

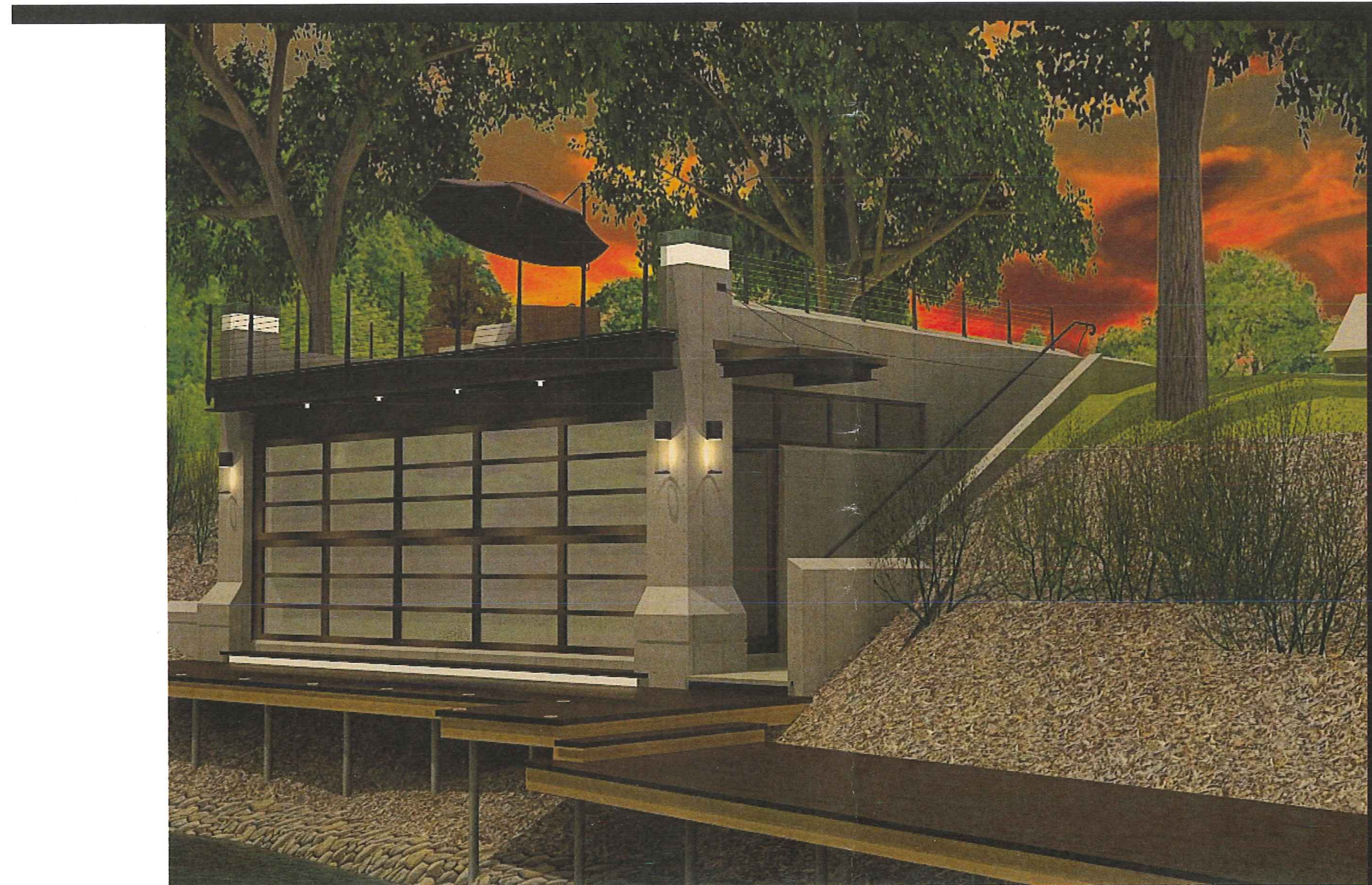
PROPOSED NEW BOAT HOUSE
FOR THE:
... PETERSON • RESIDENCE ...

5840 THORSTRAND RD

MADISON, WISCONSIN

... SHEET INDEX ...

- EXISTING PROPERTY SURVEY
- GRADING/ EROSION CONTROL PLAN
- LANDSCAPE PLAN
- SITE PLAN
- ROOF TOP DECK PLAN
- BOATHOUSE PLAN
- EXTERIOR ELEVATIONS
- BUILDING/ SITE SECTION



ISSUE:

- ◇ **CONSTRUCTION SET**
- ◇ **PLAN REVIEW SET**
- ◇ **BID SET**
NOT FOR CONSTRUCTION
- ◇ **PRELIMINARY**
NOT FOR CONSTRUCTION
- ◇ **PROGRESS SET**
NOT FOR CONSTRUCTION

PROJECT:

PROPOSED BOAT HOUSE
FOR THE:

**PETERSON
RESIDENCE**

5840 THORSTRAND RD
Madison, Wisconsin

REVISIONS:

DATE: 5 Dec 2012

SCALE: AS NOTED

PROJECT: K1207.1

DRAWN BY: J.P. EKSTROM

DRAWING NAME:

TITLE SHEET

DRAWING NUMBER:

T-1.0

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.
- 5.) AREA OF PARCEL = 48,837 SQ. FT. OR 1.12 ACRES TO MEANDER LINE
54,972 SQ. FT. OR 1.26 ACRES TO HIGHWATER MARK
- 6.) PARCEL SUBJECT TO A NON EXCLUSIVE EASEMENT OVER 60 FOOT HIGHWAY AS RECORDED IN VOL. 560 OF DEEDS, PAGE 258, AS DOC. NO. 836759

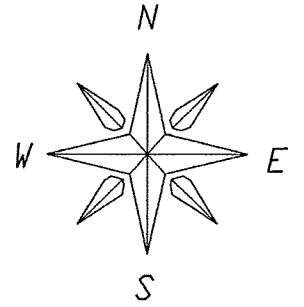
PREPARED FOR:

SCOTT & KERI PETERSON
5840 THORSTRAND ROAD
MADISON, WI. 53705

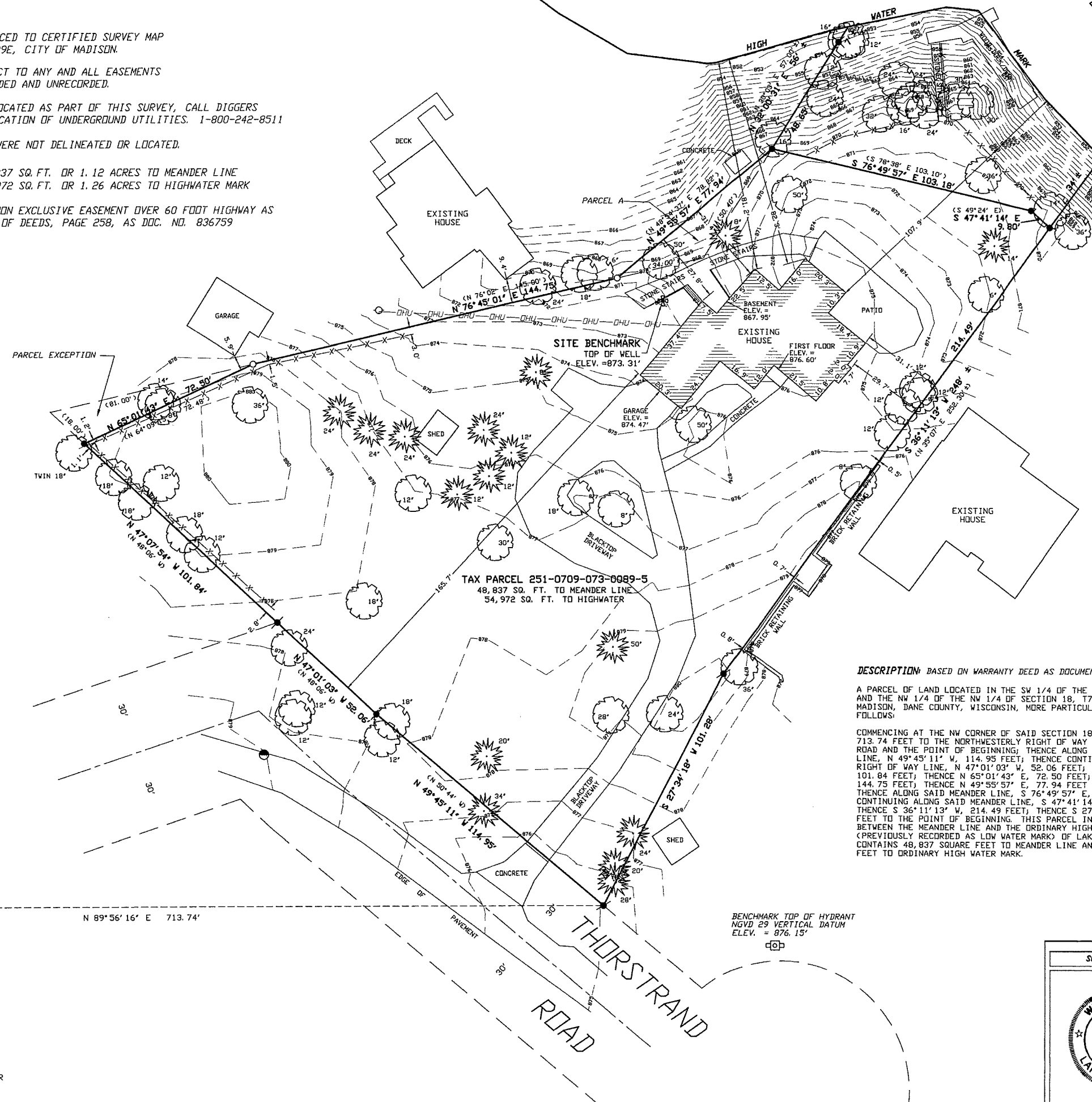
PROPERTY ADDRESS:

5840 THORSTRAND ROAD
MADISON, WI., 53705

LAKE MENDOTA
WATER ELEVATION = 849.93'
OCTOBER 6TH, 2011



SCALE 1" = 20'



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 DESCRIBED AND PICTURED HEREIN. THIS PLAT IS A TRUE SCALED AND DIMENSIONED REPRESENTATION OF THE BOUNDARIES, BUILDINGS IMPROVEMENTS AND ALL VISIBLE ENCROACHMENTS IF ANY.

WILLIAMSON SURVEYING CO., INC.
BY: NOA PRIEVE

DATE: Nov. 14, 2011

NOA PRIEVE R. L. S. -2499

LEGEND

- SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- FOUND 3/4" REBAR
- ⊙ FOUND 1" IRON PIPE
- ⊗ FOUND STEEL T-POST
- SECTION CORNER MONUMENT
- (---) RECORDED AS
- OHU- OVER HEAD UTILITY
- X-X- FENCE LINE
- POWERPOLE
- ⊕ WELL
- MANHOLE
- DECIDUOUS TREE (SIZE NOTED)
- ⊗ CONIFEROUS TREE (SIZE NOTED)

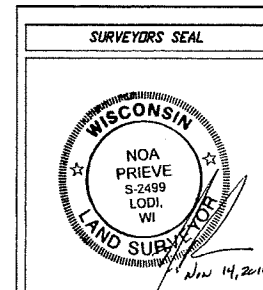
DESCRIPTION: BASED ON WARRANTY DEED AS DOCUMENT NO. 3951044

A PARCEL OF LAND LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 7 AND THE NW 1/4 OF THE NW 1/4 OF SECTION 18, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SAID SECTION 18; THENCE N 89°56'16" E, 713.74 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF THORSTRAND ROAD AND THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT OF WAY LINE, N 49°45'11" W, 114.95 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, N 47°01'03" W, 52.06 FEET; THENCE N 47°07'54" W, 101.84 FEET; THENCE N 65°01'43" E, 72.50 FEET; THENCE N 76°45'01" E, 144.75 FEET; THENCE N 49°55'57" E, 77.94 FEET TO A MEANDER LINE; THENCE ALONG SAID MEANDER LINE, S 76°49'57" E, 103.18 FEET; THENCE CONTINUING ALONG SAID MEANDER LINE, S 47°41'14" E, 9.80 FEET; THENCE S 36°11'13" W, 214.49 FEET; THENCE S 27°34'18" W, 101.28 FEET TO THE POINT OF BEGINNING. THIS PARCEL INCLUDES ALL LAND LYING BETWEEN THE MEANDER LINE AND THE ORDINARY HIGH WATER MARK (PREVIOUSLY RECORDED AS LOW WATER MARK) OF LAKE MENDOTA. THIS PARCEL CONTAINS 48,837 SQUARE FEET TO MEANDER LINE AND 54,972 ± SQUARE FEET TO ORDINARY HIGH WATER MARK.

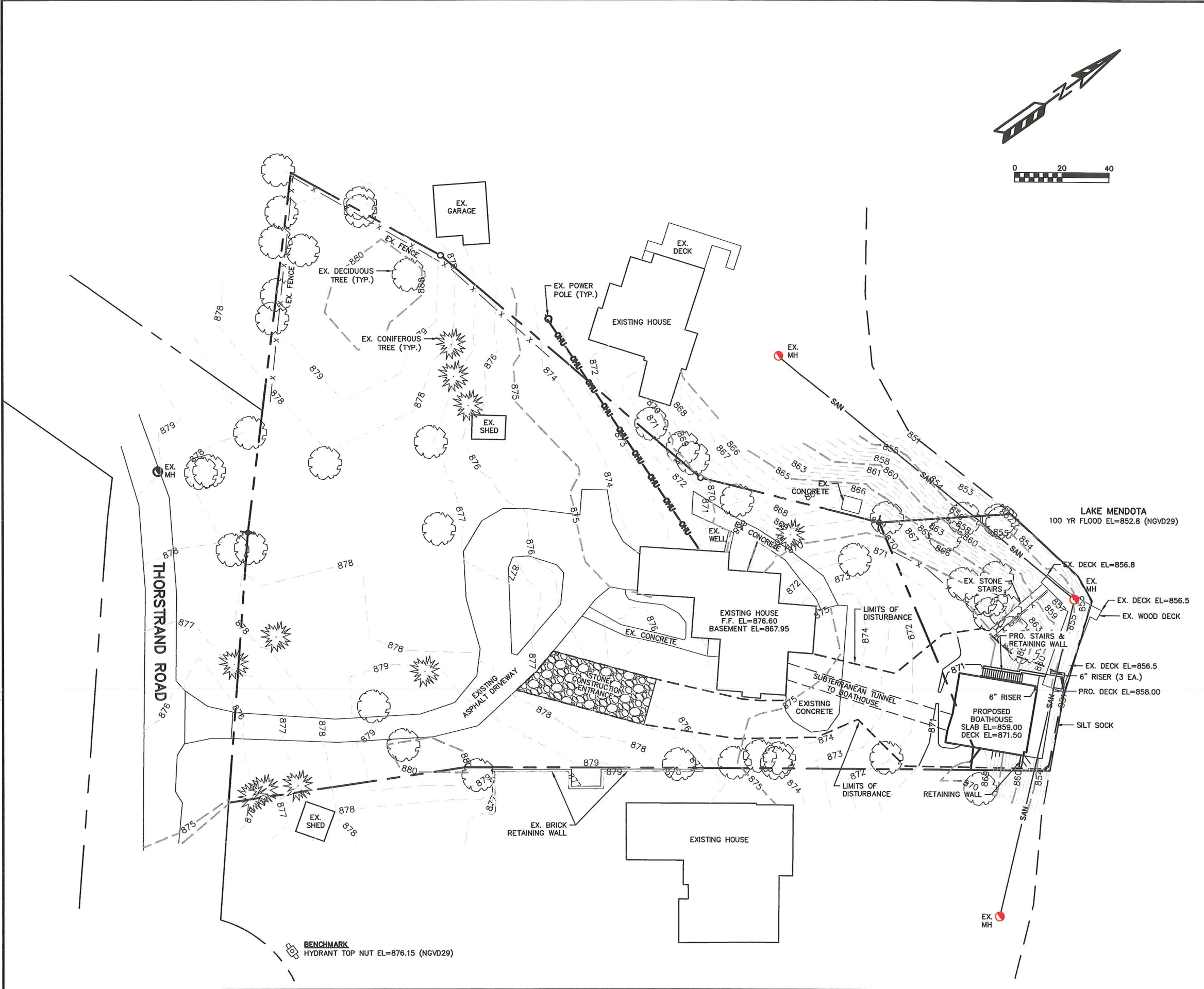
NW CORNER
SEC 18-7-9
BRONZE CAP
N 89°56'16" E 713.74'

N 00°24'10" E
W 1/4 CORNER
SEC 18-7-9
BRONZE CAP



WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUKESHA, WISCONSIN, 53597.
NOA T. PRIEVE & CHRIS W. ADAMS
PHONE: 608-255-5705 FAX: 608-849-9760 E-MAIL: WILL.SURV@TDS.NET
REGISTERED LAND SURVEYORS

AVERAGE LAKE SETBACK SURVEY			
A PARCEL OF LAND LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 7 AND THE NW 1/4 OF THE NW 1/4 OF SECTION 18, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN.			
DATE	OCTOBER 11, 2010	REVISION DATE	11-14-11 (KFD)
SCALE	1" = 20'	CHECK BY	CA
DRAWN BY	CHRYSTIE WICKHAM	DRAWING NO.	11W-263



EROSION NOTES:
 THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

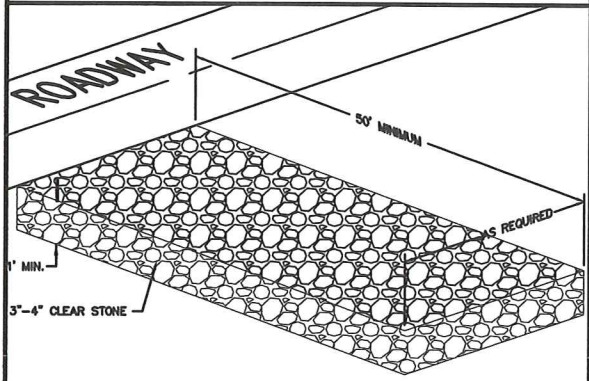
CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
 EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

TIME SCHEDULE:
 JANUARY 15, 2013 INSTALL INITIAL EROSION CONTROL DEVICES.
 JANUARY 15, 2013 - MAY 31, 2013 CONSTRUCT BOATHOUSE AND RESTORE PVIOUSLY DISTURBED AREAS.

RESTORATION NOTES:
 ALL PVIOUSLY DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PVIOUSLY DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.
 SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE.
 FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

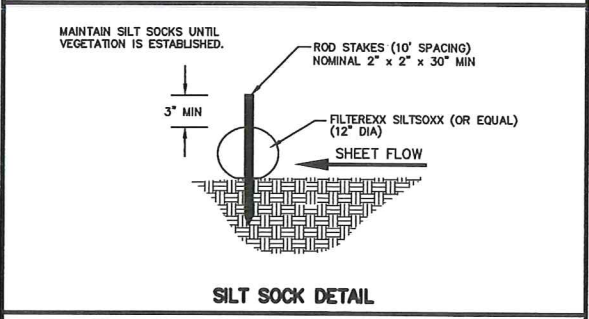
OWNER:
 SCOTT AND KERI PETERSON
 5840 THORSTRAND ROAD
 MADISON, WI 53705

ENGINEER:
 QUAM ENGINEERING, LLC
 ATTN: RYAN QUAM
 4804 SIGGELKOW ROAD, SUITE A
 MCFARLAND, WI 53558



STONE CONSTRUCTION ENTRANCE

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
 TDD(FOR THE HEARING IMPAIRED)(800)542-2289
 WS. STATUTE 182.0175 (1974)
 REQUIRES MIN. OF 3 WORK DAYS
 NOTICE BEFORE YOU EXCAVATE



PETERSON BOATHOUSE
 GRADING AND EROSION CONTROL PLAN
 PAGE: 1 OF 1
 DATED: DECEMBER 7, 2012

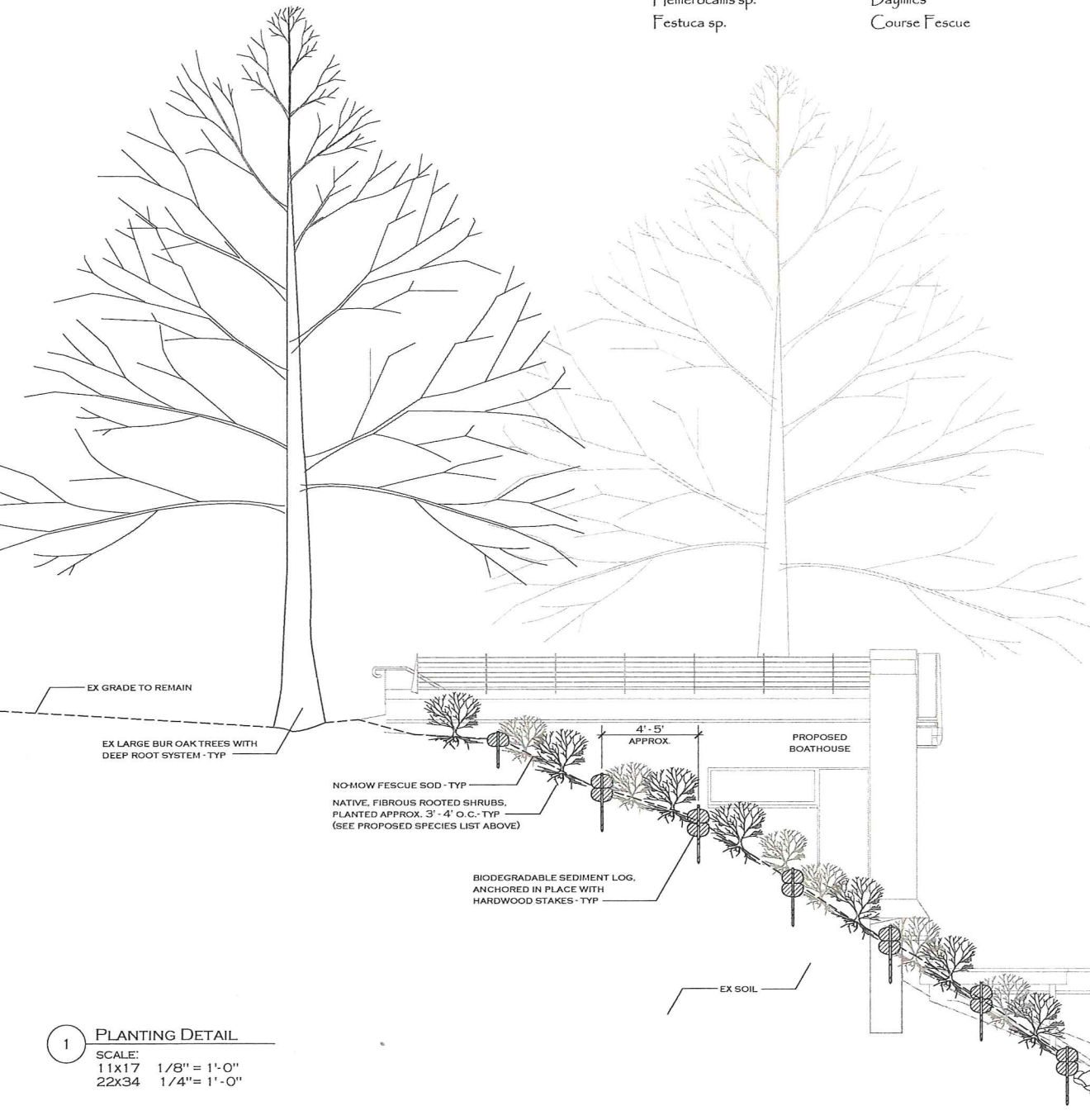
QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 www.quamengineering.com
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752

PROPOSED BANK SPECIES LIST:

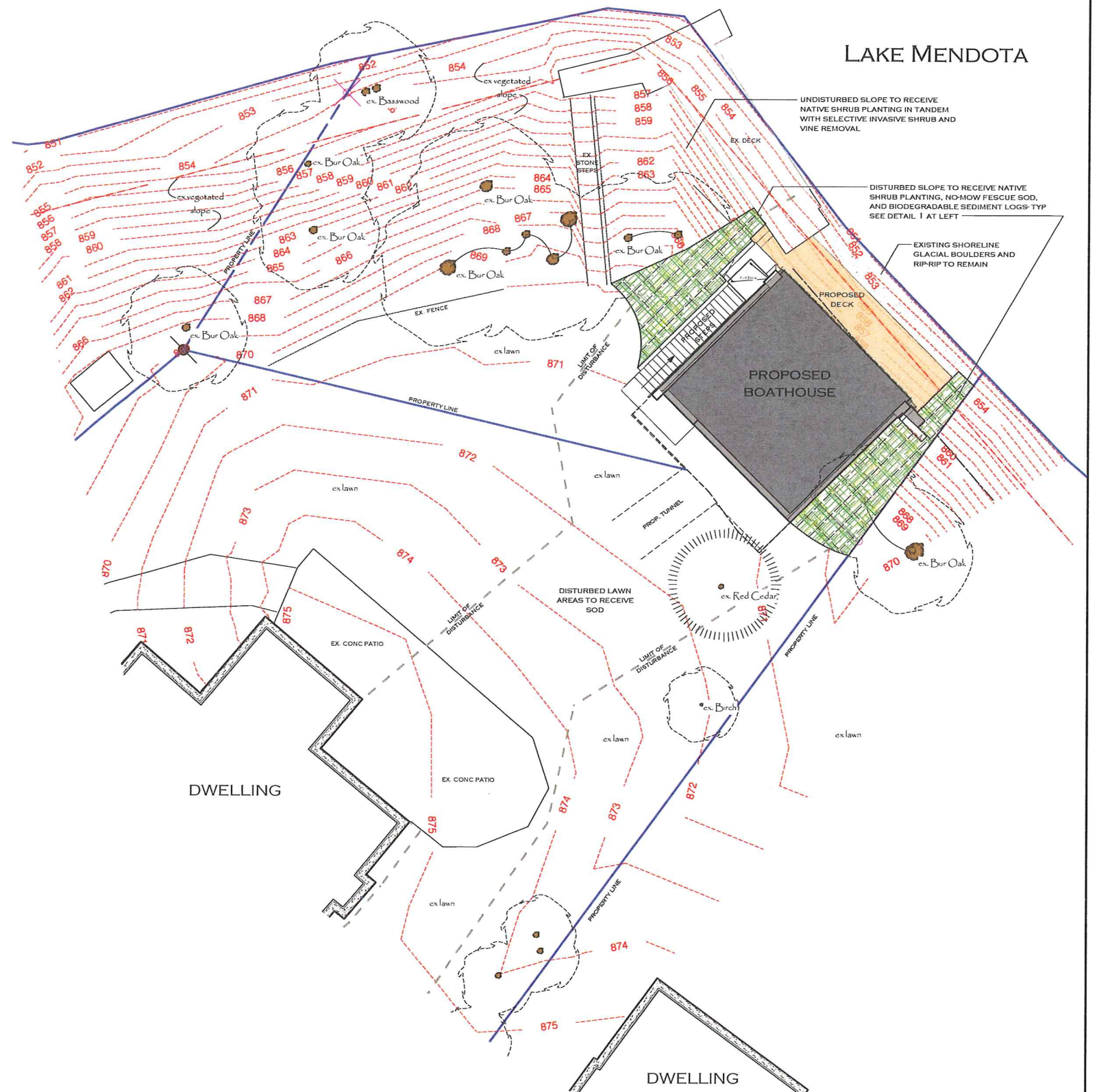
BOTANICAL NAME	COMMON NAME
SHRUBS	
<i>Cornus racemosa</i> 'Muszam'	Dwarf Gray Muskingham Dogwood
<i>Diervilla lonicera</i>	Dwarf Bushhoneysuckle
<i>Rhus aromatica</i> 'Gro-low'	Gro-low Sumac
<i>Symphoricarpos albus</i>	Snowberry
<i>Symphoricarpos orbiculatus</i>	Coralberry/Indian Currant
GROUNDCOVERS	
<i>Festuca</i> species	Care-Free No Mow Fescue

EX BANK SPECIES LIST:

BOTANICAL NAME	COMMON NAME
TREES AND SHRUBS	
<i>Acer negundo</i>	Box Elder
<i>Lonicera</i> sp.	Honeysuckle
<i>Morus alba</i>	Mulberry
<i>Quercus melanocarpa</i>	Bur Oak
<i>Rhamnus cathartica</i> (Frangula)	Glossy Buckthorn
<i>Rhus glabra</i>	Smooth Sumac
VINES AND GROUNDCOVERS	
<i>Atropa belladonna</i>	Deadly Nightshade
<i>Parthenocissus quinifolia</i>	Woodbine/Virginia Creeper
<i>Vitis vinifera</i>	Wild Grape
<i>Euphorbia</i> sp.	Spurge
<i>Hemerocallis</i> sp.	Daylilies
<i>Festuca</i> sp.	Course Fescue



1 **PLANTING DETAIL**
 SCALE:
 11x17 1/8" = 1'-0"
 22x34 1/4" = 1'-0"



LAKE MENDOTA

UNDISTURBED SLOPE TO RECEIVE NATIVE SHRUB PLANTING IN TANDEM WITH SELECTIVE INVASIVE SHRUB AND VINE REMOVAL

DISTURBED SLOPE TO RECEIVE NATIVE SHRUB PLANTING, NO-MOW FESCUE SOD, AND BIODEGRADABLE SEDIMENT LOGS - TYP SEE DETAIL 1 AT LEFT

EXISTING SHORELINE GLACIAL BOULDERS AND RIP-RIP TO REMAIN

THE PETERSON RESIDENCE
BANK PLANTING & STABILIZATION PLAN
 5840 THORSTRAND RD - MADISON, WI

ZDA 4797 CAPITOL VIEW RD
 MADISON, WI 53702
 TEL: 608.631.5098
 TEL: 608.831.9071

Drawn by: SGZ/JAV
 Date: 10-17-2012
 Revisions: 12-7-2012

SCALE: SEE SHEET

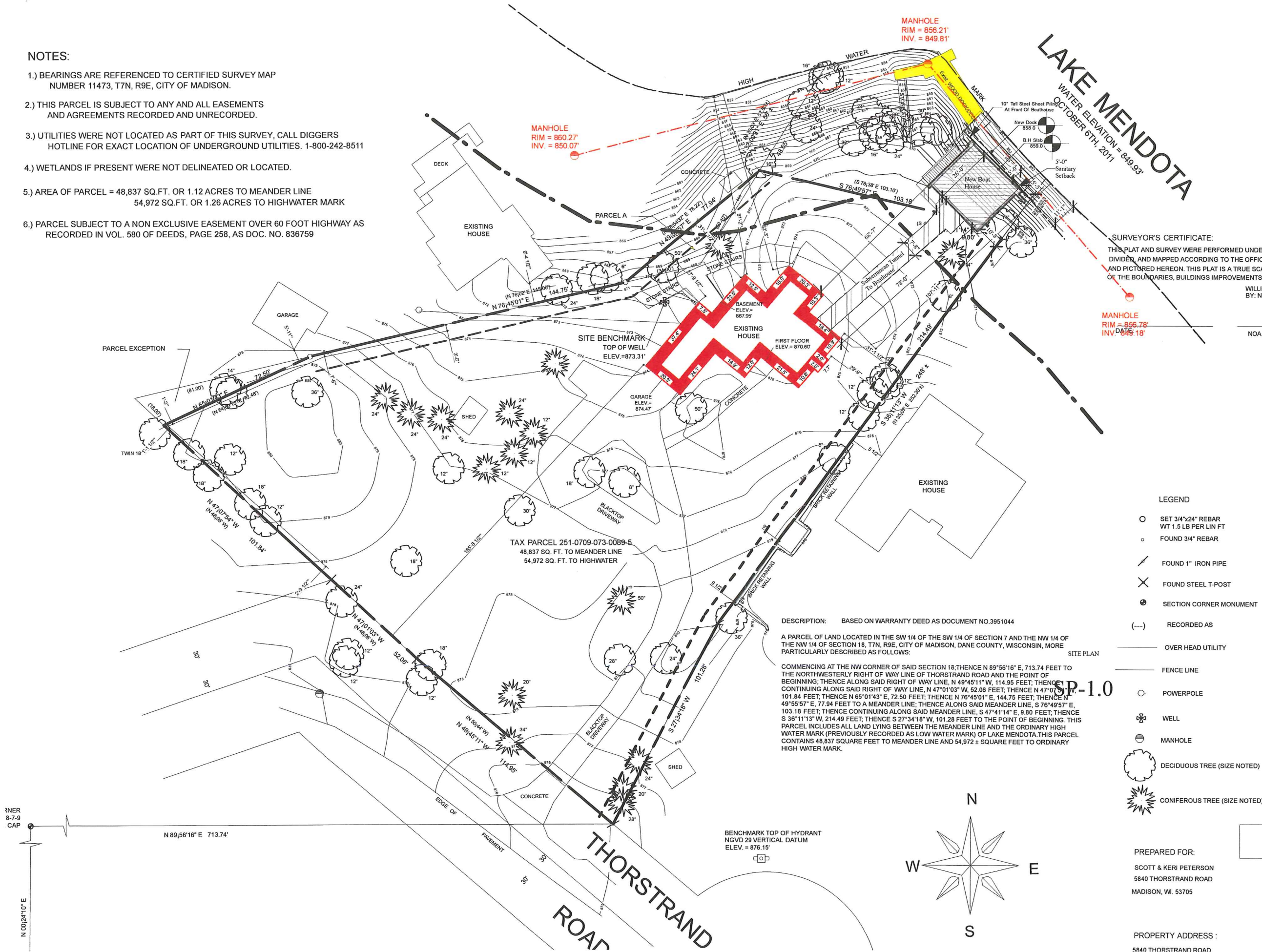
Sheet 1 of 1

zda inc.com

PLAN SCALE:
 11x17 1" = 20'-0"
 22x34 1" = 10'-0"

NOTES:

- 1.) BEARINGS ARE REFERENCED TO CERTIFIED SURVEY MAP NUMBER 11473, T7N, R9E, CITY OF MADISON.
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LAKE MENDOTA
WATER ELEVATION = 849.93'
OCTOBER 6TH, 2011

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 DESCRIBED AND PICTURED HEREON. THIS PLAT IS A TRUE SCALED AND DIMENSIONED REPRESENTATION OF THE BOUNDARIES, BUILDINGS IMPROVEMENTS AND ALL VISIBLE ENCROACHMENTS IF ANY.
WILLIAMSON SURVEYING CO., INC.
BY: NOA PRIEVE

NOA PRIEVE R.L.S.-2499

- ISSUE:
- ◇ CONSTRUCTION SET
 - ◇ PLAN REVIEW SET
 - ◇ BID SET NOT FOR CONSTRUCTION
 - ◇ PRELIMINARY NOT FOR CONSTRUCTION
 - ◇ PROGRESS SET NOT FOR CONSTRUCTION

PROJECT: **PROPOSED BOAT HOUSE FOR THE:**

PETERSON RESIDENCE

5840 THORSTRAND RD
Madison, Wisconsin

REVISIONS:

NO.	DATE	DESCRIPTION

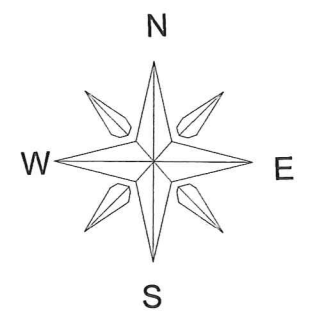
DATE: 5 Dec 2012
SCALE: AS NOTED
PROJECT: K1207.1
DRAWN BY: J.P. EKSTROM
DRAWING NAME:

- LEGEND**
- SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
 - FOUND 3/4" REBAR
 - FOUND 1" IRON PIPE
 - ✕ FOUND STEEL T-POST
 - SECTION CORNER MONUMENT
 - (---) RECORDED AS
 - OVER HEAD UTILITY
 - FENCE LINE
 - POWERPOLE
 - ⊕ WELL
 - MANHOLE
 - DECIDUOUS TREE (SIZE NOTED)
 - ⊕ CONIFEROUS TREE (SIZE NOTED)

DESCRIPTION: BASED ON WARRANTY DEED AS DOCUMENT NO.3951044
A PARCEL OF LAND LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 7 AND THE NW 1/4 OF THE NW 1/4 OF SECTION 18, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
SITE PLAN
COMMENCING AT THE NW CORNER OF SAID SECTION 18; THENCE N 89°56'16" E, 713.74 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF THORSTRAND ROAD AND THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT OF WAY LINE, N 49°45'11" W, 114.95 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, N 47°01'03" W, 52.06 FEET; THENCE N 47°01'03" W, 101.84 FEET; THENCE N 65°01'43" E, 72.50 FEET; THENCE N 76°45'01" E, 144.75 FEET; THENCE N 49°55'57" E, 77.94 FEET TO A MEANDER LINE; THENCE ALONG SAID MEANDER LINE, S 76°49'57" E, 103.18 FEET; THENCE CONTINUING ALONG SAID MEANDER LINE, S 47°41'14" E, 9.80 FEET; THENCE S 38°11'13" W, 214.49 FEET; THENCE S 27°34'18" W, 101.28 FEET TO THE POINT OF BEGINNING; THIS PARCEL INCLUDES ALL LAND LYING BETWEEN THE MEANDER LINE AND THE ORDINARY HIGH WATER MARK (PREVIOUSLY RECORDED AS LOW WATER MARK) OF LAKE MENDOTA. THIS PARCEL CONTAINS 48,837 SQUARE FEET TO MEANDER LINE AND 54,972 ± SQUARE FEET TO ORDINARY HIGH WATER MARK.

SP-1.0

BENCHMARK TOP OF HYDRANT
NGVD 29 VERTICAL DATUM
ELEV. = 876.15'

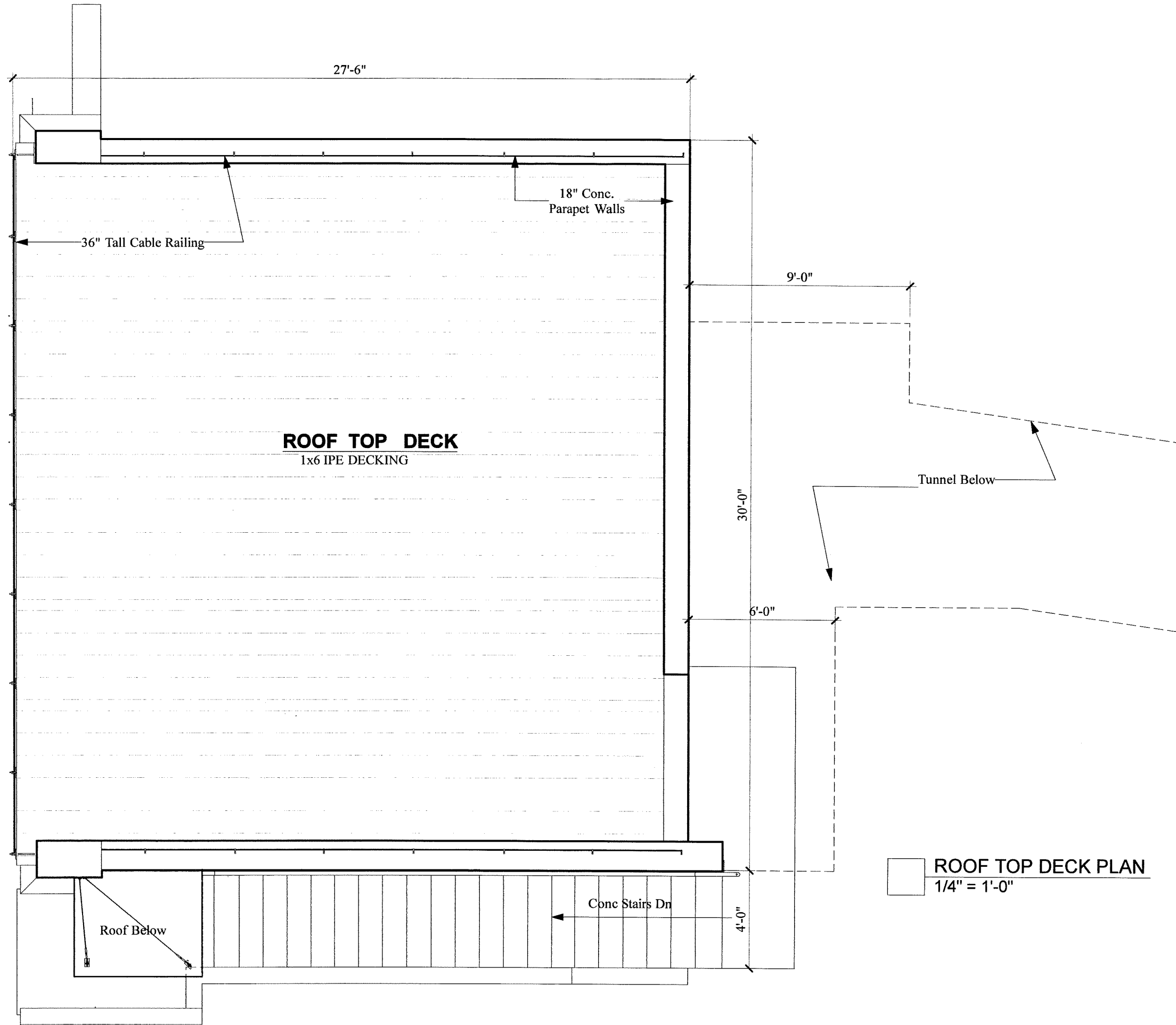


SITE PLAN
1" = 40 ft

PREPARED FOR:
SCOTT & KERI PETERSON
5840 THORSTRAND ROAD
MADISON, WI. 53705

PROPERTY ADDRESS:
5840 THORSTRAND ROAD

DRAWING NUMBER:



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PROJECT:
PROPOSED BOAT HOUSE
FOR THE:

PETERSON RESIDENCE

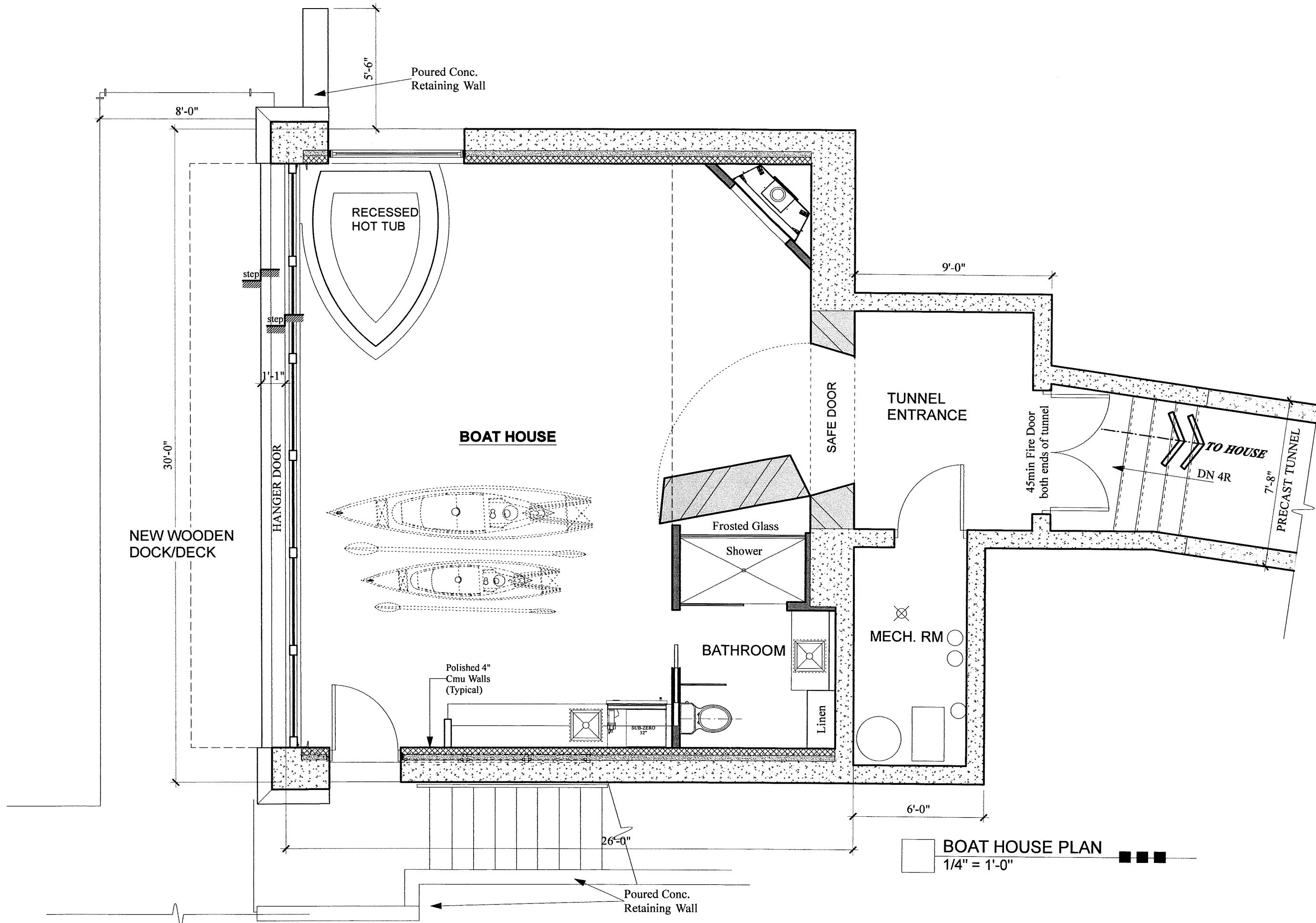
5840 THORSTRAND RD
Madison, Wisconsin

REVISIONS:

DATE: 5 Dec 2012
SCALE: AS NOTED
PROJECT: K1207.1
DRAWN BY: J.P. EKSTROM

DRAWING NAME:
ROOF TOP DECK PLAN

DRAWING NUMBER:
A-1.2



- ISSUE:
- ◇ CONSTRUCTION SET
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NOT FOR CONSTRUCTION
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PROJECT:
**PROPOSED BOAT HOUSE
FOR THE:**

**PETERSON
RESIDENCE**

5840 THORSTRAND RD
Madison, Wisconsin

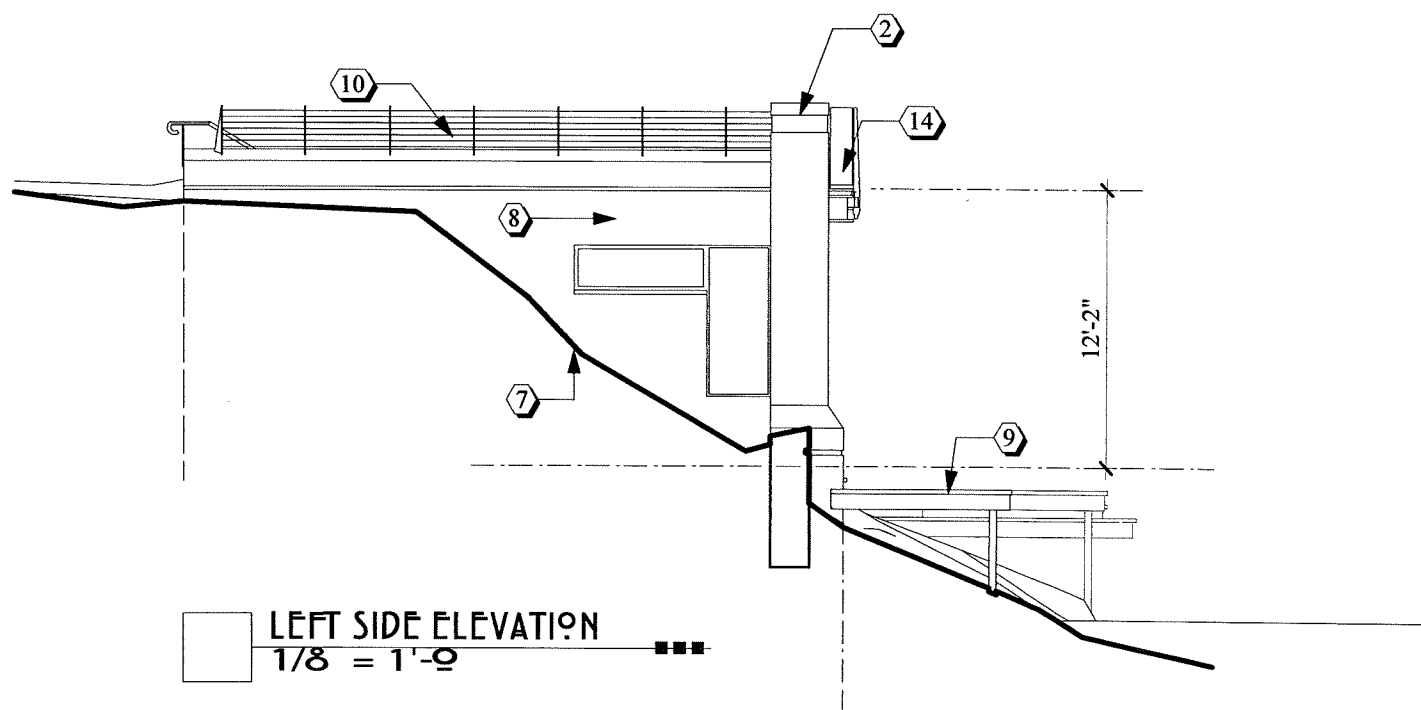
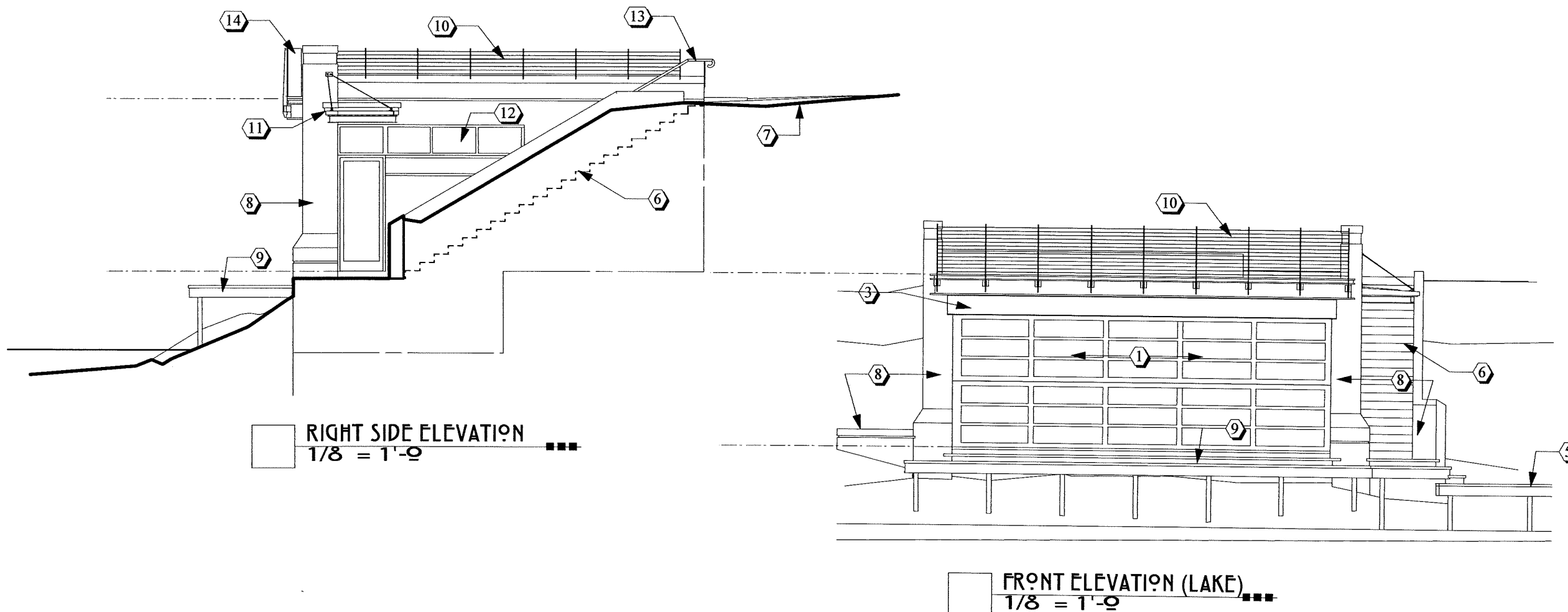
REVISIONS:

DATE: 5 Dec 2012
SCALE: AS NOTED
PROJECT: K1207.1
DRAWN BY: J.P. EKSTROM
DRAWING NAME:

FLOOR PLAN

DRAWING NUMBER:

A-1.1



- ISSUE:
- ◇ CONSTRUCTION SET
 - ◇ PLAN REVIEW SET
 - ◇ BID SET
NOT FOR CONSTRUCTION
 - ◇ PRELIMINARY
NOT FOR CONSTRUCTION
 - ◇ PROGRESS SET
NOT FOR CONSTRUCTION

PROJECT:
PROPOSED BOAT HOUSE
FOR THE:

**PETERSON
RESIDENCE**

549 THORSTRAND RD
Madison, Wisconsin

REVISIONS:

NO.	DESCRIPTION

DATE: 5 Dec 2012

SCALE: AS NOTED

PROJECT: K1207.1

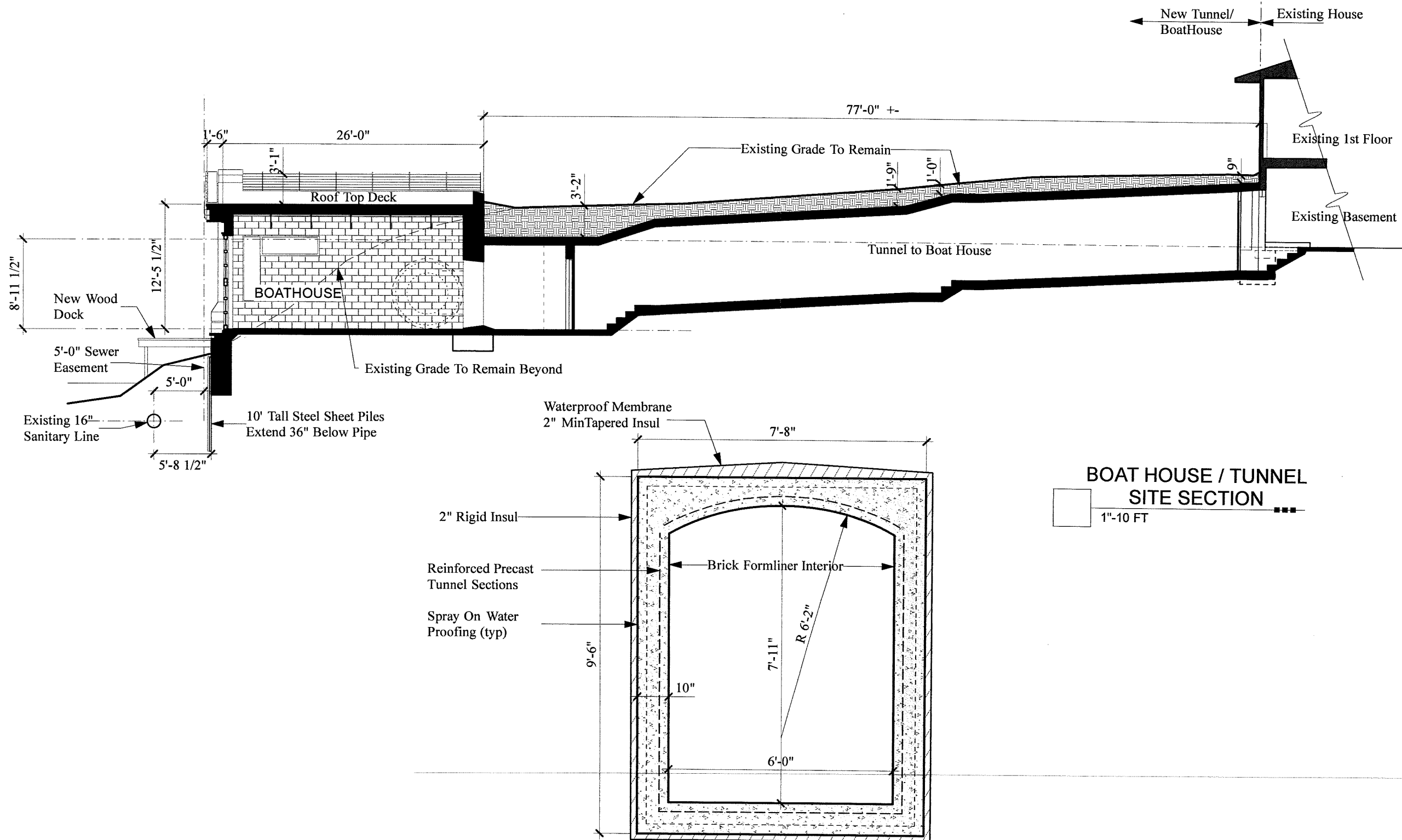
DRAWN BY: J.P. EKSTROM

DRAWING NAME:

DRAWING NUMBER:

Notes

1. Hanger Door
□(Glass/ Alum)
2. Light Box With
□Copper Cap
3. Steel Beam Header
4. Light Fixture
5. Existing Dock To Remain
6. Conc. Stairs
7. Existing Grade
8. Exposed Conc Wall
□(Sand Blasted and Sealed)
9. New Wood Dock
10. 36" Tall Cable Railing
11. Steel Deck Canopy @ Door
12. Clad Windows
13. Handrail
14. Glass Panel



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PROJECT:
**PROPOSED BOAT HOUSE
FOR THE:**

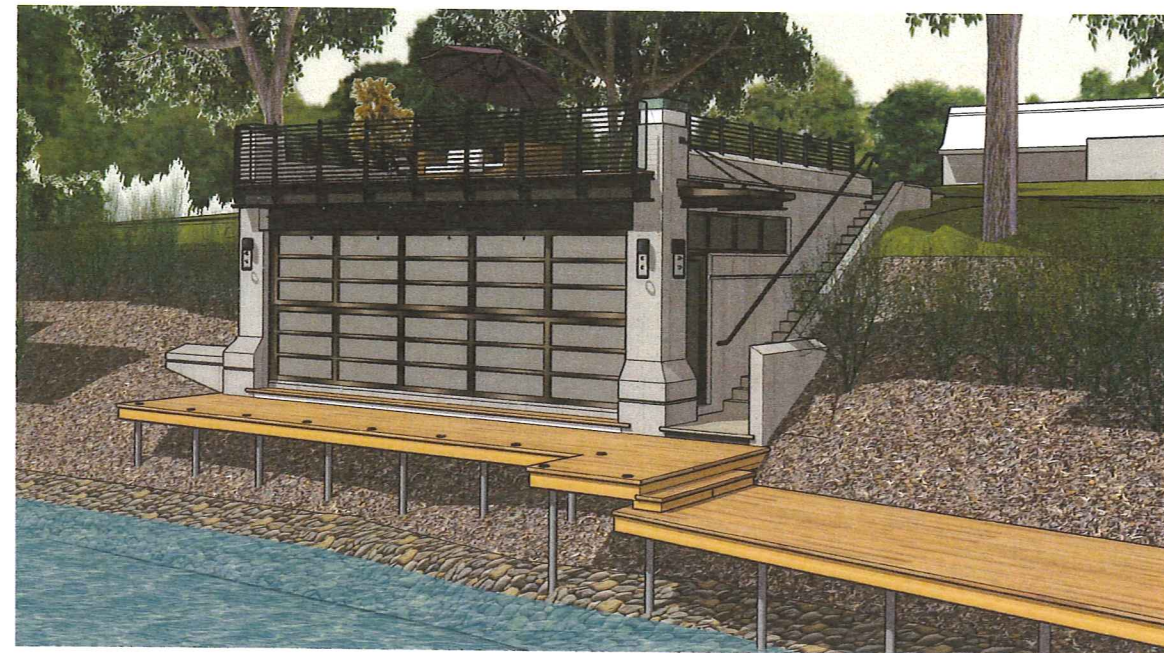
**PETERSON
RESIDENCE**

5840 THORSTRAND RD
Madison, Wisconsin

REVISIONS:

DATE: 5 Dec 2012
SCALE: AS NOTED
PROJECT: K1207.1
DRAWN BY: J.P. EKSTROM

DRAWING NAME:
TUNNEL SECTION
DRAWING NUMBER:



- ISSUE:
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PROJECT:
**PROPOSED BOAT HOUSE
FOR THE:**

**PETERSON
RESIDENCE**

5049 THORSTRAND RD
Madison, Wisconsin

REVISIONS:

DATE: 5 Dec 2012
SCALE: AS NOTED
PROJECT: K1207.1
DRAWN BY: J.P. EKSTROM

DRAWING NAME:

DRAWING NUMBER: