

BENTLEY GREEN DEVELOPMENT

ALTERATION TO APPROVED CONDITIONAL USE PLAN

BENTLEY GREEN CONDOMINIUMS 2 GREENSIDE CIRCLE CITY OF MADISON, DANE COUNTY, WISCONSIN

FOR
THE BENTLEY GROUP
2303 W. BELTLINE HIGHWAY
MADISON, WI 53713
CONTACT: SEAN BAXTER



PROJECT LOCATION

SHEET NO.	DESCRIPTION
T1.0	TITLE SHEET
C2.0	EXISTING SITE PLAN
C3.1	PROPOSED SITE PLAN
C3.2	GRADING PLAN – PHASE 2 & 3
C3.3	UTILITY PLAN – PHASE 2 & 3
L1.1	LANDSCAPING PLAN – PHASE 2 & 3
A1.1–A1.5	DUPLEX BUILDING PLANS – TYPE 'A'
A2.1–A2.5	SINGLE UNIT BUILDING PLANS – TYPE 'C'
A3.1–A3.4	DUPLEX BUILDING PLANS – TYPE 'B'

REVISIONS	NO.	DATE	REMARKS
	1	10/17	UDC MTO

SCALE AS SHOWN
DATE 9-19-12
DRAFTER
RART/MMAR
CHECKED
PROJECT NO. 35107298
SHEET T1.0
DWG. NO.

Bentley Green Development
Alteration to Approved Conditional Use Plan
Title Sheet
City of Madison, Wisconsin



CALL DIGGER'S HOTLINE
1-800-242-8511
TOLL FREE
TELEFAX: 1-800-338-3860
TDC (FOR HEARING IMPAIRED):
1-800-542-2289
WIS. STATUTE 182.0175 (1979)
REQUIRES MINIMUM OF 3 WORKING DAYS
NOTICE BEFORE YOU EXCAVATE.

THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-8511

DESIGN TEAM

CIVIL ENGINEER

VERBICHER
999 FOURIER DRIVE, SUITE 201
MADISON, WI 53717
CONTACT: DAVE GLUSICK
608-821-3947




LANDSCAPE ARCHITECT

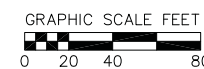
VERBICHER
999 FOURIER DRIVE, SUITE 201
MADISON, WI 53717
CONTACT: SUZANNE VINCENT
608-821-3963

ARCHITECT

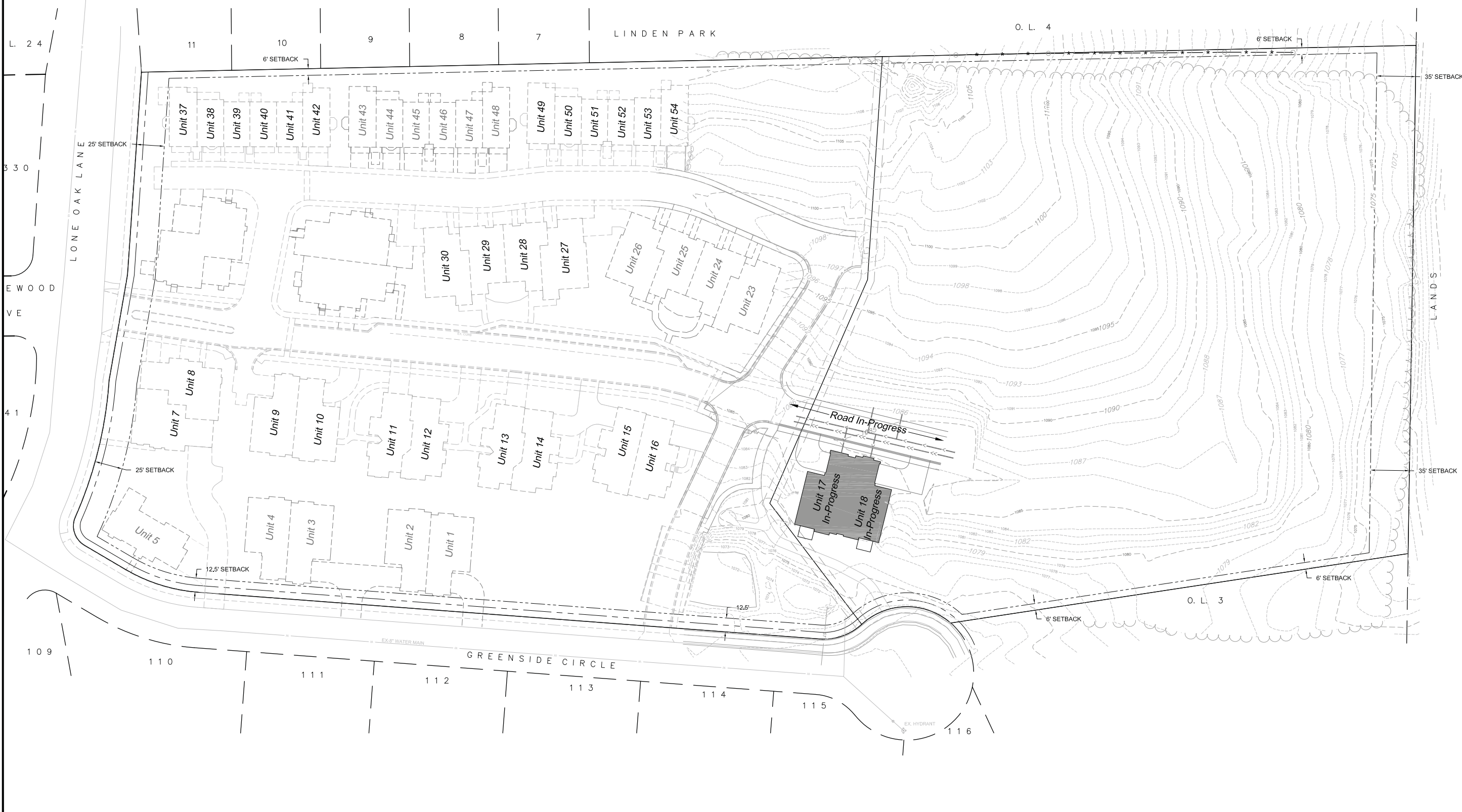
AMERICAN DESIGN CONCEPTS
1334 APPLGATE ROAD
MADISON, WI 53713
CONTACT: TOM NICEWANDER
608-273-0770

SITE PLAN LEGEND

- FUTURE BUILDING 
- EXISTING BUILDING 
- EXISTING DRIVE/SIDEWALK 



vierbicher
 planners | engineers | advisors
 REEDSBURG - MADISON - PRAIRIE DU CHIEN
 999 Fouler Drive, Suite 201 Madison, Wisconsin 53717
 Phone: (608) 826-5532 Fax: (608) 826-5530

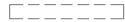

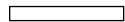







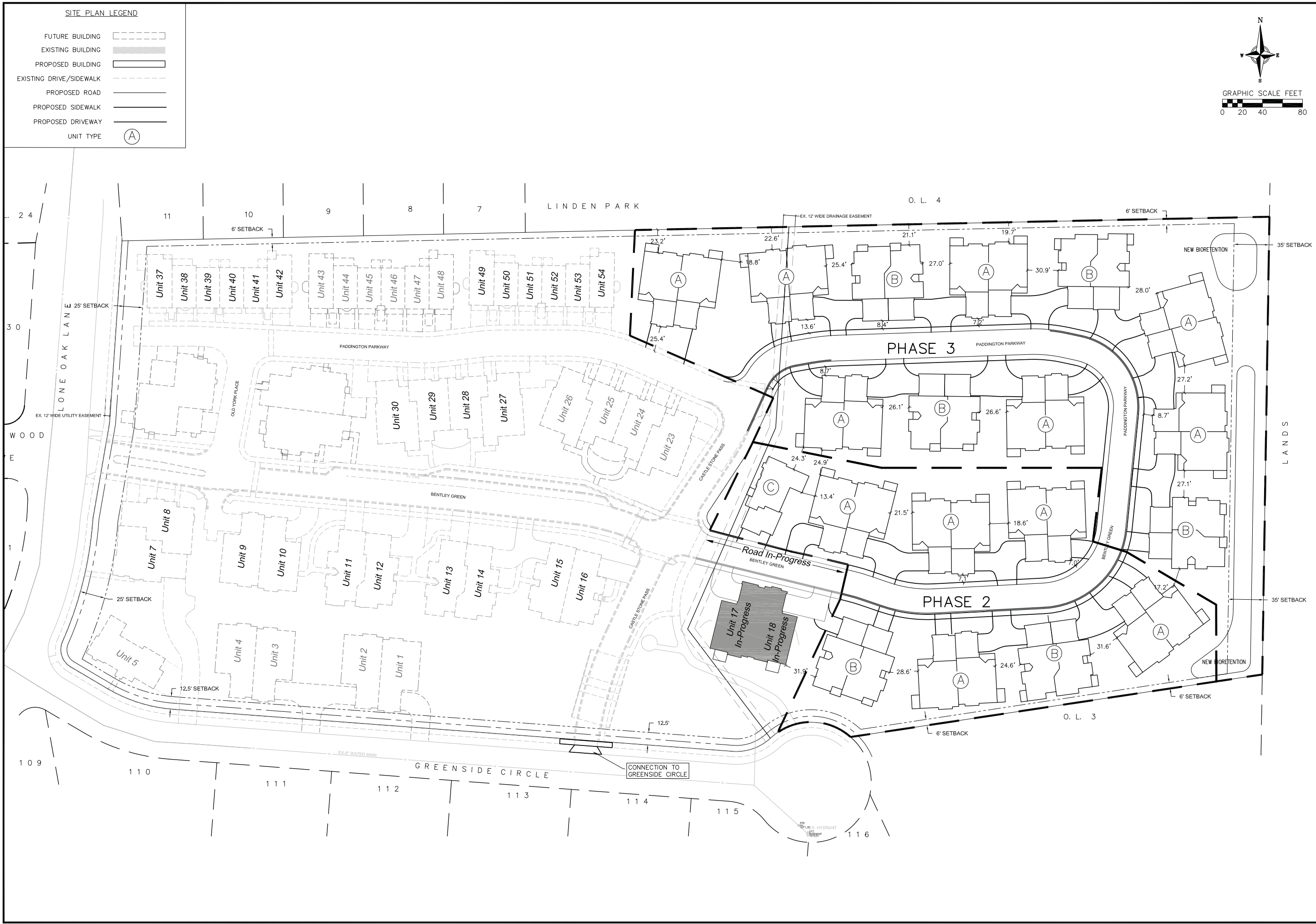
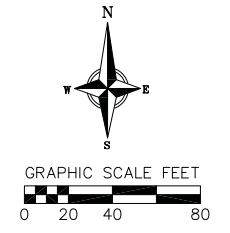
Bentley Green Development
 Alteration to Approved Conditional Use Plan
 Existing Site Conditions
 City of Madison, Wisconsin

REVISIONS NO.	DATE	REVISIONS	REMARKS

SCALE AS SHOWN
 DATE 9-19-12
 DRAFTER RART
 CHECKED TSCH
 PROJECT NO. 35107298
 SHEET C2.0
 DWG. NO.

SITE PLAN LEGEND

- FUTURE BUILDING 
- EXISTING BUILDING 
- PROPOSED BUILDING 
- EXISTING DRIVE/SIDEWALK 
- PROPOSED ROAD 
- PROPOSED SIDEWALK 
- PROPOSED DRIVEWAY 
- UNIT TYPE 



Bentley Green Development
Alteration to Approved Conditional Use Plan
Proposed Site Plan
City of Madison, Wisconsin

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN

DATE 9-19-12

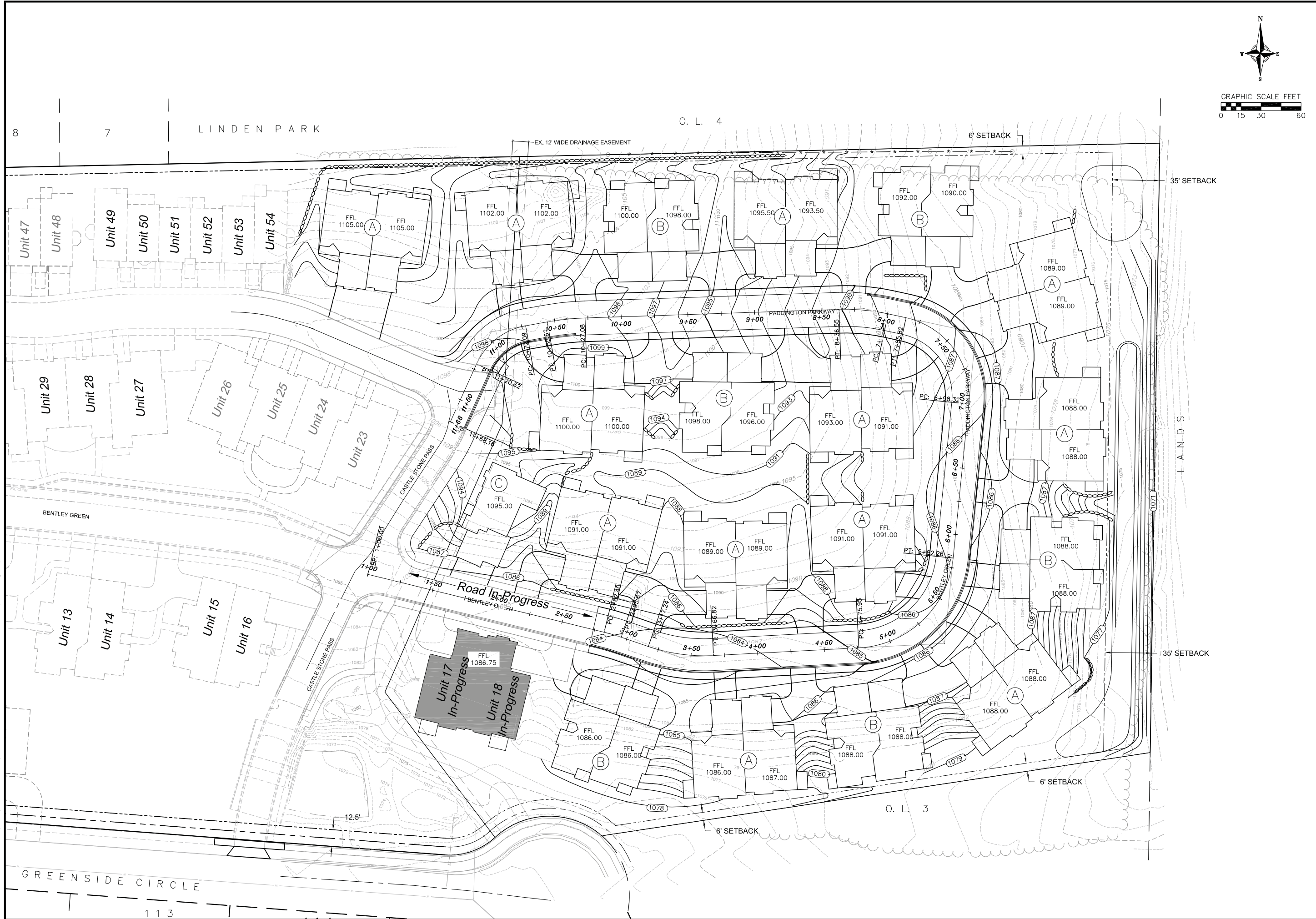
DRAFTER RART

CHECKED TSCH

PROJECT NO. 35107298

SHEET C3.1

DWG. NO.



Bentley Green Development
 Alteration to Approved Conditional Use Plan
 Grading Plan - Phase 2 & 3
 City of Madison, Wisconsin

REVISIONS NO.	DATE	REVISIONS	REMARKS

SCALE AS SHOWN

DATE 9-19-12

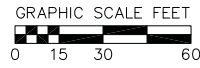
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CHECKED TSCH

PROJECT NO. 35107298

SHEET C3.2

DWG. NO.



SITE PLAN LEGEND

- STORM SEWER PIPE
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER MANHOLE
- WATER MAIN
- FIRE HYDRANT
- WATER VALVE
- PROPOSED PIPE INSULATION

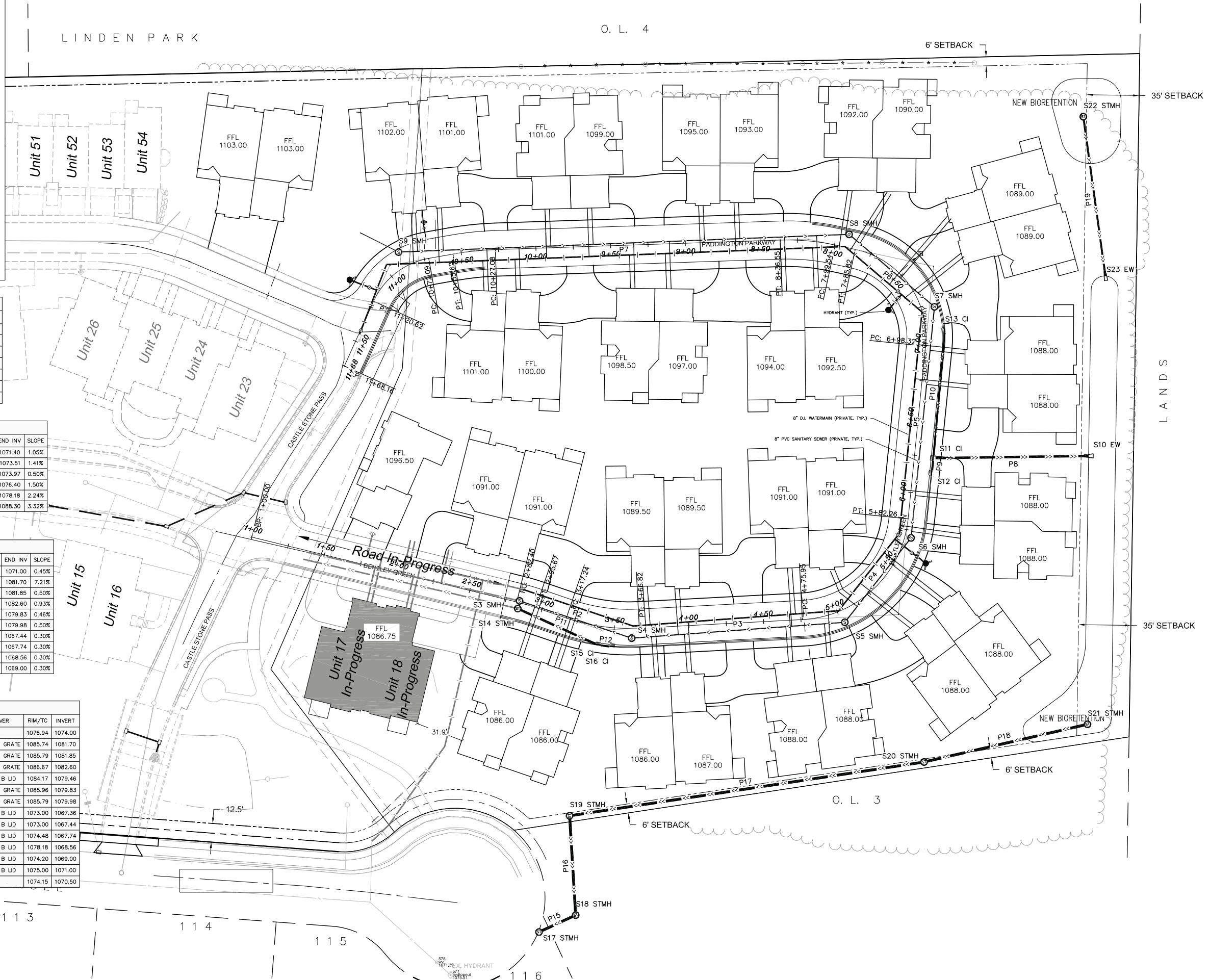
STRUCTURE NAME	STRUCTURE TYPE	STATION	OFFSET	RIM/TC	INVERT
S3	48" CONC SMH	2+84.0	1.2 L	1084.09	1070.47
S4	48" CONC SMH	3+61.6	6.5 R	1083.50	1071.40
S5	48" CONC SMH	5+01.9	8.2 R	1085.33	1073.51
S6	48" CONC SMH	5+70.4	4.2 R	1085.87	1073.97
S7	48" CONC SMH	7+22.3	8.7 R	1086.50	1076.40
S8	48" CONC SMH	7+92.0	8.9 R	1088.28	1078.18
S9	48" CONC SMH	10+88.1	10.8 R	1098.31	1088.30

PIPE NAME	PIPE TYPE	SIZE (IN.)	FROM	TO	LENGTH (FT)	START INV	END INV	SLOPE
P2	PVC	8	S3	S4	79	1070.57	1071.40	1.05%
P3	PVC	8	S4	S5	143	1071.50	1073.51	1.41%
P4	PVC	8	S5	S6	72	1073.61	1073.97	0.50%
P5	PVC	8	S6	S7	155	1074.07	1076.40	1.50%
P6	PVC	8	S7	S8	75	1076.50	1078.18	2.24%
P7	PVC	8	S8	S9	301	1078.28	1088.30	3.32%

PIPE NAME	PIPE TYPE	SIZE (IN.)	FROM	TO	LENGTH (FT)	START INV	END INV	SLOPE
P19	RCP	12	S23	S22	111	1070.50	1071.00	0.45%
P8	RCP	15	S10	S11	107	1074.00	1081.70	7.21%
P9	RCP	12	S11	S12	10	1081.80	1081.85	0.50%
P10	RCP	12	S11	S13	86	1081.80	1082.60	0.93%
P11	RCP	15	S14	S15	59	1079.56	1079.83	0.46%
P12	RCP	12	S15	S16	9	1079.93	1079.98	0.50%
P15	RCP	18	S17	S18	27	1067.36	1067.44	0.30%
P16	RCP	18	S18	S19	67	1067.54	1067.74	0.30%
P17	RCP	18	S19	S20	240	1067.84	1068.56	0.30%
P18	RCP	18	S20	S21	112	1068.66	1069.00	0.30%

STRUCTURE NAME	STRUCTURE TYPE	STATION	OFFSET	FRAME	COVER	RIM/TC	INVERT
S10	15" RCP EW	6+36.6	118.9 R			1076.94	1074.00
S11	2' x 3' CI	6+24.3	12.8 R	R-3067	TYPE R GRATE	1085.74	1081.70
S12	2' x 3' CI	6+14.3	12.8 R	R-3067	TYPE R GRATE	1085.79	1081.85
S13	2' x 3' CI	7+08.2	12.7 R	R-3067	TYPE L GRATE	1086.67	1082.60
S14	48" CONC STMH	2+84.1	4.1 R	R-1550	TYPE B LID	1084.17	1079.46
S15	2' x 3' CI	3+41.1	12.7 R	R-3067	TYPE R GRATE	1085.96	1079.83
S16	2' x 3' CI	3+49.7	12.8 R	R-3067	TYPE R GRATE	1085.79	1079.98
S17	48" CONC STMH	3+36.7	208.4 R	R-1550	TYPE B LID	1073.00	1067.36
S18	48" CONC STMH	3+45.6	193.7 R	R-1550	TYPE B LID	1073.00	1067.44
S19	48" CONC STMH	3+39.9	128.4 R	R-1550	TYPE B LID	1074.48	1067.74
S20	48" CONC STMH	5+06.9	115.3 R	R-1550	TYPE B LID	1078.18	1068.56
S21	48" CONC STMH	5+41.8	167.6 R	R-1550	TYPE B LID	1074.20	1069.00
S22	48" CONC STMH	7+48.1	161.3 R	R-1550	TYPE B LID	1075.00	1071.00
S23	12" RCP EW	7+16.8	124.3 R			1074.15	1070.50

- GENERAL NOTES:
 1) 4" DIAMETER PVC SANITARY LATERAL REQUIRED FOR EACH UNIT.
 2) 1" TYPE K COPPER WATER SERVICE WITH CURB BOX REQUIRED FOR EACH UNIT.



NO.	DATE	REVISIONS	REMARKS

SCALE: AS SHOWN

DATE: 9-19-12

DRAFTER: RART

CHECKED: TSCB

PROJECT NO.: 35107298

SHEET: C3.3

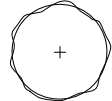
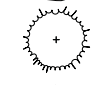

DWG. NO.:

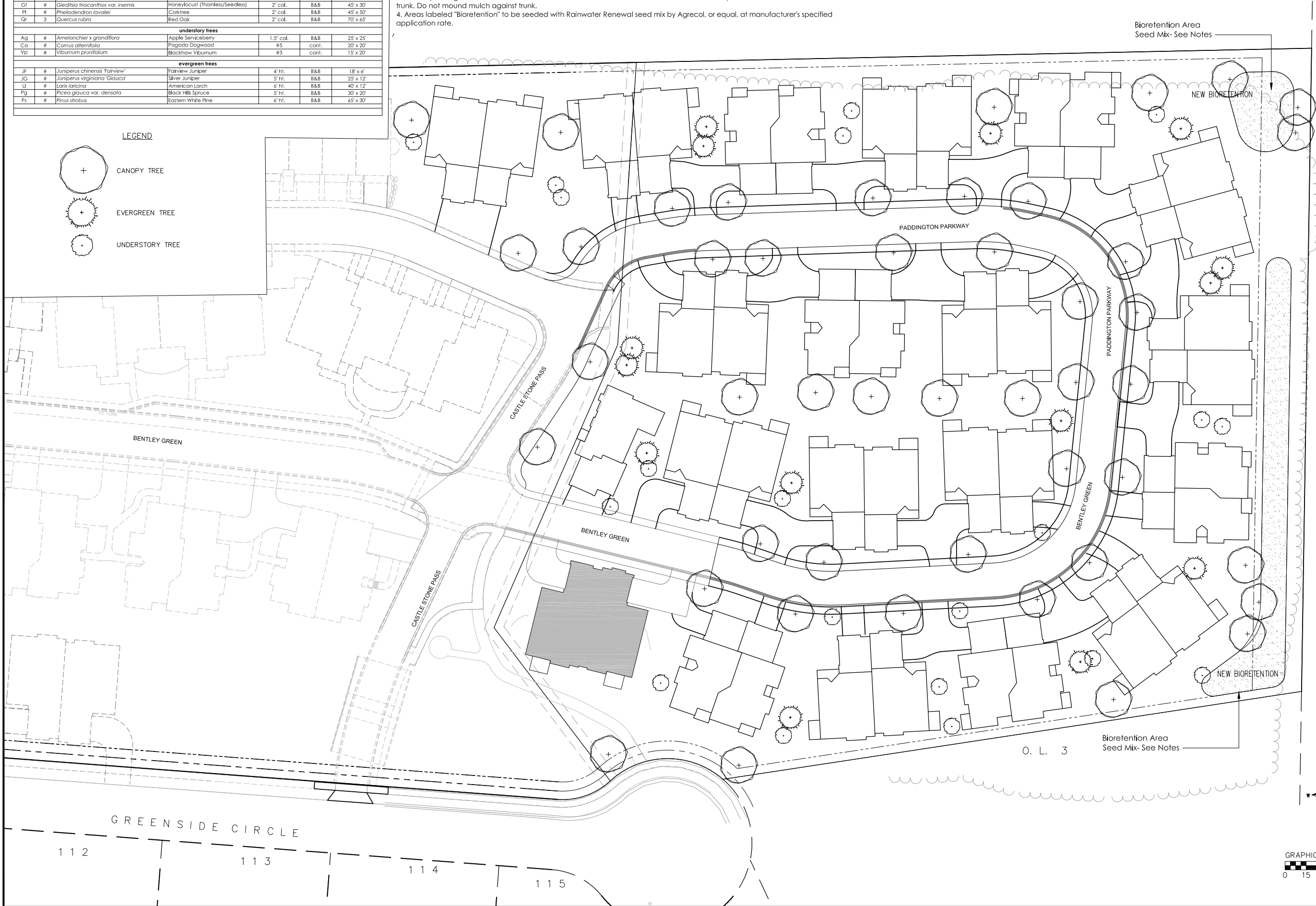
Preliminary Plant List						
key	qty	botanical name	common name	planting size	root cond.	mature size (h x w)
tall deciduous trees						
Af	#	<i>Acer x freemanii</i> 'Jeffersred'	Autumn Blaze Maple	2" cal.	B&B	45' x 40'
Co	#	<i>Celtis occidentalis</i>	Common Hackberry	2" cal.	B&B	50' x 50'
Gb	1	<i>Ginkgo biloba</i> 'Autumn Gold'	Autumn Gold Ginkgo	2" cal.	B&B	50' x 30'
Gl	#	<i>Gleditsia triacanthos</i> var. <i>inermis</i>	Honeylocust (Thornless/Seedless)	2" cal.	B&B	45' x 30'
Pl	#	<i>Phellodendron lavallei</i>	Corktree	2" cal.	B&B	45' x 50'
Qr	3	<i>Quercus rubra</i>	Red Oak	2" cal.	B&B	70' x 65'
understory trees						
Ag	#	<i>Amelanchier x grandiflora</i>	Apple Serviceberry	1.5" cal.	B&B	25' x 25'
Ca	#	<i>Comus alternifolia</i>	Pagoda Dogwood	#5	cont.	20' x 20'
Vp	#	<i>Viburnum prunifolium</i>	Blackhaw Viburnum	#3	cont.	15' x 20'
evergreen trees						
JF	#	<i>Juniperus chinensis</i> 'Fairview'	Fairview Juniper	4" ht.	B&B	18' x 6'
JG	#	<i>Juniperus virginiana</i> 'Glaucoc'	Silver Juniper	5" ht.	B&B	25' x 12'
L	#	<i>Larix laricina</i>	American Larch	6" ht.	B&B	40' x 12'
Pg	#	<i>Picea glauca</i> var. <i>densata</i>	Black Hills Spruce	5" ht.	B&B	30' x 20'
Ps	#	<i>Pinus strobus</i>	Eastern White Pine	6" ht.	B&B	65' x 30'

GENERAL NOTES:

1. All disturbed areas, unless otherwise noted, to be seeded with Madison Parks Mix by Olds Seed Company or equivalent, per specified application rates.
2. All plantings shall conform to quality requirements as per ANSI Z60.1.
3. All tree plantings to be mulched with natural colored shredded hardwood bark mulch to 3" depth min. within a 3' min. radius of the trunk. Do not mound mulch against trunk.
4. Areas labeled "Bioretention" to be seeded with Rainwater Renewal seed mix by Agrecol, or equal, at manufacturer's specified application rate.

LEGEND

-  CANOPY TREE
-  EVERGREEN TREE
-  UNDERSTORY TREE



REVISIONS	NO.	DATE	REMARKS

SCALE: AS SHOWN

DATE: 9-19-12

DRAFTER: SVN

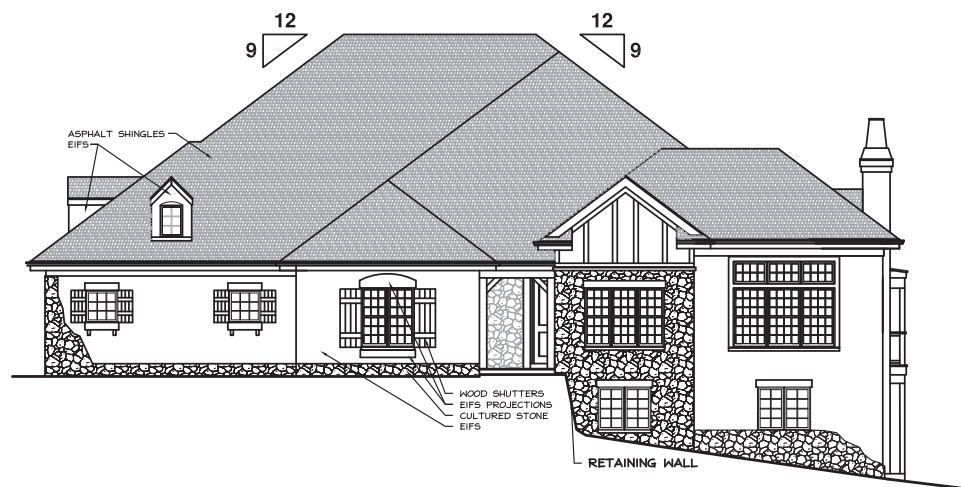
CHECKED: TSCH

PROJECT NO.: 35107298

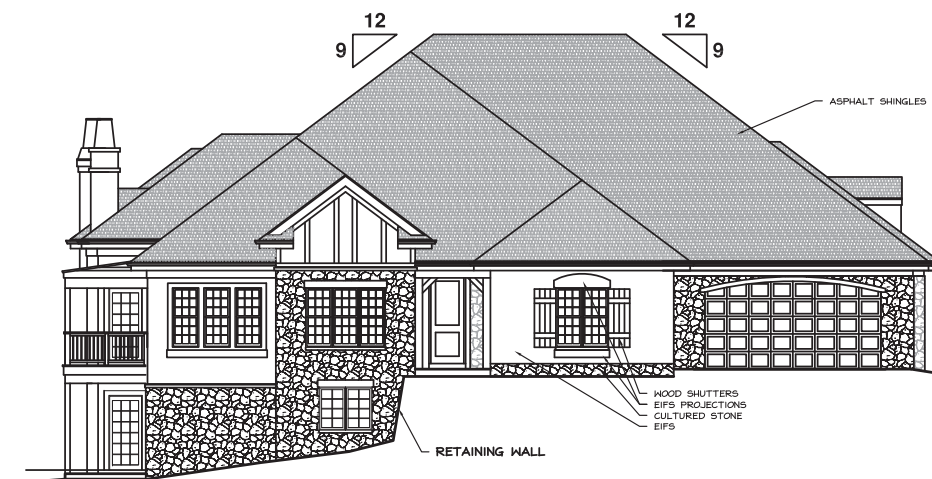
SHEET: L1.1

DWG. NO.:

Bentley Green - Duplex A-7
Madison, Wisconsin

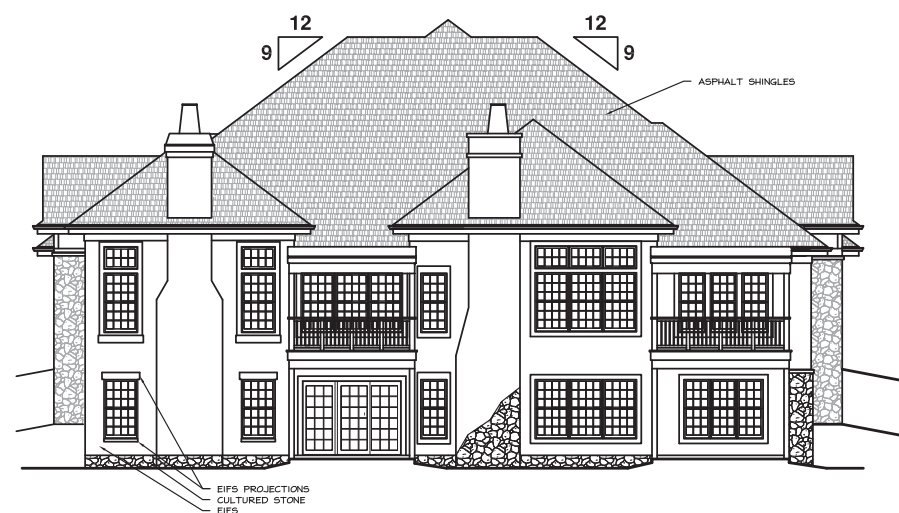


UNIT B - ELEVATION



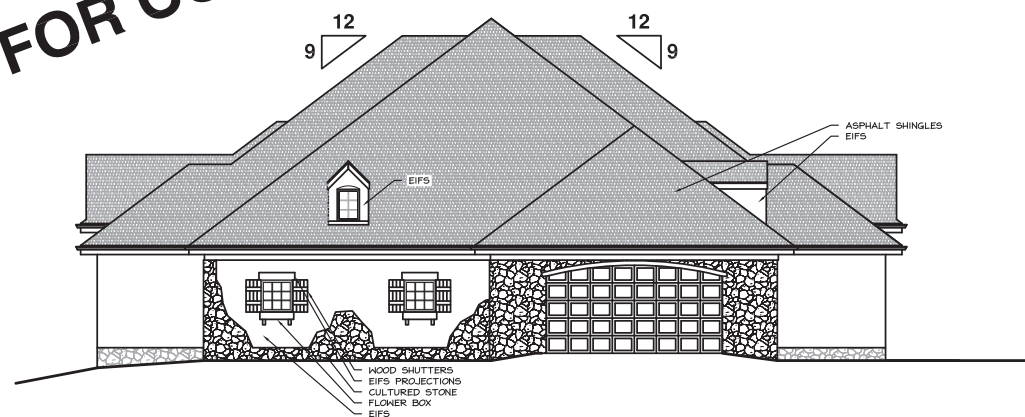
UNIT A - ELEVATION

NOT FOR CONSTRUCTION



UNIT B - ELEVATION

UNIT A - ELEVATION



UNIT A - ELEVATION

UNIT B - ELEVATION

ELEVATIONS
1/8"=1'-0"

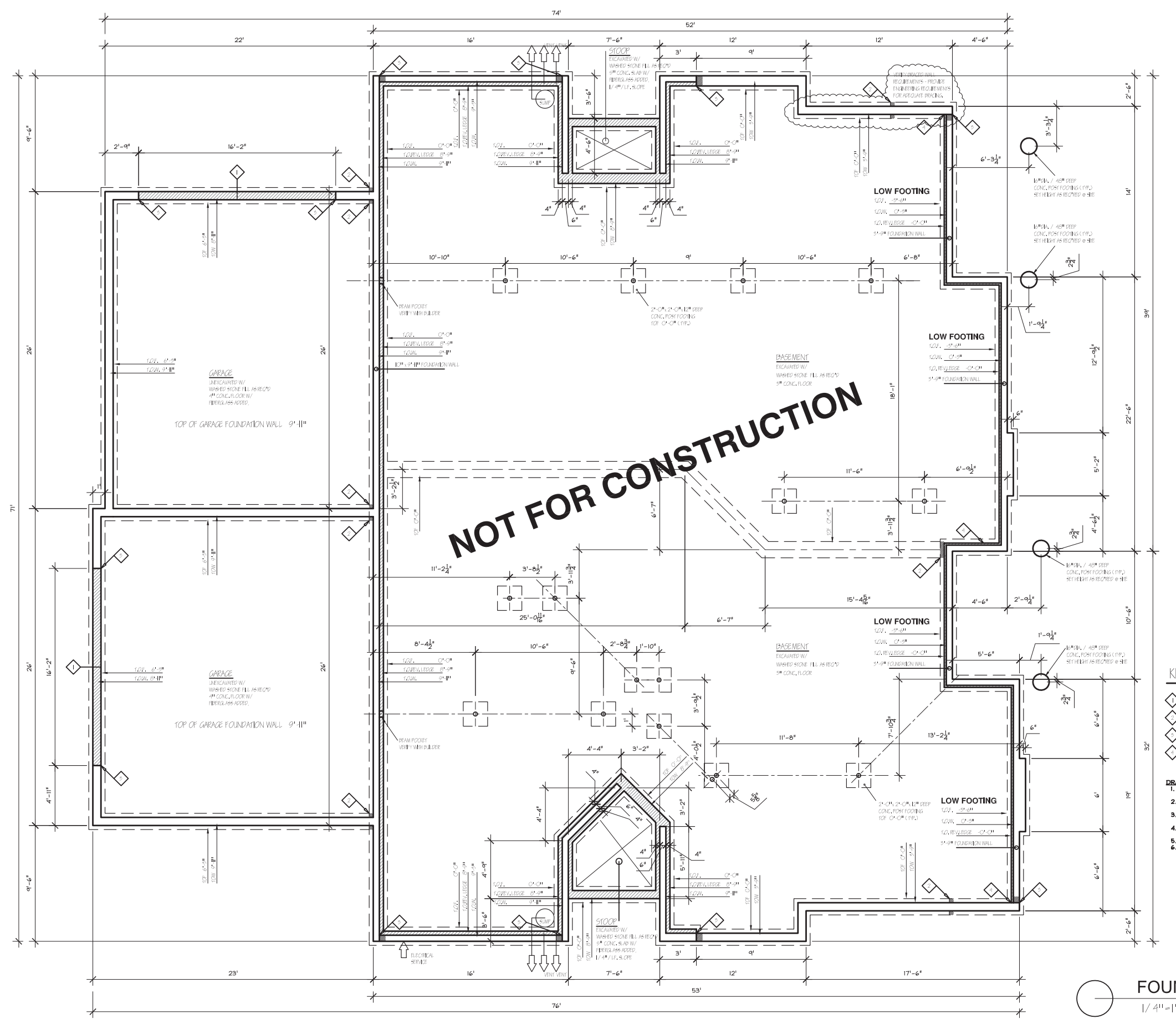
9/7/2010

Revisions

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Drawing Name
Elevations

Project Number	Sheet No.
1009	1



NOT FOR CONSTRUCTION

KEY NOTES:

- ◇ DOOR OPENING- EXTEND GARAGE FLOOR TO FILL WIDTH OF FOUNDATION WALL
- ◇ STEP IN FOOTING
- ◇ STEP IN FOUNDATION WALL
- ◇ STEP FOR REVERSE LEDGE

DRAWING NOTES:

1. ALL DIMENSIONS ARE FOR WALL TO WALL UNLESS OTHERWISE NOTED
2. ALL FOUNDATION WALLS TO BE CONTINUOUS CONCRETE (TYP.)
3. ALL FOOTINGS TO BE CONTINUOUS CONCRETE (TYP.)
4. ALL WALLS TO HAVE (2) - #4 RODS TOP AND BOTTOM
5. COORDINATE WITH GRADING PLAN
6. DRAIN CROSSOVERS SUPPLIED BY FOUNDATION CONTRACTOR

FOUNDATION PLAN
1/4" = 1'-0"



AVENUE
Architects, Inc.

550 Sunrise Drive, Suite 201
Spring Green, WI 53588

Phone: 608-588-3691
Fax: 608-588-3582

Bentley Green - Duplex A-7
Madison, Wisconsin

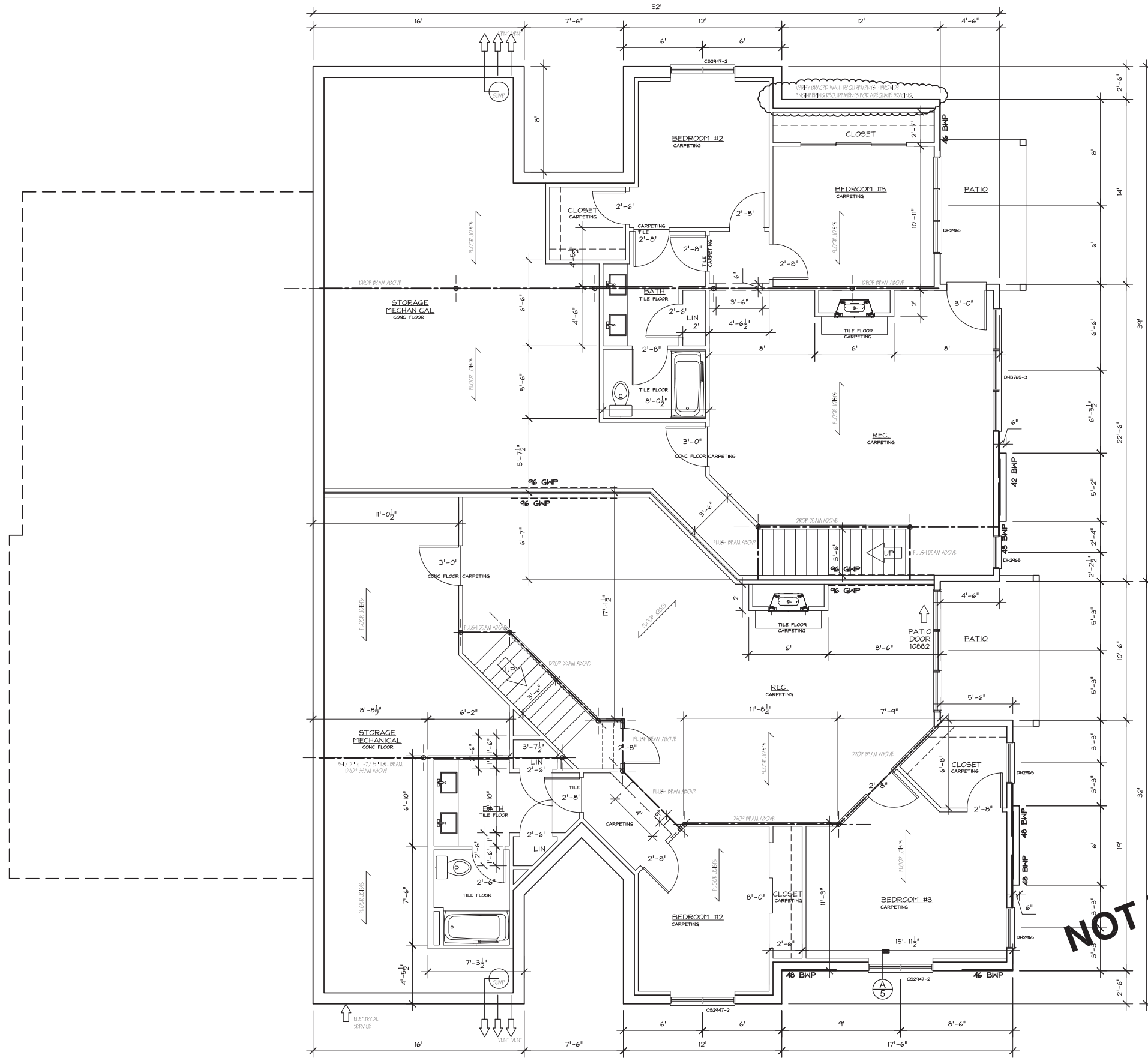
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Drawing Name
Foundation Plan

Project Number	Sheet No.
1009	2



LOWER LEVEL PLAN
1/4" = 1'-0"

STRUCTURAL MEMBER SIZING BY OTHERS
VERIFY WALL BRACING REQUIREMENTS
AND PROVIDE CONNECTIONS AND
MATERIAL AS REQUIRED BY THE CURRENT
WISCONSIN STATE BUILDING CODE

WALL BRACING

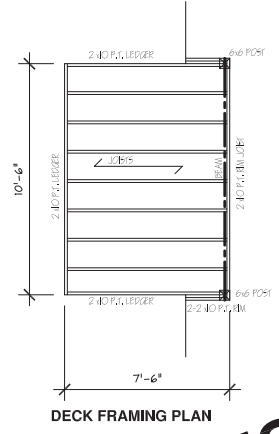
ALL EXTERIOR WALLS TO BE 1/2" OSB CONTINUOUS SHEATHING

- 1/2" OSB BRACED WALL PANEL (BWP)
- - - - 1/2" GYPSUM BRACED WALL PANEL (GWP)

PER UDC 21.25

- (21.25(9)(b)2)
Alternative braced wall panels requirements
- (2) anchor bolts minimum in each BWP, placed 6 to 12 inches from each end of the plate
 - Each BWP end stud shall have a 1,800 lb tie-down device fastened to the foundation
 - Sheathing nailed with 8d nails (6" oc edge, 12" oc intermediate framing)
 - Foundation shall have minimum (1) #4 bar top and bottom

- (21.25(9)(c)2)
Continuously-sheathed braced wall line requirements
- Construct in accordance with Figure 21.25-F
 - Exterior corner framing shall be constructed and fastened in accordance with details in Figure 21.25-G
 - Minimum braced panel length = 36" (Table 21.25-J)
 - Install 800 lb tie-down device at first Building Wall Panel (BWP) in lieu of corner return when minimum 24" panel is not provided at corner



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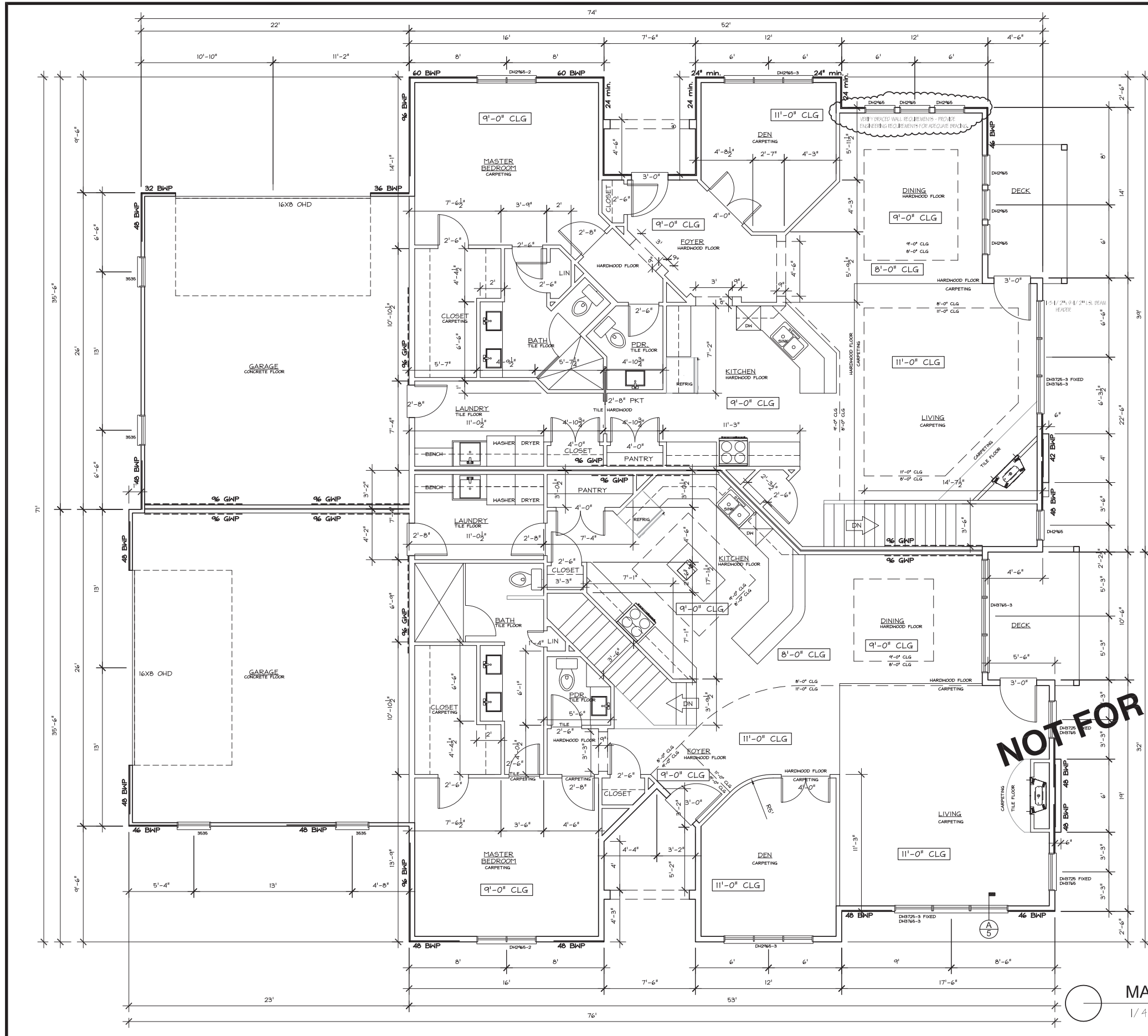
**Bentley Green - Duplex A-7
Madison, Wisconsin**

9/7/2010
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Drawing Name
Lower Level Plan

Project Number	Sheet No.
1009	3



STRUCTURAL MEMBER SIZING BY OTHERS
 VERIFY WALL BRACING REQUIREMENTS
 AND PROVIDE CONNECTIONS AND
 MATERIAL AS REQUIRED BY THE CURRENT
 WISCONSIN STATE BUILDING CODE

WALL BRACING

ALL EXTERIOR WALLS TO BE 1/2" OSB CONTINUOUS SHEATHING

—— 1/2" OSB BRACED WALL PANEL (BWP)
 - - - - 1/2" GYPSUM BRACED WALL PANEL (GWP)
 PER UDC 21.25

- (21.25(9)(b)2)
 Alternative braced wall panels requirements
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- (21.25(9)(c)2)
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- Construct in accordance with Figure 21.25-F
 - Exterior corner framing shall be constructed and fastened in accordance with details in Figure 21.25-G
 - Minimum braced panel length = 36" (Table 21.25-J)
 - Install 800 lb tie-down device at first Building Wall Panel (BWP) in lieu of corner return when minimum 24" panel is not provided at corner

NOT FOR CONSTRUCTION

MAIN LEVEL PLAN

1/4" = 1'-0"



550 Sunrise Drive, Suite 201
 Spring Green, WI 53588
 Phone: 608-588-3691
 Fax: 608-588-3582

**Bentley Green - Duplex A-7
 Madison, Wisconsin**

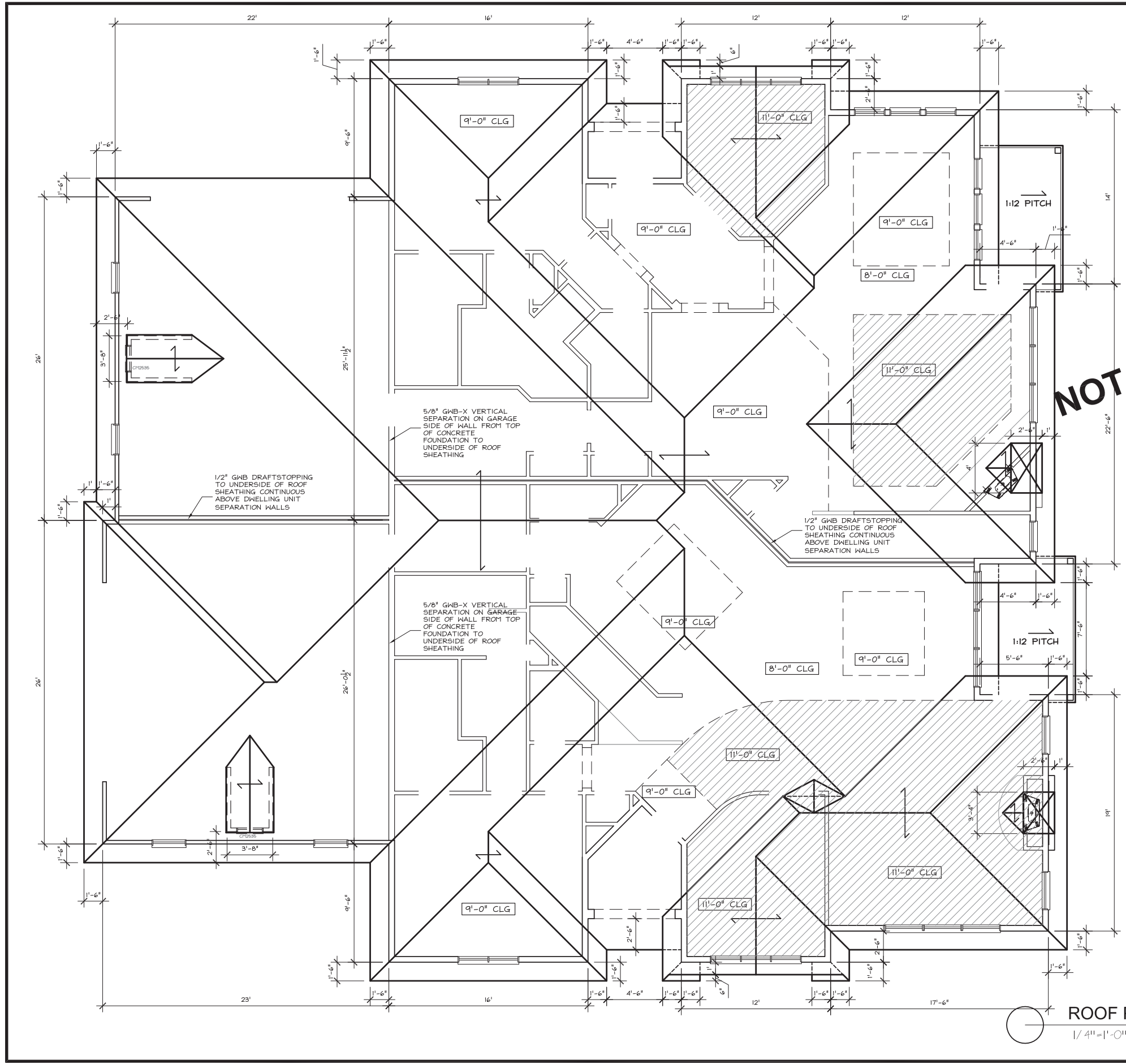
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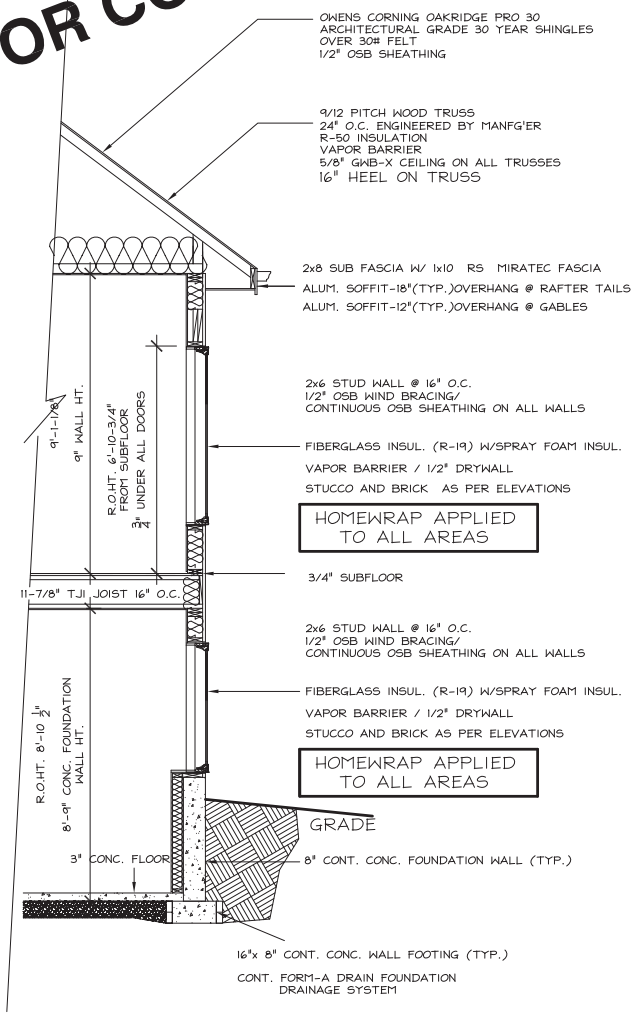
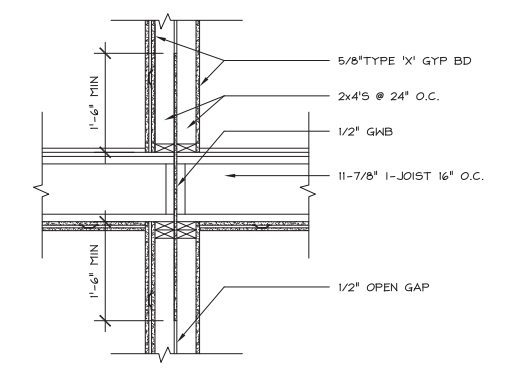
Drawing Name
Main Level Plan

Project Number	Sheet No.
1009	4



NOT FOR CONSTRUCTION

B DRAFTSTOP DETAIL BETWEEN UNITS
5 3/4" = 1'-0"



A SECTION
5 3/8" = 1'-0"

ROOF PLAN
 1/4" = 1'-0"



AVENUE
 Architects, Inc.
 550 Sunrise Drive, Suite 201
 Spring Green, WI 53588
 Phone: 608-588-3691
 Fax: 608-588-3582

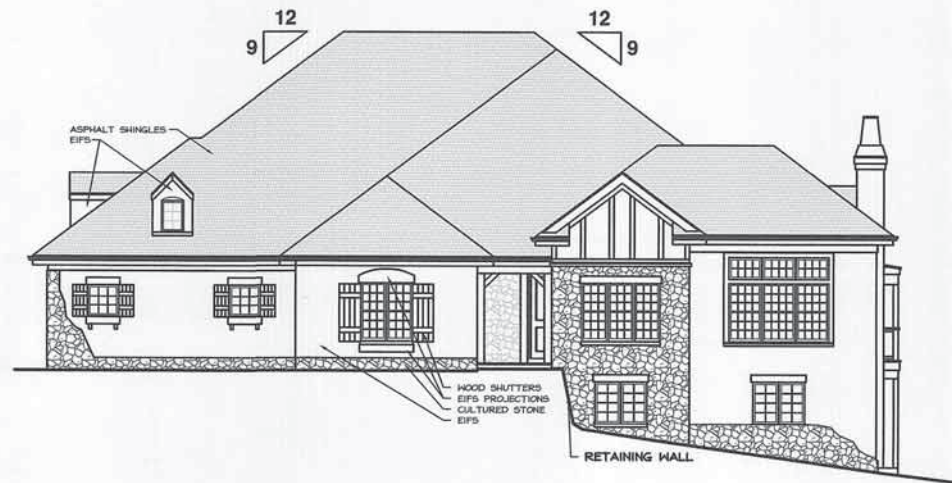
Bentley Green - Duplex A-7
Madison, Wisconsin

9/7/2010
 Revisions

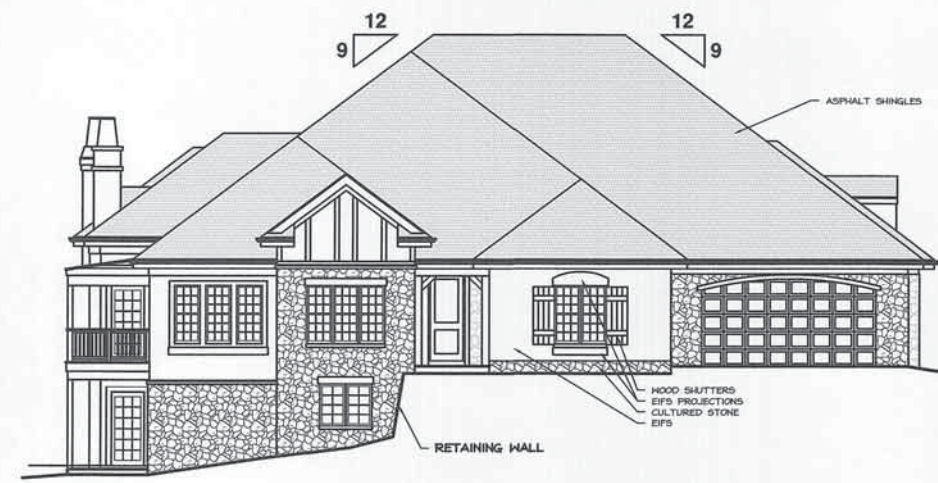
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Drawing Name
Roof Plan

Project Number Sheet No.
1009 5

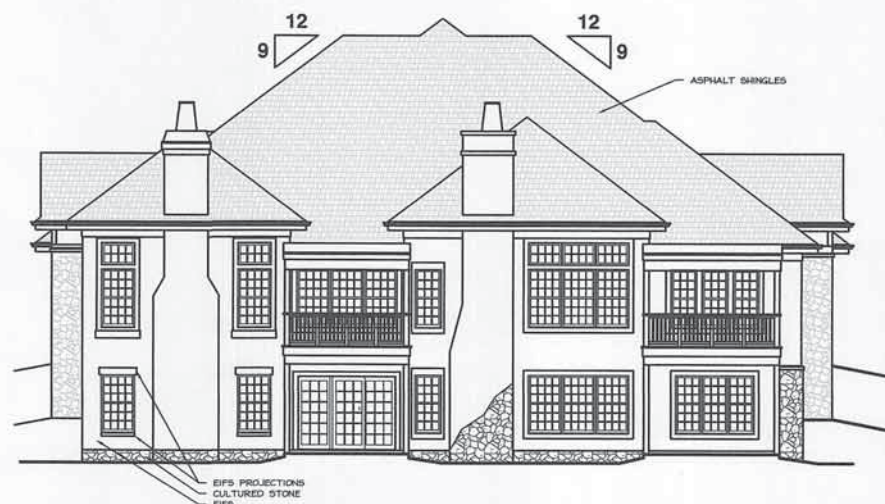


UNIT B - ELEVATION



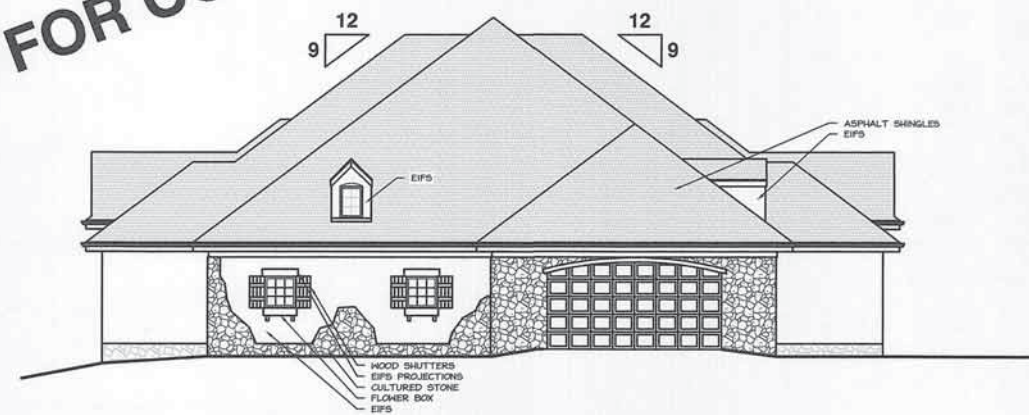
UNIT A - ELEVATION

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UNIT B - ELEVATION

UNIT A - ELEVATION



UNIT A - ELEVATION

UNIT B - ELEVATION

ELEVATIONS
1/8"=1'-0"

Bentley Green Development
 Alteration to Approved Conditional Use Permit
 Duplex Unit - "Type B"

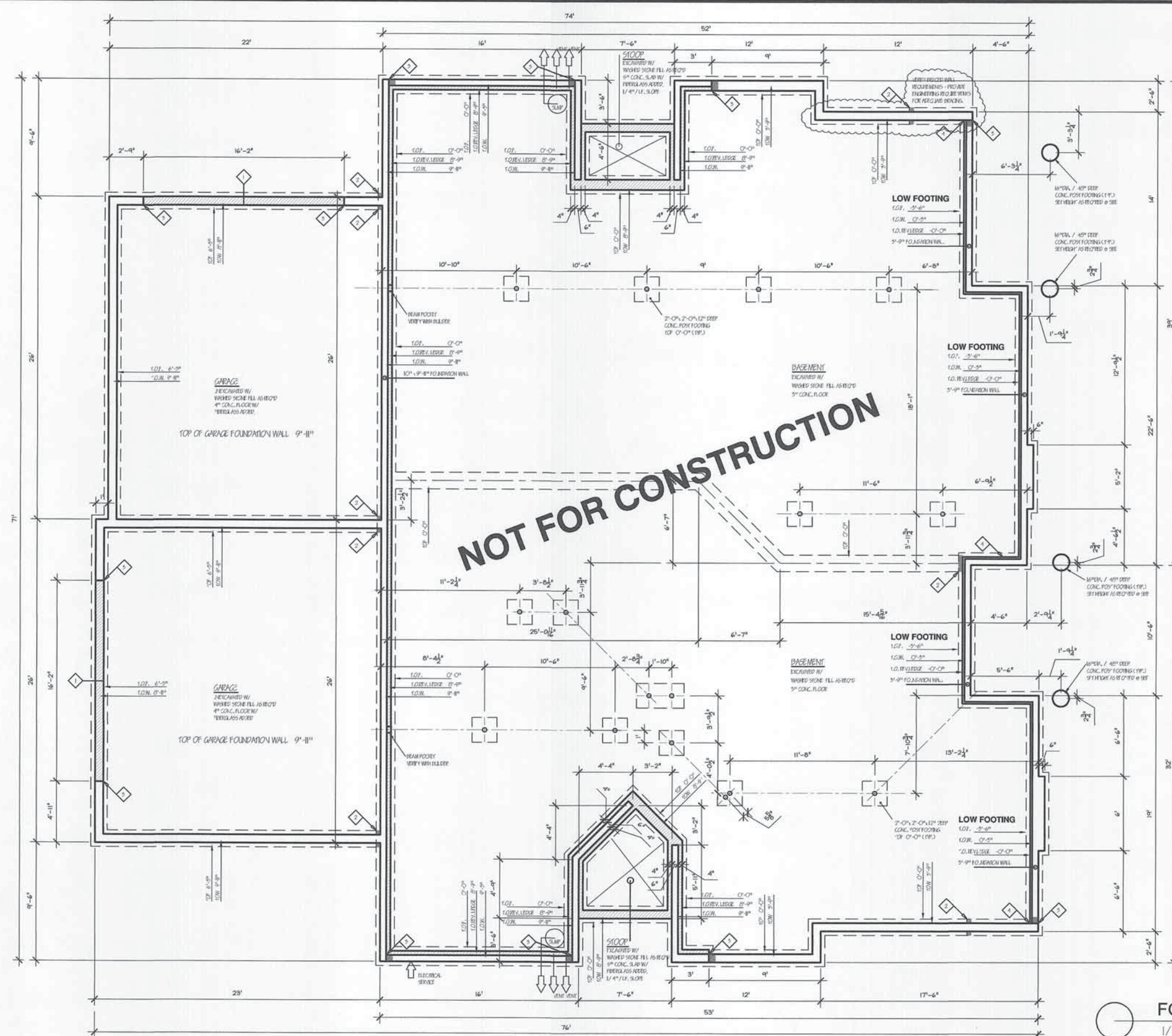
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Revisions

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Drawing Name
Elevations

Project Number	Sheet No.
1009	A 3.1



NOT FOR CONSTRUCTION

KEY NOTES:

- ◇ DOOR OPENING - EXTEND GARAGE FLOOR TO FILL WIDTH OF FOUNDATION WALL
- ◇ STEP IN FOOTING
- ◇ STEP IN FOUNDATION WALL
- ◇ STEP FOR REVERSE LEDGE

DRAWING NOTES:

1. ALL DIMENSIONS ARE FOR WALL TO WALL UNLESS OTHERWISE NOTED
2. ALL FOUNDATION WALLS TO BE CONTINUOUS CONCRETE (TYP.)
3. ALL FOOTINGS TO BE CONTINUOUS CONCRETE (TYP.)
4. ALL WALLS TO HAVE (2) - #4 RODS TOP AND BOTTOM
5. COORDINATE WITH GRADING PLAN
6. DRAIN CROSSOVERS SUPPLIED BY FOUNDATION CONTRACTOR

FOUNDATION PLAN
1/4" = 1'-0"



AVENUE
Architects, Inc.
550 Sunrise Drive, Suite 201
Spring Green, WI 53588
Phone: 608-588-3691
Fax: 608-588-3582

Bentley Green Development
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Duplex Unit - "Type B"

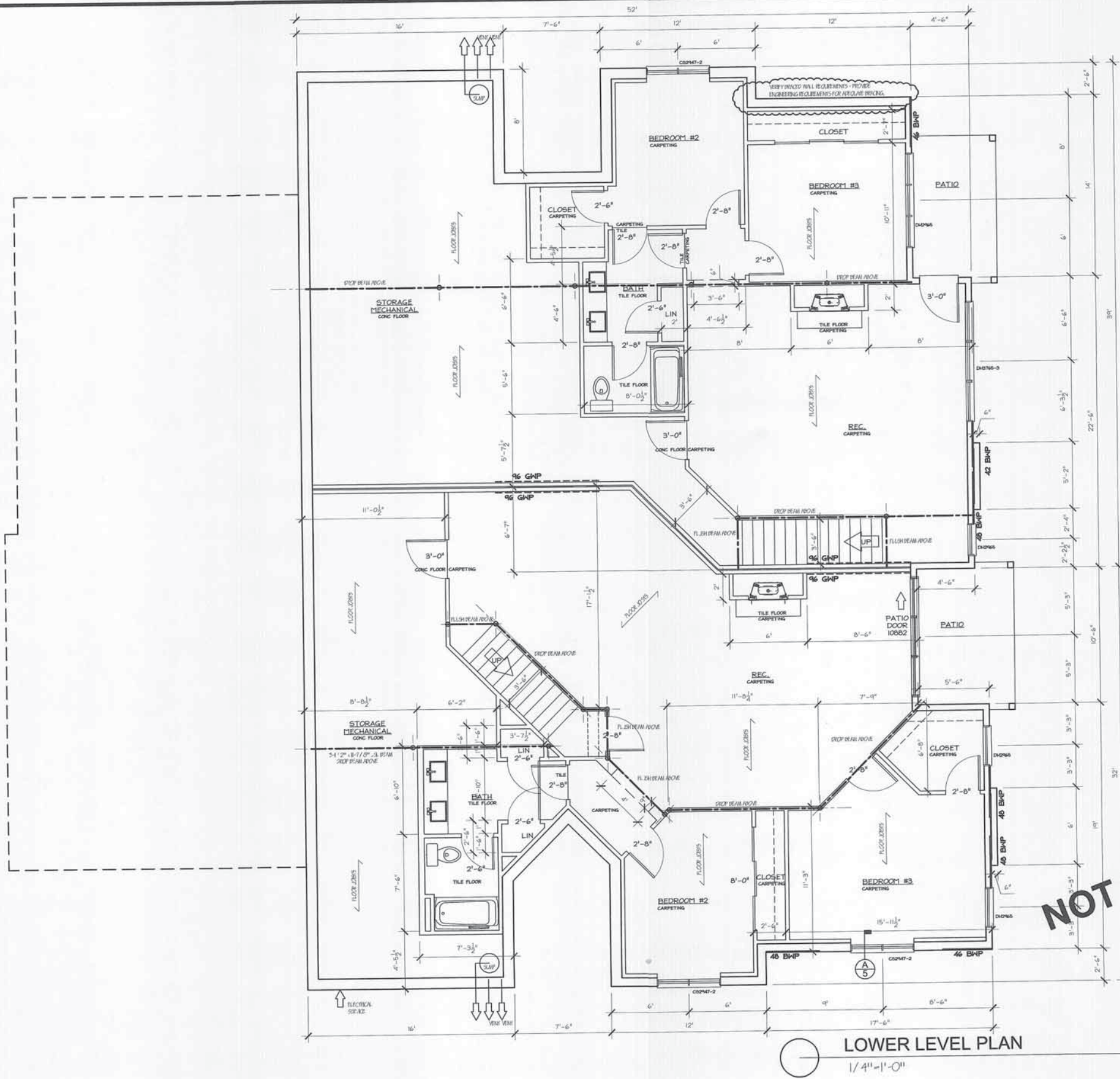
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Drawing Name
Foundation Plan

Project Number **1009** Sheet No. **A 3.2**



LOWER LEVEL PLAN
1/4" = 1'-0"

STRUCTURAL MEMBER SIZING BY OTHERS
VERIFY WALL BRACING REQUIREMENTS
AND PROVIDE CONNECTIONS AND
MATERIAL AS REQUIRED BY THE CURRENT
WISCONSIN STATE BUILDING CODE

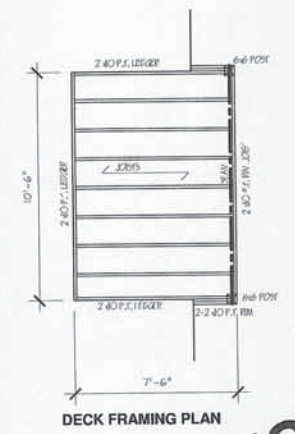
WALL BRACING

ALL EXTERIOR WALLS TO BE 1/2" OSB CONTINUOUS SHEATHING

—— 1/2" OSB BRACED WALL PANEL (BWP)
- - - 1/2" GYPSUM BRACED WALL PANEL (GWP)
PER UDC 21.25

- (21.25(9)(b)2)
Alternative braced wall panels requirements
- (2) anchor bolts minimum in each BWP, placed 6 to 12 inches from each end of the plate
 - Each BWP end stud shall have a 1,800 lb tie-down device fastened to the foundation
 - Sheathing nailed with 8d nails (6" oc edge, 12" oc intermediate framing)
 - Foundation shall have minimum (1) #4 bar top and bottom

- (21.25(9)(c)2)
Continuously-sheathed braced wall line requirements
- Construct in accordance with Figure 21.25-F
 - Exterior corner framing shall be constructed and fastened in accordance with details in Figure 21.25-G
 - Minimum braced panel length = 36" (Table 21.25-J)
 - Install 800 lb tie-down device at first Building Wall Panel (BWP) in lieu of corner return when minimum 24" panel is not provided at corner



DECK FRAMING PLAN

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550 Sunrise Drive, Suite 201
Spring Green, WI 53588
Phone: 608-588-3691
Fax: 608-588-3582

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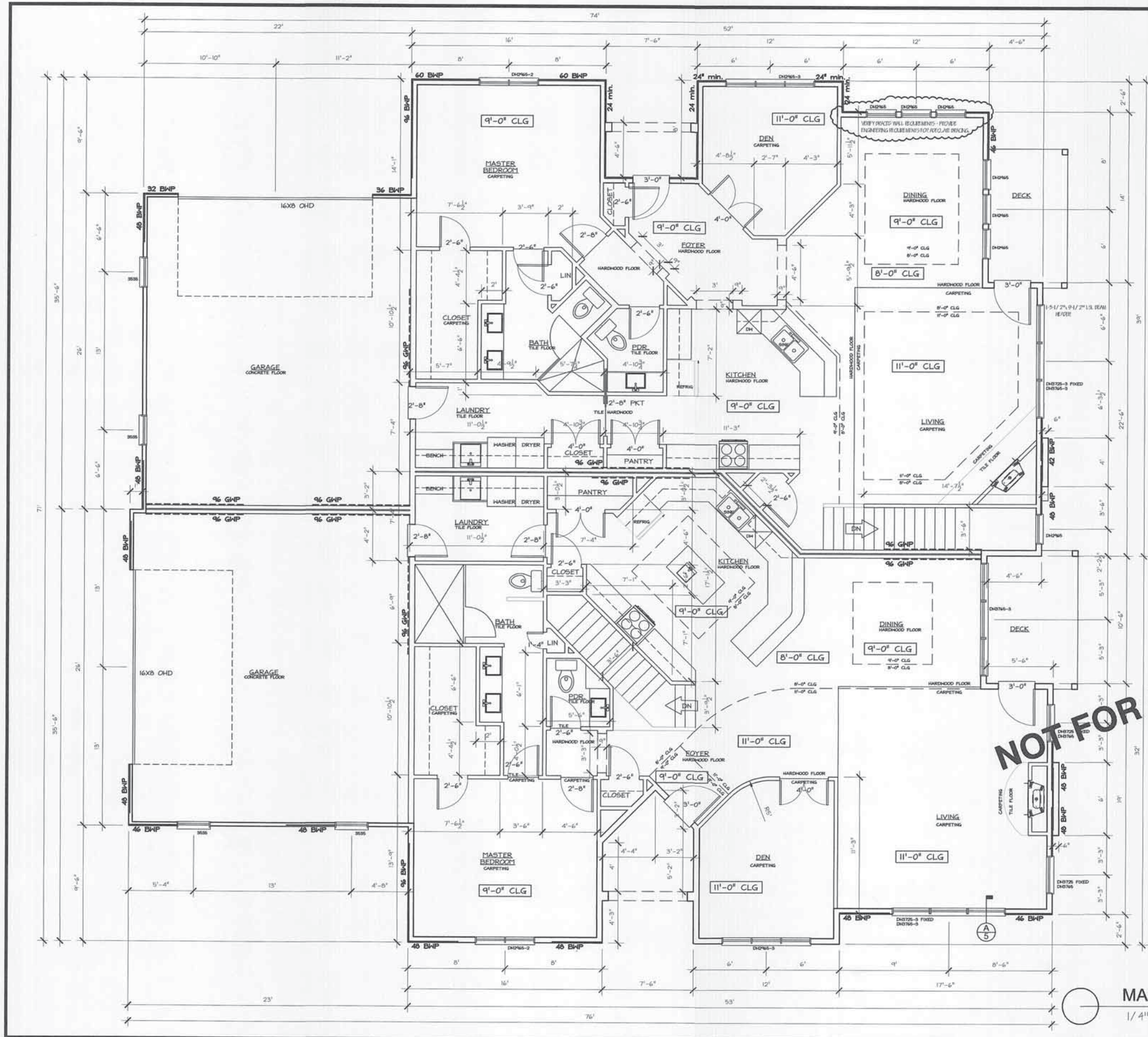
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Drawing Name
Lower Level Plan

Project Number
1009

Sheet No.
A 3.3



STRUCTURAL MEMBER SIZING BY OTHERS
 VERIFY WALL BRACING REQUIREMENTS
 AND PROVIDE CONNECTIONS AND
 MATERIAL AS REQUIRED BY THE CURRENT
 WISCONSIN STATE BUILDING CODE

WALL BRACING

ALL EXTERIOR WALLS TO BE 1/2" OSB CONTINUOUS SHEATHING

— 1/2" OSB BRACED WALL PANEL (BWP)
 - - - 1/2" GYPSUM BRACED WALL PANEL (GWP)
 PER UDC 21.25

- (21.25(9)(b)2)
 Alternative braced wall panels requirements
- (2) anchor bolts minimum in each BWP, placed 6 to 12 inches from each end of the plate
 - Each BWP end stud shall have a 1,800 lb tie-down device fastened to the foundation
 - Sheathing nailed with 8d nails (6" oc edge, 12" oc intermediate framing)
 - Foundation shall have minimum (1) #4 bar top and bottom
- (21.25(9)(c)2)
 Continuously-sheathed braced wall line requirements
- Construct in accordance with Figure 21.25-F
 - Exterior corner framing shall be constructed and fastened in accordance with details in Figure 21.25-G
 - Minimum braced panel length = 36" (Table 21.25-J)
 - Install 800 lb tie-down device at first Building Wall Panel (BWP) in lieu of corner return when minimum 24" panel is not provided at corner

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MAIN LEVEL PLAN
 1/4" = 1'-0"



550 Sunrise Drive, Suite 201
 Spring Green, WI 53588
 Phone: 608-588-3691
 Fax: 608-588-3582

Bentley Green Development
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 Duplex Unit - "Type B"

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Revisions

Drawing Name
Main Level Plan

Project Number Sheet No.
1009 **A 3.4**

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