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

whitty AND SONS CONSTRUCTION, LLC

MANIER PROPOSED ALTERATIONS 4110 Veith Ave Madison, WI 53704		A