

PRELIMINARY ONLY
NOT FOR CONSTRUCTION



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

SHEET INDEX:
1-5 ELEVATIONS & NOTES
2-5 ELEVATIONS & SECTION
3-5 FIRST FLOOR PLAN
4-5 SECOND FLOOR PLAN
5-5 FOUNDATION PLAN

CONTRACTOR NOTES:
- DRAWINGS REPRESENT A GENERAL SCOPE OF WORK ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING WORK IN FULL COMPLIANCE WITH ALL APPLICABLE BUILDING CODES.
- VERIFY SITE CONDITIONS AND BUILDING EXPOSURES/DROPS.
- VERIFY WINDOW SIZES AND EGRESS REQUIREMENTS W/ WINDOW MANUFACTURER.
- VERIFY STRUCTURAL MEMBER SIZES AND BEARING LOCATIONS.

DIMENSIONING NOTES:
- EXTERIOR HOUSE WALLS ARE 5-1/2" THICK (ROUGH FRAME - NO SHEATHING)
- EXTERIOR GARAGE WALLS ARE 5-1/2" THICK (ROUGH FRAME - NO SHEATHING)
- INTERIOR WALLS ARE 3-1/2" THICK UNLESS OTHERWISE NOTED
- EXTERIOR DIMENSIONS ARE TAKEN FROM FACE OF STUD OR MASONRY
- INTERIOR DIMENSIONS ARE TAKEN FROM FACE OF STUD
- VERIFY ALL DIMENSION STRINGS

DISTINCTIVE FEATURES:

1,477 SQ. FT. FIRST FLOOR
1,497 SQ. FT. SECOND FLOOR
UNFINISHED LOWER LEVEL

MARVIN WINDOWS
30 YEAR FOUNDATION WATERPROOFING

*INSERT TEXT HERE

The drawings and design concepts represented herein are the sole property of Acker Builders & Realty. Any reproduction or representation without the express permission of Acker Builders & Realty is strictly prohibited.

APPROVED BY (PRINT NAME):

SIGNATURE:

DATE:

PROJECT:

date: 06-27-11	revisions:	PROJECT:	
file: 11176-Building Plans 305.mcd		PROJECT:	
design: SMR		PROJECT:	
drawn: SMR		PROJECT:	
project #	11176	PROJECT:	
sheet #	1 OF 5	PROJECT:	

GROVE RESIDENCE
Lot 5 Veth's Park, Madison WI

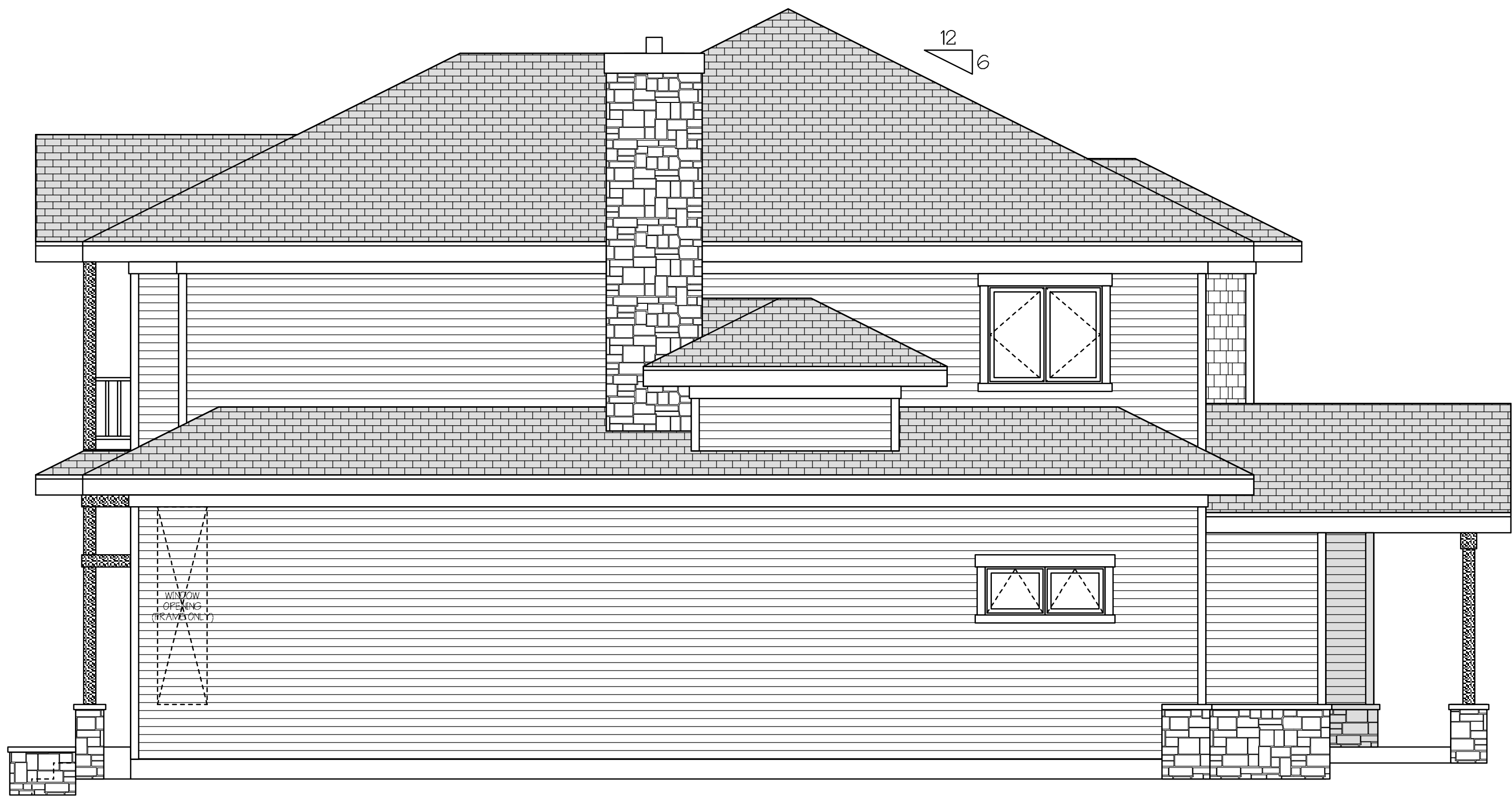
DESIGN/BUILD BY:
ACKER BUILDERS & REALTY
CONTACT: Jenny Acker
101 E. Main St. Suite 2, Watonsville, WI 53597
P: 888-850-6650 F: 888-850-6653

DRAFTING BY:
Building SolutionZ, Inc.
CONTACT: Sean Reimer
P.O. Box 364, Waunakee, WI 53597
Phone: (608)850-9407 - Fax: (608)299-3730
http://www.BUILDINGSOLUTIONZ.com/

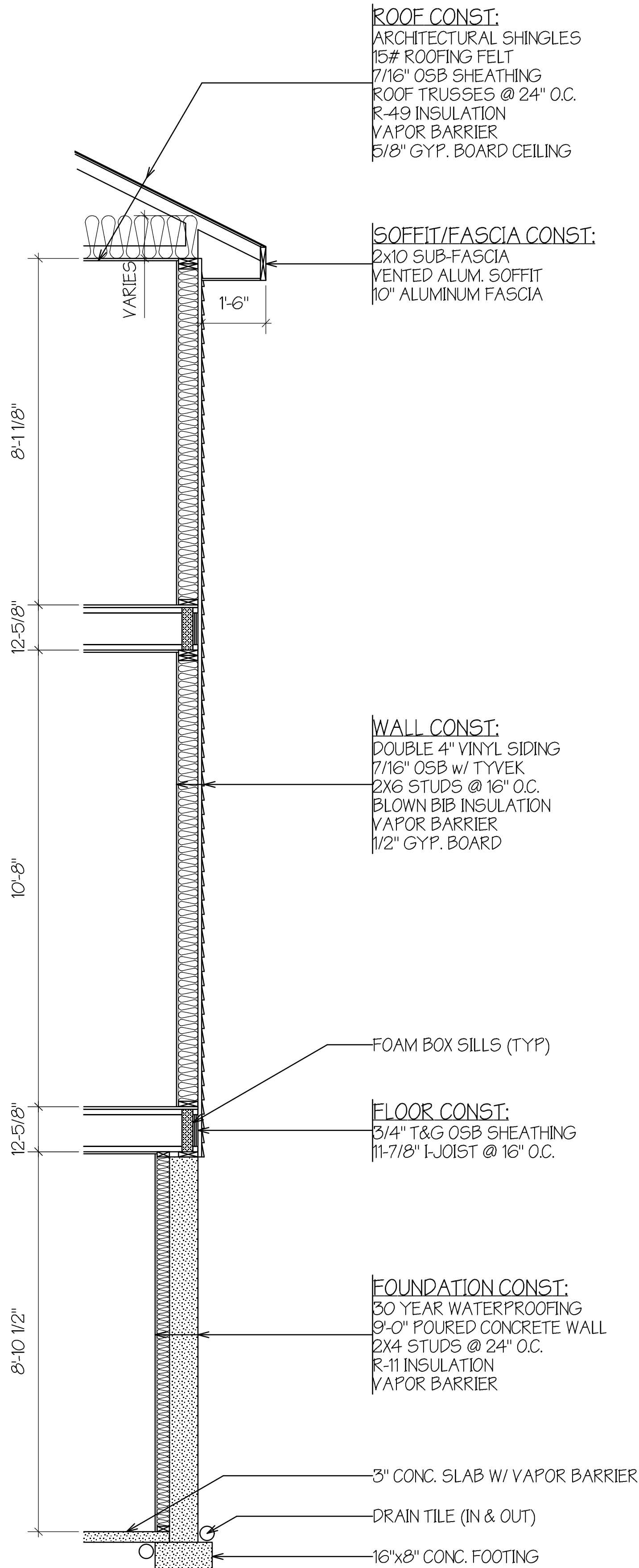
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REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



WALL SECTION
SCALE: 1/2" = 1'-0"

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11176

sheet #
2
OF 5

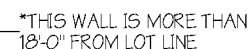
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GROVE RESIDENCE
Lot 5 Veth's Park, Madison WI

*NOTE: DRAWINGS ARE 44% REDUCED FOR 11X17 PRINTS.

*THIS WALL IS MORE THAN
18'-0" FROM LOT LINE



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SIGNATURE:

GROVE RESIDENCE
Lot 5 Veith's Park, Madison WI

DESIGN/BUILD BY:

ACKER BUILDERS & REALTY

CONTACT: Jenny Acker
101 E. Main St. Suite 2, Wauwaukee, WI 53597
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SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
1,497 SQ. FT.

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SIGNATURE:

DATE:

PROJECT:

Sheet #	11176
Project #	11176
File: 11176-Building Plans 305.mcd	
Design: SMR	
Drawn: SMR	

Revisions:

Date: 06-27-11	
File: 11176-Building Plans 305.mcd	
Design: SMR	
Drawn: SMR	

*NOTE: DRAWINGS ARE 44% REDUCED FOR 11X17 PRINTS.

DESIGN/BUILD BY:
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FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
UNFINISHED

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DATE:

GROVE RESIDENCE
Lot 5 Veith's Park, Madison WI

DESIGN/BUILD BY:

ACKER BUILDERS & REALTY

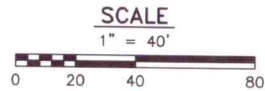
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SITE PLAN 7-11-11

BEING LOT 5, VEITH'S PARK; LOCATED IN THE NE 1/4 OF THE SE 1/4, AND THE NW 1/4 OF THE SE 1/4, SECTION 27, T.08N., R.09E., CITY OF MADISON, DANE COUNTY, WISCONSIN

BASIS OF BEARINGS
THE NORTH LINE OF LOT 5 IS ASSUMED TO BEAR S89°50'10"E.



LEGEND

- 3/4" IRON BAR (FOUND)
(UNLESS NOTED)
- () "RECORDED AS" INFORMATION
- ⊙ 887.2 EXISTING SPOT ELEVATION (88)
- ⌵ DECIDUOUS TREE
- * CONIFEROUS TREE

LAKE MENDOTA
O.H.W.M. ELEVATION = 850.7 (88)
FLOOD PLAIN = 853.0 (88)

O.H.W.M.

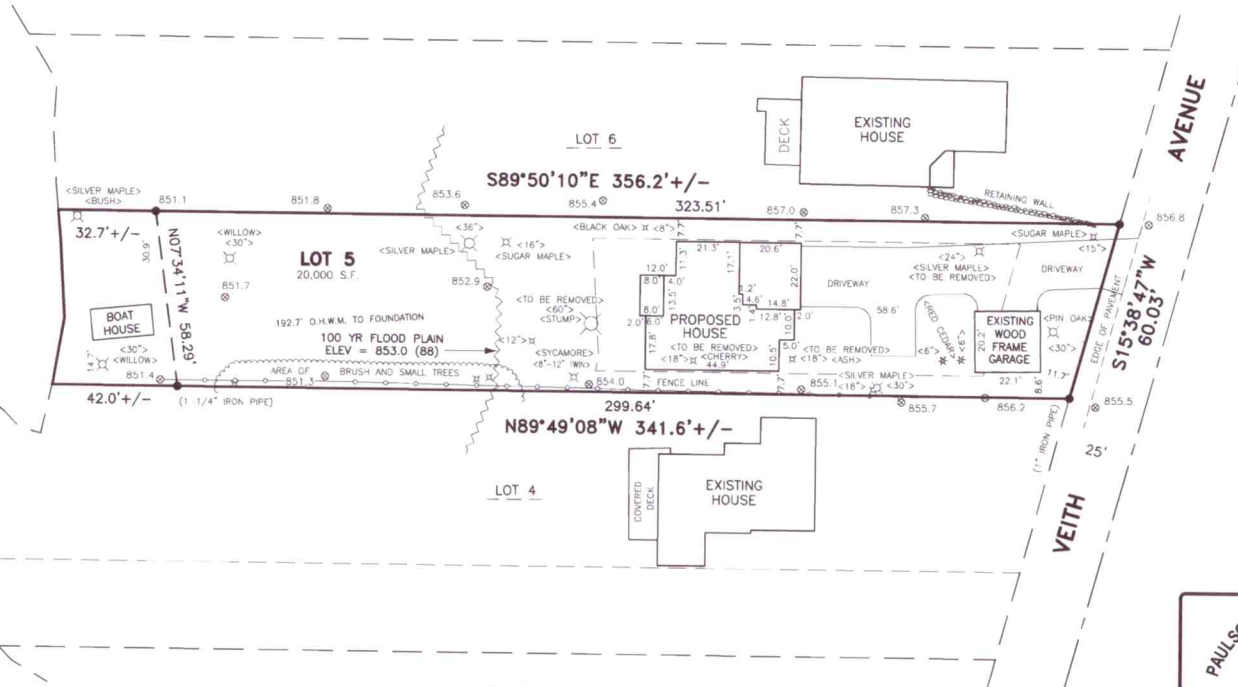
SURVEYOR
PAULSON & ASSOCIATES, LLC
Daniel A. Paulson
136 W. Holm Street
DeForest, WI 53532

CLIENT/OWNER
The Heddy and David Grove Revocable Trust
4114 Veith Avenue
Madison, WI 53704

ZONING:
R-2

SETBACKS:
FRONT YARD = 30'
REAR YARD = 178.3' FROM O.H.W.M. (SEE SETBACK EXHIBIT)
SIDE YARD = 6' ONE STORY & 7' TWO STORY (SEE NOTE)

NOTE: CITY OF MADISON ZONING CODE SEC. 28.08(2)(f)2.b
For each foot by which the side wall of a building exceeds forty (40) feet (as projected at right angles to the side lot line), the required side yard on that side shall be increased by two (2) inches. For the purposes of this calculation, only that portion of the side wall of a single-family residence beyond eighteen (18) feet of the side lot line shall be excluded. Such increased width shall apply to the entire length of that side yard. (Am. by Ord. 11,702, 11-13-96)



Existing Site Conditions

OWNER: SAELOR BAY, LLC
Preferred Title Commitment No.: 110120219
Parcel Number: 251-0809-274-0105-2

SCHEDULE B EXCEPTIONS:

- Rights of the public in any portion of the subject premises lying below the ordinary high water mark of Yahara River and rights of the government to regulate the use of the shore and riparian rights.
- Building Line as shown on the recorded plat of Veith's Park.
The Title Insurance Company has interpreted a dimension line shown on the plat of Veith's Park to be a building setback line. No note on the plat or other extrinsic evidence has been provided to substantiate this interpretation.

NOTES:

- The boundary of Lake Mendota is subject to change due to natural causes.
- The Original Plat of Veith's Park indicates ownership is to be extended to the centerline of the Yahara River.
- This map was prepared in accordance with information provided in Preferred Title Company's, Commitment Number 110120219, dated December 10, 2010.
- The exact driveway and street pavement location and other potential evidence was obliterated due to snow cover during the time of the field survey.
- Veith Avenue is recorded as being 33 feet wide (as measured along the easterly projection of the north and south lines of lot 5) on the Veith Park Plat. Surveys and descriptions on the east side of Veith Avenue indicate that Veith Avenue is 50 feet wide.
- The location of the Yahara River centerline was not established with this survey.
- ROCK RETAINING WALL ENCROACHMENT ONTO SUBJECT PROPERTY: (SEE MAP)
North line of Lot 5, Veith's Park, approximately 0 to 1.5 feet.
- FENCE ENCROACHMENTS ONTO ADJOINING PROPERTY: (SEE MAP)
South line of Lot 5, Veith's Park, approximately 0 to 0.5 feet.
- FENCE ENCROACHMENTS ONTO SUBJECT PROPERTY: (SEE MAP)
South line of Lot 5, Veith's Park, approximately 0 to 2.3 feet.

LEGAL DESCRIPTION

Lot 5, Veith's Park, recorded as Doc. No. 286268 on March 16, 1908 in the Dane County Register of Deeds office; located in the NE 1/4 of the SE 1/4 and the NW 1/4 of the SE 1/4 of Section 27, T8N, R9E, City of Madison, Dane County, Wisconsin also described in more detail as follows:

BEGINNING at the southeast corner of Lot 5, Veith's Park;

thence N89°49'08"W (recorded as N89°19'W) along the south line of Lot 5, Veith's Park, 299.64 feet to the point of beginning of a meander line along Lake Mendota, said point being located S89°49'08"E (recorded as S89°19'E) along the south line of said Lot 5, 42 feet more or less from the ordinary High Water Mark of Lake Mendota;

thence N07°34'11"W, 58.29 feet along the meander line for Lake Mendota to the north line of Lot 5, Veith's Park and the point of termination of said meander line for Lake Mendota, said point located S89°50'10"E (recorded as S89°19'E) along the north line of Lot 5, Veith's Park, 33 feet more or less from the ordinary high water mark of Lake Mendota;

thence S89°50'10"E (recorded as S89°19'E), 323.51 feet along the north line of Lot 5, Veith's Park to the west right-of-way line of Veith Avenue;
thence S15°38'47"W, 60.03 feet (recorded as S16°18'W, 60 feet) along the west line of Veith Avenue to the POINT OF BEGINNING.

Containing 20,000 Square Feet. (to the O.H.W.M.)

Including lands located between the meander line of the Lake Mendota and the centerline of the Yahara River.

Subject to potential rights of others created by a fence line and a rock retaining wall encroachment on the subject property, as shown hereon.

Including potential rights to lands lying between the described property and existing fence lines, as shown hereon.

Subject to all other recorded and unrecorded easements.

SURVEYOR

PAULSON & ASSOCIATES, LLC
Daniel A. Paulson
136 W. Holum Street
DeForest, WI 53532

CLIENT

EAST SIDE FAMILY PARTNERSHIP
c/o Atty. Thomas Heyn
213 W Cottage Grove Rd, Suite 4
Cottage Grove, WI 53527

PARCEL ADDRESS

4114 Veith Avenue
Madison, WI 53704

BASIS OF BEARINGS

THE NORTH LINE OF LOT 5 IS
ASSUMED TO BEAR S89°50'10"E.

SCALE

1" = 40'
0 20 40 80

LEGEND

- 3/4" IRON BAR (FOUND)
(UNLESS NOTED)
- () "RECORDED AS" INFORMATION
- OK — OVERHEAD UTILITIES
- P.O.B. POINT OF BEGINNING

SURVEYOR'S CERTIFICATE

To East Side Family Partnership, and Preferred Title Company:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1 and 7(a) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Daniel A. Paulson, Registered Land Surveyor No. S-1699

Date

PAULSON & ASSOCIATES, LLC

136 WEST HOLUM STREET DEFOREST, WI 53532 (608)846-2523

ALTA/ACSM LAND TITLE SURVEY

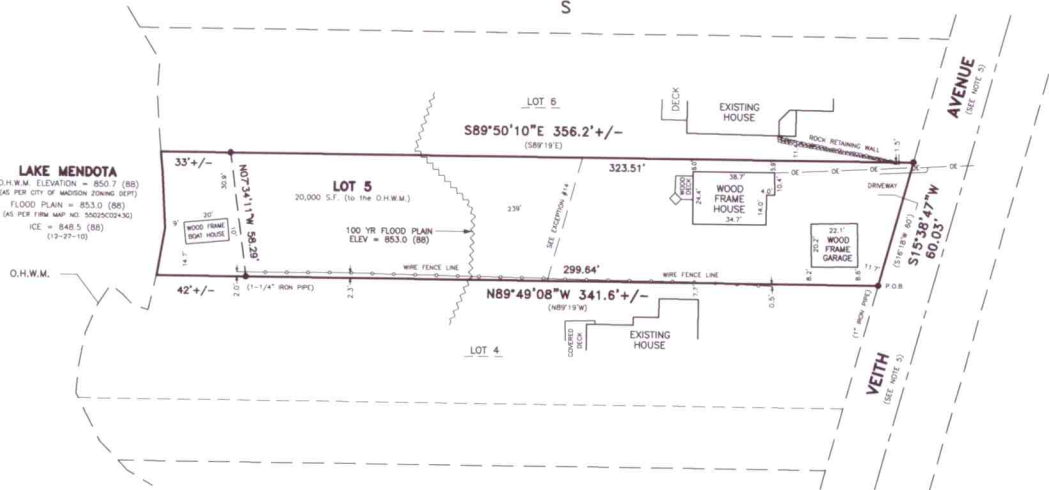
EAST SIDE FAMILY PARTNERSHIP

BEING LOT 5, VEITH'S PARK; LOCATED IN THE NE 1/4 OF THE
SE 1/4, AND THE NW 1/4 OF THE SE 1/4, SECTION 27, T.80N.,
R.90E., CITY OF MADISON, DANE COUNTY, WISCONSIN

JOB NO. 0410-050	DRAWING NO.	DRAWN BY: TWP
REF:	REVISIONS:	DATE: 01-08-11

LAKE MENDOTA
O.H.W.M. ELEVATION = 850.7 (BB)
(AS PER CITY OF MADISON ZONING DEPT)
FLOOD PLAIN = 853.0 (BB)
(AS PER FIRM MAP NO. 50020C02A-3C)
ICE = 848.5 (BB)
(12-27-10)

O.H.W.M.



NOTES:

- 1) THIS EXHIBIT IS NOT INTENDED TO BE A PROPERTY SURVEY AND DOES NOT MEET THE MINIMUM STANDARDS FOR PROPERTY SURVEYS AS PRESCRIBED BY CHAPTER AE 7 OF THE WISCONSIN ADMINISTRATIVE CODE. THIS EXHIBIT WAS PREPARED IN ORDER TO DETERMINE THE SETBACK FROM THE O.H.W.M. OF LAKE MENDOTA FOR LOT 5, VEITH'S PARK AND SHOULD NOT BE USED FOR DETERMINING SETBACKS FOR ANY OTHER PROPERTY.
- 2) LOT LINES AND PARCEL INFORMATION, AS SHOWN ON THIS EXHIBIT, WAS OBTAINED FROM ACCESS DANE BUILDING LOCATIONS WERE ESTABLISHED USING AERIAL PHOTOGRAPHY AND MEASUREMENTS TO THE O.H.W.M. WERE FIELD VERIFIED AND ARE SUBJECT TO CHANGE DO TO NATURAL CAUSES.
- 3) THE O.H.W.M. ELEVATION OF LAKE MENDOTA IS 850.7 (88) AS PER CITY OF MADISON ZONING DEPT.
- 4) ALL MEASUREMENTS WERE MADE TO HOUSE CORNERS, DECKS, OR STAIRWAYS THAT ARE OVER 3 FEET HIGH.
- 5) FIELD SURVEY DATED 12-27-10.

SETBACK EXHIBIT

BEING LOT'S 1 THRU 9, VEITH'S PARK AND LOT'S 10 AND 12, FIRST ADDITION TO VEITH'S PARK; LOCATED IN THE NE 1/4 OF THE SE 1/4, AND THE NW 1/4 OF THE SE 1/4, SECTION 27, T.08N., R.09E., CITY OF MADISON, DANE COUNTY, WISCONSIN

O.H.W.M. SETBACK AVERAGE
7 HOUSE AVERAGE = 178.3'

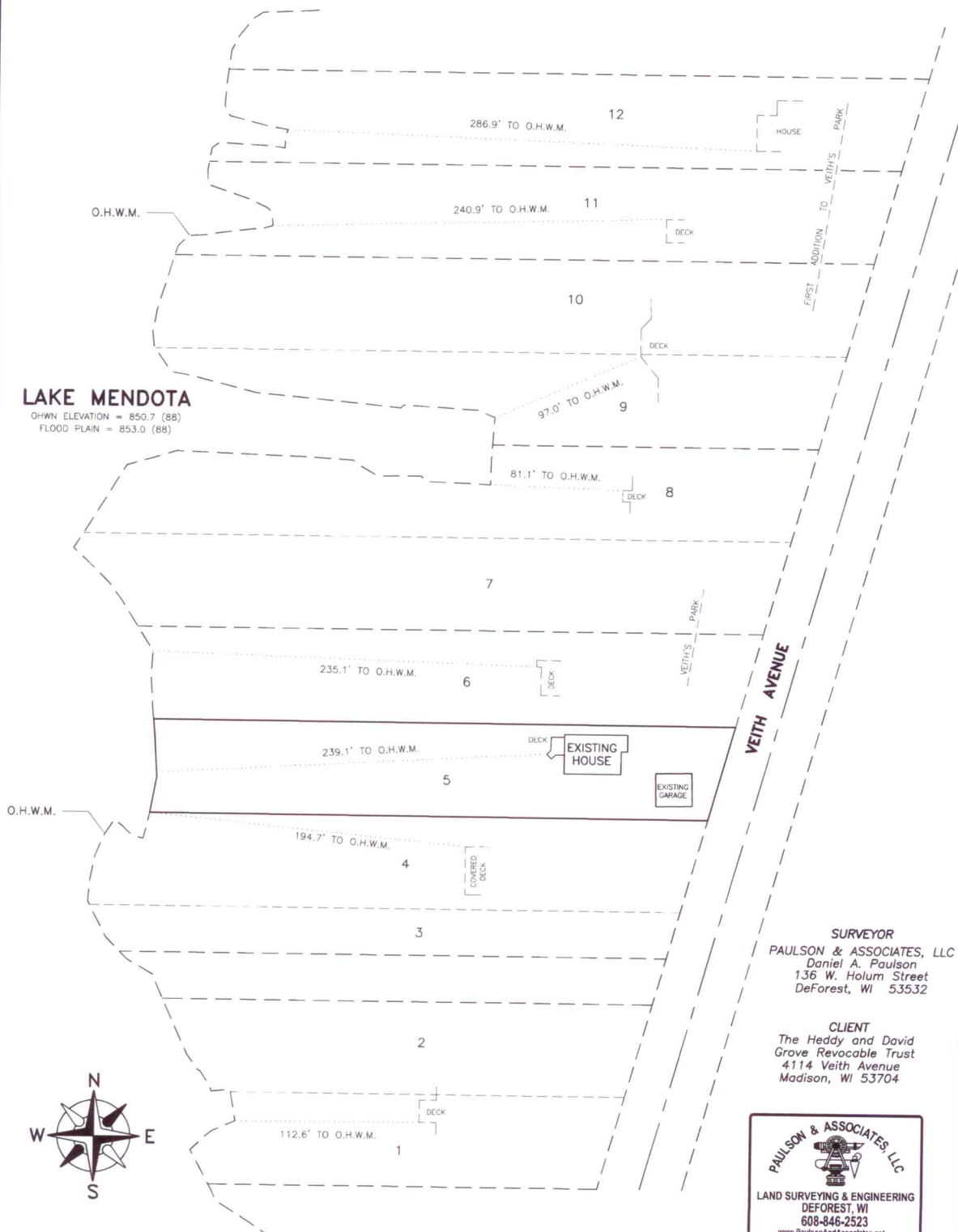
SCALE

1" = 60'



LAKE MENDOTA

OHWN ELEVATION = 850.7 (88)
FLOOD PLAIN = 853.0 (88)



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