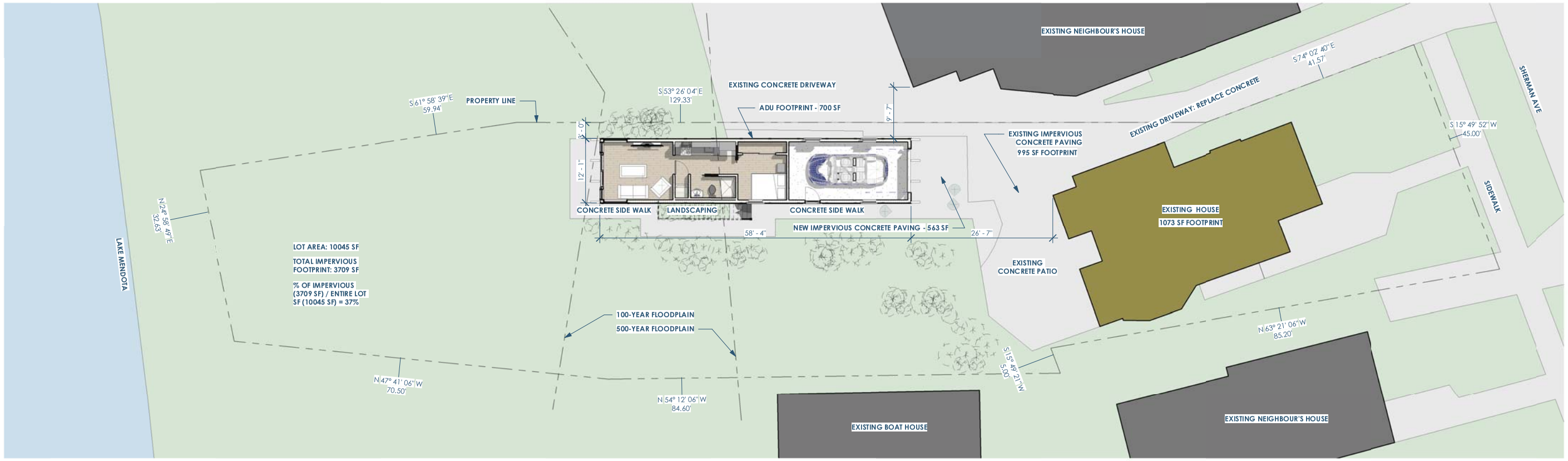
PRELIMINARY - NOT FOR CONSTRUCTION



1 SITE PLAN
1" = 10'-0"

General Contrator: Legacy Custom Remodeling
7602 Riverside Rd | Verona, WI 53593
josh@legacycr.com | 608-279-8764
legacycr.com

Architect: OpeningDesign
316 W Washington Ave | Suite 675
Madison, WI 53703
ryan@openingdesign.com | 773.425.6456

SITE PLAN - 11/08/2019
CROOKS - ACCESSORY DWELLING UNIT
1020 SHERMAN AVE | MADISON WI 53703

A000

PRELIMINARY - NOT FOR CONSTRUCTION

FROM SHERMAN AVE LOOKING NORTH TOWARD LAKE MENDOTA

FROM SHERMAN AVE LOOKING NORTH TOWARD LAKE MENDOTA

FROM SIDEWALK LOOKING NORTH ALONG EXISTING SHARED DRIVEWAY

FROM BACKYARD LOOKING SOUTHWEST

FROM BACKYARD LOOKING SOUTH

FROM BACKYARD LOOKING SOUTH (NEIGHBHOR'S ACCESSORY STRUCTURE ON THE RIGHT)

FROM BACKYARD LOOKING SOUTHWEST (NEIGHBOR'S ACCESSORY BUILDING)

FROM BACKYARD LOOKING SOUTHWEST (NEIGHBOR'S ACCESSORY BUILDING)

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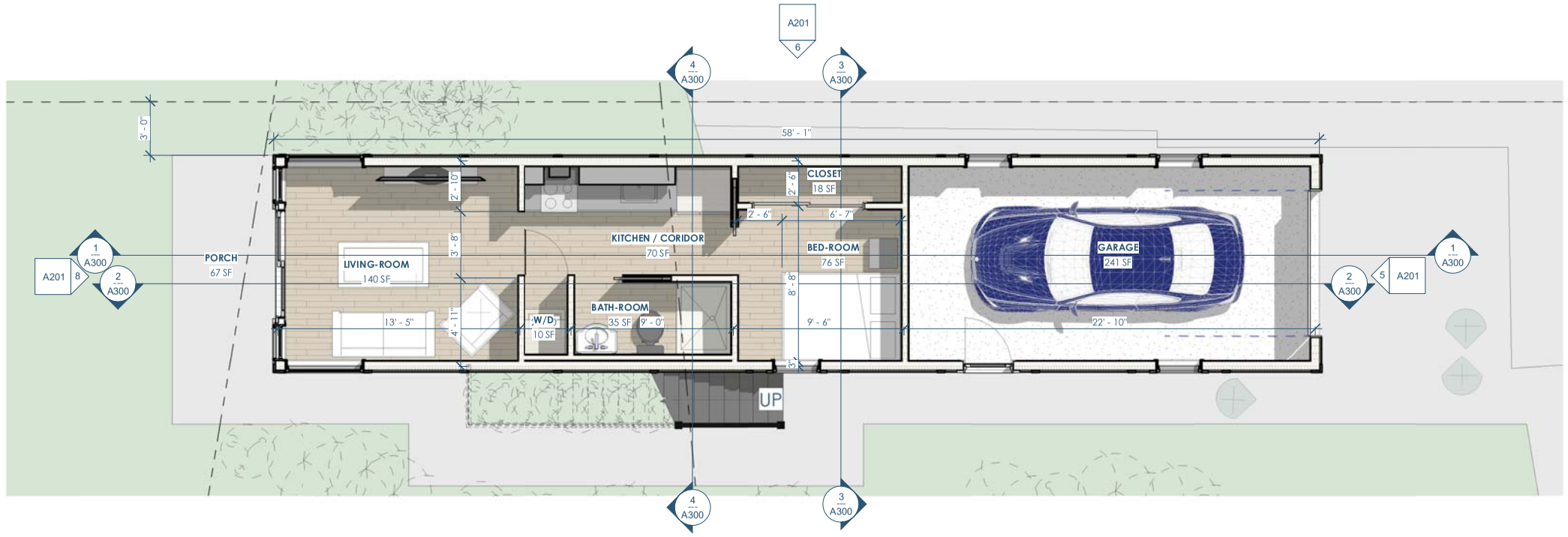
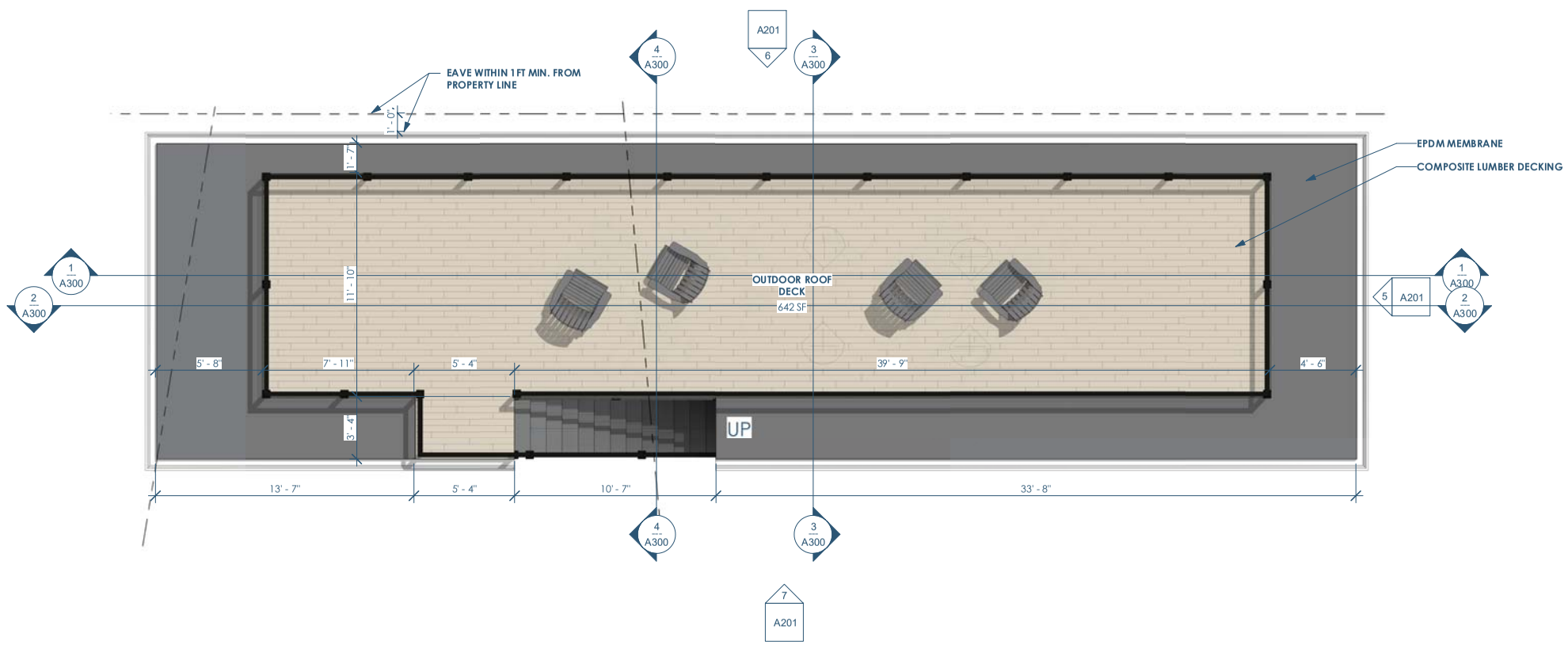
PHOTOS OF EXISTING CONDITIONS - 11/08/2019
CROOKS - ACCESSORY DWELLING UNIT
1020 SHERMAN AVE | MADISON WI 53703

A010

PRELIMINARY - NOT FOR CONSTRUCTION



6C FLOOR PLAN - 1ST FLOOR
1/4" = 1'-0"



1 FLOOR PLAN - ROOF / DECK PATIO
1/4" = 1'-0"

0 2' 4' 8'

Legacy CUSTOM REMODELING

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Architect: OpeningDesign
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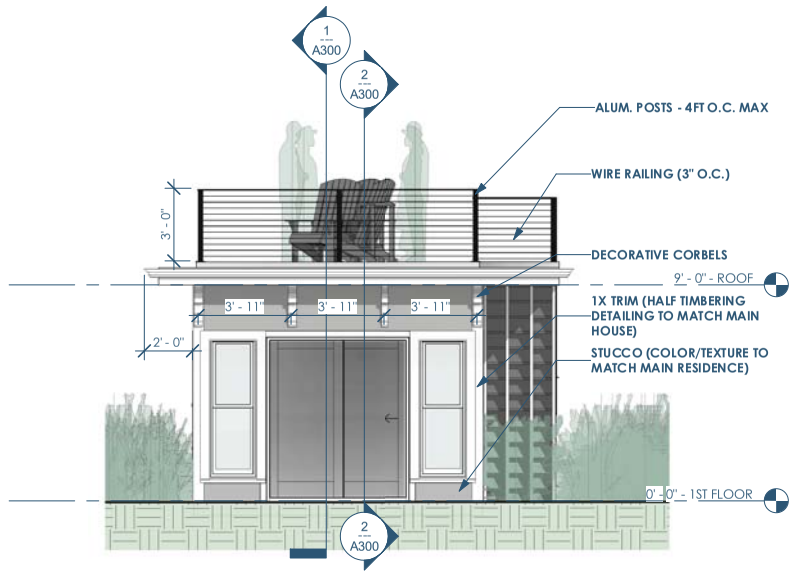
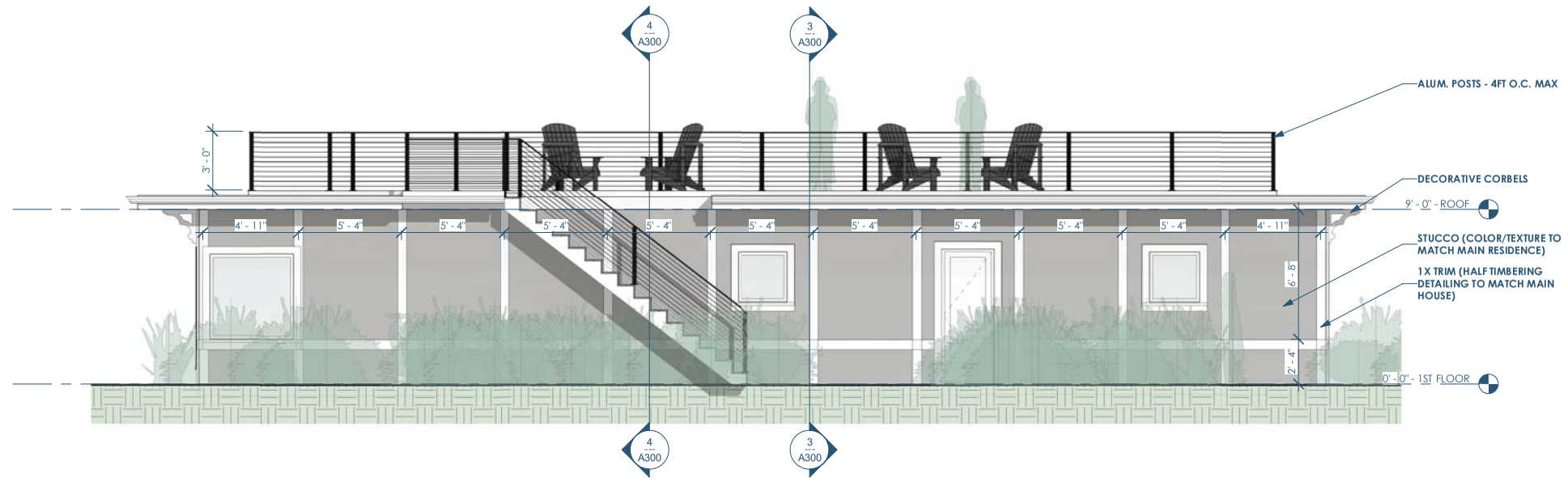
FLOOR PLANS - 11/08/2019
CROOKS - ACCESSORY DWELLING UNIT
1020 SHERMAN AVE | MADISON WI 53703

A101

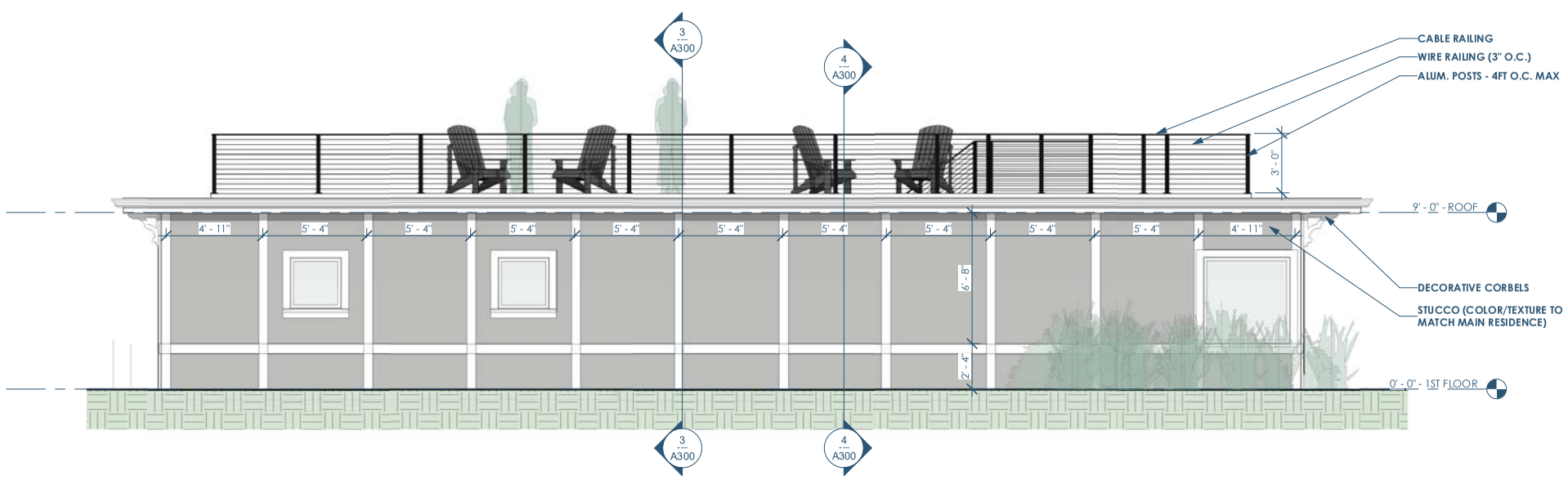
PRELIMINARY - NOT FOR CONSTRUCTION



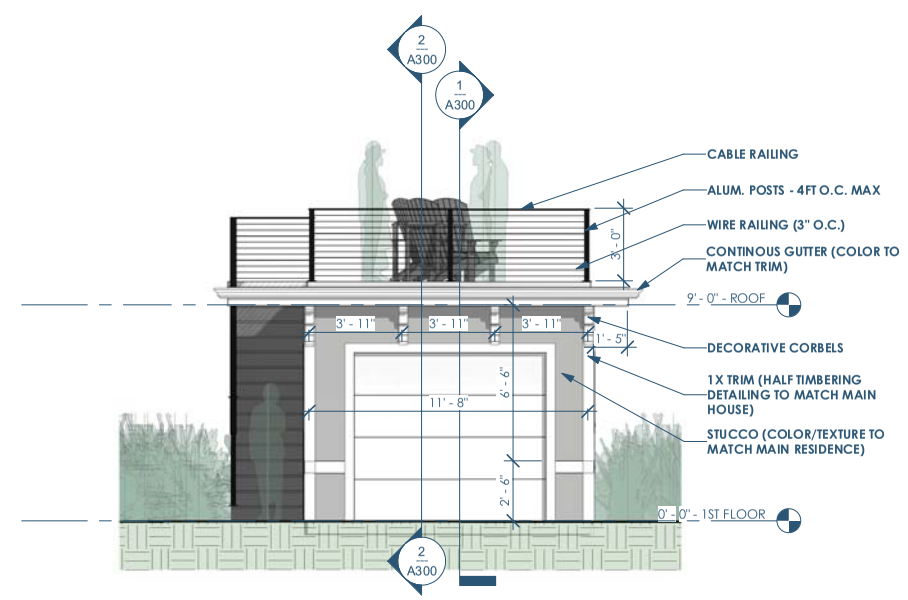
8 BUILDING ELEVATION -WEST (TOWARD LAKE)
1/4" = 1'-0"



7 BUILDING ELEVATION - SOUTH
1/4" = 1'-0"



6 BUILDING ELEVATION - NORTH
1/4" = 1'-0"



5 BUILDING ELEVATION - EAST (TOWARD STREET)
1/4" = 1'-0"

0 2' 4' 8'

Legacy Custom Remodeling

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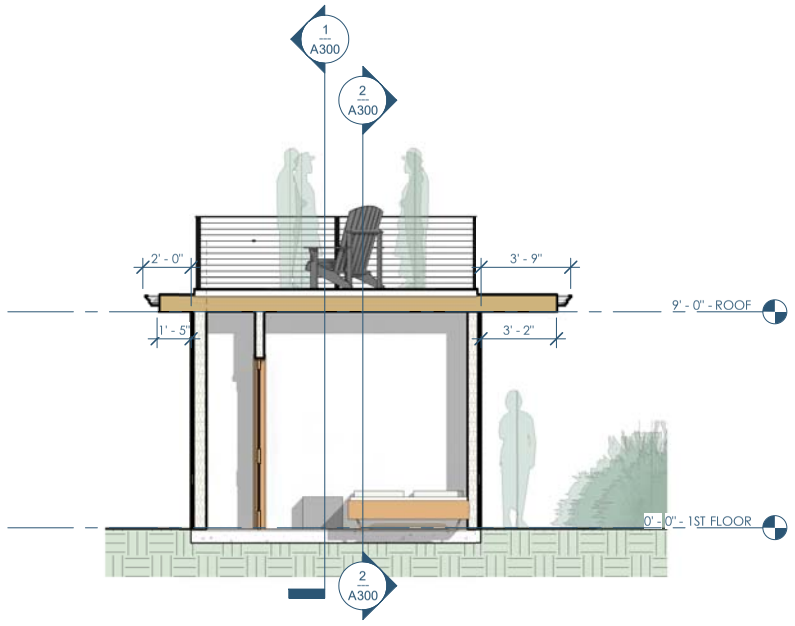
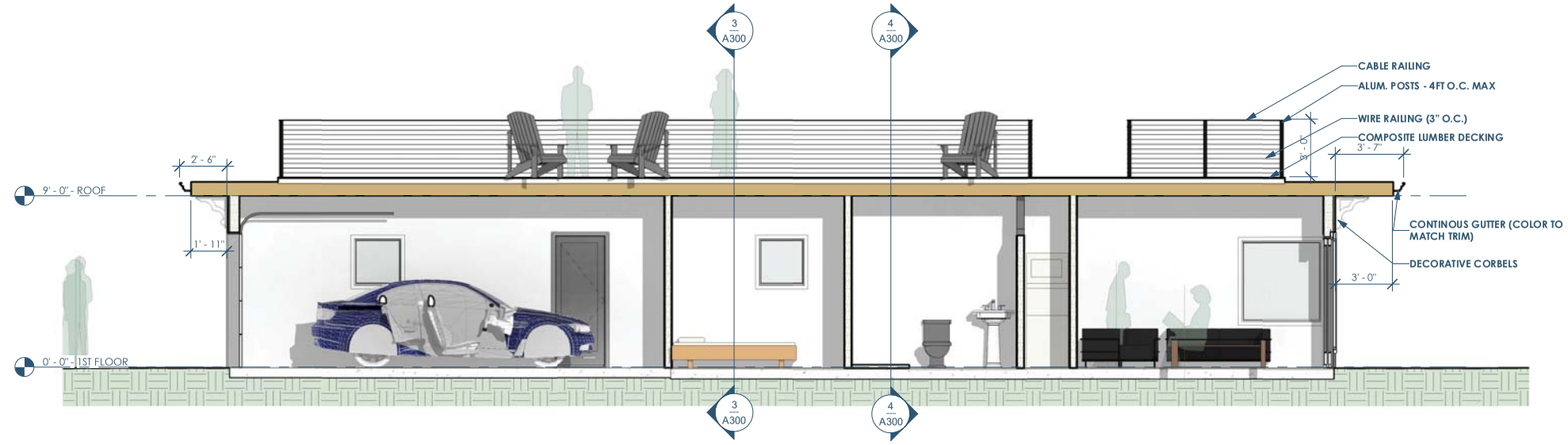
BUILDING ELEVATIONS - 11/08/2019
CROOKS - ACCESSORY DWELLING UNIT
1020 SHERMAN AVE | MADISON WI 53703

A201

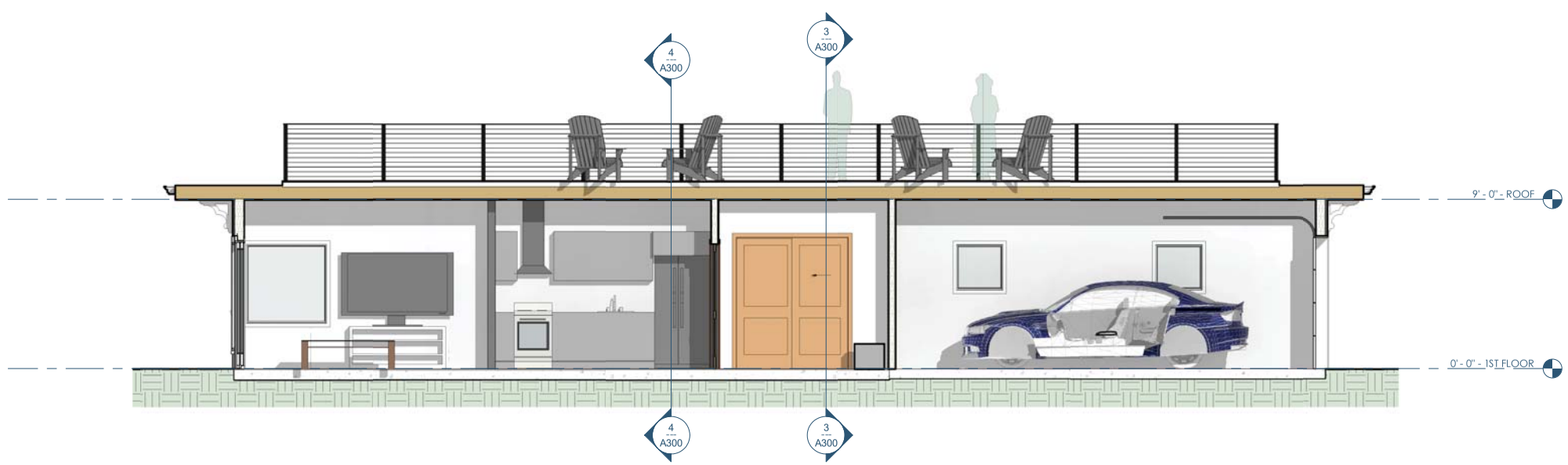
PRELIMINARY - NOT FOR CONSTRUCTION



3 SECTION @ KITCHEN VIEW EAST
1/4" = 1'-0"



2 LONGITUDINAL SECTION THROUGH STAIR
1/4" = 1'-0"



1 LONGITUDINAL SECTION THROUGH KITCHEN BAR
1/4" = 1'-0"

4 SECTION @ KITCHEN VIEW WEST
1/4" = 1'-0"

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BUILDING SECTION - 11/08/2019
CROOKS - ACCESSORY DWELLING UNIT
1020 SHERMAN AVE | MADISON WI 53703

A300

PRELIMINARY - NOT FOR CONSTRUCTION

1 FROM DRIVEWAY
12" = 1'-0"

2 BACKYARD LOOKING NORTH
12" = 1'-0"

3 BACKYARD LOOKING EAST
12" = 1'-0"

4 FROM NEIGHBOR'S LOOKIING WEST
12" = 1'-0"

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3D VIEWS - 11/08/2019
CROOKS - ACCESSORY DWELLING UNIT
1020 SHERMAN AVE | MADISON WI 53703

A902

Plat of Survey

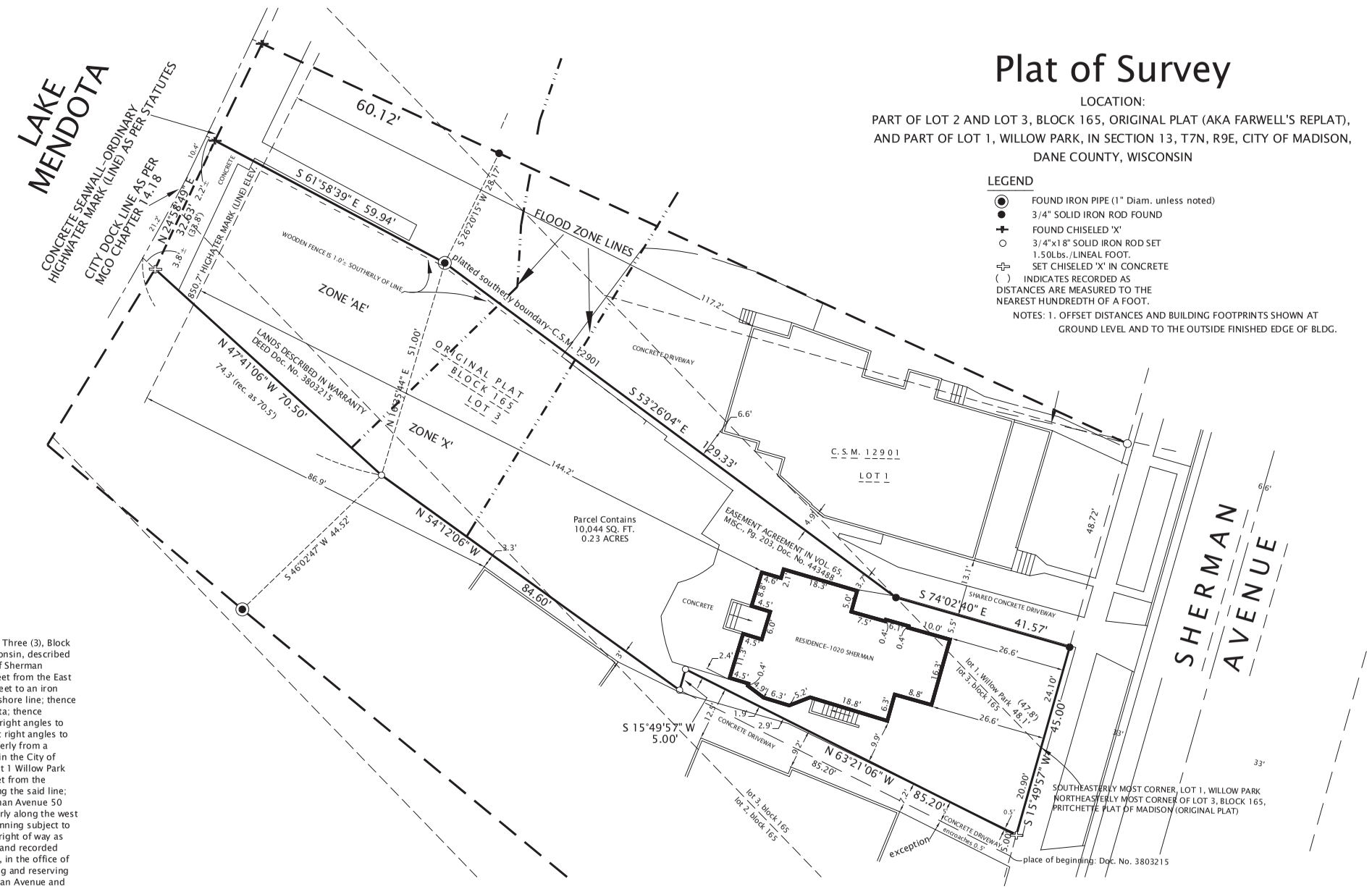
LOCATION:
PART OF LOT 2 AND LOT 3, BLOCK 165, ORIGINAL PLAT (AKA FARWELL'S REPLAT), AND PART OF LOT 1, WILLOW PARK, IN SECTION 13, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGEND

- FOUND IRON PIPE (1" Diam. unless noted)
- 3/4" SOLID IRON ROD FOUND
- FOUND CHISELED 'X'
- 3/4"x18" SOLID IRON ROD SET 1.50Lbs./LINEAL FOOT.
- SET CHISELED 'X' IN CONCRETE

( ) INDICATES RECORDED AS
DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

NOTES: 1. OFFSET DISTANCES AND BUILDING FOOTPRINTS SHOWN AT GROUND LEVEL AND TO THE OUTSIDE FINISHED EDGE OF BLDG.



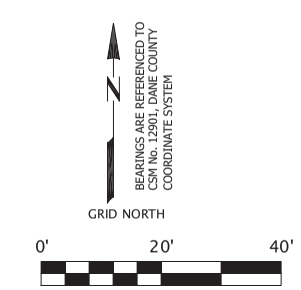
LEGAL DESCRIPTION: Document Number 3803215

Part of Lot One (1), Willow Park and part of Lots Two (2) and Three (3), Block 165, Madison, all in the City of Madison, Dane County, Wisconsin, described as follows: Commencing at an iron stake on the West side of Sherman Avenue, City of Madison, at point South 14°47' West, 25.9 feet from the East corner of Lot 3, Block 165; thence North 64°24' West, 85.2 feet to an iron stake; thence North 55°15' West 84.6 feet to a stake on old shore line; thence North 48°44' West, 70.5 feet to the dock line of Lake Mendota; thence Northeasterly along dock line 33.8 feet to point on a line at right angles to and about 70 feet from the old shore line; thence Easterly at right angles to old shore line 70 feet to point on old shore line 5 feet southerly from a prolongation of the line between Lots 1 and 2, Willow park, in the City of Madison; thence Southeasterly to a point on line between Lot 1 Willow Park and Lot 3, block 165, City in Madison, a distance of 47.8 feet from the intersection of said line and Sherman Avenue measured along the said line; thence at right angles to Sherman Avenue to point on Sherman Avenue 50 feet northwesterly of place of beginning; thence southwesterly along the west line of Sherman Avenue 50 feet to the point of place of beginning subject to and with the benefit of a certain easement agreement as to right of way as described in that certain easement dated January 29, 1925, and recorded January 30, 1925, in Volume 65 of miscellaneous, Page 203, in the office of the Register of Deeds for Dane County, Wisconsin. Excepting and reserving therefrom a parcel of land 5 feet in width fronting on Sherman Avenue and on the Southwesterly side of the herein above described premises and extending back a distance of 85.2 feet from Sherman Avenue and being a portion of the southwesterly 5 feet of said herein before described premises, more particularly described as follow: and this day deeded by the parties of the first part to Katharine S. Black, i.e., commencing at an iron stake on the West side of Sherman Avenue, City of Madison, Wisconsin, South 14°47' West, 25.9 feet from the East corner of Lot 3, Block thence North 64°24' West, 85.2 feet to an iron stake; thence Northeasterly and parallel to Sherman Avenue 5 feet; thence southeasterly and parallel to the first line above set forth to a point of West side of Sherman Avenue 5 feet northeasterly from place of beginning; thence southwesterly along the West side of Sherman Avenue 5 feet to place of beginning, subject to the easement granted by Allan E. Skinner and Hetty R. Skinner to Lucie P. Harrison, by an instrument dated January 29, 1925 and recorded in the office of the Register of Deeds for Dane County on January 30, 1925, in Volume 65 of miscellaneous at page 203, as Document No. 443488, wherein the first party grants to the second party the right of use and enjoyment of a strip of land not exceeding 26 inches in width nor more than 25 feet in length along a portion of the Northeast side of the premises as may be required by conjunction with land available from the premises of said Second party for such way from Sherman Ave. on the South and East of said premises to the rear of the building located on the premises of said constructed so far as possible upon the premises of said Second party from Sherman Avenue Northwesterly along the line between the premises of said parties to a point in the rear of the building located upon the premises of said Second Party.

Description as measured:

Beginning at a point on the northwesterly right-of-way line of Sherman Avenue, said point being the southeasterly most corner of Lot 1, Certified Survey Map No. 12901; said point is located N 15°49'52" E, 24.10 feet from the Northeasterly most platted corner of Lot 3, Block 165, which is the same as the Southeasterly corner of Lot 1, Willow Park Subdivision, as measured along said right-of-way line;

thence S 15°49'57" W, along said northwesterly right-of-way line, 45.00 feet; thence N 63°21'06" W, 85.20 feet; thence S 15°49'54" W, 5.00 feet; thence N 54°12'06" W, 84.60 feet; thence N 47°40'48" W, 70.50 feet to a point on a concrete sea wall representing the statutory highwater mark (line) of Lake Mendota, said point being S 47°40'48" E, 3.8 feet more or less from the City Dock Line as per Madison General Ordinance 14.18; thence N 24°58'49" E, along said concrete sea wall and statutory highwater mark (line), 32.63 feet to a point being the southwesterly corner of said Lot 1, C.S.M. No. 12901, said point being S 61°58'39" E, 2.2 feet more or less from said City Dock Line; thence S 61°58'39" E, along the southerly platted boundary line of Lot 1, C.S.M. No. 12901, 59.94 feet; thence S 53°26'04" E, along the southerly platted boundary line of said Lot 1, C.S.M. No. 12901, 129.33 feet; thence S 74°02'40" E, along said southerly platted boundary line of said Lot 1, C.S.M. No. 12901, 41.57 feet to the point of beginning. This description contains 10,044 Square feet, more or less, 0.23 acres more or less.



Plat of Survey

LOCATION:
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LEGEND

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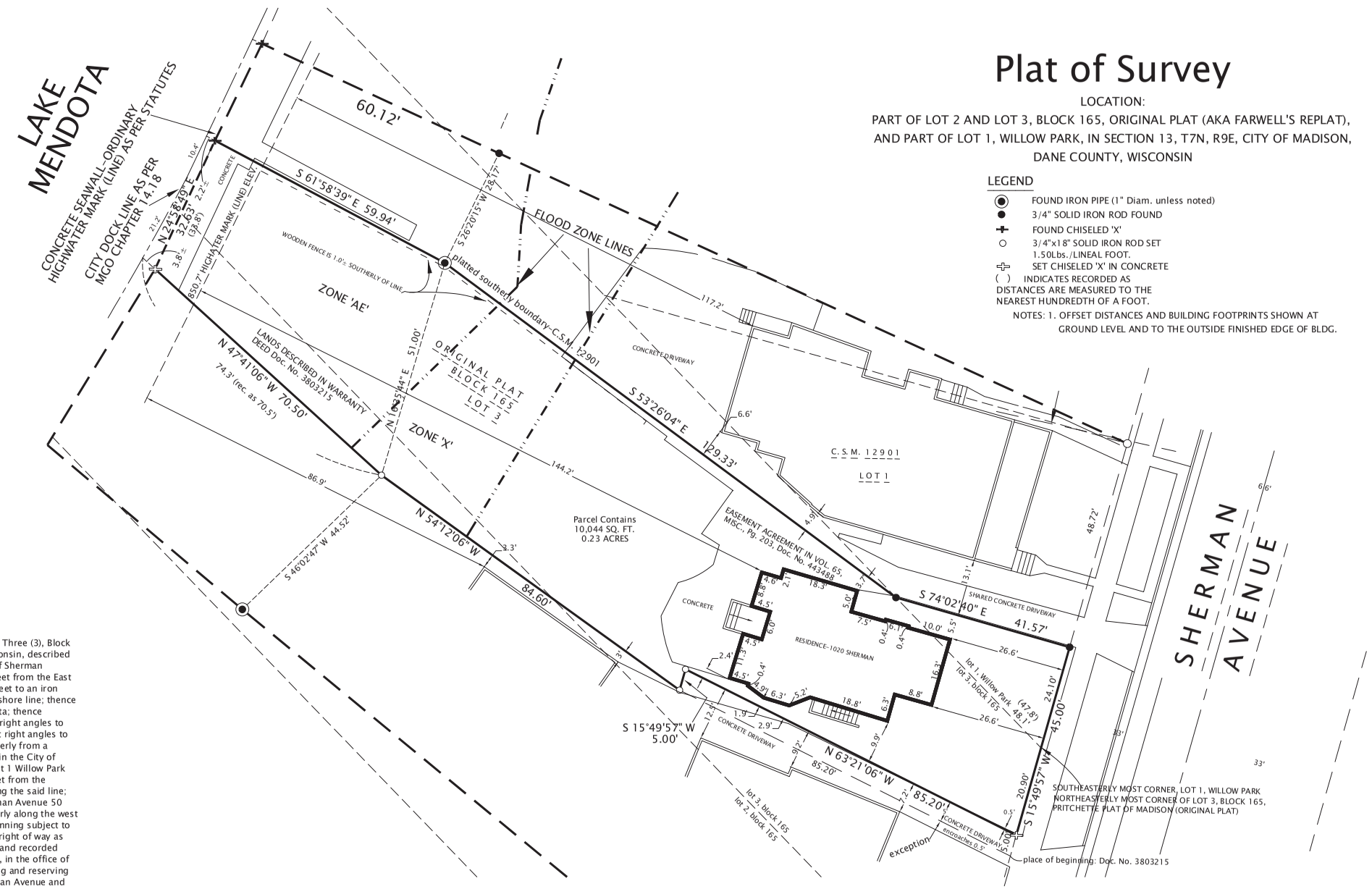

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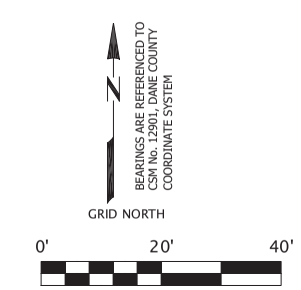
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