

BUILDING & CODE INFO.

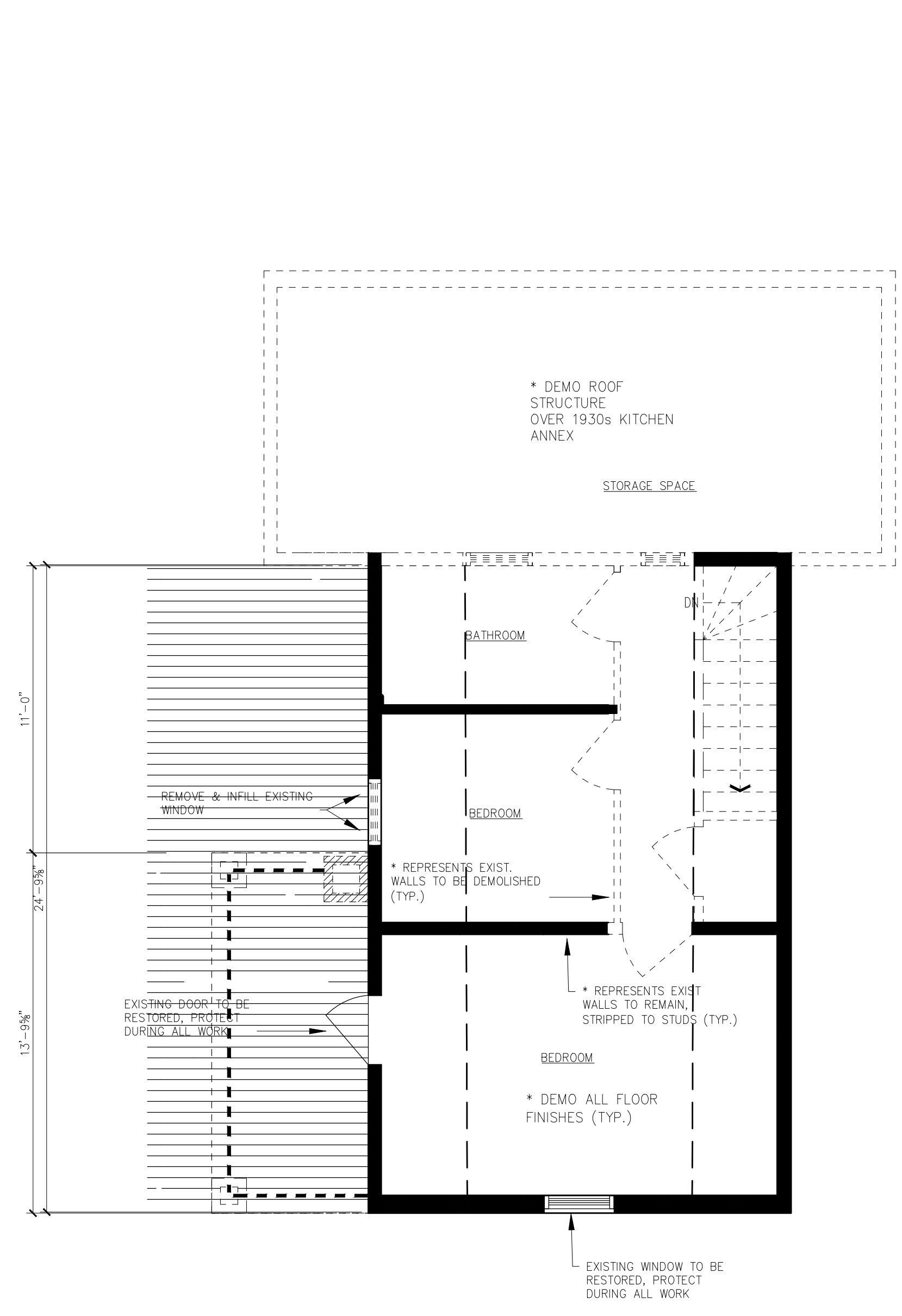
Building Height:	2 STORIES + BASEMENT
Occupancy:	EXISTING DR1
Building Codes:	2009 IBC
Gross Building Areas:	4,619 SF 1,362 SF BASEMENT 1,332 SF FIRST FLOOR 436 SF FRONT PORCH 157 SF BACK PORCH 1,332 SF SECOND FLOOR
Site Area:	0.1 ACRES
Parking:	2 CAR PARKING PAD
Setbacks:	
FRONT:	AVG. OR <20'
SIDE:	5' MINIMUM
BACK:	18'-4" MINIMUM
Height:	35' MAX.
Wind Load:	20 PSF
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

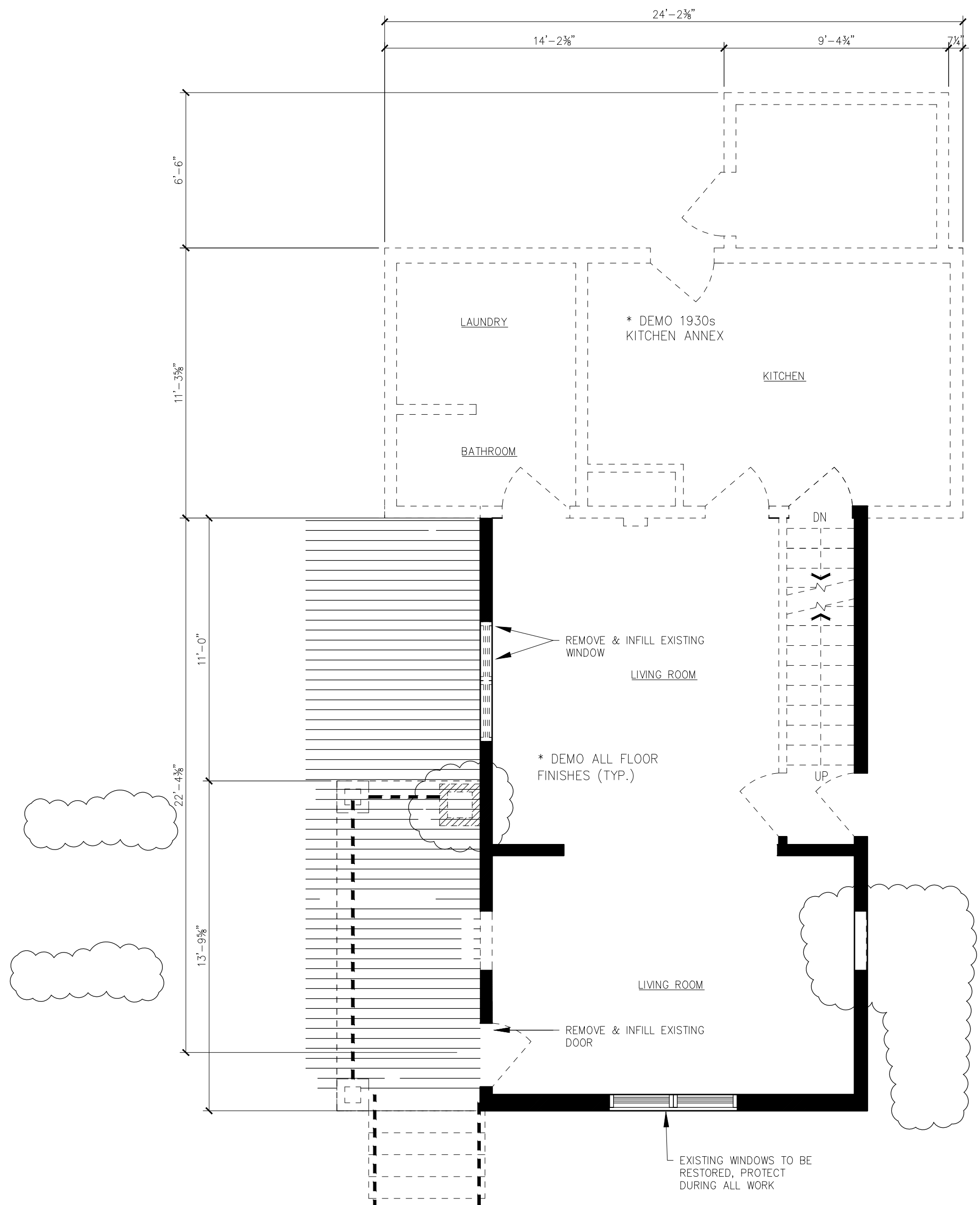
THIS PROJECT CONSISTS OF PARTIALLY DEMOLISHING A RESIDENTIAL STRUCTURE, RENOVATING THE REMAINING PORTION OF THE RESIDENTIAL STRUCTURE, AND CONSTRUCTING A NEW ADDITION TO THE RESIDENTIAL STRUCTURE.

THE WORK INCLUDES THE FOLLOWING:

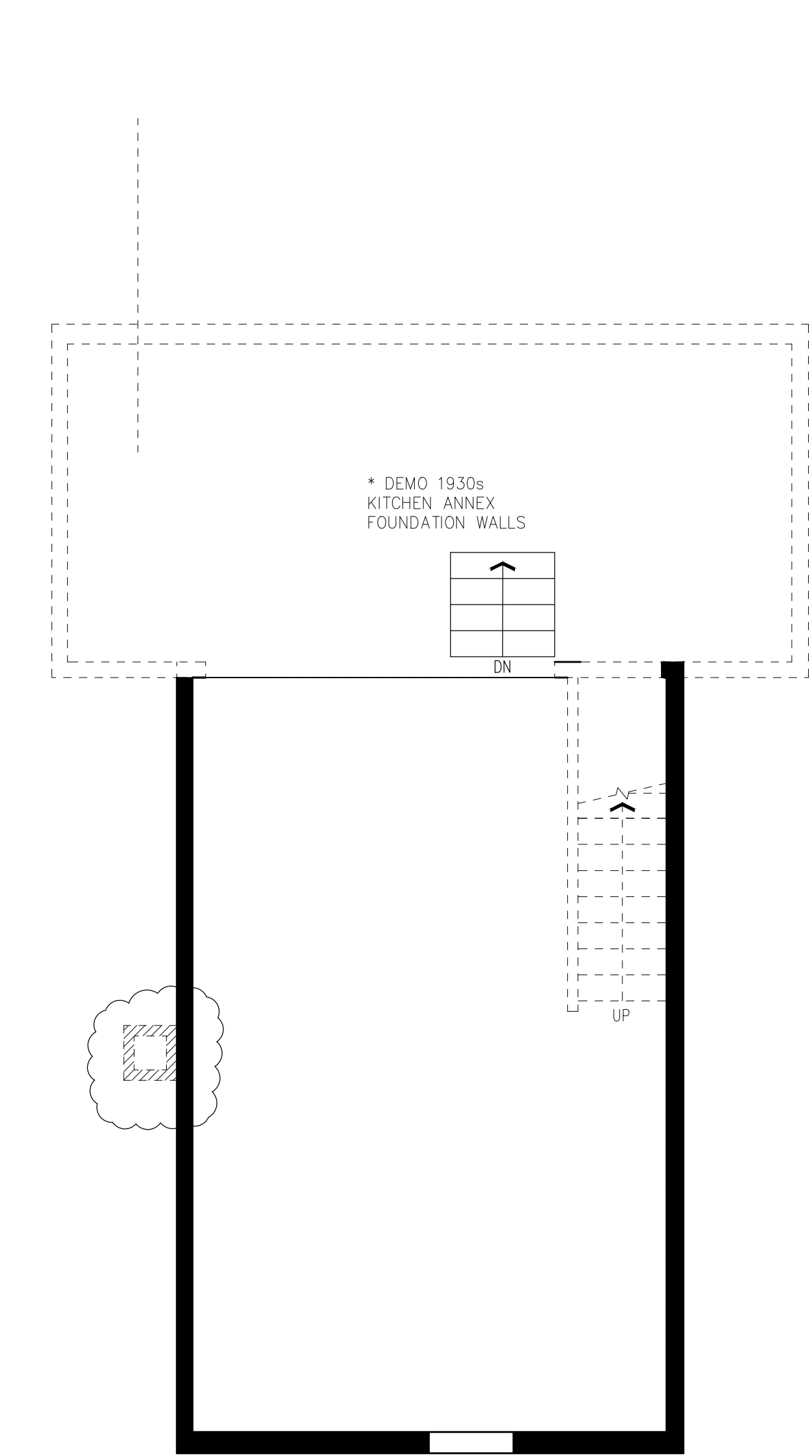
- ASBESTOS, MOLD, AND LEAD BASED PAINT REMEDIATION
- SELECTIVE SITE DEMOLITION (PORCHES, DECKS)
- INTERIOR DEMOLITION AND RECONFIGURATION OF SOME NON-LOAD BEARING WALLS.
- ROUGH CARPENTRY FOR NEW INTERIOR AND EXTERIOR WALLS, GARAGES, PORCHES, DECKS, ETC.
- NEW PLUMBING SYSTEMS
- NEW MECHANICAL SYSTEMS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



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
2017.06.02	PERMIT SET
2018.05.14	LANDMARKS REVISION
Revisions	

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Sheet Title
 138 S. Franklin St.
 DEMOLITION PLANS

Sheet No.
A101

- SMOKE & CARBON MONOXIDE ALARMS**
- (S) IONIZATION SMOKE DETECTOR HARDWIRED & INTERCONNECTED W/ BATTERY BACKUP
 - (C) COMBINATION CARBON MONOXIDE & IONIZATION SMOKE DETECTOR HARDWIRED & INTERCONNECTED W/ BATTERY BACKUP

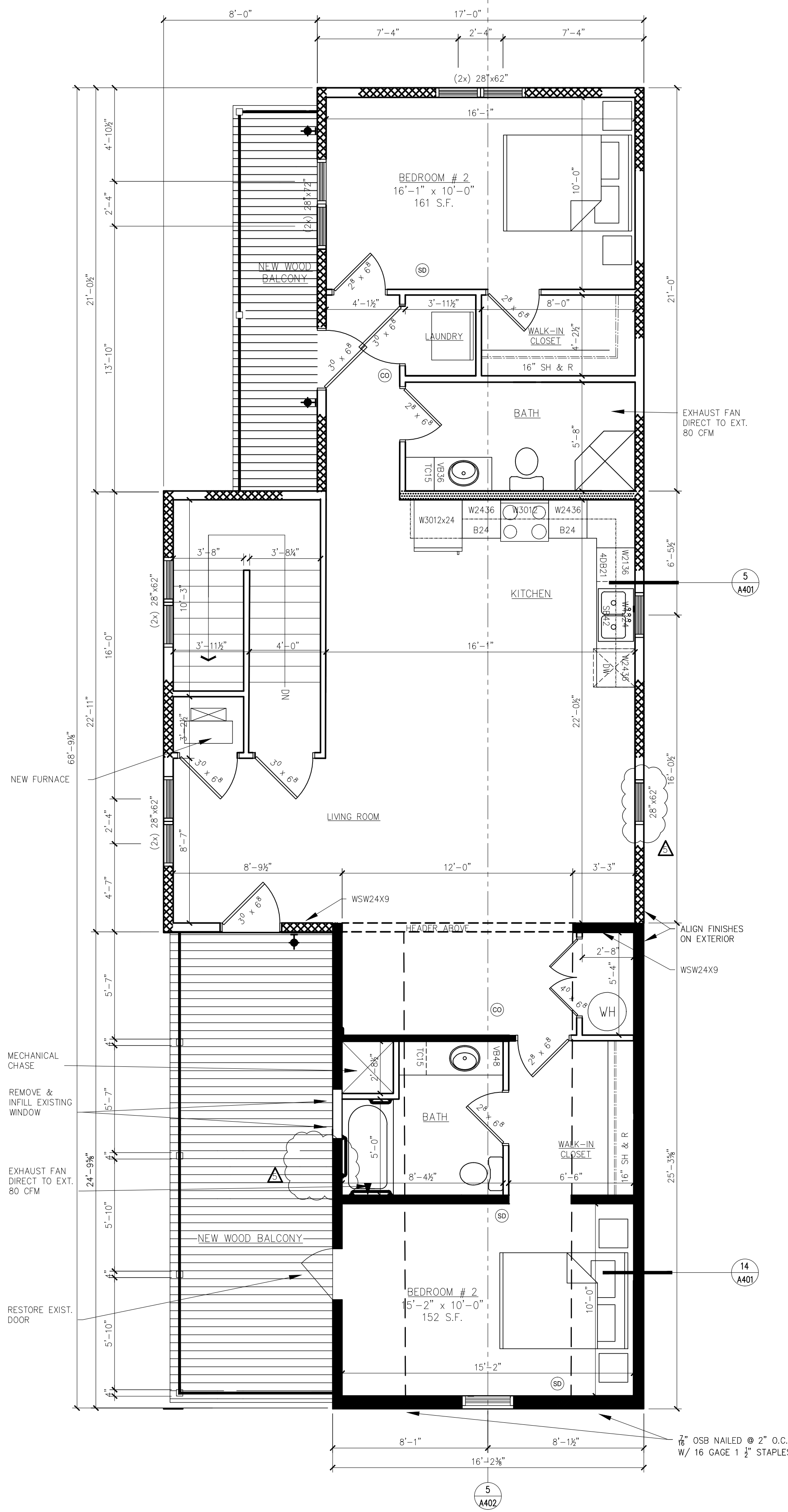
PERSPECTIVE STRUCTURAL SIZING & SPACING (UDC TABLE 21.25-A)

	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

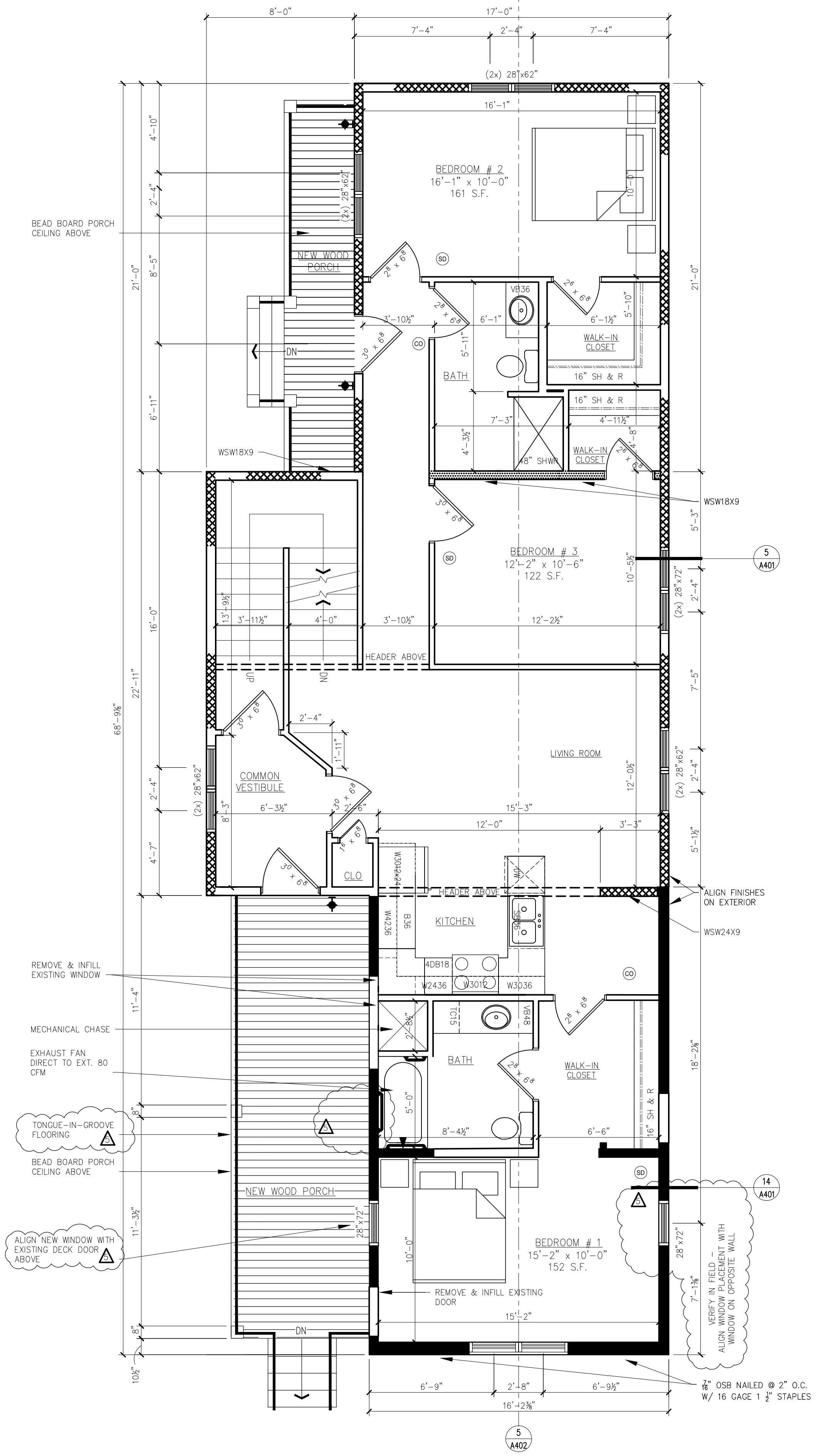
ALLOWABLE HEADER SPANS (UDC TABLE 21.25-D)

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

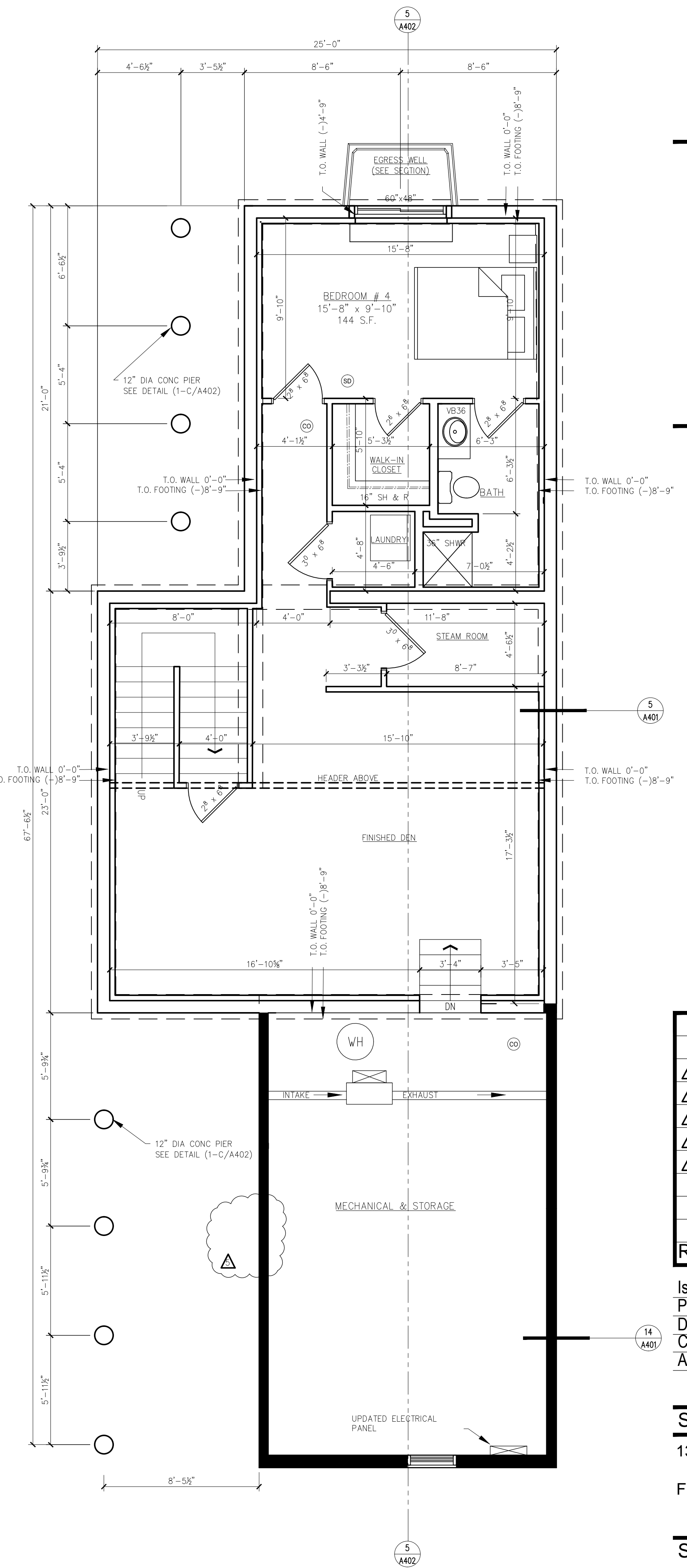
SHEAR WALL BRACING
 4'-0" STRUCTURAL SHEATHING
 4'-0" GYP BD, BOTH SIDES



SECOND FLOOR PLAN (UNIT #2)
 1/4" = 1'-0" NORTH



FIRST FLOOR PLAN (UNIT #1)
 1/4" = 1'-0" NORTH



BASEMENT PLAN (UNIT #1)
 1/4" = 1'-0" NORTH

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Revisions

Revision	Description
2016.05.16	LANDMARKS COMMISSION
2017.06.02	PERMIT SET
(A)	2017.06.12 ADDENDUM 1
(A)	2017.07.13 RFI 1
(A)	2017.11.10 CONSTRUCTION SET
(A)	2018.04.09 BULLETIN 1
(A)	2018.05.14 LANDMARKS REVISION

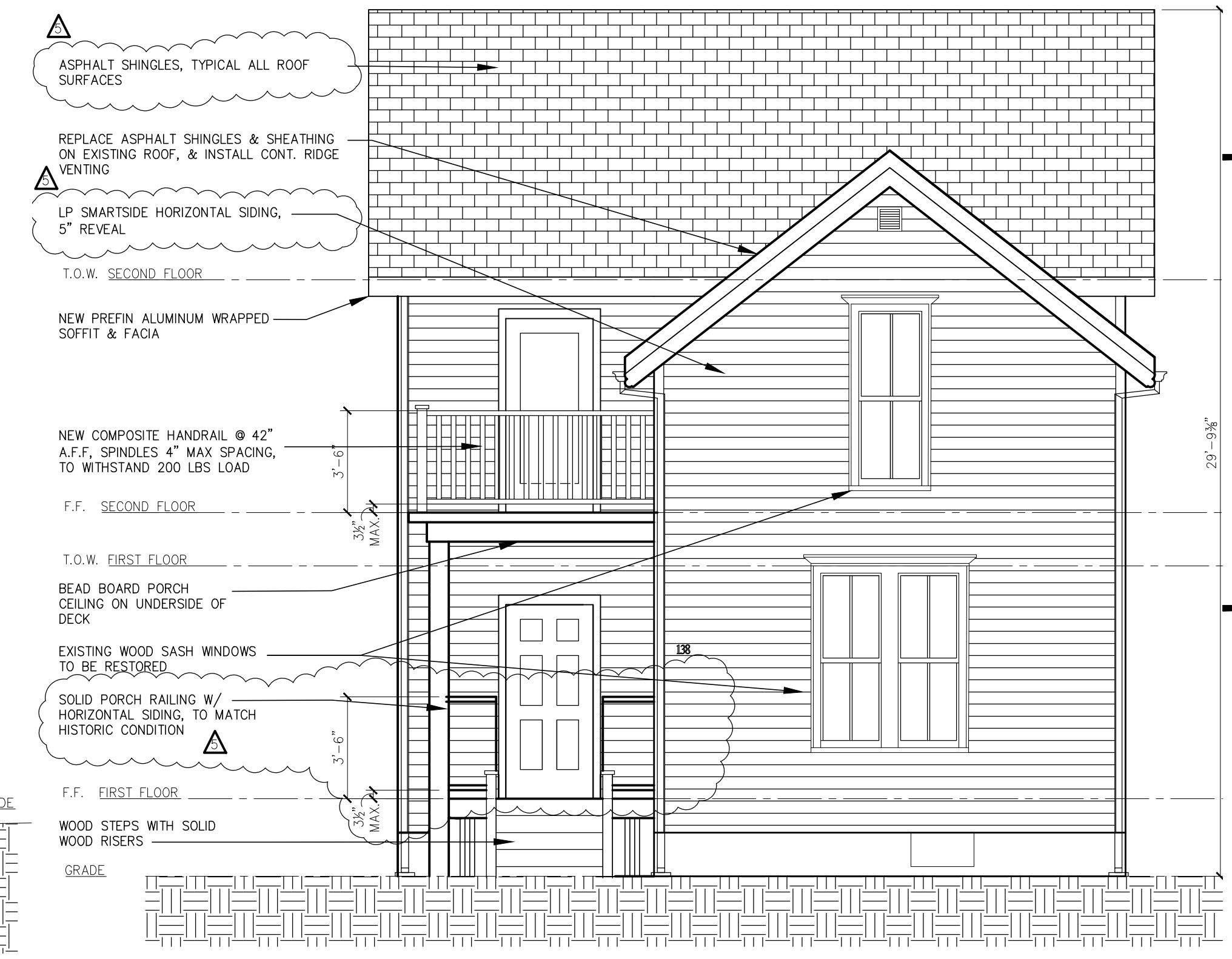
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Sheet Title
 138 S. Franklin St.
 FLOOR PLANS

Sheet No.
A201



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

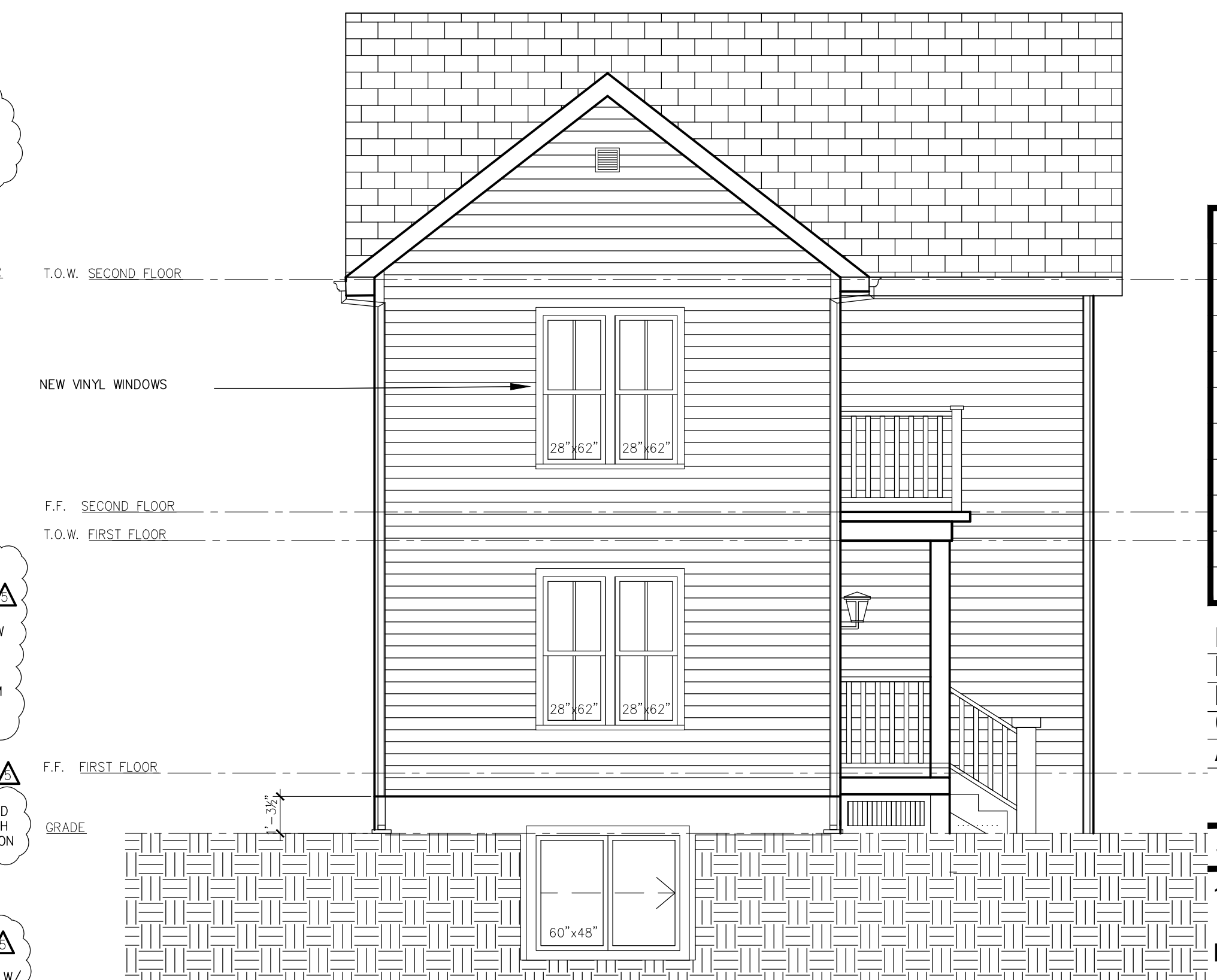


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

* NOTES APPLY TO ALL ELEVATIONS



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



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

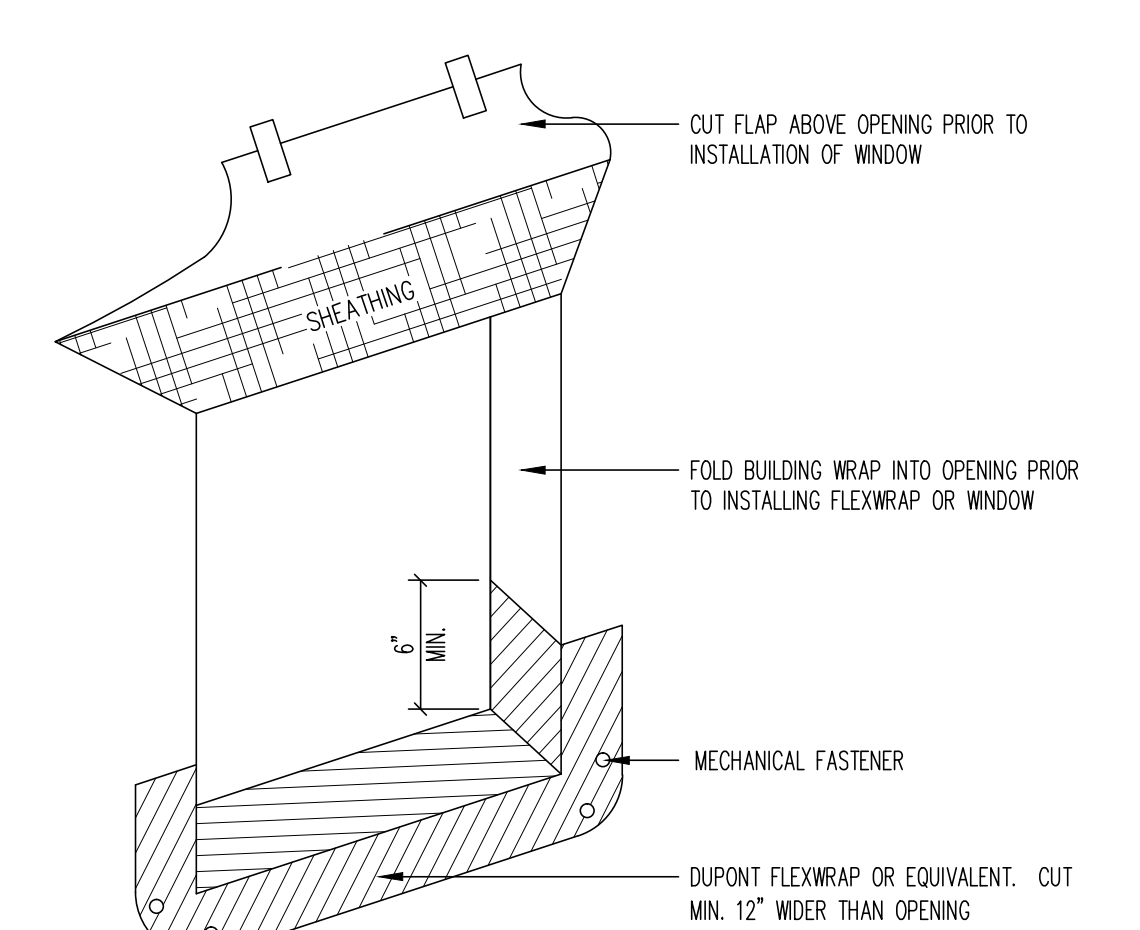
FRANKLIN STREET HOUSE
138 SOUTH FRANKLIN STREET
MADISON, WI 53703

Revisions	
2016.05.16	LANDMARKS COMMISSION
2017.06.02	PERMIT SET
2018.04.09	BULLETIN 1
2018.05.14	LANDMARKS REVISION

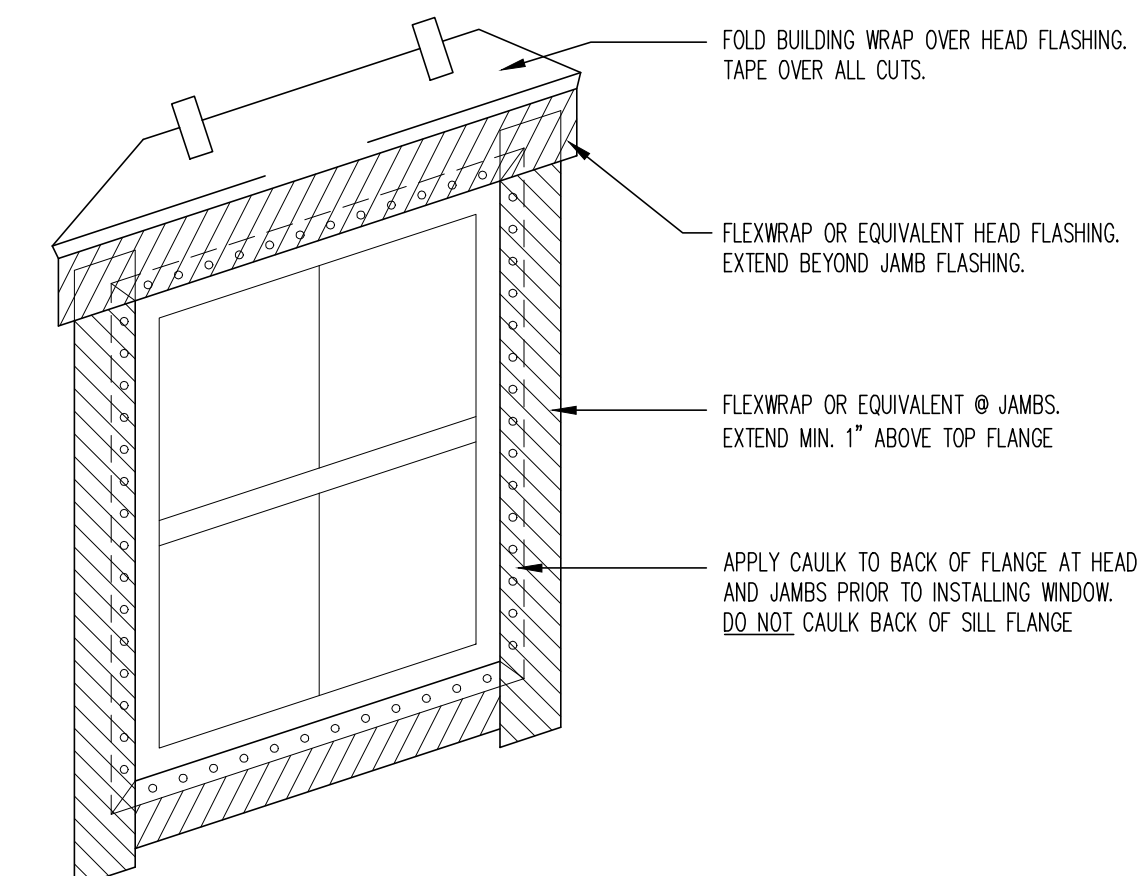
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Sheet Title
138 S. Franklin St.
ELEVATIONS

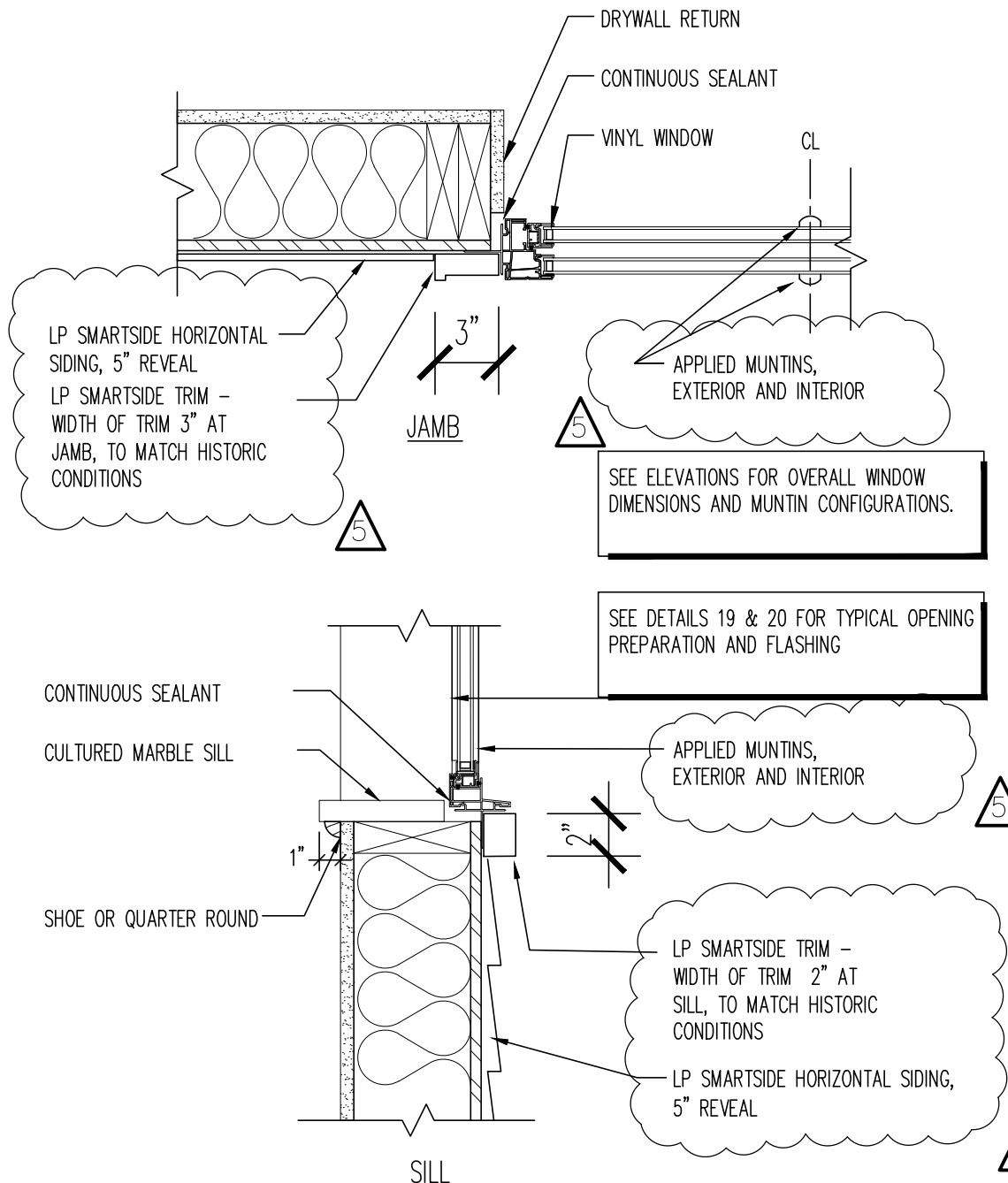
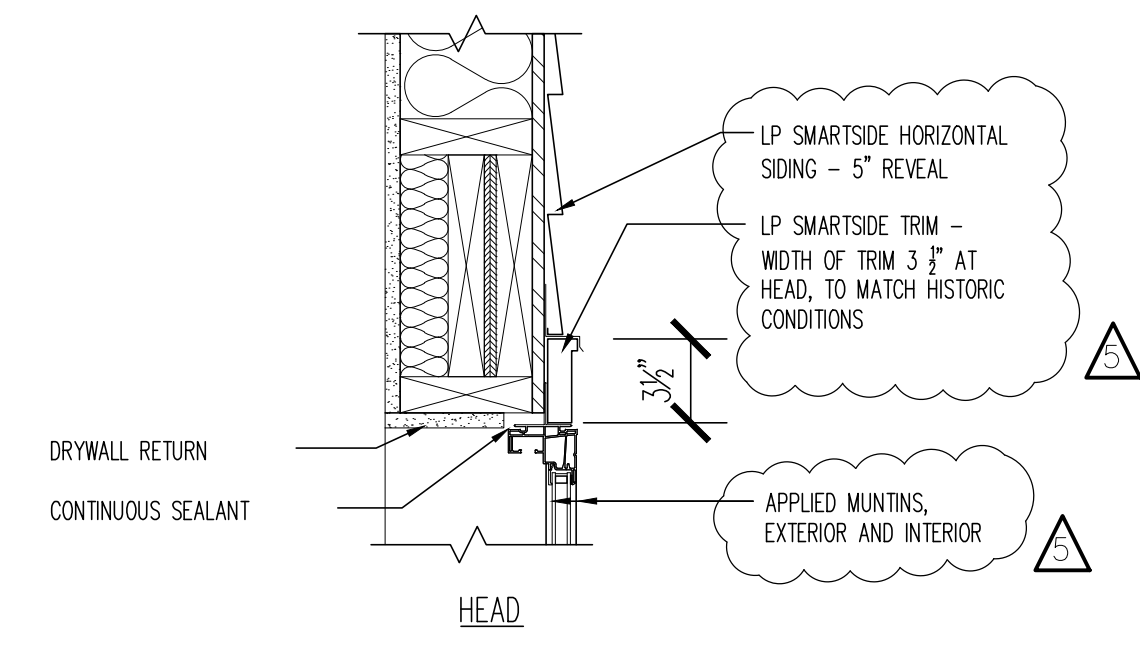
Sheet No.
A301



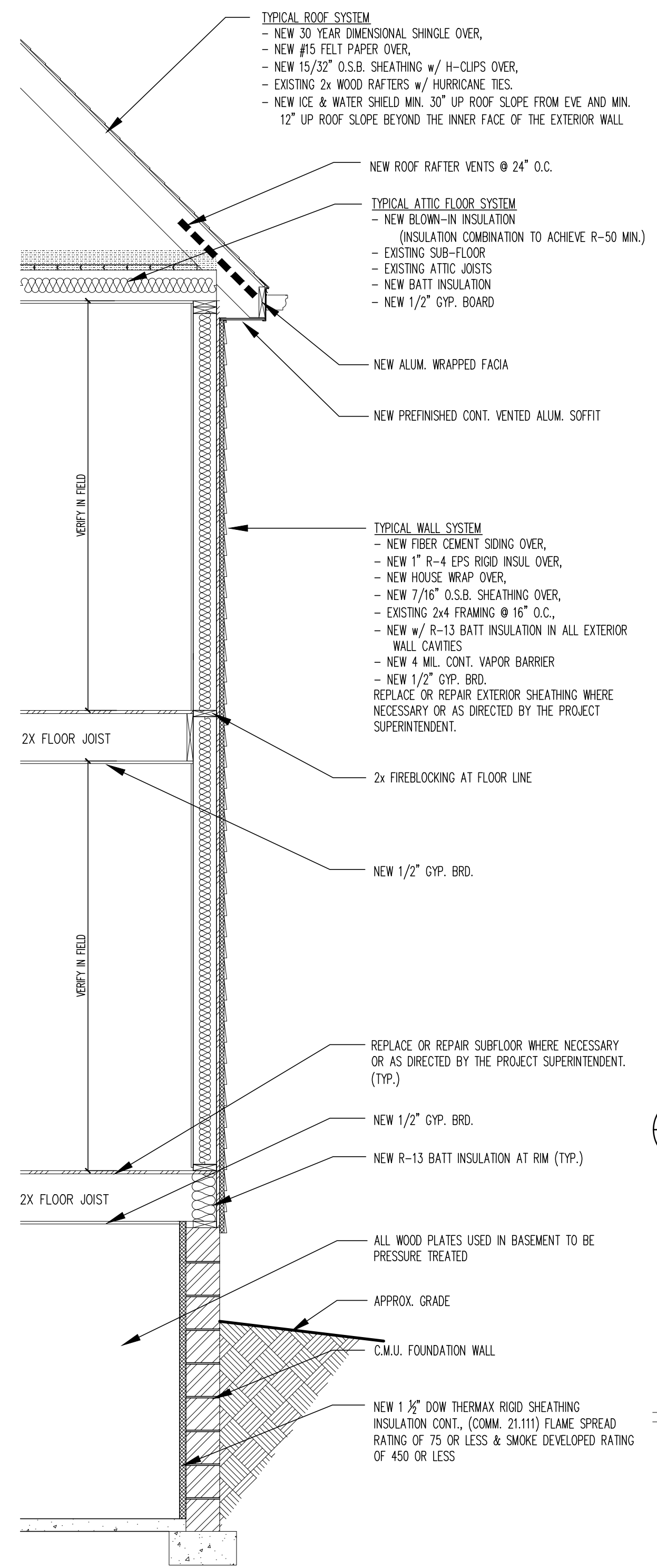
20 OPENING PREP. DETAIL
A401 N.T.S.



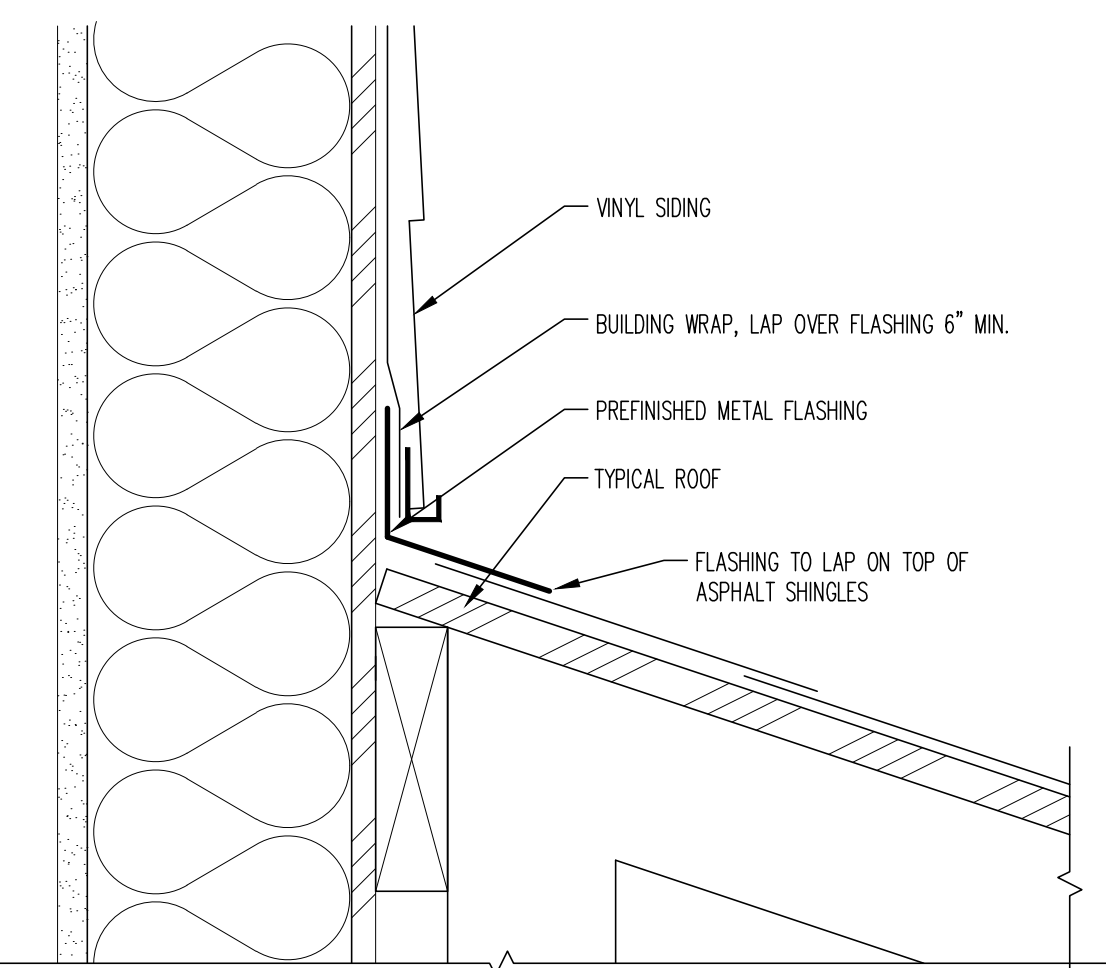
19 WINDOW FLASHING DETAIL
A401 N.T.S.



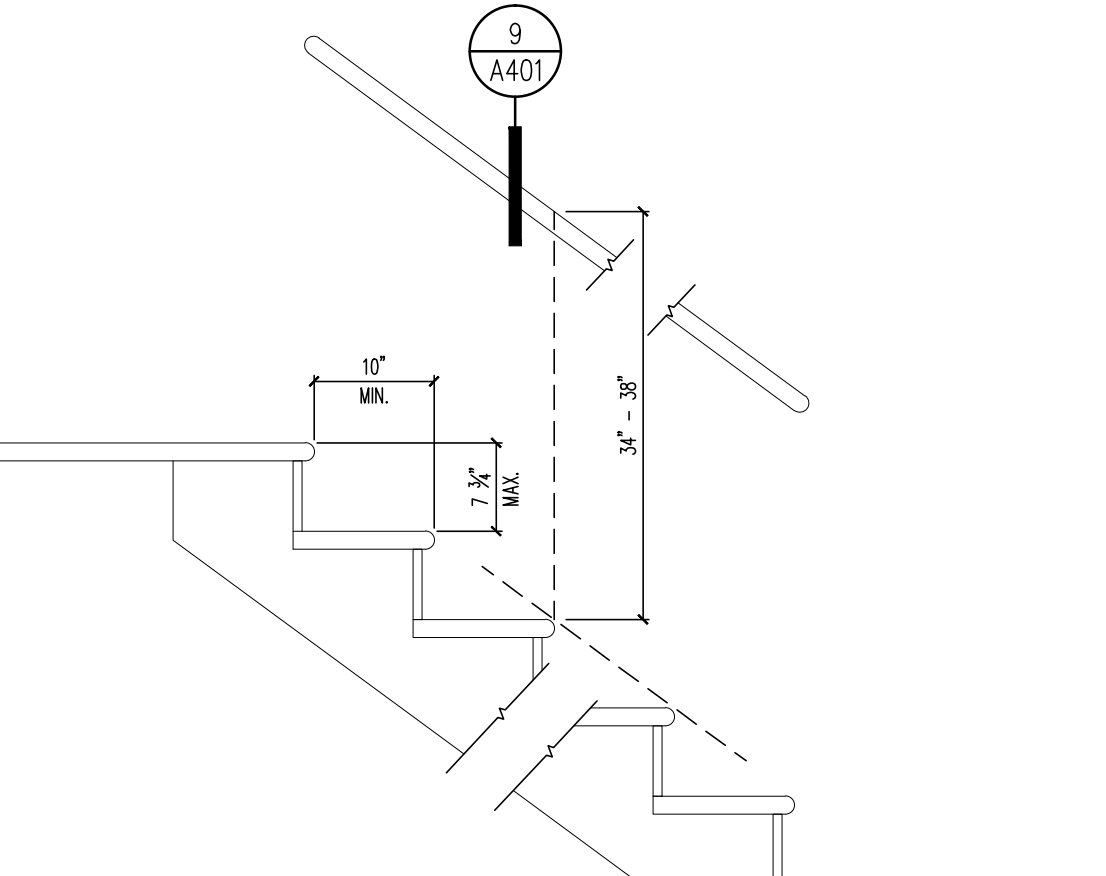
17 VINYL WINDOW AT HORIZONTAL SIDING
A401 1 1/2\"/>



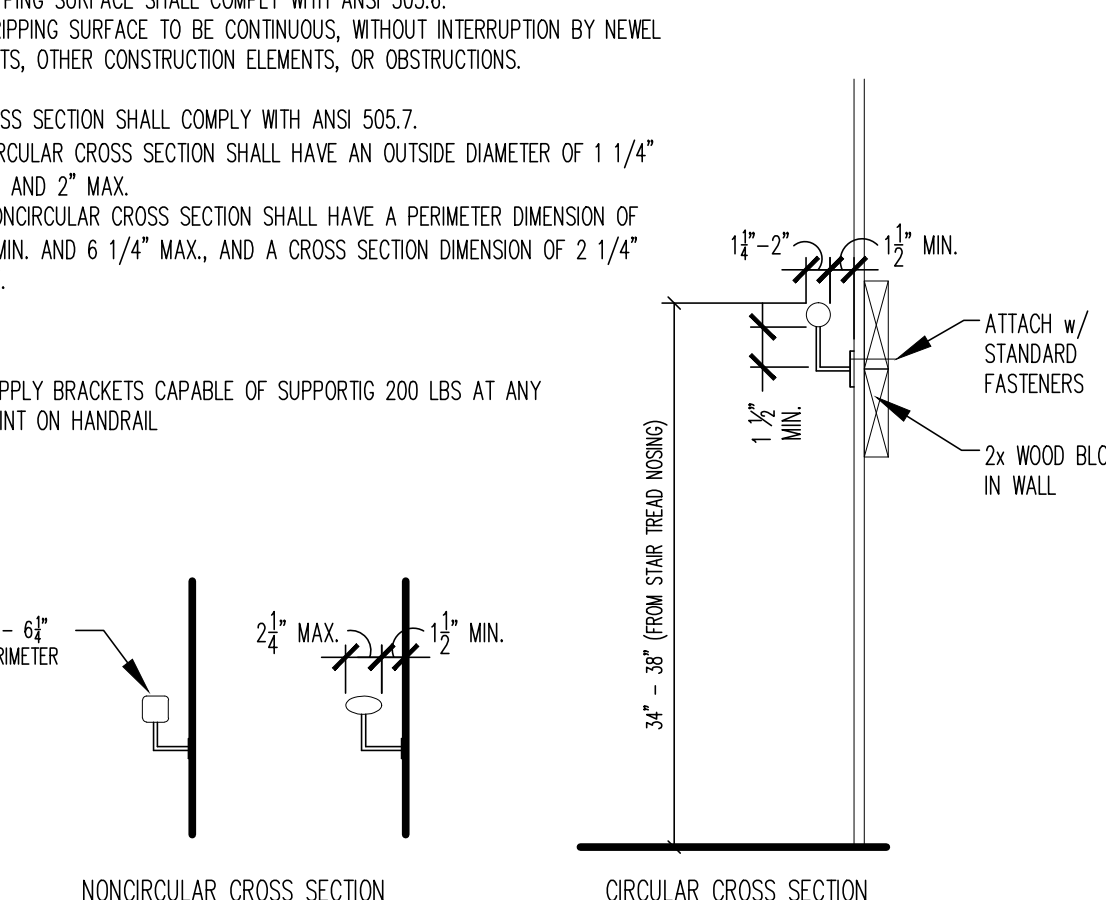
14 WALL SECTION - EXISTING BLDG
A401 1/2\"/>



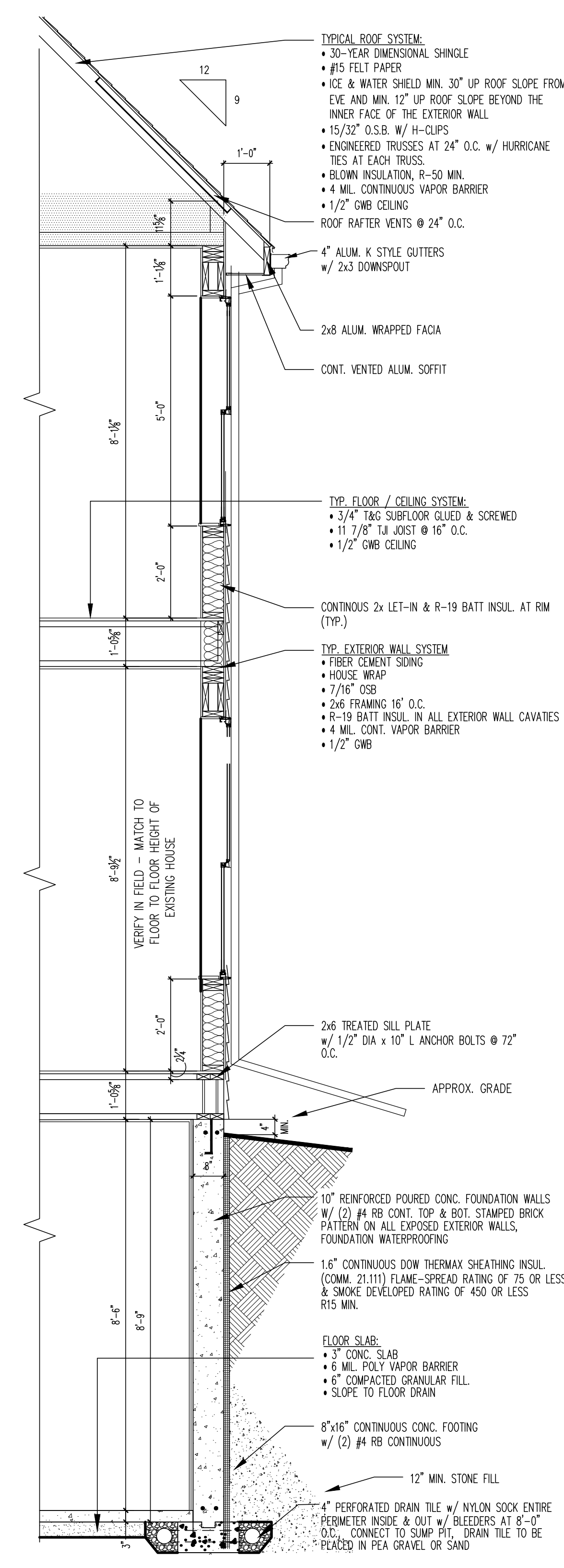
8 ROOF FLASHING AT BUILDING
A401 3\"/>



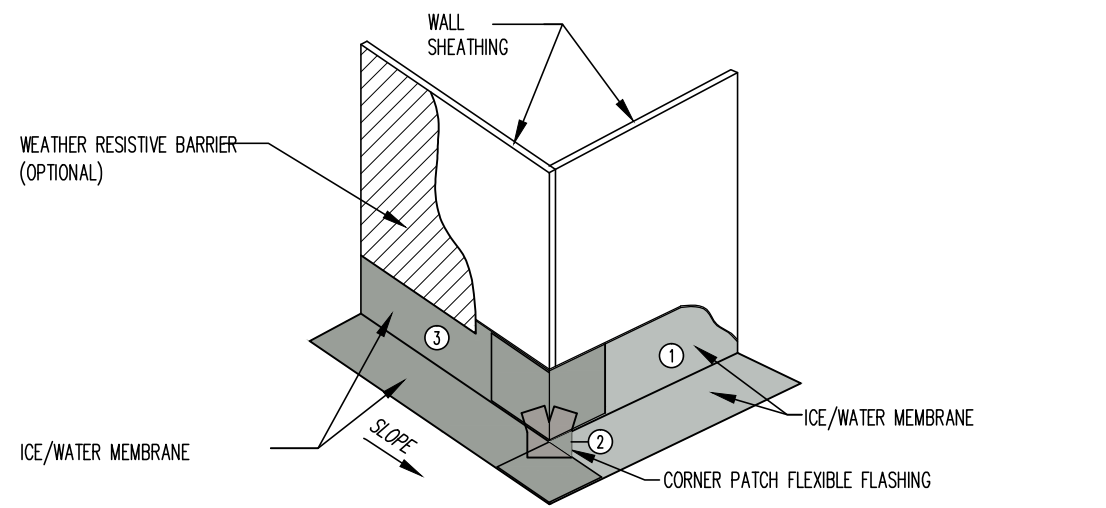
10 TYP. STAIR RAILING MOUNTING
A401 1/2\"/>



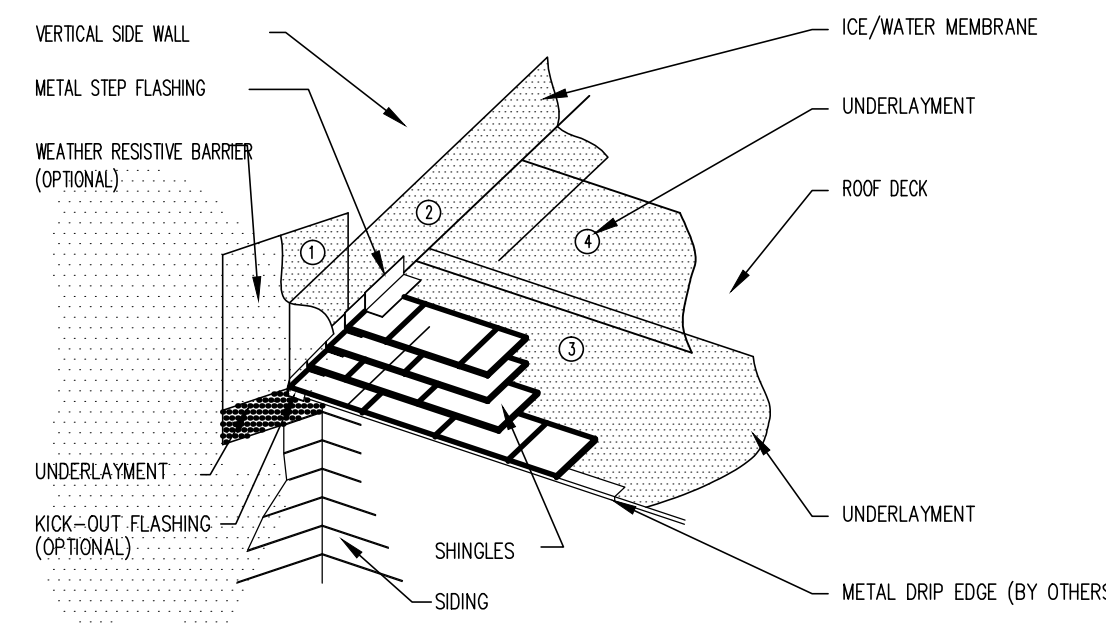
9 TYP. STAIR RAILING SECTION
A401 1\"/>



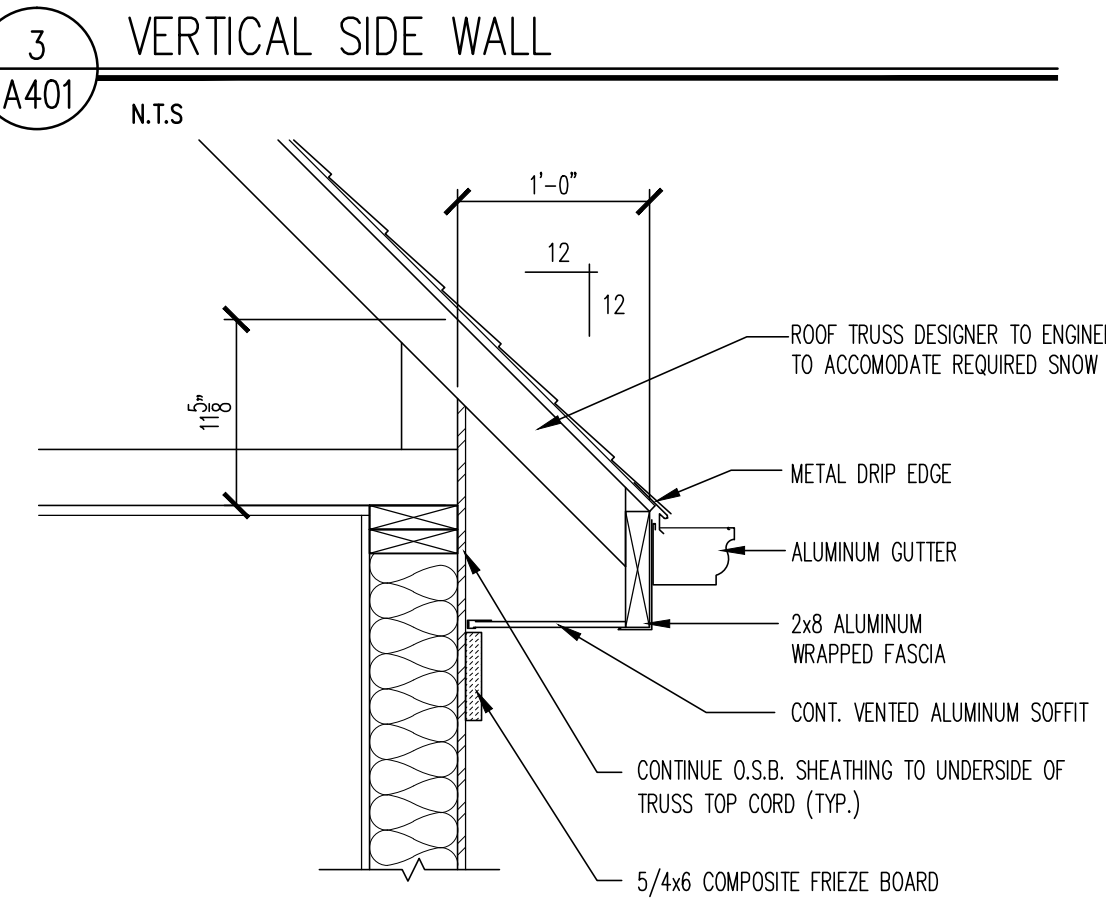
5 WALL SECTION - NEW CONSTRUCTION
A401 1/2\"/>



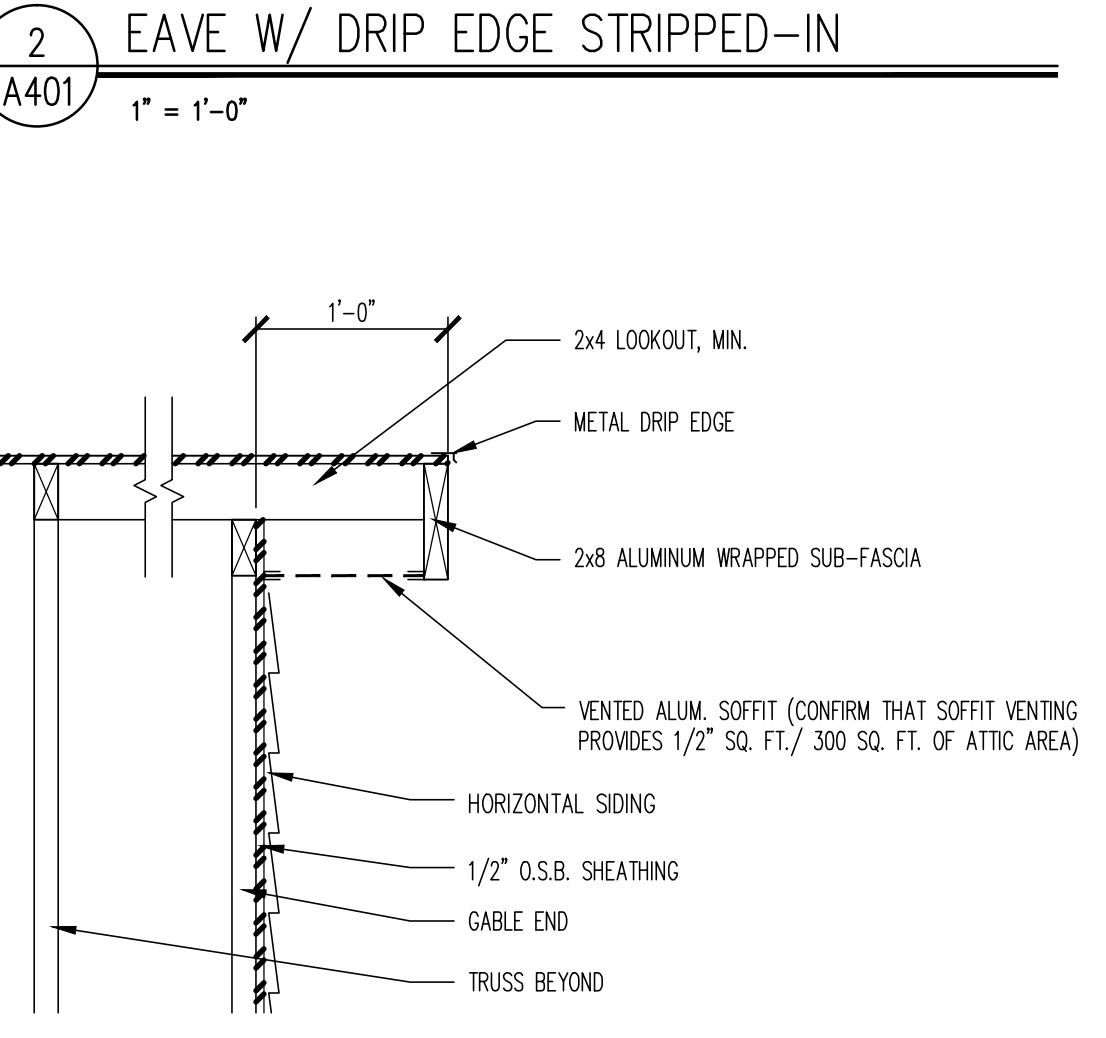
4 OUTSIDE CORNER (WALL TO DECK)
A401 1\"/>



3 VERTICAL SIDE WALL
A401 N.T.S.



2 EAVE W/ DRIP EDGE STRIPPED-IN
A401 1\"/>



1 FASCIA @ RAKE AT HORIZONTAL SIDING
A401 1\"/>

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	2016.05.16	LANDMARKS COMMISSION
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△	2017.07.13	RF1 1
△	2017.11.10	CONSTRUCTION SET
△	2018.05.14	LANDMARKS REVISION

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Sheet Title
138 S. Franklin St.
SECTIONS & DETAILS

Sheet No.
A401

