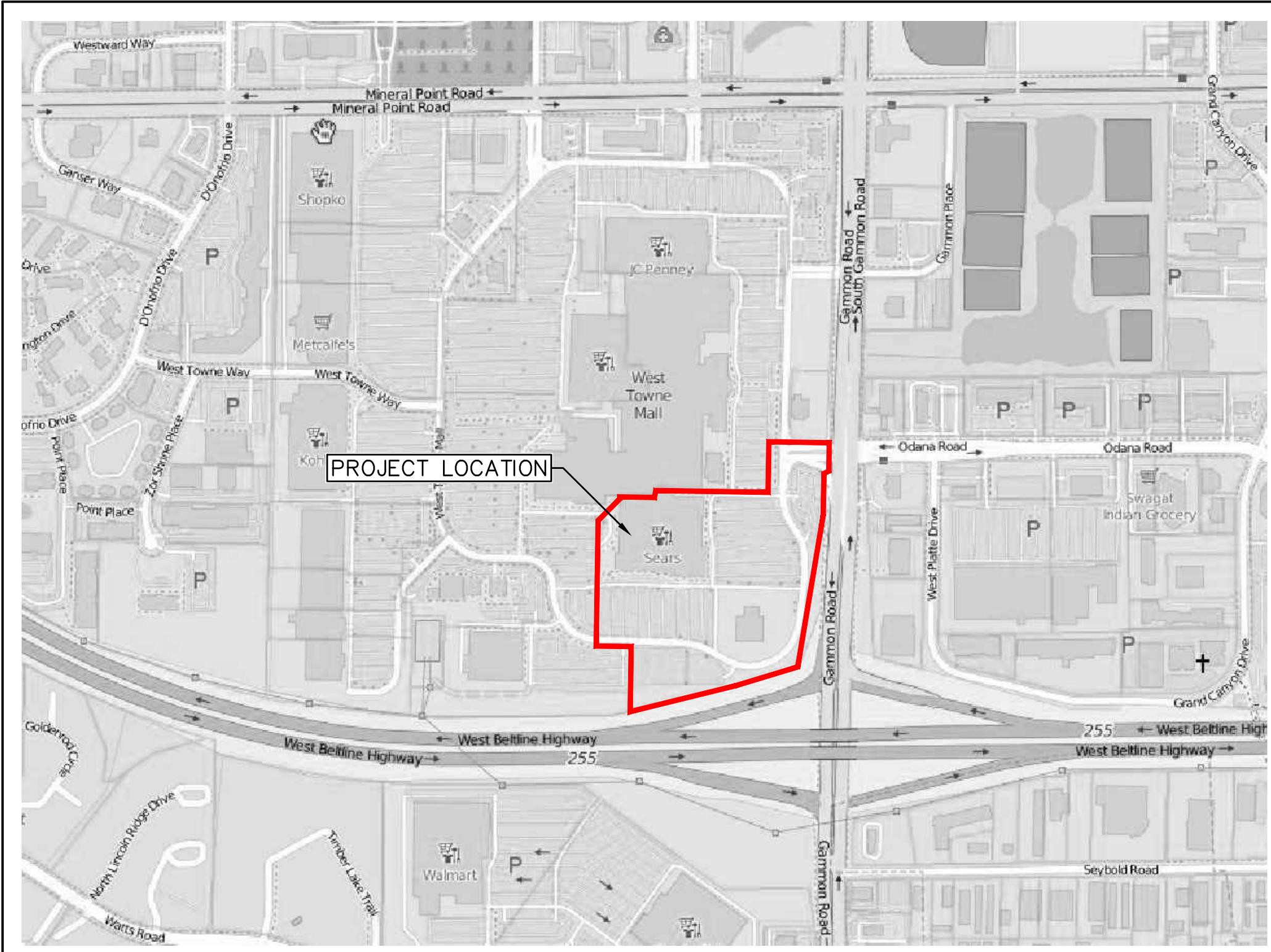


WEST TOWNE MALL SEARS RECAPTURE PLAN

CITY OF MADISON DAE COUNTY, WISCONSIN SITE DEVELOPMENT PLANS

VICINITY MAP



LEGEND (PROPOSED FEATURES)

	TREE REMOVAL
	EXISTING CONCRETE PAVEMENT TO BE REMOVED
	EXISTING ASPHALT PAVEMENT TO BE REMOVED
	EXISTING BUILDING/STRUCTURE TO BE REMOVED
	SAWCUT LINE
	PROPOSED PROPERTY LINE
	PROPOSED SITE LIGHTING (DESIGNED BY OTHERS, FOR REFERENCE ONLY)
	MONUMENT SIGNS (CONSTRUCTION DETAILS BY OTHERS)
	SIGN
	HEAVY-DUTY CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	HEATED CONCRETE SIDEWALK
	HEAVY-DUTY ASPHALT PAVEMENT
	STANDARD-DUTY ASPHALT PAVEMENT
	COLOR AND STAMPED CONCRETE
	PROPOSED 18" REJECT CURB & GUTTER (AS SHOWN ON SITE PLAN)
	PROPOSED 18" STANDARD CURB & GUTTER (AS SHOWN ON SITE PLAN)
	PROPOSED ACCESSIBLE PAVEMENT MARKING
	VAN ACCESSIBLE STALL
	PROPOSED TYPE 3 CURB RAMP (SEE DETAIL SHEET. NOTE LINWORK ON PLAN IS SYMBOLIC ONLY.)
	PROPOSED TYPE 3A CURB RAMP (SEE DETAIL SHEET. NOTE LINWORK ON PLAN IS SYMBOLIC ONLY.)
	PROPOSED TYPE 4 CURB RAMP (SEE DETAIL SHEET. NOTE LINWORK ON PLAN IS SYMBOLIC ONLY.)
	PROPOSED TYPE 4A CURB RAMP (SEE DETAIL SHEET. NOTE LINWORK ON PLAN IS SYMBOLIC ONLY.)
	PROPOSED TYPE 7 CURB RAMP (SEE DETAIL SHEET. NOTE LINWORK ON PLAN IS SYMBOLIC ONLY.)
	DOOR
	STRUCTURAL RETAINING WALL - (DESIGNED BY OTHERS)
	869.5 PROPOSED 0.5-FOOT GRADE CONTOUR (ONLY USED WHEN CRITICAL)
	869 PROPOSED 1-FOOT GRADE CONTOUR
	877.70 PROPOSED 5-FOOT GRADE CONTOUR
	877.70 PROPOSED SPOT GRADE
	PROPOSED TOP OF CURB
	PROPOSED EROSION CONTROL BALE
	TEMPORARY DITCH CHECK
	PROPOSED INLET PROTECTION
	PROPOSED SILT FENCE
	PROPOSED TEMPORARY DIVERSION SWALE & BERM
	PROPOSED LEVEL SPREADER
	PROPOSED STONE TRACKING MAT
	PROPOSED PERMANENT TURF REINFORCEMENT MAT
	EROSION CONTROL BLANKET
	PROPOSED RIPRAP
	PROPOSED GAS LINE
	PROPOSED ELECTRIC LINE
	PROPOSED TELEPHONE LINE
	PROPOSED WATER MAIN
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED FIRE DEPARTMENT CONNECTION
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED INLET
	PROPOSED STORM MANHOLE
	PROPOSED AREA DRAIN
	PROPOSED SANITARY MANHOLE

OWNER/DEVELOPER:

SERITAGE GROWTH PROPERTIES
PAUL D'ARELLI
7901 SW 6TH CT, SUITE 120
PLANTATION, FL 33324
(954)880-1080

CIVIL ENGINEER:

R.A. Smith National
Beyond Surveying
and Engineering
www.rasmithnational.com

JAIMI N. LAPP, PE
16745 W. BLUEMOUND ROAD
BROOKFIELD, WI 53605-5938
(262)317-3223

ARCHITECT:

CALLISON RTKL INC.
200 S. MICHIGAN AVE. SUITE 1800
CHICAGO, IL 60604
(312)542-5900

PLAN INDEX

SHEET NO.	DESCRIPTION
C000	TITLE SHEET
C001-C002	EXISTING CONDITIONS
C100	PRELIMINARY SITE DEMOLITION PLAN
C200	PRELIMINARY SITE PLAN
C300	PRELIMINARY GRADING PLAN
C400	PRELIMINARY UTILITY PLAN
L100	LANDSCAPE PLAN - OVERALL
L101	LANDSCAPE PLAN - NORTH WEST
L102	LANDSCAPE PLAN - NORTH EAST
L103	LANDSCAPE PLAN - SOUTH EAST
L104	LANDSCAPE PLAN - SOUTH WEST

R.A. Smith National
Beyond Surveying
and Engineering

www.rasmithnational.com

SEARS RECAPTURE PLAN
CITY OF MADISON, WI

MUNICIPAL REVIEW DOCUMENTS

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

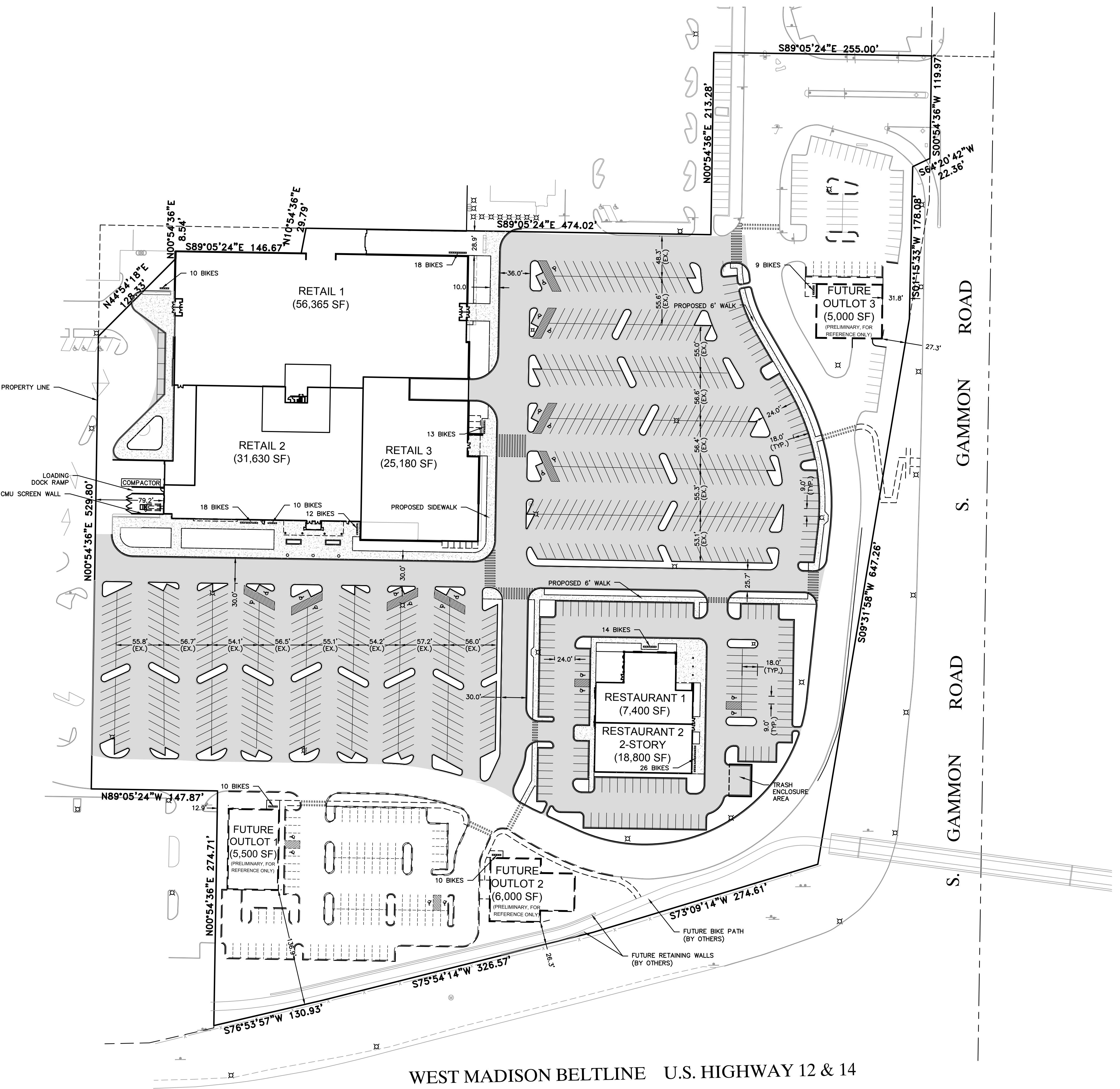
NOT FOR CONSTRUCTION

© COPYRIGHT 2016
R.A. Smith National, Inc.
DATE: 09/21/2016
SCALE: N.T.S.
JOB NO. 3160123
PROJECT MANAGER: TODD J. MOSHER
DESIGNED BY: JNL
CHECKED BY: TJM
SHEET NUMBER
C000

PLAN DATE: SEPT 21, 2016

REVISION	ISSUE DATE	ISSUED SHEETS	ISSUED FOR
A	10/26/2016	COMPLETE SET	UDC & PC RESUBMITTAL

C000



LEGEND

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK

SITE DATA

EXISTING PARKING STALLS	1,064 (1,044 & 20 ADA)
PROPOSED PARKING (MAIN LOTS & EXISTING OUTLOTS)	981 (961 & 20 ADA)
PROPOSED PARKING (MAIN LOTS & PROPOSED OUTLOTS)	897 (871 & 26 ADA)
SUBJECT TO FUTURE APPROVAL	
SEARS RECAPTURE (RATIO = 5.4 PER 1000 SF)	
PROPOSED PARKING STALLS	597
PROPOSED ACCESSIBLE STALLS	16
RESTAURANT 1 (RATIO = 4.7 PER 1000 SF)	
PROPOSED PARKING STALLS	33
PROPOSED ACCESSIBLE STALLS	2
RESTAURANT 2 (RATIO = 4.7 PER 1000 SF)	
PROPOSED PARKING STALLS	86
PROPOSED ACCESSIBLE STALLS	2
TOTAL PARKING STALLS	
736	
OUTLOT 1 (RATIO = 9.1 PER 1000 SF)	
PROPOSED PARKING STALLS	48
PROPOSED ACCESSIBLE STALLS	2
OUTLOT 2 (RATIO = 8.2 PER 1000 SF)	
PROPOSED PARKING STALLS	47
PROPOSED ACCESSIBLE STALLS	2
OUTLOT 3 (RATIO = 12.0 PER 1000 SF)	
PROPOSED PARKING STALLS	60
PROPOSED ACCESSIBLE STALLS	2
TOTAL PARKING STALLS	
161	

SEARS RECAPTURE PLAN
CITY OF MADISON, WI

PRELIMINARY SITE PLAN

MUNICIPAL REVIEW DOCUMENTS

NOT FOR CONSTRUCTION

DIGGERS HOTLINE

© COPYRIGHT 2016
 R.A. Smith National, Inc.
 DATE: 09/21/2016
 SCALE: 1" = 60'
 JOB NO. 3160123
 PROJECT MANAGER: TODD J. MOSHER
 DESIGNED BY: JNL
 CHECKED BY: TJM

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS
 SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY
 BE OTHER UNDERGROUND UTILITY INSTALLATIONS
 WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

ASPHALT PAVEMENT

CONCRETE SIDEWALK

GRAPHIC SCALE
 30 0 30 60 120
 (IN FEET)

R.A. Smith National
*Beyond Surveying
and Engineering*

www.rasmithnational.com

PRELIMINARY SITE PLAN

NOT FOR CONSTRUCTION

DIGGERS HOTLINE

ASPHALT PAVEMENT

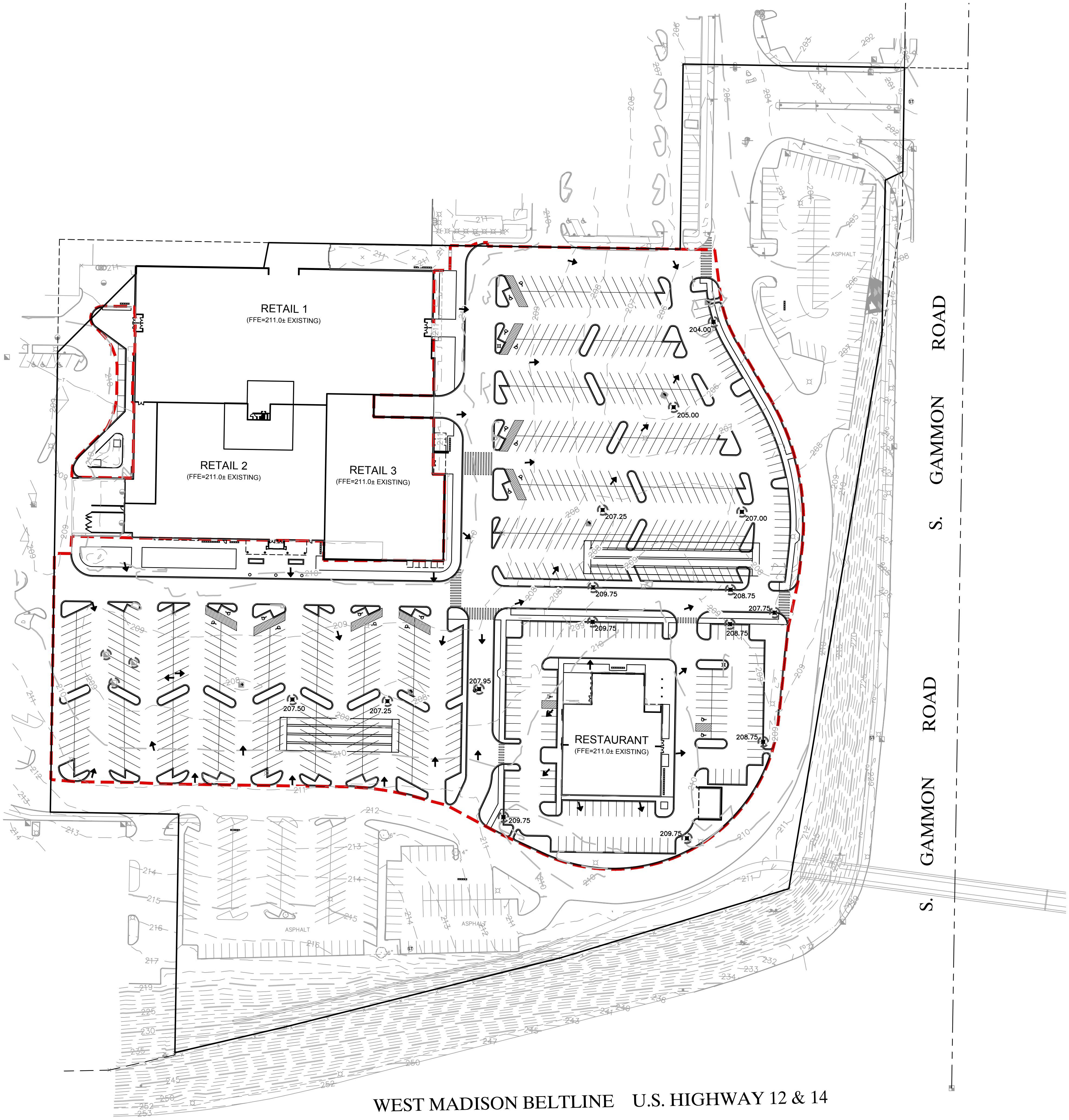
CONCRETE SIDEWALK

GRAPHIC SCALE

(IN FEET)

30 0 30 60 120

(IN FEET)



WEST MADISON BELTLINE U.S. HIGHWAY 12 & 14

DIGGERS HOTLINE

Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Deaf or Hearing Impaired TDD (800) 542-2289

SMITH NATIONAL, INC. ASSUMES NO
RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS
RESULTING FROM CHANGES OR ALTERATIONS MADE
TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN
CONSENT OF R.A.SMITH NATIONAL.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

SEARS RECAPTURE PLAN

CITY OF MADISON, WI

PRELIMINARY GRADING PLAN

MUNICIPAL REVIEW DOCUMENTS

**NOT FOR
CONSTRUCTION**

CONCLUSION

© COPYRIGHT 2016

R.A. Smith National, Inc.

SCALE: 1" = 60'

JOB NO. 3160123

PROJECT MANAGER:
TODD J. MOSHER

DESIGNED BY: JNL

CHECKED BY: TJM

SHEET NUMBER

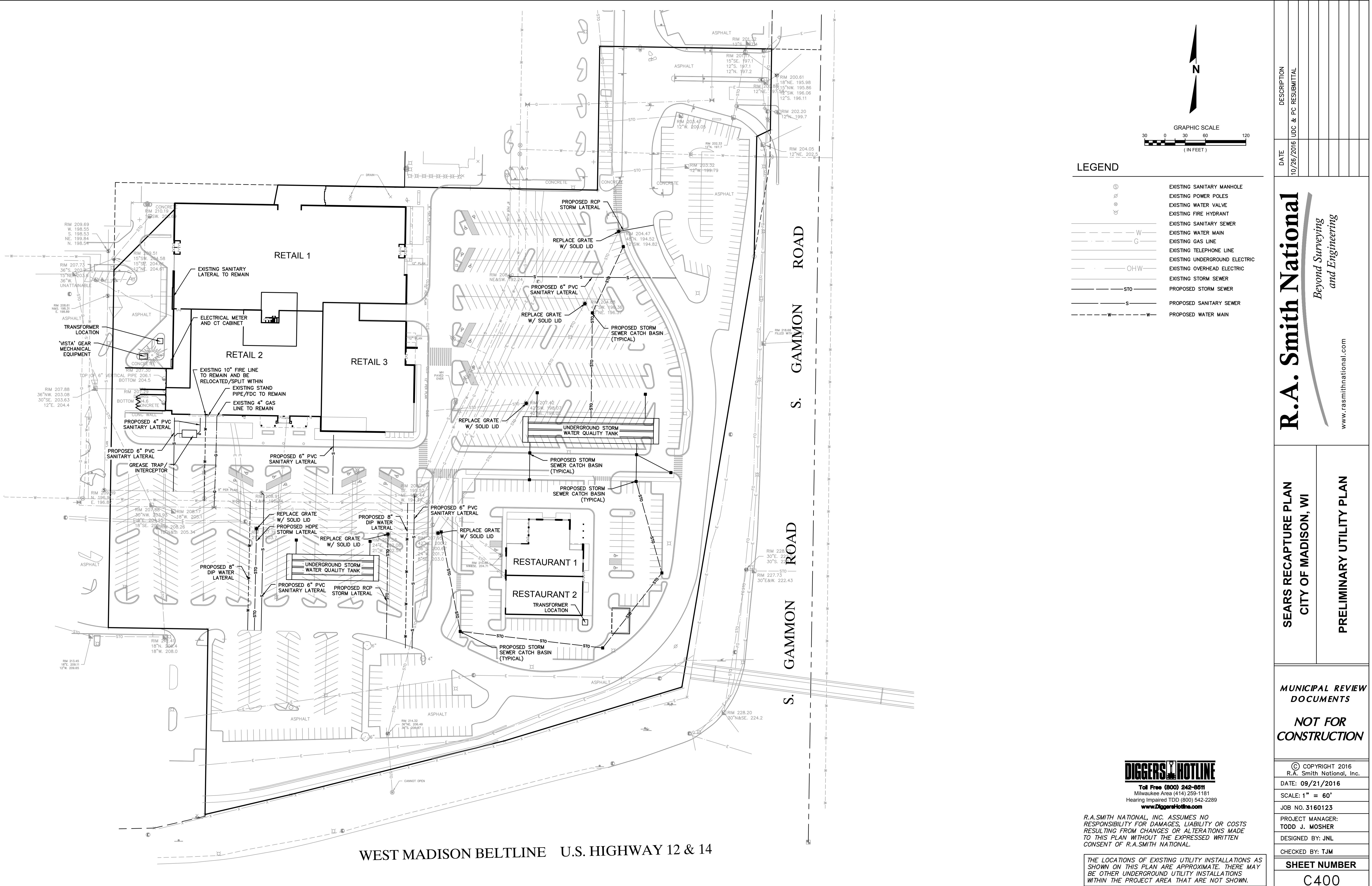
6500

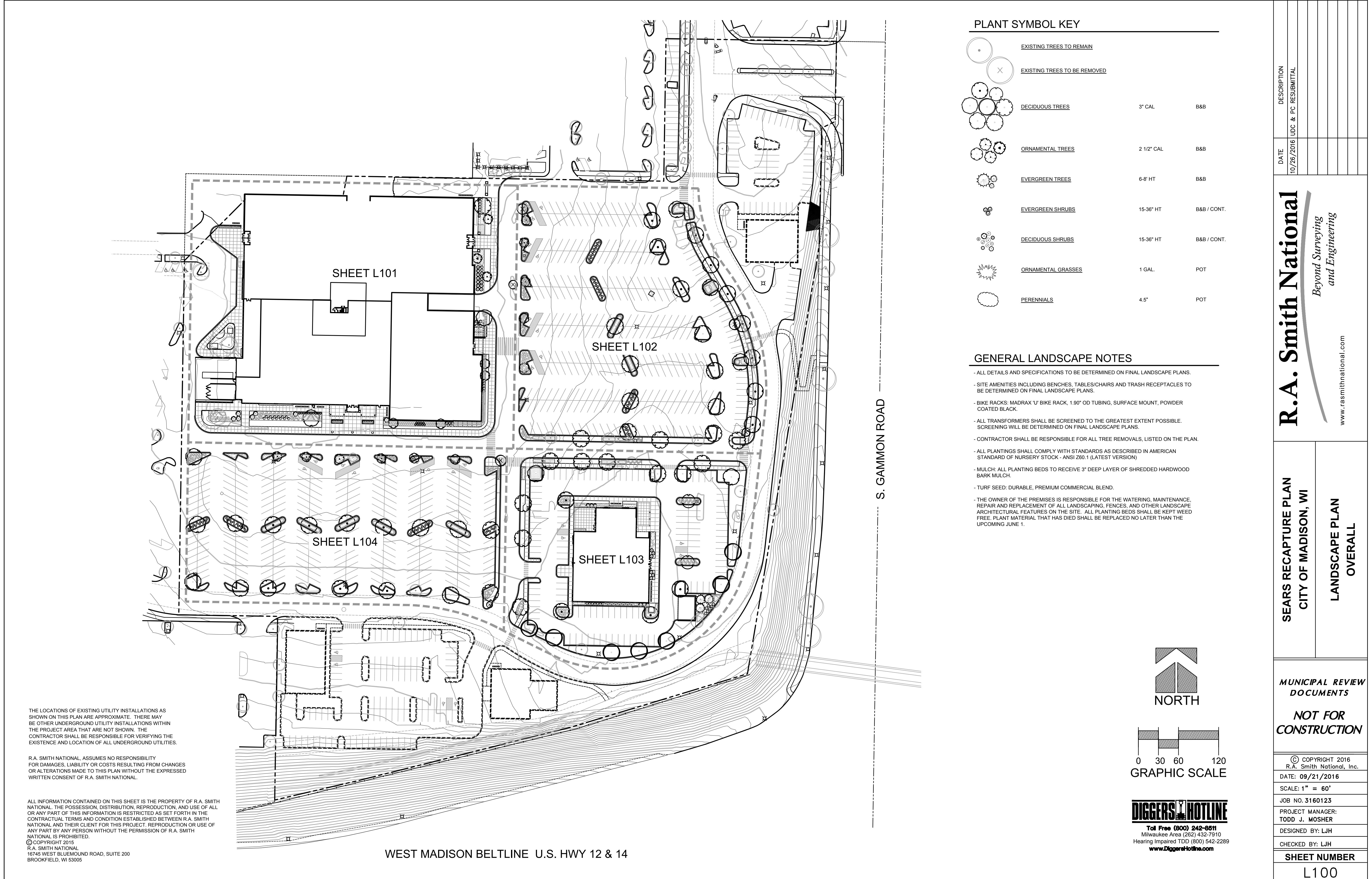
R.A. Smith National

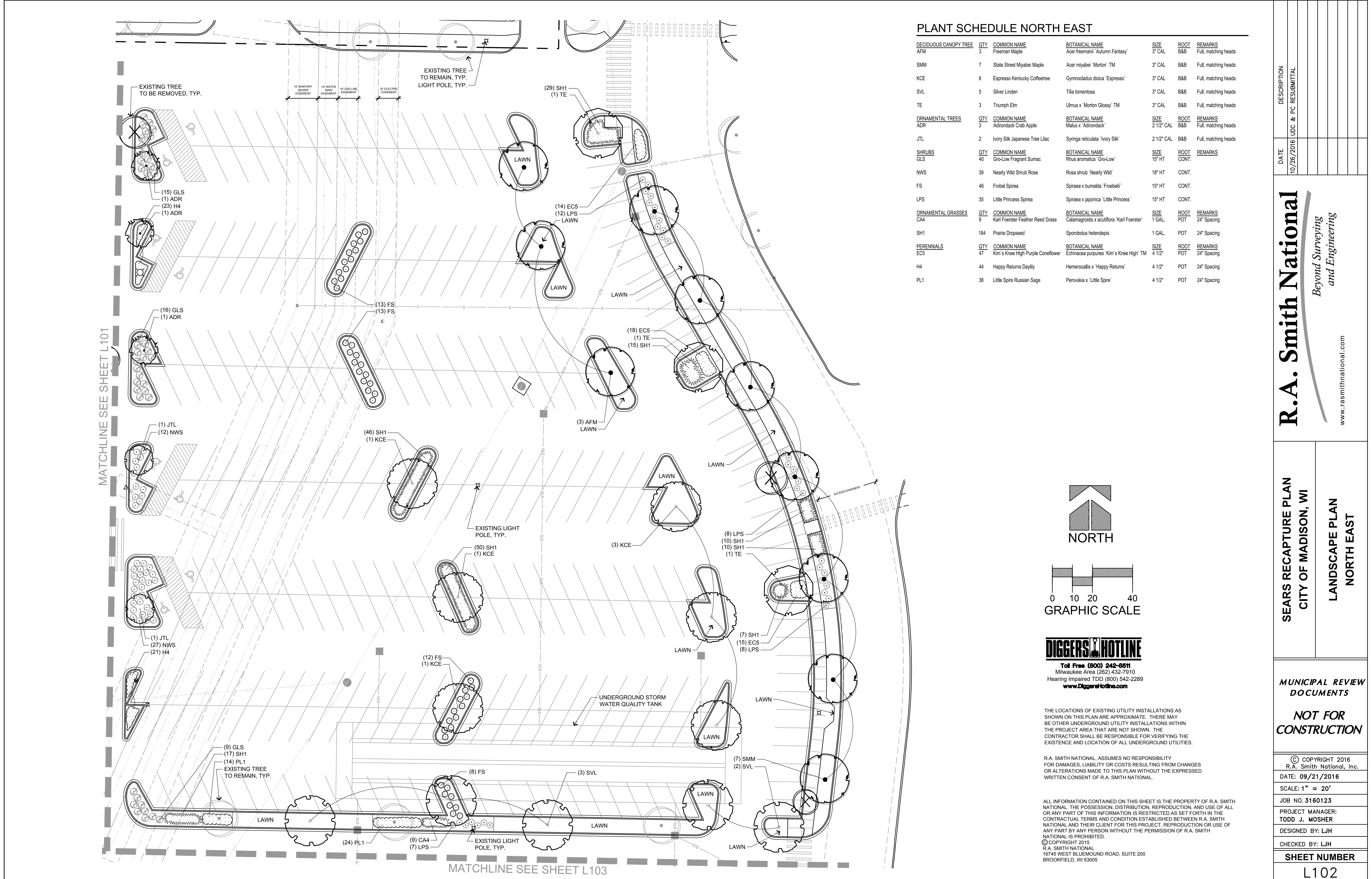
*Beyond Surveying
and Engineering*

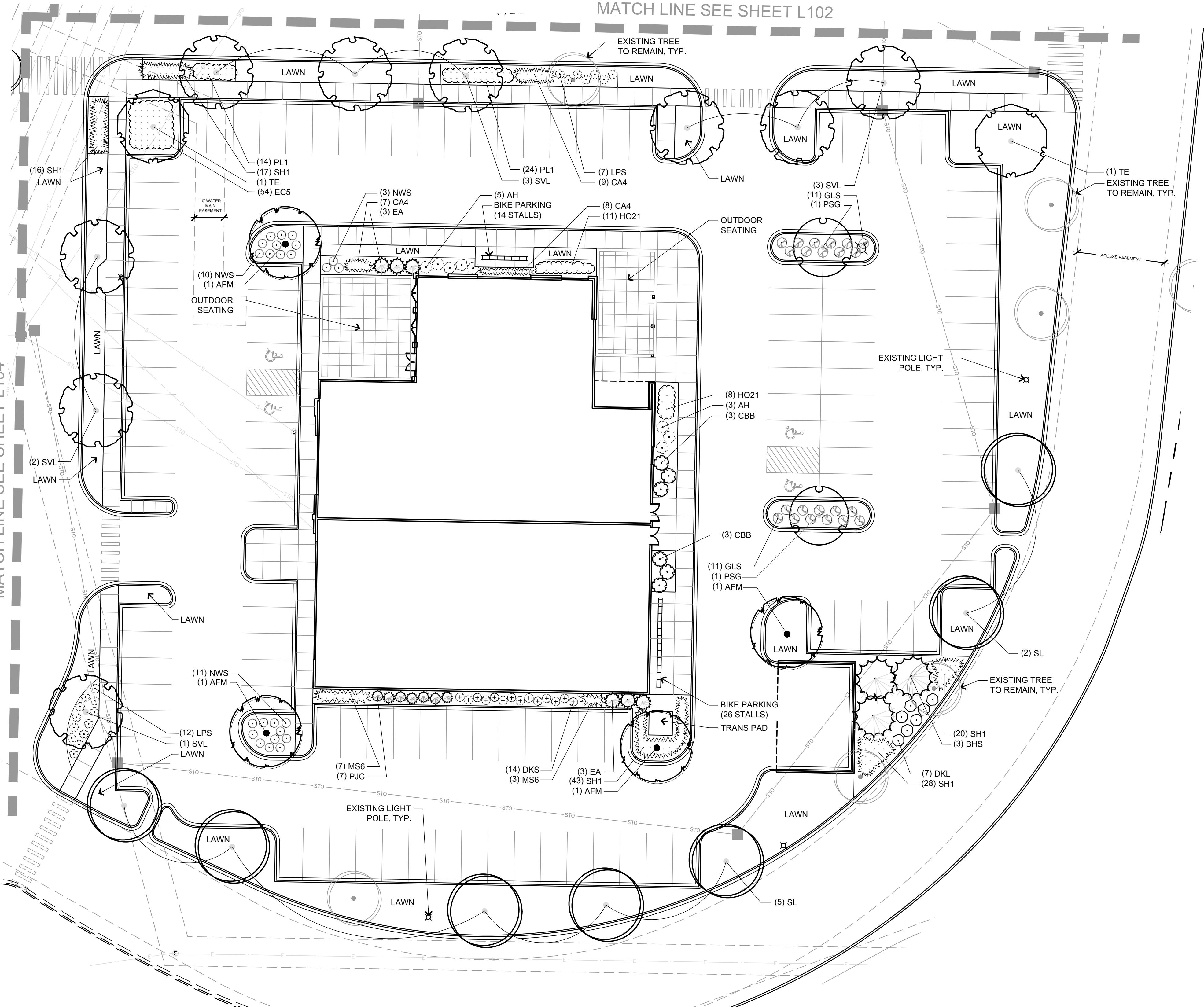
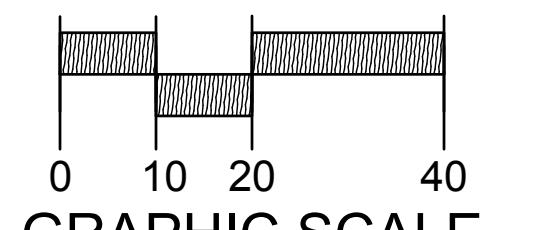
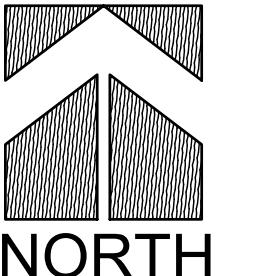
www.rasmithnational.com

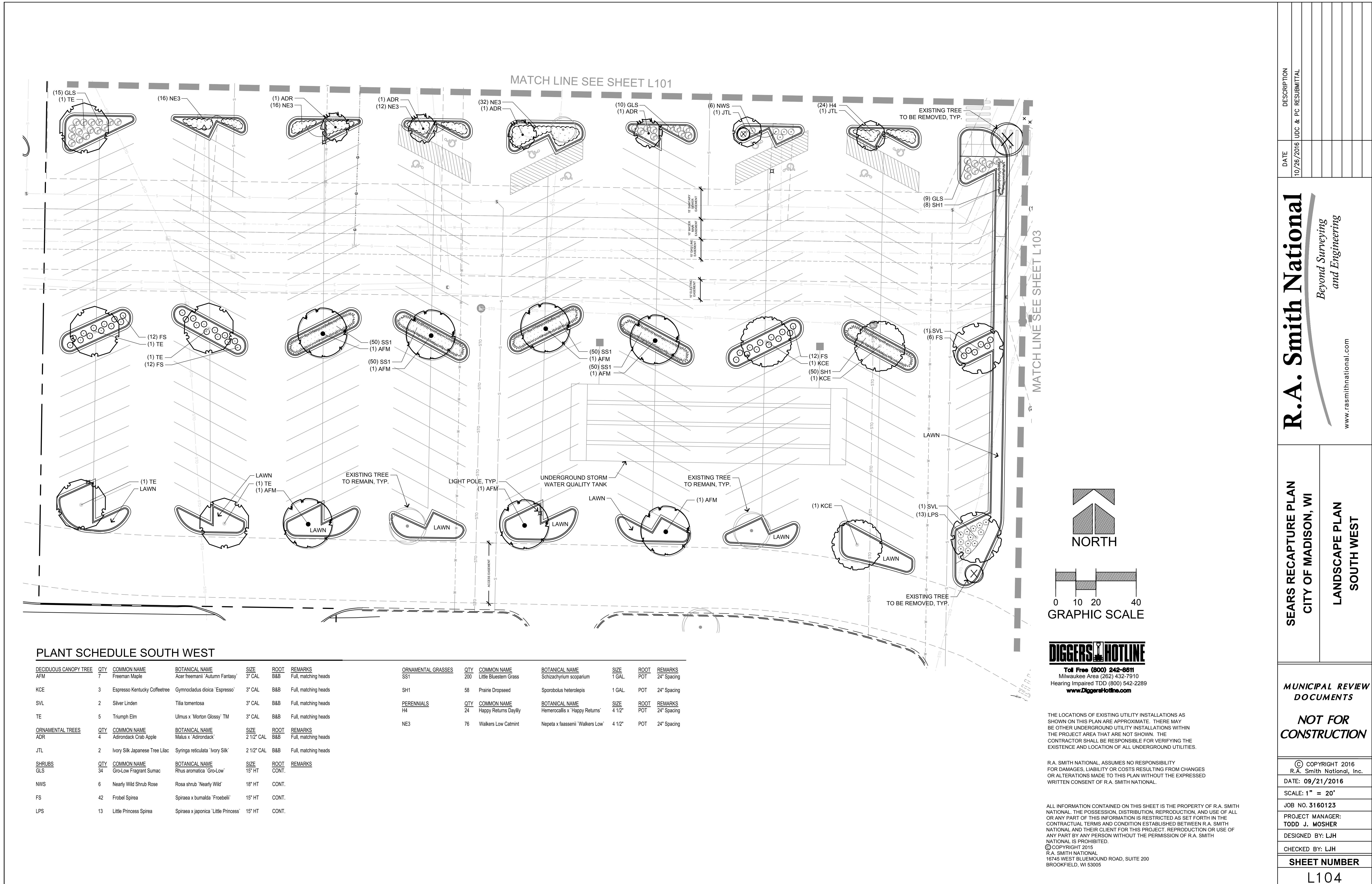
PRELIMINARY GRADING PLAN







R.A. Smith National																																																																																																																																																																																																															
Sears Recapture Plan City of Madison, WI			Landscape Plan South East																																																																																																																																																																																																												
			<p>PLANT SCHEDULE SOUTH EAST</p> <table border="1"> <thead> <tr> <th>DECIDUOUS CANOPY TREE</th><th>QTY</th><th>COMMON NAME</th><th>BOTANICAL NAME</th><th>SIZE</th><th>ROOT</th><th>REMARKS</th> </tr> </thead> <tbody> <tr> <td>AFM</td><td>4</td><td>Freeman Maple</td><td>Acer freemanii 'Autumn Fantasy'</td><td>3" CAL</td><td>B&B</td><td>Full, matching heads</td></tr> <tr> <td>PSG</td><td>2</td><td>Princeton Sentry Ginkgo</td><td>Ginkgo biloba 'Princeton Sentry'</td><td>3" CAL</td><td>B&B</td><td>Full, matching heads</td></tr> <tr> <td>SL</td><td>7</td><td>Skyline Honey Locust</td><td>Gleditsia triacanthos 'Skyline'</td><td>3" CAL</td><td>B&B</td><td>Full, matching heads</td></tr> <tr> <td>SVL</td><td>9</td><td>Silver Linden</td><td>Tilia tomentosa</td><td>3" CAL</td><td>B&B</td><td>Full, matching heads</td></tr> <tr> <td>TE</td><td>2</td><td>Triumph Elm</td><td>Ulmus x 'Morton Glossy' TM</td><td>3" CAL</td><td>B&B</td><td>Full, matching heads</td></tr> <tr> <td colspan="2">EVERGREEN TREES</td><td>QTY</td><td>COMMON NAME</td><td>BOTANICAL NAME</td><td>SIZE</td><td>ROOT</td><td>REMARKS</td></tr> <tr> <td colspan="2">BHS</td><td>3</td><td>Black Hills Spruce</td><td>Picea glauca 'Densata'</td><td>7' HT</td><td>B&B</td><td>Semi-sheared, fully branched to ground</td></tr> <tr> <td colspan="2">EA</td><td>6</td><td>Emerald Arborvitae</td><td>Thuja occidentalis 'Emerald'</td><td>6' HT</td><td>B&B</td><td>Semi-sheared, fully branched to ground</td></tr> <tr> <td colspan="2">SHRUBS</td><td>QTY</td><td>COMMON NAME</td><td>BOTANICAL NAME</td><td>SIZE</td><td>ROOT</td><td>REMARKS</td></tr> <tr> <td colspan="2">CBB</td><td>6</td><td>Compact Burning Bush</td><td>Euonymus alatus 'Compactus'</td><td>36" HT</td><td>CONT.</td><td></td></tr> <tr> <td colspan="2">AH</td><td>8</td><td>Annabelle Smooth Hydrangea</td><td>Hydrangea arborescens 'Annabelle'</td><td>24" HT</td><td>CONT.</td><td></td></tr> <tr> <td colspan="2">PJC</td><td>7</td><td>Kallay Compact Pfitzer Juniper</td><td>Juniperus chinensis 'Kallays Compact'</td><td>24" HT</td><td>CONT.</td><td></td></tr> <tr> <td colspan="2">GLS</td><td>22</td><td>Gro-Low Fragrant Sumac</td><td>Rhus aromatica 'Gro-Low'</td><td>15" HT</td><td>CONT.</td><td></td></tr> <tr> <td colspan="2">DKS</td><td>14</td><td>Double Knock Out Shrub Rose</td><td>Rosa shrub 'Double Knock Out'</td><td>18" HT</td><td>CONT.</td><td></td></tr> <tr> <td colspan="2">NWS</td><td>24</td><td>Nearly Wild Shrub Rose</td><td>Rosa shrub 'Nearly Wild'</td><td>18" HT</td><td>CONT.</td><td></td></tr> <tr> <td colspan="2">LPS</td><td>19</td><td>Little Princess Spirea</td><td>Spiraea x japonica 'Little Princess'</td><td>15" HT</td><td>CONT.</td><td></td></tr> <tr> <td colspan="2">DKL</td><td>7</td><td>Dwarf Korean Lilac</td><td>Syringa meyeri 'Palibin'</td><td>18" HT</td><td>CONT.</td><td></td></tr> <tr> <td colspan="2">ORNAMENTAL GRASSES</td><td>QTY</td><td>COMMON NAME</td><td>BOTANICAL NAME</td><td>SIZE</td><td>ROOT</td><td>REMARKS</td></tr> <tr> <td colspan="2">CA4</td><td>24</td><td>Karl Foerster Feather Reed Grass</td><td>Calamagrostis x acutiflora 'Karl Foerster'</td><td>1 GAL.</td><td>POT</td><td>24" Spacing</td></tr> <tr> <td colspan="2">MS6</td><td>10</td><td>Morning Light Silver Grass</td><td>Miscanthus sinensis 'Morning Light'</td><td>1 GAL.</td><td>POT</td><td>36" Spacing</td></tr> <tr> <td colspan="2">SH1</td><td>124</td><td>Prairie Dropseed</td><td>Sporobolus heterolepis</td><td>1 GAL.</td><td>POT</td><td>24" Spacing</td></tr> <tr> <td colspan="2">PERENNIALS</td><td>QTY</td><td>COMMON NAME</td><td>BOTANICAL NAME</td><td>SIZE</td><td>ROOT</td><td>REMARKS</td></tr> <tr> <td colspan="2">EC5</td><td>54</td><td>Kim's Knee High Purple Coneflower</td><td>Echinacea purpurea 'Kim's Knee High' TM</td><td>4 1/2"</td><td>POT</td><td>24" Spacing</td></tr> <tr> <td colspan="2">HO21</td><td>19</td><td>Blue Umbrella Hosta</td><td>Hosta x 'Blue Umbrella'</td><td>4 1/2"</td><td>POT</td><td>30" Spacing</td></tr> <tr> <td colspan="2">PL1</td><td>38</td><td>Little Spire Russian Sage</td><td>Perovskia x 'Little Spire'</td><td>4 1/2"</td><td>POT</td><td>24" Spacing</td></tr> </tbody> </table>			DECIDUOUS CANOPY TREE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS	AFM	4	Freeman Maple	Acer freemanii 'Autumn Fantasy'	3" CAL	B&B	Full, matching heads	PSG	2	Princeton Sentry Ginkgo	Ginkgo biloba 'Princeton Sentry'	3" CAL	B&B	Full, matching heads	SL	7	Skyline Honey Locust	Gleditsia triacanthos 'Skyline'	3" CAL	B&B	Full, matching heads	SVL	9	Silver Linden	Tilia tomentosa	3" CAL	B&B	Full, matching heads	TE	2	Triumph Elm	Ulmus x 'Morton Glossy' TM	3" CAL	B&B	Full, matching heads	EVERGREEN TREES		QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS	BHS		3	Black Hills Spruce	Picea glauca 'Densata'	7' HT	B&B	Semi-sheared, fully branched to ground	EA		6	Emerald Arborvitae	Thuja occidentalis 'Emerald'	6' HT	B&B	Semi-sheared, fully branched to ground	SHRUBS		QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS	CBB		6	Compact Burning Bush	Euonymus alatus 'Compactus'	36" HT	CONT.		AH		8	Annabelle Smooth Hydrangea	Hydrangea arborescens 'Annabelle'	24" HT	CONT.		PJC		7	Kallay Compact Pfitzer Juniper	Juniperus chinensis 'Kallays Compact'	24" HT	CONT.		GLS		22	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	15" HT	CONT.		DKS		14	Double Knock Out Shrub Rose	Rosa shrub 'Double Knock Out'	18" HT	CONT.		NWS		24	Nearly Wild Shrub Rose	Rosa shrub 'Nearly Wild'	18" HT	CONT.		LPS		19	Little Princess Spirea	Spiraea x japonica 'Little Princess'	15" HT	CONT.		DKL		7	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	18" HT	CONT.		ORNAMENTAL GRASSES		QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS	CA4		24	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 GAL.	POT	24" Spacing	MS6		10	Morning Light Silver Grass	Miscanthus sinensis 'Morning Light'	1 GAL.	POT	36" Spacing	SH1		124	Prairie Dropseed	Sporobolus heterolepis	1 GAL.	POT	24" Spacing	PERENNIALS		QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS	EC5		54	Kim's Knee High Purple Coneflower	Echinacea purpurea 'Kim's Knee High' TM	4 1/2"	POT	24" Spacing	HO21		19	Blue Umbrella Hosta	Hosta x 'Blue Umbrella'	4 1/2"	POT	30" Spacing	PL1		38	Little Spire Russian Sage	Perovskia x 'Little Spire'	4 1/2"	POT	24" Spacing
DECIDUOUS CANOPY TREE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS																																																																																																																																																																																																									
AFM	4	Freeman Maple	Acer freemanii 'Autumn Fantasy'	3" CAL	B&B	Full, matching heads																																																																																																																																																																																																									
PSG	2	Princeton Sentry Ginkgo	Ginkgo biloba 'Princeton Sentry'	3" CAL	B&B	Full, matching heads																																																																																																																																																																																																									
SL	7	Skyline Honey Locust	Gleditsia triacanthos 'Skyline'	3" CAL	B&B	Full, matching heads																																																																																																																																																																																																									
SVL	9	Silver Linden	Tilia tomentosa	3" CAL	B&B	Full, matching heads																																																																																																																																																																																																									
TE	2	Triumph Elm	Ulmus x 'Morton Glossy' TM	3" CAL	B&B	Full, matching heads																																																																																																																																																																																																									
EVERGREEN TREES		QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS																																																																																																																																																																																																								
BHS		3	Black Hills Spruce	Picea glauca 'Densata'	7' HT	B&B	Semi-sheared, fully branched to ground																																																																																																																																																																																																								
EA		6	Emerald Arborvitae	Thuja occidentalis 'Emerald'	6' HT	B&B	Semi-sheared, fully branched to ground																																																																																																																																																																																																								
SHRUBS		QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS																																																																																																																																																																																																								
CBB		6	Compact Burning Bush	Euonymus alatus 'Compactus'	36" HT	CONT.																																																																																																																																																																																																									
AH		8	Annabelle Smooth Hydrangea	Hydrangea arborescens 'Annabelle'	24" HT	CONT.																																																																																																																																																																																																									
PJC		7	Kallay Compact Pfitzer Juniper	Juniperus chinensis 'Kallays Compact'	24" HT	CONT.																																																																																																																																																																																																									
GLS		22	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	15" HT	CONT.																																																																																																																																																																																																									
DKS		14	Double Knock Out Shrub Rose	Rosa shrub 'Double Knock Out'	18" HT	CONT.																																																																																																																																																																																																									
NWS		24	Nearly Wild Shrub Rose	Rosa shrub 'Nearly Wild'	18" HT	CONT.																																																																																																																																																																																																									
LPS		19	Little Princess Spirea	Spiraea x japonica 'Little Princess'	15" HT	CONT.																																																																																																																																																																																																									
DKL		7	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	18" HT	CONT.																																																																																																																																																																																																									
ORNAMENTAL GRASSES		QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS																																																																																																																																																																																																								
CA4		24	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 GAL.	POT	24" Spacing																																																																																																																																																																																																								
MS6		10	Morning Light Silver Grass	Miscanthus sinensis 'Morning Light'	1 GAL.	POT	36" Spacing																																																																																																																																																																																																								
SH1		124	Prairie Dropseed	Sporobolus heterolepis	1 GAL.	POT	24" Spacing																																																																																																																																																																																																								
PERENNIALS		QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS																																																																																																																																																																																																								
EC5		54	Kim's Knee High Purple Coneflower	Echinacea purpurea 'Kim's Knee High' TM	4 1/2"	POT	24" Spacing																																																																																																																																																																																																								
HO21		19	Blue Umbrella Hosta	Hosta x 'Blue Umbrella'	4 1/2"	POT	30" Spacing																																																																																																																																																																																																								
PL1		38	Little Spire Russian Sage	Perovskia x 'Little Spire'	4 1/2"	POT	24" Spacing																																																																																																																																																																																																								
																																																																																																																																																																																																															
			<p>DIGGERS HOTLINE Toll Free (800) 242-8511 Milwaukee Area (262) 432-7910 Hearing Impaired TDD (800) 542-2289 www.DiggersHotline.com</p>																																																																																																																																																																																																												
<p>MUNICIPAL REVIEW DOCUMENTS</p> <p>NOT FOR CONSTRUCTION</p>			<p>THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.</p> <p>R.A. SMITH NATIONAL ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH NATIONAL.</p> <p>ALL INFORMATION CONTAINED ON THIS SHEET IS THE PROPERTY OF R.A. SMITH NATIONAL. THE POSSESSION, DISTRIBUTION, REPRODUCTION, AND USE OF ALL OR ANY PART OF THIS INFORMATION IS RESTRICTED AS SET FORTH IN THE CONTRACTUAL TERMS AND CONDITION ESTABLISHED BETWEEN R.A. SMITH NATIONAL AND YOUR CLIENT FOR THIS PROJECT. REPRODUCTION OR USE OF ANY PART BY ANY PERSON WITHOUT THE PERMISSION OF R.A. SMITH NATIONAL IS PROHIBITED.</p> <p>© COPYRIGHT 2015 R.A. SMITH NATIONAL 16745 WEST BLUEMOUND ROAD, SUITE 200 BROOKFIELD, WI 53005</p>																																																																																																																																																																																																												
<p>ALL INFORMATION CONTAINED ON THIS SHEET IS THE PROPERTY OF R.A. SMITH NATIONAL. THE POSSESSION, DISTRIBUTION, REPRODUCTION, AND USE OF ALL OR ANY PART OF THIS INFORMATION IS RESTRICTED AS SET FORTH IN THE CONTRACTUAL TERMS AND CONDITION ESTABLISHED BETWEEN R.A. SMITH NATIONAL AND YOUR CLIENT FOR THIS PROJECT. REPRODUCTION OR USE OF ANY PART BY ANY PERSON WITHOUT THE PERMISSION OF R.A. SMITH NATIONAL IS PROHIBITED.</p> <p>© COPYRIGHT 2015 R.A. SMITH NATIONAL 16745 WEST BLUEMOUND ROAD, SUITE 200 BROOKFIELD, WI 53005</p>			<p>© COPYRIGHT 2016 R.A. Smith National, Inc. DATE: 09/21/2016 SCALE: 1" = 20' JOB NO. 3160123 PROJECT MANAGER: TODD J. MOSHER DESIGNED BY: LJH CHECKED BY: LJH SHEET NUMBER L103</p>																																																																																																																																																																																																												





Dave & Busters - Madison, WI

A Dave and Busters environment provides a visually pleasing façade focusing on articulation of surface through geometric form, hierarchy of building mass, color, light, and shadow. This well established brand integrates seamlessly into entertainment villages while providing a gathering destination within the West Towne Mall and the community. Dave and Busters at West Towne Mall will provide a customer focused experience to all those that gather.

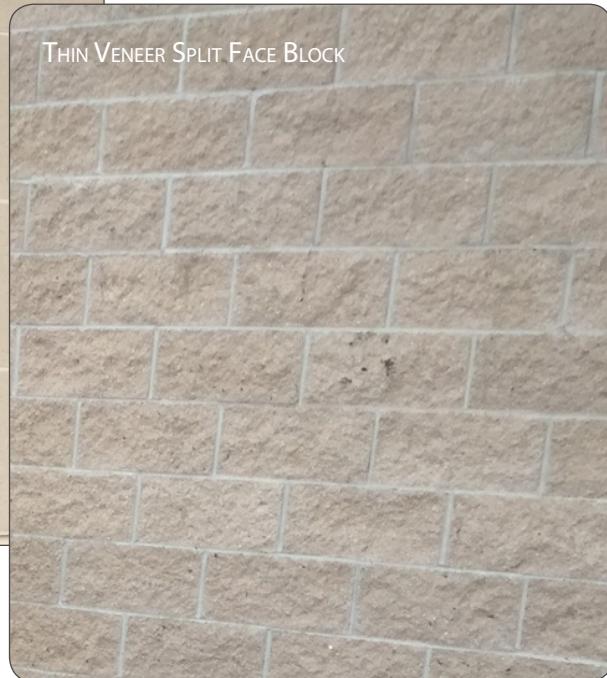
This document contains information that is privileged and confidential. Any unauthorized disclosure, reproduction, distribution or use of this information without express written authorization is strictly prohibited.



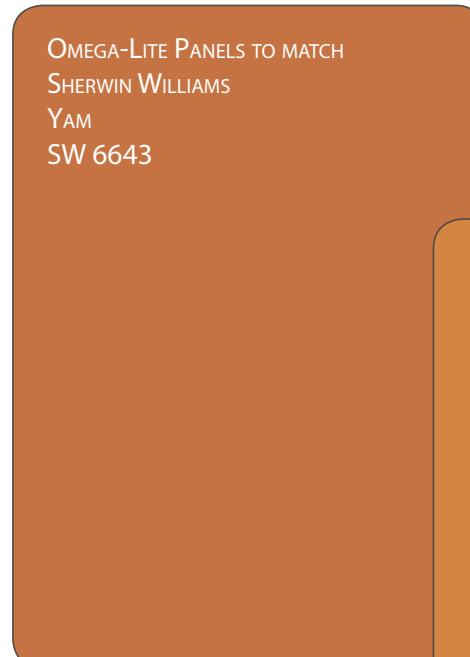
LIMESTONE TILE - WHITE



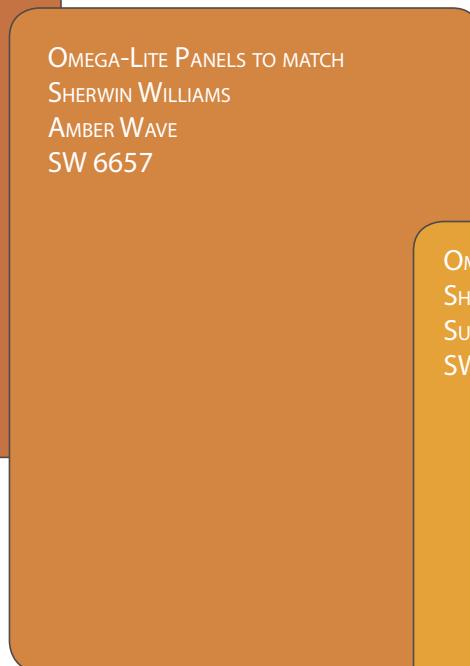
LIMESTONE TILE - TAN



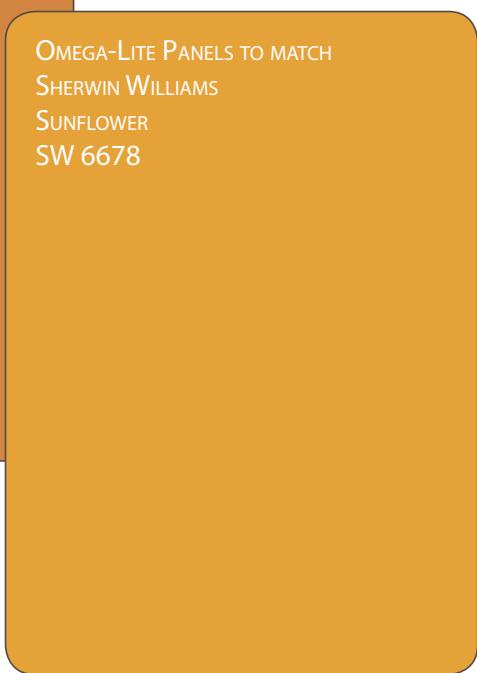
THIN VENEER SPLIT FACE BLOCK



OMEGA-LITE PANELS TO MATCH
SHERWIN WILLIAMS
YAM
SW 6643



OMEGA-LITE PANELS TO MATCH
SHERWIN WILLIAMS
AMBER WAVE
SW 6657



OMEGA-LITE PANELS TO MATCH
SHERWIN WILLIAMS
SUNFLOWER
SW 6678



BOLLARD
PAINTED SW 6643 YAM



BOLLARD
PAINTED SW 6811 HONORABLE BLUE



SCREEN GATE
TREX ROPE SWING



METAL COPING
PAC CLAD
METALLIC SILVER



OMEGA-LITE PANELS
CLEAR ANODIZED FINISH

BUILDING MATERIALS

DESIGN PRESENTATION ONLY - NOT FOR CONSTRUCTION

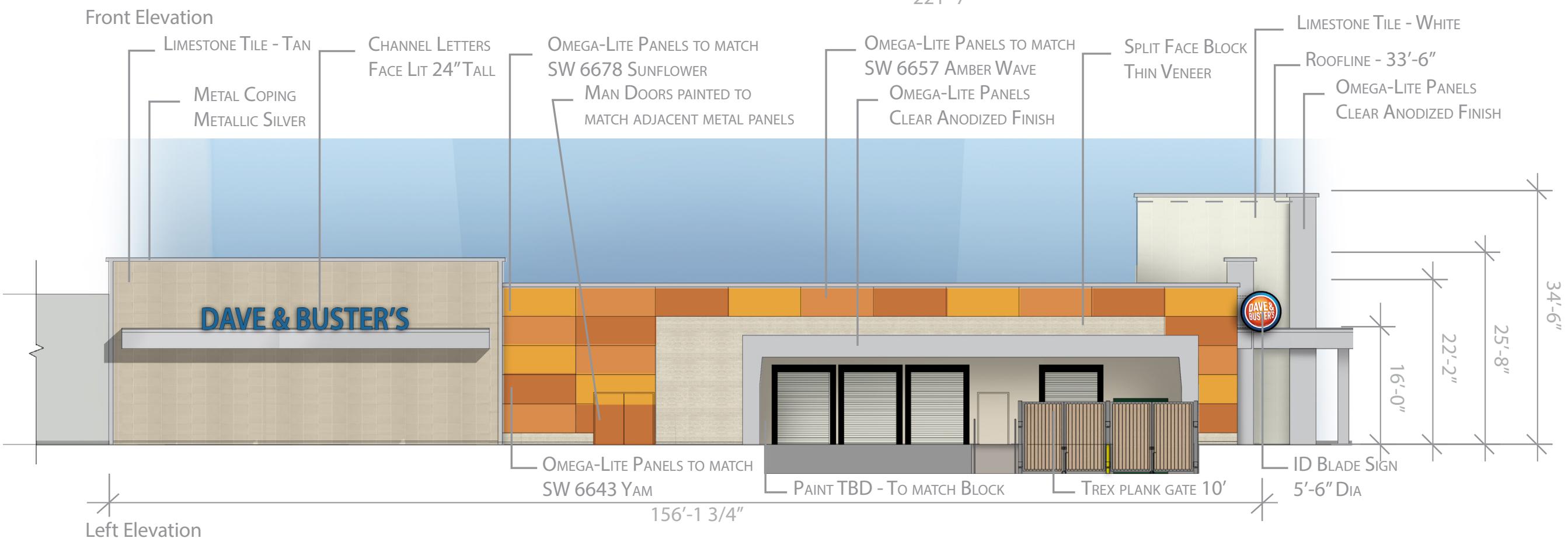
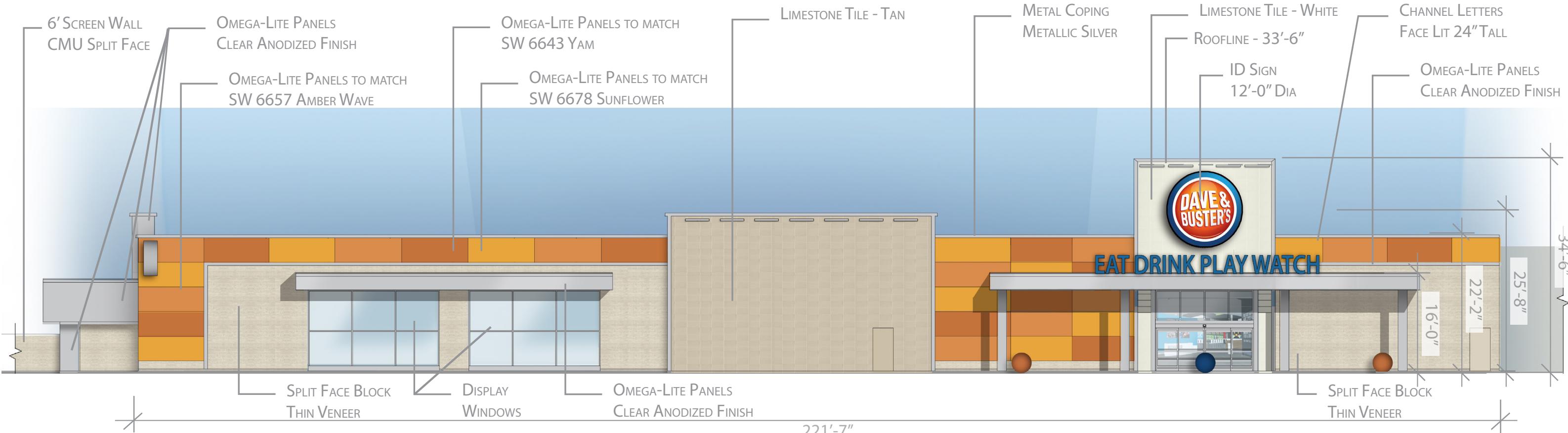


October 24, 2016 - Madison, WI

This document contains information that is privileged and confidential. Any unauthorized disclosure, reproduction, distribution or use of this information without express written authorization is strictly prohibited.



WDPARTNERS.COM
Copyright WD Partners 2015. Confidential.



ELEVATIONS - DAY

DESIGN PRESENTATION ONLY - NOT FOR CONSTRUCTION



October 24, 2016 - Madison, WI

This document contains information that is privileged and confidential. Any unauthorized disclosure, reproduction, distribution or use of this information without express written authorization is strictly prohibited.



WDPARTNERS.COM
Copyright WD Partners 2015. Confidential.



ELEVATIONS - EVENING

DESIGN PRESENTATION ONLY - NOT FOR CONSTRUCTION



October 24, 2016 - Madison, WI

This document contains information that is privileged and confidential. Any unauthorized disclosure, reproduction, distribution or use of this information without express written authorization is strictly prohibited.



WDPARTNERS.COM
Copyright WD Partners 2015. Confidential.



Front Elevation



Left Elevation

LANDSCAPE ELEVATIONS - DAY

DESIGN PRESENTATION ONLY - NOT FOR CONSTRUCTION



October 24, 2016 - Madison, WI

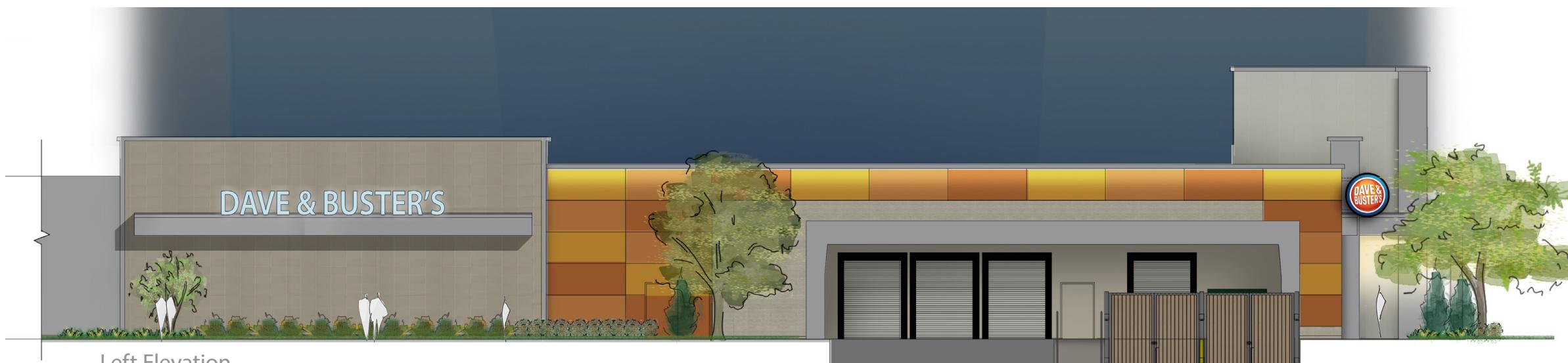
This document contains information that is privileged and confidential. Any unauthorized disclosure, reproduction, distribution or use of this information without express written authorization is strictly prohibited.



WDPARTNERS.COM
Copyright WD Partners 2015. Confidential.



Front Elevation



Left Elevation

LANDSCAPE ELEVATIONS - EVENING

DESIGN PRESENTATION ONLY - NOT FOR CONSTRUCTION



October 24, 2016 - Madison, WI

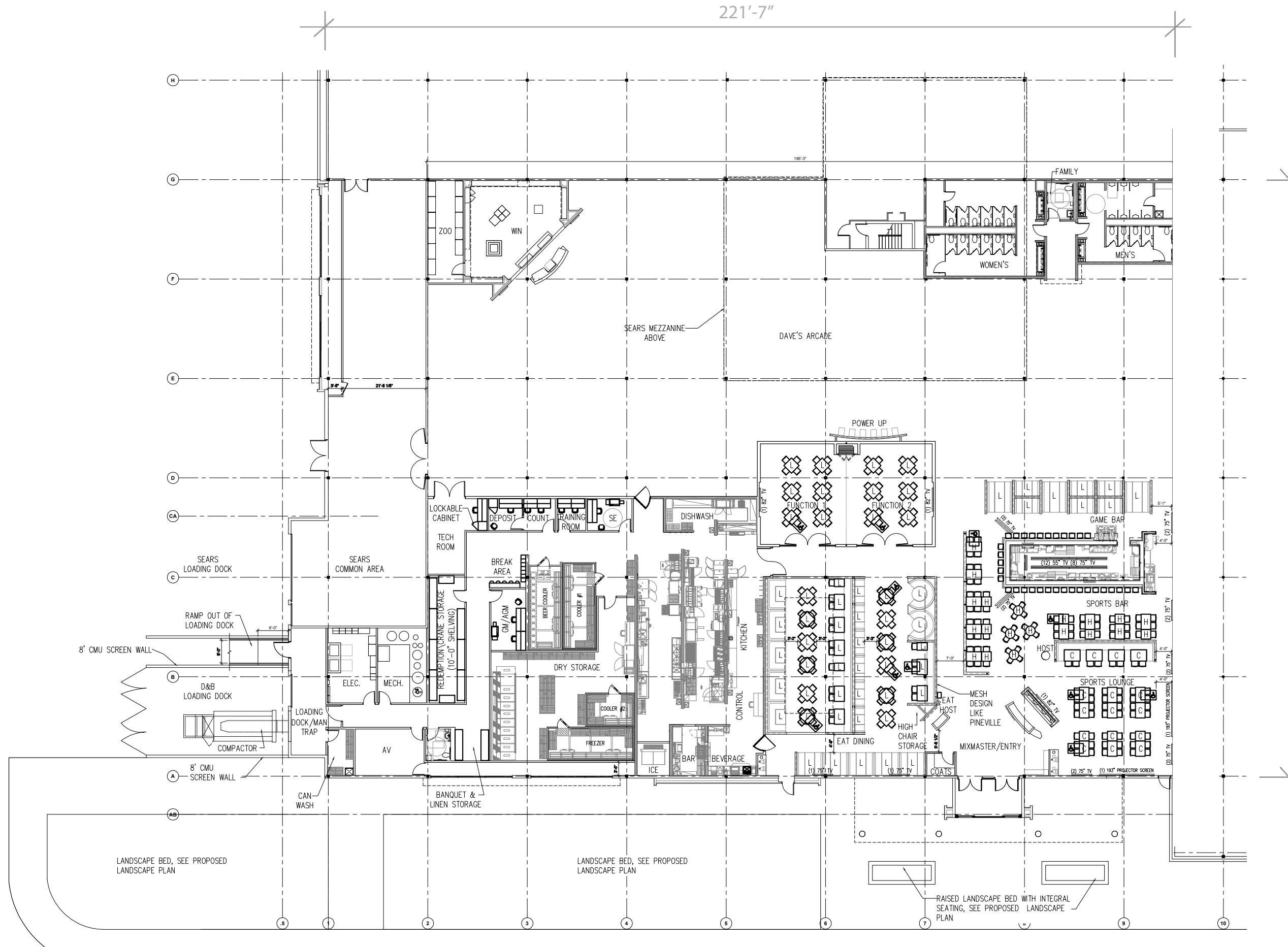
This document contains information that is privileged and confidential. Any unauthorized disclosure, reproduction, distribution or use of this information without express written authorization is strictly prohibited.

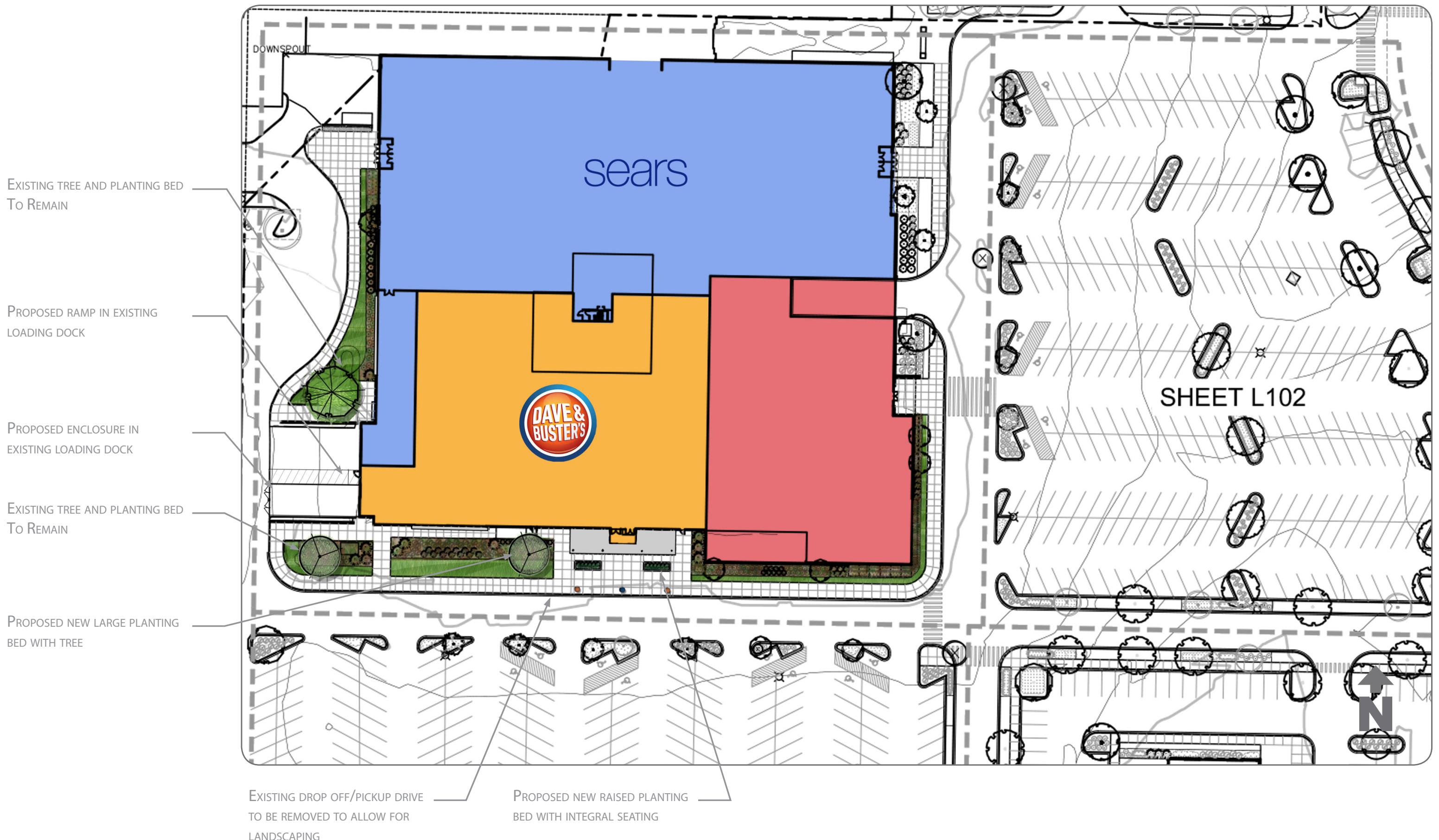


WDPARTNERS.COM
Copyright WD Partners 2015. Confidential.

FLOOR PLAN

DESIGN PRESENTATION ONLY - NOT FOR CONSTRUCTION





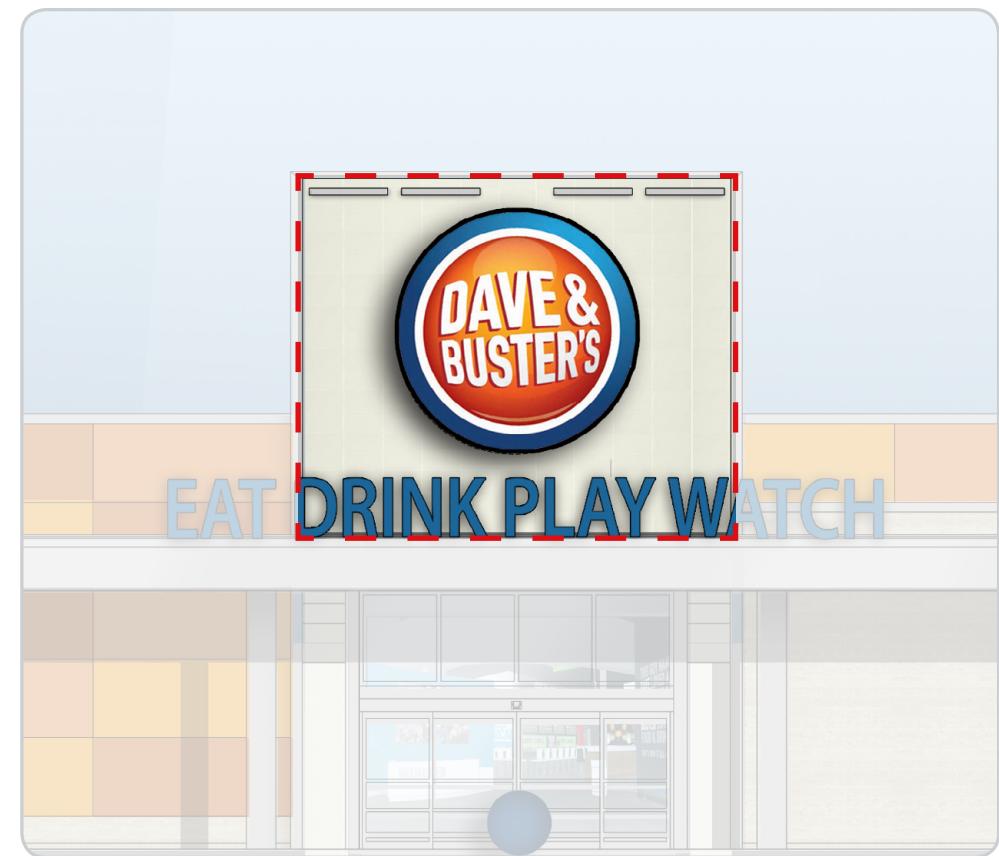
SITE PLAN

DESIGN PRESENTATION ONLY - NOT FOR CONSTRUCTION



October 24, 2016 - Madison, WI

This document contains information that is privileged and confidential. Any unauthorized disclosure, reproduction, distribution or use of this information without express written authorization is strictly prohibited.



	QTY.	Overall Height	Square Footage
DAVE & BUSTERS ID SIGN	1	12'-0"	138 Sq. Ft.
DAVE & BUSTERS BLADE SIGN	1	5'-6"	28 Sq. Ft.
EAT DRINK PLAY WATCH CHANNEL LETTERS	1	2'-0"	40.90 Sq. Ft.
DAVE & BUSTER'S CHANNEL LETTERS	1	2'-0"	29.13 Sq. Ft.

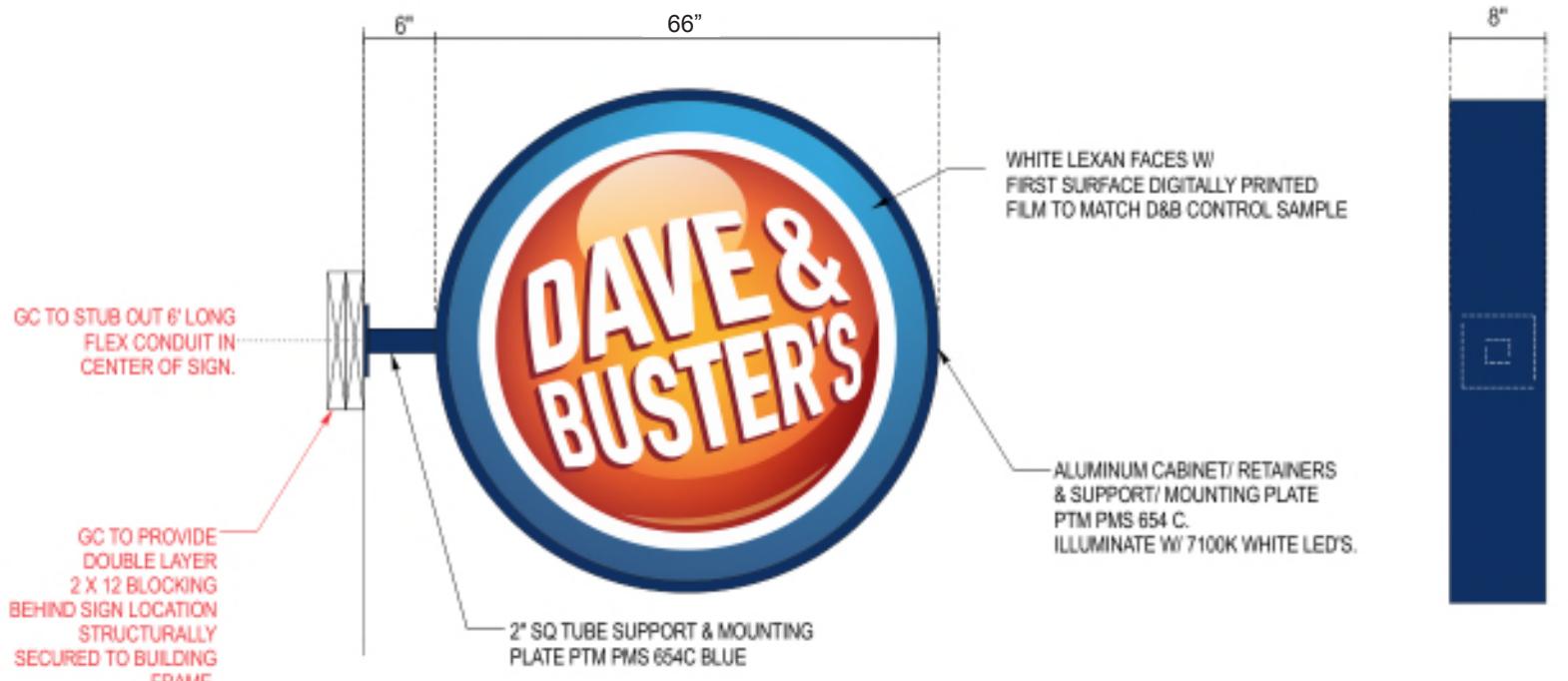
EXTERIOR SIGNAGE

DESIGN PRESENTATION ONLY - NOT FOR CONSTRUCTION



October 24, 2016 - Madison, WI

This document contains information that is privileged and confidential. Any unauthorized disclosure, reproduction, distribution or use of this information without express written authorization is strictly prohibited.

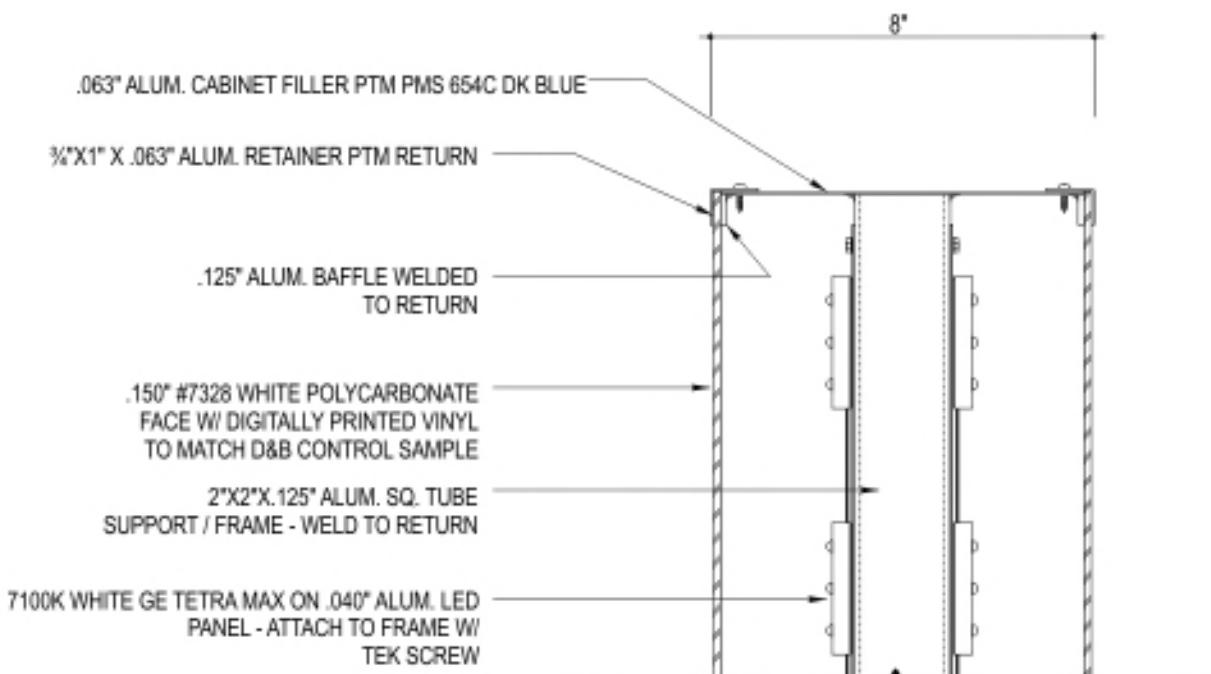


5'-6" Exterior Identity Blade Sign - 28 Sq. Ft.

Side



Blade sign does not extend more than 6'-0" from the building



Sign Detail

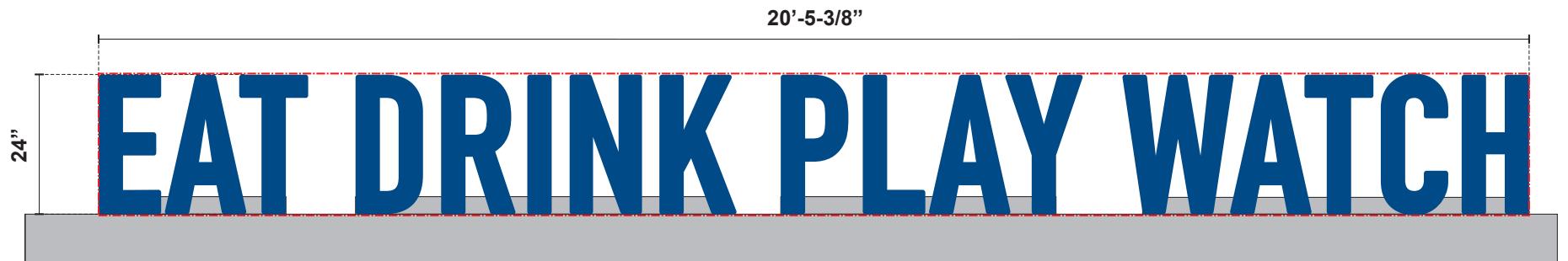
EXTERIOR SIGNAGE

DESIGN PRESENTATION ONLY - NOT FOR CONSTRUCTION



October 24, 2016 - Madison, WI

This document contains information that is privileged and confidential. Any unauthorized disclosure, reproduction, distribution or use of this information without express written authorization is strictly prohibited.



Face-Lit Channel Letters (for canopy applications) - 40.90 Sq. Ft.

3" DEEP FACELIT CHANNEL LETTERS. ALUMINUM RETURNS PTM BRUSHED ALUMINUM.

2447 WHITE ACRYLIC FACES W/ 1ST SURFACE PERFORATED VINYL TO MATCH 3630-167 BRIGHT BLUE (BLUE DAY/WHITE NIGHT)
RETAIN WITH 3/4" SILVER TRIMCAP.

ILLUMINATE W/ COOL WHITE LED'S.

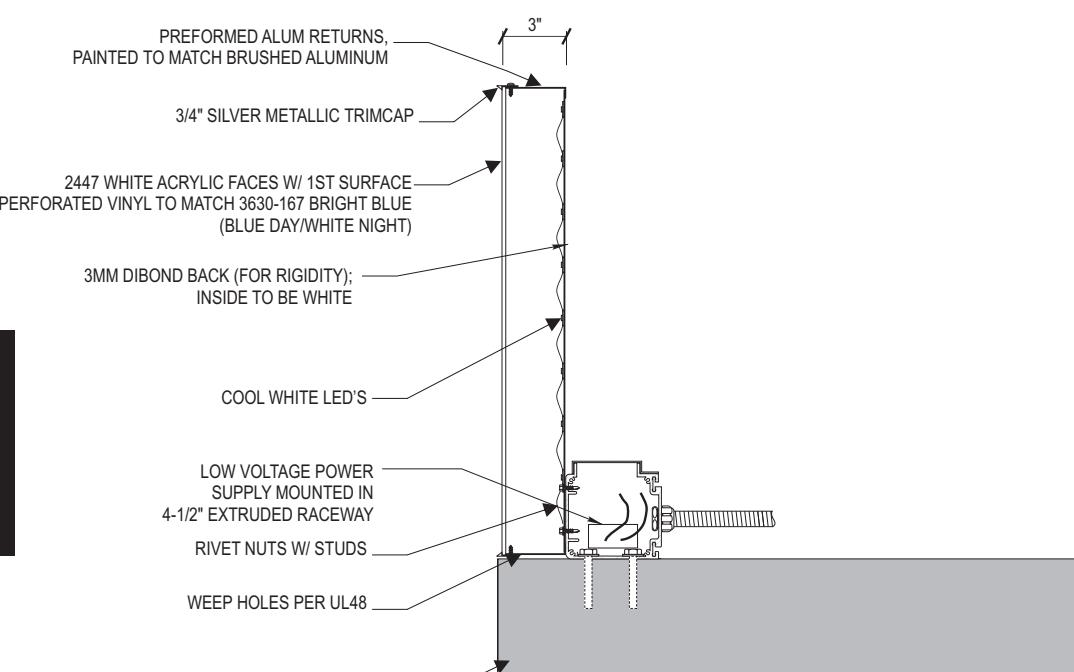
2" X 4" ALUMINUM RACEWAY PAINTED TO MATCH BRUSHED ALUMINUM. RACEWAY TO HOUSE POWER SUPPLIES AND PROVIDE FOR MOUNTING LETTERS TO EXISTING CANOPY.



Face-Lit Channel Letters - Night View



24" High Canopy Mounted Sign



Sign Detail

EXTERIOR SIGNAGE

DESIGN PRESENTATION ONLY - NOT FOR CONSTRUCTION



October 24, 2016 - Madison, WI

This document contains information that is privileged and confidential. Any unauthorized disclosure, reproduction, distribution or use of this information without express written authorization is strictly prohibited.



WDPARTNERS.COM
Copyright WD Partners 2015. Confidential.



Face-Lit Channel Letters (for canopy applications) - 29.13 Sq. Ft.

3" DEEP FACELIT CHANNEL LETTERS. ALUMINUM RETURNS PTM BRUSHED ALUMINUM.

2447 WHITE ACRYLIC FACES W/ 1ST SURFACE PERFORATED VINYL TO MATCH 3630-167 BRIGHT BLUE (BLUE DAY/WHITE NIGHT)
RETAIN WITH 3/4" SILVER TRIMCAP.

ILLUMINATE W/ COOL WHITE LED'S.

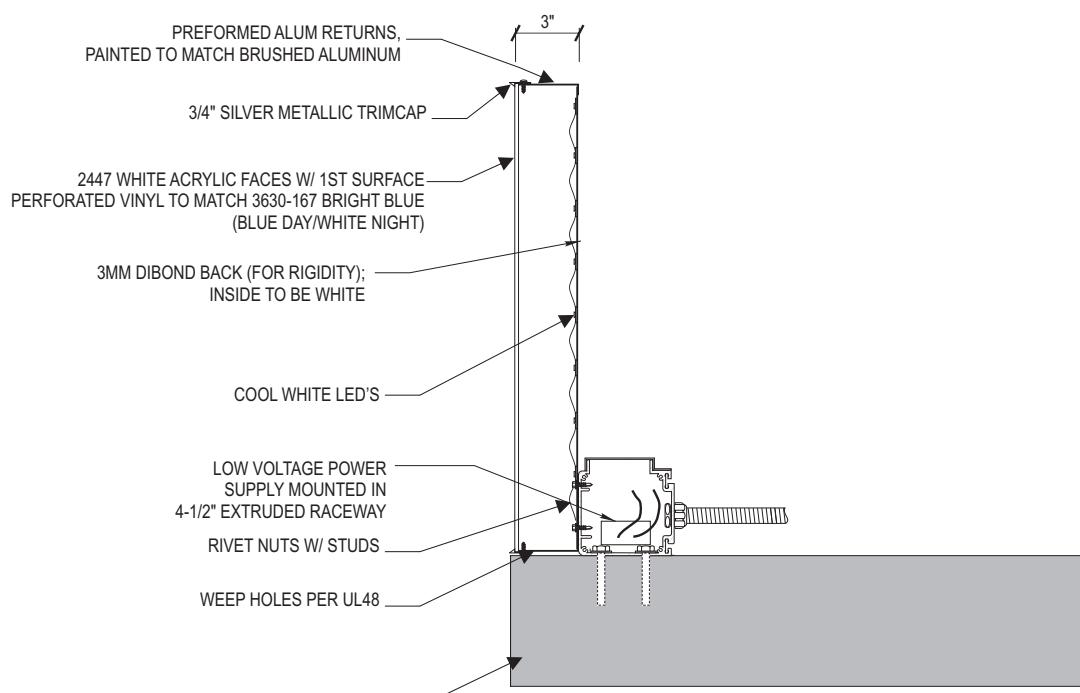
2" X 4" ALUMINUM RACEWAY PAINTED TO MATCH BRUSHED ALUMINUM. RACEWAY TO HOUSE POWER SUPPLIES AND PROVIDE FOR MOUNTING LETTERS TO EXISTING CANOPY.



Face-Lit Channel Letters - Night View



24" High Canopy Mounted Sign



Sign Detail

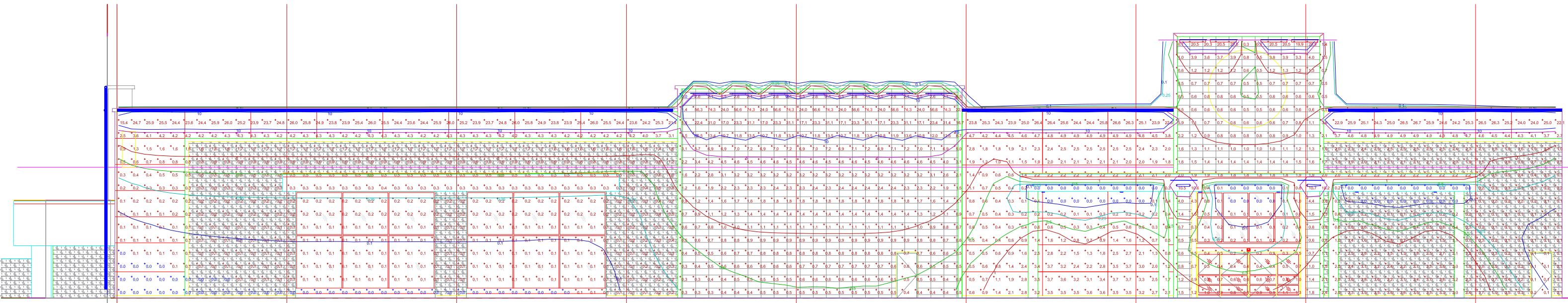
EXTERIOR SIGNAGE

DESIGN PRESENTATION ONLY - NOT FOR CONSTRUCTION

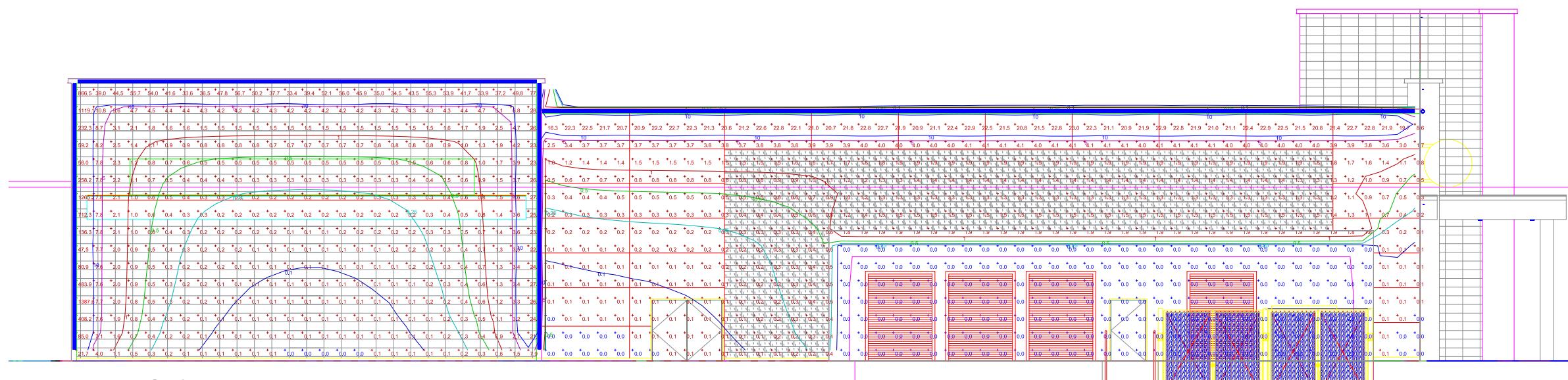


October 24, 2016 - Madison, WI

This document contains information that is privileged and confidential. Any unauthorized disclosure, reproduction, distribution or use of this information without express written authorization is strictly prohibited.



Front Elevation



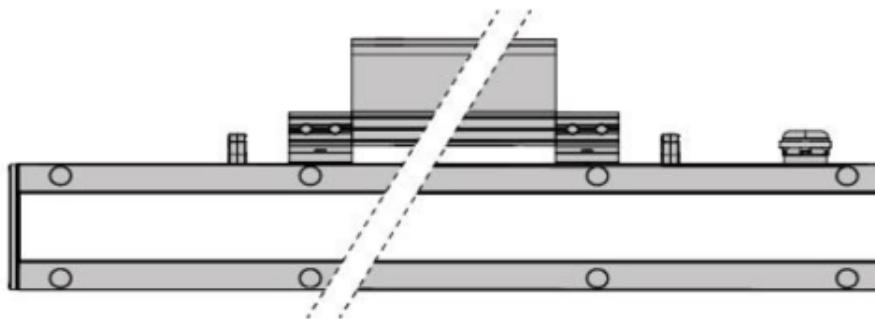
Left Elevation

PHOTOMETRIC ELEVATIONS

DESIGN PRESENTATION ONLY - NOT FOR CONSTRUCTION



NOVA FLEX
24 VOLT 240 SERIES
FLEXIBLE LED RIBBON LIGHTING
3225K



PRISMA ARCHITECTURAL
X8 - STRIP SQUARE SURFACE MOUNT
30 LED 35W 4000K AND 30 LED 35W BLUE LED



PORTFOLIO
LD6A20 - DOWNLIGHT
3500K

LIGHTING FIXTURES

DESIGN PRESENTATION ONLY - NOT FOR CONSTRUCTION



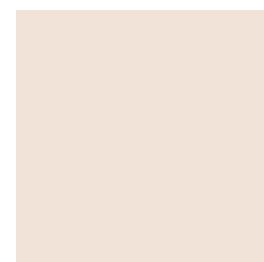
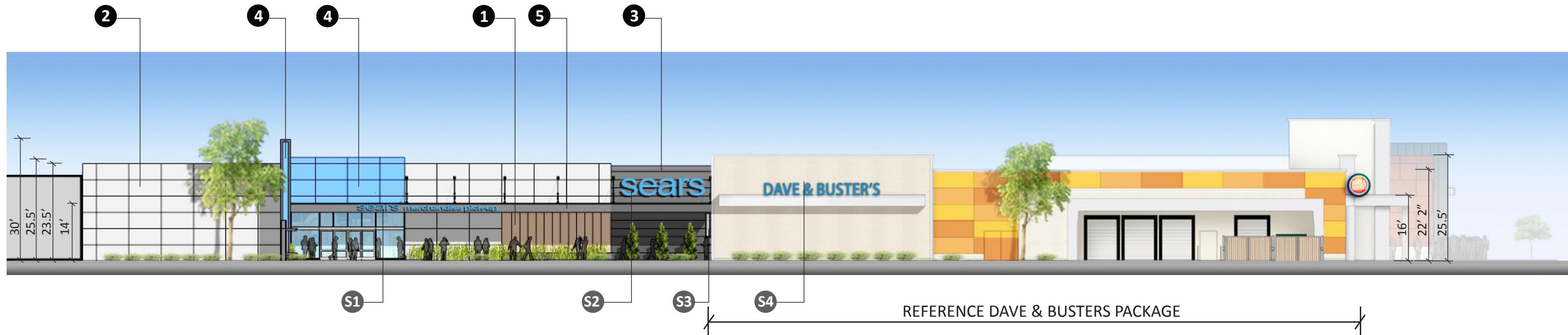
October 24, 2016 - Madison, WI

This document contains information that is privileged and confidential. Any unauthorized disclosure, reproduction, distribution or use of this information without express written authorization is strictly prohibited.



WDPARTNERS.COM
Copyright WD Partners 2015. Confidential.

ELEVATION - WEST



1

E.F.I.S



2

E.F.I.S



3

E.F.I.S



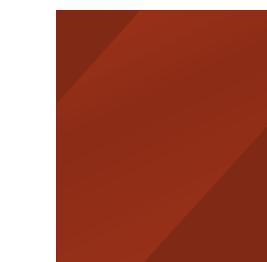
4

E.F.I.S



5

METAL PANEL



6

METAL PANEL



8

WOOD-1



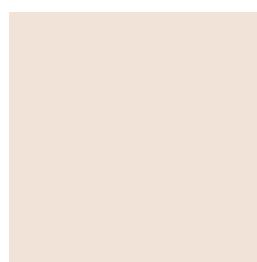
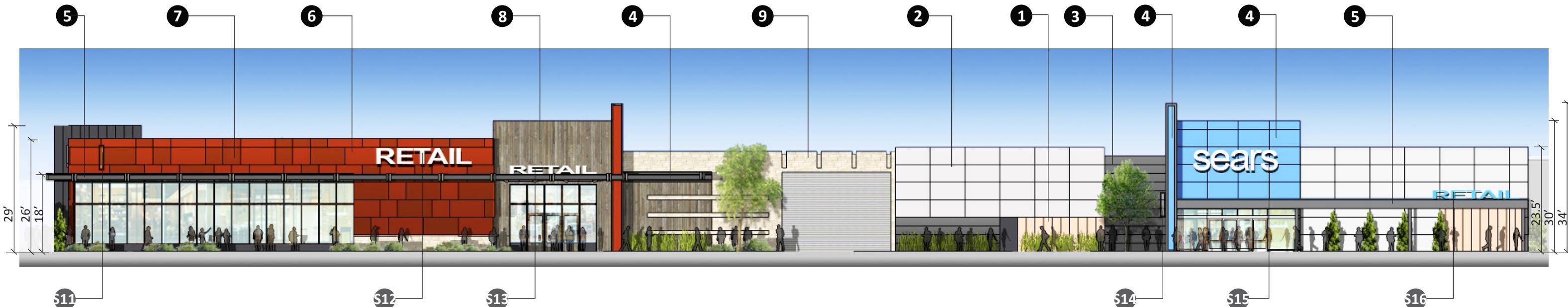
9

STONE

ELEVATION - SOUTH



ELEVATION - EAST



1

E.F.I.S



2

E.F.I.S



3

E.F.I.S



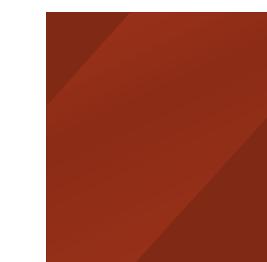
4

E.F.I.S



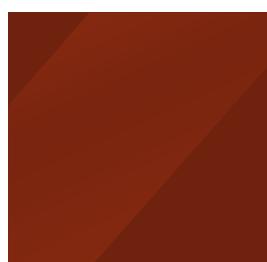
5

METAL PANEL



6

METAL PANEL



7

METAL PANEL



8

WOOD-1



9

STONE

DEPARTMENT STORE BUILDING

EXISTING SIGNAGE:

WEST ELEVATION



TOTAL AREA = 144 SF
TO BE RELOCATED/REPLACED

SOUTH ELEVATION



TOTAL AREA = 144 SF
TO BE REMOVED

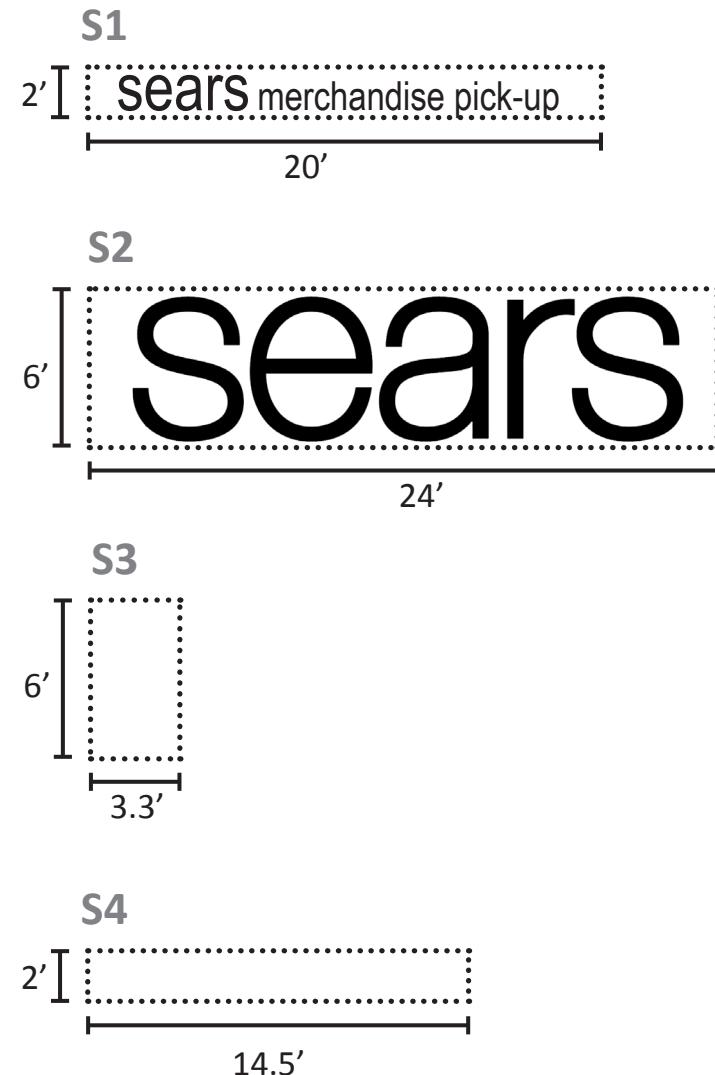
EAST ELEVATION



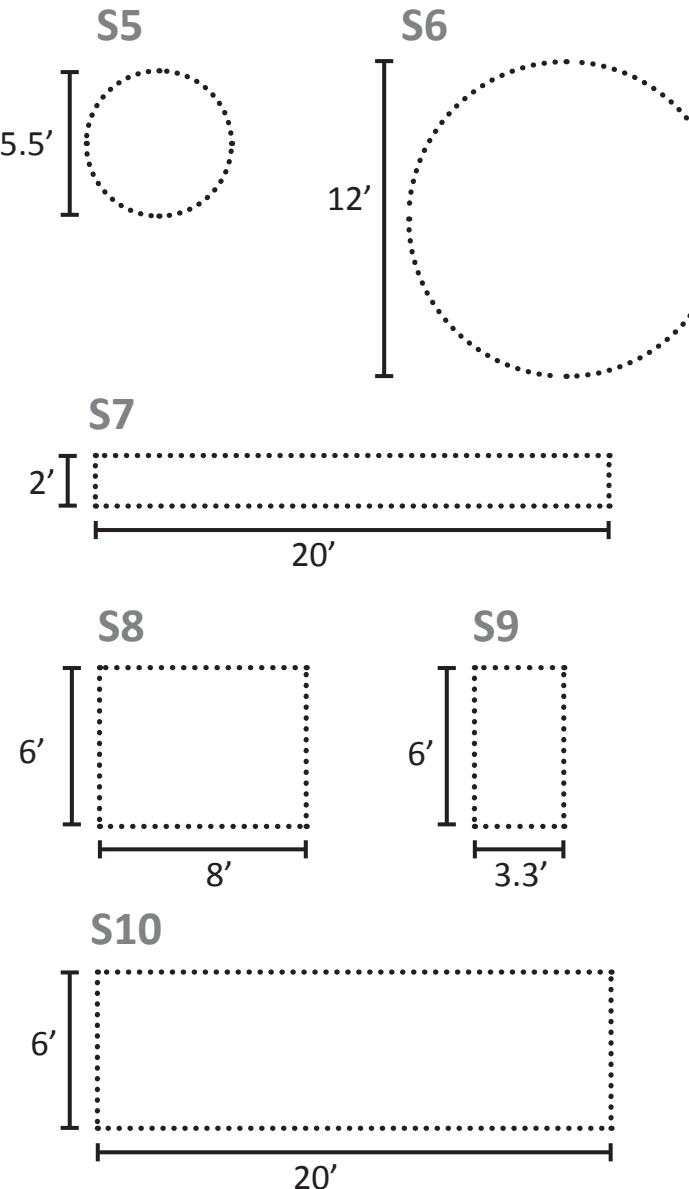
TOTAL AREA = 144 SF
TO BE RELOCATED/REPLACED

DEPARTMENT STORE BUILDING: PROPOSED SIGNAGE:

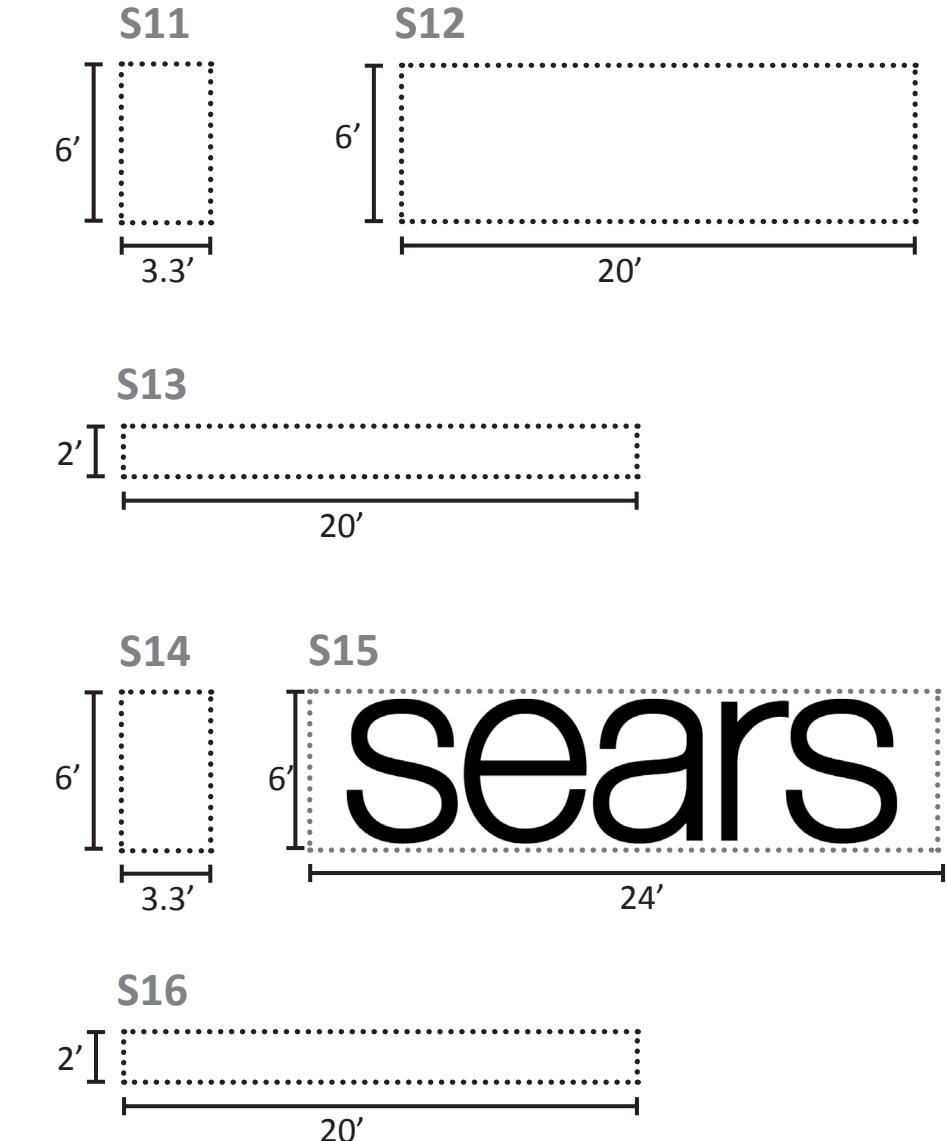
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



PROPOSED SIGNAGE

SEARS:	S1: 2' x 20'	= 40 sq. ft.
	S2: 6' x 24'	= 144 sq. ft.
	S3: 6' x 3.3'	= 20 sq. ft.
D&B	S4: 2' x 14.5'	= 29 sq. ft.
TOTAL		= 233 sq. ft.

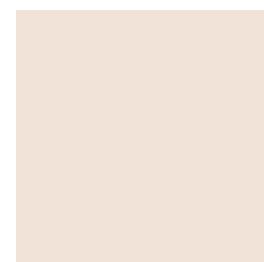
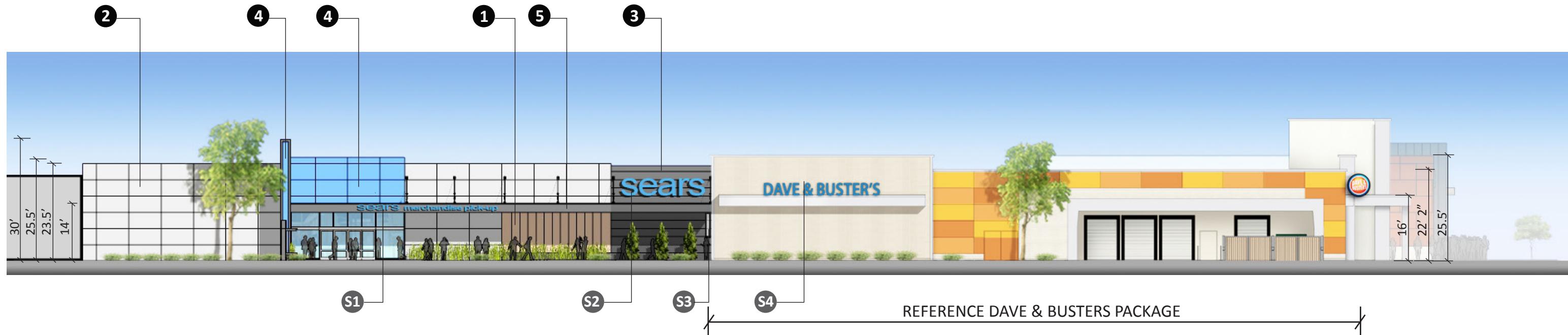
PROPOSED SIGNAGE

D&B:	S5: D=5.5':	= 28 sq. ft.
	S6: D=12':	= 138 sq. ft.
	S7: 2' x 20'	= 40 sq. ft.
RETAIL-1:	S8: 6' x 8'	= 48 sq. ft.
	S9: 6' x 3.3'	= 20 sq. ft.
	S10: 6' x 20'	= 120 sq. ft.
TOTAL:		= 394 sf

PROPOSED SIGNAGE

RETAIL-1:	S11: 6' x 3.3'	= 20 sq. ft.
	S12: 6' x 20'	= 120 sq. ft..
	S13: 2' x 20'	= 40 sq. ft.
SEARS:	S14: 6' x 3.3'	= 20 sq. ft.
	S15: 6' x 24'	= 144 sq. ft.
	S16: 2' x 20'	= 40 sq. ft.
TOTAL		= 384 sq. ft.

ELEVATION - WEST



1

E.F.I.S



2

E.F.I.S



3

E.F.I.S



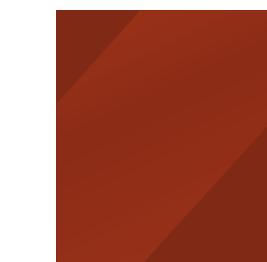
4

E.F.I.S



5

METAL PANEL



6

METAL PANEL



7

METAL PANEL



8

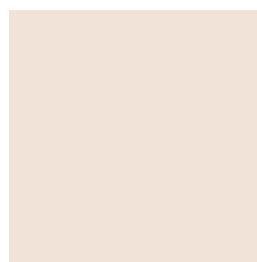
WOOD-1



9

STONE

ELEVATION - SOUTH



1 E.F.I.S.



2 E.F.I.S.



3 E.F.I.S.



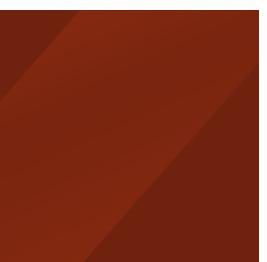
4 E.F.I.S.



5 METAL PANEL



6 METAL PANEL



7 METAL PANEL

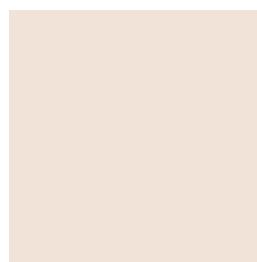
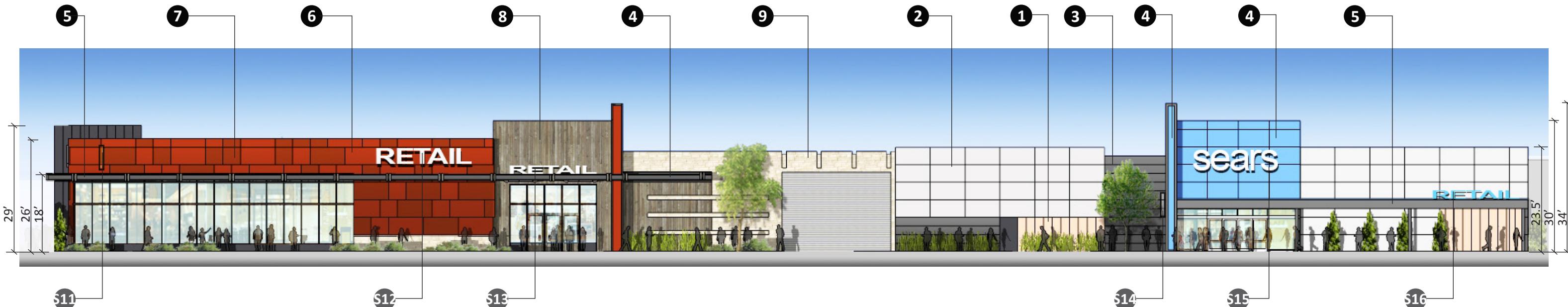


8 WOOD-1



9 STONE

ELEVATION - EAST



1

E.F.I.S



2

E.F.I.S



3

E.F.I.S



4

E.F.I.S



5

METAL PANEL



6

METAL PANEL



7

METAL PANEL



8

WOOD-1



9

STONE

DEPARTMENT STORE BUILDING

EXISTING SIGNAGE:

WEST ELEVATION



TOTAL AREA = 144 SF
TO BE RELOCATED/REPLACED

SOUTH ELEVATION



TOTAL AREA = 144 SF
TO BE REMOVED

EAST ELEVATION



TOTAL AREA = 144 SF
TO BE RELOCATED/REPLACED

W Towne Mall

53 W Towne Mall, Madison, WI 53719

Madison Signage Zoning Ordinance

Sec.31.021(1)(c) Group3: CC Commercial Center District

31.07 *Wall, Roof and Above-Roof Signs*
31.07(2) Wall Signable Area
31.07(2)(a)(1) Number of Signable Areas for buildings with more than one occupant
31.07(2)(b)(1) Measuring Signable area for walls
31.07(4)(b) Size (30%) of the signable area, and a **Max of (120) sf per signage**
31.07(5)(c) Standalone logo outside the signable wall area: 6 sf Max.
31.07(6)(a) **Four accessory signs** for buildings exceeding 125 ft. in Length.

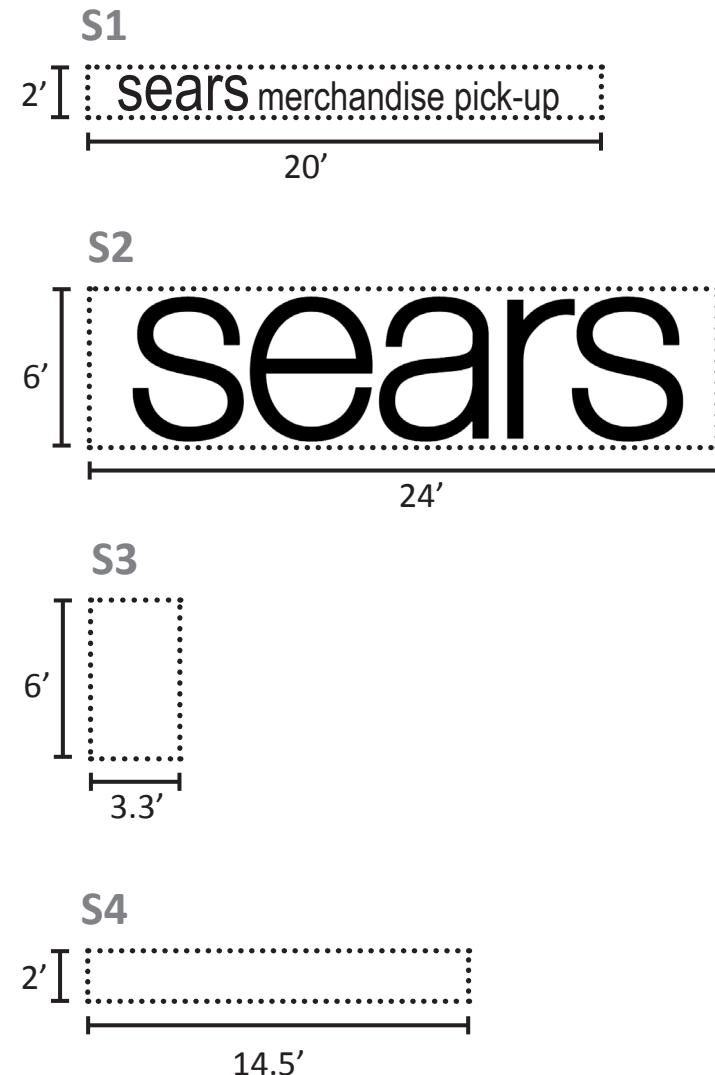
31.071 *Canopy signs*
31.071(1) Canopy Fascia
31.071(2)(c)(1) Criteria
31.071(2)(c)(2) Size
31.071(2)(c)(3)(b) Logo size

31.09 *Projecting signs*
31.09(1) Size, Projection, location, and number of signs.

31.10. *Window signs*
31.10.(1) Max size allowed, criteria and percentage

DEPARTMENT STORE BUILDING: PROPOSED SIGNAGE:

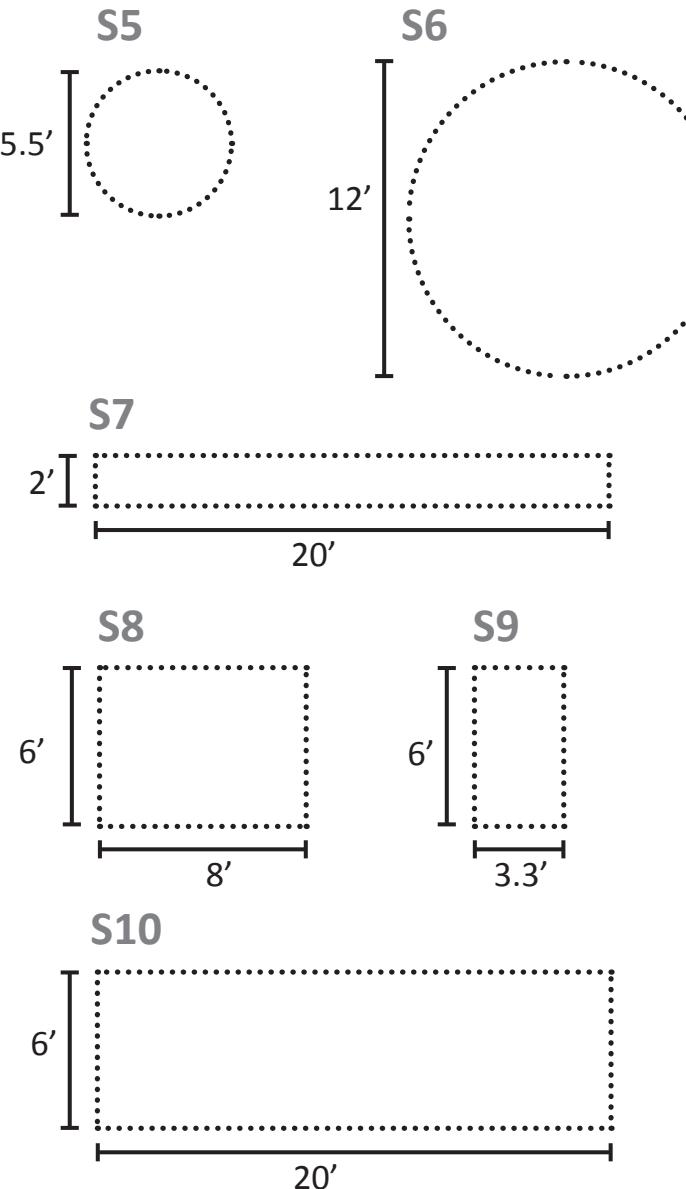
WEST ELEVATION



PROPOSED SIGNAGE

SEARS:	S1: 2' x 20'	= 40 sq. ft.
	S2: 6' x 24'	= 144 sq. ft.
	S3: 6' x 3.3'	= 20 sq. ft.
D&B	S4: 2' x 14.5'	= 29 sq. ft.
TOTAL		= 233 sq. ft.

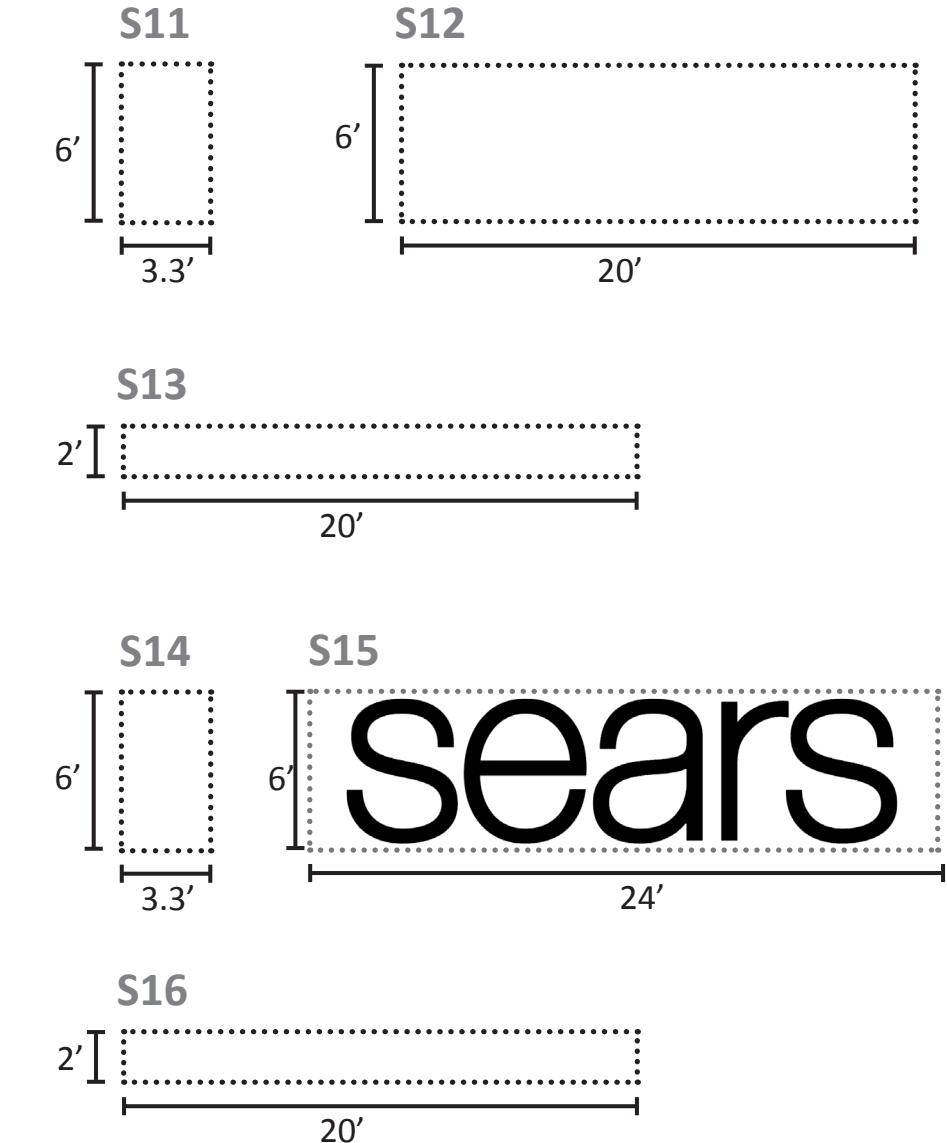
SOUTH ELEVATION



PROPOSED SIGNAGE

D&B:	S5: D=5.5':	= 28 sq. ft.
	S6: D=12':	= 138 sq. ft.
	S7: 2' x 20'	= 40 sq. ft.
RETAIL-1:	S8: 6' x 8'	= 48 sq. ft.
	S9: 6' x 3.3'	= 20 sq. ft.
	S10: 6' x 20'	= 120 sq. ft.
TOTAL:		= 394 sf

EAST ELEVATION



PROPOSED SIGNAGE

RETAIL-1:	S11: 6' x 3.3'	= 20 sq. ft.
	S12: 6' x 20'	= 120 sq. ft..
	S13: 2' x 20'	= 40 sq. ft.
SEARS:	S14: 6' x 3.3'	= 20 sq. ft.
	S15: 6' x 24'	= 144 sq. ft.
	S16: 2' x 20'	= 40 sq. ft.
TOTAL		= 384 sq. ft.

3D VIEW - EAST



3D VIEW - SOUTH

