

GREENFIRE RESTAURANT

849 EAST WASHINGTON
MADISON, WI

PROJECT DATA

LOCATION:
849 EAST WASHINGTON STREET
MADISON, WI

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 INTERIOR BUILD OUT INCLUDING NEW RESTROOMS, COMMERCIAL KITCHEN AND INTERIOR AND EXTERIOR SEATING AREAS
1 STORIES OF [X] OCCUPANCY:

OCCUPANCY TYPE:
PRIMARY: [X-X]
SECONDARY: [X-X]

CONSTRUCTION TYPE:
IBB

ALLOWABLE AREA & HEIGHT:
HEIGHT (IBC TABLE 504.3) = 68 FEET ABOVE GRADE PLANE
STORIES (IBC TABLE 504.4) = 5 STORIES PLUS ONE STORY FOR SPRINKLERED
AREA (IBC TABLE 506.2) = [XX,XXX] SF / FLOOR
AREA MODIFICATIONS (IBC SECTION 506) = [XX,XXX] SF / FLOOR

BUILDING AREA & HEIGHT:
HEIGHT = 36 FEET ABOVE GRADE PLANE
STORIES = 3 STORIES
TOTAL AREA = [X] SF

NUMBER OF OCCUPANTS: (TABLE 1004.1.2)
[X] OCCUPANCY:
X OCCUPANCY = [XX,XXX] SF / [XX GROSS/NET] = [XXX] OCC
Y OCCUPANCY = [XX,XXX] SF / [XX GROSS/NET] = [XXX] OCC
TOTAL AREA = [XX,XXX] SF, BUILDING TOTAL = [XX,XXX] SF

PARKING REQUIREMENTS:
[X] STALLS / [X] SF / OCCUPANTS = [X] STALLS
[X] VAN ACCESSIBLE STALLS REQUIRED
[X] ADA STALLS REQUIRED
TOTAL STALLS = [X] STANDARD, [X] VAN ACCESSIBLE, [X] ADA
[X] BIKE PARKING STALLS / [X] SF / OCCUPANTS = [X] STALLS
TOTAL BIKE PARKING STALLS = [X] (BIKE STALL MFG / TYPE?)

PLUMBING:
WATER CLOSETS
MEN @ 1 / [NUMBER] = [NUMBER]
WOMEN @ 1 / [NUMBER] = [NUMBER]
TOTAL REQUIRED = [NUMBER]
TOTAL PROVIDED = [NUMBER]

LAVATORIES
MEN @ 1 / [NUMBER] = [NUMBER]
WOMEN @ 1 / [NUMBER] = [NUMBER]
TOTAL REQUIRED = [NUMBER]
TOTAL PROVIDED = [NUMBER]

SERVICE SINK
1 REQUIRED = 1 PROVIDED

DRINKING FOUNTAIN
1 REQUIRED = 1 PER [NUMBER]
OR TENANT WILL PROVIDE DRINKING WATER VIA WATER BOTTLES OR SIMILAR

ALL FIXTURES TO COMPLY WITH ICC A117.1

FIRE CONTROL:
[FULLY] OR [NON] SPRINKLERED BLDG: NFPA [NUMBER]
PORTABLE FIRE EXTINGUISHERS (IBC SECTION 906.3.1) MAX. AREA [NUMBER] SF
MAX DISTANCE [NUMBER] FEET, EXTINGUISHER RATING [RATING]

EXIT TRAVEL DISTANCE:
[FULLY] OR [NON]-SPRINKLERED BLDG:
[OCC TYPE] = [NUMBER] FT MAX TRAVEL (TABLE 1017.2)
[OCC TYPE] = [NUMBER] FT COMMON PATH OF TRAVEL (1008.2.1)

EXITS: [ONE OR TWO] EXIT(S) REQUIRED TO MEET EXITING DISTANCES, [NUMBER] PROVIDED

ACCESSIBILITY:
ALL EXITS SHALL BE ACCESSIBLE, INCLUDING A MAXIMUM OF 1/2" RISE AT DOOR THRESHOLDS. ALL FLOORS GREATER THAN 1,500 SF SHALL BE ACCESSIBLE, FOLLOW IBC 2015 AND ANSI 117.1 (2009)

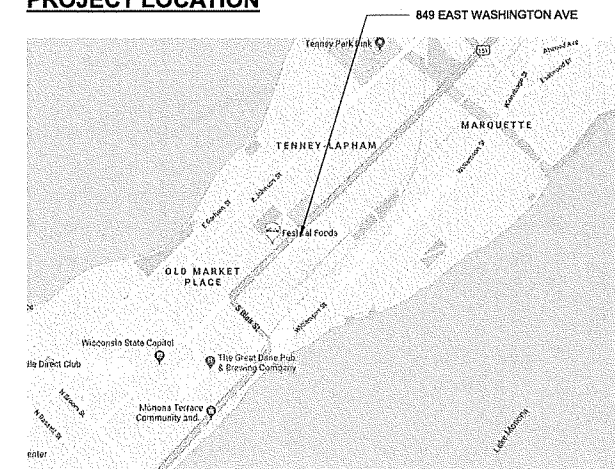
PROJECT GENERAL NOTES:

- DIMENSIONS ARE TO FACE OF STUD OR TO COLUMN CENTERLINE UNLESS NOTED OTHERWISE. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- 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.
- 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.
- 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.).
- CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE AND FEDERAL CODES AND REGULATIONS GOVERNING THIS PROJECT.
- JOB SITE SHALL BE BROOM SWEEPED AND CLEAN AT THE END OF EACH DAY. ALL DEBRIS SHALL BE PICKED UP AND DISPOSED OF PROPERLY INTO APPROVED CONTAINER.
- MAINTAIN DESIGNATED EGRESS ROUTES DURING CONSTRUCTION BY KEEPING CLEAR OF CONSTRUCTION DEBRIS AND CLEARLY MARKING THE PATH OF EGRESS TRAVEL.
- ALL MECHANICAL (HVAC), ELECTRICAL, AND PLUMBING ("MEP") 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.
- ELECTRICIAN TO VERIFY NEW LIGHT FIXTURE LAYOUT AND SUBMIT LIGHTING ENERGY CALC'S AS REQUIRED PER CODE. REVIEW PLAN AND LIGHTING FIXTURE SELECTION WITH ARCHITECT.
- HVAC CONTRACTOR SHALL SUBMIT PROPER DESIGN DRAWINGS AS NEEDED FOR PLAN APPROVAL AND BUILDING PERMITS.
- WITHIN THIS DOCUMENT "NORTH, SOUTH, EAST, WEST" ARE REFERRED TO AS PROJECT NORTH AND MAY NOT BE TRUE NORTH
- ALL EXPOSED WOOD AND/OR WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED
- VERIFY ALL ROUGH OPENINGS WITH RESPECTIVE MANUFACTURER
- PROVIDE SOUND BATT INSULATION AT ALL DEMISING WALLS, SEPARATION WALLS, AND AT BATHROOM, AND MECHANICAL ROOM WALLS
- PROVIDE MOISTURE RESISTANT GYPSUM WALL BOARD AT ALL PLUMBING WALLS
- PROVIDE GFI OUTLETS NEAR WATER SOURCES AND AS REQUIRED BY CODE
- PROVIDE 2X BLOCKING AT ALL GRAB BAR LOCATIONS PER ANSI A117.1, 2009
- FIELD VERIFY ALL CABINET LAYOUTS AND COORDINATE DIMENSIONS WITH SELECTED APPLIANCES AND FIXTURES, PROVIDE END PANELS AT ALL EXPOSED CABINET ENDS
- PROVIDE FIRE BLOCKING THROUGHOUT ENTIRE BUILDING PER IBC 717.2
- INTERIOR UNIT WALLS TO BE TYPE 54A-B UNO; SEE PARTITION SHEET
- SUBMIT ALL FIXTURES, APPLIANCES, MATERIALS, SHOP DRAWINGS, PLAN MODIFICATIONS TO THE ARCHITECT FOR REVIEW AND APPROVAL

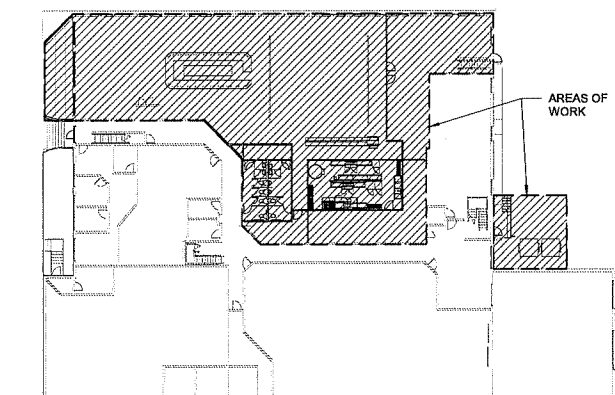
SHEET INDEX			
SHEET NUMBER	SHEET NAME	REVISIONS	
		MARK	DATE
GENERAL			
A0.1	COVER SHEET		
ARCHITECTURAL SITE			
AS1.1	ARCHITECTURAL SITE PLAN		
AS1.2	ENLARGED SITE PLAN		
ARCHITECTURAL			
A2.3	FIRST FLOOR PLAN		
A3.2	EXTERIOR ELEVATIONS		

LAND USE APPLICATION FOR CONDITIONAL USE PERMIT: RESTAURANT AND PATIO

PROJECT LOCATION



BUILDING LOCATION



1 FIRST FLOOR KEY PLAN
1" = 30'-0"

PROJECT CONTACTS:

OWNER:
849 EAST WASHINGTON, LLC
849 EAST WASHINGTON AVE
MADISON, WI 53703

TENANT:
GREENFIRE RESTAURANT
6795 EAST RIVERSIDE BLVD
ROCKFORD, IL 61114

ARCHITECT:
SKETCHWORKS ARCHITECTURE, LLC
7780 ELMWOOD AVE., STE 208
MIDDLETON, WI 53562

CONTACT:
[NAME] (OWNER)
[PHONE NUMBER]

CONTACT:
SHENDET ISMAJLJ (TENANT)
[PHONE NUMBER]

CONTACT:
STEVE SHULFER (ARCHITECT)
ERIC KOM (DESIGNER / CONTACT)
608-836-7570



GREENFIRE RESTAURANT

TENANT IMPROVEMENT
849 EAST WASHINGTON
MADISON, WI

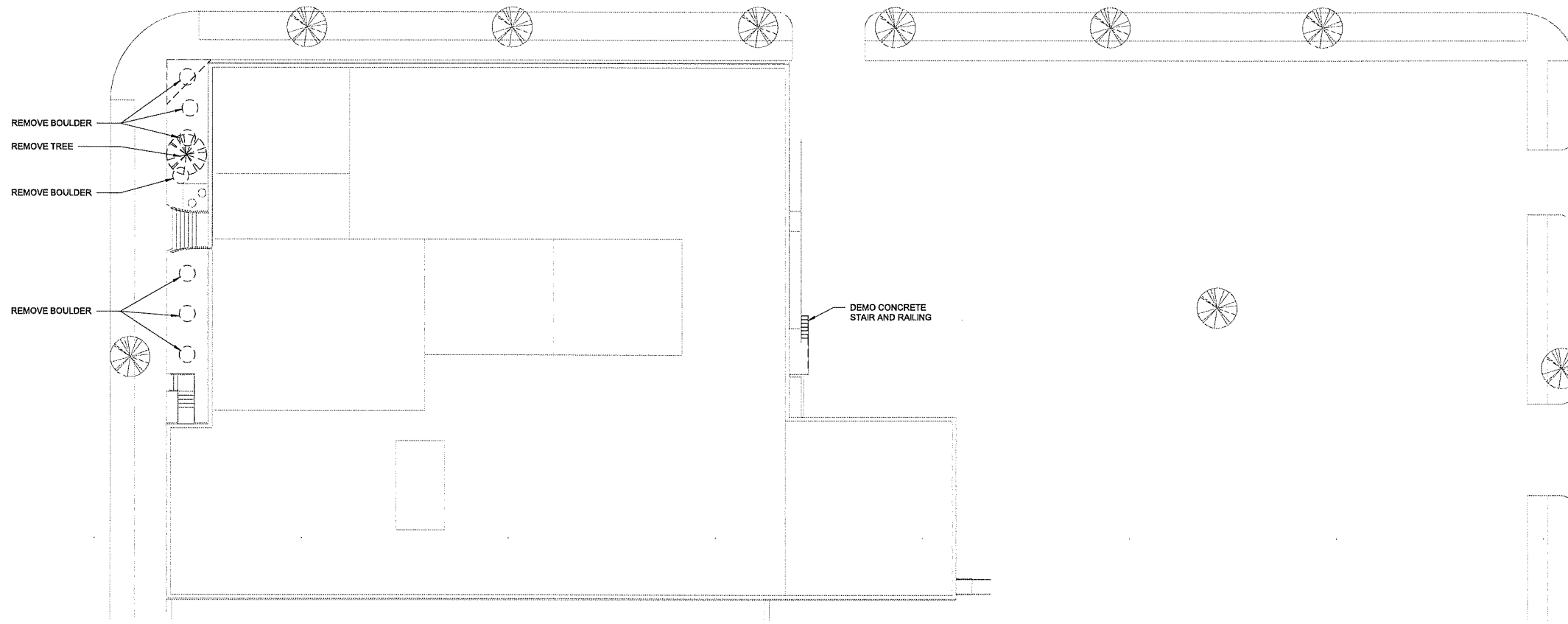
COVER SHEET

Project Status

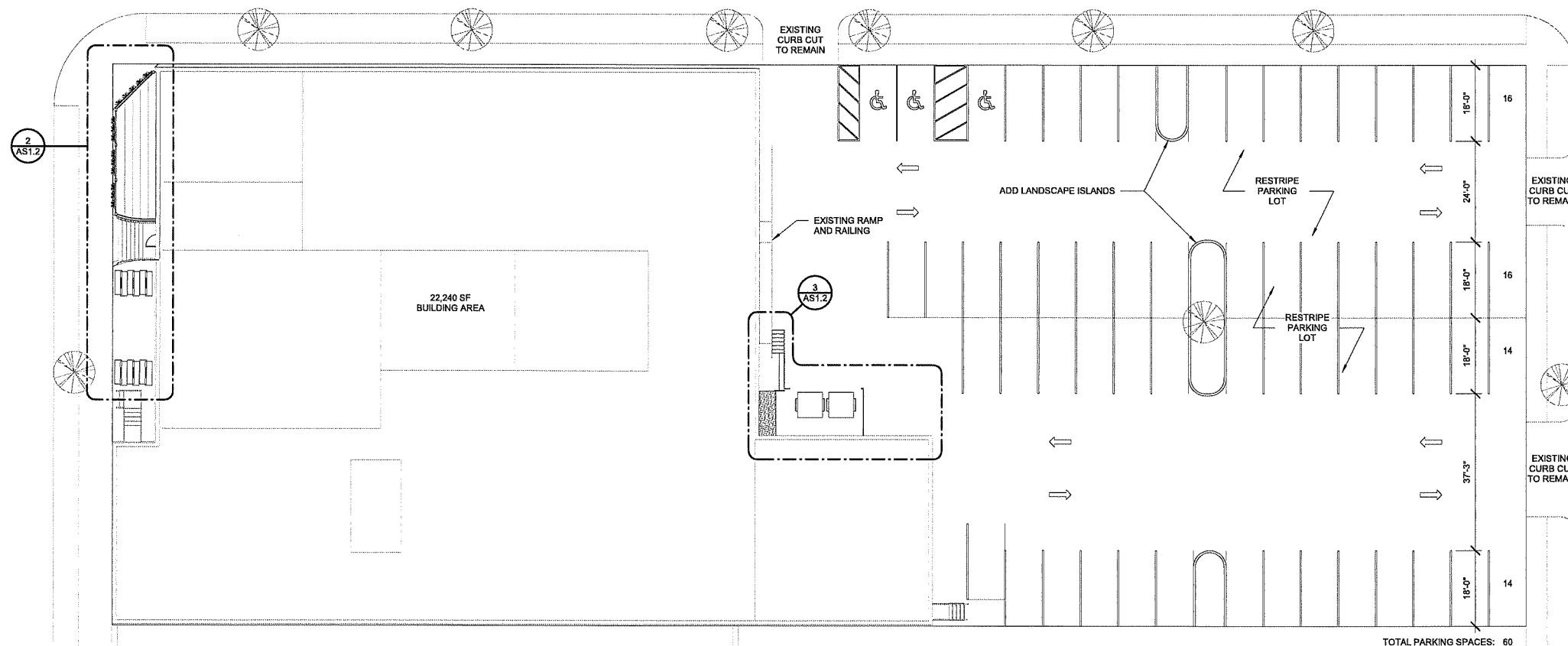
12/18/2019 FOR REVIEW

A0.1

PRELIMINARY

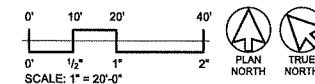


2 SITE DEMOLITION PLAN
1/16" = 1'-0"



1 SITE PLAN
1/16" = 1'-0"

SITE STATISTICS
 PARKING: 60 SPACES (3 ADA SPACES)
 BICYCLE PARKING: 12 SPACES
 LOT AREA: 45,155 SF
 IMPERVIOUS AREA %: 96% (43,636 SF)



PRELIMINARY



GREENFIRE RESTAURANT

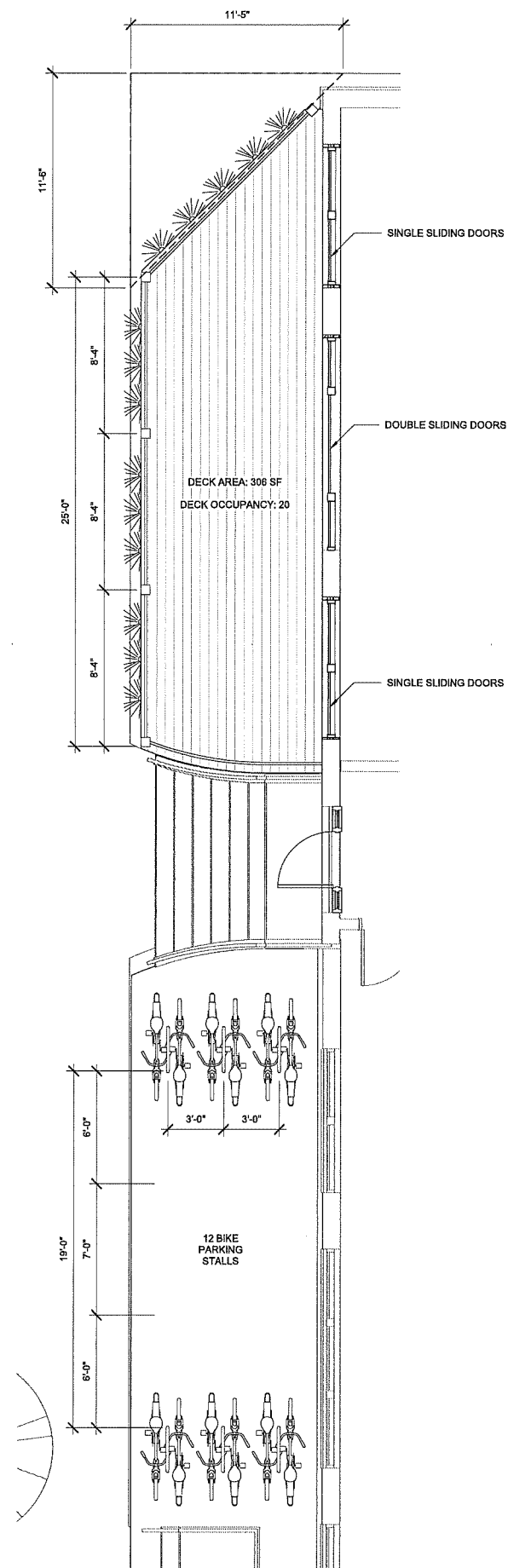
TENANT IMPROVEMENT
 849 EAST WASHINGTON
 MADISON, WI

ARCHITECTURAL SITE PLAN

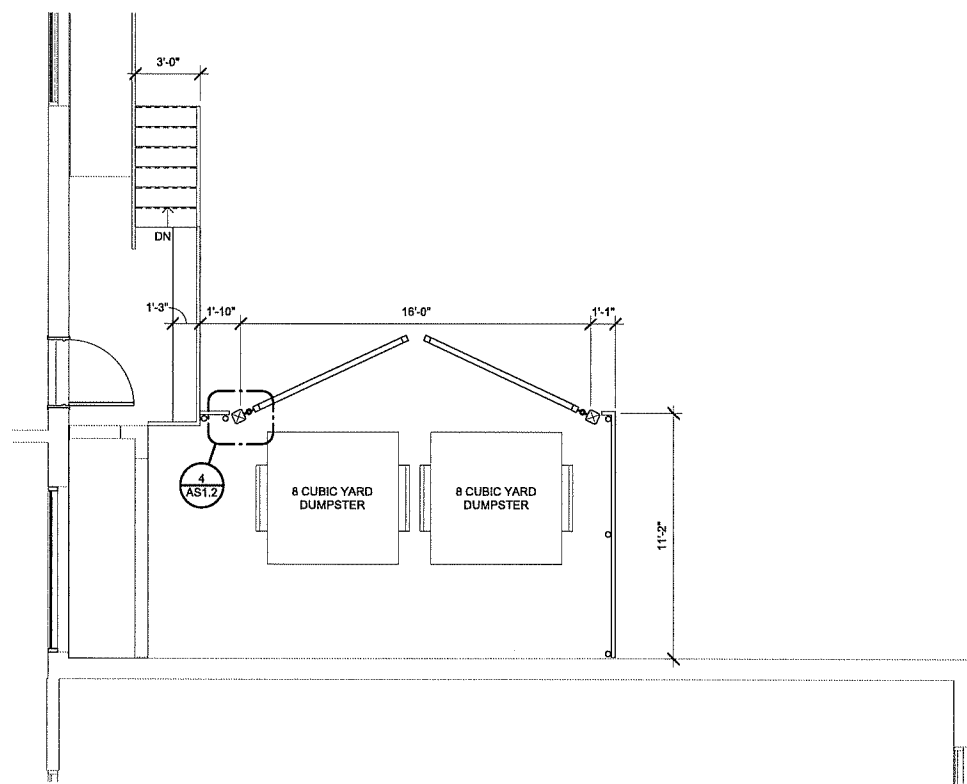
Project Status

12/18/2019	FOR REVIEW

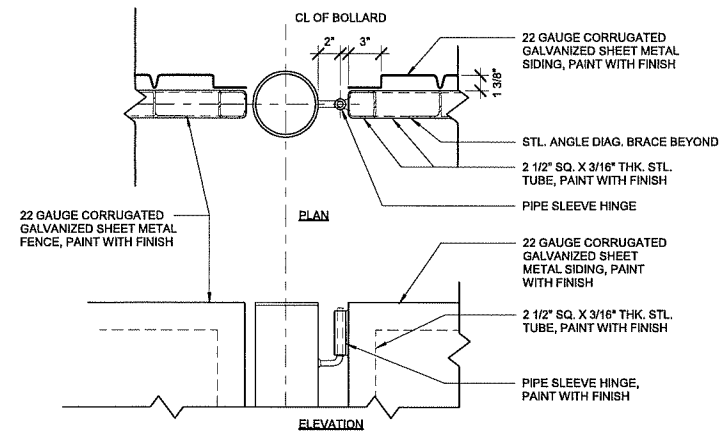
AS1.1



② EAST WASHINGTON PLAN
1/4" = 1'-0"



③ DUMPSTER ENCLOSURE PLAN
1/4" = 1'-0"



④ TRASH ENCLOSURE GATE DETAIL
1 1/2" = 1'-0"



GREENFIRE RESTAURANT

TENANT IMPROVEMENT
849 EAST WASHINGTON
MADISON, WI

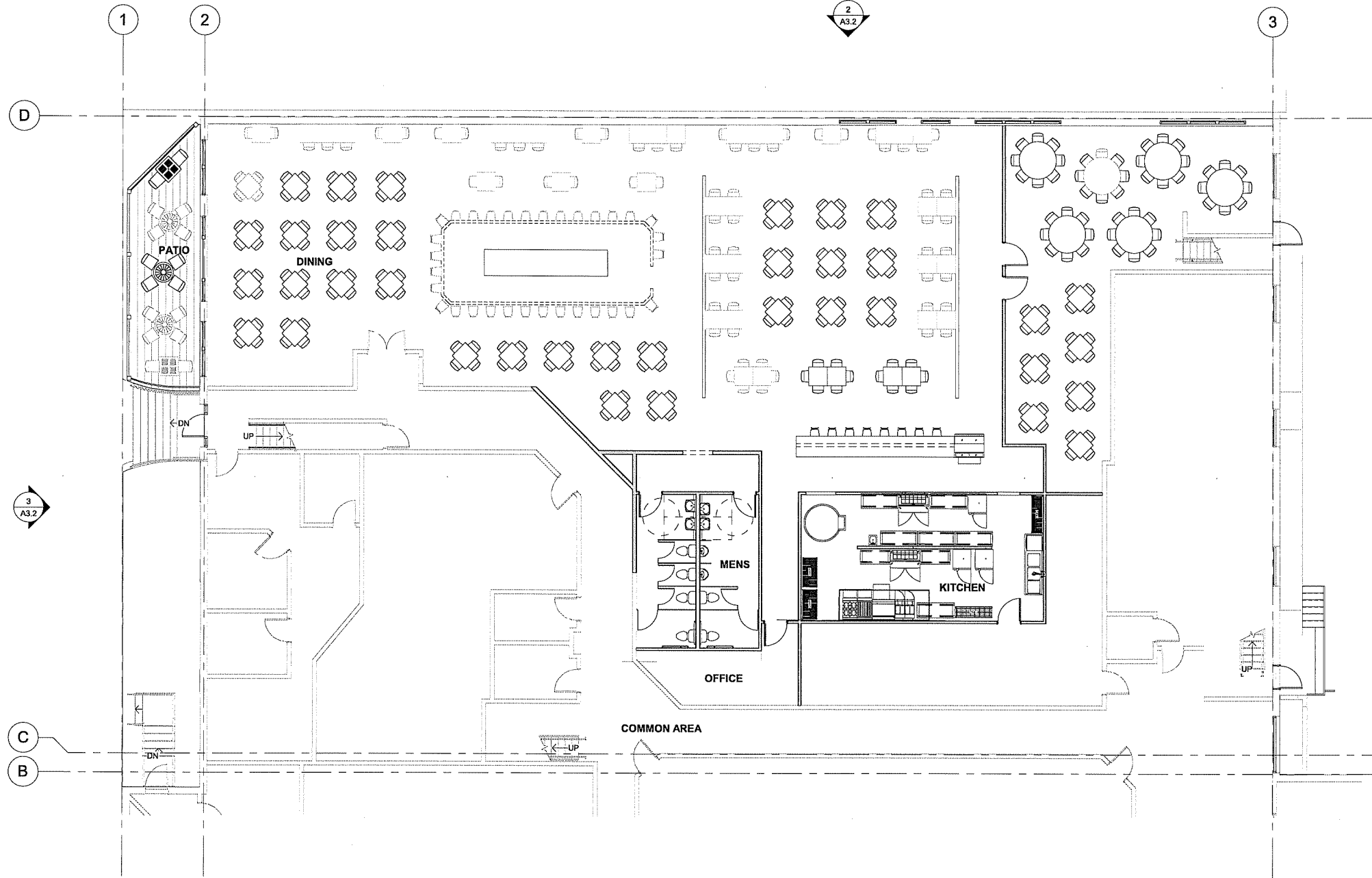
ENLARGED SITE PLAN

Project Status

12/18/2019 FOR REVIEW

PRELIMINARY

AS1.2



1 FIRST FLOOR (EXISTING/NEW)
1/8" = 1'-0"

GENERAL PLAN NOTES:

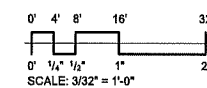
- A. MECHANICAL, ELECTRICAL AND PLUMBING IMPROVEMENTS TO BE DESIGN BUILD UNO. DESIGNED AS REQUIRED BY CURRENT BUILDING CODES. ME/P DESIGN BUILD CONTRACTOR(S) RESPONSIBLE FOR ENSURING CODE COMPLIANT CONSTRUCTION OF NEW SYSTEMS IN TENANT SPACES.
- B. PROVIDE ACCESSIBLE TOILET ROOM, SEATING AND ACCESSORIES PER MOUNTING HEIGHTS INDICATED ON SHEET A0.2.
- C. PROVIDE ADA APPROVED TRIP SURFARDS AT ALL NEW FLOOR TRANSITIONS AND DOWNWAYS.
- D. EXTERIOR DIMENSIONS SHALL BE FROM GRIDLINE TO GRIDLINE, OR TO EDGE OF FOUNDATION WALL UNO. PLEASE CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- E. INTERIOR DIMENSIONS SHALL BE TO FACE OF FRAME OR COLUMN CENTERLINE, UNLESS OTHERWISE NOTED. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- F. CONTRACTOR SHALL NOTIFY ARCHITECT, ENGINEER AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED STRUCTURAL CONDITIONS OR DISCREPANCIES WITH PROPOSED MODIFICATIONS.
- G. PROVIDE SOUND INSULATION IN ALL DEMISING WALLS AND INTERIOR WALLS UNO.
- H. FIRE EXTINGUISHER CABINETS: SIZE AND DISTRIBUTION PER TABLE 906.3(1) IN THE 2015 IBC. CABINETS TO BE PARTIALLY RECESSED AND RATED TO MEET THE ASSOCIATED WALL FIRE RATING.
- I. 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.
- J. 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.
- K. GENERAL CONTRACTOR TO MAINTAIN A PATH THROUGH PORTIONS OF THE CONSTRUCTION AREA FOR ACCESS TO EGRESS ROUTES.
- L. SUBMIT ALL FINISHES TO THE ARCHITECT FOR APPROVAL.

HATCH PATTERN KEY:

- [Solid Hatch] NEW CONSTRUCTION
- [Dotted Hatch] EXISTING CONSTRUCTION
- [Dashed Hatch] DEMO CONSTRUCTION

KEYED PLAN NOTES:

- (1) 2-HOUR DEMISING WALL PROVIDED BY LANDLORD
- (FEC) FIRE EXTINGUISHER CABINET LOCATION



PRELIMINARY



GREENFIRE RESTAURANT
TENANT IMPROVEMENT
849 EAST WASHINGTON
MADISON, WI

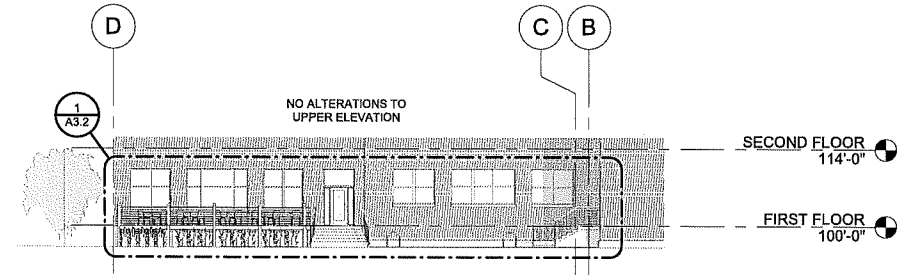
FIRST FLOOR PLAN

Project Status

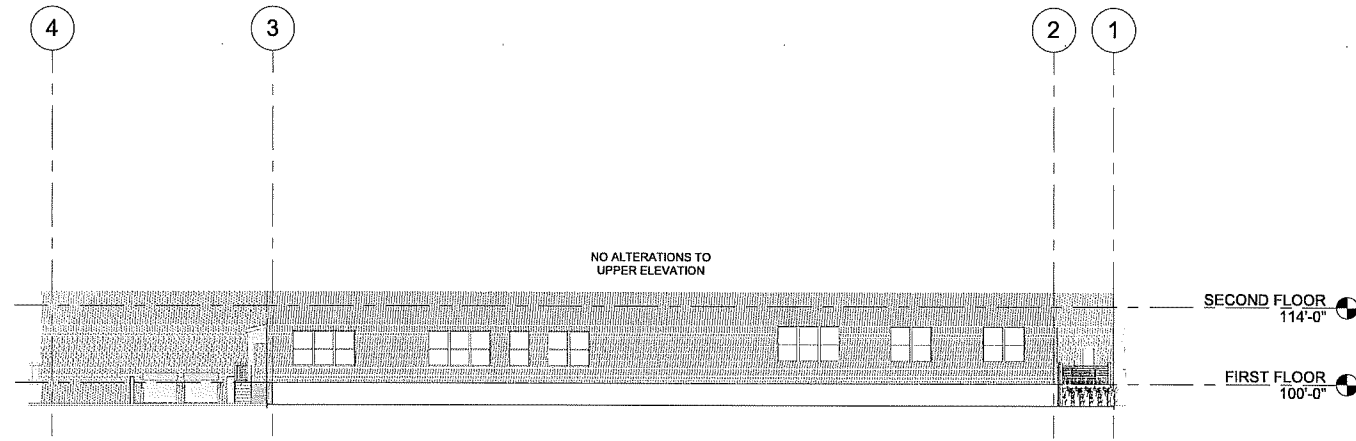
12/18/2019	FOR REVIEW
------------	------------

A2.3

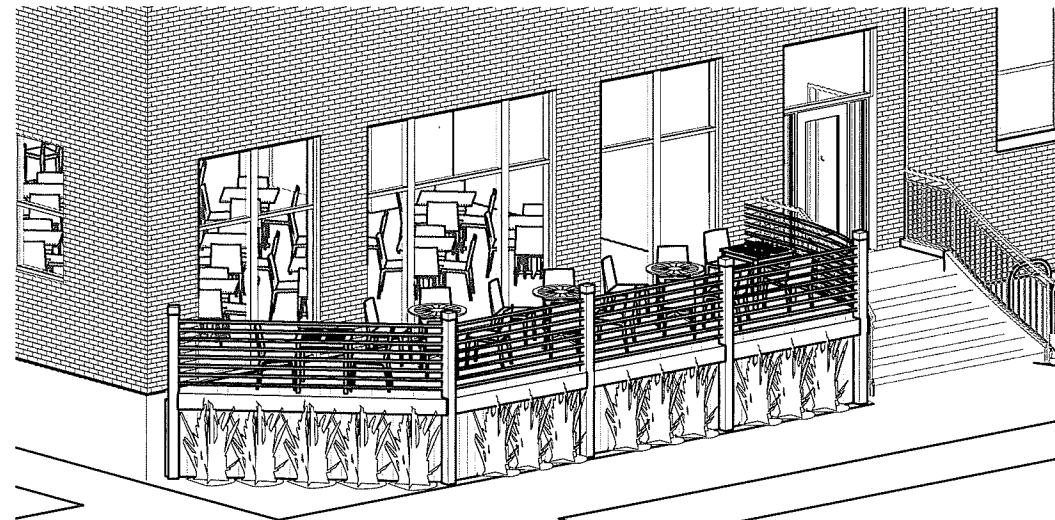
EXTERIOR MATERIAL LIST							
#	DESCRIPTION	MANUFACTURER	TYPE/STYLE	COLOR	HEIGHT	WIDTH	COMMENTS



3 WEST ELEVATION
1/16" = 1'-0"



2 NORTH ELEVATION
1/16" = 1'-0"



4 PERSPECTIVE VIEW



1 DECK ELEVATION
1/4" = 1'-0"



GREENFIRE RESTAURANT

TENANT IMPROVEMENT
849 EAST WASHINGTON
MADISON, WI

EXTERIOR ELEVATIONS

Project Status

12/18/2019 FOR REVIEW

PRELIMINARY

A3.2