



Location
2702 East Washington Avenue

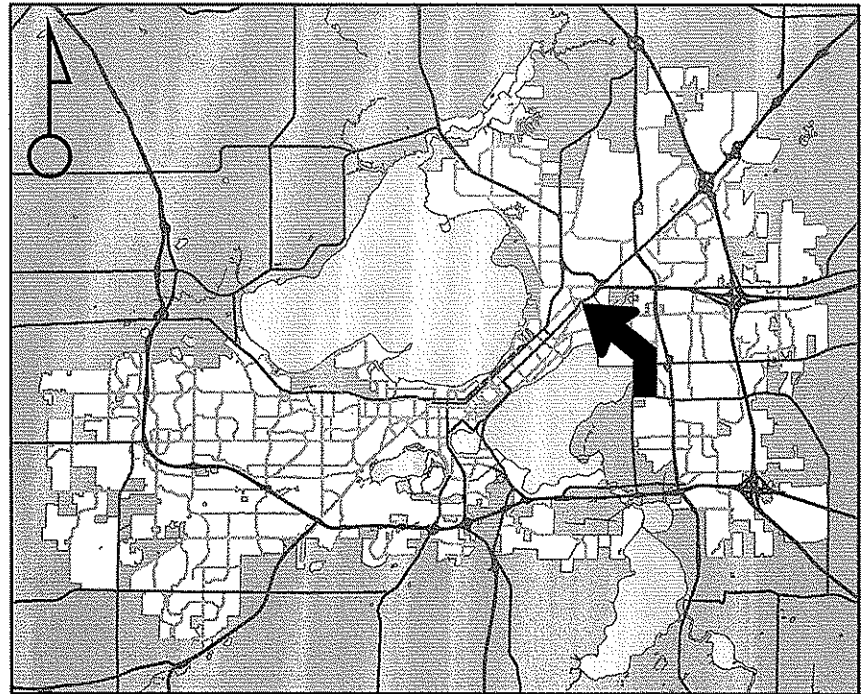
Project Name
Gas Station

Applicant
Farooq Shahzad/John Sutton -
Sutton Architecture

Existing Use
Vacant Convenience Store

Proposed Use
Demolish Former Convenience Store
and Construct New Convenience Store

Public Hearing Date
Plan Commission
16 June 2008

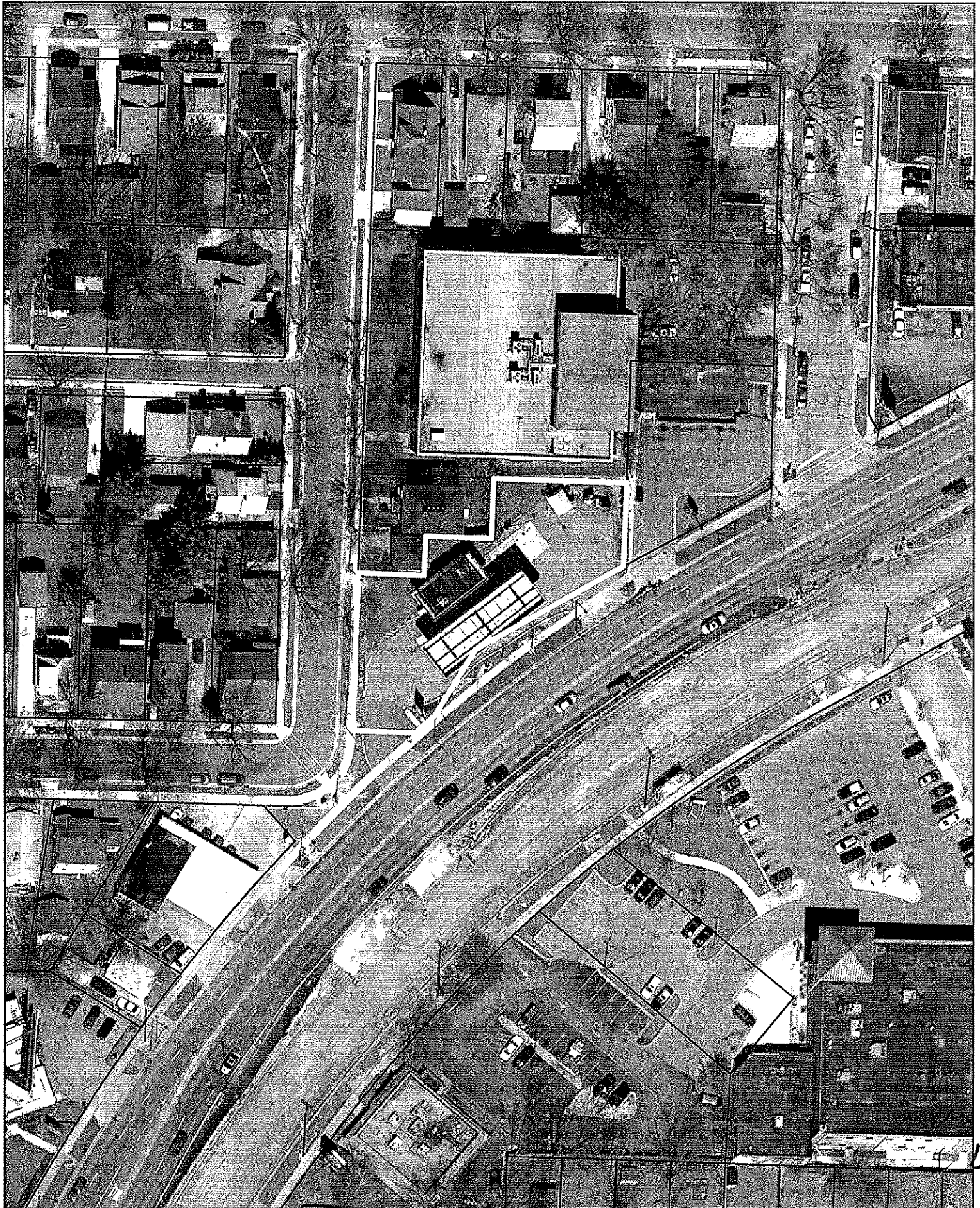


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 02 June 2008



13



LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning applications should be filed directly with the Zoning Administrator.

JR OFFICE USE ONLY:	
Amt. Paid	<u>550.00</u> Receipt No. <u>90692</u>
Date Received	<u>4/30/08</u>
Received By	<u>MULT JK</u>
Parcel No.	<u>0710 061 2409 5</u>
Aldermanic District	<u>15-LARG PALM</u>
GQ	<u>400 5</u>
Zoning District	<u>C2</u>
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	<u>NA</u> Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <u>NA</u>
Alder Notification	Waiver _____
Ngrbrhd. Assn Not.	Waiver _____
Date Sign Issued	<u>4/30/08</u>

1. Project Address: 2702 E. WASHINGTON AVE. Project Area in Acres: _____

Project Title (if any): GAS STATION

2. This is an application for: (check at least one)

<input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)	
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP
<input checked="" type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit
<input type="checkbox"/> Other Requests (Specify): _____	

3. Applicant, Agent & Property Owner Information:

Applicant's Name: JOHN W. SUTTON Company: SUTTON ARCHITECTURE
Street Address: 104 KINLY ST City/State: MADISON WI Zip: 53703
Telephone: (608) 255-1245 Fax: (608) 255-1764 Email: SUTTONARCH@SBCGLOBAL.NET

Project Contact Person: _____ Company: _____
Street Address: _____ City/State: _____ Zip: _____
Telephone: () _____ Fax: () _____ Email: _____

Property Owner (if not applicant): FAROOQ SHAHZAD
Street Address: 3505 E. WASHINGTON AVE City/State: MADISON WI Zip: 53704

4. Project Information:

Provide a general description of the project and all proposed uses of the site: NEW CONVENIENCE STORE TO REPLACE BURNT OUT STRUCTURE FOR GAS, TAKEOUT FOOD, & CONVENIENCE ITEMS

Development Schedule: Commencement SPRING 2008 Completion SUMMER 2008

CONTINUE →

5. Required Submittals:

- Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper

Letter of Intent: Twelve (12) copies describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

Legal Description of Property: Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail.

Filing Fee: \$ 500 - See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

For any applications proposing demolition of existing buildings, **photos** of the interior and exterior of the structure(s) to be demolished shall be submitted with your application. Be advised that a **Reuse and Recycling Plan** approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A **Zoning Text** must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

Conformance with adopted City plans: Applications shall be in accordance with all adopted City of Madison plans:

→ The site is located within the limits of the: Comprehensive Plan, which recommends: Community mixed use for this property.

Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:

→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

LARRY PALM AUGUST 7, 2007

NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

Pre-application Meeting with staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

Planner _____ Date Nov 2007 | Zoning Staff RON Date Nov 2007

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name JOHN W. SUTTON Date JUNE 25, 2008
 Signature [Signature] Relation to Property Owner ARCHITECT

→ Authorizing Signature of Property Owner [Signature] Date 03/19/08
 Effective June 26, 2006

LETTER OF INTENT
January 21, 2008
Conditional Use

Gas Station

2702 East Washington Avenue

Proposed by

Farooq Shahzad
3505 East Washington Avenue
Madison, WI 53704

(608) 209-0822

Prepared by

Sutton Architecture
104 King Street
Madison, WI 53703

(608) 255-1245

STATEMENT OF RATIONALE (MARKET)

This submittal is the redevelopment of the existing gas station. This will allow us to remove a burnt out structure, and build a new larger mix use station, while also improving all finishing and landscaping.

FEASIBILITY

With the fire damage to the existing structure, this gives the new owner the opportunity to improve all areas for this location. The larger structure allows for more needs for patrons. And the improved finishes and landscaping adds to the improvements that have been made on East Washington Avenue.

PROJECT DESCRIPTION

The new building will have 2,000 square feet. This will include an office, convenience store, and small walk-up take out restaurant. The convenience store will be typical with shelves of grocery and dry goods, and reach in coolers.

POTENTIAL IMPACTS (AMENITIES)

This redevelopment will help with the station's future needs, as well as make improvements to landscaping, parking, trash collection, maintenance, and access. The new structure will enhance the streetscape for East Washington. Most of the existing infrastructure will remain, including the canopy structure, in-ground tanks, street curbs and driveway access. The existing pedestal sign will be relocated.

NEIGHBORHOOD CONTEXT (DENSITY)

With the improvements that have made along East Washington, this will be a timely update. Especially since Union Corners is sitting vacant. It will be important to continue these kinds of infill projects for Madison's gateway entrance.

OPEN SPACE

This redevelopment will increase and improve the landscaping significantly. The structure will have landscaping adjacent to it. The largest landscaped areas will be used to buffer the station from the adjacent neighborhood. Behind the new station is a large structure that serves as a communications equipment facility.

PARKING AND ACCESS

Five stalls will be provided, with one stalls meeting ADA requirements. All stalls will be 9'-0" by 18'-0". The access to the pumps is being improved to not block any cars in. We will also have generous drive aisles around the pump area for easy flow.

MANAGEMENT

It will be managed by the owner, who has several locations throughout the city and surrounding area. Their main office will be located at this site.

BIKE PARKING

With the improved landscaping, we will have locations for 7 bikes located near the entrance.

GENERAL DESIGN STANDARDS – PHASE II

Architectural Design

The structure will have a metal and masonry exterior with aluminum windows. The front elevation has a two story entrance to break up the building mass and provide for a clear entrance. The base of the structure will use 12" by 24" rock face masonry up to the bottom of the storefront windows. There will be brick for the full height, with a metal band at the top.

Utilities

All utility service within the proposed development will be provided underground. We will be able to reuse the existing laterals to the site. See utility plan.

Storm Drainage

All storm water for the structures will drain to East Washington Avenue. We will extend the existing catch basin into the site to provide improved interior drainage. The rest of the drainage will be flow to the curb outlet on East Washington.

Site Lighting

The design of all site lighting will be coordinated to complement the site design and architectural character of the building. We will reuse the canopy that is there now. There is new street lighting at the entrance.

All fixtures will be positioned with care taken to direct light away from windows and street traffic.

Signs

The existing sign will be relocated.

Service Area

Trash collection will be located near the building in a planter with additional screening using a wood fence to match the one that is at the property line.

Landscaping

The landscaping plan will be developed to provide easy maintenance, yet add significant interest.

Walkways

All walkways will be constructed of concrete to match existing sidewalks. The new sidewalk will connect East Washington to Kedzie Street, running past the main entrance to the new building.

Parking Areas

We will have 5 parking with one meeting ADA requirements for van accessibility.

LOCATION

PROJECT

Gas Station
2702 East Washington Avenue

OWNER

Farooq Shahzad
3505 East Washington Avenue
Madison, WI 53704 (608)209-0822

ZONING

SITE DATA

BUILDING SIZE	2200
CONSTRUCTION TYPE	SB
BUILDING HEIGHT	28 FEET
NUMBER OF STORES	2
OCCUPANCY TYPE	B
CAPACITY	20
LOT SIZE	14,111 SQUARE FEET
PARKING	5
ZONING	C2

INDEX

T1	TITLE SHEET
C1	DEMOLITION/REVISION CONTROL PLAN
C2	SITE PLAN
C3	LANDSCAPE PLAN
C4	UTILITY PLAN
A1	FLOOR PLAN
A2	BUILDING ELEVATIONS
A3	BUILDING SECTIONS

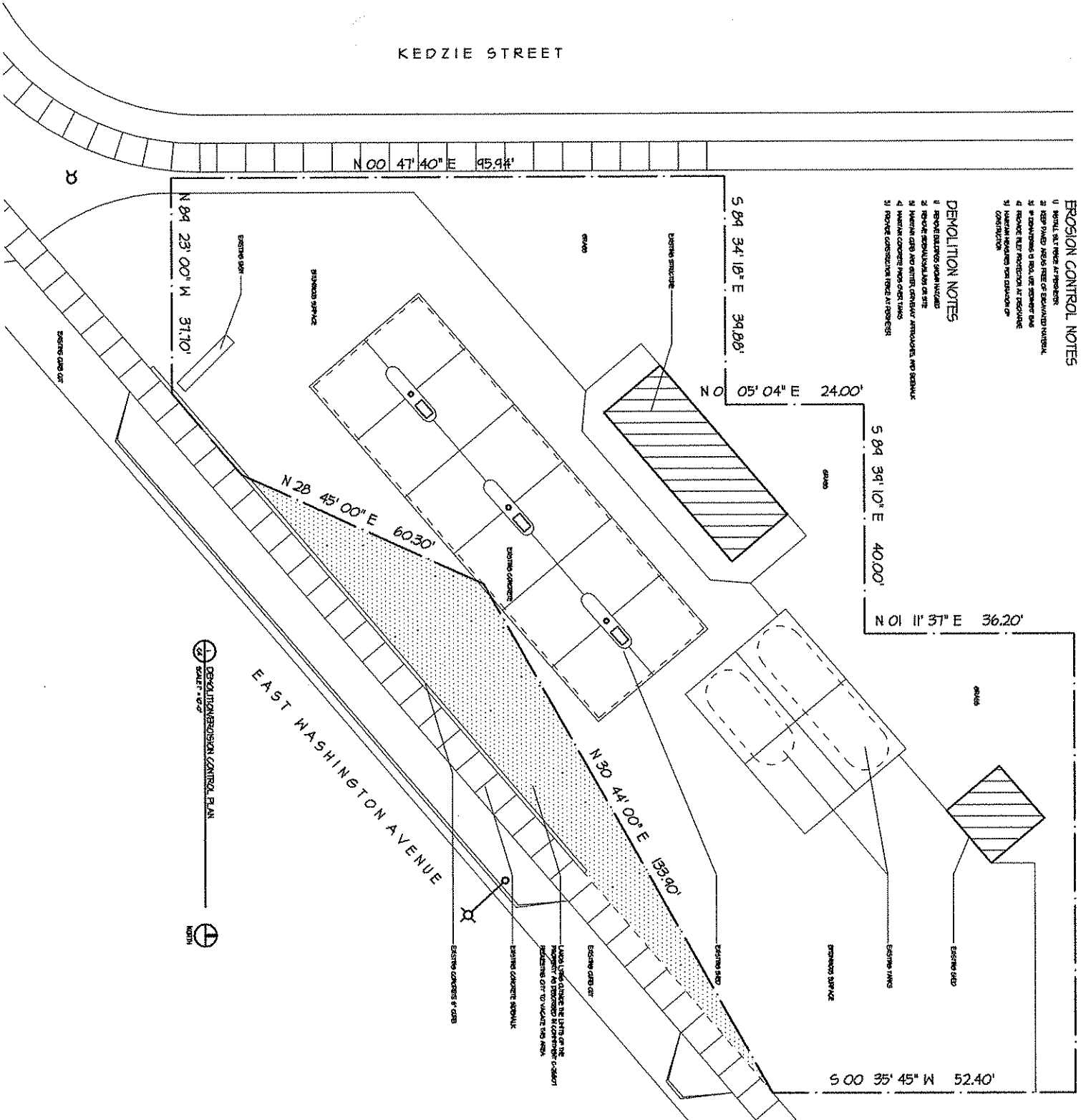


DRAWING
TITLE SHEET
LOCATION/COMMON MAP

DATA
Project: 2007
Date: 02/27
Drawn by: TM

T1

KEDZIE STREET



- EROSION CONTROL NOTES**
- 1) INSTALL SILT FENCES AT PROPOSED
 - 2) KEEP PAVED AREAS FREE OF EXCESSIVE MATERIAL
 - 3) # 20 GRAVEL TO BE USED FOR SLOPE STABILIZATION
 - 4) REMOVE FLEET PROTECTION AT PROPOSED
 - 5) MAINTAIN SLOPE PROTECTION THROUGHOUT CONSTRUCTION

- DEMOLITION NOTES**
- 1) REMOVE EXISTING SLOPE PROTECTION
 - 2) REMOVE EXCESSIVE MATERIAL AT SITE
 - 3) MAINTAIN GRASS AND EXISTING CONSTRUCTION MATERIALS AND STRUCTURES
 - 4) MAINTAIN CONSTRUCTION MATERIALS AND STRUCTURES
 - 5) REMOVE CONSTRUCTION MATERIALS AT PROPOSED

DEMOLITION/EROSION CONTROL PLAN
Scale: 1" = 10'

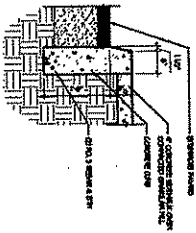
PROJECT
The Gas Station
2702 East Washington Ave.
Madison, Wisconsin

DRAWING
DEMOLITION/EROSION CONTROL

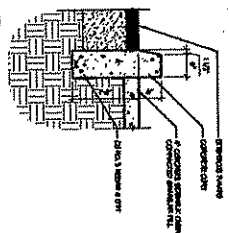
DATA
Project # 2007
Date 07/10/07
Drawn By JMA

01

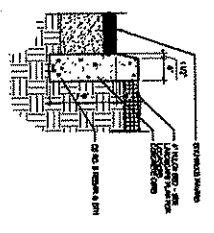
SUTTON
ARCHITECTURE
104 King Street
Madison, WI 53703
Tel: 608-255-7373 Fax: 608-255-7374



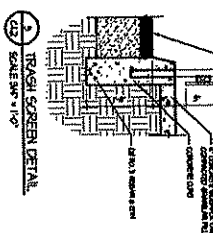
2 CIRCULAR SAW CURB DETAIL
SCALE: 3/4" = 1'-0"



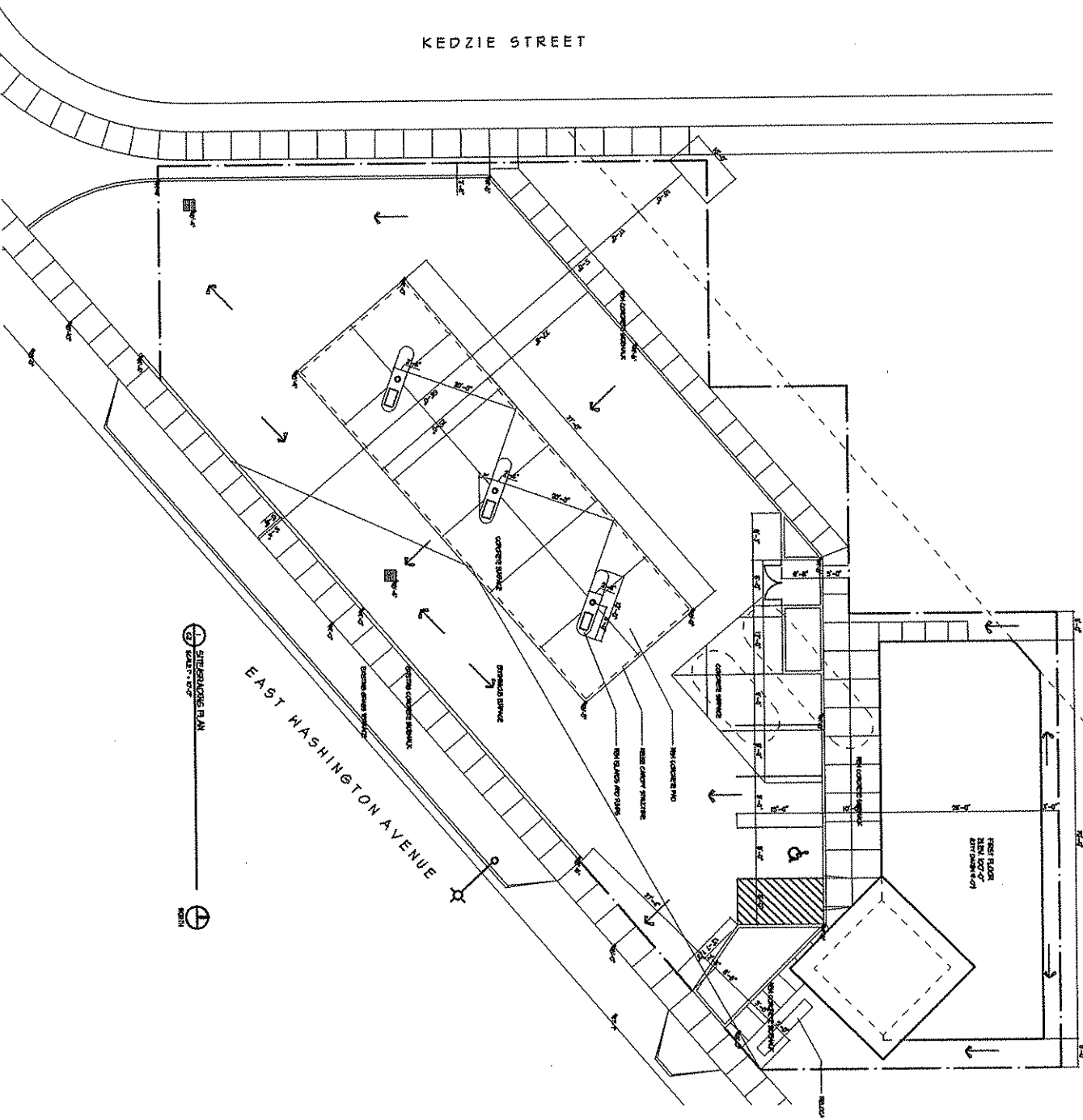
3 RAMPED CURB DETAIL
SCALE: 3/4" = 1'-0"



4 CURB DETAIL
SCALE: 3/4" = 1'-0"



5 TRAPEZOIDAL CURB DETAIL
SCALE: 3/4" = 1'-0"



SUTTON
RESISTIBLE
12100 Franklin Ave.
Madison, WI 53727
Tel: 608/278-2929 Fax: 608/278-9914

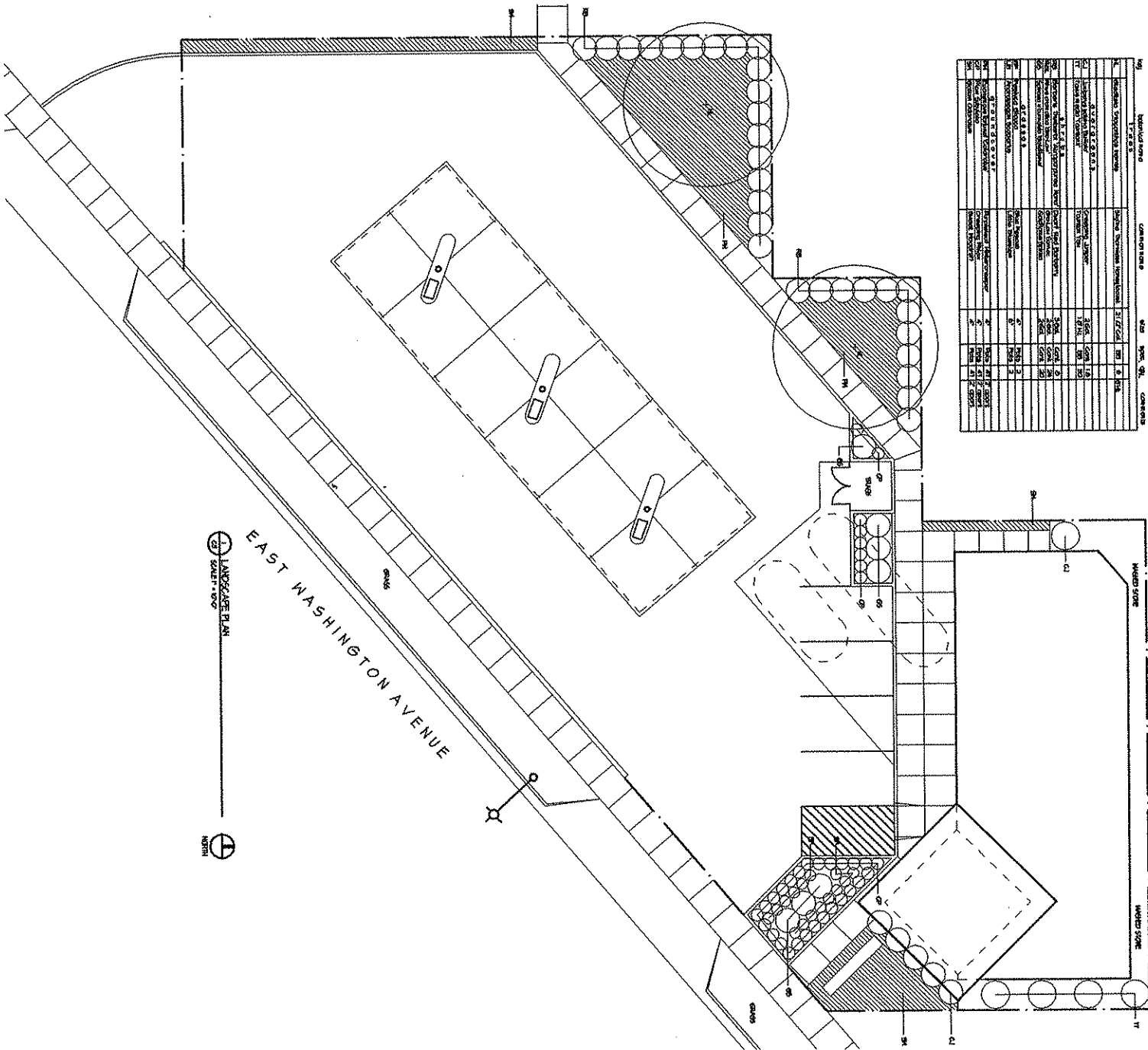
PROJECT
The Gas Station
2702 East Washington Ave.
Madison, Wisconsin
DESIGNER
SUTTON
STREETSIDE PLAN

DATA
Project # 2007
Scale 1/2" = 1'-0"
Date 11-11-07
Drawn by []

C2

PLANT LIST

NO.	SYMBOL	PLANT NAME	QUANTITY	DATE	BY	CHK.
1	10	PLANTING	1	10/10/07	MM	MM
2	11	PLANTING	1	10/10/07	MM	MM
3	12	PLANTING	1	10/10/07	MM	MM
4	13	PLANTING	1	10/10/07	MM	MM
5	14	PLANTING	1	10/10/07	MM	MM
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8	17	PLANTING	1	10/10/07	MM	MM
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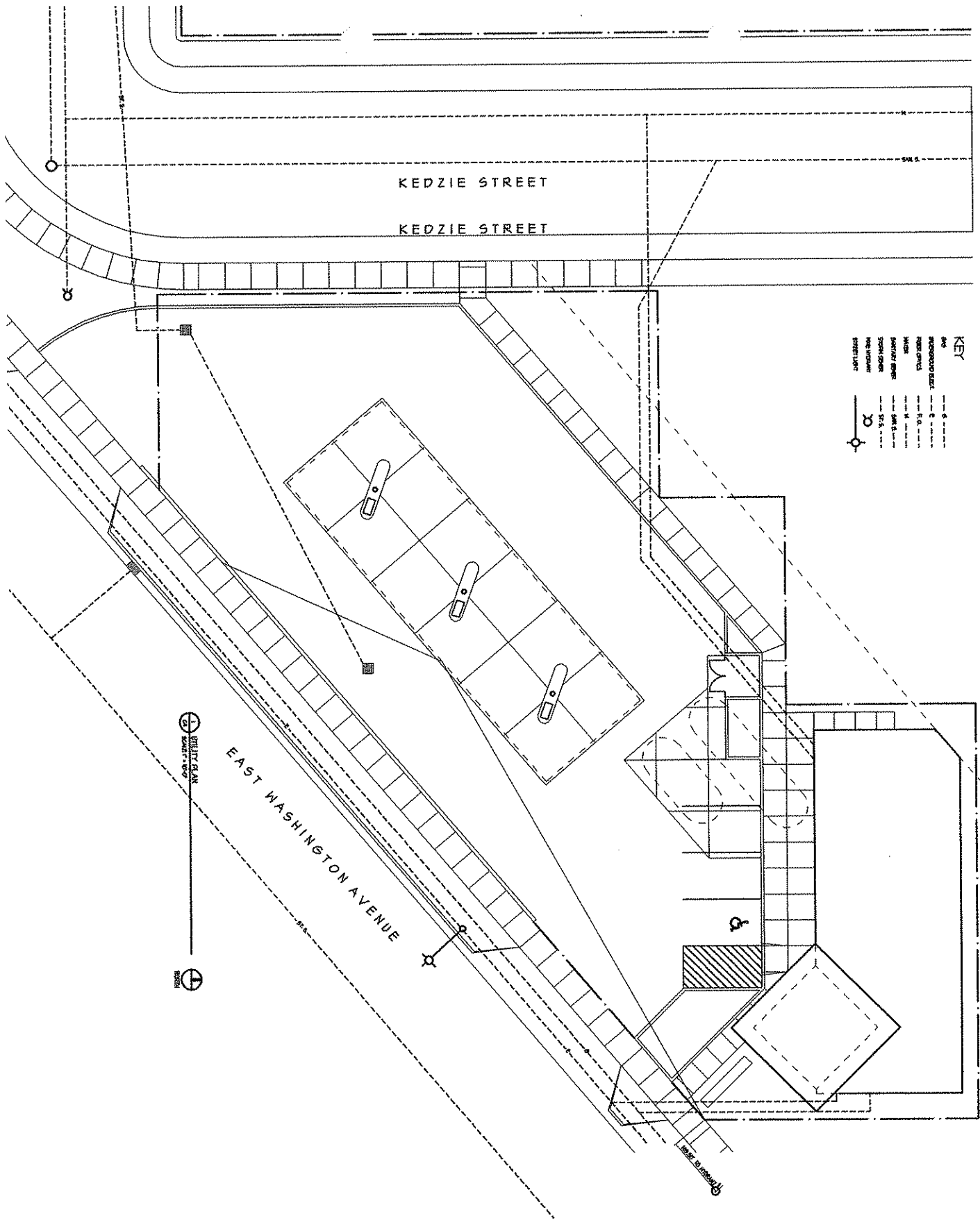
SUTTON
ARCHITECTURE
301 King Street
Madison, WI 53703
Tel: 608.255.1111 or 608.255.1112

PROJECT
The Gas Station
2702 East Washington Ave.
Madison, Wisconsin

DRAWING
LANDSCAPE PLAN

DATA
Project: 2007
Date: 10/20/07
Drawn by: JLM

C3

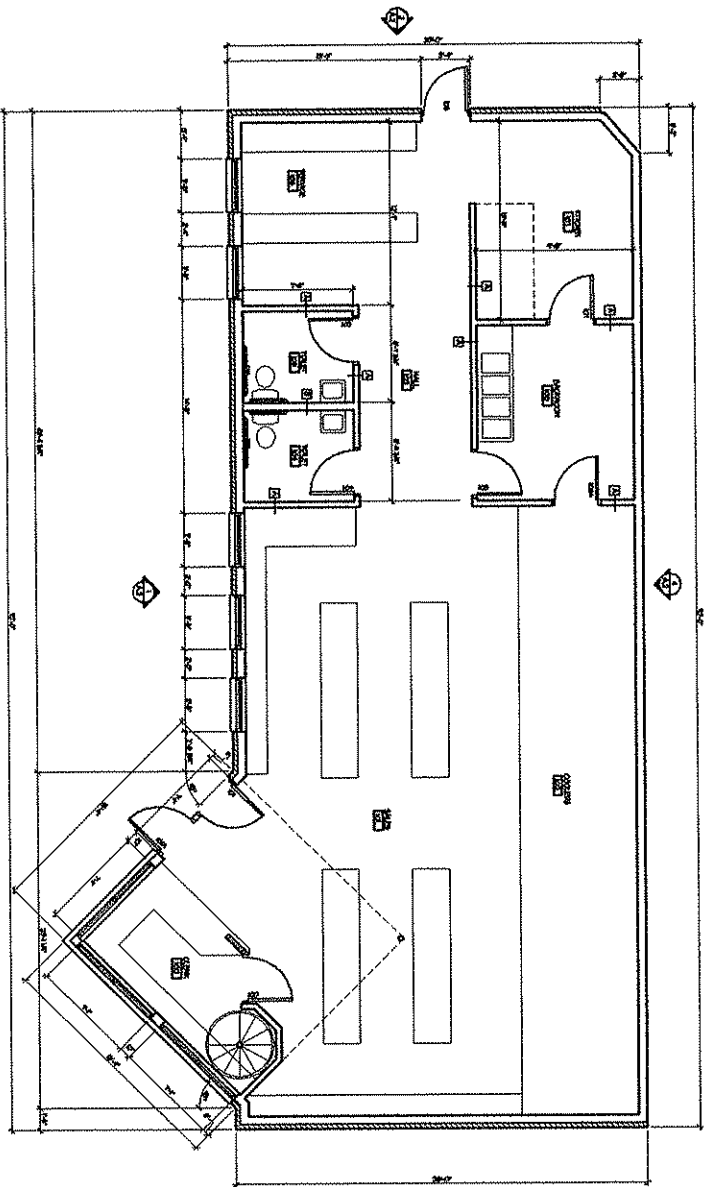


SUTTON
 ARCHITECTURE
 141 East Washington Ave.
 Madison, Wisconsin
 608 251 1111

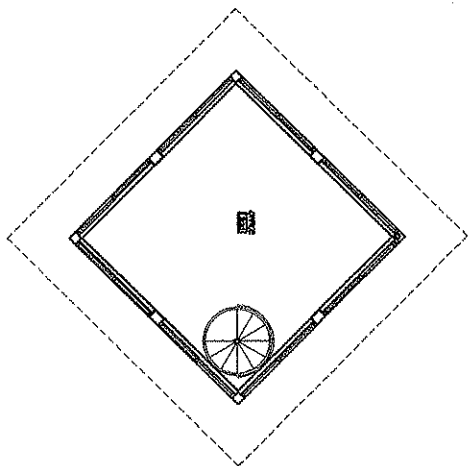
PROJECT
 The Gas Station

2702 East Washington Ave.
 Madison, Wisconsin
DRAWING
 UTILITY PLAN

DATA
 Project: 2007
 Date: 02/20/07
 Drawn by: SA
 C4



1 FIRST FLOOR PLAN
1/2" = 1'-0"



2 SECTION PLAN
1/2" = 1'-0"

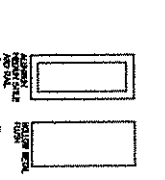
DOOR & FRAME SCHEDULE

NO.	DOOR TYPE	DOOR SIZE	DOOR	FRAME	FINISH
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04	DOOR	3'0" x 7'0"	4	4	4
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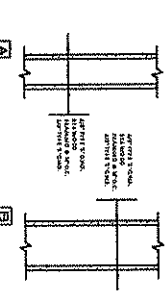
GENERAL NOTES:
1. ALL DOOR TYPES TO BE AS SHOWN.
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19. ALL DOOR TYPES TO BE AS SHOWN.
20. ALL DOOR TYPES TO BE AS SHOWN.

ROOM FINISH SCHEDULE

NO.	ROOM NAME	FLOOR	CEILING	WALLS	DOORS	WINDOWS	STAIRS	FINISH
01	RECEPTION	1ST	1	1	1	1	1	1
02	OFFICE	1ST	2	2	2	2	2	2
03	CONFERENCE	1ST	3	3	3	3	3	3
04	RESTROOM	1ST	4	4	4	4	4	4
05	STAIRS	1ST	5	5	5	5	5	5
06	HALLWAY	1ST	6	6	6	6	6	6
07	STAIRS	1ST	7	7	7	7	7	7
08	OFFICE	1ST	8	8	8	8	8	8
09	CONFERENCE	1ST	9	9	9	9	9	9
10	RESTROOM	1ST	10	10	10	10	10	10
11	STAIRS	1ST	11	11	11	11	11	11
12	HALLWAY	1ST	12	12	12	12	12	12
13	STAIRS	1ST	13	13	13	13	13	13
14	OFFICE	1ST	14	14	14	14	14	14
15	CONFERENCE	1ST	15	15	15	15	15	15
16	RESTROOM	1ST	16	16	16	16	16	16
17	STAIRS	1ST	17	17	17	17	17	17
18	HALLWAY	1ST	18	18	18	18	18	18
19	STAIRS	1ST	19	19	19	19	19	19
20	OFFICE	1ST	20	20	20	20	20	20



3 DOOR TYPES
1/2" = 1'-0"



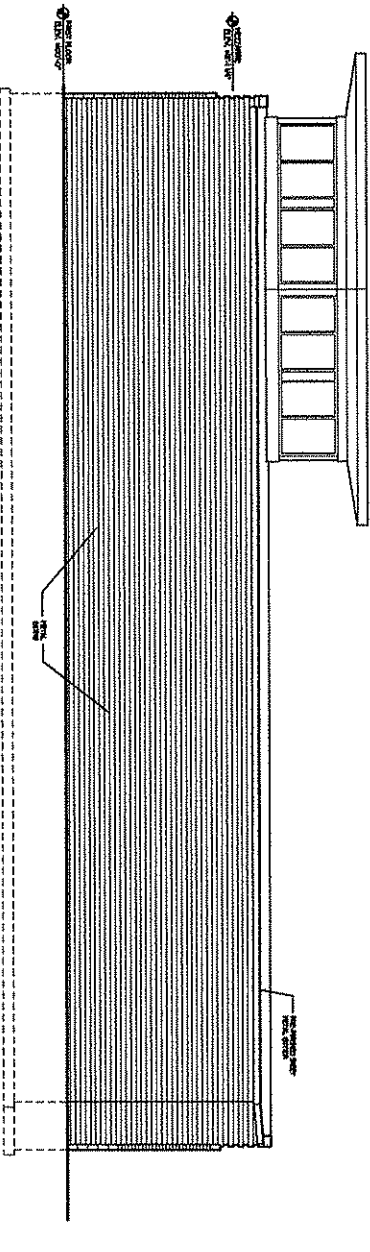
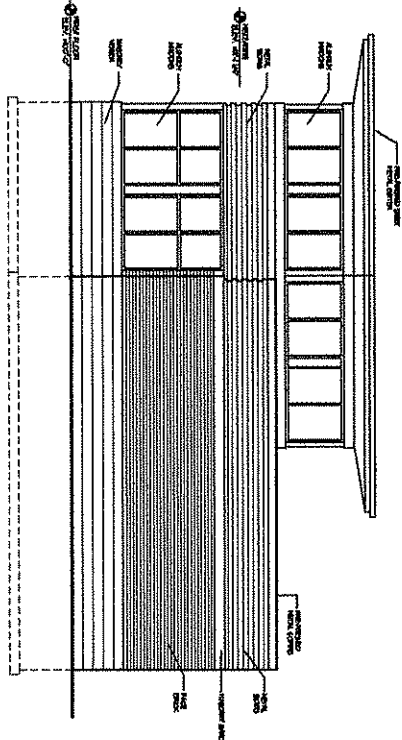
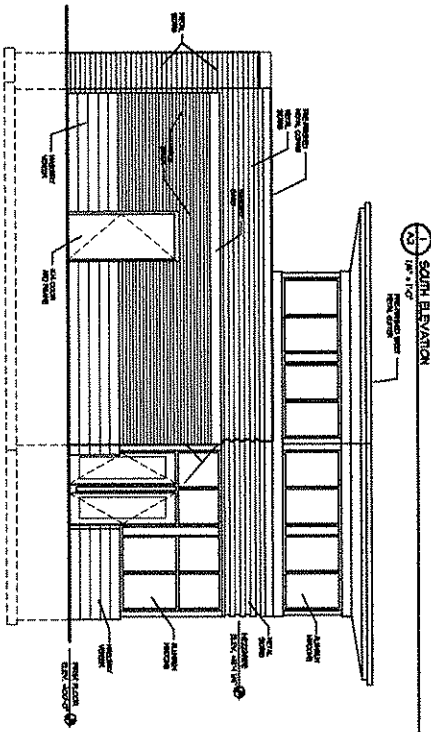
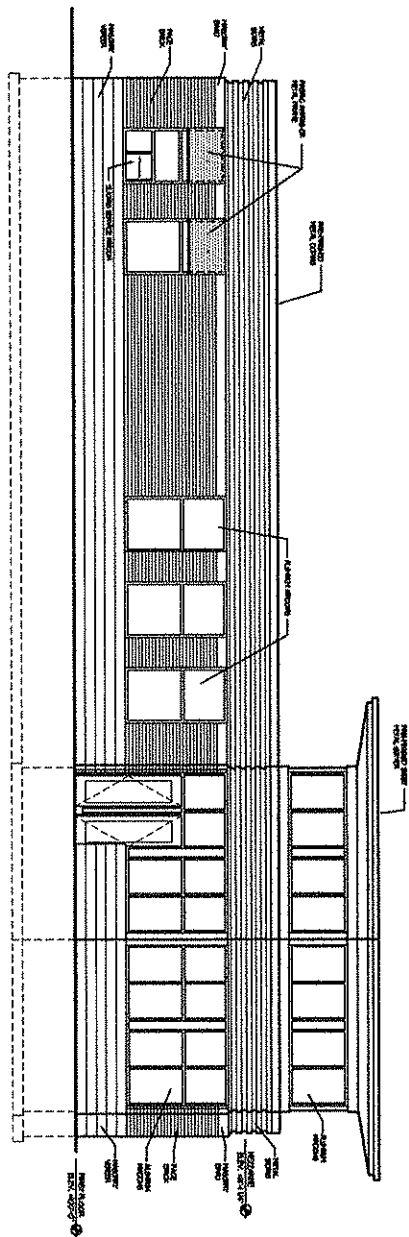
4 WINDOW TYPES
1/2" = 1'-0"

PROJECT
Capitol Petroleum
2702 E. Washington Avenue
Madison, Wisconsin

DESIGNING
SUTON

DATE
Project: 2007
Date: 02/02
Drawing: 100

SUTON
ARCHITECTURE
1000 Park Street
Madison, WI 53702
Tel: 608/261-1111 Fax: 608/261-1112

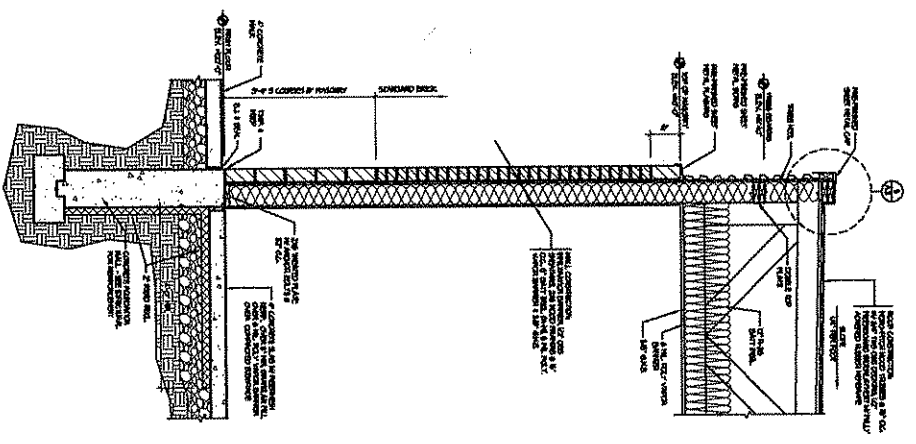


SUTTON
ARCHITECTURE
 1541 N. 20th
 Issaquah, WA 98027
 TEL: 206.734.8200
 FAX: 206.734.8201
 WWW.SUTTONARCHITECTURE.COM

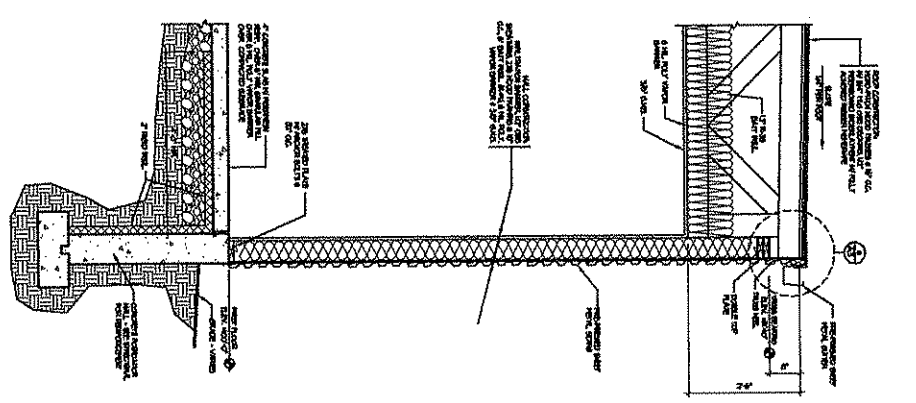
PROJECT
 Capitol Petroleum
 2702 E. Washington Avenue
 Aberdeen, Wisconsin

DATE
 Project # 20077
 Date: 09/24/07
 Drawn by: JML

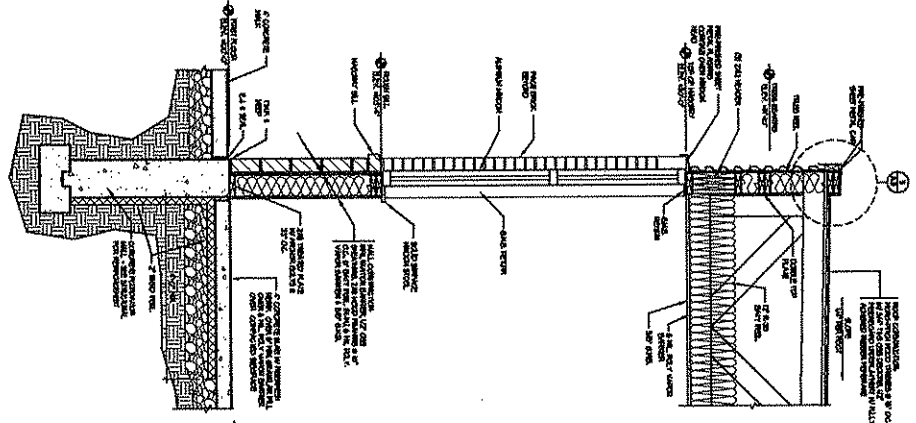
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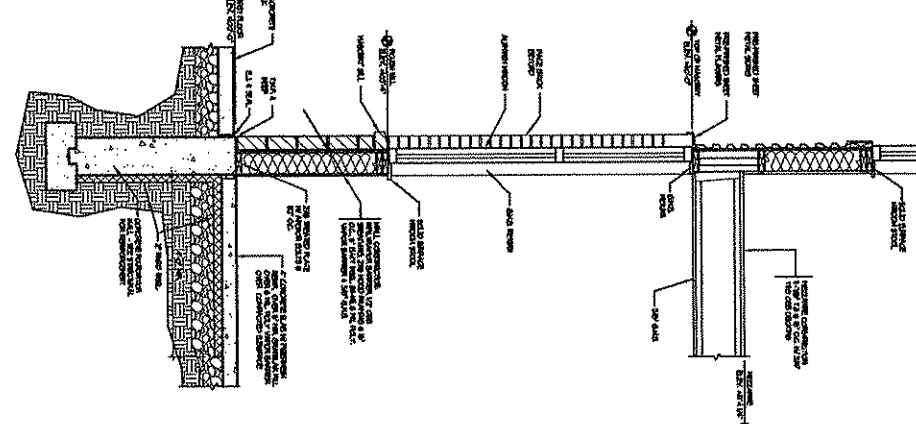
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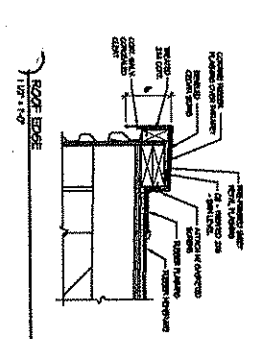
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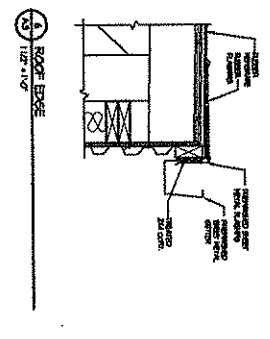
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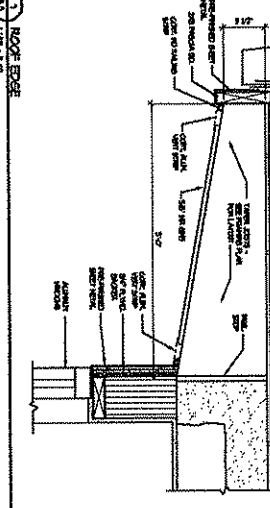
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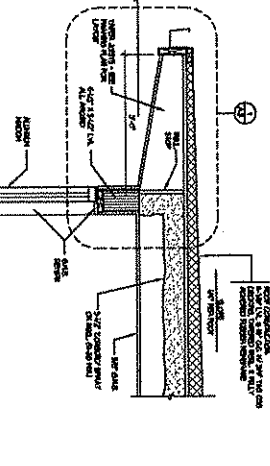
ROOF EDGE
1/2\"/>



ROOF EDGE
1/2\"/>



ROOF EDGE
1/2\"/>



ROOF EDGE
1/2\"/>

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PROJECT
Capitol Petroleum
2702 E. Washington Avenue
Madison, Wisconsin
DESIGNERS
WALL SECTIONS

DATA
Project # 2007
Date 09/24/07
Drawn by JKL

A.3



