



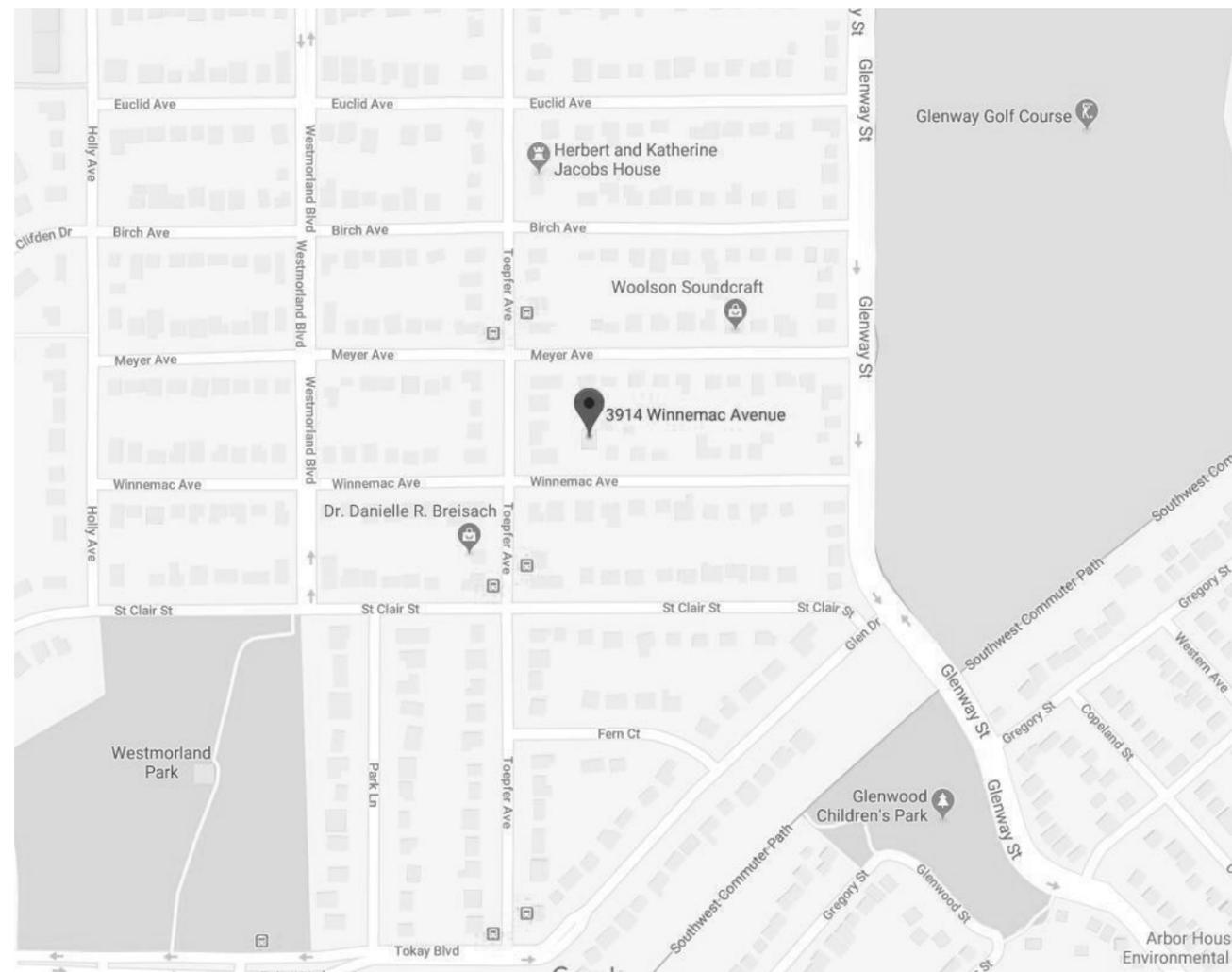
1431 NORTHERN COURT | MADISON, WI 53703
 P 608.251.1814 | F 608.251.1824

PROJECT NAME

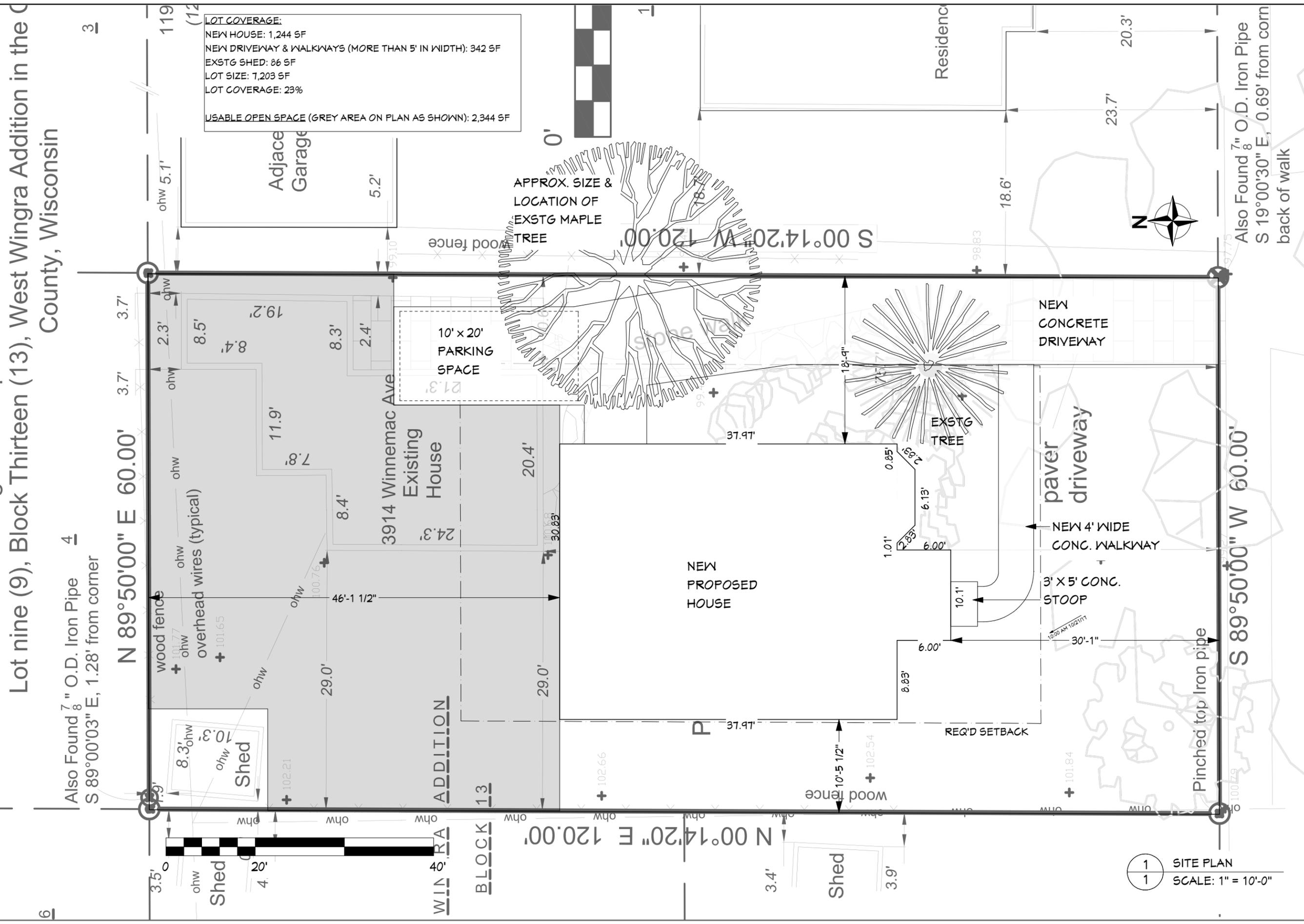
KAREN PIPER
3914 WINNEMAC AVE. | MADISON, WI, 53711

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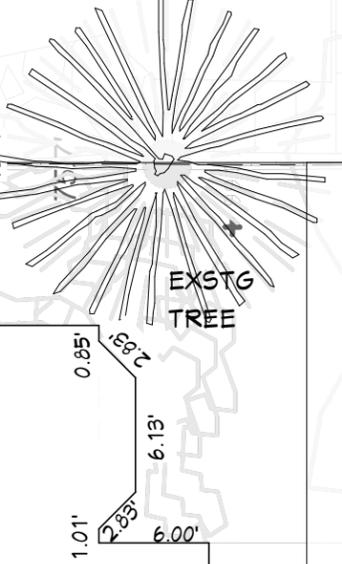
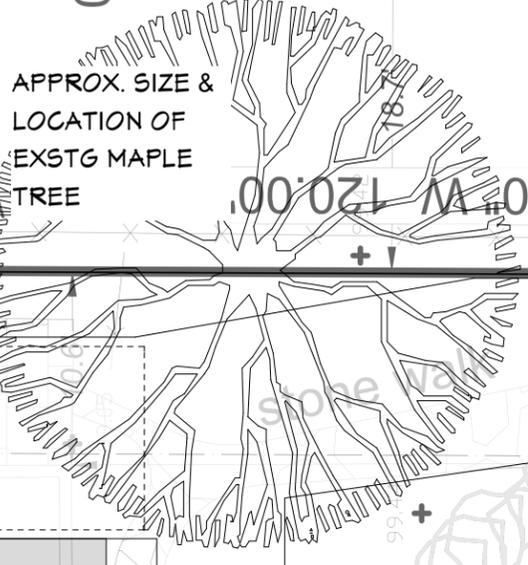
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VICINITY MAP



LOT COVERAGE:
 NEW HOUSE: 1,244 SF
 NEW DRIVEWAY & WALKWAYS (MORE THAN 5' IN WIDTH): 342 SF
 EXSTG SHED: 86 SF
 LOT SIZE: 7,203 SF
 LOT COVERAGE: 23%
 USABLE OPEN SPACE (GREY AREA ON PLAN AS SHOWN): 2,344 SF



1 SITE PLAN
 1 SCALE: 1" = 10'-0"

Also Found 7" O.D. Iron Pipe
 S 19°00'30" E, 0.69' from corn
 back of walk

Lot nine (9), Block Thirteen (13), West Wingra Addition in the
 County, Wisconsin

Also Found 7/8" O.D. Iron Pipe 4
 S 89°00'03" E, 1.28' from corner

N 89°50'00" E 60.00'

S 89°50'00" W 60.00'

N 00°14'20" E 120.00'

S 00°14'20" W 120.00'

		1431 NORTHERN CT MADISON, WI 53703 P 608.251.1814	
		NEW HOUSE	KAREN PIPER 3914 WINNEMAC AVE. MADISON, WI, 53711
SITE PLAN		DATE: 5/30/2018	DRAWN BY: CLW
		OWNER APPROVAL	
SHEET NO.		1	
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MADISON, WI 53703
P 608.251.1814

NEW HOUSE

KAREN PIPER
3914 WINEMAC AVE.
MADISON, WI, 53711

EXISTING PHOTOS 1

OWNER APPROVAL

DRAWN BY: CLW

DATE: 5/30/2018

SHEET NO.

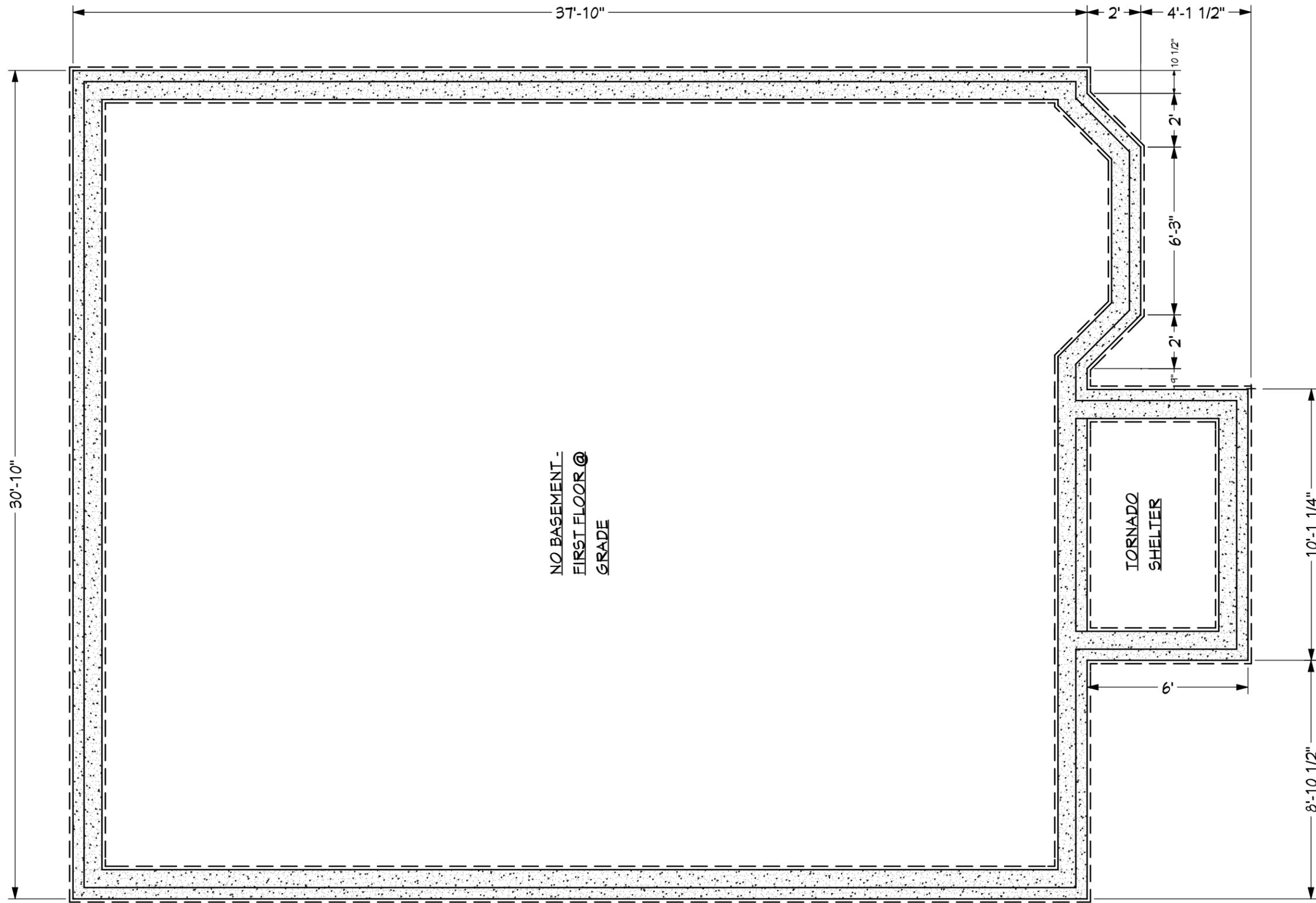
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OF 12

1
2

EXTERIOR PHOTOS





NO BASEMENT -
FIRST FLOOR @
GRADE

TORNADO
SHELTER



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



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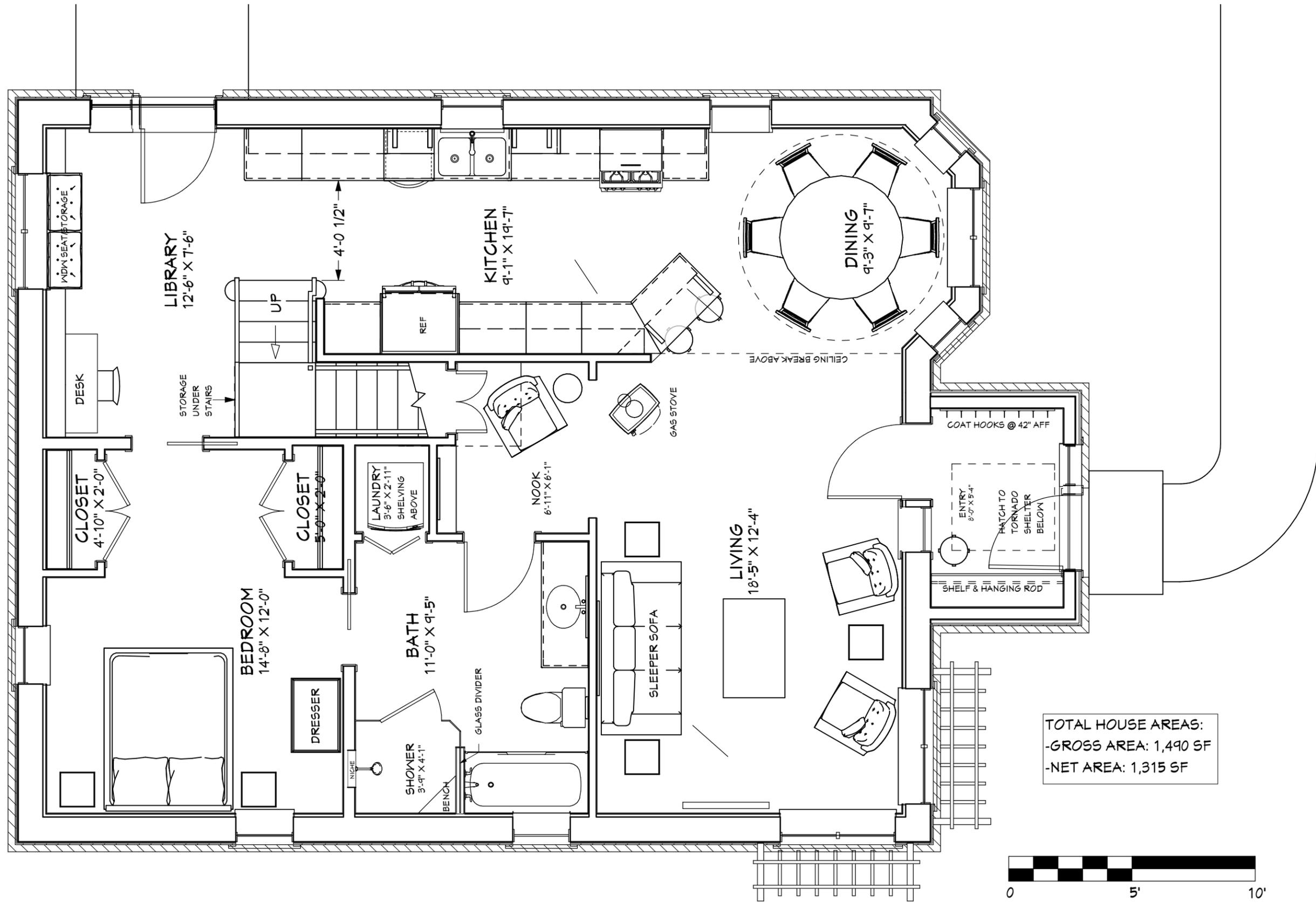
FOUNDATION PLAN

OWNER APPROVAL

DRAWN BY: CLW

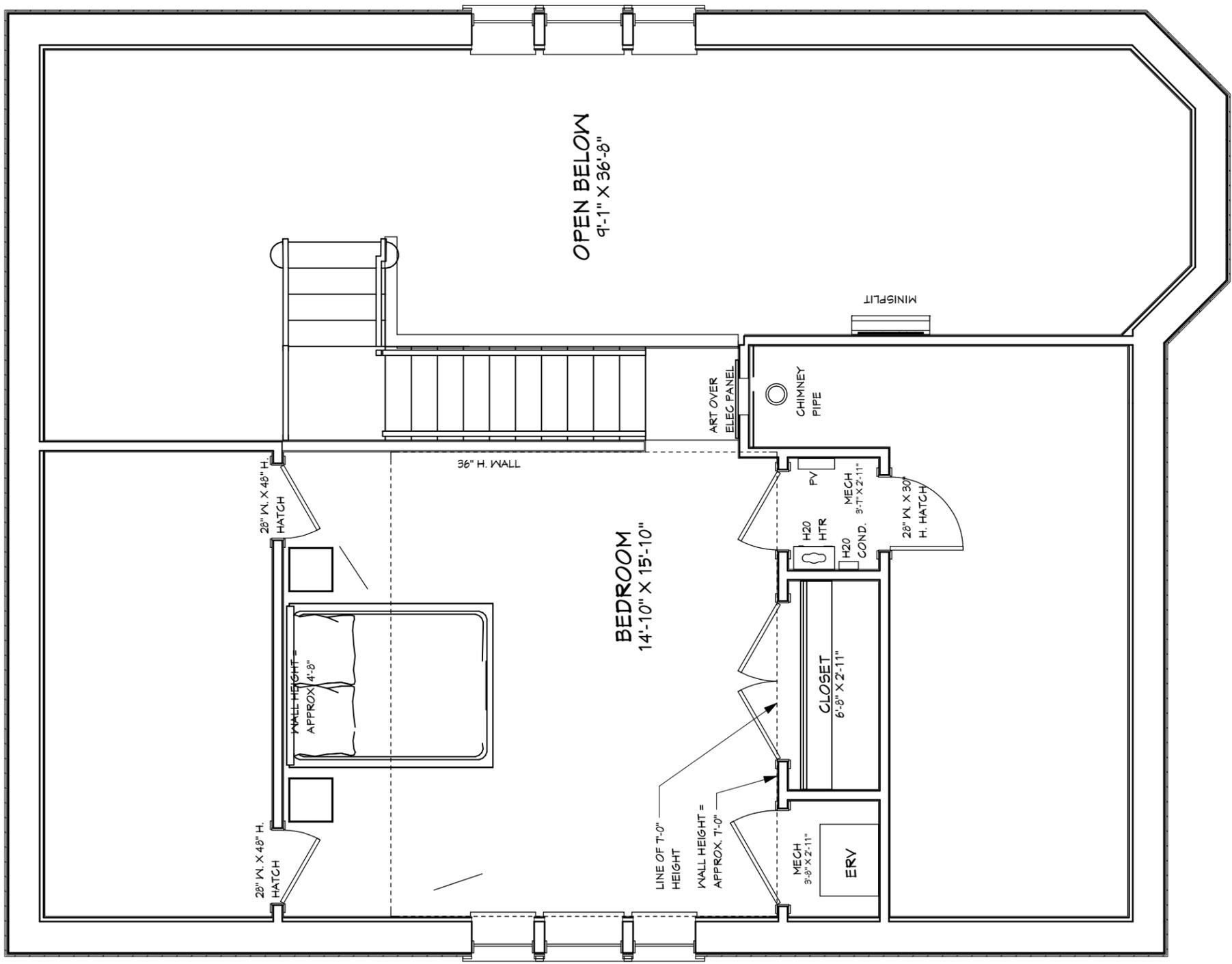
DATE: 5/30/2018

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TOTAL HOUSE AREAS:
 -GROSS AREA: 1,490 SF
 -NET AREA: 1,315 SF

1 FIRST FLOOR PLAN
 5 SCALE: 1/4" = 1'-0"



1 SECOND FLOOR PLAN
 6 SCALE: 1/4" = 1'-0"

NEW HOUSE

KAREN PIPER
3914 WINNEMAC AVE.
MADISON, WI, 53711

ROOF PLAN

OWNER APPROVAL

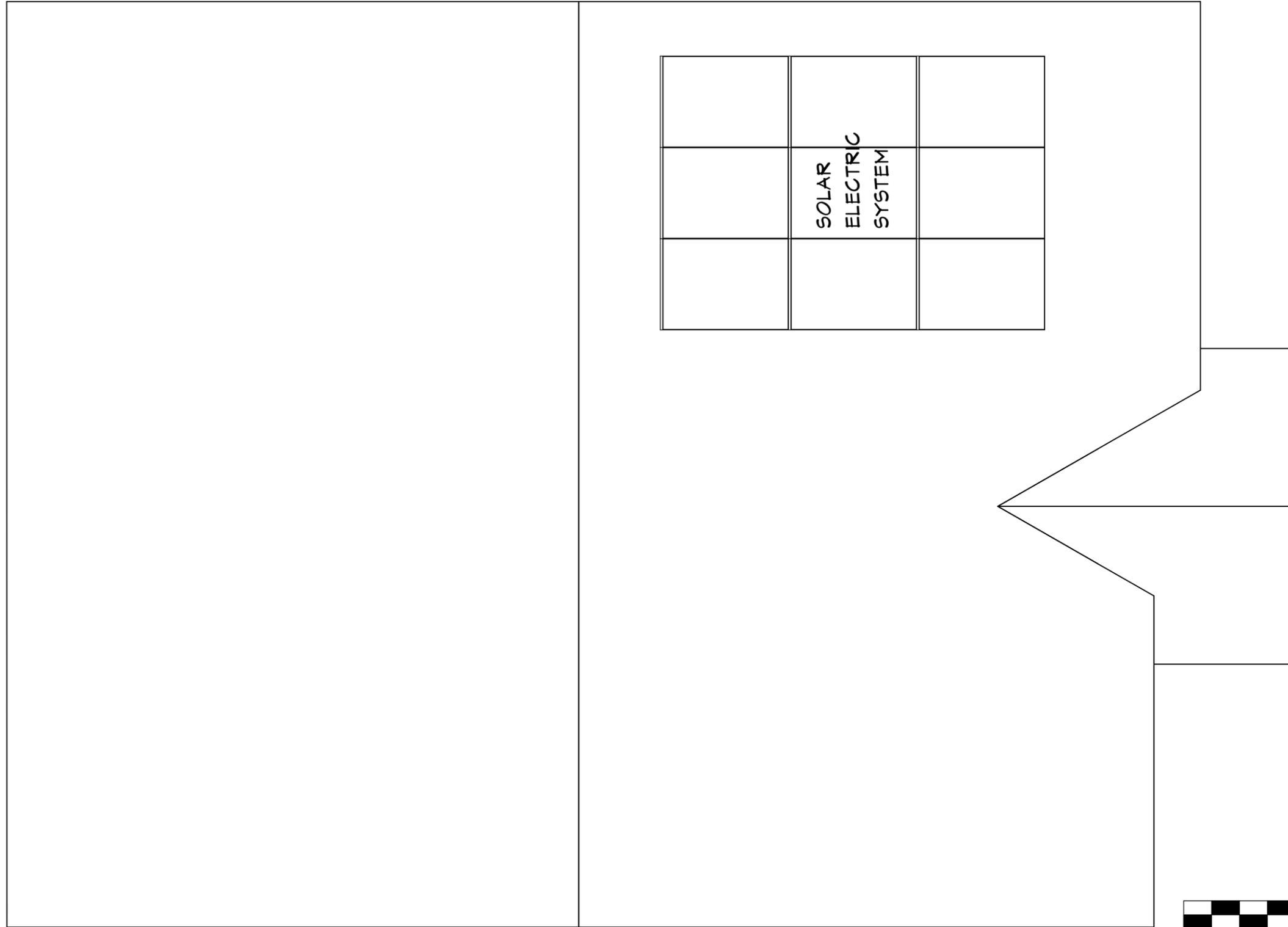
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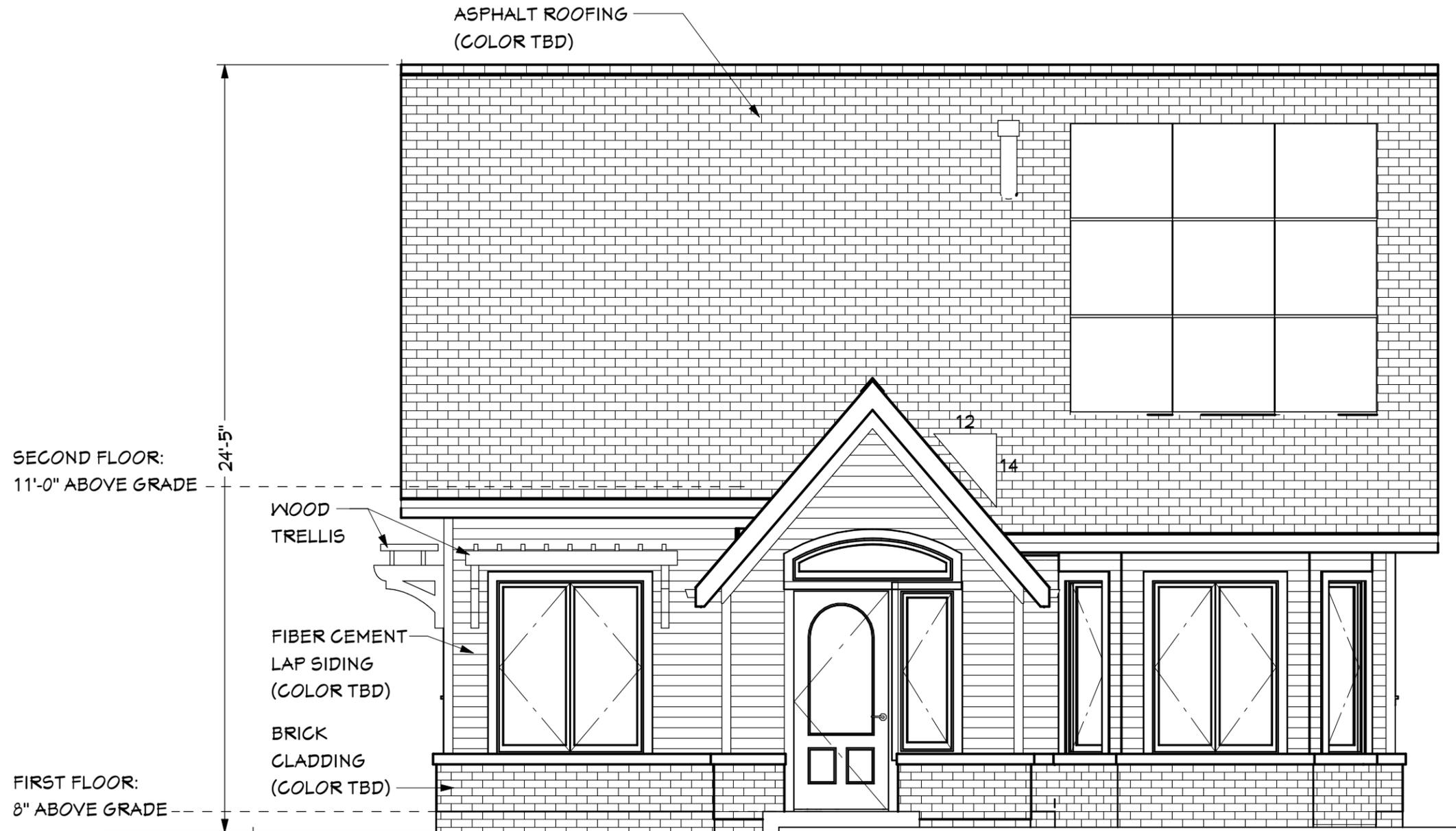
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1 ROOF PLAN
7 SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
8 SCALE: 1/4" = 1'-0"

NEW HOUSE

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MADISON, WI, 53711

EAST ELEVATION

OWNER APPROVAL

DRAWN BY: CLW

DATE: 5/30/2018

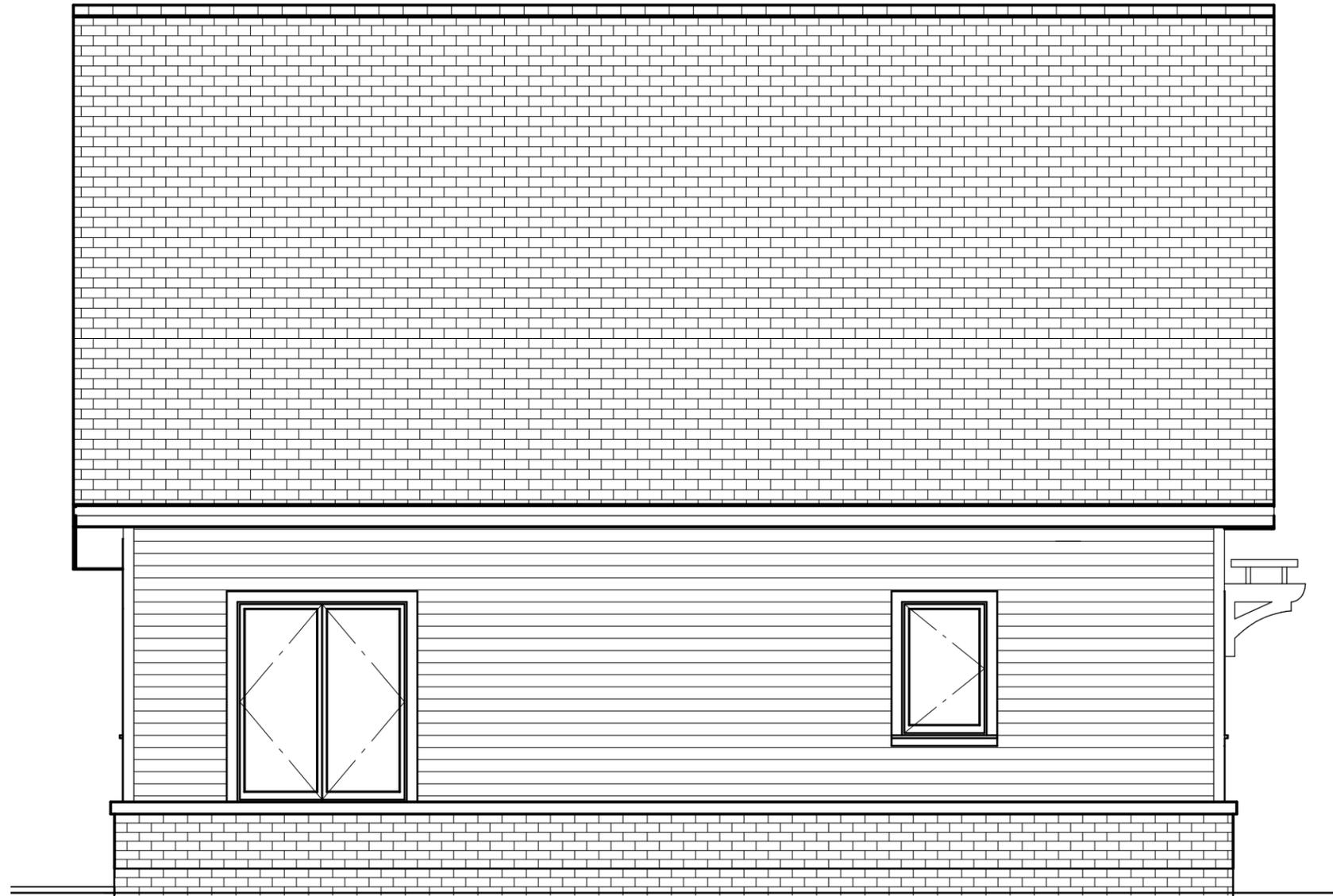
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1 EAST ELEVATION
9 SCALE: 1/4" = 1'-0"



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



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NEW HOUSE

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NORTH ELEVATION

OWNER APPROVAL

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DATE: 5/30/2018

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

NEW HOUSE

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3914 WINNEMAC AVE.
MADISON, WI, 53711

WEST ELEVATION

OWNER APPROVAL

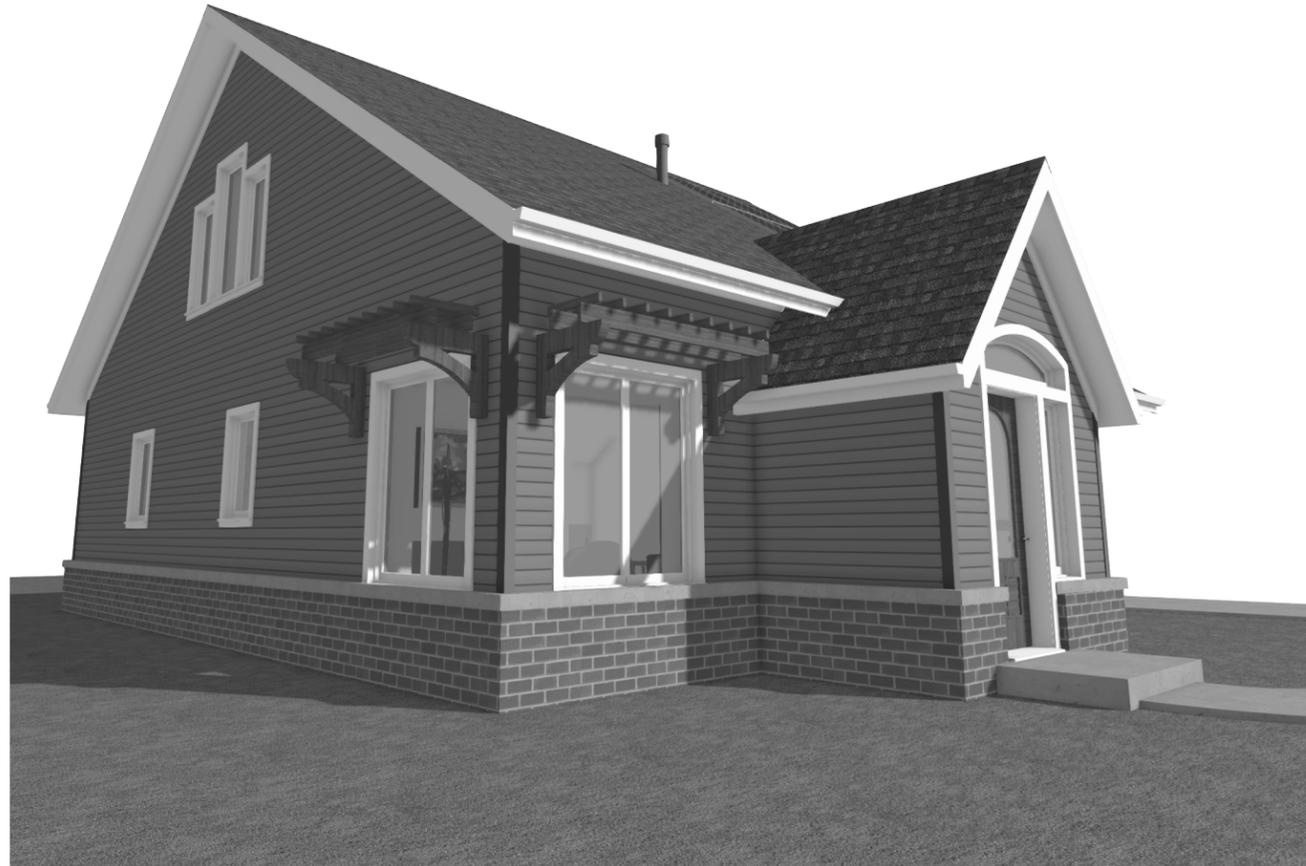
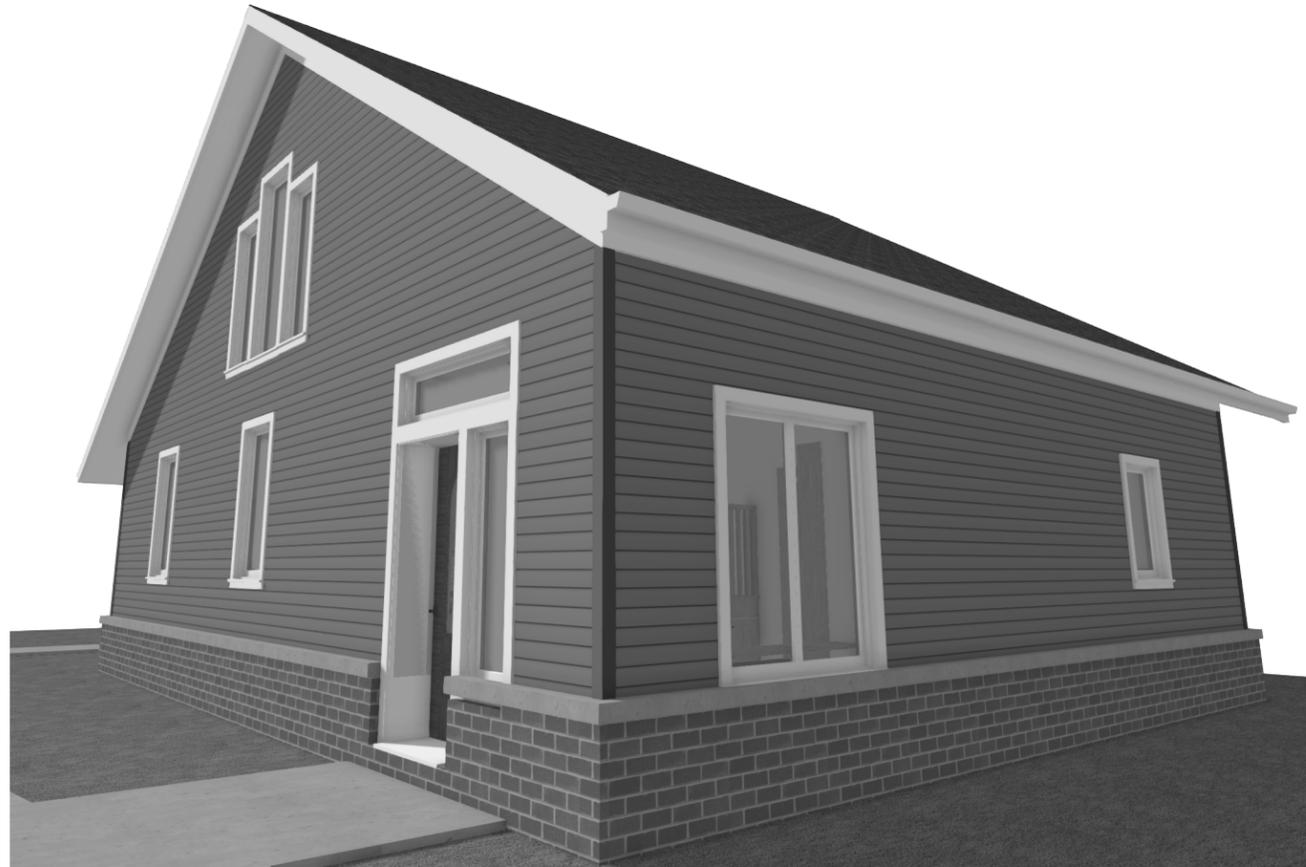
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NEW HOUSE

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RENDERINGS

OWNER APPROVAL

DRAWN BY: CLW

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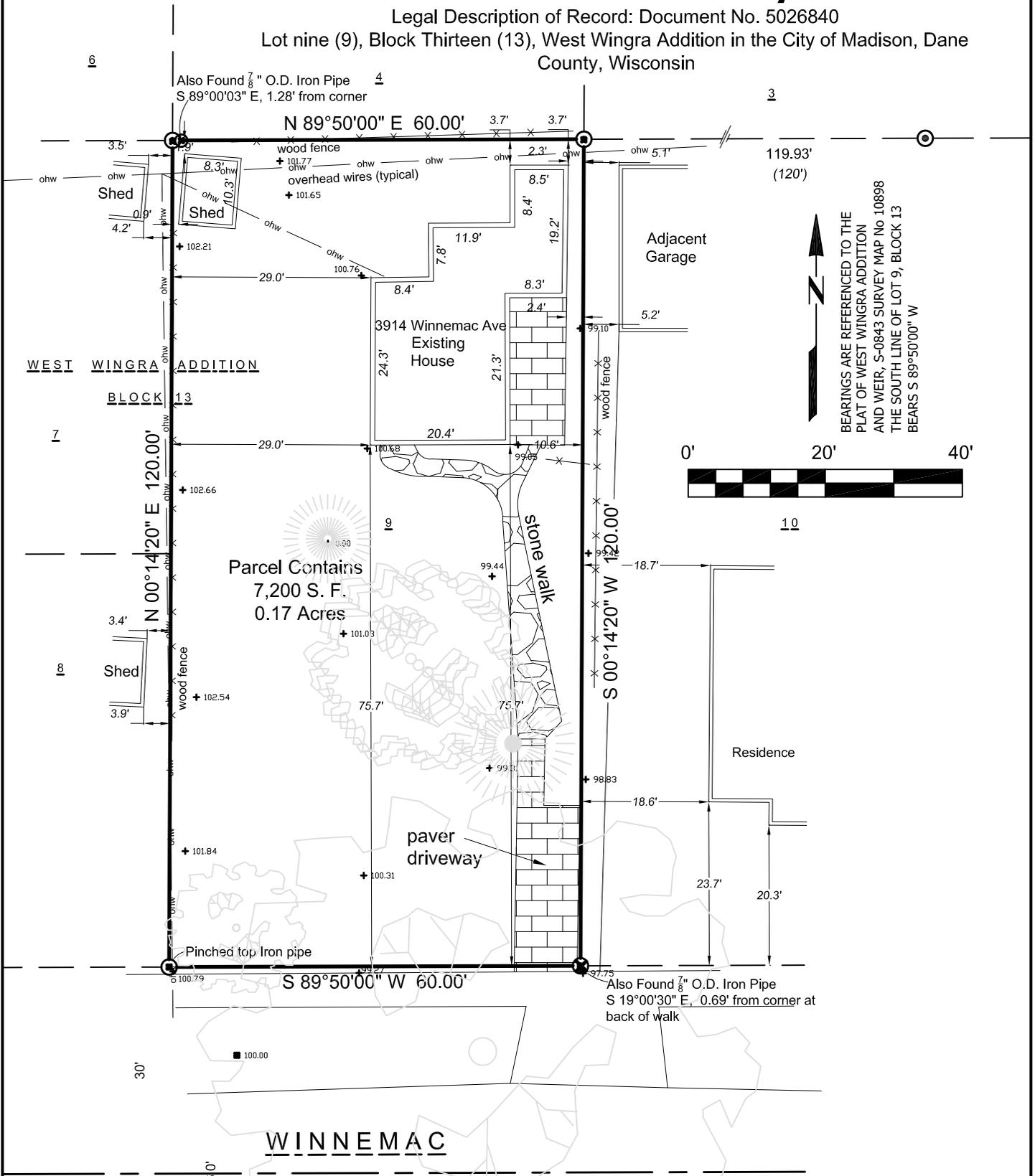
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Plat of Survey

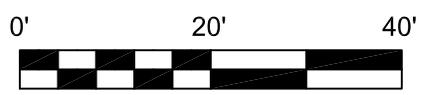
Legal Description of Record: Document No. 5026840
 Lot nine (9), Block Thirteen (13), West Wingra Addition in the City of Madison, Dane County, Wisconsin



Parcel Contains
 7,200 S. F.
 0.17 Acres

**WINNEMAC
 AVENUE**

BEARINGS ARE REFERENCED TO THE
 PLAT OF WEST WINGRA ADDITION
 AND WEIR, S-0843 SURVEY MAP NO. 10898
 THE SOUTH LINE OF LOT 9, BLOCK 13
 BEARS S 89°50'00" W



Notes:

1. Building dimensions and associated offset distances were measured along the outside of the siding.
2. This parcel may be subject to, or benefit from, Easements or agreements, written or otherwise, not shown hereon.
3. See Weir S-0843 survey No. 10898.

LEGEND

- ⊙ IRON PIPE FOUND (1.25" Outside Diam. unless Noted)
 - () INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

SURVEYOR'S CERTIFICATE

I, Paul A. Spetz, registered land surveyor for Isthmus Surveying LLC, hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, it's exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property at the date below.

Dated this 22nd Day of September, 2017: Paul A. Spetz, S 2525

PREPARED FOR:
 TDS CUSTOM CONSTRUCTION
 1431 NORTHERN COURT
 MADISON, WI 53703

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

