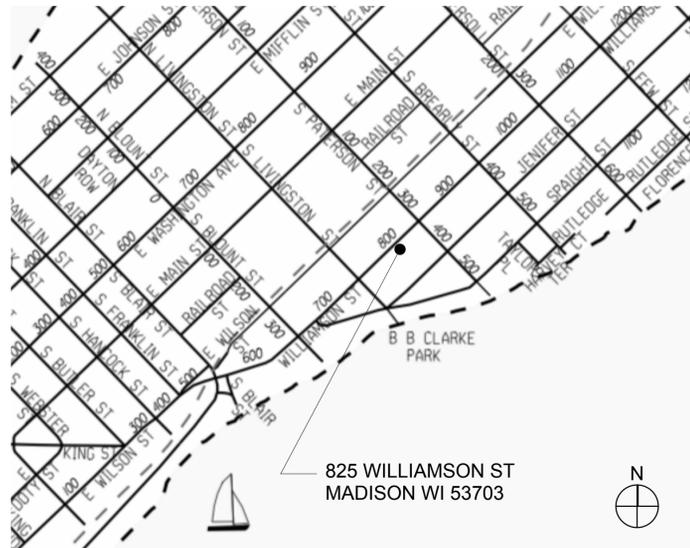


# 825 WILLIAMSON ST

## CHANGE OF OCCUPANCY



### LOCATION MAP

NOT TO SCALE

### GENERAL NOTES

- REFER TO ALL DRAWINGS, INCLUDING THOSE OF OTHER TRADES, FOR ADDITIONAL NOTES, SYMBOLS AND ABBREVIATIONS.
- ALL PITCHED FLOOR AREAS SHOWN WITH PITCH LINES SHALL SLOPE AT 1/4" FT, UNLESS OTHERWISE INDICATED. PROVIDE A SLAB DEPRESSION AT ALL FLOOR DRAINS WHERE PITCH LINES ARE NOT SHOWN ON PLANS.
- WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED FROM THE DOCUMENTS, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- GENERAL CONTRACTOR SHALL PROVIDE STIFFENERS, BRACING, BACKING PLATES, AND SUPPORTING BRACKETS REQUIRED FOR THE PROPER INSTALLATION OF ALL CASEWORK, TOILET ROOM ACCESSORIES, TOILET PARTITIONS, AND OTHER SIMILAR ITEMS.
- ALL RECESSED CABINETS, PANELS, BOXES, ETC. LOCATED IN FIRE RATED PARTITIONS SHALL BE INSTALLED IN A MANNER WHICH MAINTAINS THE FIRE RATING OF THE PARTITION.
- GENERAL CONTRACTOR SHALL COORDINATE ALL EQUIPMENT BASES AND HOUSEKEEPING PADS WITH CONTRACTOR WHOSE EQUIPMENT WILL BE INSTALLED ON THE PAD OR BASE. GC SHALL INSTALL PADS BENEATH THE FULL PROJECTED AREA OF EQUIPMENT PLUS 6" ON ALL SIDES.
- ALL CONCRETE HOUSEKEEPING PADS SHALL BE 4" HIGH MINIMUM WITH ONE LAYER OF 6x6x4 4.00 WWF UNLESS OTHERWISE NOTED.
- GENERAL CONTRACTOR SHALL COORDINATE ALL PLUMBING, MECHANICAL AND ELECTRICAL FLOOR, ROOF, AND WALL SLEEVES AND SHAFTS WITH THE DRAWINGS OF ALL OTHER TRADES.
- REFER TO PLUMBING, MECHANICAL, AND ELECTRICAL CONTRACTORS' DRAWINGS AND MANUFACTURERS' TEMPLATE DRAWINGS FOR ALL EQUIPMENT SUPPORTS, BOLT SETTING TEMPLATES, ISOLATIONS, SPRING ISOLATORS, ETC.

### SHEET INDEX

- G-0 TITLE SHEET
- L-1 SITE SURVEY
- C-100 SITE - EXISTING CONDITIONS
- C-110 SITE - DEMO PLAN
- C-200 EROSION CONTROL & SITE PLAN
- C-300 BIKE STALL LAYOUT
- A1-0 DEMOLITION PLANS
- A1-1 FLOOR PLANS
- A2-1 ELEVATIONS & PORCH DETAIL
- A2-2 ELEVATIONS
- A3-1 SECTIONS & INTERIOR ELEVATIONS

### ABBREVIATIONS

- AFF - ABOVE FINISHED FLOOR
- ACT - ACOUSTICAL CEILING TILE
- ADJ - ADJUSTABLE
- BLDG - BUILDING
- C-TOP - COUNTER TOP
- CAB - CABINET
- CBU - CEMENTITIOUS BACKER UNIT
- CG - CORNER GUARD
- CLG - CEILING
- CLR - CLEAR DIMENSION
- COL - COLUMN
- CONC - CONCRETE
- COORD - COORDINATE
- CPT - CARPET
- CSWK - CASEWORK
- DEMO - DEMOLITION
- DR - DOOR
- ELEV - ELEVATION
- ETR - EXISTING TO REMAIN
- EW - EACH WAY
- EX - EXISTING
- FD - FLOOR DRAIN
- FEC - FIRE EXTINGUISHER CABINET
- FF&E - FURNITURE, FIXTURES AND EQUIPMENT
- FOIC - FURNISHED BY OWNER
- FOIO - FURNISHED BY OWNER
- INSTALLED BY OWNER
- FRP - FIBERGLASS REINFORCED PLASTIC WALL PANEL
- GC - GENERAL CONTRACTOR
- GLS - GLASS
- GWB - GYPSUM WALL BOARD
- HT - HEIGHT
- HM - HOLLOW METAL
- LB - LUXURY VINYL TILE
- MEP - MECHANICAL, ELECTRICAL, PLUMBING
- MNT - MOUNT
- MTL - METAL
- NTS - NOT TO SCALE
- OL - OCCUPANT LOAD
- PB - PARTICLE BOARD
- PLAM - PLASTIC LAMINATE
- PLYWD - PLYWOOD
- PNT - PAINT
- RB - RUBBER BASE
- REQ - REQUIRED
- SS - SOLID SURFACE
- SRFM - SPRAY-APPLIED FIRE RESISTIVE MATERIAL
- TYP - TYPICAL
- UNO - UNLESS NOTED OTHERWISE
- WD - WOOD
- WT - WALL TILE

### ARCHITECTURAL SYMBOLS

- NORTH ARROW
- BUILDING SECTION REFERENCE
- WALL SECTION REFERENCE
- INTERIOR ELEVATION REFERENCE
- ELEVATION REFERENCE
- DETAIL REFERENCE
- NEW DOOR W/ DOOR NO.
- EXISTING DOOR
- WHEELCHAIR TURNING RADIUS
- COLUMN GRID LINE & NUMBER
- EXISTING COLUMN GRID LINE & NUMBER
- ELEVATION INDICATOR
- REVISION KEY AND CLOUD
- PARTITION TYPE
- KEYNOTE
- ROOM NAME AND AREA

SEE DRAWINGS OF RESPECTIVE DISCIPLINES FOR ADDITIONAL SYMBOLS

### MATERIAL SYMBOLS

- METAL
- BRICK, GENERAL MASONRY (IN SECTION)
- CONCRETE, GWB (IN ELEVATION) / GROUT, MORTAR, PLASTER (IN SECTION)
- CONCRETE (IN SECTION)
- CONCRETE MASONRY (IN SECTION)
- EARTH (IN SECTION)
- LOOSE OR BATT INSULATION
- RIGID INSULATION (IN SECTION)
- FINISH WOOD (IN ELEVATION)
- PLYWOOD

**OWNER**  
 CAFFEINATED PROPERTIES, LLC  
 118 E. WASHINGTON AVE, No. 300  
 MADISON, WISCONSIN 53703  
**CONTACT:**  
 RICHARD SCHUCH  
 (608) 931-5686  
 rschuch@demarb-brophy.com

HIS-TL, TSS  
 PARCEL No. 070913414094

NEW OCCUPANCY: BUSINESS GROUP B  
 CONSTRUCTION TYPE: VB

### BUILDING CODE SUMMARY

Based on International Building Code 2015, Wisconsin Administrative Code and International Existing Building Code 2015, Wisconsin Administrative Code and International Fire Code 2018

#### IEBC CHAPTER 10 - CHANGE OF OCCUPANCY

<b>Basement Level:</b>	Work Area = 25 SF
<b>First Floor:</b>	Work Area = 216 SF (28.24% of 765 SF First Floor)
<b>Second Floor:</b>	Work Area = 0 SF
<b>Exterior Work:</b>	Front porch restoration, new handrails and guards Rear entry canopy Exterior basement stair access enclosure

**IEBC SECTION 804.4 Fire Alarm and Detection.**  
 An approved fire alarm system shall be installed in accordance with Sections 804.4.1 through 804.4.3.

**IEBC SECTION 803 Building Elements and Materials.**  
 803.2 Vertical openings. 803.2.1 Existing Vertical Openings. Exception 1.

**IEBC SECTION 712 Vertical Openings.**  
 712.1.12 Exit access stairways and ramps. Vertical openings containing exit access stairways or ramps in accordance with Section 1019 shall be permitted.  
**IEBC SECTION 1019 Exit Access Stairways and Ramps**  
 1019.3 Project complies with Condition 1: Exit access stairways and ramps that serve or atmospherically communicate between only two stories.

**USE AND OCCUPANCY CLASSIFICATION**  
**IEBC SECTION 304:** Business Group B

**CONSTRUCTION TYPE:** VB - Not Sprinklered

**BUILDING HEIGHT AND AREA**  
**IBC Table 504.3 / 504.4:**  
 Allowable Height: 40' Existing Height: 2 Stories 29'-2"

**IBC Table 506.2:**  
 Allowable Area: 9,000 SF  
 Existing Area: Basement (unoccupied) - 765 SF  
 First Floor - 765 SF  
 Second Floor - 765 SF

#### FIRE RATED CONSTRUCTION

<b>IBC Table 601:</b>	Structural Frame	0 Hour
	Bearing Walls	0 Hour
	Exterior Interior	0 Hour
	Exterior Nonbearing Walls	0 Hour
	Interior Nonbearing Walls	0 Hour
	Floor Construction	0 Hour
	Roof Construction	0 Hour

**IBC SECTION 1004.1.2:** OCCUPANT LOAD = 1530 SF/100 = 15.3 = 16 OCCUPANTS

**IBC Table 1505.1:** Min. Roof Covering Classification C

#### INTERNATIONAL FIRE CODE

**1103.7 FIRE ALARM SYSTEMS** An approved fire alarm system shall be installed in existing buildings and structures in accordance with Sections 1103.7.1 through 1103.7.7 and provide occupant notification in accordance with Section 907.5 unless other requirements are provided by other sections of this code.

ARCHITECT



CONSULTANT



CONSULTANT



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**825 WILLIAMSON STREET**  
 CAFFEINATED PROPERTIES  
 MADISON, WISCONSIN 53703

DATE ISSUED:

PROGRESS SET	AUGUST 7, 2020
LANDMARKS	AUGUST 24, 2020
LANDMARKS	AUGUST 27, 2020
PLAN REVIEW	NOVEMBER 16, 2020
REVISION	▲ JANUARY 4, 2021

PROJECT NO: 2007

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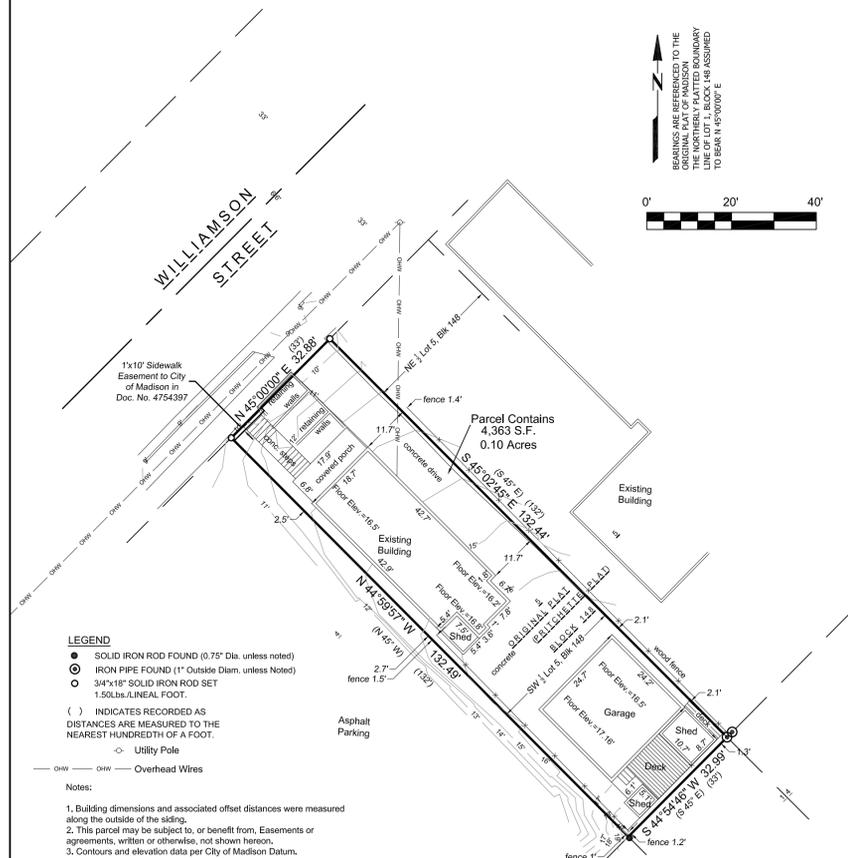
SHEET TITLE  
**TITLE SHEET**

**G-0**

# Plat of Survey

Legal Description of Record: Doc. No. 2498070

The Southwest 1/4 of Lot Five (5), Block One Hundred Forty Eight (148), Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin



### SURVEYOR'S CERTIFICATE

I, Paul A. Spetz, registered land surveyor for Isthmus Surveying LLC, hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, visible improvements, potential encroachments and its exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property at the date below.

Dated this 17th Day of June, 2020; Paul A. Spetz, S 2525



PREPARED FOR:  
RICHARD SCHUCH  
113 RICHLAND LANE  
MADISON, WI 53705

PREPARED BY:  
ISTHMUS SURVEYING, LLC  
450 NORTH BALDWIN STREET  
MADISON, WI 53703  
(608) 244.1090  
www.isthmussurveying.com

WILLIAMSON STREET

SIDEWALK

TABLE 602 COMPLIANCE: CONSTRUCTION TYPE VB, OCCUPANCY GROUP B 50'-6 1/4" ≥ 30'

EXISTING 117 SF OPEN PORCH

TABLE 602 COMPLIANCE: CONSTRUCTION TYPE VB, OCCUPANCY GROUP B 10' ≤ 12'-1" < 30'

EXISTING 1,530 SF TWO-STORY HOUSE AT 825 WILLIAMSON ST PARCEL No. 070913414094 HIS-TL, TSS

DRIVEWAY

EXISTING TWO-STORY BUILDING AT 831 WILLIAMSON ST

EXISTING GARAGE AT 831 WILLIAMSON ST

TABLE 602 COMPLIANCE: CONSTRUCTION TYPE VB, OCCUPANCY GROUP B 10' ≤ 29'-6" < 30'

4,356 SF LOT

EXISTING 913 SF GARAGE/ SECONDARY BUILDING

LINE OF EXISTING 81 SF PORCH TO BE DEMOLISHED SHOWN DASHED

NEW CELLAR DOORS AT EXISTING BASEMENT ACCESS STAIR

LINE OF EXISTING STORAGE SHED TO BE DEMOLISHED

## PARKING LOT PLAN SITE INFORMATION BLOCK

SITE ADDRESS: 825 WILLIAMSON ST  
SITE ACREAGE: 0.10 ACRES

### MAIN BUILDING

No. / BUILDING STORIES ABOVE GRADE: 2  
BUILDING HEIGHT: 29'-2"  
CONSTRUCTION TYPE: VB  
TOTAL SF (1ST & 2ND FLR): 1,530 SF

USE OF PROPERTY: LAW OFFICE (PROPOSED)  
RESIDENCE (FORMER)

GSF OF OFFICE: 1,530 SF

USE OF PROPERTY: LAW OFFICE (PROPOSED)  
RESIDENCE (FORMER)

No. PARKING STALLS SHOWN: 1, ACCESSIBLE  
(SEE SHEET C-200)

ARCHITECT

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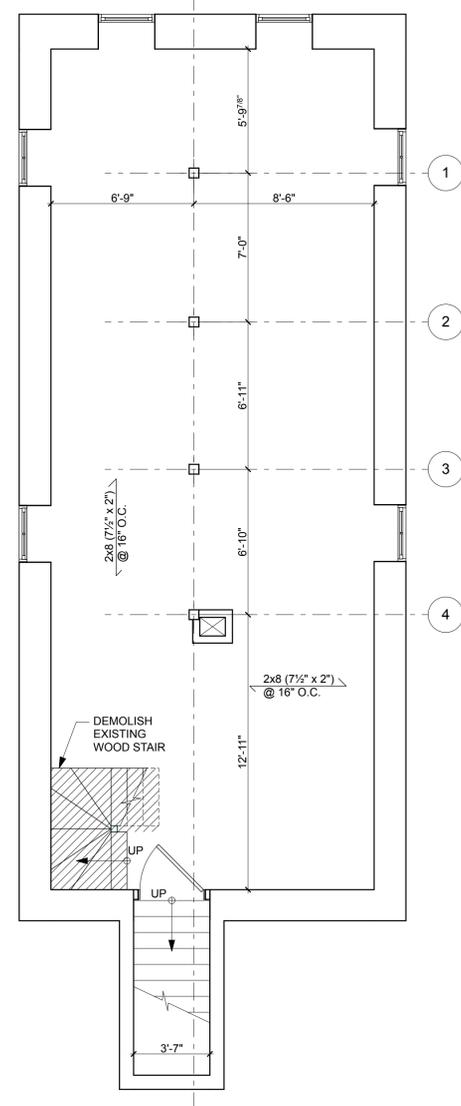
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SHEET TITLE  
SITE SURVEY

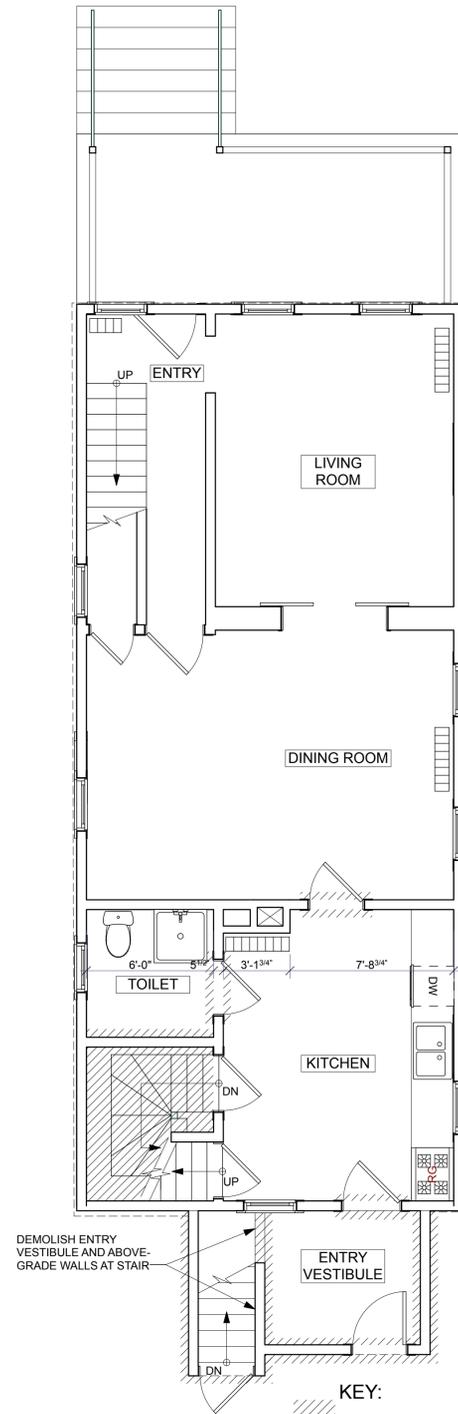
L-1

## ARCHITECTURAL SITE PLAN

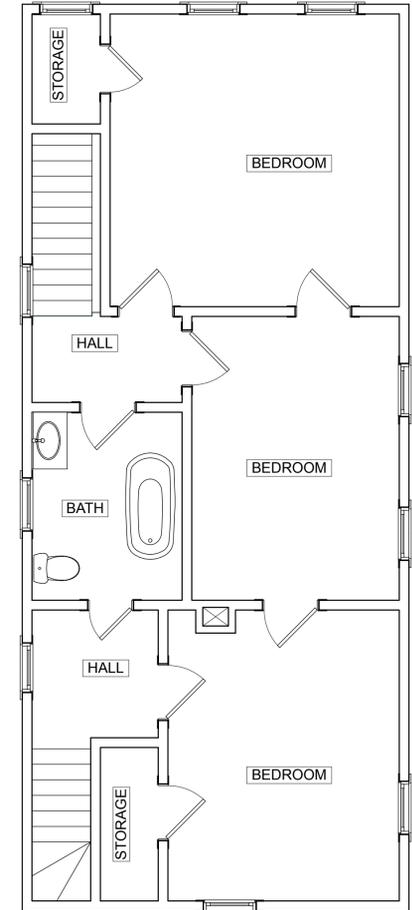
SCALE: 1/8" = 1'-0"



**3 BASEMENT**  
SCALE: 1/4" = 1'-0" MAIN BUILDING



**4 FIRST FLOOR**  
SCALE: 1/4" = 1'-0" MAIN BUILDING



**5 SECOND FLOOR**  
SCALE: 1/4" = 1'-0" MAIN BUILDING

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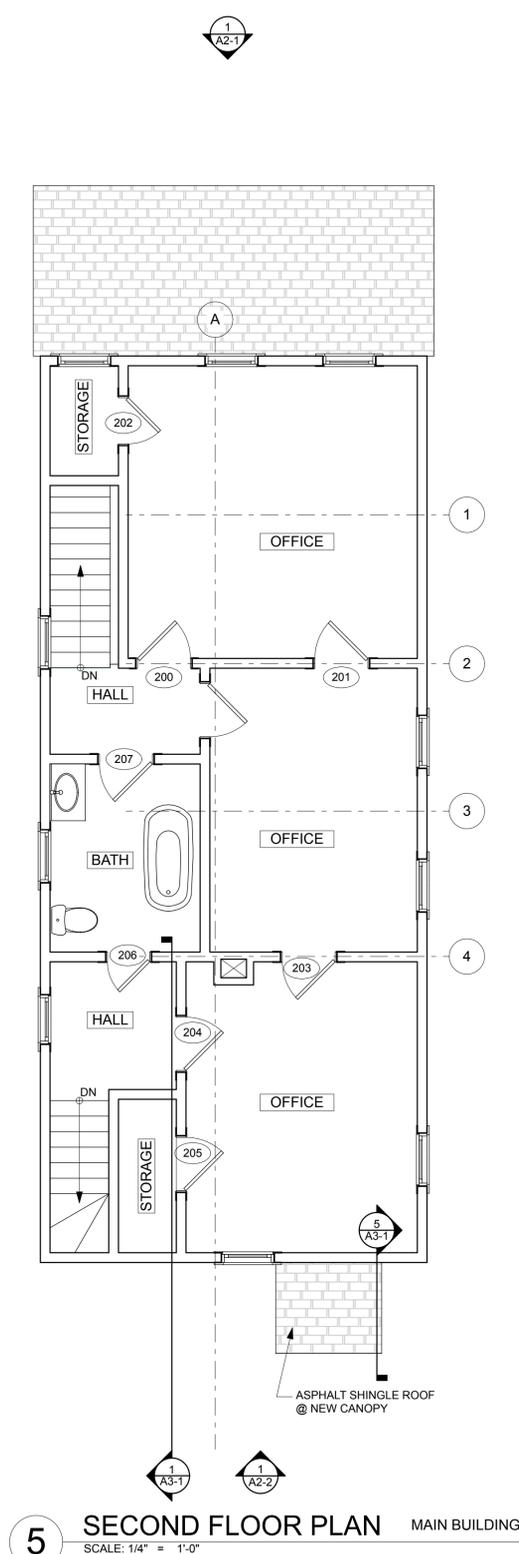
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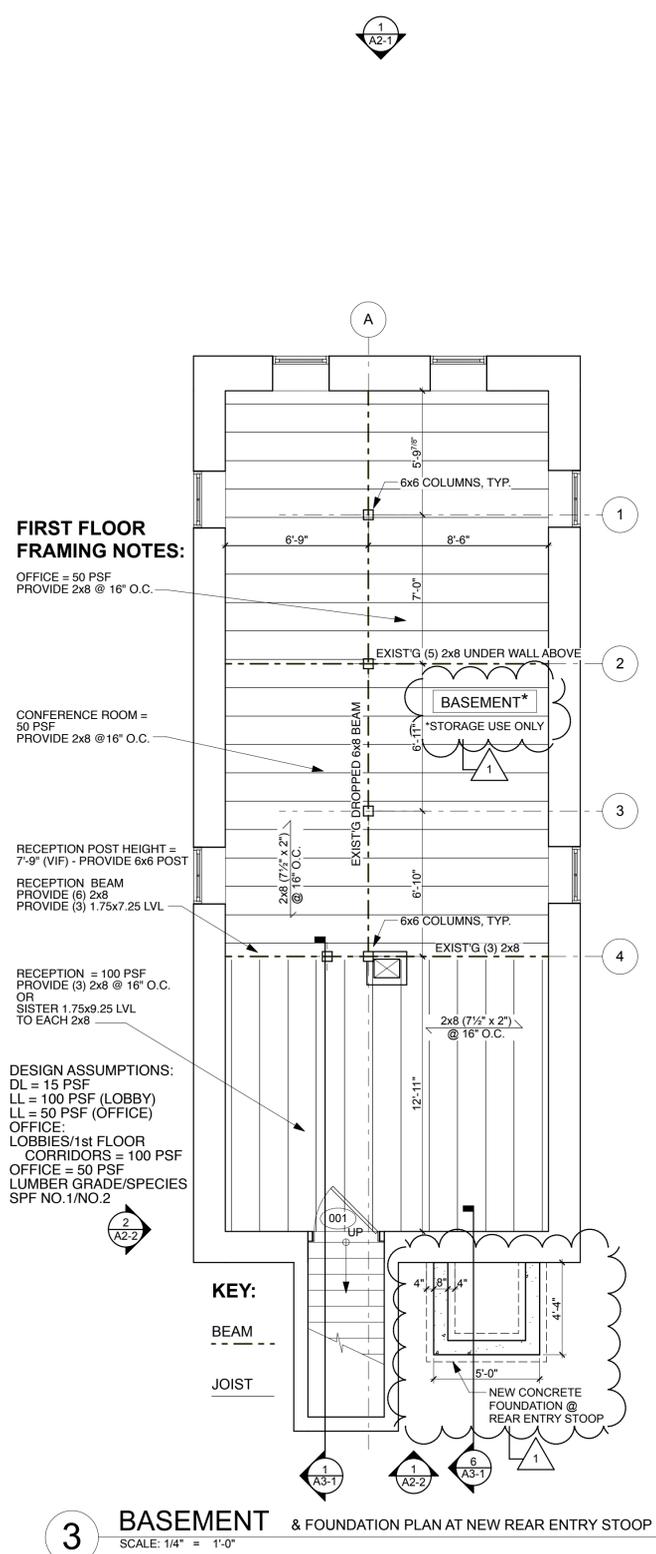
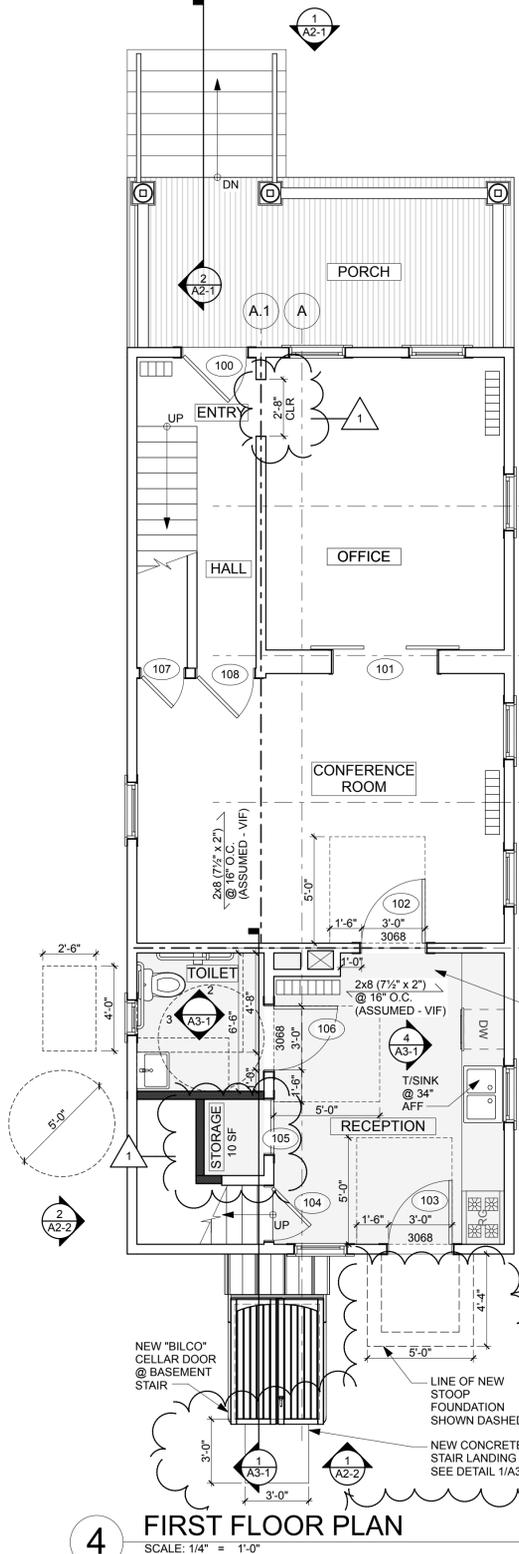
SHEET TITLE  
**DEMOLITION PLANS**

**A1-0**





**SECOND FLOOR FRAMING NOTES:**  
 OFFICE = 50 PSF  
 PROVIDE 2x8 @ 16" O.C.  
 w/ BEAM SYSTEM  
 SIMILAR TO FIRST FLOOR  
 (ASSUMED - VIF)



**FIRST FLOOR FRAMING NOTES:**  
 OFFICE = 50 PSF  
 PROVIDE 2x8 @ 16" O.C.

CONFERENCE ROOM =  
 50 PSF  
 PROVIDE 2x8 @ 16" O.C.

RECEPTION POST HEIGHT =  
 7'-9" (VIF) - PROVIDE 6x6 POST  
 RECEPTION BEAM  
 PROVIDE (6) 2x8  
 PROVIDE (3) 1.75x9.25 LVL  
 TO EACH 2x8

RECEPTION = 100 PSF  
 PROVIDE (3) 2x8 @ 16" O.C.  
 OR  
 SISTER 1.75x9.25 LVL  
 TO EACH 2x8

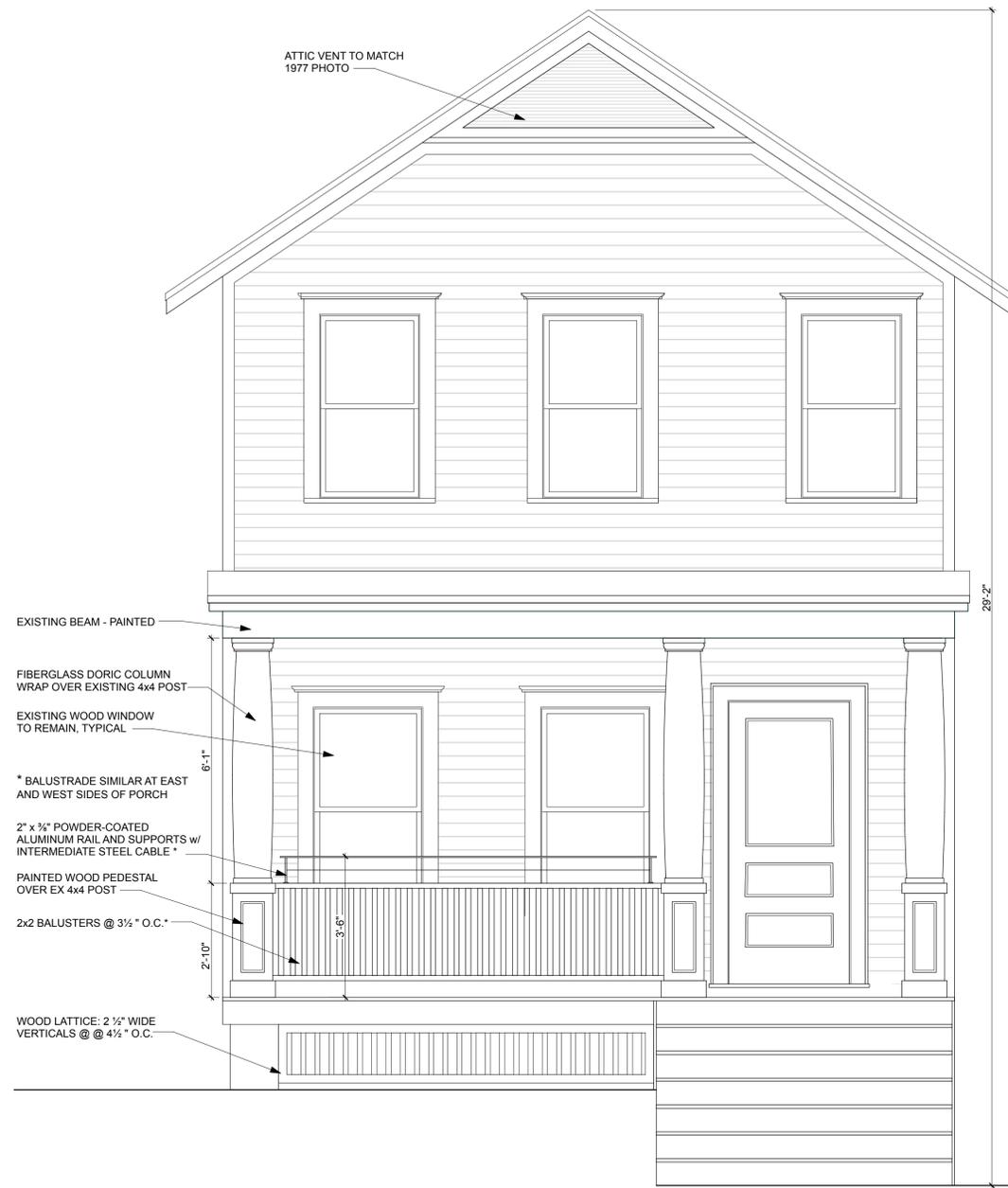
DESIGN ASSUMPTIONS:  
 DL = 15 PSF  
 LL = 100 PSF (LOBBY)  
 LL = 50 PSF (OFFICE)  
 OFFICE:  
 LOBBIES/1st FLOOR  
 CORRIDORS = 100 PSF  
 OFFICE = 50 PSF  
 LUMBER GRADE/SPECIES  
 SPF NO. 1/NO. 2

**KEY:**  
 BEAM  
 JOIST

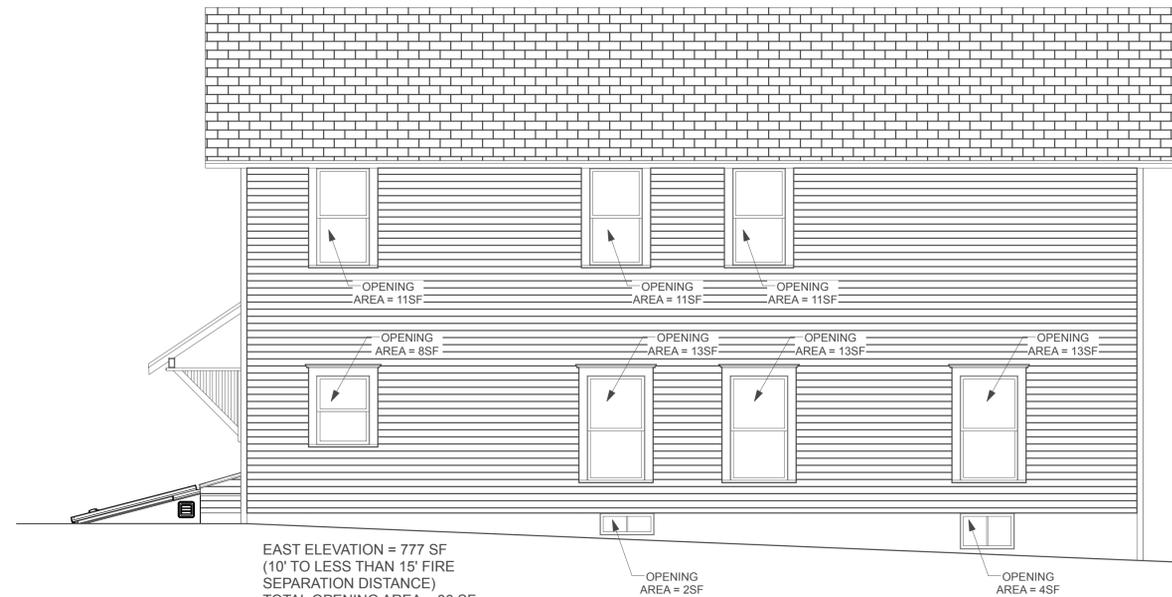
**DOOR SCHEDULE**

DOOR				
MARK	SIZE	HT	MATL	REMARKS
001	3'-0"	6'-8"	STL	EXISTING DOOR TO REMAIN
100	3'-0"	6'-8"	WOOD	EXISTING DOOR TO REMAIN
101	4'-10 1/2"	6'-8"		EXISTING DOOR TO REMAIN
102	3'-0"	6'-8"		NEW DOOR w/ ADA COMPLIANT HARDWARE
103	3'-0"	6'-8"		NEW DOOR w/ ADA COMPLIANT HARDWARE
104	2'-6"	6'-8"		EXISTING DOOR TO REMAIN
105	2'-6"	6'-8"		EXISTING DOOR TO REMAIN
106	3'-0"	6'-8"		NEW DOOR w/ ADA COMPLIANT HARDWARE
107	2'-0"	6'-8"		EXISTING DOOR TO REMAIN
108	2'-8"	6'-8"		EXISTING DOOR TO REMAIN
200	2'-6"	6'-4"		EXISTING DOOR TO REMAIN
201	2'-6"	6'-4"		EXISTING DOOR TO REMAIN
202	2'-2"	6'-4"		EXISTING DOOR TO REMAIN
203	2'-6"	6'-4"		EXISTING DOOR TO REMAIN
204	2'-6"	6'-4"		EXISTING DOOR TO REMAIN
205	2'-6"	6'-4"		EXISTING DOOR TO REMAIN
206	2'-0"	6'-4"		EXISTING DOOR TO REMAIN
207	2'-6"	6'-4"		EXISTING DOOR TO REMAIN

Volumes/bwz/ File Exchange Area/2020 Projects/2020-07 825 Williamson St./DRAWINGS/825 Willy Main Building.pjn

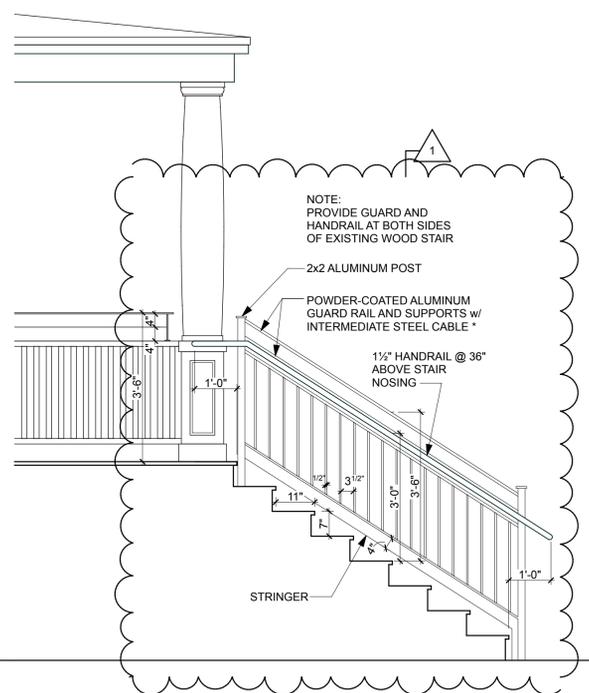


**1 FRONT ELEVATION** GREATER THAN 30' TO CENTERLINE OF WILLIAMSON STREET  
SCALE: 1/2" = 1'-0"



EAST ELEVATION = 777 SF  
(10' TO LESS THAN 15' FIRE SEPARATION DISTANCE)  
TOTAL OPENING AREA = 86 SF  
11.07% TOTAL OPENING AREA

**3 EAST ELEVATION** EXTERIOR WALL OPENINGS CALCULATION  
SCALE: 1/4" = 1'-0"



**2 SECTION** THROUGH FRONT PORCH LOOKING WEST  
SCALE: 1/2" = 1'-0"

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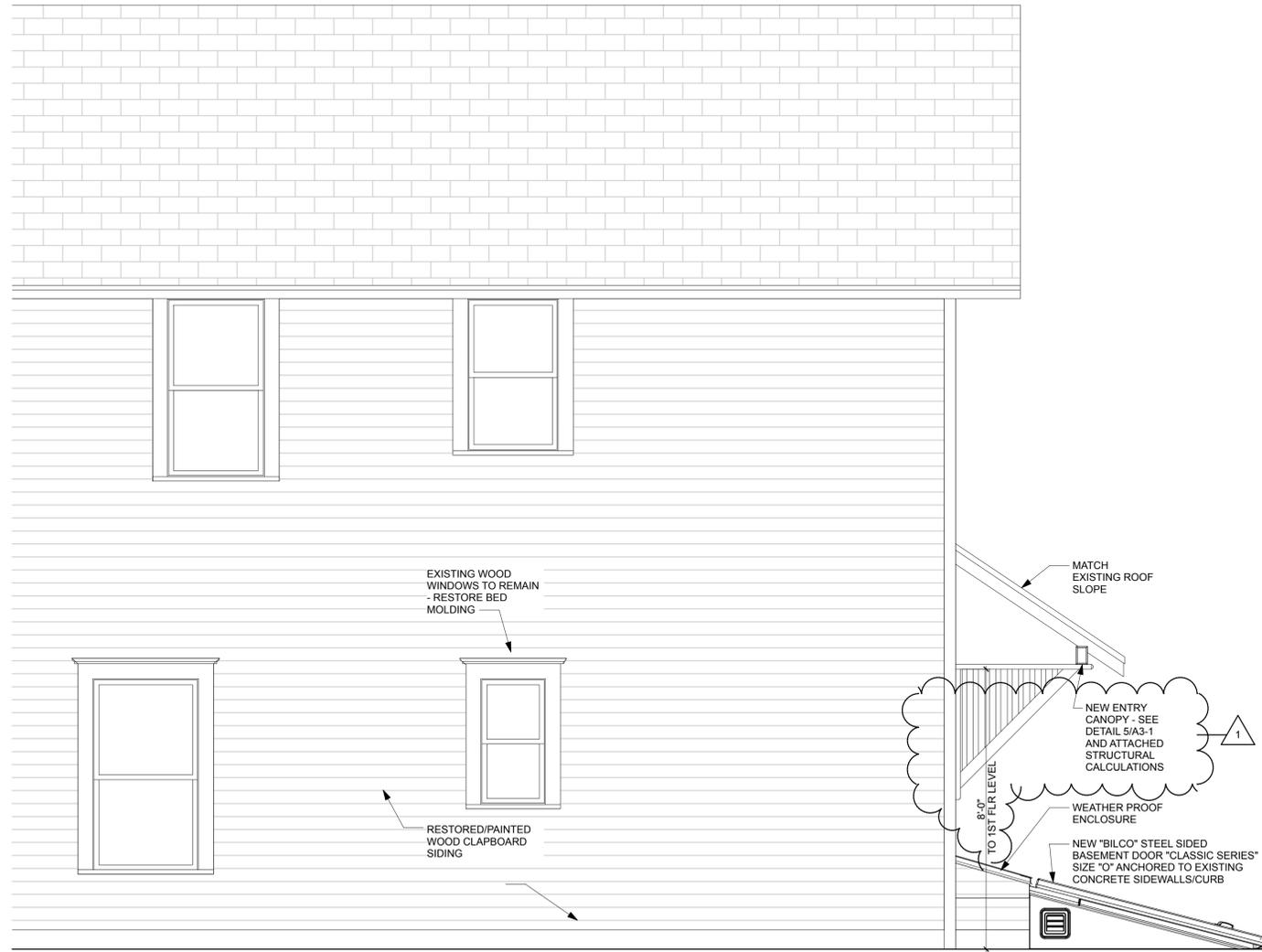
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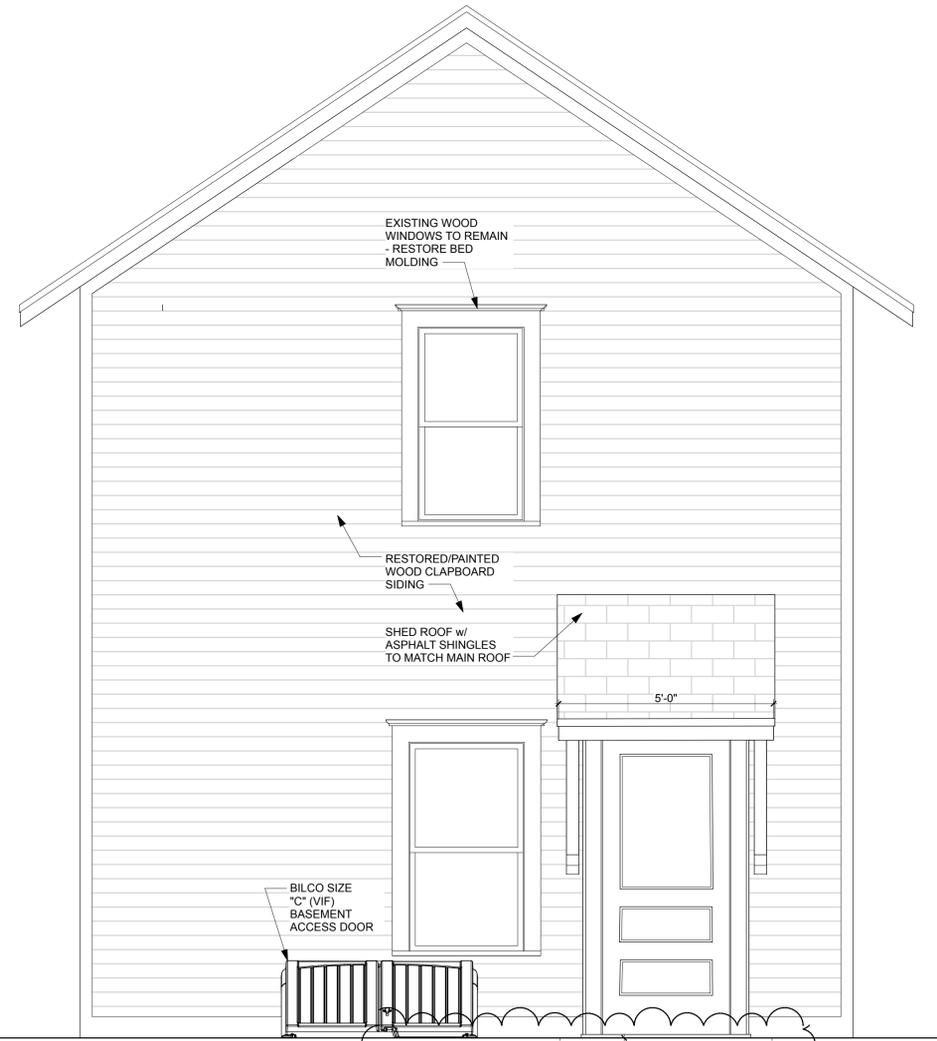
SHEET TITLE  
**ELEVATIONS & PORCH DETAIL**

**A2-1**

/Volumes/bwz/ File Exchange Area/2020 Projects/2020-07 825 Williamson St./DRAWINGS/825 Willy Main Building.pht



**2 WEST ELEVATION**  
SCALE: 1/2" = 1'-0"



**1 REAR ELEVATION**  
SCALE: 1/2" = 1'-0"

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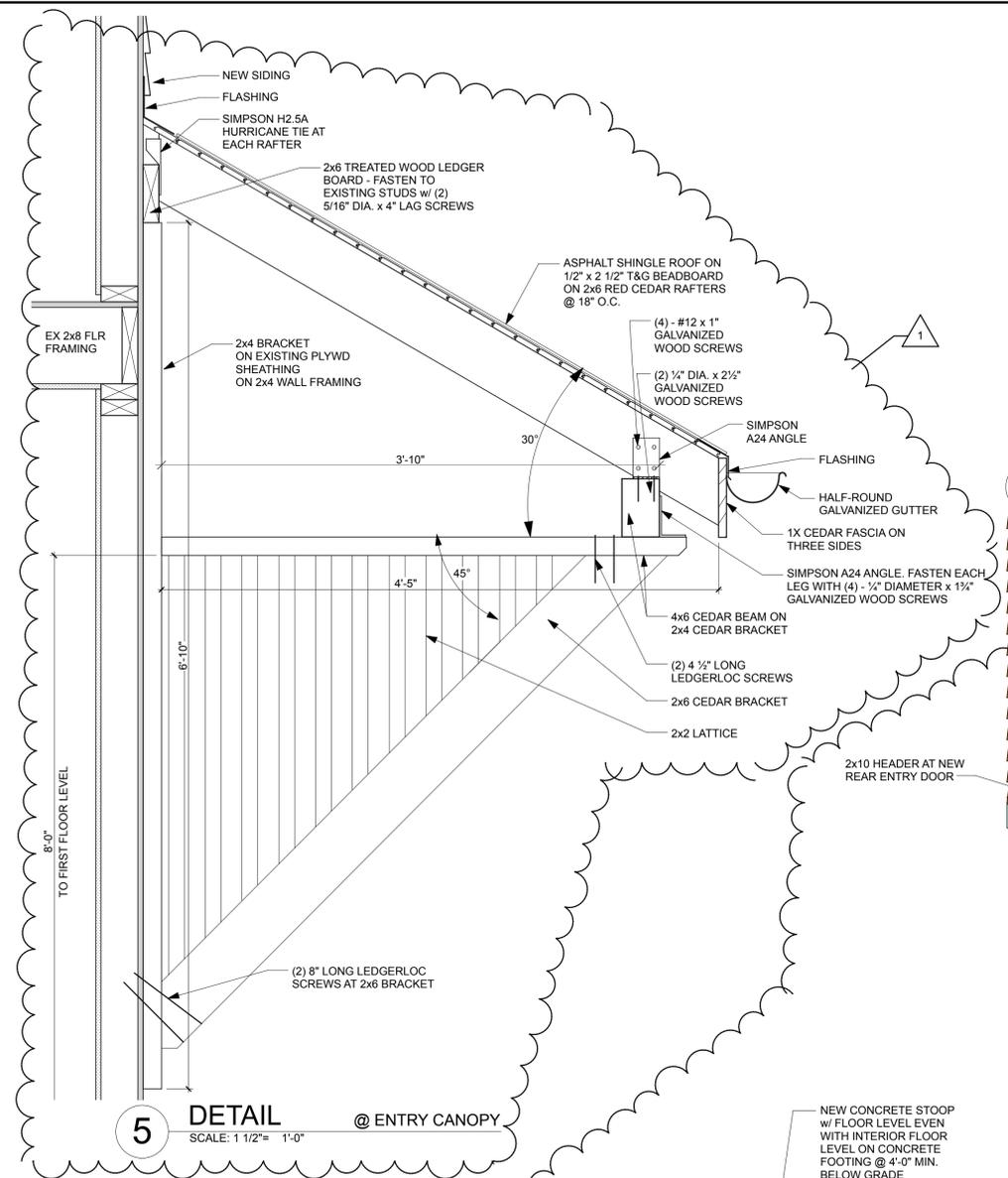
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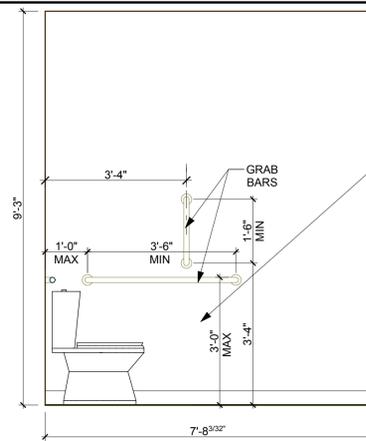
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SHEET TITLE  
**ELEVATIONS**

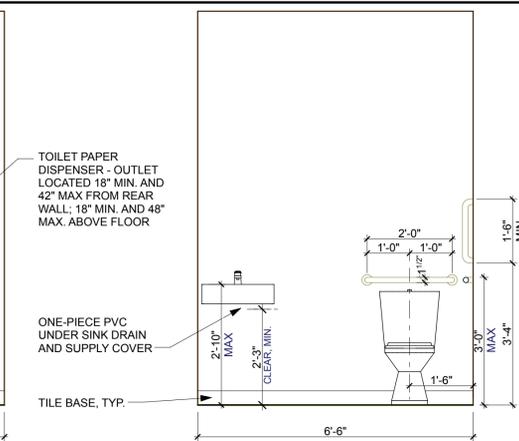
**A2-2**



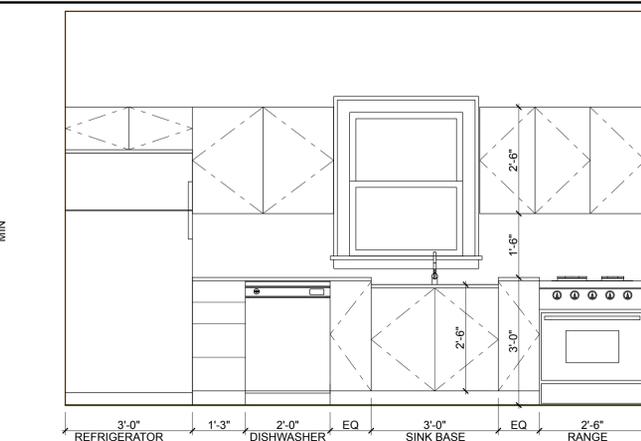
**5 DETAIL @ ENTRY CANOPY**  
SCALE: 1 1/2" = 1'-0"



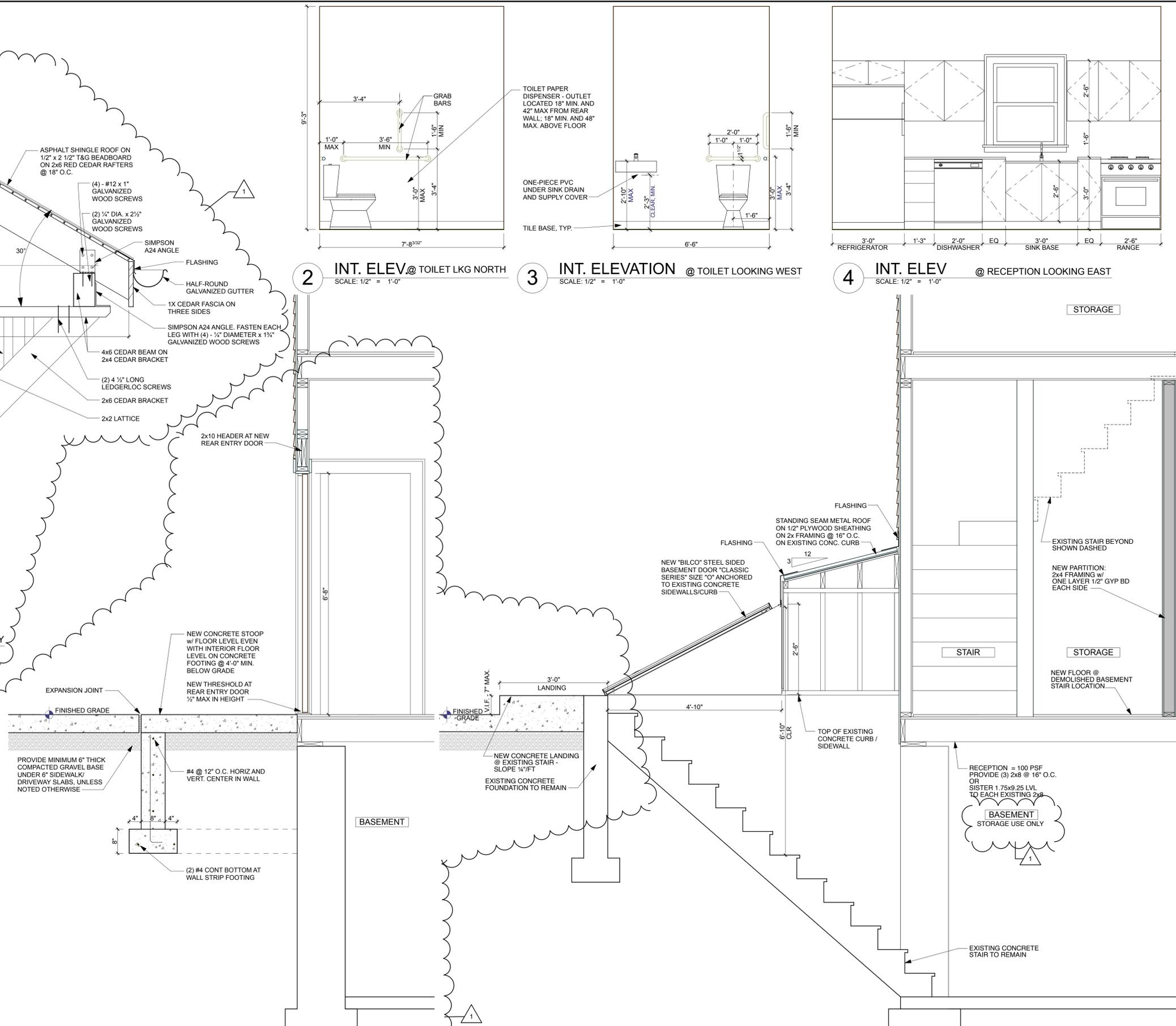
**2 INT. ELEV. @ TOILET LKG NORTH**  
SCALE: 1/2" = 1'-0"



**3 INT. ELEVATION @ TOILET LOOKING WEST**  
SCALE: 1/2" = 1'-0"



**4 INT. ELEV @ RECEPTION LOOKING EAST**  
SCALE: 1/2" = 1'-0"



**6 SECTION @ REAR ENTRY LOOKING WEST**  
SCALE: 3/4" = 1'-0"

**1 SECTION @ BASEMENT STAIR**  
SCALE: 3/4" = 1'-0"

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SHEET TITLE  
**SECTIONS & INTERIOR ELEVATIONS**

**A3-1**