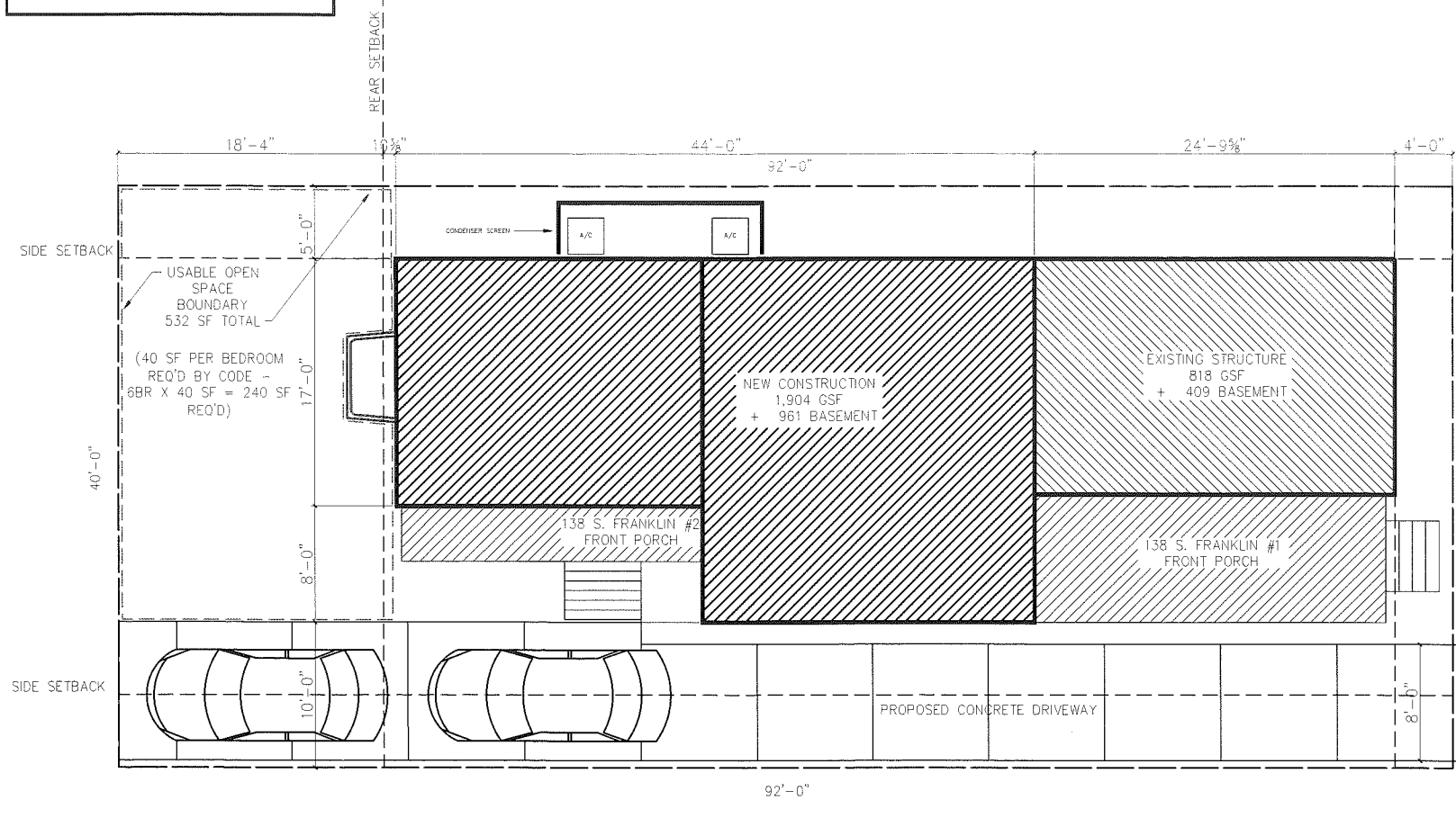


SITE KNOWN AS NORTHWEST 40.0 FEET OF LOT SEVEN (7),
 BLOCK TWO HUNDRED SIXTY-EIGHT (268), MADISON,
 ACCORDING TO THE RECORDED PLAT THEREOF, IN THE
 CITY OF MADISON, DANE COUNTY, WISCONSIN



SITE PLAN
 3/16" = 1'-0"

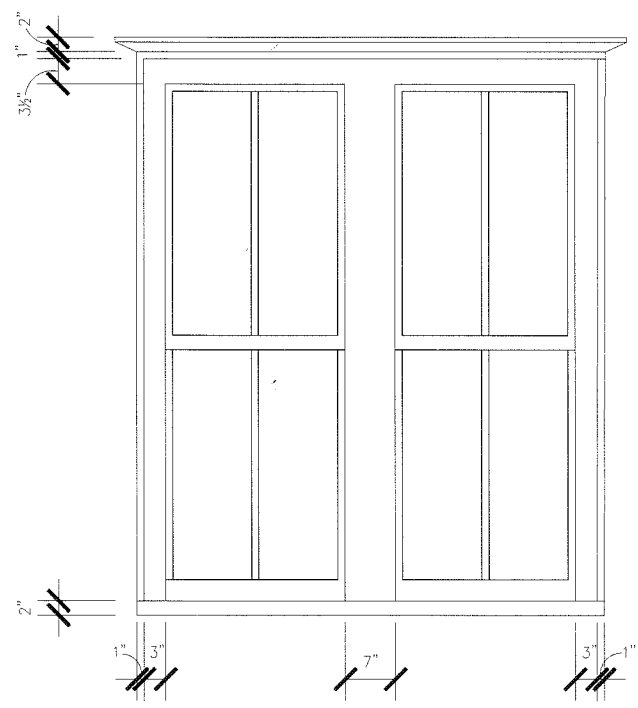
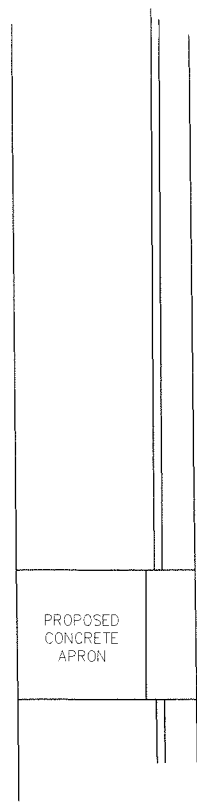
GENERAL SITE SCOPE OF WORK

THIS PROJECT CONSISTS OF PARTIALLY DEMOLISHING A RESIDENTIAL STRUCTURE, RENOVATING THE REMAINING PORTION OF THE RESIDENTIAL STRUCTURE, AND CONSTRUCTING AN ADDITION TO THE RESIDENTIAL STRUCTURE.

THE SITE WORK INCLUDES THE FOLLOWING:

- ALL SITE CONCRETE TO BE REMOVED AND REPLACED
- PARTIAL DEMOLITION OF PRIMARY STRUCTURE
- REMOVAL OF EXISTING ACCESSORY STRUCTURES
- NEW ADDITION TO PRIMARY STRUCTURE
- NEW CONCRETE DRIVEWAY
- NEW PERMEABLE PAVER PATIO

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FRONT WINDOW ELEVATION DETAIL
 1" = 1'-0"

FRANKLIN STREET HOUSE
 138 SOUTH FRANKLIN STREET
 MADISON, WI 53703

2016.05.16	LANDMARKS COMMISSION
2016.12.09	PRELIMINARY PRICING SET
2017.01.25	ISSUED FOR PERMIT

Revisions

Issue Date: 2017.01.25
 Project No. x
 Drawn: DMK
 Checked: x
 Approved: x

Sheet Title
 138 S. Franklin St.
 SITE PLAN

Sheet No.
AS100

BUILDING & CODE INFO.

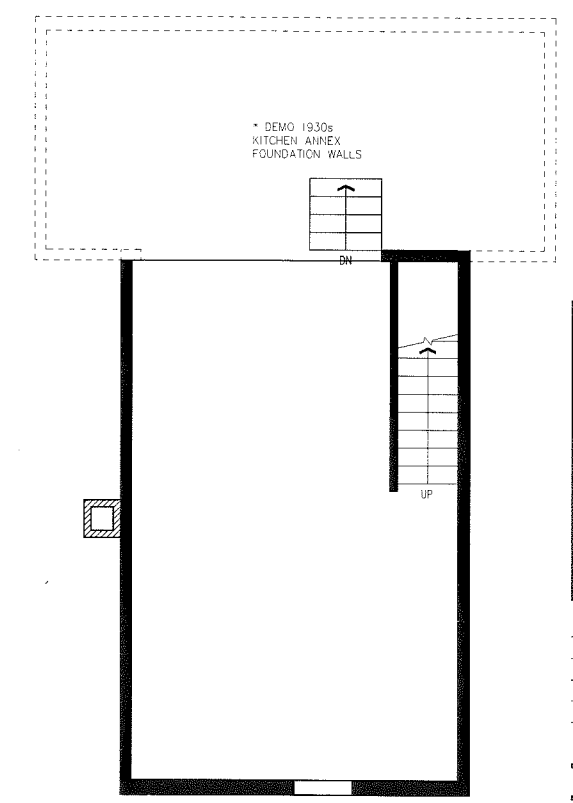
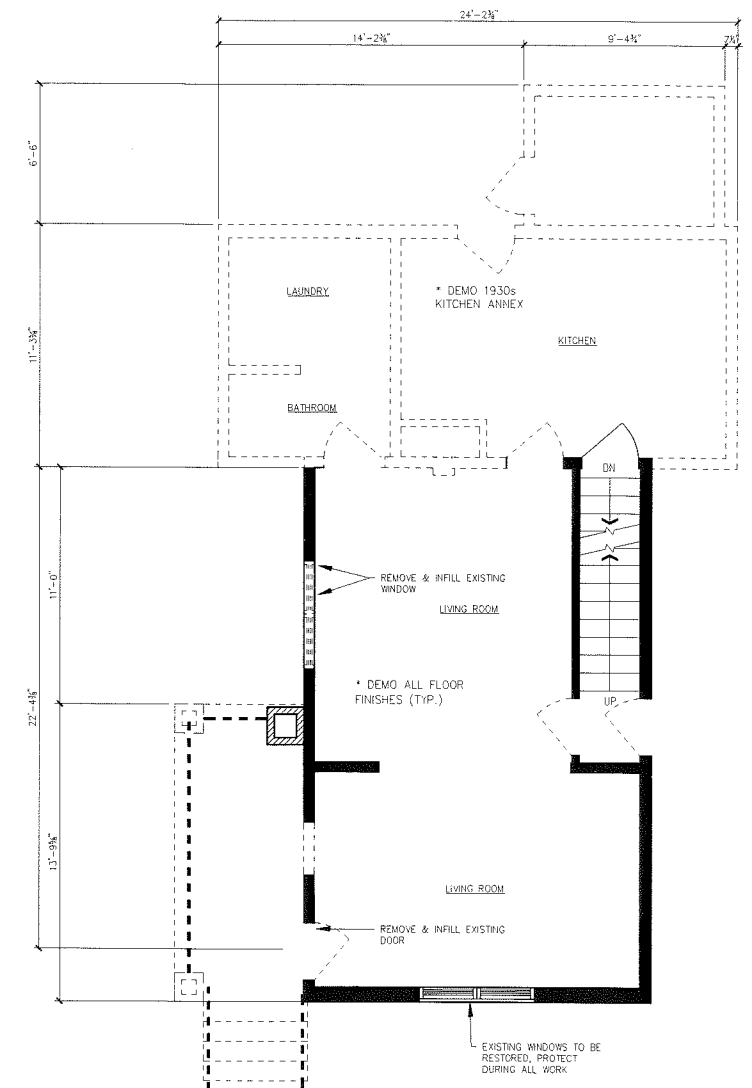
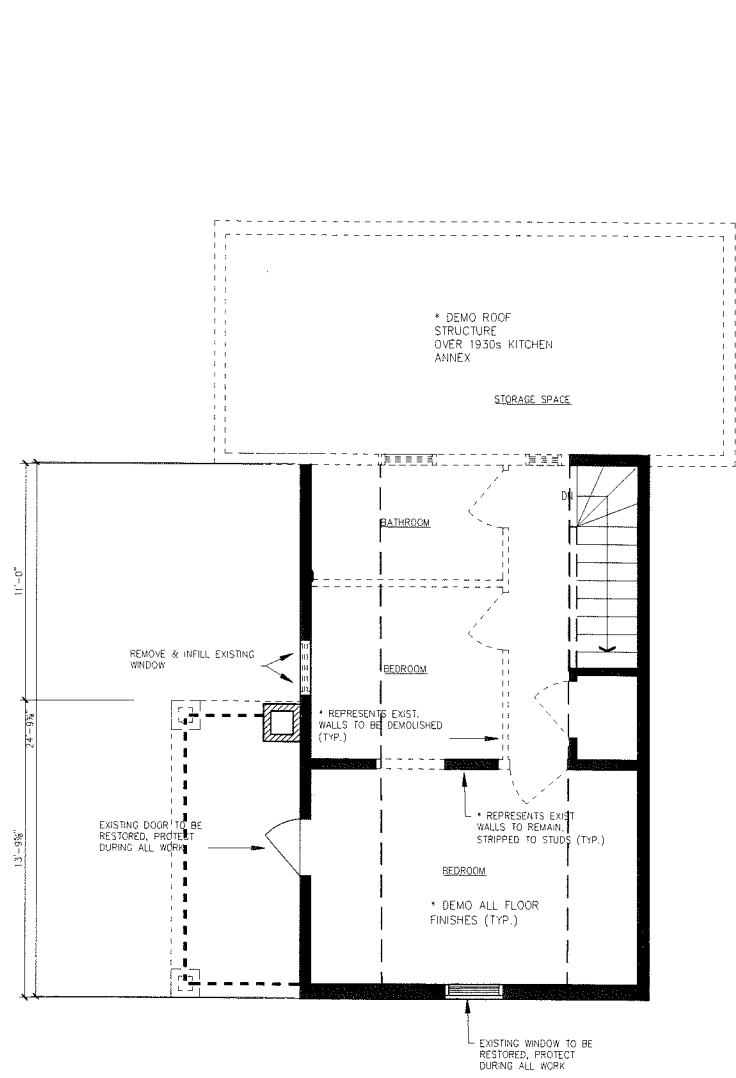
Building Height:	2 STORIES + BASEMENT
Occupancy:	EXISTING DR1
Building Codes:	2009 IBC
Gross Building Areas:	4,619 SF
	1,362 SF BASEMENT
	1,332 SF FIRST FLOOR
	436 SF FRONT PORCH
	157 SF BACK PORCH
	1,332 SF SECOND FLOOR
Site Area:	0.1 ACRES
Parking:	2 CAR PARKING PAD
Setbacks:	
FRONT:	AVG. OR <20'
SIDE:	5' MINIMUM
BACK:	18-4' MINIMUM
Height:	35' MAX.
Wind Load:	20 PSF
Snow Load:	30 PSF
Live Loads:	
Floor:	40 PSF
Garage Floor:	50 PSF
Balcony, Deck, Porch:	40 PSF
Ceiling w/ Storage:	20 PSF

GENERAL SCOPE OF WORK

THIS PROJECT CONSISTS OF PARTIALLY DEMOLISHING A RESIDENTIAL STRUCTURE, RENOVATING THE REMAINING PORTION OF THE RESIDENTIAL STRUCTURE, AND CONSTRUCTING A NEW ADDITION TO THE RESIDENTIAL STRUCTURE.

THE WORK INCLUDES THE FOLLOWING:

- ASBESTOS, MOLD, AND LEAD BASED PAINT REMEDIATION
- REPLACE EXISTING WINDOWS
- SELECTIVE SITE DEMOLITION (PORCHES, DECKS)
- REPLACE EXISTING SIDING
- INTERIOR DEMOLITION AND RECONFIGURATION OF SOME NON-LOAD BEARING WALLS
- REPLACE DAMAGED SITE CONCRETE
- ROUGH CARPENTRY FOR NEW INTERIOR AND EXTERIOR WALLS, GARAGES, PORCHES, DECKS, ETC.
- NEW DRYWALL
- NEW FLOORING
- NEW PLUMBING SYSTEMS
- NEW FINISH CARPENTRY
- NEW MECHANICAL SYSTEMS
- NEW PAINT
- REPLACE EXISTING ROOFING SYSTEMS
- NEW APPLIANCES, ETC.



FRANKLIN STREET HOUSE
 138 SOUTH FRANKLIN STREET
 MADISON, WI 53703

2016.05.16	LANDMARKS COMMISSION
2016.12.09	PRELIMINARY PRICING SET
2017.01.25	ISSUED FOR PERMIT
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Issue Date:	2017.01.25
Project No.	X
Drawn:	DMK
Checked:	X
Approved:	X

Sheet Title
138 S. Franklin St.
DEMOLITION PLANS

Sheet No.
A101

SMOKE & CARBON MONOXIDE ALARMS

- IONIZATION SMOKE DETECTOR HARDWIRED & INTERCONNECTED W/ BATTERY BACKUP
- COMBINATION CARBON MONOXIDE & IONIZATION SMOKE DETECTOR HARDWIRED & INTERCONNECTED W/ BATTERY BACKUP

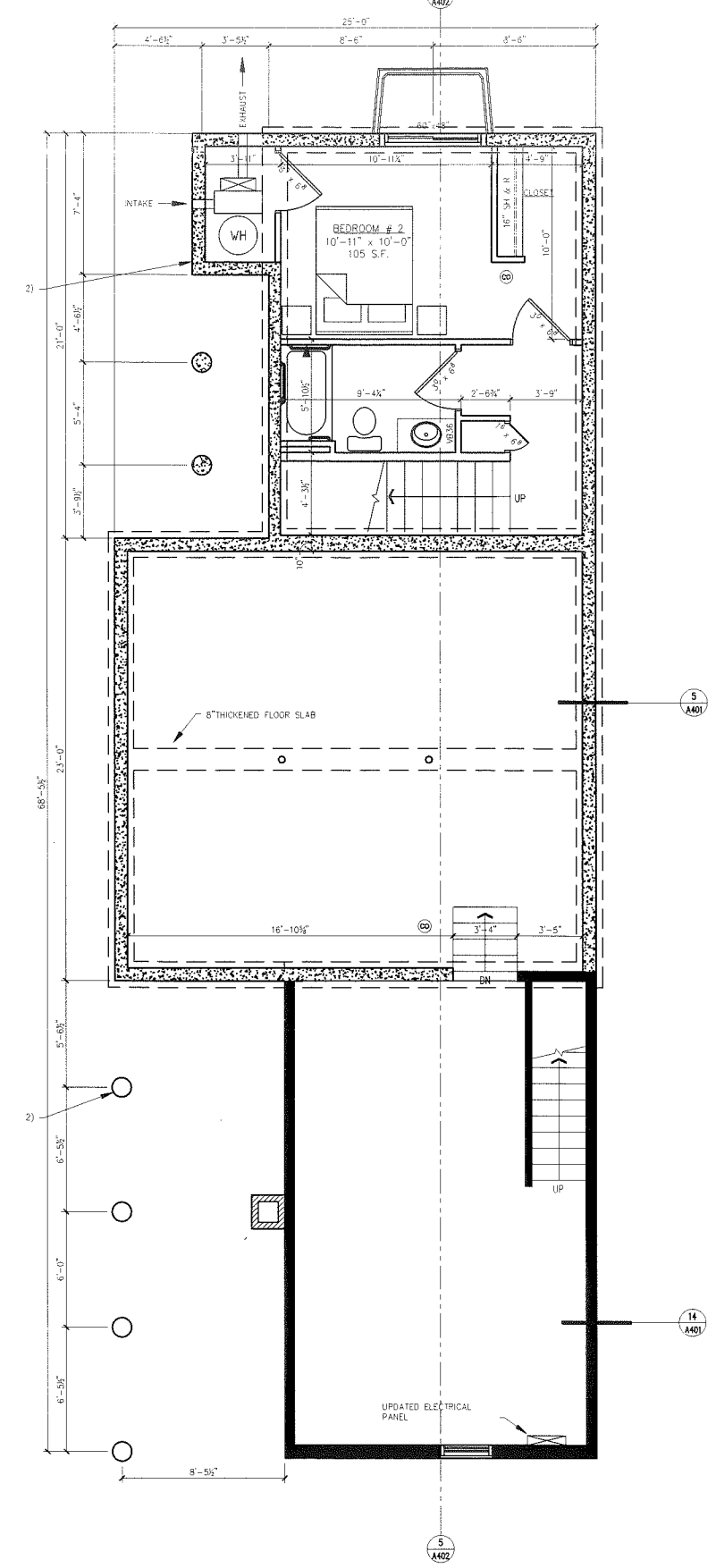
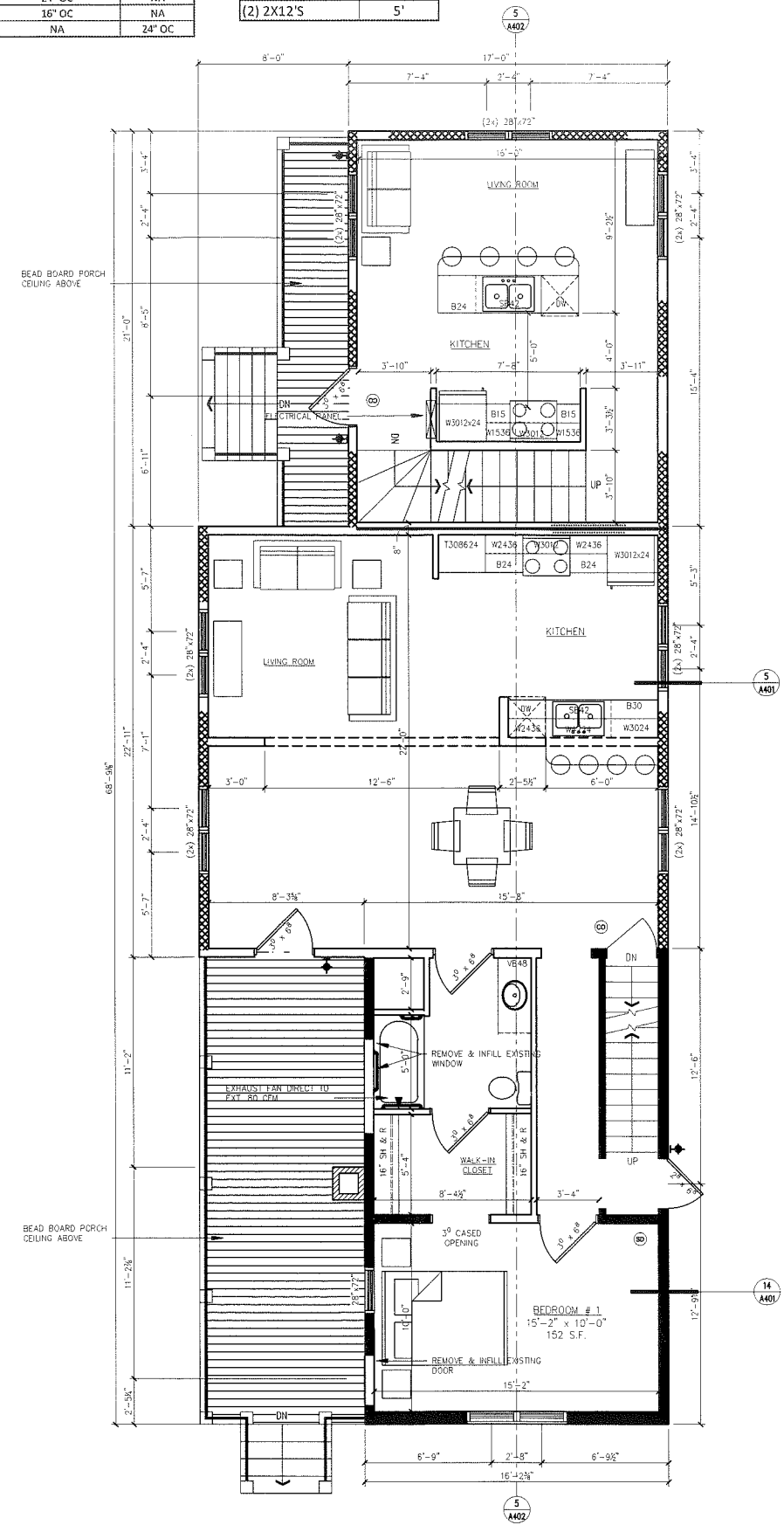
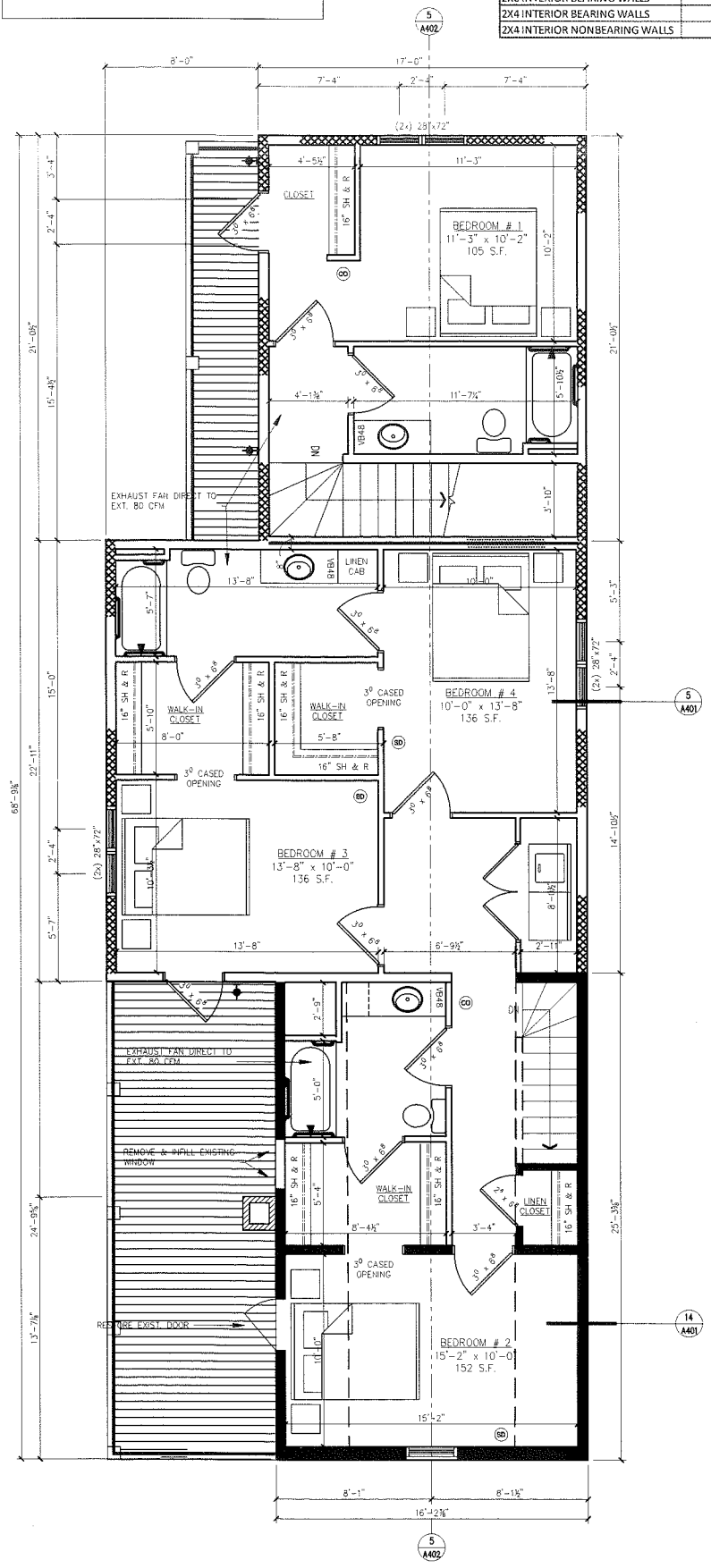
PERSCRIPTIVE STRUCTURAL SIZING & SPACING (UDC TABLE 21.25-A)

	LATERALLY UNSUPPORTED STUD HEIGHT	MAX SPACING SUPPORTING ONE FLOOR, ROOF AND CEILING	MAX SPACING
2X6 EXTERIOR BEARING WALLS	10'	24" OC	NA
2X6 INTERIOR BEARING WALLS	10'	24" OC	NA
2X4 INTERIOR BEARING WALLS	10'	16" OC	NA
2X4 INTERIOR NONBEARING WALLS	20'	NA	24" OC

ALLOWABLE HEADER SPANS (UDC TABLE 21.25-D)

HEADER MEMBERS	MAX SPAN
(2) 2X6'S	2.5'
(2) 2X8'S	3'
(2) 2X10'S	4'
(2) 2X12'S	5'

SHEAR WALL BRACING
 4'-0" STRUCTURAL SHEATHING
 4'-0" GYP SD, BOTH SIDES



FRANKLIN STREET HOUSE
 138 SOUTH FRANKLIN STREET
 MADISON, WI 53703

2016.05.16 LANDMARKS COMMISSION
 2016.12.09 PRELIMINARY PRICING SET
 2017.01.25 ISSUED FOR PERMIT

Revisions

No.	Description	Date

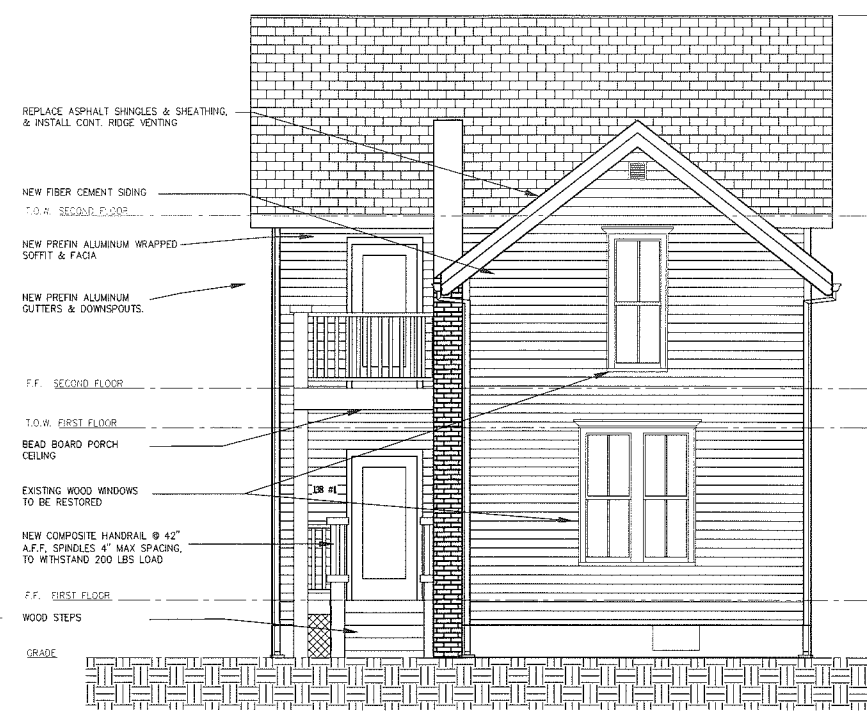
Issue Date: 2017.01.25
 Project No. x
 Drawn: DMK
 Checked: x
 Approved: x

Sheet Title
 138 S. Franklin St.
 FLOOR PLANS

Sheet No.
A201



NORTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"

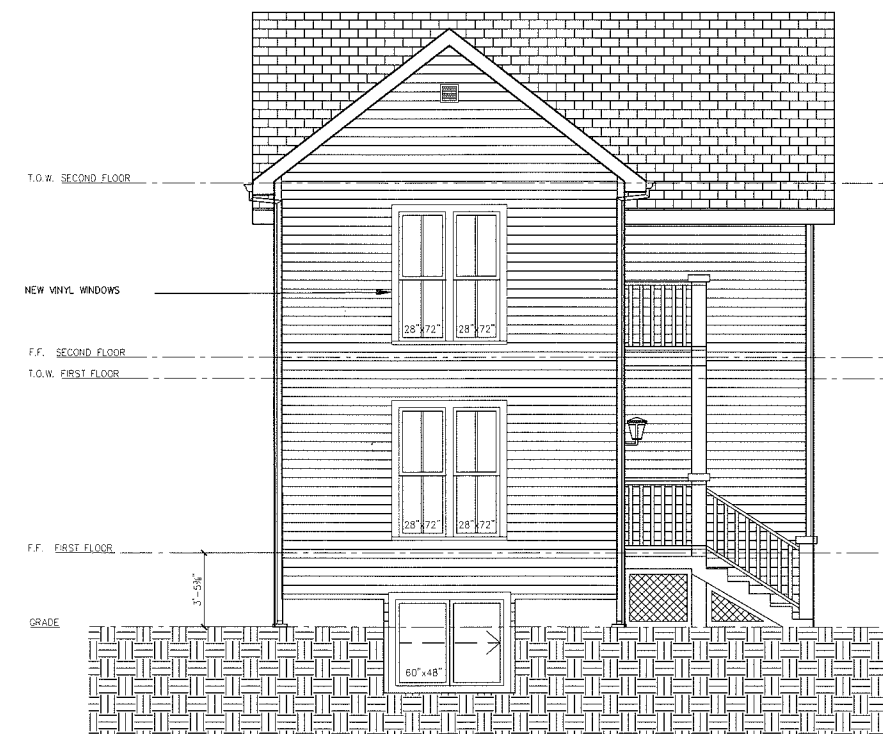


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

* NOTES APPLY TO ALL ELEVATIONS



SOUTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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

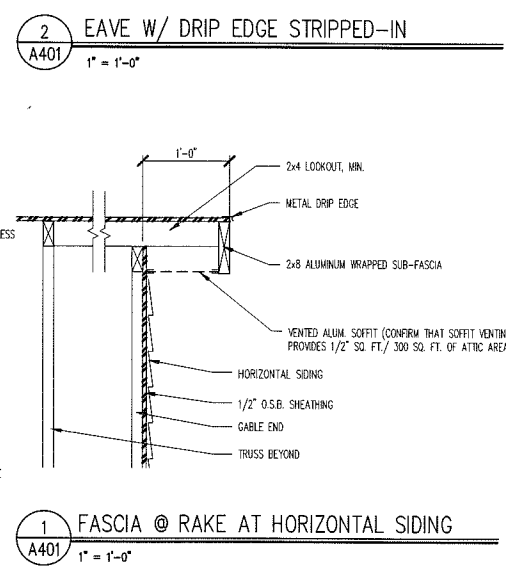
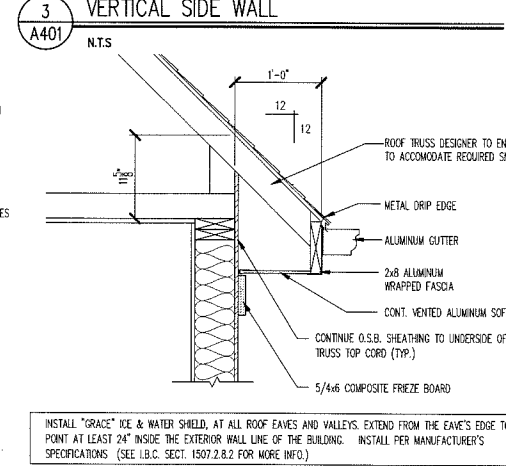
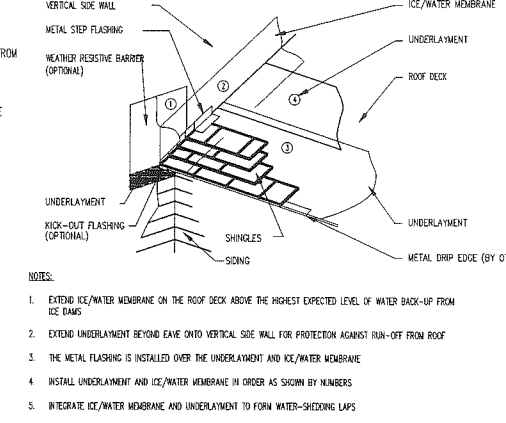
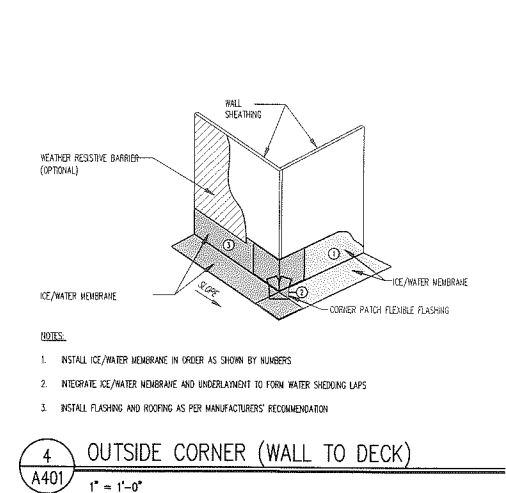
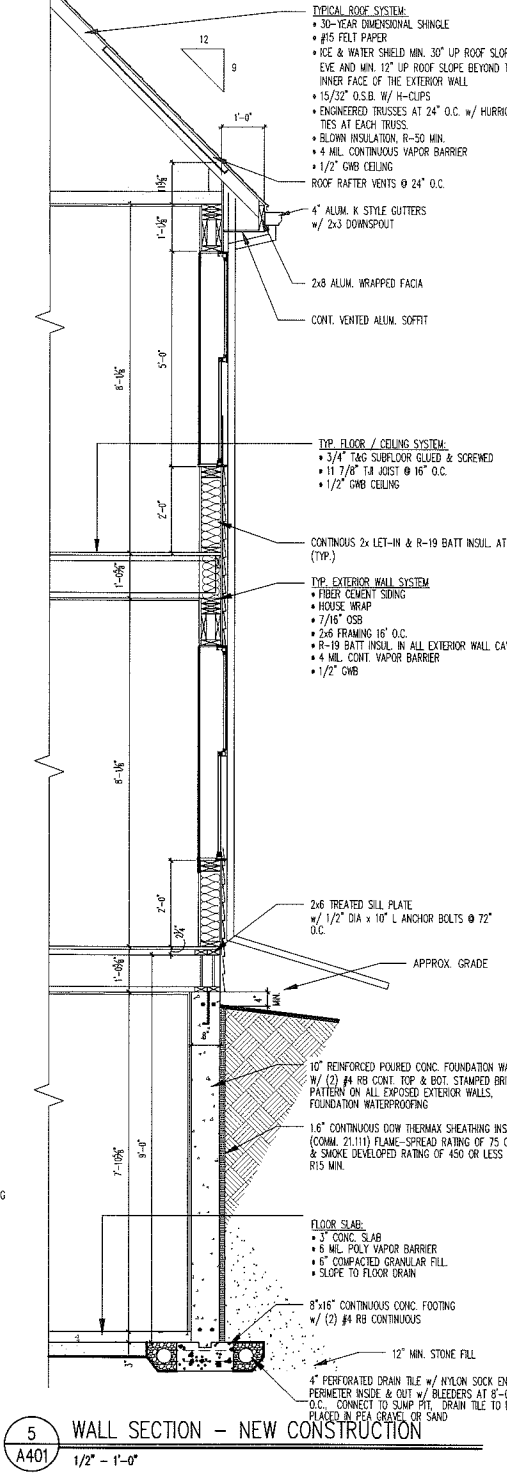
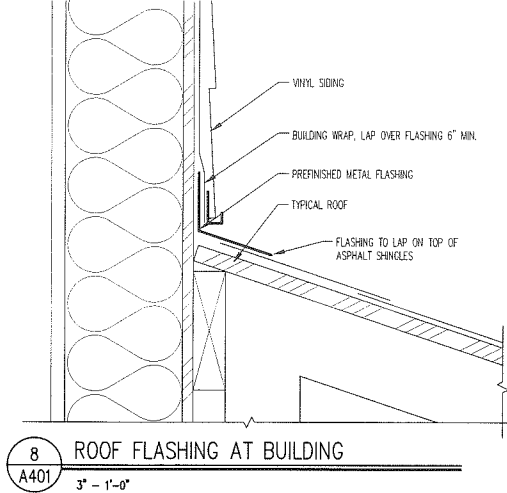
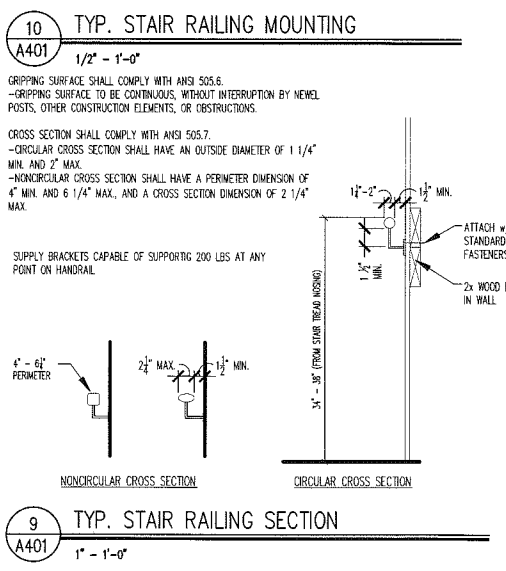
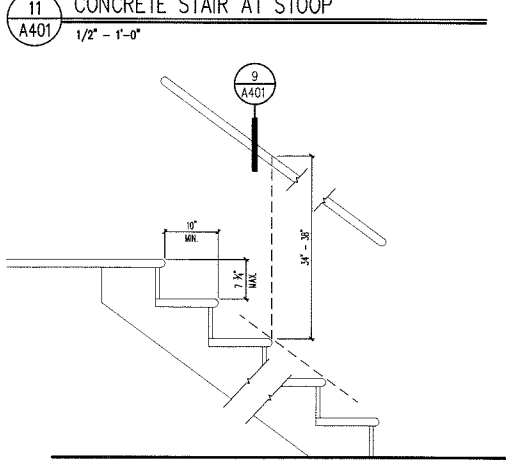
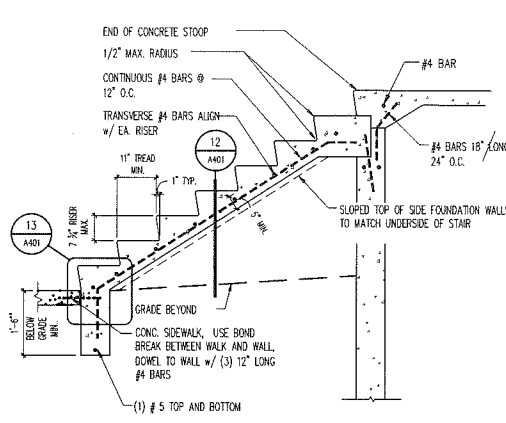
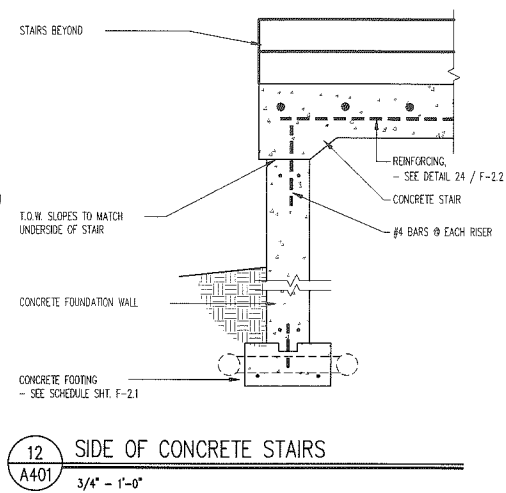
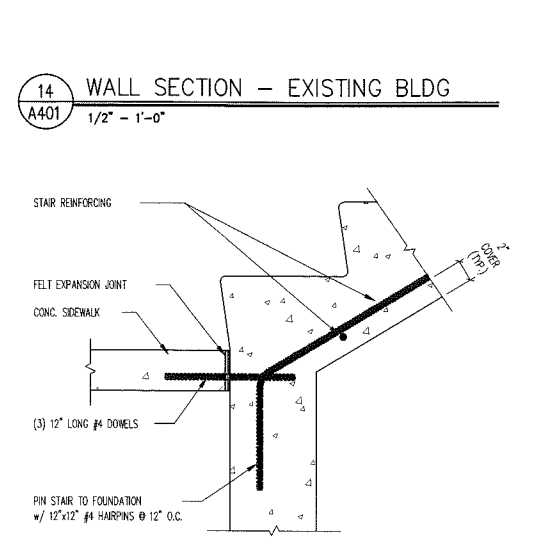
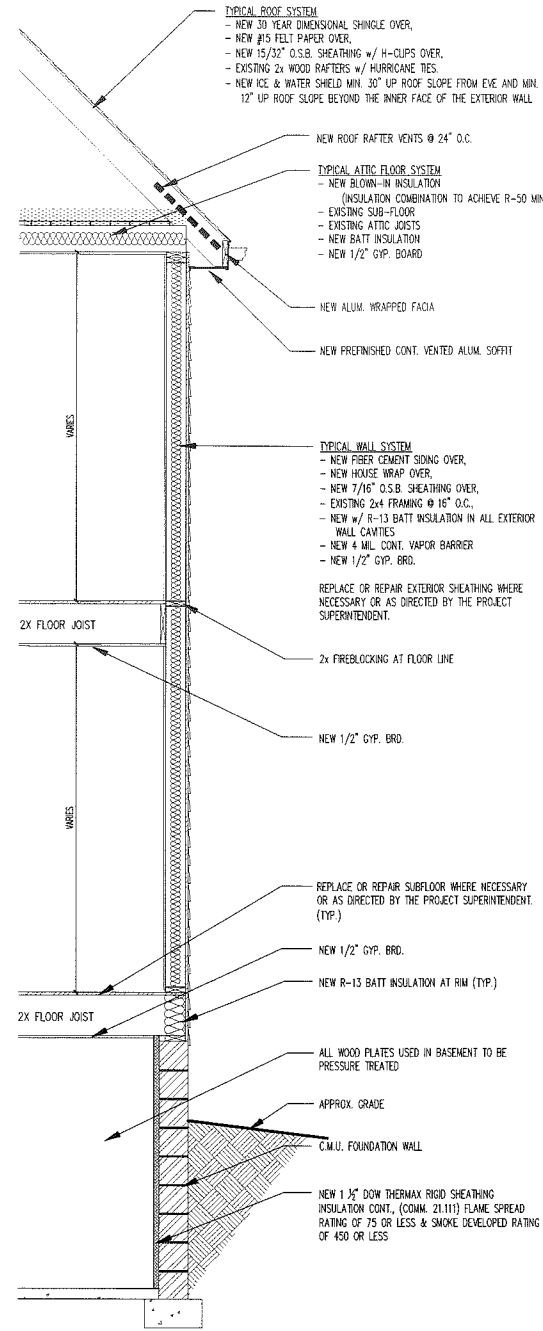
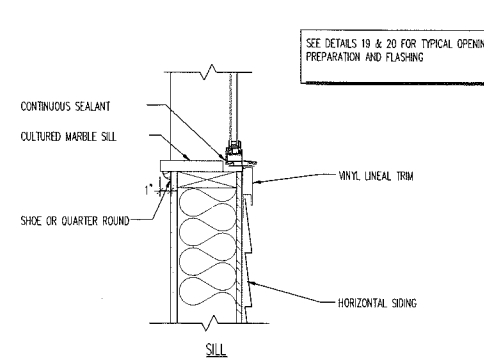
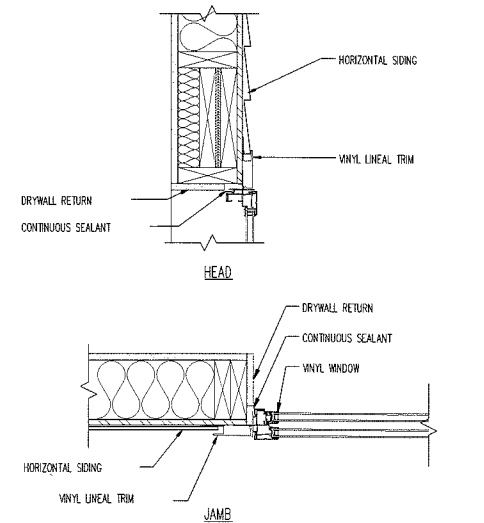
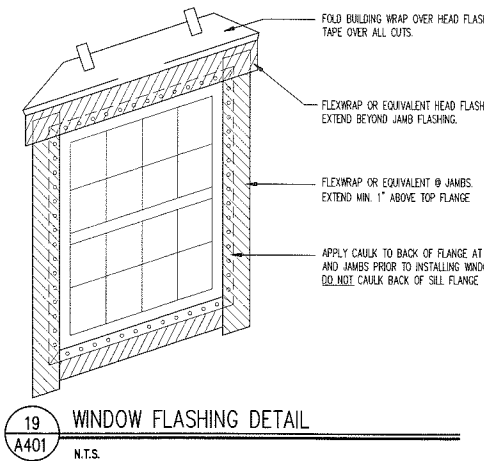
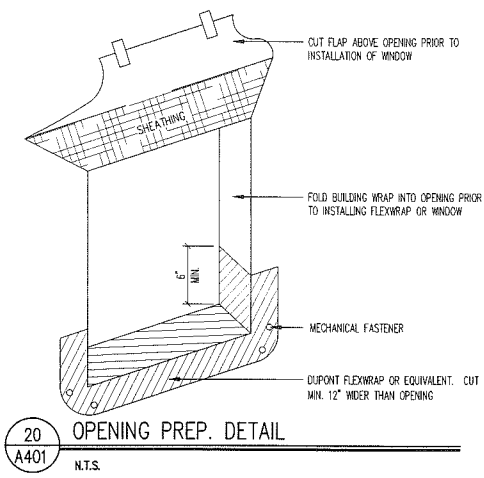
FRANKLIN STREET HOUSE
138 SOUTH FRANKLIN STREET
MADISON, WI 53703

2016.05.15	LANDMARKS COMMISSION
2016.12.09	PRELIMINARY PRICING SET
2017.01.25	ISSUED FOR PERMIT

Revisions	
Issue Date:	2017.01.25
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Approved:	x

Sheet Title
138 S. Franklin St.
ELEVATIONS

Sheet No.
A301



FRANKLIN STREET HOUSE

138 SOUTH FRANKLIN STREET
MADISON, WI 53703

2016.05.16 LANDMARKS COMMISSION
2016.12.09 PRELIMINARY PRICING SET
2017.01.25 ISSUED FOR PERMIT

Revisions

Issue Date:	2017.01.25
Project No.:	X
Drawn:	DMK
Checked:	X
Approved:	X

Sheet Title

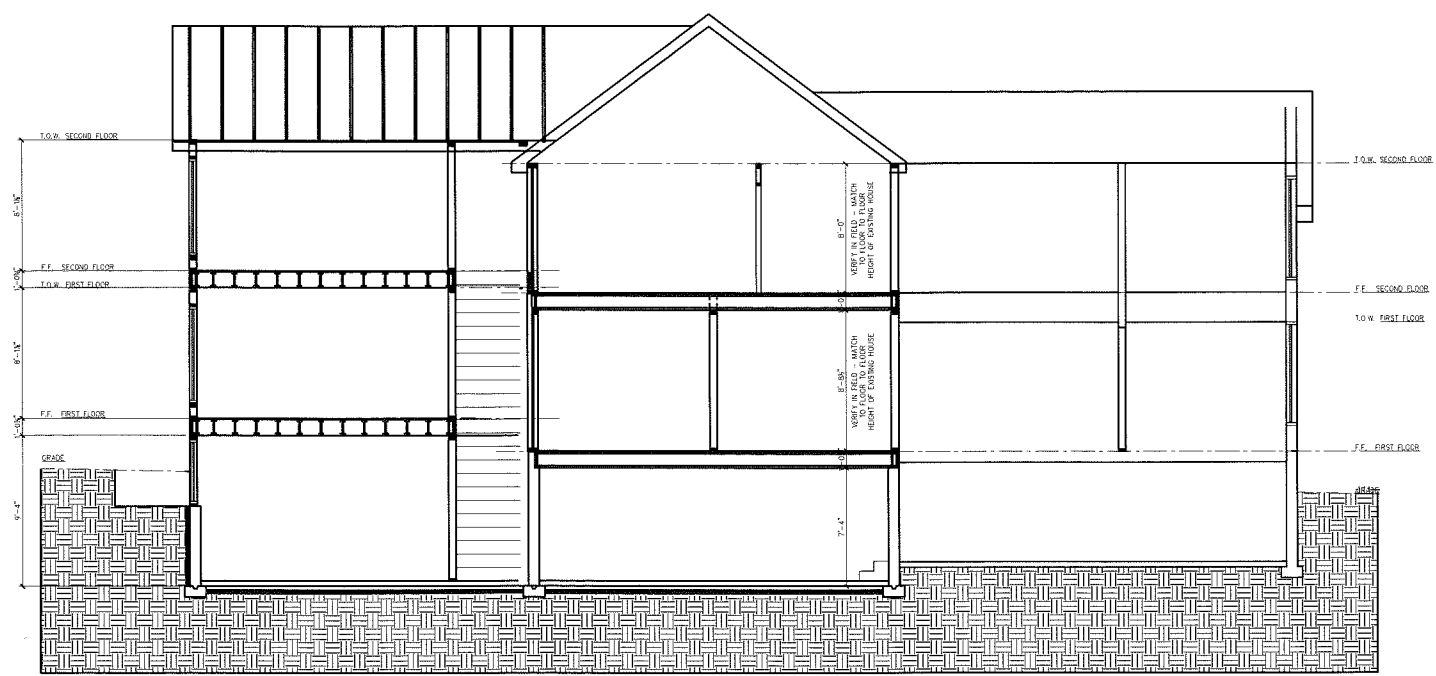
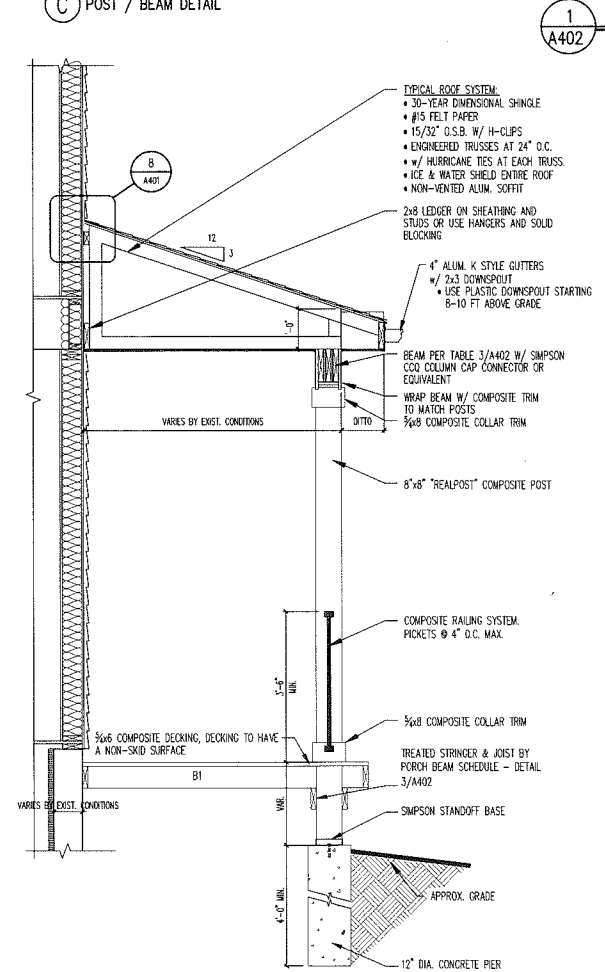
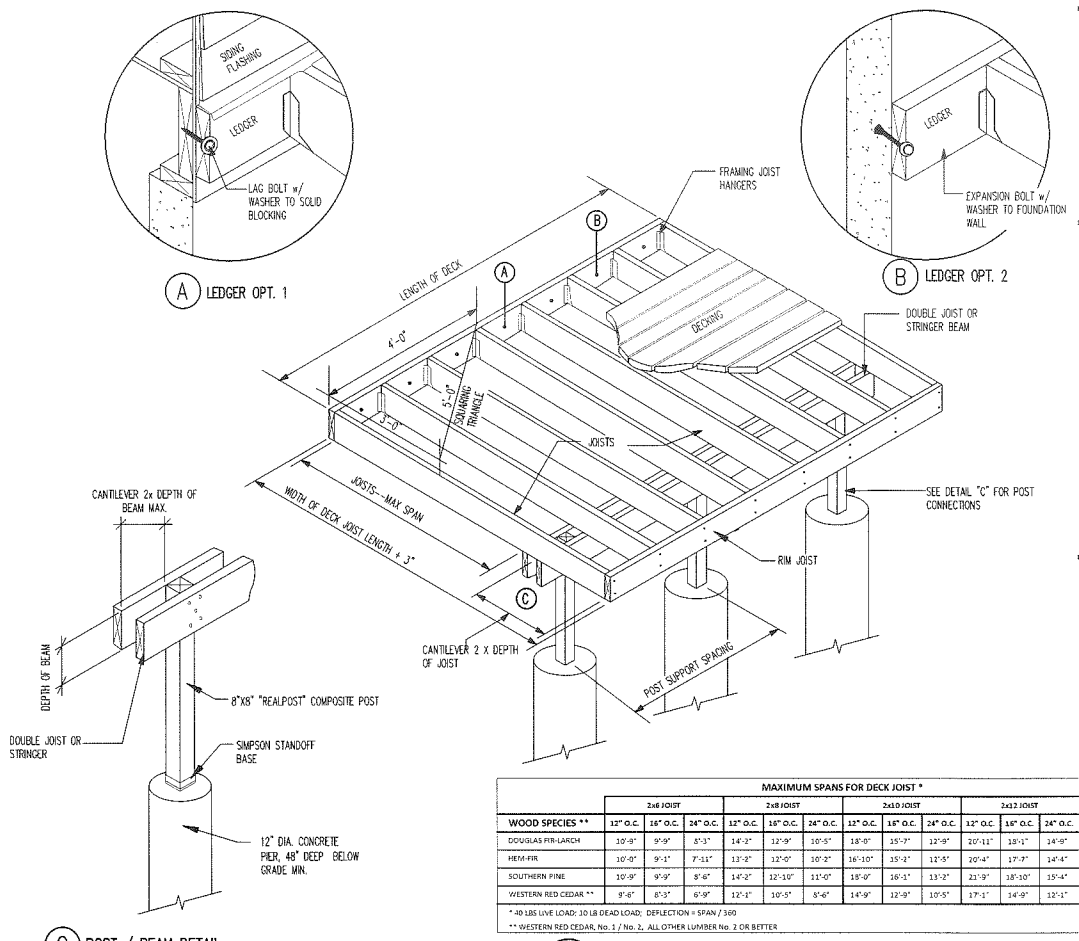
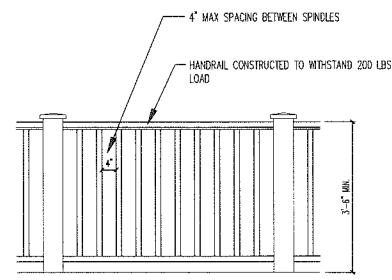
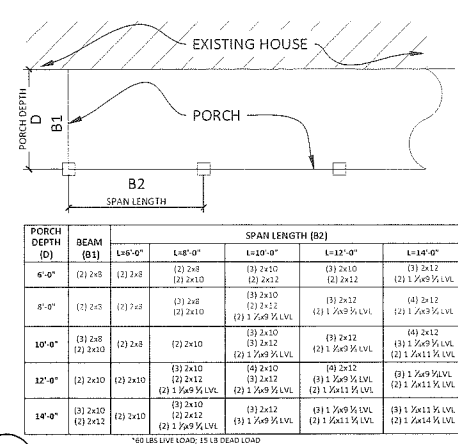
138 S. Franklin St.

SECTIONS & DETAILS

Sheet No.

A401

1/25/2017 2:54:35 PM



FRANKLIN STREET HOUSE
 138 SOUTH FRANKLIN STREET
 MADISON, WI 53703

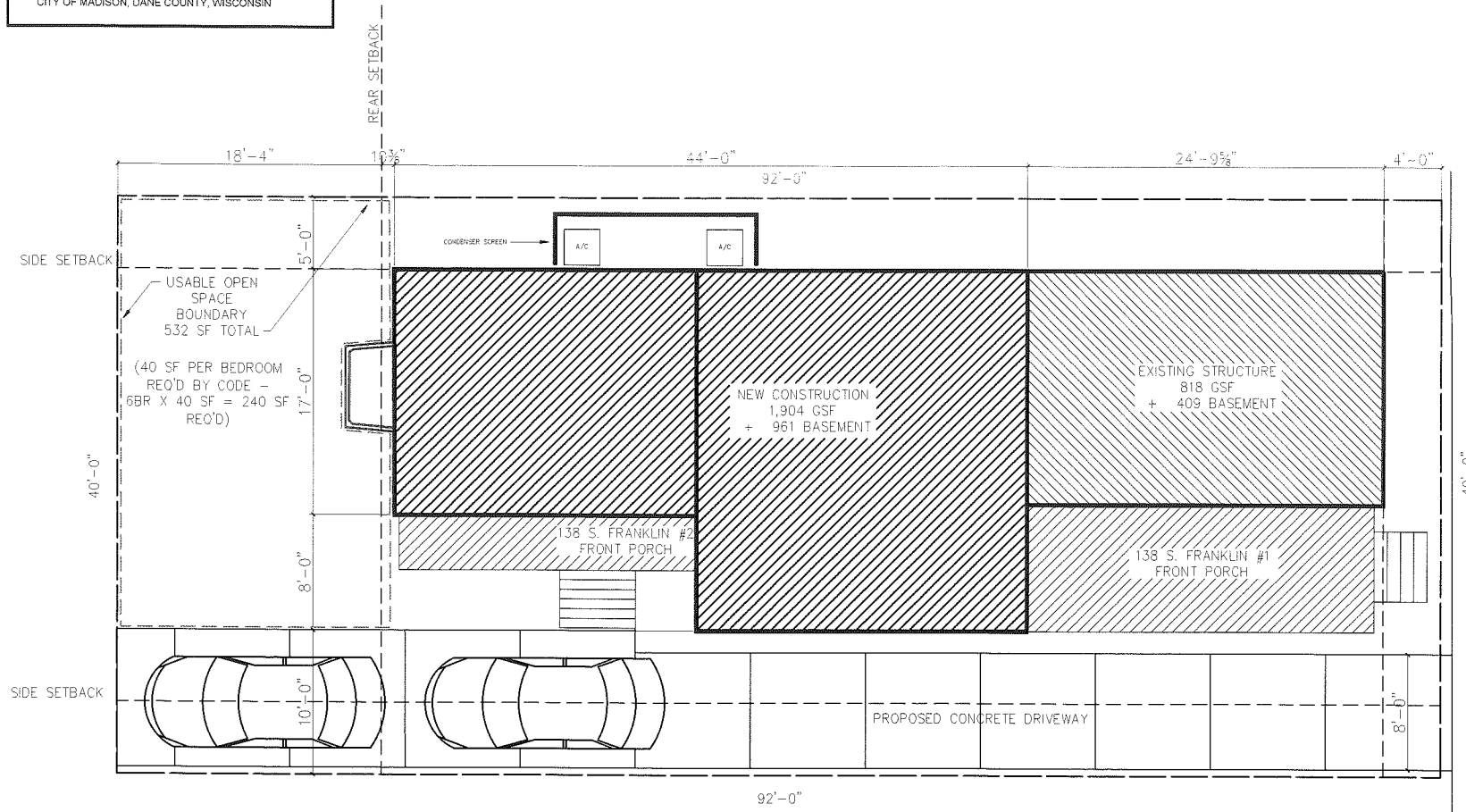
2016.05.16	LANDMARKS COMMISSION
2016.12.09	PRELIMINARY PRICING SET
2017.01.25	ISSUED FOR PERMIT

Issue Date: 2017.01.25
 Project No. X
 Drawn: DMK
 Checked: X
 Approved: X

Sheet Title
 138 S. Franklin St.
 PORCH & DECK DETAILS

Sheet No.
A402

SITE KNOWN AS NORTHWEST 40.0 FEET OF LOT SEVEN (7),
BLOCK TWO HUNDRED SIXTY-EIGHT (268), MADISON,
ACCORDING TO THE RECORDED PLAT THEREOF, IN THE
CITY OF MADISON, DANE COUNTY, WISCONSIN



SITE PLAN
3/16" = 1'-0"

GENERAL SITE SCOPE OF WORK

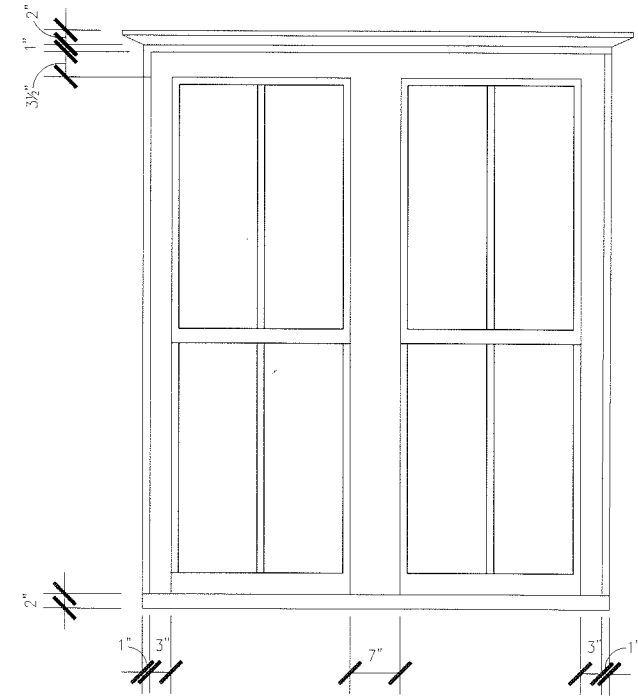
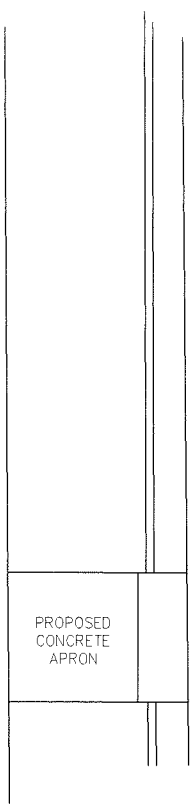
THIS PROJECT CONSISTS OF PARTIALLY DEMOLISHING A RESIDENTIAL STRUCTURE, RENOVATING THE REMAINING PORTION OF THE RESIDENTIAL STRUCTURE, AND CONSTRUCTING AN ADDITION TO THE RESIDENTIAL STRUCTURE.

THE SITE WORK INCLUDES THE FOLLOWING:

- ALL SITE CONCRETE TO BE REMOVED AND REPLACED
- PARTIAL DEMOLITION OF PRIMARY STRUCTURE
- REMOVAL OF EXISTING ACCESSORY STRUCTURES
- NEW ADDITION TO PRIMARY STRUCTURE
- NEW CONCRETE DRIVEWAY
- NEW PERMEABLE PAVER PATIO

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Hearing Impaired TDD (800) 542-2289
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FRONT WINDOW ELEVATION DETAIL
1" = 1'-0"

FRANKLIN STREET HOUSE
138 SOUTH FRANKLIN STREET
MADISON, WI 53703

2016.05.16	LANDMARKS COMMISSION
2016.12.09	PRELIMINARY PRICING SET
2017.01.25	ISSUED FOR PERMIT

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Issue Date: 2017.01.25
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Checked: x
Approved: x

Sheet Title
138 S. Franklin St.
SITE PLAN

Sheet No.
AS100

BUILDING & CODE INFO.

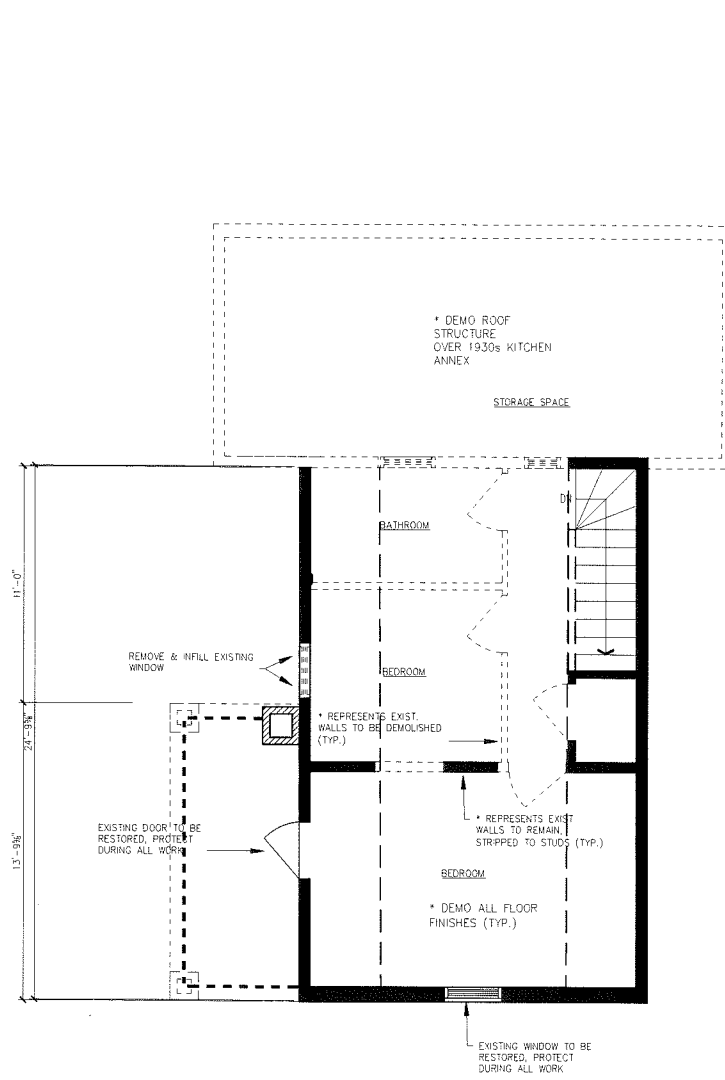
Building Height:	2 STORIES + BASEMENT
Occupancy:	EXISTING DRT
Building Codes:	2009 IBC
Gross Building Areas:	4,619 SF 1,362 SF BASEMENT 1,332 SF FIRST FLOOR 436 SF FRONT PORCH 157 SF BACK PORCH 1,332 SF SECOND FLOOR
Site Area:	0.1 ACRES
Parking:	2 CAR PARKING PAD
Setbacks:	
FRONT:	AVG. OR <20'
SIDE:	5' MINIMUM
BACK:	15'-4" MINIMUM
Height:	35' MAX.
Wind Load:	20 PSF
Show Load:	30 PSF
Live Loads:	
Floor:	40 PSF
Garage Floor:	50 PSF
Balcony, Deck, Porch:	40 PSF
Ceiling w/ Storage:	20 PSF

GENERAL SCOPE OF WORK

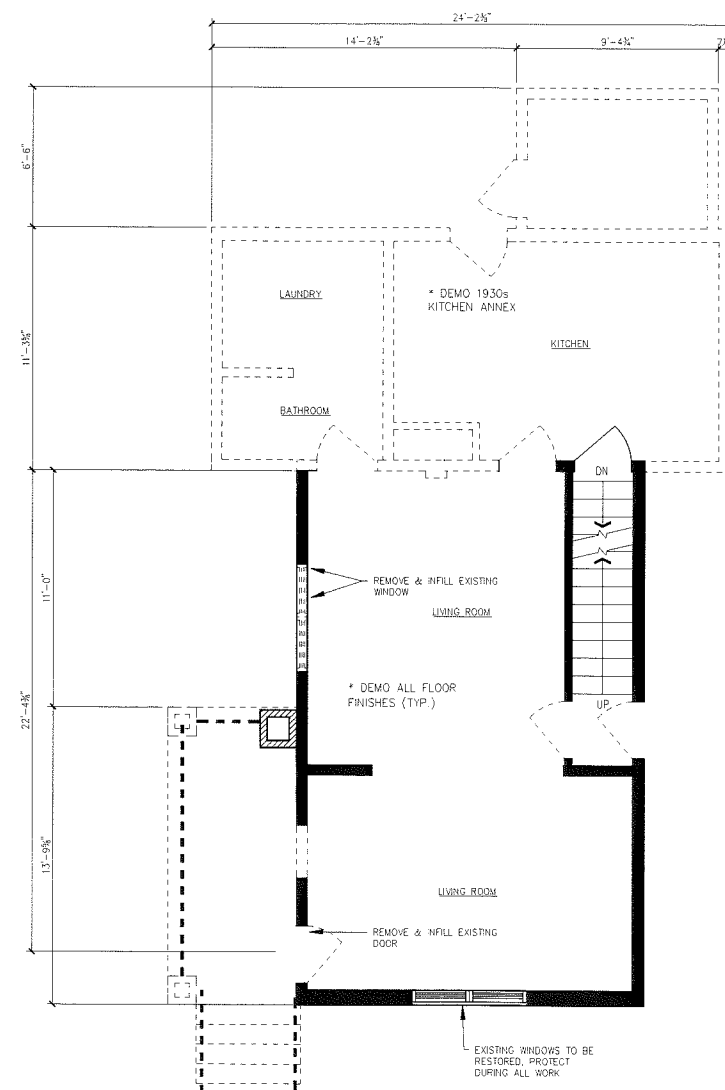
THIS PROJECT CONSISTS OF PARTIALLY DEMOLISHING A RESIDENTIAL STRUCTURE, RENOVATING THE REMAINING PORTION OF THE RESIDENTIAL STRUCTURE, AND CONSTRUCTING A NEW ADDITION TO THE RESIDENTIAL STRUCTURE.

THE WORK INCLUDES THE FOLLOWING:

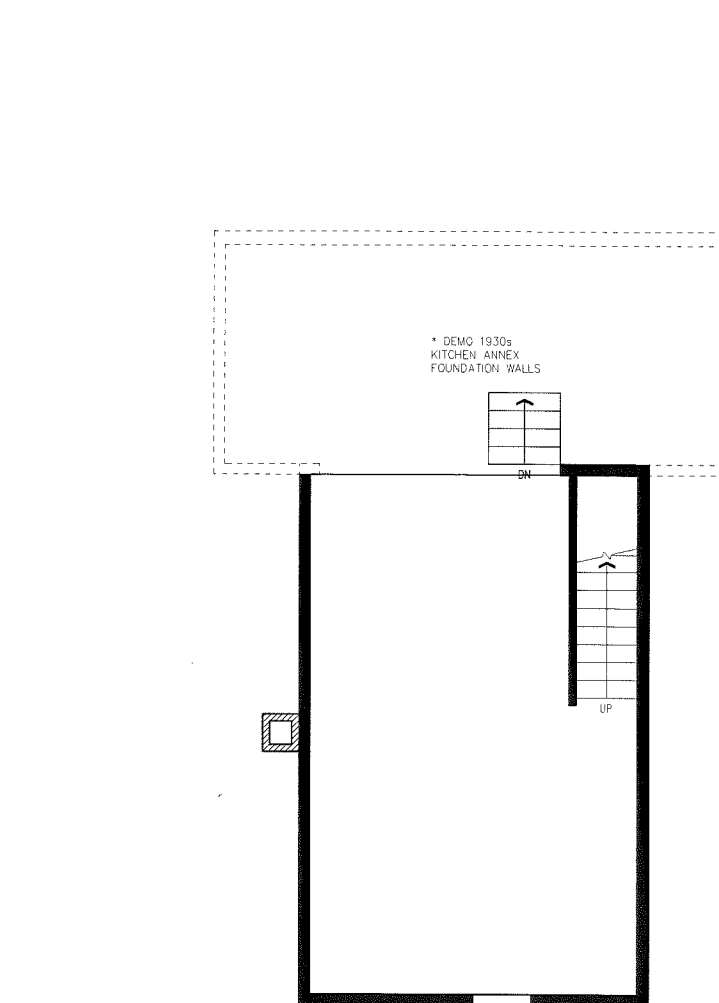
- ASBESTOS, MOLD, AND LEAD BASED PAINT REMEDIATION
- SELECTIVE SITE DEMOLITION (PORCHES, DECKS)
- INTERIOR DEMOLITION AND RECONFIGURATION OF SOME NON-LOAD BEARING WALLS
- ROUGH CARPENTRY FOR NEW INTERIOR AND EXTERIOR WALLS, GARAGES, PORCHES, DECKS, ETC.
- NEW PLUMBING SYSTEMS
- NEW MECHANICAL SYSTEMS
- REPLACE EXISTING WINDOWS
- REPLACE EXISTING SIDING
- REPLACE DAMAGED SITE CONCRETE
- NEW DRYWALL
- NEW FLOORING
- NEW FINISH CARPENTRY
- NEW PAINT
- NEW APPLIANCES, ETC.
- REPLACE EXISTING ROOFING SYSTEMS



SECOND FLOOR PLAN
1/4" = 1'-0"
NORTH



FIRST FLOOR PLAN
1/4" = 1'-0"
NORTH



BASEMENT PLAN
1/4" = 1'-0"
NORTH

FRANKLIN STREET HOUSE
 138 SOUTH FRANKLIN STREET
 MADISON, WI 53703

2016.05.16	LANDMARKS COMMISSION
2016.12.09	PRELIMINARY PRICING SET
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Issue Date:	2017.01.25
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Sheet Title
138 S. Franklin St.
DEMOLITION PLANS

Sheet No.
A101

SMOKE & CARBON MONOXIDE ALARMS

- ☉ IONIZATION SMOKE DETECTOR HARDWIRED & INTERCONNECTED W/ BATTERY BACKUP
- ☉ COMBINATION CARBON MONOXIDE & IONIZATION SMOKE DETECTOR HARDWIRED & INTERCONNECTED W/ BATTERY BACKUP

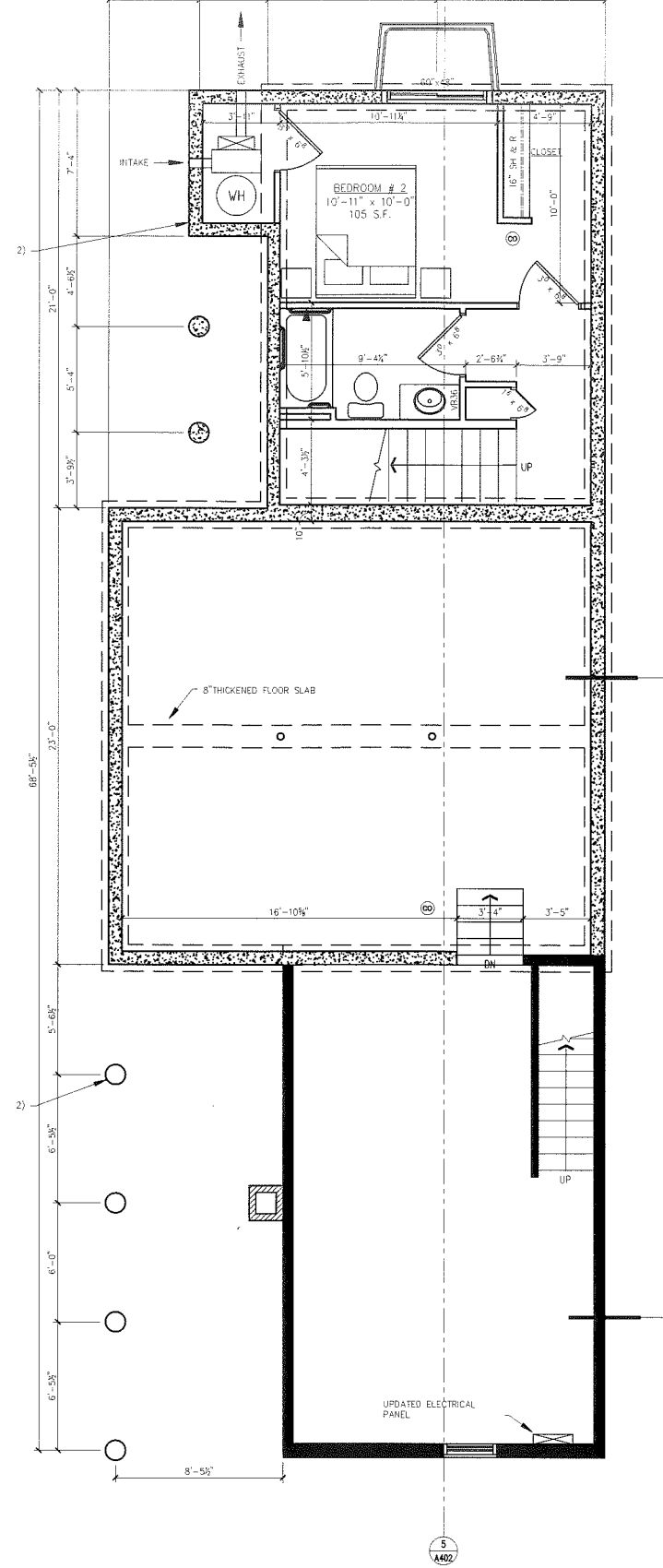
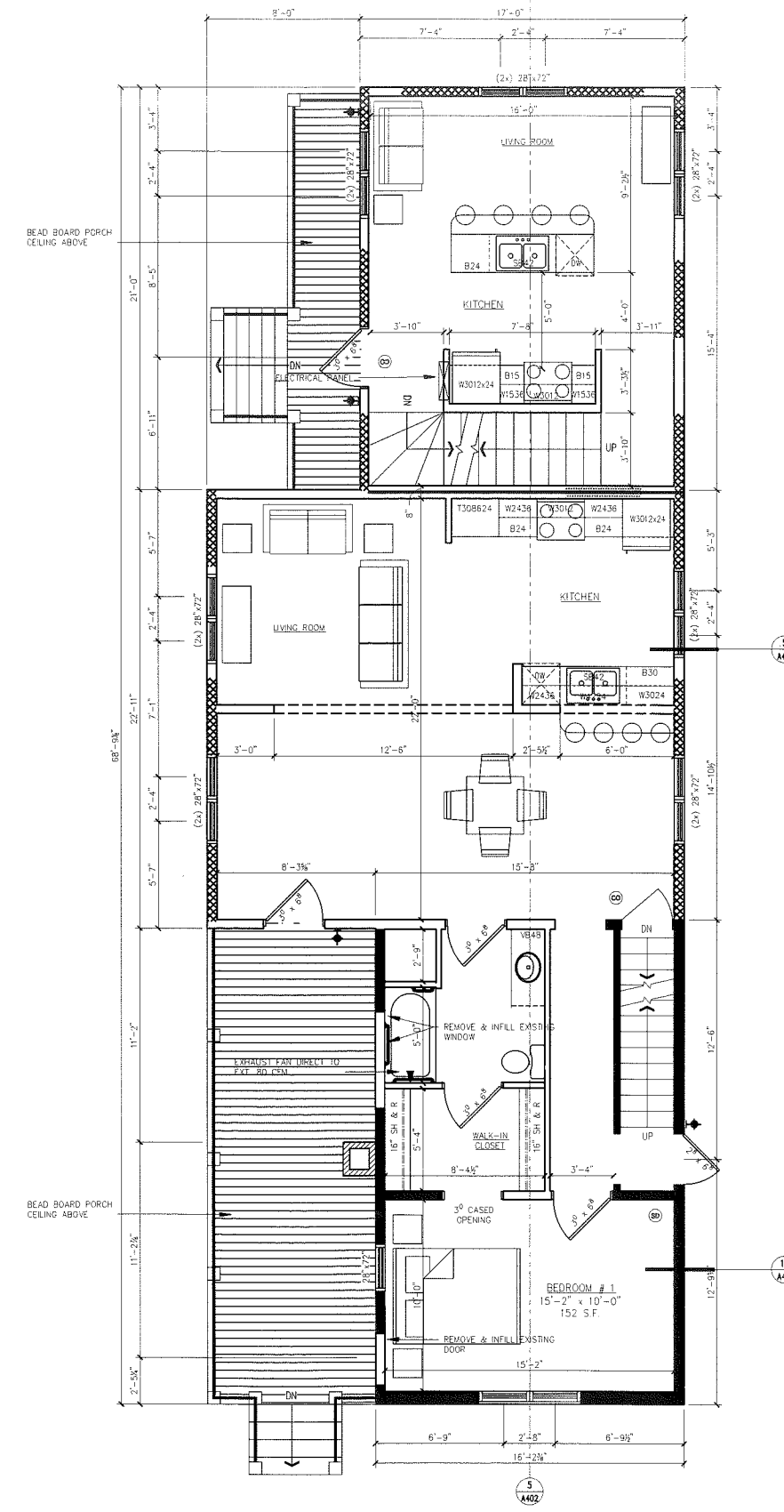
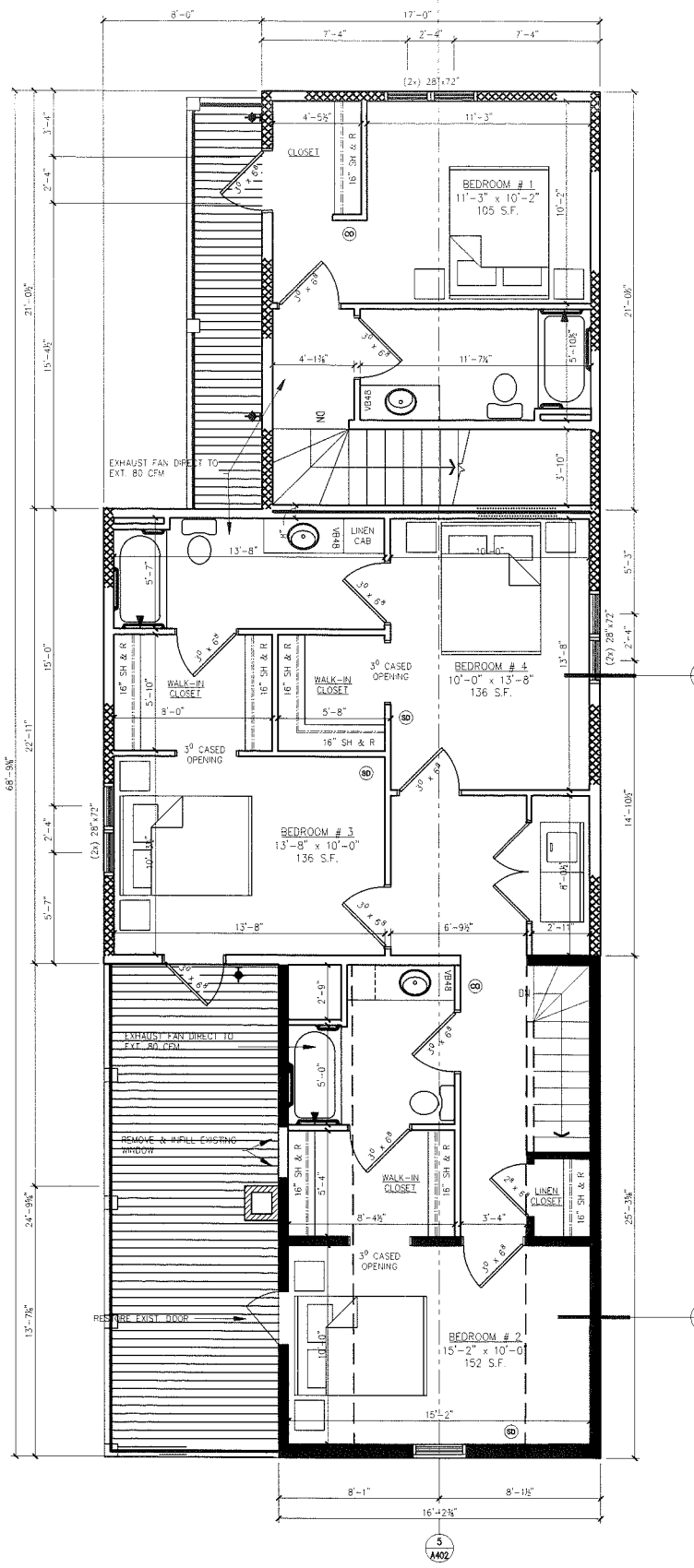
PERSCRPTIVE STRUCTURAL SIZING & SPACING (UDC TABLE 21.25-A)

	LATERALLY UNSUPPORTED STUD HEIGHT	MAX SPACING SUPPORTING ONE FLOOR, ROOF AND CEILING	MAX SPACING
2X6 EXTERIOR BEARING WALLS	10'	24" OC	NA
2X6 INTERIOR BEARING WALLS	10'	24" OC	NA
2X4 INTERIOR BEARING WALLS	10'	16" OC	NA
2X4 INTERIOR NONBEARING WALLS	20'	NA	24" OC

ALLOWABLE HEADER SPANS (UDC TABLE 21.25-D)

HEADER MEMBERS	MAX SPAN
(2) 2X6'S	2.5'
(2) 2X8'S	3'
(2) 2X10'S	4'
(2) 2X12'S	5'

SHEAR WALL BRACING
 (2) 2X6'S 4'-0" STRUCTURAL SHEATHING
 4'-0" GIP BO. BOTH SIDES



FRANKLIN STREET HOUSE
 138 SOUTH FRANKLIN STREET
 MADISON, WI 53703

2016.05.15 LANDMARKS COMMISSION
 2016.12.09 PRELIMINARY PRICING SET
 2017.01.25 ISSUED FOR PERMIT

Revisions

No.	Description	Date

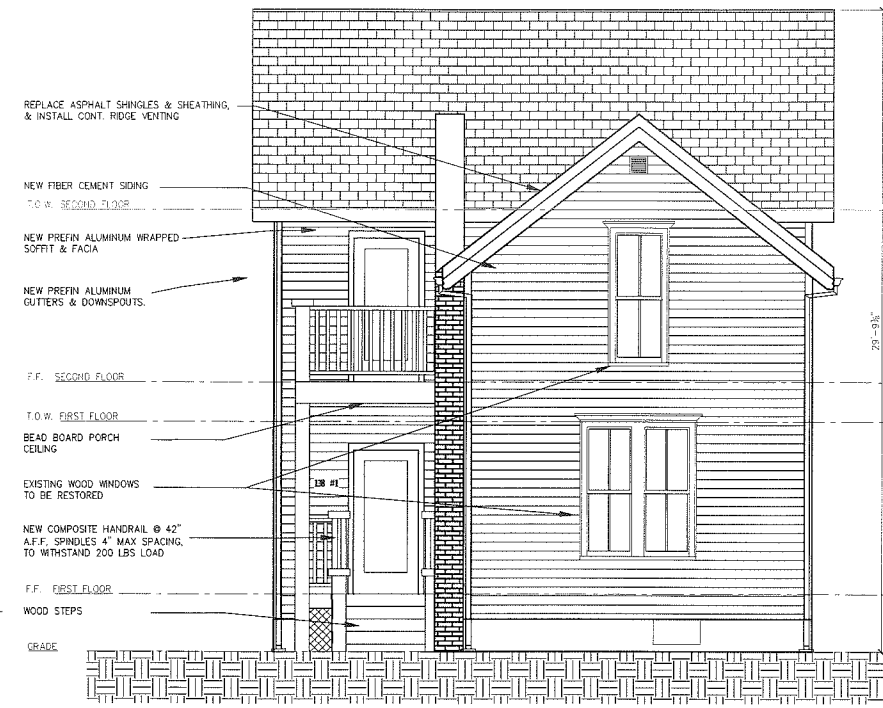
Issue Date: 2017.01.25
 Project No. x
 Drawn: DMK
 Checked: x
 Approved: x

Sheet Title
 138 S. Franklin St.
 FLOOR PLANS

Sheet No.
A201
 1/25/2017 2:54:27 PM



NORTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"

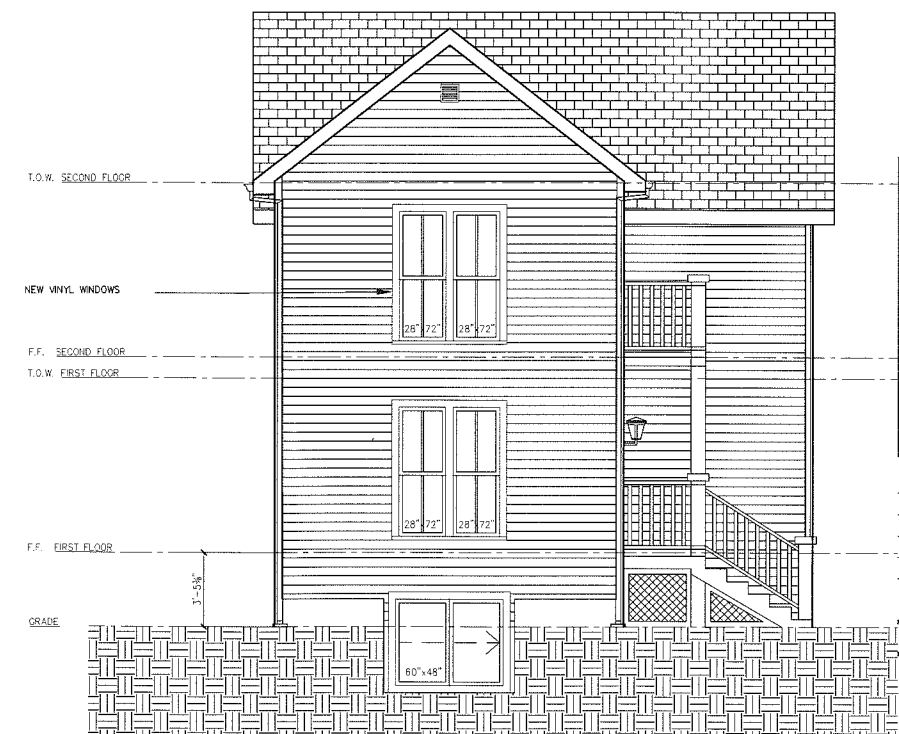


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

* NOTES APPLY TO ALL ELEVATIONS



SOUTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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

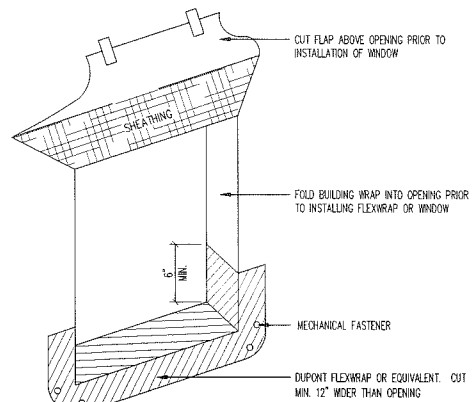
FRANKLIN STREET HOUSE
138 SOUTH FRANKLIN STREET
MADISON, WI 53703

2016.05.16	LANDMARKS COMMISSION
2016.12.09	PRELIMINARY PRICING SET
2017.01.25	ISSUED FOR PERMIT

Revisions	
Issue Date:	2017.01.25
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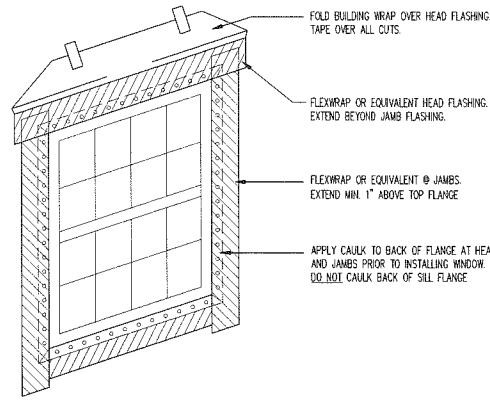
Sheet Title
138 S. Franklin St.
ELEVATIONS

Sheet No.
A301



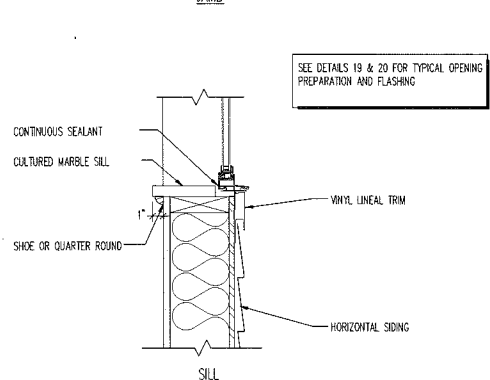
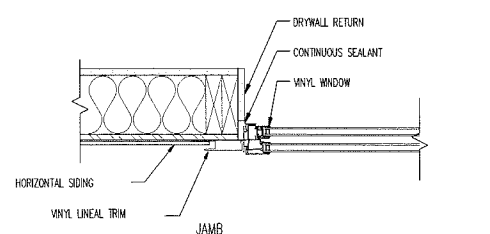
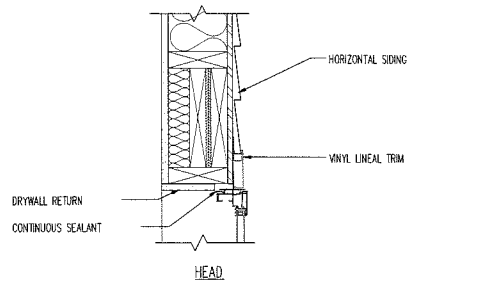
20 OPENING PREP. DETAIL

A401



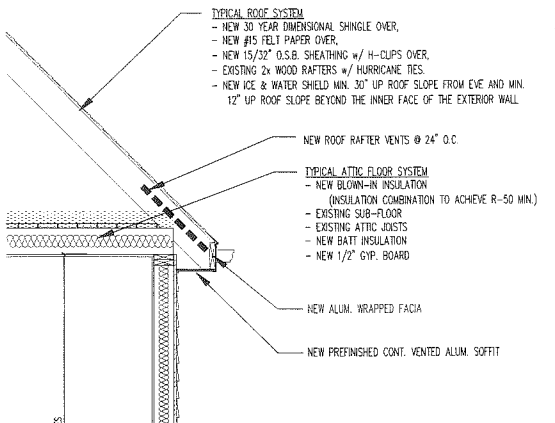
19 WINDOW FLASHING DETAIL

A401



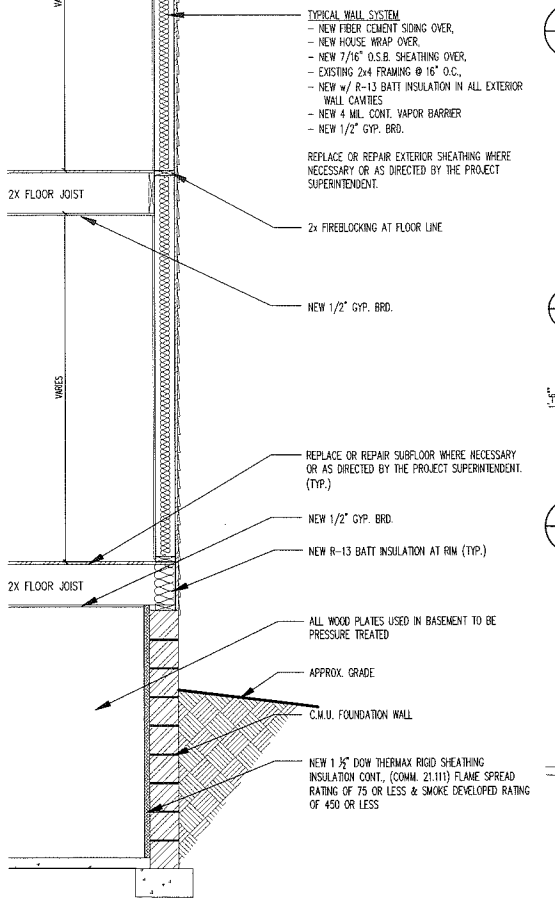
17 VINYL WINDOW AT HORIZONTAL SIDING

A401



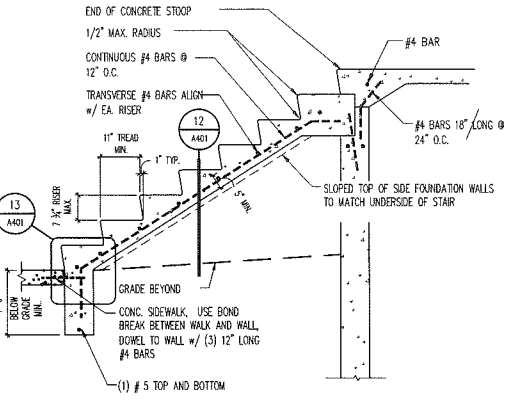
12 SIDE OF CONCRETE STAIRS

A401



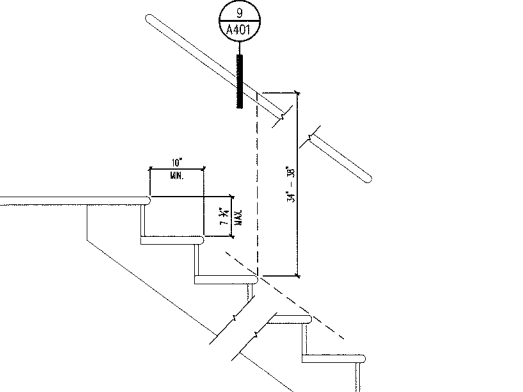
14 WALL SECTION - EXISTING BLDG

A401



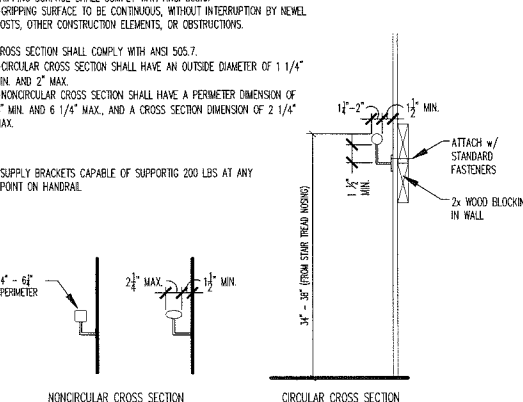
11 CONCRETE STAIR AT STOOP

A401



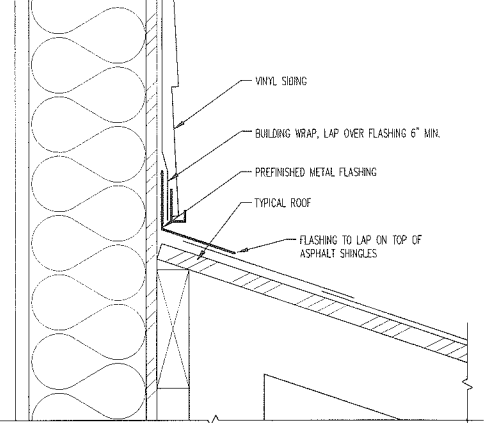
10 TYP. STAIR RAILING MOUNTING

A401



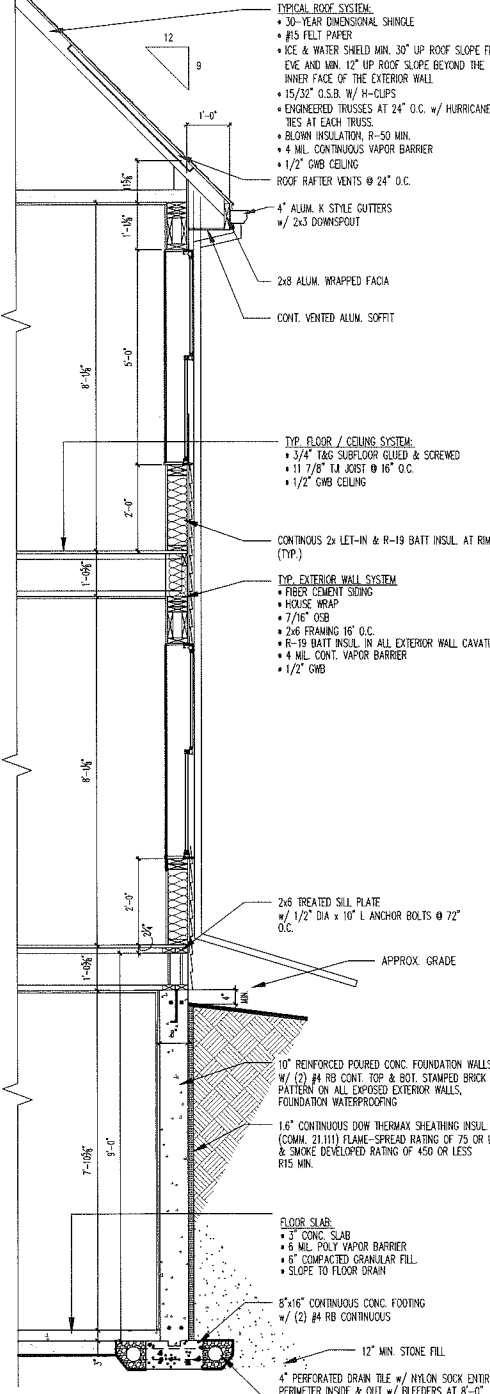
9 TYP. STAIR RAILING SECTION

A401



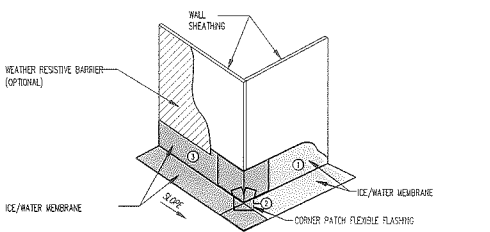
8 ROOF FLASHING AT BUILDING

A401



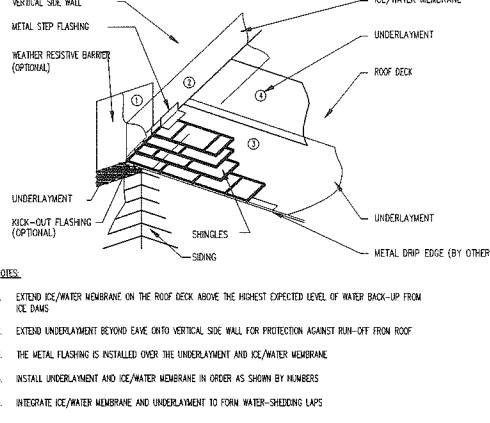
5 WALL SECTION - NEW CONSTRUCTION

A401



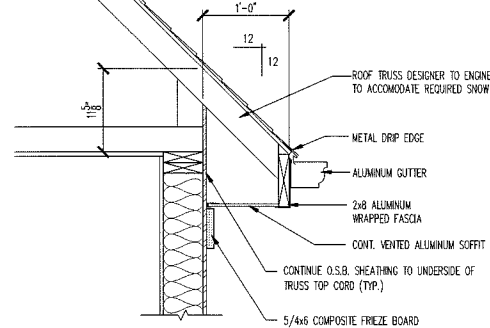
4 OUTSIDE CORNER (WALL TO DECK)

A401



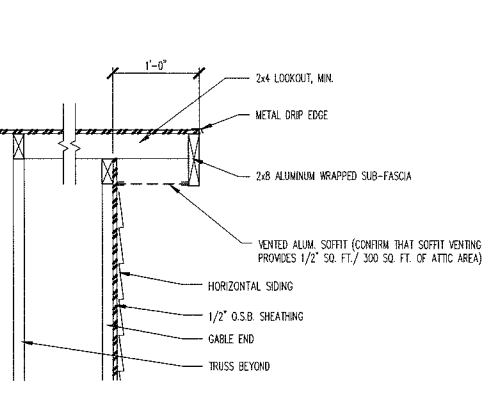
3 VERTICAL SIDE WALL

A401



2 EAVE W/ DRIP EDGE STRIPPED-IN

A401



1 FASCIA @ RAKE AT HORIZONTAL SIDING

A401

- NOTES:
1. INSTALL ICE/WATER MEMBRANE IN ORDER AS SHOWN BY NUMBERS
 2. INTEGRATE ICE/WATER MEMBRANE AND UNDERLAYMENT TO FORM WATER SHEDDING LAPS
 3. INSTALL FLASHING AND ROOFING AS PER MANUFACTURERS' RECOMMENDATION

- NOTES:
1. EXTEND ICE/WATER MEMBRANE ON THE ROOF DECK ABOVE THE HIGHEST EXPECTED LEVEL OF WATER BACK-UP FROM ICE DAMS
 2. EXTEND UNDERLAYMENT BEYOND EAVE ONTO VERTICAL SIDE WALL FOR PROTECTION AGAINST RUN-OFF FROM ROOF
 3. THE METAL FLASHING IS INSTALLED OVER THE UNDERLAYMENT AND ICE/WATER MEMBRANE
 4. INSTALL UNDERLAYMENT AND ICE/WATER MEMBRANE IN ORDER AS SHOWN BY NUMBERS
 5. INTEGRATE ICE/WATER MEMBRANE AND UNDERLAYMENT TO FORM WATER-SHEDDING LAPS

INSTALL "GRADE" ICE & WATER SHIELD, AT ALL ROOF EAVES AND VALLEYS. EXTEND FROM THE EAVE'S EDGE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. INSTALL PER MANUFACTURERS' SPECIFICATIONS (SEE I.B.C. SECT. 1507.2.8.2 FOR MORE INFO.)

FRANKLIN STREET HOUSE
138 SOUTH FRANKLIN STREET
MADISON, WI 53703

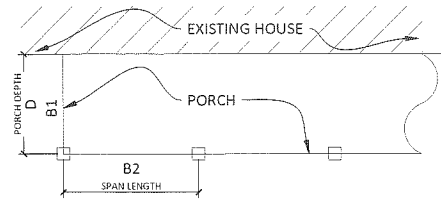
2016.05.16	LANDMARKS COMMISSION
2016.12.09	PRELIMINARY PRICING SET
2017.01.25	ISSUED FOR PERMIT
Revisions	

Issue Date: 2017.01.25
Project No. x
Drawn: DMK
Checked: x
Approved: x

Sheet Title
138 S. Franklin St.
SECTIONS & DETAILS

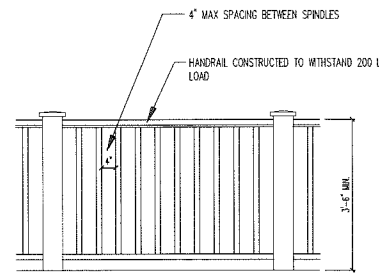
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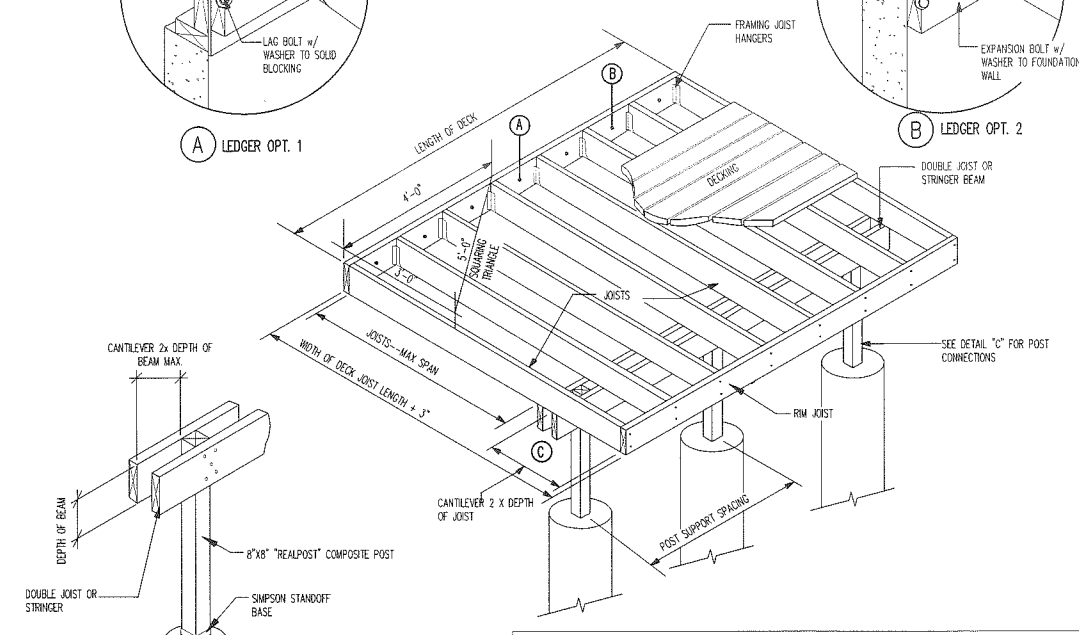
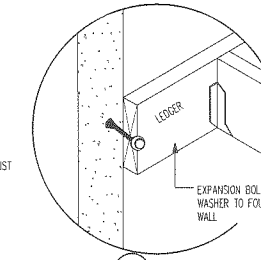
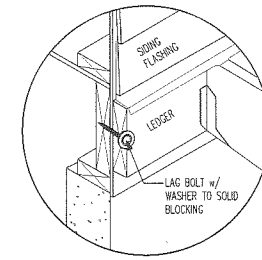


PORCH DEPTH (D)	BEAM (B1)	SPAN LENGTH (B2)			
		L=8'-0"	L=10'-0"	L=12'-0"	L=14'-0"
6'-0"	(1) 2x8 (2) 2x8	(1) 2x8 (2) 2x8	(1) 2x10 (2) 2x10	(1) 2x10 (2) 2x12	(1) 2x12 (2) 1 7/8x9 1/2 LVL
8'-0"	(1) 2x8 (2) 2x8	(1) 2x8 (2) 2x8	(1) 2x10 (2) 2x12	(1) 2x12 (2) 1 7/8x9 1/2 LVL	(1) 2x12 (2) 1 7/8x9 1/2 LVL
10'-0"	(1) 2x8 (2) 2x10	(1) 2x8 (2) 2x10	(1) 2x10 (2) 1 7/8x9 1/2 LVL	(1) 2x12 (2) 1 7/8x9 1/2 LVL	(1) 2x12 (2) 1 7/8x9 1/2 LVL
12'-0"	(1) 2x10 (2) 2x10	(1) 2x10 (2) 1 7/8x9 1/2 LVL	(1) 2x12 (2) 1 7/8x9 1/2 LVL	(1) 2x12 (2) 1 7/8x9 1/2 LVL	(1) 1 7/8x9 1/2 LVL (2) 1 7/8x11 1/2 LVL
14'-0"	(1) 2x10 (2) 2x12	(1) 2x10 (2) 1 7/8x9 1/2 LVL	(1) 2x12 (2) 1 7/8x9 1/2 LVL	(1) 1 7/8x9 1/2 LVL (2) 1 7/8x11 1/2 LVL	(1) 1 7/8x11 1/2 LVL (2) 1 7/8x14 1/2 LVL

3
A402

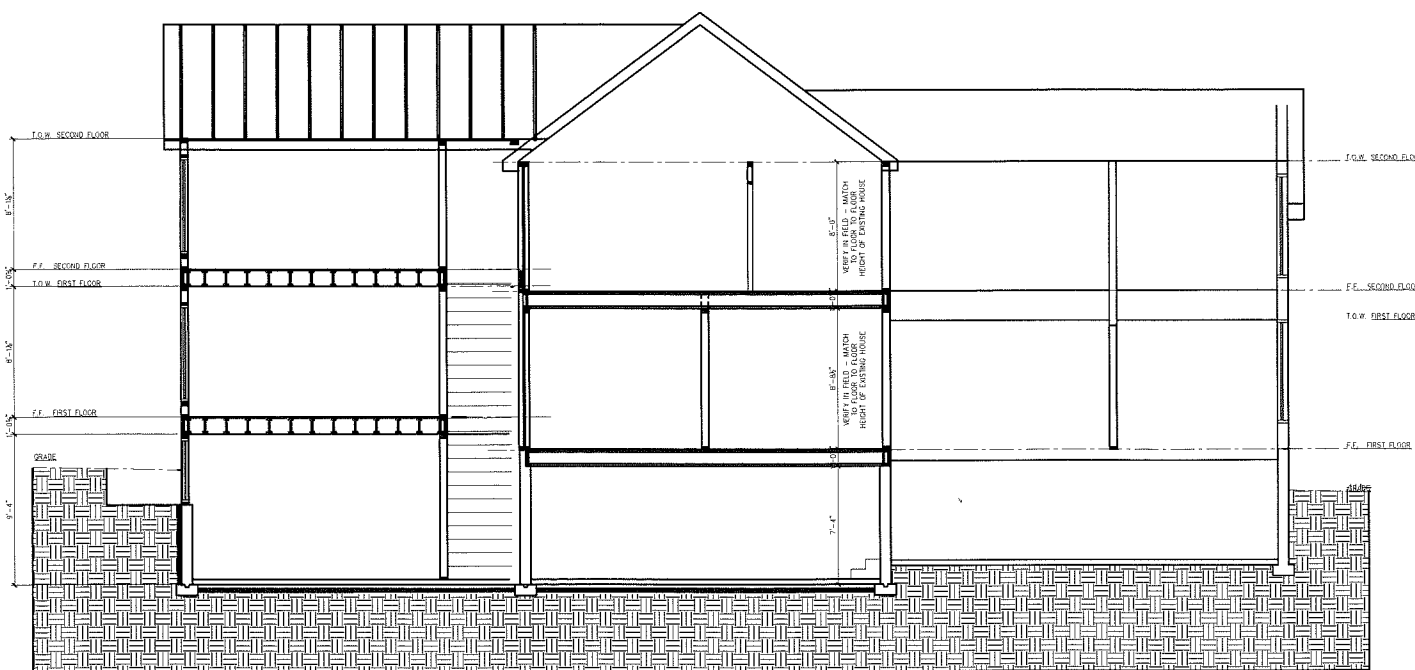


4
A402 RAILING DETAIL
1/2" - 1'-0"

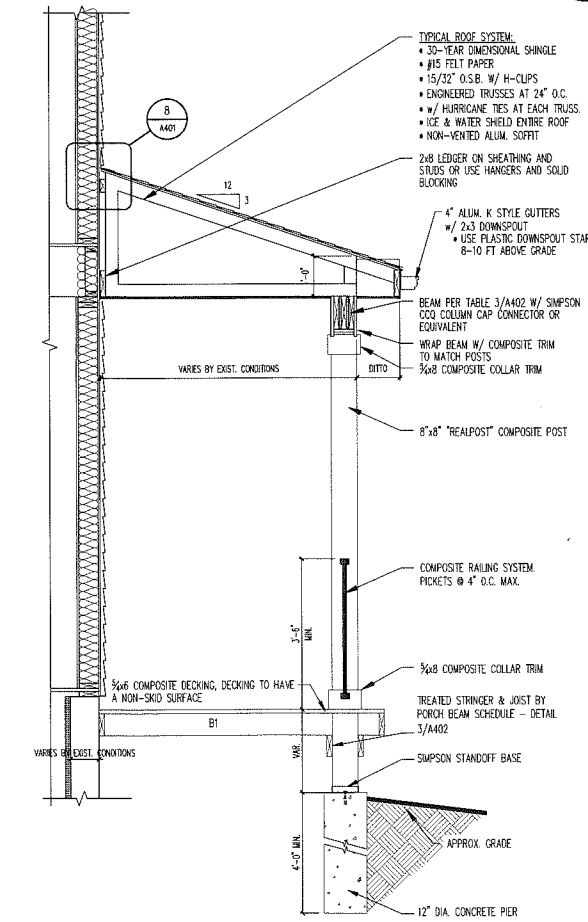


WOOD SPECIES **	2x8 JOIST		2x10 JOIST		2x12 JOIST		2x12 JOIST	
	18" O.C.	24" O.C.	18" O.C.	24" O.C.	18" O.C.	24" O.C.	18" O.C.	24" O.C.
DOUGLASS FIR-LARCH	10'-0"	9'-0"	9'-3"	14'-2"	12'-0"	10'-5"	12'-0"	14'-9"
HEM-FIR	10'-0"	9'-1"	7'-11"	13'-2"	12'-0"	10'-2"	12'-0"	14'-4"
SOUTHERN PINE	10'-0"	9'-0"	8'-6"	14'-3"	12'-0"	10'-0"	12'-0"	14'-4"
WESTERN RED CEDAR **	9'-6"	8'-3"	8'-9"	12'-2"	10'-5"	8'-6"	12'-0"	13'-1"

1
A402 PORCH & DECK DETAILS



2
LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"



2
A402 TYP. PORCH & DECK SECTION

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138 SOUTH FRANKLIN STREET
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PORCH & DECK DETAILS

Sheet No.
A402