

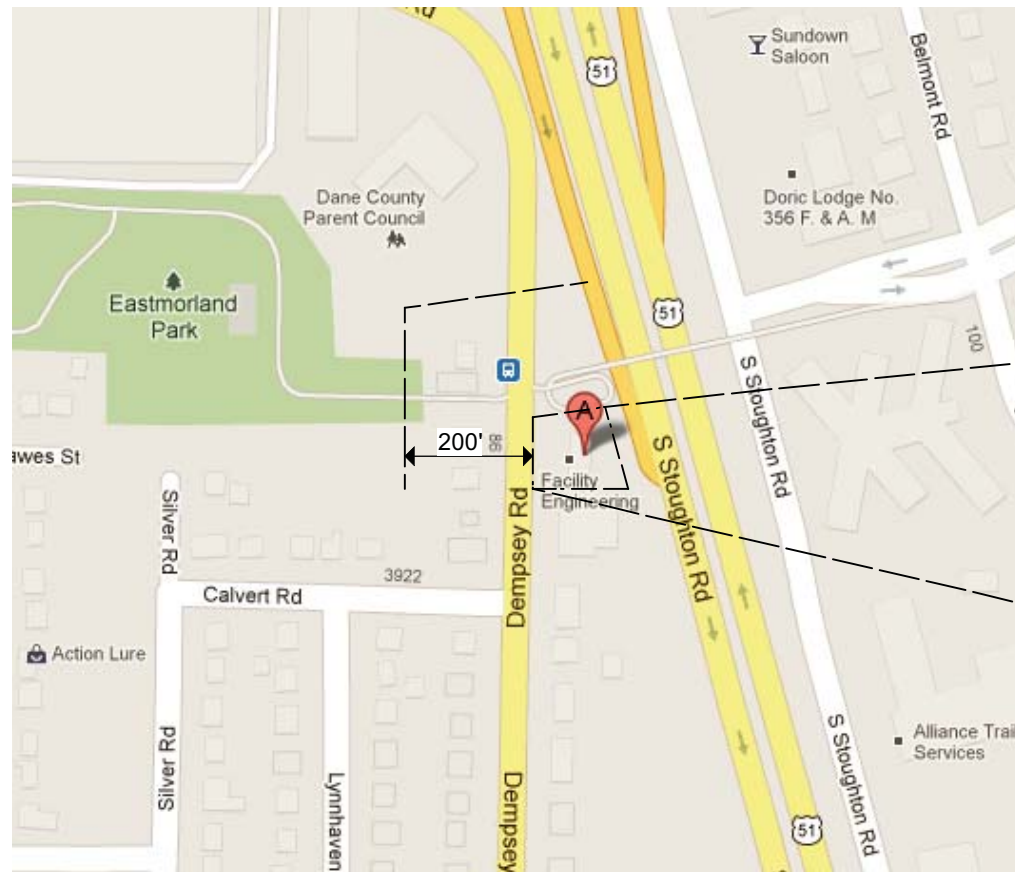
# Office Expansion

at

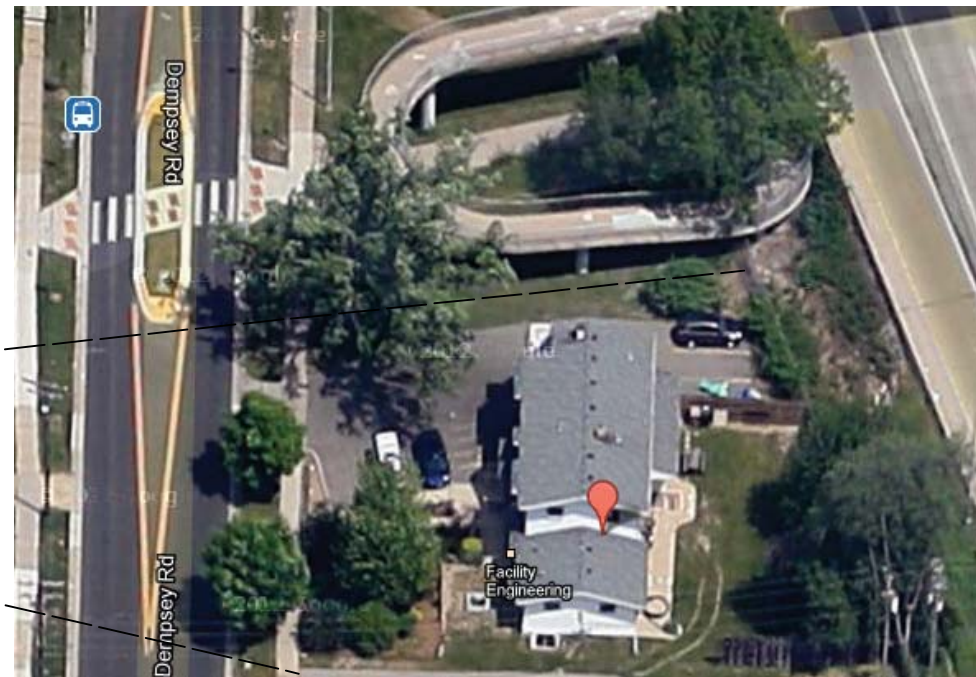
## 101-103 Dempsey Road

Madison, WI

### CITY LOCATION MAP



### SITE AERIAL VIEW



### PROJECT DESCRIPTION

This project includes an approximately 1,710 square foot addition to an existing multi-use building. This building complies with the existing zoning intent and use for this site (CC-T). Generally, the multi-use building is akin to a Live/Work development. However, it is within 200' of an existing city park. Consequently, it is considered a conditional use.

The addition does not exceed 50% of the existing building, therefore is not required to meet architectural design standards established for this site.

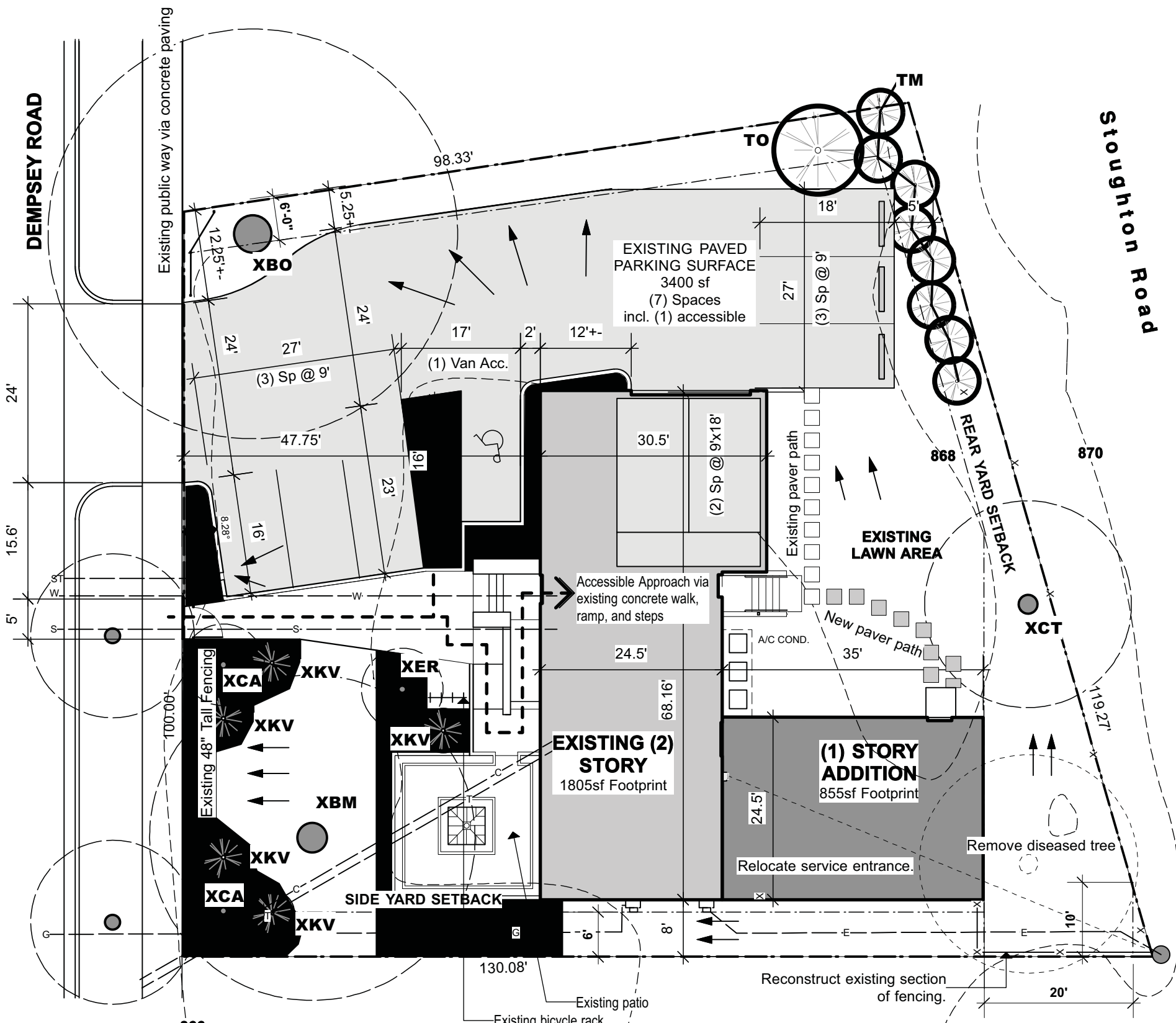
The addition consists of a single story building with a basement and roof top garden. The basement will be used for business archiving, the first floor, an expansion of the existing professional office space. The roof top garden is for use by the existing second floor residential single family unit.

### SHEET INDEX

- T1 Title Sheet
- A1 Proposed Site Plan
- A2 Lower Level Plan
- A3 Ground Level Plan
- A4 Upper Level Plan
- A5 Building Elevations
- A6 Building Elevations

### PLANNING COMMISSION SUBMITTAL

<b>KonText Architects, LLC</b> <small>Commercial Government Consulting</small> 404 Hillcrest Drive Sun Prairie, WI 53590 Voice: 608.577.0094 - Fax: 866.926.9351 Web Site: <a href="http://www.KonTextArch.com">www.KonTextArch.com</a>	
REVISIONS	
NO	DATE
	REMARKS
PROJECT NAME:	
<b>Office Expansion</b> <i>at</i> <b>101-103 Dempsey Road</b> Madison, WI	
DRAWING NAME:	
Title Sheet	
JOB NO.:	SHEET:
1309	<b>T1</b>
DATE:	
05/08/2013	OF:
DR BY:	CH BY:
KT	



### ZONING INFORMATION

Address: 101-103 Dempsey Road  
 Site Acreage: .28 Acres (approximately)  
 Number of Stories: 2 (with basement)  
 Building Height: 20'  
 Construction: Type 5B  
 Zoning: CC-T (Conditional Use, within 200' of park)  
 Use: Mixed; professional office, 2-bedroom apartment

### AREA SUMMARY

Commercial: Office Use 2,190sf  
 Residential Use - (2) Bedrooms 1,240sf  
 Residential Use - Garage 485sf  
 Existing Gross Building Area 3,815sf  
 Proposed Commercial Addition 1,710sf  
 New Gross Building Area 5,525sf

Lot Area: 12,318sf  
 Proposed Building Footprint: 2,660sf

### PARKING SUMMARY:

Impervious Surface (existing) 4,400sf (includes existing walk paving)  
 Parking Spaces 3,900 sf office/ 400 = 10 spaces  
 2 bedroom residence = 1 space  
 9 spaces provided, parking reduction requested for 2  
 Bicycle Parking 3; 2 for office, 1 for residence

### LEGEND

- ← Surface Drainage
- x- 6'-0" Tall Fence
- - - 4'-0" Tall Fence
- 870 - Existing Contour
- -W- Water Service
- -S- Sanitary Waste
- -ST- Storm Water
- -G- Natural Gas Service
- -E- Electrical Service (Below Grade)
- -T- Telephone / Data Service
- -C- Cable / Data Service
- - - - - Building setback
- - - - - Property Line
- Existing perennial / annual planting areas

Landscaping required:  
 12,318 sf/ 300 = 41 units \* 5 = 205 points

All landscaping existing to remain unless noted otherwise.

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PROJECT NAME:  
**Office TITLE SHEET**  
 at  
**101-103 Dempsey Road**  
 Madison, WI

### PROPOSED SITE PLAN

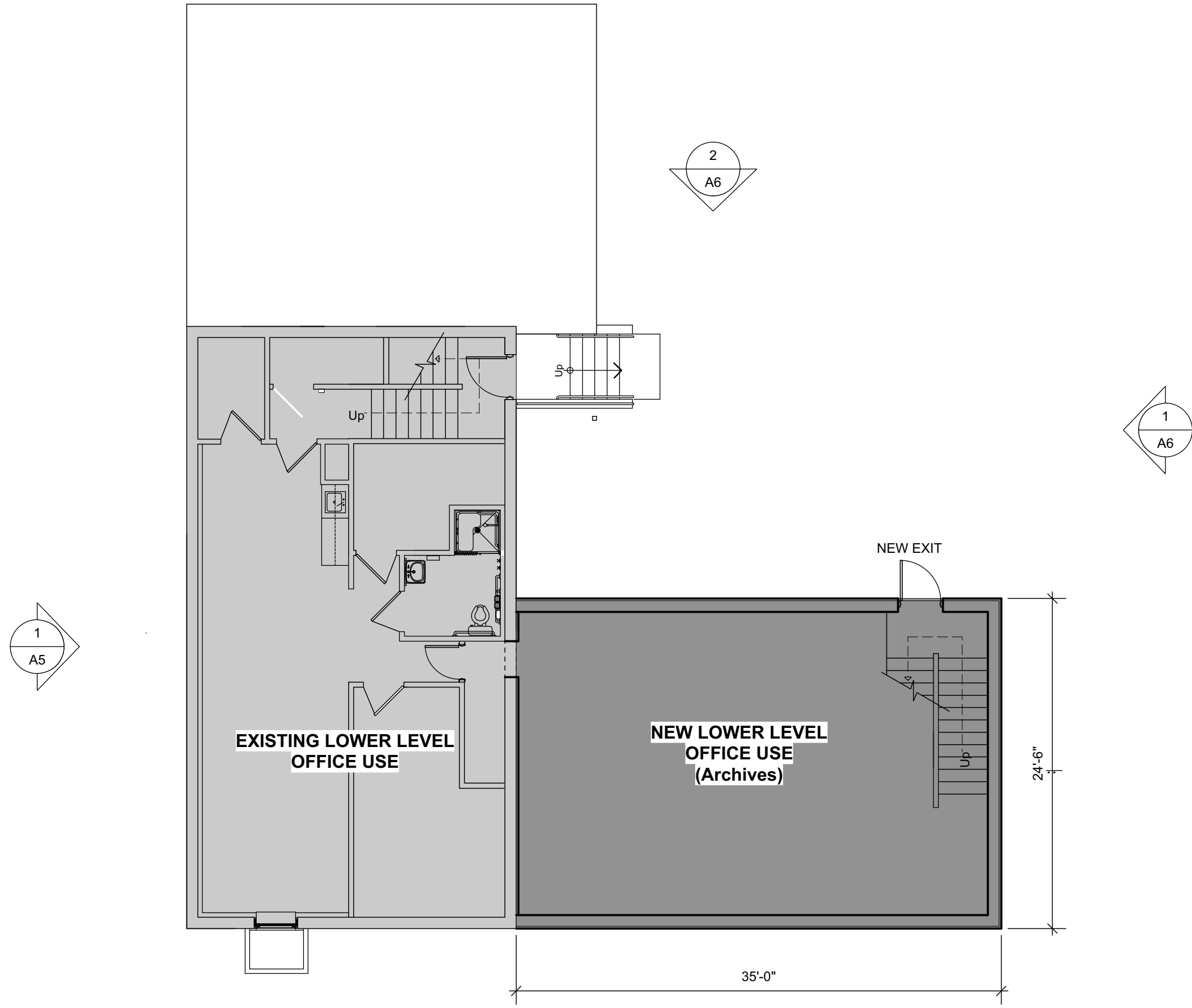
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CH BY:	OF:

**A**  
**A-1**  
**SITE PLAN**  
 Scale: 1/16" = 1'-0"



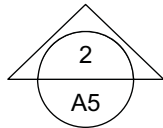
### Landscape Schedule

Plant Name	Abbreviation	Size	Quantity	Points each	Points
Bur Oak	XBO	36"	1	35	35
Autumn Blaze Maple	XBM	5"	1	35	35
Existing Canopy Tree	XCT	8"	1	35	35
Crab Apple	XCA	2"	2	15	30
Eastern Redbud	XER	2"	1	15	15
Thuja Occidentalis 'Hetz Wintergreen'	TO	B&B	1	15	15
Korean Spice Viburnum	XKV		5	3	15
Taxus Media 'Hicksii'	TM	2 Gal	8	3	24
Ornamental Fence		76 feet	7.6	4	30
<b>TOTAL</b>					<b>234</b>



1  
A2

**LOWER LEVEL FLOOR PLAN**  
Scale: 1/8" = 1'-0"



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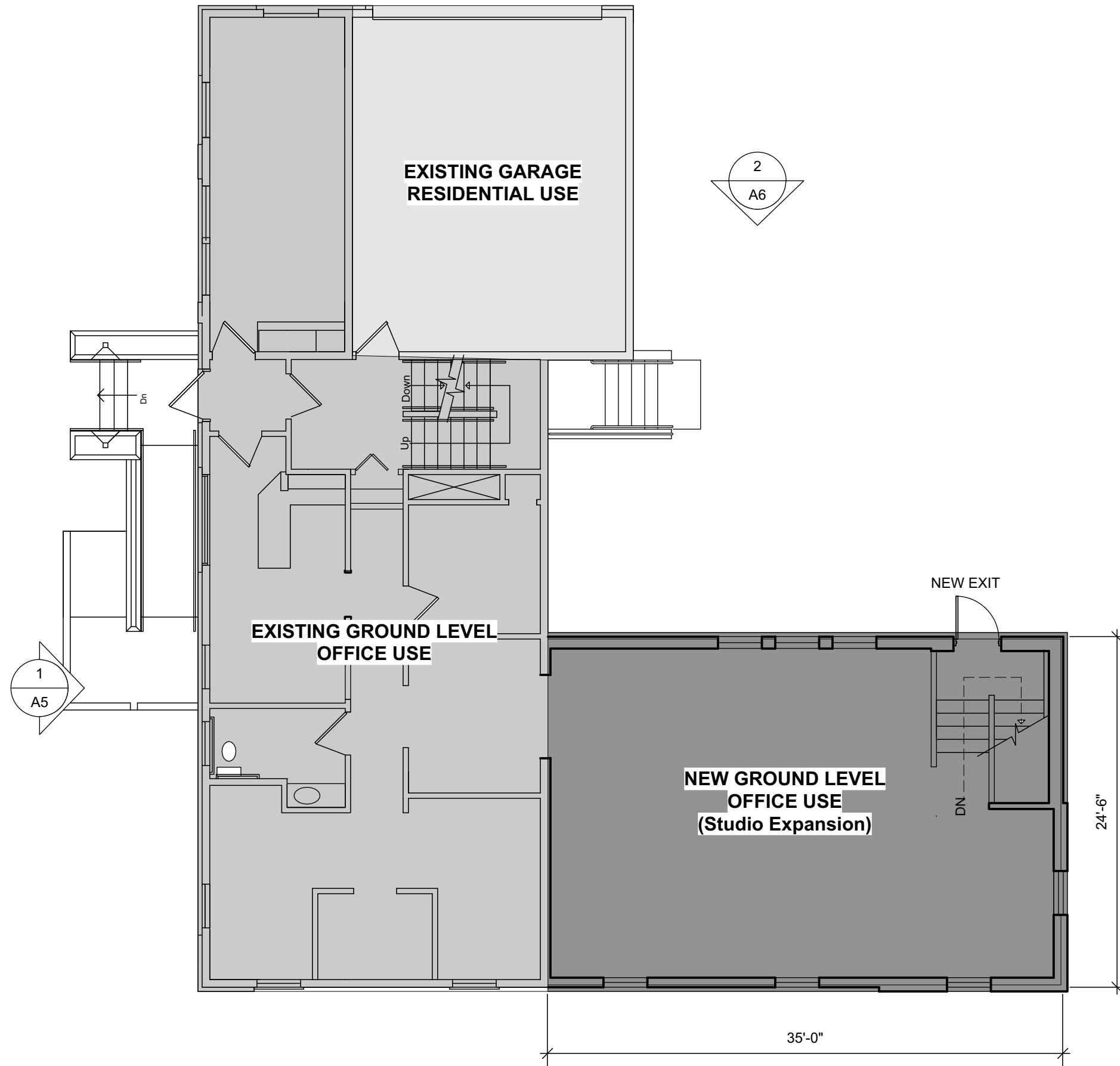
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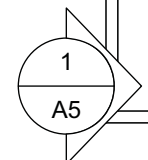
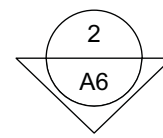
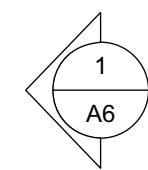
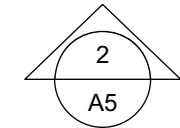
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DRAWING NAME:  
**LOWER LEVEL PLAN**

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1 **GROUND FLOOR PLAN**  
 A3 Scale: 1/8" = 1'-0"



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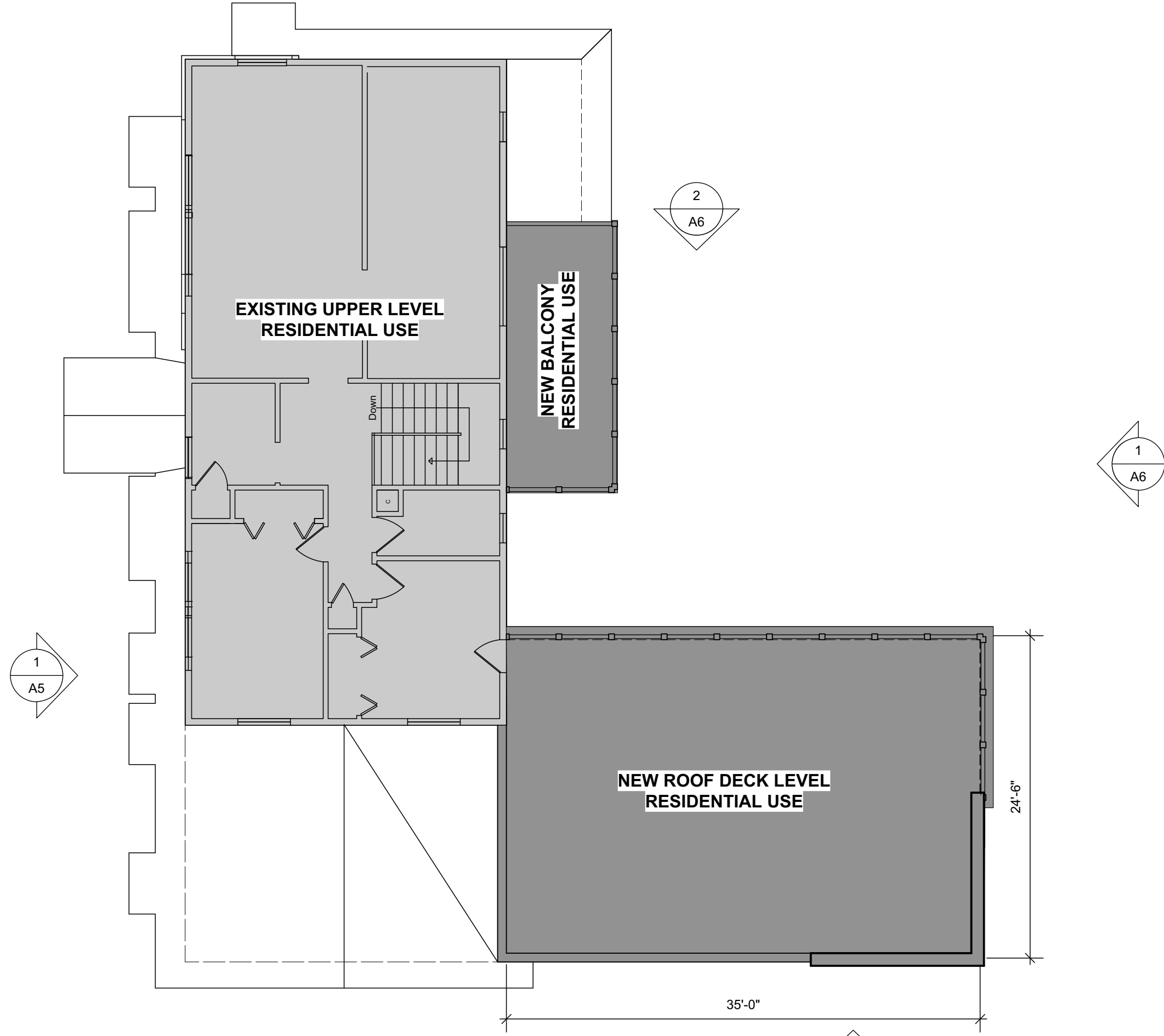
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DRAWING NAME:  
**GROUND LEVEL PLAN**

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1 **UPPER LEVEL FLOOR PLAN**  
 A4 Scale: 1/8" = 1'-0"



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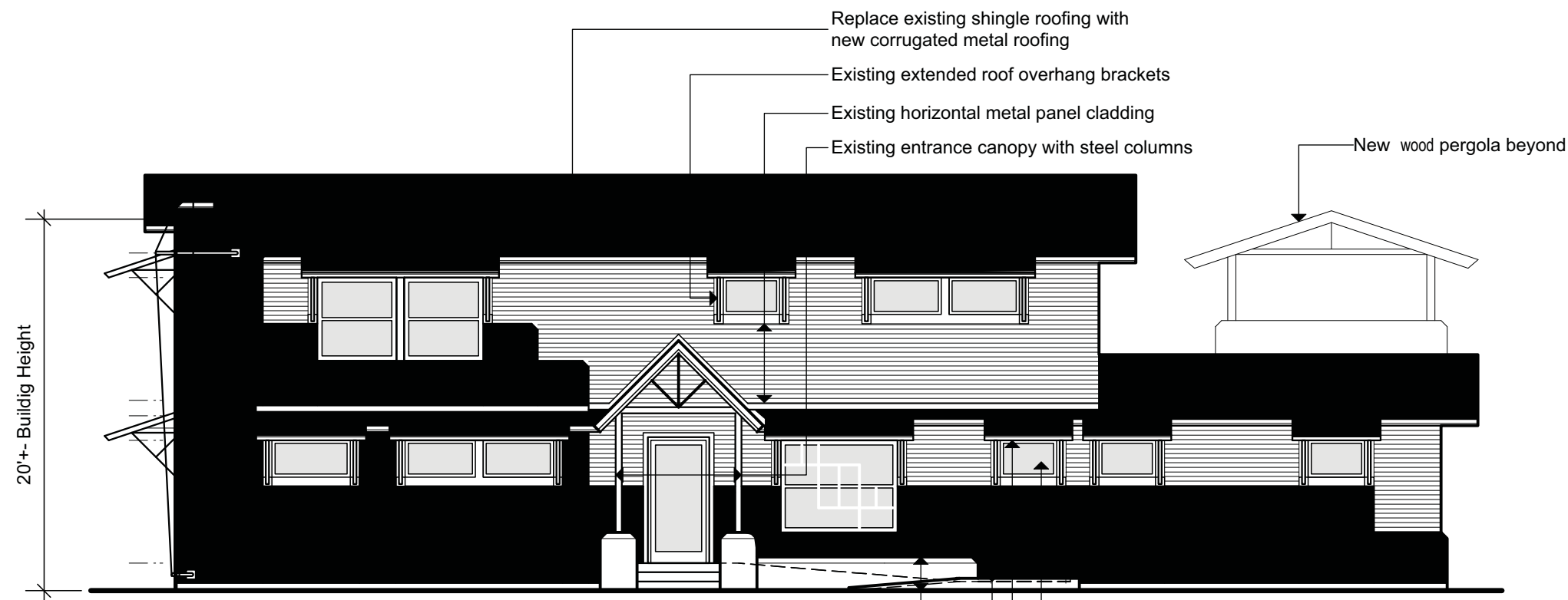
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**UPPER LEVEL PLAN**

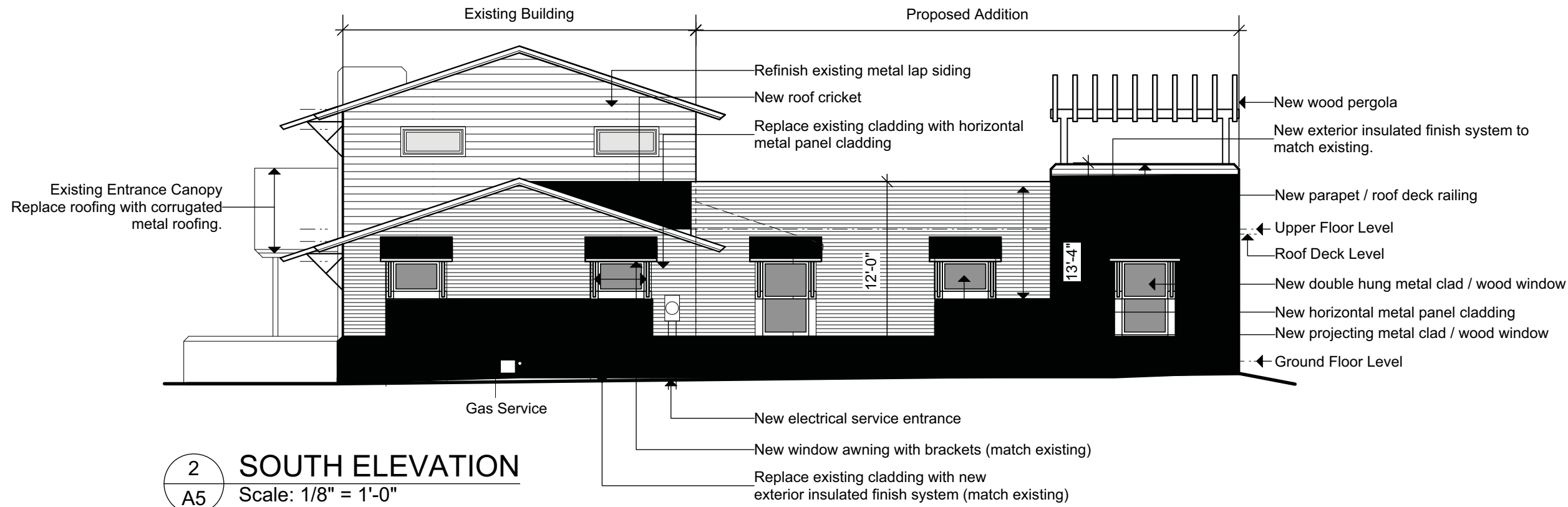
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1  
A5  
**EXISTING WEST ELEVATION (DEMPSEY ROAD)**  
Scale: 1/8" = 1'-0"

- Replace existing shingle roofing with new corrugated metal roofing
- Existing extended roof overhang brackets
- Existing horizontal metal panel cladding
- Existing entrance canopy with steel columns
- New wood pergola beyond
- Existing projecting wood window
- Existing sheet metal window trim, fascias, and soffits.
- Existing exterior insulated finish system (EIFS)
- Existing exposed concrete ramp, steps, and curbs



2  
A5  
**SOUTH ELEVATION**  
Scale: 1/8" = 1'-0"

- Refinish existing metal lap siding
- New roof cricket
- Replace existing cladding with horizontal metal panel cladding
- New wood pergola
- New exterior insulated finish system to match existing.
- New parapet / roof deck railing
- Upper Floor Level
- Roof Deck Level
- New double hung metal clad / wood window
- New horizontal metal panel cladding
- New projecting metal clad / wood window
- Ground Floor Level
- Gas Service
- New electrical service entrance
- New window awning with brackets (match existing)
- Replace existing cladding with new exterior insulated finish system (match existing)

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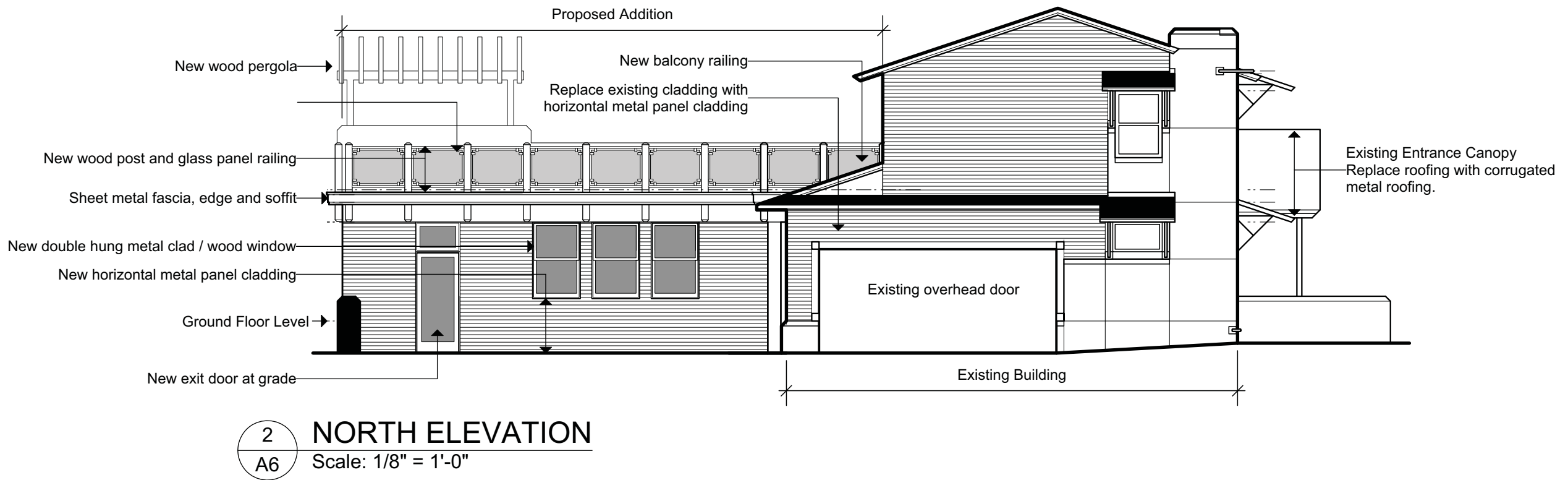
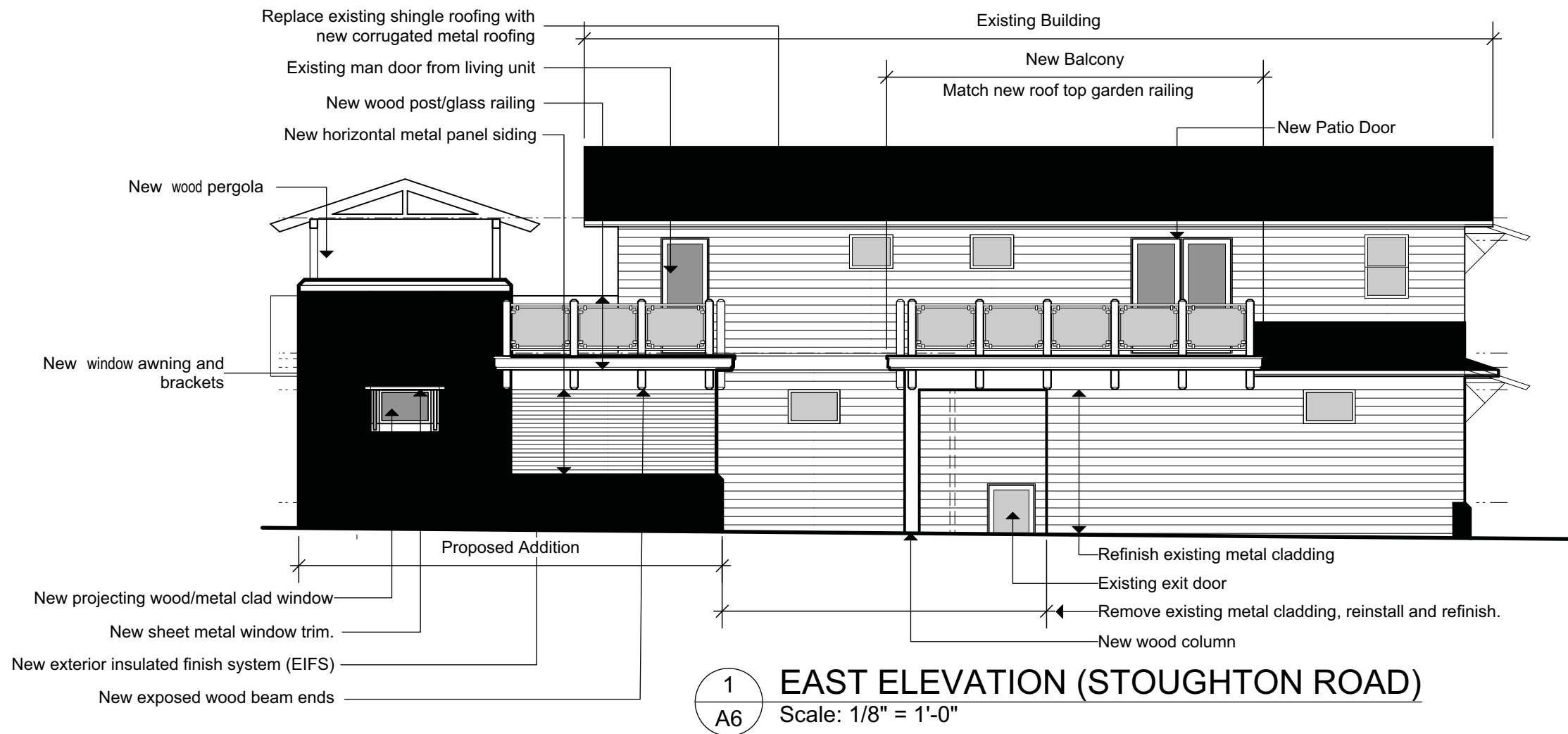
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DRAWING NAME:  
**BUILDING ELEVATIONS**

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**BUILDING ELEVATIONS**

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