

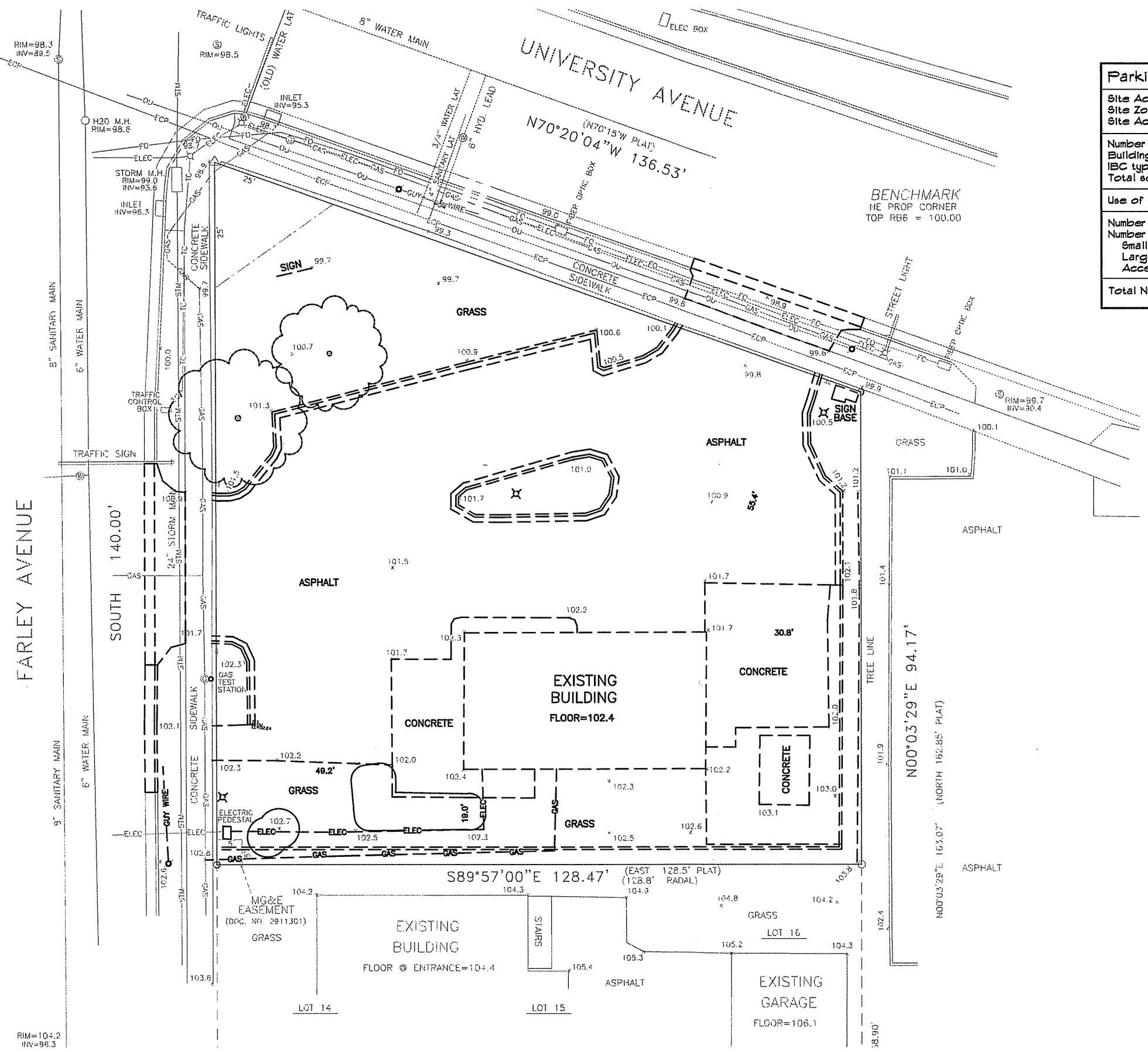
Parking Lot Plan Site Information Block	
Site Address:	2635 University Avenue
Site Zoning:	TSS
Site Acreage (total):	15,048 SF. (0.345 Acres)
Number of building stories (above grade):	2 Stories
Building Height:	30'-0"
IBC type of construction (new structure):	Type III-B
Total square footage of building:	9,435 SF.
Use of property:	Business
Number of bicycle stalls shown:	2 Stalls
Number of parking stalls shown:	24 Stalls
Small car:	0 Stalls
Large car:	24 Stalls
Accessible:	1 Stall
Total Number of trees shown:	2 (See Landscape Plan)

DRAWINGS INDEX & STATUS			
ISSUANCE PACKAGE	SHEET NO.	SHEET NAME	CURRENT REVISION
	C1.1	DEMOLITION SITE PLAN	
	C2.1	PROPOSED SITE PLAN	
	L2.1	LANDSCAPING PLAN	
	E2.1	SITE LIGHTING PLAN	
	A2.1	MAIN FLOOR PLAN	
	A2.2	SECOND FLOOR PLAN	
	A4.1	EXTERIOR ELEVATIONS	
	A4.2	EXTERIOR ELEVATIONS	

CS - 3/20/13 - CITY SUBMITTAL DOCUMENT SET

BUILDING INFORMATION	
CONSTRUCTION TYPE:	III-B
BUILDING OCCUPANCY:	B - Business
FIRE SUPPRESSION:	NO

**PRELIMINARY**  
NOT FOR CONSTRUCTION



**DEMOLITION SITE PLAN**  
SCALE: 1" = 10'-0"



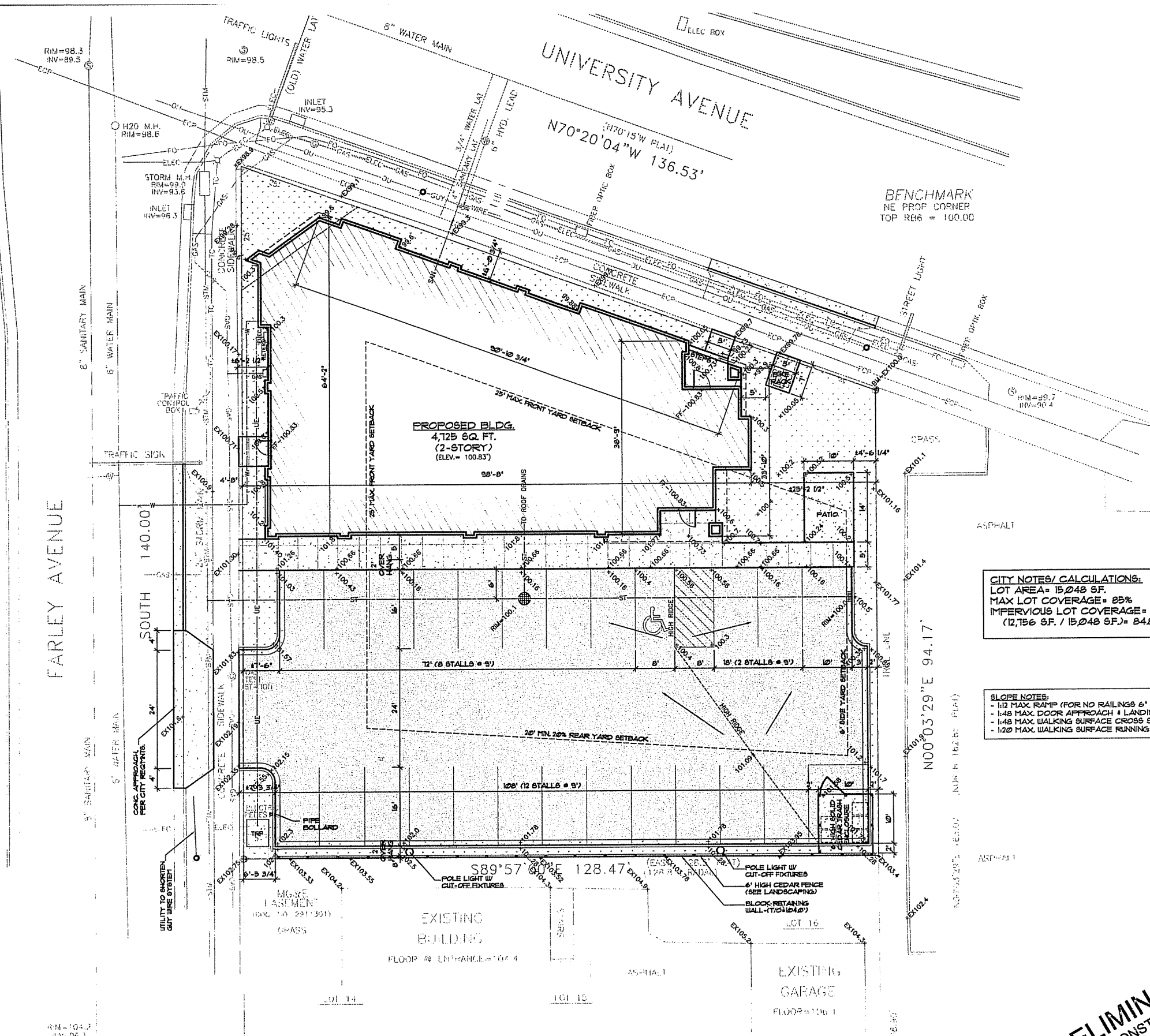
© 2008 FCM Corporation, INC.  
 This drawing has been prepared for the exclusive use of FCM Corporation, INC.  
 Any duplication, reproduction, or use by any other party is prohibited unless prior written authorization is received from FCM Corporation, INC.

PROPOSED NEW MEDICAL OFFICE BUILDING FOR:  
**DR. TOM STEINHAUER - OPTOMETRY CLINIC**  
 2635 UNIVERSITY AVE.  
 MADISON, WI

PKG/REV NO.	DATE
CITY SUBMIT	3/20/13

PROJECT NO:	12-19
DRAWN BY:	WAS
CHECKED BY:	

SHEET:  
**C2.1**



**CITY NOTES/ CALCULATIONS:**  
 LOT AREA = 15,048 SF.  
 MAX LOT COVERAGE = 85%  
 IMPERVIOUS LOT COVERAGE = 12,756 SF.  
 (12,756 SF. / 15,048 SF.) = 84.8%

**SLOPE NOTES:**  
 - 1:12 MAX RAMP (FOR NO RAILINGS 6" MAX. IN HT.)  
 - 1:48 MAX. DOOR APPROACH & LANDING AREAS  
 - 1:48 MAX. WALKING SURFACE CROSS SLOPE  
 - 1:20 MAX. WALKING SURFACE RUNNING SLOPE (NO RAMP)

**PROPOSED SITE PLAN**  
 SCALE: 1" = 10'-0"



**PRELIMINARY**  
 NOT FOR CONSTRUCTION

# Plant Material List

Quantity	Code Name	Scientific Name	Common Name	Planting Size
<b>Broadleaf Deciduous</b>				
1	ABS	Ametancler X Grand 'Autumn Brill'	Autumn Brill Serviceberry	6" B&B
1	CCP	Pyrus Calleryana 'Chanticleer'	Chanticleer Callery Pear	1 3/4" B&B
1	NHE	Ulmus Pumila X U Japonica	New Horizon Elm	2" B&B
<b>Conifer Evergreen</b>				
14	EA	Thuja Occidentalis 'Smaragd'	Emerald Arborvitae	4" B&B
1	MAJ	Juniperus Sabina 'Mini Arcadia'	Mini Arcadia Juniper	#3 CONT.
11	TY	Taxus X Media 'Tauntoni'	Taunton Yew	18" B&B
<b>Perennial</b>				
5	ASB	Allium 'Summer Beauty'	Summer Beauty Allium	#1 CONT.
2	FBG	Calamagrostis Brachytricha	Fall Blooming Feather Reed Grass	#1 CONT.
9	KFG	Calamagrostis Acutiflora 'Karl Foerster'	Karl Foerster's Feather Reed Grass	#1 CONT.
2	MNMS	Salvia Nemorosa 'Mainacht'	May Night Sage	#1 CONT.
5	OBH	Hosta X 'Olive Bailey Langdon'	Olive Bailey Langdon Hosta	#1 CONT.
7	PMG	Miscandus Sinensis Var Purpureascens	Purple Maiden Grass	#1 CONT.
13	RRD	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	#1 CONT.
5	ZC	Coreopsis Verticillata 'Zagreb'	Zagreb Coreopsis	#1 CONT.
<b>Shrub</b>				
1	CFE	Euonymus Alatus 'Timber Creek'	Chicago Fire Winged Euonymus	4" B&B
1	CKV	Viburnum Carlesii 'Compactum'	Compact Koreanspice Viburnum	3" B&B
4	FS	Spiraea Japonica 'Froebelii'	Froebel Spirea	#3 CONT.
5	LHDS	Itea Virginica 'Sprich'	Little Henry Dwarf Sweetspire	#5 CONT.
7	MCS	Spiraea Japonica 'Magic Carpet'	Magic Carpet Spirea	#3 CONT.
11	NFS	Spiraea Japonica 'Neon Flash'	Neon Flash Spirea	#3 CONT.

## GENERAL NOTES

- A) Areas labeled "Red B Colored Wood Mulch" to receive a mixture of recycled wood mulch, colored brown or red as indicated, spread to a 3" depth over pre-emergent herbicide.
- B) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch rings (and wood mulch beds) consisting of a mixture of recycled wood mulch, colored brown or red as indicated, spread to a minimum 3" depth (3' wide beds for shrub groupings).
- C) "Vinyl Edging" to be Valley View Black Diamond Vinyl Edging or equivalent.
- D) Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric weed barrier.
- E) "Seed" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.
- F) Seed shall consist of the following mixture:  
 40% Palmer Ryegrass  
 20% Baron Bluegrass  
 20% Nassau Bluegrass  
 20% Pennlawn Creeping Red Fescue
- G) Areas labeled "Seed/Mat" shall be seeded with the above-noted premium lawn seed mixture and overlaid with DS75 straw erosion control netting that is then pegged into the soil with metal staples.

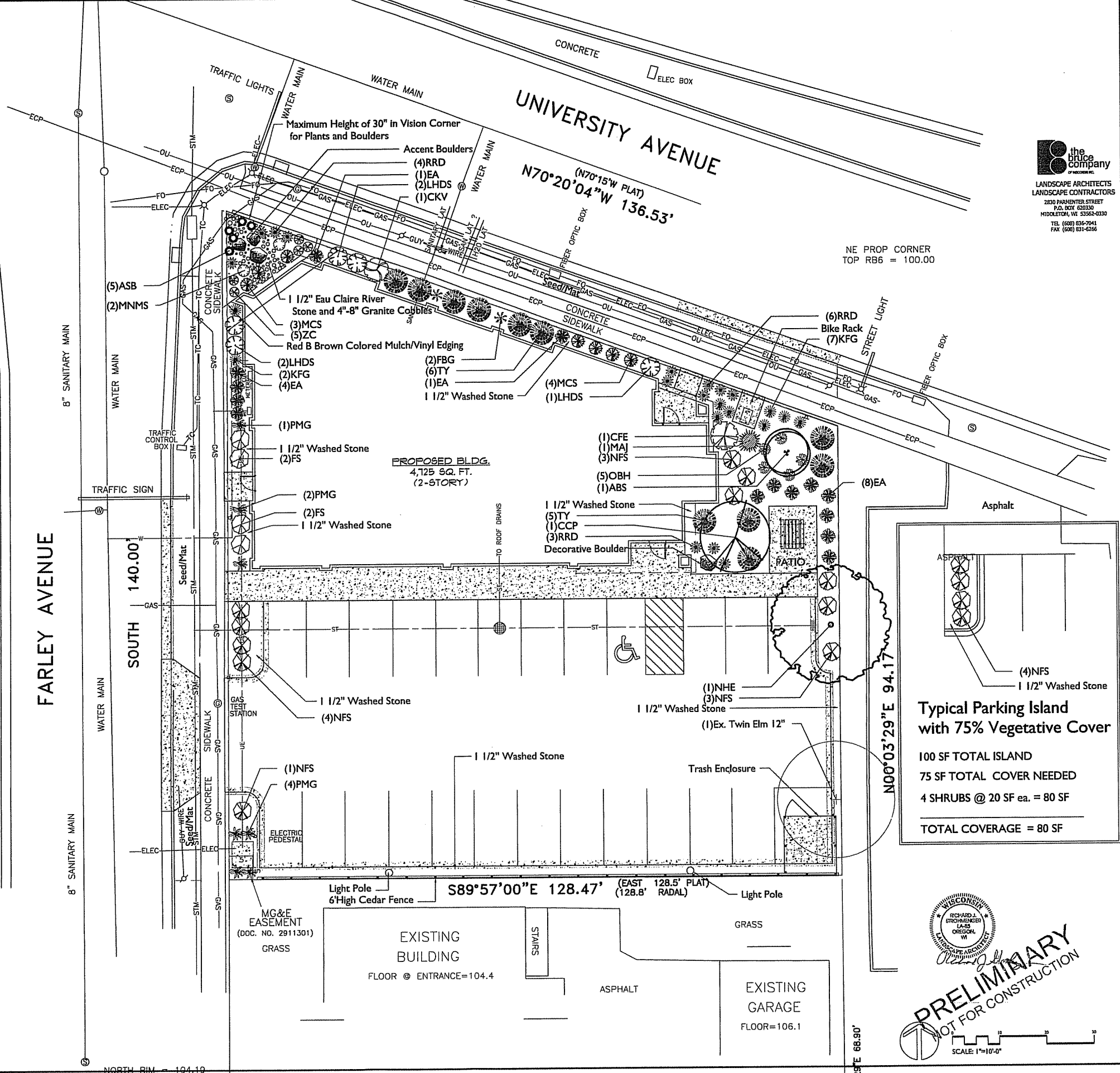
## LANDSCAPE WORKSHEET

Project Location/Address: 2635 University Avenue  
 Name of Project: Dr. Tom Steinhauser - Optometry Clinic  
 Owner: Dr. Tom Steinhauser (608) 255-6407  
 Contact: The Bruce Company / Rich Strahmenger  
 Contact Phone: (608) 410-2294

Zoning district is (CC) Commercial Central  
 Total square footage of developed area: 15,408 s.f.  
 Total square footage of developed area divided by 300 square feet: 50 Landscape Units

NUMBER OF LANDSCAPE POINTS REQUIRED  
 Landscape Units multiplied by 5 landscape points: 250 pts.

ELEMENT	Point Value	Credits / Existing		New / Proposed	
		Quantity	Points Achieved	Quantity	Points
Overstory deciduous Trees 2" - 1 1/2"	35	1	35	2	70
Ornamental Trees 1 1/2" - 2"	15			2	30
Evergreen Trees - 3 feet tall	15			14	210
Shrub, deciduous - 18" or 3 gallon	2			29	58
Shrub, evergreen - 18" or 3 gallon	3			12	36
Ornamental grasses - 18" or 1 gallon	2			18	36
Decorative Fencing	4 per 10 L.F.			120'	48
Decorative VME	4 per 10 L.F.			120'	48
<b>Sub Totals</b>					
		35		250	571



PRELIMINARY  
 NOT FOR CONSTRUCTION

SCALE: 1"=10'-0"

**FCM CORPORATION**  
 DESIGN-BUILD  
 CONSTRUCTION MANAGEMENT  
 133 S. BUTLER STREET  
 MADISON, WI 53703  
 PH: 608-273-0369  
 FAX: 608-273-9522  
 WWW.FCMCORP.COM

**the bruce company**  
 LANDSCAPE ARCHITECTS  
 LANDSCAPE CONTRACTORS  
 2330 PARKER STREET  
 P.O. BOX 620330  
 MADISON, WI 53760-0330  
 TEL: (608) 836-7641  
 FAX: (608) 831-4266

This drawing has been prepared for the exclusive use of FCM Corporation, Inc. Any duplication, reproduction, or use by any other party is prohibited unless prior written authorization is received from FCM Corporation, Inc.

PROPOSED NEW MEDICAL OFFICE BUILDING FOR:  
**DR. TOM STEINHAUSER - OPTOMETRY CLINIC**  
 2635 UNIVERSITY AVE.  
 MADISON, WI

PKG / REV NO.	DATE
City Submit	3/20/13

PROJECT NO: 12-19  
 DRAWN BY:  
 CHECKED BY:

SHEET:  
**L2.1**

Drawing name: I:\2013 CAD\Steve S\Steinhauser Optometry-FCM Corpl\Stein Optic 1302.dwg Plotted on: Mar 19, 2013 - 8:32am

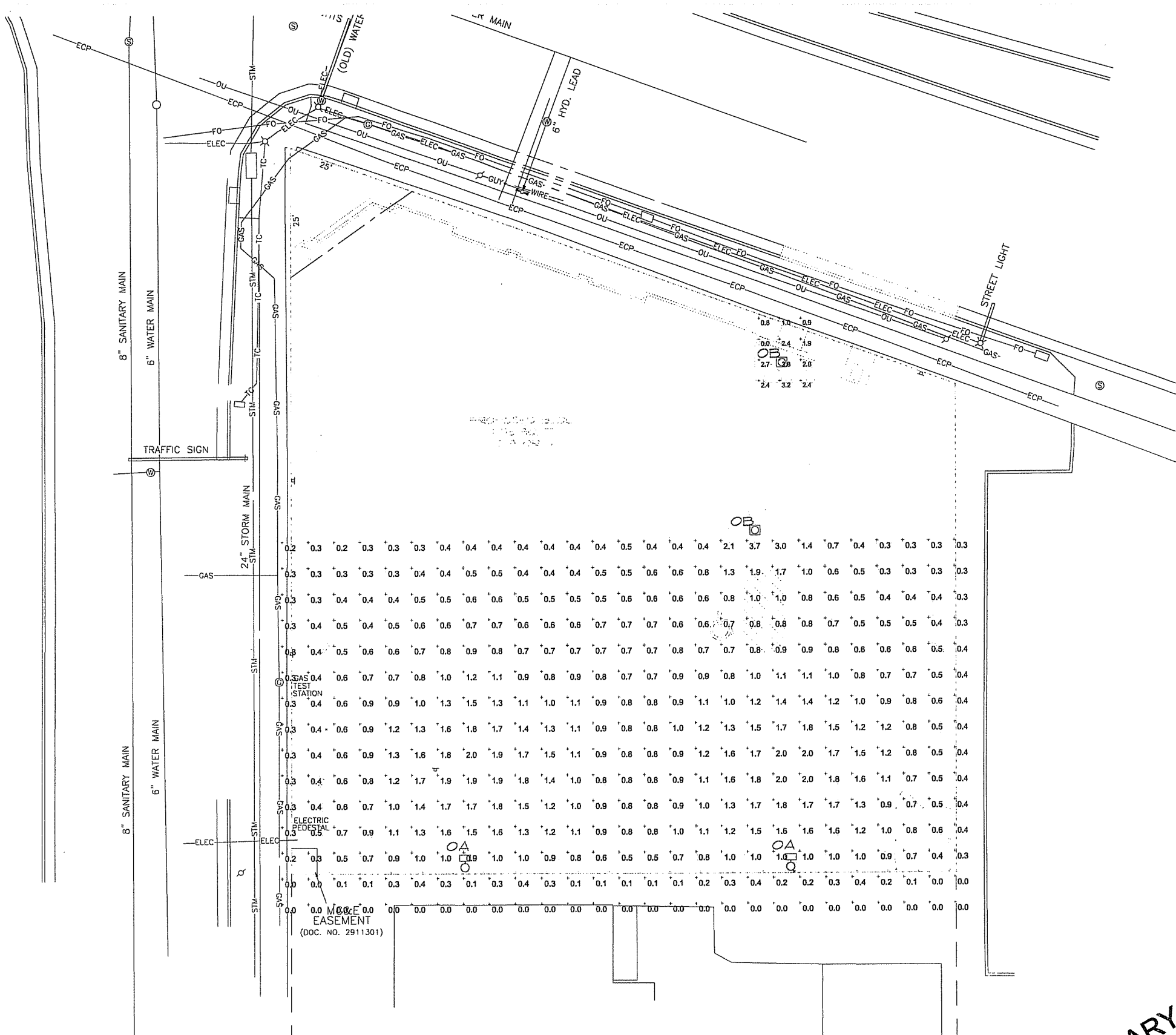
L2013 CAD\STEINHAUSER OPTOMETRY-FCM CORP\STEIN OPTIC 1302.DWG C:\Users\J1182115\AppData\Local\Temp\20130321\_Plot.dwg

PROPOSED NEW MEDICAL OFFICE BUILDING FOR:  
**DR. TOM STEINHAUER - OPTOMETRY CLINIC**  
2635 UNIVERSITY AVE.  
MADISON, WI

PKG/REV NO. DATE  
CITY SUBMIT 3/20/13

PROJECT NO: 12-19  
DRAWN BY: WAS  
CHECKED BY:

SHEET:  
**E2.1**

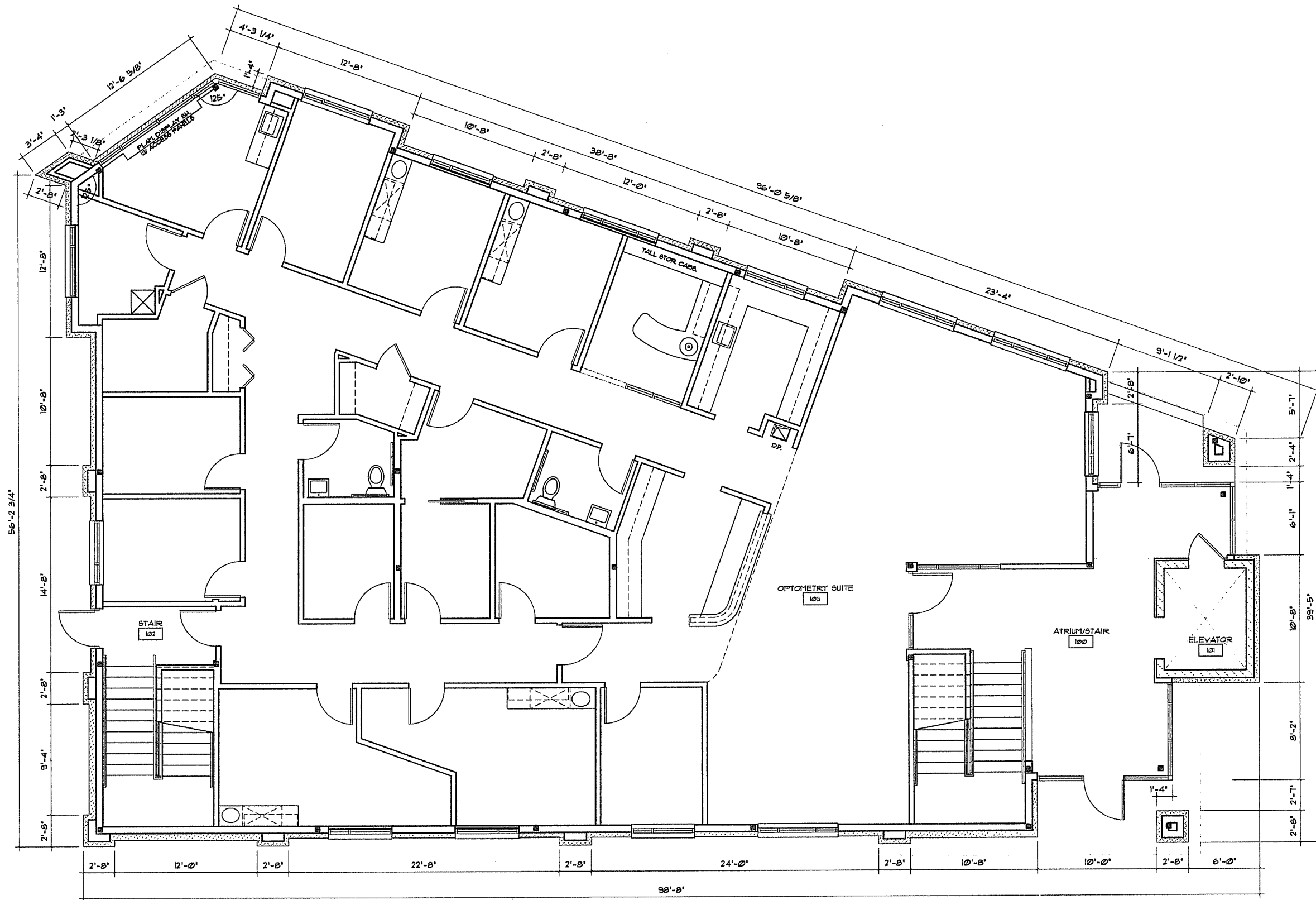


LIGHTING FIXTURE SCHEDULE											
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NO.	MOUNTING	CEILING TYPE	LUMEN	VOLT	LAMP DATA			NOTES
								NO.	WATT	TYPE	
04	SHIELD HEAD PARKING LOT POLE	HALO	FRM8-B-1	POLE	NA	0.45	0.1	100	PAR30	0.4	PROVIDE IN COLOR RENDERING ON A 10' SQUARE SITE. POLE SET AT 15' HIGH CONCRETE BASE
05	LED RECESSED DOWN LIGHT	LITOMAT	DD78-ED-4000-0004	RECESSED	OPEN	50	1	360	LED	NA	8" CLEARANCE CLEARANCE AT JAC. MOUNTING

**SITE LIGHTING PLAN**  
SCALE: 1" = 10'-0"



**PRELIMINARY**  
NOT FOR CONSTRUCTION



PROPOSED NEW MEDICAL OFFICE BUILDING FOR:  
**DR. TOM STEINHAUER - OPTOMETRY CLINIC**  
2635 UNIVERSITY AVE.  
MADISON, WI

PKG/REV NO.	DATE
CITY SUBMIT	3/20/13

PROJECT NO: 12-19  
DRAWN BY: WAS  
CHECKED BY:

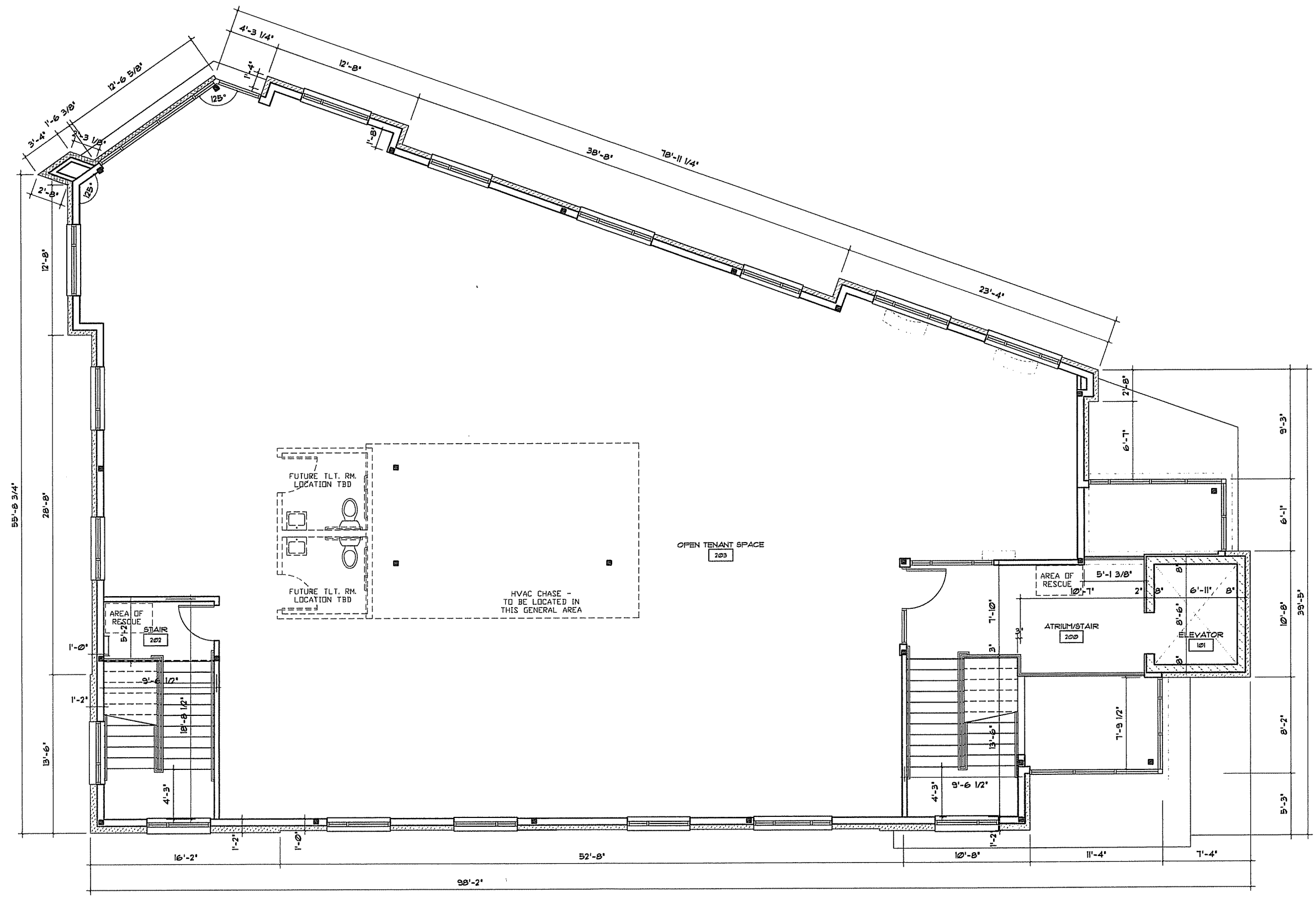
SHEET:  
**A2.1**



**PROPOSED 1ST FLOOR PLAN**

1/4" = 1' - 0" (N.T.S. @ 11"X17")

**PRELIMINARY**  
NOT FOR CONSTRUCTION



PROPOSED NEW MEDICAL OFFICE BUILDING FOR:  
**DR. TOM STEINHAUER - OPTOMETRY CLINIC**  
2635 UNIVERSITY AVE.  
MADISON, WI

PKG/REV NO.	DATE
CITY SUBMIT	3/20/13

PROJECT NO: 12-19  
DRAWN BY: WAS  
CHECKED BY:

SHEET:  
**A2.2**



**PROPOSED 2ND FLOOR PLAN**

1/4" = 1' - 0" (N.T.S. @ 11"X17")

**PRELIMINARY**  
NOT FOR CONSTRUCTION

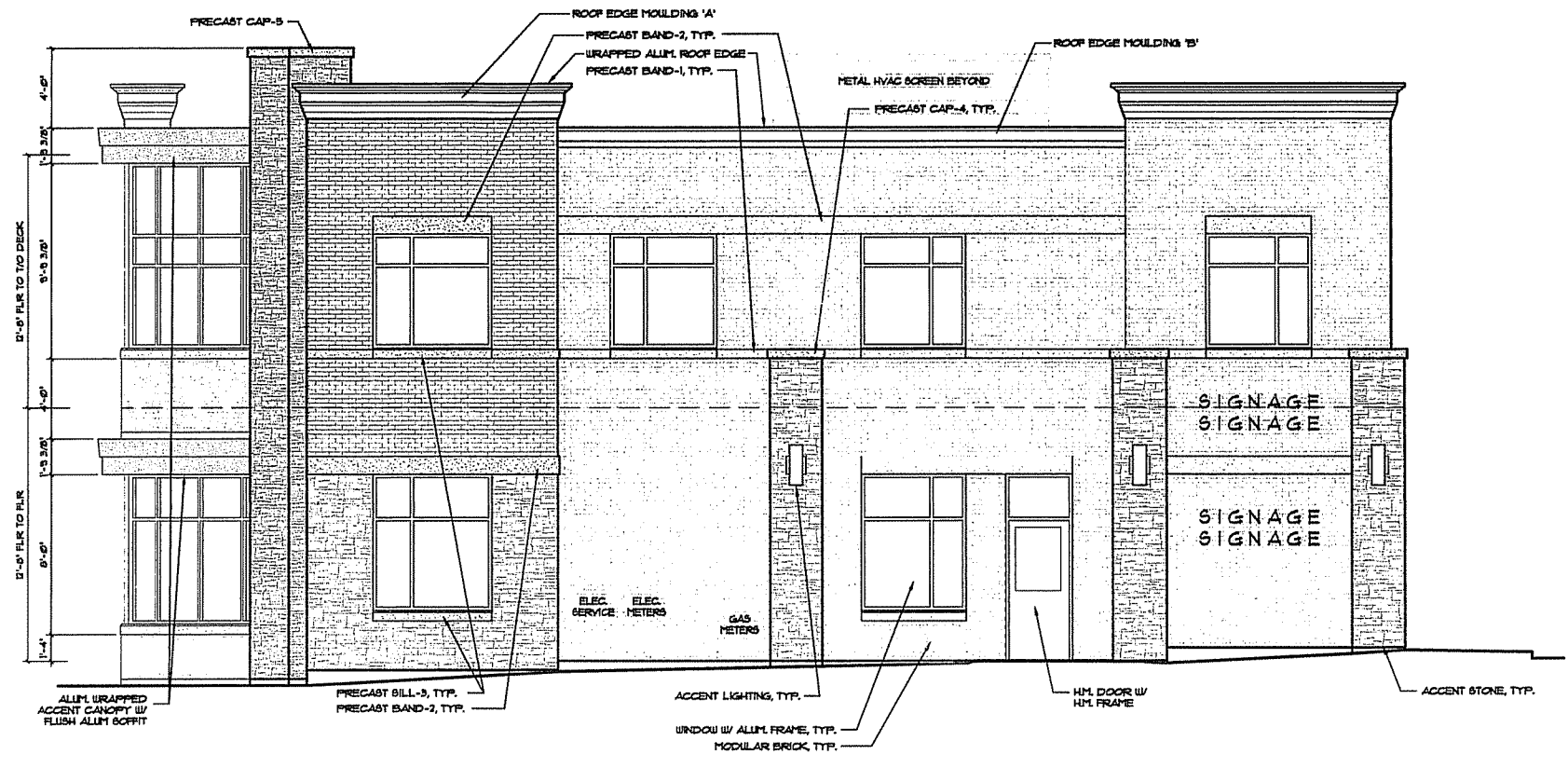
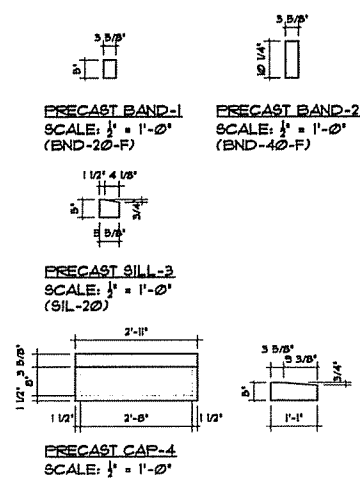
PROPOSED NEW MEDICAL OFFICE BUILDING FOR:  
**DR. TOM STEINHAUER - OPTOMETRY CLINIC**  
2635 UNIVERSITY AVE.  
MADISON, WI

PKG/ REV NO.	DATE
CITY SUBMIT	3/20/13

PROJECT NO: 12-19  
DRAWN BY: WAS  
CHECKED BY:

SHEET:  
**A4.1**

**CITY NOTES/ CALCULATIONS:**  
STREET-FACING FACADE (@ GROUND FLOOR)  
(TOWARD UNIVERSITY AVE @ CORNER)  
- DOORS & WINDOWS 60% MIN. LENGTH  
(64'-8" / 107'-1" = 60.1%)  
- DOORS & WINDOWS 40% MIN. AREA  
(4706 SF / 1165 SF = 40.4%)  
- ROOFTOP SCREENING TO BE 1'-0" MIN. ABOVE EQUIP.

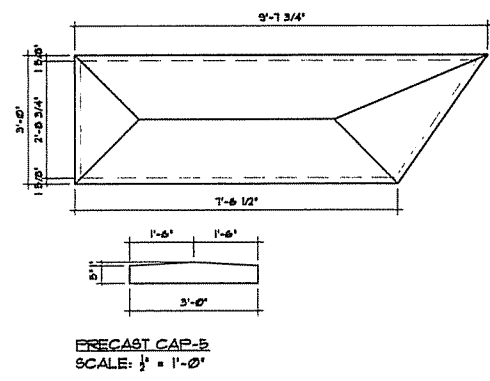
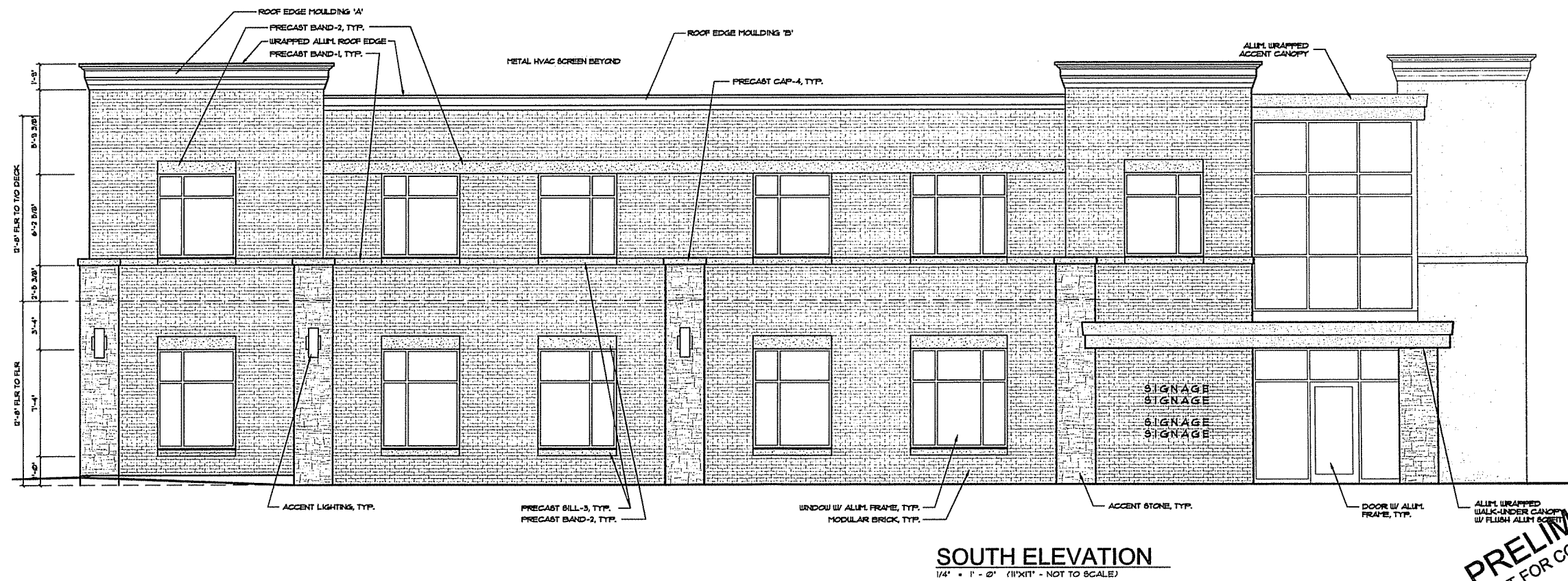
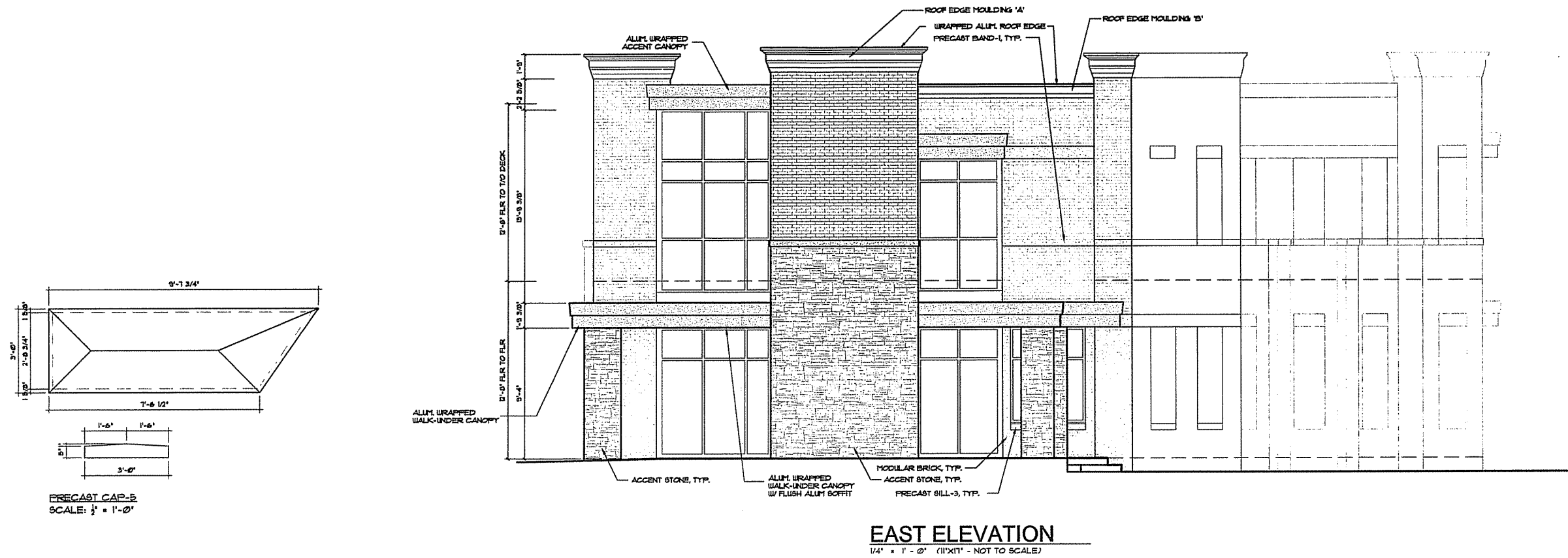


**WEST ELEVATION**  
1/4" = 1'-0" (11'x11' - NOT TO SCALE)



**NORTH ELEVATION**  
1/4" = 1'-0" (11'x11' - NOT TO SCALE)

**PRELIMINARY**  
NOT FOR CONSTRUCTION



**PRELIMINARY**  
NOT FOR CONSTRUCTION