



707 n. 6th street  
 Kansas city, ks 66101  
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 913.308.1460  
 consulting engineer:

**7 BREW DRIVE THRU - MADISON WI - WASHINGTON**  
 PLAZA STREET PARTNERS, LLC  
 3909 EAST WASHINGTON AVENUE, MADISON, WISCONSIN 53704

REVISIONS		
No.	Description	Date

Sheet issue date:  
02/11/2025

Project no.:  
23.26.05

Sheet contents:  
FLOOR PLAN - MAIN LEVEL

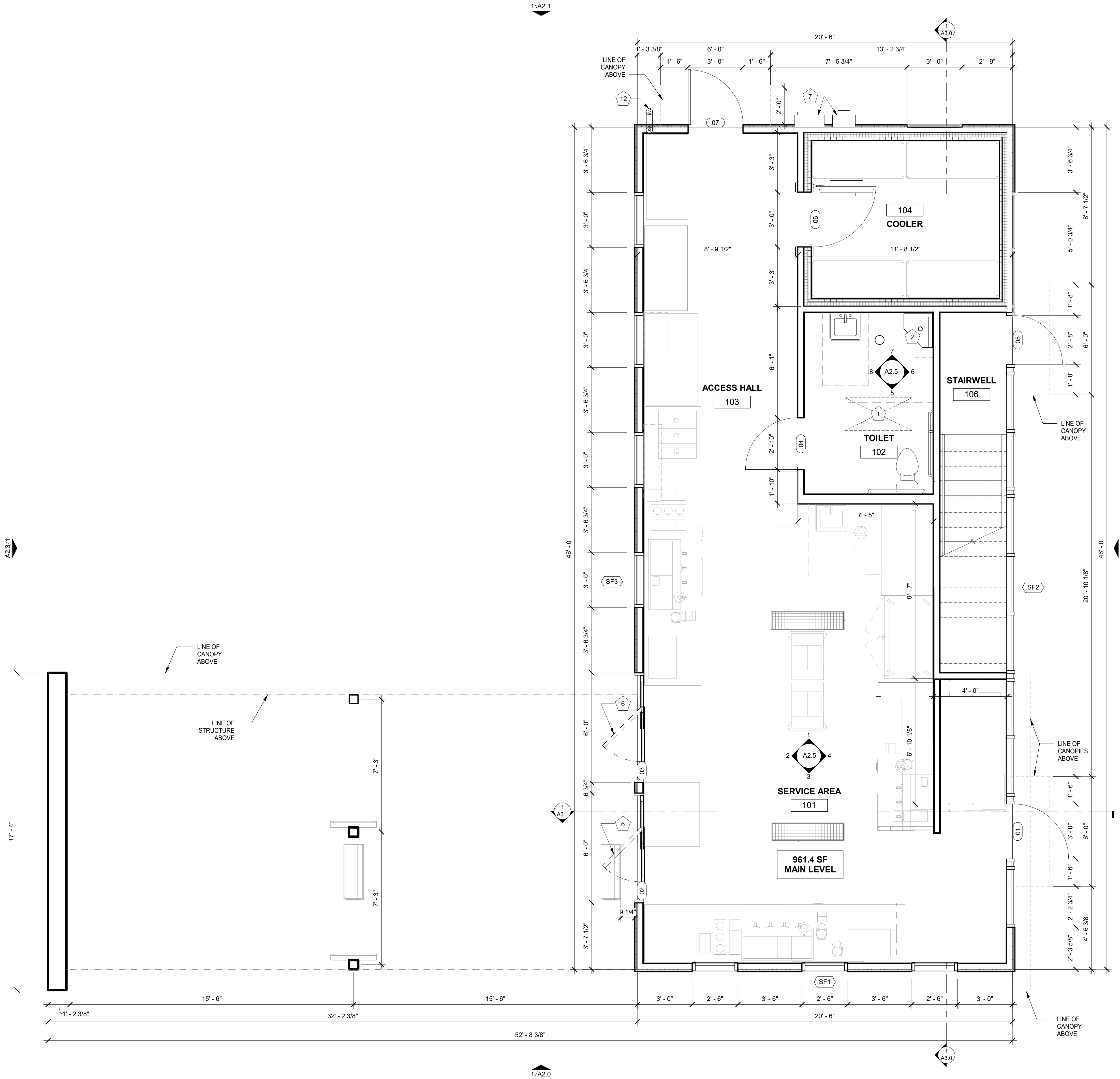
Sheet no.:

A1.1

Note Number	Note Text
1	ACCESS DOOR FOR CRAWLSPACE ACCESS
2	MOP SINK, REF PLUMBING
3	STEP, CENTER ON DOOR
4	PREFABRICATED COMPLIANT MECHANICAL SERVICE GUARDRAIL PER IBC SECTION 1015 - EACH SIDE
5	PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT
6	SLIDING DOOR IS ADA AUTO/MANUAL EGRESS CAPABLE
7	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
8	STOREFRONT SIGNS - SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
9	DOWNSPOUT CONNECTION TO STORMWATER SYSTEM; REF CIVIL
10	DOWNSPOUT SCUPPER TO GRADE; REF CIVIL
11	SITE CONTRACTOR TO COORDINATE CIVIL AND STRUCTURAL DRAWINGS TO ENSURE ALL CANOPY COLUMN FOUNDATION PLATES AND BOLTS ARE CONSTRUCTED IN A MANNER THAT CONCEALS THEIR CONNECTIONS COMPLETELY BELOW GRADE; TYP.
12	DOWNSPOUT OUTLET - STORMWATER CONNECTION; REF CIVIL
13	SCREEN WALLS TO SIMILATE BUILDING EXTERIOR WALLS

ZONING AREAS COMPARISON		
LEVEL 1	1427.6 SF	(100.0%)
LEVEL 2	1110.9 SF	(77.6%)

**1 MAIN LEVEL PLAN**  
 3/8" = 1'-0"



2/11/2025 5:43:42 AM C:\Users\Vanessa\Documents\23.26.05\_Madison WI - 2 Story\_Entitlement.v2\_R22\_vanessaBWH88.rvt  
 7 Brew Template V3.0 Mirrored This drawing is an instrument of service and, as such, shall remain the property of Veritas Architecture and Design LLC. Unauthorized use or reproduction without permission is prohibited. This document is for use in connection with the specified project and shall not be used for other locations. ©2023  
 2022-11-20\_LAYOUT V04

REVISIONS

No.	Description	Date

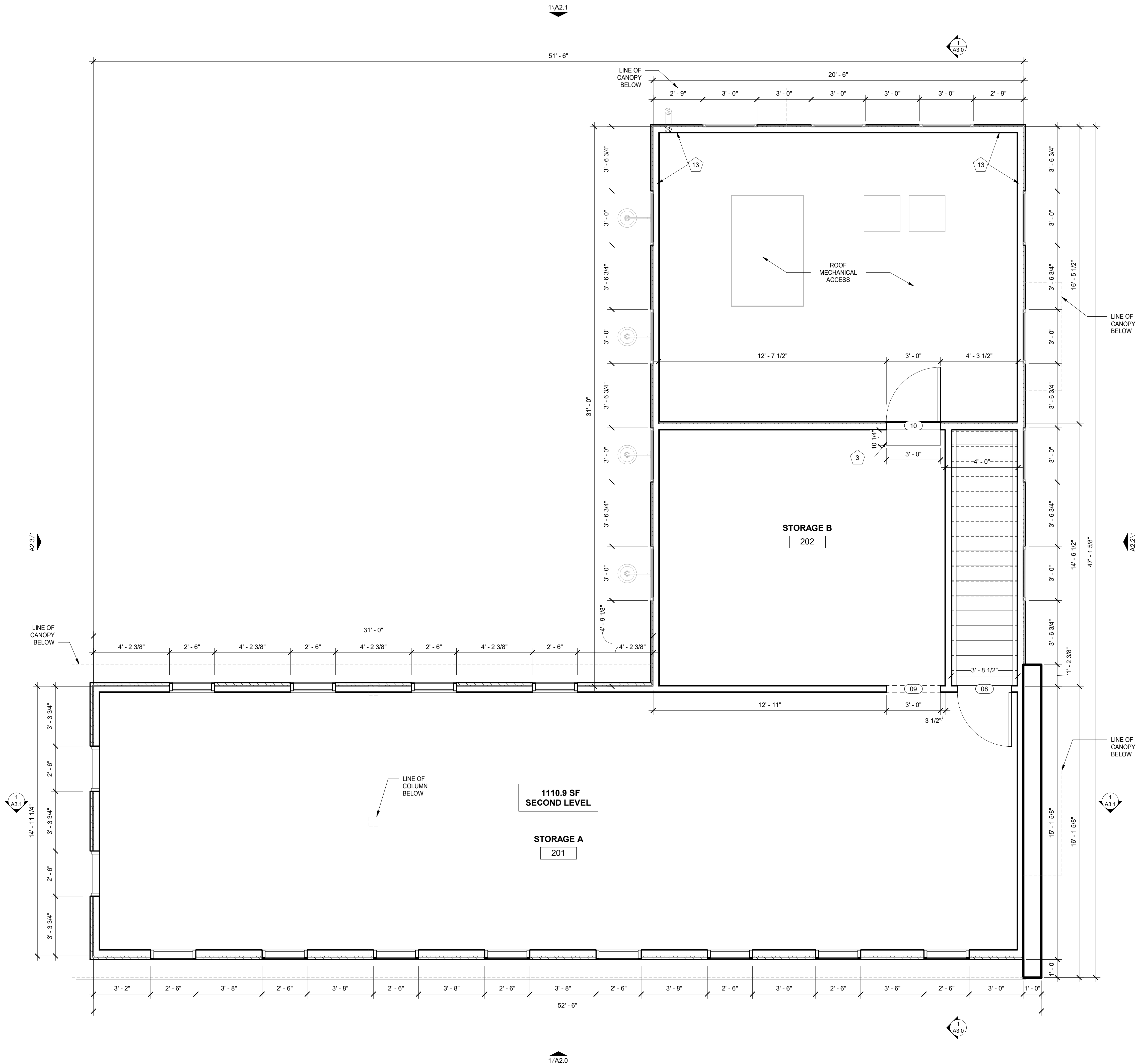
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sheet contents:  
FLOOR PLAN -  
SECOND LEVEL

sheet no.:  
A1.2

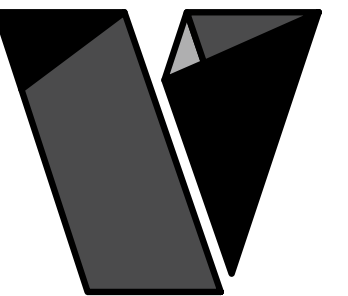
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13	SCREEN WALLS TO SIMILATE BUILDING EXTERIOR WALLS

ZONING AREAS COMPARISON		
LEVEL 1	1427.6 SF	(100.0%)
LEVEL 2	1110.9 SF	(77.8%)



**1 SECOND LEVEL PLAN**  
3/8" = 1'-0"





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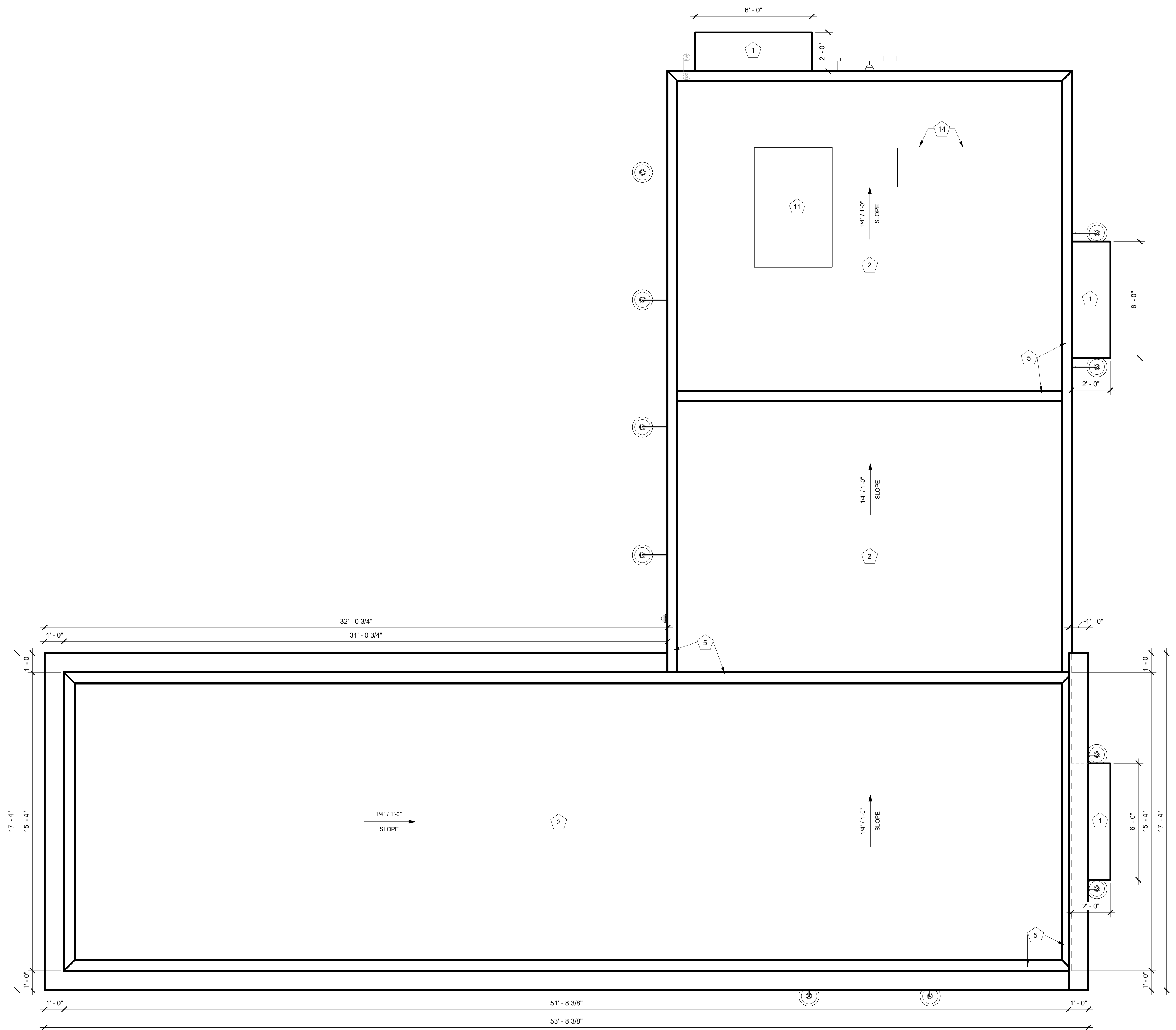
Sheet contents:  
ROOF PLAN

Sheet no.:

A1.6

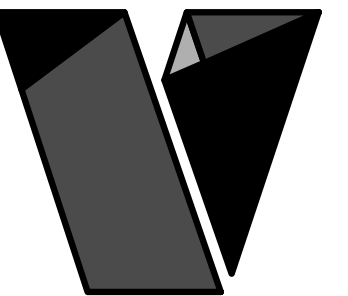
ROOF PLAN KEYNOTES

Note Number	Note Text
1	TPO ROOFING ON 5/8" CDX ROOF SHEATHING ON BUILT-UP 2x CRICKET FRAMING
2	TPO ROOFING ON 5/8" CDX ROOF SHEATHING
3	CORRUGATED ARC METAL ROOF ON #15 FELT ON PLYWOOD ROOF SHEATHING
4	8" WIDE X 4" HIGH TPO ROOF SCUPPER WITH SHEET METAL UNDERLAYMENT
5	BRAKE METAL CAP; REF ELEVATIONS
6	3' - 6" GUARDRAIL
7	ROOF DRAIN WITHIN STRUCTURAL COLUMN; CONNECT TO STORMWATER COLLECTION SYSTEM; REF CIVIL
8	ROOF DRAIN WITHIN STRUCTURAL COLUMN; DOWNSPOUT SCUPPER TO GRADE; REF CIVIL
9	ROOF DRAIN; DOWNSPOUT TO BE GALVANIZED, PAINTED, STEEL; CONNECT TO STORMWATER COLLECTION SYSTEM; REF CIVIL
10	OVERFLOW ROOF DRAIN
11	HVAC EQUIPMENT
12	ROOFING PER COOLER MANUF
13	MODULAR BUILDING PICK POINTS WITH ROOFING COLLAR; REF STRUCT
14	ICE MACHINE CONDENSERS; SITE CONTRACTOR TO DETERMINE FINAL LOCATION
15	OVERFLOW SCUPPER TO GRADE
16	IN-WALL ROOF DRAIN W/ ABOVE-GRADE OUTLET (BEYOND) CONNECTED TO SUB-GRADE STORMWATER COLLECTION SYSTEM; REF CIVIL



**1** ROOF PLAN  
3/8" = 1'-0"





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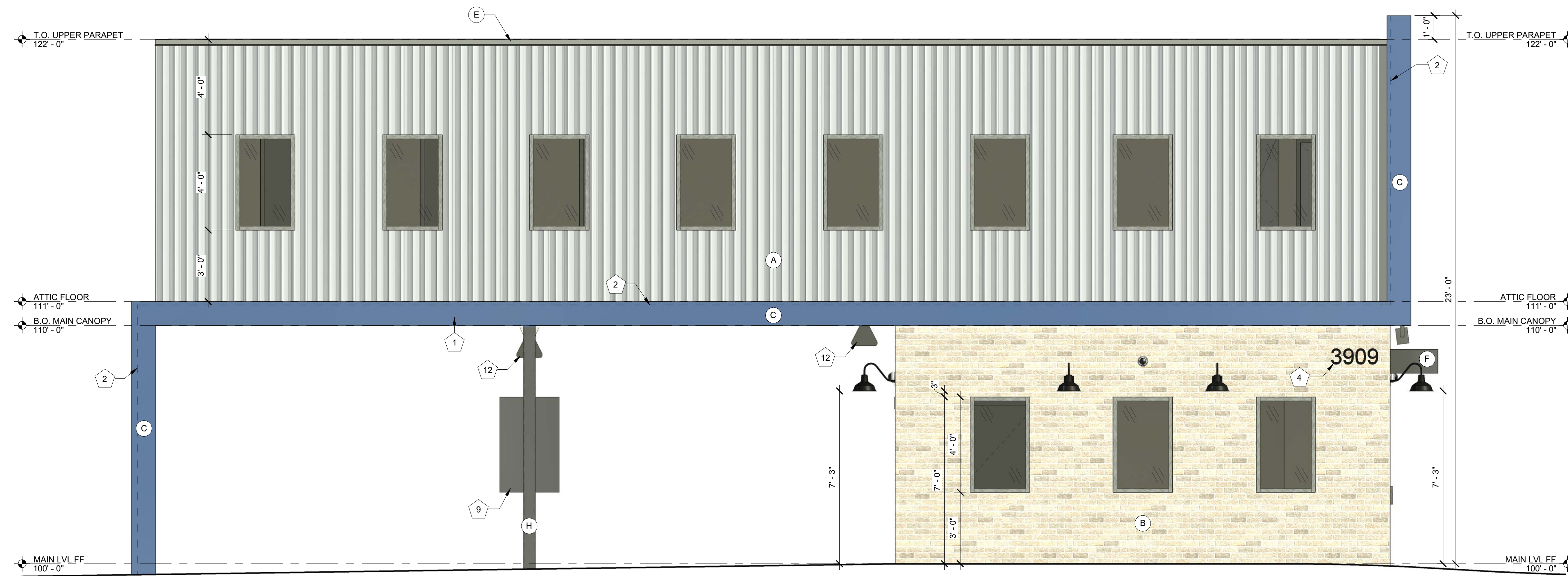
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### EXTERIOR ELEVATION KEYNOTES

Note Number	Note Text
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; REF STRUCTURAL
2	SURFACE-MOUNTED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED), TYP; REF ELECTRICAL
3	MOUNTED SPEAKER SYSTEM; SEE SYSTEMS PLAN
4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
5	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
6	FROST-PROOF FLUSH HOSE BIB
7	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
8	THROUGH-WALL ROOF SCUPPER; TYP
9	SAMSUNG DIGITAL DISPLAYS -INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
10	HVAC EQUIPMENT
11	OUTLINE OF MECHANICAL UNIT BEYOND
12	CANOPY HEATER
13	36" COOLER DOOR
14	KNOX BOX

### EXTERIOR ELEVATION MATERIALS LEGEND

Note Number	Note Text
A	VERTICAL METAL PANEL SIDING (MP-1)
B	ARCHITECTURAL CEMENT BOARD SIDING (BRK-1)
C	BRAKE METAL FASCIA (MP-2)
D	STANDING SEAM ROOF PANELS (MP-2)
E	METAL BRAKE CAP (MP-3)
F	BRAKE METAL FASCIA (MP-4)
G	SPANDREL GLAZING
H	STRUCTURAL COLUMN; REF CIVIL; PAINT TO MATCH MP-4



## 1 EXTERIOR ELEVATION - SOUTH

3/8" = 1'-0"

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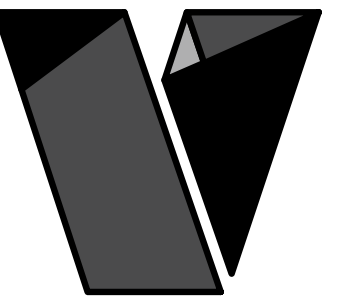
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EXTERIOR ELEVATIONS

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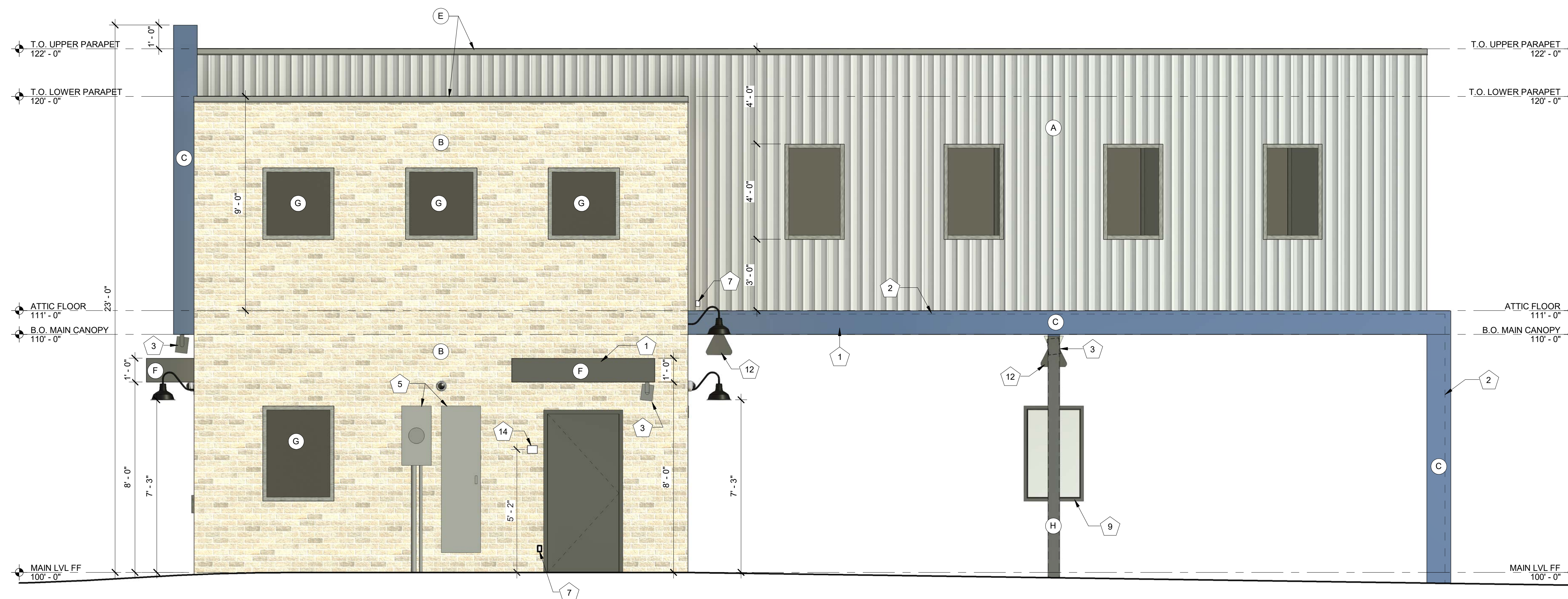
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**1 EXTERIOR ELEVATION - NORTH**  
3/8" = 1'-0"

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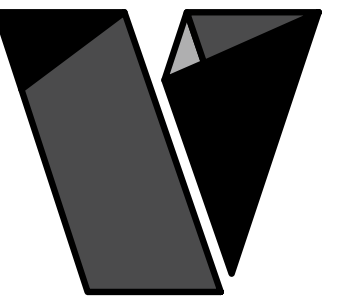
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EXTERIOR ELEVATIONS

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#### LEVEL 1 PRIMARY FACADE GLAZING

LENGTH REQUIREMENT (60% REQUIRED)	
47.27 FT OVERALL FACADE LENGTH	(100.0%)
40.14 FT GLAZED LENGTH	(84.9%)
AREA REQUIREMENT (40% REQUIRED)	
472.7 SF OVERALL LEVEL 1 FACADE	(100.0%)
179.5 SF GLAZED AREA	(40.0%)

## 1 EXTERIOR ELEVATION - WEST

3/8" = 1'-0"

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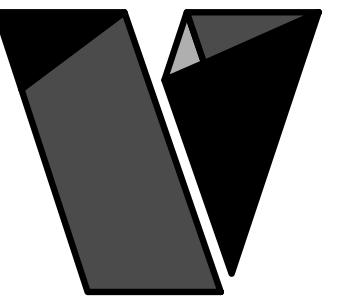
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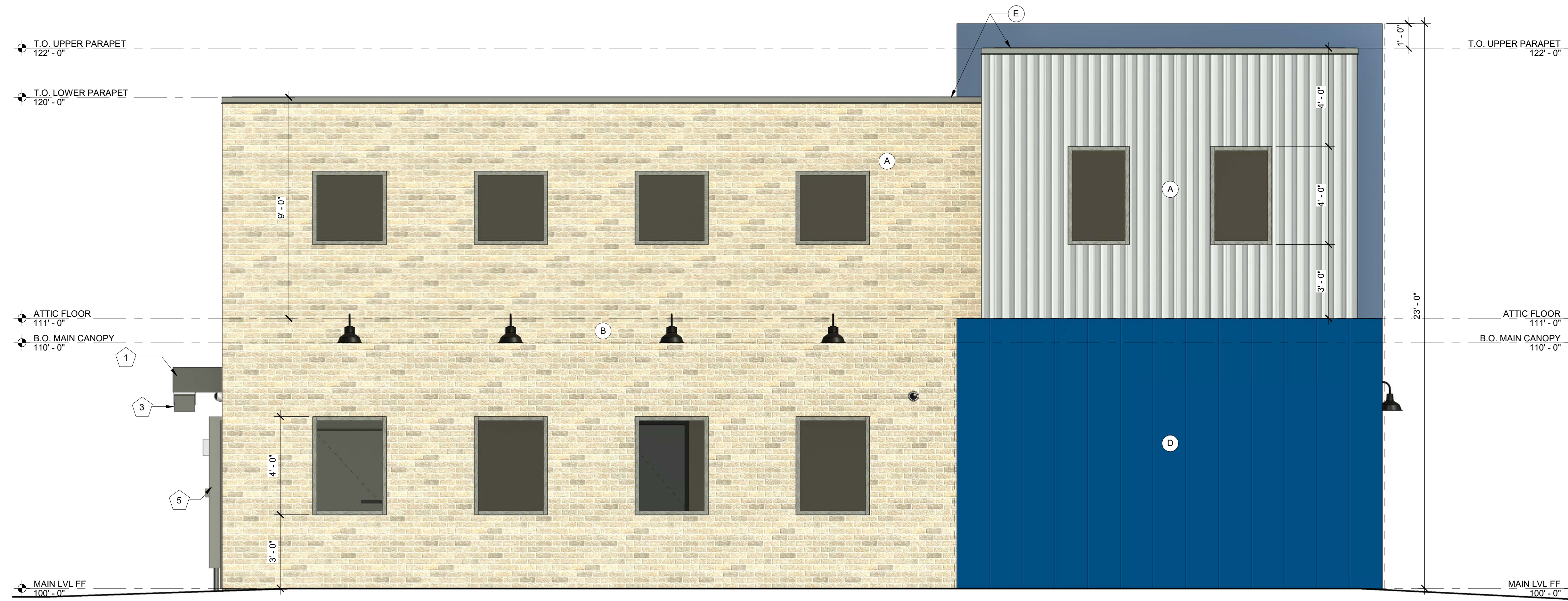
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F	BRAKE METAL FASCIA (MP-4)
G	SPANDREL GLAZING
H	STRUCTURAL COLUMN; REF CIVIL; PAINT TO MATCH MP-4



**1** EXTERIOR ELEVATION - EAST  
3/8" = 1'-0"

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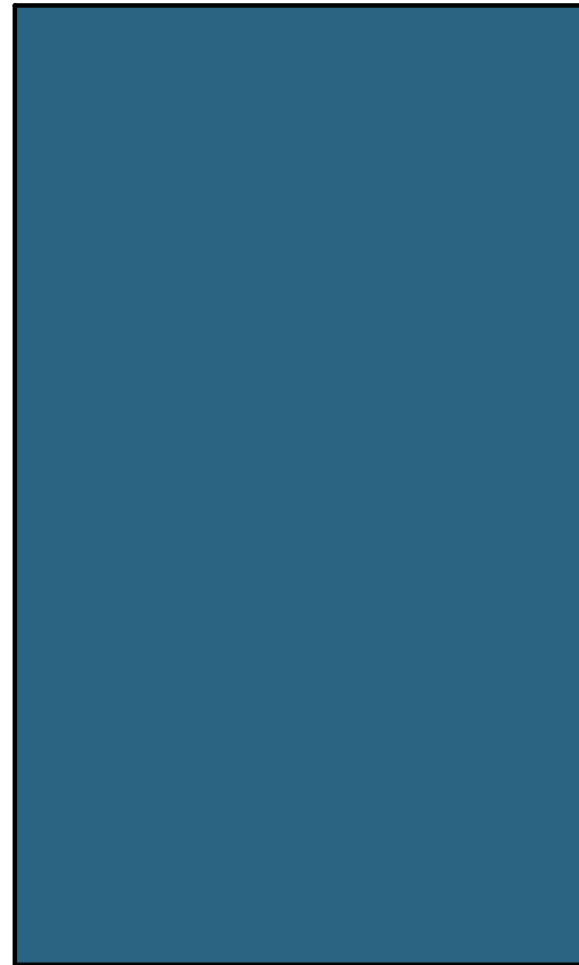
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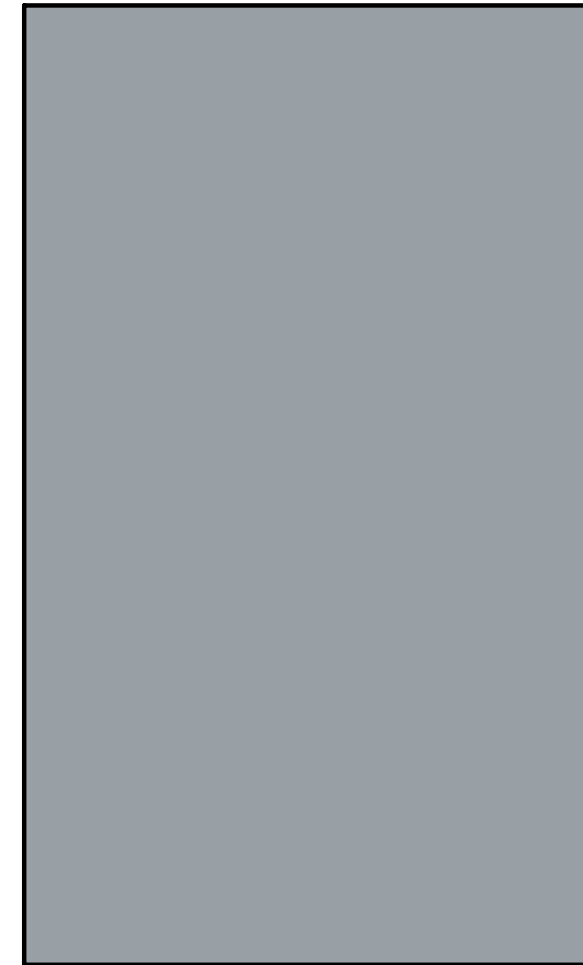
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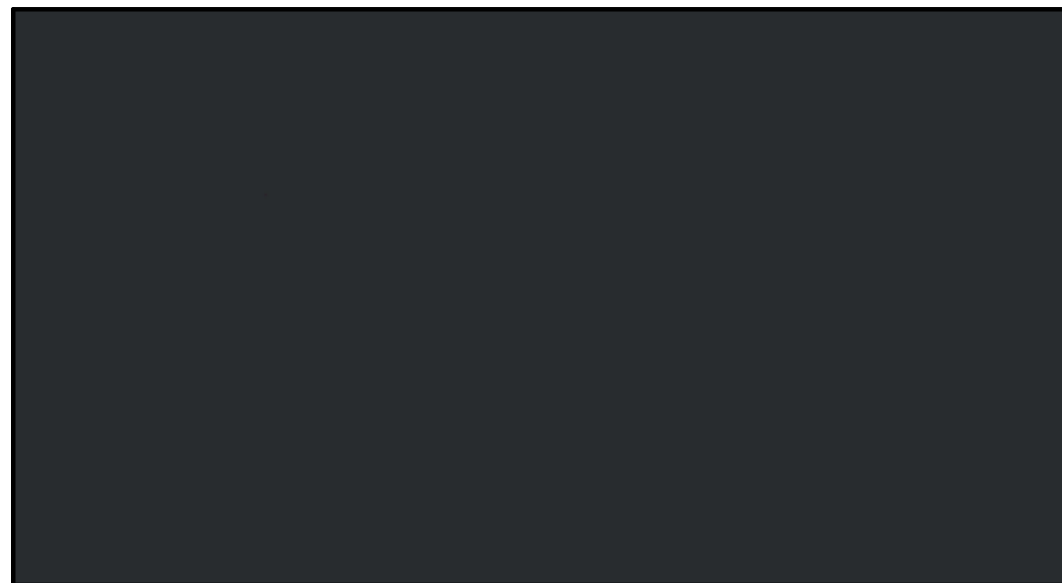
**VERTICAL METAL PANEL MP-1**  
BRAND: BERRIDGE  
COLOR: ZINC GREY  
FINISH: BR-12



**BLUE METAL PANEL MP-2**  
BRAND: BERRIDGE  
COLOR: ROYAL BLUE  
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .26



**COPING TRIM METAL MP-3**  
BRAND: BERRIDGE  
COLOR: ZINC GREY  
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .39



**BLACK METAL PANEL MP-4**  
BRAND: BERRIDGE  
COLOR: MATTE BLACK  
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .236



**FIBER CEMENT PANEL SIDING - BRK-2**  
BRAND: NICHHA  
COLOR: SHALE BROWN  
FINISH: CANYON BRICK

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7 BREW DRIVE THRU -  
MADISON WI -  
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MATERIAL COLOR  
BOARD





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7 BREW DRIVE THRU -  
MADISON WI -  
WASHINGTON  
02/11/2025

RENDERINGS



23.26.05  
7 BREW DRIVE THRU -  
MADISON WI -  
WASHINGTON  
02/11/2025

RENDERINGS

# PROPOSED COFFEE SHOP FOR: 7-BREW MADISON

## MADISON, WI

### PROJECT INFORMATION

#### SITE INFORMATION:

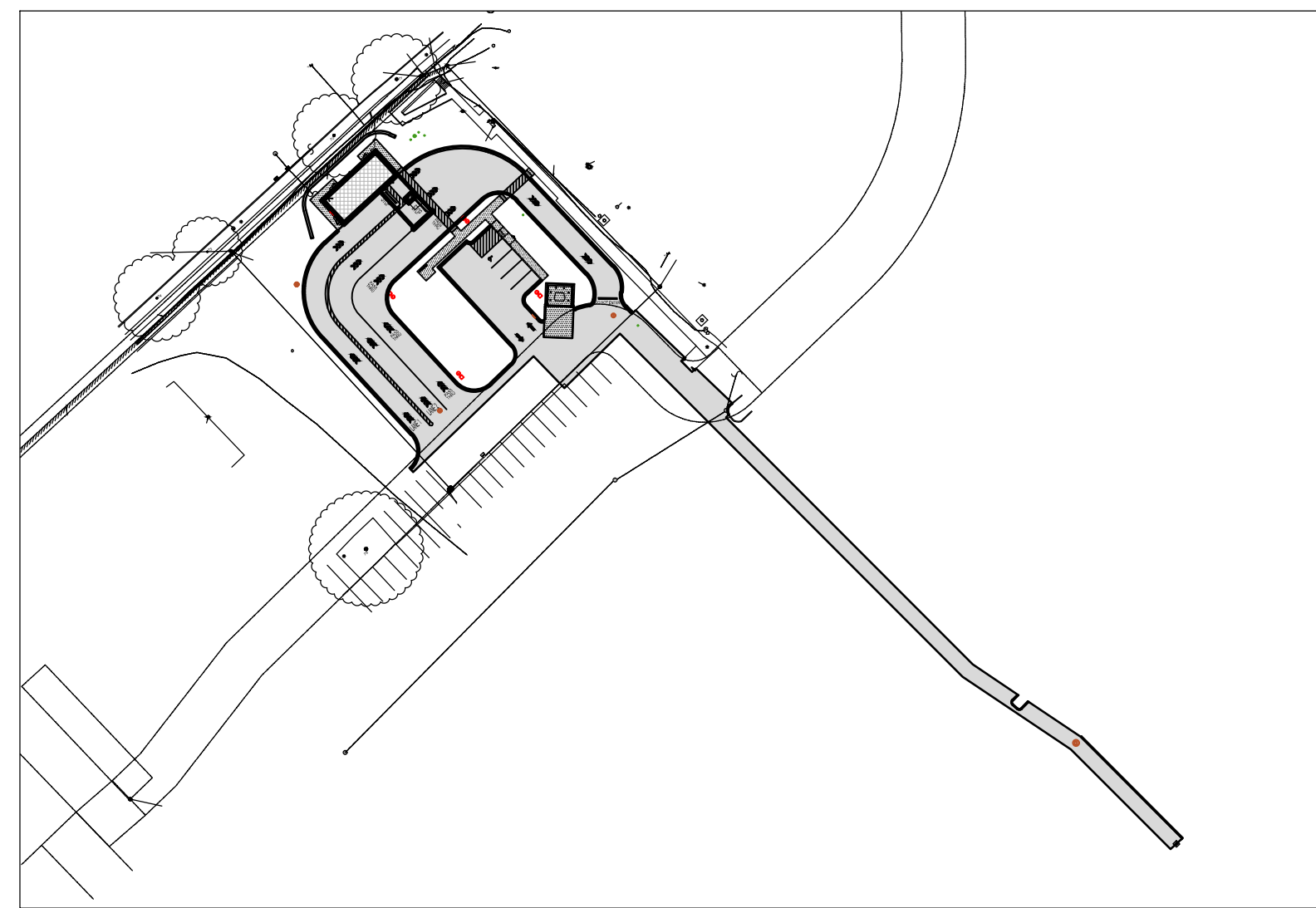
PROPERTY AREA: 37,979 S.F. (0.87 ACRES).  
 EXISTING ZONING: COMMERCIAL CORRIDOR - TRANSITIONAL/ URBAN DESIGN DISTRICT NO. 5  
 PROPOSED ZONING: COMMERCIAL CORRIDOR - TRANSITIONAL/ URBAN DESIGN DISTRICT NO. 5  
 PROPOSED USE: COFFEE SHOP WITH DRIVE THRU (C.U.P.)  
 SETBACKS:  
 BUILDING: FRONT(NW) = 5' (AT LEAST 30% BUILDING WIDTH WITHIN 20' OF PRIMARY STREET = 14' SETBACK)  
 SIDE(S/W/E) = 0'  
 REAR(SE) = 20'  
 PAVEMENT: FRONT(NW) = NONE  
 SIDE(S/W/E) = NONE  
 REAR(SE) = NONE  
 PROPOSED BUILDING HEIGHT: 22' (MAX. HEIGHT ALLOWED: 78')  
 AIRPORT HEIGHT RESTRICTIONS: 938' (PROPOSED BUILDING HEIGHT: 895.29')  
 PARKING REQUIRED: NO MINIMUM PARKING REQUIRED (NOT WITHIN 300' OF ANOTHER RESTAURANT) MAXIMUM 25% OF PERSONS (25% X 15 = 4 SPACES MAX)  
 PARKING PROVIDED: 4 SPACES (1 H.C. ACCESSIBLE)  
 HANDICAP STALLS REQUIRED: 1, HANDICAP STALLS PROVIDED: 1  
 LANDSCAPE REQUIREMENTS: MAXIMUM LOT COVERAGE - BUILDING ONLY: 85%

#### EXISTING SITE DATA

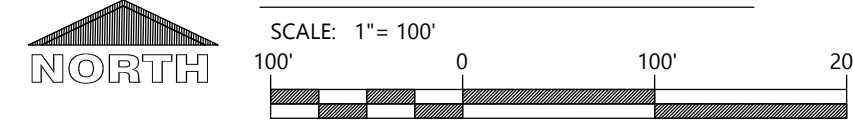
	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.72	31,399	87.3%
TOTAL IMPERVIOUS	0.72	31,399	87.3%
LANDSCAPE/ OPEN SPACE	0.11	4,580	12.7%
PROJECT SITE	0.83	35,979	100.0%

#### PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.02	1,045	2.9%
PAVEMENT (ASP. & CONC.)	0.52	22,647	62.9%
TOTAL IMPERVIOUS	0.54	23,692	65.8%
LANDSCAPE/ OPEN SPACE	0.28	12,287	34.2%
PROJECT SITE	0.83	35,979	100.0%



SITE PLAN OVERVIEW



### EXCEL LEGEND

NOTE: ALL SYMBOLS SHOWN MAY NOT APPEAR ON DRAWINGS.

SYM.	IDENTIFICATION	SYM.	IDENTIFICATION
1000.00	PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)	1000.00	PROPOSED SPOT ELEVATIONS (TOP OF CURB, FLOWLINE OF CURB)
1000.00	EXISTING GRADE SPOT ELEVATIONS	1000.00	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)
1000.00	PROPOSED SPOT ELEVATIONS (REFERENCE R-WALL DETAIL) BG-FINISHED SURFACE GRADE AT BACK OF WALL		
1000.00	FG-FINISHED SURFACE GRADE AT FRONT OF WALL		
<b>PROPOSED SITE SYMBOLS</b>			
→	PROPOSED DRAINAGE FLOW	CO	PROPOSED CLEANOUT
⊕	PROPOSED WATER VALVE IN BOX	DS	PROPOSED DOWNSPOUT TO RISER
⊕	PROPOSED WELL	↔	PROPOSED APRON END SECTION
○	PROPOSED LIGHT POLE	⊠	SOIL BORING
⊕	PROPOSED STORM CATCH BASIN - ST CB	⊕	CENTER LINE
⊕	PROPOSED STORM FIELD INLET - ST FI	⊕	PROPOSED HANDICAP PARKING STALL
⊕	PROPOSED STORM CURB INLET - ST CI	⊕	PROPOSED SIGN
<b>PROPOSED LINETYPES</b>			
---	PROPOSED PROPERTY LINE	---	INTERIOR PROPERTY LINE
ST	PROPOSED STORM SEWER AND MANHOLE - ST MH	---	RAILROAD TRACKS
SA	PROPOSED SANITARY SEWER AND MANHOLE - SAN MH	---	EXISTING GROUND CONTOUR
---	PROPOSED WATER LINE AND HYDRANT	---	PROPOSED GROUND CONTOUR
---	PROPOSED CURB AND GUTTER	POL	PROPOSED POLISH SEWER AND MANHOLE
---	GRADING/SEEDING LIMITS	P	PROPOSED PROCESS SEWER AND MANHOLE
---	RIGHT-OF-WAY LINE	CLW	PROPOSED CLEAR WATER LINE
T	PROPOSED UNDERGROUND TELEPHONE CABLE	G	PROPOSED UNDERGROUND GAS LINE
---	PROPOSED GUARD RAIL	E	PROPOSED UNDERGROUND ELECTRIC CABLE
FD	PROPOSED UNDERGROUND FIBER OPTIC LINE		

### SURVEY LEGEND

●	FOUND MONUMENT AS NOTED
○	SET MONUMENT AS NOTED
⊕	COMPUTED POINT
⊕	TEMPORARY BENCHMARK (TBM)
⊕	FIRE HYDRANT
⊕	LIGHT
⊕	SANITARY MANHOLE (SMH)
⊕	SIGN
⊕	ELECTRIC METER
⊕	ELECTRIC BOX
⊕	MONITORING WELL
⊕	WATER VALVE
⊕	CURB INLET (CI)
⊕	STORM MANHOLE
⊕	TELEPHONE PEDESTAL
⊕	FIBER OPTIC VAULT
⊕	TELEVISION PEDESTAL
N.G.	NATURAL GROUND (NG)
P.S.	PARKING SPACE(S)
(M)	MEASURED/CALCULATED DIMENSION
(R)	RECORD DIMENSION
PVC	POLYVINYL CHLORIDE PIPE
CPP	CORRUGATED PLASTIC PIPE
RCP	REINFORCED CONCRETE PIPE
BOC	BACK OF CURB
FL	FLOW LINE
TB	TOP OF BANK
BB	BOTTOM OF BANK
EA	EDGE OF ASPHALT
TA	TOP OF ASPHALT
EC	EDGE OF CONCRETE
TC	TOP OF CONCRETE
---	BOUNDARY LINE
---	ADJOINER LINE
---	EASEMENT LINE
R/W	RIGHT-OF-WAY LINE
C/L	CENTERLINE
---	GUARDRAIL LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND FIBER OPTIC LINE
---	UNDERGROUND TELEVISION LINE
---	UNKNOWN UNDERGROUND UTILITY LINE
---	UNDERGROUND WATER LINE
---	UNDERGROUND STORM LINE
---	UNDERGROUND SANITARY LINE

### PROJECT CONTACTS

#### OWNER INFORMATION:

Plaza Street Partners  
 Kara Kondie  
 3400 College Blvd, Suite 200  
 Leawood, KS 66211  
 Phone: (913) 299-5737  
 Email: kcondie@plazastreetpartners.com

#### CIVIL:

Eric Draskowski, P.E.  
 Phone: (608) 266-1678  
 E-mail: eric.draskowski@excelengineer.com

#### CITY PLANNER:

Heather Stouder  
 Phone: (608) 266-4635  
 E-mail: hstouder@cityofmadison.com

#### CITY ENGINEER:

Jim Wolfe  
 Phone: (608) 266-4099  
 E-mail: jwolfe@cityofmadison.com

#### CITY FIRE CHIEF:

Chris Carlson  
 Phone: (608) 266-4420  
 E-mail: fire@cityofmadison.com

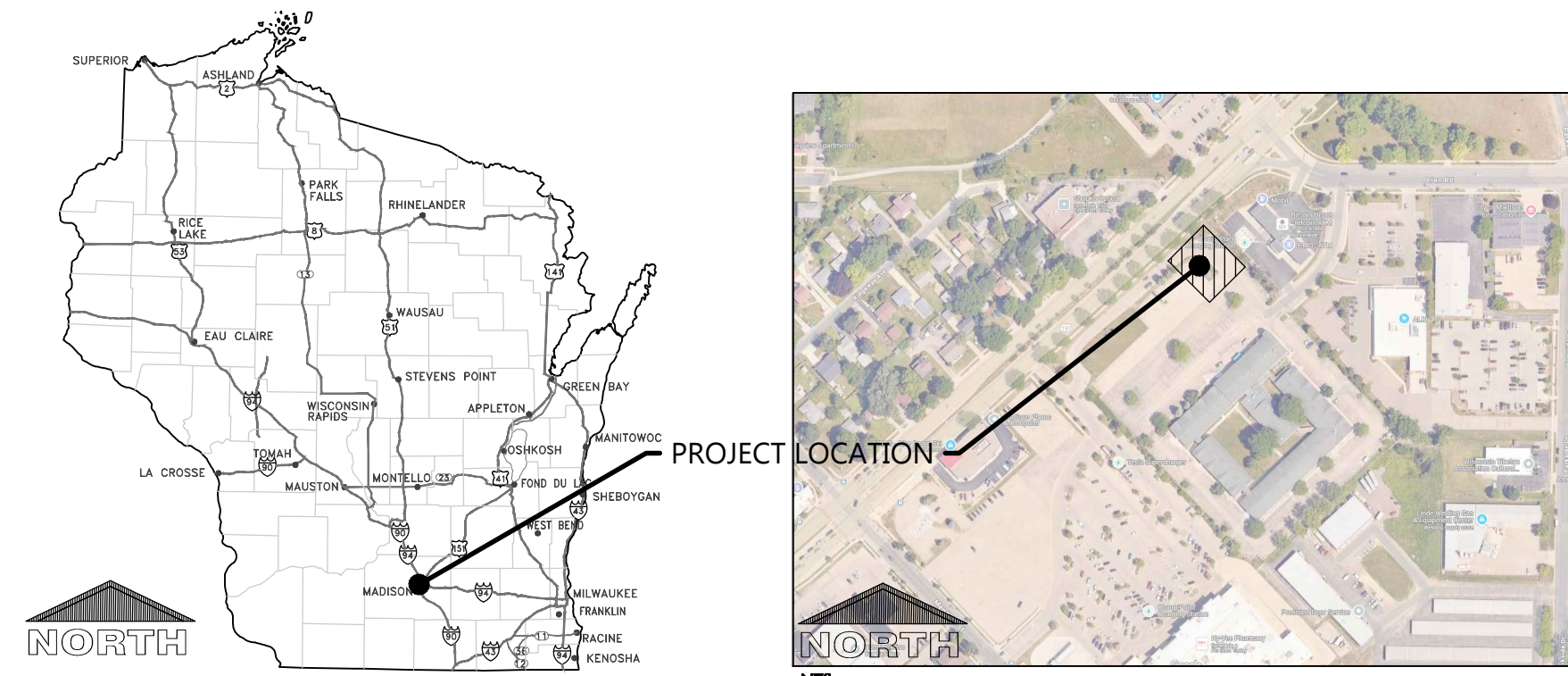
#### CITY BUILDING INSPECTOR:

Phone: (608) 266-4551  
 E-mail: bldginspection@cityofmadison.com

#### CITY DIRECTOR OF PUBLIC WORKS:

Charles Romines  
 E-mail: publicworks@cityofmadison.com

### LOCATION MAP



### PROJECT NOTES

#### GENERAL PROJECT NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.
- PRIOR TO CONSTRUCTION CONTRACTOR TO VERIFY THAT OWNER HAS OBTAINED PERMISSION TO COMPLETE WORK OFFSITE.
- FOLLOWING THE COMPLETION OF THE STORMWATER BMP'S, CONTRACTOR TO PROVIDE THE CITY OF MADISON WITH AN AS-BUILT STORMWATER MANAGEMENT/UTILITY PLAN.
- THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER RECOMMENDATIONS/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

#### SURVEY NOTE

ALTA/NSPS LAND TITLE SURVEY WAS COMPLETED BY BUCKLEY D. BLEW (PROJECT NUMBER 24-6247) REVISION DATED OCTOBER 10, 2024. CONTACT BLEW AT SUVERY@BLEWINC.COM WITH ANY QUESTIONS REGARDING SURVEY OR EXISTING CONDITIONS INFORMATION. SEE ALTA/NSPS LAND TITLE SURVEY FOR ADDITIONAL INFORMATION. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY ALL SITE IMPROVEMENTS, UTILITY LOCATIONS, INVERTS, SIZES, ETC. NOTIFY ENGINEER OF DISCREPANCIES. FAILURE TO NOTIFY ENGINEER SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR ANY DAMAGES AS A RESULT OF FAILURE TO FIELD VERIFY.

### SHEET INDEX

SHEETS BELOW INTENDED TO BE PRINTED IN: COLOR. REFER TO DIGITAL FORMAT DRAWINGS IF PRINTED GRAYSCALE TO ENSURE SCOPE CLARITY.

NUMBER	SHEET NAME / DESCRIPTION
C0.1	CIVIL COVER SHEET
C0.2	CIVIL SPECIFICATIONS
C1.0	EXISTING SITE AND DEMOLITION PLAN
C1.1A	SITE PLAN
C1.1B	STRIPING PLAN
C1.2	GRADING AND EROSION CONTROL PLAN
C1.3	UTILITY PLAN
C1.4	LANDSCAPE AND RESTORATION PLAN
C2.0	DETAILS
C2.1	DETAILS
C3.1	SITE PHOTOMETRIC PLAN & DETAILS



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 Fond du Lac, WI 54935  
 920-926-9800  
 excelengineer.com

#### PROJECT INFORMATION

PROPOSED COFFEE SHOP FOR:  
**7-BREW MADISON**  
 3915 LIEN RD. • MADISON, WI 53704

#### PROFESSIONAL SEAL



#### PRELIMINARY DATES

DEC. 6, 2024  
 DEC. 13, 2024  
 FEB. 12, 2025

NOT FOR CONSTRUCTION

#### JOB NUMBER

240275600

#### SHEET NUMBER

**C0.1**



**PROJECT INFORMATION**

**PROPOSED COFFEE SHOP FOR:**  
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 3915 LIEN RD. • MADISON, WI 53704

PROFESSIONAL SEAL

**PRELIMINARY DATES**  
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 FEB. 12, 2025

**JOB NUMBER**  
 240275600

**SHEET NUMBER**  
**C1.0**

**NOT FOR CONSTRUCTION**

**GENERAL NOTES:**

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**LEGEND:**

- REMOVE ONSITE FEATURES
- COORDINATE OFFSITE IMPROVEMENTS W/ OWNER AND NEIGHBOR

**SURVEY NOTE:**

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**SURVEY LEGEND:**

- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- COMPUTED POINT
- ⊕ TEMPORARY BENCHMARK (TBM)
- ⊕ FIRE HYDRANT
- ⊕ LIGHT
- ⊕ SANITARY MANHOLE (SMH)
- ⊕ SIGN
- ⊕ ELECTRIC METER
- ⊕ ELECTRIC BOX
- ⊕ MONITORING WELL
- ⊕ WATER VALVE
- ⊕ CURB INLET (CI)
- ⊕ STORM MANHOLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ FIBER OPTIC VAULT
- ⊕ TELEVISION PEDESTAL
- ⊕ NATURAL GROUND (NG)
- ⊕ P.S. PARKING SPACE(S)
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- PVC POLYVINYL CHLORIDE PIPE
- CPFP CORRUGATED PLASTIC PIPE
- RCP REINFORCED CONCRETE PIPE
- BOC BACK OF CURB
- FL FLOW LINE
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- BB BOTTOM OF BANK
- EA EDGE OF ASPHALT
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- EC EDGE OF CONCRETE
- TC TOP OF CONCRETE
- BOUNDARY LINE
- EASEMENT LINE
- R/W RIGHT-OF-WAY LINE
- C/L CENTERLINE
- GUARDRAIL LINE
- UGE UNDERGROUND ELECTRIC LINE
- FOP UNDERGROUND FIBER OPTIC LINE
- CTY UNDERGROUND TELEVISION LINE
- UNK UNKNOWN UNDERGROUND UTILITY LINE
- WL UNDERGROUND WATER LINE
- SD UNDERGROUND STORM LINE
- SS UNDERGROUND SANITARY LINE

**SURVEY BENCHMARKS:**

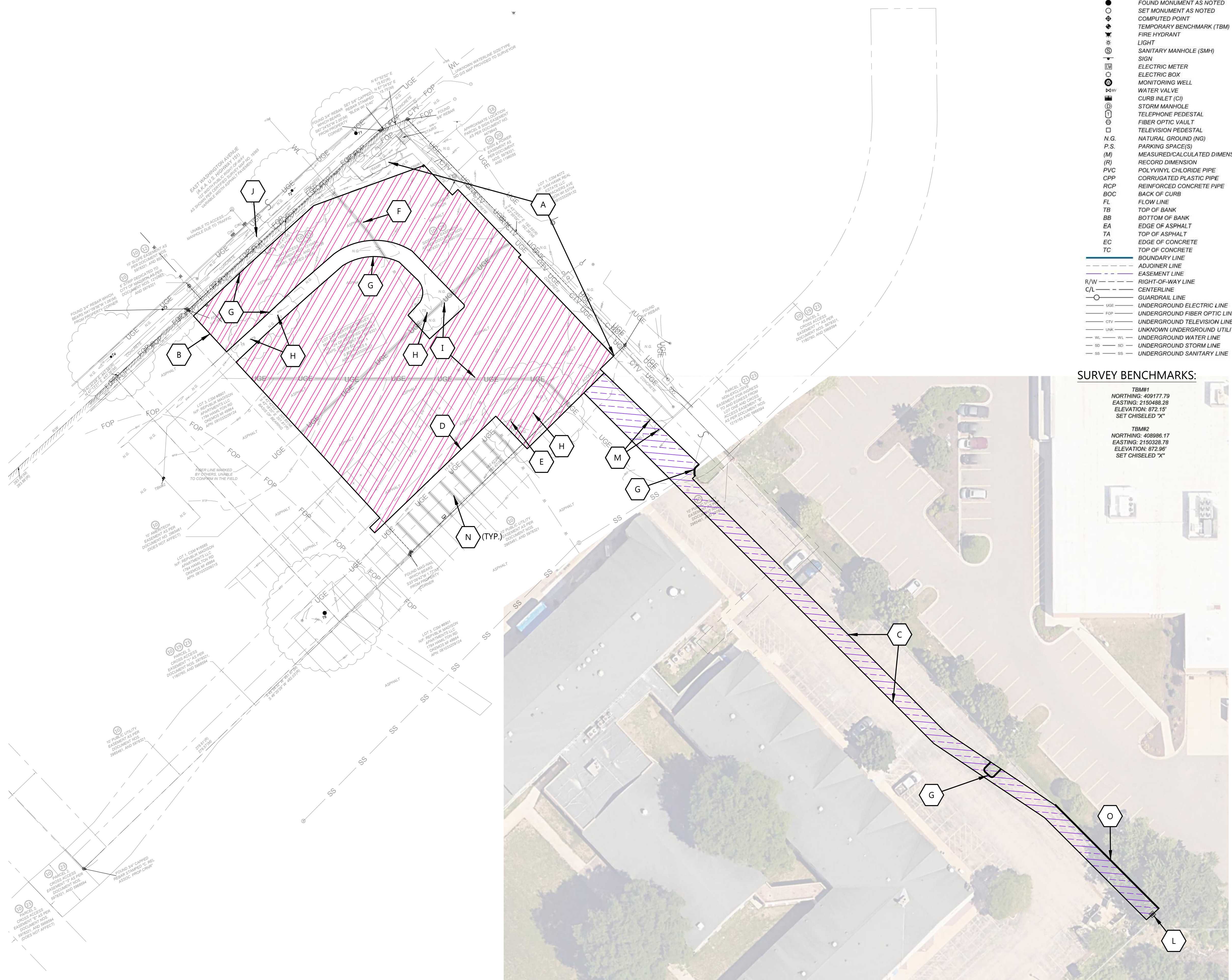
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 NORTHING: 409177.79  
 EASTING: 2150488.28  
 ELEVATION: 872.15'  
 SET CHISELED "X"

TBM#2  
 NORTHING: 408986.17  
 EASTING: 2150328.78  
 ELEVATION: 872.96'  
 SET CHISELED "X"

**KEYNOTES**

A	PROTECT EXISTING SIDEWALK & RAMP
B	SAWCUT (AS NECESSARY) AND REMOVE ASPHALT AND BASE
C	SAWCUT (AS NECESSARY) AND REMOVE ASPHALT FOR UTILITY INSTALLATION. VERIFY ALL UTILITIES ROUTES ARE CLEAR PRIOR TO CONSTRUCTION. SURVEY NOT COMPLETED IN THIS AREA
D	SAWCUT (AS NECESSARY) AND REMOVE ASPHALT AND PROTECT BASE
E	REMOVE LIGHT POLE AND DISCONNECT UNDERGROUND ELECTRIC LINE. VERIFY SOUTHWEST LIGHT POLE MAINTAINS FUNCTION AFTER DISCONNECTION
F	REMOVE 52' OF WATER SERVICE SERVICE TO REMAIN ACTIVE DURING CONSTRUCTION COORDINATE W/ OWNER OF WATER SERVICE. FIELD VERIFY ROUTE AND LOCATION.
G	REMOVE CURB. SAWCUT (AS NECESSARY)
H	REMOVE TREE
I	CONTRACTOR TO PROTECT UNDERGROUND ELECTRICAL LINES. PROVIDE REMOVAL AND RELOCATION AS NECESSARY.
J	CONTRACTOR TO FIELD VERIFY STORMSEWER ROUTE PRIOR TO CONSTRUCTION. VERIFY ROUTE IS CLEAR OF IMPROVEMENTS. RELOCATE AS NECESSARY.
L	CONTRACTOR TO FIELD VERIFY SIZE, LOCATION AND DEPTH PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IF LOCATION DOES NOT MATCH INTENDED DESIGN.
M	REMOVE AND RELOCATE SIGN
N	REMOVE PAVEMENT STRIPING
O	REMOVE CURB (IF NECESSARY)

- SURVEY NOTES:**
- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
  - DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
  - IN REGARD TO ALTA/NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
  - IN REGARD TO ALTA/NSPS TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
  - AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
  - AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
  - COMPLETED FIELD WORK WAS SEPTEMBER 9TH, 2024.
  - THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
  - THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF EAST WASHINGTON AVENUE (A.K.A. U.S. HIGHWAY 151), WHICH IS APPROXIMATELY 185' FROM THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.
  - THE SUBJECT PROPERTY HAS INDIRECT ACCESS TO LIEN ROAD VIA CROSS ACCESS EASEMENT PER DOCUMENT NO. 5978321, BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
  - EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY; EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
  - NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED WISCONSIN ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY (THE SUBJECT PROPERTY), THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-4 EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
  - NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM DANE COUNTY GIS.
  - THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
  - IN REGARD TO ALTA/NSPS TABLE A ITEM 10, NO VISIBLE DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELD SURVEY WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT.
  - A PRIVATE UTILITY LOCATE WAS CONDUCTED ON THE SUBJECT PROPERTY BY BLEW AND ASSOCIATES ON 09/12/2024.
  - ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS UTILIZING ONLINE POSITIONING USER SERVICE (OPUS) FOR POST PROCESSING, VERTICAL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM (NAVD88) IN US SURVEY FEET. CONTOURS SHOWN ARE 1' INTERVALS.
  - THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF WISCONSIN.



EXISTING R.O.W. TREES			
COMMON NAME	BOTANICAL NAME	SIZE	QUANTITY
HONEYLOCUST	GLEDITSIA TRIANCANTHOS SPP.	24" DIA	1
HONEYLOCUST	GLEDITSIA TRIANCANTHOS SPP.	18" DIA	1
HONEYLOCUST	GLEDITSIA TRIANCANTHOS SPP.	14" DIA	1
ELM	ULMUS	13" DIA	1

LEGEND:	
HATCH	PAVEMENT SECTION
	STANDARD ASPHALT
	HEAVY DUTY ASPHALT
	REPLACE TO MATCH EXISTING
	SIDEWALK CONCRETE
	DUMPSTER PAD / APRON CONCRETE
	INVERTED CURB & GUTTER

**GENERAL NOTES:**

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KEYNOTES	
1	CONCRETE STOOP (SEE STRUCTURAL PLANS FOR DETAILS)
2	RAISED WALK (SEE DETAIL)
3	FLUSH WALK (SEE DETAIL)
4	REMOVED AND RELOCATED SIGNS
6	ADA CURB RAMP (SEE DETAIL)
7	ADA SIDEWALK RAMP (SEE DETAIL)
8	18" CURB & GUTTER (SEE DETAIL)
9	CURB TAPER (SEE DETAIL)
10	CURB CUT (SEE DETAIL)
12	HANDICAP SIGN PER STATE CODE (SEE DETAIL)
13	HANDICAP STALL & STRIPING PER STATE CODES
16	DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
17	6" CONCRETE BOLLARDS (SEE DETAIL)
20	BIKE RACK (SEE DETAIL) (TYPE & COLOR BY OWNER)
21	DETECTABLE WARNING PLATE PER STATE CODE
23	PAINT STRIPING (TYP), SEE SHEET C1.1B FOR DETAILS.
24	WARMING HUT (SEE ARCH PLANS FOR DETAILS)
25	MODULAR BLOCK RETAINING WALL TO MATCH BUILDING MATERIAL COLOR AND TEXTURE (SEE DETAIL) (100' IN LENGTH) - FINAL DESIGN BY SUPPLIER
27	6" CURB HEAD TO MATCH EXISTING

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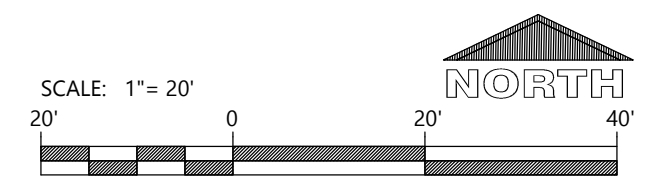
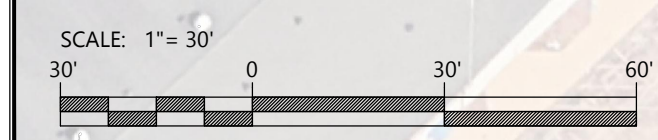
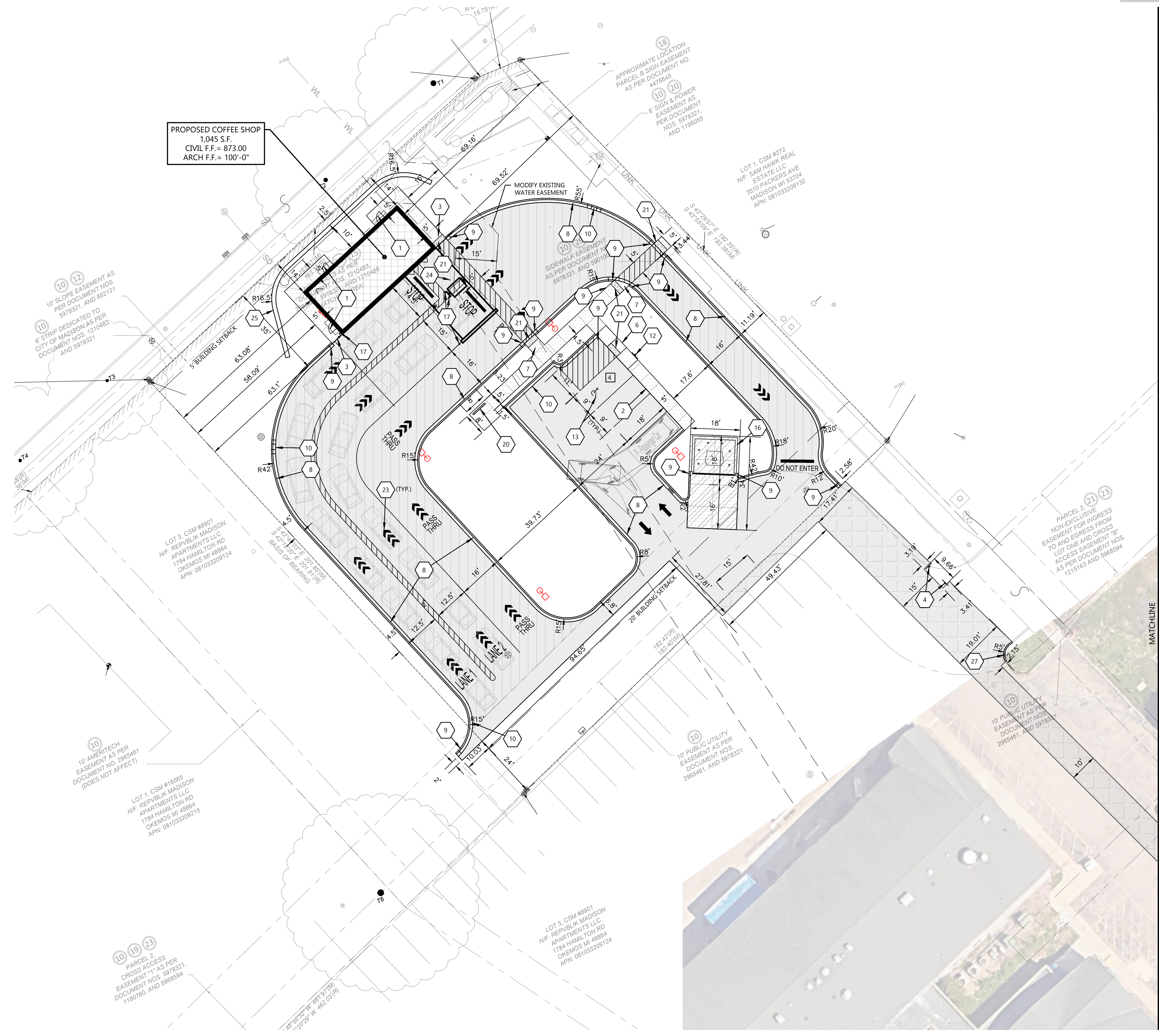
PROFESSIONAL SEAL

**PRELIMINARY DATES**  
 OCT. 14, 2024  
 DEC. 6, 2024  
 DEC. 13, 2024  
 FEB. 12, 2025

**NOT FOR CONSTRUCTION**

**JOB NUMBER**  
 240275600

**SHEET NUMBER**  
**C1.1A**



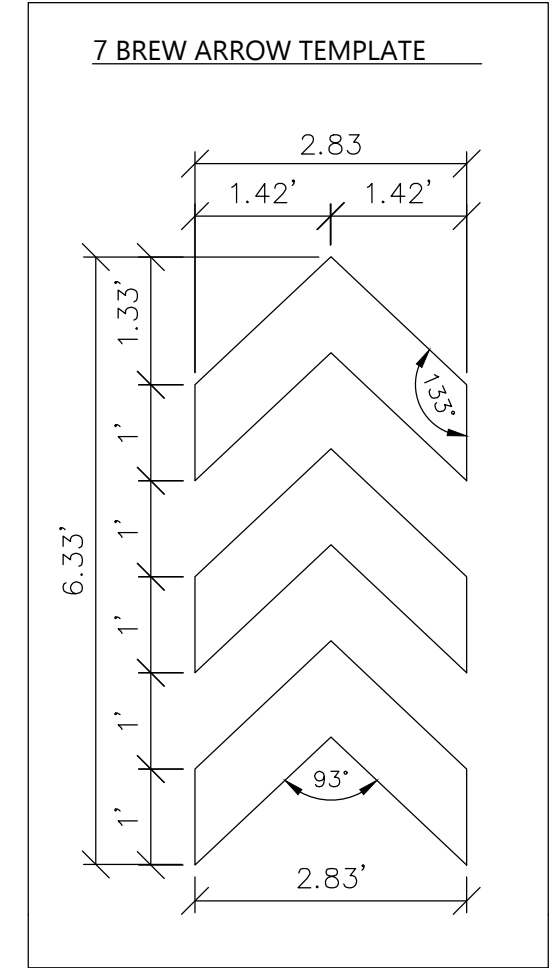
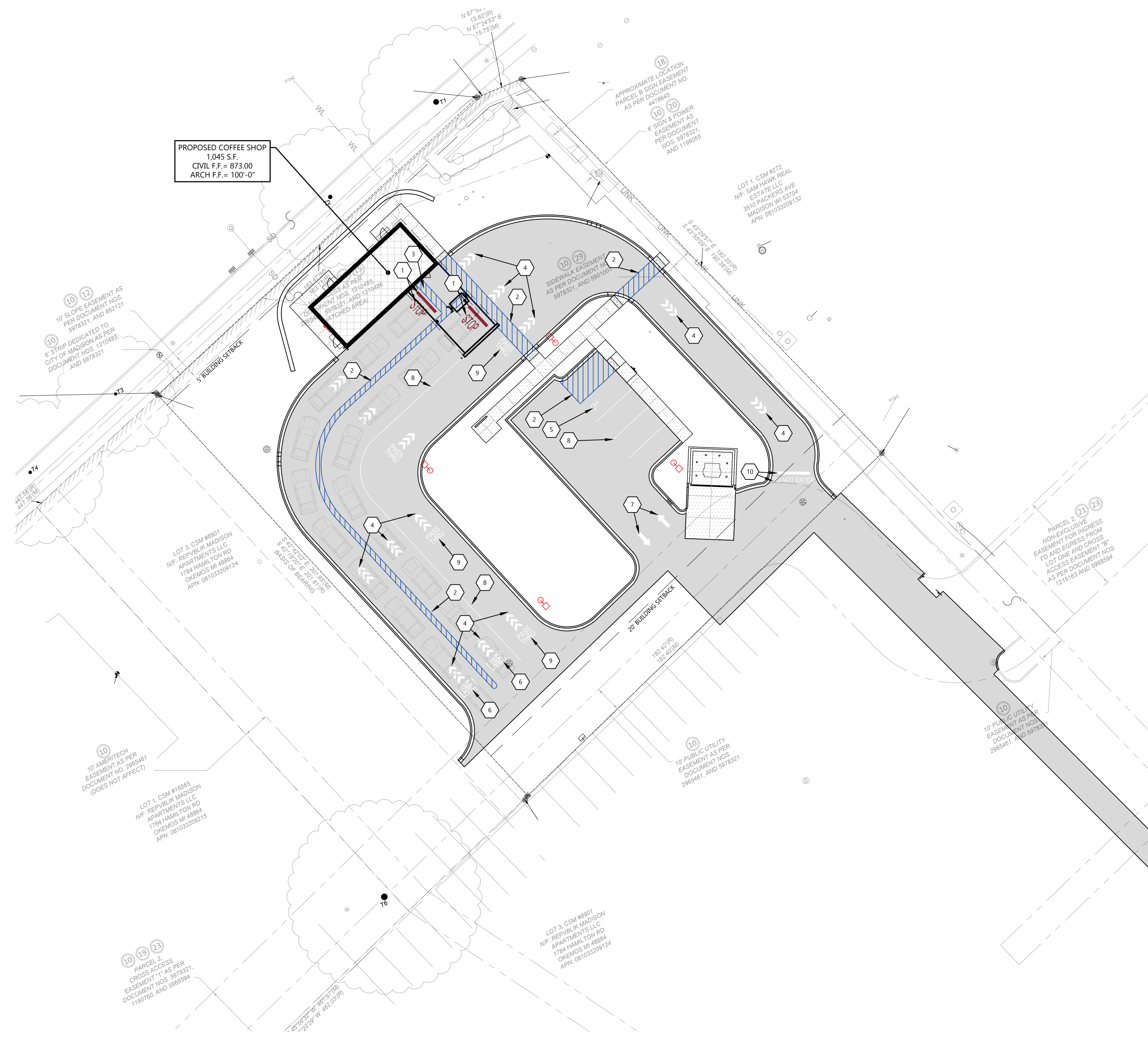
CIVIL SITE PLAN

**GENERAL NOTES:**

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**STRIPING PAINT COLORS:**

SUBSTITUTION TO COLORS MUST BE APPROVED BY 7 BREW

PMS 000C	WHITE
C: 0%	
M: 0%	
Y: 0%	
K: 0%	
R: 255	
G: 255	
B: 255	
HEX: FFFFFFFF	
PMS 293	BLUE
C: 100%	
M: 63%	
Y: 0%	
K: 35%	
R: 0	
G: 61	
B: 165	
HEX: 003DA5	
PMS 202	RED
C: 29.54%	
M: 95.11%	
Y: 74.72%	
K: 29.59%	
R: 138	
G: 36	
B: 50	
HEX: 8A2432	

**PAINT TYPE:**  
SHERWIN- WILLIAMS PRO PARK, SETFAST, HOTLINE OR AN APPROVED EQUAL.

**STRIPING PLAN KEYNOTES**

1	12" TALL RED STOP BAR WITH 48-INCH TALL "STOP" TEXT PAINTED IN RED
2	4" SOLID BLUE PAVEMENT MARKER, TYPICAL MIDLINES SPACED AT 24" O.C.
3	ALIGN 4" SOLID BLUE CROSS WALK MARKER WITH SLIDING DOOR PANEL AT FRONT OPENING
4	SOLID WHITE TRIPLE ARROW PAVEMENT MARKER (SEE DETAIL)
5	WHITE PAINTED ADA ACCESSIBLE PARKING SYMBOL
6	48-INCH TALL "LANE 4" PAINTED IN WHITE
7	SOLID WHITE DIRECTIONAL ARROW PAVEMENT MARKING
8	4" SOLID WHITE PAVEMENT MARKER, TYPICAL
9	24-INCH TALL "PASS THRU" PAINTED IN WHITE
10	12" TALL WHITE STOP BAR WITH 48-INCH TALL "DO NOT ENTER" TEXT PAINTED IN WHITE

PROFESSIONAL SEAL

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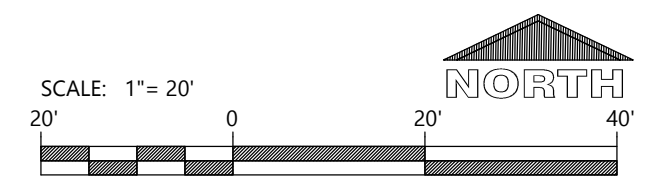
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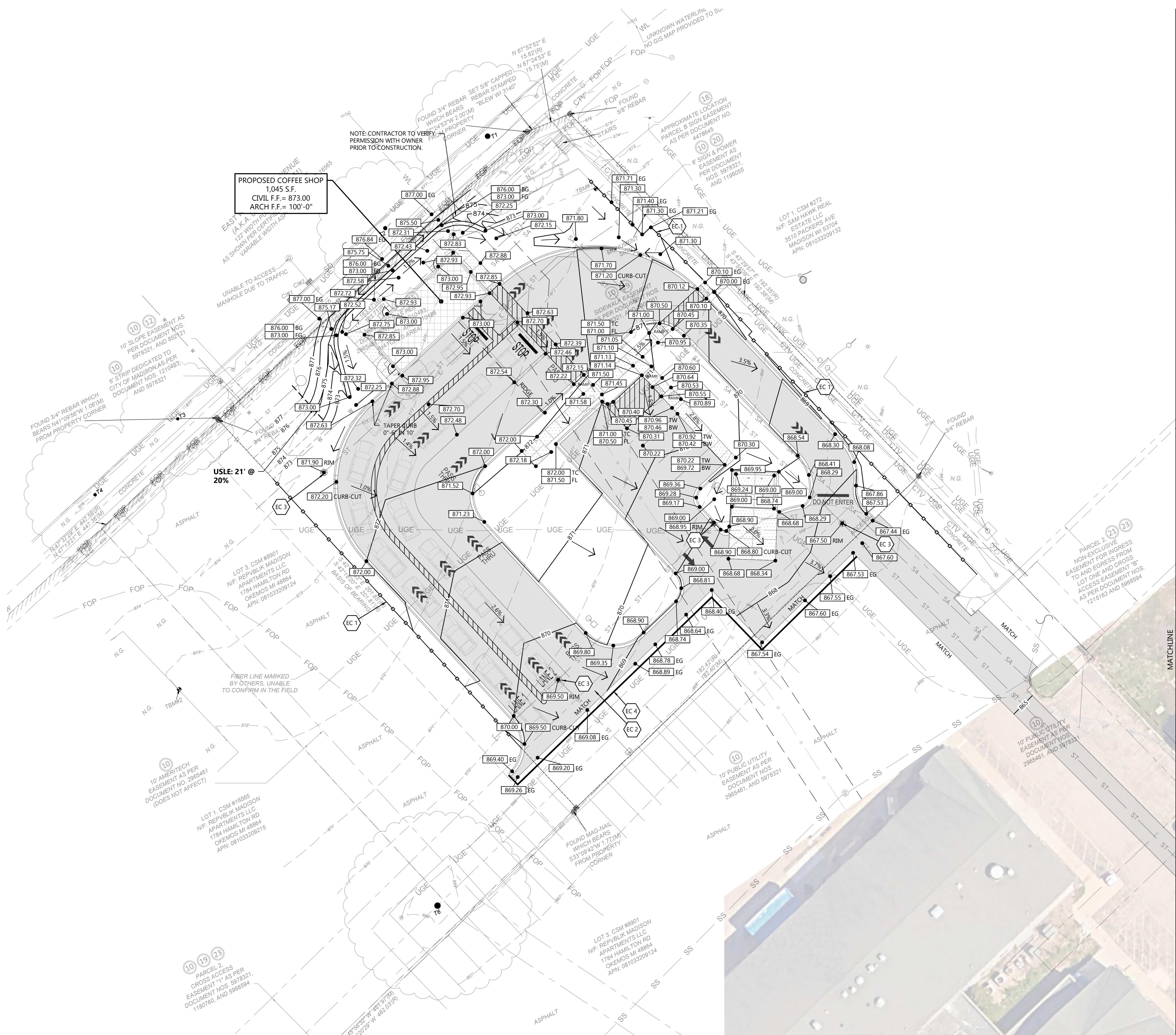
240275600

**SHEET NUMBER**

**C1.1B**



CIVIL STRIPING PLAN

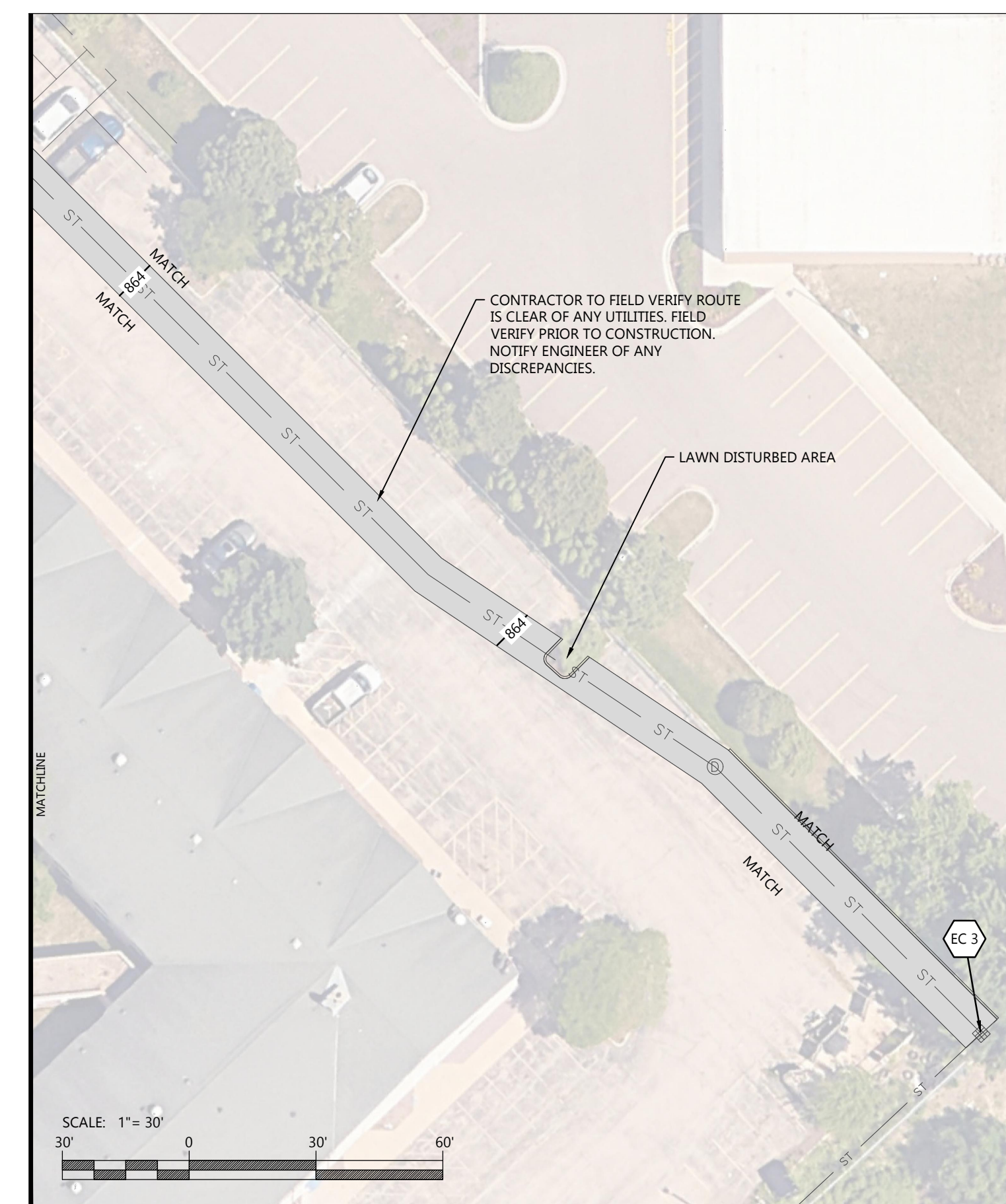


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HONEYLOCUST	GLEDITSIA TRIANCANTHOS SPP.	24" DIA	1
HONEYLOCUST	GLEDITSIA TRIANCANTHOS SPP.	18" DIA	1
HONEYLOCUST	GLEDITSIA TRIANCANTHOS SPP.	14" DIA	1
ELM	ULMUS	13" DIA	1

- GENERAL NOTES:**
- HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION).
  - ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.
  - CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.
  - CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.
  - CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.
  - THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER RECOMMENDATIONS/ PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

**KEYNOTES**

EC 1	SILT FENCE
EC 2	STABILIZED CONSTRUCTION ENTRANCE
EC 3	INLET PROTECTION
EC 4	SEDIMENT LOG



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PROFESSIONAL SEAL

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240275600

**SHEET NUMBER**  
**C1.2**



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HONEYLOCUST	GLEDITSIA TRIANCANTHOS SPP.	24" DIA	1
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ELM	ULMUS	13" DIA	1

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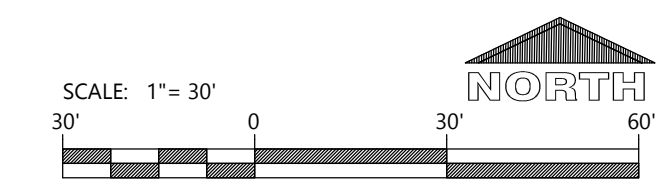
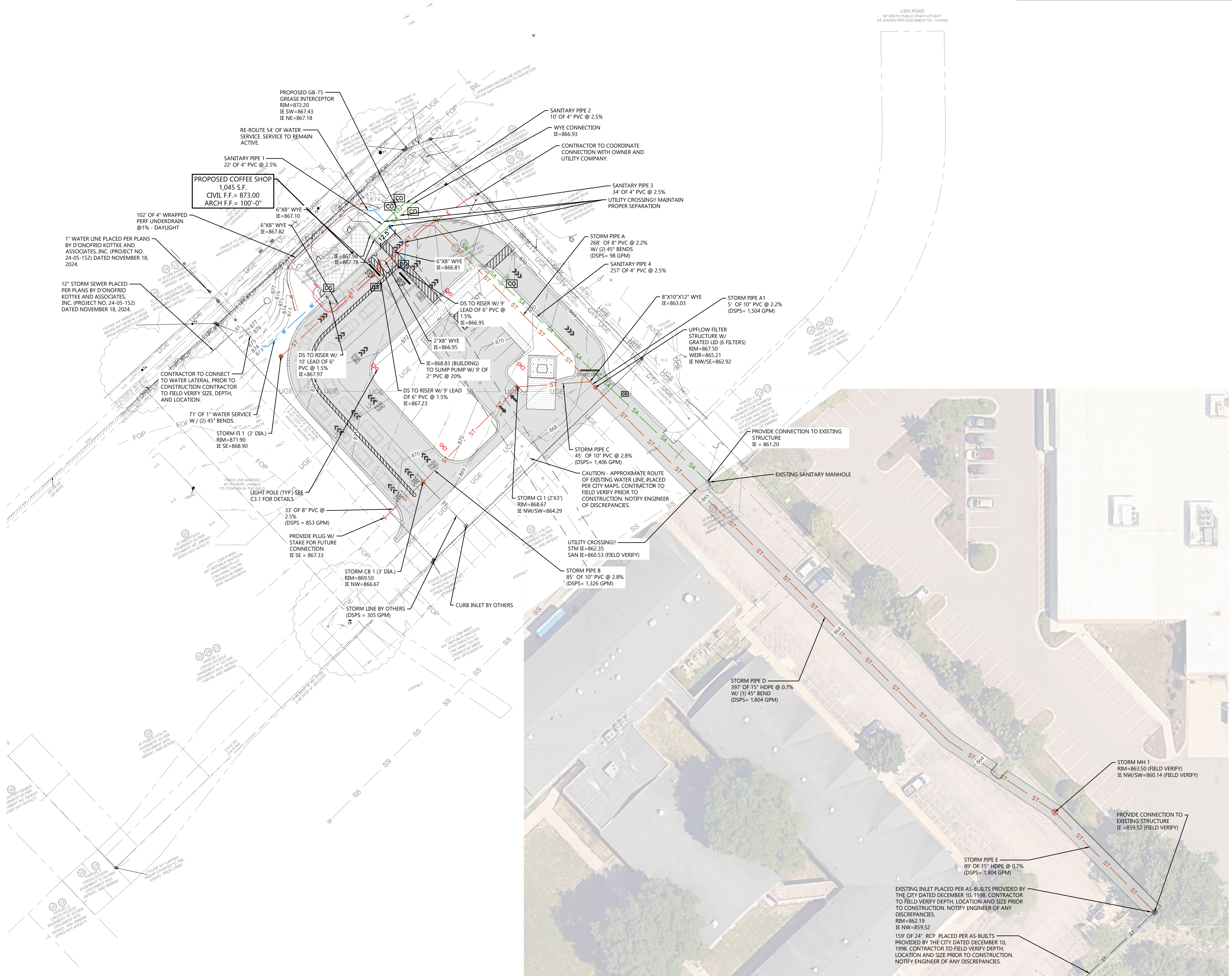
**NOT FOR CONSTRUCTION**

**JOB NUMBER**

240275600

**SHEET NUMBER**

**C1.3**



CIVIL UTILITY PLAN

**PROJECT INFORMATION**

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3915 LIEN RD. • MADISON, WI 53704



**PRELIMINARY DATES**  
DEC. 6, 2024  
DEC. 13, 2024  
FEB. 12, 2025

**JOB NUMBER**  
240275600

**SHEET NUMBER**  
**C1.4**

LANDSCAPE PLANT SCHEDULE								
SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	ROOT	HEIGHT	SPREAD	QUANTITY	POINTS
<b>OVERSTORY TREES</b>								
☉	Green Column Black Maple	Acer saccharum ssp. nigrum 'Green Column'	2 1/2" CAL.	B&B	50-70'	20-30'	3	35
☉	Autumn Gold Ginkgo	Ginkgo biloba 'Autum Gold'	2 1/2" CAL.	B&B	40-50'	25-30'	6	35
☉	Espresso Kentucky Coffeetree	Gymnocladus dioica 'Espresso-JFS'	2 1/2" CAL.	B&B	50'	35'	3	35
☉	Redmond Linden	Tilia americana 'Redmond'	2 1/2" CAL.	B&B	40-60'	25'	3	35
							<b>POINTS IN THIS SECTION</b>	<b>525</b>
<b>EVERGREEN TREES</b>								
☉	White Spruce	Picea glauca	5" HT.	B&B	40-60'	10-20'	2	35
							<b>POINTS IN THIS SECTION</b>	<b>70</b>
<b>DECIDUOUS SHRUBS</b>								
☉	Low Scape Mound Chokeberry	Aronia melanocarpa 'UCONNAM165'	12" HT.	CONT.	1-2'	2-3'	16	3
☉	Yuki Cherry Blossom Deutzia	Deutzia x 'NCDX2'	12" HT.	CONT.	1-2'	1-2'	18	3
☉	Bobo Hydrangea	Hydrangea paniculata 'ILVOBO'	18" HT.	CONT.	3'	3-4'	10	3
☉	Little Devil Ninebark	Physocarpus opulifolius 'Donna May'	18" HT.	CONT.	3-4'	3-4'	10	3
☉	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro Low'	18" HT.	CONT.	2-3'	4-5'	6	3
							<b>POINTS IN THIS SECTION</b>	<b>180</b>
<b>EVERGREEN SHRUBS</b>								
☉	Sea of Gold Juniper	Juniperus Chinensis 'Monsan'	18" HT.	CONT.	4'	4'	11	4
							<b>POINTS IN THIS SECTION</b>	<b>44</b>
<b>PERENNIALS/ORNAMENTAL GRASSES</b>								
*	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 GAL.	POT.	4-5'	2'	14	2
☉	Walker's Low Catmint	Nepeta 'Walker's Low'	1 GAL.	POT.	18"-24"	18"	10	2
							<b>POINTS IN THIS SECTION</b>	<b>48</b>

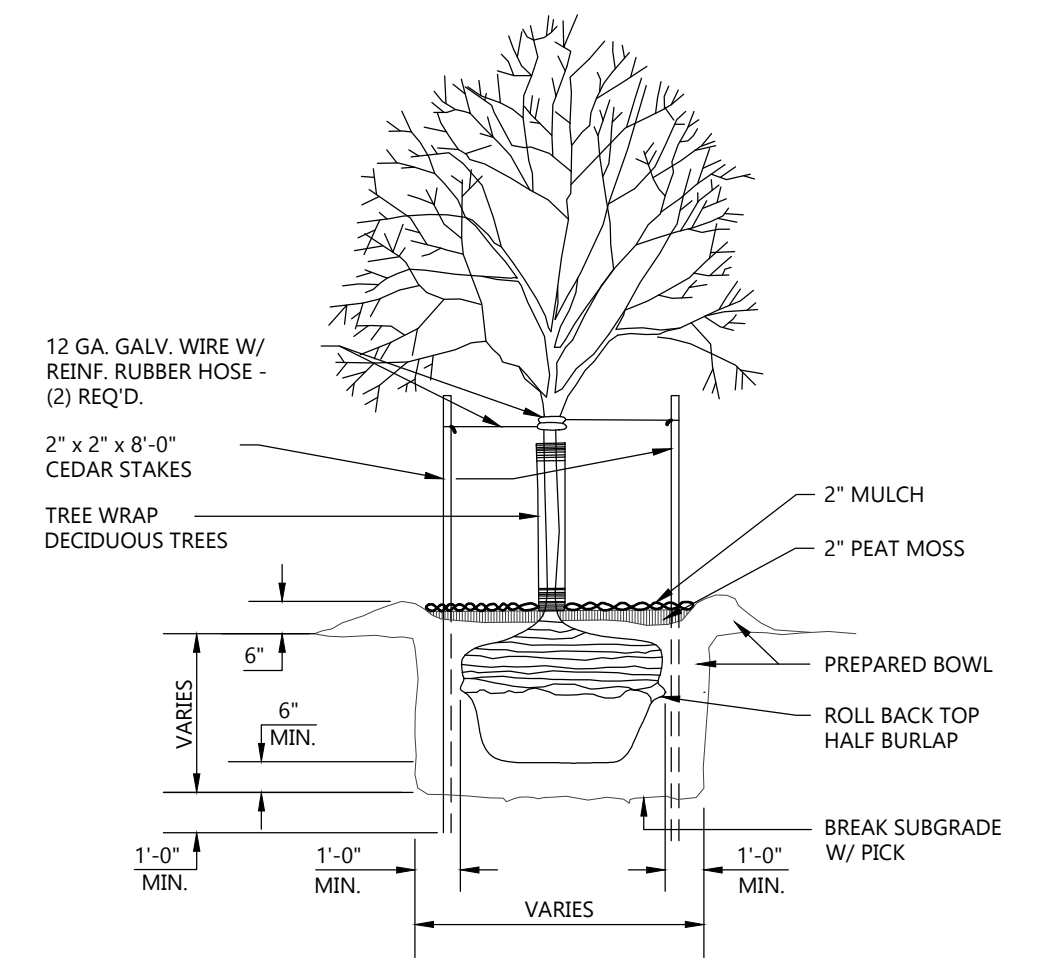
TREE REMOVAL LIST			
COMMON NAME	BOTANICAL NAME	SIZE	QUANTITY
<b>OVERSTORY TREES</b>			
HONEYLOCUST	GLEDITSIA TRIACANTHOS SPP.	20" DIA.	1
<b>EVERGREEN TREES</b>			
BLUE SPRUCE	PICEA PUNGENS	10-13" DIA.	4

LANDSCAPING CALCULATIONS		
ZONE	REQUIRED PLANTS	PLANTS PROVIDED
FRONTAGE	178' OF FRONTAGE 1 OVERSTORY TREE AND 5 SHRUBS PER 30' REQUIRED: 6 OVERSTORY TREES / 30 SHRUBS	PROVIDED: 6 OVERSTORY TREES / 50 SHRUBS POINTS FOR THIS SECTION: 365
INTERIOR PARKING LOT LANDSCAPE	15,588 SF x 5% = 779 SF REQ. LANDSCAPE AREA 1 TREE PER 160 SF OF REQ. LANDSCAPE AREA REQUIRED: 779 SF/160 SF = 4.9 TREES	PROVIDED: 5 OVERSTORY TREES / 117 POINTS OF UNDERSTORY LANDSCAPING POINTS FOR THIS SECTION: 292
DISPLACED LANDSCAPE REQUIREMENTS	5 EXISTING TREES REMOVED FROM SITE REQUIRED: REPLACE WITH 5 NEW TREES	PROVIDED: 6 TREES POINTS FOR THIS SECTION: 210
LANDSCAPE POINT CALCULATIONS	22,838 SF OF DEVELOPED AREA 5 LANDSCAPE POINTS REQ. PER 300 SF 22,838 SF/300 SF x 5 POINTS REQUIRED: 380.6 POINTS	TOTAL PROVIDED: 867 POINTS

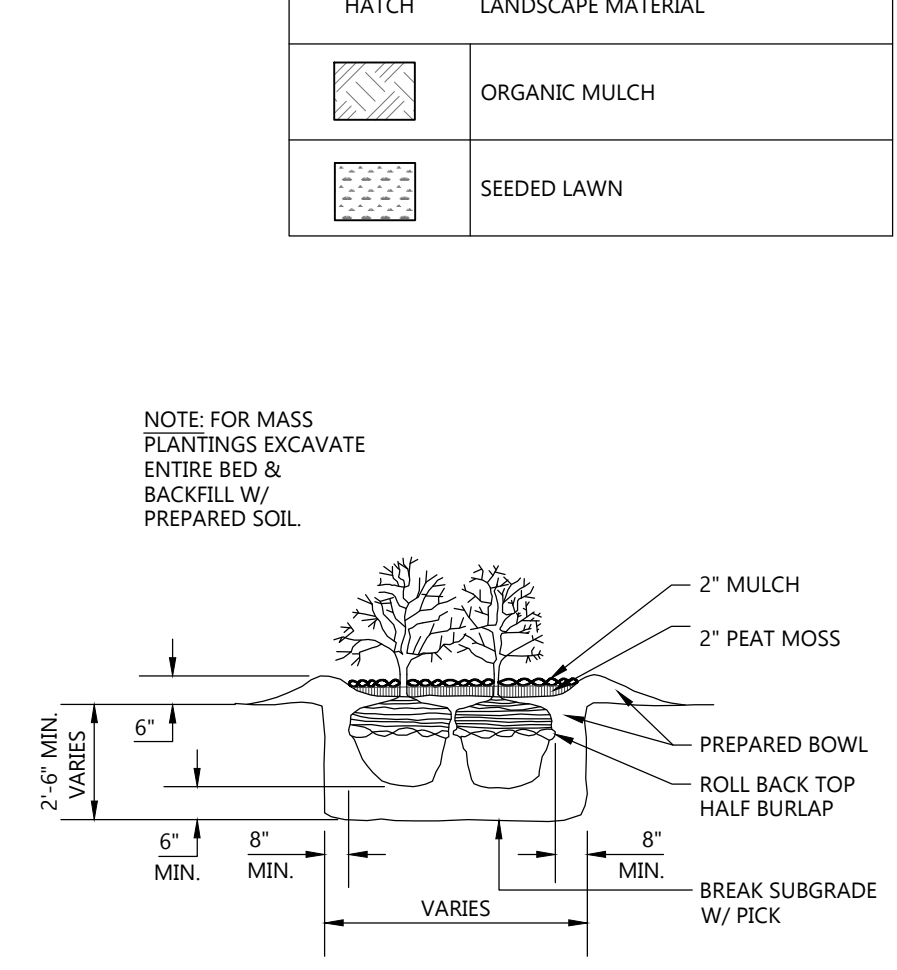
**GENERAL NOTES:**

- PLANTS ARE SHOWN AT 60% MATURITY
- LANDSCAPE ZONES THAT EXCEED CODE REQUIREMENTS WERE INCREASED IN RESPONSE TO CITY COMMENTS RELATED TO URBAN DESIGN DISTRICT 5 GUIDELINES

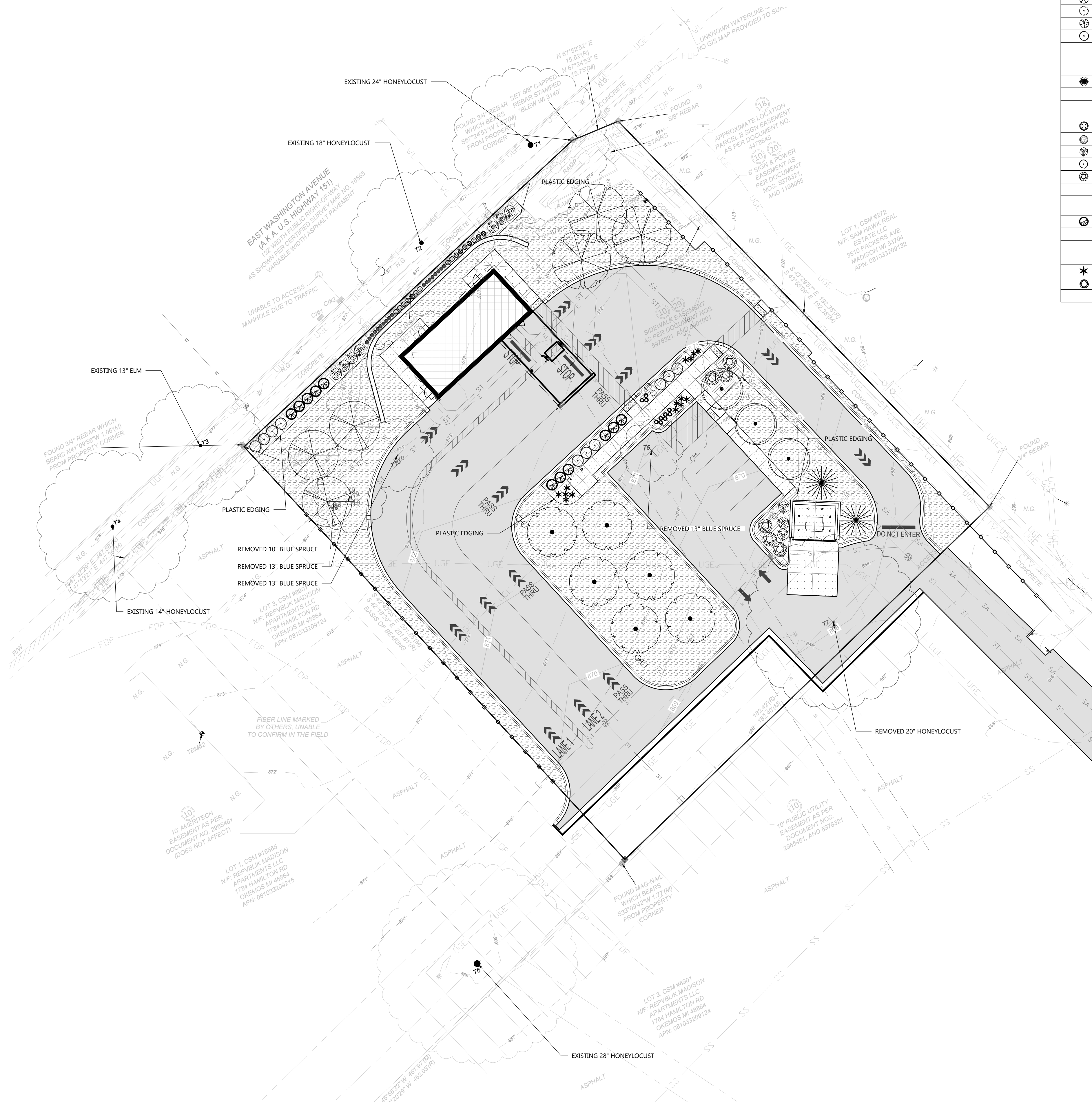
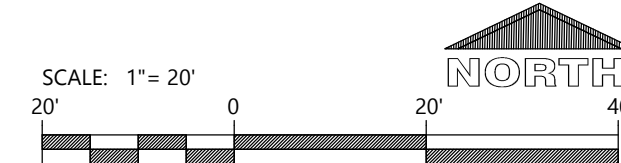
HATCH KEY:	
HATCH	LANDSCAPE MATERIAL
	ORGANIC MULCH
	SEEDED LAWN

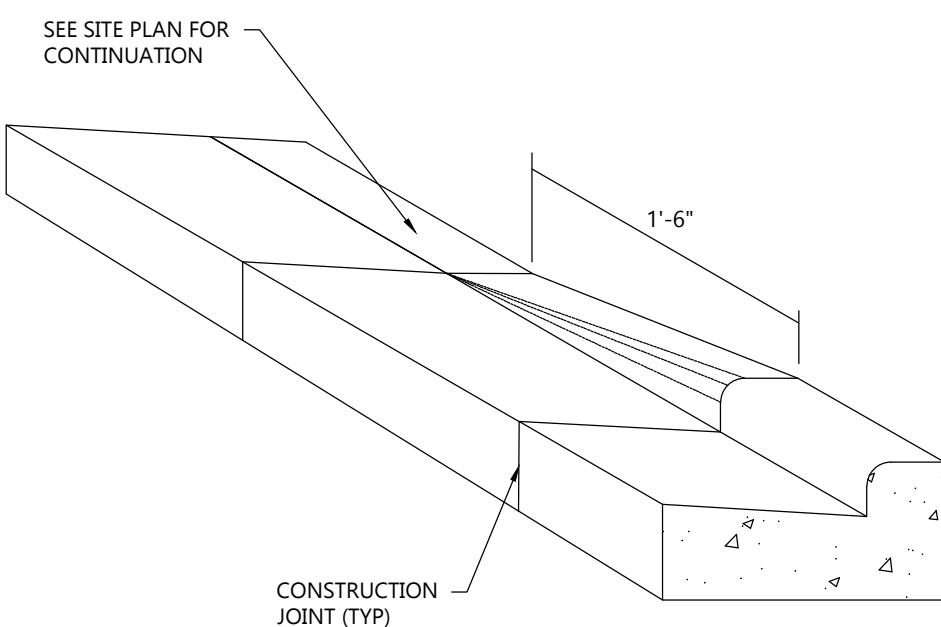


**TREE PLANTING DETAIL**  
NOT TO SCALE



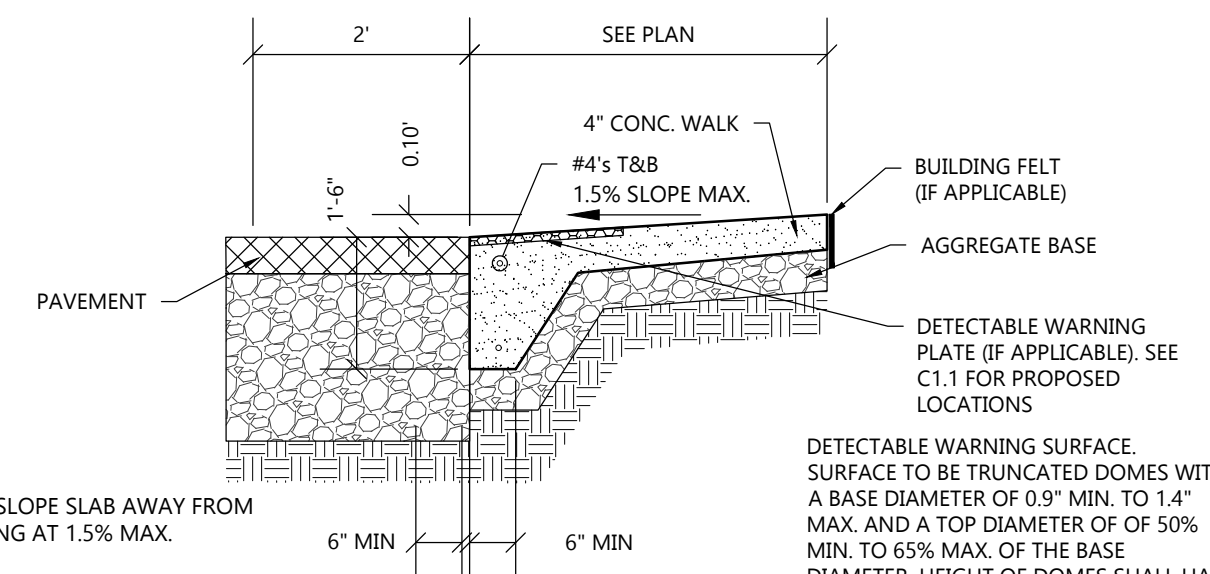
**SHRUB PLANTING DETAIL**  
NOT TO SCALE





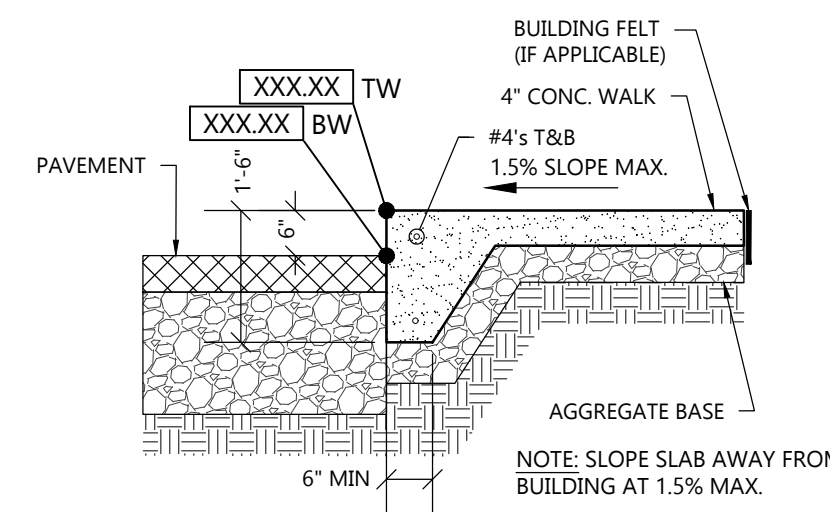
**CURB TAPER DETAIL**

NOT TO SCALE



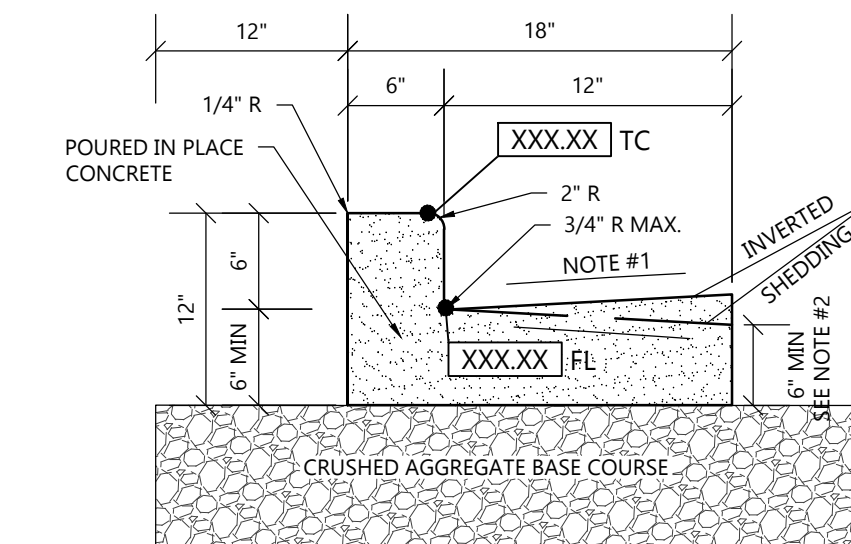
**FLUSH WALK DETAIL**

NOT TO SCALE



**RAISED WALK DETAIL**

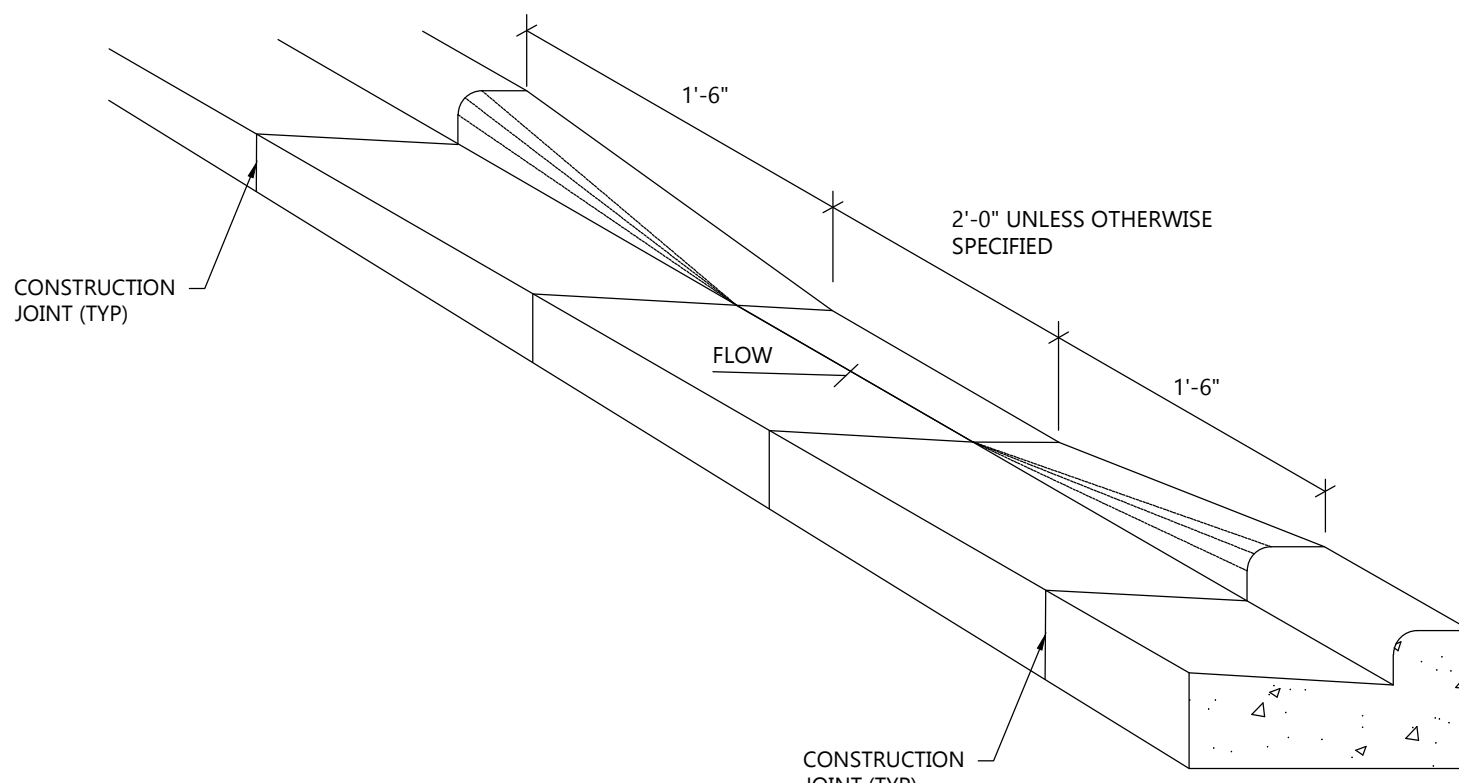
NOT TO SCALE



**18" CONCRETE CURB & GUTTER DETAIL**

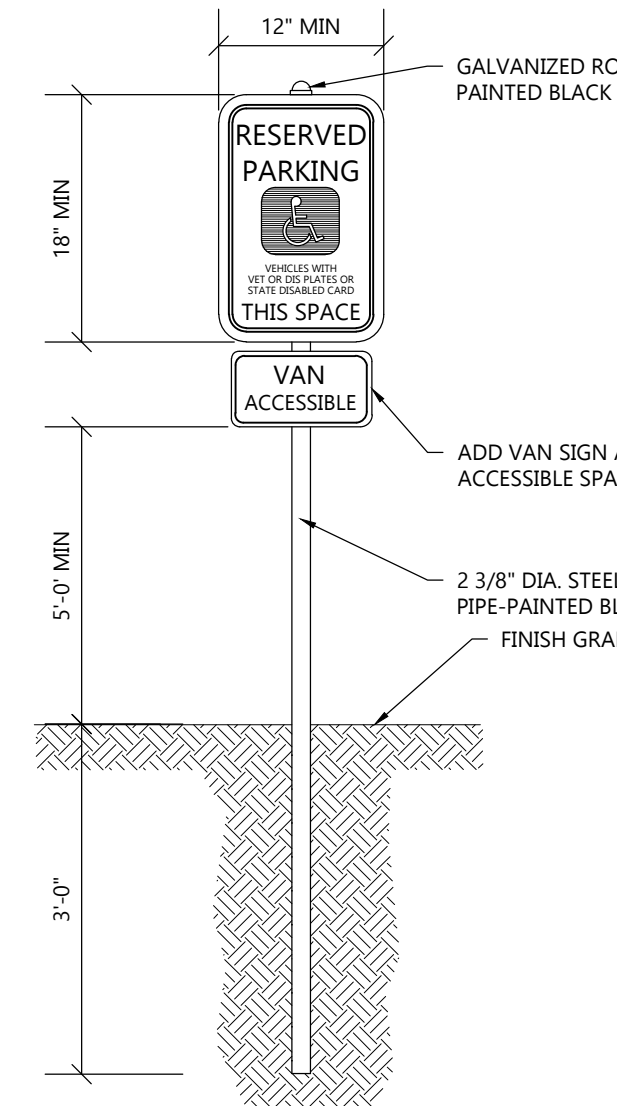
NOT TO SCALE

- NOTE:
1. USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.
  2. THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MIN. GUTTER THICKNESS IS MAINTAINED.
  3. SEE SITE PLAN & GRADING PLAN FOR INVERTED & SHEDDING CURB LOCATIONS



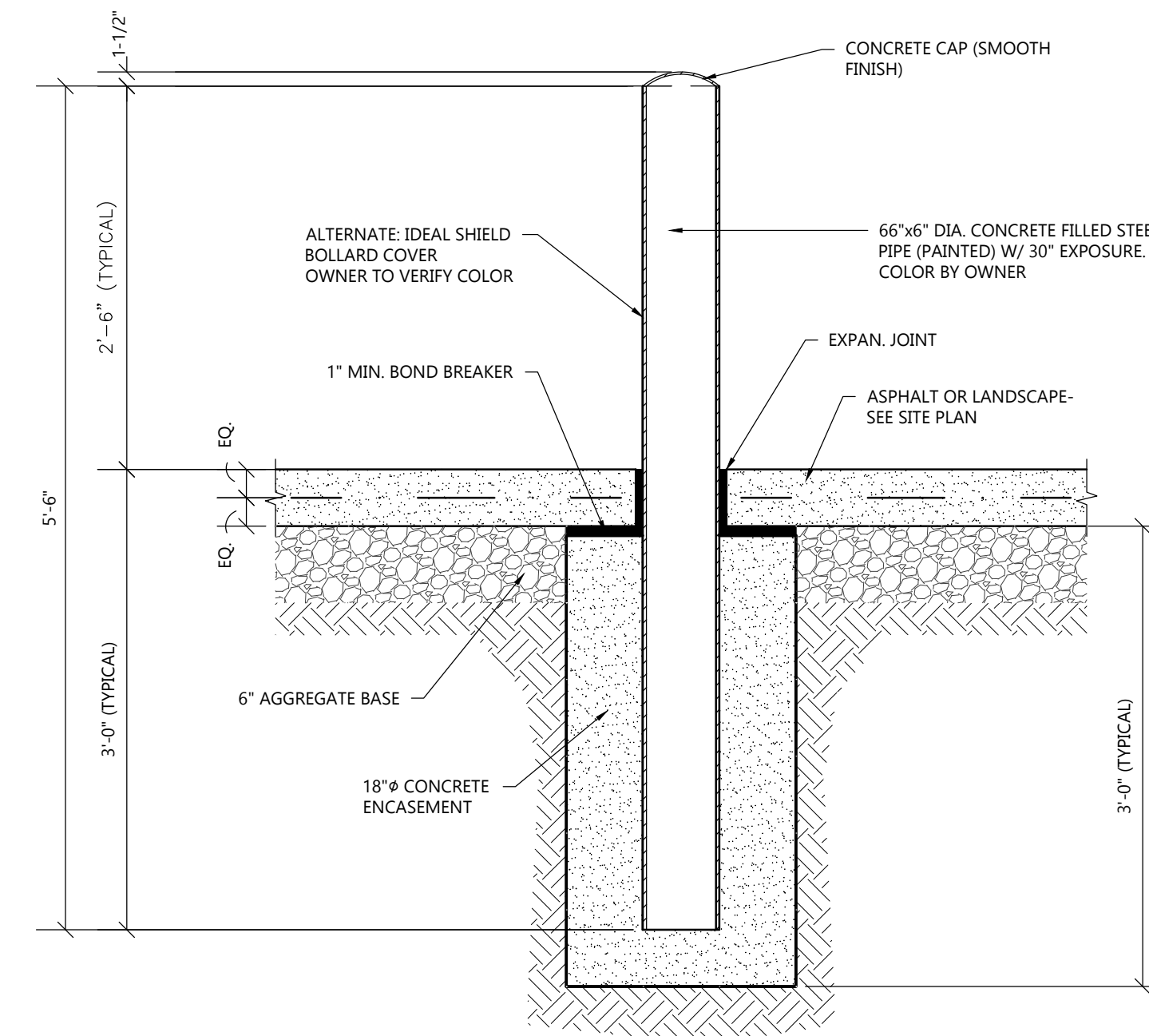
**CURB CUT DETAIL**

NOT TO SCALE



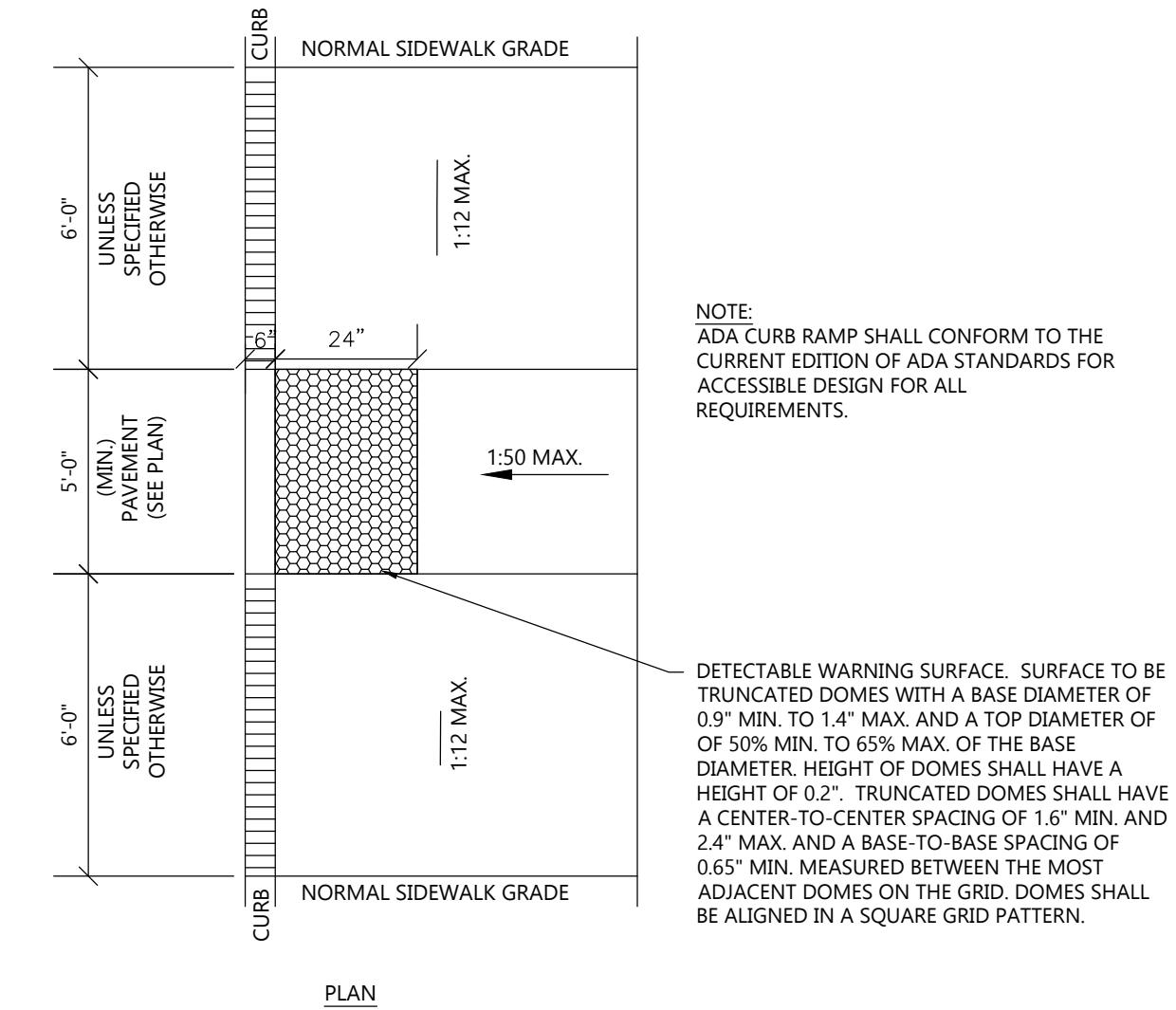
**HANDICAP SIGNAGE WITHOUT CONCRETE BASE DETAIL**

NOT TO SCALE



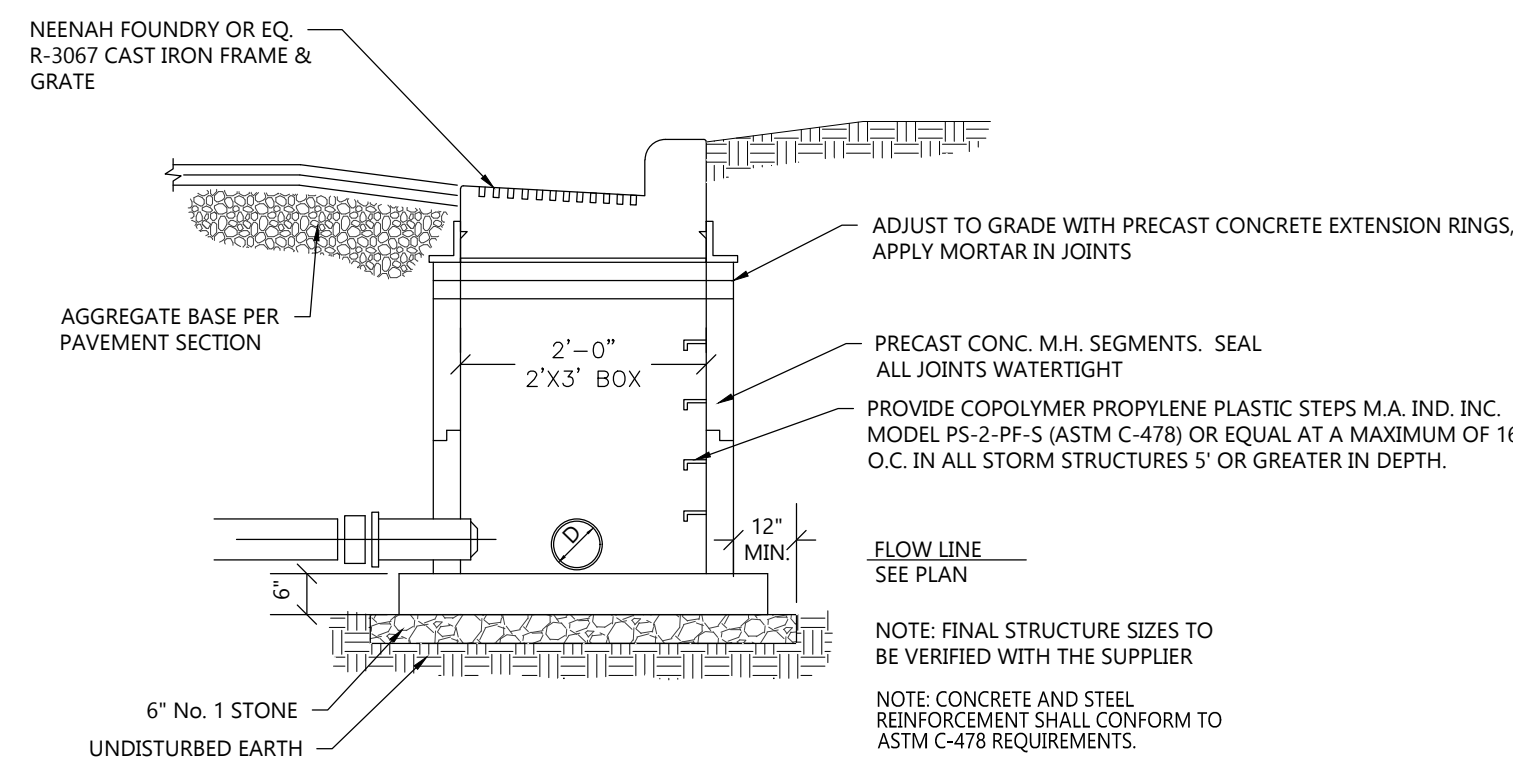
**6" PIPE BOLLARD DETAIL**

NOT TO SCALE



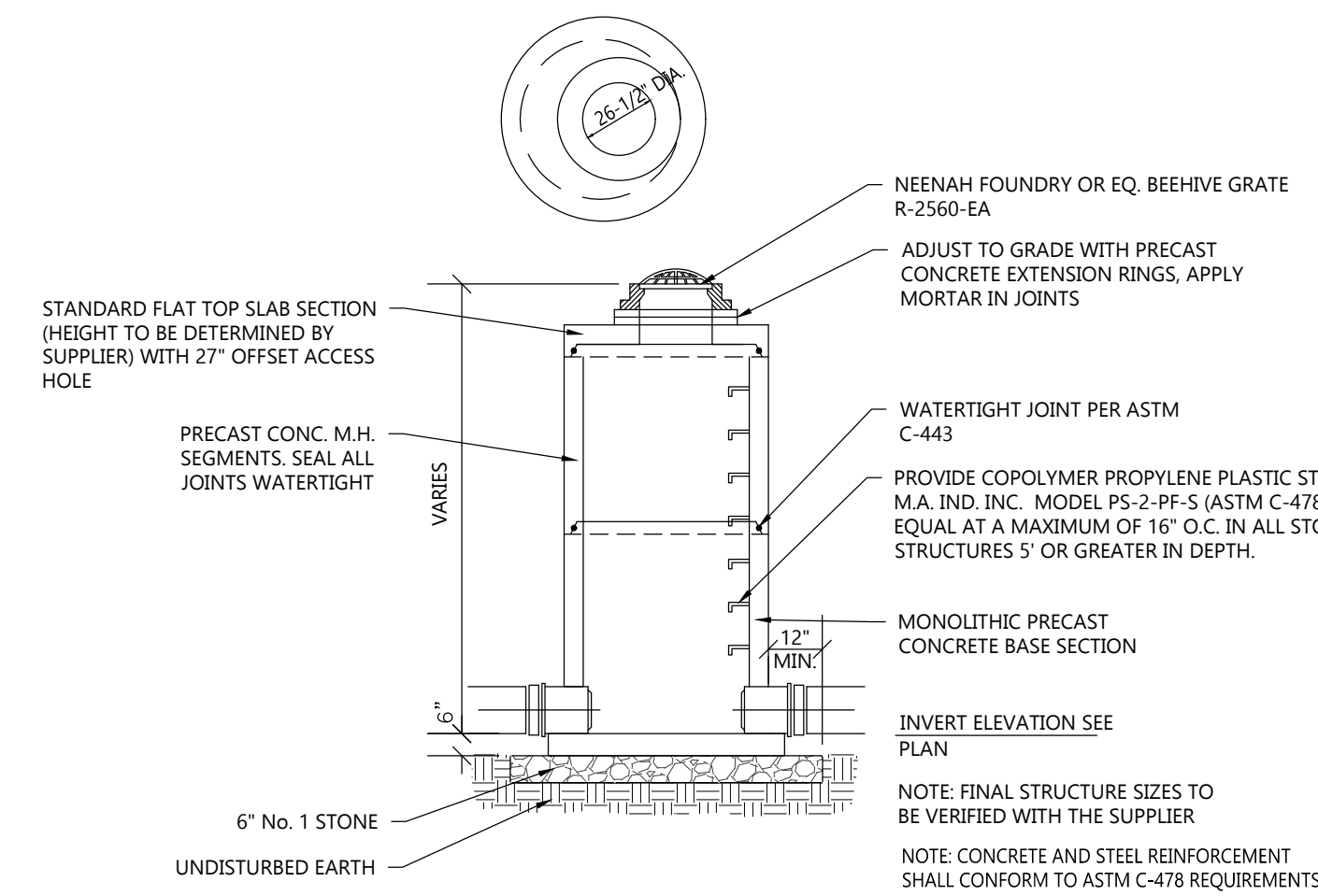
**ADA CURB RAMP DETAIL**

NOT TO SCALE



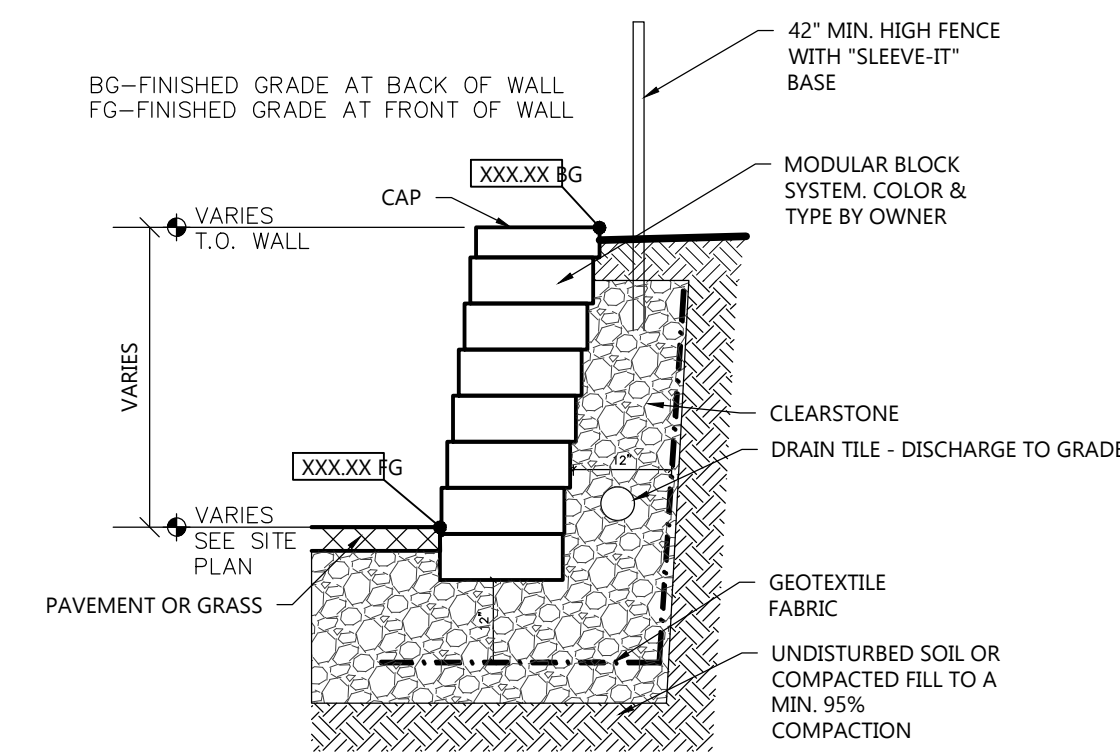
**STORM CURB INLET DETAIL**

NOT TO SCALE



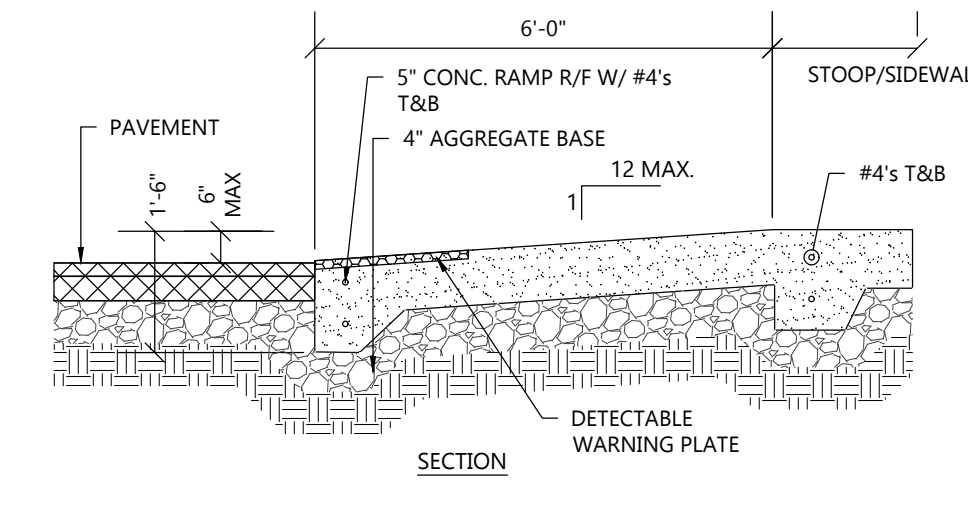
**STORM FIELD INLET /  
DOME GRATE DETAIL**

NOT TO SCALE



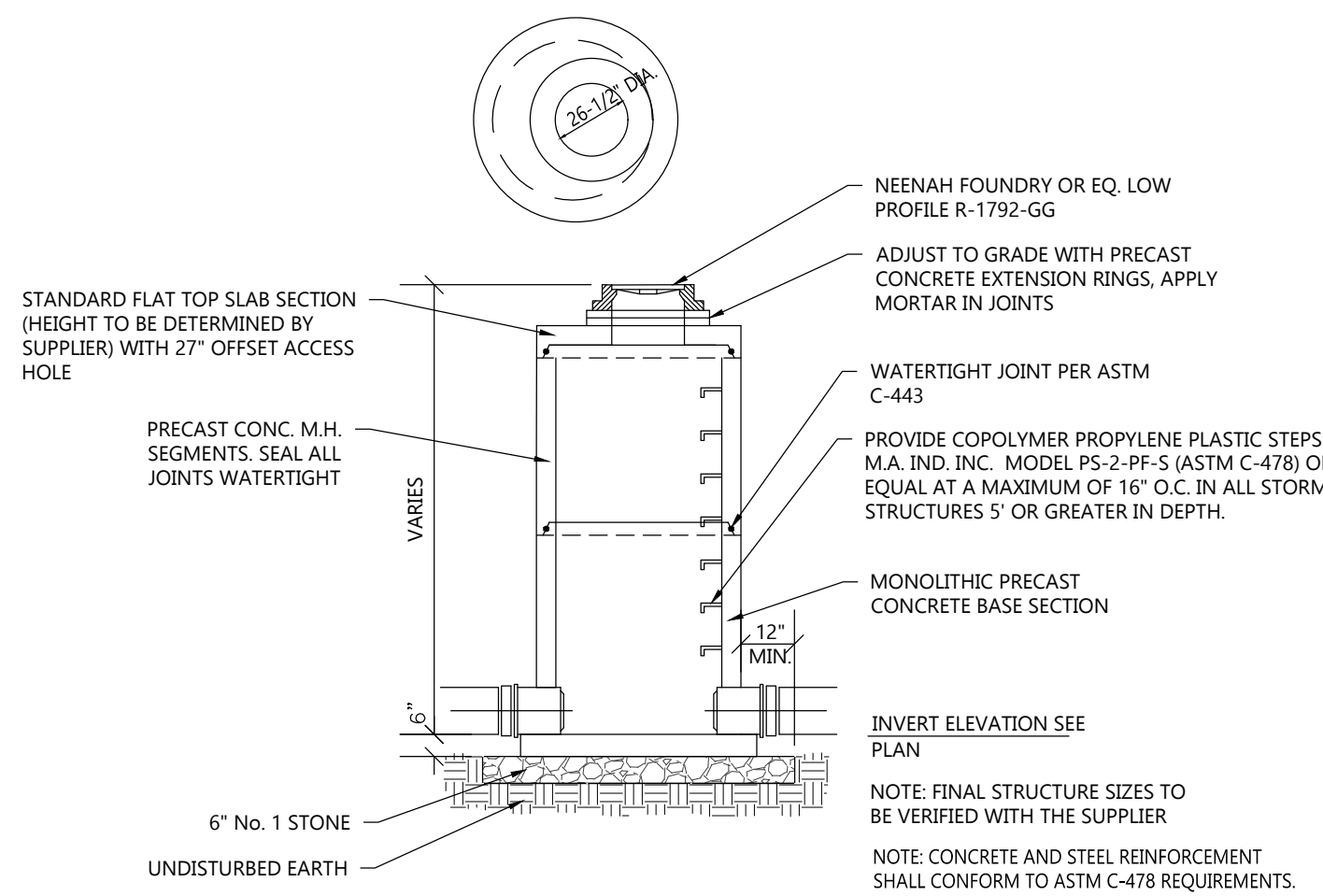
**RETAINING WALL DETAIL**

NOT TO SCALE



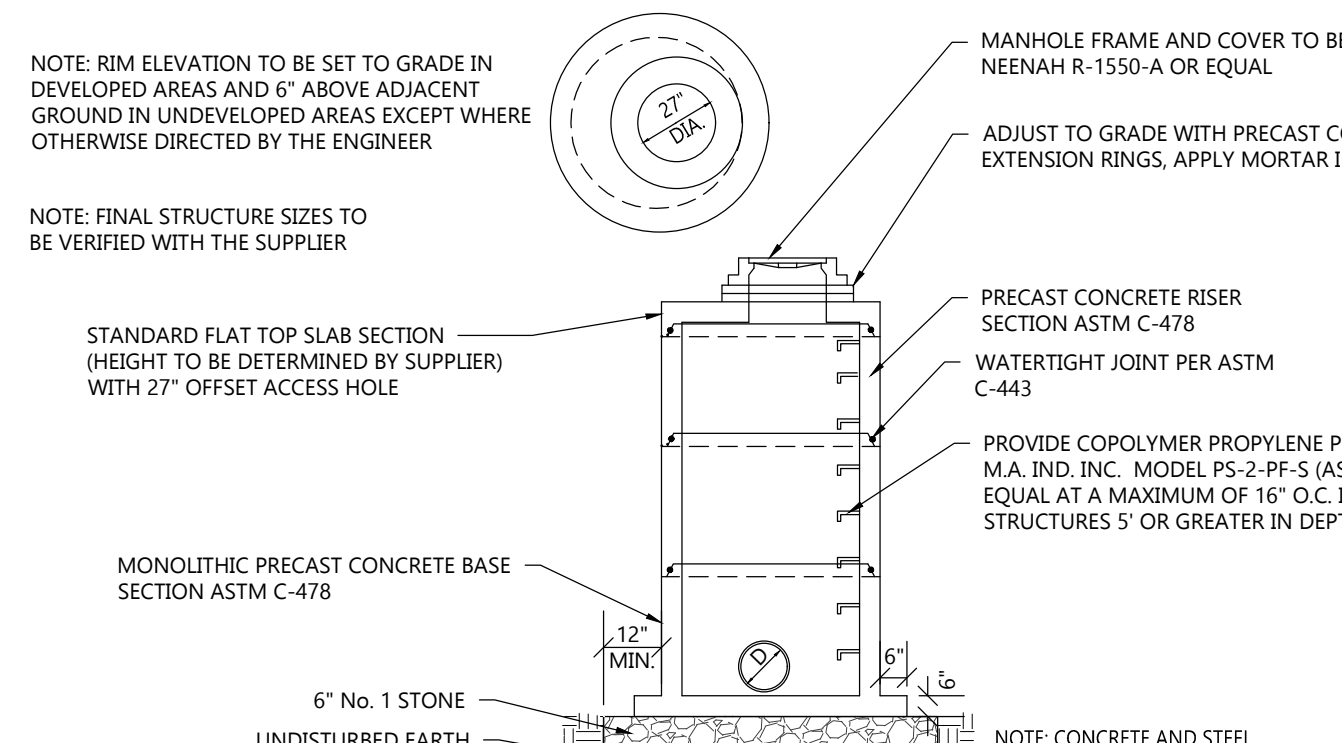
**ADA SIDEWALK RAMP DETAIL**

NOT TO SCALE



**STORM CATCH BASIN DETAIL**

NOT TO SCALE



**STORM MANHOLE DETAIL**

NOT TO SCALE

**EXCEL**  
Always a Better Plan  
100 Camelot Drive  
Fond du Lac, WI 54935  
920-926-9800  
excelengineer.com

**PROJECT INFORMATION**

PROPOSED COFFEE SHOP FOR:  
**7-BREW MADISON**  
3915 LIEN RD. • MADISON, WI 53704

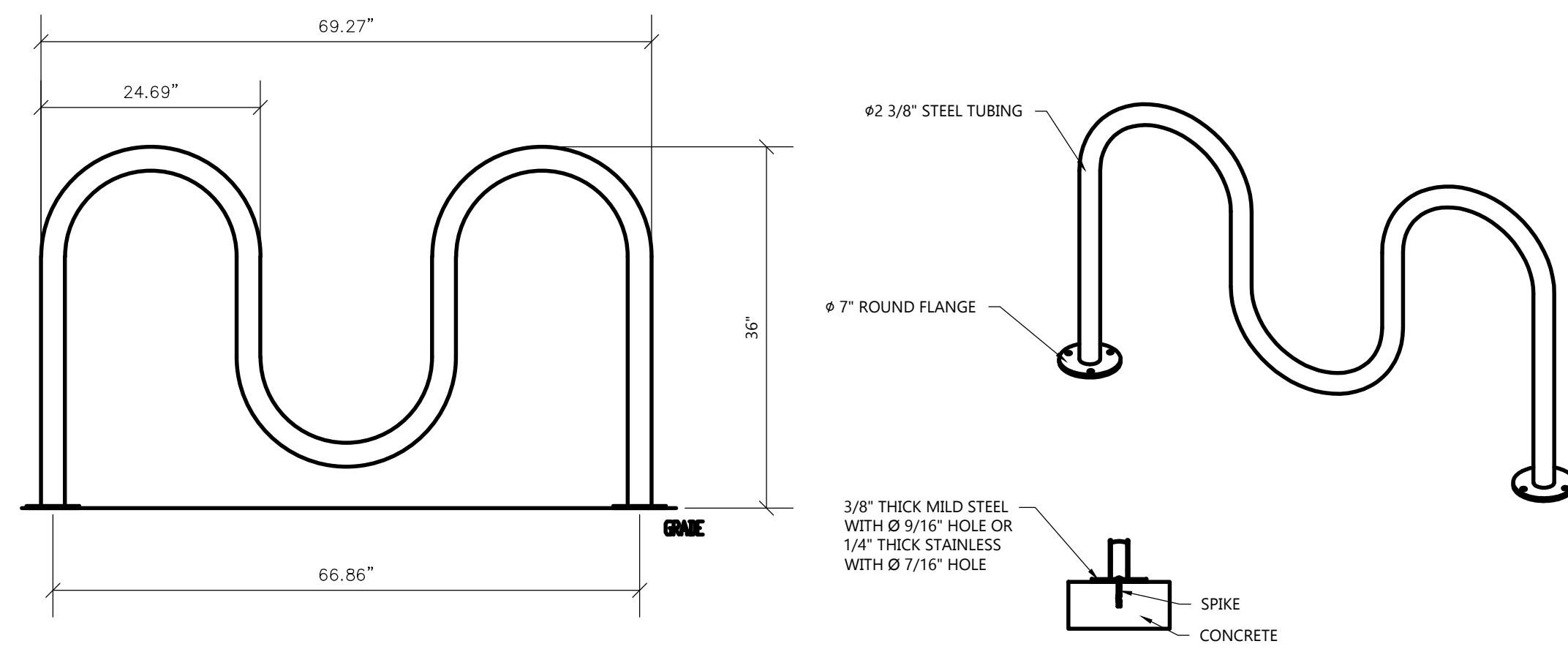
PROFESSIONAL SEAL

**PRELIMINARY DATES**  
DEC. 6, 2024  
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**JOB NUMBER**  
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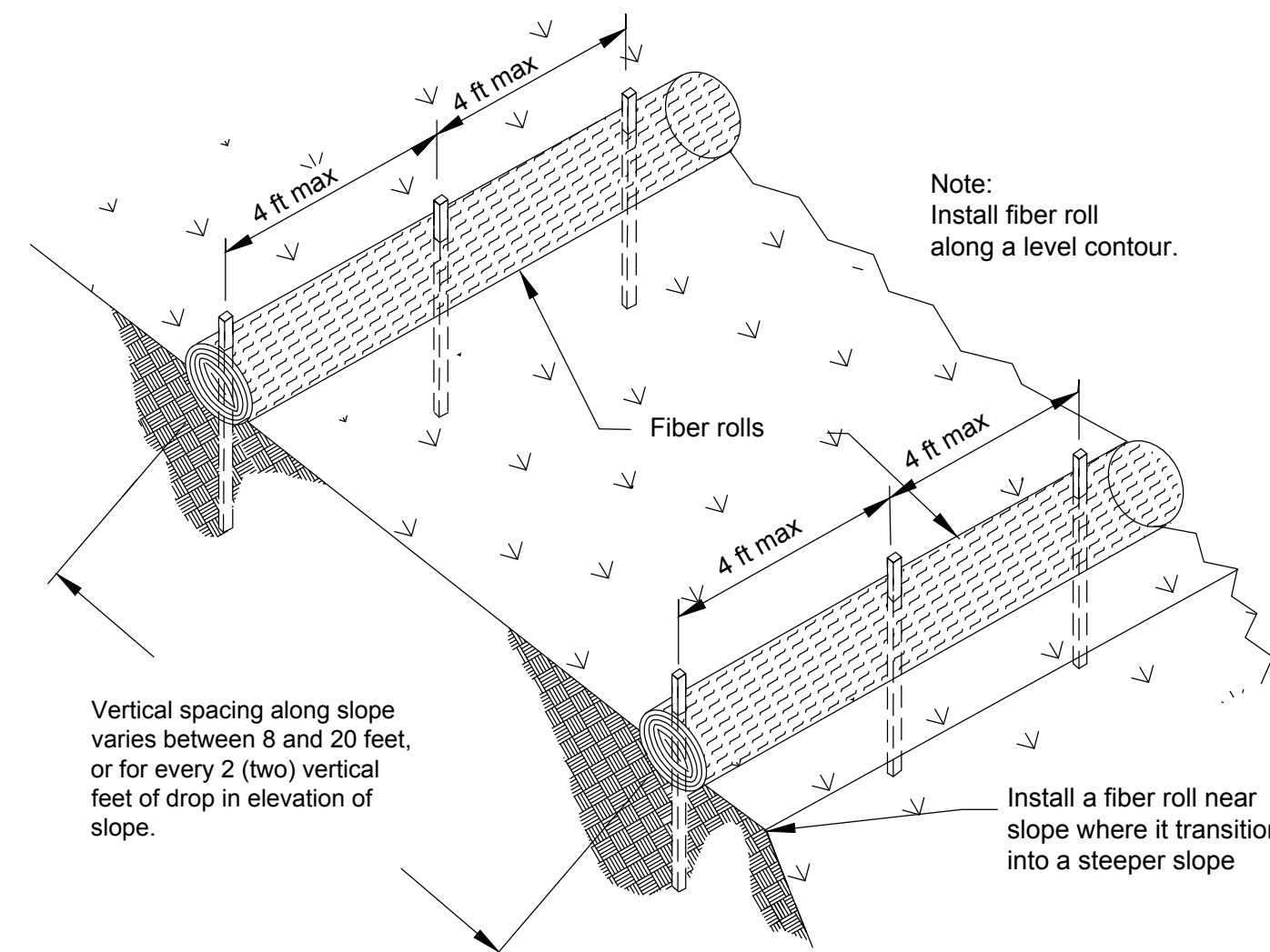
**SHEET NUMBER**  
**C2.0**



- NOTES:
- INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
  - OWNER SHALL SELECT COLOR & FINISH
  - SEE SITE PLAN FOR APPROX. LOCATION. COORDINATE W/ OWNER PRIOR TO CONSTRUCTION.
  - MANUFACTURED BY MADRAX PRODUCT: CS200-5-1G(SF); DESCRIPTION: CAPITAL SQUARE BIKE RAKE 5 BIKE

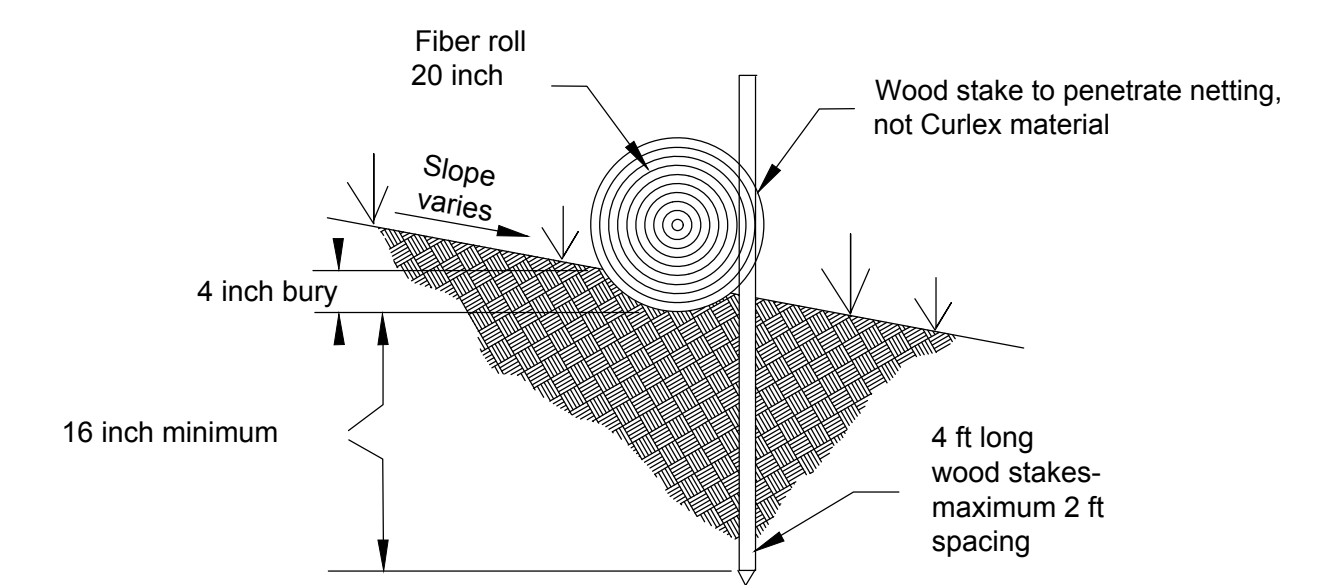
**5 BIKE RACK DETAIL-WAVE TYPE**

NOT TO SCALE



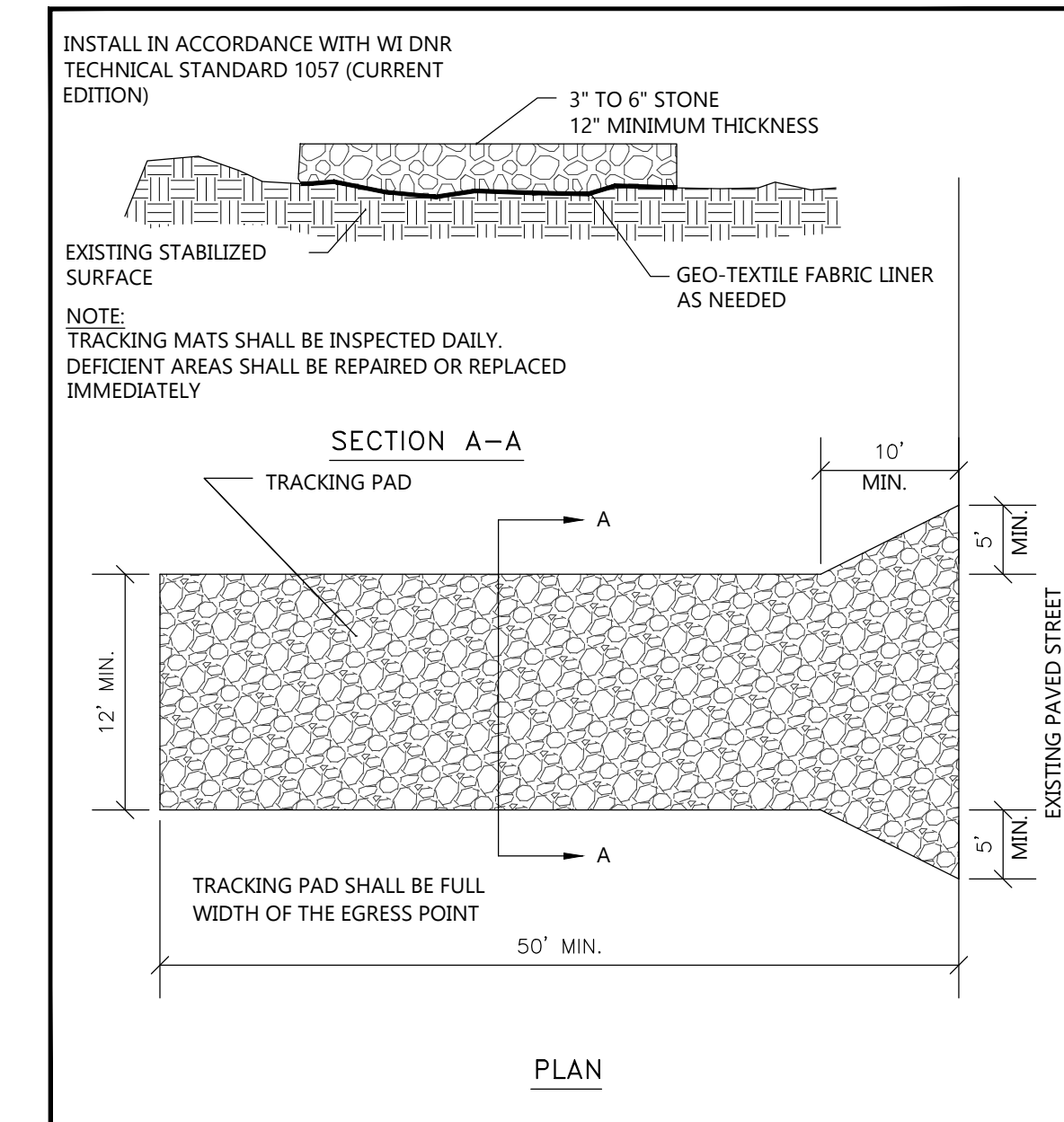
**TYPICAL FIBER ROLL INSTALLATION**

N.T.S.



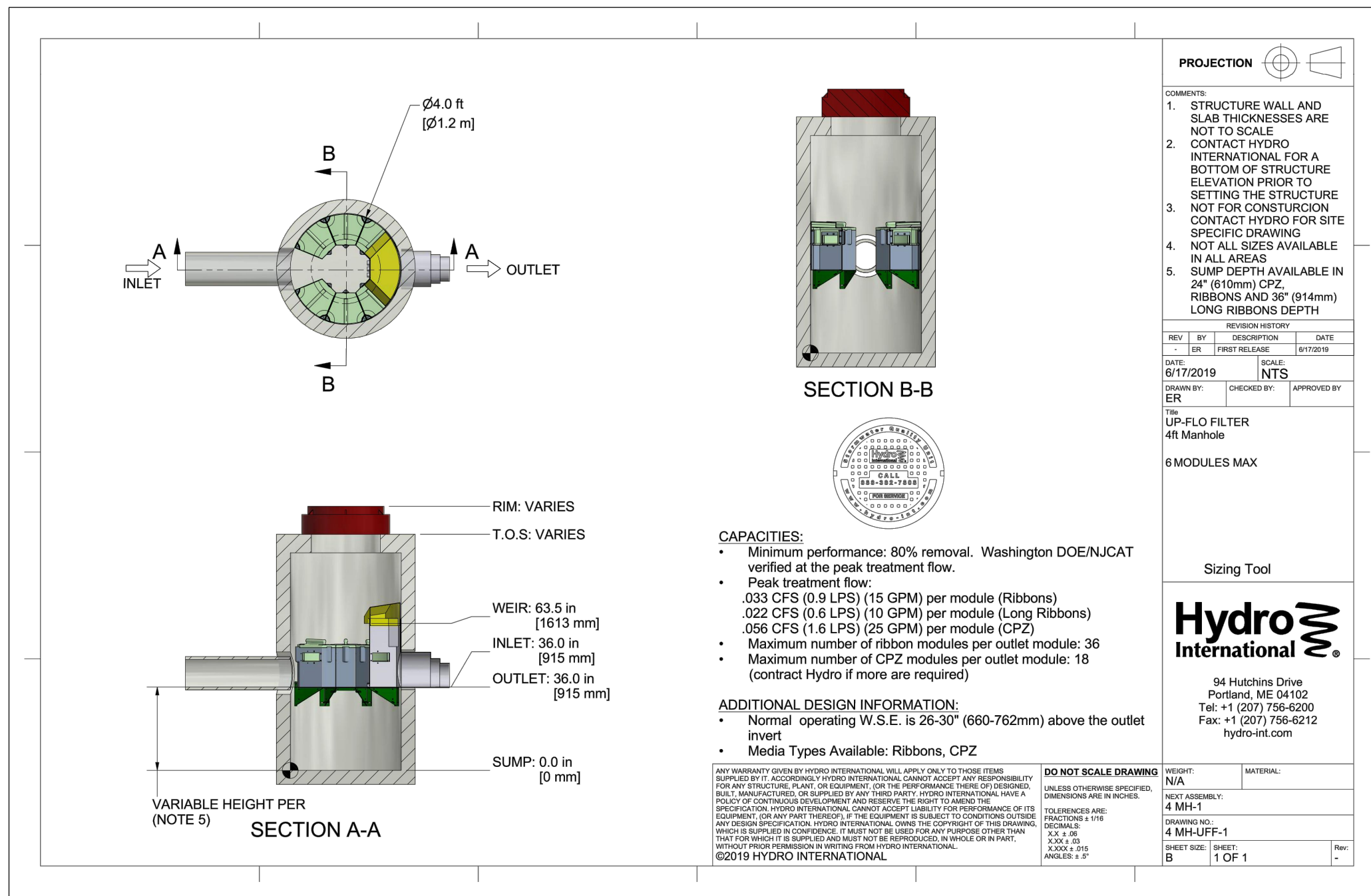
**SEDIMENT LOG INSTALLATION**

NOT TO SCALE

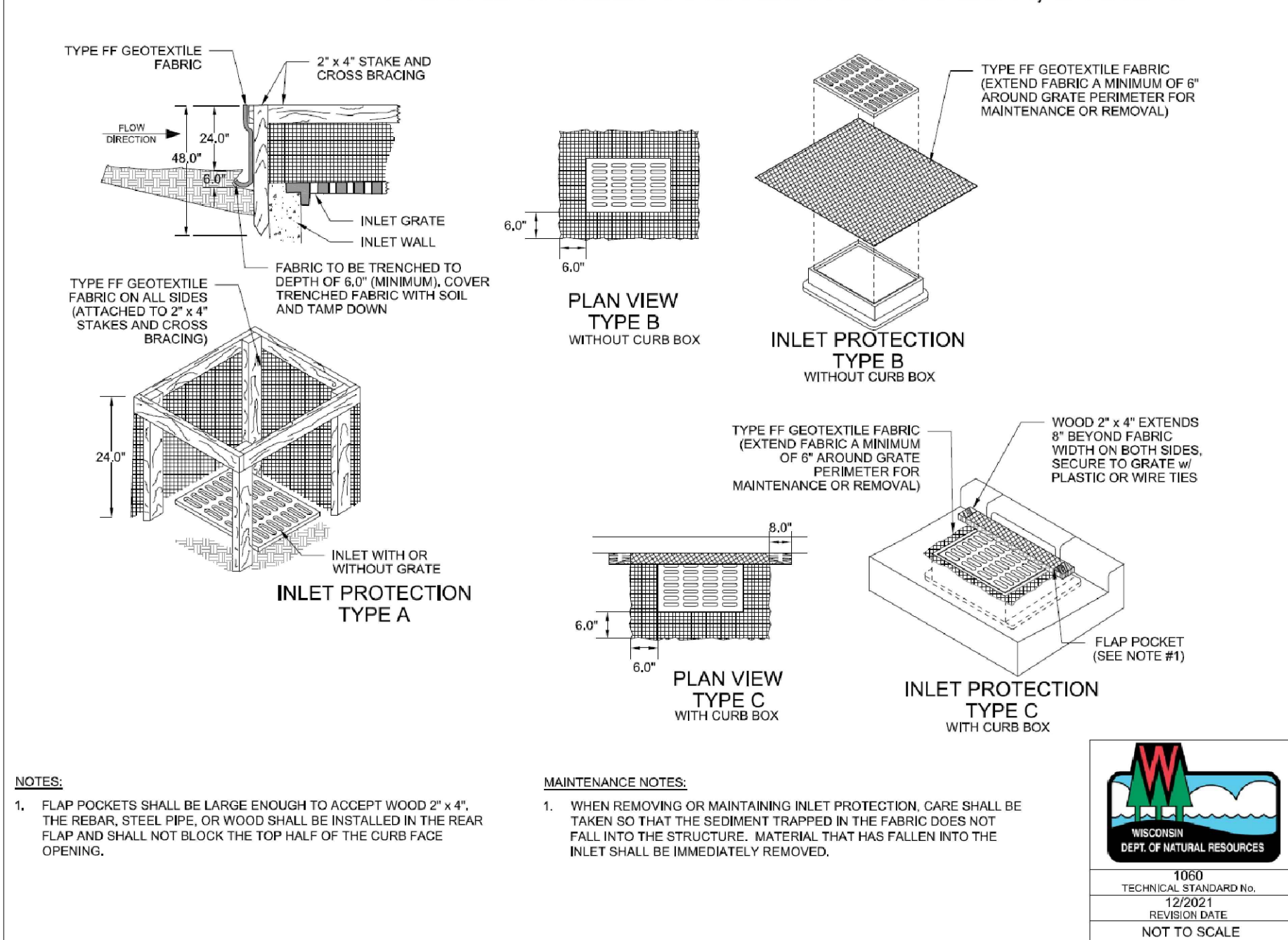


**TRACKPAD DETAILS**

NOT TO SCALE

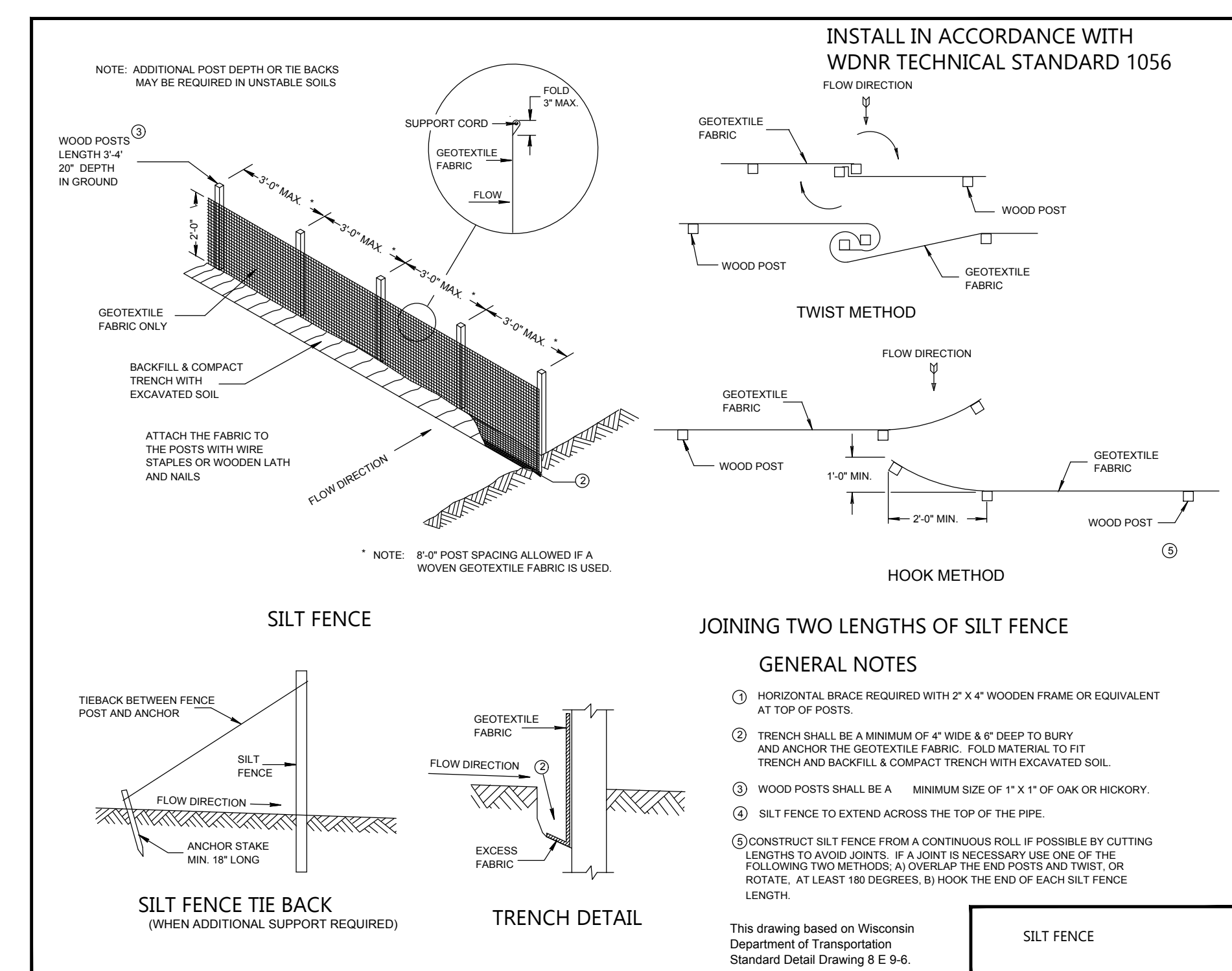


**FIGURE 1. INLET PROTECTION TYPES A, B AND C**



**INLET PROTECTION DETAIL**

NOT TO SCALE



**SILT FENCE - INSTALLATION DETAIL**

NOT TO SCALE

**EXCEL**  
Always a Better Plan  
100 Camelot Drive  
Fond du Lac, WI 54935  
920-926-9800  
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**C2.1**

**NOT FOR CONSTRUCTION**

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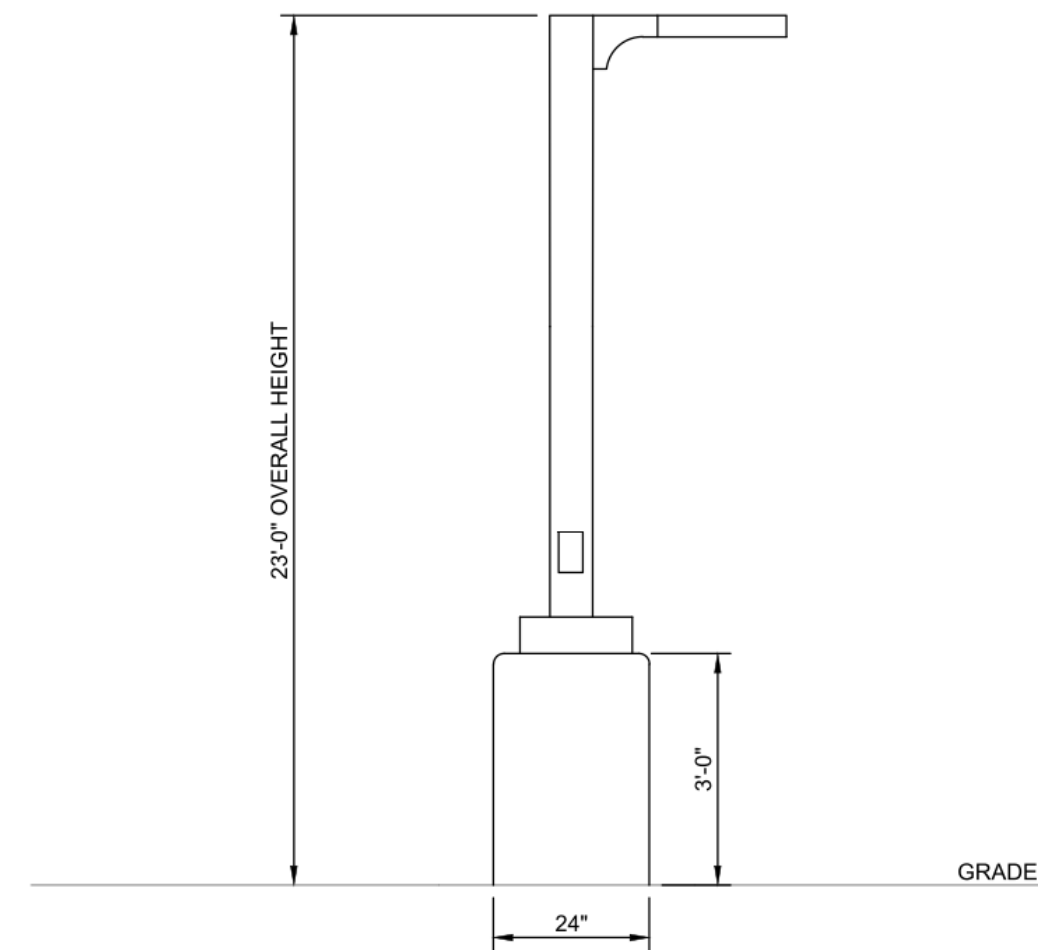
JOB NUMBER

240275600

SHEET NUMBER

**C3.1**

NOT FOR CONSTRUCTION



**LIGHT POLE DETAIL**  
NO SCALE

**Mirada Medium (MRM)**  
Outdoor LED Area Light

Symbol	Label	Quantity	Manufacturer	Catalog Number	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
TL	TL	30			1	400	0.2	2,97766
L14	L14	0	LSI INDUSTRIES, INC.	MRM-LED-18L-SIL-FT-30-70CRI	1	19332	1	135
L15	L15	4	LSI INDUSTRIES, INC.	MRM-LED-12L-SIL-SW-30-70CRI	1	12672	1	85

Description	Symbol	Avg	Max	Min	Max/Min Avg/Min
PARKING LOT	X	1.5 fc	3.2 fc	0.5 fc	6.4:1 3.0:1
Calc Zone #2	+	0.7 fc	3.2 fc	0.0 fc	N/A N/A

**OVERVIEW**

Lumen Package	10000 - 33000
Wattage Range	45 - 420
Efficacy Range (LPW)	105 - 162
Weight (lbs)	30 (13.6)
Control Options	RFID / A.I.B. / ALS / 7-1/2" P.C.

**QUICK LINKS**

**FEATURES & SPECIFICATIONS**

**Construction**

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square or round poles.
- Fixtures are finished with LSI's Duragrip polyester powder coat finishing process. The Duragrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Contact factory.
- Shipping weight: 37 lbs in carton.

**Optical System**

- State-of-the-art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in LSI Types 2, 3, 4, 5W, FT, FTA, AH, and LC/R/C.
- Silicone optical material does not yellow or crack with age and provides a typical light transmission of 95-99%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Coated Amber with Peak Intensity at 600nm.
- Minimum CRI of 70.
- Integral lower (L) and integral half lower (H) options available for enhanced backlight control.

**Controls**

- Optional integral passive infrared Bluetooth™ motion. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (see controls section for more details).

**Electrical**

- High performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (100% - 100%) standard.
- Standard Universal Voltage (220-277 Vac) Input (50/60 Hz) or optional High Voltage (347-480 VAC).
- L80 Calculated Life: >100K Hours (See Lumen Maintenance chart)
- Total harmonic distortion <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 425 and 485 lumen packages rated to +40°C. 55L lumen package rated to +35°C.
- Power factor >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C1 low operation (per ANSI/IEEE C62.41.2).
- High efficiency LED's mounted to metal-core circuit board to maximize heat dissipation.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

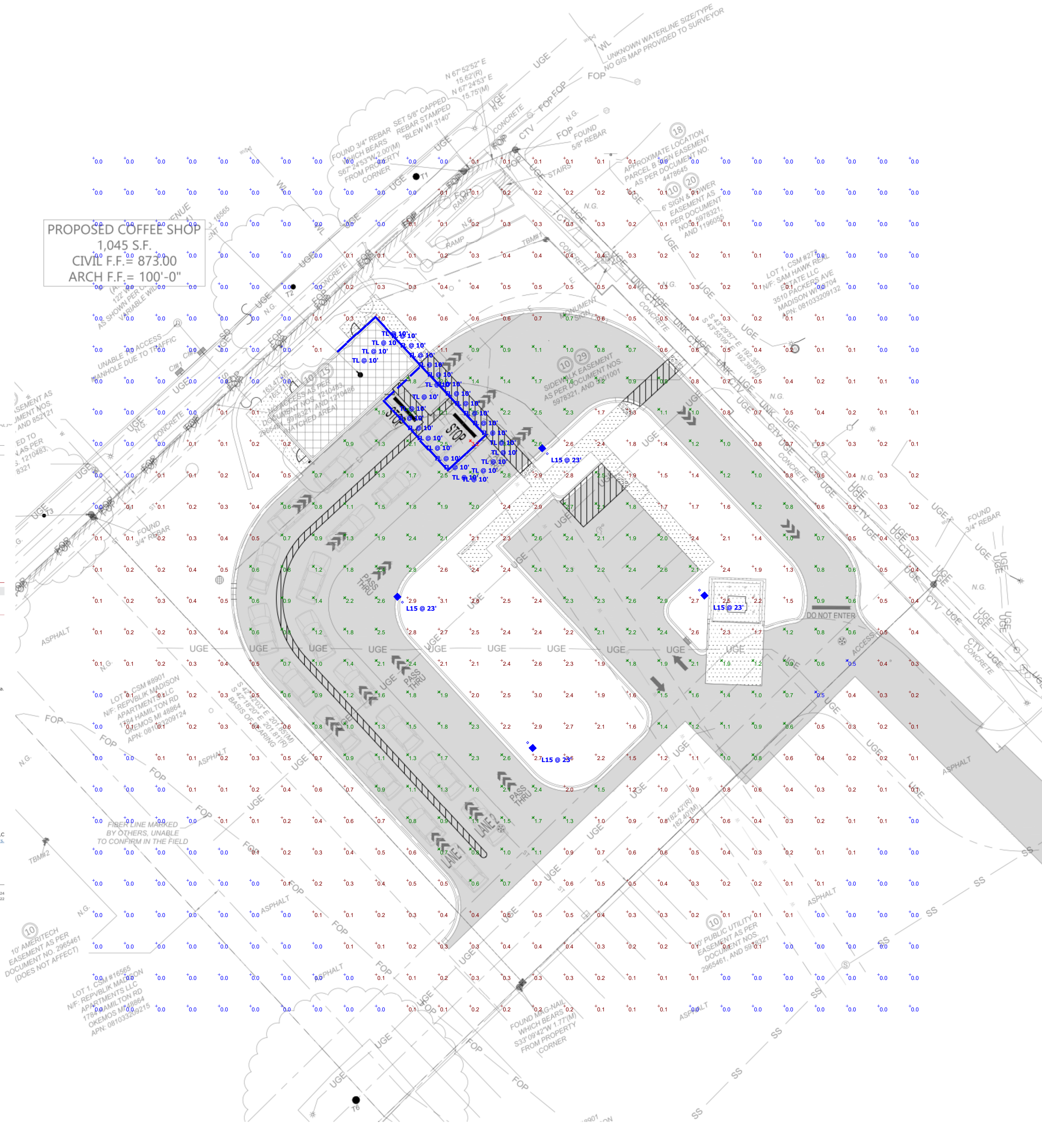
**Warranty**

- LSI LED Fixtures carry a 5-year warranty.

**Listings**

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- Dark Sky compliant, with 3000K color temperature selection.
- Title 24 Compliant, see local ordinance for qualification information.
- RHHS compliant.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598.
- 30 listed for ANSI C136.31 high vibration applications are qualified.
- DesignLights Consortium™ (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org](http://www.designlights.org).
- Patented Silicone Optics (US Patent NO. 8,018,163 B2)
- IK08 rated luminaire per IEC 62262 mechanical impact code

**LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • (513) 372-5200 • [www.lsi.com](http://www.lsi.com)**

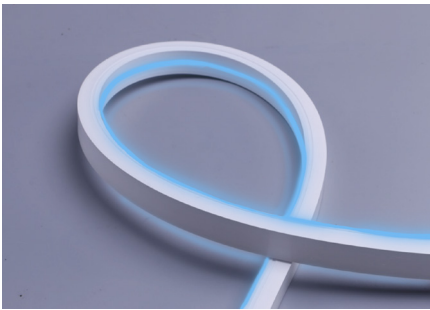
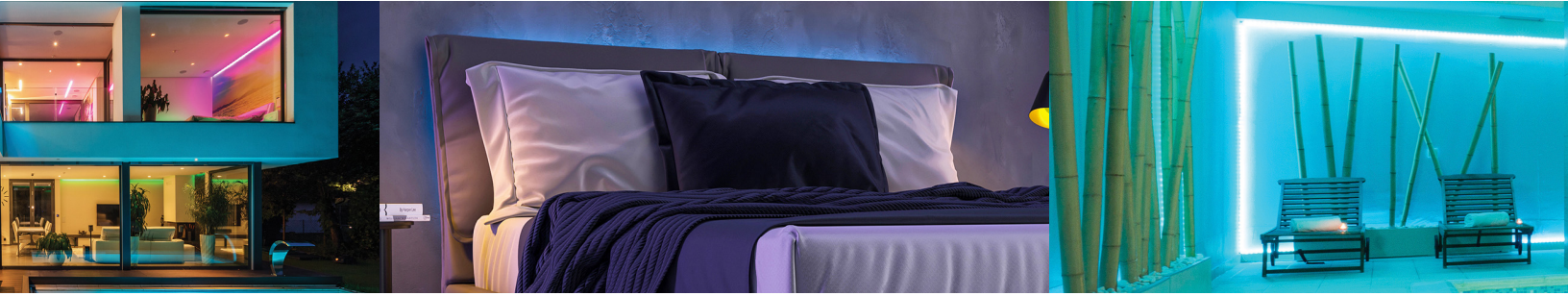




# ULTRA NEON FLEX

Project: \_\_\_\_\_ Type: \_\_\_\_\_

Name: \_\_\_\_\_ Date: \_\_\_\_\_



	White	Red	Green	Blue	Amber	Pink
<b>Top Bend</b>	255lm/ft.	28lm/ft.	175lm/ft.	20lm/ft.	118lm/ft.	98lm/ft.
<b>Side Bend</b>	120lm/ft.	14lm/ft.	83lm/ft.	10lm/ft.	57lm/ft.	47lm/ft.

<b>Size</b>	Top Bend: 164' x 0.8" x 0.6" Side Bend: 164' x 0.4" x 0.8"
<b>Watts</b>	White: 4.2W/ft. Red/Green/Blue/Amber/Pink: 3W/ft.
<b>Voltage</b>	AC110-120V
<b>Dimming</b>	TRIAC
<b>Beam Angle</b>	120°
<b>CRI</b>	White: Ra>80
<b>PF</b>	>0.9

<b>CCT</b>	White/Red/Green/Blue/ Amber/Pink
<b>IP Rating</b>	IP65
<b>Materials</b>	Silicone, Copper
<b>LED Qty</b>	Top Bend (TB): 42LED/ft. Side Bend (SB): 40LED/ft.
<b>Cutting Length</b>	900TB: 2in 901SB: 1ft
<b>Lifespan</b>	50,000 Hours

SARIN's Ultra Neon Flex (UNF) is a cutting-edge LED solution designed for both functionality and safety. Its patented driverless design features an on-board constant current driver, allowing for a direct AC power supply without the need for an external driver. The UNF is TRIAC dimmable, offering seamless compatibility with standard dimming systems to create the perfect ambiance. Built to withstand the elements, the UNF boasts an IP65 rating for superior resistance to dust and water, making it ideal for indoor and outdoor use.

## OVERVIEW

- Applications:** Indoor/Outdoor IP65
- Efficacy:** 70-90lm/W
- Dimming:** TRIAC
- LED Type:** SMD2835
- Operating Temp:** -4° to 113° F
- Lifespan:** 50,000 hours
- Warranty:** 5 years (Indoors)  
3 years (Outdoors)

## FEATURES

- Uniform, dot-free and smooth neon light up to 164ft (50m) of run length.
- Driverless design with on-board constant current IC driver and rectifier.
- Direct AC power supply with external driver.
- Thick silicone jacket insures electrical safety by ETL and RoHS standards.
- Environmentally-friendly silicone, bend flexibility, impact resistant and inclement weather resistant
- Advanced silicone extrusion technology



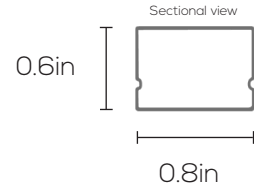


# ULTRA NEON FLEX

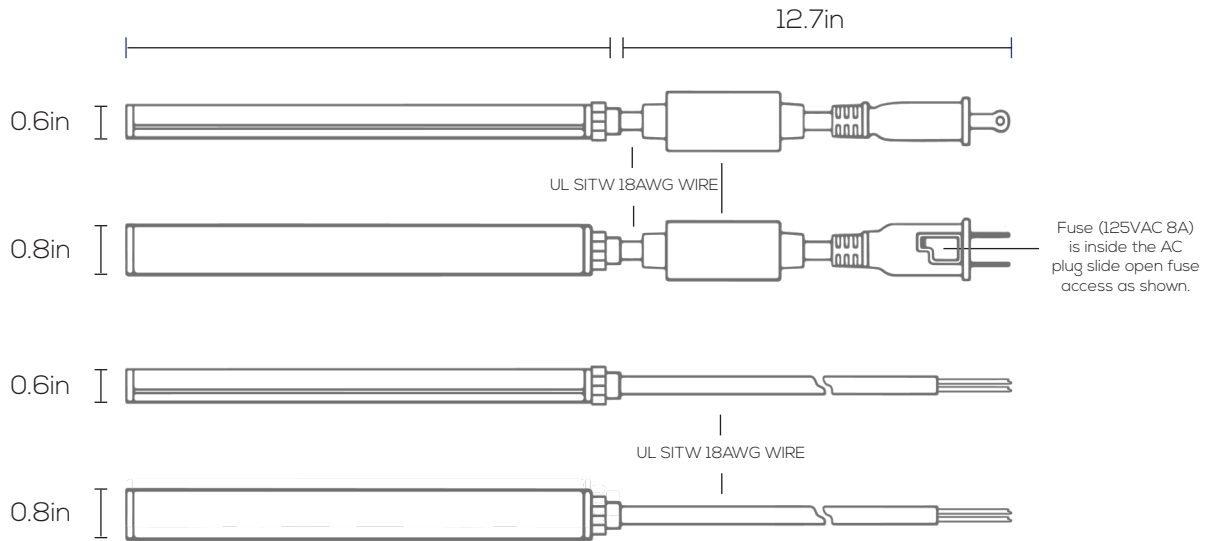
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Name: \_\_\_\_\_ Date: \_\_\_\_\_

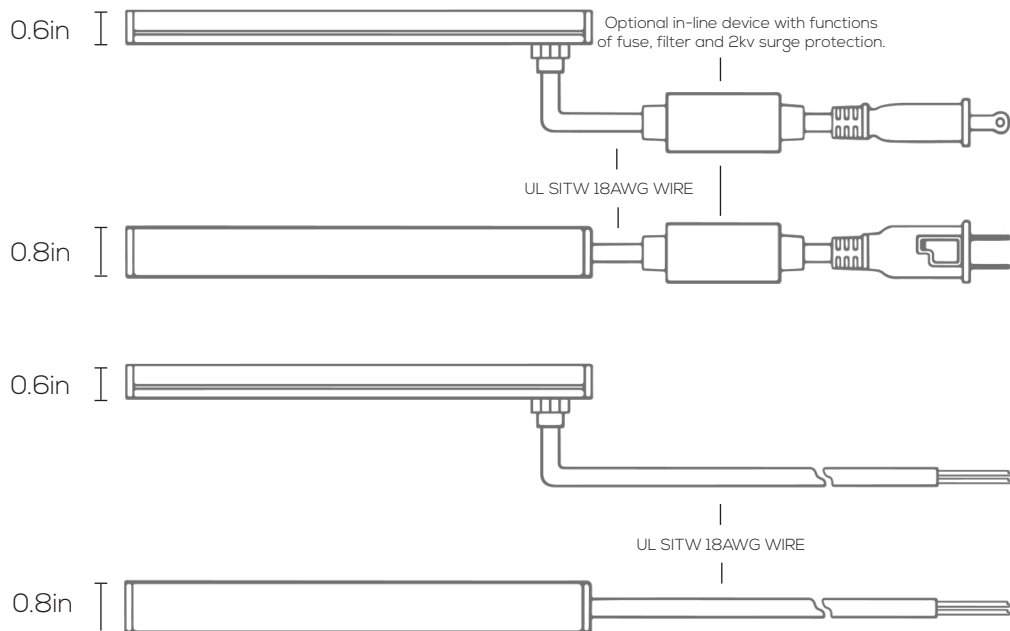
## DIMENSIONS: SES-UNF-900TB (Top Bend)



### Power cable fed on tail end



### Power cable fed on bottom end



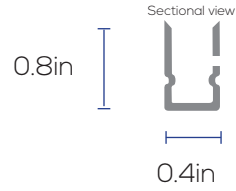


# ULTRA NEON FLEX

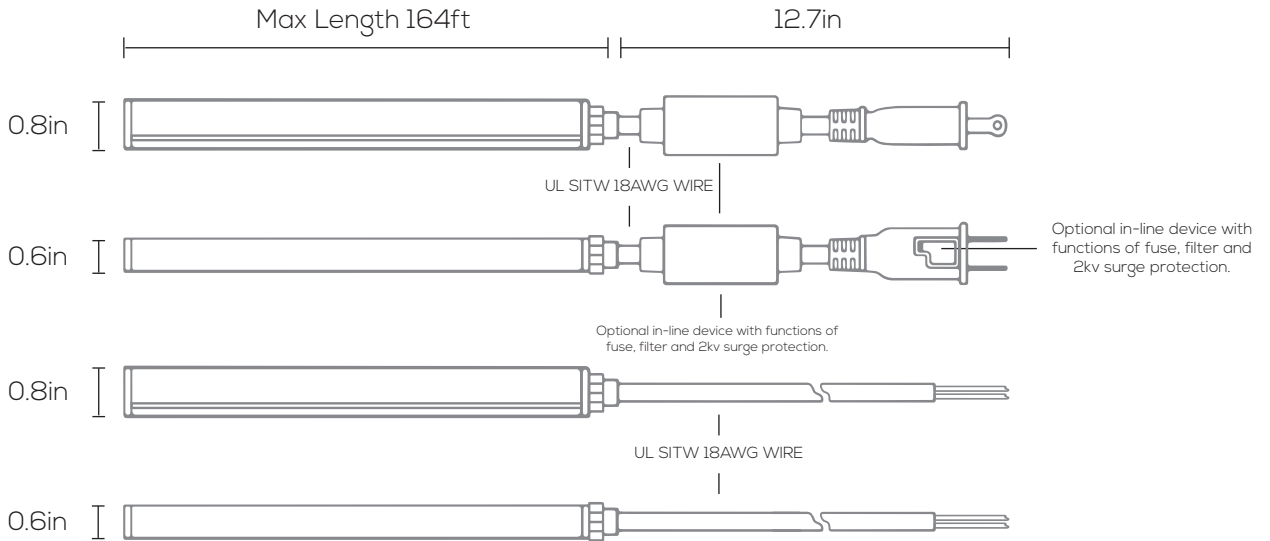
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Name: \_\_\_\_\_ Date: \_\_\_\_\_

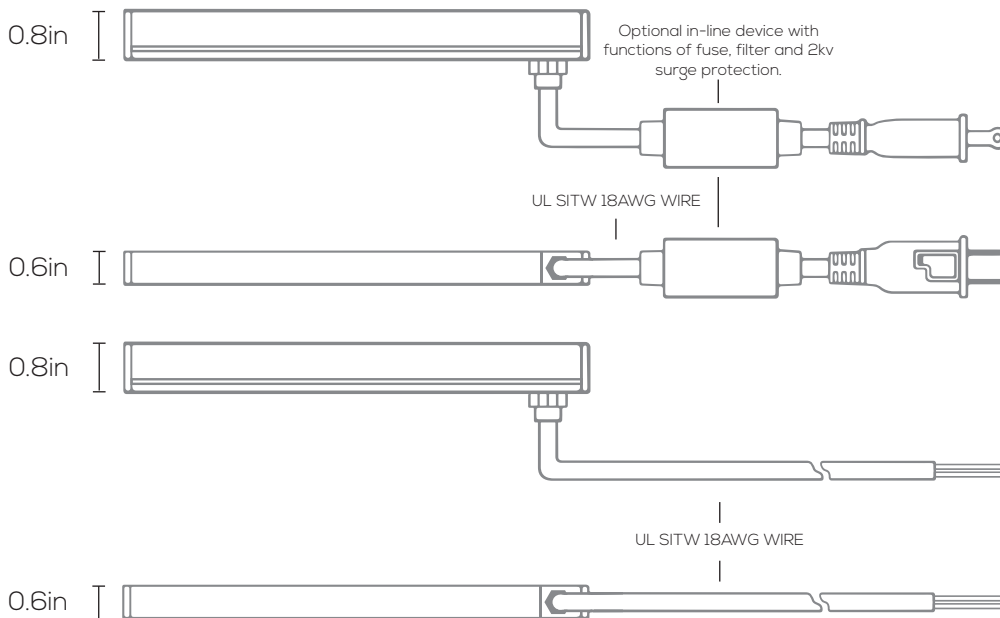
## DIMENSIONS: SES-UNF-901SB (Side Bend)



### Power cable fed on tail end



### Power cable fed on bottom end







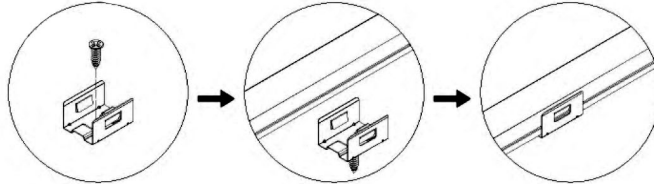
# ULTRA NEON FLEX

Project: \_\_\_\_\_ Type: \_\_\_\_\_

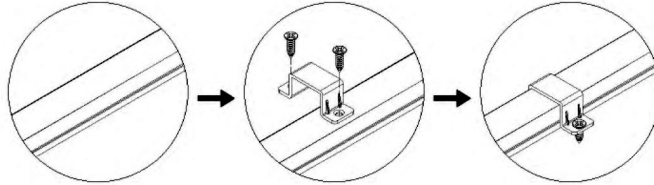
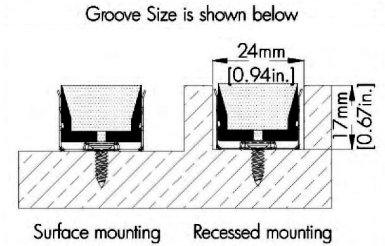
Name: \_\_\_\_\_ Date: \_\_\_\_\_

## INSTALLATION: SES-UNF-900XD

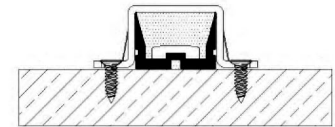
- Open fuse cover, slide open fuse access cover on top of attachment plug towards blades.
- Remove Fuse carefully, push the fuse from the other side, take it out and replace for a new one with 8 Amps/ 125V only.
- Close fuse cover, slide back in the access fuse cover on top of attachment plug towards cable.



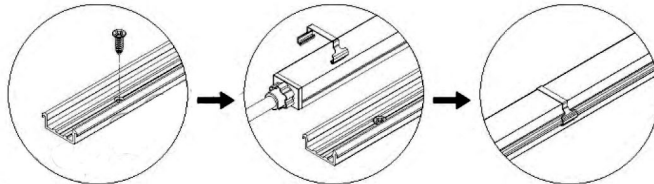
Option 1: Fixed by bracket + screw



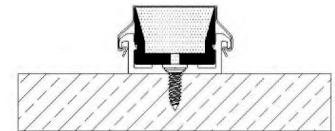
Option 2: Fixed by clip + screw



Surface mounting



Option 3: Fixed by aluminum channel + clip (outdoor exclusive)



Surface mounting

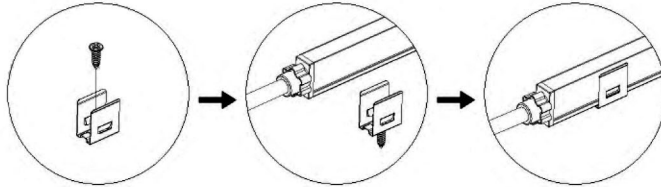


# ULTRA NEON FLEX

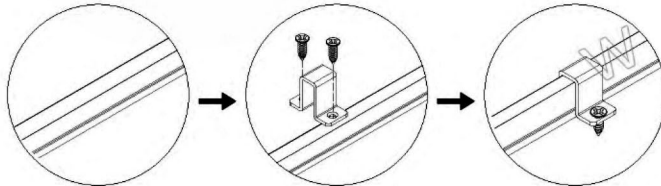
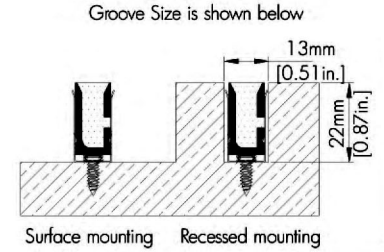
Project: \_\_\_\_\_ Type: \_\_\_\_\_

Name: \_\_\_\_\_ Date: \_\_\_\_\_

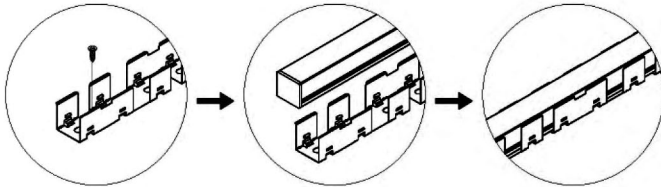
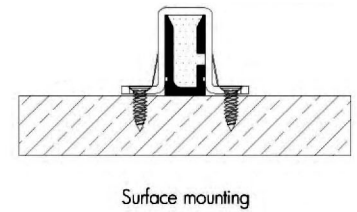
## INSTALLATION: SES-UNF-901XD



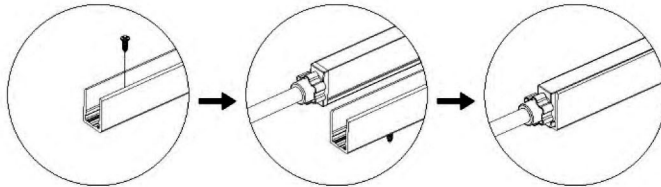
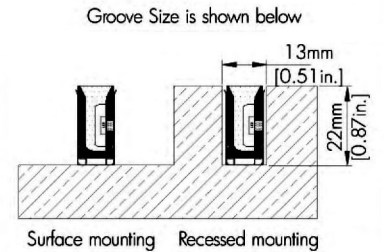
Option 1: Fixed by bracket + screw



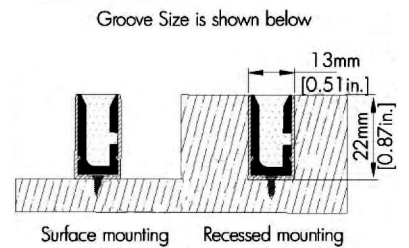
Option 2: Fixed by clip + screw



Option 3: Fixed by bendable bracket.



Option 4: Fixed by aluminum channel + screw



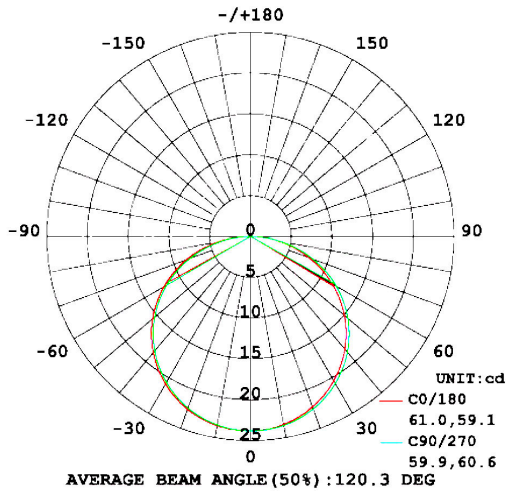


# ULTRA NEON FLEX

Project: \_\_\_\_\_ Type: \_\_\_\_\_

Name: \_\_\_\_\_ Date: \_\_\_\_\_

## PHOTOMETRICS:



Flux out: 57.49 lm

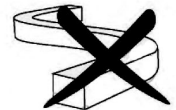
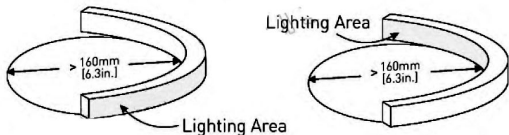
Height	Beam, Emax	Angle: 120.11deg	Diameter:
1m	5.623, 23.83lx		347.17cm
2m	1.406, 5.959lx		694.34cm
3m	0.6248, 2.648lx		1041.51cm
4m	0.3524, 1.490lx		1388.68cm
5m	0.2249, 0.953lx		1735.86cm
6m	0.1562, 0.652lx		2083.03cm
7m	0.1148, 0.486lx		2430.20cm
8m	0.0879, 0.372lx		2777.37cm
9m	0.0694, 0.294lx		3124.54cm
10m	0.0562, 0.238lx		3471.71cm

Note: The Curves indicate the illuminated area and the average illumination when the luminaire is at different distance.

## NOTICE:

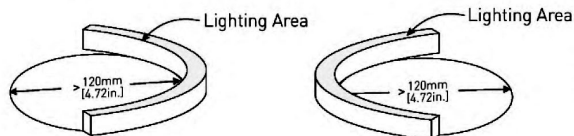
1. Do not install the luminaire when connected to power source. Make sure the wiring is correctly plugged in before use.
2. IP65 version is rated for indoor and outdoor applications.
3. Do not install it where there is excessive heat (ex. close proximity to fireplace, etc.)
4. Avoid scrape, twist and/or irregular-bend during installation, it might cause a non repairable issue.
5. To protect your eyes, do not store the luminaire for a long time while it's illuminated
6. Minimum bending diameter is 6.3in for Top Bend 900TB and 4.72in for Side Bend 901SB, (Too small bending diameter will break the luminaire).
7. Minimum twist angle, is 360° per 39.4in.
8. Luminaire linked in over long length will lead to overload problems.
9. Only certified electricians can install, dismantle and repair.
10. Bend and twist diagram is shown as below.

### UNF-900TB



Can't be side-bend

### UNF-901SB



Can't be top-bend



# ULTRA NEON FLEX

Project: \_\_\_\_\_ Type: \_\_\_\_\_

Name: \_\_\_\_\_ Date: \_\_\_\_\_

## ORDER FORM:

(\*) Special Order/Not Commonly Stocked

Custom Model Assembly

	<b>Fixture</b>	<b>CCT</b>	<b>Watts</b>	<b>Beam Angle</b>	<b>Voltage</b>
<u>SES-UNF-900XD</u> Example Model Number	<input checked="" type="checkbox"/> UNF	<input type="checkbox"/> White	<input type="checkbox"/> 4.2W/ft.	<input checked="" type="checkbox"/> 120°	<input checked="" type="checkbox"/> AC110-120V
		<input type="checkbox"/> Red	<input type="checkbox"/> 3W/ft.		
		<input type="checkbox"/> Green*			
		<input type="checkbox"/> <b>Blue</b>			
		<input type="checkbox"/> Amber			
		<input type="checkbox"/> Pink*			
		<input type="checkbox"/> 3000K			
		<input type="checkbox"/> 6000K			

**SES** – **UNF** – – – – **110-120**

Quantity

Fixture

CCT

Watts

Beam Angle

Voltage

### Common Stock Models:

Item #	Model #
30745	SES-UNF-900XD
30746	SES-UNF-901XD
30747	SES-UNF-900XD-BLUE
30748	SES-UNF-900XD-6000K
30749	SES-UNF-900XD-AMBER
30750	SES-UNF-900XD-RED
30751	SES-UNF-900XD-3000

### Optional Accessories:

Item #	Model #
40745-D	UNF Plug Wire
40745-M	UNF End Cap
40745-N	UNF Clip
40745-O	UNF Channel
40745-P	UNF Bracket



Catalog Number
Notes
Type

Contractor Select™

# 6RLD

## 6" LED Retrofit Trim Modules

With Juno® RLD Series™ LED Retrofit 6RLD 6-inch trim modules, upgrading your existing 6-inch recessed fixture is inexpensive and nearly as simple as replacing an incandescent lamp. The 6RLD LED retrofit outputs up to 700 or 1000 lumens of high-quality light, providing energy savings of as much as 85%. Modules feature a white aluminum baffle with a built-in flange. A deeply regressed diffusing lens conceals the LEDs from direct view and provides uniform aperture luminance. Trims are ENERGY STAR® certified and can be used to comply with Title 24, JA8 high efficacy light source requirements, Wet location listed (Indoor covered ceilings only) and include a 5-year limited warranty.



**FEATURES:**

- Rated for use in IC or non-IC housings, including IC23 LEDT24 and IC23R LEDT24
- 2700K or 3000K color temperatures, 90+ CRI
- Dimmable to 5% with many incandescent, magnetic low voltage or electronic low voltage box dimmers



Catalog Number	UPC	Description	Replaces Up To	Lumens	Input Watts	CCT	CRI	Voltage	Finish	Dimming Protocol	Pallet qty.
6RLD G4 07LM 27K 90CRI 120 FRPC WWH M6	194994892953	6" RLD Series™ Downlight LED Retrofit Trim	65W Incandescent	700	8W	2700K	90	120V	White	Forward & Reverse Phase Cut	264
6RLD G4 07LM 30K 90CRI 120 FRPC WWH M6	194994892991	6" RLD Series™ Downlight LED Retrofit Trim	65W Incandescent	700	8W	3000K	90	120V	White	Forward & Reverse Phase Cut	264
6RLD G4 10LM 27K 90CRI 120 FRPC WWH M6	194994893011	6" RLD Series™ Downlight LED Retrofit Trim	75W Incandescent	1000	12W	2700K	90	120V	White	Forward & Reverse Phase Cut	264
6RLD G4 10LM 30K 90CRI 120 FRPC WWH M6	194994893035	6" RLD Series™ Downlight LED Retrofit Trim	75W Incandescent	1000	12W	3000K	90	120V	White	Forward & Reverse Phase Cut	264



## Specifications

### LED RETROFIT DOWNLIGHT TRIM:

Cast aluminum trim with white baffle and flange • All-in-one design where LED light engine mounts directly to trim for ease of installation into existing 6" recessed housings with medium base sockets • Provided with torsion springs.

### LED LIGHT ENGINE:

LEDs are mounted directly to cast aluminum housing providing superior thermal management to ensure long life • 2700K and 3000K LED color temperature • 90 CRI minimum • Accommodates 120 volts AC at 60Hz • Dimmable with most standard incandescent, magnetic low voltage and electronic low voltage dimmers • For a list of compatible dimmers, see [JUNORETROBASICS-DIM](#).

### ELECTRICAL CONNECTIONS:

Trim features quick connect plug installed as standard for installation into IC23 LEDT24 and IC23R LEDT24 housings with mating connector • Trim ships with a medium base socket adapter whip for installation into 6" incandescent housings with medium base sockets.

### TRIM:

Cast aluminum baffle trim with white finish • Diffusing lens conceals the LEDs from direct view and provides uniform aperture luminance.

### LIFE:

Rated for 50,000 hours at 70% lumen maintenance.

### LABELS:

ENERGY STAR® Certified • Can be used to comply with 2019 Title 24, Part 6, JA8 high efficacy LED light source requirements • UL and cUL classified for use with most standard UL listed 6" recessed incandescent housings and Juno IC23 LEDT24 and IC23R LEDT24; see below for specific compatibility requirements • Damp location • Suitable for wet locations (indoor covered ceilings).

### TESTING:

All reports are based on published industry procedures; field performance may differ from laboratory performance.

### COMPATIBLE HOUSINGS:

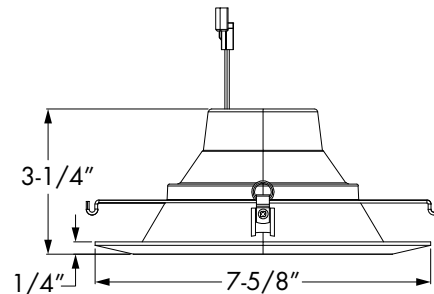
The 6RLD retrofit module is compatible with most 6" recessed housings measuring at least 4" high with an inside diameter between 5-3/4" and 7". Removal of the housing socket plate or socket mounting bracket may be required in order for the trim to fit properly.

### WARRANTY:

5-year limited warranty. Complete warranty terms located at: [www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx)

**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

## Dimensions





CATALOG  
PDF  
WALLPACKS

**PRODUCTS**

WLPU2A

ABOUT  
ASD

FOR  
PARTNERS

WHERE TO  
BUY

CONTACT  
US

Sign  
in

# WLPU2A

LED ADJUSTABLE CUTOFF WALLPACK has a die-cast aluminum housing with excellent heat dissipation, anti-glare PC lens with even light distribution, and anti-leakage silicone gaskets. It is equipped with a removable hinge door for quick and easy installation and wiring. With 6kV surge protection, it is designed to operate on 120-277V circuits with a 0-10V dimmable driver. 0-90° adjustable head and cut-off design for controllable illumination.

COLOR SELECTABLE. You can choose either a 3000K warm white, 4000K cool white or 5000K daylight color temperature.

INSTALLATION. The fixture can be mounted to a junction box or directly to a wall. Perfect commercial or industrial solution for outdoor building facades, patios, porches, driveways, walkways, decks, parking garages, and many other applications. It is also Wet Locations rated.



**W** Available Power  
12-50W

**K** Color temperature  
3CCT

AVAILABLE FINISHES: Black

- Die-cast aluminum housing with excellent heat dissipation
- Surge protection against voltage and current surges
- Adjustable cutoff design 0-90°
- 3 color temperature options

 Photocell

Downloads

Cut Sheet



Products

Accessories





CATALOG  
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**PRODUCTS**

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**ASD-WLP02A-30DAC-PC-BK**

Finish	Black
Voltage	120-277
Power	30
Luminous Flux	3750 / 4058 / 3772
Dimming	Y
Color Temperature	3000 / 4000 / 5000

**ASD-WLP02A-50DAC-PC-BK**

Finish	Black
Voltage	120-277
Power	50
Luminous Flux	6250 / 7047 / 6644
Dimming	Y
Color Temperature	3000 / 4000 / 5000

**ASD-WLP02A-12DAC-PC-BK**

Finish	Black
Voltage	120-277
Power	12
Luminous Flux	1500 / 1686 / 1574
Dimming	Y
Color Temperature	3000 / 4000 / 5000

**Address**

ASD Lighting Corp  
 1780 Hughes Landing BLVD, Suite  
 350  
 The Woodlands, TX 77380  
 Monday – Friday  
 TX office 8AM – 5PM CST,  
 MA office 8AM – 5PM EST

**Contacts**

(781) 739-3977  
 orders@asd-  
 lighting.com

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# CITY OF MADISON BUILDING INSPECTION DIVISION

215 Martin Luther King, Jr. Blvd., Suite 017 - PO Box 2984 Madison, WI 53701-2984  
zoning@cityofmadison.com - 608.266.4551 - <http://www.cityofmadison.com/dpced/bi/>

## Parking Adjustment Application

### ZONING OFFICE USE ONLY

Site Plan Review: LND \_\_\_\_\_ -20\_\_ - \_\_\_\_\_

Application Date \_\_\_\_\_  
Approval Date \_\_\_\_\_  
Approved by \_\_\_\_\_

#### SPECIAL CONDITIONS:

- PD # \_\_\_\_\_  Historic/Landmark
- UDD # \_\_\_\_\_  Conditional Use

Property Address 3915 Lien Rd, Madison, WI 53704 Zoning District C-3 / TOD / UDD 5

Property Owner Repvblik Madison Outparcels LLC (Att. Colin Hooper)

Address of Property Owner 1784 Hamilton Road, Okemos, MI 48864

Name of Applicant Mylena Oliveira

Applicant Email moliveira@plazastreetpartners.com Applicant Phone Number (816) 406 2667

Summary of Proposal Request for 1 additional parking spot, rounding up the calculation from 3.75 to 4 spots in the proposed development. Additional parking will be provided through shared parking agreement with the adjacent parcel.

### Which of the following best describes the proposed parking adjustment?

- Automobile Parking Reduction
- Bicycle Parking Reduction
- Automobile Parking Exceeding Maximum
- Other \_\_\_\_\_

### Check all that apply:

- On Madison Metro Bus route
- Bicycle parking on public property
- Change of use
- Addition to existing building
- Bus stop within ¼ mile
- Other bicycle facilities (bike lane, bike boulevard)
- Within 1,000 feet of off-street bicycle/pedestrian path
- Bicycle parking on private property
- New building
- Existing shared parking
- Parking garages open to the public within X feet

**NOTE:** Applicant must include supporting materials such as information on hours of operation, peak demand times, characteristics of the type of use, a site plan clarifying parking, etc., so Zoning staff can better assess the parking adjustment request.

Applicant Signature \_\_\_\_\_

Date 2/12/2025

**ZONING OFFICE USE ONLY**

<b>Existing Number of Parking Stalls Provided</b>	
<b>Zoning Use</b>	<b>Parking Requirement Calculation</b>
<b>Parking Required by Code</b>	<b>Proposed Number of Stalls</b>
<b>Percent Difference</b>	

**For Parking Reduction Requests**

<b>Availability and Accessibility of Alternative Parking</b> (1 = Plenty available/Low impact; 5 = Little available/High impact)		
		<b>Greatest Influence</b>
<b>On-street automobile parking availability</b>		
<b>Bicycle parking within the right-of-way</b>		
<b>Public automobile parking within 500 feet</b>		
<b>Other parking stalls</b>		
<b>Impact on adjacent residential neighborhoods</b>		
<b>Anticipated increased demand</b>		
<b>Bicycle paths</b>		
<b>Bus routes</b>		

**Administrative Approval of Automobile Parking Stall Reduction Request**

Parking requirement reduced by the greater of 5 parking stalls or 10% of the required parking: Applicant: _____
Parking reduction up to 20 parking stalls: Zoning Administrator: _____
Parking reduction of more than 20 stalls but less than 25% of the required parking: Director of Planning & Community & Economic Development: _____

**Zoning Administrator:** \_\_\_\_\_

**Administrative Approval of Bicycle Parking Stall Reduction Request**

Bicycle parking reduction of __ parking stalls: Zoning Administrator: _____
--

**Zoning Administrator:** \_\_\_\_\_

**Administrative Approval of Parking in Excess of the Maximum Number of Stalls**

Parking requirement reduced by the greater of 5 parking stalls or 10% of the required parking: Applicant: _____
Parking exceeding maximum up to 20 parking stalls: Zoning Administrator: _____
Parking exceeding maximum by more than 20 stalls but not more than 10% of the maximum: Director of Planning & Community & Economic Development: _____

**Zoning Administrator:** \_\_\_\_\_

February 11<sup>th</sup>, 2025

City of Madison  
Planning Division  
Madison Municipal Building, Suite 017  
215 Martin Luther King, Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701-2985  
(608) 266-4635

**RE: 7-Brew – 3915 Lien Rd, Madison, WI 53704 (Parcel # 081033209257)**

To Whom it May Concern:

Please accept the additional information and justification for the approval of the items listed below for the Proposed Coffee Kiosk Development.

**Occupancy calculation:**

- 1st Floor: 1045.3 sq.sf (business) at 100 sq.ft per occupant = 11 occupants
- 2nd Floor: 961.4 sq.ft (storage) at 300 sq.ft per occupant = 4 occupants
  - Total Area: 2,006.7 sq.ft
  - Total building occupancy: 15 occupants.
  - Allowed parking: 25% of occupancy = 3.75 parking spots

**Parking Requirements and Landscaping:**

**1. Documentation Regarding the Actual Parking Demand for the Proposed Use**

The proposed parking is intended exclusively for employee use. The coffee kiosk will operate with a minimum of 5 to 7 employees at any given time. Additionally, during shift changes, up to 12 to 15 employees will be on-site simultaneously. Given the brand's operational requirements and standards, a minimum of 15 parking spaces is typically necessary to ensure employees have access to safe and convenient parking, particularly during early morning and late-night shifts. The request for 4 parking stalls aims to balance operational needs and adherence to city code limitations. The additional parking needs will be addressed by the shared parking agreement that is being drafted with the adjacent property.

- Hours of operation:
  - Sun-Thu: 5:30 AM – 10 PM
  - Fri-Sat: 5:30 AM – 11 PM
    - Employee shift change:

- Peak demand times
    - Daily: 7 AM - 10 AM
    - Peak days: Fridays, Saturdays, Sundays
2. **Impact of the Proposed Use on Parking and Roadway Facilities in the Surrounding Area**

It is not anticipated that the proposed development will have any adverse impact on public parking or roadway facilities in the surrounding area. The site's dedicated parking provision will sufficiently accommodate employee demand without contributing to traffic congestion or increased demand for nearby public parking facilities. Additionally, the parking area is located at the back of the site/building and at a lower grade level to the frontage road, being less visible from most view angles.
  3. **Proximity to Parking Areas Available to Customers, Occupants, Employees, and Guests**

The proposed site is not located near a public parking area. As a result, private parking on the property is essential to ensure the safety and comfort of employees. Without on-site parking, employees may face challenges finding secure and accessible parking options, particularly during early and late shifts.
  4. **Availability of Alternative Forms of Transportation and Actions to Promote Them**

The proposed development actively encourages the use of alternative transportation methods as part of its Transportation Demand Management (TDM) plan. The site will feature bicycle racks and sidewalk connections to facilitate pedestrian and cyclist access. Additionally, the location is conveniently near public bus stops, further supporting alternative transportation options for employees and customers.
  5. **Mitigation Measures to Support Approval of the Exception**

In accordance with the city code, the development is required to provide 380.6 points for landscaped areas. The proposed development surpasses this requirement by providing a total of 867 points, demonstrating a commitment to high-quality development and contributing positively to the community's green infrastructure. This includes the integration of landscape elements to enhance stormwater management and the aesthetic appeal of the site.
  6. **Nature of the Proposed Use**

The proposed development represents an alteration of the current condition of the parcel, which is presently used as an asphalt parking lot. The project will introduce a new coffee kiosk with a drive-thru facility, sidewalks, bike racks, and enhanced landscaping. Importantly, the development will reduce the total impervious surface area from 87.3% to 65.8% and increase the landscaped area from 12.7% to 34.2%, more than doubling the site's green space. These improvements reflect a thoughtful and environmentally responsible approach to site development and a commitment to surpassing the basic code requirements to provide quality space to the community.

### **By-pass lane**

The inclusion of a by-pass lane is essential for safety and operational efficiency, allowing vehicles to exit quickly in case of an emergency—especially critical given that the drive-thru is enclosed by the building's second floor. This design ensures a clear path for drivers who may need to leave without completing their order, reducing congestion and potential hazards. Additionally, since the project exceeds minimum landscaping requirements, the by-pass lane does not compromise the site's aesthetic or environmental quality. Instead, it enhances overall functionality while maintaining a well-balanced and thoughtfully designed space.

## **Conclusion**

The request for 4 parking stalls, being 1 ADA is justified based on the documented operational needs, lack of nearby public parking, active promotion of alternative transportation, and significant landscape enhancements. The proposed development balances the city's requirements with practical solutions to support employee needs while contributing positively to the surrounding environment and community infrastructure.

Brew 4 You and their development team are committed to providing a suitable development that upholds the vision and guidelines set forth in the City of Madison's Land Use Code and Urban Design Commission. The proposed development is compatible with the surrounding community and the proposed improvements enhance the current state of the Site, as well as promote future employment opportunities and long-term economic growth.

References:

1. [City of Madison Land Use Code](#)
2. [Urban Design District](#)
3. [33.24 Urban Design Commission](#)
4. [Urban Design District No. 5](#)

**APPENDIX A**

SITE PLAN

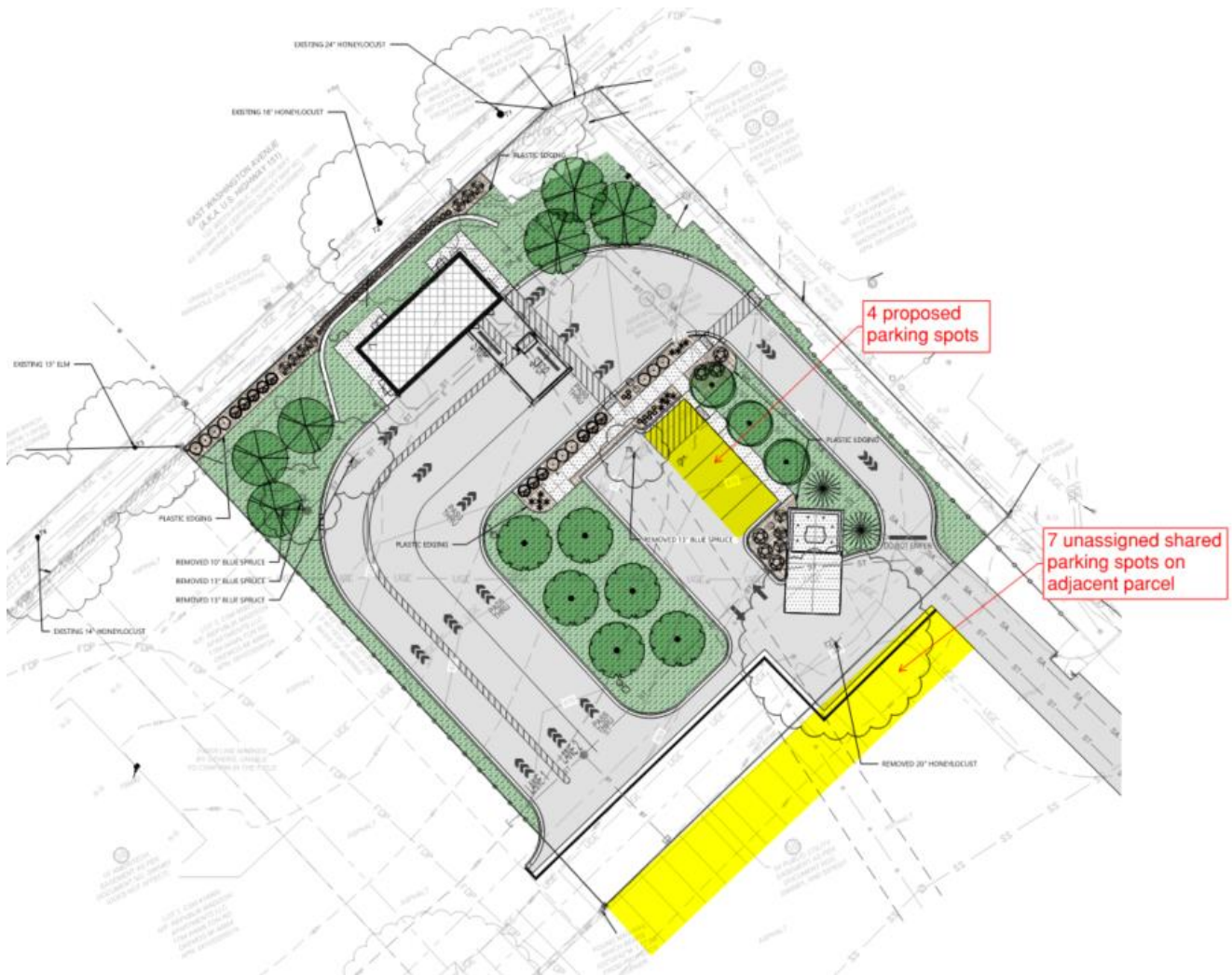
VICINITY MAP

SITE DATA SUMMARY TABLE

[City of Madison Urban Design Districts](#)

**APPENDIX A**

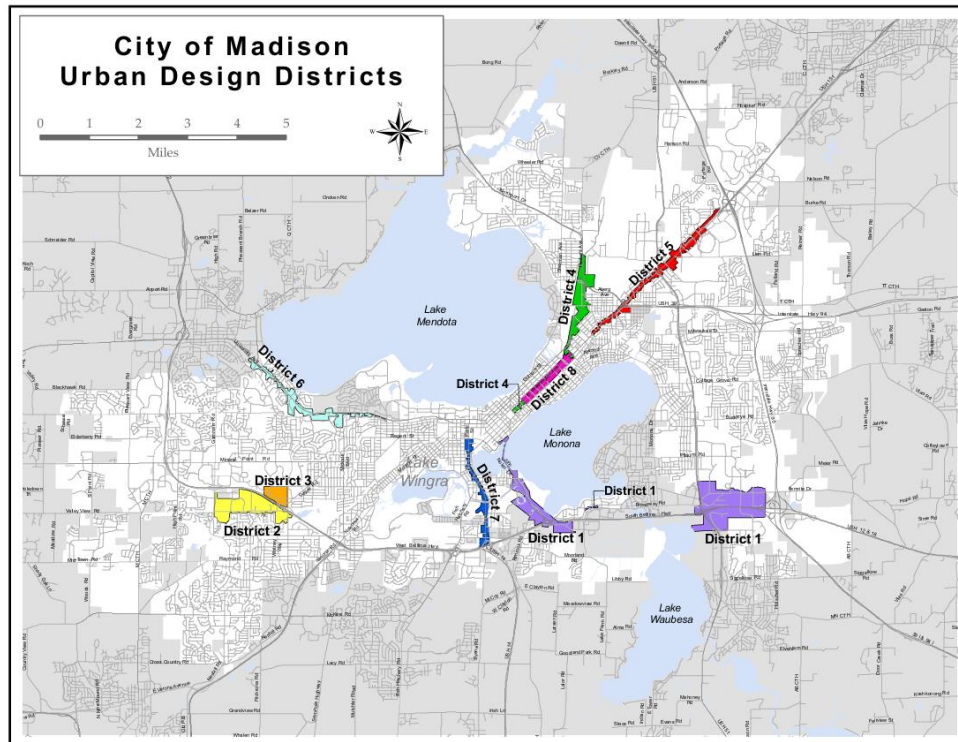
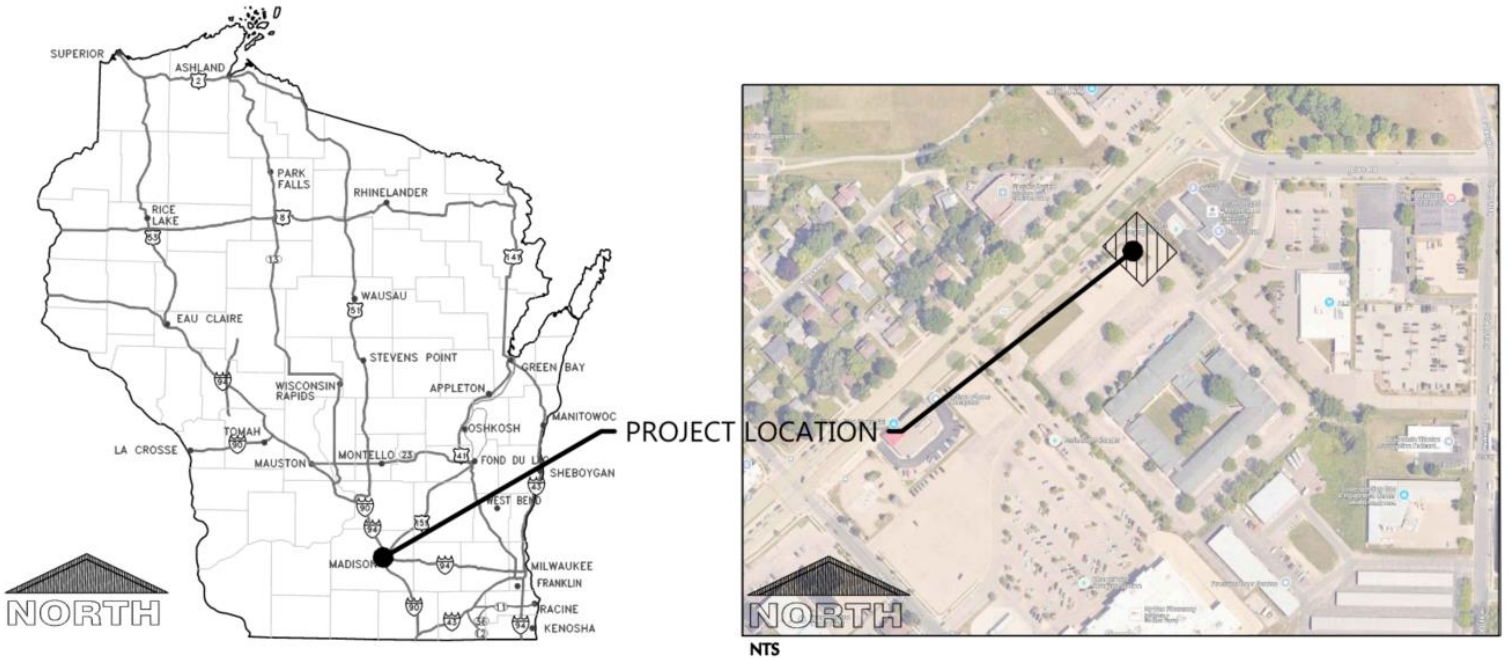
**SITE PLAN**





**APPENDIX A**

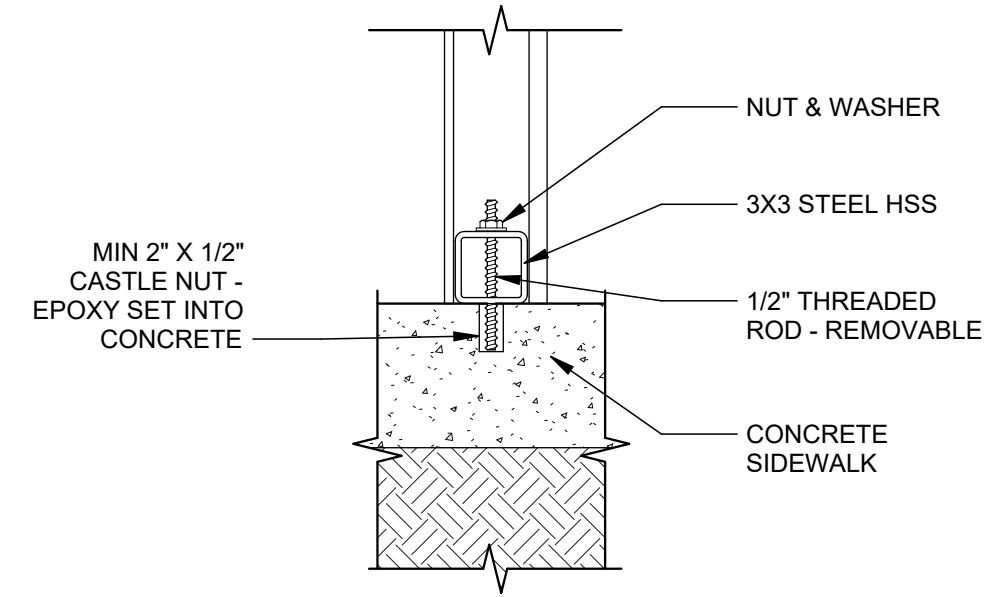
VICINITY MAP



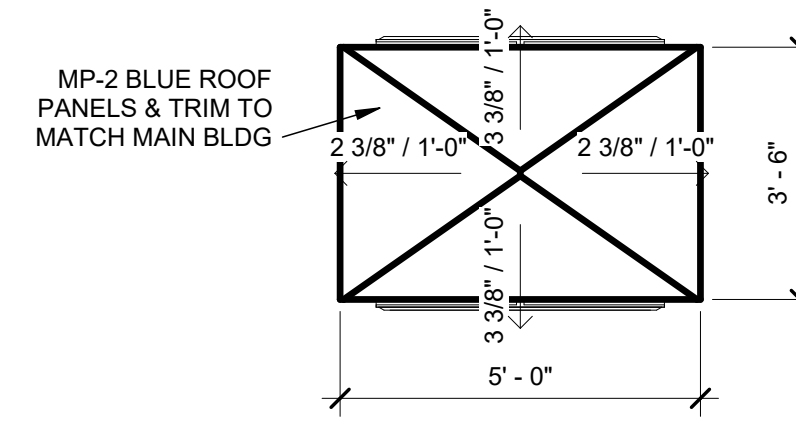
**APPENDIX A**

SITE DATA SUMMARY TABLE

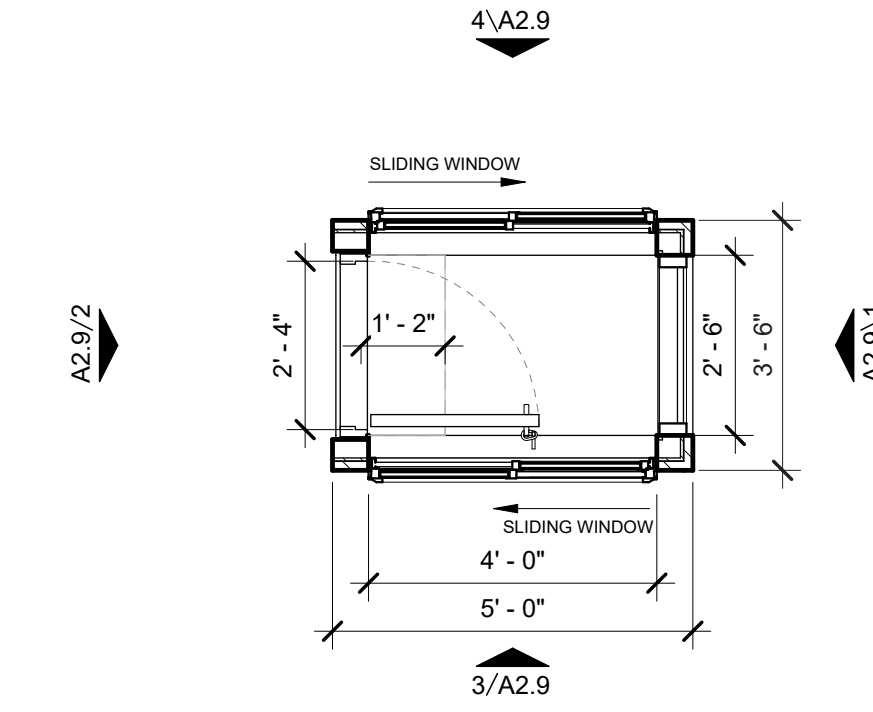
<b>CURRENT PROPERTY OWNER</b>	Repvblik Madison Outparcels LLC 1784 Hamilton Road, Okemos, MI 48864 Att.: Colin Hooper colin@therepvblik.com
<b>ADDRESS</b>	3915 Lien Rd, Madison, WI 53704
<b>PARCEL ID</b>	081033209257
<b>SITE AREA</b>	0.826 acre
<b>ZONING</b>	CC-T / Transit Oriented Development (TOD) Overlay District
<b>DEVELOPER/APPLICANT</b>	Plaza Street Fund 350, LLC (dba Plaza Street Partners, LLC) 3400 College Blvd, Suite 200, Leawood, KS 66211 Attn: Mylena Oliveira (Pre-Development Coordinator) moliveira@plazastreetpartners.com



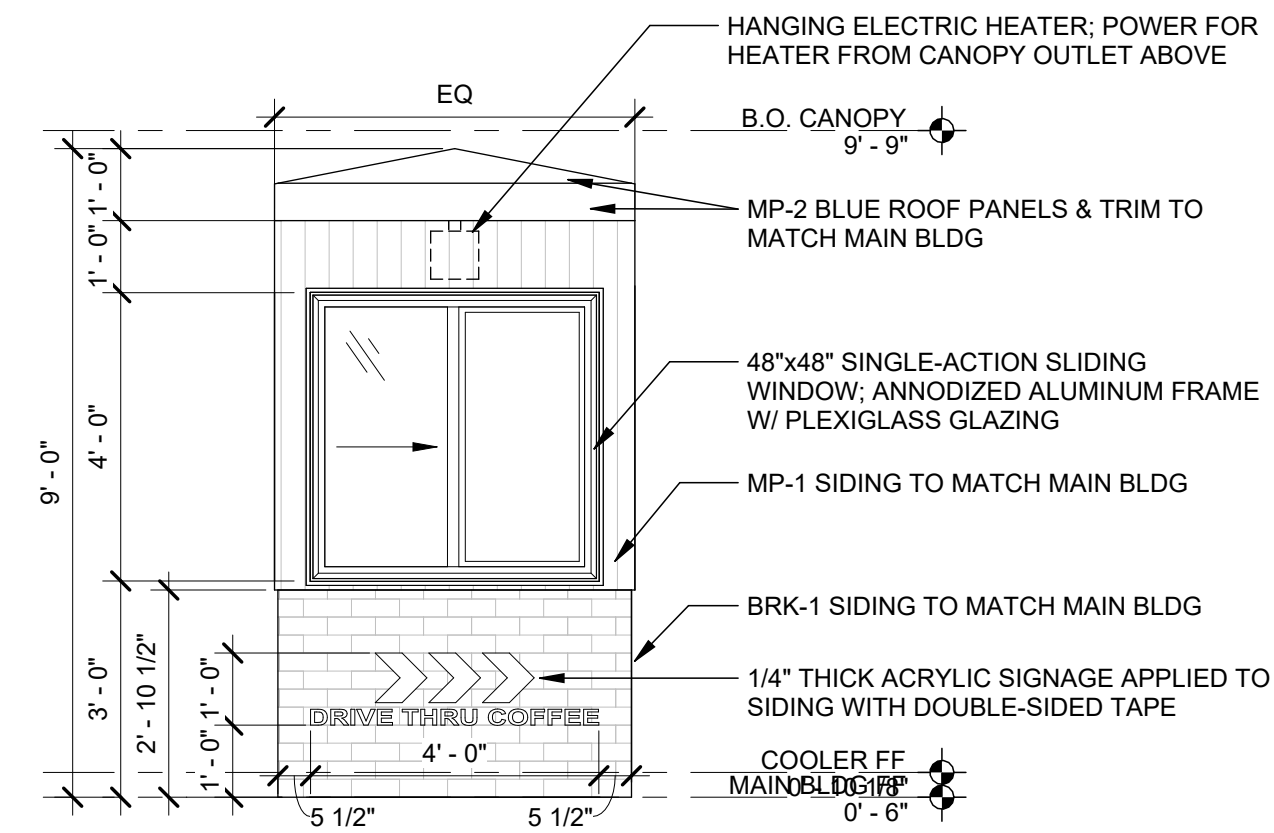
**7** **DETAIL @ BASE ATTACHMENT - LANE 1 & 2**  
 1 1/2" = 1'-0" TYP OF (4) ATTACHMENTS PER HUT



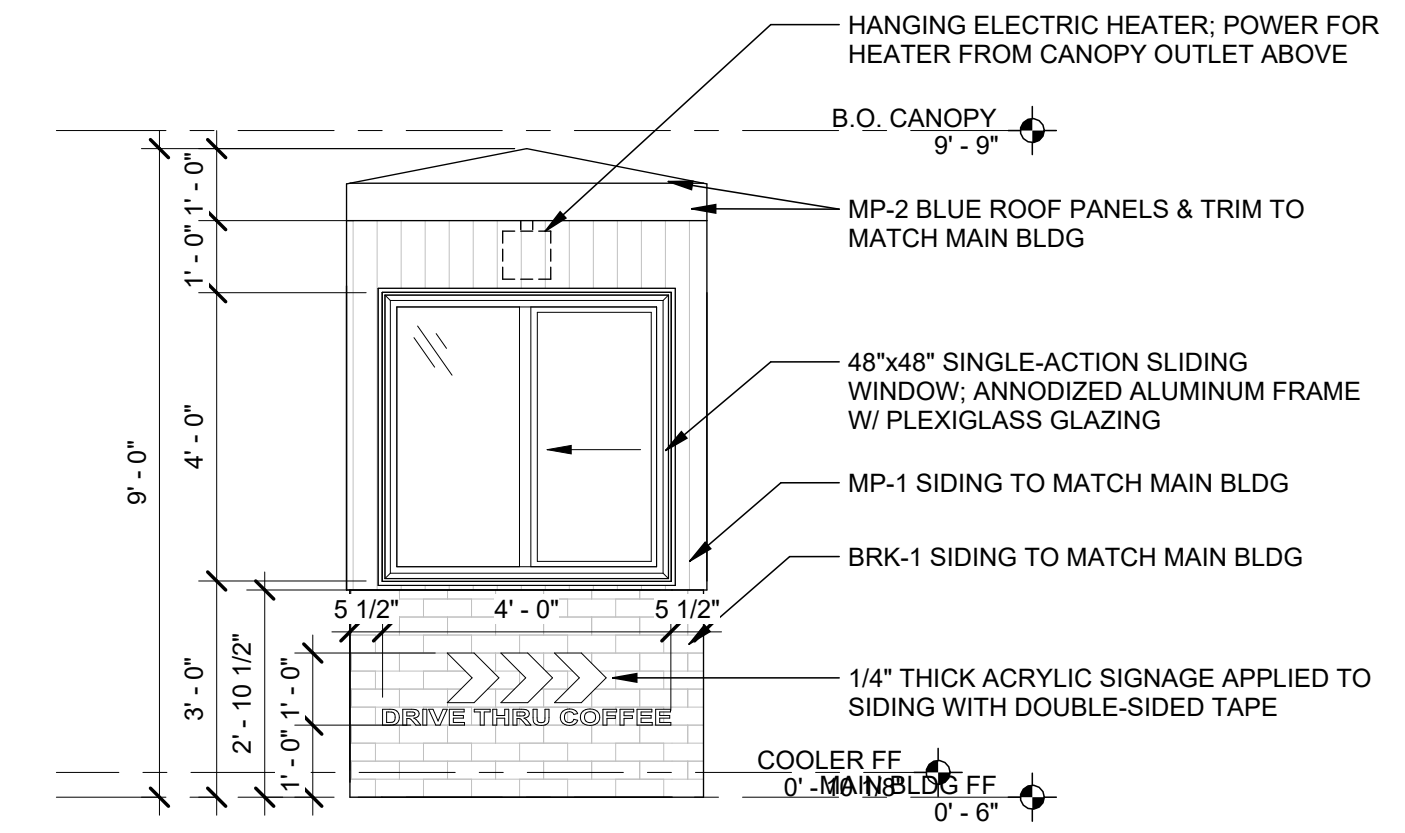
**6** **LANE2 HUT ROOF PLAN**  
 3/8" = 1'-0"



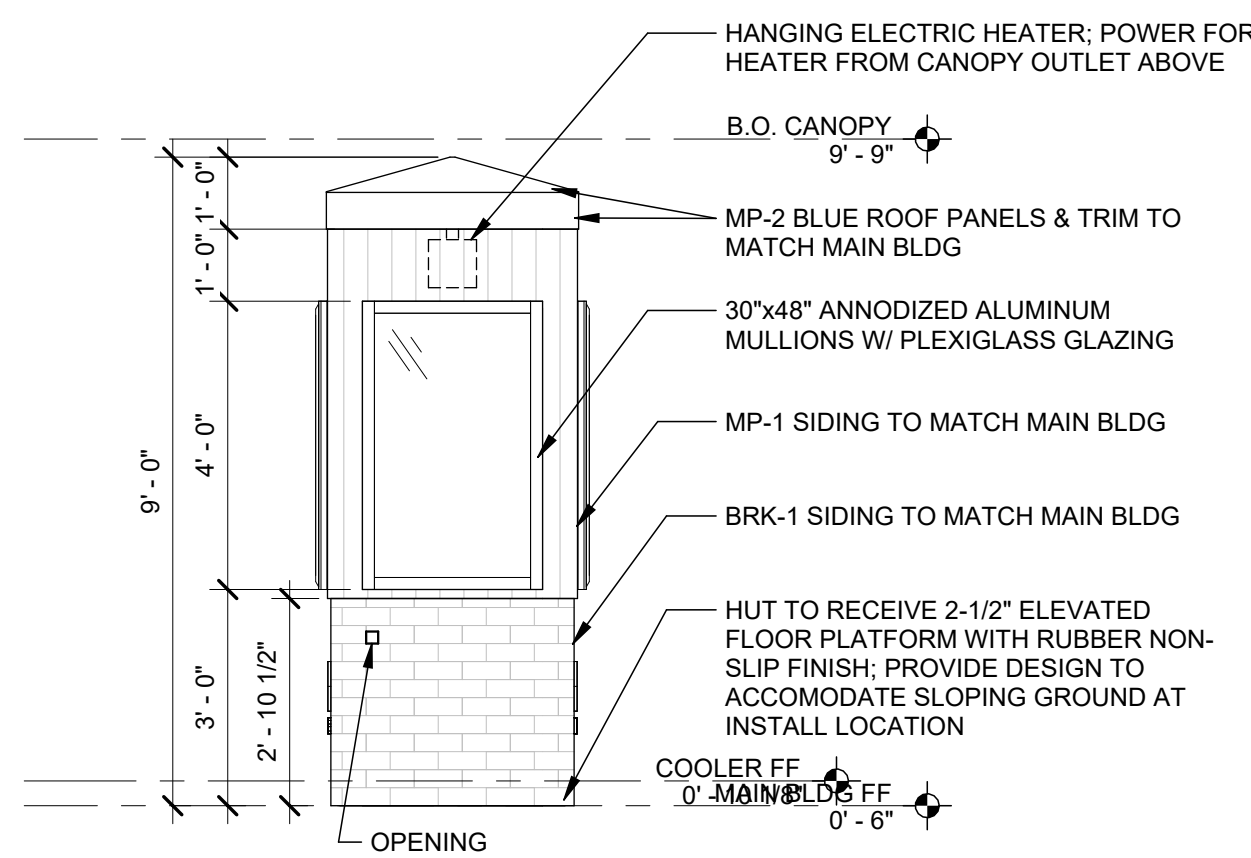
**5** **LANE2 HUT FLOOR PLAN**  
 3/8" = 1'-0"



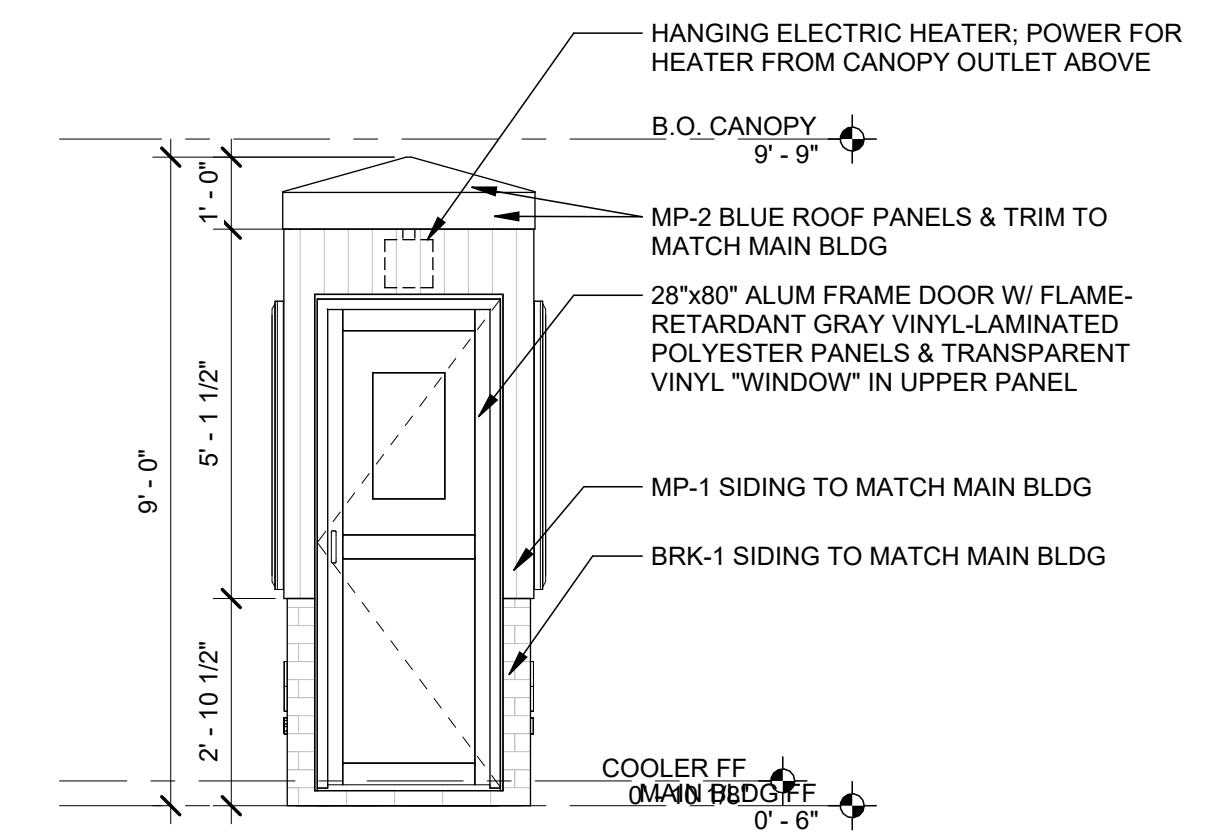
**4** **LANE2 HUT ELEVATION - BACK**  
 3/8" = 1'-0"



**3** **LANE2 HUT ELEVATION - FRONT**  
 3/8" = 1'-0"



**1** **LANE2 HUT ELEVATION - LEFT**  
 3/8" = 1'-0"



**2** **LANE2 HUT ELEVATION - RIGHT**  
 3/8" = 1'-0"