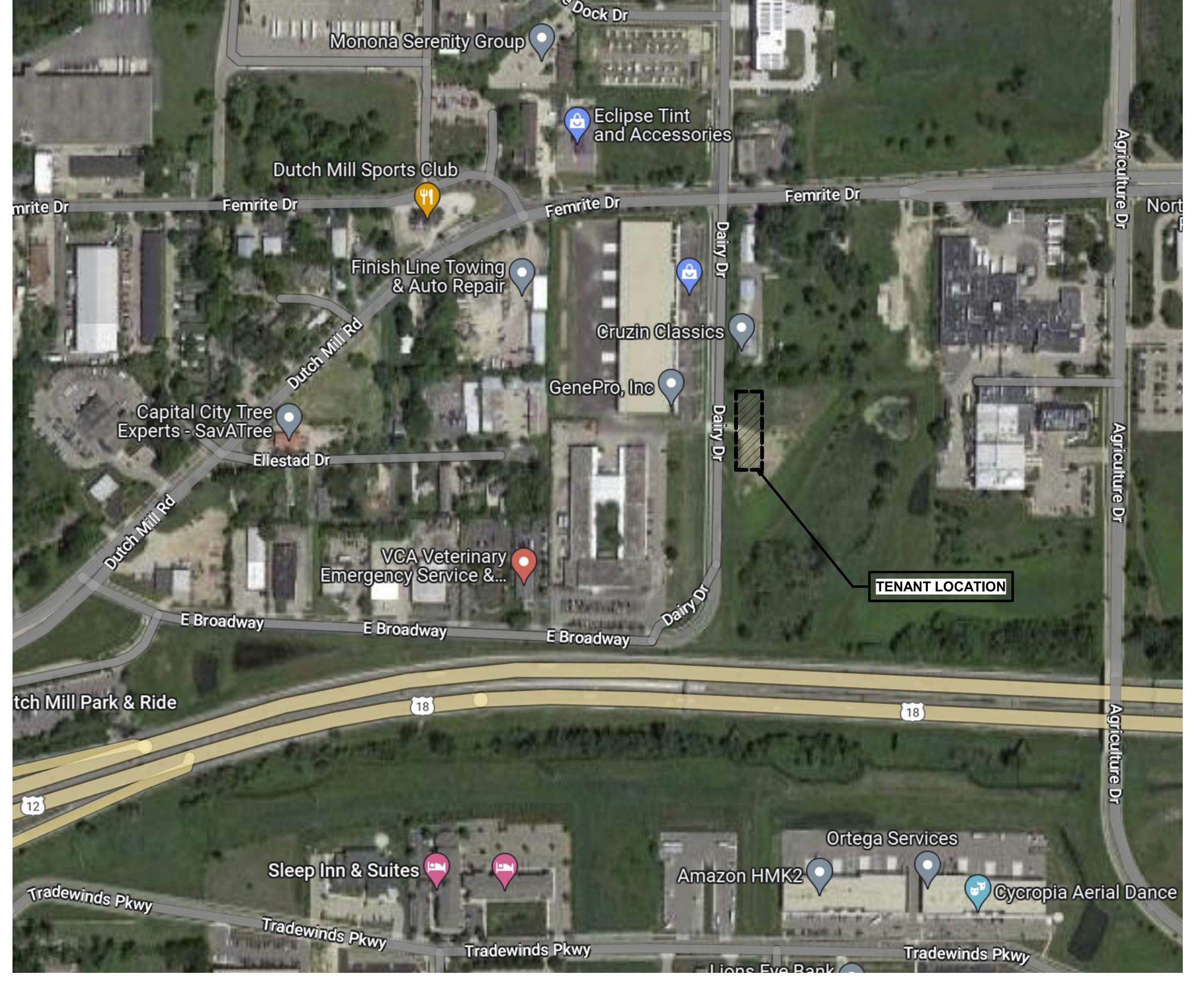
FACILITIES GATEWAY CORPERATION - HQ

SHEET INDEX								
SHEET		REVIS	SIONS					
NUMBER	R SHEET NAME	MARK	DATE					
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G003	CONTEXTUAL INFORMATION - DAIRY DRIVE							
G004	CONTEXTUAL INFORMATION - BELTLINE VIEWS							
CIVIL								
C100	SITE PLAN							
C200	GRADING & EROSION CONTROL PLAN							
C300	UTILITY PLAN							
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ARCHITE	CTURAL							
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Project Status 2023.03.13 UDC SUBMITTAL

PROJ. #: 22231-01

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COVER SHEET

G001

<u>OWNER:</u> WI DEVELOPMENT PARTNERS, 4916 E BROADWAY MADISON, WI 53716

TYLER MARKS (OWNER)

866-432-1711

<u>TENANT:</u> FACILITIES GATEWAY CORP. 4916 E BROADWAY MADISON, WI 53716 **CONTACT:** CONTACT:

866-432-1711

TYLER MARKS (TENANT OWNER)

ARCHITECT:
SKETCHWORKS ARCHITECTURE, LLC 2501 PARMENTER STREET, SUITE 100B MIDDLETON, WI 53562

CONTACT: STEVE SHULFER (ARCHITECT) IAN LUECHT (DESIGNER / CONTACT) 608-836-7570

GENERAL CONTRACTOR: LIONSHARE GROUP 7818 BIG SKY DR., STE 216 MADISON, WI 53719

CONTACT: JAMES SPAHR (OWNER) 608-235-6499



WAREHOUSE ACROSS DAIRY DRIVE

CURRENT FGC BULDING ACROSS DAIRY DRIVE





WAREHOUSE ACROSS DAIRY DRIVE DETAIL

METAL BUILDINGS TO THE NORTH OF 3351 DAIRY DRIVE



FGC-HQ EW CONSTRUCTION

<u>Proje</u>	ct	<u>Status</u>
2023.03.13	L	IDC SUBMITTAL
PROJ. #:		22231-01

CONTEXTUAL INFORMATION - DAIRY DRIVE

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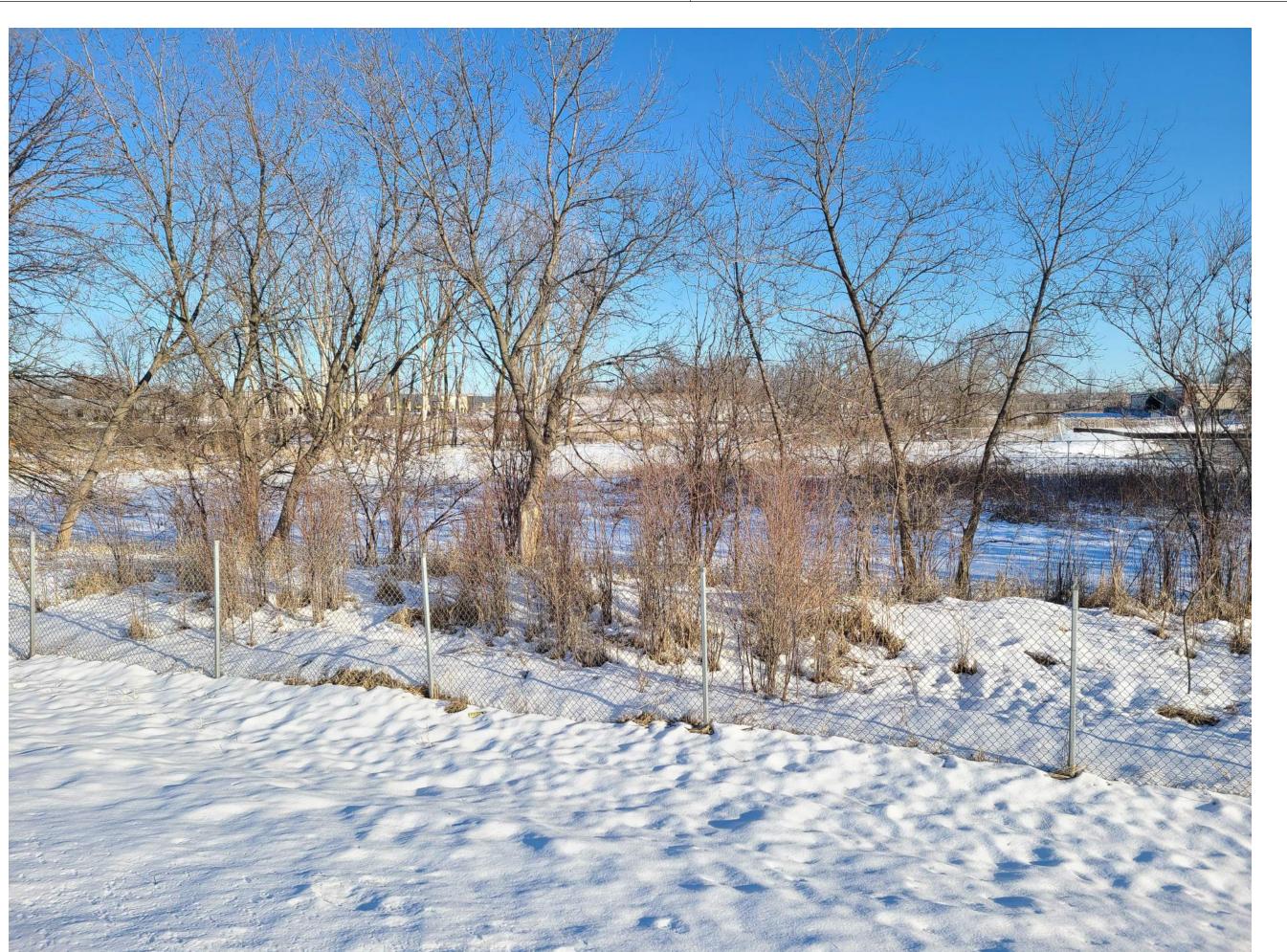
G003



CONCRETE MEDIAN BLOCKS VIEW FROM EASTBOUND BELTLINE

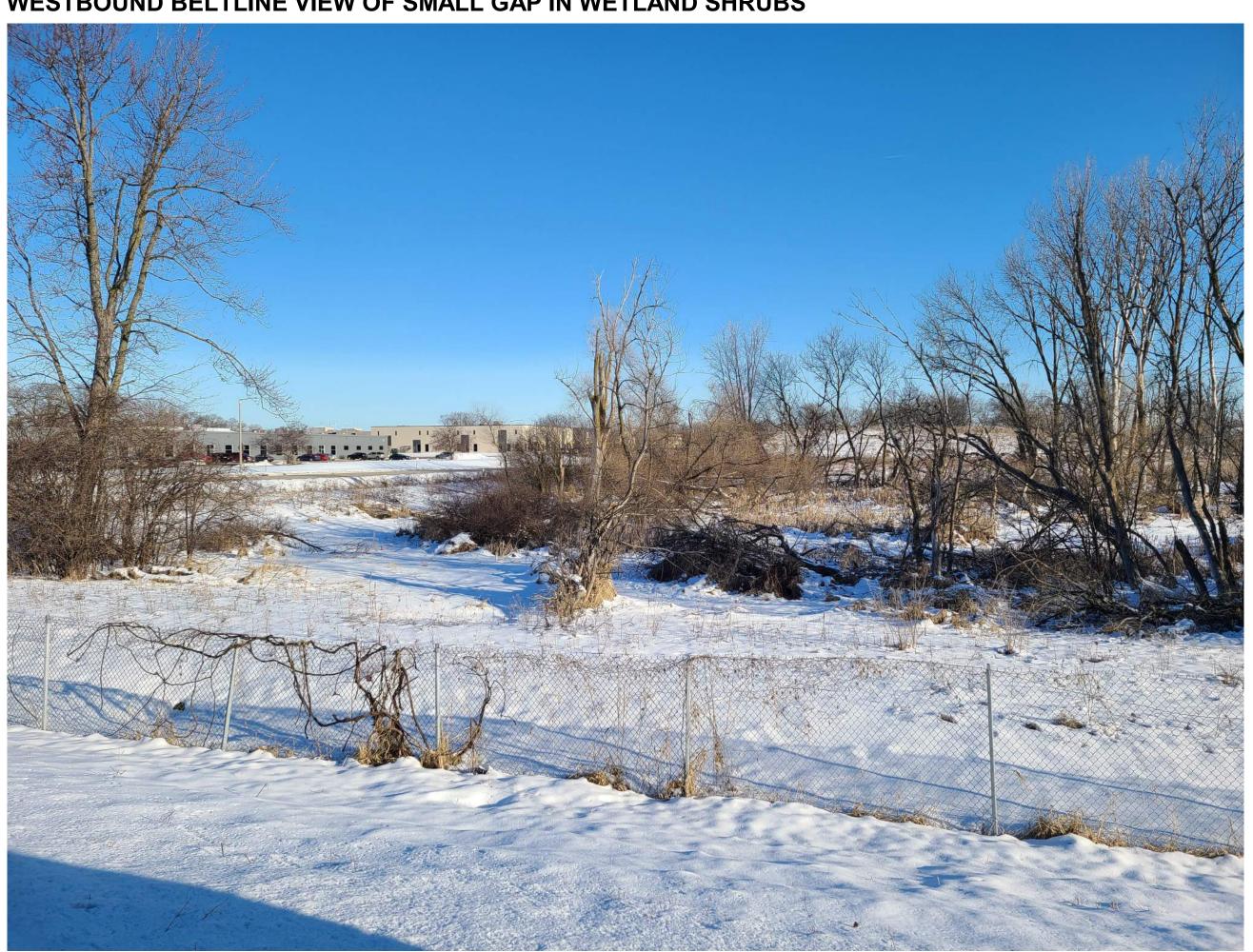






WESTBOUND BELTLINE VIEW OF WAREHOUSE BLOCKED BY WETLAND SHRUBS

WESTBOUND BELTLINE VIEW OF SMALL GAP IN WETLAND SHRUBS



FGC-HQ EW CONSTRUCTION

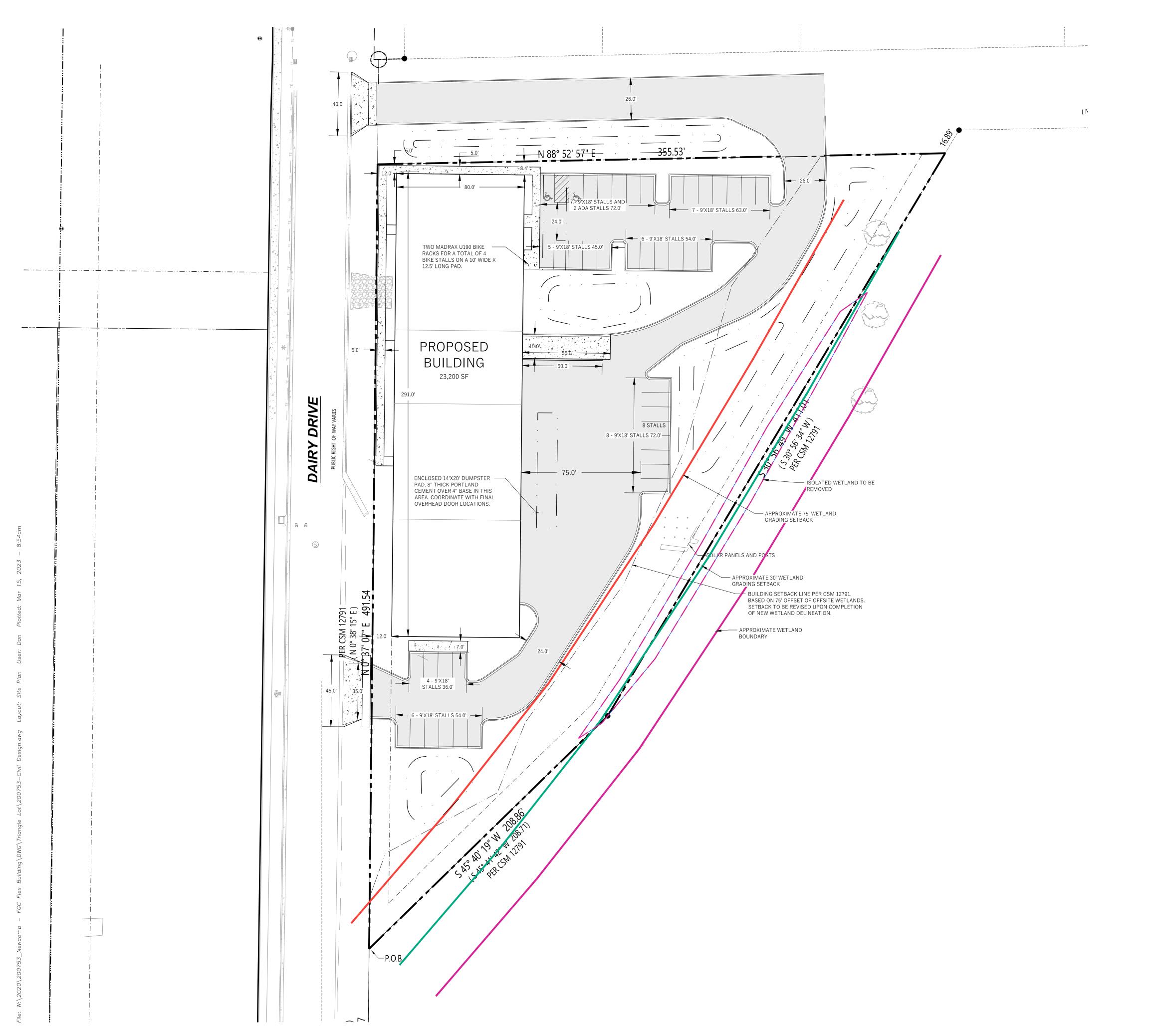
Project Status								
2023.03.13	UDC SUBMITTAL							

PROJ. #:

CONTEXTUAL INFORMATION
- BELTLINE VIEWS

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G004



LEGEND (PROPOSED)

	/==/
	PROPOSED PROPERTY BOUNDARY
<u> </u>	EASEMENT
	BUILDING FOOTPRINT
	18" CURB AND GUTTER
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	CTODAMANATED TREATMENT EAGULITY



GENERAL NOTES

- 1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS PROVIDED TO WYSER ENGINEERING. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
- 2. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
- 3. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
- 4. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- 5. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS.

SITE INFORMATION BLOCK:

SITE ADDRESS: 3351 DAIRY DRIVE SITE ACREAGE: 98,220 SQ.FT. (2.25 AC) USE OF PROPERTY: INDUSTRIAL ZONING: INDUSTRIAL LIMITED (IL) MAXIMUM LOT COVERAGE: 75%

SETBACKS:

FRONT YARD - DAIRY DRIVE: 0-FEET FRONT YARD - FUTURE STREET: 5-FEET REAR YARD: 30-FEET

TOTAL NUMBER OF PARKING STALLS: 43
MINIMUM: NONE
MAXIMUM: 1 PER 250 SQ. FT. FLOOR AREA
NUMBER OF STALLS DESIGNATED ACCESSIBLE: 2

TOTAL NUMBER OF BIKE STALLS: 4

EXISTING IMPERVIOUS SURFACE AREA: 0 SQ.FT.

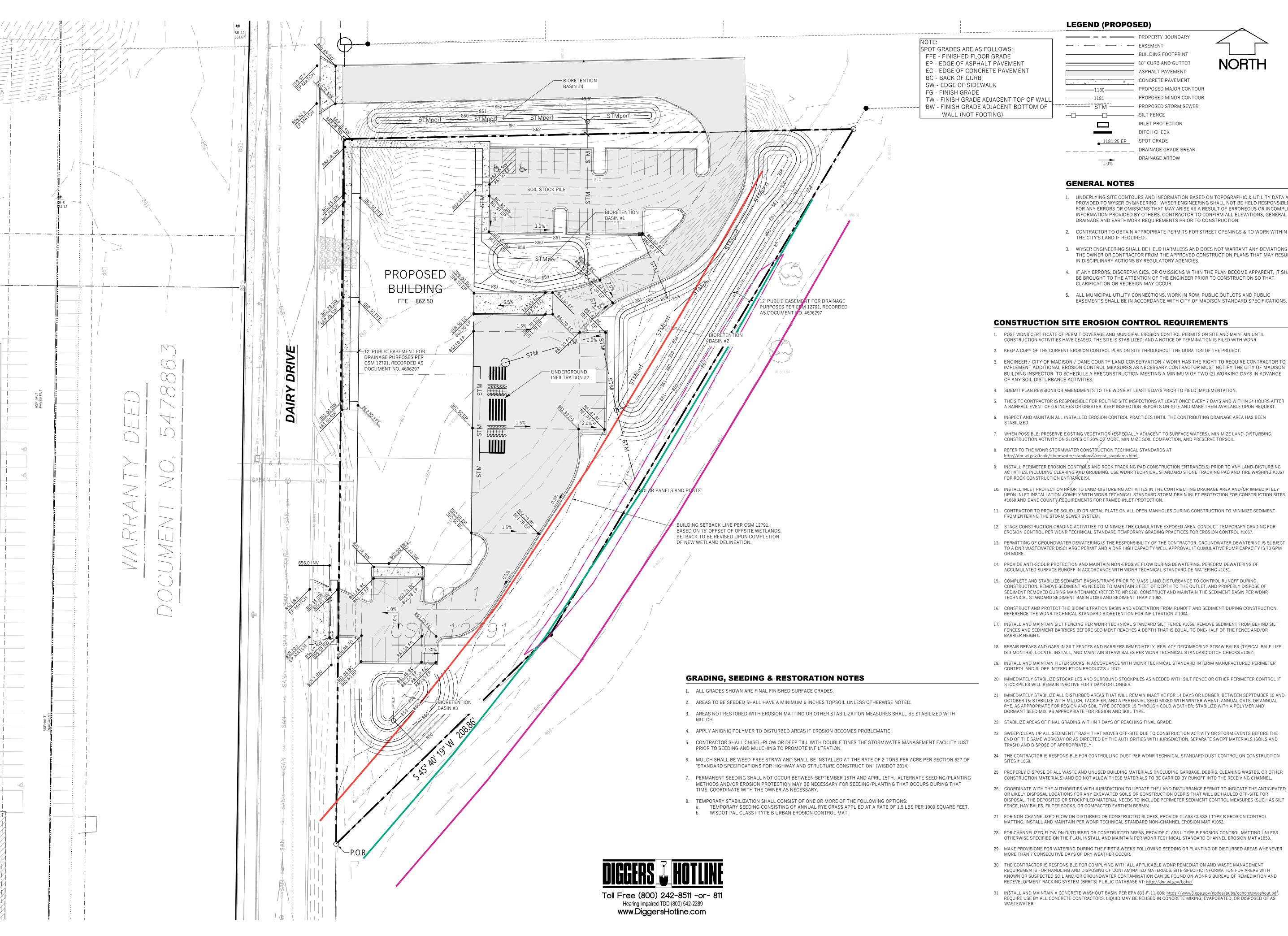
NEW IMPERVIOUS SURFACE AREA: 57,140 SQ.FT. ROOFTOP: 23,200 SQ.FT. PAVED: 31,775 SQ.FT. SIDEWALK: 2,165 SQ.FT.

DISTURBANCE LIMITS: 98,220 SQ. FT.
IMPERVIOUS SURFACE AREA WITHIN DISTURBANCE LIMITS: 57,140 SQ.FT.
IMPERVIOUS SURFACE AREA ON THE SITE: 58.2%





			3351 DAIRY DRIVE MADISON, WI 53716
FACILITY GATEWAY CORP H.Q.		CITY OF MADISON, DANE COUNTY, WI	SITE PLAN
No. Date:		Descriptio	n:
Graphic Scale	0'	15'	30' 45
Wyser Number			
Set Type	UD	C REV	/IEW
Date Issued		/15/2	
Sheet Number		C1	



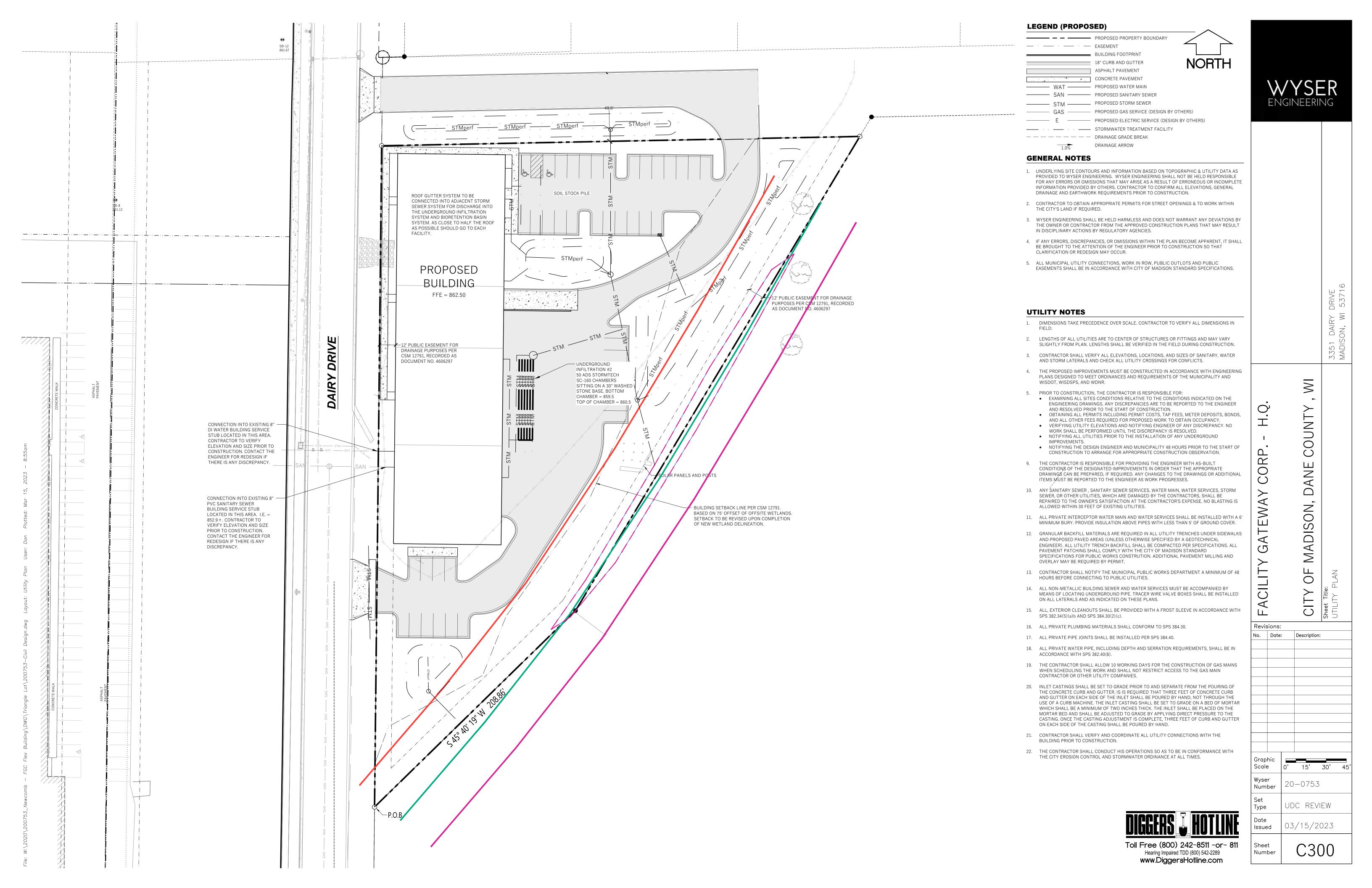


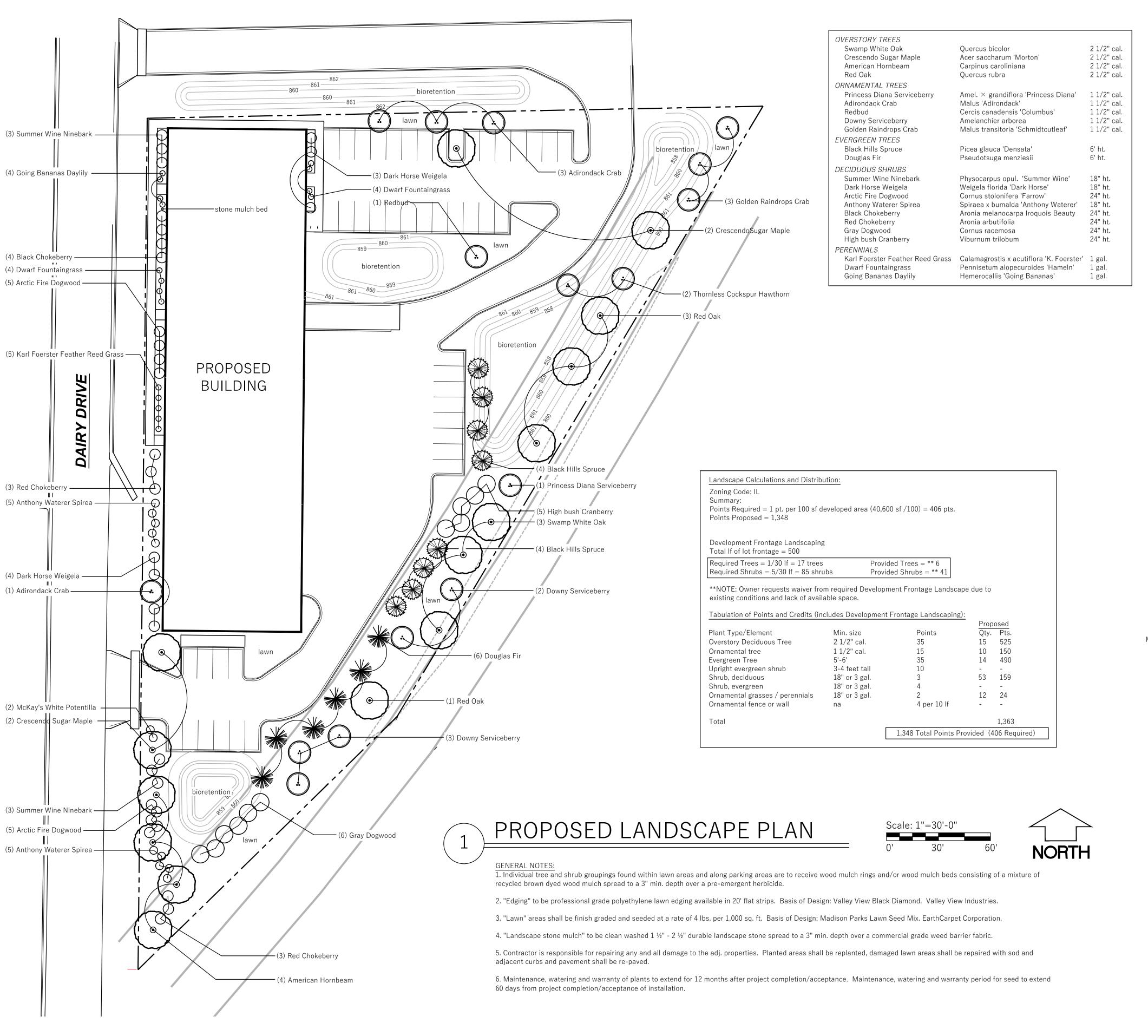
- 1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS PROVIDED TO WYSER ENGINEERING. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL
- 2. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN
- 3. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT
- 4. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT
- 5. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC
- 3. ENGINEER / CITY OF MADISON / DANE COUNTY LAND CONSERVATION / WDNR HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY.CONTRACTOR MUST NOTIFY THE CITY OF MADISON BUILDING INSPECTOR TO SCHEDULE A PRECONSTRUCTION MEETING A MINIMUM OF TWO (2) WORKING DAYS IN ADVANCE
- 5. THE SITE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER
- 7. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING
- ACTIVITIES, INCLUDING CLEARING AMD GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057
- UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES
- 13. PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DEWATERING IS SUBJECT TO A DNR WASTEWATER DISCHARGE PERMIT AND A DNR HIGH CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY IS 70 GPM
- SEDIMENT REMOVED DURING MAINTENANCE (REFER TO NR 528). CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WDNR
- 16. CONSTRUCT AND PROTECT THE BIOINFILTRATION BASIN AND VEGETATION FROM RUNOFF AND SEDIMENT DURING CONSTRUCTION.
- FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR

- OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL
- END OF THE SAME WORKDAY OR AS DIRECTED BY THE AUTHORITIES WITH JURISDICTION. SEPARATE SWEPT MATERIALS (SOILS AND
- CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
- 26. COORDINATE WITH THE AUTHORITIES WITH JURISDICTION TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT
- 29. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER
- REOUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDNR'S BUREAU OF REMEDIATION AND



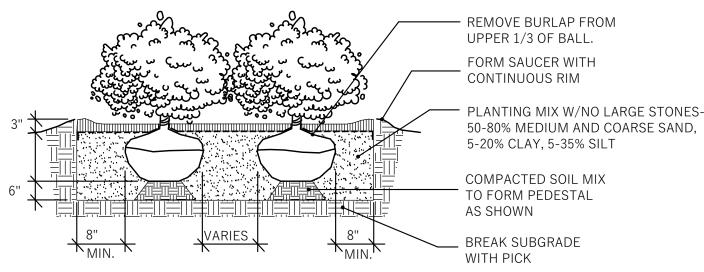
0 0 Revisions: Date: Description: Scale Number JDC REVIEW Type 03/15/2023 Issued Number



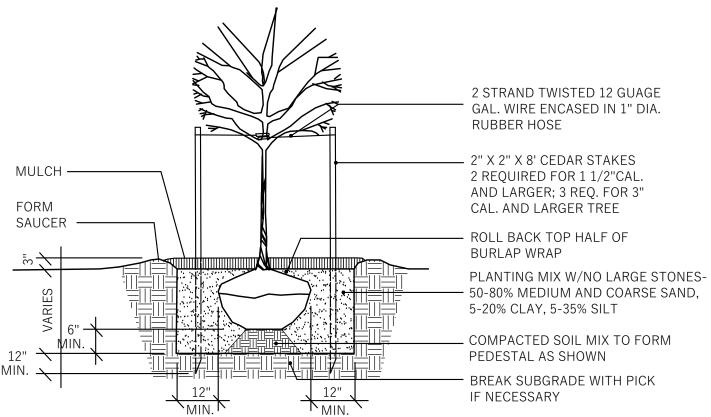








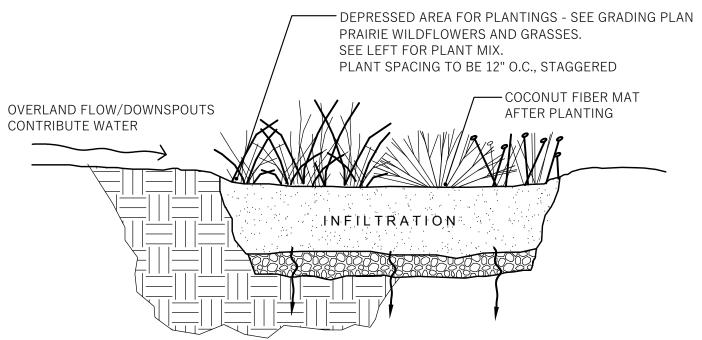
3 SHRUB PLANTING





PLANTS; EQUAL MIX 2 1/2" PLUGS. RANDOM PLANT.
Butterfly Weed, Blue False Indigo, White False Indigo, Purple Coneflower, Blue Flag Iris,

Cardinal Flower, Marsh Blazingstar, Brown Eyed Susan, Stiff Goldenrod, Bottlebrush Sedge, Fox Sedge, Torrey's Rush, Switch Grass







3351 MADIS

Facility Gateway Corp H.Q.		CITY OF MADISON, DANE COUNTY, W	: Sheet Title: LANDSCAPE PLAN
Graphic Scale Wyser Number	20	-0753	
Set Type	SC	HEMATI	С
Date Issued	03	/15/2	
Sheet Number		L10	JÜ

GENERAL PLAN NOTES:

- A. MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION IMPROVEMENTS TO BE DESIGN BUILD, UNLESS NOTED OTHERWISE. DESIGNED AS REQUIRED BY CURRENT BUILDING CODES. MEP DESIGN BUILD CONTRACTOR(S) RESPONSIBLE FOR ENSURING CODE COMPLIANT CONSTRUCTION OF NEW SYSTEMS IN TENANT SPACE 3.
- B. PROVIDE SOUND INSULATION II , DEMISING WALLS AND INTERIOR WALLS U. LEUS NOTED
- C. ALL INTERIOR WALLS TO L X' NLESS NOTED OTHERWISE.

OTHERWISE.

PLUMBING WAI . S.

- D. PROVIDE MOISTURE SISTANT GWB AT ALL
- E. PROVIDE ACCE SIB' & TOILET ROOM FIXTURES AND ACCESSO' I.E. PL. MOUNTING HEIGHTS INDICATED ON SHEE. AC.
- F. PROVIDE 2x b_OCKING AT ALL GRAB BAR LOCATIONS PER ANSI A117.1 2009
- G. PROVIDE ADA APPROVED THRESHOLDS AT ALL NEW FLOOR TRANSITIONS AND DOORWAYS.
- H. EXTERIOR DIMENSIONS ARE FROM GRIDLINE TO GRIDLINE, OR TO EDGE OF FOUNDATION WALL UNLESS NOTED OTHERWISE. PLEASE CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- I. INTERIOR DIMENSIONS FOR NEW CONSTRUCTION ARE TO FACE OF FRAME OR COLUMN CENTERLINE UNLESS NOTED OTHERWISE. ALL DIMENSIONS FROM EXISTING WALLS ARE FROM FINISH FACE UNLESS NOTED OTHERWISE.
- J. ALL DOORS WITH A CLOSE PROXIMITY OF A PERPENDICULAR WALL SHALL HAVE A TYPICAL DIMENSION OF 6" FROM FACE OF FRAME TO DOOR OPENING UNLESS NOTED OTHERWISE.
- K. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDING 1 ONTACT ARCHITECT WITH ANY DISCF TP, No. 18.
- L. CONTRACTOR SHALL NO IF' ARCHITECT, ENGINEER AND OWNEP II. IEP ATELY UPON DISCOVERING ANY U'IA 'TIL' ATED STRUCTURAL CONDITIONS OR DISC. EF NOIES WITH PROPOSED MODIFICATIONS.
- M. FIRE EXTINGU' 3HF R CABINETS SHALL BE RATED TO MEET THE ASS. JIAT 2D WALL FIRE RATING.
- N. GENERAL COUTPACTOR TO SECURE CONSTRUCTION AREA DURING CONSTRUCTION WORK, SEAL, LL DOORS AS REQUIRED. CONSTRUCT AND MAINTAIN A FLOOR TO CEILING DUST BARRIER, TO PROVIDE SEPARATION FOR DUST, DEBRIS AND SOUND.
- O. GENERAL CONTRACTOR TO COORDINATE CONSTRUCTION SCHEDULE TO MINIMIZE IMPACT ON EXISTING BUILDING OPERATIONS AND PLANNED EVENTS. CONSTRUCTION SPACE MUST BE CLEAN AND AVAILABLE FOR USE PERIODICALLY PER OWNERS REQUEST. VERIFY SCHEDULED EVENTS WITH OWNER PRIOR TO CONSTRUCTION START AND ARRANGE CONSTRUCTION SCHEDULE TO MEET OWNER'S NEEDS. COORDINATE SYSTEMS AND UTILITY SHUT DOWNS WITH OWNER PRIOR TO COMMENCEMENT OF WORK.
- P. SUBMIT ALL FINISHES TO THE ARCHITECT FOR

HATCH PATTERN KEY:

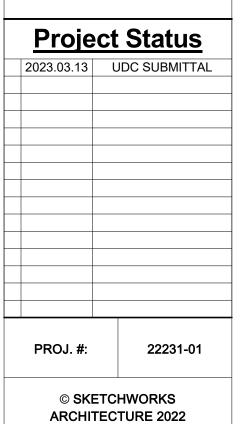
NEW CONSTRUCTION

0' 1/4" 1/2" 1"

SCALE: 1/16" = 1'-0"

NEW CONSTRUCTION

EXISTING CONSTRUCTION

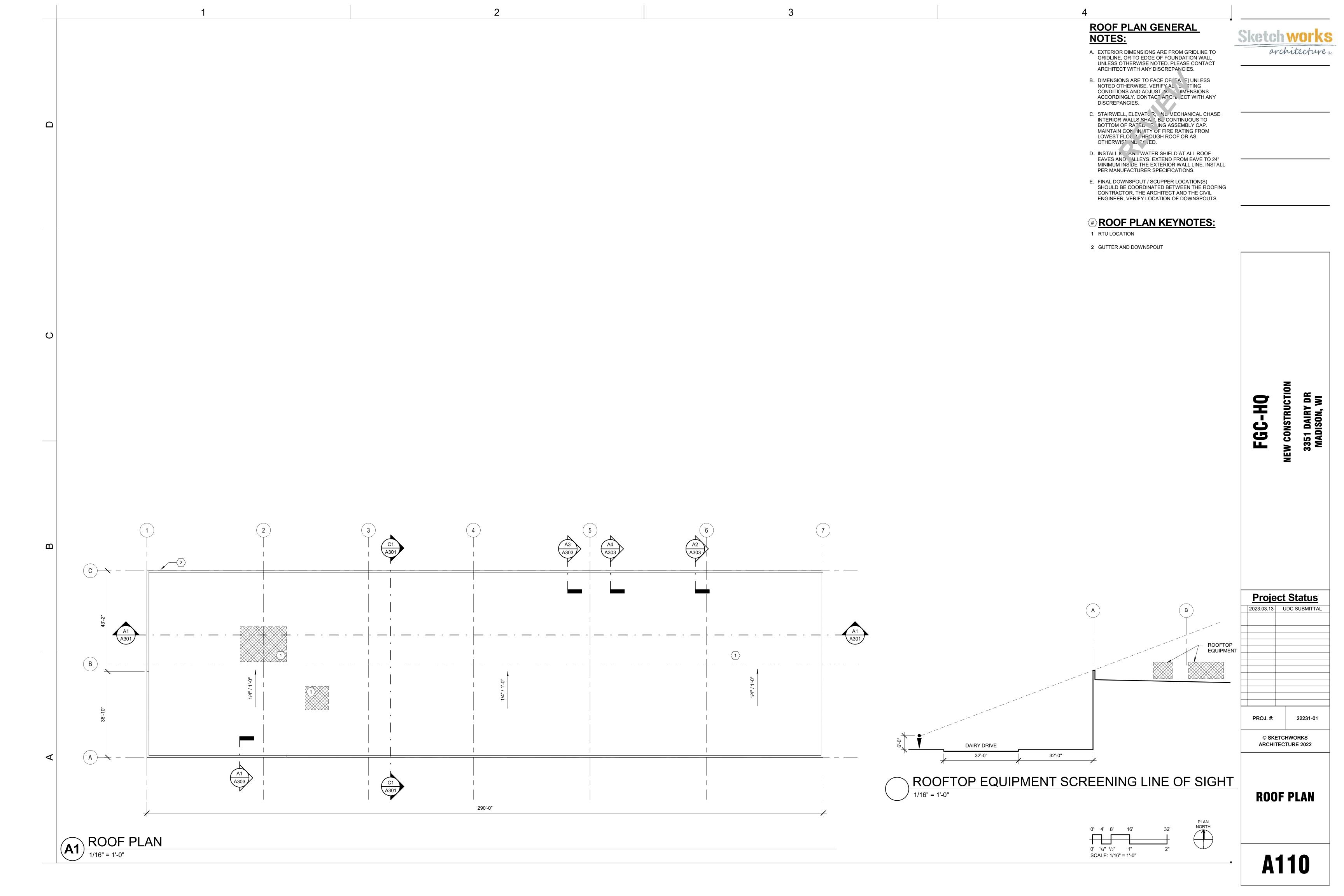


FLOOR PLAN

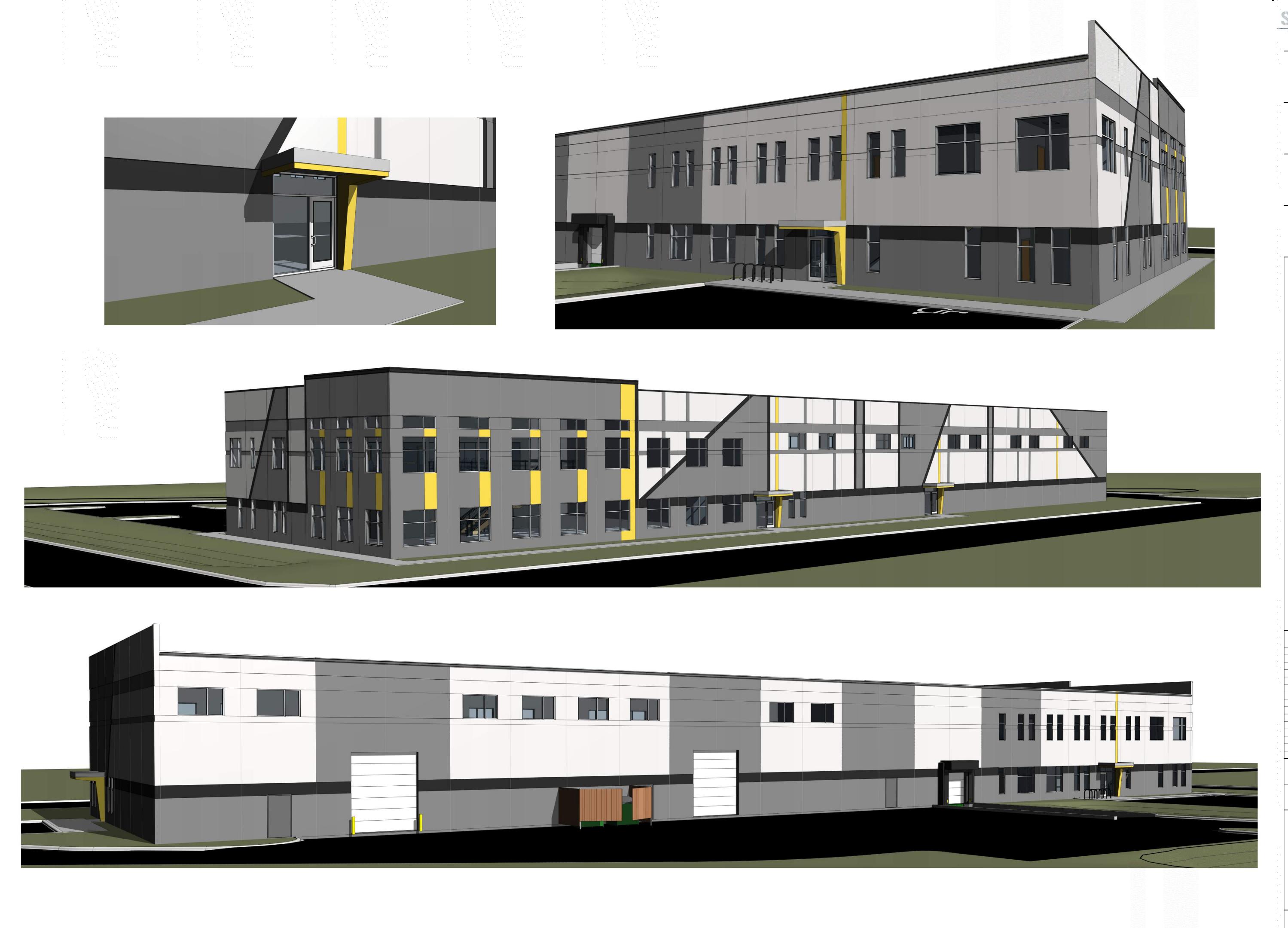
A101

architecture

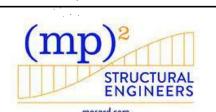
FGC-HQ
NEW CONSTRUCTION
3351 DAIRY DR
MADISON, WI













FGC-HQ

Project Status

2023.03.13 UDC SUBMITTAL

PROJ. #: 22231-01

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EXTERIOR PERSPECTIVES

A203

SW 7674
Peppercorn

SW 7063
Nebulous
White

SW 6258
Tricorn Black
Daisy

SW 6910
Daisy

Daisy

SW 6910
Daisy

Daisy

SW 6910
Daisy

Daisy

SW 6910
Daisy

Daisy

Daisy

Daisy

Daisy

Daisy

Daisy

Daisy

	EXTERIOR MATERIAL SCHEDULE									
#	DESCRIPTION	MANUFACTURER	TYPE/STYLE	COLOR	HEIGHT	WIDTH	COMMENTS			
1	INSULATED PRECAST WALL PANEL	MID-STATES CONCRETE		PAINTED SW7063 - NEBULOUS WHITE						
2	INSULATED PRECAST WALL PANEL	MID-STATES CONCRETE		PAINTED SW7674 - PEPPERCORN						
3	INSULATED PRECAST WALL PANEL	MID-STATES CONCRETE		PAINTED SW6258 - TRICORN BLACK						
4	INSULATED PRECAST WALL PANEL	MID-STATES CONCRETE		PAINTED SW6910 - DAISY						
5	ALUMINUM STOREFRONT SYSTEM									
6	ALUMINUM STOREFRONT DOOR									
7	CANOPY FACIA		METAL	TBD GRAY						
8	CANOPY FACIA		METAL	TO MATCH SW6910 - DAISY						
9	OVERHEAD DOOR									
10	HOLLOW METAL DOOR									
11	PRECAST CANOPY SUPPORT BRACKET			PAINTED SW6910 - DAISY						
12	WOOD DUMPSTER ENCLOSURE			CEDAR						

Sketch works
architecture u

PAINT SCHEME

WOOD TRASH ENCLOSURE



Project Status

2023.03.13 UDC SUBMITTAL

PROJ. #: 22231-01

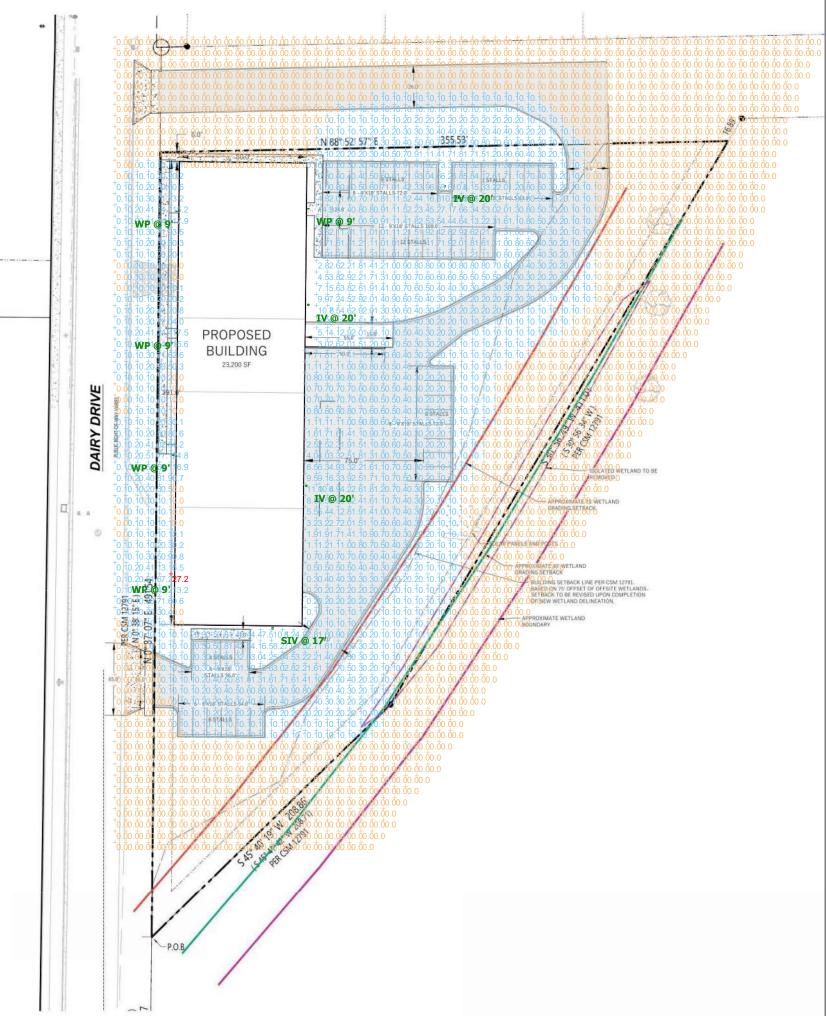
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EXTERIOR MATERIALS

A204



3351 Dairy Drive Madison, WI EXTERIOR ILLUMINATION



Schedul	е										
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	IV		3	RAB Lighting Inc.	A17-4T150		1	21378	0.95	149.17	Max: 7042cd
\bigcap	SIV		1	RAB Lighting Inc.	A17-4T100		1	13928	0.95	97.56	Max: 4457cd
^ 	WP		5	RAB Lighting Inc.	W17-36LN	LED	1	3587	0.95	30.5	Max: 2207cd

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
3351 Dairy Drive EXTERIOR Illumination	+	0.5 fc	27.2 fc	0.0 fc	N/A	N/A

Designer
S. Schoenberger
Date
2/24/2023
Scale
Not to Scale
Drawing No.
3:30 PM
Summary