

S08011

Project Description
Renovation of (3) Existing 4-Unit Residential Buildings, Construction of (1) 20Unit Residential Building, and Shared Parking Structure

Building Area Summary

	Gross Area Lower Level	Gross Area First Floor	Gross Area Second Floor	Gross Area Third Floor	Total Building Floor Area	Residential Unit #1	Residential Unit #2	Residential Unit #3	Residential Unit #4	Residential Unit #5	Residential Unit #6	Residential Unit #7	Residential Unit #8	Residential Unit #9	Residential Unit #10	Residential Unit #11	Residential Unit #12	Residential Unit #13	Residential Unit #14
434 S. Thornton Avenue																			
Lower Level Common Building Area	325 sf																		
Unit #1 Lower Level	612 sf					612 sf													
Unit #2 Lower Level	612 sf						612 sf												
First Floor Common Building Area		71 sf																	
Unit #1 First Floor		760 sf				760 sf													
Unit #2 First Floor		760 sf					760 sf												
Second Floor Common Building Area			81 sf																
Unit#3 Second Floor			755 sf					755 sf											
Unit#4 Second Floor			755 sf						755 sf										
Unit #3 Third Floor				290 sf				290 sf											
Unit #4 Third Floor				290 sf					290 sf										
Total	1,549 sf	1,591 sf	1,591 sf	580 sf	5,311 sf														
1526 Jenifer Street																			
Lower Level Common Building Area	325 sf																		
Unit #5 Lower Level	612 sf									612 sf									
Unit #6 Lower Level	612 sf										612 sf								
First Floor Common Building Area		71 sf																	
Unit #5 First Floor		760 sf								760 sf									
Unit #6 First Floor		760 sf									760 sf								
Second Floor Common Building Area			81 sf																
Unit#7 Second Floor			755 sf									755 sf							
Unit#8 Second Floor			755 sf										755 sf						
Unit #7 Third Floor				290 sf								290 sf							
Unit #8 Third Floor				290 sf									290 sf						
Total	1,549 sf	1,591 sf	1,591 sf	580 sf	5,311 sf														
433 Cantwell Court																			
Lower Level Common Building Area	325 sf																		
Unit #9 Lower Level	612 sf												612 sf						
Unit #10 Lower Level	612 sf													612 sf					
First Floor Common Building Area		71 sf																	
Unit #9 First Floor		760 sf																	
Unit #10 First Floor		760 sf																	
Second Floor Common Building Area			81 sf																
Unit#11 Second Floor			755 sf														755 sf		
Unit#12 Second Floor			755 sf															755 sf	
Unit #11 Third Floor				290 sf															
Unit #12 Third Floor				290 sf															
Total	1,549 sf	1,591 sf	1,591 sf	580 sf	5,311 sf														
430 S. Thornton Avenue																			
Open Parking Garage Area	3432 sf																		
Unit #13 First Floor		843 sf																843 sf	
Unit #14 First Floor		843 sf																	843 sf
Unit#13 Second Floor			828 sf																
Unit#14 Second Floor			828 sf																
Unit #13 Third Floor				285 sf															
Unit #14 Third Floor				285 sf															
Total	3,432 sf	1,686 sf	1,656 sf	570 sf	7,344 sf	1,372 sf	1,372 sf	1,045 sf	1,045 sf	1,372 sf	1,372 sf	1,045 sf	1,045 sf	1,372 sf	1,372 sf	1,045 sf	1,045 sf	1,956 sf	1,956 sf
Total Building Floor Area					23,277 sf														
Project Site Area					14,911 sf														
Total Building Area	8,079 sf				8,079 sf														
Site Coverage					54.2%														
Floor Area Ratio					1.6														



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RENOVATIONS & NEW
YAHARAVIEW CONDOMINIUMS
CORNER OF JENIFER ST & S THORNTON AVE
MADISON, WISCONSIN

DATE	ISSUED	PRELIM DESIGN	JOB NO
12/17/06			K07011
DESIGN BY	CHECKED BY		

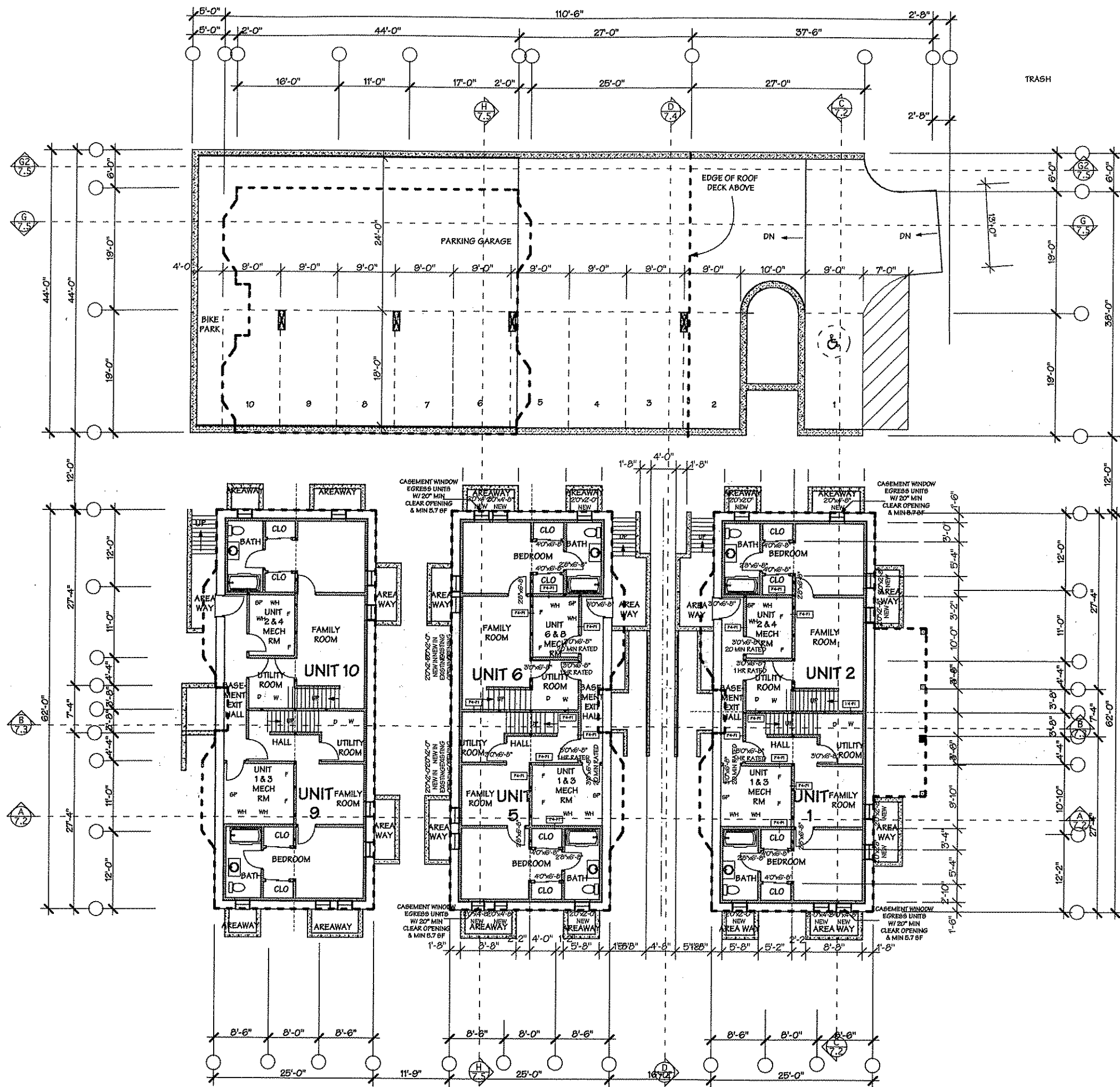
PERSPECTIVE

SHEET No. 1.3

PLOT DATE: 12/17/08 507011



1



BASEMENT FLOOR PLAN NOTES:

SCOPE OF WORK

- 1- SEPARATE AREAS OF THE EXISTING BASEMENT INTO AREAS FOR EACH FIRST FLOOR RESIDENTIAL UNITS AND SHARED USE MECHANICAL AREAS WITH NEW TYPICAL 2X4 PARTITION WALLS WITH 1/2" GYPSUM BOARD.
- 2- INSULATE AND FINISH EXTERIOR BASEMENT WALLS WITH 2X4 WOOD STUD FURRING WALLS WITH 6 MIL POLY VAPOR BARRIER AGAINST THE FOUNDATION WALL, AND WITH R-13 FIBERGLASS BATT INSULATION.
- 3- PROVIDE 5/8" GYPSUM BOARD ON UNDERSIDE OF EXISTING FLOOR JOISTS.
- 4- PROVIDE NEW CONCRETE FLOOR SLAB TO ACHIEVE MINIMUM 7'-4" CEILING.
- 5- REPLACE EXISTING WOOD COLUMNS WITH NEW 3" ROUND STEEL COLUMNS.
- 6- PROVIDE ROUGH-IN OR FULL BATHROOM AS SHOWN.

BUILDING AREA CALCULATIONS:

RESIDENTIAL UNIT 1	611 sq ft
RESIDENTIAL UNIT 2	613 sq ft
COMMON BASEMENT AREA	325 sq ft
TOTAL BASEMENT AREA	1,550 sq ft
RESIDENTIAL UNIT 5	613 sq ft
RESIDENTIAL UNIT 6	611 sq ft
COMMON BASEMENT AREA	325 sq ft
TOTAL BASEMENT	1,550 sq ft
RESIDENTIAL UNIT 9	
RESIDENTIAL UNIT 10	
COMMON BASEMENT AREA	
TOTAL BASEMENT	1,550 sq ft

PARKING AREA

LEGEND:

- ONE HR RATED WALL:
- NEW DOOR
- EXISTING DOOR
- NEW 2X4 WOOD STUD WALL W/ 5/8" GYPSUM BOARD EACH SIDE
- EXISTING WALL
- EXISTING WALL REMOVED

GRAPHIC SCALE: 1/8"=1'-0"



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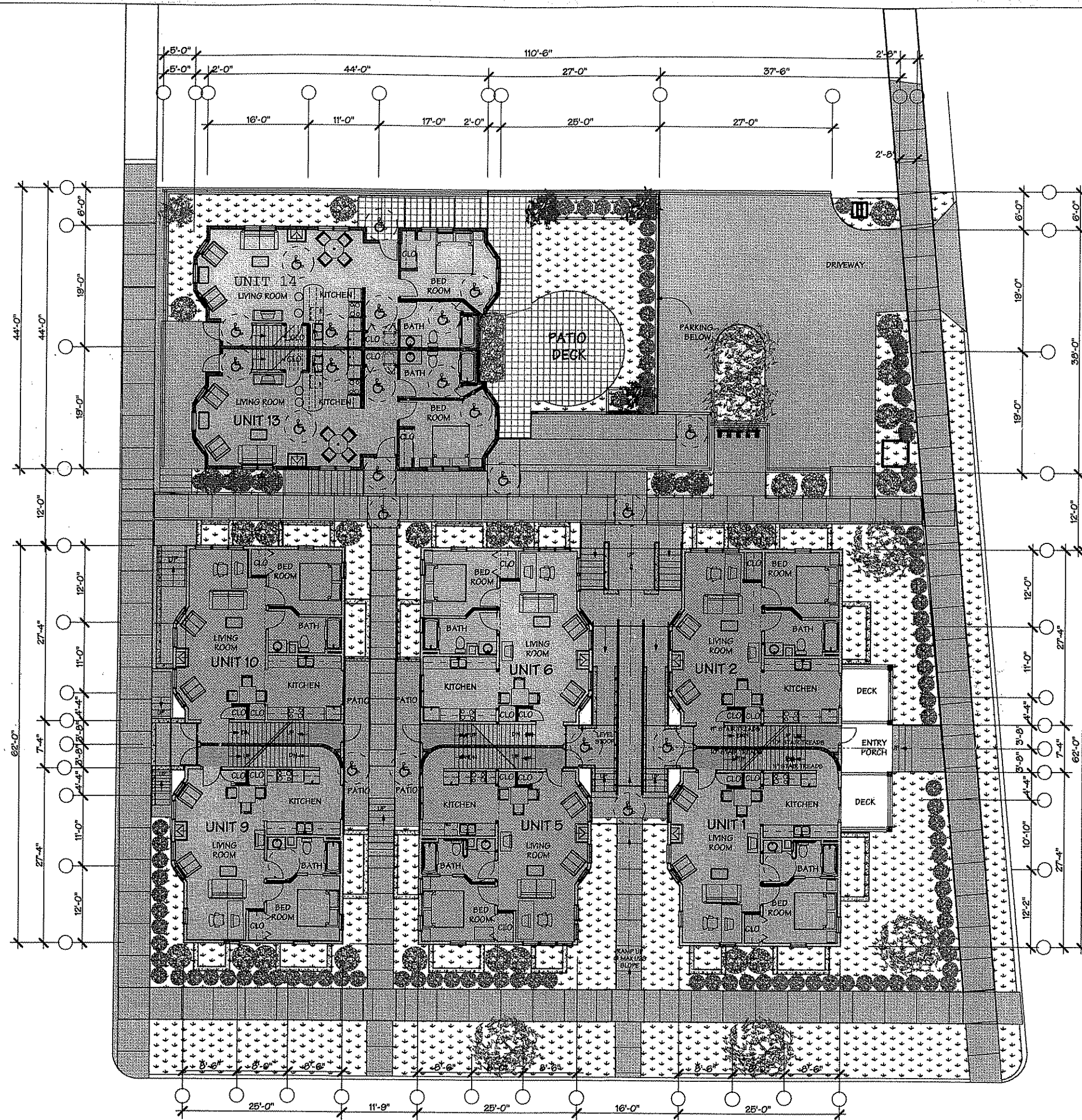
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MADISON, WISCONSIN

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BASEMENT FLOOR PLAN

SHEET No. 6.0



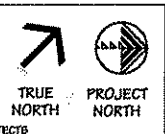
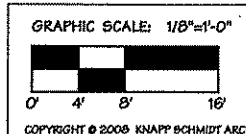
FIRST FLOOR PLAN NOTES:

SCOPE OF WORK:

- 1- SEPARATE EXISTING UNITS BY CONSTRUCTING NEW STAIRS TO BASEMENT IN EACH APARTMENT, AND STAIRS TO SECOND FLOOR.
- 2- REMOVE ONE BEDROOM AND ENLARGE LIVING ROOM.
- 3- ADD GAS FIREPLACE WITH THROUGH-WALL VENT.
- 4- PROVIDE NEW KITCHEN CABINETS
- 5- PROVIDE ONE NEW HANDICAP ACCESSIBLE BATHROOM ON FIRST FLOOR OF EACH BUILDING.
- 6- PROVIDE NEW TWO UNIT RESIDENTIAL BUILDING WITH HANDICAP ACCESSIBLE UNITS ON THE FIRST FLOOR

BUILDING AREA:

RESIDENTIAL UNIT 1	761 sq ft
RESIDENTIAL UNIT 2	759 sq ft
NORTH STAIR	38 sq ft
SOUTH STAIR	33 sq ft
TOTAL FLOOR AREA:	1,591 sq ft
RESIDENTIAL UNIT 5	761 sq ft
RESIDENTIAL UNIT 6	759 sq ft
NORTH STAIR	33 sq ft
SOUTH STAIR	38 sq ft
TOTAL FLOOR AREA:	1,591 sq ft
RESIDENTIAL UNIT 10	761 sq ft
RESIDENTIAL UNIT 11	759 sq ft
NORTH STAIR	38 sq ft
SOUTH STAIR	33 sq ft
TOTAL FLOOR AREA:	1,591 sq ft
RESIDENTIAL UNIT 13	848 sq ft
RESIDENTIAL UNIT 14	838 sq ft
TOTAL FLOOR AREA:	1,699 sq ft



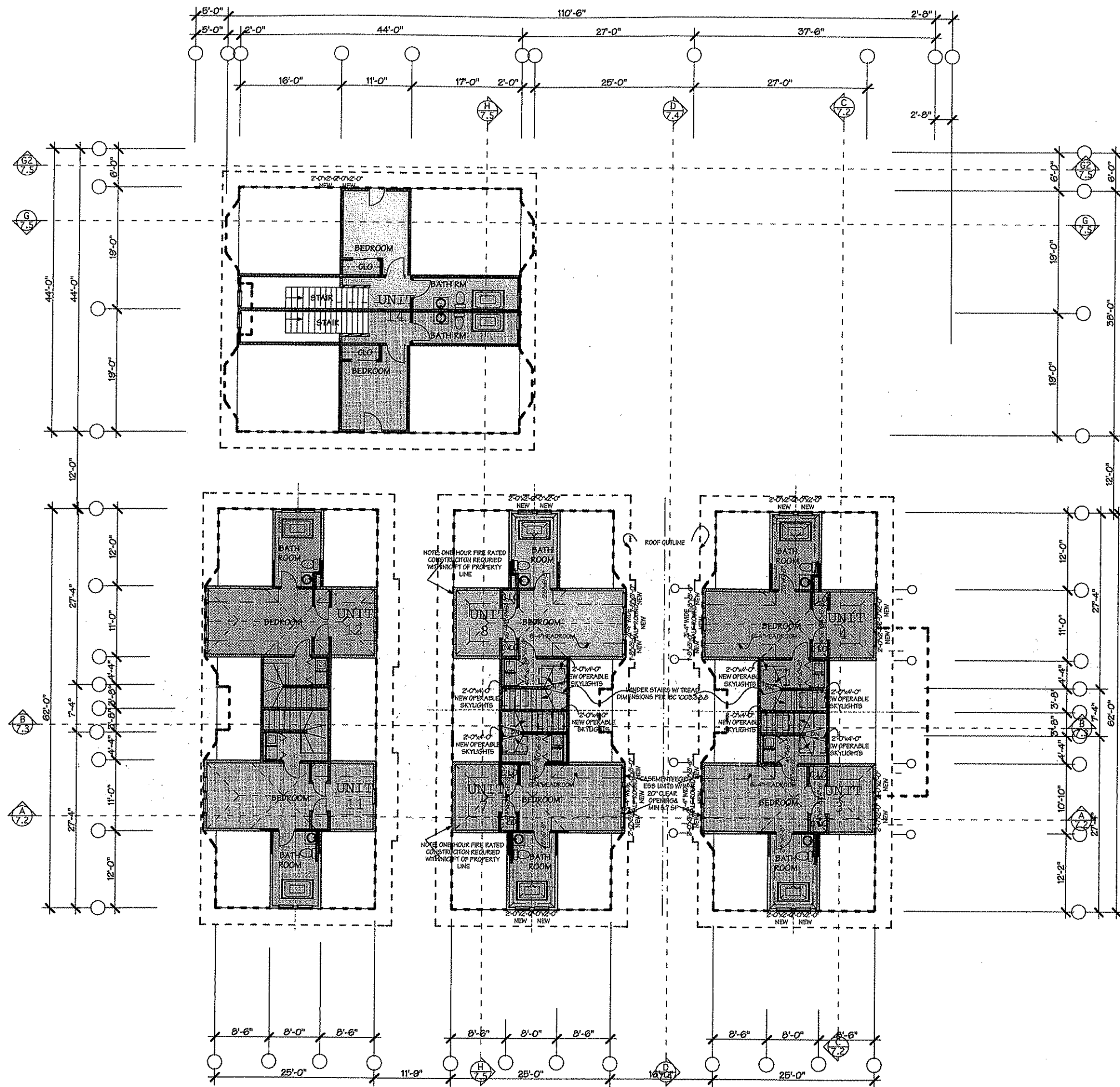
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TRUE NORTH PROJECT NORTH



THIRD FLOOR PLAN NOTES:

SCOPE OR WORK:

1- REMOVE EXISTING LOW SLOPE DORMERS AND CONSTRUCT FOUR NEW DORMERS ON EACH BUILDING THAT COMPLY WITH ZONING CODE LIMITATIONS TO 3RD FLOOR AREA. SEE SHEET 1.1 FOR CALCULATIONS. AREA SHOWN HERE ON SHEET 6.2 IS AREA THAT ALSO COMPLIES WITH WI STATE CODE FOR FLOOR AREA. SEE SHEET 1.1 FOR CALCULATIONS.

2- NEW STAIR TO THIRD FLOOR

3- NEW INTERIOR WALLS

4- NEW BATHROOMS

BUILDING AREA:

RESIDENTIAL UNIT 3 481 sq ft
RESIDENTIAL UNIT 4 481 sq ft
TOTAL FLOOR AREA: 776 sq ft

RESIDENTIAL UNIT 7 480 sq ft
RESIDENTIAL UNIT 8 481 sq ft
TOTAL FLOOR AREA: 776 sq ft

RESIDENTIAL UNIT 11 481 sq ft
RESIDENTIAL UNIT 12 480 sq ft
TOTAL FLOOR AREA: 776 sq ft

RESIDENTIAL UNIT 13 285 sq ft
RESIDENTIAL UNIT 14 286 sq ft
TOTAL FLOOR AREA: 571 sq ft

GRAPHIC SCALE: 1/8"=1'-0"



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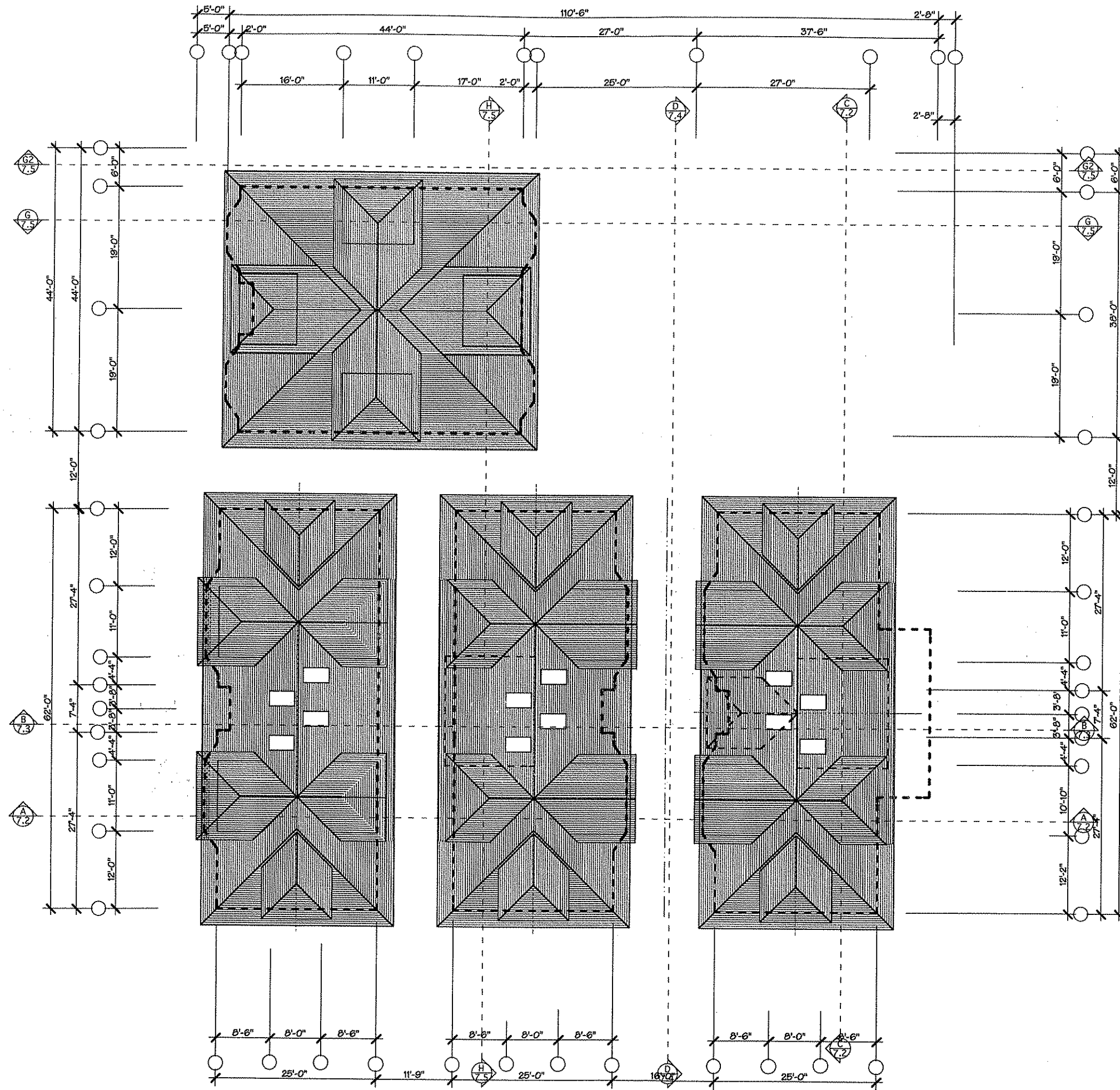
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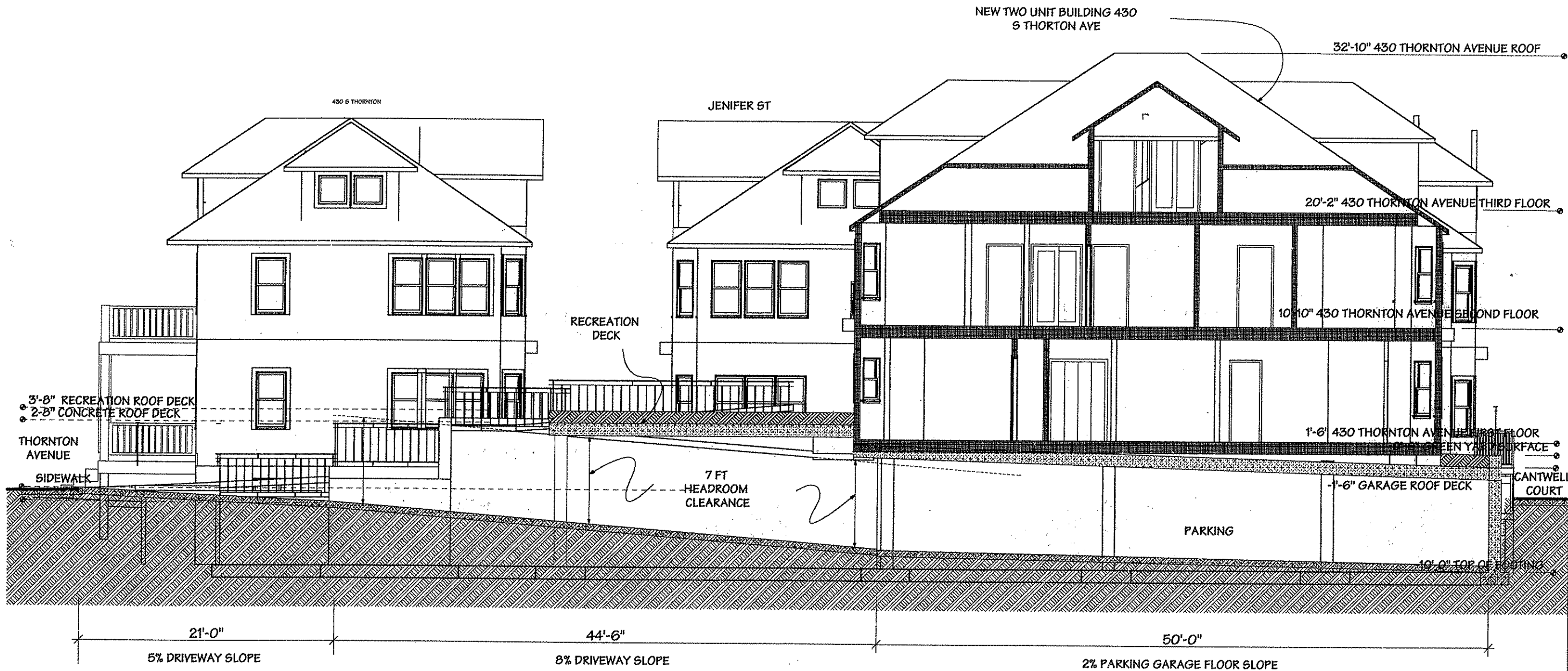
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THIRD FLOOR PLAN

SHEET No. 6.3





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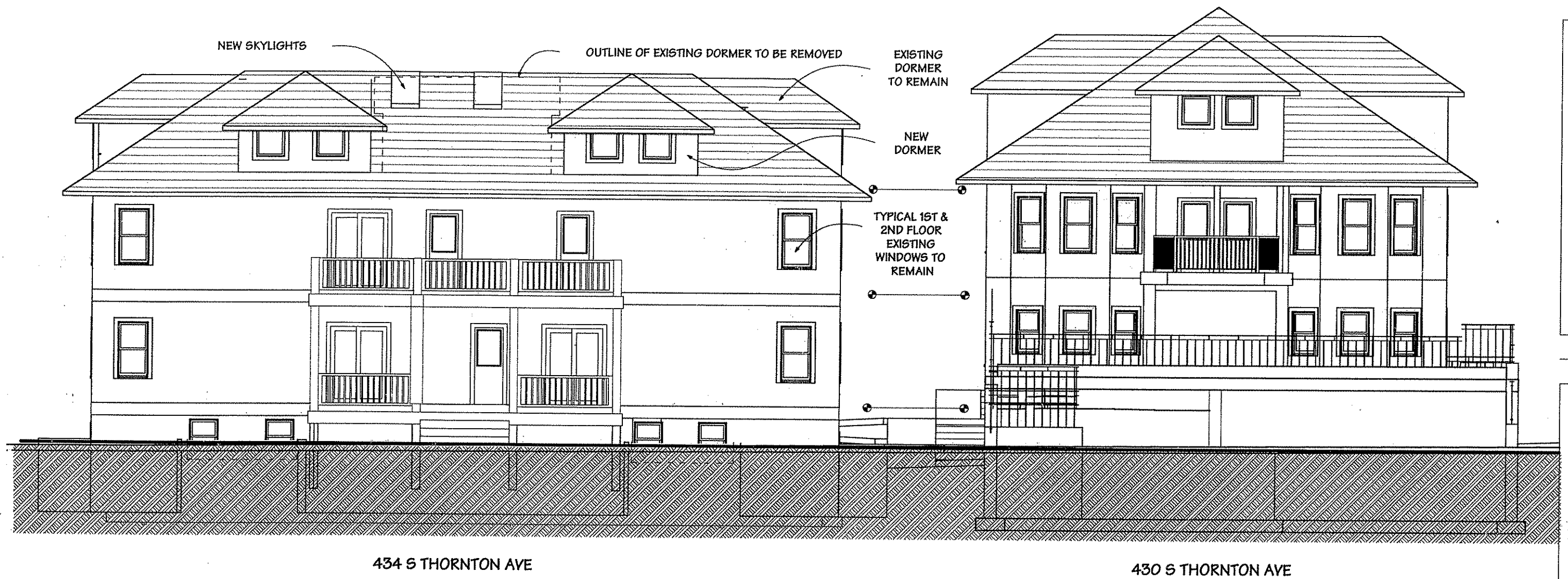
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GARAGE SECTION

SHEET No 7.2

Plot Date: 12/17/2008 - SOT011

Plot Date: 12/17/2008 - S07011



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MADISON, WISCONSIN

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EXTERIOR
ELEVATIONS

SHEET NO. 8.1

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439 CANTWELL COURT

1526 JENIFER STREET

434 S THORNTON AVENUE

B
8.2

JENIFER STREET ELEVATIONS

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ALTERATIONS TO
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MADISON, WISCONSIN

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EXTERIOR
ELEVATIONS

SHEET NO. 8.2



430 S THORNTON AVE

433 CANTWELL COURT

C
8.3

CANTWELL COURT ELEVATION

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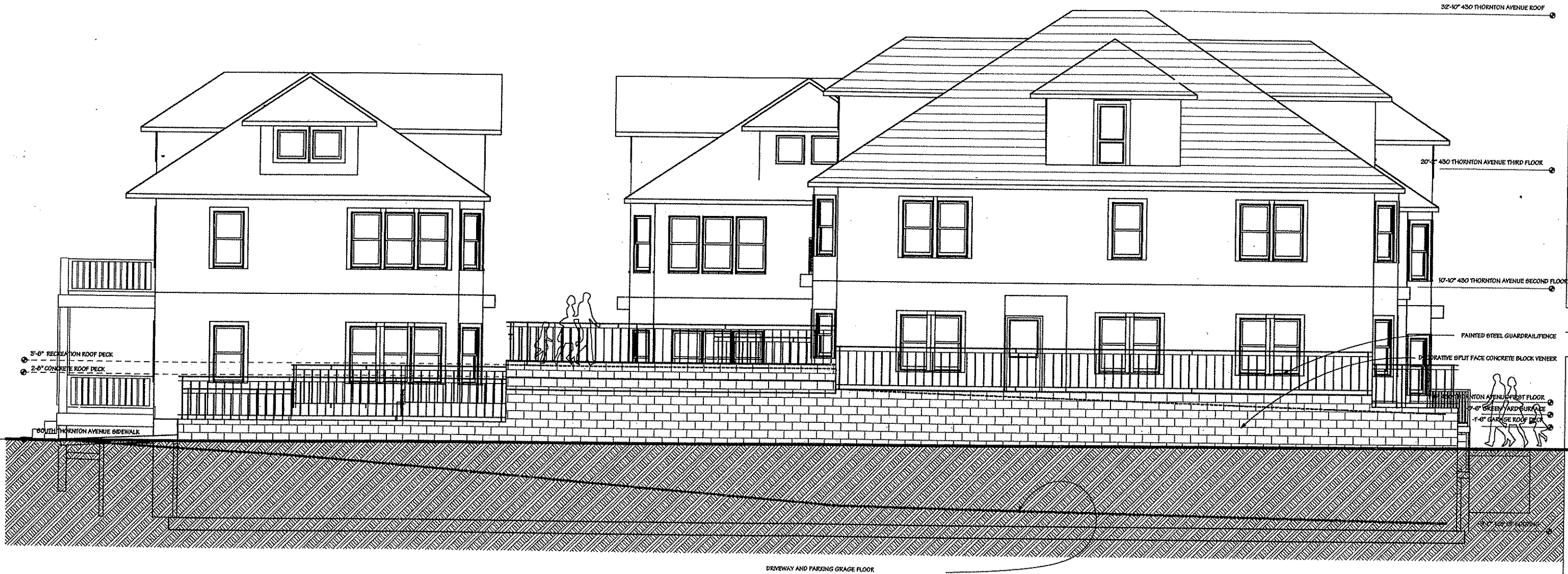
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EXTERIOR
ELEVATIONS

SHEET No. 8.3

Plot Date: 12/17/2008 - S07011



D
8.4

INTERIOR BLOCK ELEVATION

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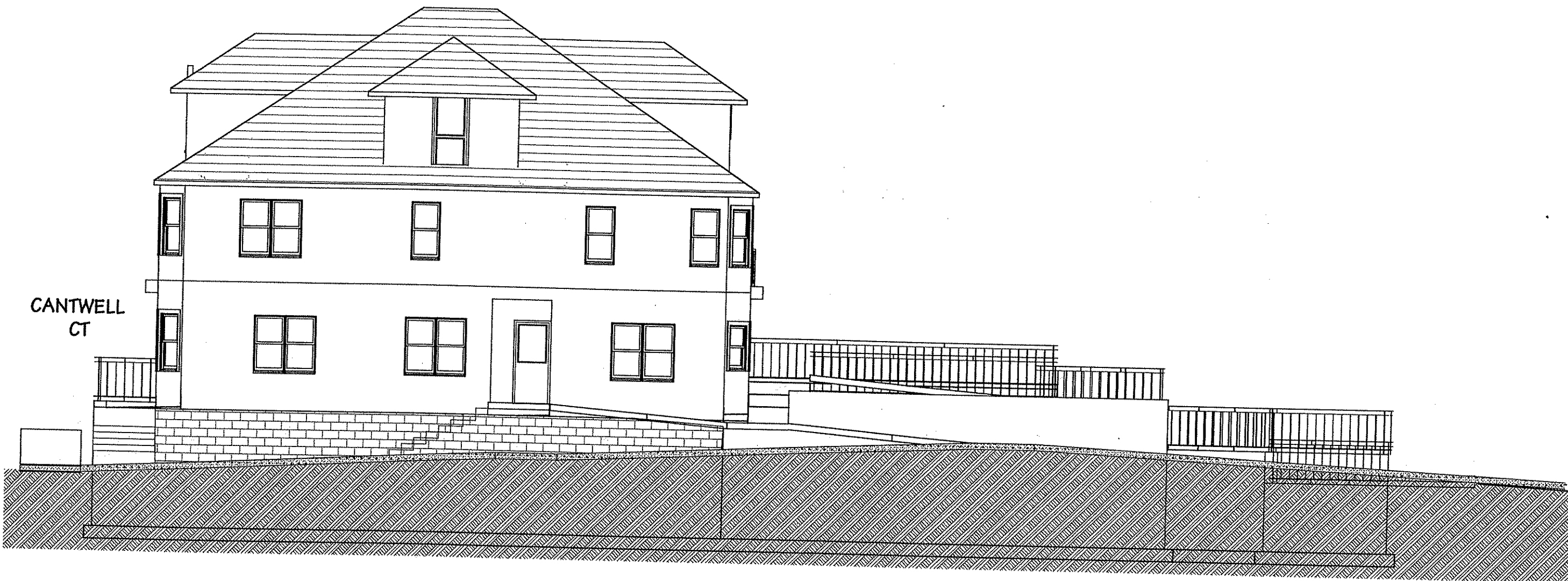
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EXTERIOR
ELEVATIONS

SHEET No. 8.4



CANTWELL
CT

E
8.5

NEW BUILDING ELEVATION

Plot Date: 12/17/2008 - 507011

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EXTERIOR
ELEVATIONS

SHEET No: 8.5