



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

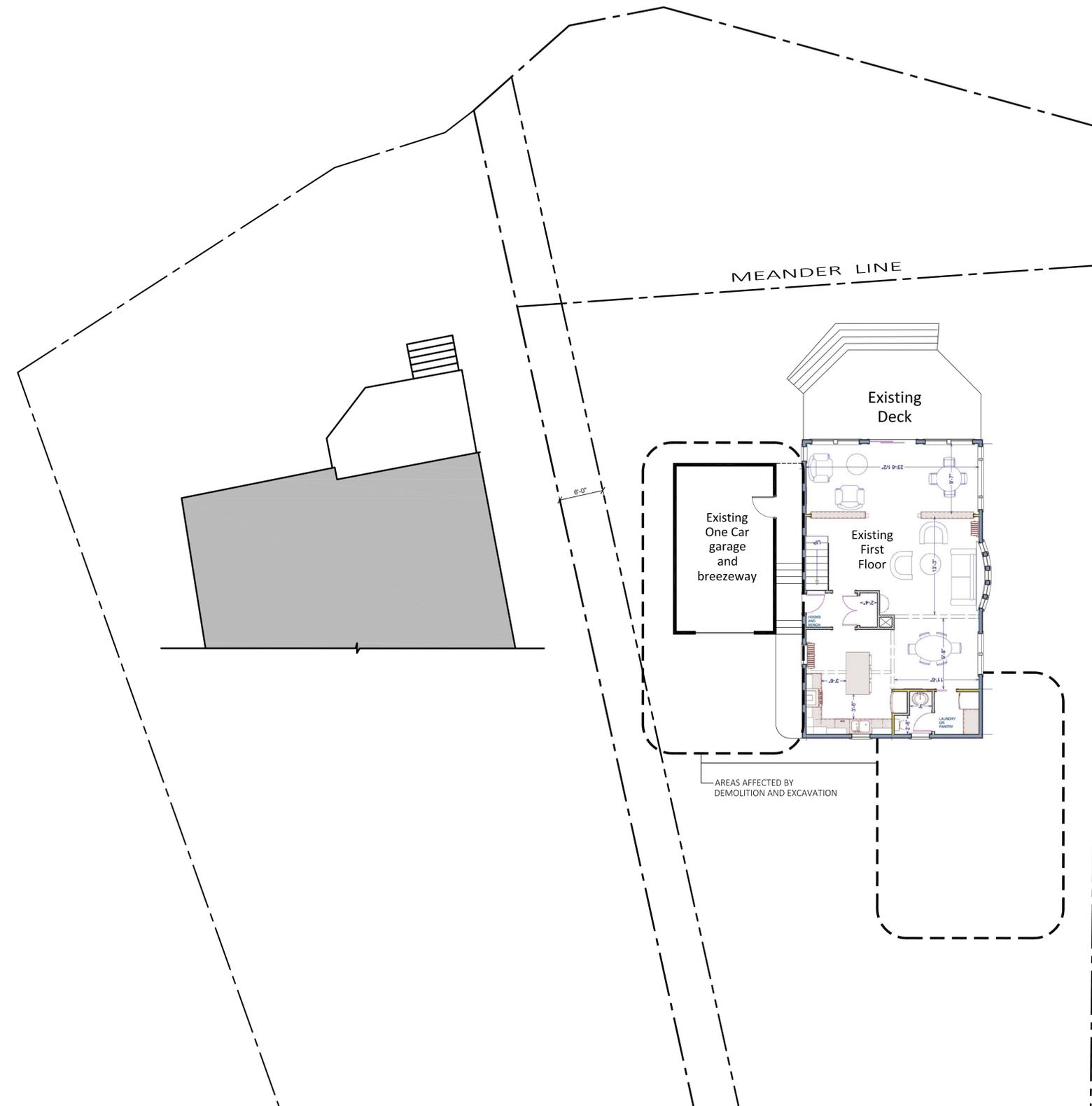


ADDITION AND GARAGE  
CONDITIONAL USE  
SUBMITTAL  
5144 Spring Court Madison, WI

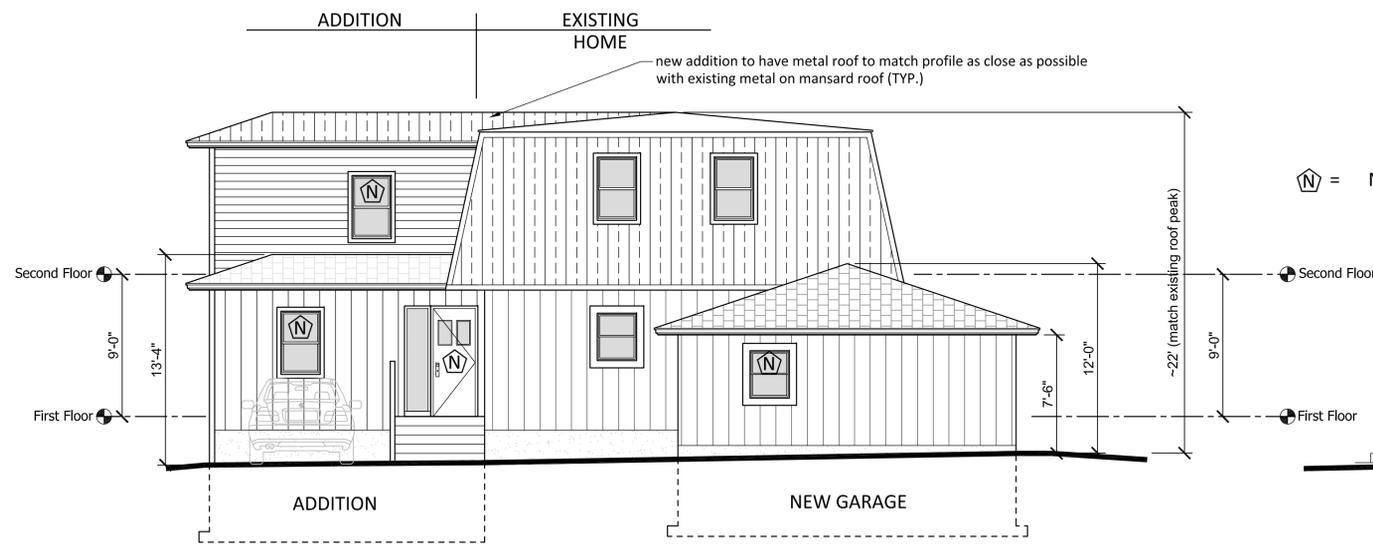
April 27, 2016

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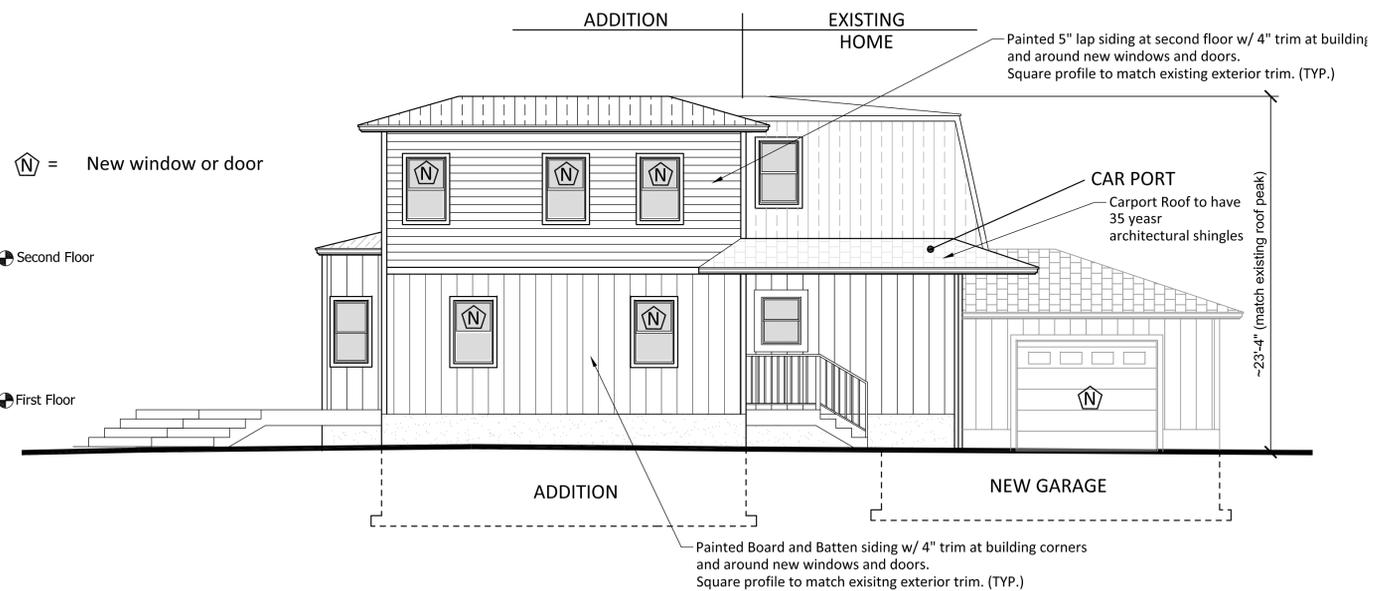




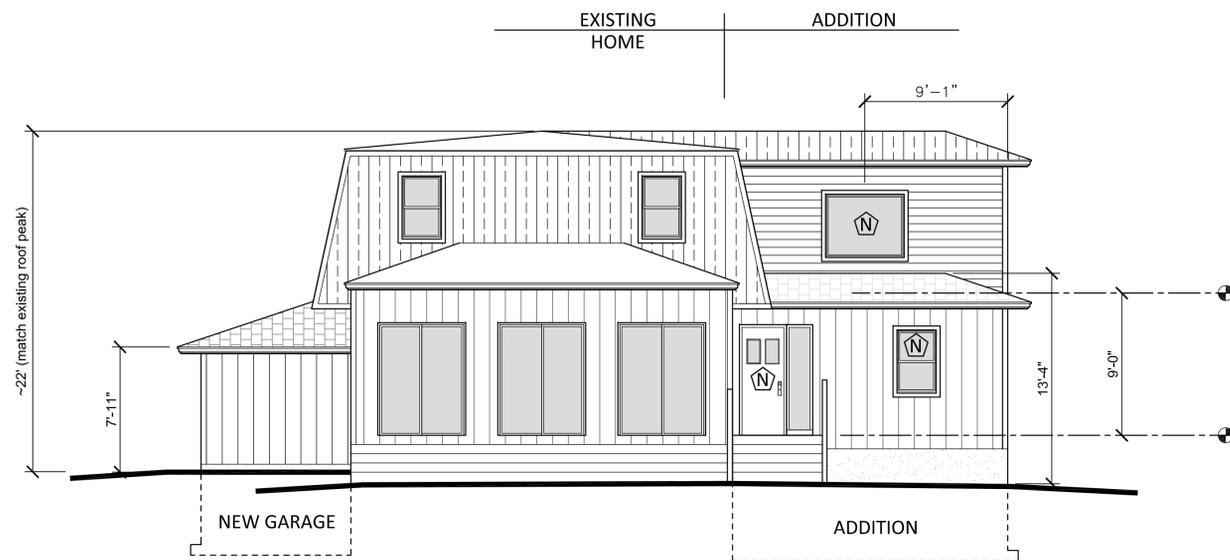
- Notes:
1. EXISTING GARAGE, BREEZEWAY, THICKENED EDGE SLAB AND CONCRETE STAIRS TO BE DEMOLISHED.
  2. EXISTING SECOND FLOOR MANSARD ROOF FRAMING, SHEATHING, METAL ROOFING AND GUTTERS TO BE REMOVED IN AFFECTED AREAS TO ACCOMMODATE SECOND STORY ADDITION.
  3. REMOVE EXISTING FIRST FLOOR EXTERIOR SHEATHING 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.



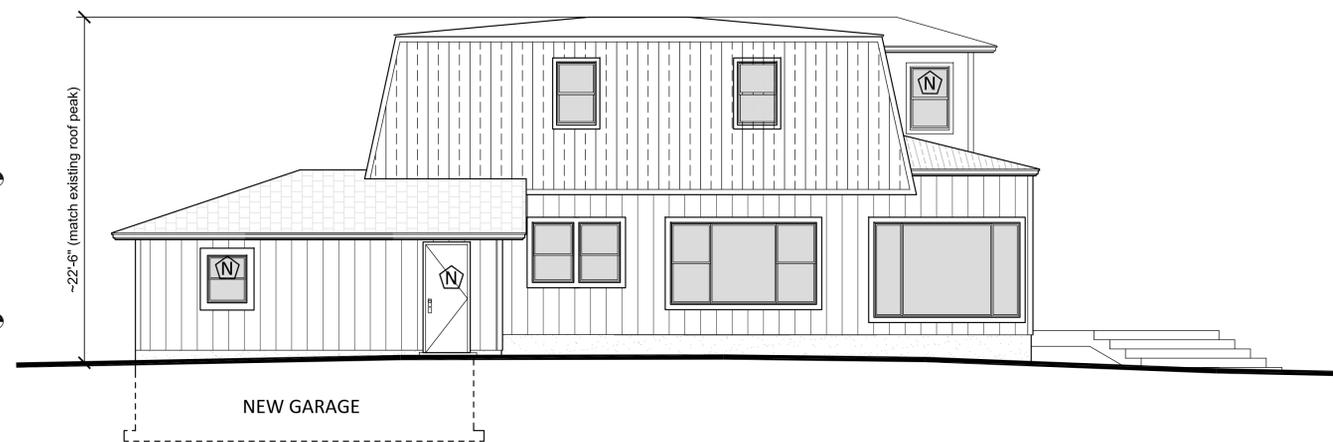
Ⓝ = New window or door



Street facing Facade



Harbor Facing Elevation



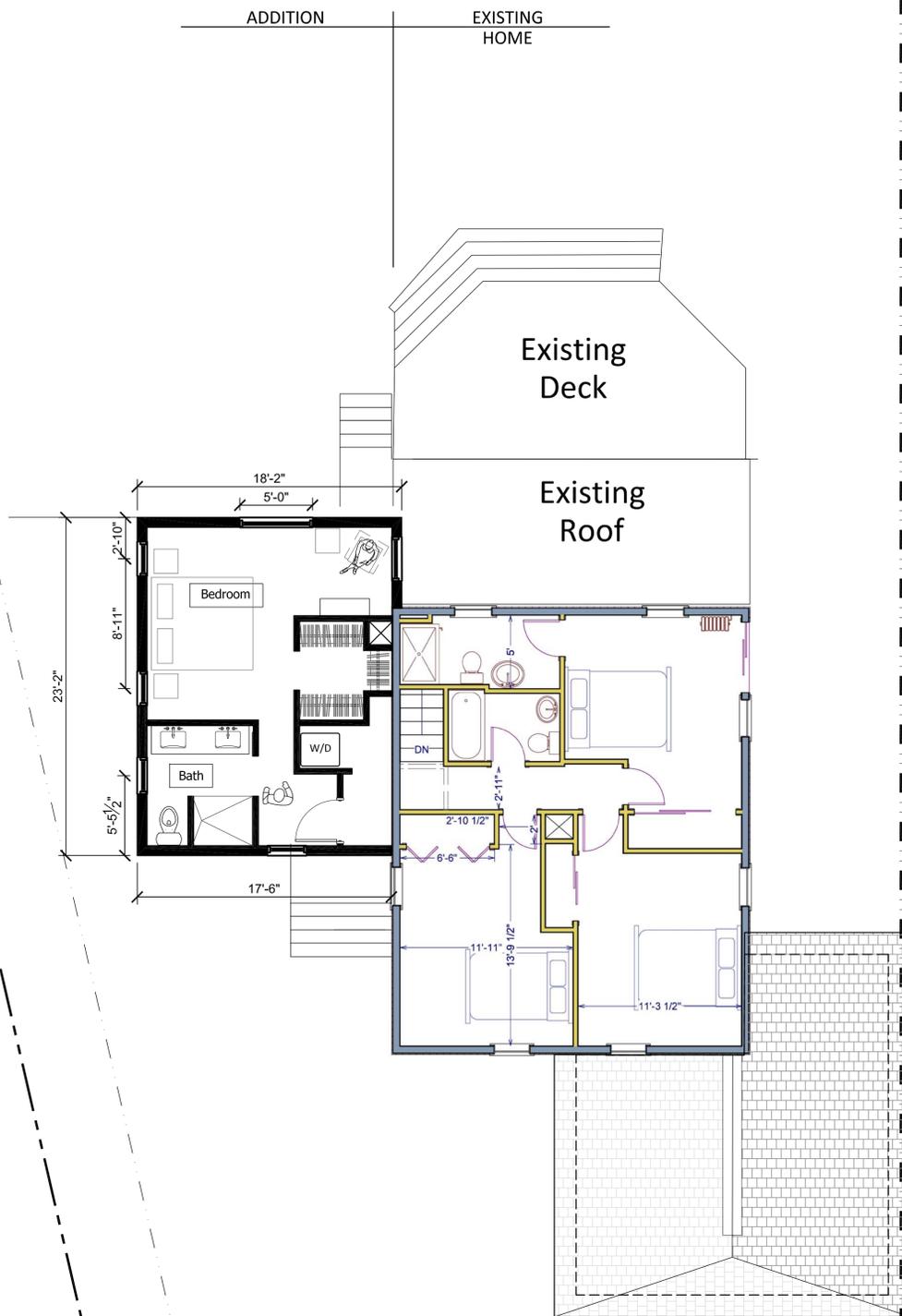
East Elevation

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



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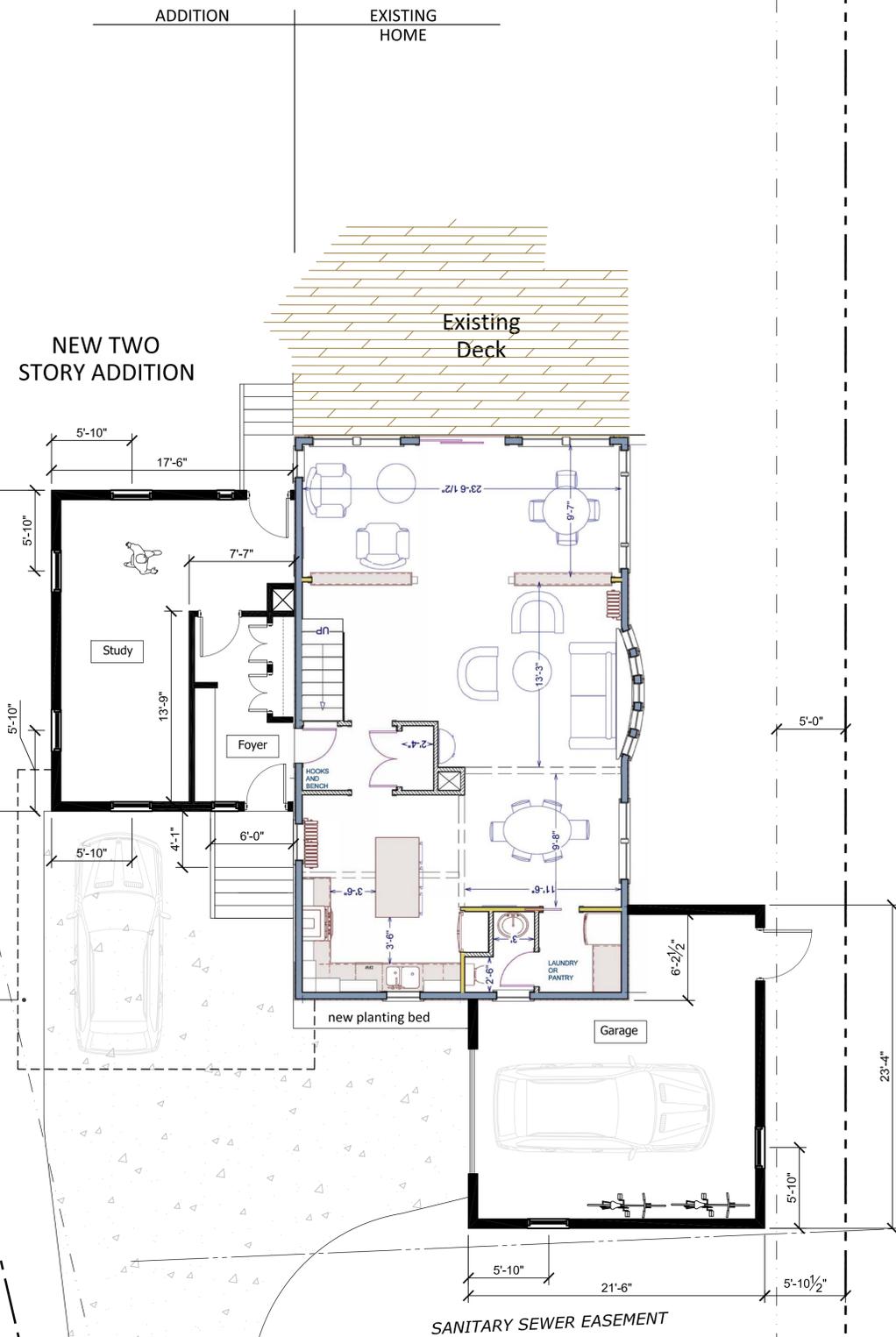


Existing Second floor plan - Home addition and roof of attached garage

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. 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 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/SF (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 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% AFUE 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 DUCT FOR ELIMINATING ALL WORK ASSOCIATED WITH MASTER BATH ON SECOND FLOOR.

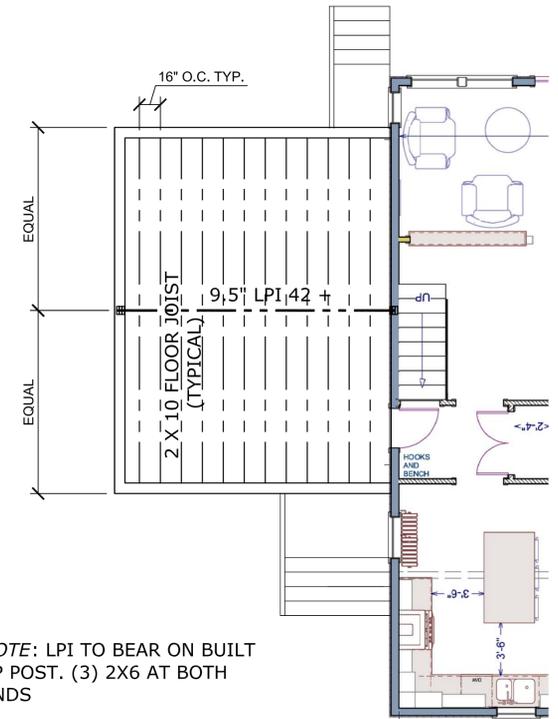
- Notes:
- ALTERNATE MASTER BATH TO INCLUDE: DIRECT VANITY SINK HORIZON PREMIUM 84 IN. DOUBLE VANITY IN EBONY WITH MARBLE VANITY TOP IN CARRARA WHITE AND MIRRORS MODEL # 7080D1-EWC; AMERICAN STANDARD MODEL #2064.724.002SERIN COMPLETE 3-FUNCTION WALL BAR SHOWER KIT IN POLISHED CHROME; KOHLER MODEL # K-11451-0 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 first floor plan - Home addition and attached garage

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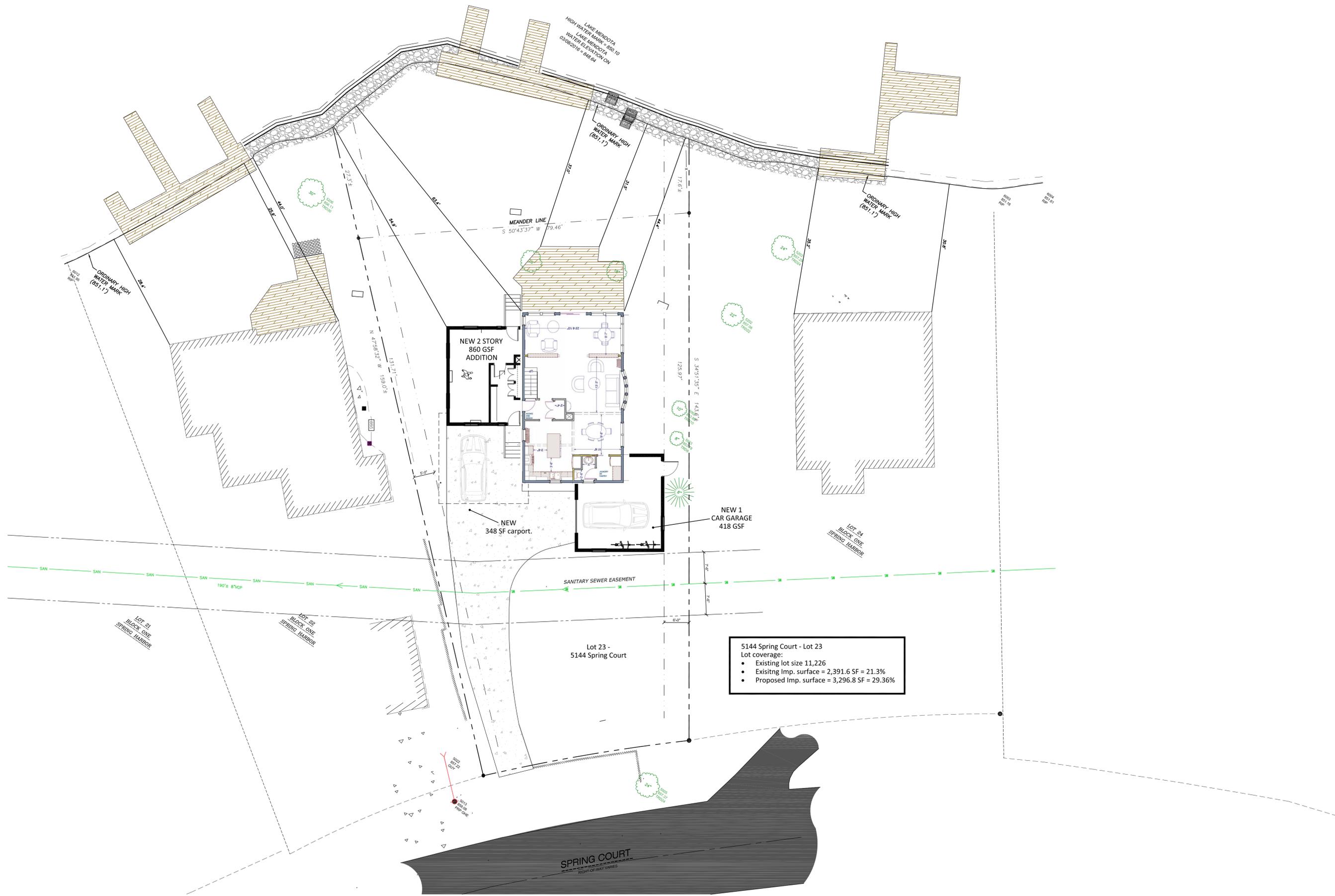


NOTE: LPI TO BEAR ON BUILT UP POST. (3) 2X6 AT BOTH ENDS

FLOOR FRAMING PLAN (TYPICAL @ 1ST & 2ND FLOOR ASSEMBLY

3/16" = 1'-0"





5144 Spring Court - Lot 23  
 Lot coverage:  
 • Existing lot size 11,226  
 • Existing Imp. surface = 2,391.6 SF = 21.3%  
 • Proposed Imp. surface = 3,296.8 SF = 29.36%

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SITE PLAN



A.1