

LANDMARKS COMMISSION APPLICATION

LC

Complete all sections of this application, making sure to note the requirements on the accompanying checklist (reverse).

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call (608) 266-4635

City of Madison
Planning Division
215 Martin Luther King Jr Blvd, Ste 017
PO Box 2985
Madison, WI 53701-2985
(608) 266-4635



1. LOCATION

Project Address: 123 Doty Street

Alder District: 4 (Alder Verveer)

2. PROJECT

Project Title/Description: The Great Dane Pub & Brewing - Egress Stair Addition

This is an application for: (check all that apply)

- New Construction/Alteration/Addition in a Local Historic District or Designated Landmark (specify):**
 - Mansion Hill Third Lake Ridge First Settlement
 - University Heights Marquette Bungalows Landmark
- Land Division/Combination in a Local Historic District or to Designated Landmark Site (specify):**
 - Mansion Hill Third Lake Ridge First Settlement
 - University Heights Marquette Bungalows Landmark
- Demolition**
- Development adjacent to a Designated Landmark**
- Variance from the Historic Preservation Ordinance (Chapter 41)**
- Landmark Nomination/Rescission or Historic District Nomination/Amendment**
(Please contact the Historic Preservation Planner for specific Submission Requirements.)
- Informational Presentation**
- Other (specify):**

Legistar #:

DATE STAMP

RECEIVED

11/21/22
10:33 am

DPCED USE ONLY

3. APPLICANT

Applicant's Name: Ross Treichel

Company: Sketchworks Architecture, LLC

Address: 2501 Parmenter Street, Suite 100B, Middleton, WI 53562

Street

City

State

Zip

Telephone: 608-836-7570

Email: rtreichel@sketchworksarch.com

Property Owner (if not applicant): Great Dane Pub & Brewing

123 EAST DOTY ST. CORP

Address: 123 E Doty Street, Madison, WI 53719

Street

City

State

Zip

Property Owner's Signature:

Date: 11/21/22

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

4. APPLICATION SUBMISSION REQUIREMENTS (see checklist on reverse)

All applications must be filed by 12:00pm on the submission date with the Preservation Planner. Applications submitted after the submission date or incomplete applications will be postponed to the next scheduled filing time. Submission deadlines can be viewed here: https://www.cityofmadison.com/dpced/planning/documents/LC_Meeting_Schedule_Dates.pdf



November 21, 2022

City of Madison
Landmarks Commission
215 Martin Luther King Jr. Blvd., Suite 017
Madison, WI 53703

RE: Alteration to Landmark Building
The Fess Hotel Building / The Great Dane Pub & Brewery
123 Doty Street, Madison, WI 53703

Dear Landmarks Commission:

On behalf of Eliot Butler and Rob Lobreglio of The Great Dane Pub & Brewery, Sketchworks Architecture, LLC is submitting this letter of intent and associated plan set for review of a proposed alteration to a landmark building. Our team has been working with City Staff in the Building Inspection and the Zoning Departments, as well as Alder Verveer throughout the design process.

Items you will find in this application package are as follows:

- Exhibit A: Narrative (this document)
- Exhibit B: Drawing set

History Behind the Request:

The second and third floors of 123 E Doty Street have 2 exists, which are required by Building Code to occupy all areas of these floors and have an occupancy more than 49 persons on each floor. One exit is a stair shaft which is located on the southeast side of the building and connects every level of the building down to the lower level which contains the Rathskeller Bar and the outdoor dining patio for The Great Dane.

The second exit is located on the southwest side of the building, and for many years was connected to the public parking ramp located next door. When the City decided to have this property redeveloped, they created a lease agreement with The Great Dane to maintain that egress point with a temporary stair, which is currently still in place. That property will be redeveloped in the near future, which means that lease agreement will be coming to an end, thus our need for a new egress stair location.

Building Changes:

The intent was always to keep the facade's integrity in place with minimal physical changes. Placing the stair at the southeast side of the building is the most natural location when the remaining option would be to change the aging internal structure of this landmark building and have an internal egress stair. When doing such an extensive structural remodel on a building of this age, many other structural complications could arise, causing further undue hardship to the building owner and tenant. We not only considered the complicated structural changes, but that



type of change would also remove approximately 1,000 square feet of valuable floor area on the two main functioning floors of this building that would be dedicated to fire rated egress hallways and stair shafts: for The Great Dane or any other future business.

Our plan to place the egress stair at the southeast side of the building has the smallest structural impact to the building, it utilizes existing egress paths that have been in place for decades and will maintain the aesthetic of the landmark building. We plan to remove 4 windows on the southeast side of the building, and infill them with matching construction materials and methods. The finished façade will match in material, texture, and color as it exists in this area of the building. The roof will also utilize the same existing materials, a wood framed roof with a durable EPDM membrane.

We hope the Commission finds these proposed changes to 123 E Doty Street to be respectful and necessary to continue operating this Landmark building to its fullest potential as we look ahead to the future.

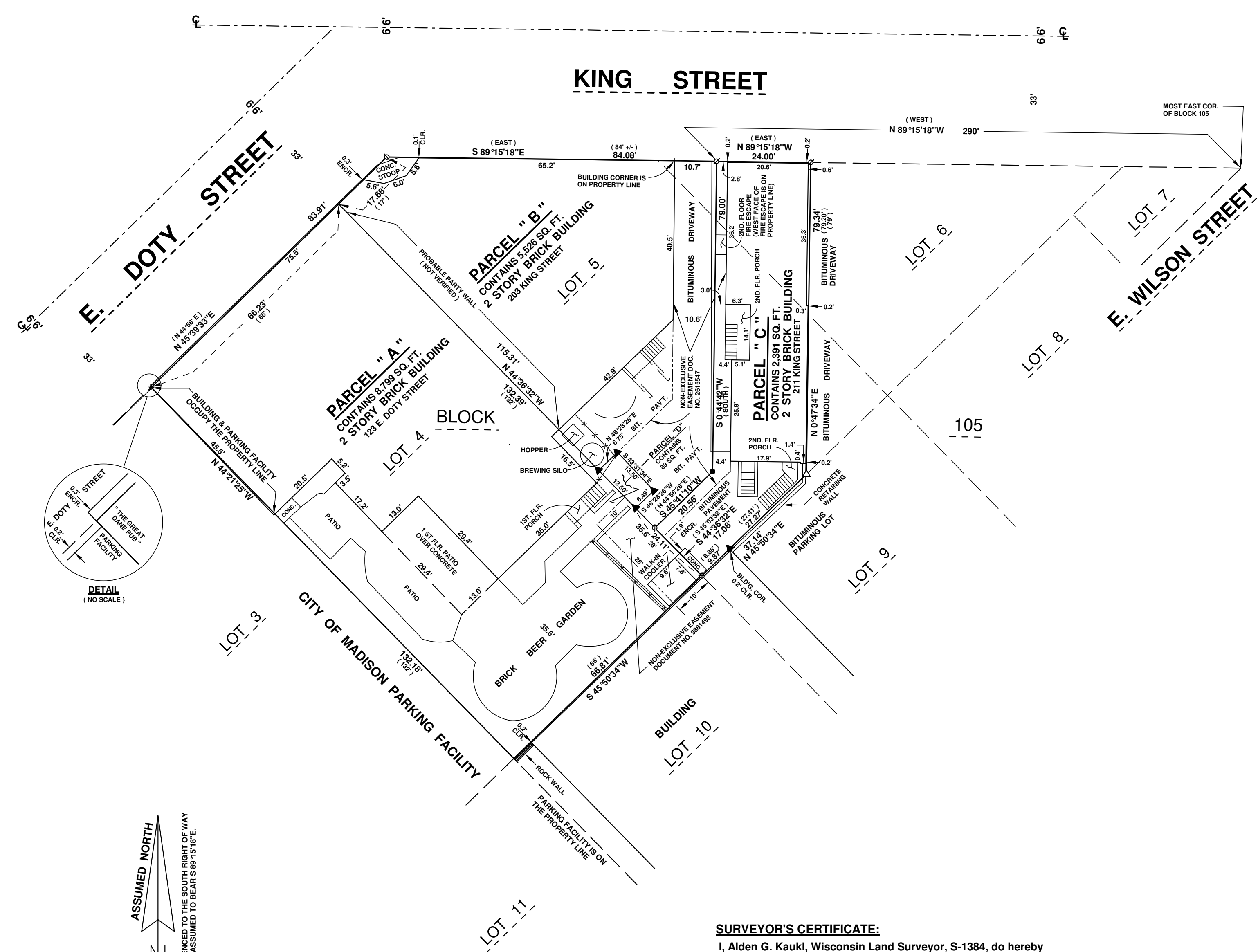
Please feel free to contact us with any questions you may have regarding this request.

Respectfully,

SKETCHWORKS ARCHITECTURE, LLC

A handwritten signature in black ink, appearing to read "Ross Treichel". The signature is fluid and cursive, written over a light blue horizontal line.

Ross Treichel, Project Manager
Sketchworks Architecture, LLC



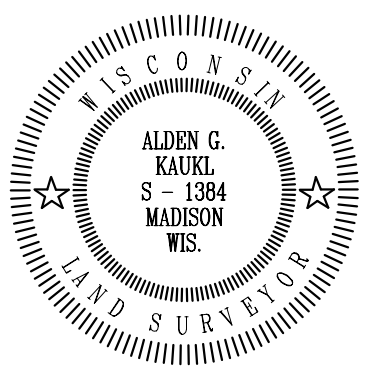
LEGAL DESCRIPTION: PARCEL "A" (AS FURNISHED) LOT FOUR (4), BLOCK ONE HUNDRED FIVE (105), ORIGINAL PLAT OF THE CITY OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

LEGAL DESCRIPTION: PARCEL "B" (AS FURNISHED) PART OF LOTS FIVE (5) AND SIX (6), BLOCK ONE HUNDRED FIVE (105), IN THE CITY OF MADISON, ACCORDING TO DOTY TRUSTEES PLAT THEREOF.

LEGAL DESCRIPTION: PARCEL "C" (AS FURNISHED) PART OF LOTS FIVE (5) AND SIX (6), BLOCK ONE HUNDRED FIVE (105), IN THE CITY OF MADISON, ACCORDING TO DOTY TRUSTEES PLAT THEREOF.

LEGAL DESCRIPTION: PARCEL "D" (AS FURNISHED) PART OF LOT FIVE (5), BLOCK ONE HUNDRED FIVE (105), IN THE CITY OF MADISON, ACCORDING TO DOTY TRUSTEES PLAT THEREOF.

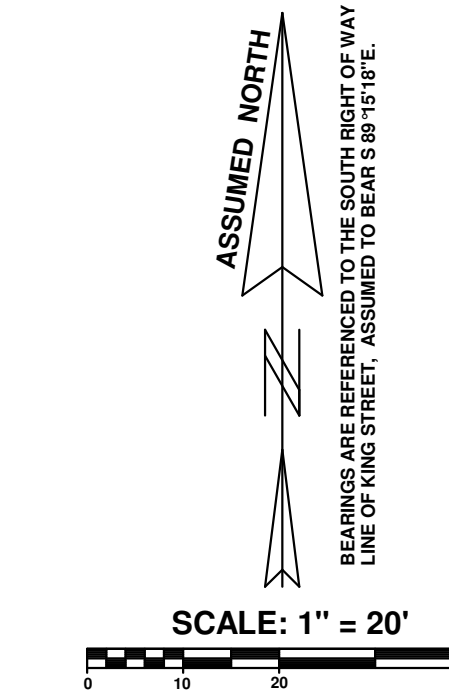
SURVEYOR'S CERTIFICATE: I, Alden G. Kaukl, Wisconsin Land Surveyor, S-1384, do hereby certify that I have surveyed the property shown on this plat in accordance with the descriptions and instructions furnished by the persons who caused this survey to be made and that this plat is a correct and accurate representation of said survey.



PREPARED FOR: MR. BOB RUBIN C/O THE RIFKEN GROUP ATTN: MARTY RIFKEN 14 W. MIFFLIN ST., SUITE 300 MADISON, WI 53703

Table with project details: BADGER SURVEYING AND MAPPING SERVICE, LLC. SCALE 1" = 20', DATE JULY 11, 2013, DRAWN BY M. S. GERHARDT, CHECKED BY A.G.K., REVISION DATE JULY 17, 2013. PLAT OF SURVEY 13G - 44

- LEGEND: 3/4" IRON PIPE FOUND, DRILL HOLE SET IN CONC., CHISELED CROSS IN CONC. FOUND, R.R. SPIKE FOUND, "MAG" NAIL FOUND, FENCE, REC'D. AS



FOR CONSTRUCTION

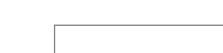
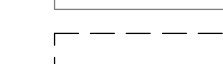
C101

D
C
B
A

GENERAL DEMOLITION PLAN NOTES:

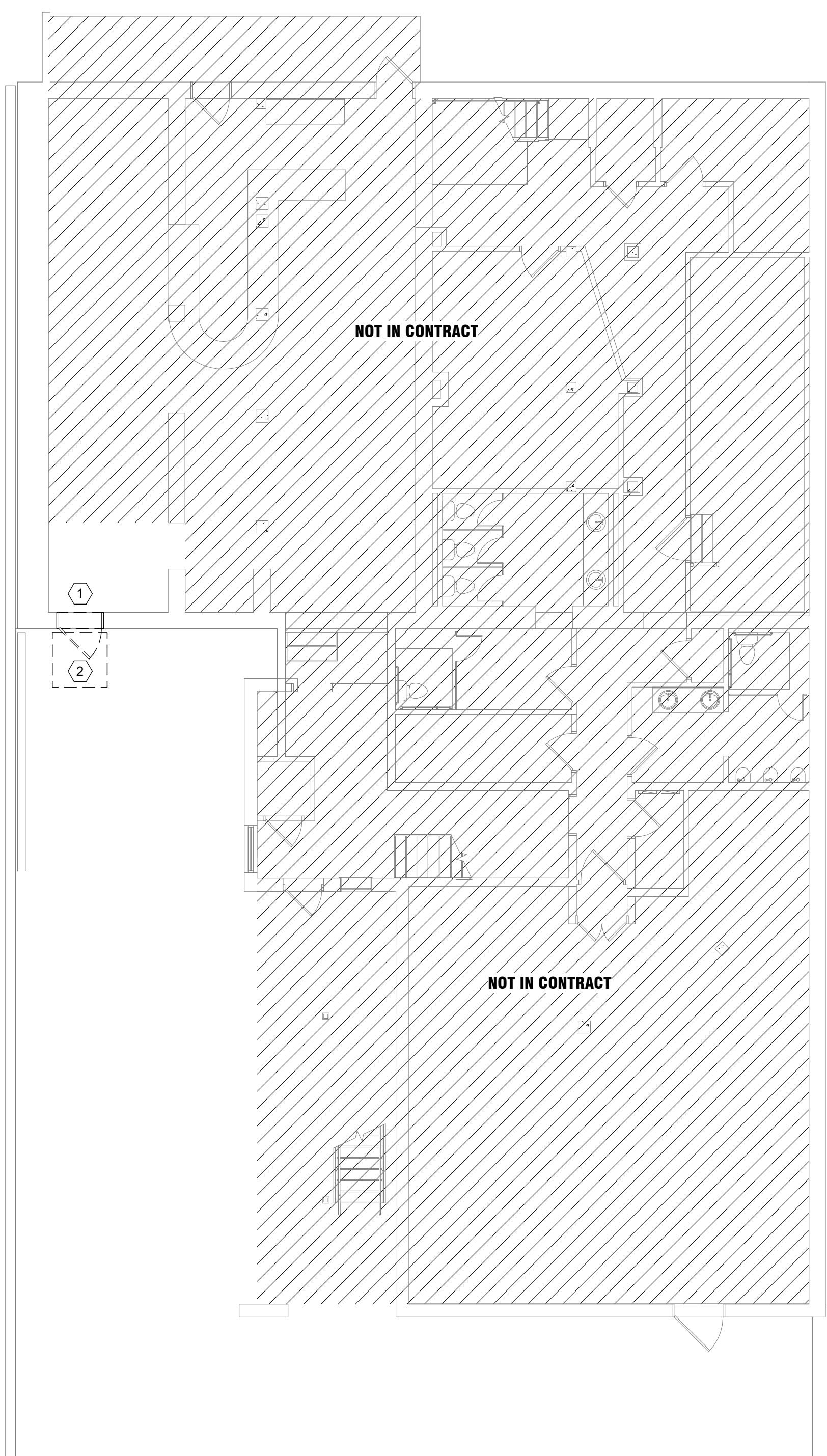
- A. SALVAGE AND TURN OVER TO OWNER ALL EXISTING LIGHT FIXTURES, DOORS, FRAMES, EQUIPMENT, CASEWORK, CEILING TILES AND GRIDS, AND HARDWARE FOR REUSE WHERE APPLICABLE.
- B. REMOVE ALL "DASHED" WALLS (DEMOLISHED) FROM FLOOR TO DECK. WHERE EXISTING MECHANICAL, PLUMBING, ELECTRICAL OR DATA CONNECTIONS ARE ABANDONED DUE TO DEMOLITION WORK OR REMOVAL OF FIXTURES AND ACCESSORIES, GAP EXISTING CONNECTIONS AS REQUIRED PER CODE OR PROVIDE CONNECTOR FOR NEW FIXTURE AND ACCESSORIES WHERE APPLICABLE.
- C. EXISTING EXTERIOR WALLS, STRUCTURE AND FLOORS SHALL REMAIN INTACT AND UNDISTURBED, WHERE MODIFICATION IS NECESSARY, RESTORE TO EXISTING CONDITION. INCLUDING EXISTING AIR/VAPOR BARRIERS AND THERMAL ENVELOPE DESIGN.
- D. AREAS OF CONCEALED EXISTING BUILDING STRUCTURE TO BE EXPOSED AND EXAMINED DURING DEMOLITION TO VERIFY PROPOSED STRUCTURAL MODIFICATIONS ARE SUFFICIENT. COORDINATE CONSTRUCTION SCHEDULE WITH ARCHITECT AND ENGINEER TO ALLOW ACCESS FOR VERIFICATION. CONTRACTOR SHALL NOTIFY ARCHITECT, ENGINEER, AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED STRUCTURAL CONDITIONS OR DISCREPANCIES WITH PROPOSED MODIFICATIONS.
- E. PATCH AND REPAIR ADJACENT WALLS AND FLOOR SURFACES TO PROVIDE A UNIFORM FINISH WHERE NECESSARY AT AREAS OF DEMOLITION. LOCATIONS OF REMOVED ACCESSORIES OR HARDWARE, AND ANY NEW OR RELOCATED WALLS. MATCH EXISTING FLOOR FINISHES, WALL FINISHES AND BASE MATERIALS UNLESS OTHERWISE SPECIFIED IN FINISH NOTES, FINISH PLANS, PARTITION TYPES, OR ELSEWHERE ON PLANS.
- F. ALL DIMENSIONS FROM EXISTING WALLS ARE FROM FINISH FACE UNLESS NOTED OTHERWISE.
- G. PREPARE ALL EXISTING AREAS INVOLVED WITH DEMOLITION TO RECEIVE NEW WORK OR NEW FINISHES PER PLANS, ROOM FINISH SCHEDULE AND SPECIFICATIONS. CONTACT ARCHITECT OR ENGINEER BEFORE BEGINNING NEW WORK IF THERE ARE ANY DISCREPANCIES OR QUESTIONS REGARDING EXISTING CONDITIONS NOT CLEARLY DEFINED ON THE DRAWINGS THAT AFFECT NEW CONSTRUCTION.
- H. 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.
- I. 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 OWNERS NEEDS. COORDINATE SYSTEMS AND UTILITY SHUT DOWNS WITH OWNER PRIOR TO COMMENCEMENT OF WORK.
- J. GENERAL CONTRACTOR TO MAINTAIN A CLEAR PATH THROUGH PORTIONS OF THE CONSTRUCTION AREA FOR ACCESS TO EGRESS ROUTES.

HATCH PATTERN KEY:

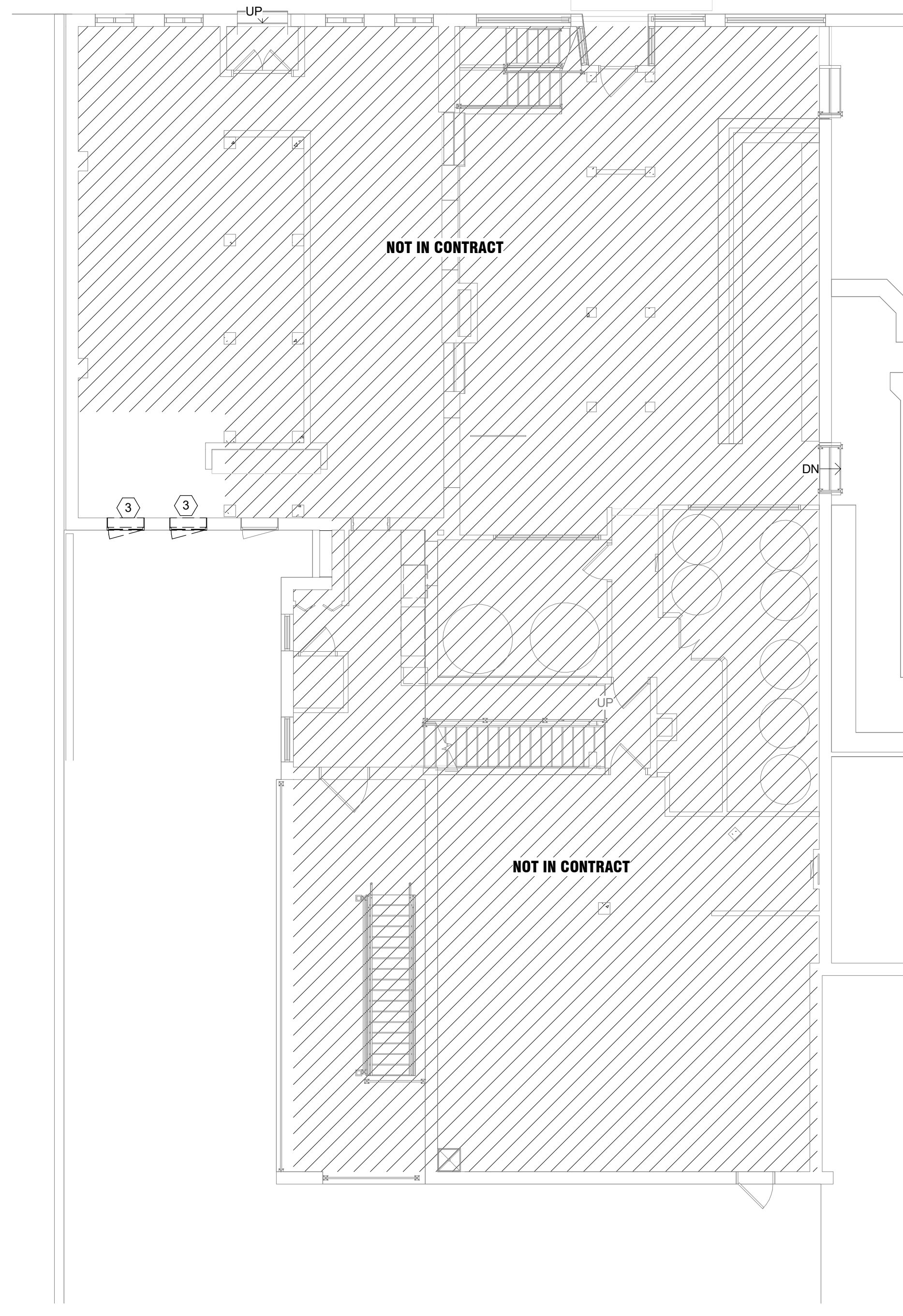
-  EXISTING CONSTRUCTION
-  DEMO CONSTRUCTION

DEMO PLAN KEYNOTES:

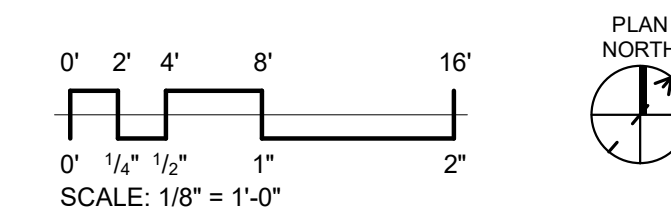
- 1 REMOVE DOOR. REPLACE WITH NEW FIRE RATED DOOR - SEE NEW PLAN
- 2 REMOVE CONCRETE STOOP, PREP AREA FOR NEW FOUNDATIONS
- 3 REMOVE WINDOW, INFILL WALL WITH LIKE MATERIALS FROM OTHER DEMOLITION AREAS
- 4 REMOVE RAILINGS AND STAIR. PATCH WALL CONNECTIONS.
- 5 REMOVE DOOR, PATCH WALL TO MATCH EXISTING
- 6 NEW WALL OPENING. PATCH ADJACENT WALLS FOR NEW WORK



A2 LOWER LEVEL DEMOLITION
1/8" = 1'-0"



A3 FLOOR PLAN DEMOLITION
1/8" = 1'-0"



Project Status

2022.10.28	IFC
2022.11.21	LANDMARKS

PROJ. #: 21214-02

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ARCHITECTURE 2021

DEMOLITION FLOOR PLAN

AD101


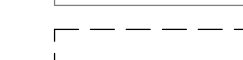
FOR CONSTRUCTION

D
C
B
A

**GENERAL DEMOLITION
PLAN NOTES:**

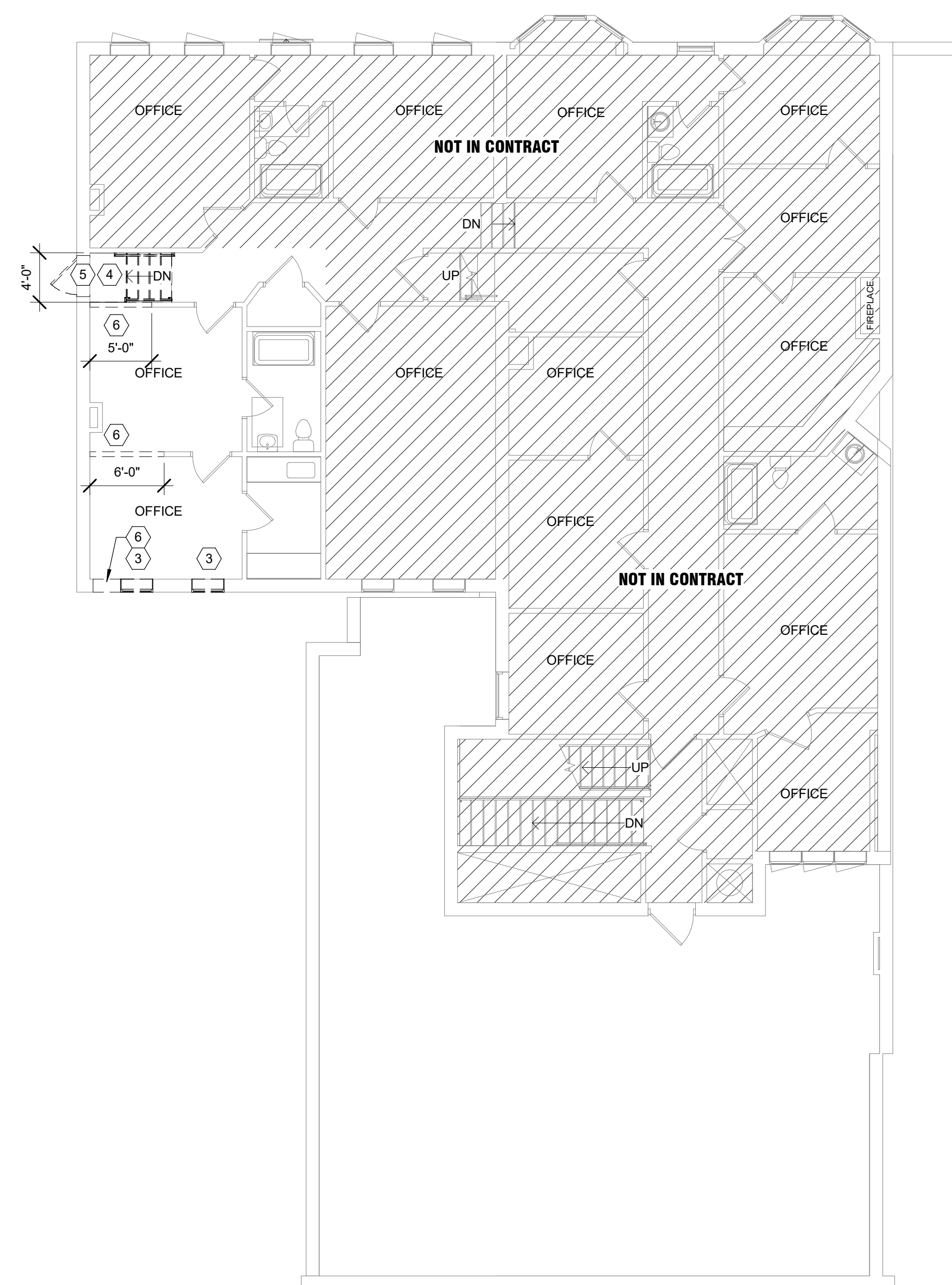
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- E. PATCH AND REPAIR ADJACENT WALLS AND FLOOR SURFACES TO PROVIDE A UNIFORM FINISH WHERE NECESSARY AT AREAS OF DEMOLITION. LOCATIONS OF REMOVED ACCESSORIES OR HARDWARE, AND ANY NEW OR RELOCATED WALLS. MATCH EXISTING FLOOR FINISHES, WALL FINISHES AND BASE MATERIALS UNLESS OTHERWISE SPECIFIED IN FINISH NOTES, FINISH PLANS, PARTITION TYPES, OR ELSEWHERE ON PLANS.
- F. ALL DIMENSIONS FROM EXISTING WALLS ARE FROM FINISH FACE UNLESS NOTED OTHERWISE.
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- H. 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.
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- J. GENERAL CONTRACTOR TO MAINTAIN A CLEAR PATH THROUGH PORTIONS OF THE CONSTRUCTION AREA FOR ACCESS TO EGRESS ROUTES.

HATCH PATTERN KEY:

-  EXISTING CONSTRUCTION
-  DEMO CONSTRUCTION

DEMO PLAN KEYNOTES:

- 1 REMOVE DOOR, REPLACE WITH NEW FIRE RATED DOOR - SEE NEW PLAN
- 2 REMOVE CONCRETE STOOP, PREP AREA FOR NEW FOUNDATIONS
- 3 REMOVE WINDOW, INFILL WALL WITH LIKE MATERIALS FROM OTHER DEMOLITION AREAS
- 4 REMOVE RAILINGS AND STAIR, PATCH WALL CONNECTIONS.
- 5 REMOVE DOOR, PATCH WALL TO MATCH EXISTING
- 6 NEW WALL OPENING, PATCH ADJACENT WALLS FOR NEW WORK



Project Status

2022.10.28	IFC
2022.11.21	LANDMARKS

PROJ. #: 21214-02

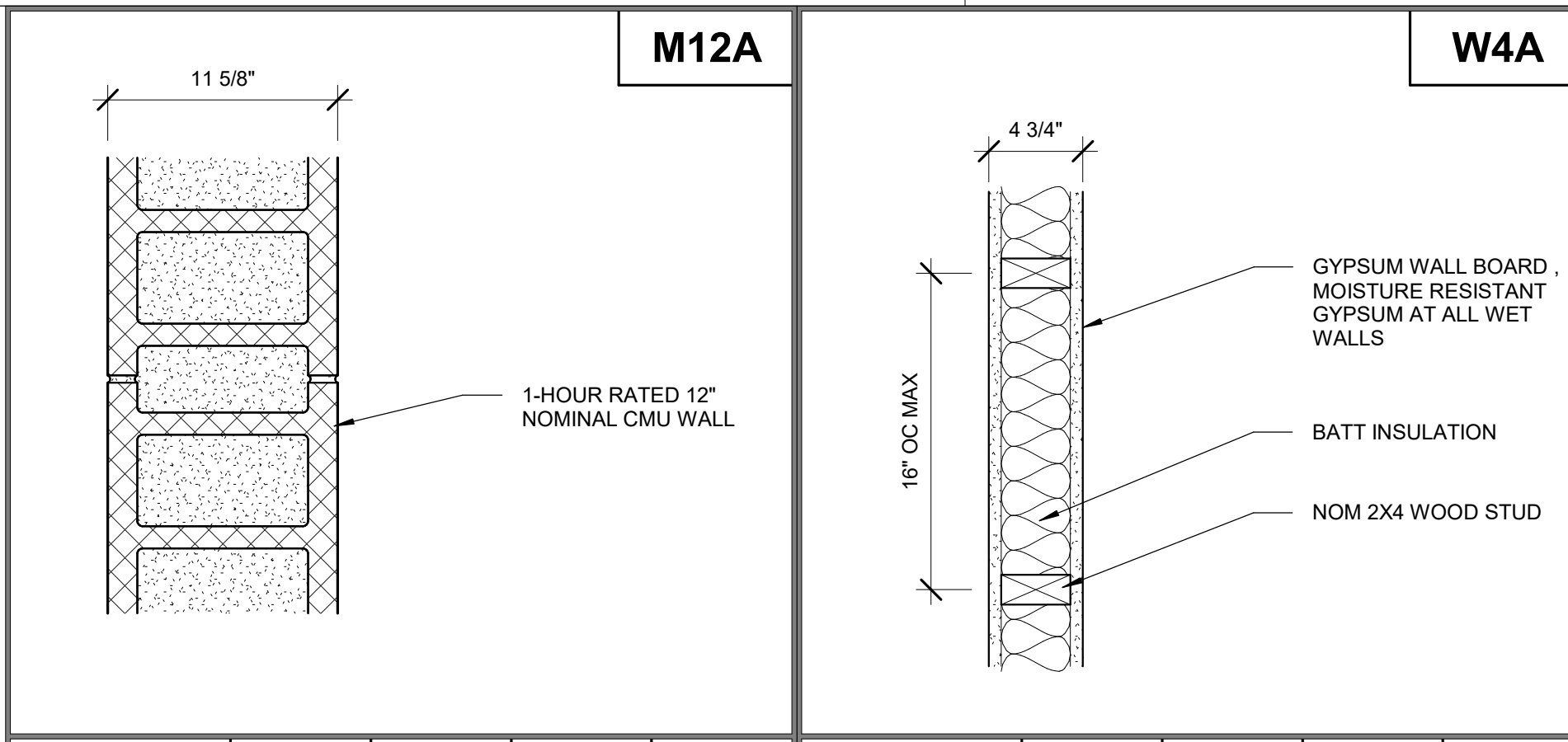
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ARCHITECTURE 2021

**DEMOLITION
FLOOR PLAN**

AD102

A3 SECOND FLOOR DEMOLITION
1/8" = 1'-0"

FOR CONSTRUCTION



CONFIGURATIONS	M12A			CONFIGURATIONS	W4A		
GWB TYPE	N/A			GWB TYPE	STANDARD		
INSULATION TYPE	N/A			INSULATION TYPE	N/A		
FIRE RATING	1 HOUR			FIRE RATING	N/A		
FIRE TEST	-			FIRE TEST	N/A		

PARTITION TYPE NOTES:

ALL INTERIOR PARTITIONS ARE TO BE W4A WALL TYPE UNLESS NOTED OTHERWISE

A. SEE 2009 UNDERWRITER'S LABORATORY DIRECTORY FOR ADDITIONAL INFORMATION ON WALL RATING SPECIFICS AND ALLOWABLE MATERIALS.

B. PROVIDE TREATED WOOD AT ALL LOCATIONS WHERE WOOD IS IN CONTACT WITH CONCRETE AND/OR MASONRY.

C. ALL GYPSUM SHALL EXTEND TO BOTTOM OF ROOF DECK OR FULL HEIGHT OF PARTITION UNLESS NOTED OTHERWISE.

STRUCTURAL NOTES:

A. EXTERIOR WALLS: 12" CMU WALLS, SOLID GROUT AT LANDINGS FOR RIM ANCHORS. CONTINUOUS BOND BEAM AT TOP OF WALL AND MIDDLE LANDING (+/-) WITH (2) #5 BARS.

B. LOAD BEARING 2X4 (#2 SPF/DF) @ 16" O.C.; 12"D X 18"W STRIP FOOTING BELOW BEARING WALL.

C. ROOF JOISTS: 2X10 (#2 SPF/DF) @ 16" O.C. ON 2X12 PRESSURE TREATED PLATE WITH ANCHORS TO CMU BOND BEAM.

D. STAIR HEADERS: (2) 2X10 (#2 SPF/DF)

E. STAIR STRINGERS: 2X12 (#2 SPF/DF), 6" THROAT MINIMUM, SIMPSON A35 CLIPS AT HEADERS

F. 4" SLAB ON GRADE OVER 10 MIL VAPOR BARRIER

G. FLOOR INFILL ON SECOND FLOOR: 2X8 (#2 SPF/DF) JOISTS AT 16" O.C.; 2X8 (#2 SPF/DF) RIM BOARDS FASTENED TO PERIMETER WALLS WITH 1/2" X 6" LAG BOLTS @ 24" O.C.; LRU28Z HANGERS

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.

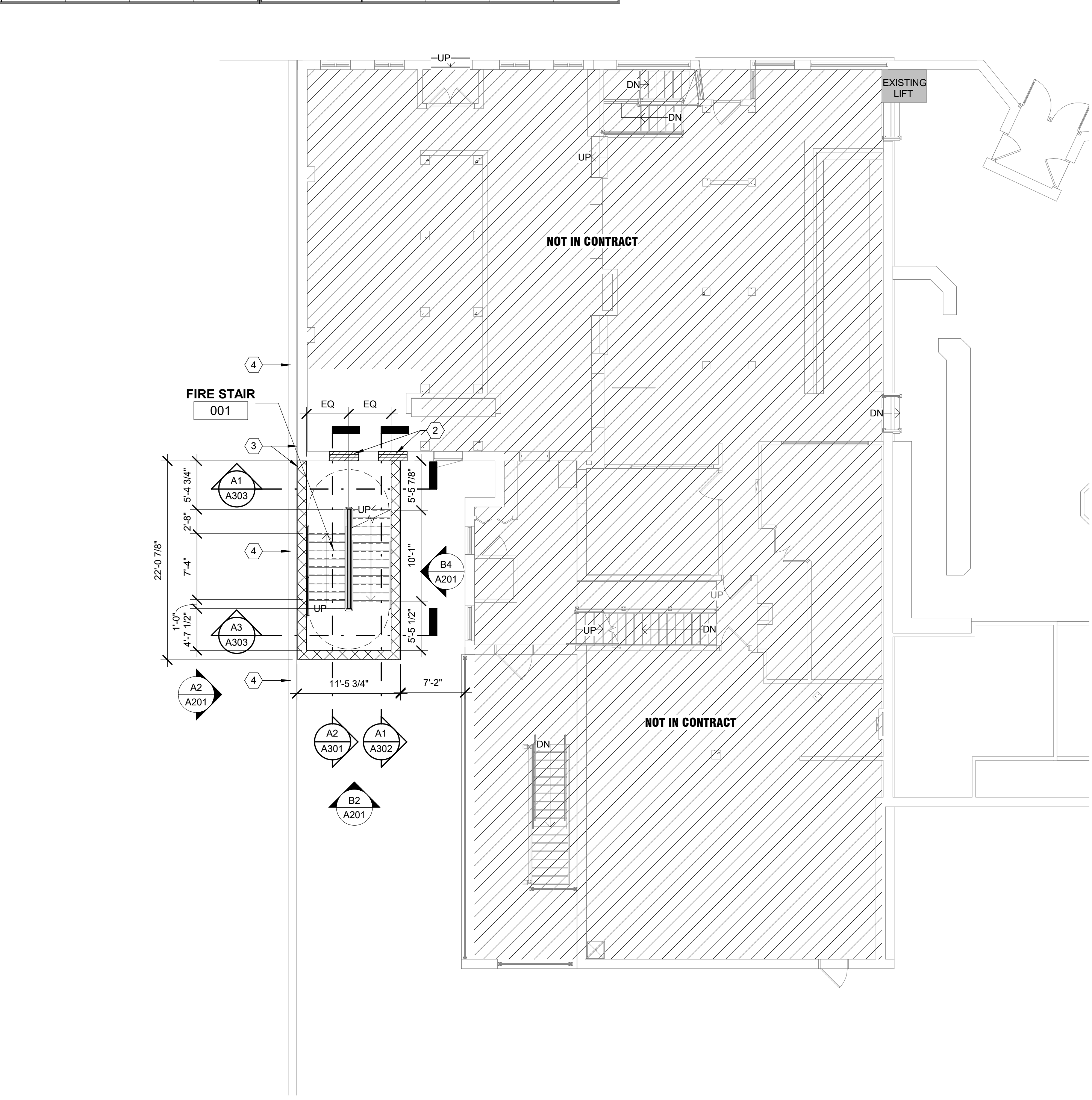
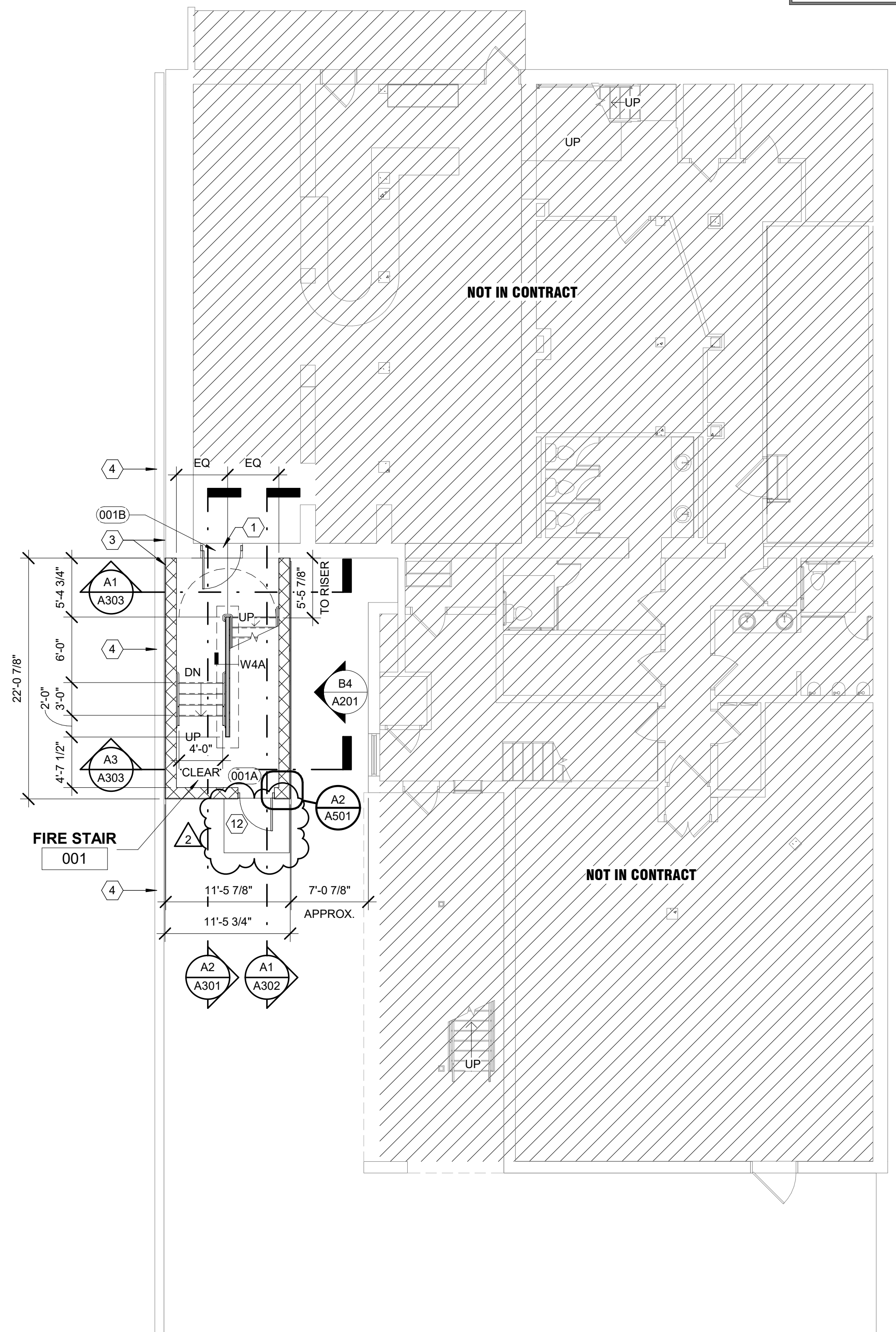
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N. GENERAL CONTRACTOR TO COORDINATE CONSTRUCTION SCHEDULE TO MINIMIZE IMPACT ON EXISTING BUILDING OPERATIONS AND PLANNED EVENTS. CONSTRUCTION SPACE MUST BE CLEAN AND AVAILABLE FOR USE PERIODICALLY PER OWNER'S REQUEST. VERIFY SCHEDULED EVENTS WITH OWNER 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.

O. SUBMIT ALL FINISHES TO THE ARCHITECT FOR APPROVAL.



GREAT DANE DOWNTOWN STAIR
 TENANT IMPROVEMENT
 123 E DOTY ST.
 MADISON, WI



HATCH PATTERN KEY:

NEW CONSTRUCTION

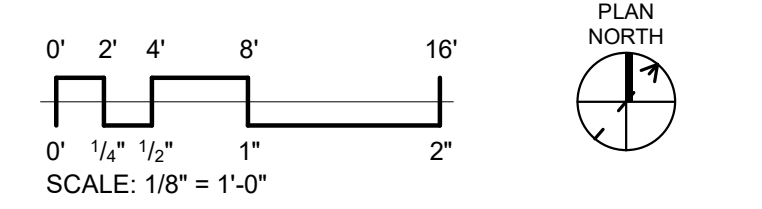
EXISTING CONSTRUCTION

KEYNOTES:

- REPLACE EXISTING DOOR WITH FULL LITE WITH SOLID PANEL 90 MINUTE RATED FIRE DOOR
- INFILL WALL WITH LIKE MATERIALS FROM DEMOLITION ON SECOND FLOOR
- ALIGN WITH BUILDING FACADE
- CONCRETE RETAINING WALL ON ADJACENT PROPERTY
- INFILL WALL WITH LIKE MATERIALS FROM DEMOLITION ON SECOND FLOOR; COORDINATE EXTERIOR FINISH WITH HISTORICAL FACADE IMPROVEMENT TEAM
- INFILL FLOOR WITH 2X6 WOOD JOISTS, SEE STRUCTURAL NOTES
- PATCH FLOOR WITH LIKE MATERIALS OVER NEW FLOOR STRUCTURE
- NEW DOOR OPENING IN 2x WALL
- PATCH AND REPAIR WALLS AS NECESSARY THROUGHOUT AREA
- COORDINATE WITH OWNER FOR DEMOLITION WORK IN THESE ROOMS
- FULLY ADHEARED EPDM MEMBRANE OVER 2" RIGID INSULATION, 3/4" PLYWOOD DECK AND 2X10 WOOD JOISTS
- 6W X 5D CONCRETE STOOP, SLOPE @ 1/4" PER FOOT AWAY FROM DOOR

A1 LOWER LEVEL
 1/8" = 1'-0"

A2 FIRST FLOOR
 1/8" = 1'-0"



FOR CONSTRUCTION

A101

FLOOR PLANS

PROJ. #: 21214-02

Project Status

2022.10.28	IFC
2022.11.21	LANDMARKS
2022.11.30	CB-02

© SKETCHWORKS ARCHITECTURE 2021

STRUCTURAL NOTES:

- A. EXTERIOR WALLS: 12" CMU WALLS, SOLID GROUT AT LANDINGS FOR RIM ANCHORS. CONTINUOUS BOND BEAM AT TOP OF WALL AND MIDDLE LANDING (+/-) WITH (2) #5 BARS.
- B. LOAD BEARING 2X4 (#2 PSF/DF) @ 16" O.C.; 12"D X 18"W STRIP FOOTING BELOW BEARING WALL.
- C. ROOF JOISTS: 2X10 (#2 SPF/DF) @ 16" O.C. ON 2X12 PRESSURE TREATED PLATE WITH ANCHORS TO CMU BOND BEAM.
 - a. PROVIDE LEDGER TO BUILDING FACADE WITH 1/2" X 8" TITAN HD ANCHORS @ 12" O.C.
 - b. SIMPSON LRU210Z HANGERS ON LEDGER.
- D. STAIR LANDINGS: 2X10 (#2 SPF/DF) @ 16" O.C. AND AT RIM
- E. STAIR HEADERS: (2) 2X10 (#2 SPF/DF)
- F. STAIR STRINGERS: 2X12 (#2 SPF/DF), 6" THROAT MINIMUM, SIMPSON A35 CLIPS AT HEADERS
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- H. FLOOR INFILL ON SECOND FLOOR: 2X8 (#2 SPF/DF) JOISTS AT 16" O.C.; 2X8 (#2 SPF/DF) RIM BOARDS FASTENED TO PERIMETER WALLS WITH 1/2" X 6" LAG BOLTS @ 24" O.C.; LRU28Z HANGERS

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.
- O. SUBMIT ALL FINISHES TO THE ARCHITECT FOR APPROVAL.

HATCH PATTERN KEY:

- NEW CONSTRUCTION
- EXISTING CONSTRUCTION

KEYNOTES:

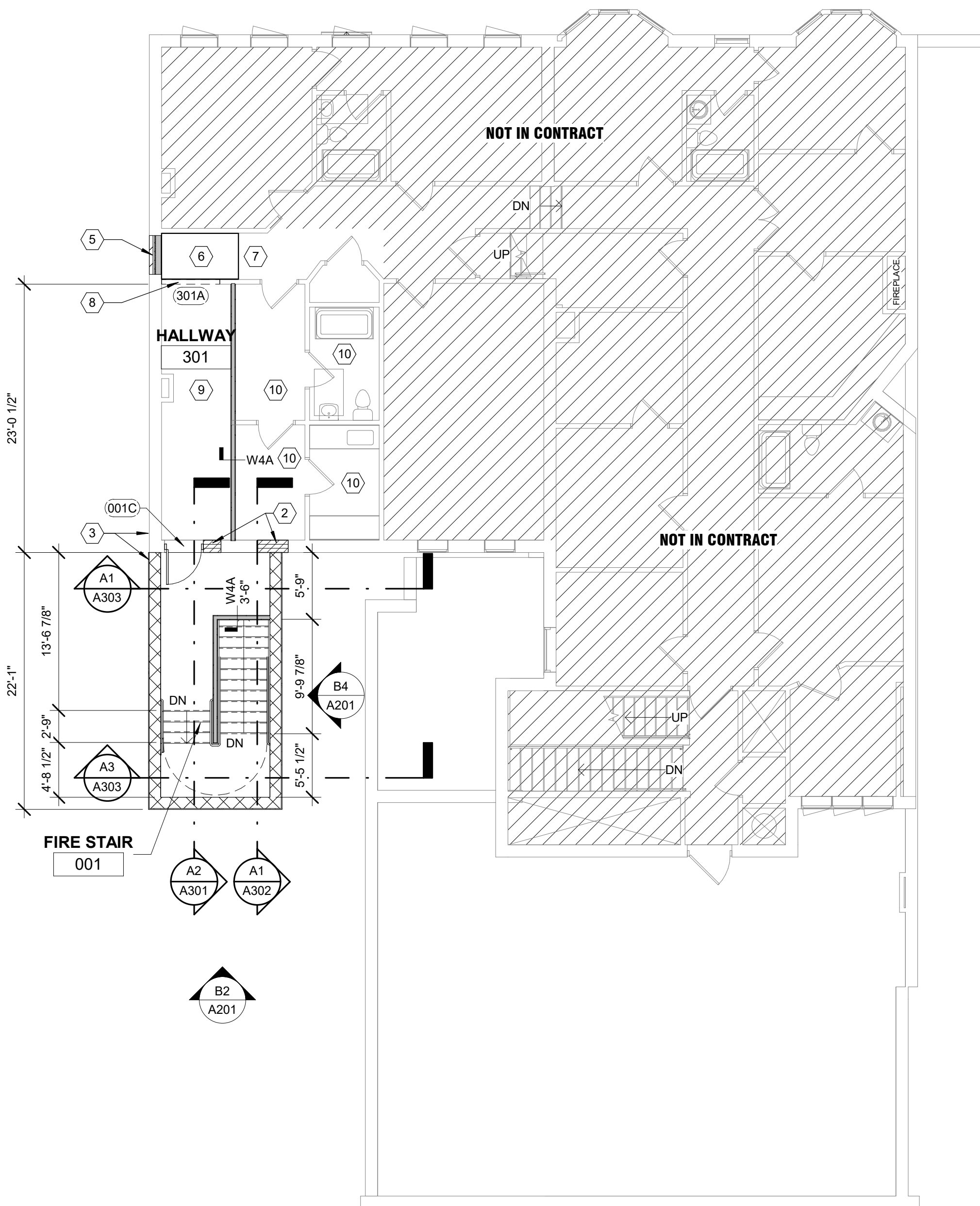
- 1 REPLACE EXISTING DOOR WITH FULL LITE WITH SOLID PANEL 90 MINUTE RATED FIRE DOOR
- 2 INFILL WALL WITH LIKE MATERIALS FROM DEMOLITION ON SECOND FLOOR
- 3 ALIGN WITH BUILDING FACADE
- 4 CONCRETE RETAINING WALL ON ADJACENT PROPERTY
- 5 INFILL WALL WITH LIKE MATERIALS FROM DEMOLITION ON SECOND FLOOR; COORDINATE EXTERIOR FINISH WITH HISTORICAL FACADE IMPROVEMENT TEAM
- 6 INFILL FLOOR WITH 2X6 WOOD JOISTS, SEE STRUCTURAL NOTES
- 7 PATCH FLOOR WITH LIKE MATERIALS OVER NEW FLOOR STRUCTURE
- 8 NEW DOOR OPENING IN 2x WALL
- 9 PATCH AND REPAIR WALLS AS NECESSARY THROUGHOUT AREA
- 10 COORDINATE WITH OWNER FOR DEMOLITION WORK IN THESE ROOMS
- 11 FULLY ADHEARED EPDM MEMBRANE OVER 2" RIGID INSULATION, 3/4" PLYWOOD DECK AND 2X10 WOOD JOISTS
- 12 6w X 5d CONCRETE STOOP, SLOPE @ 1/4" PER FOOT AWAY FROM DOOR

Project Status

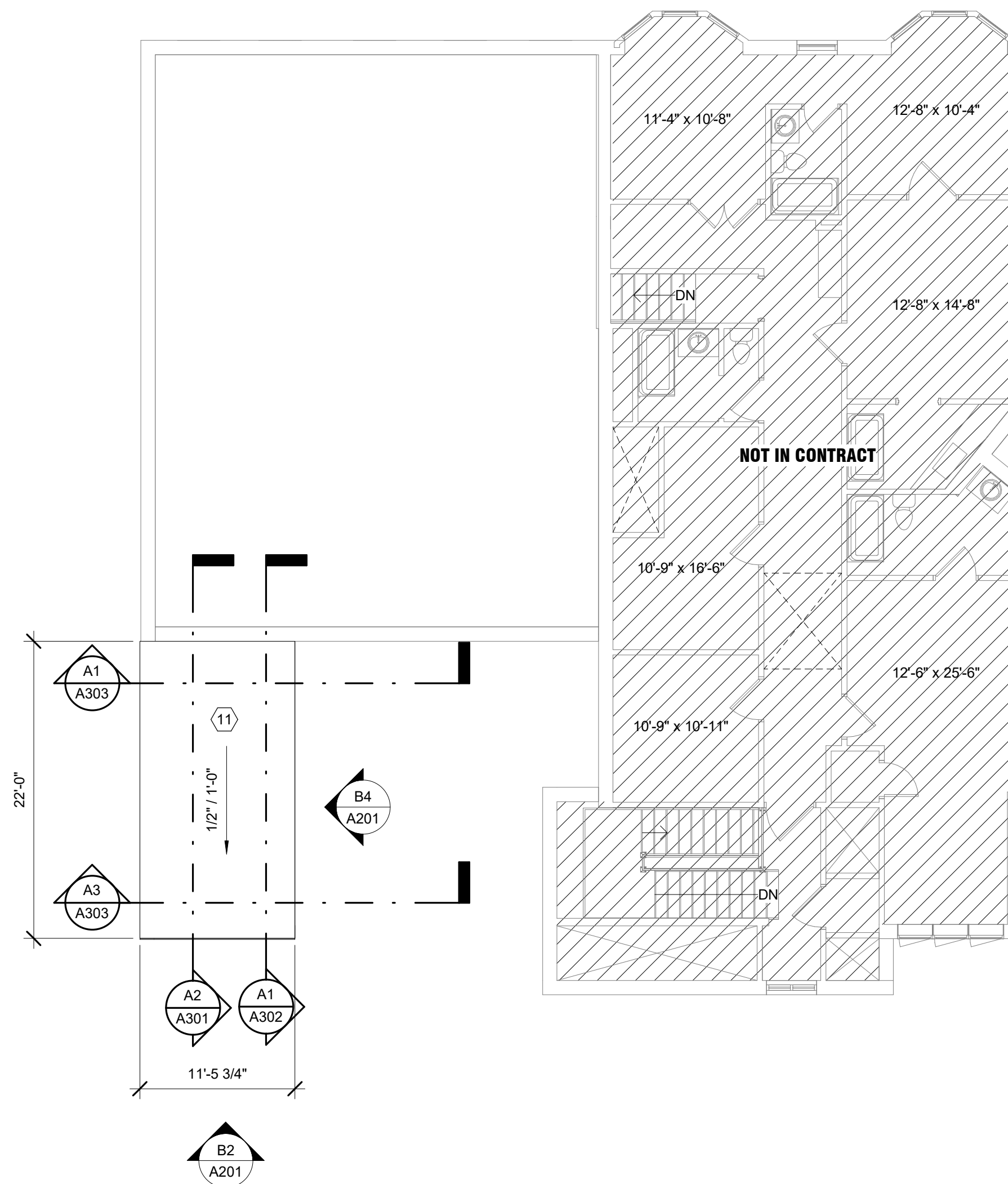
Date	Event
2022.10.28	IFC
2022.11.21	LANDMARKS

PROJ. #: 21214-02

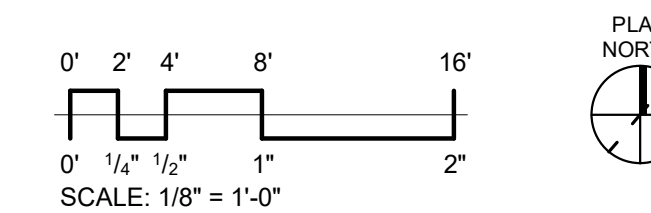
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A1 SECOND FLOOR
1/8" = 1'-0"



A2 THIRD FLOOR
1/8" = 1'-0"





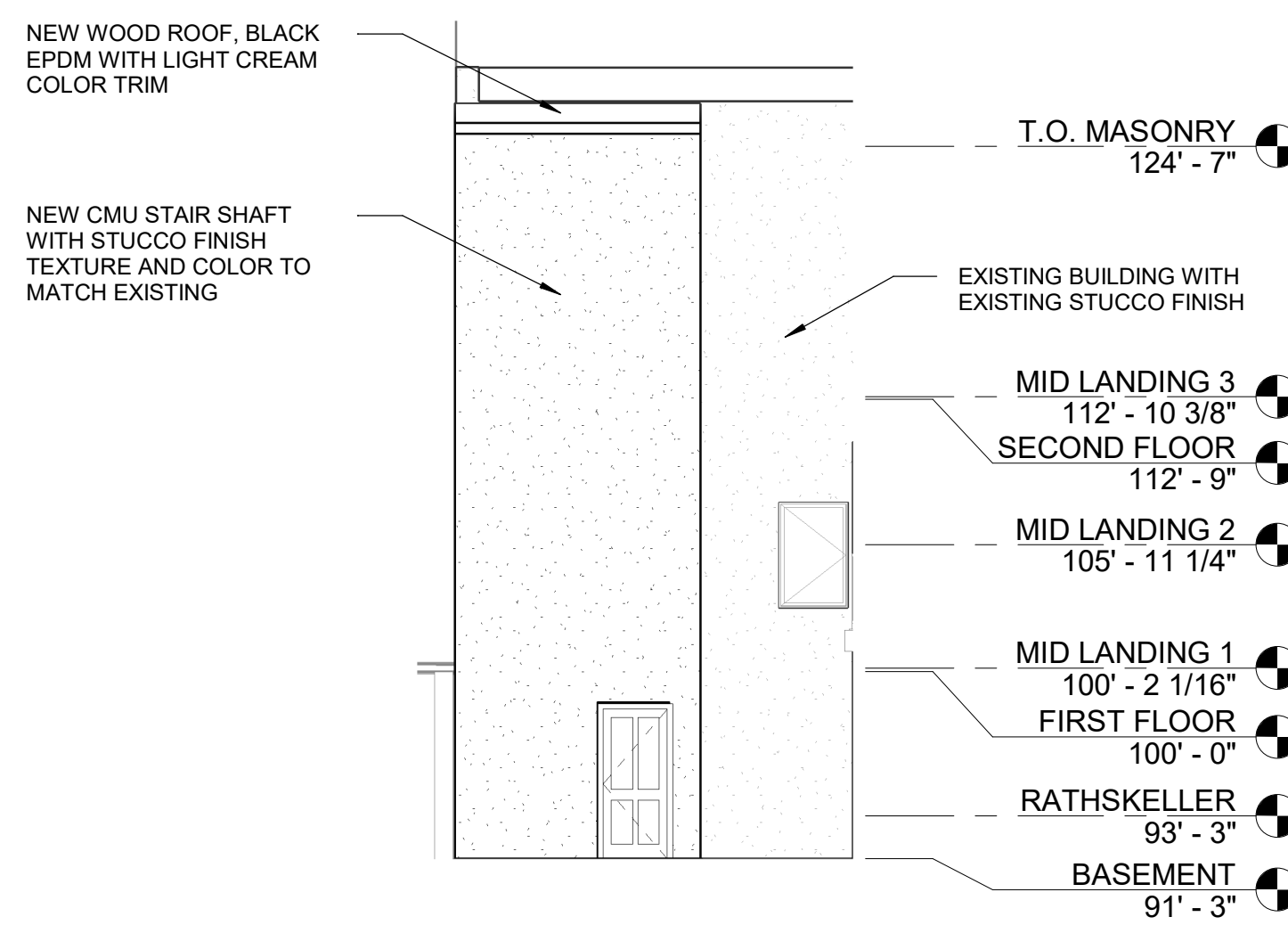
EXISTING CONDITIONS - SOUTHWEST WALL



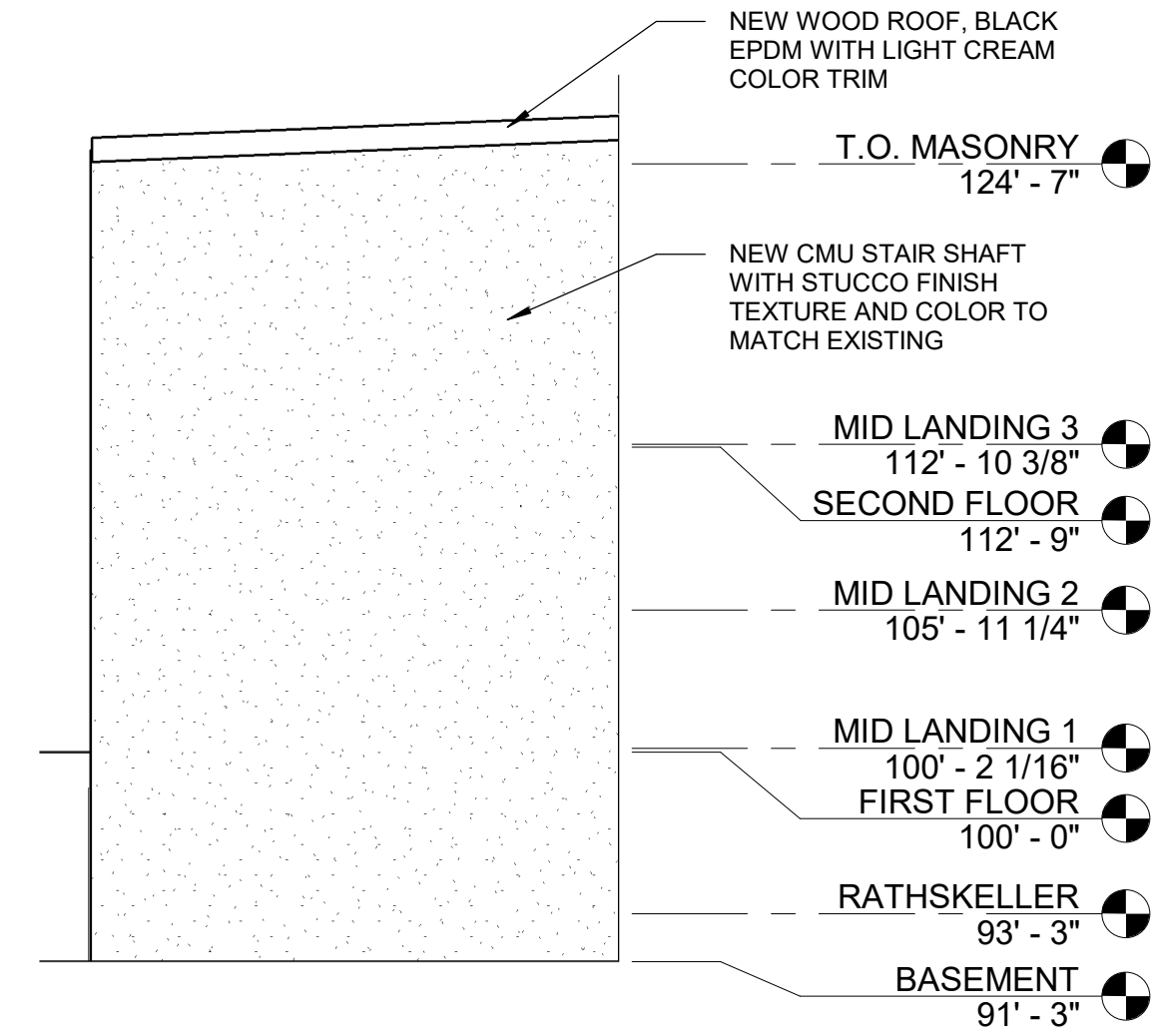
EXISTING CONDITIONS - SOUTHEAST WALL



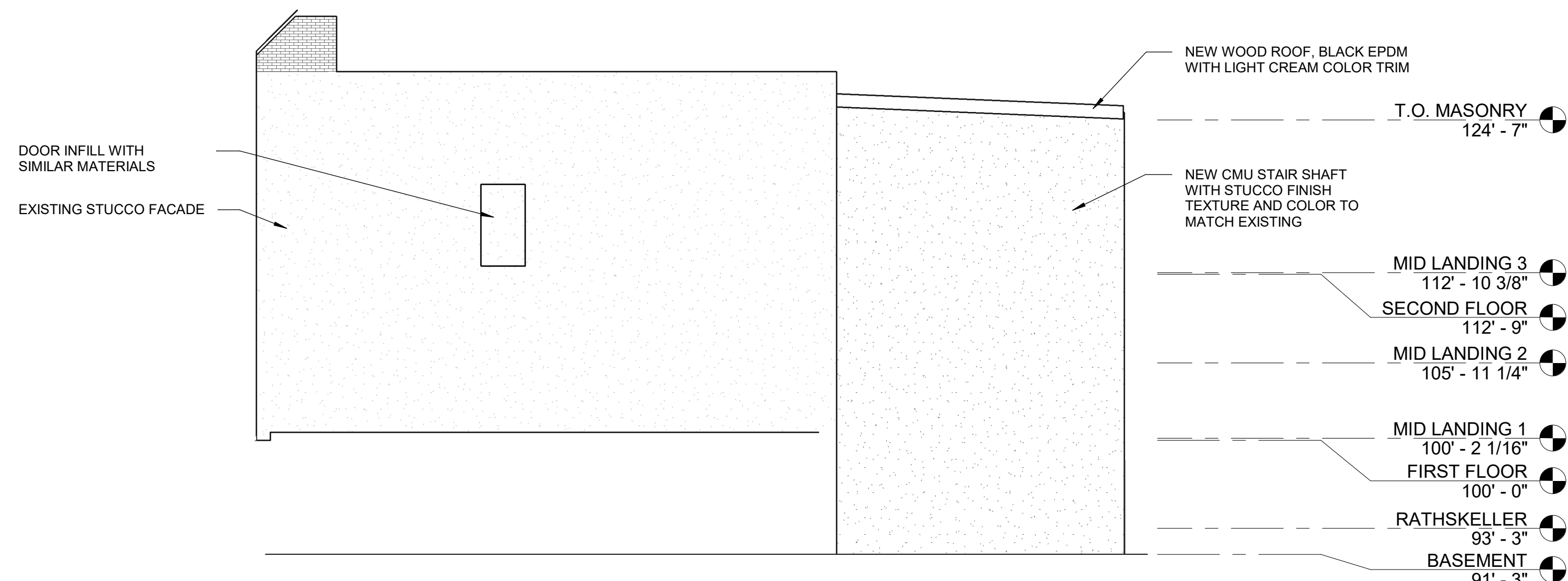
EXISTING CONDITIONS - SOUTHEAST WALL



B2 SOUTHEAST ELEVATION
1/8" = 1'-0"



B4 NORTHEAST ELEVATION
1/8" = 1'-0"



A2 SOUTHWEST ELEVATION
1/8" = 1'-0"

Project Status

2022.11.21	LANDMARKS

PROJ. #: 21214-02

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**EXTERIOR
ELEVATIONS**

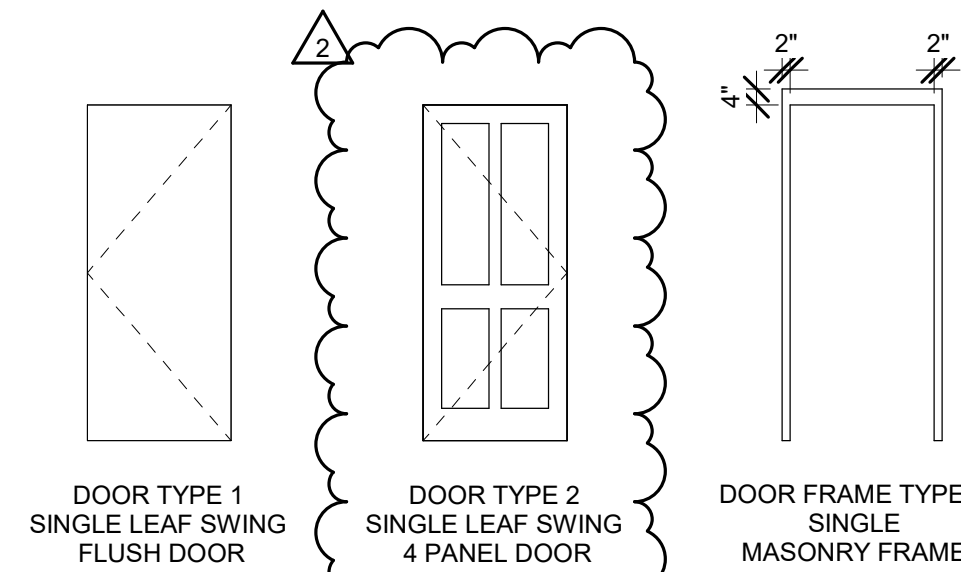
A201

DOOR SCHEDULE											
MARK	NOMINAL DOOR SIZE (W x H x THK)	DOOR PANEL				FRAME			DOOR HARDWARE	DOOR FIRE RATING	REMARKS
		TYPE	MATERIAL	FINISH	GLAZING	TYPE	MATERIAL	FINISH			
001A	3'-0" x 7'-0" x 1 3/8"	2	INS MTL	PT	N/A	A	HM	PT	L-1, L-3, H-21, C-31	60 MIN	2
BASEMENT: 1											
001B	3'-6" x 7'-0" x 1 3/4"	1	INS MTL	PT	N/A	A	HM	PT	L-1, L-2, H-21, C-31	60 MIN	-
RATHSKELLER: 1											
001C	3'-0" x 7'-0" x 1 3/4"	1	INS MTL	PT	N/A	A	HM	PT	L-1, L-2, H-21, C-31	60 MIN	-
301A	5'-0" x 7'-0" x 4 3/4"	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1
LEVEL 3: 2											

DOOR SCHEDULE REMARKS	
NO.	REMARK
2	DOOR OPENING WITH DRYWALL JAMBS AND HEAD VT INDUSTRIES SUPA COLLECTION - DOOR STYLE "SS 4 PANEL" OR SIMILAR

DOOR SCHEDULE LEGEND	
ABBREVIATION	TERM
ALUM	ALUMINUM
ETR	EXISTING TO REMAIN
HC WD	HOLLOW CORE WOOD
HM	HOLLOW METAL
INS MTL	INSULATED METAL
MANF	MANUFACTURER
PT	PAINT
SC WD	SOLID CORE WOOD
SST	STAINLESS STEEL
ST	STAIN

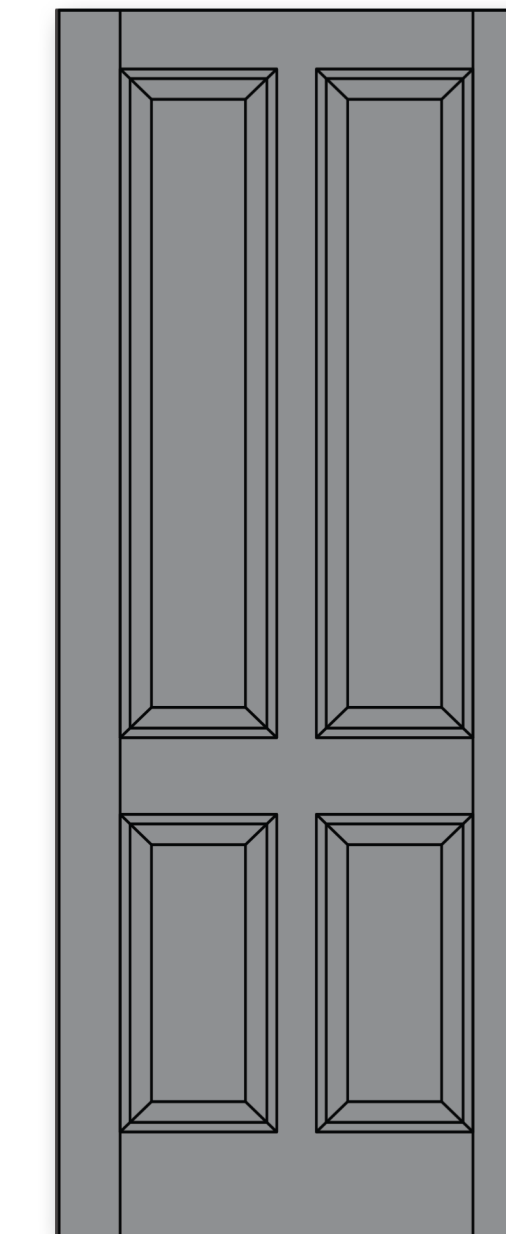
DOOR HARDWARE SCHEDULE					
NO.	QTY	HARDWARE	MANUFACTURER	MODEL	FINISH
LOCKSETS					
L-1	1	RIM DEVICE			
L-2	1	PULL HANDLE			
L-3	1	PULL HANDLE WITH ENTRY LOCK			
HINGES					
H-21	3	1 1/2" PAIR HINGES, HEAVY DUTY			
CLOSERS					
C-31	1	CLOSER WITH ARM STOP			



DOOR ELEVATIONS
1/4" = 1'-0"

DOOR GENERAL NOTES:

- VERIFY DOOR SIZES FROM DOOR SCHEDULE. VERIFY ALL ROUGH OPENINGS WITH RESPECTIVE MANUFACTURERS.
- PROVIDE SAFETY GLAZING PER CODE IN ALL DOORS AND FRAMES.
- PROVIDE ACCESSIBLE HARDWARE INCLUDING BUT NOT LIMITED TO DOOR HANDLES, PULLS, LATCHES, LOCKS, OPERATING DEVICES AND THRESHOLDS AT ALL NEW DOORS. REFER TO SECTION 1010.1.9.1 IN 2015 IBC FOR CODE REQUIREMENTS.
- REINFORCE ALL DOORS FOR HARDWARE WITH OWNER AND TENANT LOCATION AND REQUIREMENTS OF SPECIAL SECURITY DEVICES.
- PAINT HM DOORS AND FRAMES TO MATCH ADJACENT WALL UNLESS NOTED OTHERWISE.
- ALL INTERIOR WOOD DOORS TO BE SOLID CORE AND CLEAR STAINED UNLESS NOTED OTHERWISE.
- REFER TO SHEET A001 FOR DOOR CLEARANCE REQUIREMENTS.
- HARDWARE SCHEDULE IS FOR BASIS OF DESIGN ONLY. SUBJECT TO CHANGE. ANY CHANGES TO THE HARDWARE SCHEDULE OR HARDWARE SELECTION MUST BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
- DOOR HARDWARE SCHEDULE QUANTITIES ARE PER DOOR AND DO NOT REPRESENT THE QUANTITY REQUIRED FOR ENTIRE PROJECT.
- SEE INTERIOR FINISH SCHEDULE ON A1601 FOR DOOR AND FRAME FINISHES.



- Doors meet AWS Section 9 Premium quality standards
- 20, 45, 60, & 90 minute ratings
- Stiles, rails, and panels are available as particleboard or double refined MDF; stiles have hardwood edge
- FSC certified by request, FSC-NC-COC-000729
- No added urea-formaldehyde, available by request
- Minimum 88% pre-consumer recycled content
- Limited 5-year warranty

FACTORY FINISH

- Doors are available with AWS System 8 water based cross-linking acrylic finish
- Can match colors from any major paint manufacturer color swatch as well as custom color match by submitting physical sample (minimum 3" x 5")
- All Supra Collection factory-finished doors have sealed top and bottom rails

STICKING & PANEL OPTIONS

- 6 standard sticking options, please visit www.vtindustries.com/architectural-doors/supra-collection/ for a complete list
- Raised and flat panel
- Optional raised moulding
- Panels can be replaced with glass

DIMENSIONS*

Door Height	Door Width	Door Thickness	Stile & Rail Width	Bottom Rail Width
up to 9'-0"	up to 4'-2"	1-3/8", 1-3/4", or 2-1/4"	6"	10"

* Custom sizes and options available, longer lead times may apply
Consult with VT's sales team in regards to fire doors

1000 Industrial Park • Holstein, IA 51025 • ph: 800.827.1615
One Eggers Drive • Two Rivers, WI 54241
www.vtdoors.com

VTSS4PANEL-0521

GREAT DANE DOWNTOWN STAIR
TENANT IMPROVEMENT
123 E DOTY ST.
MADISON, WI

Project Status

2022.10.28	IFC
2022.11.30	CB-02

PROJ. #: 21214-02

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DOOR AND WINDOW SCHEDULES

A601

FOR CONSTRUCTION