

LAKE  
MENDOTA

CONCRETE SEAWALL-ORDINARY  
HIGHWATER MARK (LINE) AS PER STATUTES  
CITY DOCK LINE AS PER  
MGO CHAPTER 14.18

# Site Plan

LOCATION:

LOT 3, BLOCK 165, ORIGINAL PLAT (AKA FARWELL'S REPLAT), AND PART OF  
LOT 1, WILLOW PARK, IN SECTION 13, T7N, R9E, CITY OF MADISON,  
DANE COUNTY, WISCONSIN

## LEGEND

- 3/4" SOLID IRON ROD FOUND
  - + FOUND CHISELED 'X'
- DISTANCES ARE MEASURED TO THE  
NEAREST HUNDREDTH OF A FOOT.



GRID NORTH

BEARINGS ARE BASED ON  
C.S.M. 12901

- NOTES: 1. OFFSET DISTANCES AND BUILDING FOOTPRINTS SHOWN AT  
GROUND LEVEL AND TO THE OUTSIDE FINISHED EDGE OF BLDG.  
2. THIS MAP IS NOT A FORMAL BOUNDARY SURVEY, BUT IS BASED  
DEEDS, MAPS, PLATS AND SURVEY MONUMENTS OF RECORD.

I, Paul A. Spetz, Wisconsin Registered Land Surveyor No.  
2525, of Isthmus Surveying LLC, hereby certify that, to  
the best of my knowledge and belief, this site plan is a  
correct representation of the existing conditions on said  
site.

  
Paul A. Spetz S. 2525

9-13-2010  
Date:



SURVEYED FOR:  
MICHAEL THEISEN  
1020 SHERMAN AVENUE  
MADISON, WI 53703

ISTHMUS SURVEYING, LLC  
450 NORTH BALDWIN STREET  
MADISON, WI 53703  
(608) 244.1090  
www.isthmussurveying.com

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MENDOTA

CONCRETE SEA WALL-ORDINARY  
HIGH WATER MARK (LINE) AS PER  
CITY DOCK LINE AS PER  
MGO CHAPTER 14.18

880.7' HIGH WATER MARK (LINE) ELEV.

## PLOT PLAN

Scale: 1" = 20'-0"

### LEGAL DESCRIPTION

LOT 3, BLOCK 165, ORIGINAL  
PLAT (AKA FARWELL'S REPLAT)  
AND PART OF LOT 1, WILLOW  
PARK, IN SECTION 13, T7N, R9E,  
CITY OF MADISON,  
DANE COUNTY, WISCONSIN

FLOOD ZONE LINES

CONCRETE  
DRIVEWAY

EXISTING TWO  
STORY HOUSE  
LOT 1

PROPOSED  
GARAGE ADDITION

CONCRETE

EXISTING TWO  
STORY HOUSE  
LOT 3

SHARED CONCRETE DRIVEWAY

1020 SHERMAN AVENUE

**MARLING LUMBER COMPANY**  
1801 E. WASHINGTON AVE. MADISON, WI 53704

Scale: 1" = 20'-0"

Date: 01-13-11

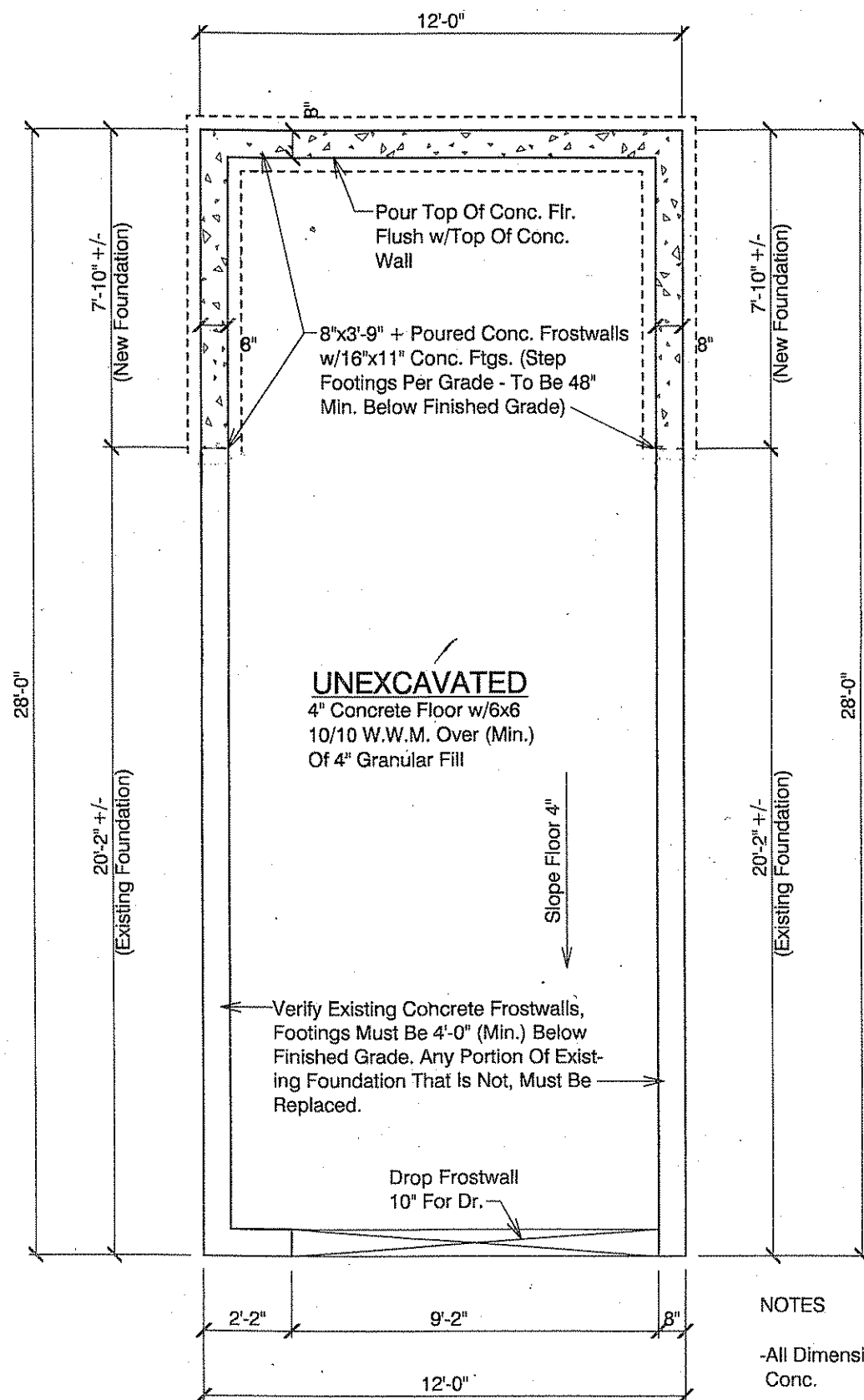
PLOT PLAN

DRAWN  
BY: Brian K. &  
Chris D.

MIKE THEISEN

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND  
CHECKING THEM FOR ACCURACY, THE CONTRACTORS MUST CHECK ALL  
DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.

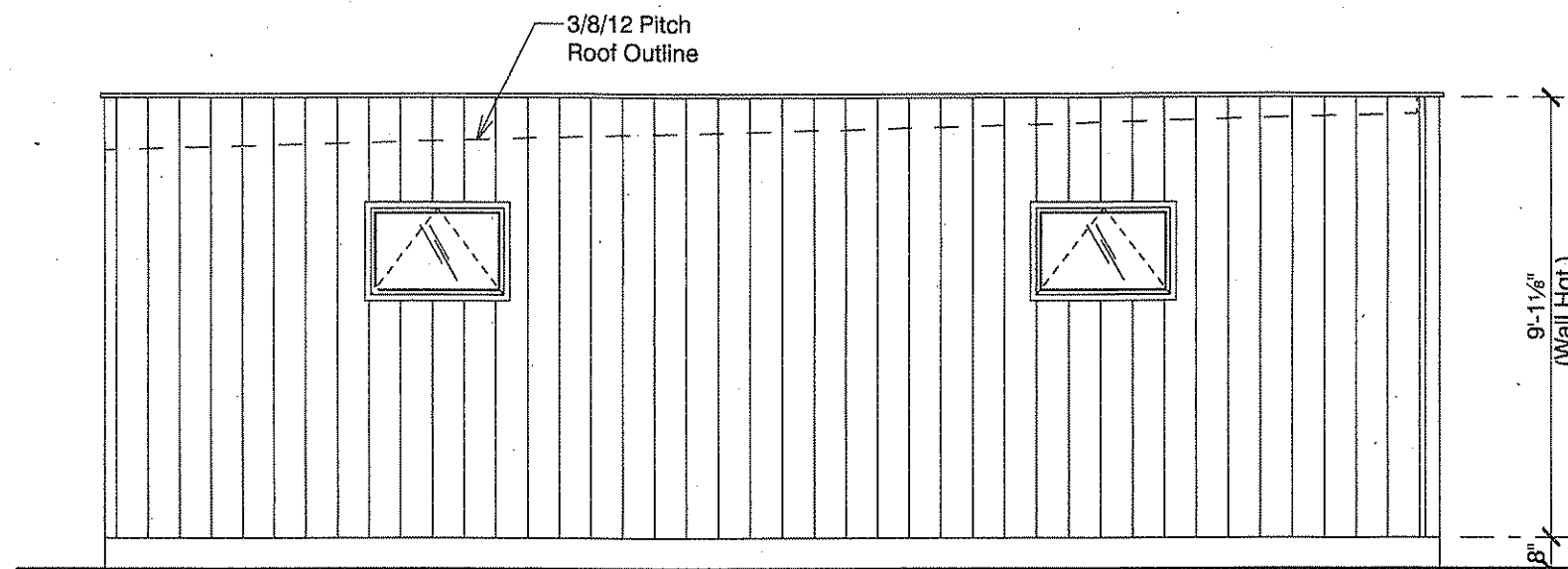
DRAWING NUMBER:  
1 OF 4



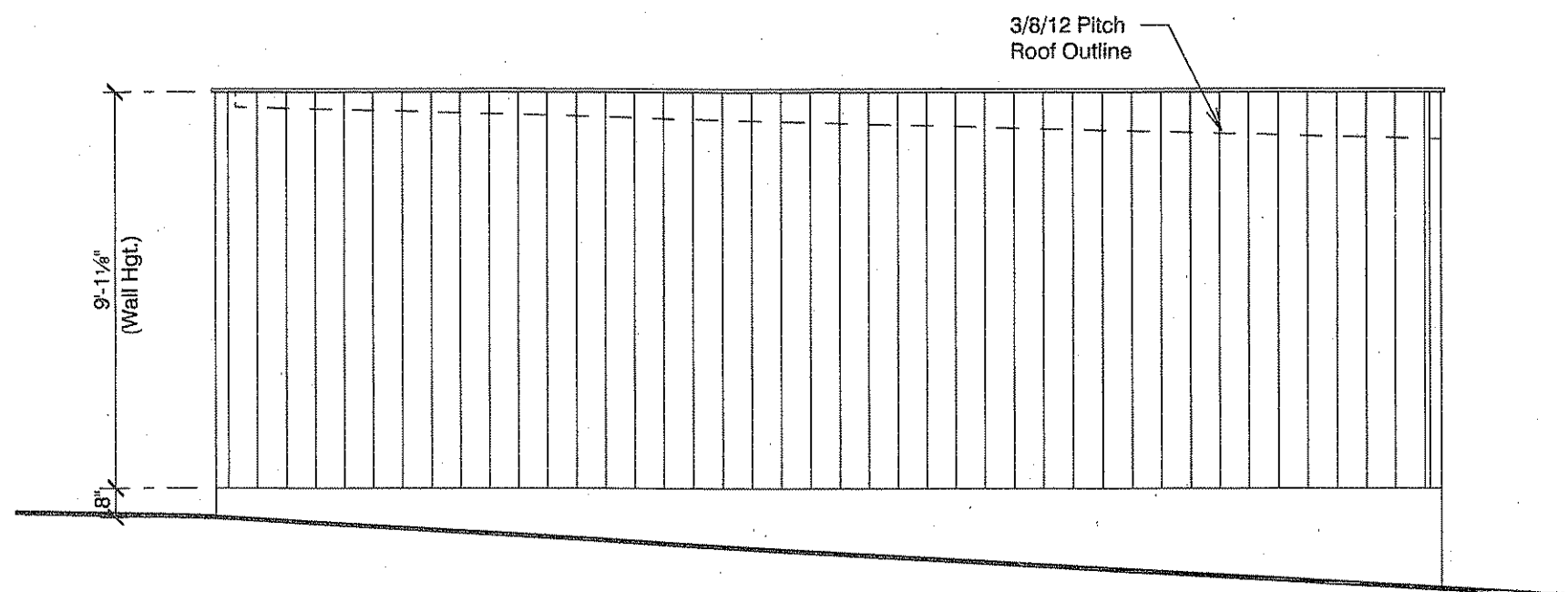
**FOUNDATION PLAN**  
Scale: 1/4" = 1'-0"

**NOTES**

- All Dimensions Are Conc. To Conc.
- All Conc. Footings To Be 48" (Min.) Below Finish Grade.
- All Conc. Walls To Be 8" (Min.) Above Finish Grade.



**LEFT ELEVATION**  
Scale: 1/4" = 1'-0"



**RIGHT ELEVATION**  
Scale: 1/4" = 1'-0"

**MARLING LUMBER COMPANY**  
1801 E. WASHINGTON AVE. MADISON, WI 53704

Scale: 1/4" = 1'-0"  
Date: 01-13-11

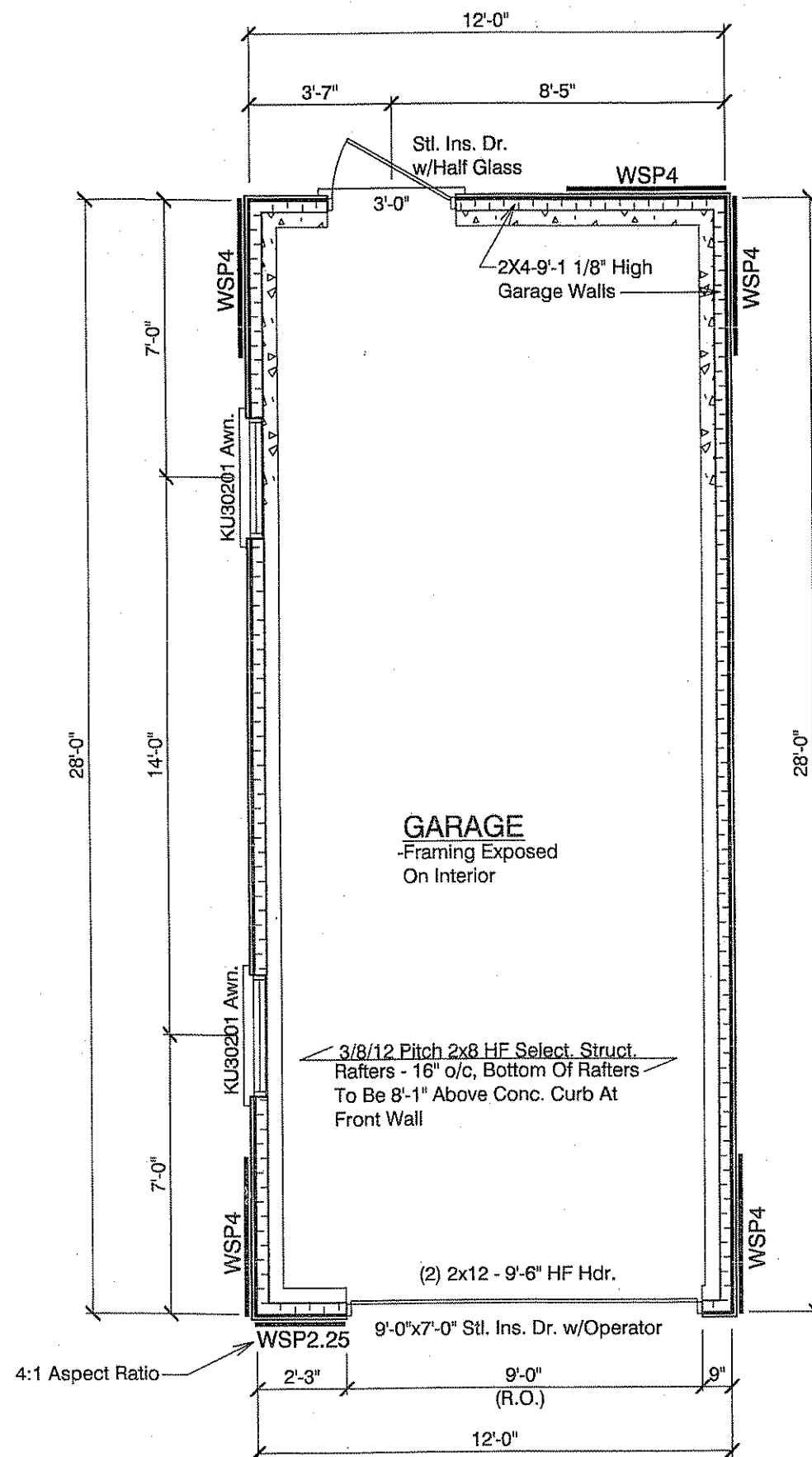
**FOUNDATION PLAN &  
LEFT & RIGHT ELEVATIONS**

DRAWN BY: **Brian K. &  
Chris D.**

**MIKE THEISEN**

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DRAWING NUMBER:  
**2 OF 3**



### GARAGE

-Framing Exposed  
On Interior

3/8/12 Pitch 2x8 HF Select. Struct.  
Rafters - 16" o/c, Bottom Of Rafters  
To Be 8'-1" Above Conc. Curb At  
Front Wall

(2) 2x12 - 9'-6" HF Hdr.

9'-0" x 7'-0" Stl. Ins. Dr. w/Operator

### FLOOR PLAN

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

### WALL BRACING NOTES:

-1/2" OSB Continuous Wall Sheathing - Wall Brace Method #4.  
Nailing 8d Smooth Or Common Or 6d Deformed Nails. 6" o/c  
On All Edges & 12" o/c Intermediate.

-All Vertical Joints Of Braced Wall Panels Shall Occur Over  
Common Stud. Horizontal Joints Shall Be Backed w/1 1/2"  
Thick Blocking.

-Exterior Corner Framing w/Min. 2'-0" Wide OSB Panel Per  
Fig. 21.25G Or A 800# Tie-Down Device #DTT22  
Simpson Holdown.

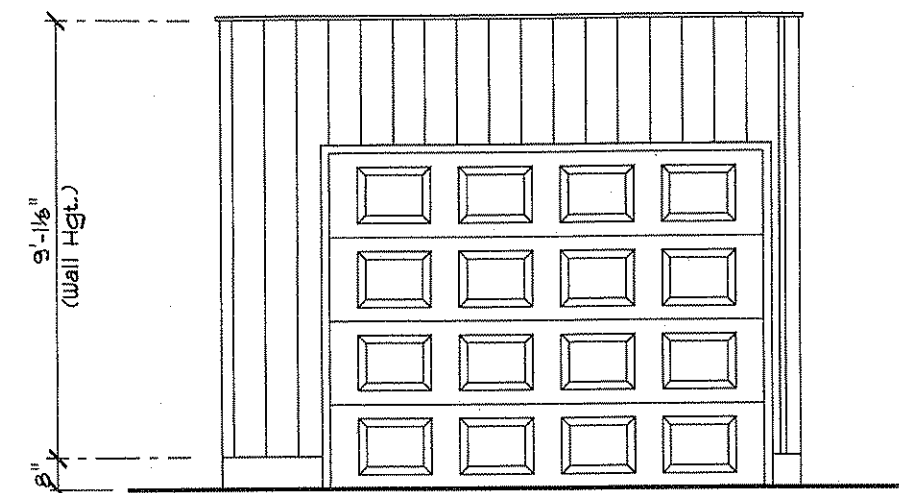
WSP4- 1/2" Wood Structural Panels,  
48" & 27" Wide

### NOTES

-All Dimensions Are Stud To Stud Or  
Stud To Centerline Of Opngs.

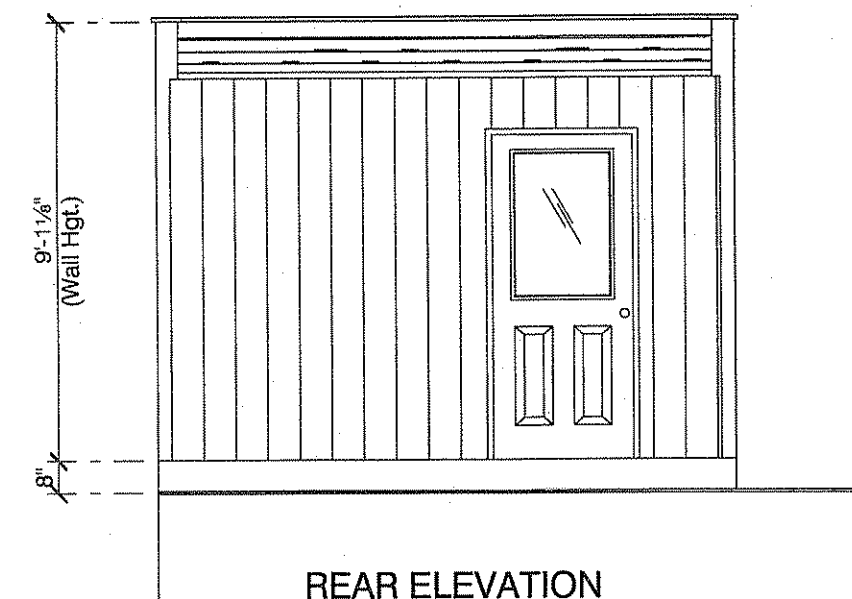
-All Headers In Load Bearing Walls  
Not Noted To Be (2) 2x10 HF #2 Or  
Better

-New Window To Be Kolbe & Kolbe  
Ultra Series Awnings w/Clad Brick  
Mould Profile & Full Screens



### FRONT ELEVATION

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



### REAR ELEVATION

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

1020 SHERMAN AVENUE MADISON, WI 53703

**MARLING LUMBER COMPANY**  
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Scale: 1/4" = 1'-0"

Date: 01-13-11

FLOOR PLAN, FOUNDATION  
PLAN & FRONT & REAR  
ELEVATIONS

DRAWN  
BY: Brian K. &  
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3 OF 4

