

4702 EAST TOWNE BLVD.
MADISON, WI 53704

A0.1

PRELIMINARY

NOTE: ANY ABBREVIATIONS APPEARING IN THESE DOCUMENTS WHICH ARE NOT LISTED BELOW SHALL BE VERIFIED AND CONFIRMED WITH THE ARCHITECT PRIOR TO CONSTRUCTION

[illegible]

NEW COLUMN GRID		8' LONG, 2 TUBE FLUORESCENT FIXTURE
EXISTING COLUMN GRID		4' LONG, 2 TUBE FLUORESCENT FIXTURE
		2' x 2', 4 TUBE LAY-IN FLUORESCENT FIXTURE
		2' x 4', 4 TUBE LAY-IN FLUORESCENT FIXTURE
BUILDING SECTION TAG		RECESSED CAN LIGHT
DETAIL TAG 1		WALL SCONCE
		PENDANT LIGHT
INTERIOR ELEVATION		VANITY FIXTURE
		OCCUPANCY SENSOR
		EXIT LIGHT
NEW DOOR		BATTERY PACK EMERGENCY BACK-UP LIGHT
DOOR NUMBER TAG		EXTERIOR WALL PACK LIGHT FIXTURE
ROOM TAG		HVAC SUPPLY AIR GRILL
		HVAC RETURN AIR GRILL
PARTITION TYPE TAG		HVAC EXHAUST GRILL
STAIR / RAMP DIRECTIONAL		CEILING FAN W/ LIGHT
FLOOR MATERIAL TRANSITION		
REVISION SYMBOL		

WINDOW TYPE NOTE		DUPLEX POWER RECEPT. - WALL MOUNTED, 18" AFF
GENERAL KEYNOTE		DUPLEX POWER RECEPT. - FLOOR MOUNTED
MATERIAL NOTES		QUAD POWER RECEPT. - WALL MOUNTED, 18" AFF
		QUAD POWER RECEPT. - FLOOR MOUNTED
RATING KEYNOTE		POWER DIRECT TO EQUIPMENT OR FURNITURE
FLOOR ELEVATION SYMBOL		DATA JACK - WALL MOUNTED, 18" AFF
FIRE EXTINGUISHER WITH CABINET		(2) DATA JACKS - WALL MOUNTED, 18" AFF
FIRE EXTINGUISHER WITHOUT CABINET		DATA JACK - FLOOR MOUNTED
FLOOR HEIGHT TRANSITION		TELEPHONE JACK - WALL MOUNTED, 18" AFF
EXITING DIRECTIONAL ARROW		TELEPHONE JACK - FLOOR MOUNTED
EMERGENCY EXIT LIGHTING		TELE/DATA JACK - WALL MOUNTED, 18" AFF
BREAK LINE		TELE/DATA JACK - FLOOR MOUNTED
ROOF HATCH AND LADDER		SWITCH - WALL MOUNTED, 48" AFF
		FIRE ALARM PULL - WALL MOUNTED, 42" AFF
HANDICAP SYMBOL		TELEVISION JACK - WALL MOUNTED, 18" AFF

	DOUBLE ELECTRIC WATER COOLER
	TYPICAL TUB
	SHOWER STALL
	SINGLE COMPARTMENT SINK
	VANITY SINK A
	VANITY SINK B
	FLOOR MOUNTED WATER CLOSET
	SHOWER GRAB BARS
	42" HORIZONTAL & 18" VERTICAL GRAB BARS
	36" HORIZONTAL GRAB BAR

	EARTH
	BRICK
	CONCRETE MASONRY UNIT (CMU)
	WOOD FRAMED WALL
	CONCRETE
	ASPHALT (PLAN)
	GRANULAR FILL (SECTION)

	NEW CONSTRUCTION
	NEW CONSTRUCTION (PARTIAL HEIGHT WALL)
	EXISTING CONSTRUCTION
	DEMOLITION

(a) Front Approach, Pull Side

(b) Front Approach, Push Side
 * If both closer and latch are provided

(c) Hinge Approach, Pull Side
 * 35" If both closer and latch are provided
 ** 48" min if both closer and latch provided

(d) Hinge Approach, Pull Side

(e) Hinge Approach, Push Side
 * If both closer and latch are provided
 ** 48" min if both closer and latch are provided

(f) Latch Approach, Pull Side
 * 54" if both closer is provided

(g) Latch Approach, Push Side
 * 48" min. if closer is provided

(a) Front Approach

(b) Side Approach

(a) Pull Side

(b) Push Side

(c) Push Side, Door Provided with Bolt Closer Latch

(a) Hinged Door

(b) Sliding Door

(c) Folding Door

(d) Doorways without Doors

1. THE INFORMATION ON THIS SHEET IS FOR ILLUSTRATIVE PURPOSES AND TO PROVIDE EASE OF ACCESS TO INFORMATION FOR THE GC AND SUB-CONTRACTORS. IT IS THE RESPONSIBILITY OF THE GC AND SUB-CONTRACTORS TO BE KNOWLEDGEABLE OF THE FAIR HOUSING ACT GUIDELINES (FFHAG), THE AMERICANS WITH DISABILITIES ACT GUIDELINES (ADAAG), AND THE AMERICAN NATIONAL STANDARDS INSTITUTE GUIDELINES (ANSI A117.1) TO EXECUTE THEIR WORK IN COMPLIANCE WITH THESE GUIDELINES



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NEW MULTI-TENANT BUILDING

4702 EAST TOWNE BLVD.

702 EAST TOWNE BLVD

SYMBOLS & ABBREVIATIONS

[illegible]

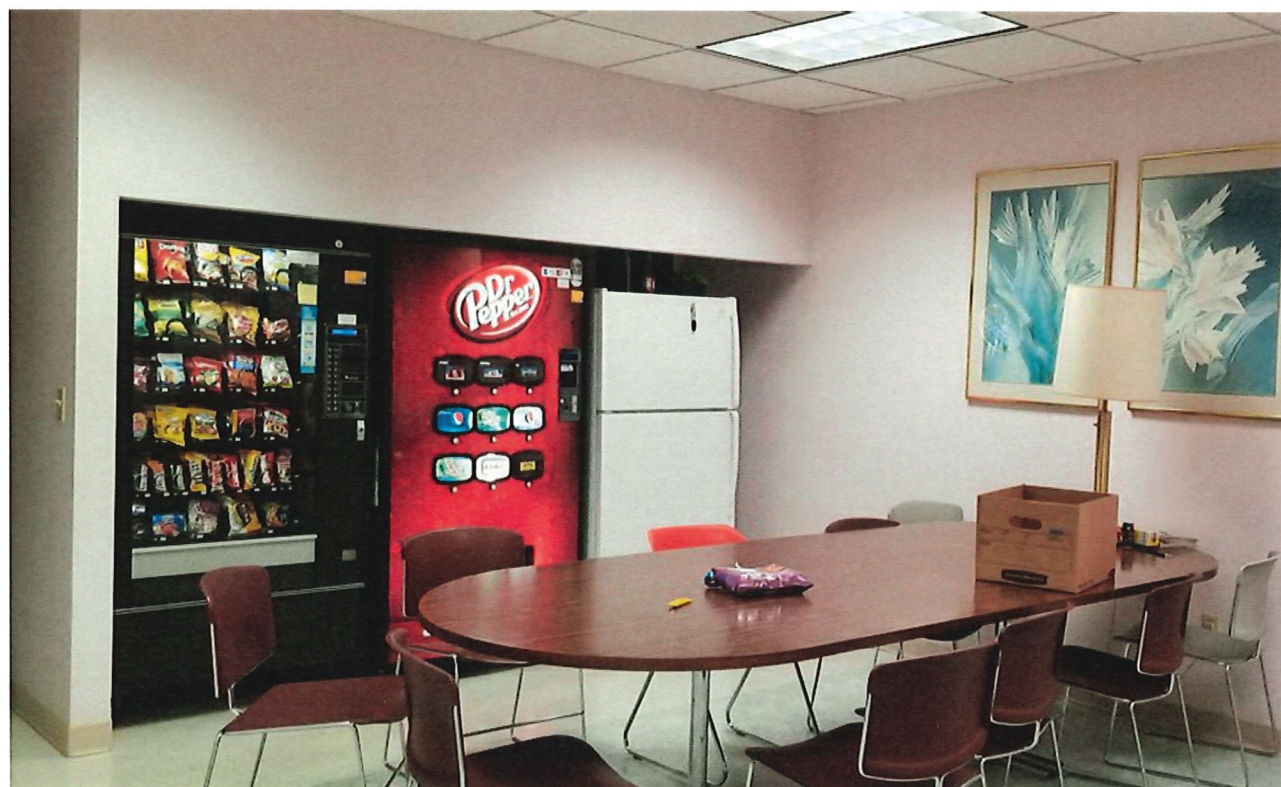
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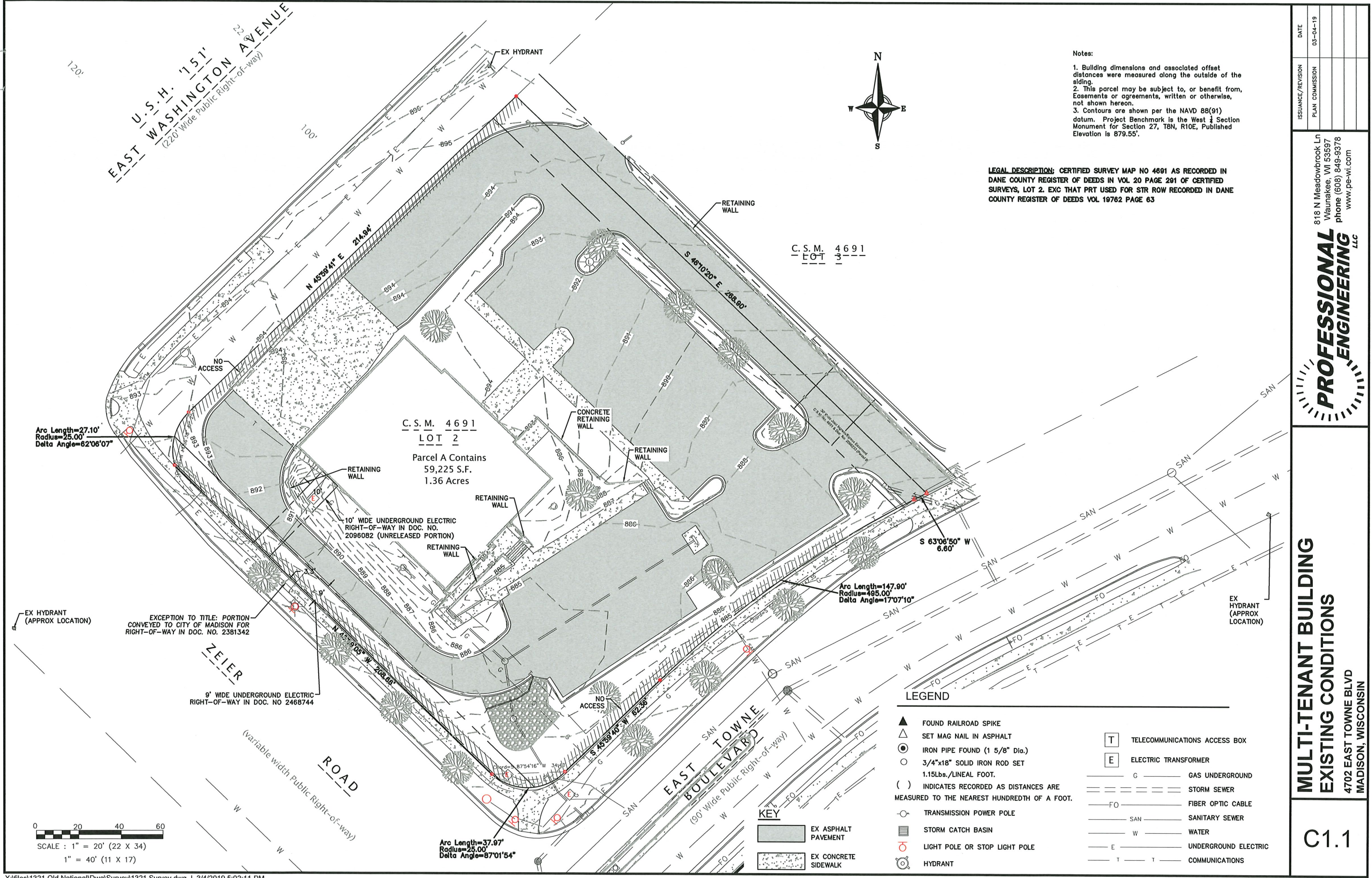












Notes:

1. Building dimensions and associated offset distances were measured along the outside of the siding.
2. This parcel may be subject to, or benefit from, Easements or agreements, written or otherwise, not shown hereon.
3. Contours are shown per the NAVD 88(91) datum. Project Benchmark is the West 1/4 Section Monument for Section 27, T8N, R10E, Published Elevation is 879.55'.

LEGAL DESCRIPTION: CERTIFIED SURVEY MAP NO 4691 AS RECORDED IN DANE COUNTY REGISTER OF DEEDS IN VOL 20 PAGE 291 OF CERTIFIED SURVEYS, LOT 2. EXC THAT PRT USED FOR STR ROW RECORDED IN DANE COUNTY REGISTER OF DEEDS VOL 19762 PAGE 63

C. S. M. 4691
E.O.T. 3

C. S. M. 4691
LOT 2
Parcel A Contains
59,225 S.F.
1.36 Acres

EXCEPTION TO TITLE: PORTION
CONVEYED TO CITY OF MADISON FOR
RIGHT-OF-WAY IN DOC. NO. 2381342

9' WIDE UNDERGROUND ELECTRIC
RIGHT-OF-WAY IN DOC. NO. 2468744

ZEIER
ROAD
(Variable width Public Right-of-way)

0 20 40 60
SCALE : 1" = 20' (22 X 34)
1" = 40' (11 X 17)

Arc Length=37.97'
Radius=25.00'
Delta Angle=87°01'54"

Arc Length=147.90'
Radius=495.00'
Delta Angle=17°07'10"

LEGEND

- ▲ FOUND RAILROAD SPIKE
- △ SET MAG NAIL IN ASPHALT
- IRON PIPE FOUND (1 5/8" Dia.)
- 3/4"x18" SOLID IRON ROD SET 1.15lbs./LINEAL FOOT.
- () INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
- TRANSMISSION POWER POLE
- STORM CATCH BASIN
- LIGHT POLE OR STOP LIGHT POLE
- HYDRANT

- T TELECOMMUNICATIONS ACCESS BOX
- E ELECTRIC TRANSFORMER
- G GAS UNDERGROUND
- STORM SEWER
- FO FIBER OPTIC CABLE
- SAN SANITARY SEWER
- W WATER
- E UNDERGROUND ELECTRIC
- T T COMMUNICATIONS

- KEY
- EX ASPHALT PAVEMENT
 - EX CONCRETE SIDEWALK

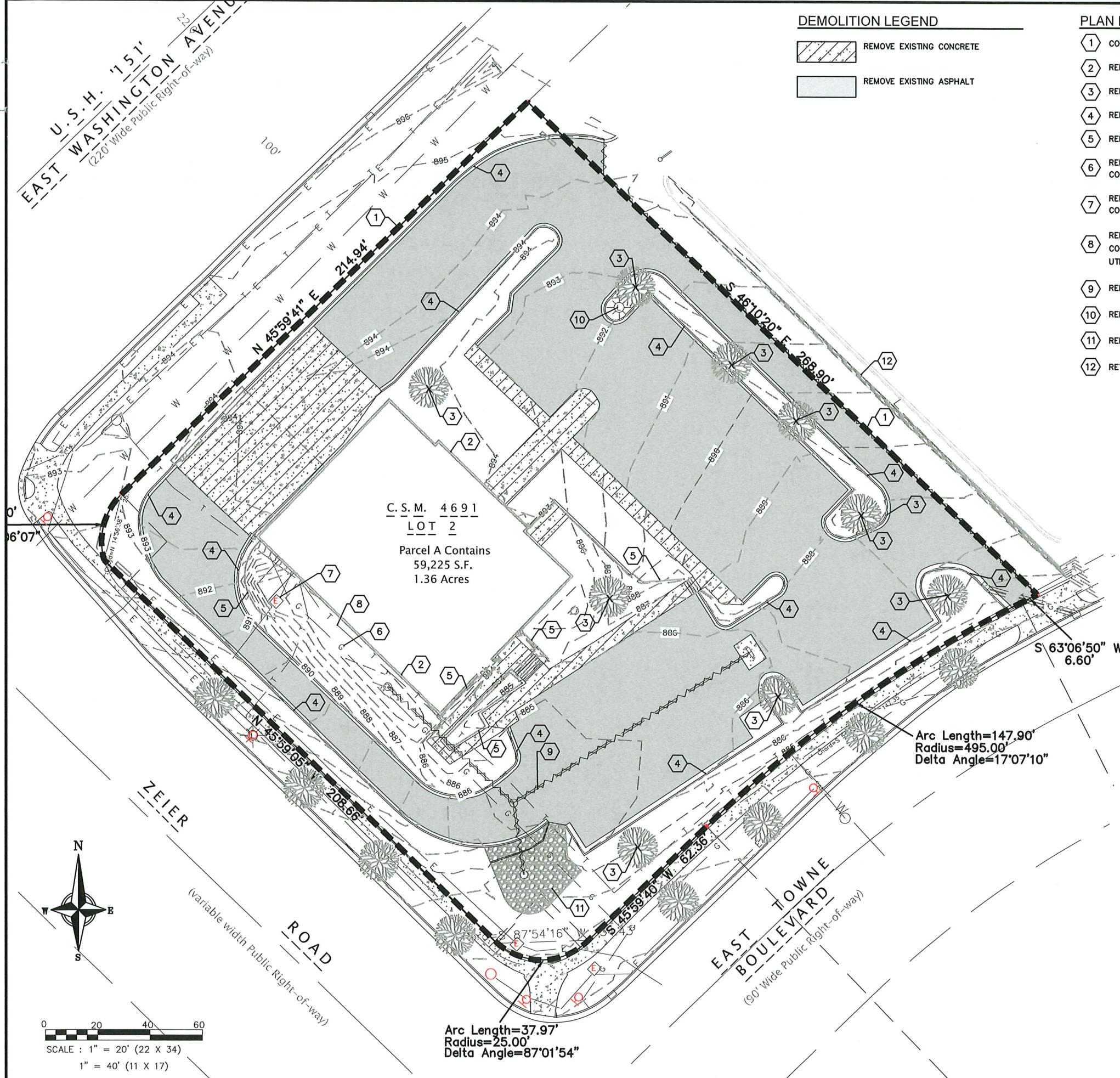
MULTI-TENANT BUILDING
EXISTING CONDITIONS
4702 EAST TOWNE BLVD
MADISON, WISCONSIN

C1.1

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

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ISSUANCE/REVISION	PLAN COMMISSION	DATE
		03-04-19



DEMOLITION LEGEND

	REMOVE EXISTING CONCRETE
	REMOVE EXISTING ASPHALT

- PLAN KEY
- 1 CONSTRUCTION LIMITS
 - 2 REMOVE BUILDING AND FOUNDATIONS
 - 3 REMOVE TREE AND STUMP
 - 4 REMOVE CONCRETE CURB AND GUTTER, TYP.
 - 5 REMOVE RETAINING WALL, TYP.
 - 6 RELOCATE GAS LINE. CONTRACTOR TO COORDINATE WORK WITH GAS UTILITY.
 - 7 RELOCATE ELECTRIC LINE. CONTRACTOR TO COORDINATE WORK WITH MG&E.
 - 8 RELOCATE TELECOMMUNICATION LINE. CONTRACTOR TO COORDINATE WORK WITH UTILITY.
 - 9 REMOVE STORM SEWER
 - 10 REMOVE EXISTING LIGHT POLE AND BASE
 - 11 REMOVE GRAVEL DRAINAGE AREA
 - 12 RETAINING WALL TO REMAIN

- GENERAL NOTES
- CONTRACTOR TO OBTAIN A CITY OF MADISON RIGHT- OF-WAY PERMIT PRIOR TO DOING ANY WORK IN THE RIGHT-OF-WAY. PERMIT FEES ASSOCIATED WITH WORK IN THE RIGHT-OF-WAY IS THE CONTRACTORS RESPONSIBILITY.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES PRIOR TO BEGINNING DEMOLITION OPERATIONS. NOTIFY DIGGERS HOTLINE 5 WORKING DAYS PRIOR TO START OF DEMOLITION/ CONSTRUCTION. CONTRACTOR TO PAY FOR PRIVATE LOCATES.
 - THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING TREES, STUMPS, ROOTS, AND OTHER ITEMS THAT ARE NOT NOTED TO REMAIN PER THE CONSTRUCTION DRAWINGS AND WHICH INTERFERE WITH NEW CONSTRUCTION.
 - GENERAL CONTRACTOR TO DISPOSE OF ALL DEMOLITION / CONSTRUCTION MATERIALS OFF SITE IN A LEGAL MANNER EXCEPT FOR THOSE ITEMS NOTED TO BE SALVAGED.
 - ALL MATERIALS, UTILITIES, AND SIDEWALK DAMAGED BY THE CONTRACTOR AS A RESULT OF THE DEMOLITION OPERATIONS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
 - CONTRACTOR SHALL PROTECT ALL EXISTING FACILITIES (INCLUDING BUT NOT LIMITED TO ELECTRICAL, WATER, SANITARY, SIDEWALK, ETC.) THAT ARE TO REMAIN.
 - REMOVE SIDEWALK TO THE NEAREST JOINT.
 - INSTALL ALL REQUIRED EROSION CONTROL MEASURES FOR PERIMETER PROTECTION PRIOR TO THE START OF DEMOLITION/ CONSTRUCTION.
 - ALL EROSION CONTROL MEASURES INSTALLED SHALL BE MAINTAINED IN ACCORDANCE WITH THE LOCAL AND STATE GOVERNING AUTHORITIES.
 - ALL EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF VEGETATION IS ESTABLISHED AND THEN BE REMOVED AS PART OF THE BASE BID.
 - PROVIDE PROPER BARRICADES, SIGNS AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC TO ADJACENT PARKING LOT DURING CONSTRUCTION.

North arrow pointing North (N).

Scale: 1" = 20' (22 X 34)
1" = 40' (11 X 17)

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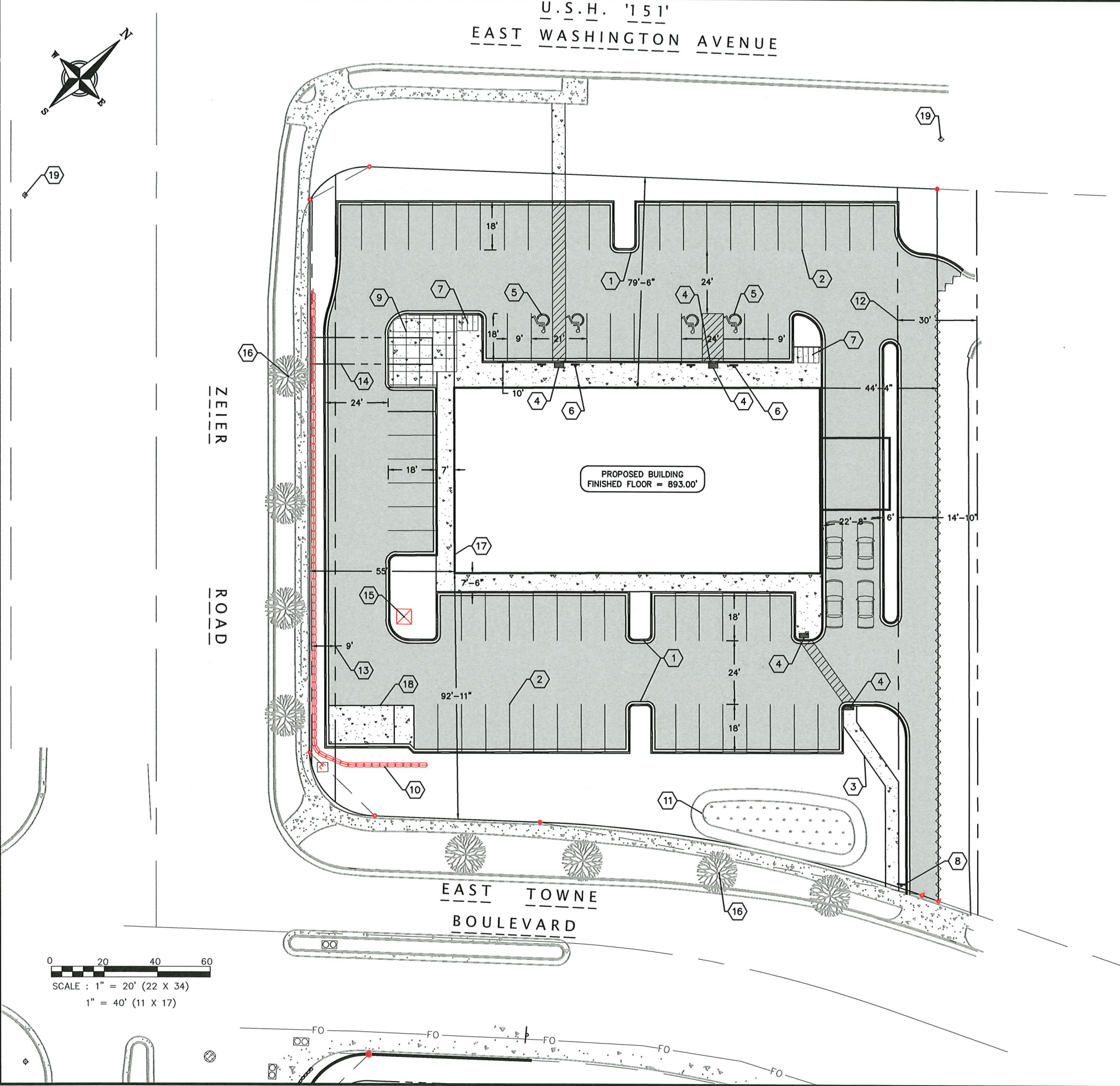
818 N Meadowbrook Ln
Waukegan, WI 53597
phone (608) 849-9378
www.pe-wi.com

PROFESSIONAL ENGINEERING LLC

MULTI-TENANT BUILDING DEMOLITION PLAN

4702 EAST TOWNE BLVD
MADISON, WISCONSIN

C1.2



PLAN KEY

- 1 18" CURB AND GUTTER
- 2 4" PAVEMENT STRIPING WITH TWO COATS OF TRAFFIC GRADE LATEX PAINT, TYP
- 3 SIDEWALK
- 4 CURB RAMP, W/ WARNING FIELD, TYP.
- 5 ACCESSIBLE STALL, TYP.
- 6 ACCESSIBLE PARKING SIGN, TYP.
- 7 BIKE RACK TO BE DERO PART# BH-FT-EPX BIKE RACKS IN GROUND POWDER COAT FINISH
- 8 7' HIGH STOP SIGN
- 9 OUTDOOR PATIO
- 10 RETAINING WALL
- 11 BIORETENTION DEVICE
- 12 EXISTING 30' WIDE JOINT INGRESS/EGRESS EASEMENT CSM NO. 4691 & DOC. NO. 2066233 (PARCEL B)
- 13 EXISTING 9' WIDE UNDERGROUND ELECTRIC RIGHT-OF-WAY IN DOC. NO 2468744
- 14 EXISTING 10' WIDE UNDERGROUND ELECTRIC RIGHT-OF-WAY IN DOC. NO. 2096082 TO BE VACATED
- 15 TRANSFORMER PAD
- 16 EXISTING TREE(S) TO REMAIN, TYP.
- 17 GAS AND ELECTRIC METER LOCATIONS
- 18 TRASH ENCLOSURE, SEE ARCHITECTURAL PLANS
- 19 EXISTING HYDRANT

PLAN KEY

- PAVEMENT
- CONCRETE
- EX CONCRETE
- BIORETENTION POND
- SAW CUT ASPHALT

SITE INFORMATION

LEGAL DESCRIPTION: CERTIFIED SURVEY MAP NO 4691 AS RECORDED IN DANE COUNTY REGISTER OF DEEDS IN VOL 20 PAGE 291 OF CERTIFIED SURVEYS, LOT 2. EXC THAT PRT USED FOR STR ROW RECORDED IN DANE COUNTY REGISTER OF DEEDS VOL 19762 PAGE 63

SITE ADDRESS = 4702 EAST TOWN BLVD

SITE ACREAGE = 1.4 ACRES (60,936 SF)

TOTAL IMPERVIOUS AREA = 48,800 SF

IMPERVIOUS SURFACE % = 80.1%

NUMBER OF STORIES (ABOVE GRADE) = 1 STORY

BUILDING HEIGHT = 26 SF

TYPE OF CONSTRUCTION = VB

TOTAL SQUARE FOOTAGE OF BUILDING = 9,660 SF

NUMBER OF PARKING STALLS: 72 (4 ACCESSIBLE)

TOTAL BIKE PARKING: 8 STALLS

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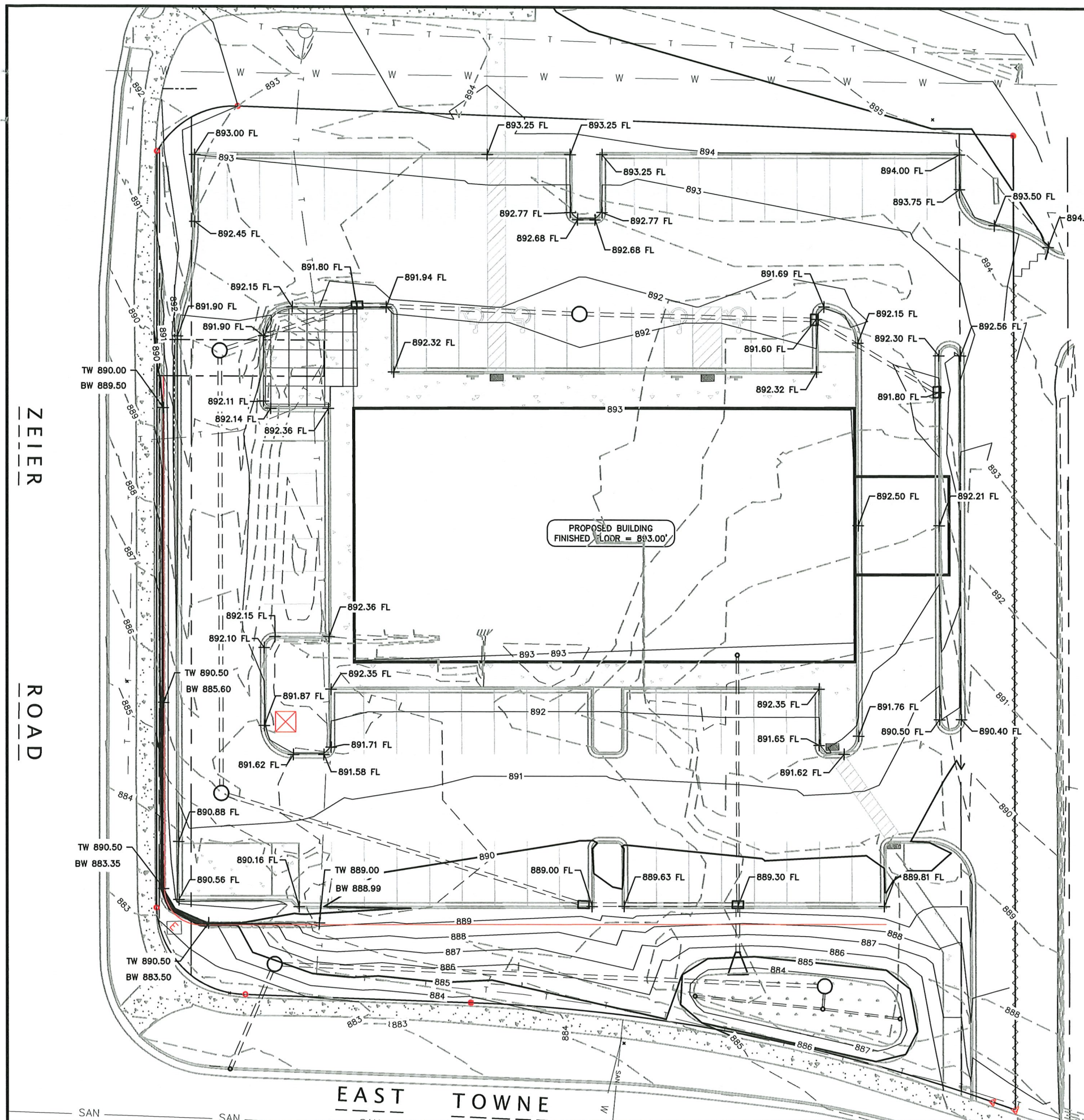
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MULTI-TENANT BUILDING SITE PLAN

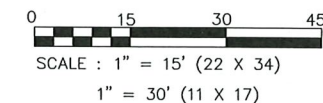
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MADISON, WISCONSIN

C2.0



GRADING NOTES

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



MULTI-TENANT BUILDING GRADING PLAN

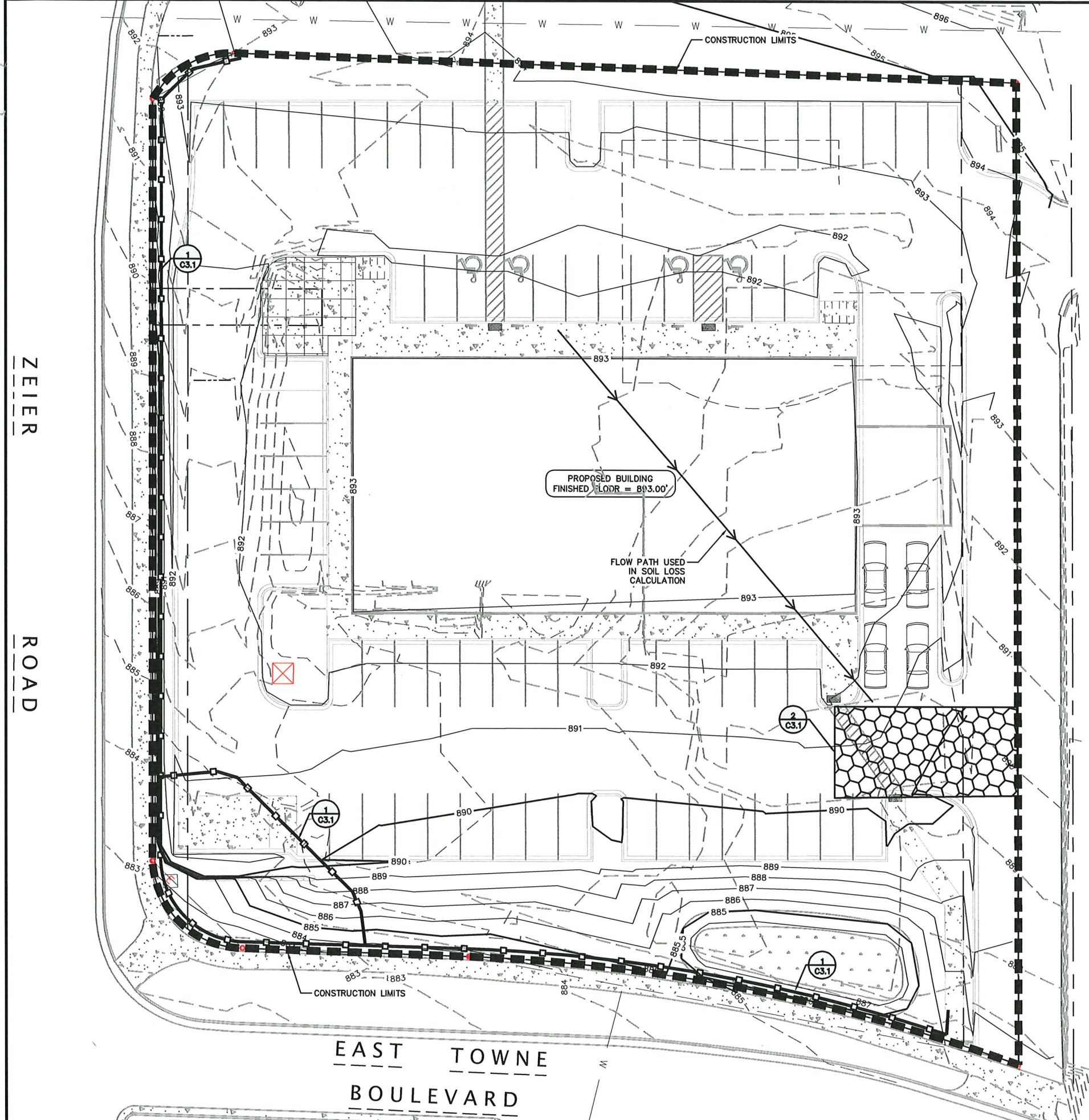
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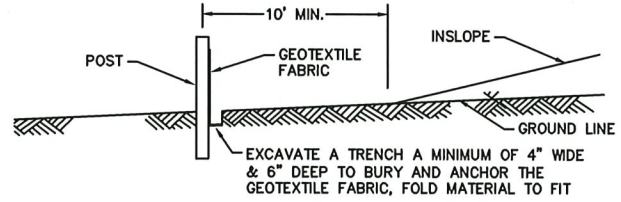
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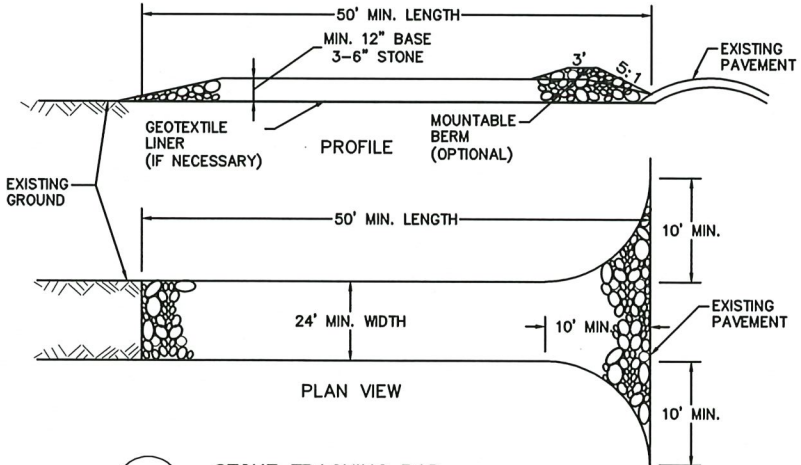


EROSION CONTROL NOTES

- (1) THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION CONTROL DEVICES FROM THE START OF LAND DISTURBING CONSTRUCTION ACTIVITIES UNTIL FINAL STABILIZATION OF THE CONSTRUCTION SITE.
- (2) ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH CITY EROSION CONTROL AND STORMWATER ORDINANCE AND THE APPROPRIATE WISCONSIN DNR CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES AS CONDITIONS WARRANT.
- (3) CLEANING. RIGHT-OF-WAY SURFACES SHALL BE THOROUGHLY CLEANED BEFORE THE END OF EACH WORKING DAY WITHOUT HYDRAULIC FLUSHING.
- (4) RESTORATION. RESTORATION SHALL BE COMPLETED AS NOTED IN THE CONSTRUCTION SCHEDULE UNLESS OTHERWISE AUTHORIZED BY THE CITY.
- (5) INSPECTION. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY, AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. DOCUMENTATION OF EACH INSPECTION SHALL INCLUDE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF LAND DISTURBANCE AT THE CONSTRUCTION SITE, PERSON CONDUCTING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND A DESCRIPTION OF ANY EROSION OR SEDIMENT CONTROL MEASURE INSTALLATION.
- (6) STONE TRACKING PAD. BEFORE BEGINNING CONSTRUCTION, CONTRACTOR SHALL INSTALL A STONE TRACKING PAD AT EACH POINT WHERE VEHICLES ENTERS/EXITS THE CONSTRUCTION SITE. STONE TRACKING PADS SHOULD BE AT LEAST 24 FEET WIDE AND 50 FEET LONG, AND CONSTRUCTED OF 3-6 INCH WASHED STONE WITH A DEPTH OF AT LEAST 12 INCHES. ON SITES WITH CLAY SOILS, STONE TRACKING PADS MUST BE UNDERLAIN WITH A GEOTEXTILE LINER TO PREVENT THE STONE FROM SINKING INTO THE SOIL.
- (7) INLET PROTECTION. ALL INLETS SUBJECT TO DRAINAGE SHALL BE PROTECTED WITH TYPE D HYBRID INLET PROTECTION OR APPROVED EQUAL. ANY DEPOSITS OF DIRT, MUD, ROCK, DEBRIS, OR OTHER MATERIAL ENTERING THE STORM SEWER SYSTEM SHALL BE PROMPTLY AND THOROUGHLY CLEANED OUT.
- (8) EROSION MAT. AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 4H:1V SHALL BE STABILIZED WITH WISCONSIN DOT CLASS 1, URBAN, TYPE B, EROSION MAT.
- (9) TEMPORARY EROSION CONTROL. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
- (10) STABILIZATION. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
- (11) TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEED OR SODDED.
- (12) SEEDING. SEED MIXTURE SHALL BE APPLIED AT A RATE OF 2 LBS PER 1,000 SF OF AREA OR AS NOTED ON THE LANDSCAPE PLAN.
- (13) STOCKPILES. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.



1 SILT FENCE
C3.1 NTS



2 STONE TRACKING PAD
C3.1 NTS



0 15 30 45
SCALE : 1" = 15' (22 X 34)
1" = 30' (11 X 17)

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PROFESSIONAL ENGINEERING LLC

MULTI-TENANT BUILDING EROSION CONTROL PLAN

4702 EAST TOWNE BLVD
MADISON, WISCONSIN

C3.1

STRUCTURE TABLE					
STRUCTURE NAME	SIZE	TOP OF CASTING	PIPES IN	PIPES OUT	CASTING
1.1 AE		882.75	P1.1, 12" INV IN =881.50		
1.2 INLET	2X3-FT	889.76	P4.1, 8" INV IN =884.00	P1.2, 12" INV OUT = 884.46 P1.1, 12" INV OUT = 881.76	NEENAH R-3067
1.3 INLET	2X3-FT	889.49	P2.1, 12" INV IN =884.50 P1.2, 12" INV IN =884.00		NEENAH R-3067
2.1 INLET	2X3-FT	891.31	P2.2, 12" INV IN =885.04	P2.1, 12" INV OUT = 885.04	NEENAH R-3067
2.2 INLET	2X3-FT	891.87	P2.3, 12" INV IN =886.00	P2.2, 12" INV OUT = 885.97	NEENAH R-3067
2.3 INLET	2X3-FT	891.81	P3.1, 12" INV IN =887.30	P2.3, 12" INV OUT = 887.14	NEENAH R-3067
3.1 CB	3-FT DIA.	891.56	P3.2, 12" INV IN =887.80	P3.1, 12" INV OUT = 887.70	NEENAH R-2050
3.2 INLET	2X3-FT	891.61	P3.3, 12" INV IN =888.50	P3.2, 12" INV OUT = 888.46	NEENAH R-3067
3.3 INLET	2X3-FT	891.81		P3.3, 12" INV OUT = 889.16	NEENAH R-3067
4.1 ROOF	CONNECT TO ROOF DRAIN	892.97		P4.1, 8" INV OUT = 886.31	
5.1 EX INLET		879.54	P5.1, 12" INV IN =878.37		
5.2 MH	4-FT DIA.	884.69	P5.2, 12" INV IN =878.65	P5.1, 12" INV OUT = 878.65	NEENAH R-1550
5.3 POND	3-FT DIA.	883.50	P6.1, 6" INV IN =880.10	P5.2, 12" INV OUT = 880.02	HAALA #CG36TM
6.1 TEE		883.50	P6.3, 6" INV IN =880.15 P6.2, 6" INV IN =880.15	P6.1, 6" INV OUT = 880.15	
6.3 CAP		883.72		P6.3, 6" INV OUT = 880.43	
CLEANOUT		883.57		P6.2, 6" INV OUT = 880.32	

PIPE TABLE						
NAME	SIZE	LENGTH	SLOPE	MATERIAL	START INVERT ELEVATION	END INVERT ELEVATION
P1.1	12"	14'	2.02%	ADS N-12	881.76'	881.50'
P1.2	12"	43'	1.07%	ADS N-12	884.46'	884.00'
P2.1	12"	105'	0.51%	ADS N-12	885.04'	884.50'
P2.2	12"	123'	0.76%	ADS N-12	885.97'	885.04'
P2.3	12"	41'	2.84%	ADS N-12	887.14'	886.00'
P3.1	12"	62'	0.65%	ADS N-12	887.70'	887.30'
P3.2	12"	66'	1.02%	ADS N-12	888.46'	887.80'
P3.3	12"	40'	1.67%	ADS N-12	889.16'	888.50'
P4.1	8"	69'	3.35%	ADS N-12	886.31'	884.00'
P5.1	12"	32'	0.90%	ADS N-12	878.65'	878.37'
P5.2	12"	153'	0.90%	ADS N-12	880.02'	878.65'
P6.1	6"	7'	0.80%	ADS N-12	880.15'	880.10'
P6.2	6"	22'	0.80%	ADS N-12	880.32'	880.15'
P6.3	6"	36'	0.80%	ADS N-12	880.43'	880.15'

ISSUANCE/REVISION

DATE

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PLAN COMMISSION



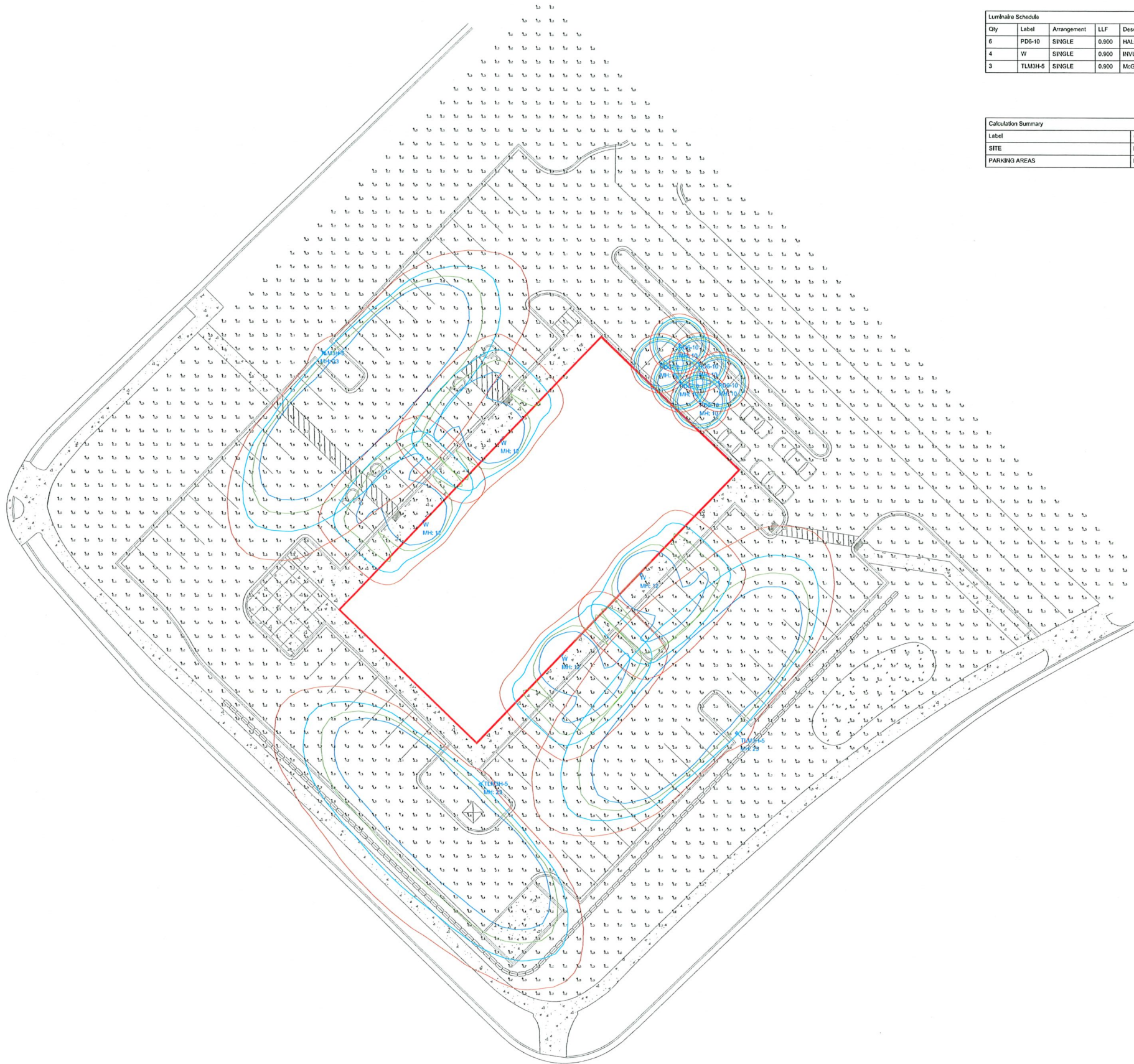
MULTI-TENANT BUILDING
STORM SEWER SCHEDULE

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Luminaire Schedule						
Qty	Label	Arrangement	LLF	Description	Lum. Watts	Total Watts
6	PD6-10	SINGLE	0.900	HALO + PD610D010B- PD688x61VH	9.9	59.4
4	W	SINGLE	0.900	INVUE + ENV-E01-LED-E1-BL4	24.7	98.8
3	TLM3H-5	SINGLE	0.900	McGRAW-EDISON + TLM-E05-LED-E1-SL3-HSS	127.3	381.9

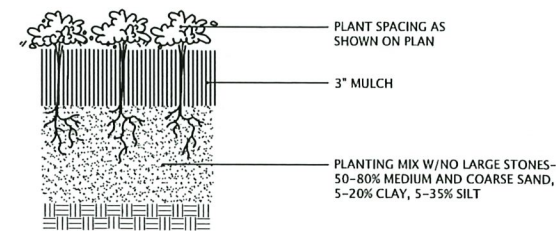
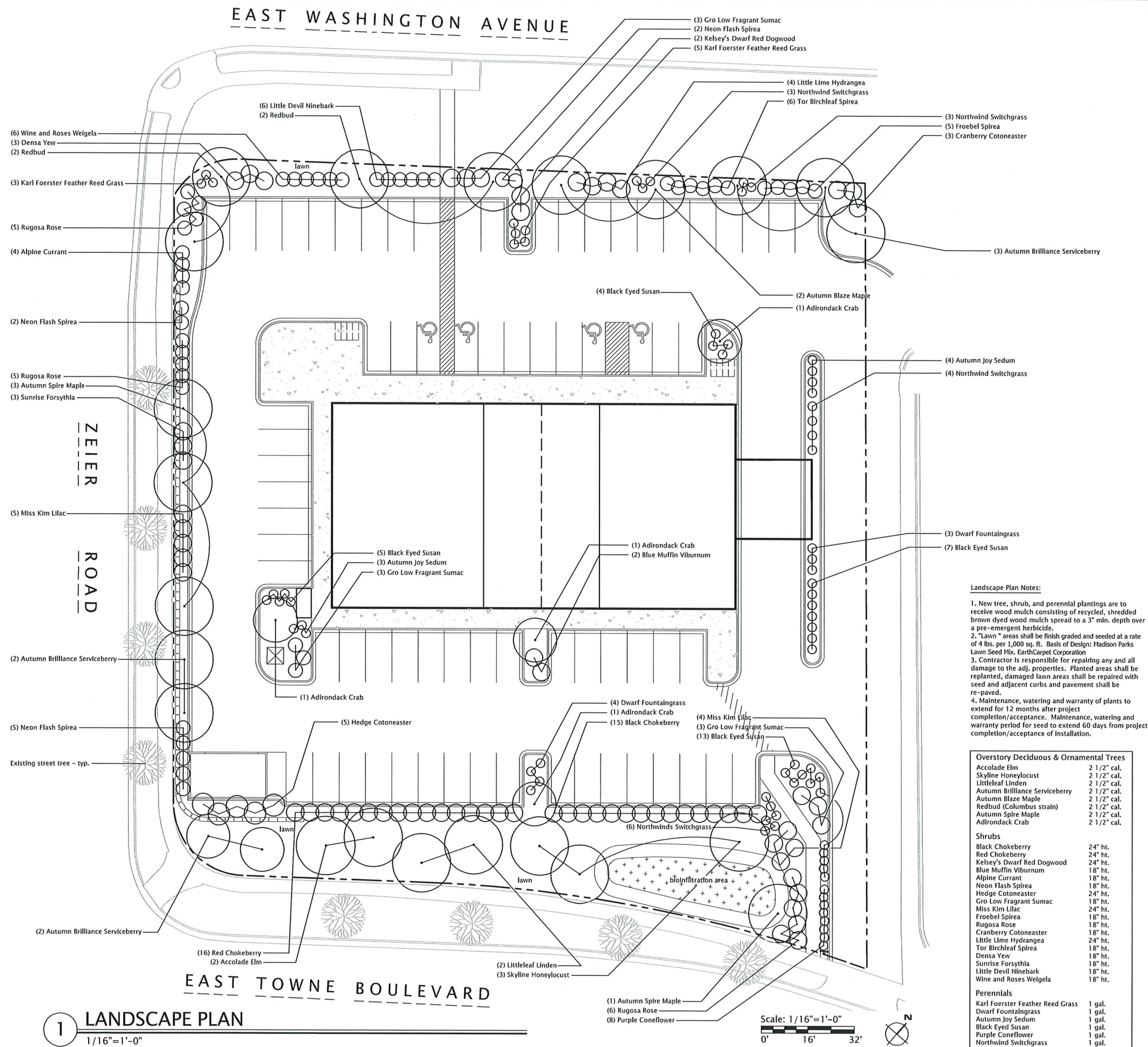
Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Max/Min
SITE	Illuminance	Fc	0.54	11.8	0.0	N/A
PARKING AREAS	Illuminance	Fc	0.94	2.9	0.0	N/A



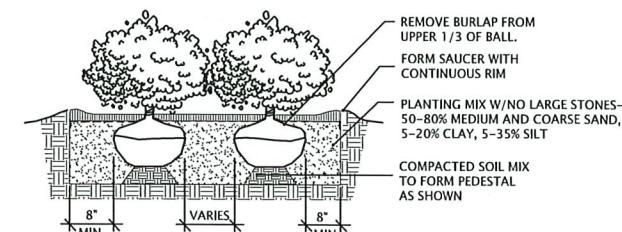
MULTI-TENANT BUILDING
4702 EAST TOWNE BLVD
MADISON, WISCONSIN

SITE
LIGHTING LAYOUT

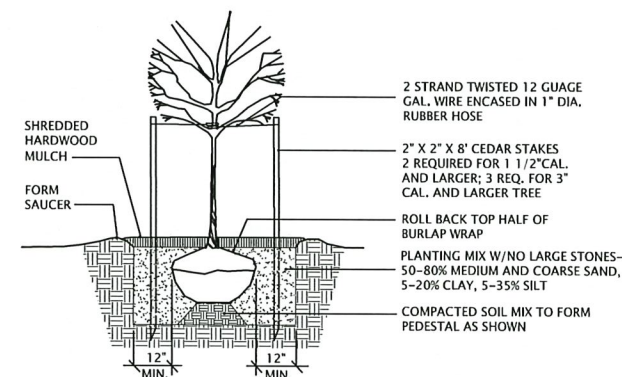
DATE: MAR 5, 2019 SCALE: 1/16" = 1'-0" SHEET NUMBER: E1



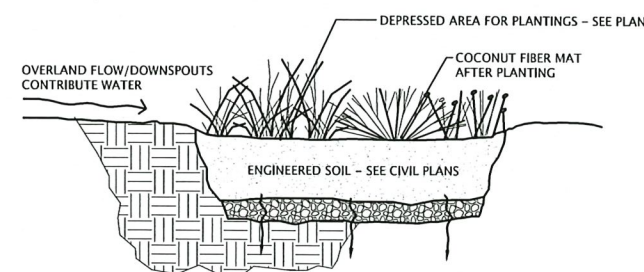
2 PERENNIAL PLANTING
NTS



3 SHRUB PLANTING
NTS



4 TREE PLANTING
NTS



5 BIOINFILTRATION AREA
NTS

Landscape Calculations and Distribution:

Five (5) landscape points shall be provided per each (300) sf of developed area for first (5) acres

Total sf of developed area = 36,478 sf (1.84 acres)

Developed area (36,478) divided by (300) x 5 = 608 Points Required

Development Frontage Landscaping

Total lf of lot frontage = 733

Required Trees = 24

Required Shrubs = 122

Provided Trees = 24

Provided Shrubs = 122

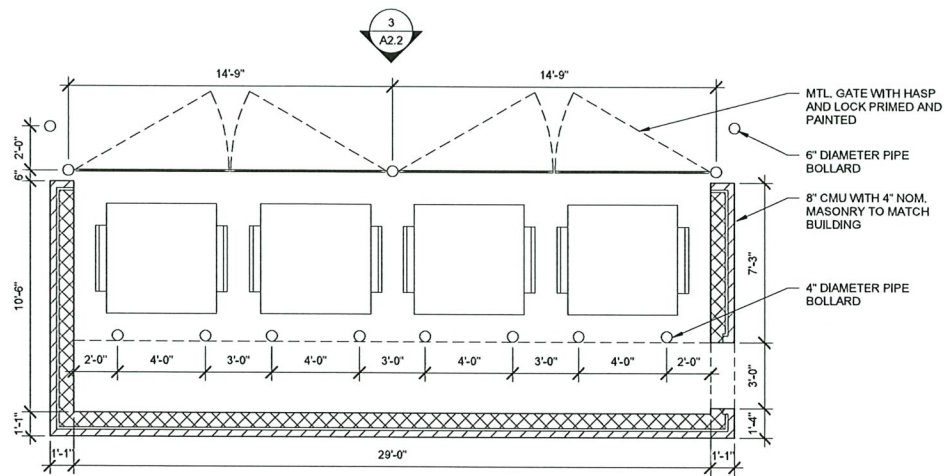
Tabulation of Points and Credits:

Plant Type/Element	Min. size	Points	Existing Qty.	Existing Pts.	Proposed Qty.	Proposed Pts.
Overstory deciduous tree	2 1/2" cal.	35	-	-	24	840
Ornamental tree	1 1/2" cal.	15	-	-	4	60
Upright evergreen shrub	3-4 feet tall	10	-	-	-	-
Shrub, deciduous	18" or 3 gal.	3	-	-	124	372
Shrub, evergreen	18" or 3 gal.	4	-	-	-	-
Ornamental grasses	18" or 3 gal.	2	-	-	23	46
Ornamental fence or wall	na	4 per 10 lf	-	-	-	-

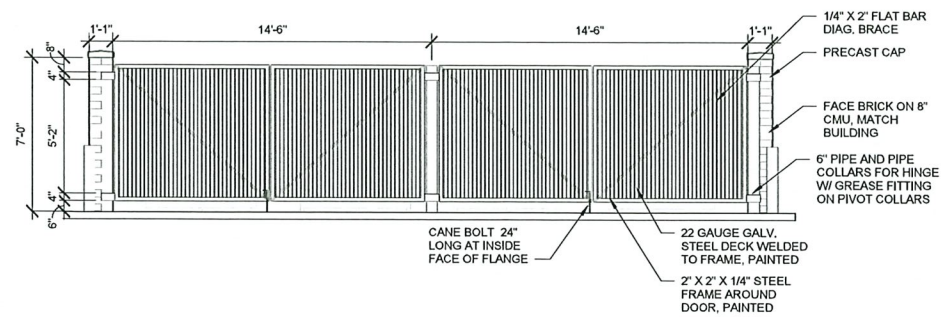
Total

1,318

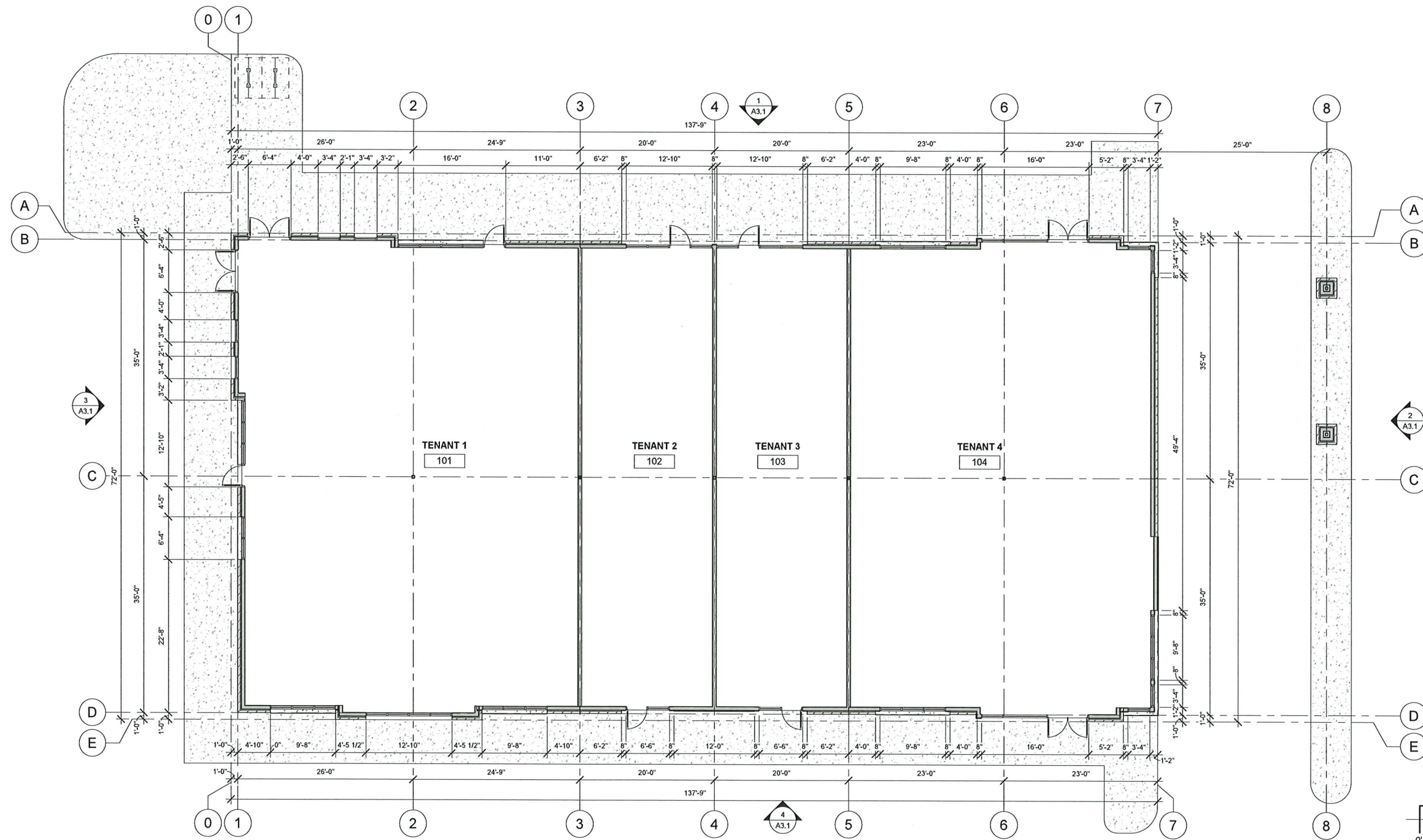
1,318 Total Points Provided (608 Required)



② TRASH ENCLOSURE PLAN
1/4" = 1'-0"



③ TRASH ENCLOSURE ELEVATION
1/4" = 1'-0"



① FIRST FLOOR PLAN
1/8" = 1'-0"

GENERAL PLAN NOTES:

- MECHANICAL, ELECTRICAL AND PLUMBING IMPROVEMENTS TO BE DESIGN BUILD UNO. DESIGNED AS REQUIRED BY CURRENT BUILDING CODES. MEP DESIGN BUILD CONTRACTOR(S) RESPONSIBLE FOR ENSURING CODE COMPLIANT CONSTRUCTION OF NEW SYSTEMS IN TENANT SPACES.
- PROVIDE ACCESSIBLE TOILET ROOM FIXTURES AND ACCESSORIES PER MOUNTING HEIGHTS INDICATED ON SHEET A0.2
- PROVIDE ADA APPROVED THRESHOLDS AT ALL NEW FLOOR TRANSITIONS AND DOORWAYS
- EXTERIOR DIMENSIONS ARE FROM GRIDLINE TO GRIDLINE, OR TO EDGE OF FOUNDATION WALL UNO. PLEASE CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- INTERIOR DIMENSIONS ARE TO FACE OF FRAME OR COLUMN CENTERLINE UNLESS OTHERWISE NOTED. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- CONTRACTOR SHALL NOTIFY ARCHITECT, ENGINEER AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED STRUCTURAL CONDITIONS OR DISCREPANCIES WITH PROPOSED MODIFICATIONS.
- PROVIDE SOUND INSULATION IN ALL DEMISING WALLS AND INTERIOR WALLS UNO
- FIRE EXTINGUISHER CABINETS: SIZE AND DISTRIBUTION PER TABLE 906.3(1) IN THE 2015 IBC. CABINETS TO BE PARTIALLY RECESSED AND RATED TO MEET THE ASSOCIATED WALL FIRE RATING
- GENERAL CONTRACTOR TO SECURE CONSTRUCTION AREA DURING CONSTRUCTION WORK. SEAL ALL DOORS AS REQUIRED, CONSTRUCT AND MAINTAIN A FLOOR TO CEILING DUST BARRIER, TO PROVIDE SEPARATION FOR DUST, DEBRIS AND SOUND
- GENERAL CONTRACTOR TO COORDINATE CONSTRUCTION SCHEDULE TO MINIMIZE IMPACT ON EXISTING BUILDING OPERATIONS AND PLANNED EVENTS. CONSTRUCTION SPACE MUST BE CLEAN AND AVAILABLE FOR USE PERIODICALLY PER OWNERS REQUEST. VERIFY SCHEDULED EVENTS WITH OWNER PRIOR TO CONSTRUCTION START AND ARRANGE CONSTRUCTION SCHEDULE TO MEET OWNER'S NEEDS. COORDINATE SYSTEMS AND UTILITY SHUT DOWNS WITH OWNER PRIOR TO COMMENCEMENT OF WORK
- GENERAL CONTRACTOR TO MAINTAIN A PATH THROUGH PORTIONS OF THE CONSTRUCTION AREA FOR ACCESS TO EGRESS ROUTES
- SUBMIT ALL FINISHES TO THE ARCHITECT FOR APPROVAL

MULTI-TENANT BUILDING

NEW MULTI-TENANT BUILDING
4702 EAST TOWNE BLVD.
MADISON, WI 53704

FIRST FLOOR PLAN

Project Status

A	2019/03/06	PC SUBMITTAL

PRELIMINARY

A2.2

GENERAL ROOF PLAN NOTES:

A. EXTERIOR DIMENSIONS ARE FROM GRIDLINE TO GRIDLINE, OR TO EDGE OF FOUNDATION WALL UNLESS OTHERWISE NOTED. PLEASE CONTACT ARCHITECT WITH ANY DISCREPANCIES.

B. DIMENSIONS ARE TO FACE OF EAVE UNO. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.

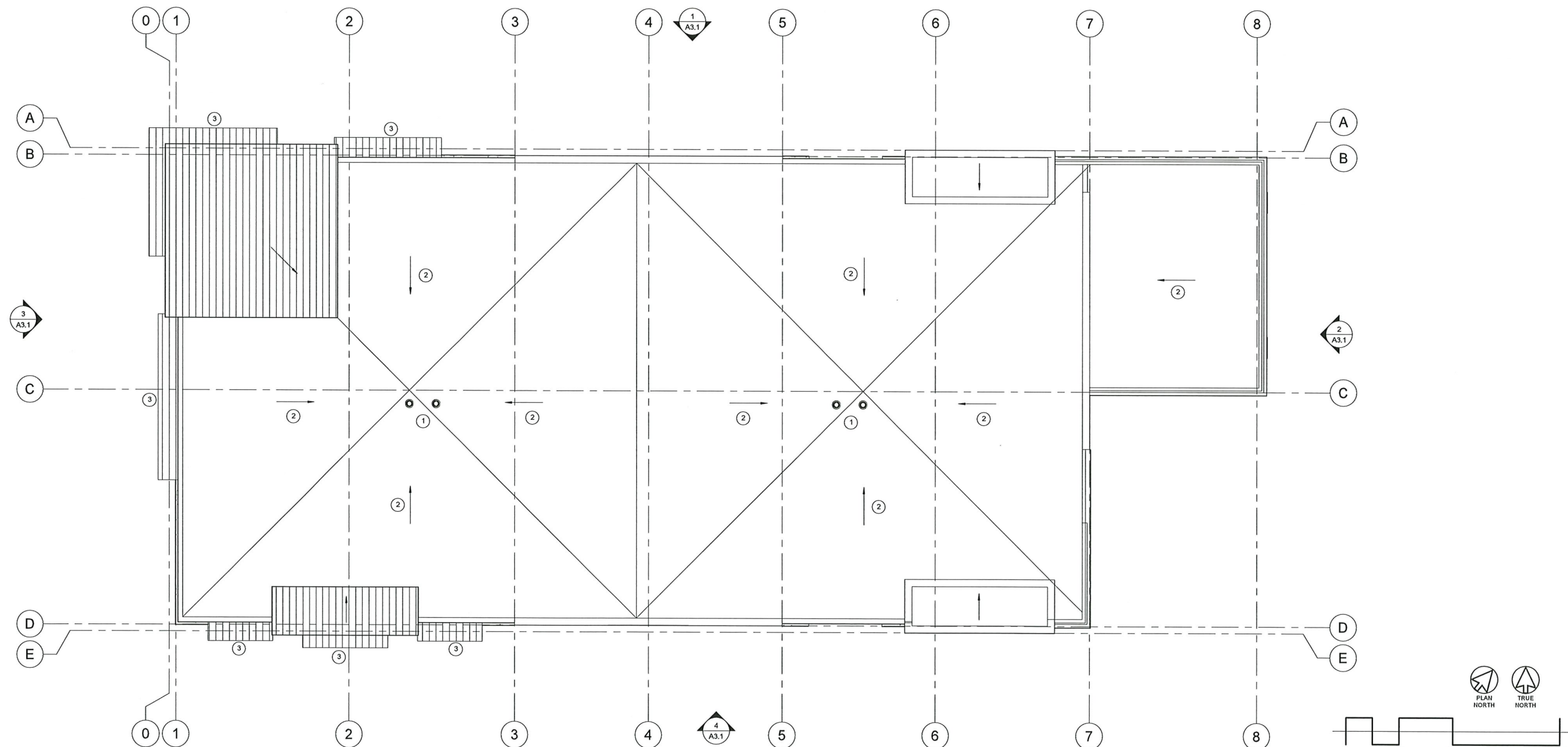
C. PROVIDE APPROPRIATE INSULATION IN ATTIC AREA,
PROVIDE VAPOR BARRIER BELOW INSULATION

D. PROVIDE DRAFTSTOPPING IN ATTIC/ CEILINGS AS REQUIRED

E. INSTALL ICE AND WATER SHIELD AT ALL ROOF EAVES AND VALLEYS. EXTEND FROM EAVE TO 24" MIN INSIDE THE EXTERIOR WALL LINE. INSTALL PER MFG SPECIFICATIONS

KEYED PLAN NOTES:

- 1 ROOF DRAIN AND OVERFLOW DRAIN
- 2 SLOPED INSULATION OVER ROOF SHEATHING ON WOOD ROOF TRUSSES
- 3 FRAMED CANOPY BELOW



① ROOF PLAN
1/8" = 1'-0"

PRELIMINARY

MULTI-TENANT BUILDING

NEW MULTI-TENANT BUILDING
4702 EAST TOWNE BLVD.
MADISON, WI 53704

ROOF PLAN

Project Status

[illegible]

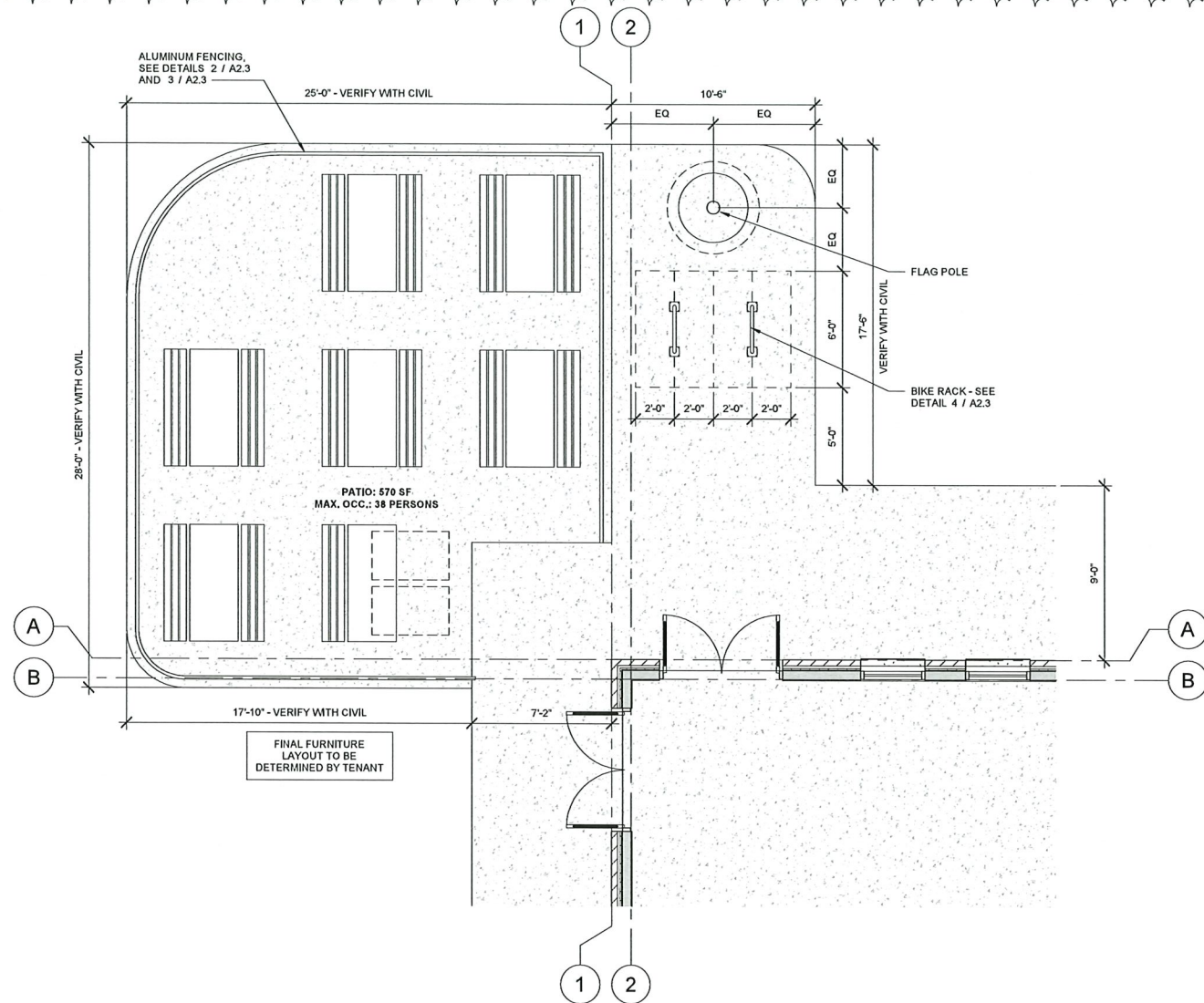
A2.3



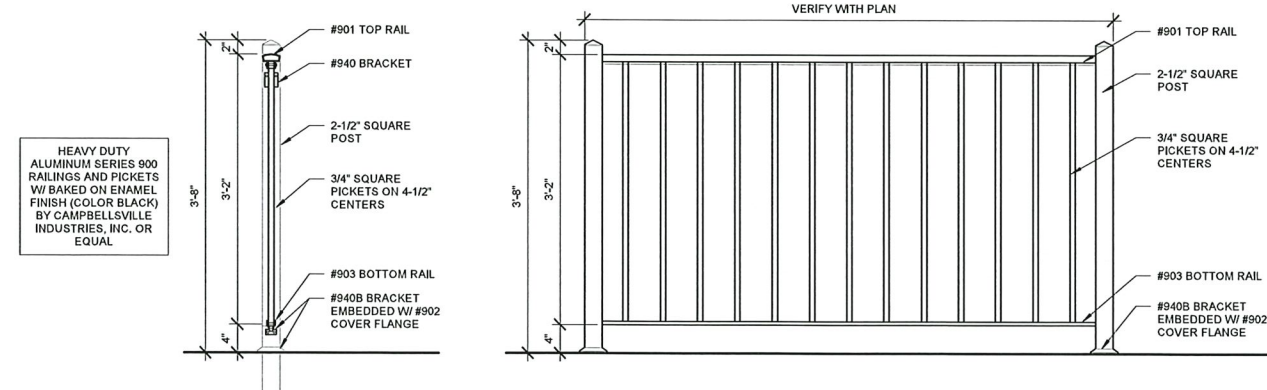
PATIO ENLARGED PLAN

Project Status		
	2019/03/06	PC SUBMIT
	2019/03/28	ADDENDU

A2.3

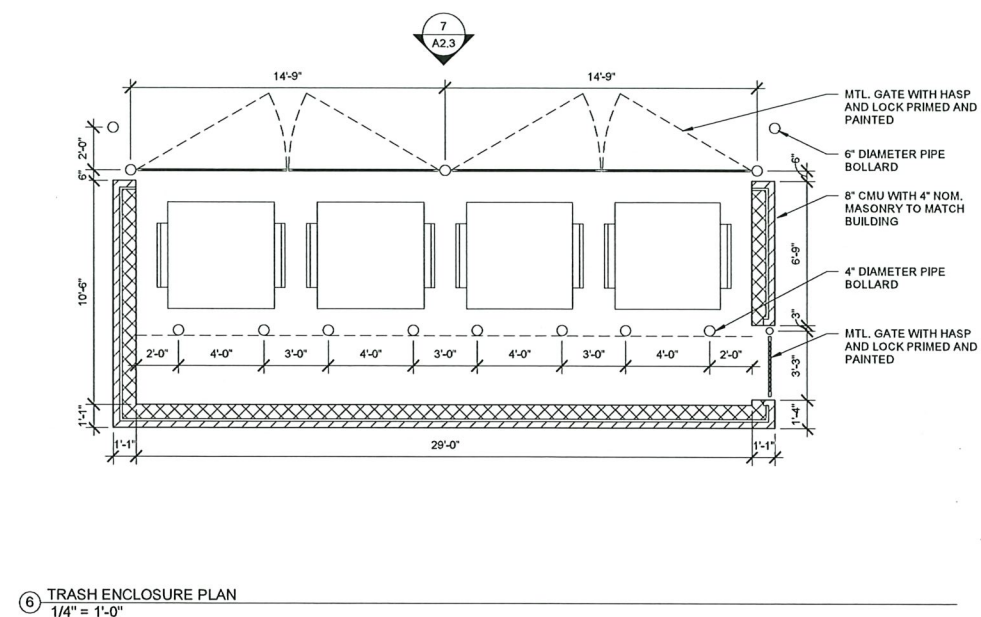


① PATIO ENLARGED PLAN
1/4" = 1'-0"

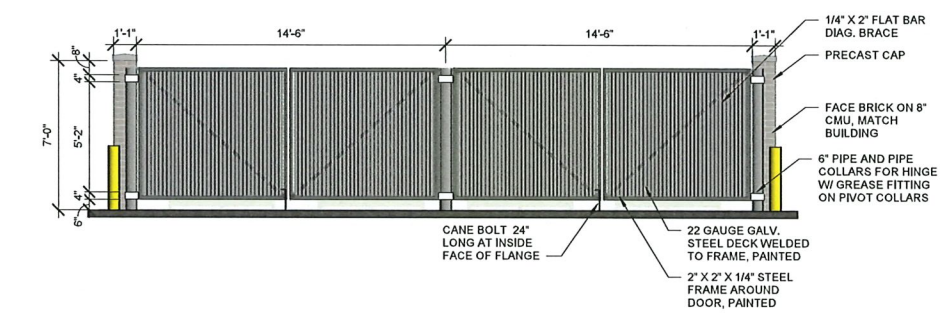


② PATIO FENCE DETAIL
1" = 1'-0"

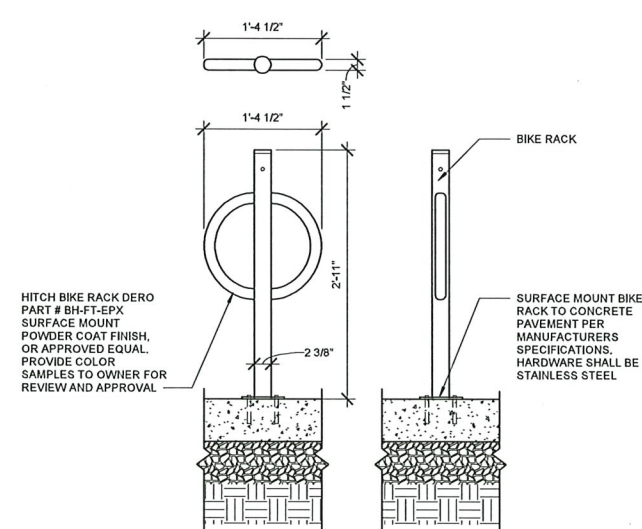
③ PATIO FENCE ELEVATION
1" = 1'-0"



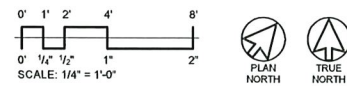
⑥ TRASH ENCLOSURE PLAN
1/4" = 1'-0"



⑦ TRASH ENCLOSURE ELEVATION
1/4" = 1'-0"



④ SITE - BIKE RACK BOLLARD
1" = 1'-0"



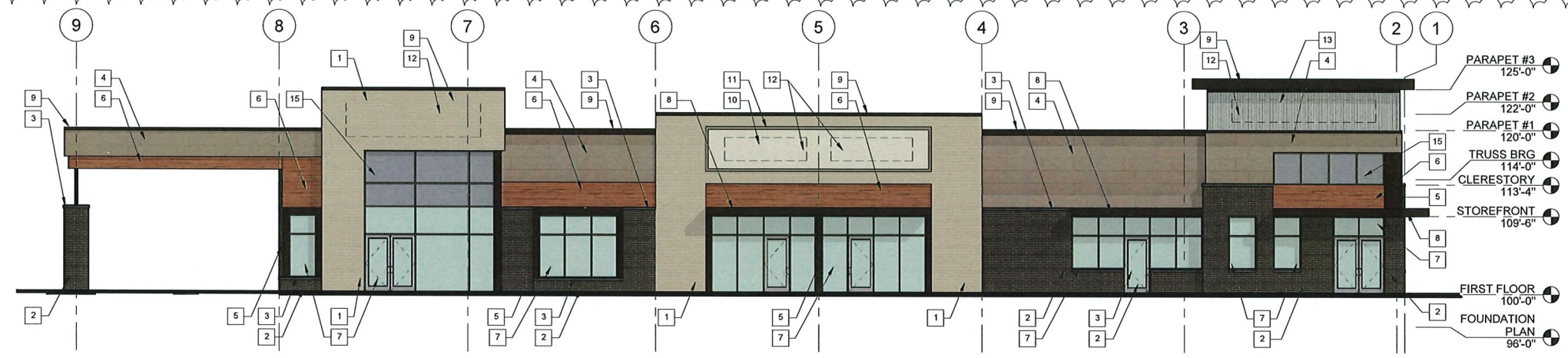
PRELIMINARY

MULTI-TENANT BUILDING
NEW MULTI-TENANT BUILDING
4702 EAST TOWNE BLVD.
MADISON, WI 53704

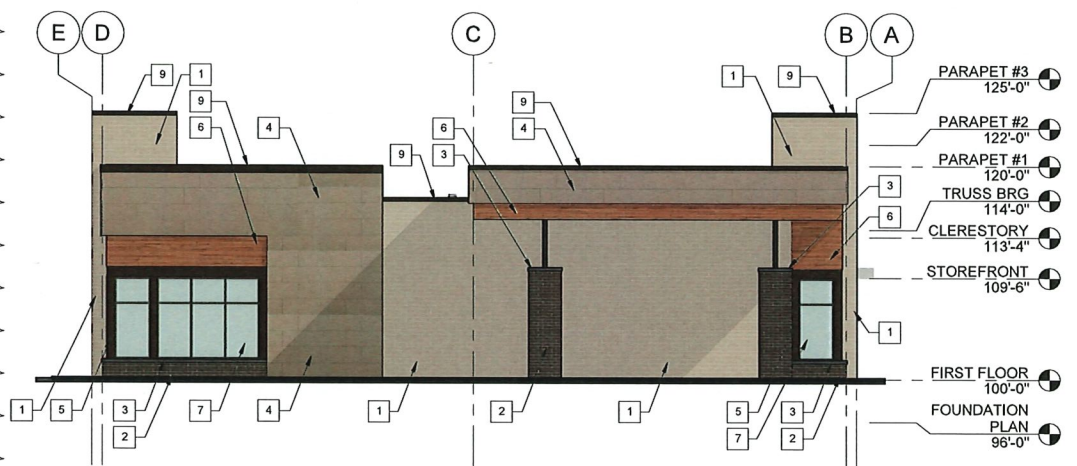
EXTERIOR ELEVATIONS

Project Status			
	2019/03/06	PC SUBMITTAL	
A	2019/03/28	ADDENDUM A	

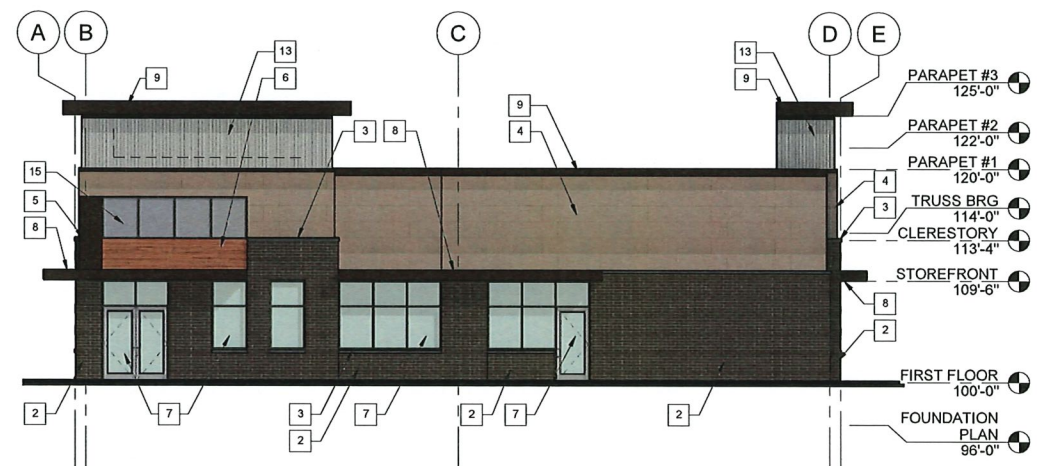
28,060 GENERAL PROVISIONS FOR MIXED-USE COMMERCIAL DISTRICTS - DOOR AND WINDOW OPENING REQUIREMENTS
BUILDING GROUND FLOOR MEASURED TO 14'-0" AFF
60% OF LENGTH AT GROUND FLOOR
REQUIRED: 82'-1"
PROVIDED: 83'-2"
40% OF AREA OF GROUND FLOOR (14'-0" AFF) STREET FACADE
REQUIRED: 765.8 SF
PROVIDED: 774.3 SF
50% OF WINDOW SILLS WITHIN 3'-0" OF GRADE
PROVIDED: 100%
20% MAXIMUM SPANDREL GLAZING
MAXIMUM: 154.28 SF
PROVIDED: 48 SF



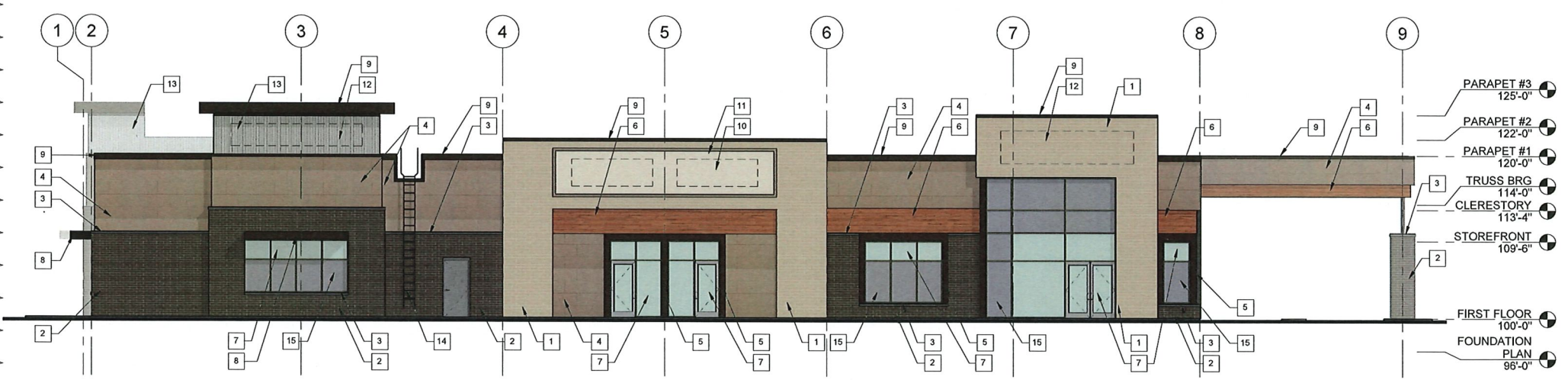
1 NORTH BUILDING ELEVATION
1/8" = 1'-0"



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



3 WEST BUILDING ELEVATION
1/8" = 1'-0"



4 SOUTH BUILDING ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL LIST				
#	DESCRIPTION	MANUFACTURER	TYPE/STYLE	COLOR
1	LIGHT BRICK	BELDEN BRICK COMPANY		MAYO CLEAR A (TAN)
2	DARK BRICK	SIoux CITY BRICK		BLACK HILLS VELOUR (DK BROWN)
3	PRECAST CONCRETE SILL			
4	FIBER CEMENT BOARD PANEL		ARCHITECTURAL BLOCK	MOCHA
5	BREAK METAL TRIM			ANODIZED BRONZE
6	WOOD-LOOK PANEL		VINTAGE WOOD	CEDAR
7	ALUMINUM STOREFRONT			CLEAR ANODIZED
8	FRAMED CANOPY			ANODIZED BRONZE
9	PREFINISHED METAL COPING			ANODIZED BRONZE
10	EIFS SIGNAGE BAND	DRYVIT		VAN DYKE
11	EIFS SIGNAGE TRIM	DRYVIT		SPECTRUM BROWN
12	TENANT SIGNAGE			
13	CORRUGATED METAL PANEL			
14	ROOF ACCESS LADDER			
15	ALUMINUM STOREFRONT			



PRELIMINARY

MULTI-TENANT BUILDING

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MADISON, WI 53704

3D RENDERING

<u>Project Status</u>

[illegible]



FROM EAST TOWNE BLVD LOOKING WEST



FROM EAST TOWNE BLVD LOOKING EAST

PRELIMINARY

MULTI-TENANT BUILDING
NEW MULTI-TENANT BUILDING
4702 EAST TOWNE BLVD.
MADISON, WI 53704

3D RENDERING

Project Status

	2019/03/06	PC SUBMITTAL
A	2019/03/28	ADDENDUM A
