

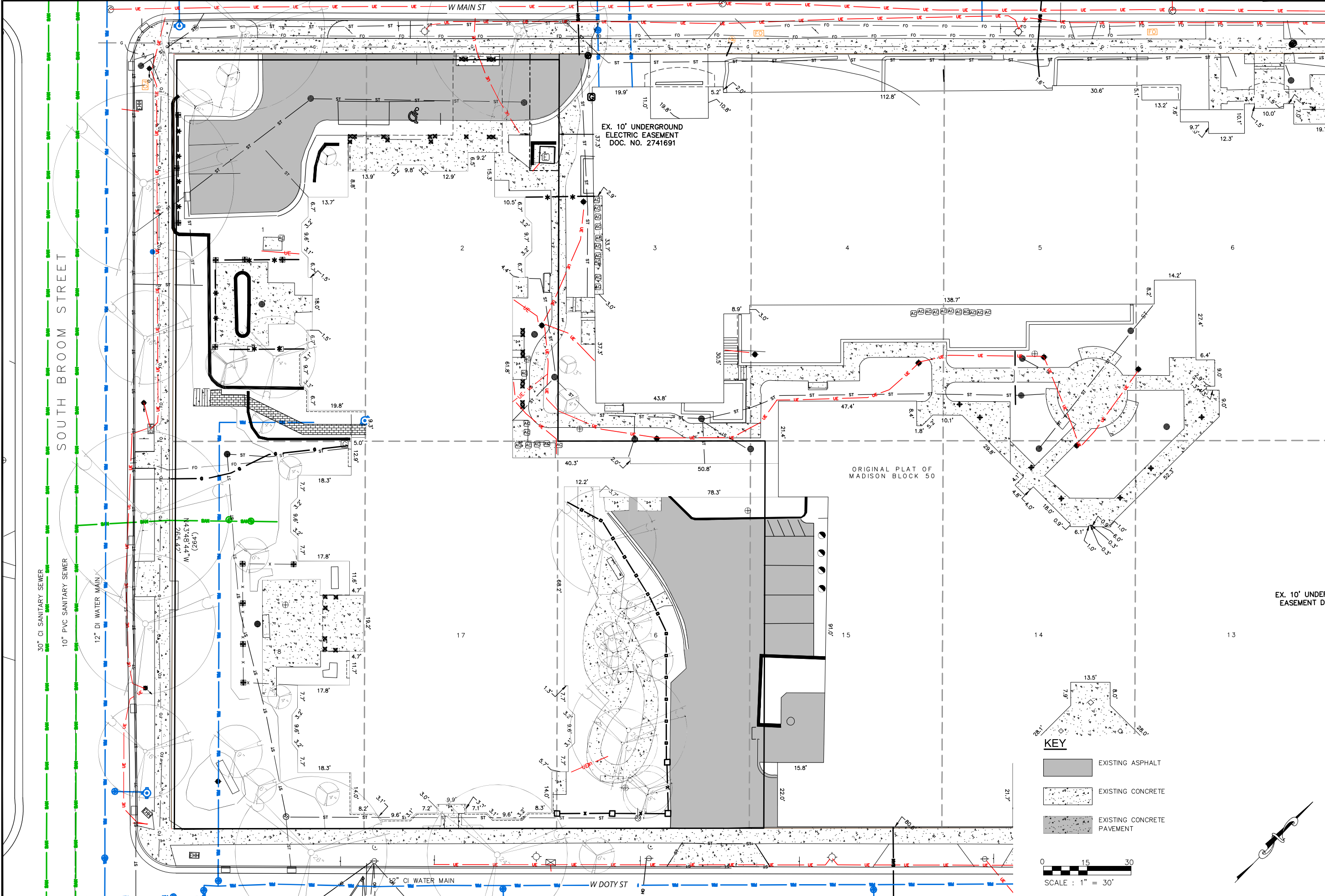
**PRS - CAPITOL LAKES**  
**OVERALL EXISTING CONDITIONS**

**PROFESSIONAL ENGINEERING**  
818 N Meadowbrook Ln  
Waunakee, WI 53597  
phone (608) 849-9378  
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**MADISON, WISCONSIN**  
345 WEST MAIN STREET

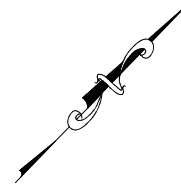
ISSUANCE/REVISION	DATE
SD	12-23-24

**C100**



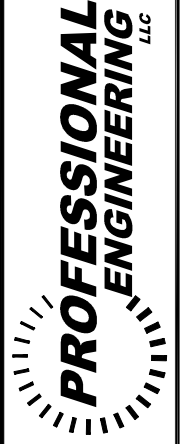
**KEY**

- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING CONCRETE PAVEMENT



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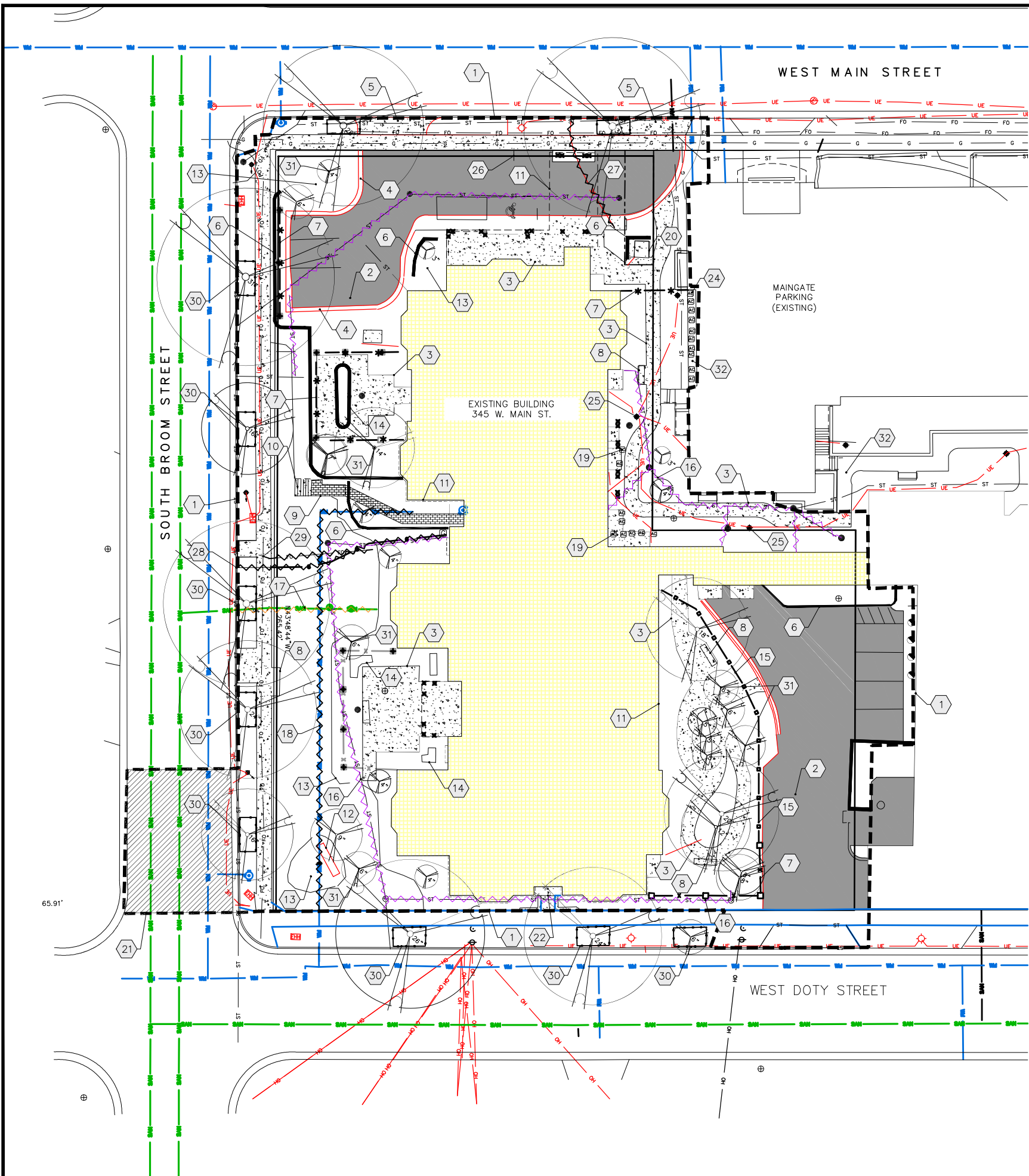
**PRS - CAPITOL LAKES  
EXISTING CONDITIONS**

MADISON, WISCONSIN

345 WEST MAIN STREET

**C101**





NOTES:

- A. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES PRIOR TO BEGINNING DEMOLITION OPERATIONS. NOTIFY DIGGERS HOTLINE 5 WORKING DAYS PRIOR TO START OF DEMOLITION/CONSTRUCTION. CONTRACTOR TO PAY FOR PRIVATE LOCATES.
- B. THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING TREES, STUMPS, ROOTS, AND OTHER ITEMS THAT ARE NOT NOTED TO REMAIN PER THE CONSTRUCTION DRAWINGS AND WHICH INTERFERE WITH NEW CONSTRUCTION.
- C. GENERAL CONTRACTOR TO DISPOSE OF ALL DEMOLITION / CONSTRUCTION MATERIALS OFF SITE IN A LEGAL MANNER EXCEPT FOR THOSE ITEMS NOTED TO BE SALVAGED.
- D. ALL MATERIALS, UTILITIES, AND SIDEWALK DAMAGED BY THE CONTRACTOR AS A RESULT OF THE DEMOLITION OPERATIONS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- E. CONTRACTOR SHALL PROTECT ALL EXISTING FACILITIES (INCLUDING BUT NOT LIMITED TO ELECTRICAL, WATER, SANITARY, SIDEWALK, ETC.) THAT ARE TO REMAIN.
- F. RESTORATION OF LAWN AREAS WITHIN THE PROJECT LIMITS IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE SITE IMPROVEMENTS.

STREET TREE NOTES:

1. STREET TREE ZONING FENCING IS REQUIRED FOR THIS PROJECT
2. FENCING SHALL BE ERECTED PRIOR TO DEMOLITION, GRADING OR CONSTRUCTION BEGINS.
3. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF THE TERRACE, AND EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK.
4. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
5. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE.
6. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.

KEY

1. REMOVE EXISTING ASPHALT
2. REMOVE EXISTING CONCRETE
3. REMOVE EXISTING BUILDING
4. REMOVE CURB AND GUTTER/CURB

NOTE:

RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS

0 20 40  
SCALE : 1" = 40'

PLAN KEY

1. CONSTRUCTION LIMITS
2. REMOVE ASPHALT
3. REMOVE CONCRETE, TYPICAL
4. REMOVE CURB AND GUTTER
5. EXISTING DRIVEWAY TO BE ABANDONED IN ACCORDANCE WITH CITY STANDARDS W/ CURB REPLACED & TERRACE RESTORED
6. REMOVE RETAINING WALL
7. REMOVE IRON FENCE
8. REMOVE BENCH
9. REMOVE PAVERS
10. REMOVE WOOD STEPS
11. REMOVE BUILDING AND OVERHANG
12. REMOVE SIGN
13. REMOVE EXISTING LANDSCAPING, TYPICAL
14. REMOVE PLANTER, TYPICAL
15. REMOVE WOOD FENCE
16. REMOVE EXISTING STORM SEWER, TYPICAL
17. REMOVE EXISTING SANITARY SEWER IN ACCORDANCE WITH CITY STANDARD
18. REMOVE EXISTING WATER SERVICE IN ACCORDANCE WITH CITY STANDARDS
19. REMOVE AC UNITS, TYPICAL
20. REMOVE/RELOCATE EXISTING TRANSFORMER. CONTRACTOR TO COORDINATE WORK WITH ELECTRIC UTILITY.
21. UTILITY PATCH PER CITY REQUIREMENTS (SEE UTILITY PLAN)
22. REMOVE STAIRS, TYPICAL
23. REMOVE CONCRETE WALL
24. AC UNITS SERVING EXISTING BUILDING TO REMAIN
25. REMOVE LIGHT POLE AND BASE, TYPICAL
26. REMOVE SIGNAGE, TYPICAL
27. REMOVE/ABANDON ELECTRIC LINE, TYPICAL. CONTRACTOR TO COORDINATE WORK WITH ELECTRIC UTILITY.
28. REMOVE/ABANDON GAS LINE, TYPICAL. CONTRACTOR TO COORDINATE WORK WITH GAS UTILITY.
29. REMOVE/ABANDON COMMUNICATION LINE/PEDESTAL TYPICAL. CONTRACTOR TO COORDINATE WORK WITH TELECOM UTILITY.
30. PRESERVE AND PROTECT STREET TREES (SEE STREET TREE NOTE)
31. REMOVE TREES AND LANDSCAPING WITHIN THE PROPERTY AND CONSTRUCTION LIMITS, TYPICAL. THIS DOES NOT INCLUDE TREES IN THE RIGHT OF WAY
32. CONCRETE TO REMAIN

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LLC

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PRS - CAPITOL LAKES  
DEMOLITION PLAN

C102