

Ekberg, Meri Rose

From: PLLCApplications
Sent: Wednesday, June 29, 2022 4:11 PM
To: 'Leah Stargardter'
Cc: Heiser-Ertel, Lauren
Subject: RE: 1225 Spaight street revision

Hello Leah,

Thank you for sending along the modified plans. Please consider this email as an amendment to the previously approved Certificate of Appropriates, with the change to add a landing to the rear stair system. I will save this email to our records to serve as proof of the amendment.

Thank you,



Meri Rose Ekberg (*she, her, hers*)
Community & Cultural Resources Planner
City of Madison Department of Planning &
Community & Economic Development
215 Martin Luther King Jr. Blvd., Ste. 017
Madison, Wisconsin 53703
P: 608-267-8744 **F:** 608-266-6377
Email: mekberg@cityofmadison.com
Web: <http://www.cityofmadison.com/dpced/planning/>

From: Leah Stargardter <ssawdustandlove@gmail.com>
Sent: Monday, June 27, 2022 7:00 PM
To: PLLCApplications <landmarkscommission@cityofmadison.com>
Subject: 1225 Spaight street revision

Caution: This email was sent from an external source. Avoid unknown links and attachments.

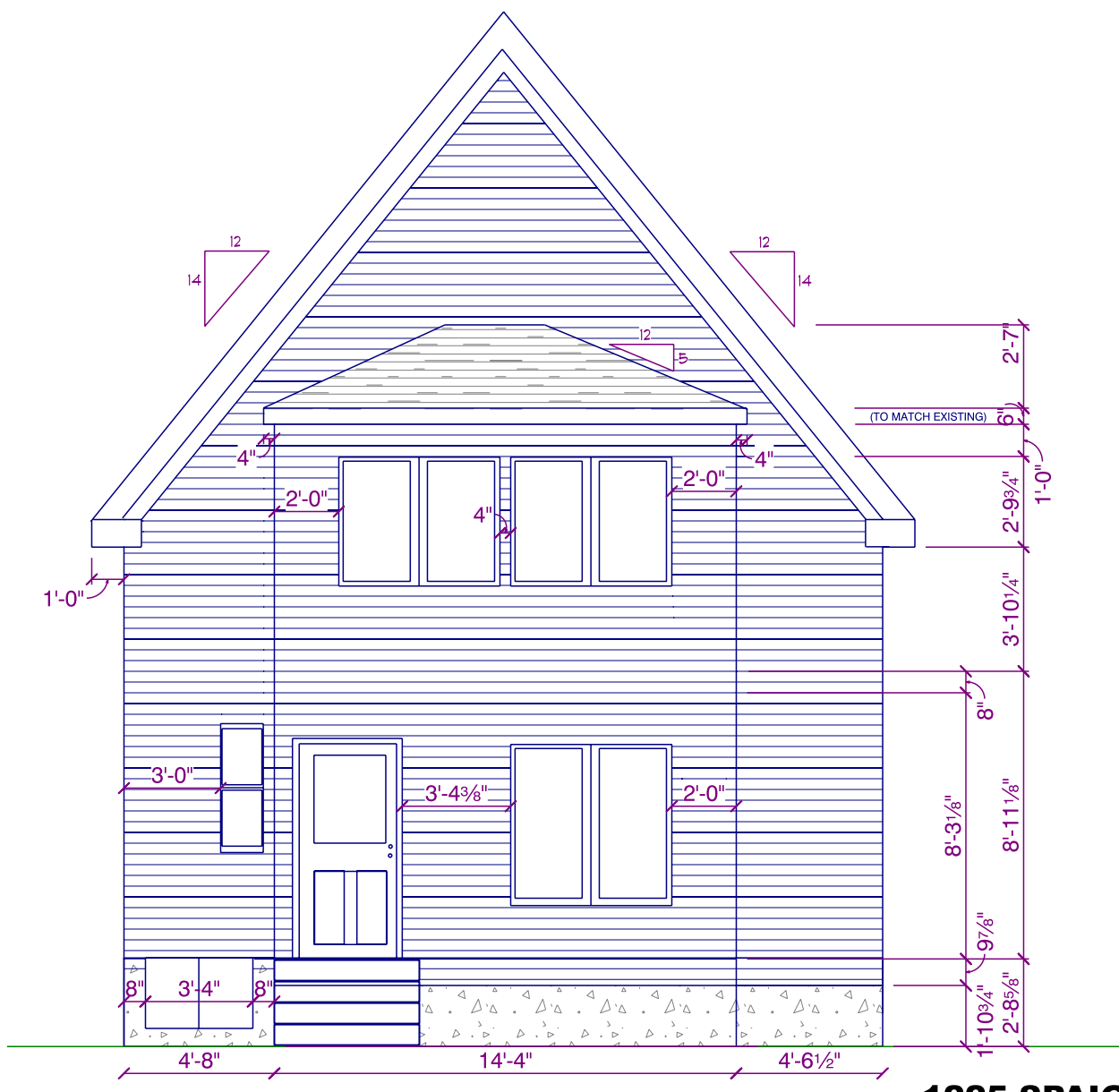
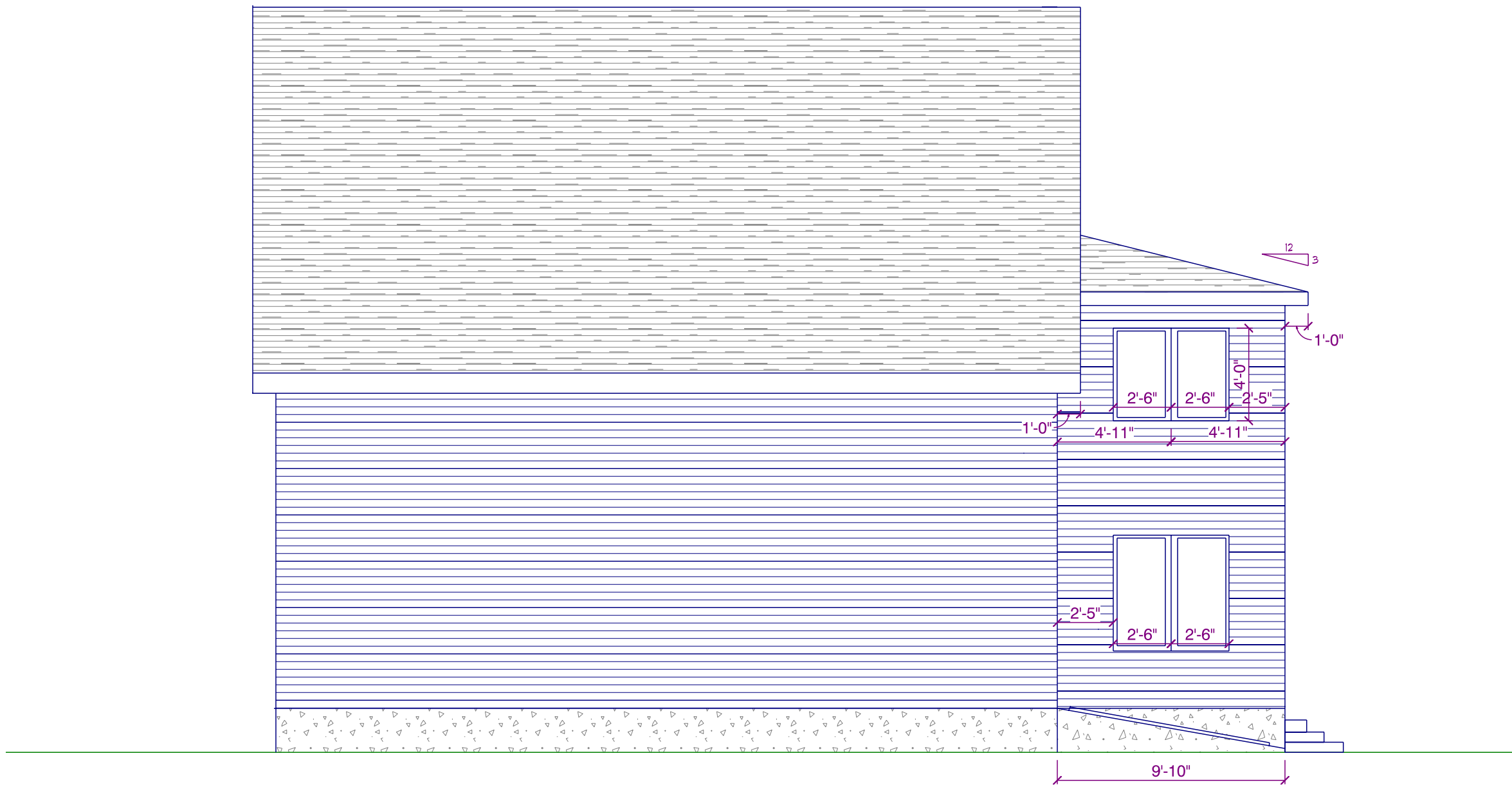
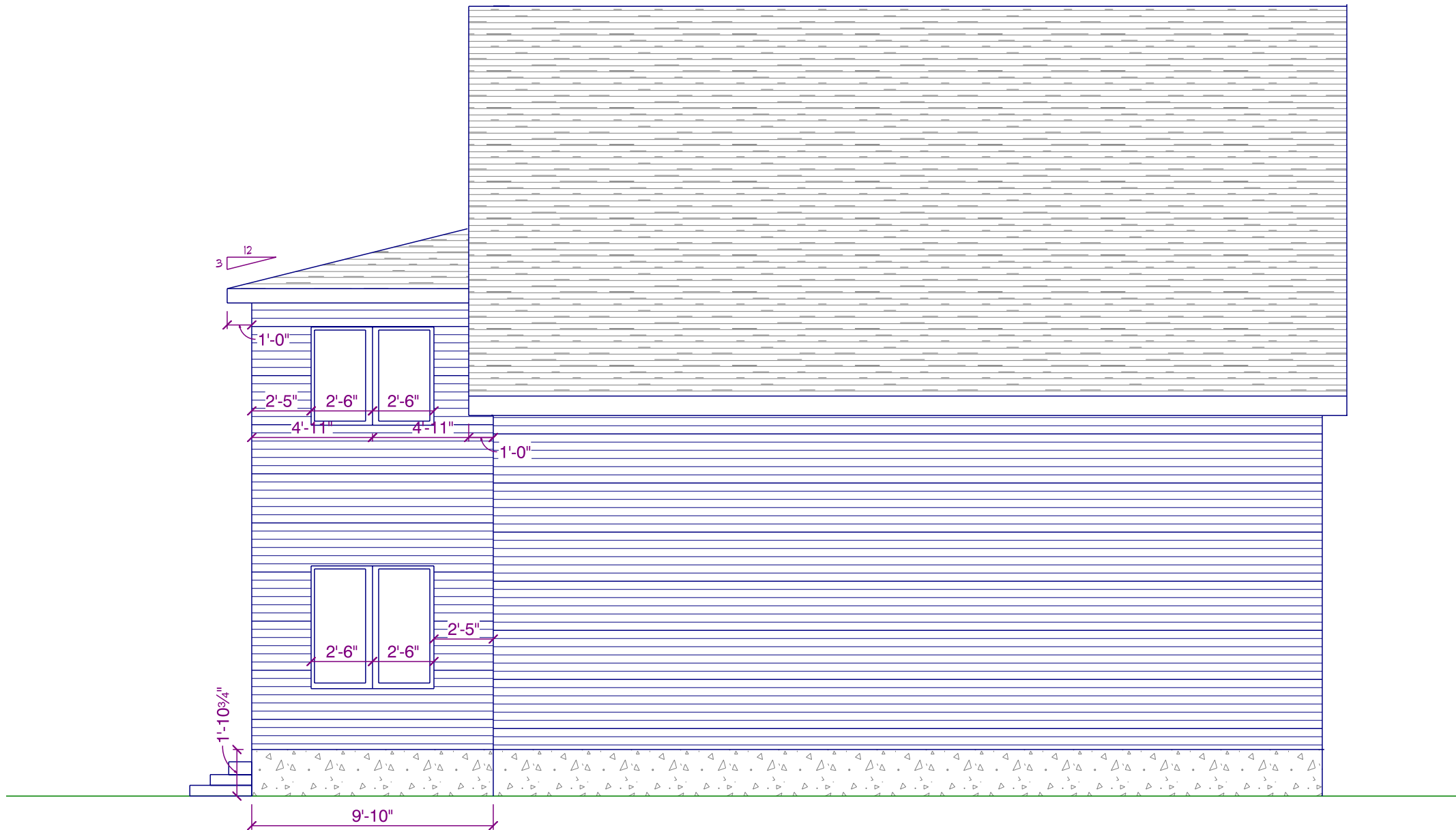
hello Landmarks Commission,
attached here is a revised copy of the plans for a proposed rebuild of the rear back porch located at 1225 Spaight Street, i was already issued a COA but we missed that by code the stairs coming off the back door must have a landing (because there's 3 steps down)

So here is the modified plan with a landing and then stairs leading out into the back yard. The deck will be made of pressure treated wood as well as the railing.

thank you for your time
Leah Stargardter

GENERAL NOTES:

- 1) ALL WORK SHALL BE PERFORMED WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND ORDINANCES AND ALL AUTHORITIES HAVING JURISDICTION.
- 2) THE CONTRACTOR SHALL EXAMINE THE PROJECT DRAWINGS AND SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES FOUND BEFORE PROCEEDING WITH THE WORK.
- 3) THE CONTRACTOR SHALL VERIFY CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.
- 4) EACH CONTRACTOR SHALL INCLUDE LABOR, MATERIALS, TOOLS, EQUIPMENT, ETC. FOR THE COMPLETE CONSTRUCTION OF THE WORK INDICATED AS SPECIFIED BY THE DRAWINGS AND SPECIFICATIONS, UNLESS OTHER ARRANGEMENTS HAVE BEEN MADE BETWEEN CONTRACTOR AND CUSTOMER.
- 5) MATERIALS AS SPECIFIED ON DRAWINGS AND CONTRACTUAL DOCUMENTS SHALL BE USED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DETAILING AND COORDINATION IN CONJUNCTION WITH SUBSTITUTIONS MADE TO SPECIFIED MATERIALS.
- 6) MARLING LUMBER AND HOMEWORKS SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTORS, OR ANY OTHER PERSONS PERFORMING THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS. ALL PLUMBING, MECHANICAL, AND ELECTRICAL WORK IS TO BE COORDINATED BETWEEN THE TRADES AS PART OF THEIR INSTALLATION LAYOUT.
- 7) CONTRACTOR SHALL PROVIDE ADEQUATE BRACING AND/OR SHARING TO ENSURE STRUCTURAL STABILITY OF BUILDING DURING CONSTRUCTION.
- 8) ALL MATERIAL FINISHES AND STYLES INCLUDING BUT NOT LIMITED TO EXTERIOR SIDING, WINDOWS, EXTERIOR TRIM, AND INTERIOR AND EXTERIOR MILLWORK, ETC. SHALL BE APPROVED BY CUSTOMER.
- 9) DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS. WRITTEN DIMENSIONS ARE TO EDGE OF WALL, FRAMING OR EDGE OF FOUNDATION UNLESS NOTED OTHERWISE.
- 10) THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AN/OR DISCREPANCIES IN PLAN AND REPORT ERRORS TO MARLING LUMBER COMPANY PRIOR TO COMMENCEMENT OF THE WORK, AND TO BE RESPONSIBLE FOR SAME.
- 11) PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE REQUIRED DESIGN LOADS WITH GOVERNING CODES AND SITE CONDITIONS. VERIFY WITH THE LOCAL BUILDING AGENCIES THE WIND, SEISMIC, SNOW, AND OTHER SPECIAL LOADING CONDITIONS. MARLING LUMBER SHALL BE NOTIFIED OF ALL DISCREPANCIES.
- 12) IN NO CASE SHALL WORK DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON DRAWINGS.
- 13) ALL DIMENSIONS TO OPENINGS ARE ROUGH FRAMING UNLESS NOTED OTHERWISE.
- 14) ALL DIMENSIONS TO STUD PARTITIONS ARE TO THE FACE OF STUD UNLESS NOTED OTHERWISE.
- 15) CEILING HEIGHT DIMENSIONS ARE FROM FLOOR SHEATHING TO UNDERSIDE OF ROOF TRUSS OR FLOOR JOIST.
- 16) DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES UNLESS NOTED OTHERWISE.
- 17) WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION ON THE PROJECT.
- 18) FOLLOW ALL MANUFACTURERS' RECOMMENDED SPECIFICATIONS AND INSTALLATION PROCEDURES UNLESS OTHERWISE DIRECTED.
- 19) PROVIDE ADEQUATE ANCHORAGE, BLOCKING BACKING, AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, HVAC EQUIPMENT, ETC.
- 20) SLOPE ALL CONCRETE WALKS AWAY FROM EXTERIOR DOORS A MAXIMUM OF 2% TO PREVENT WATER FROM RUNNING OR BEING BLOWN UNDER DOORWAYS AND TO PREVENT STANDING WATER FROM ACCUMULATING IN FRONT OF DOORS.
- 21) PROVIDE FIRE-BLOCKING AND DRAFT-STOPPING IN SPACES CREATED BY CHASES, FURRING, ETC. IN ACCORDANCE THE APPLICABLE CODES.
- 22) SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE CODES.
- 23) WINDOW DESIGN INTENDED TO BE IN COMPLIANCE WITH APPLICABLE CODES IN REGARDS TO EGRESS AND SAFETY GLASS. ALL WINDOW SIZES AND REQUIREMENTS TO BE VERIFIED BY CONTRACTOR WITH MANUFACTURER TO ENSURE COMPLIANCE WITH APPLICABLE CODES.



1225 SPAIGHT STREET MADISON, WI 53703



Lumber and HomeWorks
613 ATLAS AVE. MADISON, WI 53714 Phone: (608) 244-4777

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

Date: 04-15-22

SAWDUST AND LOVE LLC.

DRAWN BY:
Andrew
Coffell

THISTLE/WOLFE ADDITION


ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CLIENT AND / OR CONTRACTORS MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME. THE CLIENT AND / OR CONTRACTORS WILL ASSUME ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

DRAWING NUMBER:

1 OF 5

ELEVATIONS

SCALE: 3/16" = 1'-0"

-  Existing Conc. Walls
- New Or Remodeled Conc. Walls

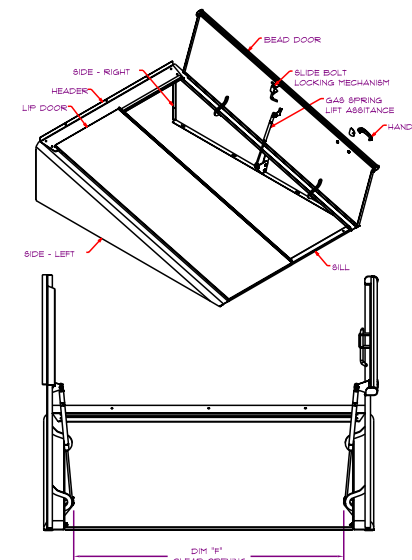
-All Conc. Footings To Be 48" (Min.) Below Finished Grade.



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



SIZE	"A" (W/DTH)	"B" (LENGTH)	"C" (HEIGHT)	"D" (W.D. L)	"E" (W.D. L)	"F" (C.D.)
B	56"	64"	22"	44"	60"	41"
C	55"	72"	19 1/2"	46"	61"	45"
O	47"	58"	30"	40"	56"	37"
OL	51"	43 1/4"	30"	44"	60"	41"



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



613 ATLAS AVE. MADISON, WI 53714 Phone: (608) 244-4777

DRAWN BY: Andrew Coffell

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DRAWING NUMBER:

2 OF 5

-Continuous Sheathing - Wood Structural Panels (CS-WSP) Minimum Bracing Thickness - 3/8" For A Max. Of 16" o/c Stud Spacing & 7/16" For A Max. Of 24" o/c Stud Spacing w/Continuous Wall Sheathing - Fasteners: 6d Common Nail Or 8d Box Nail (2 3/8" Long x 0.113" Diam.) Or 7/16" Or 1/2" Crown 16 Gauge Staples, 1 1/4" Long. 6" o/c On All Edges & 12" o/c Field (Nails). 3" o/c On All Edges & 6" o/c Field (Staples).

-The Interior Side Of All Exterior Walls Shall Be Sheathed w/Min.1/2" Gypsum Wall Board Unless Otherwise Permitted. All Edges Of Panel Type Wall Bracing Shall Be Attached To Framing Or Blocking.

24'-1 1/4"

14'-4"

5'-6"

4'-8"

4'-5 3/4"

6 3/4"

(4) Risers @ 8" = 2'-8"

(3) Treads @ 11 1/4" = 2'-9 3/4"

2 PLY 2X8 TREATED FLUSH BEAM

2'-8 5/8" FLOOR Dn. To Grade

5'-6"

2x8 JOISTS @ 16" O.C.

3'-0"

10 3/4"

Metal Basement Doors

4'-7"

4'-5 1/4"

2'-10 1/4"

CS-WSP-24

5'-0" x 5'-0"

CS-WSP-36

4'-6 1/2"

4'-11"

5'-0" x 5'-0"

CS-WSP-26

2x10 HF JOISTS @ 16" O.C.

3 SEASON ROOM

- Wood Porch Boards
- Wood Beaded Clg.
- Heated Area

8'-3 1/8" Clg. Hgt.

CS-WSP-26

5'-0" DBL

Storm Door

4" Step Dn.

CS-WSP-26

CS-WSP-26

5'-0" x 5'-0"

4'-11"

1'-6" x 4'-0"

VERIFY SIZE WITH GEN. CON)

2'-5 1/2"

6 1/2"

2'-8" Siding Dn. To Grade

ADJOINING WALLS AT ADDITION WILL NEED TO BE REMOVED 7 1/8" OSB OR EQUIVALENT REQUIRED. FOM LESS THAN REQUIRED BRAD PANELS

REPLACE WITH A DBL DOOR

KITCHEN

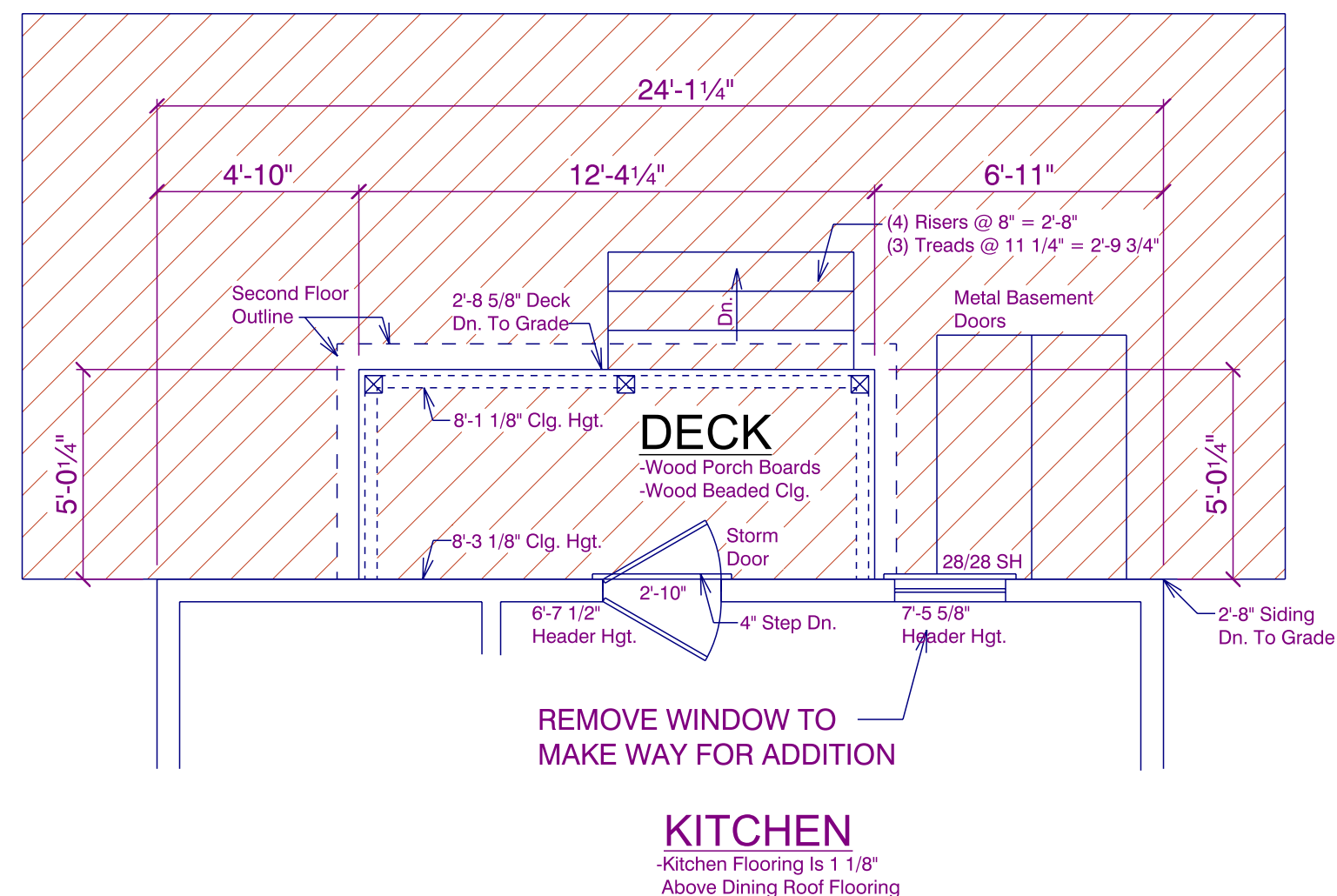
-Kitchen Flooring Is 1 1/8" Above Dining Roof Flooring

-Seal Openings (Air Leaks) Around Plumbing Stacks, Exhaust Fan Housing, Electrical Wires, Recessed Lights, Interior Partitions, HVAC Ducts, Attic Scuttle, Chimneys & Any Other Penetrations Into Attic.

-8'-11 5/8" First Floor To Second Floor
-14/12 Pitch - Main House
-2 7/8" Exposure Horiz. Wood Siding

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

Wall Length -14'-4", 2x6 - 8'-2 3/8" High Wall, Perpendicular Wall Length 45'-1 1/2", Roof Less Than 15'-0" High, 50' Wall = 16.7', 40' Wall = 13.8', $16.7' - 13.8' / 10 = 3 \text{ 1/2"} \times 5.125' = 1'-5 \text{ 15/16"} + 13.8' = 15'-3 \text{ 9/16"} \text{ Bracing} \times 1.0' \text{ (Wind Exposure "B")} \times .90 \text{ (8' High Wall)} \times 1.0 \text{ (Interior Wall Surface)} = 4'-2 \text{ 1/8"} \text{ Required Bracing}$



EXISTING FIRST FLOOR PLAN

1225 SPAIGHT STREET MADISON, WI 53703



Lumber and HomeWorks

613 ATLAS AVE. MADISON, WI 53714 Phone: (608) 244-4777

Scale: $1/4"=1'-0"$

Date: 04-15-22

SAWDUST AND LOVE LLC.

DRAWN BY: Andrew Coffell

THISTLE/WOLFE ADDITION

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DRAWING NUMBER:

3 OF 5

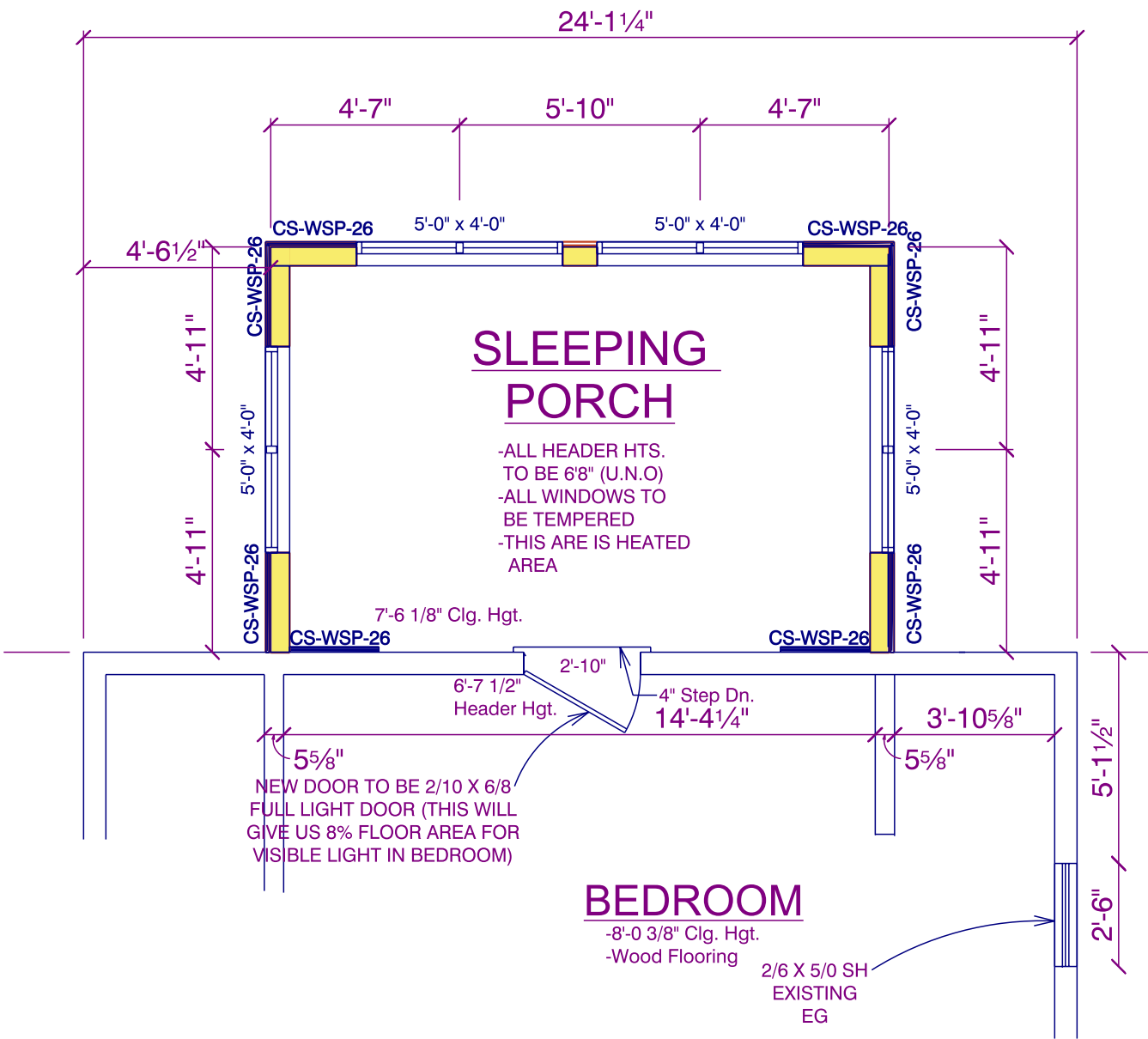
WALL BRACING NOTES:

-Continuous Sheathing - Wood Structural Panels (CS-WSP) Minimum Bracing Thickness - 3/8" For A Max. Of 16" o/c Stud Spacing & 7/16" For A Max. Of 24" o/c Stud Spacing w/Continuous Wall Sheathing - Fasteners: 6d Common Nail Or 8d Box Nail (2 3/8" Long x 0.113" Diam.) Or 7/16" Or 1/2" Crown 16 Gauge Staples, 1 1/4" Long. 6" o/c On All Edges & 12" o/c Field (Nails). 3" o/c On All Edges & 6" o/c Field (Staples).

-All Vertical Joints Of Braced Wall Panels Shall Occur Over Common Stud. Horizontal Joints Shall Be Backed w/1 1/2" Thick Blocking.

-The Interior Side Of All Exterior Walls Shall Be Sheathed w/Min.1/2" Gypsum Wall Board Unless Otherwise Permitted. All Edges Of Panel Type Wall Bracing Shall Be Attached To Framing Or Blocking.

-Each Braced Panel May Contain No More Than One Hole, Having A Maximum Dimension Of No More Than 10% Of The Least Dimension Of The Panel & Confined To The Middle 3/4 Of The Panel.



PROPOSED SECOND FLOOR PLAN

2ND LEVEL
SCALE: 1/4" = 1'-0"

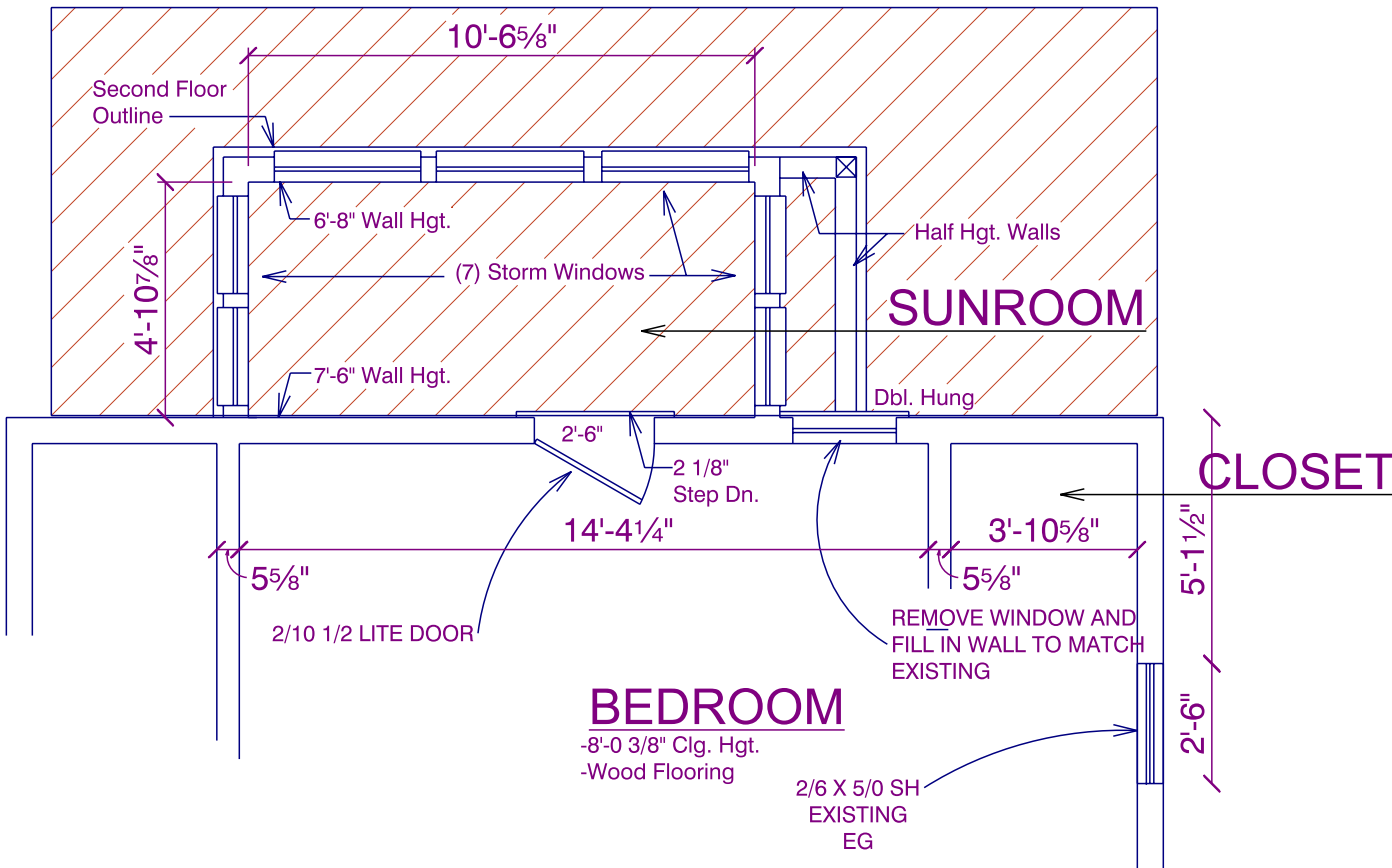
*14'-4"x 9'10" Rectangle

*Front Wall
Wall Length - 14'-4", 2x6 - 8'-2 3/8" High Wall, Perpendicular Wall Length 45'-1 1/2", Roof Less Than 15'-0" High, 50' Wall = 16.7', 40' Wall = 13.8', 16.7' - 13.8' / 10 = 3 1/2" x 5.125' = 1'-5 15/16" + 13.8' = 15'-3 9/16" Bracing x 1.0' (Wind Exposure "B") x .90 (8' High Wall) x 1.0 (Interior Wall Surface) = 4'-2-1/8" Required Bracing

*LEFT Wall
Wall Length - 9'-10", 2x6 - 8'-2 3/8" High Wall, Perpendicular Wall Length 45'-1 1/2", Roof Less Than 15'-0" High, 50' Wall = 16.7', 40' Wall = 13.8', 16.7' - 13.8' / 10 = 3 1/2" x 5.125' = 1'-5 15/16" + 13.8' = 15'-3 9/16" Bracing x 1.0' (Wind Exposure "B") x .90 (8' High Wall) x 1.0 (Interior Wall Surface) = 4'-2-1/8" Required Bracing

*RIGHT Wall
Wall Length - 9'-10", 2x6 - 8'-2 3/8" High Wall, Perpendicular Wall Length 45'-1 1/2", Roof Less Than 15'-0" High, 50' Wall = 16.7', 40' Wall = 13.8', 16.7' - 13.8' / 10 = 3 1/2" x 5.125' = 1'-5 15/16" + 13.8' = 15'-3 9/16" Bracing x 1.0' (Wind Exposure "B") x .90 (8' High Wall) x 1.0 (Interior Wall Surface) = 4'-2-1/8" Required Bracing


*House Wall
Wall Length -14'-4", 2x6 - 8'-2 3/8" High Wall, Perpendicular Wall Length 45'-1 1/2", Roof Less Than 15'-0" High, 50' Wall = 16.7', 40' Wall = 13.8', 16.7' - 13.8' / 10 = 3 1/2" x 5.125' = 1'-5 15/16" + 13.8' = 15'-3 9/16" Bracing x 1.0' (Wind Exposure "B") x .90 (8' High Wall) x 1.0 (Interior Wall Surface) = 4'-2-1/8" Required Bracing

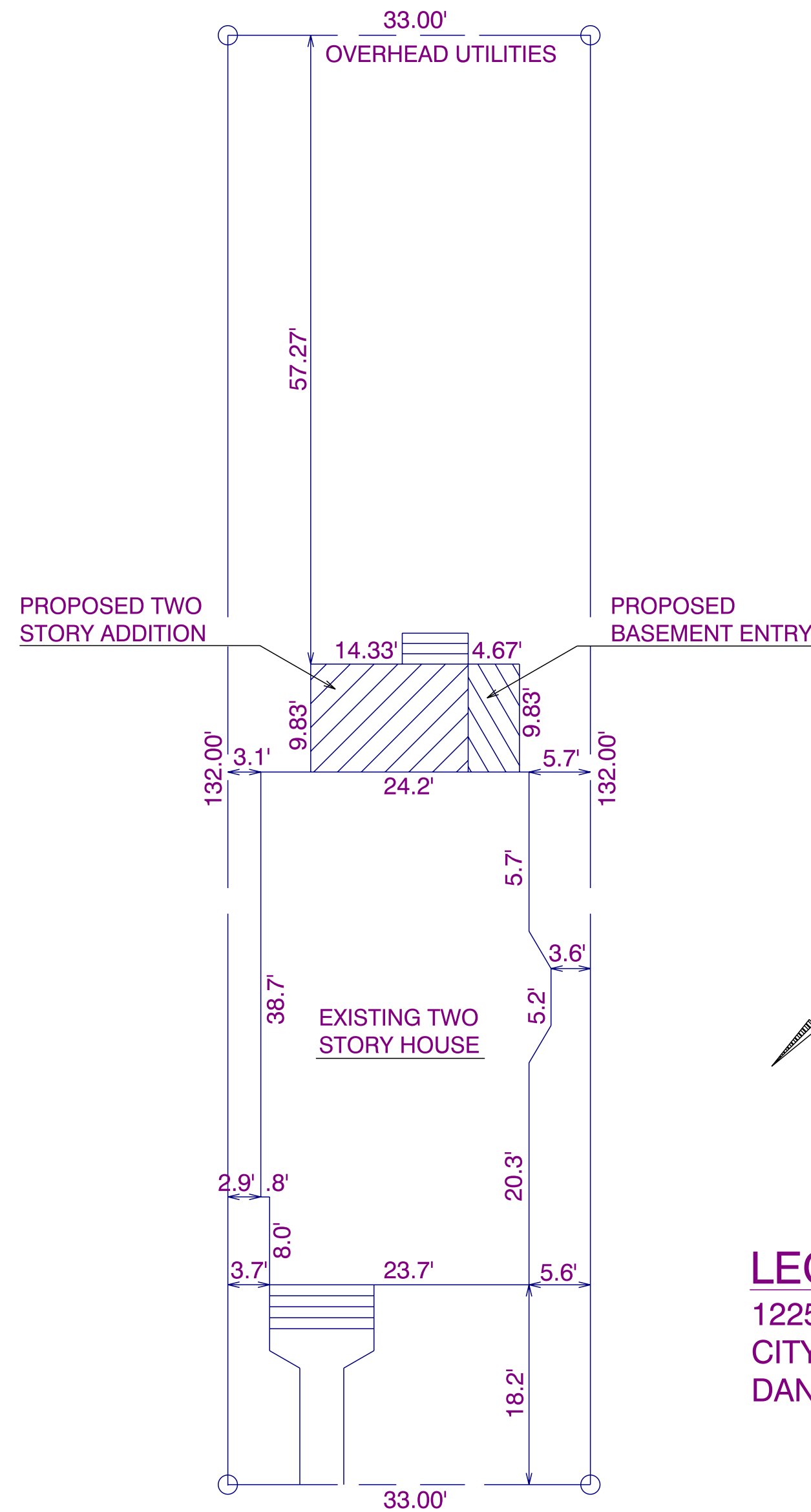


EXISTING SECOND FLOOR PLAN

Notes:
-9'-11 5/8" First Floor To Second Floor
-14/12 Pitch - Main House
-2 7/8" Exposure Horiz. Wood Siding

1225 SPAIGHT STREET MADISON, WI 53703

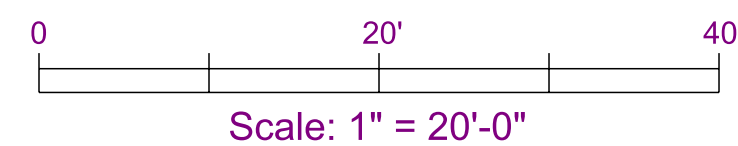
 Lumber and HomeWorks 613 ATLAS AVE. MADISON, WI 53714 Phone: (608) 244-4777	
Scale: 1/4"=1'-0"	DRAWN BY: Andrew Coffell
Date: 04-15-22	SAWDUST AND LOVE LLC.
THISTLE/WOLFE ADDITION	
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DRAWING NUMBER: 4 OF 5	



LEGAL DESCRIPTION
1225 SPAIGHT STREET,
CITY OF MADISON,
DANE COUNTY, WISCONSIN

SPAIGHT STREET

PLOT PLAN



SITE PLAN

1225 SPAIGHT STREET MADISON, WI 53703



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