

# Garver Feedmill Redevelopment

109 S. Fair Oaks Avenue  
Madison, WI 53704

## GDP/SIP Submittal

May 27, 2015

### GARVER FEEDMILL REDEVELOPMENT PLAN

109 SOUTH FAIR OAKS AVE.  
MADISON, WI 53704

Owner:  
GARVER FEED MILL LLC  
1030 W. Chicago Avenue Ste. 200  
Chicago, IL 60642

### SMITHGROUP JJR

44 EAST MIFFLIN STREET  
SUITE 500  
MADISON, WI 53703  
608.251.1177  
www.smithgroupjjr.com

Design Coalition  
2088 Atwood Ave.,  
Madison, WI 53704  
608.246.8846

Bachmann Construction  
1201 S Stoughton Rd.  
Madison, WI 53716  
608-222-8869

ISSUED FOR	REV	DATE
GDP/SIP		05.27.2015

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION



DRAWING TITLE

SCALE: 1" = 50'-0"

PROJECT NUMBER 20737.000  
DRAWING NUMBER



EXISTING SOUTH FACADE AERIAL



EXISTING NORTH FACADE AERIAL



PROPOSED GARVER SOUTH FACADE



GARVER NORTH FACADE CONCEPT

SHEET TABLE LIST	
C-0.1	RENDERED SITE PLAN
C-1.0	EXISTING CONDITIONS
C-1.1	FIRE ACCESS AND OVERALL LAYOUT PLAN
C-1.2	PRELIMINARY GRADING PLAN
C-1.3	PRELIMINARY UTILITY PLAN
L- 1.0	LANDSCAPE PLAN
A-1.0	BUILDING FLOOR PLAN
A-1.1	BUILDING ELEVATIONS
A-1.2	BUILDING SECTIONS
A-1.3	MICRO LODGES
A-1.4	MICRO LODGES

FILE: \\PH-FILE1\Projects\20737.000\CAD\C\Model\TBLK.dwg USER: kuenzi DATE: May, 21 2015 TIME: 01:44 pm

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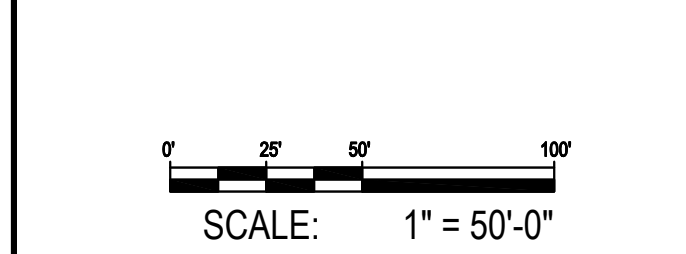
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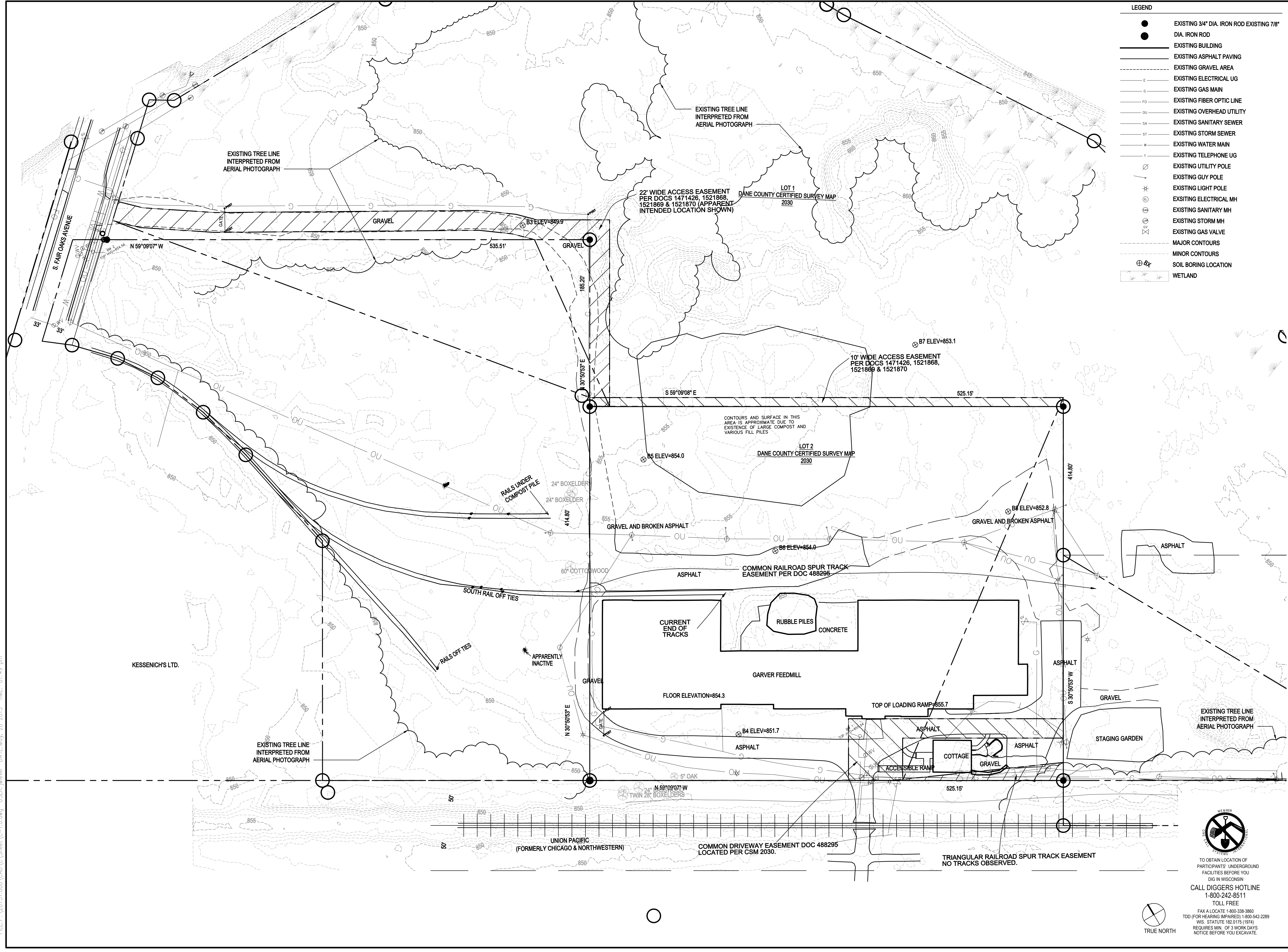
DRAWING TITLE  
**EXISTING CONDITIONS**



PROJECT NUMBER 20737.000  
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**C-1.0**

- LEGEND**
- EXISTING 3/4" DIA. IRON ROD EXISTING 7/8" DIA. IRON ROD
  - EXISTING BUILDING
  - EXISTING ASPHALT PAVING
  - - - EXISTING GRAVEL AREA
  - - - EXISTING ELECTRICAL UG
  - - - EXISTING GAS MAIN
  - - - EXISTING FIBER OPTIC LINE
  - - - EXISTING OVERHEAD UTILITY
  - - - EXISTING SANITARY SEWER
  - - - EXISTING STORM SEWER
  - - - EXISTING WATER MAIN
  - - - EXISTING TELEPHONE UG
  - ⊕ EXISTING UTILITY POLE
  - ⊕ EXISTING GUY POLE
  - ⊕ EXISTING LIGHT POLE
  - ⊕ EXISTING ELECTRICAL MH
  - ⊕ EXISTING SANITARY MH
  - ⊕ EXISTING STORM MH
  - ⊕ EXISTING GAS VALVE
  - - - MAJOR CONTOURS
  - - - MINOR CONTOURS
  - ⊕ SOIL BORING LOCATION
  - ⊕ WETLAND



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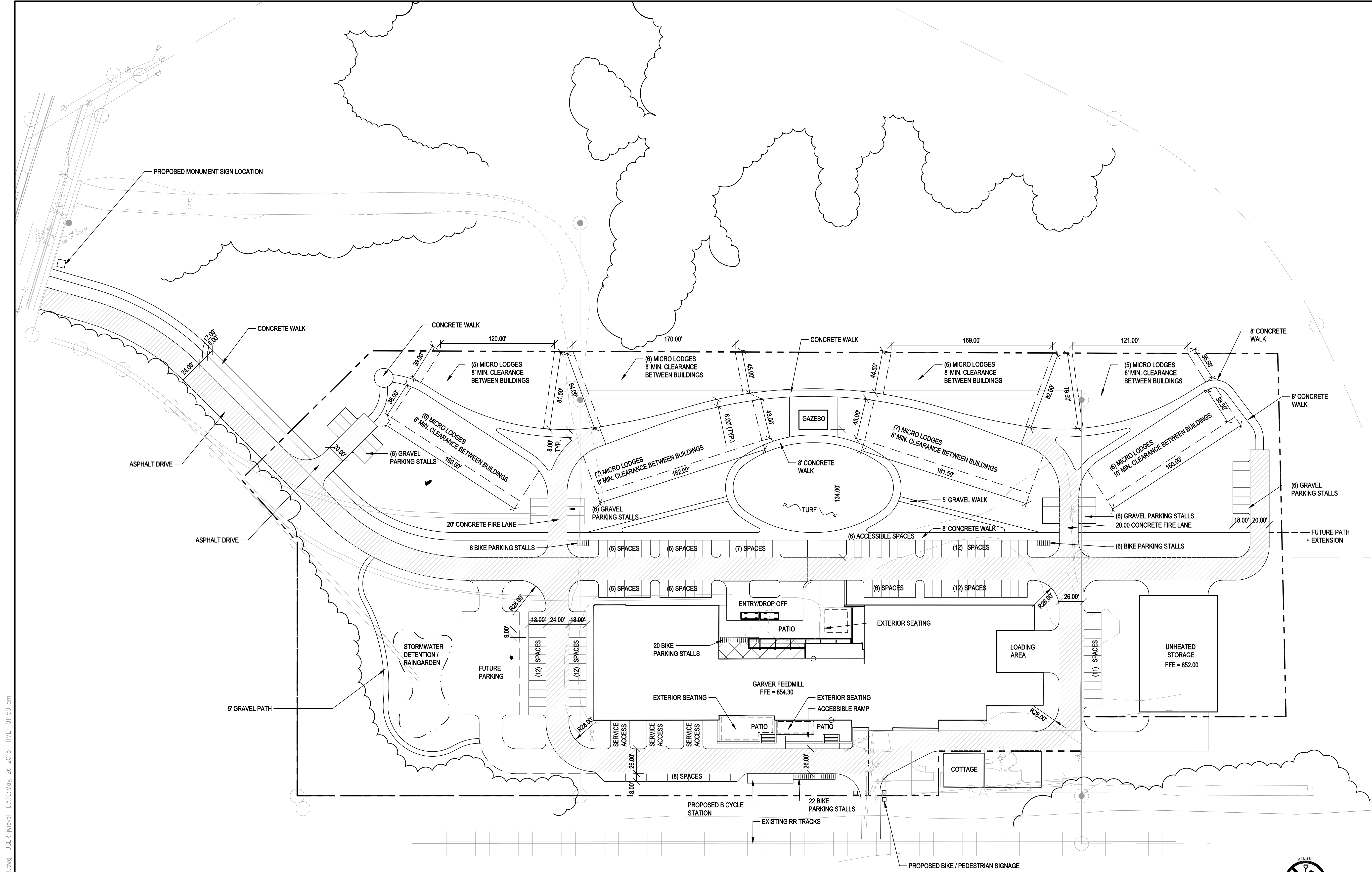


DRAWING TITLE  
**SITE PLAN**

SCALE: 1" = 50'-0"

PROJECT NUMBER  
20737.000

DRAWING NUMBER  
**C-1.1**



### FIRE ACCESS LEGEND

[Hatched Box] = PROPOSED FIRELANE

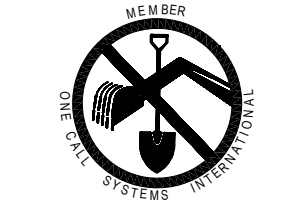
### NOTE:

- LIGHTING: SITE AND BUILDING LIGHTING TO COMPLY WITH NEC (NATIONAL ELECTRICAL CODE), IECC (INTERNATIONAL ENERGY CONSERVATION CODE), IES (ILLUMINATING ENGINEERING SOCIETY), ASHRAE 90.1, SAFETY, AND SECURITY STANDARDS WHILE RESPECTING DARK SKY ORDINANCES.

### OPEN SPACE CALCULATIONS

LOT AREA - 10.45 ACRES  
BUILDING AREA - 1.58 ACRES  
USEABLE OPEN SPACE - 5.14 ACRES

PARKING PROVIDED 142 SPACES  
BIKE PARKING PROVIDED 54 STALLS



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE  
FAX A LOCATE 1-800-338-3860 TDD (FOR HEARING IMPAIRED) 1-800-542-2289 WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.



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**PRELIMINARY GRADING PLAN**

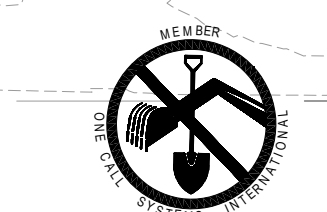
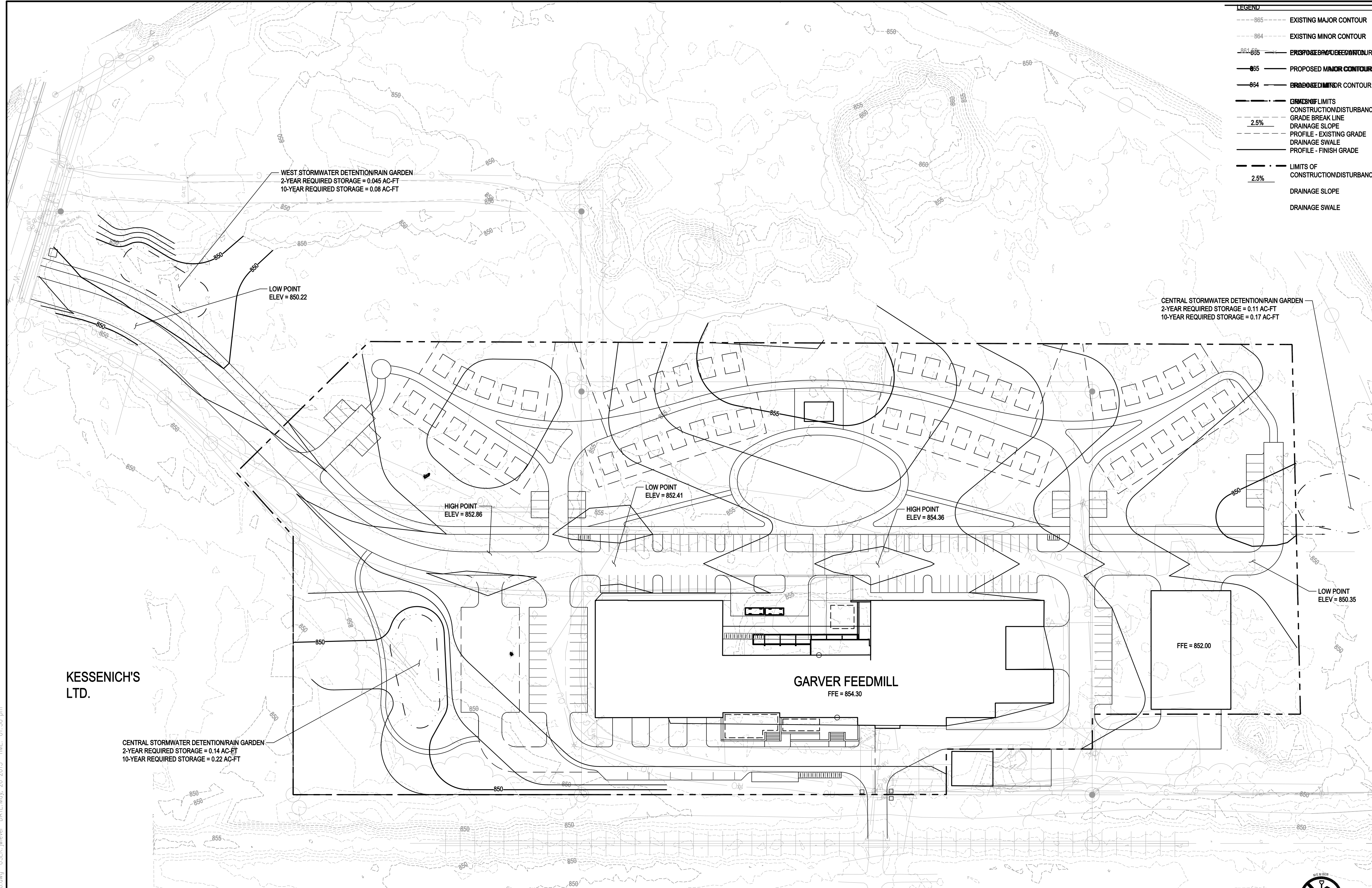
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PROJECT NUMBER 20737.000

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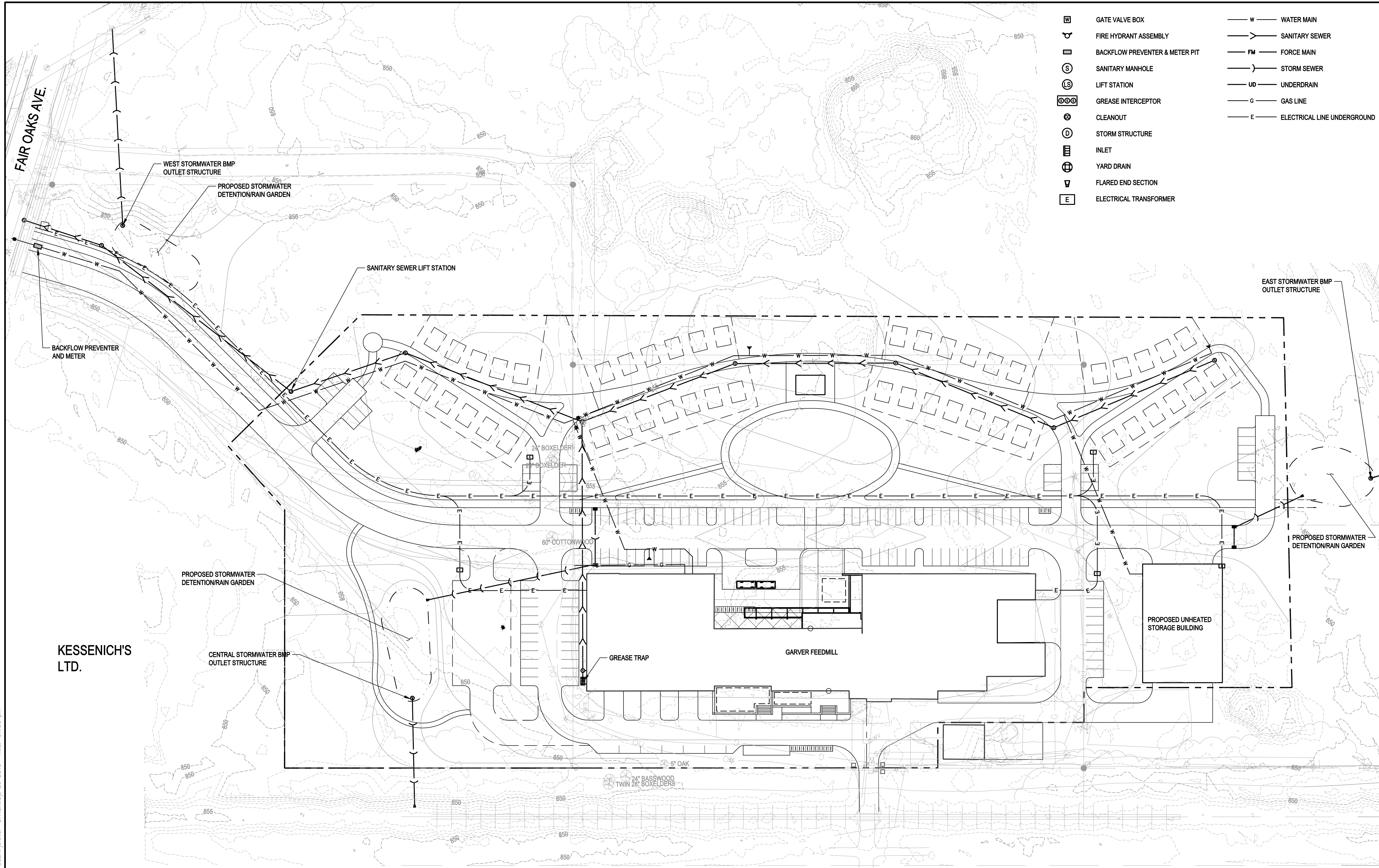
C-1.2

- LEGEND**
- 865 --- EXISTING MAJOR CONTOUR
  - 864 --- EXISTING MINOR CONTOUR
  - 864 --- PROPOSED MAJOR CONTOUR
  - 864 --- PROPOSED MINOR CONTOUR
  - 2.5% --- LIMITS OF CONSTRUCTION/DISTURBANCE
  - 2.5% --- DRAINAGE SLOPE
  - 2.5% --- DRAINAGE SWALE



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- GATE VALVE BOX
  - FIRE HYDRANT ASSEMBLY
  - BACKFLOW PREVENTER & METER PIT
  - SANITARY MANHOLE
  - LIFT STATION
  - GREASE INTERCEPTOR
  - CLEANOUT
  - STORM STRUCTURE
  - INLET
  - YARD DRAIN
  - FLARED END SECTION
  - ELECTRICAL TRANSFORMER
- W WATER MAIN
  - SANITARY SEWER
  - FM FORCE MAIN
  - STORM SEWER
  - UD UNDERDRAIN
  - G GAS LINE
  - E ELECTRICAL LINE UNDERGROUND

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**PRELIMINARY UTILITY PLAN**



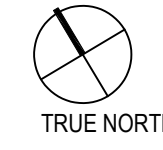
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DRAWING NUMBER

C-1.3

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MEMBER  
TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN  
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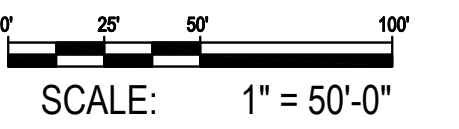
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DRAWING TITLE  
**LANDSCAPE PLAN**

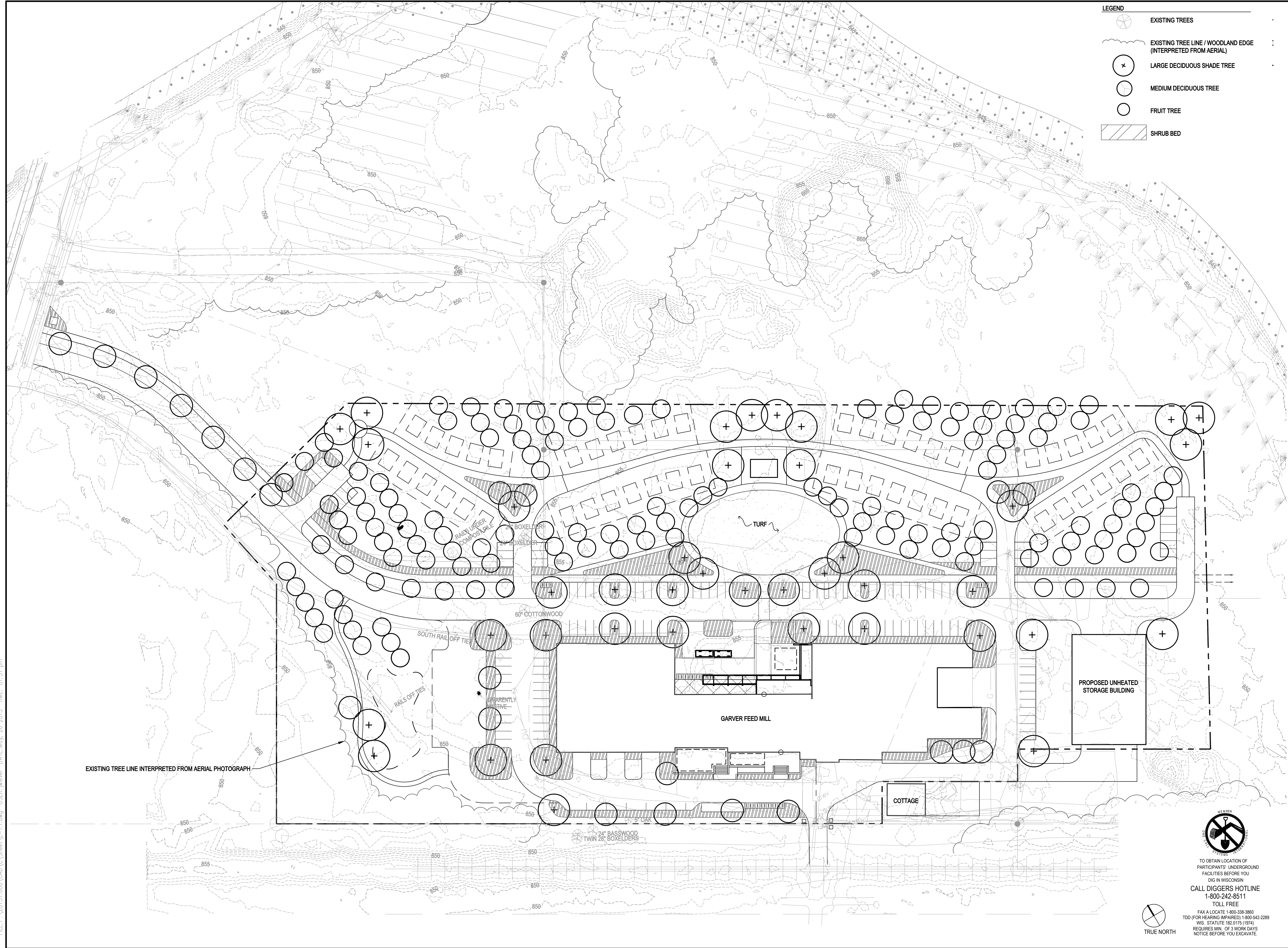


PROJECT NUMBER  
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DRAWING NUMBER

**L-1.0**

- LEGEND**
- EXISTING TREES
  - EXISTING TREE LINE / WOODLAND EDGE (INTERPRETED FROM AERIAL)
  - LARGE DECIDUOUS SHADE TREE
  - MEDIUM DECIDUOUS TREE
  - FRUIT TREE
  - SHRUB BED



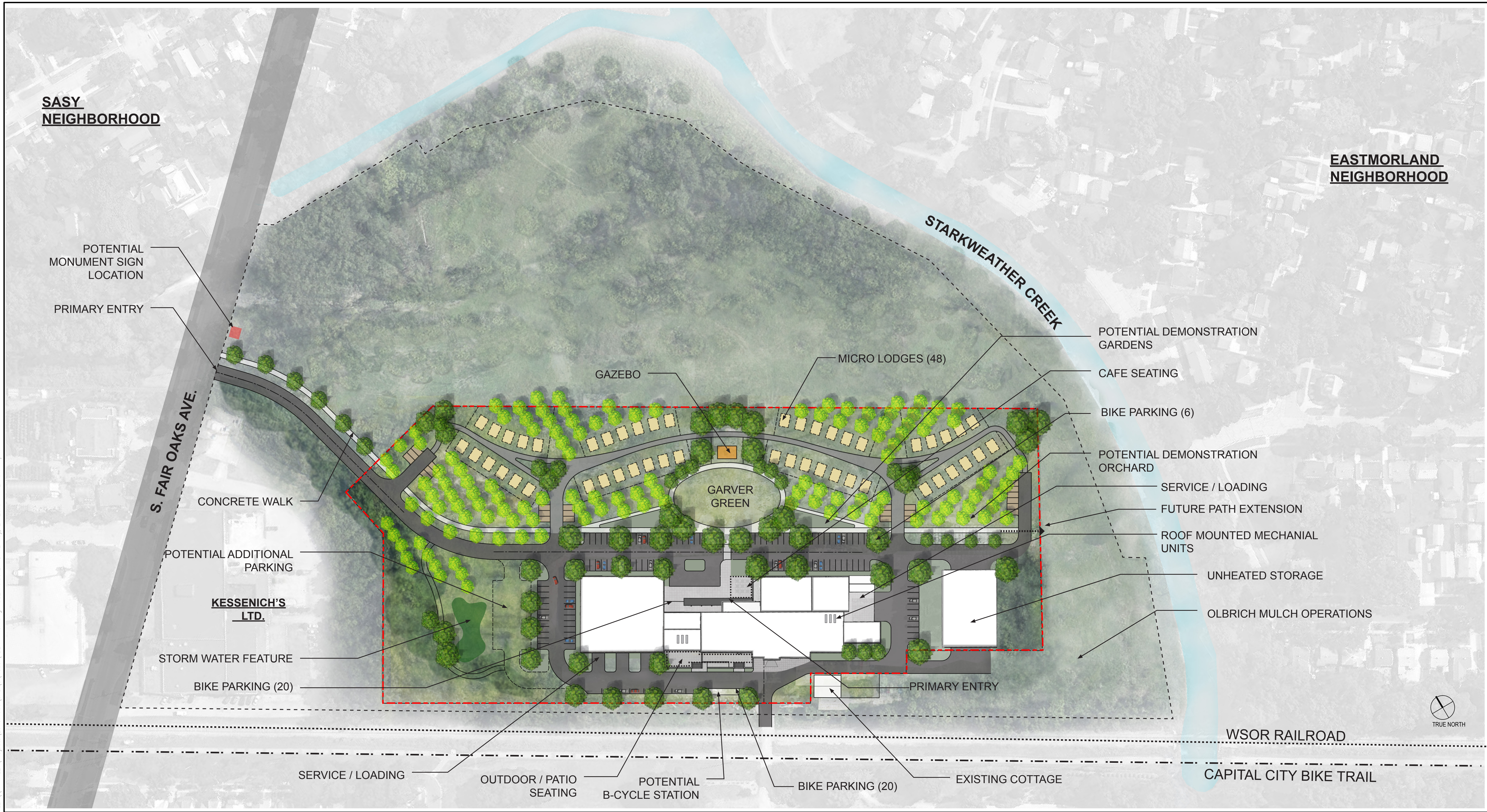
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MEMBER  
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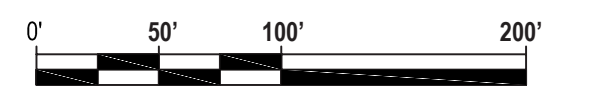
SEALS AND SIGNATURES

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RENDERED SITE PLAN

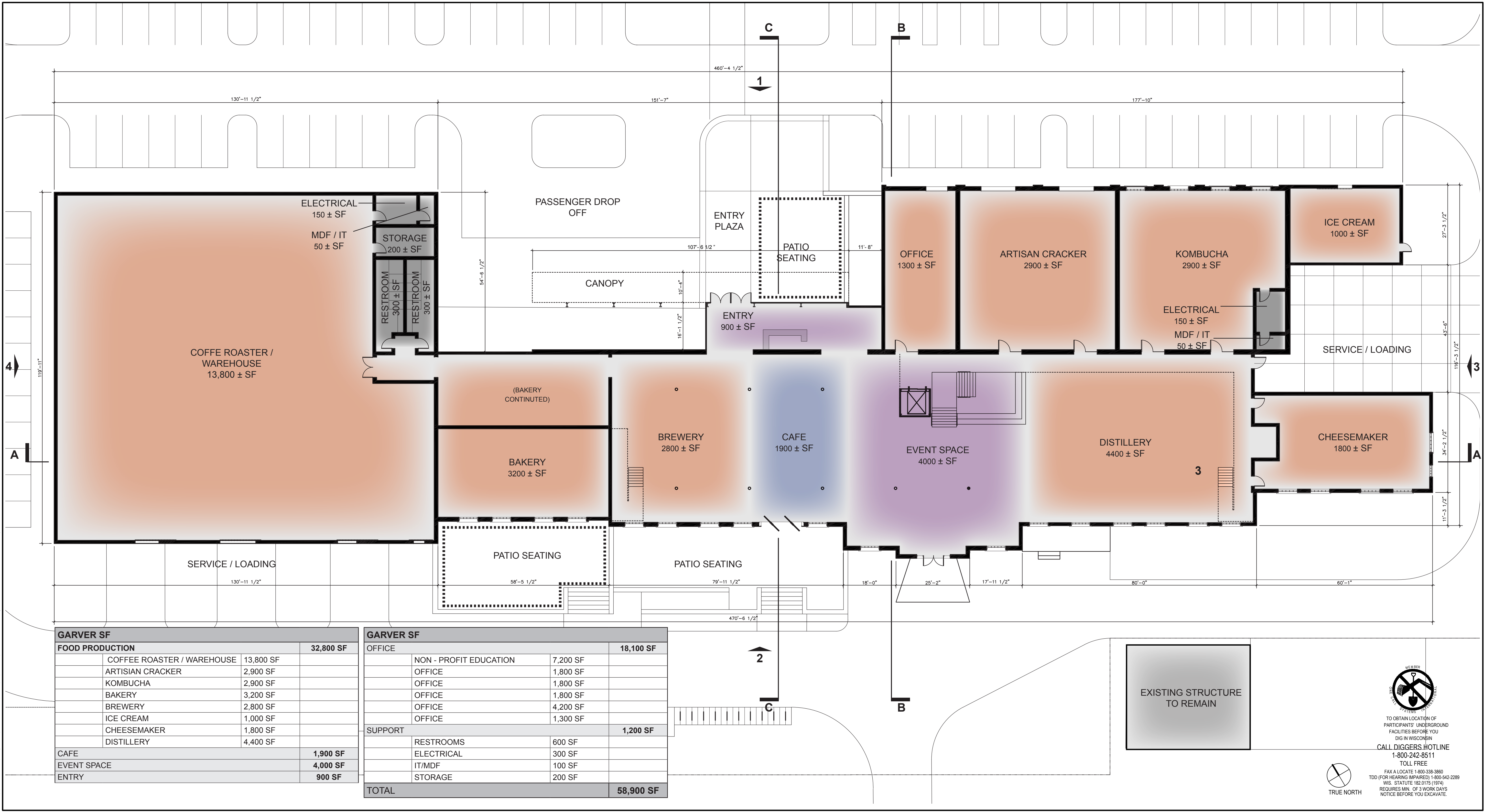
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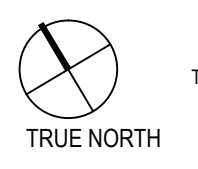


GARVER SF		
<b>FOOD PRODUCTION</b>		<b>32,800 SF</b>
COFFEE ROASTER / WAREHOUSE	13,800 SF	
ARTISIAN CRACKER	2,900 SF	
KOMBUCHA	2,900 SF	
BAKERY	3,200 SF	
BREWERY	2,800 SF	
ICE CREAM	1,000 SF	
CHEESEMAKER	1,800 SF	
DISTILLERY	4,400 SF	
CAFE		<b>1,900 SF</b>
EVENT SPACE		<b>4,000 SF</b>
ENTRY		<b>900 SF</b>

GARVER SF		
<b>OFFICE</b>		<b>18,100 SF</b>
NON - PROFIT EDUCATION	7,200 SF	
OFFICE	1,800 SF	
OFFICE	1,800 SF	
OFFICE	1,800 SF	
OFFICE	4,200 SF	
OFFICE	1,300 SF	
<b>SUPPORT</b>		<b>1,200 SF</b>
RESTROOMS	600 SF	
ELECTRICAL	300 SF	
IT/MDF	100 SF	
STORAGE	200 SF	
<b>TOTAL</b>		<b>58,900 SF</b>

EXISTING STRUCTURE TO REMAIN

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**FLOOR PLAN**  
**A - 1.0**

0' 10' 20' 40'

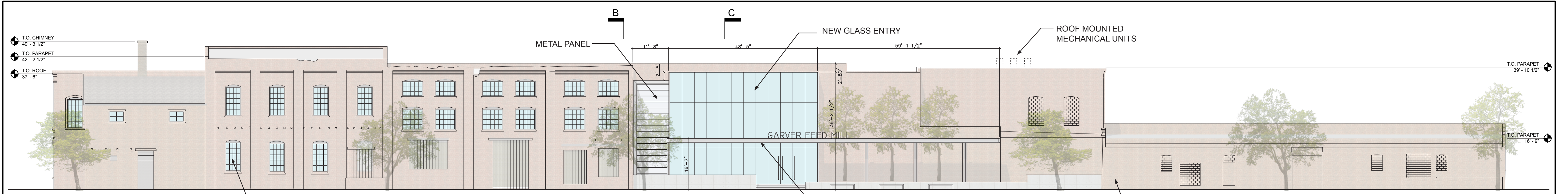
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PROJECT NUMBER  
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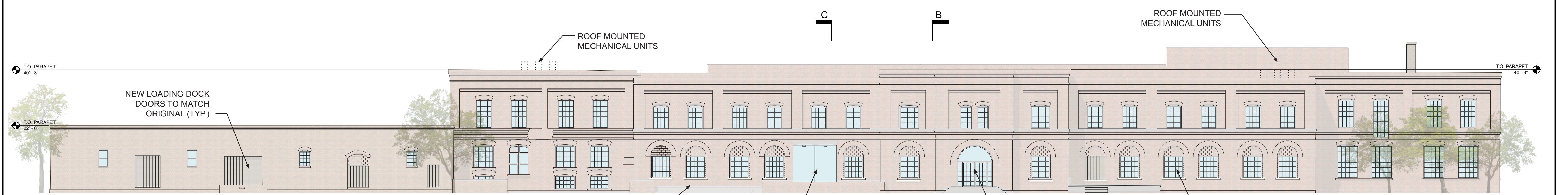
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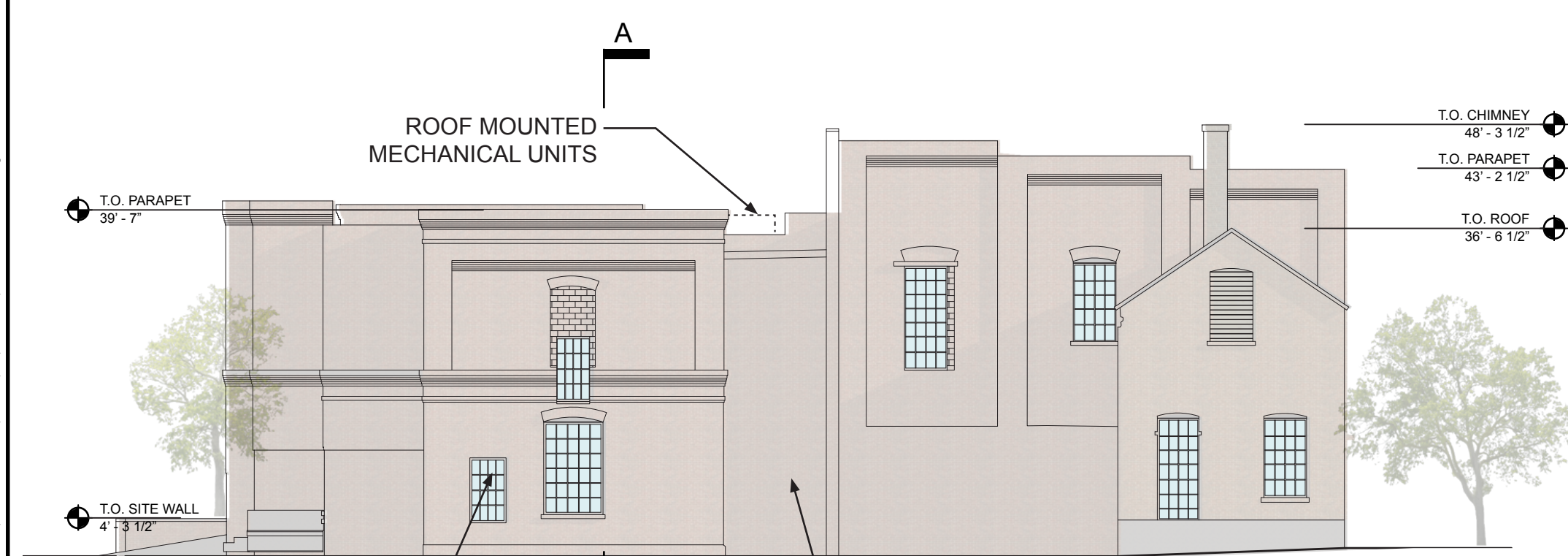
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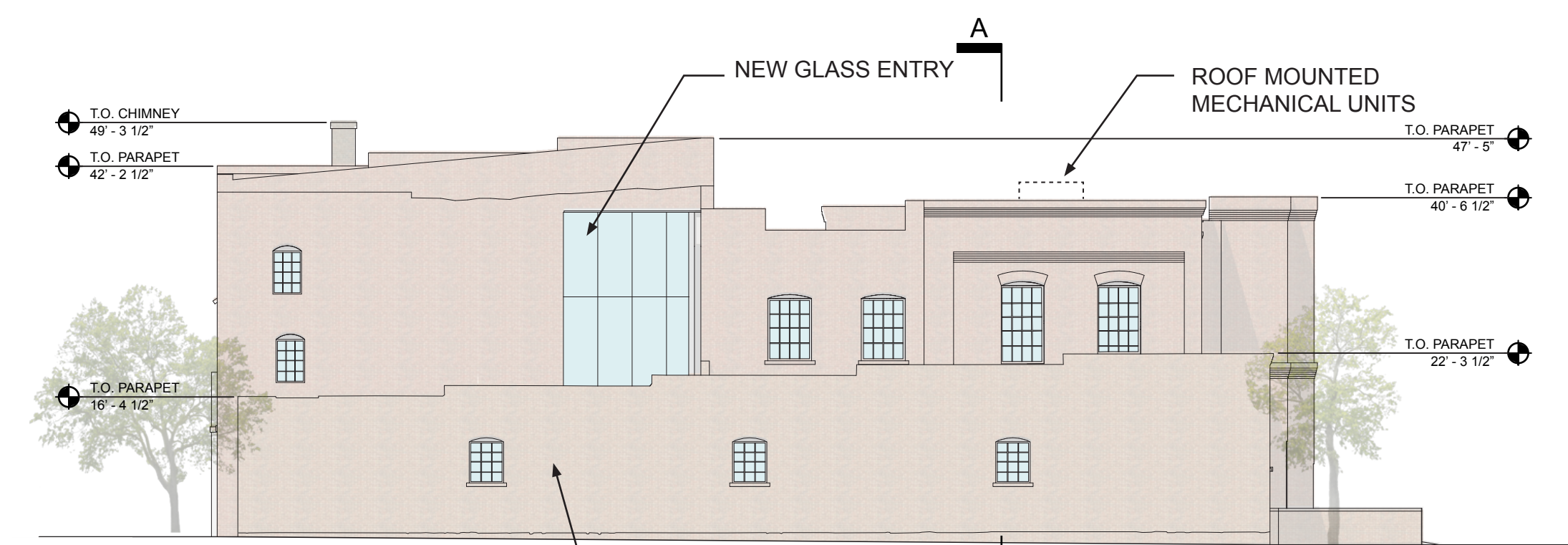
① NORTH ELEVATION  
SCALE : 1/16" = 1'-0"



② SOUTH ELEVATION  
SCALE : 1/16" = 1'-0"



③ WEST ELEVATION  
SCALE : 1/16" = 1'-0"



④ EAST ELEVATION  
SCALE : 1/16" = 1'-0"

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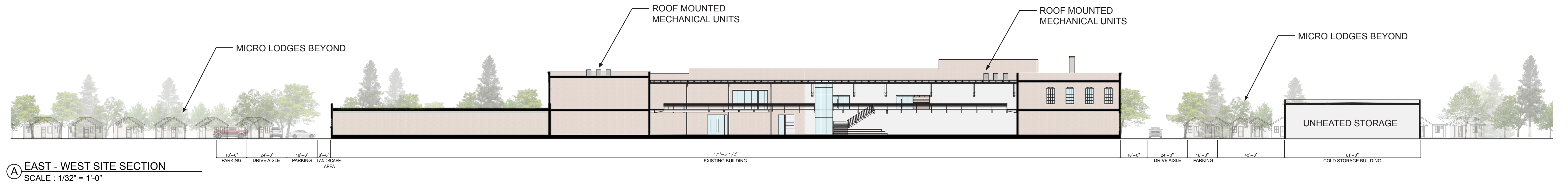
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**ELEVATIONS**  
**A - 1.1**

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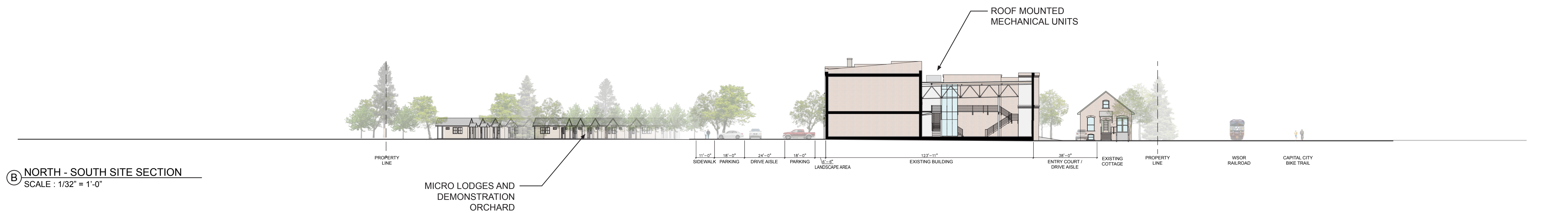
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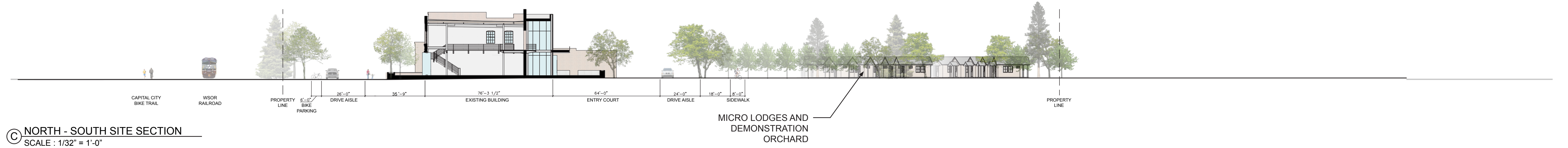
FILE: \\PHI-FILE1\Projects\20737.000\CAD\C Model\TBK-ARCH.dwg USER: lkuenzi DATE: May, 21 2015 TIME: 01:41 pm



**A EAST - WEST SITE SECTION**  
SCALE : 1/32" = 1'-0"



**B NORTH - SOUTH SITE SECTION**  
SCALE : 1/32" = 1'-0"



**C NORTH - SOUTH SITE SECTION**  
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**SITE SECTIONS**  
**A - 1.2**

SCALE: 1"=32'-0"

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