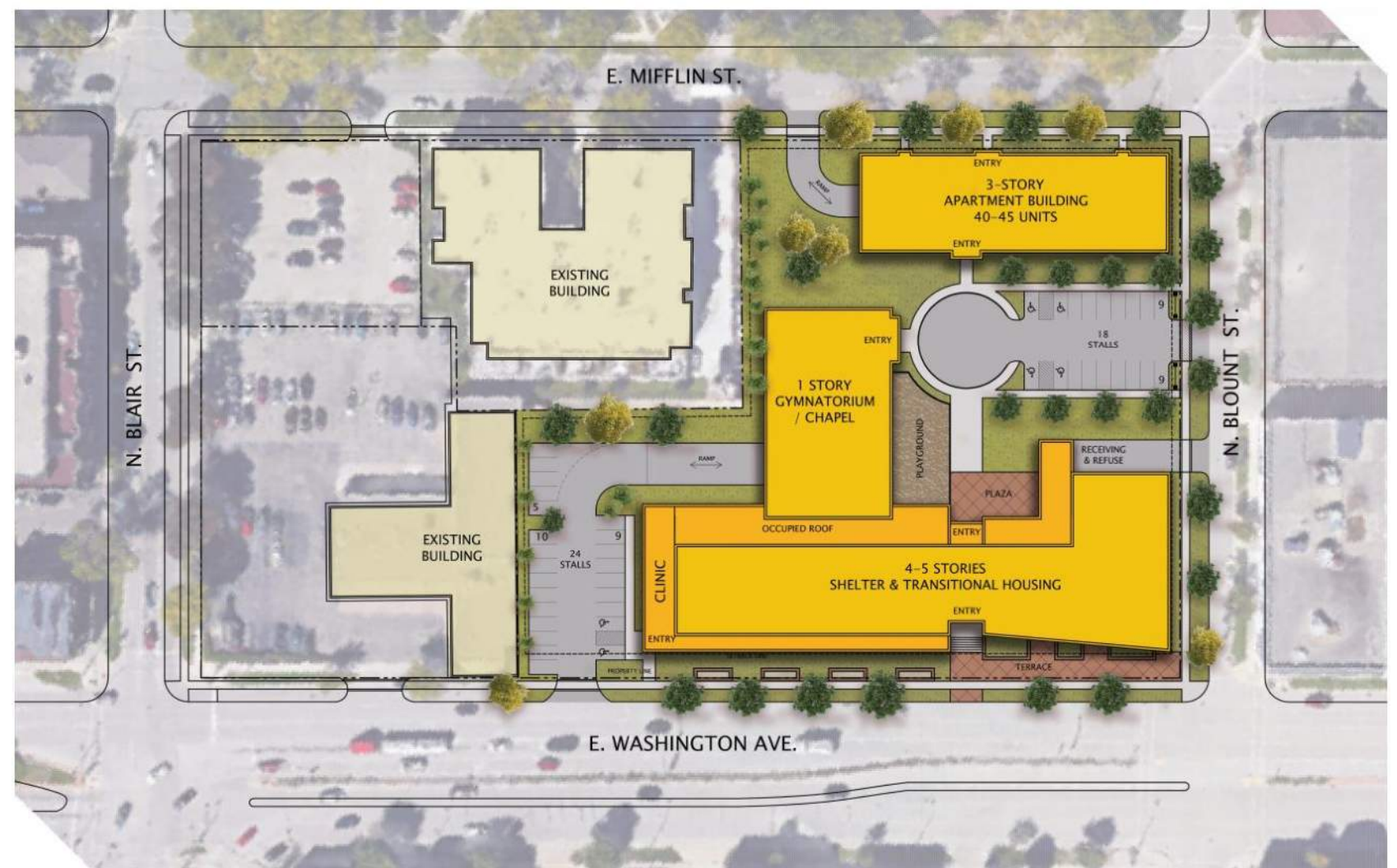


THE SALVATION ARMY SITE REDEVELOPMENT

MADISON, WI



LAND USE APPLICATION - REVISED

AUGUST 28, 2019

CONTENTS:

- PAGE 3 SITE LOCATOR MAP
 - PAGE 4 CONCEPT MASTERPLAN
 - PAGE 5 EXISTING CONDITION PLAN
 - PAGE 6 DEMOLITION PLAN
 - PAGE 7 SITE PLAN
 - PAGE 8 GRADING AND EROSION CONTROL PLAN
 - PAGE 9 UTILITY PLAN
 - PAGE 10 FIRE APPARATUS EXHIBIT
 - PAGE 11 LANDSCAPE PLAN
 - PAGE 12 CONCEPTUAL FLOOR PLAN – SHELTER LOWER LEVEL
 - PAGE 13 CONCEPTUAL FLOOR PLAN – SHELTER FIRST FLOOR PLAN
 - PAGE 14 CONCEPTUAL FLOOR PLAN – SHELTER SECOND FLOOR PLAN
 - PAGE 15 CONCEPTUAL FLOOR PLAN – SHELTER THIRD FLOOR PLAN
 - PAGE 16 CONCEPTUAL FLOOR PLAN – SHELTER FOURTH FLOOR PLAN
 - PAGE 17 CONCEPTUAL FLOOR PLAN – SHELTER FIFTH FLOOR PLAN
 - PAGE 18 CONCEPTUAL ELEVATIONS – SHELTER
 - PAGE 19 CONCEPTUAL ELEVATIONS – GYMNASIUM
 - PAGE 20 CONCEPTUAL FLOOR PLANS – THE SHIELD APARTMENTS
 - PAGE 21 CONCEPTUAL FLOOR PLANS – THE SHIELD APARTMENTS
 - PAGE 22 CONCEPTUAL ELEVATIONS – THE SHIELD APARTMENTS
 - PAGE 23 CONCEPTUAL PERSPECTIVES
 - PAGE 24 CONCEPTUAL PERSPECTIVES
 - PAGE 25 CONCEPTUAL PERSPECTIVES
-
- PAGE 26 DEMOLITION PLAN
 - PAGE 27 DEMOLITION – SITE LOCATOR MAP
 - PAGE 28 DEMOLITION – CONTEXTUAL SITE INFO
 - PAGE 29 DEMOLITION – CONTEXTUAL SITE INFO
 - PAGE 30 DEMOLITION – CONTEXTUAL SITE INFO
 - PAGE 31 DEMOLITION – CONTEXTUAL SITE INFO
 - PAGE 32 DEMOLITION – CONTEXTUAL SITE INFO

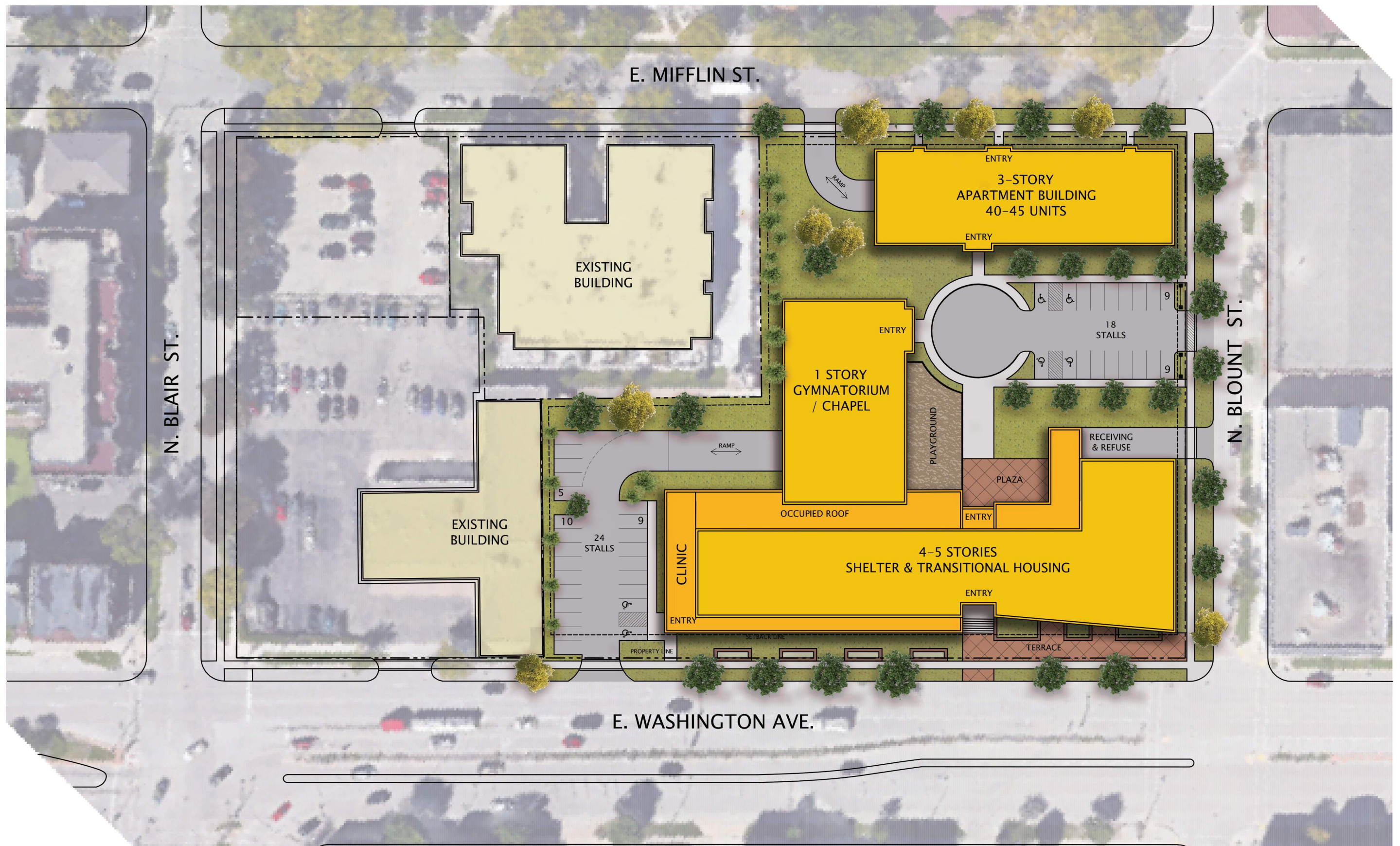
PROJECT TEAM:



The Salvation Army of Dane County
630 E. Washington Ave
Madison, WI 53703
Contact: Major Andrew Shiels
608-513-5226



JLA Architects & Planners
2418 Crossroads Drive, Suite 2300
Madison, WI 53718
Contact: Marc Ott
608-442-3867



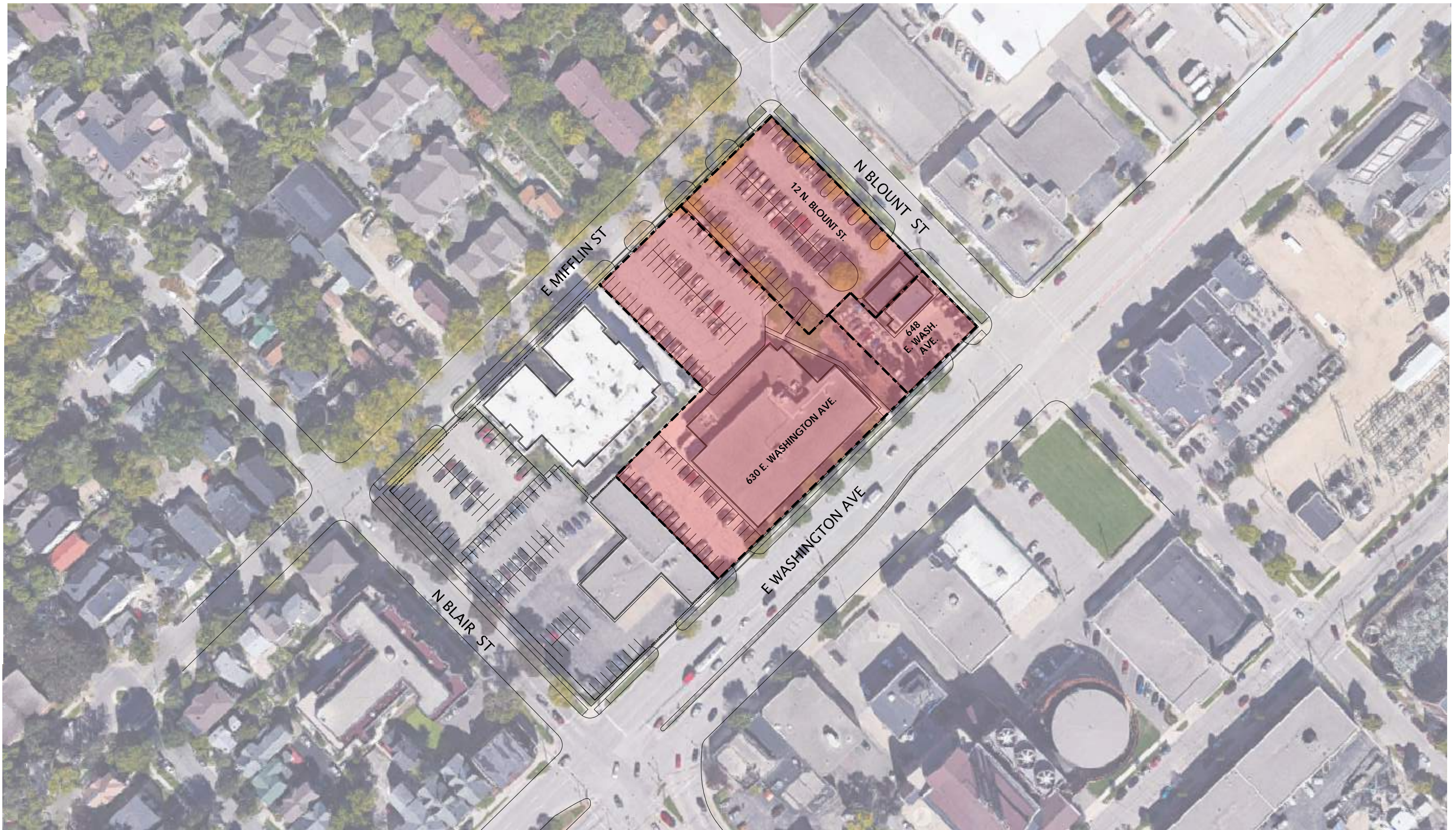
JLA
ARCHITECTS

SALVATION ARMY DANE COUNTY – 630 E. WASHINGTON AVE.

CONCEPTUAL MASTERPLAN – Option # 2

JUNE 21, 2019
1"=60' @ 11x17



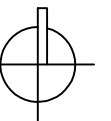


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SALVATION ARMY DANE COUNTY – 630 E. WASHINGTON AVE.

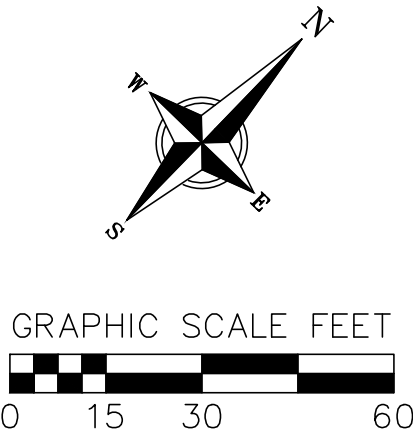
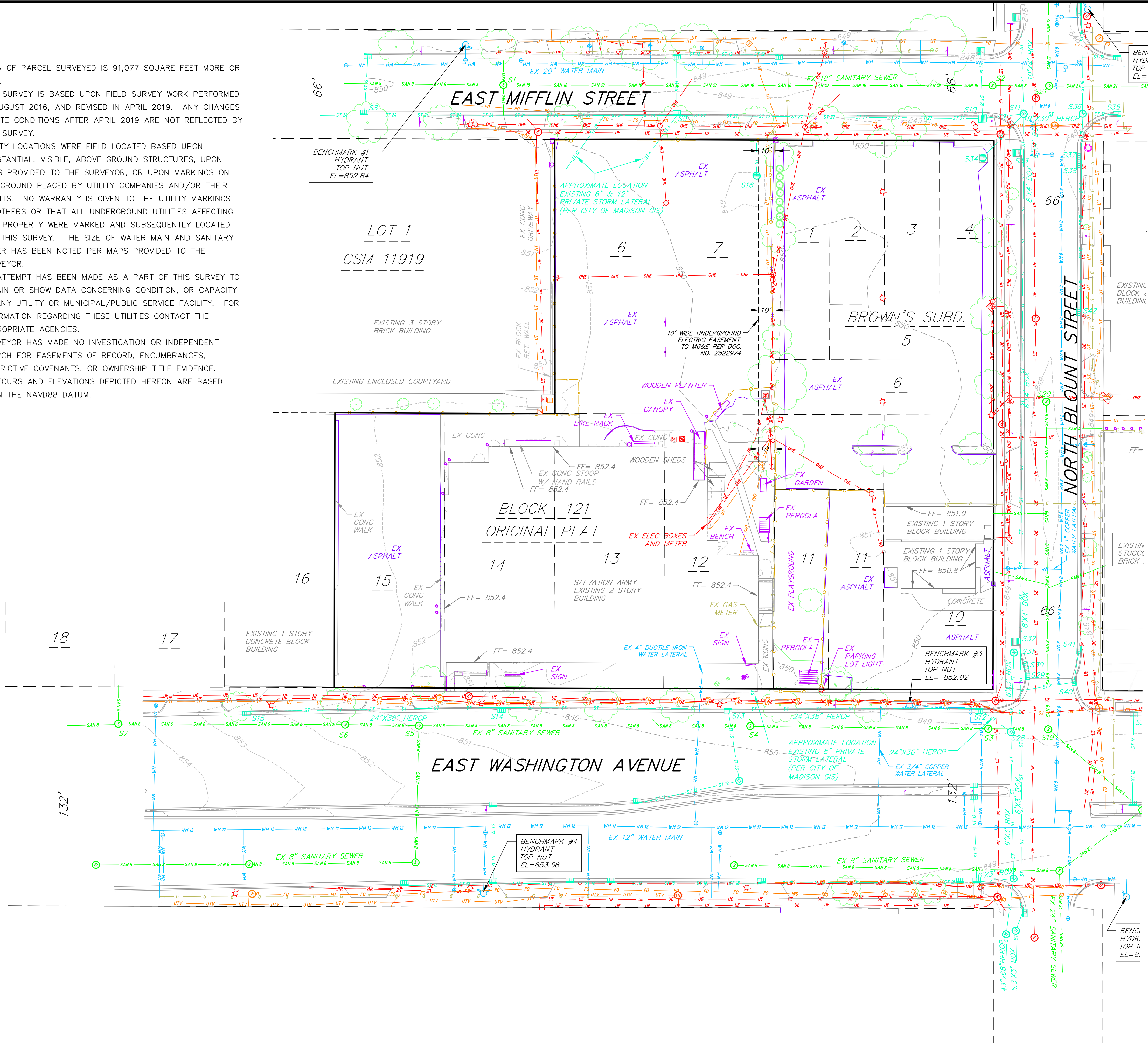
SITE LOCATOR MAP

JUNE 26, 2019



NOTES:

1. AREA OF PARCEL SURVEYED IS 91,077 SQUARE FEET MORE OR LESS.
2. THIS SURVEY IS BASED UPON FIELD SURVEY WORK PERFORMED IN AUGUST 2016, AND REVISED IN APRIL 2019. ANY CHANGES IN SITE CONDITIONS AFTER APRIL 2019 ARE NOT REFLECTED BY THIS SURVEY.
3. UTILITY LOCATIONS WERE FIELD LOCATED BASED UPON SUBSTANTIAL, VISIBLE, ABOVE GROUND STRUCTURES, UPON MAPS PROVIDED TO THE SURVEYOR, OR UPON MARKINGS ON THE GROUND PLACED BY UTILITY COMPANIES AND/OR THEIR AGENTS. NO WARRANTY IS GIVEN TO THE UTILITY MARKINGS BY OTHERS OR THAT ALL UNDERGROUND UTILITIES AFFECTING THIS PROPERTY WERE MARKED AND SUBSEQUENTLY LOCATED FOR THIS SURVEY. THE SIZE OF WATER MAIN AND SANITARY SEWER HAS BEEN NOTED PER MAPS PROVIDED TO THE SURVEYOR.
4. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING CONDITION, OR CAPACITY OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES CONTACT THE APPROPRIATE AGENCIES.
5. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OR OWNERSHIP TITLE EVIDENCE.
6. CONTOURS AND ELEVATIONS DEPICTED HEREON ARE BASED UPON THE NAVD88 DATUM.



- TOPOGRAPHIC LINEWORK LEGEND**
- FO — FO — EXISTING FIBER OPTIC LINE
 - — — EXISTING CHAIN LINK FENCE
 - * — EXISTING GENERAL FENCE
 - □ — EXISTING WOOD FENCE
 - G — EXISTING GAS LINE
 - UE — EXISTING UNDERGROUND ELECTRIC LINE
 - OHU — EXISTING OVERHEAD GENERAL UTILITIES
 - SAN — EXISTING SANITARY SEWER LINE (SIZE NOTED)
 - ST — EXISTING STORM SEWER LINE (SIZE NOTED)
 - — — EXISTING EDGE OF TREES
 - WM — EXISTING WATER MAIN (SIZE NOTED)
 - 820 — EXISTING MAJOR CONTOUR
 - 818 — EXISTING MINOR CONTOUR

- TOPOGRAPHIC SYMBOL LEGEND**
- EXISTING BOLLARD
 - ↑ EXISTING SIGN
 - ✕ EXISTING POST
 - ⌓ EXISTING CURB INLET
 - ⊙ EXISTING FIELD INLET
 - ⊕ EXISTING STORM MANHOLE
 - ⊕ EXISTING STORM MANHOLE RECTANGULAR
 - ⊕ EXISTING SANITARY MANHOLE
 - ⊕ EXISTING FIRE HYDRANT
 - ⊕ EXISTING WATER MAIN VALVE
 - ⊕ EXISTING GAS METER
 - ↑ EXISTING DOWN GUY
 - ⊕ EXISTING ELECTRIC MANHOLE
 - ⊕ EXISTING ELECTRIC PEDESTAL
 - ⊕ EXISTING TRANSFORMER
 - ⊕ EXISTING ELECTRIC METER
 - ⊕ EXISTING LIGHT POLE
 - ⊕ EXISTING UTILITY POLE
 - ⊕ EXISTING TELEPHONE MANHOLE
 - ⊕ EXISTING TELEPHONE PEDESTAL
 - ⊕ EXISTING HANDICAP PARKING
 - ⊕ EXISTING DECIDUOUS TREE
 - ⊕ EXISTING SHRUB
 - ⊕ EXISTING CONIFEROUS TREE

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-8511

Existing Conditions Plan
622 and 630 East Washington
City of Madison
Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN
DATE 8/28/2019
DRAFTER JNOR
CHECKED JKAS
PROJECT NO. 160245
SHEET 1 OF 5
DWG. NO. C2.0

1. CONTRACTOR TO CONFIRM CONCRETE WALK/CURB IS NOT TIED TO ADJACENT BUILDING AND REMOVE. PROTECT ADJACENT BUILDING AND RESTORE GRADE TO EXISTING CONDITIONS.
2. ALL BUILDINGS ON SITE TO BE RAZED. UTILITY ABANDONMENTS TO BE COORDINATED WITH APPROPRIATE CITY DEPARTMENTS AND UTILITY PROVIDERS.
3. REMOVE EXISTING CONCRETE DRIVEWAY ENTRANCE INCLUDING CURB AND GUTTER ON EAST WASHINGTON AVENUE. MAINTAIN CONCRETE PAVEMENT.
4. RAMPS, RAILINGS, AND STEPS TO EXISTING BUILDING TO BE REMOVED.
5. COORDINATE REMOVAL OF EXISTING SIGNS, SIGN FOUNDATIONS, AND ELECTRIC SERVICE FOR SIGNS WITH ARCHITECTURAL PLANS.
6. EXISTING SITE FEATURES INCLUDING FENCING, POLES, TREES, SHRUBS, BOLLARDS, PERGOLAS, SHEDS, PLANTERS, AND GARDENS SHALL BE REMOVED AND DISPOSED.
7. PLAYGROUND EQUIPMENT, BENCHES, AND BIKE RACKS TO BE SALVAGED AND DELIVERED TO STORAGE AS DIRECTED BY OWNER.
8. CONCRETE OR ASPHALT CURBS, SIDEWALKS, AND PAVEMENTS AND ASSOCIATED BASE COURSE TO BE REMOVED.
9. COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE. ALL BRUSH SHALL BE CLEARED/REMOVED WITHIN DISTURBANCE LIMITS.
10. ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
11. ABANDON EXISTING UTILITY CONNECTIONS THAT WILL NOT BE RE-USED WITH PROPOSED CONSTRUCTION. ABANDONMENTS SHALL BE AS DIRECTED BY UTILITY PROVIDER.

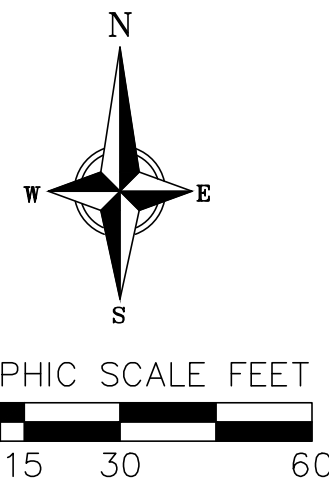


1. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
2. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
3. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
4. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
5. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
6. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY ABANDONMENT/PLUGGING PERMITS FROM THE LOCAL MUNICIPALITY/UTILITY AGENCY.
7. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.
8. ALL WORK IN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MADISON ISSUED PLANS.








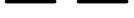


THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-8511



DEMOLITION PLAN LEGEND

- | | |
|---|---------------------------|
|  | CURB AND GUTTER REMOVAL |
|  | ASPHALT REMOVAL |
|  | CONCRETE REMOVAL |
|  | BUILDING REMOVAL |
|  | TREE REMOVAL |
|  | SAWCUT |
|  | UTILITY STRUCTURE REMOVAL |
|  | UTILITY LINE REMOVAL |

[illegible]

SCALE
AS SHOWN

DATE	8/28/2019
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DRAFTER	
INOR	

CHECKED
JKAS

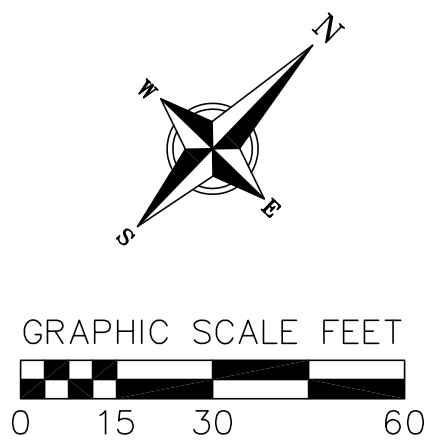
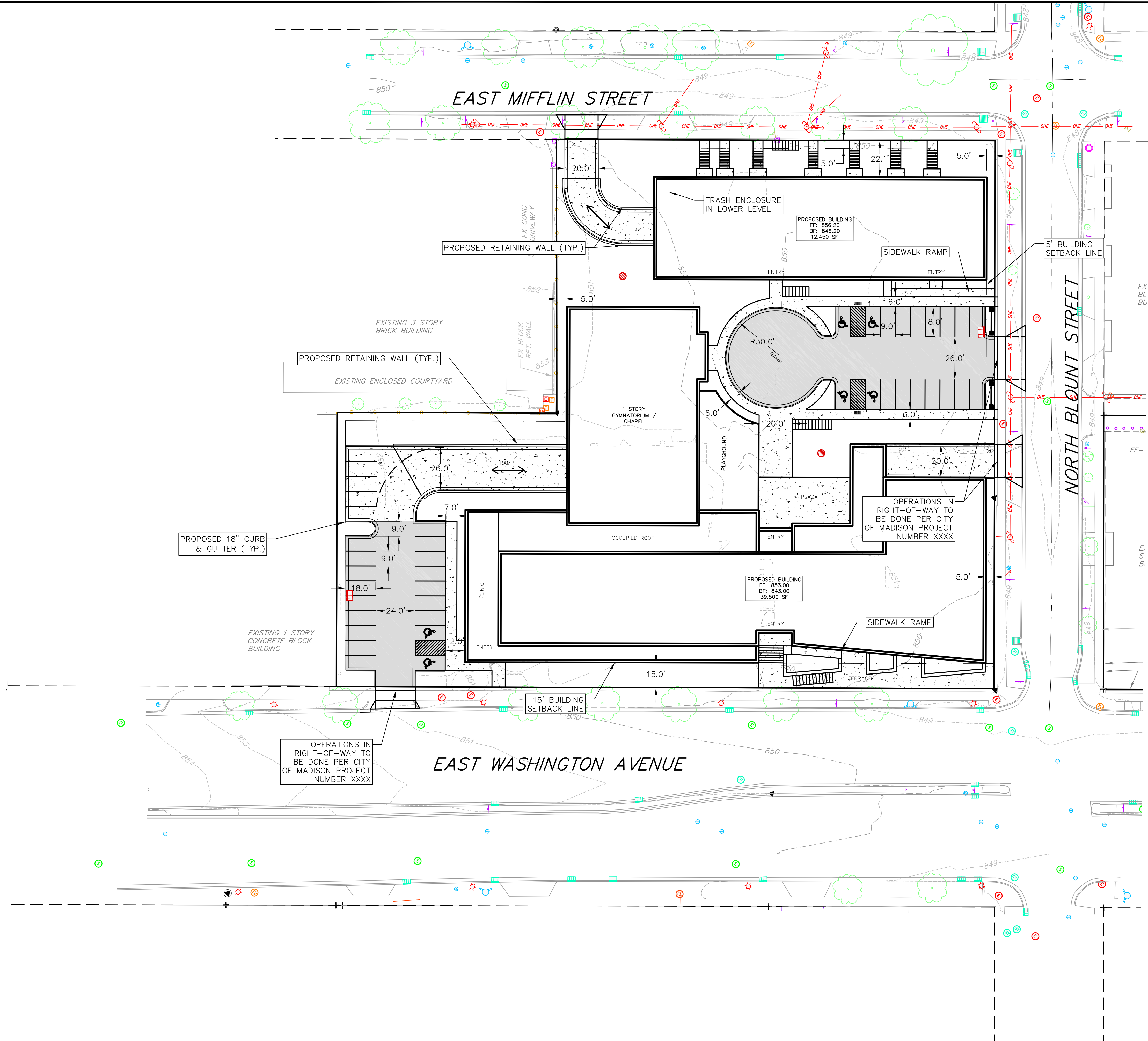
PROJECT NO.
160345

SHEET

2 OF 5

DWG NO.

C2.1



SITE PLAN LEGEND

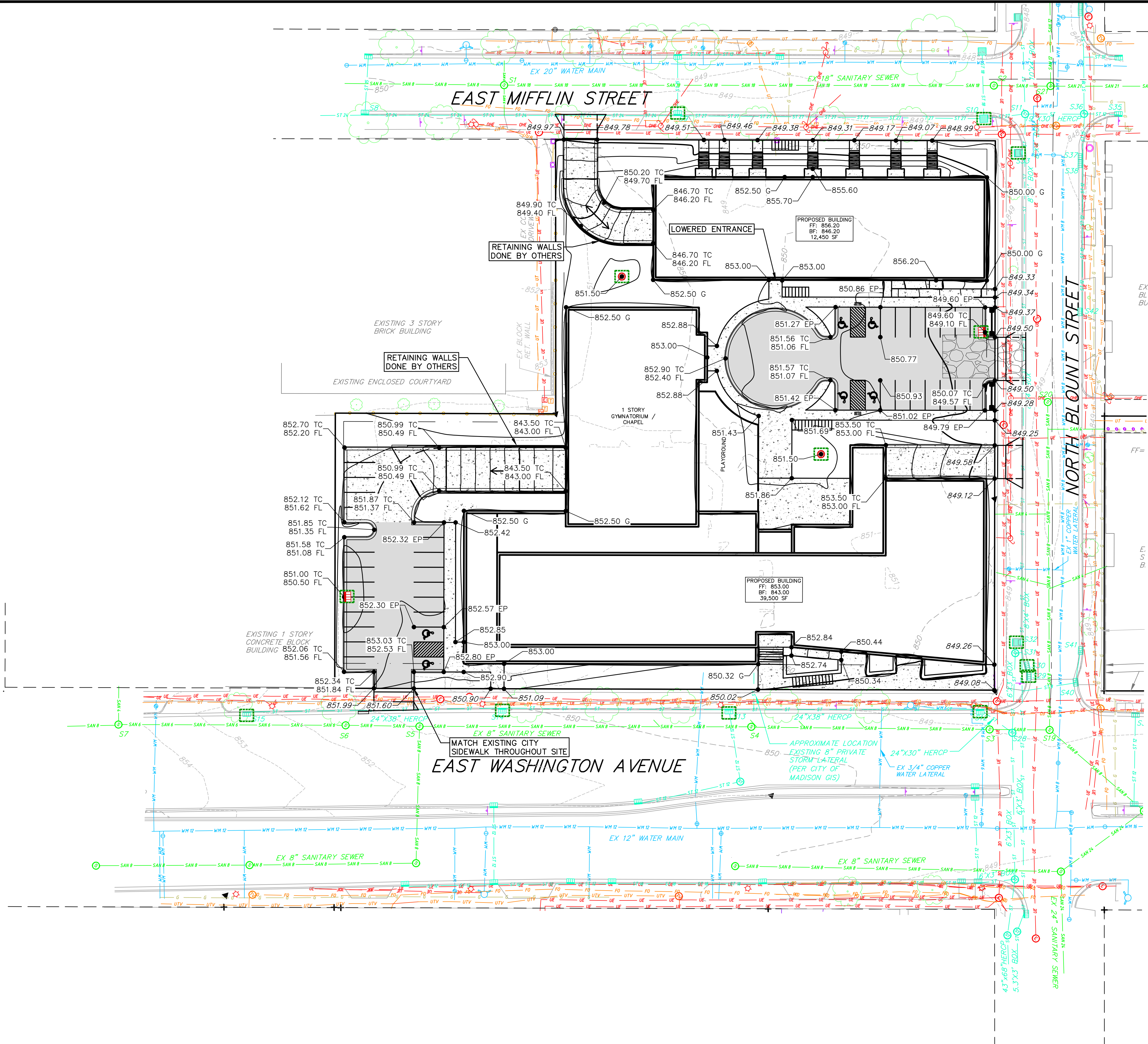
- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CHAIN LINK FENCE
- PROPOSED WOOD FENCE
- PROPOSED CONCRETE
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED BOLLARD
- PROPOSED ADA DETECTABLE WARNING FIELD
- PROPOSED HANDICAP PARKING
- HANDICAP ACCESS ROUTE

ABBREVIATIONS

- TC - TOP OF CURB
- FF - FINISHED FLOOR
- FL - FLOW LINE
- SW - TOP OF WALK
- TW - TOP OF WALL
- BW - BOTTOM OF WALL

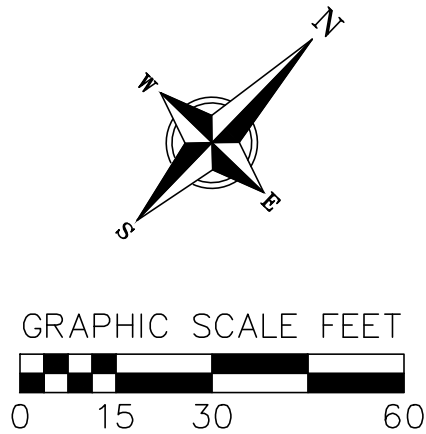
- SITE CONSTRUCTION NOTES:**
- CONTRACTOR TO OBTAIN ANY NECESSARY UTILITY CONNECTION, DEMOLITION, OR RIGHT-OF-WAY PERMITS.
 - CONTRACTOR SHALL OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, WORK IN RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
 - ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
 - ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
 - CROSS ACCESS EASEMENTS/AGREEMENTS SHALL BE PROVIDED FOR SHARED DRIVE AISLES BETWEEN PROPERTIES.

REVISIONS	NO.	DATE	REMARKS
SCALE	AS SHOWN	DATE	9/4/2019
DRAFTER	JNOR	CHECKED	JKAS
PROJECT NO.	160245	SHEET	3 OF 5
DWG. NO.	C2.2		



ABBREVIATIONS

TC	- TOP OF CURB
FF	- FINISHED FLOOR
FL	- FLOW LINE
SW	- TOP OF WALK
T/W	- TOP OF WALL
B/W	- BOTTOM OF WALL



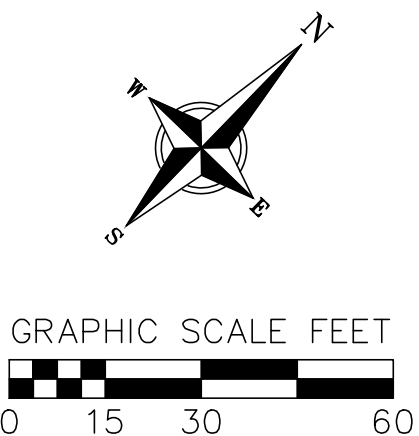
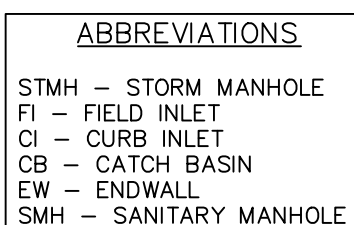
GRADING LEGEND

---	820	EXISTING MAJOR CONTOURS
---	818	EXISTING MINOR CONTOURS
---	820	PROPOSED MAJOR CONTOURS
---	818	PROPOSED MINOR CONTOURS
---		SILT FENCE
==>		DRAINAGE DIRECTION
2.92%		PROPOSED SLOPE ARROWS
1048.61		EXISTING SPOT ELEVATIONS
1048.61		PROPOSED SPOT ELEVATIONS
---		RIDGE LINE
[Symbol]		INLET PROTECTION
[Symbol]		EROSION MAT CLASS I TYPE A
[Symbol]		EROSION MAT CLASS II TYPE B
[Symbol]		TRACKING PAD
---		DISTURBED LIMITS

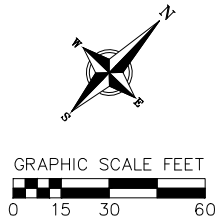
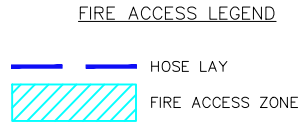
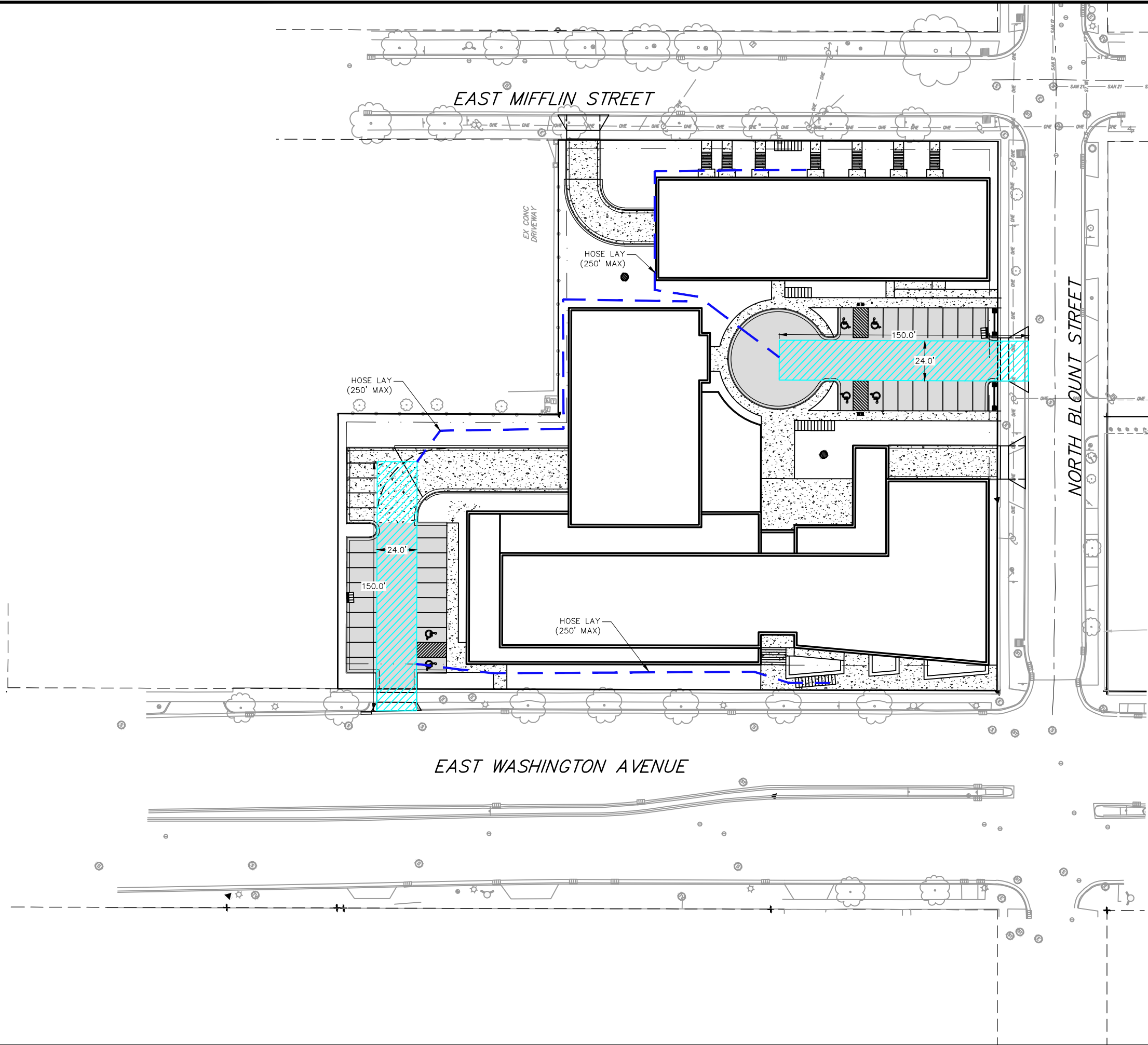
- GENERAL NOTES:
- CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
 - COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
 - CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
 - PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
 - THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE PLANS.
 - ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.
 - CROSS-SLOPE OF SIDEWALKS SHALL BE 1.5% UNLESS OTHERWISE NOTED.
 - LONGITUDINAL GRADE OF SIDEWALK RAMP SHALL NOT EXCEED 8.33 (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
 - LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
 - ACCESSIBLE ROUTES SHALL BE 5% MAX LONGITUDINAL SLOPE AND 2% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2% MAX SLOPE IN ANY DIRECTION. RAMP SHALL BE 8.33% MAX SLOPE.
 - ADJUST ALL EXISTING MANHOLE AND VALVE RIMS TO FINAL GRADE.


REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE	AS SHOWN
DATE	8/28/2019
DRAFTER	JUNOR
CHECKED	JKAS
PROJECT NO.	160245
SHEET	4 OF 5
DWG. NO.	C2.3



1. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
3. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
4. FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
5. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
6. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
7. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
8. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
9. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
10. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
11. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b.).
12. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
13. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
14. CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
15. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
16. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.
17. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
18. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
19. THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE AND LOCATING ALL EXISTING UTILITIES AND ENSURING PROPER CLEARANCE OF NEW UTILITIES.





vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

Fire Apparatus Exhibit
622 and 630 East Washington
City of Madison
Dane County, Wisconsin

REVISIONS	
NO.	DATE

REVISIONS	
NO.	DATE

SCALE: AS SHOWN

DATE: 8/8/2019

DRAFTER: JMAH


CHECKED: JKAS

PROJECT NO.: 160245

SHEET: 1 OF 1

DWG. NO.:

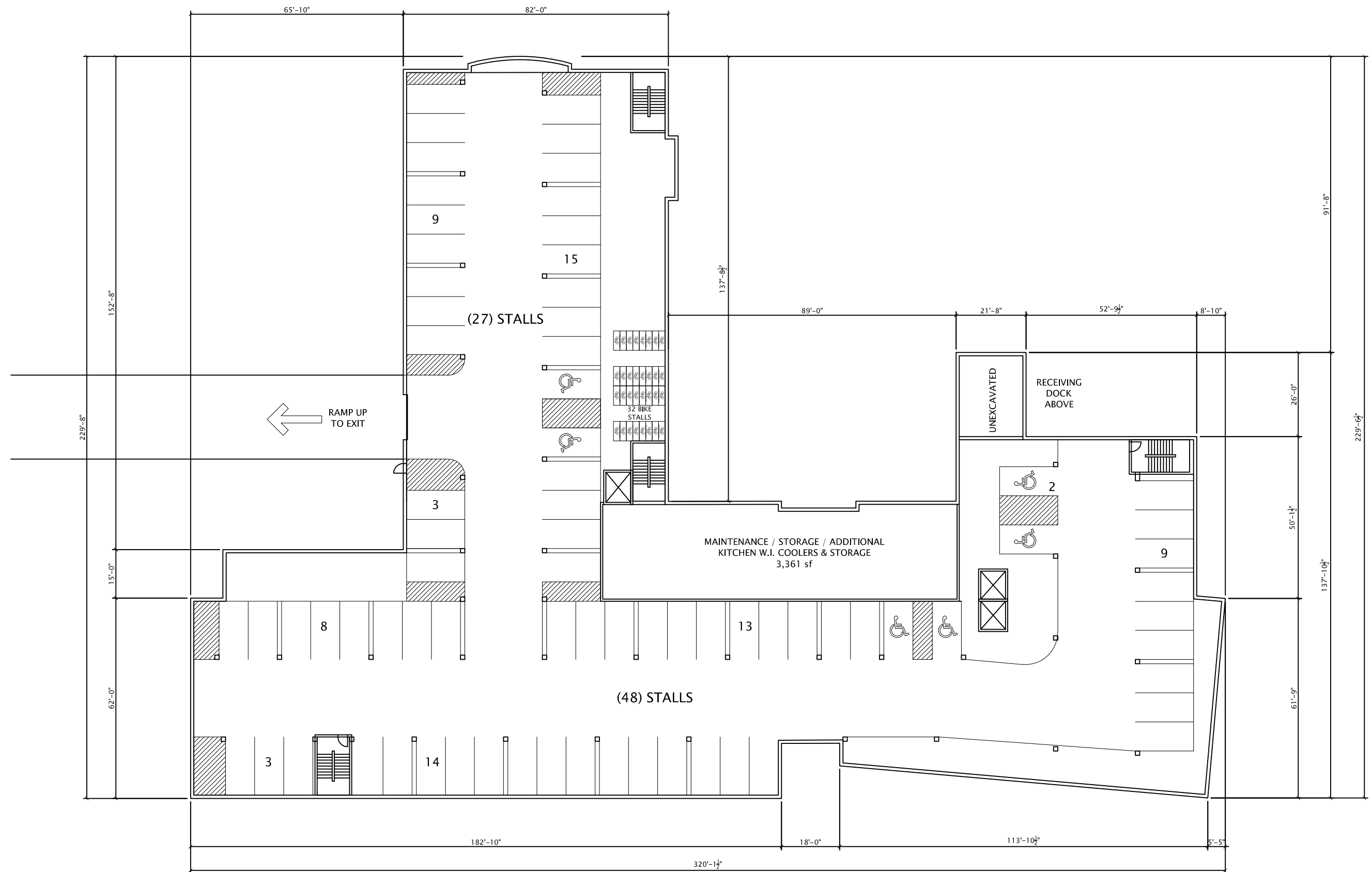


<u>DECIDUOUS TREES</u>		<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>QTY</u>	
AF		Acer x freemantl 'Cezlam' TM / Celebration Maple	B & B	2.5"Cal	3	
GTS		Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B & B	2.5"Cal	6	
GTD		Gleditsia triacanthos 'Draves' / Street Keeper Honey Locust	B & B	2.5"Cal	4	
QH		Quercus robur x macrocarpa 'Clemons' TM / Heritage	B & B	2.5"Cal	4	
UN		Ulmus x 'New Horizon' / New Horizon Elm	B & B	2.5"Cal	3	
<u>UNDERSTORY TREES</u>		<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>QTY</u>	
MS		Malus x 'Spring Snow' / Spring Snow Crab Apple	B & B	1.5"Cal	5	
SR		Syringa reticulata 'Ivory Pillar' / Ivory Pillar Japanese Tree Lilac	B & B	2"Cal	9	
<u>DECIDUOUS SHRUBS</u>		<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>FIELD2</u>	<u>QTY</u>	
DI		Diervilla lonicera / Dwarf Bush Honeysuckle	3 gal		38	
Hv		Hamamelis virginiana / Common Witch Hazel	7 gal		2	
Ha		Hydrangea arborescens 'Annabelle' / Annabelle Smooth Hydrangea	5 gal	Cont	30	
Ra		Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 gal	Cont	85	
St		Spiraea betulifolia 'Tor' / Birchleaf Spirea	3 gal		37	
Sb		Spiraea x bumalda 'Froebelli' / Frobel Spirea	5 gal	Cont	18	
<u>EVERGREEN SHRUBS</u>		<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>FIELD2</u>	<u>QTY</u>	
Bx		Buxus x 'Green Mound' / Green Mound Boxwood	5 gal	Cont	30	
3h		Juniperus horizontalis 'Early Sunrise' / Blue Chip Juniper	5 gal	Cont	60	
Tm		Taxus x media 'Everlow' / Yew	5 gal	48" ht.	32	
To		Thuja occidentalis 'Holmstrup' / Holmstrup Cedar	7 gal	Cont	8	
<u>PERENNIALS</u>		<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>FIELD2</u>	<u>QTY</u>	
as		Allium x 'Summer Beauty' / Summer Beauty Allium	1 gal	Cont	70	
cg		Coreopsis grandiflora 'Early Sunrise' / Early Sunrise Coreopsis	1 gal	Cont	112	
hap		Hydrangea anomala petiolaris / Climbing Hydrangea	3 gal	Cont	2	
msf		Matteuccia struthiopteris / Ostrich Fern	3 gal	Cont	21	
pv		Panicum virgatum 'Shenandoah' / Shenandoah Red Switch Grass	1 gal	Cont	154	
ss		Schizachyrium scoparium / Little Bluestem Grass	1 gal	Cont	150	
sh		Sporobolus heterolepis / Prairie Dropseed	1 gal	Cont	363	
<u>GROUND COVERS</u>		<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>FIELD2</u>	<u>SPACING</u>	<u>QTY</u>
		Vinca minor 'Bowles' / 'Bowles' Common Periwinkle	flat	2" pot	15" o.c.	407 sf

GENERAL NOTES:

1. All plantings shall conform to quality requirements as per ANSI Z60.1.
2. All plant material shall be true to the species, variety and size specified, nursery grown in accordance with good horticultural practices, and under climatic conditions similar to those of the project site.
3. Contact Landscape Architect, in writing, to request and plant material substitutions due to availability issues.
4. All disturbed areas, unless otherwise noted, to be seeded with Madison Parks Mix by LaCrosse Seed Company or equivalent, per manufacturer's specified application rates. All seeded areas are to be watered daily to maintain adequate soil moisture for proper germination. After vigorous growth is established, apply $\frac{1}{2}$ " water twice weekly until final acceptance.
5. All plants shall be guaranteed to be in healthy and flourishing condition during the growing season following installation. All plant material shall be guaranteed for one year from the time of installation.
6. Contractor shall provide a suitable amended topsoil blend for all planting areas where soil conditions are unsuitable for plant growth. Topsoil shall conform to quality requirements as per Section 625.2(1) of the Standard Specifications for Highway Construction. Provide a minimum of 12" of topsoil in all planting areas and 6" of topsoil in areas to be seeded/sodded.
7. Landscape beds to be mulched with undyed shredded hardwood bark mulch to 3" depth min. and edged with commercial grade aluminum landscape edging. Permaloc ClearLine $\frac{3}{8}$ " x 4" or equal, color black anodized.

SCALE AS SHOWN		REVISIONS		REVISIONS	
DATE 8/13/2019		NO.	DATE	NO.	DATE
DRAFTER SWIN					
CHECKED JKAS					
PROJECT NO. 160245					
SHEET 1 OF 1					
DWG. NO. L1.0					

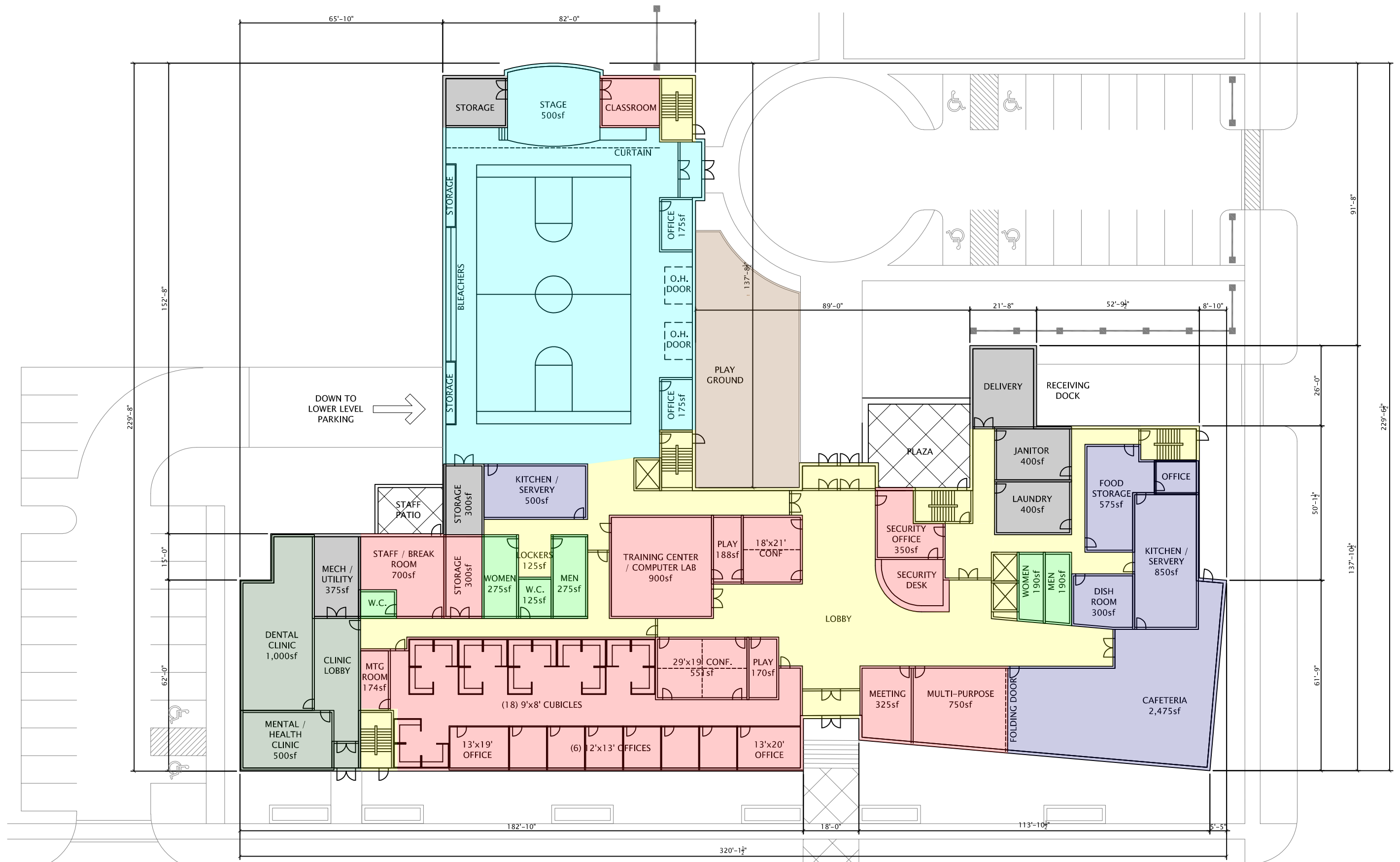


SALVATION ARMY DANE COUNTY – 630 E. WASHINGTON AVE.

CONCEPTUAL SHELTER PLANS – LOWER LEVEL

AUGUST 14, 2019
1"=30' @ 11x17





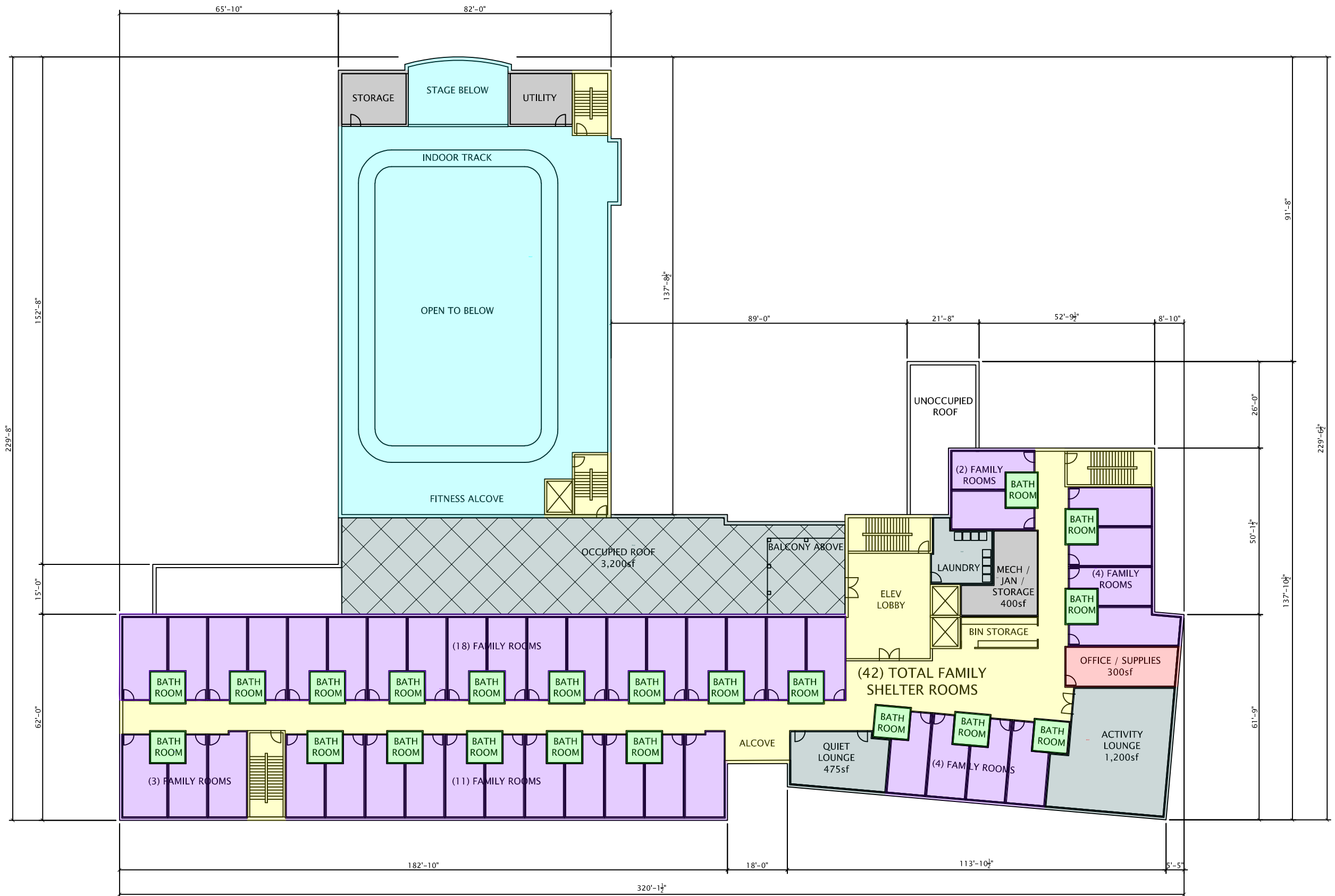
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SALVATION ARMY DANE COUNTY – 630 E. WASHINGTON AVE.

CONCEPTUAL SHELTER PLANS – FIRST FLOOR – 39,150sf

AUGUST 14, 2019
1"=30' @ 11x17





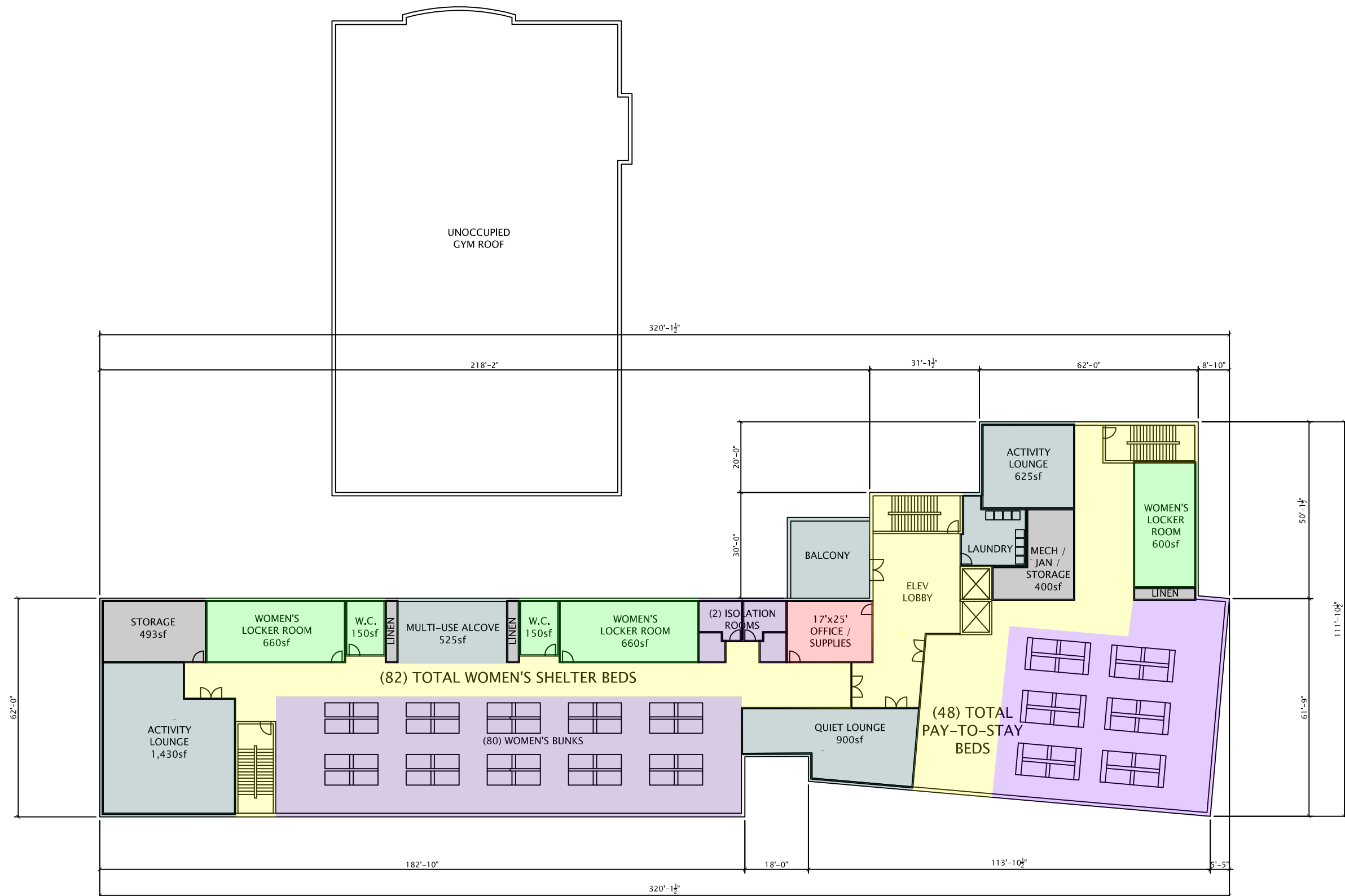
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SALVATION ARMY DANE COUNTY – 630 E. WASHINGTON AVE.

CONCEPTUAL SHELTER PLANS – SECOND FLOOR – 32,700sf

AUGUST 14, 2019
1"=30' @ 11x17





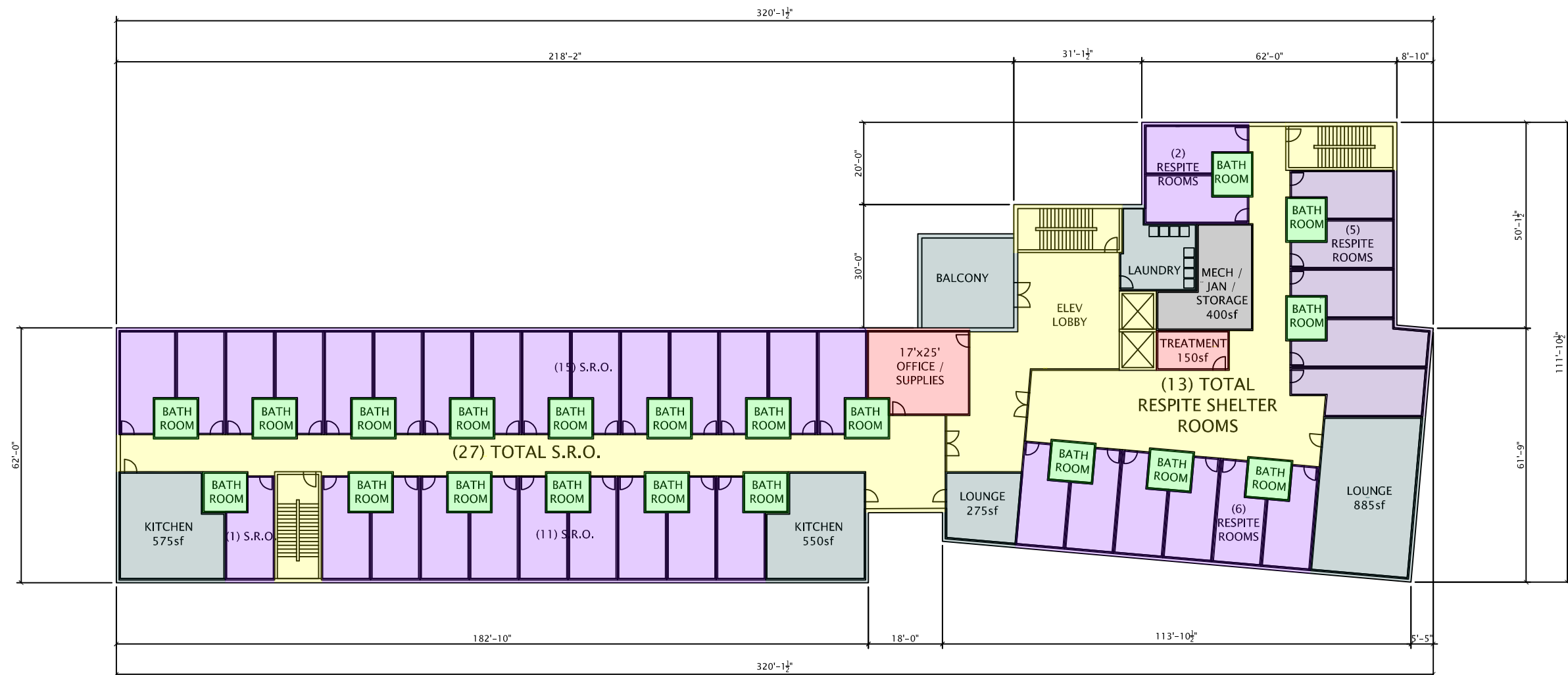
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SALVATION ARMY DANE COUNTY – 630 E. WASHINGTON AVE.

CONCEPTUAL SHELTER PLANS – THIRD FLOOR – 22,828sf

AUGUST 14, 2019
1"=30' @ 11x17





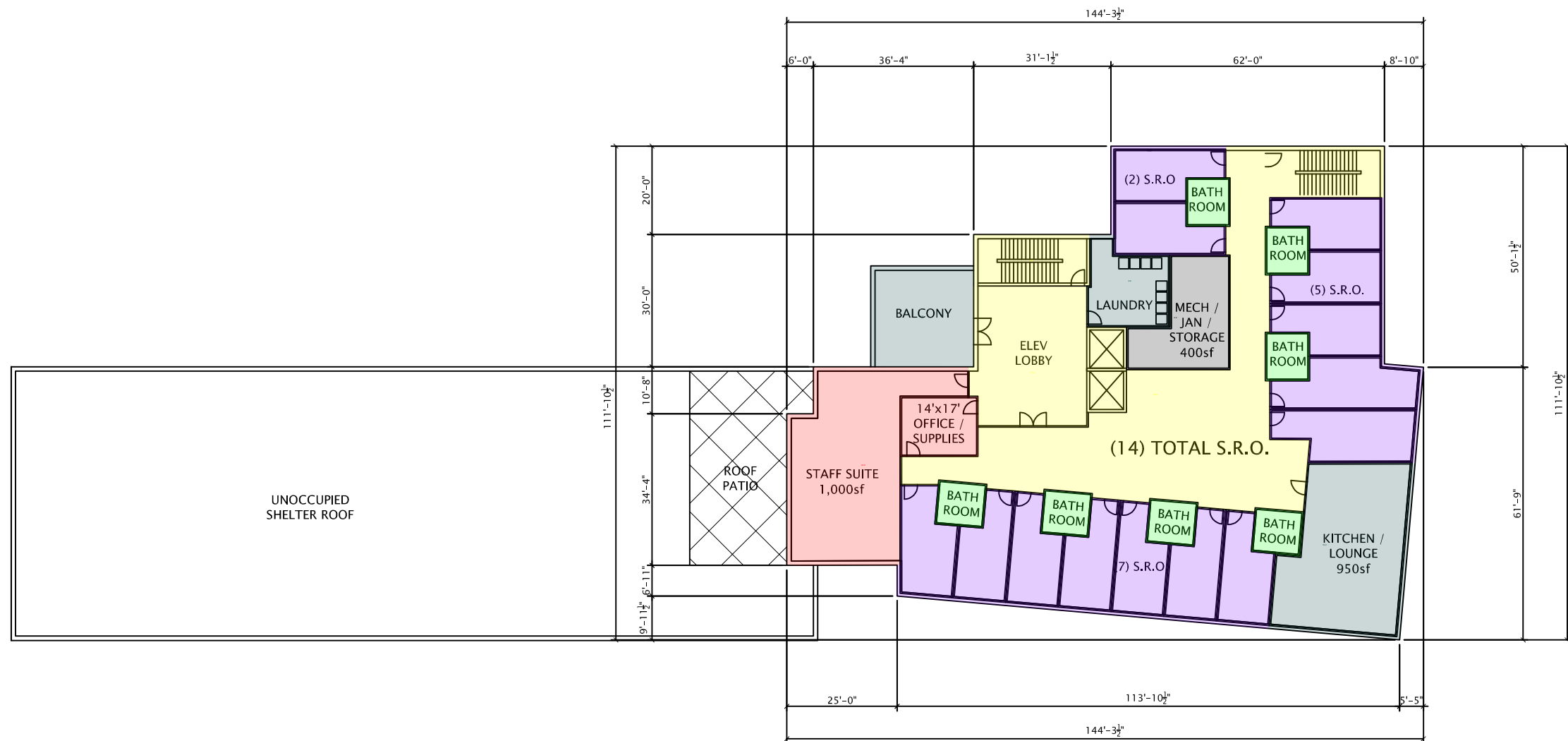
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SALVATION ARMY DANE COUNTY – 630 E. WASHINGTON AVE.

CONCEPTUAL SHELTER PLANS – FOURTH FLOOR – 19,650sf

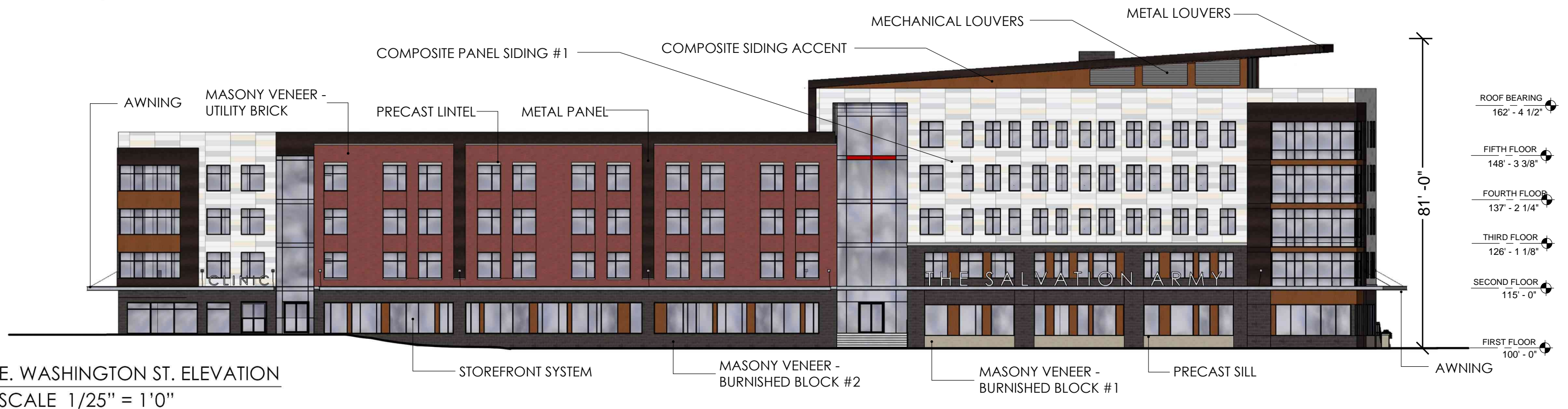
AUGUST 14, 2019
1"=30' @ 11x17







BLOUNT ST. ELEVATION
SCALE 1/25" = 1'0"



E. WASHINGTON ST. ELEVATION
SCALE 1/25" = 1'0"



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THE SALVATION ARMY SHELTER - ELEVATIONS

AUGUST 28, 2019

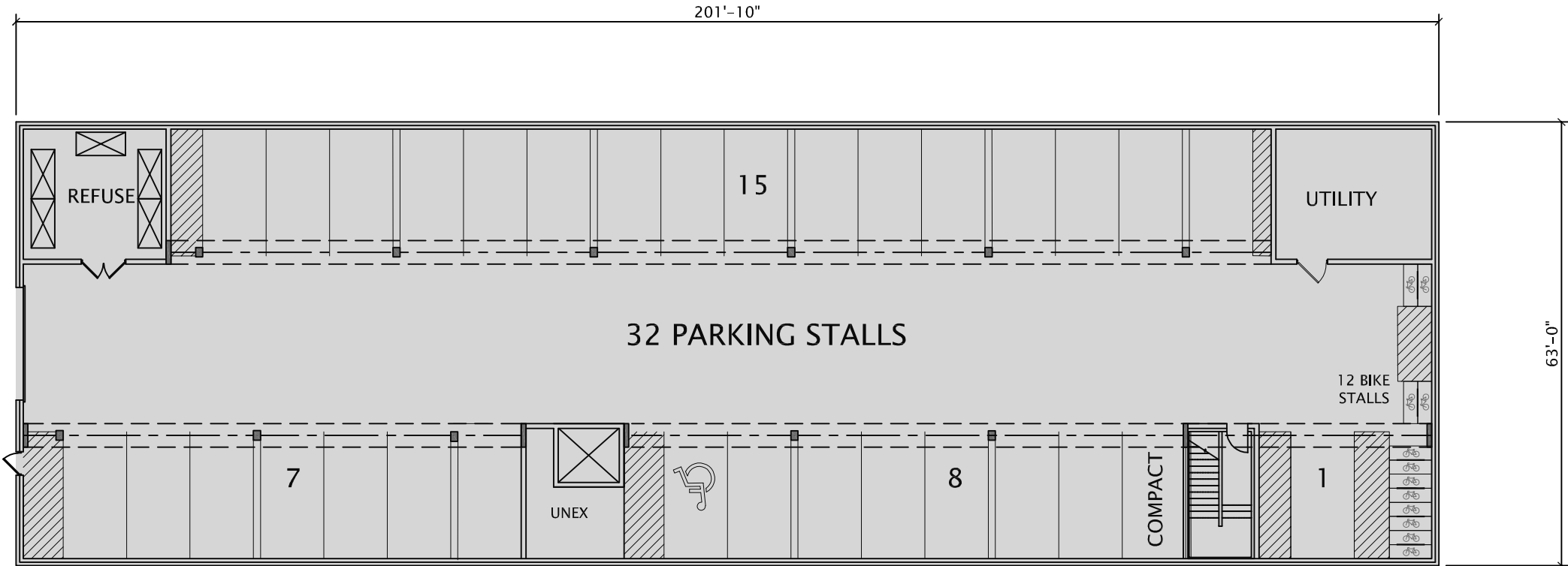


MIFFLIN ST. ELEVATION
SCALE 1/16" = 1'0"

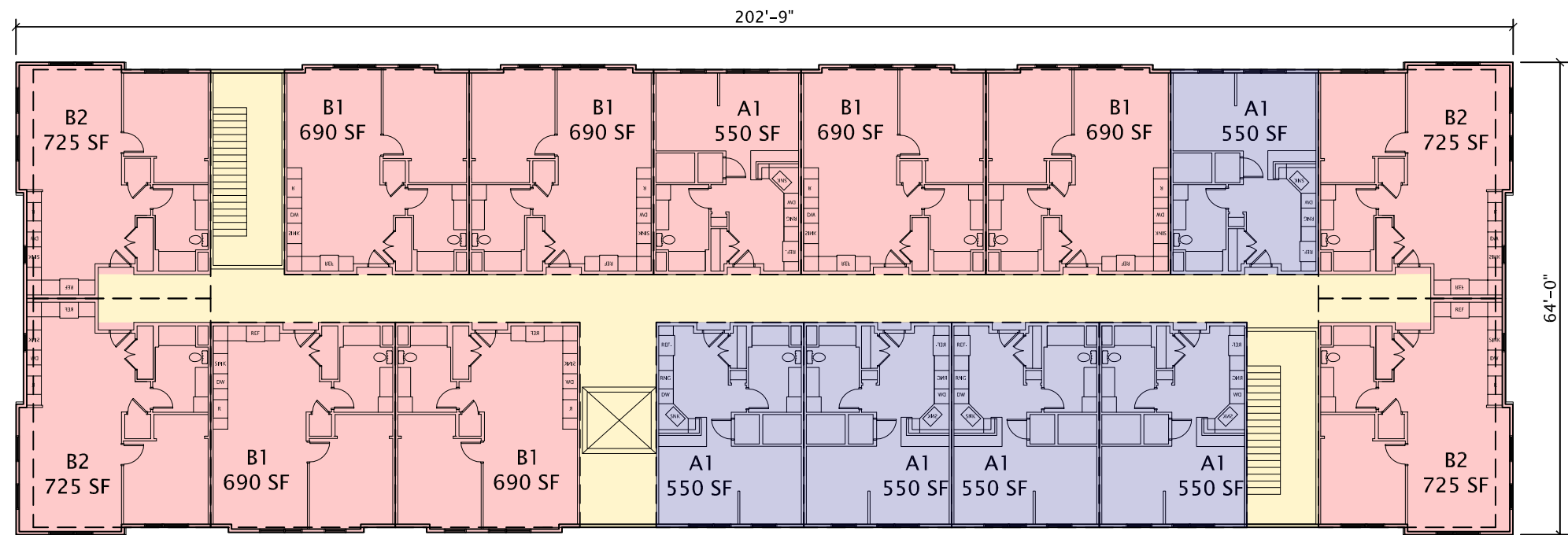


COURTYARD ELEVATION
SCALE 1/16" = 1'0"

APARTMENT BUILDING DATA					
FLOOR	UNITS				COVERED PKG
	STUDIO	1BR	TOTAL	BR'S	
3	6	10	16	16	32
2	6	10	16	16	
1	4	8	12	12	
T.	17	27	44	44	.72 / UNIT
	39%	61%			

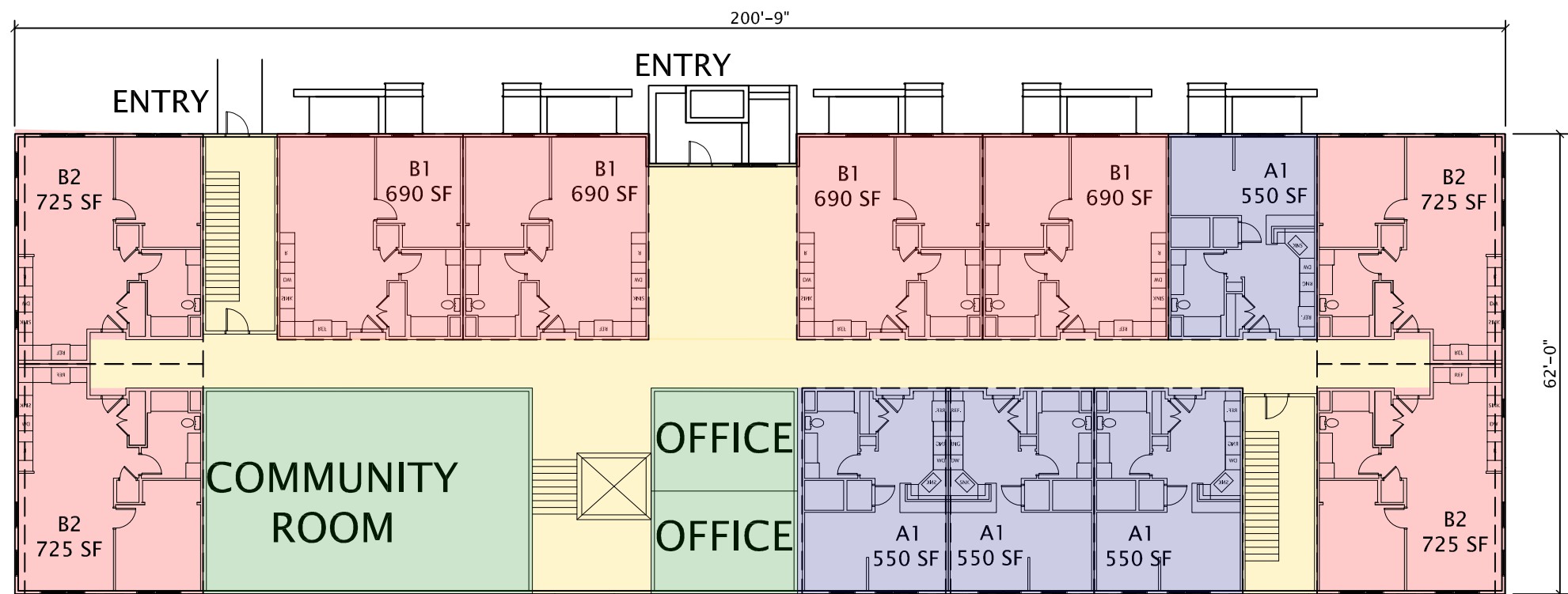


U.G. PARKING GARAGE
12,189 s.f.



SECOND & THIRD FLOOR PLAN
12,411 s.f. / floor

APARTMENT BUILDING DATA					
FLOOR	UNITS				COVERED PKG
	STUDIO	1BR	TOTAL	BR'S	
3	6	10	16	16	32
2	6	10	16	16	
1	4	8	12	12	
T.	17	27	44	44	.72 / UNIT
	39%	61%			

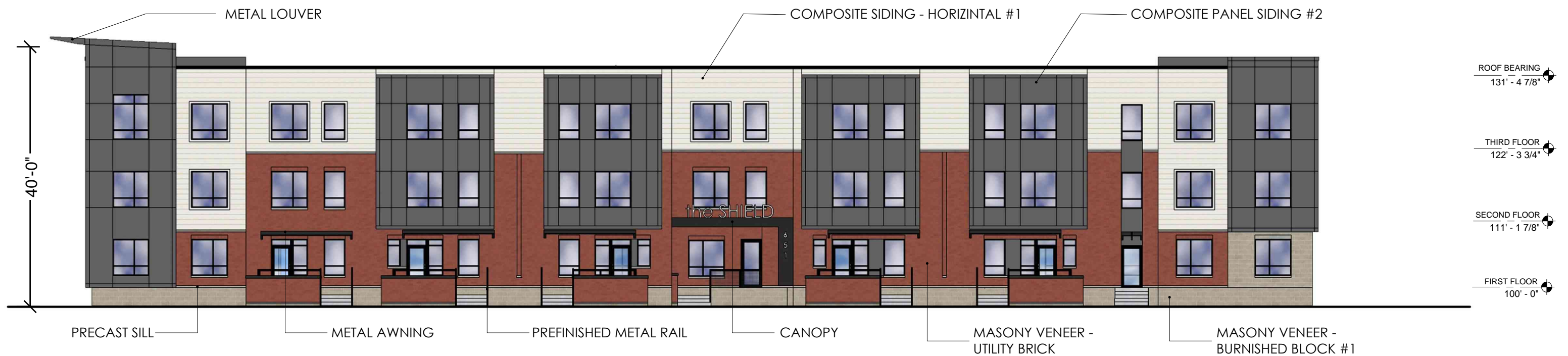


FIRST FLOOR PLAN
12,140 s.f.





BLOUNT ST. ELEVATION
SCALE 1/16" = 1'0"



MIFFLIN ST. ELEVATION
SCALE 1/16" = 1'0"



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THE SALVATION ARMY
SHELTER - E. WASHINGTON ST. & BLOUNT ST. CORNER PERSPECTIVE

AUGUST 28, 2019



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THE SALVATION ARMY
THE SHIELD APARTMENTS - BLOUNT & MIFFLIN CORNER PERSPECTIVE

AUGUST 28, 2019



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THE SALVATION ARMY
THE SHIELD APARTMENTS - MIFFLIN ST. PERSPECTIVE

AUGUST 28, 2019



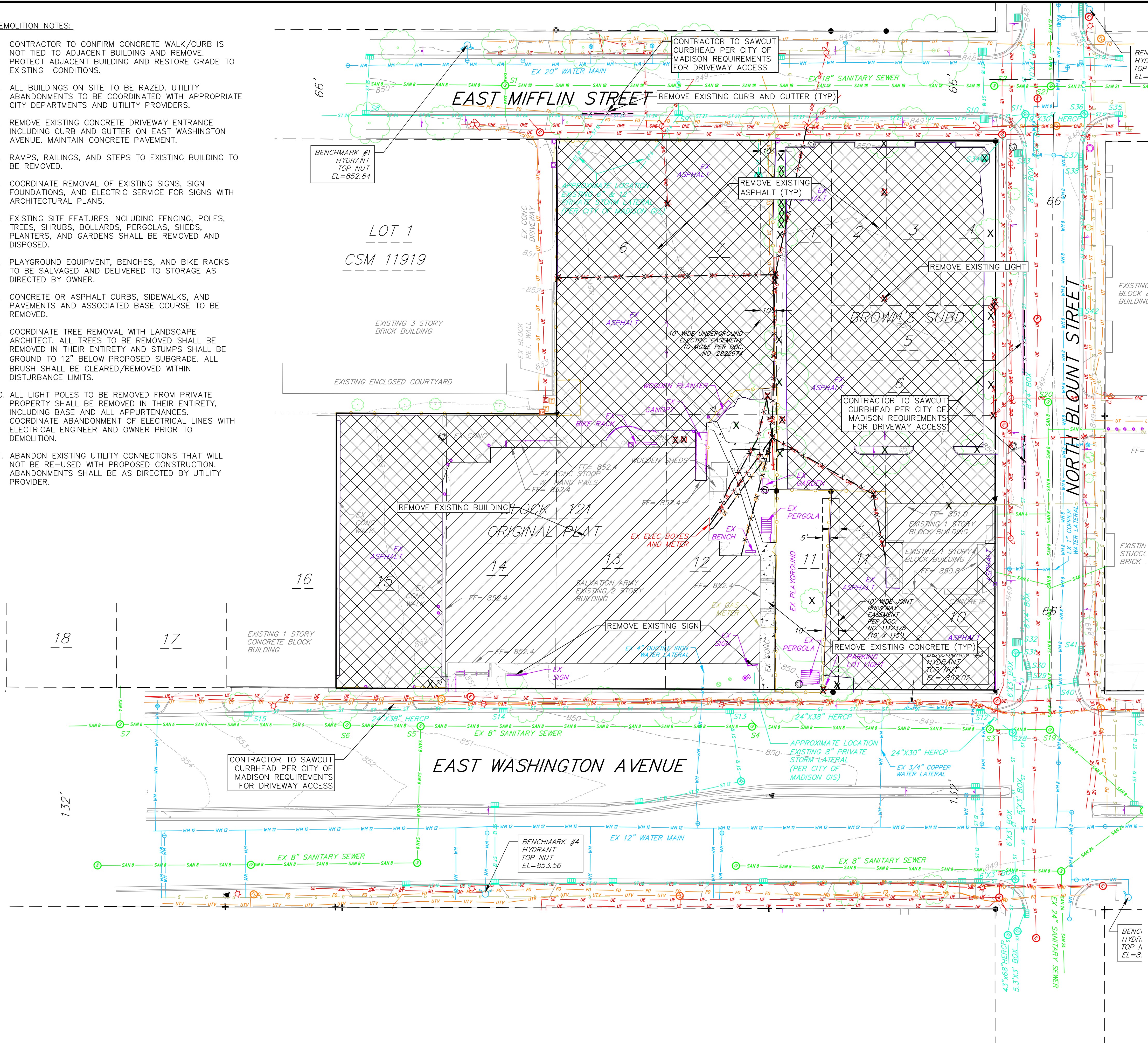
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THE SALVATION ARMY
GYMNATORIUM - COURTYARD PERSPECTIVE

AUGUST 28, 2019

DEMOLITION NOTES:

1. CONTRACTOR TO CONFIRM CONCRETE WALK/CURB IS NOT TIED TO ADJACENT BUILDING AND REMOVE. PROTECT ADJACENT BUILDING AND RESTORE GRADE TO EXISTING CONDITIONS.
2. ALL BUILDINGS ON SITE TO BE RAZED. UTILITY ABANDONMENTS TO BE COORDINATED WITH APPROPRIATE CITY DEPARTMENTS AND UTILITY PROVIDERS.
3. REMOVE EXISTING CONCRETE DRIVEWAY ENTRANCE INCLUDING CURB AND GUTTER ON EAST WASHINGTON AVENUE. MAINTAIN CONCRETE PAVEMENT.
4. RAMPS, RAILINGS, AND STEPS TO EXISTING BUILDING TO BE REMOVED.
5. COORDINATE REMOVAL OF EXISTING SIGNS, SIGN FOUNDATIONS, AND ELECTRIC SERVICE FOR SIGNS WITH ARCHITECTURAL PLANS.
6. EXISTING SITE FEATURES INCLUDING FENCING, POLES, TREES, SHRUBS, BOLLARDS, PERGOLAS, SHEDS, PLANTERS, AND GARDENS SHALL BE REMOVED AND DISPOSED.
7. PLAYGROUND EQUIPMENT, BENCHES, AND BIKE RACKS TO BE SALVAGED AND DELIVERED TO STORAGE AS DIRECTED BY OWNER.
8. CONCRETE OR ASPHALT CURBS, SIDEWALKS, AND PAVEMENTS AND ASSOCIATED BASE COURSE TO BE REMOVED.
9. COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE. ALL BRUSH SHALL BE CLEARED/REMOVED WITHIN DISTURBANCE LIMITS.
10. ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
11. ABANDON EXISTING UTILITY CONNECTIONS THAT WILL NOT BE RE-USED WITH PROPOSED CONSTRUCTION. ABANDONMENTS SHALL BE AS DIRECTED BY UTILITY PROVIDER.



- DEMOLITION PLAN LEGEND
- CURB AND GUTTER REMOVAL
 - ASPHALT REMOVAL
 - CONCRETE REMOVAL
 - BUILDING REMOVAL
 - TREE REMOVAL
 - SAWCUT
 - UTILITY STRUCTURE REMOVAL
 - UTILITY LINE REMOVAL

GENERAL DEMOLITION NOTES:

1. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
2. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
3. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
4. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
5. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
6. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY ABANDONMENT/PLUGGING PERMITS FROM THE LOCAL MUNICIPALITY/UTILITY AGENCY.
7. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.
8. ALL WORK IN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MADISON ISSUED PLANS.

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-8511



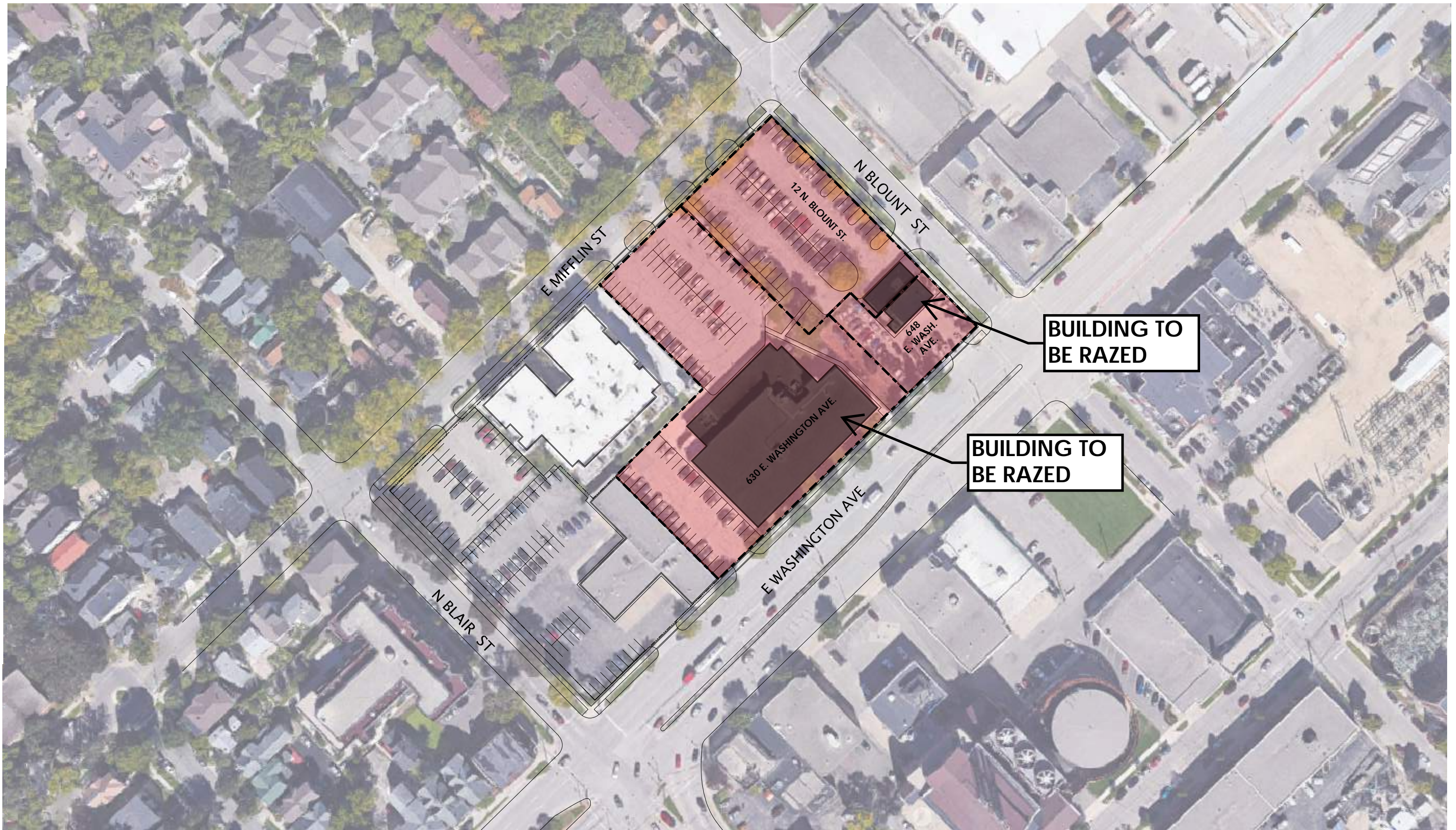
vierbicher
planners | engineers | advisors

Phone: (800) 242-3898

Demolition Plan
622 and 630 East Washington
City of Madison
Dane County, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE AS SHOWN
DATE 8/13/2019
DRAFTER JNOR
CHECKED JKAS
PROJECT NO. 160245
SHEET 2 OF 5
DWG. NO. C2.1



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SALVATION ARMY DANE COUNTY – 630 E. WASHINGTON AVE.

DEMOLITION - SITE LOCATOR MAP

JUNE 26, 2019



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SALVATION ARMY DANE COUNTY – 630 E. WASHINGTON AVE.

DEMOLITION - CONTEXTUAL SITE INFO

JUNE 26, 2019



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SALVATION ARMY DANE COUNTY – 630 E. WASHINGTON AVE.

DEMOLITION - CONTEXTUAL SITE INFO

JUNE 26, 2019

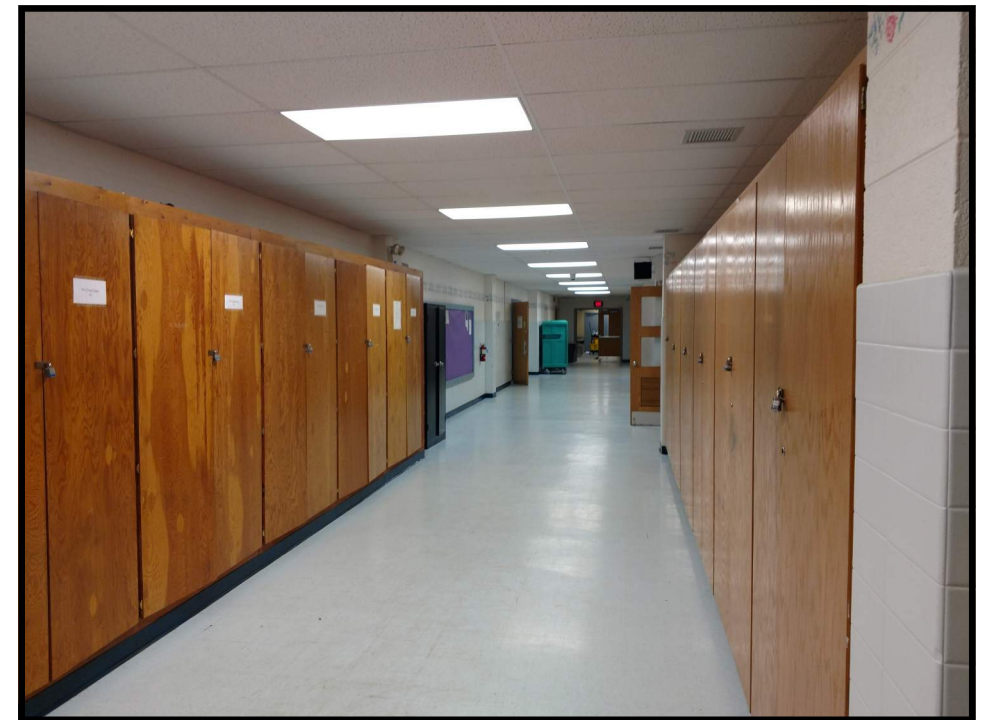
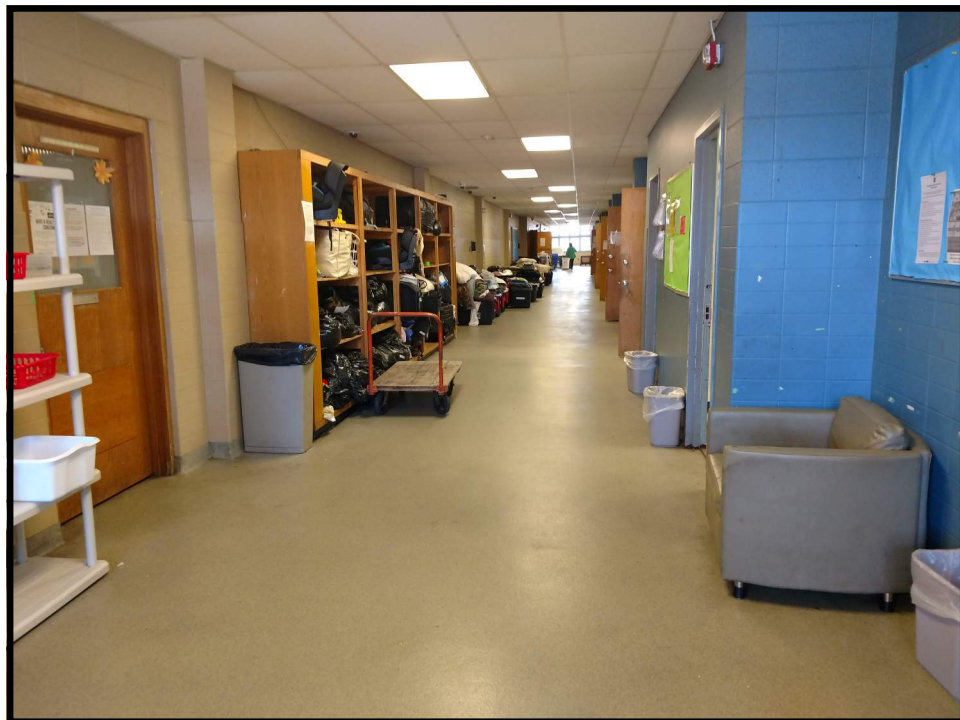


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SALVATION ARMY DANE COUNTY – 630 E. WASHINGTON AVE.

DEMOLITION - CONTEXTUAL SITE INFO

JUNE 26, 2019

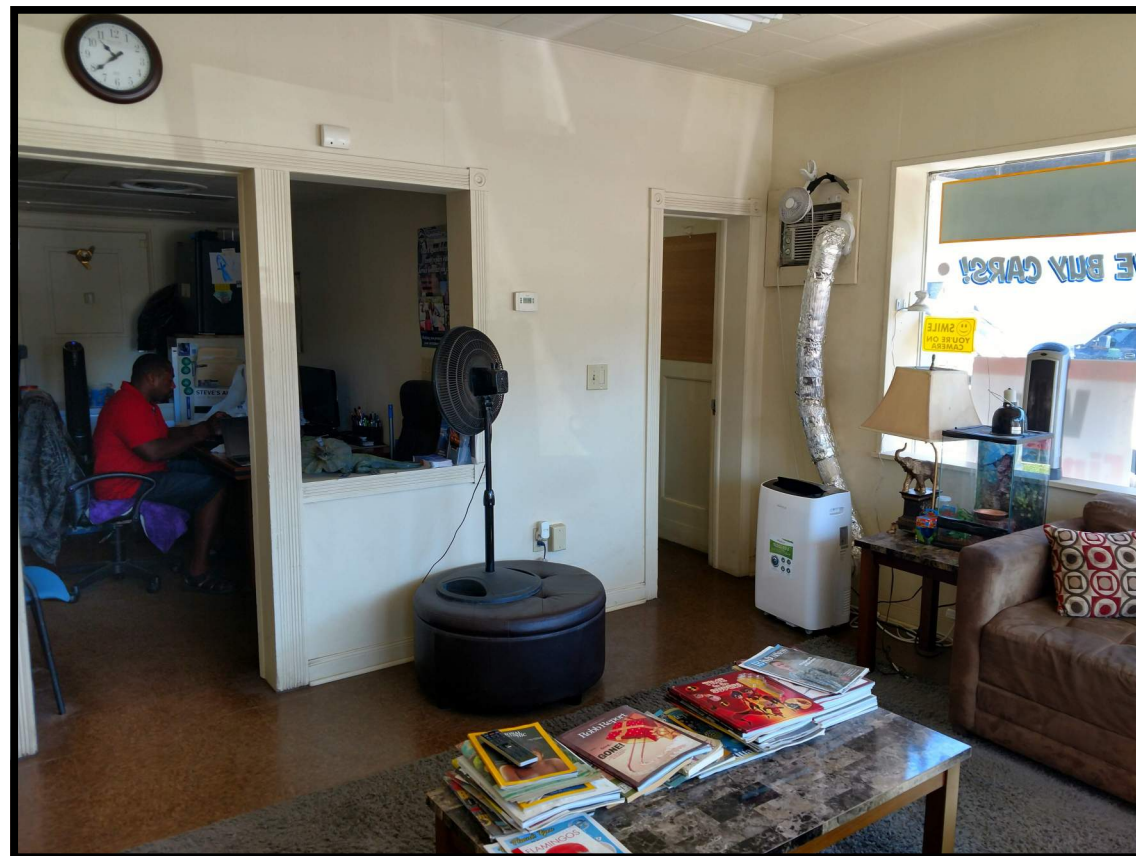
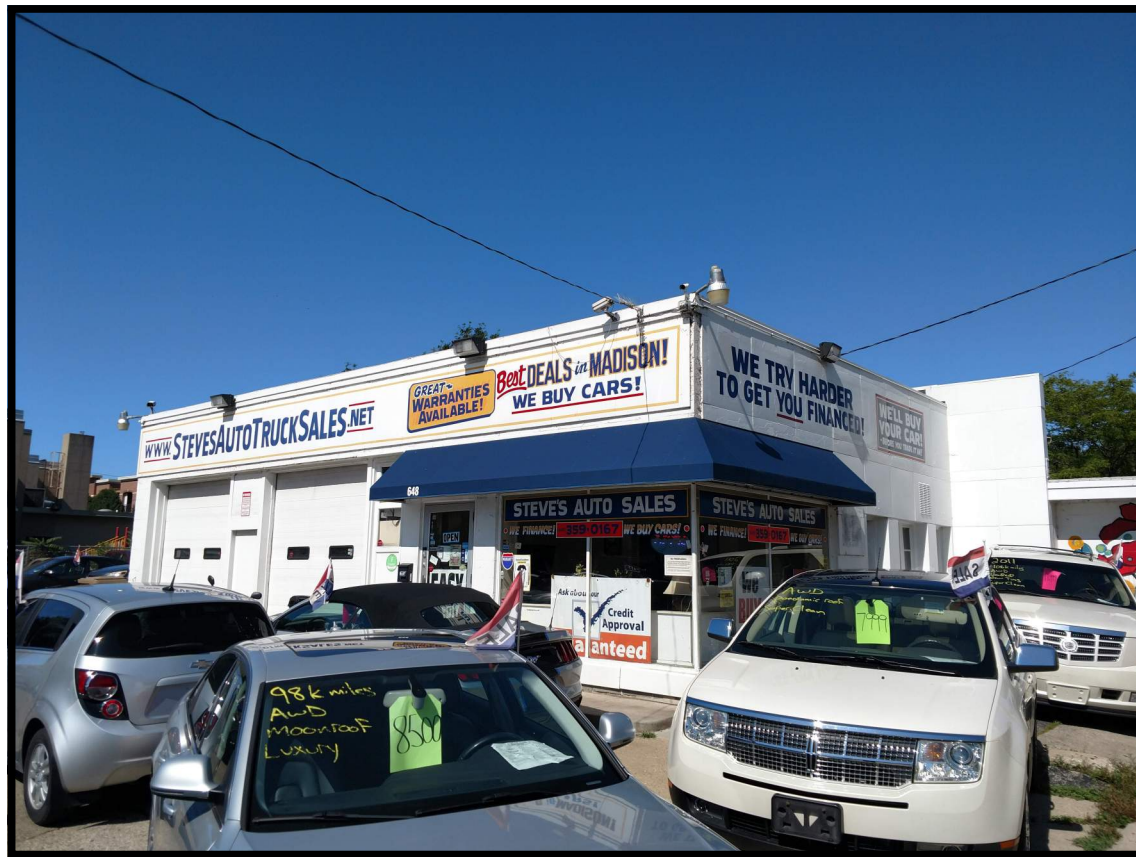


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SALVATION ARMY DANE COUNTY – 630 E. WASHINGTON AVE.

DEMOLITION - CONTEXTUAL SITE INFO

JUNE 26, 2019



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SALVATION ARMY DANE COUNTY – 630 E. WASHINGTON AVE.

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