



# City of Madison

## Conditional Use

Location  
7173 Manufacturers Drive

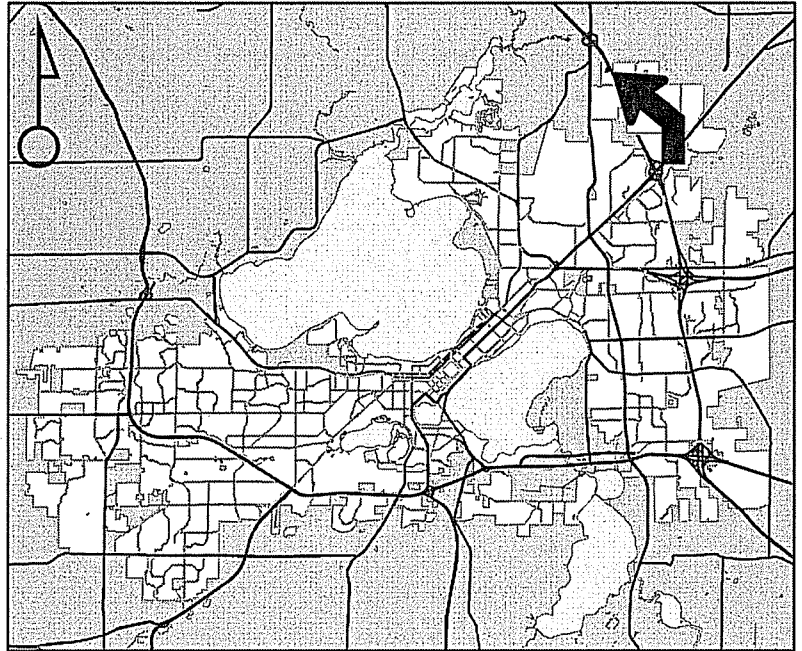
Project Name  
Encompass of Madison

Applicant  
Jayme Anderson, Madison Block & Stone

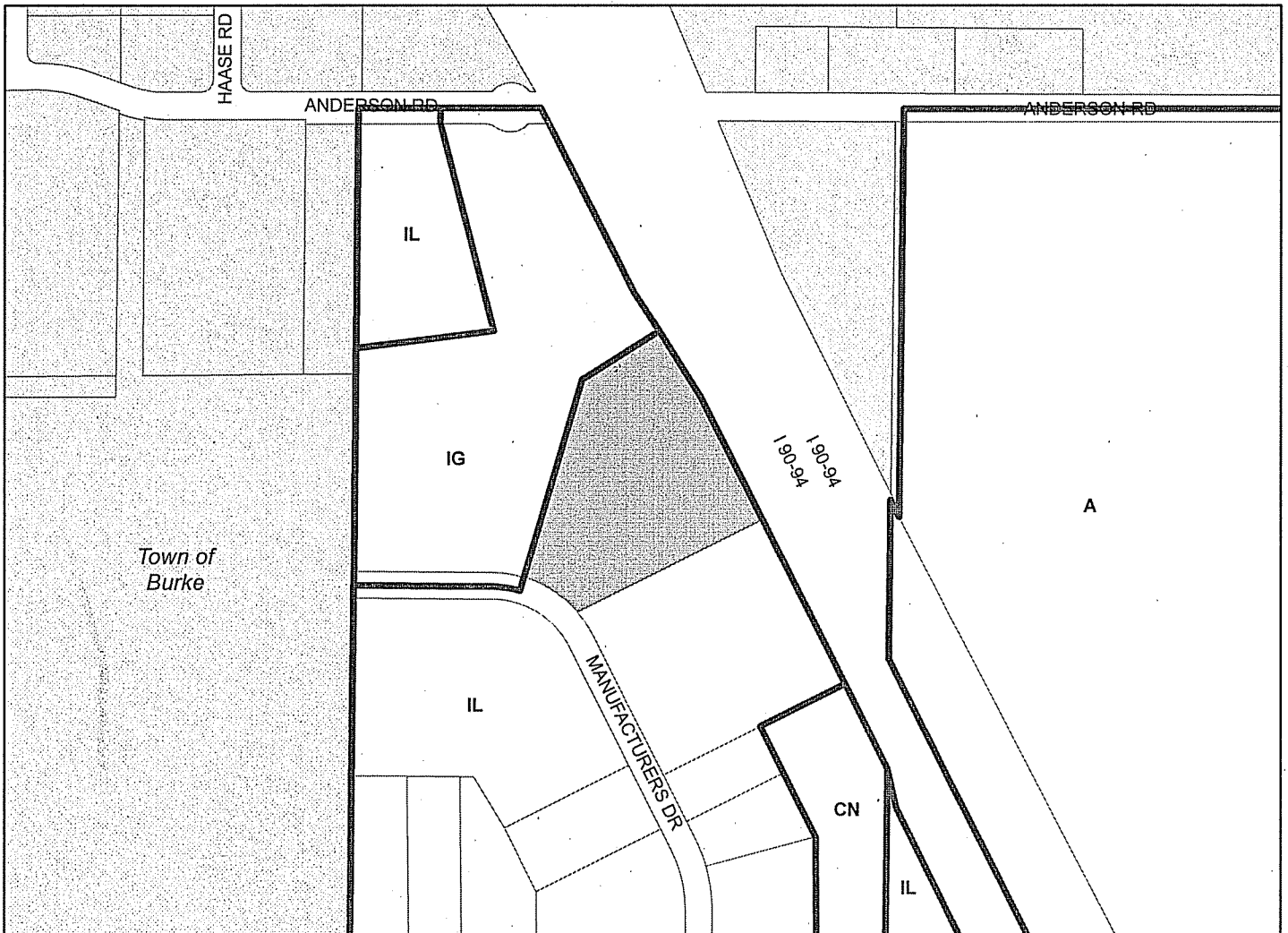
Existing Use  
Warehouse/Office

Proposed Use  
Convert existing building into general manufacturing facility

Public Hearing Date  
Plan Commission  
16 October 2017

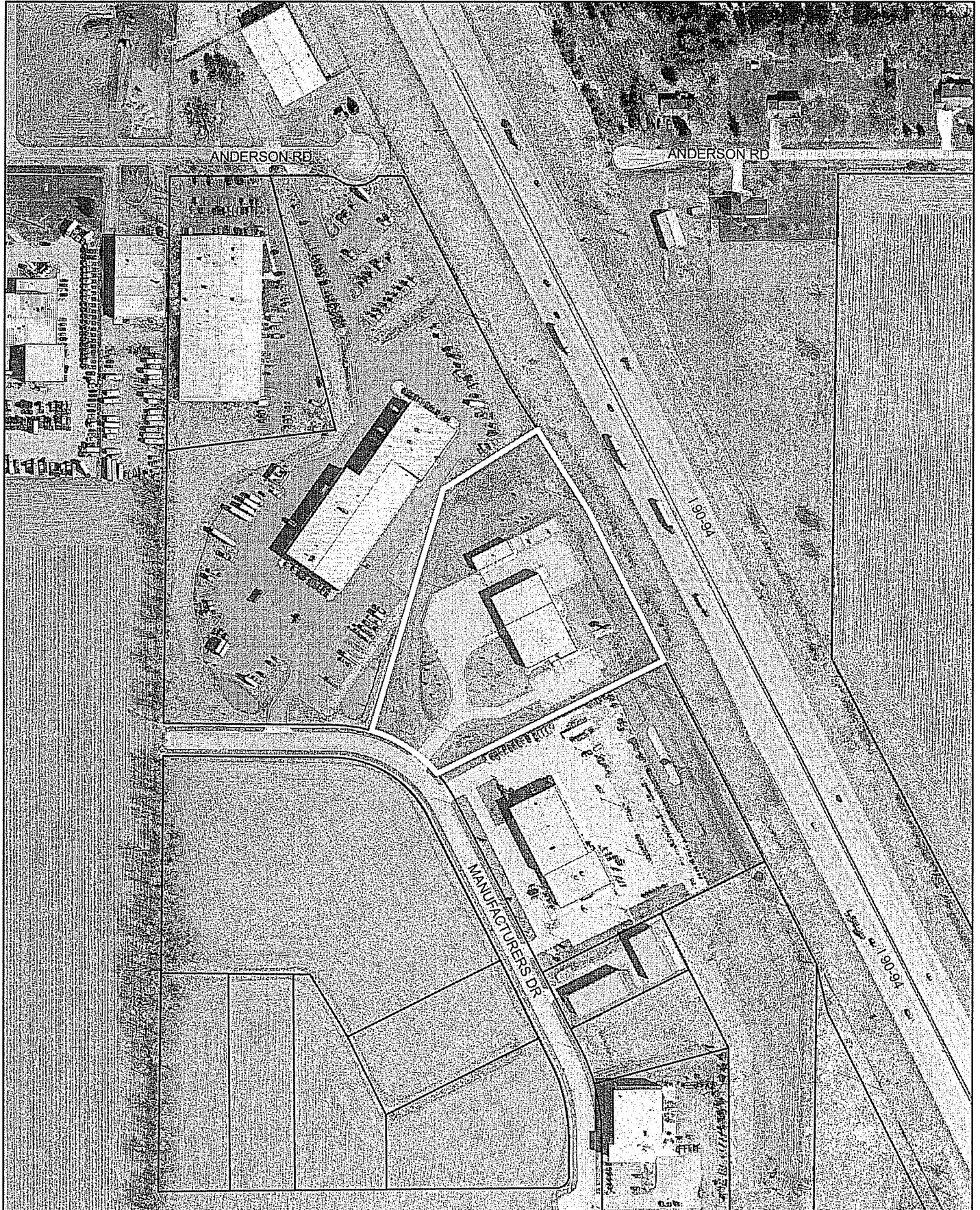


For Questions Contact: Chris Wells at: 261-9135 or cwells@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 9 Oct 2017



# LAND USE APPLICATION

# LND-B

City of Madison  
Planning Division  
126 S. Hamilton St.  
P.O. Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



### FOR OFFICE USE ONLY:

Paid \$1200 Receipt # 34522-0011  
Date received 9/6/17  
Received by PDA  
Parcel # 0810-093-0412-2  
Aldermanic district 17 BALDWIN  
Zoning district FL  
Special requirements \_\_\_\_\_  
Review required by \_\_\_\_\_  
 UDC  PC  
 Common Council  Other \_\_\_\_\_  
Reviewed By \_\_\_\_\_

All Land Use Applications must be filed with the Zoning Office at the above address.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

### 1. Project Information

Address: 7173 MANUFACTURE DRIVE, MADISON, WI 53704  
Title: OWNER

### 2. This is an application for (check all that apply)

- Zoning Map Amendment (rezoning) from \_\_\_\_\_ to \_\_\_\_\_
- Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
- Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
- Review of Alteration to Planned Development (PD) (by Plan Commission)
- Conditional Use or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other requests

### 3. Applicant, Agent and Property Owner Information

Applicant name JAYME ANDERSON Company MADISON BLOCK & STONE  
Street address 5813 N. Highway 57 City/State/Zip MADISON, WI 53704  
Telephone 608-249-5633 Email JANDERSON@MADISONBLOCKANDSTONE.COM  
Project contact person JAYME ANDERSON Company SAME AS ABOVE  
Street address \_\_\_\_\_ City/State/Zip \_\_\_\_\_  
Telephone \_\_\_\_\_ Email \_\_\_\_\_  
Property owner (if not applicant) SAME AS ABOVE  
Street address \_\_\_\_\_ City/State/Zip \_\_\_\_\_  
Telephone \_\_\_\_\_ Email \_\_\_\_\_

8

4. Project Description

Provide a brief description of the project and all proposed uses of the site:

SEE Attachment

Scheduled start date NOV 6, 2017 Planned completion date JAN 30, 2018

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- Checkboxes for Filing fee, Land Use Application, Letter of intent, Legal description, Pre-application notification, Vicinity map, Survey or existing conditions site plan, Development plans, Land Use Application Checklist (LND-C), Supplemental Requirements, and Electronic Submittal\*.

\*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to pcapplications@cityofmadison.com.

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary.

6. Applicant Declarations

- Pre-application meeting with staff. Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff Chris Wells Date 6/26/2017
Zoning staff Jenny Kirchgatter Date 6/26/17

- Demolition Listserv
Public subsidy is being requested (indicate in letter of intent)

- Pre-application notification: The zoning code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to FILING this request. List the alderperson, neighborhood association(s), business association(s), AND the dates you sent the notices:

SEE Attachment

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials.

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of applicant Jayme Anderson Relationship to property owner

Authorizing signature of property owner [Signature] Date 9-6-2017

# ◆Madison◆ Block&Stone

Jayne Anderson  
5813 US Hwy 51  
Madison, Wi 53704  
608-445-9620

September 6, 2017

City of Madison  
Planning Division  
126 S. Hamilton St  
Madison, Wi 53701

RE: 7173 Manufacturers Drive Madison, WI

Dear Zoning Administrator:

I submit this letter to notify the city of Madison that we have an accepted offer on the old Encompass building at 7173 Manufacturers Drive in Madison, WI. The offer is contingent upon obtaining a conditional use permit. We are requesting a conditional use permit for general manufacturing for a parcel zoned Industrial Limited.

Madison Block and Stone is a supplier of landscape, and masonry materials, we also Manufacture and Install Granite, Marble, and Quartz countertops for residential and commercial projects. Currently our operation is all housed at one location; our growth has afforded us the opportunity to consider expanding to another location to separate the Countertop division from our Landscape and Masonry Supply division. Our company employs 38 people of which 9 would move to the subject property, where we would perform all countertop manufacturing.

The existing buildings suit our needs fairly well; structural changes to the building aren't required. To outfit the building for our use we will need to install new overhead cranes, slab racks for storage of inventory, CNC operated countertop manufacturing equipment, and a water recycling system. During the retrofit we will need new electric service ran to each of the machines. Electrical modifications to the building are the most extensive part of the project. The main building is 17,500 square feet. This building will house all fabrication equipment, granite slabs for customer viewing, a showroom to show customers our capabilities. The secondary building is 2400 square feet; we intend on using this building as a garage for our install vehicles. On the outside of the building we will not change anything except for new signage on existing sign bases and set up storage racks for granite slabs in the fenced area between the two buildings. We don't foresee any negative impact to the neighbors. Countertop manufacturing is fairly clean. Dust, smell, and noise aren't a concern. The equipment used for fabrication uses water to eliminate dust during cutting. All of our waste water is collected, ran through a filtration system and used again. The equipment is also fairly quiet; all cutting equipment will be inside the building, it is unlikely that you could hear the machines while outside the building. The facility is surrounded by light industrial, not residential uses. The neighboring businesses are Bobcat of Madison, Lakeside International Truck dealership, Y.E.S



# ◆ Madison ◆ Block & Stone

Equipment and a storage place. Traffic associated with our operation is 3-5 shipments of Granite weekly. We typically receive slabs of raw material by straight truck, semis, or containers. All other traffic will be light traffic from customers, install vehicles, and employees. Hours of operation are weekdays 6AM to 6PM and Saturday 8AM to 4PM.

Thank you in advance for your time and consideration. We look forward to working with the City of Madison to move forward with this project.

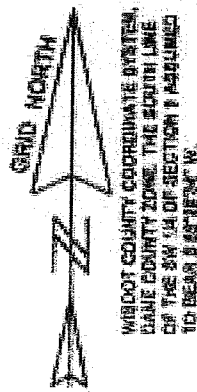
Sincerely,



Jayme Anderson  
President

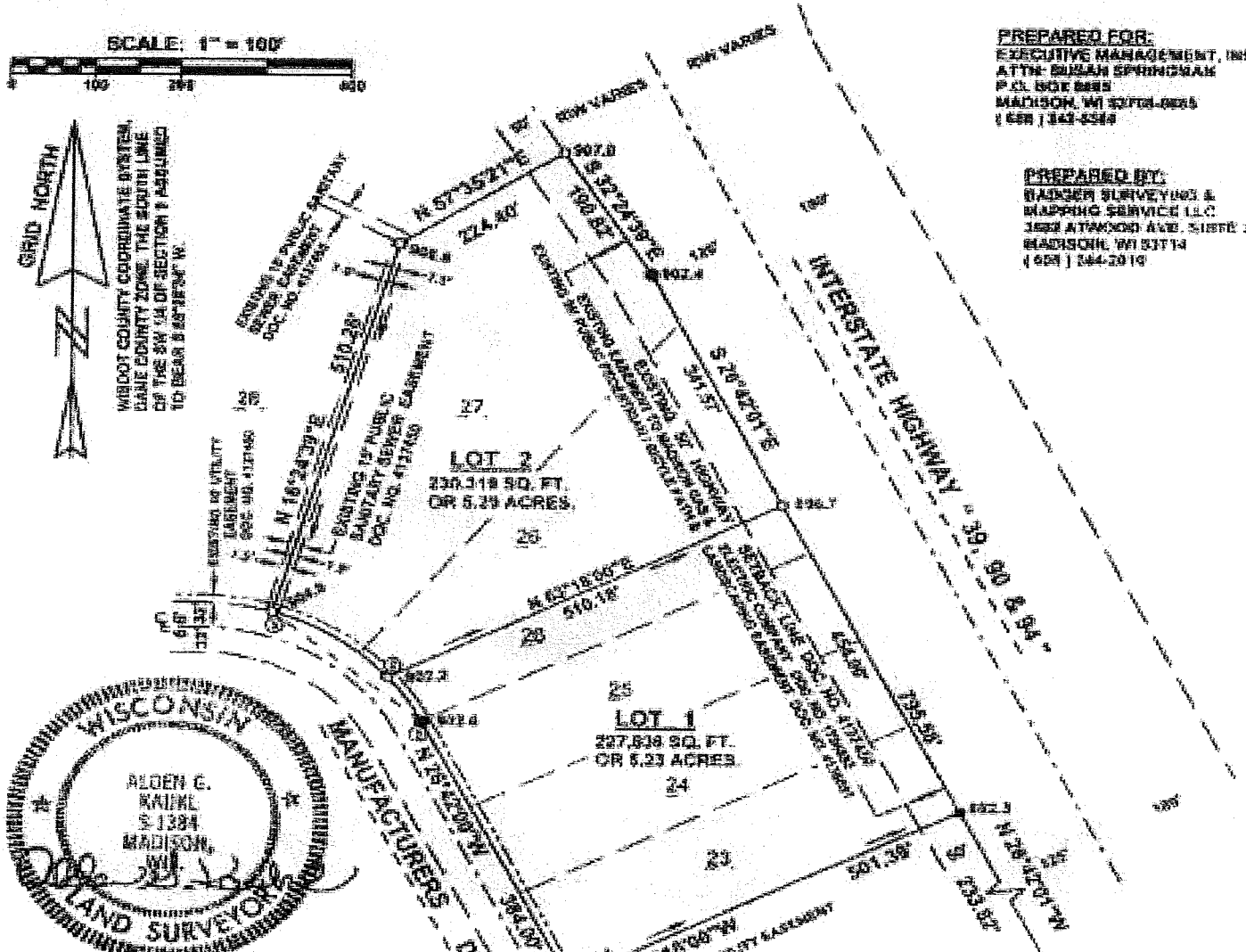
# DANE COUNTY CERTIFIED SURVEY MAP NO. 12546

BEING A DIVISION OF LOTS 23, 24, 25, 26 AND 27, INTERSTATE COMMERCE PARK, LOCATED IN THE NE 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 8, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.



PREPARED FOR:  
 EXECUTIVE MANAGEMENT, INC  
 ATTN: SUSAN SPRINGMAN  
 P.O. BOX 8888  
 MADISON, WI 53708-0888  
 (608) 244-2344

PREPARED BY:  
 HADDER SURVEYING &  
 MAPPING SERVICE LLC  
 1682 ATWOOD AVE. SUITE 2  
 MADISON, WI 53714  
 (608) 244-2319



- LEGEND**
- 1-1/4" SOLID ROUND IRON STAKE FOUND
  - 3/4" SOLID ROUND IRON STAKE FOUND
  - 1" X 24" IRON PIPE SET, 1.33 LBS / FT.
  - EL. FOR PROP. CORNERS AT GROUND LEVEL (U.S.G.S. DATUM)
  - DIRECTION OF SURFACE DRAINAGE (SEE NOTE ON PAGE 4 OF 4)
  - FORMER LOT LINE
  - ( ) RECD AD.

**SURVEY DATA**

CURVE NO.	RADIUS	CENTRAL ANGLE	LOESS DIST.	CORD BEARING
1 - 1	383.00'	48°23'33"	325.20'	N 50°07'46"W
1 - 2	383.00'	14°15'18"	72.95'	N 33°51'38"W
2 - 2	383.00'	33°34'18"	158.72'	N 57°18'33"W

SW CORNER SECTION 8, T8N, R10E  
 BRASS CAP FOUND  
 WISCONSIN COUNTY CORNER  
 215,592.833 N, 837,942.183 E

N 88°28'34"E

2640.30'

SOUTH 1/4 CORNER SECTION 8, T8N, R10E, WISCONSIN COUNTY CORNER  
 BRASS CAP FOUND

- NOTES:**
- 1) LANDS CONTAINED WITHIN THIS CERTIFIED SURVEY MAP ARE SUBJECT TO DANE COUNTY HEIGHT LIMITATION ZONING REQUIREMENTS.
  - 2) LOTS WITHIN THIS CERTIFIED SURVEY MAP ARE SUBJECT TO THE AVIGATION EASEMENTS RECORDED IN THE DANE COUNTY OFFICE OF THE REGISTER OF DEEDS AS DOCUMENT NO. 411635 AND DOCUMENT NO. 412187 (CORRECTED IN THE AFFIDAVIT OF CORRECTION RECORDED AS DOCUMENT NO. 412118).
  - 3) 10' WY HIGHWAY SETBACK: THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN S. 336.292, WISCONSIN STATUTES.
  - 4) THIS CERTIFIED SURVEY MAP IS SUBJECT TO THE AGREEMENT RECORDED AS DOCUMENT NO. 410224. 5) SEE PAGE 4 FOR "ACCESS NOTE"
  - 6) THIS CERTIFIED SURVEY IS SUBJECT TO THE DEED RESTRICTION RECORDED AS DOCUMENT NO. 363824 AND THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR INTERSTATE COMMERCE PARK RECORDED AS DOCUMENT NO. 413744.

DOCUMENT NO. 4468537  
 VOLUME 78 PAGE 265

**EXHIBIT A TO COMMERCIAL OFFER TO PURCHASE**

**SELLER:** AIRGAS USA LLC

**BUYER:** MADISON MATERIALS LLC OR ASSIGNS

**PROPERTY:** 7173 MANUFACTURERS DRIVE, MADISON, WI 53704

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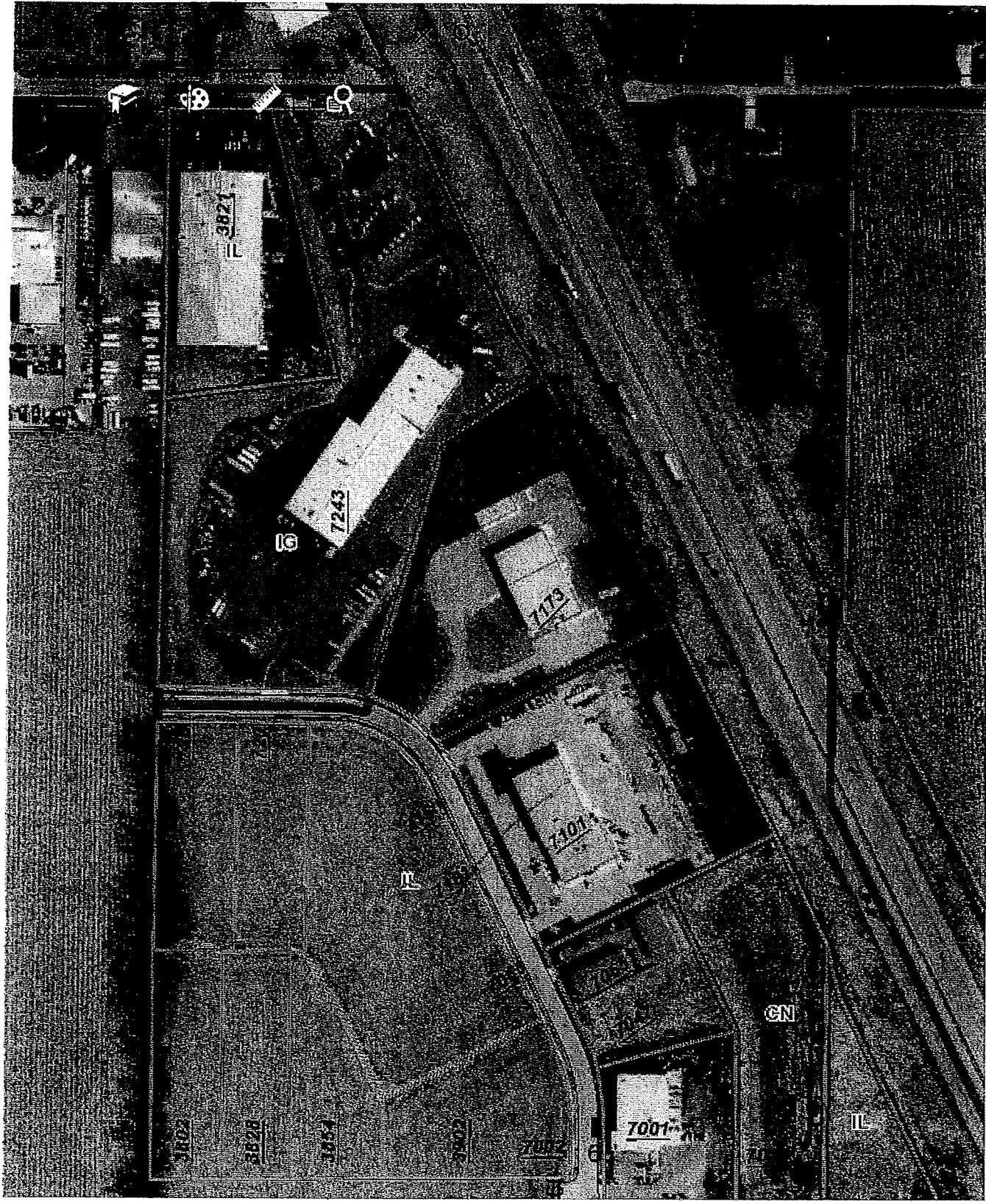
Lot Two (2), Certified Survey Map No. 12546, recorded in Volume 78 of Certified Survey Maps, Pages 265-268, as Document No. 4468537, located in the City of Madison, Dane County, Wisconsin.

Tax Roll Parcel No.: 251/0810-093-0412-2

Address Per Tax Roll: 7173 Manufacturers Drive, Madison, WI 53704



7173 Manufacturers Dr



300ft

43.172 -89.303 Degrees

# DIMENSION IV

Madison Design Group  
 architecture · engineering · interior design  
 6515 Grand Teton Plaza, Suite 120, Madison, Wisconsin 53719  
 p608.829.4444 f608.829.4445 dimensionivmadison.com



GENERAL CONTRACTORS  
 1322 East State Street  
 Rockford, IL 61104-2228  
 815-965-6630 Fax 815-965-6641  
 www.cordconstruction.com

## ENCOMPASS OF MADISON - DISTRIBUTION CENTER & COLD STORAGE

7173 Manufacturer's Drive  
 Madison, WI 53704

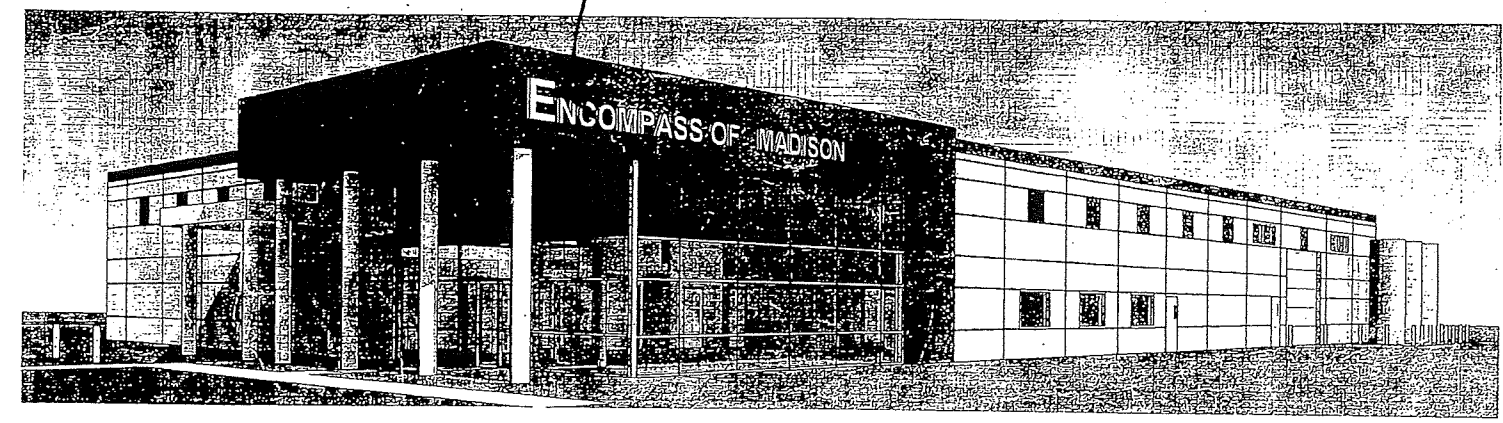
*Change Name on Building*

Architecture & Engineering: Dimension IV - Madison Design Group  
 6515 Grand Teton Plaza, Suite 120  
 Madison, WI 53719

Contractor: Cord Construction  
 1322 East State St.  
 Rockford, IL 61104

Civil Engineering: MSA Professional Services  
 2901 International Lane  
 Madison, WI 53704

Landscape Design: Paul Skidmore  
 Madison, WI



LIST OF DRAWINGS

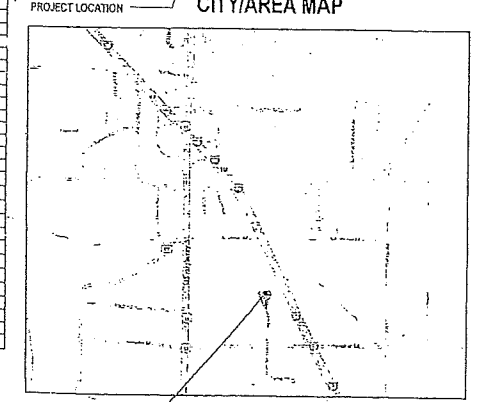
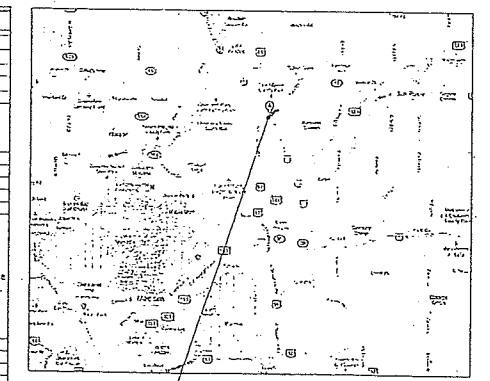
GENERAL	G0.1	COVER SHEET
GENERAL	G1.1	CODE COMPLIANCE PLAN
CIVIL	C1	EXISTING TOPOGRAPHY
CIVIL	C2	SITE LAYOUT
CIVIL	C3	EROSION CONTROL PLAN
CIVIL	C4	SITE GRADING
CIVIL	C5	SITE UTILITY PLAN
CIVIL	C6	SITE PAVING PLAN
CIVIL	C7	SITE DETAILS
CIVIL	C8	SITE DETAILS
CIVIL	C9	SITE LIGHTING PLAN
CIVIL	E1.0	SITE LIGHTING PLAN
CIVIL	L1.0	LANDSCAPE PLAN
STRUCTURAL	S0.0	STRUCTURAL NOTES
STRUCTURAL	S1.0	FOOTING AND FOUNDATION PLAN
STRUCTURAL	S1.1	COLD STORAGE FOOTING, FOUNDATION PLAN, & DETAILS
STRUCTURAL	S3.0	ROOF FRAMING PLANS & DETAILS
STRUCTURAL	S4.0	STRUCTURAL DETAILS - CONCRETE
STRUCTURAL	S4.1	STRUCTURAL DETAILS - CONCRETE & FRAMING
STRUCTURAL	TP-1	TANK PLAN AND DETAILS
STRUCTURAL	TP-2	TANK PAD PLAN
ARCHITECTURAL	A1.1	FIRST FLOOR PLAN - DISTRIBUTION CENTER
ARCHITECTURAL	A1.2	FIRST FLOOR PLAN - COLD STORAGE & DETAILS
ARCHITECTURAL	A1.3	ROOF PLANS
ARCHITECTURAL	A2.0	EXTERIOR ELEVATIONS - DISTRIBUTION CENTER
ARCHITECTURAL	A2.1	EXTERIOR ELEVATIONS - COLD STORAGE
ARCHITECTURAL	A3.0	BUILDING SECTIONS
ARCHITECTURAL	A3.1	DISTRIBUTION CENTER - WALL SECTIONS
ARCHITECTURAL	A3.2	DISTRIBUTION CENTER - WALL SECTIONS
ARCHITECTURAL	A3.3	DISTRIBUTION CENTER - WALL SECTIONS
ARCHITECTURAL	A3.4	COLD STORAGE - WALL SECTIONS
ARCHITECTURAL	A4.0	RCP - DISTRIBUTION CENTER & DETAILS
ARCHITECTURAL	A6.1	DOOR SCHEDULE, DOOR TYPES, DOOR, FRAME & WINDOW ELEVATIONS
ARCHITECTURAL	A7.0	INTERIOR ELEVATIONS & DETAILS
ARCHITECTURAL	A7.1	INTERIOR ELEVATIONS
ARCHITECTURAL	A8.0	DETAILS
ARCHITECTURAL	A8.1	DETAILS
ARCHITECTURAL	A9.0	FLOOR FINISH LIST & SCHEDULE

PROJECT DATA

BUILDING AREA:	DISTRIBUTION CENTER	17,496 SF
	H2	6,912 SF
	B	5,588 SF
	S1	4,998 SF
	COLD STORAGE	2,400 SF
CODE INFORMATION:		
APPLICABLE CODE		2008 WISCONSIN INTERNATIONAL CODE
BUILDING OCCUPANCY		
DISTRIBUTION CENTER		B, S1, H2*
COLD STORAGE		H2
CONSTRUCTION TYPE		2B
FULLY SPRINKLED		NFPA 13
OCCUPANCY SEPARATION		H2S1 - 3HR
BUILDING SEPARATION		H2S1 - 4HR
*4HR BUILDING FIRE WALL BETWEEN H2 AND B/S1		

Project Gas Storage Data Sheet

Area	Product	Tank Item # (Location)	State (Liq-Gas)	Heavier than Air (Y-N)	Flammable (Y-N)	Corrosive (Y-N)	Container	Storage Method (Floor, Rack)	Vessel (Y-N)	No. of Cyl. Stored	Max. Volume Stored (Cu Ft)	Max. Volume Stored (Lbs)	Max. Volume Stored (Gals)	Notes:
Retail	NO Gases!													
Offices	NO Gases!													
Customer Deck	Oxygen		G	N	N	Y		Floor	N	26	5,104			A varying combination of 12" to 60" cylinders with a maximum of a total of one hundred (100) cylinders at any one time.
	Nitrogen		G	N	N	N		Floor	N	2	310			
	Nitrogen & mixes		G	N	N	N		Floor	N	1	200			
	Argon		G	N	N	N		Floor	N	7	1,509			
	Argon mixes		G	N	N	N		Floor	N	18	2,553			
	Helium		G	N	N	N		Floor	N	5	1,154			
	Helium & mixes		G	N	N	N		Floor	N	2	582			
	Carbon Dioxide		L	Y	N	N		Floor	N	6		160		
Propane		L	Y	Y	N		Floor	N	8		150			
Acetylene		L	Y	Y	N		Floor	N	15	1,230				
Small Parts	NO Gases!													
Large Parts	NO Gases!													
Truck Drive Thru	Oxygen		L	N	N	Y	LP SS Cyl (60")	F	Y	1		156		A varying combination of 12" to 60" cylinders with a maximum of a total of one hundred (100) cylinders at any one time.
	Oxygen		G	N	N	Y	HP Steel Cyl (12"-60")	F	Y	210	36,638			
	Nitrogen		L	N	N	N	LP SS Cyl (60")	F	Y	2		30		
	Nitrogen		G	N	N	N	HP Steel Cyl (12"-60")	F	Y	18	5,472			
	Nitrogen & mixes		G	N	N	N	HP Steel Cyl (12"-60")	F	Y	18	5,472			
	Argon		L	N	N	N	LP SS Cyl (60")	F	Y	2		76		
	Argon		G	N	N	N	HP Steel Cyl (12"-60")	F	Y	57	13,758			
	Argon mixes		G	N	N	N	HP Steel Cyl (12"-60")	F	Y	141	48,945			
	Helium & mixes		G	N	N	N	HP Steel Cyl (12"-60")	F	Y	101	24,182			
	CO2		L	Y	N	N	LP SS Cyl (60")	F	Y	1		25		
Carbon Dioxide		L	Y	N	N	HP Steel Cyl (12"-60")	F	Y	84		3,618			
Nitrous Oxide		L	N	N	Y	HP Steel Cyl (12"-60")	F	Y	8		400			
Outside Main Bldg	Oxygen		L	N	N	Y			Y	1		1,500		Lo Press Steel
	Nitrogen		L	N	N	N			Y	1		1,500		
	Argon		L	N	N	N			Y	1		1,500		
	CO2		L	Y	N	N			Y	1		1,500		
Cold Storage Building	Acetylene		L	Y	Y	N	LP Steel Cyl (12"-60")	F	N	82	9,770			END
	Propane		L	Y	Y	N	LP Steel/Alum Cyl (12"-40")	F	N	16	1,100			
	Propane		L	Y	Y	N	LP Steel/Alum Cyl (12"-40")	F	Y	177	3,356			
	Hydrogen		G	N	Y	N	HP Steel Cyl (12"-60")	F	N	6	1,704			
Outside Cold Storage	Propane		S	L	Y	Y	N	HP Steel Tank		Y	1		30,000	
	Propane		G	L	Y	Y	N	HP Steel Tank		Y	1		1,600	



Page 1 of 1

CORD CONSTRUCTION CO.  
 Cord Job # 7059  
 Sheet Serial # 154741  
 Date 10-10-11

As 4.6 - Gas Storage Data

FOR CONSTRUCTION SET

CORD JOB # 7059  
 PROJECT #11066

OCTOBER 10, 2011

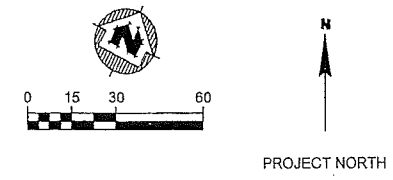
# GO.1

**BENCHMARKS**

- BM #1 TAG BOLT ON HYDRANT AT SW CORNER OF LOT  
ELEVATION = 904.47
- BM #2 SANITARY MANHOLE RIM IN CENTERLINE OF ROAD, SW CORNER OF LOT  
ELEVATION = 902.73

**NOTES:**

1. TOPOGRAPHIC SURVEY PERFORMED BY MSA PROFESSIONAL SERVICES INC. JUNE, 2011.
2. PROPERTY DIMENSIONS ARE PER GSM #12546.
3. REFER TO GEOTECHNICAL REPORT #9651101 PREPARED BY NUMMELIN TESTING SERVICES INC. DATED JULY 20, 2011 FOR SOIL BORING INFORMATION.



**LEGEND**

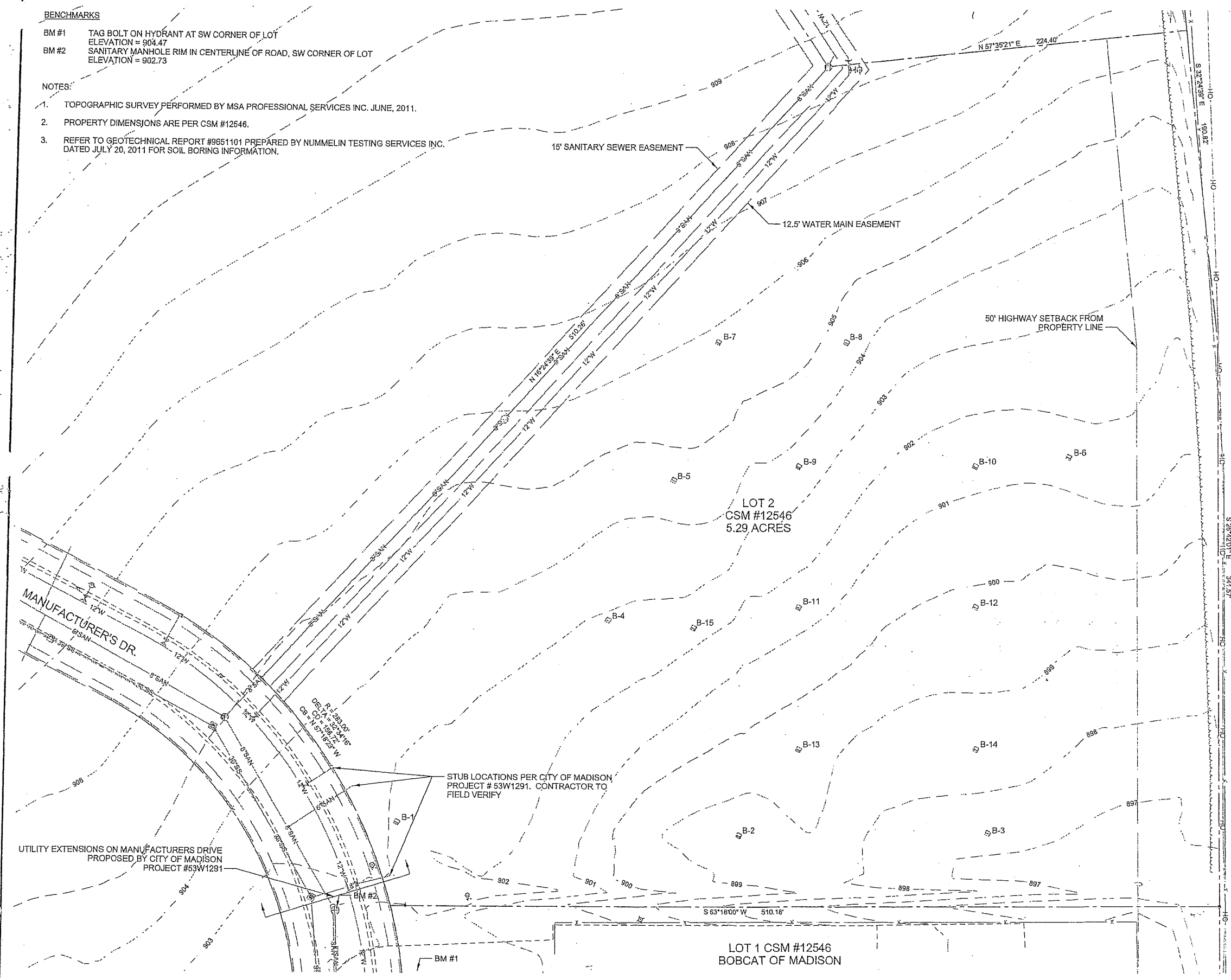
- EXISTING WATER MAIN
- EXISTING GATE VALVE & HYDRANT
- WATER SERVICE & CURB STOP
- PROPOSED WATERMAIN, VALVE, & HYDRANT
- PROPOSED WATER SERVICE & CURB STOP
- EXISTING SANITARY SEWER & MANHOLE
- EXISTING FORCEMAIN
- EXISTING STORM SEWER & INLET
- PROPOSED STORM SEWER & INLET
- PROPOSED MANHOLE & SEWER MAIN
- BURIED ELECTRIC
- BURIED GAS & VALVE
- BURIED CABLE TELEVISION
- BURIED TELEPHONE
- BURIED FIBER OPTICS
- RAILROAD TRACKS
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- EXISTING CULVERT PIPE
- PROPOSED CULVERT PIPE
- FENCE LINE
- DRAINAGE ARROW
- SILT FENCE
- RIGHT-OF-WAY
- BASELINE
- PROPERTY LINE
- TREE LINE
- IRON PIPE
- IRON ROD
- CONTROL POINT
- POWER POLE & GUY
- SOIL BORING
- LIGHT POLE
- PEDESTAL
- STREET SIGN
- MAILBOX
- FLAGPOLE
- EROSION BALES
- TREE - DECIDUOUS
- TREE - CONIFEROUS
- TREE TO BE REMOVED

CORD CONSTRUCTION CO.  
Cord Job # 7059  
Sheet Serial # 154743  
Date 10-10-11

NOTE:  
UTILITY LOCATIONS SHOWN ON PLANS ARE APPROXIMATE  
AND CONTRACTOR SHALL HAVE APPROPRIATE UTILITY MARK  
EXACT LOCATIONS PRIOR TO CONSTRUCTION.



Toll Free (800) 242-8511  
Milwaukee Area (414) 259-1181  
Hearing Impaired TDD (800) 542-2289  
www.DiggersHotline.com



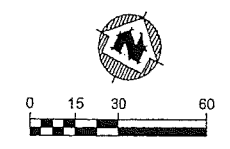
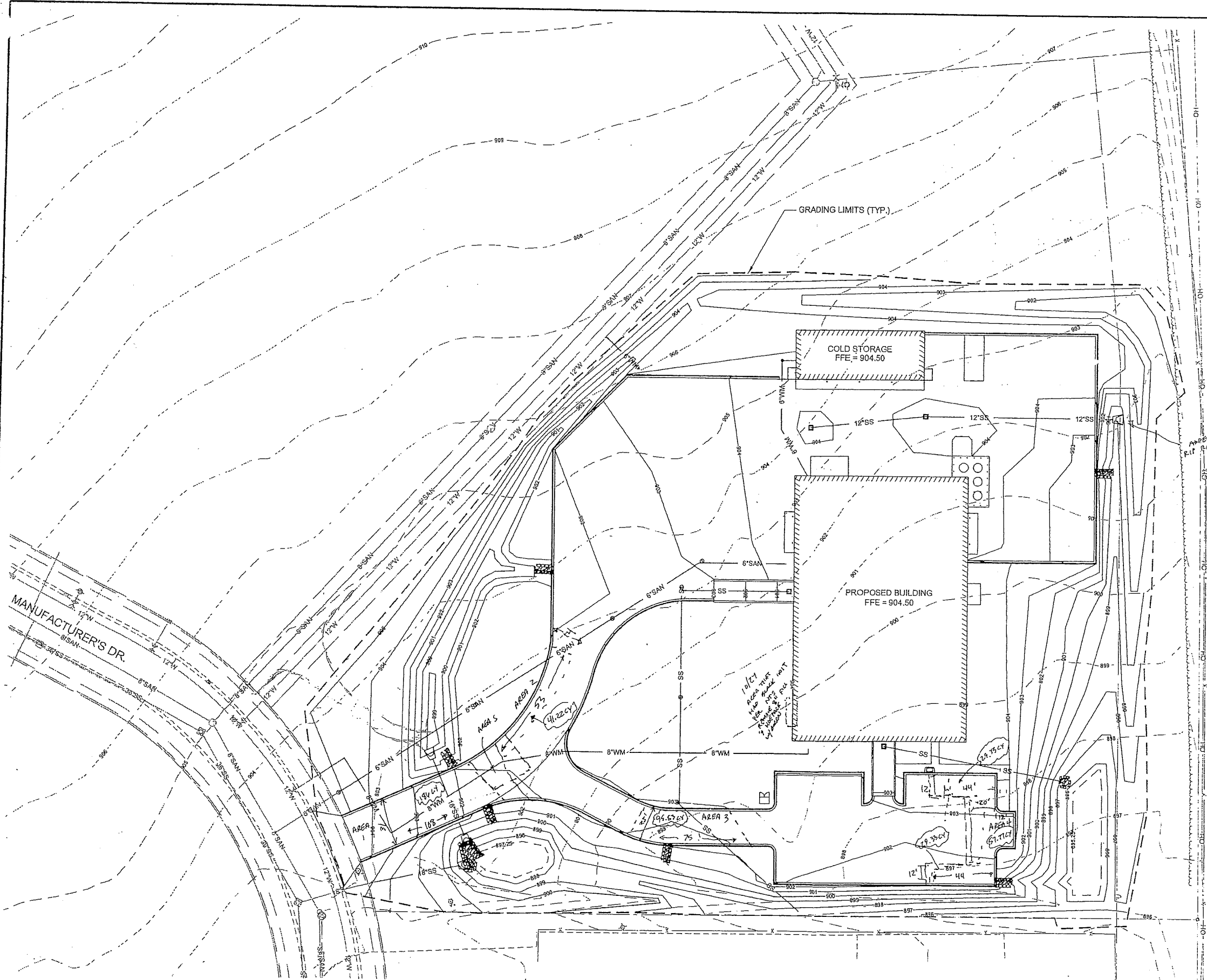
PROJECT NO.	SCALE	NO.	DATE	REVISION	BY
13395000	AS SHOWN				
06/08/2011	DRAWN BY: BMB		09/16/2011	CONSTRUCTION SET	BMB
	CHECKED BY: KCL				

**MSA**  
TRANSPORTATION • MUNICIPAL  
DEVELOPMENT • ENVIRONMENTAL  
2901 International Lane Madison, WI 53704  
608-242-7779 1-800-446-0679 Fax: 608-242-5664  
Web Address: www.msa-ps.com  
©MSA Professional Services, Inc.

EXISTING TOPOGRAPHY *No Change*

ENCOMPASS OF MADISON  
7173 MANUFACTURERS DRIVE  
MADISON, WISCONSIN

FILE NO.  
13395000  
SHEET  
C 1



N  
PROJECT NORTH

10/21/11

AREA 1 (RWS)	31 X 100	3,348 SF	X 1.5/27	186 CY
AREA 2 (RWS)	14 X 53.58	742 SF	X 1.5/27	41.32 CY
AREA 3 (RWS)	23 X 75 W/S	1,725 SF	X 1.4/27	95.33 CY
		9,815 SF		
AREA 4 (RWS)	12 X 44x68	528 SF	X 1.5/27	29.33 CY
	12 X 44x68	528 SF	X 1.5/27	29.33 CY
	20 X 40x68	800 SF	X 1.5/27	44.44 CY
	12 X 20x68	240 SF	X 1.4/27	13.33 CY
		2,096 SF		113.43 CY

10/25/11

AREA # 5 (RWS)	30 X 35	1050 SF	X 4/27	155.55 CY
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CORD CONSTRUCTION CO.  
 Cord Job # 7059  
 Sheet Serial # 154746  
 Date 10-10-11

PROJECT NO: 13395000	SCALE: AS SHOWN	NO.	DATE
PROJECT DATE: 09/02/2011	DRAWN BY: BMB		02/19/2011
CHECKED BY: KCL			
PLLOT DATE:			

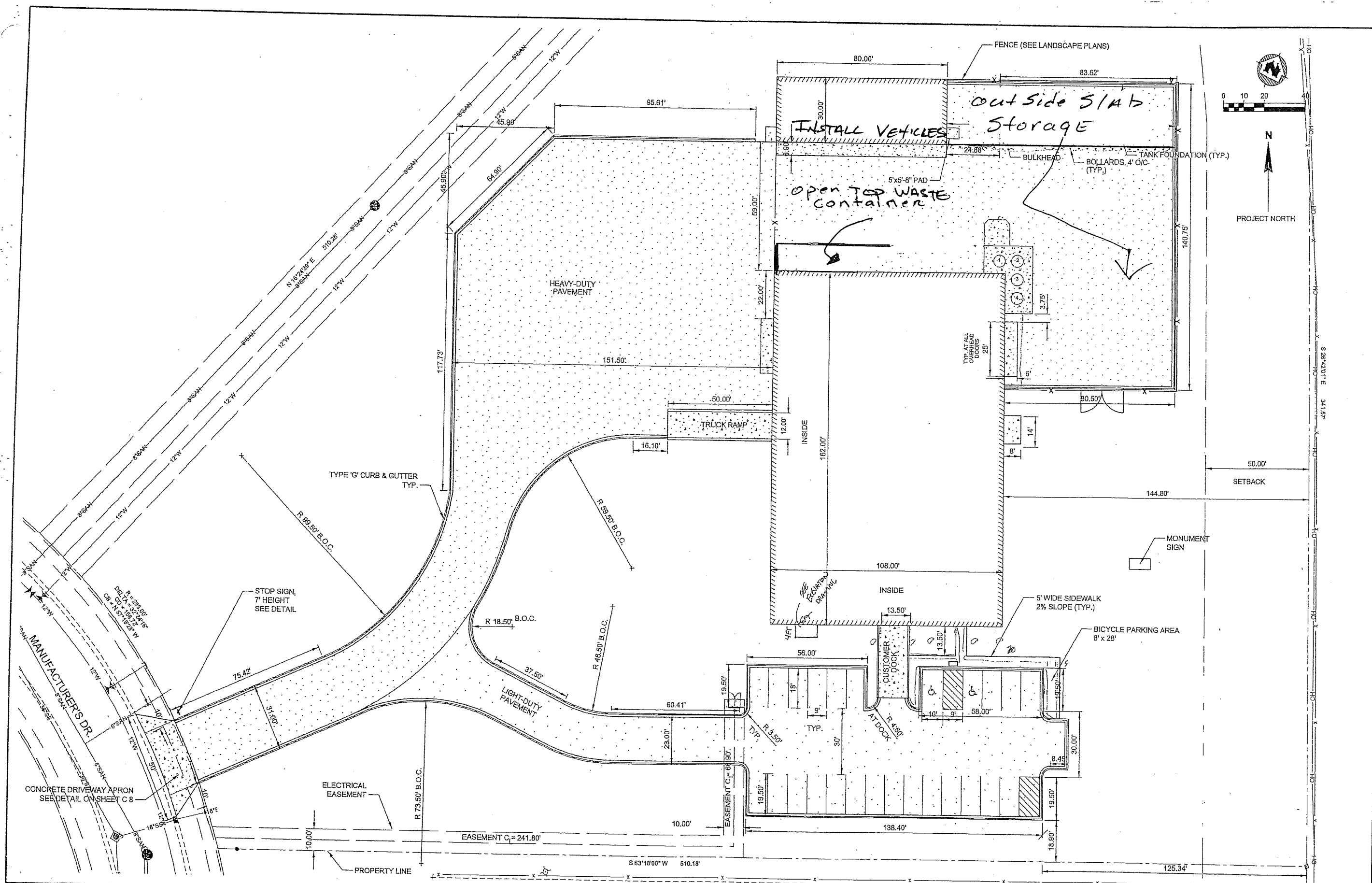
**MSA**  
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Existing SITE GRADING PLAN

ENCOMPASS OF MADISON  
 7173 MANUFACTURERS DRIVE  
 MADISON, WISCONSIN

FILE NO.  
13395000  
 SHEET  
C 4



PROJECT NO.	SCALE AS SHOWN	NO.	DATE	REVISION	BY
13395000					
PROJECT DATE: 09/08/2011	DRAWN BY: BMB		01/14/2011	OWNER'S REVISION	BMB
CHECKED BY: KCL					
PLOT DATE:					

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Proposed

ENCOMPASS OF MADISON  
 7173 MANUFACTURERS DRIVE  
 MADISON, WISCONSIN

FILE NO.  
 13395000

SHEET  
 EXHIBIT A

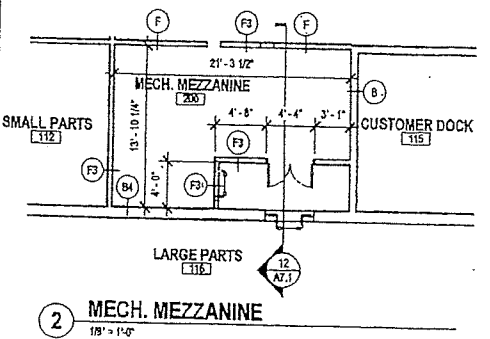
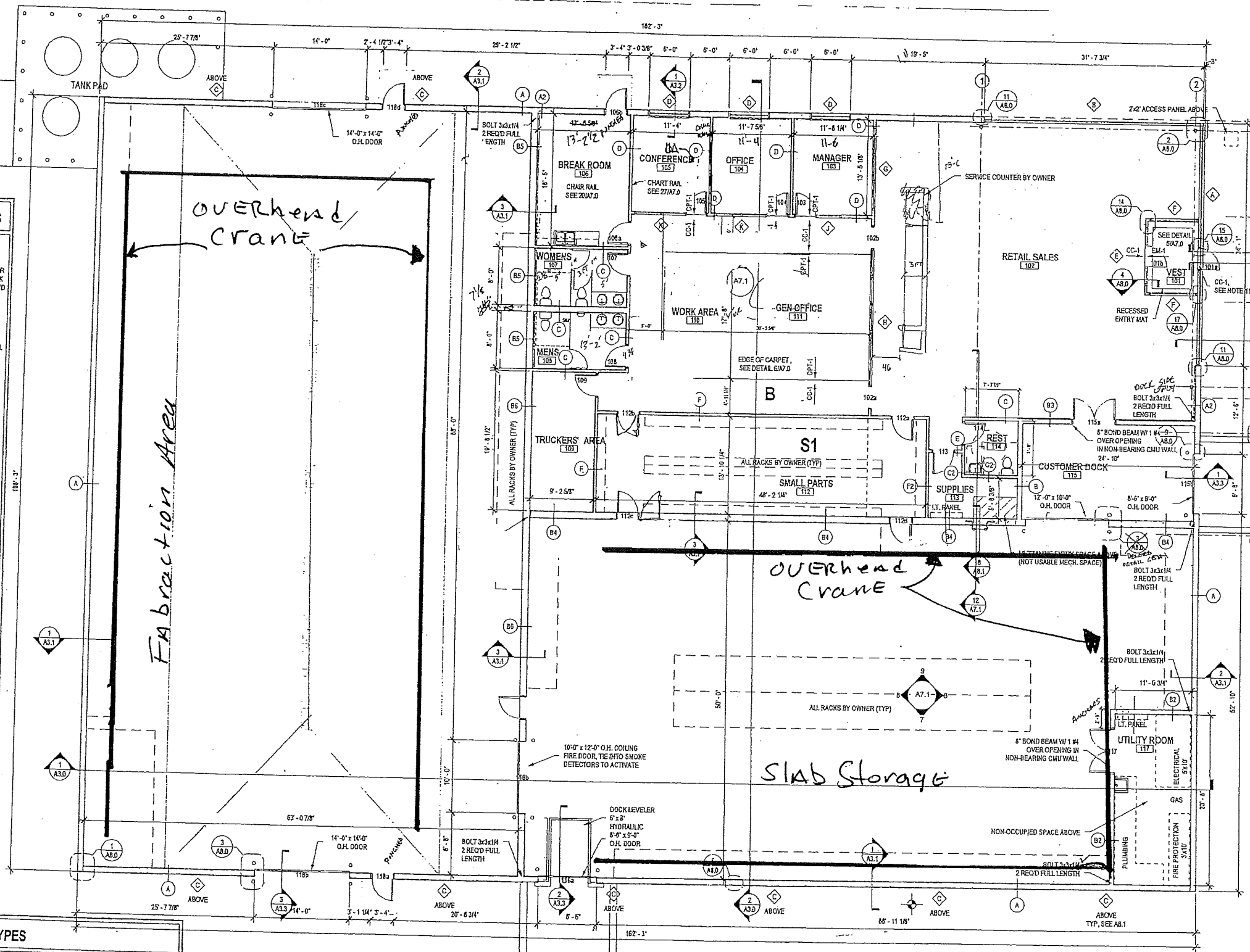


**FLOOR PLAN GENERAL NOTES**

- SEE SHEET A7.0 & A2.1 FOR INTERIOR ELEVATIONS.
- ALL ROUGH OPENINGS FOR MILLWORK SHALL BE PROVIDED BY GENERAL CONTRACTOR AS NOTED. WALLS OR RECEIVE MILLWORK SHALL BE FINISHED AS IF NO MILLWORK WILL BE INSTALLED LESS FINISH PAINT, WALL COVERING AND BASE.
- ALL MILLWORK, EXCEPT AS NOTED, SHALL BE BY GENERAL CONTRACTOR. THE G.C. SHALL COORDINATE WORK WITH THE MILLWORK CONTRACTOR AND ALLOW MILLWORK CONTRACTOR TO INSTALL APPROPRIATE BLOCKING/SUPPORTS IN WALL PRIOR TO COMPLETING WALL CONSTRUCTION WORK & FINISH.
- ALL WALL COVERING BY G.C. SHALL PREPARE WALLS NOTED TO RECEIVE WALL COVERINGS AS SPECIFIED IN PAINTING SPEC.
- GENERAL CONTRACTOR SHALL REVIEW ALL DETAILS, DIMENSIONS & CONDITIONS, AND NOTIFY ARCHITECT PRIOR TO BEGINS OF ANY SIGNIFICANT INCONSISTENCIES OR QUESTIONS.
- GENERAL CONTRACTOR SHALL FIELD VERIFY AND COORDINATE ALL FINAL DIMENSIONS, ELEVATIONS, DETAILS, CLEARANCES, ETC. OF ALL COMPONENTS TO A COMPLETE, FULLY FUNCTIONAL, WEATHER-TIGHT FACILITY.
- SEE ROOM & DOOR SCHEDULES, ELEVATIONS AND DETAILS.
- SEE SPECS FOR FINISH MATERIAL SCHEDULE.
- ALL STEEL PROVIDED BY STRUCTURAL STEEL CONTRACTOR UNLESS NOTED OTHERWISE.
- PRECAST SUPPLIER TO PROVIDE ALL STEEL REQUIRED FOR THEIR INSTALLATION AND ANCHORING, INCLUDING WELDED ANGLES.
- SEE STRUCTURAL DRAWINGS FOR ADDITIONAL DIMENSIONS, DETAILS, ETC.
- ALL SOUND BATT IN WALLS AND ABOVE CEILINGS SHALL BE LOCATED IN ROOMS 103, 104, 105, 106, 107, 108 & 114.
- BRACES REQUIRED, ALL WALL TO STRUCTURE ABOVE WHICH STOP 6" ABOVE FINISHED CEILING.
- PRIMARY WINDOW MULLIONS ARE TO LINE UP WITH COLUMN CENTERLINES & INTERSECTING WALLS AND BE OF EQUAL SPACING BETWEEN THE PRIMARY MULLIONS. GLASS WIDTHS MAY OR WILL VARY.
- GENERAL CONTRACTOR TO PROVIDE WOOD BLOCKING BETWEEN WOOD/METAL STUDS AS REQUIRED FOR CASEWORK/HANDRAIL/TOILET ACCESSORIES ETC. MOUNTING.
- PROVIDE VINYL CARPET EDGE AT ALL CARPET TO DISSIMILAR FLOOR MATERIALS UNLESS NOTED OTHERWISE (U.A.O.).
- REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR WALL CONTROL JOINTS.
- VERIFY ALL ACTUAL CHASE DIMENSIONS WITH HVAC CONTRACTOR.
- ADA CLEARANCE CIRCLES AND BOXES SHOWN ON PLAN ARE FOR INFORMATION PURPOSES ONLY.
- DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.
- LOAD BEARING MASONRY WALLS NEED TO RUN TIGHT TO DECK AND AROUND JOISTS

**WALL TYPES**

- |   |   |
|---|---|
| (A) INSULATED PRECAST CONCRETE WALL PANEL SYSTEM (FIRE RATINGS AS NOTED)  | (C) 5/8" WATER RESIST GYPSUM WALL BOARD ON REST ROOM SIDE WITH BATT INSUL TO 6" ABOVE FINISH CEILING ON 3/8" METAL STUDS @ 16" O.C. WITH 5/8" GYPSUM BOARD ON EXTERIOR SIDE, RUN TO UNDER OF ROOF DECK. |
| (A2) INSULATED PRECAST CONCRETE WALL PANEL SYSTEM, WITH 5/8" GYPSUM BOARD ON 1 1/2" Z-FURRING CHANNEL @ 16" O.C. TO 6" ABOVE CEILING  | (C1) 5/8" WATER RESIST GYPSUM WALL BOARD ON REST ROOM SIDE UNDERSIDE OF ROOF DECK, FIT AROUND JOISTS AND BEAMS WHERE IT OCCURS (SEE A7.0).  |
| (B) 8" CONCRETE MASONRY UNITS TO UNDERSIDE OF ROOF DECK, FIT AROUND JOISTS AND BEAMS  | (D) 5/8" GYPSUM WALL BOARD ON 3/8" METAL STUDS @ 16" O.C. TO 6" ABOVE CEILING WITH BATT INSUL.  |
| (B2) 8" CONCRETE MASONRY UNITS TO MEZZANINE.  | (E) 5/8" GYPSUM WALL BOARD ON 3/8" METAL STUDS @ 16" O.C. TO BOTTOM OF ROOF DECK  |
| (B3) 8" CONCRETE MASONRY UNITS TO BOTTOM OF ROOF DECK, WITH 5/8" GYPSUM BOARD ON 1 1/2" Z-FURRING CHANNEL @ 16" O.C. TO 6" ABOVE CEILING, ON SALES SIDE ONLY.                     | (F) 5/8" GYPSUM WALL BOARD ON 3/8" METAL STUDS @ 16" O.C. TO BOTTOM OF MEZZANINE  |
| (B4) 12" CONCRETE MASONRY UNITS TO UNDERSIDE OF ROOF DECK, FIT AROUND JOISTS AND BEAMS  | (F2) 5/8" GYPSUM WALL BOARD ON 3/8" METAL STUDS @ 16" O.C. TO BOTTOM OF MEZZANINE   |
| (B5) 17" CONCRETE MASONRY UNITS THRU ROOF DECK, WITH 5/8" GYPSUM BOARD ON 1 1/2" Z-FURRING CHANNEL @ 16" O.C. TO 6" ABOVE CEILING, FIT AROUND JOISTS & BEAMS, ON SALES SIDE ONLY. | (F3) 5/8" GYPSUM WALL BOARD ON 3/8" METAL STUDS @ 16" O.C. FROM MEZZANINE TO BOTTOM OF ROOF DECK  |
| (B6) 12" CONCRETE MASONRY UNITS THRU ROOF DECK, TO TOP OF WALL ELEVATION 121'-0"  |   |



**DIMENSION**  
Madison Design Group  
architecture - engineering - interior design

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GENERAL CONTRACTORS  
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Rockford, IL 61104-2228  
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ENCOMPASS OF  
MADISON  
DISTRIBUTION  
CENTER & COLD  
STORAGE

7173 Manufacturer's Drive  
Madison, WI 53704

CORD CONSTRUCTION CO.  
Cord Job # 7059  
Sheet Serial # 154762  
Date 10-10-11

**FOR CONSTRUCTION SET**

DATE OF ISSUE: OCT 10, 2011

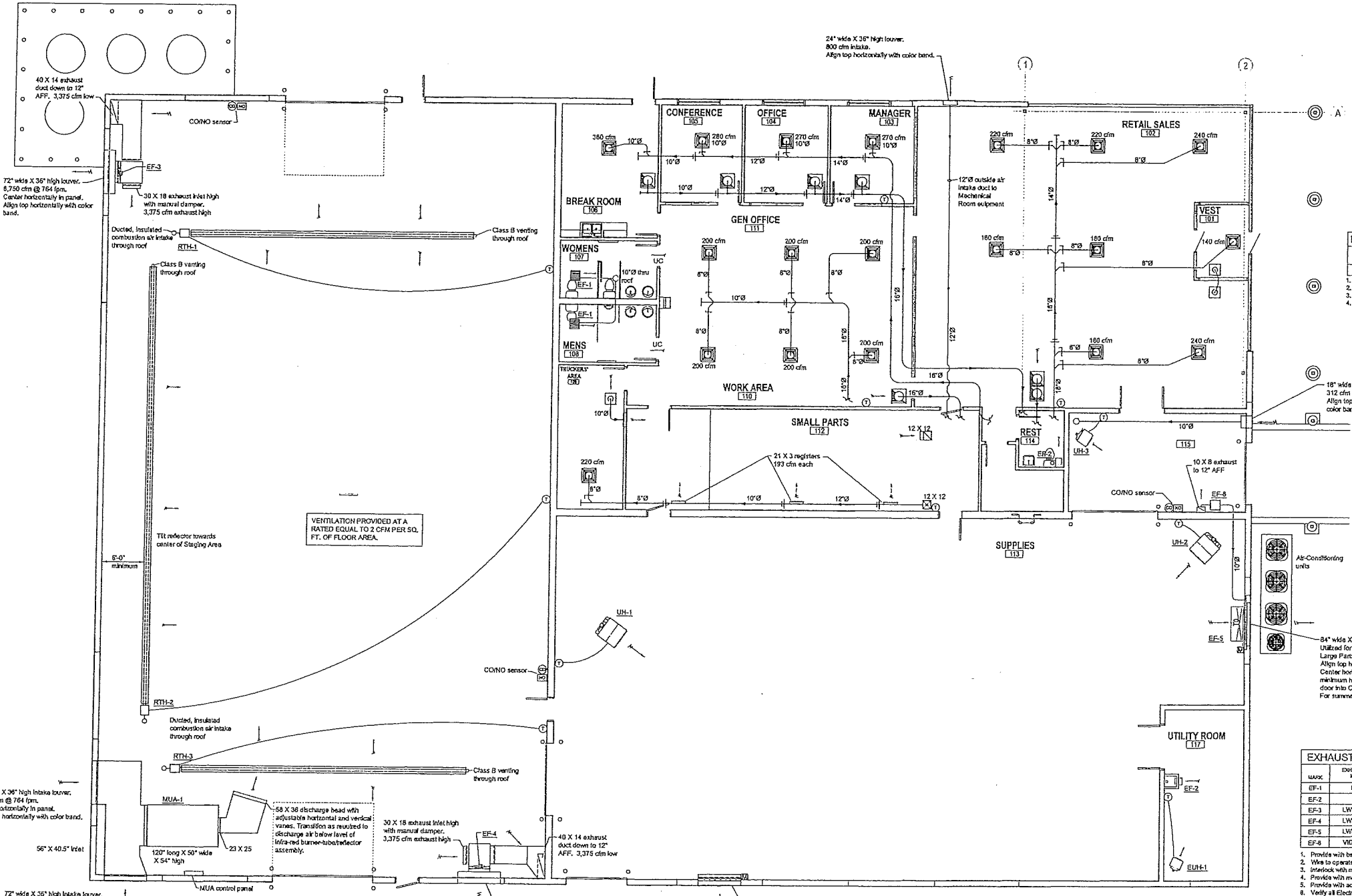
REVISIONS:


PROJECT # PROJECT #11066

FIRST FLOOR PLAN -  
DISTRIBUTION  
CENTER

**A1.1**





**ELECTRIC HEATER SCHEDULE:**

MARK	HEATER MODEL	MANUFACTURE	HEATER TYPE	TOTAL KW.	BTU/HR	NOTE
EH-1	MUH-0581	QMARK	UNIT HEATER	5.0 KW	17,050	1, 2, 3, 4

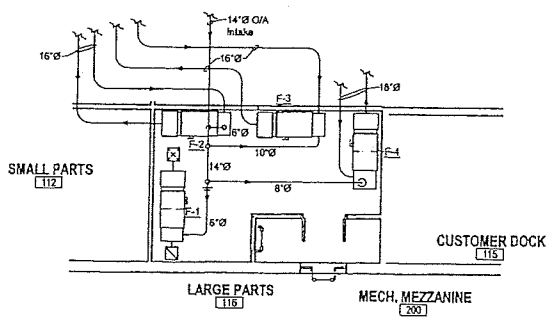
- Provide with remote double pole line voltage thermostat.
- Integral fan assembly.
- Verify all electrical requirements with Electrical Contractor.
- Mount electric wall heater as high as possible.

**EXHAUST FAN SCHEDULE:**

MARK	EXHAUST FAN MODEL	MANUFACTURE	EXHAUST CFM	MOTOR H.P.	ESP	MOTOR VOLTAGE	NOTE
EF-1	L-150	BROAN	150 CFM	FRAC.	0.25"	115 - 1 - 60	1, 2
EF-2	684	BROAN	75 CFM	FRAC.	0.25"	115 - 1 - 60	1, 2
EF-3	LWIKD0-T1	CARNES	6,750 CFM	1.5 HP	0.38"	VERIFY	3, 5, 6, 7
EF-4	LWIKD0-T1	CARNES	6,750 CFM	1.5 HP	0.38"	VERIFY	3, 5, 6, 7
EF-5	LWIKD0-T1	CARNES	7,500 CFM	1.5 HP	0.38"	VERIFY	4, 5, 6, 7
EF-6	VDK-55-J2	CARNES	312 CFM	1/8 HP	0.25"	VERIFY	6, 8

- Provide with back draft damper and vent through roof.
- Wire to operate continuously during occupied hours - as wiring by Electrical Contractor.
- Interlock with make-up air unit MUA-1 for continuous operation.
- Provide with manual "On-Off" control by Electrical Contractor for summer ventilation use only.
- Provide with adjustable belt drive.
- Verify all electrical requirements with Electrical Contractor.
- Verify all electrical requirements with Electrical Contractor.
- Provide with motor operated automatic back draft damper.
- Wire for continuous operation.

**FIRST FLOOR HVAC PLAN**  
1/8" = 1'-0"



**MECH. MEZZ. HVAC PLAN**  
1/8" = 1'-0"

**FURNACE SCHEDULE:**

MARK	FURNACE MODEL	MANUFACTURE	GAS TYPE	HEATING INPUT	HEATING OUTPUT	AFUE	SCFM	ESP	MOTOR HP.	CONDENSING UNIT MODEL	MANUFACTURE	COOLING BTU TOTAL	ESP	MINIMUM FRESH AIR	NOTE
F-1	TUC180QA9241	TRANE	NAT	40,000	37,000	92%	800	0.50"	1/8	4TTR3024A1000	TRANE	24,000	13.0	60 CFM	1, 2, 3, 4, 5
F-2	TUC180QA9381	TRANE	NAT	80,000	55,000	92%	1,200	0.50"	1/2	4TTR3036A1000	TRANE	36,000	13.0	100 CFM	1, 2, 3, 4, 5
F-3	TUC180QA9381	TRANE	NAT	80,000	55,000	92%	1,200	0.50"	1/2	4TTR3036A1000	TRANE	36,000	13.0	100 CFM	1, 2, 3, 4, 5
F-4	TUC180QA9481	TRANE	NAT	80,000	73,600	92%	1,600	0.50"	1/2	4TTR3048A1000	TRANE	48,000	13.0	200 CFM	1, 2, 3, 4, 5

- 100% sealed combustion gas-fired horizontal furnaces with 6" air rack & TIA air filter.
- Provide with electronic programmable thermostat.
- Fan shall operate continuously during occupied hours.
- Provide a motorized fresh air damper. Shall be open during occupied hours.
- Verify all electrical requirements with Electrical Contractor.

**UNIT HEATER SCHEDULE:**

MARK	MODEL	MANUFACTURE	BTU/HK INPUT	BTU/HK OUTPUT	MOTOR HP.	FRESH AIR CFM	MOTOR VOLTAGE	GAS TYPE	AFUE	NOTE
UH-1	TF-250	STERLING	250,000	202,500	1/2 HP	3,450	115 - 1 - 60	NAT	81%	1, 2, 3, 4, 5
UH-2	TF-250	STERLING	250,000	202,500	1/2 HP	3,450	115 - 1 - 60	NAT	81%	1, 2, 3, 4, 5
UH-3	GG-45	STERLING	45,000	36,450	1/20 HP	550	115 - 1 - 60	NAT	81%	2, 3, 4, 5, 6

- Provide a Class B vent system through roof.
- Provide a electronic programmable thermostat and subbase. Mount min. 48" A.F.F.
- Suspend heater minimum of 8'-0" A.F.F. With non-combustible hangers.
- Verify all electrical requirements with Electrical Contractor.
- Aluminized steel tubular heat exchanger.
- 100% sealed combustion gas-fired suspended unit heater.

**MAKE-UP AIR SCHEDULE:**

MARK	MODEL/HEATER	MANUFACTURE	GAS TYPE	HEATING BTU/OUT	AFUE	SCFM	ESP	MOTOR HP.	GAS TRASH	SYSTEM CONTROL	TEMP. RISE	UNIT VOLUME	UNIT HEIGHT	NOTE
MUA-1	CAH-20	CAPTIVE AIR	NAT	1,400,000	94%	13,500	0.40"	10.0 HP	DIRECT FIRED	MODULATING	Δ3	VERIFY	2,000 LBS	1, 2, 3, 4, 5, 6, 7

- Suspend as high as possible with non-combustible hangers.
- Provide with intake damper inlet filter.
- Fan Interlock.
- Fanoverload Filter.
- Provide remote control panel with indicator lights and adjustable discharge air temperature controller.
- ANSI Rated Burner.
- High Pressure Regulator.

**HEATING & VENTILATION**  
SCALE: 0 4' 8' 16' 32'

**AS-BUILT HVAC**  
04-04-12

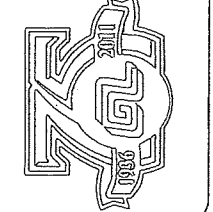
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**AIR TEMPERATURE SERVICES, INC.**  
5301 VOGES ROAD  
MADISON, WI 53718

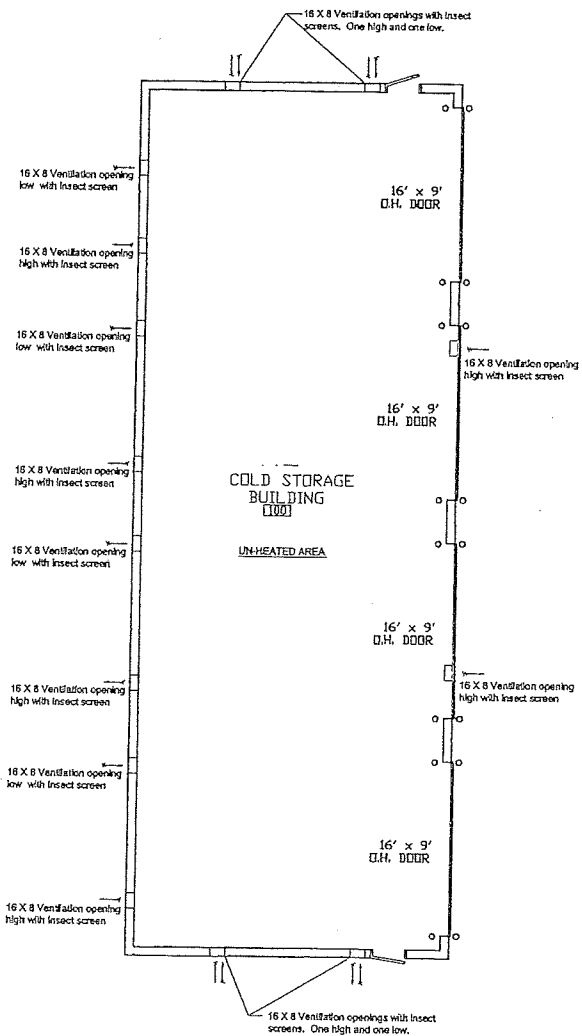
CONTRACTOR  
REVISION: 11-21-11  
REVISION ONE

PROJECT:  
LOCATION:  
7175 MANUFACTURERS DRIVE  
MADISON, WI 53704

**GUSTAVE A. LARSON COMPANY**  
W232 N2869 Rounay Circle West,  
Fawcotte, WI 53072  
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Sheet: 1 OF 2  
Date: 11-15-11  
Scale: 1/8" = 1'-0"  
HV-1



STORAGE BUILDING HVAC PLAN  
1/8" = 1'-0"

**DUCT SEALING REQUIREMENTS**  
IECC 503.2.7, 1/IMC 603.9

**LOW PRESSURE DUCT SYSTEMS.**  
ALL LONGITUDINAL AND TRANSVERSE JOINTS, SEAMS AND CONNECTIONS OF SUPPLY, RETURN AND EXHAUST DUCTS OPERATING AT A STATIC PRESSURE LESS THAN OR EQUAL TO ZINCHES W.G. (500 PA) SHALL BE SECURELY FASTENED AND SEALED WITH WELDS, GASKETS, MASTICS (ADHESIVES), MASTIC-LUS-EMBEDDED-FABRIC SYSTEMS OR TAPES INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. PRESSURE CLASSIFICATIONS SPECIFIC TO THE DUCT SYSTEM SHALL BE CLEARLY INDICATED ON THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE.

TAPES AND MASTICS USED TO SEAL DUCTWORK SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 181A AND SHALL BE MARKED "181A-P" FOR PRESSURE-SENSITIVE TAPE, "181A-M" FOR MASTIC OR "181A-H" FOR HEAT-SENSITIVE TAPE.

**INSULATION REQUIREMENTS**  
IECC 403.2.1/IECC 503.2.7/Comm 63.0403(2)/Comm 63.0503(0)

**DUCT INSULATION**  
MUST HAVE R-VALUE, INSTALLED THICKNESS, FLAME SPREAD & SMOKE DEVELOPMENT INDEX EVERY < 38".  
SUPPLY, RETURN PLENUMS TO BE INSULATED.  
NOT REQUIRED WITH TEMPERATURE DIFFERENCE < 15 DEGREES F.  
MINIMUM R-3.0 REQUIRED IN UNCONDITIONED SPACES.  
MINIMUM R-5.0 REQUIRED WHEN DUCT LOCATED OUTSIDE BUILDING ENVELOPE.

**PIPING INSULATION**  
REQUIRED IF FLUID TEMPERATURE > 105 DEGREES F.  
REQUIRED IF FLUID TEMPERATURE < 55 DEGREES F.

- GENERAL NOTES, CONDITIONS AND TERMS:**
- All work to be done in compliance with all state and local codes and all manufacturer's instructions.
  - Supply fans to run continuously during occupied periods of building operation.
  - Maintain 10'-0" between all vent/exhaust and outside air intakes.
  - Provide and install turning vanes or large radius turns on all duct corners.
  - Provide and install spider dampers at all supply duct lines and take-offs.
  - All supply duct take-offs shall be provided with manually adjustable air balancing dampers with locking quadrants or wings.
  - Underside doors or provide door or transfer grilles where necessary to provide for proper transfer of air. Do not provide doors or transfer grilles.
  - All duct installation shall conform to ASHRAE and SMACNA standards as regards but not limited to duct gauges, turning radius and the installation of turning vanes and/or extractors, whether or not shown on plans.
  - All clothes dryer exhaust ducting shall be constructed from minimum 26 gauge aluminum duct. The total equivalent length of dryer exhaust ducting shall not exceed 25 equivalent feet per IMC (International mechanical code) chapter 5, section 504.6.1. Each vertical riser shall be provided with a clean-out per IMC, section 504.3.
  - All ductwork and piping shall run straight and true and shall be installed in a workmanlike manner.
  - Steel or aluminum ductwork that requires insulation shall conform with all applicable codes, dimensions listed are inside area sizes. Minimum insulation R values shall be determined by Wisconsin code comm 63.0503(0). All supply and return ducts shall be insulated with a minimum of R-4 insulation when located in unconditioned spaces and with a minimum of R-6 insulation when located outside the building envelope.
  - Ductwork seams and joints for longitudinal & transverse joints, seams and connections of supply, return and exhaust ducts to be securely fastened and sealed. This system is a low pressure (less than or equal to 2" w.g.) duct system. Tapes and mastics shall be listed and labeled in accordance with UL 181a.
  - Grilles and registers are general stock and should be verified for final selection and type.
  - Gas piping provided to meet all state and local codes, including local gas utility company requirements and the national fuel gas code, NFPA no. 54.
  - HVAC Contractor shall furnish and install all condensate drain lines and refrigerant piping in strict accordance with manufacturer's recommendations.
  - All low voltage control wiring shall be furnished and installed by HVAC contractor.
  - HVAC Contractor or balancing agent shall test and balance the entire HVAC system per requirements of comm. 64, section 64.0310(1). The balance report shall be submitted to the engineer or HVAC designer along with one copy retained on site with approved HVAC plans. Note that final inspections shall not be performed and compliance statements (required for occupancy) shall not be provided without a valid air balance report on file with the engineer or HVAC designer.
  - HVAC Contractor shall provide one set of operation & maintenance manuals to the owner as required by code comm. 64, section 64.0310(2). This manual shall include all equipment & its manuals, all thermostat programming manuals and instructions and any and all relevant wiring diagrams or control schematics and all equipment warranty information.
  - Per IMC section 305 access and service space requirements: clearances around appliances to elements of permanent construction, including other installed equipment and appliances, shall be sufficient to allow inspection, service, repair or replacement without removing such elements of permanent construction or disabling the function of a required fire-resistance-rated assembly.
  - Appliances in rooms, rooms containing appliances requiring access shall be provided with a door and an unobstructed passageway measuring not less than 36 inches wide and 80 inches high.
  - Exhaust outlets for "environmental air" exhaust openings shall be located >= 3 feet from property lines and > 3 feet from openings into the building. "Environmental air" is air that is conveyed to or from occupied areas through ducts which are not part of the heating or air-conditioning system, such as ventilation for human usage, domestic kitchen range exhaust, bathroom exhaust and domestic clothes dryer exhaust. The exhaust from a bathroom or kitchen in a residential dwelling shall not be considered to be hazardous or noxious contaminants. Other types of exhaust openings shall be located 10 feet from property lines and 10 feet from operable openings into buildings. See IMC 501.2.
  - IMC 601.1 provide sheet metal ducts, duct liner and fittings which are constructed in compliance with the standards approved by the department. The use of fiberglass constructed duct (ducksboard) will not be permitted on this project.
  - HVAC Contractor shall field verify all duct dimensions prior to fabrication.
  - HVAC Contractor shall be responsible for ductwork routing, installation and resolving interference with other trades.
  - Provide HVAC systems with automatic setback or shutdown controls.
  - All thermostats shall be located at a maximum of 48 inches and a minimum of 15 inches above finished floor.
  - All exhaust fans shall be interlocked with the electronic programmable thermostat serving the respective zone to provide for continuous fan operation during occupied hours of building use.
  - Per IMC 304.9 clearance from grade. Equipment and appliances installed at grade level shall be supported on a level concrete slab or other approved material extending above adjoining grade or shall be suspended a minimum of 6 inches above adjoining grade.
  - These drawings are diagramsmatic & are intended to show the intent of the plans and specifications. Some field changes that do not affect the performance or intent of the design are acceptable and should be expected. Do not scale drawings. The contractor shall field verify all measurements and accept responsibility for their accuracy.
  - Overship of instruments of service: These plans and all related including work performed and provided, including but not limited to load calculations are intended for use only by the specific HVAC Contractor named in the title block contained in and shown on this plan. Transfer of this plan along with any and all related work shall not be permitted without specific written authorization from the Gustave A. Larson Company. If said written authorization is not obtained, the Gustave A. Larson Company shall not be responsible for the design or performance of the HVAC system on this particular project.
  - The design and installation of the HVAC system for this particular project shall be solely adhered to with regards to the type of HVAC equipment and the Manufacturer of said equipment as listed in the Equipment Schedules. If any changes are requested, prior written approval of equipment and shop drawing approval must be obtained. If the type and Manufacturer of the HVAC equipment utilized on this project is not provided as scheduled, the Gustave A. Larson Company shall not be responsible for the design or performance of the HVAC system.
  - The HVAC Engineer/Designer and/or the Gustave Larson Company hereby assumes absolutely no responsibility for the ability of the existing or new roof structure to adequately support any or all roof mounted HVAC equipment shown on this plan. The registered Architect shall provide all structural structural calculations along with all additional or new structural supports to adequately support all roof mounted HVAC equipment shown on this plan.

HEATING & VENTILATION

AS-BUILT HVAC  
04-04-12

Existing No Changes

**AIR TEMPERATURE SERVICES, INC.**  
5301 VOGES ROAD  
MADISON, WI 53718

CONTRACTOR

REVISION: 11-21-11  
REVISION ONE

DRAWING NUMBER:

**PROJECT:** ENCOMPASS OF MADISON - DISTRIBUTION CENTER & COLD STORAGE

**LOCATION:** 7173 MANUFACTURER'S DRIVE  
MADISON, WI 53704

**GUSTAVE A. LARSON COMPANY**  
W232 N2868 Roundly Circle West,  
Pewaukee, WI 53072  
(608) 925-8800  
www.gustavelarson.com

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CITY - Milwaukee, WI  
CITY - Oshkosh, WI  
CITY - Racine, WI  
CITY - Wausau, WI  
CITY - West Bend, WI  
CITY - Wisconsin Dells, WI  
CITY - Wood County, WI  
CITY - Yorkville, WI  
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Sheet: 2 OF 2  
Date: 11-10-11  
Scale: 1/8" = 1'-0"

Sheet: HV-2