

URBAN DESIGN COMMISSION APPLICATION

UDC

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



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____
 Date received _____
 Received by _____
 Aldermanic District _____
 Zoning District _____ 5/19/20
 Urban Design District _____ 7:05 p.m.
 Submittal reviewed by _____
 Legistar # _____



Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project Information

Address: 1649 THEREE ROAD
 Title: THEREE ROAD COMMERCIAL BUILDING

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested INITIAL 6.10.20 FINAL 7.15.20
 New development Alteration to an existing or previously-approved development
 Informational Initial approval Final approval

3. Project Type

Project in an Urban Design District
 Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
 Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
 Planned Development (PD)
 General Development Plan (GDP)
 Specific Implementation Plan (SIP)
 Planned Multi-Use Site or Residential Building Complex

Signage
 Comprehensive Design Review (CDR)
 Signage Variance (i.e. modification of signage height, area, and setback)
 Signage Exception

Other
 Please specify
LARGE RETAIL DEVELOPMENT

4. Applicant, Agent, and Property Owner Information

Applicant name JOHN BIENO **Company** TJK DESIGN BUILD
Street address 1012 W MAIN ST STE 201 **City/State/Zip** MADISON, WI 53703
Telephone 608 257 1090 **Email** JBIENO@TJKDESIGNBUILD.COM

Project contact person SAME AS ABOVE **Company** _____
Street address _____ **City/State/Zip** _____
Telephone _____ **Email** _____

Property owner (if not applicant) BRIGHAM FAMILY LLC STRIP AND BETY LLC HOLLEN LEGACY LLC
Street address 2101 INTERNATIONAL LN #100 **City/State/Zip** MADISON WI 53704
Telephone 608 242 5500 **Email** JOHN@EMI-MGMT.COM

5. Required Submittal Materials

- Application Form**
- Letter of Intent**
 - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
 - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- Development Plans** (Refer to checklist on Page 4 for plan details)
- Filing fee**
- Electronic Submittal***
- Notification to the District Alder**
 - Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with JANINE GLAESER on 5.12.20.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant JOHN BIENO Relationship to property ARCHITECT
 Authorizing signature of property owner  Date 5/18/20

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

- Urban Design Districts: \$350 (per §35.24(6) MGO).
- Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)
- Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
- Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
- All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- **Informational Presentation.** Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- **Initial Approval.** Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- **Final Approval.** Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

May 19, 2020

Urban Design Commission
ATTN: Janine Glaeser
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison WI 53701

RE: **Letter of Intent**
1649 Thierer Road
Madison, WI

To Whom It May Concern:

The following is submitted together with the plans, application and zoning text for staff, Plan Commission and Common Council consideration of approval.

Organizational structure:

Owner: Brigham Family, LLC
Stubb & Betty, LLC
Holen Legacy, LLC
2701 International Lane
Suite 100
Madison, WI 53704
Contact: John Brigham

Architect: TJK Design Build Inc
612 West Main Street, Ste. 201
Madison WI 53703
608-257-1090
608-257-1092 fax
Contact: John J Bieno
jjbien@tjkdesignbuild.com

Engineer: Wyser Engineering
312 E Main Street
Mt Horeb, WI 53572
Contact: Adam Watkins

Landscape
Design: Richard Slayton, ASLA
Madison, WI

Deconstruction:

This proposal requests the deconstruction of an existing, un-structured, surface parking area.

Description:

This property is located mid-block, on the northern side of Thierer/Lien Roads. The address for this project will be: 1649 Thierer Road. The structure will be opposite the outbuilding constructed in 2007. Both that project and this proposed development removed under utilized surface parking and replaced it with green space and a new building. This 2,540 square foot building will bring an improved street presence to the development while making better use of an underutilized parking lot. The position of the structure improves the direct engagement of pedestrian and bike traffic. Architectural features, materials and color palette are picked up from the original shopping center and outbuilding. The extensive use of glass allows natural light to filter into the structure to its deepest point.

Hours of Operation:

Monday - Friday 8:00 AM – 8:00 PM
Saturday - Sunday 10:00 AM – 6:00 PM

Schedule:

Plan Submitted May 20, 2020
Urban Design – Initial June 10, 2020
Urban Design – Final July 15, 2020
Plan Commission July 27, 2020
Common Council August 4, 2020
Plan Approval August 21, 2020
Final Zoning Approval August 28, 2020
Start Construction September 1, 2020
Final Completion March 15, 2021

Social and Economic Impact:

This development will have a positive social and economic impact. The development will potentially increase the city’s tax base with minimal if any increased cost to the city. The redevelopment will provide new work opportunities. It also promotes pedestrian, bicycle and mass transit circulation.

Thank you for your time in reviewing our proposal.

Sincerely,

John J Bieno, AIA
TJK Design Build Inc

PROPOSED FACILITY FOR: _____

THIERER ROAD COMMERCIAL BUILDING

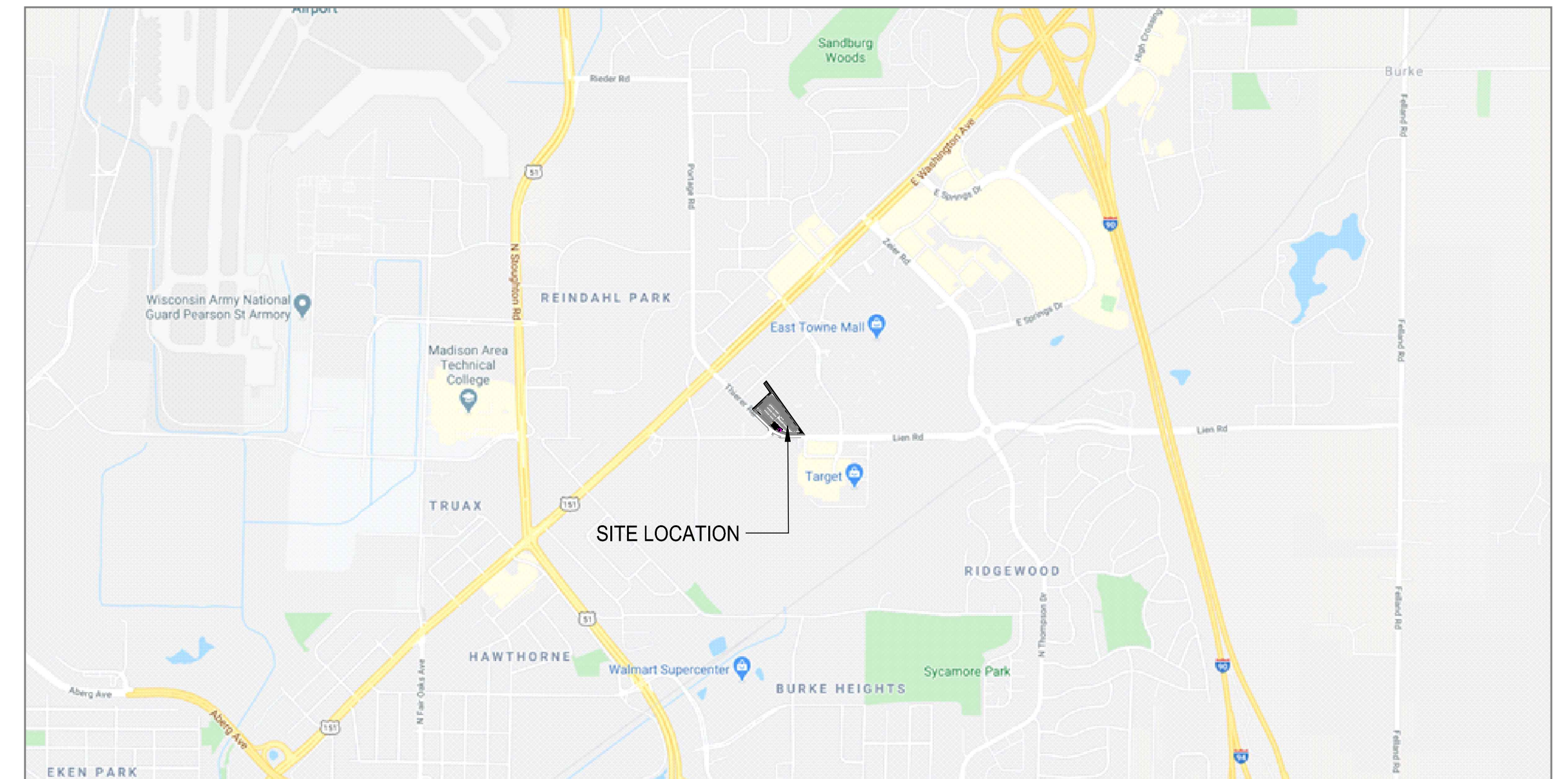
SITE ADDRESS:

1649 THIERER ROAD
MADISON, WI

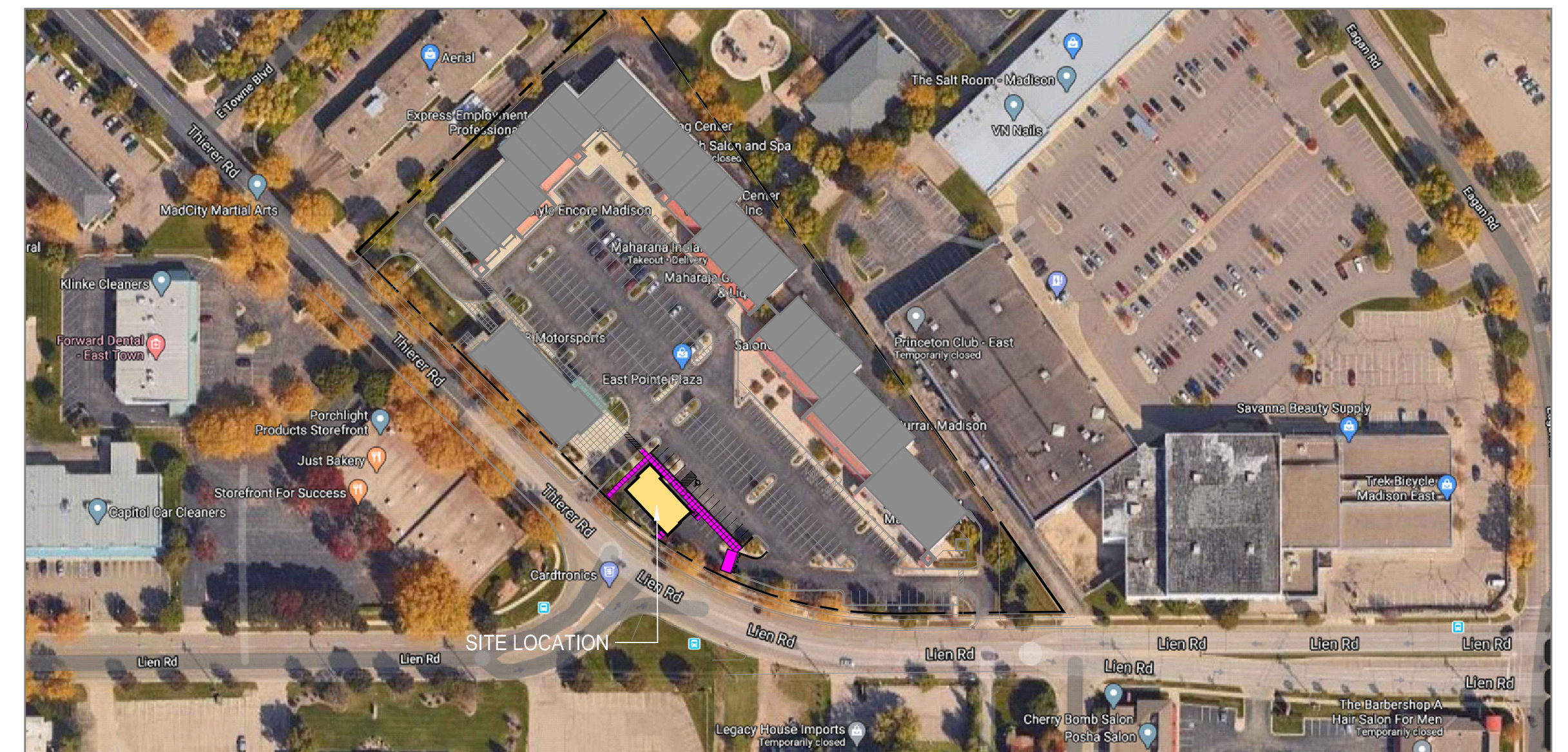
TJK TJK Design Build
612 W. Main
Madison, WI 53703
DESIGN BUILD 608-257-1090 FAX 608-257-1092

INDEX OF DRAWINGS:

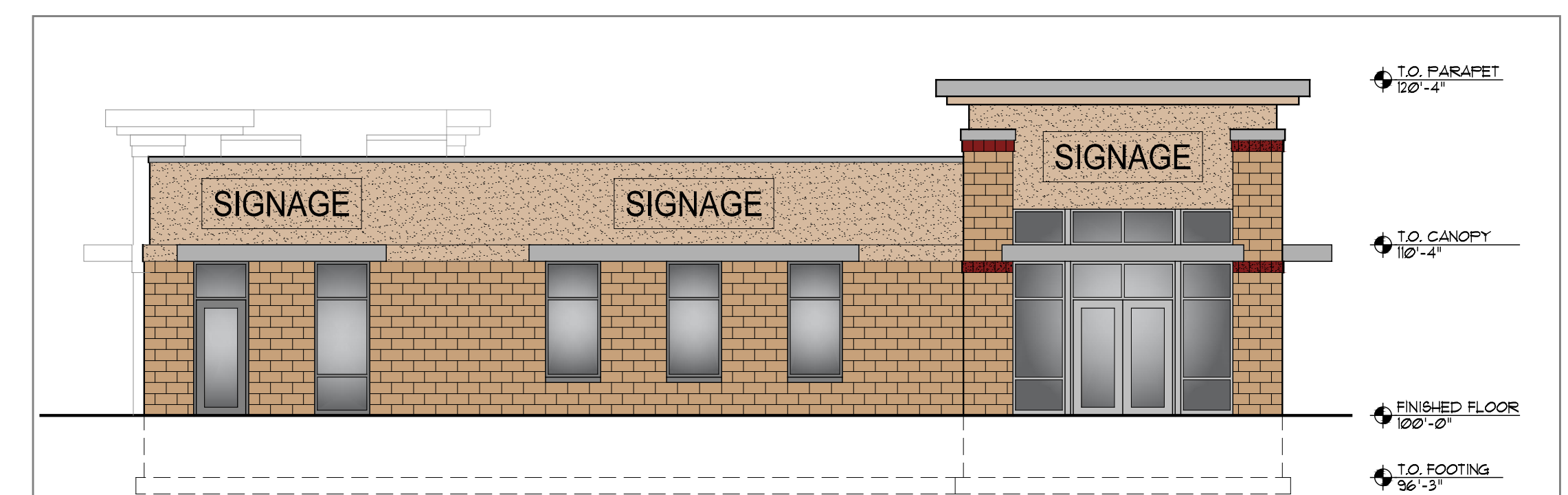
SHEET #	SHEET TITLE
C-1.1	SITE PLAN
C-1.2	GRADING, EROSION CONRTOL AND UTILITY PLAN
C-1.5	LANDSCAPE PLAN
C-1.6	PHOTOMETRIC PLAN
C-2.1	SITE DETAILS
F-1.0	FIRE APPARATUS ACCESS PLAN
A-1.1	FLOOR PLAN
A-1.2	ROOF PLAN
A-2.1	EXTERIOR ELEVATIONS



SITE LOCATION MAP



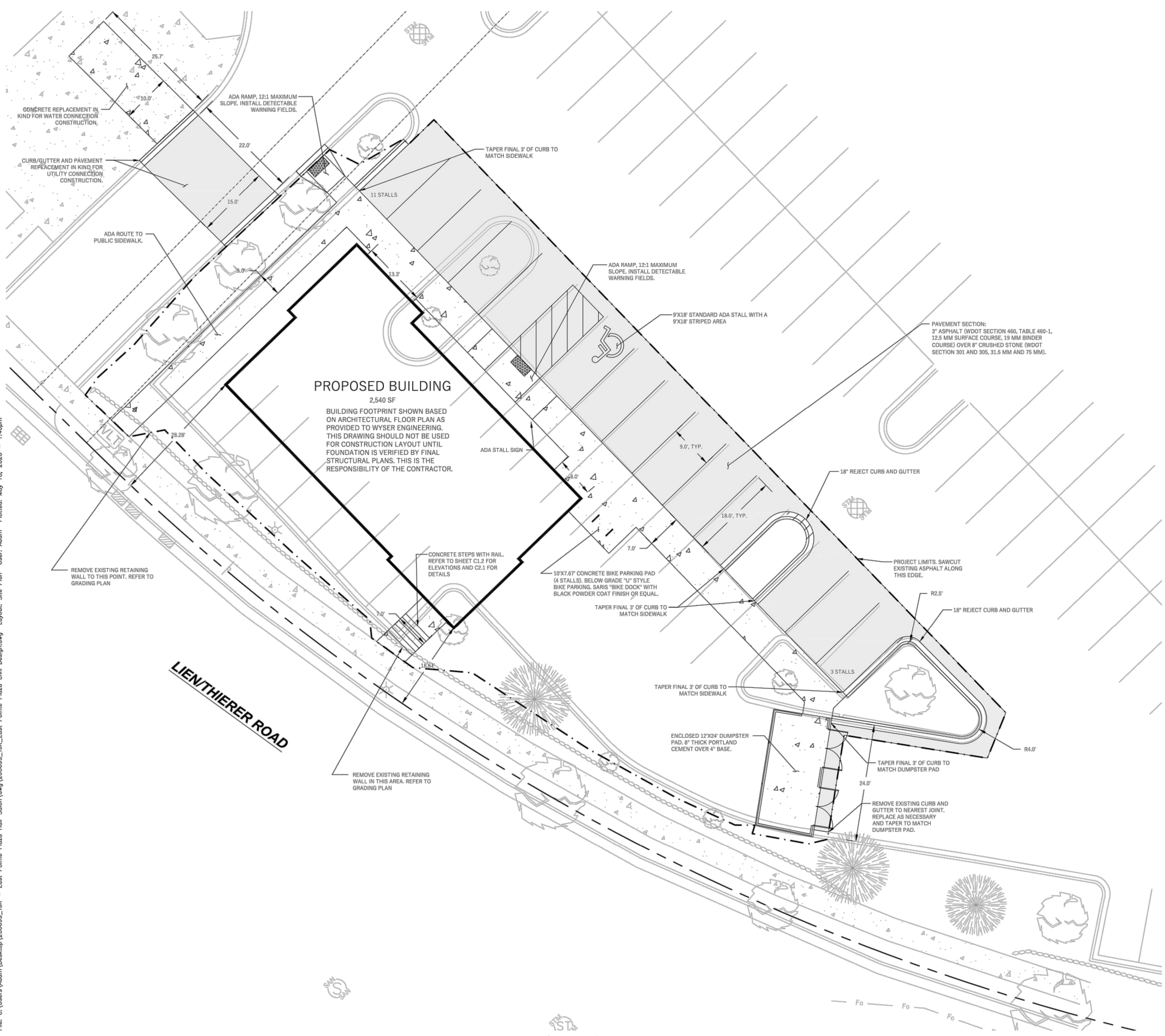
SITE LOCATION MAP



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

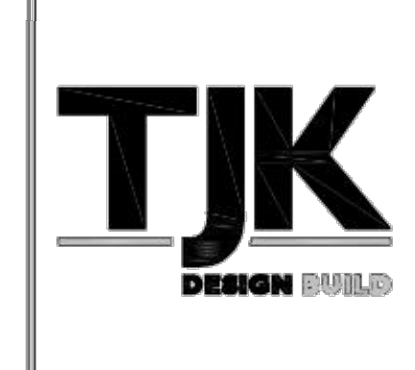
PROPOSED FACILITY FOR:
THIERER ROAD COMMERCIAL BUILDING

File: C:\Users\adam\Desktop\200699_TJK - East Pointe Plaza Hair Salon\dwg\200699_TJK_East Pointe Plaza Civil Design.dwg Layout: Site Plan User: Adam Plotted: May 15, 2020 - 1:40pm



LEGEND (PROPOSED)

	PROPOSED PROPERTY BOUNDARY
	EASEMENT
	BUILDING FOOTPRINT
	18" CURB AND GUTTER
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT



612 WEST MAIN STREET
MADISON, WI 53703
608-257-1090
FAX 608-257-1092

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- GENERAL NOTES**
1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON APRIL 8, 2020. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
 2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
 3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
 4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
 5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
 6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

SITE INFORMATION BLOCK:
 SITE ADDRESS: 1649 THIERER ROAD
 SITE ACREAGE (PART LOTS 8 & 9 MAN GUNTEN EAST TOWNE PLAT): 5.58 AC
 USE OF PROPERTY: COMMERCIAL
 ZONING: COMMERCIAL CENTER DISTRICT (CC)
 TOTAL NUMBER OF PARKING STALLS: 14
 NUMBER OF STALLS DESIGNATED ACCESSIBLE: 1
 TOTAL NUMBER OF BIKE STALLS: 4
 EXISTING IMPERVIOUS SURFACE AREA (WITHIN DISTURBANCE LIMITS): 10,290 SQ.FT.
 ROOFTOP: 0 SQ.FT.
 PAVED: 10,290 SQ.FT.
 FINAL IMPERVIOUS SURFACE AREA (WITHIN DISTURBANCE LIMITS): 7,427 SQ.FT.
 ROOFTOP: 2,540 SQ.FT.
 PAVED: 4,887 SQ.FT.
 DISTURBANCE LIMITS: 12,420 SQ. FT.
 IMPERVIOUS SURFACE AREA WITHIN DISTURBANCE LIMITS: 7,427 SQ.FT.
 PERCENT IMPERVIOUS WITHIN DISTURBANCE LIMITS: 59.8%
 EXISTING PERCENT IMPERVIOUS WITHIN DISTURBANCE LIMITS: 82.9%

REV	DATE

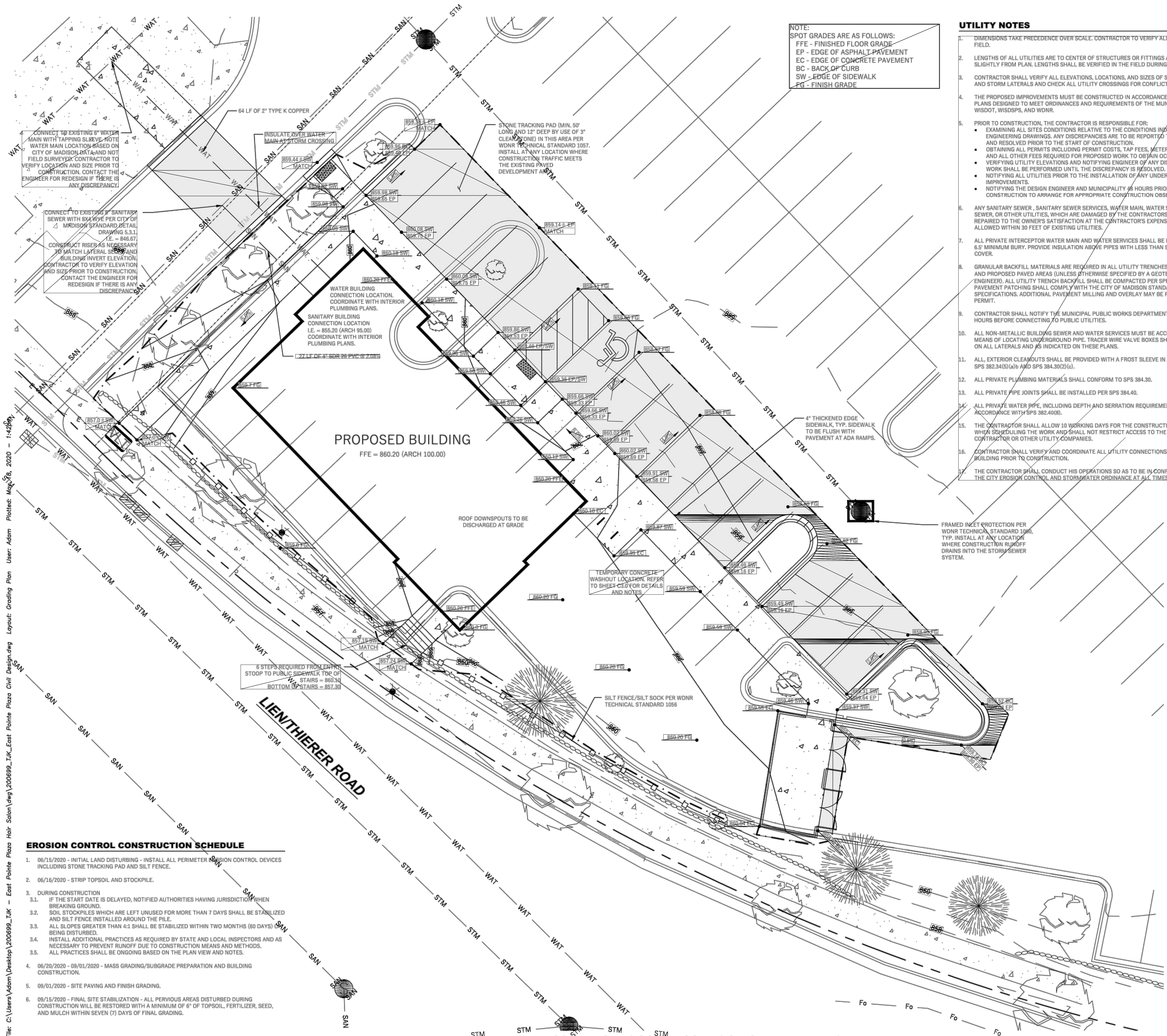
PROPOSED FACILITY FOR:
THIERER ROAD COMMERCIAL BUILDING
1649 THIERER ROAD
MADISON, WI 53704



1 SITE PLAN
C-1.0 SCALE: 1"=10'

C-1.1
05.20.20

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NOTE:
 SPOT GRADES ARE AS FOLLOWS:
 FFE - FINISHED FLOOR GRADE
 EP - EDGE OF ASPHALT PAVEMENT
 EC - EDGE OF CONCRETE PAVEMENT
 BC - BACK OF CURB
 SW - EDGE OF SIDEWALK
 FG - FINISH GRADE

UTILITY NOTES

- DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.
- THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, AND WDR.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITES CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
- ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE. NO BLASTING IS ALLOWED WITHIN 30 FEET OF EXISTING UTILITIES.
- ALL PRIVATE INTERCEPTOR WATER MAIN AND WATER SERVICES SHALL BE INSTALLED WITH A 6.5' MINIMUM BURY. PROVIDE INSULATION ABOVE PIPES WITH LESS THAN 5' OF GROUND COVER.
- GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS (UNLESS OTHERWISE SPECIFIED BY A GEOTECHNICAL ENGINEER). ALL UTILITY TRENCH BACKFILL SHALL BE COMPACTED PER SPECIFICATIONS. ALL PAVEMENT PATCHING SHALL COMPLY WITH THE CITY OF MADISON STANDARD SPECIFICATIONS. ADDITIONAL PAVEMENT MILLING AND OVERLAY MAY BE REQUIRED BY PERMIT.
- CONTRACTOR SHALL NOTIFY THE MUNICIPAL PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
- ALL NON-METALLIC BUILDING SEWER AND WATER SERVICES MUST BE ACCOMPANIED BY MEANS OF LOCATING UNDERGROUND PIPE. TRACER WIRE VALVE BOXES SHALL BE INSTALLED ON ALL LATERALS AND AS INDICATED ON THESE PLANS.
- ALL EXTERIOR CLEANOUTS SHALL BE PROVIDED WITH A FROST SLEEVE IN ACCORDANCE WITH SPS 382.34(5)(a) AND SPS 384.30(2)(a).
- ALL PRIVATE PLUMBING MATERIALS SHALL CONFORM TO SPS 384.30.
- ALL PRIVATE PIPE JOINTS SHALL BE INSTALLED PER SPS 384.40.
- ALL PRIVATE WATER PIPE, INCLUDING DEPTH AND SERRATION REQUIREMENTS, SHALL BE IN ACCORDANCE WITH SPS 382.40(6).
- THE CONTRACTOR SHALL ALLOW 10 WORKING DAYS FOR THE CONSTRUCTION OF GAS MAINS WHILE REGULATING THE WORK AND SHALL NOT RESTRICT ACCESS TO THE GAS MAIN CONTRACTOR OR OTHER UTILITY COMPANIES.
- CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTIONS WITH THE BUILDING PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS SO AS TO BE IN CONFORMANCE WITH THE CITY EROSION CONTROL AND STORMWATER ORDINANCE AT ALL TIMES.

LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- - - EASEMENT
- ▭ BUILDING FOOTPRINT
- ▭ 18" CURB AND GUTTER
- ▭ ASPHALT PAVEMENT
- ▭ CONCRETE PAVEMENT
- ▭ DISTURBANCE LIMITS
- ▭ MAJOR CONTOUR
- ▭ MINOR CONTOUR
- ▭ SILT FENCE/SILT SOCK
- ▭ INLET PROTECTION
- ▭ SPOT GRADE
- ▭ DRAINAGE GRADE BREAK
- ▭ DRAINAGE ARROW

GENERAL NOTES

- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON APRIL 8, 2020. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
- THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
- CONTRACTOR TO OBTAIN APPROPRIATE PERMITS TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
- WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

- ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE CURRENT WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS (dnr.wis.gov).
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE.
- ENGINEER / CITY OF MADISON HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR MUST NOTIFY THE CITY OF MADISON BUILDING INSPECTOR TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBANCE ACTIVITIES.
- EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSPECTED ONCE PER WEEK AND FOLLOWING EACH RAINFALL EVENT. INSPECTION REPORTING SHALL BE IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION AND SEDIMENT CONTROL PRACTICES IN WORKING ORDER. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
- DEWATERING PRACTICES SHALL COMPLY WITH TECHNICAL STANDARD 1061.
- DUST CONTROL SHALL BE MITIGATED IN ACCORDANCE WITH WDR TECHNICAL STANDARD 1068.
- ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING FINAL GRADING ACTIVITIES.
- SEED MIX AND RATE SHALL BE, AT A MINIMUM, IN ACCORDANCE WITH WDR TECHNICAL STANDARD 1059.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE MUNICIPAL EROSION CONTROL PERMIT AND FOLLOWING ALL APPLICABLE REQUIREMENTS.

GRADING, SEEDING & RESTORATION NOTES

- ALL GRADES SHOWN ARE FINAL FINISHED SURFACE GRADES.
- AREAS TO BE SEEDED SHALL HAVE A MINIMUM 6 INCHES TOPSOIL UNLESS OTHERWISE NOTED.
- RESTORATION SHALL OCCUR AS SOON AS PRACTICABLE AFTER THE DISTURBANCE, WITHIN 7 DAYS OF TOPSOILING.
- AREAS NOT RESTORED WITH EROSION MATTING OR OTHER STABILIZATION MEASURES SHALL BE STABILIZED WITH MULCH.
- APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
- INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES AND PROVIDE TEMPORARY SEEDING ON STOCKPILES WHICH ARE TO REMAIN IN PLACE FOR MORE THAN 7 DAYS.
- MULCH SHALL BE WEED-FREE STRAW AND SHALL BE INSTALLED AT THE RATE OF 2 TONS PER ACRE PER SECTION 627 OF "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION" (WISDOT 2014)
- PERMANENT SEEDING SHALL NOT OCCUR BETWEEN SEPTEMBER 15TH AND APRIL 15TH. ALTERNATE SEEDING/PLANTING METHODS AND/OR EROSION PROTECTION MAY BE NECESSARY FOR SEEDING/PLANTING THAT OCCURS DURING THAT TIME. COORDINATE WITH THE OWNER AS NECESSARY.
- TEMPORARY STABILIZATION SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING OPTIONS:
 - TEMPORARY SEEDING CONSISTING OF ANNUAL RYE GRASS APPLIED AT A RATE OF 1.5 LBS PER 1000 SQUARE FEET.
 - WISDOT PAL CLASS I TYPE B URBAN EROSION CONTROL MAT.
- ALL SLOPES EXCEEDING 5:1 SHALL USE PRESCRIPTIVE COMPLIANCE INCLUDING SLOPE INTERRUPTION PER WDR TECH. STD. 1071, SOIL STABILIZATION (PERMANENT SEEDING AND CLASS I, TYPE B EROSION MATTING ON SLOPES OR CLASS II, TYPE B MATTING IN DRAINAGE SWALES) AND LIMITING THE MAX PERIOD OF BARE SOIL TO 60 DAYS FOR LAND DISTURBANCE BETWEEN SEPTEMBER 16 AND MAY 1 AND 30 DAYS FOR LAND DISTURBANCE BETWEEN MAY 2 AND SEPTEMBER 15.

EROSION CONTROL CONSTRUCTION SCHEDULE

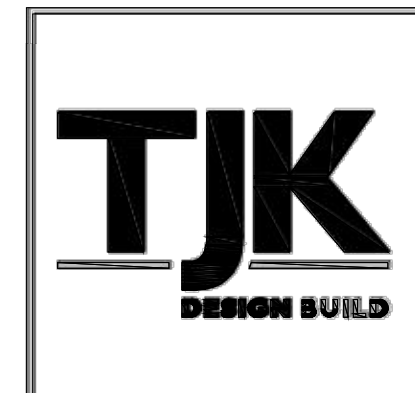
- 06/15/2020 - INITIAL LAND DISTURBING - INSTALL ALL PERIMETER EROSION CONTROL DEVICES INCLUDING STONE TRACKING PAD AND SILT FENCE.
- 06/16/2020 - STRIP TOPSOIL AND STOCKPILE.
- DURING CONSTRUCTION
 - IF THE START DATE IS DELAYED, NOTIFIED AUTHORITIES HAVING JURISDICTION WHEN BREAKING GROUND.
 - SOIL STOCKPILES WHICH ARE LEFT UNUSED FOR MORE THAN 7 DAYS SHALL BE STABILIZED AND SILT FENCE INSTALLED AROUND THE PILE.
 - ALL SLOPES GREATER THAN 4:1 SHALL BE STABILIZED WITHIN TWO MONTHS (60 DAYS) BEING DISTURBED.
 - INSTALL ADDITIONAL PRACTICES AS REQUIRED BY STATE AND LOCAL INSPECTORS AND AS NECESSARY TO PREVENT RUNOFF DUE TO CONSTRUCTION MEANS AND METHODS.
 - ALL PRACTICES SHALL BE ONGOING BASED ON THE PLAN VIEW AND NOTES.
- 06/20/2020 - 09/01/2020 - MASS GRADING/SUBGRADE PREPARATION AND BUILDING CONSTRUCTION.
- 09/01/2020 - SITE PAVING AND FINISH GRADING.
- 09/15/2020 - FINAL SITE STABILIZATION - ALL PVIOUSLY AREAS DISTURBED DURING CONSTRUCTION WILL BE RESTORED WITH A MINIMUM OF 6" OF TOPSOIL, FERTILIZER, SEED, AND MULCH WITHIN SEVEN (7) DAYS OF FINAL GRADING.

BENCHMARK TABLE		
BM LABEL	ELEVATION	DESCRIPTION
BM - 1	860.33	TOP OF NUT HYDRANT LOCATED ACROSS LIEN ROAD AT NE CORNER OF 4201 LIEN ROAD PARKING LOT

* REFER TO GENERAL NOTE NO. 2

DIGGERS HOTLINE
 Toll Free (800) 242-8511 or 811
 Hearing Impaired TDD (800) 542-2288
www.DiggersHotline.com

GRADING, EROSION CONTROL & UTILITY PLAN
 SCALE: 1"=10'



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

PROPOSED FACILITY FOR:
THIERER ROAD COMMERCIAL BUILDING
 1649 THIERER ROAD
 MADISON, WI 53704

C-1.2
 05.20.20

**CITY OF MADISON
LANDSCAPE WORKSHEET**
Section 28.142 Madison General Ordinance

Project Location / Address: **1649 Thierer Road Madison, Wisconsin**
 Name of Project: **East Pointe Plaza Hair Salon**
 Owner / Contact: _____
 Contact Phone: _____
 Contact Email: _____

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

(a) For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.
 Total square footage of developed area: **9,302 sf**
 Total landscape points required: **155**

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

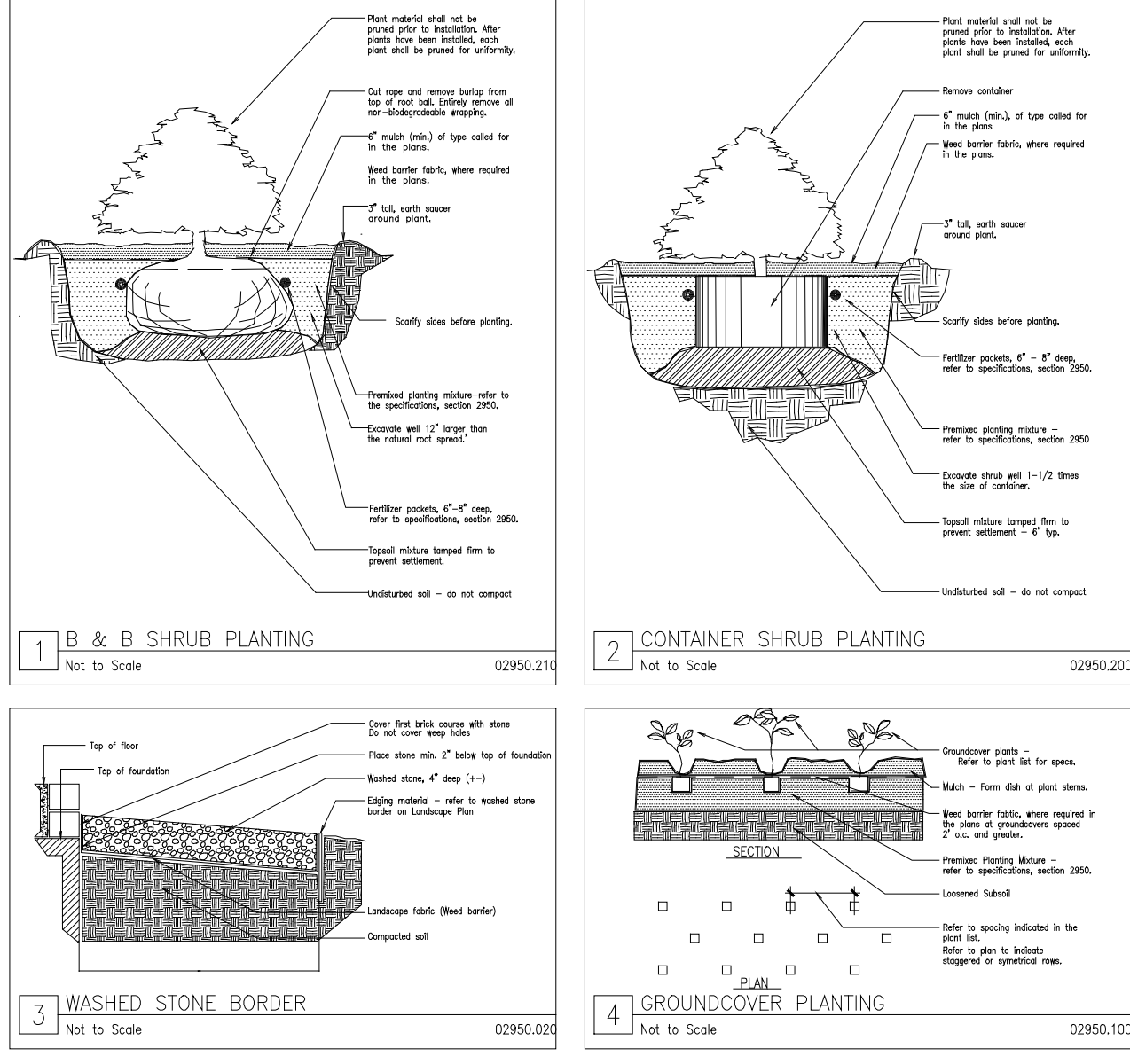
(c) For the Industrial - Limited (I1) and Industrial - General (IG) districts, one (1) point shall be provided per one hundred (100) square feet of developed area.
(c) is not applicable, site is not zoned industrial

Tabulation of Points and Credits

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2 1/2 inch caliper measured diameter at breast height (dbh)	35				
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15				
Upright evergreen shrub (i.e. arbovitae)	3-4 feet tall	10			4	40
Shrub, deciduous	#3 gallon container size, Min. 12" x 24"	3			20	60
Shrub, evergreen	#3 gallon container size, Min. 12" x 24"	4			6	24
Ornamental grasses/perennials	#1 gallon container size, Min. 8" x 18"	2			28	56
Sub Totals						180
Total Number of Points Provided: 155						

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

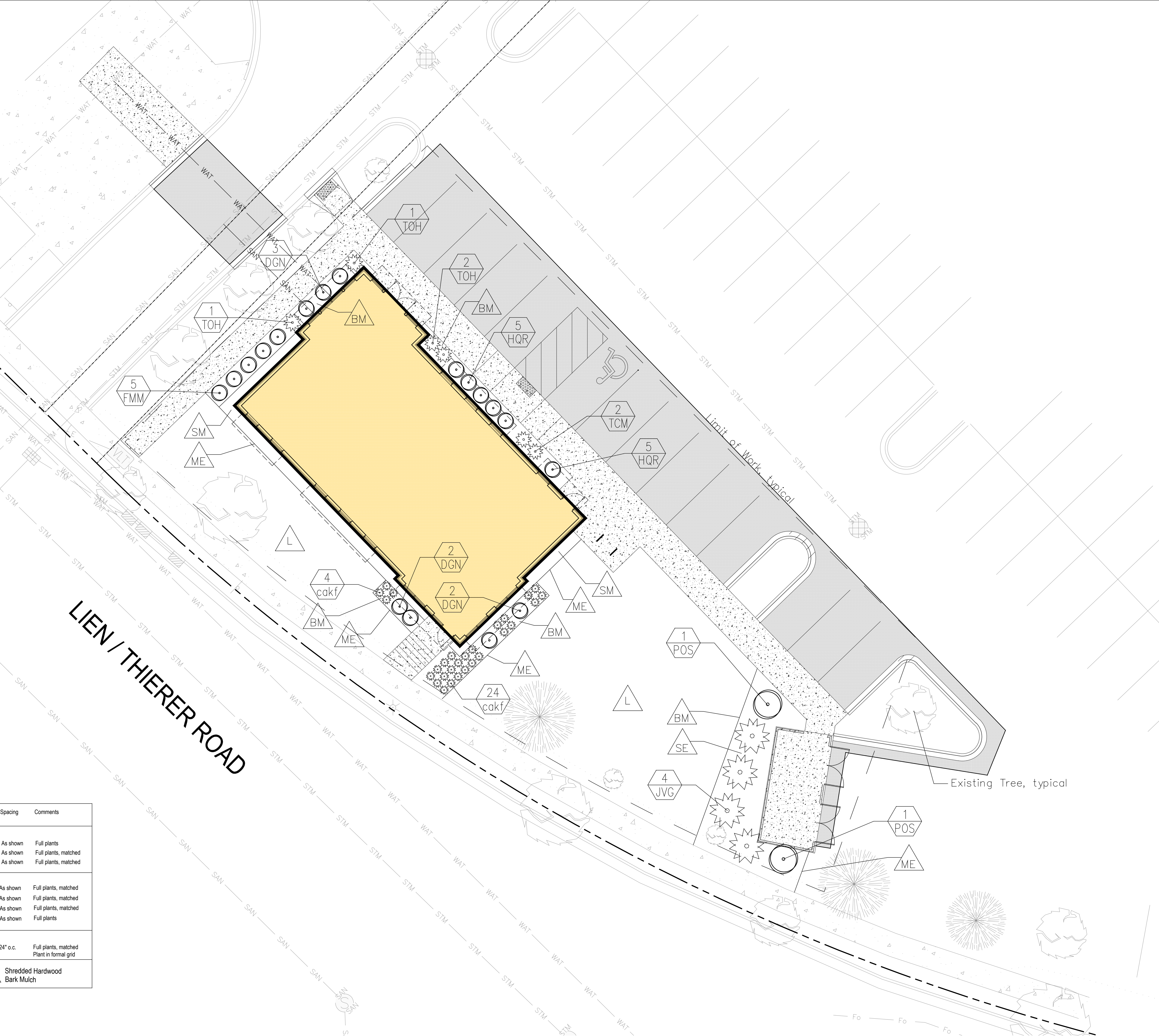
PLANTING DETAILS



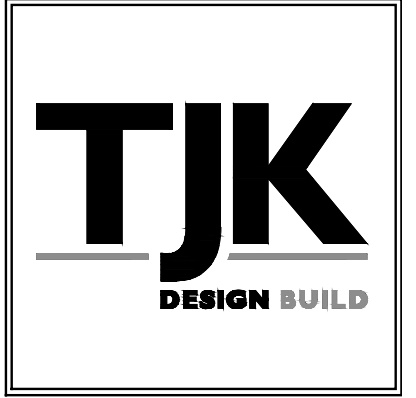
PLANT SCHEDULE AND LEGEND

Planting Detail	Key	Botanical Name	Common Name	Total Qty	Planting Size	Root Spec	Spacing	Comments
Evergreens								
1	JVG	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	4	3' HT min	B&B	As shown	Full plants
1	TOH	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	4	18' HT min	B&B	As shown	Full plants, matched
1	TCM	Tsuga canadensis 'Monkinn'	Golden Duchess Hemlock	2	18' HT min	B&B	As shown	Full plants, matched
Deciduous Shrubs								
2	DGN	Deutzia gracilis 'Nikko'	Nikko Slender Deutzia	7	15' HT min	CONT	As shown	Full plants, matched
2	FMM	Fothergilla major 'Mount Airy'	Mount Airy Fothergilla	5	24" HT min	CONT	As shown	Full plants, matched
2	HQR	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Hydrangea	6	18" HT min	CONT	As shown	Full plants, matched
2	POS	Physocarpus opulifolius 'Seward'	Summer Wine Ninebark	2	24" HT min	CONT	As shown	Full plants
Grasses								
3	cakf	Calamagrostis acut. 'Karl Foerster'	Karl Foerster Reed Grass	28	1 GAL min	CONT	24" o.c.	Full plants, matched Plant in formal grid

L Lawn SE Spaded Edge ME Metal Edge SM Stone Mulch BM Shredded Hardwood Bark Mulch



1 LANDSCAPE PLAN
 C-1.5 SCALE: 1" = 10'-0"



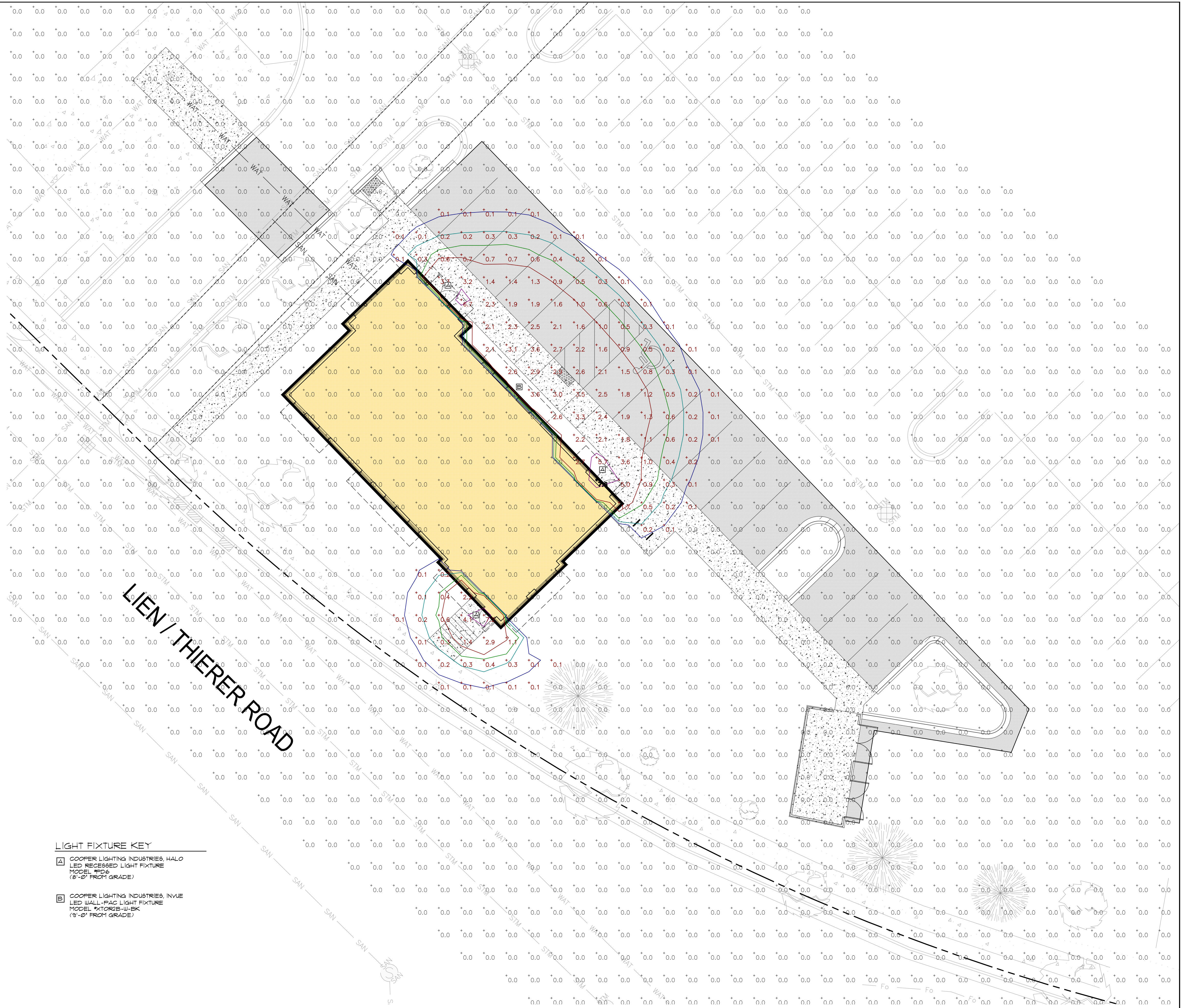
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REV	DATE

PROPOSED FACILITY FOR:
THIERER ROAD COMMERCIAL BUILDING
 1649 THIERER ROAD
 MADISON, WI

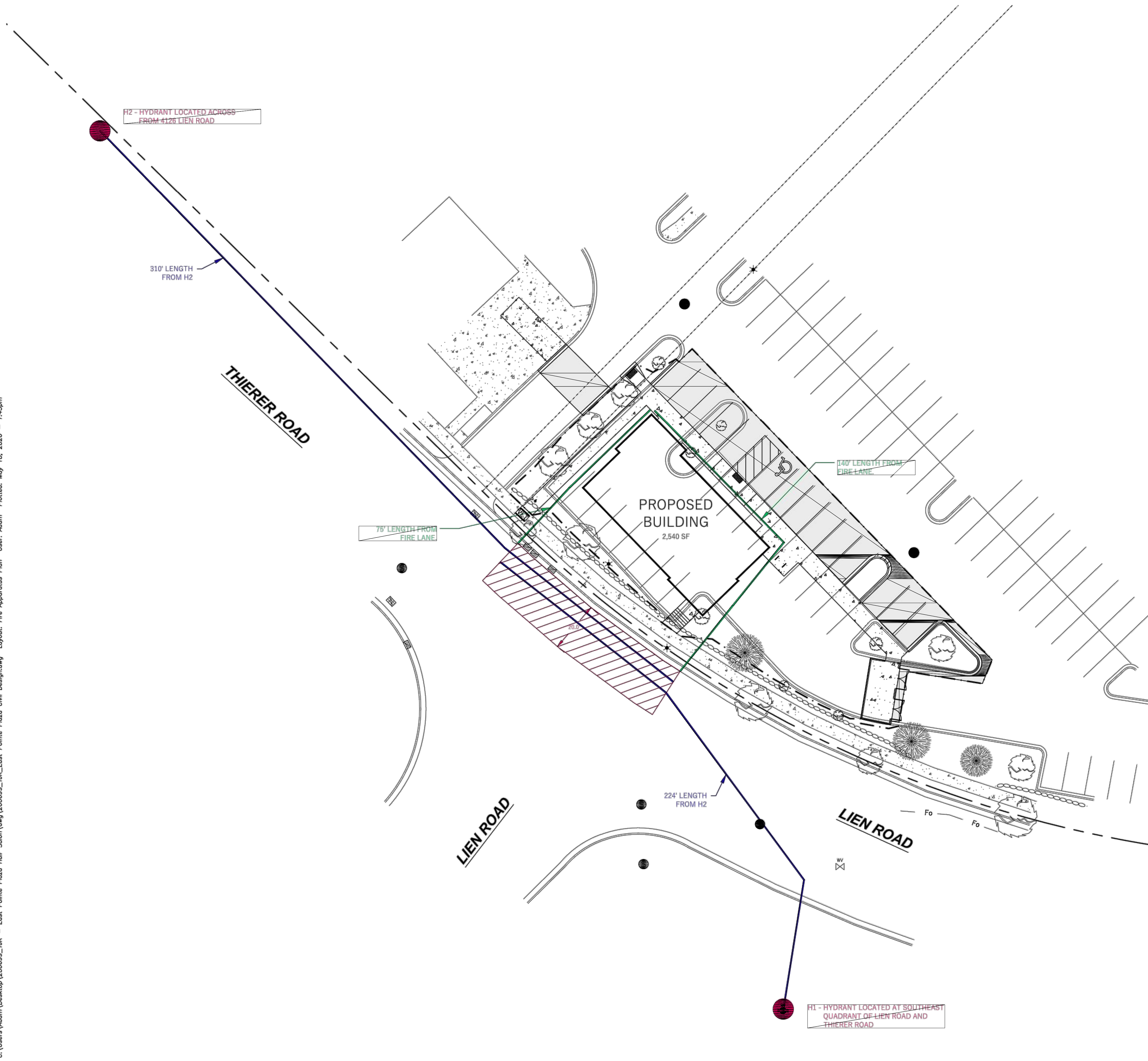
C-1.5
 5.20.20



- LIGHT FIXTURE KEY**
- A COOPER LIGHTING INDUSTRIES, HALO LED RECESSED LIGHT FIXTURE MODEL #F06 (8'-0" FROM GRADE)
 - B COOPER LIGHTING INDUSTRIES, INVUE LED WALL-PAC LIGHT FIXTURE MODEL #TOR2B-W-BK (9'-0" FROM GRADE)

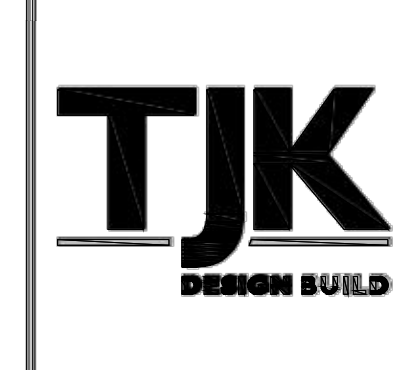
1 PHOTOMETRIC PLAN
SCALE: 1" = 10'-0"

File: C:\Users\adam\Desktop\200699_TJK - East Pointe Plaza Hair Salon.dwg 200699_TJK_East Pointe Plaza Civil Design.dwg Layout: Fire Apparatus Plan User: Adam Plotted: May 18, 2020 - 1:43pm



LEGEND (PROPOSED)

	PROPOSED PROPERTY BOUNDARY
	EASEMENT
	BUILDING FOOTPRINT
	18" CURB AND GUTTER
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT



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- GENERAL NOTES**
- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON APRIL 8, 2020. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
 - THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
 - CONTRACTOR TO OBTAIN APPROPRIATE PERMITS TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
 - WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
 - IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
 - ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.



City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703-2506
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address: 1649 THIERER ROAD
Contact Name & Phone #: JOHN BIENO - 608-257-1090

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

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

Attach an additional sheet if further explanation is required for any answers.
This worksheet is based on MGO 34.503 and IFC 2015 Edition Chapter 5 and Appendix D; please see the codes for further information.

Revised 1/21/2016

REV DATE

PROPOSED FACILITY FOR:
THIERER ROAD COMMERCIAL BUILDING

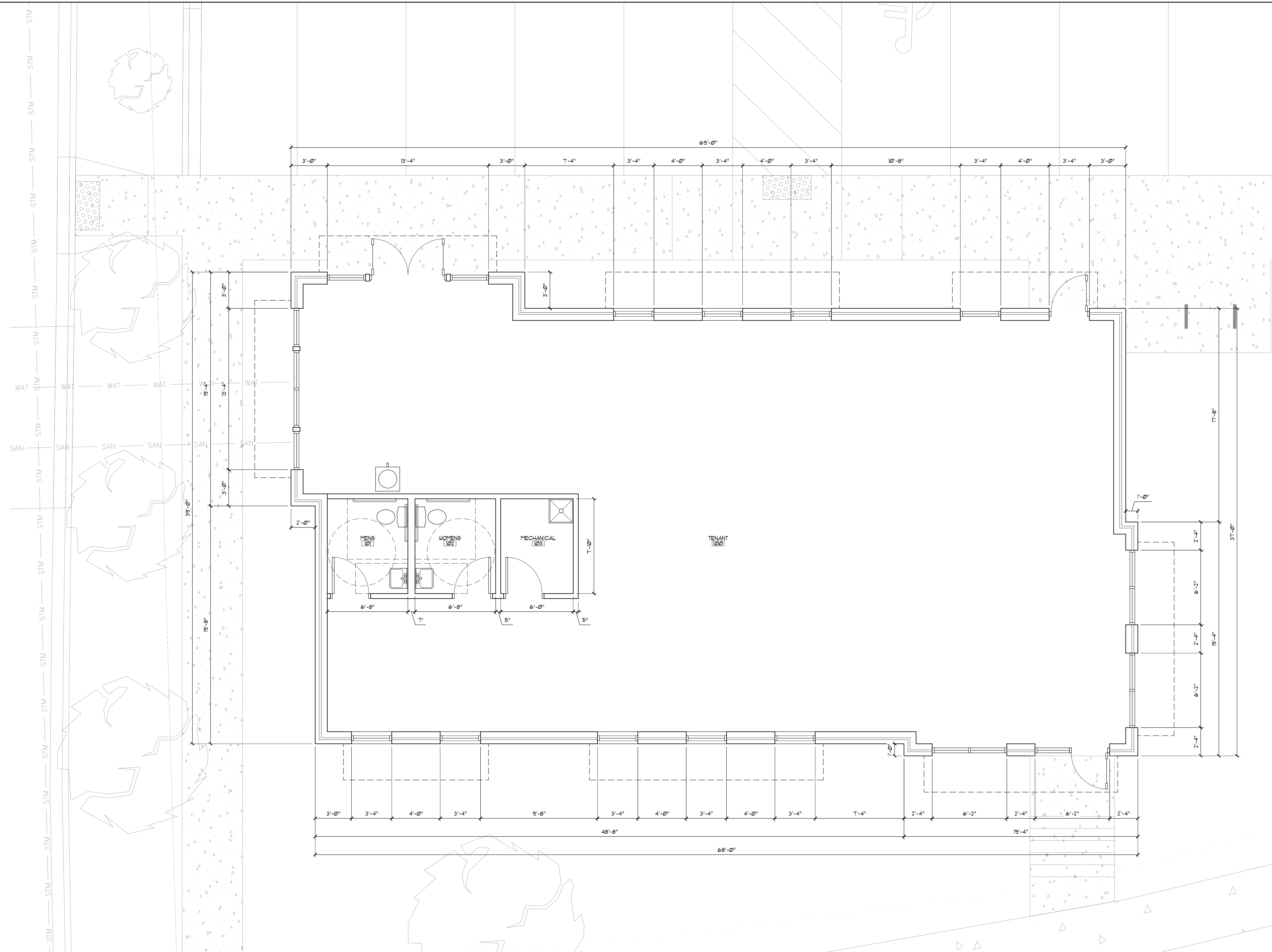
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MADISON, WI 53704



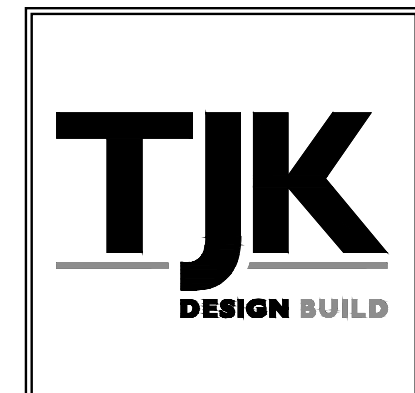
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F-1.0

05.20.20



1 FLOOR PLAN
 A-1.1 SCALE: 1/4" = 1'-0"



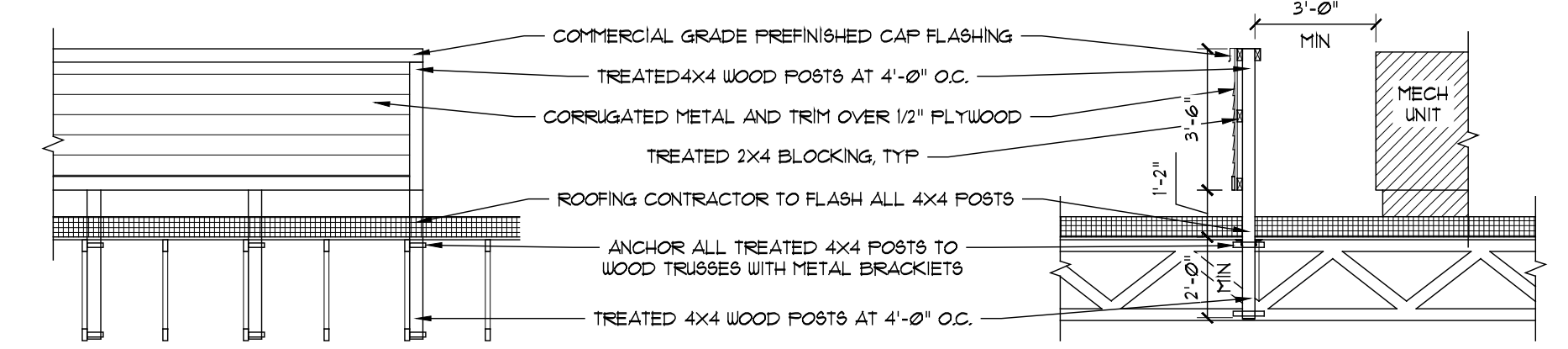
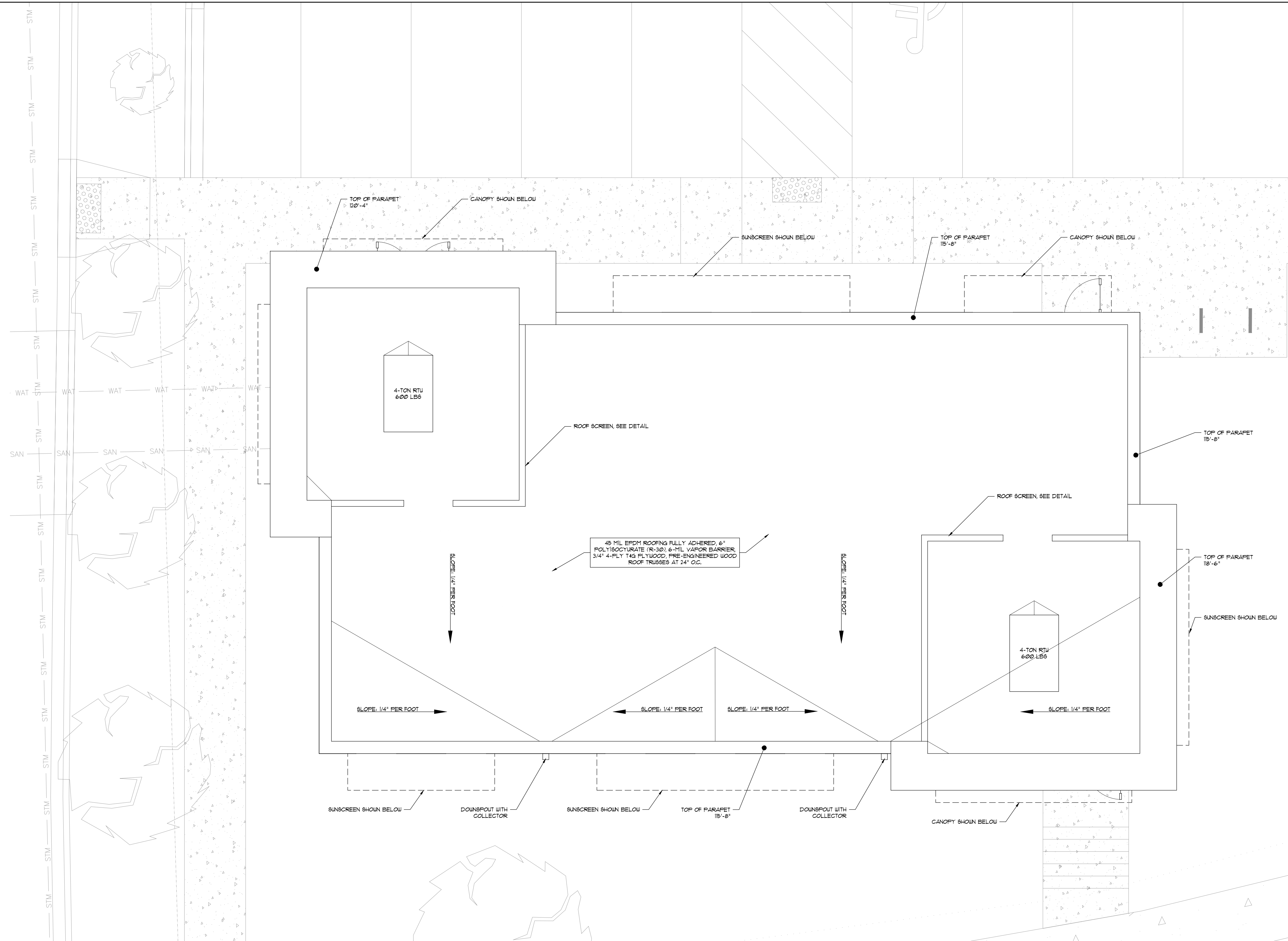
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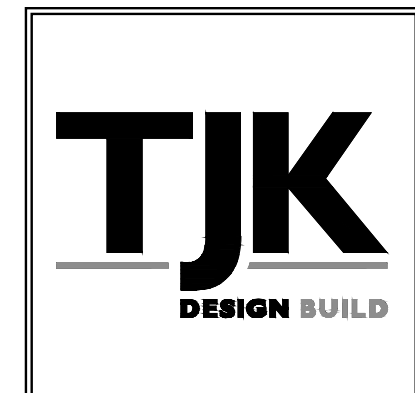
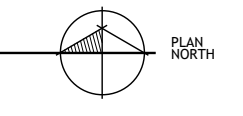
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THIERER ROAD COMMERCIAL BUILDING
 1649 THIERER ROAD
 MADISON, WI

A-1.1
 5.20.20



2 MECHANICAL SCREEN DETAIL
 SCALE: 1/4" = 1'-0"

1 ROOF PLAN
 SCALE: 1/4" = 1'-0"



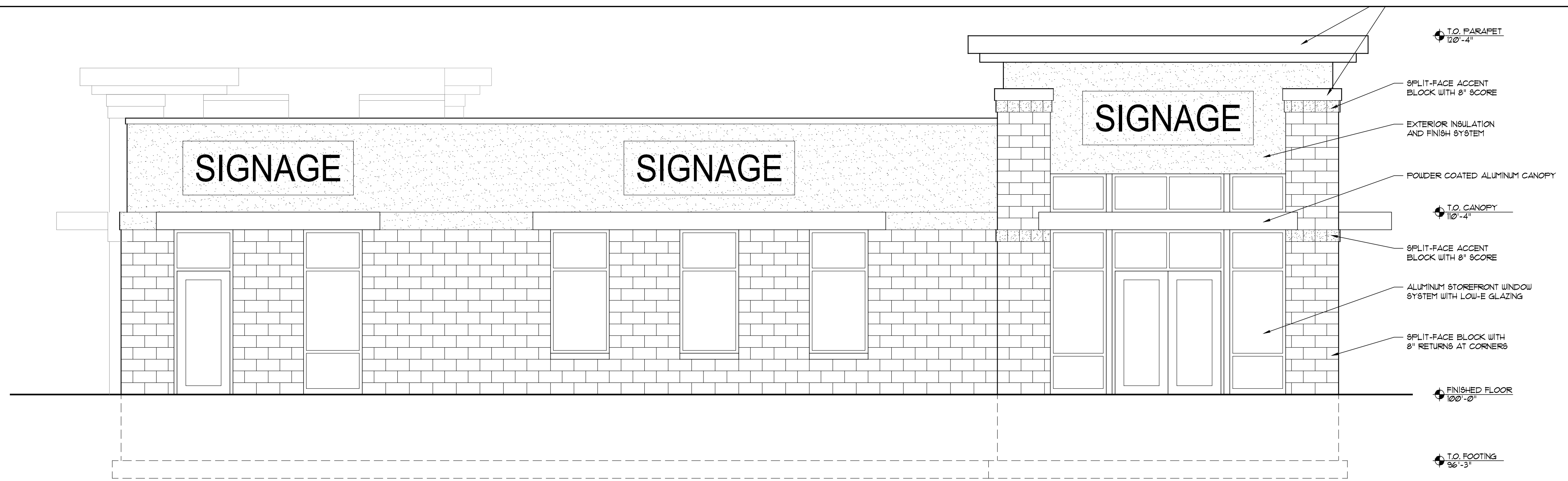
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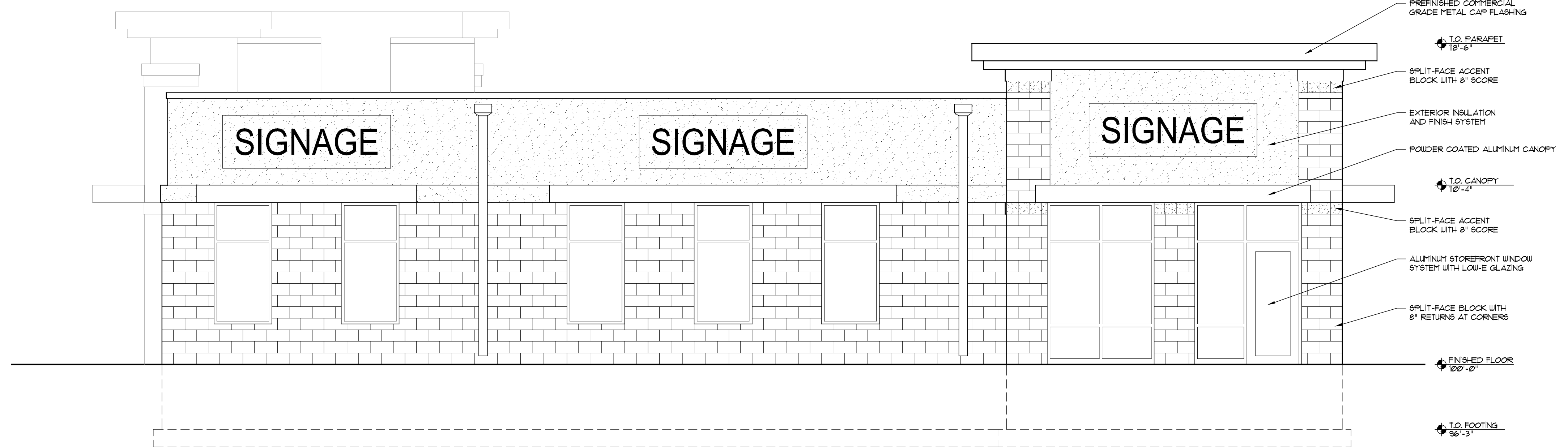
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THIERER ROAD
 1649 THIERER ROAD
 MADISON, WI

A-1.2
 5.20.20



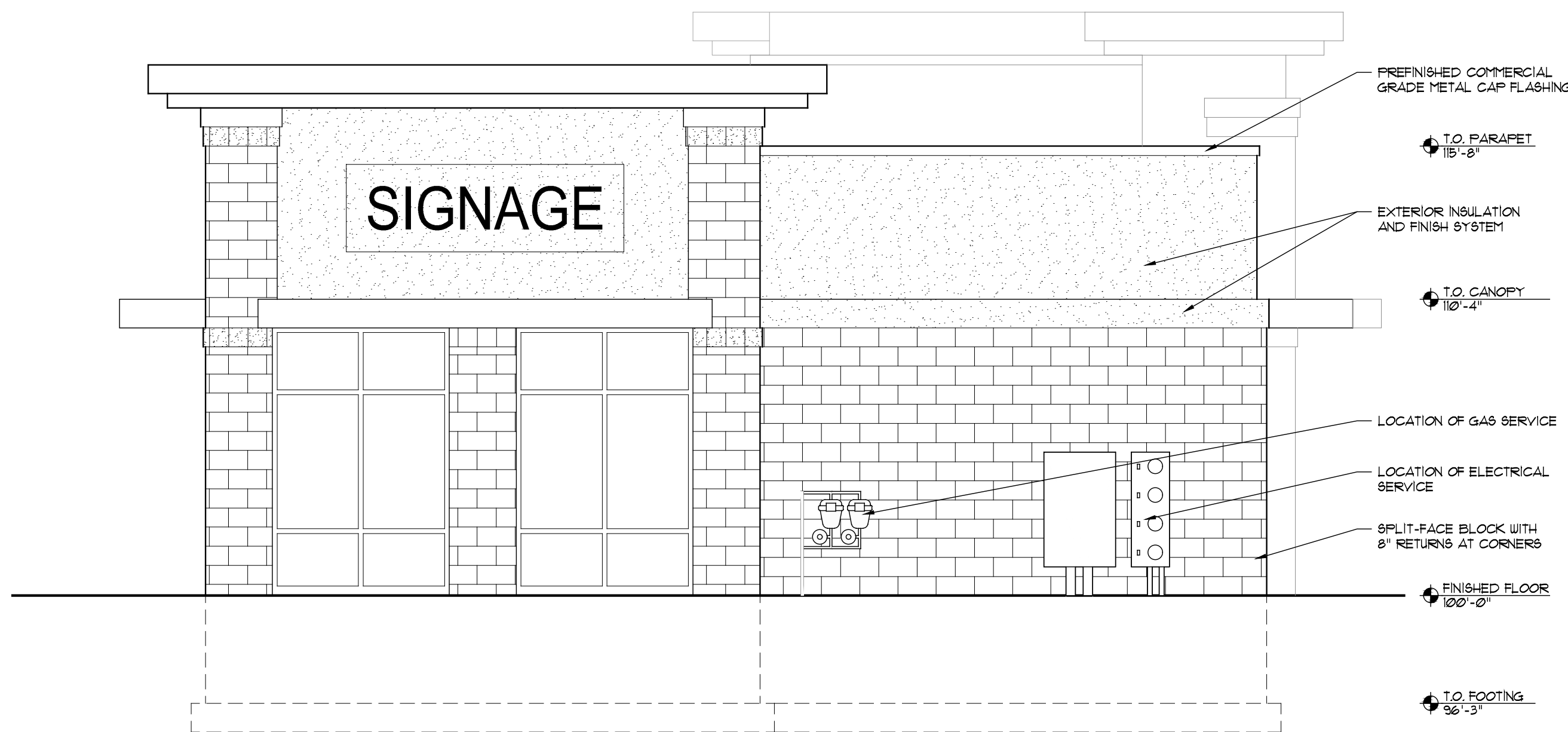
1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



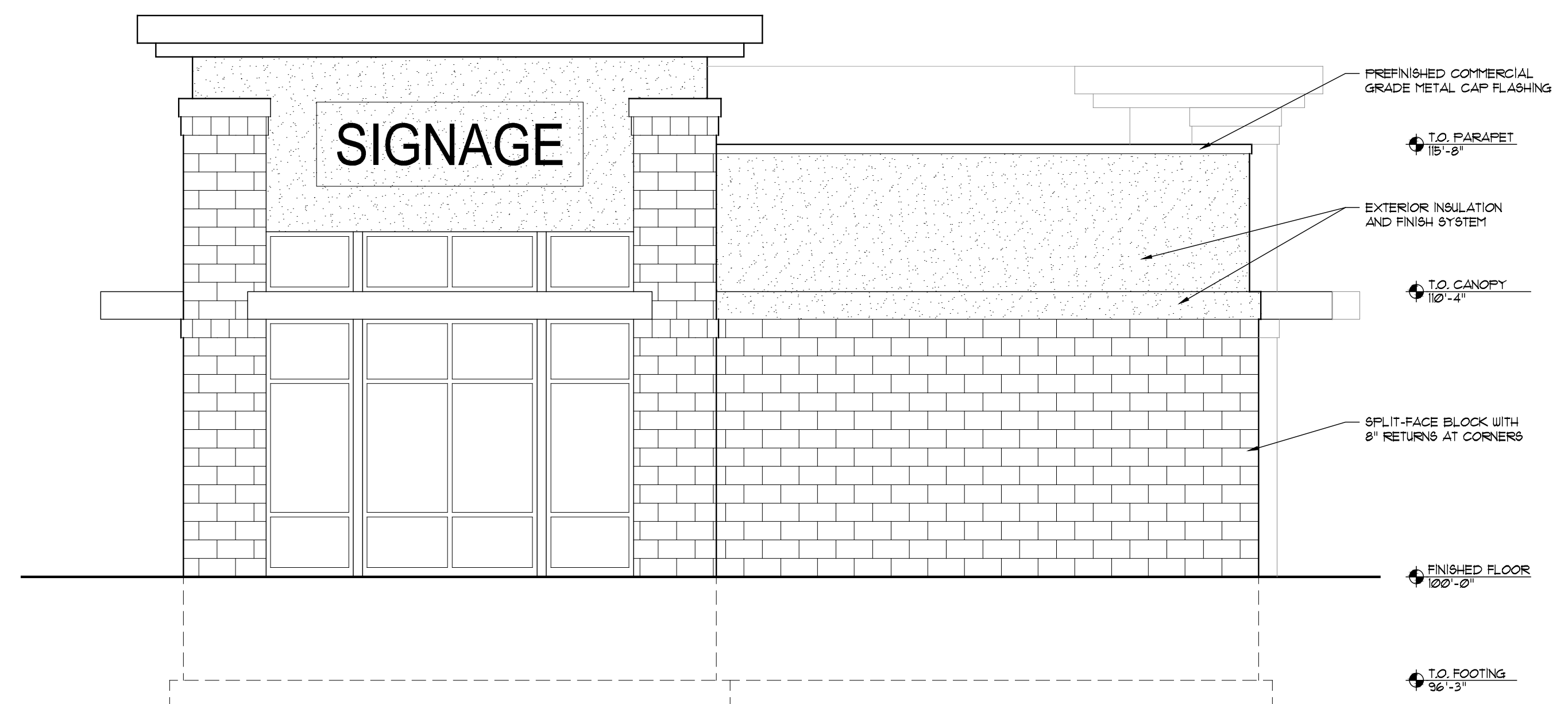
2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

MATERIAL LIST	
BLOCK ACCENT:	COUNTY MATERIALS, 8x8 SCORE "BRICK ROSE" (21-212A) WITH SPEC MIX SM-250 "ANTIQUE WHITE" MORTAR SPLIT-FACE WITH 8" RETURNS AT CORNERS
BLOCK FIELD:	COUNTY MATERIALS "TUMBLEWEED" (19-121A) WITH SPEC MIX SM-250 "ANTIQUE WHITE" MORTAR SPLIT-FACE WITH 8" RETURNS AT CORNERS
EXTERIOR INSULATION AND FINISH SYSTEM ACCENT:	FAREX, #10414, "KHAKI", SWIRL FINE
ALUMINUM STOREFRONT AND WINDOW SYSTEM:	EFCO, "CLEAR ANODIZED" WITH INSULATED LOW E GLASS
FASCIA, SOFFIT AND DOWNSPOUTS:	COATED METALS GROUP, "COLONIAL RED"
CANOPIES / SUNSHADES AND LIGHT FIXTURES:	"METALIC SILVER" TO MATCH WINDOW FRAMES

NOTE
SIGNAGE IS NOT PART OF THIS PACKAGE
AREAS SHOWN ARE ONLY SUGGESTED



3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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