

GROCERY & TAQUERIA

1824 SOUTH PARK STREET
MADISON, WI

PROJECT DATA

LOCATION:
1824 SOUTH PARK STREET
MADISON, WI

REGULATING MUNICIPALITIES:
CITY OF MADISON
DANE COUNTY
STATE OF WISCONSIN

BUILDING CODE:
CITY OF MADISON ZONING ORDINANCES
DANE COUNTY ZONING ORDINANCES
WISCONSIN ADMINISTRATIVE CODE
2015 INTERNATIONAL BUILDING CODE
ACCESSIBILITY ANSIA117.1 - 2009

PROJECT DESCRIPTION:
TENANT IMPROVEMENT CONSISTING OF:
1 STORIES OF A-2 OCCUPANCY

OCCUPANCY TYPE:
PRIMARY: A-2
SECONDARY: M

CONSTRUCTION TYPE:
TYPE VB

ALLOWABLE BUILDING AREA & HEIGHT:
MAXIMUM HEIGHT ABOVE GRADE PLANE = 60 FEET
(IBC TABLE 504.3)
MAXIMUM STORIES ALLOWED = 2 STORIES
(IBC TABLE 504.4)
MAXIMUM AREA ALLOWED PER FLOOR = 18,000 SF
(IBC TABLE 506.2)

ACTUAL BUILDING AREA & HEIGHT:
HEIGHT ABOVE GRADE PLANE = 20 FEET
STORIES = 1 STORIES
TOTAL BUILDING AREA = 6,800 SF

AREA AND LEVEL OF ALTERATION:
TOTAL AREA OF FLOOR WORK IS TO OCCUR = 6,000 SF
AREA INCLUDED IN ALTERATION = 6,000 SF
PERCENTAGE OF TOTAL AREA = 100 %
LEVEL OF ALTERATION = LEVEL 3

NUMBER OF OCCUPANTS (TABLE 1004.1.2):
A-2 OCCUPANCY = 22 + (1 / 15 SF NET) = 39 OCC
M OCCUPANCY = 1 / 300 SF GROSS = 19 OCC
TOTAL OCCUPANTS = 58 OCC

PLUMBING:
WATER CLOSETS
MEN 43 @ 1 / 40 = 2
WOMEN 43 @ 1 / 40 = 2
TOTAL REQUIRED = 4
TOTAL PROVIDED = 4
LAVATORIES
MEN 43 @ 1 / 75 = 1
WOMEN 43 @ 1 / 75 = 1
TOTAL REQUIRED = 2
TOTAL PROVIDED = 2
SERVICE SINK
1 REQUIRED = 1 PROVIDED
DRINKING FOUNTAIN
TENANT WILL PROVIDE DRINKING WATER
ALL FIXTURES TO COMPLY WITH ICC A117.1

FIRE CONTROL:
FULLY SPRINKLERED BUILDING: NFPA
PORTABLE FIRE EXTINGUISHERS (IBC SECTION 906.3.1)
HAZARD TYPE = MOD
MAXIMUM AREA = 1,500 SF PER "A"
MAXIMUM DISTANCE = 30 FEET
EXTINGUISHER RATING = 2-A,10-B
NUMBER REQUIRED AT ABOVE RATING = 6

EXITS:
EXIT(S) REQUIRED TO MEET EXITING DISTANCES = 2
EXIT(S) PROVIDED TO MEET DISTANCES = 2
MIN 60% OF PUBLIC EXTERIOR DOORS TO BE ON ACCESSIBLE ROUTE

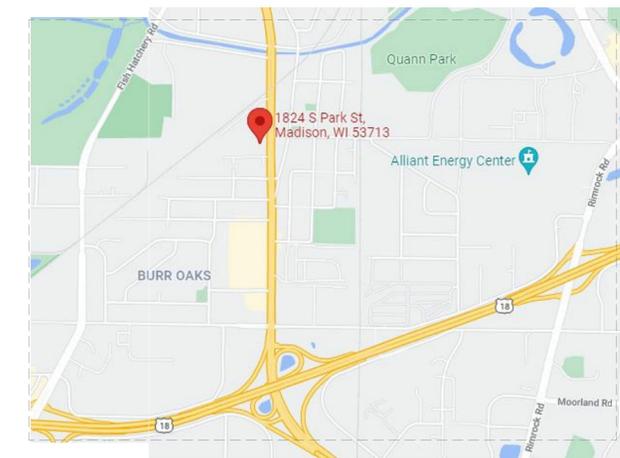
ACCESSIBILITY:
FOLLOW IBC 2015 AND ANSIA 117.1 (2009)

PROJECT GENERAL NOTES:

- CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERING ANY DISCREPANCIES OR CONFLICTING INFORMATION IN THESE DOCUMENTS. CONTRACTOR SHALL CAREFULLY REVIEW AND COMPARE ALL DRAWINGS DURING THE BIDDING PERIOD AND BEFORE INSTALLATION OF THEIR WORK. ANY INCONSISTENCIES IN THE DRAWINGS SHALL BE REPORTED PROMPTLY TO THE ARCHITECT AND ENGINEER(S) FOR CLARIFICATION.
- DO NOT SCALE DRAWINGS. THE DRAWINGS ARE NOT NECESSARILY TO SCALE - USE GIVEN DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED EXISTING SITE CONDITIONS AFFECTING THE EXECUTION OF THESE DOCUMENTS (SUCH AS HAZARDOUS MATERIALS, ETC.).
- CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE AND FEDERAL CODES AND REGULATIONS GOVERNING THIS PROJECT.
- JOB SITE SHALL BE BROOM SWEEP AND CLEAN AT THE END OF EACH DAY. ALL DEBRIS SHALL BE PICKED UP AND DISPOSED OF PROPERLY INTO APPROVED CONTAINER.
- MAINTAIN DESIGNATED EGRESS ROUTES DURING CONSTRUCTION BY KEEPING CLEAR OF CONSTRUCTION DEBRIS AND CLEARLY MARKING THE PATH OF EGRESS TRAVEL.
- ALL MECHANICAL (HVAC), ELECTRICAL, PLUMBING AND FIRE PROTECTION (MEP & FP) DESIGN AND CONSTRUCTION TO BE BY A DESIGN-BUILD DELIVERY METHOD AND ARE SUBSEQUENTLY NOT PART OF THESE DOCUMENTS. IT IS THE MEP CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE GENERAL CONTRACTOR AND WITH THESE DRAWINGS THE FINAL DESIGN, RETROFIT AND INSTALLATION OF THESE SYSTEMS. NOTIFY THE ARCHITECT PRIOR TO MAKING ANY REVISIONS TO THE STRUCTURE OR ARCHITECTURAL FEATURES.
- HVAC CONTRACTOR SHALL SUBMIT PROPER DESIGN DRAWINGS AS NEEDED FOR PLAN APPROVAL AND BUILDING PERMITS.
- WITHIN THIS DOCUMENT "NORTH, SOUTH, EAST, WEST" ARE REFERRED TO AS PROJECT NORTH AND MAY NOT BE TRUE NORTH.
- ALL EXPOSED WOOD AND/OR WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- PROVIDE GFI OUTLETS NEAR WATER SOURCES AND AS REQUIRED BY IEC.
- PROVIDE FIRE BLOCKING THROUGHOUT BUILDING PER IBC 717.2.
- SUBMIT ALL FIXTURES, APPLIANCES, MATERIALS, SHOP DRAWINGS, PLAN MODIFICATIONS TO THE ARCHITECT FOR REVIEW AND APPROVAL.
- IN SOME CASES THE SELECTION OF SPECIFIC ACCESSORIES, HARDWARE, MATERIALS OR FINISHES MAY NOT BE AVAILABLE AT ISSUANCE OF THESE DRAWINGS. THESE INSTANCES ARE INDICATED WITH "TBD" OR "TO BE DETERMINED". IN THESE SITUATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING APPROPRIATE ALLOWANCES TO COVER THE MATERIAL AND INSTALLATION FOR THAT ELEMENT, BASED ON THE BEST INFORMATION PROVIDED. IF NO INFORMATION IS PROVIDED, ASSUME A MID-RANGE PRODUCT COST TO SATISFY THE INTENT OF THE PROJECT. THE CONTRACTOR SHALL CLEARLY STATE IN THEIR BID PROPOSAL WHAT THE ALLOWANCE VALUE AND UNIT PRICE IS, LISTED SEPARATELY FOR EACH ITEM.

SHEET INDEX			
SHEET NUMBER	SHEET NAME	REVISIONS	
		MARK	DATE
GENERAL			
G001	COVER SHEET	UDC INFO	2021.10.06
LANDSCAPE			
L101	LANDSCAPING PLAN	UDC INFO	2021.10.06
ARCHITECTURAL SITE			
AS101	ARCHITECTURAL SITE PLAN	UDC INFO	2021.10.06
ARCHITECTURAL			
A101	FLOOR PLAN	UDC INFO	2021.10.06
A102	MEZZANINE PLAN	UDC INFO	2021.10.06
A201	EXTERIOR ELEVATIONS	UDC INFO	2021.10.06

PROJECT LOCATION



BUILDING LOCATION



PROJECT CONTACTS:

OWNER: TOBY ARTEAGA 1004 FISH HATCHERY ROAD MADISON, WI 53715	TENANT: GROCERY & TAQUERIA 1824 S. PARK STREET MADISON, WI 53715	ARCHITECT: SKETCHWORKS ARCHITECTURE, LLC 7780 ELMWOOD AVE., STE 208 MIDDLETON, WI 53562	GENERAL CONTRACTOR: SUPREME STRUCTURES 2906 MARKETPLACE DRIVE MADISON, WI 53719
CONTACT: TOBY ARTEAGA (OWNER) 608-251-4042	CONTACT: TOBY ARTEAGA (TENANT OWNER) 608-251-4042	CONTACT: STEVE SHULFER (ARCHITECT) ERIC KOM (DESIGNER / CONTACT) 608-836-7570	CONTACT: FOREST HEANEY (PM) 608-224-0777

GROCERY & TAQUERIA
TENANT IMPROVEMENT
1824 SOUTH PARK STREET
MADISON, WI

Project Status

A	2021.10.06	UDC INFO
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PROJ. #: 21121-01

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ARCHITECTURE 2021

COVER SHEET

G001

PRELIMINARY

D
C
B
A

GENERAL PLAN NOTES:

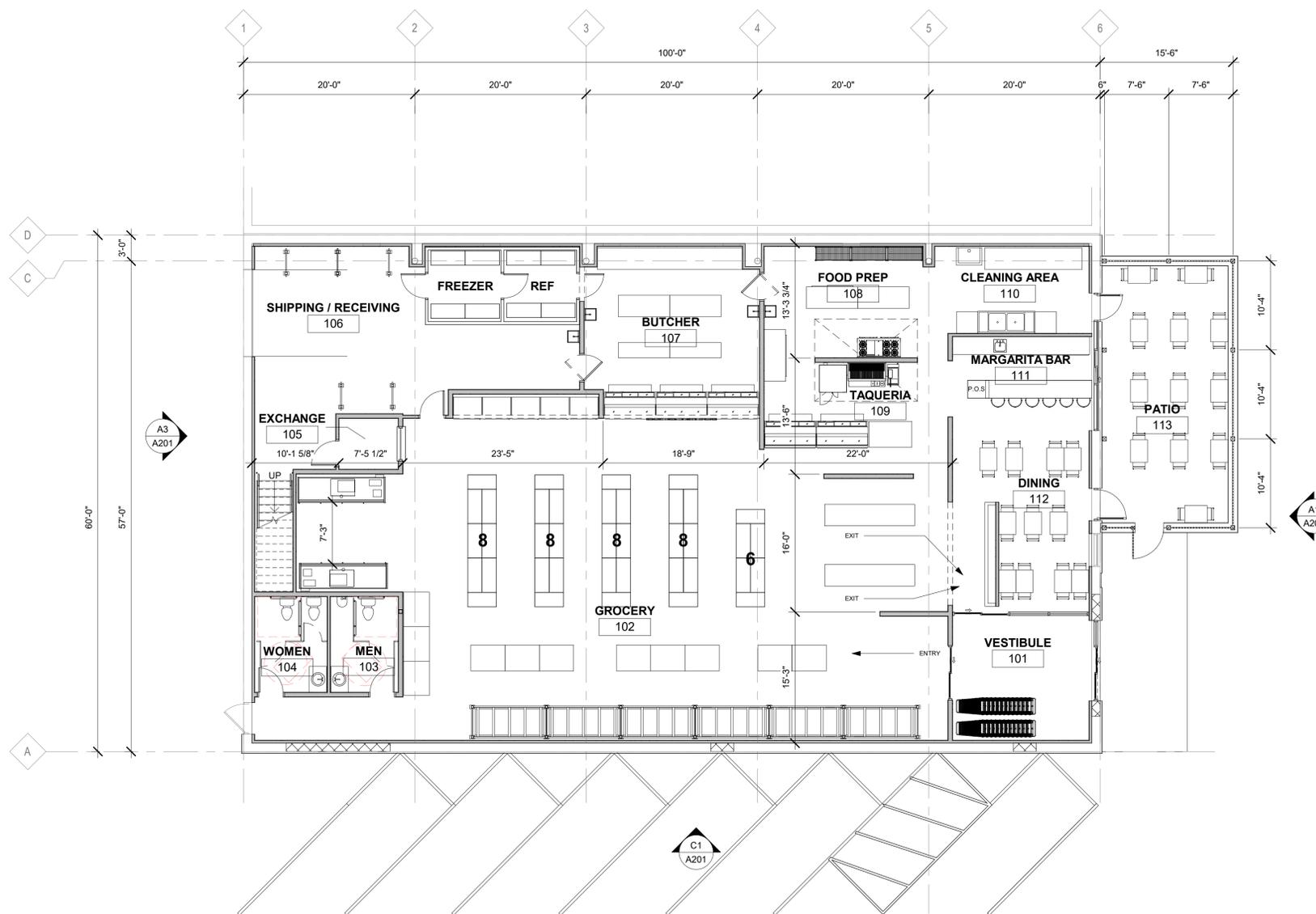
- A. MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION IMPROVEMENTS TO BE DESIGN BUILD, UNLESS NOTED OTHERWISE. DESIGNED AS REQUIRED BY CURRENT BUILDING CODES. MEP DESIGN BUILD CONTRACTOR(S) RESPONSIBLE FOR ENSURING CODE COMPLIANT CONSTRUCTION OF NEW SYSTEMS IN TENANT SPACES.
- B. PROVIDE SOUND INSULATION 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 A001.
- 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 OWNER'S 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.



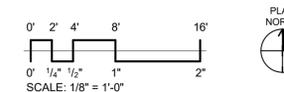
GROCERY & TAQUERIA
 TENANT IMPROVEMENT
 1824 SOUTH PARK STREET
 MADISON, WI

HATCH PATTERN KEY:

- NEW CONSTRUCTION
- EXISTING CONSTRUCTION



A1 FLOOR PLAN
1/8" = 1'-0"



PRELIMINARY

Project Status

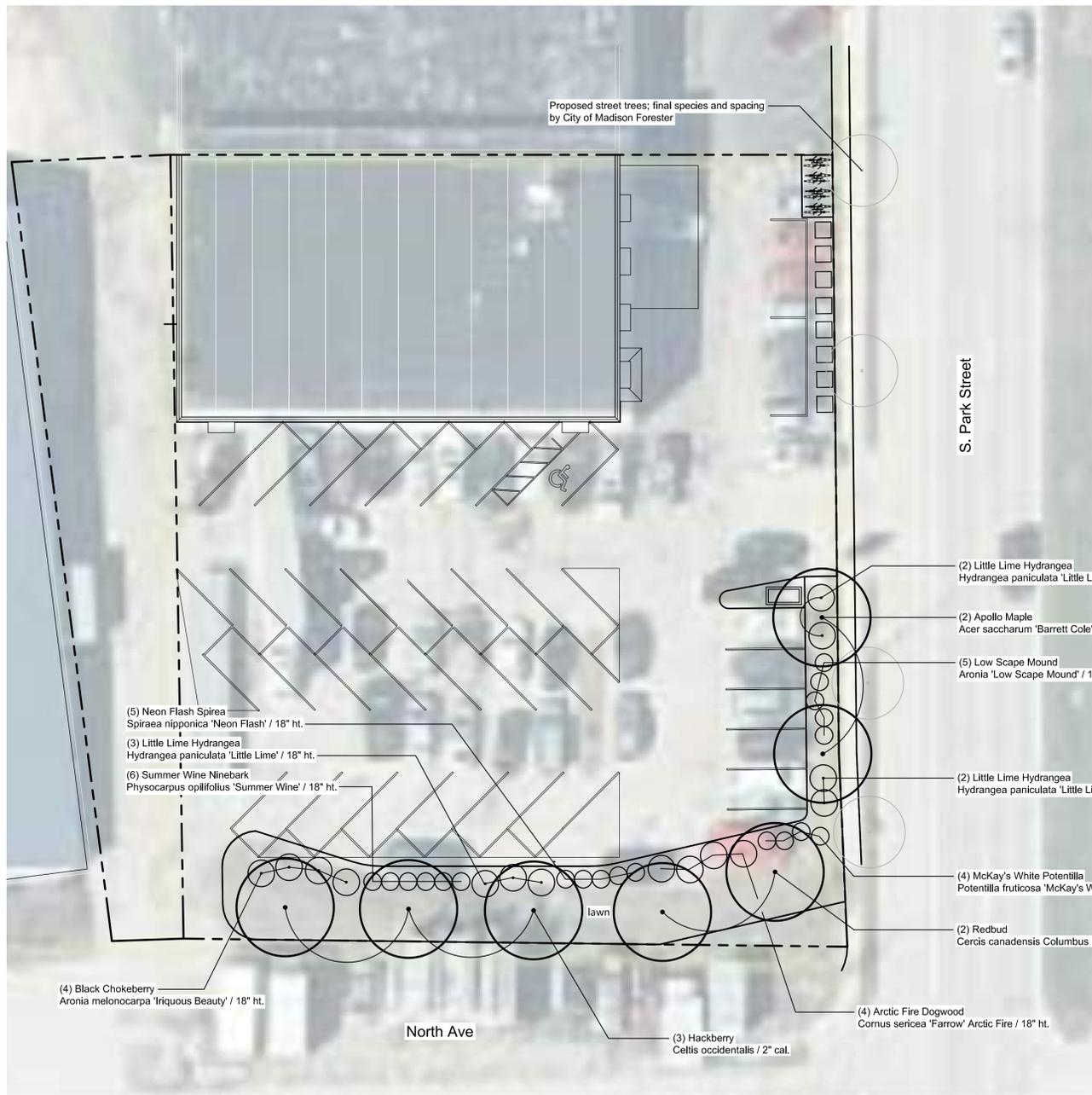
A	2021.10.06	UDC INFO
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FLOOR PLAN

A101



Landscape Calculations and Distribution (CC-T Zoning):

Five (5) landscape points shall be provided per each (300) sf of developed area
 Total sf of developed area = 16,677 sf
 Developed area divided by (300) x 5 = 278 Points Required

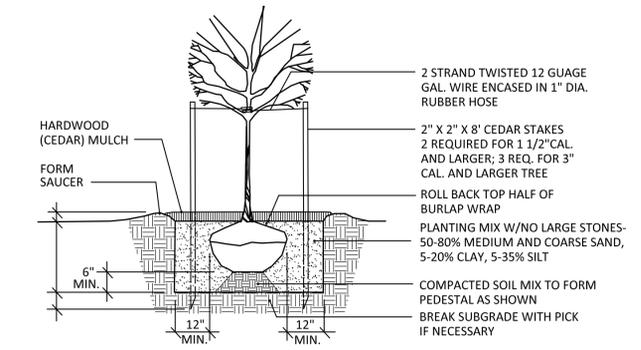
Development Frontage Landscaping
 Total lf of lot frontage = 328 lf
 Required Trees = 11 Provided Trees = **7
 Required Shrubs = 55 Provided Shrubs = **35

** Owner requests waiver from required trees along overall frontage due to a limited amount of space and existing conditions of extents of current pavement

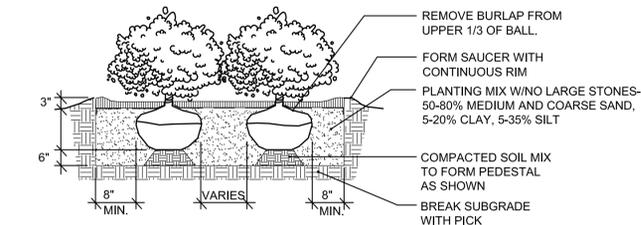
Tabulation of Points and Credits (includes Development Frontage Landscaping):

Plant Type/Element	Min. size	Points	Proposed Qty.	Pts.
Overstory Deciduous Tree	2 1/2" cal.	35	5	175
Ornamental tree	1 1/2" cal.	15	2	30
Upright evergreen shrub	3-4 feet tall	10	-	-
Shrub, deciduous	18" or 3 gal.	3	35	105
Shrub, evergreen	18" or 3 gal.	4	-	-
Ornamental grasses	18" or 3 gal.	2	-	-
Ornamental fence or wall	na	4 per 10 lf	-	-
Total				310

310 Total Points Provided (278 Required)



2 TREE PLANTING
NTS



3 SHRUB PLANTING
NTS

1 LANDSCAPE PLAN
1"=20'-0"



GENERAL NOTES:

- Trees and shrub groupings are to receive wood mulch beds consisting of a mixture of recycled brown dyed wood mulch spread to a 3" min. depth over a pre-emergent herbicide.
- "Lawn" areas shall be finish graded and seeded at a rate of 4 lbs. per 1,000 sq. ft. Basis of Design: Madison Parks Lawn Seed Mix. EarthCarpet Corporation. (www.seedsolutions.com)
- Landscape Contractor shall provide regular maintenance until a date 60 days after completion of planting. Maintenance shall begin when planting is started for ongoing planting areas. Maintenance operations shall include watering, weeding, and mowing. Contractor shall provide temporary irrigation equipment if needed to provide a minimum of 1" of water per week throughout the maintenance period for all planting areas.
- Landscape Contractor shall guarantee to replace once, without charge, any plant material that dies within one year of installation providing the Owner gives normal plant care (regular watering). The Owner must report plant losses within the guarantee period.
- Contractor shall take precautions during construction to not disfigure, scar, or impair the health of any street tree. Contractor shall operate equipment in a manner as to not damage the branches of the street tree(s). Any damage or injury to existing street trees (either above or belowground) shall be reported immediately to City Forestry at 266-4816. Penalties and remediation shall be required.
- As defined by the Section 107.13 of City of Madison Standard Specifications for Public Works Construction: No excavation is permitted within 5 feet of the trunk of the street tree or when cutting roots over 3 inches in diameter. If excavation is necessary, the Contractor shall contact Madison City Forestry (266-4816) prior to excavation. City of Madison Forestry personnel shall assess the impact to the tree and to its rootsystem prior to work commencing. Tree protection specifications can be found on the following website: <https://www.cityofmadison.com/business/pw/specs.cfm>
- Street tree protection zone fencing is required. The fencing shall be erected before the demolition, grading or construction begins. The fence shall include the entire width of terrace and, extend at least 5 feet on both sides of the outside edge of the tree trunk. Removal of fencing is not allowed for deliveries or equipment access through the tree protection zone.
- Pruning Street tree pruning shall be coordinated with Madison Forestry at a minimum of two weeks prior to the start of construction for this project. All pruning shall follow the American National Standards Institute (ANSI) A300 - Part 1 Standards for pruning. Add as a note on the plan set.
- Soil Section 107.13(g) of City of Madison Standard Specifications for Public Works Construction addresses soil compaction near street trees and shall be followed by Contractor. The storage of parked vehicles, construction equipment, building materials, refuse, excavated spoils or dumping of poisonous materials on or around trees and roots within five (5) feet of the tree or within the protection zone is prohibited.

MONTERREY MARKET
TENANT IMPROVEMENT
1824 SOUTH PARK STREET
MADISON, WI

Project Status

2021.09.01	UDC Submittal
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PROJ. #:	21121-01
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LANDSCAPE PLAN

LP101

