

PLOT DATE: 6/12/2023
FILE NAME: C:\USERS\WMACDONALD\LOGIC DA DROPBOX\WESLEY MACDONALD_ACTIVE PROJECTS\22-160_SBX_PARK ST MADISON WI\SHEETS\SHEETS_22-160_SBX_PARK ST MADISONWI.DWG

TYPICAL ABBREVIATIONS

AB	ANCHOR BOLT	DUI	DISHWASHER	IM	INSULATED HOLLOW METAL	RENF	REINFORCE
AC	AIR CONDITIONING	EA	EACH	INBL	INSULATION	REQD	REQUIRED
ACT	ACTUATOR	EXST	EXISTING	INT	INTERIOR	RD	ROUGH OPENING
ALUD	ALUMINUM CLAD WOOD DOOR	EIRS	EXTERIOR INSULATION FINISH SYSTEM	JNT	JOINT	SKV	STAIN & VARNISH
ADJ	ADJUSTABLE / ADJACENT	EXP	EXPANSION OF EXPOSED	JST	JOIST	SC	SOLID CORE
AF	ABOVE FINISH FLOOR	ELEC	ELECTRICAL	LAV	LAVATORY	SECT	SECTION
ALPH	ALPHANUM	EQUIP	EQUIPMENT	MATL	MATERIAL	SF +	SQUARE FEET
ALT	ALTERNATE	ELEV	ELEVATION	MAX	MAXIMUM	SIM	SIMILAR
APPROX	APPROXIMATE	EQUIV	EQUIVALENT	MED	MEDIUM	SPEC	SPECIFICATION
ARCH	ARCHITECTURAL	EXR	EXISTING TO REMAIN	MFR	MANUFACTURER	STL	STEEL
#	AT	EXT	EXTERIOR	MS	MASONRY	STN	STAIN
BD	BOARD	EU	EACH WAY	MNF	MANUFACTURER	STR	STRUCTURE
BI	BUILT-IN	FD	FLOOR DRAIN	MISC	MISCELLANEOUS	STRUC	STRUCTURAL
BLDG	BUILDING	FF	FINISH FLOOR	NO	NORMAL	STR	STORAGE
BLDG	BLOCKING	FIN	FINISH	NO	NORMAL	STR	STRUCTURE
BOT	BOTTOM	FIXT	FIXTURE	HTL	METAL	STR	STRUCTURE
BOT	BOTTOM OF	FLO	FLOOR	MICRO	MICROWAVE	STR	STRUCTURE
BRS	BEARING	FN	FOUNDATION	NG	NOT IN CONTRACT	TBD	TO BE DETERMINED
BRS PL	BEARING PLATE	FO	FACE OF	NO	NORMAL	TBD	TO BE DETERMINED
CBT	CABINET	FR	FLOOR SEAL	NTS	NOT TO SCALE	TJ	TRUSS JOIST
C	CENTER LINE	FTS	FOOTING	OA	OVER ALL	TNG	TONGUE & GROOVE
CLA	CEILING	FURN	FURNACE	OC	ON CENTER	TYP	TYPICAL
CLO	CLOSET	GA	GARAGE	OD	OVERHEAD DOOR	UC	UNDER COUNTER
CMU	CONCRETE MASONRY UNIT	GALV	GALVANIZED	OPT	OPTIONAL	UN	UNLESS OTHERWISE NOTED
CONC	CONCRETE	GLU-LAM	GLUE LAMINATED BEAM	PERF	PERFORATED	VB	COVERED VINYL BASE
CONSTR	CONSTRUCTION	GT	GYP-SUM WALL BOARD	PL	PLATE	VCT	VINYL COMPOSITION TILE
CONT	CONTINUOUS	HC	HOLLOW CORE	PLAM	PLASTIC LAMINATE	VERT	VERTICAL
CTB	CERAMIC TILE BASE	HDR	HEAD	PLS OR YRMS	PLUS OR MINUS	VINT	VINYL IN FIELD
DEMO	DEMOLITION	HT	HEIGHT	PLYD	PLYWOOD	VUC	VINYL WALL BASE
DIA	DIAMETER	HDR	HEADER	PREFIN	PRE-FINISHED	WB	WOOD BASE
DIM	DIMENSION	HT	HEIGHT	PFS	POUNDS PER SQUARE FOOT	WIC	WALK-IN CLOSET
DIV	DIVISION	HORIZ	HORIZONTAL	PR	PRESSURE TREATED	W/O	WITHOUT
DWG	DRAWINGS	HR	HOUR	PVC	POLYVINYL CHLORIDE	W/OUT	WITHOUT
DS	DOWNSPOUT	HVAC	HEAT, VENTILATE, AIR CONDITIONING	RIB	RIBBED	W/	WITH
				RIS	ROOF & SHELF	W/	WITH
				REC	RECEIVED	W/	WITH

CODE REFERENCES

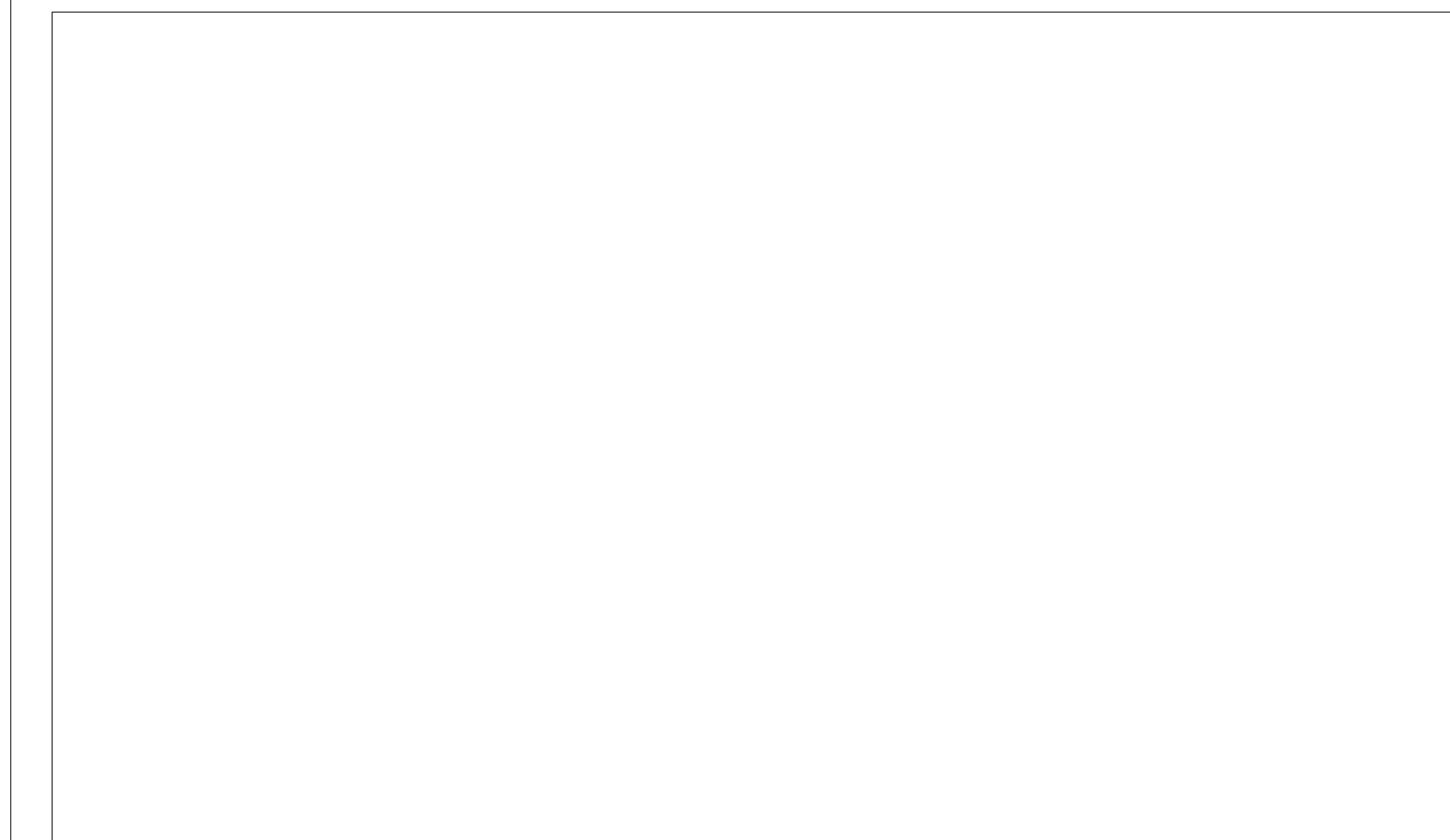
BUILDING CODE:
 WI COMMERCIAL BUILDING CODE ADOPTION OF THE INTERNATIONAL CODES SUBJECT TO THE MODIFICATION SPECIFIED BY WI DEPARTMENT OF SAFETY 4 PROFESSIONAL SERVICES, CHAPTER 36-1366
 • INTERNATIONAL BUILDING CODE - 2015
 • INTERNATIONAL ENERGY CONSERVATION CODE - 2015
 • COMCHECK: 4.11
 • INTERNATIONAL MECHANICAL CODE - 2015
 • INTERNATIONAL FUEL GAS CODE - 2015
 • INTERNATIONAL EXISTING BUILDING CODE - 2015
ACCESSIBILITY CODES:
 • INTERNATIONAL BUILDING CODE - 2015, CHAPTER 11
 • ICC/ANSI A117.1 - 2009
MECHANICAL CODE:
 • REFER TO WI COMMERCIAL BUILDING CODE ELECTRICAL CODE
 • INTERNATIONAL BUILDING CODE - 2015, CHAPTER 21
 • WI SAFETY 4 PROFESSIONAL SERVICES, CHAPTER 316
 REF: NATIONAL ELECTRIC CODE
 • NATIONAL ELECTRIC CODE (NEC) - 2017
 SUBJECT TO THE CHANGES
 ADDITIONS OR OMISSIONS SPECIFIED
 IN SUB CH. III. OF CHAPTER 316
PLUMBING CODE:
 • INTERNATIONAL BUILDING CODE - 2009, CHAPTER 29
 • WI SAFETY 4 PROFESSIONAL SERVICES, CHAPTER 381-381
FIRE PREVENTION:
 • WI SAFETY 4 PROFESSIONAL SERVICES, CHAPTER 314
 REFERENCE NFPA
 • NFPA 1 FIRE CODE - 2015 AND/OR LOCAL FIRE ORDINANCE IF APPLICABLE
 SUBJECT TO THE MODIFICATIONS
 AS SPECIFIED IN CHAPTER 314

LIGHTING AND ENERGY CONSERVATION NOTES:
 REFLECTED CEILING PLAN INCLUDED IN THESE DOCUMENTS IS FOR REFERENCE ONLY. ELECTRICAL DESIGNER SHALL PREPARE FINAL LIGHTING PLANS AND PROVIDE AT THE PROJECT SITE DURING CONSTRUCTION ALL LIGHTING CUT SHEETS, PHOTO-METRIC, ENERGY CALCULATIONS, AND ANY OTHER MEANS REQUIRED TO DEMONSTRATE COMPLIANCE WITH APPLICABLE CODES.
EMERGENCY EGRESS NOTES:
 THESE DOCUMENTS DENOTE AN EGRESS PLAN SHOWING THE PATH WHERE EXIT LIGHTS AND EMERGENCY EGRESS LIGHTING MAY BE REQUIRED, TO BE VERIFIED WITH TENANT IMPROVEMENT DRAWINGS. THE ELECTRICAL DESIGNER SHALL PROVIDE AT THE PROJECT SITE DURING CONSTRUCTION ALL LIGHTING CUT SHEETS, PHOTO-METRIC, ENERGY CALCULATIONS, AND ANY OTHER MEANS REQUIRED TO DEMONSTRATE COMPLIANCE WITH APPLICABLE CODES.
LIGHTING NOTES:
 • THIS PROJECT IS AN ALTERATION TO AN EXISTING INTERIOR SPACE. LIGHTING PLANS, EMERGENCY LIGHTING PHOTO-METRIC, AND LIGHTING ENERGY CALCULATIONS SHALL BE PREPARED BY THE ELECTRICAL DESIGNER AND MADE AVAILABLE ON-SITE DURING CONSTRUCTION.
 • THIS PROJECT IS FOR INITIAL OCCUPANCY OF AN INTERIOR SPACE. IF REQUESTED BY THE PLAN REVIEWER IN THE CONDITIONAL APPROVAL, LIGHTING PLANS, EMERGENCY LIGHTING PHOTO-METRIC, AND LIGHTING ENERGY CALCULATIONS WILL BE SUBMITTED BY THE ELECTRICAL DESIGNER UNDER SEPARATE COVER AND PRIOR TO INSTALLATION OF THE LIGHTING. REGARDLESS OF A REQUEST FOR SUBMITTAL, THESE DOCUMENTS WILL BE PREPARED BY THE ELECTRICAL DESIGNER AND MADE AVAILABLE ON SITE DURING CONSTRUCTION.
ACCESSIBILITY NOTES:
 • THIS PROJECT INCLUDES AN ALTERATION TO AN AREA OF PRIMARY FUNCTION. THE ACCESSIBLE ROUTE INCLUDING TOILET AND DRINKING FACILITIES LEADING TO THE AREA OF PRIMARY FUNCTION IS COMPLIANT WITH THE ACCESSIBILITY CODE TO THE EXTENT REQUIRED BY THE EXISTING BUILDING CODE.
 • THIS PROJECT INCLUDES AN ALTERATION TO AN AREA OF PRIMARY FUNCTION. AS DENOTED IN THESE DOCUMENTS, ACCESSIBILITY UPGRADES ARE BEING PROVIDED TO THE ACCESSIBLE ROUTE INCLUDING TOILET AND DRINKING FACILITIES, AS REQUIRED BY THE EXISTING BUILDING CODE. THESE UPGRADES ARE LIMITED TO 20% OF THE PROJECT COST AS ALLOWED BY THE EXISTING BUILDING CODE.

VICINITY MAP



ACCESS ROUTE



REMODEL FOR:

STARBUCKS

MADISON, WISCONSIN

PROJECT CONTACT INFO

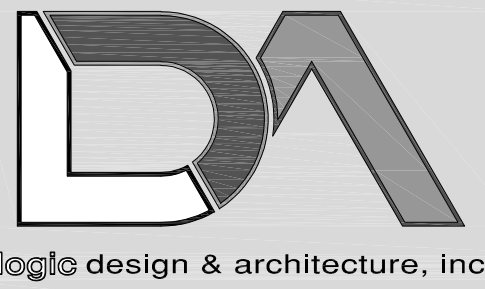
OWNER: GALWAY COMPANIES, INC. 800 W. BROADWAY MONONA, WI 53113	ARCHITECT: LOGIC DESIGN & ARCHITECTURE, INC. 802 N. 103rd STREET MILWAUKEE, WI 53226 CONTACT: ADAM J. STEIN TELE: 414.909.0080 EMAIL: ASTEIN@LOGICDA.COM
GENERAL CONTRACTOR: TBD	ARCHITECT PM: LOGIC DESIGN & ARCHITECTURE, INC. 802 N. 103rd STREET MILWAUKEE, WI 53226 CONTACT: WESLEY MACDONALD TELE: 414.909.0080 EMAIL: WMACDONALD@LOGICDA.COM
CIVIL ENGINEER: PROFESSIONAL ENGINEERING, LLC 818 N. MEADOWBROOK LANE WAUNAKEE, WI 53591 CONTACT: ROXANNE JOHNSON, P.E., LEED AP TELE: 608.849.9318 EMAIL: RJOHNSON@PE-WI.COM	

DRAWING INDEX

ARCHITECTURAL:	
TITLE	TITLE SHEET
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A1.2	FLOOR PLAN
A2.1	ELEVATIONS
A2.2	ELEVATIONS
A2.3	ELEVATIONS
A2.4	ELEVATIONS
T100	TITLE SHEET
C100	EXISTING CONDITIONS
C200	OVERALL SITE PLAN
C201	SITE PLAN
C300	GRADING PLAN
C400	UTILITY PLAN
L100	LANDSCAPE PLAN

PROJECT INFO

Dates/Revisions	
06.12.23	PC SUBMITTAL
Drawing Title	
TITLE SHEET	
TITLE	



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

Drawing Title
 TITLE SHEET

TITLE

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- PRELIMINARY -
 NOT FOR CONSTRUCTION

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

NW Corner



SW Corner



SE Corner



NE Corner



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Proposed Elevations @ Park Street

Madison, WI | June 12, 2023

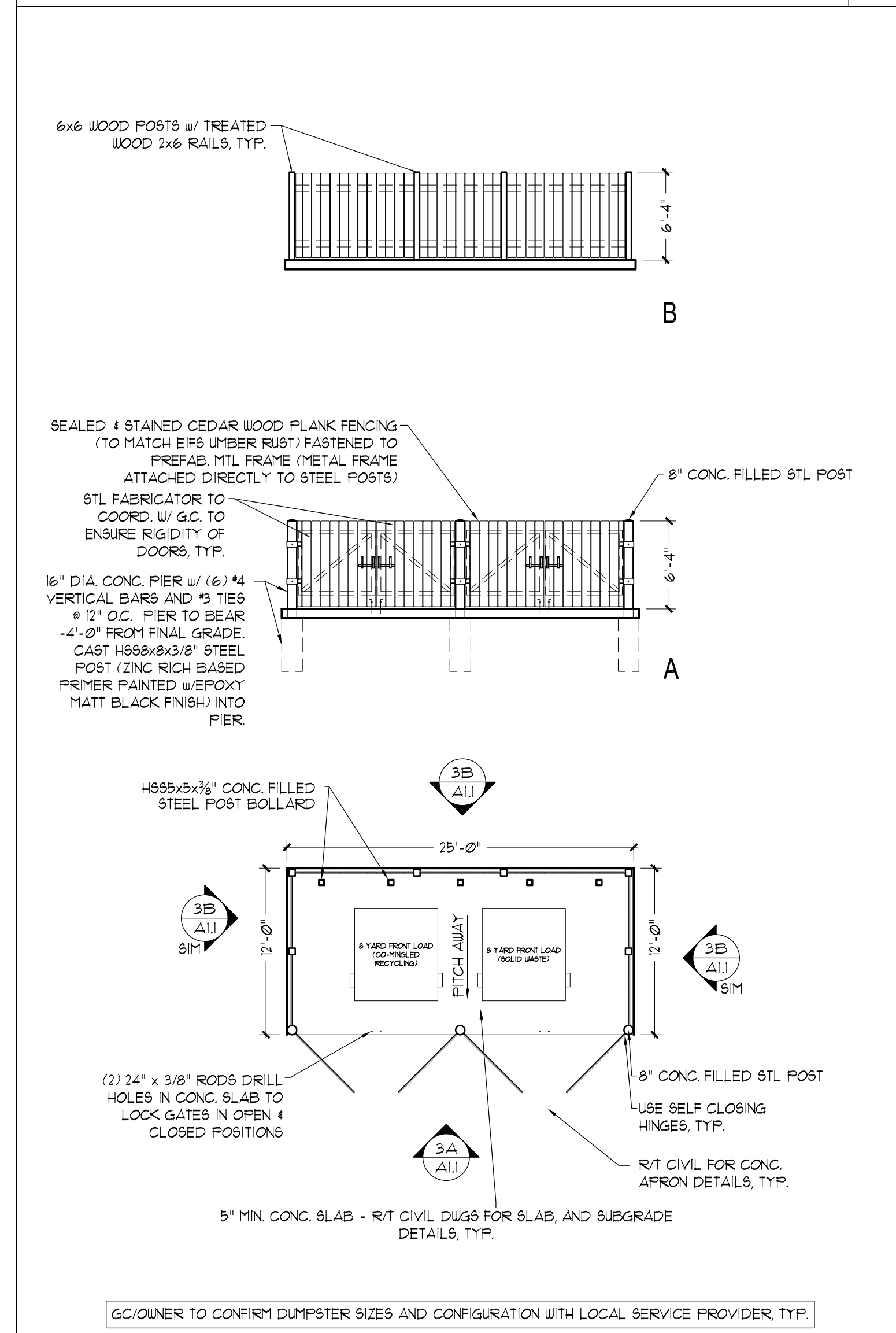


A1.0

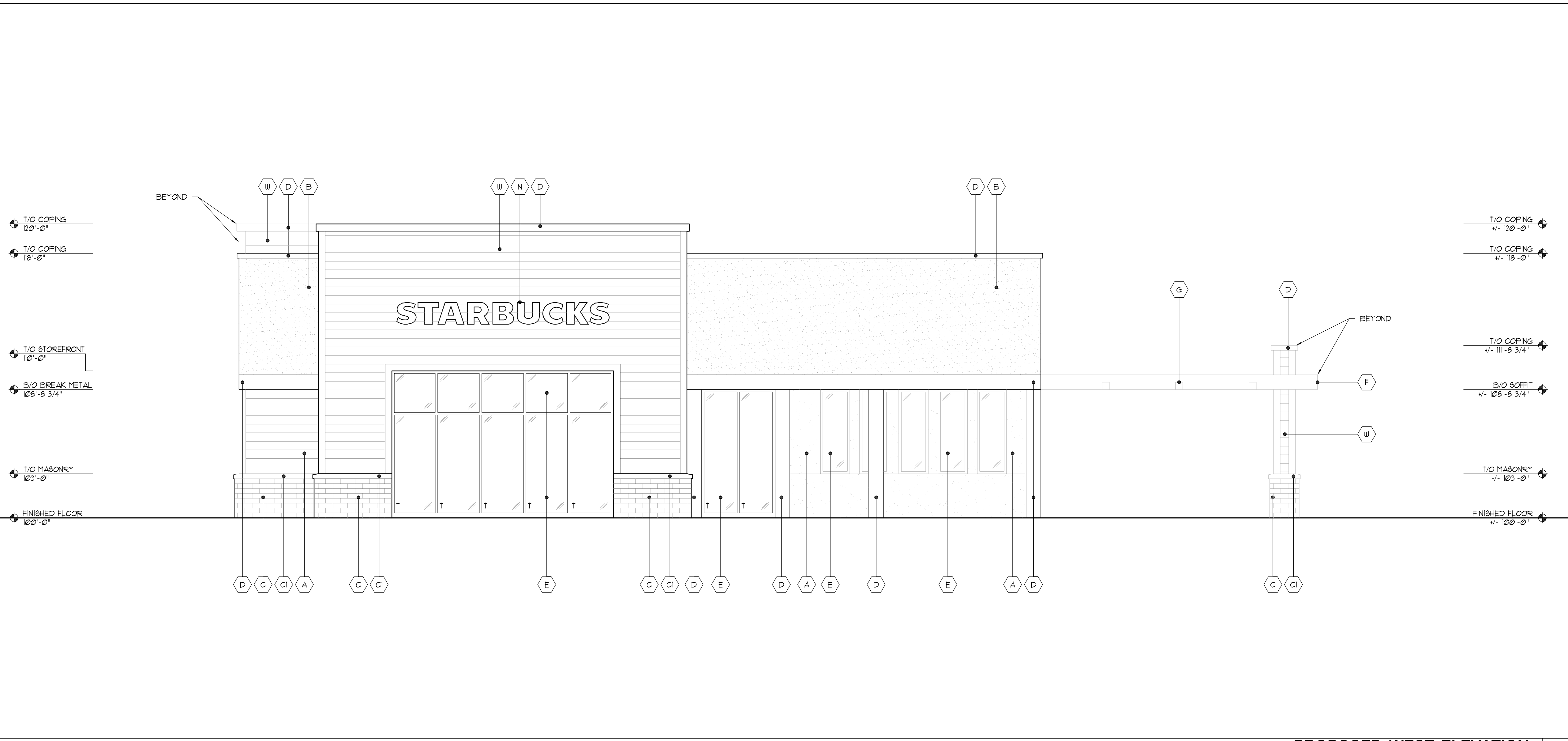
Exterior Material Schedule				
Key	Material	Color / Spec	Details / Add'l Info	Mfg. Info
A	EFS Finish	Color: To match SW 7030 Anew Gray	Drainage Type EFS per mfg. Install per mfg. **GC to provide Architect large color sample for final approval **	Dryvit
B	EFS Finish	Color: To match SW 9100 Umber Rust	Drainage Type EFS per mfg. Install per mfg. **GC to provide Architect large color sample for final approval **	Dryvit
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
CL	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) & Sprouce Soffit	Prime & Epoxy Paint Sherwin Williams 6993 Black Magic Clear Seal Sprouce	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 Sprouce to be stained and SEALED (ALL SIDES) to match Nichiha	TBD
G	Recessed Lighting	Black Finish	LDN4-40/50 LUMBR LS MV/OLT E210 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
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N	Tenant Signage	TBD by tenant	Generic signage shown for reference - Tenants are responsible for actual signage design and AHJ approvals, typical. LC 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 6169 Sedate Gray	Artisan V-Groove Rustic Trim Board See sections & details for additional info, typ.	James Hardie

N=ALE2Notes: Refer to sections and wall types for additional information. GC to install all products per industry standards and manufacturer's recommendations. Design/Build Contractors and GC to coordinate Knox Box, Security Camera, and all other AHJ required items not shown on elevations, typical.

EXTERIOR MATERIAL SCHEDULE 4



TRASH ENCLOSURE 1/8"x1'-0" 3



PROPOSED WEST ELEVATION 1/4" = 1'-0" 2'



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

DA
logic design & architecture, inc.
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

Drawing Title
ELEVATIONS

A2.1

- PRELIMINARY -
NOT FOR CONSTRUCTION

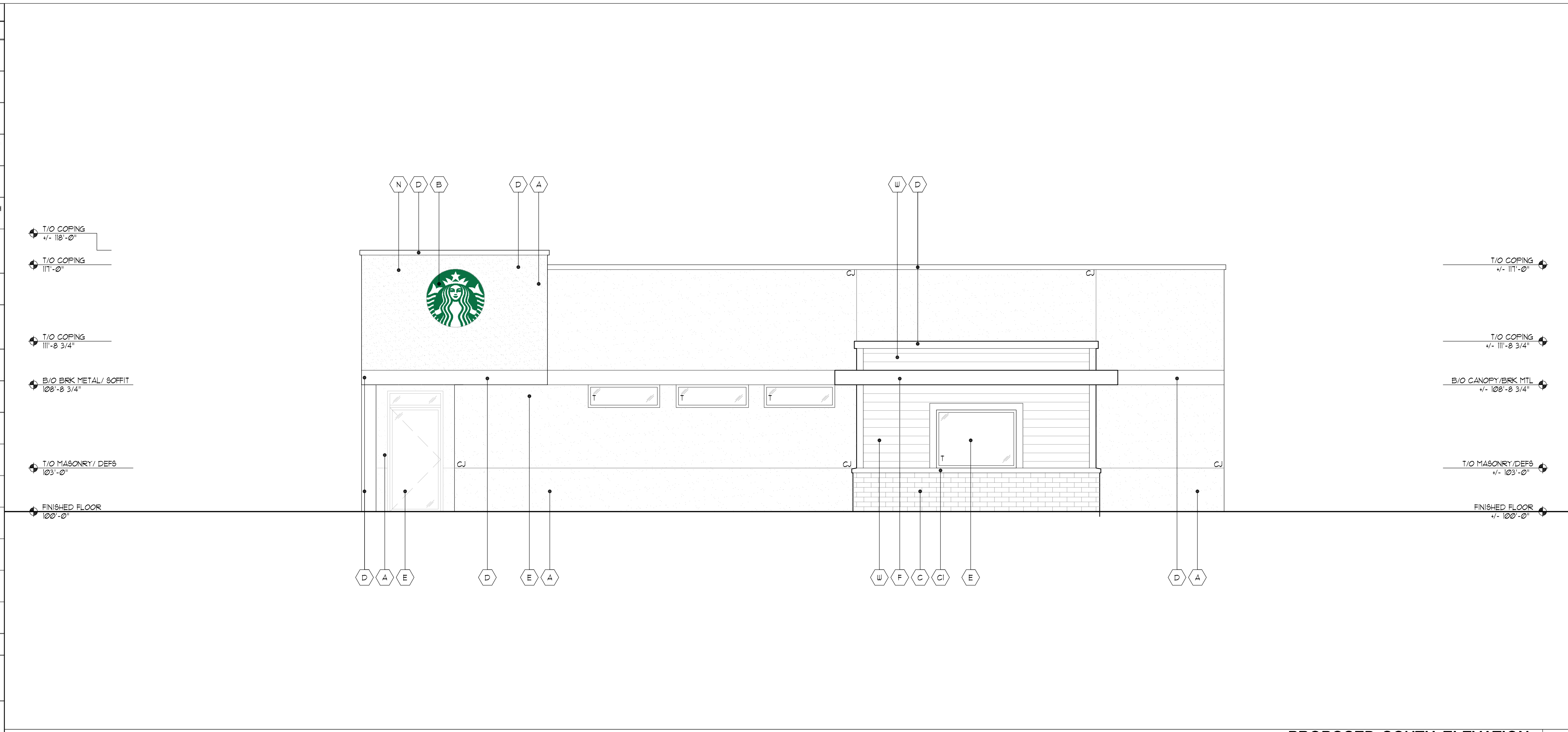
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Exterior Material Schedule				
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D	Metal #1	Color: Matte Black	coping, flashing, etc. - also see sections	Pac-Clad (Petersen)
E	Aluminum Storefront System	Black Anodized Frames	Full lite doors w/ 1" 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	LDN4-4010/UBR LS MV/DLT E210 Recessed LED - Coord. Locations w/ Reflected Ceiling Plan. Provide battery backup @ egress doors, typ.	Lithonia
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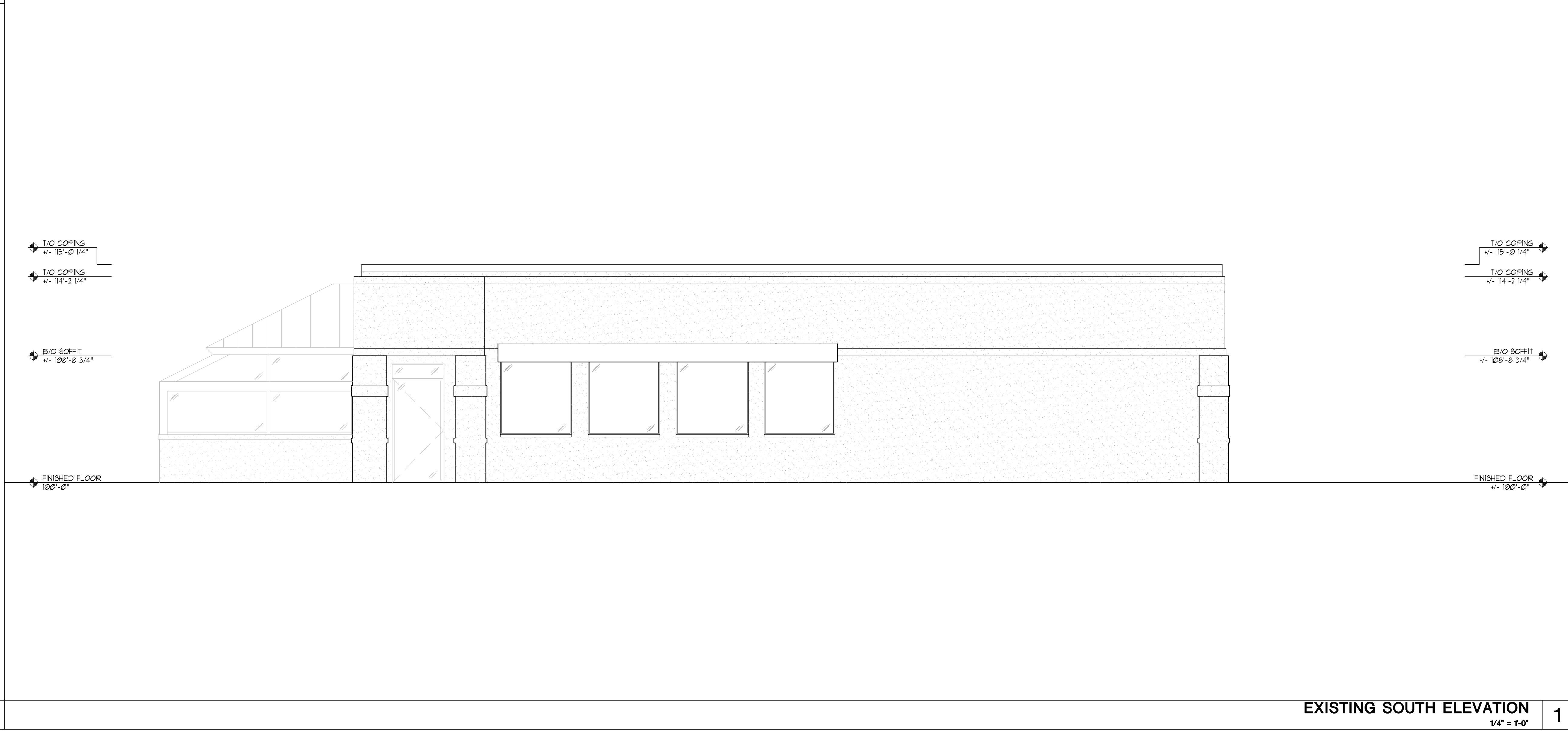
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EXTERIOR MATERIAL SCHEDULE 4

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



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

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
Drawing Title
ELEVATIONS
A2.2

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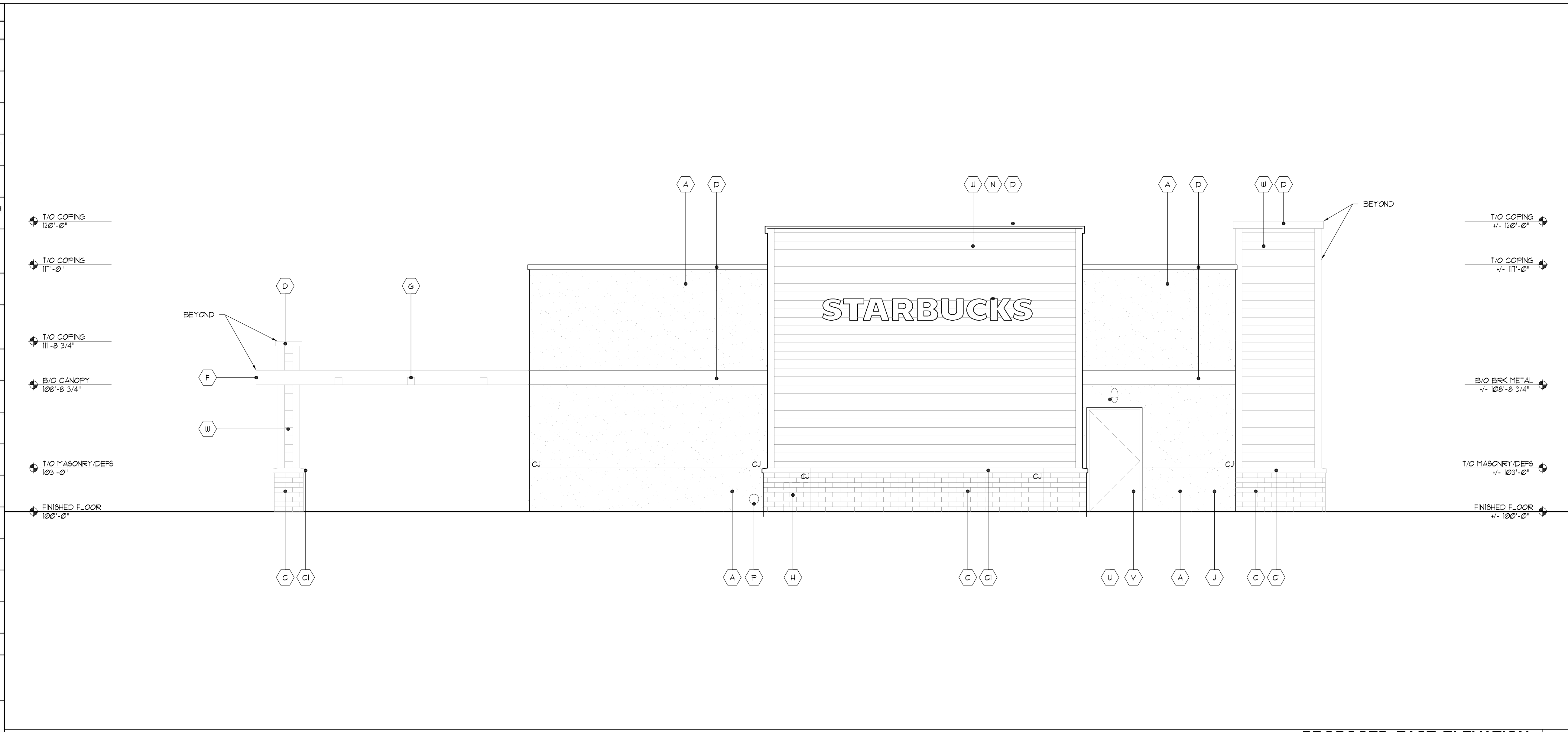
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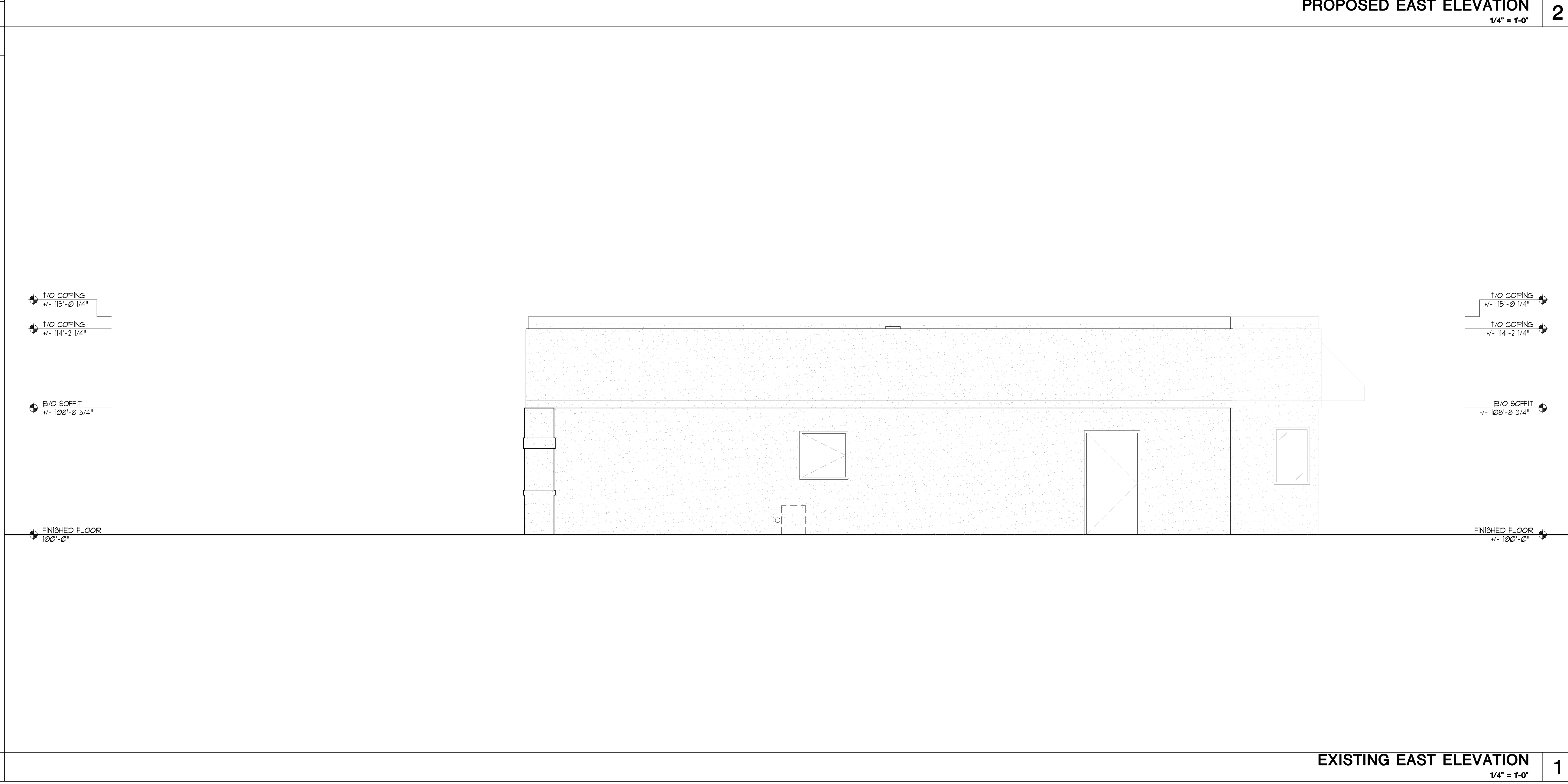
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EXTERIOR MATERIAL SCHEDULE 4

NOT USED	3
----------	---



PROPOSED EAST ELEVATION 2
1/4" = 1'-0"



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

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Project Manager: WBM
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Additional Info

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

Dates/Revisions

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Drawing Title

ELEVATIONS

A2.3

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- PRELIMINARY -
NOT FOR CONSTRUCTION

Exterior Material Schedule				
Key	Material	Color / Spec	Details / Add'l Info	Mfg. Info
A	EFS Finish	Dryvit Color: To match SW 7030 Anew Gray	Drainage Type EFS per mfg. Install per mfg. **GC to provide Architect large color sample for final approval **	Dryvit
B	EFS Finish	Dryvit Color: To match SW 9100 Umber Rust	Drainage Type EFS per mfg. Install per mfg. **GC to provide Architect large color sample for final approval **	Dryvit
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
CL	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	coping, 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 Snuce	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 LUMBR LS MVOLT E210 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
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. LL 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 6169 Sedate Gray	Artisan V-Groove Rustic Trim Board See sections & details for additional info, typ.	James Hardie

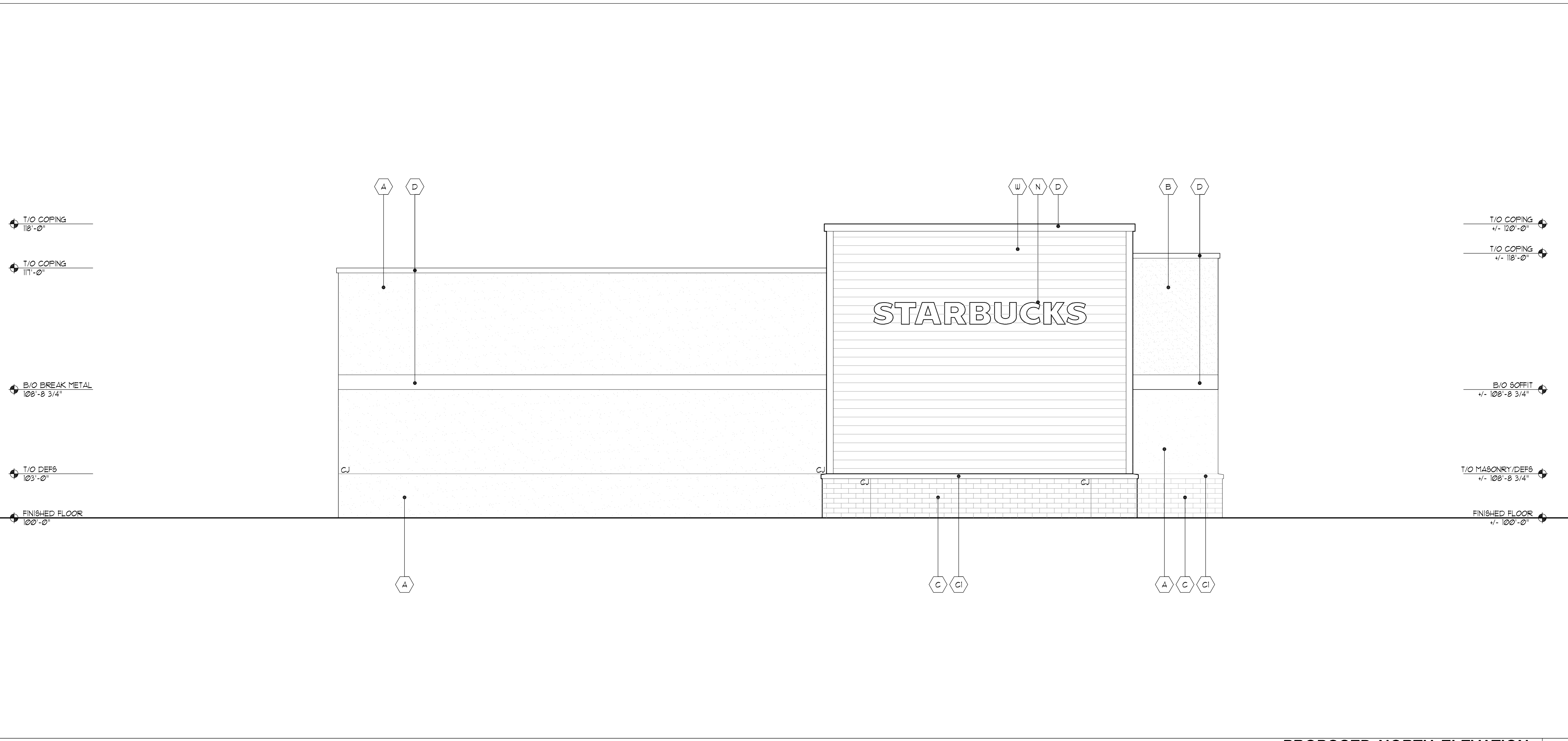
N+ALE2Notes: Refer to sections and wall types for additional information. GC to install all products per industry standards and manufacturer's recommendations. Design/Build Contractors and GC to coordinate Knox Box, Security Camera, and all other AHJ required items not shown on elevations, typical.

EXTERIOR MATERIAL SCHEDULE

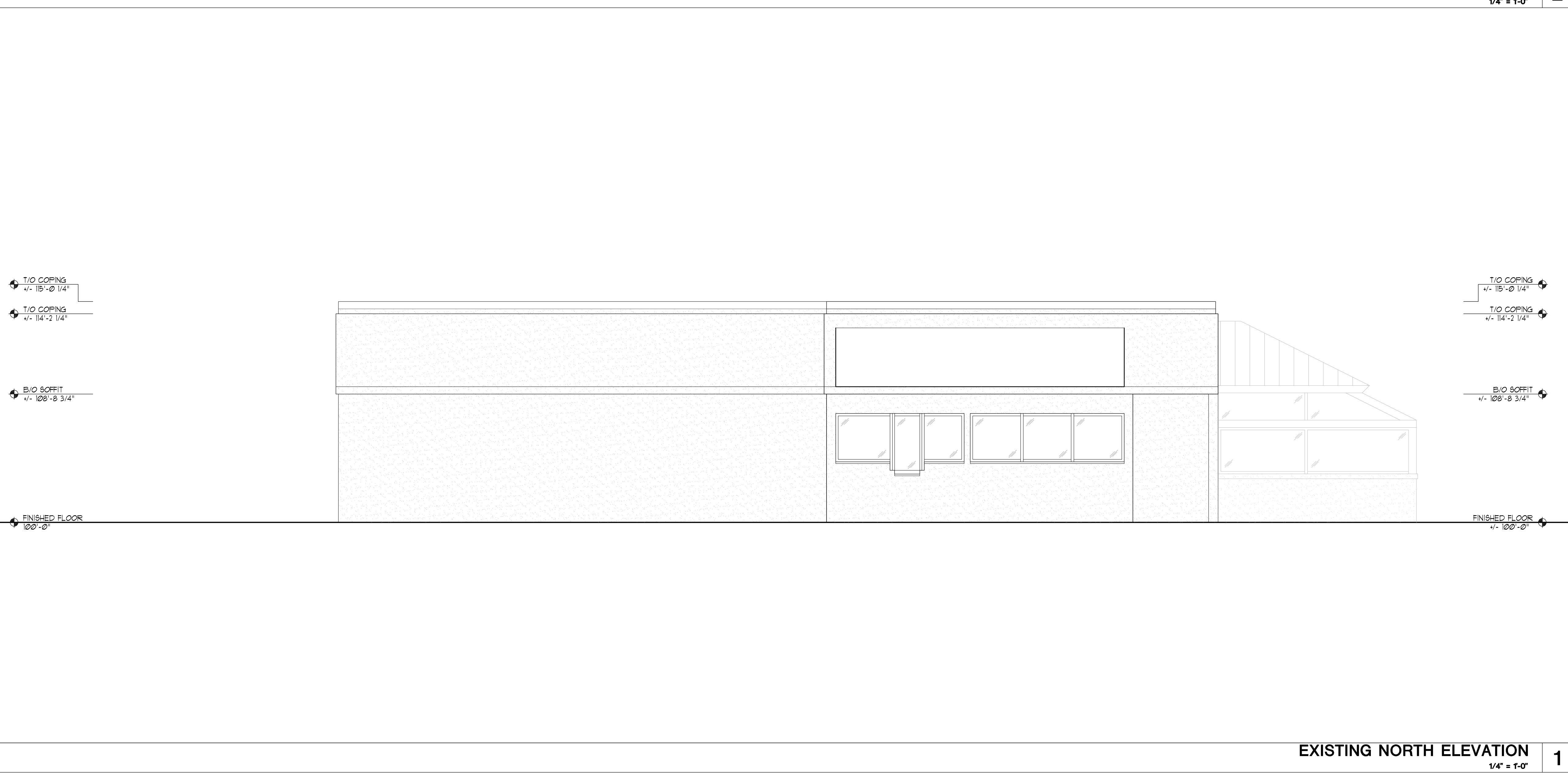
4

NOT USED

3



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



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

Drawing Title

ELEVATIONS

A2.4

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NOT FOR CONSTRUCTION

STARBUCKS 1609 PARK STREET PARKING LOT AND UTILITY IMPROVEMENTS CITY OF MADISON, WISCONSIN



PROJECT LOCATION

SCALE: NTS

PROJECT CONTACTS:

CIVIL ENGINEER:
PROFESSIONAL ENGINEERING, LLC.
CONTACT: ROXANNE JOHNSON, PE
818 N. MEADOWBROOK LANE
WAUNAKEE, WI 53597
(608) 849-9378

ARCHITECT:
LOGIC DESIGN AND ARCHITECTURE, INC.
CONTACT: ADAM STEIN
10400 W INNOVATION DRIVE, SUITE 300
MILWAUKEE, WI 53226
(414) 559-6324

OWNER:
GALWAY COMPANIES, INC.
CONTACT: STEVE DORAN
800 W BROADWAY, SUITE 400
MONONA, WI 53718
(608) 327-4006



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LIST OF DRAWINGS

SHEET NO.	TITLE
T100	TITLE SHEET
C100	EXISTING CONDITIONS
C200	OVERALL SITE PLAN
C201	SITE PLAN
C300	GRADING PLAN
C400	UTILITY PLAN
L100	LANDSCAPE PLAN

ISSUANCE/REVISION	DATE
SITE PLAN APPROVAL	06-12-23

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

PROFESSIONAL ENGINEERING LLC

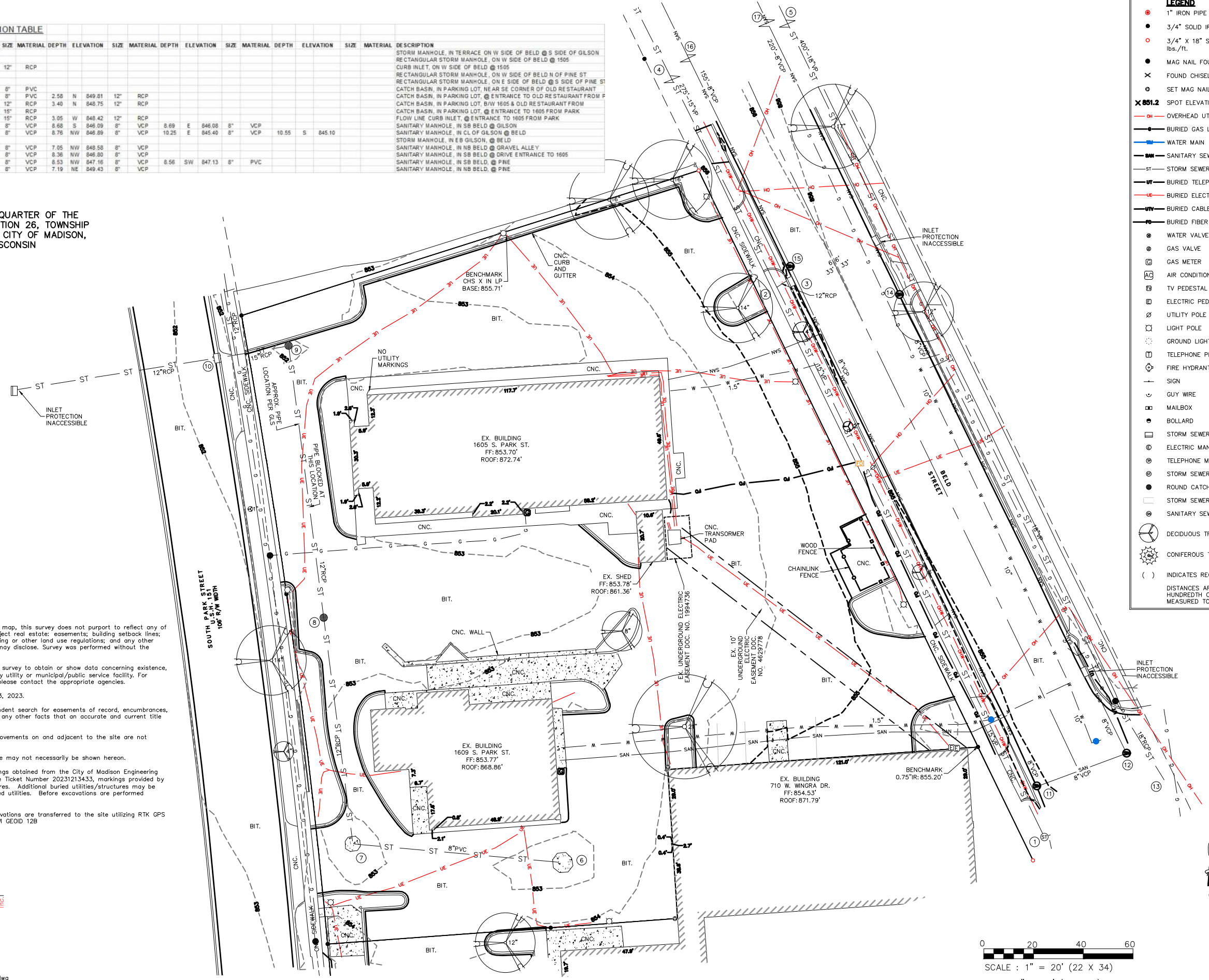
MADISON, WISCONSIN

STARBUCKS
TITLE SHEET
1609 PARK STREET

T100

Topo #	NUMBER	RIM/TC	DEPTH	ELEVATION	SIZE	MATERIAL	DEPTH	ELEVATION	SIZE	MATERIAL	DEPTH	ELEVATION	SIZE	MATERIAL	DEPTH	ELEVATION	SIZE	MATERIAL	DEPTH	ELEVATION	DESCRIPTION
6301	1	855.24	7.43	847.81																	STORM MANHOLE, IN TERRACE ON W SIDE OF BELD @ S SIDE OF GILSON
5521	2	855.87	6.60	849.27																	RECTANGULAR STORM MANHOLE, ON W SIDE OF BELD @ 1505
5520	3	855.35	3.00	852.35	12"	RCP															CURB INLET, ON W SIDE OF BELD @ 1505
5517	4	856.99	6.50	850.49																	RECTANGULAR STORM MANHOLE, ON W SIDE OF BELD @ S SIDE OF PINE ST
5515	5	856.77	4.00	851.77																	RECTANGULAR STORM MANHOLE, ON E SIDE OF BELD @ S SIDE OF PINE ST
6032	6	852.33	1.94	850.39	8"	PVC															CATCH BASIN, IN PARKING LOT, NEAR SE CORNER OF OLD RESTAURANT
6031	7	852.39	2.47	849.92	8"	PVC	2.58	N	849.81	12"	RCP										CATCH BASIN, IN PARKING LOT, @ ENTRANCE TO OLD RESTAURANT FROM P
6544	8	852.15	3.37	848.78	12"	RCP	3.40	N	848.75	12"	RCP										CATCH BASIN, IN PARKING LOT, B/W 1605 & OLD RESTAURANT FROM P
6397	9	851.91	2.87	849.04	15"	RCP															CATCH BASIN, IN PARKING LOT, @ ENTRANCE TO 1605 FROM PARK
6398	10	851.47	2.85	848.62	15"	RCP	3.05	W	848.42	12"	RCP										FLOW LINE CURB INLET @ ENTRANCE TO 1605 FROM PARK
5915	11	854.77	8.63	846.14	8"	VCP	8.66	S	846.09	8"	VCP	8.69	E	846.08	8"	VCP					SANITARY MANHOLE, IN SB BELD @ GILSON
5125	12	855.65	10.22	845.43	8"	VCP	8.76	NW	846.89	8"	VCP	10.25	E	845.40	8"	VCP	10.55	S	845.10		SANITARY MANHOLE, IN CL OF GILSON @ BELD
5124	13	855.28	8.56	846.72																	STORM MANHOLE, IN E BELD @ BELD
5469	14	855.63	7.08	848.55	8"	VCP	7.05	NW	848.58	8"	VCP										SANITARY MANHOLE, IN NB BELD @ GRAVEL ALLEY
5519	15	855.16	8.43	846.73	8"	VCP	8.36	NW	846.80	8"	VCP										SANITARY MANHOLE, IN SB BELD @ DRIVE ENTRANCE TO 1605
5518	16	855.69	8.57	847.12	8"	VCP	8.53	NW	847.16	8"	VCP										SANITARY MANHOLE, IN SB BELD @ PNE
5113	17	856.62	7.46	849.16	8"	VCP	7.19	NE	849.43	8"	VCP										SANITARY MANHOLE, IN NB BELD @ PNE

PART OF THE NORTHWEST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP
07 NORTH, RANGE 09 EAST, CITY OF MADISON,
DANE COUNTY, WISCONSIN



LEGEND

- 1" IRON PIPE FOUND
- 3/4" SOLID IRON ROD FOUND
- 3/4" x 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- MAG NAIL FOUND
- X FOUND CHISELED "X" IN CONCRETE
- SET MAG NAIL
- X 851.2 SPOT ELEVATION
- OVERHEAD UTILITY WIRE
- BURIED GAS LINE
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- BURIED TELEPHONE
- BURIED ELECTRIC
- BURIED CABLE ACCESS TELEVISION LINE
- BURIED FIBER OPTIC
- ⊙ WATER VALVE
- ⊙ GAS VALVE
- ⊙ GAS METER
- ⊙ AIR CONDITIONER
- ⊙ TV PEDESTAL
- ⊙ ELECTRIC PEDESTAL
- ⊙ UTILITY POLE
- ⊙ LIGHT POLE
- ⊙ GROUND LIGHT
- ⊙ TELEPHONE PEDESTAL
- ⊙ FIRE HYDRANT
- ⊙ SIGN
- ⊙ GUY WIRE
- ⊙ MAILBOX
- ⊙ BOLLARD
- ⊙ STORM SEWER INLET
- ⊙ ELECTRIC MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ STORM SEWER MANHOLE
- ⊙ ROUND CATCH BASIN
- ⊙ STORM SEWER STRUCTURE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ DECIDUOUS TREE (DBH IN INCHES)
- ⊙ CONIFEROUS TREE (DBH IN INCHES)
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

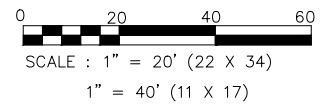
- NOTES:**
- 1) Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose. Survey was performed without the benefit of a title report.
 - 2) No attempt has been made as a part of this survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
 - 3) Date of field work: March 28, 31, and April 03, 2023.
 - 4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
 - 5) All buildings, and surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.
 - 6) All trees, hedges and ground cover on the site may not necessarily be shown hereon.
 - 7) Routing of public utilities is based upon drawings obtained from the City of Madison Engineering Department, markings provided by Digger's Hotline Ticket Number 20231213433, markings provided by GLS Utility, LLC, and visible above ground structures. Additional buried utilities/structures may be encountered. No excavations were made to located utilities. Before excavations are performed contact Digger's Hotline.
 - 8) Elevations are based upon NAVD88 datum. Elevations are transferred to the site utilizing RTK GPS surveying while observing the WISCONSIN Network. WI GEOID 12B

SURVEYED FOR :
Galway Companies, Inc.

SURVEYED BY :
Burse
surveying & engineering llc

2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

Date: June 12, 2023
Plot View: C100
\\files\1453 Starbucks\Dwg\Survey\1453 Survey.dwg



GRID NORTH
BEARINGS ARE BASED UPON
NAD83 DATUM
COORDINATE SYSTEM

ISSUANCE/REVISION	DATE
SITE PLAN APPROVAL	06-12-23

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

MADISON, WISCONSIN

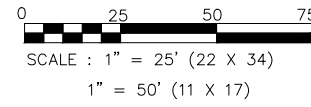
STARBUCKS
EXISTING CONDITIONS

1609 PARK STREET

C100



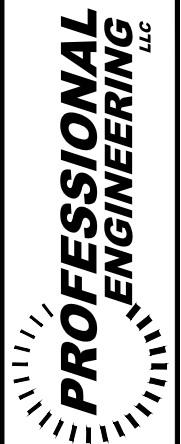
NOTE:
 RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS



**STARBUCKS
 OVERALL SITE PLAN**

1609 PARK STREET

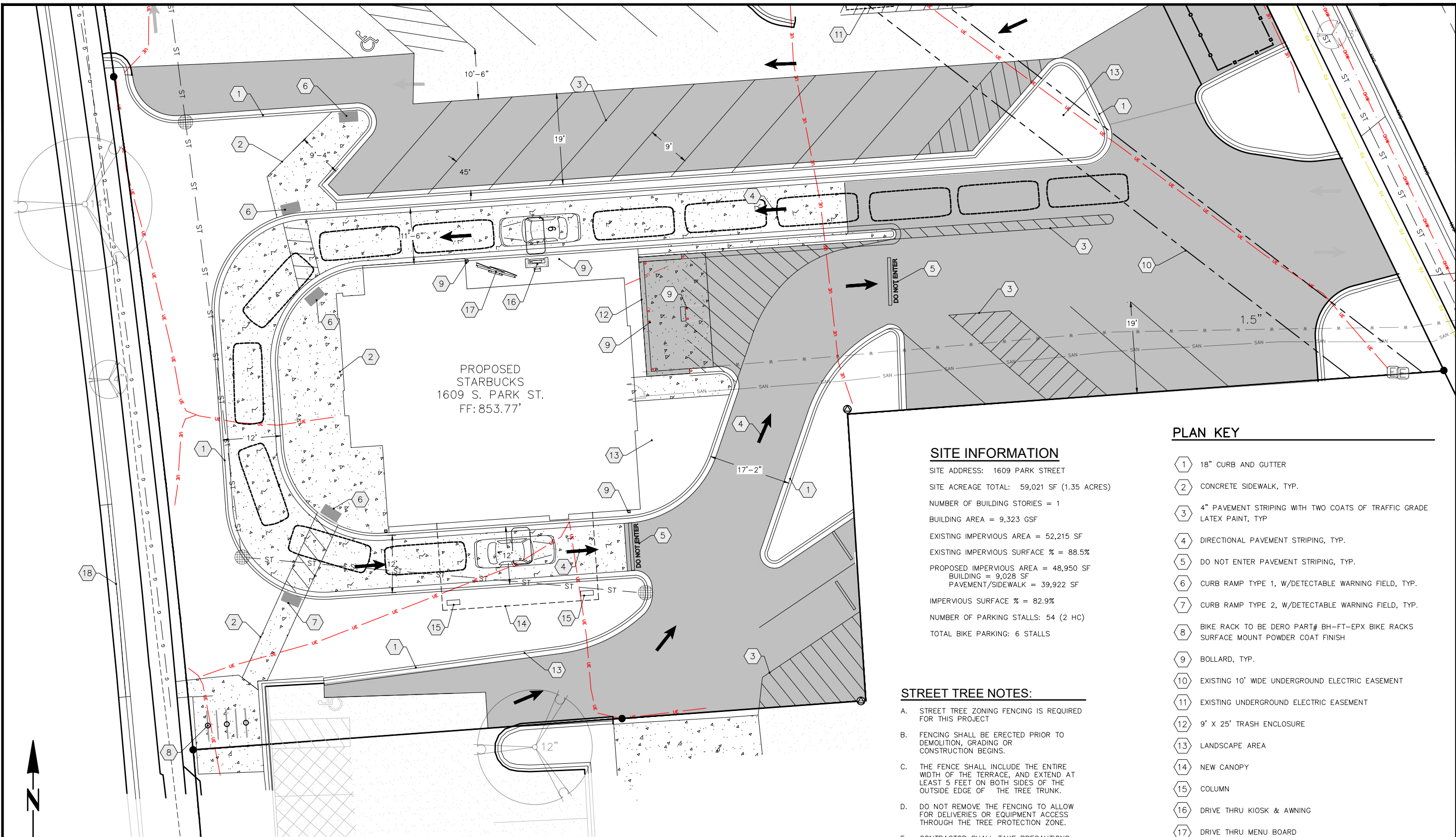
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ISSUANCE/REVISION	DATE
SITE PLAN APPROVAL	06-12-23

C200



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

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 = 48,950 SF
 BUILDING = 9,028 SF
 PAVEMENT/SIDEWALK = 39,922 SF
 IMPERVIOUS SURFACE % = 82.9%
 NUMBER OF PARKING STALLS: 54 (2 HC)
 TOTAL BIKE PARKING: 6 STALLS

PLAN KEY

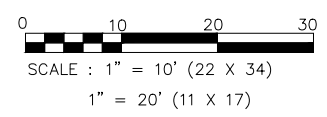
- 1 18" CURB AND GUTTER
- 2 CONCRETE SIDEWALK, TYP.
- 3 4" PAVEMENT STRIPING WITH TWO COATS OF TRAFFIC GRADE LATEX PAINT, TYP
- 4 DIRECTIONAL PAVEMENT STRIPING, TYP.
- 5 DO NOT ENTER PAVEMENT STRIPING, TYP.
- 6 CURB RAMP TYPE 1, W/DETECTABLE WARNING FIELD, TYP.
- 7 CURB RAMP TYPE 2, W/DETECTABLE WARNING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

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:
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ISSUANCE/REVISION	DATE
SITE PLAN APPROVAL	06-12-23

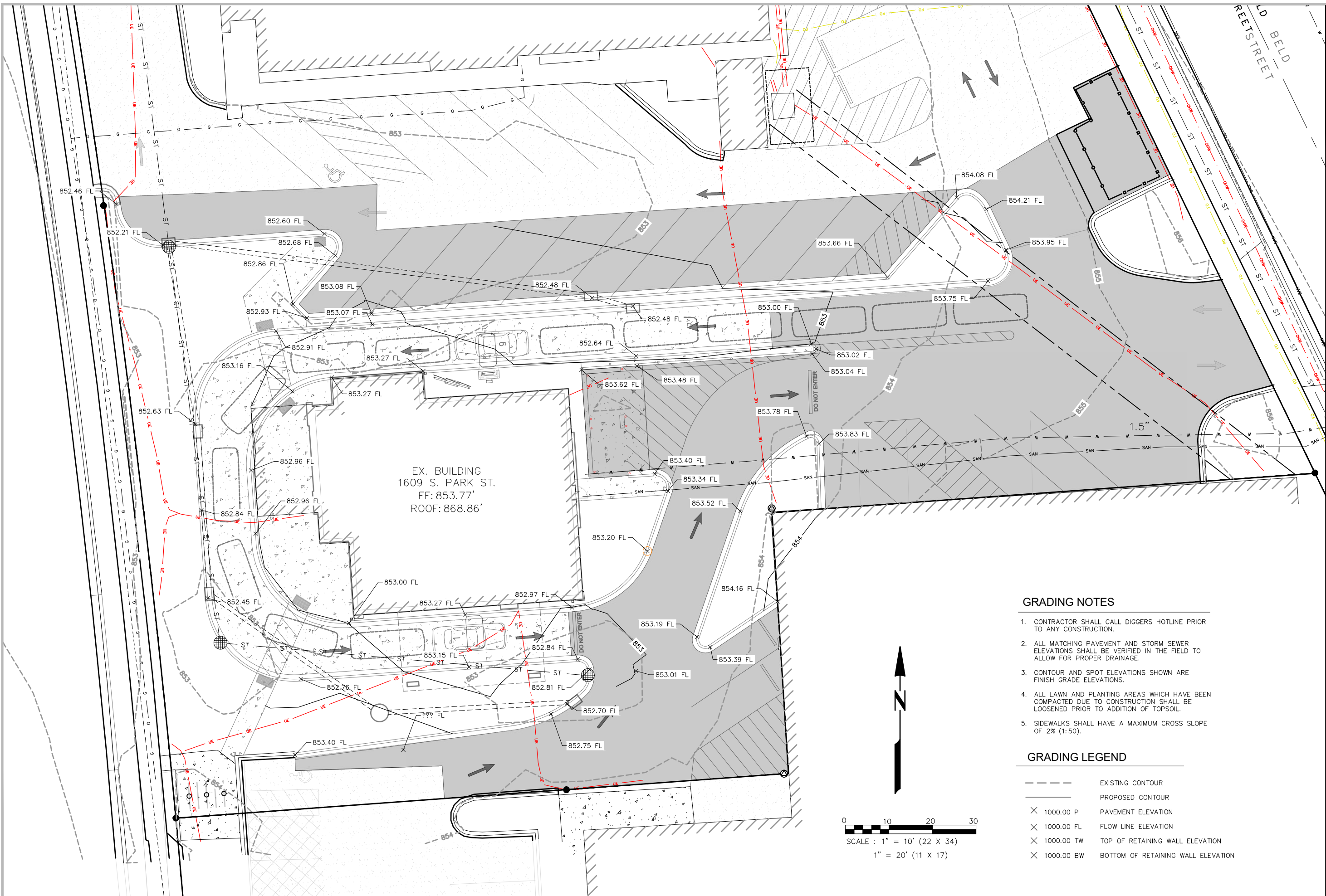
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PROFESSIONAL ENGINEERING LLC

MADISON, WISCONSIN

STARBUCKS
SITE PLAN
 1609 PARK STREET

C201



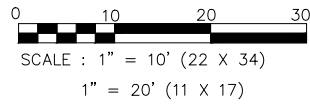
EX. BUILDING
1609 S. PARK ST.
FF: 853.77'
ROOF: 868.86'

GRADING NOTES

1. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
2. ALL MATCHING PAVEMENT AND STORM SEWER ELEVATIONS SHALL BE VERIFIED IN THE FIELD TO ALLOW FOR PROPER DRAINAGE.
3. CONTOUR AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE ELEVATIONS.
4. ALL LAWN AND PLANTING AREAS WHICH HAVE BEEN COMPACTED DUE TO CONSTRUCTION SHALL BE LOOSENEED PRIOR TO ADDITION OF TOPSOIL.
5. SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% (1:50).

GRADING LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- × 1000.00 P PAVEMENT ELEVATION
- × 1000.00 FL FLOW LINE ELEVATION
- × 1000.00 TW TOP OF RETAINING WALL ELEVATION
- × 1000.00 BW BOTTOM OF RETAINING WALL ELEVATION



ISSUANCE/REVISION	DATE
SITE PLAN APPROVAL	06-12-23

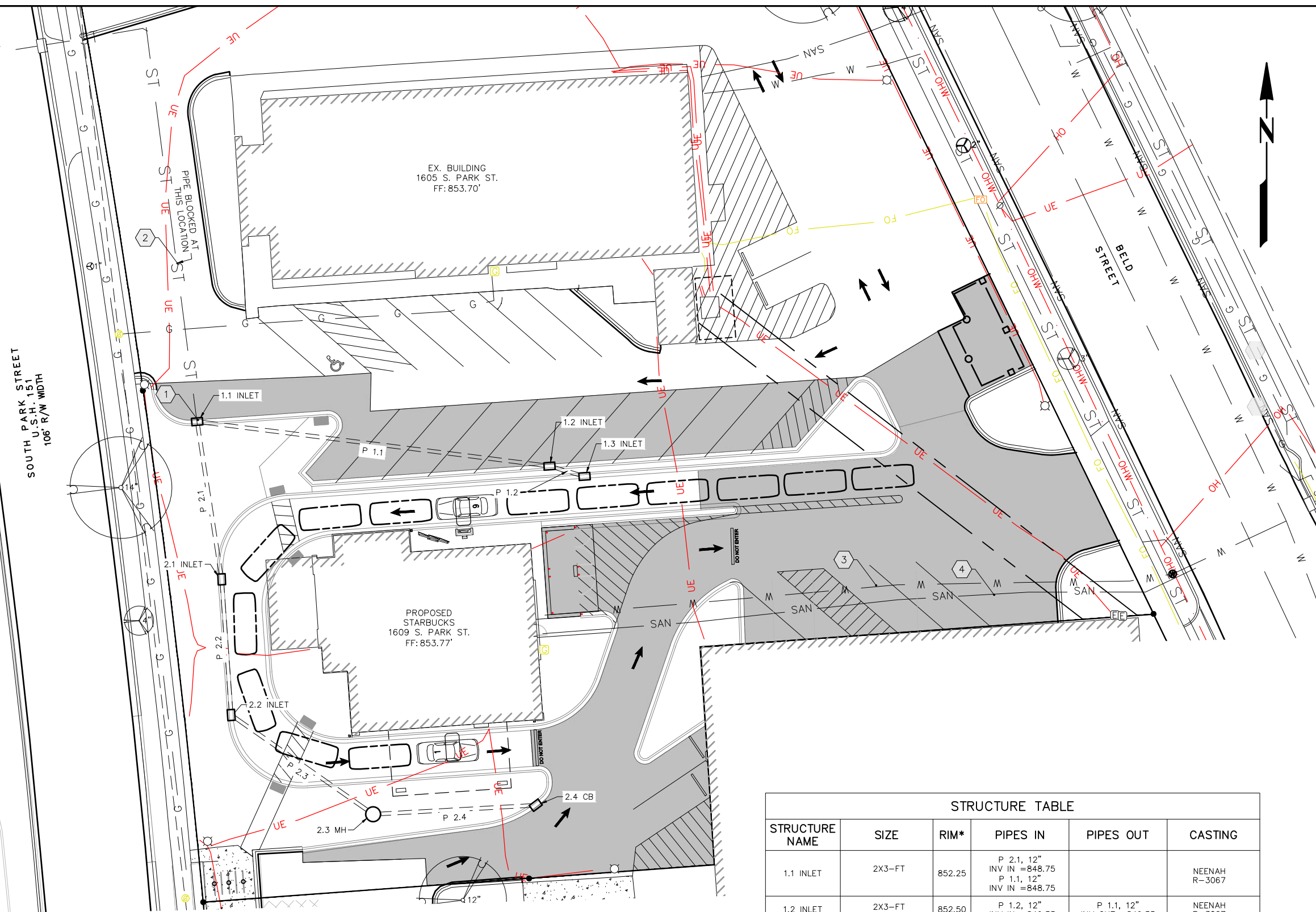
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MADISON, WISCONSIN

**STARBUCKS
GRADING PLAN**
1609 PARK STREET

C300



UTILITY NOTES

- A. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
- B. ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE AND WERE FIELD LOCATED FROM GROUND MARKING OR BASED OFF OF PREVIOUS PLANS. THE LOCATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- C. ALL SITE UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS.
- D. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FOR ANY WORK TO BE DONE WITHIN THE RIGHT-OF-WAY.
- E. CONTRACTOR SHALL OBTAIN ALL NECESSARY PLUGGING/CONNECTION PERMITS FROM THE CITY OF MADISON PRIOR TO ANY UTILITY WORK. CONTRACTOR TO NOTIFY THE PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
- F. RESTORATION OF PAVEMENT, CURB & GUTTER, AND SIDEWALK WITHIN THE STREET RIGHT OF WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE UNDERGROUND IMPROVEMENTS.
- G. ALL STORM SEWER PIPE TO BE ADS N-12 OR SDR-35 PIPE AS NOTED ON THE STORM SEWER SCHEDULE. ALL BRANCH CONNECTIONS TO BE WYES WITH 45 DEGREE BENDS.
- H. CONTRACTOR SHALL CONFIRM CONNECTION ELEVATION GRADES OF ALL PIPES PRIOR TO BEGINNING CONSTRUCTION.
- I. ALL WATER MAIN 4" AND LARGER SHALL BE DUCTILE IRON. FITTINGS TO HAVE MEGA-LUG CONNECTIONS. WATER SERVICES 2" AND SMALLER SHALL BE TYPE K, COPPER.
- J. SANITARY SEWER MAIN AND SERVICES SHALL BE SDR-35 PVC. MANHOLES TO BE PRECAST WITH RUBBER BOOTS.
- K. ANY PERSON WHO INSTALLS A NONCONDUCTIVE WATER OR SEWER LATERAL MUST ALSO INSTALL A LOCATION WIRE OR OTHER EQUALLY EFFECTIVE MEANS FOR MARKING THE LOCATION OF THE LATERAL. METHOD SHALL BE APPROVED BY THE CITY.
- L. CONTRACTOR TO COORDINATE NEW, RELOCATED AND/OR ABANDONED GAS, ELECTRIC, TELEPHONE, AND CABLE WITH APPROPRIATE UTILITY COMPANIES.
- M. UTILITIES SERVING PROPOSED BUILDINGS SHALL BE STUBBED WITHIN 5' OF THE PROPOSED BUILDING(S) AND STAKED.
- N. ALL WATER MAIN PIPE AND FITTINGS SHALL BE INSTALLED TO A MIN. DEPTH OF COVER OF 6.5'. AFTER REGRADING, EXISTING WATER MAIN PIPE WHICH DOES NOT MEET THIS REQUIREMENT SHALL BE INSULATED.
- O. STORM SEWERS WHICH CROSS AN ACTIVE SEWER OR WATER MAIN OR LATERAL SHALL HAVE A MINIMUM CLEAR VERTICAL CLEARANCE OF THREE (3) FEET. CROSSINGS WITH LESSER VERTICAL CLEARANCE SHALL BE PROTECTED FROM FROST DAMAGE BY PLACEMENT OF 2-INCH THICK POLYSTYRENE BOARD INSULATION.
- P. BUILDING PLUMBER SHALL VERIFY SIZE, SLOPE, AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES PRIOR TO INSTALLATION.
- Q. CLEANOUTS WILL REQUIRE FROST SLEEVES.
- R. CONTRACTOR RESPONSIBLE FOR TRAFFIC CONTROL FOR WORK IN THE RIGHT-OF-WAY

PLAN KEY

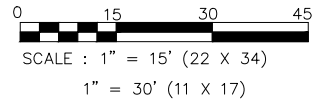
- ① CONNECT TO EXISTING STORM SEWER
- ② REMOVE PIPE BLOCK IN STORM SEWER
- ③ EXISTING WATER LATERAL TO REMAIN
- ④ EXISTING SEWER LATERAL TO REMAIN

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

NAME	SIZE	LENGTH	SLOPE	MATERIAL	START INVERT ELEVATION	END INVERT ELEVATION
P 1.1	12"	98'	0.60%	ADS N12	849.33'	848.75'
P 1.2	12"	11'	0.59%	ADS N12	849.39'	849.33'
P 2.1	12"	44'	0.60%	ADS N12	849.01'	848.75'
P 2.2	12"	38'	0.60%	ADS N12	849.23'	849.01'
P 2.3	12"	48'	0.60%	ADS N12	849.69'	849.40'
P 2.4	12"	45'	0.58%	ADS N12	849.95'	849.69'

STRUCTURE NAME	SIZE	RIM*	PIPES IN	PIPES OUT	CASTING
1.1 INLET	2X3-FT	852.25	P 2.1, 12" INV IN =848.75 P 1.1, 12" INV IN =848.75		NEENAH R-3067
1.2 INLET	2X3-FT	852.50	P 1.2, 12" INV IN =849.33	P 1.1, 12" INV OUT =849.33	NEENAH R-3067
1.3 INLET	2X3-FT	852.48		P 1.2, 12" INV OUT =849.39	NEENAH R-3067
2.1 INLET	2X3-FT	852.65	P 2.2, 12" INV IN =849.01	P 2.1, 12" INV OUT =849.01	NEENAH R-3067
2.2 INLET	2X3-FT	852.48	P 2.3, 12" INV IN =849.40	P 2.2, 12" INV OUT =849.23	NEENAH R-3067
2.3 MH	4-FT DIA.	851.36	P 2.4, 12" INV IN =849.69	P 2.3, 12" INV OUT =849.69	NEENAH R-1550
2.4 CB	4-FT DIA.	852.76		P 2.4, 12" INV OUT =849.95	NEENAH R-2050

*RIM IS FLOW LINE FOR CURB INLETS, RIM FOR CATCH BASINS AND YARD DRAINS, AND GROUND SURFACE FOR OTHERS.



ISSUANCE/REVISION	DATE
SITE PLAN APPROVAL	06-12-23

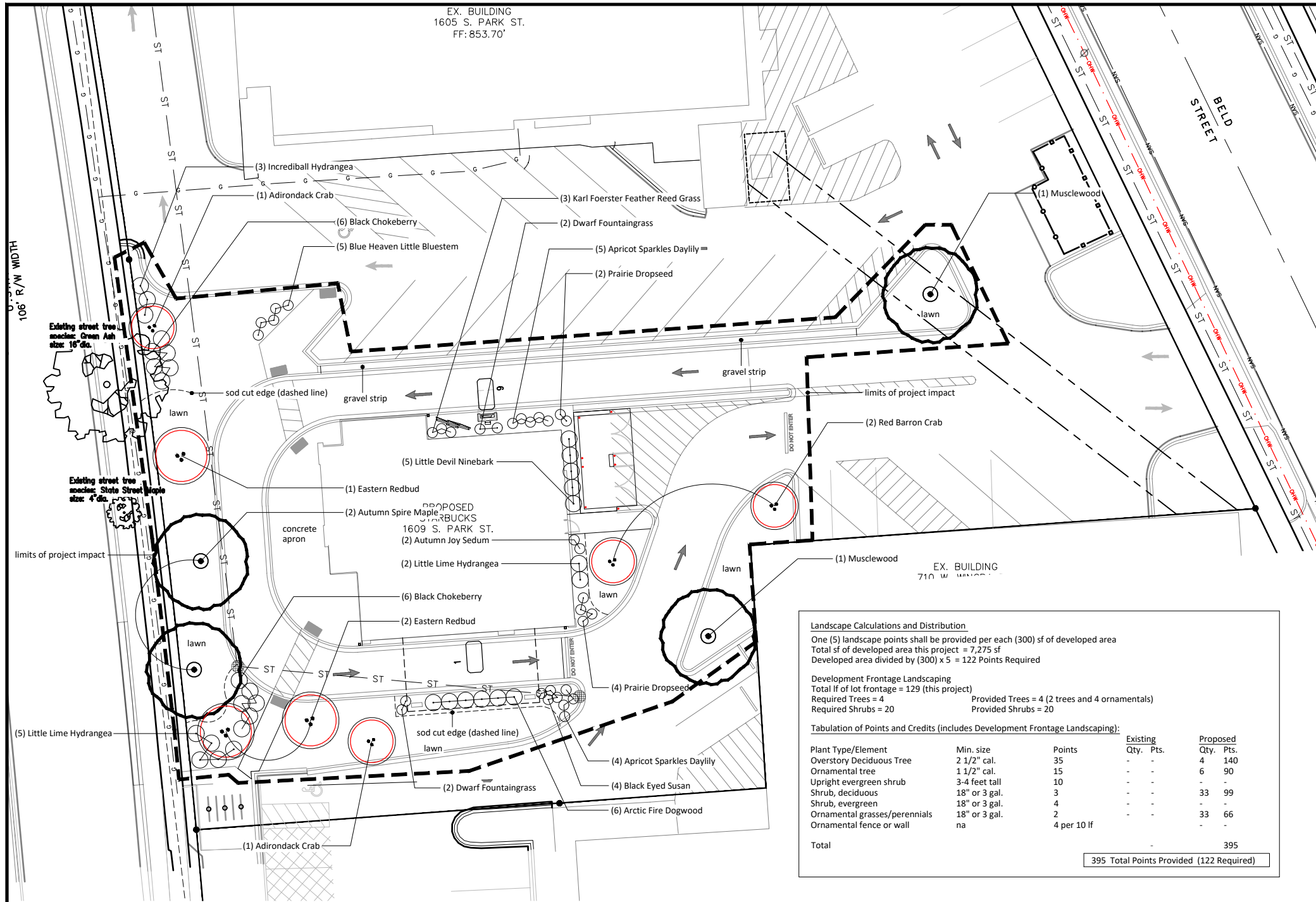
818 N Meadowbrook Ln
Waunakee, WI 53597
phone (608) 849-9378
www.pe-wi.com



MADISON, WISCONSIN

**STARBUCKS
UTILITY PLAN**
1609 PARK STREET

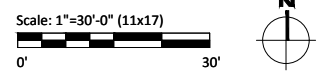
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1 LANDSCAPE PLAN

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

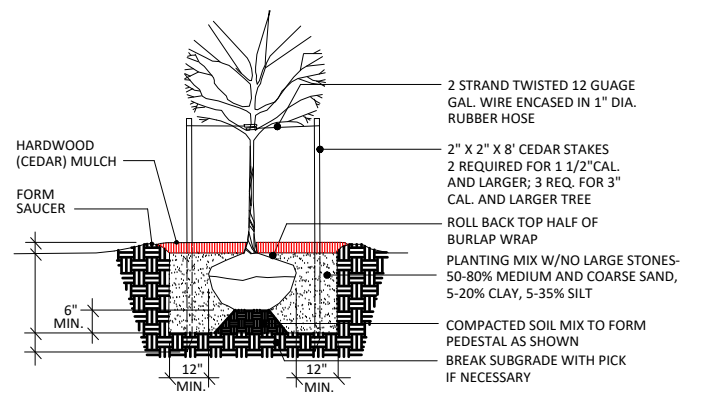
Tabulation of Points and Credits (includes Development Frontage Landscaping):

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)

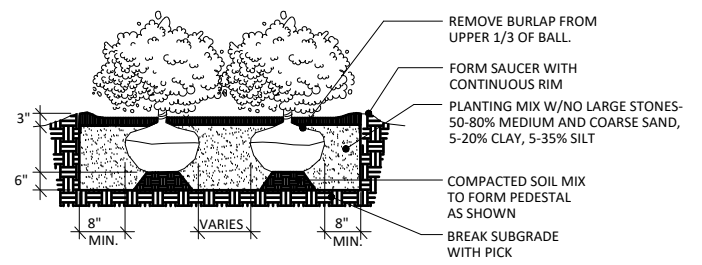
Plant Schedule:

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.



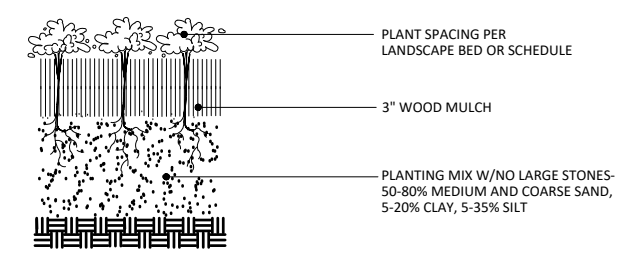
2 TREE PLANTING

NTS



3 SHRUB PLANTING

NTS



4 PERENNIAL PLANTING

NTS

ISSUANCE/REVISION	DATE
SITE PLAN APPROVAL	06-12-23

818 N Meadowbrook Ln
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PROFESSIONAL ENGINEERING LLC

MADISON, WISCONSIN

STARBUCKS LANDSCAPE PLAN
 1609 PARK STREET

L100



June 12th, 2023

City of Madison Plan Commission
215 Martin Luther King Jr. Blvd.
Madison WI 53703

Re: 1609 S. Park Street-Application for initial and final approval of a proposed Starbucks Coffee café.

Please find enclosed an application for initial and final approval of a proposed Starbucks Coffee Café as a re-use of the former Arbys restaurant at 1609 S. Park Street. The site is currently improved with an older building consisting primarily of an EIFS façade. Our proposal consists of investing into the building with more sustainable and longer lasting materials that will improve the longevity of the building.

As part of our proposal we have had several meetings with the alder for this district, the Bay creek neighborhood association, friends of Park Street, and South Metropolitan planning council. Throughout this process we have listened to concerns, comments and input from these associations and incorporated as much feedback as possible. As a summary the primary concerns/and or comments we have heard from these associations include the following:

-Starbucks is not part of a workers union. While we can appreciate this concern we are a landlord interested in leasing this building to Starbucks. We are not involved in the operation of the store.

-Concern on access through Beld Street. We have worked with traffic engineering on this proposal (through our development assistance team meeting) and addressed the the traffic. We are not adding any additional curb cuts or access points along Beld Street which currently do not exist. We have proposed turning the entrance along Park street to a right in/right out to help alleviate that traffic concern. Additionally, there are easements through the property which allow traffic to travel the adjacent properties as existing. Some neighbors requested we restrict traffic from entering the drive through at the west end of the property and we have accommodated that request.

-Competition among other coffee shops and request for more local business: We listened to the comments from many in the neighborhood and business association meetings. There were some residents against a national chain who could potentially come in and take business from a local coffee company. We received a copy of the attached email from Linsey Lee (owner of Cargo Coffee) indicating the addition of Starbucks would potentially “help” Cargo Coffee and continue attracting other restaurants and retailers to this neighborhood of Park Street to allow continue revitalization.

Proposal Summary:

The remodel of the existing building to a café will have a proposed +/- 2,938 SF for walkup orders for carryout and drive-thru only. The proposed hours of operation will be from 5am-9pm (may vary on weekends). The café anticipates employing 25-30 persons with 4-6 employees per shift.

The project plans to start constructions as soon as approved. Anticipated start will be end of the summer 2023 or fall with a finish time in the late winter early spring 2024.

800 W Broadway, Suite 400
Madison, WI 53713

www.galwaycompanies.com

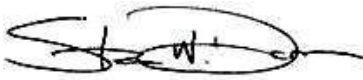
GALWAY

COMPANIES

Architect: Logic Design and Architecture, Inc.
Civil Engineer/Landscape: Professional Engineering, LLC
Structural Engineer: Pierce Engineers, Inc.
Mechanical Engineer: TBD

Thank you in advance for your consideration of our request.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Doran", with a stylized flourish extending to the right.

Steve Doran, Galway Companies, Inc.

800 W Broadway, Suite 400
Madison, WI 53713

www.galwaycompanies.com