



529 N. PINCKNEY THIRD FLOOR INTERIOR RENOVATION

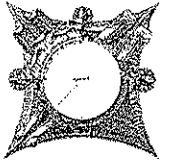
529 NORTH PINCKNEY STREET
MADISON, WISCONSIN

FOR

APEX REMODELING, INC.

ISTHMUS
ARCHITECTURE, INC.

613 Williamson Street
Suite 203
Madison, WI 53703
Phone: 608.294.0206
Fax: 608.294.0207



All work was prepared by the architect in accordance with the provisions of the Wisconsin State Board of Architectural Examiners, Chapter SCS 10.01, and the Wisconsin State Board of Professional Engineers, Chapter SCS 10.02, and the Wisconsin State Board of Professional Land Surveyors, Chapter SCS 10.03. The architect shall verify all dimensions of the site and building with the field before proceeding with the work.

© Isthmus Architecture, Inc.

529 N. Pinckney
Third Floor Interior
Renovation

NOT FOR CONSTRUCTION

Project
Proj. No.: 0823

TITLESHEET

Sheet Title
Scale: NONE
Drawn By: BW
Date: 10/29/08
Rev. Date:
Rev. Date:
Rev. Date:
Rev. Date:
Rev. Date:

Sheet No:

T1.0

PROJECT TEAM



ARCHITECT

ISTHMUS
ARCHITECTURE INC.

613 WILLIAMSON STREET SUITE 203
MADISON, WISCONSIN 53703

PHONE: 608-294-0206
FAX: 608-294-0207
CONTACT: PETER ROTT
EMAIL: rottels-arch.com
www.ia-arch.com

OWNER

APEX
529 LLC.

1741 COMMERCIAL AVENUE
MADISON, WI 53704

PHONE: 608-255-3753
FAX: 608-255-5688
CONTACT: STEVE SUNDSTROM
EMAIL: ssundstrom@apexrents.com
www.apexrents.com

SCOPE DRAWINGS

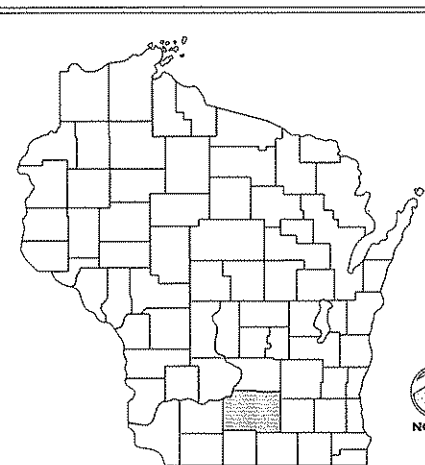
DRAWINGS FOR THIS PROJECT ARE SCOPE DOCUMENTS. SCOPE DOCUMENTS CONSIST OF CIVIL, LANDSCAPE, ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS NECESSARY TO COMPLETE THE WORK. THE DRAWINGS CONTAIN BOTH LIMITED SPECIFICATIONS AND GRAPHIC INFORMATION. SCOPE DRAWINGS SET FORTH THE PERIMETERS OF THE PROJECT BUT DO NOT CONSTITUTE A COMPLETE PACKAGE TO CONSTRUCT THE ENTIRE PROJECT. MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION DRAWINGS AND SPECIFICATIONS ARE NOT INCLUDED, HOWEVER, PARTICULAR REQUIREMENTS OF THESE DISCIPLINES AS RELATED TO THIS PROJECT ARE INDICATED. THE ITEMS SPECIFIED IN THESE SCOPE DOCUMENTS ARE AS APPROVED BY ALL AGENCIES HAVING JURISDICTION OVER THIS PROJECT. SUBSTITUTION OF ANY OF THESE ITEMS MUST BE AUTHORIZED IN WRITING BY BOTH OWNER AND ARCHITECT IN WRITING PRIOR TO PROCEEDING.

SELECTIVE REMOVAL

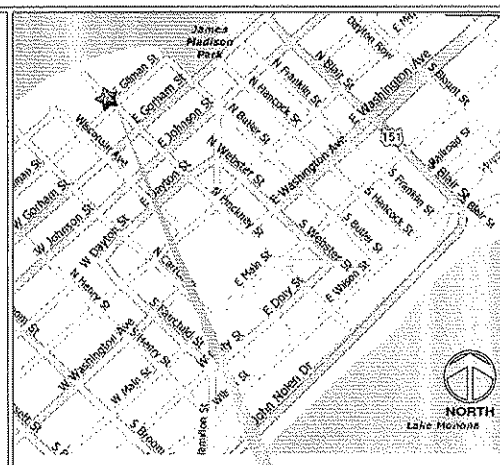
THIS PHASE ENCOMPASSES THE REMOVAL OF EXISTING BUILDING AND SITE ELEMENTS, COMPONENTS, SUB-COMPONENTS AND MATERIALS.

THE PROCESS INCLUDES; CAREFULLY IDENTIFYING, EXAMINING, DOCUMENTING, PROTECTING, DISASSEMBLING, TRANSPORTING AND STORING EXISTING BUILDING AND SITE ELEMENTS, COMPONENTS, SUB-COMPONENTS AND MATERIALS FOR THE PURPOSE OF REMOVAL, SALVAGE, REPLICATION, REINSTALLATION OR DISPOSAL.

LOCATION MAP



1 DANE COUNTY, WISCONSIN
SCALE: NONE



2 LOCATION MAP
SCALE: NONE

PROJECT LOCATION
529 N. PINCKNEY ST.

SITE & BUILDING INFORMATION

Legal Description:
Original Plat, Block 95, Part of Lot 1; Beginning on Northerly right-of-way line of N. Pinckney Street, 283.5 feet Northwest from the South corner of said Block; thence Northeasterly, 103.0 feet; thence 80.5 feet; thence Southwesterly, 103.0 feet; thence Southeasterly, 80.5 feet to the point of beginning.

Zoning: HIS-MH R6H

Existing Parking:
Vehicle Parking: 10 Stalls
Bicycle Parking: 9 Stalls

Lot Area: 8,291 SQ. FT.
Lot Area Required: 6,660 SQ. FT.

Building Area

Basement:	2791 SQ. FT
First Floor:	2794 SQ. FT
Second Floor:	2501 SQ. FT
Third Floor:	1517 SQ. FT
Total Building Area:	9603 SQ. FT

Dwelling Unit Mix:

Efficiencies	9
1 Bedroom	3
2 Bedroom	3

Lot Coverage: 33.7%

Floor Area Ratio: 1.16 (< 2.0)

Usable Open Space Required: 1,260 SF
Usable Open Space Provided: 1,447 SF

Building Code: 2006 International Existing Building Code as adapted by the State of WI.

Use and Occupancy Classification: R2

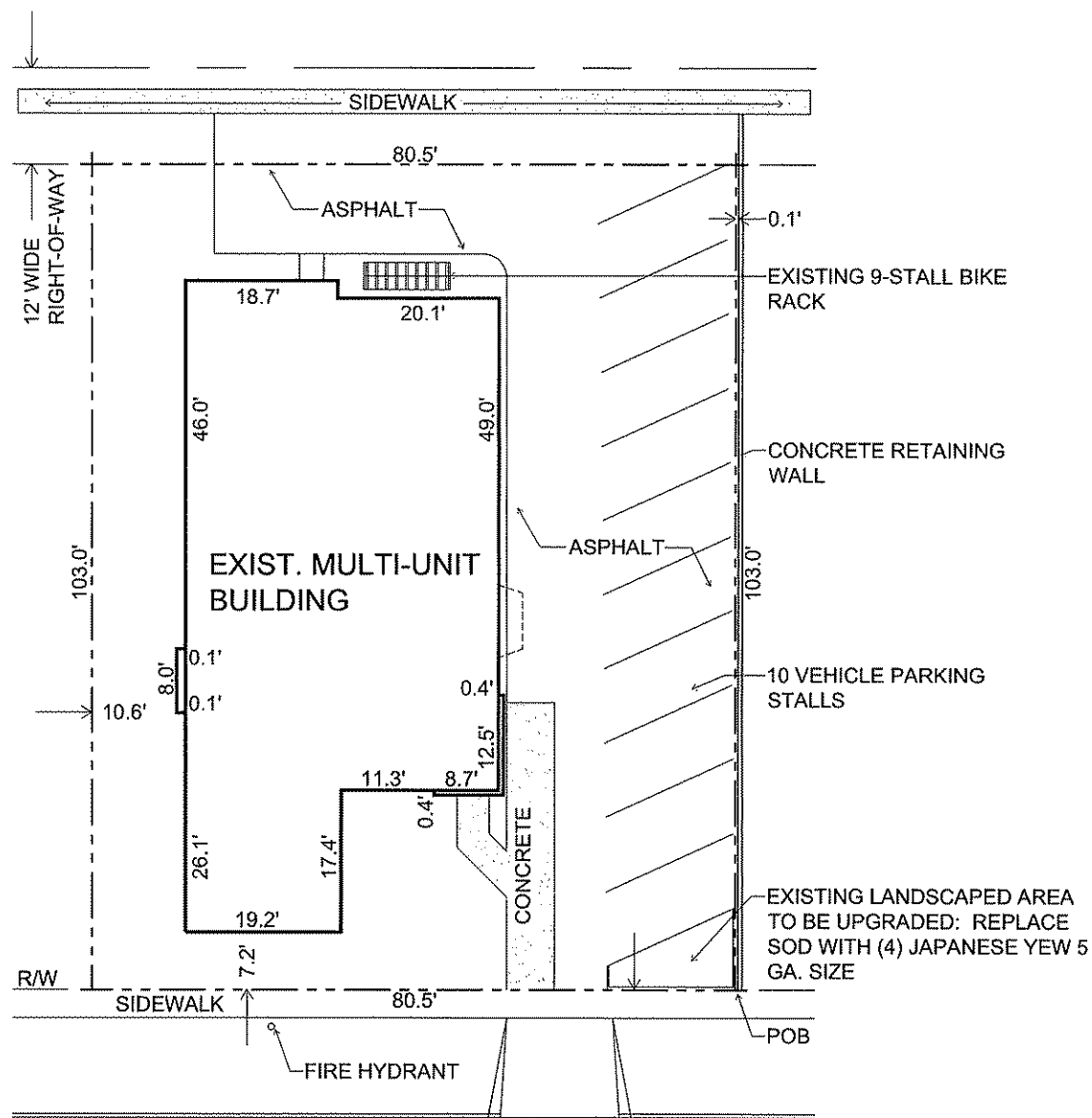
Alteration Level 2

PROJECT AREA: 1,304 SF = 14% OF TOTAL SF
INTERIOR RENOVATION OF PREVIOUSLY FINISHED / OCCUPIED AREA

SHEET INDEX

T1.0	TITLE SHEET
C1.0	SITE PLAN
A1.0	EXISTING BASEMENT FLOOR PLAN
A1.1	EXISTING FIRST FLOOR PLAN
A1.2	EXISTING SECOND FLOOR PLAN
A1.3	THIRD FLOOR PLAN - SELECTIVE REMOVAL
A2.0	THIRD FLOOR PLAN & THIRD FLOOR SECTION

11/17/2008 8:10:01 AM



1 EXISTING SITE PLAN
SCALE: 1"=20'-0"

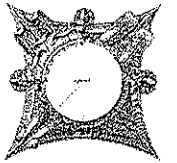
0' 5' 10' 20'



NOTE:
CITY OF MADISON CENTRAL AREA BACKYARD PARKING
STANDARDS, ZONE 1, APPLY TO THIS PROPERTY

ISTHMUS
ARCHITECTURE, INC.

613 Williamson Street
Suite 203
Madison, WI 53703
Phone: 608.294.0206
Fax: 608.294.0207



The work was prepared by me or under my direct supervision and I am a duly Licensed Professional Engineer in the State of Wisconsin. I am duly Licensed Professional Engineer in the State of Wisconsin.

The Customer and user of drawings are to be held liable for the accuracy of the information provided on the drawings.

© Isthmus Architecture, Inc.

529 N. Pinckney
Third Floor Interior
Renovation

Project

Proj. No.: 0823

SITE PLAN

Sheet Title

Scale: 1" = 20'-0"

Drawn By: BW

Date: 10/29/08

Rev. Date:

Rev. Date:

Rev. Date:

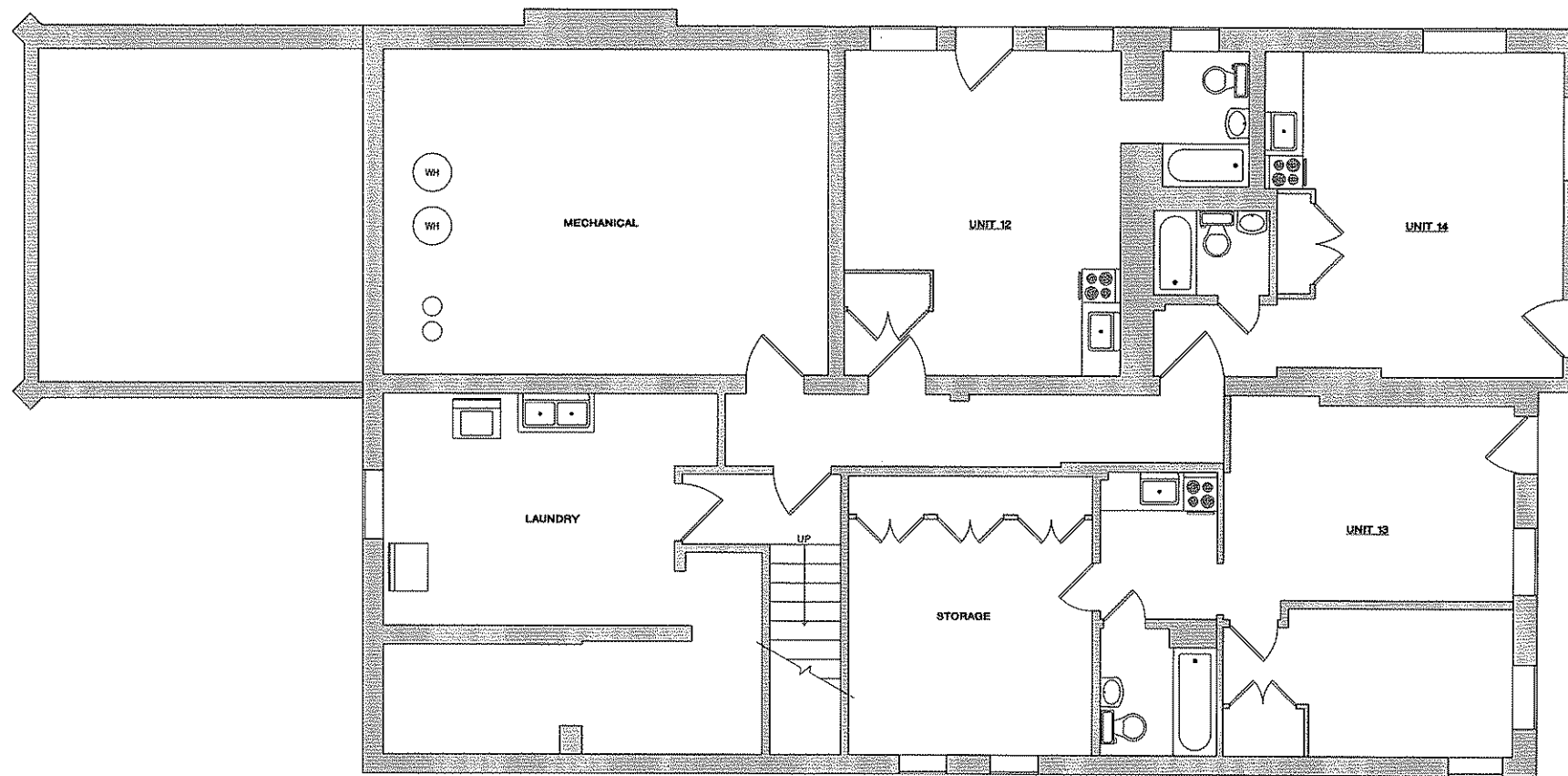
Rev. Date:

Rev. Date:

Sheet No:

C1.0

11/17/2008 8:11:03 AM

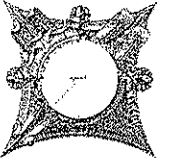


1 EXISTING BASEMENT FLOOR PLAN - no work
 SCALE: 1/4" = 1'-0"



ISTHMUS
 ARCHITECTURE, INC.

613 Williamson Street
 Suite 203
 Madison, WI 53703
 Phone: 608.294.0206
 Fax: 608.294.0207



The work was prepared by me or under my direct supervision and I am a duly Licensed Professional Architect in the State of Wisconsin. I am a member of the Wisconsin State Board of Architectural Examiners and the American Institute of Architects.

© Isthmus Architecture, Inc.

**529 N. Pinckney
 Third Floor Interior
 Renovation**

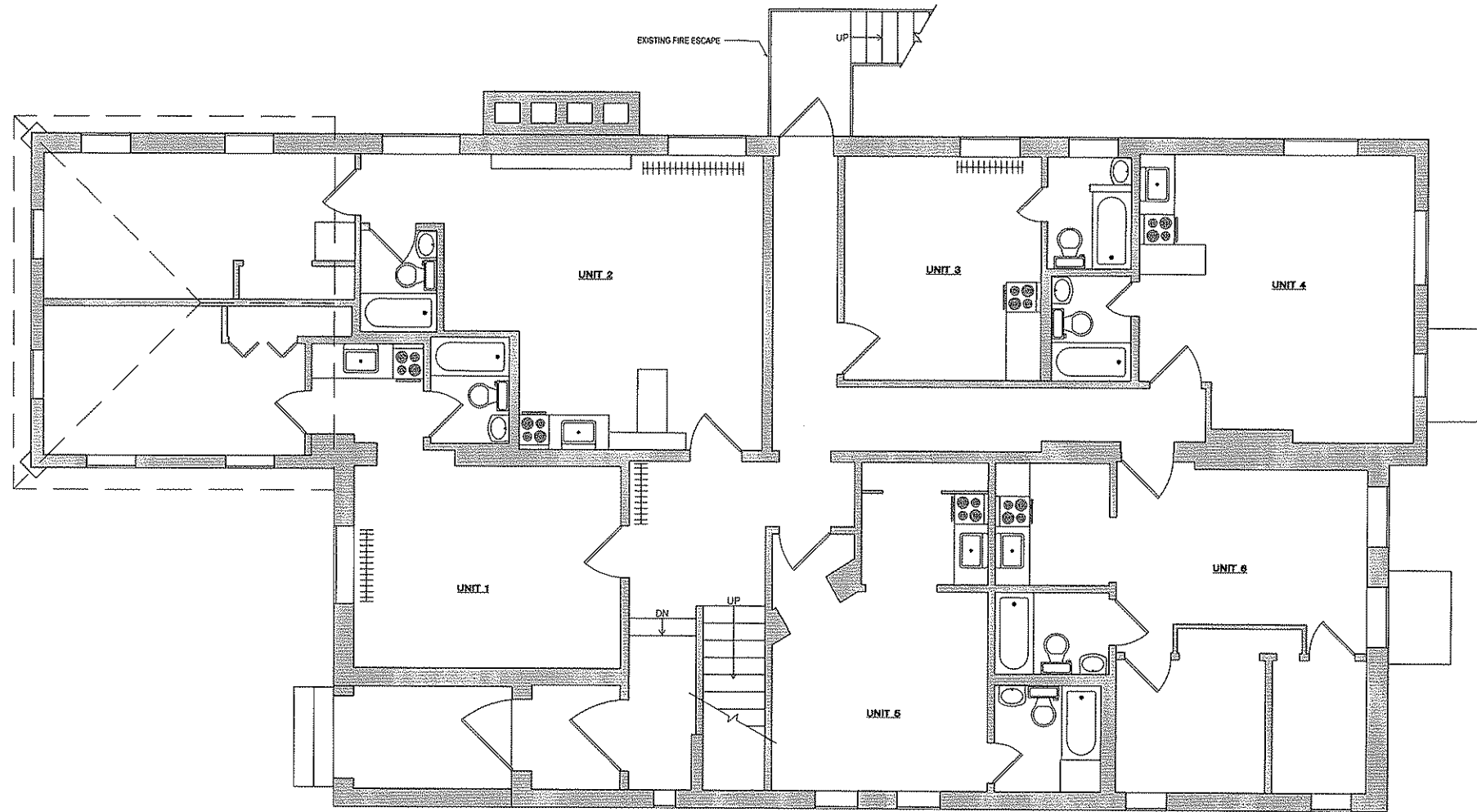
Project
 Proj. No.: 0823

EXISTING BASEMENT
 FLOOR PLAN

Sheet Title	
Scale:	1/4" = 1'-0"
Drawn By:	BW
Date:	10/29/08
Rev. Date:	
Rev. Date:	
Rev. Date:	
Rev. Date:	

Sheet No:
A1.0

11/17/2008 8:17:29 AM



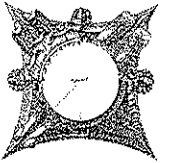
1 EXISTING FIRST FLOOR PLAN - no work
 SCALE: 1/4" = 1'-0"

0' 1' 2' 4' 8'



ISTHMUS
 ARCHITECTURE, INC.

613 Williamson Street
 Suite 203
 Madison, WI 53703
 Phone: 608.294.0206
 Fax: 608.294.0207



This work was prepared by me or under my supervision and modification of the original work. I am a duly licensed Professional Engineer in the State of Wisconsin and I am a member of the Wisconsin Society of Professional Engineers.

© Isthmus Architecture, Inc.

**529 N. Pinckney
 Third Floor Interior
 Renovation**

Project
 Proj. No.: 0823

EXISTING FIRST
 FLOOR PLAN

Sheet Title

Scale: 1/4" = 1'-0"

Drawn By: BW

Date: 10/29/08

Rev. Date:

Rev. Date:

Rev. Date:

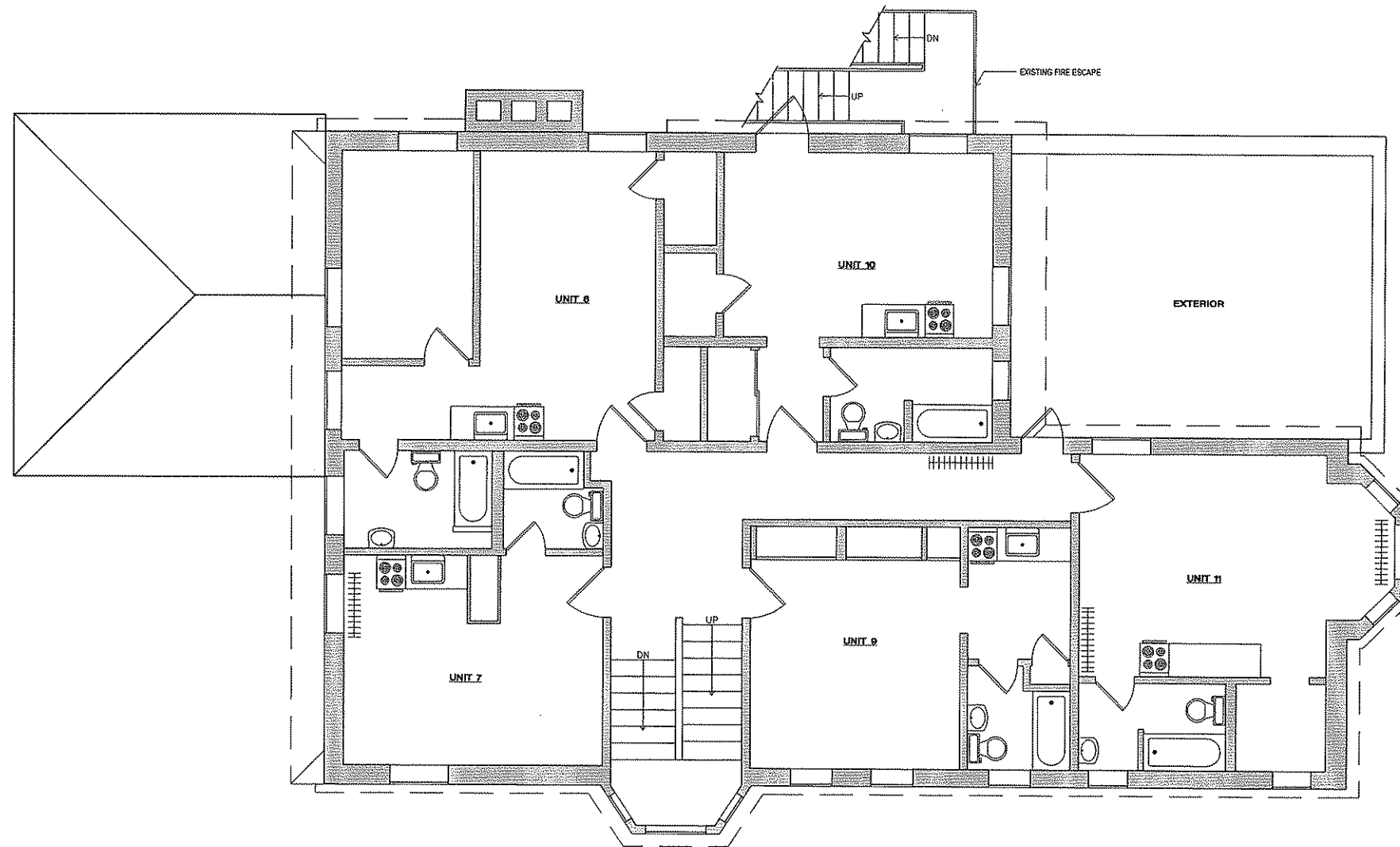
Rev. Date:

Rev. Date:

Sheet No:

A1.1

11/17/2008 8:18:20 AM



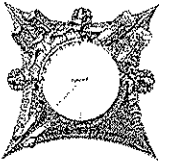
1 EXISTING SECOND FLOOR PLAN - no work
 SCALE: 1/4" = 1'-0"

0' 1' 2' 4' 8'



ISTHMUS
 ARCHITECTURE, INC.

613 Williamson Street
 Suite 203
 Madison, WI 53703
 Phone: 608.294.0206
 Fax: 608.294.0207



This work was prepared by me or under my supervision, and I am a duly Licensed Professional Architect in the State of Wisconsin. I am a member of the Board of Architects, Engineers, Planners and Surveyors of the State of Wisconsin and I am duly registered with the State of Wisconsin.

© Isthmus Architecture, Inc.

**529 N. Pinckney
 Third Floor Interior
 Renovation**

Project
 Proj. No.: 0823

EXISTING SECOND
 FLOOR PLAN

Sheet Title

Scale: 1/4" = 1'-0"

Drawn By: BW

Date: 10/29/08

Rev. Date:

Rev. Date:

Rev. Date:





Rev. Date:

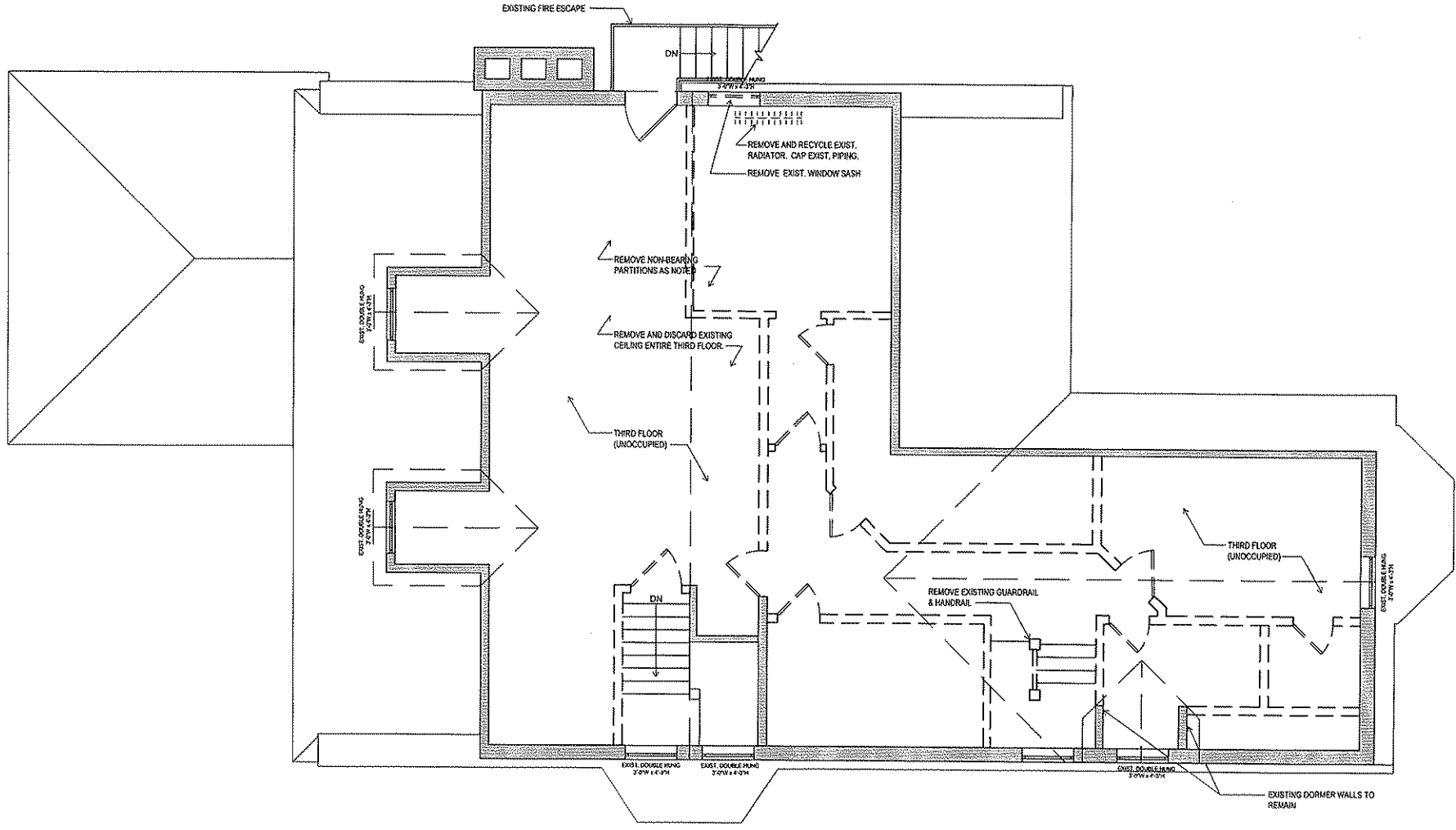
Rev. Date:

Sheet No:

A1.2

11/17/2008 8:19:14 AM

LEGEND	
	EXISTING WALL TO BE REMOVED
	EXISTING DOOR TO BE REMOVED
	EXISTING WALL TO REMAIN
	EXISTING DOOR TO REMAIN

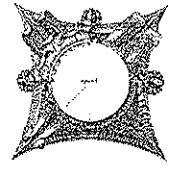


1 THIRD FLOOR PLAN - SELECTIVE REMOVAL
SCALE 1/4" = 1'-0"



ISTHMUS
ARCHITECTURE, INC.

613 Williamson Street
Suite 203
Madison, WI 53703
Phone: 608.294.0206
Fax: 608.294.0207



The work was prepared by me or under my supervision, and registration of the Engineer is required in order to be eligible to practice as an Engineer in the State of Wisconsin. I am a member of the Board of Professional Engineers, Architects and Surveyors of the State of Wisconsin.

© Isthmus Architecture, Inc.

**529 N. Pinckney
Third Floor Interior
Renovation**

Project
Proj. No.: 0823

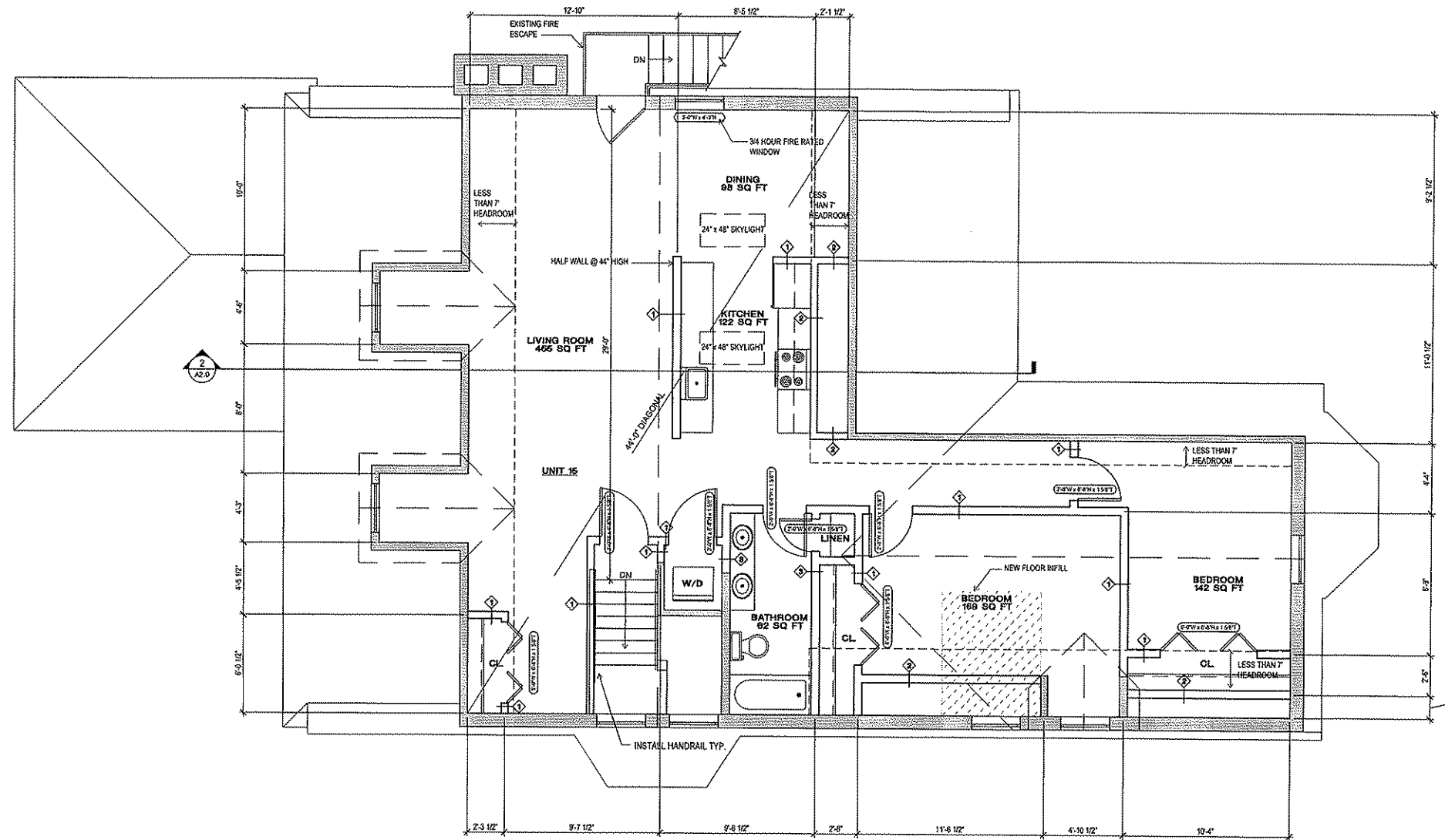
EXISTING THIRD
FLOOR PLAN

Sheet Title

Scale:	1/4" = 1'-0"
Drawn By:	BW
Date:	10/29/08
Rev. Date:	
Rev. Date:	
Rev. Date:	
Rev. Date:	
Rev. Date:	

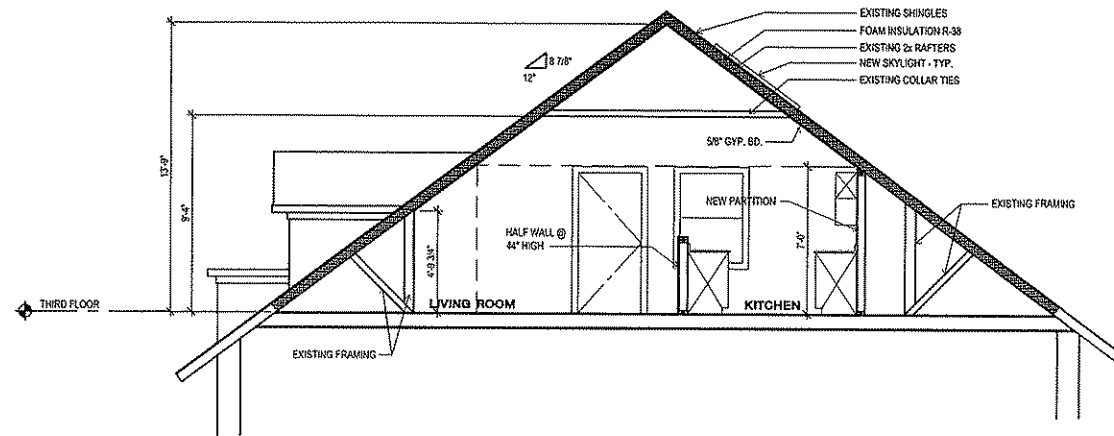
Sheet No:
A1.3

11/17/2008 8:20:22 AM



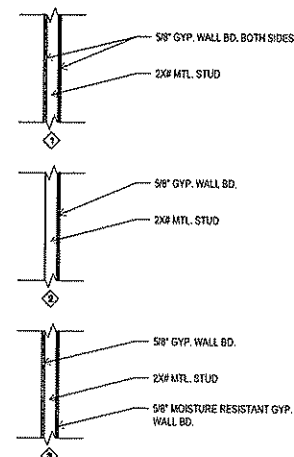
1 THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

0' 1' 2' 4' 8'



2 THIRD FLOOR SECTION
SCALE: 1/4" = 1'-0"

0' 1' 2' 4' 8'



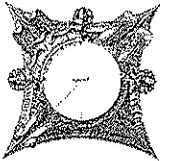
3 WALL TYPES
SCALE: 1/2" = 1'-0"

0' 1' 2' 4'

LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING DOOR TO REMAIN
	NEW WALL
	NEW DOOR

ISTHMUS
ARCHITECTURE, INC.

613 Williamson Street
Suite 203
Madison, WI 53703
Phone: 608.294.0206
Fax: 608.294.0207



This work was prepared by me or under my supervision and modification of the original work by another architect, engineer, or contractor is prohibited. I am a member of the Board of Professional Engineers, Architects and Surveyors of the State of Wisconsin.

© Isthmus Architecture, Inc.

**529 N. Pinckney
Third Floor Interior
Renovation**

Project
Proj. No.: 0823

THIRD FLOOR PLAN &
THIRD FLOOR SECTION

Sheet Title

Scale: 1/4" = 1'-0"

Drawn By: BW

Date: 10/28/08

Rev. Date:

Rev. Date:

Rev. Date:

Rev. Date:

Rev. Date:

Sheet No:

A2.0