

South View



North View



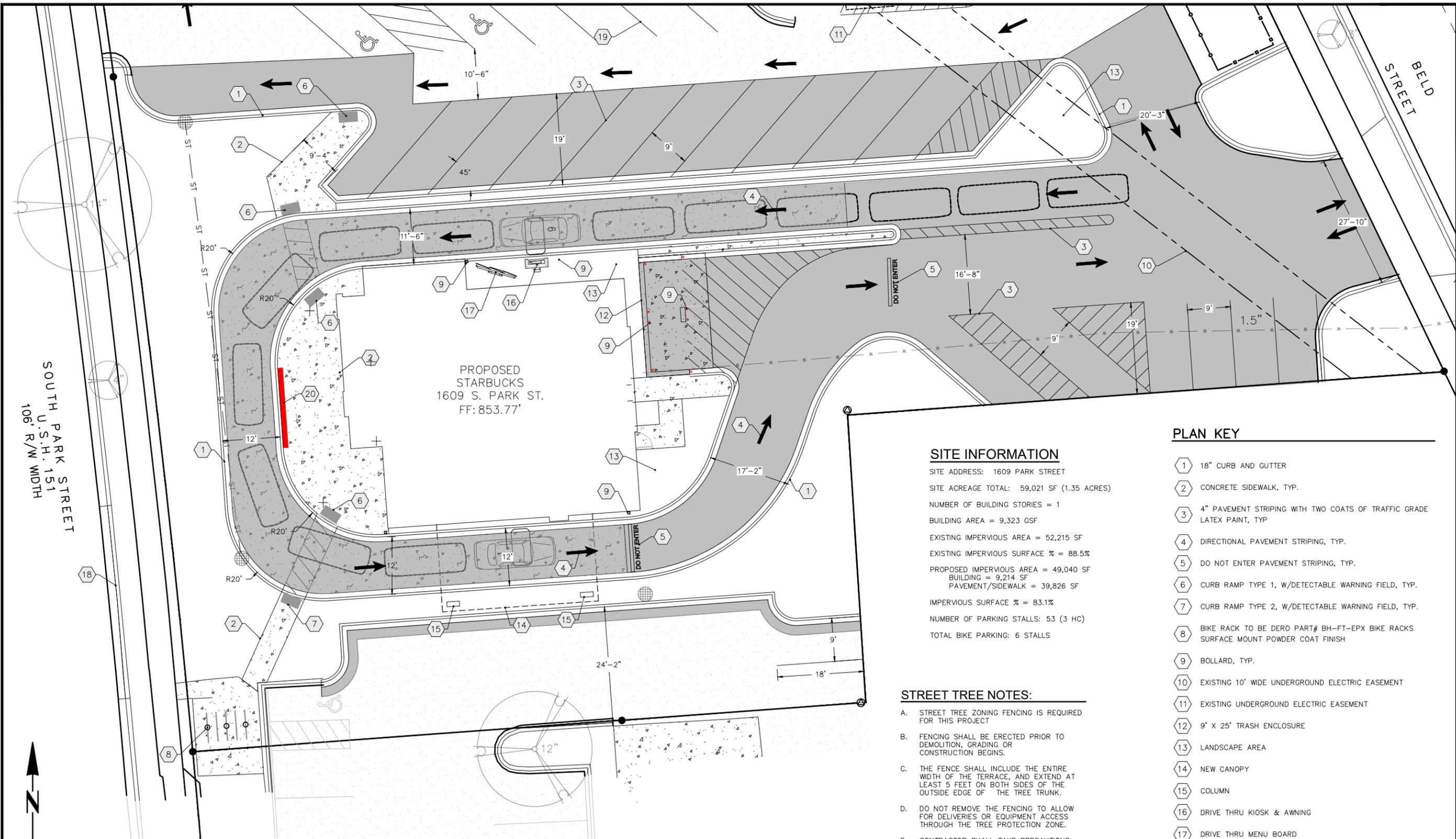
Signage shown as example only, final design/details submittal for AHJ approvals by tenants. Landscaping shown for reference only, refer to Landscape design drawings for final design & details

Proposed Elevations @ Park Street

Madison, WI | August, 14th 2023

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PROPOSED
STARBUCKS
1609 S. PARK ST.
FF: 853.77'

SOUTH PARK STREET
U.S.H. 151
106' R/W WIDTH

BELD STREET

SITE INFORMATION

SITE ADDRESS: 1609 PARK STREET
 SITE ACREAGE TOTAL: 59,021 SF (1.35 ACRES)
 NUMBER OF BUILDING STORIES = 1
 BUILDING AREA = 9,323 GSF
 EXISTING IMPERVIOUS AREA = 52,215 SF
 EXISTING IMPERVIOUS SURFACE % = 88.5%
 PROPOSED IMPERVIOUS AREA = 49,040 SF
 BUILDING = 9,214 SF
 PAVEMENT/SIDEWALK = 39,826 SF
 IMPERVIOUS SURFACE % = 83.1%
 NUMBER OF PARKING STALLS: 53 (3 HC)
 TOTAL BIKE PARKING: 6 STALLS

PLAN KEY

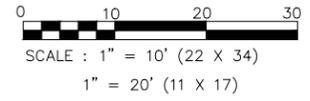
- 1 18" CURB AND GUTTER
- 2 CONCRETE SIDEWALK, TYP.
- 3 4" PAVEMENT STRIPING WITH TWO COATS OF TRAFFIC GRADE LATEX PAINT, TYP
- 4 DIRECTIONAL PAVEMENT STRIPING, TYP.
- 5 DO NOT ENTER PAVEMENT STRIPING, TYP.
- 6 CURB RAMP TYPE 1, W/DETECTABLE WARNING FIELD, TYP.
- 7 CURB RAMP TYPE 2, W/DETECTABLE WARNING FIELD, TYP.
- 8 BIKE RACK TO BE DERO PART# BH-FT-EPX BIKE RACKS SURFACE MOUNT POWDER COAT FINISH
- 9 BOLLARD, TYP.
- 10 EXISTING 10' WIDE UNDERGROUND ELECTRIC EASEMENT
- 11 EXISTING UNDERGROUND ELECTRIC EASEMENT
- 12 9' X 25' TRASH ENCLOSURE
- 13 LANDSCAPE AREA
- 14 NEW CANOPY
- 15 COLUMN
- 16 DRIVE THRU KIOSK & AWNING
- 17 DRIVE THRU MENU BOARD
- 18 30" CURB AND GUTTER
- 19 EXISTING STRIPING, TYP.
- 20 CONCRETE SCREENING WALL, SEE ARCHITECTURAL PLANS

STREET TREE NOTES:

- A. STREET TREE ZONING FENCING IS REQUIRED FOR THIS PROJECT
- B. FENCING SHALL BE ERECTED PRIOR TO DEMOLITION, GRADING OR CONSTRUCTION BEGINS.
- C. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF THE TERRACE, AND EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK.
- D. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
- E. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE.
- F. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.

KEY

- ASPHALT PAVEMENT
- CONCRETE
- CONCRETE PAVEMENT
- EXISTING CONCRETE
- EXISTING ASPHALT



NOTE:
 RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS

ISSUANCE/REVISION	DATE
SITE PLAN APPROVAL	06-14-23

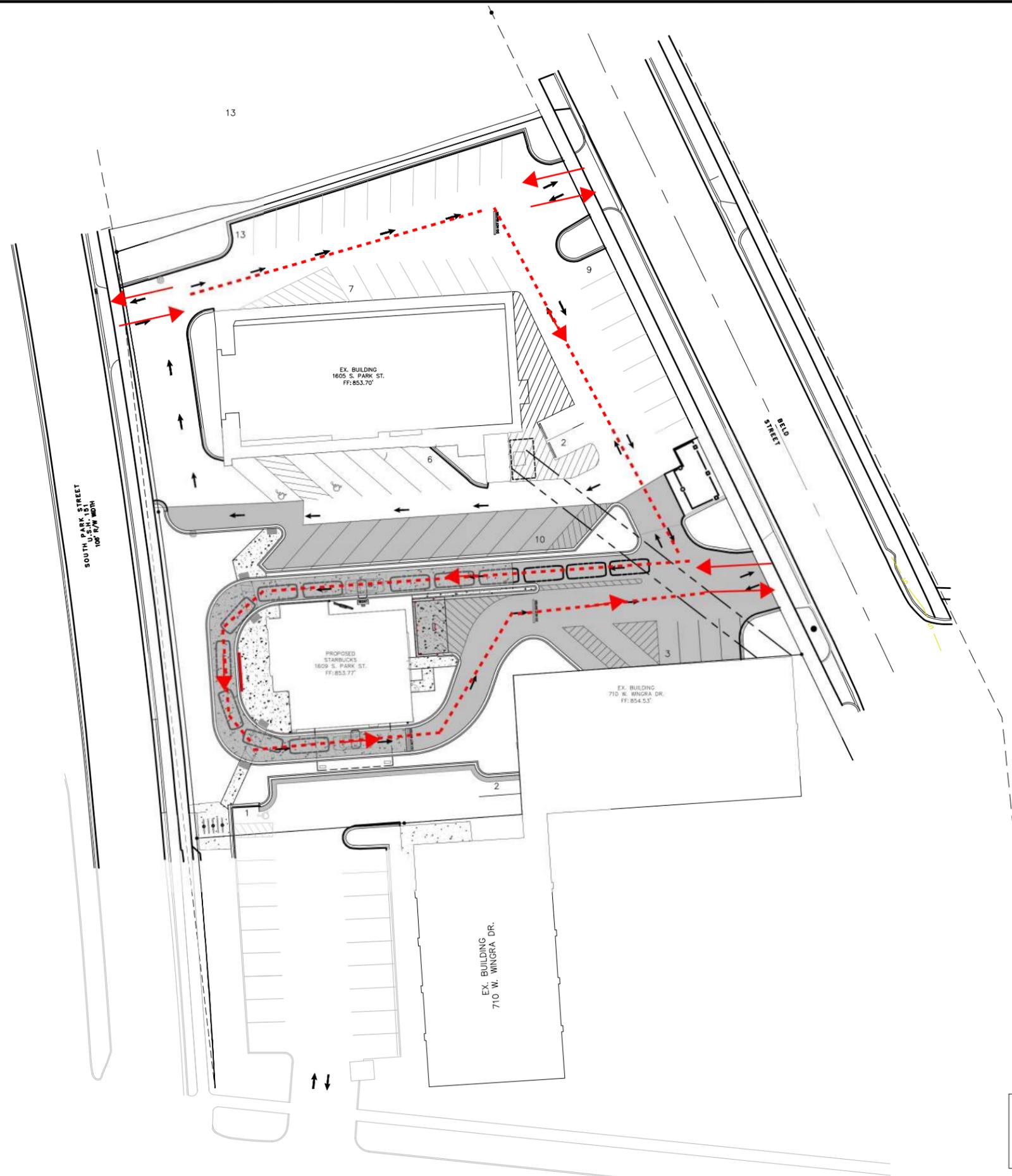
818 N Meadowbrook Ln
 Waukegan, WI 53597
 phone (608) 849-9378
 www.pe-wi.com

PROFESSIONAL ENGINEERING LLC

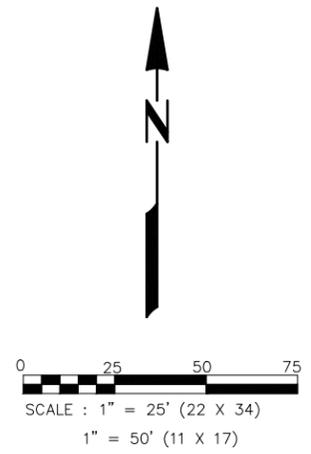
MADISON, WISCONSIN

STARBUCKS
SITE PLAN
 1609 PARK STREET

C201



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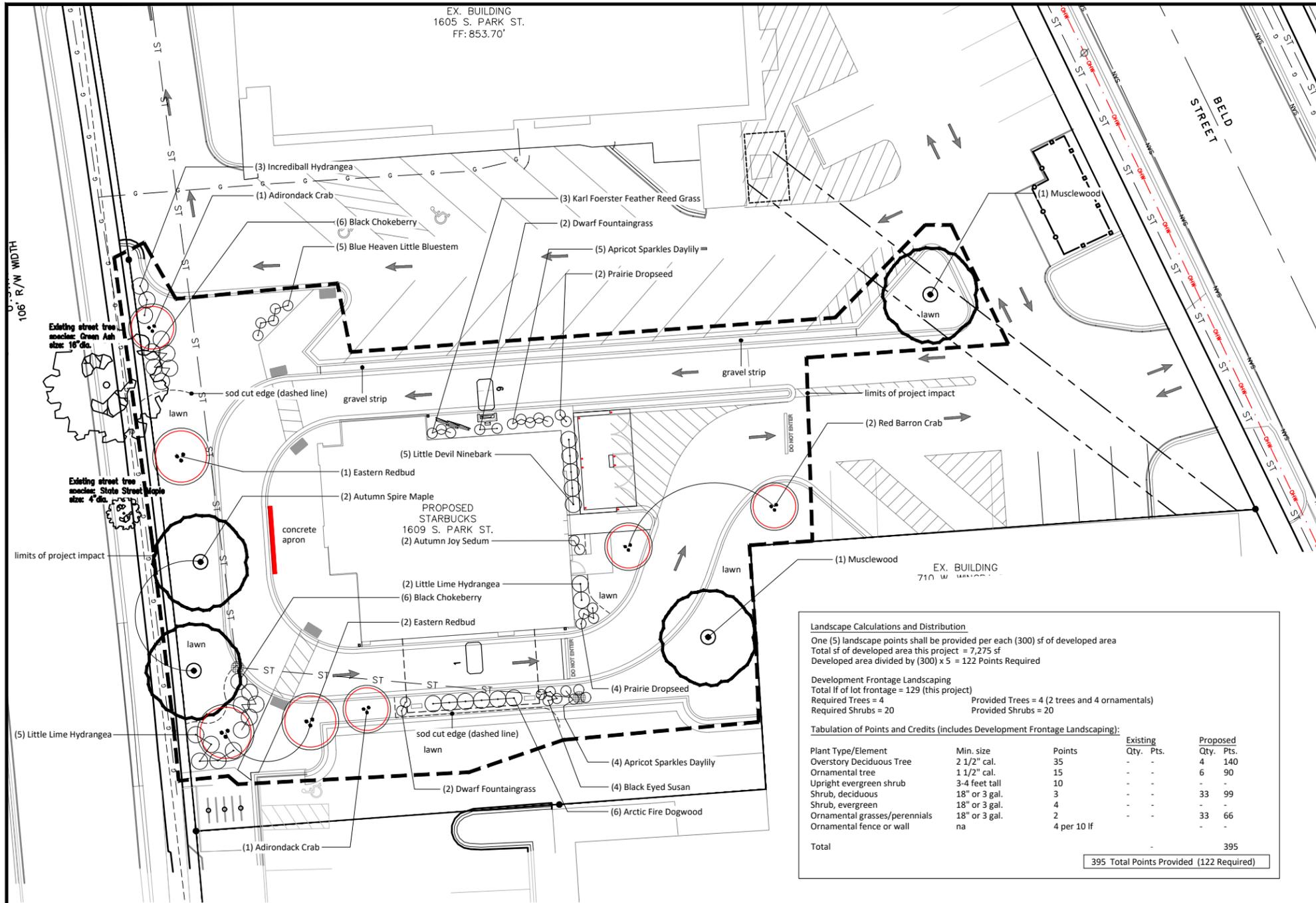
PROFESSIONAL ENGINEERING LLC

STARBUCKS OVERALL SITE PLAN DIAGRAM

MADISON, WISCONSIN

1609 PARK STREET

CD



1 LANDSCAPE PLAN

GENERAL NOTES:

1. Trees, shrub groupings, and all landscape beds are to receive wood mulch consisting of recycled brown dyed wood mulch spread to a 3" min. depth over a pre-emergent herbicide.
2. "Lawn" areas shall be finish graded and seeded at a rate of 4 lbs. per 1,000 sq. ft. Basis of Design: Madison Parks Lawn Seed Mix. EarthCarpet Corporation.
3. Landscape Contractor shall provide regular maintenance until a date 60 days after completion of planting. Maintenance shall begin when planting is started for ongoing planting areas. Maintenance operations shall include watering, weeding, and mowing. Contractor shall provide temporary irrigation equipment if needed to provide a minimum of 1" of water per week throughout the maintenance period for all planting areas.
4. Landscape Contractor shall guarantee to replace once, without charge, any plant material that dies within one year of installation providing the Owner gives normal plant care (regular watering). The Owner must report plant losses within the guarantee period.
5. Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry prior to the start of construction. Tree protection specifications can be found in section 107.13 of City of Madison Standard Specifications for Public Works Construction. Any tree removals that are required for construction after the development plan is approved will require at least a 72 hour wait period before a tree removal permit can be issued by Forestry, to notify the Alder of the change in the tree plan. Contractor shall contact City Forestry Brad Hofmann bhofmann@cityofmadison.com or 266-4816 at least one week prior to planting to schedule inspecting the nursery stock and review planting specifications with the landscaper.



Landscape Calculations and Distribution

One (5) landscape points shall be provided per each (300) sf of developed area
 Total sf of developed area this project = 7,275 sf
 Developed area divided by (300) x 5 = 122 Points Required

Development Frontage Landscaping
 Total lf of lot frontage = 129 (this project)
 Required Trees = 4 Provided Trees = 4 (2 trees and 4 ornamentals)
 Required Shrubs = 20 Provided Shrubs = 20

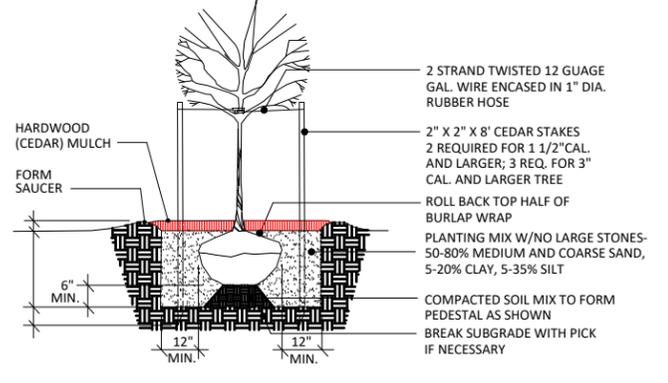
Tabulation of Points and Credits (includes Development Frontage Landscaping):

Plant Type/Element	Min. size	Points	Existing Qty.	Pts.	Proposed Qty.	Pts.
Overstory Deciduous Tree	2 1/2" cal.	35	-	-	4	140
Ornamental tree	1 1/2" cal.	15	-	-	6	90
Upright evergreen shrub	3-4 feet tall	10	-	-	-	-
Shrub, deciduous	18" or 3 gal.	3	-	-	33	99
Shrub, evergreen	18" or 3 gal.	4	-	-	-	-
Ornamental grasses/perennials	18" or 3 gal.	2	-	-	33	66
Ornamental fence or wall	na	4 per 10 lf	-	-	-	-
Total					395	

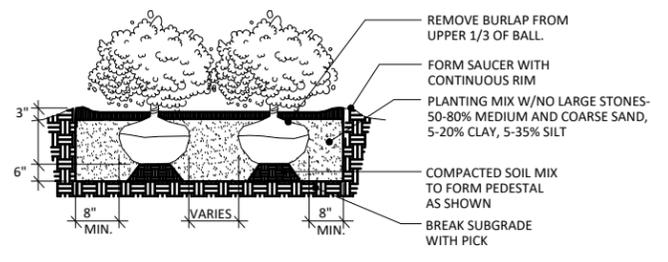
395 Total Points Provided (122 Required)

Plant Schedule:

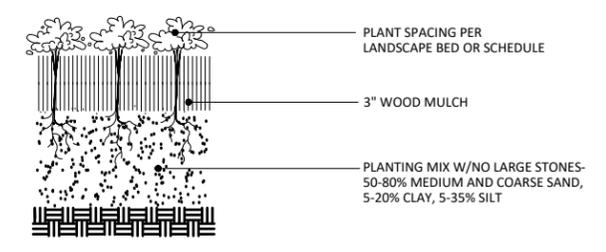
Common Name	Scientific Name	Size
Overstory Deciduous Tree		
Autumn Spire Maple	Acer rubrum 'Autumn Spire'	2 1/2" cal.
Musclewood	Carpinus caroliniana	2 1/2" cal.
Ornamental Tree		
Redbud	Cercis canadensis 'Morton'	1 1/2" cal.
Adirondack Crab	Malus 'Adirondack'	1 1/2" cal.
Red Barron Crab	Malus x 'Red Barron'	1 1/2" cal.
Deciduous Shrubs		
Arctic Fire Dogwood	Cornus sericea 'Farrow'	18" ht.
Little Devil Ninebark	Physocarpus opulifolius 'Donna May'	18" ht.
Incrediball Hydrangea	Hydrangea arborescens 'Abetwo' 'Incrediball'	18" ht.
Black Chokeberry	Aronia melanocarpa 'Morton'	18" ht.
Little Lime Hydrangea	Hydrangea paniculata 'Jane'	18" ht.
Perennials/Grasses		
Prairie Dropseed	Sporobolus heterolepis	1 gal.
Kobold Gayfeather	Liatris spicata 'Kobold'	1 gal.
Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 gal.
Dwarf Fountaingrass	Pennisetum alopecuroides 'Hameln'	1 gal.
Autumn Joy Sedum	Sedum 'Autumn Joy'	1 gal.
Apricot Sparkles Daylily	Hemerocallis 'Apricot Sparkles'	1 gal.
Blue Heaven Little Bluestem	Schizachyrium scoparium 'Blue Heaven'	1 gal.
Black Eyed Susan	Rudbeckia hirta	1 gal.
Dwarf Fountaingrass	Pennisetum alopecuroides 'Hameln'	1 gal.



2 TREE PLANTING



3 SHRUB PLANTING



4 PERENNIAL PLANTING

ISSUANCE/REVISION	DATE
SITE PLAN APPROVAL	06-14-23

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 Waukegan, WI 53597
 phone (608) 849-9378
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PROFESSIONAL ENGINEERING LLC

MADISON, WISCONSIN

STARBUCKS LANDSCAPE PLAN

1609 PARK STREET

L100

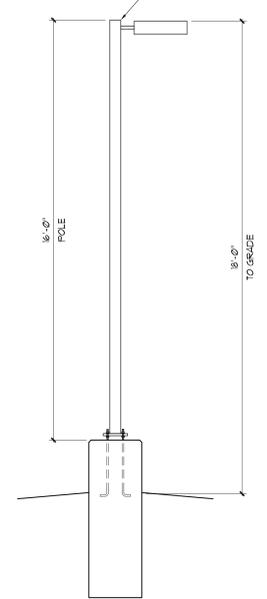
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 PLOT DATE: 07/2023

LUMINAIRE SCHEDULE

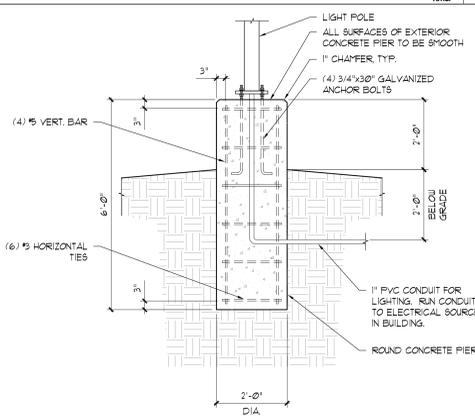
SYMBOL	LABEL	QTY	MANUFACTURER/MODEL	DESCRIPTION	LAMP	SYMBOL	LABEL	QTY	MANUFACTURER/MODEL	DESCRIPTION	LAMP	SYMBOL	LABEL	QTY	MANUFACTURER/MODEL	DESCRIPTION	LAMP
○	A	16	LITHONIA LDN6 40/10 L06BR L5 MVOLT EZ10	RECESSED DOWNLIGHT MOUNTED APPROX. 8'-8" AFF	LED 10.4W 4000K	□	D	2	LITHONIA KAD LED 60C 40K R5 MVOLT 9FD04 DBLXD	POLE MOUNTED ON CONCRETE BASE MOUNTED APPROX. 18' AFF	(60) LED 216W 4000K	□	EX	4	EXISTING VERIFY IN FIELD	POLE MOUNTED ON CONCRETE BASE MOUNTED APPROX. 20' AFF	EXISTING LED VERIFY IN FIELD
□	B	7	CONTECH CY81 40K MYD W X NCLR-B-RDB	WALL MOUNTED DOWNLIGHT MOUNTED APPROX. 7'-0" AFF	LED 36W 4000K	□	E	1	LITHONIA KAD LED 60C 40K R4 MVOLT 9FD04 DBLXD	POLE MOUNTED ON CONCRETE BASE MOUNTED APPROX. 18' AFF	(60) LED 216W 4000K	□	EX	9	EXISTING VERIFY IN FIELD	WALL MOUNTED DOWNLIGHT MOUNTED APPROX. 9'-0" AFF	EXISTING LED VERIFY IN FIELD
○	C	1	TRITON LED TRL-EM-BR-EL	WALL MOUNTED DOWNLIGHT MOUNTED APPROX. 8'-0" AFF	LED 11W 5000K	□	EX	3	EXISTING VERIFY IN FIELD	POLE MOUNTED ON CONCRETE BASE MOUNTED APPROX. 18' AFF	EXISTING LED VERIFY IN FIELD	○	EX	2	EXISTING VERIFY IN FIELD	WALL MOUNTED DOWNLIGHT MOUNTED APPROX. 9'-0" AFF	EXISTING LED VERIFY IN FIELD

NOT USED 4

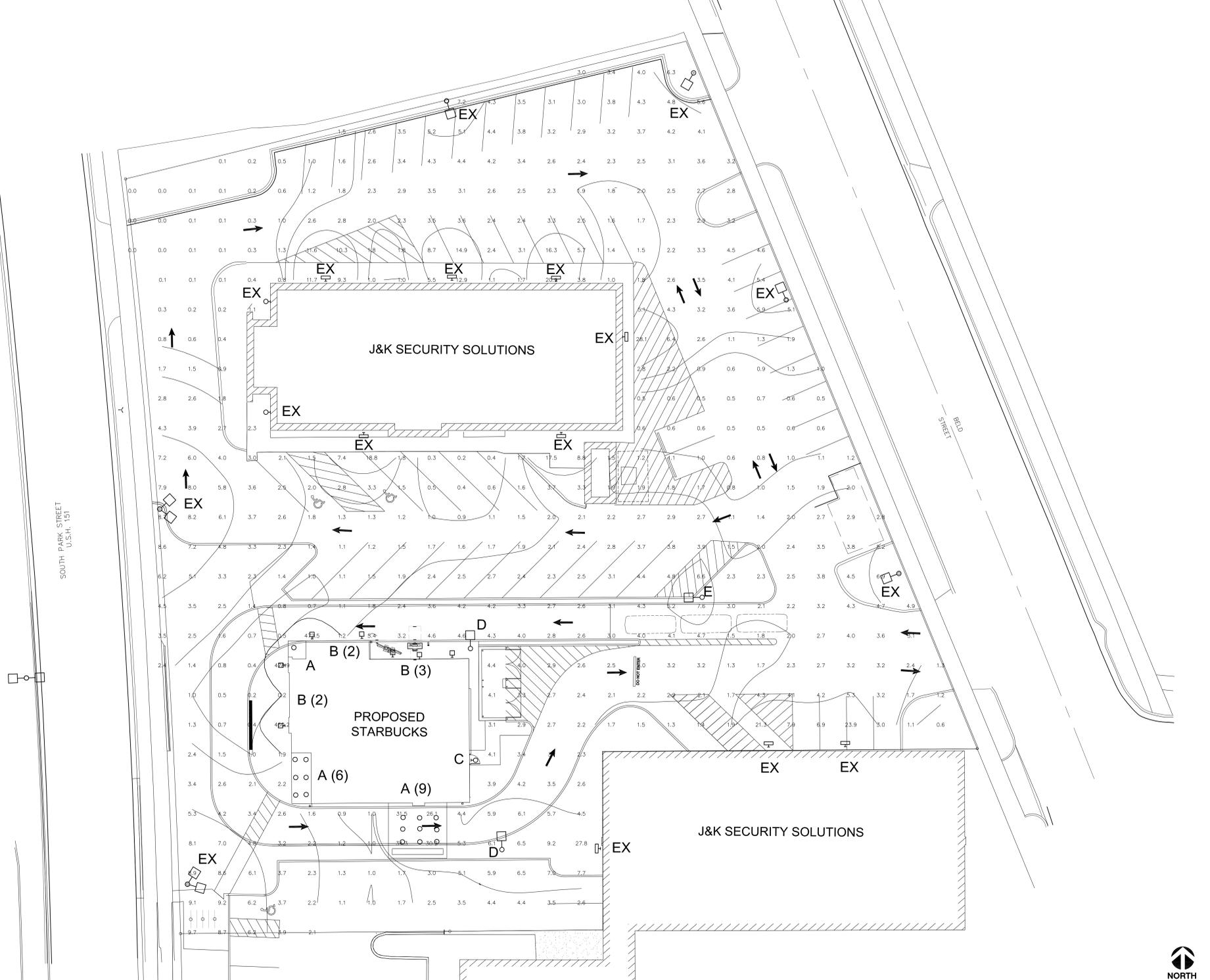
LITHONIA 656 16 FOOT BLACK POLE WITH ARM FOR LIGHT OR EQUAL. SEE SCHEDULE FOR FIXTURE.



AREA LIGHT POLE NTS 3



LIGHT POLE FOUNDATION 1/2"x1'-0" 2



PROPOSED PHOTOMETRIC SITE PLAN NTS 1



LogicDA.com : 414.909.0080
 Project Manager: WBM
 Job Number: 22-150

Additional Info

Project Name
 Building Remodel For: Starbucks
 1609 South Park Street,
 Madison, WI 53716

Dates/Revisions
 06.12.23 PC SUBMITTAL
 07.07.23 UDC RESUBMITTAL

Drawing Title
 PHOTOMETRIC SITE PLAN

PSP1.1

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- PRELIMINARY -
 NOT FOR CONSTRUCTION

South View



North View



Signage shown as example only, final design/details submittal for AHJ approvals by tenants. Landscaping shown for reference only, refer to Landscape design drawings for final design & details

Proposed Elevations @ Park Street

Madison, WI | August, 14th 2023

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NW Corner



SW Corner



SE Corner



NE Corner



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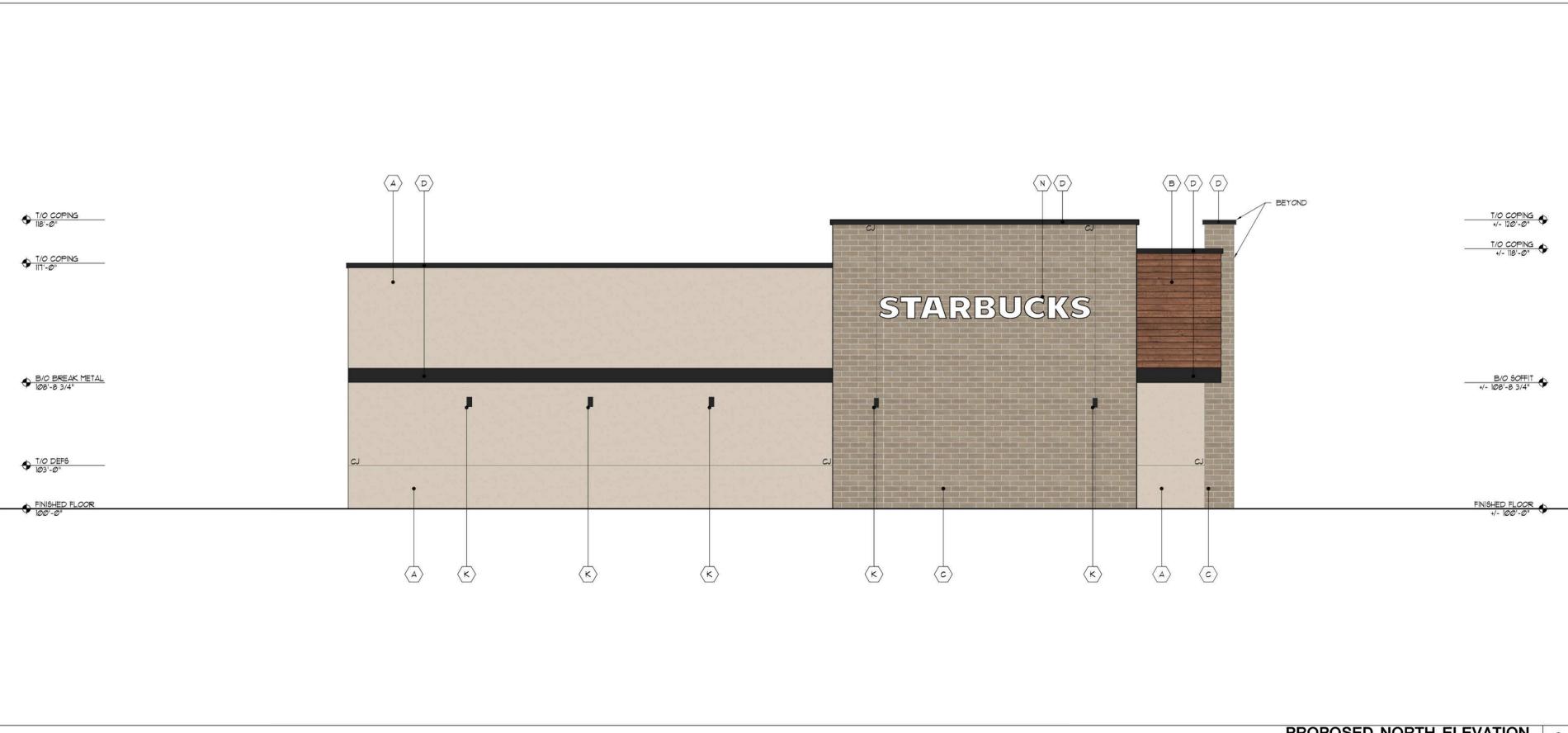


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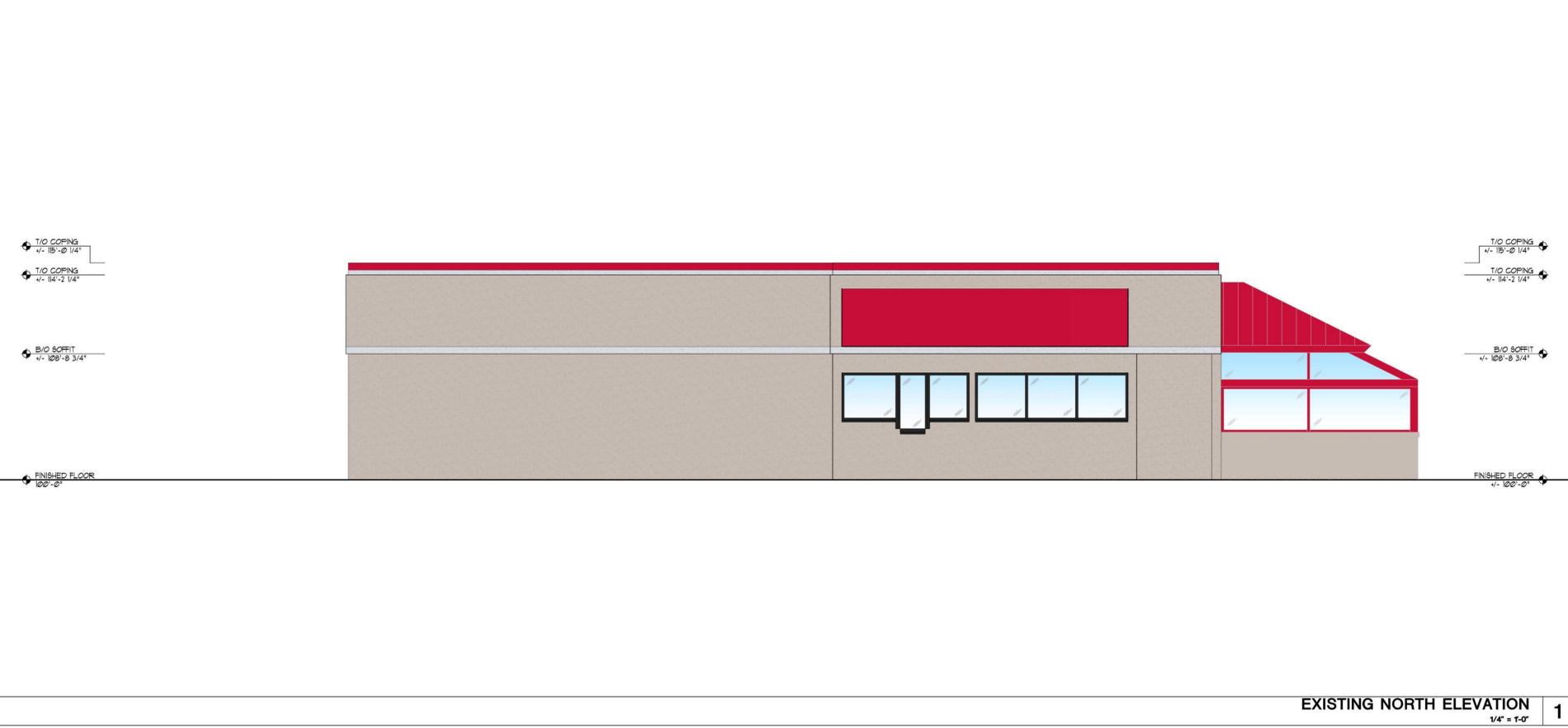
Exterior Material Schedule				
Key	Material	Color / Spec	Details / Add'l Info	Mfg. Info
A	EIFS Finish	Dryvit Color: To match SW 7030 Annew Gray	Drainage Type EIFS per mfg. Install per mfg. **GC to provide Architect large color sample for final approval **	Dryvit
B	Fiber Cement Board	Winchester Brown	Horizontal Lap Siding Prefinished Metal Trim To Match Siding See sections & details for additional info, typ.	RusticSeries Siding Collection
C	Brick Veneer	Heritage Collection Color: Winter	Running Bond Utility Size Mortar: Gray (SM100) Apply penetrating sealer to brick & grout per Mfg recommendations	County Materials or similar
C1	Cast Stone / Precast Concrete	Imitation Limestone Smooth Finish	Caps, bands, sills - refer to sections Mortar: Gray (SM100) Apply penetrating sealer per mfg. Submit shop drawings for review and approval	Custom Cast Stone / Spec Mix
D	Metal #1	Color: Matte Black	copings, flashing, etc. - also see sections	Pac-Clad (Petersen)
E	Aluminum Storefront System	Black Anodized Frames	Full lite doors w/ 1" insulated Low-E clear glazing (u.o.n.) w/ thermally broken frames - R/T elevations for tempered and spandrel locations.	Kawneer or approved equal
F	Steel Canopy (with welded chamfered corners) & Spruce Soffit	Prime & Epoxy Paint Sherwin Williams 6991 Black Magic Clear Seal Spruce	Galvanized Steel Tube perimeter w/ steel tube standoffs. Finish all with exterior epoxy coating system or equal per Mfg. recommendations Submit shop drawings for review and approval Spruce to be stained AND SEALED (ALL SIDES) to match Nichiha	TBD
G	Recessed Lighting	Black Finish	LDN4.40/10 LDBR LS MVOLT EZ10 Recessed LED - Coord. Locations w/ Reflected Ceiling Plan. Provide battery backup @ egress doors, typ.	Lithonia
H	Existing Gas Meter	Prefinished	GC to coordinate location with local utility & AHJ. Protect with bollards and maintain clear floor requirements Exterior piping not permitted - Run supply line from meter through wall, up interior wall and overhead to RTUs	TBD
J	Existing Electric Service	Prefinished	GC to coordinate location with local utility & AHJ. Protect with bollards and maintain clear floor requirements	TBD
K	Wall Mounted Lighting	Black Finish	Down C992 40K MV0 W.X WFL-B-R08 Wall Mount 7'-0" AFF	ConTech
M	Roof Top Unit	Prefinished	GC to coordinate location & Details w/ Tenant Drawings	TBD
N	Tenant Signage	TBD by tenant	Generic signage shown for reference - Tenants are responsible for actual signage design and AHJ approvals, typical. LI GC to coordinate w/ tenant for all sign locations, provide power & blocking as necessary.	TBD
P	Overflow Downspout Nozzle	Z199-Prefinished	Mount 20" AFF	TBD
Q	Drive-Thru Window	To Match Storefront	275 Series - 47'-1/2" W x 43'-1/2" H with Manual open/Electronic Release (M.O.E.R.) - R/T Tenant Specs	Ready Access
R	Drive-Thru Air Curtain	To Match Storefront	AA300 - 275 Pass-Thru Air Curtain System - R/T Tenant Specs	Ready Access
S	Drive-Thru Shelf	Stainless Steel	275 Series - 47'-1/2" W x 10" D - R/T Tenant Specs	Ready Access
T	Downspout	Color: TBD	Open faced downspout connect to storm inlet - GC to provide inlet debris screen on storm pipe (Prefinished to match concrete panels)	TBD
U	Emergency Egress Lighting	Black Finish	TRL-EM-BR-EL Wall mounted centered over door	Triton LED
V	HM Painted Door	Color: Black		TBD
W	Cement Board	Painted Sherwin Williams Color: To match SW 9317 Urban Jungle	Artisan V-Groove Rustic Trim Board See sections & details for additional info, typ.	James Hardie

EXTERIOR MATERIAL SCHEDULE 4

NOT USED	3
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PROPOSED NORTH ELEVATION 2
1/4" = 1'-0"



EXISTING NORTH ELEVATION 1
1/4" = 1'-0"


 LogicDA.com | 414.909.0080
 Project Manager: WBM
 Job Number: 22-150

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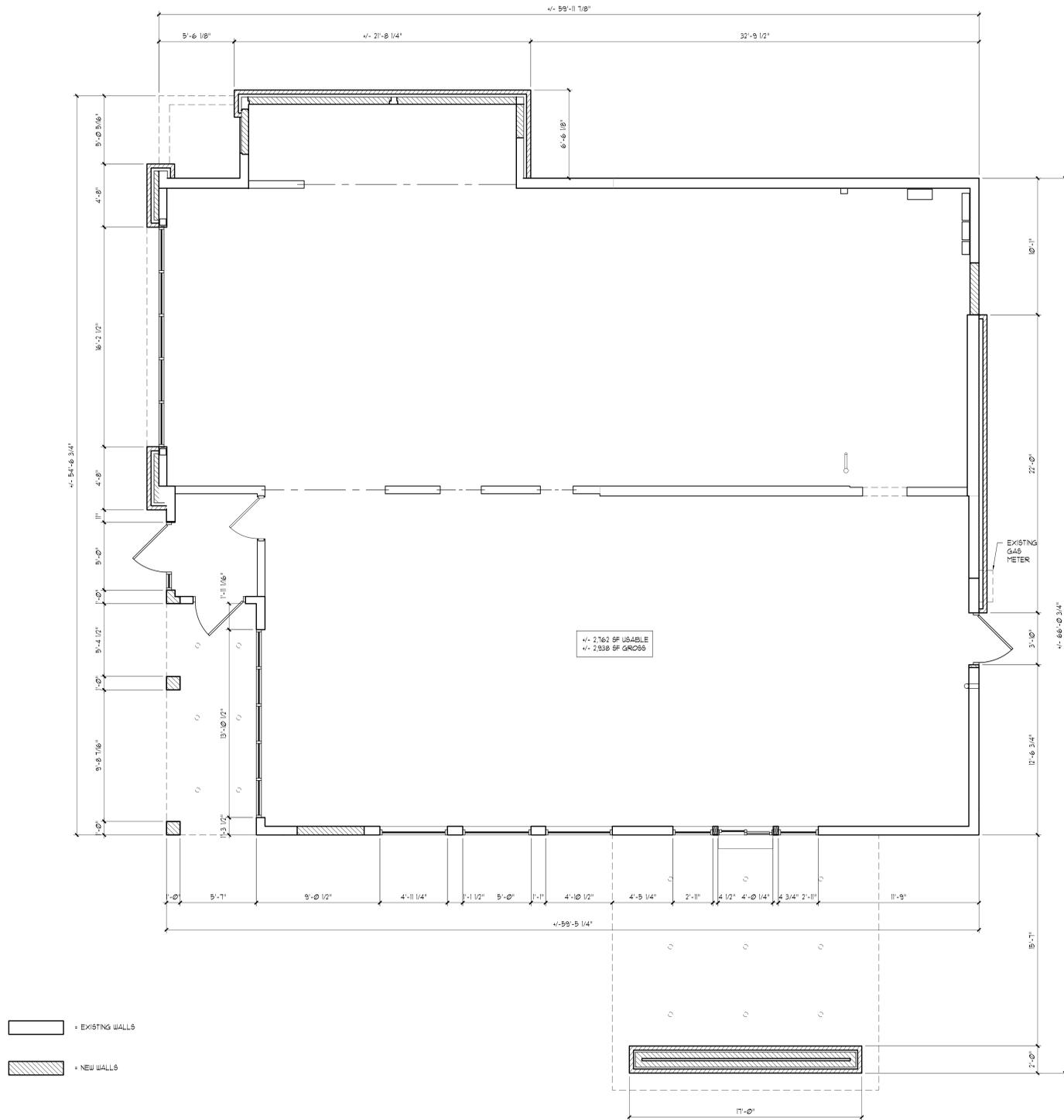
Dates/Revisions
 06.12.23
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 UDC RESUBMITTAL
 08.14.23
 UDC RESUBMITTAL

Drawing Title
ELEVATIONS

A2.4

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PROPOSED FLOOR PLAN
 PLAN NORTH
 1/4" = 1'-0" 2

NOT USED 1



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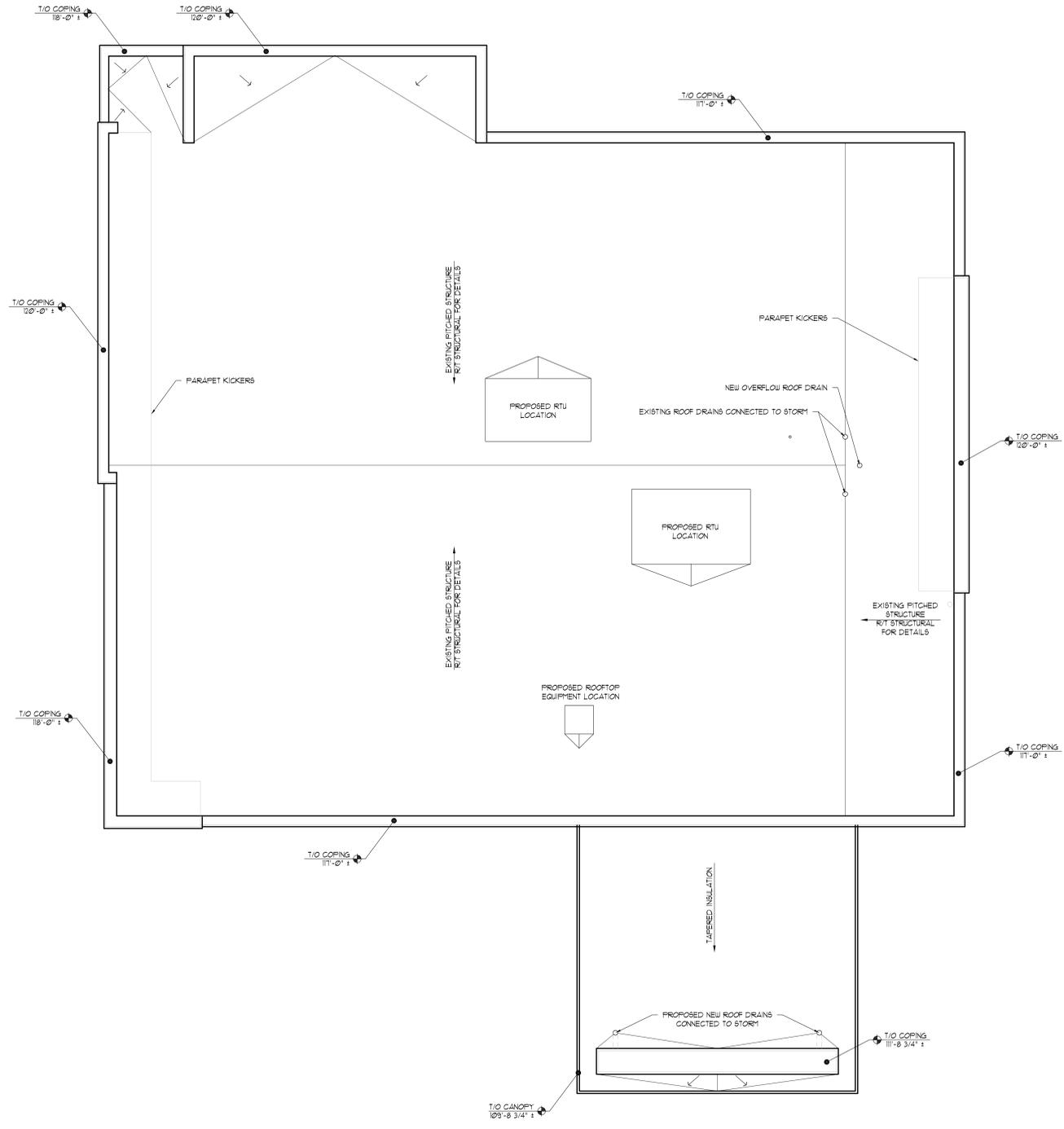
Drawing Title

FLOOR PLAN

A1.2

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PLAN NORTH

PROPOSED FLOOR PLAN 2
1/4" = 1'-0"

NOT USED 1



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 Project Manager: WBM
 Job Number: 22-150

Additional Info

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 1609 South Park Street,
 Madison, WI 53716

Dates/Revisions

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 07.07.23
 UDC RESUBMITTAL

Drawing Title

ROOF PLAN

A14

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