

4702 EAST TOWNE BLVD.
MADISON, WI 53704

PRELIMINARY

A0.1

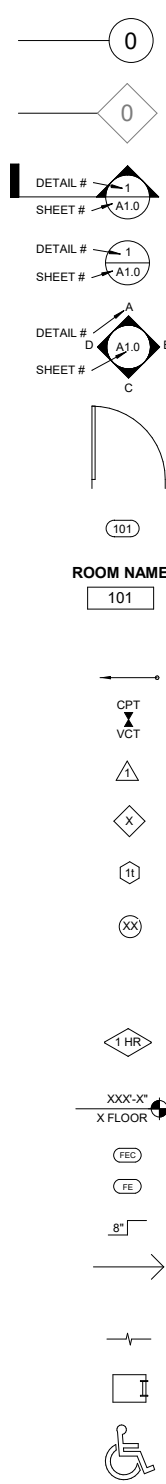


COMMON ABBREVIATIONS:

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

AB	ANCHOR BOLT	NIC	NOT IN CONTRACT
ACT	ACOUSTICAL CEILING TILE	NOM	NOMINAL
AFF	ABOVE FINISH FLOOR	NTS	NOT TO SCALE
AGG	AGGREGATE	N-S	NORTH-SOUTH DIRECTION
ALUM	ALUMINUM		
ALT	ALTERNATE	OC	ON CENTER
ARCH	ARCHITECT/ARCHITECTURAL	OCEW	ON CENTER EACH WAY
		OD	OUTSIDE DIAMETER
		OH	OVER HEAD
		OPP	OPPOSITE
B-B	BACK-TO-BACK		
BLDG	BUILDING	PEMB	PRE-ENGINEERED METAL BUILDING
BLK	BLOCK	PERIM	PERIMETER
BM	BEAM	PC	PLUMBING CONTRACTOR
BOT	BOTTOM	P/C	PRECAST/PRESTRESSED
BRG	BEARING	PL	STEEL PLATE DESIGNATION
BS	BOTH SIDES	PT	POST TENSIONED
		PT	PRESSURE TREATED
C	CHANNEL DESIGNATION		
CIP	CAST IN PLACE	RB	RUBBER BASE
CJ	CONSTRUCTION JOINT	REIN	REINFORCING
CL	CENTER LINE	REINQ	REQUIRED
CLJ	CONTROL JOINT	RTU	ROOF TOP UNIT
CLR	CLEAR DISTANCE		
CMU	CONCRETE MASONRY UNIT		
COL	COLUMN		
CONC	CONCRETE	SCHD	SCHEDULE
CONN	CONNECTION	SIM	SIMILAR
CONT	CONTINUOUS	SOG	SLAB ON GRADE
CONTRACTOR		SPA	SPACE/SPACES
CPT	CARPET	SPEC	SPECIFICATION
CT	CERAMIC TILE	SQ	SQUARE
		STL	STEEL
		STR	STRUCTURAL
D	DEPTH		
DB	DESIGN BUILD	T	TALL
DIA	DIAMETER	THK	THICK
DIM	DIMENSION	TO	TOP OF
DN	DOWN	TOC	TOP OF CONCRETE
DTL	DETAIL	TOF	TOP OF FLOOR
DWG	DRAWING	TOW	TOP OF WALL
DWL	DOWEL	TOL	TOP OF LEDGE ELEVATION
		TP	TOP OF PIER ELEVATION
EA	EACH	TW	TOP OF WALL ELEVATION
EC	ELECTRICAL CONTRACTOR	TYP	TYPICAL
EJ	EXPANSION JOINT		
EL	ELEVATION	UNO	VINYL BASE (OR) VAPOR BARRIER
ELEV	ELEVATOR		
ENG	ENGINEER		
EQ	EQUAL		
EW	EACH WAY	VB	VINYL COMPOSITION TILE
E-W	EAST-WEST DIRECTION	VERT	VERTICAL
EXIST	EXISTING	VIF	VERIFY IN FIELD
EXP	EXPANSION	VR	VAPOR RETARDER
EXT	EXTERIOR		
		W	WIDTH
FDN	FOUNDATION	W/	WITH
FIN	FINISH (OR) FINNED	W/O	WITHOUT
FF	FINISH FLOOR	WD	WOOD
F-F	FACE-TO-FACE	WF	WIDE FLANGE DESIGNATION
FLG	FLANGE	WP	WORKING POINT
FTG	FOOTING	WSBW	WOOD STUD BEARING WALL
FUT	FUTURE	WWF	WELDED WIRE FABRIC
FV	FIELD VERIFY		
GA	GAUGE		
GALV	GALVANIZED		
GC	GENERAL CONTRACTOR		
GL	GRID LINE		
GWB	GYPSUM WALL BOARD		
GYP	GYPSUM		
H	HEIGHT		
HORIZ	HORIZONTAL		
HP	HIGH POINT		
HR	HOUR		
HT	HEIGHT		
HVAC	HEATING, VENTILATING & AIR CONDITIONING		
HW	HARDWOOD		
ID	INSIDE DIAMETER		
INSUL	INSULATION		
INT	INTERIOR		
JT	JOINT		
KO	KNOCK OUT		
L	LENGTH		
L	STEEL ANGLE DESIGNATION		
LG	LENGTH/LONG		
LGMF	LIGHT GAGE METAL FRAMING		
LLH	LONG LEG HORIZ		
LLV	LONG LEG VERT		
LP	LOW POINT		
LVL	LAMINATED VENEER LUMBER		
MANF	MANUFACTURER		
MAX	MAXIMUM		
MBW	MASONRY BEARING WALL		
MC	MECHANICAL CONTRACTOR		
MEP	MECHANICAL, ELECTRICAL, PLUMBING		
MIN	MINIMUM		
MTL	METAL		

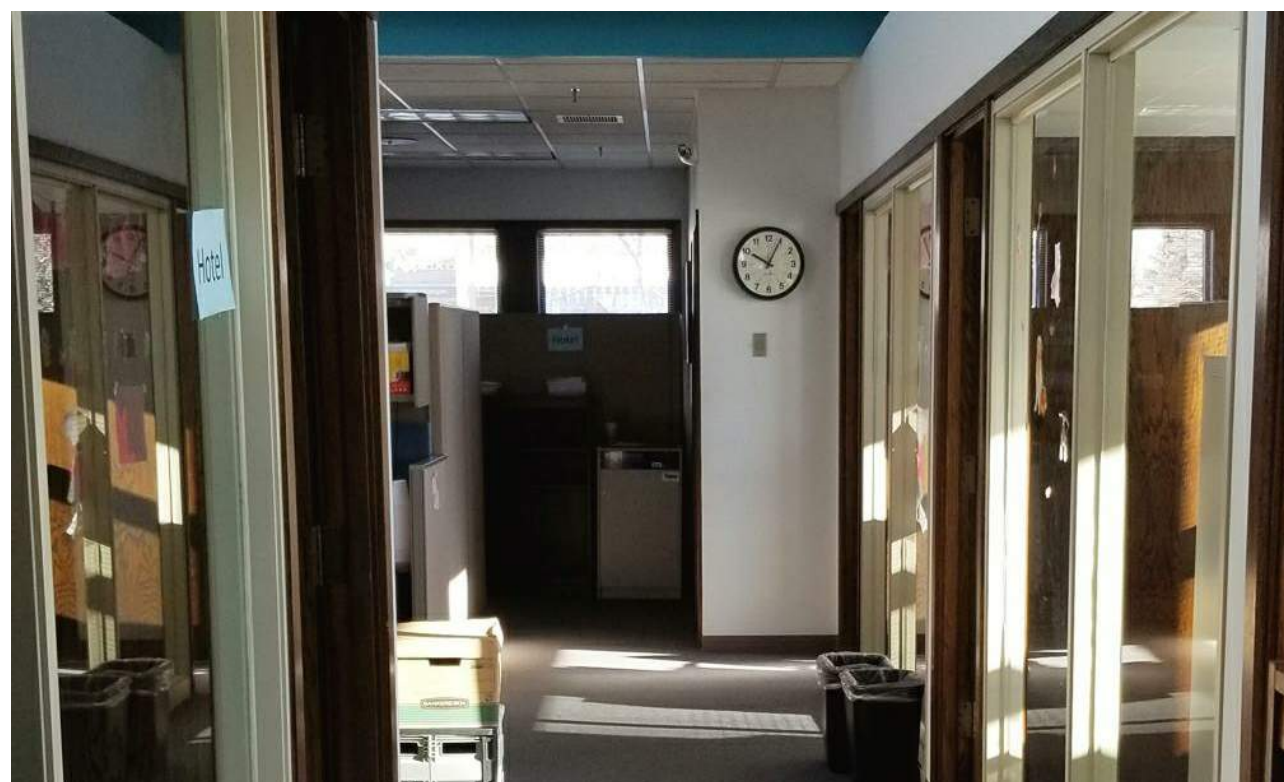
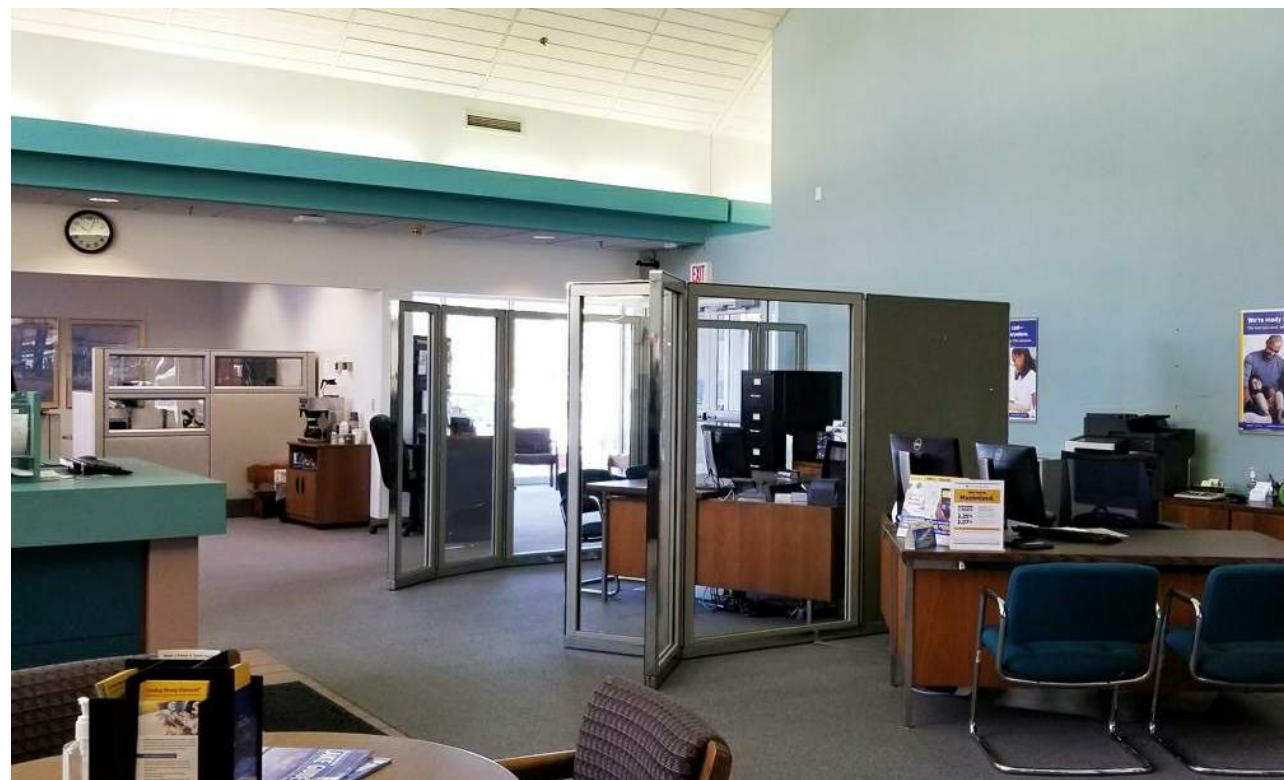
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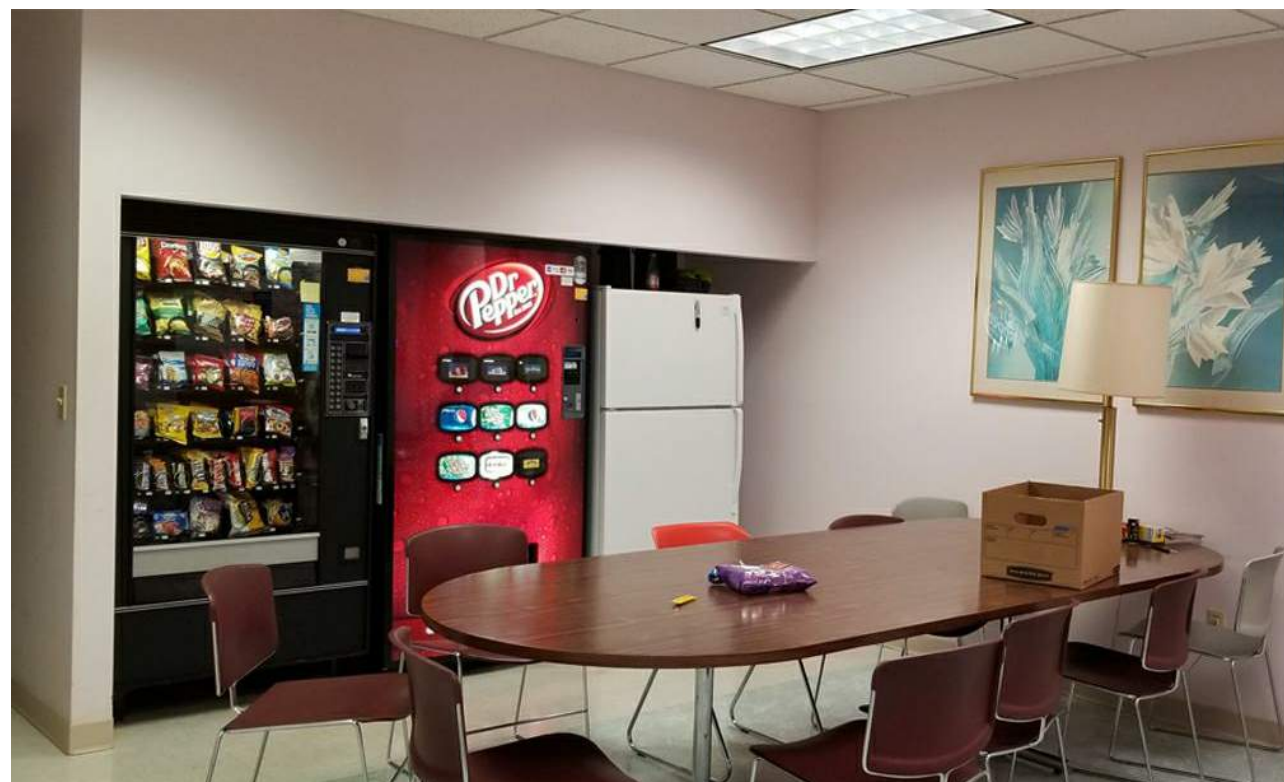
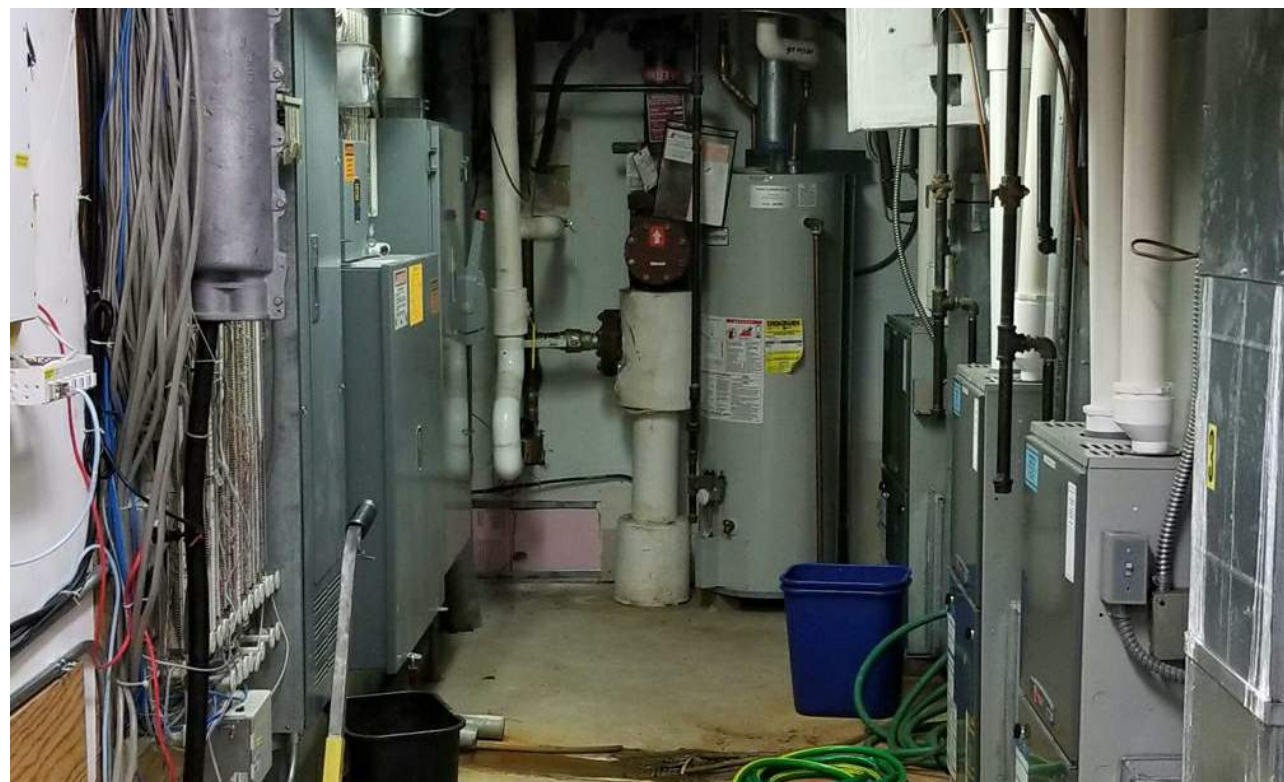


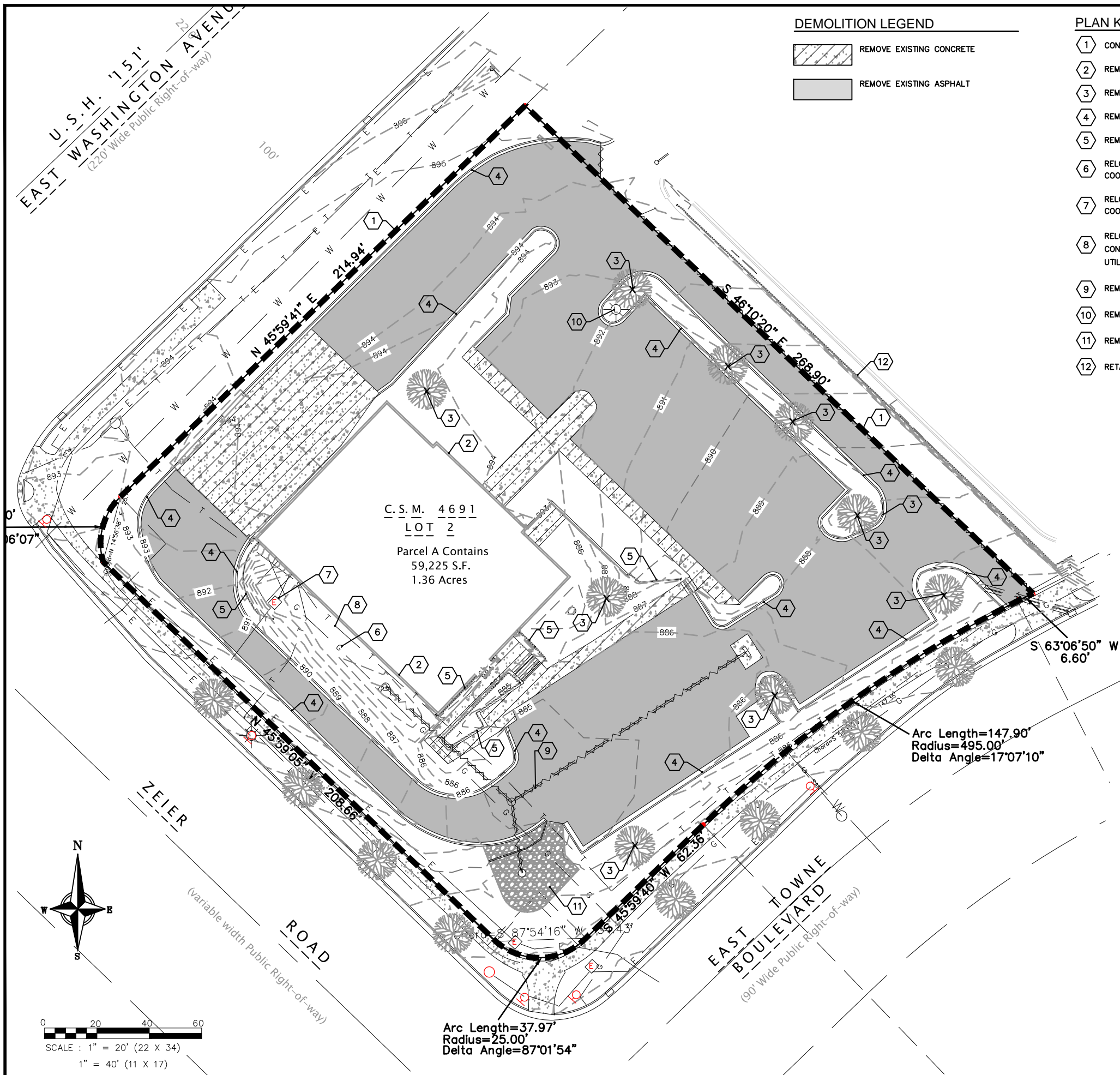












DEMOLITION LEGEND

- 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.

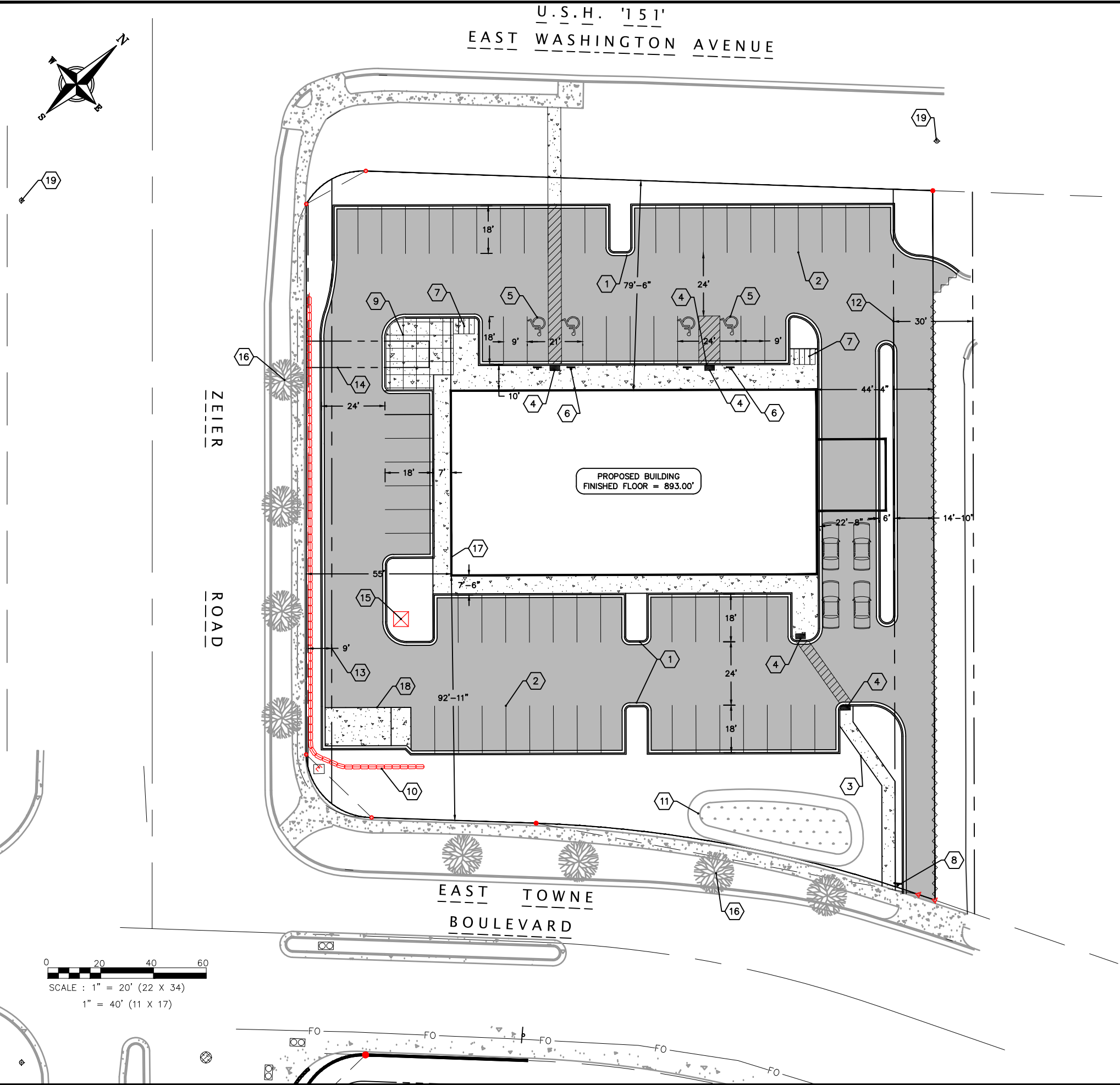
MULTI-TENANT BUILDING
DEMOLITION PLAN
4702 EAST TOWNE BLVD
MADISON, WISCONSIN

C1.2



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

ISSUANCE/REVISION	PLAN	COMMISSION	DATE
			03-04-19



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

ISSUANCE/REVISION

PLAN COMMISSION

DATE

03-04-19

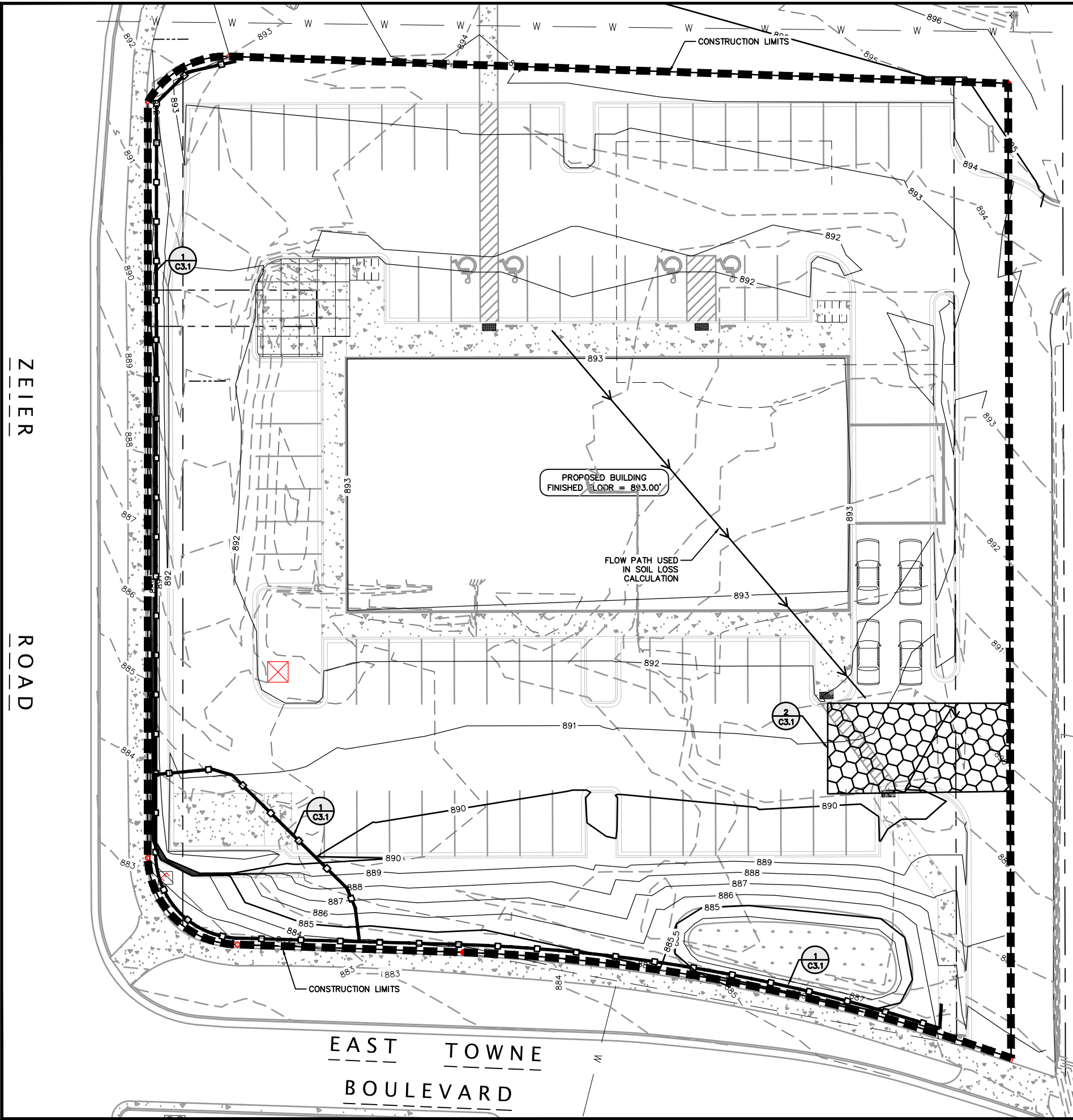
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MULTI-TENANT BUILDING
SITE PLAN

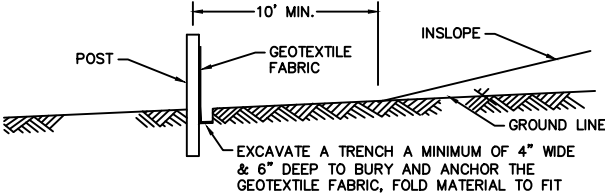
4702 EAST TOWNE BLVD
MADISON, WISCONSIN

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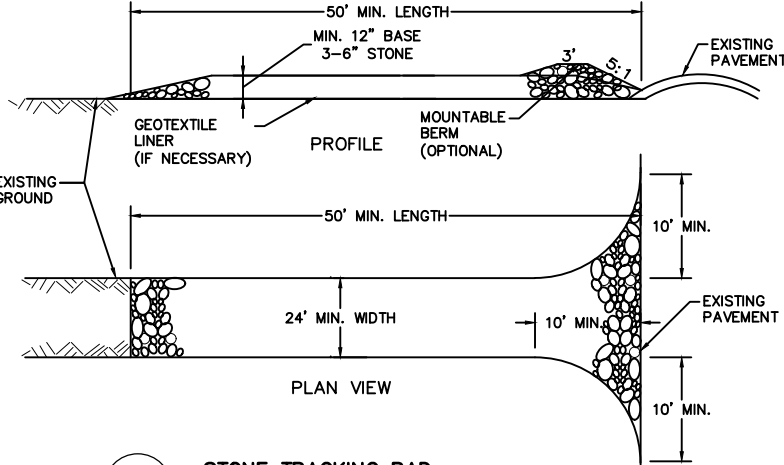


EROSION CONTROL NOTES

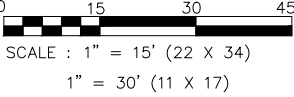
- (1) THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION CONTROL DEVICES FROM THE START OF LAND DISTURBING CONSTRUCTION ACTIVITIES UNTIL FINAL STABILIZATION OF THE CONSTRUCTION SITE.
- (2) ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH CITY EROSION CONTROL AND STORMWATER ORDINANCE 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 SEEDDED 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.

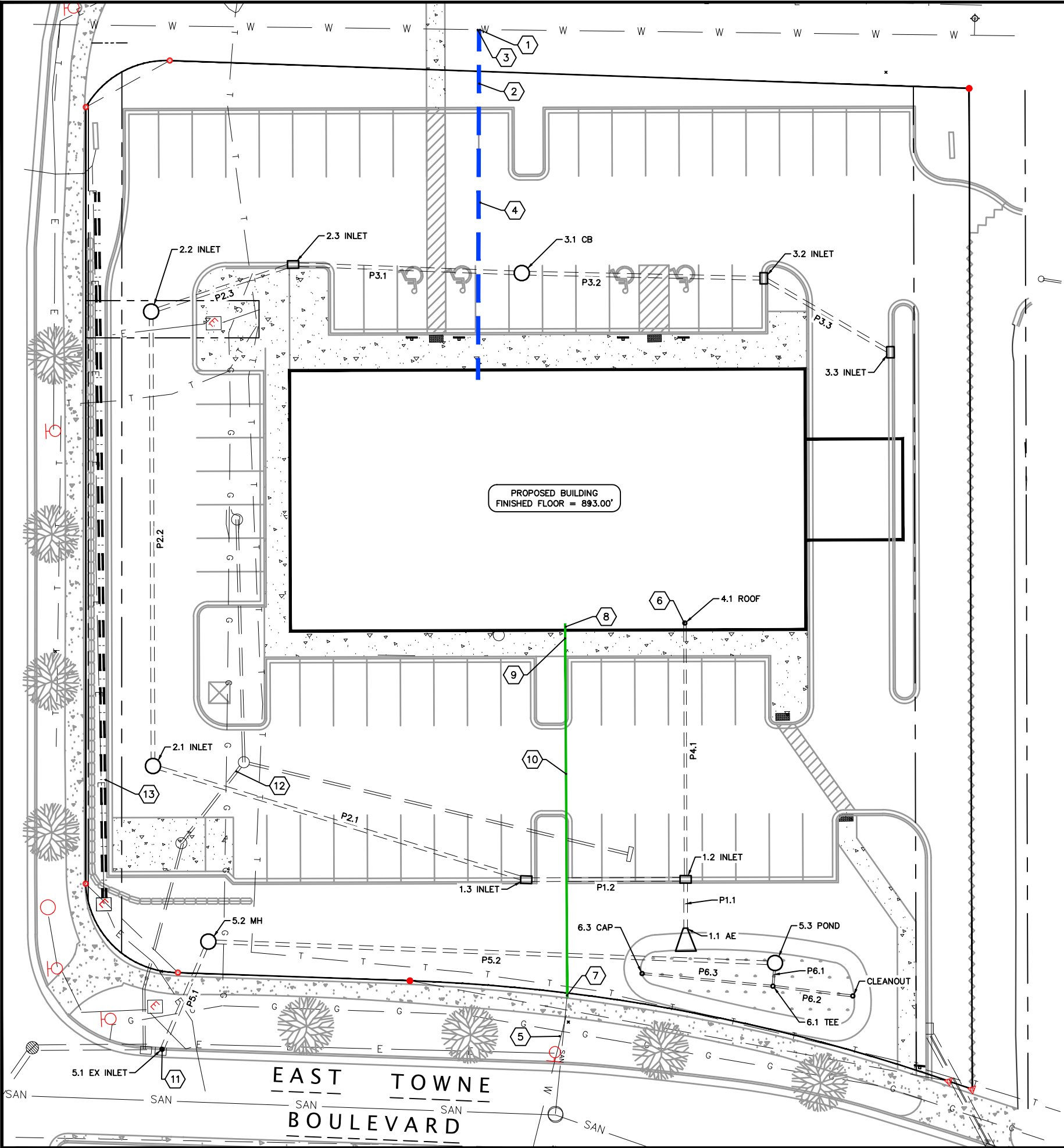


1 SILT FENCE
NTS
C3.1



2 STONE TRACKING PAD
NTS
C3.1



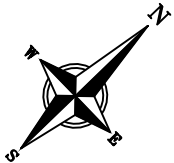
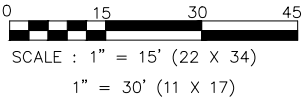


UTILITY NOTES

1. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
2. ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE AND WERE FIELD LOCATED FROM GROUND MARKING OR BASED OFF OF PREVIOUS PLANS. THE LOCATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
3. ALL SITE UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS.
4. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FOR ANY WORK TO BE DONE WITHIN THE RIGHT-OF-WAY.
5. CONTRACTOR SHALL OBTAIN ALL NECESSARY PLUGGING/CONNECTION PERMITS FROM THE CITY OF MADISON PRIOR TO ANY UTILITY WORK. CONTRACTOR TO NOTIFY THE PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
6. RESTORATION OF PAVEMENT, CURB & GUTTER, AND SIDEWALK WITHIN THE STREET RIGHT OF WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE UNDERGROUND IMPROVEMENTS.
7. ALL STORM SEWER PIPE TO BE SDR-35 AS NOTED ON THE STORM SEWER SCHEDULE. ALL BRANCH CONNECTIONS TO BE WYES WITH 45 DEGREE BENDS.
8. CONTRACTOR SHALL CONFIRM CONNECTION ELEVATION GRADES OF ALL PIPES PRIOR TO BEGINNING CONSTRUCTION.
9. PRIVATE WATER MAIN 4" AND LARGER SHALL BE DUCTILE IRON OR C900 PVC. WATER SERVICES 2" AND SMALLER SHALL BE TYPE K, COPPER.
10. SANITARY SEWER SERVICES SHALL BE SDR-35 PVC.
11. ANY PERSON WHO INSTALLS A NONCONDUCTIVE WATER OR SEWER LATERAL MUST ALSO INSTALL A LOCATION WIRE OR OTHER EQUALLY EFFECTIVE MEANS FOR MARKING THE LOCATION OF THE LATERAL. METHOD SHALL BE APPROVED BY THE CITY.
12. CONTRACTOR TO COORDINATE NEW, RELOCATED AND/OR ABANDONED GAS, ELECTRIC, TELEPHONE, AND CABLE WITH APPROPRIATE UTILITY COMPANIES.
13. UTILITIES SERVING PROPOSED BUILDINGS SHALL BE STUBBED WITHIN 5' OF THE PROPOSED BUILDING(S) AND STAKED.
14. ALL WATER MAIN PIPE AND FITTINGS SHALL BE INSTALLED TO A MIN. DEPTH OF COVER OF 6.5'. AFTER REGRADING, EXISTING WATER MAIN PIPE WHICH DOES NOT MEET THIS REQUIREMENT SHALL BE INSULATED.
15. STORM SEWERS WHICH CROSS AN ACTIVE SEWER OR WATER MAIN OR LATERAL SHALL HAVE A MINIMUM CLEAR VERTICAL CLEARANCE OF THREE (3) FEET. CROSSINGS WITH LESSER VERTICAL CLEARANCE SHALL BE PROTECTED FROM FROST DAMAGE BY PLACEMENT OF 2-INCH THICK POLYSTYRENE BOARD INSULATION.
16. BUILDING PLUMBER SHALL VERIFY SIZE, SLOPE, AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES PRIOR TO INSTALLATION.
17. CONTRACTOR RESPONSIBLE FOR TRAFFIC CONTROL FOR WORK IN THE RIGHT-OF-WAY

PLAN KEY

- 1 CONNECT TO EXISTING 20" WATER MAIN. COORDINATE INSTALLATION WITH MADISON WATER UTILITY
- 2 6" D.I. WATER SERVICE WITH VALVE, VERIFY SIZE WITH ARCHITECT
- 3 6" WATER VALVE
- 4 CONNECT TO BUILDING WATER SERVICE
- 5 ABANDON EXISTING WATER SERVICE
- 6 CONNECT TO ROOF DRAINAGE SYSTEM
- 7 CONNECT TO EXISTING 6" SANITARY LATERAL
- 8 CONNECT TO SANITARY BUILDING SEWER, SEE PLUMBING PLANS
- 9 CLEANOUT
- 10 6" SANITARY AT 1.04% MIN. SLOPE
- 11 CONNECT TO EXISTING STORM SEWER INLET
- 12 ABANDON EXISTING STORM SEWER
- 13 2-4" PVC CONDUITS INSTALLED 3' BELOW GRADE FOR MG&E ELECTRICAL. COORDINATE INSTALLATION WITH MG&E



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PROFESSIONAL ENGINEERING LLC

**MULTI-TENANT BUILDING
UTILITY PLAN**

4702 EAST TOWNE BLVD
MADISON, WISCONSIN

C4.0

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'

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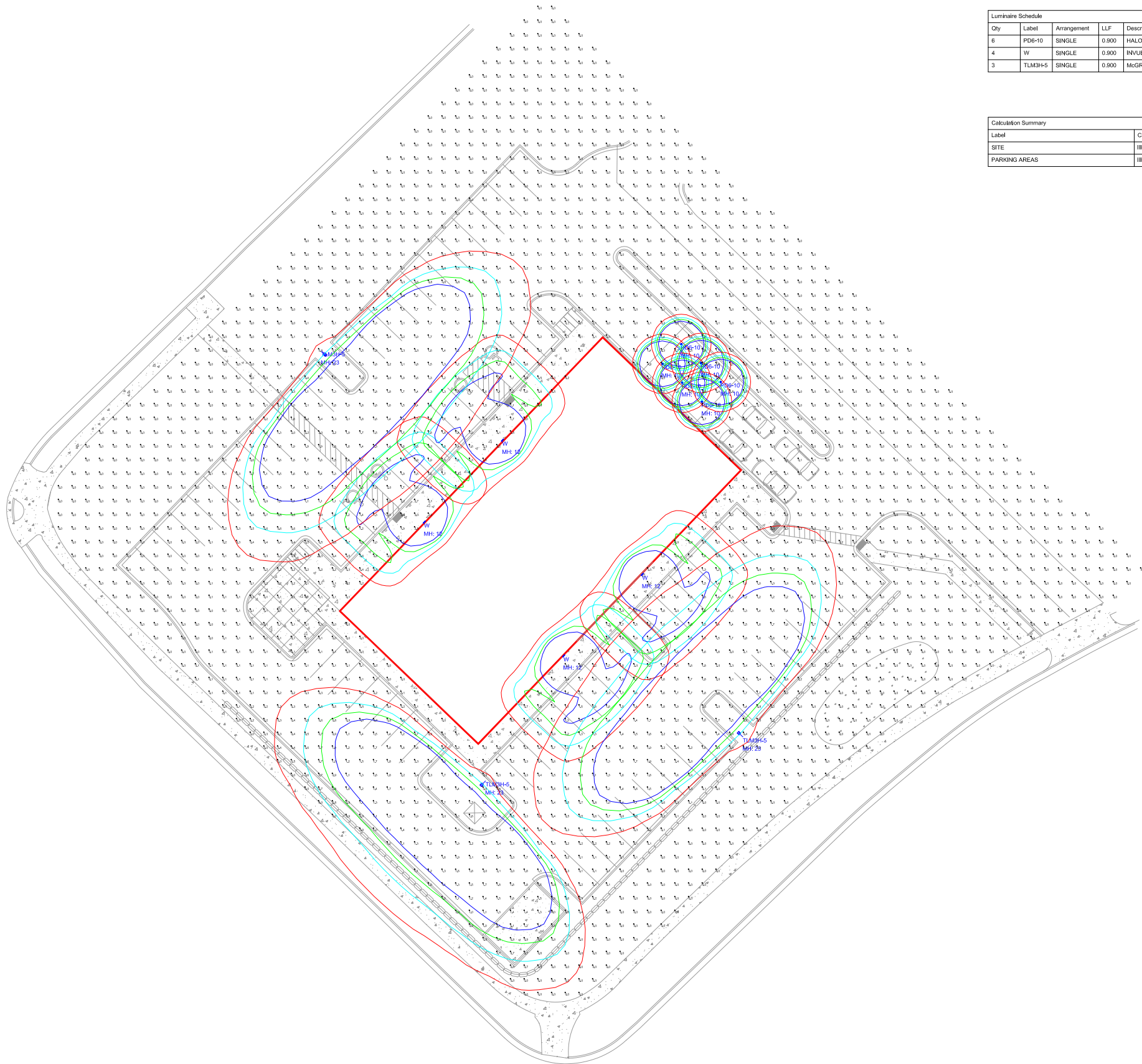
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MULTI-TENANT BUILDING
STORM SEWER SCHEDULE


4702 EAST TOWNE BLVD
MADISON, WISCONSIN

C4.1



Luminaire Schedule							
Qty	Label	Arrangement	LLF	Description	Lum. Watts	Total Watts	Lum. Lumens
6	PD6-10	SINGLE	0.900	HALO + PD610D010B- PDM6B8xx-61VH	9.9	59.4	1098
4	W	SINGLE	0.900	INVUE + ENV-E01-LED-E1-BL4	24.7	98.8	2613
3	TLM3H-5	SINGLE	0.900	McGRAW-EDISON + TLM-E05-LED-E1-SL3-HSS	127.3	381.9	8669

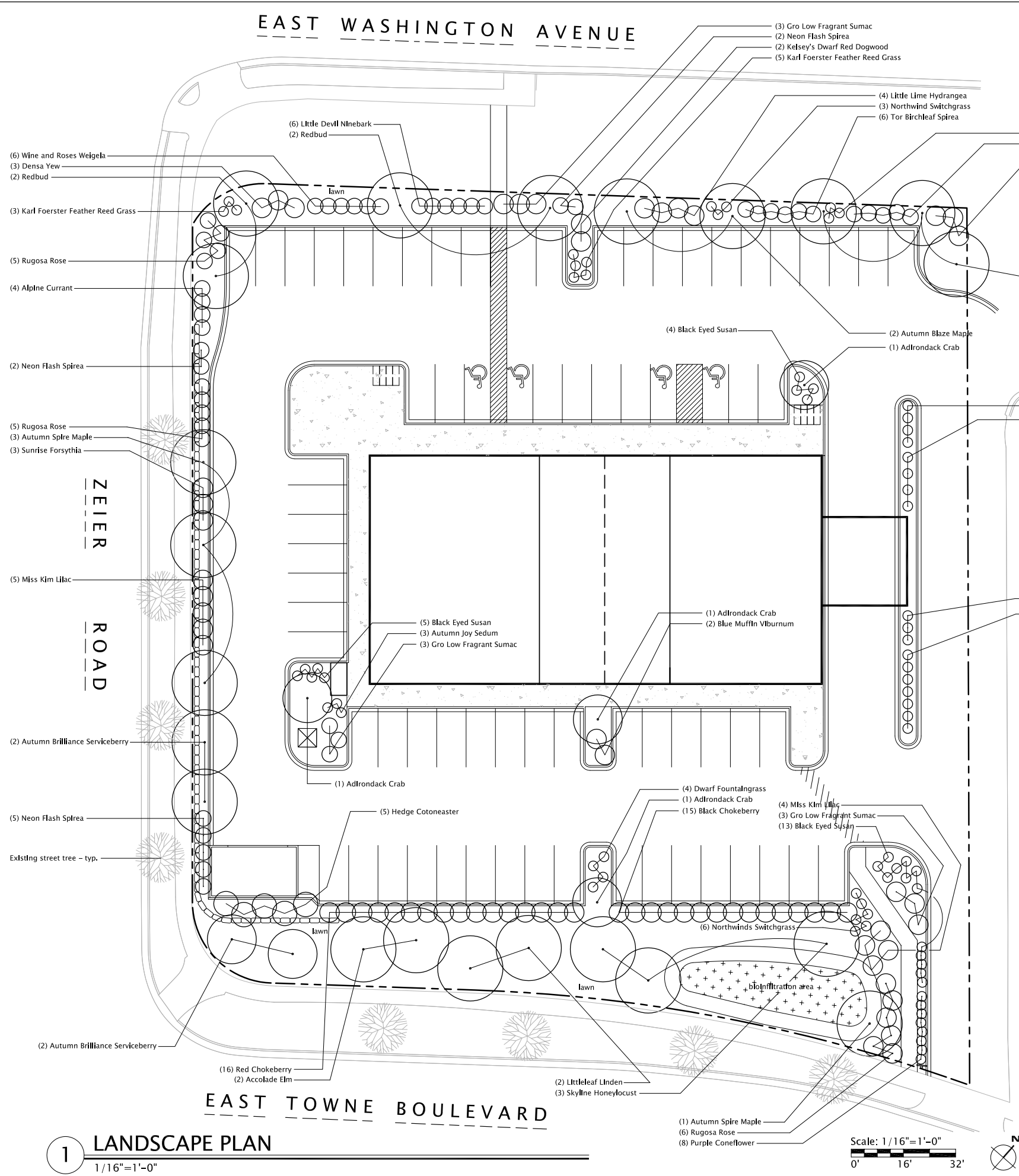
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.54	11.8	0.0	N.A.	N.A.
PARKING AREAS	Illuminance	Fc	0.94	2.9	0.0	N.A.	N.A.

Enterprise Lighting LTD

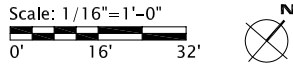
MULTI-TENANT BUILDING
4702 EAST TOWNE BLVD
MADISON, WISCONSIN

SITE
LIGHTING LAYOUT

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



1 LANDSCAPE PLAN
1/16"=1'-0"



Landscape Plan Notes:

1. New tree, shrub, and perennial plantings are to receive wood mulch consisting of recycled, shredded brown dyed wood mulch spread to a 3" min. depth over a pre-emergent herbicide.
2. "Lawn" areas shall be finish graded and seeded at a rate of 4 lbs. per 1,000 sq. ft. Basis of Design: Madison Parks Lawn Seed Mix, EarthCarpel Corporation
3. Contractor is responsible for repairing any and all damage to the adj. properties. Planted areas shall be replanted, damaged lawn areas shall be repaired with seed and adjacent curbs and pavement shall be re-paved.
4. Maintenance, watering and warranty of plants to extend for 12 months after project completion/acceptance. Maintenance, watering and warranty period for seed to extend 60 days from project completion/acceptance of installation.

Overstory Deciduous & Ornamental Trees	
Accolade Elm	2 1/2" cal.
Skyline Honeylocust	2 1/2" cal.
Littleleaf Linden	2 1/2" cal.
Autumn Brilliance Serviceberry	2 1/2" cal.
Autumn Blaze Maple	2 1/2" cal.
Redbud (Columbus strain)	2 1/2" cal.
Autumn Spire Maple	2 1/2" cal.
Adirondack Crab	2 1/2" cal.
Shrubs	
Black Chokeberry	24" ht.
Red Chokeberry	24" ht.
Kelsey's Dwarf Red Dogwood	24" ht.
Blue Muffin Viburnum	18" ht.
Alpine Currant	18" ht.
Neon Flash Spirea	18" ht.
Hedge Cotoneaster	24" ht.
Gro Low Fragrant Sumac	18" ht.
Miss Kim Lilac	24" ht.
Froebel Spirea	18" ht.
Rugosa Rose	18" ht.
Cranberry Cotoneaster	18" ht.
Little Lime Hydrangea	24" ht.
Tor Birchleaf Spirea	18" ht.
Densa Yew	18" ht.
Sunrise Forsythia	18" ht.
Little Devil Ninebark	18" ht.
Wine and Roses Weigela	18" ht.
Perennials	
Karl Foerster Feather Reed Grass	1 gal.
Dwarf Fountaingrass	1 gal.
Autumn Joy Sedum	1 gal.
Black Eyed Susan	1 gal.
Purple Coneflower	1 gal.
Northwind Switchgrass	1 gal.

PLANT SPACING AS SHOWN ON PLAN

3" MULCH

PLANTING MIX W/NO LARGE STONES- 50-80% MEDIUM AND COARSE SAND, 5-20% CLAY, 5-35% SILT

2 PERENNIAL PLANTING
NTS

REMOVE BURLAP FROM UPPER 1/3 OF BALL.

FORM SAUCER WITH CONTINUOUS RIM

PLANTING MIX W/NO LARGE STONES- 50-80% MEDIUM AND COARSE SAND, 5-20% CLAY, 5-35% SILT

COMPACTED SOIL MIX TO FORM PEDESTAL AS SHOWN

3 SHRUB PLANTING
NTS

SHREDDED HARDWOOD MULCH

FORM SAUCER

2 STRAND TWISTED 12 GAUGE GAL. WIRE ENCASED IN 1" DIA. RUBBER HOSE

2" X 2" X 8" CEDAR STAKES 2 REQUIRED FOR 1 1/2" CAL. AND LARGER; 3 REQ. FOR 3" CAL. AND LARGER TREE

ROLL BACK TOP HALF OF BURLAP WRAP

PLANTING MIX W/NO LARGE STONES- 50-80% MEDIUM AND COARSE SAND, 5-20% CLAY, 5-35% SILT

COMPACTED SOIL MIX TO FORM PEDESTAL AS SHOWN

4 TREE PLANTING
NTS

OVERLAND FLOW/DOWNSPOUTS CONTRIBUTE WATER

DEPRESSED AREA FOR PLANTINGS - SEE PLAN

COCONUT FIBER MAT AFTER PLANTING

ENGINEERED SOIL - SEE CIVIL PLANS

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 (.84 acres)

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

Development Frontage Landscaping

Total If of lot frontage = 733

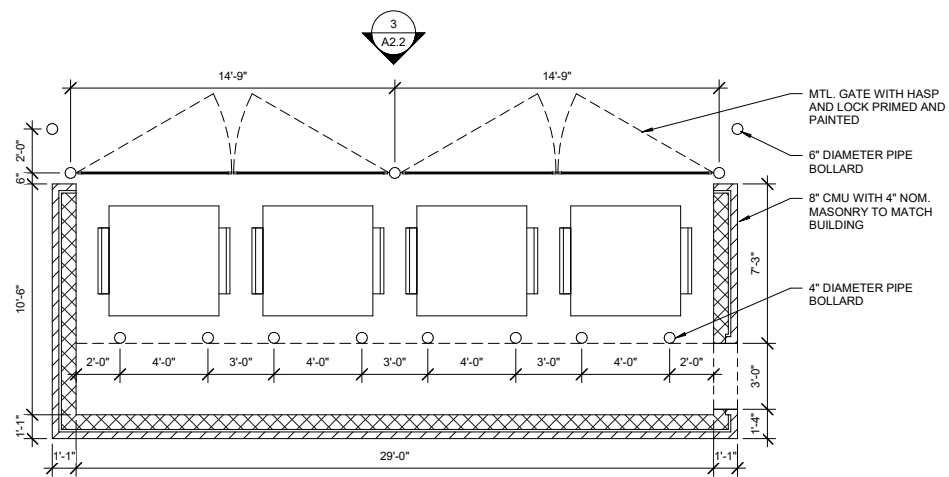
Required Trees = 24 Provided Trees = 24

Required Shrubs = 122 Provided Shrubs = 122

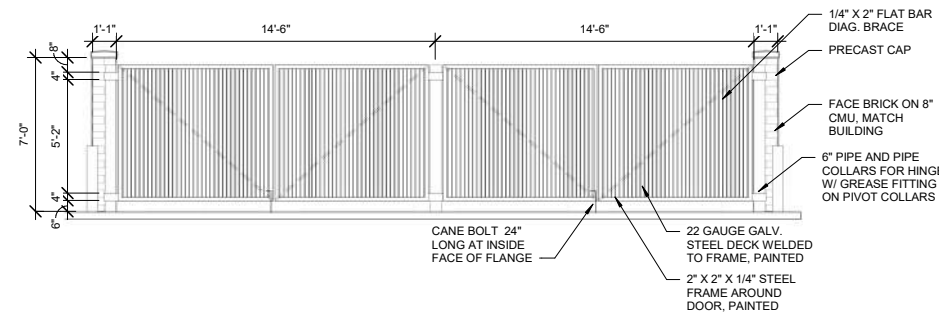
Tabulation of Points and Credits:

Plant Type/Element	Min. size	Points	Existing Qty.	Pts.	Proposed Qty.	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

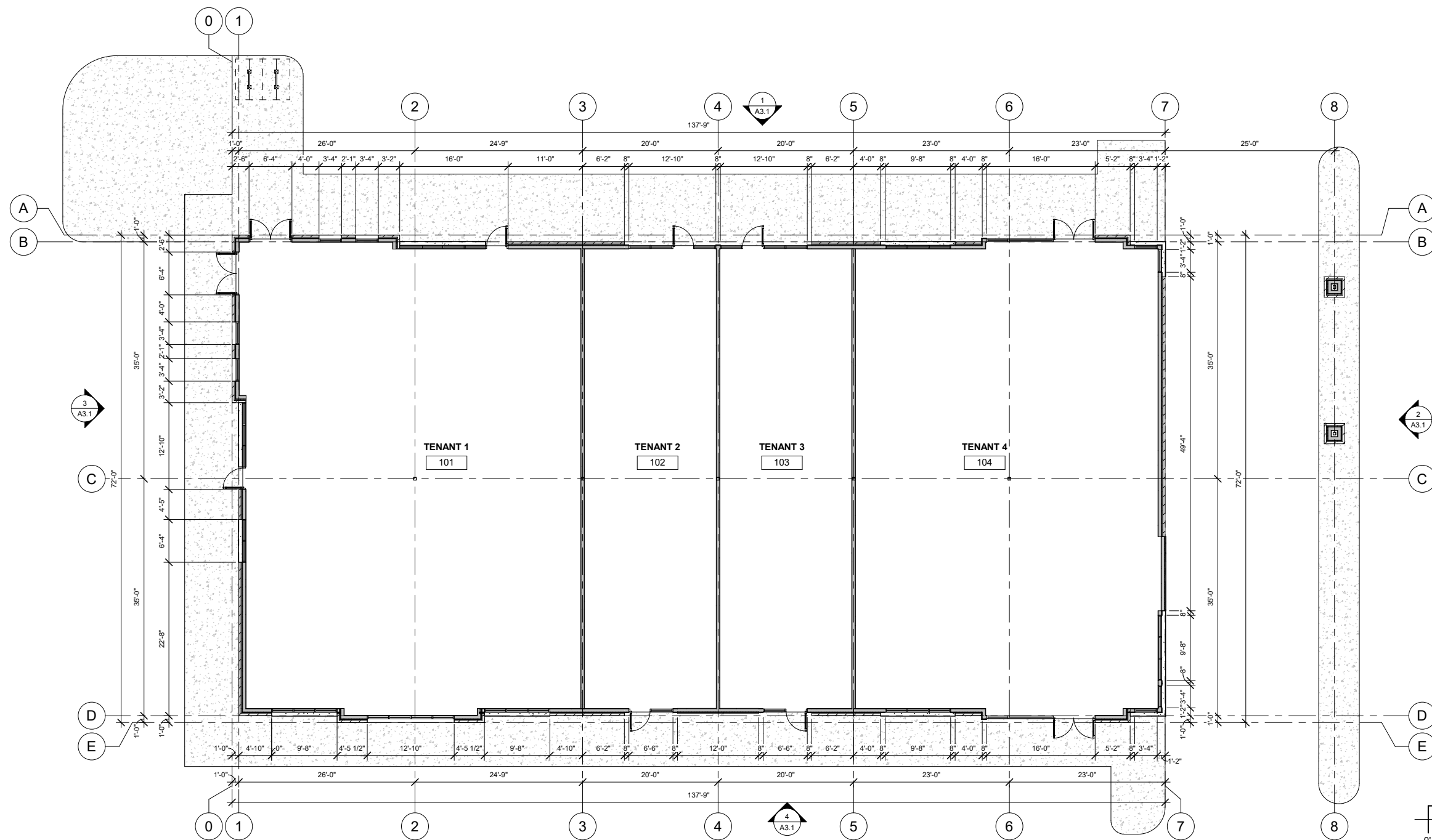
1,318 Total Points Provided (608 Required)



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:

A. 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.

**B. PROVIDE ACCESSIBLE TOILET ROOM FIXTURES
AND ACCESSORIES PER MOUNTING HEIGHTS
INDICATED ON SHEET A0.2**

C. PROVIDE ADA APPROVED THRESHOLDS AT ALL NEW FLOOR TRANSITIONS AND DOORWAYS

D. EXTERIOR DIMENSIONS ARE FROM GRIDLINE TO GRIDLINE, OR TO EDGE OF FOUNDATION WALL UNO. PLEASE CONTACT ARCHITECT WITH ANY DISCREPANCIES.

E. 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.

F. CONTRACTOR SHALL NOTIFY ARCHITECT, ENGINEER AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED STRUCTURAL CONDITIONS OR DISCREPANCIES WITH PROPOSED MODIFICATIONS.

G. PROVIDE SOUND INSULATION IN ALL DEMISING WALLS AND INTERIOR WALLS UNO

H. 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

I. 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

J. 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

K. GENERAL CONTRACTOR TO MAINTAIN A PATH THROUGH PORTIONS OF THE CONSTRUCTION AREA FOR ACCESS TO EGRESS ROUTES

L. SUBMIT ALL FINISHES TO THE ARCHITECT FOR APPROVAL



MULTI-TENANT BUILDING

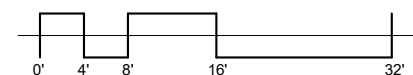
NEW MULTI-TENANT BUILDING

**4702 EAST TOWNE BLVD.
MADISON, WI 53704**

FIRST FLOOR PLAN

Project Status

2019/03/06	PC SUBMITTAL
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PRELIMINARY

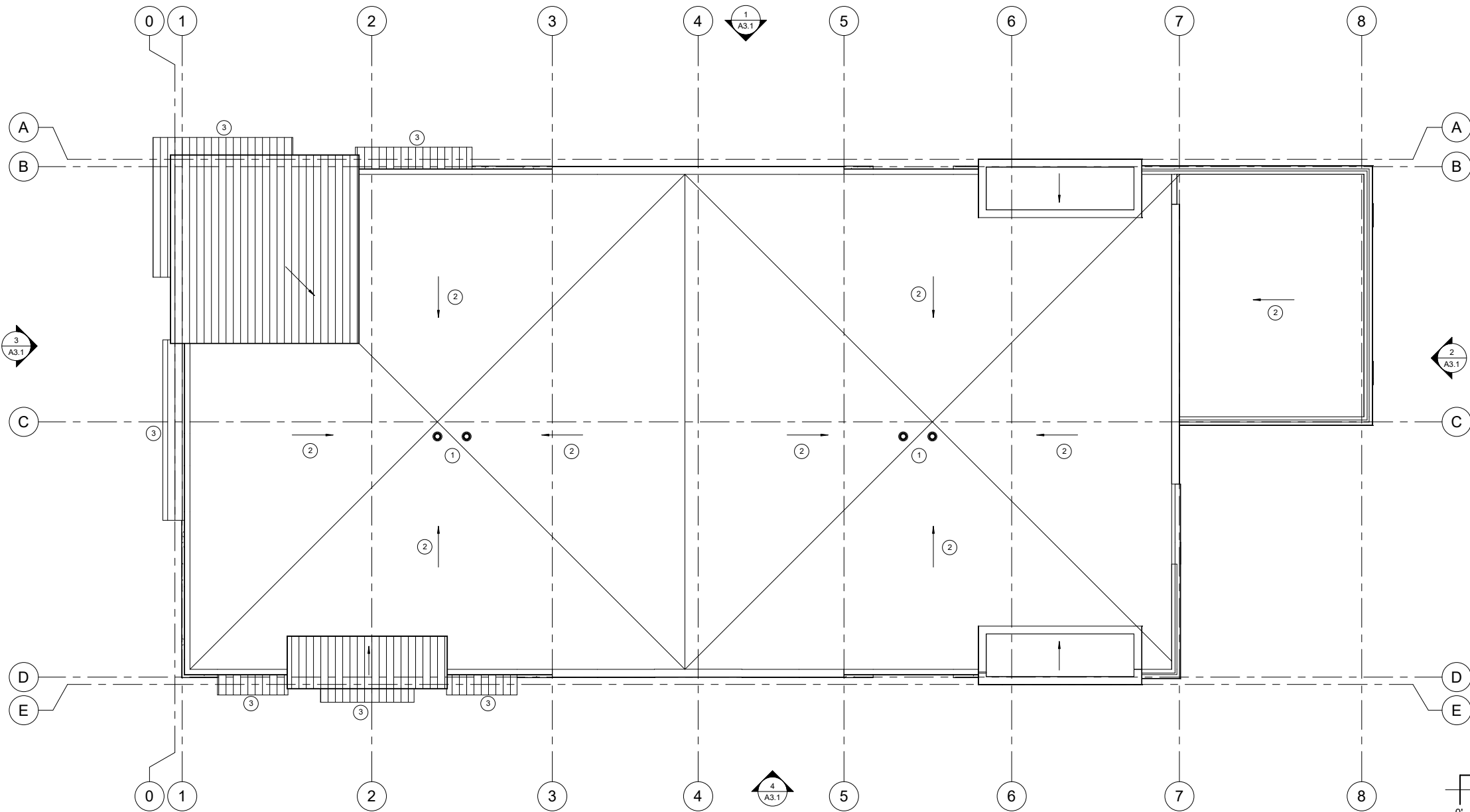
A2.2

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

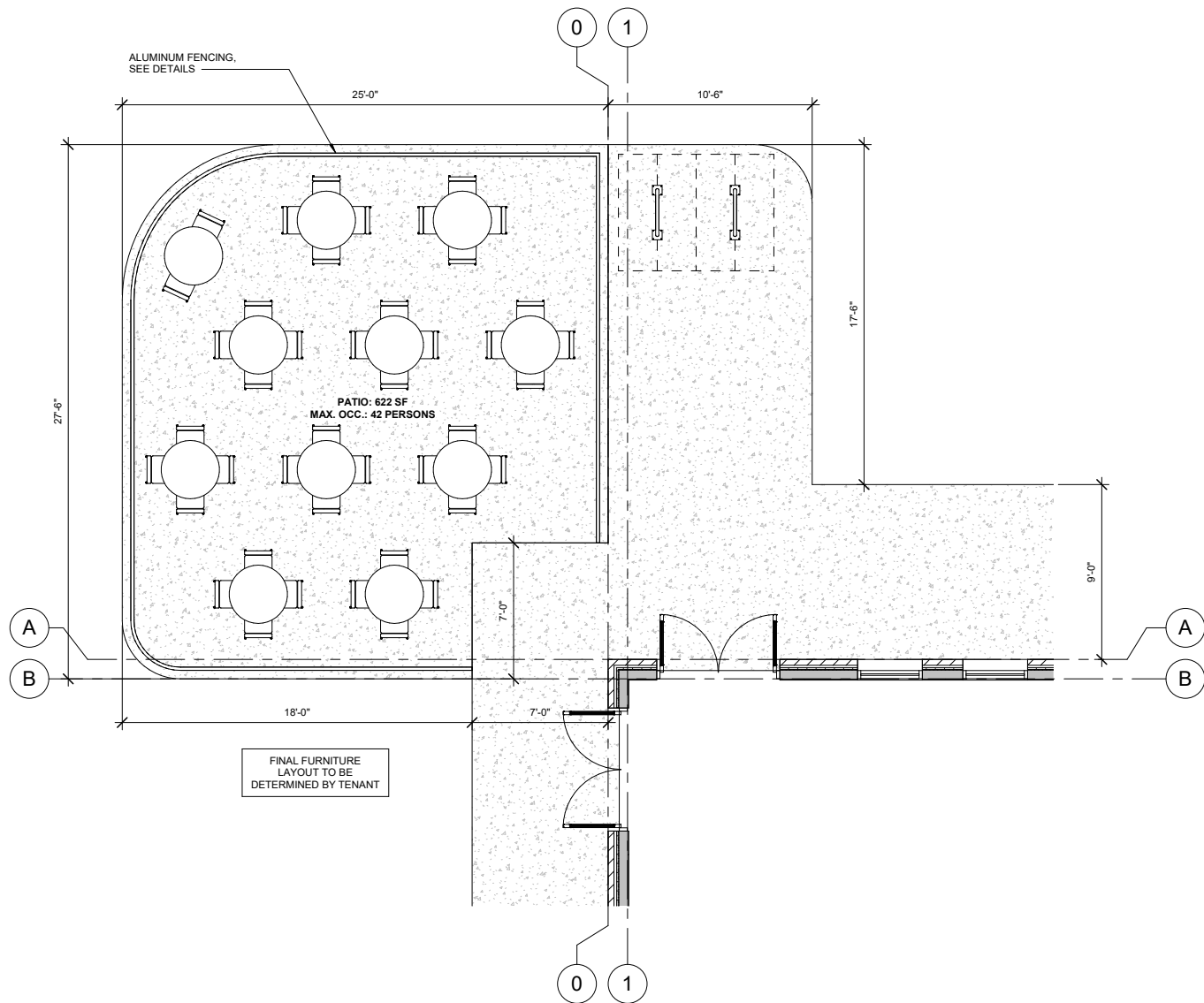
NEW MULTI-TENANT BUILDING
4702 EAST TOWNE BLVD.
MADISON, WI 53704

ROOF PLAN

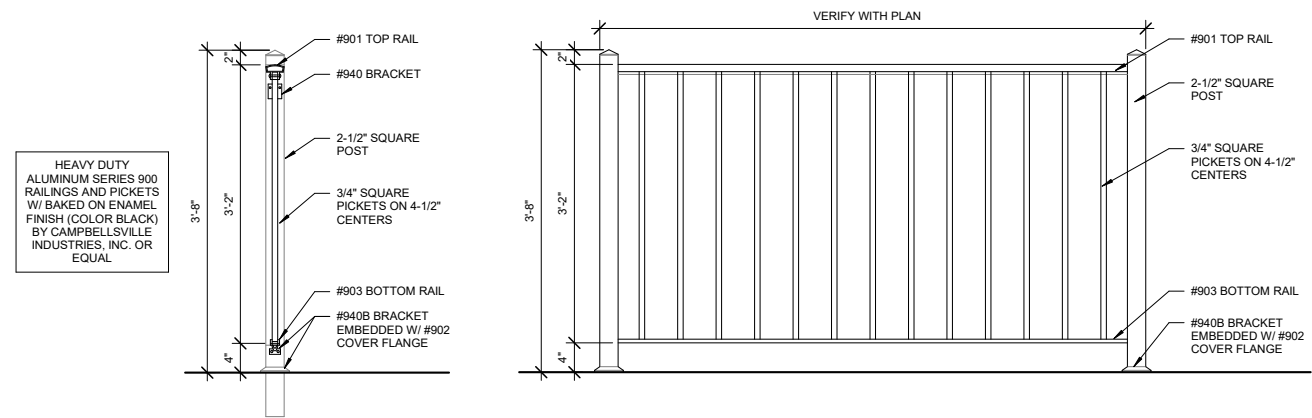
Project Status

A | 2019/03/06 | PC SUBMITTAL

A2.3

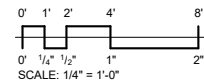


1 PATIO ENLARGED PLAN
1/4" = 1'-0"

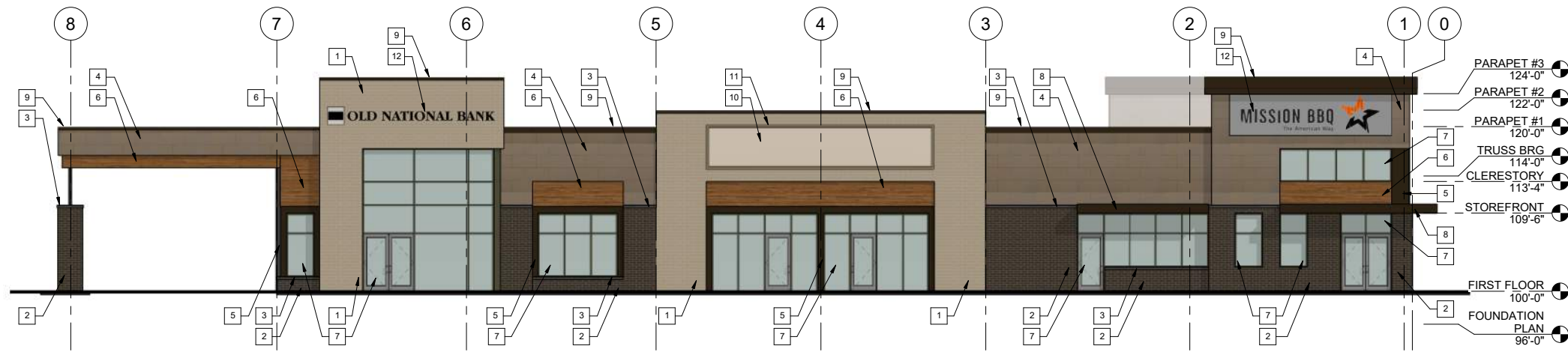


2 PATIO FENCE DETAIL
1" = 1'-0"

3 PATIO FENCE ELEVATION
1" = 1'-0"



PRELIMINARY



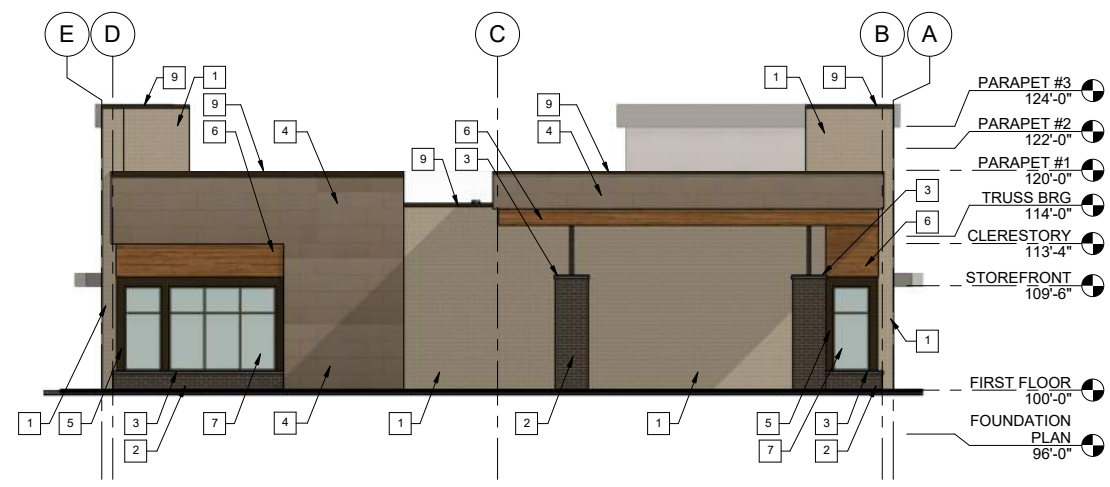
28.060 GENERAL PROVISIONS FOR MIXED-USE COMMERCIAL DISTRICTS - DOOR AND WINDOW OPENING REQUIREMENTS

60% OF LENGTH AT GROUND FLOOR
REQUIRED: 82'-1"
PROVIDED: 83'-2"

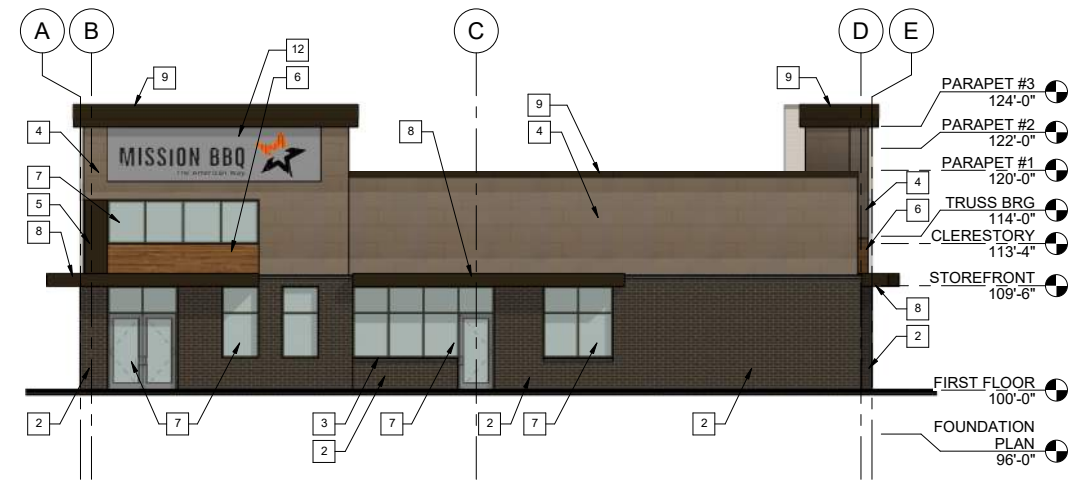
40% OF AREA OF GROUND FLOOR STREET FACADE
REQUIRED: 765.8 SF
PROVIDED: 774.3 SF

50% OF WINDOW SILLS WITHIN 3'-0" OF GRADE
PROVIDED: 100%

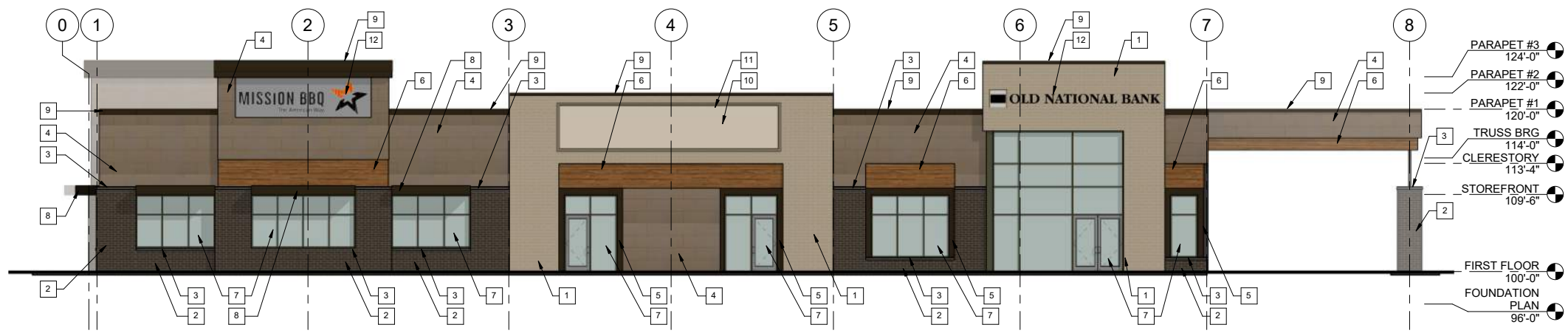
1 NORTH BUILDING ELEVATION
1/8" = 1'-0"



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	COMMENTS
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	NICHIHA	ARCHITECTURAL BLOCK	MOCHA	
5	BREAK METAL TRIM			ANODIZED BRONZE	
6	WOOD-LOOK PANEL	NICHIHA	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				



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

EXTERIOR ELEVATIONS

Project Status		
A	2019/03/06	PC SUBMITTAL



PRELIMINARY