STOEKER ADDITION, LOTS 1 AND 2 AND PRT OF LOT 3 DESC AS FOL, BEG AT S COR LOT 2, TH NLY 150 FT TO W COR LOT 2, TH N 22 DEG 17 MIN W 10.53 FT, TH S 49 DEG 29 MIN W 28.29 FT, TH S 40 DEG 31 MIN E 160 FT TO S LN LOT 3, TH E 25 FT ALG SD LN TO POB, EXC THAT PART DESC AS FOL COM ELY COR OF SD LOT 1 TH N 40 DEG 31 MIN 00 SEC W 76.44 FT TO POB, TH N 48 DEG 14 MIN 18 SEC W 23.57 FT TO PT OF CONCAVE CUR, RAD 15 FT, CHRD BRS N 85 DEG 41 MIN 10 SEC W 18.24 FT, TH S 56 DEG 51 MIN 59 SEC W 14.72 FT TO PT OF CONCAVE CUR TO NW, RAD 659.20 FT, CHRD BRS N 51 DEG 08 MIN 45 SEC E 15.90 FT TO PT OF CONCAVE CUR TO S, RAD 15.05 FT, CHRD BRS S 85 DEG 01 MIN 52 SEC E 21.10 FT, TH S 40 DEG 31 MIN 00 SEC E 22.6 FT TO POB.
ISSUED FOR LAND USE - OCTOBER 4, 2017

C-1.5

TOTAL USABLE OPEN SPACE = 11,424 SF

GROUND SPACE = 7,941 SF
DECKS & PATIOS = 3,078 SF
ROOF TERRACE = 405 SF

1" = 20'-0"
GENERAL CONDITIONS

1. The Contractor shall, within the time hereinabove specified, begin and complete the work. The Contractor shall also comply with all applicable laws, rules, and regulations as they may exist or be enacted during the course of the work.

2. The Contractor shall promptly, accurately, and completely provide all necessary rights-of-way, permits, and approvals required by law or by any governmental authority.

3. The Contractor shall notify the City of Marion, WI, of the proposed commencement of the work.

4. The Contractor shall promptly and completely pay all wages, fees, and charges for all labor and materials furnished in connection with the project.

5. The Contractor shall promptly and completely pay all taxes, fees, and charges for all labor and materials furnished in connection with the project.

6. The Contractor shall promptly and completely pay all taxes, fees, and charges for all labor and materials furnished in connection with the project.

7. The Contractor shall promptly and completely pay all taxes, fees, and charges for all labor and materials furnished in connection with the project.

8. The Contractor shall promptly and completely pay all taxes, fees, and charges for all labor and materials furnished in connection with the project.

9. The Contractor shall promptly and completely pay all taxes, fees, and charges for all labor and materials furnished in connection with the project.

10. The Contractor shall promptly and completely pay all taxes, fees, and charges for all labor and materials furnished in connection with the project.

11. The Contractor shall promptly and completely pay all taxes, fees, and charges for all labor and materials furnished in connection with the project.

LEGEND

---

EXISTING SITE / DEMO PLAN

---

Snyder & Associates, Inc.
CONSTRUCTION DETAILS

1. Erosion Control
2. Fence Details
3. Stormwater Management
4. Setback Details
5. Inlet Protection Type of Detail

5533 UNIVERSITY AVENUE
ERSION DETAILS

Snyder Associates, Inc.

500 Mecklenburg Street, Suite 210
Charlotte, NC 28202
Phone: 704-344-3200
Fax: 704-344-3205

City of Marion, NC

Snyder Associates, Inc.
First Floor Areas

**GROSS FIRST FLOOR AREAS**

- Non-Residential: 9,958 SF (75.6%)
- Residential: 3,206 SF
- Total: 13,164 SF

38 Parking Stalls

±First Floor Areas

© Knothe & Bruce Architects, LLC

Project Title

First Floor Areas

5533 University Ave.
Madison, WI

Issued for Land Use - October 4, 2017
Mixed-Use Development

5533 University Ave, Madison, WI

ISSUED FOR LAND USE - OCTOBER 4, 2017

SOUTH ELEVATION

SOUTH HIDDEN ELEVATION

TYPICAL MATERIALS

COMPOSITE SIDING AND TRIM

VINYL / FIBERGLASS WINDOWS

ALUM. RAILING

BRICK VENEER

ALUM. STOREFRONT

CAST STONE BASE