

MULTI-TENANT BUILDING

4706 E. WASHINGTON AVE.
MADISON, WI 53704

PROJECT DATA

LOCATION: 4706 E. WASHINGTON AVE.
MADISON, WI 53704

REGULATING MUNICIPALITIES:
CITY OF MADISON
DANE COUNTY
STATE OF WISCONSIN

BUILDING CODE:
CITY OF MADISON ZONING ORDINANCES
WISCONSIN ADMINISTRATIVE CODE
2015 INTERNATIONAL BUILDING CODE
ACCESSIBILITY ANSI A117.1 - 2009

PROJECT DESCRIPTION:
MULTI-TENANT COMMERCIAL BUILDING, SINGLE STORY

OCCUPANCY TYPE:
PRIMARY : M

CONSTRUCTION TYPE:
TYPE VB

ALLOWABLE AREA & HEIGHT:
HEIGHT (IBC TABLE 504.3) = 40 FEET ABOVE GRADE PLANE
STORIES (IBC TABLE 504.4) = 1 STORY
AREA (IBC TABLE 506.2) = 9,000 SF / FLOOR

BUILDING AREA & HEIGHT:
HEIGHT = 22 FEET 6 INCHES ABOVE GRADE PLANE
STORIES = 1 STORIES
TOTAL AREA = 5,500 SF

NUMBER OF OCCUPANTS: (TABLE 1004.1.2)
M OCCUPANCY:
M OCCUPANCY = 5,500 SF/ 60 SF = 92 OCC

PARKING REQUIREMENTS:
1 STALLS / 400 SF / OCCUPANTS = 14 STALLS
1 VAN ACCESSIBLE STALLS REQUIRED
1 ADA STALLS REQUIRED
CROSS-PARKED WITH ADJACENT PROPERTY

2 BIKE PARKING STALLS REQUIRED
TOTAL BIKE PARKING STALLS PROVIDED = 4

PLUMBING:
ALL FIXTURES TO COMPLY WITH ICC A117.1

FIRE CONTROL:
NON-SPRINKLERED
PORTABLE FIRE EXTINGUISHERS (IBC SECTION 906)
MAX DISTANCE = 75 FEET

SEPARATION:
NON-SEPERATED USE

EXIT TRAVEL DISTANCE:
NON-SPRINKLERED:
B = 200 FT MAX TRAVEL (TABLE 1017.2)
B = 75 FT COMMON PATH OF TRAVEL (1006.2.1)

EXITS:
TWO EXISTS FROM BUILDING REQUIRED, TWO PROVIDED FROM EACH TENANT

ACCESSIBILITY:
ALL FLOORS SHALL BE ACCESSIBLE IF GREATER THAN 1,500 SF
ALL EXITS SHALL BE ACCESSIBLE
FOLLOW IBC AND ANSI 117

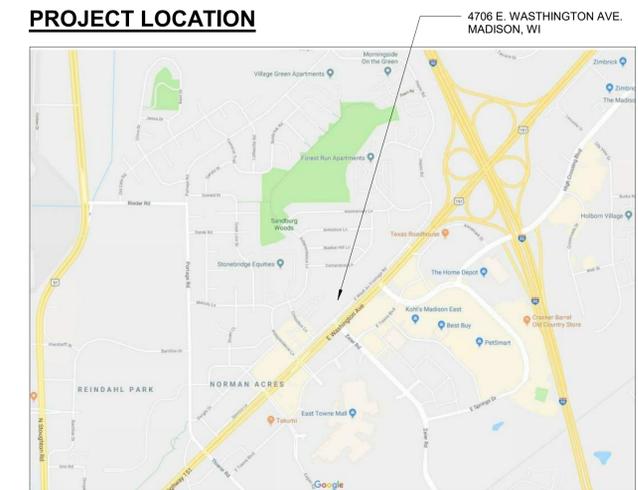
GENERAL PROJECT NOTES:

- DIMENSIONS ARE TO FACE OF STUD OR TO COLUMN CENTERLINE UNLESS NOTED OTHERWISE. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERING ANY DISCREPANCIES OR CONFLICTING INFORMATION IN THESE DOCUMENTS. CONTRACTOR SHALL CAREFULLY REVIEW AND COMPARE ALL DRAWINGS DURING THE BIDDING PERIOD AND BEFORE INSTALLATION OF THEIR WORK. ANY INCONSISTENCIES IN THE DRAWINGS SHALL BE REPORTED PROMPTLY TO THE ARCHITECT AND ENGINEER(S) FOR CLARIFICATION.
- DO NOT SCALE DRAWINGS. THE DRAWINGS ARE NOT NECESSARILY TO SCALE - USE GIVEN DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED EXISTING SITE CONDITIONS AFFECTING THE EXECUTION OF THESE DOCUMENTS (SUCH AS HAZARDOUS MATERIALS, ETC.).
- CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE AND FEDERAL CODES AND REGULATIONS GOVERNING THIS PROJECT.
- JOB SITE SHALL BE BROOM SWEEPED AND CLEAN AT THE END OF EACH DAY. ALL DEBRIS SHALL BE PICKED UP AND DISPOSED OF PROPERLY INTO APPROVED CONTAINER.
- MAINTAIN DESIGNATED EGRESS ROUTES DURING CONSTRUCTION BY KEEPING CLEAR OF CONSTRUCTION DEBRIS AND CLEARLY MARKING THE PATH OF EGRESS TRAVEL.
- ALL MECHANICAL (HVAC), ELECTRICAL, AND PLUMBING ("MEP") DESIGN AND CONSTRUCTION TO BE BY A DESIGN-BUILD DELIVERY METHOD AND ARE SUBSEQUENTLY NOT PART OF THESE DOCUMENTS. IT IS THE MEP CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE GENERAL CONTRACTOR AND WITH THESE DRAWINGS THE FINAL DESIGN, RETROFIT AND INSTALLATION OF THESE SYSTEMS. NOTIFY THE ARCHITECT PRIOR TO MAKING ANY REVISIONS TO THE STRUCTURE OR ARCHITECTURAL FEATURES.
- ELECTRICIAN TO VERIFY NEW LIGHT FIXTURE LAYOUT AND SUBMIT LIGHTING ENERGY CALC'S AS REQUIRED PER CODE. REVIEW PLAN AND LIGHTING FIXTURE SELECTION WITH ARCHITECT.
- HVAC CONTRACTOR SHALL SUBMIT PROPER DESIGN DRAWINGS AS NEEDED FOR PLAN APPROVAL AND BUILDING PERMITS.
- ENSURE A CLEAR PATHWAY TO ALL EXISTS IS MAINTAINED AND SUSTAINED.
- WITHIN THIS DOCUMENT "NORTH, SOUTH, EAST, WEST" ARE REFERRED TO AS PROJECT NORTH AND MAY NOT BE TRUE NORTH
- ALL EXPOSED WOOD, OR IN CONTACT WITH CONC. OR MASONRY, SHALL BE PRESSURE TREATED
- VERIFY ALL ROUGH OPENINGS WITH RESPECTIVE MFG
- PROVIDE SOUND BATT INSULATION AT ALL DEMISING WALLS, SEPARATION WALLS, AND AT BATHROOM, AND MECHANICAL ROOM WALLS
- PROVIDE MOISTURE RESISTANT GWB AT ALL PLUMBING WALLS
- PROVIDE GFI OUTLETS NEAR WATER SOURCES AND AS REQUIRED BY CODE
- PROVIDE 2X BLOCKING AT ALL GRAB BAR LOCATIONS PER ANSI A117.1 2009
- FIELD VERIFY ALL CABINET LAYOUTS AND COORDINATE DIMENSIONS WITH SELECTED APPLIANCES AND FIXTURES. PROVIDE END PANELS AT ALL EXPOSED CABINET ENDS
- PROVIDE FIRE BLOCKING THROUGHOUT ENTIRE BUILDING PER IBC 717.2
- SUBMIT ALL FIXTURES, APPLIANCES, MATERIALS, SHOP DRAWINGS, PLAN MODIFICATIONS TO THE ARCHITECT FOR REVIEW AND APPROVAL

SHEET INDEX

SHEET NUMBER	SHEET NAME	REVISIONS	
		MARK	DATE
GENERAL			
A0.1	COVER SHEET	UDC SUBMITTAL	19/03/28
G1.0	EXISTING SITE	UDC SUBMITTAL	19/03/28
G1.1	EXISTING CONDITIONS PHOTOS	UDC SUBMITTAL	19/03/28
CIVIL			
C1.0	EXISTING CONDITIONS		
C2.0	PROPOSED SITE PLAN		
C3.0	GRADING PLAN		
C3.1	EROSION CONTROL PLAN		
C4.0	UTILITY PLAN		
CIVIL - LANDSCAPE			
LS1.1	LANDSCAPE PLAN		
CIVIL - SITE LIGHTING			
E1	SITE LIGHTING LAYOUT		
ARCHITECTURAL			
A2.1	FIRST FLOOR PLAN	UDC SUBMITTAL	19/03/28
A2.2	ROOF PLAN	UDC SUBMITTAL	19/03/28
A3.1	EXTERIOR ELEVATIONS	UDC SUBMITTAL	19/03/28
A3.2	EXTERIOR RENDERING	UDC SUBMITTAL	19/03/28
A3.3	EXTERIOR RENDERING	UDC SUBMITTAL	19/03/28

PROJECT LOCATION



BUILDING LOCATION



MULTI-TENANT BUILDING
NEW COMMERCIAL BUILDING
4706 E. WASHINGTON AVE.
MADISON, WI 53704

COVER SHEET

Project Status

A	19/01/09	PC SUBMITTAL
C	19/03/28	UDC SUBMITTAL

A0.1

PROJECT CONTACTS:

OWNER:
GALWAY COMPANIES, LLC
6430 BRIDGE RD. SUITE 230
MADISON, WI 53713

ARCHITECT:
SKETCHWORKS ARCHITECTURE, LLC
7780 ELMWOOD AVE., STE 208
MIDDLETON, WI 53562

STRUCTURAL ENGINEER:
MP² STRUCTURAL ENGINEERS, LLC
583 D'ONOFRIO DR. SUITE 201
MADISON, WI 53719

CIVIL ENGINEER:
PROFESSIONAL ENGINEERING, LLC
818 N. MEADOWBROOK LANE
WAUNAKEE, WI 53597

CONTACT:
STEVE DORAN
608-372-4006

CONTACT:
BRAD KONING (ARCHITECT)
608-836-7570

CONTACT:
MARK LINDLOFF
608-821-4770

CONTACT:
ROXANNE JOHNSON, P.E.
608-849-9378

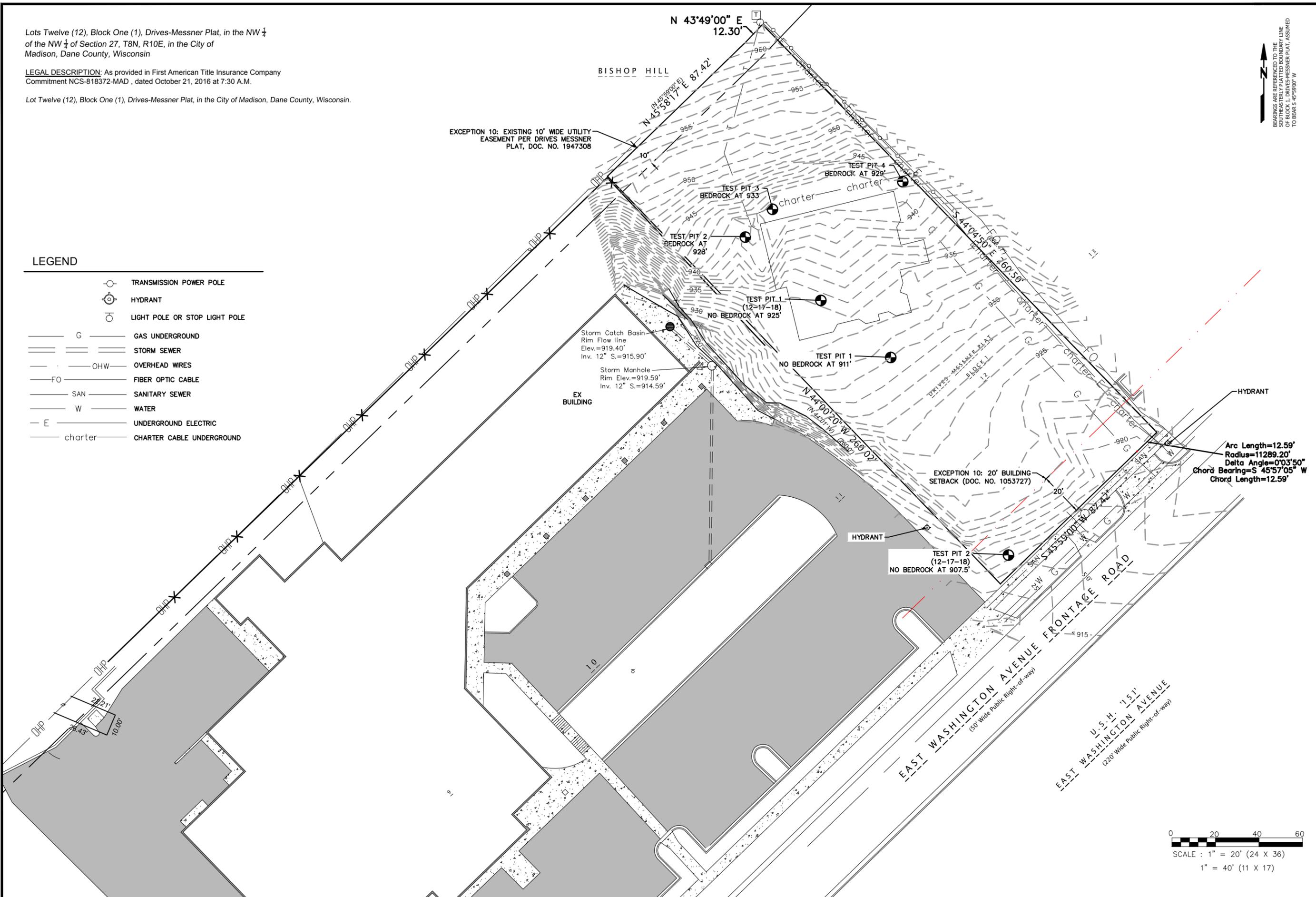
Lots Twelve (12), Block One (1), Drives-Messner Plat, in the NW 1/4 of the NW 1/4 of Section 27, T8N, R10E, in the City of Madison, Dane County, Wisconsin

LEGAL DESCRIPTION: As provided in First American Title Insurance Company Commitment NCS-818372-MAD, dated October 21, 2016 at 7:30 A.M.

Lot Twelve (12), Block One (1), Drives-Messner Plat, in the City of Madison, Dane County, Wisconsin.

LEGEND

- TRANSMISSION POWER POLE
- HYDRANT
- LIGHT POLE OR STOP LIGHT POLE
- G GAS UNDERGROUND
- STORM SEWER
- OHW OVERHEAD WIRES
- FO FIBER OPTIC CABLE
- SAN SANITARY SEWER
- W WATER
- E UNDERGROUND ELECTRIC
- charter CHARTER CABLE UNDERGROUND



BEARINGS ARE REFERENCED TO THE SOUTHEASTERN PLATTED BOUNDARY LINE OF BLOCK 1, DRIVES-MESSNER PLAT, ASSUMED TO BEAR S 45°59'00" W

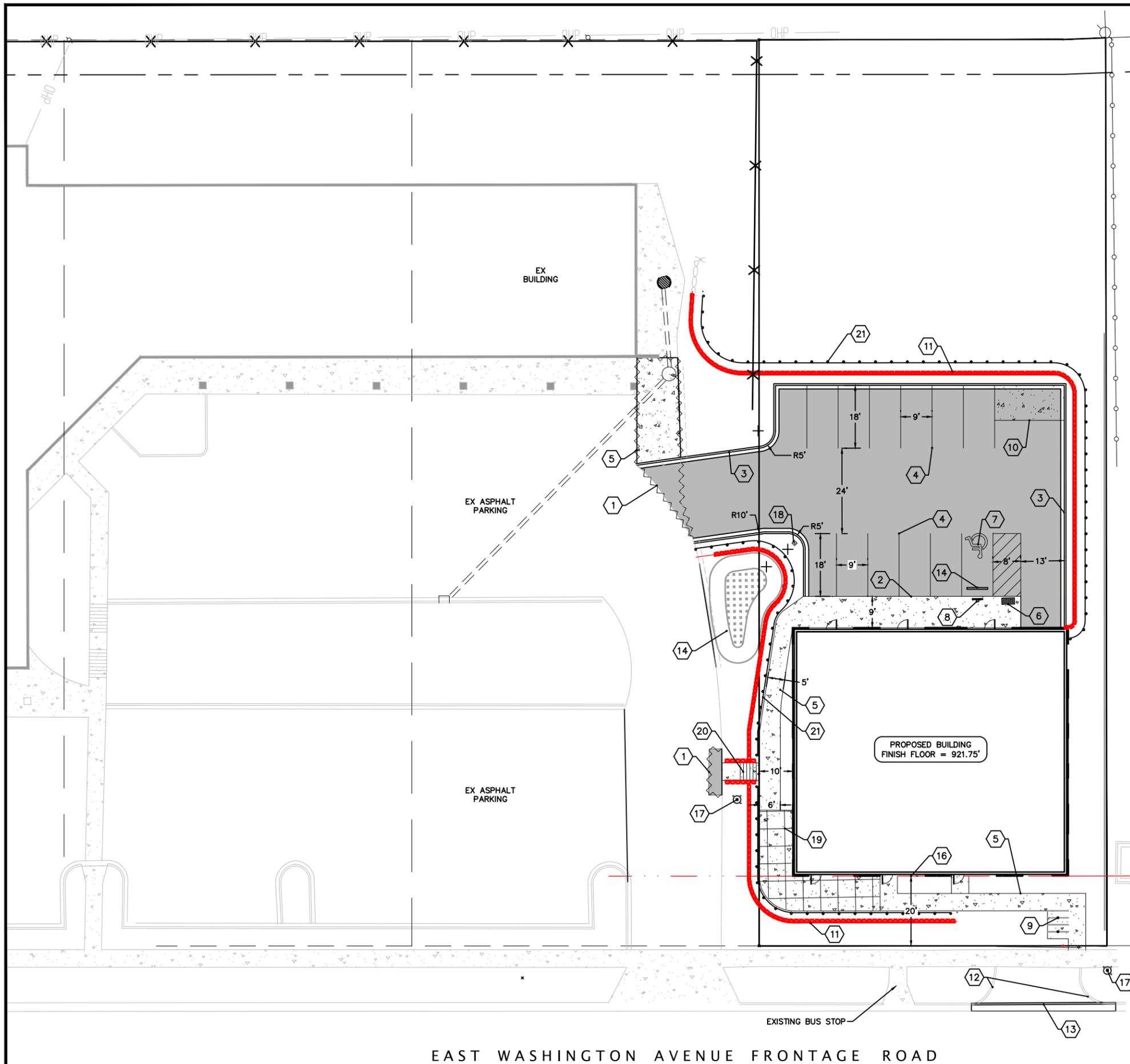
ISSUANCE/REVISION	DATE
UDC	03-27-19

818 N Meadowbrook Ln
Waukegan, WI 53597
phone (608) 849-9378
www.pe-wi.com

PROFESSIONAL ENGINEERING LLC

4706 E WASHINGTON AVENUE
EXISTING CONDITIONS
MADISON, WISCONSIN

C1.0



PLAN KEY

- ① CUT AND REMOVE EXISTING SIDEWALK/ASPHALT
- ② THICKENED EDGE SIDEWALK
- ③ 18" CURB AND GUTTER
- ④ 4" PAVEMENT STRIPING WITH TWO COATS OF TRAFFIC GRADE LATEX PAINT, TYP
- ⑤ SIDEWALK
- ⑥ DETECTABLE WARNING FIELD, TYP.
- ⑦ VAN ACCESSIBLE STALL, TYP.
- ⑧ VAN ACCESSIBLE PARKING SIGN, TYP.
- ⑨ BIKE RACK TO BE DERO PART# BH-FT-EPX BIKE RACKS SURFACE MOUNT POWDER COAT FINISH
- ⑩ TRASH ENCLOSURE, SEE ARCHITECTURAL PLANS
- ⑪ SEGMENTAL RETAINING WALL
- ⑫ REMOVE EXISTING CONCRETE APRON
- ⑬ 30" CURB AND GUTTER
- ⑭ 6' CONCRETE WHEEL STOP
- ⑮ BIORETENTION DEVICE
- ⑯ EXCEPTION 10: 20' BUILDING SETBACK DOC. NO. 1053727
- ⑰ EX HYDRANT
- ⑱ LIGHT POLE WITH CONCRETE BASE
- ⑲ OUTDOOR PATIO
- ⑳ STAIRS WITH HANDRAILS, SEE ARCHITECTURAL PLANS
- ㉑ GUARDRAIL, SEE ARCHITECTURAL PLANS

PLAN KEY

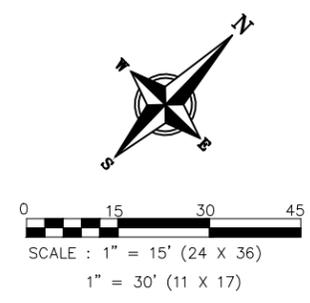
- PAVEMENT
- CONCRETE
- EX CONCRETE
- BIORETENTION POND
- SAW CUT

LEGAL DESCRIPTION: AS PROVIDED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NCS-818372-MAD , DATED OCTOBER 21, 2016 AT 7:30 A.M.

LOT TWELVE (12), BLOCK ONE (1), DRIVES-MESSNER PLAT, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

SITE INFORMATION

- SITE ADDRESS = 4706 E. WASHINGTON AVENUE
- SITE ACREAGE = 0.67 ACRES (29,050 SF)
- TOTAL IMPERVIOUS AREA = 15,566 SF
- IMPERVIOUS SURFACE % = 53.6%
- NUMBER OF STORIES (ABOVE GRADE) = 1 STORY
- BUILDING HEIGHT = 22'-6"
- DILHR TYPE OF CONSTRUCTION = VB
- TOTAL SQUARE FOOTAGE OF BUILDING = 5,530 SF
- NUMBER OF PARKING STALLS: 13 (1 HC)
- TOTAL BIKE PARKING: 4 STALLS



EAST WASHINGTON AVENUE FRONTAGE ROAD

ISSUANCE/REVISION	DATE
UDC	03-27-19

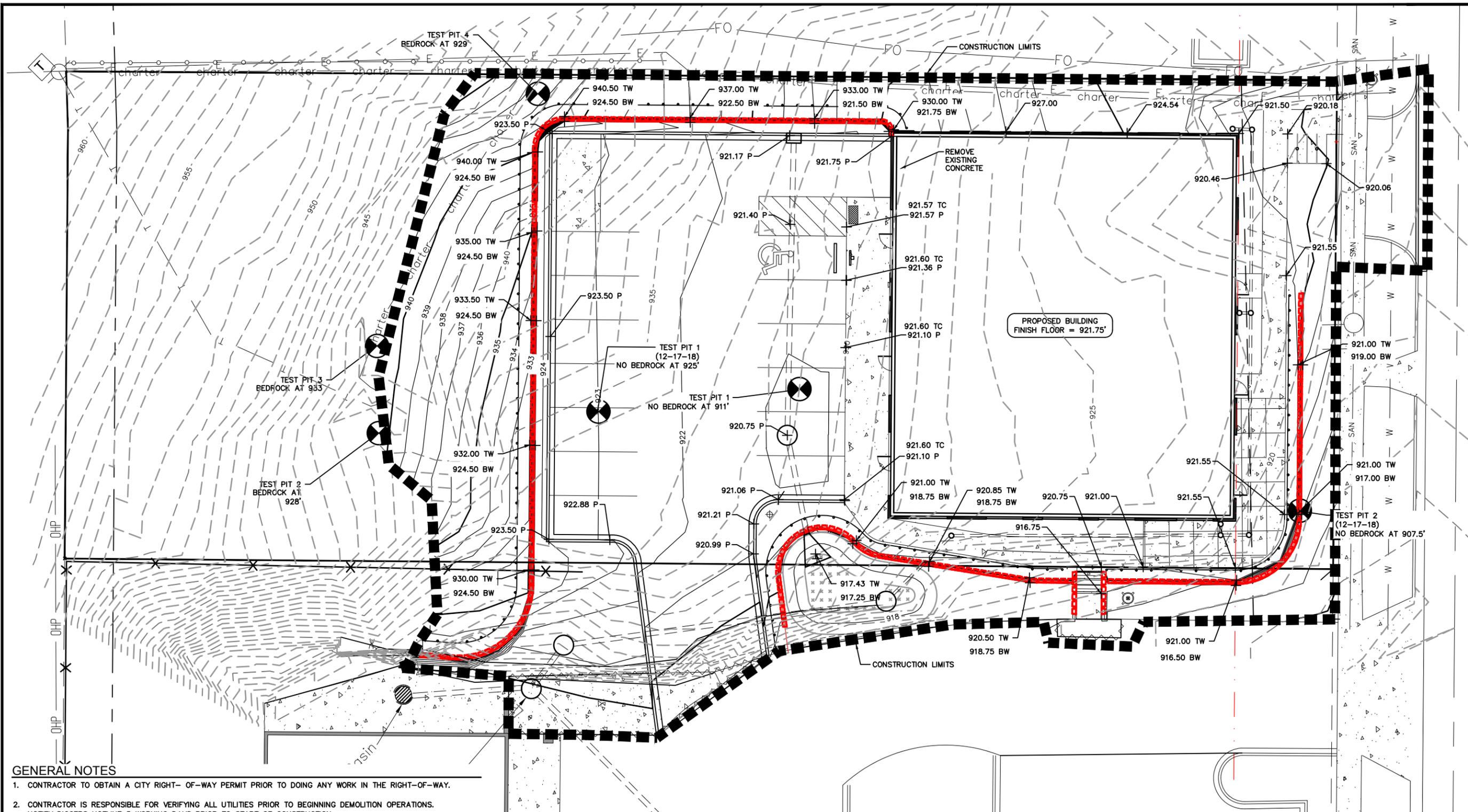
818 N Meadowbrook Ln
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PROFESSIONAL ENGINEERING LLC

**4706 E WASHINGTON AVENUE
PROPOSED SITE PLAN**

MADISON, WISCONSIN

C2.0



GENERAL NOTES

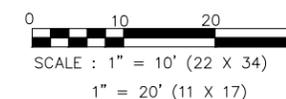
1. CONTRACTOR TO OBTAIN A CITY RIGHT- OF-WAY PERMIT PRIOR TO DOING ANY WORK IN THE RIGHT-OF-WAY.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES PRIOR TO BEGINNING DEMOLITION OPERATIONS. NOTIFY DIGGERS HOTLINE 5 WORKING DAYS PRIOR TO START OF CONSTRUCTION.
3. CONTRACTOR SHALL PROTECT ALL EXISTING FACILITIES (INCLUDING BUT NOT LIMITED TO ELECTRICAL, WATER, SANITARY, SIDEWALKS, SIDEWALK, ETC.) THAT ARE TO REMAIN.
4. INSTALL ALL REQUIRED EROSION CONTROL MEASURES FOR PERIMETER PROTECTION PRIOR TO THE START OF DEMOLITION/ CONSTRUCTION.
5. ALL EROSION CONTROL MEASURES INSTALLED SHALL BE MAINTAINED IN ACCORDANCE WITH THE LOCAL AND STATE GOVERNING AUTHORITIES.
6. ALL EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF VEGETATION IS ESTABLISHED AND THEN BE REMOVED AS PART OF THE BASE BID.

GRADING LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- X 800.00 P PAVEMENT ELEVATION
- X 800.00 FL FLOW LINE ELEVATION
- X 800.00 TW TOP OF RETAINING WALL ELEVATION
- X 800.00 BW BOTTOM OF RETAINING WALL ELEVATION
- X 800.00 SPOT ELEVATION

GRADING NOTES

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY SPECIFICATIONS.
2. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
3. ALL MATCHING PAVEMENT AND STORM SEWER ELEVATIONS SHALL BE VERIFIED IN THE FIELD TO ALLOW FOR PROPER DRAINAGE.
4. CONTOUR AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE ELEVATIONS.
5. ALL LAWN AND PLANTING AREAS WHICH HAVE BEEN COMPACTED DUE TO CONSTRUCTION SHALL BE LOOSENEED PRIOR TO ADDITION OF TOPSOIL.



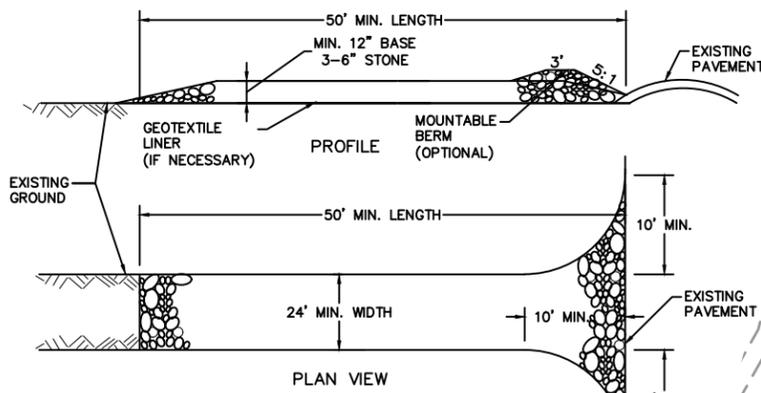
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PROFESSIONAL ENGINEERING LLC

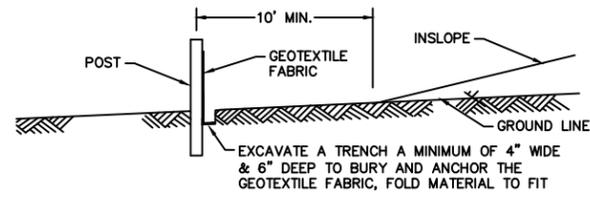
4706 E WASHINGTON AVENUE
 GRADIGN PLAN
 MADISON, WISCONSIN

DATE 03-27-19
 UDC
 ISSUANCE/REVISION

C3.0



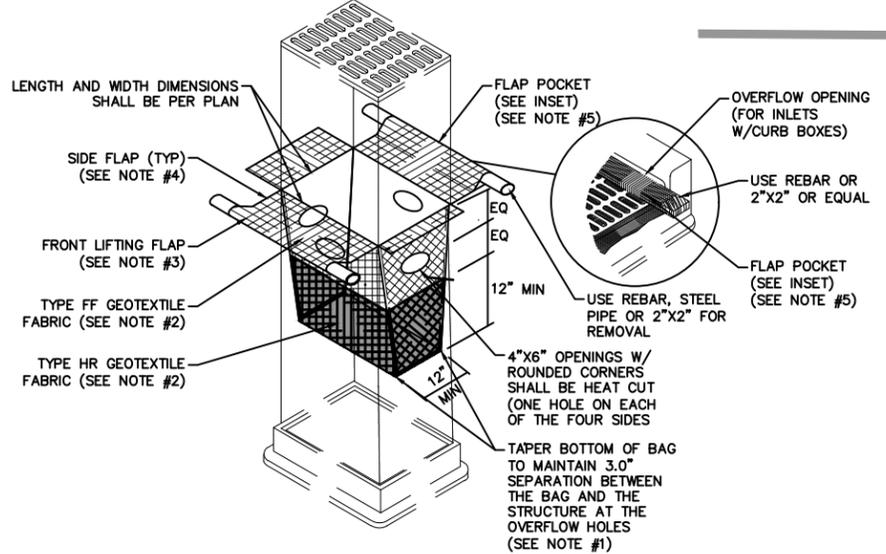
1 STONE TRACKING PAD
C3.1 NTS



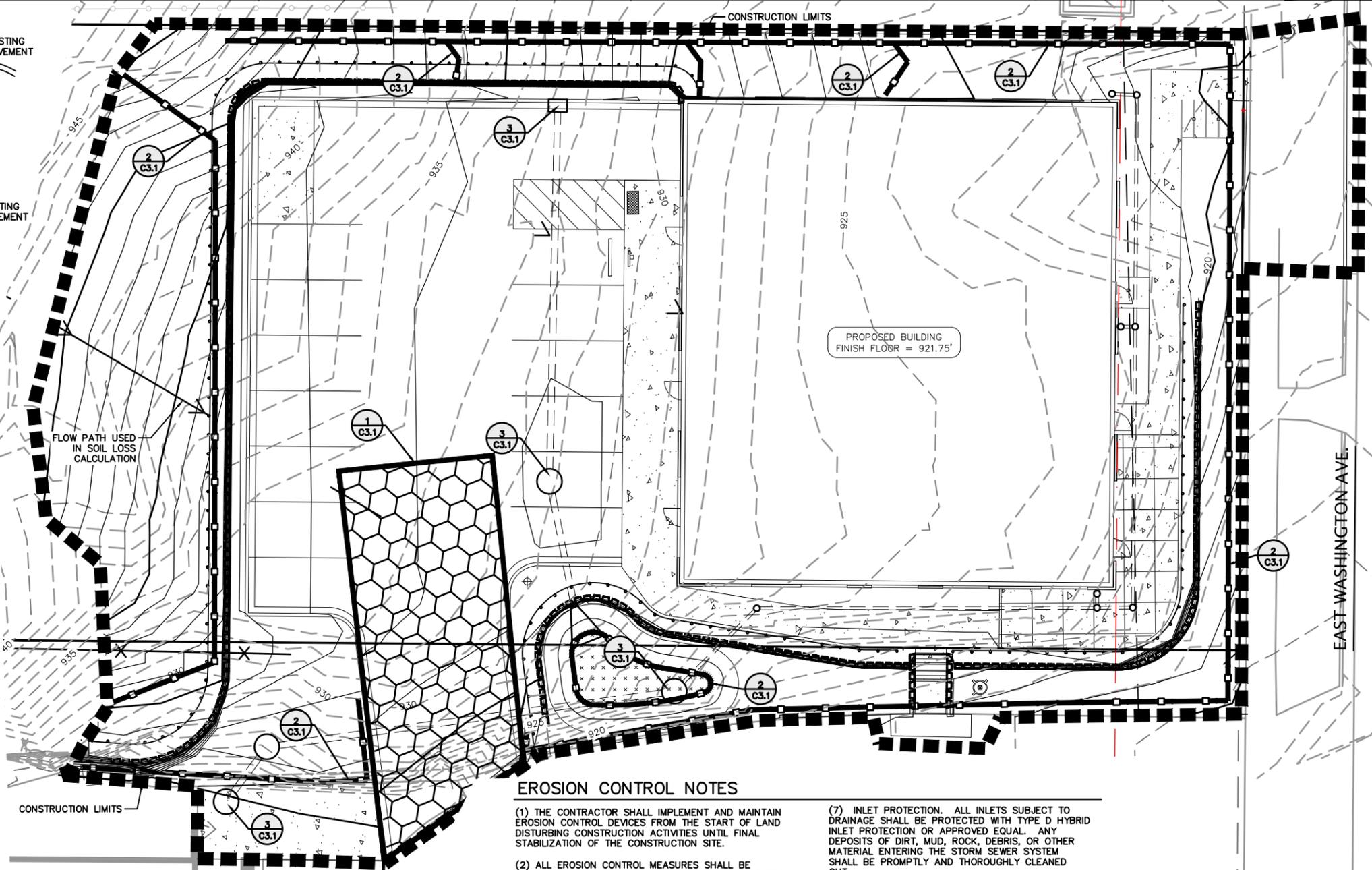
2 SILT FENCE
C3.1 NTS

NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURAL WALL.
2. GEOTEXTILE FABRIC, TYPE FF FOR FLAPS AND TOP HALF OF FILTER BAG. GEOTEXTILE FABRIC, TYPE HR FOR BOTTOM HALF OF FILTER BAG WITH FRONT, BACK, AND BOTTOM BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"x2", THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

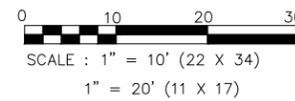


3 INLET PROTECTIONS, TYPE D - HYBRID
C3.1 NTS



EROSION CONTROL NOTES

- (1) THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION CONTROL DEVICES FROM THE START OF LAND DISTURBING CONSTRUCTION ACTIVITIES UNTIL FINAL STABILIZATION OF THE CONSTRUCTION SITE.
- (2) ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH CITY EROSION CONTROL AND STORMWATER ORDINANCE AND THE APPROPRIATE WISCONSIN DNR CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES AS CONDITIONS WARRANT.
- (3) CLEANING. RIGHT-OF-WAY SURFACES SHALL BE THOROUGHLY CLEANED BEFORE THE END OF EACH WORKING DAY WITHOUT HYDRAULIC FLUSHING.
- (4) RESTORATION. RESTORATION SHALL BE COMPLETED AS NOTED IN THE CONSTRUCTION SCHEDULE UNLESS OTHERWISE AUTHORIZED BY THE CITY.
- (5) INSPECTION. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY, AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. DOCUMENTATION OF EACH INSPECTION SHALL INCLUDE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF LAND DISTURBANCE AT THE CONSTRUCTION SITE, PERSON CONDUCTING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND A DESCRIPTION OF ANY EROSION OR SEDIMENT CONTROL MEASURE INSTALLATION.
- (6) STONE TRACKING PAD. BEFORE BEGINNING CONSTRUCTION, CONTRACTOR SHALL INSTALL A STONE TRACKING PAD AT EACH POINT WHERE VEHICLES ENTERS/EXITS THE CONSTRUCTION SITE. STONE TRACKING PADS SHOULD BE AT LEAST 24 FEET WIDE AND 50 FEET LONG, AND CONSTRUCTED OF 3-6 INCH WASHED STONE WITH A DEPTH OF AT LEAST 12 INCHES. ON SITES WITH CLAY SOILS, STONE TRACKING PADS MUST BE UNDERLAIN WITH A GEOTEXTILE LINER TO PREVENT THE STONE FROM SINKING INTO THE SOIL.
- (7) INLET PROTECTION. ALL INLETS SUBJECT TO DRAINAGE SHALL BE PROTECTED WITH TYPE D HYBRID INLET PROTECTION OR APPROVED EQUAL. ANY DEPOSITS OF DIRT, MUD, ROCK, DEBRIS, OR OTHER MATERIAL ENTERING THE STORM SEWER SYSTEM SHALL BE PROMPTLY AND THOROUGHLY CLEANED OUT.
- (8) EROSION MAT. AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 4H:1V SHALL BE STABILIZED WITH WISCONSIN DOT CLASS 1, URBAN, TYPE B, EROSION MAT.
- (9) TEMPORARY EROSION CONTROL. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
- (10) STABILIZATION. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
- (11) TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDDED OR SODDED.
- (12) SEEDING. SEED MIXTURE SHALL BE APPLIED AT A RATE OF 2 LBS PER 1,000 SF OF AREA OR AS NOTED ON THE LANDSCAPE PLAN.
- (13) STOCKPILES. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.



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UDC	03-27-19

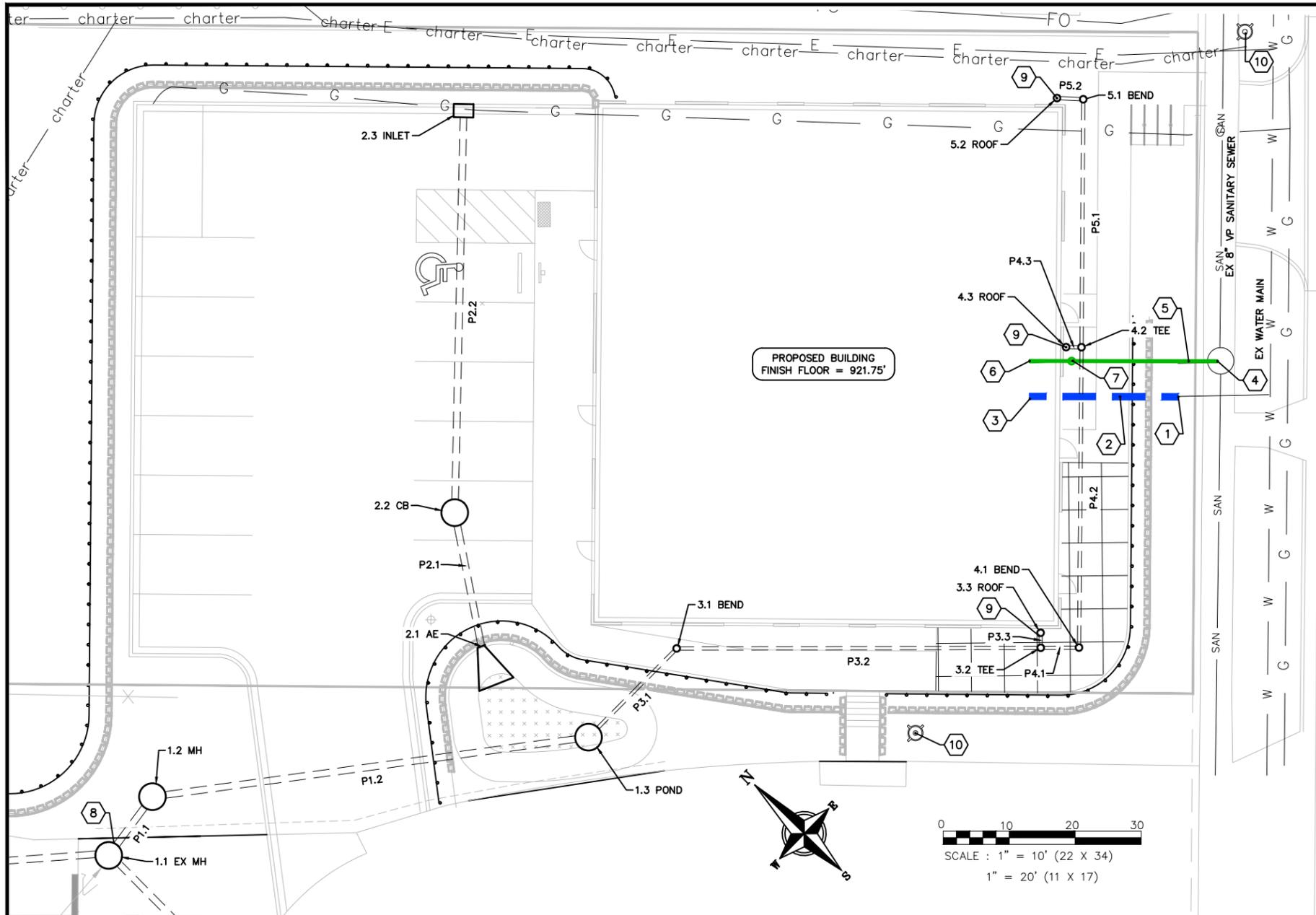
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**4706 E WASHINGTON AVENUE
EROSION CONTROL PLAN**

MADISON, WISCONSIN

C3.1



EAST WASHINGTON AVE. SERVICE ROAD

UTILITY NOTES

1. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
2. ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE AND WERE FIELD LOCATED FROM GROUND MARKING OR BASED OFF OF PREVIOUS PLANS. THE LOCATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
3. ALL SITE UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS.
4. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FOR ANY WORK TO BE DONE WITHIN THE RIGHT-OF-WAY.
5. CONTRACTOR SHALL OBTAIN ALL NECESSARY PLUGGING/CONNECTION PERMITS FROM THE CITY OF MADISON PRIOR TO ANY UTILITY WORK. CONTRACTOR TO NOTIFY THE PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
6. RESTORATION OF PAVEMENT, CURB & GUTTER, AND SIDEWALK WITHIN THE STREET RIGHT OF WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE UNDERGROUND IMPROVEMENTS.
7. ALL STORM SEWER PIPE TO BE SDR-35 AS NOTED ON THE STORM SEWER SCHEDULE. ALL BRANCH CONNECTIONS TO BE WYES WITH 45 DEGREE BENDS.
8. CONTRACTOR SHALL CONFIRM CONNECTION ELEVATION GRADES OF ALL PIPES PRIOR TO BEGINNING CONSTRUCTION.
9. PRIVATE WATER MAIN 4" AND LARGER SHALL BE DUCTILE IRON OR C900 PVC. WATER SERVICES 2" AND SMALLER SHALL BE TYPE K, COPPER.
10. SANITARY SEWER SERVICES SHALL BE SDR-35 PVC.
11. ANY PERSON WHO INSTALLS A NONCONDUCTIVE WATER OR SEWER LATERAL MUST ALSO INSTALL A LOCATION WIRE OR OTHER EQUALLY EFFECTIVE MEANS FOR MARKING THE LOCATION OF THE LATERAL. METHOD SHALL BE APPROVED BY THE CITY.
12. CONTRACTOR TO COORDINATE NEW, RELOCATED AND/OR ABANDONED GAS, ELECTRIC, TELEPHONE, AND CABLE WITH APPROPRIATE UTILITY COMPANIES.
13. UTILITIES SERVING PROPOSED BUILDINGS SHALL BE STUBBED WITHIN 5' OF THE PROPOSED BUILDING(S) AND STAKED.
14. ALL WATER MAIN PIPE AND FITTINGS SHALL BE INSTALLED TO A MIN. DEPTH OF COVER OF 6.5'. AFTER REGRADING, EXISTING WATER MAIN PIPE WHICH DOES NOT MEET THIS REQUIREMENT SHALL BE INSULATED.
15. STORM SEWERS WHICH CROSS AN ACTIVE SEWER OR WATER MAIN OR LATERAL SHALL HAVE A MINIMUM CLEAR VERTICAL CLEARANCE OF THREE (3) FEET. CROSSINGS WITH LESSER VERTICAL CLEARANCE SHALL BE PROTECTED FROM FROST DAMAGE BY PLACEMENT OF 2-INCH THICK POLYSTYRENE BOARD INSULATION.
16. BUILDING PLUMBER SHALL VERIFY SIZE, SLOPE, AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES PRIOR TO INSTALLATION.
17. CONTRACTOR RESPONSIBLE FOR TRAFFIC CONTROL FOR WORK IN THE RIGHT-OF-WAY

PLAN KEY

- ① CONNECT TO EXISTING WATER LATERAL PER CITY REQUIREMENTS
- ② 1.5" WATER SERVICE
- ③ CONNECT TO BUILDING WATER SERVICE
- ④ CONNECT TO EXISTING MANHOLE PER CITY REQUIREMENTS
- ⑤ 6" SANITARY SEWER AT 1.04% SLOPE MINIMUM
- ⑥ CONNECT TO SANITARY BUILDING SEWER, SEE PLUMBING PLANS
- ⑦ CLEANOUT
- ⑧ CONNECT TO EXISTING STORM MANHOLE
- ⑨ CONNECT TO ROOF DOWNSPOUT
- ⑩ EXISTING HYDRANT

STRUCTURE TABLE

STRUCTURE NAME	SIZE	TOP OF CASTING	PIPES IN	PIPES OUT	CASTING
1.1 EX MH		919.59	P1.1, 12" INV IN =914.61		
1.2 MH	3-FT DIA.	922.06	P1.2, 12" INV IN =914.63	P1.1, 12" INV OUT =914.67	NEENAH R-1550
1.3 POND	3-FT DIA.	917.75	P3.1, 6" INV IN =915.50	P1.2, 12" INV OUT =915.00	HAALA #CG36TM
2.1 AE		918.50	P2.1, 12" INV IN =917.25		
2.2 CB	3-FT DIA.	920.75	P2.2, 12" INV IN =917.51	P2.1, 12" INV OUT =917.51	NEENAH R-2050
2.3 INLET	2X3-FT	921.64		P2.2, 12" INV OUT =918.12	NEENAH R-3067
3.1 BEND	BEND	921.25	P3.2, 6" INV IN =915.88	P3.1, 6" INV OUT =915.88	
3.2 TEE	TEE	921.60	P4.1, 6" INV IN =917.00 P3.3, 6" INV IN =917.00	P3.2, 6" INV OUT =916.98	
3.3 ROOF	CONNECT TO ROOF DOWNSPOUT	921.65		P3.3, 6" INV OUT =917.05	
4.1 BEND	BEND	921.65	P4.2, 6" INV IN =917.12	P4.1, 6" INV OUT =917.12	
4.2 TEE	TEE	921.59	P5.1, 6" INV IN =918.03 P4.3, 6" INV IN =918.03	P4.2, 6" INV OUT =918.03	
4.3 ROOF	CONNECT TO ROOF DOWNSPOUT	921.59		P4.3, 6" INV OUT =918.08	
5.1 BEND	BEND	920.92	P5.2, 6" INV IN =918.41	P5.1, 6" INV OUT =918.41	
5.2 ROOF	CONNECT TO ROOF DOWNSPOUT	921.66		P5.2, 6" INV OUT =918.45	

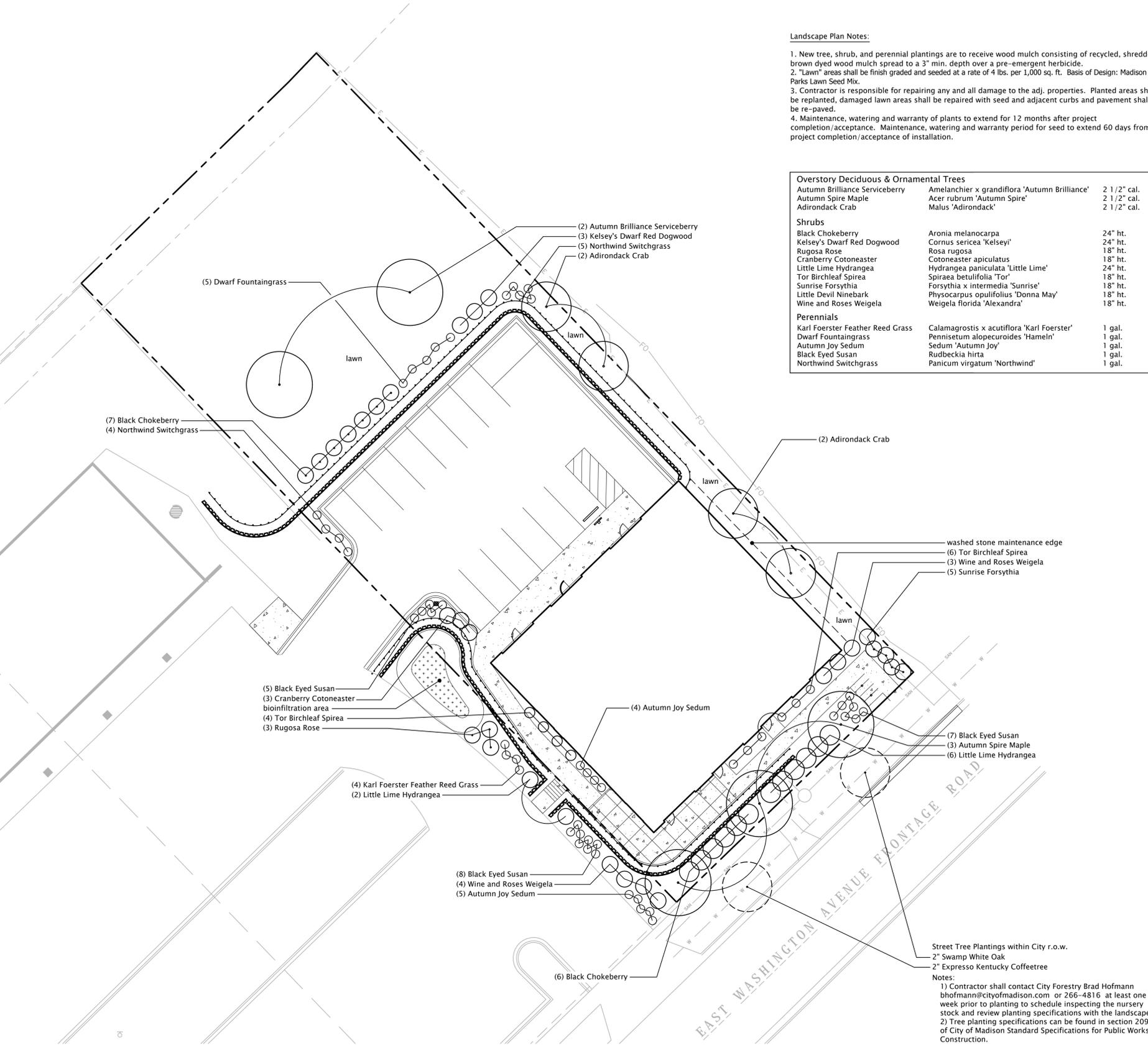
PIPE TABLE

NAME	SIZE	LENGTH	SLOPE	MATERIAL	START INVERT ELEVATION	END INVERT ELEVATION
P1.1	12"	12'	0.55%	SDR 35	914.67'	914.61'
P1.2	12"	67'	0.55%	SDR 35	915.00'	914.63'
P2.1	12"	21'	1.28%	SDR 35	917.51'	917.25'
P2.2	12"	61'	1.00%	SDR 35	918.12'	917.51'
P3.1	6"	19'	2.00%	SDR 35	915.88'	915.50'
P3.2	6"	56'	2.00%	SDR 35	916.98'	915.88'
P3.3	6"	3'	2.00%	SDR 35	917.05'	917.00'
P4.1	6"	6'	2.00%	SDR 35	917.12'	917.00'
P4.2	6"	46'	2.00%	SDR 35	918.03'	917.12'
P4.3	6"	3'	2.00%	SDR 35	918.08'	918.03'
P5.1	6"	38'	1.00%	SDR 35	918.41'	918.03'
P5.2	6"	4'	1.00%	SDR 35	918.45'	918.41'

DATE 03-27-19
ISSUANCE/REVISION UDC
818 N Meadowbrook Ln
Waukegan, WI 53597
phone (608) 849-9378
www.pe-wi.com
PROFESSIONAL ENGINEERING LLC

4706 E WASHINGTON AVENUE
UTILITY PLAN
MADISON, WISCONSIN

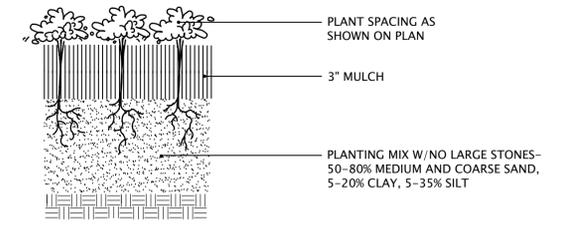
C4.0



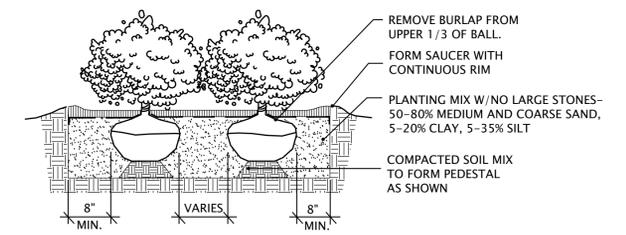
Landscape Plan Notes:

1. New tree, shrub, and perennial plantings are to receive wood mulch consisting of recycled, shredded brown dyed wood mulch spread to a 3" min. depth over a pre-emergent herbicide.
2. "Lawn" areas shall be finish graded and seeded at a rate of 4 lbs. per 1,000 sq. ft. Basis of Design: Madison Parks Lawn Seed Mix.
3. Contractor is responsible for repairing any and all damage to the adj. properties. Planted areas shall be replanted, damaged lawn areas shall be repaired with seed and adjacent curbs and pavement shall be re-paved.
4. Maintenance, watering and warranty of plants to extend for 12 months after project completion/acceptance. Maintenance, watering and warranty period for seed to extend 60 days from project completion/acceptance of installation.

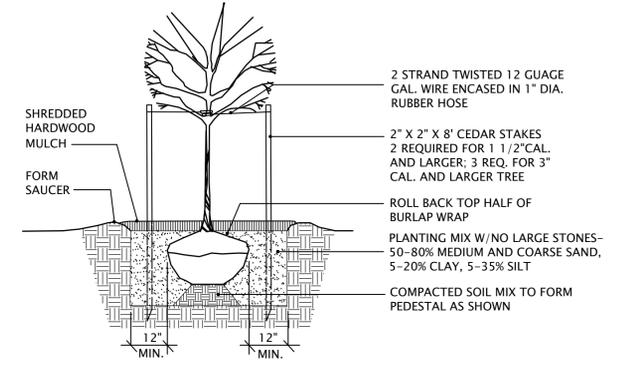
Overstory Deciduous & Ornamental Trees		
Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	2 1/2" cal.
Autumn Spire Maple	Acer rubrum 'Autumn Spire'	2 1/2" cal.
Adirondack Crab	Malus 'Adirondack'	2 1/2" cal.
Shrubs		
Black Chokeberry	Aronia melanocarpa	24" ht.
Kelsey's Dwarf Red Dogwood	Cornus sericea 'Kelsey'	24" ht.
Rugosa Rose	Rosa rugosa	18" ht.
Cranberry Cotoneaster	Cotoneaster apiculatus	18" ht.
Little Lime Hydrangea	Hydrangea paniculata 'Little Lime'	24" ht.
Tor Birchleaf Spirea	Spiraea betulifolia 'Tor'	18" ht.
Sunrise Forsythia	Forsythia x intermedia 'Sunrise'	18" ht.
Little Devil Ninebark	Physocarpus opulifolius 'Donna May'	18" ht.
Wine and Roses Weigela	Weigela florida 'Alexandra'	18" ht.
Perennials		
Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 gal.
Dwarf Fountaingrass	Pennisetum alopecuroides 'Hameln'	1 gal.
Autumn Joy Sedum	Sedum 'Autumn Joy'	1 gal.
Black Eyed Susan	Rudbeckia hirta	1 gal.
Northwind Switchgrass	Panicum virgatum 'Northwind'	1 gal.



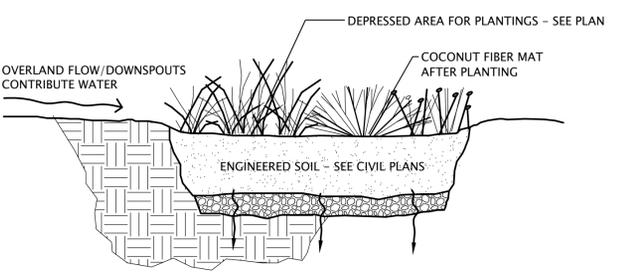
2 PERENNIAL PLANTING
NTS



3 SHRUB PLANTING
NTS



4 TREE PLANTING
NTS



5 BIOINFILTRATION AREA
NTS

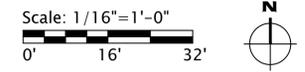
Landscape Calculations and Distribution:
Five (5) landscape points shall be provided per each (300) sf of developed area for first (5) acres
Total sf of developed area = 6,767 sf (.16 acres)
Developed area (6,767) divided by (300) x 5 = 113 Points Required

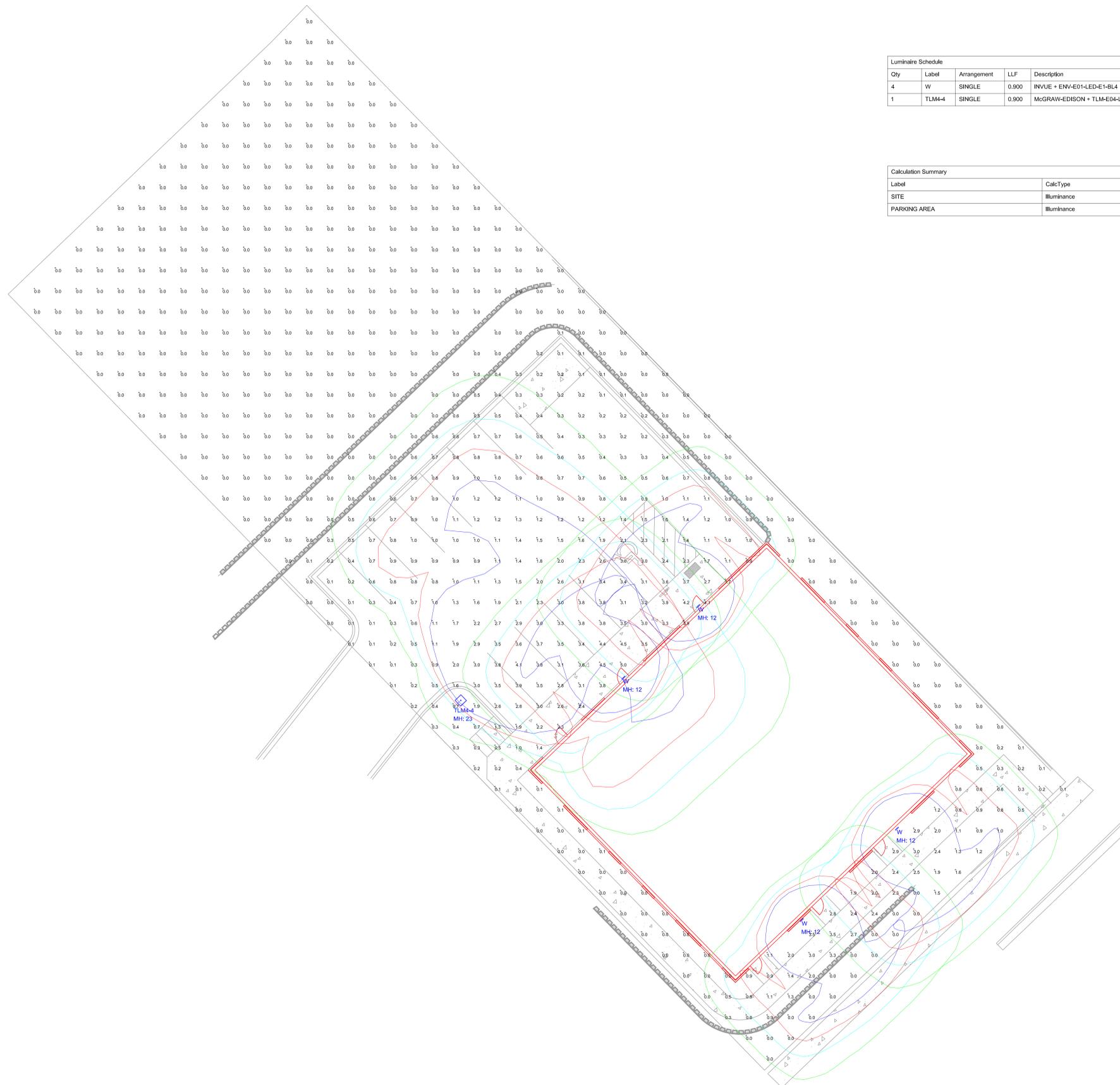
Development Frontage Landscaping	
Total lf of lot frontage = 100	Provided Trees = 3
Required Trees = 3	Provided Shrubs = 17
Required Shrubs = 17	

Tabulation of Points and Credits:				
Plant Type/Element	Min. size	Points	Existing Qty. Pts.	Proposed Qty. Pts.
Overstory deciduous tree	2 1/2" cal.	35	-	5 175
Ornamental tree	1 1/2" cal.	15	-	2 30
Upright evergreen shrub	3-4 feet tall	10	-	-
Shrub, deciduous	18" or 3 gal.	3	-	52 156
Shrub, evergreen	18" or 3 gal.	4	-	-
Ornamental grasses	18" or 3 gal.	2	-	18 36
Ornamental fence or wall	na	4 per 10 lf	-	-
Total				397

397 Total Points Provided (113 Required)

1 LANDSCAPE PLAN
1/16"=1'-0"



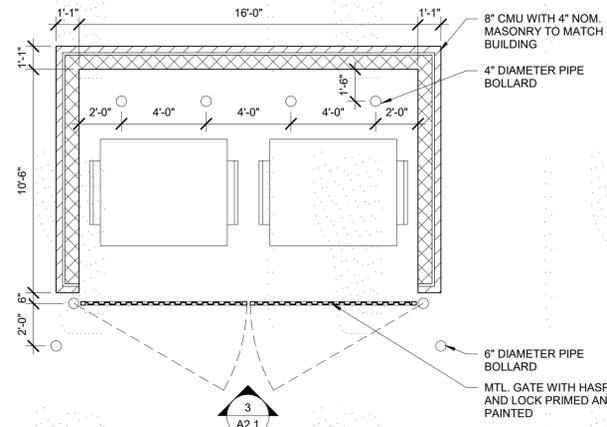


Luminaire Schedule							
Qty	Label	Arrangement	LLF	Description	Lum. Watts	Total Watts	Lum. Lumens
4	W	SINGLE	0.900	INVUE + ENV-E01-LED-E1-BL4	24.7	98.8	2613
1	TLM-1	SINGLE	0.900	McGRAW-EDISON + TLM-E04-LED-E1-SL4-HSS (20' POLE 3; BA	97.2	97.2	8139

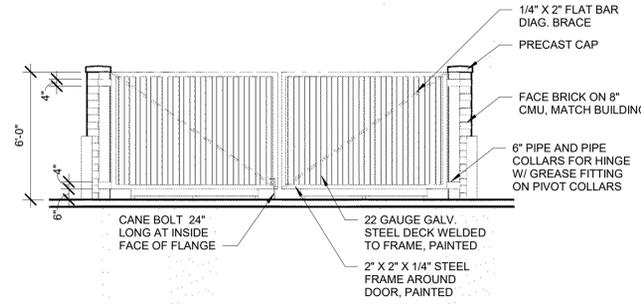
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.58	5.0	0.0	N.A.	N.A.
PARKING AREA	Illuminance	Fc	1.48	4.4	0.1	14.80	44.00


Enterprise Lighting LTD
MULTI-TENANT BUILDING
4706 E WASHINGTON AVE
MADISON, WISCONSIN
SITE LIGHTING LAYOUT

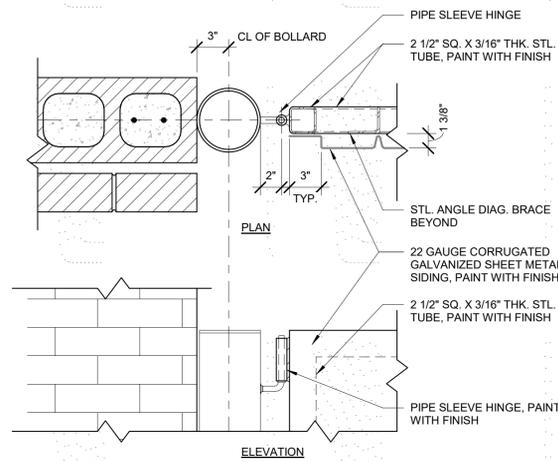
DATE	SCALE	SHEET NUMBER
JAN 8, 2019	1/32" = 1'- 0"	E1



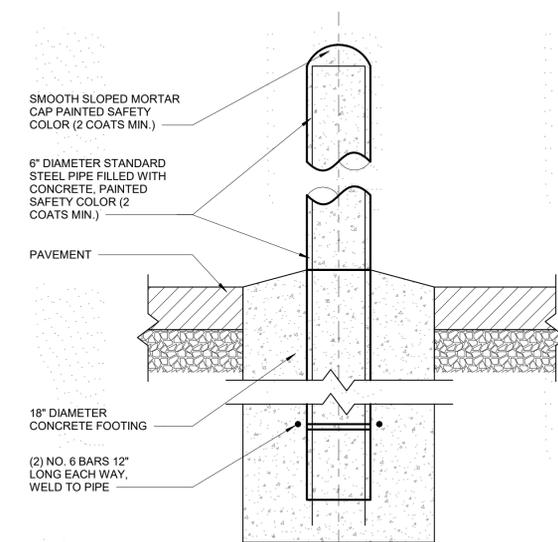
2 TRASH ENCLOSURE PLAN
1/4" = 1'-0"



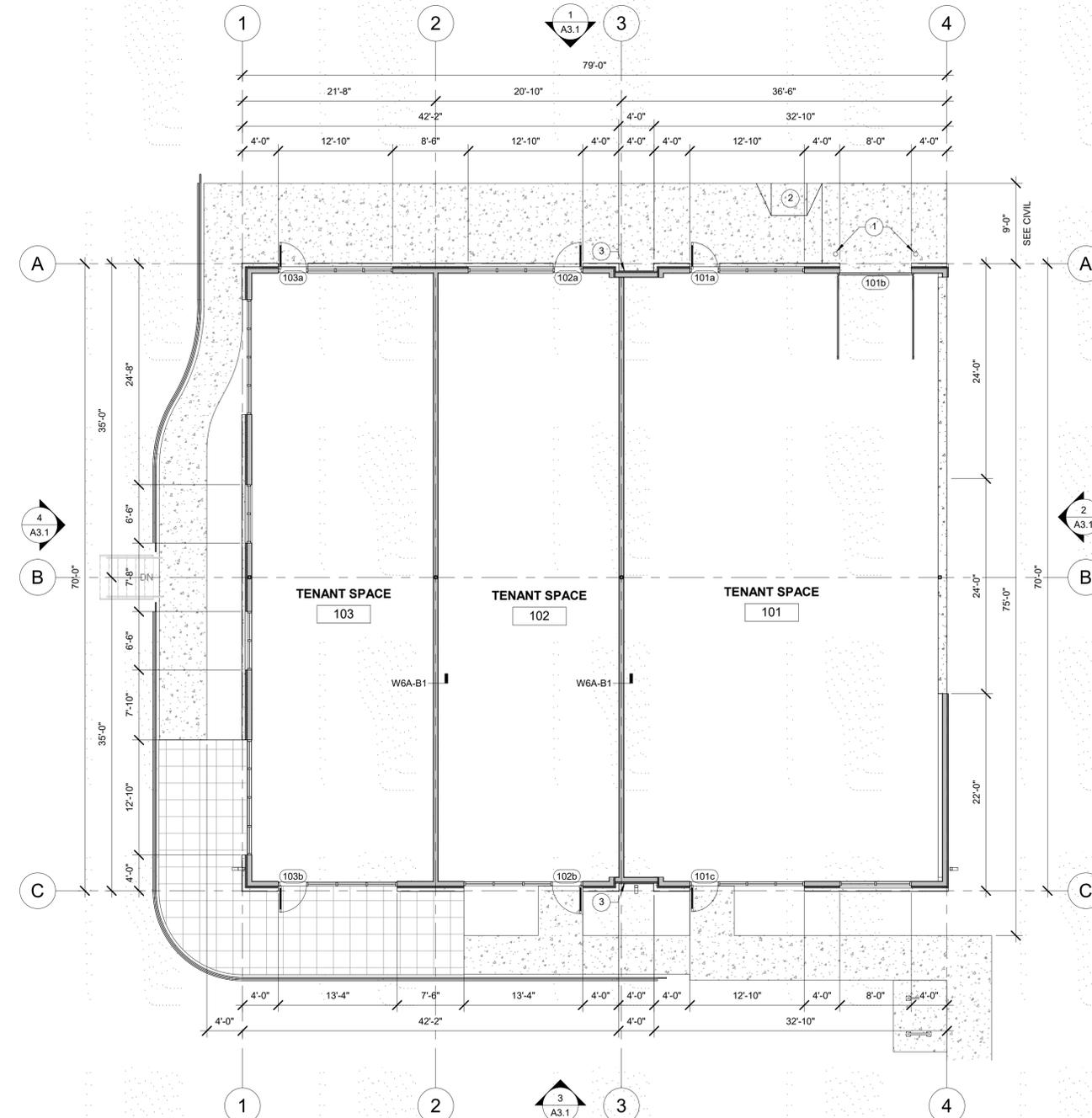
3 TRASH ENCLOSURE ELEVATION
1/4" = 1'-0"



4 TRASH GATE DETAIL
1 1/2" = 1'-0"



5 BOLLARD DETAIL
N.T.S.



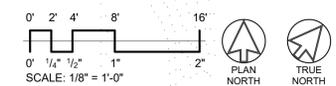
1 FLOOR PLAN
1/8" = 1'-0"

GENERAL PLAN NOTES:

- A. MECHANICAL, ELECTRICAL AND PLUMBING IMPROVEMENTS TO BE DESIGN BUILD UNO. DESIGNED AS REQUIRED BY CURRENT BUILDING CODES. MEP DESIGN BUILD CONTRACTOR(S) RESPONSIBLE FOR ENSURING CODE COMPLIANT CONSTRUCTION OF NEW SYSTEMS IN TENANT SPACES.
- B. PROVIDE ACCESSIBLE TOILET ROOM FIXTURES AND ACCESSORIES PER MOUNTING HEIGHTS INDICATED ON SHEET A0.2
- C. PROVIDE ADA APPROVED THRESHOLDS AT ALL NEW FLOOR TRANSITIONS AND DOORWAYS
- D. EXTERIOR DIMENSIONS ARE FROM GRIDLINE TO GRIDLINE, OR TO EDGE OF FOUNDATION WALL UNO. PLEASE CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- E. INTERIOR DIMENSIONS ARE TO FACE OF FRAME OR COLUMN CENTERLINE UNLESS OTHERWISE NOTED. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- F. CONTRACTOR SHALL NOTIFY ARCHITECT, ENGINEER AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED STRUCTURAL CONDITIONS OR DISCREPANCIES WITH PROPOSED MODIFICATIONS.
- G. PROVIDE SOUND INSULATION IN ALL DEMISING WALLS AND INTERIOR WALLS UNO
- H. FIRE EXTINGUISHER CABINETS: SIZE AND DISTRIBUTION PER TABLE 906.3(1) IN THE 2015 IBC. CABINETS TO BE PARTIALLY RECESSED AND RATED TO MEET THE ASSOCIATED WALL FIRE RATING
- I. GENERAL CONTRACTOR TO SECURE CONSTRUCTION AREA DURING CONSTRUCTION WORK. SEAL ALL DOORS AS REQUIRED. CONSTRUCT AND MAINTAIN A FLOOR TO CEILING DUST BARRIER, TO PROVIDE SEPARATION FOR DUST, DEBRIS AND SOUND
- J. GENERAL CONTRACTOR TO COORDINATE CONSTRUCTION SCHEDULE TO MINIMIZE IMPACT ON EXISTING BUILDING OPERATIONS AND PLANNED EVENTS. CONSTRUCTION SPACE MUST BE CLEAN AND AVAILABLE FOR USE PERIODICALLY PER OWNER'S REQUEST. VERIFY SCHEDULED EVENTS WITH OWNER PRIOR TO CONSTRUCTION START AND ARRANGE CONSTRUCTION SCHEDULE TO MEET OWNER'S NEEDS. COORDINATE SYSTEMS AND UTILITY SHUT DOWNS WITH OWNER PRIOR TO COMMENCEMENT OF WORK.
- K. GENERAL CONTRACTOR TO MAINTAIN A PATH THROUGH PORTIONS OF THE CONSTRUCTION AREA FOR ACCESS TO EGRESS ROUTES
- L. SUBMIT ALL FINISHES TO THE ARCHITECT FOR APPROVAL

KEYED PLAN NOTES:

- 1 PIPE BOLLARDS
- 2 ADA RAMP - SEE CIVIL DRAWINGS
- 3 EXTERIOR HOSE BIB - ALIGN WITH DEMISING WALL



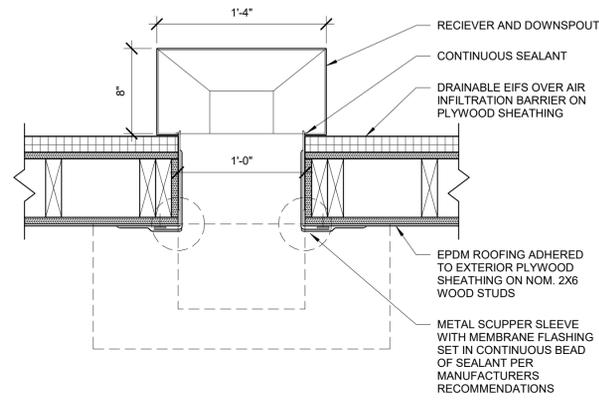
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MADISON, WI 53704

FIRST FLOOR PLAN

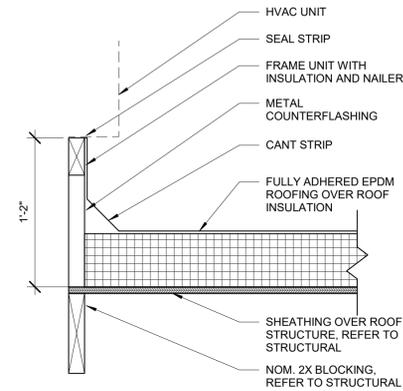
Project Status

A	19/01/09	PC SUBMITTAL
C	19/03/28	UDC SUBMITTAL

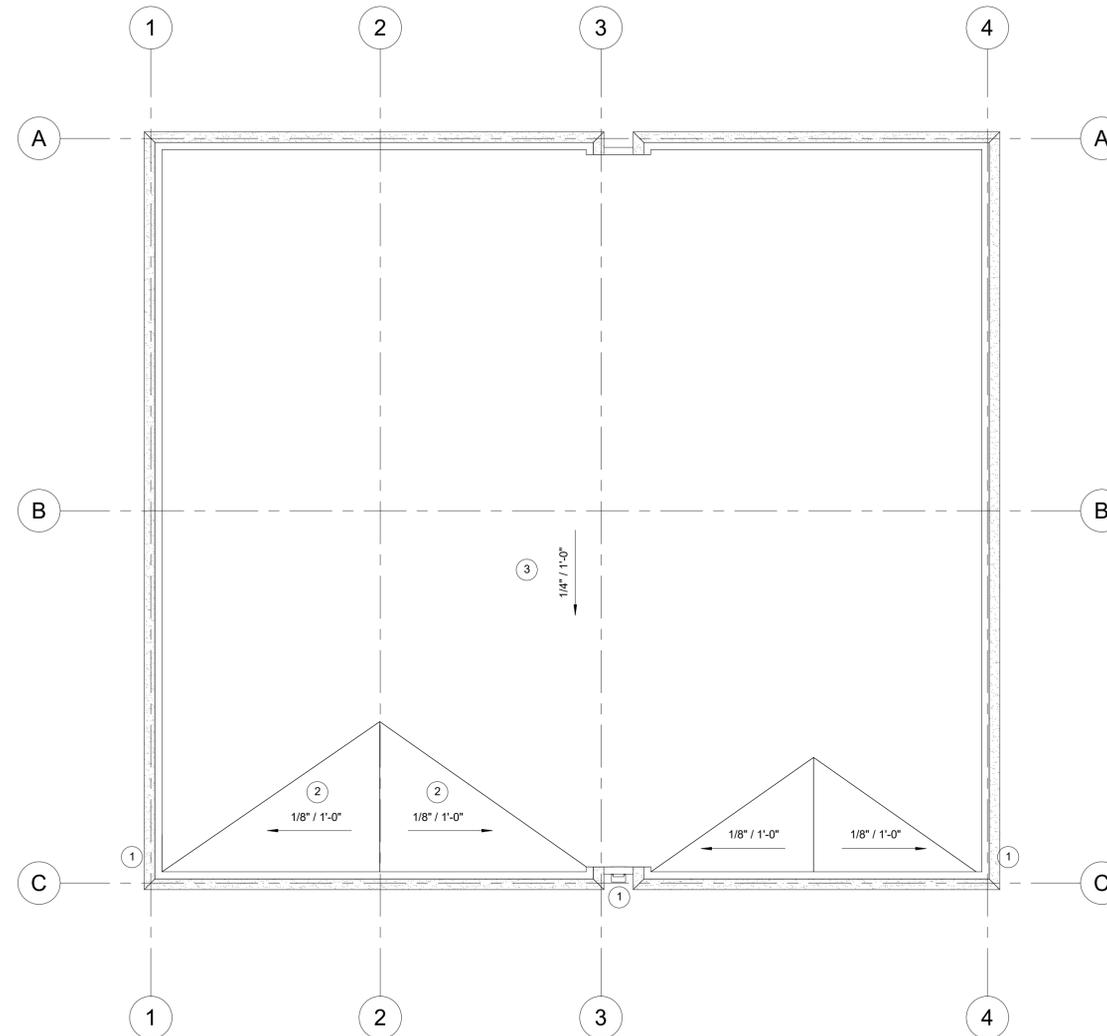
A2.1



② SCUPPER DETAIL
1 1/2" = 1'-0"



③ HVAC CURB DETAIL
1 1/2" = 1'-0"



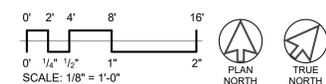
① ROOF PLAN
1/8" = 1'-0"

GENERAL ROOF PLAN NOTES:

- A. EXTERIOR DIMENSIONS ARE FROM GRIDLINE TO GRIDLINE, OR TO EDGE OF FOUNDATION WALL UNLESS OTHERWISE NOTED. PLEASE CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- B. DIMENSIONS ARE TO FACE OF EAVE UNO. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- C. STAIRWELL, ELEVATOR, AND MECHANICAL CHASE INTERIOR WALLS SHALL BE CONTINUOUS TO BOTTOM OF RATED CEILING ASSEMBLY CAP.
- D. PROVIDE APPROPRIATE INSULATION IN ATTIC AREA, PROVIDE VAPOR BARRIER BELOW INSULATION.
- E. PROVIDE DRAFTSTOPPING IN ATTIC/ CEILINGS AS REQUIRED.
- F. PROVIDE ADEQUATE ATTIC VENTING, 1 SF OF VENTING PER 300 SF ATTIC AREA (PROVIDE VAPOR BARRIER BELOW INSULATION IN ATTIC), 50% EXHAUST AND 50% INTAKE, AS REQUIRED.
- G. INSTALL ICE AND WATER SHIELD AT ALL ROOF EAVES AND VALLEYS. EXTEND FROM EAVE TO 24" MIN INSIDE THE EXTERIOR WALL LINE. INSTALL PER MFG SPECIFICATIONS.
- H. GUTTERS AT EDGE OF ALL SLOPED ROOF LOCATIONS.
- I. FINAL DOWNSPOUT LOCATION SHOULD BE COORDINATED BETWEEN THE ROOFING CONTRACTOR, THE ARCHITECT AND THE CIVIL ENGINEER. VERIFY LOCATION OF DOWNSPOUTS.

KEYED PLAN NOTES:

- ① PREFINISHED SCUPPER AND DOWNSPOUT, COLOR T.B.D
- ② SLOPED INSULATION ROOF CRICKET
- ③ FULLY ADHERED EPDM ROOFING OVER R-25 MIN. RIGID INSULATION ON ROOF SHEATHING OVER TAPERED ROOF TRUSSES



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ROOF PLAN

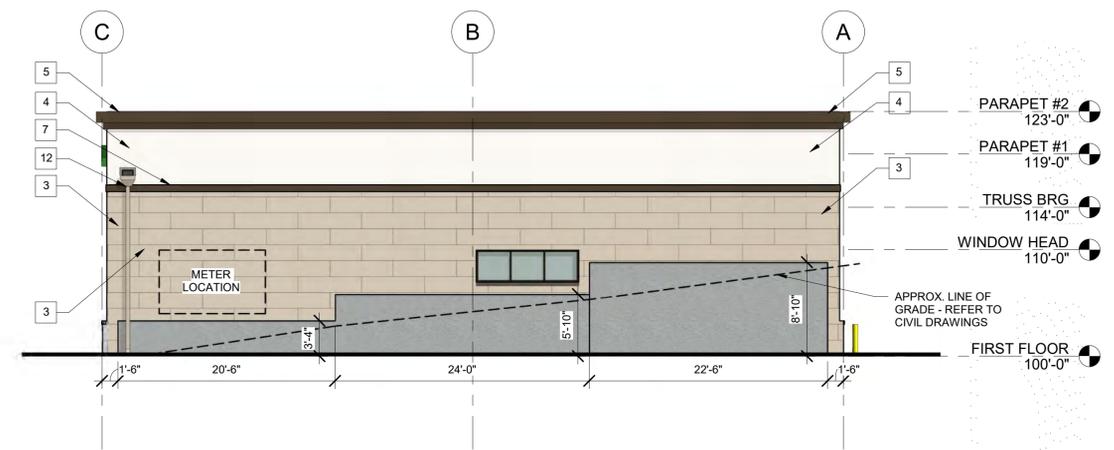
Project Status

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C	19/03/28	UDC SUBMITTAL

A2.2



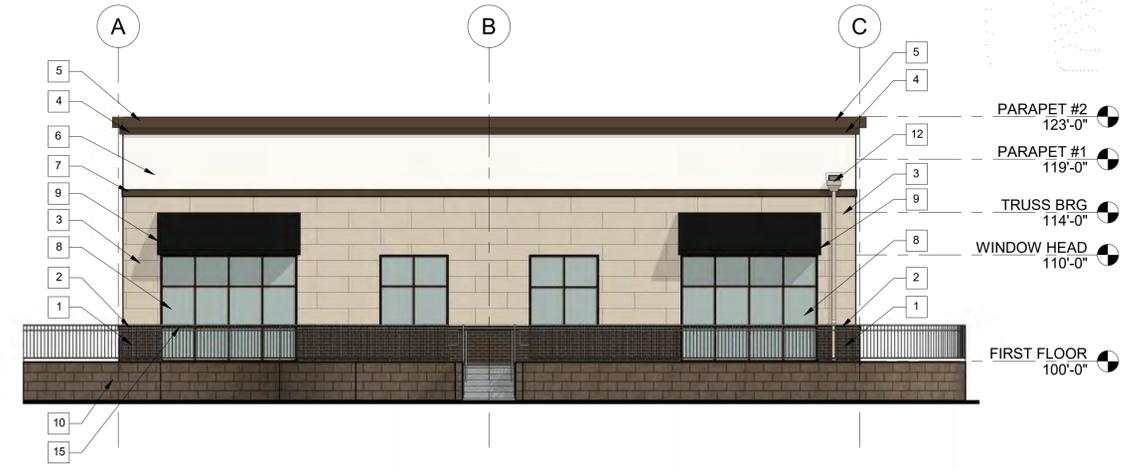
1 NORTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

28.060 GENERAL PROVISIONS FOR MIXED-USE COMMERCIAL DISTRICTS - DOOR AND WINDOW OPENING REQUIREMENTS

60% OF LENGTH AT GROUND FLOOR
REQUIRED: 47'-5"
PROVIDED: 47'-6"

40% OF AREA OF GROUND FLOOR STREET FACADE
REQUIRED: 442.4 SF
PROVIDED: 448.3 SF

50% OF WINDOW SILLS WITHIN 3'-0" OF GRADE
REQUIRED: 23'-9"
PROVIDED: 39'-6"

EXTERIOR MATERIAL LIST					
#	DESCRIPTION	MANUFACTURER	TYPE/STYLE	COLOR	COMMENTS
1	BRICK VENEER	SIoux CITY BRICK	MODULAR	BLACK HILLS VELOUR	
2	PRECAST SILL	CUSTOM CAST STONE	SMOOTH FACE	OLIVE BUFF	
3	FIBER CEMENT PANEL	ALLURA OR EQUIVALENT	SMOOTH FACE PANEL	LINEN	
4	EIFS FASCIA	DRYVIT	SHOT BLAST FINE	WELL BRED BROWN	
5	PREFINISHED METAL COPING	DRYVIT	SHOT BLAST FINE	MEDIUM BRONZE	MATCH ALUMINUM STOREFRONT
6	EIFS SIGNAGE BAND	DRYVIT	SHOT BLAST FINE	NATURAL WHITE	
7	EIFS SIGNAGE TRIM	DRYVIT	SHOT BLAST FINE	WELL BRED BROWN	
8	ALUMINUM STOREFRONT			ANODIZED MEDIUM BRONZE	LOW-E GLAZING
9	FABRIC AWNING			BLACK	
10	CMU RETAINING WALL				COLOR TO MATCH BLACK HILLS VELOUR BRICK
11	OVERHEAD DOOR			ANODIZED DARK BRONZE	MATCH ALUMINUM STOREFRONT
12	PREFINISHED SCUPPER AND DOWNSPOUT				COLOR TO MATCH ADJACENT FIBER CEMENT MATERIAL
13	FIBER CEMENT SIDING	JAMES HARDIE OR EQUIVALENT	SMOOTH TEXTURE	RICH ESPRESSO	
14	CAST STONE	CUSTOM CAST STONE	SMOOTH FACE	OLIVE BUFF	
15	GUARDRAIL				
16	TENANT SIGNABLE AREA				PROVIDE ELECTRICAL CONNECTION FOR TENANT SIGNAGE

