

**APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL**

**AGENDA ITEM # \_\_\_\_\_**  
**Project # \_\_\_\_\_**

	<b>Action Requested</b>
DATE SUBMITTED: <u>JUNE 13</u>	<input checked="" type="checkbox"/> Informational Presentation
UDC MEETING DATE: <u>JUNE 20</u>	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 821 SOUTH GANNON ROAD  
ALDERMANIC DISTRICT: JED SANBORN  
OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:  
SJR ENTERPRISES LLC TJK DESIGN BUILD - JOHN BIENO  
4518 MONONA DR 1034 WEST MAIN STREET  
MADISON, WI 53716 MADISON WISCONSIN 53703

CONTACT PERSON: JOHN BIENO  
Address: 1034 WEST MAIN STREET  
MADISON WI 53703  
Phone: 257 1090  
Fax: 257 1092  
E-mail address: jjbieno@tjkdesignbuild.com

- TYPE OF PROJECT:  
(See Section A for:)
- Planned Unit Development (PUD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
  - Planned Community Development (PCD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
  - Planned Residential Development (PRD)
  - New Construction or Exterior Remodeling in an Urban Design District \* (A public hearing is required as well as a fee)
  - School, Public Building or Space (Fee may be required)
  - New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
  - Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review\* (Fee required)
- Street Graphics Variance\* (Fee required)
- Other \_\_\_\_\_

\*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)  
Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



**DESIGNBUILD**

634 W. Main Street  
Madison, WI 53703  
Office 608-257-1090  
Fax 608-257-1092  
www.tjkdesignbuild.com

**DATE:** June 12, 2007

**TO:** Madison Urban Design Commission  
2115 Martin Luther King Jr. Blvd.  
Madison, WI 53701

**FROM:** John J. Bieno, AIA  
Vice President  
TJK Design Build Inc.  
634 W. Main Street  
Madison, WI 53703

**RE:** **SJR Enterprises LLC**  
**Commercial Development**  
**821 S Gammon Road**

#### Existing Conditions

This site consists of an existing two story single family residence with two out buildings used as storage or garages. The current residence operates as a rental property. There is approximately 12' of fall across the property from NW to SE as well as two good sized existing mature canopy trees and several smaller ones on the property.

#### Development Schedule for the Project

An informal Urban Design meeting, June 20, 2007.  
Final Urban Design meeting, July 11, 2007  
Plan Commission meeting, August 6, 2007  
Common Council, September 4, 2007  
Start Construction, September 7, 2007  
Substantial Completion, February 2008

#### Types of Businesses

Anchor tenant for the facility will be a Klinke Cleaners with a drive-thru. The remainder of the first floor will be occupied by unknown retailers. These retailers will be small in nature and consistent with neighborhood uses and needs. The small second floor will be an office space, again, occupied by unknown tenants. Conducive to the needs and wants of the neighborhood.

#### Hours of Operation

The Klinke Cleaners will maintain a 7:00 a.m. – 7:00 p.m. Monday thru Friday and 8:00 a.m. – 5:00 p.m. Saturday work schedule and closed on Sunday.

Hours for the remainder of the tenants is unknown at this time.

#### Area of Site

26,532 SF or .60 9acres

Area of Proposed Building

8,000 SF

Number of Parking Stalls

Required 27

Provided 24

Project Description/Narrative

The project is located at the intersection of Schroeder and Gammon Roads on the West side of Madison. It is currently occupied by an existing single family residence that is used as a rental property. There are also two outbuildings which are associated with this project as well as two substantial existing canopy trees. Plans for this development include raising the house, outbuildings and all existing foliage to make way for a new 8,000 SF two story multi-tenant mixed used project with a drive-thru. The comprehensive plan for the City of Madison calls for this property to be used in two different ways. One is for a medium density housing development. The second is as a transit oriented destination. It is our belief that the medium density housing classification was a carry over from the neighboring associated use. We have chosen to approach the project with a transit orientated destination classification. The first floor of the proposed project is geared more towards retail and the second floor is geared towards office uses. This mixed use approach meets the intention of the transit oriented destination. This concept coupled with easy access to the sidewalk for pedestrian and bike traffic, and to roadways for vehicles and buses also help to meet the intent. However, the addition of the second floor does put us under the minimum number of required parking stalls per Madison Zoning Code. We would therefore request a parking reduction based on this need to accommodate the comprehensive plan.

PROPOSED FACILITY FOR:

# SJR ENTERPRISES LLC

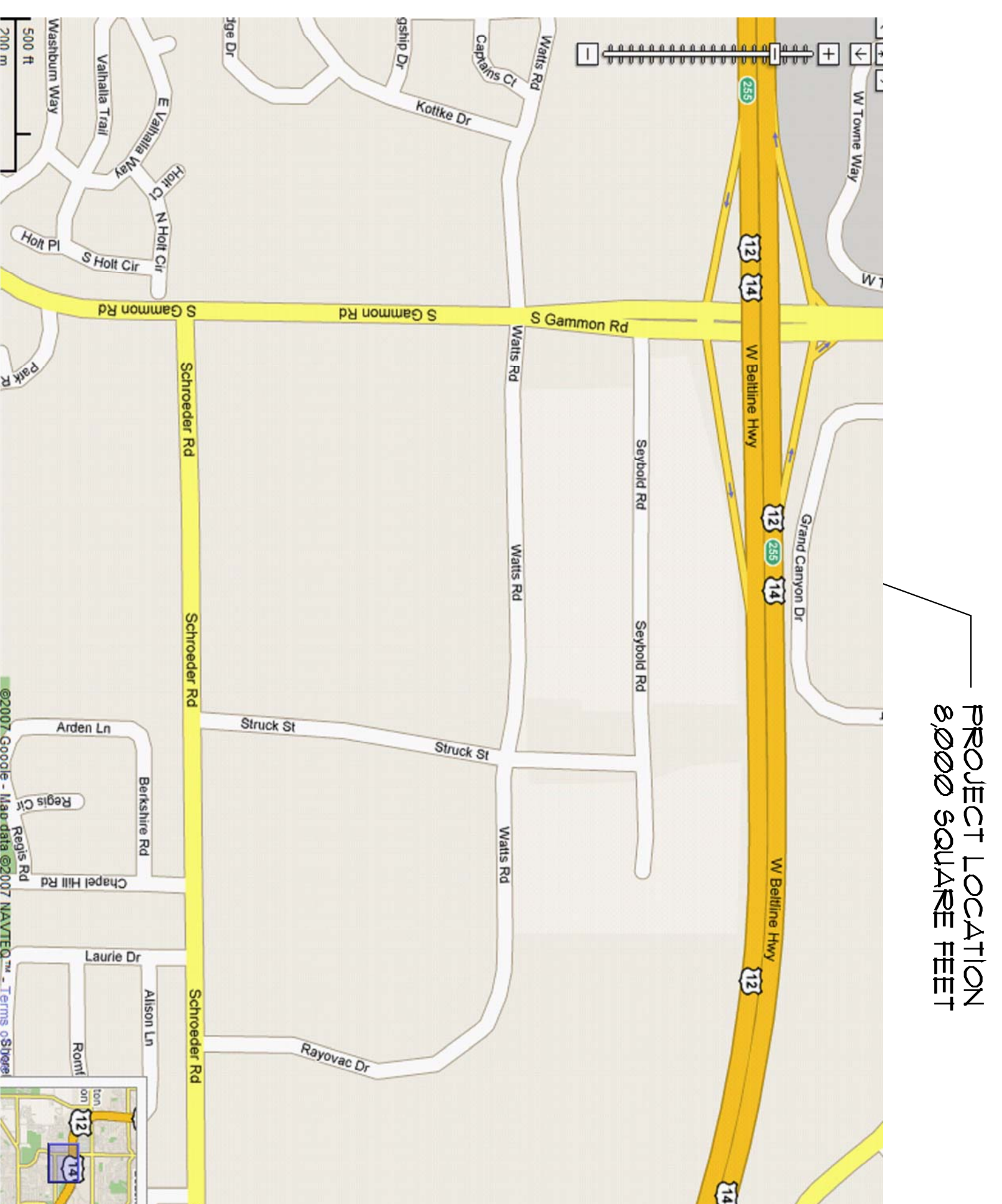
## 821 SOUTH GAMMON ROAD MADISON, WISCONSIN

**TK** TJK Design Build Inc.  
634 West Main Street  
Madison Wisconsin 53703

**DESIGNBUILD** 608/251-1090 FAX 608/251-1092

### INDEX OF DRAWINGS:

- C-11 PROPOSED SITE PLAN
- C-12 EXISTING SITE PLAN / DEMOLITION PLAN
- C-13 SITE GRADING, EROSION CONTROL PLAN
- C-14 SITE UTILITY PLAN
- C-15 LANDSCAPE PLAN
- C-16 PHOTOMETRIC PLAN
- A-11 FLOOR PLAN
- A-12 UPPER FLOOR PLAN / ROOF PLAN
- A-21 BUILDING ELEVATIONS



SITE LOCATION MAP  
NOT TO SCALE

**LEGAL DESCRIPTION**

A parcel of land located in the SW1/4 of the SW1/4 of Section 25, T1N, R9E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the southeast corner of said Section 25; thence N01°32'18"E along the west line of said SW1/4, 109.00' feet; thence N89°33'35"E, E 51.03' feet to the point of beginning; thence continuing N89°33'35"E, E 151.91' feet; thence S01°32'18"W, E 68.98' feet; thence S89°33'35"W, E 131.09' feet to a point of curve; thence northwesterly on a curve to the right which has a radius of 25.00' feet and a chord which bears N44°27'04"W, E 35.96' feet; thence N01°32'18"E, E 143.10' feet to the point of beginning. Containing 28,531 square feet.

**PARKING LOT PLAN SITE INFORMATION BLOCK**

DATE APPROVED	8/21/2019	APPROVED BY	ADJ
SITE APPROVED (TOTAL)	28,531 SQ FT	ADJ ADRES	
NUMBER OF BUILDING STORIES (AFTER DECK)	2		
NUMBER OF BUILDING STORIES (BEFORE DECK)	2		
TYPE OF CONSTRUCTION (NEW, REPAIRS, OR ADDITIONS)	TYPE B3 BUILDERS		
TOTAL SQUARE FOOTAGE OF BUILDING	8,000 SQ FEET		
USE OF CONSTRUCTION (MATERIALS)	TYPE B3 BUILDERS		
DESIGN SQUARE FEET OF GARAGE	N/A		
DESIGN SQUARE FEET OF SERVICE	N/A		
NUMBER OF EMPLOYEES IN GARAGE	N/A		
NUMBER OF EMPLOYEES IN SERVICE AREA	N/A		
NUMBER OF EMPLOYEES ON PRODUCTION AREA	N/A		
CAPACITY OF RESTAURANT / PLACE OF ASSEMBLY	N/A		
NUMBER OF BICYCLE STALLS TOTAL	2		
NUMBER OF PARKING STALLS TOTAL	23		
STALLS SIGN	1		
ACCESSIBLE	1		
TOTAL	24		

NUMBER OF TREES SHOWN - SEE LANDSCAPE PLAN

**SITE INFORMATION**

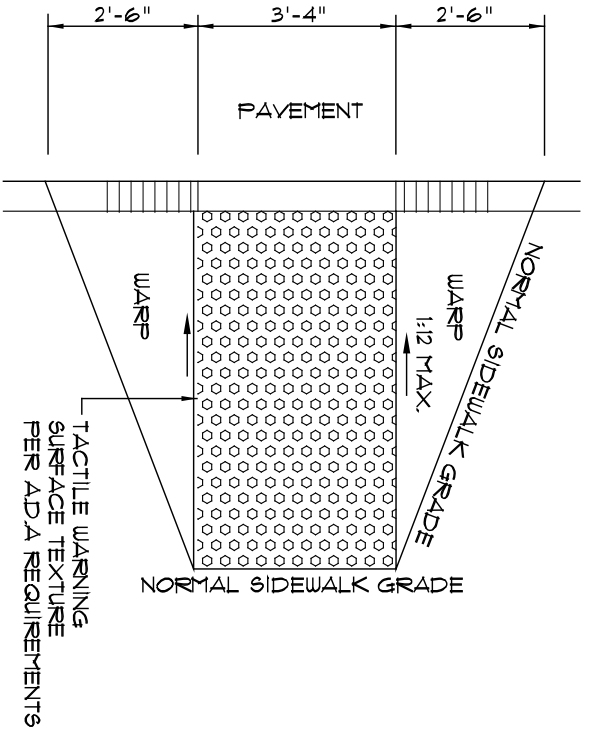
SITE AREA	28,531 SQ FT
BUILD AREA (FOOTPRINT)	8,000 SQ FT
FLOOR AREA RATIO	24%
PARKING AND SERVICE	18,531 SQ FT
INFERIORS SURFACE AREA	18,480 SQ FT
INFERIORS SURFACE RATIO	75%

**GENERAL NOTES:**

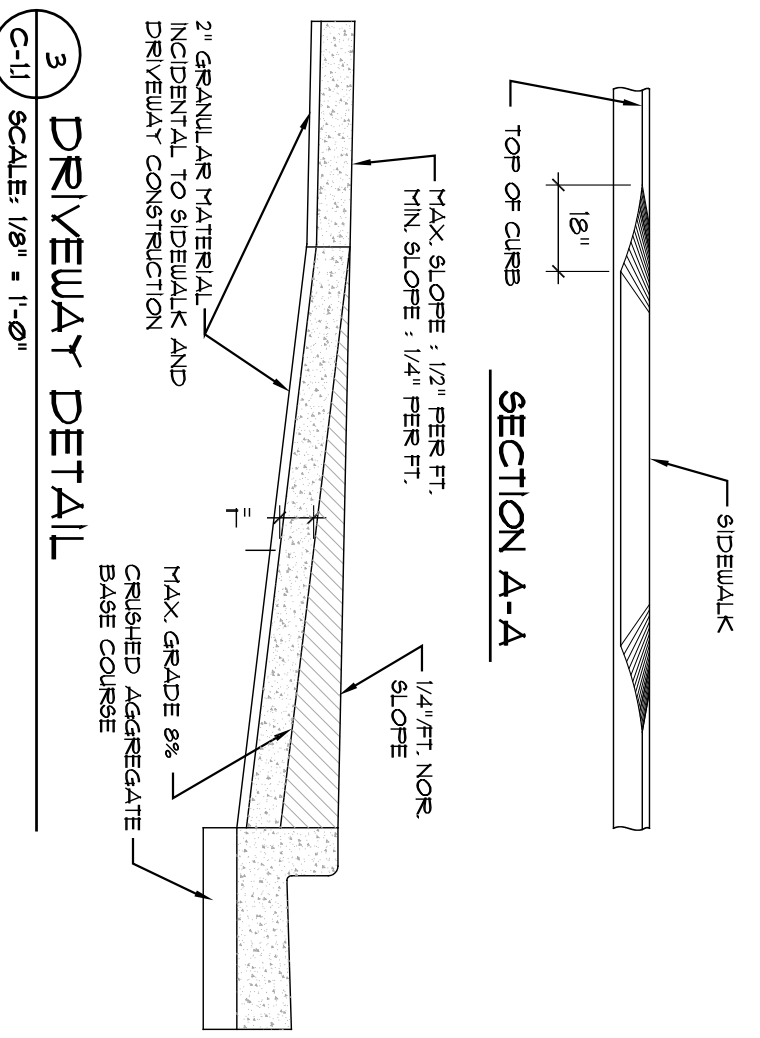
1. ALL PAINT STRIPING SHALL BE 6" WIDE YELLOW
2. TO CURB CURBS AND CURBS FOR ADA SPEC. 4.1 MAX. SLOPE TO BE 1:12. CURBS SHALL BE 4" HIGH. CURBS SHALL BE INSTALLED ON EACH SIDE OF ROAD. HIGH SURFACE FILL WIDTH AND DEPTH OF RAMP
3. ALL DIMENSIONS ARE FROM FACE OF CONCRETE WALL, FACE OF CURB OR CENTER OF PROPERTY LINE
4. STONE BASE
5. ALL EXTERIOR CONCRETE SIDEWALKS TO BE 6" BAY WITH WESTERN FINISH 4" THICK W/ WF REINFORCING ON 6" COMPACTED FILL
6. WATER SERVICE MATERIAL SHALL BE 1 1/2" COPPER IN ACCORDANCE WITH THE CITY OF MADISON STANDARDS SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION
7. SEWER AND WATER CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF MADISON STANDARDS SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION
8. SIDEWALKS AND DRIVEWAY APPROX CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF MADISON STANDARDS SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION
9. EXISTING WATERMAIN VALVES SHALL BE MARKED AND PROTECTED FOR DURATION OF CONSTRUCTION
10. SIGNAGE SHALL BE MARKED WITH 8" SIGNAGE
11. PROPOSED MATERIAL SHALL BE COLLECTED BY THE GENERAL CONTRACTOR AT THE END OF EACH WORKING DAY OR AS REQUIRED BY THE CITY
12. BIKERACKS TO BE "MADAX" - SENIOR RACK (4) - RACKS TOTAL INSTALLED PER CITY OF MADISON REQUIREMENTS

**LIGHT FIXTURE KEY**

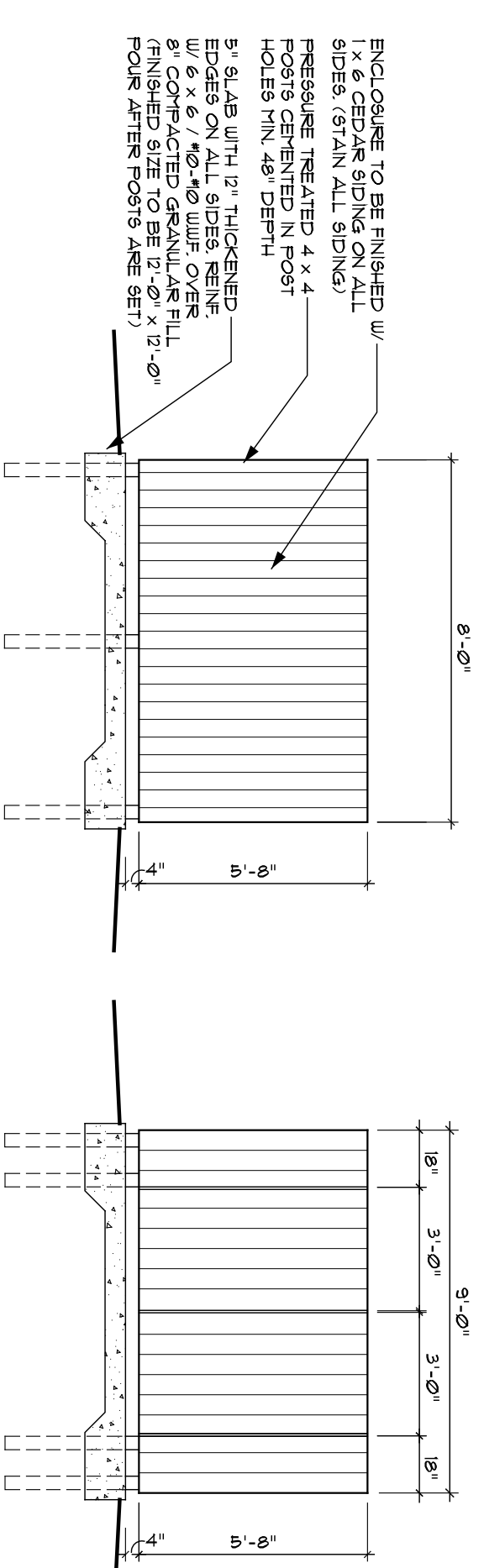
- ⊙ BUILD TOU (N) RECESSED CAN LIGHT FIXTURE
- ⊙ BUILD TOU (N) RECESSED CAN LIGHT FIXTURE
- ⊙ LIGHT FIXTURE IS 11'-4" FROM GRADE
- ⊙ COOPER LIGHTING WALL SCENCE CATALOG # VWH-1807H-2117-28
- ⊙ BUILD TOU (N) SINGLE HEAD PARKING LOT LIGHT ON 5' X 11' POLE TOPS: W/ VAD-9032-1 BELM VAD-9032-1 (11'-0" FROM GRADE)



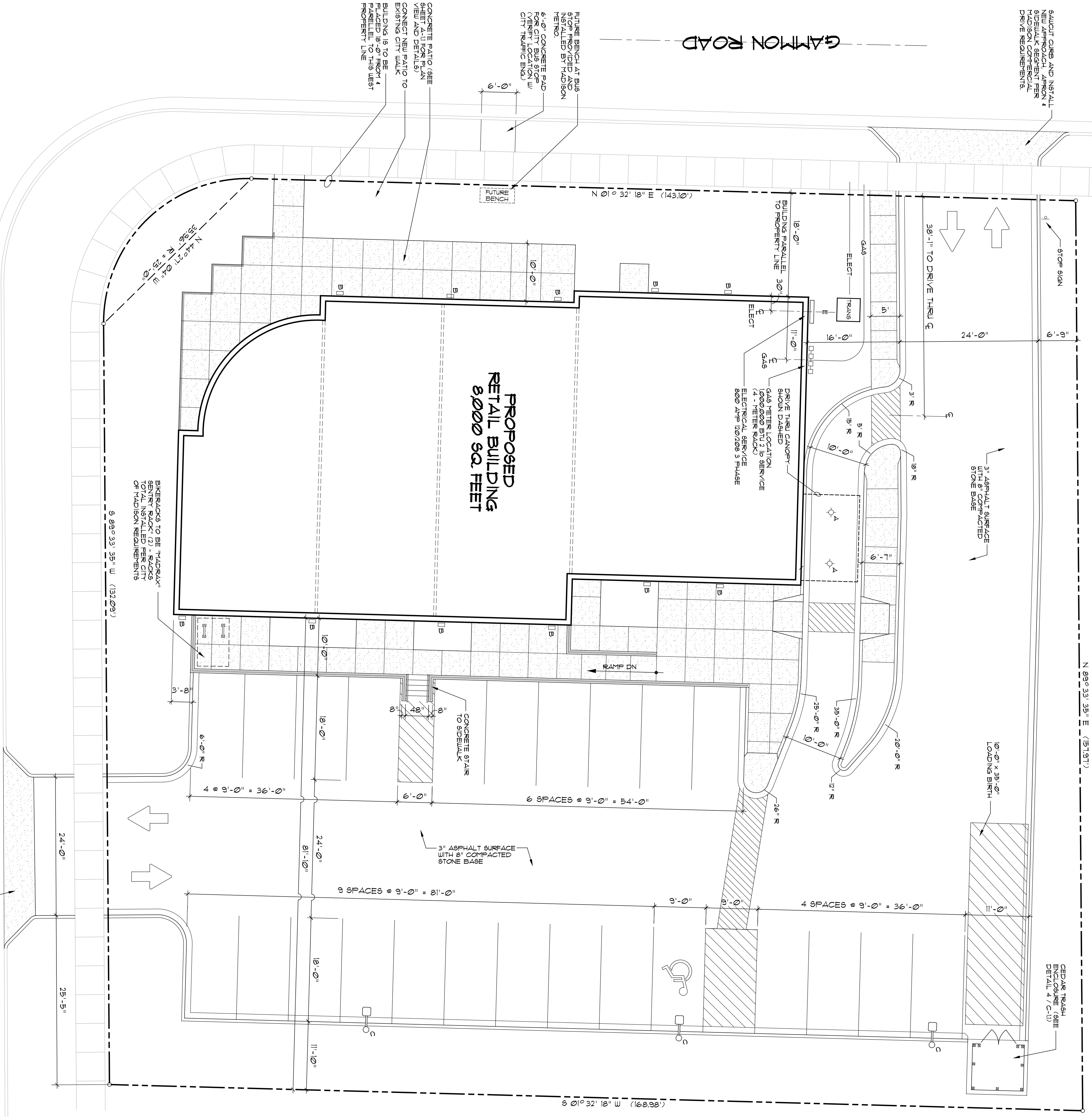
**2) TYP. CURB RAMP DETAIL**  
C-11) SCALE: NOT TO SCALE



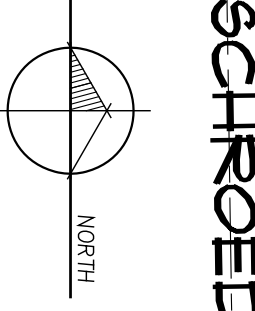
**3) DRIVEWAY DETAIL**  
C-11) SCALE: 1/8" = 1'-0"



**4) DUPFSTER ENCLOSURE DETAIL**  
C-11) SCALE: 1/4" = 1'-0"



**1) PROPOSED SITE PLAN**  
C-11) SCALE: 1" = 100'-0"



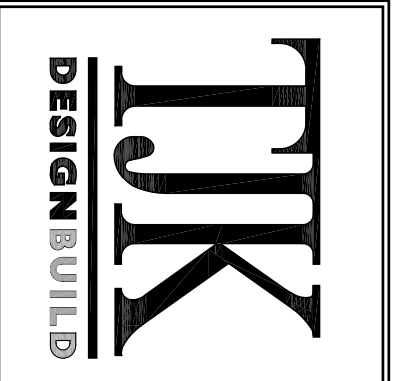
C-11  
6607

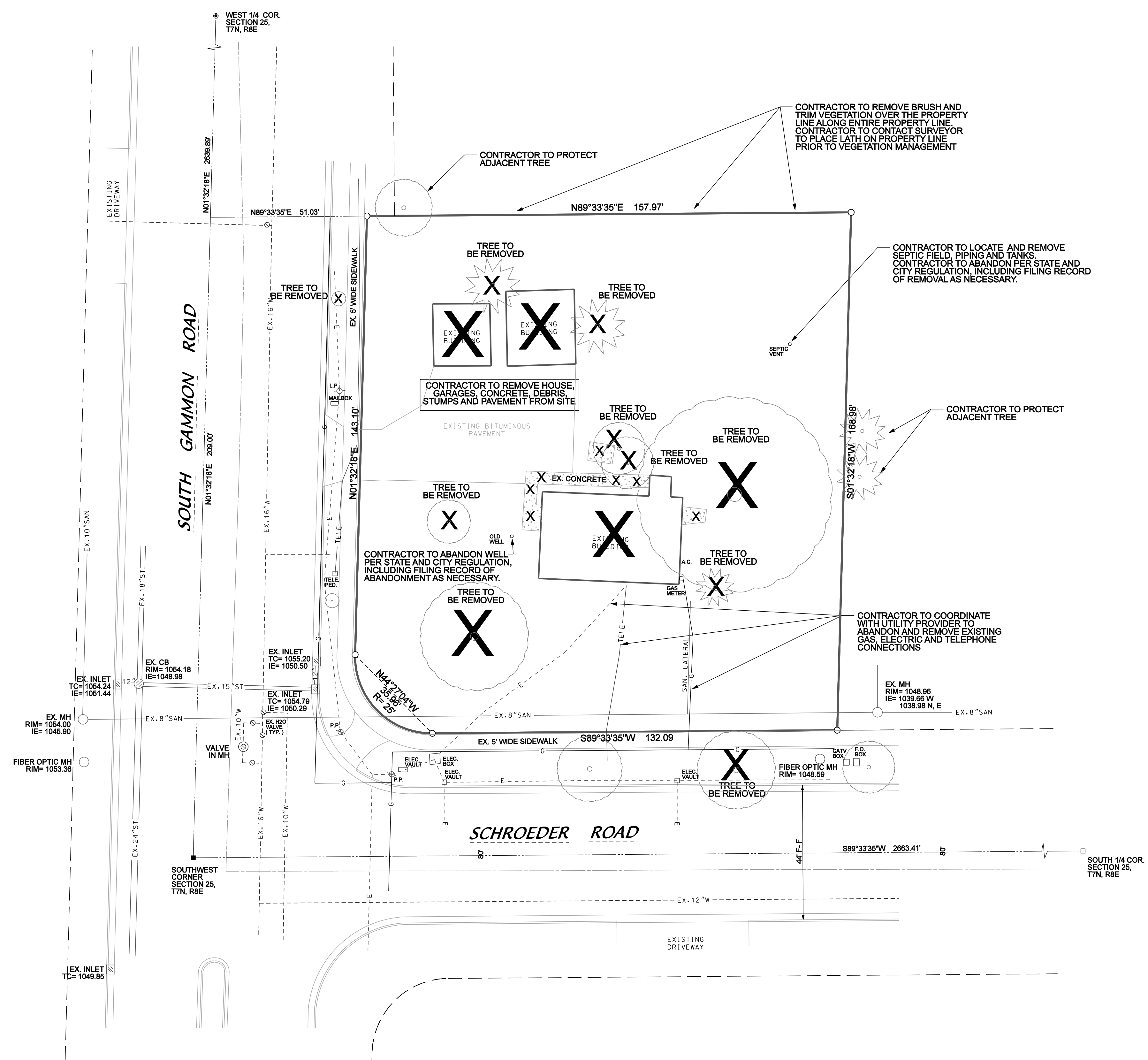
PROPOSED FACILITY FOR:  
**SJR ENTERPRISES, LLC**  
821 SOUTH GAMMON ROAD  
MADISON, WISCONSIN

**Copyrighted Drafting**  
This document is the property of TJK Design Build. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of TJK Design Build.

REVISION	DATE

634 West Main Street  
Madison, WI 53703  
608-257-1090  
FAX 608-257-1092





COPYRIGHTED DRAWING. THIS DOCUMENT OR THE INFORMATION HEREIN IS NOT TO BE REPRODUCED, DISTRIBUTED, USED OR DISCLOSED EITHER IN WHOLE OR PART UNLESS AUTHORIZED BY TJK DESIGN BUILD.

PROPOSED FACILITY FOR:  
SJR ENTERPRISES, LLC  
821 SOUTH GAMMON ROAD  
MADISON, WISCONSIN

**SITE DEMOLITION PLAN**

FN: 07-05-120 DATE: 06-06-07

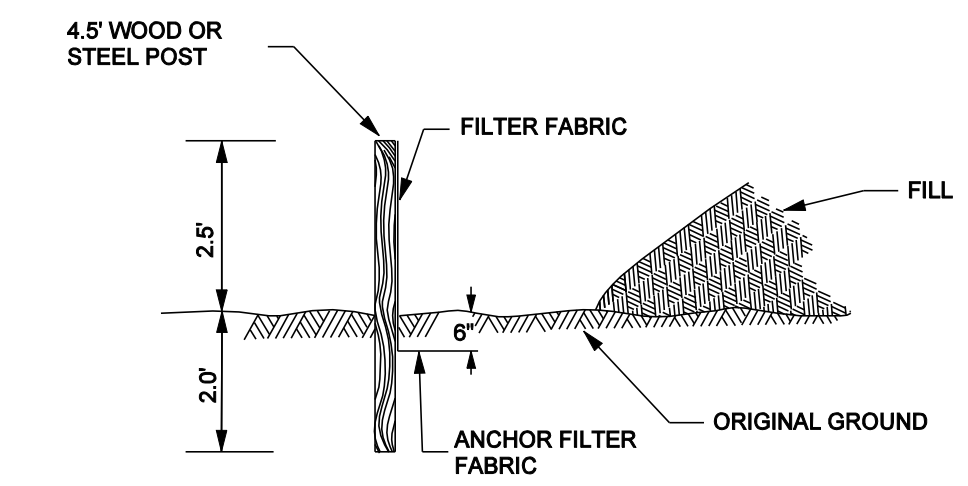
**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**  
7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089  
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

SCALE:  
1" = 20'

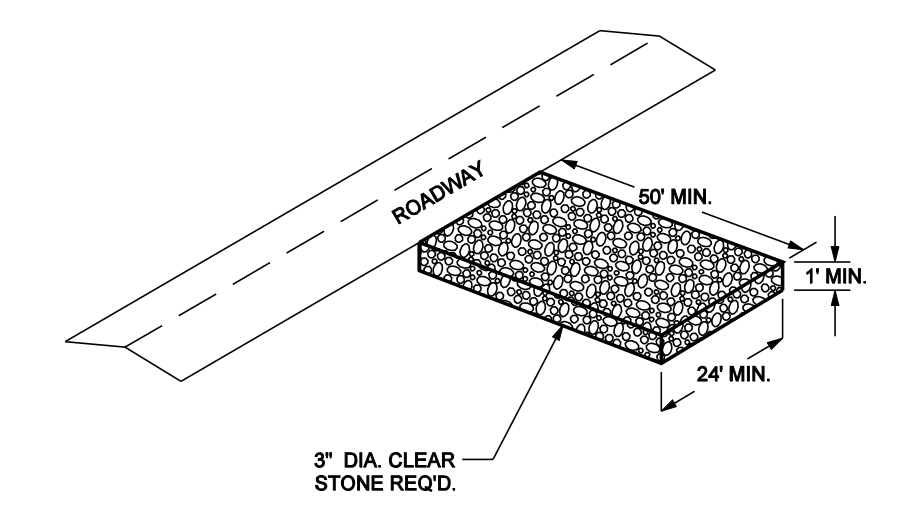
**C-1.2**  
06.06.07

LEGEND

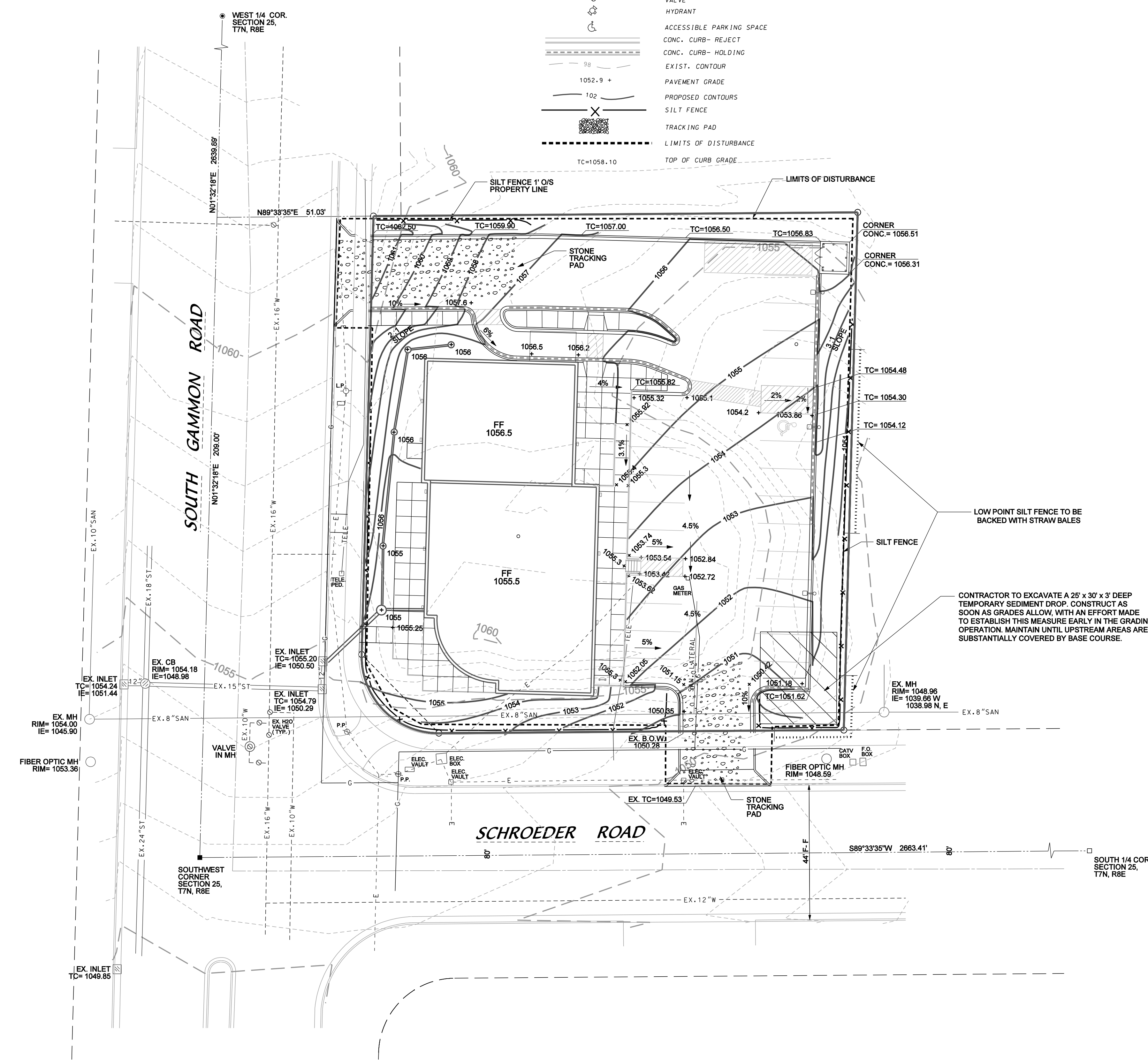
	FOUND 1-1/4" SOLID ROUND IRON STAKE
	FOUND 3/4" SOLID ROUND IRON STAKE
	UNDERGROUND ELECTRIC
	SANITARY SEWER
	WATER MAIN
	GAS MAIN
	STORM SEWER
	TELEPHONE PEDESTAL
	ELECTRIC TRANSFORMER
	MANHOLE
	CATCH BASIN/INLET
	LIGHT POLE
	GAS METER
	VALVE
	HYDRANT
	ACCESSIBLE PARKING SPACE
	CONC. CURB- REJECT
	CONC. CURB- HOLDING
	EXIST. CONTOUR
	PAVEMENT GRADE
	PROPOSED CONTOURS
	SILT FENCE
	TRACKING PAD
	LIMITS OF DISTURBANCE
	TOP OF CURB GRADE



**SILT FENCE DETAIL**  
NOT TO SCALE



**STONE TRACKING PAD DETAIL**  
NOT TO SCALE

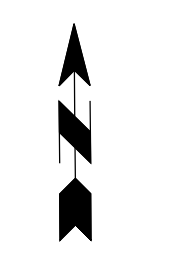


SITE GRADING AND EROSION CONTROL NOTES

- Spot grades and parking lot slopes have been rounded off to the nearest tenth.
- All site grading and erosion control shall conform with the "City of Madison Standard Specifications" and all addendums issued prior to the contract bid date.
- Area disturbed within any street right-of-way shall be restored with 4" topsoil, fertilizer, seed, and mulch.
- Disturbed areas outside the street right-of-way shall be restored with seed, fertilizer and mulch or in accordance with an approved landscape plan. All slopes 4:1 and greater to be restored with double net straw erosion mat.
- Public streets and adjacent parking lots shall be cleaned daily as necessary.
- Erosion control shall be the responsibility of the Earthwork Contractor until the site has been stabilized. Erosion measures as listed shall be the minimum measures that will be acceptable.
- The Contractor shall install additional erosion measures as requested in writing by the project superintendent or the City of Madison within 24 hours of notification.
- Schedule:  
Erosion Control = August 9, 2007 (Silt fence, Tracking pad.)  
Land Disturbance (removal of existing base course, backfilling of removed building, stump grinding and grading) = August 9, 2007  
Does not include building demolition, tree cutting, or bituminous milling.  
Parking Lot Base Course = September 21, 2007  
Parking Lot Pavement = Per Contractor's Schedule  
Restore Lawn at north and east side of site = October 1, 2007  
Final Landscaping Around Building = November 15, 2007
- City of Madison Standard inlet protection shall be placed in the inlet and catch basin as soon as the structure is set.
- Preventing tracking onto Gammon and Schroeder Roads shall be the utmost concern. The period of greatest risk is during demolition and excess soil removal. The contractor shall take extra steps as warranted by field conditions to prevent tracking. Possible efforts include, but are not limited to, extending length of tracking pad, refreshing tracking pad more often than usual, street cleaning several times a day, or stopping work during wet conditions.

COPYRIGHTED DRAWING.  
THIS DOCUMENT OR THE INFORMATION  
HEREIN IS NOT TO BE REPRODUCED,  
DISTRIBUTED, USED OR DISCLOSED  
EITHER IN WHOLE OR PART UNLESS  
AUTHORIZED BY TJK DESIGN BUILD.

**SITE GRADING AND  
EROSION CONTROL PLAN**



SCALE:  
1" = 20'

FN: 07-05-120 DATE: 06-06-07

**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**  
7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089  
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

PROPOSED FACILITY FOR:  
**SJR ENTERPRISES, LLC**  
821 SOUTH GAMMON ROAD  
MADISON, WISCONSIN

**C-1.3**

06.06.07





CITY OF MADISON - LANDSCAPE POINTS REQUIREMENTS

NUMBER OF PARKING STALLS \_\_\_\_\_ 22  
 NUMBER OF 2' - 2 1/2' CAL. SHADE TREES REQUIRED \_\_\_\_\_ 2

LOADING BERTH PLANTING REQUIREMENT: 1 BERTH x 75 POINTS/BERTH \_\_\_\_\_ 75

NUMBER OF LANDSCAPE POINTS REQUIRED \_\_\_\_\_ 108

TOTAL LANDSCAPE POINTS REQUIRED \_\_\_\_\_ 183

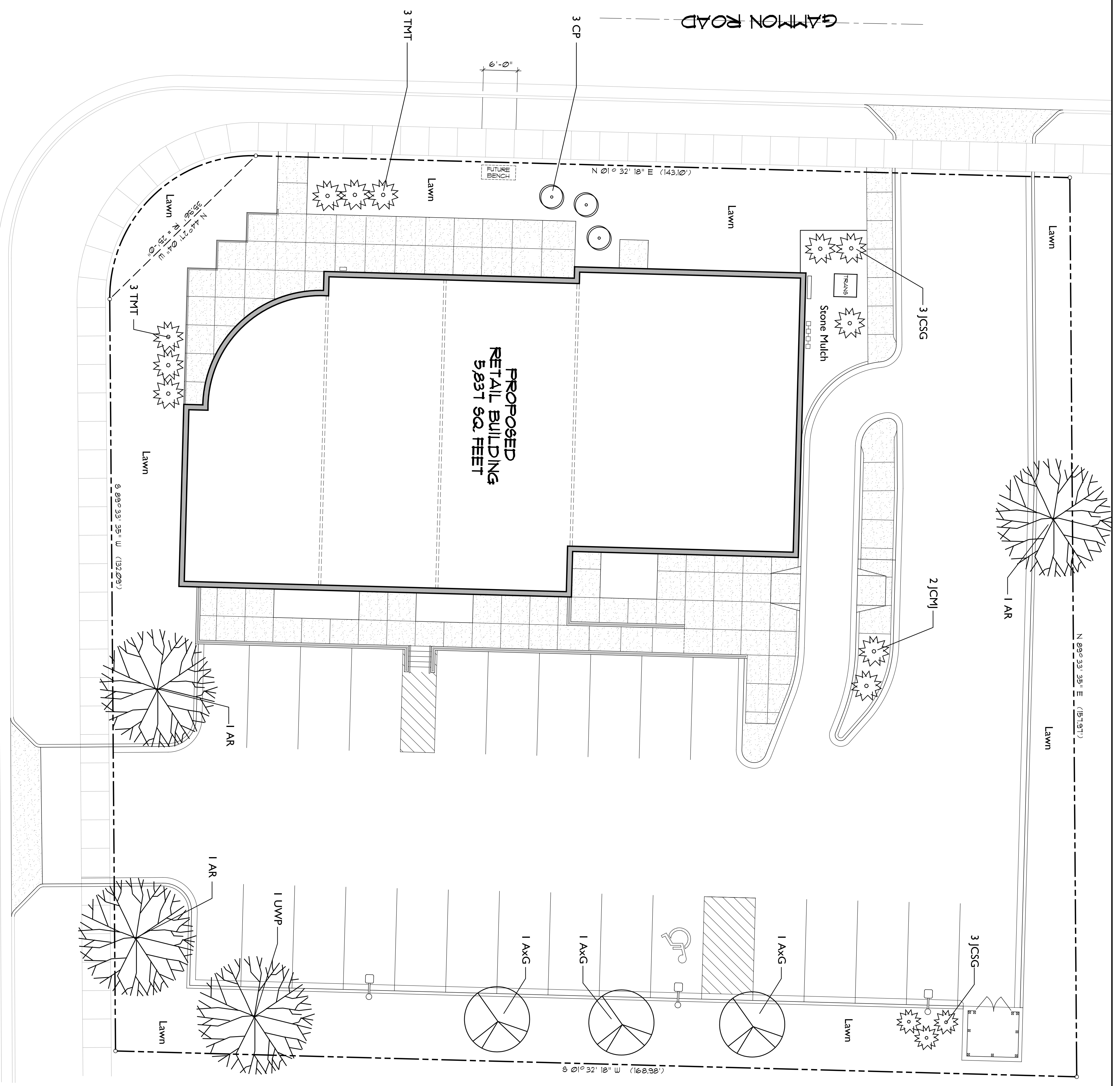
LANDSCAPE POINTS SOLUTION

ELEMENT	POINT VALUE	QTY	POINTS ACHIEVED	CREDITS QTY	POINTS
CANOPY TREES 2"-2 1/2"	35	2	70	-	-
DECIDUOUS SHRUBS	3	3	9	-	-
EVERGREEN SHRUBS	5	14	70	-	-
DECORATIVE WALL OR FENCE (PER 10 L.F.)	10	-	-	-	-
EARTH BERM (PER 10 L.F.) AVERAGE HEIGHT - 30" AVERAGE HEIGHT - 15"	10	5	-	-	-
EVERGREEN TREES 3' HT. MIN.	30	-	-	-	-
CANOPY TREES OR SMALL ORNAMENTAL TREES 1 1/2"-2"	30	3	90	-	-
<b>SUBTOTALS</b>			<b>239</b>	<b>+</b>	<b>-</b>
			<b>TOTAL POINTS</b>		<b>239</b>

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

PLANT SCHEDULE

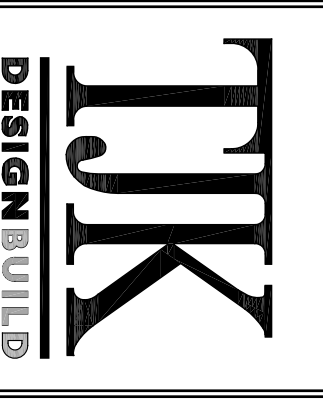
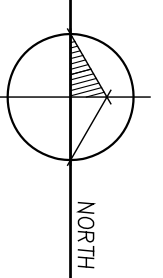
Deciduous Trees		Evergreen Shrubs		Deciduous Shrub	
Key	Botanical Name	Common Name	Qty	Planting Size/Root Spec.	
AxG	Amelanchier x grandiflora	Apple Serviceberry (multi-stem)	3	2" B&B	
AR	Acer rubrum 'October Glory'	October Glory Red Maple	3	2" B&B	
UWP	Ulmus wilsoniana 'Prospector'	Prospector Elm	1	2" B&B	
Evergreen Shrubs		Deciduous Shrub			
Key	Common Name	Common Name	Qty	Planting Size/Root Spec.	
JCMJ	Juniperus chinensis 'Mint Julep'	Mint Julep Juniper	2	18" CONT	
JCSG	Juniperus chinensis 'Sea Green'	Sea Green Juniper	6	18" CONT	
TMT	Taxus x media 'Tautoni'	Tauton Yew	6	18" CONT	
Deciduous Shrub		Deciduous Shrub			
Key	Common Name	Common Name	Qty	Planting Size/Root Spec.	
CP	Comptonia peregrina	Sweetfern	3	18" CONT	



SCHROEDER ROAD

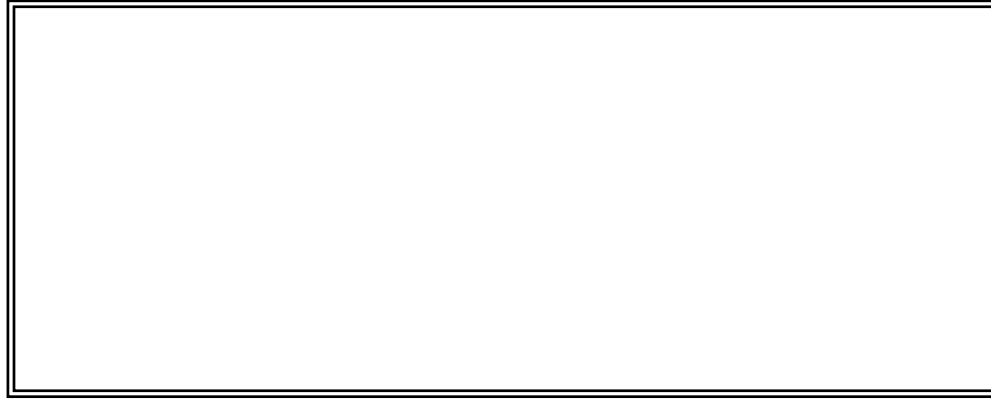
PROPOSED LANDSCAPE PLAN

SCALE: 1" = 10'-0"



634 West Main Street  
 Madison, WI 53703  
 608-257-1090  
 FAX 608-257-1092

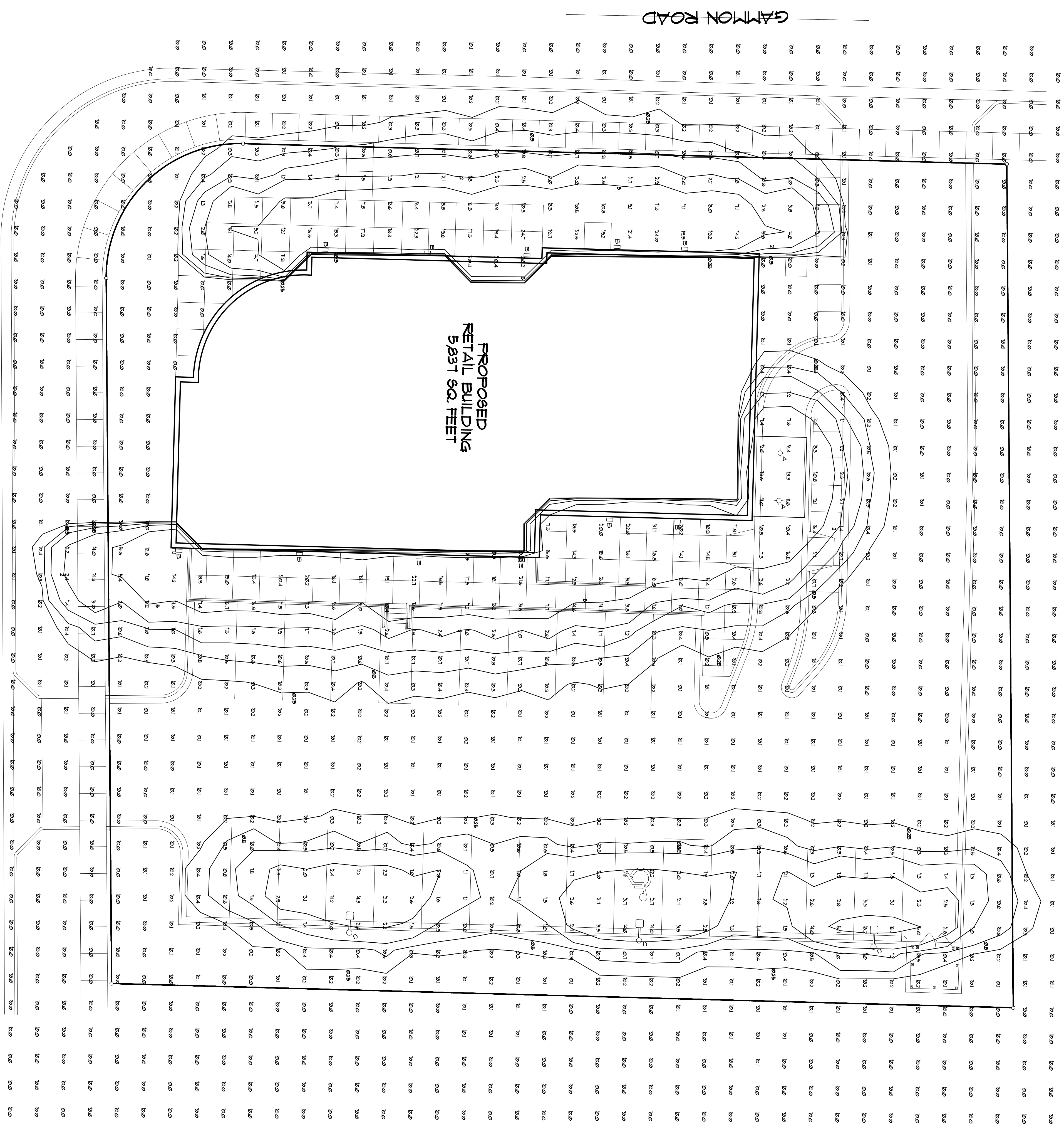
REVISION	DATE



**Copyrighted Drawings**  
 This document is the intellectual property of TK Design Build. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of TK Design Build.

PROPOSED FACILITY FOR:  
**SJR ENTERPRISES, LLC**  
 821 SOUTH GAMMON ROAD  
 MADISON, WISCONSIN

**C-1.5**  
 6.6.07



1 PROPOSED PHOTOMETRIC PLAN  
 C-16 SCALE: 1" = 10'-0"

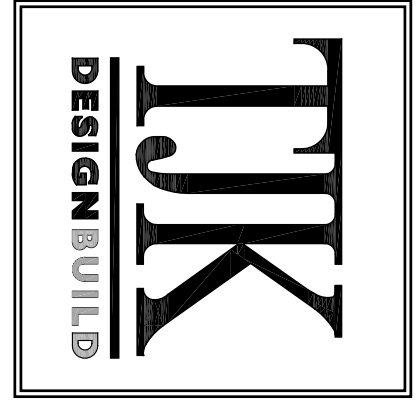
SCHROEDER ROAD

- LIGHT FIXTURE KEY**
- 1 RUD 100 MH BALL-PAC WITH DEEP SHIELDING, RUD CATALOG E840T-D (9'-0" FROM GRADE)
  - 2 RUD 100 MH BALL-PAC ON CONCRETE SOLARISE FOOTING, RUD CATALOG E840T-D, PROVIDE FOOTING AT ALL BALL-PAC'S. RUD CATALOG E840T-D (9'-0" FROM GRADE)
  - 3 RUD 100 MH BALL-PAC ON CONCRETE SOLARISE FOOTING AT ALL BALL-PAC'S. RUD CATALOG E840T-D (9'-0" FROM GRADE)

**COPYRIGHTED DRAWING**  
 THIS DOCUMENT IS THE PROPERTY OF TJK DESIGNBUILD. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF TJK DESIGNBUILD.

REVISION	DATE

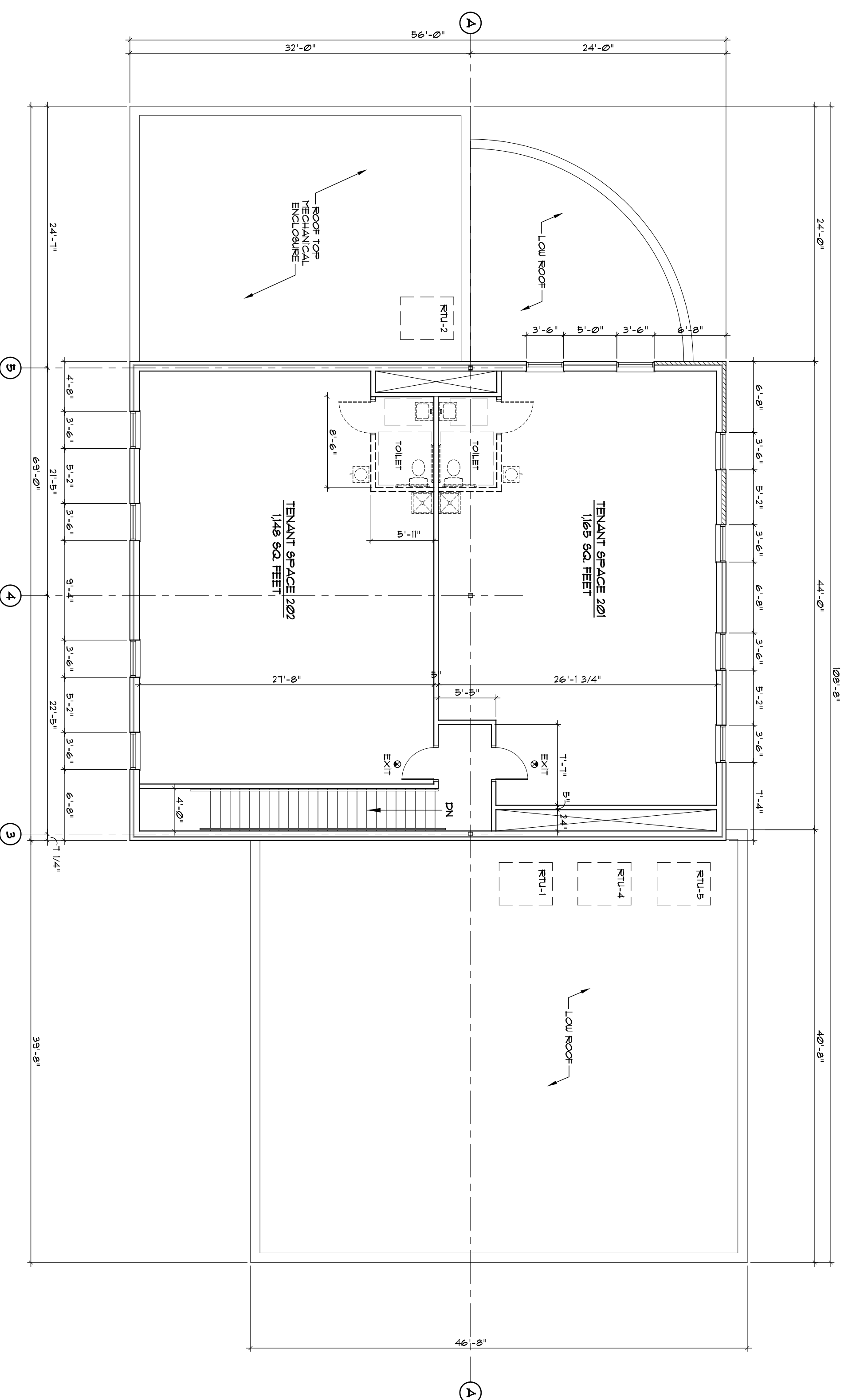
634 West Main Street  
 Madison, WI 53703  
 608-257-1090  
 FAX 608-257-1092



PROPOSED FACILITY FOR:  
**SJR ENTERPRISES, LLC**  
 CORNER OF GAMMON & SCHROEDER ROADS  
 MADISON, WISCONSIN

C-16  
 6.6.01

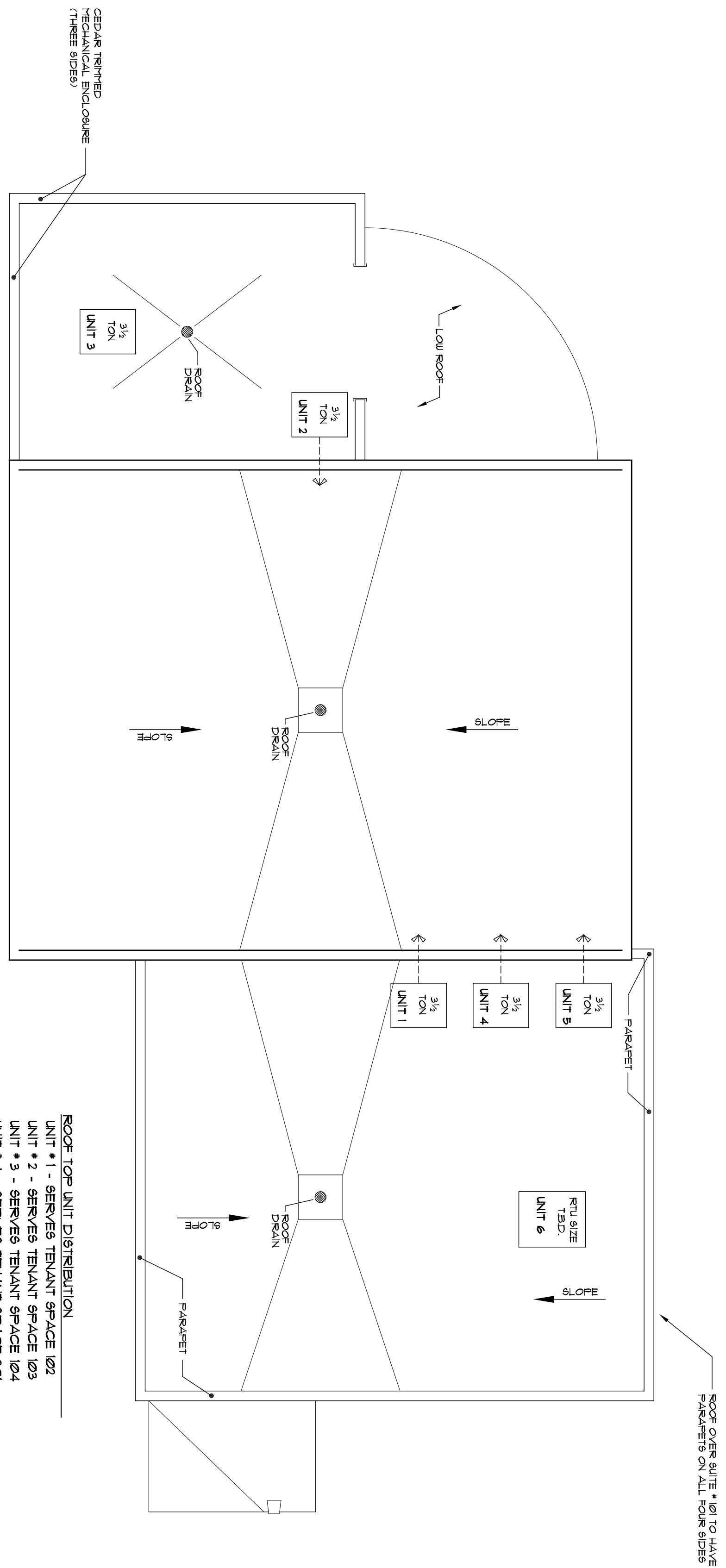




**1** PROPOSED SECOND FLOOR PLAN  
 A-12 SCALE: 1/8" = 1' - 0"

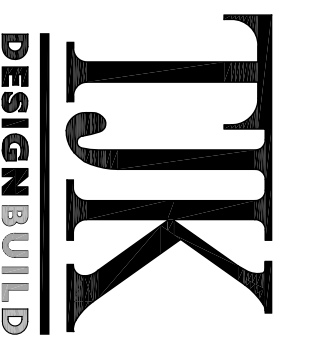
**GENERAL NOTES** SITE #201, 202 CONSTRUCTION NOTES.

- TYPICAL TENANT ATTENUATION BLANKETS IN STUD CAVITIES AND 6" RIGID POLYURETHANE INSULATION (UNLESS NOTED OTHERWISE) 1/2" AND FINISH TO 6" RIGID POLYURETHANE.
1. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. EXIT SIGN CONTINUED ILLUMINATION FOR A DIRECTION OF EXIT. PROVIDE AN EMERGENCY ILLUMINATION POWER ALONG EGRESS PATHS IN ACCORDANCE WITH ELECTRICAL CODE. ILLUMINATION IS TO LAST FOR A DURATION OF NOT LESS THAN 90 MINUTES AND BE PROVIDED BY BATTERIES.
  2. PROVIDE AN EMERGENCY ILLUMINATION POWER ALONG EGRESS PATHS IN ACCORDANCE WITH ELECTRICAL CODE. ILLUMINATION IS TO LAST FOR A DURATION OF NOT LESS THAN 90 MINUTES AND BE PROVIDED BY BATTERIES.
  3. ELECTRIC CONTRACTOR TO PROVIDE DUPLEX OUTLETS BASED ON ONE OUTLET PER 60 SQ. FT. BASED ON 11' FLOOR TO FLOOR HEIGHT.
  4. ELECTRIC CONTRACTOR TO PROVIDE PREPARED LEMO FLUORESCENT 2 TUBE LAY-IN LIGHT FIXTURES.
  5. EACH TENANT SPACE IS TO HAVE AN ACCESSIBLE WATER BOTTLE PARKING FONTAIN WITH INDIVIDUAL DRINKING CUPS FURNISHED BY TENANT AND PLUMBING ELECTRICIAN TO PROVIDE OUTLET FOR COOLER AND NS-FALL STANDARD 2 x 4 RECESSED CEILING TILE IN STANDARD GRID AT 6" x 6".
  6. PROVIDE AND NS-FALL DUCTWORK, FLEX AND DRIVERS INTO CEILING GRID FOR STANDARD WHITE BOX FUTURE TOILET ROOM NOTES.
- FUTURE TOILET ROOM NOTES:**
- BATHROOM LIGHTING TO BE A SINGLE TWO - TUBE SURFACE MOUNTED UREA FIXTURE
  - BATHROOM FLOORING TO BE VCT, AND 4" VNTL CONE BASE
  - BATHROOM DOORS TO BE 3'-0" x 7'-0" SOLID CORE OAK POOR IN HOLLOW METAL FINISHES WITH 1/4" SERIES PRIVACY LOCK. (DOORS TO BE STAINED / FINISHED TO BE PAINTED)
  - BATHROOMS TO HAVE EXHAUST FANS VENTED THRU ROOF BY H.V.A.C. CONTRACTOR
  - PLUMBING CONTRACTOR TO PROVIDE (1) - 6-GALLON ELECTRIC WATER HEATER MOUNTED ABOVE ROOF ON FLOOR PLATE/ROOF
  - 2 x 4 VNTL COATED SHEETROCK CEILING AT 8'-0"



**1** ROOF PLAN / RTU PLACEMENT  
 A-12 SCALE: 1/8" = 1' - 0"

- ROOF TOP UNIT DISTRIBUTION**
- UNIT # 1 - SERVES TENANT SPACE 101
  - UNIT # 2 - SERVES TENANT SPACE 102
  - UNIT # 3 - SERVES TENANT SPACE 103
  - UNIT # 4 - SERVES TENANT SPACE 104
  - UNIT # 5 - SERVES TENANT SPACE 201
  - UNIT # 6 - SERVES TENANT SPACE 202



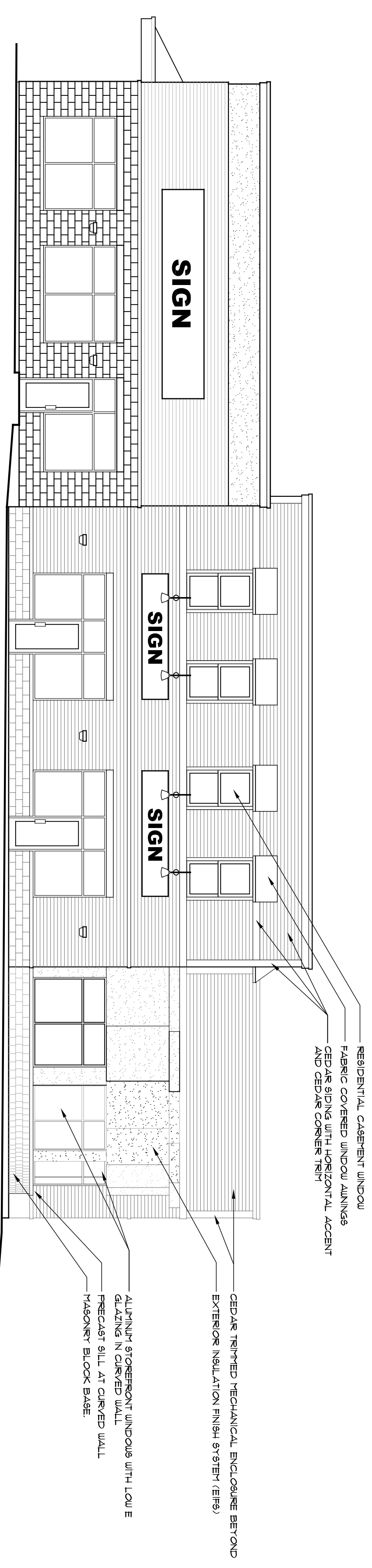
634 West Main Street  
 Madison, WI 53703  
 608-257-1090  
 FAX 608-257-1092

REVISION	DATE

**COPYRIGHTED DRAWING**  
 THIS DOCUMENT OR THE INFORMATION CONTAINED HEREIN IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, EITHER IN WHOLE OR PART, UNLESS AUTHORIZED BY THE DESIGN BUILD.

PROPOSED FACILITY FOR:  
**SJR ENTERPRISES, LLC**  
 821 SOUTH GAMMON ROAD  
 MADISON, WISCONSIN

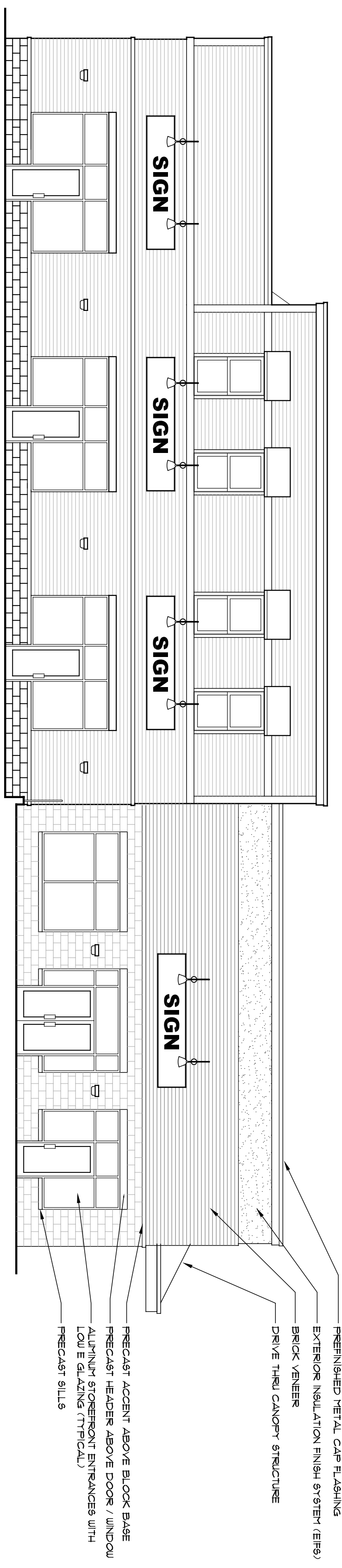
**A-12**  
 6.6.07



RESIDENTIAL CABINET WINDOW  
FABRIC COVERED WINDOW AUNINGS  
CEDAR SIDING WITH HORIZONTAL ACCENT  
AND CEDAR CORNER TRIM

CEDAR TRIMMED MECHANICAL ENCLOSURE BEYOND  
EXTERIOR INSULATION FINISH SYSTEM (EIFS)

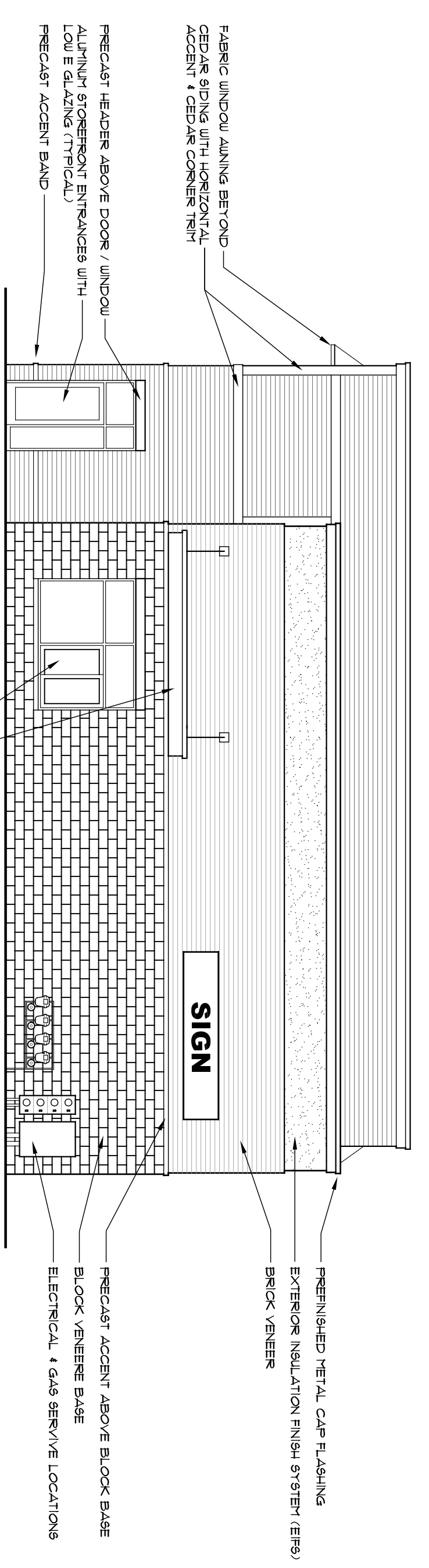
ALUMINUM STOREFRONT WINDOWS WITH LOUVE  
GLAZING IN CARVED WALL  
PRECAST SILL AT CARVED WALL  
MASONRY BLOCK BASE



PREFINISHED METAL CAP FLASHING  
EXTERIOR INSULATION FINISH SYSTEM (EIFS)  
BRICK VENEER  
DRIVE THRU CANOPY STRUCTURE

PRECAST ACCENT ABOVE BLOCK BASE  
PRECAST HEADER ABOVE DOOR / WINDOW  
LOUVE STOREFRONT ENTRANCES WITH  
ALUMINUM SIDING (TYPICAL)  
PRECAST SILLS

2 EAST ELEVATION  
A-21/ SCALE: 1/8" = 1' - 0"



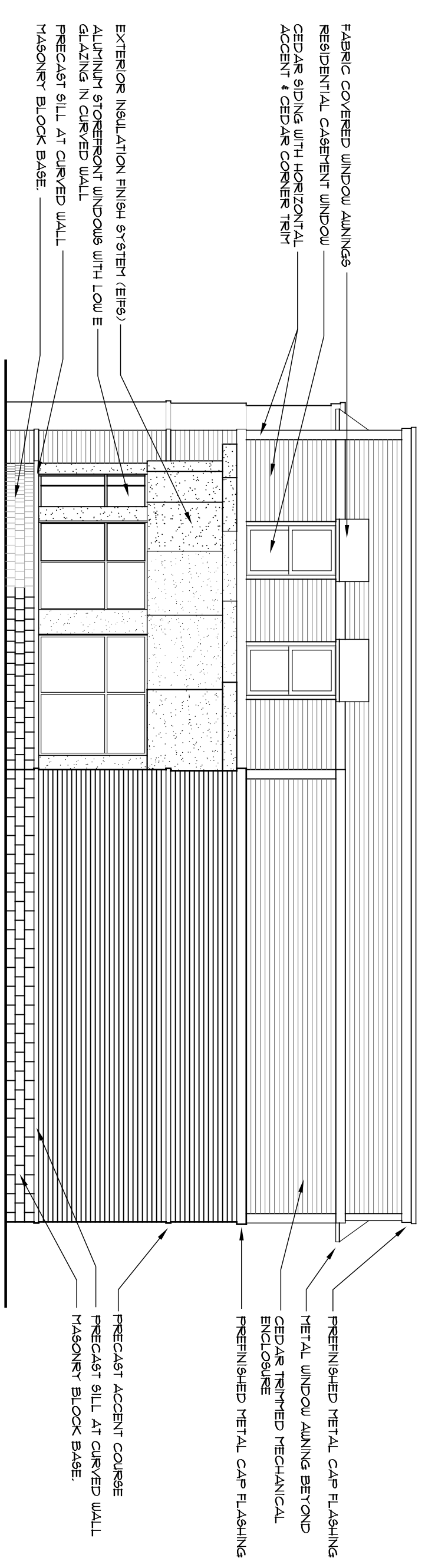
DRIVE THRU CANOPY STRUCTURE  
READY ACCESS DRIVE-UP WINDOW

PRECAST ACCENT ABOVE BLOCK BASE  
BLOCK VENEER BASE  
ELECTRICAL & GAS SERVICE LOCATIONS

FABRIC WINDOW AUNING BEYOND  
CEDAR SIDING WITH HORIZONTAL  
ACCENT & CEDAR CORNER TRIM

PRECAST HEADER ABOVE DOOR / WINDOW  
ALUMINUM STOREFRONT ENTRANCES WITH  
LOUVE GLAZING (TYPICAL)  
PRECAST ACCENT BAND

3 NORTH ELEVATION  
A-21/ SCALE: 1/8" = 1' - 0"



FABRIC COVERED WINDOW AUNINGS  
RESIDENTIAL CABINET WINDOW  
CEDAR SIDING WITH HORIZONTAL  
ACCENT & CEDAR CORNER TRIM

EXTERIOR INSULATION FINISH SYSTEM (EIFS)  
ALUMINUM STOREFRONT WINDOWS WITH LOUVE  
GLAZING IN CARVED WALL  
PRECAST SILL AT CARVED WALL  
MASONRY BLOCK BASE

PREFINISHED METAL CAP FLASHING  
METAL WINDOW AUNING BEYOND  
CEDAR TRIMMED MECHANICAL  
ENCLOSURE  
PREFINISHED METAL CAP FLASHING

PRECAST ACCENT COURSE  
PRECAST SILL AT CARVED WALL  
MASONRY BLOCK BASE

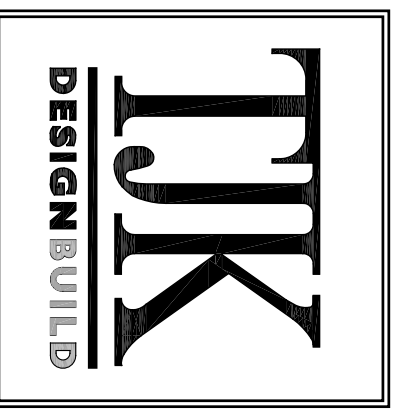
4 SOUTH ELEVATION  
A-21/ SCALE: 1/8" = 1' - 0"

MATERIAL LIST	
BLOCK BASE:	TRENDWORTH INDUSTRIES, MEGASTONE, "LINCOLN" WITH 8" RETURNS
PRECAST SILLS AND ACCENTS:	EDWARDS CAST STONE, "S" 17AN"
FIELD BRICK:	GLEN DERY BRICK UTILITY (44x42), "CABERNET"
ALUMINUM STOREFRONT AND WINDOW SYSTEM:	KALNEER "CLEAR ANODIZED"
EXTERIOR INSUL FINISH SYSTEM & ACCENTS:	FAREX "10414" "KIAKI"
CEDAR SIDING TRIM & ACCENTS:	SHERWIN WILLIAMS, "SU 3520" "ICOLS"
FABRIC COVERED WINDOW AUNINGS:	DICKSON, "8166" "BOSTON"
METAL CAP FLASHING / METAL TRIM:	TO MATCH ADJACENT FINISH

**COPYRIGHTED DRAWING**  
THIS DOCUMENT OR THE INFORMATION HEREIN IS NOT TO BE REPRODUCED EITHER IN WHOLE OR IN PART, EITHER AUTHORIZED BY THE DESIGN BUILDER

REVISION	DATE

634 West Main Street  
Madison, WI 537103  
608-257-1090  
FAX 608-257-1092



PROPOSED FACILITY FOR:  
**SJR ENTERPRISES, LLC**  
821 SOUTH GAMMON ROAD  
MADISON, WISCONSIN

A-2.1  
6.6.01