



CONSTRUCTION & DESIGN SERVICES

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June 9th, 2014

Letter of Intent / 827 E. Gorham St. Madison, WI 53703

Because of the extreme structural deficits of the existing building our intention is to remove the existing structure, build a new two story duplex. Please see the attached supporting documents and bullet points :

- Project Team: Construction & Design Services LLC Madison, WI
- Existing conditions: See attached copy of structural engineers report w/ accompanying photos.
- Project schedule: Start date: Demo Sept.2014 End date Dec.2014 house completed.
- Proposed uses: Two story residential duplex 3 bedrooms each unit, 1212 sq ft per unit.
- Hours of operation: Between the hours of 7:30 a.m. & 4:30 p.m.
- Building sq footage: 2424 sq ft of living space / 700 sq ft storage in basement
- Number of dwelling units: 2
- Auto and bike parking: 5 car garage, 1 outside parking stalls, steel bike rack for 6 bikes
- Lot Coverage & Useable open Space Calculation: Lot Size= 8,712 sq ft Usable open space=12.8%
House coverage = 30.2% Garage coverage = 15.4 % Paved coverage 41.6 %
- Value of land: \$87,700.00
- Estimated Project cost: \$250,000.00 +/-

Submitted By: Peter Zembrowski (Owner)
Construction & Design Services LLC