

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

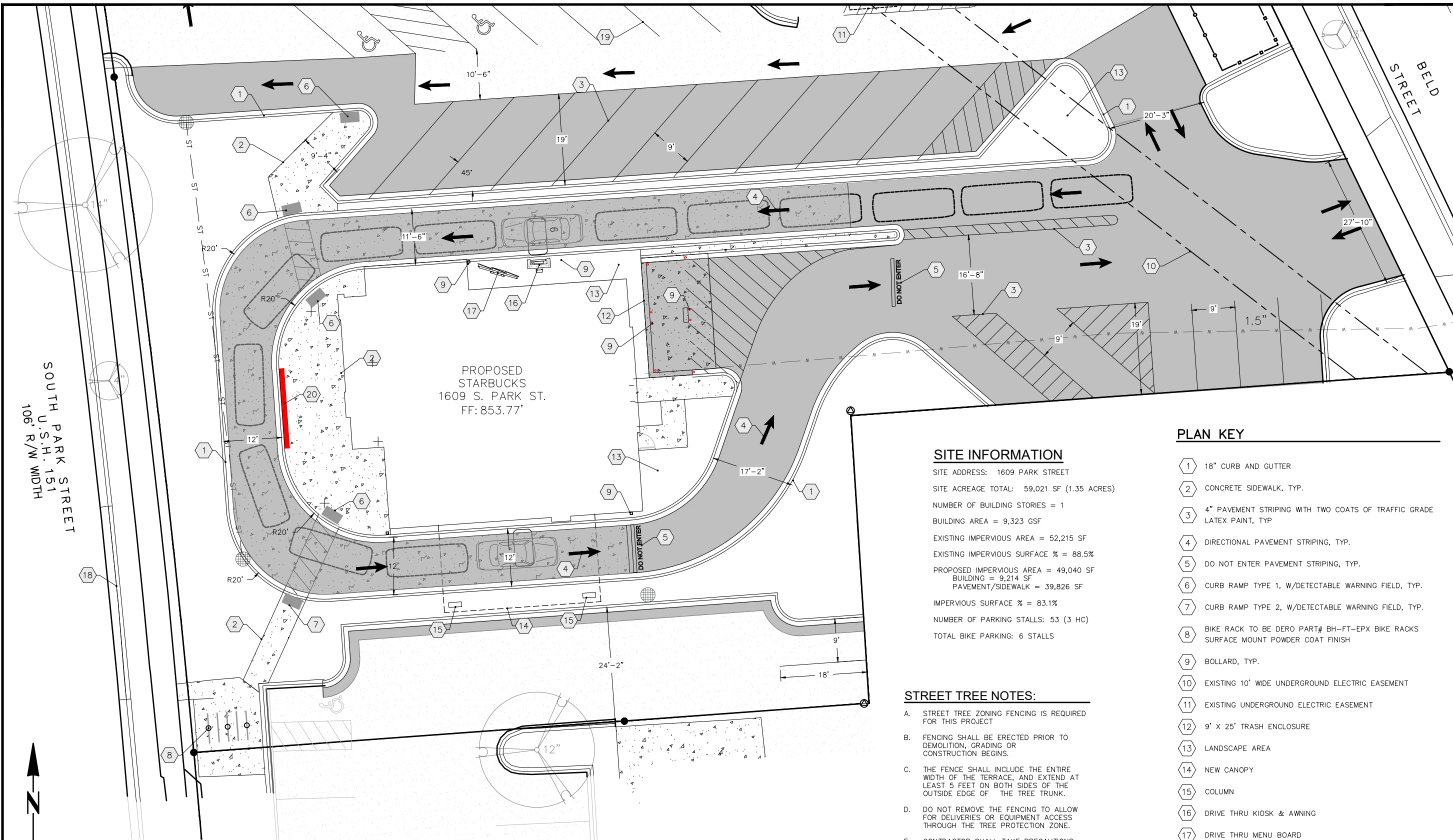
# Proposed Elevations @ Park Street

Madison, WI | August, 14<sup>th</sup> 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**

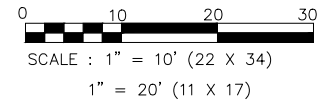
- 1 18" CURB AND GUTTER
- 2 CONCRETE SIDEWALK, TYP.
- 3 4" PAVEMENT STRIPING WITH TWO COATS OF TRAFFIC GRADE LATEX PAINT, TYP
- 4 DIRECTIONAL PAVEMENT STRIPING, TYP.
- 5 DO NOT ENTER PAVEMENT STRIPING, TYP.
- 6 CURB RAMP TYPE 1, W/DETECTABLE WARNING FIELD, TYP.
- 7 CURB RAMP TYPE 2, W/DETECTABLE WARNING 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**

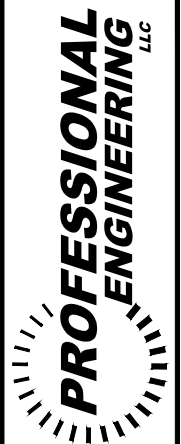
- ASPHALT PAVEMENT
- CONCRETE
- CONCRETE PAVEMENT
- EXISTING CONCRETE
- EXISTING ASPHALT



**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

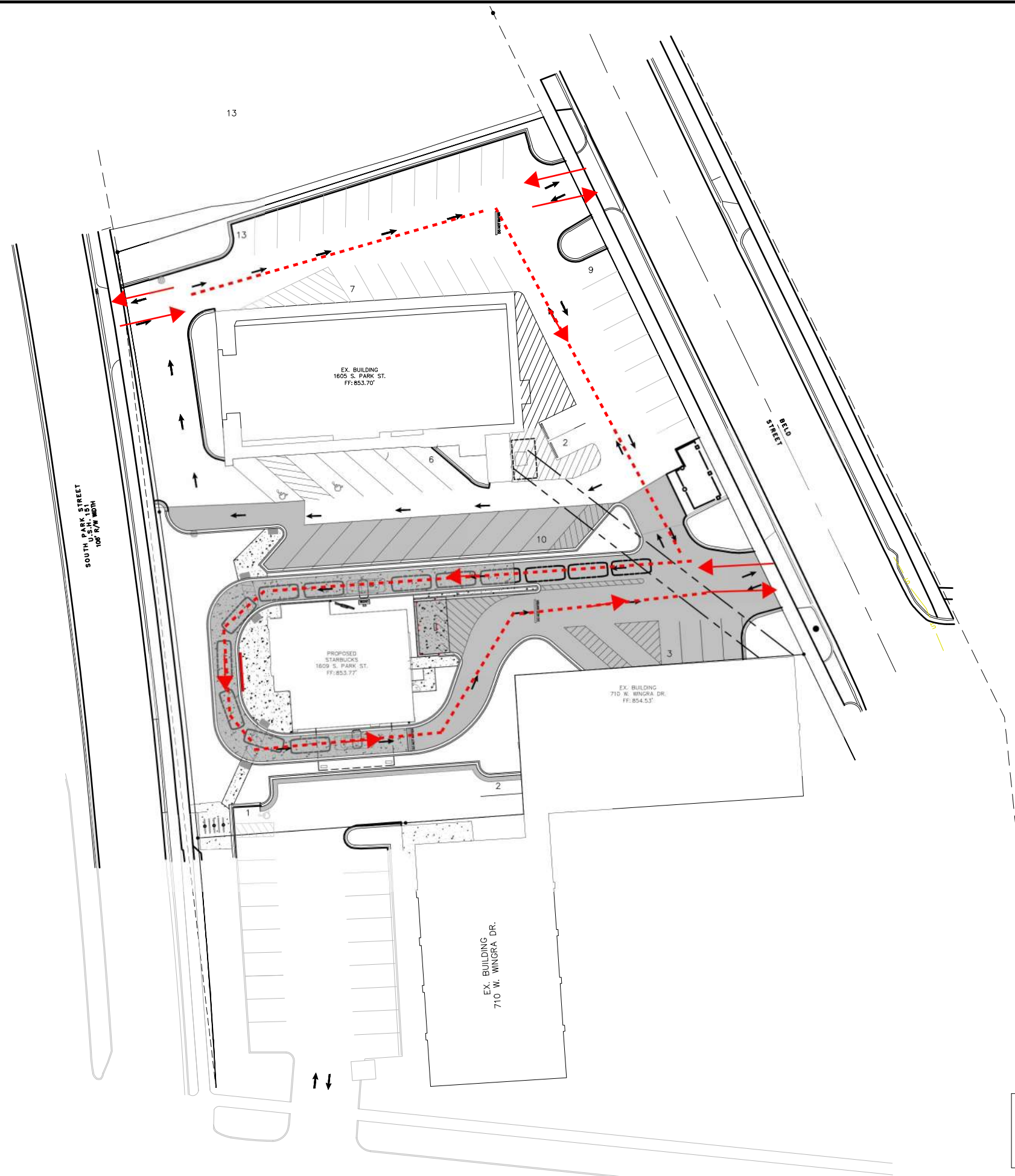
818 N Meadowbrook Ln  
 Waukegan, WI 53597  
 phone (608) 849-9378  
 www.pe-wi.com



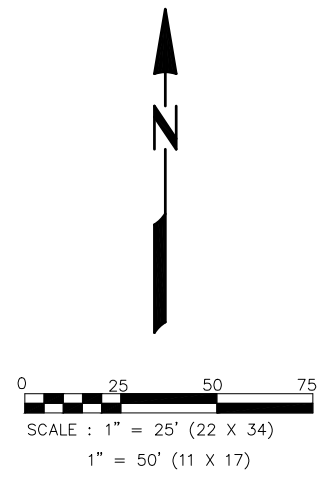
MADISON, WISCONSIN

STARBUCKS  
 SITE PLAN  
 1609 PARK STREET

C201



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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

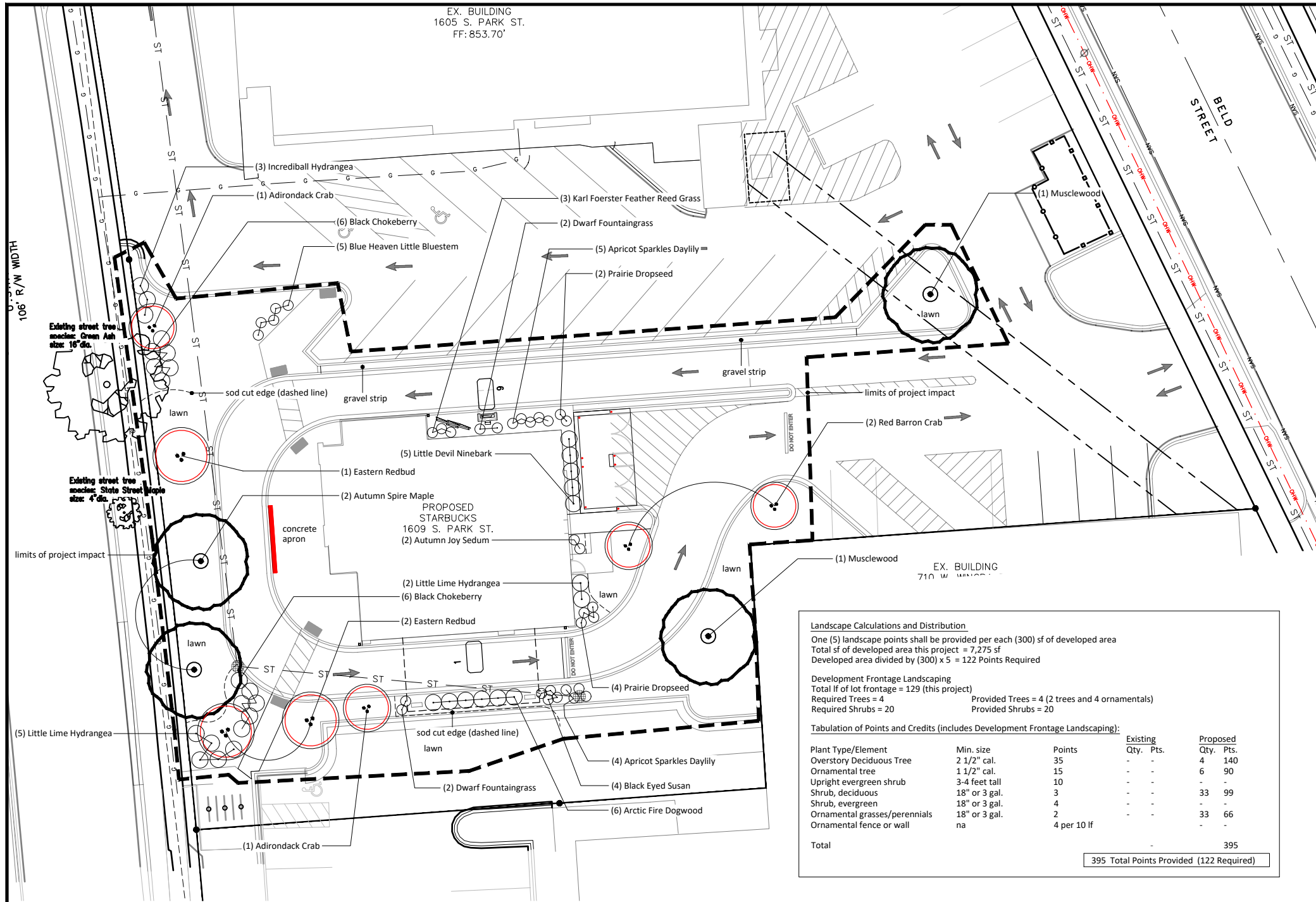
**STARBUCKS OVERALL SITE PLAN DIAGRAM**

MADISON, WISCONSIN

1609 PARK STREET

**CD**

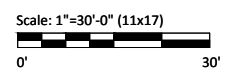




EX. BUILDING  
1605 S. PARK ST.  
FF: 853.70'

PROPOSED  
STARBUCKS  
1609 S. PARK ST.

EX. BUILDING  
710 W. WISCONSIN ST.



# 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](mailto: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

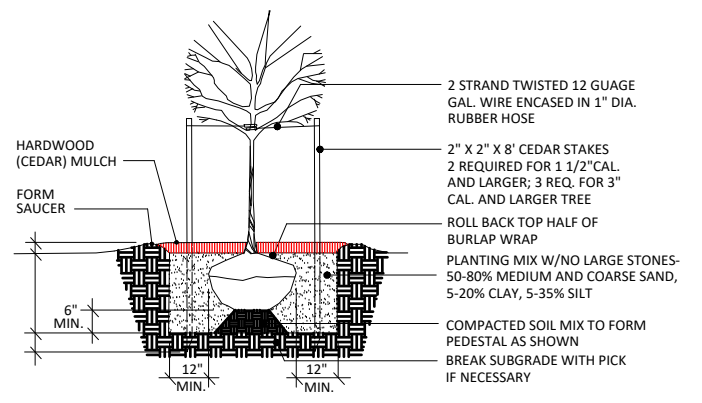
**Tabulation of Points and Credits (includes Development Frontage Landscaping):**

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	-	-	-	-
<b>Total</b>					<b>395</b>	

395 Total Points Provided (122 Required)

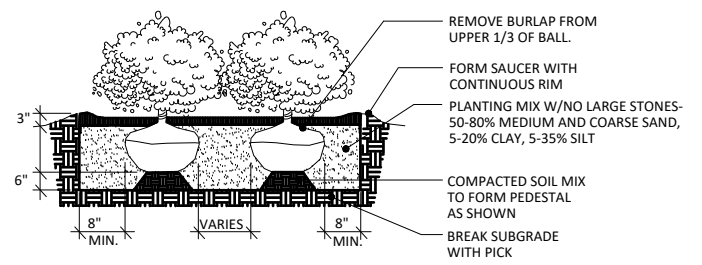
**Plant Schedule:**

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.



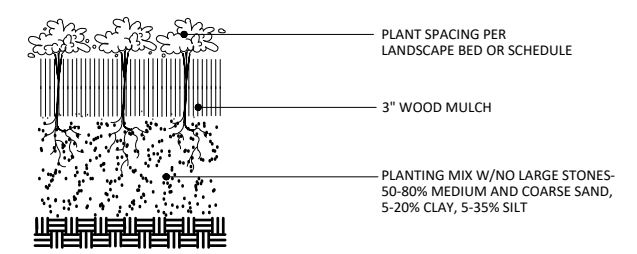
# 2 TREE PLANTING

NTS



# 3 SHRUB PLANTING

NTS

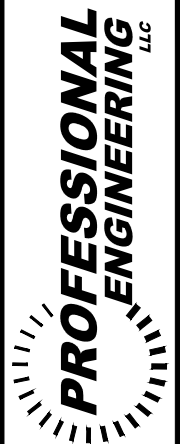


# 4 PERENNIAL PLANTING

NTS

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

818 N Meadowbrook Ln  
Waukegan, WI 53397  
phone (608) 849-9378  
www.pe-wi.com



MADISON, WISCONSIN

STARBUCKS  
LANDSCAPE PLAN  
1609 PARK STREET

L100



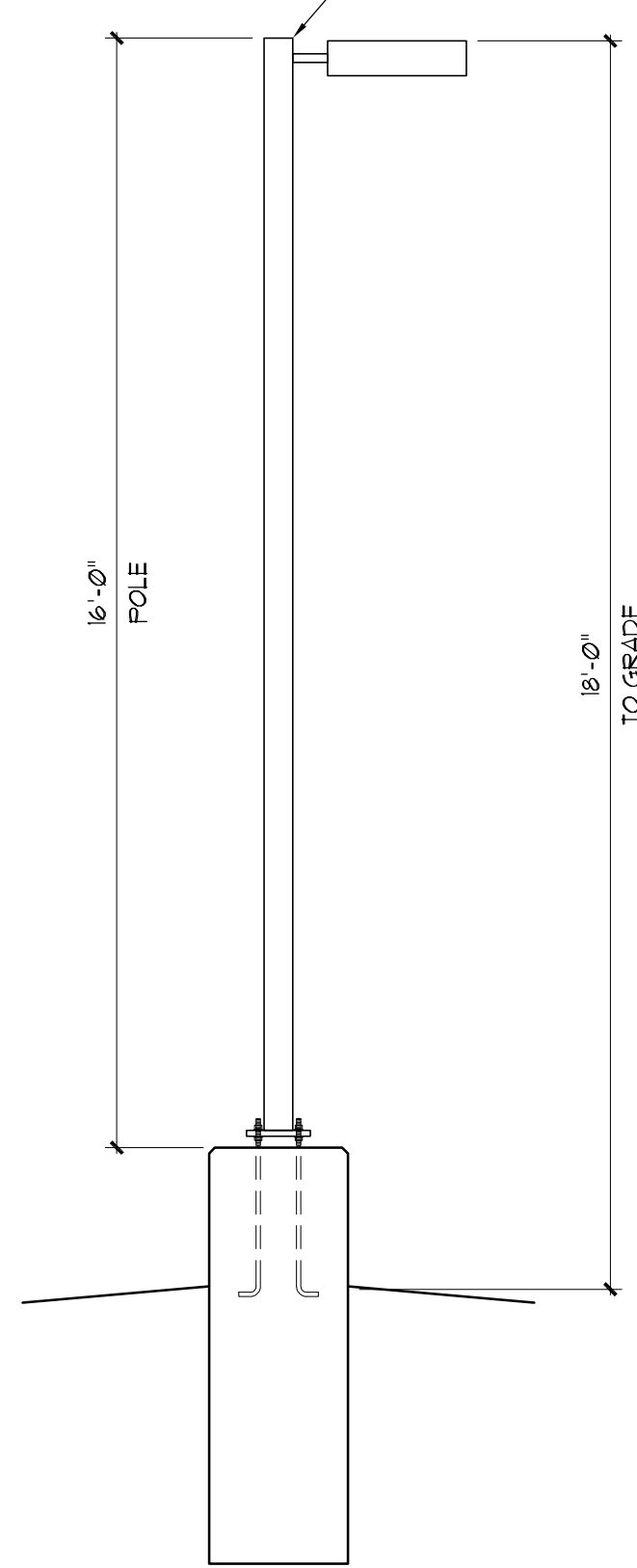
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 PLOT DATE: 07/2023

**LUMINAIRE SCHEDULE**

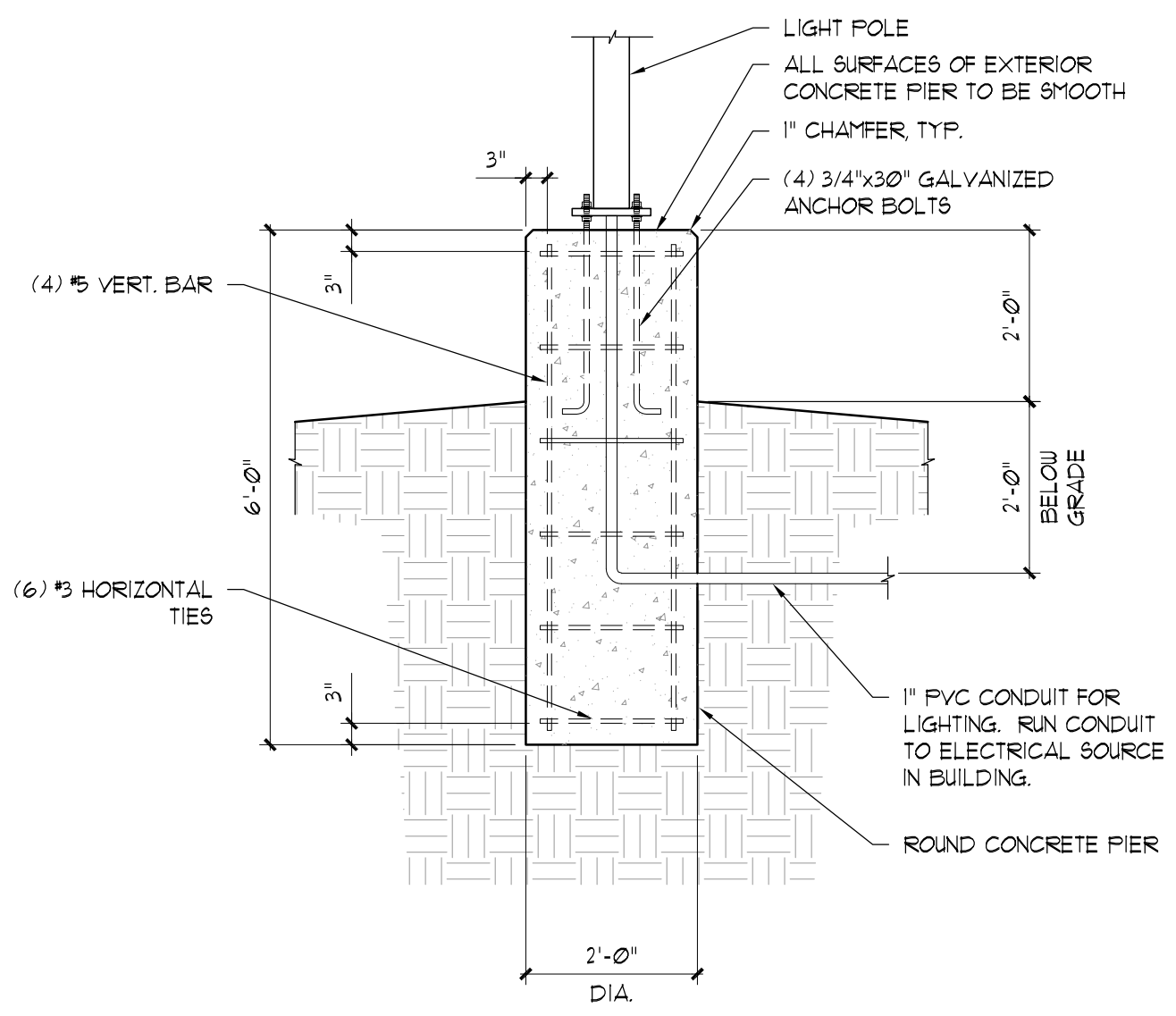
SYMBOL	LABEL	QTY	MANUFACTURER/MODEL	DESCRIPTION	LAMP	SYMBOL	LABEL	QTY	MANUFACTURER/MODEL	DESCRIPTION	LAMP	SYMBOL	LABEL	QTY	MANUFACTURER/MODEL	DESCRIPTION	LAMP
○	A	16	LITHONIA LDN6 40/10 L06BR L5 MVOLT EZ10	RECESSED DOWNLIGHT MOUNTED APPROX. 8'-8" AFF	LED 10.4W 4000K	□	D	2	LITHONIA KAD LED 60C 40K R5 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

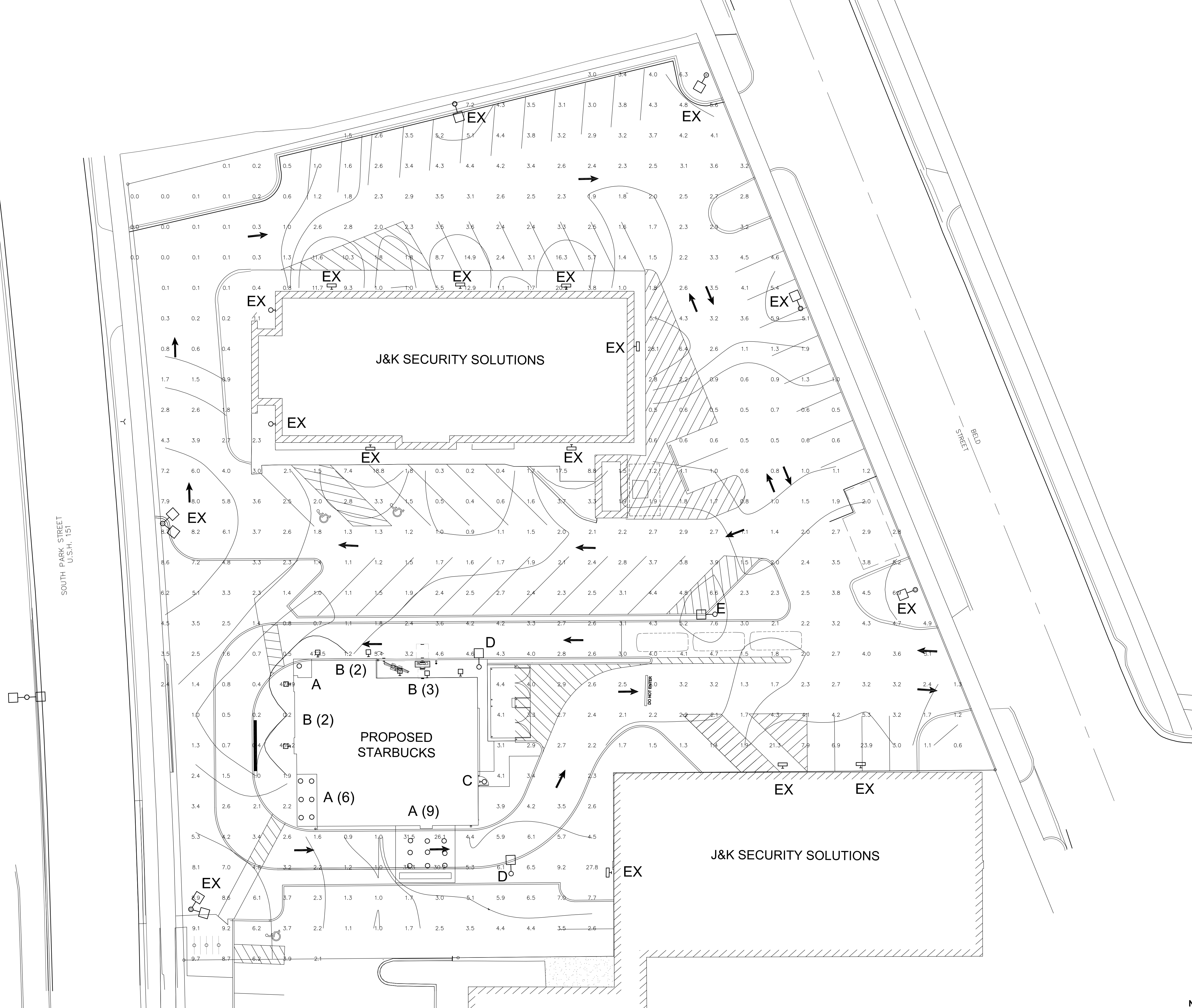
LITHONIA 656 16 FOOT BLACK POLE WITH ARM FOR LIGHT OR EQUAL. SEE SCHEDULE FOR FIXTURE.



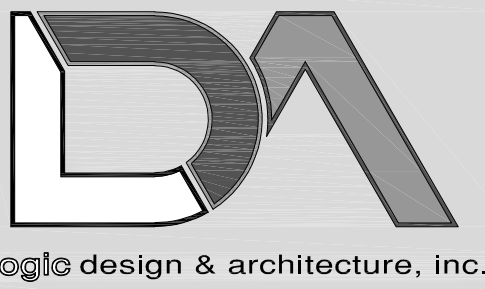
AREA LIGHT POLE NTS 3



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

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

- PRELIMINARY -  
 NOT FOR CONSTRUCTION

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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, 14<sup>th</sup> 2023

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NW Corner



SW Corner



SE Corner



NE Corner

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Madison, WI | August 14th, 2023

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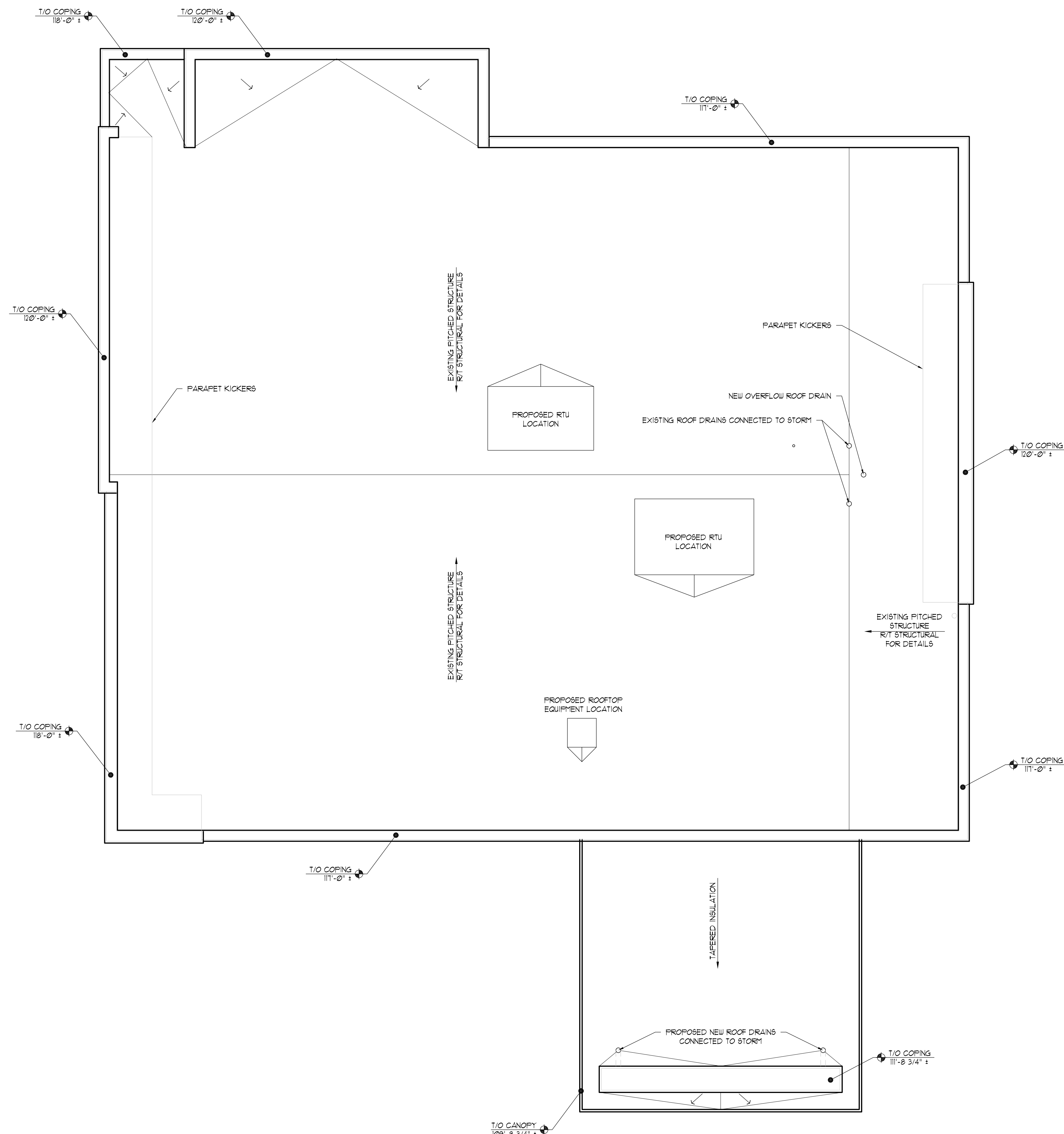












PLAN NORTH  
**PROPOSED FLOOR PLAN**  
 1/4" = 1'-0" **2**

NOT USED **1**



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

Additional Info

Project Name

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 1609 South Park Street,  
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Dates/Revisions

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 PC SUBMITTAL  
 07.07.23  
 UDC RESUBMITTAL

Drawing Title

**ROOF PLAN**

**A1.4**

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