# GRANDAD'S FARM STOP

3802 Mineral Point Rd, Madison, WI
grandadsfarmstop.com
**Menu & Price List**

The following menu reflects all cafe items to be sold at Grandad's Farm Stop. Prices listed are current retail prices. Items are prepared and served on-site.

## Hot Beverages

| Item | 12 oz | 16 oz | 20 oz |
|---|---|---|---|
| Brewed Coffee | $2.60 | $2.70 | $2.80 |
| Latte | $5.40 | $5.50 | $5.70 |
| Cappuccino | $5.40 | $5.50 | $5.70 |
| Americano | $4.10 | $4.21 | $4.26 |
| Mocha | $4.56 | $4.65 | $4.74 |
| Hot Chocolate | $4.44 | $4.53 | $4.64 |
| Tea | $4.15 | $4.23 | $4.30 |

## Cold Beverages

| Item | 12 oz | 16 oz | 20 oz |
|---|---|---|---|
| Cold Brew | $4.35 | $4.50 | $4.65 |

## Food Items

| Item | Price |
|---|---|
| Pastry | $5.50 |

*All beverages are prepared to order. Pastry selections may vary by day. No items are prepared off-site or sold for wholesale.*

# GRANDAD'S FARM STOP

3802 MINERAL POINT ROAD,
MADISON, WI 53705

## 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 BY IEC.
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 APPROVAL
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 INDEX


| SHEET NUMBER | SHEET NAME | REVISIONS MARK | REVISIONS DATE |
|---|---|---|---|
| GENERAL | | | |
| G001 | COVER SHEET | | |
| G002 | FIRE SEPARATION & EGRESS PATH | | |
| ARCHITECTURAL GENERAL | | | |
| A001 | SYMBOLS & ABBREVIATIONS | | |
| ARCHITECTURAL DEMOLITION | | | |
| AD101 | DEMOLITION FLOOR PLAN | | |
| ARCHITECTURAL SITE | | | |
| AS101 | ARCHITECTURAL SITE PLAN | | |
| ARCHITECTURAL | | | |
| A101 | FLOOR PLAN | | |
| A201 | EXTERIOR ELEVATIONS | | |


## PROJECT LOCATION

BUILDING LOCATION

## PROJECT CONTACTS:


**OWNER:**
GRANDAD'S FARM STOP
3802 MINERAL POINT RD.
MADISON, WI

CONTACT:
PATRICK RANDOLPH (OWNER)
608.469.9055

**ARCHITECT:**
SKETCHWORKS ARCHITECTURE, LLC
2501 PARMENTER STREET, SUITE 300A
MIDDLETON, WI 53562

CONTACT:
STEVE SHULFER (ARCHITECT)
AARON CLARK (PM / CONTACT)
608-836-7570

**GENERAL CONTRACTOR:**
DANIELS CONSTRUCTION
919 APPLEGATE RD.,
MADISON, WI 53713

CONTACT:
KENDALL KOLB
608.333.0132


FOR CONSTRUCTION

Sketchworks architecture

ARCHITECT / ENGINEER OF RECORD

**GRANDAD'S FARM STOP**
TENANT IMPROVEMENT
3802 MINERAL POINT ROAD,
MADISON, WI 53705

**Project Status**

| | |
|---|---|
| 04/24/2026 | FOR CONSTRUCTION |

PROJ. #: 25197-01

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**COVER SHEET**

**G001**

## ARCHITECTURAL SYMBOLS:

BUILDING LINE

NEW COLUMN GRID

EXISTING COLUMN GRID

DETAIL # / BUILDING SECTION TAG / SHEET #

DETAIL # / WALL SECTION TAG / SHEET #

DETAIL # / DETAIL TAG / SHEET #

DETAIL # / INTERIOR ELEVATION / SHEET #

TRUE NORTH ARROW / NORTH ARROW

TRUE NORTH ROTATION

NEW DOOR

EXISTING DOOR

FLOOR ELEVATION SYMBOL

ROOM NAME / ROOM TAG

DOOR NUMBER TAG

MATERIAL ID / MATERIAL NOMINAL WIDTH / PARTITION TYPE CONFIGURATION

PARTITION TYPE TAG

FIRE RESISTANCE RATING / INSULATION TYPE (B = BATT / R = RIGID)

PARTIAL HEIGHT PARTITION TYPE TAG

REVISION SYMBOL

WINDOW / STOREFRONT TAG

PLAN KEYNOTE

ELEVATION KEYNOTE

TOILET ROOM ACCESSORY KEYNOTE

ALTERNATE BID KEYNOTE

ROOM NUMBER / ROOM FINISH REMARK / CEILING FINISH / WALL FINISH / BASE FINISH / FLOOR FINISH

INTERIOR ELEVATION / FLOOR MATERIAL KEYNOTE

INTERIOR MATERIAL KEYNOTE (EXTENTS / TRANSITION)

EQUIPMENT KEYNOTE

FURNITURE KEYNOTE

FLOOR MATERIAL TRANSITION TAG

FLOOR HEIGHT TRANSITION TAG OFFSET FINISH ON ELEVATION

FLOOR MATERIAL INSTALLATION DIRECTION

## COMMON ABBREVIATIONS:

NOTE: ANY ABBREVIATIONS APPEARING IN THESE DOCUMENTS WHICH ARE NOT LISTED BELOW SHALL BE VERIFIED AND CONFIRMED WITH THE ARCHITECT PRIOR TO CONSTRUCTION.

| | | | | | |
|---|---|---|---|---|---|
| AB | ANCHOR BOLT | FF | FINISH FLOOR | OC | ON CENTER |
| ACT | ACOUSTICAL CEILING TILE | F-F | FACE-TO-FACE | OCEW | ON CENTER EACH WAY |
| ADA | AMERICANS WITH DISABILITIES ACT | FIN | FINISH (OR) FINNED | OD | OUTSIDE DIAMETER |
| AFF | ABOVE FINISH FLOOR | | | OH | OVERHEAD |
| AGGR | AGGREGATE | FLG | FLANGE | OPP | OPPOSITE |
| ALUM | ALUMINUM | FP | FIRE PROTECTION | OF | OWNER FURNISHED |
| ALT | ALTERNATE | FRT | FIRE RESISTANT TREATED | OI | OWNER INSTALLED |
| ANOD | ANODIZED | FRTW | FIRE RETARDANT TREATED WOOD | | |
| ARCH | ARCHITECT / ARCHITECTURAL | FT | FOOT OR FEET | PC | PLUMBING CONTRACTOR |
| | | FTG | FOOTING | PCC | PRECAST CONCRETE |
| B/B | BACK-TO-BACK | FUT | FUTURE | PEMB | PRE-ENGINEERED METAL BUILDING |
| BLDG | BUILDING | FV | FIELD VERIFY | PERIM | PERIMETER |
| BLK | BLOCK | | | PL | STEEL PLATE |
| BM | BEAM | GA | GAUGE | PS CONC | PRE-STRESSED CONCRETE |
| BOT | BOTTOM | GALV | GALVANIZED | PTD | PAINTED, PRINTED |
| BO_ | BOTTOM OF _____ | GC | GENERAL CONTRACTOR | PT CONC | POST-TENSIONED CONCRETE |
| BRG | BEARING | GFI | GROUND FAULT INTERUPTER | PRT | PRESSURE TREATED |
| BS | BOTH SIDES | GL | GLASS or GRID LINE | | |
| | | GWB | GYPSUM WALL BOARD | RB | RUBBER BASE |
| C | CHANNEL DESIGNATION | GYP | GYPSUM | REINF | REINFORCING |
| CIP | CAST IN PLACE | | | REQD | REQUIRED |
| CJ | CONSTRUCTION JOINT | H | HEIGHT | REQT | REQUIREMENT |
| CL | CENTER LINE | HM | HOLLOW METAL | RTU | ROOF TOP UNIT |
| CLG | CEILING | HORIZ | HORIZONTAL | | |
| CLR | CLEAR DISTANCE | HP | HIGH POINT | SCHD | SCHEDULE |
| CMU | CONCRETE MASONRY UNIT | HR | HOUR | SF | SQUARE FOOT |
| CF | CONTRACTOR FURNISHED | HT | HEIGHT | SHT | SHEET |
| CI | CONTRACTOR INSTALLED | HVAC | HEATING, VENTILATING & AIR CONDITIONING | SIM | SIMILAR |
| COL | COLUMN | | | SOG | SLAB ON GRADE |
| CONN | CONNECTION | HW | HARDWOOD | SPA | SPACE/SPACES |
| CONT | CONTINUOUS | | | SPEC | SPECIFICATION |
| CONTR | CONTRACTOR | IBC | INTERNATIONAL BUILDING CODE | SQ | SQUARE |
| | | ID | INSIDE DIAMETER | STD | STANDARD |
| D | DEPTH | IFC | ISSUED FOR CONSTRUCTION | STL | STEEL |
| D-B | DESIGN-BUILD | INS | INSULATED | STR | STRUCTURAL |
| DEMO | DEMOLISH / DEMOLITION | INSUL | INSULATION | | |
| DIA | DIAMETER | INT | INTERIOR | T | TALL |
| DIM | DIMENSION | | | TBD | TO BE DETERMINED |
| DN | DOWN | JT | JOINT | THK | THICK / THICKNESS |
| DTL | DETAIL | | | TL | TREATED LUMBER |
| DWG | DRAWING | KO | KNOCKOUT | TOC | TOP OF CONCRETE |
| DWL | DOWEL | | | TOF | TOP OF FLOOR |
| | | L | LENGTH | TOL | TOP OF LEDGE ELEVATION |
| EA | EACH | LG | LENGTH/LONG | TOW | TOP OF WALL |
| EC | ELECTRICAL CONTRACTOR | LGMF | LIGHT GAUGE METAL FRAMING | TP | TOP OF PIER ELEVATION |
| EJ | EXPANSION JOINT | LLH | LONG LEG HORIZONTAL | TYP | TYPICAL |
| EL | ELEVATION | LLV | LONG LEG VERTICAL | | |
| ELEV | ELEVATOR | LP | LOW POINT | UNO | UNLESS NOTED OTHERWISE |
| ENGR | ENGINEER | LVL | LAMINATED VENEER LUMBER | | |
| EQ | EQUAL | | | VB | VAPOR BARRIER |
| EW | EACH WAY | MANF | MANUFACTURER | VCT | VINYL COMPOSITE TILE |
| E-W | EAST-WEST DIRECTION | MAX | MAXIMUM | VERT | VERTICAL |
| ETC | EXETERA | MBW | MASONRY BEARING WALL | VIF | VERIFY IN FIELD |
| ETR | EXISTING TO REMAIN | MC | MECANICAL CONTRACTOR | VR | VAPOR RETARDER |
| EXIST | EXISTING | MEPF | MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION | | |
| EXP | EXPANSION | | | W | WIDTH |
| EXT | EXTERIOR | MIN | MINIMUM | W | WITH |
| | | MTL | METAL | WO | WITHOUT |
| FBR | FIBERGLASS | | | WD | WOOD |
| FDN | FOUNDATION | NIC | NOT IN CONTRACT | WF | WIDE FLANGE |
| FE | FIRE EXTINGUISHER | NOM | NOMINAL | WP | WORKING POINT |
| FEC | FIRE EXTINGUISHER CABINET | NTS | NOT TO SCALE | WSBW | WOOD STUD BEARING WALL |
| | | N-S | NORTH+SOUTH DIRECTION | WWF | WELDED WIRE FABRIC |

## MANEUVERING CLEARANCES AT DOORS:

FRONT APPROACH PULL SIDE

FRONT APPROACH PUSH SIDE
A. 12" MINIMUM IF BOTH CLOSER AND LATCH ARE PROVIDED

HINGE APPROACH PULL SIDE
A. 54" X 42" CLEAR MINIMUM
B. 60" X 36" CLEAR MINIMUM

HINGE APPROACH PUSH SIDE
A. 48" MINIMUM IF BOTH CLOSER AND LATCH ARE PROVIDED

LATCH APPROACH PULL SIDE
A. 54" MINIMUM IF BOTH CLOSER AND LATCH ARE PROVIDED

NOTE: THE INFORMATION ON THIS SHEET IS FOR ILLUSTRATIVE PURPOSES AND TO PROVIDE EASE OF ACCESS TO INFORMATION FOR THE GC AND SUB-CONTRACTORS. IT IS THE RESPONSIBILITY OF THE GC AND SUB-CONTRACTORS TO BE KNOWLEDGEABLE OF THE FAIR HOUSING ACT GUIDELINES (FHAG), THE AMERICANS WITH DISABILITIES ACT GUIDELINES (ADAAG), AND THE AMERICAN NATIONAL STANDARDS INSTITUTE GUIDELINES (ANSI A117.1) TO EXECUTE THEIR WORK IN COMPLIANCE WITH THESE GUIDELINES.

FRONT APPROACH PUSH SIDE
A. 48" MINIMUM IF CLOSER IS PROVIDED

SLIDING OR FOLDING DOORS FRONT APPROACH

SLIDING OR FOLDING DOORS POCKET OR HINGE APPROACH

SLIDING OR FOLDING DOORS STOP OR LATCH APPROACH

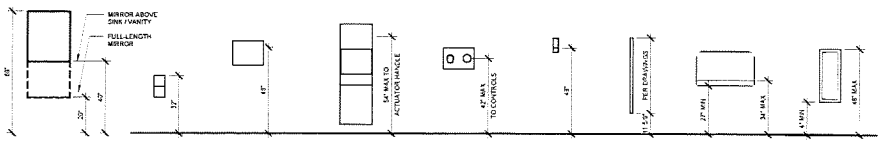
DOORWAYS W/O DOORS FRONT APPROACH

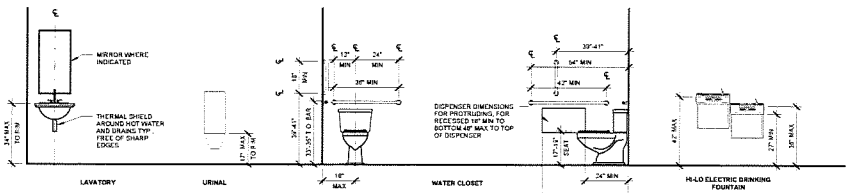
DOORWAYS W/O DOORS SIDE APPROACH

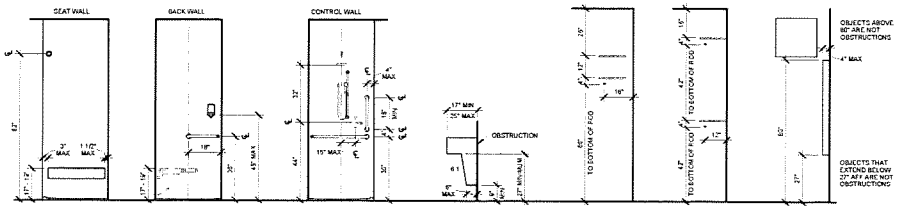
RECESSED HINGE DOORS PULL SIDE

RECESSED HINGE DOORS PUSH SIDE

RECESSED HINGE DOORS PUSH SIDE W/ CLOSER & LATCH

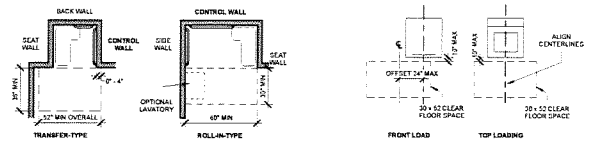



## COMMERCIAL MOUNTING HEIGHTS

3/8" = 1'-0"

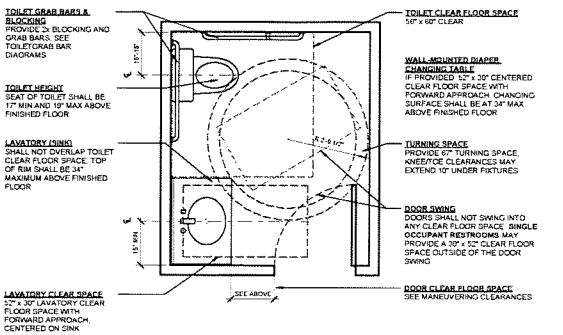



## SHOWER CLEARANCES

1/4" = 1'-0"

## LAUNDRY CLEARANCES

1/4" = 1'-0"




## SINGLE STALL RESTROOM CLEARANCES

1/2" = 1'-0"

FOR CONSTRUCTION

Sketchworks architecture

ARCHITECT / ENGINEER OF RECORD

**GRANDAD'S FARM STOP**

TENANT IMPROVEMENT
3802 MINERAL POINT ROAD,
MADISON, WI 53705

**Project Status**

| | |
|---|---|
| 04/24/2026 | FOR CONSTRUCTION |

PROJ. #: 25197-01

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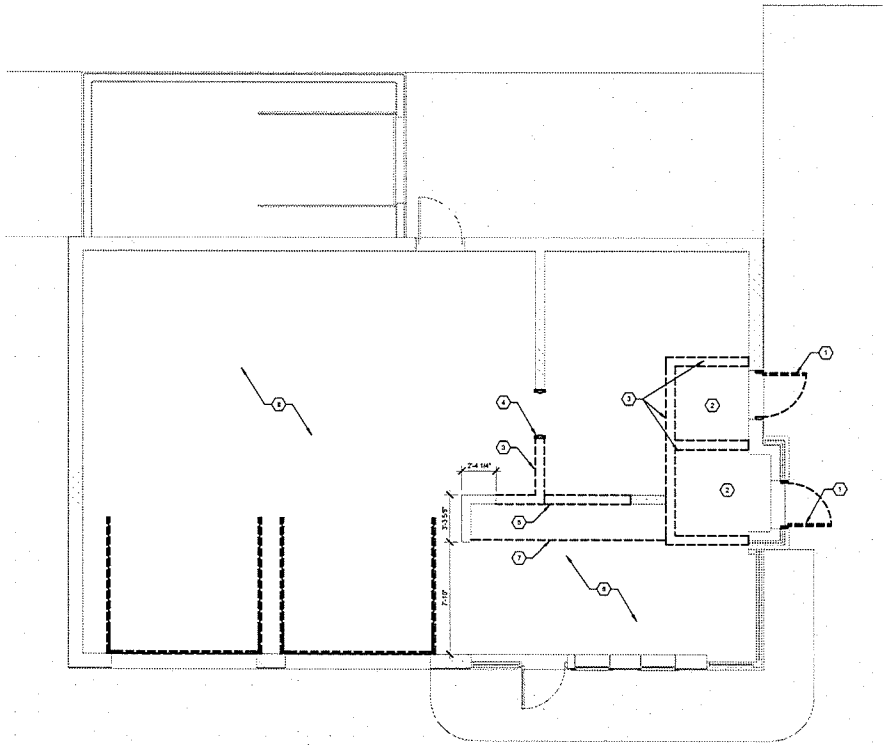
**SYMBOLS & ABBREVIATIONS**

**A001**




A2 FIRST FLOOR DEMOLITION PLAN
1/4" = 1'-0"

## 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, CAP 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 OWNER'S 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 EXISTING DOOR AND FRAME, PREP AREA FOR NEW CMU INFILL
2. REMOVE EXISTING FIXTURES, PREP AREA FOR NEW WORK
3. REMOVE EXIST. NON-STRUCTURAL CMU WALL
4. REMOVE EXIST. DOOR FRAME
5. REMOVE EXIST. CMU WALL
6. REMOVE EXISTING FLOORING
7. REMOVE EXIST. CABINETRY
8. ALT. #01 - REMOVE EXISTING FLOOR SLAB AND PREP AREA FOR NEW SLAB

FOR CONSTRUCTION

Sketchworks architecture

ARCHITECT / ENGINEER OF RECORD

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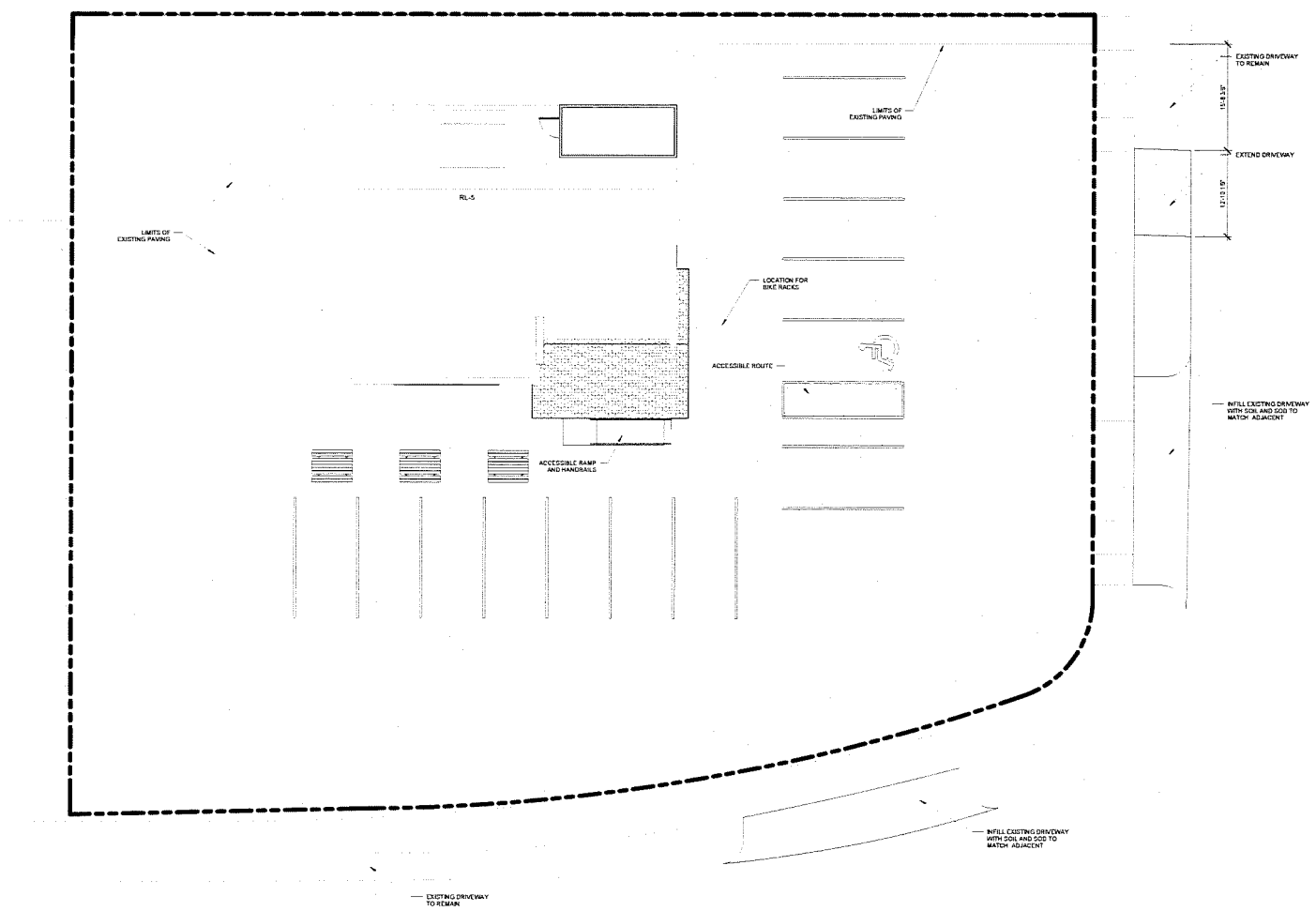
PLAN NORTH
TRUE NORTH ROTATION

0' 2' 4' 8'
0' 1/4" 1/2" 1"
SCALE: 1/8" = 1'-0"

**DEMOLITION FLOOR PLAN**

**AD101**




A1 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

## GENERAL SITE PLAN NOTES:

A. CONTRACTOR TO ENGAGE SERVICES OF SURVEYOR TO VERIFY ALL PROPERTY LIMITS AND ENSURE COMPATIBILITY WITH PROPOSED ALTERATIONS. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERING ANY DISCREPANCIES OR CONFLICTING INFORMATION WITH PROPOSED ALTERATIONS.

B. EXISTING ADJACENT BUILDINGS TO BE PROTECTED FROM DAMAGE DURING ALL DEMOLITION AND CONSTRUCTION WORK.

C. CITY SIDEWALKS, UTILITIES AND LANDSCAPE TO REMAIN INTACT AND UNDISTURBED WHERE POSSIBLE. IF MODIFICATION IS NECESSARY, RESTORE TO EXISTING CONDITIONS AND CURRENT ACCESSIBILITY STANDARDS.

D. VERIFY CURRENT UTILITY LOCATIONS; CONFIRM SERVICES WITH PROPOSED ALTERATIONS AND COORDINATE RELOCATION AS REQUIRED.

E. COORDINATE CONSTRUCTION STAGING AREA WITH OWNER, INCLUDING JOBSITE ACCESS, DUMPSTER PLACEMENT, AND JOB TRAILER LOCATIONS. CONTRACTOR TO MAINTAIN EGRESS EXIT PATH THROUGH JOB SITE, INCLUDING CONSTRUCTION SITE AND STAGING AREAS.

## GENERAL PARKING NOTES:

A. EXTERIOR DIMENSIONS ARE FROM GRIDLINE TO GRIDLINE, OR TO EDGE OF FOUNDATION WALL, UNLESS OTHERWISE NOTED. PLEASE CONTACT ARCHITECT WITH ANY DISCREPANCIES.

B. PARKING DIMENSIONS ARE FROM CENTERLINE OF STALL TO CENTERLINE OF STALL, OR TO "CLEAR" SPACE OF STALL.

C. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION / PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

D. TRASH / RECYCLE LOCATION: OWNER SHALL PROVIDE SEPARATE ROOM OR DESIGNATED SPACE WITHIN OR ADJACENT TO BUILDING FOR SEPARATION, TEMPORARY STORAGE AND COLLECTION OF RECYCLABLE MATERIALS.

E. PARKING REQUIREMENTS DETERMINED BY CITY STAFF.

Sketchworks architecture

ARCHITECT / ENGINEER OF RECORD

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PLAN NORTH

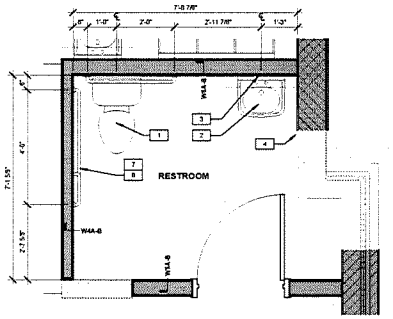
TRUE NORTH ROTATION

0' 10' 20'
0' 1/4" 1"
SCALE 1" = 20'-0"

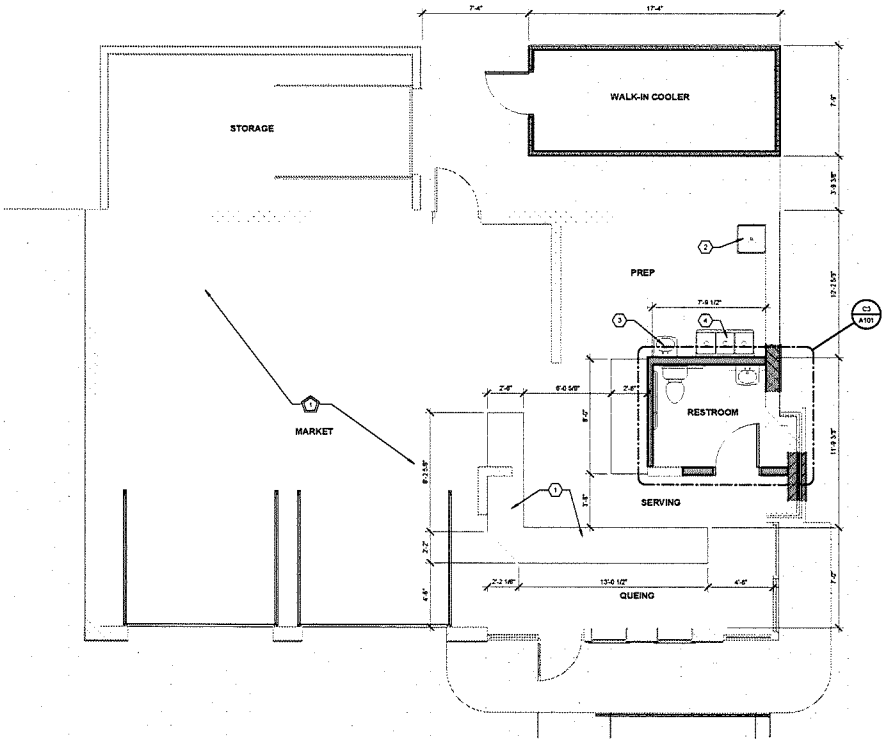
**ARCHITECTURAL SITE PLAN**

**AS101**

FOR CONSTRUCTION




C3 ENLARGED RESTROOM PLAN
1/2" = 1'-0"




A2 FIRST FLOOR PLAN
1/4" = 1'-0"

## 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. ALL INTERIOR WALLS TO BE X UNLESS NOTED OTHERWISE.

D. PROVIDE MOISTURE RESISTANT GWB AT ALL PLUMBING WALLS.

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. COUNTERTOP @ 34" A.F.F., FINISH TO BE SELECTED BY OWNER
2. MOP SINK
3. WALL MOUNTED HAND SINK
4. 3-COMP SINK

## ALTERNATE BIDS:

1. REMOVE EXISTING SLAB AND PROVIDE NEW 5" CONC. SLAB IN THIS AREA

## TOILET ROOM KEYNOTES:

1. FLOOR MOUNTED TOILET
2. VANITY SINK
3. WALL MOUNTED MIRROR
4. WALL MOUNTED LIQUID SOAP DISPENSER
5. TOILET PAPER DISPENSER
8. 42" LONG HORIZONTAL GRAB BAR & 18" LONG VERTICAL GRAB BAR

FOR CONSTRUCTION

Sketchworks architecture

ARCHITECT / ENGINEER OF RECORD

**GRANDAD'S FARM STOP**

TENANT IMPROVEMENT
3802 MINERAL POINT ROAD,
MADISON, WI 53705

**Project Status**

| | |
|---|---|
| 04/24/2026 | FOR CONSTRUCTION |

PROJ # 25197-01

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PLAN NORTH

TRUE NORTH ROTATION

0' 2' 4' 8'

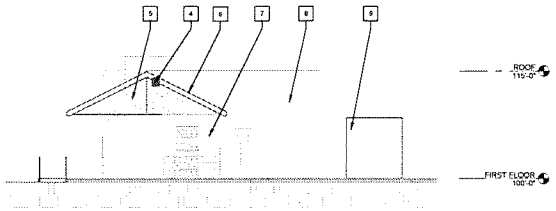
SCALE: 1/8" = 1'-0"

**FLOOR PLAN**

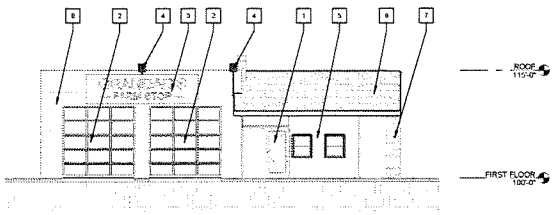
**A101**

## EXTERIOR ELEVATIONS KEYNOTE SCHEDULE

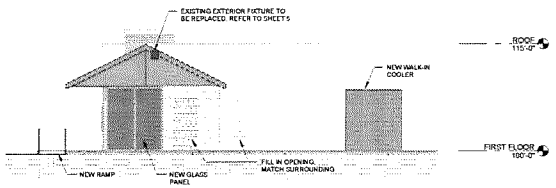
| # | DESCRIPTION | MANUFACTURER | TYPE/STYLE | COLOR | HEIGHT | WIDTH | COMMENTS |
|---|---|---|---|---|---|---|---|
| 1 | NEW ALUM. STOREFRONT DOOR | | | MATCH EXISTING | | | REPLACE EXISTING DOOR |
| 2 | NEW GLASS PANEL O.H. DOOR | | | MATCH EXISTING | | | REPLACE EXISTING DOOR |
| 3 | SIGNAGE, BY CLIENT | | | | | | |
| 4 | NEW LIGHT FIXTURE | | | TO BE SELECTED | | | REPLACE EXISTING LIGHT FIXTURE |
| 5 | PAINT EXISTING SIDING | | | TO BE SELECTED | | | |
| 6 | PAINT EXISTING ROOF | | | TO BE SELECTED | | | |
| 7 | PAINT EXISTING BRICK | | | TO BE SELECTED | | | |
| 8 | PAINT EXISTING METAL PANELS | | | TO BE SELECTED | | | |
| 9 | NEW WALK-IN COOLER | | | | | | FURNISHED BY OWNER |



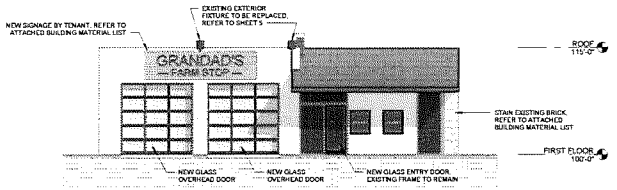

C2 EAST ELEVATION
1/8" = 1'-0"



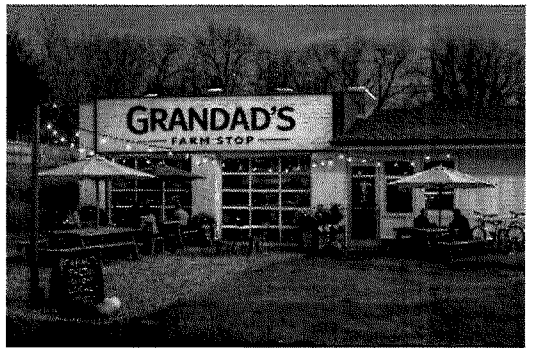

C3 SOUTH ELEVATION
1/8" = 1'-0"




B2 EAST ELEVATION - COLOR
1/8" = 1'-0"




B3 SOUTH ELEVATION - COLOR
1/8" = 1'-0"




PROPOSED EXTERIOR

FOR CONSTRUCTION

Sketchworks architecture

ARCHITECT / ENGINEER OF RECORD

**GRANDAD'S FARM STOP**

TENANT IMPROVEMENT
3602 MINERAL POINT ROAD,
MADISON, WI 53705

**Project Status**

| | |
|---|---|
| 04/24/2026 | FOR CONSTRUCTION |

PROJ # 25107-01

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0' 2' 4' 8'
0' 1/4" 1/2" 1"
SCALE: 1/8" = 1'-0"

**EXTERIOR ELEVATIONS**

**A201**