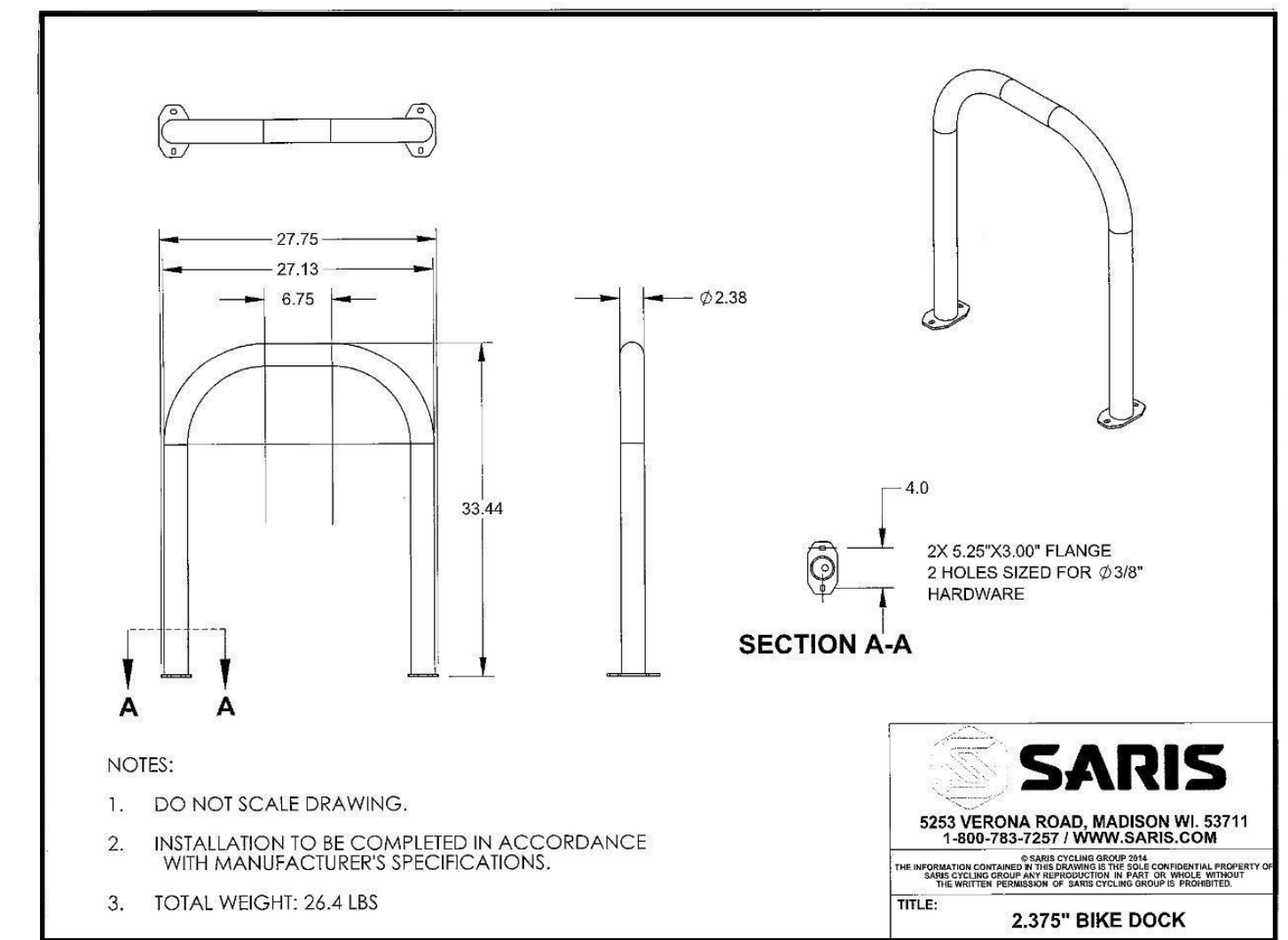


HAYES PLACE  
ANTICIPATED MAX VISITORS: 50  
50 X .05 = 2.5 => 3 BIKE PARKING STALLS MIN.

INSTALL 3 NEW "U-RACKS" ON  
EXISTING CONCRETE HARDCAPE  
= 6 TOTAL BIKE STALLS  
SERVES 120 OCCUPANTS



**1 SITE PLAN**  
SCALE: 1" = 40'  
NORTH

0 20' 40' 60'

DRAWN: EJK APPR.: EJK

HAYES PLACE  
1145 N SHERMAN  
MADISON, WI

BIKE PARKING  
EXHIBIT

**L0**



# HAYES PLACE

## TENANT IMPROVEMENT

### 1145 N. SHERMAN AVENUE

### MADISON, WI 53704

Plan drawings for Level 2 Alteration of existing building suite, provided for reference. Conditionally approved on 1.6.2023 (Project #: BLDNCC-2022-18242)

ACST	ACOUSTIC (AL)	EJ	EXPANSION JOINT	IN	INCH (ES)	PVC	POLYVINYL CHLORIDE	VP	VENT PIPE
AD	AREA DRAIN	EL	ELEVATION	INCL	INCLUDE (D),(ING)	PWR	POWER	VTR	VENT THRU ROOF
ADD	ADDENDUM	ELEC	ELECTRIC	INT	INTERIOR			WVC	VINYL WALL COVERING
ADJ	ADJACENT	EMER	EMERGENCY	INSUL	INSULATION;INSULATED	RAD	RADIUS	W/	WITH
ADJT	ADJUSTABLE	ENC	ENCLOSE (URE)	JAN	JANITOR	RC	ROOF CONDUCTOR	WC	WATER CLOSET
AFF	ABOVE FINISH FLOOR	EP	ELECTRICAL PANEL	JST	JOIST	RD	ROOF DRAIN	WH	WATER HEATER
AL	ALUMINUM	EQ	EQUAL	JTB	JUNCTION BOX	REF	REFERENCE	W/O	WITHOUT
ALT	ALTERNATE	EQUIP	EQUIPMENT	JT	JOINT	REFG	REFRIGERATOR	WP	WATERPROOF
AP	ACCESS PANEL	ETR	EXISTING TO REMAIN	KIT	KITCHEN	REINF	REINFORCEMENT	WS	WASTE STACK;WATERSTOP
APPROX	APPROXIMATE	EW	EACH WAY	LAM	LAMINATE	REQD	REQUIRED	WT	WEIGHT
ARCH	ARCHITECT	EWG	ELECTRIC WATER COOLER	LAV	LAVATORY	RESIL	RESILIENT	WWF	WELDED WIRE FABRIC
ASPH	ASPHALT	EWH	ELECTRIC WALL HEATER	LBS/#	POUNDS	REV	REVISION	WWM	WELDED WIRE MESH
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	EX	EXISTING	LF	LINEAR FEET	RM	ROOM		
		EXIST	EXISTING	LP	LIGHTING PANEL	RTU	ROOF TOP UNIT		
B/O	BOTTOM OF	EXP	EXPANSION;EXPOSED	LTG	LIGHTING	RO	ROUGH OPENING		
BAL	BALANCE	EXT	EXTERIOR	LV	LOW VOLTAGE	RP	RECEPTACLE PANEL		
BD	BOARD	ENT	ENTRANCE			SAN	SANITARY		
BET	BETWEEN					SATC	SUSPENDED ACOUSTICAL TILE CEILING		
BIT	BITUMINOUS	FA	FIRE ALARM	MATL	MATERIAL	SCHED	SCHEDULE (D)		
BKR	BREAKER	FD	FLOOR DRAIN;FIRE DAMPER	MED	MEDIUM	SD	SMOKE DETECTOR		
BLDC	BUILDING	FDC	FIRE DEPARTMENT CONNECTION	MDP	MAIN DIST. PANEL	SECT	SECTION		
BLKG	BLOCKING	FDN	FOUNDATION	MECH	MECHANICAL	SF	SQUARE FEET		
BOT	BOTTOM	FEC	FIRE EXTINGUISHER CABINET	MED	MEDIUM	SH	SHEET		
BRG	BEARING	FFE	FINISHED FLOOR ELEVATION	MTL	METAL	SIM	SIMILAR		
BS	BOTH SIDES	FIN	FINISH (ED)	MFG	MANUFACTURER	SP	STAND PIPE		
BTU	BRITISH THERMAL UNIT	FL	FLOOR;FULL LENGTH	MIN	MINIMUM	SQ	SQUARE		
BUR	BUILT UP ROOFING	FLG	FLASHING	MISC	MISCELLANEOUS	ST	STREET		
		FLUOR	FLUORESCENT	MO	MASONRY OPENING	STD	STANDARD		
CAB	CABINET	F/O	FACE OF	MTD	MOUNTED	STL	STEEL		
CAP	CAPACITY	FRT	FIRE RETARDANT TREATED	MTG	MOUNTING	STG	STORAGE		
CJ	CONTROL JOINT	FT	FOOT, FEET	MW	MICROWAVE	STS	SECURITY/PHONE SYSTEM		
CL	CENTERLINE	FTG	FOOTING	NIC	NOT IN CONTRACT	SUSP	SUSPENDED		
CLG	CEILING	FTR	FLUE THRU ROOF	NO	NUMBER	SV	SHEET VINYL FLOORING		
CLR	CLEAR	FUR	FURRING (ED)	NOM	NOMINAL	SW	SWITCH		
CMU	CONCRETE MASONRY UNIT	FURN	FURNACE	NTS	NOT TO SCALE	SYM	SYMMETRY (ICAL)		
CO	CLEANOUT	GAGE	GAGE	OC	ON CENTER	TC	TERRA COTTA		
COL	COLUMN	GALV	GALVANIZED	OD	OUTSIDE DIAMETER	TEL	TELEPHONE		
CONC	CONCRETE	GC	GENERAL CONTRACTOR	OFC	OFFICE	TEMP	TEMPERATURE;TEMPORARY		
CONT	CONTINUOUS	GD	GARBAGE DISPOSAL	OVHD	OVERHEAD DOOR	TERR	TERRAZZO		
CONST	CONSTRUCTION	GEN	GENERAL	OPNG	OPENING	THK	THICK (NESS)		
CONTR	CONTRACTOR	GFI	GROUND FAULT INTERRUPT(ER)	OPPS	OPERATIONS	THR	THRESHOLD		
CPT	CARPET (ED)	GL	GLASS	OPNG	OPENING	THRU	THROUGH		
CSK	COUNTERSUNK	GPM	GALLON PER MINUTE	OPPS	OPERATIONS	TOW	TOP OF WALL		
CT	CERAMIC TILE	GR	GRADE	O/H	OVERHEAD	TS	TIME SWITCH		
CW	COLD WATER/CONTROL WIRE	GRD	GROUND	PCF	POUNDS PER CUBIC FOOT	TYP	TYPICAL		
		GW	GYPSPUM WALL BOARD	PH	PHASE	TV	TELEVISION		
D	DEPTH / DEEP	GYP	GYPSPUM	PL	PLATE	UC	UNDER COUNTER		
DBL	DOUBLE	HB	HOSE BIBB	PLAM	PLASTIC LAMINATE	UFAS	UNIFORM FEDERAL ACCESSIBILITY STANDARDS		
DIA	DIAMETER	HDW	HARDWARE	PLAS	PLASTER	UG	UNDERGROUND		
DIM	DIMENSION	HM	HOLLOW METAL	PLBG	PLUMBING	UH	UNIT HEATER		
DN	DOWN	HORIZ	HORIZONTAL	PLYWD	PLYWOOD	UL	UNDERWRITER'S LABORATORY		
DP	DISTRIBUTION PANEL	HP	HORSEPOWER;HIGHPOINT	PNL	PANEL	UNO	UNLESS NOTED OTHERWISE		
DS	DOWNSPOUT	HT	HEIGHT	PP	PAPER	V	VOLT		
DTL	DETAIL	HVAC	HEATING/VENTILATING/AC	PSF	POUNDS PER SQUARE FOOT	VA	VOLT-AMP		
DW	DISHWASHER	HW	HOT WATER	PSI	POUNDS PER SQUARE INCH	VCT	VINYL COMPOSITION TILE		
DWG	DRAWING			PTD	PAINTED	VERT	VERTICAL		
EA	EACH			PTN	PARTITION				
EF	EXHAUST FAN								
EIFS	EXTERIOR INSULATION & FINISH SYSTEM								

### ABBREVIATIONS SCHEDULE

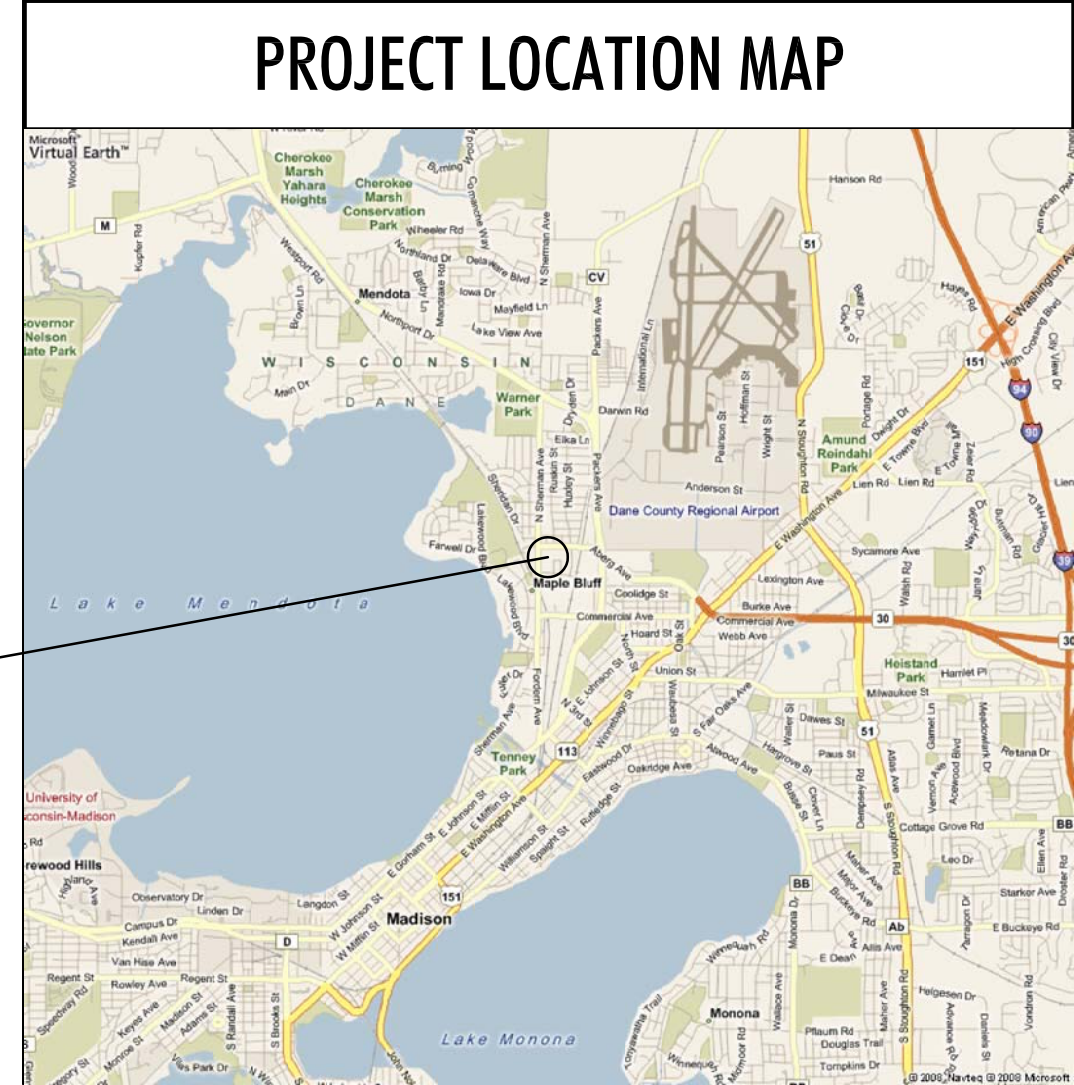
<b>KITCHENS:</b>	ELEC. SWITCHES & OUTLETS (IN FULL HT WALLS @ COUNTERS)	44" TO CENTER
<b>COMMON AREA / TYPICAL ROOMS:</b>	ELEC. SWITCHES (TYPICAL)	42" TO CENTER
	THERMOSTATS/HUMIDISTATS	42" TO CENTER
	ELECTRICAL OUTLETS (TYPICAL)	18" TO CENTER
	ELEC. OUTLETS & SWITCHES (IN FULL HT WALLS @ COUNTERS)	44" TO CENTER
	CIRCUIT BREAKER PANEL	48" TO TOP ACTIVE BREAKER
	DATA JACKS (TYPICAL)	18" TO CENTER
	HOSE BIBBS	18" TO CENTER
	NOTE: ALL HEIGHTS FROM ABOVE FINISHED FLOOR	

### MOUNTING HEIGHT SCHEDULE

◇	WALL TYPE NOTE	○	TYPICAL UNIT DOOR SYMBOL	↔	SECTION SHEET NO	■	ELECTRIC DISTRIBUTION PANEL
□	PLAN NOTE	◌	DOOR SYMBOL	↕	ELEVATION SHEET NO	■	ELECTRIC WALL HEATER
△	REVISION	⊙	POINT OF ORIGIN	⊖	DETAIL SHEET NO	■	INTERCOM / DIRECTORY
◊	WINDOW SYMBOL	GYP. BD.	CEILING CONSTRUCTION	101	UNIT NUMBER	■	FIRE ALARM PULL STATION
		100"	HEIGHT ABOVE FINISHED FLOOR 10'-0"	2 BEDROOM	UNIT DATA	■	FIRE EXTINGUISHER CABINET
		U.O.I.	UNDERSIDE OF JOIST (WHERE INDICATED)	1168 SF		■	WALL MOUNTED CIGARETTE URN, UNITED RECEPTACLE - R1012E
		FFF	FINISHED FLOOR ELEVATION	A4.1	SHEET REFERENCE		
		310.00					

### ARCHITECTURAL SYMBOLS

DRAWING INDEX	
T1	TITLE SHEET
G1.1	PROJECT DATA / CODE REVIEW
G1.2	CODE REVIEW
A1.1	FLOOR PLANS
A11.1	SCHEDULES



**PLAN REVIEW**  
11-18-22

11-18-22 PLAN REVIEW  
12-21-22 PLAN REVIEW COMMENTS

DRAWN: EJK APPR.: CDQ

HAYES PLACE  
1145 N SHERMAN AVE  
MADISON, WI

PROJECT # XX-XXX

TITLE SHEET

**T1**

**ALEXANDER COMPANY**  
2450 RIMROCK ROAD, SUITE 100  
MADISON, WI 53713



**PROJECT DATA/CODE REVIEW**

2015 INTERNATIONAL BUILDING CODE (IBC)  
2015 INTERNATIONAL EXISTING BUILDING CODE (IEBC)  
2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)  
ICC/ANSI A117.9-2017 ACCESSIBILITY CODE

PROJECT SCOPE: REMODEL OF EXISTING TENANT SUITE WITHIN EXISTING BUILDING SHELL

OCCUPANCY TYPE: ASSEMBLY A-3 (2064 SQ. FT.)  
STORAGE S-1 (85 SQ. FT.)

OCCUPANT LOAD:  
ASSEMBLY A-3 = 1:15 = 137  
STORAGE S-1 = 1:300 = 1  
MAX OCCUPANT LOAD = 130  
\*\*\*BASED ON PLBG FIXTURE COUNT

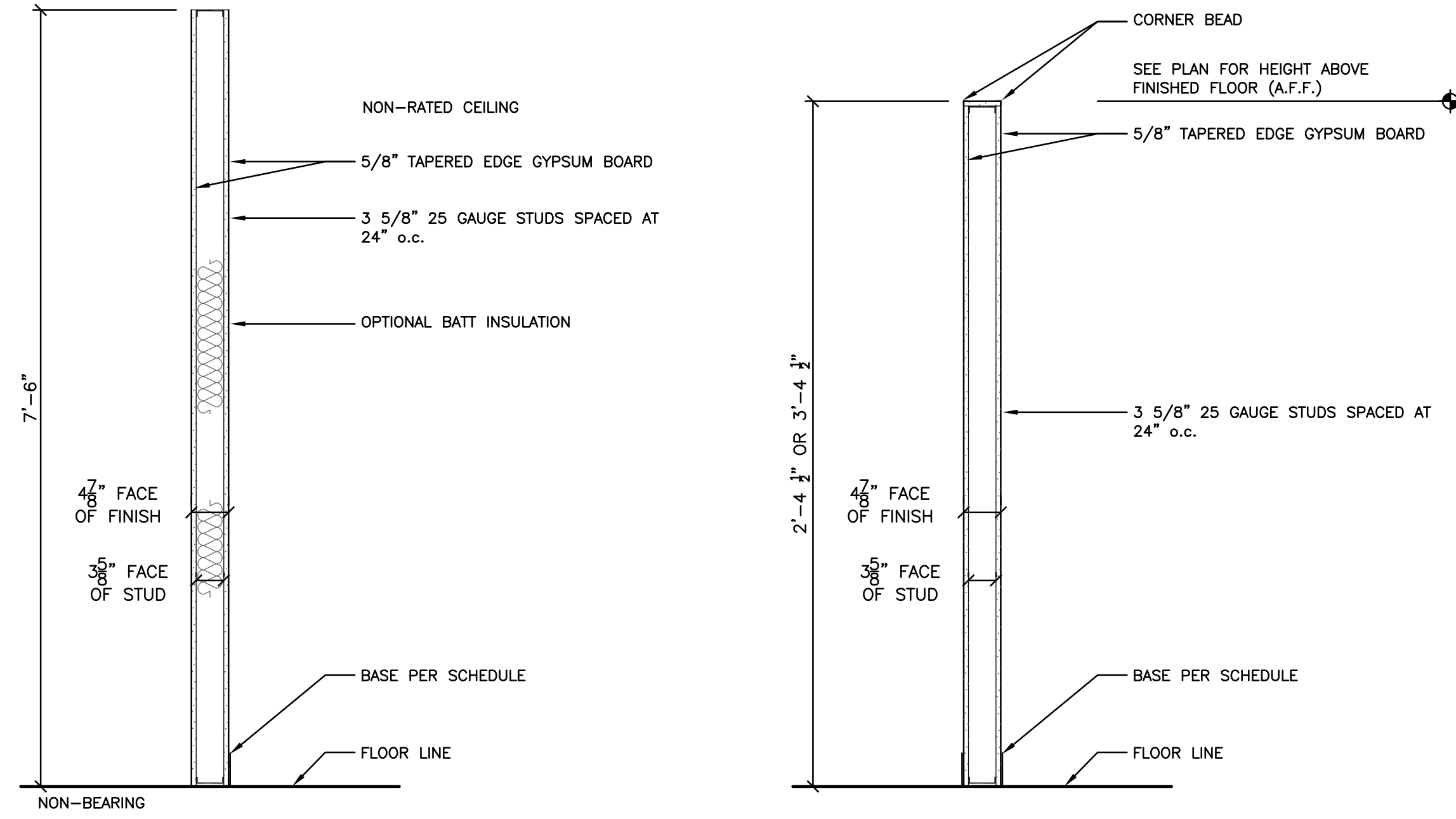
PLBG FIXTURES: WC (M) = 1:125  
(W) = 1:65  
LAV = A-3 @ 1:200 = 1 EACH  
TENANT TO PROVIDE POTABLE WATER SERVICE SINK PROVIDED

BUILDING CONSTRUCTION TYPE: IIIB  
SMOKE DETECTION: YES  
FIRE ALARM: YES  
FIRE PROTECTION: SPRINKLERED PER NFPA 13

ASSEMBLY GROUP A-3  
75' COMMON PATH OF EGRESS TRAVEL DISTANCE MAX.  
250' EXIT ACCESS TRAVEL DISTANCE MAX.

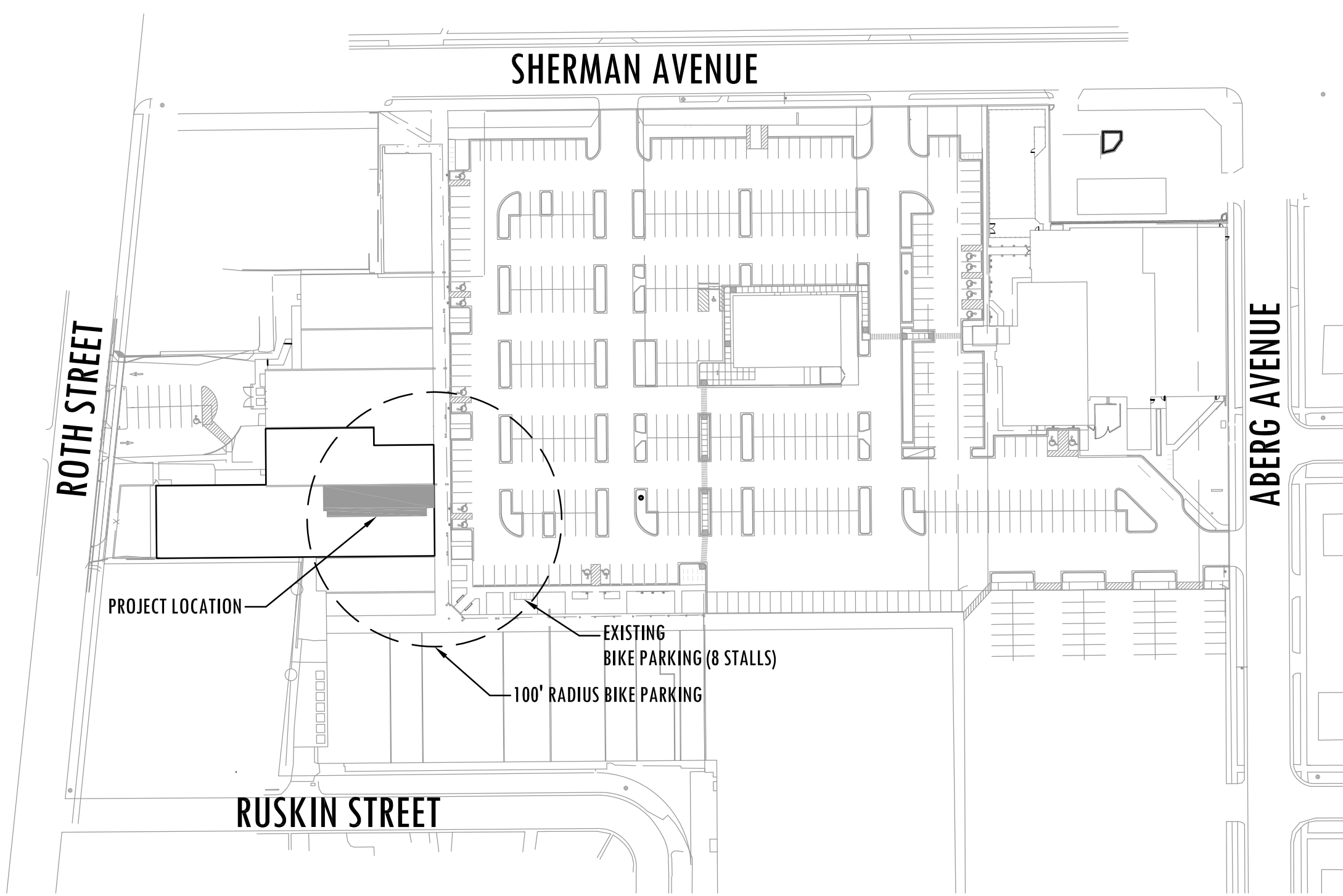
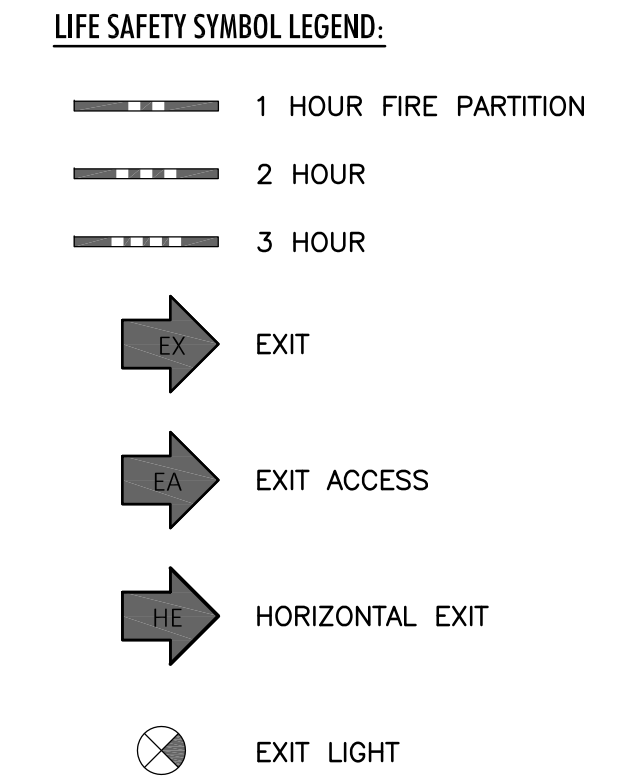
STORAGE GROUP S-1  
100' COMMON PATH OF EGRESS TRAVEL DISTANCE MAX.  
250' EXIT ACCESS TRAVEL DISTANCE MAX.

\*\*\*ALL AREAS OF TENANT SUITE TO BE ASSEMBLY GROUP A-3 EXCEPT WHERE NOTED OTHERWISE ON LIFE SAFETY PLANS

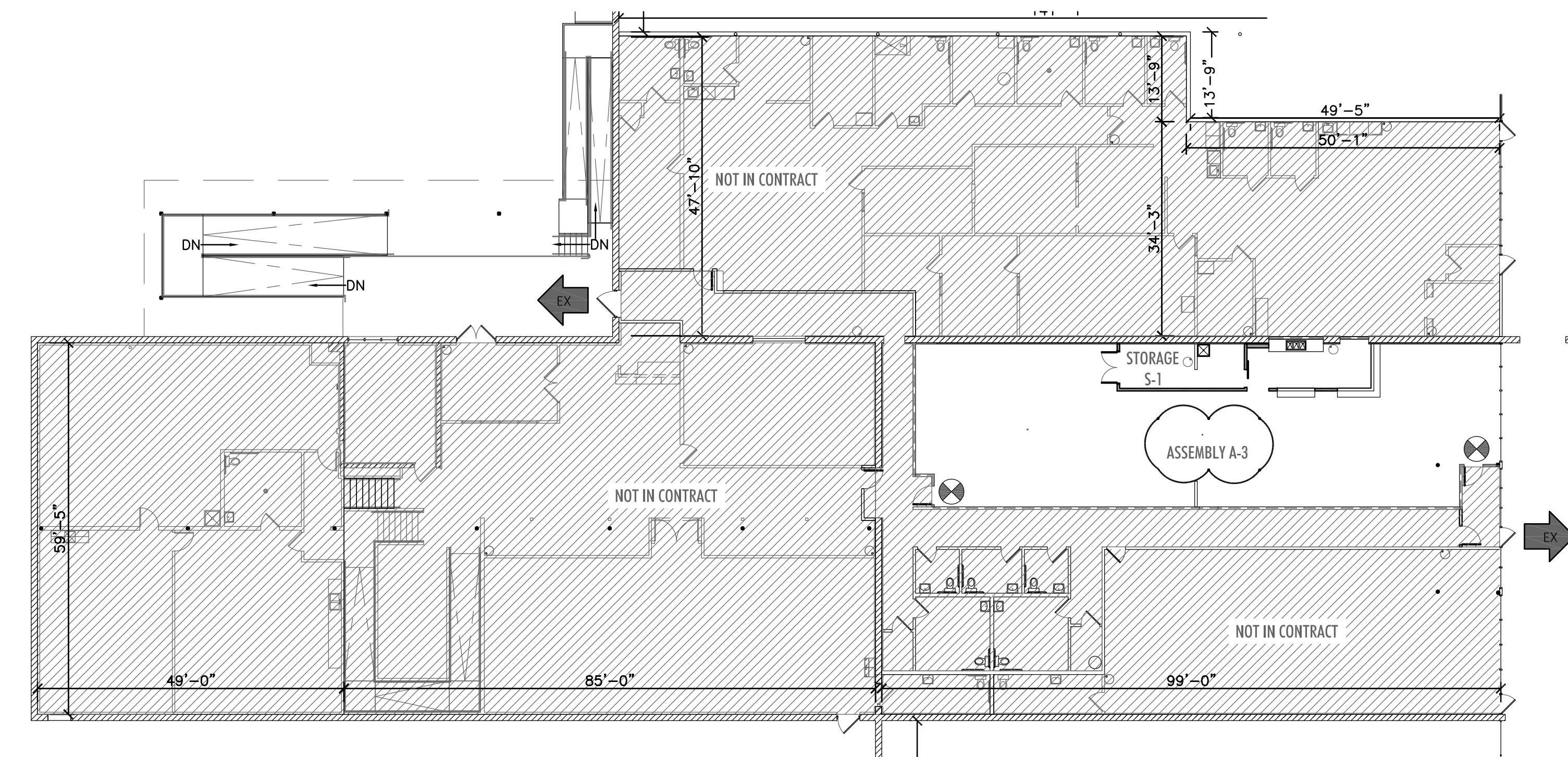


**5 STANDARD PARTITION WALL** 09 21 16-05  
9-15-08

**8 PARTIAL HEIGHT WALL** 09 21 16-08  
9-16-08



**1 SITE LOCATION PLAN**  
01.1 SCALE: 1" = 100'



**2 FIRST FLOOR LIFE SAFETY PLAN**  
01.1 SCALE: 1/16" = 1'-0"

**PLAN REVIEW**  
11-18-22

11-18-22 PLAN REVIEW  
12-08-22 PLAN REVIEW COMMENTS

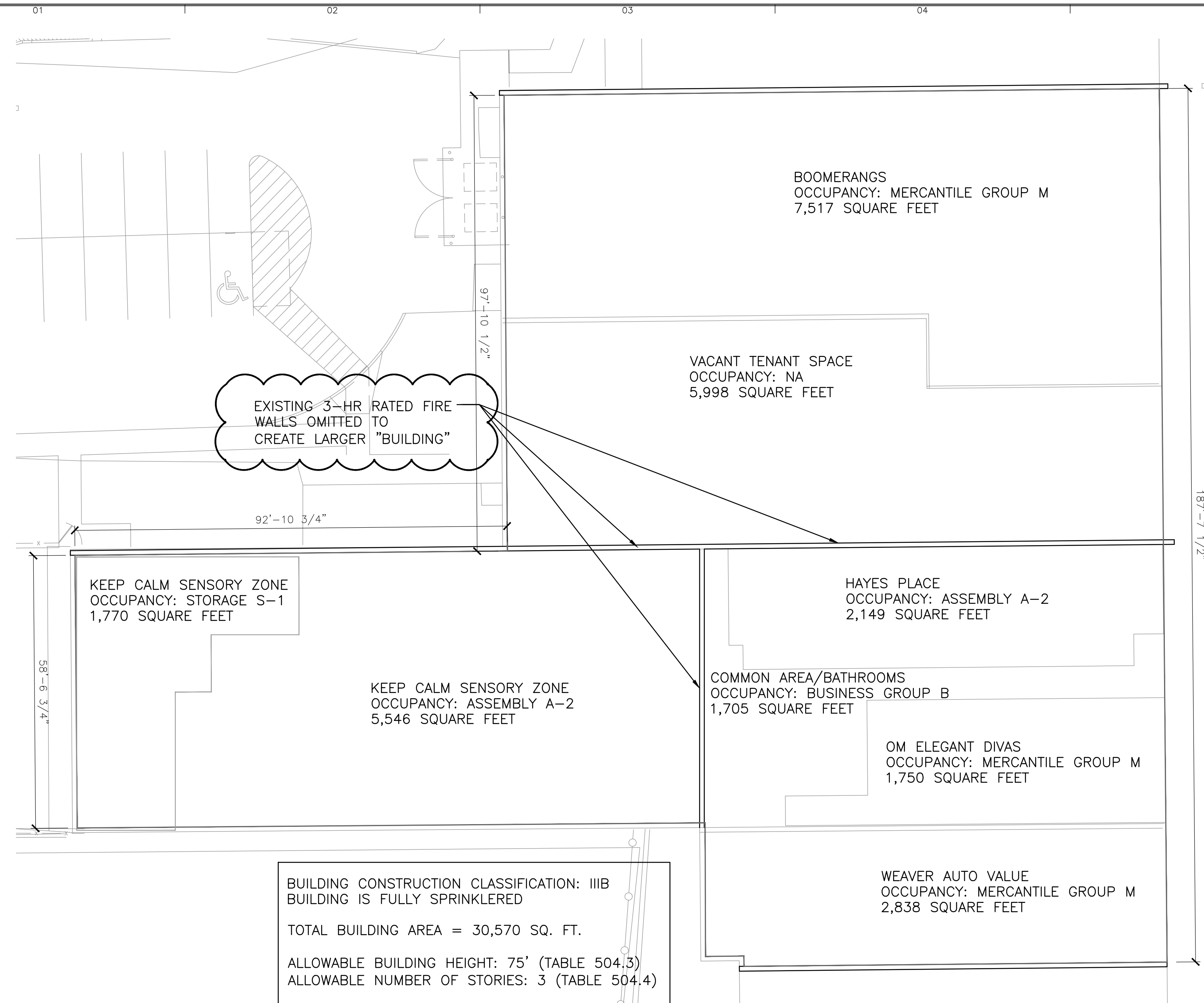
DRAWN: EJK APPR.: CDQ

HAYES PLACE  
1145 N SHERMAN AVE  
MADISON, WI

PROJECT # XX-XXX

PROJECT DATA /  
CODE REVIEW

**G1.1**



**3**  
612 ENLARGED SEPARATED BUILDING PLAN  
SCALE: 1/16" = 1'-0"

AREA CALCULATIONS: 1145 N SHERMAN AVENUE, HAYES PLACE  
SPRINKLERED, MULTI-STORY, MIXED OCCUPANCY

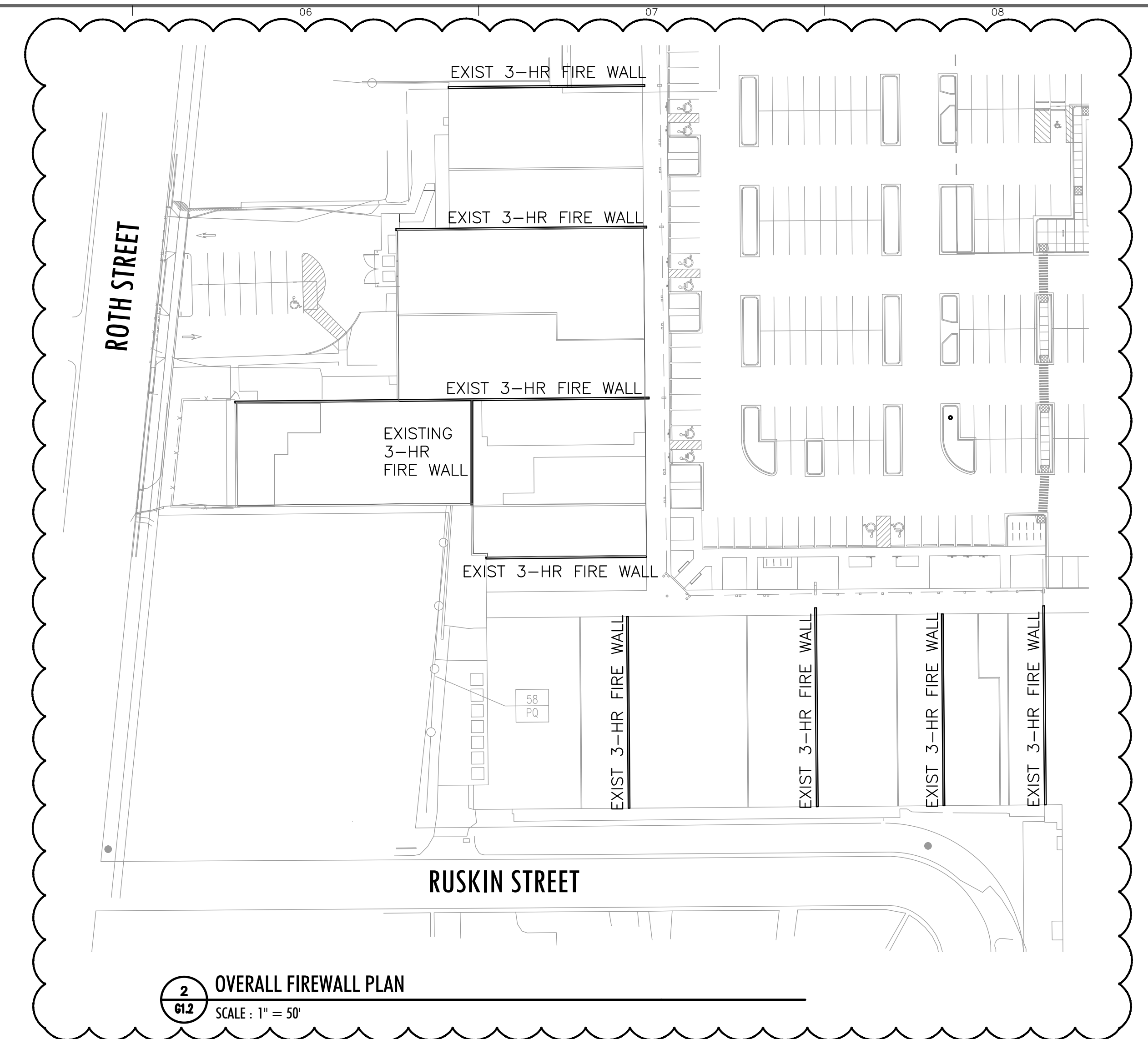
EQUATION 5-3: ALLOWABLE

A2  $A_a = 28,500 + (9,500 \times .29) = 31,255$   
M  $A_a = 37,500 + (12,500 \times .29) = 41,125$   
B  $A_a = 57,000 + (19,000 \times .29) = 62,510$   
S1  $A_a = 17,500 + (52,500 \times .29) = 32,725$

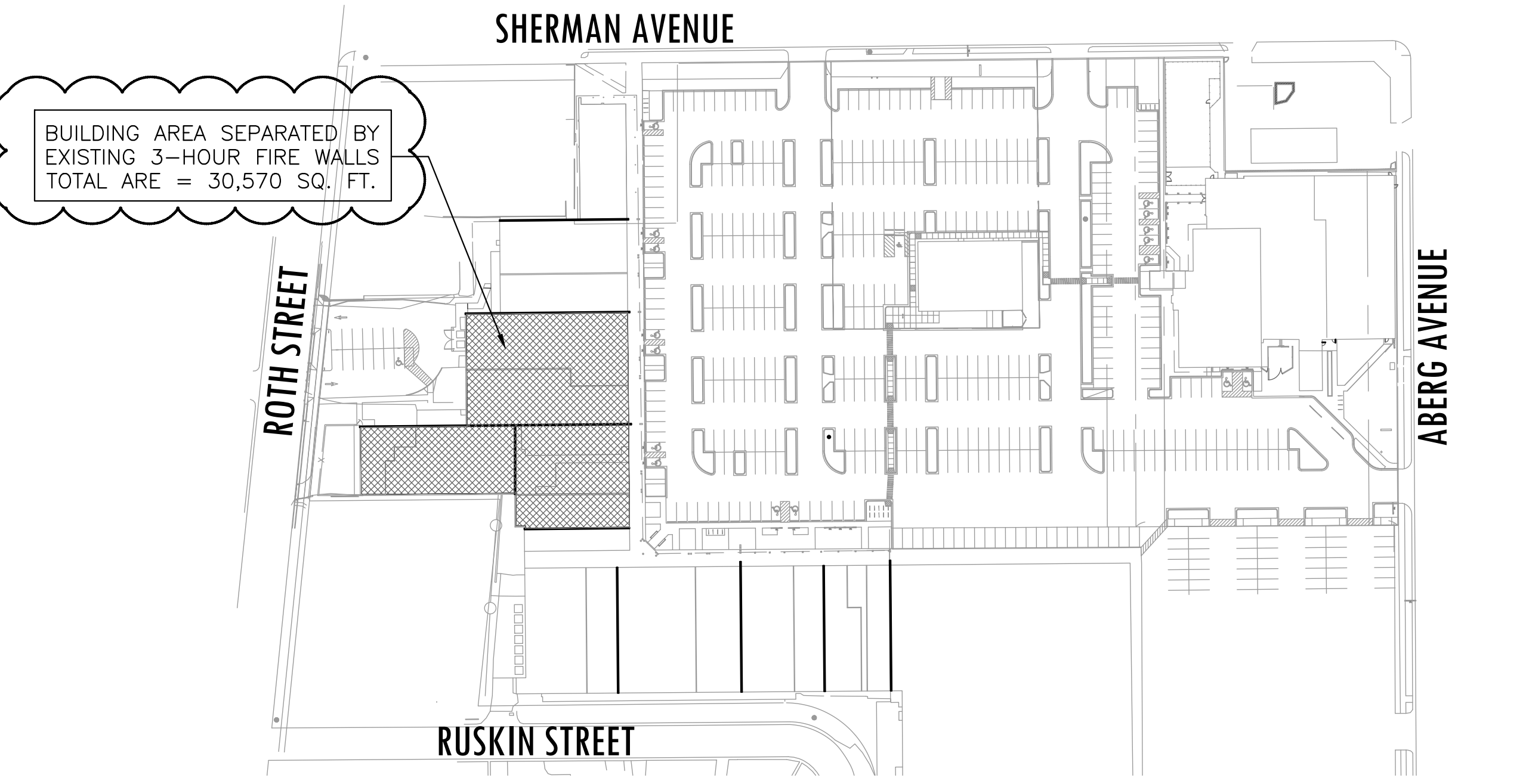
ACTUAL

A2 7,695 SQ. FT.  
M 12,105 SQ. FT.  
B 7,705 SQ. FT. (5,998 SQ. FT. CURRENTLY VACANT)  
S1 1,770 SQ. FT.

WHEN VACANT SPACE ASSUMED TO BE BUSINESS GROUP B...  
 $(7,695/31,255) + (12,105/41,125) + (7,705/62,510) + (1,770/32,725) = 0.69$



**2**  
612 OVERALL FIREWALL PLAN  
SCALE: 1" = 50'



**1**  
612 OVERALL BUILDING PLAN  
SCALE: 1" = 100'

**PLAN REVIEW**  
11-18-22

11-18-22	PLAN REVIEW
12-08-22	PLAN REVIEW COMMENTS
01-06-23	PLAN REVIEW COMMENTS

DRAWN: EJK APPR.: CDQ

HAYES PLACE  
1145 N SHERMAN AVE  
MADISON, WI

PROJECT # XX-XXX

**CODE REVIEW**

**G1.2**

**GENERAL WALL KEY:**

- EXISTING MASONRY WALL
- EXISTING NON-BEARING WALL
- EXISTING BEARING WALL
- NEW BEARING WALL
- NEW FIRE RATED WALL
- NEW INTERIOR WALL
- NEW PARTIAL HEIGHT INTERIOR WALL
- NEW MASONRY WALL

2 WALL TAG INDICATES WALL TYPE. REFERENCE SHEET G1.1 FOR WALL TYPE CONSTRUCTION.

UNLESS NOTED OTHERWISE, NEW INTERIOR WALLS SHALL BE WALL TYPE 5

**GENERAL NOTES:**

1. FOR SYMBOL AND ABBREVIATION DESCRIPTIONS SEE SHEET T1.
2. FOR INTERIOR FINISHES SEE FINISH SCHEDULE AND FINISH LEGEND ON SHEET A11.1
3. FOR DOOR TYPE DESCRIPTIONS SEE DOOR AND HARDWARE SCHEDULE ON SHEETS A11.1
4. REMOVE ACCUMULATED REFUSE DAILY, LEAVING THE SITE "BROOM" CLEAN.
5. EXISTING WORK IN PLACE THAT IS DISTURBED DUE TO NEW WORK SHALL BE RESTORED TO ITS ORIGINAL CONDITION AFTER THE NEW WORK IS IN PLACE.
6. REPAIR AREAS WHERE FINISHES HAVE BEEN REMOVED DUE TO PRIOR DEMOLITION WORK.
7. EXTEND HOT AND COLD WATER SUPPLY LINES TO NEW FIXTURES IN TENANT SPACE.

**KEYED FLOOR PLAN NOTES:**

- A1 BAR DESIGN BY OTHERS
- A2 LOWER COUNTER TOP FOR ACCESSIBILITY
- A3 EXISTING PORTION OF WALL TO REMAIN TO SUPPORT NEW BULKHEAD
- A4 NEW BULKHEAD
- A5 EXISTING 1-HR RATED WALL
- A6 EXISTING 45-MIN RATED DOOR
- A7 BATHROOM DEDICATED TO NEW SUITE

**GENERAL DEMOLITION NOTES:**

FOR GENERAL DEMOLITION NOTES, REFERENCE SHEET A1.1

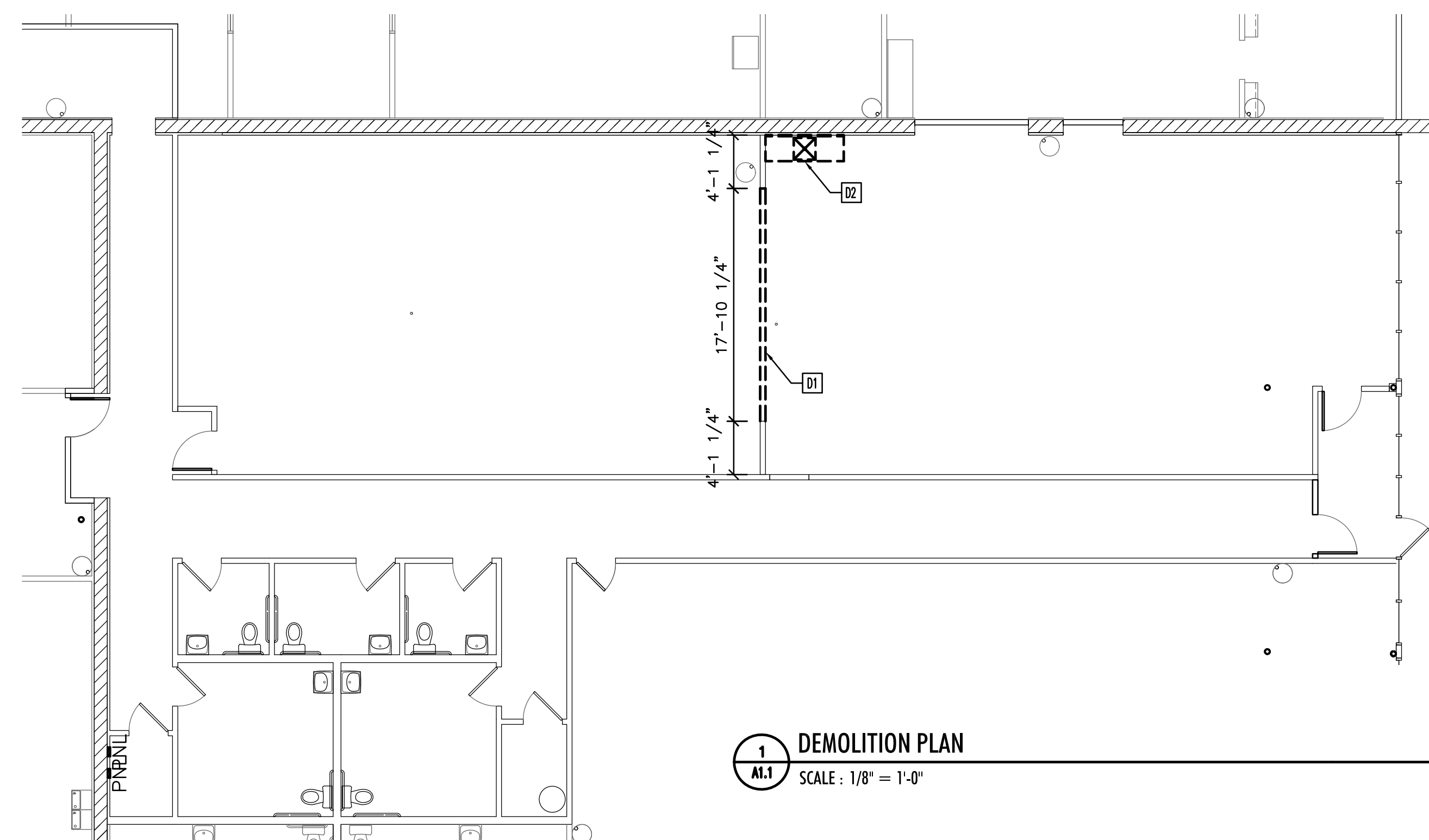
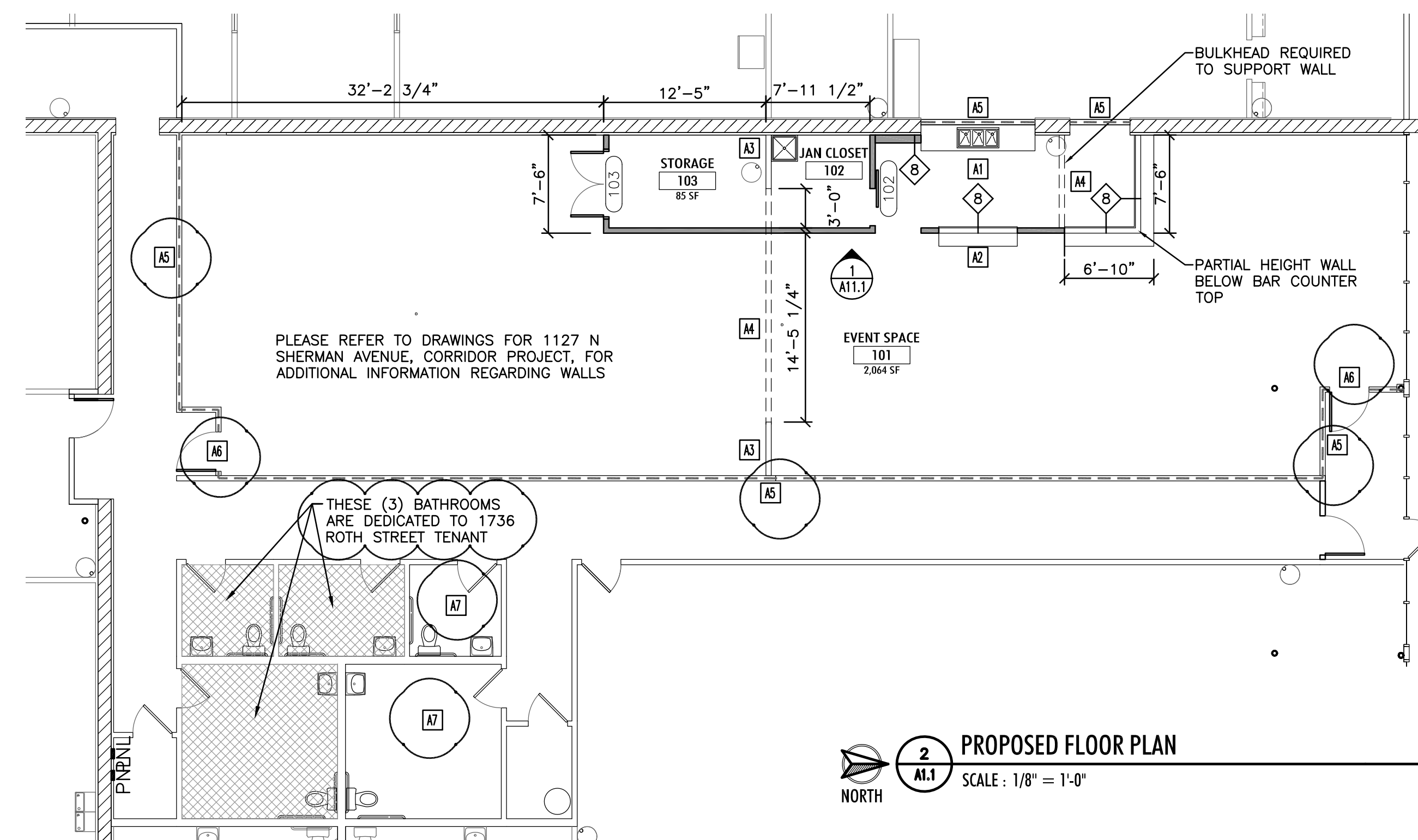
- NON-BEARING WALL TO BE DEMOLISHED
- BEARING WALL TO BE DEMOLISHED

**GENERAL DEMOLITION NOTES:**

1. FOR SYMBOL AND ABBREVIATION DESCRIPTIONS SEE SHEET T1.
2. REMOVE ACCUMULATED REFUSE DAILY, LEAVING THE SITE "BROOM" CLEAN.
3. REMOVE PARTITIONS OR OTHER ITEMS (DOORS, PLUMBING FIXTURES, CASEWORK, ETC.) REPRESENTED BY DASHED LINES. ITEMS INDICATED WITH SOLID LINES ARE TO REMAIN, UNLESS REQUIRED TO BE REMOVED TO ACCOMMODATE NEW WORK OR SYSTEMS.
4. IDENTIFY AND MAINTAIN UTILITIES AND SERVICES OR PROVIDE TEMPORARY SERVICES INCLUDING ELECTRICAL, PLUMBING, AND HVAC FOR EXISTING SPACES AS REQUIRED DURING DEMOLITION AND CONSTRUCTION.
5. RETAIN AND PROTECT DROPPED CEILINGS, LIGHTING, CEILING GRIDS / FRAMING AND ASSOCIATED SUPPORTS UNLESS NOTED OTHERWISE. PROVIDE TEMPORARY LIGHTING AS REQUIRED IN AREAS WHERE LIGHTING IS TO BE REMOVED.
6. RETAIN AND PROTECT SURFACE APPLIED FLOOR FINISHES INCLUDING BUT NOT LIMITED TO CARPET AND TILE UNLESS NOTED OTHERWISE.

**KEYED DEMOLITION FLOOR PLAN NOTES:**

- D1 REMOVE PORTION OF WALL
- D2 REMOVE EXISTING SINK AND ASSOCIATED CONNECTIONS. REPLACE PUMP.



**PLAN REVIEW**  
11-18-22

11-18-22 PLAN REVIEW

12-08-22 PLAN REVIEW COMMENTS

DRAWN: EJK APPR.: CDQ

HAYES PLACE  
1145 N SHERMAN AVE  
MADISON, WI

PROJECT # XX-XXX

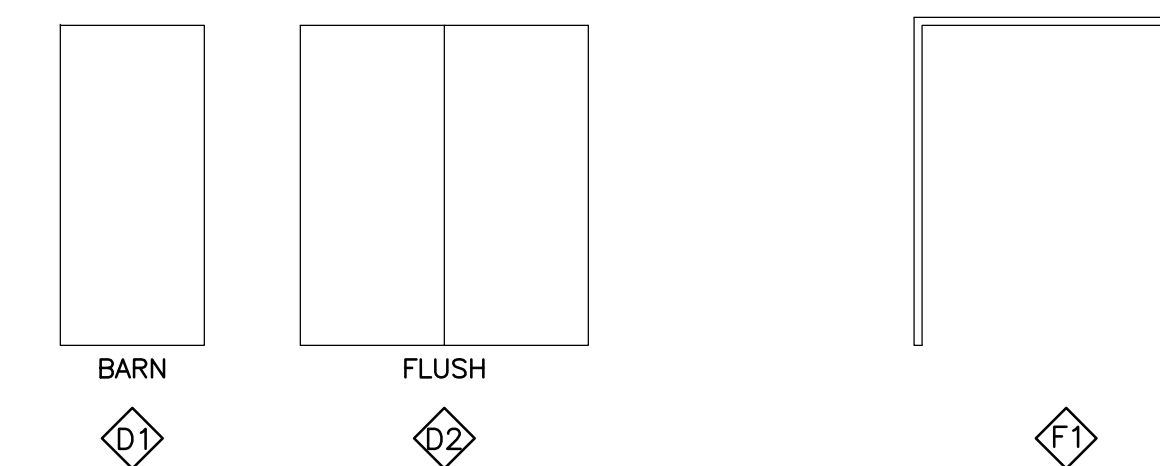
FLOOR PLANS

**A1.1**

**DOOR & HARDWARE SCHEDULE**

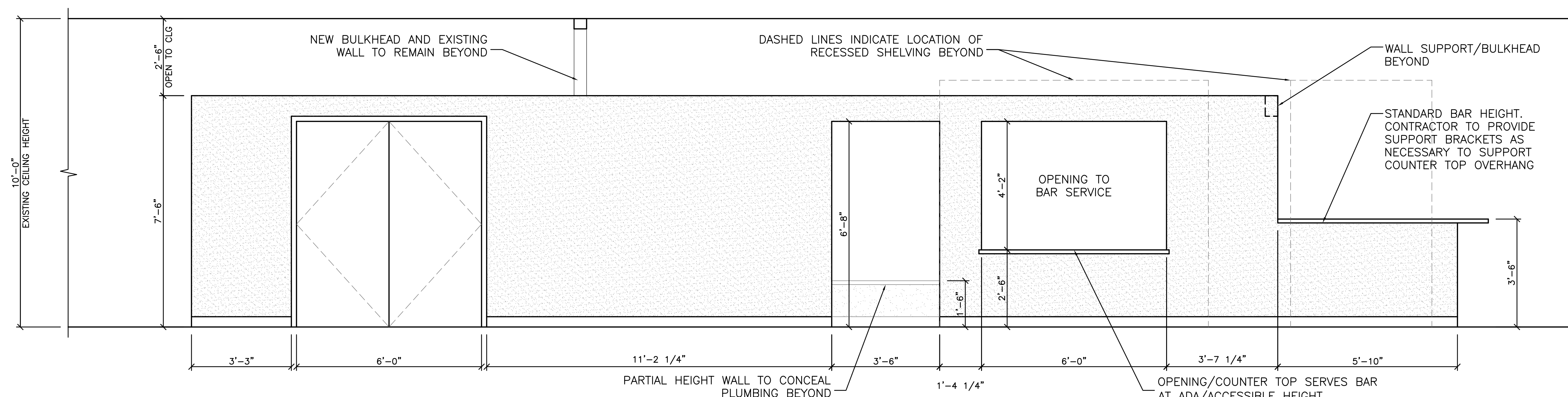
DOORS												FRAMES			DETAILS		ABBREVIATIONS				MARK
MARK	SIZE	LOCATION	RE-USE EXISTING	ELEVATION	TYPE	FINISH	GLASS TYPE	FIRE RATING	HARDWARE SET	RE-USE EXISTING	ELEVATION	MATERIAL	FINISH	GLASS TYPE	HEAD	JAMB	REMARKS				
102	2'-10" x 6'-8"	JAN CLOSET 102		D1	WSC	PF			H1								BARN DOOR	102			
103	5'-0" x 6'-8"	STORAGE 103		D2	WSC	PF			H2		F1	HM	PT					103			

ACW	ALUMINUM CLAD WOOD	IG	INSULATED GLASS	SI	STEEL INSULATED	WD	WOOD
AE	ALUMINUM ENTRANCE	MS	MASONITE	SNI	STEEL NON-INSULATED	WHC	WOOD HOLLOW CORE
AL	ALUMINUM	PH	PRE HUNG	ST	STAIN/URETHANE	WRS	WOOD RAIL & STILE
AN	ANODIZED	PL	PLASTIC LAMINATE	STL	STEEL	WSC	WOOD SOLID CORE
EXG	EXISTING	PS	PAINT EXT./STAIN INT.	VCW	VINYL CLAD WOOD		
HM	HOLLOW METAL	PT	PAINTED	VL	VINYL		



**DOOR ELEVATION LEGEND**      **FRAME ELEVATION LEGEND**

DOOR HARDWARE SCHEDULE	
H1	SLIDING BARN DOOR HARDWARE KIT
H2	6 HINGES
	2 AC170 DUMMY TRIM
	2 ROLLER LATCH



**1** ENLARGED BAR WALL ELEVATION  
SCALE: 1/2" = 1'-0"

**PLAN REVIEW**  
11-18-22

11-18-2022 PLAN REVIEW

DRAWN: EJK      APPR.: CDQ

HAYES PLACE  
1145 N SHERMAN AVE  
MADISON, WI

PROJECT # XX-XXX

SCHEDULES

**A11.1**