



Location
5844 Thorstrand Road

Applicant
Jeff and Sue Haen/Karen O. Davis –
Udvari-Solner Design Company

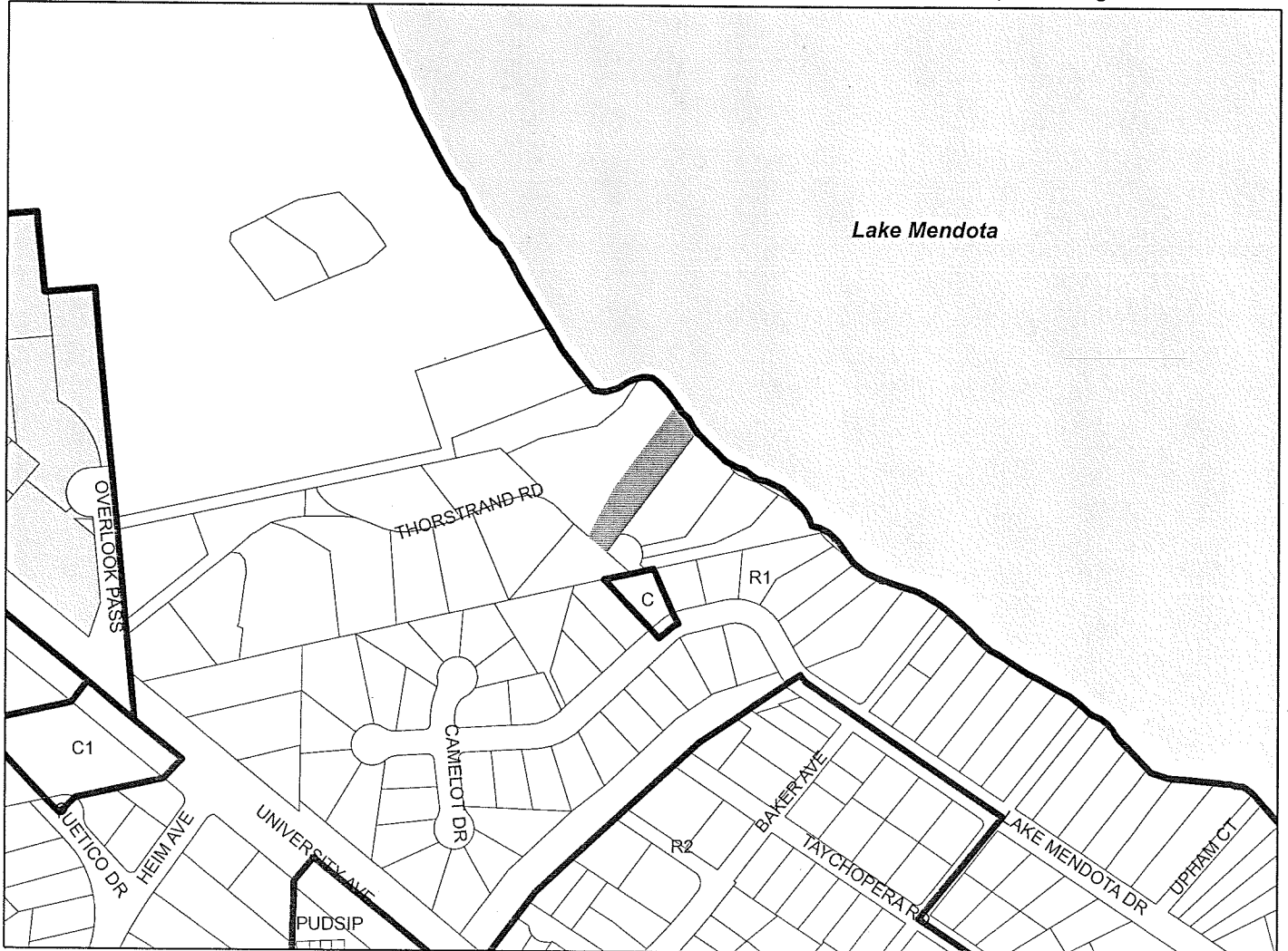
Existing Use
Single-family residence

Proposed Use
Construct addition in excess of 500
square feet to existing residence
on lakefront lot

Public Hearing Date
Plan Commission
20 February 2012

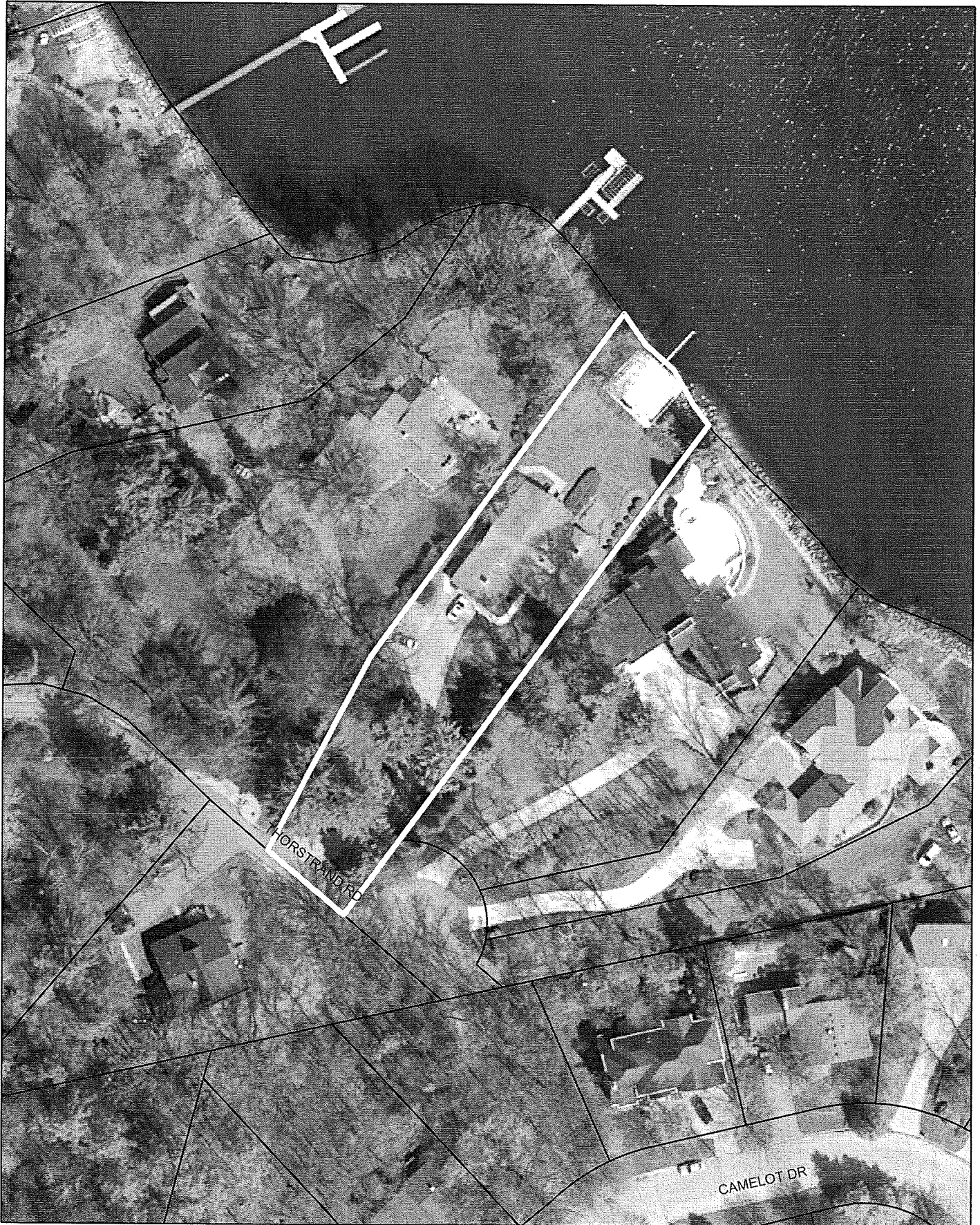


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 06 February 2012



Date of Aerial Photography : Spring 2010'



LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All Land Use Applications should be filed directly with the Zoning Administrator.

R OFFICE USE ONLY:	
Amt. Paid	\$550 Receipt No. 127931
Date Received	12/30/11
Received By	JLH
Parcel No.	0709-073-0088-7
Aldermanic District	19 Mark Clear
GQ	waterfront
Zoning District	R1
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	Zoning Text <input checked="" type="checkbox"/>
Alder Notification	Waiver <input type="checkbox"/>
Ngrhd. Assn Not.	Waiver <input type="checkbox"/>
Date Sign Issued	12/30/11

1. **Project Address:** 5844 Thorstrand Dr. Madison, WI 53705 **Project Area in Acres:** 0.62
Project Title (if any): _____

2. **This is an application for:**

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	<input type="checkbox"/> Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan	
<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: Jeff and Sue Hean Company: Haen Real Estate
 Street Address: 9005 Royal Oaks Circle City/State: Verona Zip: 53593
 Telephone: (608) 845-1550 Fax: () Email: jeff@haenrealestate.com

Project Contact Person: KAREN O. DAVIS Company: Udvari-Solner Design Company
 Street Address: 2631 University Ave. Suite 104 City/State: Madison, WI Zip: 53705
 Telephone: (608) 233-1480 Fax: (608) 233-1408 Email: info@udvari-solner.com

Property Owner (if not applicant): Applicant
 Street Address: _____ City/State: _____ Zip: _____

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: _____
 Second floor addition to existing single family home

Development Schedule: Commencement February 2012 Completion June 2012

5. Required Submittals:

- Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee: \$ 550** See the fee schedule on the application cover page. Make checks payable to: *City Treasurer*.
- Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:

- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

6. Applicant Declarations:

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 - The site is located within the limits of COMPREHENSIVE PLAN Plan, which recommends: LOW DENSITY RESIDENTIAL for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than **30** days prior to filing this request:
 - List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:
MARK CLEAR, DISTRICT 19, NOTIFIED & REQUESTED WAIVER 12.30.2011
 - NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.
- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.
 - Planning Staff: Kevin Furdan Date: 12-30-11 Zoning Staff: MATT TUCKER Date: 12/30/2011
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name KAREN O. DAVIS Date 12.30.2011
 Signature [Handwritten Signature] Relation to Property Owner DESIGNER
 Authorizing Signature of Property Owner [Handwritten Signature] Date 12/30/11
 Effective May 1, 2009 9

2631 university avenue, suite 104
madison, wisconsin 53705
phone 608.233.1480
fax 608.233.1408
info@udvari-solner.com



Madison Plan Commission
215 Martin Luther King Jr Blvd
Room LL-100
PO Box 2985
Madison, WI 53701-2985

December 30, 2011

LETTER OF INTENT – Conditional Use Application
Project: Haen Residence

Jeff and Sue Haen, homeowners, are seeking approval of a Land Use Application to obtain a Conditional Use Permit to add a 1205 Sq. Ft. second story and renovate an existing single family home at 5844 Thorstrand Rd, Madison, WI, in the R1 district. The owners plan to build the addition/renovation per the plans enclosed. This renovation will not involve any changes to the site, grading, landscape or footprint of the house.

We have worked with *D'Onofrio Kottke and Associates* to develop this comprehensive set of plans, and have worked with the City of Madison to obtain existing surveys to calculate the lake setback for this property.

The new home design takes into consideration the current architectural integrity of the existing and surrounding homes and will complement the overall aesthetic of the neighborhood. We have notified the Alderperson of District 19, Mark Clear, and provided him with plans, requesting a waiver of the 30 day notification.

Construction would commence in February of 2012. The planned home features four bedrooms and 5008 total square feet of finished space, compared to 4207 SF in the existing home. The total lot coverage of the proposed final project is equal to that of the existing structure. The existing, and new, lot coverage including house, garage, and existing boathouse is 4132.5 square feet on the 27,192 square foot lot (.62 Acres), which is a 15.2% lot coverage area. The existing driveway, boathouse, patios, and landscape will remain unchanged. A variance will not be required for the project as the proposed design meets all setback requirements and remains within the footprint of the existing building.

The South-East side will require a depth penalty as the existing building is 42.6' on that side. This results in a depth penalty of 4" and therefore a total setback of 7'-4". The new second floor addition meets this setback, no other depth penalties apply to the property.

Sincerely,

A handwritten signature in black ink, appearing to read "Karen O. Davis".

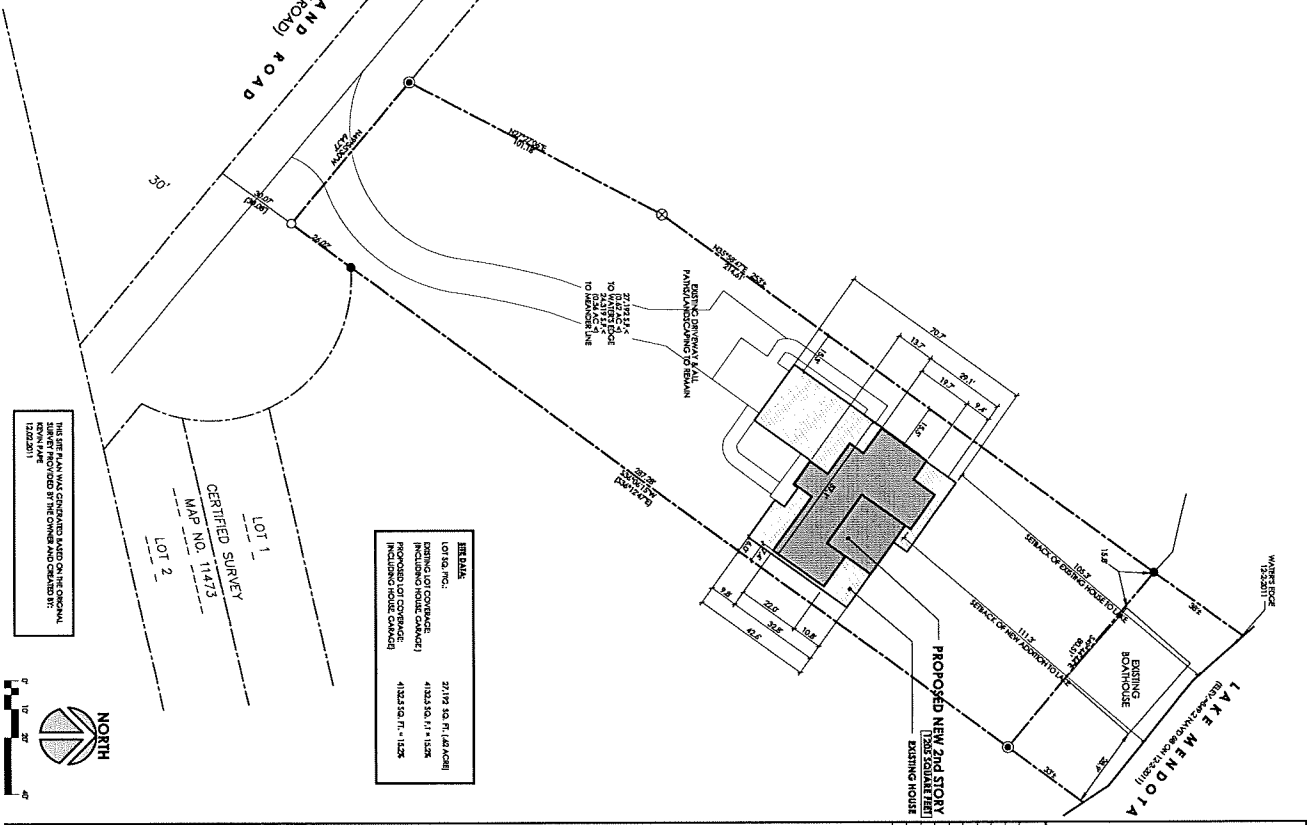
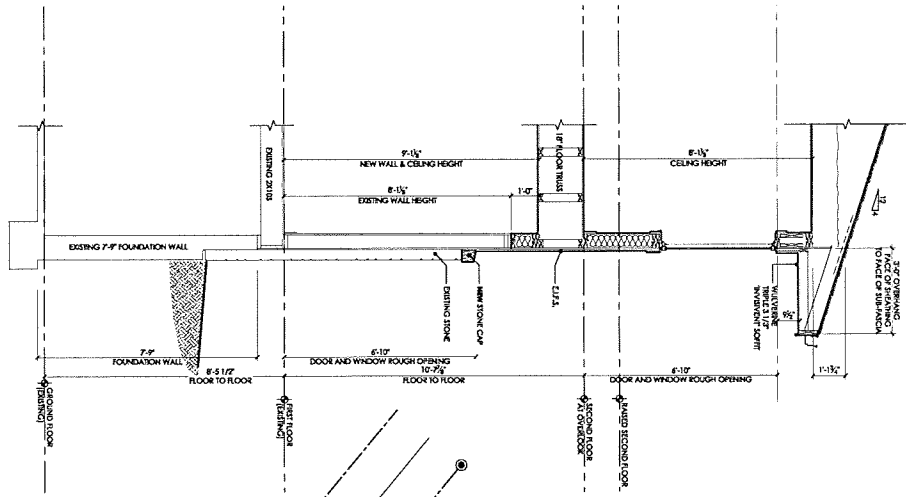
Karen O. Davis
Udvari-Solner Design Company

Contact Information

Karen O. Davis, *Udvari-Solner Design Company*, (608) 233-1480
Jeff and Sue Haen, homeowners, (608) 845-1550

IMPORTANT NOTE:
 THESE DRAWINGS ARE FOR RECORD PURPOSES ONLY. THE GENERAL CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS AND SHALL BE RESPONSIBLE FOR ANY CORRECTIONS OR CHANGES TO THE DRAWINGS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MADISON, WISCONSIN. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MADISON, WISCONSIN. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MADISON, WISCONSIN. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MADISON, WISCONSIN.

CONCEPTUAL SECTION THROUGH TWO-STORY WALL



SET DATA

LOT 166, INC.	2719' 13.0 FT. (82.40 MB)
EXISTING LOT COVERAGE (INCLUDING HOUSE GARAGE)	4133.310 FT. = 11.58%
PROPOSED LOT COVERAGE (INCLUDING PROPOSED CHANGES)	4133.310 FT. = 11.25%

THIS SET PLAN WAS GENERATED SAID ON THE ORIGINAL SURVEY PROVIDED BY THE OWNER AND CHECKED BY: 12/28/2011



uohor solner design company

JEFF AND SUE HAEN

PROPOSED NEW RESIDENCE FOR

4844 THORNSTRAND ROAD
 PROJECT MUNICIPALITY: MADISON COUNTY AND STATE

uohor solner design company

PLAN APPROVAL SCHEDULE:

2011

DATE: _____

DATE: _____

DATE: _____

uohor solner design company

PROJECT: HAEN RESIDENCE

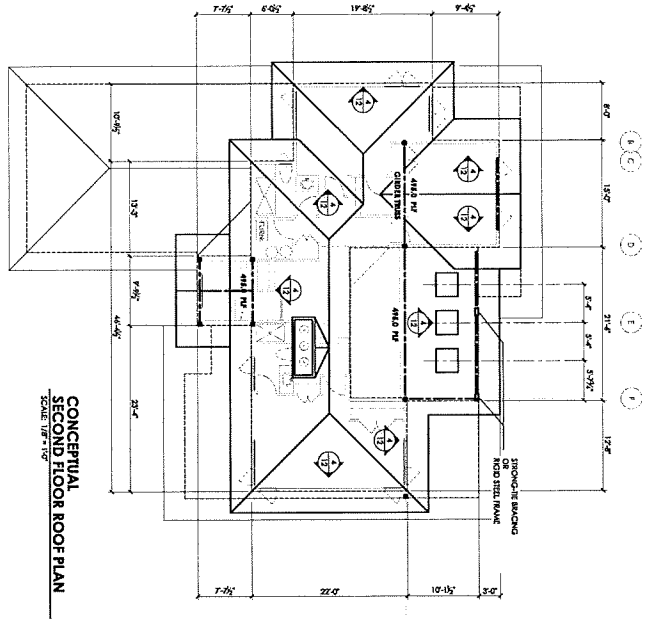
DATE: 12.30.2011

DATE: _____

DATE: _____

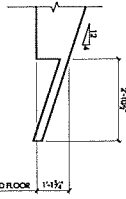
GENERAL NOTE:
 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MADISON, WISCONSIN. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MADISON, WISCONSIN. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MADISON, WISCONSIN. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MADISON, WISCONSIN.

PLAN INDEX	HAEN RESIDENCE	1
1. SITE PLAN & TIE-IN	5844 THORNSTRAND ROAD	CITY OF MADISON, DANE CO, WI
2. EXISTING HOUSE		
3. GROUND FLOOR PLAN		
4. FIRST FLOOR PLAN		
5. SECOND FLOOR PLAN		
6. CROSS SECTIONS		
7. ELEVATIONS		
8. ELEVATIONS		

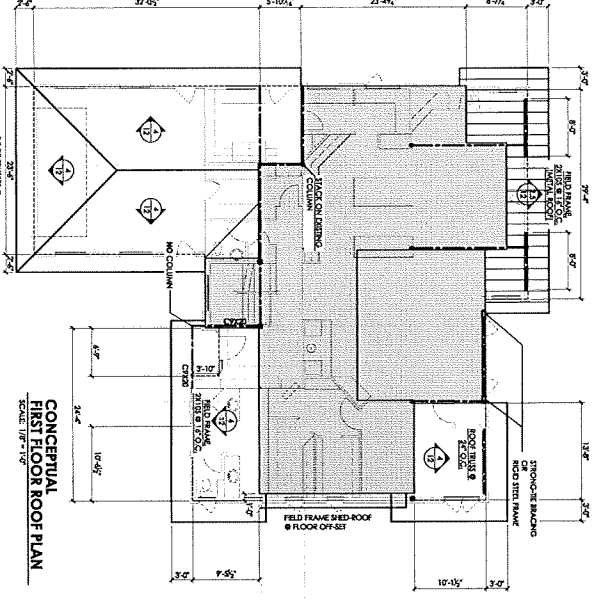


CONCEPTUAL SECOND FLOOR ROOF PLAN
SCALE 1/8" = 1'-0"

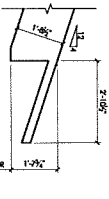
ROOF TRUSS DESIGN CRITERIA
 LIVE LOAD: 20 PSF
 DEAD LOAD: 10 PSF
 WIND: ASCE 7-10
 GENERAL NOTES:
 ANCHOR TEES TO TOP PLATE WITH ANCHOR PLATE CONNECTOR
 GABLE END BRACING: 2x4 @ 16' O.C.
 ROOF TRUSS BRACING: 2x4 @ 16' O.C.
 USE TRUSS TIE FASTENERS & CHAINS TO SUPPORT COMMON TRUSSES
 HIDE ROOF FRONTS - SEE ROOF PLAN
 VERIFY TRUSS DIMENSIONS WITH 1/2" PLANS
 FIELD VERIFY ALL DIMENSIONS
 PROVIDE ROOF OVERHANGS AS REQUIRED TO PROTECT FROM WEATHER



CONCEPTUAL TRUSS HEEL PROFILE @ SECOND FLOOR ROOF (8'-0" WALLS)
SCALE 1/8" = 1'-0"



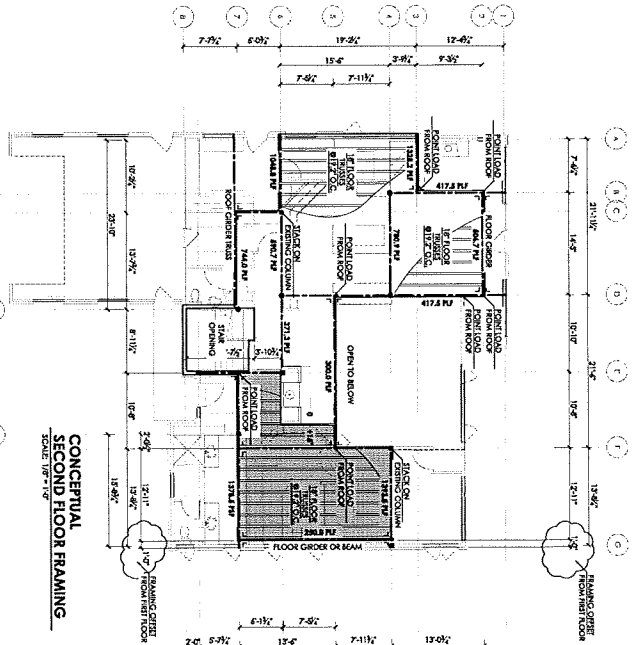
CONCEPTUAL FIRST FLOOR ROOF PLAN
SCALE 1/8" = 1'-0"



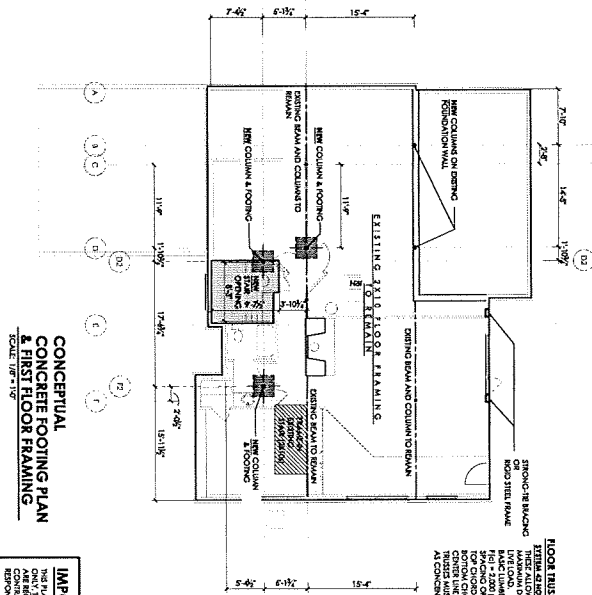
CONCEPTUAL TRUSS HEEL PROFILE @ GREAT ROOM - TALL WALL
SCALE 1/8" = 1'-0"

CONCEPTUAL TRUSS HEEL PROFILE @ MASTER BEDROOM - VAULT (9'-0" WALL)
SCALE 1/8" = 1'-0"

THIS IS NOT A SHOP DRAWING



CONCEPTUAL SECOND FLOOR FRAMING
SCALE 1/8" = 1'-0"



CONCEPTUAL CONCRETE FOOTING PLAN & FIRST FLOOR FRAMING
SCALE 1/8" = 1'-0"

FLOOR TRUSS SPECIFICATIONS
 THESE ALTERNATE TRUSS AND RAYON ON 10/11/11
 LIVE LOAD DIMENSIONS IS SHOWN ON L&S AND HIDE
 MAKE TRUSS DESIGN VALUE PER 10/11/11 10/11/11
 PHONIC OF TRUSSES ARE CHAIN TO CENTER (DOWN)
 BOTTOM CHORD SHALL BE 2x4 @ 16' O.C.
 TRUSSES MUST BE DESIGNED FOR ANY SPECIAL LOADING, SUCH AS CONCENTRATED LOADS.

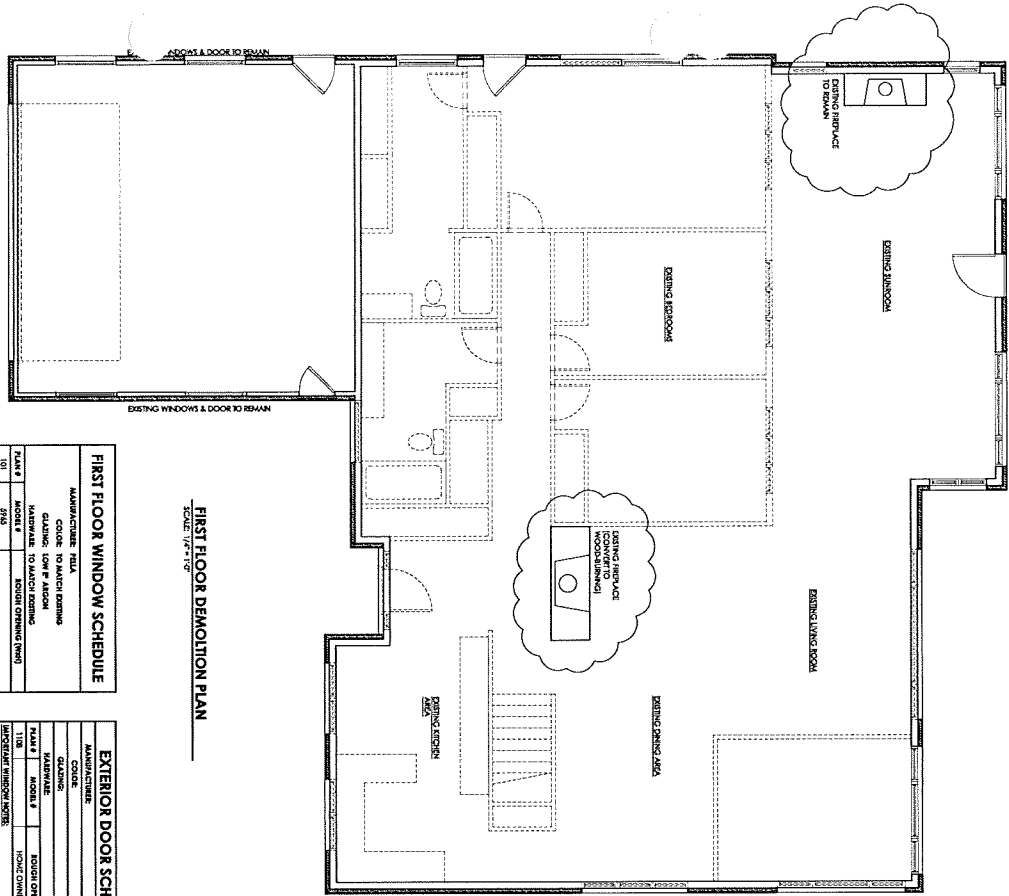
FLOOR LOAD DATA
 40 PSF LIVE LOAD
 10 PSF DEAD LOAD
 2x4 @ 16' O.C. TRUSS
 2x8 @ 16' O.C. TRUSS

FLOOR STRUCTURAL KEY
 #1 = RAYON JOINT
 #2 = TRUSS COLUMN
 #3 = FLOOR TRUSS 2x8 @ 16' O.C.
 #4 = 1x8 @ 16' O.C.
 #5 = 2x8 @ 16' O.C. TRUSS
 #6 = 1x8 @ 16' O.C.

IMPORTANT NOTE:
 THIS PLAN IS FOR INFORMATION PURPOSES ONLY. THE DESIGNER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE DRAWING. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL DESIGN AND LOAD REQUIREMENTS.

THIS IS NOT A SHOP DRAWING

<p>PROJECT: 2011</p> <p>DATE: 12/30/2011</p> <p>DESIGNER: GSW</p> <p>CLIENT: HAEN RESIDENCE</p> <p>LOCATION: 6844 THORNSTRAND ROAD, CITY OF MADISON, DANE CO, WI</p>	<p>PROJECT: 2011</p> <p>DATE: 12/30/2011</p> <p>DESIGNER: GSW</p> <p>CLIENT: HAEN RESIDENCE</p>	<p>PROJECT: 2011</p> <p>DATE: 12/30/2011</p> <p>DESIGNER: GSW</p> <p>CLIENT: HAEN RESIDENCE</p>	<p>PROJECT: 2011</p> <p>DATE: 12/30/2011</p> <p>DESIGNER: GSW</p> <p>CLIENT: HAEN RESIDENCE</p>	<p>PROJECT: 2011</p> <p>DATE: 12/30/2011</p> <p>DESIGNER: GSW</p> <p>CLIENT: HAEN RESIDENCE</p>	<p>PROJECT: 2011</p> <p>DATE: 12/30/2011</p> <p>DESIGNER: GSW</p> <p>CLIENT: HAEN RESIDENCE</p>
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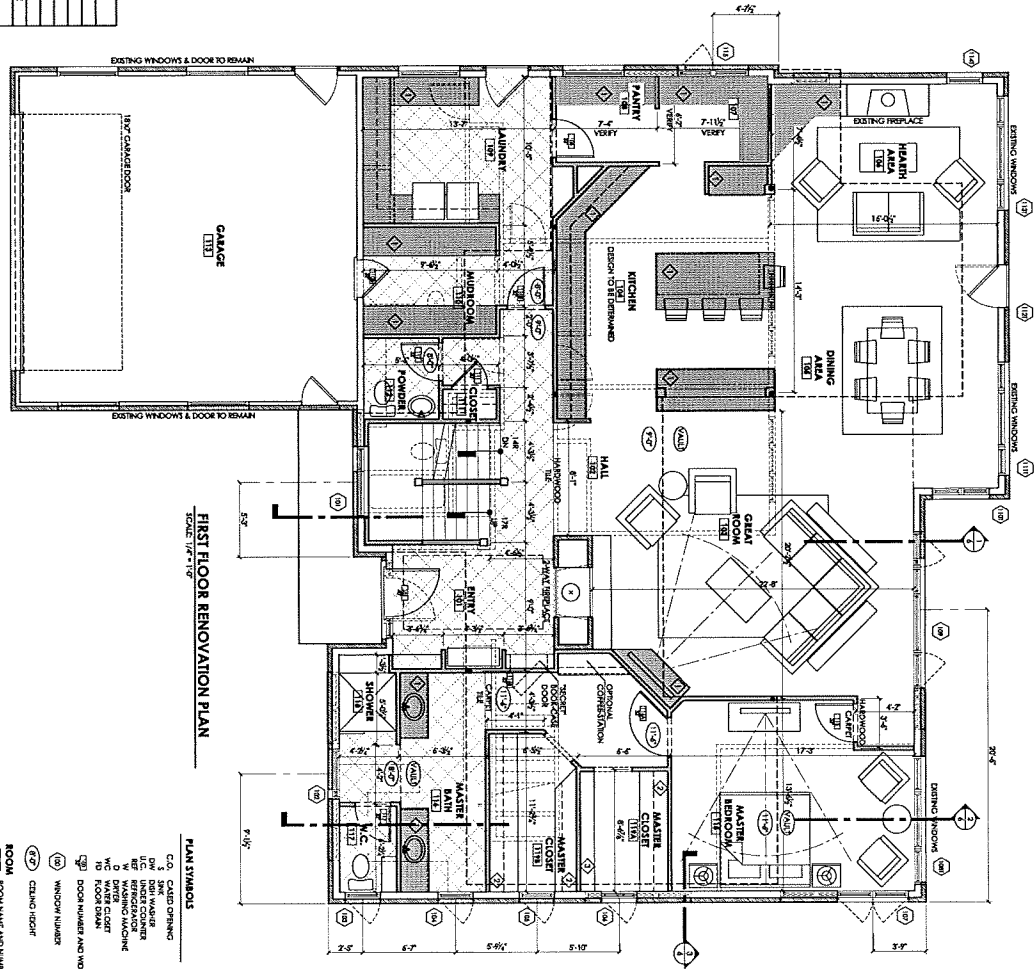
FIRST FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

FIRST FLOOR WINDOW SCHEDULE

PLAN #	MODEL #	ROOM OR OPENING NAME	MANUFACTURER	GLASSING	GLAZING	GLAZING TO MATCH EXISTING	GLAZING: LOW E OR ALUMINUM	GLAZING: TO MATCH EXISTING
101	2915							
102	2916							
103	2917							
104	2918							
105	2919							
106	2920							
107	2921							
108	2922							
109	2923							
110	2924							
111	2925							
112	2926							
113	2927							
114	2928							
115	2929							

EXTERIOR DOOR SCHEDULE

PLAN #	MODEL #	ROOM OR OPENING NAME	MANUFACTURER	GLAZING	GLAZING	GLAZING TO MATCH EXISTING	GLAZING: LOW E OR ALUMINUM	GLAZING: TO MATCH EXISTING
101	2930							
102	2931							
103	2932							
104	2933							
105	2934							
106	2935							
107	2936							
108	2937							
109	2938							
110	2939							
111	2940							
112	2941							
113	2942							
114	2943							
115	2944							



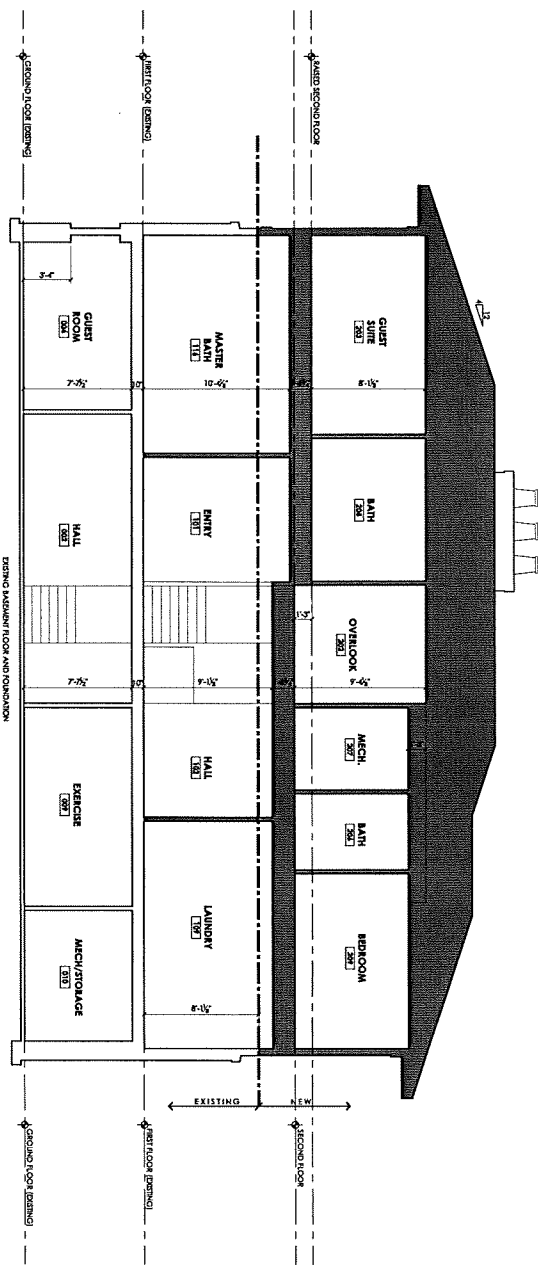
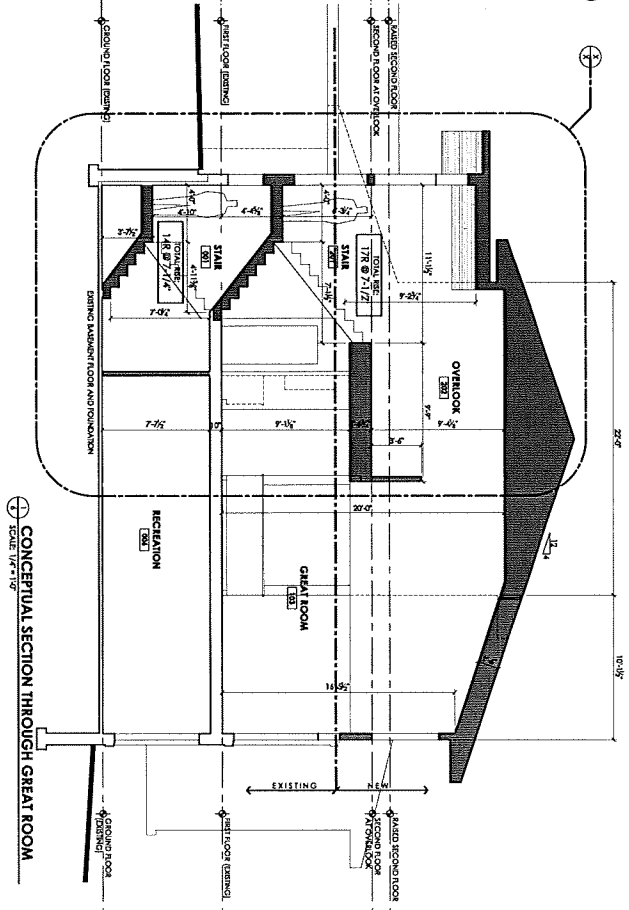
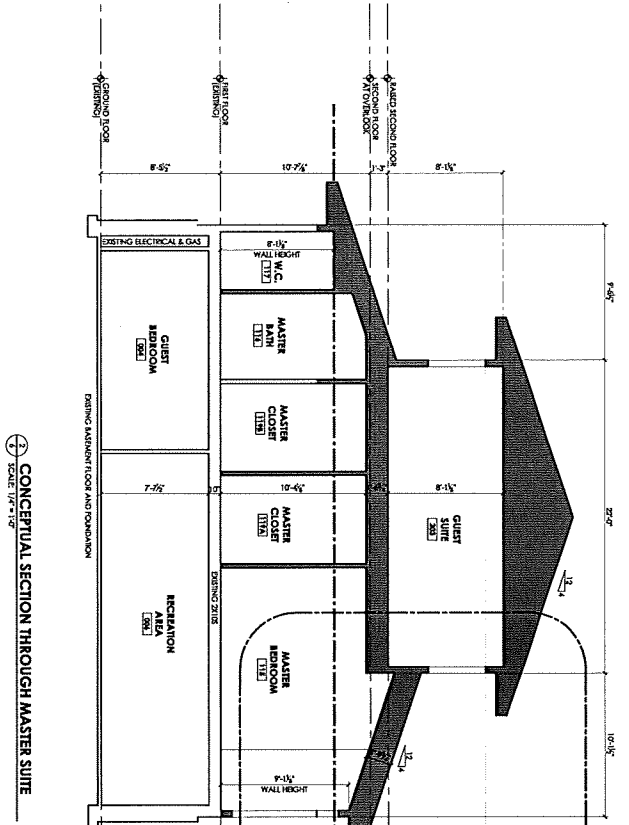
FIRST FLOOR RENOVATION PLAN
SCALE: 1/8" = 1'-0"

PLAN SYMBOLS

- CO. - CLOSET DRIVING
- DAK. - DANK
- DR. - DOOR
- U.C. - UNDER COUNTER
- U.C. - UNDER COUNTER
- W. - WASHING MACHINE
- W.C. - WATER CLOSET
- FD. - FLOOR DRAIN
- DOOR NUMBER AND WIDTH
- WINDOW NUMBER
- CILING - CEILING
- ROOM NAME AND NUMBER
- ROOM NUMBER
- OPENING NUMBER
- KEY NOTES
- DIAMETER IN CIRCLE
- 3/8" DIA. BEVEL AND HOLD
- 1/8" DIA. BEVEL

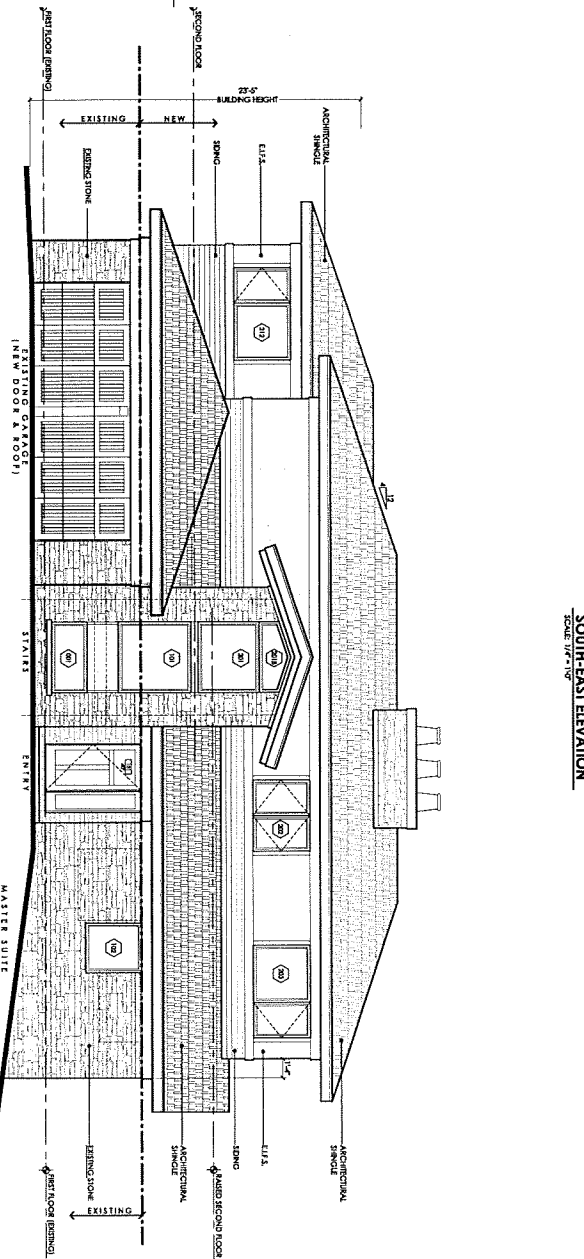
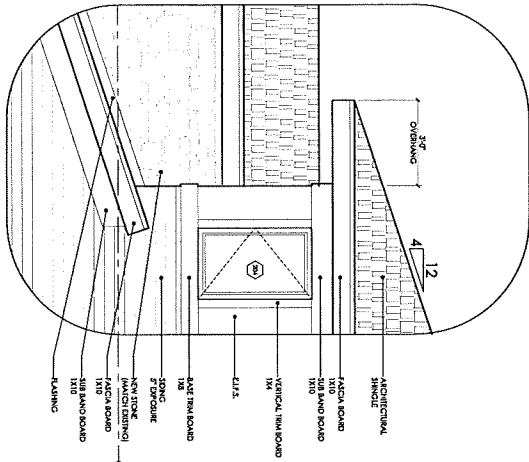
FIRST FLOOR PLAN
FINISHED FIRST FLOOR (UNDO UNLESS OTHERWISE NOTED)
2497

<p>FLOOR PLAN</p> <p>1/8" = 1'-0"</p> <p>12.16.2011 PROJECT NO. 2011</p> <p>12.21.2011 PLAN UPDATE</p> <p>12.30.2011 PLAN COMMISSION</p>		<p>HAEN RESIDENCE</p> <p>5644 THORNSTRAND ROAD CITY OF MADISON, DANE CO, WI</p>		<p>UNIVERSITY DESIGN COMPANY</p> <p>3000 UNIVERSITY AVENUE SUITE 1000 MADISON, WI 53706</p>
<p>PROJECT NO. 2011</p> <p>DATE: 12/20/2011</p> <p>DESIGNER: KAREN</p> <p>SCALE: 1/8" = 1'-0"</p>		<p>1/8" = 1'-0"</p> <p>1/8" = 1'-0"</p> <p>1/8" = 1'-0"</p>		<p>4</p>



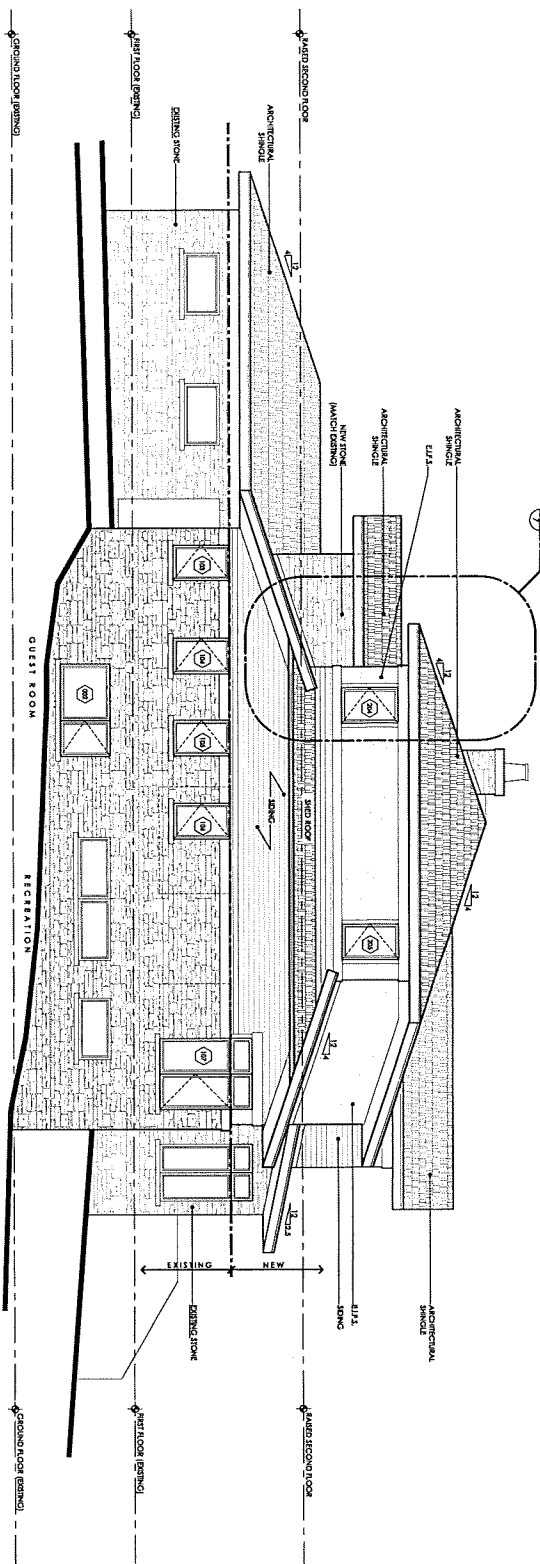
6	12.16.2011	PLAN UPDATE	SECTIONS	HAEN RESIDENCE		Uplift design Company 2301 University Ave. Suite 200 Madison, WI 53706	
	12.21.2011	PLAN UPDATE		PROJECT NO:	5844 THORNSTRAND ROAD CITY OF MADISON, DANE CO, WI		
	12.30.2011	PLAN COMMISSION		CLIENT:			
				DESIGNER:			
			PROJECT NO:				
			CLIENT:				
			DESIGNER:				

SPECIFIC FASCIA AND EXTERIOR TRIM DETAIL
SCALE: 1/2" = 1'-0"



SOUTH-EAST ELEVATION
SCALE: 1/2" = 1'-0"

SOUTH-WEST ELEVATION
SCALE: 1/2" = 1'-0"



ELEVATIONS

HAEN RESIDENCE

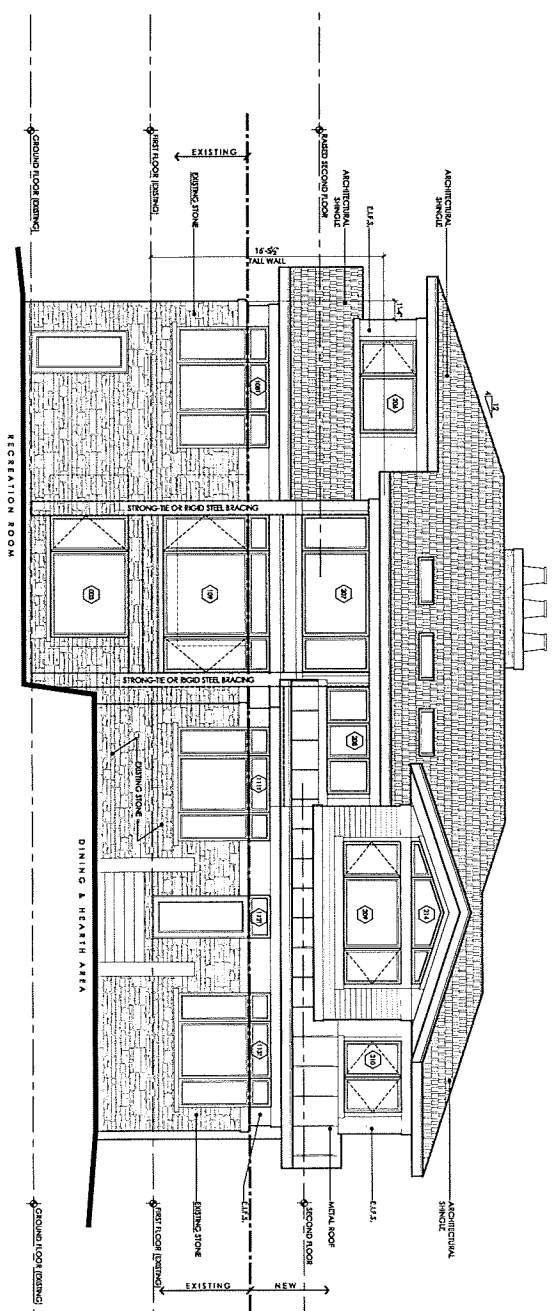
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5644 THORNSTRAND ROAD CITY OF MADISON, DANE CO, WI

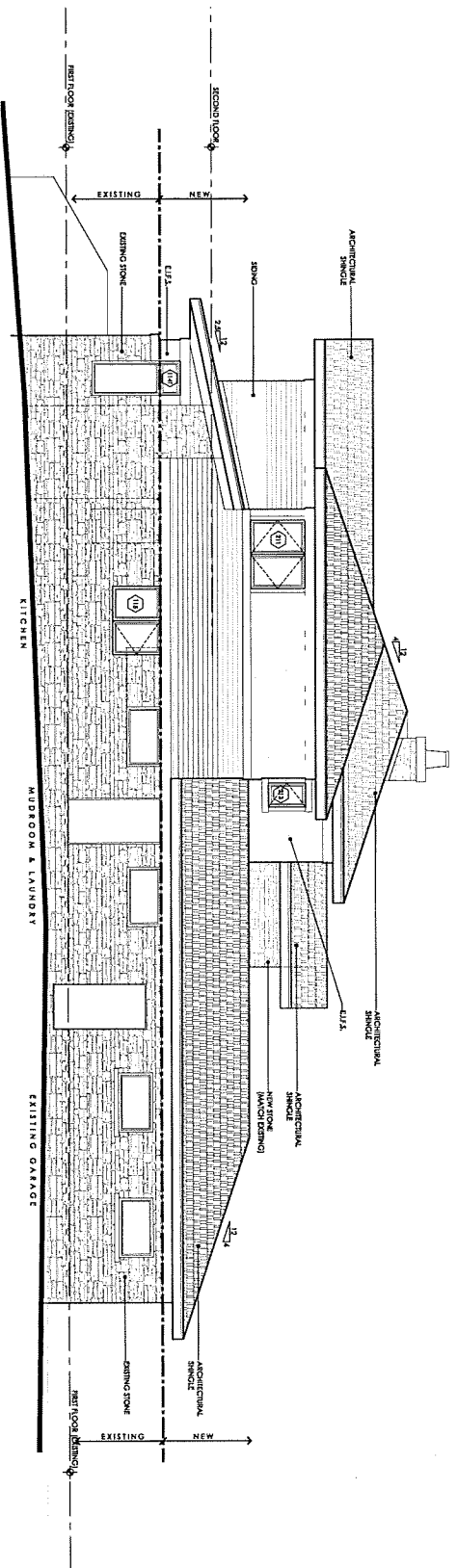
UPVOR
Residential
COMPANYS
2011 LEVAY-SOLNER DESIGN COMPANY
3000 UNIVERSITY AVENUE
MADISON, WI 53706-1000
TEL: 608.263.1300
WWW.LEVAY-SOLNER.COM

PROJECTION:	2011
DATE:	12.15.2011
DESCRIPTION:	PLAN UPDATE
DATE:	12.21.2011
DESCRIPTION:	PLAN UPDATE
DATE:	12.22.2011
DESCRIPTION:	PLAN UPDATE
DATE:	12.30.2011
DESCRIPTION:	PLAN COMMISSION

7



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



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

8	12.15.2011	PLAN UPDATE	ELEVATIONS	HAEN RESIDENCE	5844 THORN STRAND ROAD CITY OF MADISON, DANE CO, WI	Ulfert Architects Design Company 2500 University Ave. Madison, WI 53706 (608) 263-1188 www.ulfert.com
	12.21.2011	PLAN UPDATE				
	12.22.2011	PLAN UPDATE				
	12.30.2011	PLAN COMMISSION				
PROJECT NO:		2011	THIS DOCUMENT IS THE PROPERTY OF ULFERT ARCHITECTS DESIGN COMPANY AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART NOR BE USED IN ANY MANNER WITHOUT EXPRESS WRITTEN PERMISSION AND AGREEMENT FROM ULFERT ARCHITECTS DESIGN COMPANY. ONLY. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL DIMENSION VERIFICATION FOR ALL CONDITIONS.			
JOB TITLE:		ARCHITECT				
CLIENT:		ECO/AMO				
DATE:		12/15/2011				
DRAWN BY:		AMS				
CHECKED BY:		AMS				

YEAR BUILT → 1961



EAST



EAST



FRONT STREET



GARAGE ENTRY



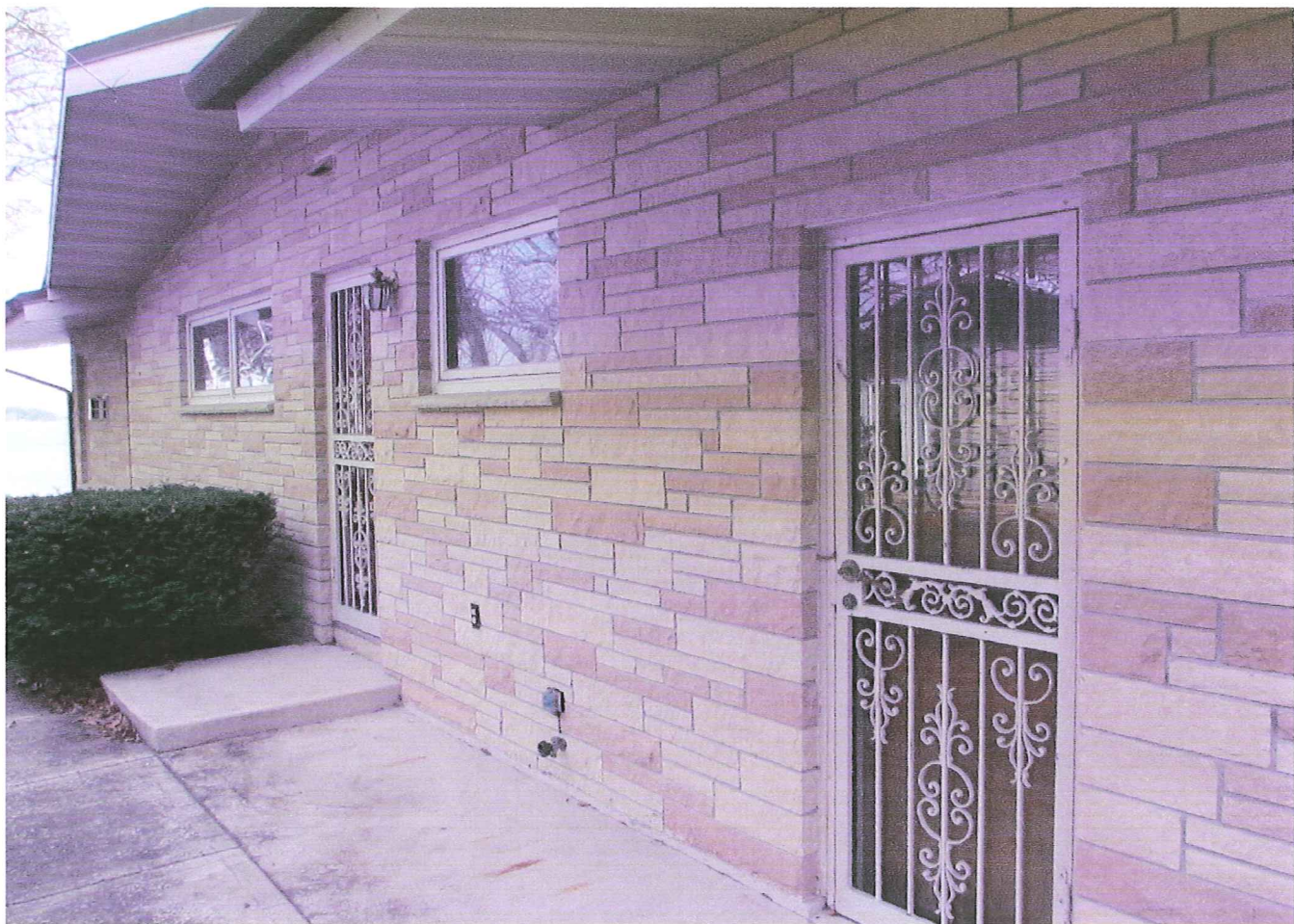
REAR/LAKE



REAR/LAKE



SUNROOM



WEST



WEST