

PROPOSED FACILITY FOR:

PRECISION DIAGNOSTICS

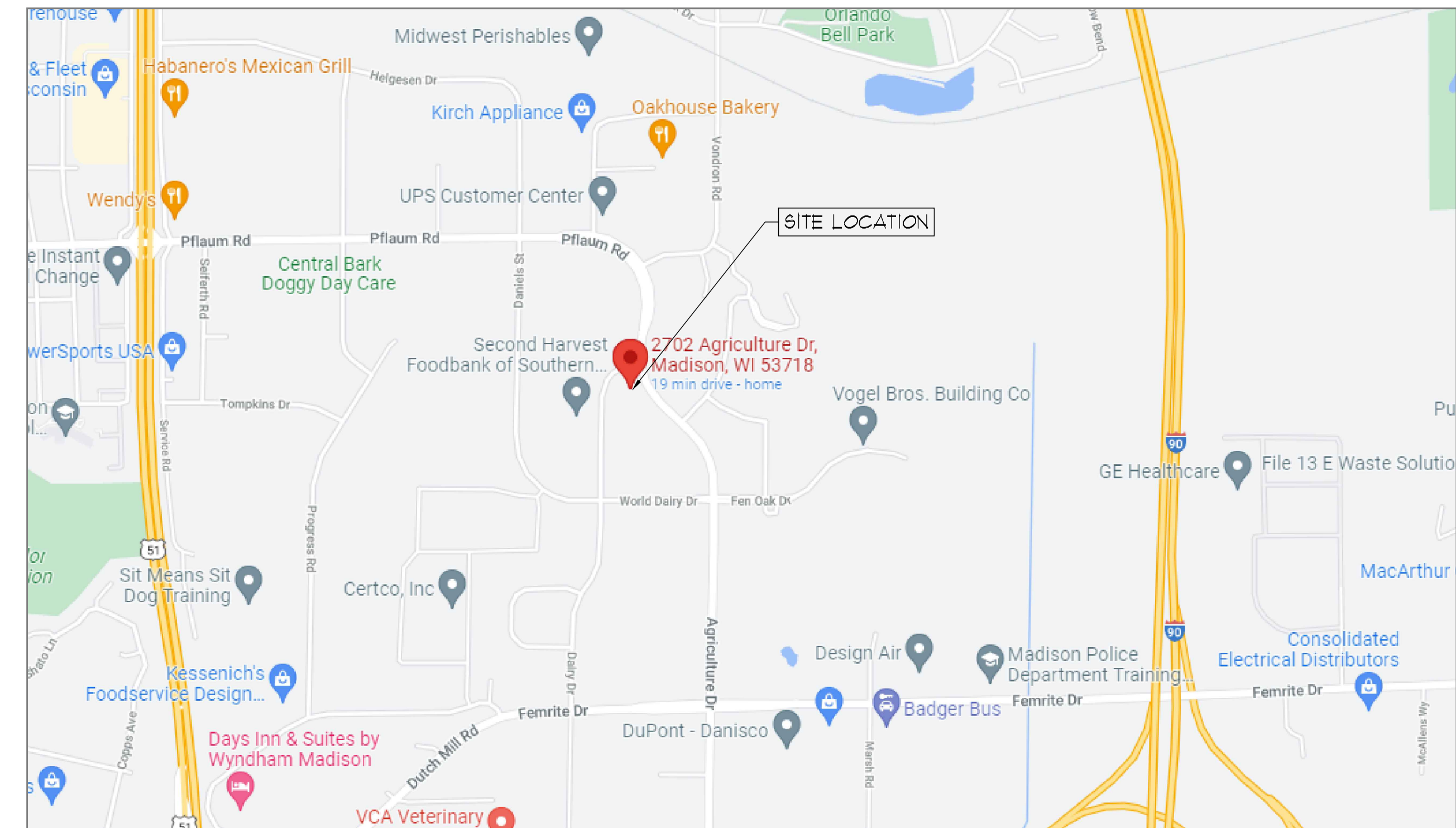
SITE ADDRESS:

2702 AGRICULTURE DRIVE
MADISON, WISCONSIN

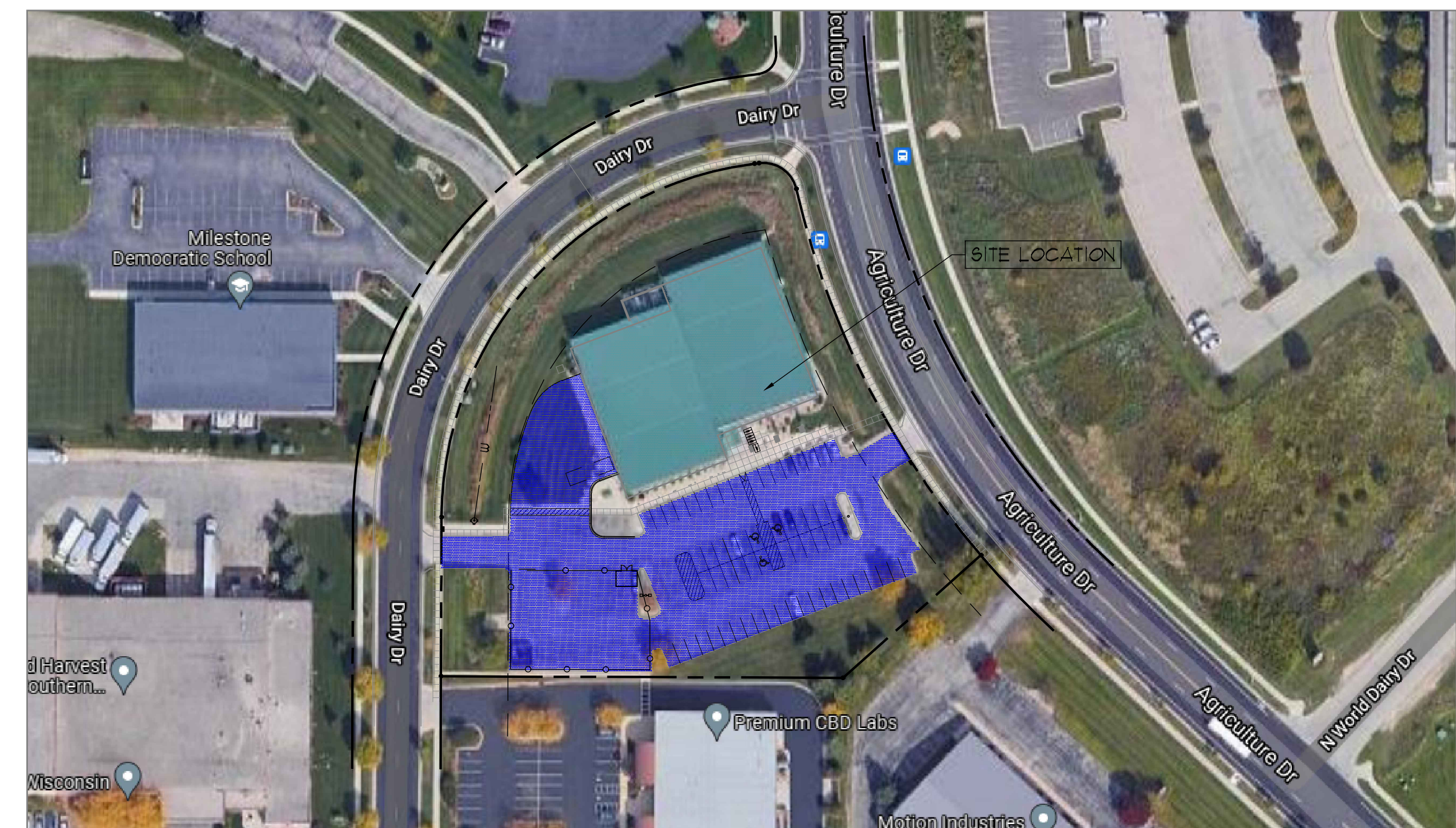
TJK TJK Design Build
612 W. Main
Madison, WI 53703
DESIGN BUILD 608-257-1090 FAX 608-257-1092

INDEX OF DRAWINGS:

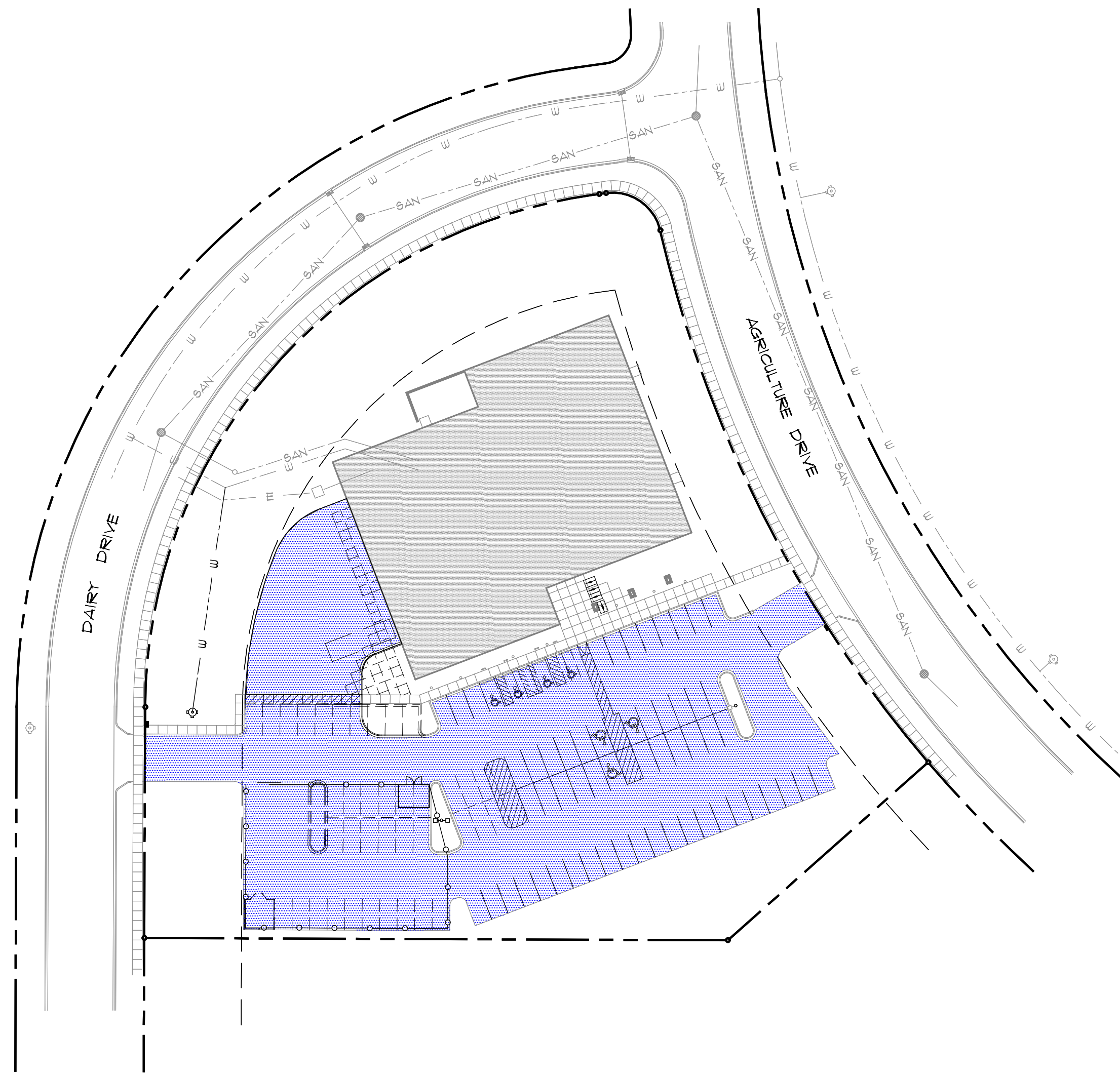
SHEET #	SHEET TITLE
C-1.0	DEMO SITE PLAN
C-1.1	PROPOSED SITE PLAN
C-1.5	LANDSCAPE PLAN
C-1.6	PHOTOMETRIC PLAN
D-1.1	DEMO FLOOR PLAN
A-1.1	FLOOR PLAN
A-2.1	EXTERIOR ELEVATIONS



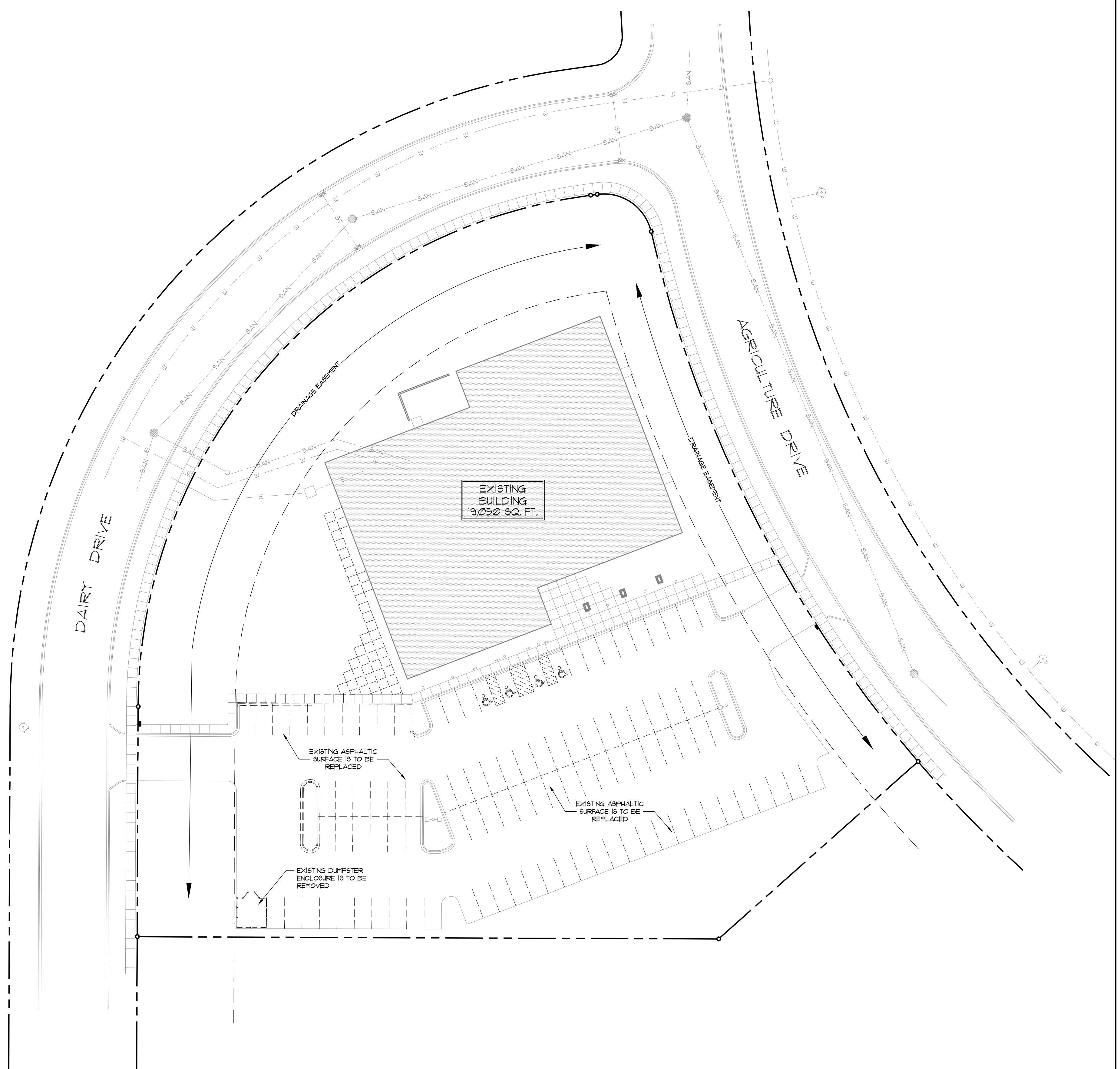
SITE LOCATION MAP



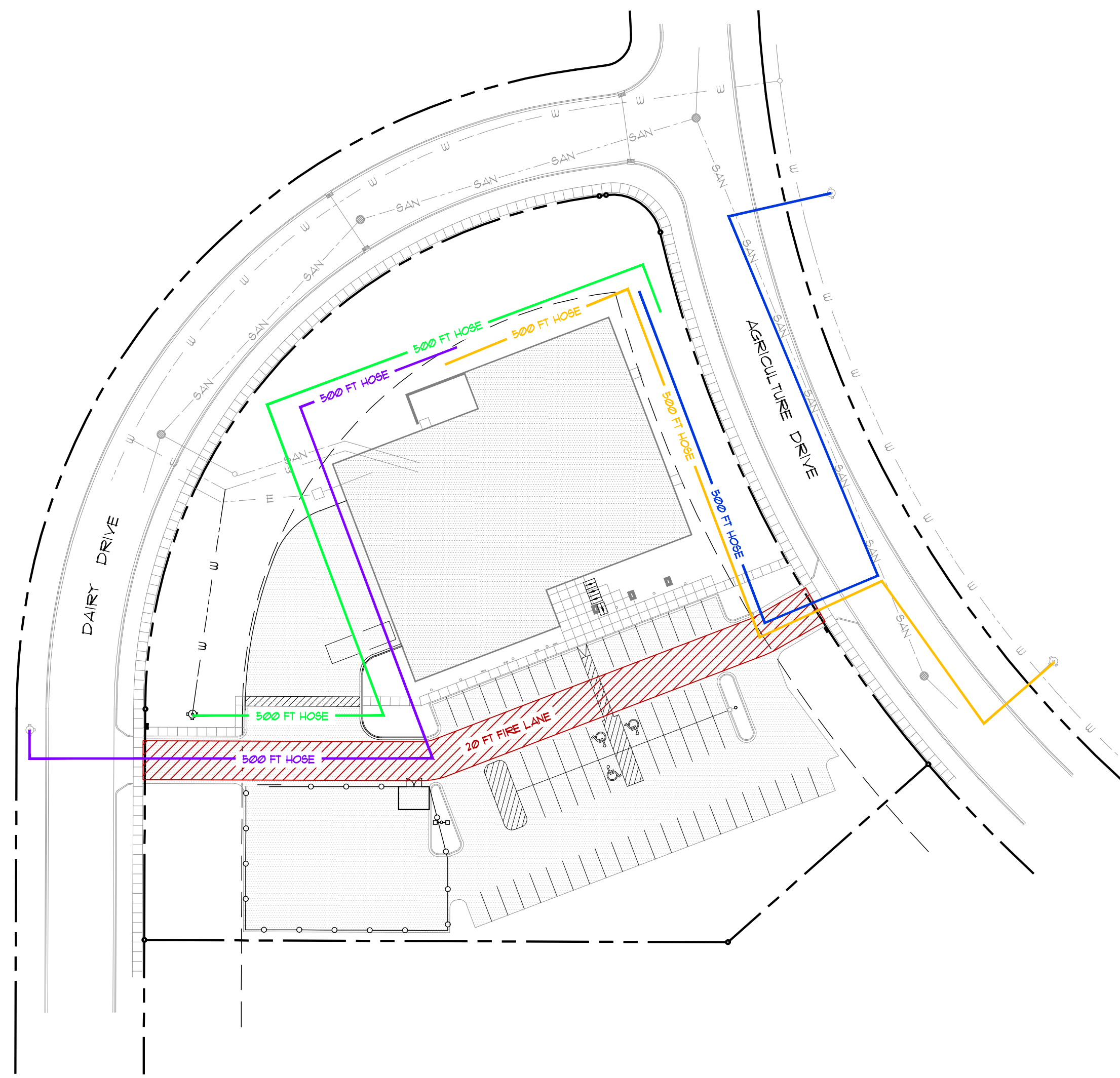
AERIAL LOCATION MAP



1 DEMO/PROPOSED SITE PLAN COMPARISON
C-1.0 SCALE: 1" = 50'-0" NORTH



1 DEMO SITE PLAN
C-1.0 SCALE: 1" = 30'-0" NORTH



2 DEMO/PROPOSED SITE PLAN COMPARISON
 C-1.1 SCALE: 1" = 50'-0"

- GENERAL NOTES:**
- ALL PAINT STRIPPING SHALL BE 4" WIDE, COLOR TBD
 - H.C. CURB CUTS AND RAMPS PER ADA SEC. 4.1 MAX. SLOPE TO BE 1:10. MIN. WIDTH TO BE 36". FLARE SIDES TO EACH SIDE WITH MAX. SLOPE OF 1:10. AREA TO BE COLORED CONCRETE WITH TEXTURE IN COMPLIANCE WITH ADA REQUIREMENTS
 - ALL DIMENSIONS ARE FROM FACE OF CONCRETE WALL, FACE OF CURB OR CENTER OF PROPERTY LINE.
 - BITUMINOUS PAVING 18 3" SURFACE COURSE ON 8" COMPACTED STONE BASE
 - ALL EXTERIOR CONCRETE SIDEWALKS TO BE 6 BAG MIX WITH WESTERN FINISH 4" THICK W/ W/F REINFORCING ON 6" COMPACTED FILL.
 - DURING CONSTRUCTION REMOVE CASTING GRATE ON ALL CATCH BASINS INSTALL WATER PERMEABLE MEMBRANE FOR SILT INFILTRATION PROTECTION AND REINSTALL CASTING GRATE. SECURE MEMBRANE IN THE FLOW LINE WITH 2X4 MATERIAL, MINIMUM
 - EXISTING WATER MAIN VALVES SHALL BE MARKED AND PROTECTED FOR DURATION OF CONSTRUCTION

PARKING LOT PLAN SITE INFORMATION BLOCK

2702 AGRICULTURE DRIVE
 MADISON, WISCONSIN

SITE ADDRESS: 2702 AGRICULTURE DRIVE
 SITE ACREAGE (TOTAL): 30,499 SQ FT ± 2.81 ACRES

NUMBER OF BUILDING STORIES (ABOVE GRADE): 1
 BUILDING HEIGHT: LOW RISE (4'-0" HIGH EAVE) 19'-0"
 TYPE OF CONSTRUCTION (NEW STRUCTURES OR ADDITIONS): 2B FULLY SPRINKLED

TOTAL SQUARE FOOTAGE OF BUILDING: 19,050 SQ FT
 USE OF PROPERTY: AUTO REPAIR
 GROSS SQUARE FEET OF OFFICE: 10,380 SQ FT
 GROSS SQUARE FEET OF AUTO REPAIR: 8,700 SQ FT

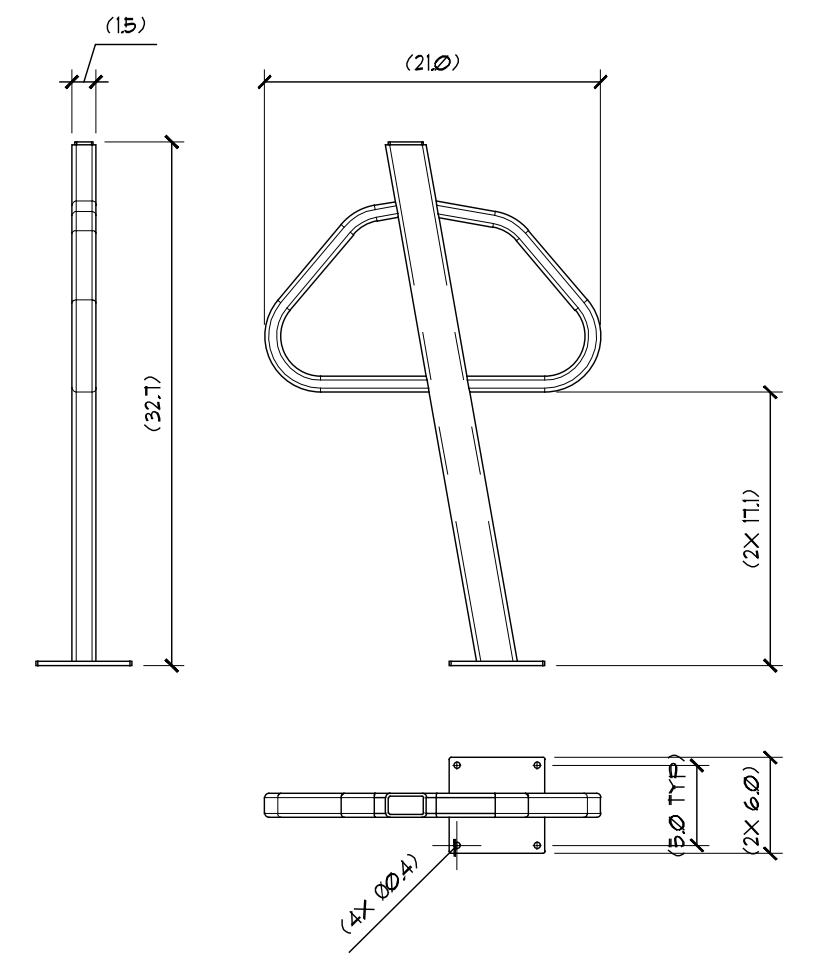
NUMBER OF BICYCLE STALLS SHOWN: 8
 NUMBER OF PARKING STALLS (TOTAL SITE): 63

STALLS SHOWN	61
ACCESSIBLE	2
TOTAL	63

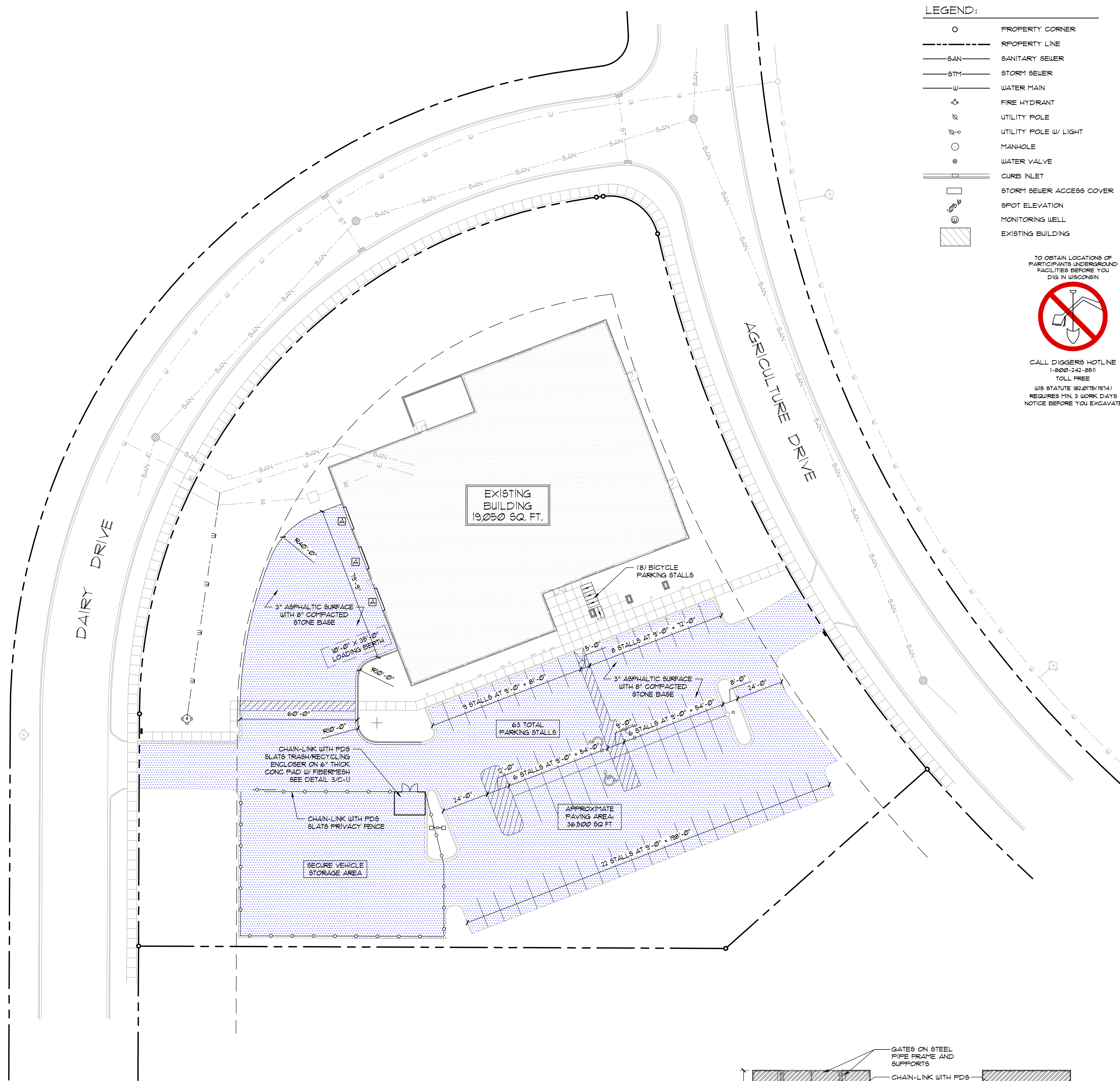
NUMBER OF TREES SHOWN: SEE LANDSCAPE PLAN

SITE INFORMATION

SITE SIZE	109,499 SQ FT
BLDG AREA	19,050 SQ FT
PARKING AND WALKS	42,193 SQ FT
FLOOR AREA RATIO	17.4%
IMPERVIOUS SURFACE RATIO	56.5%

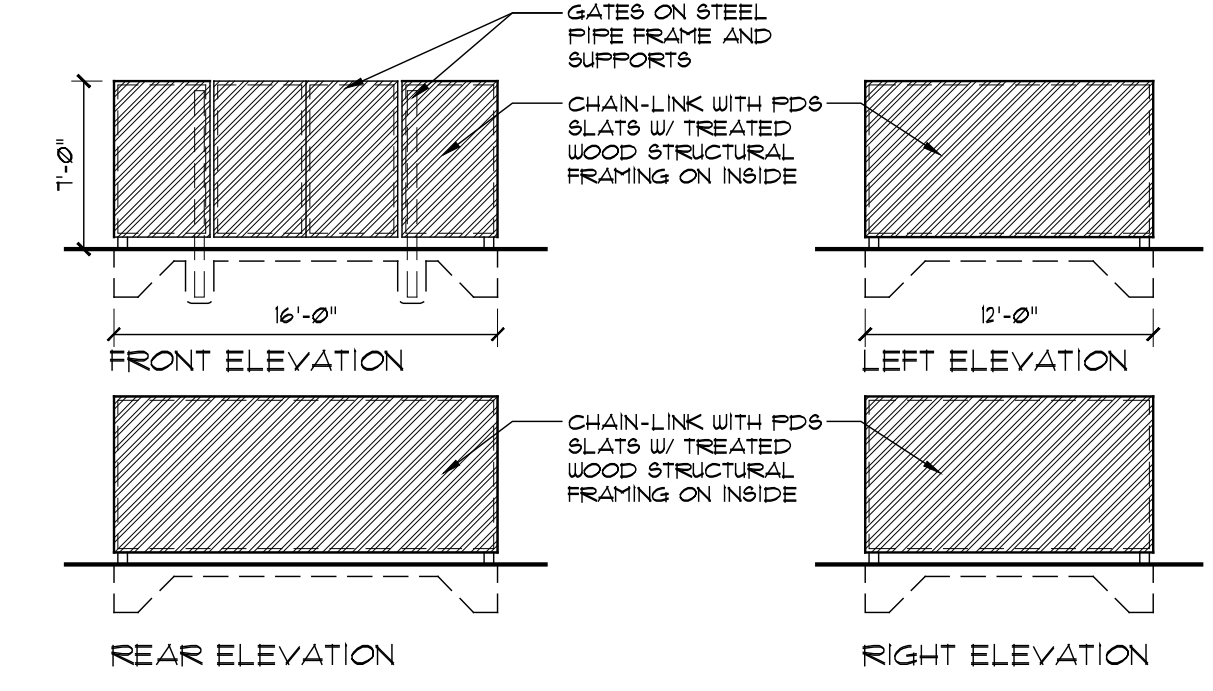


4 BIKE STALL DETAIL
 C-1.1 SCALE: 1" = 1'-0"



1 PROPOSED SITE PLAN
 C-1.1 SCALE: 1" = 30'-0"

- LIGHT FIXTURE KEY**
- COOPER LIGHTING INDUSTRIES, LUMARK XTOR CROSSOUR MAXX LED MODEL XTOR6 (16'-0" FROM GRADE)



3 DUMPSTER ENCLOSURE ELEVATIONS
 C-1.1 SCALE: 1/8" = 1'-0"

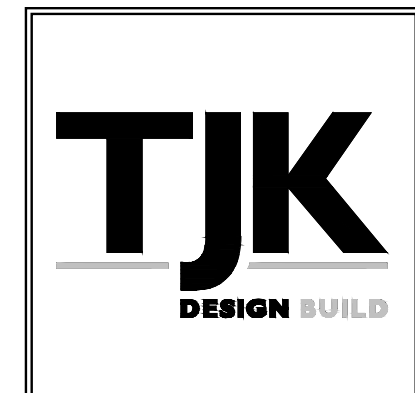
LEGEND:

- PROPERTY CORNER
- PROPERTY LINE
- SAN - SANITARY SEWER
- STW - STORM SEWER
- W - WATER MAIN
- FH - FIRE HYDRANT
- U - UTILITY POLE
- UW - UTILITY POLE W/ LIGHT
- M - MANHOLE
- WV - WATER VALVE
- CI - CURB INLET
- SAC - STORM SEWER ACCESS COVER
- SE - SPOT ELEVATION
- MW - MONITORING WELL
- EB - EXISTING BUILDING

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
 1-800-242-8811
 TOLL FREE

WIS STATUTE 102.07(1)(b)142
 REQUIRES MIN. 3 WORK DAYS
 NOTICE BEFORE YOU EXCAVATE



612 WEST MAIN STREET
 MADISON, WI 53703
 608-257-1090
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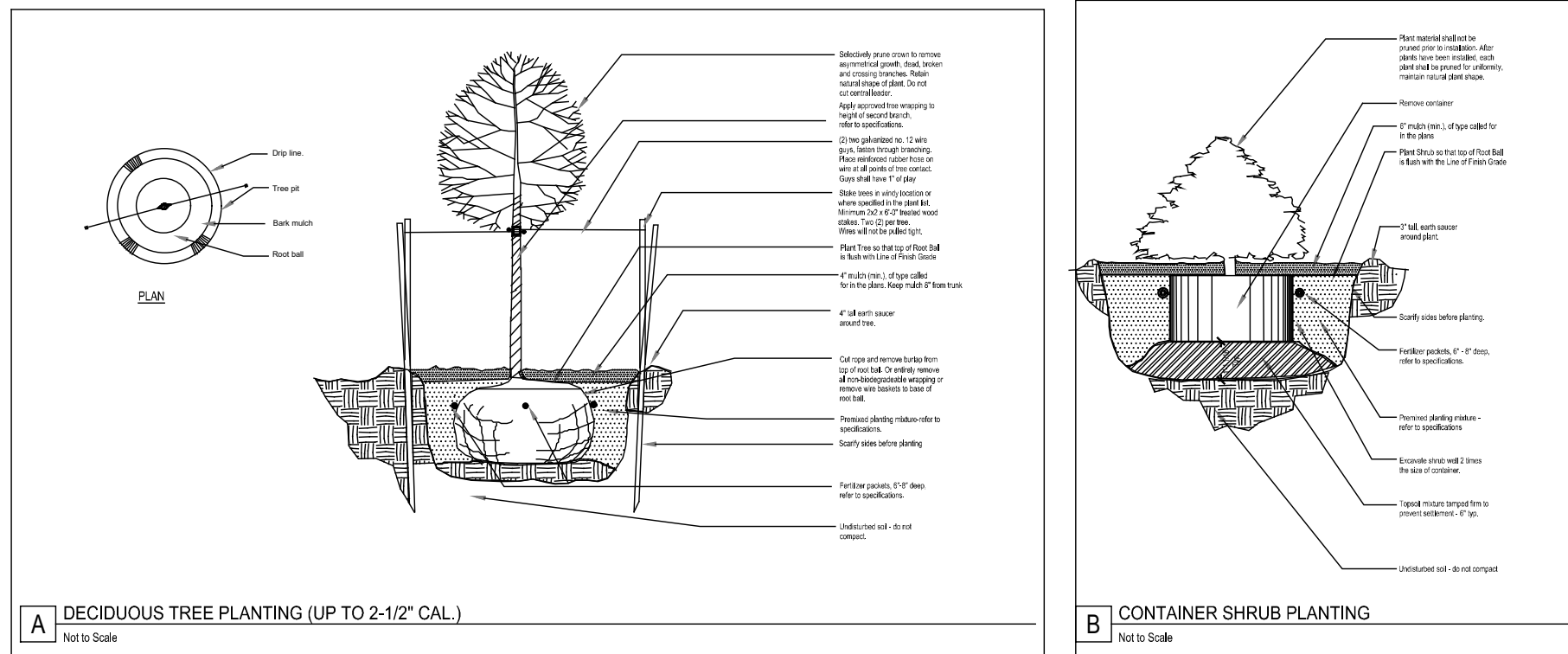
REV	DATE

PROPOSED FACILITY FOR:
PRECISION DIAGNOSTICS
 2702 AGRICULTURE DRIVE
 MADISON, WISCONSIN

C-1.1
 1.18.22

PLANTING SCHEDULE

Symbol	Detail	Key	Botanical Name	Common Name	Qty	Size	Size	Root	Comments
Major Deciduous Trees									
AM	2A	AM	Acer miyabei 'Morton'	State Street Miyabei Maple	6	2 - 2.5" cal	As shown	B&B	Straight leader
BN	L1.0	BN	Betulus nigra 'Heritage'	Heritage River Birch	5	2 - 2.5" cal	As shown	B&B	Multi-trunk
CO		CO	Celtis occidentalis	Common Hackberry	1	2 - 2.5" cal	As shown	B&B	Straight leader
FG		FG	Fagus grandifolia	American Beech	2	2 - 2.5" cal	As shown	B&B	Straight leader
GD		GD	Gymnocladus dioica 'Prairie Titan'	Prairie Titan Coffeetree	4	2 - 2.5" cal	As shown	B&B	Straight leader
LT		LT	Liriodendron tulipifera	Tuliptree	3	2 - 2.5" cal	As shown	B&B	Straight leader
OB		OB	Quercus bicolor	Swamp White Oak	3	2 - 2.5" cal	As shown	B&B	Straight leader
QE		QE	Quercus ellipsoidalis	Hills Oak	3	2 - 2.5" cal	As shown	B&B	Straight leader
UA		UA	Ulmus americana 'Valley Forge'	Valley Forge Elm	5	2 - 2.5" cal	As shown	B&B	Straight leader
Deciduous Shrubs									
AMM	2B	AMM	Aronia melanocarpa 'Morton'	Iroquois Beauty Chokeberry	15	18"	48" o.c.	Cont	Full plants
CSF	L1.0	CSF	Cornus stolonifera 'Farrow'	Arctic Fire Dogwood	8	18"	60" o.c.	Cont	Full plants
CA		CA	Corylus americana	American Filbert	25	18"	60" o.c.	Cont	Full plants
CFA		CFA	Calycanthus floridus 'Athens'	Athens Sweetshrub	11	18"	60" o.c.	Cont	Full plants
FMA		FMA	Fothergilla 'Mount Airy'	Mount Airy Fothergilla	24	18"	54" o.c.	Cont	Full plants, matched
MP		MP	Myrica pensylvanica	Northern Bayberry	18	18"	48" o.c.	Cont	Full plants
POD		POD	Physocarpus opulifolius 'Donna May'	Little Devil Ninebark	11	18"	32" o.c.	Cont	Full plants, matched
RR		RR	Rosa rugosa 'Purple Pavement'	Purple Pavement Rose	13	18"	66" o.c.	Cont	Full plants, matched
SA		SA	Symphoricarpos albus	Common Snowberry	15	18"	48" o.c.	Cont	Full plants, matched
VJ		VJ	Viburnum x juddii	Judd Viburnum	16	18"	48" o.c.	Cont	Full plants, matched
Evergreen Shrubs									
JSB	2E	JSB	Juniperus sabina 'Buffalo'	Buffalo Juniper	15	18"	84" o.c.	Cont	Full plants, matched
JVI	L1.0	JVI	Juniperus virginiana 'Idylwild'	Idylwild Eastern Redcedar	5	18" ht	As shown	B&B	Full plants, straight leader
Surface Treatment									
L		SE	Spaded Edge	Shredded Hardwood Bark Mulch, typical at all Planting Beds unless noted otherwise					
ME		SM	Metal Edge	Stone Mulch					



2 PLANTING DETAILS
L-1.0 NOT TO SCALE

LANDSCAPE WORKSHEET

CITY OF MADISON LANDSCAPE WORKSHEET
Section 28.142 Madison General Ordinance

Project Location / Address: **2702 Agriculture Drive Madison, Wisconsin**
Name of Project: **Precision Diagnostics**
Owner / Contact: _____
Contact Phone: _____ Contact Email: _____

Landscaping Calculations and Distribution
Required landscaped area shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways, and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

(a) For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area: **65,272 sf**
Total landscape points required: **1,088**

(b) For lots larger than five (5) acres, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.
(b) is not applicable, site is less than five acres

(c) For the Industrial - Limited (IL) and Industrial - General (IG) districts, one (1) point shall be provided per one hundred (100) square feet of developed area.
(c) is not applicable, site is not zoned industrial

Tabulation of Points and Credits

Plant Type/Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Oversory deciduous tree	2 1/2 inch caliper measured diameter at breast height (dbh)	35	5	175	32	1,120
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35	1	35		
Ornamental tree	1 1/2 inch caliper	15				
Upright evergreen shrub (i.e. arbutus)	3-4 feet tall	10				
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3		156	468	
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4		20	80	
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2				
Sub Totals				210		1,668
Total Number of Points Provided						1,878

* As determined by ANSI, ANLA- American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.

PLANTING NOTES

- The Contractor shall locate and verify the existence of all utilities prior to starting work.
- Coordinate landscape work with other contractors of utility and, if applicable, irrigation work and irrigation sleeving.
- Prepare soil test as called for in the specifications and submit soil test and recommendations to the DWNER'S representative. Apply soil amendments for lawn areas to correct acid or alkaline soils that adjust pH between 6.0 to 6.8. Evenly distribute ground limestone or sulfur and incorporate thoroughly into soil.
- Mulch all areas of shrubs and groundcovers with shredded hardwood bark as indicated on plans to a 3" depth. Mulch stone border around building with type indicated on plans and on Washed Stone Border Detail to a depth of 4 inches.
- Edging Material:
 - Refer to Landscape Plan for Edging Material at Washed Stone Border along building base.
 - Refer to Landscape Plan for Spade Edging specified at balance of landscaping beds.
 - Refer to Washed Stone Border Detail on Landscape Detail Sheet for installation.
- Upon completion of the maintenance and approval for final acceptance, the Contractor shall supply the DWNER'S representative written maintenance instructions, for maintenance during and after the guarantee period.

SECTION 28.142(5)(a)

One Diversory Deciduous Tree and Five Shrubs shall be planted for each 30 linear feet of lot frontage. Two Ornamental or Two Evergreen Trees may be used in place of one oversory deciduous tree.

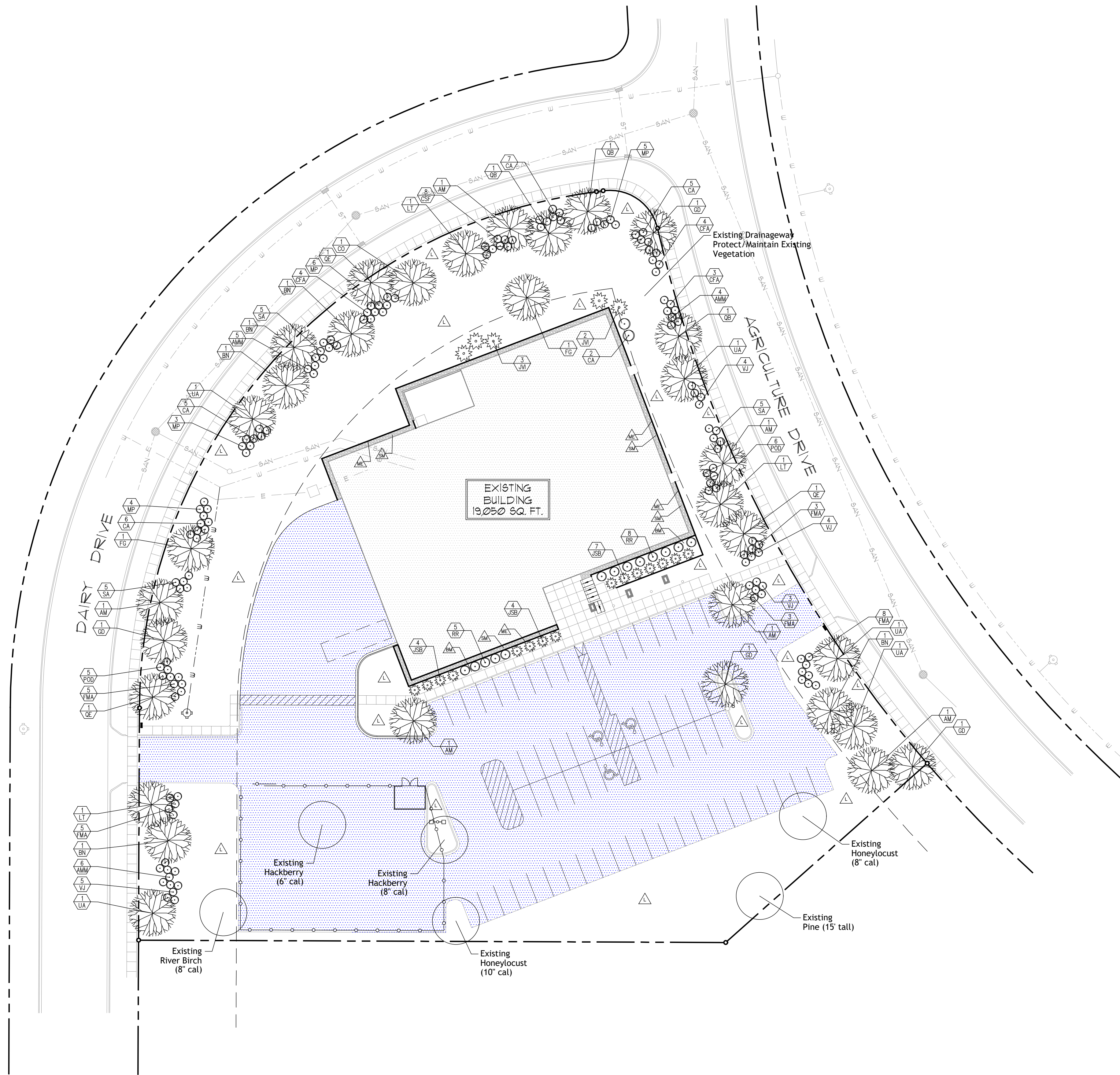
Total Lot Frontage:

847.38 linear feet

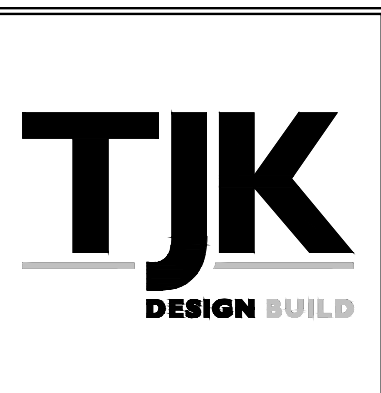
Required Plantings:

847.38 lf/30 lf = 28.24

Equals
28 Diversory Trees, included in tabulation of points
141 Shrubs, included in tabulation of points



1 LANDSCAPE PLAN
C-1.5 SCALE: 1" = 30'-0"



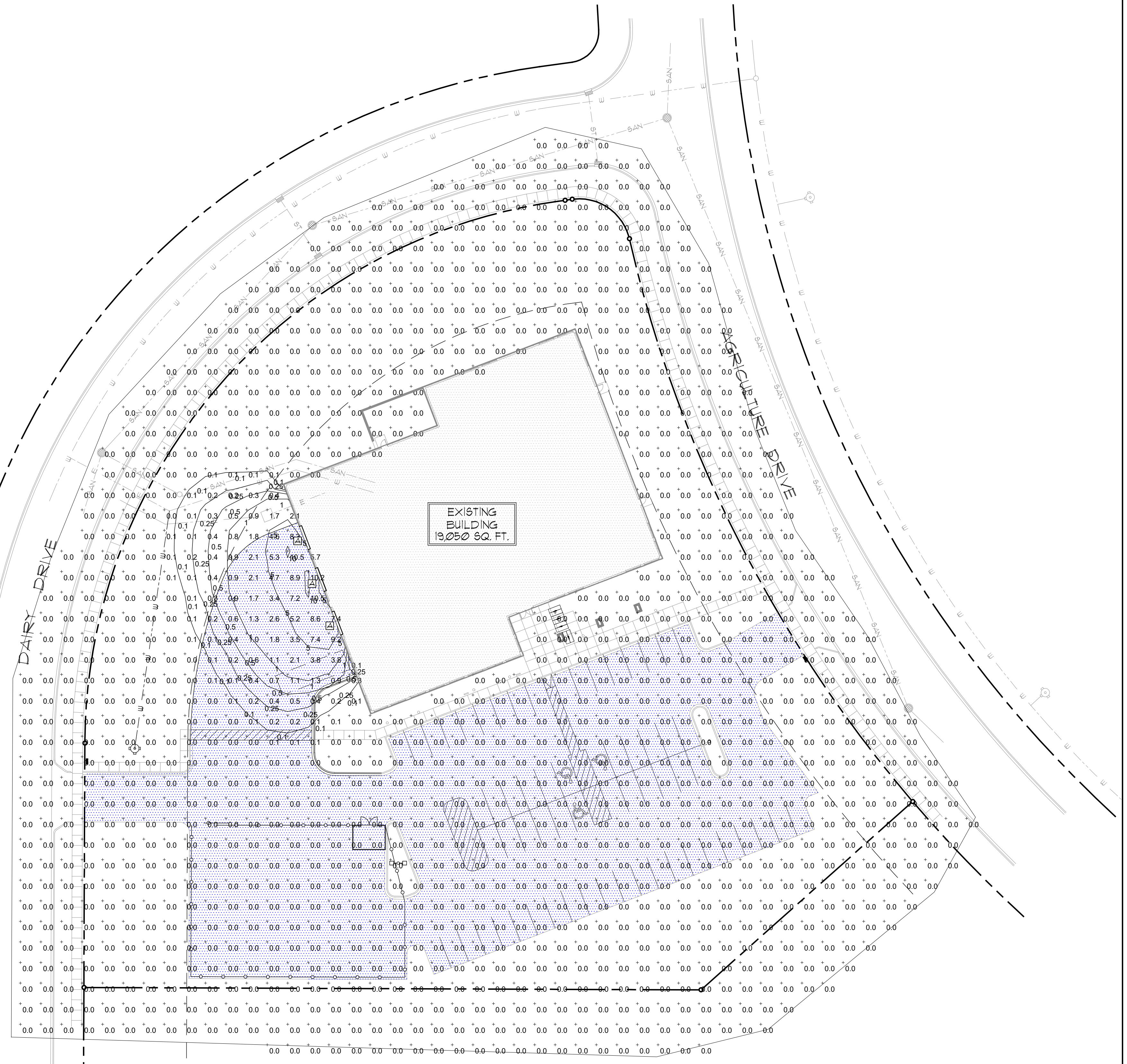
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REV DATE

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PRECISION DIAGNOSTICS**
2702 AGRICULTURE DRIVE
MADISON, WISCONSIN

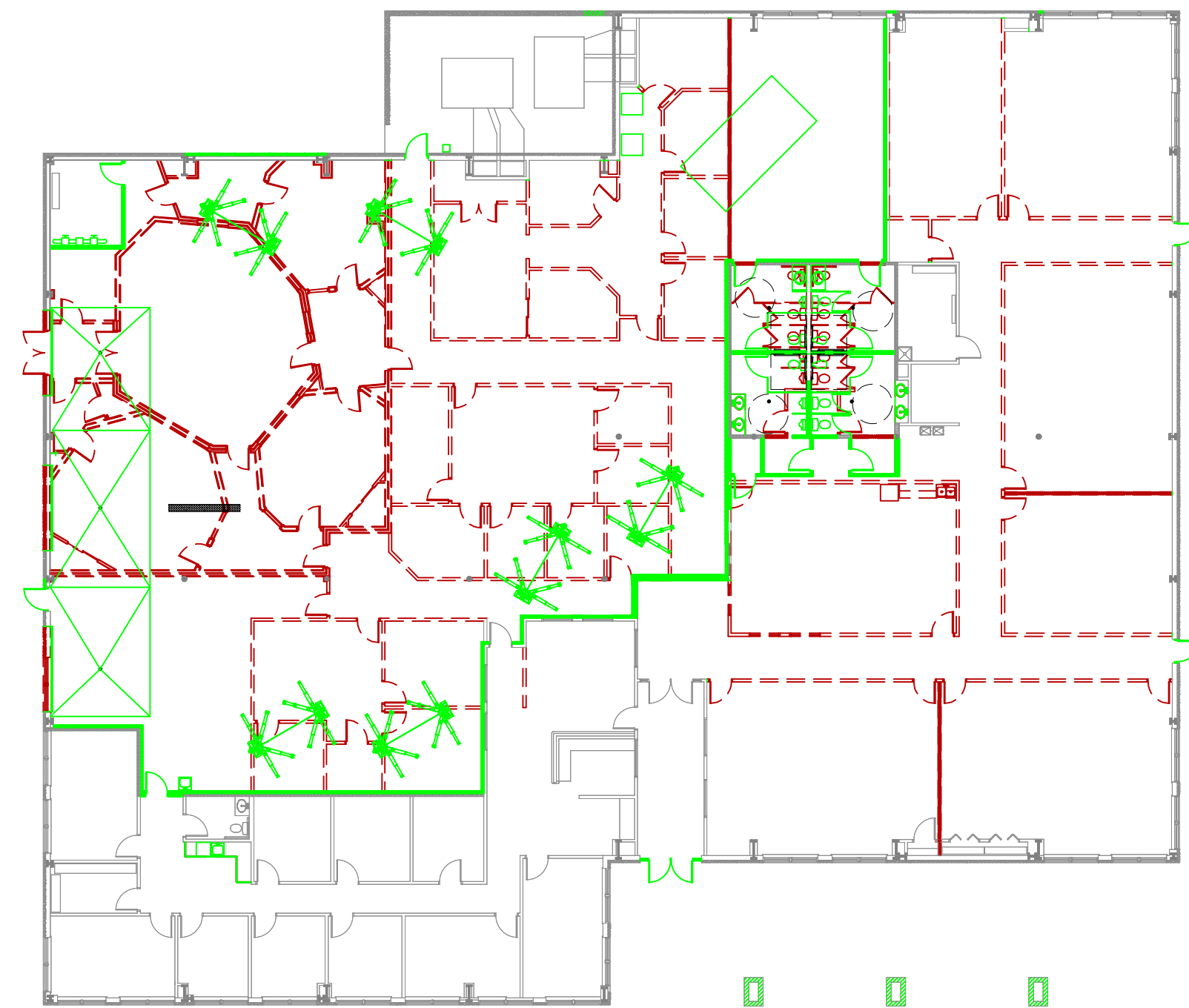
C-1.5
1.18.22



Plan View
Scale = 1" = 30'-0"

1 PHOTOMETRIC PLAN
C-1.6 SCALE: 1" = 30'-0"

- LIGHT FIXTURE KEY**
- A** COOPER LIGHTING INDUSTRIES, LUMARK XTOR CROSSOUR MAXX LED MODEL XTOR6 (16'-0" FROM GRADE)



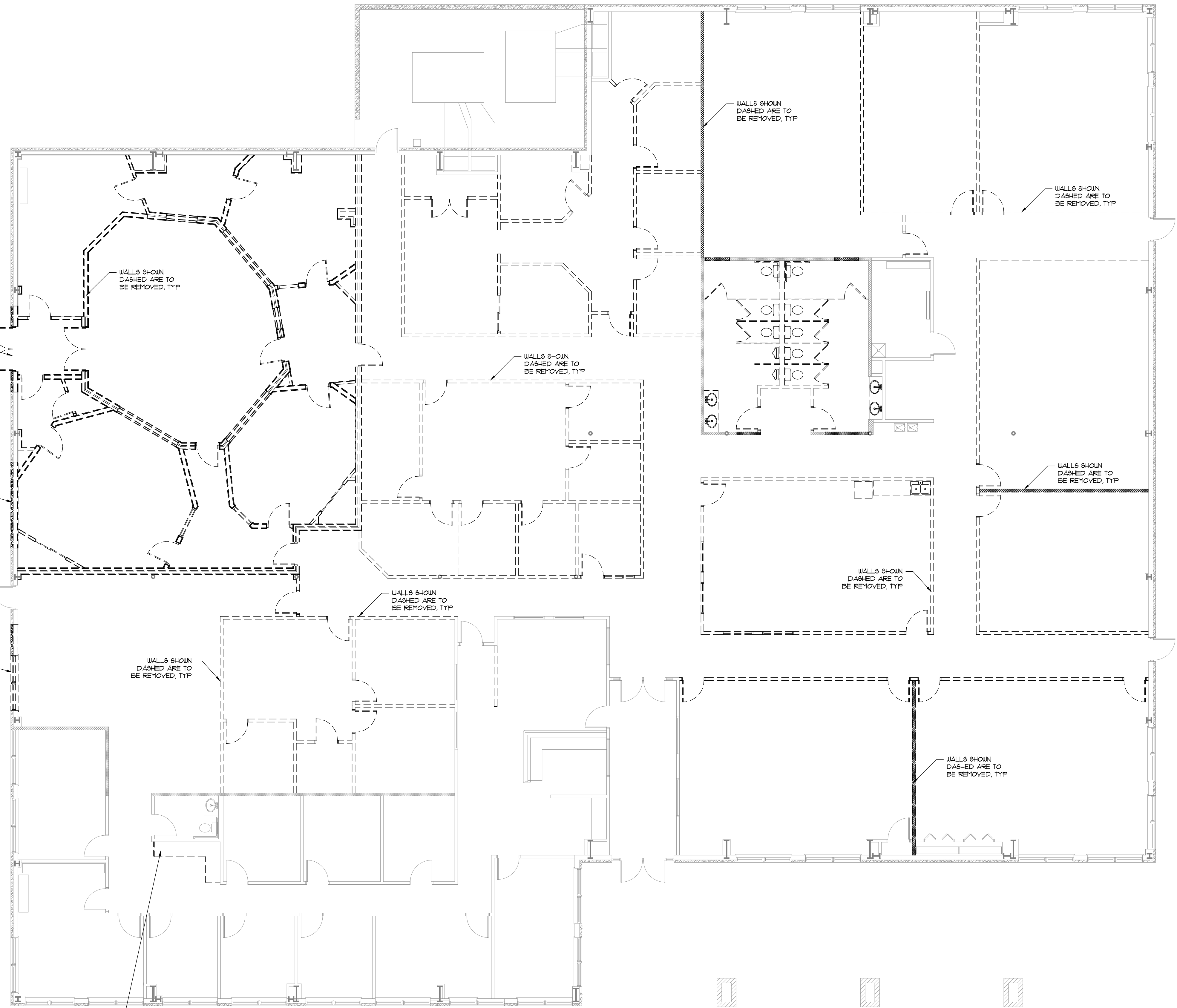
2 DEMO FLOOR PLAN
SCALE: 1" = 20'-0"

EXIST/NEW KEY	
GRAY	EXISTING TO REMAIN
RED	EXISTING TO BE DEMOLISHED
GREEN	NEW CONSTRUCTION

PREP EXISTING EXTERIOR WALL TO ACCOMMODATE NEW OVERHEAD DOOR

PREP EXISTING EXTERIOR WALL TO ACCOMMODATE NEW OVERHEAD DOOR

PREP EXISTING EXTERIOR WALL TO ACCOMMODATE NEW OVERHEAD DOOR

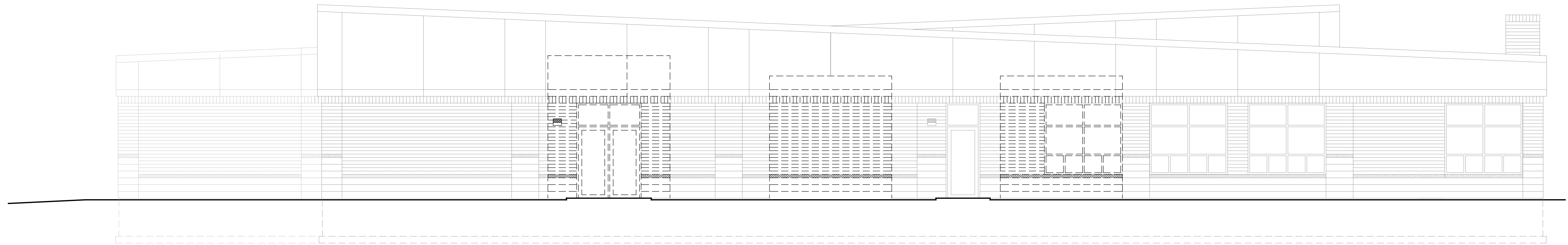


REMOVE EXISTING COUNTERTOP
REWORK EXISTING CABINETS TO
MEET ADA REQUIREMENTS

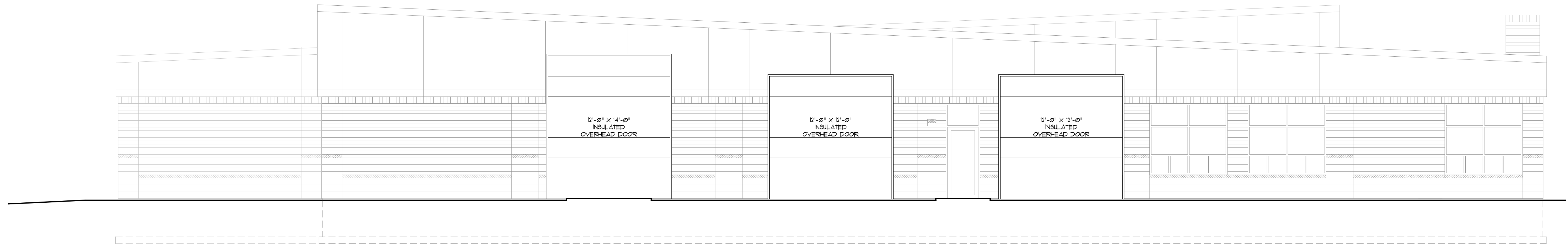
1 DEMO FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL DEMO NOTES:

1. WALLS DASHED ON PLAN ARE TO BE DEMOLISHED.
2. ALL DRAINS BELOW FINISH FLOOR TO BE CAPPED AND REMOVE AS NECESSARY.
3. EXISTING PLUMBING TO BE REWORKED, CAPPED OFF, OR REMOVED AS NECESSARY TO ACCOMMODATE NEW LAYOUT.
4. MECHANICAL CONTRACTOR TO REWORK EXISTING DUCTWORK AND DIFFUSERS TO ACCOMMODATE FOR NEW LAYOUT AS NECESSARY.
5. CEILING CONTRACTOR TO REMOVE EXISTING AC AND GRID AS NECESSARY. STOCK PILE EXISTING FOR REUSE IN AREAS NEEDED.
6. EXISTING FLOORING AND BASE TO BE REMOVED AS NEEDED TO ACCOMMODATE NEW LAYOUT. FLOORING CONTRACTOR TO PATCH AND REPAIR CONCRETE PRIOR TO INSTALLATION OF NEW FLOOR.



1 DEMO WEST ELEVATION
A-2.1 SCALE: 3/16" = 1'-0" NORTH



2 PROPOSED WEST ELEVATION
A-2.1 SCALE: 3/16" = 1'-0" NORTH



City of Madison Fire Department

30 West Mifflin Street, 8th & 9th Floors, Madison, WI 53703-2579

Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address: 2702 AGRICULTURE DR

Contact Name & Phone #: JOHN BIENO 608 257 1090

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall? If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provide detail of signage.) f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-feet clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D103?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
6. Is any part of the building greater than 30-feet above the grade plane? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? <i>Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.</i> a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant? <i>Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.</i>	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> N/A

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on MGO 34.503 and IFC 2012 Edition Chapter 5 and Appendix D; please see the codes for further information.