

SITE LOCATION PLAN



VIEW FROM EXISTING DECK TO REAR



VIEW FROM NW CORNER OF REAR PROPERTY LINE



VIEW FROM SW CORNER OF REAR PROPERTY LINE

Lot Coverage = 6,183 SF .

The total area of all buildings, measured at grade, all accessory structures including pools, patios, etc., and all paved areas as a percentage of the total area of the lot, with the following exceptions: sidewalks or paved paths no wider than five (5) feet, pervious pavement, green roofs and decks.

Usable Open Space = 5,910 SF

That portion of a zoning lot, outside of a required front or corner side yard, as extended to the rear lot line, that is available to all occupants for outdoor use. Usable open space shall not include areas occupied by buildings, driveways, drive aisles, off-street parking, paving and sidewalks, except that paved paths no wider than five (5) feet, and pervious pavement may be included in usable open space. Usable open space may include balconies and roof decks where specified in this ordinance.

ZONING DISTRICT SR-C1 REQUIREMENTS

LOT AREA = 8,000 sq ft
FRONT YARD SETBACK 30
SIDE YARD SETBACK 7 for house, 3 for accessory
REAR YARD SETBACK 35 for house, 3 for accessory
MAX LOT COVERAGE 50%
USABLE OPEN SPACE 1,300

ZONING DISTRICT SR-C1 PROPOSED DESIGN

LOT AREA = 14,981 sq ft
FRONT YARD SETBACK NA
SIDE YARD SETBACK 8'-7", & 8'-1"
REAR YARD SETBACK 5'-0"
LOT COVERAGE 41%
USABLE OPEN SPACE 5,910

28.131 - ACCESSORY BUILDINGS AND STRUCTURES ON LOTS USED EXCLUSIVELY FOR RESIDENTIAL AND MIXED-USE PURPOSES.

(1) All accessory buildings and structures on lots in any district used exclusively for residential and mixed-use purposes shall comply with the following requirements:

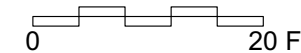
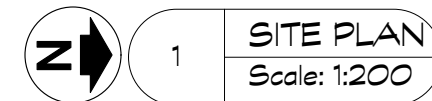
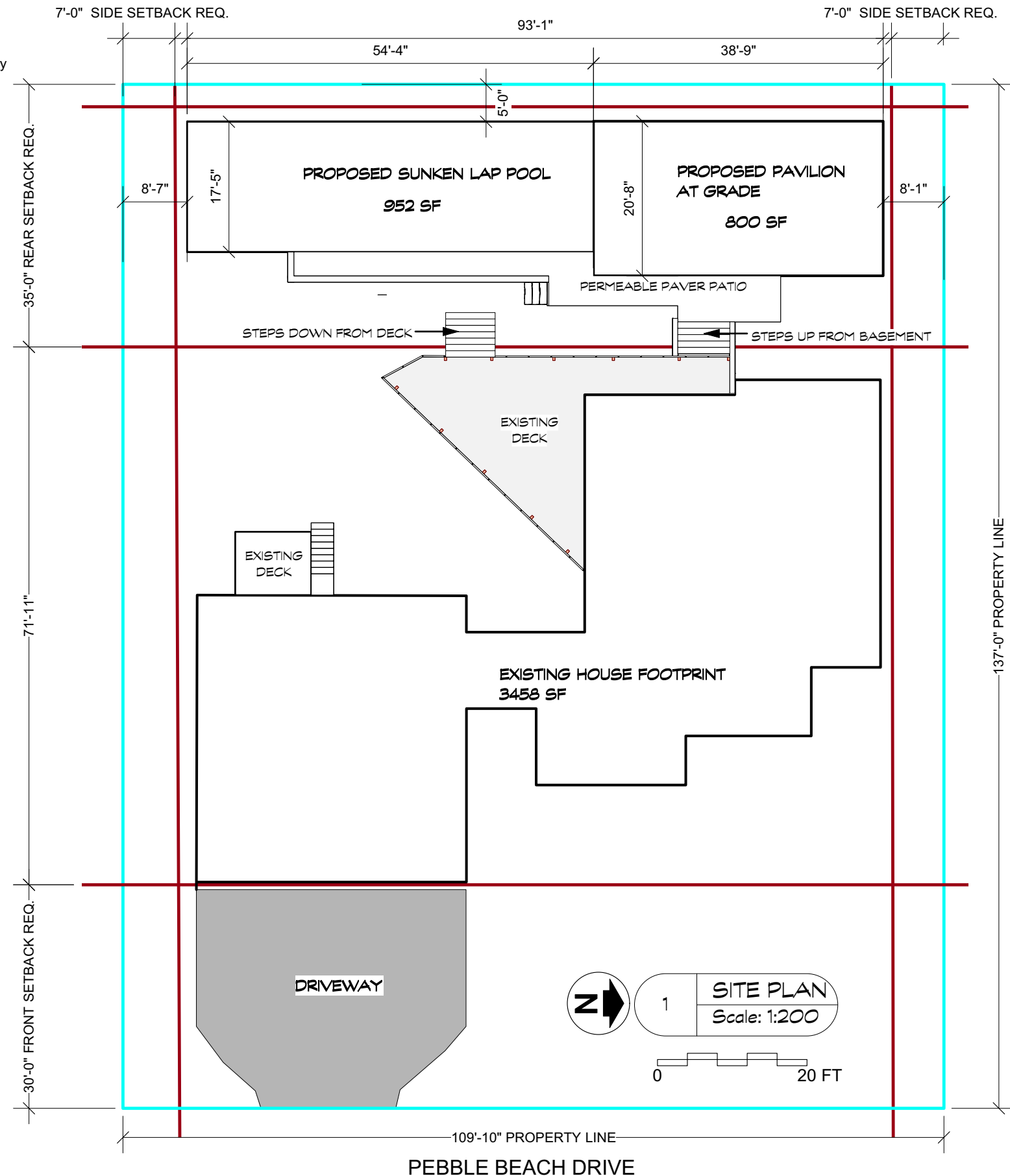
(a) Maximum Area Per Lot . Total area of accessory buildings measured at ground floor: ten percent (10%) of lot area but no more than one thousand (1,000) square feet. A larger total building area may be allowed by conditional use approval. (10% OF THE LOT AREA IS 1498 SF. THE ABOVE GRADE PAVILION PORTION OF THE DESIGN IS 800 SF BUT THE TOTAL AREA OF THE STRUCTURE IS 1752 SF. THIS HAS BEEN TRIMMED AND MINIMIZED TO THE ABSOLUTE SMALLEST FOOTPRINT POSSIBLE TO MAKE THE BUILDING FUNCTION PRACTICALLY, SAFELY AND TECHNICALLY.

(b)Maximum Size of Accessory Building . No individual structure shall exceed five hundred seventy-six (576) square feet in TR districts and eight hundred (800) square feet in other districts at ground level except by conditional use approval. Accessory buildings shall not exceed the size of the principal building. (THE DESIGN CALLS FOR AN 11'-7" TALL PAVILION THAT IS 800 SF AND THE REMAINDER OF THE STRUCTURE IS SUNKEN BELOW GRADE. THE ROOF OF THE SUNKEN STRUCTURE STICKS UP ABOVE GRADE 1'-8" TALL ON THE REAR LOT LINE. THIS HEIGHT IS TO ACCOMMODATE ROOF DRAINAGE AND WATERPROOFING.

(c) Maximum Height . The height of the principle building or fifteen (15) feet, whichever is lower. (THE PROPOSED DESIGN IS 11'-7" TALL)

(e) Placement . Accessory buildings may be located in the following locations:

2. In a rear yard setback, a minimum of three (3) feet from any property line. (THE PROPOSED DESIGN IS IN THE REAR YARD SETBACK 5'-0" FROM THE REAR LOT LINE, AND 8'-7" AND 8'-1" FROM THE SIDE LOT LINES)

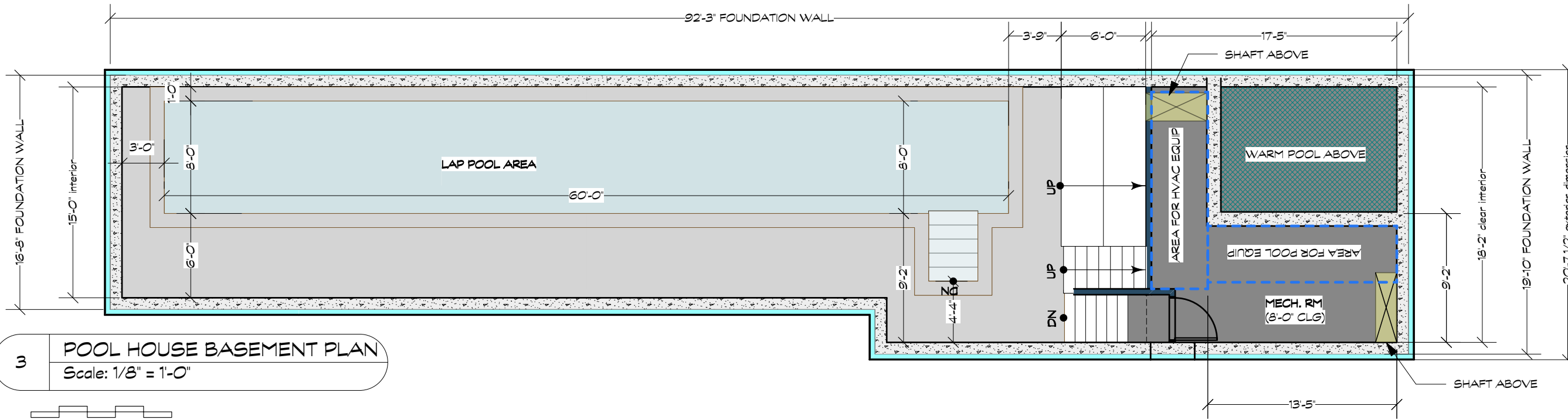


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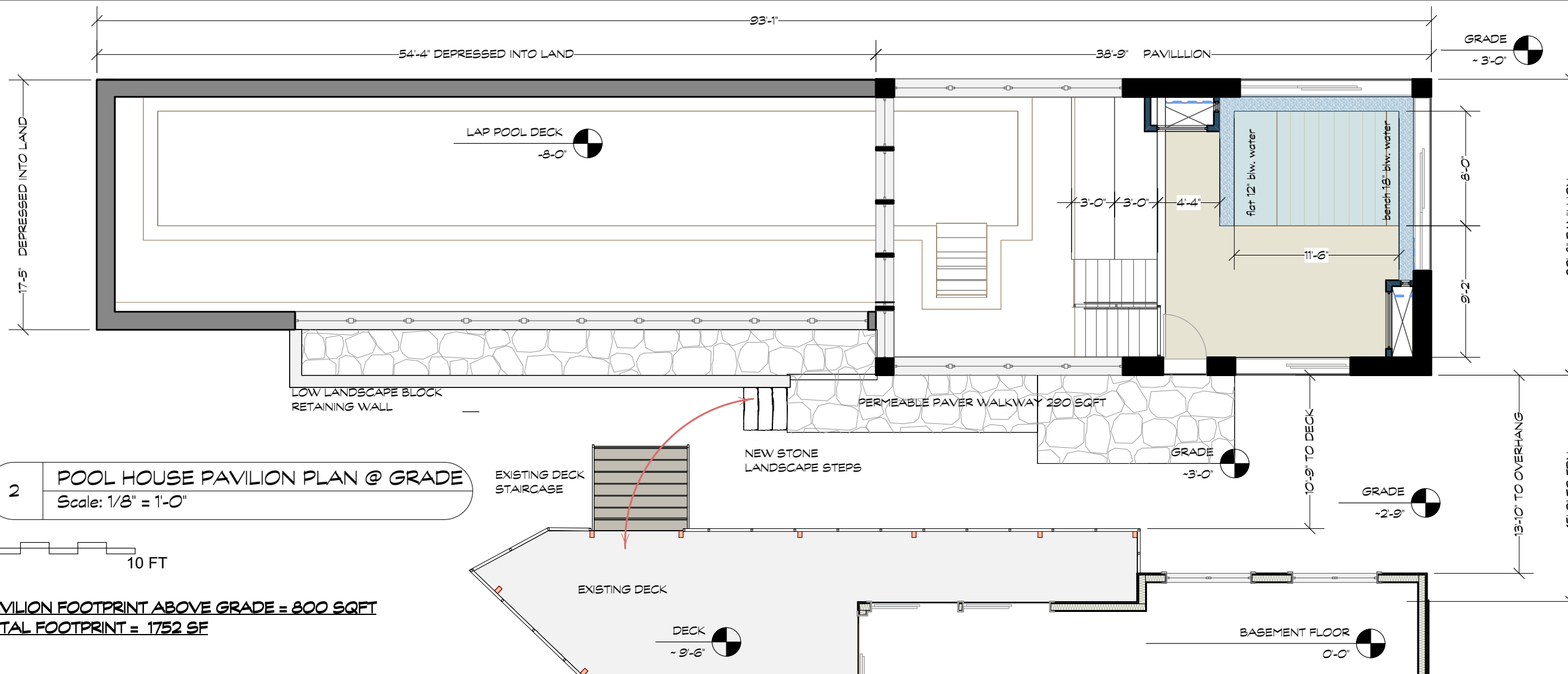
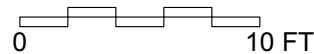
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DAVE AND MARY ANN BROW
910 PEBBLE BEACH ROAD
MADISON, WI. 53717

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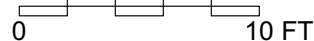
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Site Plan
Scale:
as noted
Sheet No.
A1



3 POOL HOUSE BASEMENT PLAN
Scale: 1/8" = 1'-0"



2 POOL HOUSE PAVILION PLAN @ GRADE
Scale: 1/8" = 1'-0"



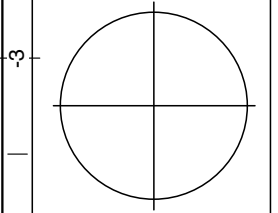
PAVILION FOOTPRINT ABOVE GRADE = 800 SQFT
TOTAL FOOTPRINT = 1752 SF

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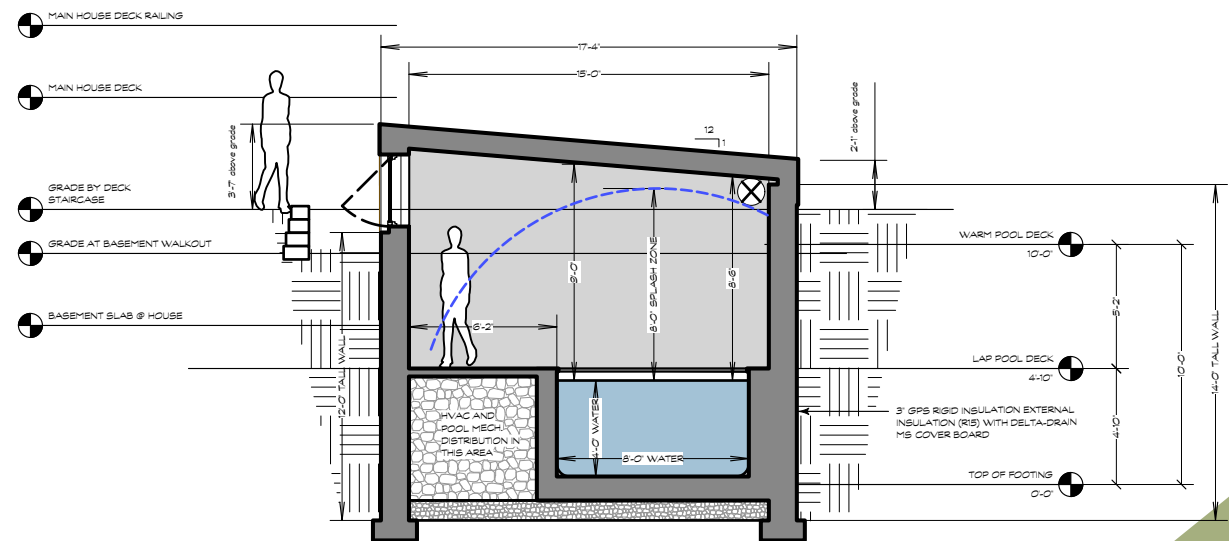
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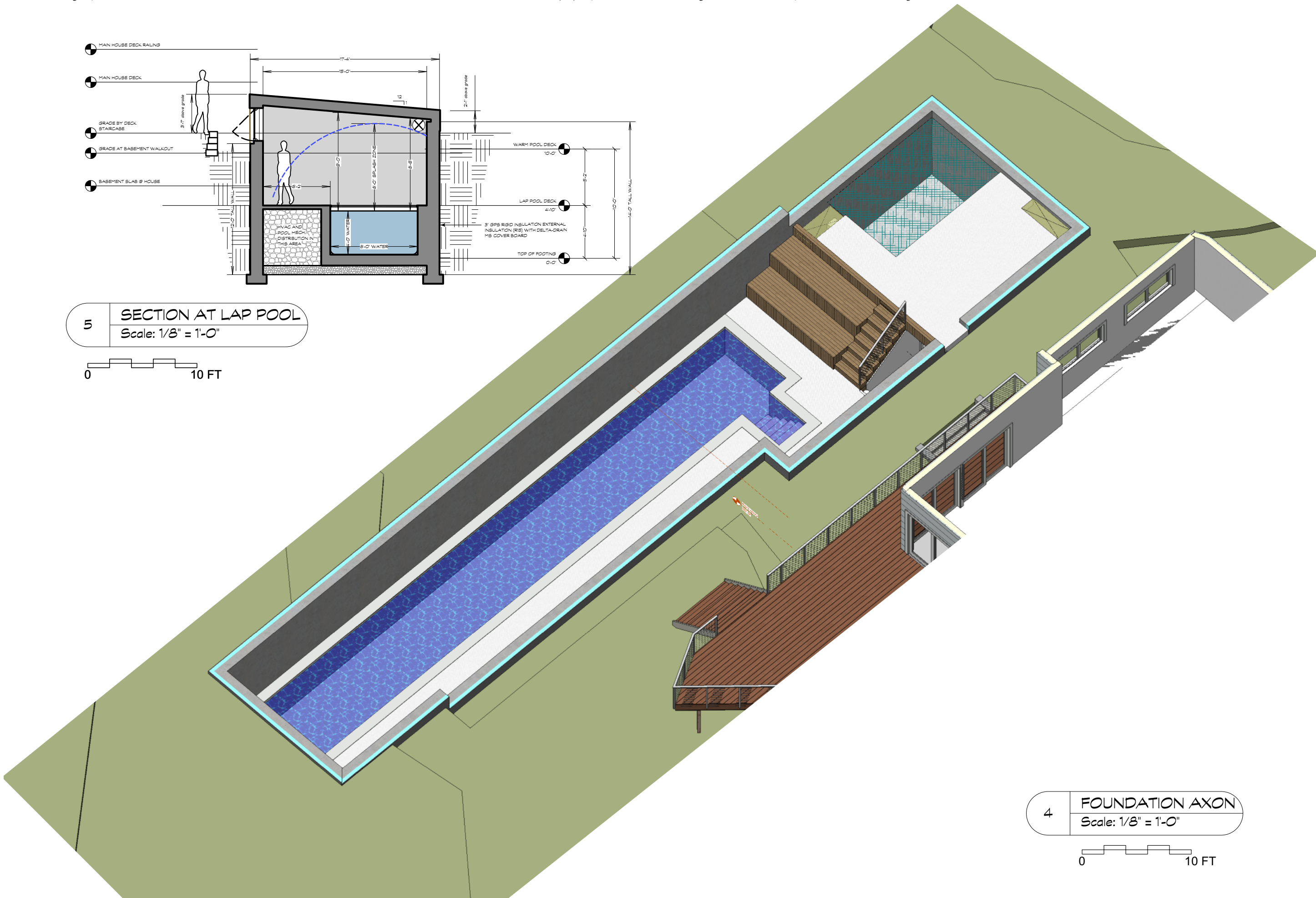
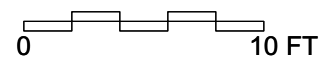
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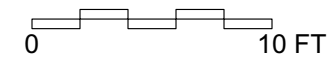
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5 SECTION AT LAP POOL
Scale: 1/8" = 1'-0"



4 FOUNDATION AXON
Scale: 1/8" = 1'-0"



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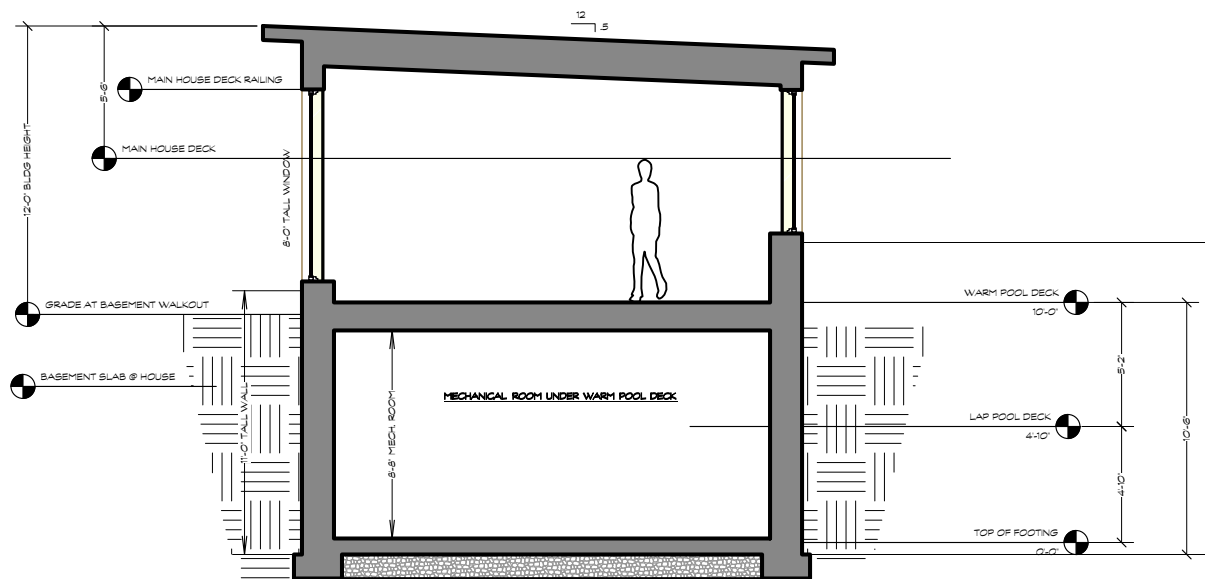
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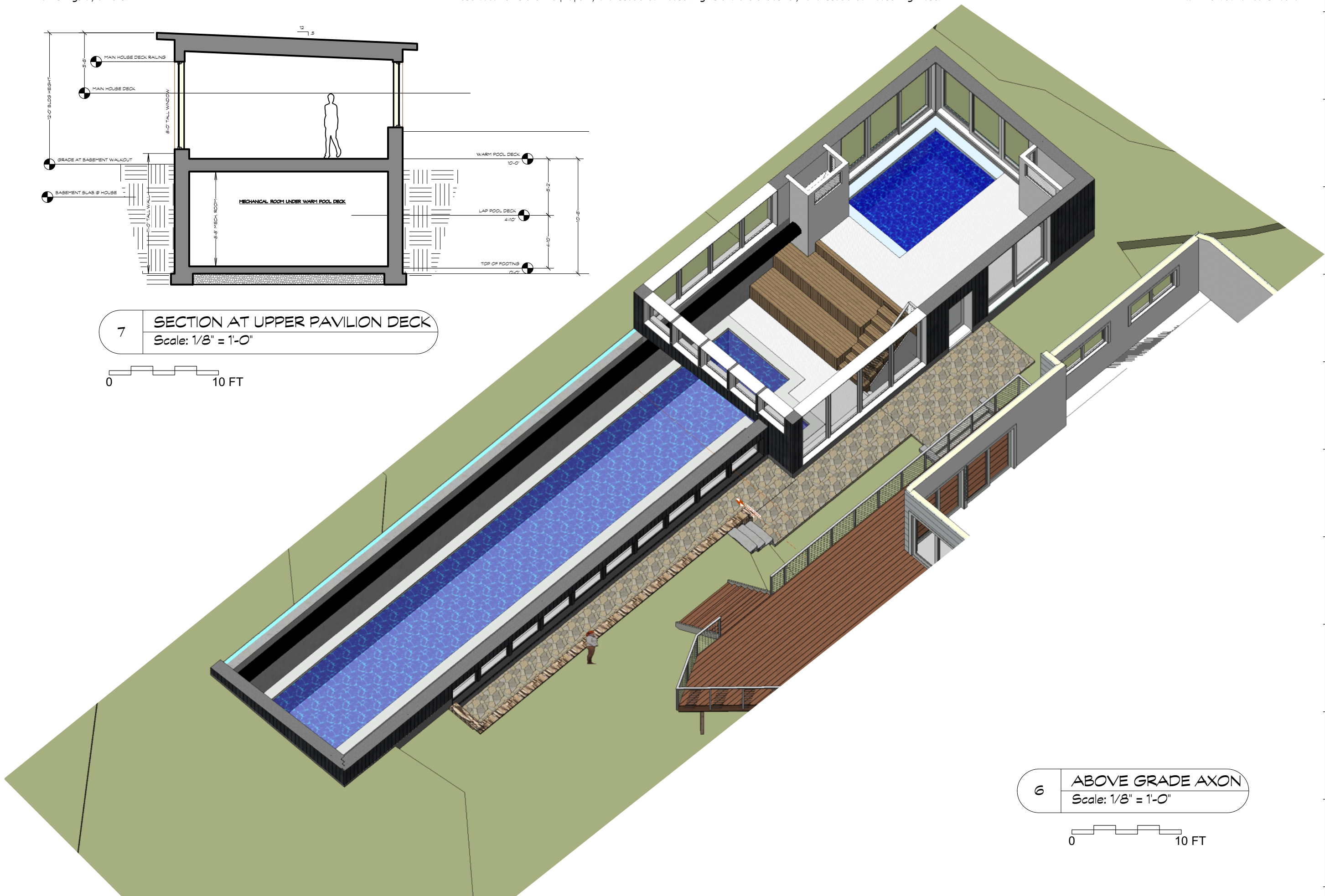
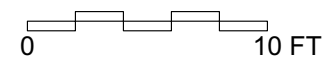
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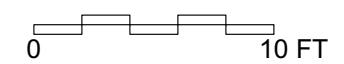
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7 SECTION AT UPPER PAVILION DECK
Scale: 1/8" = 1'-0"



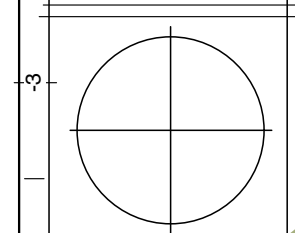
6 ABOVE GRADE AXON
Scale: 1/8" = 1'-0"



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A4

• Site verify all dimensions. Report discrepancies to AH Design.

• Plan views assume walls have first layer of sheathing on each side (see typical sections) unless otherwise noted.

• Larger scaled drawings supersede smaller scale drawings.

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8 ROOF AXON
Scale: 1/8" = 1'-0"

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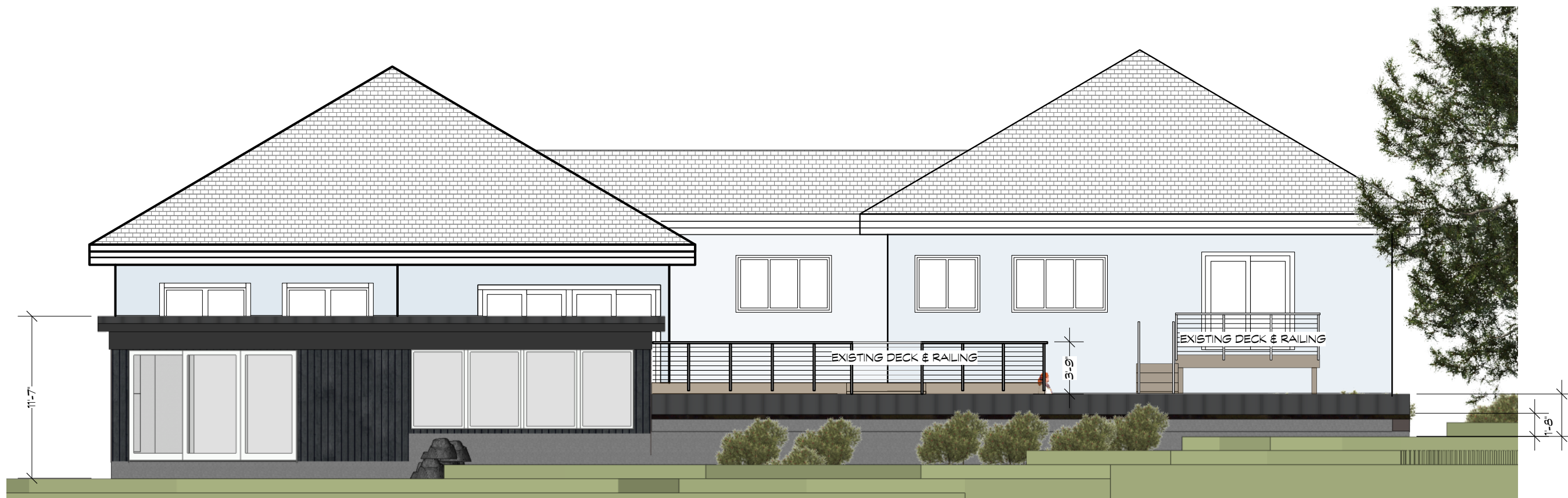
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11 SOUTH ELEVATION VIEW FROM PARK PATH
Scale: 1/8" = 1'-0"



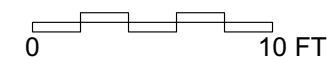
10 NORTH ELEVATION VIEW FROM NEIGHBOR
Scale: 1/8" = 1'-0"



9 WEST ELEVATION VIEW FROM PARK
Scale: 1/8" = 1'-0"

NEW METAL ROOF OF BELOW GRADE POOL STRUCTURE ONLY EXTENDS UP ABOUT 3'-0" ABOVE GRADE ON THE PUBLIC VIEWS.

THE TOP OF THE ROOF IS LOWER THAN THE ADJACENT DECK

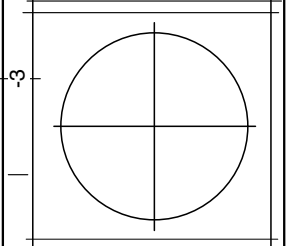


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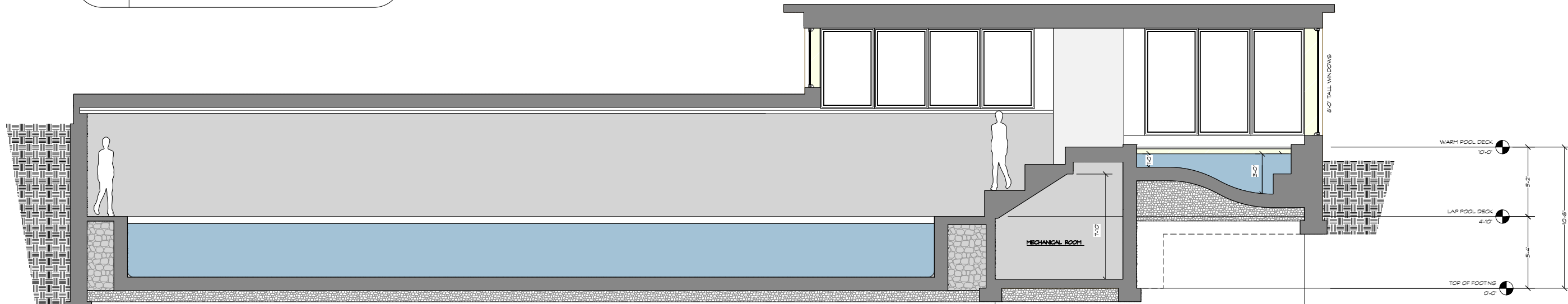
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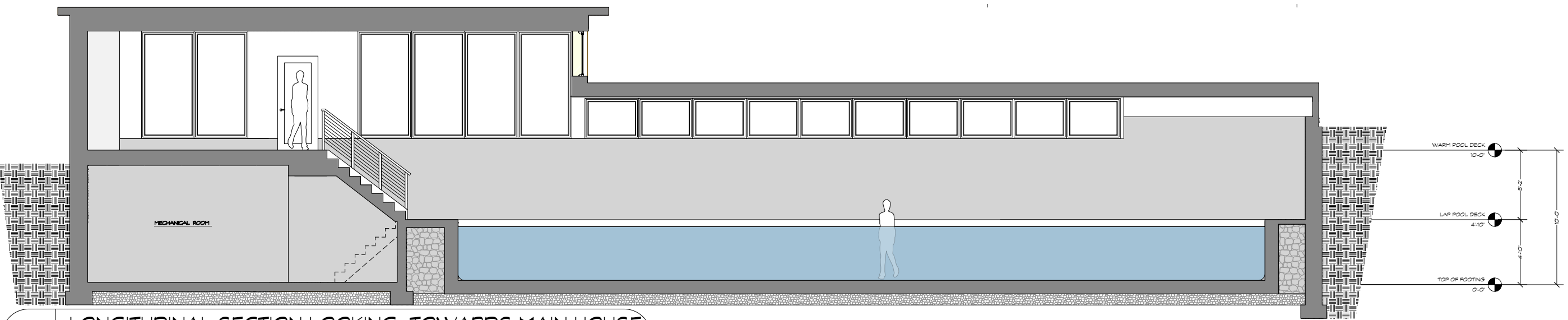
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Scale:
as noted
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A6



12 EAST (FRONT) ELEVATION
Scale: 1/8" = 1'-0"



13 LONGITUDINAL SECTION LOOKING TOWARDS THE PARK
Scale: 1/8" = 1'-0"



14 LONGITUDINAL SECTION LOOKING TOWARDS MAIN HOUSE
Scale: 1/8" = 1'-0"

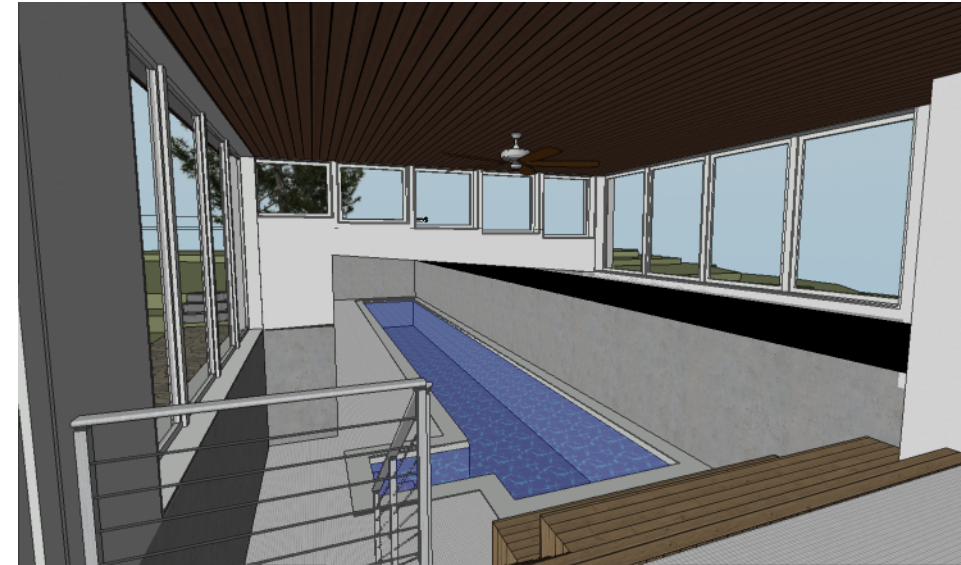
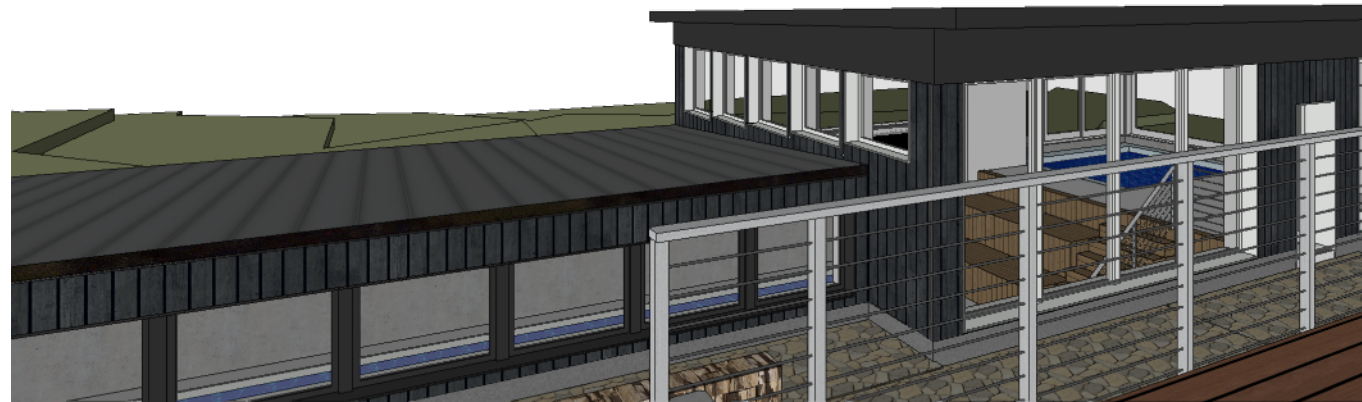


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Sections
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15 VIEW AT DECK STEPS
Scale: 3/32" = 1'-0"



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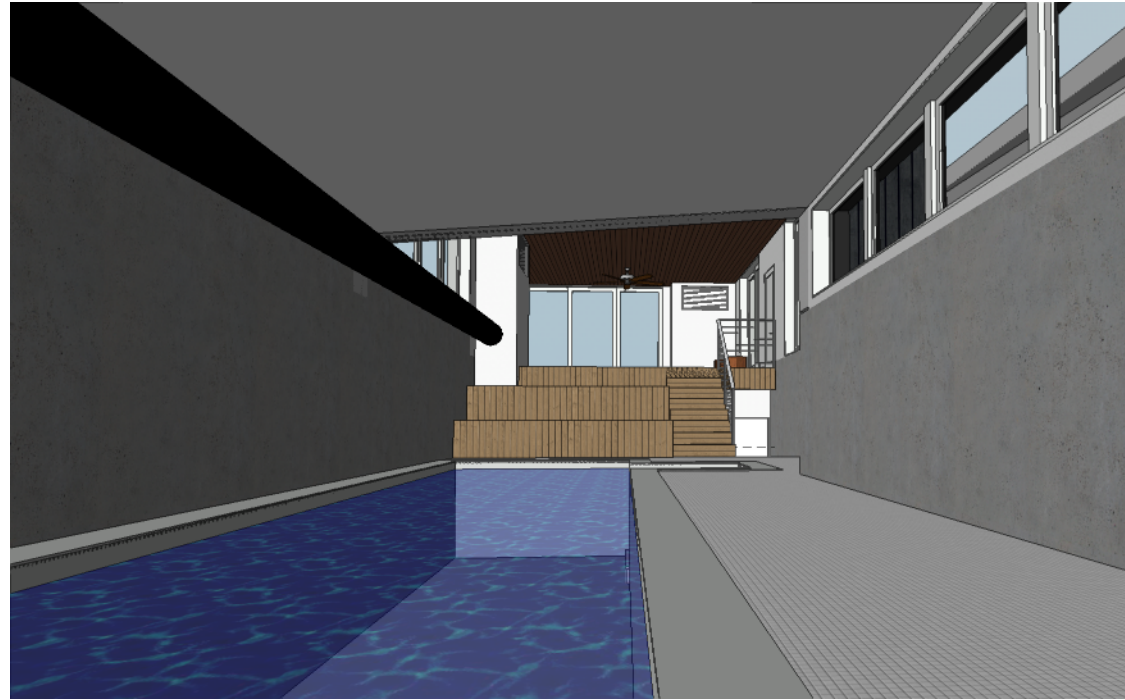
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