

PLANT MATERIAL LIST

Broadleaf Deciduous			
Quantity	Code	Common Name	Scientific Name
1	RSRM	Red Sunset Red Maple	Acer rubrum 'Red Sunset'
1	RBC	River Birch (Glump)	Betula nigra ssp.
1	PRFC	Prairie Fire Crabapple	Malus x 'Praire Fire'
2	AML	American Linden	Tilia americana
Conifer Evergreen			
Quantity	Code	Common Name	Scientific Name
4	IBJ	Icee Blue Juniper	Juniperus horizontalis 'Icee Blue'
4	DFY	Denstiformis Yew	Taxus x media 'denstiformis'
4	TCA	Techny Arborvitae	Thuja occidentalis 'Techny'
Shrub			
Quantity	Code	Common Name	Scientific Name
6	GRCB	Glossy Black Chokeberry	Aronia melanocarpa
10	CRD	Cardinal Red Dogwood	Cornus sericea 'Cardinal'
6	GLS	Grow-Low Sumac	Rhus aromatica 'Gro-low'
5	MCS	Magic Carpet Spirea	Spirea japonica 'Magic Carpet'
3	ACV	American Cranberry Viburnum	Viburnum trilobum
Perennial			
Quantity	Code	Common Name	Scientific Name
5	BSL	Blaznastor Liatris	Liatris spicata
2	PDS	Prairie Dropseed	Sporobolus heterolepis
3	BES	Black-eyed Susan	Rudbeckia hirta

LANDSCAPE POINTS - MADISON

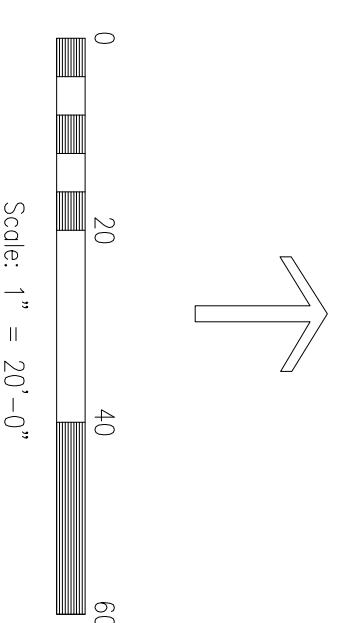
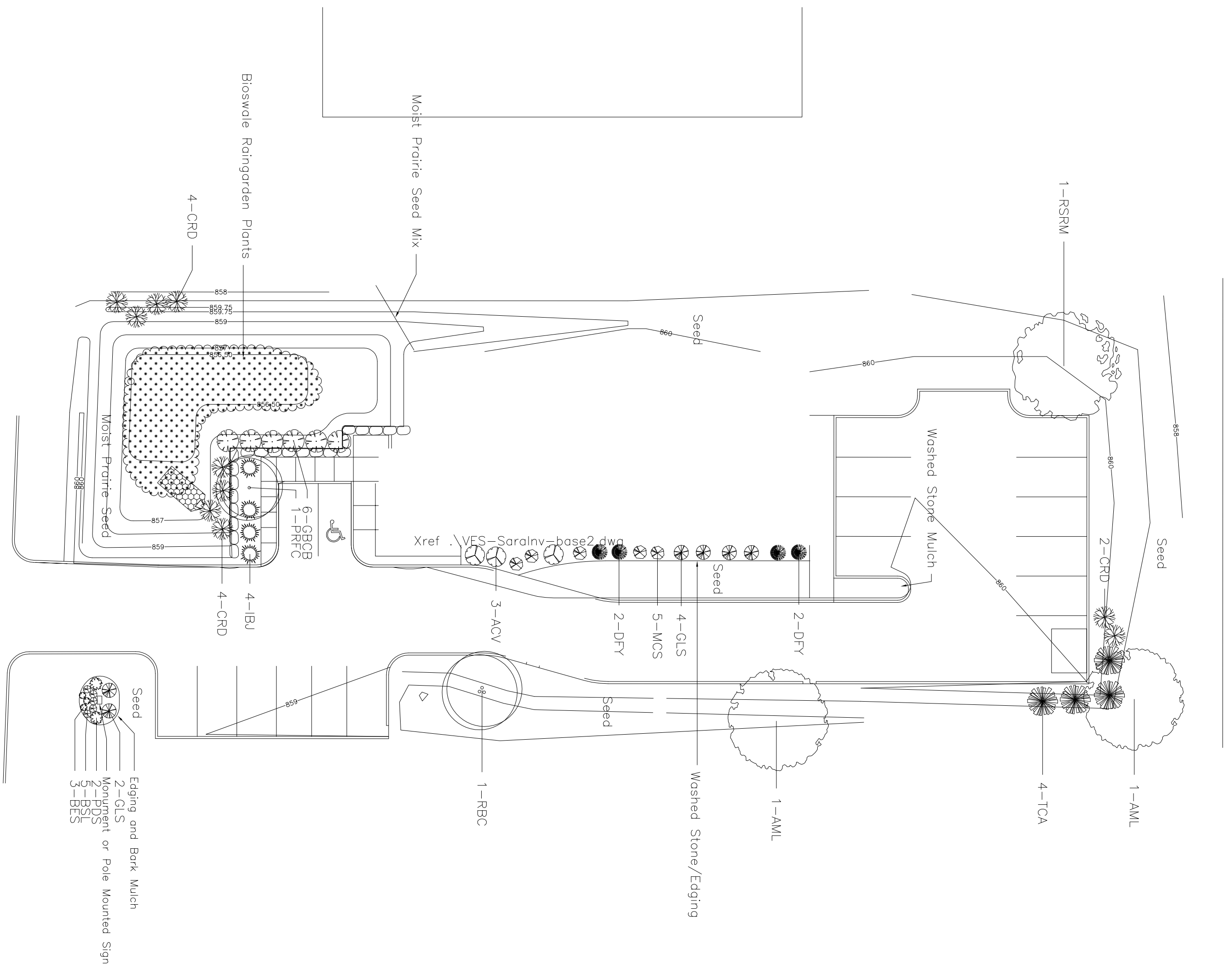
NO. PARKING STALLS	17
NO. CANOPY TREES REQ.	1
NO. LANDSCAPE PTS. REQ.	84
POINTS SUPPLIED	
CANOPY TREES 2'-2 1/2"	35 2 70
EVERGREEN TREES 3' Min.	15 4 60
SMALL CANOPY OR ORNAMENTAL TREES 1 1/2"-2"	15 2 30
EVERGREEN SHRUB	3 8 24
DECIDUOUS SHRUB	2 30 60
DECORATIVE WALL OR FENCE (per 10 L.F.)	5 50 25
TOTAL PTS. SUPPLIED	269

BOSWALE AREA

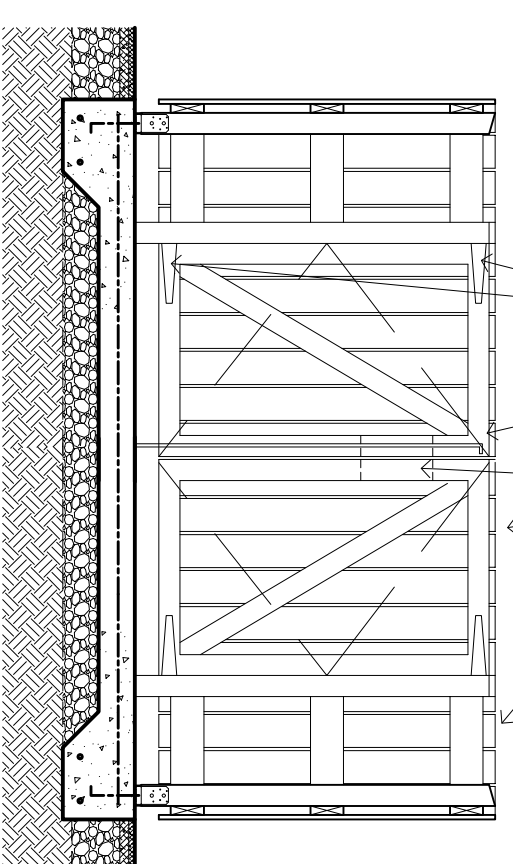
QTY	COMMON NAME	LATIN NAME
25	Nodding Pink Onion	Alliumcernuum
48	Common Columbine	Aquilegia canadensis
48	Red Milkweed	Asclepias incarnata
25	Swamp Aster	Aster puniceus
48	Fox Sedge	Carex stipitata
48	Turtlehead	Chelone glabra
34	Canada Wild Rye	Elymus canadensis
48	Bottle Gentian	Gentiana canadensis
48	Vanilla Sweet Grass	Hieracium odorata
48	Blue Flag Iris	Iris virginiana
25	Mush Blazing Star	Liatris spicata
34	Cardinal Flower	Lobelia cardinalis
25	Great Blue Lobelia	Lobelia siphilitica
25	Monkey Flower	Mimulus ringens
48	Switch Grass	Panicum virgatum
48	Obedient Plant	Physostegia virginiana
72	Black-eyed Susan	Rudbeckia hirta
82	Little Bluestem	Schizochyrium scoparium
48	Riddell's Goldenrod	Solidago riddellii
48	Culver's Root	Veronicastrum virginicum
25	Golden Alexander	Zizia aurea

900 S.F., plugs spaced 12" o.c.  
 ALL PLANTS TO BE CONSTRUCTED PER QTY OR MADISON, WI  
 AND WISCONSIN DEPARTMENT OF NATURAL RESOURCES SPECIFICATIONS.

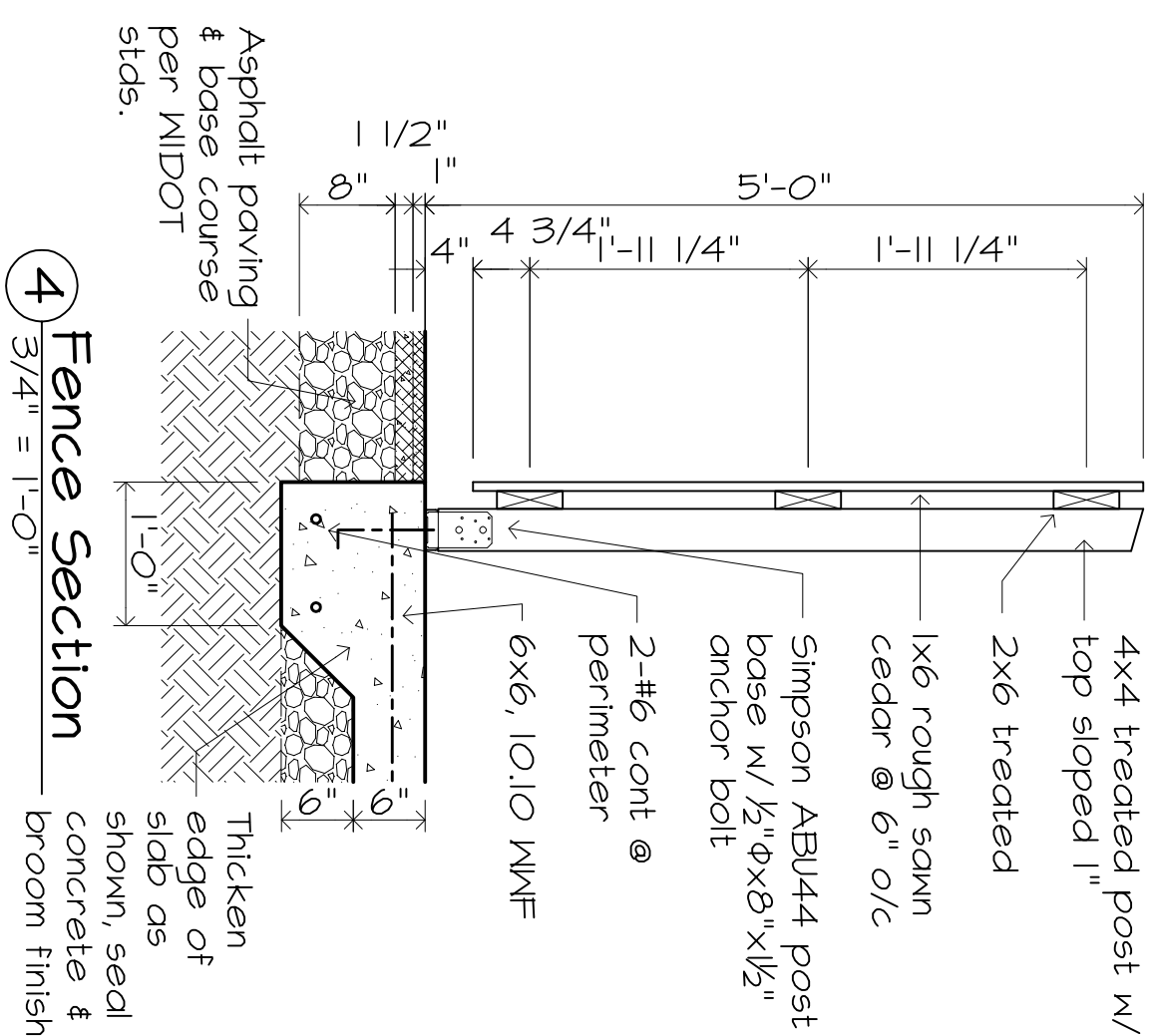
- Notes:
- All planting beds around building shall be edged with Dimex Block Vinyl Edging.
  - All planting beds shall be mulched with 1-1/2" Washed Stone Mulch to 3" depth over a fabric weed barrier.
  - All trees and shrubs in lawn areas are to be mulched with a 3' dia. shredded bark mulch ring.
  - Lawn areas to be seeded with sunny premium seed blend, straw mulched and starter fertilizer applied.
  - Area around retention area to be seeded with Moist Prairie Seed Mix.
  - Retention/Bioswale Raingarden Area - see chart at right:



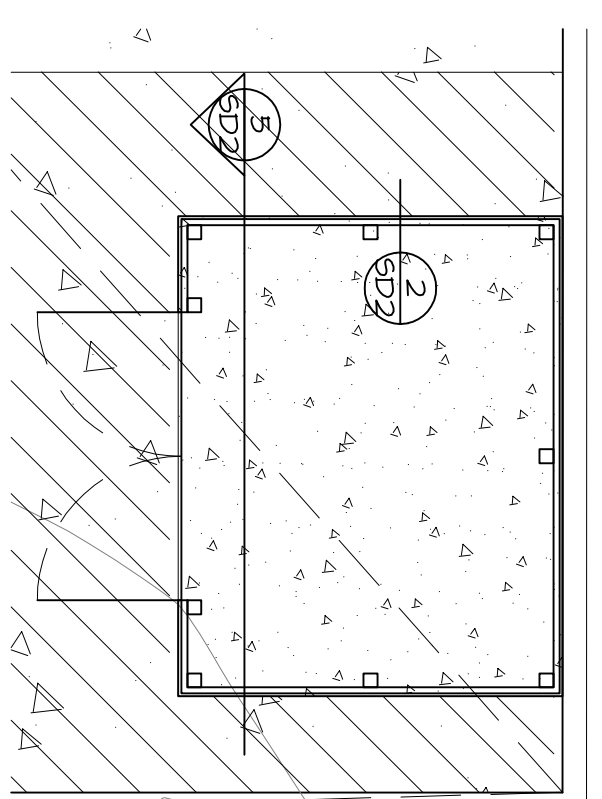
1/2" thru-bolt secured to back of north gate, bottom of bolt to fit into 1" x 1" deep hole drilled into concrete slab.  
 Startily 145252 10" T-hinge secured to gate blocking w/ 3" mood screws.  
 2x4x12" pull secured to 2x3x11 blocking secured to face of ea. gate. (shown desired). Provide Startily 55250-12 black coated cam bolt (not shown) 5" above top of pull.  
 1x6 cedar boards secured to treated 2x4 gate framing. 2x6 framing on fence..



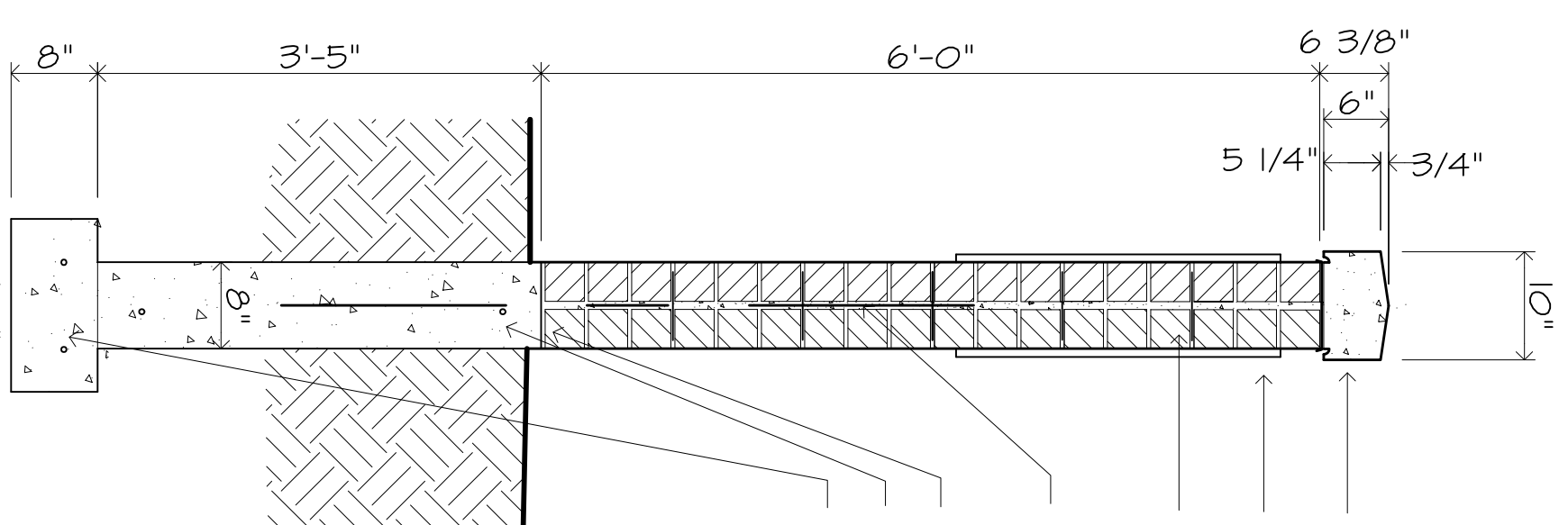
5 Gate Detail  
3/8" = 1'-0"



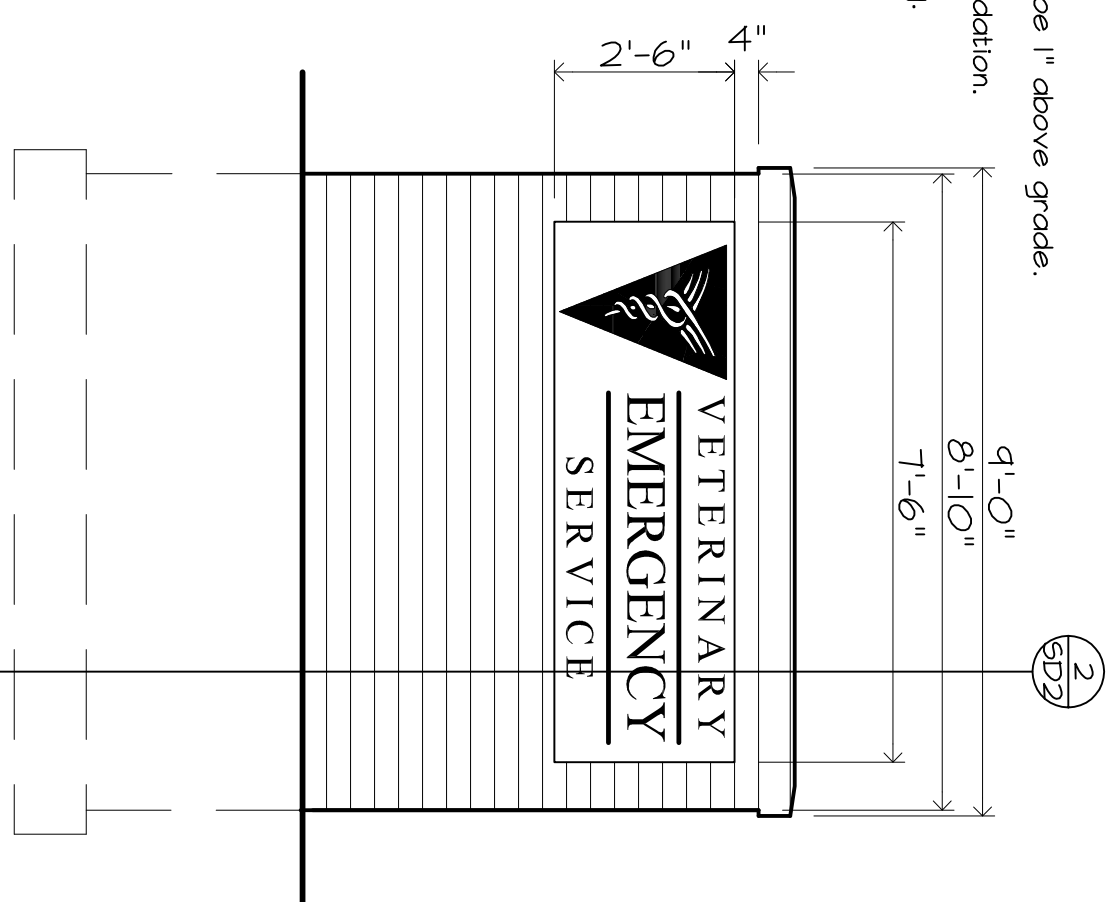
4 Fence Section  
3/4" = 1'-0"



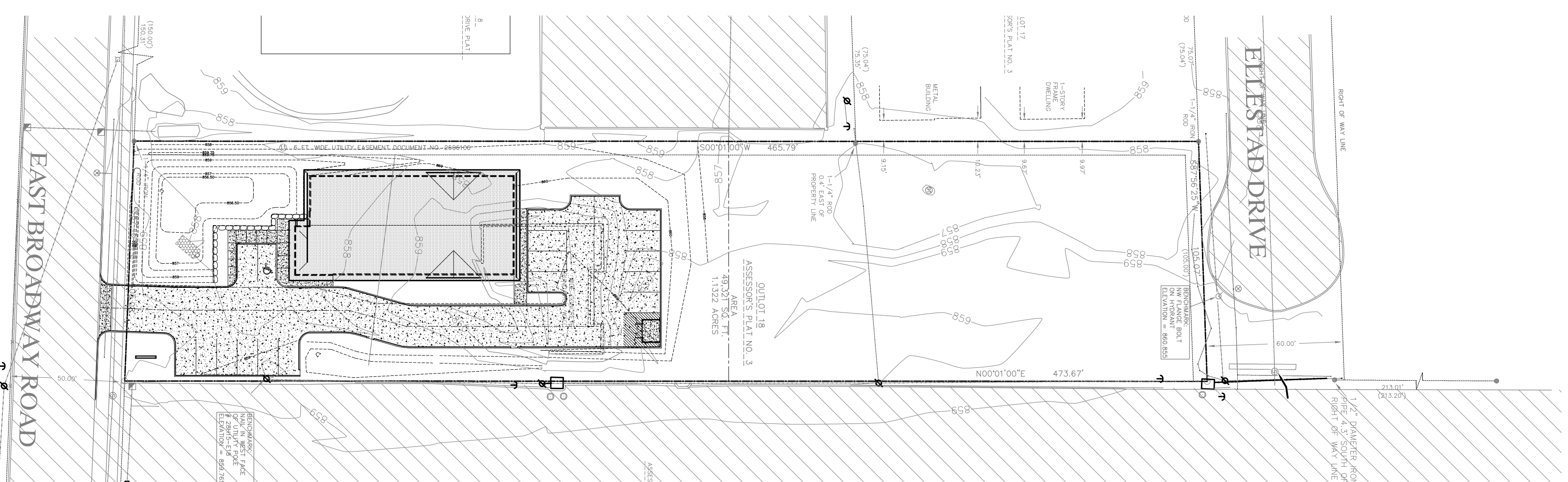
3 Trash Enclosure  
1/4" = 1'-0"



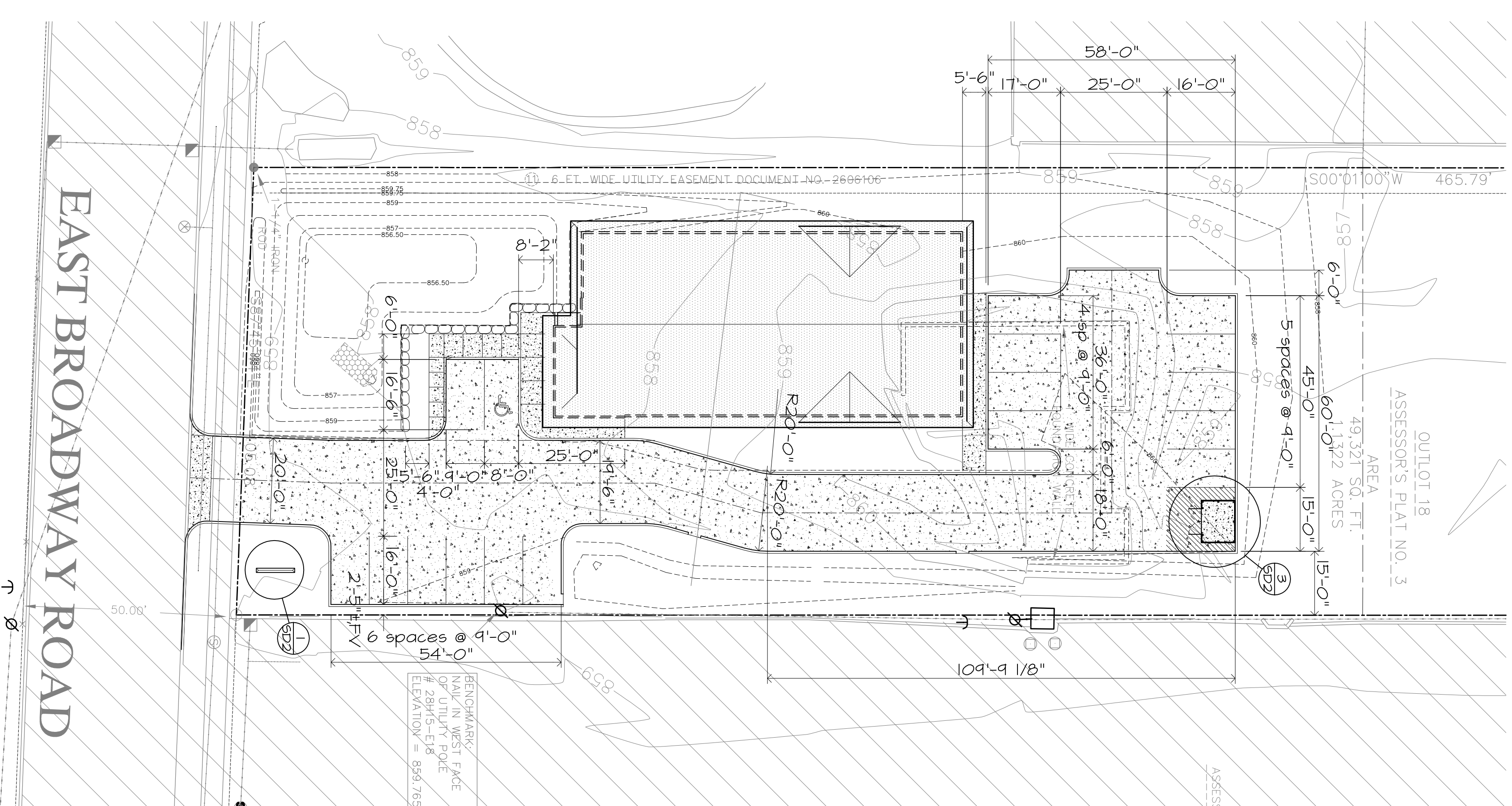
2 Sign Section  
3/4" = 1'-0"



1 Sign Elevation  
3/8" = 1'-0"



Site Plan  
1" = 40'-0"



Site Plan  
1" = 20'-0"

**ONE PLUS ARCHITECTURE**  
 ONE PLUS, Inc.  
 113 West Main St.  
 Sun Prairie, WI 53590-2405  
 V. 608/831-8022  
 F. 608/831-8132  
 E-mail: onepus@onpus.net

**Veterinary Emergency Services**  
 4405 E. Broadway  
 Madison, WI  
 For  
 Sarah Investments  
 Real Estate LLC  
 Middleton, WI

MARKING: Preliminary drawing, not for construction.

ISSUE DATE:	5/21/07
REVISION:	DESCRIPTION:

CONTENTS:  
 Site Plan, Notes, Details

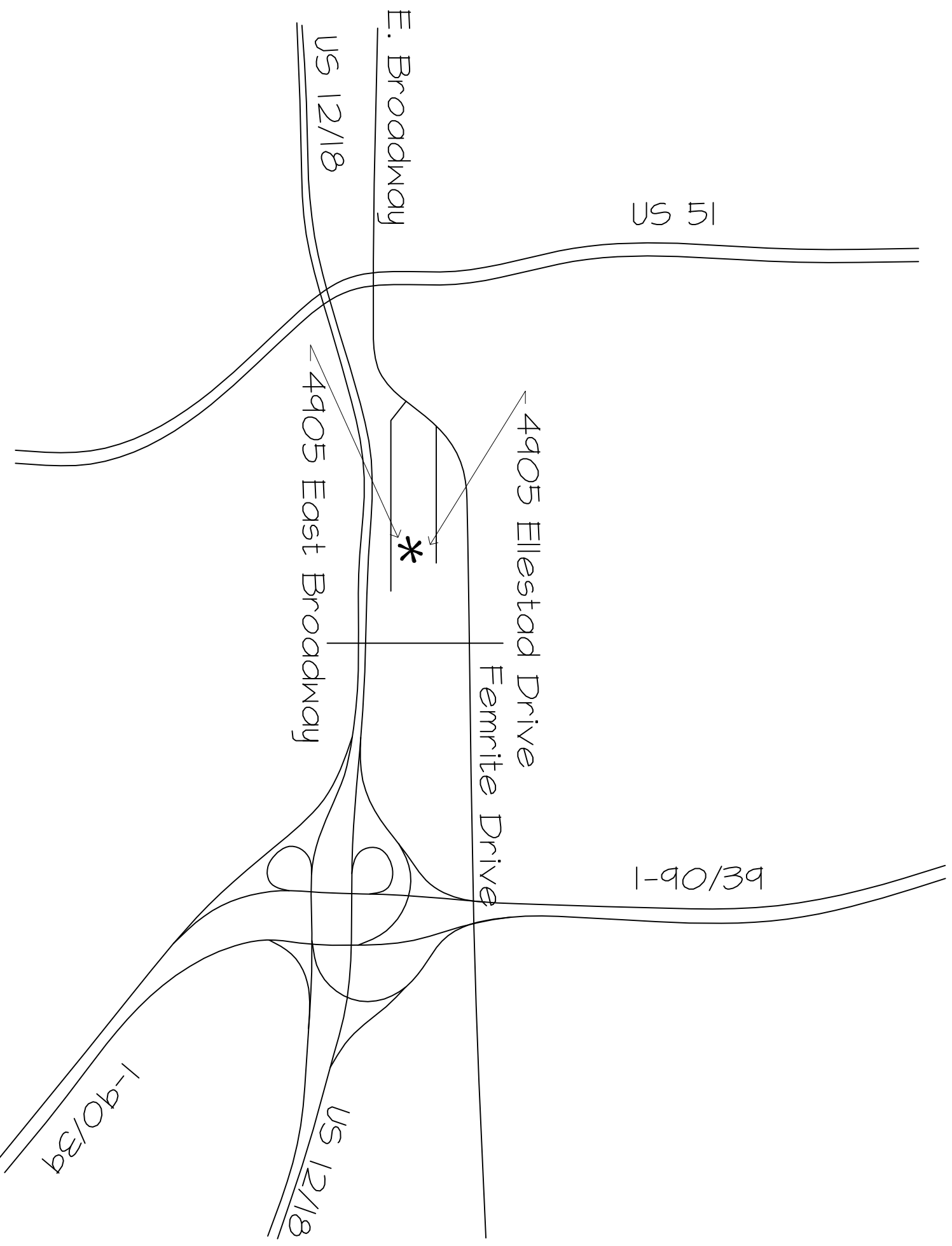
DRAWN:  
 CHECKED: JLP  
 PROJECT NO.: 27010.00  
 SHEET:  
**SD2**  
 SHEET 3 OF X

# Veterinary Emergency Services

4905 E. Broadway  
Madison, WI  
For  
Sarah Investments  
Real Estate LLC  
Middleton, WI



ONE PLUS, Inc.  
113 West Main St.  
Sun Prairie, WI 53590-2405  
V: 608/837-8022  
F: 608/837-8132  
E-mail: onepus@onorus.net



Site Location Map  
not to scale

### ABBREVIATIONS

AFF	Above Finished Floor	MC	Mechanical Contractor
alum.	Aluminum	MH	Mirror
bd	Board	MIR	Monitor/Map Holder
BL	Brick Ledge	min	Minimum
BOFb	Bottom of Footing	mfr	Manufacturer
btm	Bottom	MR	Moisture Resistant
btwn	Between	o/c	On Center
CJ	Control Joint	PC	Plumbing Contractor
Cont	Contribution	PC	Plumbing Contractor
Cont dia.	Control Diameter	RF	Refrigerant Fitting
ea	Each	Reinf	Reinforcement
EC	Electrical Contractor	req'd	Required
EJ	Expansion Joint	RO	Rough Opening
EM	Each Way	rqmts	Requirements
ext	Exterior	SC	Sprinkler Contractor
FIE	Fire Extinguisher	SND	Sanitary Napkin Disposal
FES	Fire Extinguisher Cabinet	SNV	Sanitary Napkin Vendor
FGB	Fire Glass Reinforced	SH	Shim
FV	Field Verify	SHB	Shim Bottom
ga	gauge	TOS	Top of Foundation
gdv	galvanized	TPH	Toilet Paper Holder
GB	gypsum Board	Typ	Typical
GMB	Gypsum Wall Board	UNO	Unless Noted Otherwise
GC	General Contractor	VB	Vinyl Base
HDNK	Handkerchief	vert	Vertical
HVAC	Heating, Ventilation and Air-Conditioning	w/	With
max	Maximum	w/o	Without
		MR	Waste Receptacle

### SYMBOLS

	Acoustical Ceiling		Insulation (Blown-in)
	Asphalt		Mortar
	CMU		New Construction
	Concrete		Plywood
	Earth		Rigid Insulation
	EIFS		Steel
	Fram Rod		Stone
	Gravel		Tile
	Grout		Wood
	Gyp. Bd.		

### INSTRUCTIONS TO BIDDERS

- Sara Real Estate Investment LLC is requesting written bids for the build-out of a new clinic located at 4905 East Broadway, Madison, WI. Bids are due by 5:00 p.m. on Wednesday, January 13, 2007. Bids are to be delivered to Sara Real Estate Investment LLC, Attention: Construction Manager, 1000 North State Street, Middleton, WI 53562. (Phone: 608/831-2255). It is the contractor's option. Bids shall include the contractor's contact information and line items for the Base Bid & Alternates. Alternates 1 =
- Contractors are requested to provide bid proposals for the identified work requirements, including a full schedule of values, the contractor's general conditions & O&P. Bids shall include all work identified herein, building permit fees and all other costs associated with completing the project. The plans are being reviewed by the City of Middleton and approved drawings will be available to the successful bidder for obtaining a building permit when the review is completed.
- Bidders shall familiarize themselves w/ the work requirements by visiting the site prior to the bid date.
- The Owner shall select a General Contractor based upon an analysis of the bids submitted. The Owner reserves the right to accept or reject any or all bids based upon the Owner's internal project parameters.
- The Architect, Joe Rowelka of ONE Plus, Inc. will be available for questions that might arise from the documents. See the title block for contact information.
- The General Contractor shall be responsible for project delivery and as such shall have the ultimate control of the construction site. The GC shall select all subcontractors and coordinate their activities. GC to verify that the subcontractors are capable of installing the systems specified including but not limited to medical gasses. The GC shall coordinate w/ Tenant selected contractors & between the Tenant contractors and the GC's subcontractors.
- The architectural requirements of the project are identified herein. It is expected that the HVAC, plumbing and electrical subcontractors shall review the entire set of contract documents to verify their work requirements and take the general information contained herein to produce finished designs and calculations for their respective trades. The general information contained herein is for informational purposes only and does not constitute a contract. All agencies for approval. All costs associated with the design and submission shall be included in the respective contractor's bid to provide & install the project.
- The successful Contractor shall provide shop drawings & color samples for all materials to the Architect for review. A color schedule will be prepared by the architect for Tenant approval & Contractor compliance.
- Substantial Completion and a Certificate of Occupancy shall be completed by March 14, 2007.

### SHEET INDEX

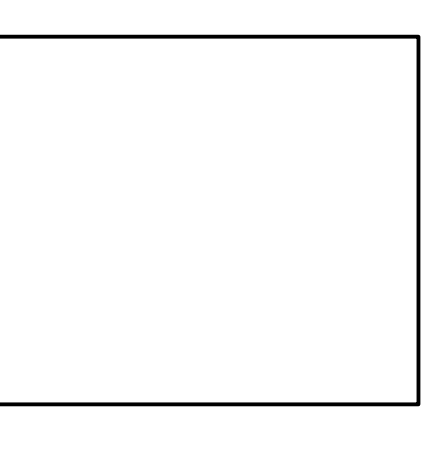
SHEET	TITLE	
CS1	Cover Sheet, Symbols, Abbreviations,	1
SD1	Sheet Index, Site Location Map	NI
SD2	Site Survey	3
SD3	Storm Water & Erosion Control Plan	4
SD4	Landscaping Plan & Schedule	5
AI	Foundation Plan, Reflected Ceiling Plan, Root Plan, Notes	6
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A4	Building Sections, Details	9
A5	Wall Sections, Details	10
A6	Casework Elevations	11
A7	Schedules, Notes	12

I certify that the architectural plans and specifications for this project have been prepared by me or under my direct supervision and that I am a registered architect in the State of Wisconsin.

Joseph L. Pomeika, AIA  
Wisconsin Registration 5631  
Date \_\_\_\_\_

Veterinary  
Emergency  
Services  
4905 E. Broadway  
Madison, WI  
For  
Sarah Investments  
Real Estate LLC  
Middleton, WI

WARNING: Preliminary drawing  
not for construction.

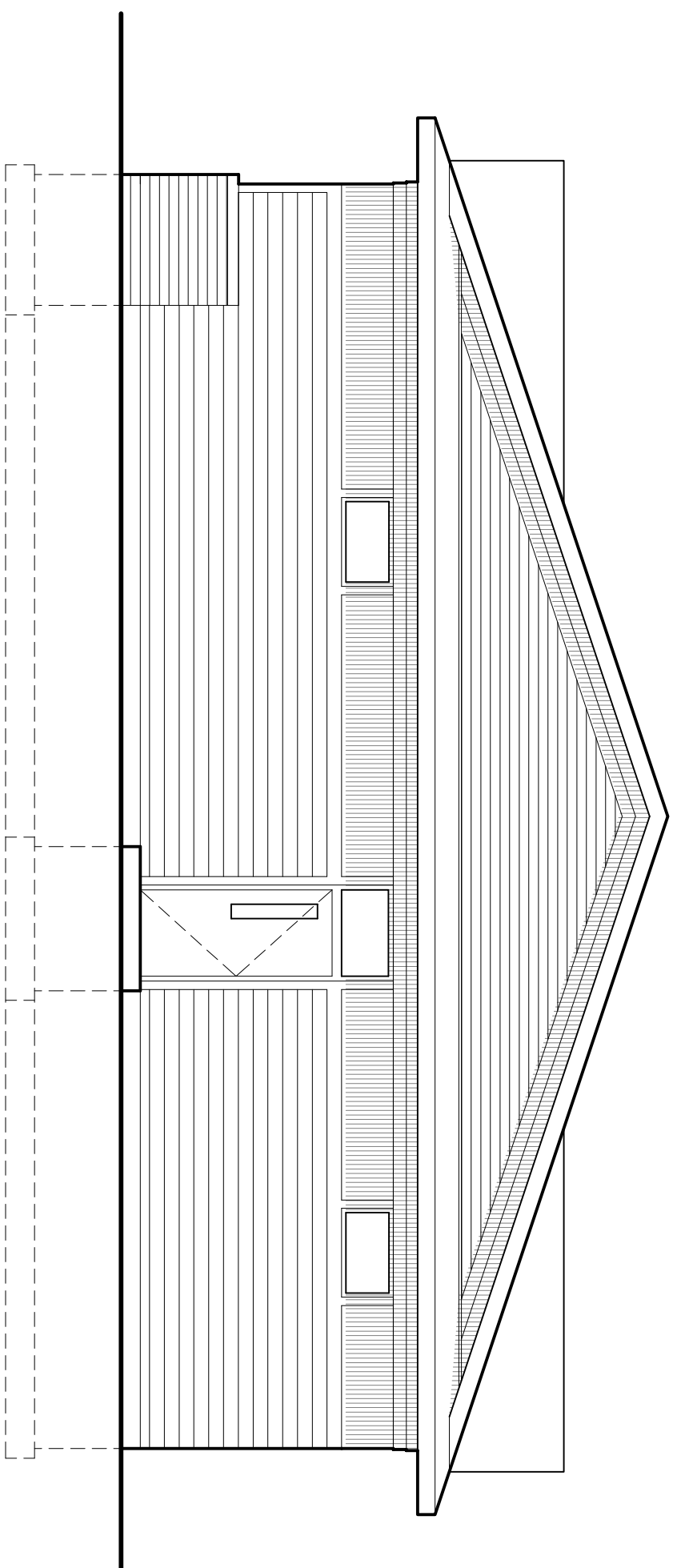


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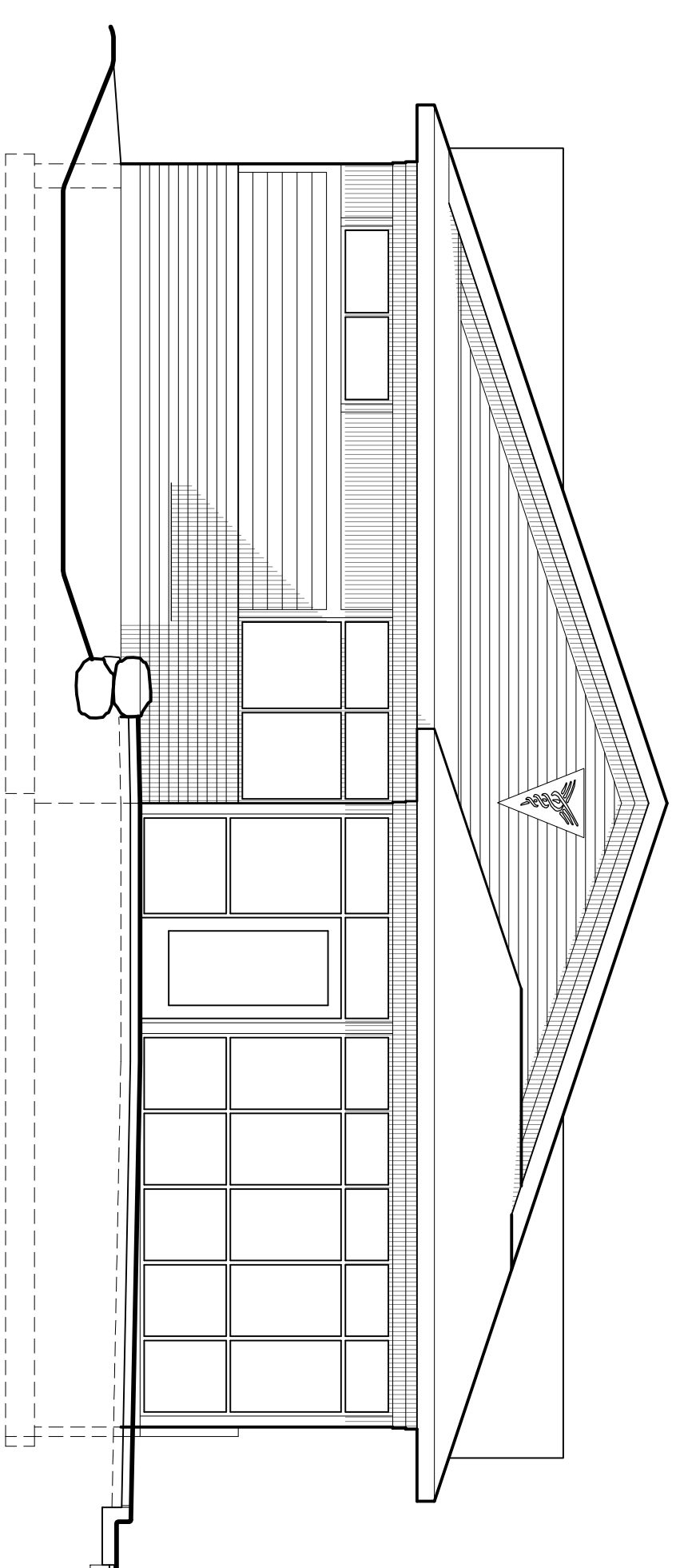
ISSUE DATE:	5/21/07	
REVISION	DATE	DESCRIPTION

CONTENTS:  
Cover Sheet, Sheet  
Index, Location Map,  
Abbreviations

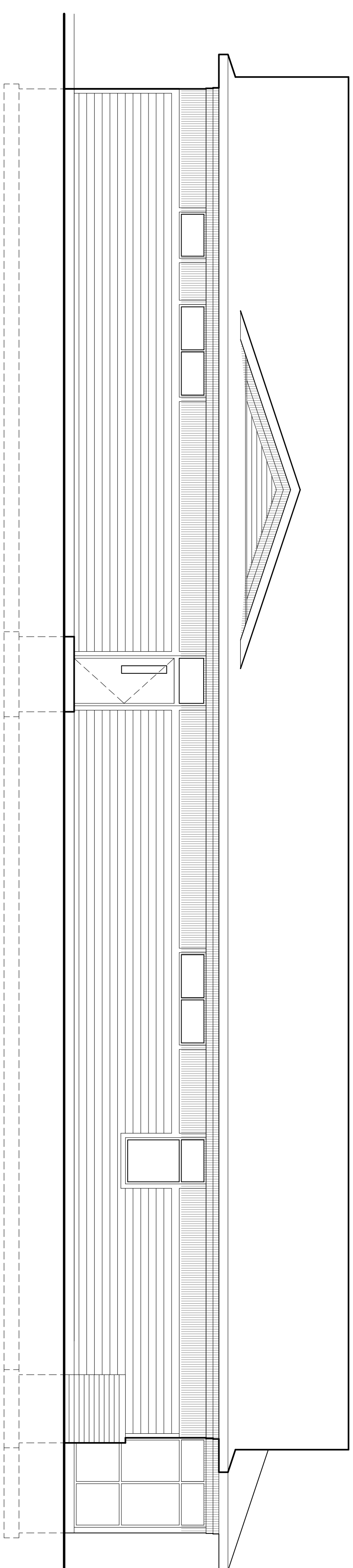
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PROJECT NO.: 27010.00  
SHEET:  
CS1



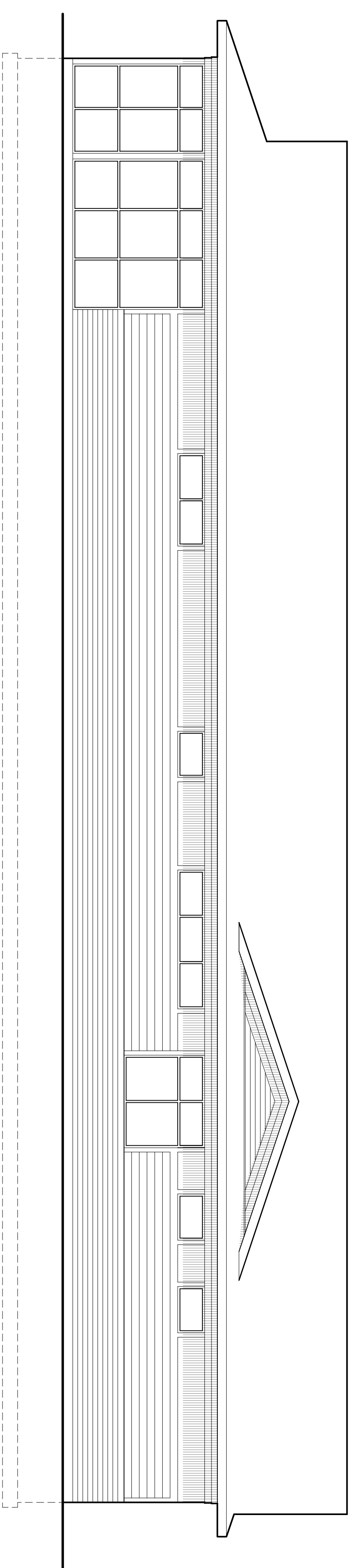
North Elevation  
3/16" = 1'-0"



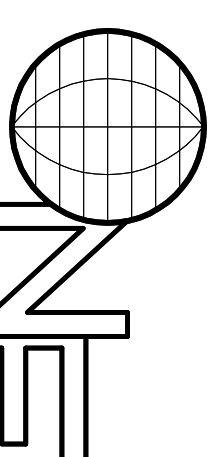
South Elevation  
3/16" = 1'-0"



West Elevation  
3/16" = 1'-0"



East Elevation  
3/16" = 1'-0"



**ONE PLUS, Inc.**  
113 West Main St.  
Sun Prairie, WI 53590-2405  
V: 608/837-8022  
F: 608/837-8132  
E-mail: oneplus@oneplus.net

**Veterinary  
Emergency  
Services**  
4710 E. Broadway  
Madison, WI

WARNING: Preliminary drawing,  
not for construction.

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LXIT format.

ISSUE DATE:	DESCRIPTION
11/01/06	

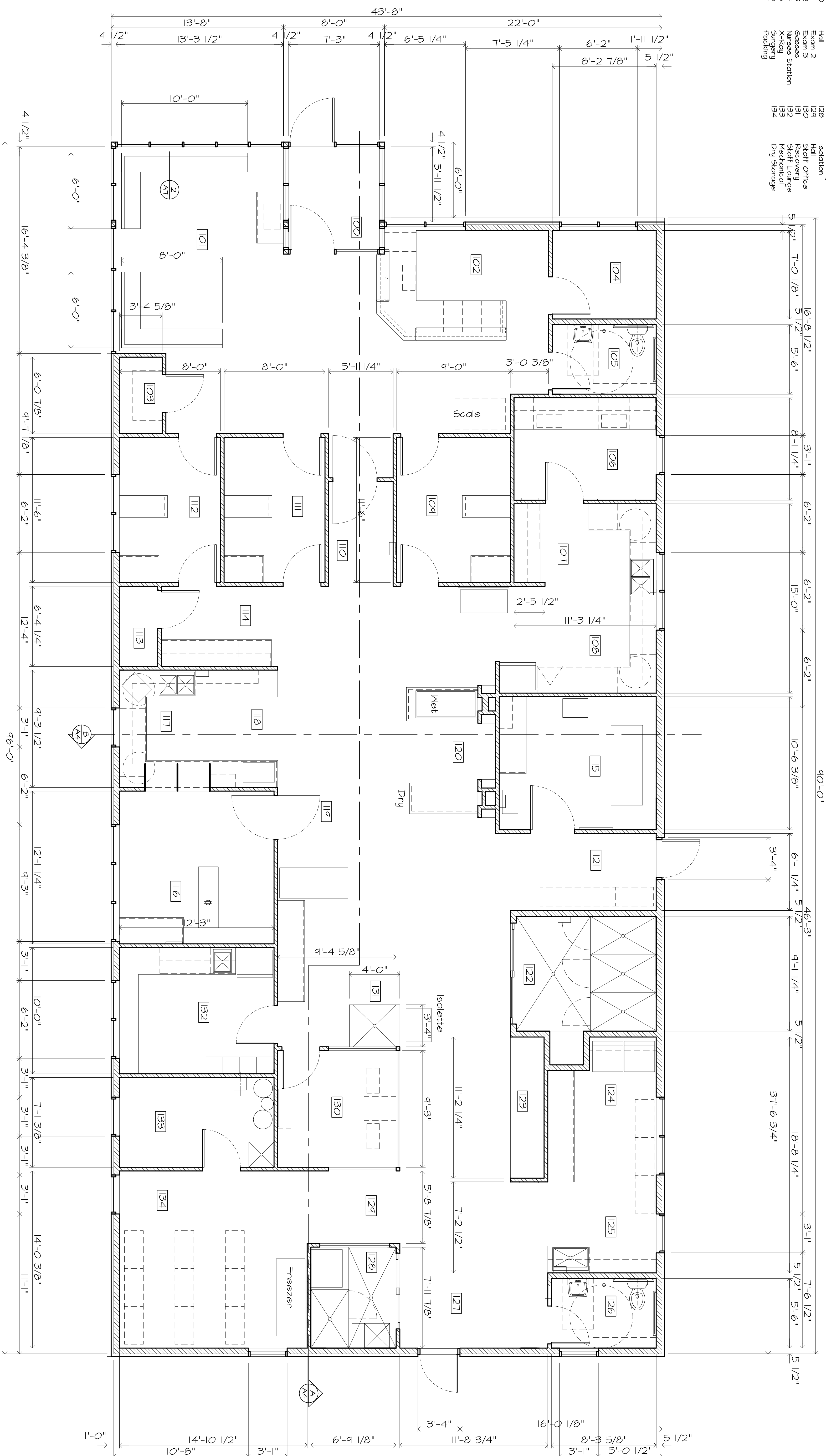
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Building Elevations


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SHEET:

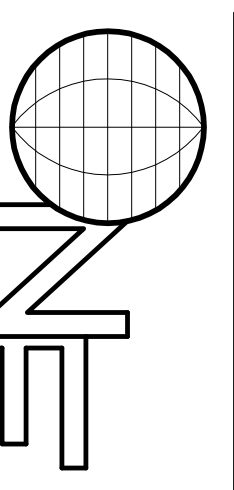
A3

SHEET 3 OF 8

Room No.	Room	Room No.	Room
100	Vestibule	118	Scrub
101	Waiting	119	Preparation
102	Reception	120	Treatment
103	Office Storage	121	Hall
104	Reception	122	Reception
105	Reception	123	Cages
106	Pharmacy	124	Laundry
107	Lab	125	Food Prep
108	Exam 1	126	Staff Restroom
109	Hall	127	Receiving
110	Exam 2	128	Isolation
111	Exam 3	129	Hall
112	Exam 4	130	Staff Office
113	Nurses Station	131	Staff Restroom
114	X-Ray	132	Staff Restroom
115	Surgey	133	Mechanical
116	Packing	134	Dry Storage
117			



 Floor Plan  
1/4" = 1'-0"  
4033 GSF

  
**ONE PLUS, Inc.**  
 113 West Main St.  
 Sun Prairie, WI 53590-2405  
 V: 608/837-8022  
 F: 608/837-8132  
 E-mail: oneplus@oneplus.net

**Veterinary  
Emergency  
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 4905 E. Broadway  
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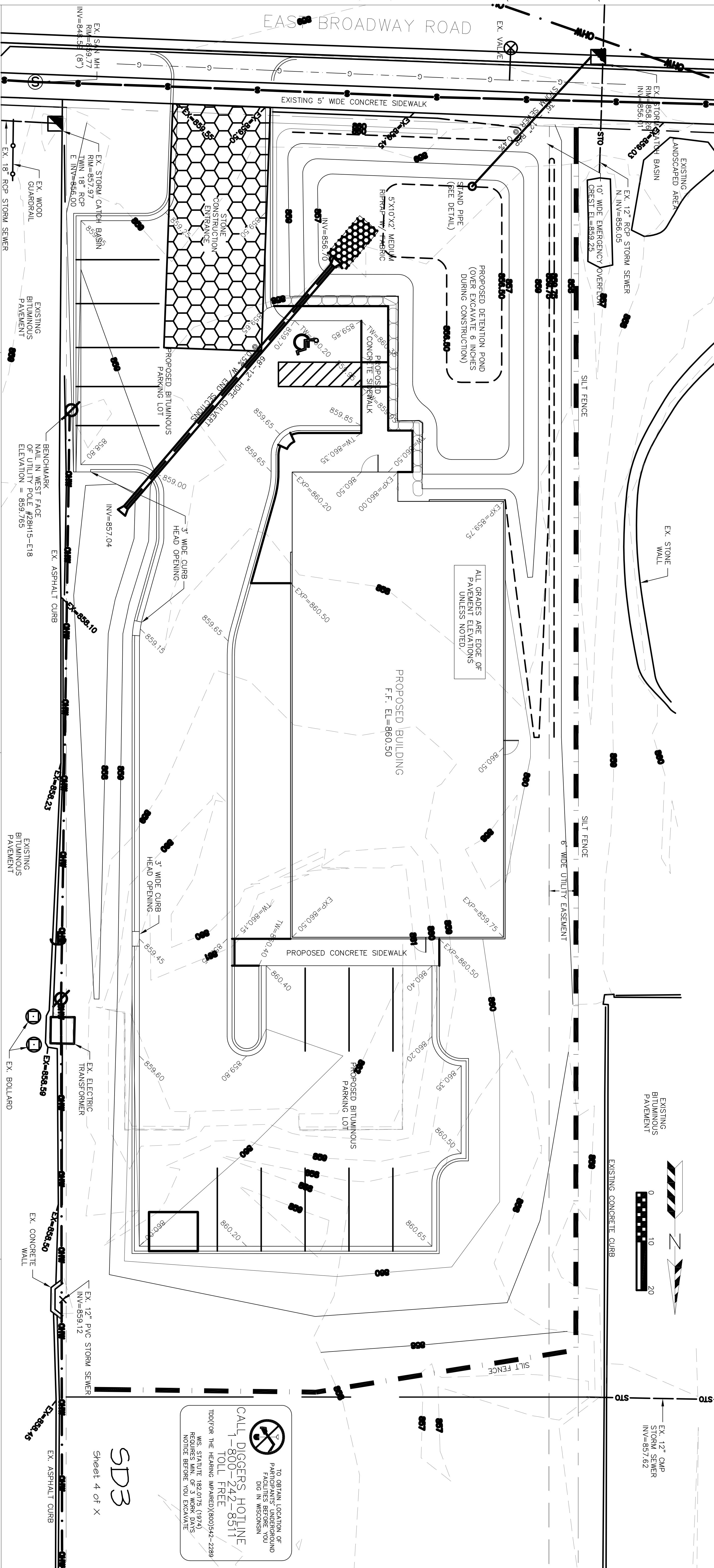
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not for construction.

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1x11 format.

ISSUE DATE	5/21/07	
REVISION	DATE	DESCRIPTION

CONTENTS:  
Floor Plan

DRAWN:  
CHECKED: JLP  
PROJECT NO.: 27010000  
SHEET:  
**A2**  
SHEET 7 OF X



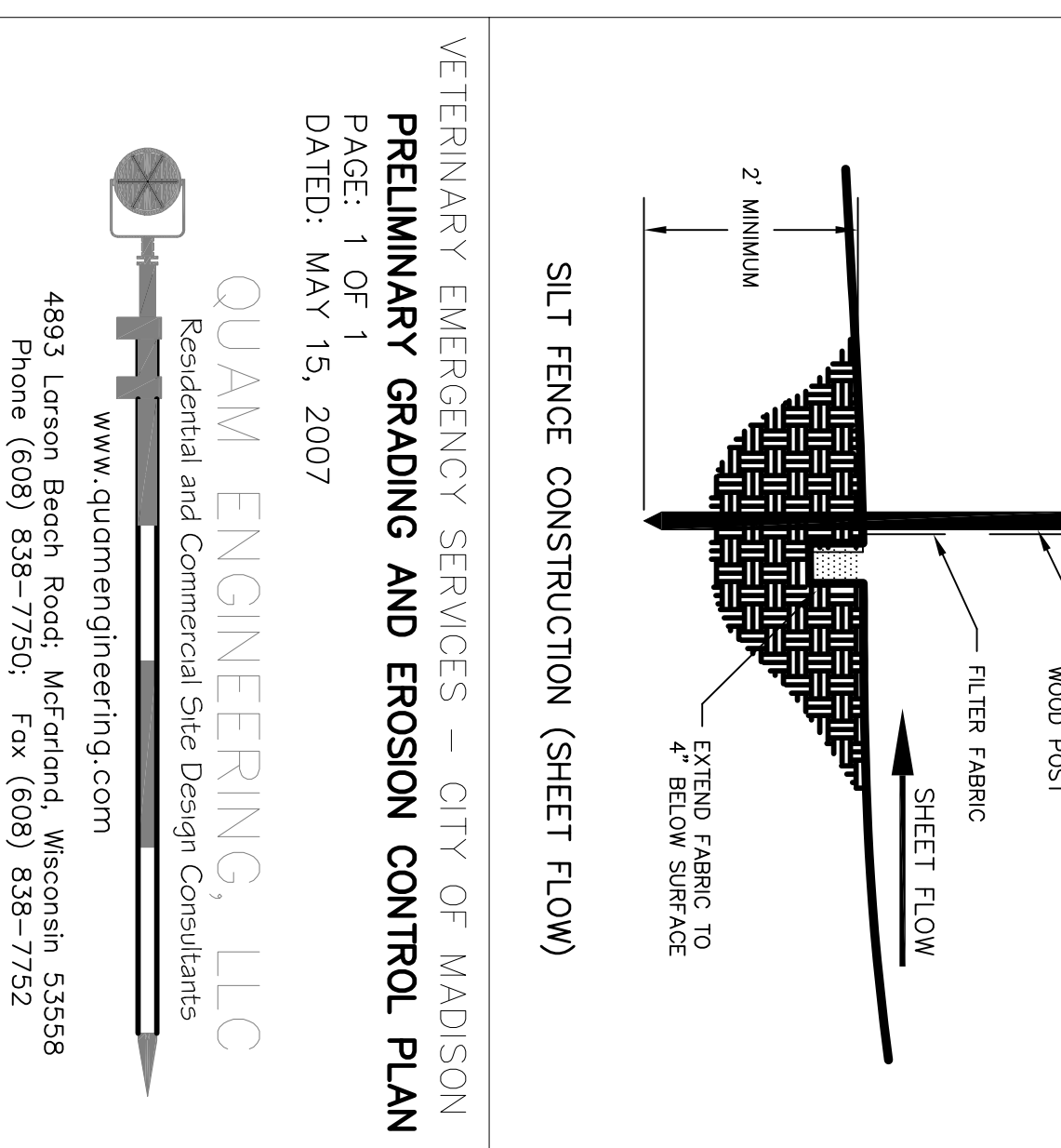
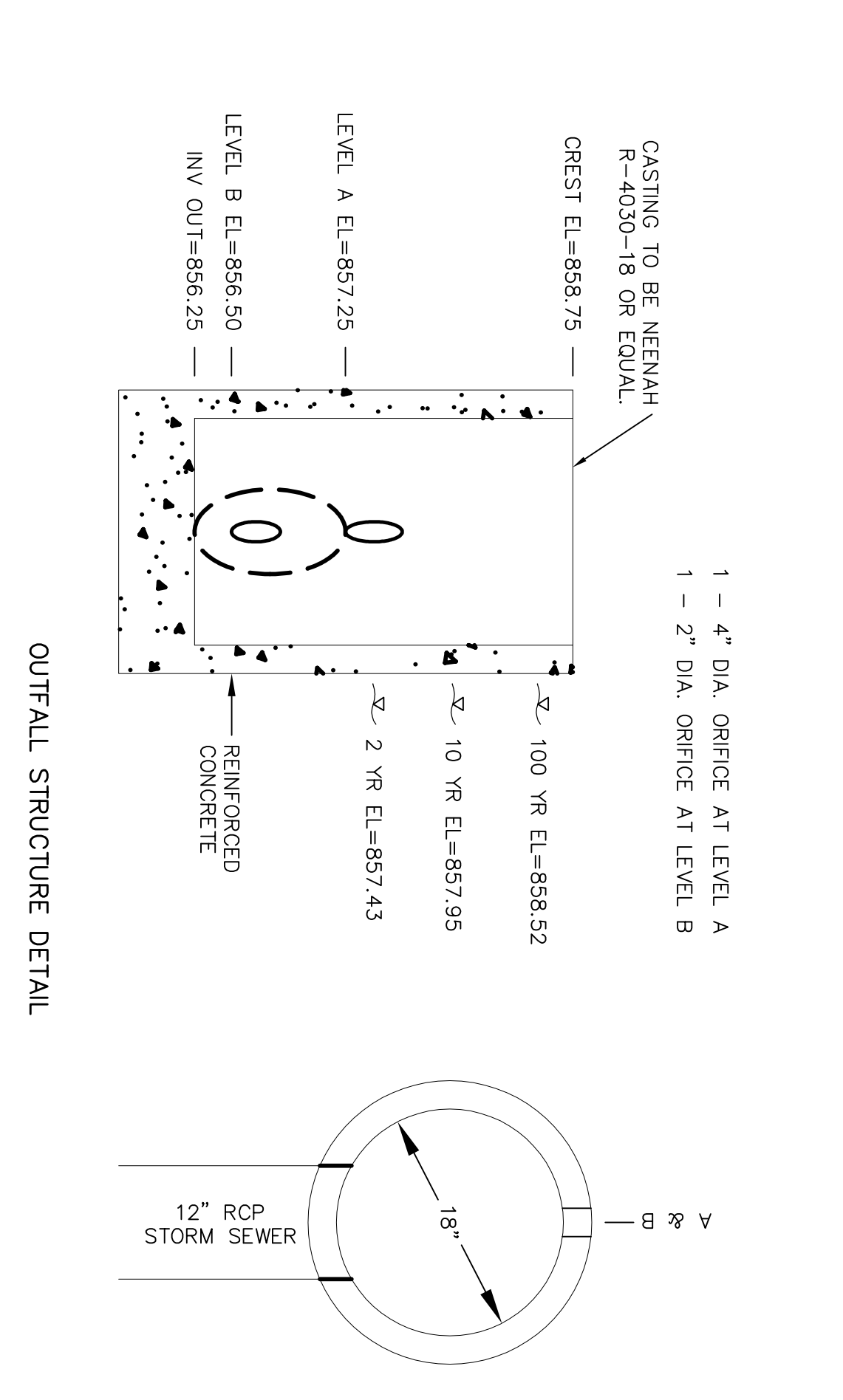
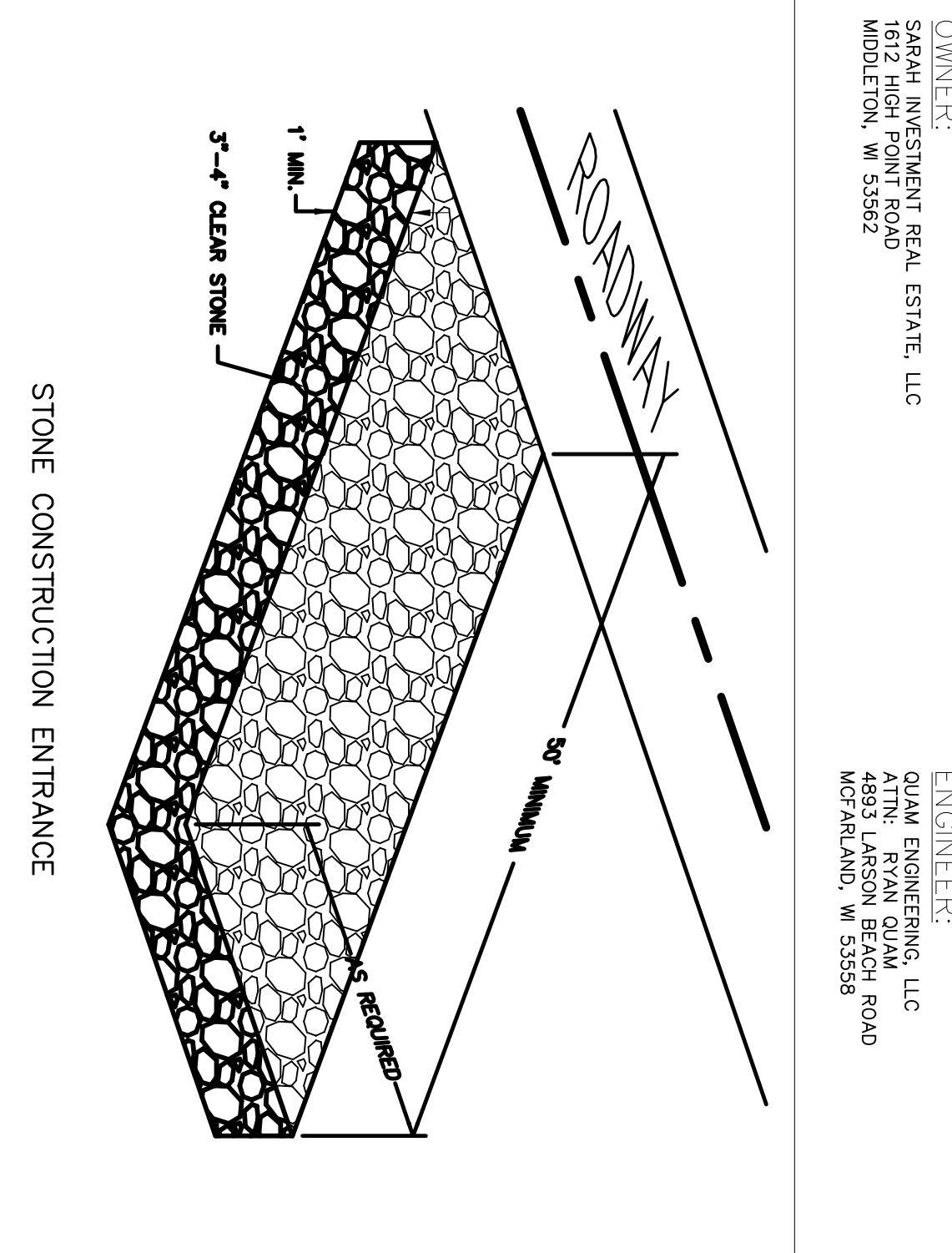
**EROSION NOTES:**  
 THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROADWAY SHALL BE REMOVED BY SPREADSALTING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY OR MORE FREQUENTLY, AS REQUIRED BY THE DM.  
 EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL DEVICES SHALL BE INSTALLED WITHIN 24 HOURS OF THE END OF CONSTRUCTION. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.  
 WOOL TYPE "D" INLET PROTECTION SHALL BE INSTALLED AT ADJACENT INLETS ON EAST BROADWAY ROAD.  
 SILT FENCE AND STOCKPILES SHALL BE FIELD LOCATED BY THE ENGINEER.  
 CUT AND FILL SLOPES SHALL BE NO GREATER THAN 2:1.  
 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. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, BE INSTALLED WITHIN 24 HOURS.  
 ALL PREVIOUS AREAS SHALL BE DEEP TILLED PRIOR TO FINAL RESTORATION.

**OWNER:**  
 SARAH INVESTMENT REAL ESTATE, LLC  
 4893 LARSON BEACH ROAD  
 MCFARLAND, WI 53582

**ENGINEER:**  
 QUAM ENGINEERING, LLC  
 4893 LARSON BEACH ROAD  
 MCFARLAND, WI 53588

**TIME SCHEDULE:**  
 JUNE 4 - 7, 2007  
 JUNE 8 - OCTOBER 31, 2007

**RESTORATION NOTES:**  
 ALL PREVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL. PRACTICAL SEED MIXTURE 40 SHALL BE USED ON ALL AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL REGRASS SHALL BE ADDED TO THE MIX.  
 SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE. MULCH SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE. NITROGEN, NOT LESS THAN 16% PHOSPHORIC ACID, NOT LESS THAN 6% POTASH, NOT LESS THAN 6%.



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN  
 CALL DIGGERS' HOTLINE  
 1-800-242-8511  
 TOLL FREE  
 TO OBTAIN THE HEARING IMPAIRED/(800)542-2299  
 WIS. STATUTE 182.075 (1974)  
 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

VETERINARY EMERGENCY SERVICES - CITY OF MADISON  
 PRELIMINARY GRADING AND EROSION CONTROL PLAN  
 PAGE: 1 OF 1  
 DATED: MAY 15, 2007

**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants  
 www.quamengineering.com  
 4893 Larson Beach Road, McFarland, Wisconsin 53558  
 Phone (608) 838-7750, Fax (608) 838-7752