

BUILDING <u>PATIO</u> TOTAL RESIDENTIAL AREA	2,248 S.F. <u>444 S.F.</u> 2,692 S.F. 84,278 S.F.				
DWELLING UNIT MIX: EFFICIENCY ONE BEDROOM TWO BEDROOM <u>THREE BEDROOM</u> TOTAL UNITS	2 32 25 <u> </u> 80				
VEHICLE PARKING STALLS: UNDERGROUND <u>SURFACE</u> TOTAL	69 <u>10</u> 79 VEHICLE S	ΓALLS			
<u>BICYCLE PARKING STALLS</u> UNDERGROUND LONG-TERM SURFACE RESIDENTIAL SURFACE - GUEST <u>SURFACE - COMMERCIAL</u> TOTAL	M RESIDENTIAL	77 8 8 <u>2</u> 95 STALLS			
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			COMMUNITY PHARN	TENANT IMPROVEMENT	130 S FAIR OAKS AVENUE Madison, wi 53704
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				TENANT	30 S FAI Madis
			MMC	-	-
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			Proie	ct Sta	tus
			2021.03.17		LICATION
			PROJ. #: © SKE	210 TCHWORK	936-01 S
				ECTURE 20	

SITE DEVELOPMENT DATA DENSITIES LOT AREA DWELLING UNITS LOT AREA/ D.U.

USABLE OPEN SPACE USABLE OPEN SPACE/ BDRM

DENSITY

LOT COVERAGE

BUILDING HEIGHT

COMMERCIAL AREA

58,509 S.F./ 1.34 ACRES 80 DU 731 S.F. / DU 59.7 UNITS/ACRE

24,027 S.F. 190 S.F. / BEDROOM 37,634 S.F. = 64% (85% MAX)

4 STORIES



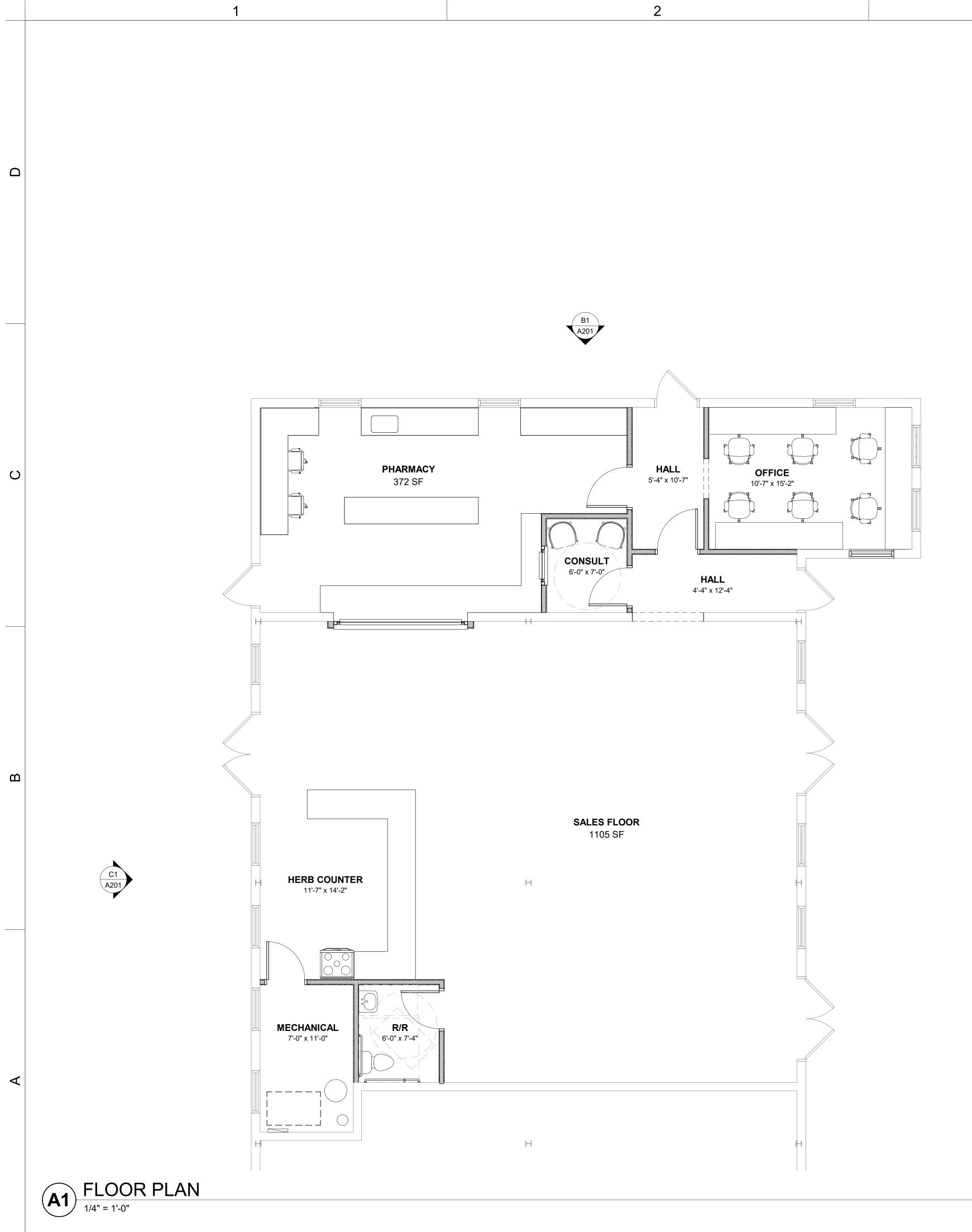
ARCHITECTURAL

SITE PLAN

Sketch works

architecture uc

1848



A1 A201

GENERAL PLAN NOTES:

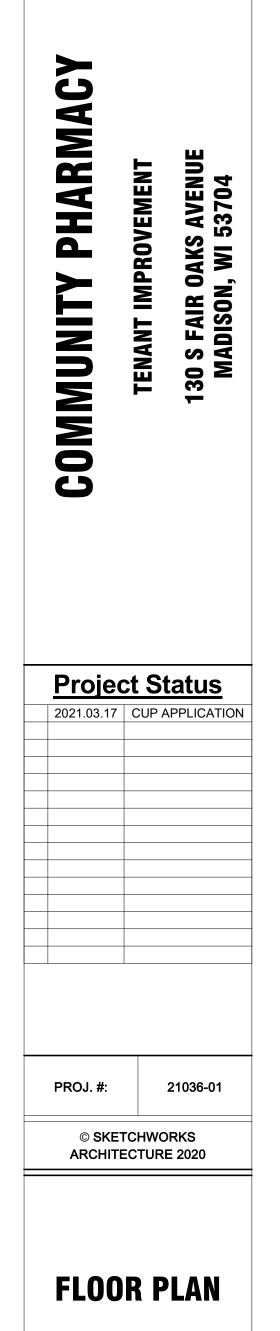
- A. MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION IMPROVEMENTS TO BE DESIGN BUILD, UNLESS NOTED OTHERWISE. DESIGNED AS REQUIRED BY CURRENT BUILDING CODES. MEP DESIGN BUILD CONTRACTOR(S) RESPONSIBLE FOR ENSURING CODE COMPLIANT CONSTRUCTION OF NEW SYSTEMS IN TENANT SPACES.
- B. PROVIDE SOUND INSULATION IN ALL DEMISING WALLS AND INTERIOR WALLS, UNLESS NOTED OTHERWISE.
- C. PROVIDE MOISTURE RESISTANT GWB AT ALL PLUMBING WALLS.
- D. PROVIDE ACCESSIBLE TOILET ROOM FIXTURES AND ACCESSORIES PER MOUNTING HEIGHTS INDICATED ON SHEET A002.
- E. PROVIDE 2x BLOCKING AT ALL GRAB BAR LOCATIONS PER ANSI A117.1 2009
- F. PROVIDE ADA APPROVED THRESHOLDS AT ALL NEW FLOOR TRANSITIONS AND DOORWAYS.
- G. EXTERIOR DIMENSIONS ARE FROM GRIDLINE TO GRIDLINE, OR TO EDGE OF FOUNDATION WALL UNLESS NOTED OTHERWISE. PLEASE CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- H. INTERIOR DIMENSIONS FOR NEW CONSTRUCTION ARE TO FACE OF FRAME OR COLUMN CENTERLINE UNLESS NOTED OTHERWISE. ALL DIMENSIONS FROM EXISTING WALLS ARE FROM FINISH FACE UNLESS NOTED OTHERWISE.
- I. ALL DOORS WITH A CLOSE PROXIMITY OF A PERPENDICULAR WALL SHALL HAVE A TYPICAL DIMENSION OF 6" FROM FACE OF FRAME TO DOOR OPENING UNLESS NOTED OTHERWISE.
- J. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- K. CONTRACTOR SHALL NOTIFY ARCHITECT, ENGINEER AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED STRUCTURAL CONDITIONS OR DISCREPANCIES WITH PROPOSED MODIFICATIONS.
- L. FIRE EXTINGUISHER CABINETS SHALL BE RATED TO MEET THE ASSOCIATED WALL FIRE RATING.
- M. GENERAL CONTRACTOR TO SECURE CONSTRUCTION AREA DURING CONSTRUCTION WORK. SEAL ALL DOORS AS REQUIRED. CONSTRUCT AND MAINTAIN A FLOOR TO CEILING DUST BARRIER, TO PROVIDE SEPARATION FOR DUST, DEBRIS AND SOUND.
- N. GENERAL CONTRACTOR TO COORDINATE CONSTRUCTION SCHEDULE TO MINIMIZE IMPACT ON EXISTING BUILDING OPERATIONS AND PLANNED EVENTS. CONSTRUCTION SPACE MUST BE CLEAN AND AVAILABLE FOR USE PERIODICALLY PER OWNERS REQUEST. VERIFY SCHEDULED EVENTS WITH OWNER PRIOR TO CONSTRUCTION START AND ARRANGE CONSTRUCTION SCHEDULE TO MEET OWNER'S NEEDS. COORDINATE SYSTEMS AND UTILITY SHUT DOWNS WITH OWNER PRIOR TO COMMENCEMENT OF WORK.
- O. SUBMIT ALL FINISHES TO THE ARCHITECT FOR APPROVAL.

HATCH PATTERN KEY:

NEW CONSTRUCTION EXISTING CONSTRUCTION









PLAN NORTH

0' 1' 2' 4' 0' ¹/₄" ¹/₂" 1" SCALE: 1/4" = 1'-0"

PRELIMINARY



PRELIMINARY

COMMUNITY PHARMACY	TENANT IMPROVEMENT	130 S FAIR OAKS AVENUE MADISON, WI 53704			
2021.03.17 CUP APPLICATION					
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PROJ. #:		21036-01			
© SKETCHWORKS ARCHITECTURE 2020					
EXTERIOR ELEVATIONS					

