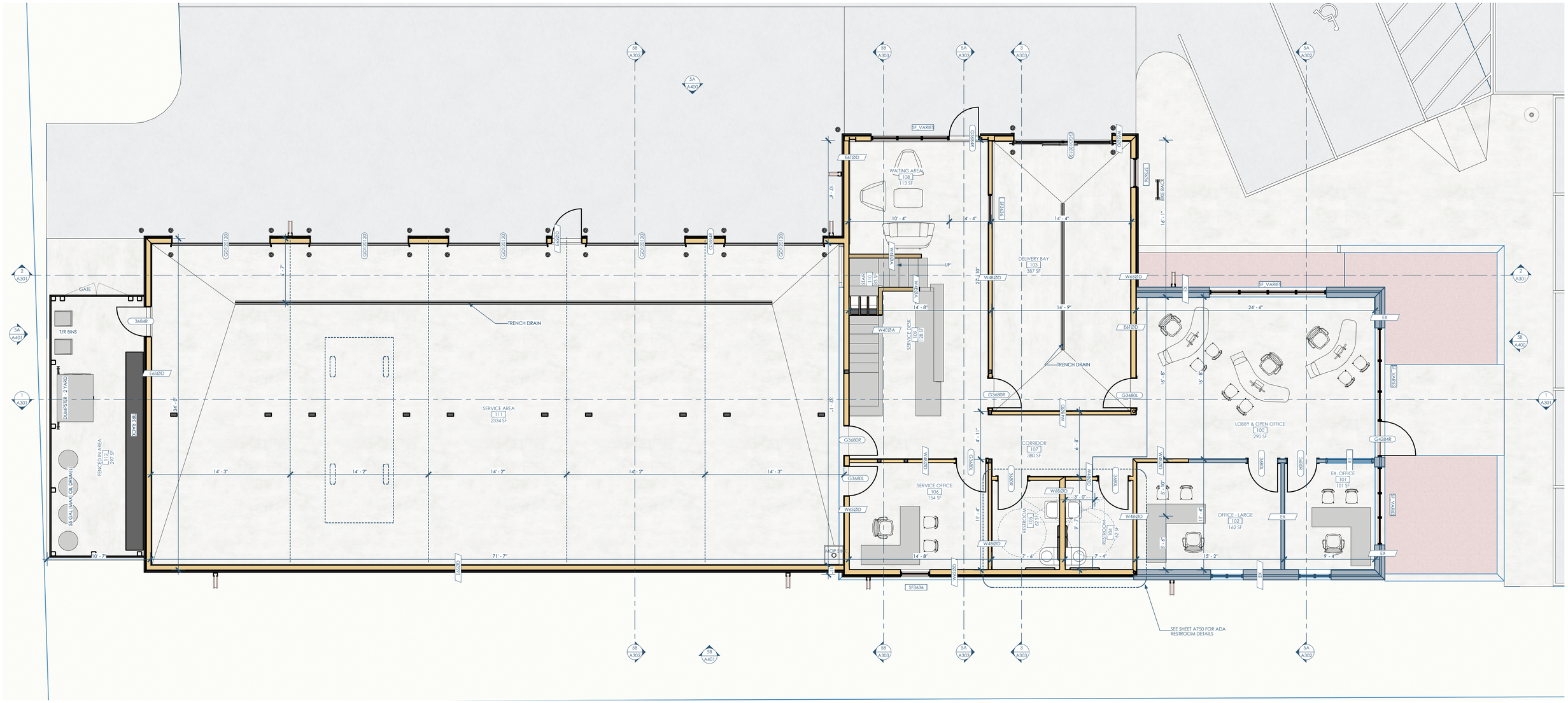

5B/A101_2 PHASE 2 - 1ST FLOOR
1/4"=1'-0"

NUMBER	NAME	AREA	FUNCTION OF SPACE	AREA PER OCCUPANT	OCCUPANTS	OCCUPANCY TYPE
100	LOBBY & OPEN OFFICE	290	BUSINESS AREA	100	2.9	(B) OCCUPANCY
102	OFFICE - LARGE	162	BUSINESS AREA	100	1.6	(B) OCCUPANCY
103	DELIVERY BAY	387	INDUSTRIAL AREAS	100	3.9	(S-1) OCCUPANCY
104	RESTROOM	62	CIRCULATION	0	0	(B) OCCUPANCY
105	RESTROOM	62	CIRCULATION	0	0	(B) OCCUPANCY
106	SERVICE OFFICE	154	BUSINESS AREA	100	1.5	(B) OCCUPANCY
107	CORRIDOR	380	CIRCULATION	0	0	(B) OCCUPANCY
108	WAITING AREA	113	ASSEMBLY – UNCONCENTRATED	15	7.5	(B) OCCUPANCY
109	SERVICE DESK	128	BUSINESS AREA	100	1.3	(B) OCCUPANCY
110	STAIR	83	CIRCULATION	0	0	(B) OCCUPANCY
111	SERVICE AREA	2334	INDUSTRIAL AREAS	100	23.3	(S-1) OCCUPANCY
112	FENCED IN AREA	297	STORAGE	300	1	(B) OCCUPANCY
	1st Floor SF	**4652**		Sum - 1st Floor	43	
200	CORRIDOR	140	CIRCULATION	0	0	(B) OCCUPANCY
201	OFFICE	179	BUSINESS AREA	100	1.8	(B) OCCUPANCY
202	RESTROOM	65	CIRCULATION	0	0	(B) OCCUPANCY
203	OFFICE	124	BUSINESS AREA	100	1.2	(B) OCCUPANCY
204	OFFICE	155	BUSINESS AREA	100	1.6	(B) OCCUPANCY
205	OFFICE	146	BUSINESS AREA	100	1.5	(B) OCCUPANCY
206	MECH.	50	STORAGE	300	0.2	(B) OCCUPANCY
	2nd Floor SF	**859**		Sum - 2nd Floor	6.3	
	Total SF	**5511**		Sum – All Floors	49	

2/A101_2 ROOM SCHEDULE - OCCUPANCY

Owner: Cool Car Guys
1600 Center Ave
Janesville, WI 53546
608.531.1600

GC: Lake Country Construction Group
161 Horizon Dr
Verona, WI 53593
608.845.1398

Architect: OpeningDesign
17 S Fairchild | FL 7
Madison, WI 53703
ryan@openingdesign.com | 773.425.6456

Date	Description
12/03/2025	SITE PLAN REIVEW

PHASE 2 - FIRST FLOOR
COOL CAR GUYS
1600 CENTER AVE, JANESVILLE, WI 53546

A101_2

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