

4/30/2019

Letter of Intent for Manier Addition 4/30/2019

Whitty and Sons Construction, LLC. has been hired by Bob and Patty Manier to perform the following work on their property located at 4110 Veith Ave Madison WI 53704.

Garage Addition

- o Demolition work to include removing existing concrete driveway, and 1 car garage on north side of house. The existing walls on the east side of the property(facing the street) will remain. Silt sock/silt fence to be install along north, east, and south property lines adjacent to work area.
- o New 24' deep x 37'2" wide garage approximately built on the east (street facing) side of the property. Concrete slab with thickened edge slab to support walls. Previous projects at the site have required helical piers due to existing conditions and will be used to support the thickened edge slab.
- o Walls of new garage addition to be standard 2x6 construction. (3) windows on north side of garage to break up long façade per zoning regulations. New north garage wall will be approximately 45.5' long, set back 7.1' from property line. East/street facing wall to have 12' wide x 9' tall garage door, 7' tall x 16' wide garage door, and 36" wide entry door. See plans attached for details.
- o Exterior finishes to consist of double 4" premium vinyl siding in American walnut color to match existing. Soffit/fascia to be white aluminum. Roof to be onyx black to match existing.
- o Along with the garage addition, we will be remodeling the master bedroom/bathroom. See plans for details.

Front Porch/Entry

- o Remove existing 9'x15' front deck and replace with 4 season room on (6) footings. Provide/install ground contact 6"x6" posts, with laminated 2x10 beams to support floor system, walls, and roof. Walls to be standard 2x6 construction with closed cell spray foam in floor system, walls, and attic/roof space. Electrical outlets added per code, and recessed can lights on switch.
- o Exterior finishes to match new addition. Aluminum solid soffit on underside of floor, premium double 4" vinyl siding in American walnut color. (1) window on south side, (1) main entry door with sidelight on east side facing street with steps/railings down to grade.

Schedule

- o Project duration of 4 months for addition, bath/bed remodel, and front porch.



- A-Tilte Sheet/Letter of Intent/Existing Pictures
- S1-Existing Site Plan
- S2-New Site Plan with Proposed Changes
- S3-Proposed Landscape Plan
- S4-Proposed Grading/Storm Water Plan
- A1-1st Floor Plan Existing
- A2-1st Floor Plan Demo
- A3-Garage Plan Existing
- A4-East/Street Facing Elevation Demo Plan
- A5-1st Floor Plan New
- A6-Roof Layout Existing
- A7-Roof Layout New
- A8-North Elevations New/Existing
- A9-East Elevations New/Existing
- A10-South Elevations New/Existing



MANIER PROPOSED ALTERATIONS		A
4110 Veith Ave Madison, WI 53704		

EXISTING SITE PLAN

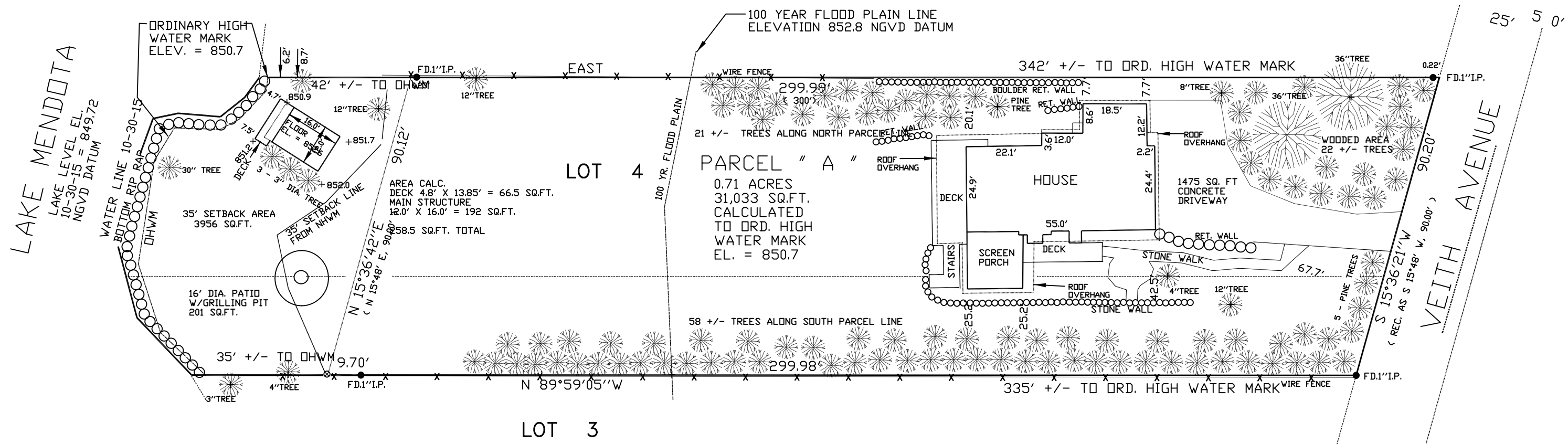
LOT 5



MANIER PROPOSED ALTERATIONS
4110 Veith Ave
Madison, WI 53704

4/4/2019

S1



IMPERVIOUS SURFACE AREA CALCULATION

- 1) LAKE SIDE STRUCTURE INCL. DECK 258.5 SQ. FT.
- 2) HOUSE, DECK, ROOF OVERHANGS STAIRS 2821 SQ.FT.
- 3) STONE AND BOULDER RETAINING WALLS 300 SQ.FT.

TOTAL IMPERVIOUS SURFACE AREA 3379.5 SQ.FT.

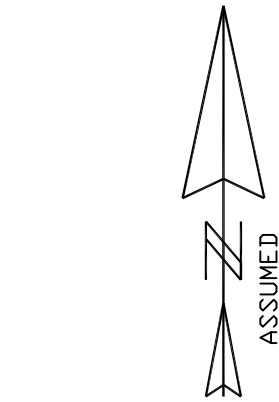
IMPERVIOUS SURFACE AREA / LOT AREA = % OF LOT
3423.3 / 31,124 = 11 %

SURVEYOR'S CERTIFICATE:

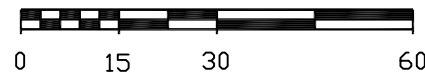
I, Mark Steven Gerhardt, Wisconsin Land Surveyor, S-1983, do hereby certify that I have surveyed the property shown on this plat in accordance with the descriptions and instructions furnished by the persons who caused this survey to be made and that this plat is a correct and accurate representation of said survey.

Date: March 25, 2015

Mark Steven Gerhardt,
Wisconsin Land Surveyor, S-1983



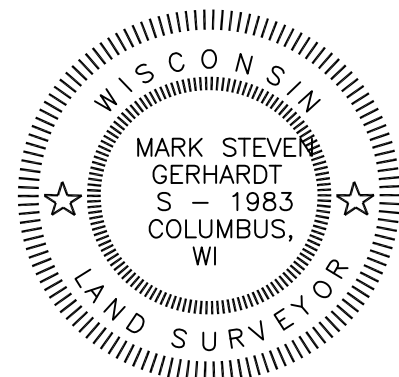
SCALE: 1" = 30'



BEARINGS ARE REF. TO NORTH LINE OF LOT 4 ASSUMED TO BEAR EAST

LEGEND

- FOUND IRON STAKE SIZE AND SHAPE AS NOTED
- ⊙ CALCULATED POSITION
- + 850.9 SPOT ELEVATION
- ☼ TREE
- (RECORDED AS INFORMATION



LEGAL DESCRIPTION: PARCEL "A"

THE NORTH ONE-HALF OF LOT 3 AND ALL OF LOT 4, VEITH'S PARK, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

SUBJECT TO EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.

REVISED: 10-30-15 TO SHOW CHANGES TO NHWM, 35' SETBACK FROM NHWM, SHOW PROPOSED PATIO W/ GRILLING PIT

BADGER SURVEYING AND MAPPING SERVICE, LLC. 625 WEST PRAIRIE STREET, COLUMBUS, WISCONSIN 53925 - (608) 244-2010 - FAX: (920) 623-9810		
SCALE 1" = 30'	APPROVED BY:	DRAWN BY M.S.G.
DATE MARCH 25, 2015	M. S. GERHARDT	REVISED
<h2>PLAT OF SURVEY</h2>		
		DRAWING NUMBER 15G - 11

NEW SITE PLAN

LOT 5

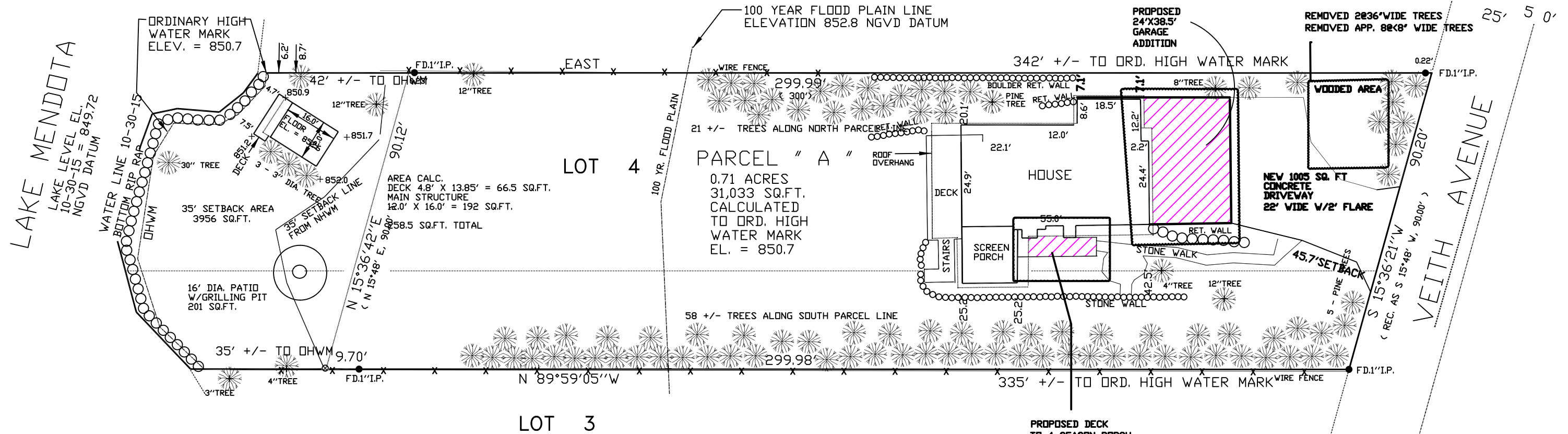


MANIER PROPOSED ALTERATIONS

4/4/2019

4110 Veith Ave
Madison, WI 53704

S2



IMPERVIOUS SURFACE AREA CALCULATION

1) LAKE SIDE STRUCTURE INCL. DECK	258.5 SQ. FT.
2) HOUSE, DECK, ROOF OVERHANGS STAIRS	2821 SQ. FT.
3) STONE AND BOULDER RETAINING WALLS	300 SQ. FT.
4) NEW GARAGE ADDITION	860 SQ. FT.

TOTAL IMPERVIOUS SURFACE AREA 4239.5 SQ. FT.

IMPERVIOUS SURFACE AREA / LOT AREA = % OF LOT
4239.5 / 31,124 = 13.6 %

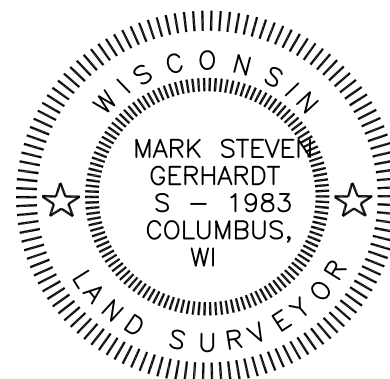
LEGEND

- FOUND IRON STAKE SIZE AND SHAPE AS NOTED
- ⊙ CALCULATED POSITION
- + 850.9 SPOT ELEVATION
- ☼ TREE
- < RECORDED AS INFORMATION

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Date: March 25, 2015

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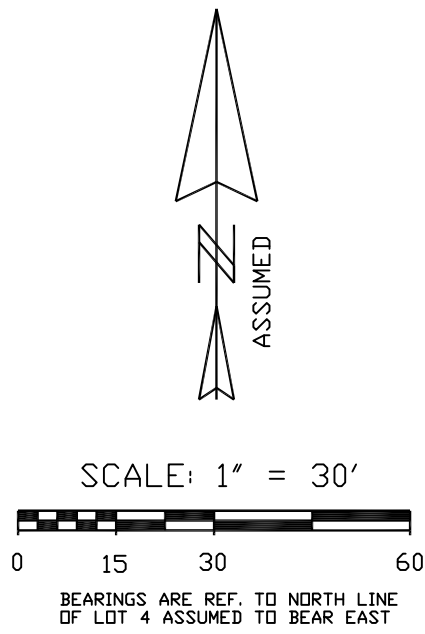
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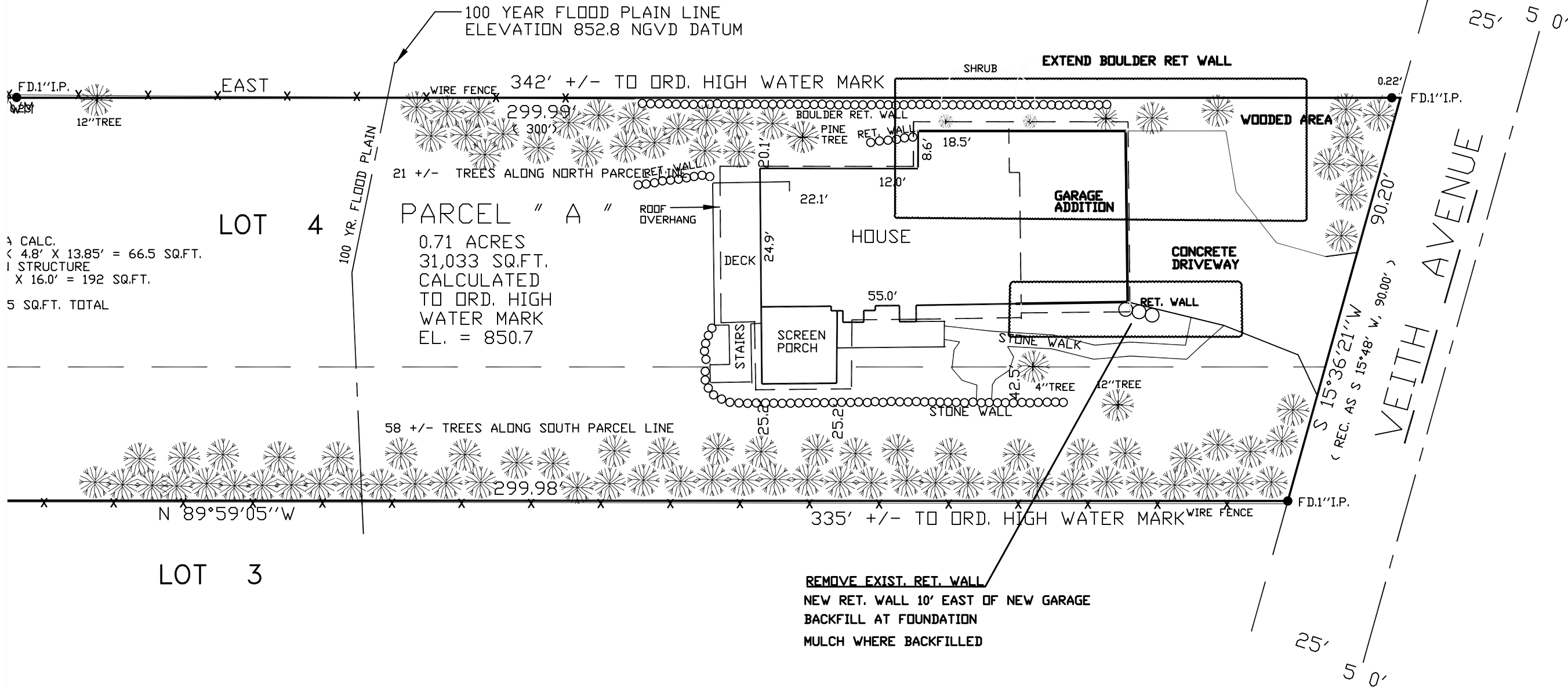
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SCALE 1" = 30'	APPROVED BY: M. S. GERHARDT	DRAWN BY M.S.G.
DATE MARCH 25, 2015	REVISED	
<h2>PLAT OF SURVEY</h2>		
		DRAWING NUMBER 15G - 11



LOT 5



3 CALC.
4.8' X 13.85' = 66.5 SQ.FT.
1 STRUCTURE
X 16.0' = 192 SQ.FT.
5 SQ.FT. TOTAL

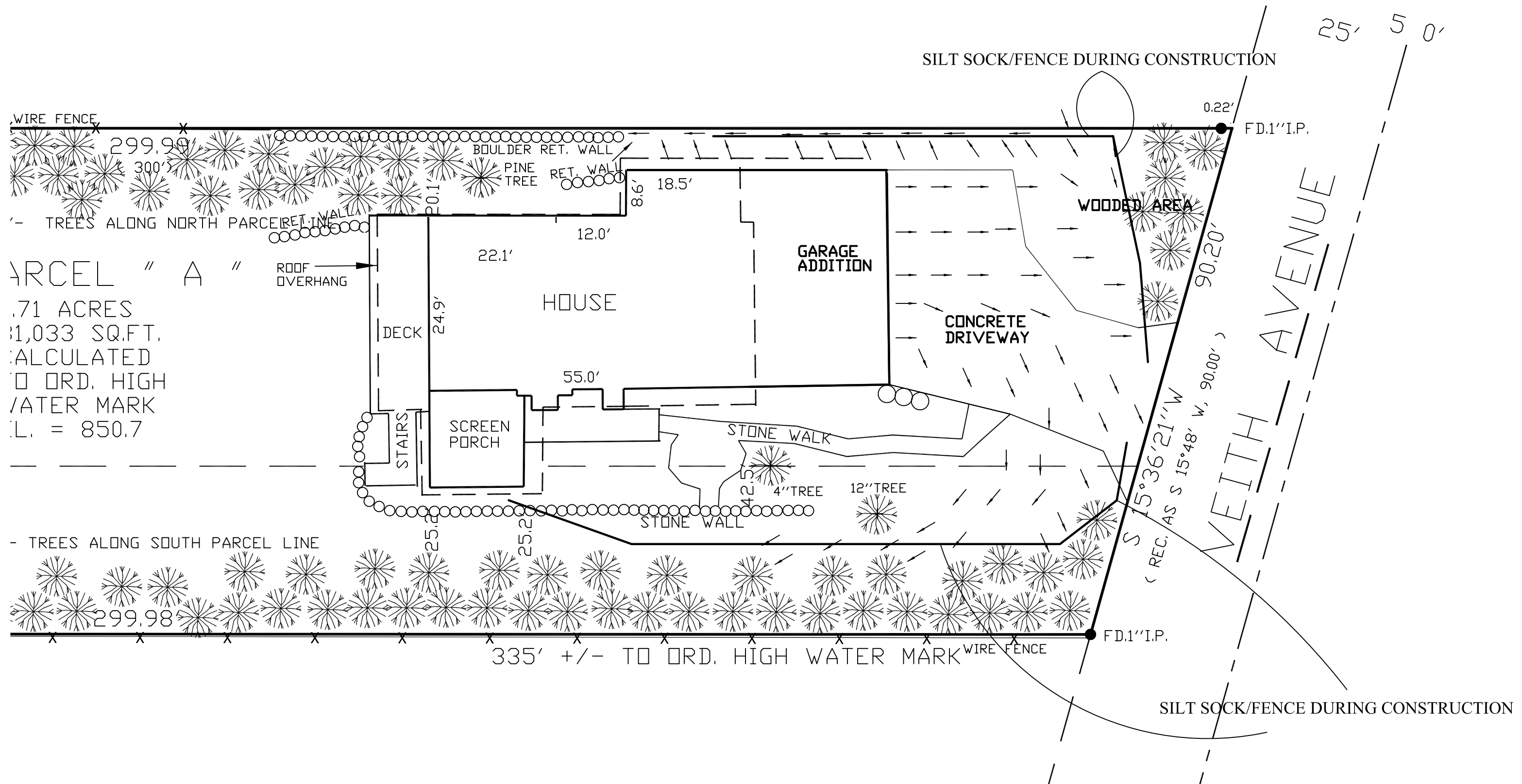
LOT 4

LOT 3

PROPOSED LANDSCAPE PLAN
NTS



MANIER PROPOSED ALTERATIONS 4110 Veith Ave Madison, WI 53704	4/9/2019	S3
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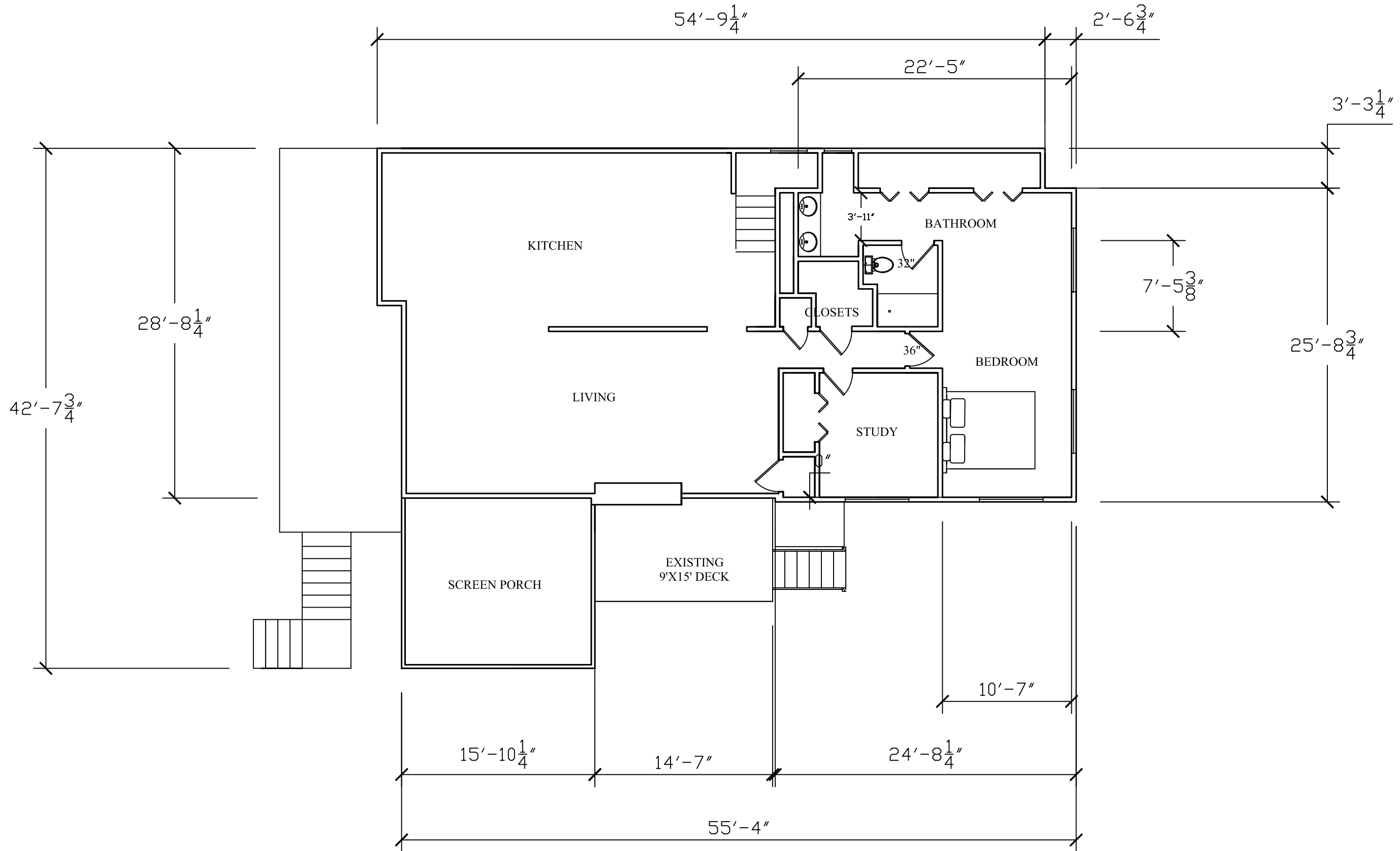


PROP. GRADING/STORMWATER PLAN

3/4"=1'0"



MANIER PROPOSED ALTERATIONS	4/9/2019	S4
4110 Veith Ave Madison, WI 53704		



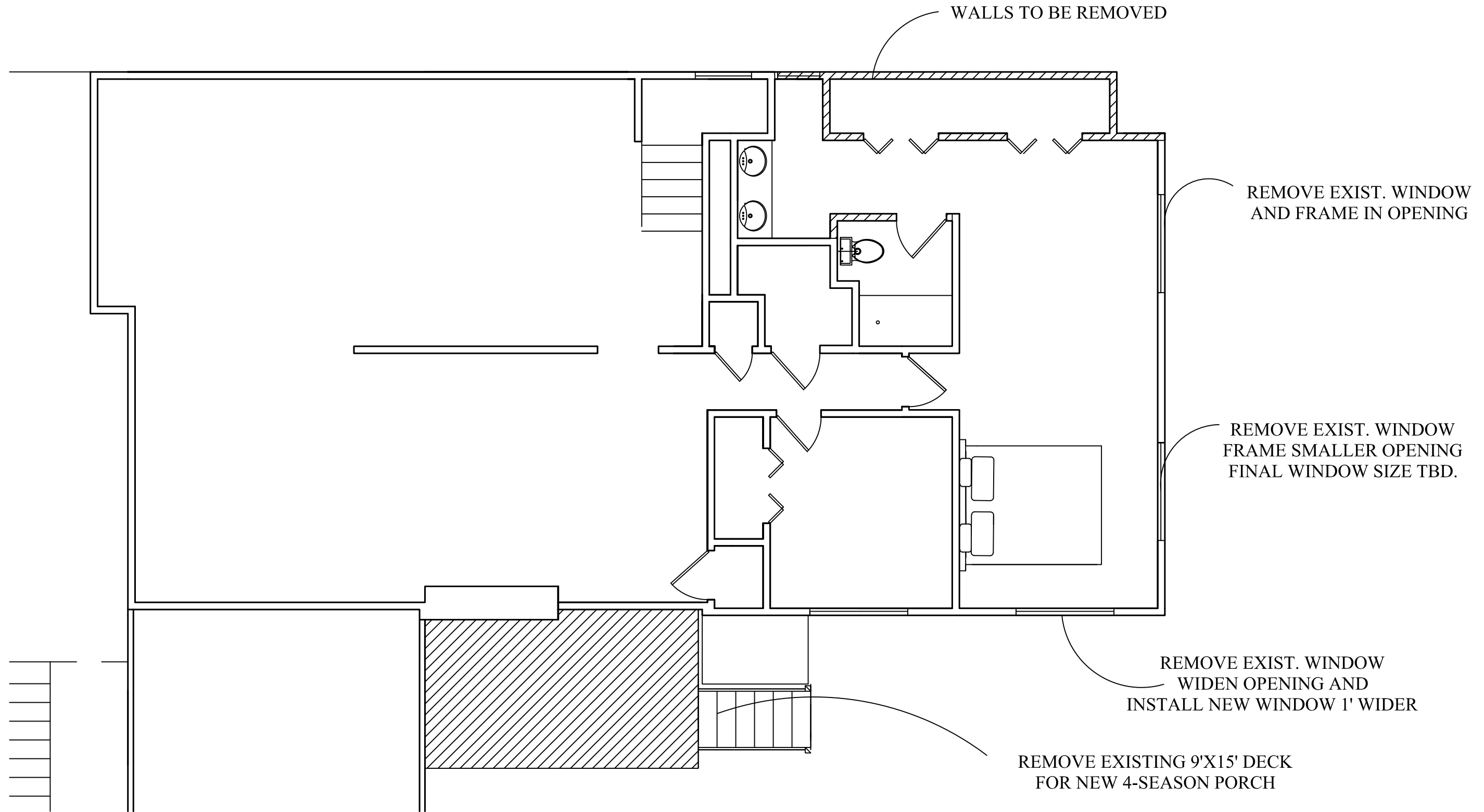
1ST FLOOR PLAN-EXISTING
1/8"=1'0"



MANIER PROPOSED ALTERATIONS
4110 Veith Ave
Madison, WI 53704

5/4/2019

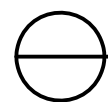
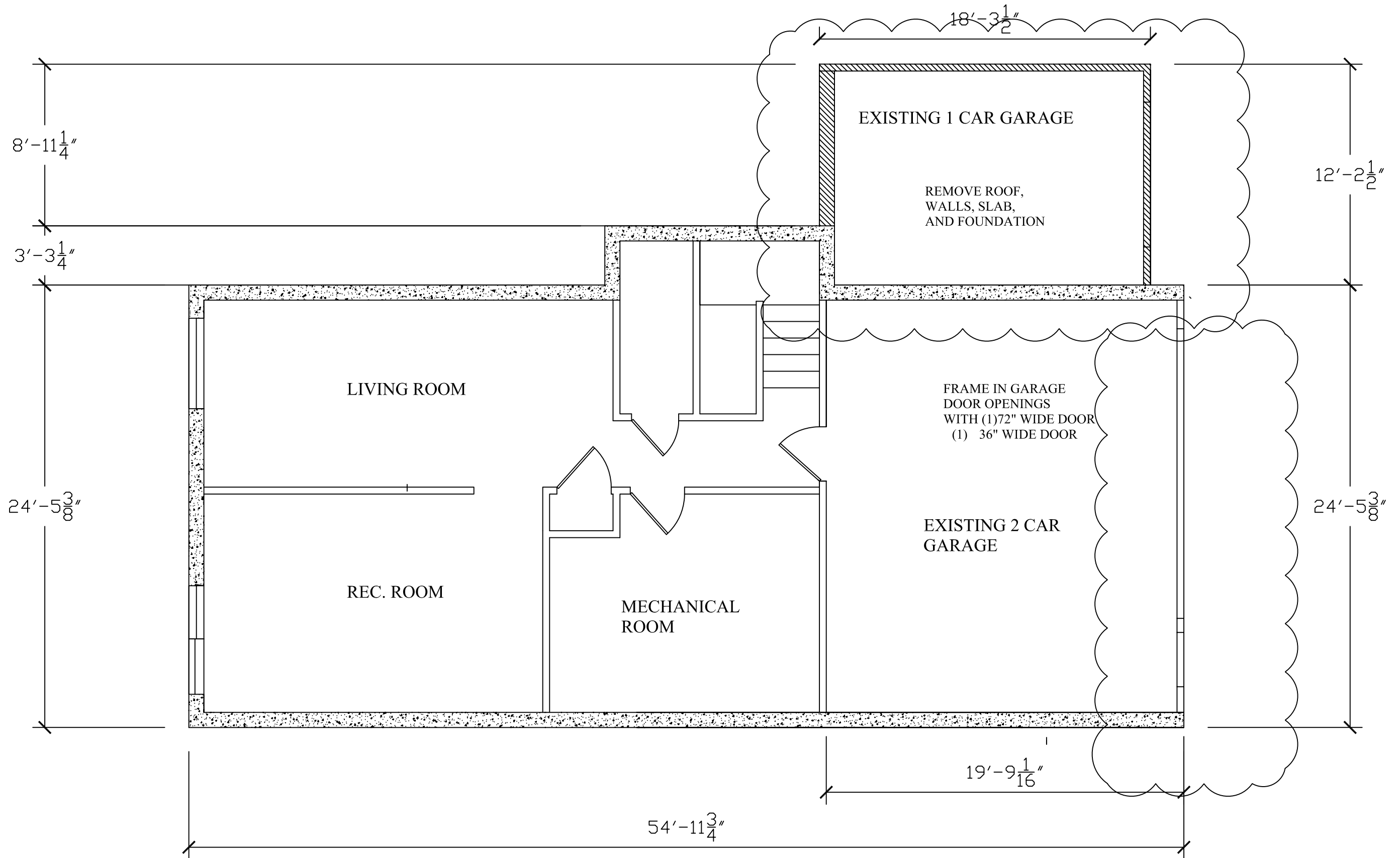
A1



1ST FLOOR PLAN-DEMO
 $\frac{3}{16}'' = 1'0''$



MANIER PROPOSED ALTERATIONS 4110 Veith Ave Madison, WI 53704	5/4/2019	A2
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GARAGE EXISTING

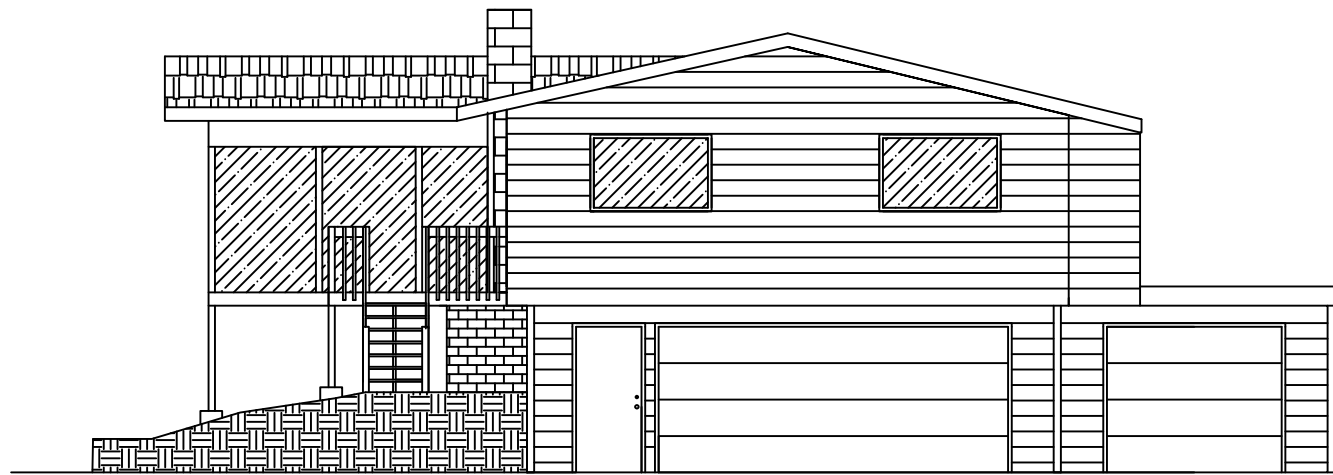
3/16"=1'0"




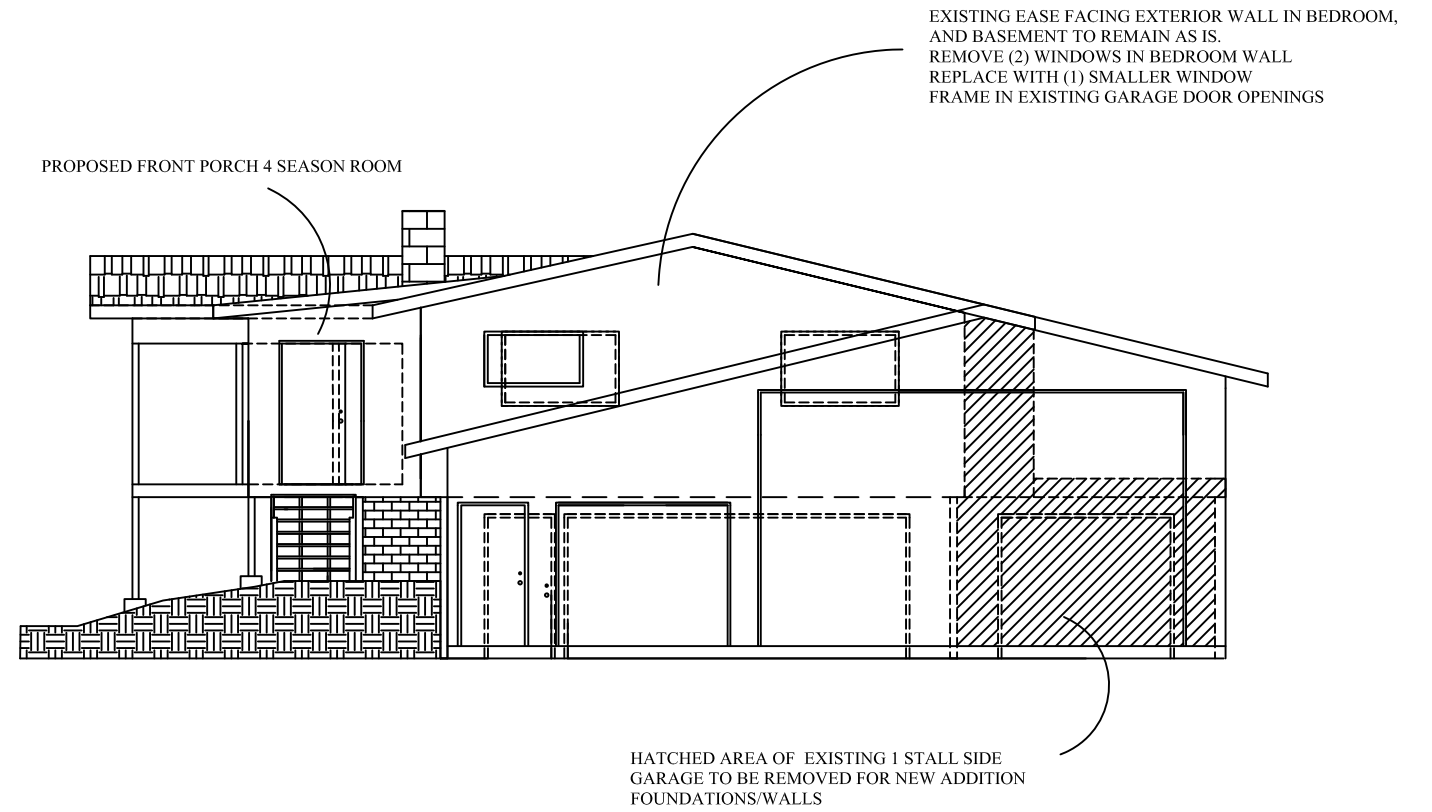
MANIER PROPOSED ALTERATIONS
4110 Veith Ave
Madison, WI 53704

5/4/2019

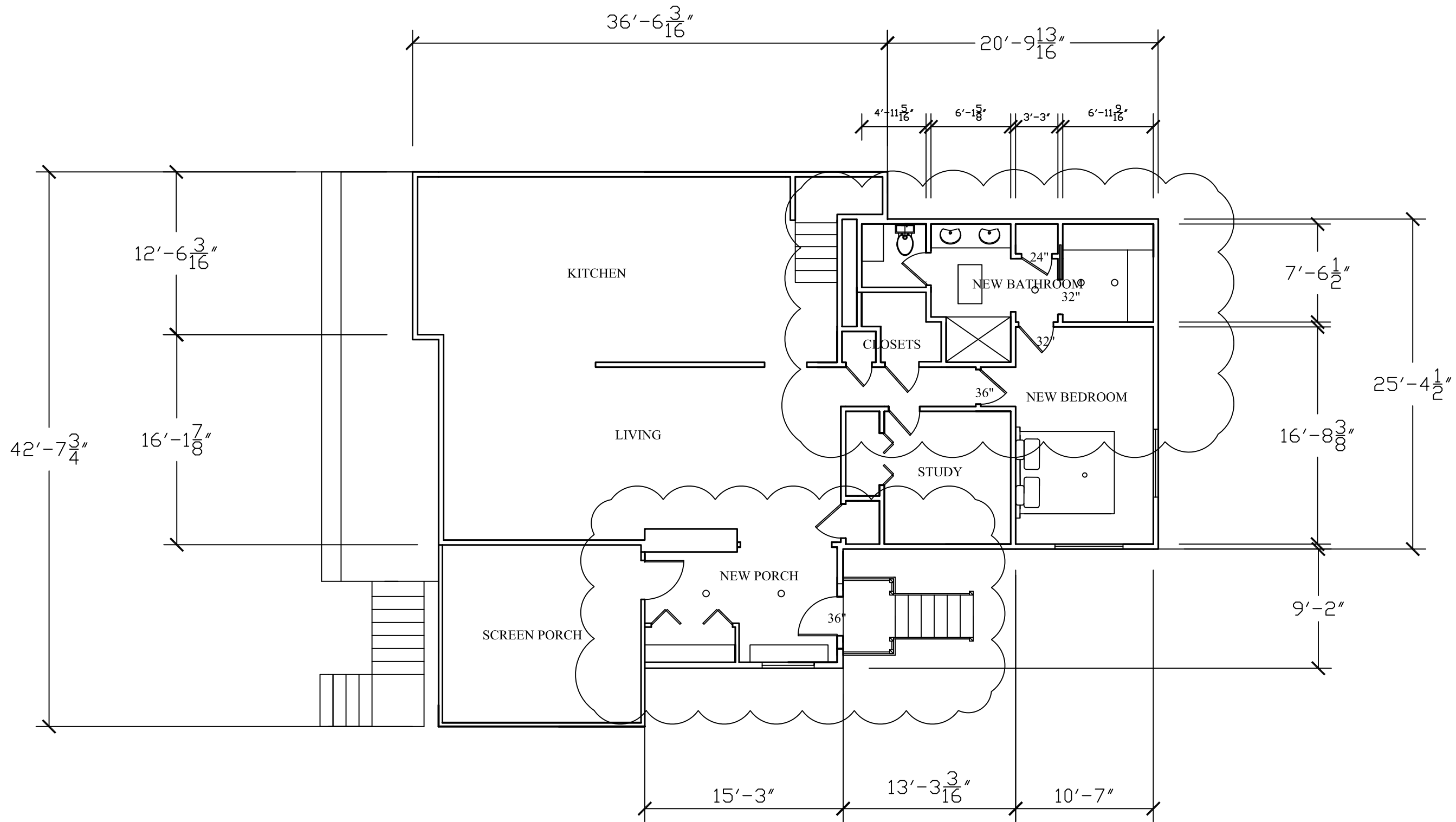
A3




EAST ELEVATION-EXISTING
 1/8"=1'0"



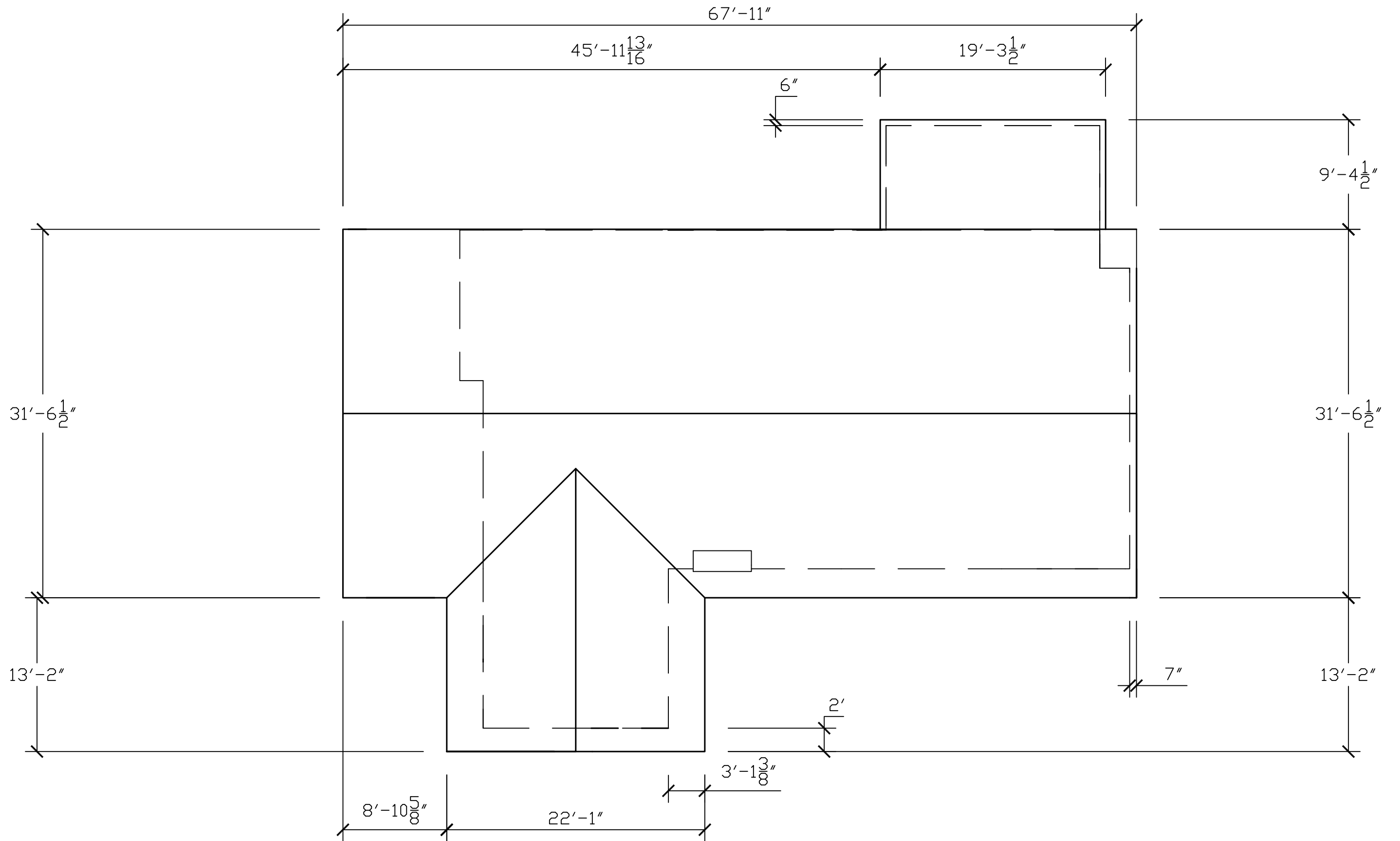

DEMO PLAN
 1/8"=1'0"



1ST FLOOR PLAN-NEW
 1/8"=1'0"



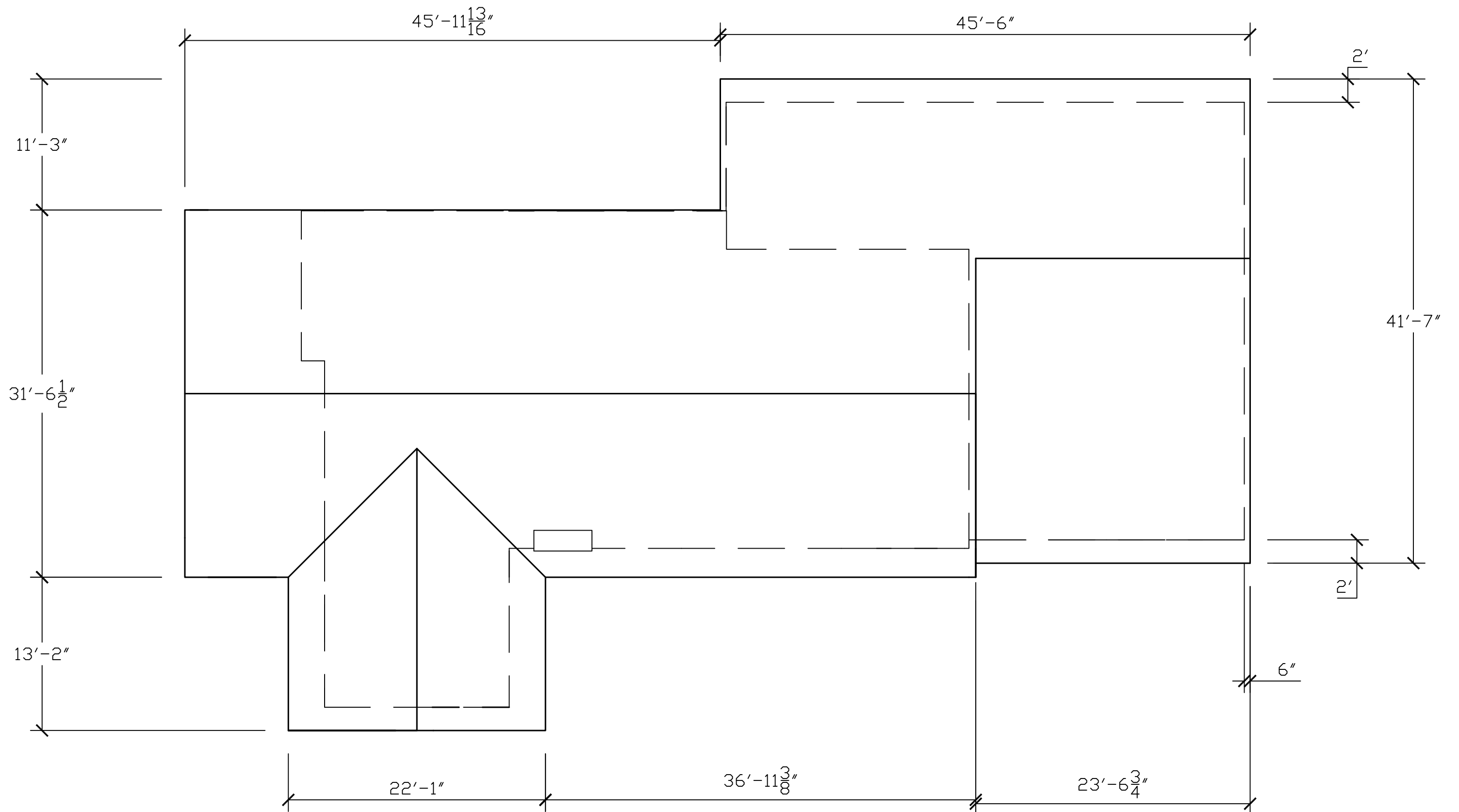
MANIER PROPOSED ALTERATIONS	4/4/2019	A5
4110 Veith Ave		
Madison, WI 53704		




⊙ ROOF LAYOUT-EXISTING
 1/8"=1'0"



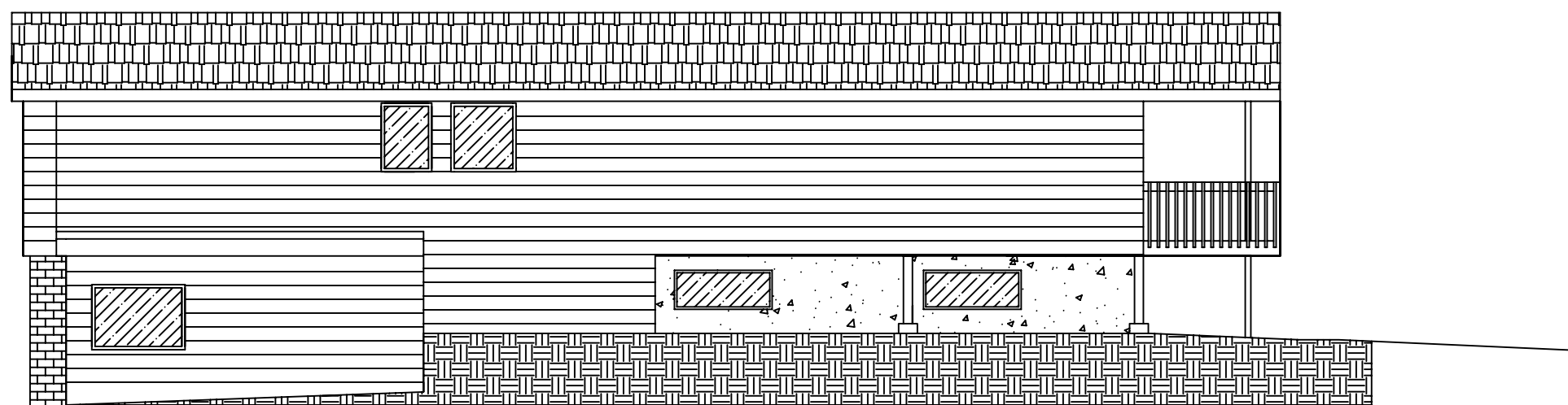
MANIER PROPOSED ALTERATIONS	5/4/2019	A6
4110 Veith Ave Madison, WI 53704		



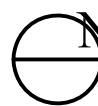

ROOF - NEW
 1/8"=1'0"

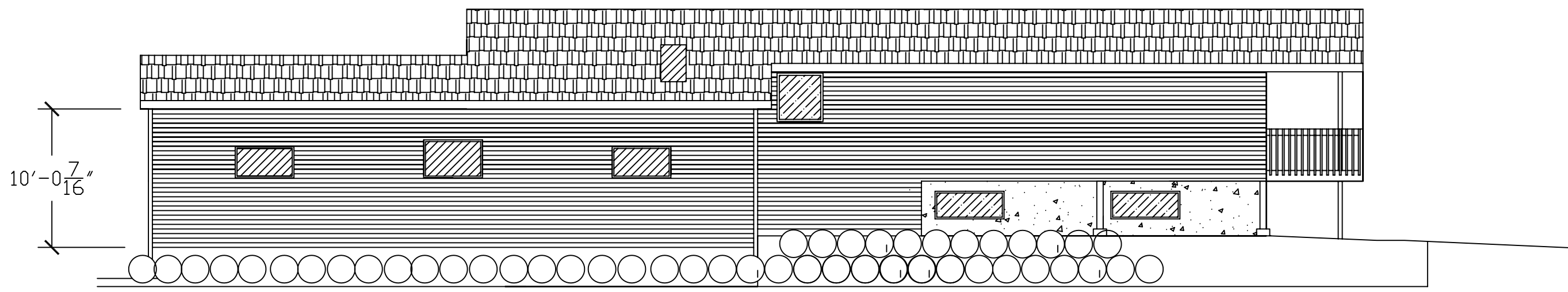


MANIER PROPOSED ALTERATIONS	4/4/2019	A7
4110 Veith Ave Madison, WI 53704		

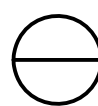


EXISTING -
 1X8 PAINTED CEDAR SIDING
 WHITE SOFFIT/FASCIA

 NORTH ELEVATION EXISTING
 1/8"=1'0"



NEW-
 DOUBLE 4" PREMIUM VINYL SIDING AMERICAN WALNUT COLOR
 WHITE ALUMINUM SOFFIT/FASCIA
 OWENS CORNING DURATION SHINGLES SUMMER HARVEST COLOR
 INSULATED GARAGE DOORS WITH WINDOWS

 NORTH ELEVATION NEW
 1/8"=1'0"



MANIER PROPOSED ALTERATIONS	5/6/2019	A8
4110 Veith Ave Madison, WI 53704		



EXISTING -
1X8 PAINTED CEDAR SIDING
WHITE SOFFIT/FASCIA

⊙ EAST ELEVATION EXISTING
3/16"=1'0"

36'-7⁷/₈"



NEW-
DOUBLE 4" PREMIUM VINYL SIDING AMERICAN WALNUT COLOR
WHITE ALUMINUM SOFFIT/FASCIA
OWENS CORNING DURATION SHINGLES SUMMER HARVEST COLOR
INSULATED GARAGE DOORS WITH WINDOWS

⊙ EAST ELEVATION NEW
3/16"=1'0"

16'

12'

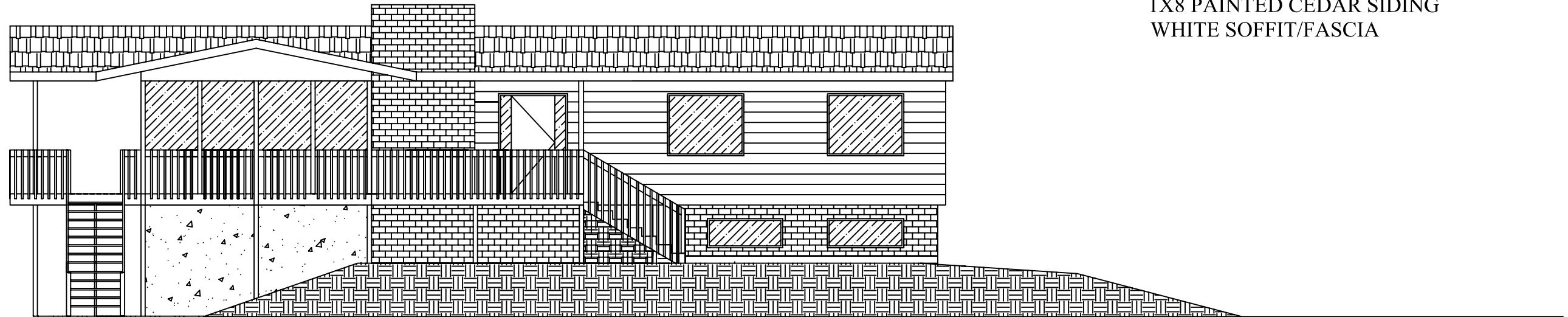
9'



MANIER PROPOSED ALTERATIONS
4110 Veith Ave
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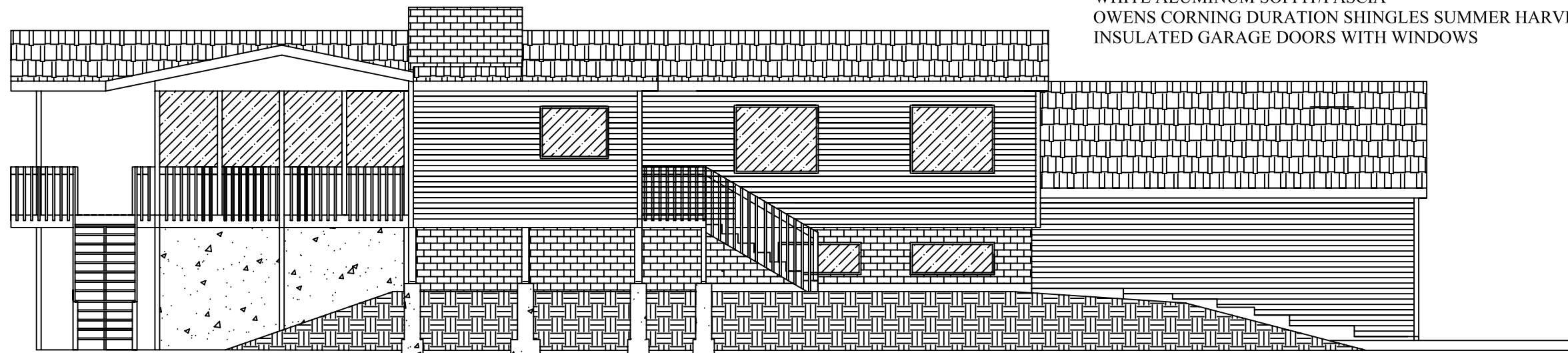
4/8/2019

A9



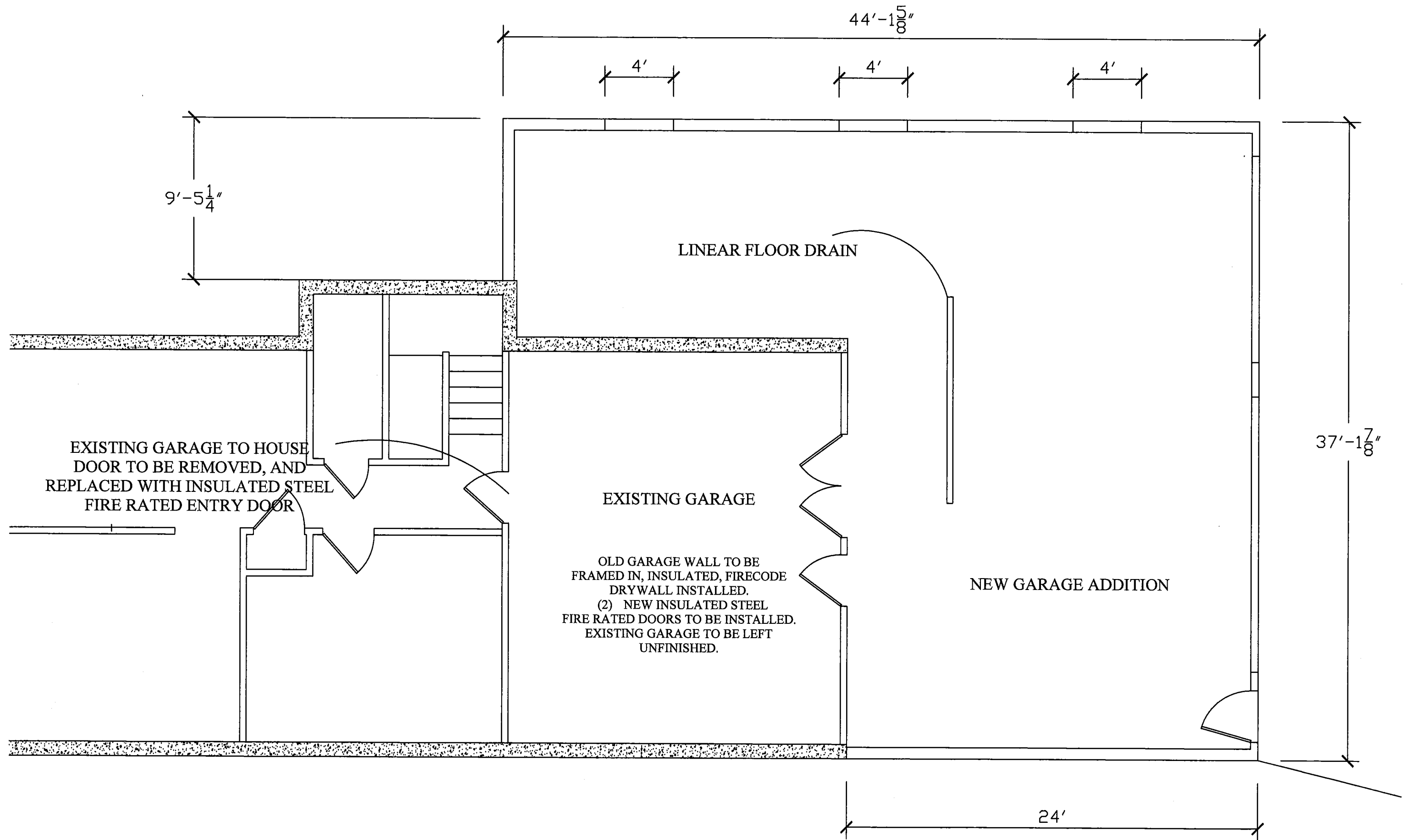
EXISTING -
1X8 PAINTED CEDAR SIDING
WHITE SOFFIT/FASCIA

○ SOUTH ELEVATION EXISTING
3/16"=1'0"



NEW-
DOUBLE 4" PREMIUM VINYL SIDING AMERICAN WALNUT COLOR
WHITE ALUMINUM SOFFIT/FASCIA
OWENS CORNING DURATION SHINGLES SUMMER HARVEST COLOR
INSULATED GARAGE DOORS WITH WINDOWS

○ SOUTH ELEVATION NEW
3/16"=1'0"



⊙ GARAGE FLOOR PLAN
 3/16"=1'0"



MANIER PROPOSED ALTERATIONS	6/1/2019	A12
4110 Veith Ave Madison, WI 53704		