



# Madison Public Market

LAND USE APPLICATION

2-24-2020

MSRDesign

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# location map

200 N 1st St. Madison, WI 53704  
Neighborhood Aerial View





## site context

views to [existing] site 01



view from east washington



view from east washington and north 1st

## site context

views to [existing] site 02



view from east johnson and north 1st



view from east johnson



# site context

views of surrounding context – Burr Jones Park and Yahara River

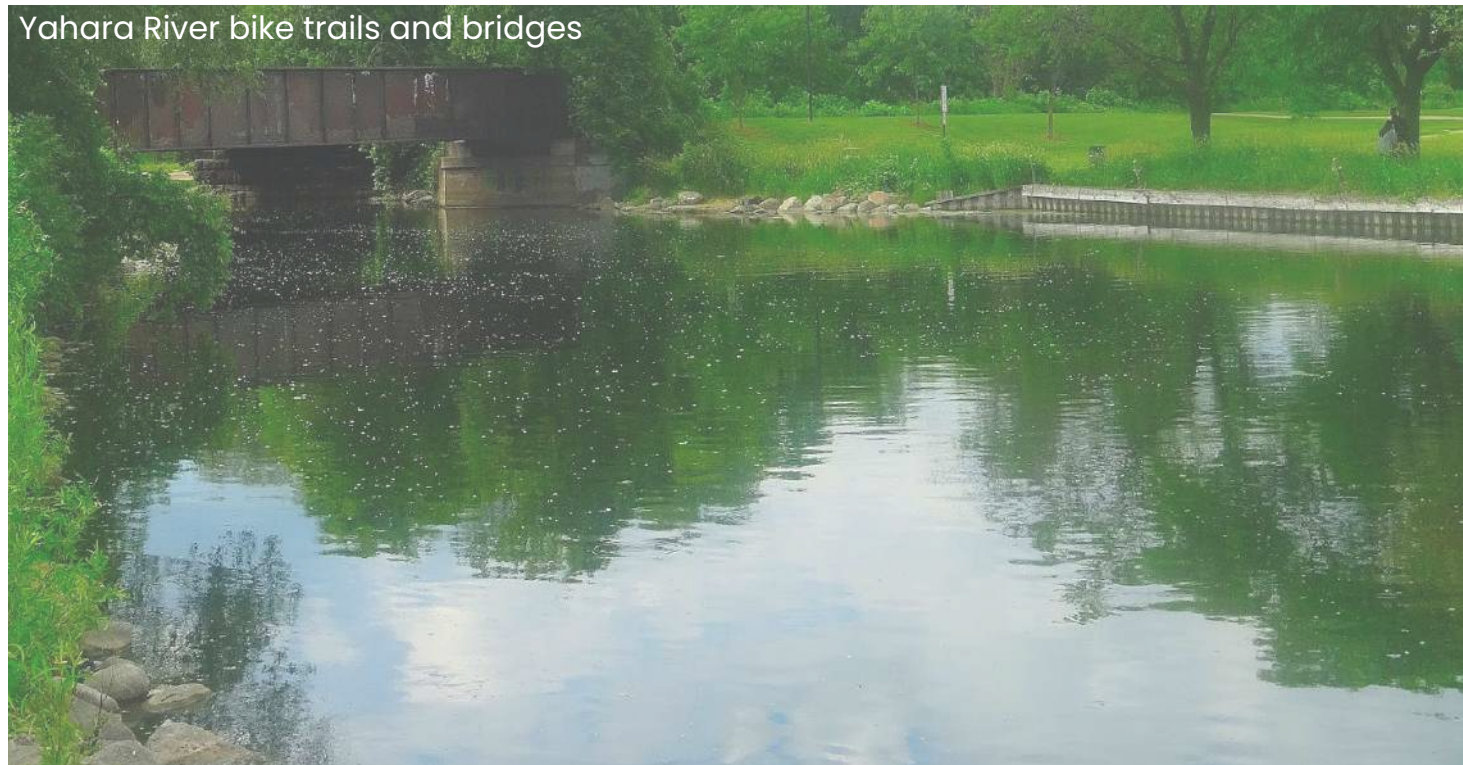
Burr Jones Park



Burr Jones Park basketball courts



Yahara River bike trails and bridges



Yahara river bike trails and ridges





# site context

views of surrounding context

site context looking east



site context looking North



site context looking west



site context looking south





**TOPOGRAPHIC SYMBOL LEGEND**

- EXISTING BOLLARD
- EXISTING MAILBOX
- EXISTING POST
- EXISTING SIGN (TYPE NOTED)
- EXISTING CURB INLET
- EXISTING ENDWALL
- EXISTING FIELD INLET RECTANGULAR
- EXISTING FIELD INLET
- EXISTING ROOF DRAIN CLEANOUT
- EXISTING STORM MANHOLE
- EXISTING SANITARY CLEANOUT
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING AIR CONDITIONING PEDESTAL
- EXISTING DOWN GUY
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC RECTANGULAR MANHOLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING GUY POLE
- EXISTING LIGHT POLE
- EXISTING GENERIC LIGHT
- EXISTING UTILITY POLE
- EXISTING TV MANHOLE
- EXISTING TV RECTANGULAR MANHOLE
- EXISTING TV PEDESTAL
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING UNIDENTIFIED UTILITY VAULT
- EXISTING HANDICAP PARKING
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING BORING
- EXISTING TEST PIT

**DEMOLITION PLAN LEGEND**

- X X X --- CURB AND GUTTER REMOVAL
- ASPHALT REMOVAL
- CONCRETE REMOVAL
- ✕ TREE REMOVAL
- SAWCUT (ALL ASPHALT REMOVAL AREAS TO BE SAWCUT)
- X X --- UTILITY LINE REMOVAL
- ✕ UTILITY POLE REMOVAL BY OTHERS

**EROSION CONTROL LEGEND**

- 820 --- EXISTING MAJOR CONTOURS
- 818 --- EXISTING MINOR CONTOURS
- 820 --- PROPOSED MAJOR CONTOURS
- 818 --- PROPOSED MINOR CONTOURS
- S --- SILT FENCE
- CLASS II SILT SOCK
- DISTURBED LIMITS
- INLET PROTECTION
- EROSION MAT CLASS I TYPE B
- EROSION MAT CLASS II TYPE A
- EROSION MAT CLASS III TYPE A
- CHANNEL MAT CLASS I TYPE B
- TRACKING PAD
- RIP RAP

**TOPOGRAPHIC LINWORK LEGEND**

- UTV --- EXISTING UNDERGROUND CABLE TV
- OTV --- EXISTING OVERHEAD CABLE TV
- FO --- EXISTING FIBER OPTIC LINE
- OT --- EXISTING OVERHEAD TELEPHONE LINE
- UT --- EXISTING UNDERGROUND TELEPHONE
- EXISTING RETAINING WALL
- EXISTING CHAIN LINK FENCE
- EXISTING WIRE FENCE
- EXISTING WOOD FENCE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING GUY LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING OVERHEAD GENERAL UTILITIES
- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING EDGE OF TREES
- EXISTING WATER MAIN (SIZE NOTED)
- 820 --- EXISTING MAJOR CONTOUR
- 818 --- EXISTING MINOR CONTOUR

**PROPOSED UTILITY LEGEND**

- S --- STORM SEWER PIPE
- CI --- STORM SEWER MANHOLE
- EW --- STORM SEWER ENDWALL
- CI --- STORM SEWER CURB INLET
- CI --- STORM SEWER CURB INLET W/MANHOLE
- FI --- STORM SEWER FIELD INLET
- RD --- ROOF DRAIN CLEANOUT
- S --- SANITARY SEWER PIPE (GRAVITY)
- CI --- SANITARY SEWER MANHOLE
- CI --- SANITARY SEWER CLEANOUT
- W --- WATER SERVICE
- FH --- FIRE HYDRANT
- W --- WATER VALVE
- P --- PROPOSED PIPE INSULATION
- G --- GAS MAIN
- E --- ELECTRIC SERVICE

**ABBREVIATIONS**

STMH	STORM MANHOLE
FI	FIELD INLET
CI	CURB INLET
CB	CATCH BASIN
EW	ENDWALL
SMH	SANITARY MANHOLE

**GENERAL NOTES:**

- INSTALL A TRACKING PAD WITH MINIMUM DIMENSIONS OF 50'L X 20'W X 1.5'D AT THE SITE EXIT. THE TRACKING PAD SHALL BE MAINTAINED/REPAIRED FREQUENTLY TO AVOID THE TRACKING OF SEDIMENT OUTSIDE OF CONSTRUCTION LIMITS.
- THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR. ALL MAINTENANCE/REPAIR WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
- UTILITY STRUCTURE RIM AND TOP OF CURB ELEVATIONS ON PLANS ARE APPROXIMATE. ALL UTILITY STRUCTURES SHALL BE SET TO FINAL ELEVATIONS AFTER THE CURB & GUTTER AND BASE COURSE HAVE BEEN INSTALLED.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
- EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD DRAWINGS. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
- CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING SANITARY SEWER, STORM SEWER AND WATER MAIN PRIOR TO CONSTRUCTION TO ENSURE PROPER CLEARANCE OF THE NEW UTILITIES. CONTRACTOR MUST TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES DURING CONSTRUCTION. ANY DAMAGE TO THE EXISTING UTILITIES AND ANY REPAIRS NEEDED AS A RESULT OF THE DAMAGE SHALL BE AT THE EXPENSE OF THE CONTRACTOR REGARDLESS OF THE LOCATION MARKED IN THE FIELD OR SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL REMOVE ANY SEDIMENT TRACKED ONTO ADJACENT ROADS BY MEANS OF STREET SWEEPING (NOT FLUSHING) AT A MINIMUM OF THE END OF EACH WORK DAY OR MORE AS NEEDED.
- RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
- CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
- INSTALL WATER MAIN SERVICES AT ADEQUATE DEPTH (MIN 6.5' OF COVER) TO AVOID CONFLICT WITH PROPOSED SANITARY SEWER AND STORM SEWER PER DNR STANDARDS EXCEPT WHERE NOTED ON THE PLANS.
- SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN EXTERNAL DROP. MANHOLES WITH SEWER LATERAL CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.
- INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY POLYSTYRENE INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER SERVICE LATERALS.
- CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADES SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
- CROSS-SLOPE OF SIDEWALKS SHALL BE 2% UNLESS OTHERWISE NOTED.
- ACCESSIBLE ROUTES SHALL BE 5% MAX LONGITUDINAL SLOPE AND 2% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
- CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
- CONTRACTOR SHALL UTILIZE DIRECTIONAL TRACKING ON SLOPES AS A TEMPORARY GRADING PRACTICE TO CREATE RIDGES FROM VEHICLE TRACKS WHICH PREVENT SOIL EROSION.

**DEMOLITION NOTES:**

- CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
- INSTALL ALL APPLICABLE EROSION CONTROL MEASURES PRIOR TO STARTING DEMOLITION.
- ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
- CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
- COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE. ALL BRUSH SHALL BE CLEARED/REMOVED WITHIN DISTURBANCE LIMITS.
- IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
- COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
- CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY ABANDONMENT/PLUGGING PERMITS FROM THE LOCAL MUNICIPALITY/UTILITY AGENCY.
- ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY STANDARDS.

**UTILITY NOTES:**

- SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
- CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
- FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
- IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
- A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
- STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
- PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
- PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
- A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
- EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b).
- NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
- SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
- CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.

**AGENCIES:**

EMERGENCY – FIRE, RESCUE, AMBULANCE, POLICE DIAL 911

UNITED STATES POST OFFICE  
3902 MILWAUKEE ST  
MADISON, WI 53714-9998  
PHONE: 608-831-5501

MADISON POLICE DEPARTMENT  
211 S. CARROL ST  
MADISON, WI 53703  
PHONE: 608-255-2345 NON-EMERGENCY

MADISON FIRE DEPARTMENT  
30 W. MIFFLIN ST.  
MADISON, WI 53703  
PHONE: 608-266-4420 NON-EMERGENCY

MADISON METRO  
1245 E. WASHINGTON AVE.  
SUITE 201  
MADISON, WI 53703  
TIM SOBOTA  
PHONE: 608-261-4289

**UTILITIES:**

MG&E (GAS)  
PO BOX 1231  
MADISON WI 53701  
SHAUN ENDRES  
PHONE: 608-252-7224 (O)  
608-516-7913 (C)

ALLIANT ENERGY (ELECTRIC)  
2147 COUNTY HIGHWAY PB  
VERONA, WI 53593  
NICHOLAS DACHNIWSKYJ  
PHONE: 608-845-1143

CHARTER COMMUNICATIONS (CABLE TV)  
2701 DANIELS STREET  
MADISON, WI 53718  
JON MARSCHKE  
PHONE: 608-225-2479

TDS (TELEPHONE + FIBER)  
1912 PARMENTER ST  
MIDDLETON, WI 53562  
JERRY MYERS  
PHONE: 608-664-4404

CITY OF MADISON – CITY ENGINEER  
CITY-COUNTY BUILDING, ROOM 115  
210 MARTIN LUTHER KING JR. BOULEVARD  
MADISON, WI 53703  
ROBERT F. PHILLIPS, P.E.  
PHONE: 608-266-4090

CITY OF MADISON – SANITARY AND STORM SEWER ENGINEER  
CITY-COUNTY BUILDING, ROOM 115  
210 MARTIN LUTHER KING JR. BOULEVARD  
MADISON, WI 53703  
GREG FRIES  
PHONE: 608-267-1199

CITY OF MADISON – WATER UTILITY  
119 EAST OLIN AVE.  
MADISON, WI 53703  
TOM HEIKKINEN, GENERAL MANAGER  
PHONE: 608-266-4651



THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE  
1-800-242-8511

**ARCHITECTURE AND INTERIORS**

**MSRDesign**  
710 South Second Street, Suite 800  
Minneapolis, MN 55401 | 612.375.0336

**MEP Engineer**

**MEP Associates, LLC**  
800 Blue Center Dr #170  
Eagan, MN 55121 | 651.370.9120

**Civil Engineer**

**Vierbicher**  
999 Fowler Dr, Suite 201,  
Madison, WI 53717 | 608.826.0532

**Landscape Architect**

**Ken Saiki Design**  
310 S. Park St.  
Madison, WI 53715 | 608.251.3600

**Structural Engineering, Fire Protection Engineering, Technology and AV**

**IMEG Corporation, Inc.**  
1800 Darling Hwy, Suite 200,  
Madison, WI 53762

**Lighting Design**

**Mazzetti, Inc.**  
1600 Stout St, Suite 450  
Denver, CO 80202 | 720.644.5044

**Commercial Kitchen Design**

**Boelter Premier**  
7120 Northland Terrace,  
Minneapolis, MN 55428 | 763.544.8800

**MADISON PUBLIC MARKET**  
200 N First St, Madison, WI 53704

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the Laws of the State of Minnesota. ARCHITECT SEAL

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Date: \_\_\_\_\_ License No: \_\_\_\_\_

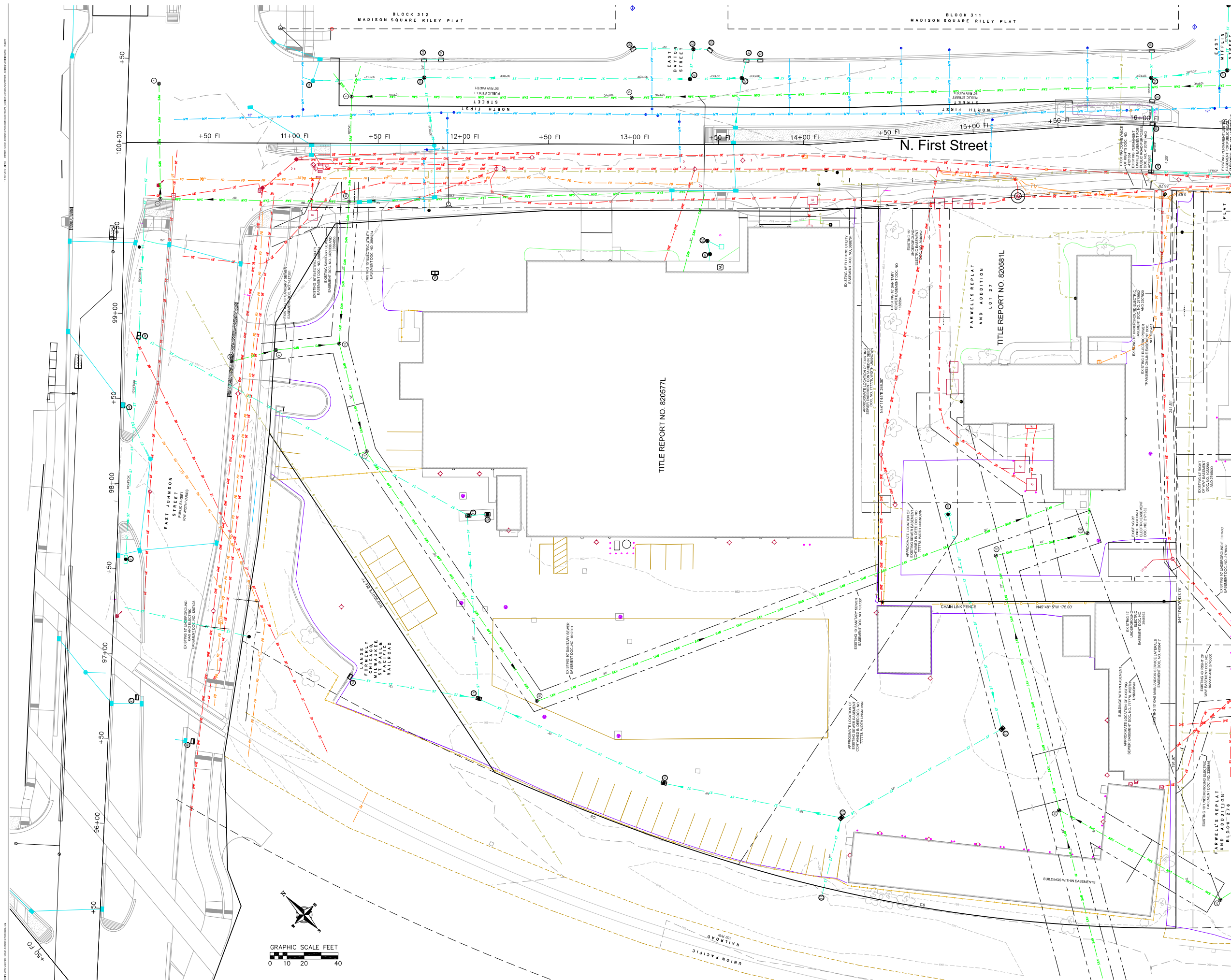
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08.04.2019	DATE + BUILDING DESIGN 1 PRICING ISSUE	
08.12.2019	LOCAL INFORMATIONAL SUBMISSION	
08.16.2019	DATE + BUILDING DESIGN 2 PRICING ISSUE	
11.13.2019	100% CDP DOCUMENTS	

PROJECT NO. 2019006.00  
PROJECT PHASE 100% CDP DOCUMENTS  
DRAWN BY: MSCHR CHECKED BY: MSCH/TSCH  
Drawn by: [Signature] Checked by: [Signature]

**NOTES & LEGENDS**

**C-000**






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Landscape Architect

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1800 Dearing Way, Suite 200,  
Madison, WI 53702

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Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Date: \_\_\_\_\_ License No: \_\_\_\_\_

ISSUE	DATE	DESCRIPTION
06.04.2019	06.04.2019	06.04.2019 SITE + BUILDING DESIGN 1 PIRING ISSUE
06.12.2019	06.12.2019	06.12.2019 LOC INFORMATIONAL SUBMISSION
08.16.2019	08.16.2019	08.16.2019 SITE + BUILDING DESIGN 2 PIRING ISSUE
11.13.2019	11.13.2019	100% CDP DOCUMENTS

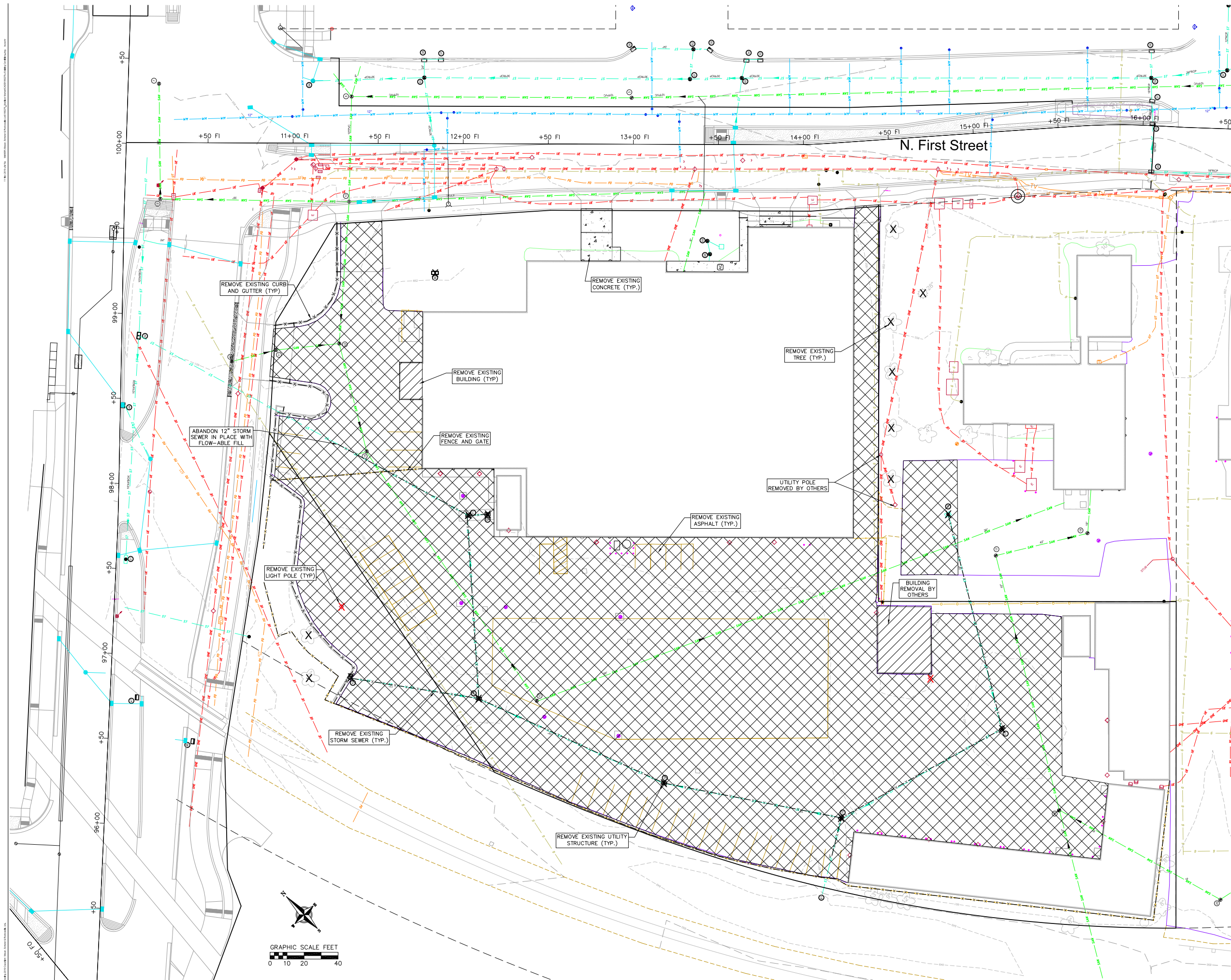
PROJECT NO. 2019006.00  
PROJECT PHASE 100% CDP DOCUMENTS  
DRAWN BY: SCHR CHECKED BY: MSCH/TSCH  
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**EXISTING CONDITIONS PLAN**

**C-001**

NOT FOR CONSTRUCTION





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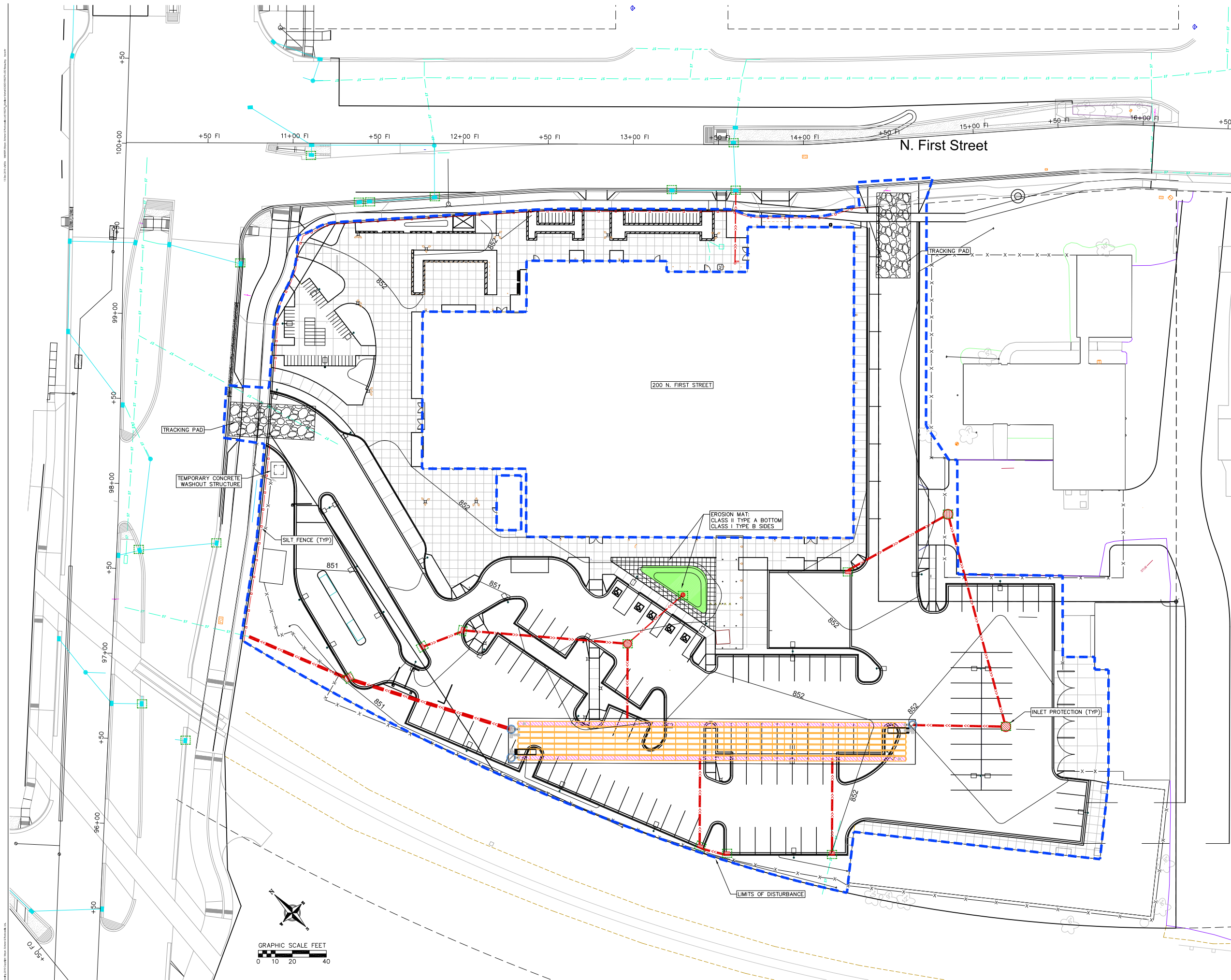
PROJECT NO.	2019006.00
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DRAWN BY:	SCHR
CHECKED BY:	MSCH/TSCH

**DEMOLITION PLAN**

**C-101**

**NOT FOR CONSTRUCTION**





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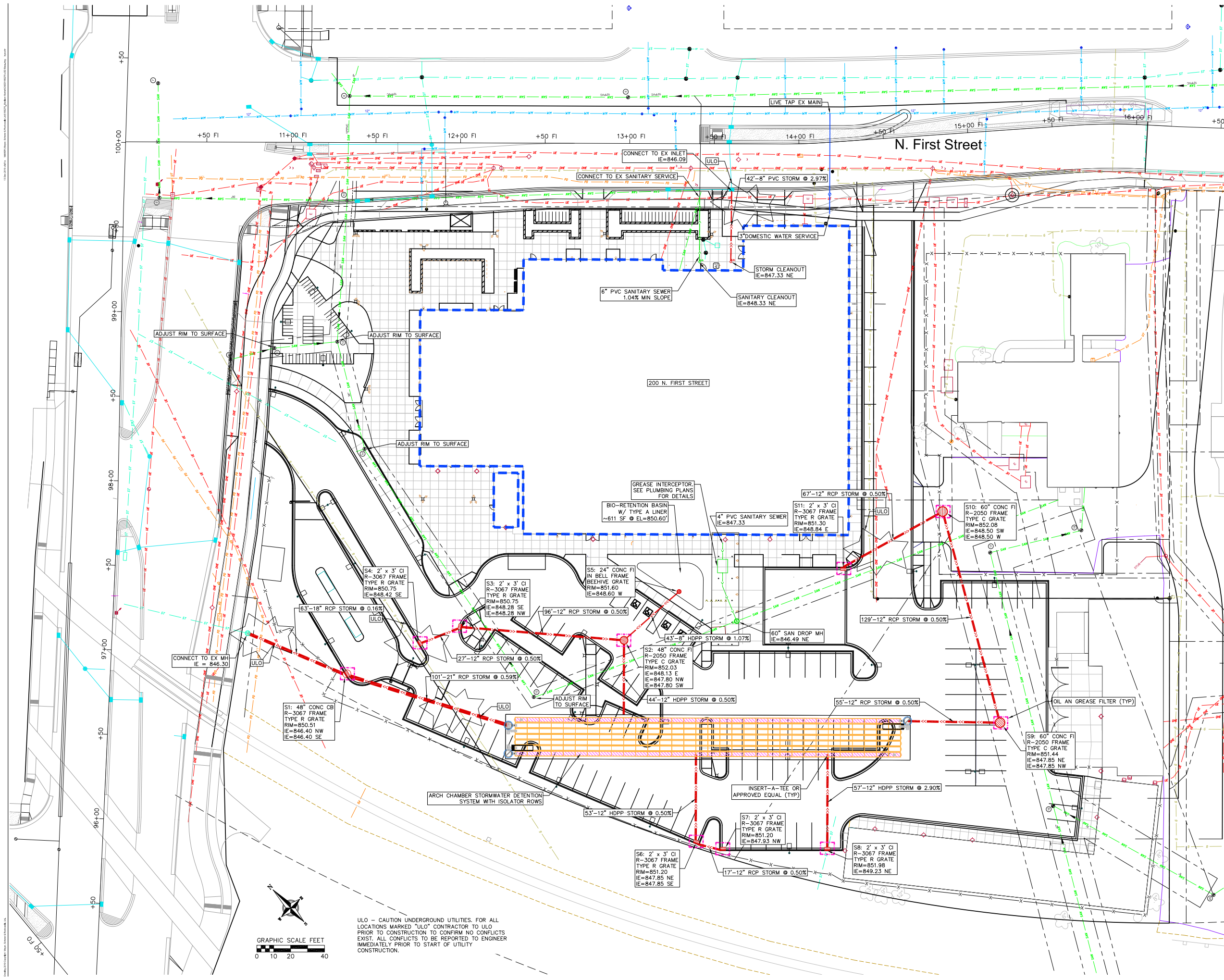
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DRAWN BY:	SCHR
CHECKED BY:	MSCH/TSCH

## EROSION CONTROL PLAN

# C-201

**NOT FOR CONSTRUCTION**







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Date: \_\_\_\_\_ License No: \_\_\_\_\_

ISSUE	DATE	DESCRIPTION
	06.04.2019	01 - BUILDING DESIGN 1 PIRING ISSUE
	06.12.2019	02 - INFORMATIONAL SUBMISSION
	08.16.2019	03 - BUILDING DESIGN 2 PIRING ISSUE
	11.13.2019	100% CDP DOCUMENTS

PROJECT NO: 2019006.00  
PROJECT PHASE: 100% CDP DOCUMENTS  
DRAWN BY: SCHR  
CHECKED BY: MSCH/TSCH

**UTILITY PLAN**

**C-301**

**NOT FOR CONSTRUCTION**

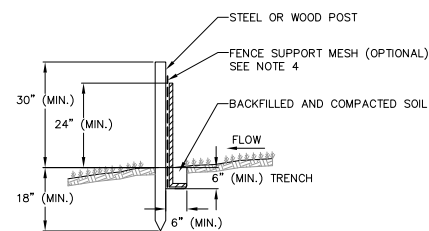


## EROSION CONTROL MEASURES

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wi.gov/runoff/stormwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
5. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
6. A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WisDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
7. CHANNELIZED RUNOFF: FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
8. STABILIZED DISTURBED GROUND: ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25-FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 14-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
9. SITE DE-WATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING).
10. IN NO CASE WILL RIP-RAP BE SMALLER THAN 3" TO 6".
11. INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE CITY HAS ACCEPTED THE BINDER COURSE OF ASPHALT.
12. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN.
13. TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH. LOTS SHALL BE RESTORED WITH 6" TOPSOIL, TEMPORARY SEED, FERTILIZER AND MULCH.
14. SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
15. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
16. EROSION MAT (CLASS I, TYPE A URBAN PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER BUT LESS THAN 1:1.
17. SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.
18. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
19. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
20. ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.
21. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY OF MADISON AND DNR.
22. THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

### CONSTRUCTION SEQUENCE:

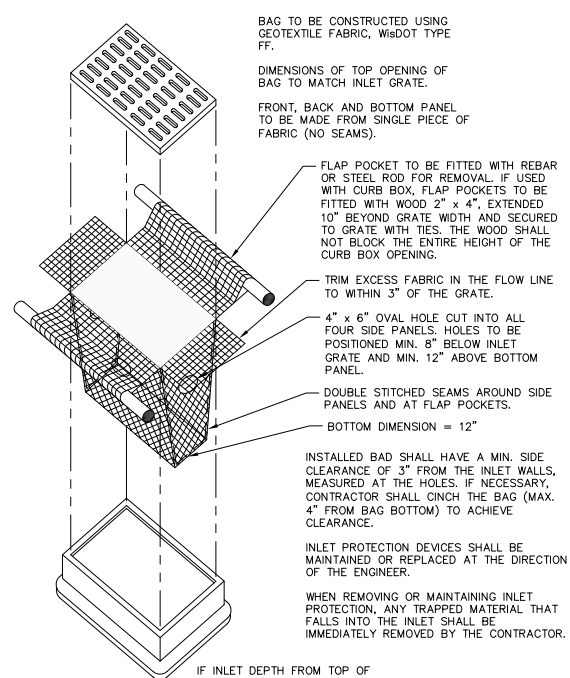
1. INSTALL EROSION CONTROL MEASURES
2. CONDUCT DEMOLITION
3. STRIP TOPSOIL (UNWORKED AREAS MAY REMAIN NON-STABILIZED FOR A MAXIMUM OF 14 DAYS)
4. ROUGH GRADE SITE
5. CONSTRUCT UNDERGROUND UTILITIES
6. INSTALL INLET PROTECTION IN NEW INLETS
7. CONSTRUCT PAVEMENT
8. FINAL GRADE AND RESTORE DISTURBED AREA
9. REMOVE EROSION CONTROL MEASURES AFTER DISTURBED AREAS ARE 70% RESTORED OR PAVED.



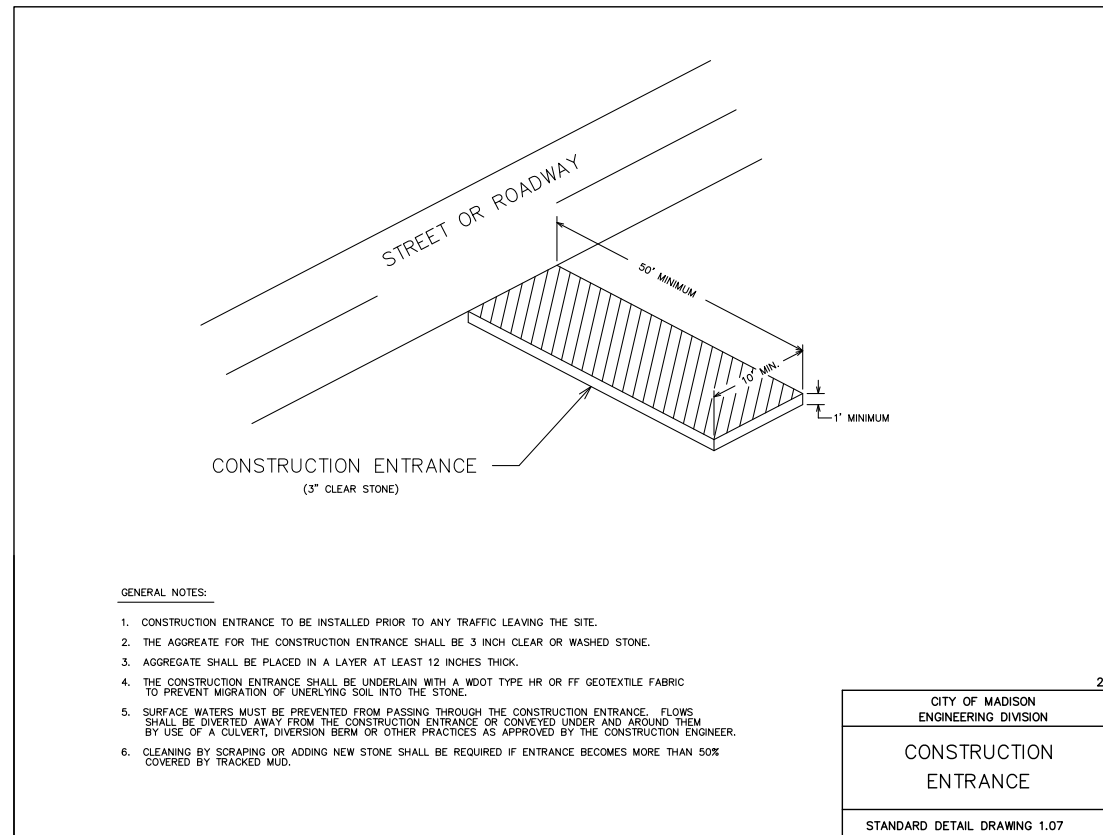
1  
401 SILT FENCE  
NOT TO SCALE

### NOTES:

1. INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE. SEE NOTE 4
2. CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
3. POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)  
POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
4. SILT FENCE SUPPORT MESH CONSISTS OF 14-GAUGE STEEL WIRE WITH A MESH SPACING OF 6 IN. X 6 IN. OR PREFABRICATED POLYMERIC MESH OF EQUIVALENT STRENGTH

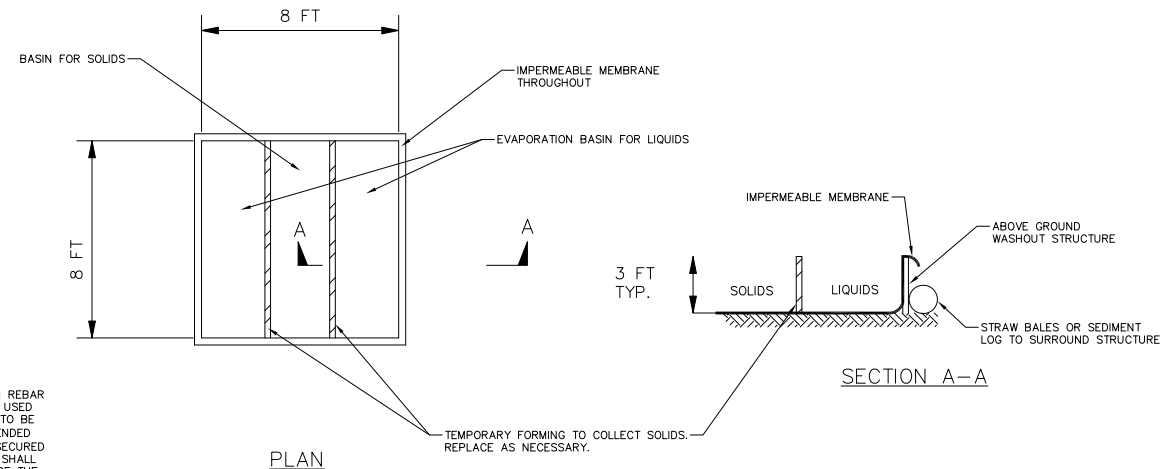


2  
401 INLET PROTECTION TYPE D  
NOT TO SCALE



### GENERAL NOTES:

1. CONSTRUCTION ENTRANCE TO BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.
2. THE AGGREGATE FOR THE CONSTRUCTION ENTRANCE SHALL BE 3 INCH CLEAR OR WASHED STONE.
3. AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK.
4. THE CONSTRUCTION ENTRANCE SHALL BE UNDERLAIN WITH A WOOT TYPE HR OR FF GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOIL INTO THE STONE.
5. SURFACE WATERS MUST BE PREVENTED FROM PASSING THROUGH THE CONSTRUCTION ENTRANCE. FLOWS SHALL BE DIVERTED AWAY FROM THE CONSTRUCTION ENTRANCE OR CONVEYED UNDER AND AROUND THEM BY USE OF A CULVERT, DIVERSION BEAM OR OTHER PRACTICES AS APPROVED BY THE CONSTRUCTION ENGINEER.
6. CLEANING BY SCRAPING OR ADDING NEW STONE SHALL BE REQUIRED IF ENTRANCE BECOMES MORE THAN 50% COVERED BY TRACKED MUD.



### ABOVE GROUND WASHOUT STRUCTURE

### CONSTRUCTION SPECIFICATIONS

1. WASHOUT STRUCTURE SHALL MEET THE REQUIREMENTS OF THE ABOVE DETAIL OR AS APPROVED BY THE ENGINEER.
2. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
3. PREPARE BASE TO BE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
4. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

3  
401 TEMPORARY CONCRETE WASHOUT (ABOVE GROUND)  
NOT TO SCALE

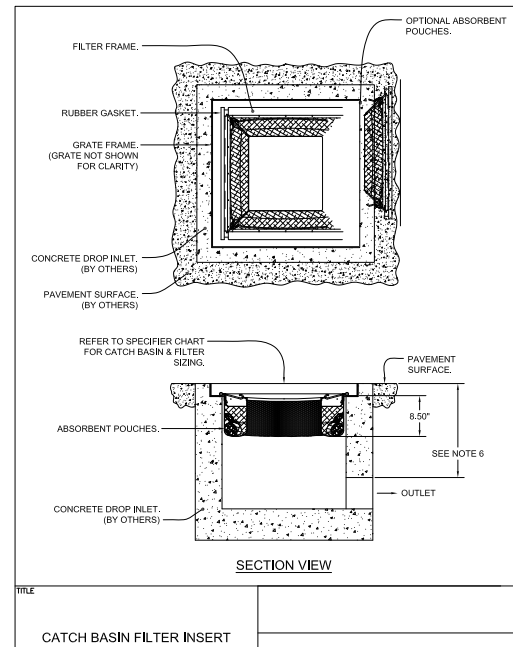
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# MADISON PUBLIC MARKET

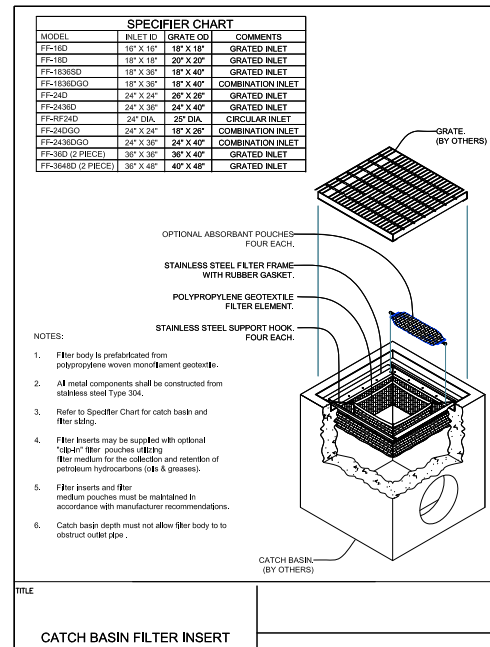
200 N First St, Madison, WI 53704

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Date: _____	License No: _____		
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	06.16.2019	DATE + BUILDING DESIGN 2 PRICING ISSUE	
	11.13.2019	100% CDP DOCUMENTS	
PROJECT NO. 2019006.00			
PROJECT PHASE 100% CDP DOCUMENTS			
DRAWN BY: SCHR	CHECKED BY: MSCH/TSCH		
CONSTRUCTION DETAILS - 1			
C-401			

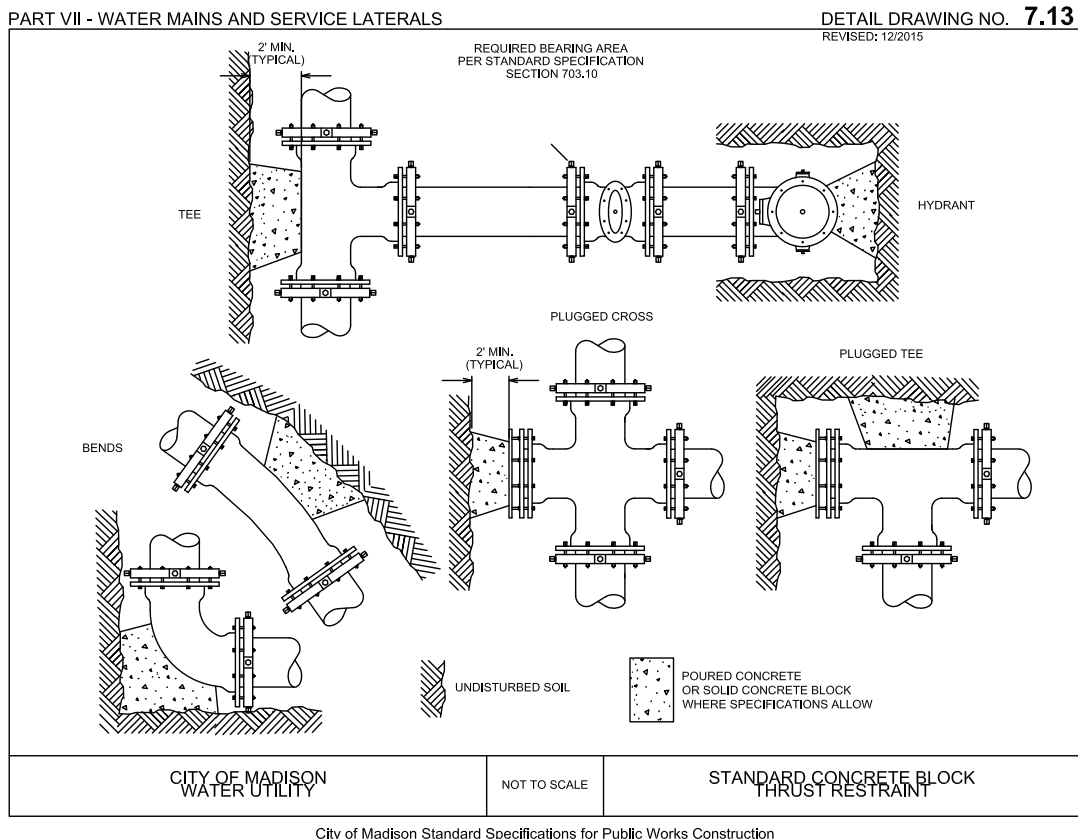
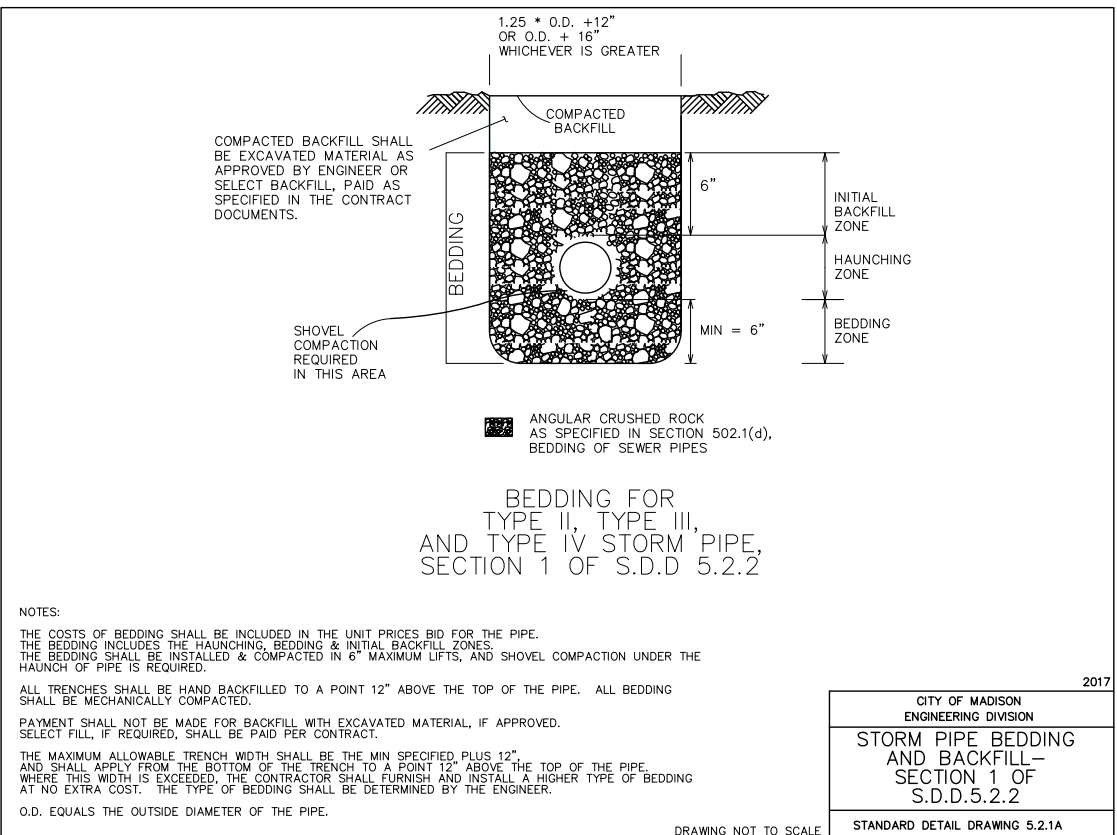
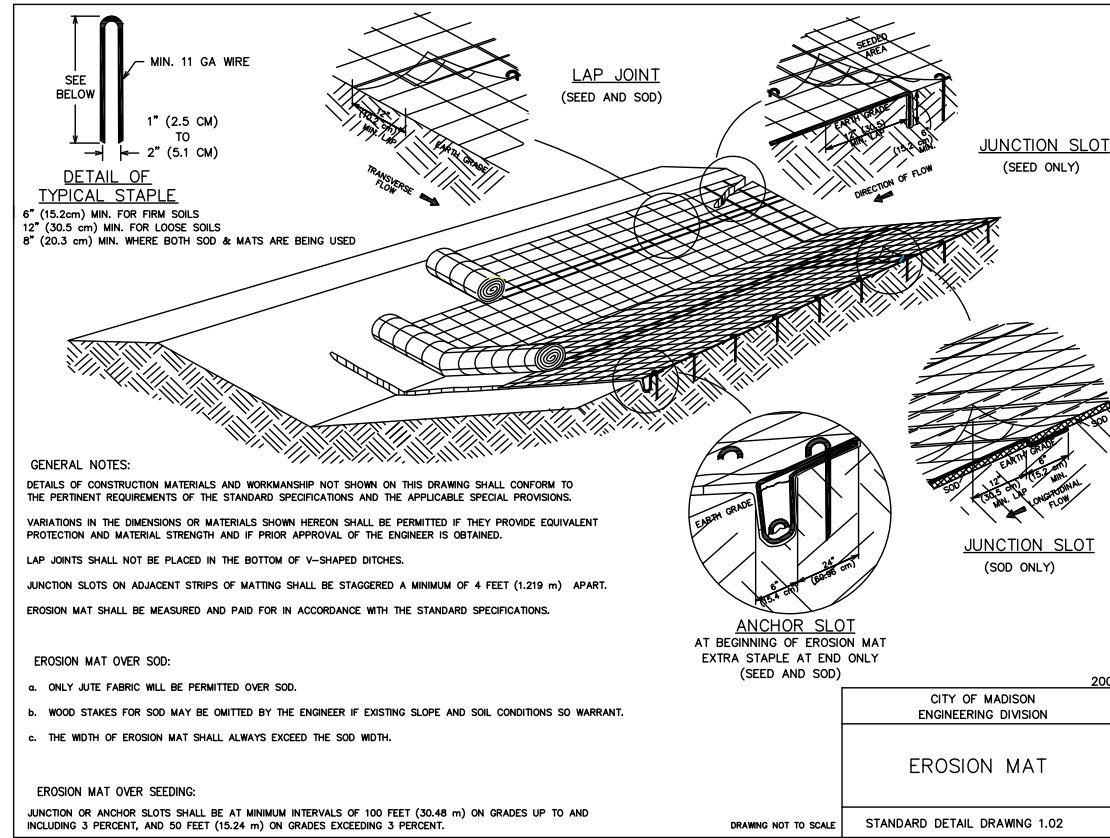




1 STORM INLET OIL FILTER  
402 NOT TO SCALE



CITY OF MADISON  
ENGINEERING DIVISION  
STORM PIPE BEDDING AND BACKFILL - SECTION 1 OF S.D.D. 5.2.1A  
STANDARD DETAIL DRAWING 5.2.1A



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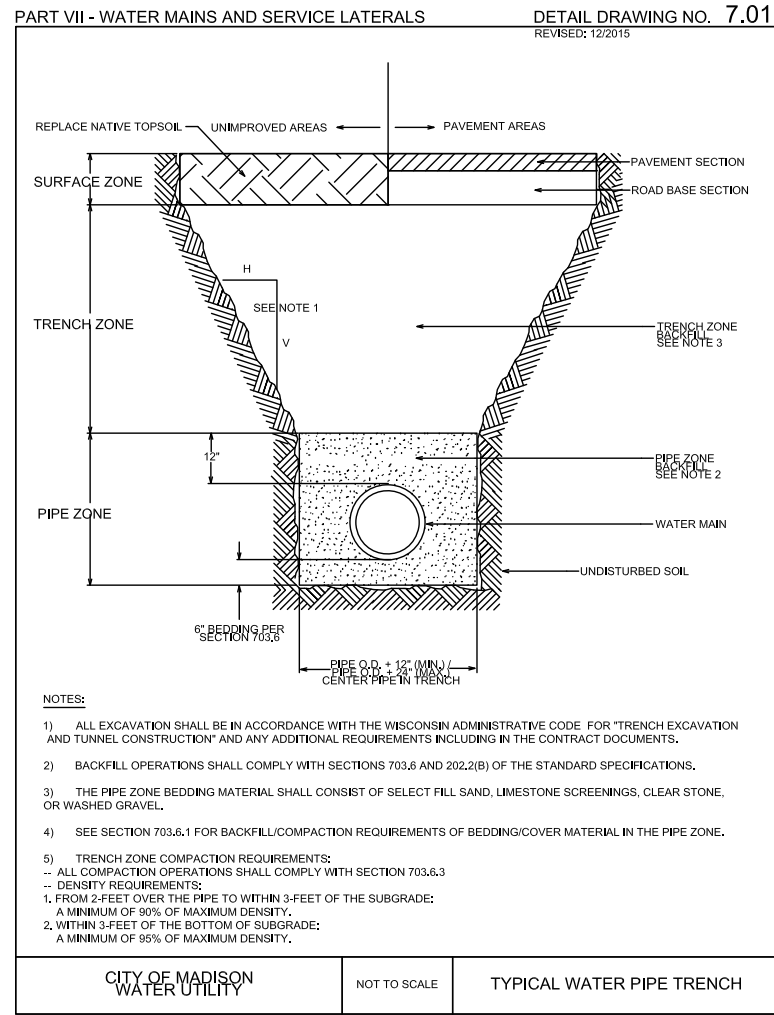
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06.12.2010	02	ISSUE FOR BIDDING
08.16.2010	03	ISSUE FOR BIDDING
11.13.2010	04	ISSUE FOR BIDDING

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PROJECT PHASE 100% CDP DOCUMENTS  
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Date: 07/08/2019

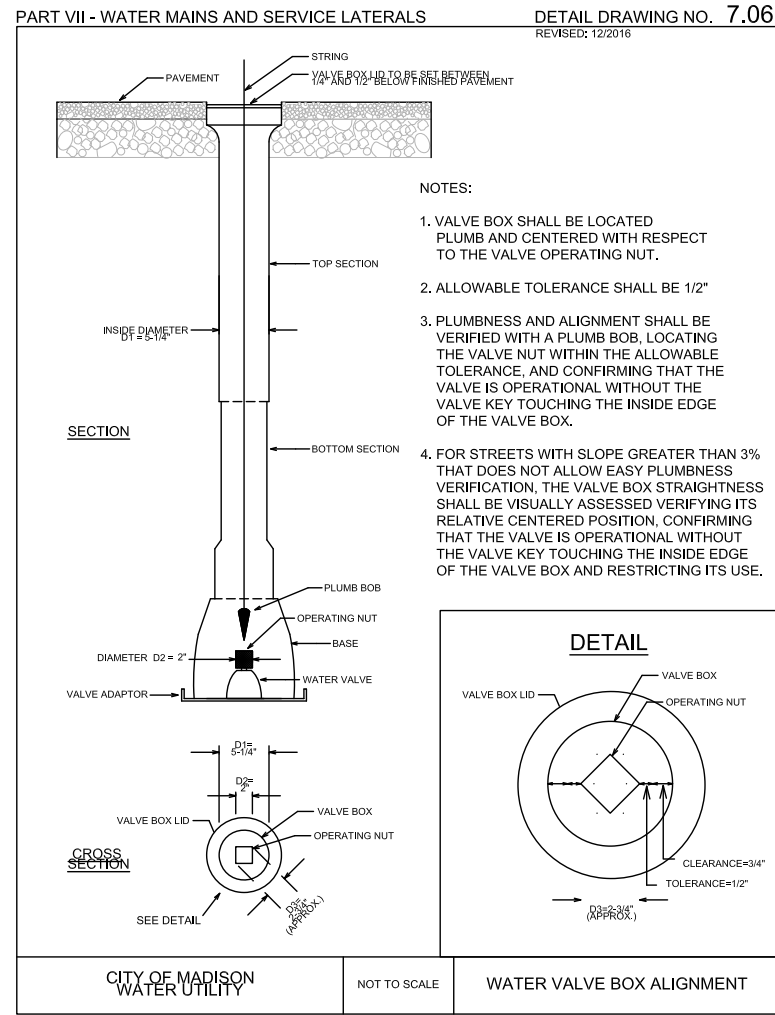
CONSTRUCTION DETAILS - 2

**C-402**

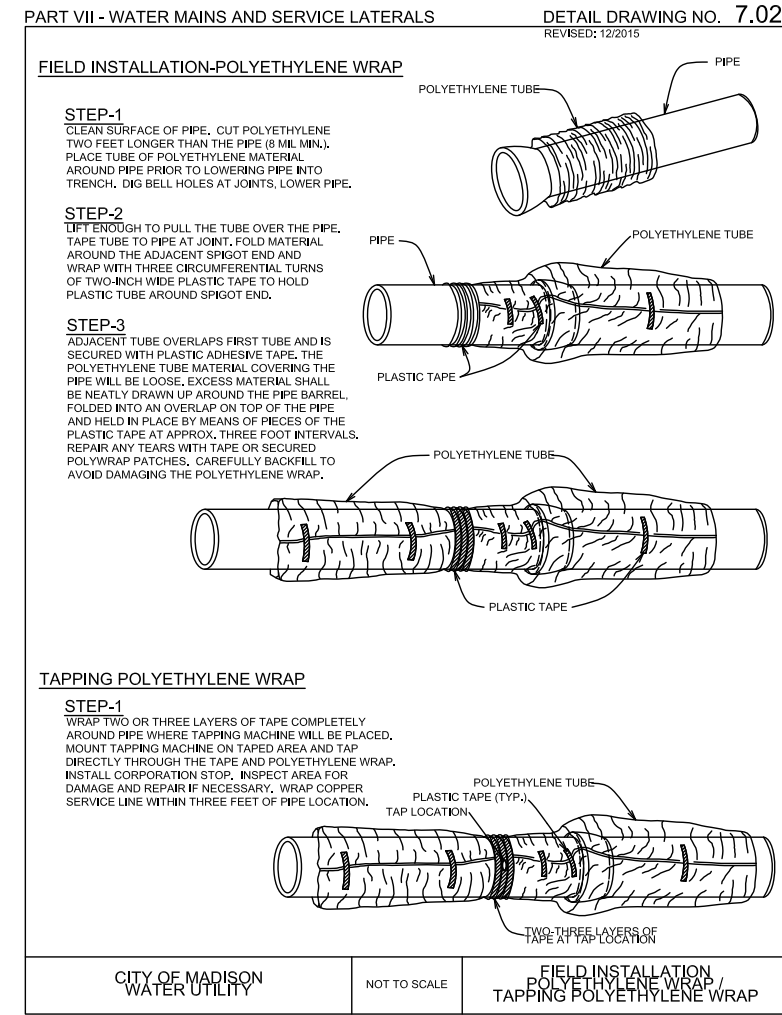




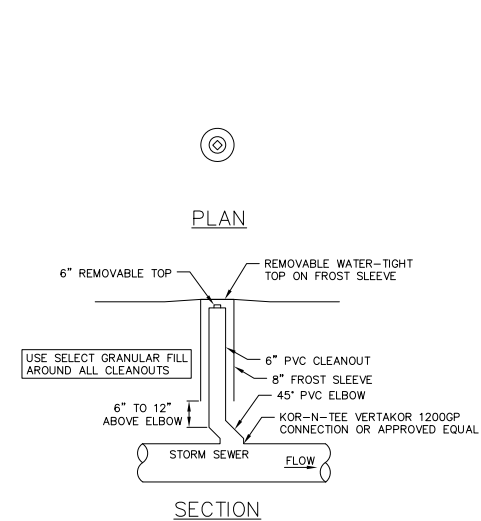
City of Madison Standard Specifications for Public Works Construction



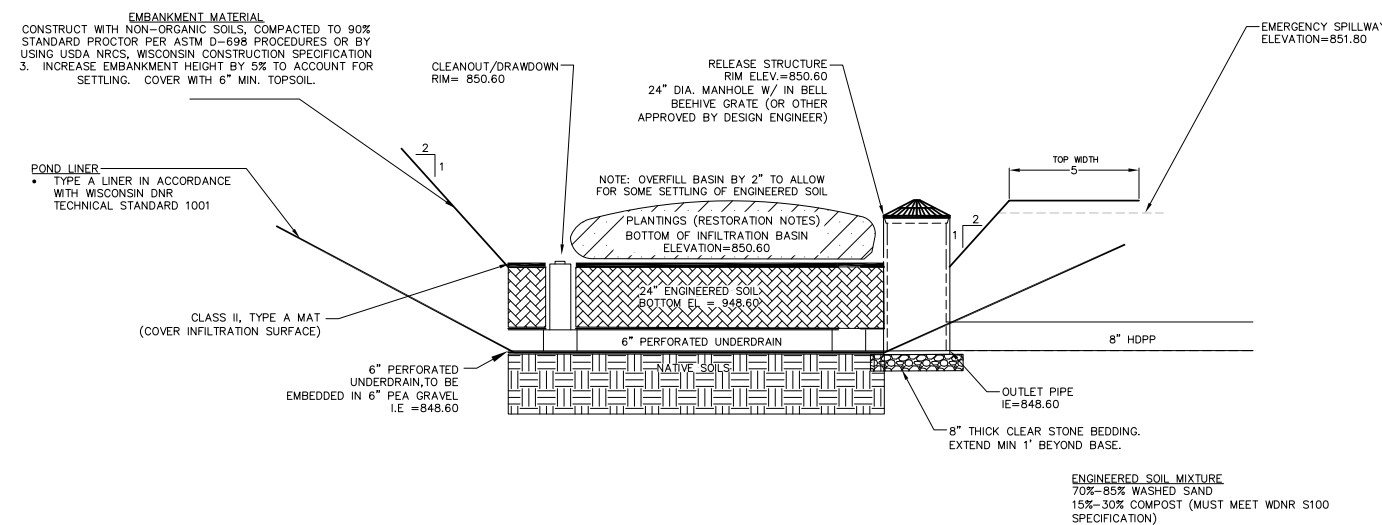
City of Madison Standard Specifications for Public Works Construction



City of Madison Standard Specifications for Public Works Construction



1 STORM SEWER CLEANOUT  
403 NOT TO SCALE



2 BIO-RETENTION CROSS-SECTION  
403 NOT TO SCALE

**BIO-RETENTION AREA RESTORATION SPECIFICATIONS:**  
NOTE: BIO-RETENTION AREA MUST NOT BE CONSTRUCTED (INSTALLED) UNTIL THE SITE IS STABILIZED, I.E. THE GRASS COVER IS WELL ESTABLISHED.

BIO-RETENTION AREA MUST CONFORM TO WISCONSIN DNR TECHNICAL STANDARD 1004 (BIORETENTION FOR INFILTRATION)

USE RAINWATER GARDEN LIVE NATIVE PLANT PLUGS FROM AGRECOL (SUNNY, SHORT, OR MEDIUM STATURE) - OR ENGINEER APPROVED EQUAL.

PLANT PLUGS AT 1 PER SQUARE FOOT.

**INFILTRATION AREA RESTORATION SPECIFICATIONS:**  
NOTE: INFILTRATION AREA MUST NOT BE CONSTRUCTED (INSTALLED) UNTIL THE SITE IS STABILIZED, I.E. THE GRASS COVER IS WELL ESTABLISHED.

INFILTRATION AREA MUST CONFORM TO WISCONSIN DNR TECHNICAL STANDARD 1003 (INFILTRATION BASIN)

**PLANTING, MULCH, AND MAINTENANCE NOTES:**  
NATIVE (PRAIRIE) SEEDING SHALL BE COMPLETED IN THE FALL (AS DORMANT SEEDING PRIOR TO FIRST SNOWFALL) OR IN THE SPRING (BETWEEN MAY 1 AND JUNE 20), OR PLUGS SHALL BE USED.

MULCH SHALL CONFORM TO THE CRITERIA LOCATED IN WDNR CONSERVATION PRACTICE STANDARD MULCHING FOR CONSTRUCTION SITES (1058).

HEAVILY WATER AREA AT THE TIME OF SEEDING, AND EVERY OTHER DAY FOR A TOTAL OF 4 WATERINGS. A RAIN EVENT GREATER THAN 0.5 INCHES CONSTITUTES A WATERING.

**MAINTENANCE OF NATIVE VEGETATION (MOWING, CUTTING OR BURNING SHALL BE USED TO MAINTAIN VEGETATION):**  
1. ESTABLISHMENT- THE FIRST MOWING OF NEWLY PLANTED SEED SHALL OCCUR ONCE IT REACHES A HEIGHT OF 10 TO 12 INCHES.  
2. MOWING-MOWING SHALL REDUCE THE HEIGHT OF PLANTS TO 5 TO 6 INCHES. IF AFTER ESTABLISHMENT, IF BURNING CANNOT BE ACCOMMODATED, MOWING SHALL OCCUR ONCE IN THE FALL AFTER NOVEMBER 1). THE AREA SHALL BE MOWED TO A HEIGHT OF 5 TO 6 INCHES.  
3. BURNING  
A. ROUTINE MAINTENANCE - BEGINNING THE SECOND YEAR, BURNING SHALL OCCUR IN THE EARLY SPRING (PRIOR TO MAY 15<sup>TH</sup>) OR IN THE LATE FALL (AFTER NOVEMBER 15<sup>TH</sup>)  
B. BURNING SHALL BE DONE TWO CONSECUTIVE YEARS AND THEN UP TO THREE YEARS CAN PASS BEFORE THE NEXT BURNING.  
C. UNDER NO CIRCUMSTANCES SHALL BURNING OCCUR EVERY OTHER YEAR

**RESTORATION OF THE INFILTRATION AREA (NOT INCLUDING SIDE SLOPES):**  
1. OVER-EXCAVATE THE AREA TO INFILTRATIVE LAYER TO BE DETERMINED IN THE FIELD, DURING EXCAVATION, BY DESIGN ENGINEER.  
2. CHISEL PLOW, OR ROTO-TILL THE BASE OF THE AREA TO BREAK UP ANY HARDPAN IN THE NATIVE SOIL LAYER.  
3. SEED, MULCH, WATER, AND MAINTAIN AS DIRECTED ABOVE.

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PROJECT NO. 2019006.00

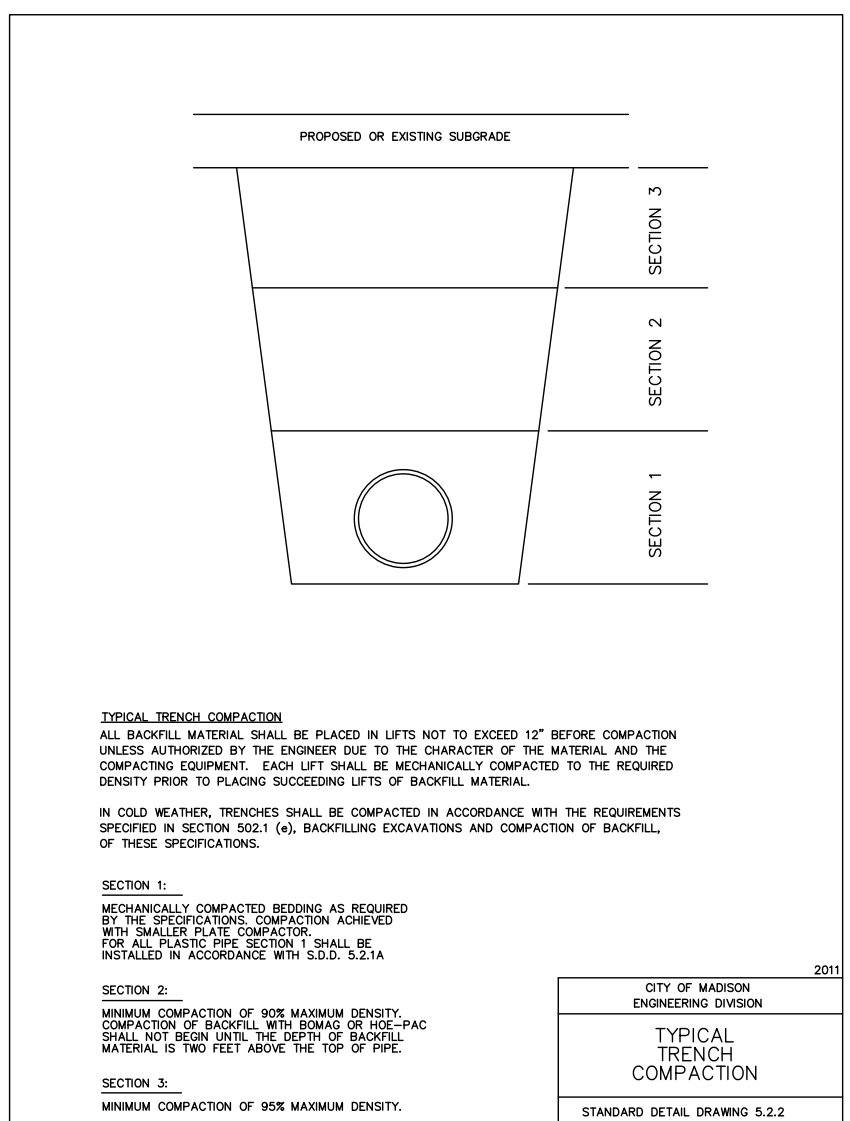
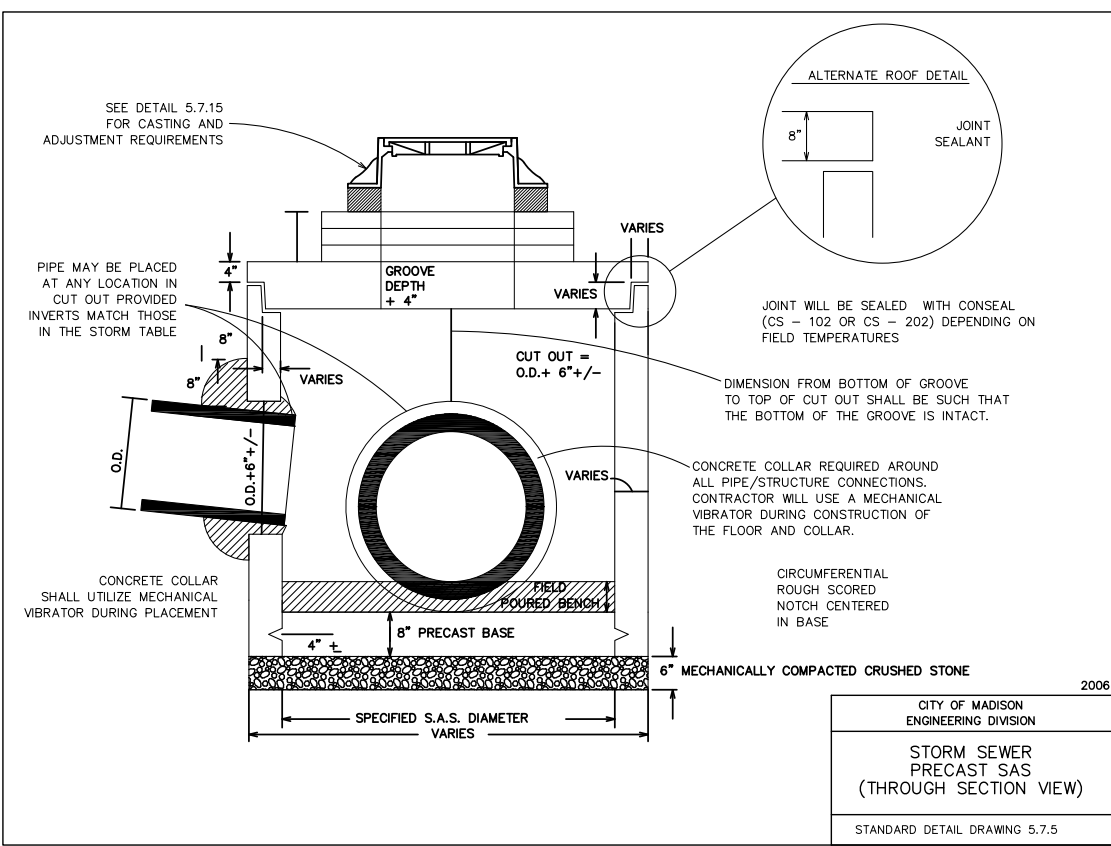
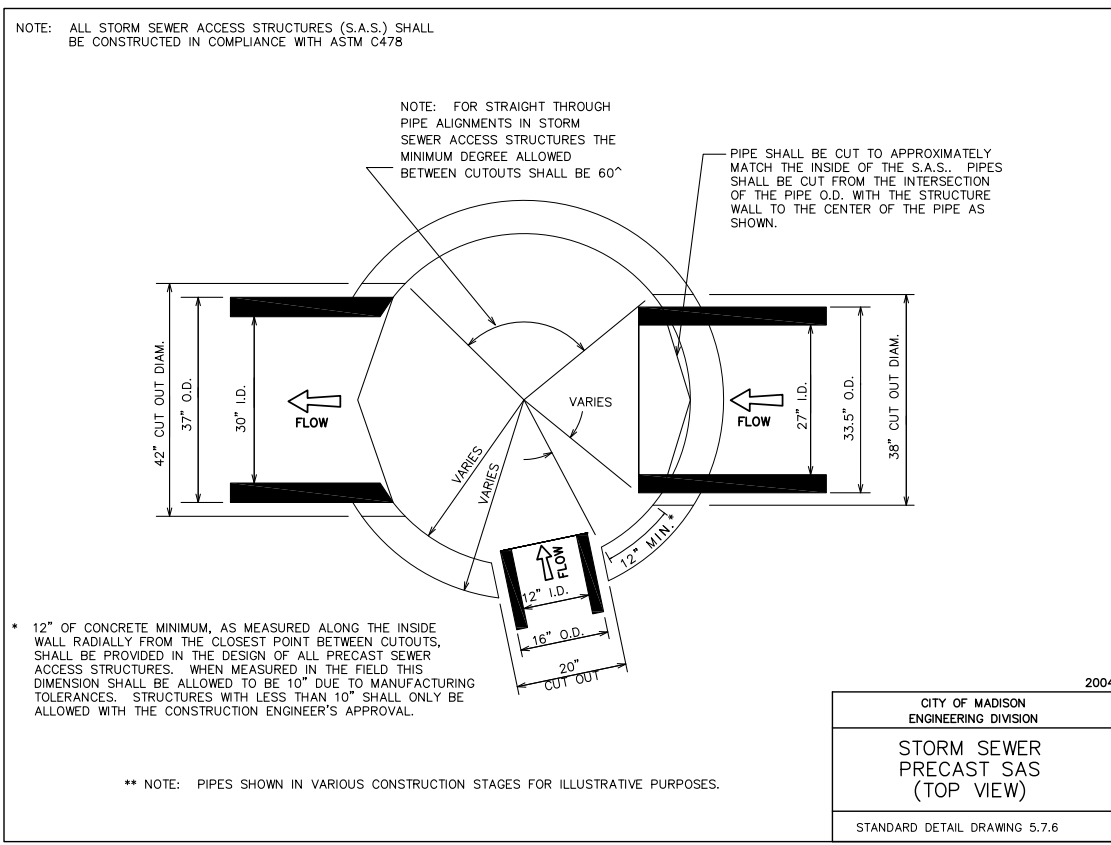
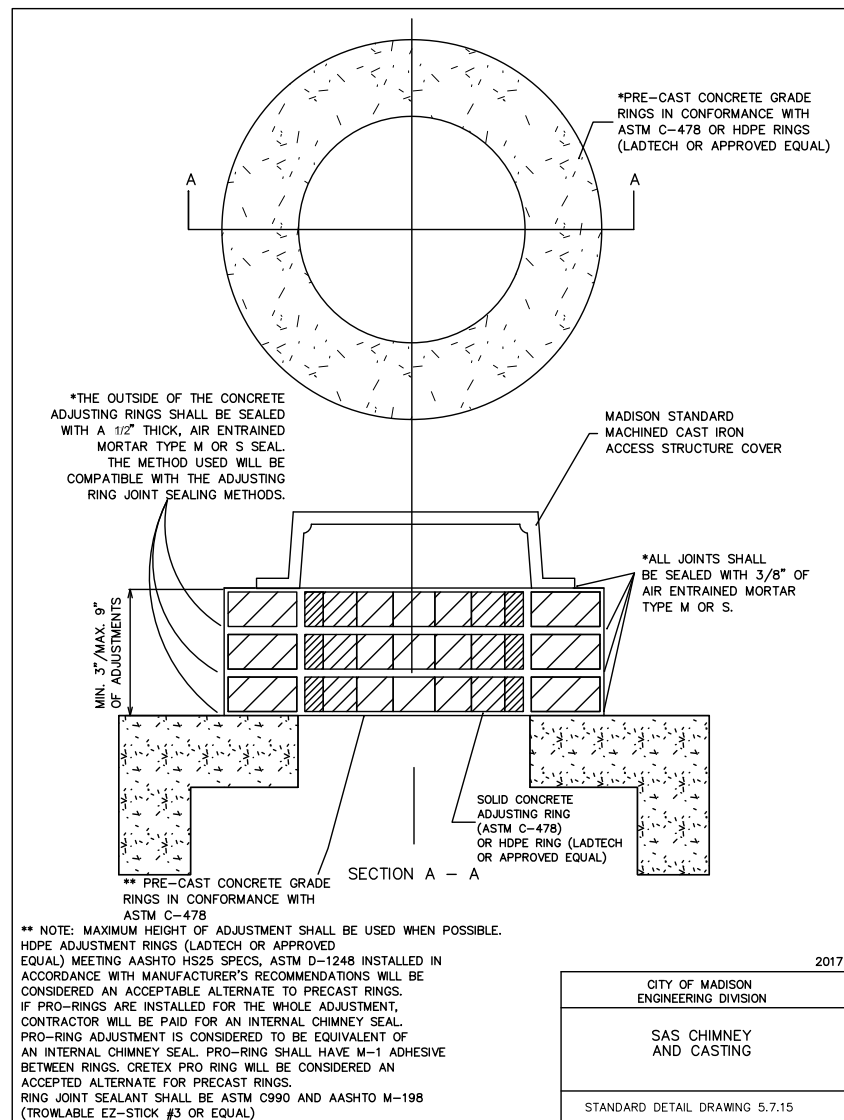
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CONSTRUCTION DETAILS - 3

**C-403**





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11.13.2019	04	100% CDP DOCUMENTS

PROJECT NO. 2019006.00

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**C-404**







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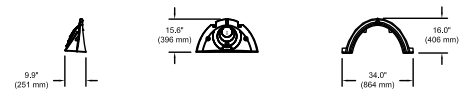
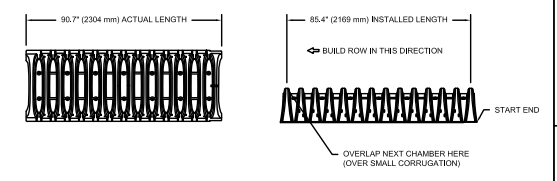
ISSUE	DATE	DESCRIPTION
	06.04.2019	SITE + BUILDING DESIGN 1 PRICING ISSUE
	06.12.2019	LOC INFORMATIONAL SUBMISSION
	08.16.2019	SITE + BUILDING DESIGN 2 PRICING ISSUE
	11.13.2019	100% CDP DOCUMENTS

PROJECT NO. 2019006.00  
PROJECT PHASE 100% CDP DOCUMENTS  
DRAWN BY: SCHR CHECKED BY: MSCH/TSCH  
Drawn By: 2019 CDP/MEP, Schorr & Associates, LLC

CONSTRUCTION  
DETAILS - 6

**C-406**

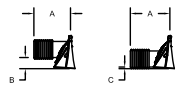
**TECHNICAL SPECIFICATION**  
WTS



**NOMINAL CHAMBER SPECIFICATIONS**

SIZE (W X H X INSTALLED LENGTH)	34.0" X 16.0" X 85.4"	(864 mm X 406 mm X 2169 mm)
CHAMBER STORAGE	14.7 CUBIC FEET (0.42 m <sup>3</sup> )	
MINIMUM INSTALLED STORAGE*	31.0 CUBIC FEET (0.88 m <sup>3</sup> )	
WEIGHT	35.0 lbs. (16.8 kg)	

\*ASSUMES 6" (152 mm) ABOVE, BELOW, AND BETWEEN CHAMBERS



STUB	A	B	C
6" (152 mm)	9.9" (244 mm)	5.9" (147 mm)	—
8" (200 mm)	11.9" (302 mm)	3.9" (99 mm)	0.9" (23 mm)
10" (250 mm)	12.9" (323 mm)	1.4" (36 mm)	0.8" (18 mm)
12" (300 mm)	13.9" (343 mm)	—	0.9" (23 mm)

ALL STUBS, EXCEPT FOR THE 12" ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP.  
\* FOR THE 12" (300 mm) STUBS BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 0.25" (6 mm), BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE STUB SO THAT THE FITTING FITS LEVEL.  
NOTE: ALL DIMENSIONS ARE NOMINAL



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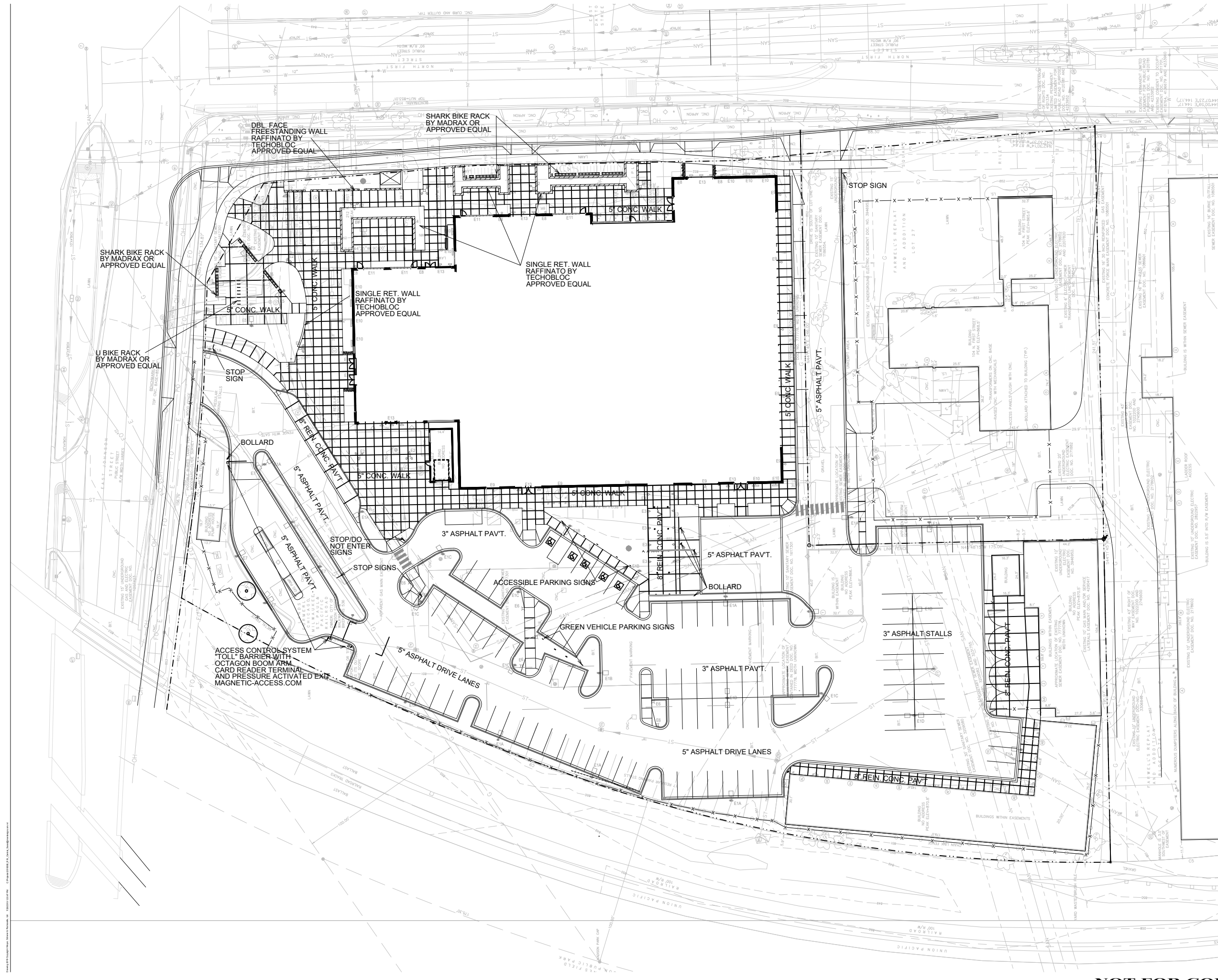
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ISSUE	DATE	REVISION
01	06.04.2019	SITE - BUILDING DESIGN 1 PRICING ISSUE
02	12.20.2019	LOC INFORMATIONAL SUBMISSION
03	10.10.2019	SITE - BUILDING DESIGN 2 PRICING ISSUE
11	13.2019	100% COP DOCUMENTS

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 PROJECT PHASE: SITE AND BUILDING DESIGN 2  
 DRAWN BY: SAIKI DESIGN  
 CHECKED BY: MSR

LAYOUT PLAN  
 0 20' 30'  
 1" = 20'-0"

**L-1**





LEGEND

-  SHORTGRASS PRAIRIE (SEED)
-  SEASONAL ARRANGEMENTS
-  BIORETENTION BASIN (PLUGS)
-  LAWN (SEED)
-  STONE COBBLES



SITE INFORMATION

total sf: 162,578 sf  
 impermeable sf: 149, 723 sf (includes all paving, buildings, walls)  
 permeable sf: 12,855  
 % permeable: 8%  
 parking stalls: 113  
 bike parking stalls: 90

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**MSRDesign**  
 713 South Second Street, Suite 803  
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**Boelter Premier**  
 7120 Northland Terrace  
 Minneapolis, MN 55428 | 763.544.8800

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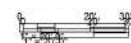
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 Date: \_\_\_\_\_ License No: \_\_\_\_\_

DATE	REVISION	DESCRIPTION
08-24-2018	001	ISSUE FOR PERMIT SUBMISSION
08-12-2018	002	ISSUE FOR INFORMATIONAL SUBMISSION
08-12-2018	003	ISSUE FOR PERMIT SUBMISSION
11-15-2018	004	ISSUE FOR PERMIT SUBMISSION

PROJECT NO: 2019006.00  
 PROJECT PHASE: SITE AND BUILDING DESIGN 2  
 DRAWN BY: SAIKI DESIGN  
 CHECKED BY: MSR

**LAYOUT PLAN**

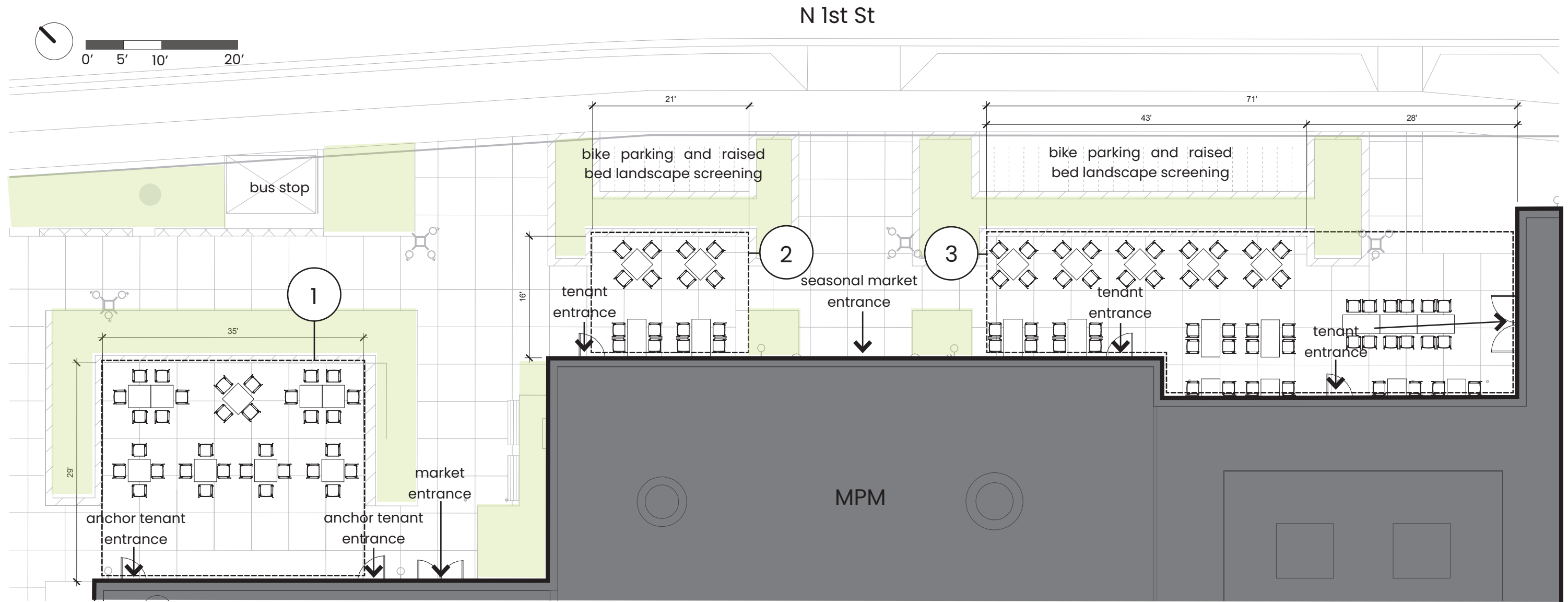


**L-3**



# outdoor seating plan

N 1st St Patio Areas



**1. anchor tenant private patio**

- 1,015 sf
- 32 occupants as shown\*

**2. market patio**

- 336 sf
- 16 occupants as shown\*

**3. market patio**

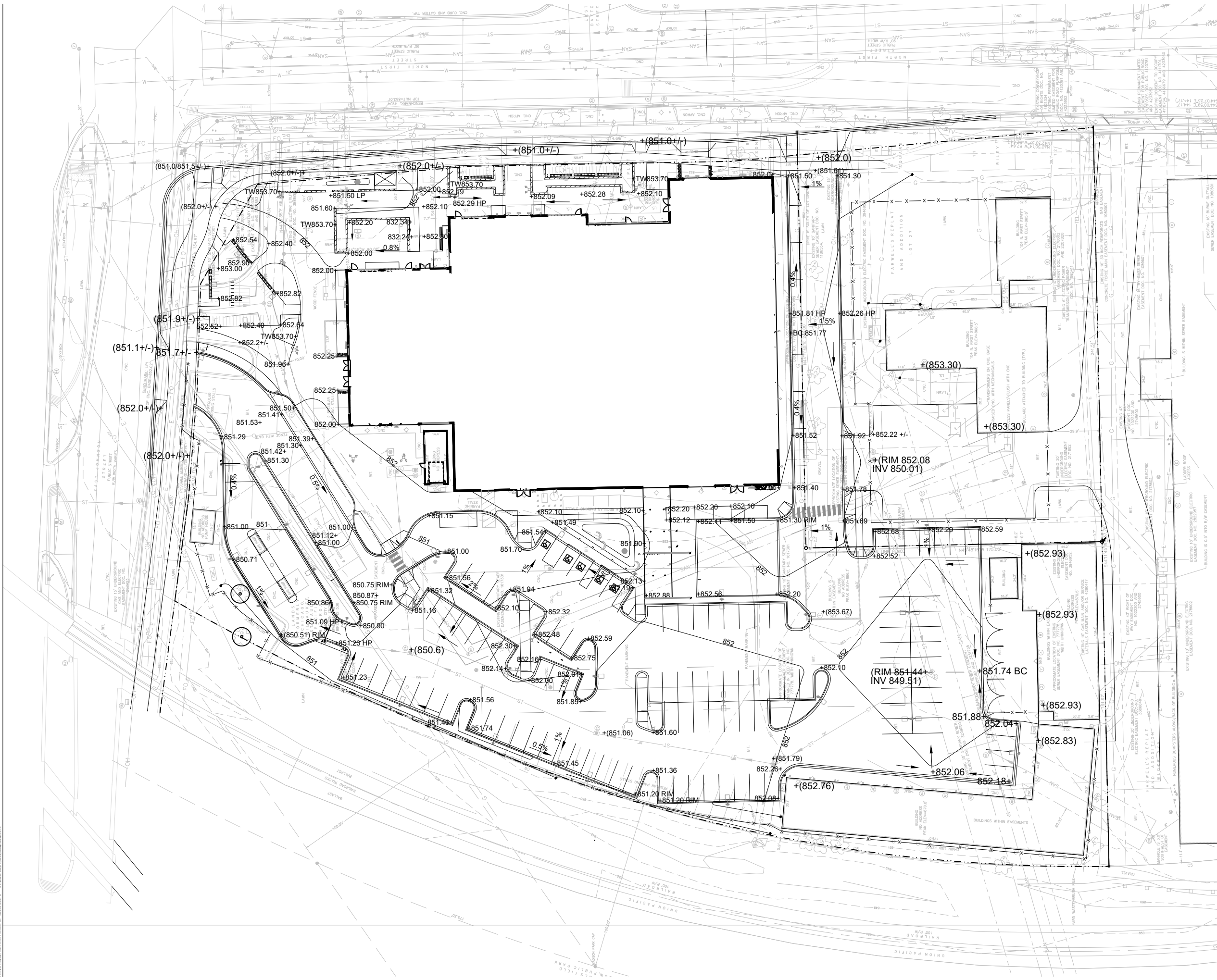
- 1,276 sf
- 56 occupants as shown\*

\*All furniture arrangements are placeholders, actual furniture type and arrangement will be by actual market tenants. Occupancies noted are based on suggested furniture arrangements

Anchor tenant private patio is available only to customers of the anchor tenant space. Market patios are adjacent to vendors inside the market but are available for all market visitors to use.

Market Entrances will be open and closed based on standard market operating hours. The seasonal market entrance is an overhead door and will not be available at some times of the year. The anchor tenant entrances will have independent hours based on operating hours of the anchor tenant space. Standard tenant entrances will default to standard market operating hours but can be over-ridden by the individual tenants they serve.





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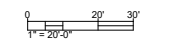
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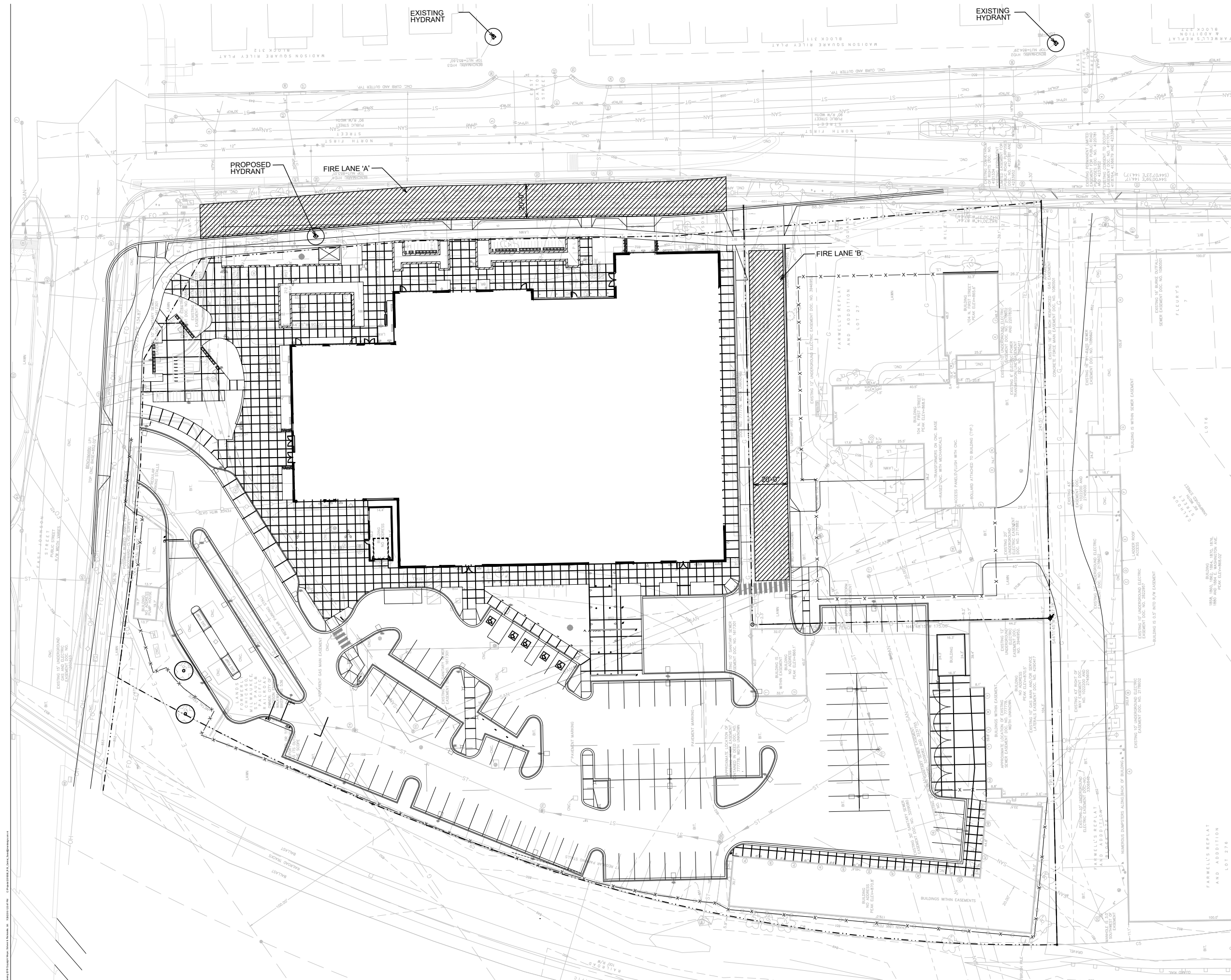
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08	12	12/10/2019	SAIKI	LOC INFORMATIONAL SUBMISSION
09	10	10/15/2019	SAIKI	SITE - BUILDING DESIGN 2 PRICING ISSUE
11	13	11/13/2019	SAIKI	100% COP DOCUMENTS

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 CHECKED BY: MSR

**GRADING PLAN**







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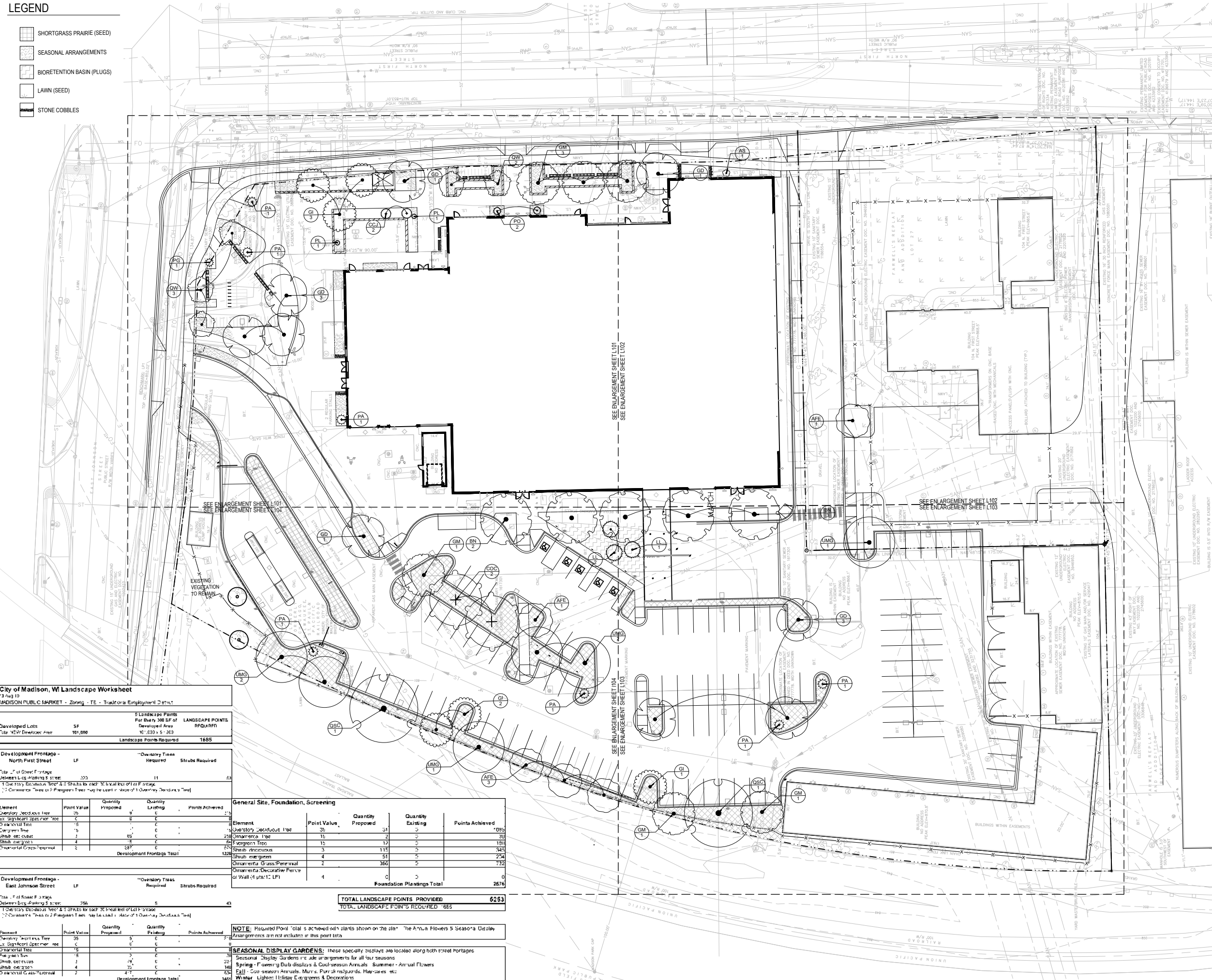
PROJECT NO: 2019006.00  
 PROJECT PHASE: SITE AND BUILDING DESIGN 2  
 DRAWN BY: SAIKI DESIGN CHECKED BY: MSR

**FIRE ACCESS PLAN**  
 0 20' 30'  
 1" = 20'-0"



**LEGEND**

- SHORTGRASS PRAIRIE (SEED)
- SEASONAL ARRANGEMENTS
- BIORETENTION BASIN (PLUGS)
- LAWN (SEED)
- STONE COBBLES



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11-13-2019	100% COP DOCUMENTS	

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PROJECT PHASE	SITE AND BUILDING DESIGN 2
DRAWN BY	SAIKI DESIGN
CHECKED BY	MSR

**PLANTING PLAN**

0 20' 30'  
 1" = 20'-0"

**L-3**

**City of Madison, WI Landscape Worksheet**  
 19 Aug 19  
 MADISON PUBLIC MARKET - Zoning: TE - Traditional Employment District

Developed Lots	SF	5 Landscape Points For Every 300 SF of Developed Area	LANDSCAPE POINTS REQUIRED
Total Net Developable Area	191,096	10' : 633 x 5 = 3163	1685

**Development Frontage - North First Street** LF

Table 2 - of Green Coverage  
 Minimum % of Green Coverage: 10%  
 Minimum % of Green Coverage: 11%  
 Minimum % of Green Coverage: 11%  
 Minimum % of Green Coverage: 11%

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	25	0	0	0
Overstory Deciduous Tree	15	0	0	0
Overstory Conifer Tree	10	0	0	0
Overstory Shrub	4	0	0	0
Overstory Grass/Perennial	2	0	0	0
<b>Development Frontage Total</b>				

**Development Frontage - East Johnson Street** LF

Table 2 - of Green Coverage  
 Minimum % of Green Coverage: 10%  
 Minimum % of Green Coverage: 11%  
 Minimum % of Green Coverage: 11%  
 Minimum % of Green Coverage: 11%

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
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Overstory Shrub	4	0	0	0
Overstory Grass/Perennial	2	0	0	0
<b>Development Frontage Total</b>				

**Development Frontage - East Johnson Street** LF

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Overstory Shrub	4	0	0	0
Overstory Grass/Perennial	2	0	0	0
<b>Development Frontage Total</b>				

**General Site, Foundation, Screening**

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	31	0	1085
Overstory Conifer Tree	10	2	0	20
Overstory Shrub	12	12	0	144
Overstory Grass/Perennial	3	115	0	345
Overstory Shrub	4	5	0	20
Overstory Grass/Perennial	2	360	0	720
Overstory Decorative Plant	1	0	0	0
<b>Foundation Plantings Total</b>				2814

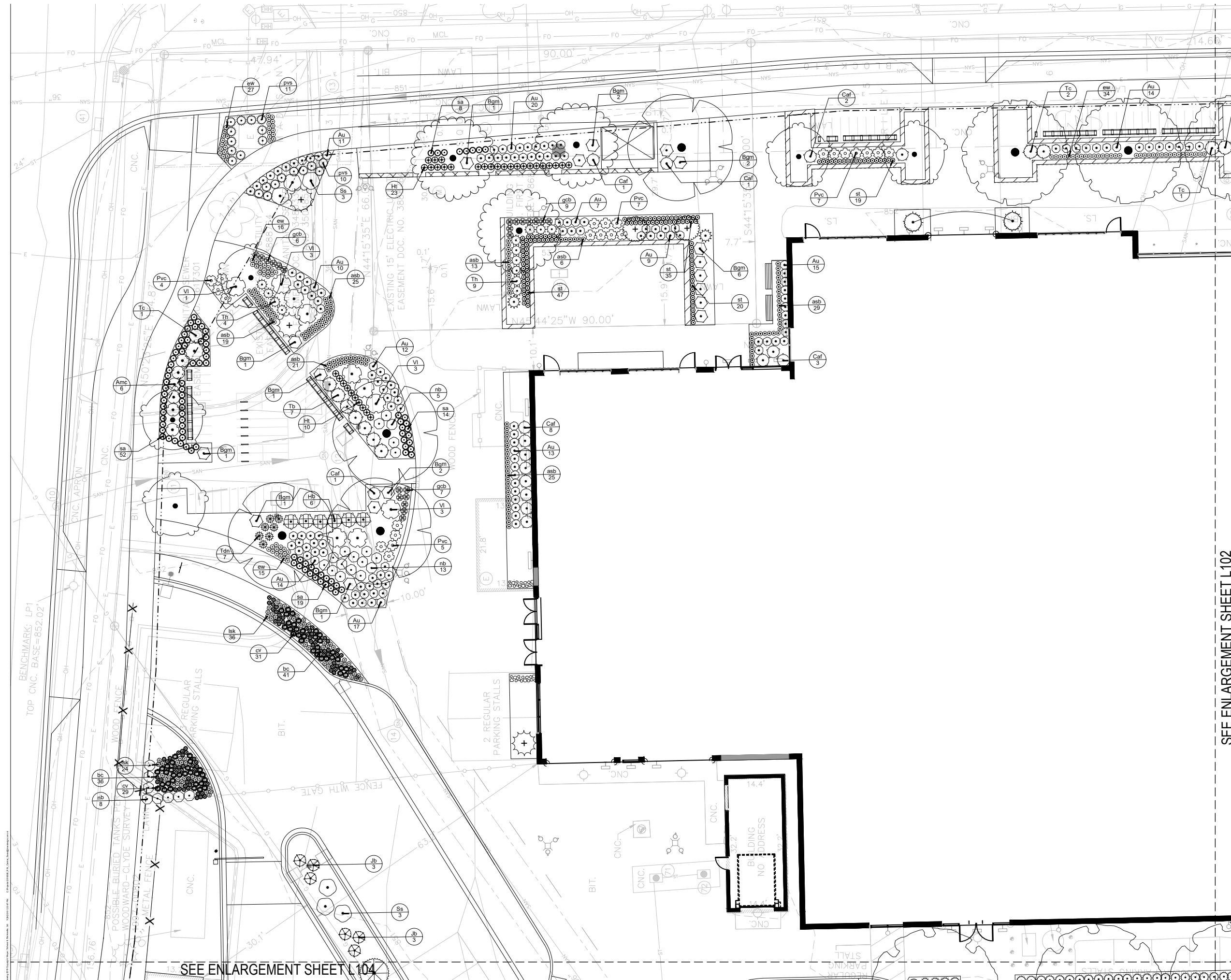
**TOTAL LANDSCAPE POINTS PROVIDED: 6253**  
**TOTAL LANDSCAPE POINTS REQUIRED: 1685**

**NOTE:** Required Point total is achieved with plants shown on the plan. The Annual Flowers & Seasonal Displays Arrangements are not included in this point total.

**SEASONAL DISPLAY GARDENS:** These specialty displays are located along both street frontages  
 - Summer: Annual Flowers  
 - Spring: Flowering Bulbs, Perennials & Cool-season Annuals  
 - Summer: Annual Flowers  
 - Fall: Cool-season Annuals, Mums, Poinsettias, Day-lilies, etc.  
 - Winter: Lighter Holiday Greenery & Decorations

**NOT FOR CONSTRUCTION**





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**MADISON PUBLIC MARKET**  
 200 N First St, Madison, WI 53704

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09.18.2019	SITE + BUILDING DESIGN 2 PRICING ISSUE	
11.13.2019	100% COP DOCUMENTS	

PROJECT NO: 2019006.00  
 PROJECT PHASE: SITE AND BUILDING DESIGN 2  
 DRAWN BY: SAIKI DESIGN  
 CHECKED BY: MSR  
**PLANTING PLAN ENLARGEMENT**  
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 1/8" = 1'-0"

**L-4**

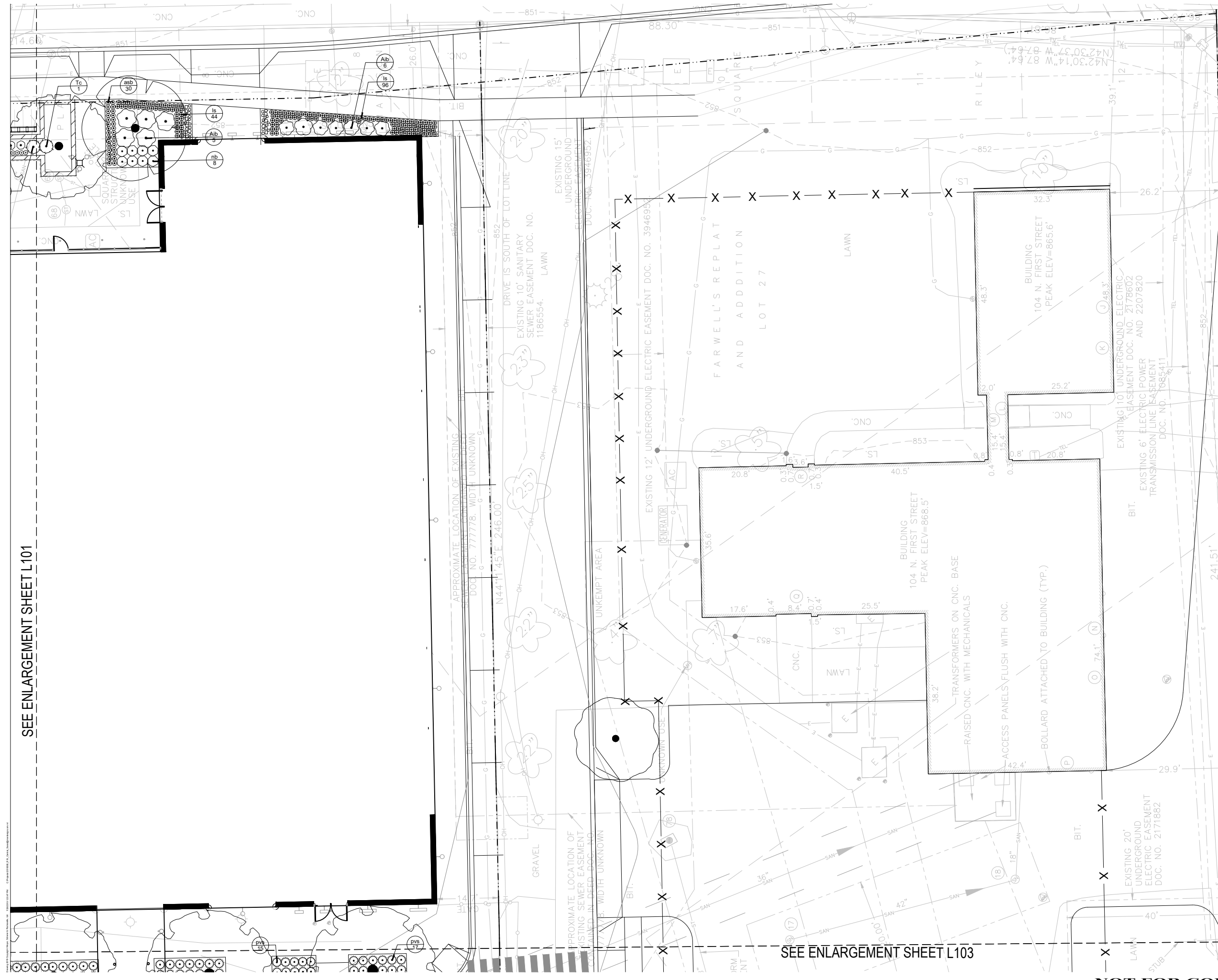
SEE ENLARGEMENT SHEET L102

SEE ENLARGEMENT SHEET L104

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SEE ENLARGEMENT SHEET L101



SEE ENLARGEMENT SHEET L103

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11.13.2019	100% COP DOCUMENTS	

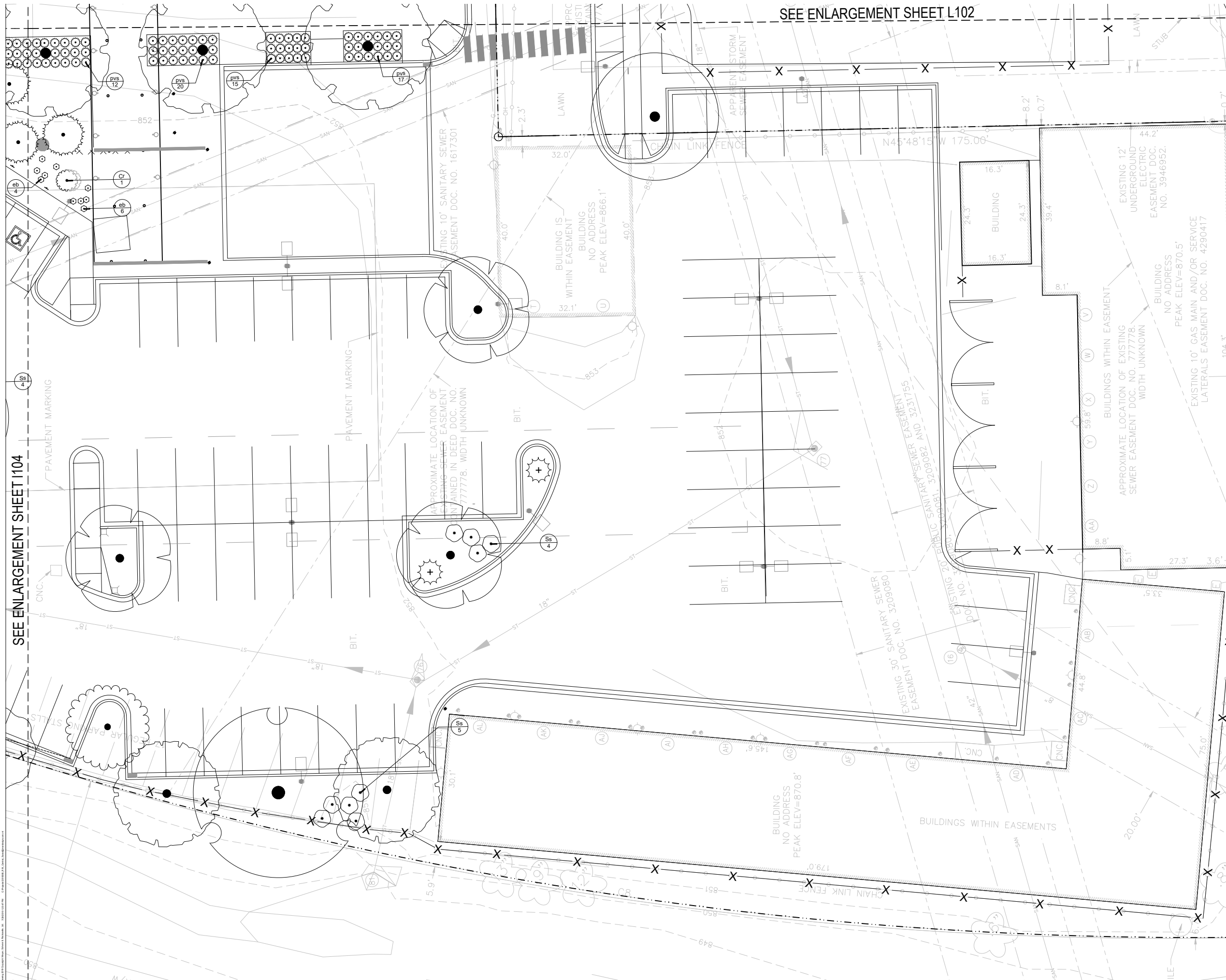
PROJECT NO.	2019006.00
PROJECT PHASE	SITE AND BUILDING DESIGN 2
DRAWN BY	SAIKI DESIGN
CHECKED BY	MSR

**PLANTING PLAN ENLARGEMENT**

**L-5**

**NOT FOR CONSTRUCTION**





SEE ENLARGEMENT SHEET L102

SEE ENLARGEMENT SHEET 1104

ARCHITECTURE AND INTERIORS  
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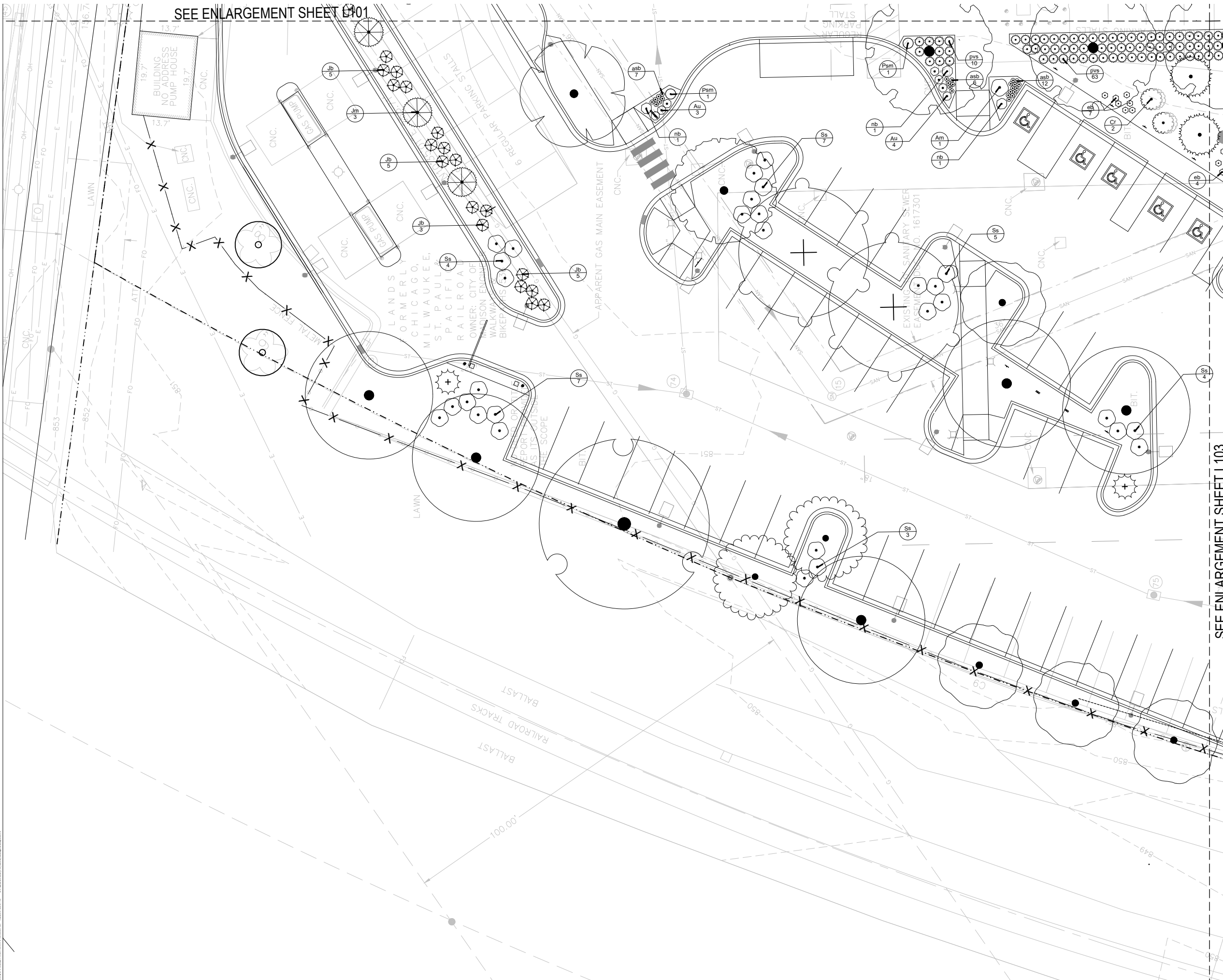
**PLANTING PLAN ENLARGEMENT**  
 0 2 4 8 12  
 1/8" = 1'-0"

**L-6**

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SEE ENLARGEMENT SHEET L101



SEE ENLARGEMENT SHEET L103

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09.18.2019	SITE - BUILDING DESIGN 2 PRICING ISSUE	
11.13.2019	100% COP DOCUMENTS	

PROJECT NO: 2019006.00  
 PROJECT PHASE: SITE AND BUILDING DESIGN 2  
 DRAWN BY: SAIKI DESIGN  
 CHECKED BY: MSR

**PLANTING PLAN ENLARGEMENT**  
 0 2' 4' 8' 12'  
 1/8" = 1'-0"

L-7

NOT FOR CONSTRUCTION



PLANT SCHEDULE 1

EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	HEIGHT	QTY
	PA	Picea abies 'Sherwood Compact' / Norway Spruce	15 gal			3
	PG	Picea glauca 'Yukon Blue' / Yukon Blue Spruce	15 gal			1
	PO	Picea omorika 'De Ruyter' / De Ruyter Serbian Spruce	15 gal			3
	PL	Pinus leucodermis 'Gnome' / Gnome Dwarf Bonoin Pine	15 gal			2
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	HEIGHT	QTY
	CCJ	Carpinus caroliniana 'J.N. Upright' / Firespine Mistlewood	15 gal	2' CAL. 8' MIN HT.	TREE FORM	2
SHADE TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	HEIGHT	QTY
	GM	Ginkgo biloba 'Magyar' / Magyar Ginkgo	8 & B	2 1/2-3' CAL. 14' MIN HT.		2
	GI	Gleditsia triacanthos 'Impoco' TM / Impoco Honeylocust	8 & B	2 1/2-3' CAL. 14' MIN HT.		3
	GD	Gymnocladus dioica 'Espresso' / Espresso Kentucky Coffeetree	8 & B	3' Cal		4
	QW	Quercus x warei 'Long' TM / Regal Pin oak	8 & B	2 1/2-3' CAL. 14' MIN HT.		5
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	NOTES	QTY
	Anc	Aronia melanocarpa 'Low Scape Hedge' / Low Scape Hedge Chokeberry	3 gal			6
	Au	Aronia melanocarpa 'UCONNAM165' / Lowscape Mound Chokeberry	3 gal			142
	Caf	Cornus stolonifera 'Arctic Fire' / Arctic Fire Dogwood	5 gal			13
	Hb	Hydrangea paniculata 'Bobo' / Bobo Hydrangea	5 gal			6
	Ht	Hydrangea serrata 'Tiny Tuff Stuff' / Tiny Tuff Stuff Hydrangea	3 gal			33
	Ss	Sorbaria sorbifolia 'Sem' / Sem Ash Leaf Spirea	5 gal			6
	Vl	Viburnum dentatum 'KLMeventem' TM / Little Joe	5 gal			10
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	NOTES	QTY
	Bgm	Buxus 'Green Mound' / Green Mound Boxwood	5 gal			18
	Jb	Juniperus scopulorum 'Blue Arrow' / Blue Arrow Juniper	5 gal	4' HT. (MN.)		6
	Pic	Pinus mugo 'Valley Cushion' / Valley Cushion Mugo Pine	3 gal			23
	Tb	Thuja occidentalis 'Bobazant' / Mt. Bowling Ball Arborvitae	5 gal			7
	Tc	Thuja occidentalis 'Congabe' / Fire Chief Arborvitae	5 gal			4
	Tdn	Thuja occidentalis 'Danica' TM / Danica Globe Cedar	3 gal			7
	Th	Thuja occidentalis 'Hetz Midgel' / Hetz Midgel Arborvitae	3 gal			13
HERBACEOUS PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	NOTES	QTY
	asb	Allium tanguticum 'Summer Beauty' / Summer Beauty Allium	1 gal			138
	ew	Echinacea purpurea 'PAST02917' TM / PowWow Wild Berry Coneflower	1 gal			92
	gcb	Geranium x cantabrigiense 'Blokovo' / Blokovo Cranesbill	1 gal			22
	lk	Liatris spicata 'Kobold' / Kobold Spike Gayleather	1 gal			60
	nb	Nepeta x faassenii 'Blue Wonder' / Catmint	1 gal			26
	st	Sedum x 'Thundercloud' / Thundercloud Sedum	1 gal			121
ORNAMENTAL GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	NOTES	QTY
	bc	Bouteloua curtipendula / Side Oats Grama	1 gal			77
	cr	Carex vulpinoidea / Brown Fox Sedge	1 gal			60
	pvs	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	1 gal			21
	sa	Sceleria autumnalis / Autumn Moor Grass	1 gal			93

PLANT SCHEDULE 2

ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	AS	Amelanchier alnifolia 'Standing Ovation' TM / Serviceberry	15 gal	2' CAL. 8' MIN HT.	1
SHADE TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	AFE	Acer x freemanii 'Ed Gartner' / Redhead Freeman Maple	8 & B	2 1/2-3' CAL. 14' MIN HT.	1
	GM	Ginkgo biloba 'Magyar' / Magyar Ginkgo	8 & B	2 1/2-3' CAL. 14' MIN HT.	1
	GO	Gymnocladus dioica 'Espresso' / Espresso Kentucky Coffeetree	8 & B	3' Cal	1
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Ab	Aronia melanocarpa 'Morton' / Inyo Beauty Black Chokeberry	3 gal	18' HT. (MN.)	11
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Tc	Thuja occidentalis 'Congabe' / Fire Chief Arborvitae	5 gal		1
HERBACEOUS PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	asb	Allium tanguticum 'Summer Beauty' / Summer Beauty Allium	1 gal		30
	ls	Liriope muscari 'Silvery Suproof' / Silvery Suproof Blue Lilyturf	1 gal		140
	nb	Nepeta x faassenii 'Blue Wonder' / Catmint	1 gal		8

PLANT SCHEDULE 3

EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	LL	Larix laricina / Tamarack	15 gal		1
	PA	Picea abies 'Sherwood Compact' / Norway Spruce	15 gal		2
SHADE TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	BN	Betula nigra 'Heritage' / Heritage River Birch	15 gal		2
	GM	Ginkgo biloba 'Magyar' / Magyar Ginkgo	8 & B	2 1/2-3' CAL. 14' MIN HT.	2
	GI	Gleditsia triacanthos 'Impoco' TM / Impoco Honeylocust	8 & B	2 1/2-3' CAL. 14' MIN HT.	1
	GD	Gymnocladus dioica 'Espresso' / Espresso Kentucky Coffeetree	8 & B	3' Cal	3
	QSC	Quercus x schuetti / Swamp Bur Oak	8 & B	2 1/2-3' CAL. 14' MIN HT.	1
	UMG	Ulmus x 'Morton Glossy' TM / Triumph Elm	8 & B	2 1/2-3' CAL. 14' MIN HT.	1
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Cr	Cephalanthus occidentalis 'Balloptica' TM / Fiber Optics Buttonbush	5 gal		1
	Ss	Sorbaria sorbifolia 'Sem' / Sem Ash Leaf Spirea	5 gal		9
HERBACEOUS PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	eb	Eupatorium dubium 'Baby Joe' / Dwarf Joe-Pye Weed	1 gal		6
ORNAMENTAL GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	pvs	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	1 gal		64

PLANT SCHEDULE 4

EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	LL	Larix laricina / Tamarack	15 gal		2
	PA	Picea abies 'Sherwood Compact' / Norway Spruce	15 gal		2
SHADE TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	AFE	Acer x freemanii 'Ed Gartner' / Redhead Freeman Maple	8 & B	2 1/2-3' CAL. 14' MIN HT.	4
	BN	Betula nigra 'Heritage' / Heritage River Birch	15 gal		3
	CCG	Celtis occidentalis 'Chicagoland' / Common Hackberry	8 & B	2 1/2-3' CAL. 14' MIN HT.	2
	GM	Ginkgo biloba 'Magyar' / Magyar Ginkgo	8 & B	2 1/2-3' CAL. 14' MIN HT.	1
	GI	Gleditsia triacanthos 'Impoco' TM / Impoco Honeylocust	8 & B	2 1/2-3' CAL. 14' MIN HT.	2
	GD	Gymnocladus dioica 'Espresso' / Espresso Kentucky Coffeetree	8 & B	3' Cal	1
	QSC	Quercus x schuetti / Swamp Bur Oak	8 & B	2 1/2-3' CAL. 14' MIN HT.	1
	UMG	Ulmus x 'Morton Glossy' TM / Triumph Elm	8 & B	2 1/2-3' CAL. 14' MIN HT.	5
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Am	Aronia melanocarpa 'Morton' TM / Inyo Beauty Black Chokeberry	5 gal		1
	Au	Aronia melanocarpa 'UCONNAM165' / Lowscape Mound Chokeberry	3 gal		7
	Cr	Cephalanthus occidentalis 'Balloptica' TM / Fiber Optics Buttonbush	5 gal		2
	Ss	Sorbaria sorbifolia 'Sem' / Sem Ash Leaf Spirea	5 gal		30
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Jm	Juniperus chinensis 'Mountbatten' / Chinese Juniper	5 gal	4' HT. (MN.)	3
	Jb	Juniperus scopulorum 'Blue Arrow' / Blue Arrow Juniper	5 gal	4' HT. (MN.)	18
	Pm	Pinus mugo 'Stowmound' / Mugo Pine	5 gal		2
HERBACEOUS PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	asb	Allium tanguticum 'Summer Beauty' / Summer Beauty Allium	1 gal		25
	eb	Eupatorium dubium 'Baby Joe' / Dwarf Joe-Pye Weed	1 gal		11
	nb	Nepeta x faassenii 'Blue Wonder' / Catmint	1 gal		3
ORNAMENTAL GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	pvs	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	1 gal		73

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200 N First St, Madison, WI 53704

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Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Date: \_\_\_\_\_ License No: \_\_\_\_\_

ISSUE / REVISION	DATE	DESCRIPTION
05.04.2019	SITE + BUILDING DESIGN 1 PRICING ISSUE	
08.12.2019	LOC INFORMATIONAL SUBMISSION	
09.16.2019	SITE + BUILDING DESIGN 2 PRICING ISSUE	
11.13.2019	100% COP DOCUMENTS	

PROJECT NO: 2019006.00

PROJECT PHASE: SITE AND BUILDING DESIGN 2

DRAWN BY: SAIKI DESIGN CHECKED BY: MSR

**PLANTING PLAN SCHEDULES**

0 2' 4' 6' 12'  
1/8" = 1'-0"

**L-8**



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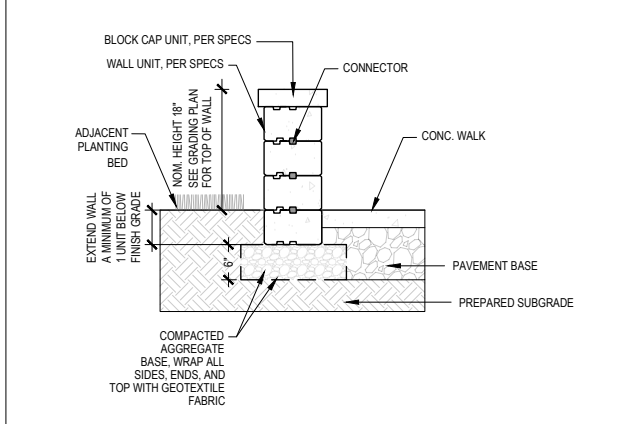
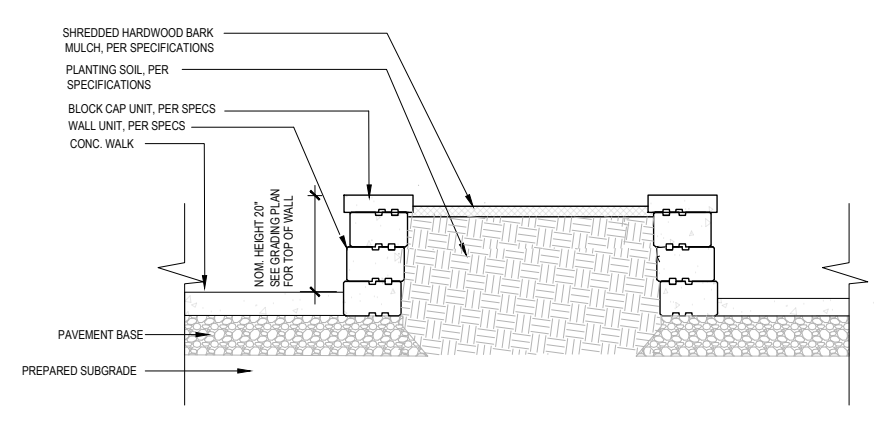
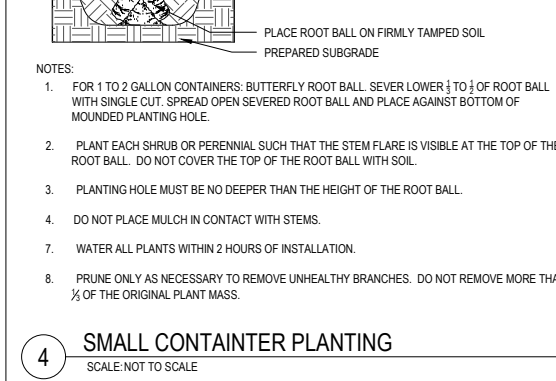
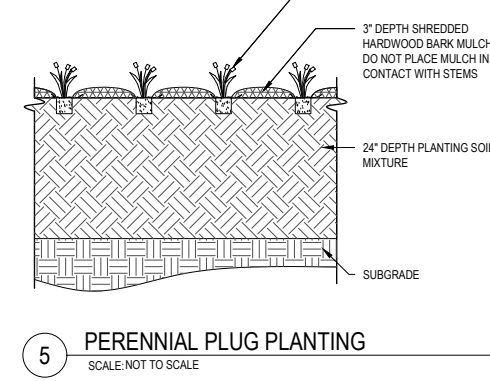
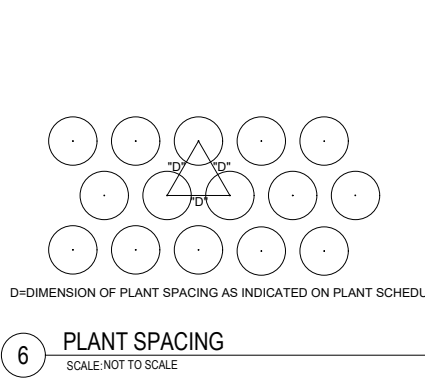
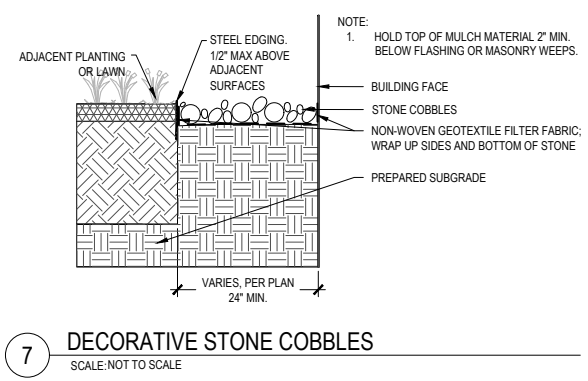
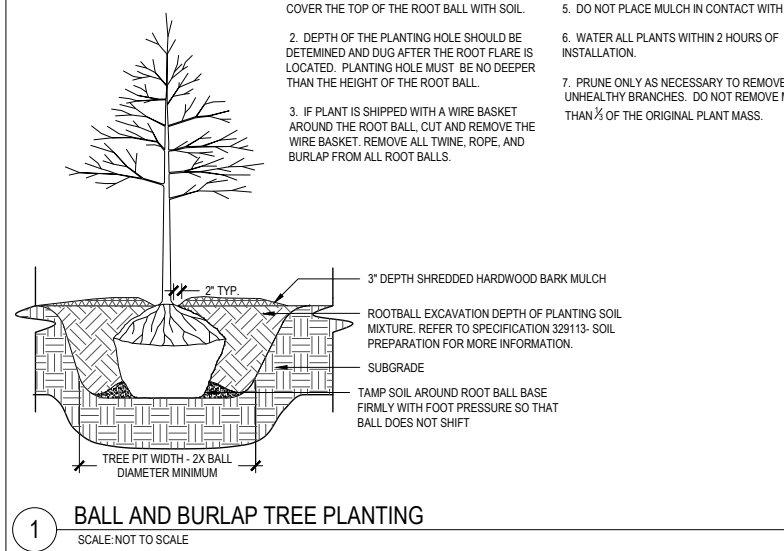
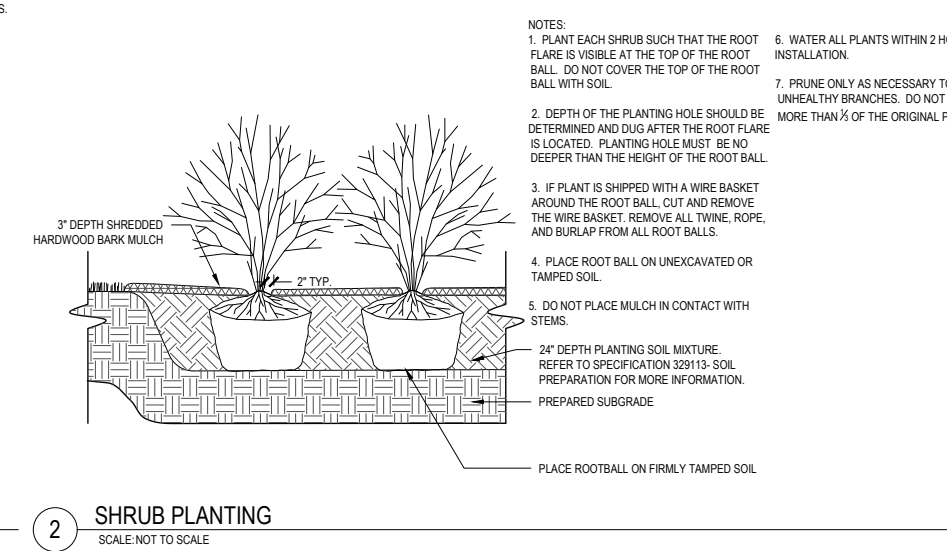
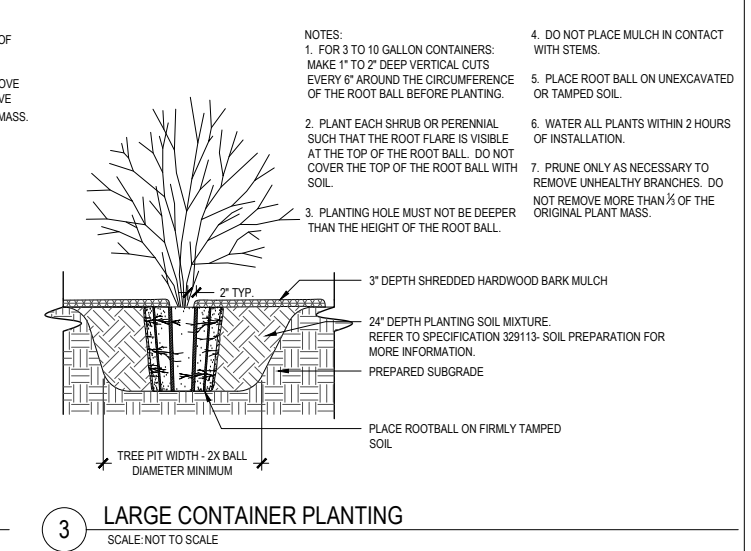
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ISSUE / REVISION	DATE	DESCRIPTION
01	04.04.2019	SITE + BUILDING DESIGN 1 PRICING ISSUE
02	08.12.2019	LOC INFORMATIONAL SUBMISSION
03	09.16.2019	SITE + BUILDING DESIGN 2 PRICING ISSUE
04	11.13.2019	100% COP DOCUMENTS

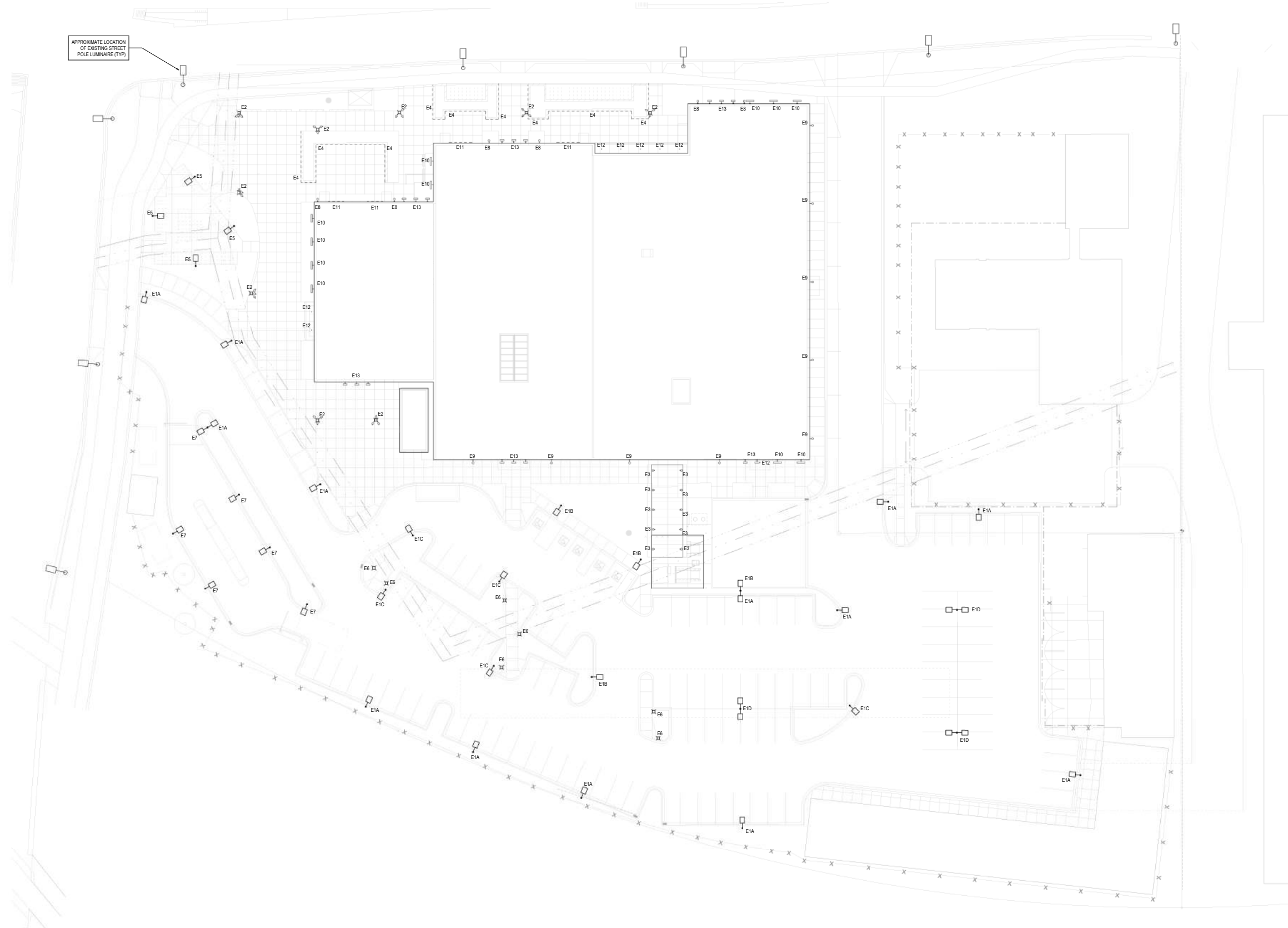
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 PROJECT PHASE: SITE AND BUILDING DESIGN 2  
 DRAWN BY: SAIKI DESIGN CHECKED BY: MSR  
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**SITE DETAILS**



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1 SITE PLAN  
EL100 1" = 20'-0"



- ARCHITECTURE AND INTERIORS
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710 South Second Street, Suite 800  
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- Civil Engineer
- Verbicher**   
999 Fourier Dr. Suite 201  
Madison, WI 53717 | 608.826.0532
- Landscape Architect
- Ken Saiki Design**   
1110 S. Park St.  
Madison, WI 53715 | 608.251.3600
- Structural Engineering, Fire Protection Engineering,  
Technology and AV
- IMEG Corporation, Inc.**   
1800 Downing Way, Suite 200,  
Madison, WI 53762
- Lighting Design
- Mazzetti, Inc.**   
1999 Broadway, Suite 2205  
Denver, CO 80202 | 720.644.5044
- Commercial Kitchen Design
- Boelter Premier**   
7120 Northland Terrace,  
Minneapolis, MN 55428 | 763.544.8800

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Print Name: \_\_\_\_\_  
Date: 8-27-2019 License No: \_\_\_\_\_

ISSUE / REVISION	DATE	DESCRIPTION
	05/04/2019	SITE - BUILDING DESIGN 1 PRICING ISSUE
	06/12/2019	LODC INFORMATIONAL SUBMISSION
	06/18/2019	SITE - BUILDING DESIGN 2 PRICING ISSUE
	11/13/2019	100% CDP DOCUMENTS

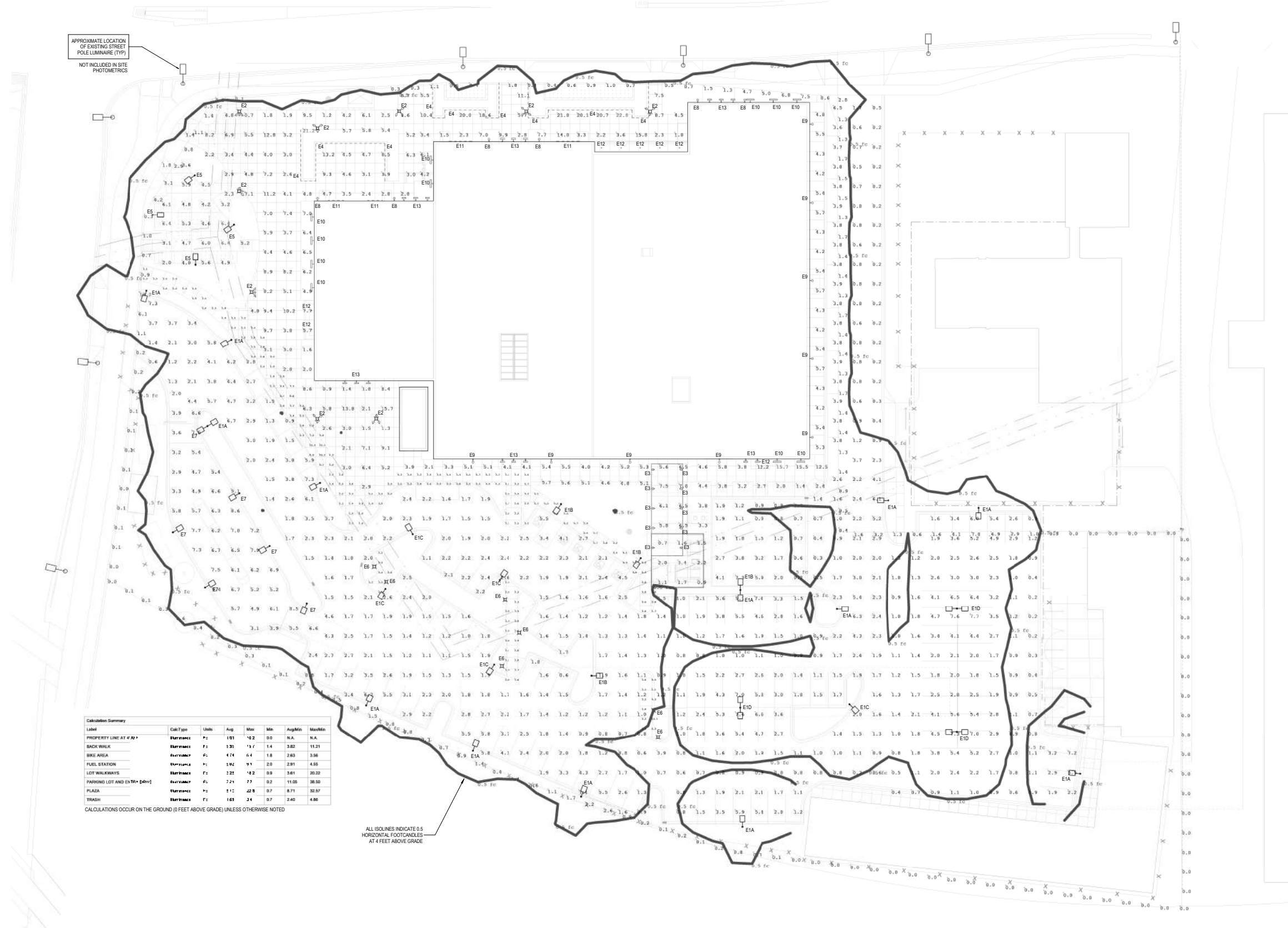
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PROJECT PHASE: 100% CDP DOCUMENTS  
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SITE LIGHTING PLAN

**EL100**

NOT FOR CONSTRUCTION





APPROXIMATE LOCATION OF EXISTING STREET POLE LUMINAIRE (TYP)  
NOT INCLUDED IN SITE PHOTOMETRICS

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	AvgMin	MaxMin
PROPERTY LINE AT 4' MIN	Surfmount	fc	191	42	0.0	N/A	N/A
BACKYARD	Surfmount	fc	130	19	1.8	282	11.21
BIKE AREA	Surfmount	fc	4.7	4.1	1.8	243	3.56
FUEL STATION	Surfmount	fc	194	91	2.0	281	4.55
LOT WALKWAYS	Surfmount	fc	120	42	0.0	361	20.22
PARKING LOT AND DRIVE (60'x1)	Surfmount	fc	7.1	7.7	0.2	11.05	36.50
PLAZA	Surfmount	fc	1.1	2.9	0.7	8.71	32.97
TRASH	Surfmount	fc	163	34	0.7	240	4.86

CALCULATIONS OCCUR ON THE GROUND (0 FEET ABOVE GRADE) UNLESS OTHERWISE NOTED

ALL ISOLINES INDICATE 0.5 HORIZONTAL FOOTCANDLES AT 4 FEET ABOVE GRADE



- ARCHITECTURE AND INTERIORS
- MSRDesign**  
710 South Second Street, Suite 800  
Minneapolis, MN 55401 | 612.375.0336
- MEP Engineer
- MEP Associates, LLC**   
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1800 Deming Way, Suite 200  
Madison, WI 53762
- Lighting Design
- Mazzetti, Inc.**   
1989 Broadway, Suite 2205  
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DATE	DESCRIPTION
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06/12/2019	LOD INFORMATIONAL SUBMISSION
06/19/2019	SITE + BUILDING DESIGN 2 PRICING ISSUE
11/13/2019	100% CDP DOCUMENTS

PROJECT NO: 2019006.00  
PROJECT PHASE: 100% CDP DOCUMENTS  
DRAWN BY: MAZ  
CHECKED BY: BS

**SITE PHOTOMETRIC PLAN**

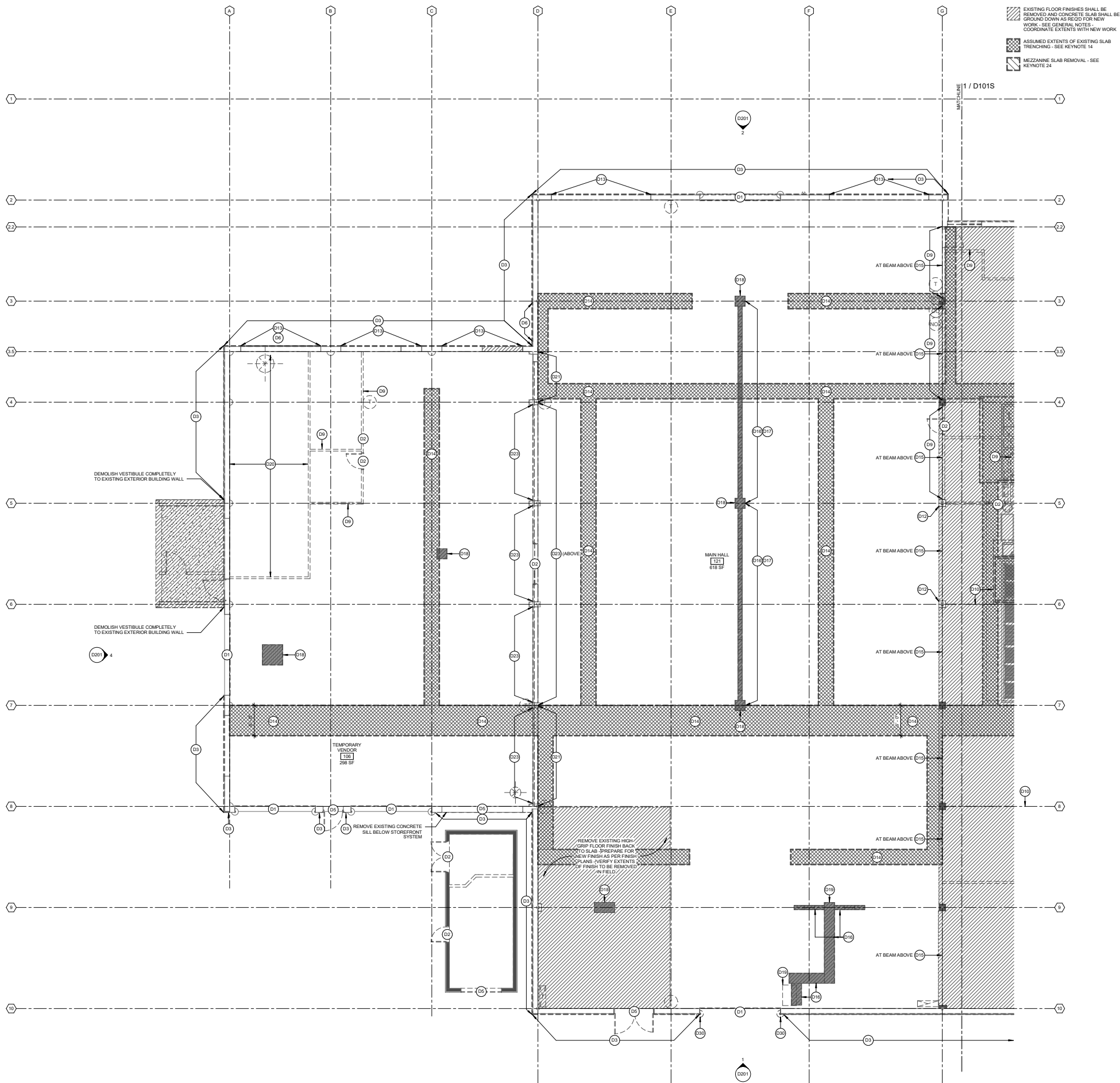
**EL101**

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**DEMOLITION PLAN LEGEND**

- EXISTING FLOOR FINISHES SHALL BE REMOVED AND CONCRETE SLAB SHALL BE GROUND DOWN AS REQ'D FOR NEW WORK - SEE GENERAL NOTES - COORDINATE EXTENTS WITH NEW WORK
- ASSUMED EXTENTS OF EXISTING SLAB TRENCHING - SEE KEYNOTE 14
- MEZZANINE SLAB REMOVAL - SEE KEYNOTE 24

**DEMOLITION GENERAL NOTES**

1. ALL CONTRACTORS WISHING TO SUBMIT BIDS FOR WORK IN THESE DOCUMENTS SHALL VISIT PROJECT SITE PRIOR TO SUBMITTING A BID AND SHALL VERIFY EXISTING CONDITIONS AND SCOPE OF WORK.
2. ALL LOOSE DEBRIS IS TO BE REMOVED BY DEMOLITION CONTRACTOR
3. NOTIFY ARCHITECT IMMEDIATELY IF FIELD CONDITIONS ARE OTHER THAN WHAT IS SHOWN ON PLANS
4. WHERE DEMOLITION WORK ABUTS OR INTERSECTS EXISTING CONSTRUCTION WHICH IS TO REMAIN, REFER TO NEW CONSTRUCTION DOCUMENTS FOR EXTENTS OF REMOVAL. PROTECT ALL EXISTING CONSTRUCTION TO REMAIN.
5. COORDINATE REMOVAL OF ELEMENTS WHICH MAY CONTAIN HAZARDOUS MATERIALS - I.E. PIPE WRAP, CONTAMINATED SOILS, ETC WITH ABATEMENT CONTRACTOR. NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED. HAZARDOUS MATERIALS ABATEMENT IS NOT PART OF THE WORK SHOWN IN THESE DOCUMENTS.
6. FINISHES AT EXISTING INTERIOR SURFACES ARE TO REMAIN UNLESS NOTED OTHERWISE. EXISTING SURFACES TO REMAIN SHALL BE CLEANED AND TREATED AS SPECIFICATIONS. TAKE CARE NOT TO DAMAGE OR REMOVE EXISTING TEXTURES AND PATINA.
7. AT EXISTING SURFACES WHICH SHALL RECEIVE NEW FINISHES, CLEAN AND PREP EXISTING SURFACES FOR NEW FINISH AS PER SURFACE PREP REQUIREMENTS OF NEW FINISH AS PER PROJECT SPECIFICATIONS.
8. GENERAL LOCATIONS WHERE EXISTING EIFS FINISHES ARE REMOVED IN ENTIRETY FOR REPLACEMENT OR PATCH AND REPAIR ARE NOTED ON ELEVATIONS AT THESE LOCATIONS, EIFS SYSTEMS SHALL BE REMOVED IN REGULAR ORTHOGONAL SECTIONS. LINES OF REMOVAL SHALL BE PLUMB AND LEVEL. EXISTING EIFS AT THESE LOCATIONS SHALL BE REMOVED IN ITS ENTIRETY - I.E. FINISH MESH, INSULATION AND ADHESIVE. SUBSTRATE SHALL BE PREPARED FOR NEW PATCHED EIFS SYSTEM.
9. EXTENTS OF SLAB TRENCHING SHOWN ON ARCHITECTURAL DEMOLITION DRAWINGS FOR PLACEMENT OF BELOW GRADE UTILITIES AND STRUCTURAL WORK IS APPROXIMATE AND MAY NOT REPRESENT FULL EXTENT OF THIS WORK. CONTRACTOR SHALL VERIFY SCOPE OF SLAB REMOVAL WORK WITH REQUIREMENTS OF MEP AND STRUCTURAL AND NEW WORK CONTRACTOR FOR THE EXTENTS OF ALL SLAB REMOVAL WORK WITH ARCHITECT BEFORE PERFORMING.
10. EXTENTS OF SLAB GRINDING SHOWN ON ARCHITECTURAL DEMOLITION DRAWINGS FOR REFINISHING OF EXISTING FLOORS IS APPROXIMATE AND MAY NOT REPRESENT FULL EXTENT OF THIS WORK. CONTRACTOR SHALL VERIFY FULL EXTENTS OF THIS WORK WITH FINISH PLANS AND SURFACE PREPARATION REQUIREMENTS OF SPECIFIED FLOOR FINISHES AS PER PROJECT SPECIFICATIONS.
11. WHERE FINISH FLOORING IS TO BE REMOVED, REMOVE ALL MATERIAL - I.E. FASTENERS, ADHESIVES, AND BACKING TO SLAB BELOW. PREPARE SLAB SURFACE FOR NEW FINISH AS PER REQUIREMENTS OF NEW WORK.
12. ALL OBSOLETE OR ABANDONED MECHANICAL, ELECTRICAL, AND PLUMBING EQUIPMENT - I.E. CONDIT, FITTINGS, DUCTWORK, HANGERS, CONTROLS, FIXTURES, ETC - SHALL BE REMOVED. COORDINATE WITH MEP REMOVAL DRAWINGS.
13. WHERE PARTITIONS ARE REMOVED, REMOVE ALL ITEMS CONTAINED WITHIN - INCLUDING BUT NOT LIMITED TO DOORS, HARDWARE, FRAMES, SLOTTINGS, MECHANICAL AND ELECTRICAL EQUIPMENT, ETC TO STRUCTURE ABOVE AND BELOW. UNLESS NOTED OTHERWISE.
14. WHERE CEILINGS ARE REMOVED, REMOVE CEILING FINISH AND SUSPENSION SYSTEM ALONG WITH ALL ASSOCIATED FASTENERS, FITTINGS, AND MEP EQUIPMENT. COORDINATE WITH MEP REMOVAL DRAWINGS.
15. SEE DEMOLITION KEYNOTES FOR SPECIFIC INFORMATION ON ITEMS TO BE REMOVED BY LOCATION

**KEYED NOTES (DEMOLITION)**

- D01 REMOVE EXISTING OVERHEAD DOOR AND ALL FRAME/HARDWARE/MOTOR COMPONENTS BACK TO ROUGH OPENING
- D02 REMOVE EXISTING DOOR(S) AND FRAME(S) TO ROUGH OPENING
- D03 REMOVE EIFS PANEL FROM CONCRETE FOUNDATION WALL. CLEAN CONCRETE TO PREPARE FOR NEW WATERPROOFING - COORDINATE W/ NEW WORK
- D04 CUT AND REMOVE SECTION OF DAMAGED EXISTING EIFS SYSTEM BACK TO SUBSTRATE. PREPARE SUBSTRATE FOR NEW PATCH AND REPAIR WORK AS PER EIFS MANUFACTURER'S RECOMMENDATION
- D05 REMOVE EXISTING STOREFRONT GLAZING SYSTEM AND ALL FLASHING/TRIM/SSLS BACK TO ROUGH OPENING. REFERENCE NEW WORK FOR EXISTING MISC. STEEL TO REMAIN IN OPENINGS. PATCH AND REPAIR MASONRY FOR NEW CURTAIN WALL SYSTEM
- D06 REMOVE PORTION OF EXTERIOR MASONRY WALL COMPLETELY. REMOVE EXISTING EIFS FINISH AS REQ'D TO TOOTH IN NEW CMU - REF. EXTERIOR ELEVATIONS
- D07 REMOVE PART OF EXISTING FLOOR/ROOF IN PREPARATION FOR ELEVATOR SHAFT
- D08 REMOVE EXISTING STAIR COMPLETELY
- D09 REMOVE EXISTING INTERIOR WALL COMPLETELY
- D10 REMOVE EXISTING INTERIOR WIRE PARTITION. SALVAGE, CLEAN, AND STORE FOR REUSE
- D11 REMOVE EXISTING PLUMBING FIXTURES AND PLUMBING WALL CAVITY
- D12 REMOVE EXISTING CMU COLUMN WRAP AND ANY TIE BACKS OR ANCHORS TO B.G. SLAB OR DECK ABOVE. PREPARE NEWLY EXPOSED STEEL FOR NEW FINISH - REF. FINISH PLANS
- D13 REMOVE EXISTING EXTERIOR CONCRETE WALL TO 2" BELOW F.F.E. SAW CUT CONCRETE CLEANLY, ALIGNED WITH CMU JAMBS ABOVE TO CREATE CLEAN ROUGH OPENING FOR NEW CURTAIN WALL
- D14 SAW CUT AND DEMOLISH EXISTING SLAB AS REQ'D FOR NEW WORK BELOW GRADE - WHERE HATCHED REGION IS DIMENSIONED, SLAB SHALL BE REMOVED AS PER INDICATED EXTENTS. CUTS SHALL BE STRAIGHT AND CONTINUOUS. WHERE NOT DIMENSIONED - COORDINATE REMOVAL REQUIREMENTS WITH NEW STRUCTURAL AND PLUMBING WORK
- D15 DEMOLISH EXISTING PLASTER CEILING AND SOFFIT WRAP AND ALL SUSPENSION - FRAMING HANGERS, BOSS, DECK CLIPS, ETC. BACK TO DECK. CLEAN NEWLY EXPOSED STEEL DECK, JOIST AND FRAMING - REF. ARCHITECTURAL CEILING PLANS FOR ANY NEW FINISHES
- D16 REMOVE EXISTING TRENCH GRATE. PROVIDE TEMPORARY COVER
- D17 CLEAN/REPLACE EXISTING TRENCH DRAIN LING AS REQUIRED FOR NEW WORK - COORDINATE WITH MEP
- D18 EXISTING TRENCH BASIN TO BE ABANDONED AND INFILLED - REF. PLUMBING DEMOLITION DRAWINGS FOR RELATED WORK
- D19 EXISTING OWNERS EQUIPMENT TO BE DECOMMISSIONED AND REMOVED BY OWNER - COORDINATE WITH OWNER
- D20 EXISTING PAINT BOOTH AND ALL RELATED EQUIPMENT - FANS, POWER, DUCTWORK, ETC. SHALL BE DECOMMISSIONED AND REMOVED BY OWNER. ALL EXISTING OPENINGS IN SLAB, WALLS AND ROOF SHALL BE PREPARED FOR REPAIR AND PATCHING IN NEW WORK BY GC
- D21 EXISTING STEEL AND GLASS WINDOW WALL TO BE PARTIALLY DEMOLISHED. REMOVE TOGGLE BOLTS RETAINING GLAZED PANELS. GLAZED PANELS SHALL BE CLEANED AND SALVAGED FOR REUSE IN BUILDING PARTITIONS - REF. NEW WORK. REMOVE OTHER FRAMING COMPONENTS OF GLAZED WALL AS REQ'D - REF. NEW ARCHITECTURAL ELEVATIONS FOR EXTENTS.
- D22 CLEAN EXISTING STEEL AND GLASS WINDOW WALL TO REMAIN. PROVIDE TEMPORARY SUPPORT AND PROTECT IN PLACE - REFERENCE STRUCTURAL
- D23 SAW CUT STRAIGHT AND DEMOLISH CONCRETE WALL BELOW STEEL AND GLASS TO BELOW F.F.E. AS REQ'D FOR NEW WORK - REF. ARCHITECTURAL DETAILS AT THIS LOCATION. CONCRETE PIER AT COLUMN BASES SHALL REMAIN - REF. STRUCTURAL FOR EXTENTS OF WALL TO REMAIN.
- D24 REMOVE MEZZANINE FLOOR SLAB AND FRAMING - REFER TO STRUCTURAL
- D25 CUT HOIST AND MOUNTING BRACKETS FROM EXISTING OPENING JAMB. CLEAN AND SALVAGE FOR RE-USE
- D26 DEMOLISH EXISTING SLAB AS REQUIRED FOR NEW KITCHEN EQUIPMENT - REFERENCE STRUCTURAL
- D27 REFERENCE PLUMBING DRAWINGS FOR WORK ASSOCIATED WITH NEW COMMERCIAL KITCHEN EQUIPMENT IN THIS AREA
- D28 DEMOLISH EXTERIOR LIGHT FIXTURE. PREPARE EXISTING EIFS FOR PATCH AND REPAIR
- D29 DEMOLISH EXTERIOR SIGNAGE AND ALL RELATED FASTENERS AND HARDWARE - PREPARE EXISTING EIFS FOR PATCH AND REPAIR
- D30 REMOVE EXISTING WHEEL STOP - REPAIR CONCRETE SUBSTRATE AND PREPARE FOR NEW FINISH WORK
- D31 DEMOLISH EXISTING CANOPY FASCIA, FLASHING, EPDM MEMBRANE AND SOFFIT MATERIAL AS REQ'D TO ACCOMMODATE NEW WORK IN THIS AREA - REF. ARCHITECTURAL DETAILS
- D32 REMOVE EXISTING ROOF SYSTEM AND STRUCTURAL DECK FOR NEW ROOF PENETRATION. COORDINATE WITH ARCHITECTURAL AND M.E.P. NEW WORK. PROVIDE TEMPORARY ENCLOSURE AT ALL NEW ROOF PENETRATIONS

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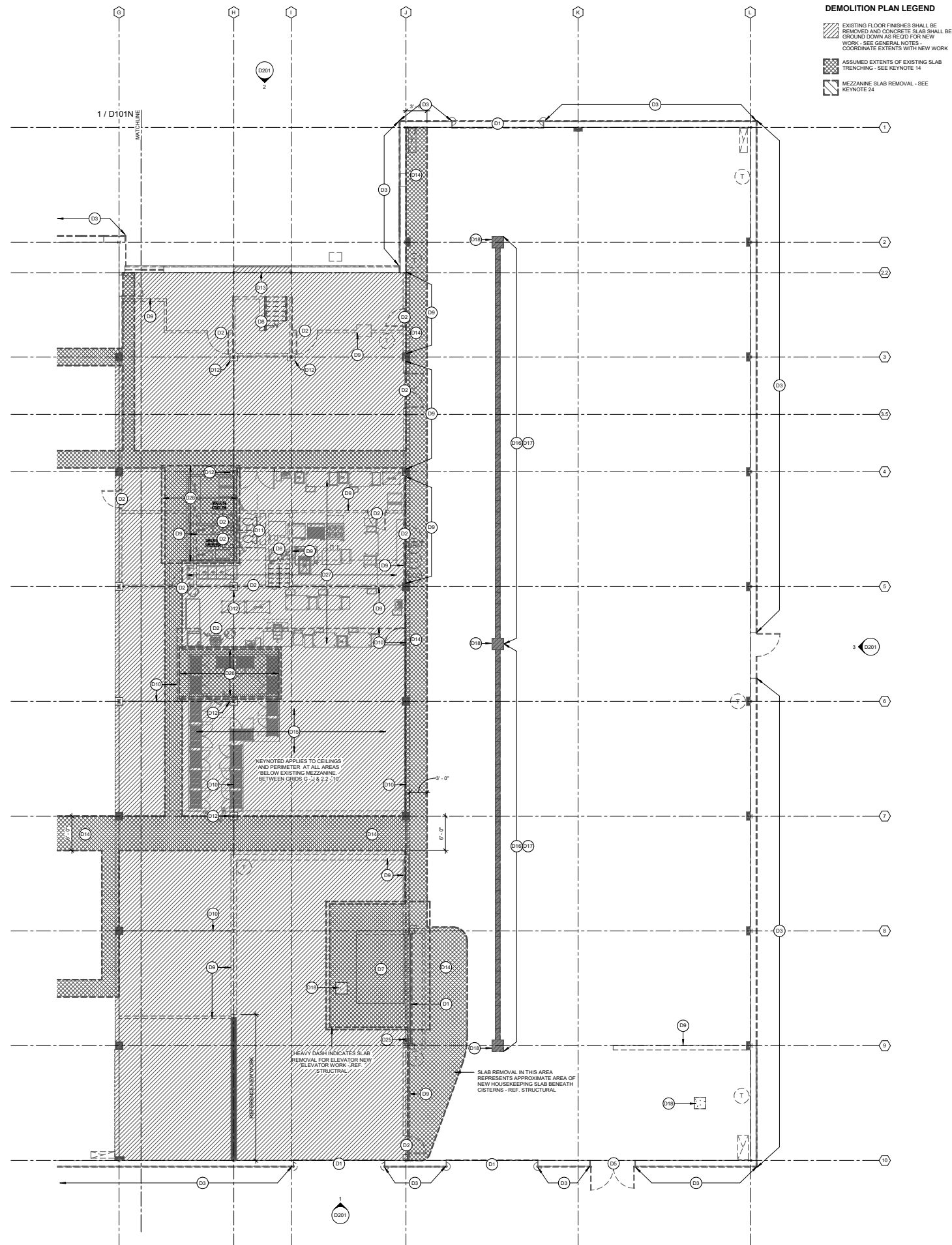
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**LEVEL 1 DEMOLITION - NORTH**

**D101N**

NOT FOR CONSTRUCTION





**DEMOLITION PLAN LEGEND**

- EXISTING FLOOR FINISHES SHALL BE REMOVED AND CONCRETE SLAB SHALL BE GROUND DOWN AS REQ'D FOR NEW WORK - SEE GENERAL NOTES - COORDINATE EXTENTS WITH NEW WORK
- ASSUMED EXTENTS OF EXISTING SLAB TRENCHING - SEE KEYNOTE 14
- MEZZANINE SLAB REMOVAL - SEE KEYNOTE 24

**DEMOLITION GENERAL NOTES**

1. ALL CONTRACTORS WISHING TO SUBMIT BIDS FOR WORK IN THESE DOCUMENTS SHALL VISIT PRIOR TO SUBMITTING A BID AND SHALL VERIFY EXISTING CONDITIONS AND SCOPE OF WORK.
2. ALL LOOSE DEBRIS IS TO BE REMOVED BY DEMOLITION CONTRACTOR
3. NOTIFY ARCHITECT IMMEDIATELY IF FIELD CONDITIONS ARE OTHER THAN WHAT IS SHOWN ON PLANS
4. WHERE DEMOLITION WORK ABUTS OR INTERSECTS EXISTING CONSTRUCTION WHICH IS TO REMAIN, REFER TO NEW CONSTRUCTION DOCUMENTS FOR EXTENTS OF REMOVAL. PROTECT ALL EXISTING CONSTRUCTION TO REMAIN.
5. COORDINATE REMOVAL OF ELEMENTS WHICH MAY CONTAIN HAZARDOUS MATERIALS - I.E. PIPE WRAP, CONTAMINATED SOILS, ETC WITH ABATEMENT CONTRACTOR. NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED. HAZARDOUS MATERIALS ABATEMENT IS NOT PART OF THE WORK SHOWN IN THESE DOCUMENTS.
6. FINISHES AT EXISTING INTERIOR SURFACES ARE TO REMAIN UNLESS NOTED OTHERWISE. EXISTING SURFACES TO REMAIN SHALL BE CLEANED AND TREATED AS SPECIFICATIONS. TAKE CARE NOT TO DAMAGE OR REMOVE EXISTING TEXTURES AND PATINA.
7. AT EXISTING SURFACES WHICH SHALL RECEIVE NEW FINISHES, CLEAN AND PREP EXISTING SURFACES FOR NEW FINISH AS PER SURFACE PREP REQUIREMENTS OF NEW FINISH AS PER PROJECT SPECIFICATIONS.
8. GENERAL LOCATIONS WHERE EXISTING EIFS FINISHES ARE REMOVED IN ENTIRETY FOR REPLACEMENT OR PATCH AND REPAIR ARE NOTED ON ELEVATIONS. AT THESE LOCATIONS, EIFS SYSTEMS SHALL BE REMOVED IN REGULAR ORTHOGONAL SECTIONS. LINES OF REMOVAL SHALL BE PLUMB AND LEVEL. EXISTING EIFS AT THESE LOCATIONS SHALL BE REMOVED IN ITS ENTIRETY - I.E. FINISH MESH, INSULATION AND ADHESIVE. SUBSTRATE SHALL BE PREPARED FOR NEW PATCHED EIFS SYSTEM.
9. EXTENTS OF SLAB TRENCHING SHOWN ON ARCHITECTURAL DEMOLITION DRAWINGS FOR PLACEMENT OF BELOW UTILITIES AND STRUCTURAL WORK IS APPROXIMATE AND MAY NOT REPRESENT FULL EXTENT OF THIS WORK. CONTRACTOR SHALL VERIFY SCOPE OF SLAB REMOVAL WORK WITH REQUIREMENTS OF MEP AND STRUCTURAL AND NEW WORK SCOPES. VERIFY THE EXTENTS OF ALL SLAB REMOVAL WORK WITH ARCHITECT BEFORE PERFORMING.
10. EXTENTS OF SLAB GRINDING SHOWN ON ARCHITECTURAL DEMOLITION DRAWINGS FOR REFINISHING OF EXISTING FLOORS IS APPROXIMATE AND MAY NOT REPRESENT FULL EXTENT OF THIS WORK. CONTRACTOR SHALL VERIFY FULL EXTENTS OF THIS WORK WITH FINISH PLANS AND SURFACE PREPARATION REQUIREMENTS OF SPECIFIED FLOOR FINISHES AS PER PROJECT SPECIFICATIONS.
11. WHERE FINISH FLOORING IS TO BE REMOVED, REMOVE ALL MATERIAL - I.E. FASTENERS, ADHESIVES, AND BACKING TO SLAB BELOW. PREPARE SLAB SURFACE FOR NEW FINISH AS PER REQUIREMENTS OF NEW WORK.
12. ALL OBSOLETE OR ABANDONED MECHANICAL, ELECTRICAL, AND PLUMBING EQUIPMENT - I.E. CONDUIT, FITTINGS, DUCTWORK, HANGERS, CONTROLS, FIXTURES, ETC - SHALL BE REMOVED. COORDINATE WITH MEP REMOVAL DRAWINGS.
13. WHERE PARTITIONS ARE REMOVED, REMOVE ALL ITEMS CONTAINED WITHIN - INCLUDING BUT NOT LIMITED TO DOORS, HARDWARE, FRAMES, SLOTTINGS, MECHANICAL AND ELECTRICAL EQUIPMENT, ETC TO STRUCTURE ABOVE AND BELOW. UNLESS NOTED OTHERWISE.
14. WHERE CEILINGS ARE REMOVED, REMOVE CEILING FINISH AND SUSPENSION SYSTEM ALONG WITH ALL ASSOCIATED FASTENERS, FITTINGS, AND MEP EQUIPMENT. COORDINATE WITH MEP REMOVAL DRAWINGS.
15. SEE DEMOLITION KEYNOTES FOR SPECIFIC INFORMATION ON ITEMS TO BE REMOVED BY LOCATION

**KEYED NOTES (DEMOLITION)**

- D01 REMOVE EXISTING OVERHEAD DOOR AND ALL FRAME/HARDWARE/MOTOR COMPONENTS BACK TO ROUGH OPENING
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- D03 REMOVE EIFS PANEL FROM CONCRETE FOUNDATION WALL. CLEAN CONCRETE TO PREPARE FOR NEW WATERPROOFING - COORDINATE WITH NEW WORK
- D04 CUT AND REMOVE SECTION OF DAMAGED EXISTING EIFS SYSTEM BACK TO SUBSTRATE. PREPARE SUBSTRATE FOR NEW PATCH AND REPAIR WORK AS PER EIFS2 MANUF'S RECOMMENDATION
- D05 REMOVE EXISTING STOREFRONT GLAZING SYSTEM AND ALL FLASHING/TRIM/SLICKS BACK TO ROUGH OPENING. REFERENCE NEW WORK FOR EXISTING MISC. STEEL TO REMAIN IN OPENINGS. PATCH AND REPAIR MASONRY FOR NEW CURTAIN WALL SYSTEM
- D06 REMOVE PORTION OF EXTERIOR MASONRY WALL COMPLETELY. REMOVE EXISTING EIFS FINISH AS REQ'D TO TOOTH IN NEW CMU - REF. EXTERIOR ELEVATIONS
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- D19 EXISTING OWNER'S EQUIPMENT TO BE DECOMMISSIONED AND REMOVED BY OWNER - COORDINATE WITH OWNER
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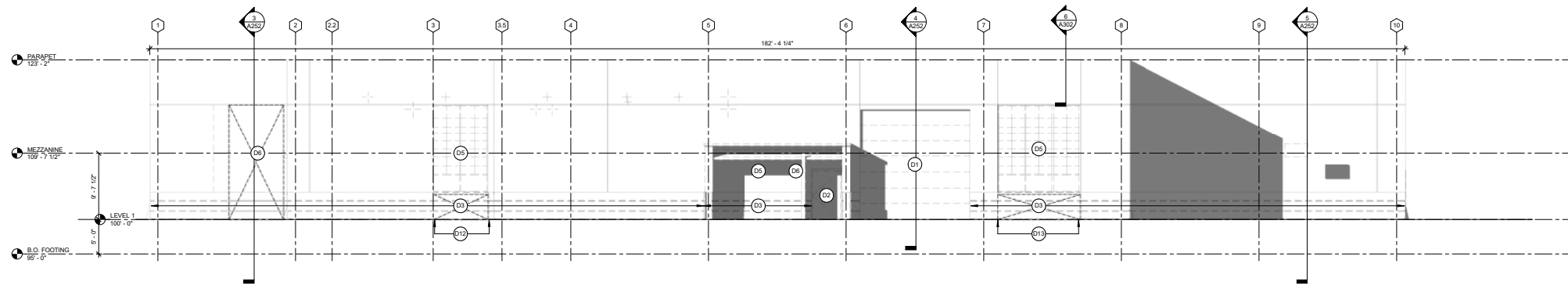
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**LEVEL 1 DEMOLITION - SOUTH**

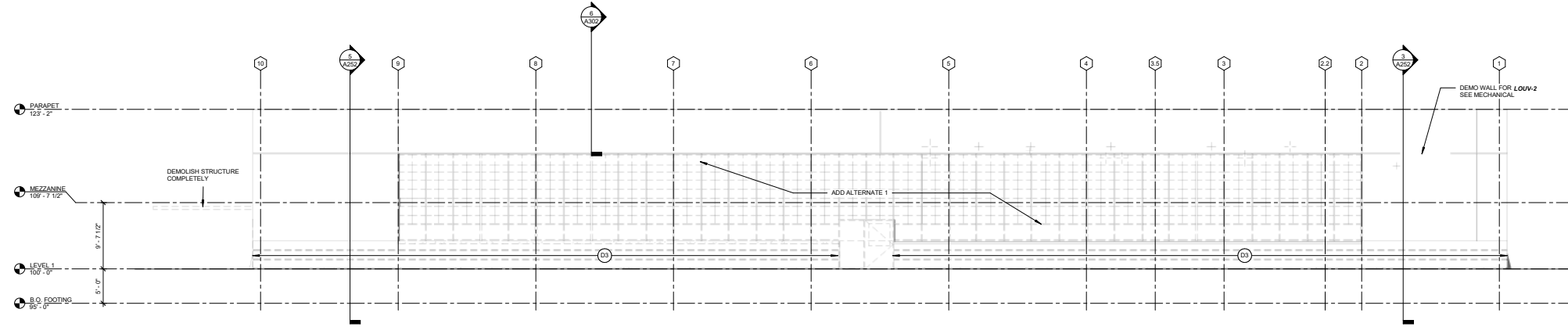
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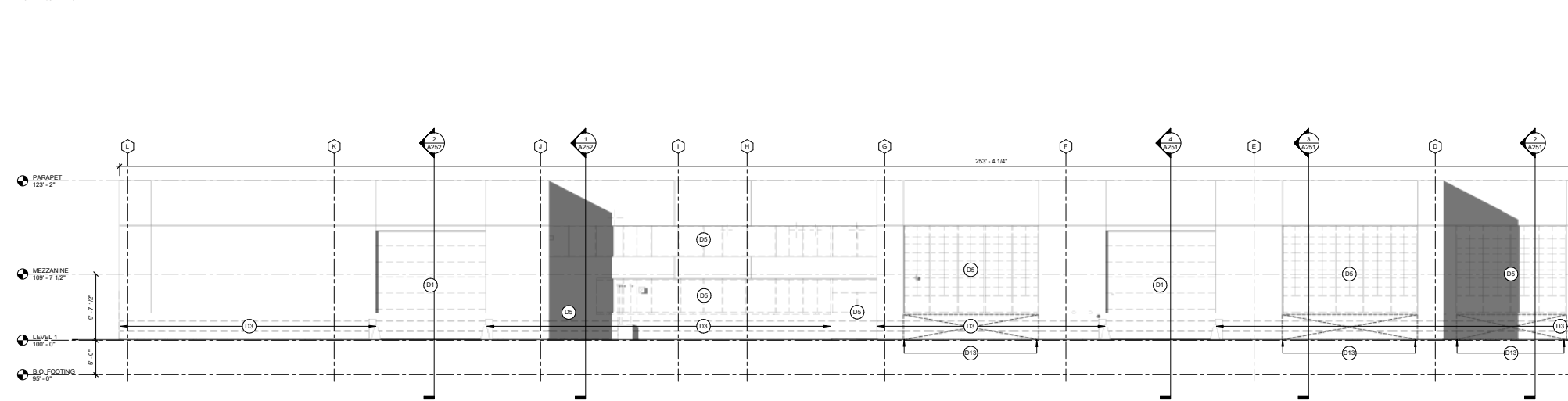
**1 LEVEL 1 DEMO -- SOUTH**  
D101S 1/8" = 1'-0"



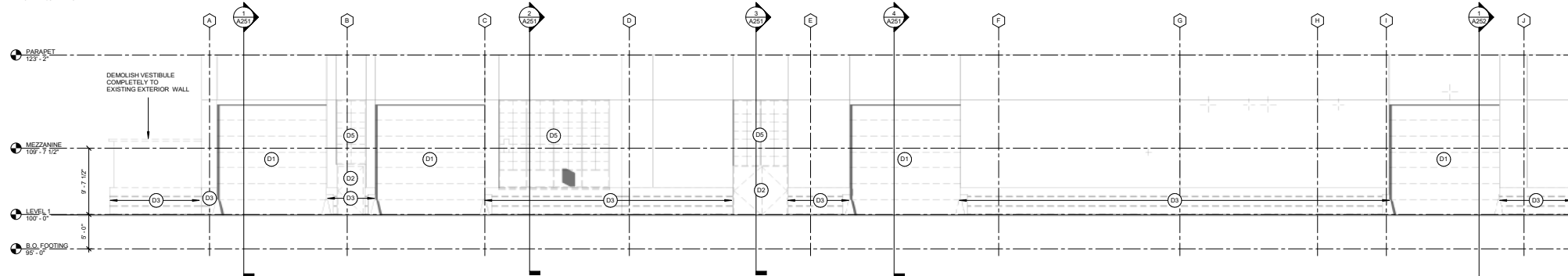
**4 DEMO ELEVATION - NORTH**  
D201 1/8" = 1'-0"



**3 DEMO ELEVATION - SOUTH**  
D201 1/8" = 1'-0"



**2 DEMO ELEVATION - EAST**  
D201 1/8" = 1'-0"



**1 DEMO ELEVATION - WEST**  
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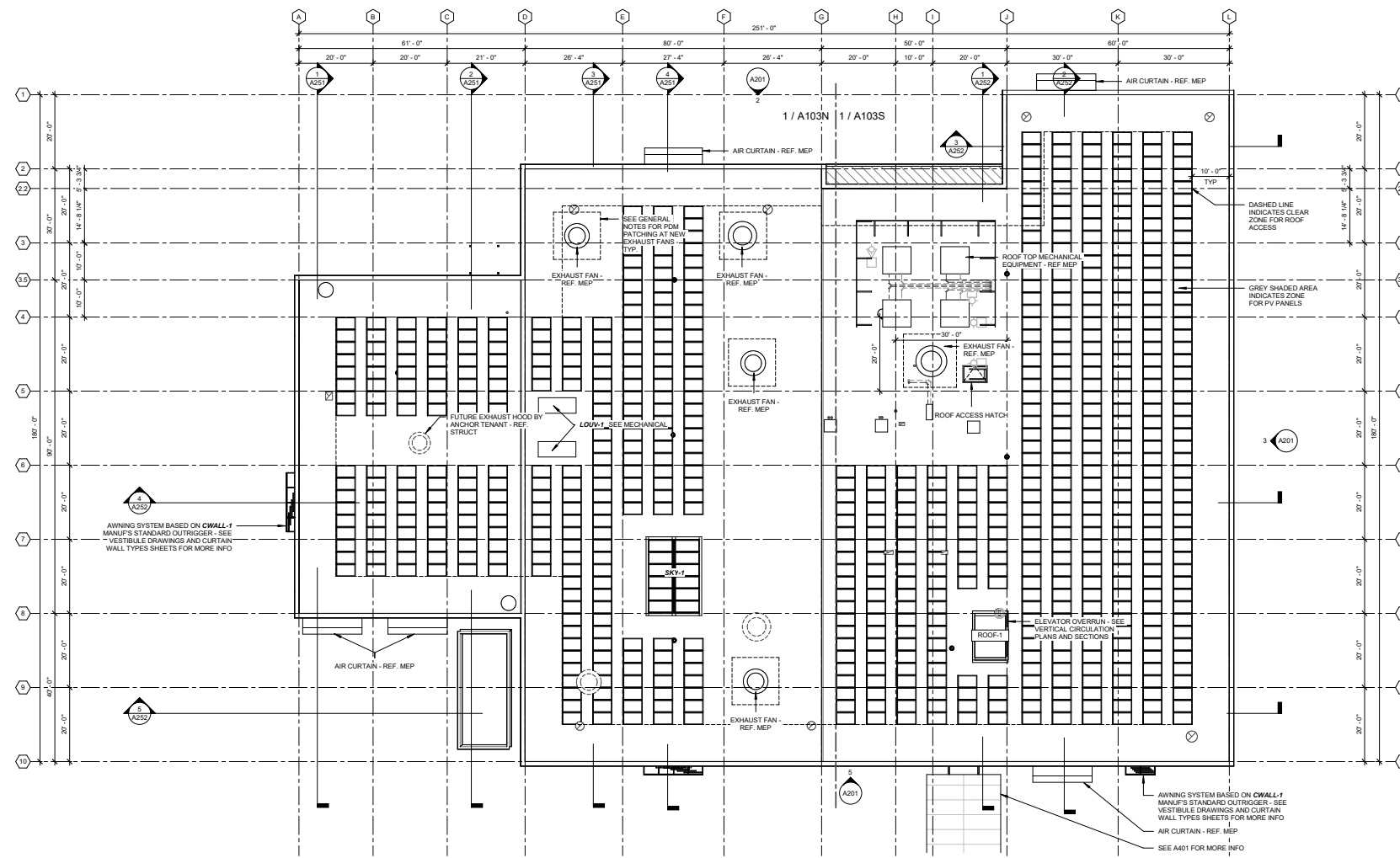
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DEMOLITION ELEVATIONS

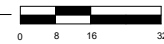
**D201**

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**1 ROOF PLAN - REFERENCE**  
A103 1/16" = 1'-0"



- ROOF PLAN GENERAL NOTES**
1. PROTECT ALL EXISTING ROOF MEMBRANE TO REMAIN.
  2. PROVIDE SACRIFICIAL LAYER OF EPDM AROUND EXHAUST HOODS PER EPDM MANUFACTURER RECOMMENDATIONS.
  3. ALL NEW WORK OR MODIFICATION TO EXISTING ROOF SHALL BE DONE IN ACCORDANCE WITH ROOF MANUF.'S BEST PRACTICE AND SHALL NOT VOID ORIGINAL ROOF WARRANTY.
  4. PHOTOVOLTAIC ARRAY SHOWN FOR REFERENCE - SEE ELECTRICAL SHEETS FOR MORE INFO.
  5. ALL EXISTING COPING CAP TO BE PAINTED FT-3x.
  6. MECHANICAL EQUIPMENT SHOWN ON ARCHITECTURAL PLANS IS FOR REFERENCE ONLY - REFER TO MEP SHEETS FOR MORE INFORMATION.
  7. ALL ROOF DRAINS ARE EXISTING UNLESS NOTED OTHERWISE - REF PLUMBING DRAWINGS FOR MORE INFO.

- Architecture and Interiors
- MSRDesign**  
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Minneapolis, MN 55402 | 612.375.0336
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- MEP Associates, LLC**   
850 Blue Garden Rd #175  
Eagan, MN 55121 | 651.379.9120
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Project No: 20190200.00

**MADISON PUBLIC MARKET**  
200 N First St, Madison, WI 53704

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Architect Seal

Signature \_\_\_\_\_  
Print Name \_\_\_\_\_  
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**ISSUE / REVISION**

Mark	Date	Description
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	08.16.2019	SITE - BUILDING DESIGN 2 PRICING ISSUE
	11.13.2019	100% CDP DOCUMENTS

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ROOF PLAN

**A103**

NOT FOR CONSTRUCTION

# roof plan

equipment screening and visibility 01

with equipment screen from E. Johnson and N. 1st St



without equipment screen from E. Johnson and N. 1st St



with equipment screen from N. 1st headed north



without equipment screen from N 1st headed North

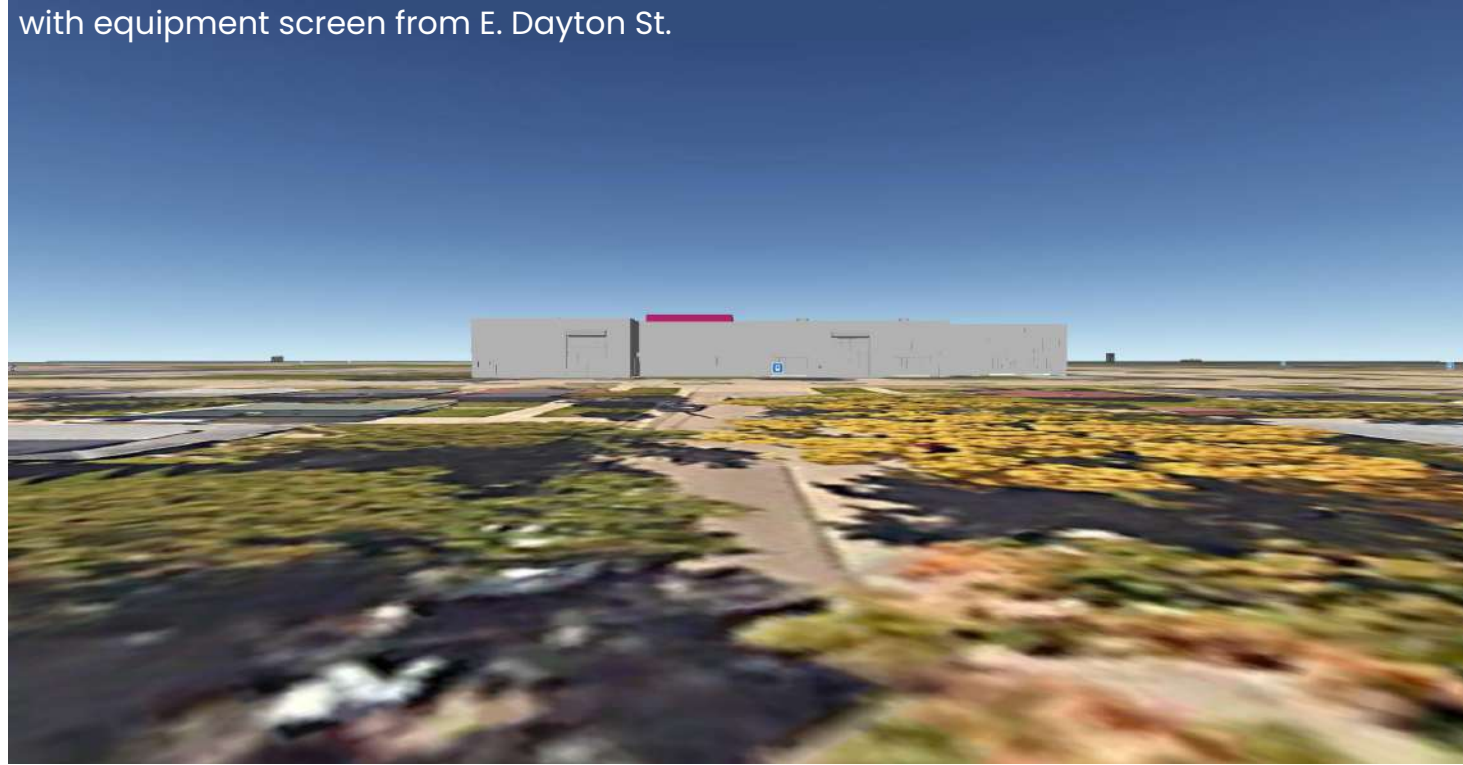




# roof plan

equipment screening and visibility 02

with equipment screen from E. Dayton St.



without equipment screen from E. Dayton St



with equipment screen from E Dayton St and N 1st St

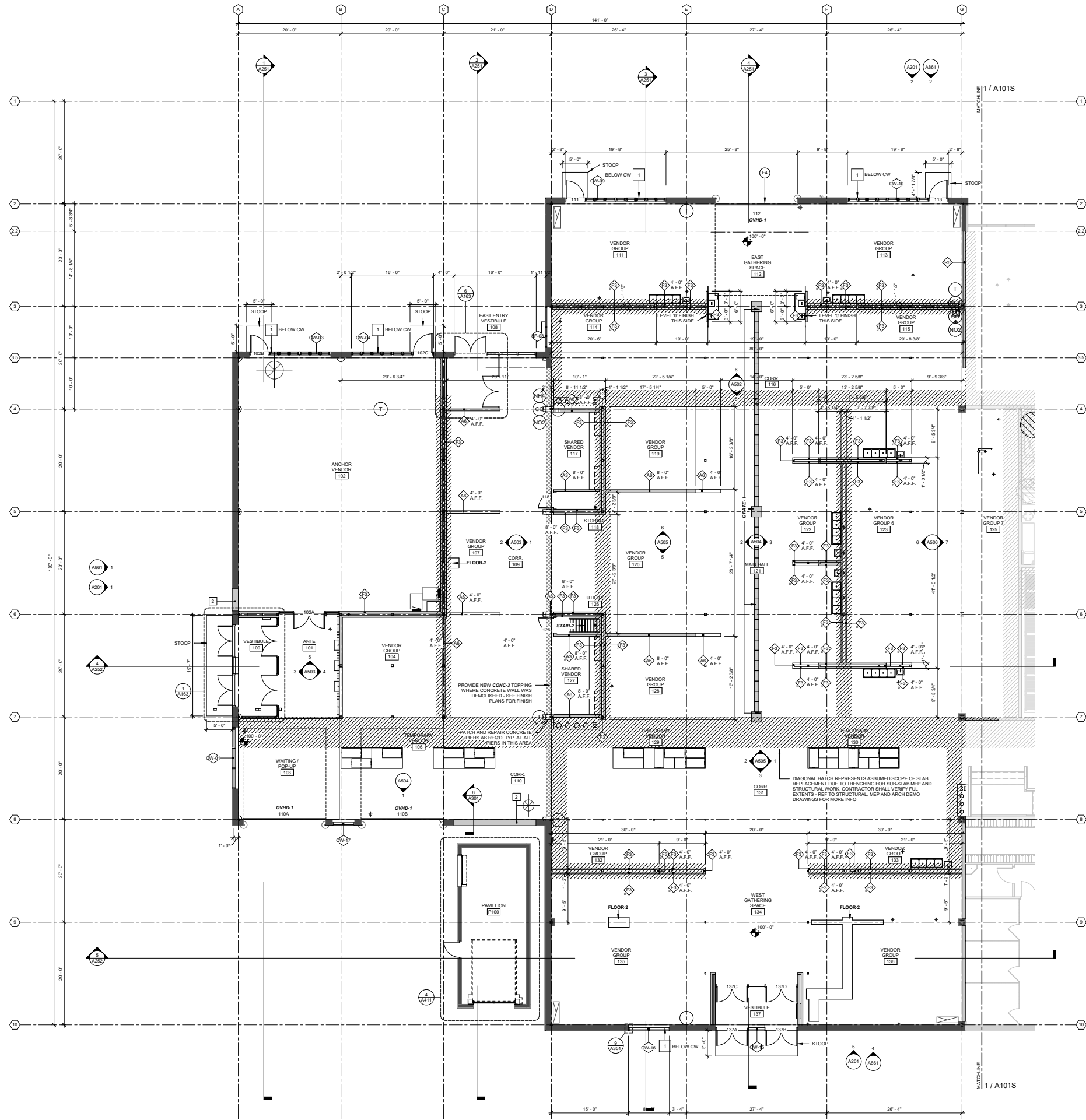


without equipment screen from E Dayton St and N 1st St









- FLOOR PLAN GENERAL NOTES**
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  2. REFER TO PROJECT MANUAL FOR DETAILED INFORMATION ON PROJECT FINISHES.
  3. SEE LIFE SAFETY (CODE PLANS) FOR LOCATION AND RATINGS OF FIRE RATED WALL ASSEMBLIES.
  4. SEE WALL TYPES SHEETS FOR WALL ASSEMBLIES.
  5. AT ANY LOCATIONS WHERE PENETRATIONS ARE REQUIRED IN RATED WALL OR ASSEMBLIES PROVIDE FIRE CHALKING OR FIRE-STOPPING AS REQUIRED TO MAINTAIN NECESSARY RATING.
  6. ELECTRICAL FIXTURES, DEVICES, ETC SHOWN ON ARCHITECTURAL PLANS ARE FOR REFERENCE ONLY. SEE ELECTRICAL FOR INFORMATION AND LANDSCAPE DRAWINGS FOR SITE SCOPE.
  7. SITE INFORMATION SHOWN IS FOR REFERENCE ONLY. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR SITE SCOPE.
  8. REFER TO ELEVATIONS FOR GLAZING TYPES.
  9. ALL DIMENSIONS TO FACE OF WALL - STRUCTURAL GRID, UNLESS NOTE OTHERWISE.
  10. WALL TYPE TAGS REFER TO BASE WALL CONSTRUCTION. REFER TO FINISH PLANS, INTERIOR ELEVATIONS AND SYSTEMS DRAWINGS FOR WALL FINISHES ATTACHED TO BASE WALL TYPES.
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  13. FINISHES AT INTERIOR FACE OF ALL EXISTING PERIMETER WALLS SHALL REMAIN - NO NEW FINISHES AT THESE WALLS UNLESS NOTED OTHERWISE.
  14. ALL WORK IN VENDOR STALL AREAS NOT DESCRIBED IN THESE DOCUMENTS SHALL BE BY FUTURE TENANT INFILL PRODUCTS. REFERENCE OTHER DISCIPLINES FOR FULL SCOPE OF WORK TO BE PERFORMED IN THESE AREAS UNDER THIS PROJECT.
  15. SEE A110 SHEETS FOR ARCHITECTURAL STEEL CANOPY DRAWINGS AND GENERAL NOTES.
  16. SEE MILLWORK DRAWINGS FOR ALL CASEWORK SHOWN - FREESTANDING OR BUILT-IN.
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  19. PROVIDE IN WALL BLOCKING AT ALL WALL MOUNTED SHELVING CASEWORK. FUTURE AV EQUIPMENT BY OWNER. TOILET ACCESSORIES ETC - LOCATIONS, COORDINATE WITH INTERIOR ELEVATIONS.

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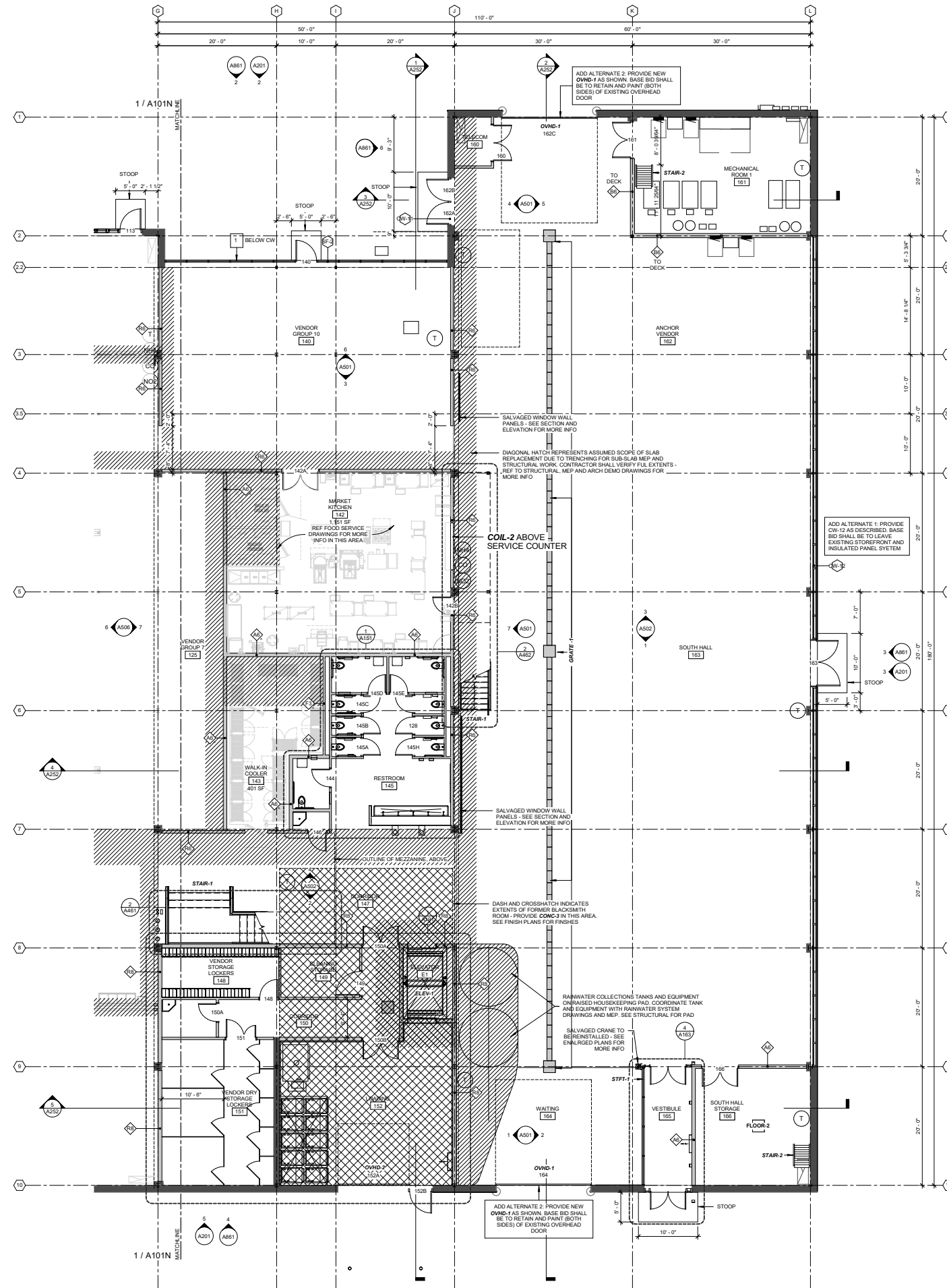
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1 LEVEL 1 PLAN - NORTH  
A101N 1/8" = 1'-0"

LEVEL 1 - NORTH

**A101N**

NOT FOR CONSTRUCTION



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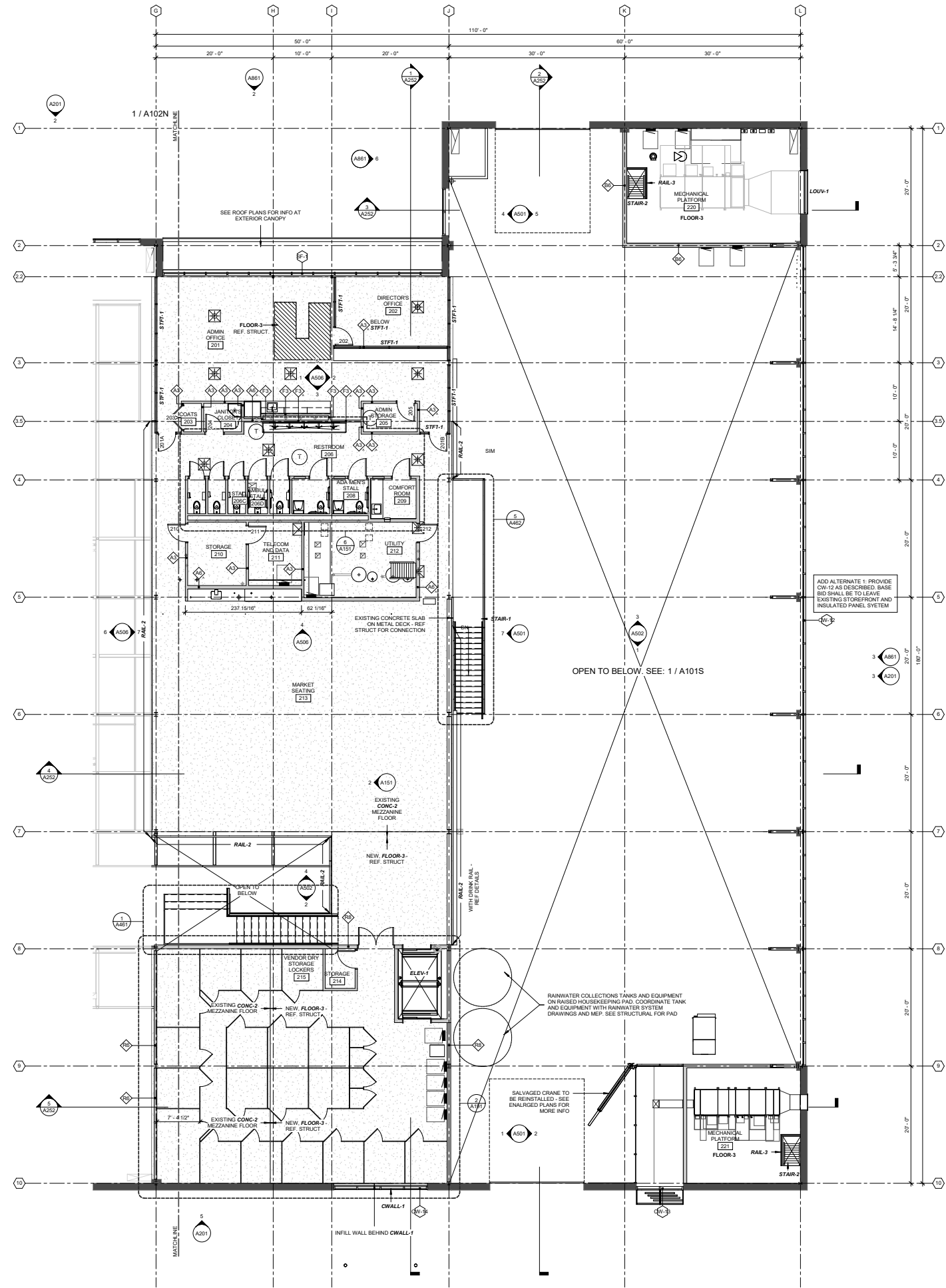
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1 LEVEL 2 PLAN - SOUTH  
A102S 1/8" = 1'-0"

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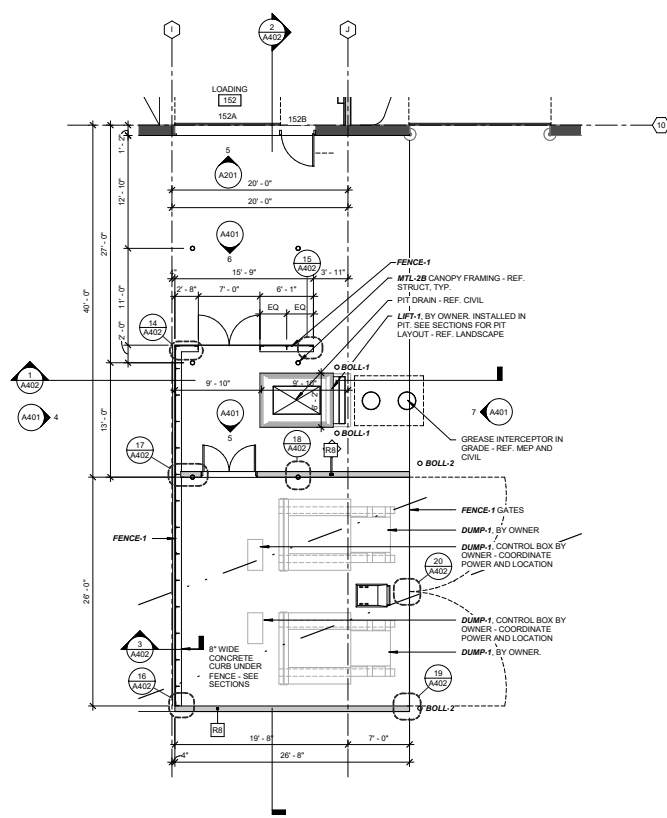
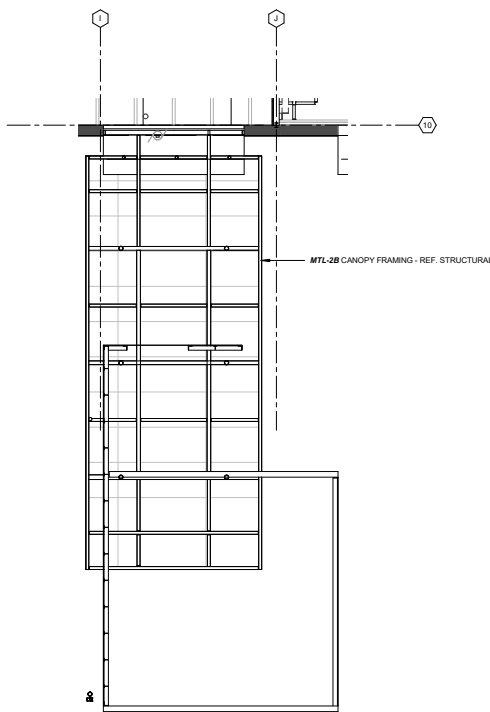
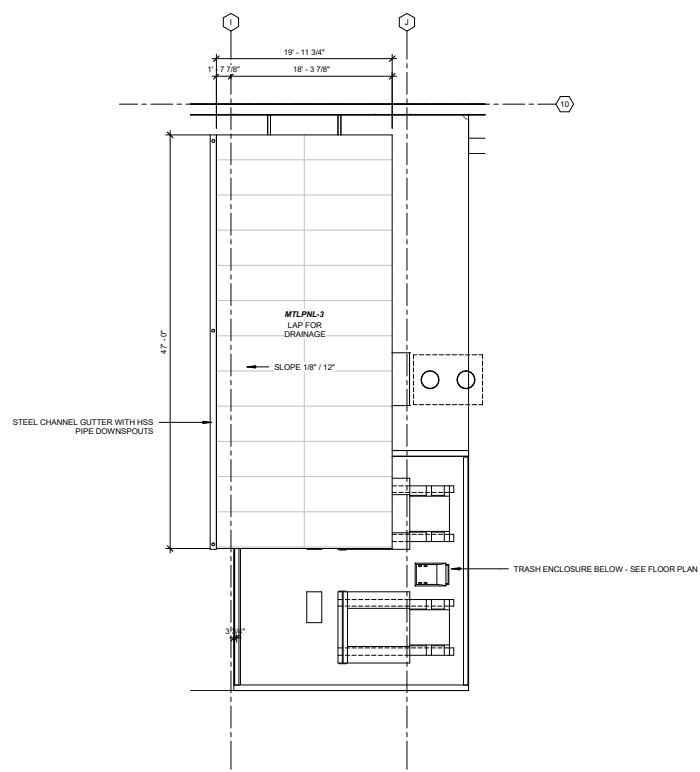
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MEZZANINE LEVEL - SOUTH

**A102S**

NOT FOR CONSTRUCTION





**CANOPIES GENERAL NOTES**

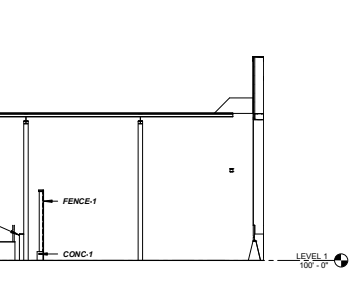
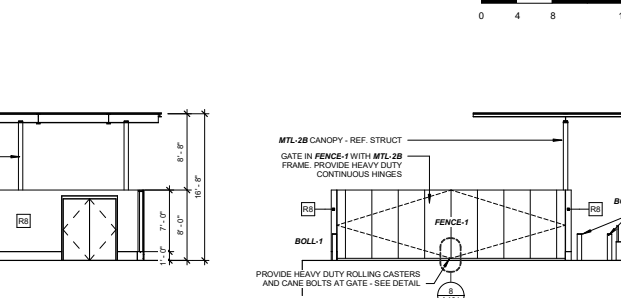
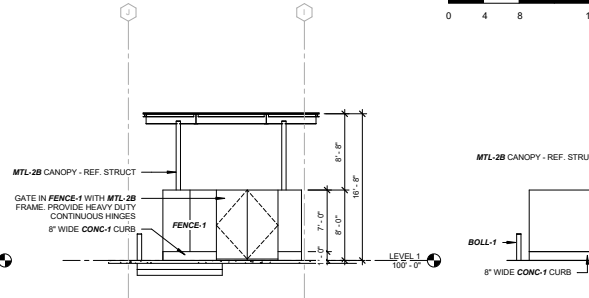
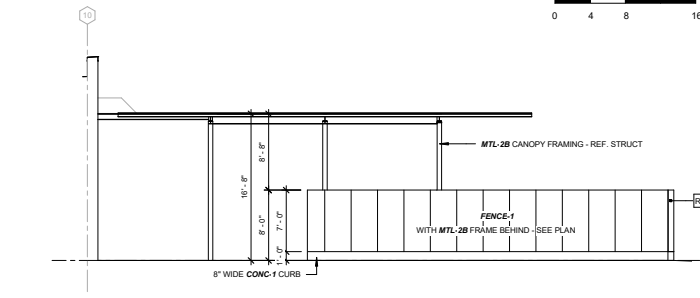
- SEE STRUCTURAL DRAWINGS FOR CANOPY FRAMING SIZES AND CONNECTIONS.
- ALL CANOPY STEEL (STRUCTURAL SHAPES, ACCESSORIES, UNSTRUT, ETC.) SHALL BE GALVANIZED WITH A MACROPOXY 648 MIDCOAT AND PIGMENTED ACRYLON TOPCOAT.
- MTLPNL-1 AT FENCE-1 SHALL BE NON-EDGE BANDED PANELS WITH PERFORATIONS CONTINUOUS TO EDGE OF PANEL.

**3 ENLARGED ROOF PLAN - TRASH AND LOADING AREA**  
A401 1/8" = 1'-0"

**2 ENLARGED RCP - TRASH AND LOADING AREA**  
A401 1/8" = 1'-0"

**1 ENLARGED PLAN - TRASH AND LOADING AREA**  
A401 1/8" = 1'-0"

**8 EXT DTL ELEV - FENCE - 1 - GATE LATCH**  
A401 1/12" = 1'-0"

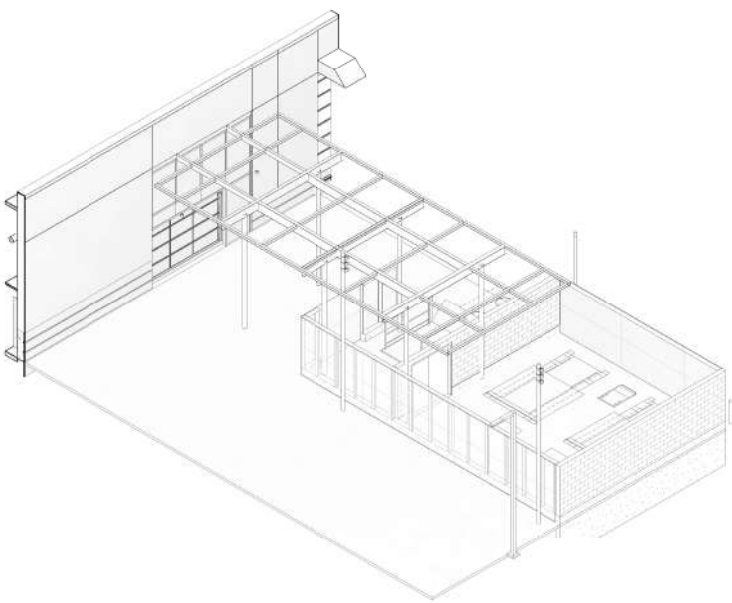
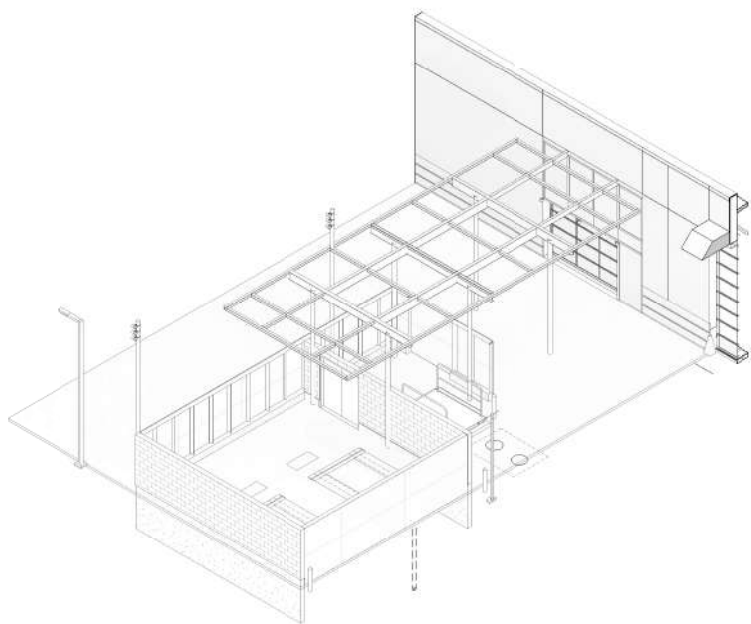


**4 EXT ELEVATION - TRASH ENCLOSURE - N**  
A401 1/8" = 1'-0"

**6 EXT ELEVATION - LOADING AREA GATE**  
A401 1/8" = 1'-0"

**5 EXT ELEVATION - TRASH ENCLOSURE - E**  
A401 1/8" = 1'-0"

**7 EXT ELEVATION - TRASH ENCLOSURE - S**  
A401 1/8" = 1'-0"



**11 AXON - LOADING AND TRASH AREA SW**  
A401

**10 AXON - LOADING AND TRASH AREA NW**  
A401

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TRASH AND LOADING AREA - PLANS AND ELEVATIONS

**A401**

NOT FOR CONSTRUCTION



building plans  
interior rendering 01





building plans  
interior rendering 02



MSRDesign

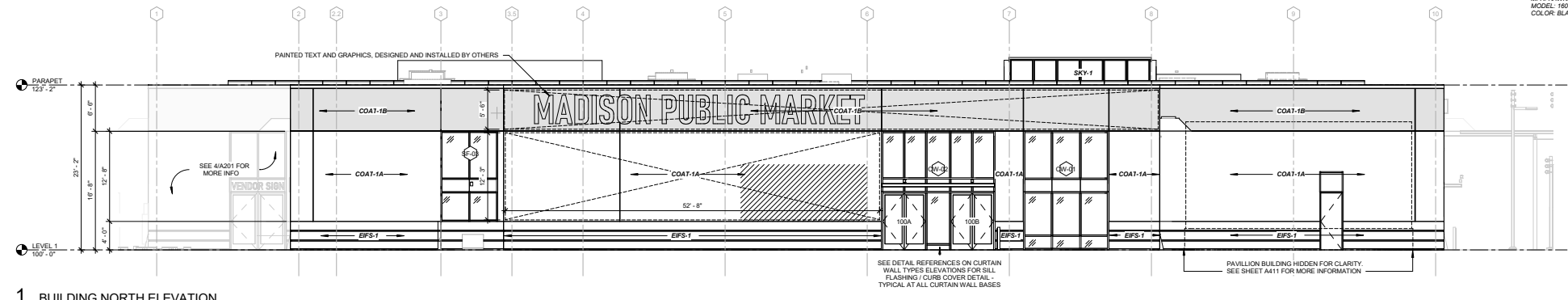
maison public market, urban design commission final approval application



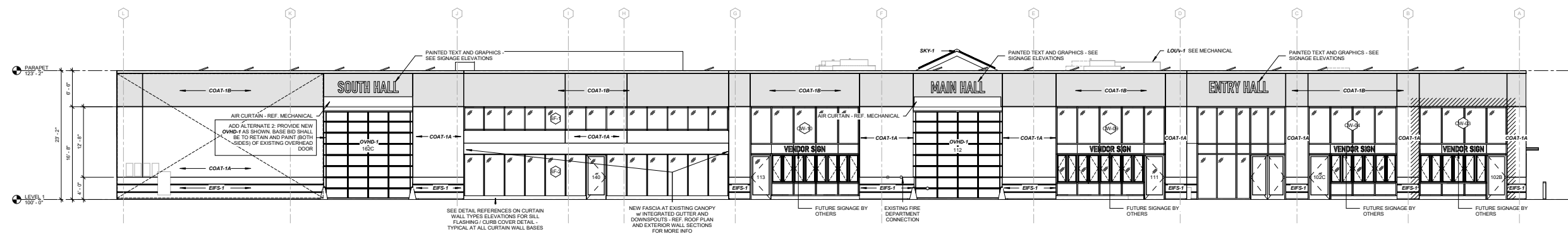
**BUILDING ELEVATION GENERAL NOTES**

- EXISTING EIFS SYSTEM WITH COAT-1B. SEE ELEVATIONS FOR PAINTED SIGNAGE IN THESE ZONES. SIGNAGE IS REPRESENTATIVE AND NOT IN THIS CONTRACT. SEE NOTES ON ELEVATIONS AND COORDINATE WITH OWNERS BRANDING CONSULTANT.
  - NEW EPS-2 PATCHING IN EXISTING EIFS SYSTEM DUE TO OPENING. IF/IFL SUBSTANTIAL REPAIR OF EXISTING SYSTEM. OR AS REQ'D AT FOR SUBSTRATE RECONSTRUCTION AT NEW OPENINGS. NOT ALL AREAS MAY BE SHOWN. SEE NOTE 2 BELOW.
  - NEW MURAL, BY OTHERS, IN THIS ZONE.
1. PROVIDE EPS-1 FROM GRADE TO 4'-0" A.F.F. APPLY TO EXISTING FOUNDATION WALL AND THE INTO EXISTING EIFS SYSTEM TO REMAIN. SEE EXT WALL SECTIONS FOR TYPICAL DETAILS.
  2. EIFS CONTRACTOR SHALL PATCH AND REPAIR ALL DAMAGE TO EXISTING EIFS SYSTEMS WHICH ARE TO REMAIN. THIS INCLUDES BUT IS NOT LIMITED TO:
    - DENTS
    - FLAKING OR SPALLING OF FINISH AND WEATHER COAT
    - DELAMINATION OF MESH
    - DAMAGE DUE TO MOISTURE SATURATION
  3. ALL EIFS TO REMAIN, AS WELL AS ALL PATCH AND REPAIR WORK PERFORMED AT EXISTING EIFS SHALL RECEIVE COAT-1A/1B. SEE ELEVATIONS.
  4. EXISTING CORNING CAP SHALL BE PAINTED PT-3A.
  5. LIGHT FIXTURES SHOWN ARE FOR LOCATING PURPOSES ONLY. REF. LIGHTING PLANS FOR ACTUAL FIXTURES AND SCHEDULES.
  6. SOME SIGNAGE IN ARCH ELEVATIONS IS FOR REFERENCE ONLY AND IS NOTED AS SUCH ON ELEVATIONS. SIGNAGE IN THESE LOCATIONS SHALL BE IN THE FORM OF COMPLIANT COAT-1 IN VARIOUS COLORS AS DESIGNED BY OWNERS BRANDING CONSULTANT. CONTRACTOR SHALL NOT APPLY COATINGS FOR THESE DOCUMENTS OR OTHERS. TO EXISTING OR NEW EIFS FINISHES THAT IS NOT COMPLIANT WITH COAT-1. SPECIFICATION.
  7. SEE SHEETS A401 & A402 FOR ELEVATIONS OF TRASH ENCLOSURE AND LOADING CANOPY.
  8. ALL EXISTING WHEEL STOPS AT OVERHEAD DOOR OPENINGS, NOT NOTED AS REMOVED, REPAINTED AND REINSTALLED. EXISTING CONCRETE WALL BENEATH SHALL BE REPAIRED IN PLACE.
  9. ALL OPENINGS AT ABANDONED MECHANICAL AND OTHER EQUIPMENT SHALL BE INFILLED AND PATCHED WITH NEW EPS-1 OR EPS-2 TO MATCH ADJACENT SYSTEM. AT SOME LOCATIONS, THRU-WALL EQUIPMENT CAN BE EVALUATED AND ABANDONED IN PLACE. SEALED AND PAINTED. CONTRACTOR SHALL NOTIFY ARCHITECT AND RECEIVE APPROVAL OF INTENT TO ABANDON IN PLACE.
  10. FINISH GRADE IS SHOWN AS REFERENCE ONLY. SEE CIVIL FOR ACTUAL GRADE.

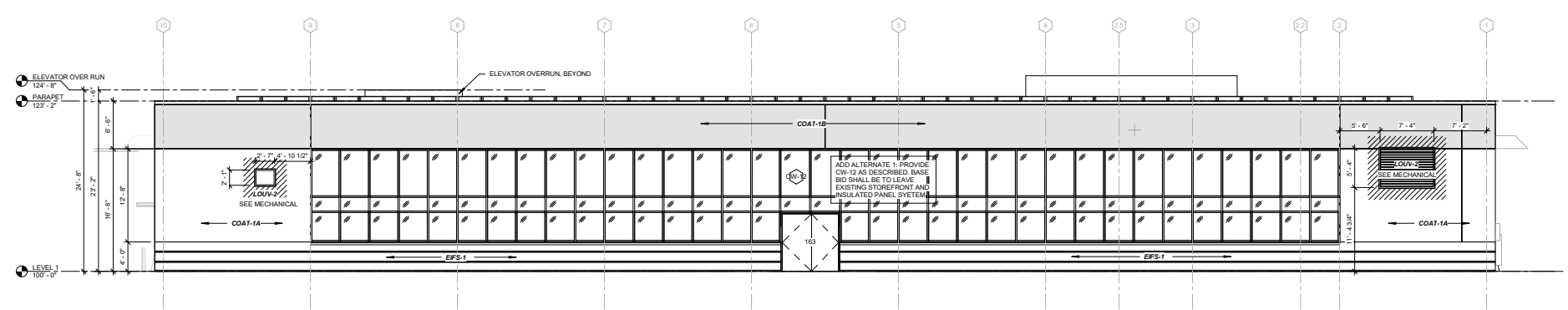
- EPS-1** EXTERIOR INSULATION AND FINISH SYSTEMS  
MFR: DRYVIT;  
REINFORCING MESH: PANZER MEZH 20 oz.;  
WEATHER BARRIER: BACKSTOP NT-VB SPRAY;  
BASE COAT: DRYV-EX;  
TOP COAT: WEATHERLASTIC;  
COLOR: MATCH COAT-1A.
- EPS-2** EXTERIOR INSULATION AND FINISH SYSTEMS  
MFR: DRYVIT;  
STYLE: NONCHROMICOUS BASE COAT (NCB);  
COLOR: MATCH EXISTING;  
TEXTURE: FREESTYLE.
- COAT-1A** ELASTOMERIC ARCHITECTURAL COATING AND RESTORATION  
MFR: DRYVIT;  
STYLE: WEATHERLASTIC;  
COLOR: WHITE.
- COAT-1B** ELASTOMERIC ARCHITECTURAL COATING AND RESTORATION  
MFR: DRYVIT;  
STYLE: WEATHERLASTIC;  
COLOR: DARK GRAY.
- PT-3** EXTERIOR PAINT - PARAPET AND COPING  
COLOR: BLACK.
- CWALL-1** GLAZED ALUMINUM CURTAIN WALL SYSTEM  
MFR: KAWNEER ALUMINUM CURTAINWALL SYSTEM;  
MODEL: 1600 WALL SYSTEM;  
COLOR: BLACK ANODIZED.



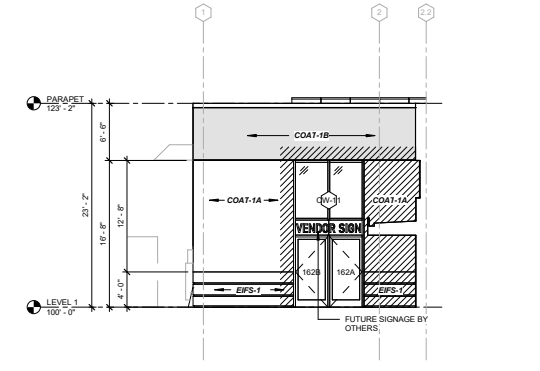
**1 BUILDING NORTH ELEVATION**  
A201 1/8" = 1'-0"



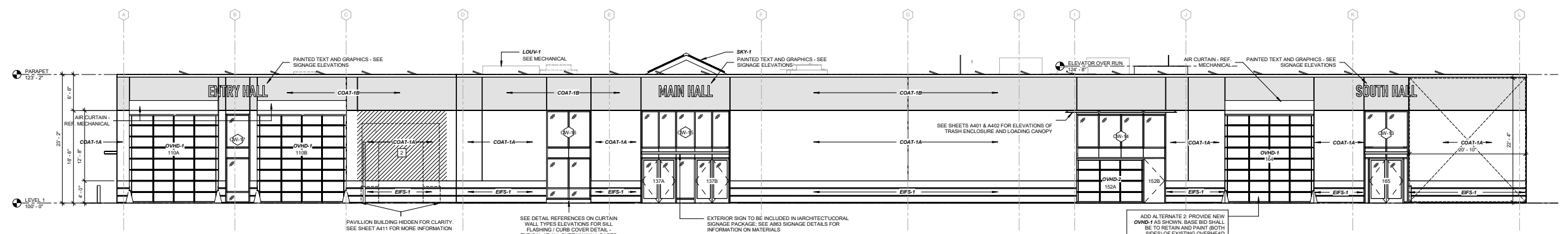
**2 BUILDING EAST ELEVATION**  
A201 1/8" = 1'-0"



**3 BUILDING SOUTH ELEVATION**  
A201 1/8" = 1'-0"



**4 PARTIAL BUILDING NORTH ELEVATION - SOUTH HALL**  
A201 1/8" = 1'-0"



**5 BUILDING WEST ELEVATION**  
A201 1/8" = 1'-0"

**MADISON PUBLIC MARKET**  
200 N First St, Madison, WI 53704

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the Laws of the State of Minnesota.

Signature \_\_\_\_\_  
 Print Name \_\_\_\_\_  
 Date \_\_\_\_\_ License No. \_\_\_\_\_

**100% CDP DOCUMENTS**

Mark	Date	Description
06.04.2019	06.04.2019	SITE + BUILDING DESIGN 1 PRICING ISSUE
08.12.2019	08.12.2019	LOC INFORMATIONAL SUBMISSION
08.18.2019	08.18.2019	SITE + BUILDING DESIGN 2 PRICING ISSUE
11.13.2019	11.13.2019	100% CDP DOCUMENTS

**BUILDING ELEVATIONS**

**A201**



# building signage and graphics

north elevation

## primary building signage

Painted typographic. building mounted downlight illumination



## artist mural

local artist via art RFP. building mounted downlight illumination

- dark gray EIFS-Sto color 37101
- light gray EIFS-Sto color 37110
- black anodized aluminum

# building signage and graphics

east elevation

**primary building signage**  
painted typographic. building mounted downlight illumination



**artist mural**

local artist via art RFP. building mounted downlight illumination

**tenant sign bands**

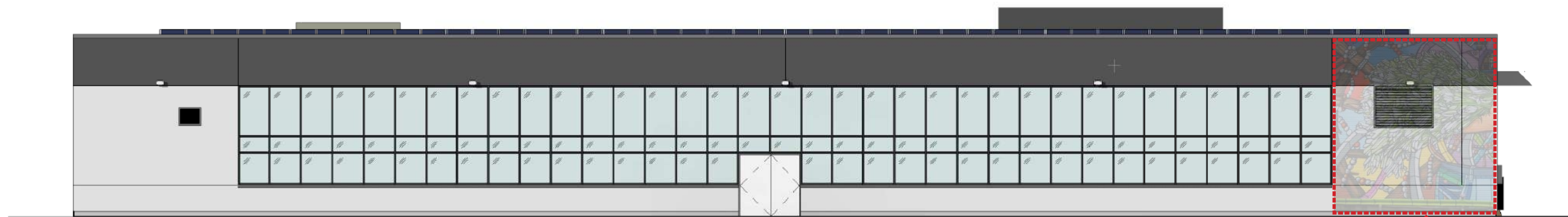
future signage by market vendors. applied text in spandrel zone

- dark gray EIFS-Sto color 37101
- light gray EIFS-Sto color 37110
- black anodized aluminum



# building signage and graphics

south elevation



**artist mural**

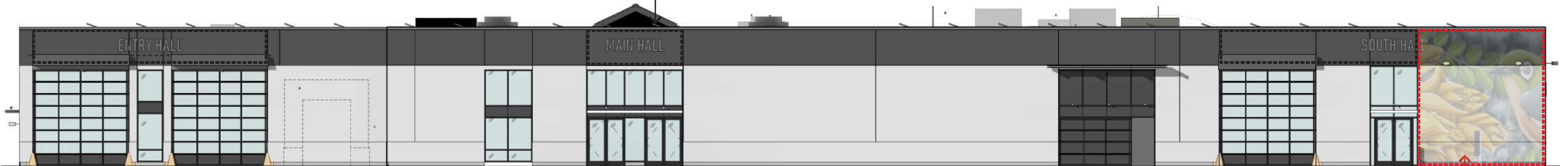
local artist via art RFP. building mounted downlight illumination

- dark gray EIFS-Sto color 37101
- light gray EIFS-Sto color 37110
- black anodized aluminum

# building signage and graphics

west elevation

**primary building signage**  
painted typographic. building mounted downlight illumination



**artist mural**

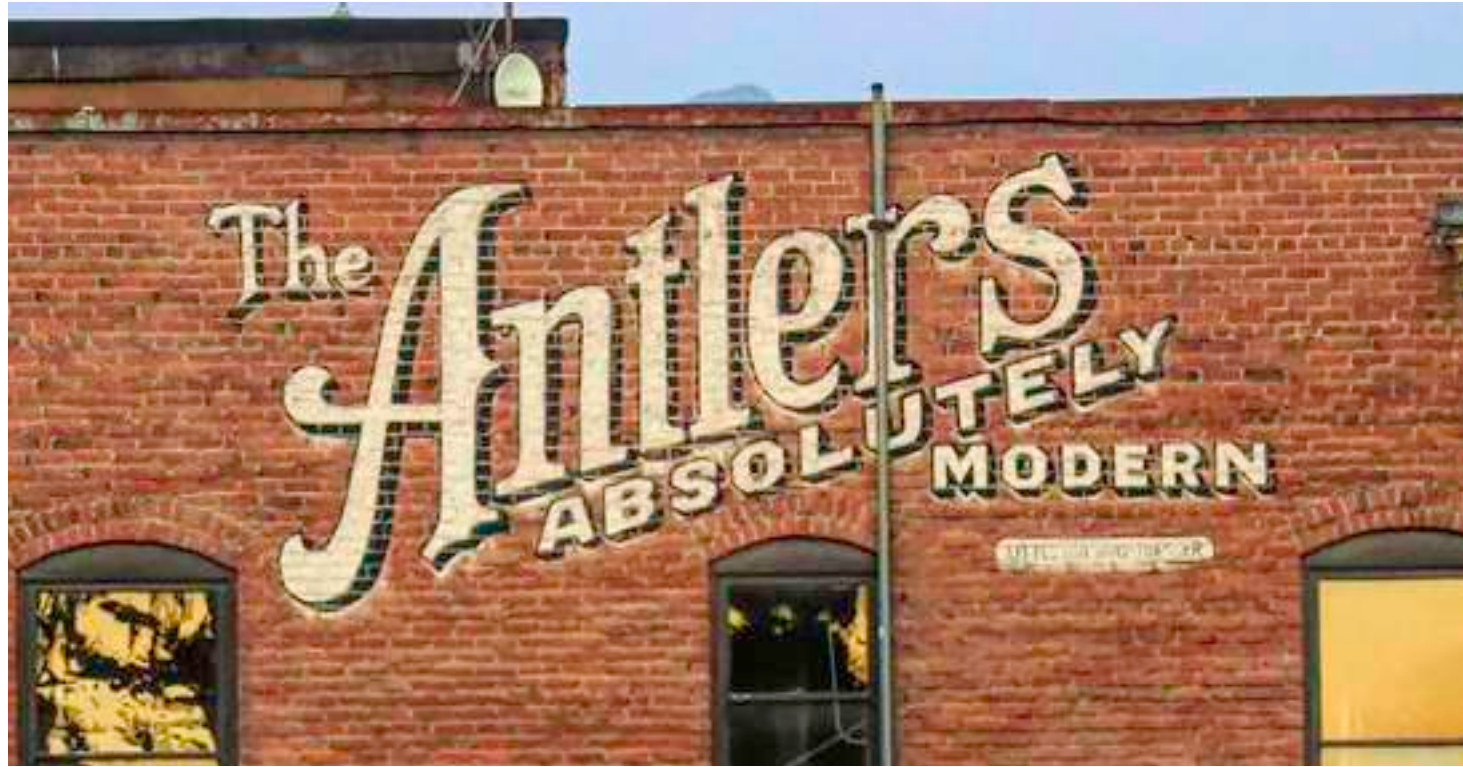
local artist via art RFP. building mounted downlight illumination

- dark gray EIFS–Sto color 37101
- light gray EIFS–Sto color 37110
- black anodized aluminum



## building elevations

proposed primary signage examples - painted typographic (final design to be determined)





## building elevations

local artist murals - identity, culture, mission





building elevations  
exterior rendering 01

