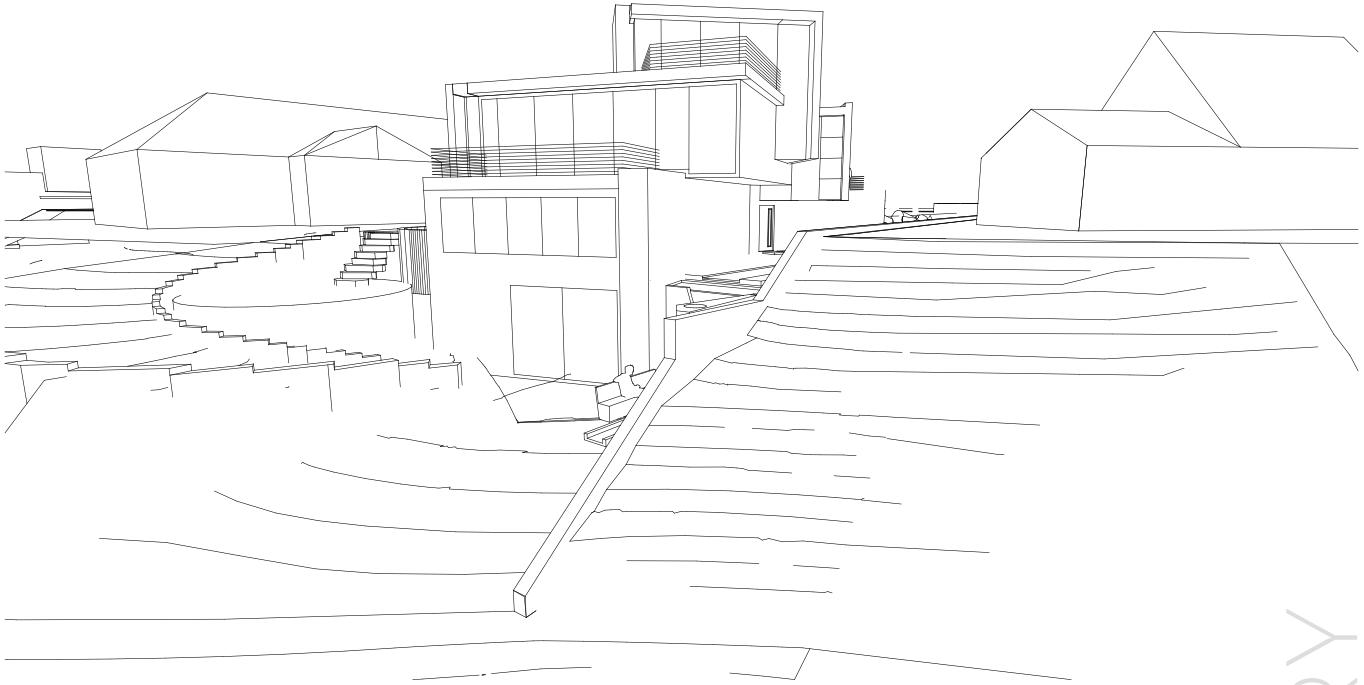


# PROJECT CONDITIONS SUMMARY FOR 2528 WAUNONA WAY - MADISON, WI



## 1. PRESERVE

The design seeks to preserve the existing contours of the bluff face, and extensive landscape features present on the property; massive stone retaining walls, many historic trees, and a variety of mature perennial gardens.

## 2. ENHANCE

The proposed design maintains the existing structures proximity to the lake while increasing the sideyard setbacks. The angles used further increase the actual separation between the houses at the angle of the street and the skyline view. This increases light, air and all important views of the lake for the neighbors.

## 3. BLEND

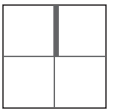
The proposal lowers the entire structure 5' below grade to lessen the impact of it's mass from the street and the lake. A series of stacked, rotated masses follow the existing slope and contour of the land, orienting the dwelling towards the light and prominent features like the capitol and city skyline.

## 4. MITIGATE

The design employs creative solutions to address storm water runoff and soil erosion by collecting and slowing the flow of water via a series of reflecting pools and terraced rain gardens. By maintaining the existing building envelope we minimize disturbance to the bluff face near the lake. The driveway planned is permeable and part of the overall system.

## 5. CREATE

The proposal establishes numerous outdoor rooms & occupiable rooftops to take advantage of the site, while similarly affording neighbors and passers-by better views of the lake and capitol skyline, than are currently provided. It integrates the house with the gardens to create attachment to the land. The green roof atop the garage exists within a small patch of almost full sun affording the addition of a vegetable garden in proximity to the kitchen.



PROJECT SUMMARY  
FOR 2528 WAUNONA

KARL LANG RESIDENCE :: MADISON, WI :: MDB-DESIGN, LLC

## **Proposed Residence for Karl Lang**

---

### **Demolition Permit Re-use & Recycle Plan**

---

City of Madison Planning Department Submittal

MdB-Design LLC – Michael DesBarres – Principal

Prepared - Tuesday, April 12, 2011

#### **Re-use**

---

Contact Habitat for Humanity Restore to assess possible items suitable for re-use prior to demolition. Items already deemed suitable include: Wooden railings & banisters, several thermo pane windows, a varied selection of wood framing members, recently installed electrical service panels, data cable and the majority of brick facing on the exterior of the home. We are investigating recycling the exterior brick, calculated at 66,000 pounds, which would be removed, roughly broken and used as fill in a series of storm-water retention basins located on the property. The property also features extensive gardens which will be maintained or repaired/reconstructed as necessary during the construction process.

#### **Mercury**

---

All thermostats, fluorescent lights and compact fluorescent lights will be recycled using a licensed service.

#### **Metals**

---

The metals suitable for recycling within the existing home includes ductwork, storm window frames, door hardware, several pieces of structural steel, and any steel reinforcing capable of being removed from demolished concrete.

#### **Concrete/Asphalt**

---

The existing home features a concrete driveway and concrete foundation, and we are investigating demolishing, crushing, and reusing this material as fill/roadbed for a newly constructed driveway on-site.

#### **Appliances**

---

The existing home features several appliances which will require professional recycling. These include the furnace and water heater, range/oven, microwave, refrigerator, washer and dryer units, and several CRT screens.

## CEMENT FIBER PANEL RAIN SCREEN

Factory finish or painted, smooth finish, large panel (4' x 10')  
Open-joint rain screen system



INITIAL ISSUE DATE  
04.17.11  
REVISIONS

## EXTERIOR INSULATED FINISH SYSTEM (EIFS)

Smooth finish with grid pattern expansion joints



## BLACK LOCUST RAIN SCREEN

Inexpensive, locally sourced, extremely durable  
milled as large boards and affixed in a pattern TBD.



## TRESPA RAIN SCREEN

Or equivalent high-end panel system, employed sparingly  
in important areas inside & out



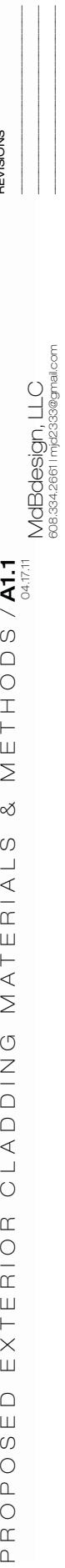
## TEXTURED CONCRETE

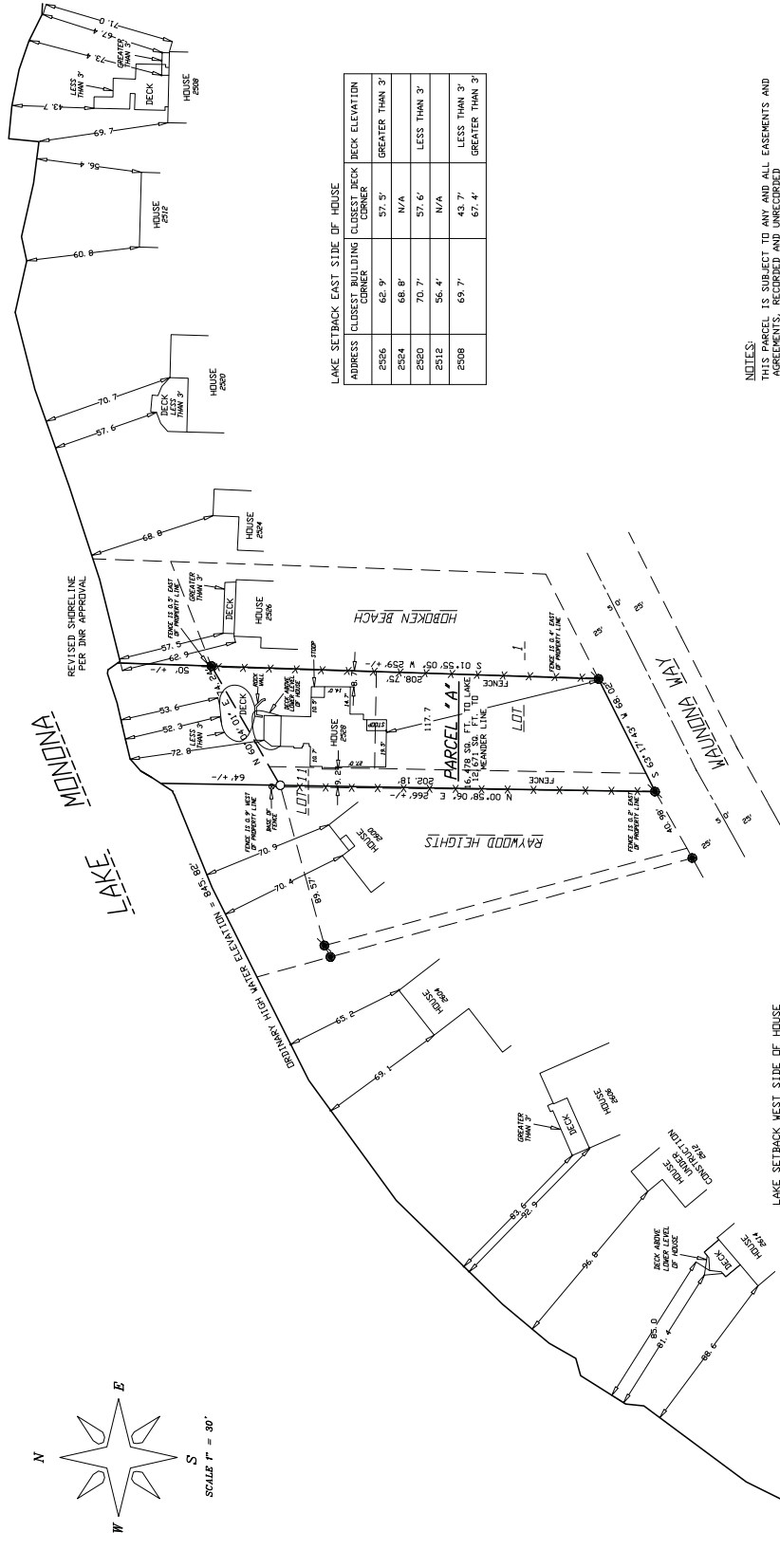
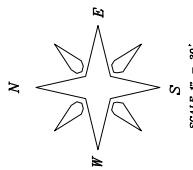
Board-form pattern (horizontal) employed on any exposed surface  
including the driveway planters & exposed foundation



LUMITA INCORPORATED - KARL LANG RESIDENCE  
2528 WAUNONA WAY, MADISON, WI 53704  
PROPOSED EXTERIOR CLADDING MATERIALS & METHODS / **A1.1**  
04.17.11

McBdesign, LLC  
608.334.2661 | mp2333@gmail.com





LAKE SETBACK EAST SIDE OF HOUSE

ADDRESS	CLOSEST BUILDING CORNER	CLOSEST DECK	DECK ELEVATION
2584	62.9'	57.3'	GREATER THAN 3'
2584	68.8'	N/A	
2580	70.7'	57.6'	LESS THAN 3'
2512	56.4'	N/A	
2508	69.7'	43.7'	LESS THAN 3'
2508	67.4'	67.4'	GREATER THAN 3'

LAKE SETBACK WEST SIDE OF HOUSE

ADDRESS	CLOSEST BUILDING CORNER	CLOSEST DECK	DECK ELEVATION
2614	85.0'	81.4'	ABOVE LOWER LEVEL OF HOUSE
2612	96.8'	N/A	
2606	92.9'	83.6'	GREATER THAN 3'
2604	65.2'	N/A	
2600	70.4'	N/A	

LEGAL DESCRIPTION:  
 THE LAST 10 FEET MEASURED AT RIGHT ANGLES TO THE EAST LOT LINES OF LOT ELEVEN (11), BLOCK TWO (2), RAYWOOD HEIGHTS, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN AND ALL THAT PART OF LOT ONE (1), BLOCK ONE (1), HOBOKEN BEACH, AND THAT PART OF GOVERNMENT LOT NO. TWO (2) (BEING THE FRACTIONAL WEST 1/2 OF SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 7 NORTH, RANGE 10 EAST) IN THE CITY OF MADISON, LYING WEST OF THE FOLLOWING DESCRIBED LINE, BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1 ON LAKE MONONA, THENCE SOUTH ALONG THE WEST LINE OF THE EASTERLY PART OF SAID LOT 1 AND ALONG SAID LINE EXTENDED TO THE SOUTH LINE OF SAID LOT 1.

**SURVEYOR'S CERTIFICATE:**

This plat and survey were performed under my supervision, and was surveyed, measured, and computed in accordance with the laws and regulations of the State of Wisconsin. This plat is a true and correct and dimensional representation of the boundaries, buildings, improvements and all visible encroachments if any.  
 By: *Willamson Surveying and Associates, LLC*  
 Willamson Surveying and Associates, LLC  
 By: *NOA T. PRIYEA & CHRIS K. ADAMS*

No. T. Priyey S-2499  
 Registered Land Surveyor

SURVEYOR'S SEAL



**WILLAMSON SURVEYING & ASSOCIATES, LLC**  
 104 N. ADA  
 P.O. BOX 1000  
 MADISON, WI 53701  
 PHONE: 608-255-5705 FAX: 608-849-3700 WEB: WILLAMSONSURVEYING.COM

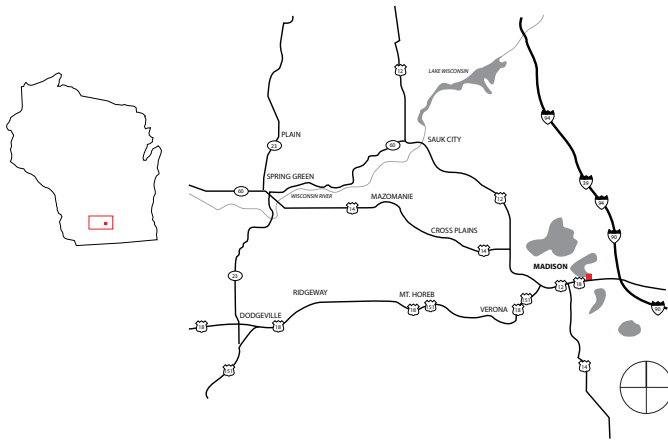
**PLAT OF SURVEY**

Map of the City of Madison, Wisconsin, showing the location of the subject property, and part of Government Lot 1 of the Fractional West 1/2 of the Subsection 1/4 of Section 19, T7N, R10E, in the City of Madison, Dane County, Wisconsin.  
 DATE: JANUARY 28, 2021  
 REVISION DATE: JANUARY 27, 2021  
 SHEET NO: 114-08  
 SHEET BY: [Signature]  
 SHEET OF: 1 OF 1

PREPARED FOR:  
 WILLAMSON SURVEYING & ASSOCIATES, LLC  
 104 N. ADA  
 MADISON, WI 53701

- LEGEND:  
 ○ = 3/4" x 3/4" REBAR  
 ● = VT 1.5 LB PER LIN FT  
 ● = FOUND 3/4" REBAR  
 ● = FOUND 1" PIPE  
 ⊙ = BASE OF FENCE POST

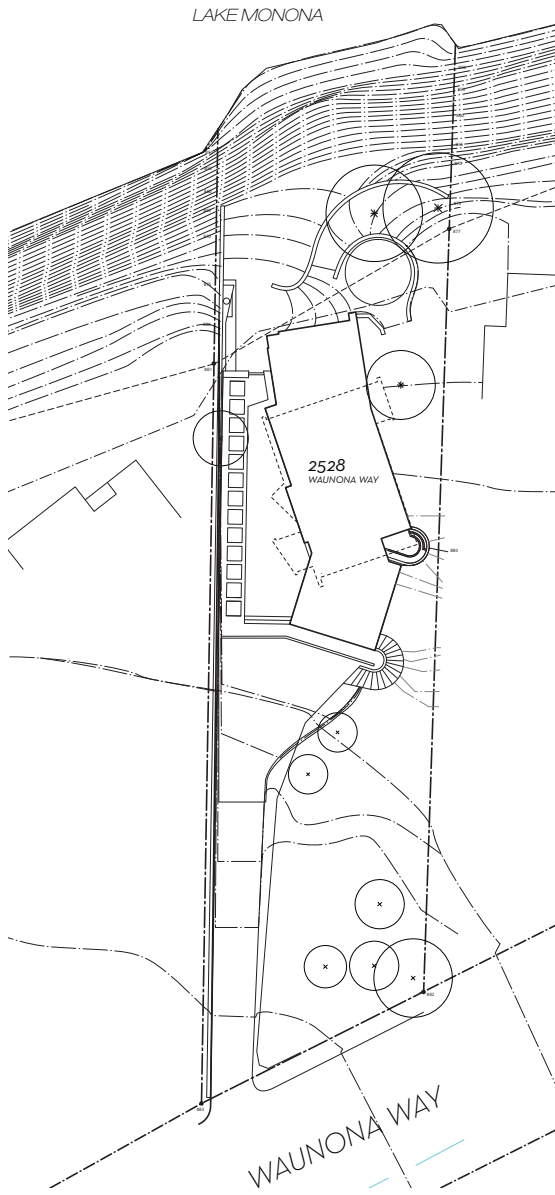
NOTES:  
 THIS PARCEL IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.  
 BEFORE CONSTRUCTION CALL DIGGERS ALERT LINE FOR LOCATION OF UNDERGROUND UTILITIES. 1-800-2468811  
 ORDINARY HIGH WATER ELEVATION = 845.82'



SITE LOCATION (MADISON, WI)

PROJECT TO DEMOLISH AN EXISTING RESIDENCE AND NEWLY CONSTRUCT AN ~5000 SQUARE FOOT RESIDENCE IN IT'S PLACE. THE NEW RESIDENCE FEATURES A SPLIT BELOW GRADE STUDIO LEVEL WITH STORAGE/UTILITY AREAS, 2 BEDROOMS, A LAUNDRY ROOM, A BATHROOM, LIBRARY AND A READING NOOK. THE MAIN FLOOR IS AN UNOBSTRUCTED OPEN PLAN LIVING-DINING-KITCHEN AREA, ABOVE IS A LOFTED MASTER-BEDROOM SUITE. THE PROJECT ENTAILS SIGNIFICANT SITE WORK TO INTEGRATE THE ARCHITECTURE WITH THE HILLSIDE. EXCAVATION, RETAINING WALLS, RAIN GARDENS AND A PERMEABLE DRIVEWAY ARE PART OF AN INTEGRATED DRAINAGE PLAN. A DNR APPROVED SHORELINE EROSION MITIGATION PLAN HAS ALREADY BEEN COMPLETED ADDING 6' OF DNR APPROVED LARGE WISCONSIN FIELD STONE BOULDERS. THE 35' OF WILD SHORELINE WITH SCRUB TREES AND EXTENSIVE ANIMAL HABITAT WILL REMAIN UNTOUCHED.

SCOPE OF WORK



LAKESIDE PERSPECTIVE

OWNER:

**KARL LANG**  
2528 WAUNONA WAY, MADISON, WI 53704  
608.656.0822

ARCHITECTURAL DESIGNER:

**MDBDESIGN, LLC.**  
**MICHAEL DESBARRES**  
3830 ALJEJRN DRIVE, MADISON, WI 53711  
608.334.2681 | mjd2333@gmail.com

EROSION PLAN CONSULTANT:

**QUAM ENGINEERING, LLC**  
**RYAN QUAM**  
4893 LARSON BEACH ROAD, MCFARLAND, WI 53558  
608.636.7750 | rquam@quamengineering.com

CONTRACTOR:

**FREESTYLE BUILDERS, INC.**  
**JEFF SAYERS**  
2781 TOWER ROAD, MCFARLAND, WI 53558  
608.636.7245 | jcsayers@charter.net

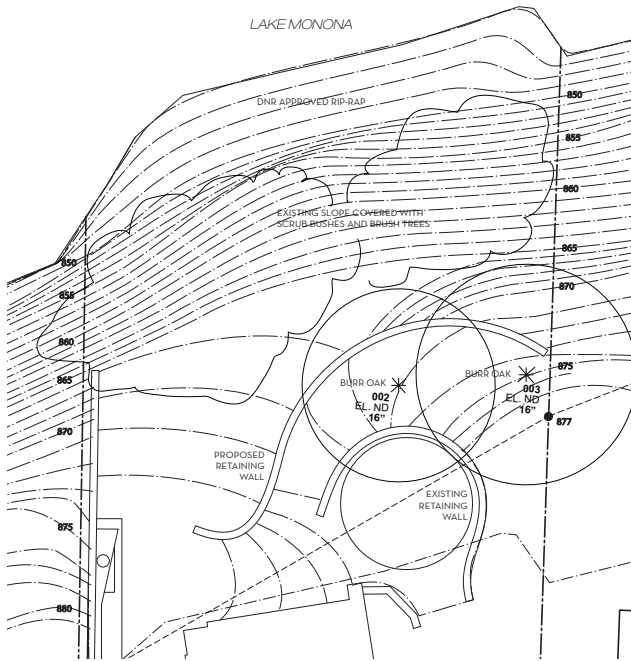
INDEX OF SHEETS

- A01 COVER SHEET
- A02 SITE PLAN
- A03 STUDIO SPLIT LEVEL B FLOOR PLAN
- A04 STUDIO SPLIT LEVEL A FLOOR PLAN
- A05 LIVING LEVEL FLOOR PLAN
- A06 MASTER BEDROOM LEVEL FLOOR PLAN
- A07 PROPOSED BUILDING ELEVATIONS
- A08 BUILDING SECTION A
- A09 BUILDING SECTION B
- A10 UNFOLDED EXTERIOR ELEVATIONS
- A11 DETAIL SITE PLAN
- A12 EXISTING ELEVATIONS
- L01 LANDSCAPE PLAN
- S01 STRUCTURAL DRAFT PLANS

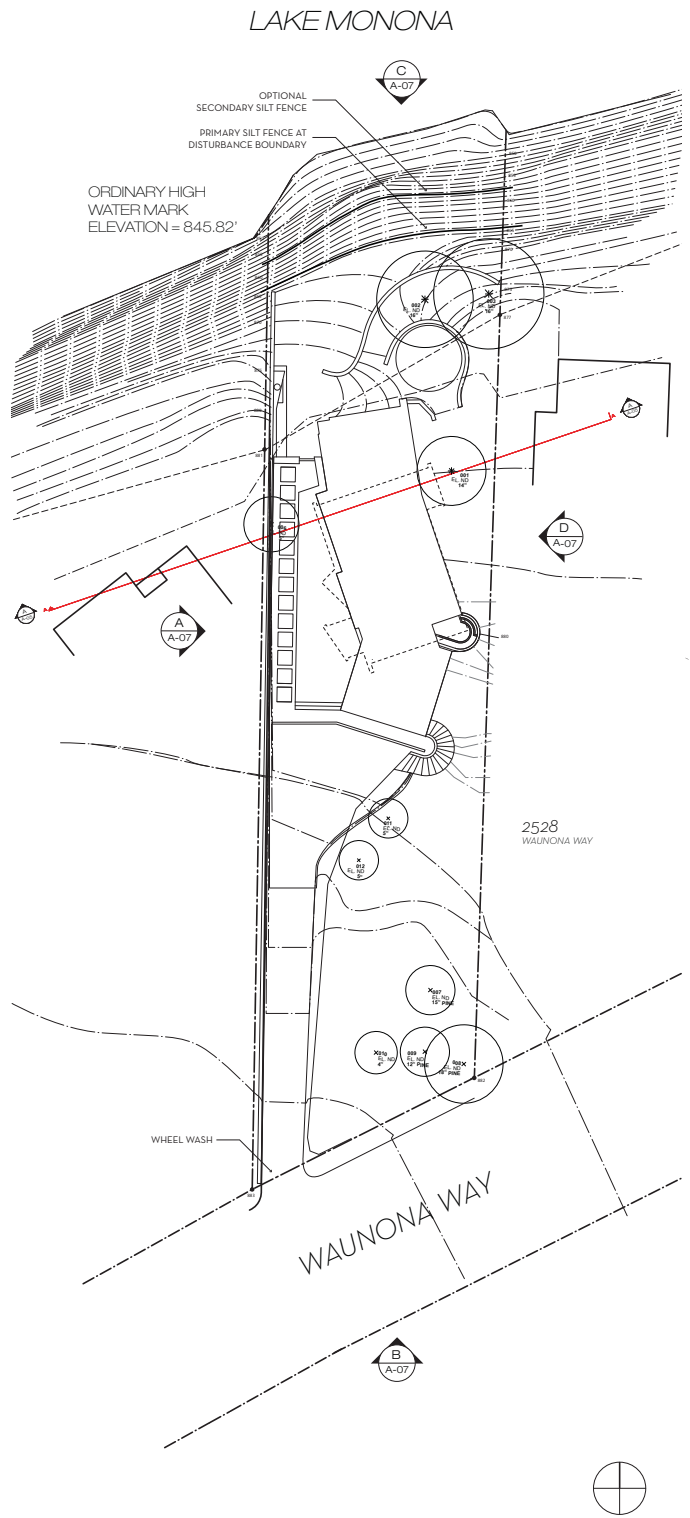


GENERAL SITE PLAN - PROPOSED  
SCALE 1/16" = 1'

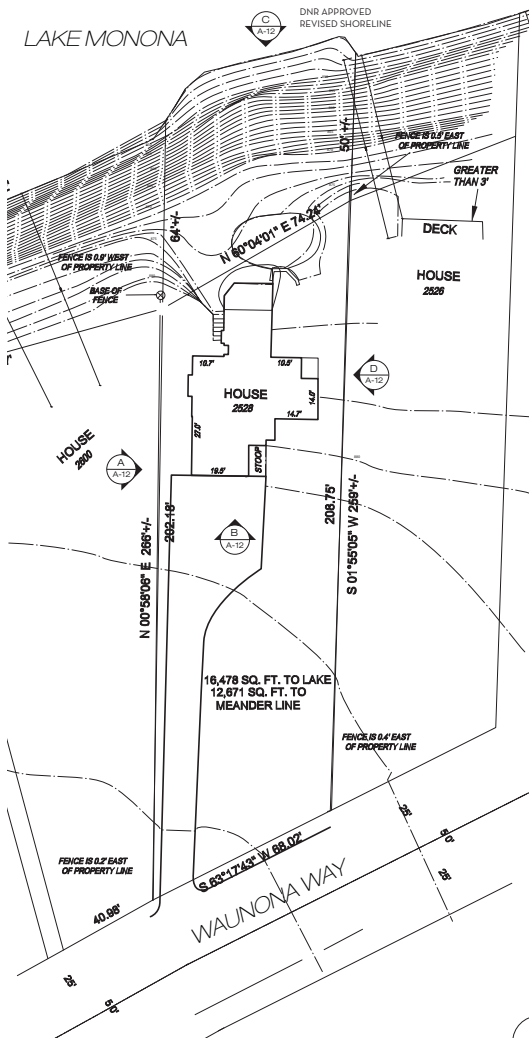
⚠️NOT FOR CONSTRUCTION⚠️

**C** SITE PLAN - SLOPE VEGETATION SURVEY  
SCALE 1/8" = 1'



**A** CONSTRUCTION EROSION CONTROL PLAN - PROPOSED  
SCALE 1/16" = 1'-0"



**B** SITE PLAN - EXISTING  
SCALE 1/32" = 1'

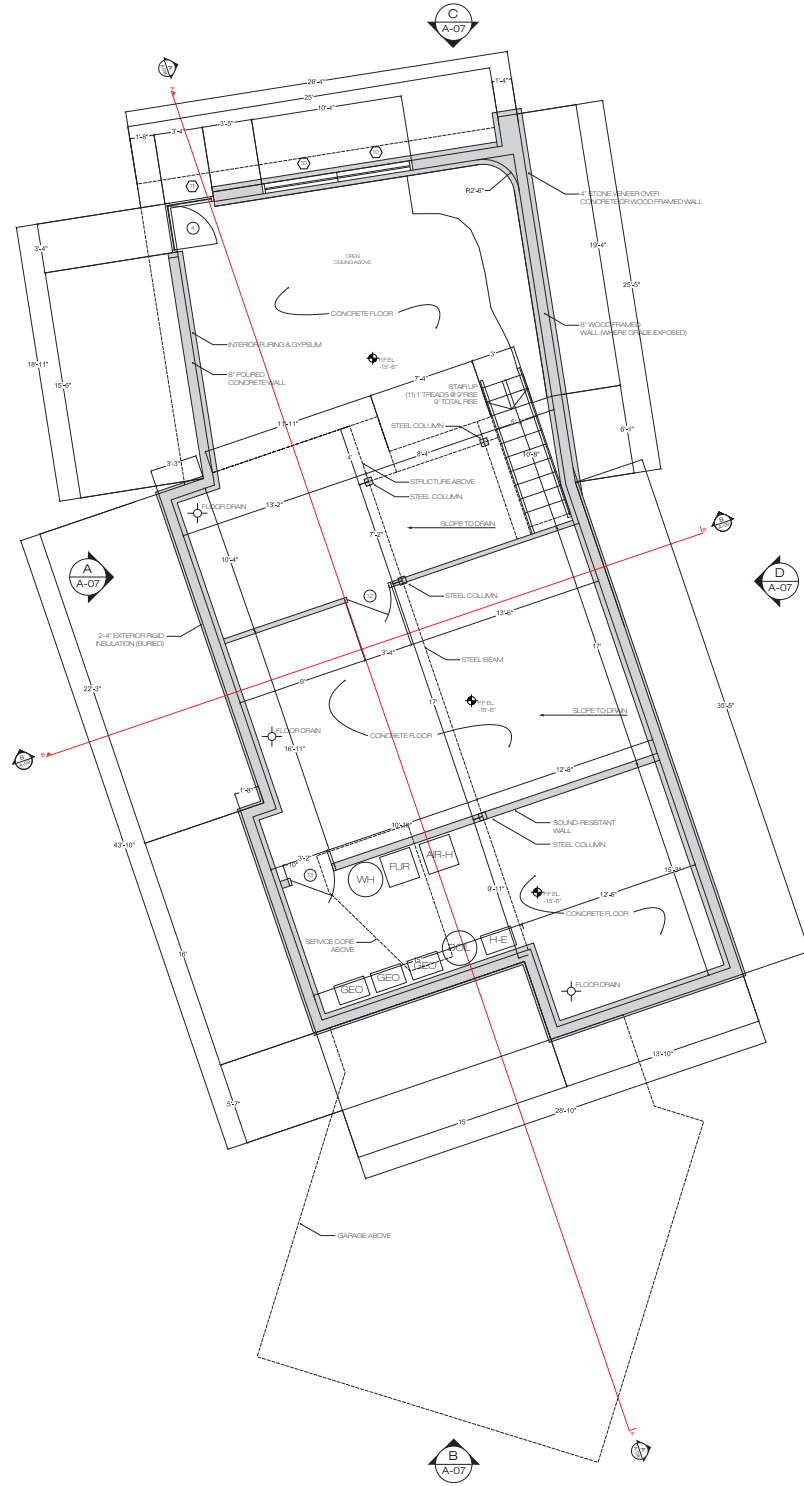
**NOT FOR CONSTRUCTION**

**Lumita House Window Schedule**

#	Qty.	Description	Type	Width	Height	SF
1	2	Transom	Fixed	3'	3'	18
2	2	Kitchen	Fixed	6'	3'	18
3	1	Kitchen	Casement	6'	4'	24
4	1	Kitchen	Fixed	4'	4'	16
5	1	Transom	Fixed	3'	2'	6
6	6	Waterfall	Fixed	3'4"	3'4"	66
7	5	Transom	Fixed	5'9"	3'4"	95
8	4	Main View	Fixed	5'9"	8'8"	200
9	2	Studio	Fixed	6'	4'	48
10	2	Studio	Custom	6'	8'	96
11	5	Studio	Fixed	3'	2'	30
12	8	Studio	Fixed	1'6"	2'	24
13	3	Study	1 Fix 2 Awn	4'	2'	24
14	1	Study	Casement	2'3"	6'6"	14
15	1	Study	Awning	6'	3'	18
16	1	Garage	Chanel Glass	22'8"	2'3"	48
17	2	Transom	Fixed	3'	2'	12
18	5	Clerestory	Fixed	4'	2'	40
19	1	Bathub	Fixed	5'	3'	15
20	2	Bedroom	Fixed	6'3"	9'	112
21	4	Waterfall	Fixed	3'2"	3'2"	40
22	1	M.Bath	Chanel Glass	21'	9'	18
23	1	Bathub	Fixed	6'	3'	18
<b>Total SF</b>						<b>934</b>

**Lumita House Door Schedule**

#	Qty.	Description	Type	Width	Height	SF
1	1	Front Door	Ext.	3'	7'	21
2	1	Front	Sliding Glass	3'	7'	21
3	1	Side Door	Ext.	3'	7'	21
4	1	Main Patio	Slider	5'9"	8'8"	48
5	1	Studio	Ext.	3'	7'	21
6	1	Office	Ext.	3'	7'	21
7	1	Garage	Overhead	16'	7'	112
8	1	Garage	Ext.	3'	7'	21
9	1	Guestroom	Slider	3'	7'	21
10	1	Bedroom	Ext.	3'	7'	21
11	1	Bedroom	Slider	5'3"	9'	48
12	1	Studio	Int. Wood	3'	7'	21
13	1	Utility	Int. Wood	3'	7'	21
14	1	Utility	Int. Wood	3'	7'	21
15	1	Closet	Slider	6'6"	7'	46
16	1	Utility	Int. Wood	3'	7'	21
17	1	Utility	Int. Wood	3'	7'	21
18	1	Utility	Int. Wood	3'	7'	21
19	1	Garage	Ext. Steel	3'	7'	21
20	2	Closet	Slider	4'	7'	28
21	1	Powder	Int. Wood	3'	7'	21
22	1	M.Bedroom	Int. Wood	3'	7'	21
23	1	M.Bath	Int. Pivot	3'	9'	27
24	1	Toilet	Int. Wood	3'	7'	21
25	1	Shower	Glass	3'	7'	21
26	1	Closet	Slider	9'	9'	81
27	na	Int. Clerestory	Fixed	various	(see private level plan)	
<b>Total SF</b>						

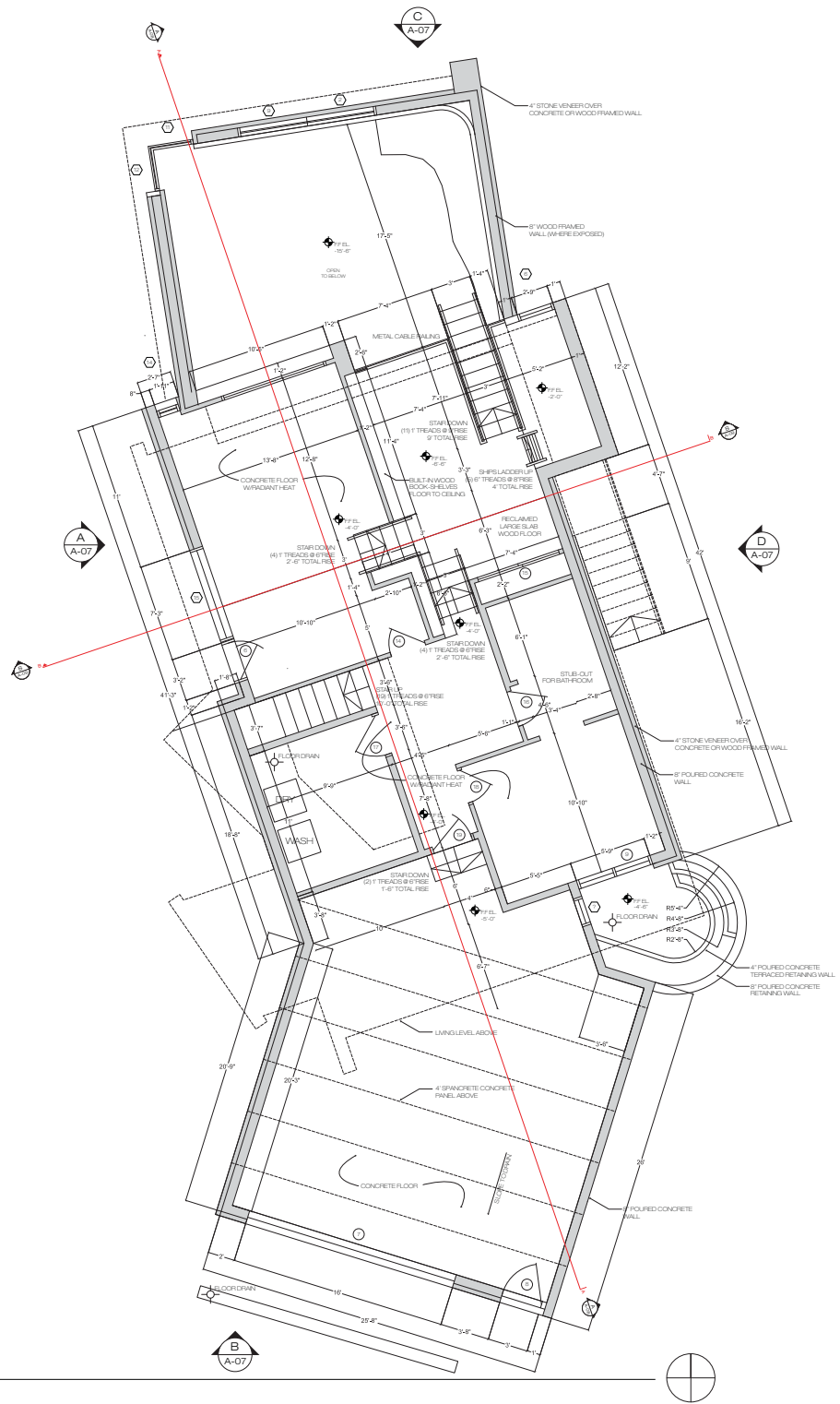


**A**  
A-03 **STUDIO SPLIT LEVEL B PLAN**  
SCALE: 1/4" = 1'-0"

TOTAL GLAZING	[ ] SF	100%
SOUTH GLAZING	[ ] SF	[ ] %
EAST GLAZING	[ ] SF	[ ] %
NORTH GLAZING	[ ] SF	[ ] %
WEST GLAZING	[ ] SF	[ ] %

SQUARE FOOTAGE FIGURES	
GROSS CONDITIONED	3607 SF
UNFINISHED BASEMENT	1572 SF
<b>TOTAL</b>	<b>5179 SF</b>
GROSS UNCONDITIONED	727 SF
<b>TOTAL SQUARE FOOTAGE</b>	<b>5906 SF</b>

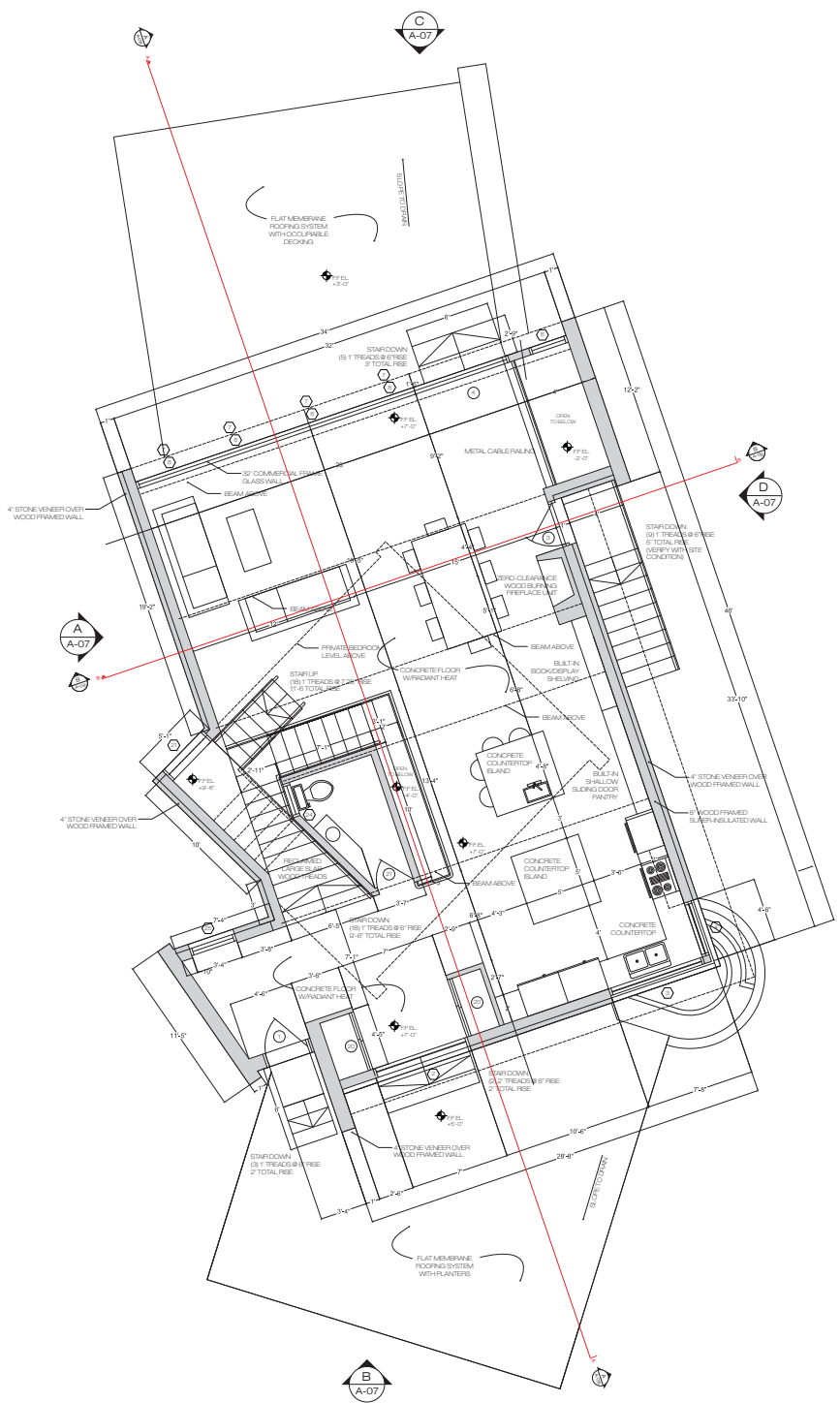
⚠️ NOT FOR CONSTRUCTION ⚠️



**A**  
A-04 **STUDIO SPLIT LEVEL A PLAN**  
SCALE: 1/4" = 1'-0"

⚠️NOT FOR CONSTRUCTION⚠️

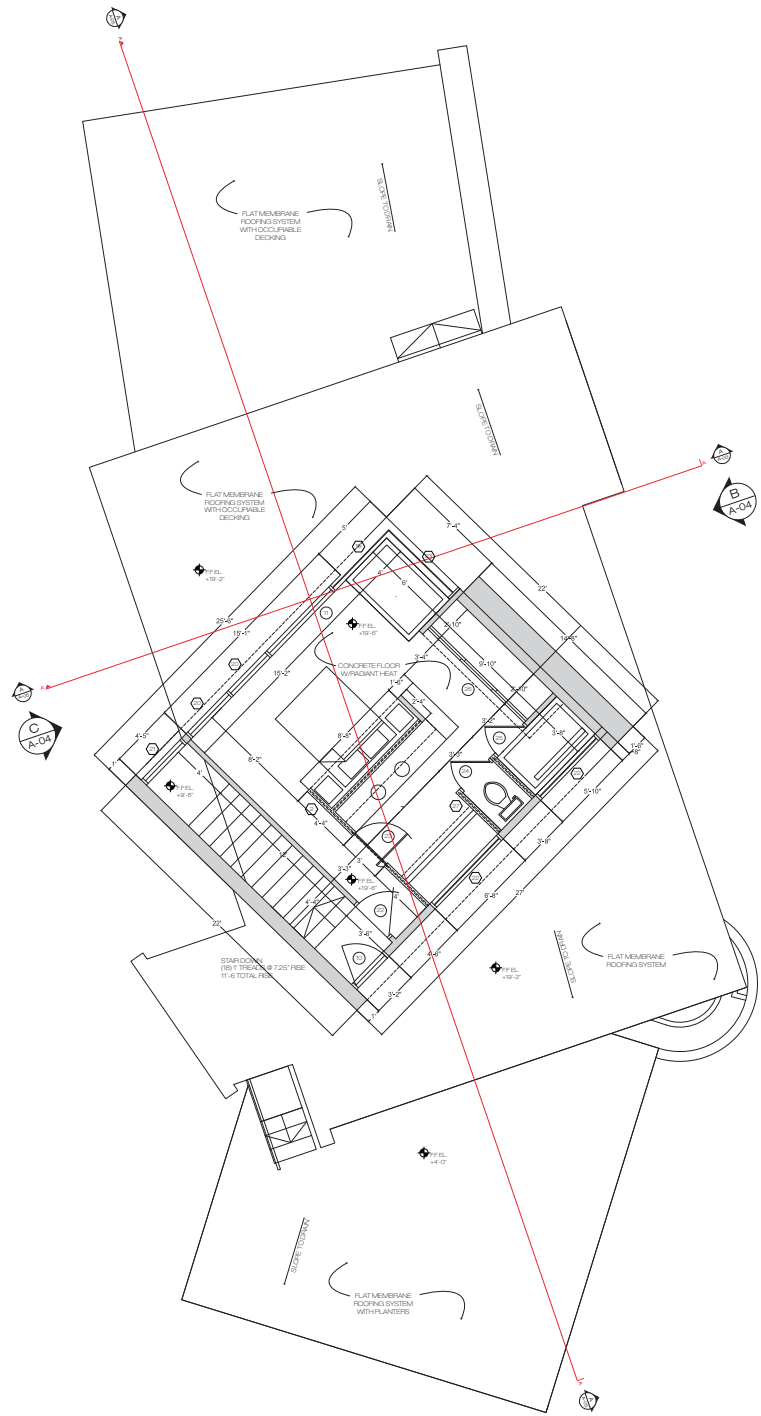




**A**  
A-05 **LIVING LEVEL FLOOR PLAN**  
SCALE 1/4" = 1'-0"



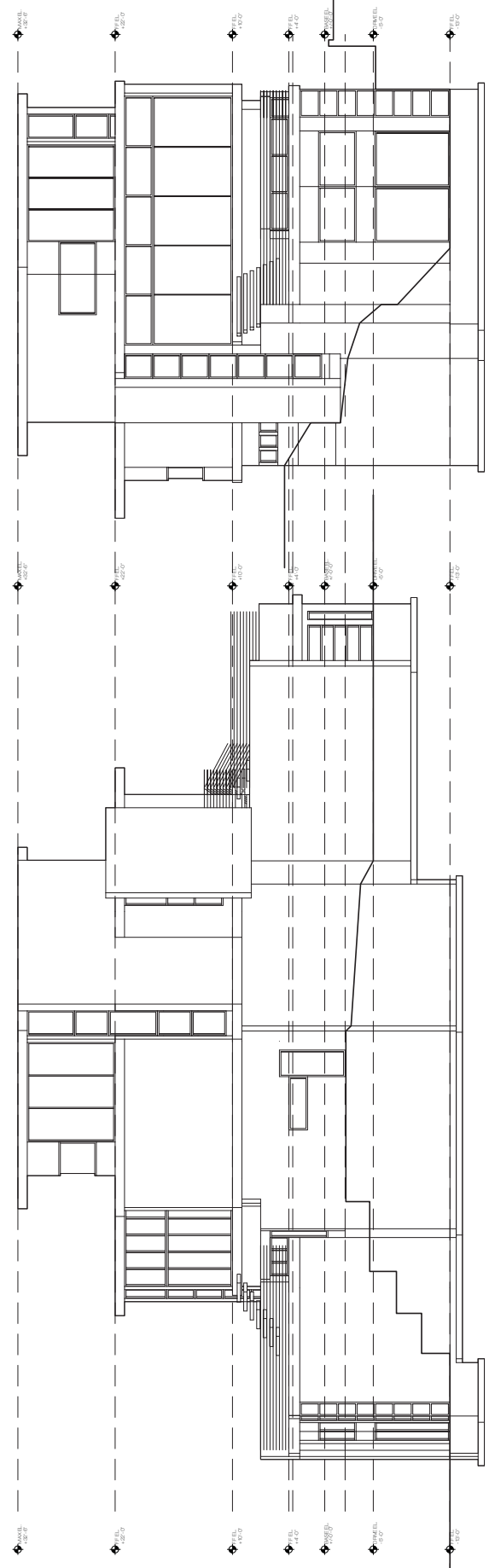
⚠️NOT FOR CONSTRUCTION⚠️



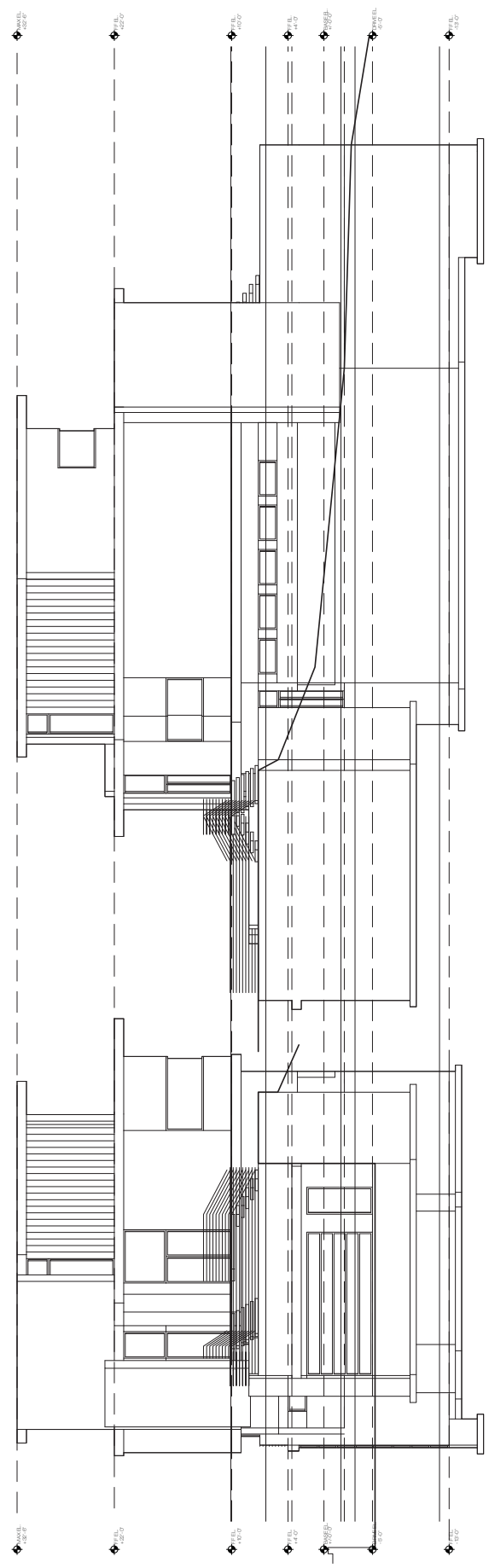
**A**  
**A-06** PRIVATE BEDROOM LEVEL PLAN  
 SCALE 1/4" = 1'-0"



⚠️NOT FOR CONSTRUCTION⚠️



A WEST ELEVATION  
A-07 SCALE 3/16" = 1'-0"



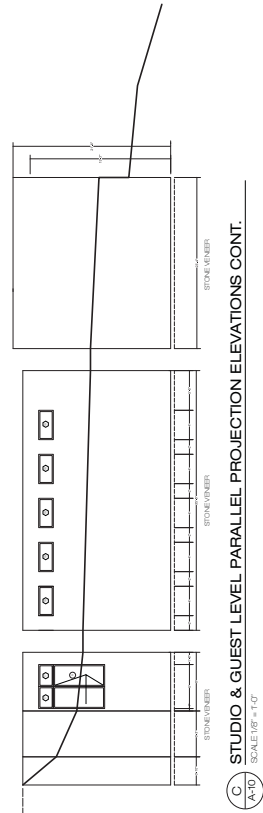
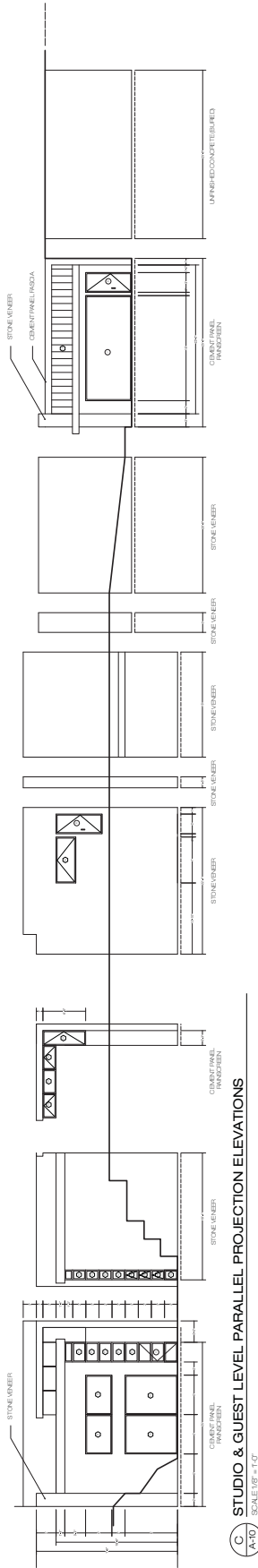
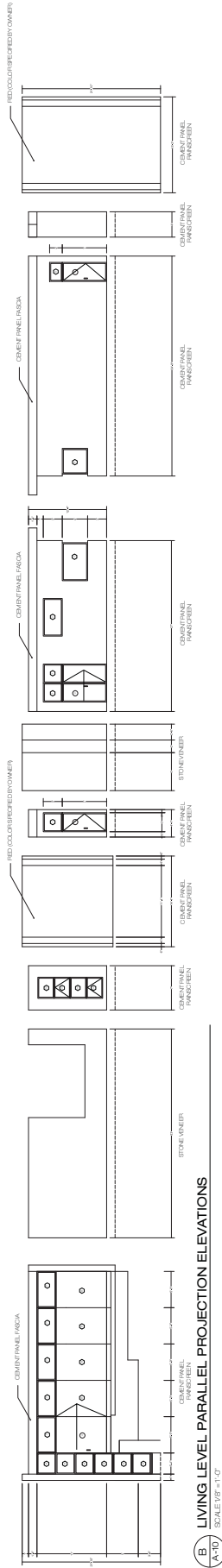
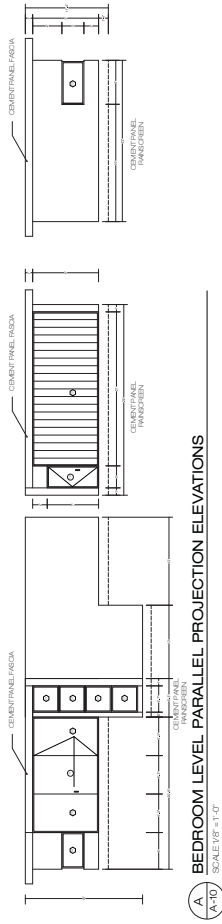
C NORTH ELEVATION  
A-07 SCALE 3/16" = 1'-0"

NOT FOR CONSTRUCTION

B SOUTH ELEVATION  
A-07 SCALE 3/16" = 1'-0"

D EAST ELEVATION  
A-07 SCALE 3/16" = 1'-0"

NOT FOR CONSTRUCTION

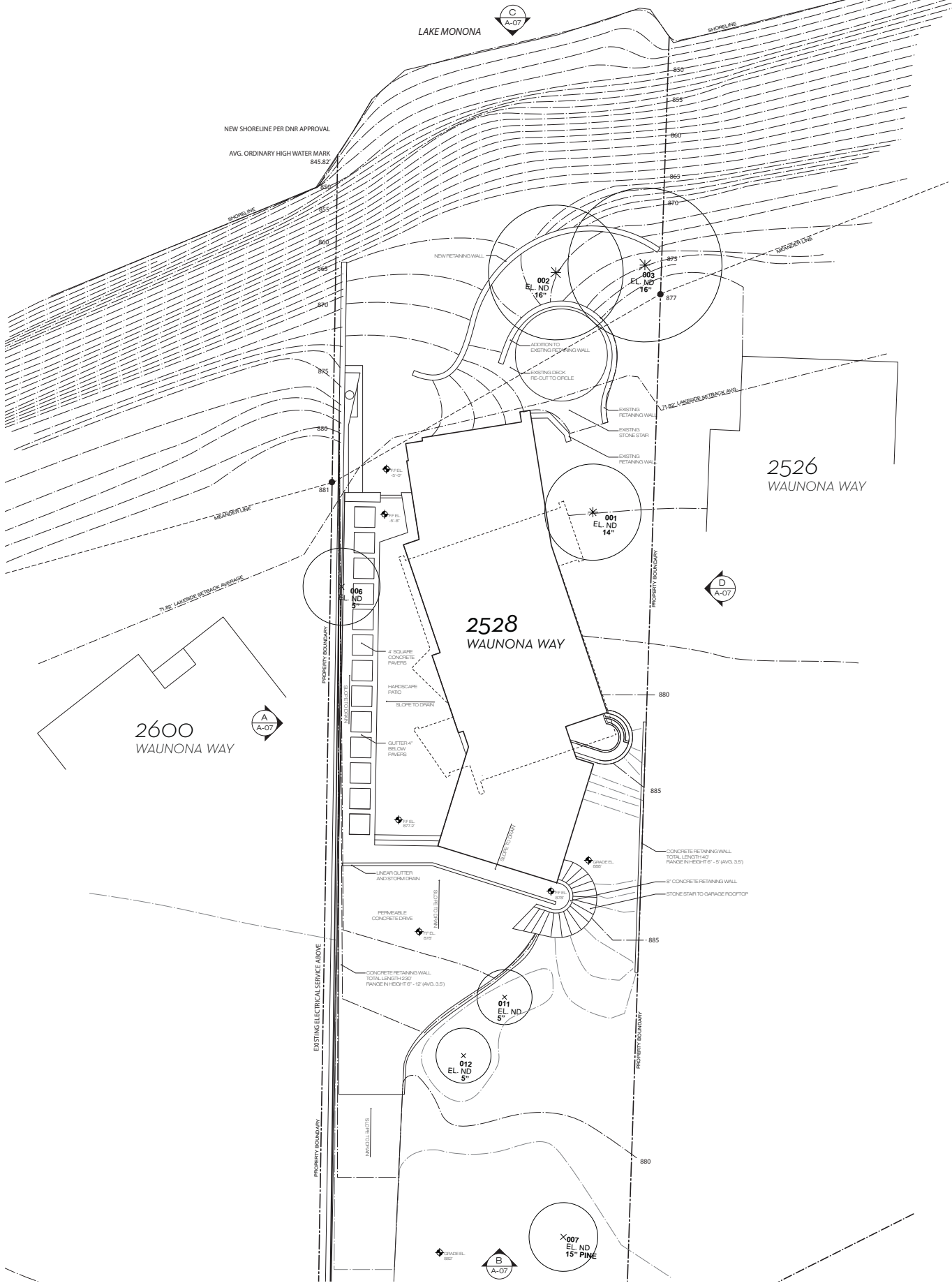


LAKE MONONA



NEW SHORELINE PER DNR APPROVAL

AVG. ORDINARY HIGH WATER MARK 845.82



NOT FOR CONSTRUCTION

A SITE PLAN - PROPOSED  
A-11 SCALE 1/8" = 1'-0"

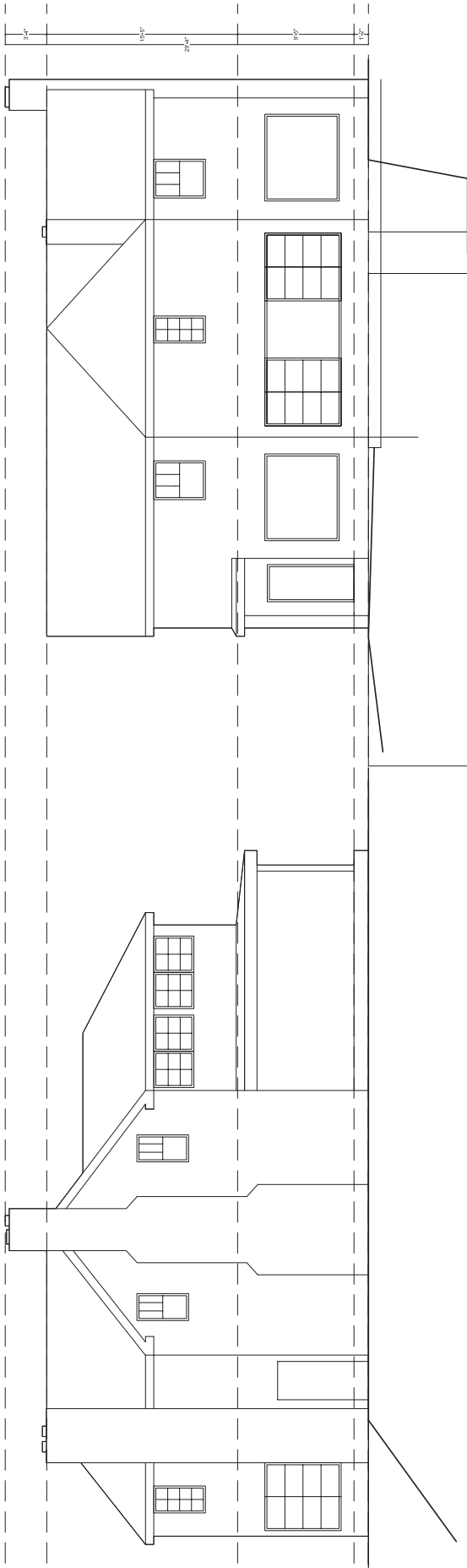
RESIDENCE FOR MR. KARL LANG  
2528 WAUNONA WAY, MADISON, WI 53704  
EXISTING & PROPOSED SITE PLAN / A11  
03.31.11

McBdesign, LLC  
608.334.2661 | mjb2333@gmail.com

INITIAL ISSUE DATE  
03.31.11  
REVISIONS

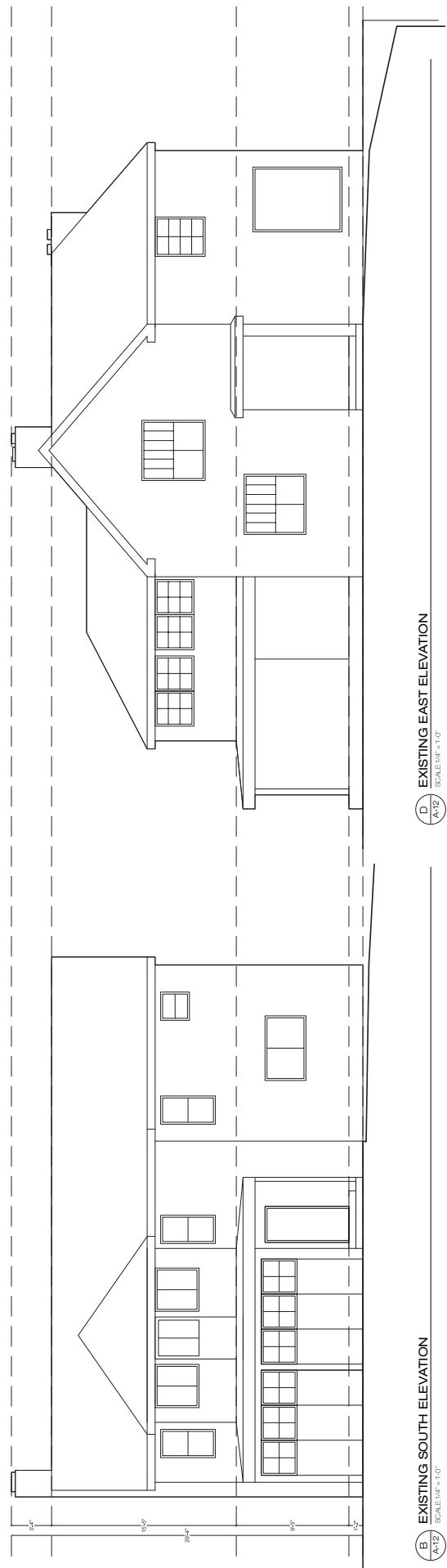
NO.	DESCRIPTION

⚠️NOT FOR CONSTRUCTION⚠️



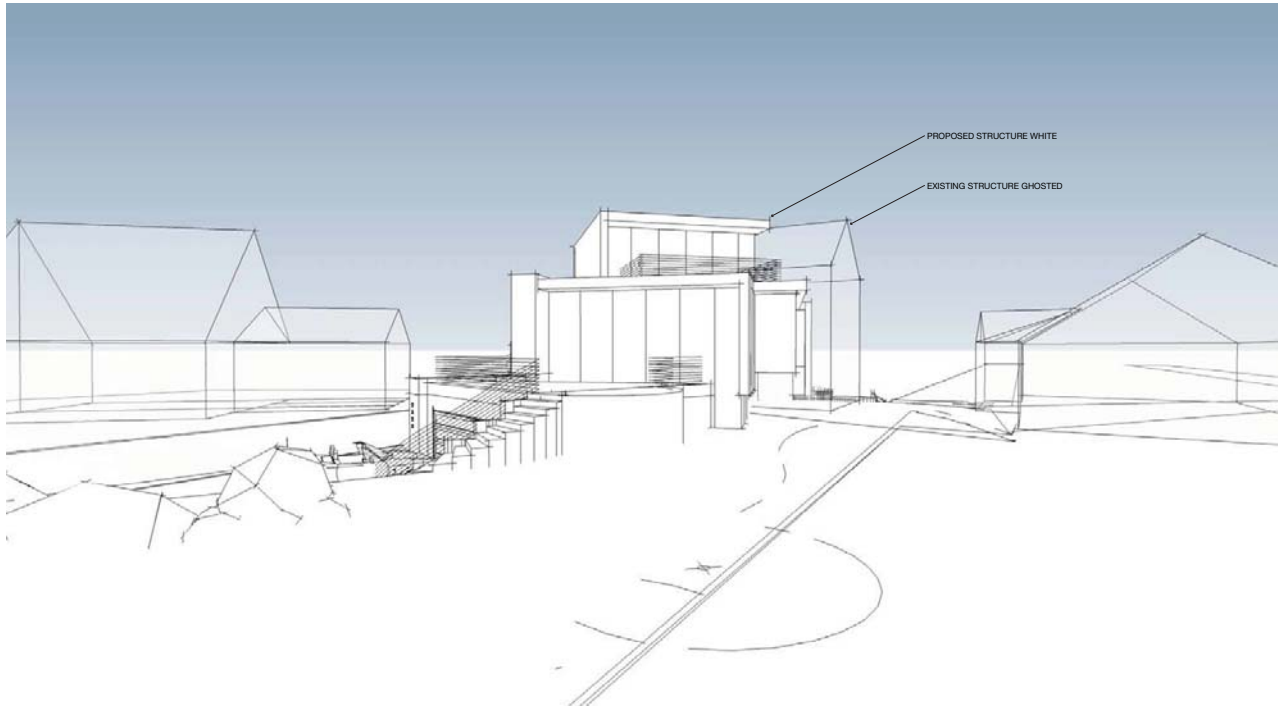
A  
A-12  
SCALE: 1/4" = 1'-0"

C  
A-12  
SCALE: 1/4" = 1'-0"

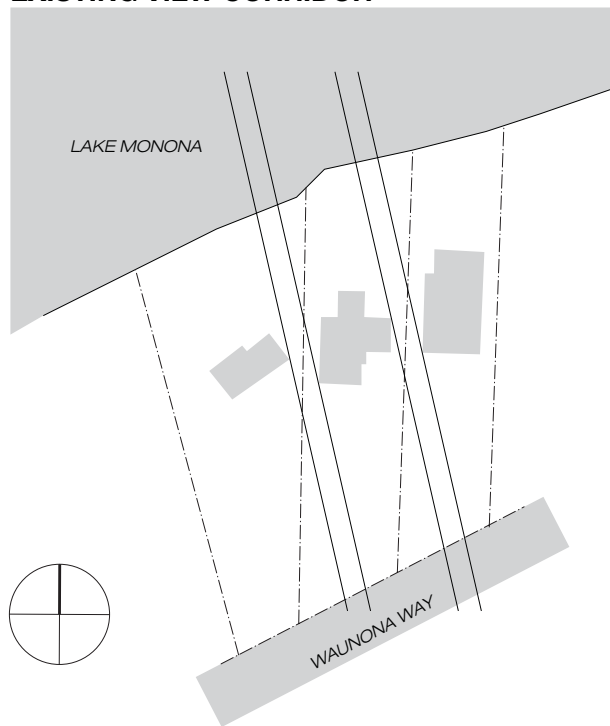


B  
A-12  
SCALE: 1/4" = 1'-0"

D  
A-12  
SCALE: 1/4" = 1'-0"

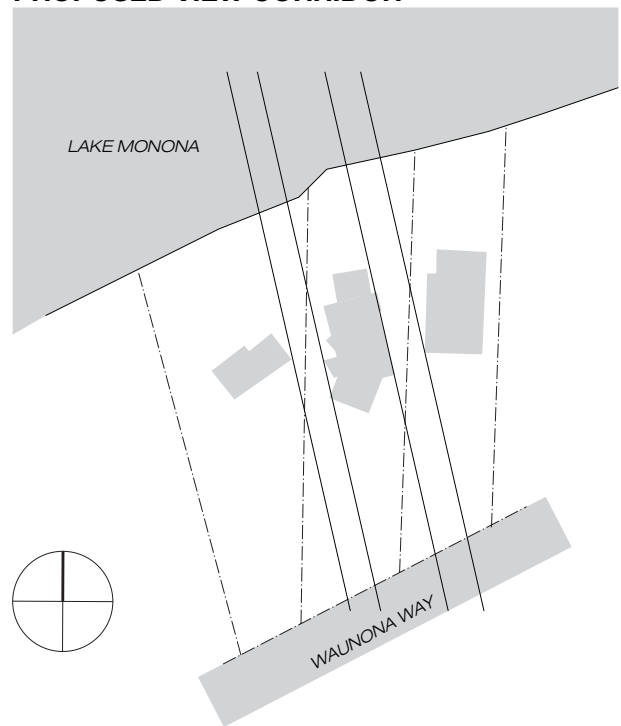


**EXISTING VIEW CORRIDOR**



THE EXISTING MASSING & ORIENTATION  
LIMIT VIEW ACCESS TO THE LAKE AND CITY  
SKYLINE BEYOND.

**PROPOSED VIEW CORRIDOR**



THE PROPOSED MASSING & ORIENTATION  
ALLOW THE VIEW CORRIDORS FROM THE  
STREET TO ALMOST DOUBLE IN SIZE.

***MASSING & VIEW CORRIDORS***

SCALE = NTS

PROPOSED RESIDENCE FOR MR. KARL LANG

2528 WAUNONA WAY - MADISON, WISCONSIN

MdBdesign., L.L.C. 11.15.10



PERSPECTIVE RENDERING FROM NORTH-WEST LAKESIDE LOOKING SOUTHEAST / **A1.1**  
04.17.11

RESIDENCE FOR MR. KARL LANG  
2528 WALUNA WAY, MADISON, WI 53704

INITIAL ISSUE DATE  
04.17.11  
REVISIONS

MdBdesign, LLC  
608.334.2661 / mj2333@gmail.com





INITIAL ISSUE DATE  
04.17.11

REVISIONS

RESIDENCE FOR MR. KARL LANG  
2528 WALUNONA WAY, MADISON, WI 53704

/ A1.2  
04.17.11

MdBdesign, LLC  
608.334.2661 | mjz333@gmail.com