## architecture

## 2002 PANKRATZ STREET MADISON, WI 53704

### **PROJECT DATA**

LOCATION: 2002 PANKRATZ STREET MADISON, WI 53504

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 ANSI A117.1 - 2009

PROJECT DESCRIPTION: TENANT IMPROVEMENT CONSISTING OF: [1] STORIES WITH MEZZANINE **NEW A-3 OCCUPANCY USE** 

OCCUPANCY TYPE: PRIMARY: SECONDARY:

CONSTRUCTION TYPE:

TYPE 3B

ALLOWABLE BUILDING AREA & HEIGHT: MAXIMUM HEIGHT ABOVE GRADE PLANE = 55 FEET (IBC TABLE 504.3) MAXIMUM STORIES ALLOWED = 2 STORIES (IBC TABLE 504.4) MAXIMUM AREA ALLOWED PER FLOOR = 38,000 SF (IBC TABLE 506.2) AREA MODIFICATIONS (IBC SECTION 506) TOTAL MAXIMUM ALLOWABLE AREA PER FLOOR = 66,500 SF

**ACTUAL BUILDING AREA & HEIGHT:** HEIGHT ABOVE GRADE PLANE = 34.5 FEET STORIES ABOVE GRADE PLANE = 1 STORIES FIRST FLOOR AREA = 40,668 SF = 3,599 SF= 44,267 SF TOTAL BUILDING AREA

AREA AND LEVEL OF ALTERATION: AREA OF ALTERATION = 33,407 SF LEVEL OF ALTERATION = LEVEL 1

NUMBER OF OCCUPANTS (TABLE 1004.1.2): A-2 OCCUPANCY = 1,030 SF/ 200GROSS = 5 OCC = 2,425 SF/ 15 NET = 161 OCC **ROOF PATIO** = 1,000 SF/ 15 NET = 67 = 2,110 SF/ 15 NET = 140 A-3 OCCUPANCY = 35,527 SF/ 50 NET = 710 OCC B OCCUPANCY = 3,506 SF/ 100 GROSS TOTAL OCCUPANTS = 1,118 OCC

> OCCUPANCY RESTRICTED TO 815 PPL BASE ON PLUMBING COUNTS (269 RESTAURANT)

> > = 2-A: 10-B

(546 VOLLEYBALL)

WATER CLOSETS MEN @ 1 / 125 TOTAL REQUIRED TOTAL PROVIDED **LAVATORIES** MEN @ 1 / 200

PLUMBING:

TOTAL REQUIRED TOTAL PROVIDED SERVICE SINK 1 REQUIRED = 1 PROVIDED

DRINKING FOUNTAIN 1 REQUIRED = 1 PER HI/LOW

ALL FIXTURES TO COMPLY WITH ICC A117.1

FIRE CONTROL: FULLY SPRINKLERED BUILDING: NFPA 13 PORTABLE FIRE EXTINGUISHERS (IBC SECTION 906.3.1) = 3,000 SFMAXIMUM DISTANCE (TYPE [A OR B]) = 75 FEET

ACCESSIBILITY: FOLLOW IBC 2015 AND ANSI 117.1 (2009)

EXTINGUISHER RATING

### **PROJECT GENERAL NOTES:**

- 1. 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.
- 2. 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.
- 3. 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.).
- 4. CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE AND FEDERAL CODES AND REGULATIONS GOVERNING THIS PROJECT.
- 5. JOB SITE SHALL BE BROOM SWEPT AND CLEAN AT THE END OF EACH DAY. ALL DEBRIS SHALL BE PICKED UP AND DISPOSED OF PROPERLY INTO APPROVED CONTAINER.
- 6. MAINTAIN DESIGNATED EGRESS ROUTES DURING CONSTRUCTION BY KEEPING CLEAR OF CONSTRUCTION DEBRIS AND CLEARLY MARKING THE PATH OF EGRESS TRAVEL.
- 7. 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.
- 8. HVAC CONTRACTOR SHALL SUBMIT PROPER DESIGN DRAWINGS AS NEEDED FOR PLAN APPROVAL AND BUILDING PERMITS.
- 9. WITHIN THIS DOCUMENT "NORTH, SOUTH, EAST, WEST" ARE REFERRED TO AS PROJECT NORTH AND MAY NOT BE TRUE NORTH
- 10. ALL EXPOSED WOOD AND/OR WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- 11. PROVIDE GFI OUTLETS NEAR WATER SOURCES AND AS REQUIRED
- 12. PROVIDE FIRE BLOCKING AND DRAFTSTOPPING THROUGHOUT BUILDING PER IBC CHAPTER 7.
- 13. SUBMIT ALL FIXTURES, APPLIANCES, MATERIALS, SHOP DRAWINGS, PLAN MODIFICATIONS TO THE ARCHITECT FOR REVIEW AND
- 14. 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.
- 15. IF THE CONTRACTOR ELECTS TO NOT PROVIDE A PRICE FOR ANY ELEMENT CONTAINED IN THESE DOCUMENTS, FOR WHATEVER REASON. THE CONTRACTOR SHALL CLEARLY INDICATE THIS EXCLUSION IN THEIR BID PROPOSAL. IF NO EXCLUSION IS MADE, IT IS THE CONTRACTUAL OBLIGATION OF THE CONTRACTOR TO PROVIDE THE ELEMENT IN ACCORDANCE WITH THE GENERAL INTENT OF THE DRAWINGS.
- 16. IN THE EVENT OF CONTRADICTION OF DOCUMENTS, SPECIFICATIONS SHALL TAKE PRECEDENT. IF A CONTRADICTION REMAINS, OR IF THE SPECIFICATION DOES NOT CLARIFY, THEN THE CONTRACTOR SHALL ASSUME THE MOST EXPENSIVE OF THE MATERIALS AND INSTALLATION WHEN COMPARING THE CONTRADICTORY ITEMS.

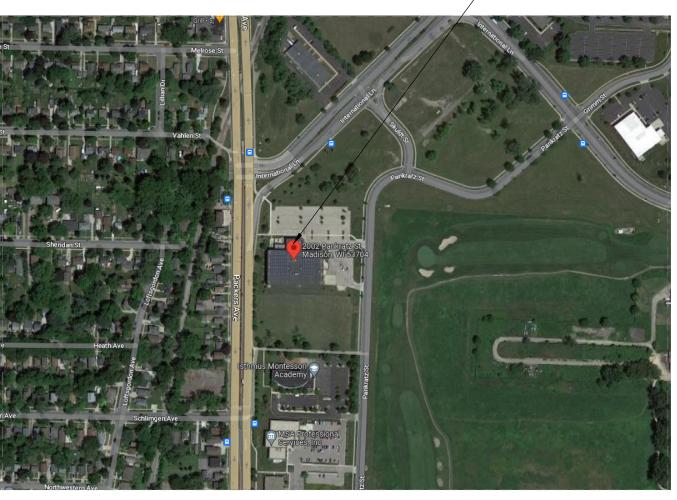
SHEET		REVISIONS	
NUMBER	SHEET NAME	MARK	DATE
GENERAL			
GUNLIVAL G001	COVER SHEET		
G002	FIRE SEPARATION & EGRESS PATH		
ARCHITEC A001	TURAL GENERAL SYMBOLS & ABBREVIATIONS		
ARCHITEC	TURAL DEMOLITION		
AD101	DEMOLITION FIRST FLOOR PLAN		
A D 4 0 0			
AD 102	DEMOLITION SECOND FLOOR PLAN		
AD102 AD103	DEMOLITION SECOND FLOOR PLAN DEMOLITION REFLECTED CEILING PLAN		
AD103			
AD103	DEMOLITION REFLECTED CEILING PLAN		
AD103  ARCHITEC AS101	DEMOLITION REFLECTED CEILING PLAN  TURAL SITE  ARCHITECTURAL SITE PLAN		
AD103  ARCHITEC  AS101  ARCHITEC	DEMOLITION REFLECTED CEILING PLAN  TURAL SITE  ARCHITECTURAL SITE PLAN		
AD103  ARCHITEC	DEMOLITION REFLECTED CEILING PLAN  TURAL SITE  ARCHITECTURAL SITE PLAN  TURAL		

### PROJECT LOCATION

2002 PANKRATS ST MADISON, WI

### **BUILDING LOCATION**

**TENANT LOCATION** 



# **OLLEYBA**

**Project Status** 

2023.02.23 ZONING REVIEW

22233-01 PROJ. #: © SKETCHWORKS

**COVER SHEET** 

**ARCHITECTURE 2022** 

### **PROJECT CONTACTS:**

**KEVA SPORT CENTER** PANKRATZ STREET MADISON, WI 53704

ERIC FRITZ (OWNER)

CONTACT:

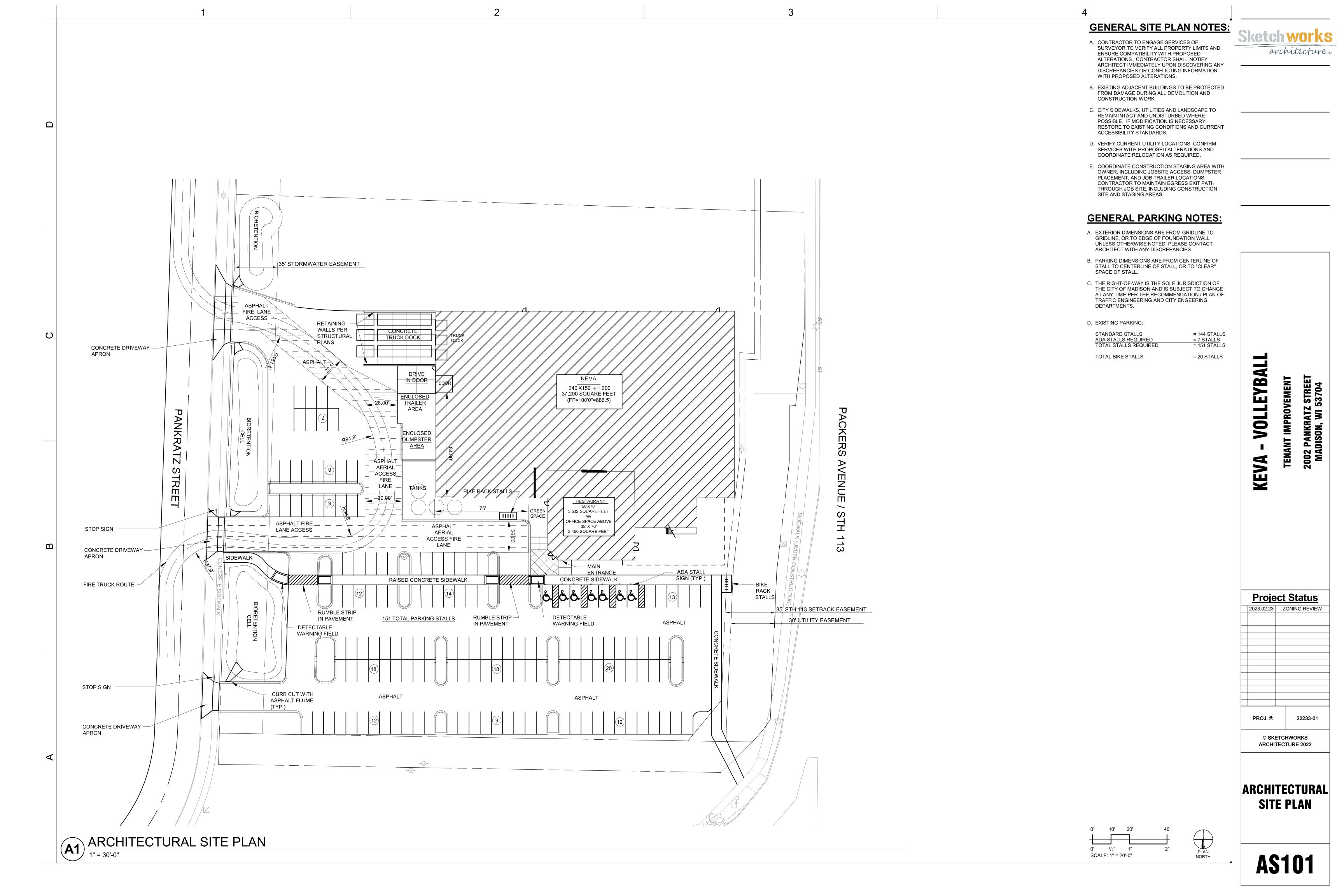
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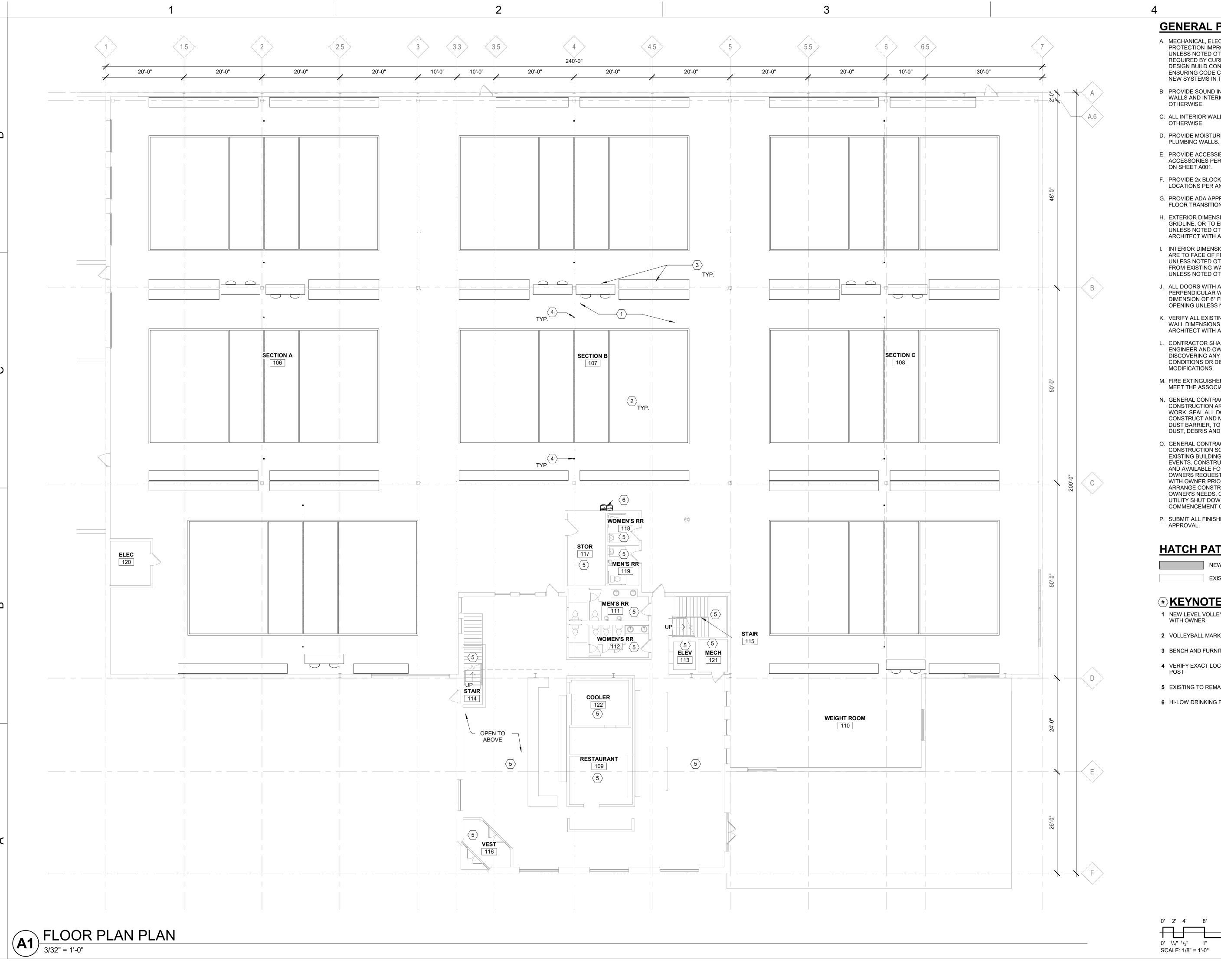
SKETCHWORKS ARCHITECTURE, LLC **2501 PARMENTER STREET, SUITE 100B** MIDDLETON, WI 53562

CONTACT: STEVE SHULFER (ARCHITECT) MIGUEL REA (DESIGNER)

**GENERAL CONTRACTOR: VOGEL BUILDERS CO. 5460 FEN OAK DRIVE** MADISON, WI 53718

CONTACT: PETER SZOTKOWSKI 608-663-8969





**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
- C. ALL INTERIOR WALLS TO BE **<u>\$4A</u>** UNLESS NOTED
- D. PROVIDE MOISTURE RESISTANT GWB AT ALL
- E. PROVIDE ACCESSIBLE TOILET ROOM FIXTURES AND
- ACCESSORIES PER MOUNTING HEIGHTS INDICATED ON SHEET A001.
- F. PROVIDE 2x BLOCKING AT ALL GRAB BAR LOCATIONS PER ANSI A117.1 2009
- G. PROVIDE ADA APPROVED THRESHOLDS AT ALL NEW FLOOR TRANSITIONS AND DOORWAYS.
- H. EXTERIOR DIMENSIONS ARE FROM GRIDLINE TO GRIDLINE, OR TO EDGE OF FOUNDATION WALL UNLESS NOTED OTHERWISE. PLEASE CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- I. 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.
- J. 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.
- K. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- L. CONTRACTOR SHALL NOTIFY ARCHITECT, ENGINEER AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED STRUCTURAL CONDITIONS OR DISCREPANCIES WITH PROPOSED MODIFICATIONS.
- M. FIRE EXTINGUISHER CABINETS SHALL BE RATED TO MEET THE ASSOCIATED WALL FIRE RATING.
- N. 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.
- O. 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.
- P. SUBMIT ALL FINISHES TO THE ARCHITECT FOR APPROVAL.

### **HATCH PATTERN KEY:**

NEW CONSTRUCTION

EXISTING CONSTRUCTION

### **#** KEYNOTES:

- 1 NEW LEVEL VOLLEYBALL FLOORING, COORDINATE WITH OWNER
- 2 VOLLEYBALL MARKS BY OTHERES
- 3 BENCH AND FURNITURE BY OWNER
- 4 VERIFY EXACT LOCATION WITH OWNER FOR NET
- 5 EXISTING TO REMAIN
- 6 HI-LOW DRINKING FOUNTAIN WITH BOTTLE FILLER

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TENANT IMPROVEMENT 2002 PANKRATZ STREET MADISON, WI 53704 **Project Status** 

**VOLLEYBA** 

2023.02.23 ZONING REVIEW

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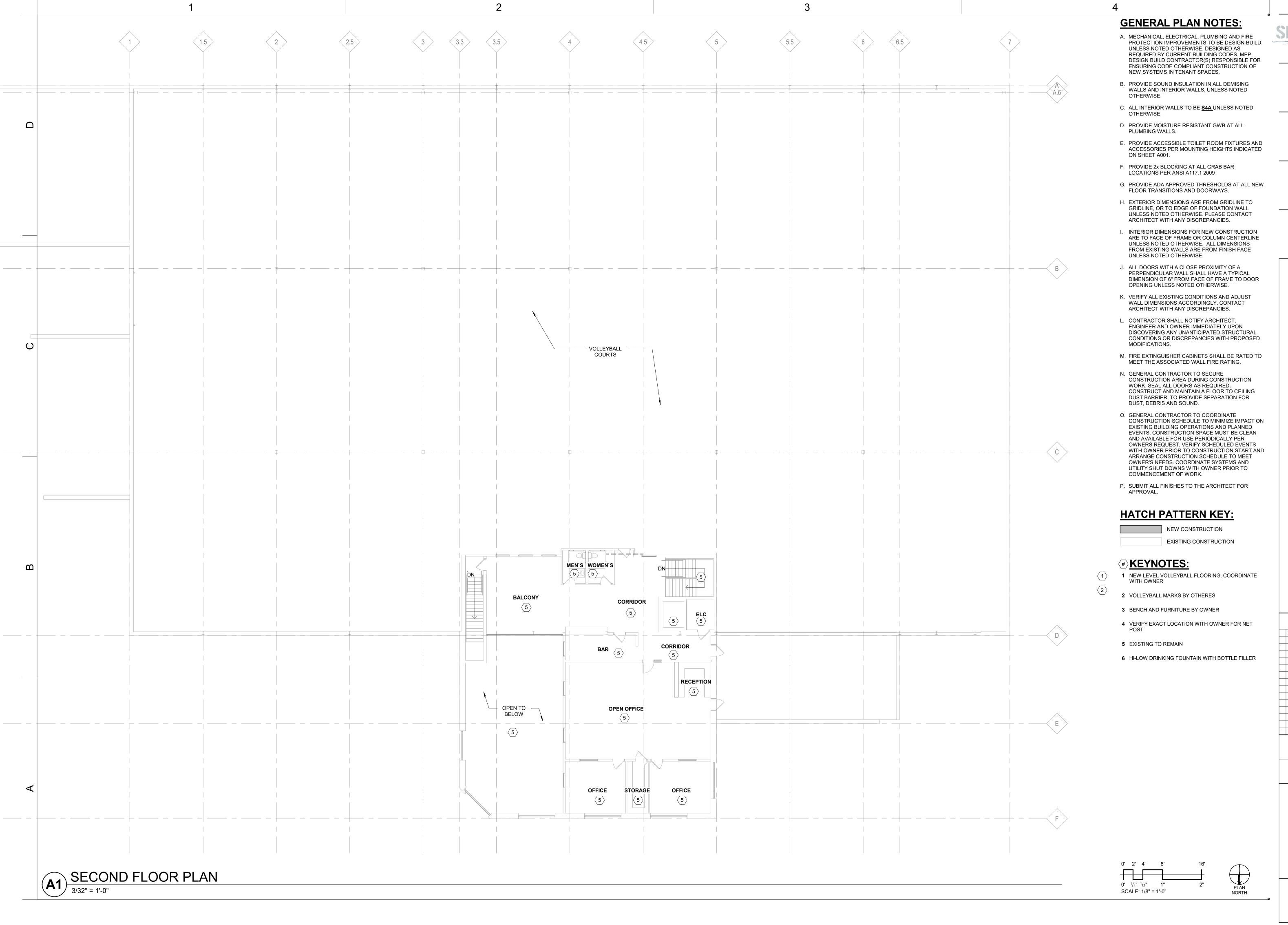
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PROJ. #:

PLAN NORTH

FIRST FLOOR **PLAN** 

A101



Sketch works
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A - VOLLEYBALL
TENANT IMPROVEMENT
2002 PANKRATZ STREET
MADISON, WI 53704

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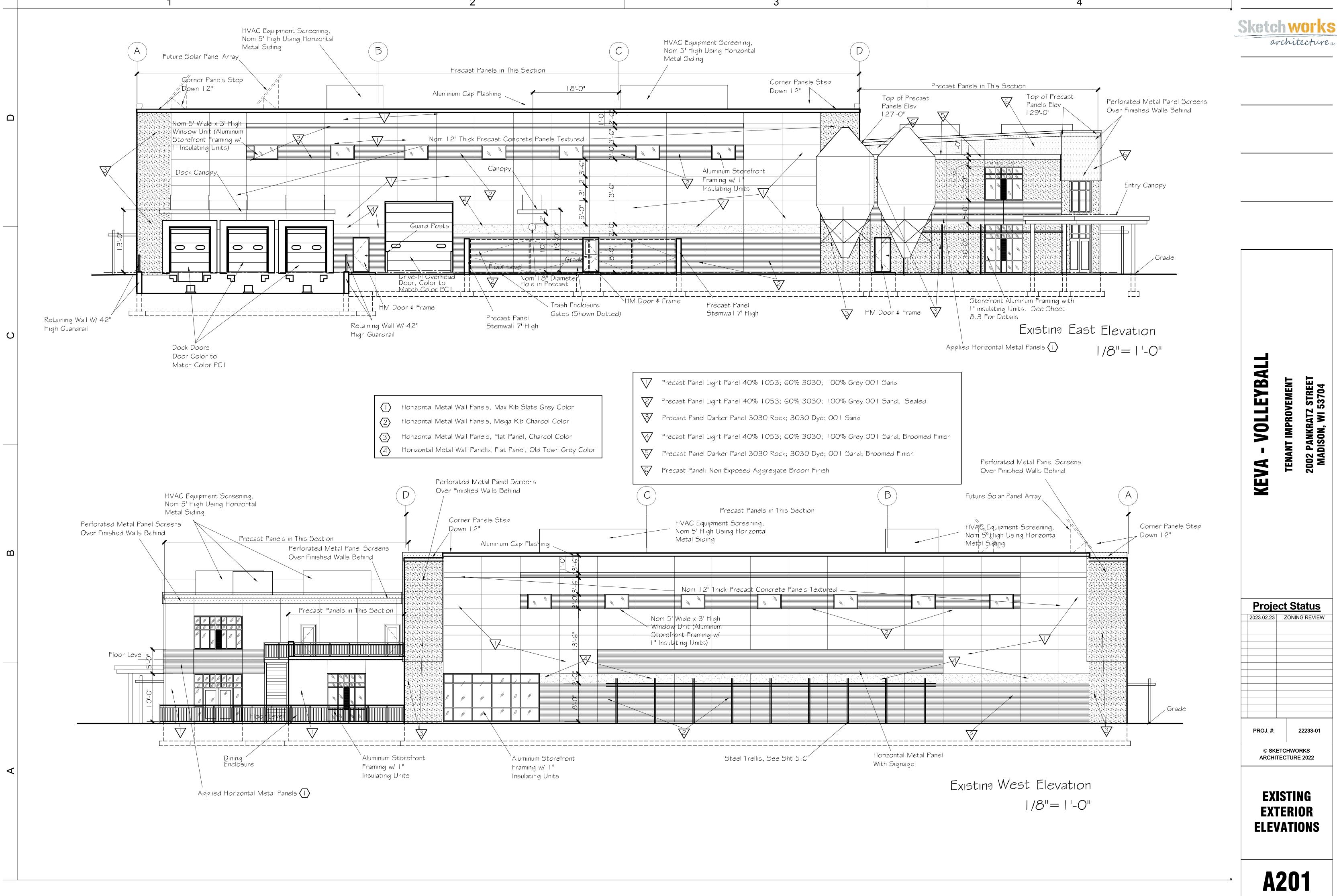
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PROJ. #:

SECOND FLOOR PLAN

A102



Sketch works

