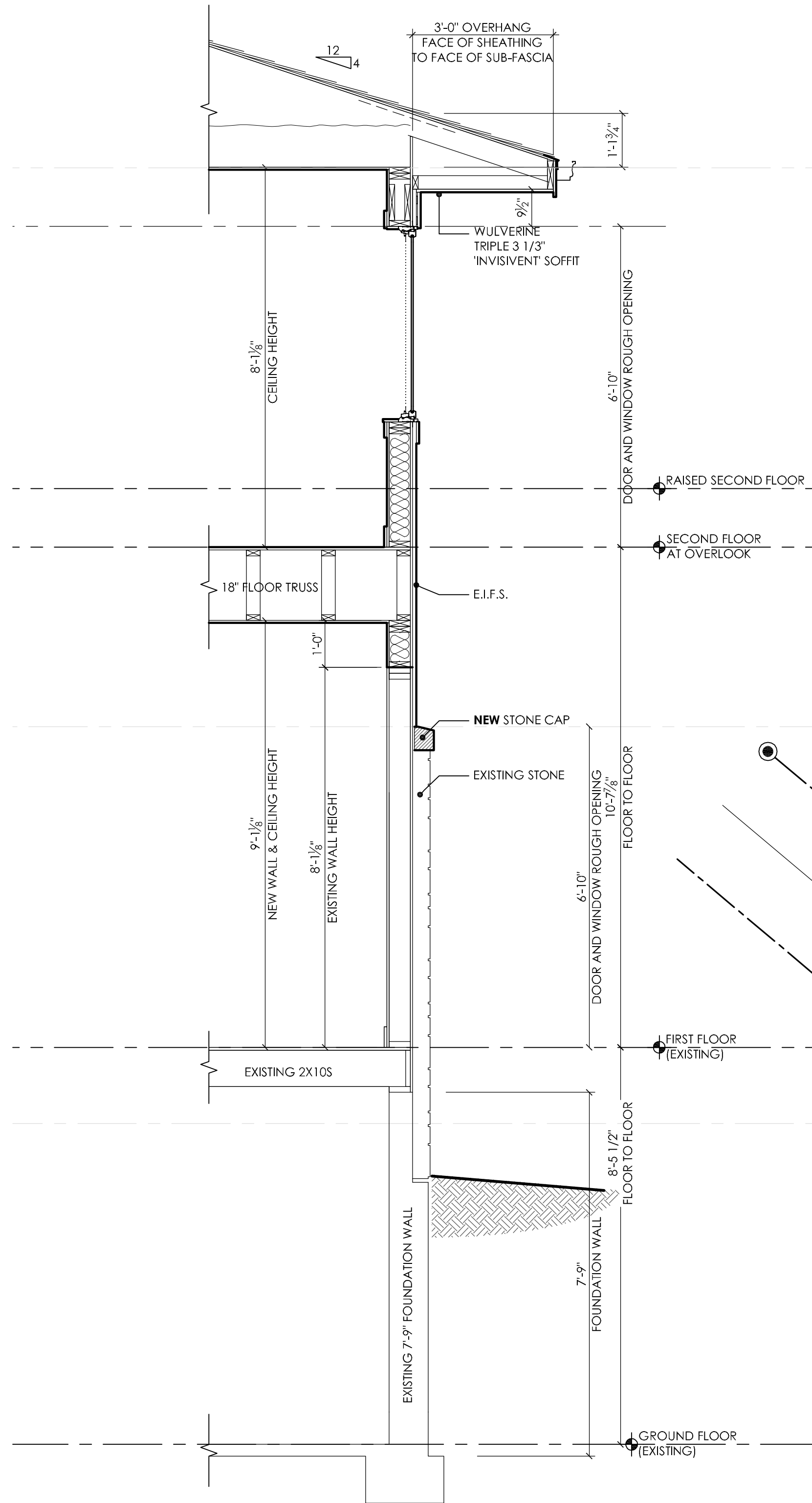


IMPORTANT NOTE:

THESE DRAWINGS ARE FOR BIDDING PURPOSES ONLY. FINAL STRUCTURAL SYSTEMS AND DETAILS TO BE DETERMINED. THESE CONSTRUCTION DOCUMENTS ARE THE PROPERTY OF UDVARI-SOLNER DESIGN COMPANY AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART, NOR MAY THEY BE UTILIZED IN ANY MANNER WITHOUT EXPRESS WRITTEN AUTHORIZATION FROM UDVARI-SOLNER DESIGN COMPANY. UNAUTHORIZED USE OF THESE DOCUMENTS SUBJECTS THE USER TO LIABILITY FOR DAMAGES



CONCEPTUAL SECTION THROUGH TWO-STORY WALL
SCALE: 1/4" = 1'-0"

THORSTRAND ROAD
(PRIVATE ROAD)

WATER'S EDGE
12-2-2011

38.5%

15.8'

115.2'

36° 14' 44" E
80.31'

28.9'

25.3%

LAKE MENDOTA
(ELEV. = 849.2 NAVD 88 ON 12-2-2011)

EXISTING BOATHOUSE

SEBACK OF EXISTING HOUSE TO LINE

SEBACK OF NEW ADDITION TO LINE

111.2'

57.1'

13.7'

29.1'

19.7'

9.4'

15.5'

20.7'

15.0'

28.2 28'
S35°00'00"W
(35.0° 12' 47" E)

24.0'

9.8'

22.0'

30.8'

42.6'

10.8'

1.4'

EXISTING DRIVEWAY & ALL
PATHS/LANDSCAPING TO REMAIN

27.192 S.F. <
(0.62 AC <)
TO WATER'S EDGE
24.319 S.F. <
(0.56 AC <)
TO MEANDER LINE

N35°58'17"E 258.33'
S21°14'41"W 217.16'

N27°02'00"E 101.18'

N47°03'30"W 64.77'

30.07'
(30° 03')

30'

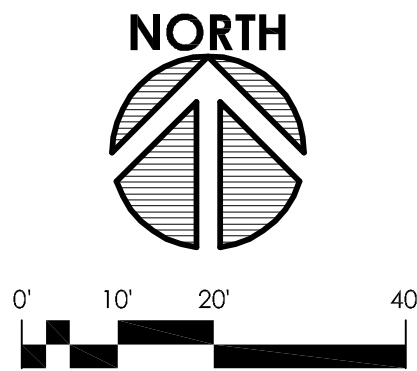
LOT 1

CERTIFIED SURVEY
MAP NO. 11473

LOT 2

SITE DATA:	
LOT SQ. FTG.:	27.192 SQ. FT. (.62 ACRE)
EXISTING LOT COVERAGE: (INCLUDING HOUSE, GARAGE)	4132.5 SQ. F.T = 15.2%
PROPOSED LOT COVERAGE: (INCLUDING HOUSE, GARAGE)	4132.5 SQ. FT. = 15.2%

THIS SITE PLAN WAS GENERATED BASED ON THE ORIGINAL
SURVEY PROVIDED BY THE OWNER AND CREATED BY:
KEVIN PAPE
12.02.2011



GENERAL NOTES:
ALL CONSTRUCTION TO BE EXECUTED IN CONFORMANCE WITH THE FOLLOWING:
PLANS AND SPECIFICATIONS; STATE OF WISCONSIN UNIFORM DWELLING CODE; ALL OTHER
APPLICABLE CODES.

CONTRACTOR TO CONTACT DIGGER'S HOTLINE AT LEAST THREE DAYS PRIOR TO THE START
OF CONSTRUCTION.

CONSTRUCTION LIMITS WITHIN THE SITE PLAN: ALL CONTRACT WORK, MATERIALS, STORAGE
AND CONTRACTORS EQUIPMENT SHALL BE CONFINED TO THESE CONSTRUCTION LIMITS.
CONTRACTOR SHALL NOT USE NEIGHBORING PROPERTY FOR ANY PURPOSE.
DAMAGE TO THE OWNER'S PROPERTY OR ADJACENT PROPERTIES SHALL BE REPAIRED OR
RESTORED TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

THESE DRAWINGS ARE FOR BIDDING AND CONSTRUCTION PURPOSES ONLY.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL ACCURACY AND DIMENSION
VERIFICATION FOR ALL CONDITIONS.

THESE CONSTRUCTION DOCUMENTS ARE THE PROPERTY OF UDVARI-SOLNER DESIGN CO.
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MANNER WITHOUT EXPRESS WRITTEN AUTHORIZATION FROM UDVARI-SOLNER DESIGN
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FOR DAMAGES. ANY DESIGN CHANGE OR STRUCTURAL MODIFICATION MUST BE
APPROVED BY THE OWNER IN WRITING.

PLAN INDEX	
1	SITE PLAN & WALL SECTION
2	STRUCTURAL, CONCRETE, & FRAMING PLANS
3	GROUND FLOOR PLAN
4	FIRST FLOOR PLAN
5	SECOND FLOOR PLAN
6	CROSS SECTIONS
7	ELEVATIONS
8	ELEVATIONS



PROPOSED NEW RESIDENCE FOR
JEFF AND SUE HAEN

5844 THORSTRAND ROAD
PROJECT MUNICIPALITY PROJECT COUNTY AND STATE

udvari-solner design company

PLAN APPROVAL SIGNATURES:	
JEFF HAEN	DATE
SUE HAEN	DATE

IMPORTANT NOTES:
THESE DRAWINGS ARE FOR BIDDING PURPOSES ONLY. FINAL STRUCTURAL SYSTEMS AND
DETAILS TO BE DETERMINED. THESE CONSTRUCTION DOCUMENTS ARE THE PROPERTY OF
THE OWNER AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART, NOR MAY THEY BE
UTILIZED IN ANY MANNER WITHOUT EXPRESS WRITTEN AUTHORIZATION FROM THE OWNER.
UNAUTHORIZED USE OF THESE DOCUMENTS SUBJECTS THE USER TO LIABILITY FOR
DAMAGES.

udvari
solner
design
company

2631 UNIVERSITY AVE.
MADISON, WI
608.233.1480
udvari-solner.com

HAEN RESIDENCE

5844 THORSTRAND ROAD
CITY OF MADISON, DANE CO. WI

SITE PLAN

THIS DOCUMENT IS THE PROPERTY OF UDVARI-SOLNER DESIGN COMPANY AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART, NOR
BE UTILIZED IN ANY MANNER WITHOUT EXPRESS WRITTEN AUTHORIZATION. AND ARE FOR BIDDING AND CONSTRUCTION PURPOSES
ONLY. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL DIMENSION VERIFICATION FOR ALL CONDITIONS.

PROJECT NO:
2011

CAD TECH:
KOD/JMD

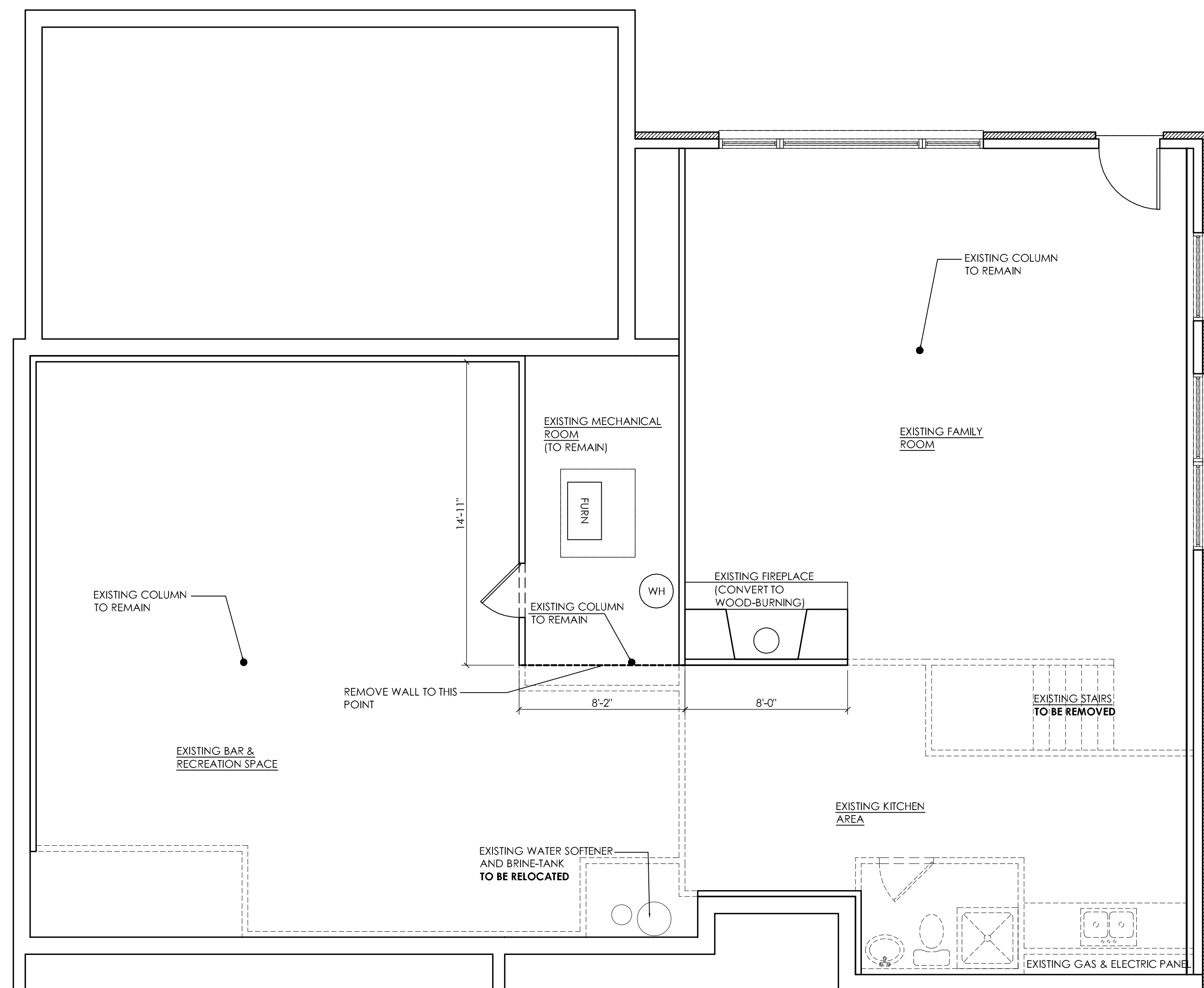
PLAN REVIEWER:
MUS

DOCUMENT
RELEASE DATES:

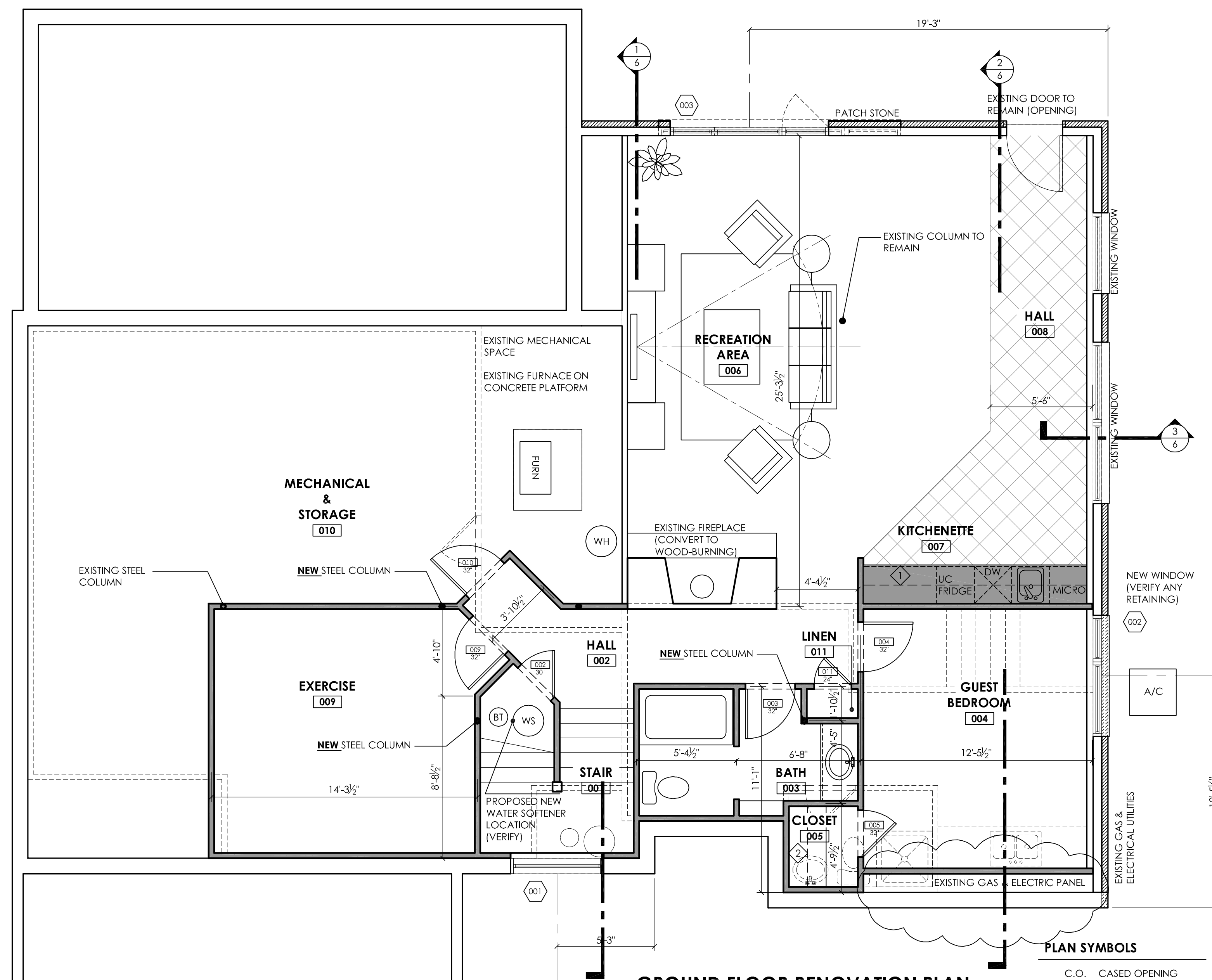
PLAN COMMISSION

12.30.2011

1



GROUND FLOOR DEMOLITION PLAN



GROUND FLOOR RENOVATION PLAN

GROUND FLOOR WINDOW SCHEDULE		
MANUFACTURER: PELLA		
COLOR: TO MATCH EXISTING		
GLAZING: LOW E' ARGON		
HARDWARE: TO MATCH EXISTING		
PLAN #	MODEL #	ROUGH OPENING (WxH)
001	5929 F	
002	4741-2941L	
003	2945L-7265	
<u>IMPORTANT WINDOW NOTES:</u>		
THE WINDOW MODEL AND ROUGH OPENING SIZES ABOVE		
WERE PROVIDED BY <u>MIKE FARRELL</u>		
OF <u>PELLA</u>		
BUILDING CONTRACTOR TO VERIFY WINDOW SIZING WITH WINDOW REPRESENTATIVE.		
INCLUDE SCHEDULES WITH ALL OPERABLE UNITS.		

- | | |
|------|-----------------|
| C.O. | CASED OPENING |
| S | SINK |
| DW | DISH WASHER |
| U.C. | UNDER COUNTER |
| REF | REFRIGERATOR |
| W | WASHING MACHINE |
| D | DRYER |
| WC | WATER CLOSET |
| FD | FLOOR DRAIN |

-  DOOR NUMBER AND WIDTH
 WINDOW NUMBER
 CEILING HEIGHT

- ROOM**
100 ROOM NAME AND NUMBER

- 
 DETAIL NUMBER
 SHEET NUMBER

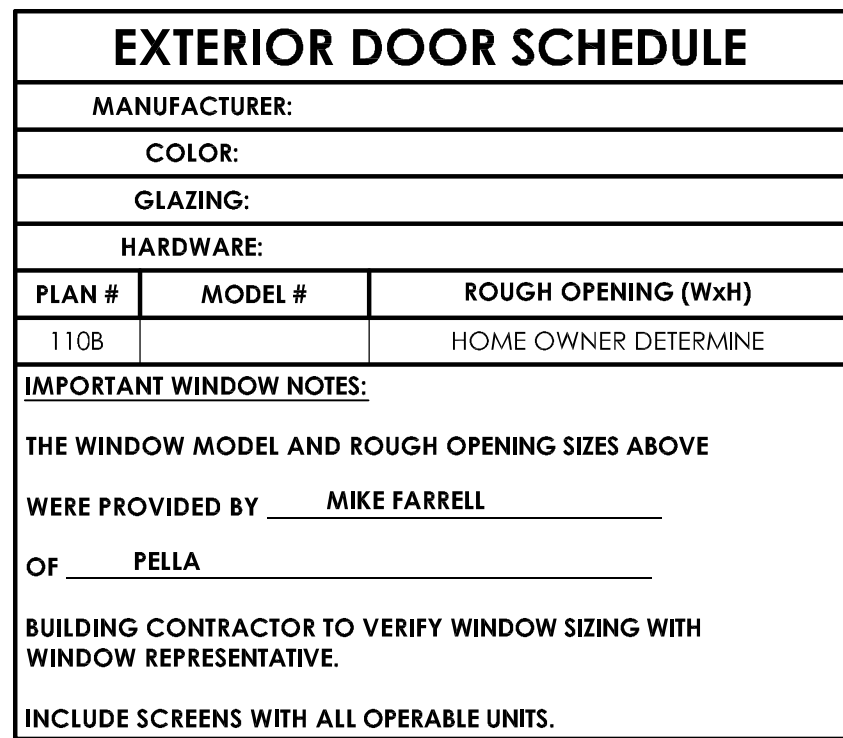
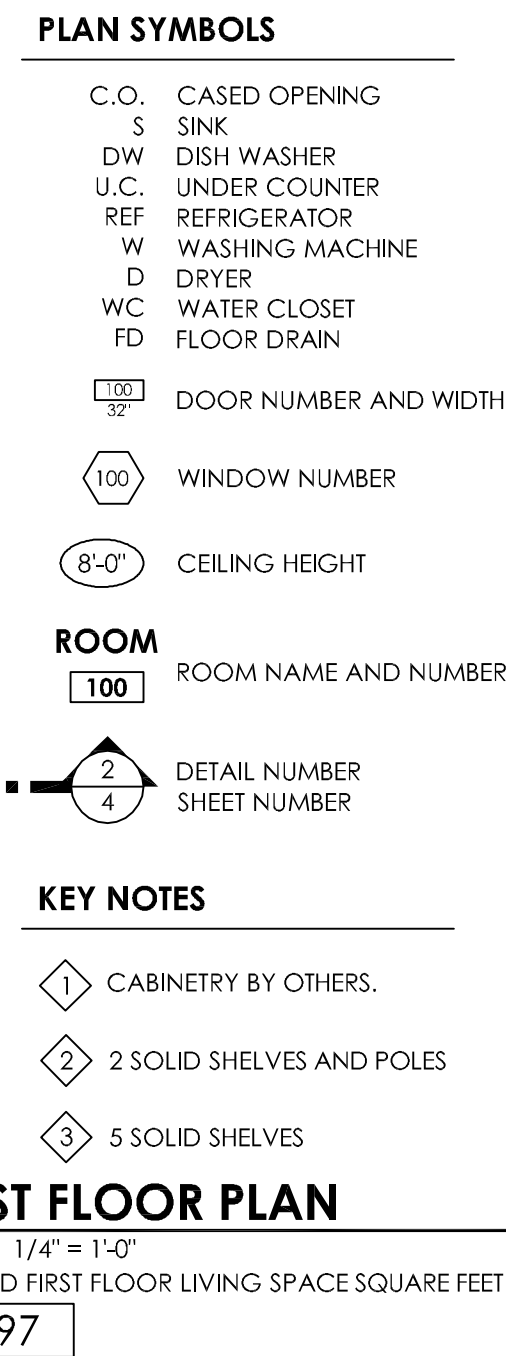
KEY NOTES

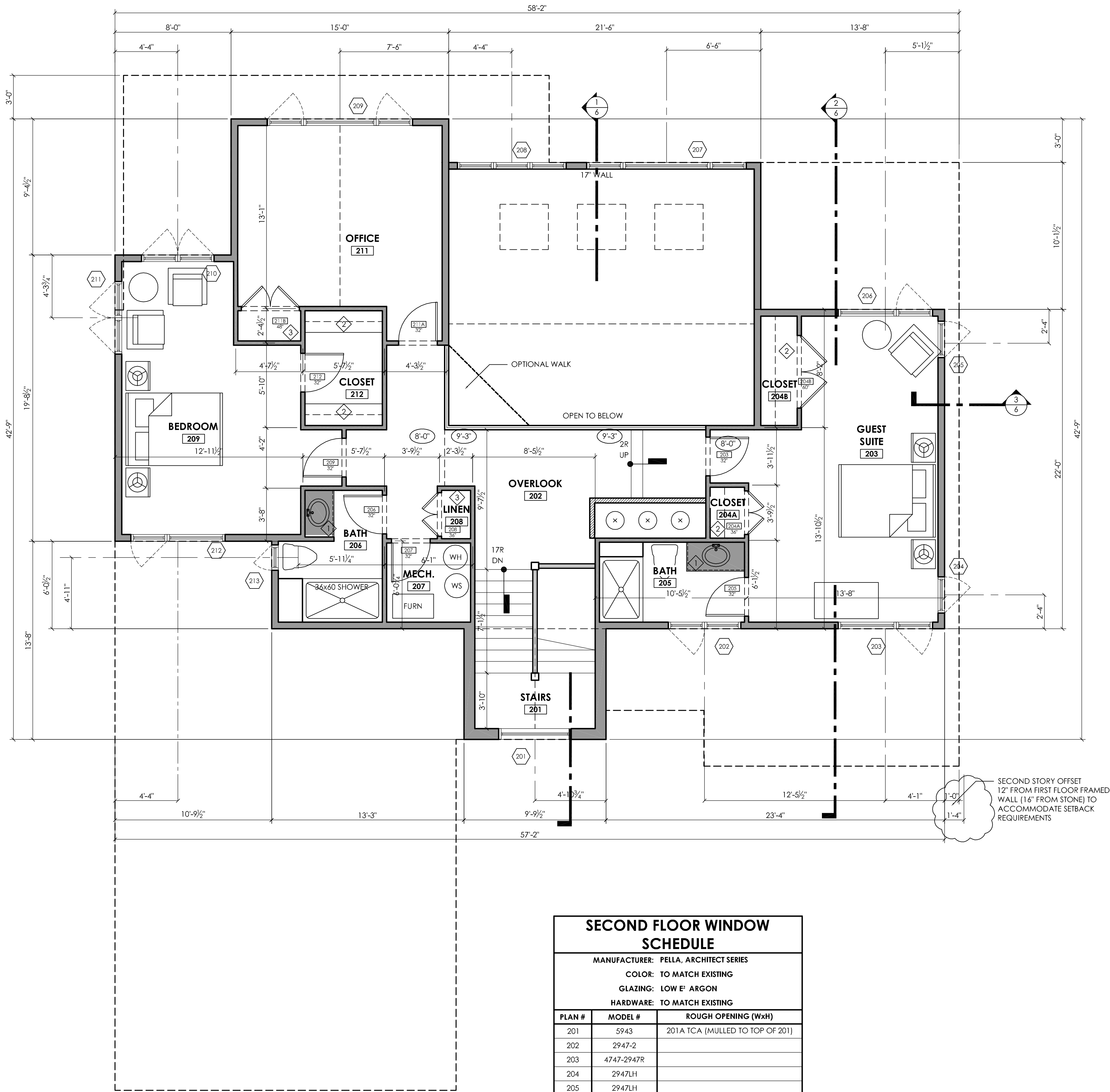
- 1 CABINETS BY OTHERS.
- 2 2 SOLID SHELVES AND POLES
- 3 5 SOLID SHELVES

GROUND FLOOR PLAN

SCALE: 1/4" = 1'-0"
FINISHED GROUND FLOOR LIVING SPACE SQUARE FEET

1352





SECOND FLOOR WINDOW SCHEDULE		
MANUFACTURER: PELLA, ARCHITECT SERIES		
COLOR: TO MATCH EXISTING		
GLAZING: LOW E ARGON		
HARDWARE: TO MATCH EXISTING		
PLAN #	MODEL #	ROUGH OPENING (WxH)
201	5943	201A TCA (MULLED TO TOP OF 201)
202	2947-2	
203	4747-2947R	
204	2947LH	
205	2947LH	
206	4747-2947R	
207	2953-7153-2953	ALL FIXED (CLERESTORY)
208	2935-3	ALL FIXED (CLERESTORY)
209	2947-5947-2947	
210	2947-2	
211	2947-2	
212	2947L-4747	
213	1735L	

PLAN SYMBOLS

C.O. CASED OPENING
S SINK
DW DISH WASHER
U.C. UNDER COUNTER
REF REFRIGERATOR
W WASHING MACHINE
D DRYER
WC WATER CLOSET
FD FLOOR DRAIN

DOOR NUMBER AND WIDTH
 WINDOW NUMBER
 CEILING HEIGHT

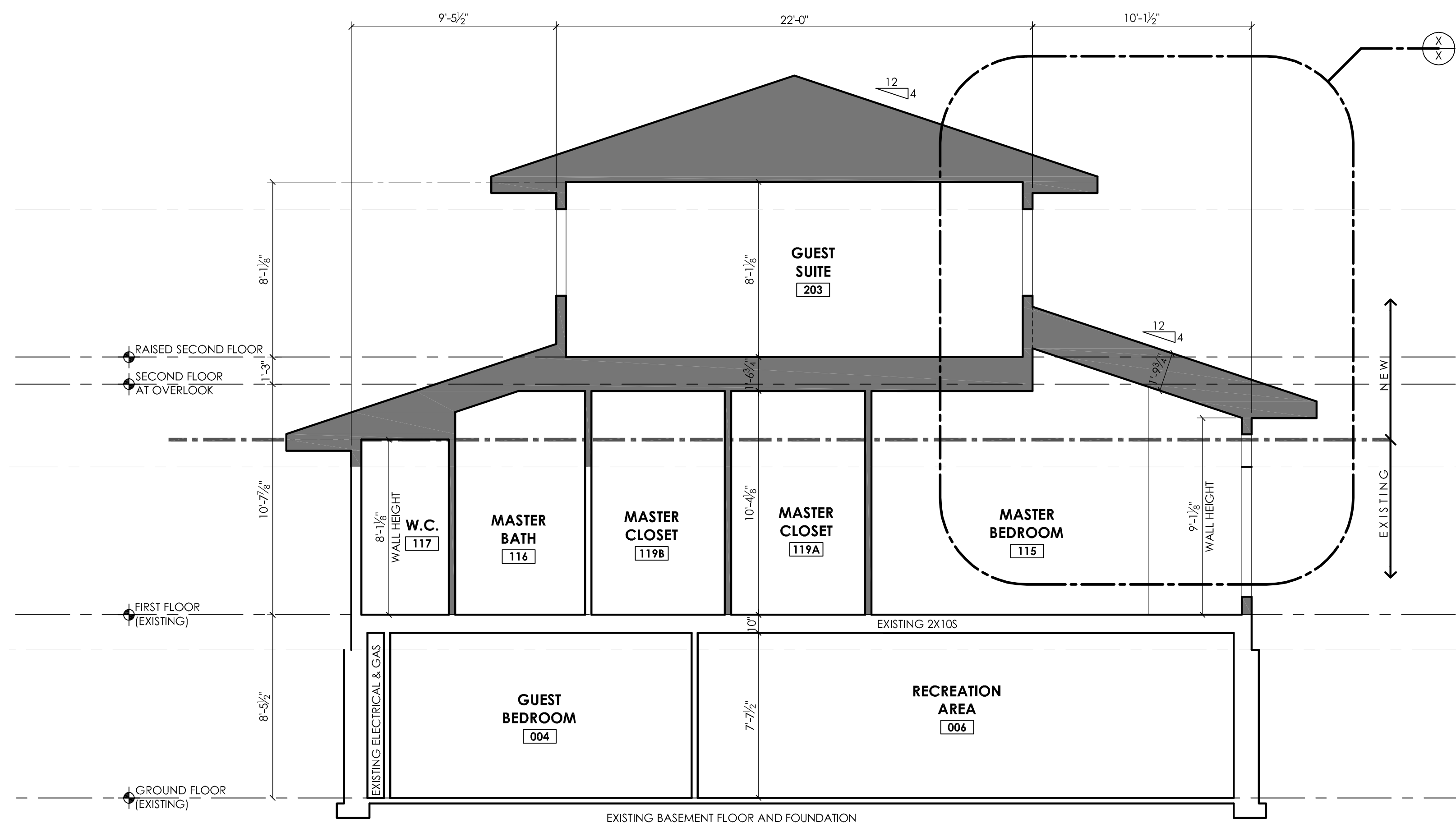
ROOM
 ROOM NAME AND NUMBER

DETAIL NUMBER
SHEET NUMBER

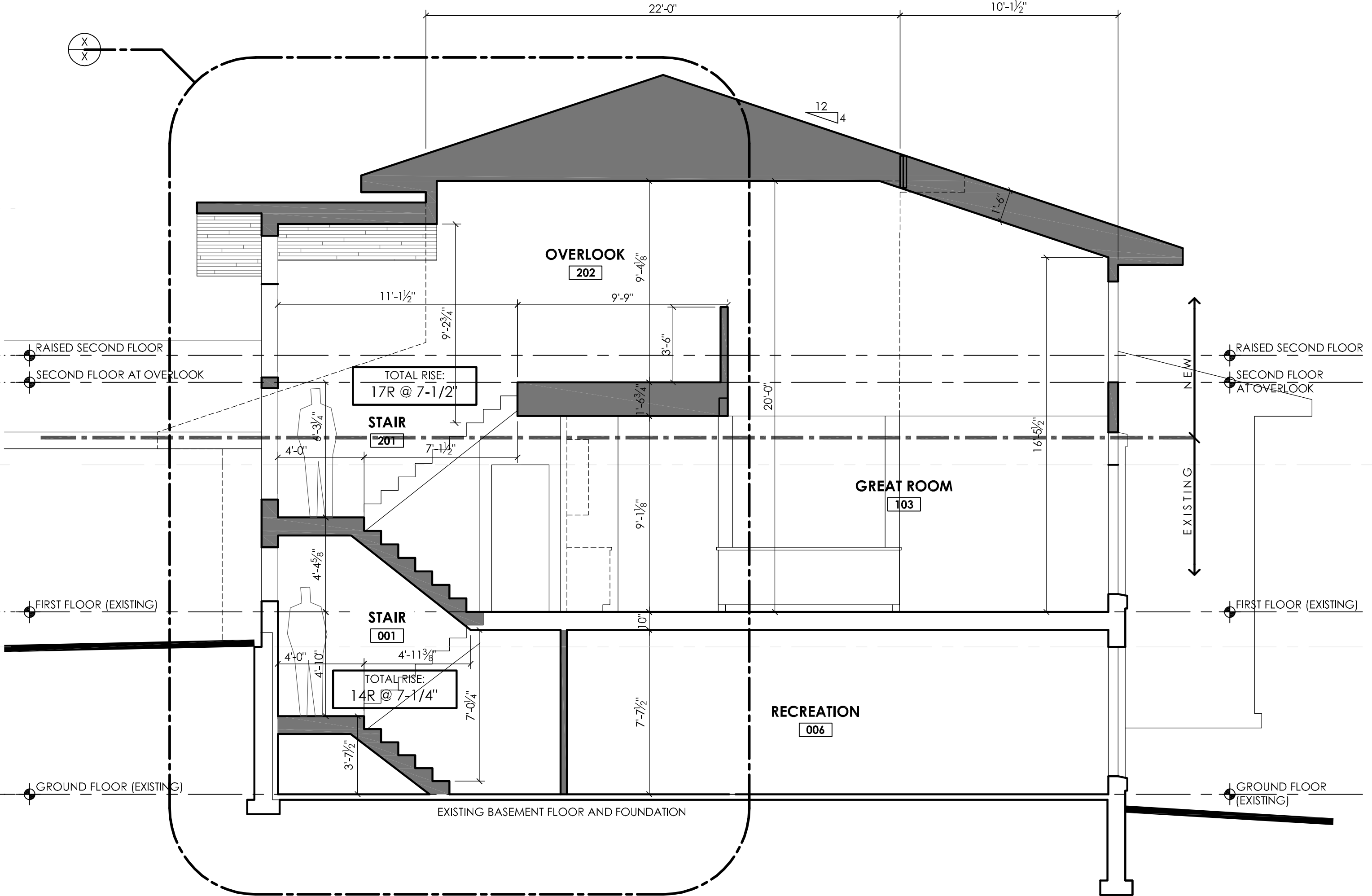
KEY NOTES

CABINETS BY OTHERS.
 2 SOLID SHELVES AND POLES
 5 SOLID SHELVES

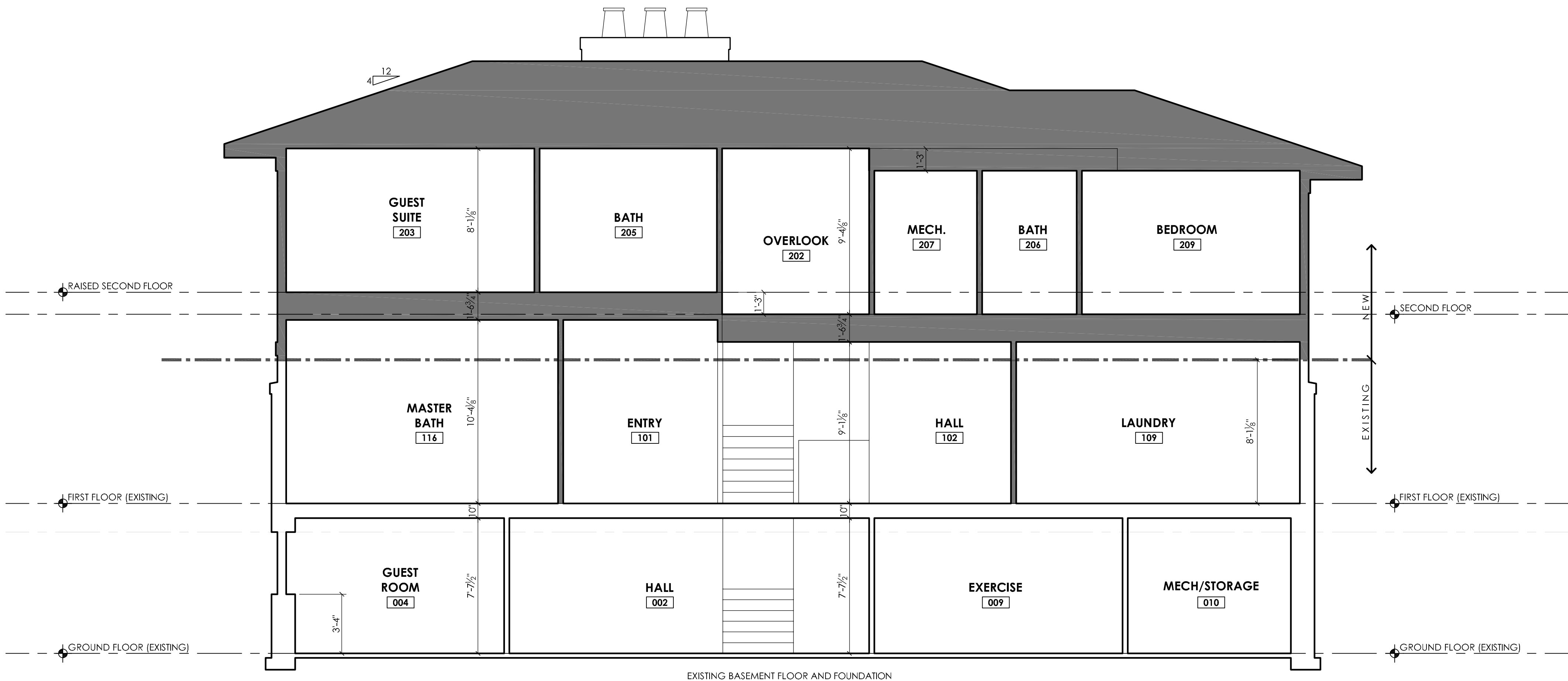
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
FINISHED SECOND FLOOR LIVING SPACE SQUARE FEET
1208



2
6
CONCEPTUAL SECTION THROUGH MASTER SUITE
SCALE: 1/4" = 1'-0"

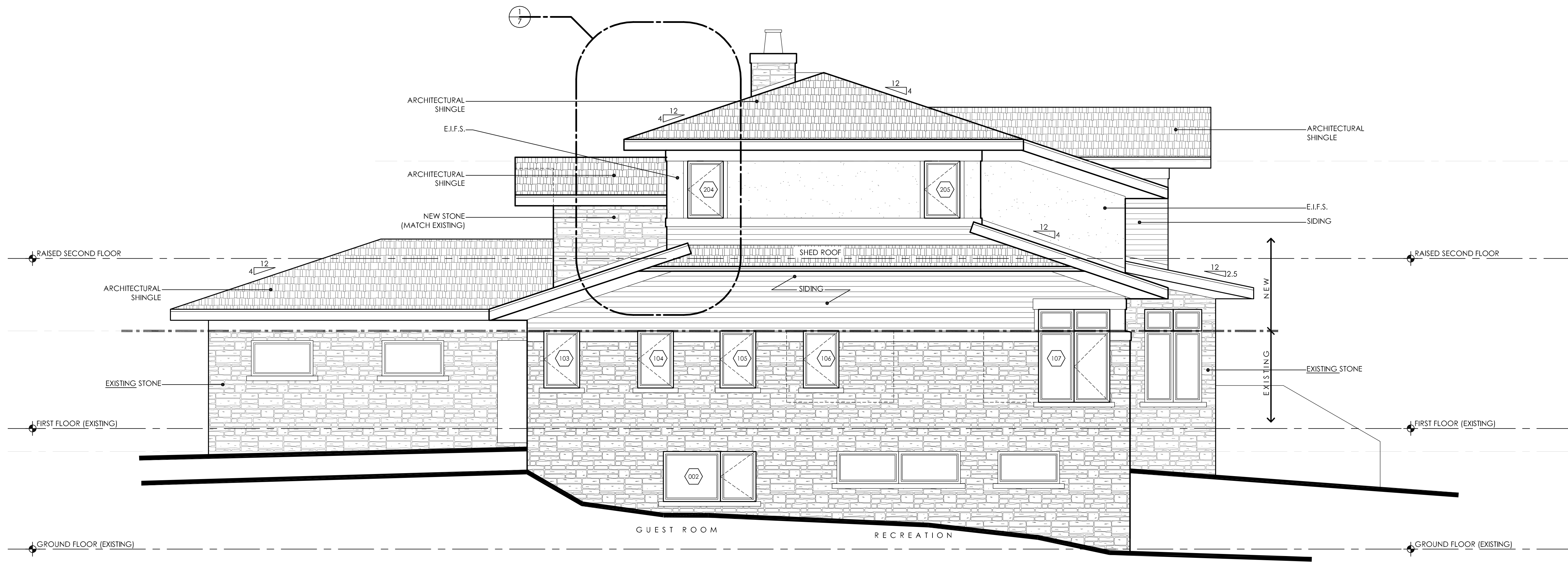


1
6
CONCEPTUAL SECTION THROUGH GREAT ROOM
SCALE: 1/4" = 1'-0"



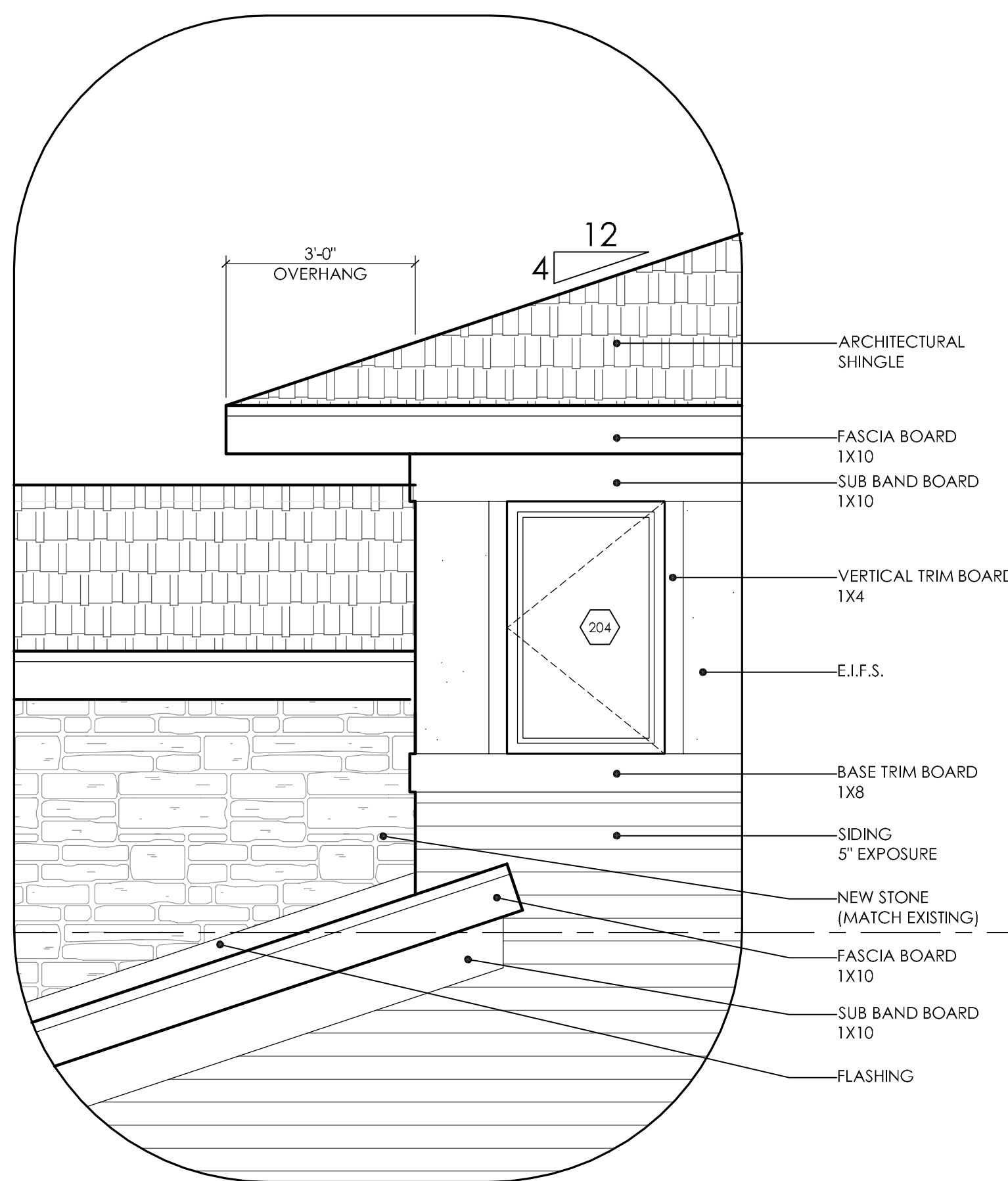
3
6
CONCEPTUAL LONGITUDINAL SECTION THROUGH HOUSE
SCALE: 1/4" = 1'-0"

THIS SHEET PLOTTED ON 12/30/2011 1:18:30 PM BY Karen



SOUTH-EAST ELEVATION

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



SPECIFIC FASCIA AND EXTERIOR TRIM DETAIL

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



SOUTH-WEST ELEVATION

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

PLAN UPDATE	PLAN UPDATE	PLAN UPDATE	PLAN COMMISSION
12.15.2011	12.21.2011	12.22.2011	12.30.2011

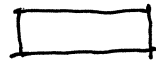
THIS SHEET PLOTTED ON 12/30/2011 1:19:20 PM BY Karen



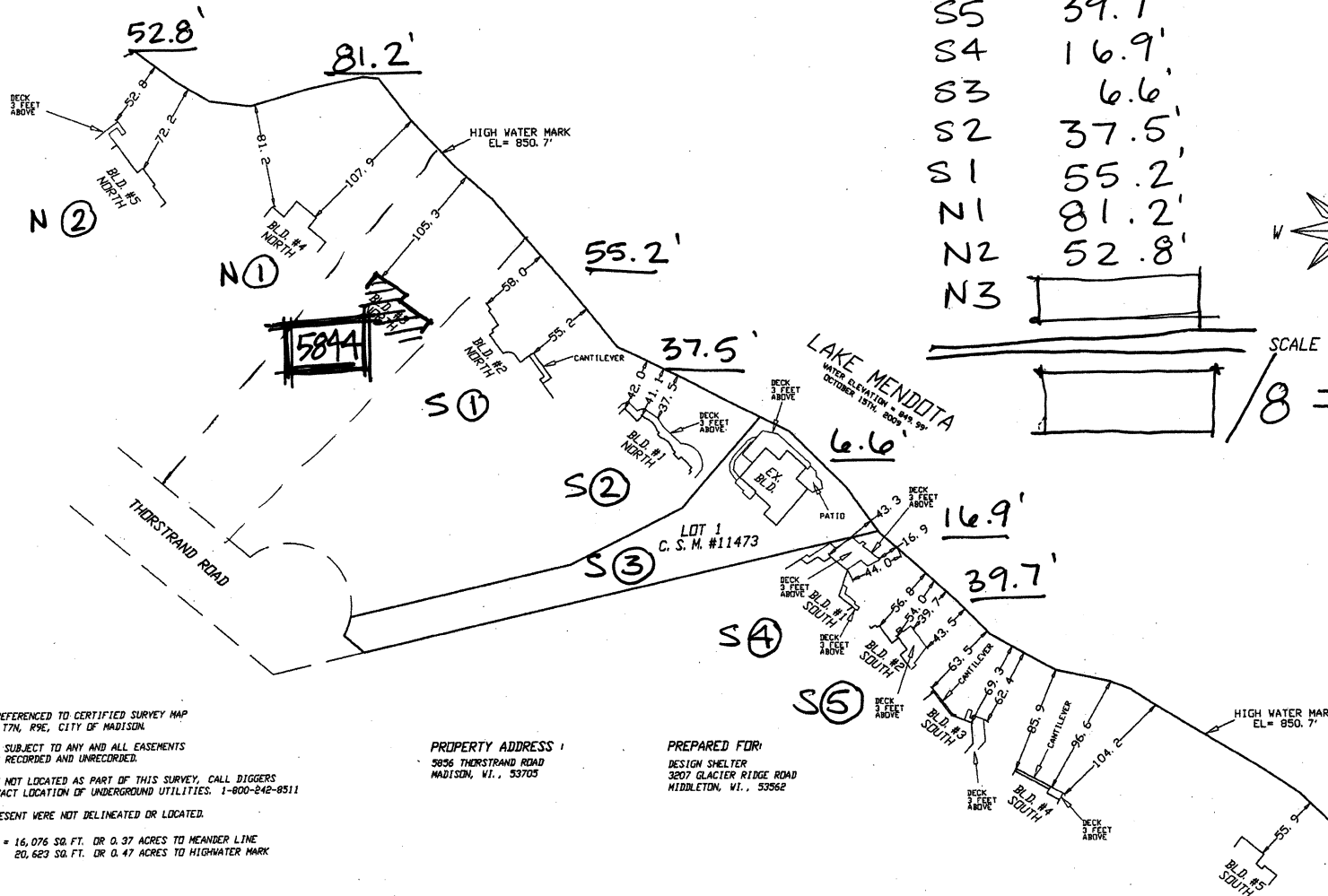
NORTH-WEST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH-EAST ELEVATION
SCALE: 1/4" = 1'-0"



N (3)
TBD



NOTES:

- 1.) BEARINGS ARE REFERENCED TO CERTIFIED SURVEY MAP NUMBER 11473, T7N, R9E, CITY OF MADISON.
- 2.) THIS PARCEL IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.
- 3.) UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY. CALL DIGGERS HOTLINE FOR EXACT LOCATION OF UNDERGROUND UTILITIES. 1-800-842-8511
- 4.) WETLANDS IF PRESENT WERE NOT DELINEATED OR LOCATED.
- 4.) AREA OF PARCEL = 16,076 SQ. FT. OR 0.37 ACRES TO MEANDER LINE
20,623 SQ. FT. OR 0.47 ACRES TO HIGHWATER MARK

PROPERTY ADDRESS:
5856 THORSTRAND ROAD
MADISON, WI., 53705

PREPARED FOR:
DESIGN SHELTER
3207 GLACIER RIDGE ROAD
MIDDLETON, WI., 53552

HOUSE NUMBER	DISTANCE TO WATER (S.A. CORNER)	DECK TO WATER (3' ABOVE GRADE)	NEAREST POINT	REPORT TOTALS
BUILDING # 5 (C NORTH)	72.8'	50.0'	50.0'	TOTAL DISTANCES = 592.8' DIVIDED BY 10 HOMES TOTAL AVERAGE = 59.3'
BUILDING # 4 (C NORTH)	81.2'	NA	81.2'	
BUILDING # 3 (C NORTH)	105.3'	NA	105.3'	
BUILDING # 2 (C NORTH)	55.2'	NA	55.2'	
BUILDING # 1 (C NORTH)	41.1'	33.3'	33.3'	
5856 THORSTRAND ROAD - PROJECT AREA				
BUILDING # 1 (C SOUTH)	43.3'	16.9'	16.9'	
BUILDING # 2 (C SOUTH)	54.3'	33.3'	33.3'	
BUILDING # 3 (C SOUTH)	62.4'	62.4'	62.4'	
BUILDING # 4 (C SOUTH)	85.9'	104.2'	85.9'	
BUILDING # 5 (C SOUTH)	55.9'	NA	55.9'	

SURVEYOR'S CERTIFICATE

THIS PLAT AND SURVEY WERE PERFORMED UNDER MY SUPERVISION AND WAS SURVEYED, DIVIDED, AND MAPPED ACCORDING TO THE OFFICIAL RECORDS OF THE PROPERTY RESCALING AND PICTURED HEREIN. THIS PLAT IS A TRUE SCALE AND DIMENSIONED REPRESENTATION OF THE BOUNDARIES, BUILDINGS IMPROVEMENTS AND ALL VISIBLE ENCROACHMENTS IF ANY.

WILLIAMSON SURVEYING AND ASSOCIATES, LLC
BY: NOA PRIEVE

DATED: OCT. 16, 2009
DATE:

NOA PRIEVE
R.L.S. 2499

SURVEYOR'S SEAL



WILLIAMSON SURVEYING & ASSOCIATES, LLC

104 N. WEST MAIN STREET, MADISON, WISCONSIN, 53701
NOA T. PRIEVE & CHRIS V. ADAMS
PHONE: 608-255-5705 FAX: 608-849-5780 E-MAIL: WILLIAMSON@WISCONSIN.NET
REGISTERED LAND SURVEYORS

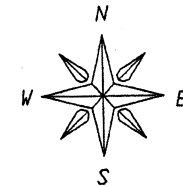
AVERAGE LAKE SETBACK SURVEY

LOT 1 & CERTIFIED PARCEL MAP NO. 11473, IN PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 7, AND PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 10, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

DATE:	OCTOBER 16, 2009	REVISION DATE:	OCTOBER 20, 2009	CHECK BY:	CH
DRAWN BY:	NOA PRIEVE	DRAWING NO.:		SHEET:	1 OF 2

NOTES:

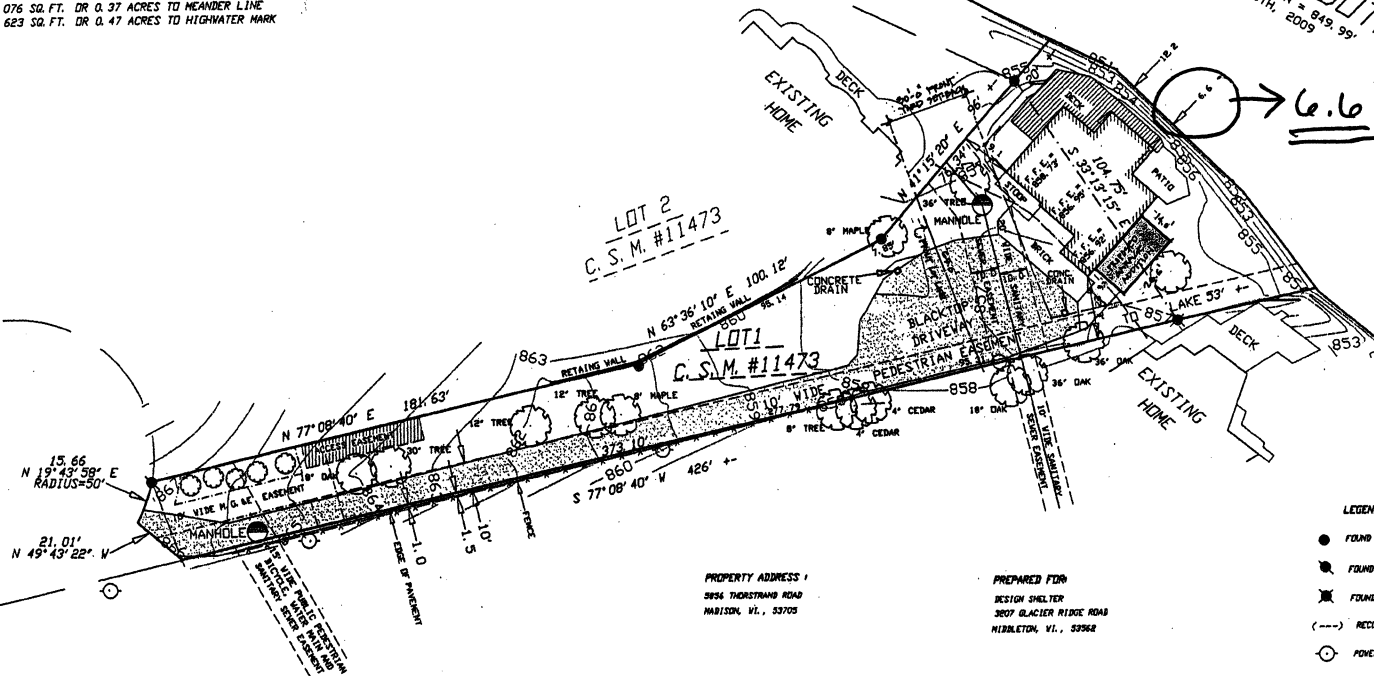
- 1.) BEARINGS ARE REFERENCED TO CERTIFIED SURVEY MAP NUMBER 11473, T7N, R9E, CITY OF MADISON.
- 2.) THIS PARCEL IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.
- 3.) UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY, CALL DIGGERS HOTLINE FOR EXACT LOCATION OF UNDERGROUND UTILITIES. 1-800-242-8511
- 4.) WETLANDS IF PRESENT WERE NOT DELINEATED OR LOCATED.
- 4.) AREA OF PARCEL = 16,076 SQ. FT. OR 0.37 ACRES TO MEANDER LINE
20,623 SQ. FT. OR 0.47 ACRES TO HIGHWATER MARK



SCALE 1" = 20'

LAKE MENDOTA
WATER ELEVATION = 849.39'
OCTOBER 13TH, 2009

THORSTRAND ROAD



PROPERTY ADDRESS:
3856 THORSTRAND ROAD
MADISON, WI., 53705

PREPARED FOR:
DESIGN SHELTER
3807 GLACIER RIDGE ROAD
MILWAUKEE, WI., 53568

LEGEND

- FOUND 3/4" REBAR
- FOUND 1 1/4" IRON PIPE
- ✖ FOUND 2" IRON PIPE
- (---) RECORDED AS
- POWERPOLE
- MANHOLE

SURVEYOR'S CERTIFICATION

THIS PLAN AND SURVEY WERE PERFORMED UNDER MY SUPERVISION AND WAS SURVEYED, REVIEWED, AND MAPPED ACCORDING TO THE OFFICIAL RECORDS OF THE PROPERTY DESCRIBED AND PICTURED HEREON. THIS PLAN IS A TRUE SCALED AND DIMENSIONED REPRESENTATION OF THE BOUNDARIES, BUILDINGS, IMPROVEMENTS AND ALL VISIBLE ENCROACHMENTS IF ANY.

WILLIAMSON SURVEYING CO., INC.
201 HIGH PLAINS

NOA PRIEVE R.L.S. - 2499

DATE: Oct. 28th, 2009

SURVEYOR'S SEAL		WILLIAMSON SURVEYING & ASSOCIATES, LLC 104 WEST WALSH STREET, MADISON, WISCONSIN 53703 NOA T. PRIEVE & CHRIS K. ADAMS PHONE: 608-899-5765 FAX: 608-899-5766 E-MAIL: WILLSURV@GMAIL.COM REGISTERED LAND SURVEYORS	
AVERAGE LAKE SETBACK SURVEY LAY 2, DISTRICTED SURVEY MAP NO. 11473, IN PART OF THE 2014 OF THE 2014 OF SECTION 2, AND PART OF THE 2014 OF THE 2014 OF SECTION 17, T7N, R9E, CITY OF MADISON, WISCONSIN.			
DATE	REVISION NO. 0001	REVISION DATE: February 26, 2009	CHECK BY: CA
SCALE	1" = 20'	REVISION DATE: October 26, 2009	DRAWING NO. 001-001
DRAWN BY	NOA PRIEVE	SHEET	2 OF 2