

**Building Information**

Owners: David Thornton Sharon Kelley  
 Address: 1047 Spaight St  
 County: Dane  
 City: Madison  
 Classification: Residential

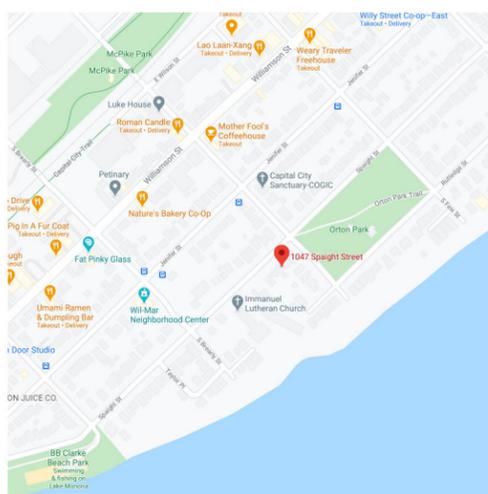
**Project Description**

Addition & Interior Remodel

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**Vicinity Map**



**General Notes**

1. ALL DESIGN, MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT EDITION OF THE WISCONSIN UNIFORM DWELLING CODE (INCLUDING ALL RELATED ELECTRICAL, MECHANICAL AND PLUMBING TRADE CODES AND REGULATIONS) AND REGULATIONS AND ORDINANCES OF THE PROJECT MUNICIPALITY . IF THE GENERAL CONTRACTOR OR ANY SUB-CONTRACTOR PERFORMS ANY WORK IN CONFLICT WITH THE ABOVE MENTIONED LAWS, CODES, RULES, ORDINANCES AND REGULATIONS, THEN THE CONTRACTOR IN VIOLATION SHALL BEAR ALL COSTS OF REPAIR ARISING OUT OF THE NON-CONFORMING WORK.
2. PERMITS - THE GENERAL BUILDING PERMIT AND PLAN CHECK SHALL BE SECURED AND PAID FOR BY THE GENERAL CONTRACTOR. ALL OTHER PERMITS SHALL BE SECURED AND PAID FOR BY THE SUBCONTRACTOR DIRECTLY RESPONSIBLE.
3. INSURANCE - THE GENERAL CONTRACTOR AND EVERY SUBCONTRACTOR PERFORMING WORK OR PROVIDING SERVICED AND/OR MATERIALS FOR THE WORK ARE REQUIRED TO PURCHASE AND MAINTAIN IN FORCE GENERAL LIABILITY INSURANCE PRIOR TO COMMENCEMENT OF THE WORK AND/OR FURNISHING LABOR, SERVICES AND MATERIALS.
4. NAMED PRODUCTS - GHA MAKES NO GUARANTEE FOR PRODUCTS IDENTIFIED BY TRADE NAME OR MANUFACTURER.
5. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.
6. SUBSTITUTIONS - SUBSTITUTIONS OF SPECIFIC MATERIALS OR PRODUCTS LISTED WITHIN THE PLANS OR SPECIFICATIONS SHALL NOT BE MADE WITHOUT WRITTEN AUTHORIZATION BY OWNER/ARCHITECT. THE GENERAL CONTRACTOR AND ANY SUBCONTRACTOR SHALL NOT MAKE STRUCTURAL CHANGES OR SUBSTITUTIONS WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT.
7. CHANGES - ANY ADDITION, DELETION OR CHANGE IN THE SCOPE OF THE WORK DESCRIBED BY THE PLANS SHALL BE BY WRITTEN CHANGE ORDER ONLY. ANY APPROVAL FROM THE BUILDING OFFICIAL FOR A CHANGE IN THE WORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
8. INTENTION: THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL LABOR, MATERIALS, EQUIPMENT AND TRANSPORTATION SHALL BE INCLUDED IN THE WORK FOR COMPLETE EXECUTION OF THE PROJECT. GHA SHALL NOT BE RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.
9. REVIEW OF DRAWINGS AND SPECIFICATIONS - THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL REVIEW THE FULL CONTENT OF THE PLANS FOR DISCREPANCIES AND OMISSIONS PRIOR TO COMMENCEMENT OF WORK. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ANY WORK NOT IN CONFORMANCE WITH THE PLANS OR IN CONFLICT WITH ANY CODE.
10. USE OF DRAWINGS - DIMENSIONS TAKE PRECEDENCE OVER SCALED MEASUREMENTS. DETAILS AND SECTIONS ON THE DRAWINGS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO SHOW GENERAL REQUIREMENTS THROUGHOUT. DETAILS NOTED "TYPICAL" IMPLY ALL LIKE CONDITIONS TREATED SIMILARLY UNLESS NOTED OTHERWISE. THE ARCHITECTURAL DETAILS SHOWN ARE INTENDED TO FURTHER ILLUSTRATE THE VISUAL DESIGN CONCEPT. BUILDING CODE REQUIREMENTS, STRUCTURAL CONSIDERATIONS AND TRADE ASSOCIATION MANUALS AND PUBLICATIONS AND PRODUCT MANUFACTURES WRITTEN INSTRUCTION SHALL ALSO BE CONSIDERED IN ORDER TO COMPLETE THE CONSTRUCTION OF THE DETAILS AND IN SOME CASES MAY SUPERCEDE THE DETAILS.
11. CUTTING AND PATCHING - ALL SUBCONTRACTORS SHALL DO THEIR OWN CUTTING, FITTING, PATCHING, ETC TO MAKE THE SEVERAL PARTS COME TOGETHER PROPERLY AND FIT IT TO RECEIVE THE WORK OF ALL OTHER TRADES.
12. CLEANUP - ALL TRADES SHALL, AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR WORK. SUBCONTRACTORS SHALL REMOVE ALL RUBBISH, TOOLS, SCAFFOLDING AND SURPLUS MATERIALS AND LEAVE THE JOB IN A BROOM-CLEAN CONDITION. ALL FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT.
13. STORAGE OF MATERIALS - THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR STORING MATERIALS ON THE SITE ACCORDING TO MATERIALS SUPPLIERS OR MANUFACTURERS INSTRUCTIONS. THE MATERIALS SHALL BE KEPT SECURE AND PROTECTED FROM MOISTURE, PESTS AND VANDALS. ANY LOSS ARISING OUT OF MATERIALS STORED AT THE SITE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR OR SUBCONTRACTOR WHO STORED THE DAMAGED OR LOST MATERIALS.
14. CONSTRUCTION TO BE EXECUTED IN CONFORMANCE WITH THE FOLLOWING PLANS AND SPECIFICATIONS, STATE OF WISCONSIN UNIFORM DWELLING CODE, AND ALL OTHER APPLICABLE CODES.
15. CONTRACTOR TO CONTACT DIGGER'S HOTLINE AT LEAST THREE DAYS PRIOR TO THE START OF CONSTRUCTION.
16. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ACCURACY AND DIMENSION VERIFICATION FOR ALL CONDITIONS.
17. THE GENERAL CONTRACTOR SHALL ASSUME A MINIMUM SOIL BEARING CAPACITY OF 2,000 PSF. DURING EXCAVATION THE CONTRACTOR SHALL BE RESPONSIBLE FOR SOIL TESTING TO VERIFY SOIL BEARING CAPACITY AND IMMEDIATELY REPORT TO THE ARCHITECT IF INADEQUATE SOIL CONDITIONS ARE ENCOUNTERED.

**Renderings**



\*Final Build Dimensions May Vary Based on Existing Site Conditions & Code Requirements

\*New Framing -As Needed -All Walls/Openings Where New Products Will be Installed Are Plumb & Level

Customer Agreement:

Date:



DRAWINGS PROVIDED BY:  
**Frey Construction & Home Improvement**  
 530 Park Ave  
 Prairie du Sac, WI 53578 (608) 643-7914

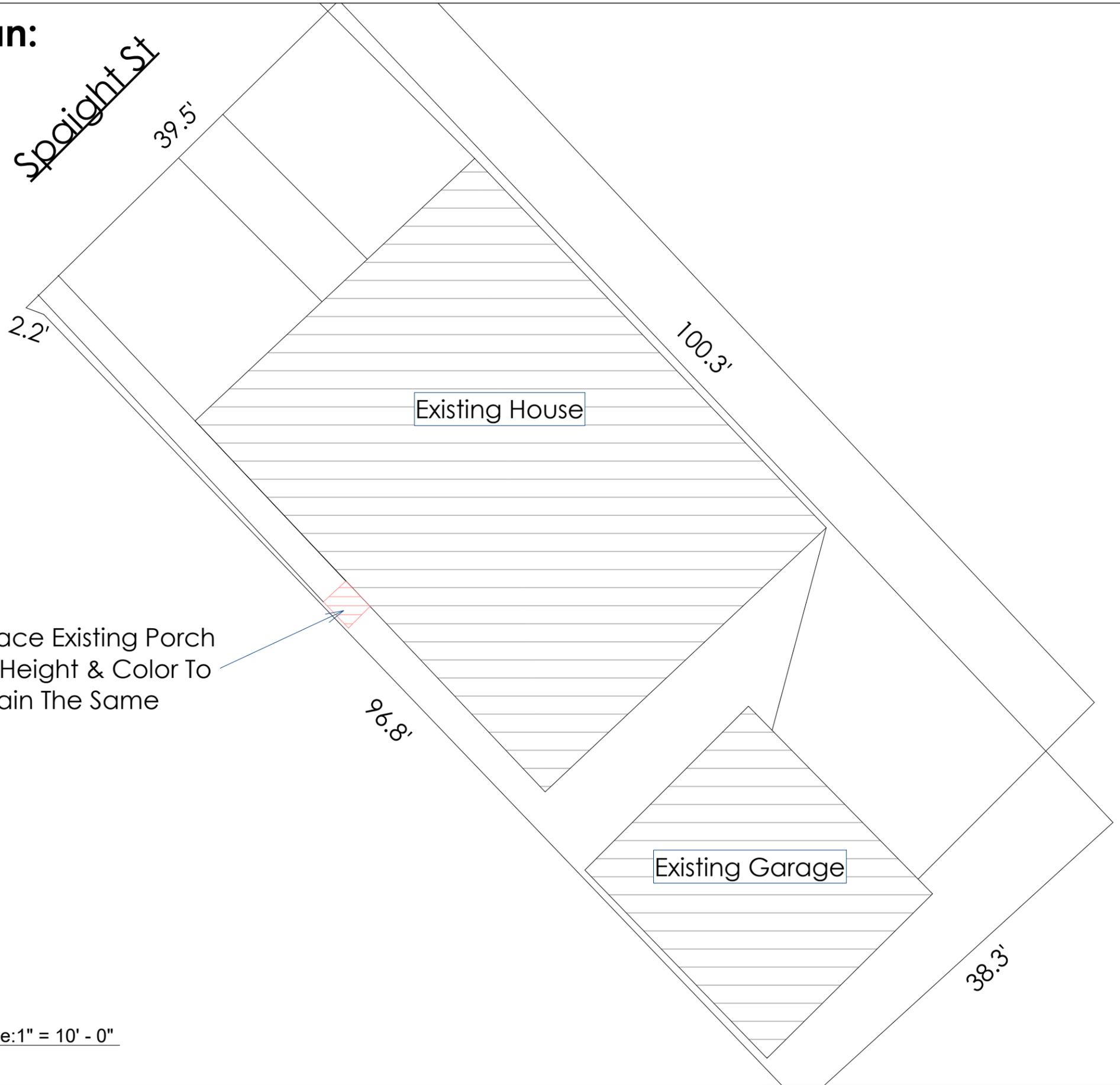
CUSTOMER INFO:  
**David Thornton Sharon Kelley**  
 1047 Spaight St  
 Madison, WI 53703

DATE:  
**10/2/2020**

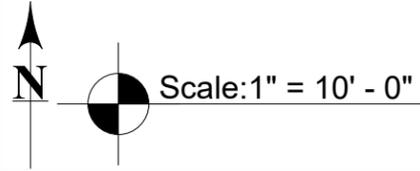
SHEET:

**A-1**

# Site Plan:



Replace Existing Porch  
Size, Height & Color To  
Remain The Same



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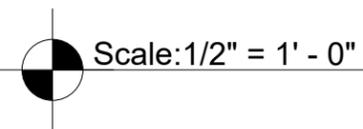
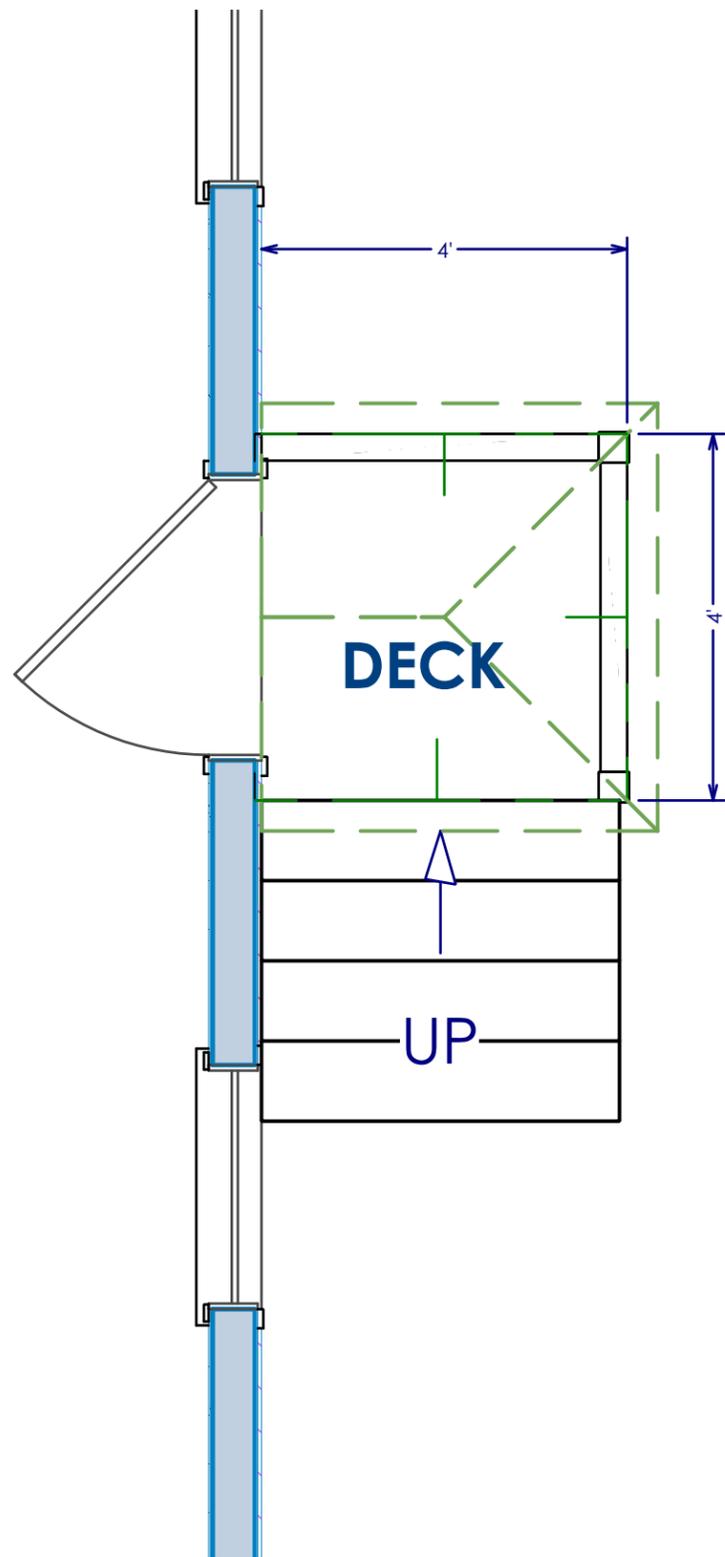
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SHEET:

**A-2**

# Existing Plan:



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**10/2/2020**

SHEET:

**A-3**

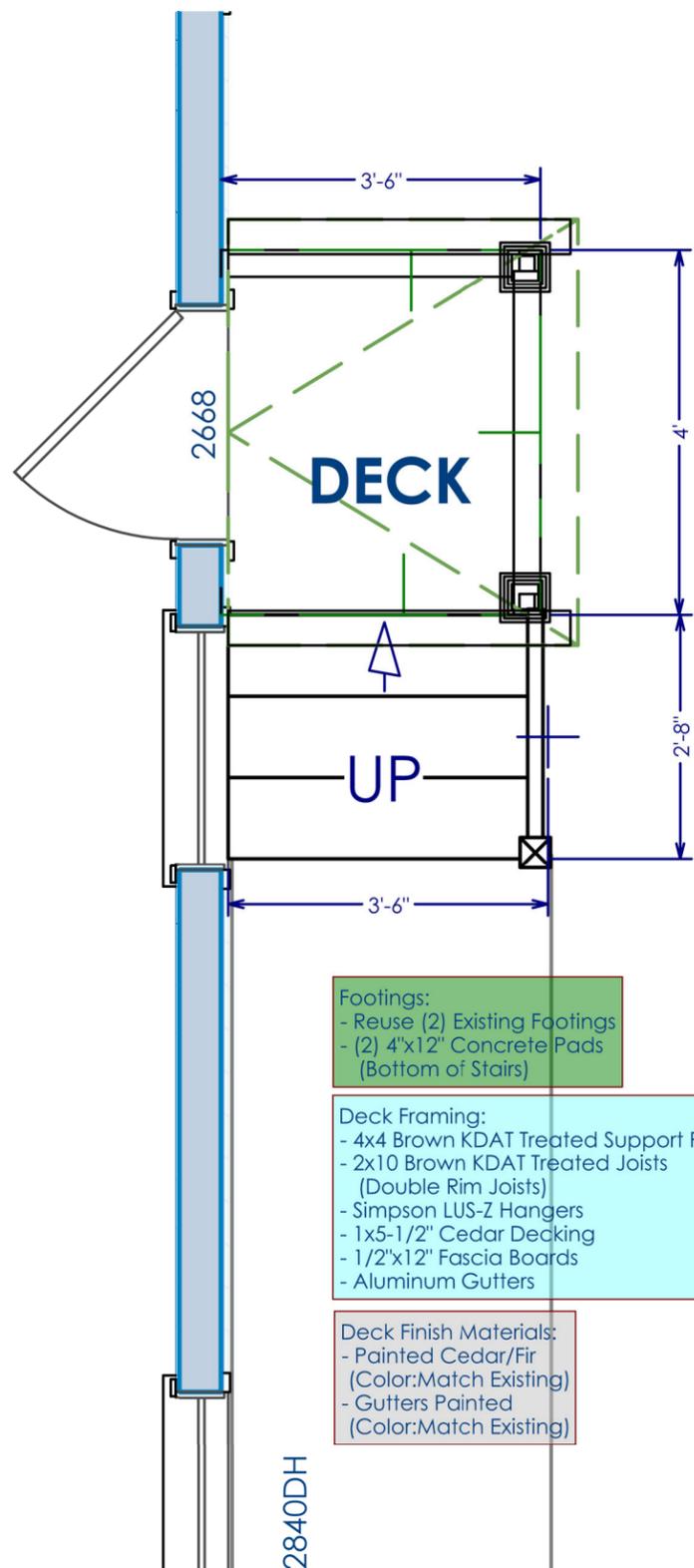
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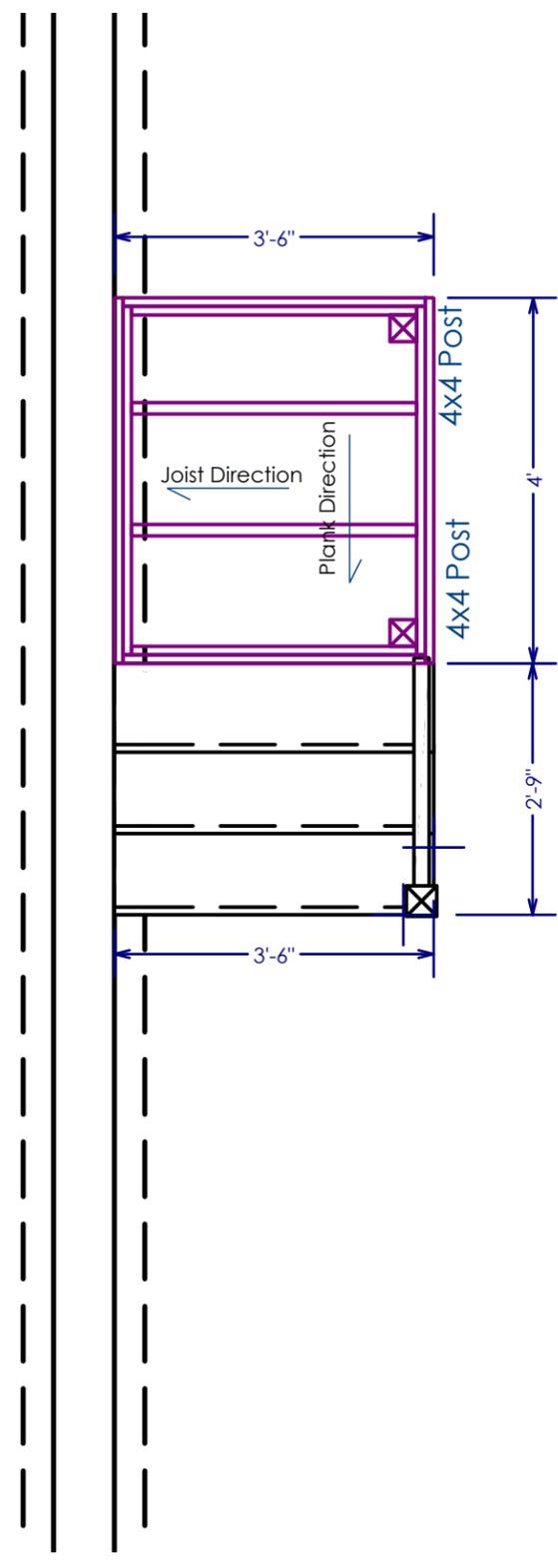
Customer Agreement:

Date:

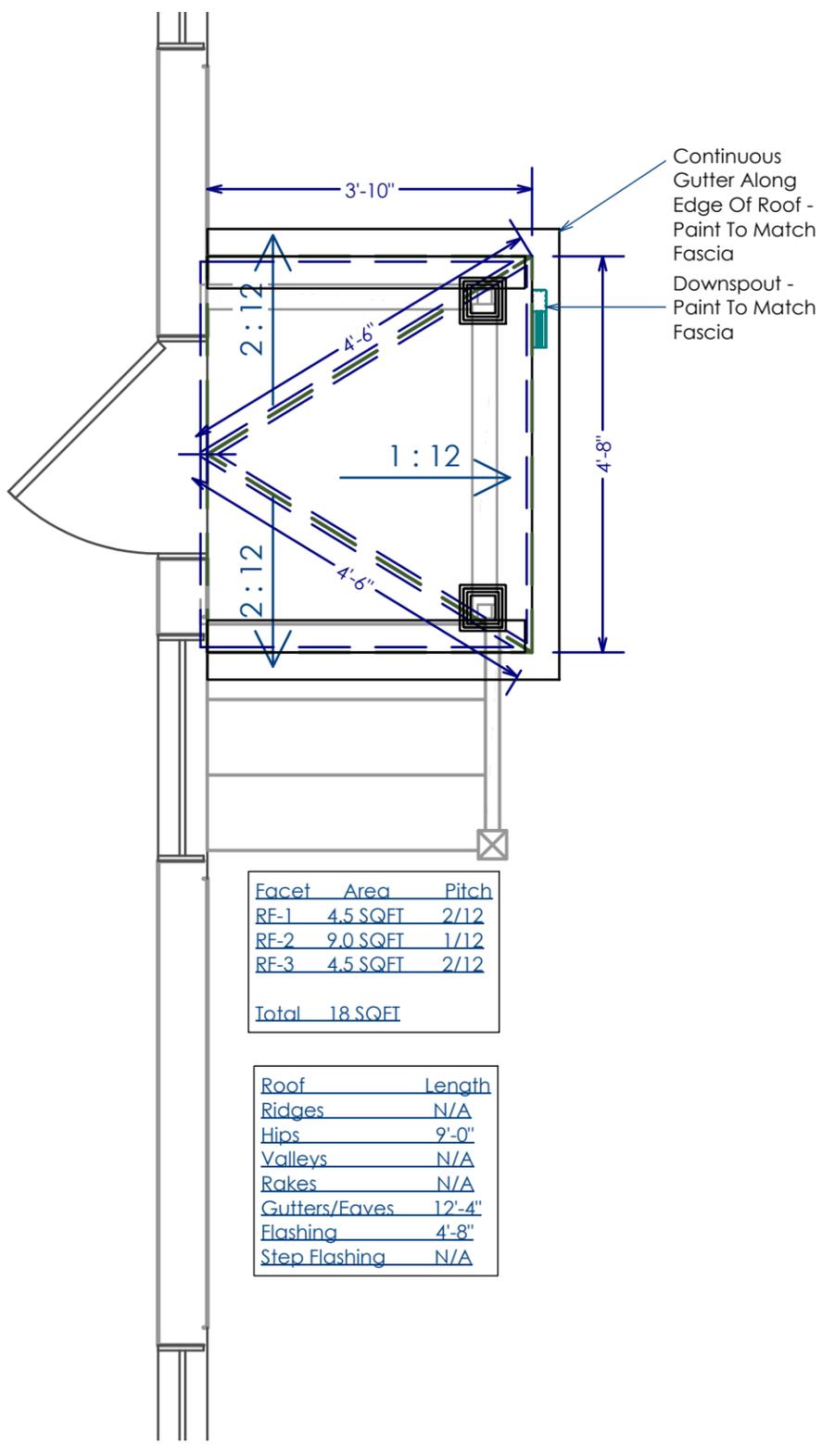
# New Plan:



# Framing Plan:



# Roof Plan:



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



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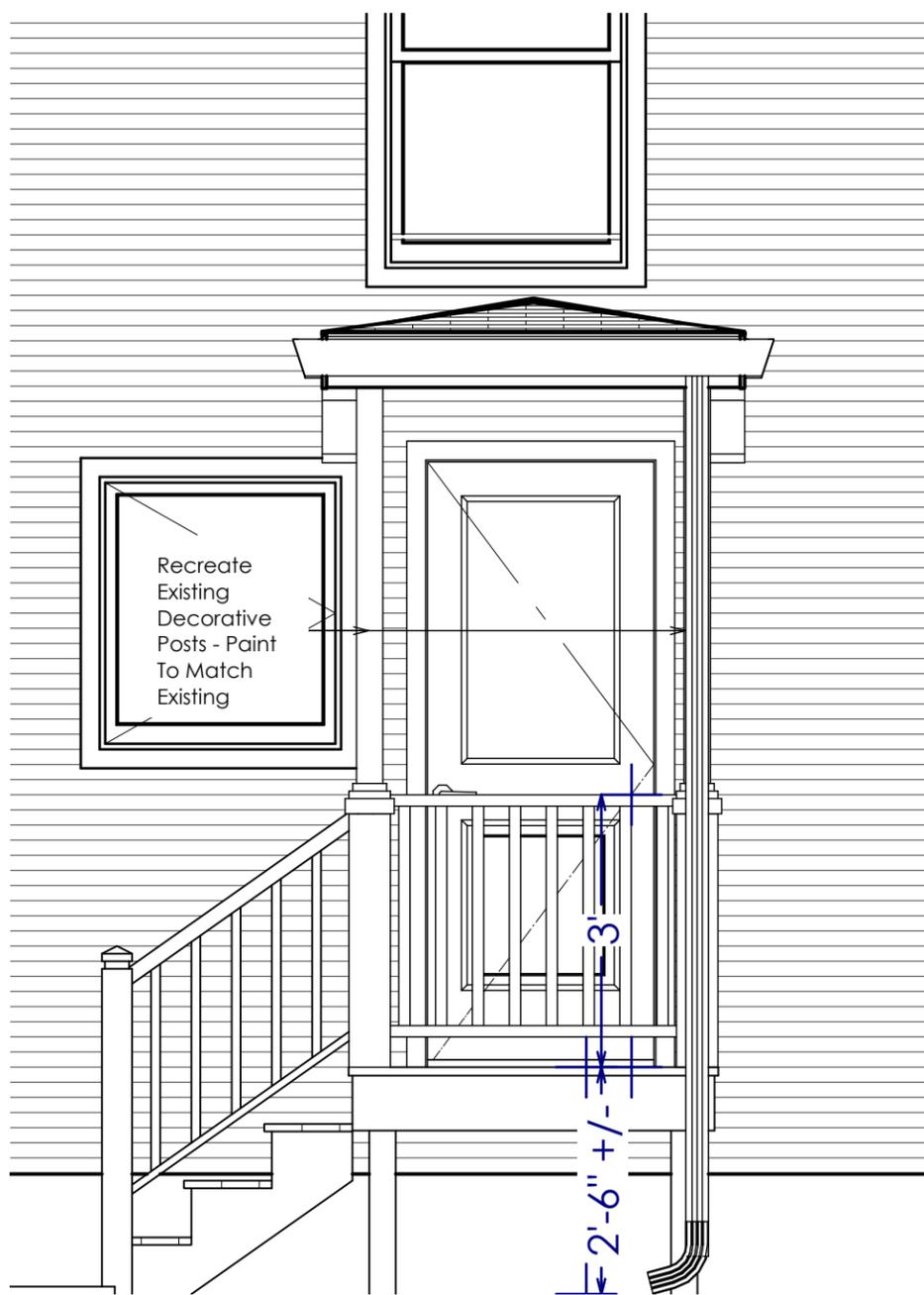
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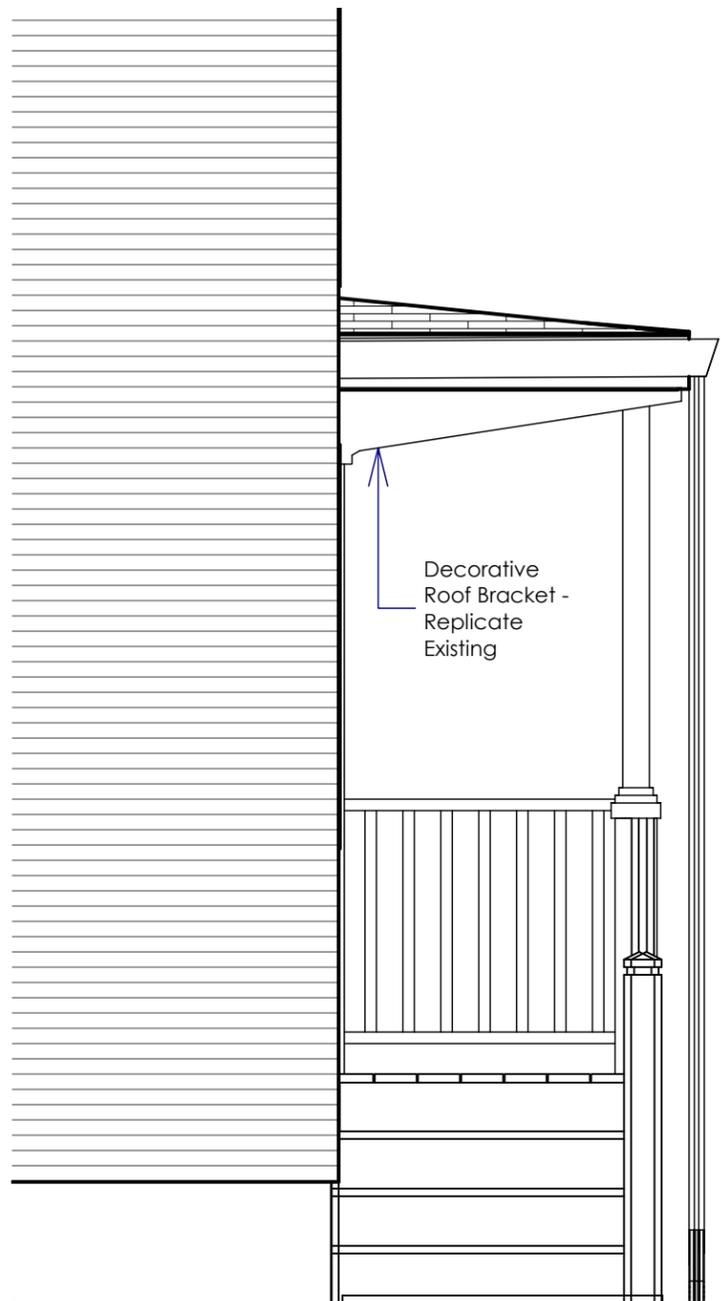
Date:

# Elevations:

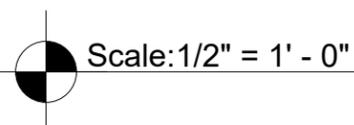
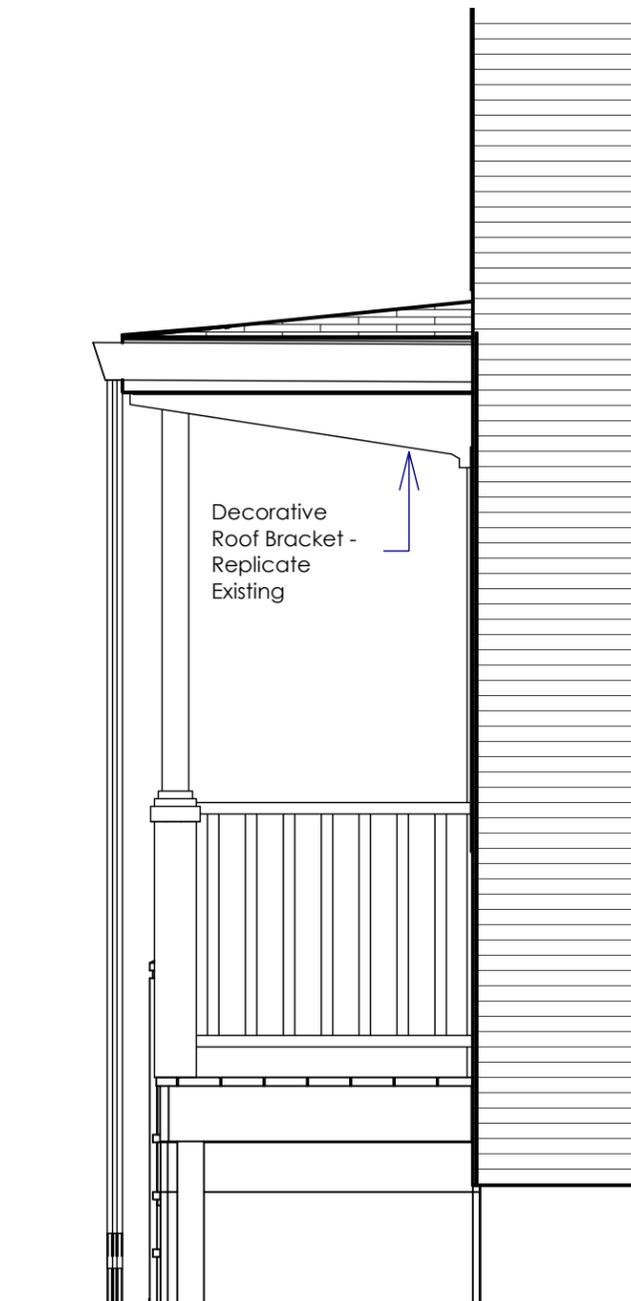
## South:



## West:



## East:



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Customer Agreement:

Date:



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