

THE VILLAGER

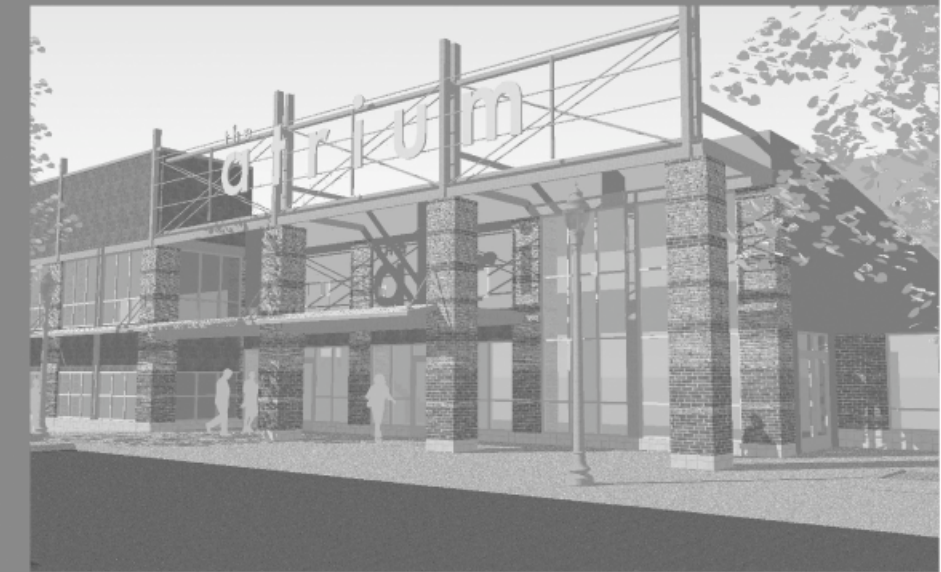
2202-22-24 South Park Street



Design Area

ATRIUM

Madison, Wisconsin 53713



Existing/Demo

Sheets D0 - Basement
D1 - First Floor
D2 - Second Floor
D3 - Elevation
D4 - View
D5 - Section
D6 - Section

Proposed

Sheets A0 - Basement
A1 - First Floor
A2 - Second Floor
A3 - Elevations
A4 - Views
A5 - Sections
A6 - Section
A7 - Information

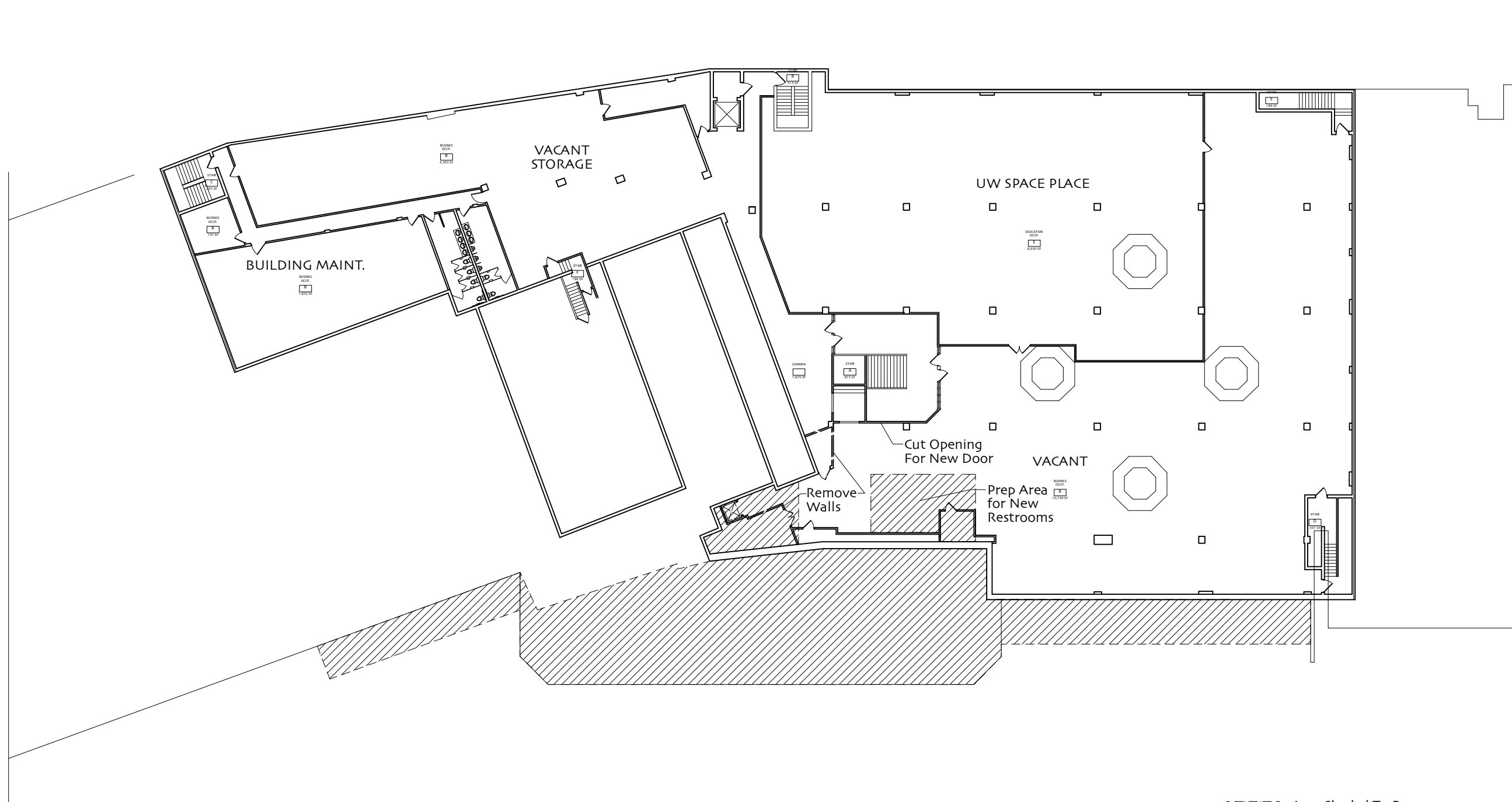
S1 - Structural




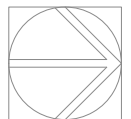
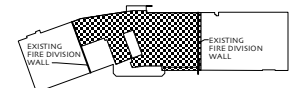
THE KUBALA WASHATKO ARCHITECTS, INC.
861 N. Monona Avenue Cedarburg, WI 53012 (262) 377-6039

Note: Existing Conditions Drawings Provided by City of Madison/ CDA (by Strang, Inc). There are Discrepancies from Level to Level, and Prior to Any Construction Verify True Conditions.

Note: This Level is Sprinklered. Verify It Meets NFPA 13 Standards.



 Area Shaded To Be Removed and/or Modified for Future Construction (See Proposed Drawings)



Partial Existing Basement Floor Plan



THE KUBALA WASHATKO ARCHITECTS, INC.
W61 N617 Mequon Avenue Cedarburg, WI 53012 (262)377-6039

THE VILLAGER | ATRIUM
Madison, Wisconsin 53713

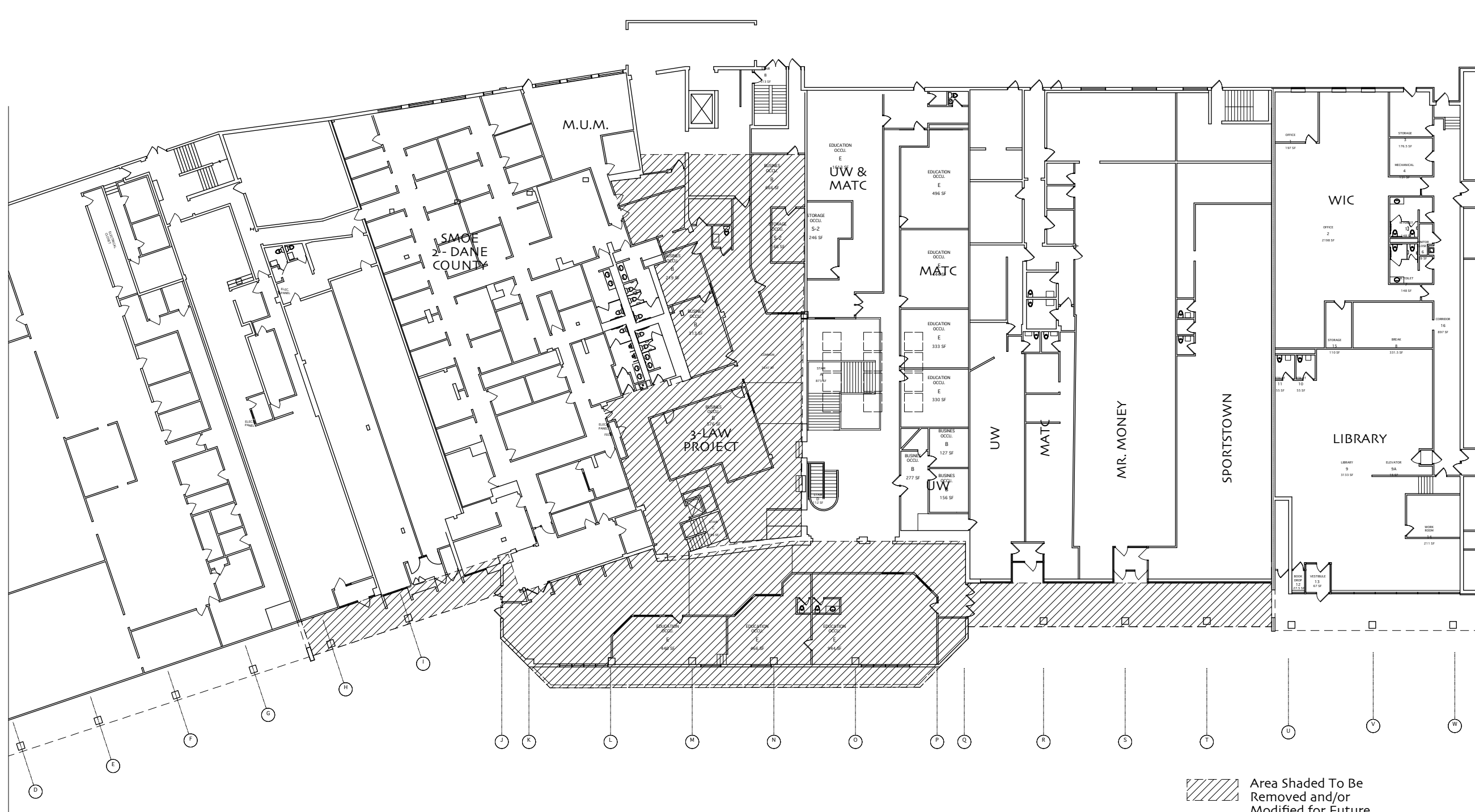
2202-22-24 South Park Street

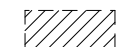
THE VILLAGER

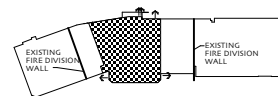
DO

November 30, 2007

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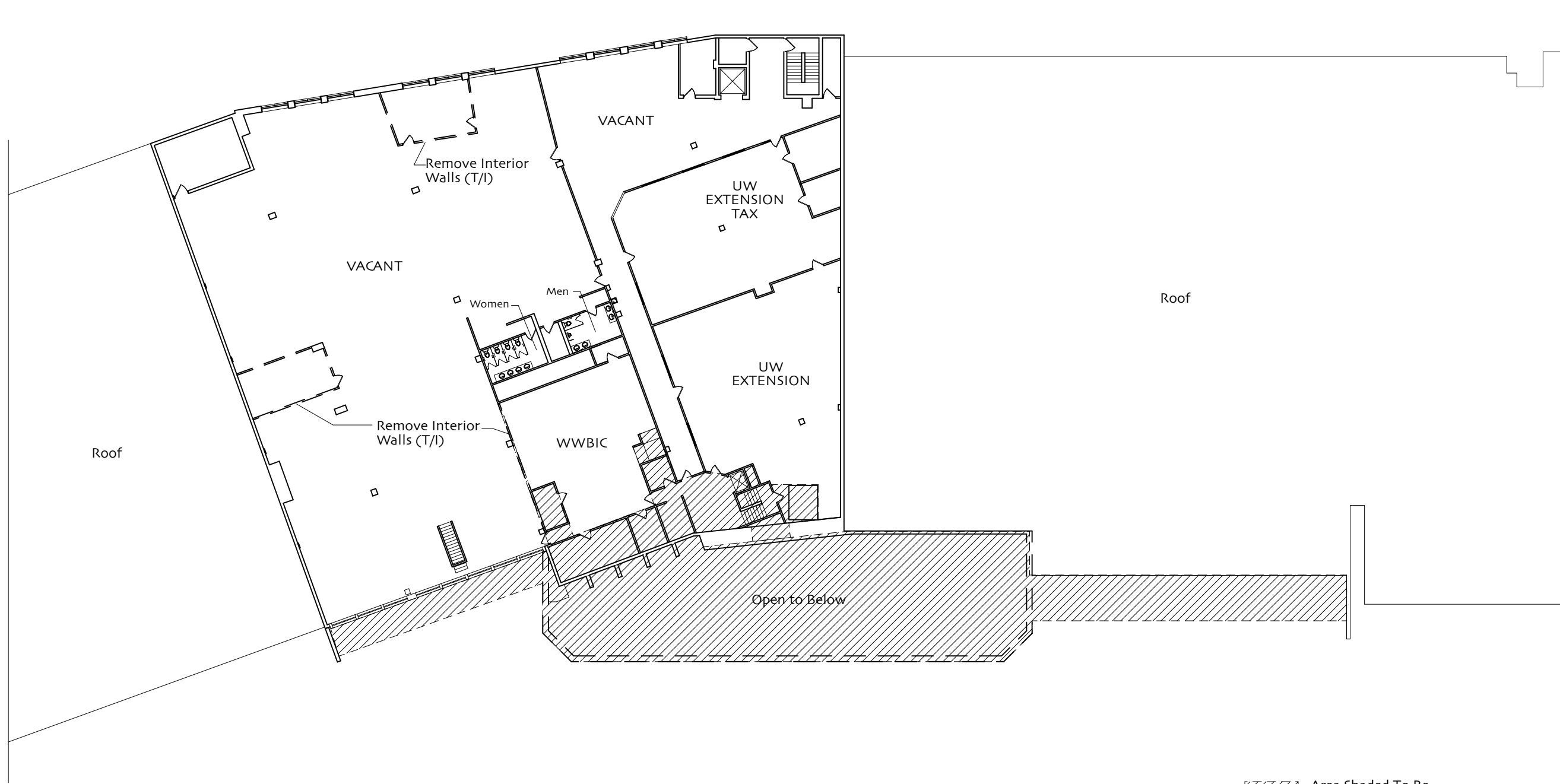
 Area Shaded To Be Removed and/or Modified for Future Construction (See Proposed Drawings)



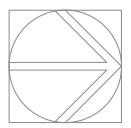
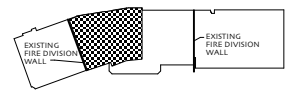
Partial Existing First Floor Plan



Note: Existing Conditions Drawings Provided by City of Madison/ CDA (by Strang, Inc). There are Discrepancies from Level to Level, and Prior to Any Construction Verify True Conditions.

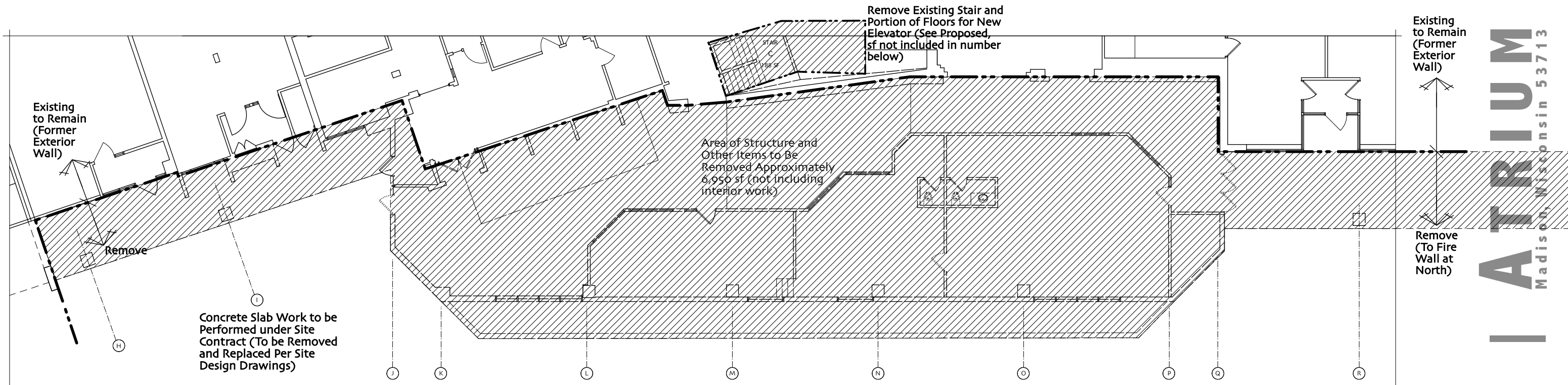


 Area Shaded To Be Removed and/or Modified for Future Construction (See Proposed Drawings)



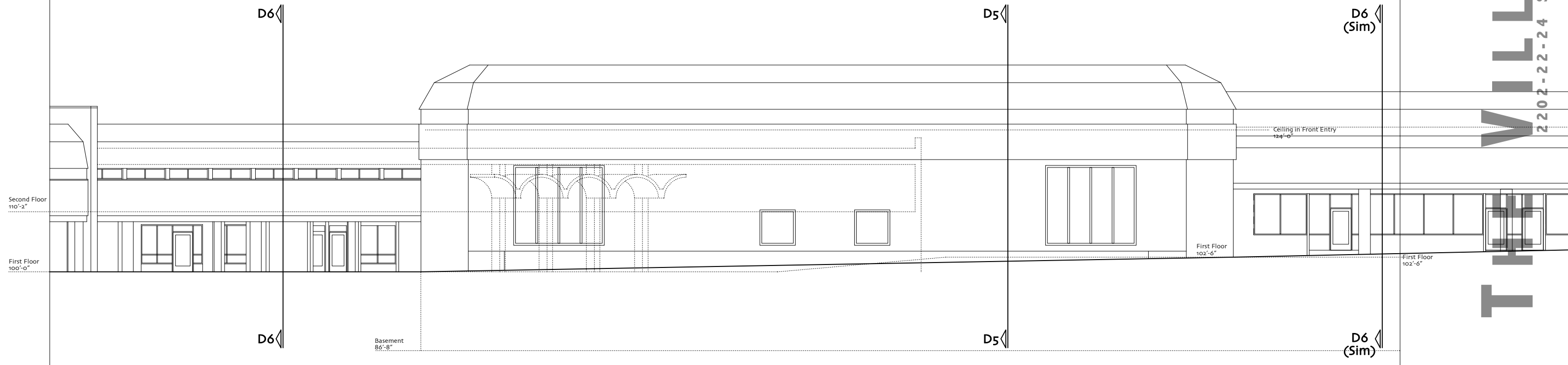
Partial Existing Second Floor Plan



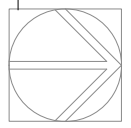


Existing Partial Atrium Plan

Note: Existing Conditions Drawings Provided by City of Madison/ CDA (by Strang, Inc). There are Discrepancies from Level to Level, and Prior to Any Construction Verify True Conditions.



Existing Partial Park Street Elevation



VILLAGER I ATRIUM
 Madison, Wisconsin 53713
 2202-22-24 South Park Street

THE
D3

"Canopy" and Columns to be removed back to original wall from Fire Wall at South to Atrium at North

"Atrium" structure to be removed back to original wall

"Canopy" and Columns to be removed back to original wall from Atrium at South to Fire Wall at North



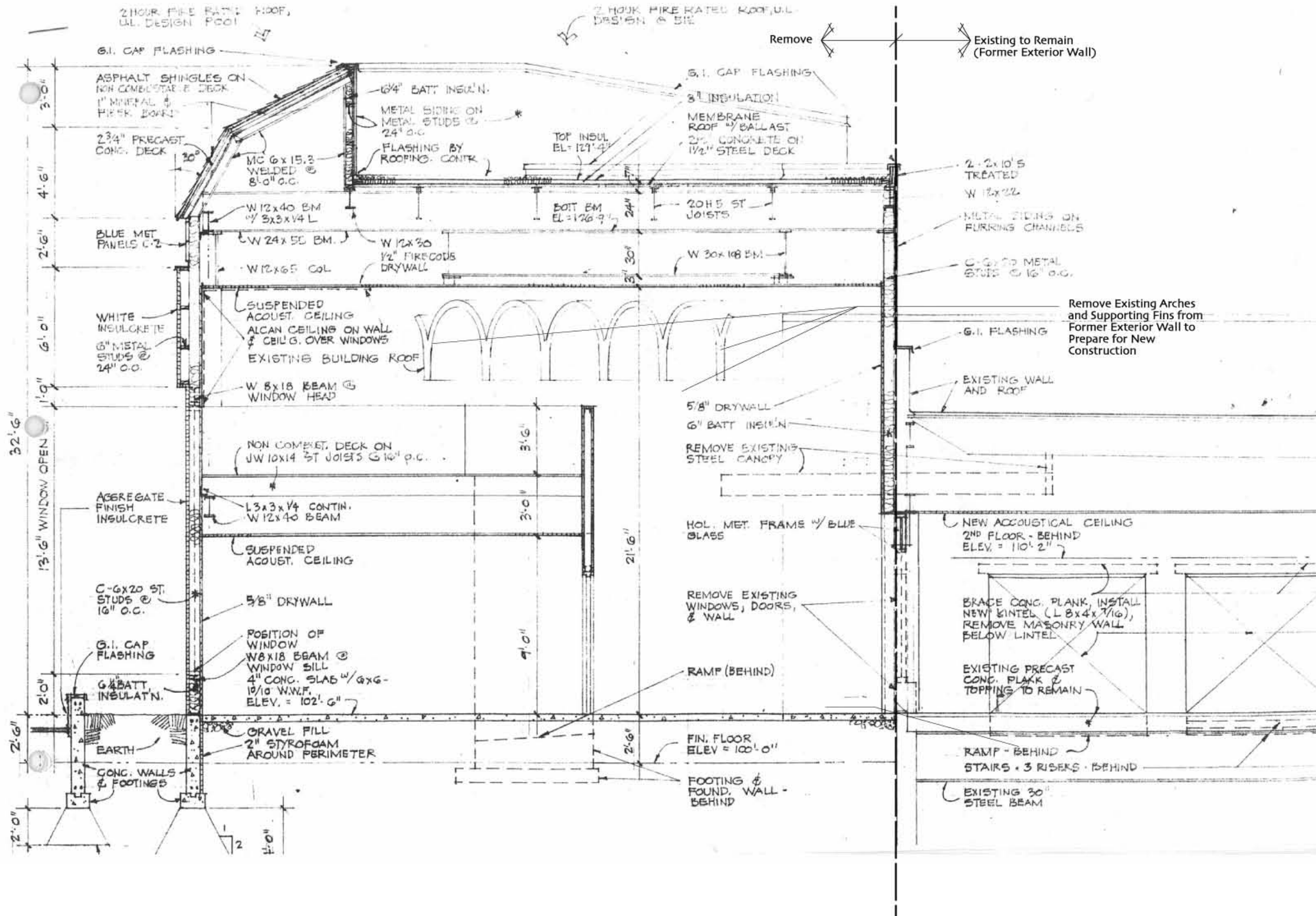
Fire Wall (North)

Planter to be Removed

Site Work Under Separate Contract

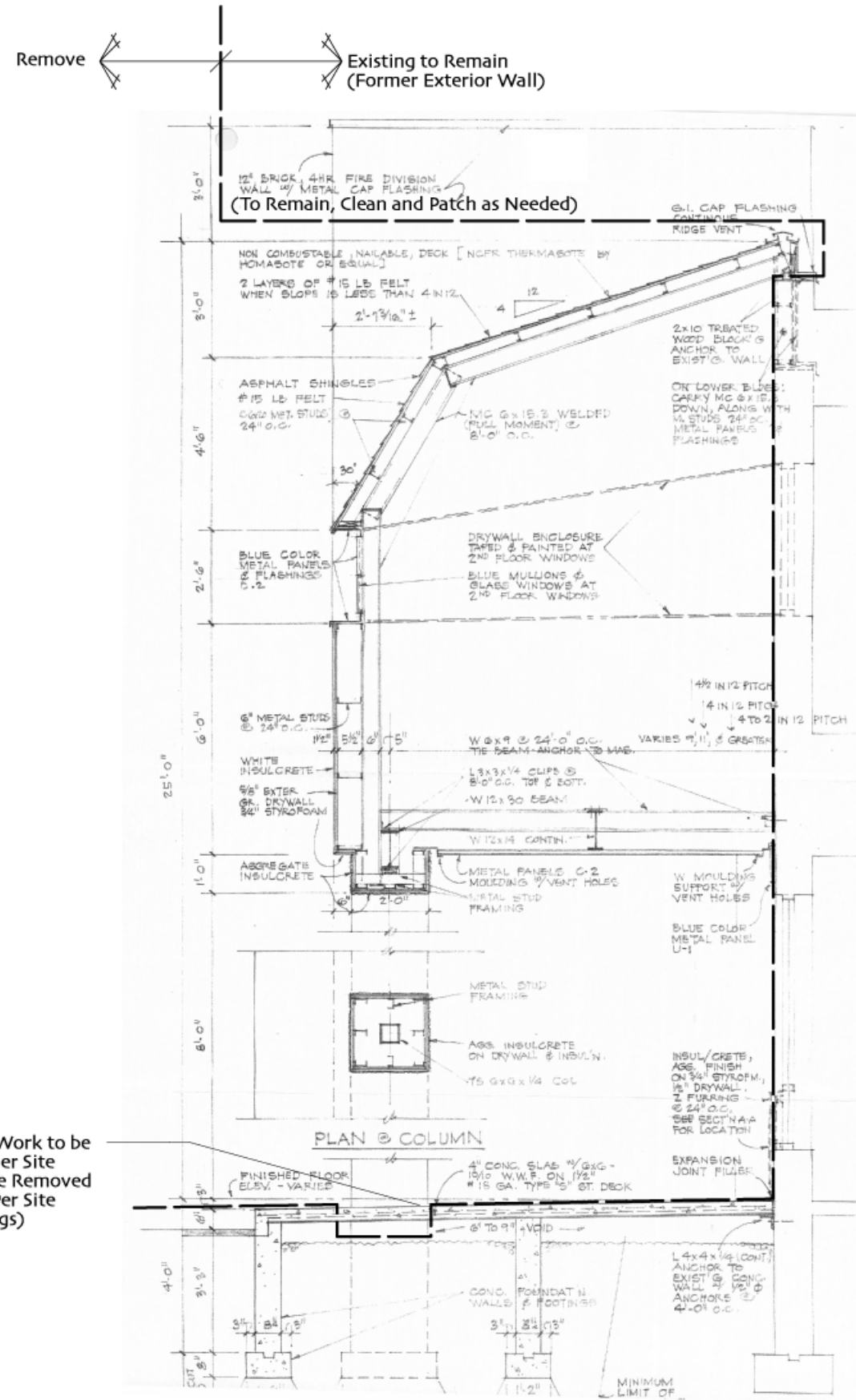
Existing Partial Park Street View





Existing Atrium Section









Existing Section - South of Atrium (North Similar)

NEW AREA CALCULATION KEY PLAN

TENANT SPACE =	20,746 GSF
BUILDING OWNER SPACE =	1,835 GSF
COMMON SPACE =	6,938 GSF
VERTICAL CIRCULATION =	2,256 GSF
	31,775 GSF

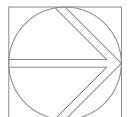
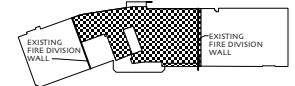
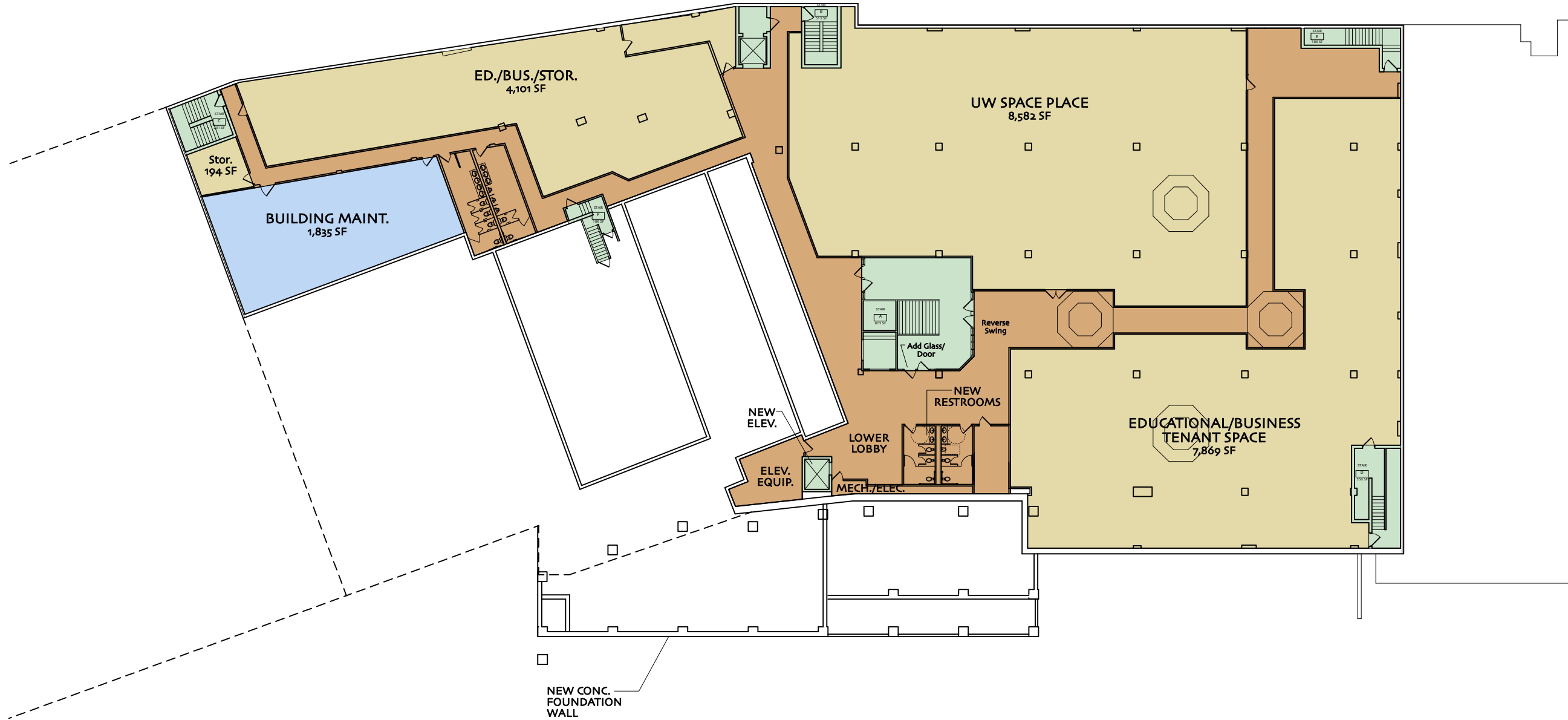
AS%

65.29	
5.78	
21.83	
7.10	

Note: Existing Conditions Drawings Provided by City of Madison/CDA (by Strang, Inc). There are Discrepancies from Level to Level, and Prior to Any Construction Verify True Conditions.

Note that All Square Footages Based on Existing Conditions Drawings Provided by City of Madison/CDA

Note: This Level is Sprinklered. Verify It Meets NFPA 13 Standards.



Partial Proposed Basement Floor Plan



Note: Existing Conditions Drawings Provided by City of Madison/ CDA (by Strang, Inc). There are Discrepancies from Level to Level, and Prior to Any Construction Verify True Conditions. All Square Footages Based on Existing Conditions Drawings.

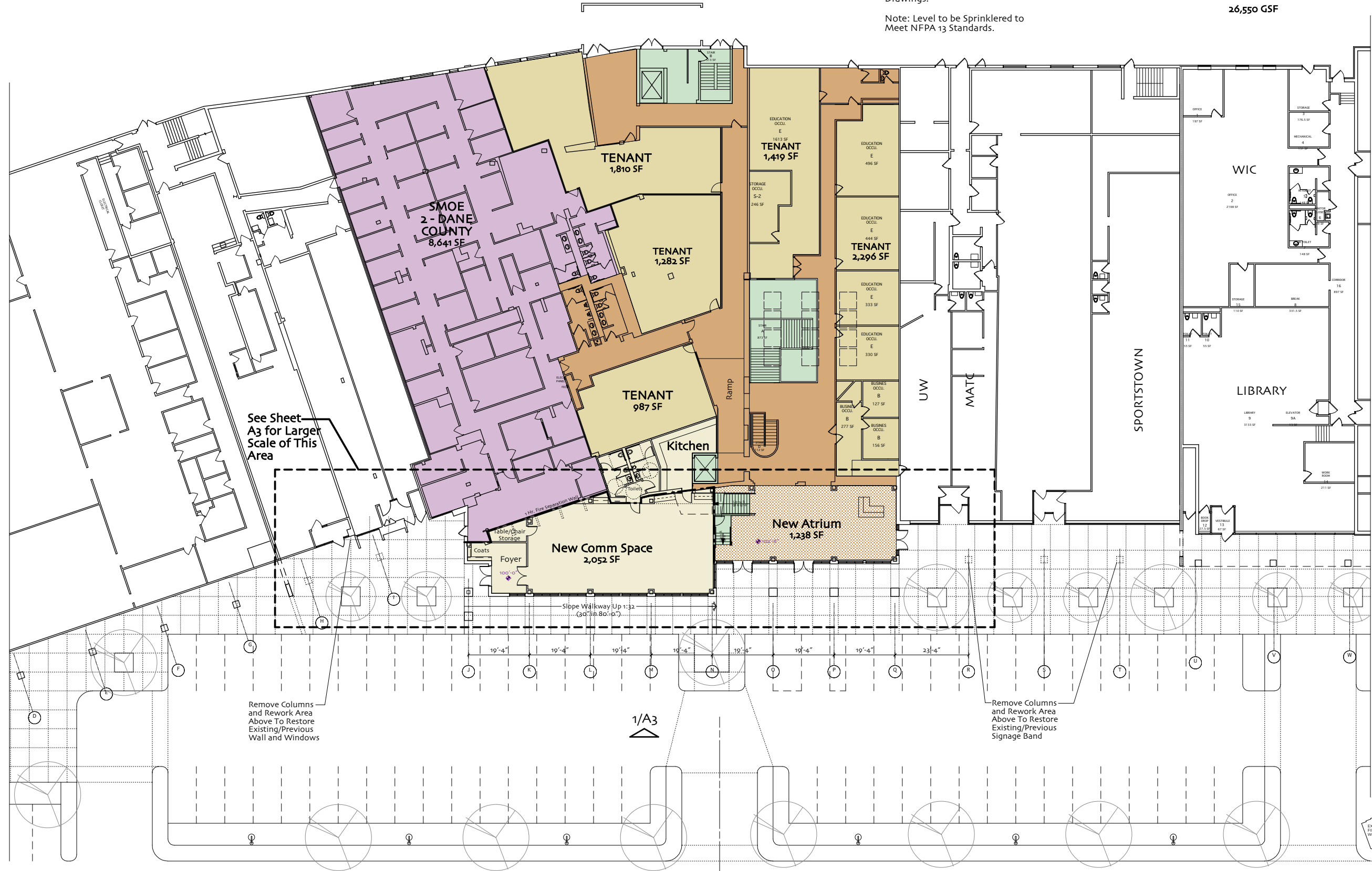
Note: Level to be Sprinklered to Meet NFPA 13 Standards.

NEW AREA CALCULATION KEY PLAN

TENANT SPACE =	16,435 GSF
COMMUNITY SPACE =	2,655 GSF
COMMON SPACE =	6,006 GSF
VERTICAL CIRCULATION =	1,454 GSF
TOTAL	26,550 GSF

AS%

62%	[Purple Box]
10%	[Light Green Box]
23%	[Orange Box]
5%	[Light Blue Box]



Partial Proposed First Floor Plan






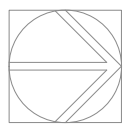
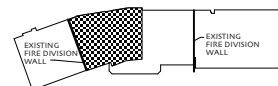
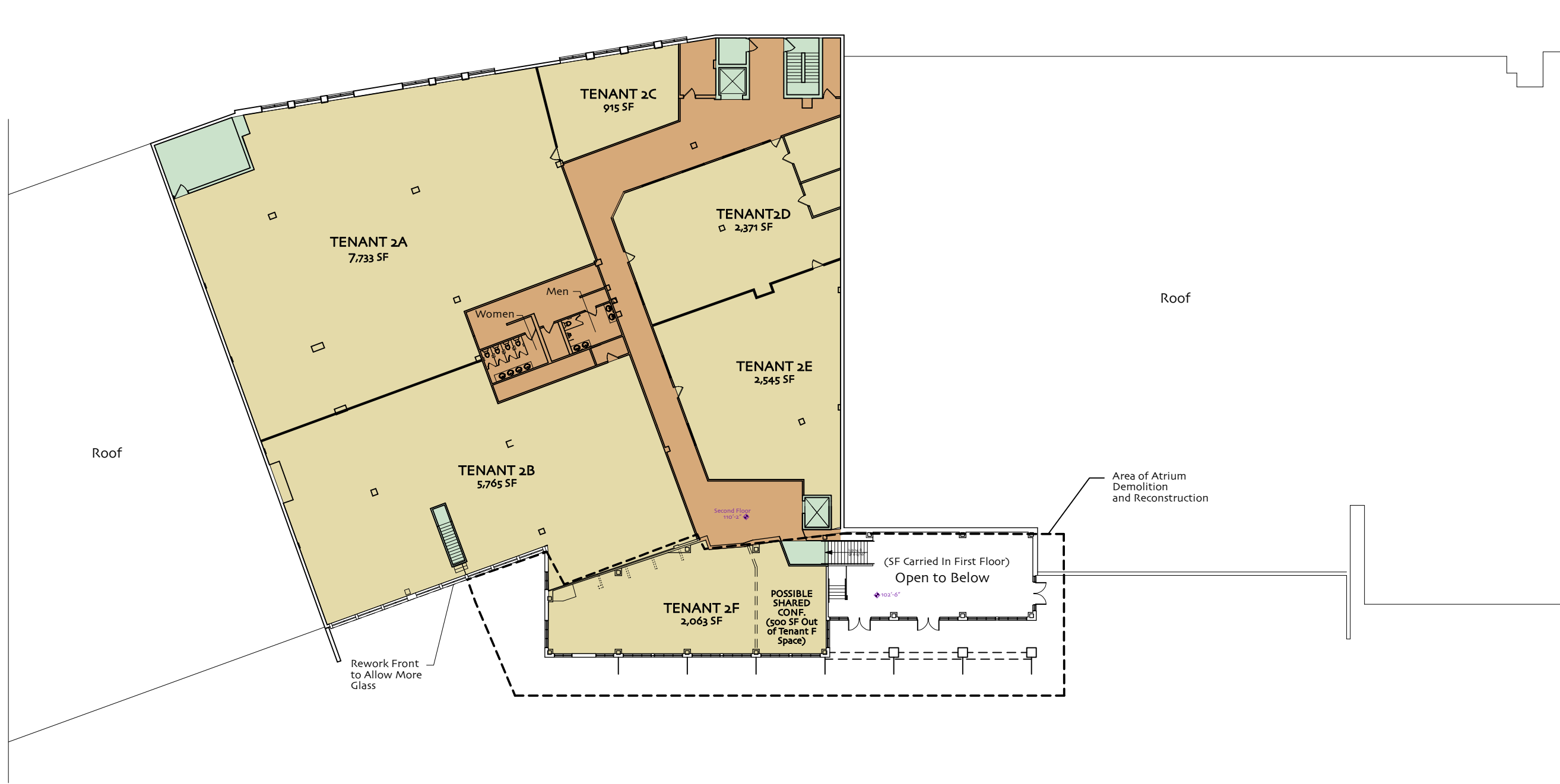
Note: Existing Conditions Drawings Provided by City of Madison/ CDA (by Strang, Inc). There are Discrepancies from Level to Level, and Prior to Any Construction Verify True Conditions. All Square Footages Based on Existing Conditions Drawings.

Note: Level to be Sprinklered to Meet NFPA 13 Standards.

NEW AREA CALCULATION KEY PLAN

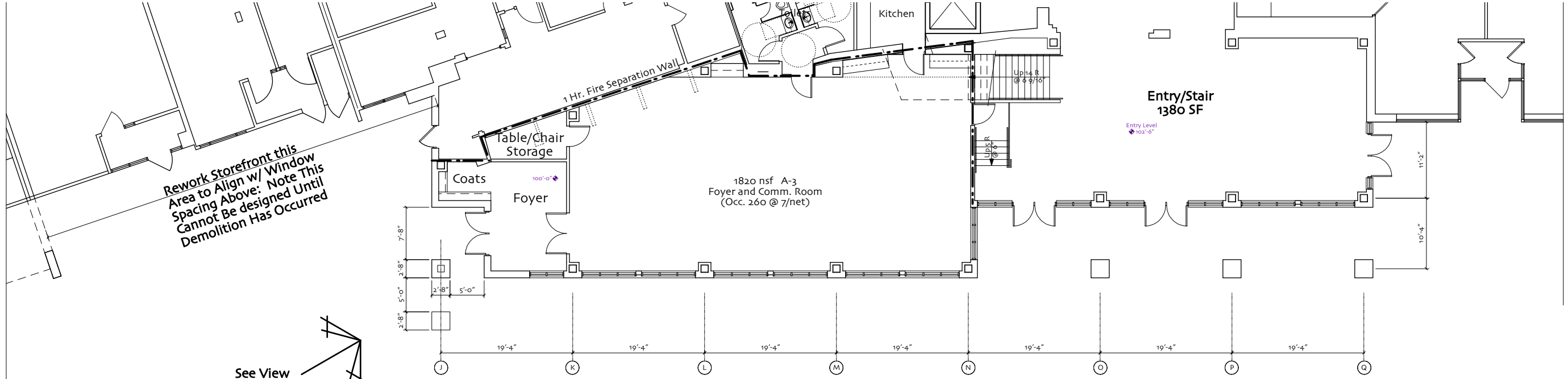
TENANT SPACE =	21,392 GSF
COMMON SPACE =	3,919 GSF
VERTICAL CIRCULATION =	986 GSF
	26,297 GSF

AS%	
81%	
15%	
4%	

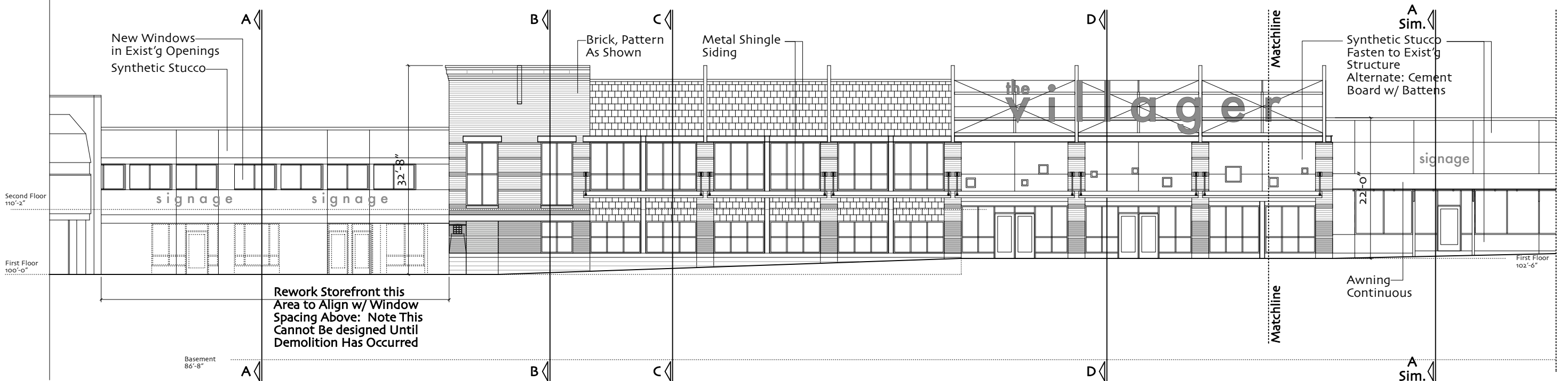


Partial Proposed Second Floor Plan

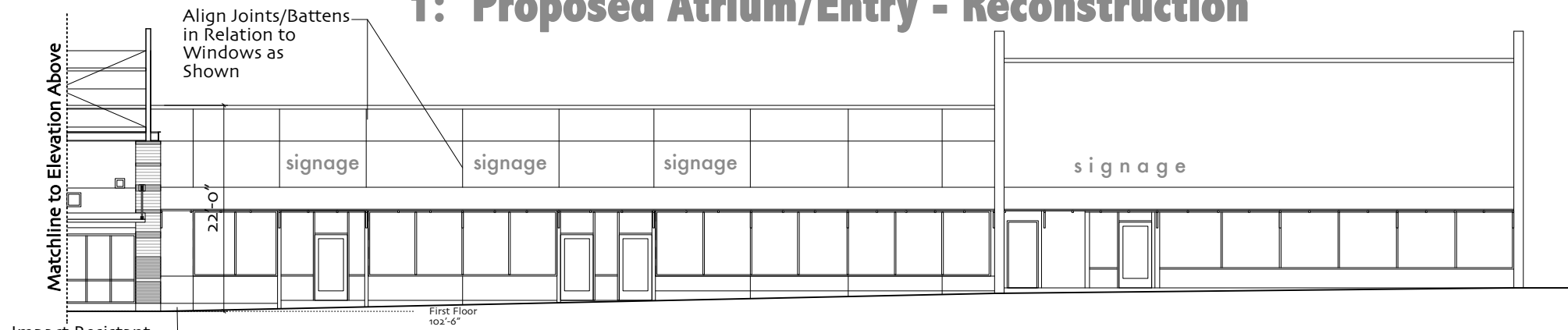




0: Proposed Atrium/Entry - Partial Plan

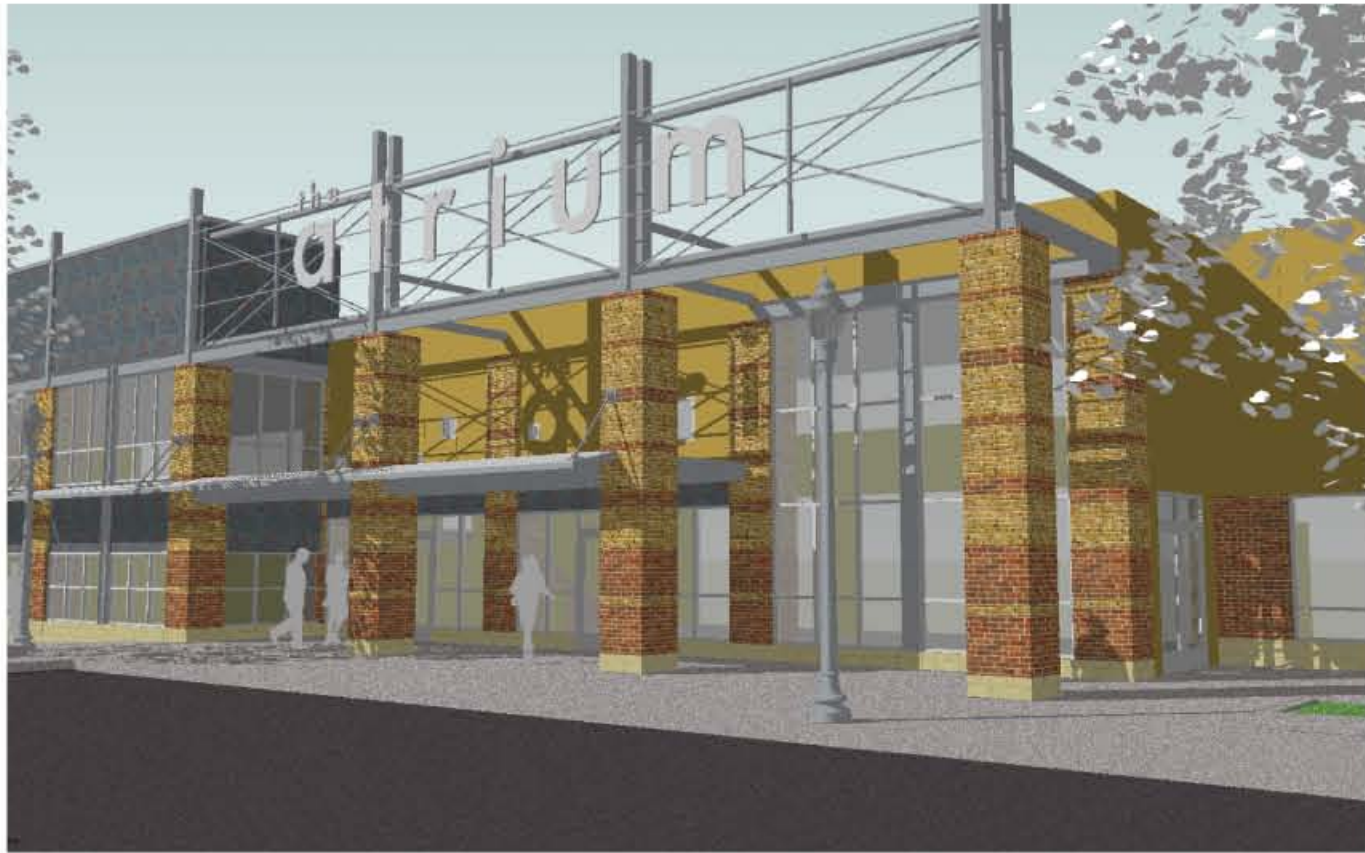


1: Proposed Atrium/Entry - Reconstruction

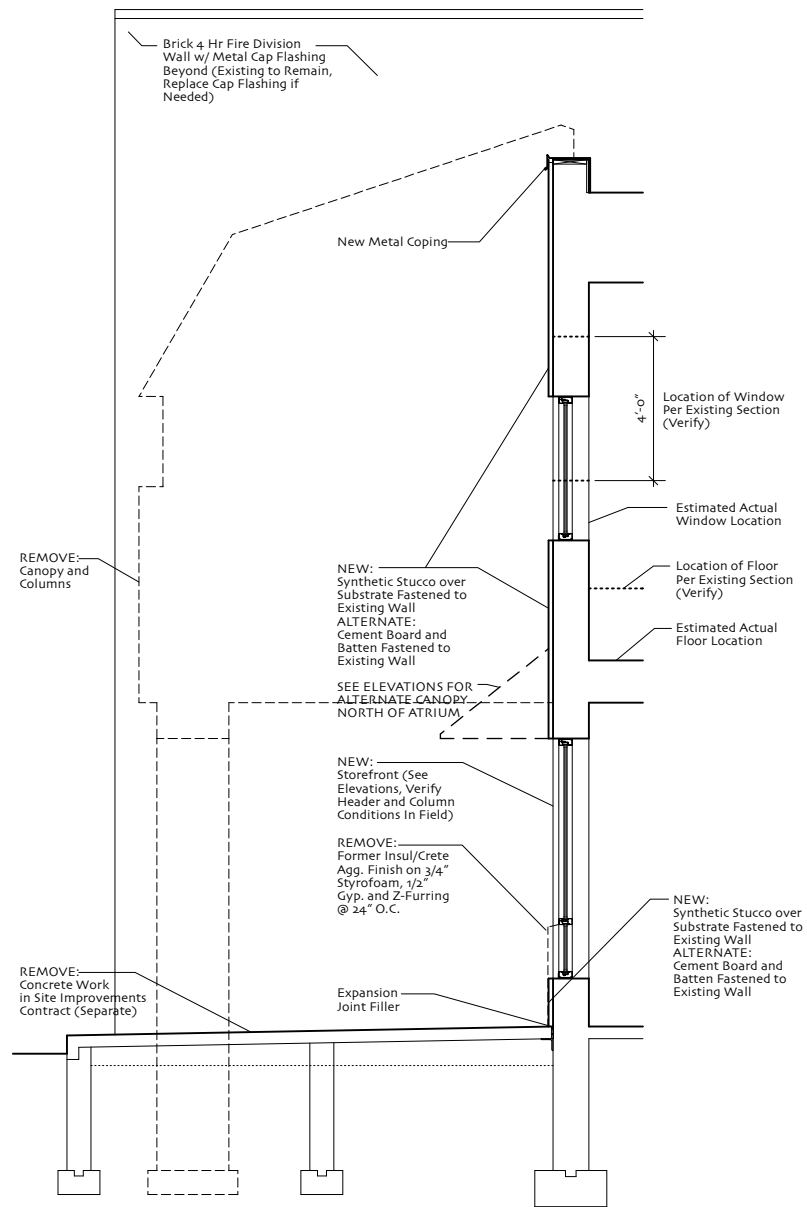


1 (cont.): Proposed North Wing Up to Edge of Existing Library

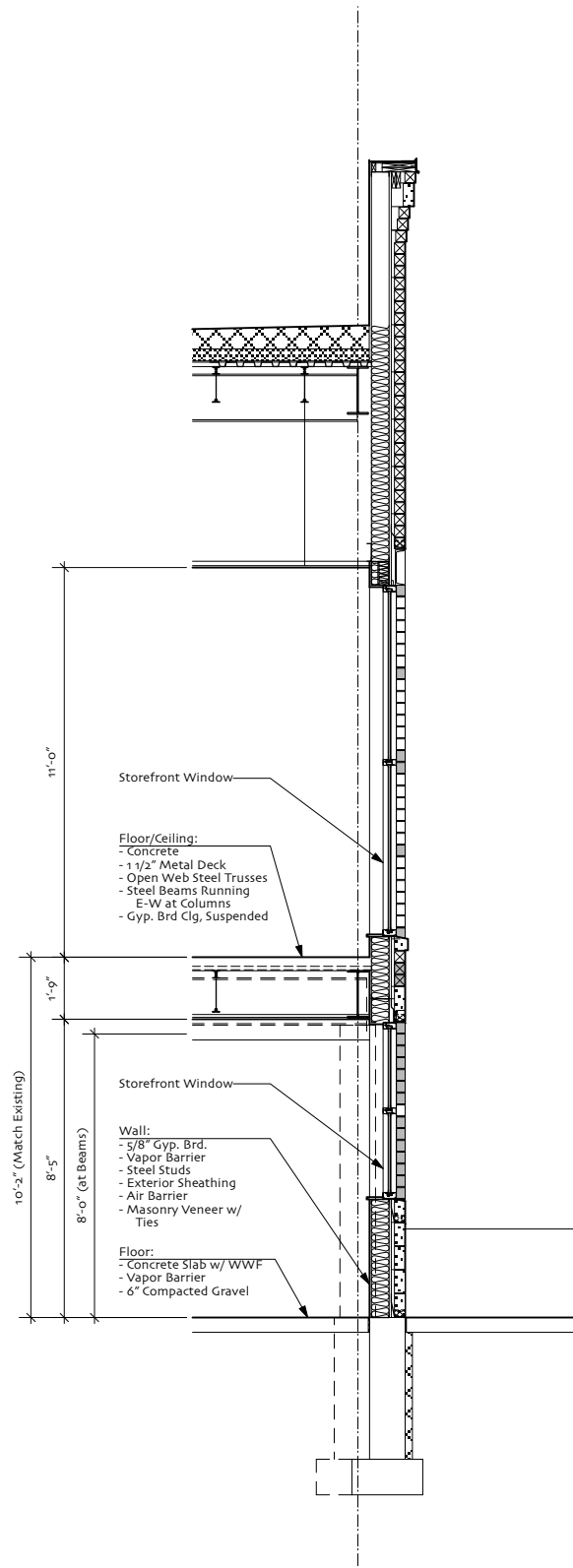




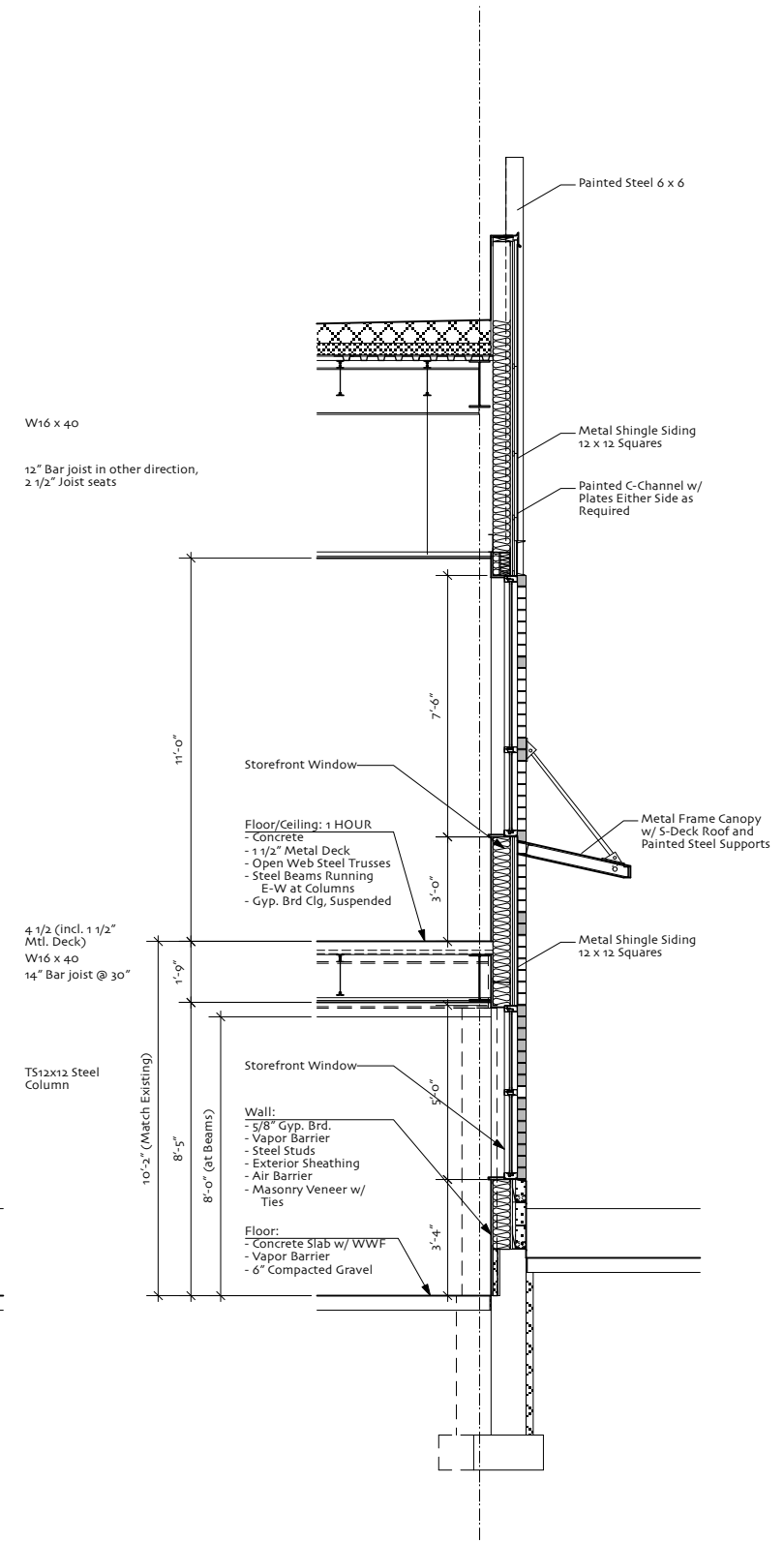
Proposed Atrium/Entry - Conceptual Views



Section A-A



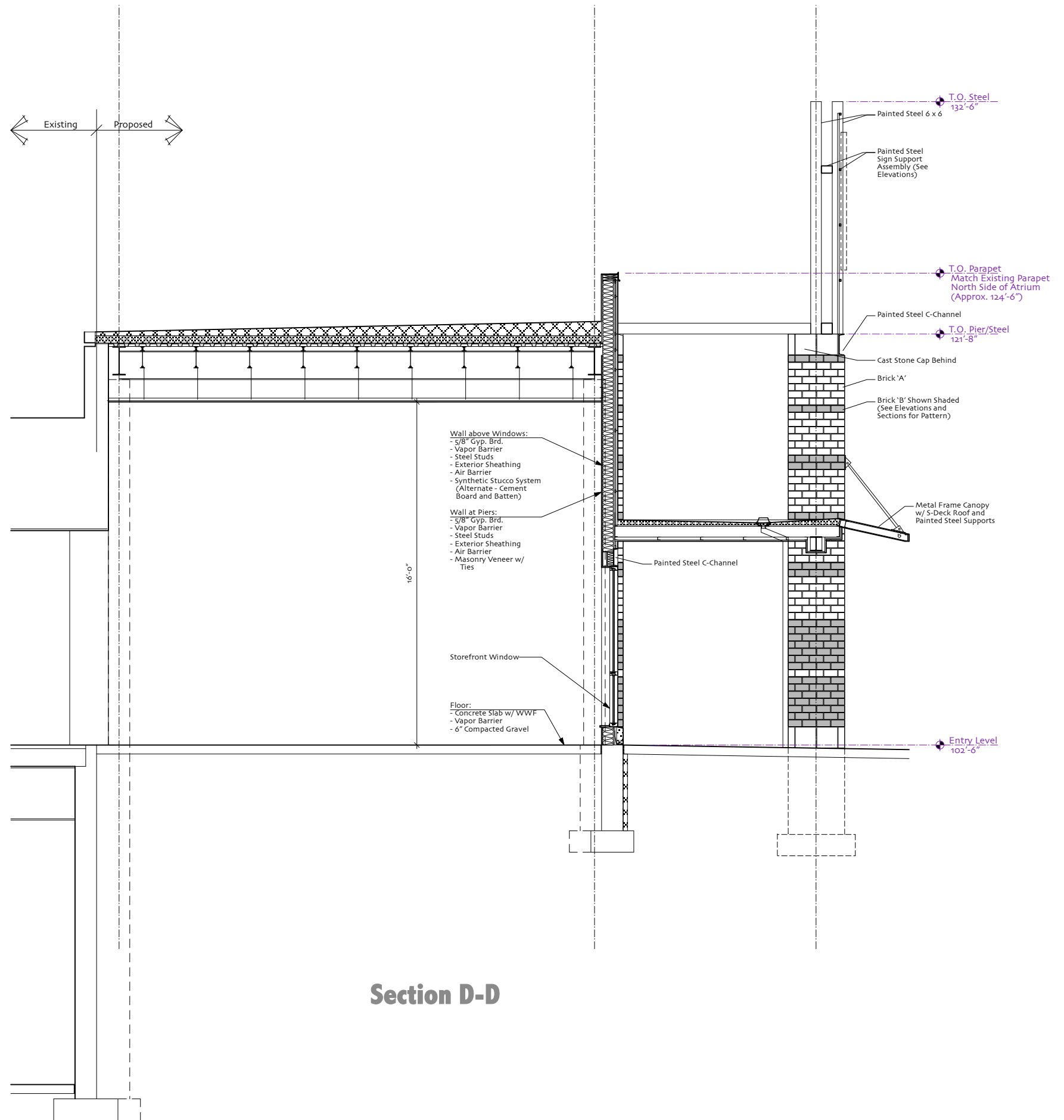
Section B-B



Section C-C

Proposed Atrium/Entry - Sections





Section D-D

Proposed Atrium/Entry - Sections



For 'Building' From South Firewall To North Firewall

APPLICABLE CODES: Wisconsin Enrolled Commercial Building Code - IBC 2006 Edition
 National Fire Protection Association, NFPA 101 Life Safety Code - Latest Edition
 Americans with Disabilities Act and ICC/ANSI A117.1
 City of Madison - Zoning Ordinance & Administrative Code
 The Villager Site Development and Master Plan

ZONING: C-2 General Commercial District (MGO 28.09(3))

FIRE SEPARATION: 602, 702 This portion of building separated from rest of building by 4 Hr. Fire Division Walls at north and south edges.

OCCUPANCY: 304, 309 First Floor: Assembly A-3, Business B and Mercantile M (Separated Uses A-3 to B/M)
 304, 309 2nd and 3rd Floors: Business B and Mercantile M

TYPE OF CONSTRUCTION: Type III-B (Verify), Non-Combustible, Fully Sprinklered (Currently Only Basement is Sprinklered, Entire Building must be brought up to NFPA13)

Element	Hours	Ref./Page
Exterior Exterior Walls	2	Table 601 & 602
Interior Bearing Walls	0	Table 602
Shafts	1	707.4 and 1005.3.2
Stairs	1	707.4 and 1005.3.2
Elevator Hoistways	1	707.14
Floors	0	Table 601
Roof	0	"
Roof Covering Class	C	Table 1505.1
Columns (for multiple floors)	0	Table 601

ALLOWABLE HEIGHT AND BUILDING AREAS:

CASE TAKEN FOR FIRST FLOOR, SEPARATED USES A-3 AND M
 See Table 503 for A-3 Assembly, Type IIIA Construction Sprinkler Increase:
 Height Modifications per IBC 504.2 = 1 story and 20 feet to Table 503
 Frontage Increase
 A-3 Area Modifications per IBC 506 =
 $I_f = 100[119/229-0.25]24/30 = 21.6$
 Therefore,
 $A_a = 9,500 + [(9,500 \times 21.6)/100] = 11,552 +$
 $[(9,500 \times 200)/100] = 19,000 = 30,552$
 Ratio of A-3 Proposed/A-3 Allowable 1st Floor = $2,052/30,552 = .07$

See Table 503 for M Mercantile, Type IIIA Construction
 Sprinkler Increase:
 Height Modifications per IBC 504.2 = 1 story and 20 feet to Table 503
 Frontage Increase
 M Area Modifications per IBC 506 =
 $I_f = 100[620/910-0.25]24/30 = 34.5$
 Therefore,
 $A_a = 12,500 + [(12,500 \times 34.5)/100] = 16,812 +$
 $[(12,500 \times 200)/100] = 25,000 = 54,312$
 Ratio of M Proposed/M Allowable 1st Floor = $44,880/54,312 = .83$

RATIO .07 (A-3) + .83 (M) = 0.9 < 1.0

BUILDING HEIGHT: Highest Point above Grade - 32'-8"

NUMBER OF STORIES: 2 Stories plus Basement

GROSS BUILDING AREA (SF):

"Atrium" Section (between Fire Division Walls) only:

Basement	
Interior IBC Floor Area	31,775 gsf
Exterior Wall Area	1,122 gsf
Vent Shafts Area	0 gsf
Total Basement	32,897 gsf

First Floor	
Interior IBC Floor Area A-3	2,052 gsf
Interior IBC Floor Area M/B	44,880 gsf
Exterior/Division Wall Area	1,016 gsf
Exterior Area Under Roof	680 gsf
Vent Shafts Area	0 gsf
Total First Floor	48,628 gsf

Second Floor	
Interior IBC Floor Area M/B	26,297 gsf
Exterior Wall Area	730 gsf
Vent Shafts Area	0 gsf
Total Second Floor	27,027 gsf

Total (Not Including Basement)	76,385 gsf
Total (Including Basement)	109,282 gsf

EXIT WIDTH:

Basement:
 Max. Occupant Load under M/B - 1,059 (at 30 gross)
 Stair - $1059 \times 0.2"/\text{occupant} (1008.5.1(4)) = 212"$ Required
 330" Provided
 Other Egress - $1059 \times 0.15"/\text{occupant} (1008.5.1(4)) = 159"$ Required
 216" Provided

First Floor:
 Max. Occupant Load under A-3 Assembly - 260 (at 7 net)
 $260 \times 0.15"/\text{occupant} (1008.5.1(4)) = 39"$ Required
 108" Provided

Max. Occupant Load under M/B - 1496 (at 30 gross)
 $1496 \times 0.15"/\text{occupant} (1008.5.1(4)) = 225"$ Required (32" min.)
 792" Provided

Second Floor:
 Max. Occupant Load under B Business - 263 (at 100 gross)
 Stair - $263 \times 0.2"/\text{occupant} (1008.5.1(4)) = 53"$ Required
 262" Provided
 Other Egress - $263 \times 0.15"/\text{occupant} (1008.5.1(4)) = 40"$ Required
 188" Provided

SANITARY FIXTURES:

(By Tenant At Build-Out)

FIRE SUPPRESSION:

903 Fire Suppression Required per 903.2(.6)
 Basement, 1st Floor and 2nd Floor - NFPA 13

DETECTION, ALARM & COMMUNICATION SYSTEMS:

Manual Fire Alarm system per NFPA 72 and IBC 907.2.2 and 907.2.7.

MANUAL FIRE EXTINGUISHERS:

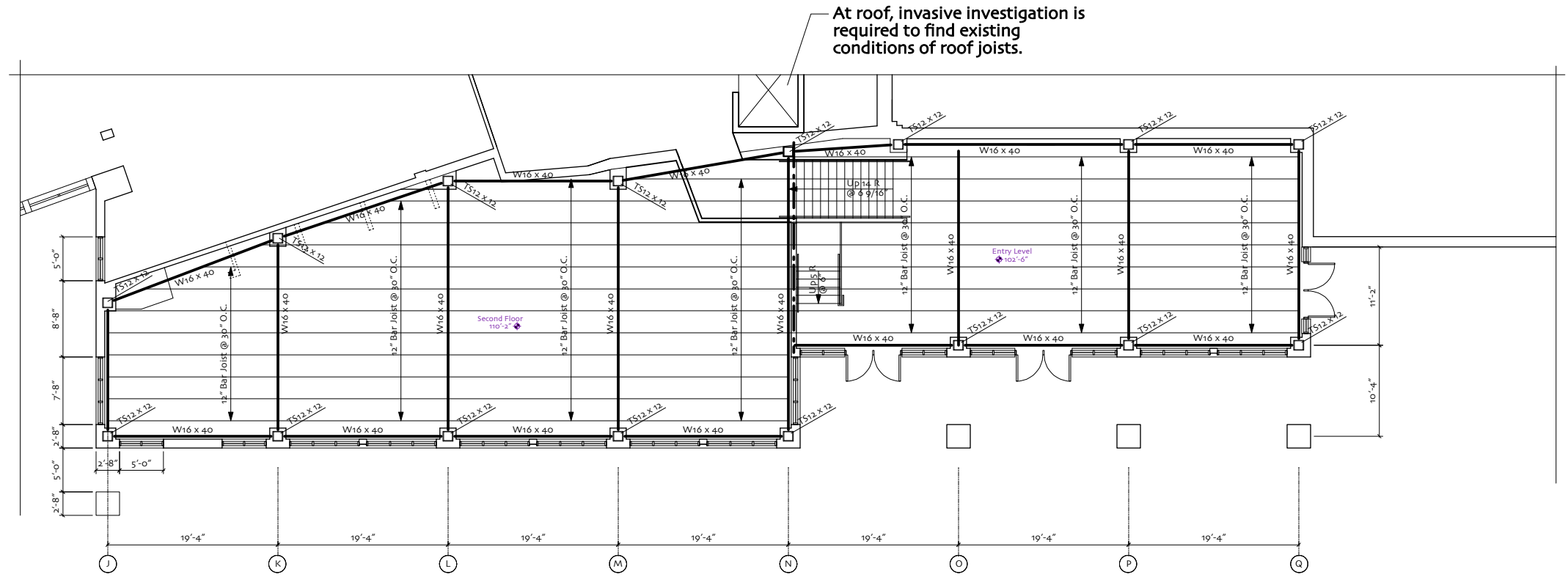
Portable fire extinguishers installed per NFPA 101-36 and 38-3.5, IBC 906.1 and City of Madison Ordinance. Max. 75' travel distance and 1500 sf floor area per extinguisher per NFPA 10 Table 3-2.1.

EMERGENCY LIGHTING:

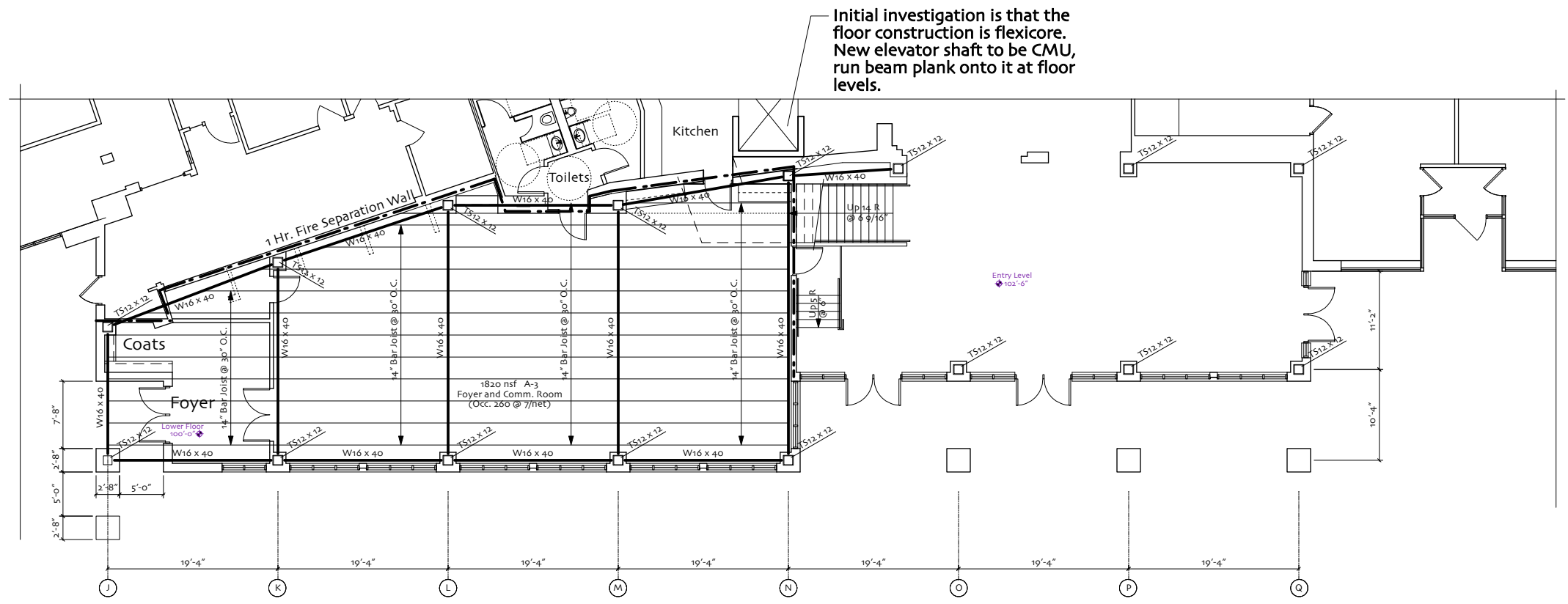
Provided per IBC 1003.2.11 and NFPA 101-7.9 in all corridors, stairs and passageways throughout building.



- General Notes:**
1. 12" Bar Joist @ Roof Framing
 2. Typical Column is TS 12 x 12. Size due to height and need to stabilize.
 3. Columns to be braced at the existing roof level into the existing structure. No existing drawings for structural, so will require invasive investigation.
 4. W16 x 40 beams. Moment connection to new columns.
- Floor Framing Notes:**
5. The floor framing would mirror the roof in direction.
 6. Floor joists would be 14" deep rather than the 12" at the roof, and be spaced at roughly 2'-6" o/c.
 7. Floor structure would be 4.5" in total depth (possibly more per 1 hour rating) including the 1 1/2" metal deck.
 8. Floor beams would be 16" deep matching the roof.
 9. Joist seats for both floor and roof are 2 1/2" deep.



2: Proposed Roof Framing



1: Proposed Second Floor Framing

