



Angus
Young

Architecture | Engineering
Interiors | Landscape

Dexter's Pub

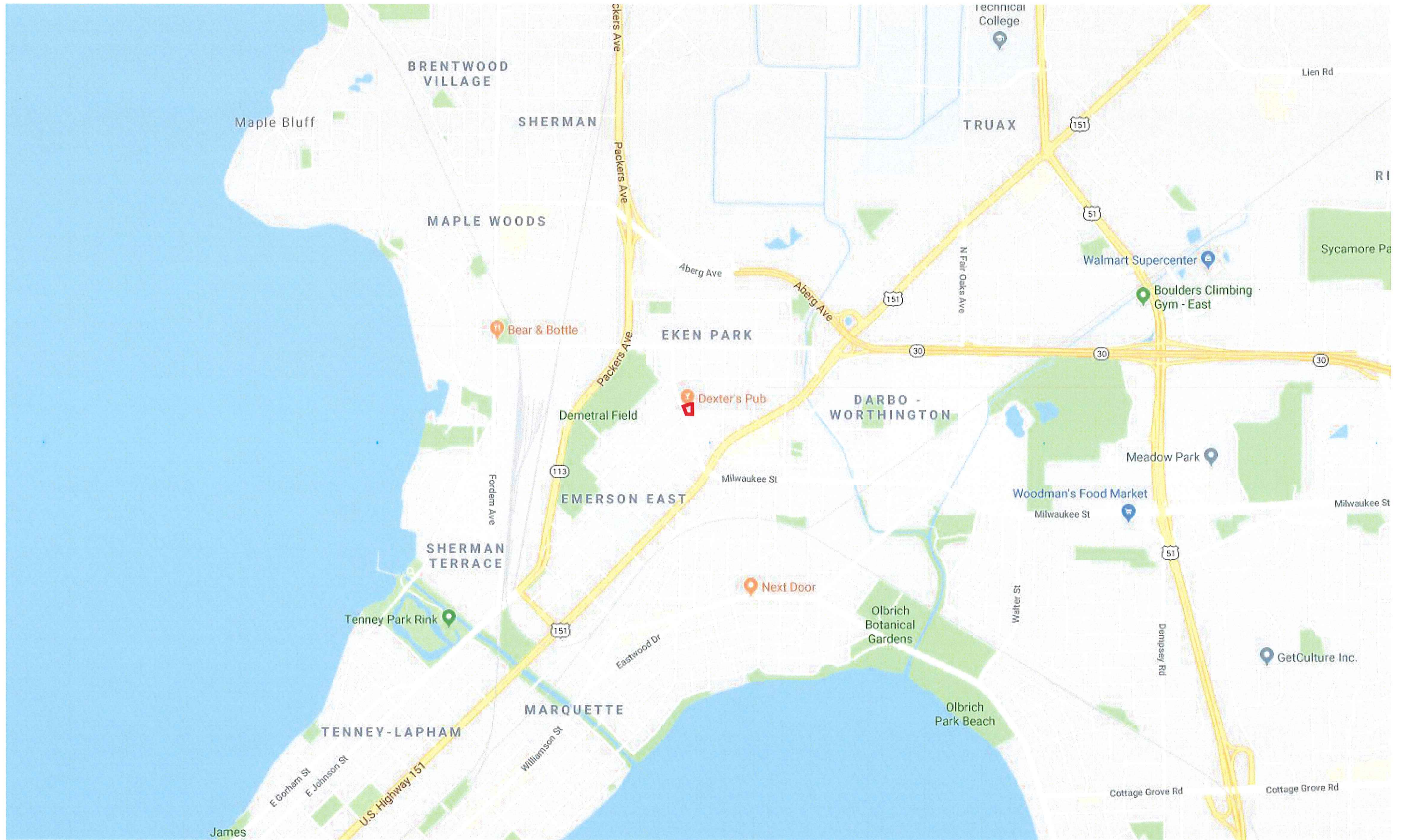
301 North St, Madison, WI 53704

Land Use Application

Major Alteration to the Existing Conditional Use

Jeff Davis
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Dexter's Pub
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Plat of Survey

Legal Description of Record: Document No. 3945349; Parcel A: Lot One(1), Phalen Replat of part of Farwell's Addition to the City of Madison, Dane County, Wisconsin.

Part of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 6, Town 7 North, Range 10 East, in the City of Madison, more fully described as follows: Beginning at a point on East line of North Street 60 feet Southeast of a point on said East line of North Street 4 feet Northwest from where a prolongation of Northwest line of Lot Seventeen (17), Block Three Hundred Forty-three (343) Madison Square intersects said East line of North Street; thence Easterly along a line drawn through the point of beginning and point 30 feet South 0 degrees 57' West of a point 120 feet distant from and South 89 degrees 3' East from a point on said East line of North Street 4 feet Northwest from point where a prolongation of the Northwest line of Lot 17, Block 343, Madison Square intersects said East line of North Street 102.2 feet; thence South 0 degrees 57' West 40 feet; thence Westerly 87.6 feet to point on said East line of North Street 40 feet Southeast of the point of beginning; thence Northwest along said East line of North Street 40 feet to the point of beginning.

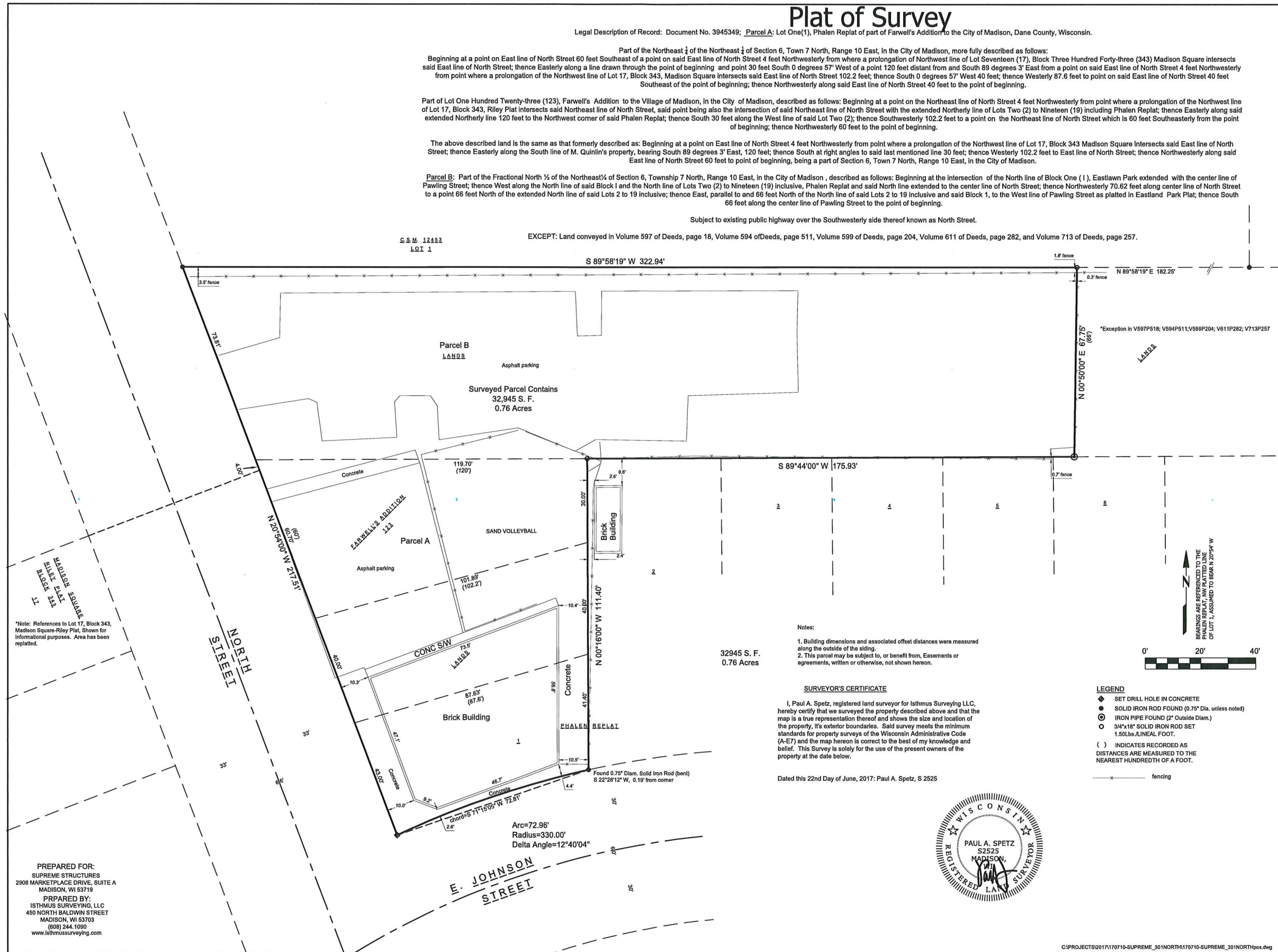
Part of Lot One Hundred Twenty-three (123), Farwell's Addition to the Village of Madison, in the City of Madison, described as follows: Beginning at a point on the Northeast line of North Street 4 feet Northwest from point where a prolongation of the Northwest line of Lot 17, Block 343, Riley Plat intersects said Northeast line of North Street, said point being also the intersection of said Northeast line of North Street with the extended Northerly line of Lots Two (2) to Nineteen (19) including Phalen Replat; thence Easterly along said extended Northerly line 120 feet to the Northwest corner of said Phalen Replat; thence South 30 feet along the West line of said Lot Two (2); thence Southwesterly 102.2 feet to a point on the Northeast line of North Street which is 60 feet Southeast from the point of beginning; thence Northwest 60 feet to the point of beginning.

The above described land is the same as that formerly described as: Beginning at a point on East line of North Street 4 feet Northwest from point where a prolongation of the Northwest line of Lot 17, Block 343 Madison Square intersects said East line of North Street; thence Easterly along the South line of M. Quinlin's property, bearing South 89 degrees 3' East, 120 feet; thence South at right angles to said last mentioned line 30 feet; thence Westerly 102.2 feet to East line of North Street; thence Northwest along said East line of North Street 60 feet to point of beginning, being a part of Section 6, Town 7 North, Range 10 East, in the City of Madison.

Parcel B: Part of the Fractional North $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 6, Township 7 North, Range 10 East, in the City of Madison, described as follows: Beginning at the intersection of the North line of Block One (1), Eastlawn Park extended with the center line of Pawling Street; thence West along the North line of said Block 1 and the North line of Lots Two (2) to Nineteen (19) inclusive, Phalen Replat and said North line extended to the center line of North Street; thence Northwest 70.62 feet along center line of North Street to a point 66 feet North of the extended North line of said Lots 2 to 19 inclusive; thence East, parallel to and 66 feet North of the North line of said Lots 2 to 19 inclusive and said Block 1, to the West line of Pawling Street as platted in Eastlawn Park Plat; thence South 66 feet along the center line of Pawling Street to the point of beginning.

Subject to existing public highway over the Southwesterly side thereof known as North Street.

EXCEPT: Land conveyed in Volume 597 of Deeds, page 18, Volume 594 of Deeds, page 511, Volume 599 of Deeds, page 204, Volume 611 of Deeds, page 282, and Volume 713 of Deeds, page 257.



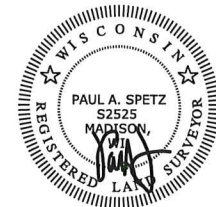
*Note: References to Lot 17, Block 343, Madison Square-Riley Plat, Shown for informational purposes. Area has been replatted.

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.

SURVEYOR'S CERTIFICATE

I, Paul A. Spetz, registered land surveyor for Isthmus Surveying LLC, hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, its exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property at the date below.

Dated this 22nd Day of June, 2017: Paul A. Spetz, S 2525

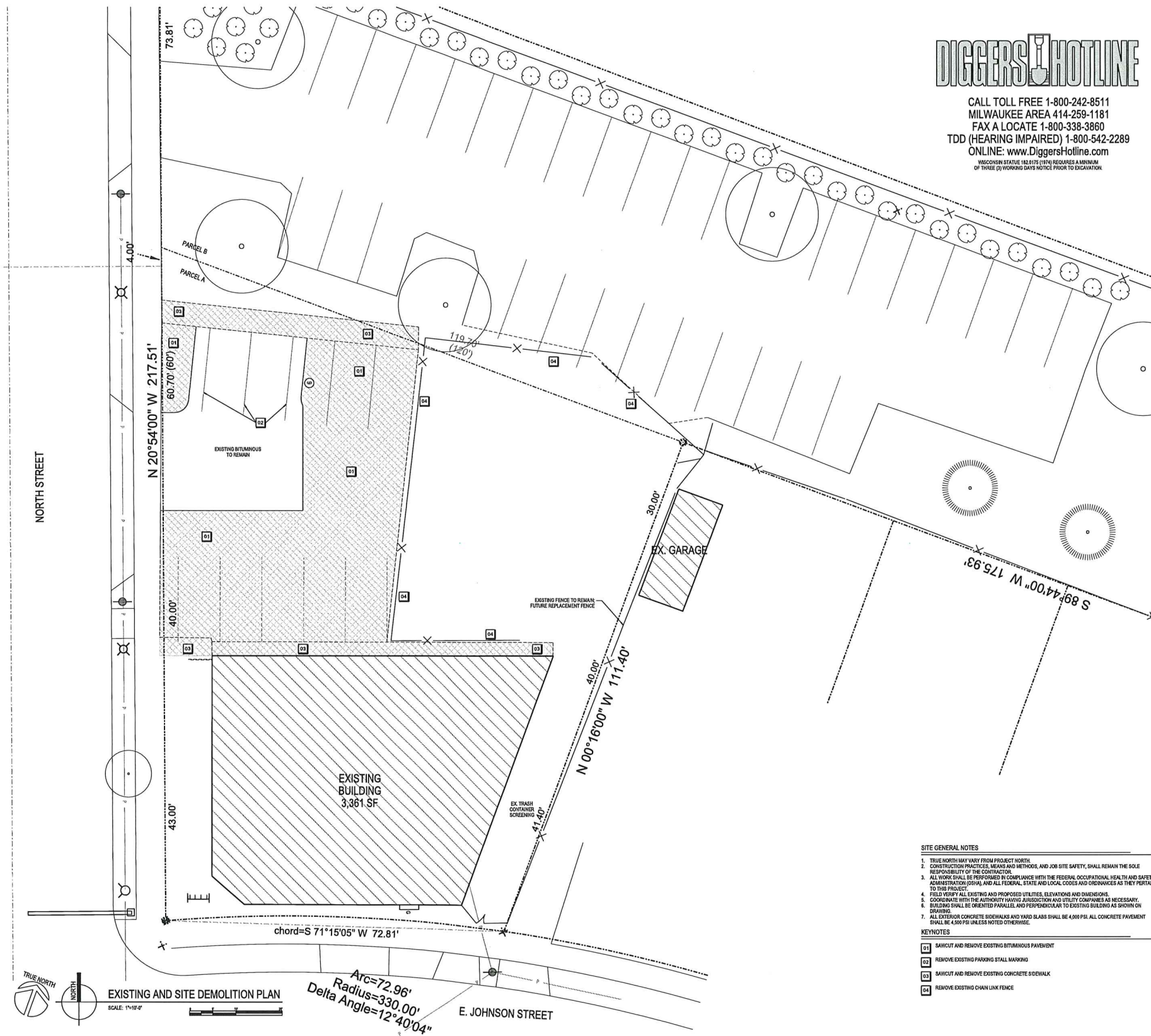


PREPARED FOR:
 SUPREME STRUCTURES
 2906 MARKETPLACE DRIVE, SUITE A
 MADISON, WI 53719
 PREPARED BY:
 ISTHMUS SURVEYING, LLC
 450 NORTH BALDWIN STREET
 MADISON, WI 53703
 (808) 244.1090
 www.isthussurveying.com

C:\PROJECTS\2017\170710-SUPREME_301NORTH\170710-SUPREME_301NORTH.dwg

SCALE: 1"=10'-0"
 PLOTTED BY: MAM

ORIGINAL SIZE: 24" x 36"
 XREF: 2019-03-06 10:00 AM



CALL TOLL FREE 1-800-242-8511
 MILWAUKEE AREA 414-259-1181
 FAX A LOCATE 1-800-338-3860
 TDD (HEARING IMPAIRED) 1-800-542-2289
 ONLINE: www.DiggersHotline.com
 WISCONSIN STATUTE 182.8175 (1876) REQUIRES A MINIMUM OF THREE (3) WORKING DAYS NOTICE PRIOR TO EXCAVATION.

- SITE GENERAL NOTES**
- TRUE NORTH MAY VARY FROM PROJECT NORTH.
 - CONSTRUCTION PRACTICES, MEANS AND METHODS, AND JOB SITE SAFETY, SHALL REMAIN THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 - ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH THE FEDERAL OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (OSHA) AND ALL FEDERAL, STATE AND LOCAL CODES AND ORDINANCES AS THEY PERTAIN TO THIS PROJECT.
 - FIELD VERIFY ALL EXISTING AND PROPOSED UTILITIES, ELEVATIONS AND DIMENSIONS.
 - COORDINATE WITH THE AUTHORITY HAVING JURISDICTION AND UTILITY COMPANIES AS NECESSARY.
 - BUILDING SHALL BE ORIENTED PARALLEL AND PERPENDICULAR TO EXISTING BUILDING AS SHOWN ON DRAWING.
 - ALL EXTERIOR CONCRETE SIDEWALKS AND YARD SLABS SHALL BE 4,000 PSI. ALL CONCRETE PAVEMENT SHALL BE 4,500 PSI UNLESS NOTED OTHERWISE.
- KEYNOTES**
- [D1] SAWCUT AND REMOVE EXISTING BITUMINOUS PAVEMENT
 - [D2] REMOVE EXISTING PARKING STALL MARKING
 - [D3] SAWCUT AND REMOVE EXISTING CONCRETE SIDEWALK
 - [D4] REMOVE EXISTING CHAIN LINK FENCE

PRELIMINARY - NOT FOR CONSTRUCTION

ISSUANCES	REVISIONS
CITY CIP SUBMITTAL - 03/06/2019	

Angus Young
 Architecture
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 Interior Design
Balance in Creativity
 555 South River Street, Janesville, WI 53548-1783
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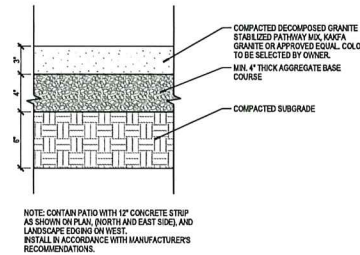
**DEXTER'S PUB
 ADDITION AND RENOVATION
 301 NORTH STREET
 MADISON, WI**

PROJECT NUMBER: 62090
 APPROVED BY: XXX
 REVIEWED BY: XXX
 DRAWN BY: KAU
 DATE: 3/26/19 10:24:19 PM

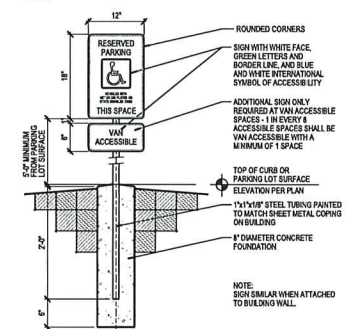
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Due to electronic distribution, this drawing may not be printed to the scale indicated on the drawings. Do NOT use scale to determine dimensions or sizes.

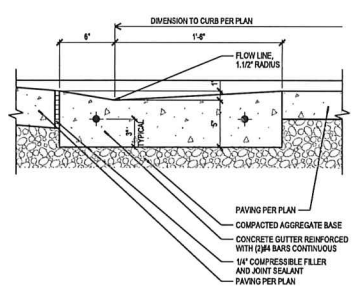




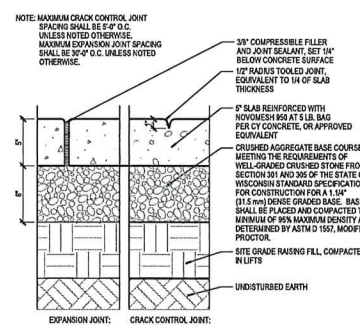
24 DECOMPOSED AGGREGATE PATIO DETAIL
SCALE: 1/2"=1'-0"



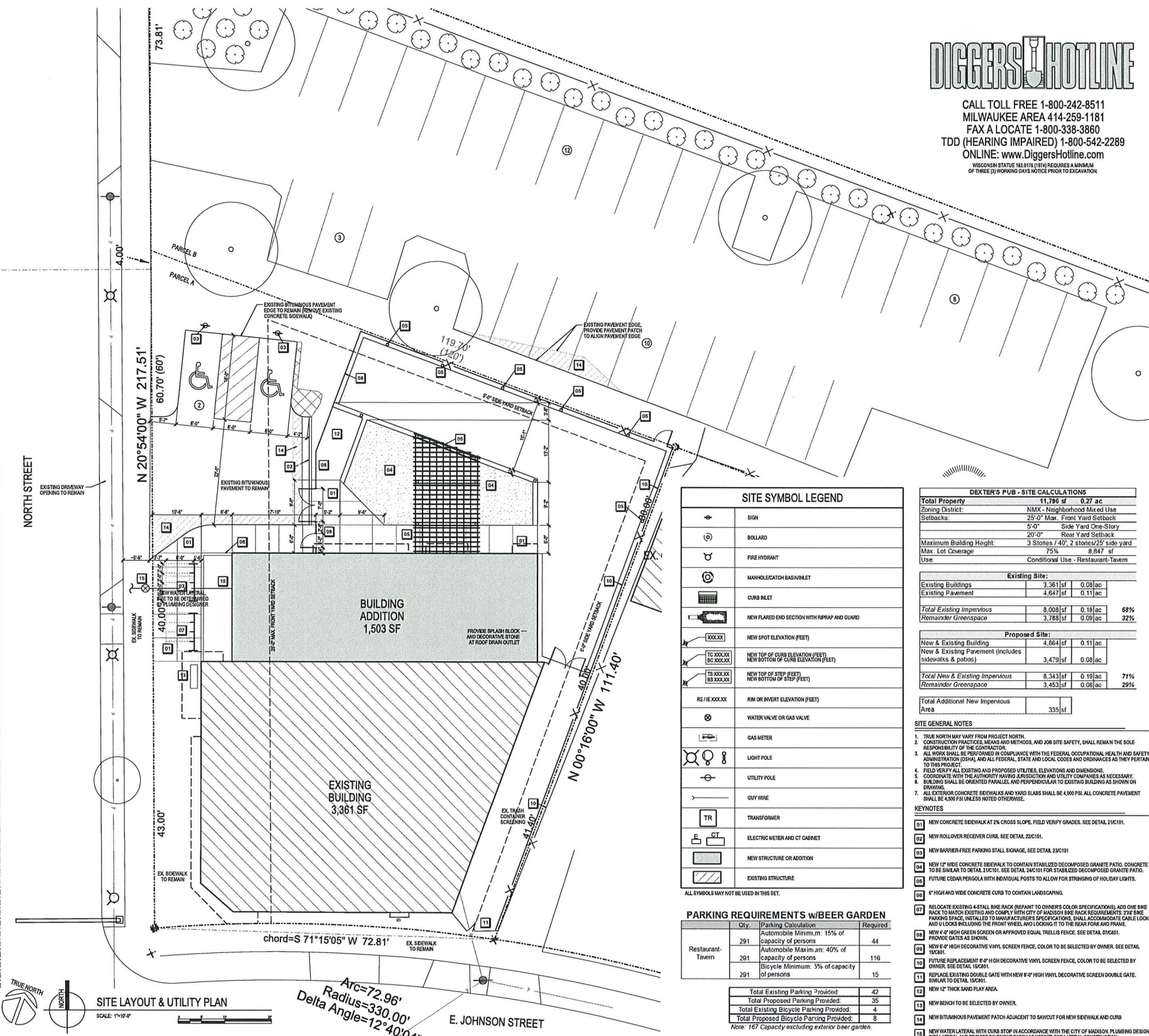
23 SINGLE PARKING SPACE BARRIER-FREE SIGN DETAIL
SCALE: 3/4"=1'-0"



22 RECEIVER GUTTER SECTION
SCALE: 1/2"=1'-0"



21 SIDEWALK JOINTING DETAIL
SCALE: 1/2"=1'-0"



SITE SYMBOL LEGEND

⊕	SIGN
⊙	BOLLARD
⊕	FIRE HYDRANT
⊕	MANHOLE/CATCH BASIN/VLET
⊕	CURB INLET
⊕	NEW FLARED END SECTION WITH REPAIR AND GUARD
XXX	NEW SPOT ELEVATION (FEET)
TO XXXX (BC XXXX)	NEW TOP OF CURB ELEVATION (FEET)
TS XXXX (BS XXXX)	NEW TOP OF STEP (FEET)
RE / IE XXXX	RIM OR INVERT ELEVATION (FEET)
⊕	WATER VALVE OR GAS VALVE
⊕	GAS METER
⊕	LIGHT POLE
⊕	UTILITY POLE
—	GUY WIRE
TR	TRANSFORMER
E CT	ELECTRIC METER AND CT CABINET
▭	NEW STRUCTURE OR ADDITION
▭	EXISTING STRUCTURE

ALL SYMBOLS MAY NOT BE USED IN THIS SET.

PARKING REQUIREMENTS W/BEER GARDEN

City	Parking Calculation	Required
Restaurant-Tavern	Automobile Minimum: 15% of capacity of persons	44
	Automobile Maximum: 40% of capacity of persons	116
	Bicycle Minimum: 5% of capacity of persons	15
Total Existing Parking Provided		42
Total Proposed Parking Provided		35
Total Existing Bicycle Parking Provided		4
Total Proposed Bicycle Parking Provided		3

Note: 167 Capacity excluding exterior beer garden.

DEXTER'S PUB - SITE CALCULATIONS

Total Property	11,786 sf	0.27 ac
Zoning District	NMX - Neighborhood Mixed Use	
Setbacks	25'-0" Max. Front Yard Setback	
	5'-0" Side Yard One-Story	
	20'-0" Rear Yard Setback	
Maximum Building Height	3 Stories / 40', 2 stories/25' side yard	
Max. Lot Coverage	75%	8,847 sf
Use	Conditional Use - Restaurant-Tavern	

Existing Site:			
Existing Buildings	3,361 sf	0.08 ac	
Existing Pavement	4,647 sf	0.11 ac	
Total Existing Impervious	8,008 sf	0.18 ac	68%
Remainder Greenspace	3,785 sf	0.09 ac	32%

Proposed Site:			
New & Existing Building	4,864 sf	0.11 ac	
New & Existing Pavement (includes sidewalks & patios)	3,479 sf	0.08 ac	
Total New & Existing Impervious	8,343 sf	0.19 ac	71%
Remainder Greenspace	3,453 sf	0.08 ac	29%

Total Additional New Impervious Area	335 sf
--------------------------------------	--------

- ### SITE GENERAL NOTES
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 - ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH THE FEDERAL OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (OSHA), AND ALL FEDERAL, STATE AND LOCAL CODES AND ORDINANCES AS THEY PERTAIN TO THIS PROJECT.
 - FIELD VERIFY ALL EXISTING AND PROPOSED UTILITIES, ELEVATIONS AND DIMENSIONS.
 - COORDINATE WITH THE AUTHORITY HAVING JURISDICTION AND UTILITY COMPANIES AS NECESSARY.
 - BUILDING SHALL BE ORIENTED PARALLEL AND PERPENDICULAR TO EXISTING BUILDING AS SHOWN ON DRAWING.
 - ALL EXTERIOR CONCRETE SIDEWALKS AND YARD SLABS SHALL BE 4,000 PSI ALL CONCRETE PAVEMENT SHALL BE 4,500 PSI UNLESS NOTED OTHERWISE.
- ### KEYNOTES
- NEW CONCRETE SIDEWALK AT 2% CROSS SLOPE. FIELD VERIFY GRADES. SEE DETAIL 21C101.
 - NEW ROLLOVER RECEIVER CURB. SEE DETAIL 22C101.
 - NEW BARRIER-FREE PARKING STALL SIGNAGE. SEE DETAIL 23C101.
 - NEW 12" WIDE CONCRETE SIDEWALK TO CONTAIN STABILIZED DECOMPOSED GRANITE PATIO. CONCRETE TO BE SIMILAR TO DETAIL 21C101. SEE DETAIL 24C101 FOR STABILIZED DECOMPOSED GRANITE PATIO.
 - FUTURE CEDAR PERGOLA WITH INDIVIDUAL POSTS TO ALLOW FOR STRINGING OF HOLIDAY LIGHTS.
 - 4" HIGH AND WIDE CONCRETE CURB TO CONTAIN LANDSCAPING.
 - RELOCATE EXISTING 4-STALL BIKE RACK (PAINT TO OWNER'S COLOR SPECIFICATIONS) AND ONE BIKE RACK BACK TO MATCH EXISTING AND COMPLY WITH CITY OF MADISON BIKE RACK REQUIREMENTS. 2X6 BIKE PARKING SPACE. INSTALLED TO MANUFACTURER'S SPECIFICATIONS. SHALL ACCOMMODATE CABLE LOCKS AND U-LOCKS INCLUDING THE FRONT WHEEL AND LOCKING IT TO THE REAR FENDER AND FRAME.
 - NEW 4" HIGH GREEN SCREEN OR APPROVED EQUAL TRELLIS FENCE. SEE DETAIL 01C101.
 - NEW 4" HIGH DECORATIVE VINYL SCREEN FENCE. COLOR TO BE SELECTED BY OWNER. SEE DETAIL 10C101.
 - FUTURE REPLACEMENT 6" HIGH DECORATIVE VINYL SCREEN FENCE. COLOR TO BE SELECTED BY OWNER. SEE DETAIL 10C101.
 - REPLACE EXISTING DOUBLE GATE WITH NEW 6" HIGH VINYL DECORATIVE SCREEN DOUBLE GATE. SIMILAR TO DETAIL 10C101.
 - NEW 12" THICK SAND PLAY AREA.
 - NEW BENCH TO BE SELECTED BY OWNER.
 - NEW BITUMINOUS PAVEMENT PATCH ADJACENT TO SAWCUT FOR NEW SIDEWALK AND CURB.
 - NEW WATER LATERAL WITH CURB STOP IN ACCORDANCE WITH THE CITY OF MADISON PLUMBING DESIGNER TO BE LATERAL AND PROVIDE PAVEMENT PATCH AS NEEDED FOR LATERAL CONSTRUCTION.

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS	
ISSUANCES	
CITY CUP SUBMITTAL - 03/06/2019	

Angus Young
Architecture
Engineering
Interior Design
Balance in Creativity

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Tel: 608.255.3333 Fax: 608.761.6464
www.angusyoung.com

DEXTER'S PUB
ADDITION AND RENOVATION
301 NORTH STREET
MADISON, WI

PROJECT NUMBER	
APPROVED BY	XXX
REVIEWED BY	XXX
DRAWN BY	KJU
DATE	3/6/2019 10:24:59 PM

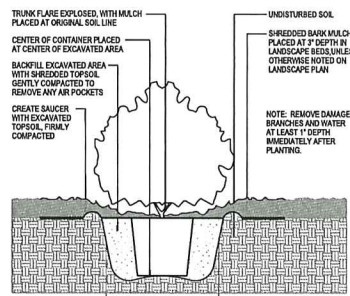
SITE LAYOUT AND UTILITY
PLAN AND DETAILS
C101

EROSION CONTROL NOTES	
This project is anticipated to disturb approximately 6,218 sf.	
1	INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
2	INSTALL PERIMETER CONTROLS PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING.
3	CONSTRUCT AND PROTECT THE BIOFILTRATION BASIN AND VEGETATION FROM RUNOFF AND SEDIMENT DURING CONSTRUCTION.
4	REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT. INSTALL AND MAINTAIN SILT FENCING PER WDR TECHNICAL STANDARD SILT FENCE #1056.
5	REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY.
6	INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.
7	IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES WITH SILT FENCE OR OTHER PERIMETER CONTROL. IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
8	IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER, BETWEEN SEPTEMBER 15 AND OCTOBER 15, STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE. OCTOBER 15 THROUGH COLD WEATHER, STABILIZE WITH A POLYMER AND DORMANT SEED MIX.
9	STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS.
10	SWEEP/CLEAN UP ALL SEDIMENT THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY AUTHORITY HAVING JURISDICTION. SEPARATE SWEEP MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
11	CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.
12	PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
13	COORDINATE WITH THE AUTHORITY HAVING JURISDICTION TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL LEAVE THE SITE. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERRMS).
14	INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AS NEEDED (SUCH AS TEMPORARY SEDIMENT BASINS, DITCH CHECKS, EROSION CONTROL MATTING, SILT FENCING, FILTER SOCKS, SWALES, ETC.), OR AS DIRECTED BY AUTHORITY HAVING JURISDICTION.
15	CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDR REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDR'S BUREAU OF REMEDIATION AND REDEVELOPMENT TRACKING SYSTEM (BRRTS) PUBLIC DATABASE AT: http://dr.wis.gov/botr/
16	PROVIDE SEDIMENT LOG ROLL AND PERIMETER OF INFILTRATION ZONE OF BIORETENTION DEVICES TO PROTECT FROM CLOGGING OF DEVICE. REMOVE FOLLOWING STABILIZATION OF TRIBUTARY AREA. DO NOT REMOVE UNTIL ANY EROSION PROBLEMS FLOWING TO DEVICE ARE FIXED.

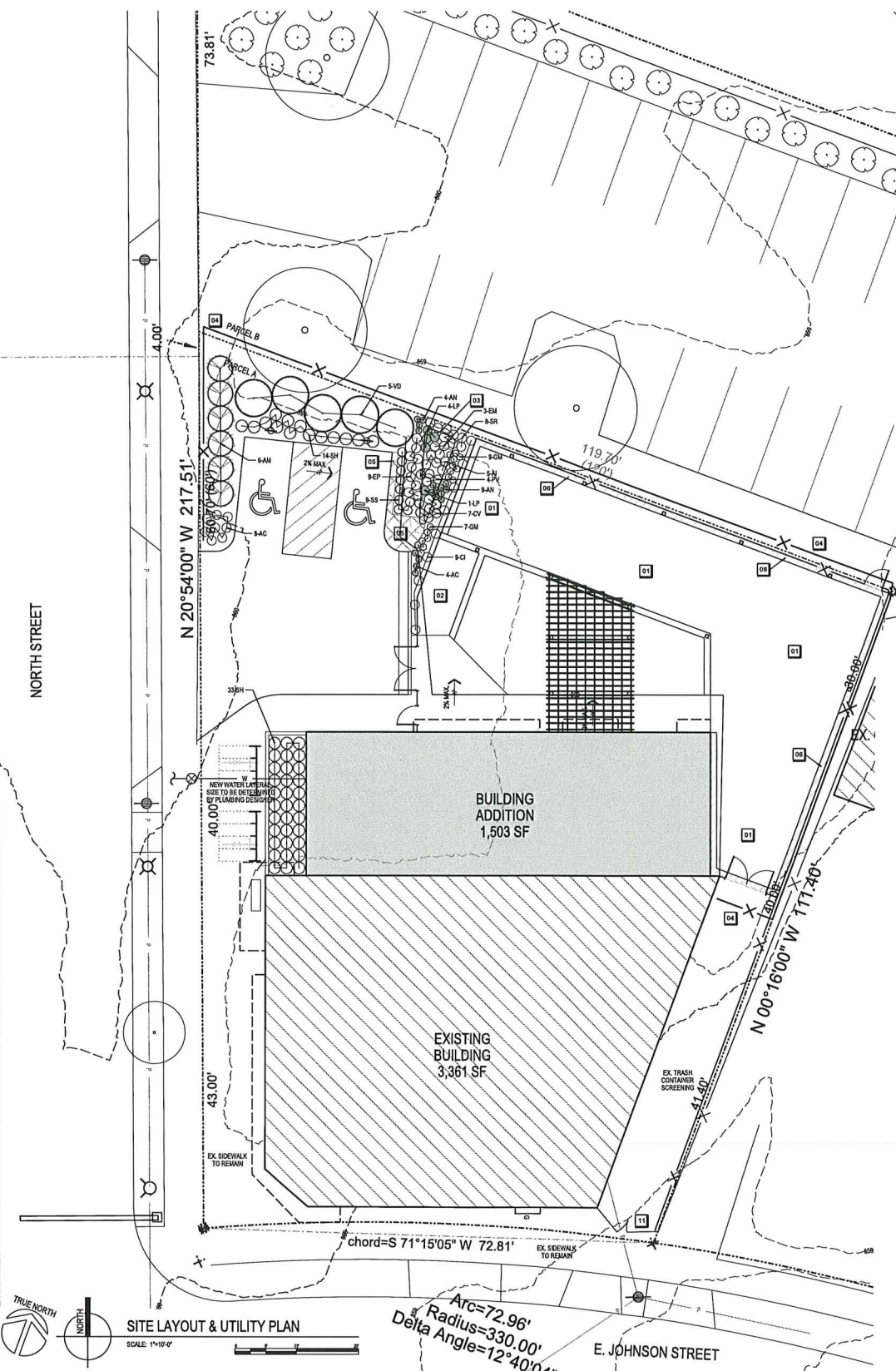
City of Madison Landscape Requirements

Total SF Developed Area (Paved Areas, Excluding Greenhouse and Building)	3,479	sf
Site Zoned NMX Neighborhood Mixed-Use District, Provide 5 landscape point per 300 sf Developed Area	58	Landscape Points Required

Plant Type / Element	Points	Proposed Landscaping	
		Quantity	Points Achieved
Shrub, Deciduous, #3 Gallon, 12-24" H	3	11	33
Ornamental Grasses/Perennials, #1 Gallon	2	47	94
Subtotal			127



21 CONTAINER PLANTING IN LANDSCAPE BED
SCALE: 1/4" = 1'-0"



20 SITE LAYOUT & UTILITY PLAN
SCALE: 1/4" = 1'-0"



CALL TOLL FREE 1-800-242-8511
MILWAUKEE AREA 414-259-1181
FAX A LOCATE 1-800-338-3860
TDD (HEARING IMPAIRED) 1-800-542-2289
ONLINE: www.DiggersHotline.com
WISCONSIN STATUTE 18.07(5) REQUIRES A MINIMUM OF THREE (3) WORKING DAYS NOTICE PRIOR TO EXCAVATION.

SYMBOL	BOTANICAL NAME	COMMON NAME	INSTALLED SIZE	ROOT	MATURE SIZE	QTY
SHRUBS:						
AM	<i>Aronia melanocarpa 'Morton'</i>	Iroquois Beauty Black Chokeberry	3" H	Container	3' H x 5' W	6
VD	<i>Viburnum dentatum 'Christom'</i>	Blue Muffin Arrowwood Viburnum	4-5 Gallon	Container	6' H x 5' W	5
GRASSES:						
CV	<i>Carex vulpinoidea</i>	Fox Sedge	Plug		3' H x 2' W	7
PV	<i>Panicum virgatum 'Shenandoah'</i>	Shenandoah Switch Grass	Plug		3' H x 2' W	4
SH	<i>Sporobolus heterlepis</i>	Prairie Dropseed	1 Gallon		24" H x 24" W	47
SS	<i>Schizachyrium scoparium</i>	Little Bluestem	Plug		3' H x 18" W	9
PERENNIALS:						
AC	<i>Allium cernuum</i>	Nodding Pink Onion	Plug		18-24" H x 12" W	12
AI	<i>Asclepias incarnata</i>	Marsh (Red) Milkweed	Plug		3' H x 2' W	5
AN	<i>Aster novae-angliae 'Purple Dome'</i>	Purple Dome Aster	Plug		18" H x 15-18" W	13
EP	<i>Echinacea purpurea</i>	Purple Coneflower	Plug		30" H x 18" W	9
EM	<i>Equisetum maculatum</i>	Spotted Joe Pye-Weed	Plug		4-7' H x 18" W	3
GM	<i>Geranium maculatum</i>	Wild Geranium	4.5" Pot		1-2' H x 1.5-2' W	16
LP	<i>Liatris pycnostachya</i>	Prairie Blazing Star	Plug		2-5' H x 1-2' W	5
SR	<i>Solidago rigida</i>	Stiff Goldenrod	Plug		3-5' H x 18" W	8
VINES:						
CI	<i>Clematis 'Sapphire Indigo'</i>	Sapphire Indigo Clematis	1 Gallon		4' H x 4' W	9

LANDSCAPE SYMBOL LEGEND		
(Symbol)	(Symbol)	SHADE TREE
(Symbol)	(Symbol)	ORNAMENTAL TREE
(Symbol)	(Symbol)	EVERGREEN SHRUB OR TREE
(Symbol)	(Symbol)	DECIDUOUS SHRUB
(Symbol)	(Symbol)	ORNAMENTAL GRASS
(Symbol)	(Symbol)	PERENNIAL
(Symbol)	(Symbol)	EXISTING VEGETATION
(Symbol)	(Symbol)	EXISTING EVERGREEN

KEYNOTES

01 NEW SODDED LAWN WITH SAND AND COMPOST BASE IF ABLE TO LOOSEN SUBSOIL WITH TILLAGE PRIOR TO COVERING WITH MIN. 4" THICK OF 80% SAND AND 20% COMPOST BY LOOSE VOLUME LAYER. COVER WITH 200' 12" THICK SAND PLAY ZONE.

02 NEW BIORETENTION DEVICE, SEE DETAIL 17C601

03 TEMPORARY SILT FENCE DURING CONSTRUCTION. SEE DETAIL 09C001.

04 SMALL SIZE COBBLE RIP RAP, 6" THICK UNDERLAY BY GEOTEXTILE.

05 NEW 12" WIDE LANDSCAPE EDGE WITH LOCAL WASHED STONE MULCH (2" THICK) WITH WEED BARRIER FABRIC AND ALUMINUM EDGING.

LANDSCAPE GENERAL NOTES

1. TRUE NORTH MAY VARY FROM PROJECT NORTH.

2. CONSTRUCTION PRACTICES, MEANS AND METHODS, AND JOB SITE SAFETY, SHALL REMAIN THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

3. FIELD VERIFY ALL EXISTING AND PROPOSED UTILITIES, ELEVATIONS AND DIMENSIONS.

4. DIGGERS HOTLINE SHALL BE CALLED TO MARK UTILITIES PRIOR TO ANY DISTURBANCE.

5. SEE DETAILS 21C600 FOR PLANTING DETAILS.

6. ALL PLANTING BEDS SHALL RECEIVE 3" THICK BREACHED BARK MULCH WITH BLACK ANCHORED ALUMINUM EDGING.

7. ALL LAWN TO BE RESTORED WITH SOO UNLESS NOTED OTHERWISE.

8. BIORETENTION DEVICES SHALL RECEIVE CLASS II EROSION MAT (COCONUT MAT EROSION C123 OR EQUIVALENT) WITH BLACK ANCHORED ALUMINUM EDGING. MAT SHALL BE INSTALLED WITH OVERLAPPED JOINTS AND STAKED WITH HARDWOOD STAKES MIN. 4" LONG PRIOR TO INSTALLATION OF PLANTS TO PREVENT COMPACTON.

9. IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE PLANTING PLANS SHALL GOVERN.

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT NUMBER	382019
APPROVED BY	XXX
REVIEWED BY	XXX
DRAWN BY	KAU
DATE	3/8/2019 10:24:22 PM

Angus Young
Architecture
Engineering
Interior Design

**DEXTER'S PUB
ADDITION AND RENOVATION
301 NORTH STREET
MADISON, WI**

C600

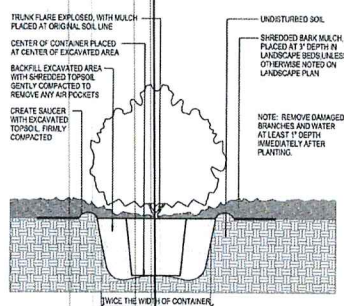
LANDSCAPE, GRADING
AND EROSION CONTROL
PLAN AND DETAILS

- ### EROSION CONTROL NOTES
- This project is anticipated to disturb approximately 6,218 sf.
- INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
 - INSTALL PERIMETER CONTROLS PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING.
 - CONSTRUCT AND PROTECT THE BIOFILTRATION BASIN AND VEGETATION FROM RUNOFF AND SEDIMENT DURING CONSTRUCTION.
 - REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT. INSTALL AND MAINTAIN SILT FENCING PER WDMR TECHNICAL STANDARD SILT FENCE #1056.
 - REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY.
 - INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDMR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.
 - IMMEDIATELY STABILIZE STOCKPILES AND SURROUNDING STOCKPILES WITH SILT FENCE OR OTHER PERIMETER CONTROL. STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
 - IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15, STABILIZE WITH MULCH, TACKLER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE. OCTOBER 15 THROUGH COLD WEATHER, STABILIZE WITH A POLYMER AND DORMANT SEED MIX.
 - STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS.
 - SWEEP/CLEAN UP ALL SEDIMENT THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY AUTHORITY HAVING JURISDICTION. SEPARATE SWEEP MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
 - CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDMR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.
 - PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
 - COORDINATE WITH THE AUTHORITY HAVING JURISDICTION TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL LEAVE THE SITE. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).
 - INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AS NEEDED (SUCH AS TEMPORARY SEDIMENT BASINS, DITCH CHECKS, EROSION CONTROL MATTING, SILT FENCING, FILTER SOCKS, SWALES, ETC.) OR AS DIRECTED BY AUTHORITY HAVING JURISDICTION.
 - CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDMR REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDMR'S BUREAU OF REMEDIATION AND REDEVELOPMENT TRACKING SYSTEM (BRRTS) PUBLIC DATABASE AT: <http://dnr.wis.gov/botol>.
 - PROVIDE SEDIMENT LOG AROUND PERIMETER OF INFILTRATION ZONE OF BIORETENTION DEVICES TO PROTECT FROM CLOGGING OF DEVICE. REMOVE FOLLOWING STABILIZATION OF TRIBUTARY AREA. DO NOT REMOVE UNTIL ANY EROSION PROBLEMS FLOWING TO DEVICE ARE FIXED.

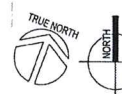
City of Madison Landscape Requirements

Total SF Developed Area (Excluded Areas, Excluding Stormwater and Building)	3,479	sf
Site Zoned NMX Neighborhood Mixed-Use District, Provide 5 landscape point per 300 sf Developed Area	59	Required

Plant Type / Element	Points	Quantity	Proposed Landscaping Points Achieved
Shrub, Deciduous, #3 Gallon, 12-24" H	3	11	33
Ornamental Grasses/Perennials, #1 Gallon	2	47	94
Subtotal			127



21 CONTAINER PLANTING IN LANDSCAPE BED



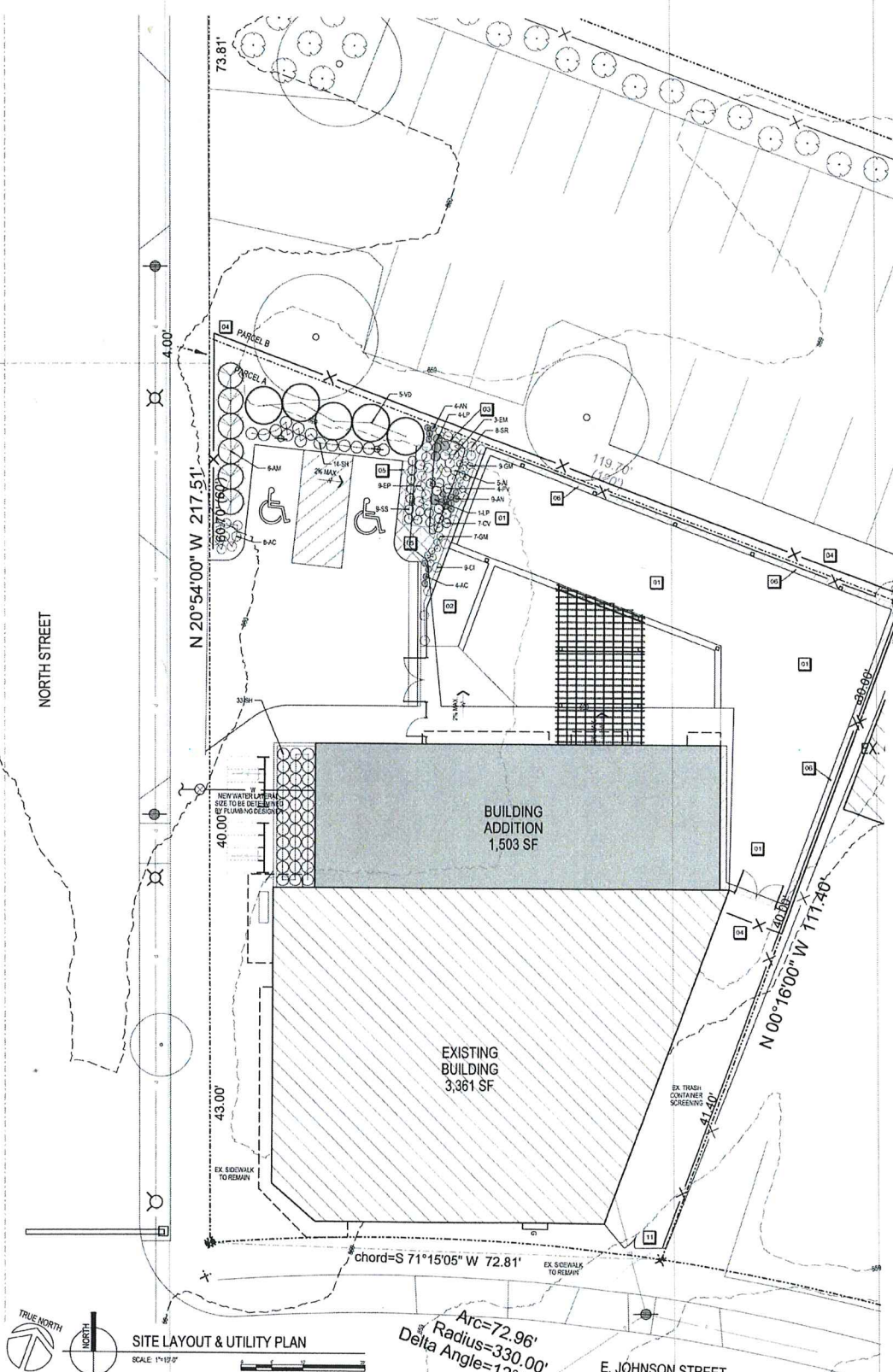
SITE LAYOUT & UTILITY PLAN

chord=S 71°15'05" W 72.81'

Arc=72.96'

Radius=330.00'

Delta Angle=12°40'04"



LANDSCAPE PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	INSTALLED SIZE	ROOT	MATURE SIZE	QTY
AM	<i>Aronia melanocarpa 'Marston'</i>	Hoquois Beauty Black Chokeberry	3 H	Container	3' H x 5' W	6
VD	<i>Viburnum dentatum 'Christina'</i>	Blue Multiflora Arrowwood Viburnum	4-5 Gallon	Container	6' H x 5' W	5
GRASSES:						
CV	<i>Carex vulpinoidea</i>	Fox Sedge	Plug		3' H x 2' W	7
PV	<i>Panicum virgatum 'Shenandoah'</i>	Shenandoah Switch Grass	Plug		3' H x 2' W	4
SH	<i>Shizanthus heterophyllus</i>	Prairie Dropseed	1 Gallon		24" H x 24" W	47
SS	<i>Schizachyrium scoparium</i>	Little Bluestem	Plug		3' H x 18" W	9
PERENNIALS:						
AC	<i>Allium cernuum</i>	Nodding Pink Onion	Plug		18-24" H x 12" W	12
AI	<i>Asclepias incarnata</i>	Marsh (Red) Milkweed	Plug		3' H x 2' W	5
AN	<i>Aster novae-angliae 'Purple Dome'</i>	Purple Dome Aster	Plug		18" H x 15" W	13
EP	<i>Echinacea purpurea</i>	Purple Coneflower	Plug		30" H x 18" W	9
EM	<i>Eragrostis maculatum</i>	Spotted Joe Pye-Weed	Plug		4-7' H x 18" W	3
GM	<i>Geranium maculatum</i>	Wild Geranium	4.5" Pot		1-2' H x 1.5-2' W	16
LP	<i>Liatris pycnostachya</i>	Prairie Blazing Star	Plug		2.5' H x 1.2' W	5
SR	<i>Solidago rigida</i>	Stiff Goldenrod	Plug		3-5' H x 18" W	8
VINES:						
CI	<i>Clematis 'Sapphire Indigo'</i>	Sapphire Indigo Clematis	1 Gallon		4' H x 4' W	9

LANDSCAPE SYMBOL LEGEND

(Symbol)	SHADE TREE
(Symbol)	ORNAMENTAL TREE
(Symbol)	EVERGREEN SHRUB OR TREE
(Symbol)	DECIDUOUS SHRUB
(Symbol)	ORNAMENTAL GRASS
(Symbol)	PERENNIAL
(Symbol)	EXISTING VEGETATION
(Symbol)	EXISTING EVERGREEN

NOTE: ALL SYMBOLS MAY NOT BE USED IN THIS SET.

- ### KEYNOTES
- NEW SLOTTED LAWN WITH SAND AND COMPOST BASE. IF ABLE TO, LOOSEN SUBSOILS WITH TILLAGE PRIOR TO COVERING WITH 1/4" THICK TOP 50% SAND AND 50% COMPOST BY LOOSE VOLUME LAYER COVER WITH 1/2" 12" THICK SAND PLAY ZONE.
 - NEW BIORETENTION DEVICE. SEE DETAIL 17X001.
 - TEMPORARY SILT FENCE DURING CONSTRUCTION. SEE DETAIL 09X081.
 - SMALL SIZE COBBLE RIP RAP, 6" THICK UNDERLAY BY GEOTEXTILE.
 - NEW 12" WIDE LANDSCAPE EDGE WITH LOCAL WASHED STONE MULCH (7" THICK) WITH NEED BARRIER FABRIC AND ALUMINUM EDGING.

- ### LANDSCAPE GENERAL NOTES
- TRUE NORTH MAY VARY FROM PROJECT NORTH.
 - CONSTRUCTION PRACTICES, MEANS AND METHODS, AND JOB SITE SAFETY, SHALL REMAIN THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 - FIELD VERIFY ALL EXISTING AND PROPOSED UTILITIES, ELEVATIONS AND DIMENSIONS.
 - DIGGERS HOTLINE SHALL BE CALLED TO MARK UTILITIES PRIOR TO LAND DISTURBANCE.
 - SEE DETAILS 23X001 FOR PLANTING DETAILS.
 - ALL PLANTING BEDS SHALL RECEIVE 3" THICK SHREDDED BARK MULCH WITH BLACK ANTIWEED ALUMINUM EDGING.
 - ALL LAIN TO BE RECEIVED WITH 300 UNLESS NOTED OTHERWISE.
 - BIORETENTION DEVICES SHALL RECEIVE CLASS 4 EROSION MAT (COCONUT MAT ERWAT C108 OR EQUIVALENT) WITH BLACK ANTIWEED ALUMINUM EDGING. MAT SHALL BE INSTALLED WITH OVERLAPPING JOINTS AND STRIPPED WITH HARDWOOD STAKES MIN. 8" LONG PRIOR TO INSTALLATION OF PLANTS TO PREVENT COMPACTION.
 - IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE PLANTING PLANS SHALL GOVERN.



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FAX A LOCATE 1-800-338-3860
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ONLINE: www.DiggersHotline.com

WISCONSIN STATUTE 182.07(1) (1971) REQUIRES A MINIMUM OF THREE (3) WORKING DAYS NOTICE PRIOR TO EXCAVATION.

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CITY CIP SUBMITTAL - 03/06/2019

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DEXTER'S PUB
ADDITION AND RENOVATION
301 NORTH STREET
MADISON, WI

PROJECT NUMBER	E290
APPROVED BY	XXX
REVIEWED BY	XXX
DRAWN BY	CAU
DATE	3/6/19

LANDSCAPE, GRADING
AND EROSION CONTROL
PLAN AND DETAILS

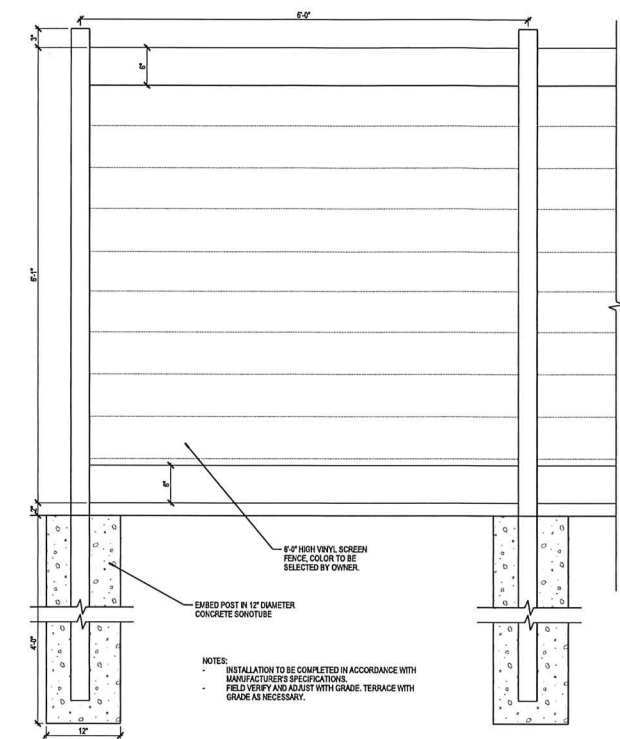
C600

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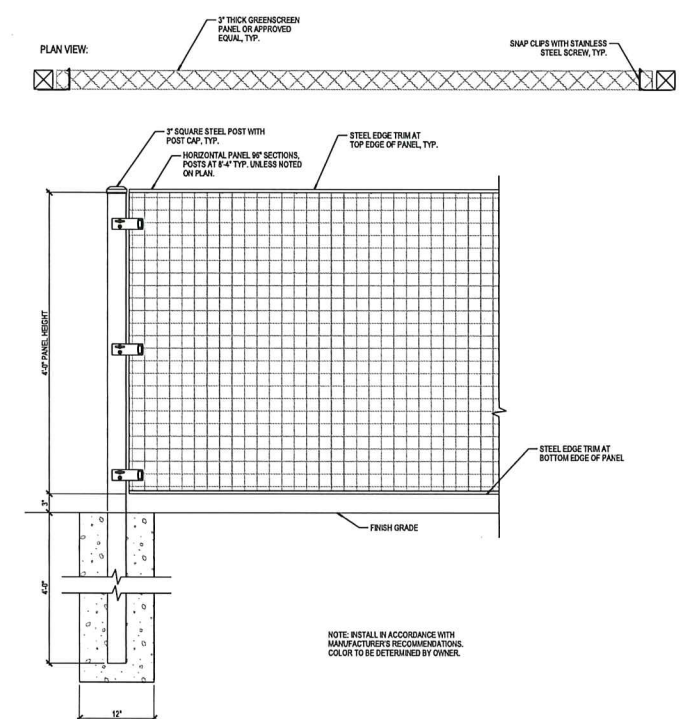
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 PLOTTED BY: MAM

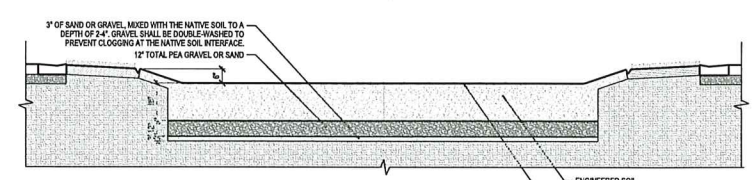
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15 VINYL SCREEN FENCE DETAIL
 C801 SCALE: 1/4"=1'-0"



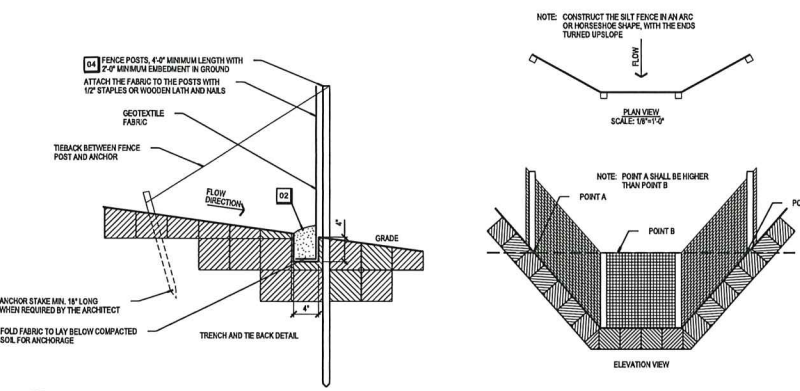
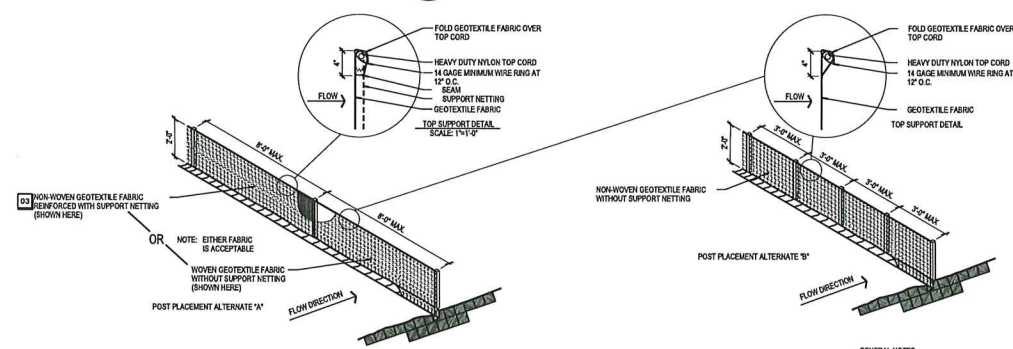
07 4'-0" HIGH TRELLIS FENCE DETAIL
 C801 SCALE: 1/4"=1'-0"



- NOTES:
- SAND SHALL MEET STANDARDS FOR FINE AGGREGATE CONCRETE SAND IN THE WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, SECTION 01.2.3.4, 2009 EDITION, OR APPROVED EQUAL. SAND SHALL CONSIST OF AT LEAST 97% #100. SUBSTITUTIONS ARE NOT ALLOWED. SAND SHALL BE WASHED PRIOR TO MOIST.
 - COMPOST SHALL MEET THE REQUIREMENTS OF THE WISCONSIN DNR SPECIFICATION S100. COMPOST OBJECTS LARGER THAN 1" IN DIAMETER.
 - THE ENGINEERED SOIL SHALL BE UNIFORM FREE OF STONES, STUMPS, ROOTS, OR OTHER SIMILAR OBJECTS LARGER THAN 1" IN DIAMETER.
 - THE ENGINEERED SOIL MIX SHALL HAVE A pH BETWEEN 6.5 AND 8.5.
 - THE ENGINEERED SOIL MIX SHALL BE PLACED IN 6" LIFTS. DEPTH OF SOIL SHALL ACCOMMODATE COMPACTION.
 - BIORETENTION DEVICE SHALL ADHERE TO DNR CONSERVATION PRACTICE STANDARD NO. 1004 BIORETENTION FOR INFILTRATION.

ENGINEERED SOIL MIX	
ENGINEERED SOIL COMPONENT	% COMPOSITION (BY VOLUME)
MINERAL (SAND) SAND	70%
COMPOST	30%

17 BIORETENTION DEVICE SECTION
 C801 SCALE: 1/4"=1'-0"



09 OVERLAND FLOW SILT FENCE DETAILS
 C801 SCALE: NOT TO SCALE

- GENERAL NOTES:
- CONSTRUCTION SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS, THE WISCONSIN CONSTRUCTION SITE EROSION MANAGEMENT PRACTICE HANDBOOK, AND ANY APPLICABLE SPECIAL PROVISIONS.
 - ALTERNATES A & B ARE EQUAL AND EITHER MAY BE USED.
 - INSTALL SILT FENCING PRIOR TO DISTURBING UP-SLOPE AREAS.
 - REMOVE FENCING WHEN SOIL HAS BEEN PERMANENTLY STABILIZED.
- KEYNOTES:
- CROSS BRACE WITH 2" x 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS AS DIRECTED BY THE ARCHITECT.
 - EDGEMATE A & B ARE 4" DEEP TRENCH ALONG EXTENDED FENCE LINE TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD FABRIC TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
 - GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 36" OR EQUIVALENT.
 - FENCE POSTS SHALL BE AS FOLLOWS:
 STEEL - STUCCO TIE ON 1/2" TIE WITH A MINIMUM WEIGHT OF 1.28 LBS/REAL FOOT WITH FIN ANCHORS SUFFICIENT TO RESIST POST MOVEMENT.
 WOOD - 1.1" x 1.1" OAK OR HICKORY OR 4" DIAMETER ROUND PRESSURE TREATED OR 1.1/2" x 1.1/2" PRESSURE TREATED WITH STRONG DIRECTION ORIENTED WITH THE SLOPE.
- MAINTENANCE:
- MAINTAIN AND INSPECT FENCE WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING PROLONGED RAINFALL.
 - REMOVE SEDIMENT DEPOSITS AFTER EACH STORM EVENT OR WHEN DEPOSITS REACH 1/2 FENCE HEIGHT, WHICHEVER OCCURS FIRST.
 - REPAIR OR REPLACE FENCE WHEN TORN, SAGGING, OVERTOPPED, BLOWN OVERLAPPING DOWN, SHOWS A LACK OF MATERIAL INTEGRITY, OR IN ANY WAY IS NOT FUNCTIONING AS DESIGNED.

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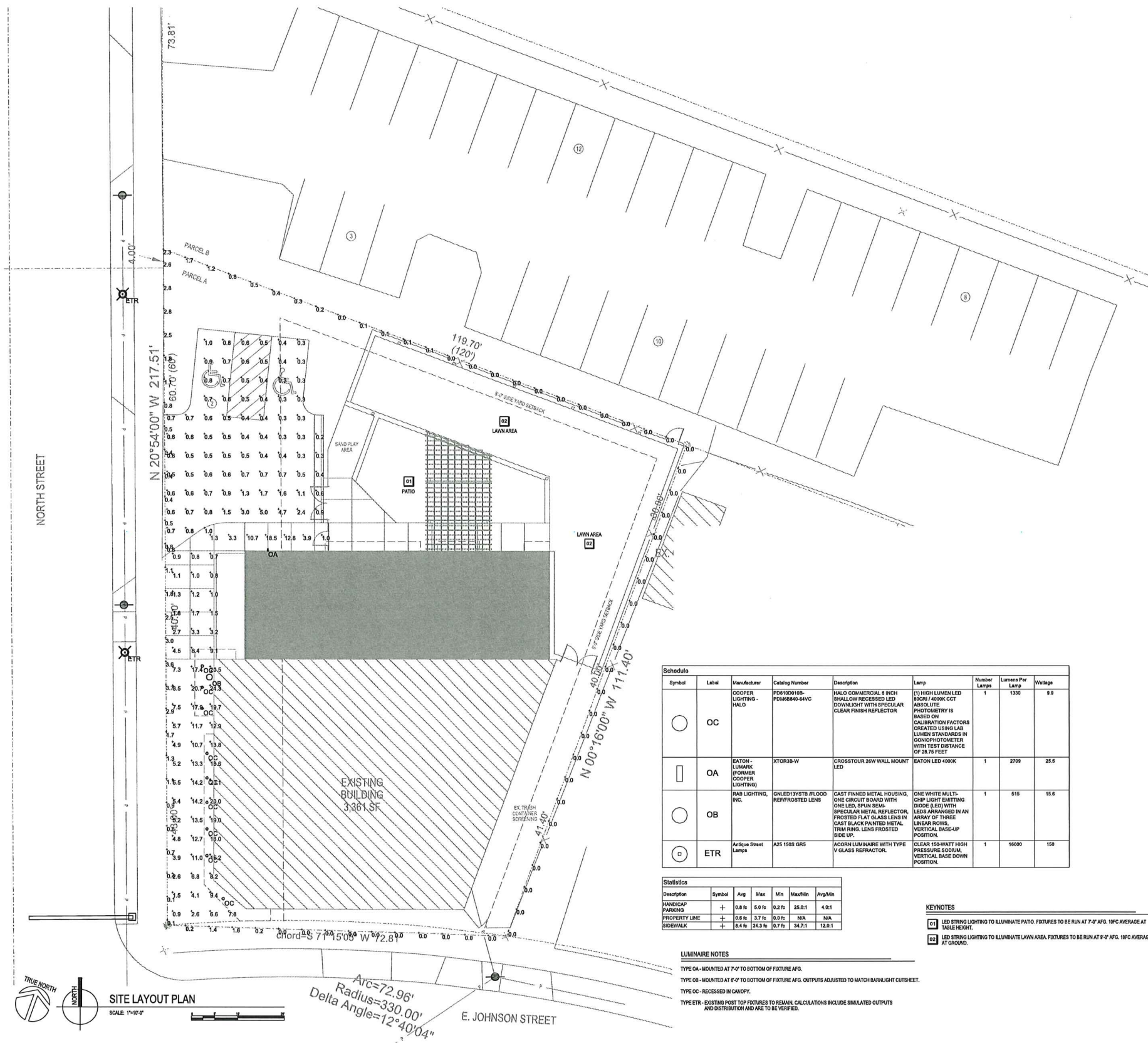
DEXTER'S PUB
 ADDITION AND RENOVATION
 301 NORTH STREET
 MADISON, WI

PROJECT NUMBER: 180219
 DESIGNED BY: MAM
 CHECKED BY: MAM
 REVIEWED BY: MAM
 DRAWN BY: MAM
 DATE: 10/24/2018

C801

SCALE: 1"=10'-0"
 PLOTTED BY: cmlk

ORIGINAL SIZE: 14" x 20"
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PROJECT NUMBER: ES01
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SITE LIGHTING
 PHOTOMETRIC CALCULATIONS

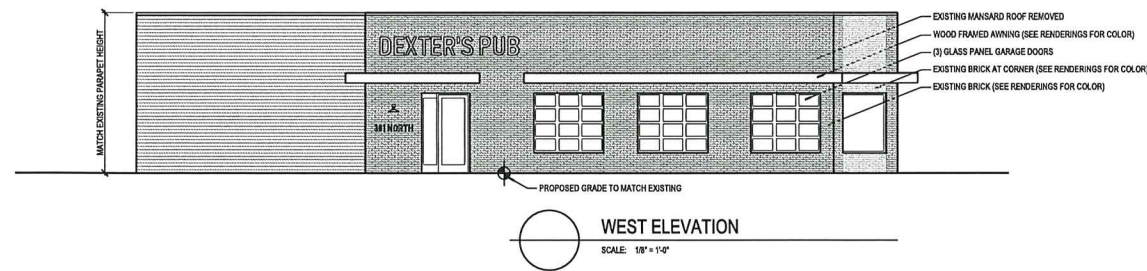
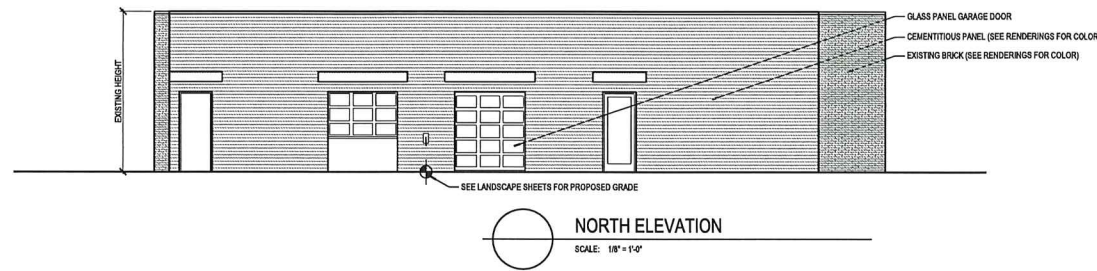
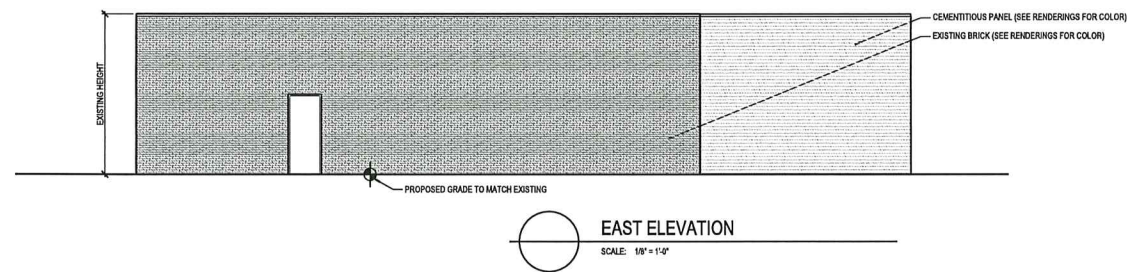
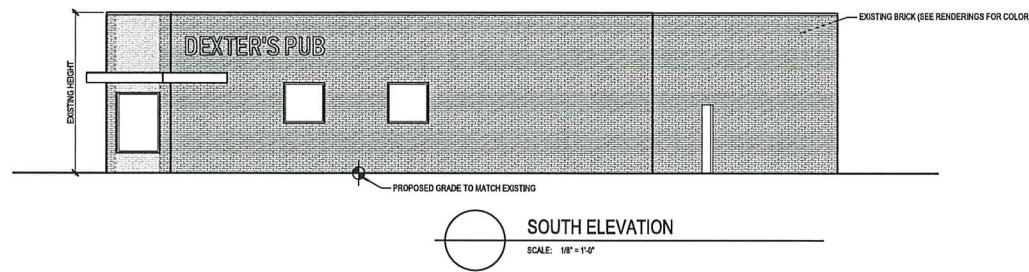
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SCALE: 1/8" = 1'-0"
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A401

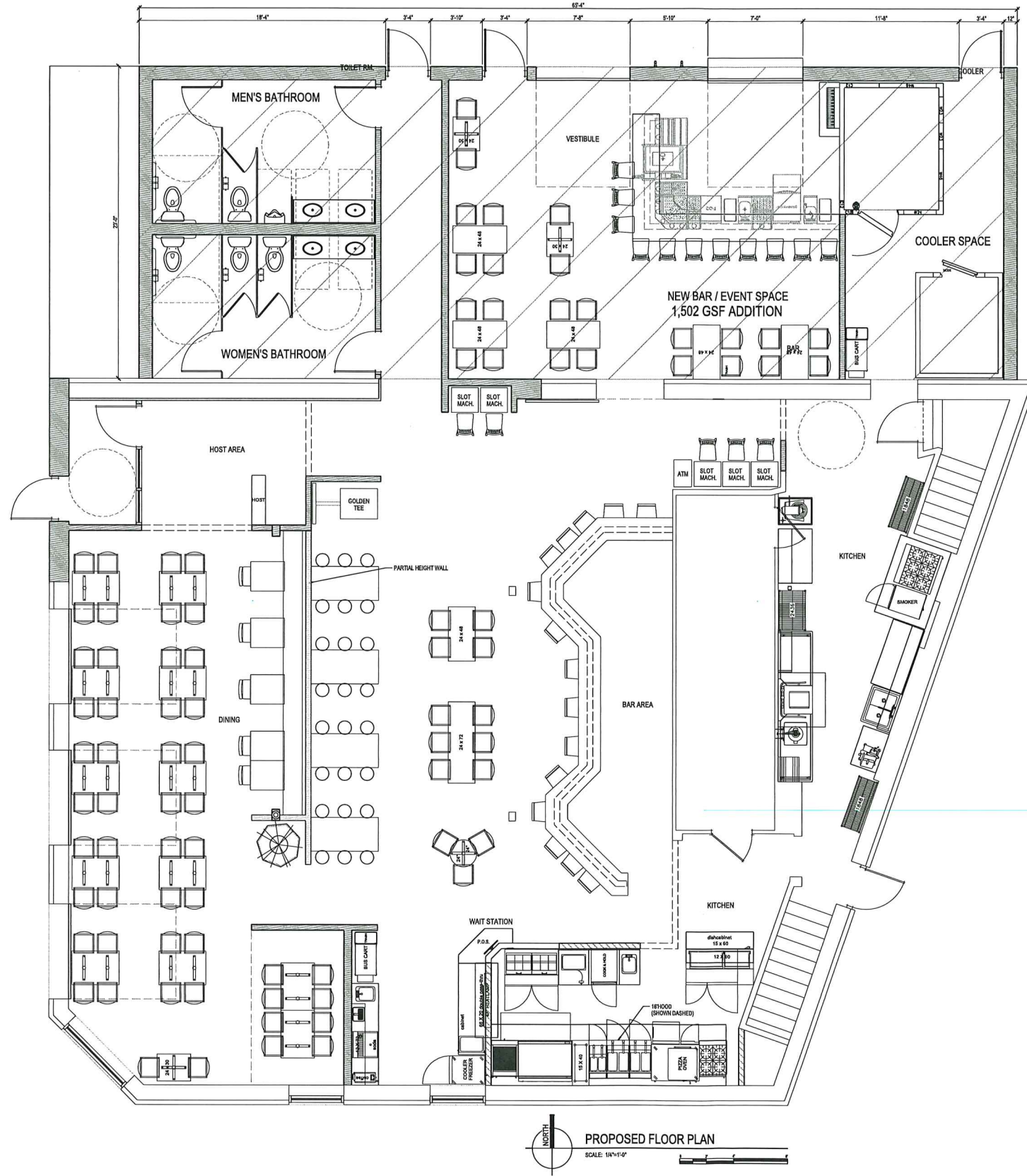
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301 NORTH STREET || DEXTER'S PUB March 6, 2019

ORIGINAL SIZE: 11" x 17"
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SCALE: 1/4" = 1'-0"
 PLOTTED BY: BARK



PROPOSED FLOOR PLAN
 SCALE: 1/4" = 1'-0"

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A101

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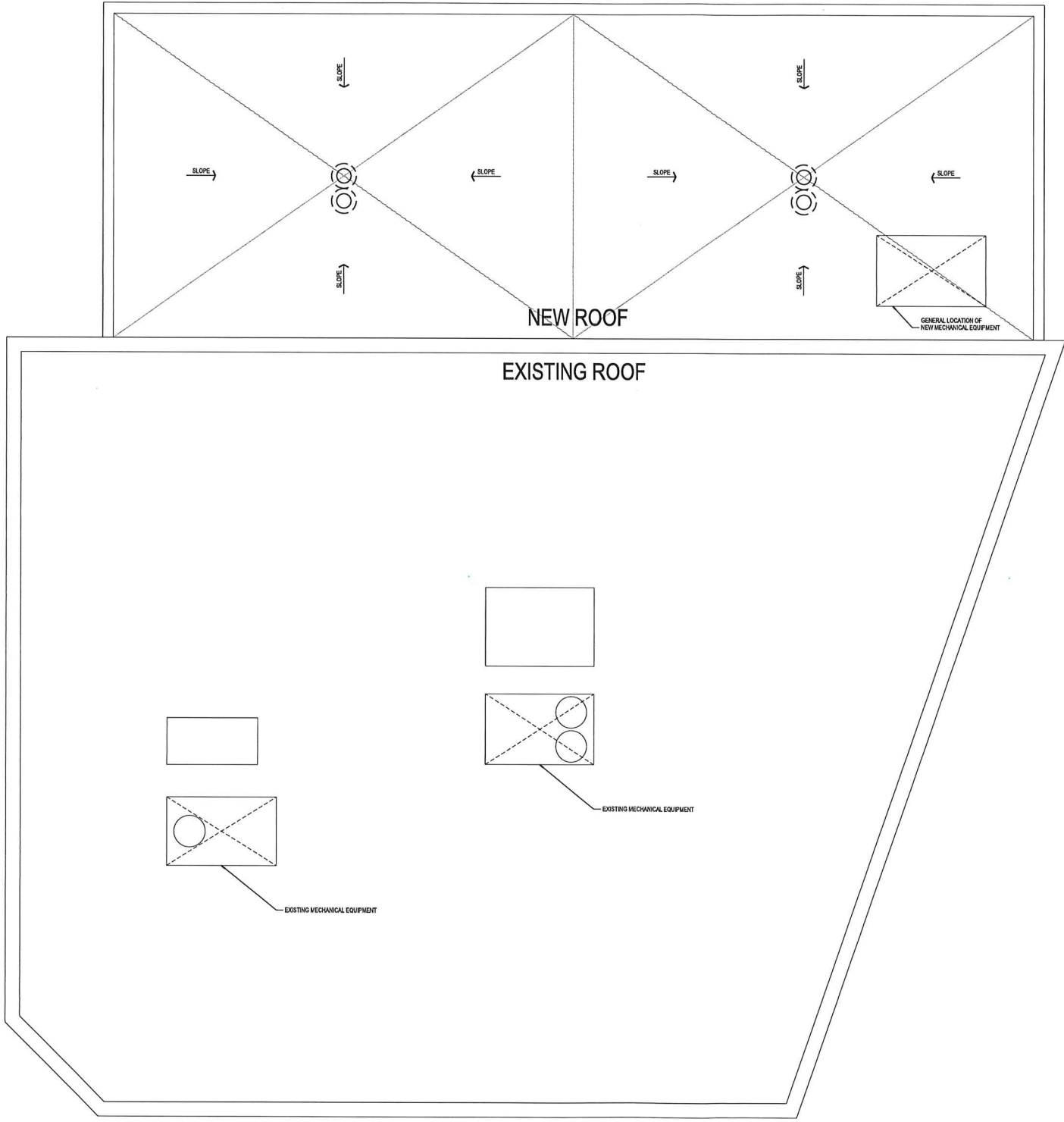
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ORIGINAL SIZE - 11" x 17"
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SCALE: 1/8"=1'-0"
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PROPOSED ROOF PLAN
 SCALE: 1/8"=1'-0"

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A102

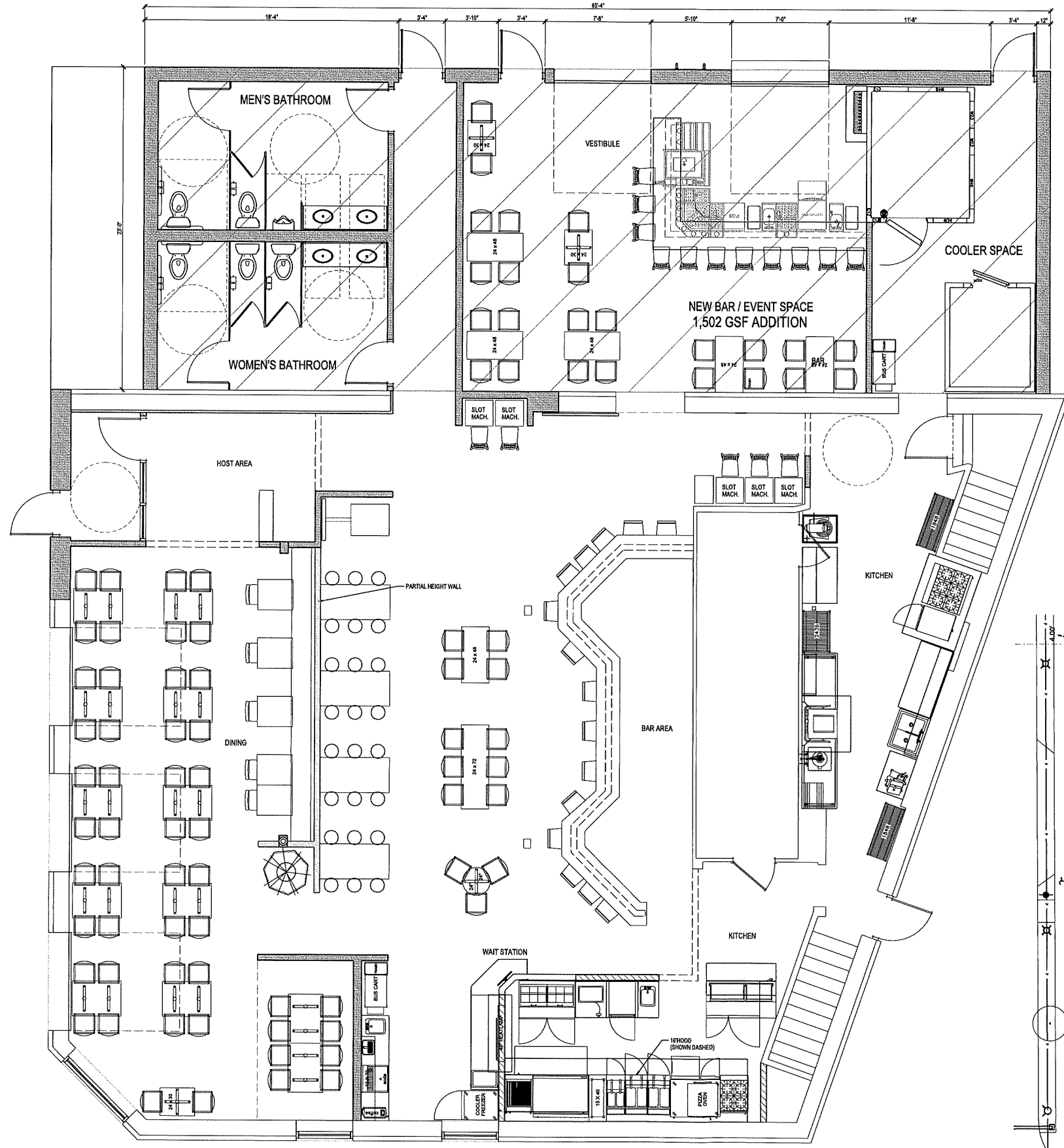
ROOF PLAN



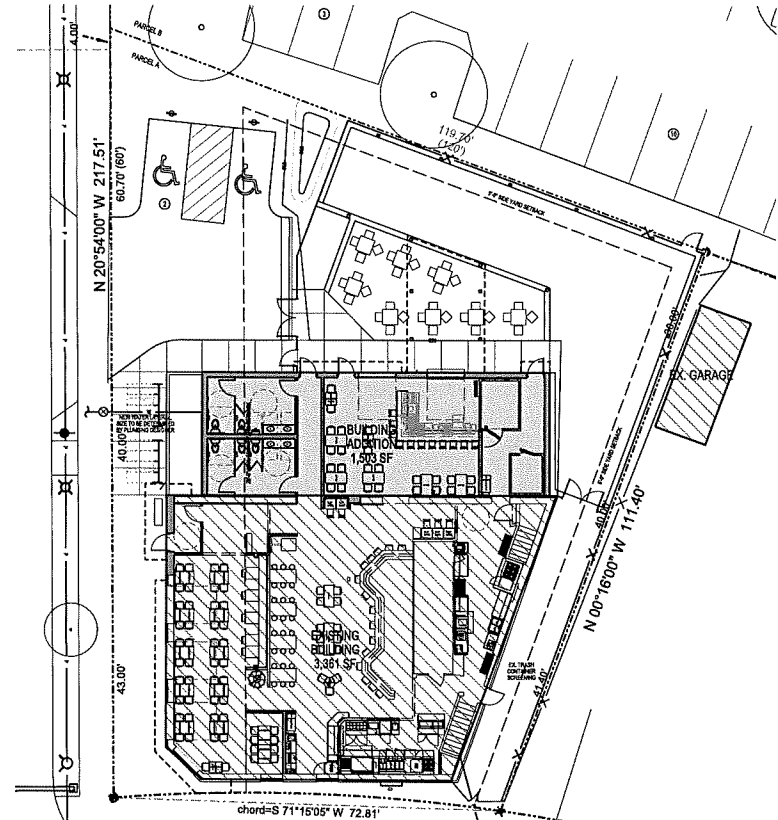


SCALE: 1/8"=1'-0"
 PLOTTED BY: BJK

ORIGINAL SIZE - 36" x 36"
 XL023944d2290d4101.dgn



PROPOSED FLOOR PLAN
 SCALE: 1/8"=1'-0"



OUTDOOR SEATING DIAGRAM
 SCALE: 1/16"=1'-0"

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 REVIEWED BY: JXX
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 PROPOSED FLOOR PLAN

A101

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