

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

LOT COVERAGE:

| | |
|-----------------------|-----------------|
| PRIMARY DWELLING UNIT | 1,624 SF |
| DRIVEWAY, WALKS | 836 SF |
| TOTAL COVERAGE | 2,460 SF |
| | 86.8% LOT |

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:

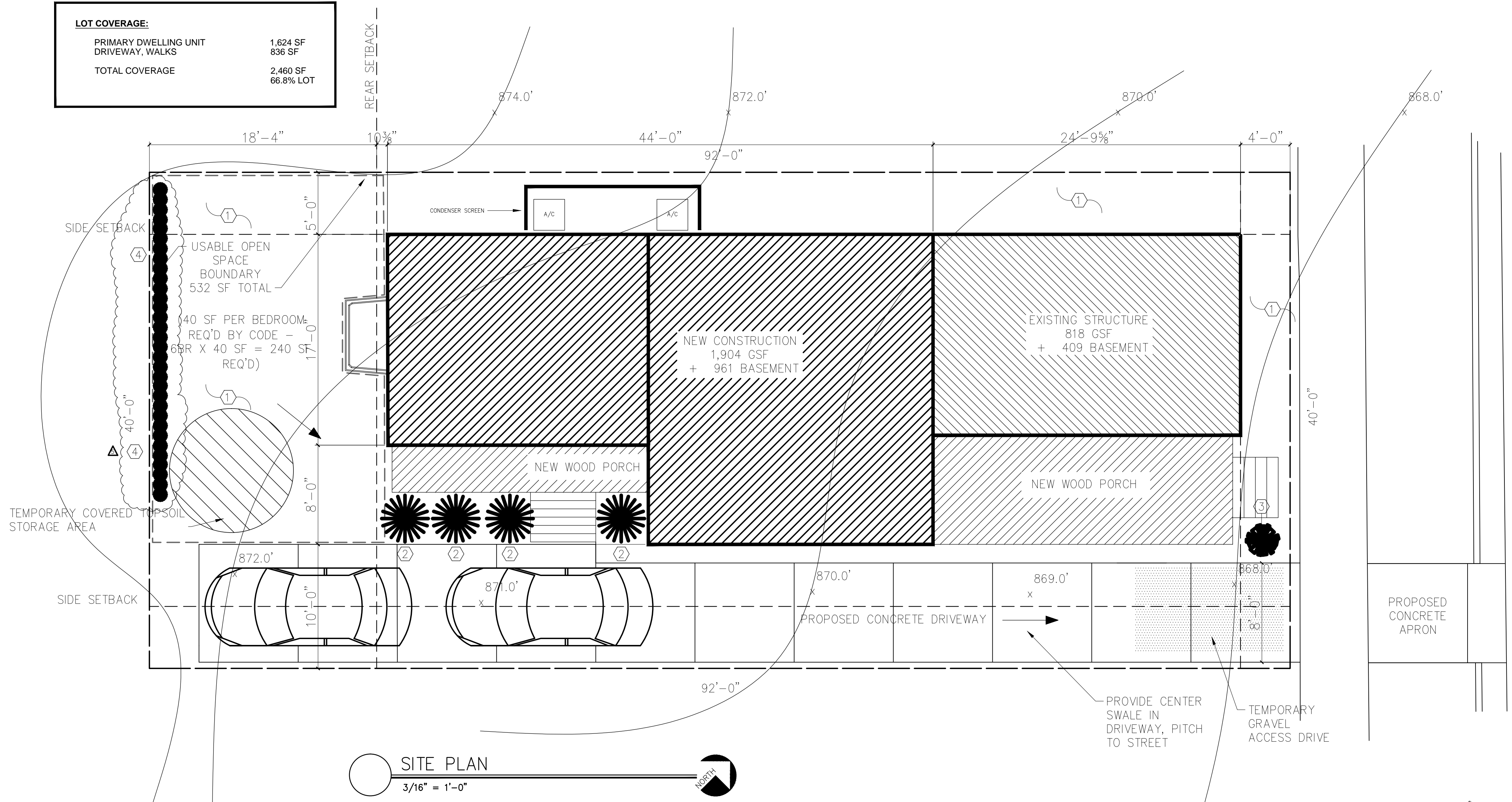
- ALL SITE CONCRETE TO BE REMOVED AND REPLACED
- PARTIAL DEMOLITION OF PRIMARY STRUCTURE
- REMOVAL OF EXISTING ACCESSORY STRUCTURES
- NEW ADDITION TO PRIMARY STRUCTURE
- NEW CONCRETE DRIVEWAY
- NEW PERMEABLE PAVER PATIO

DIGGERSHOTLINE

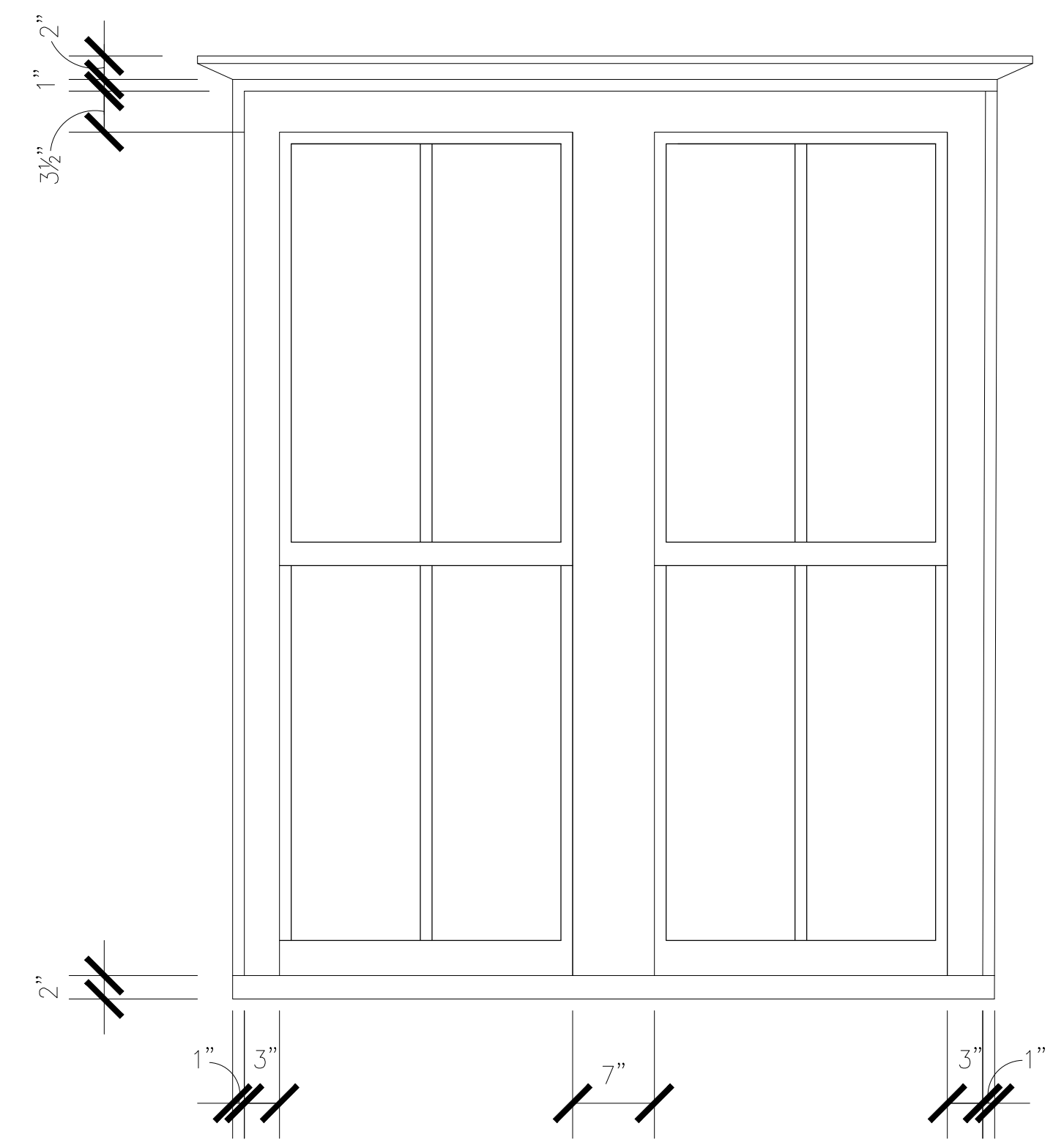
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

LANDSCAPE KEYNOTES

| | |
|---|---------------------------|
| ① | GRASS LAWN |
| ② | HYDRANGEA SHRUB - 48" DIA |
| ③ | SPIRAEA SHRUB - 30" DIA |
| ④ | GRAPE VINE |



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



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

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

Issue Date: 2017.06.02
Project No. x
Drawn: DMK
Checked: x
Approved: x

Sheet Title
138 S. Franklin St.
SITE PLAN

Sheet No.
AS100

BUILDING & CODE INFO.

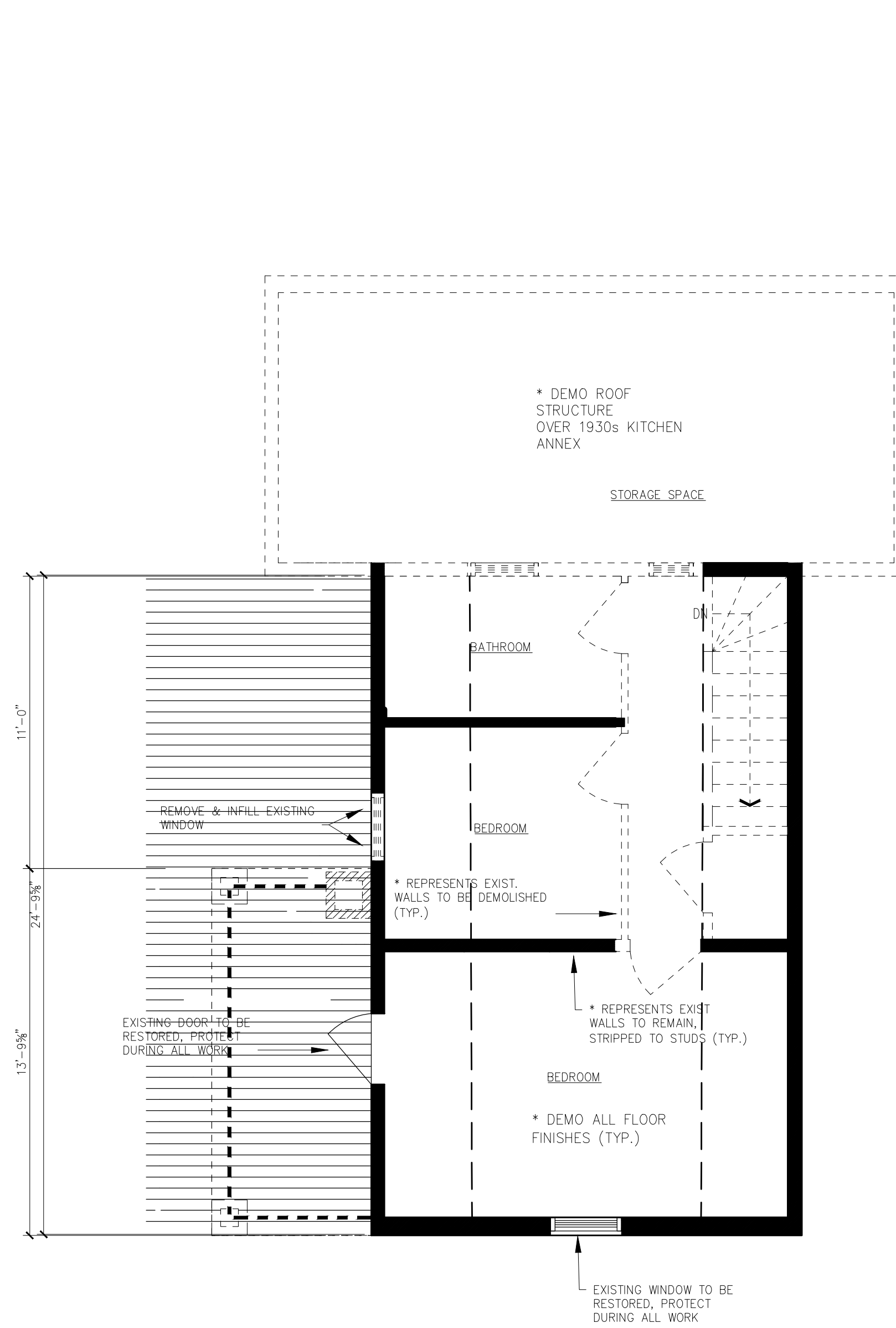
| | |
|------------------------------|---|
| Building Height: | 2 STORIES + BASEMENT |
| Occupancy: | EXISTING DR1 |
| Building Codes: | 2009 IBC |
| Gross Building Areas: | 4,619 SF 1,362 SF BASEMENT 1,332 SF FIRST FLOOR 436 SF FRONT PORCH 157 SF BACK PORCH 1,332 SF SECOND FLOOR |
| Site Area: | 0.1 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 |
| 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

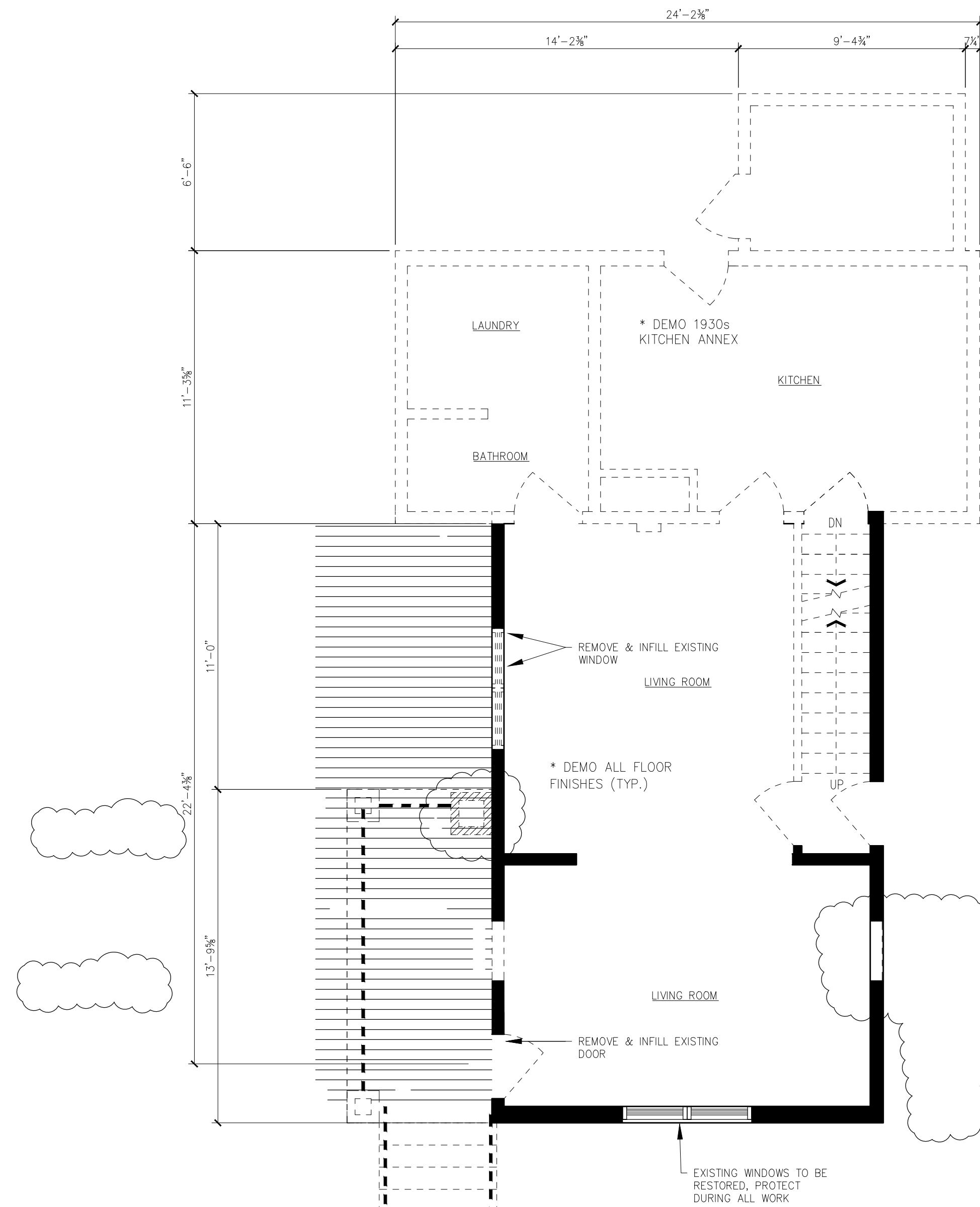
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THE WORK INCLUDES THE FOLLOWING:

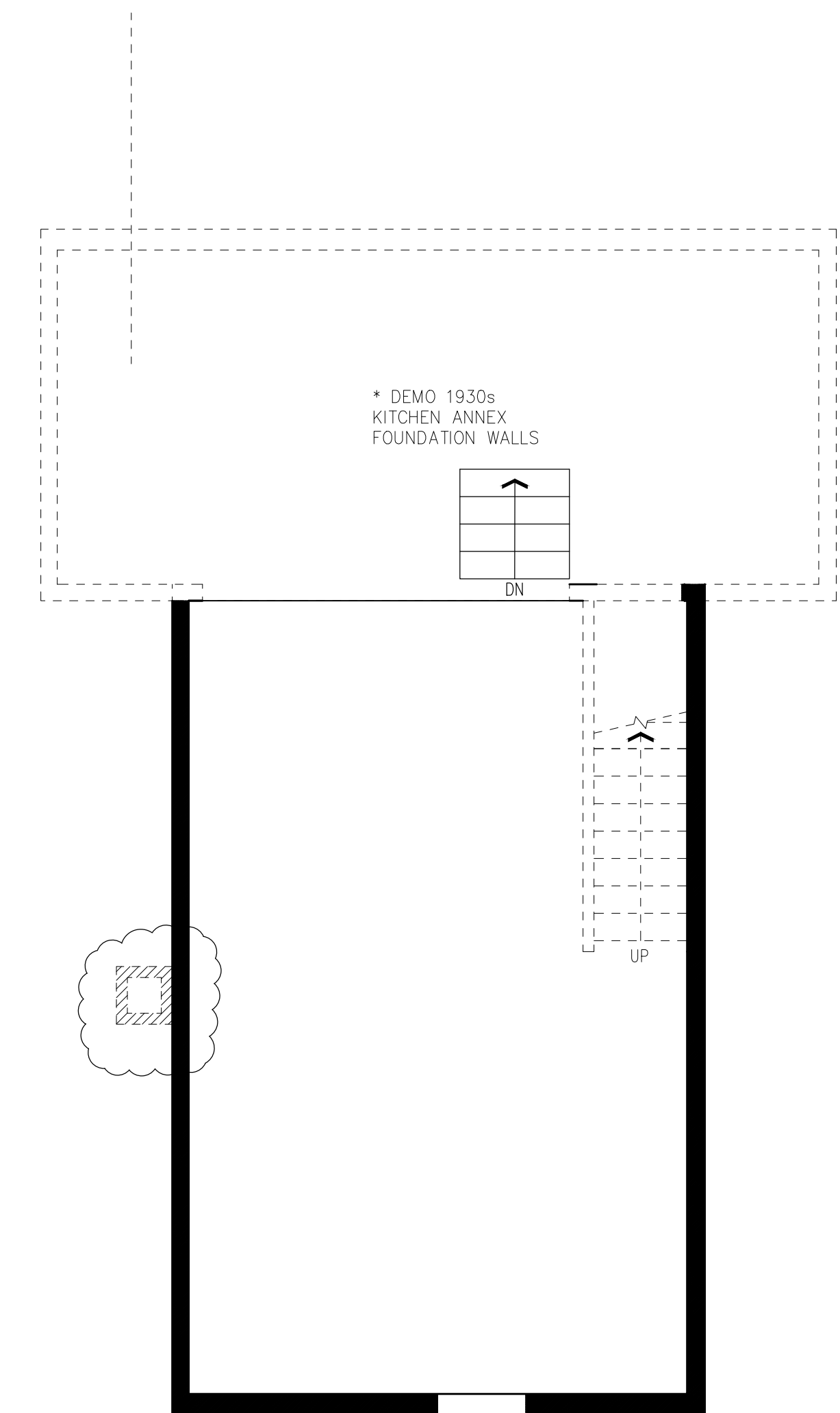
- ASBESTOS, MOLD, AND LEAD BASED PAINT REMEDIATION
- SELECTIVE SITE DEMOLITION (PORCHES, DECKS)
- INTERIOR DEMOLITION AND RECONFIGURATION OF SOME NON-LOAD BEARING WALLS.
- ROUGH CARPENTRY FOR NEW INTERIOR AND EXTERIOR WALLS, GARAGES, PORCHES, DECKS, ETC.
- NEW PLUMBING SYSTEMS
- NEW MECHANICAL SYSTEMS
- 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"



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



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

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 |
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Revisions

Issue Date: 2017.06.02
 Project No. x
 Drawn: DMK
 Checked: x
 Approved: x

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

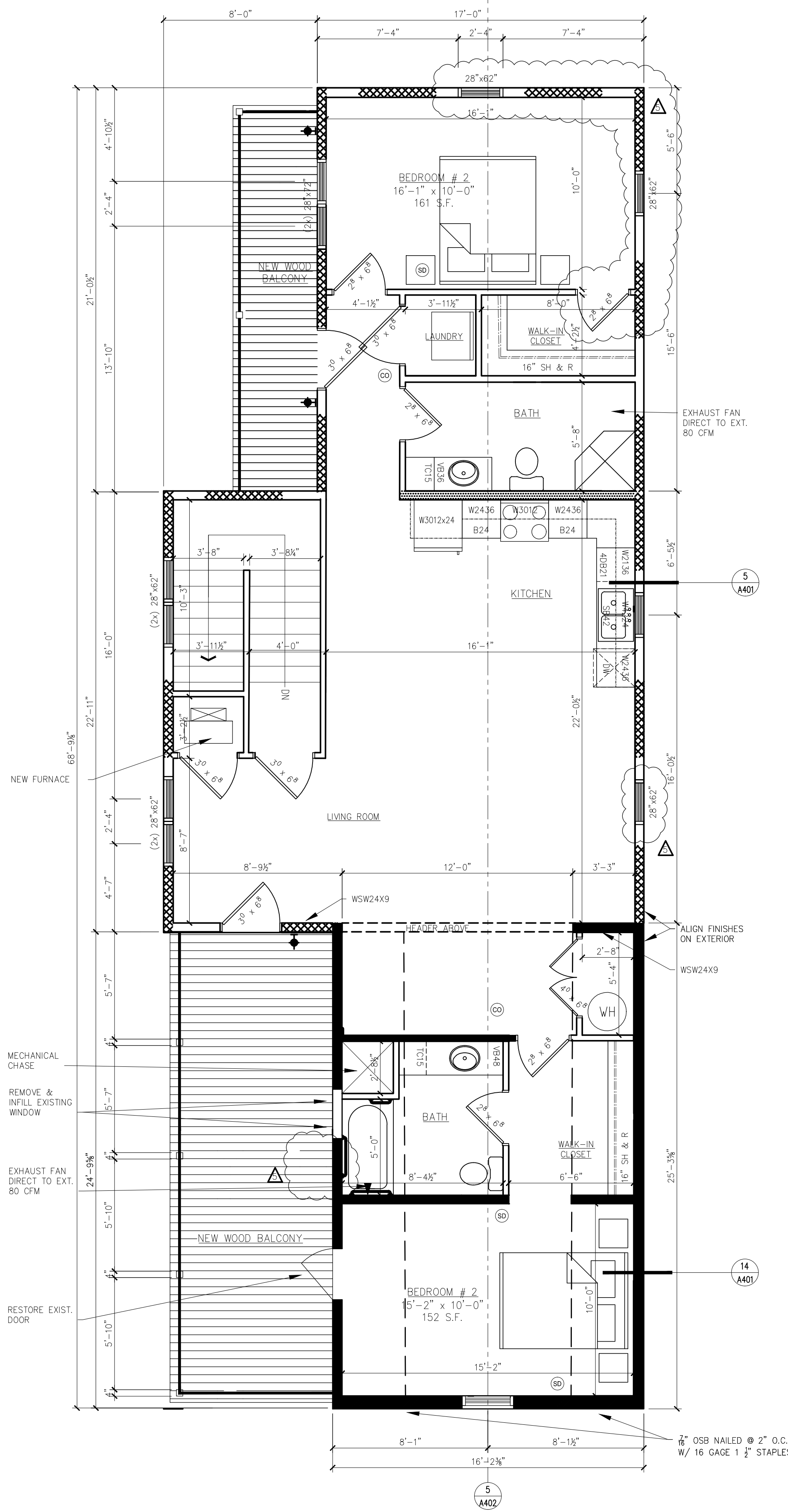
PERSPECTIVE STRUCTURAL SIZING & SPACING (UDC TABLE 21.25-A)

| | 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 |

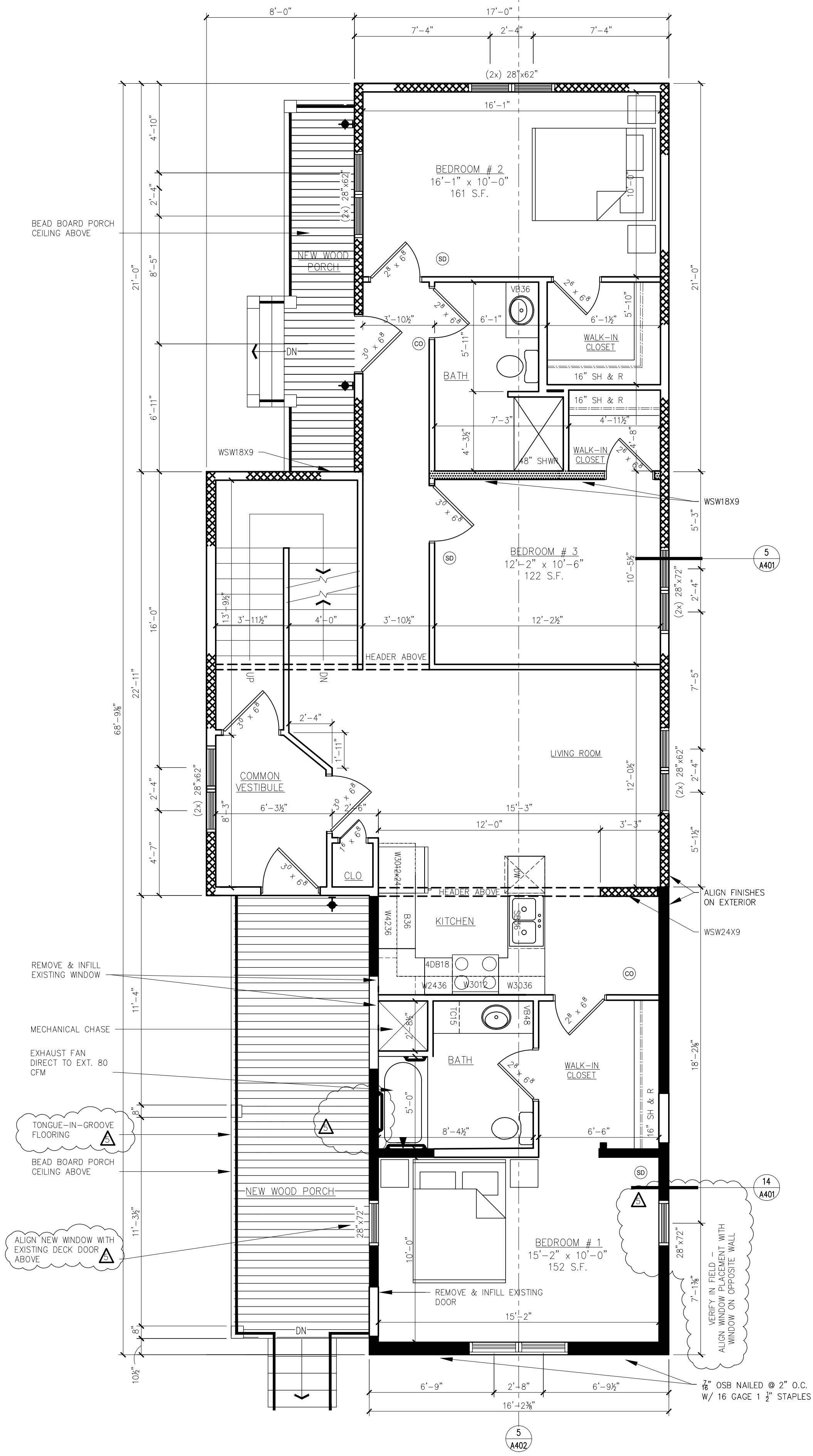
ALLOWABLE HEADER SPANS (UDC TABLE 21.25-D)

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

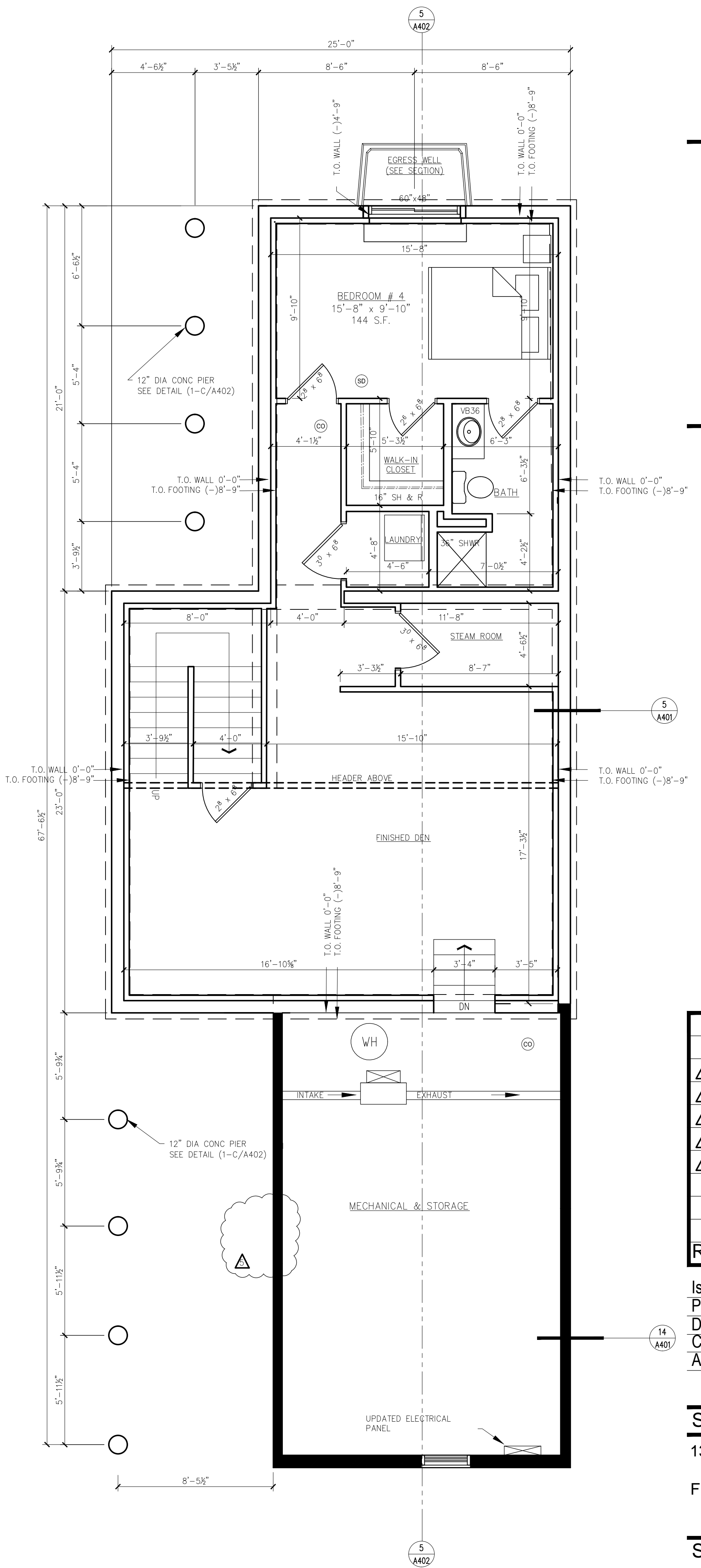
SHEAR WALL BRACING
 4'-0" STRUCTURAL SHEATHING
 4'-0" GYP BD, BOTH SIDES



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

FRANKLIN STREET HOUSE
 138 SOUTH FRANKLIN STREET
 MADISON, WI 53703

Revisions

| Revision | Description |
|------------|----------------------|
| 2016.05.16 | LANDMARKS COMMISSION |
| 2017.06.02 | PERMIT SET |
| 2017.06.12 | ADDENDUM 1 |
| 2017.07.13 | RFI 1 |
| 2017.11.10 | CONSTRUCTION SET |
| 2018.04.09 | BULLETIN 1 |
| 2018.05.14 | LANDMARKS REVISION |

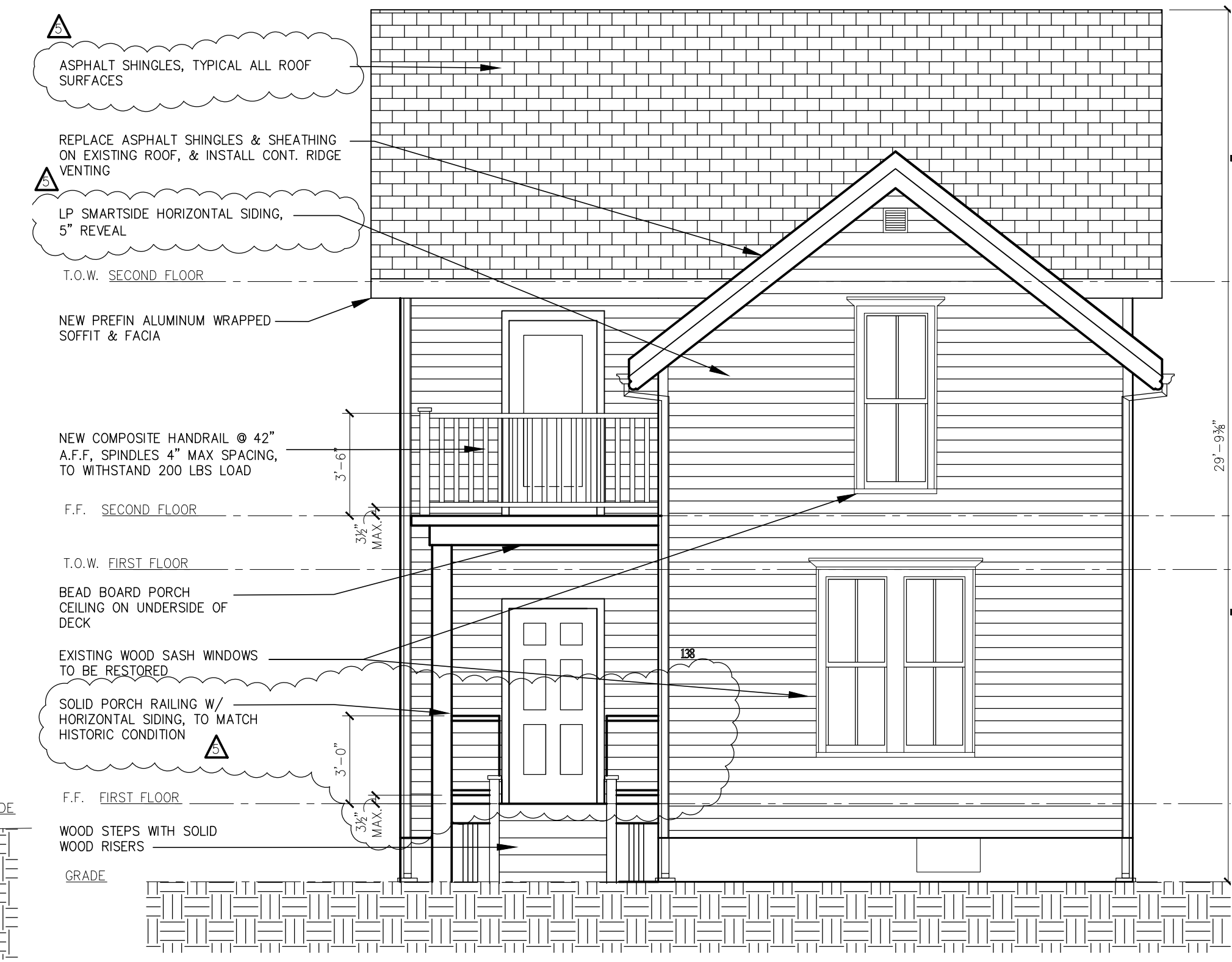
Issue Date: 2017.06.02
 Project No. x
 Drawn: DMK
 Checked: x
 Approved: x

Sheet Title
 138 S. Franklin St.
 FLOOR PLANS

Sheet No.
A201



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

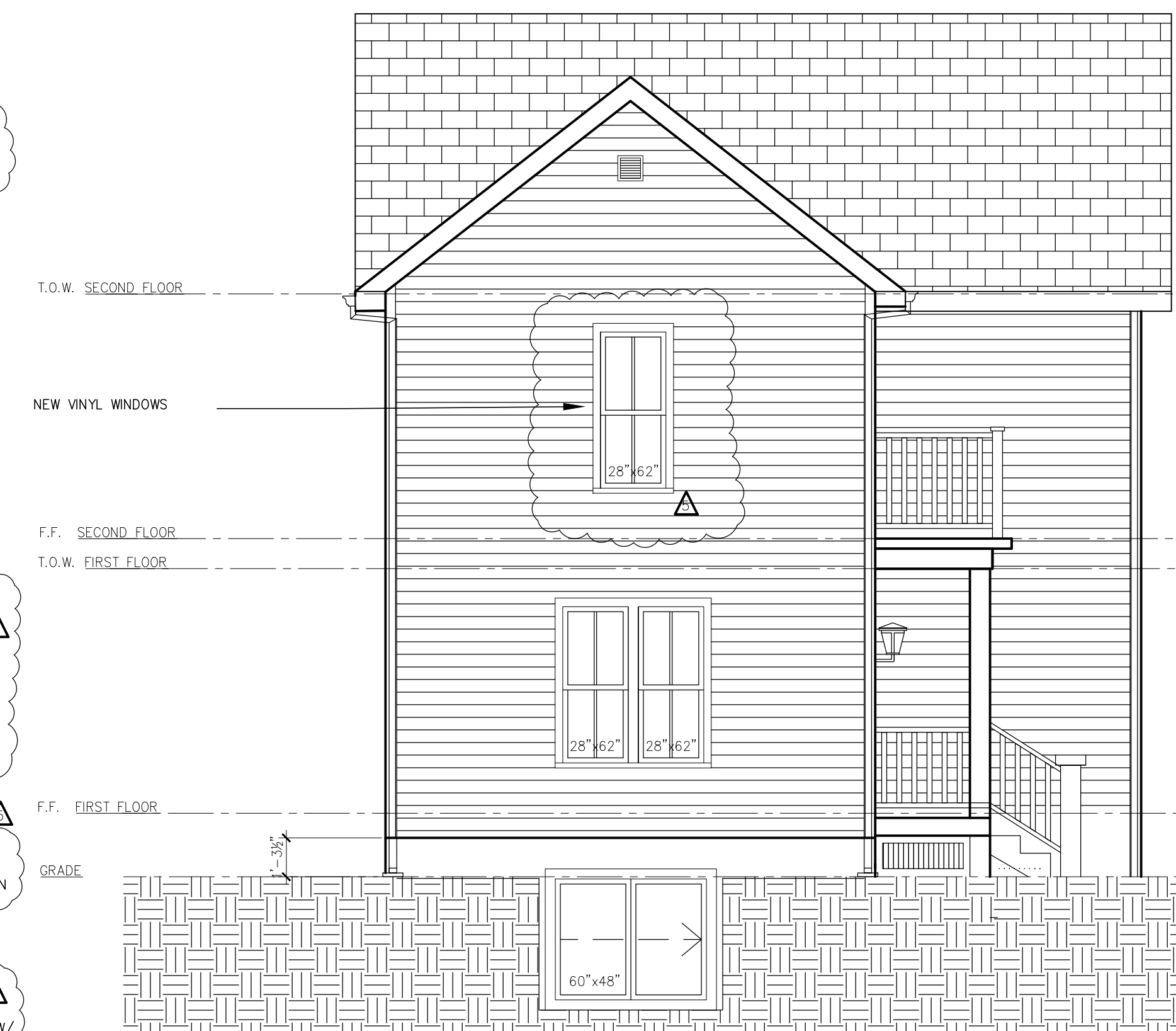


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

* NOTES APPLY TO ALL ELEVATIONS



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



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

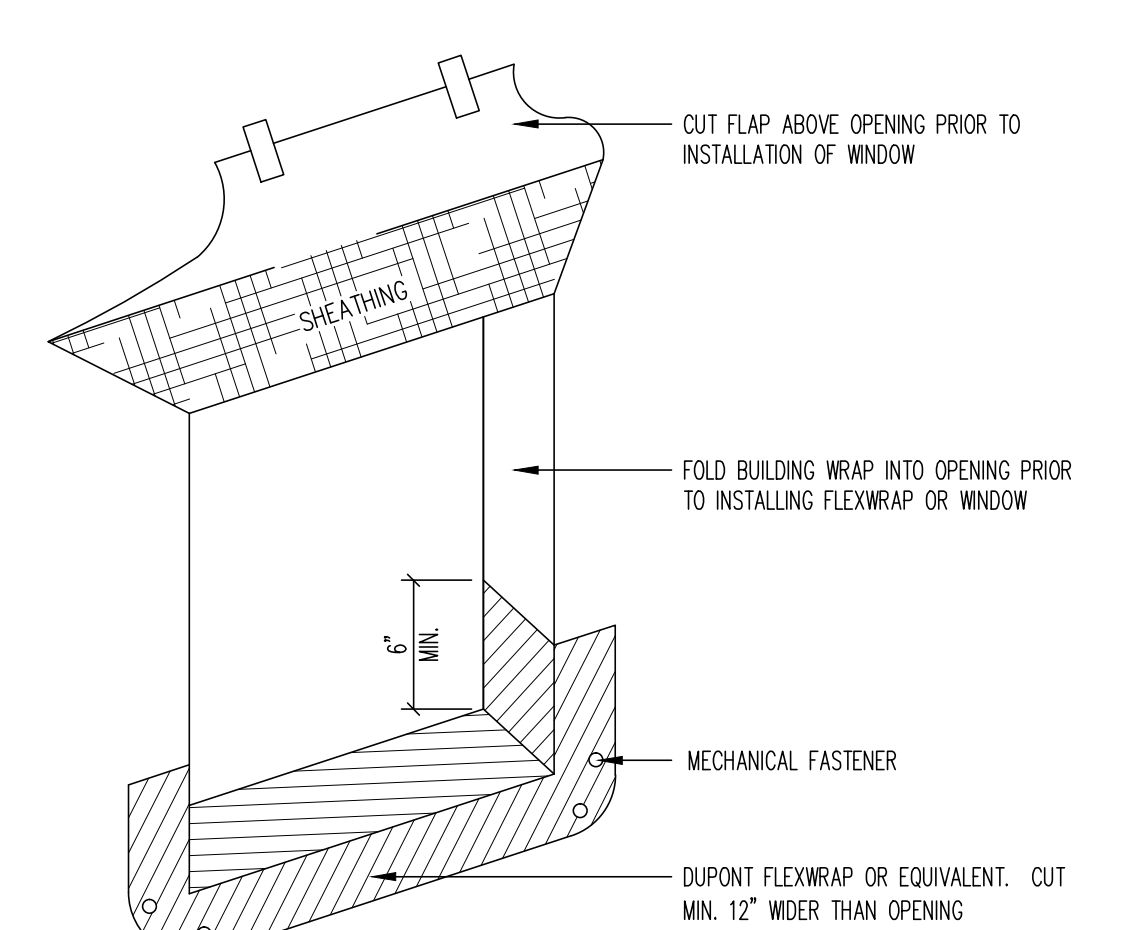
FRANKLIN STREET HOUSE
138 SOUTH FRANKLIN STREET
MADISON, WI 53703

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

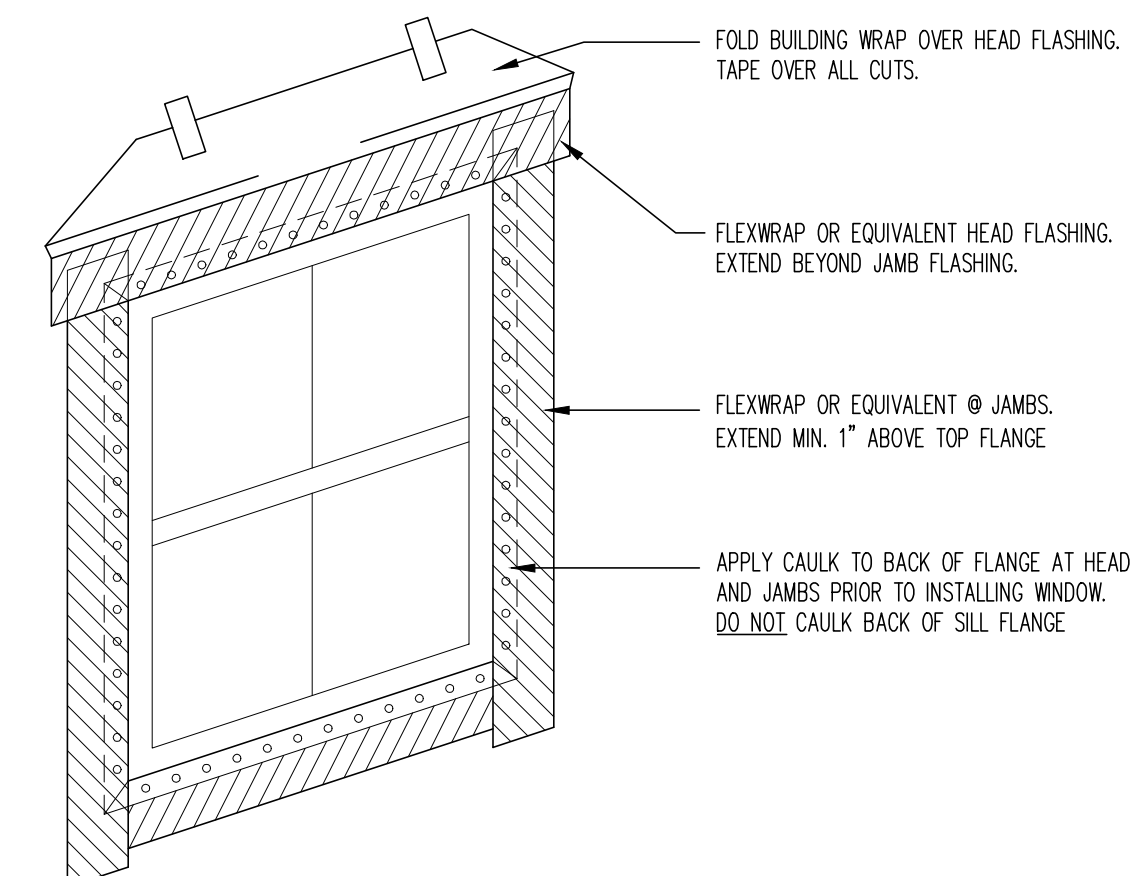
Issue Date: 2017.06.02
Project No. x
Drawn: DMK
Checked: x
Approved: x

Sheet Title
138 S. Franklin St.
ELEVATIONS

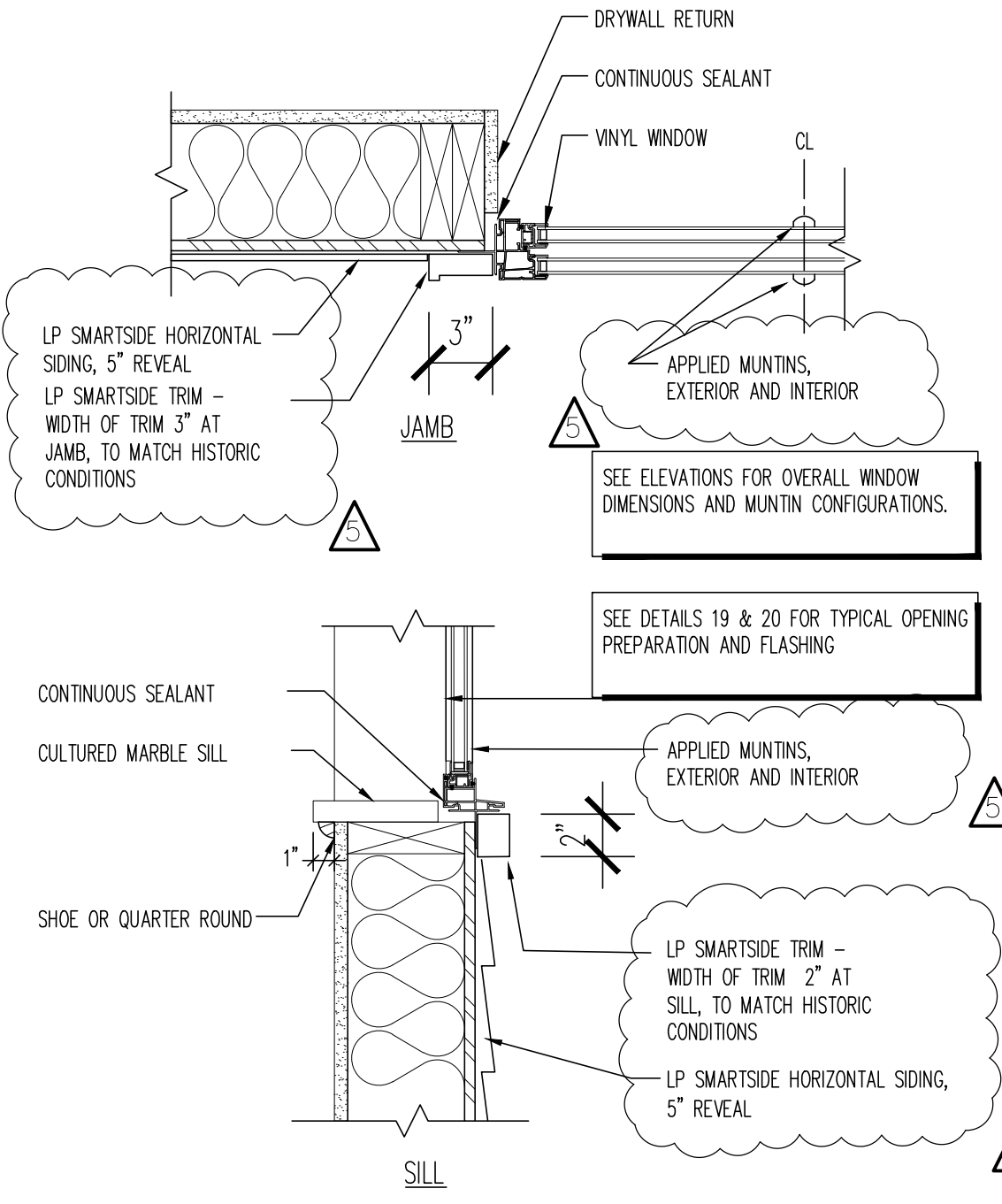
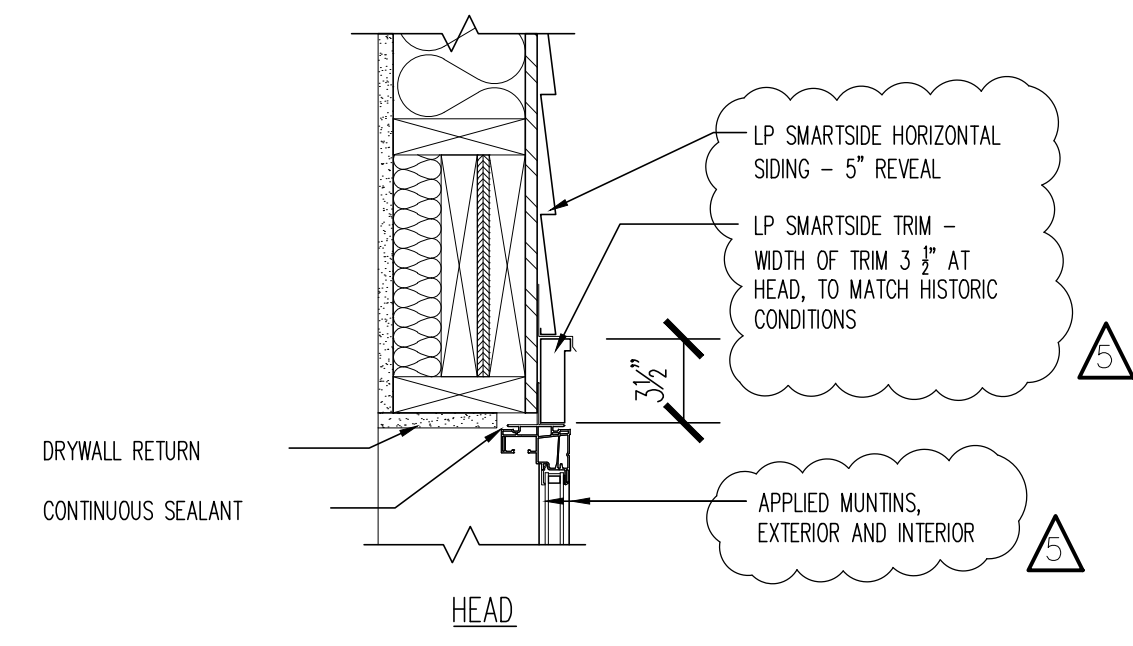
Sheet No.
A301



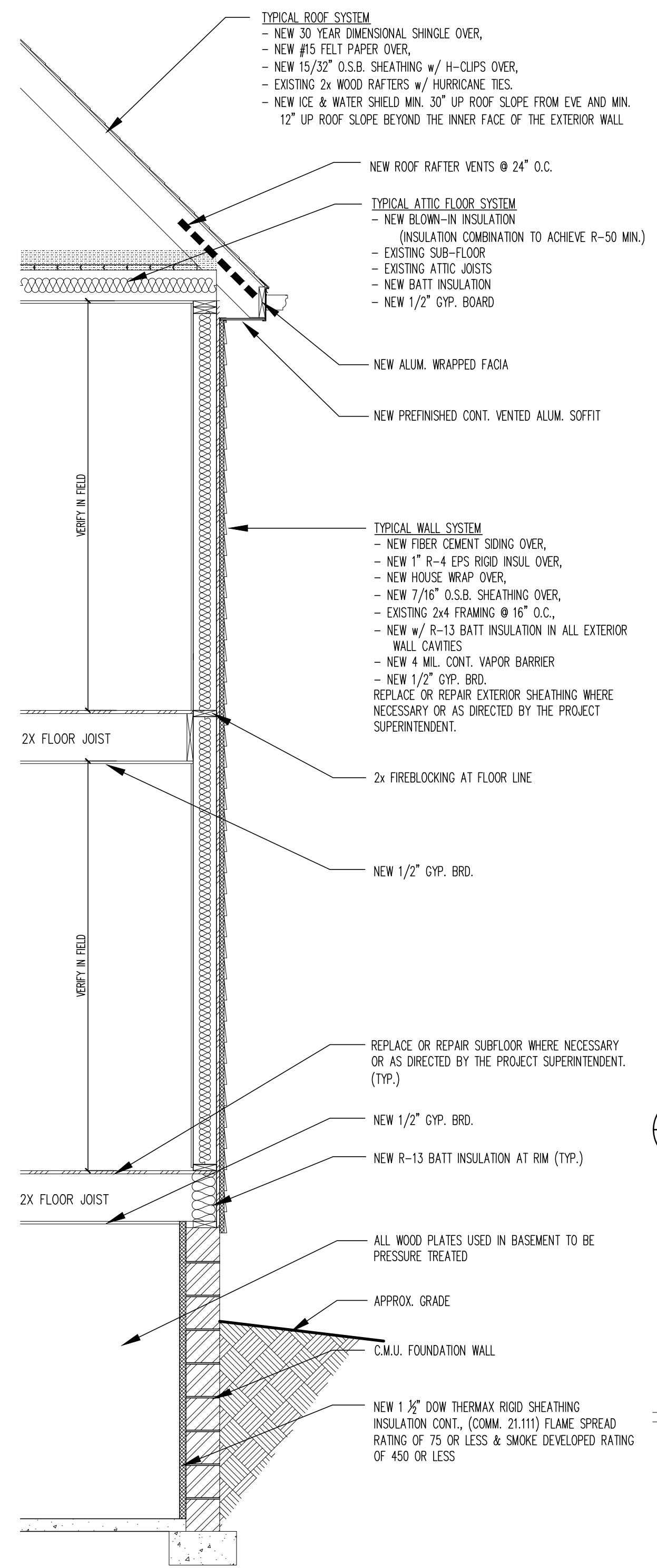
20 OPENING PREP. DETAIL
A401 N.T.S.



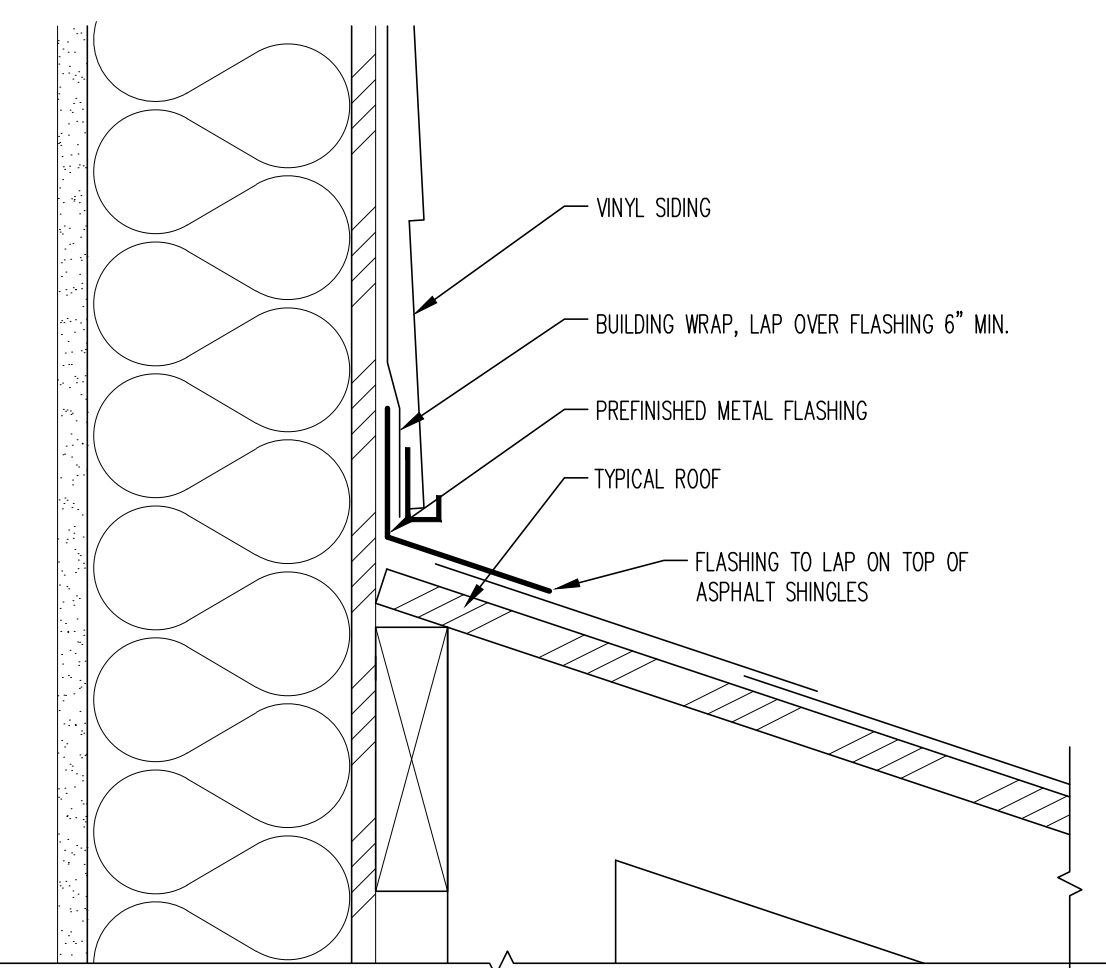
19 WINDOW FLASHING DETAIL
A401 N.T.S.



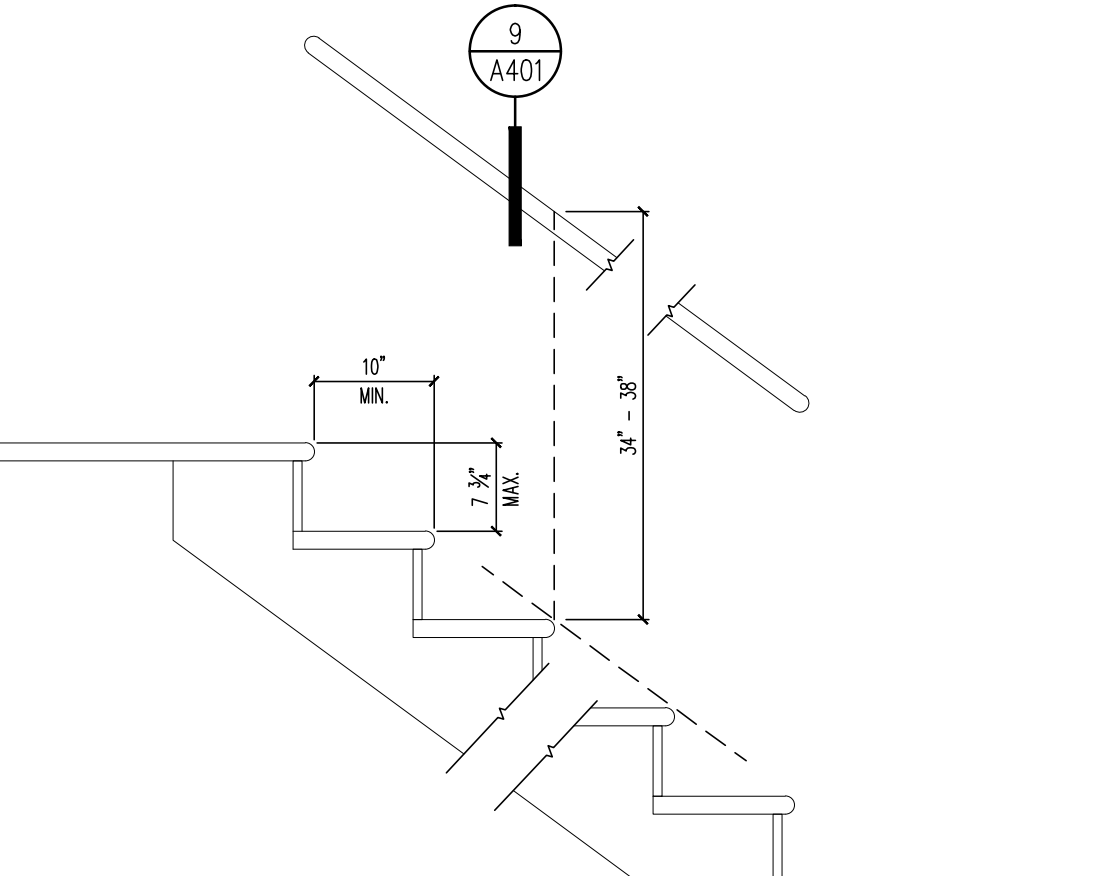
17 VINYL WINDOW AT HORIZONTAL SIDING
A401 1 1/2\"/>



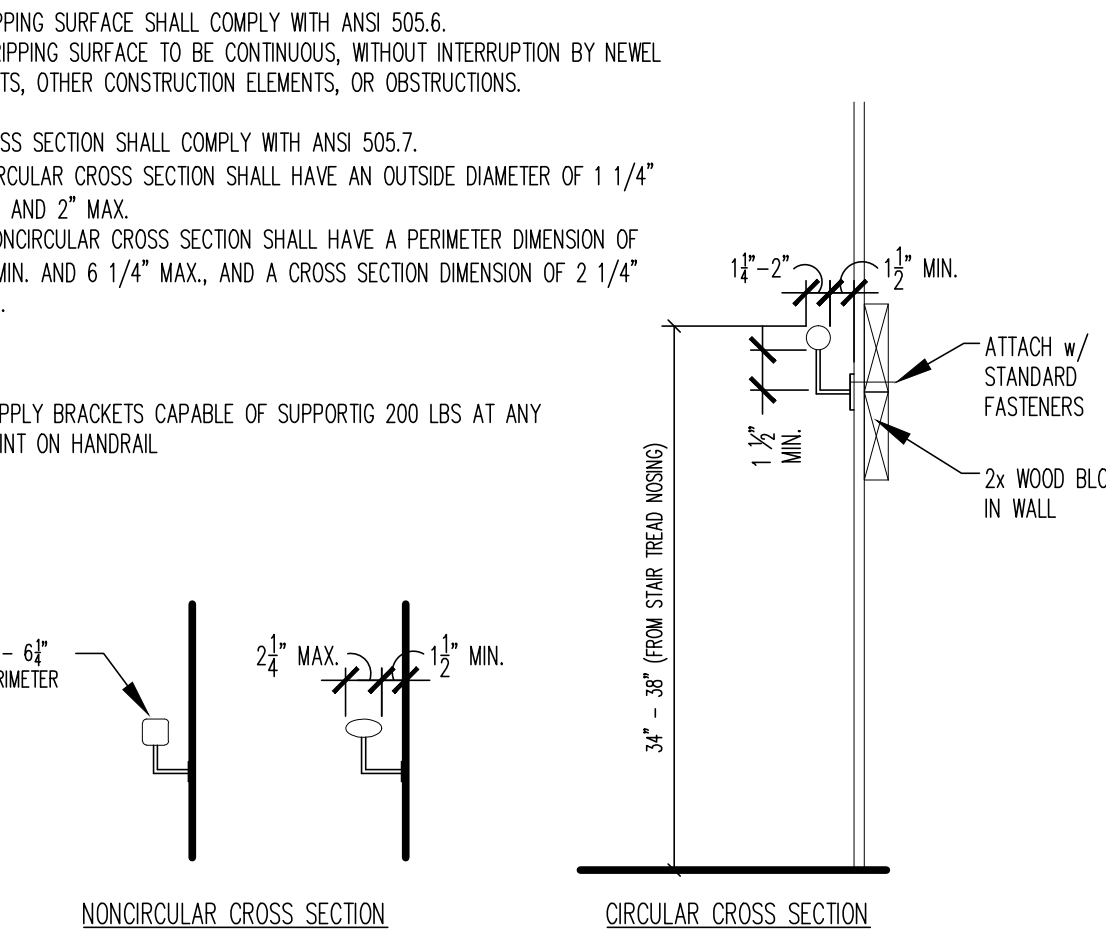
14 WALL SECTION - EXISTING BLDG
A401 1/2\"/>



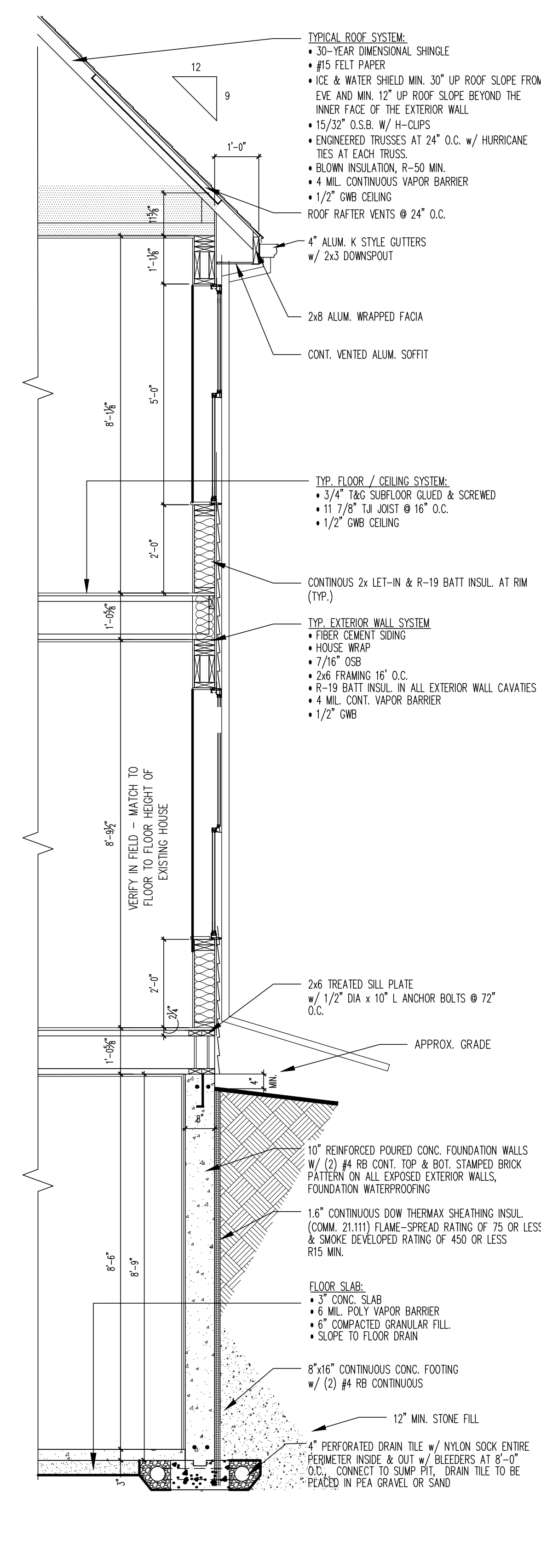
8 ROOF FLASHING AT BUILDING
A401 3\"/>



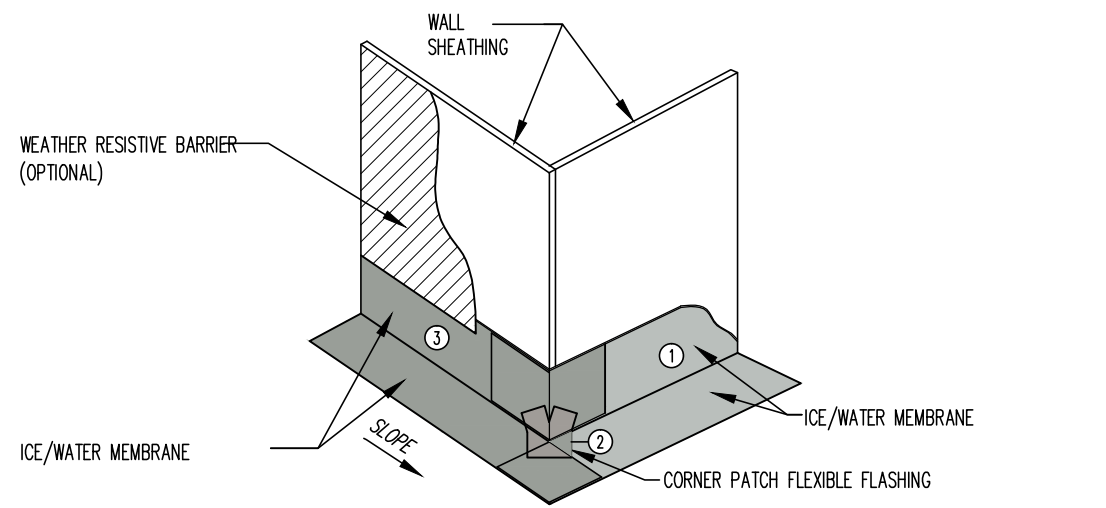
9 TYP. STAIR RAILING SECTION
A401 1\"/>



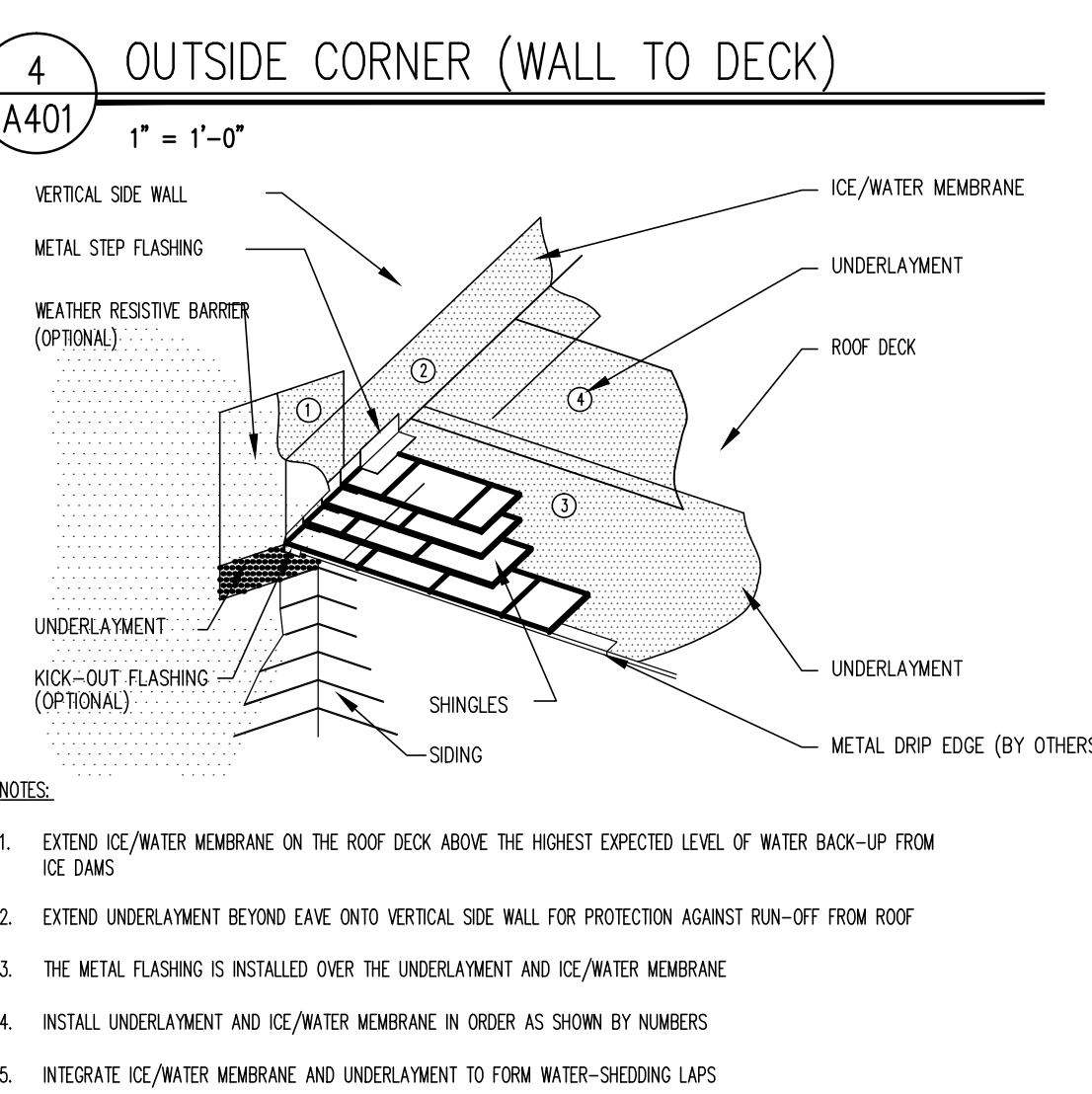
10 TYP. STAIR RAILING MOUNTING
A401 1/2\"/>



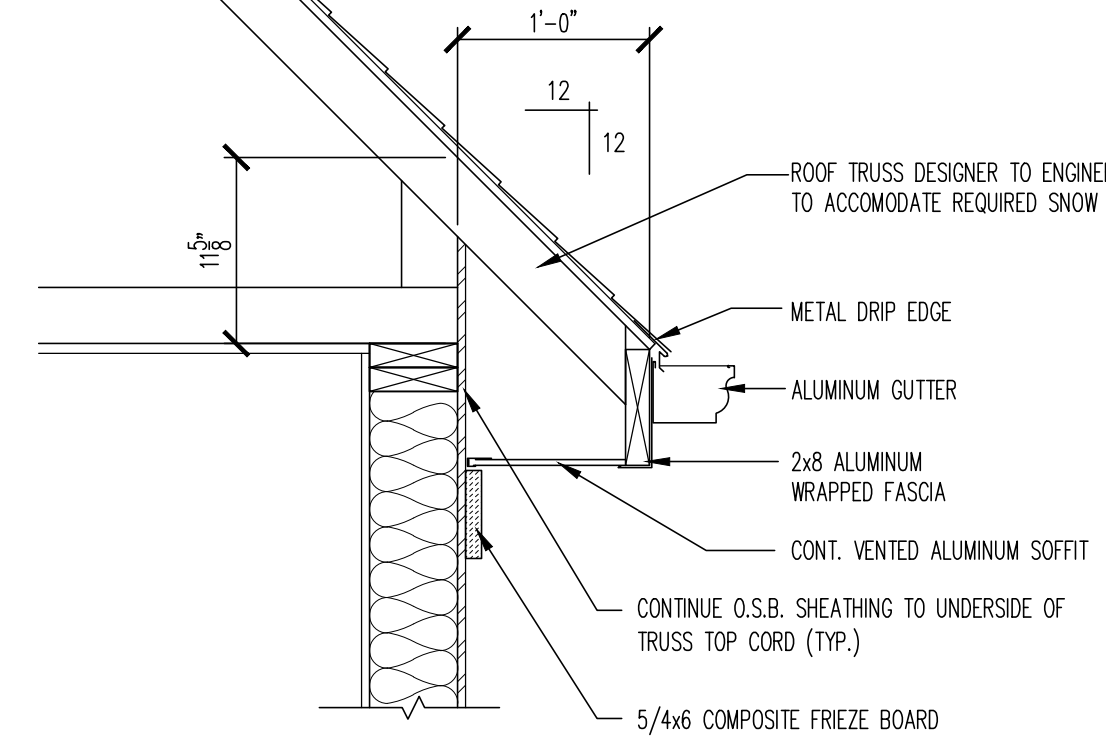
5 WALL SECTION - NEW CONSTRUCTION
A401 1/2\"/>



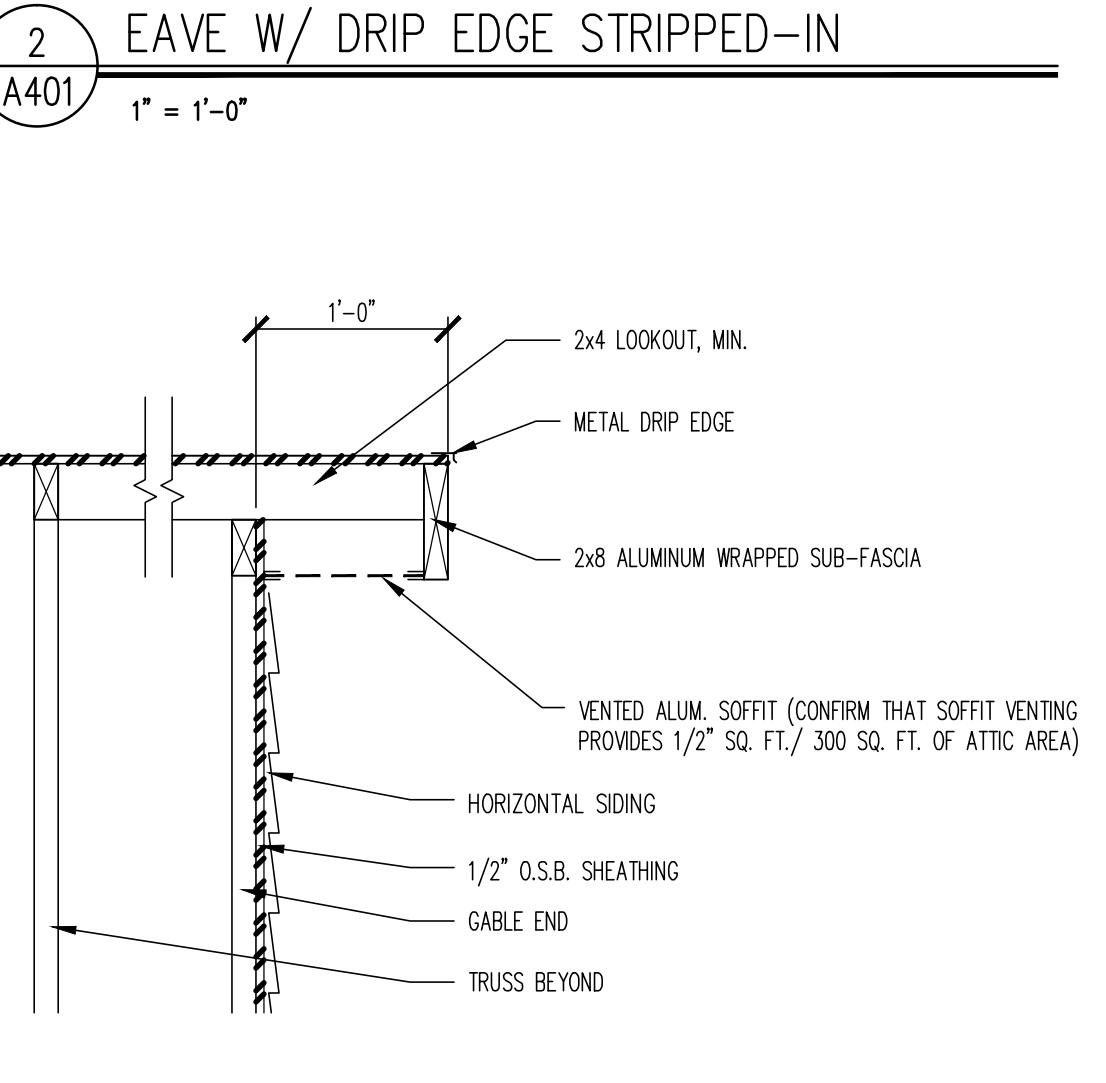
4 OUTSIDE CORNER (WALL TO DECK)
A401 1\"/>



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\"/>

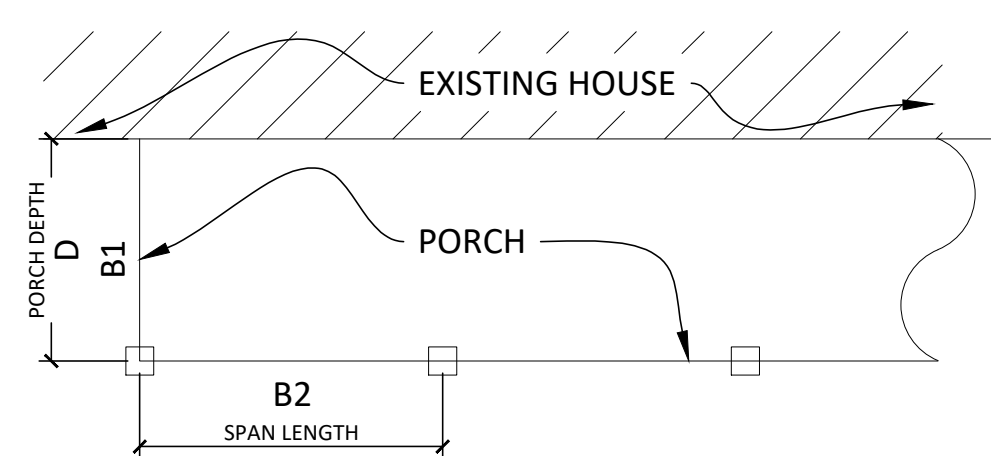
FRANKLIN STREET HOUSE
138 SOUTH FRANKLIN STREET
MADISON, WI 53703

| Revisions | Date | Description |
|-----------|------------|----------------------|
| | 2016.05.16 | LANDMARKS COMMISSION |
| | 2017.06.02 | PERMIT SET |
| △ | 2017.07.13 | RF1 1 |
| △ | 2017.11.10 | CONSTRUCTION SET |
| △ | 2018.05.14 | LANDMARKS REVISION |

Issue Date: 2017.06.02
Project No. x
Drawn: DMK
Checked: x
Approved: x

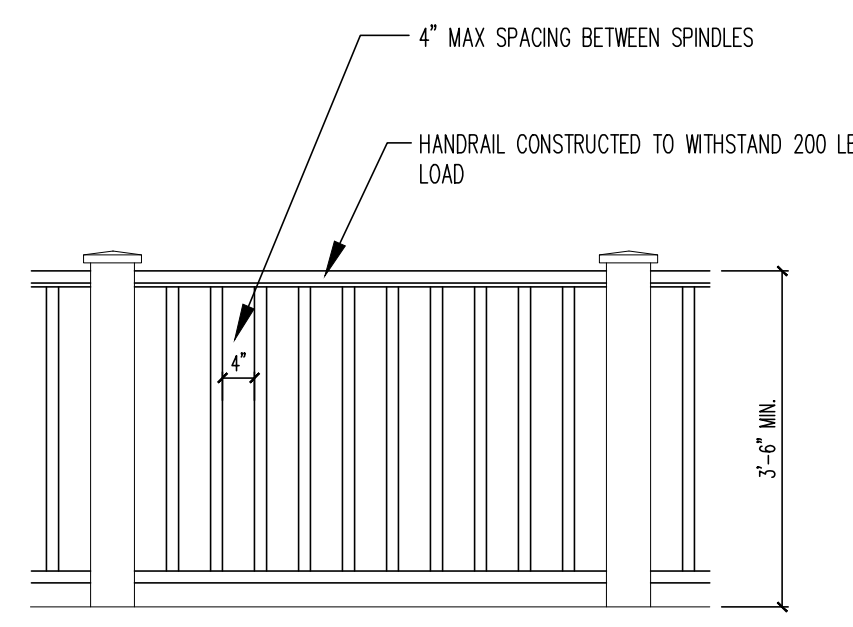
Sheet Title
138 S. Franklin St.
SECTIONS & DETAILS

Sheet No.
A401

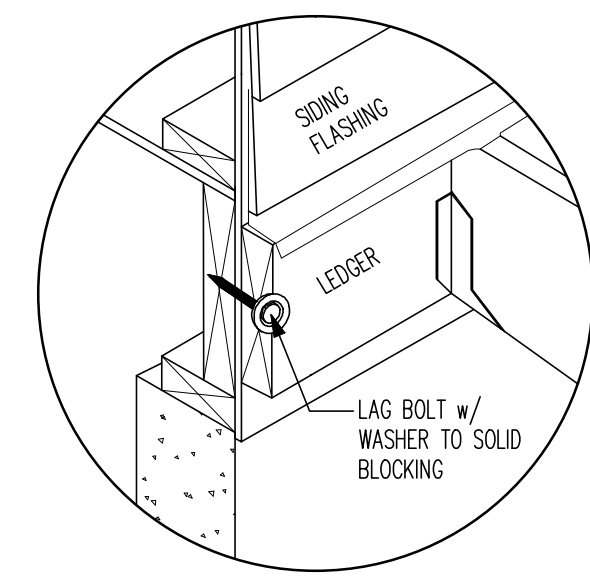


| PORCH DEPTH (D) | BEAM (B1) | SPAN LENGTH (B2) | | | | |
|-----------------|----------------------|----------------------|---------------------------------|---------------------------------|---|---|
| | | L=6'-0" | L=8'-0" | L=10'-0" | L=12'-0" | L=14'-0" |
| 6'-0" | (2) 2x8 | (2) 2x8 (2) 2x10 | (3) 2x10 (2) 2x12 | (3) 2x10 (2) 2x12 | (3) 2x10 (2) 2x12 | (3) 2x12 (2) 1 3/4x9 1/2 LVL |
| 8'-0" | (2) 2x8 | (3) 2x8 (2) 2x10 | (3) 2x10 (2) 2x12 | (3) 2x10 (2) 1 3/4x9 1/2 LVL | (3) 2x12 (2) 1 3/4x9 1/2 LVL | (4) 2x12 (2) 1 3/4x9 1/2 LVL |
| 10'-0" | (3) 2x8 (2) 2x10 | (3) 2x8 (2) 2x10 | (3) 2x10 (2) 2x12 | (3) 2x10 (2) 1 3/4x9 1/2 LVL | (3) 2x12 (2) 1 3/4x9 1/2 LVL | (4) 2x12 (2) 1 3/4x9 1/2 LVL |
| 12'-0" | (3) 2x10 (2) 2x10 | (3) 2x10 (2) 2x12 | (3) 2x10 (2) 1 3/4x9 1/2 LVL | (3) 2x12 (2) 1 3/4x9 1/2 LVL | (3) 2x12 (2) 1 3/4x11 1/2 LVL | (3) 1 3/4x9 1/2 LVL (2) 1 3/4x11 1/2 LVL |
| 14'-0" | (3) 2x10 (2) 2x12 | (2) 2x10 (2) 2x12 | (3) 2x10 (2) 1 3/4x9 1/2 LVL | (3) 2x12 (2) 1 3/4x9 1/2 LVL | (3) 1 3/4x9 1/2 LVL (2) 1 3/4x11 1/2 LVL | (3) 1 3/4x9 1/2 LVL (2) 1 3/4x14 1/2 LVL |

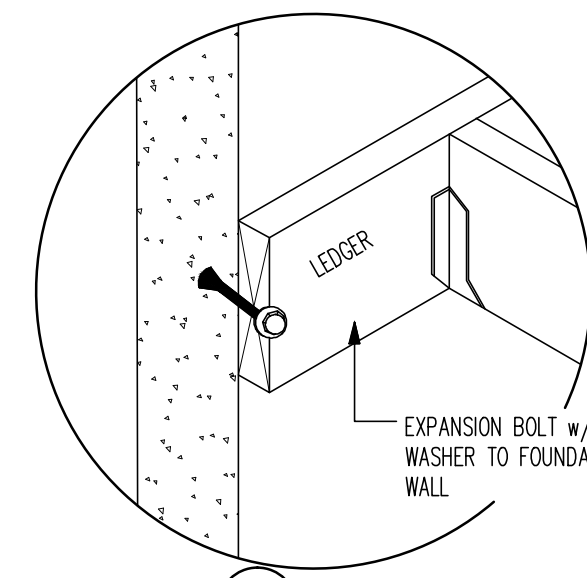
3
A402



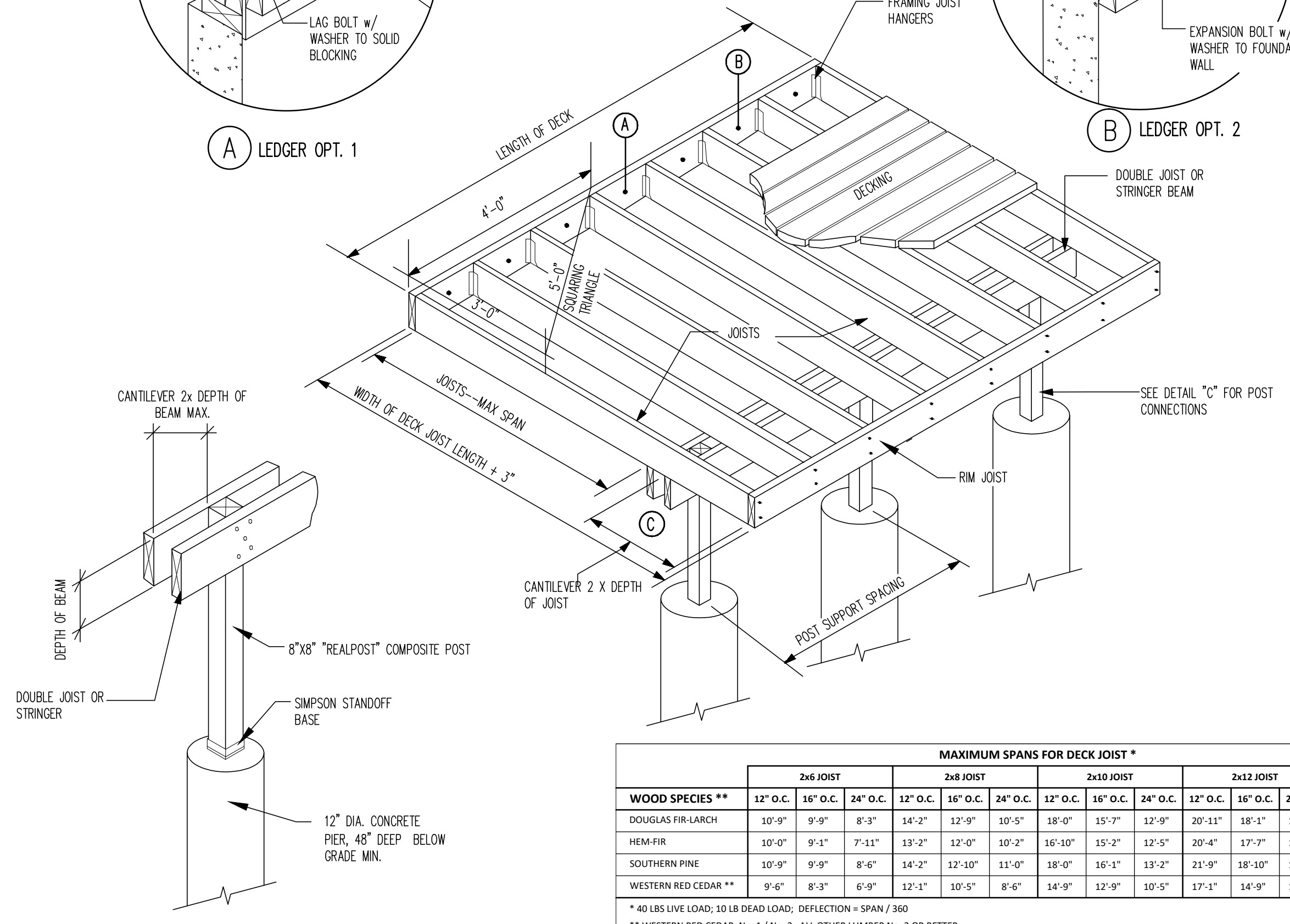
4 RAILING DETAIL
1/2" - 1'-0"



A LEDGER OPT. 1

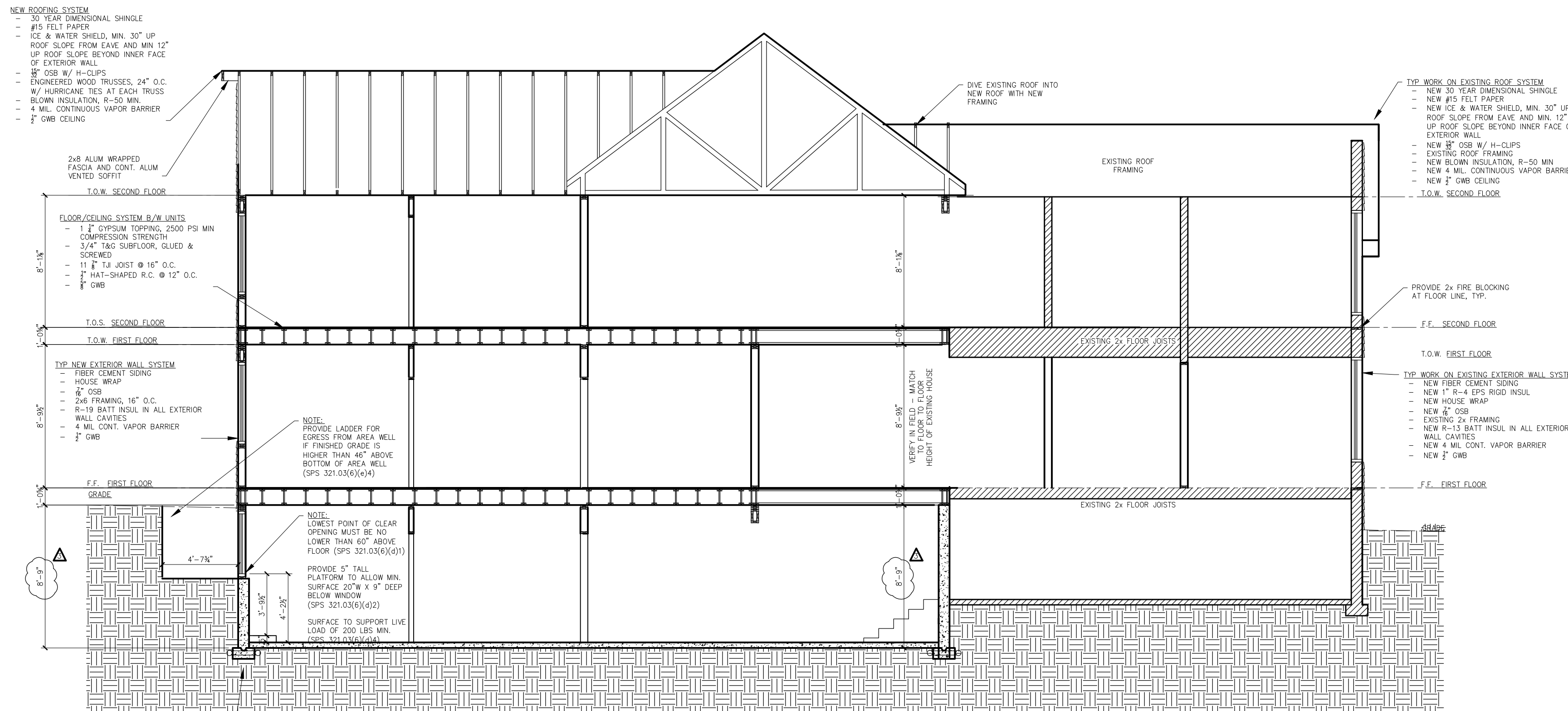


B LEDGER OPT. 2



| WOOD SPECIES ** | 2x6 JOIST | | 2x8 JOIST | | 2x10 JOIST | | 2x12 JOIST | | | | | |
|----------------------|-----------|----------|-----------|----------|------------|----------|------------|----------|--------|---------|---------|--------|
| | 12" O.C. | 16" O.C. | 12" O.C. | 16" O.C. | 12" O.C. | 16" O.C. | 12" O.C. | 16" O.C. | | | | |
| DOUGLAS FIR-LARCH | 10'-9" | 9'-9" | 8'-3" | 14'-2" | 12'-9" | 10'-5" | 18'-0" | 15'-7" | 12'-9" | 20'-11" | 18'-1" | 14'-9" |
| HEM-FIR | 10'-0" | 9'-1" | 7'-11" | 13'-2" | 12'-0" | 10'-2" | 16'-10" | 15'-2" | 12'-5" | 20'-4" | 17'-7" | 14'-4" |
| SOUTHERN PINE | 10'-9" | 9'-9" | 8'-6" | 14'-2" | 12'-10" | 11'-0" | 18'-0" | 16'-1" | 13'-2" | 21'-9" | 18'-10" | 15'-4" |
| WESTERN RED CEDAR ** | 9'-6" | 8'-3" | 6'-9" | 12'-1" | 10'-5" | 8'-6" | 14'-9" | 12'-9" | 10'-5" | 17'-5" | 14'-9" | 12'-1" |

1 PORCH & DECK DETAILS
A402



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

FRANKLIN STREET HOUSE
 138 SOUTH FRANKLIN STREET
 MADISON, WI 53703

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| 2016.05.16 LANDMARKS COMMISSION | |
| 2017.06.02 PERMIT SET | |
| △ | 2017.07.13 RF1 1 |
| △ | 2017.11.10 CONSTRUCTION SET |
| Revisions | |

Issue Date: 2017.06.02
 Project No. x
 Drawn: DMK
 Checked: x
 Approved: x

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

Sheet No.
A402