

# 420 STATE STREET APARTMENT

420 State Street  
Madison, WI

PROJECT NO. NCI-22-01

4-1-2022

PLAN REVIEW DOCUMENTS

REGULATORY INFORMATION

APPLICABLE CODE: WISCONSIN UNIFORM DWELLING CODE  
 WORK AREA: 1,962 SF  
 FIRST FLOOR OCCUPANCY: COFFEE SHOP, SINGLE UNIT  
 HORIZONTAL SEPARATION: PLASTER ON LATHE CEILING BELOW, MIN. 1HR  
 # EXITS: 2 (STAIR + BALCONY)  
 BEDROOMS: 5

GENERAL NOTES:

1. 1/2" GWB CEILINGS THROUGHOUT
2. ABOVE CEILING INSULATION, R-38 MIN, VAPOR RETARDER ON WARM SIDE OF INSULATION
3. EXTERIOR WALL INSULATION @ NORTH AND SOUTH END WALLS: R-13 MIN, VAPOR RETARDER ON WARM SIDE OF INSULATION
4. INSULATION AT PARTY WALLS: RECOMMENDED, PARTY WALLS MAY BECOME EXPOSED IN FUTURE YEARS. R-13 MIN, VAPOR RETARDER ON WARM SIDE OF INSULATION, RUN PLUMBING INSIDE OF INSULATION.
5. ACOUSTICAL BATT INSULATION IN ALL PARTITIONS EXCEPT TRASH/RECYCLING ROOM
6. PARTITIONS TO BE 2X4, 16" O.C., 5/8" GWB EA. SIDE, FLOOR TO UNDERSIDE OF STRUCTURE
7. FURRING TO BE 2X4 WITH 5/8" GWB, 1" GAP FOR ELECTRICAL RUNS

~~8. EXISTING SEPARATION~~

**Design Team**

ARCHITECT:

ARO EBERLE ARCHITECTS INC.  
 116 KING STREET, SUITE 202  
 MADISON, WI 53703  
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 PH: (608) 204-7464  
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STRUCTURAL ENGINEER:

DC ENGINEERING  
 MADISON, WI  
 CONTACT: JOE CHAPMAN, PE  
 PH: (608) 416-1041  
 EMAIL: JCHAPMAN@DCENGINEERING.NET

**Sheet List**

ARCHITECTURAL

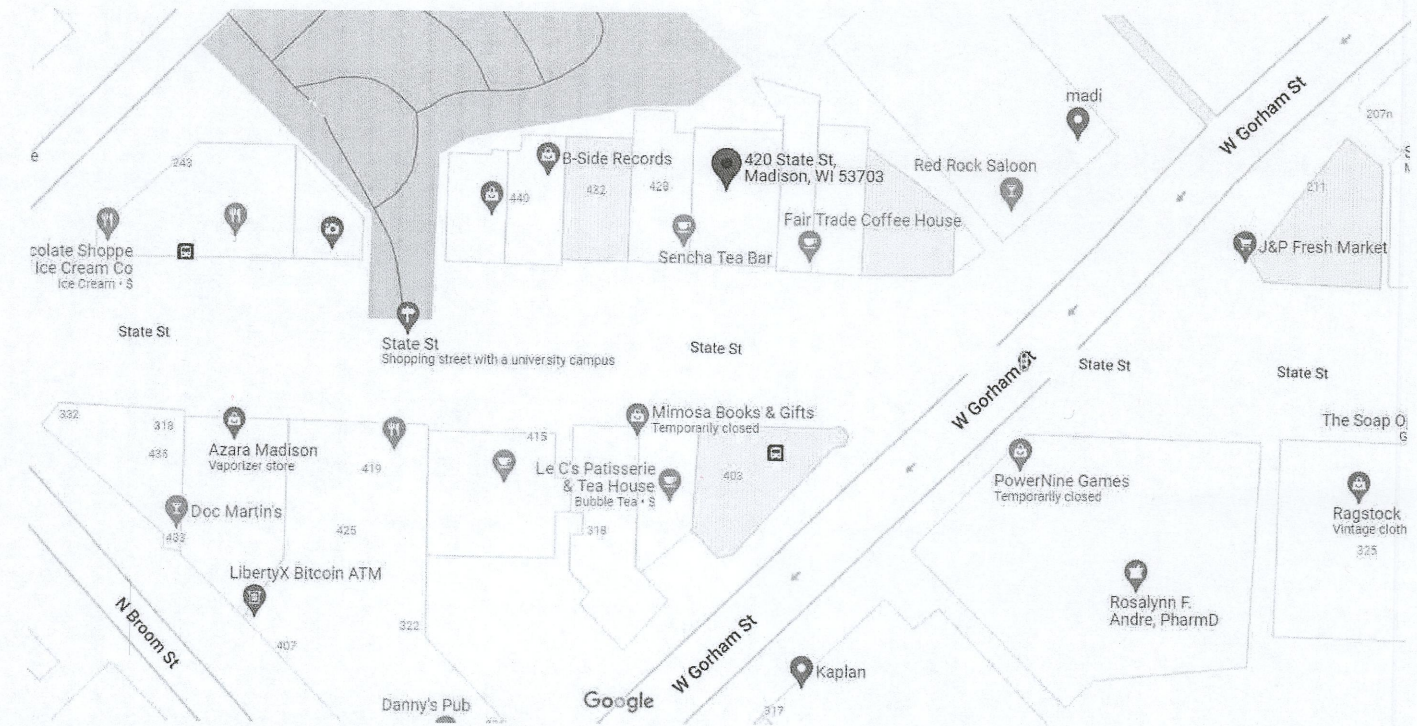
- T000 - COVER SHEET
- D101 - DEMOLITION PLAN
- A100 - SITE PLAN
- A101 - SECOND FLOOR PLAN
- A102 - FURNITURE PLAN
- A103 - DETAILS + DOOR SCHEDULE
- A104 - DETAILS



4-1-2022

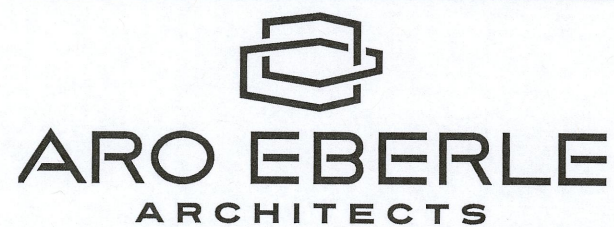
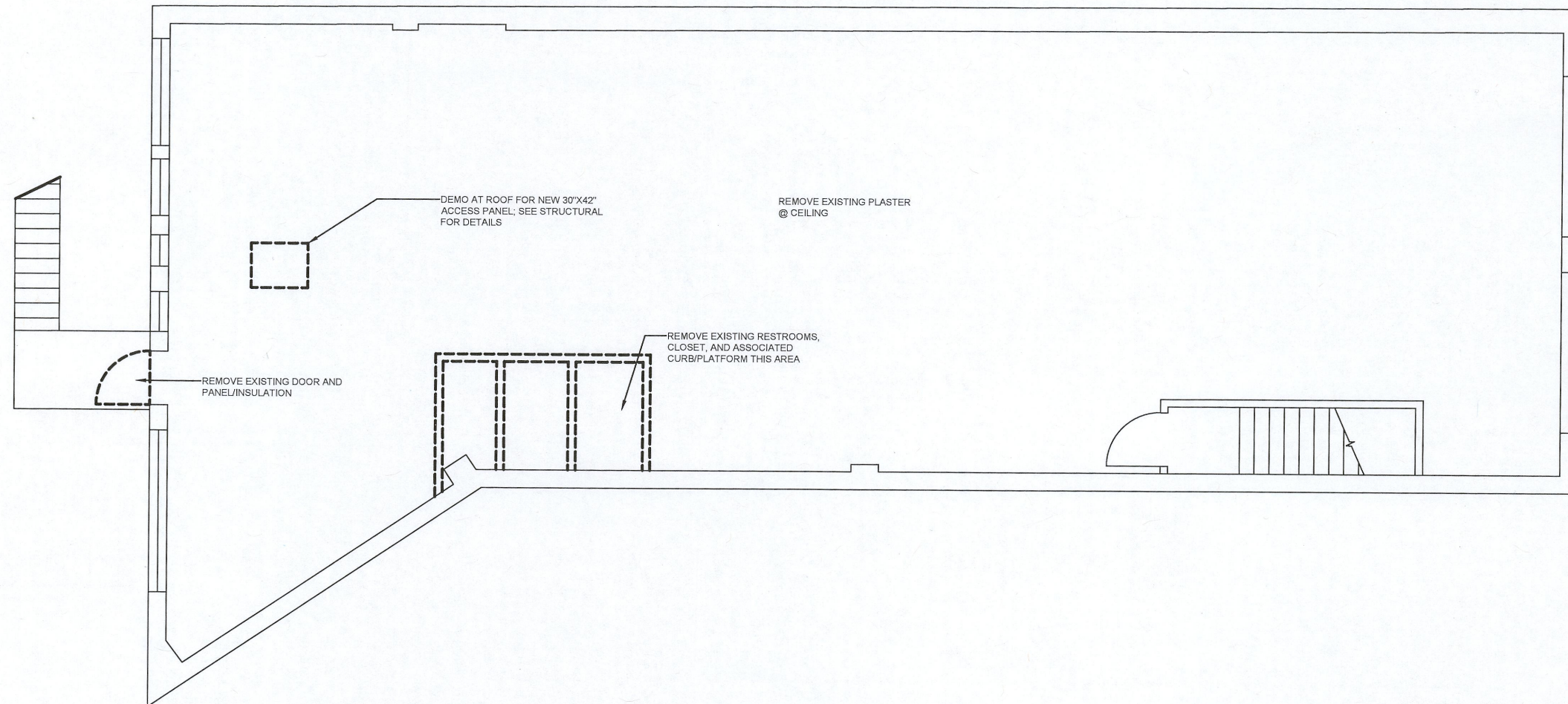
STRUCTURAL

- S000 - STRUCTURAL SPECIFICATIONS
- S101 - ROOF FRAMING PLAN
- S201 - DETAILS



Project Location Map

PLANS  
 AND VENTILATION  
**PROVED**  
 CITY OF MADISON  
*Wester* 5-2-22  
 SEE CORRESPONDENCE

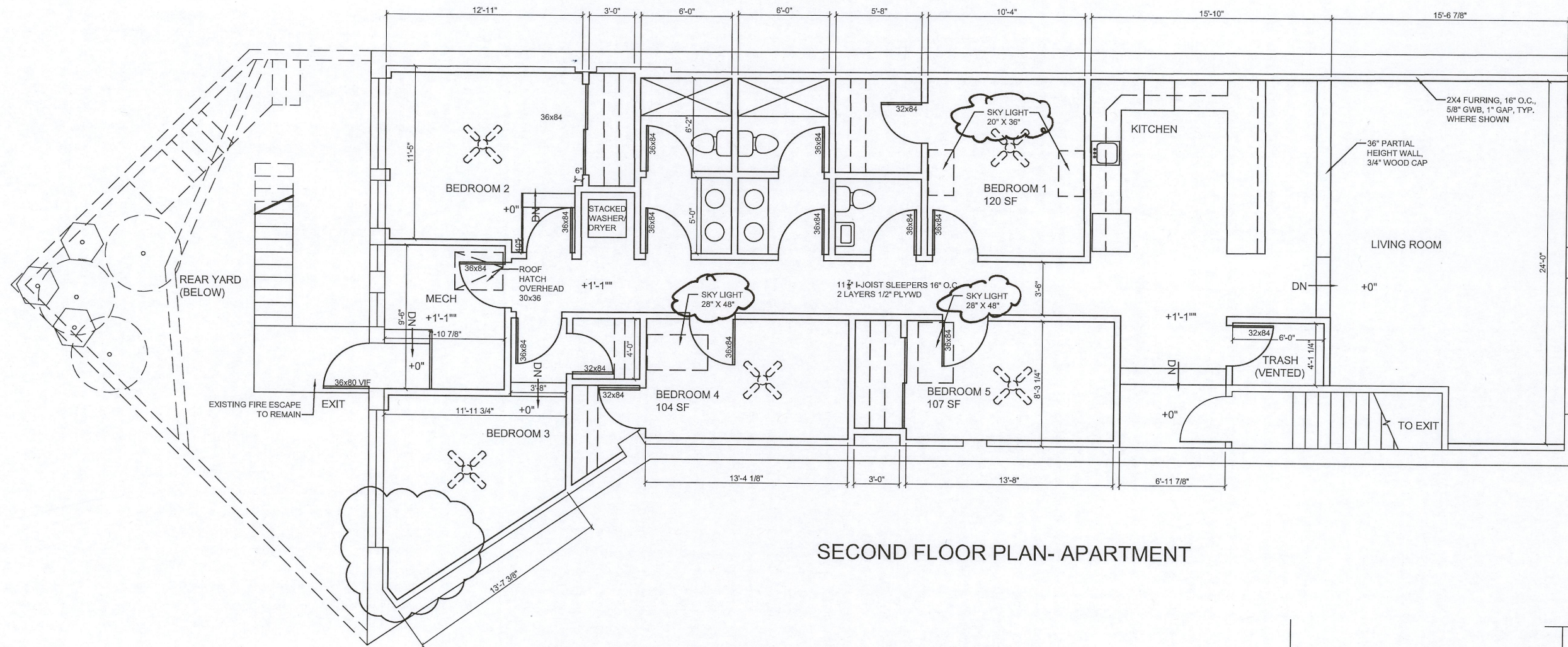


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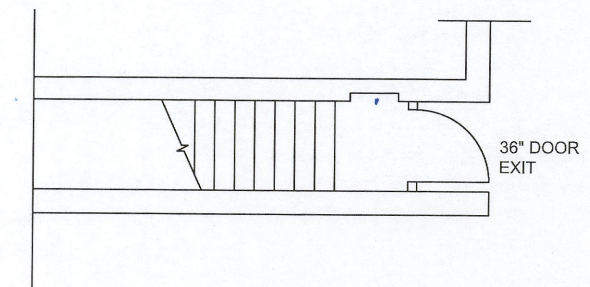
420 State Street, Madison, WI

No.	Description	Date	Demolition Plan	
			Project number	NCI-22-01
			Date	4/1/2022
			Scale	1/8" = 1'-0"
			Project Phase	PLAN REVIEW DOCUMENTS

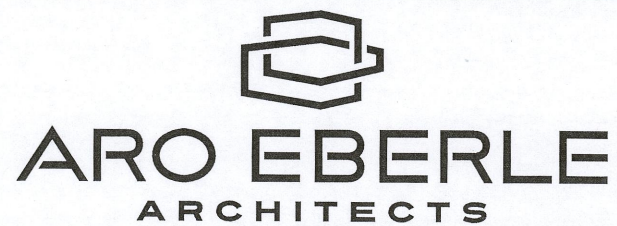
D101



SECOND FLOOR PLAN- APARTMENT



FIRST FLOOR PARTIAL PLAN- ENTRY/EXIT (EXISTING)



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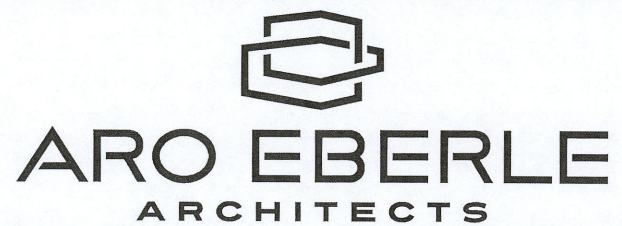
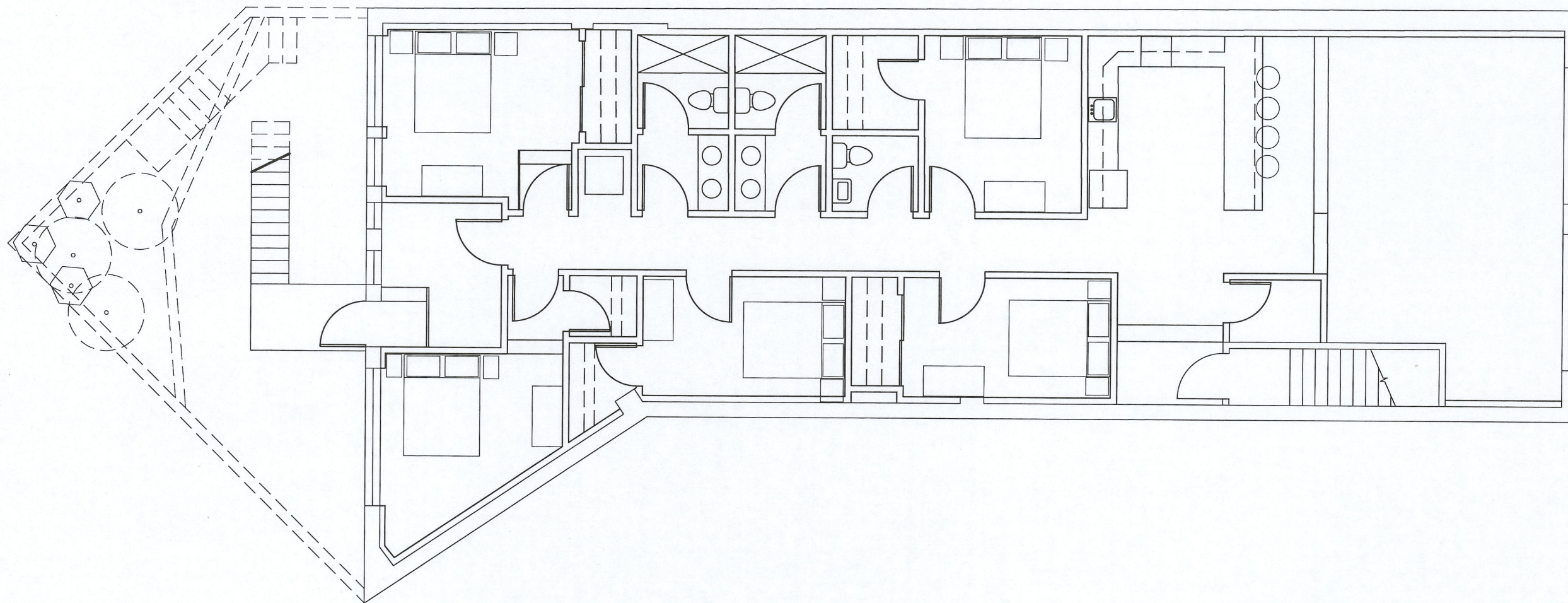
420 State Street, Madison WI

No.	Description	Date
01	SKYLIGHT REVISIONS	4/27/22

FLOOR PLAN

Project number	NCI-22-01
Date	4/7/2022
Scale	1/8" = 1'-0"
Project Phase	PLAN REVIEW DOCUMENTS

A101



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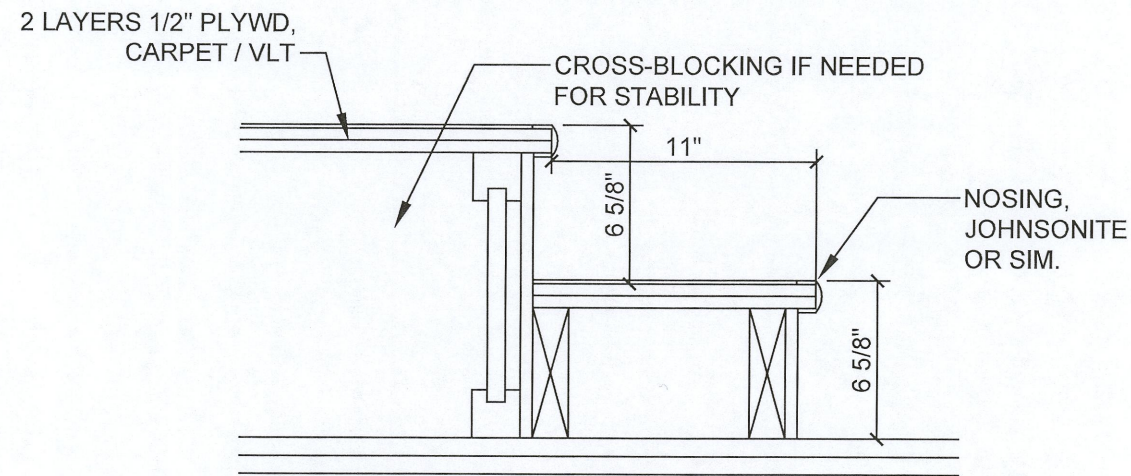
420 State Street, Madison, WI

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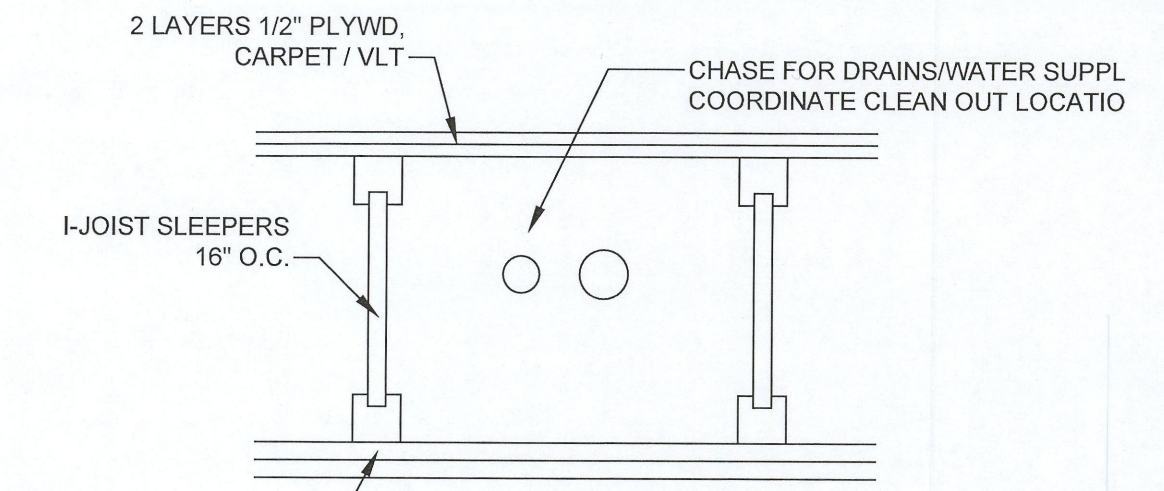
Furniture Layout

Project number	NCI-22-01
Date	4/1/2022
Scale	1/8" = 1'-0"
Project Phase	PLAN REVIEW DOCUMENTS

A102



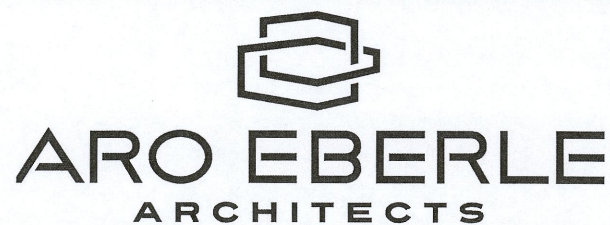
STEP DETAIL  
1 1/2" = 1'-0"



SLEEPER FLOOR DETAIL  
1 1/2" = 1'-0"

**DOOR AND HARDWARE SCHEDULE**

DOOR LOCATION	DOOR						FRAME				MISCELLANEOUS		REMARKS		
	SIZE		TYPE	MAT'L	GLASS	COLOR	TYPE	MAT'L	DETAILS			COLOR		LABEL	HDWR SET
	WIDTH	HEIGHT							HEAD	JAMB	SILL				
BEDROOM	3'-0"	7'-0"	2 PNL	WOOD	-	WHITE		WD				WHITE		PRIVACY W/ BOLT	
BATHROOM	3'-0"	7'-0"	2 PNL	WOOD	-	WHITE		WD				WHITE		PRIVACY	
TRASH ROOM	2'-8"	7'-0"	2 PNL	WOOD	-	WHITE		WD				WHITE		PASSAGE	
FRONT EXT DOOR	3'-0"	7'-0" VIF	MEDIUM STILE	ALUM	TOP ONLY, INSULATED PANEL LOWER	MED BRONZE		ALUM				MED BRONZE		ENTRY/PULL & INT. PUSH PLATE; CLOSER; ELEC STRIKE	TEMPERED GLASS; VIF = VERIFY HEIGHT IN FIELD
EGRESS DOOR- REAR	3'-0"	7'-0" VIF	EXTERIOR	INSULATED HM	-	MATCH BRICK		INSULATED HM				MATCH BRICK		EXT: PULL ONLY INT: PUSH PLATE EGRESS, DEAD BOLT, CLOSER	VIF = VERIFY HEIGHT IN FIELD
LAUNDRY ROOM	3'-0"	7'-0"	2 PNL	WOOD	-	WHITE		WD				WHITE		PASSAGE	



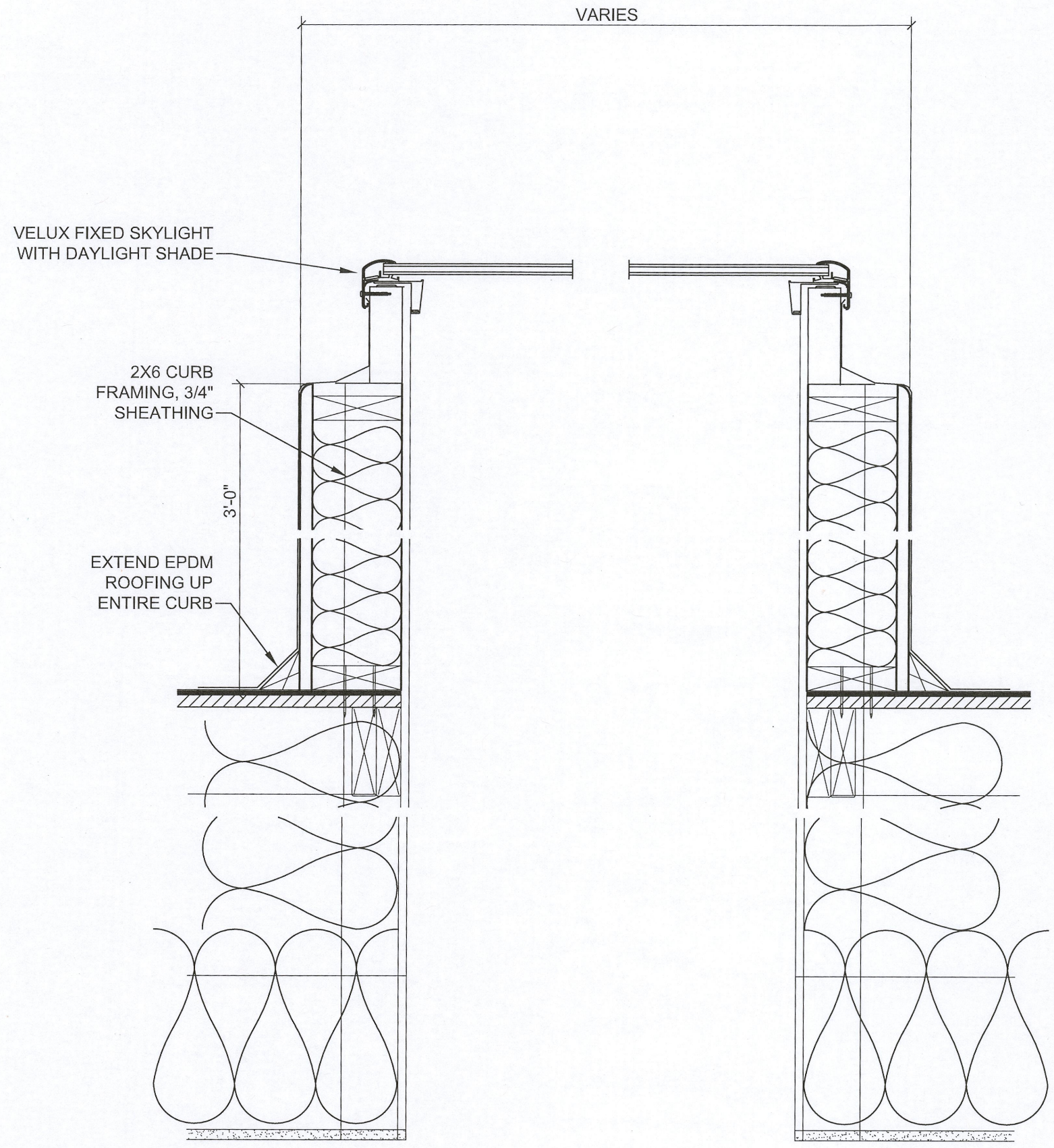
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No.	Description	Date

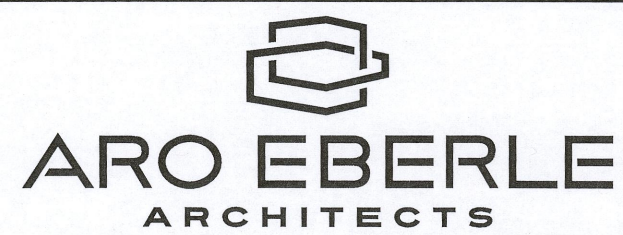
**DETAILS**

Project number	NCI-22-01
Date	4/1/2022
Scale	AS NOTED
Project Phase	PLAN REVIEW DOCUMENTS

**A103**



SKYLIGHT DETAIL  
1 1/2" = 1'-0"

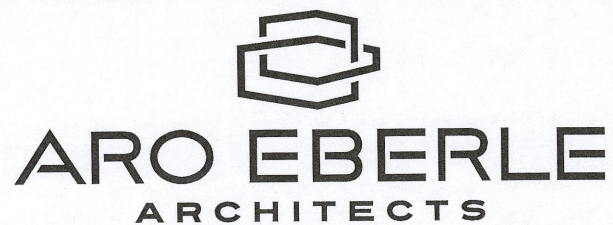
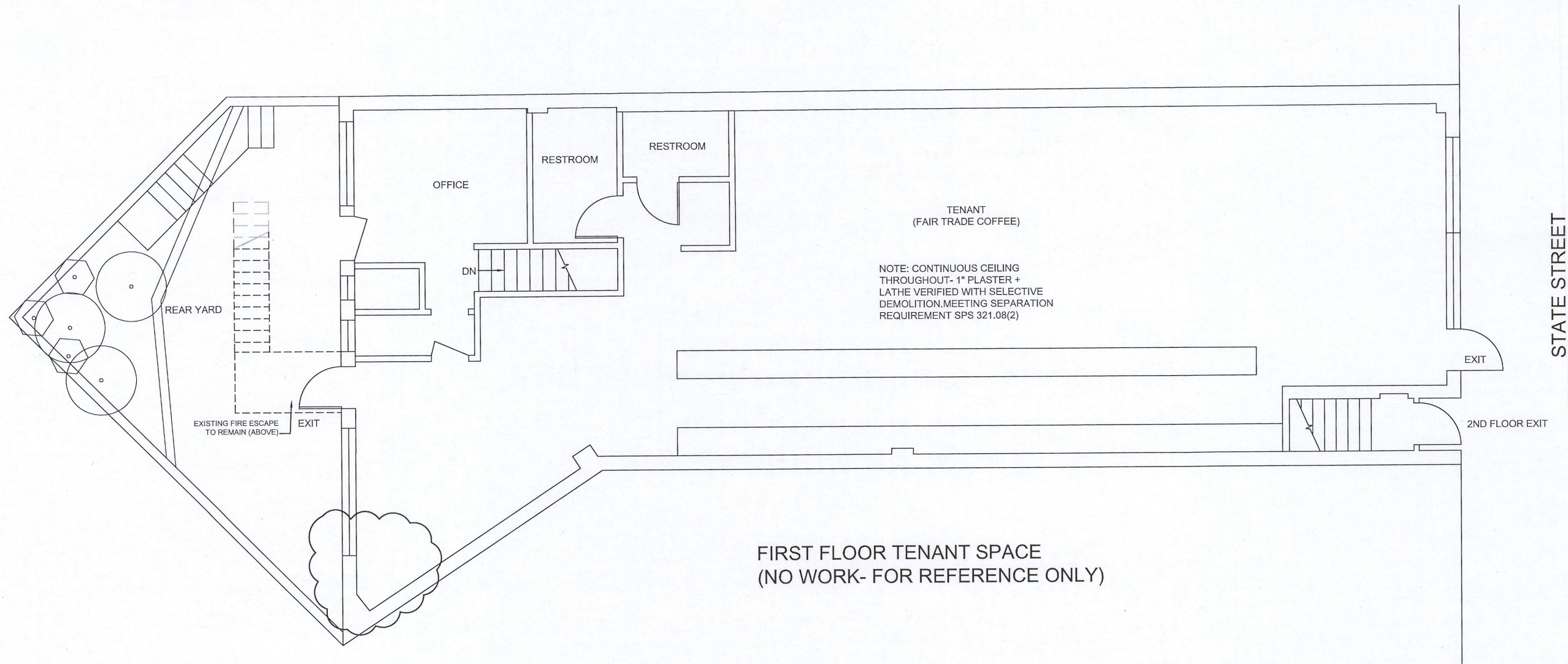


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No.	Description	Date	DETAILS	
1		5/2/2022	Project number	NCI-22-01
			Date	4/1/2022
			Scale	AS NOTED
			Project Phase	PLAN REVIEW DOCUMENTS

A104



**NATIONAL CONSTRUCTION INC.  
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No.	Description	Date

**FLOOR PLAN**

Project number	NCI-22-01
Date	4/21/2022
Scale	1/8" = 1'-0"
Project Phase	PLAN REVIEW DOCUMENTS

**A120**

**COORDINATION**

- A. THE CONSTRUCTION DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION.
- B. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING ELEVATIONS SHOWN ON THESE DRAWINGS PRIOR TO CONSTRUCTION, DO NOT SCALE PLANS.
- C. CONTRACTOR TO REPORT IN WRITING ANY OMISSIONS AND/OR DISCREPANCIES ON DRAWINGS AND/OR SPECIFICATIONS TO THE ARCHITECT PRIOR TO PROCEEDING.
- D. REFER TO ARCHITECTURAL PLANS FOR FINISH FLOOR ELEVATIONS, FLOOR DEPRESSIONS, OPENINGS, SLOPES, DRAINS, CURBS, PADS, EMBEDDED ITEMS, NON-BEARING PARTITIONS, STAIR HANGERS, ETC. COORDINATE THESE ITEMS WITH STRUCTURAL WORK.
- E. REFER TO MECHANICAL AND ELECTRICAL PLANS FOR SLEEVES, OPENINGS, HANGERS FOR PIPES, DUCTS, AND EQUIPMENT. COORDINATE THESE ITEMS WITH STRUCTURAL WORK.

**MISC.**

- A. DO NOT SCALE THE DRAWINGS.

**DESIGN LOADING CRITERIA**

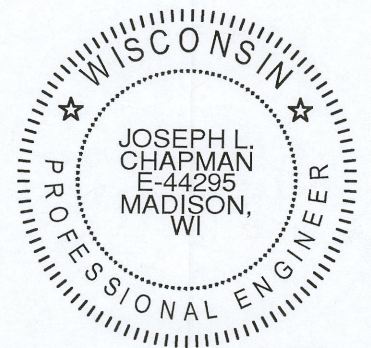
- A. APPLICABLE BUILDING CODES:
  - I. 2015 INTERNATIONAL BUILDING CODE (IBC): REFERENCED IN DRAWINGS AS "ADOPTED BUILDING CODE"
  - II. ASCE 7-10 MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES
- B. RISK CATEGORY: II
- C. DEAD LOADS: SELF WEIGHT OF THE STRUCTURE PLUS A MAXIMUM COLLATERAL LOADS OF:
  - I. SPRINKLERS = 1.0 PSF
  - II. MECHANICAL DUCTS = 1.0 PSF
  - III. ELECTRICAL CONDUIT = 1.0 PSF
- D. LIVE LOADS
  - I. FLOOR LIVE LOADS
    - a. RESIDENTIAL = 40 PSF
  - II. ROOF LIVE LOADS
    - a. CONSTRUCTION = 20 PSF (REDUCIBLE)
- E. SNOW LOAD DATA
  - I. SNOW IMPORTANCE FACTOR = 1.0
  - II. THERMAL FACTOR = 1.0
  - III. SNOW EXPOSURE FACTOR,  $C_e = 0.9$
  - IV. GROUND SNOW LOAD:  $P_g = 30$  PSF
  - V. FLAT ROOF SNOW LOAD:  $P_f = 30$  PSF
  - VI. SLOPED ROOF SNOW LOAD:  $P_s = 30$  PSF
  - VII. DRIFTING, SLIDING AND UNBALANCED SNOW LOADS: IN ACCORDANCE WITH ASCE 7

**DESIGN LOADING CRITERIA (CONT)**

- F. WIND LOAD DATA
  - I. WIND EXPOSURE CATEGORY = C
  - II. ULTIMATE DESIGN WIND SPEED:  $V_{ult} = 115$  MPH, 3 SECOND GUST
  - III. NOMINAL DESIGN WIND SPEED:  $V_{asd} = 90$  MPH, 3 SECOND GUST
  - IV. APPLICABLE INTERNAL PRESSURE COEFFICIENT:  $GC_{pi} = +/- 0.18$
  - V. COMPONENT AND CLADDING WIND LOADS: NET DESIGN WIND PRESSURE,  $p_{net}$ 
    - a. ZONE 1 = 23.8 PSF
    - b. ZONE 2 = 39.9 PSF
    - c. ZONE 3 = 60.1 PSF
    - d. ZONE 4 = 25.8 PSF
    - e. ZONE 5 = 31.9 PSF

**WOOD**

- A. GENERAL
  - I. LUMBER FRAMING SHALL CONFORM TO ADOPTED BUILDING CODE CHAPTER FOR "WOOD" AND THE FOLLOWING:
    - a. NDS-2015 NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION WITH 2015 SUPPLEMENT.
    - b. SDPWS-2015 SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC.
- B. LUMBER GRADE
  - I. SAWN LUMBER FRAMING SHALL BE SPRUCE-PINE-FIR (SPF) OF THE GRADES INDICATED OR BETTER (WWPA GRADING RULES):
  - II. 4x BEAMS AND POSTS = NO.1/NO. 2
  - III. 6x AND LARGER BEAMS AND POSTS = NO. 1
  - IV. 2x AND 4x JOISTS AND RAFTERS = NO.1/NO. 2
  - V. 2x AND 3x STUDS = NO.1/NO. 2
  - VI. MISC. FRAMING NOT NOTED = NO.1/NO. 2
- C. PRESSURE TREATED LUMBER
  - I. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY OR EXPOSED TO WEATHER AND SUBJECT TO DECAY, SHALL BE PRESSURE TREATED DOUGLAS FIR #2 OR BETTER.
  - II. TREATMENT SHALL BE ACCORDING TO CURRENT AMERICAN WOOD PRESERVERS ASSOCIATION STANDARDS.
  - III. ALL FASTENERS IN PRESSURE TREATED, EXPOSED TO WEATHER, AND FIRE TREATED LUMBER SHALL BE OF HOT DIPPED ZINC COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. THE COATING WEIGHTS FOR ZINC COATED FASTENERS SHALL BE IN ACCORDANCE WITH ASTM A153 AND THE ADOPTED BUILDING CODE SECTION.
    - a. EXCEPTION: PLAIN CARBON STEEL FASTENERS, INCLUDING NUTS AND WASHERS ARE PERMITTED IN SBX/DOT AND ZINC BORATE PRESERVATIVE-TREATED WOOD IN INTERIOR, DRY ENVIRONMENTS.



4/4/2022

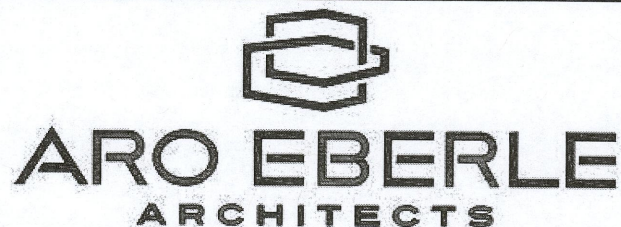


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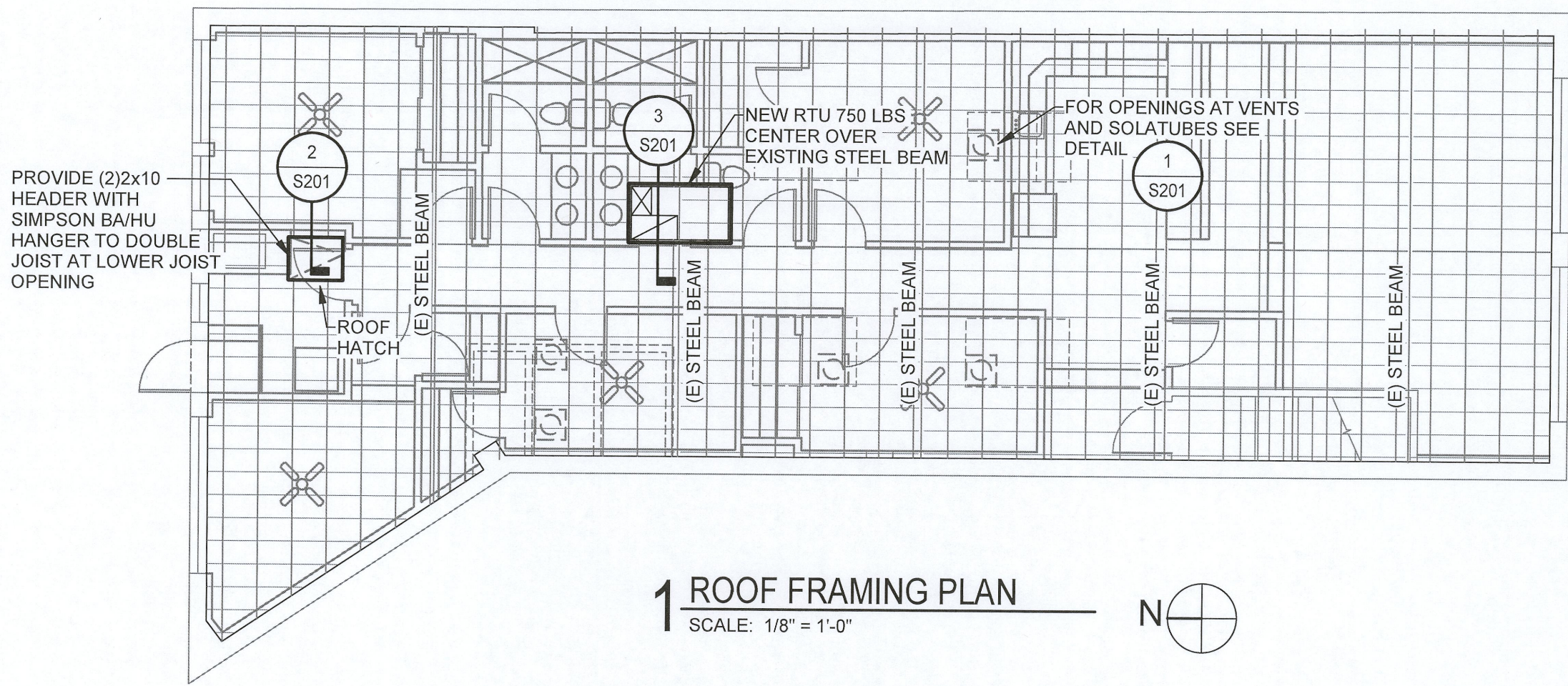


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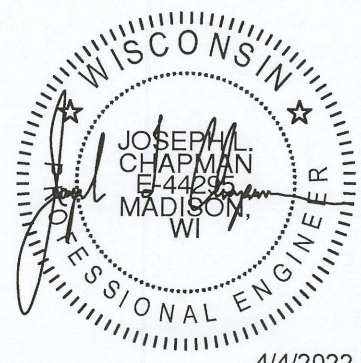
No.	Description	Date	STRUCTURAL SPECIFICATIONS	
			Project number	NCI-22-01
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				<b>S000</b>





**1 ROOF FRAMING PLAN**  
 SCALE: 1/8" = 1'-0"  
 N

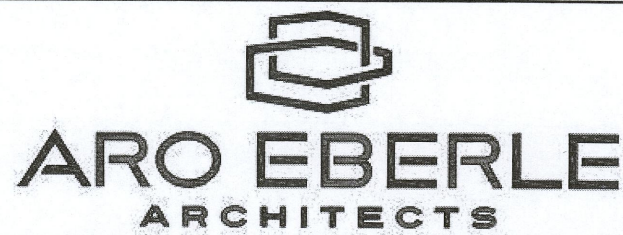
NOTE: CONTRACTOR TO COORDINATE REPAIRS TO EXISTING ROOF JOISTS ON CASE BY CASE BASIS WITH STRUCTURAL ENGINEER.



4/4/2022



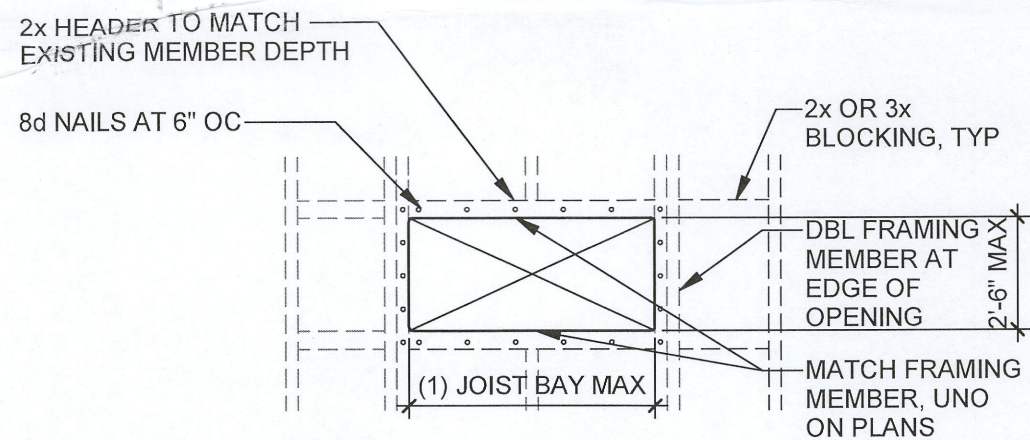
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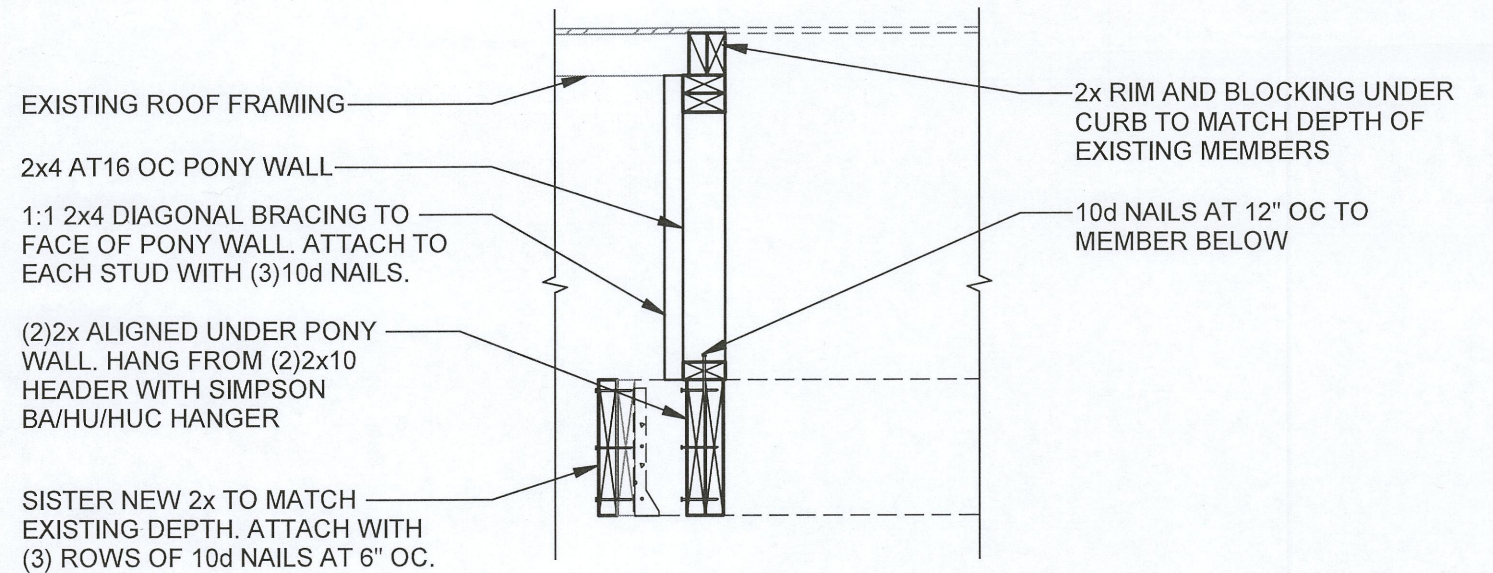
No.	Description	Date	ROOF FRAMING PLAN	
			Project number	NCI-22-01
			Date	4/4/2022
			Scale	AS NOTED
			Project Phase	PLAN REVIEW DOCUMENTS

**S101**



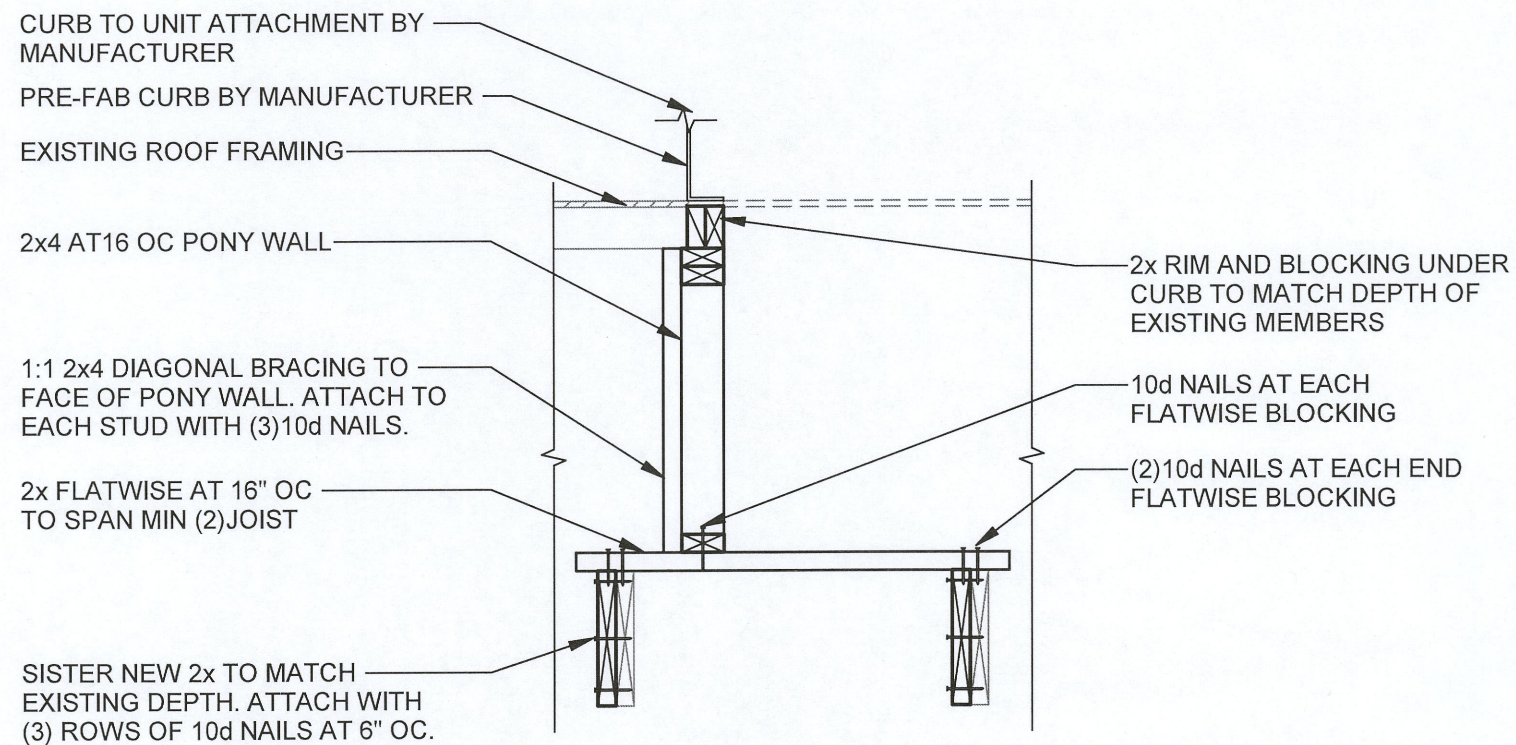
### 1 MINOR OPENING IN ROOF SHEATHING

SCALE: NTS



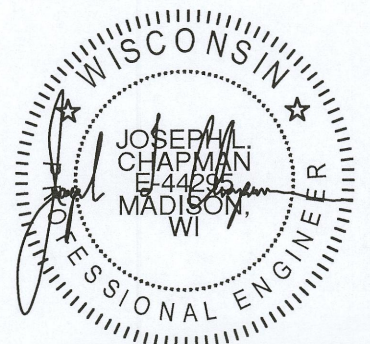
### 2 OPENING AT ROOF HATCH

SCALE: NTS



### 3 OPENING AT RTU

SCALE: NTS



4/4/2022

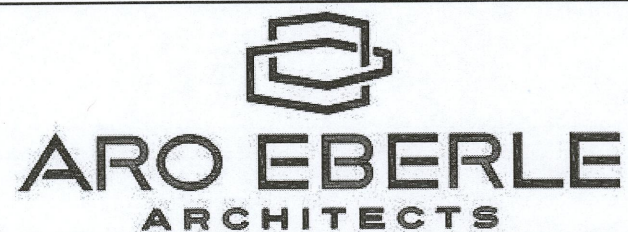


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S201