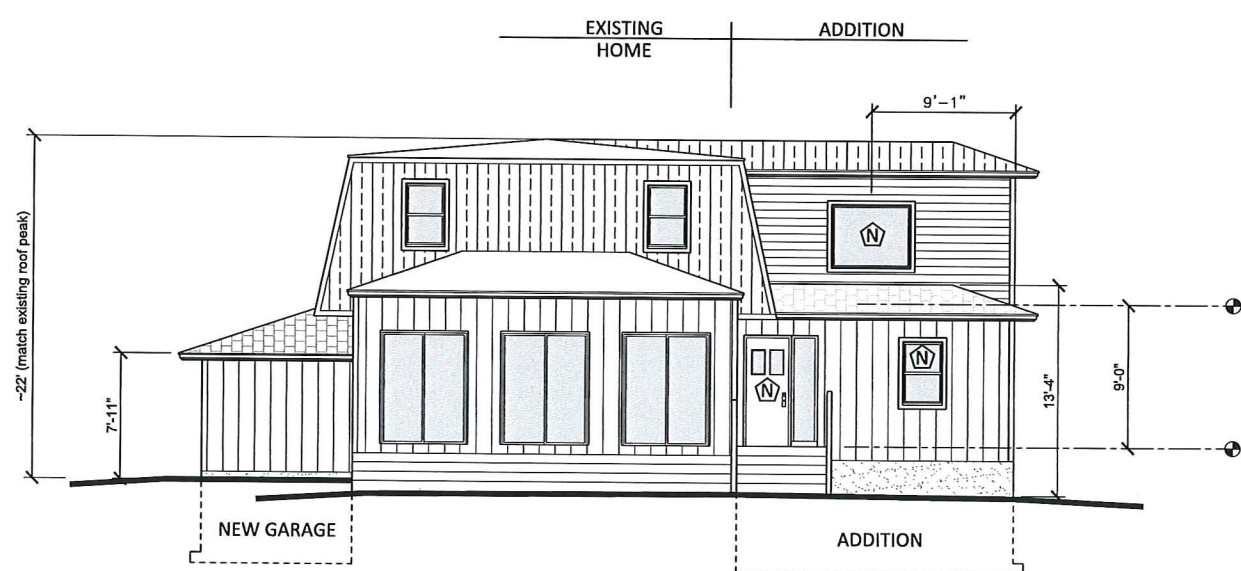
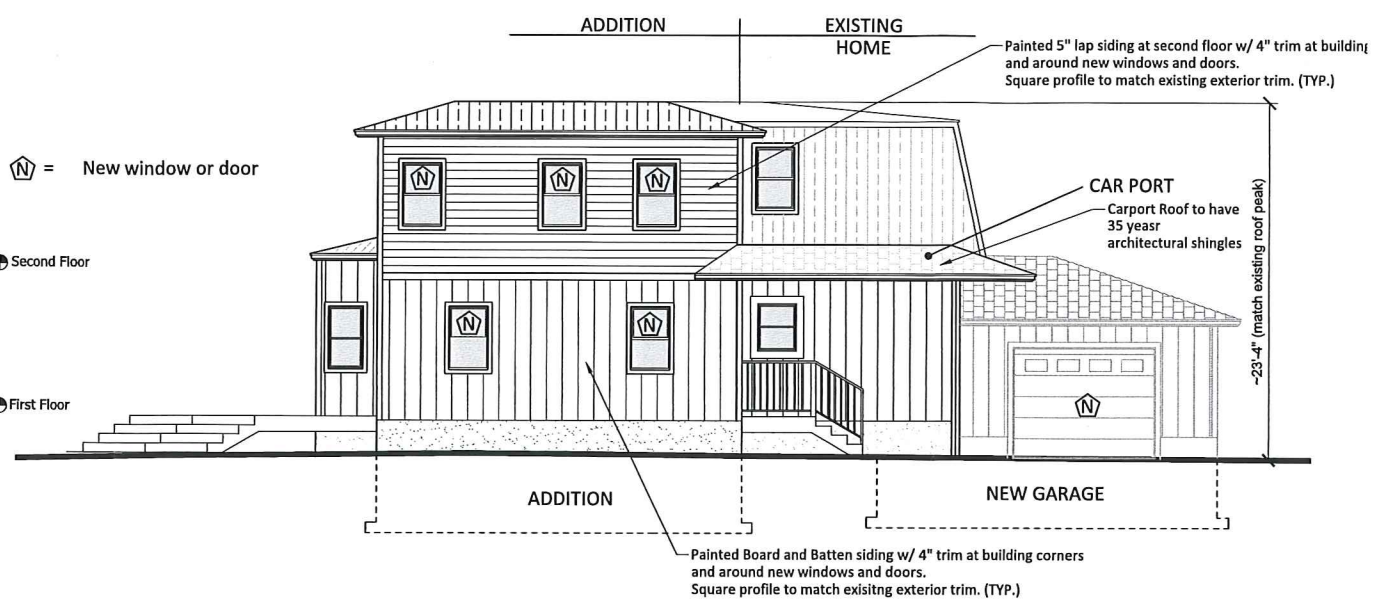
April 27, 2016

ADDITION AND GARAGE
CONDITIONAL USE
SUBMITTAL

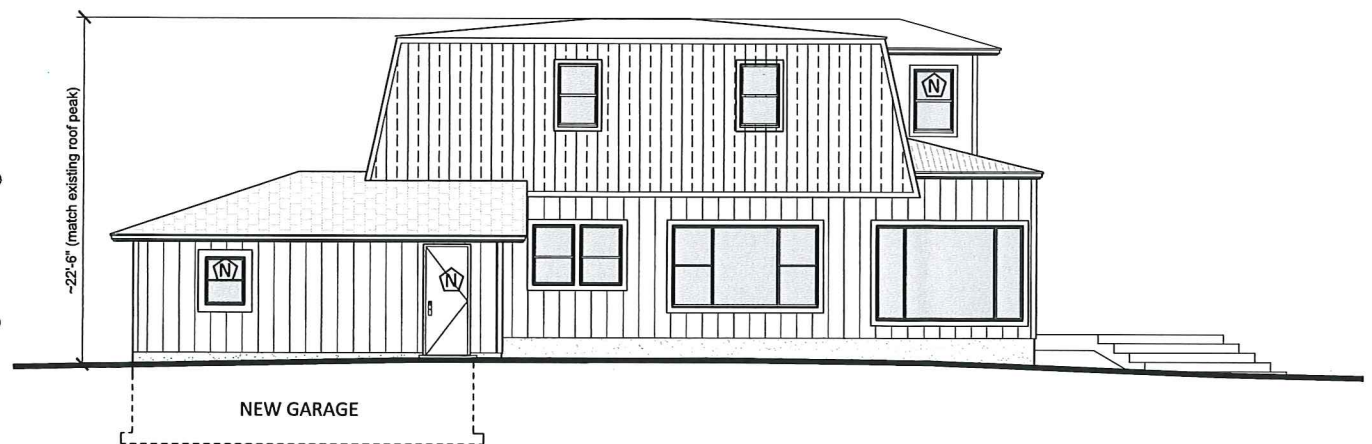
5144 Spring Court Madison, WI



Street facing Facade

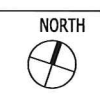


Harbor Facing Elevation



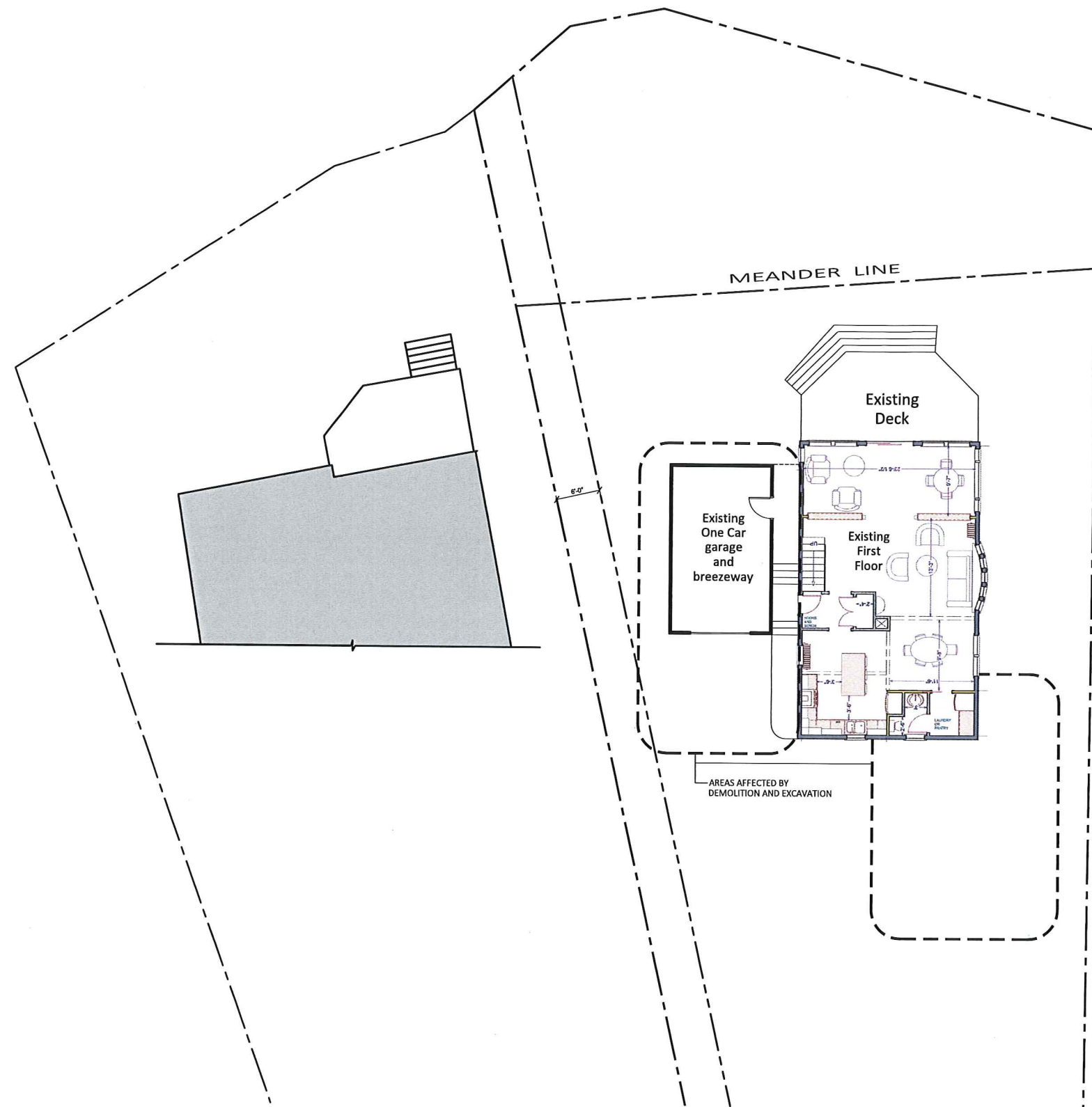
East Elevation

Exterior Elevations
Scale: 3/16" = 1'-0"



ADDITION AND GARAGE
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- Notes:**
1. EXISTING GARAGE, BREEZEWAY, THICKENED EDGE SLAB AND CONCRETE STAIRS TO BE DEMOLISHED.
 2. EXISTING SECOND FLOOR MANSARD ROOF FRAMING, SHEATHING, METAL ROOFING AND GUTTERS TO BE REMOVED IN AFFECTED AREAS TO ACCOMMODATE SECOND STORY ADDITION.
 3. REMOVE EXISTING FIRST FLOOR EXTERIOR SHEATHING AND REPLACE WITH NEW 1/2" GWB ON INTERIOR OF NEW ADDITION. PATCH AND REPAIR EXTERIOR AT TRANSITION OF NEW TO EXISTING EXTERIOR AS REQUIRED.
 4. PRELIMINARY PRICING ONLY - FINAL DESIGN PENDING CITY APPROVALS AND COMPLETION OF CONSTRUCTION DRAWINGS AND SPECIFICATIONS.

ADDITION AND GARAGE
 CONDITIONAL USE
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DEMOLITION PLAN



D.1