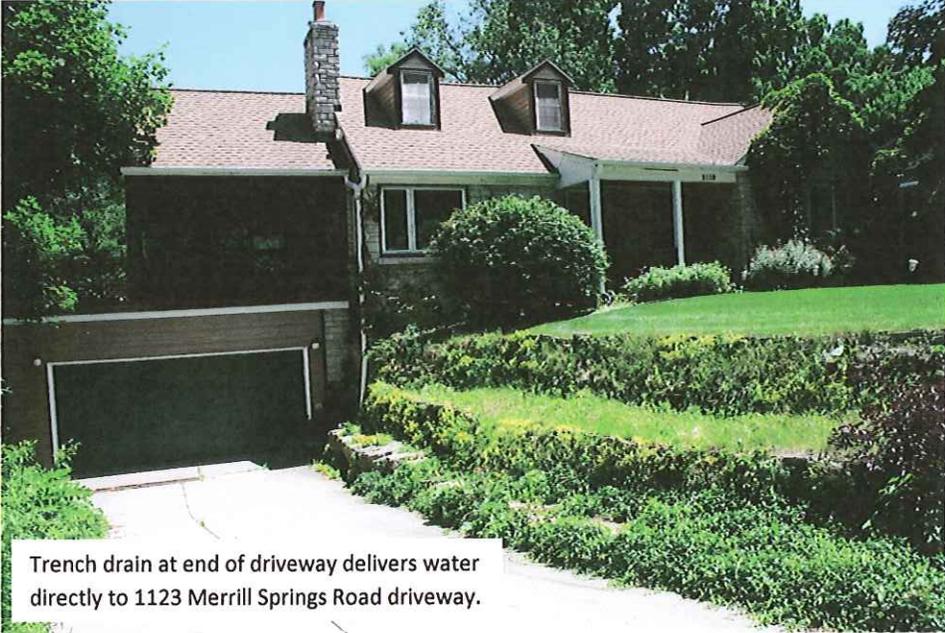




1123
Merrill
Springs
Road

8' of grade drop from street to garage door and a full set of exterior steps up to the first floor level make this home unsuitable for Universal Accessibility .



Trench drain at end of driveway delivers water directly to 1123 Merrill Springs Road driveway.



1115 Merrill Springs Road

Exterior Elevations of West Side and Neighbor to North & South
James Dahlberg and Elsebet Lund Residence at 1119 Merrill Springs Road, Madison, WI 53705



Drainage from the South side of the property sweeps directly into southern face of building.



Grade from South drains down into existing window wells.



Previous Additions and the removal of existing original structural walls make moving this residence to another property impossible.

Exterior Elevations of West and South Sides

James Dahlberg and Elsebet Lund Residence at 1119 Merrill Springs Road, Madison, WI 53705



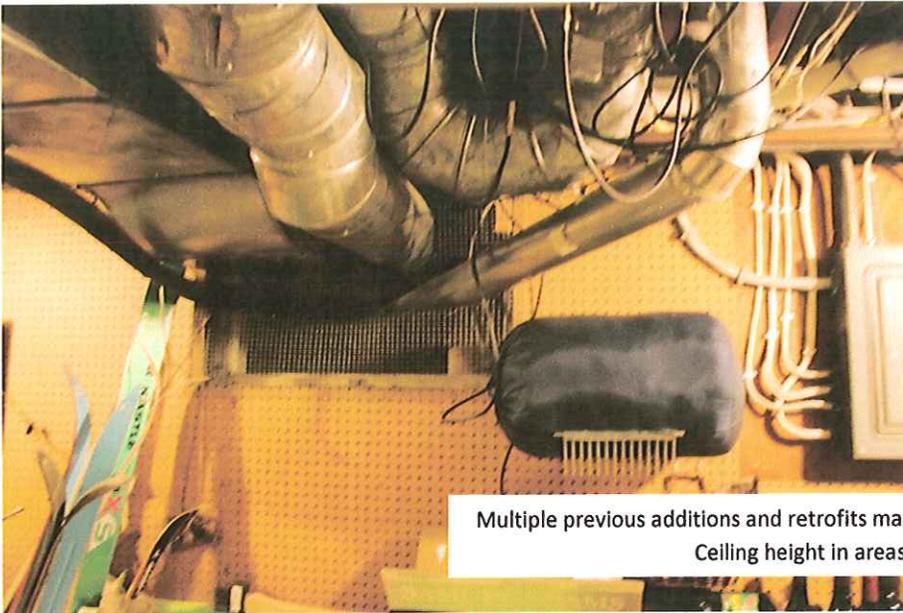
Extensive Problematic Flat Roof Additions over crawl spaces line the entire East face of the original structure



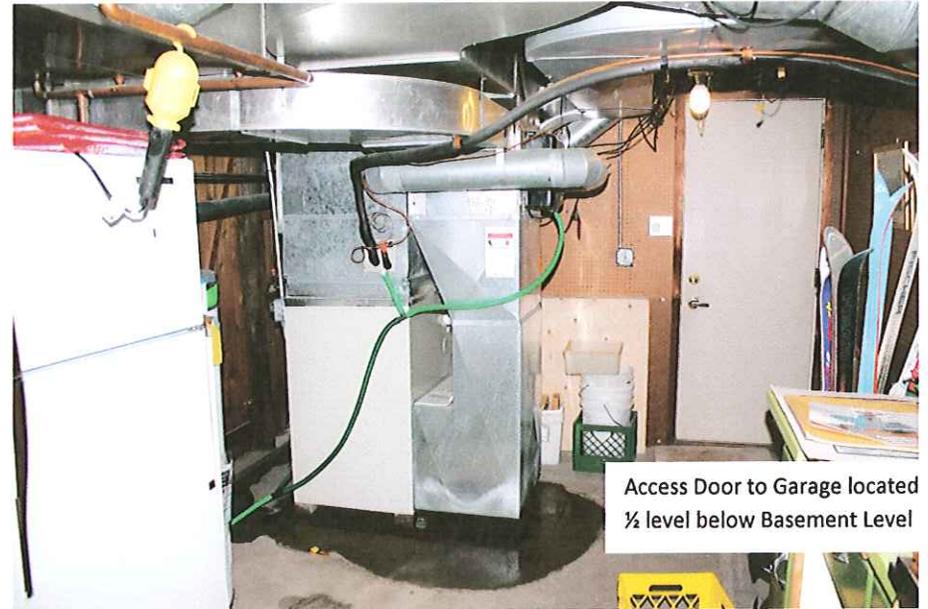
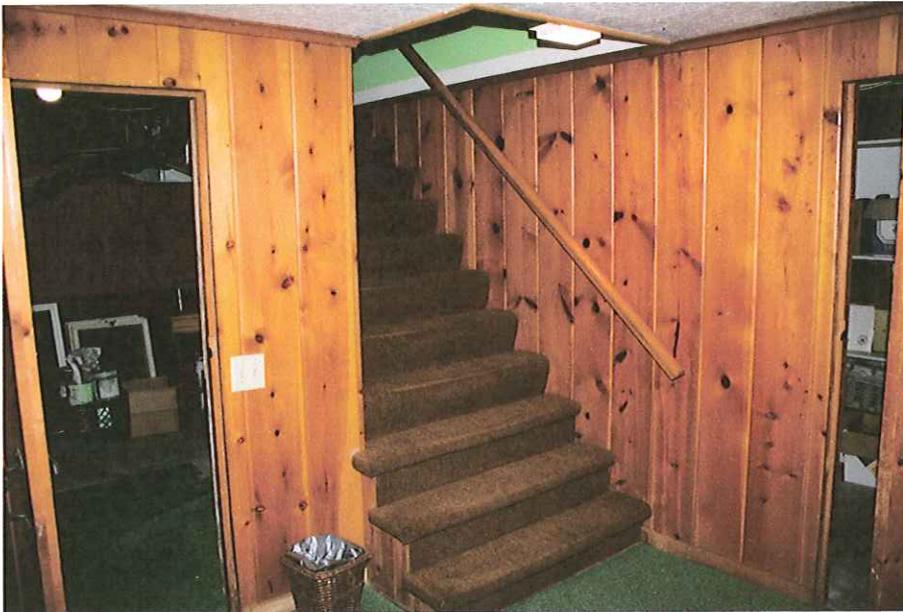
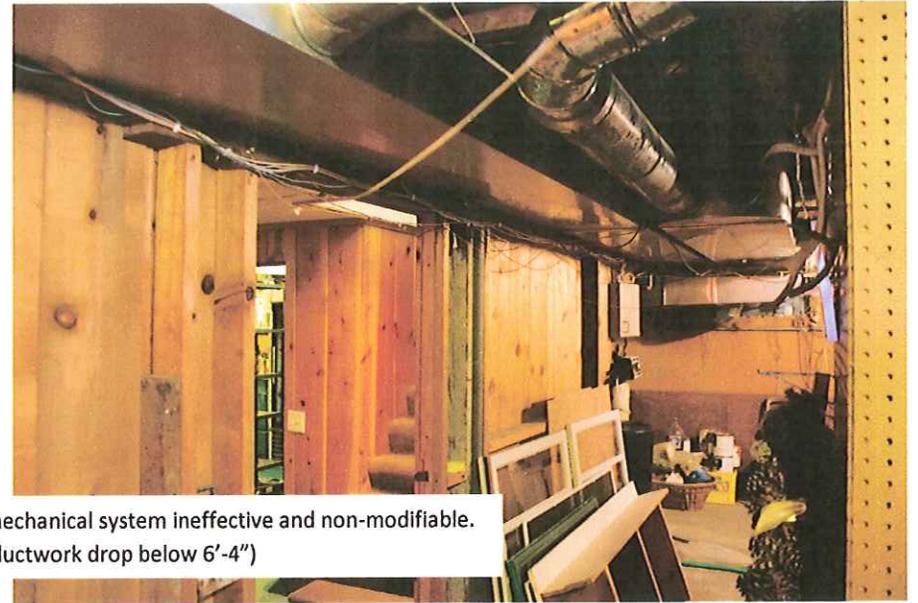
1123 Merrill Springs Road



Exterior Elevations of East Side and Neighbor to North
James Dahlberg and Elsebet Lund Residence at 1119 Merrill Springs Road, Madison, WI 53705



Multiple previous additions and retrofits make mechanical system ineffective and non-modifiable.
Ceiling height in areas of ductwork drop below 6'-4"



Access Door to Garage located
 $\frac{1}{2}$ level below Basement Level

Basement and Mechanical System

James Dahlberg and Elsebet Lund Residence at 1119 Merrill Springs Road, Madison, WI 53705



Significant living spaces (ie: Kitchen) are accessible to the original structure only by narrow hallways.



Years of ice dams & problems with flat roofs leave signs of decay beyond the surface decay.



Looking backward UP driveway to view corridor at Merrill Springs Road



Tree (center of photo) proposed for removal and location of new driveway

Miscellaneous Pictures

James Dahlberg and Elsebet Lund Residence at 1119 Merrill Springs Road, Madison, WI 53705