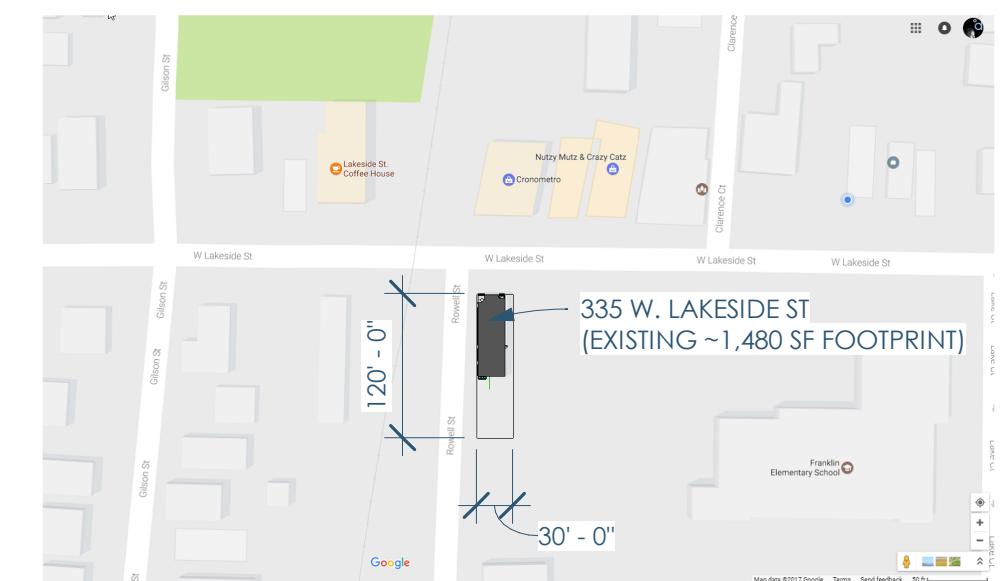


- WEST 1/2 LOT 1, BLOCK 1
- LEGAL DESCRIPTION: LOT 1, BLOCK 1, PLEASANT-VIEW ADDITION TO SOUTH MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.
- EVERYTHING EXCEPT THE NEW BIKE RAKES AND ASSOCIATED PAVING, IS EXISTING
- CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF A TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY PRIOR TO THE START OF CONSTRUCTION. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION [HTTP://WWW.CITYOFMADISON.COM/BUSINESS/PW/DOCUMENTS/STDSPECS/2013/PART1.PDF](http://WWW.CITYOFMADISON.COM/BUSINESS/PW/DOCUMENTS/STDSPECS/2013/PART1.PDF). ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72 HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY. TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.



2A IMAGE OF PROPOSED BIKE RACK  
12" = 1'-0"

**1A** VICINITY MAP  
1" = 160'-0"



③B EXISTING PHOTO - NORTH SIDE OF BUILDING  
12" = 1'-0"



③A EXISTING PHOTO - SOUTH & WEST SIDE OF BUILDING  
12" = 1'-0"



②B EXISTING PHOTO - NORTH & WEST SIDE OF BUILDING  
12" = 1'-0"



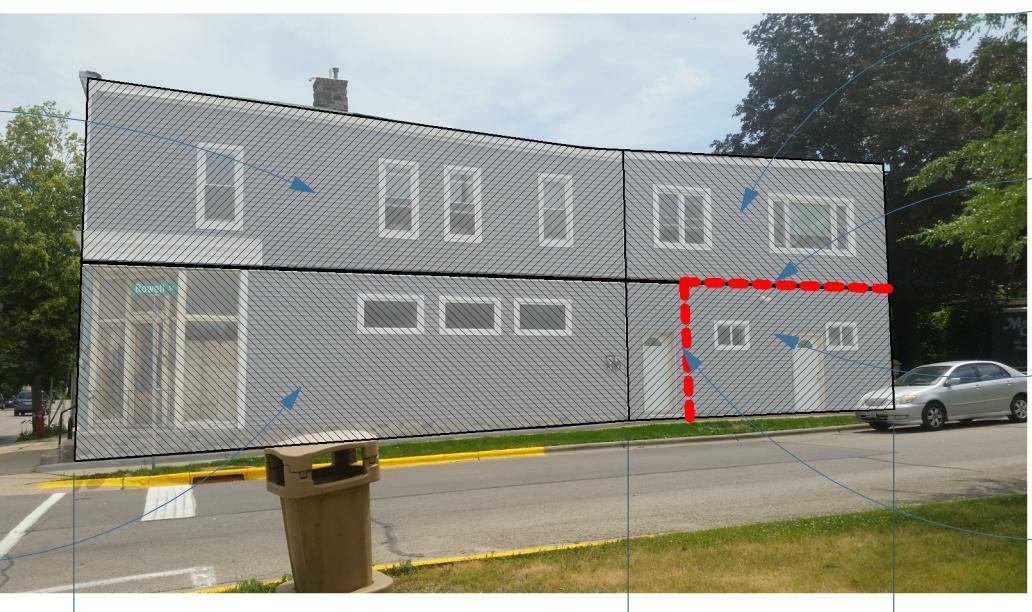
②A EXISTING PHOTO - SOUTH SIDE OF BUILDING  
12" = 1'-0"

3

2

1

C



EXISTING RESIDENTIAL (R)  
TENANT (1)  
~(895sf)

- LOT SIZE = 3,600SF
- EXISTING (2) STORY BUILDING
- BUILDING FOOTPRINT = 1500 SF
- LOT COVERAGE INCLUDING EXISTING DECKS & NEW PAVED AREAS = 1770SF
- LOT COVERAGE PERCENTAGE = 49%
- 1ST FLOOR
  - (1) COMMERCIAL TENANT (EXISTING)
  - (1) RESIDENTIAL TENANT (NEW)
- 2ND FLOOR
  - (2) RESIDENTIAL TENANTS (EXISTING)

EXISTING BUSINESS (B)  
TENANT (1)  
~(895 sf)

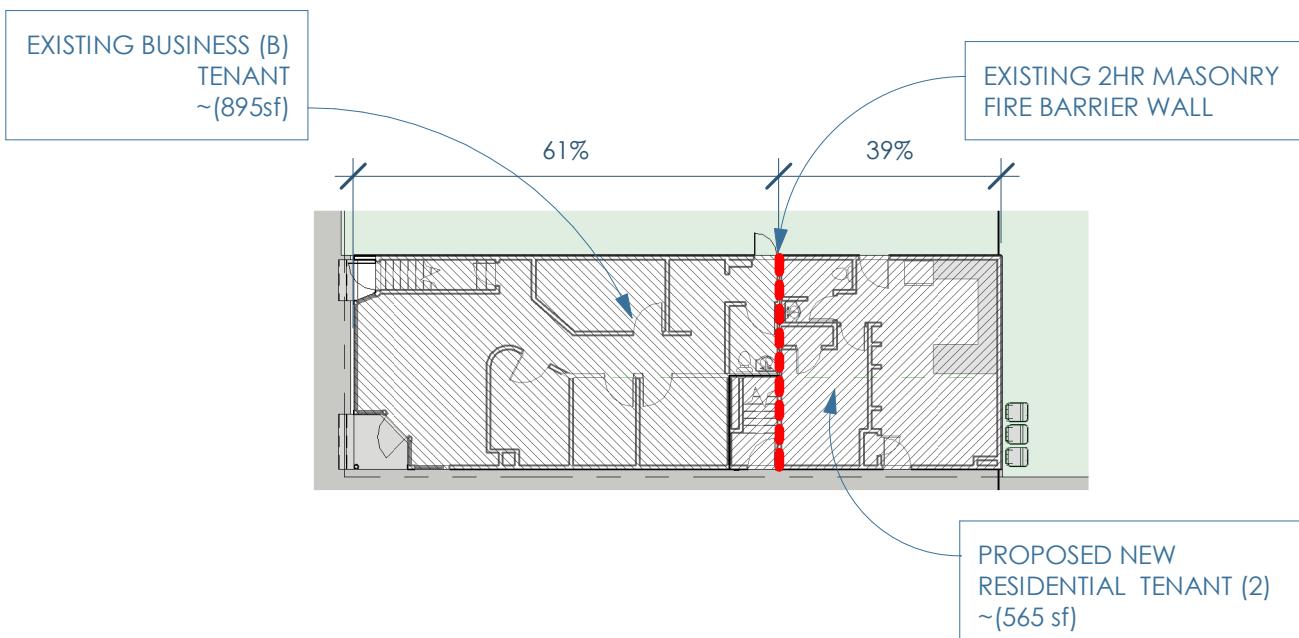
EXISTING RESIDENTIAL (R)  
TENANT (2)  
~(523sf)

NEW 2HR FLOOR ASSEMBLY  
(UL L511)  
EXISTING JOIST AND  
SUBFLOOR TO REMAIN

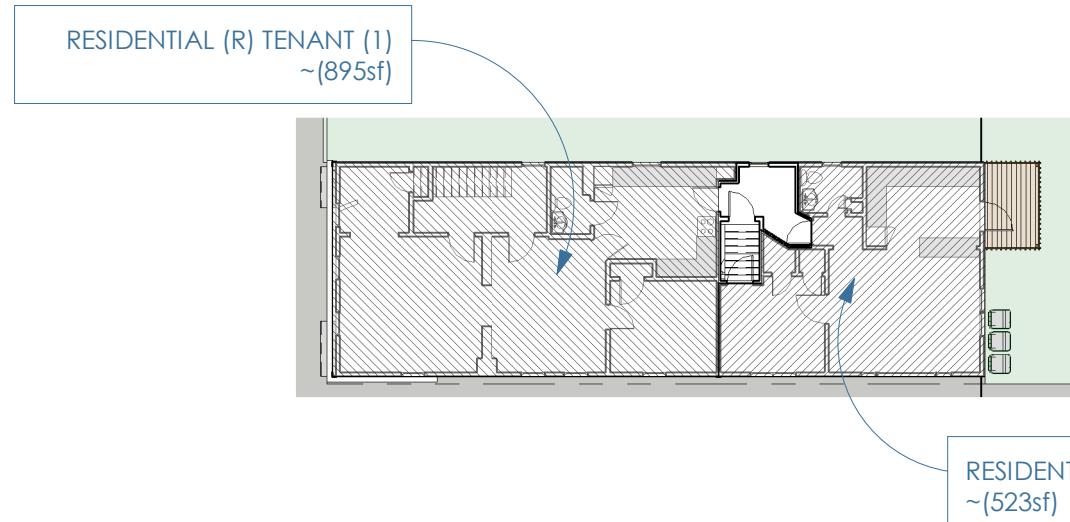
PROPOSED NEW  
RESIDENTIAL TENANT (2)  
~(565 sf)

EXISTING 2HR MASONRY  
FIRE BARRIER WALL

3B DIAGRAM - ELEVATION - EXISTING & PROPOSED  
1/16" = 1'-0"



3A AREA DIAGRAM - 1ST FLOOR - EXISTING & PROPOSED  
1" = 20'-0"



2A AREA DIAGRAM - 2ND FLOOR - EXISTING  
1" = 20'-0"



3

2

1

C

B

A

3

2

1

C

C

PREPARE AREA FOR  
NEW CONCRETE  
SLAB

A202  
3A

REMOVE EXISTING  
VANITY

A200  
3A

BATH

REMOVE WALL  
AND DOORS  
WHERE INDICATED

KITCHEN

BEDROOM

LIVING ROOM

2A  
A200

3A  
A201

PREPARE AREA FOR  
NEW CONCRETE  
SLAB

3A DEMO PLAN - 1ST FLOOR  
3/16" = 1'-0"



Architect: OpeningDesign  
312 W Lakeside Street | Madison, WI 53715  
ryan@openingdesign.com | 773.425.6456

335 West Lakeside Street  
Madison, WI  
04/20/2018 - DEMO PLANS - (A050)

3

2

1

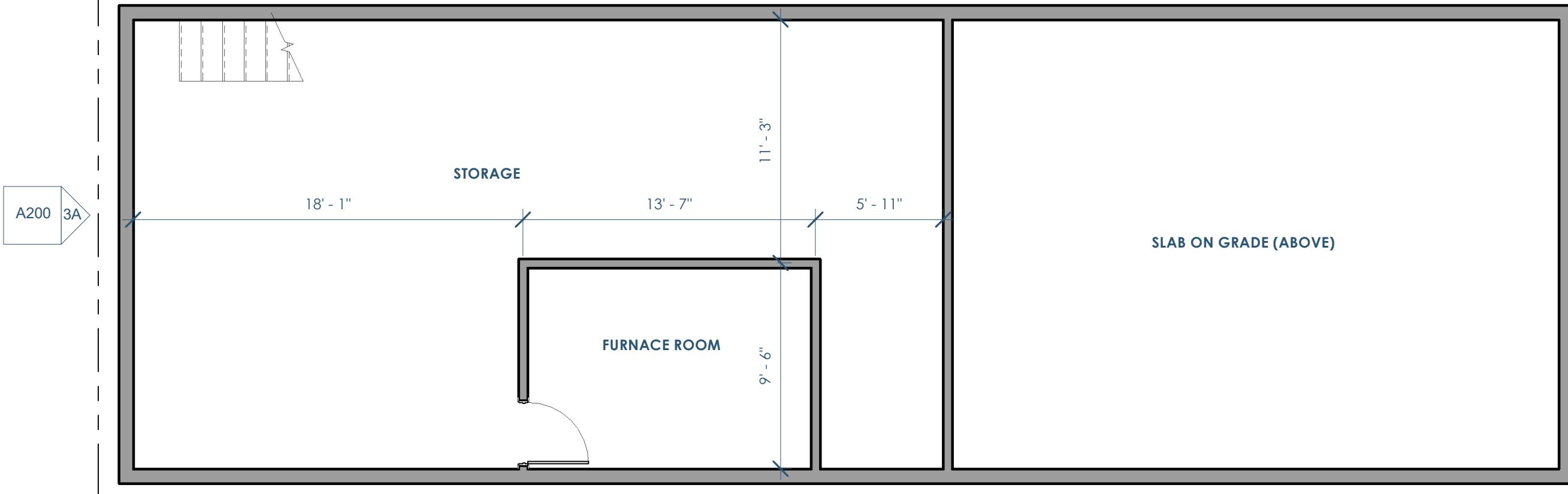
3

2

1

C

C

A202  
3A

18' - 1"

13' - 7"

5' - 11"

11' - 3"

FURNACE ROOM

SLAB ON GRADE (ABOVE)

A200  
3A

2A A200

3A

A201

PROPERTY LINE

3A FLOOR PLAN - EXISTING - BASEMENT  
3/16" = 1'-0"

0 4' 8' 12' N



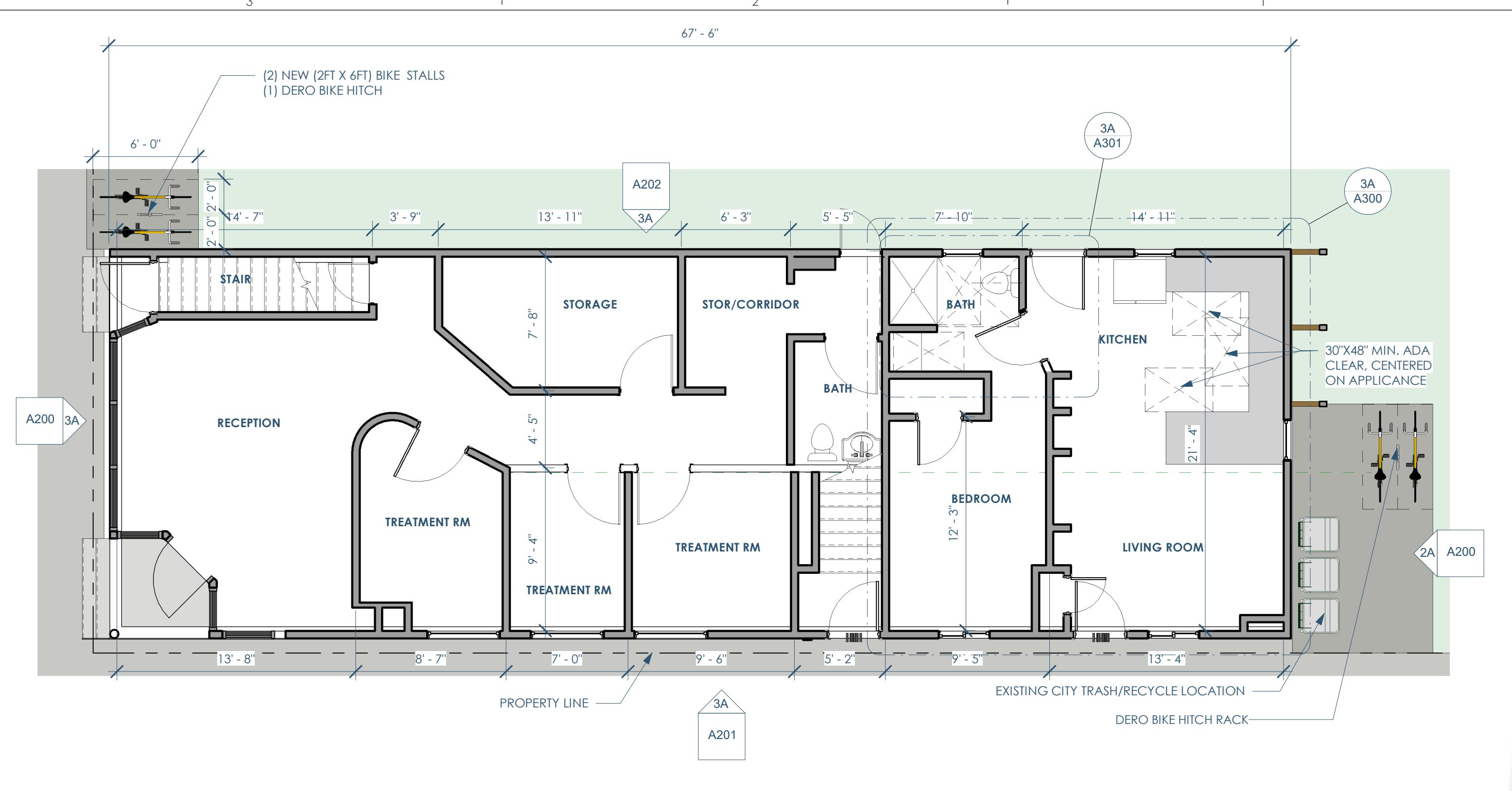
Architect: OpeningDesign  
312 W Lakeside Street | Madison, WI 53715  
ryan@openingdesign.com | 773.425.6456

335 West Lakeside Street  
Madison, WI  
04/20/2018 - FLOOR PLAN - EXISTING - BASEMENT - (A100)

3

2

1



**3A FLOOR PLAN - EXISTING & PROPOSED - 1ST FLOOR**  
3/16" = 1'-0"



**Architect:** OpeningDesign  
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[openingdesign.com](http://openingdesign.com) | 773 425 6456

04/20/2018 - FLOOR PLAN - EXISTING & PROPOSED - 1ST FLOOR - (A101) MUDISON, WI

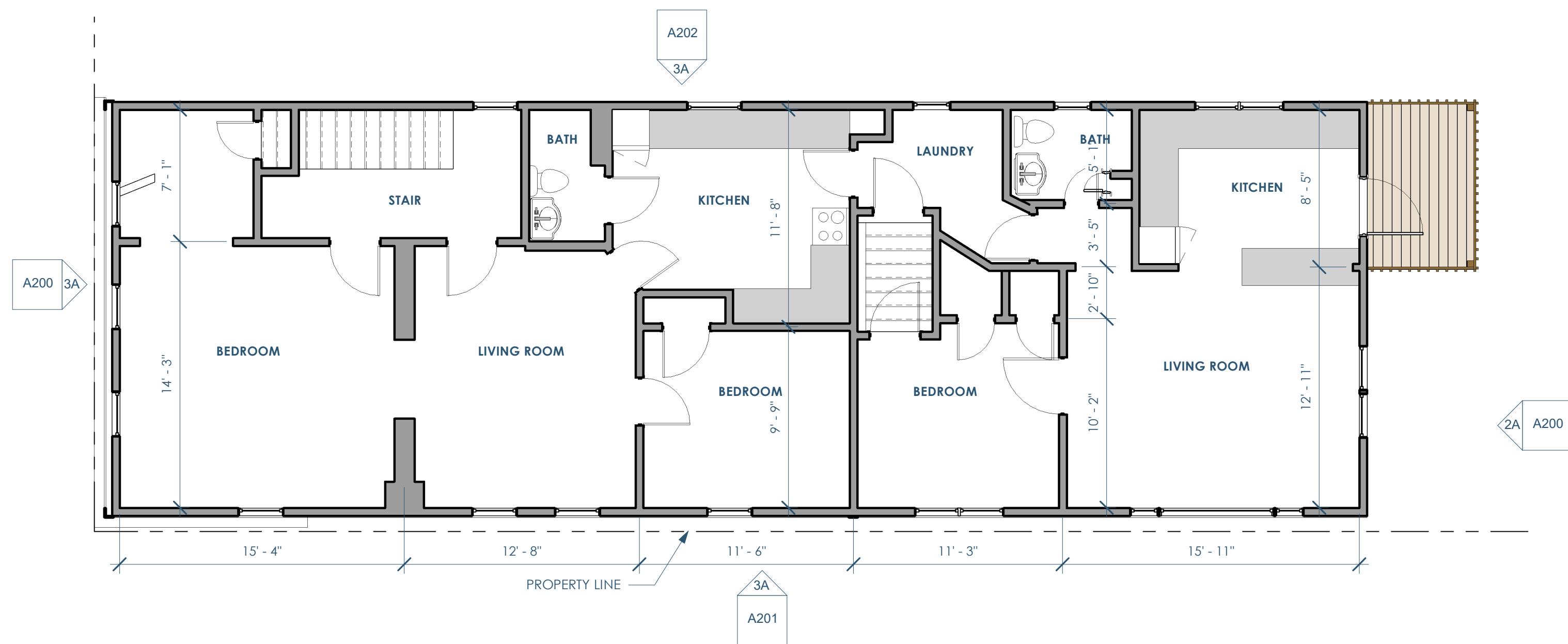
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2

1

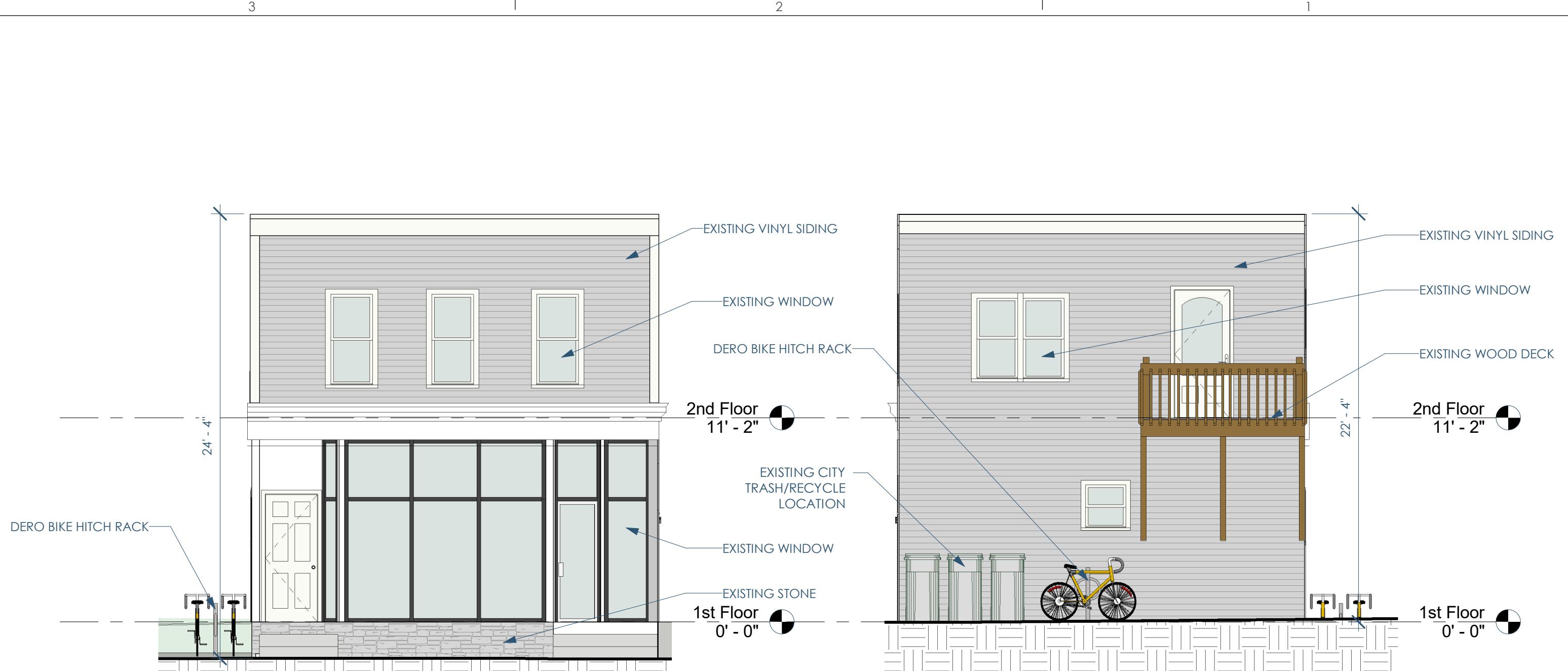
C

C



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335 West Lakeside Street  
Madison, WI  
04/20/2018 - FLOOR PLAN - EXISTING - 2ND FLOOR - (A102)



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335 West Lakeside Street  
Madison, WI  
04/20/2018 - BUILDING ELEVATIONS - NORTH & SOUTH - (A200)





3A BUILDING ELEVATION - EAST  
3/16" = 1'-0"

0 4' 8' 12'

3

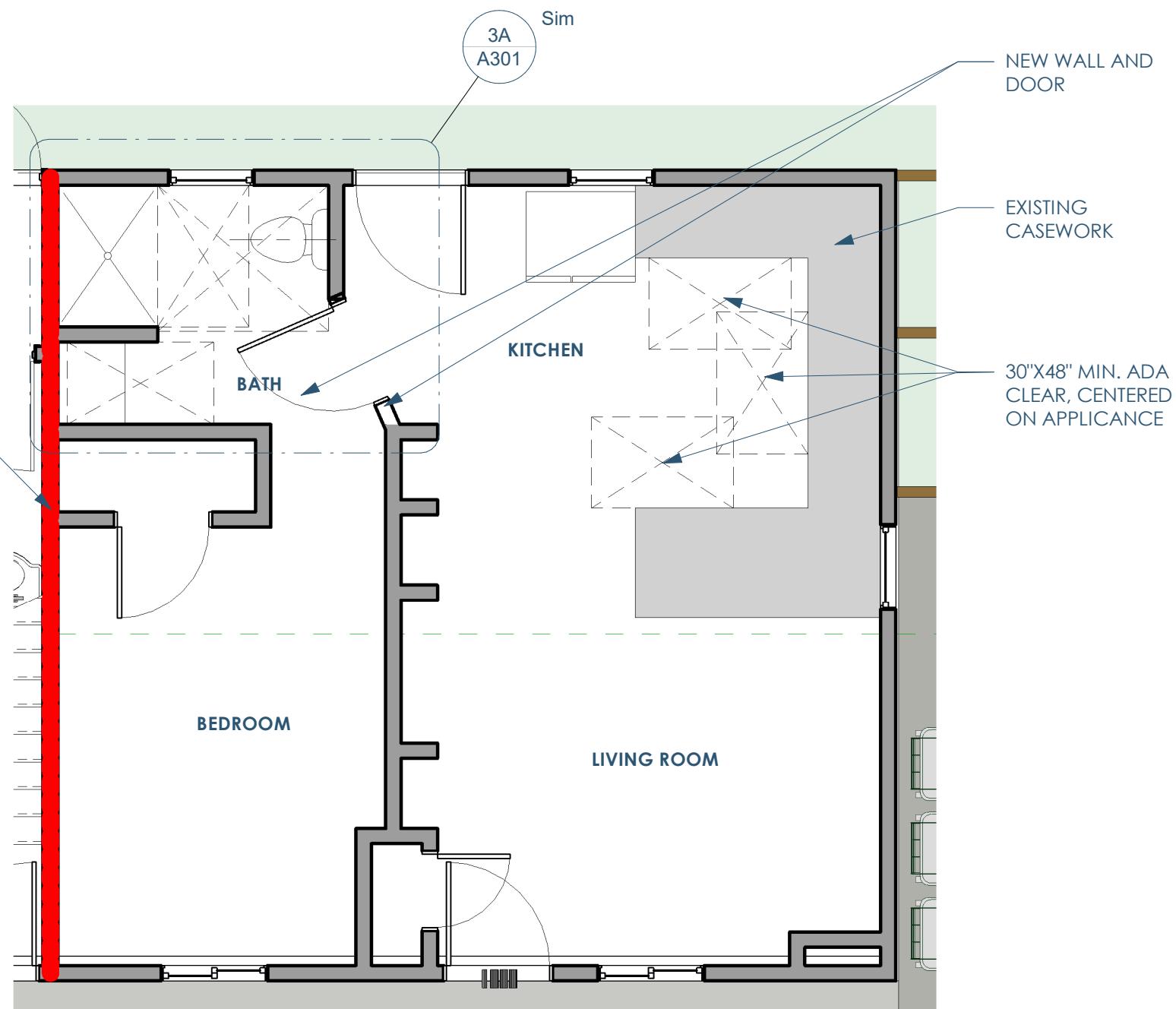
2

1

C

C

EXISTING 2 HR MASONRY  
WALL BETWEEN (N)  
RESIDENTIAL UNIT AND (E)  
COMMERCIAL UNIT TO THE  
NORTH



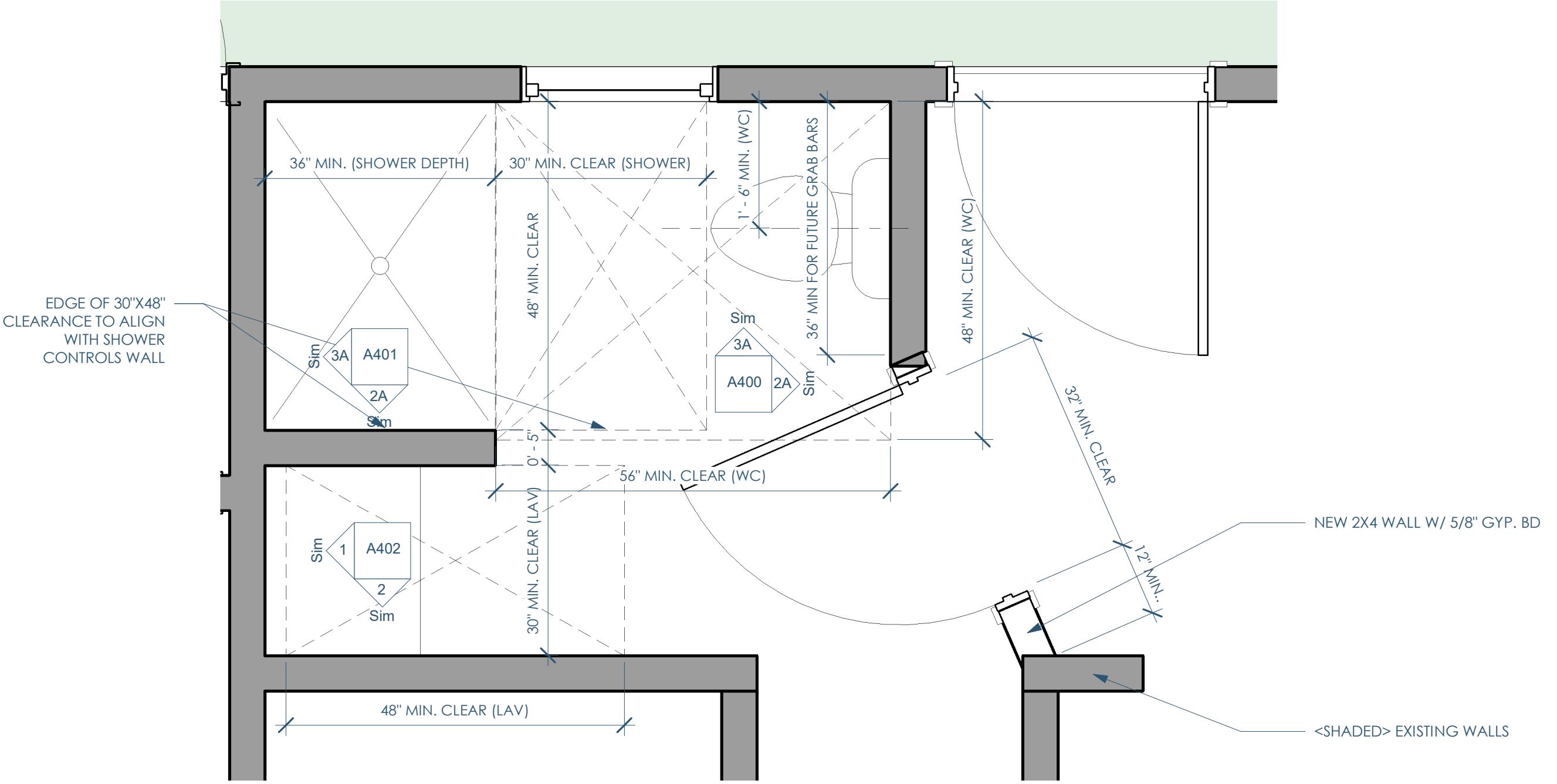
3A ENLARGED PLAN - 1ST FLOOR - R2 TENANT  
1/4" = 1'-0"



3

2

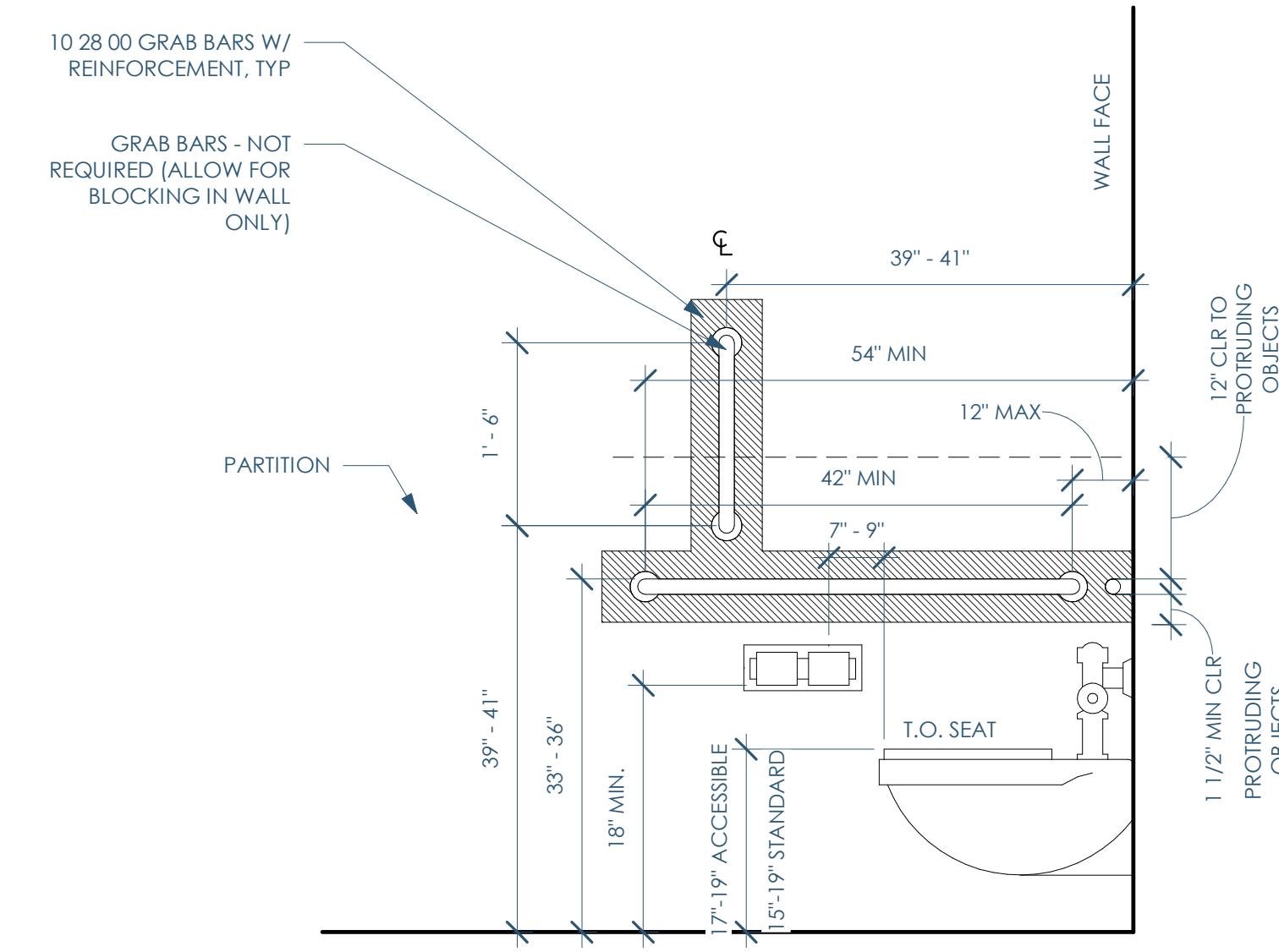
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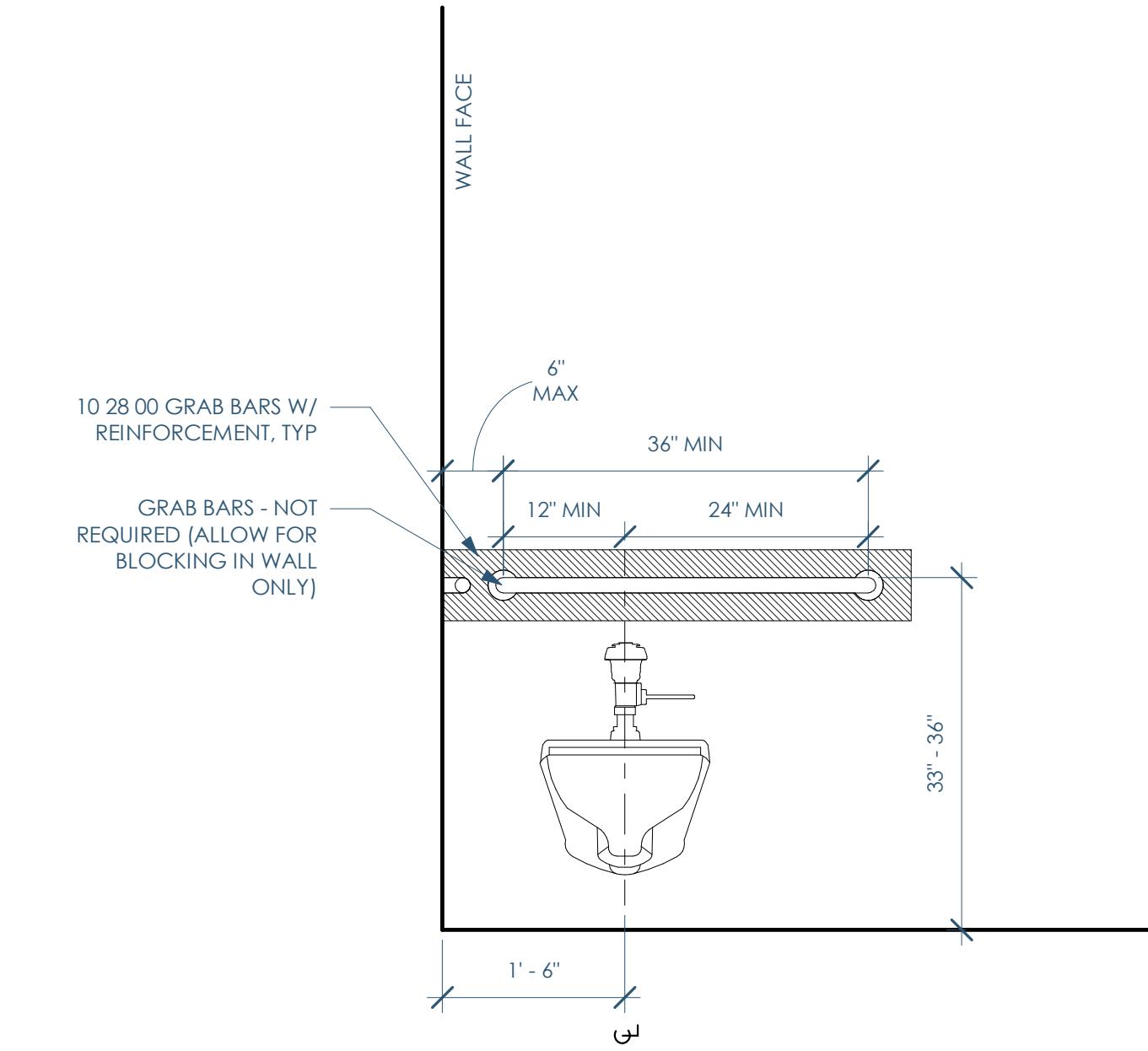
3A ENLARGED PLAN - BATHROOM  
3/4" = 1'-0"



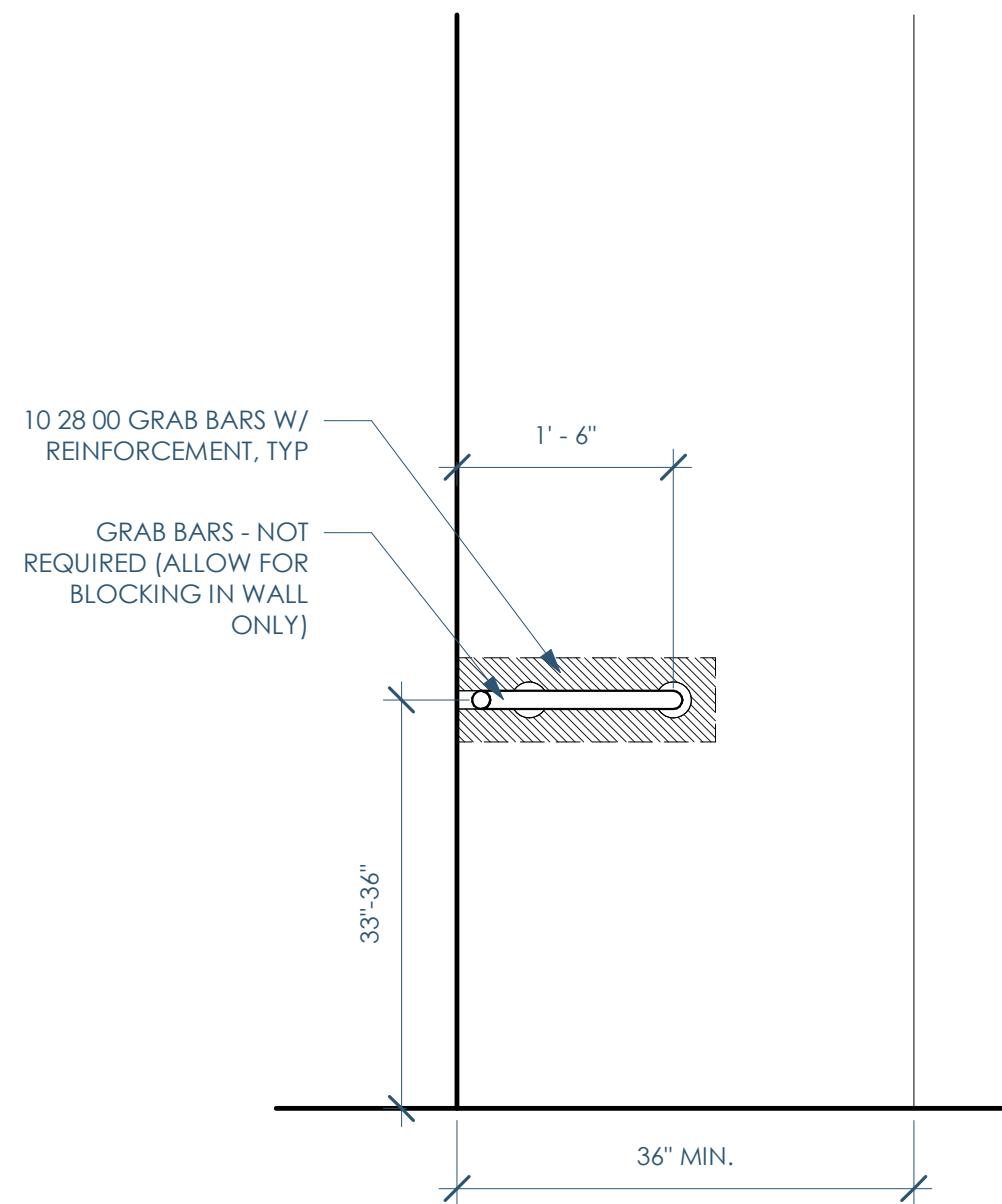
3A WC - ELEVATION - SIDE  
3/4" = 1'-0"



2A WC - ELEVATION - BACK WALL  
3/4" = 1'-0"



3A SHOWER - ELEVATION - BACK WALL  
3/4" = 1'-0"



2A SHOWER - ELEVATION - CONTROLS SIDE  
3/4" = 1'-0"

