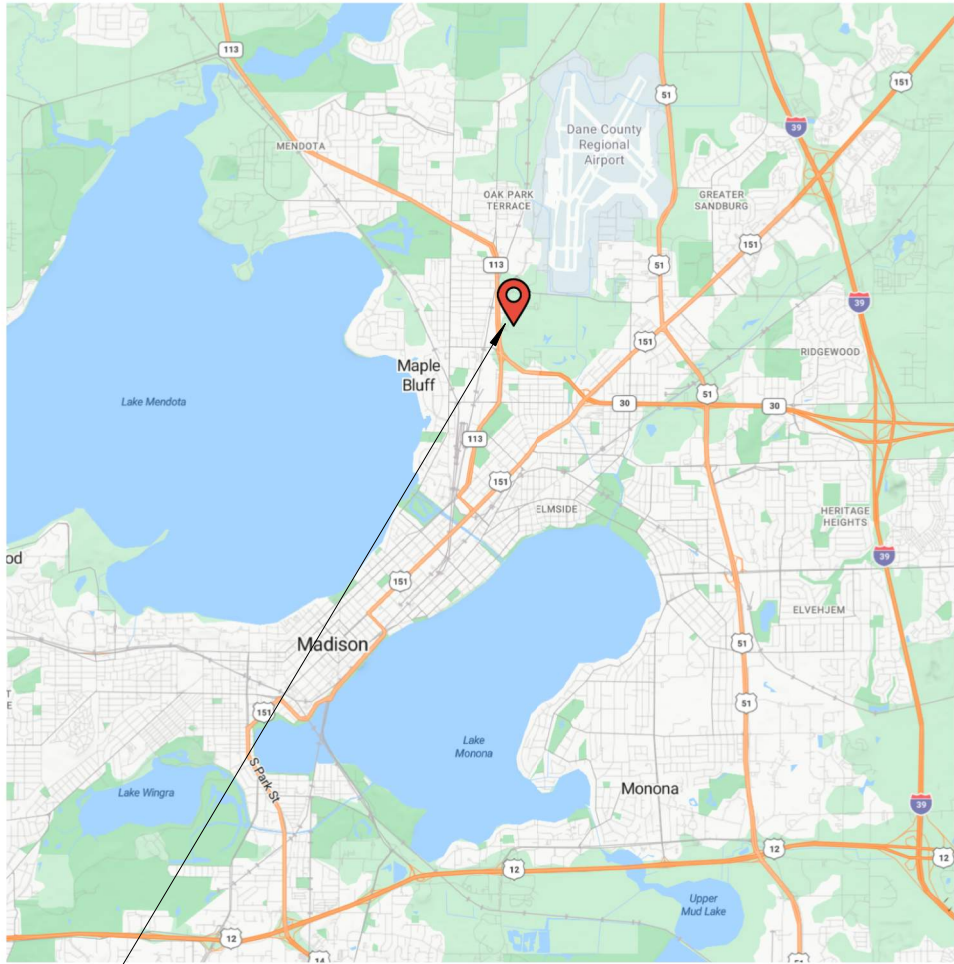
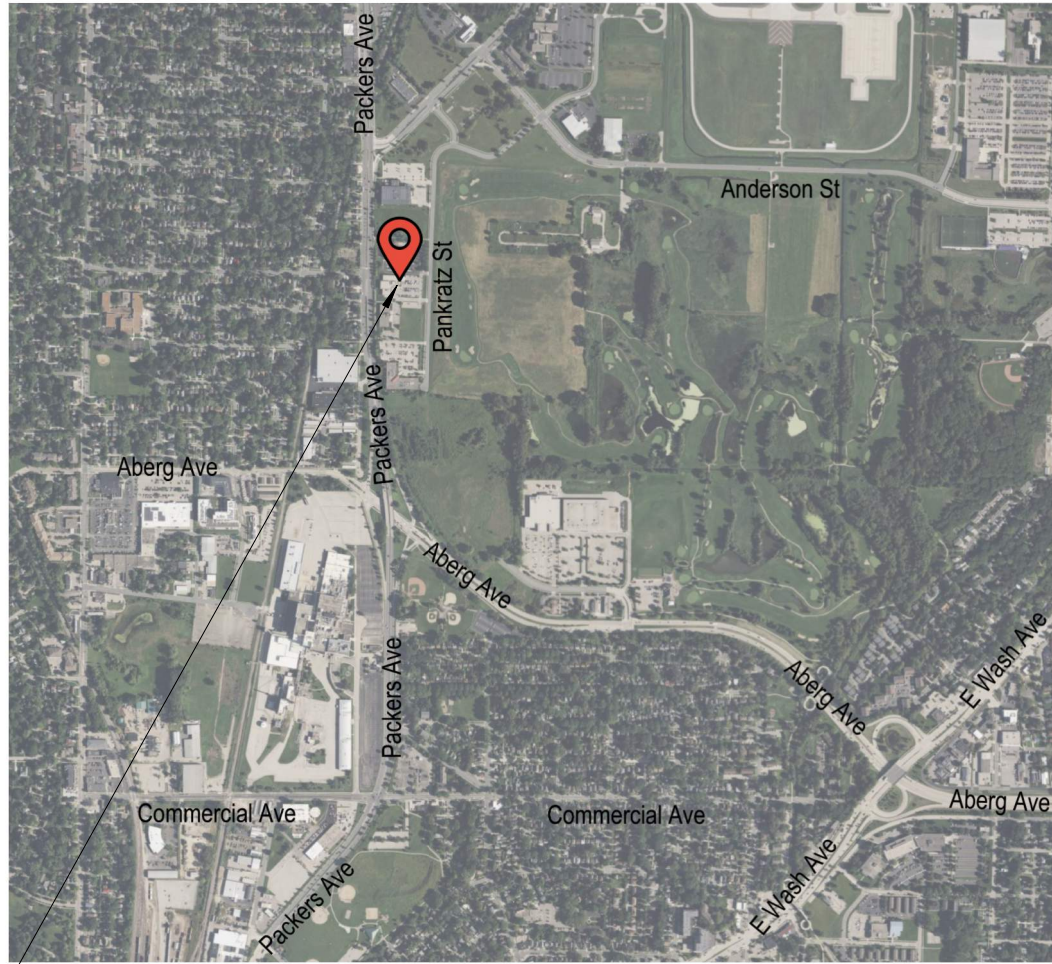
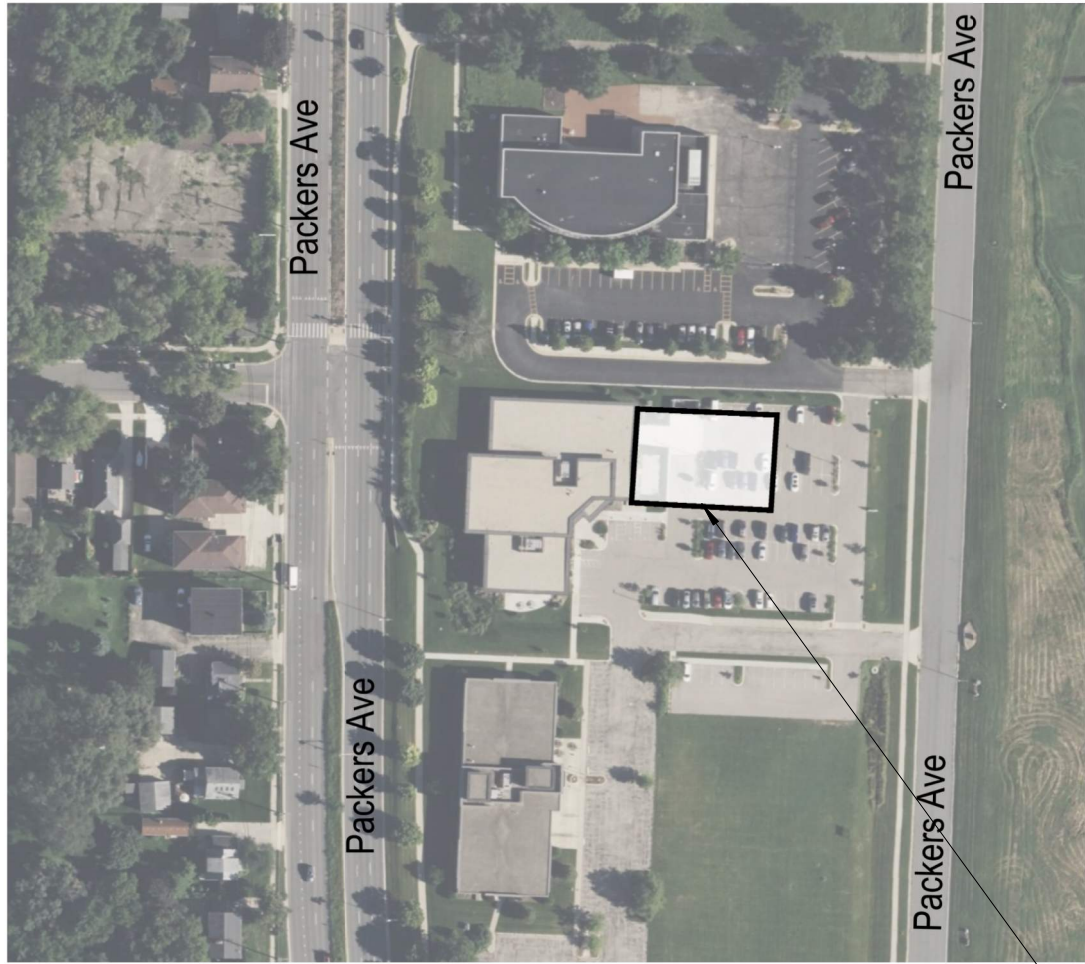


MSA Office Addition

Addition  
1702 Pankratz St,  
Madison, WI 53704

AP 02 - Site Plan Review - Revision 1

06/13/2025



PROJECT LOCATION



Stamps and Approvals

**Project Overview:**  
MSA is growing and requires a 8,450 SF additional to accommodate this growth. (6) Hybrid Office spaces will be added to accommodate their changing working environment. These Hybrid Offices will have monitors and furniture, so that employees that work from home or other offices can have a dedicated place to work. This location is MSA's headquarters, and many of their employees commute to this location from outside of Madison, and come here for training from other offices. Their existing conference space is also being reconfigured to provide larger and more flexible group meeting/training activities. (2) bathrooms will also be added to accommodate the new addition.

Square Footages (Measured to Outside of Foundation Walls)	
Existing Building:	17,000 SF
Addition:	8,450 SF
<b>Total Building SF:</b>	<b>25,450 SF</b>
Square Footages (Measured to Inside Face of Exterior Walls)	
Existing Building:	16,200 SF
Addition:	8,150 SF
<b>Total Building SF:</b>	<b>24,350 SF</b>

- Applicable Codes:**
- Wisconsin Commercial Building Code**  
SPS Chapters 361 to 366 Incorporating
    - International Building Code - IBC 2015
    - International Energy Conservation Code - IECC 2015
    - International Fuel Gas Code - IFGC 2015
    - International Mechanical Code - IMC 2015
    - Adopted portions of the International Fire Code - IFC 2015
    - ICC/ANSI A117.1 2009
    - SPS Chapters 380-387; Plumbing

**IBC Chapter 3 - Use and Occupancy Classification**  
Occupancy Group: **B Business**  
S (Accessory Storage <10%)

<b>Occupancy Group B (Fully Sprinklered S1)</b>	
Building Height:	<u>Allowed</u> 75' <u>Provided</u> 23'
Number of Stories:	4 1
Building Area:	92,000 SF 24,350 SF

**IBC Chapter 6 - Types of Construction**  
**602 Construction Classification**  
602.2 Types I and II construction are those types of construction in which the building elements listed in Table 601 are of noncombustible materials, except as permitted in Section 603 and elsewhere in this code  
Construction Classification: **IIB**  
**Table 601 Fire Resistance Rating Required**  
Primary Structural Frame 0 HR  
Bearing Walls 0 HR  
Nonbearing Walls and Partitions (Exterior) 0 HR  
Nonbearing Walls and Partitions (Interior) 0 HR  
Floor Construction and Secondary Members 0 HR  
Roof Construction and Secondary Members 0 HR  
**Table 602 Fire Resistance Rating for Exterior Walls based on Fire Separation Distance**  
Fire Separation distance is less than 30' and greater or equal to 10', type IIB construction, therefore **0 HR** required  
**603 Combustible Materials**  
603.1 Combustible materials shall be permitted in buildings of Type I or II construction based on the list indicated in this section and in accordance with Section 603.1.1 through 603.1.3

**IBC Chapter 7 - Fire and Smoke Protection Features**  
**705 Exterior Walls**  
705.8 Openings in exterior walls shall comply with Sections 705.8.1 through 705.8.6

**IBC Chapter 9 - Fire Protection Systems**  
**903 Automatic Sprinkler Systems**  
The building will be fully sprinklered per 903 and NFPA 13  
**906 Portable Fire Extinguishers**  
906.1 Portable fire extinguishers shall be installed in all of the locations identified in this section  
906.2 Portable fire extinguishers shall be selected and installed in accordance with this section and NFPA 10

**IBC Chapter 10 - Means of Egress**  
**1004 Occupant Load**  
Table 1004.1.2 Occupant load calculations shown below have been determined in accordance with table 1004.1.2.  

Name	Area	Occupancy Group	OLF	Area Occupants
Service	[00,000 sf]	S-1 (Industrial Areas)	[100]	[000]
Sales	[00,000 sf]	B (Business Areas)	[100]	[000]
<b>Total:</b>				<b>[000]</b>

**1005 Means of Egress Sizing**  
1005.3.2 The capacity, in inches, of means of egress components other than stairways shall be calculated by multiplying the occupant load served by such components by a means of egress capacity factor of 0.2 inches per occupant.  
[000]x0.2= [00.0]" Required. [000]" Provided

<b>1017 Exit Access Travel Distance</b>	
Table 1017.2 Exit Access Travel Distance	
Occupancy	Maximum Allowed Maximum Actual
S-1 (With Sprinkler System)	250' [000]'

**IBC Chapter 29: Plumbing Systems**  
**2902 Minimum Plumbing Facilities**  
Table 2902.1 Minimum Number of Required Plumbing Fixtures  

Occupancy	WC	LAV	DF	Other
B Business M/F	1 per 25 first 50 1 per 50 after 50	1 per 40 first 80 1 per 80 after 80	1 per 100	1 service sink
S-1 Storage M/F	1 per 100	1 per 100	1 per 1000	1 Service Sink

**Fixtures Required**  

Occupancy	Gender	Occupant Load	WC	LAV	DF
B Business	Male	[00]	[000]	[00]	[000]
B Business	Female	[00]	[000]	[00]	[000]
S-1 Storage	Male	[000]	[000]	[000]	[000]
S-1 Storage	Female	[000]	[000]	[000]	[000]
Total	Male	[000]	[000]	[000]	[000]
	Female	[000]	[000]	[000]	[000]

**Fixtures Provided**  

Gender	WC	LAV	DF	Other
Male	[0]	[0]		
Female	[0]	[0]		
Unisex	[0]	[0]	[0]	Service Sink
	[0]	[0]	[0]	

IPC 419.2 Substitution for water closets  
Urinals shall not be substituted for more than 50% of the required water closets

SHEET INDEX		
#	NAME	AP01 - 02/25/2025 AP02 - 06/13/2025
01-GENERAL		
G001	COVER SHEET	• •
06-CIVIL		
C001	CIVIL NOTES & DETAILS	• •
C002	CIVIL DETAILS	• •
C003	CIVIL DETAILS	• •
C100	NORTH EXISTING CONDITIONS	• •
C101	SOUTH EXISTING CONDITIONS	• •
C200	NORTH EROSION CONTROL PLAN	• •
C201	SOUTH EROSION CONTROL PLAN	• •
C300	NORTH SITE PLAN	• •
C301	SOUTH SITE PLAN	• •
C400	NORTH GRADING PLAN	• •
C401	SOUTH GRADING PLAN	• •
C500	NORTH UTILITY PLAN	• •
C501	SOUTH UTILITY PLAN	• •
C600	FIRE ACCESS PLAN	• •
07-LANDSCAPE		
L100	LANDSCAPE PLAN NORTH	• •
L101	LANDSCAPE PLAN SOUTH	• •
L102	1502 LANDSCAPE PLAN	• •
09-ARCHITECTURAL		
A001	GENERAL INFORMATION	• •
A101	OVERALL FIRST FLOOR PLAN	• •
A111a	FIRST FLOOR PLAN - AREA A	• •
A111b	FIRST FLOOR PLAN - AREA B	• •
A131	ROOF PLAN	• •
A201	EXTERIOR ELEVATIONS	• •
A501	DETAILS	• •







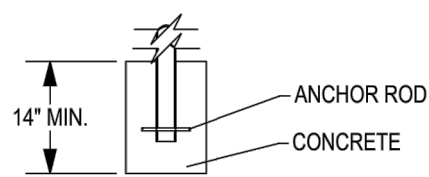
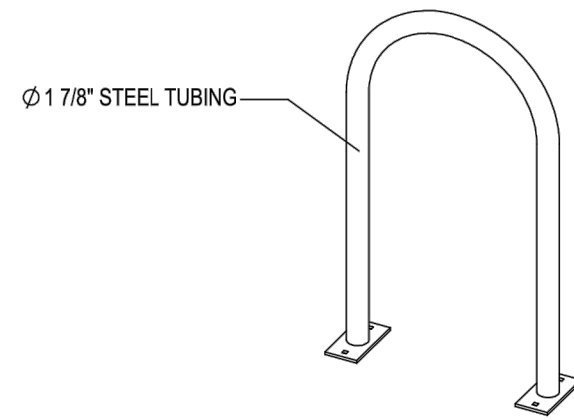
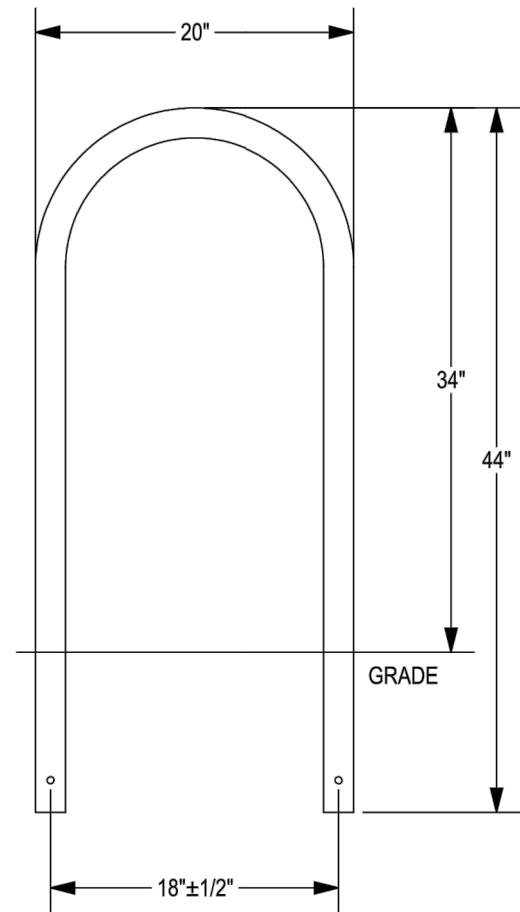






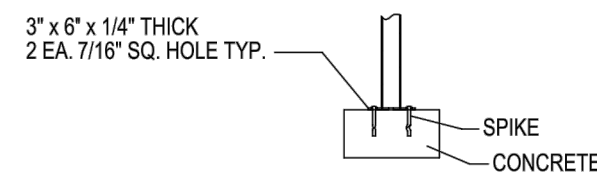


MADRAX DIVISION  
GRABER MANUFACTURING, INC.  
1080 UNIEK DRIVE  
WAUNAKEE, WI 53597  
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WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM



☐ IN GROUND MOUNT (IG)

#### CHECK DESIRED MOUNT



☐ SURFACE FLANGE MOUNT (SF)

PRODUCT: U190-MG(SF)  
DESCRIPTION: 1/1 BIKE RACK  
2 BIKE, SURFACE OR IN GROUND MOUNT  
DATE: 10-4-18  
ENG: SMC

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NOTES:  
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.  
2. CONSULTANT TO SELECT COLOR (FINISH). SEE MANUFACTURER'S SPECIFICATIONS.  
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.



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Fax: 608-250-9266  
e-mail: Mburse@BSE-INC.net  
www.bursesurveyengr.com



APPROVALS	PROJECT ENG.	MLB	DESIGNED BY	DRH	CHECKED BY	PDF	APPROVED	MLB

## MSA Office Expansion

1702 Pankratz Street  
Madison, WI 53704  
Sullivan Design Build  
1314 Emil Street  
Madison, WI 53713

PROJECT #: BSE2983-25

PLOT DATE:

06/13/2025

REVISION DATES:

06/13/2025

ISSUE DATES:

Site Plan Review 02/25/2025

Conditional Use 06/13/2025

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DRAWING NUMBER

C-003

FOR PLAN REVIEW



**LEGEND**

- MAG NAIL SET
- 3/4" SOLID IRON ROD FOUND
- 1" IRON PIPE FOUND UNLESS NOTED
- ✕ FOUND CHISELED "X" IN CONCRETE
- FOUND NAIL
- 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- OH — OVERHEAD UTILITY WIRE
- G — BURIED GAS LINE
- WM — WATER MAIN
- SAN — SANITARY SEWER
- ST — STORM SEWER
- UT — BURIED TELEPHONE
- UE — BURIED ELECTRIC
- UTV — BURIED CABLE ACCESS TELEVISION LINE
- FO — BURIED FIBER OPTIC
- WATER VALVE
- GAS VALVE
- GAS METER
- AC — AIR CONDITIONER
- TV PEDESTAL
- ELECTRIC PEDESTAL
- UTILITY POLE
- LIGHT POLE
- GROUND LIGHT
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- SIGN
- GUY WIRE
- MAILBOX
- BOLLARD
- STORM SEWER INLET
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- STORM SEWER MANHOLE
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- CONIFEROUS TREE (DBH IN INCHES)
- ( ) INDICATES RECORDED AS

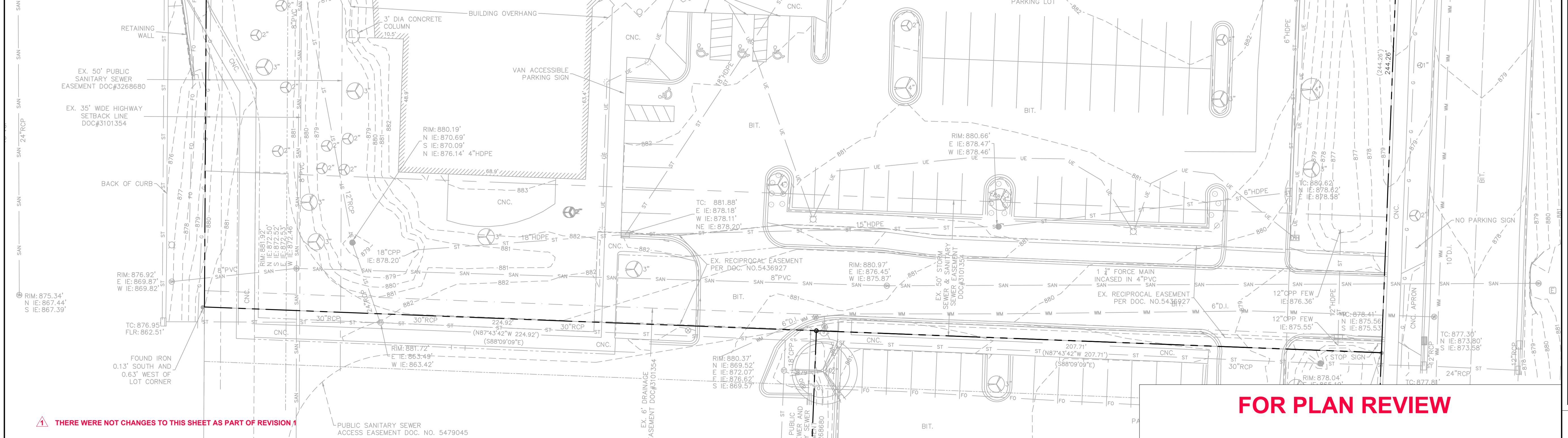
DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

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**CONTROL POINTS**

POINT NO.	EASTING	NORTHING	DESCRIPTION
100	829491.6158	498871.9215	CP / BIG NAIL
102	829020.6878	498875.1692	CP / BIG NAIL
103	829170.4336	498640.6797	CP / BIG NAIL
5405	829434.6500	498876.5273	PI / MAG NAIL
5408	829069.1833	498890.7500	PI / MAG NAIL
5409	828994.1889	498891.6050	PI / MAG NAIL

- NOTES:**
- 1) Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that on accurate and current title search may disclose.
  - 2) No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
  - 3) Date of field work: January 16 - 29, 2025.
  - 4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
  - 5) All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.
  - 6) All trees, hedges and ground cover on the site may not necessarily be shown hereon.
  - 7) Routing of public utilities is based upon drawings obtained from the City of Madison Engineering Department, markings provided by Digger's Hotline Ticket Numbers 20250203254, 20250206597, GLS Utility LLC, and visible above ground structures. Additional buried utilities/structures may be encountered. No excavations were made to located utilities. Before excavations are performed contact Digger's Hotline.
  - 8) Elevations are based upon NAVD88 datum. Elevations are transferred to the site utilizing RTK GPS surveying while observing the WISCORS Network, WI GEOID 12B
  - 9) Total parcel area = 154,368 square feet



**Burse**  
Surveying and Engineering, Inc.

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**MSA Office Expansion**  
1702 Pankratz Street  
Madison, WI 53704

**Sullivan Design Build**  
1314 Emil Street  
Madison, WI 53713

**PROJECT #:** BSE2983-25  
**PLOT DATE:** 06/13/2025  
**REVISION DATES:** 06/13/2025  
**ISSUE DATES:** Site Plan Review 02/25/2025, Conditional Use 06/13/2025  
**DRAWING NUMBER:** C-100

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**FOR PLAN REVIEW**

⚠ THERE WERE NOT CHANGES TO THIS SHEET AS PART OF REVISION 1





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APPROVALS	PROJECT ENG	MLB	DESIGNED BY	DNH	DRH	CHKD BY	PJF	MLB

## MSA Office Expansion

1702 Pankratz Street  
Madison, WI 53704

Sullivan Design Build

1314 Emil Street  
Madison, WI 53713

PROJECT #: BSE2983-25

PLOT DATE: 06/13/2025

REVISION DATES: 06/13/2025

ISSUE DATES: 02/25/2025

Site Plan Review 02/25/2025

Conditional Use 06/13/2025

SOUTH EXISTING  
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DRAWING NUMBER

C-101

### LEGEND

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- ⊙ 1" IRON PIPE FOUND UNLESS NOTED
- ✕ FOUND CHISELED "X" IN CONCRETE
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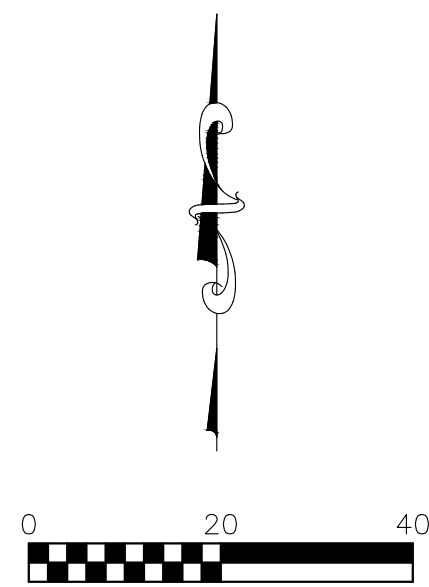
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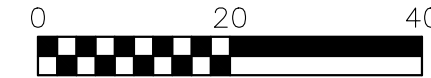
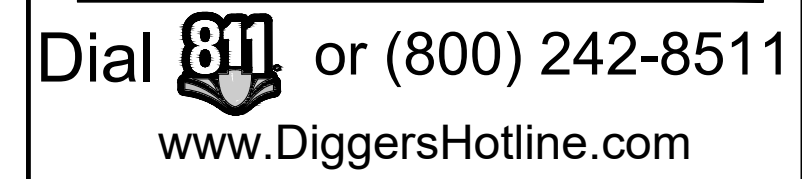


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⚠ THERE WERE NOT CHANGES TO THIS SHEET AS PART OF REVISION 1

FOR PLAN REVIEW





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[www.bursesurveyengr.com](http://www.bursesurveyengr.com)

**MSA Office Expansion**  
1702 Pankratz Street  
Madison, WI 53704

---

**Sullivan Design Build**  
1314 Emil Street  
Madison, WI 53713

PROJECT #: BSE2983-25	
PLOT DATE:	
	06/13/2025
REVISION DATES:	
1	06/13/2025

<b>ISSUE DATES:</b>	
Site Plan Review	02/25/2025
Conditional Use	06/13/2025

NORTH EROSION  
CONTROL PLAN

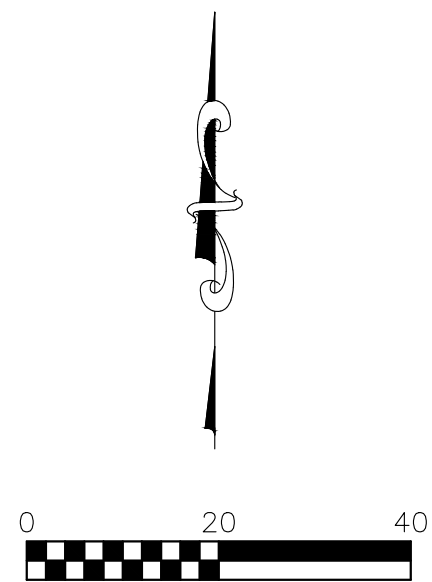
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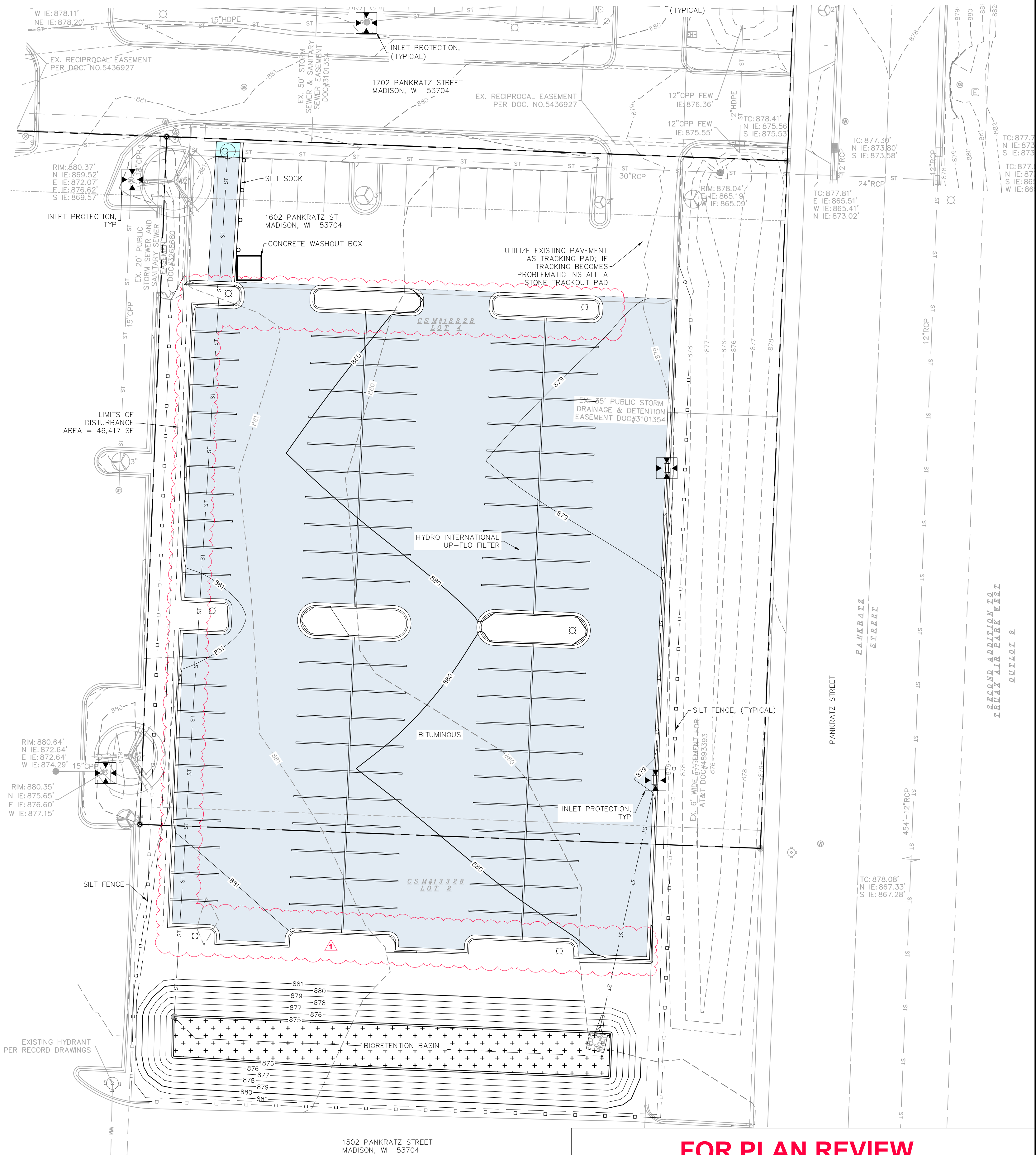
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www.DiggersHotline.com



- LEGEND
- BITUMINOUS PAVEMENT
  - CONCRETE PAVEMENT
  - STORMWATER FACILITY



**FOR PLAN REVIEW**

**Burse**  
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Fax: 608-250-9266  
e-mail: Mburse@BSE-INC.net  
www.bursesurveyengr.com

APPROVALS
PROJECT ENG: <b>MLB</b>
DESIGNED BY: <b>DRH</b>
DRAWN BY: <b>DRH</b>
CHECKED BY: <b>PJF</b>
APPROVED: <b>MLB</b>

**MSA Office Expansion**  
1702 Pankratz Street  
Madison, WI 53704  
**Sullivan Design Build**  
1314 Emil Street  
Madison, WI 53713

PROJECT #: BSE2983-25
PLOT DATE: 06/13/2025
REVISION DATES:
1 06/13/2025

ISSUE DATES:
Site Plan Review 02/25/2025
Conditional Use 06/13/2025

**SOUTH EROSION CONTROL PLAN**

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DRAWING NUMBER  
**C-201**







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Fax: 608-250-9266  
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www.bursesurveyng.com

APPROVALS	PROJECT ENG	MLB	DESIGNED BY	DNH	DRH	PDF	MLB

**MSA Office Expansion**  
1702 Pankratz Street  
Madison, WI 53704  
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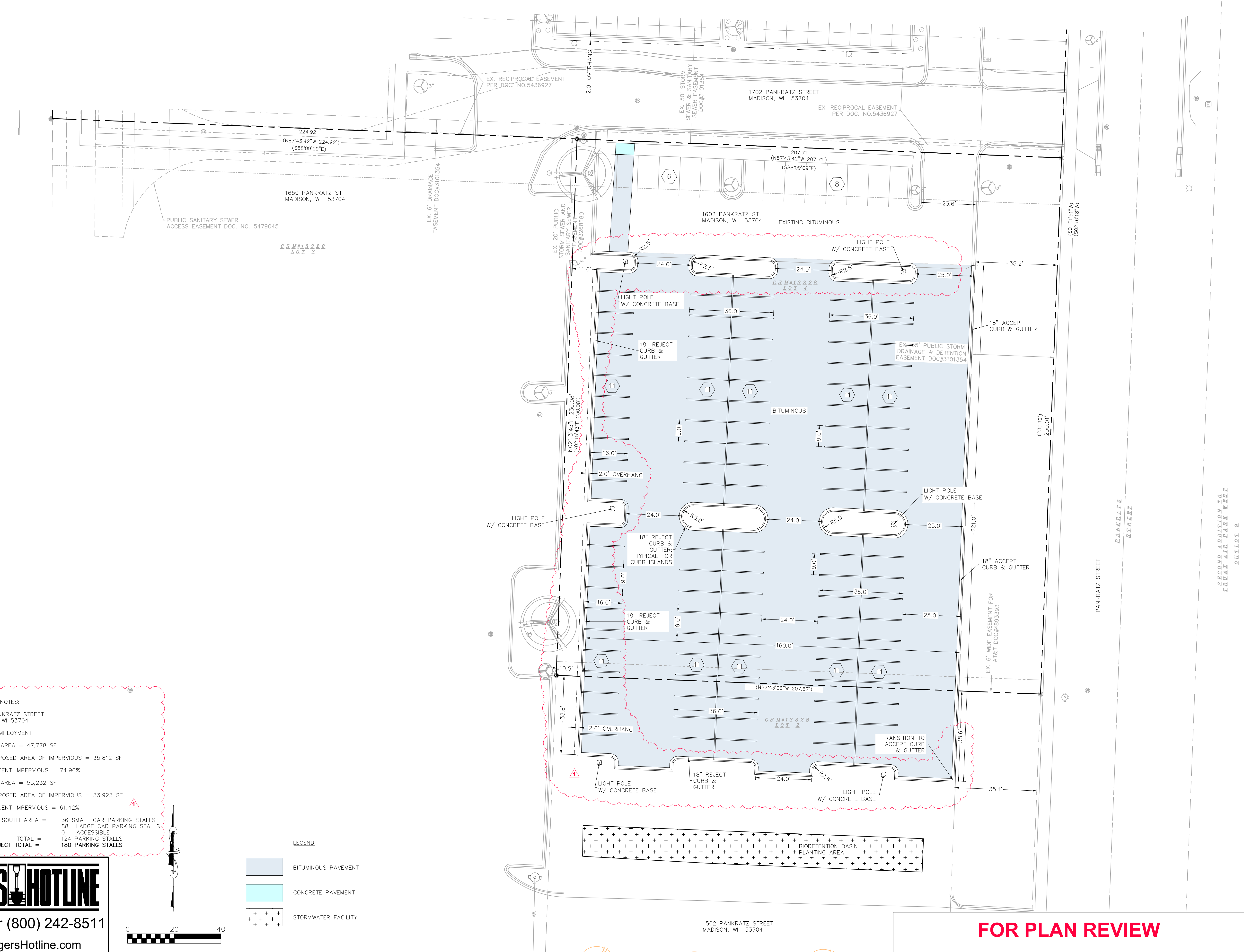
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1 06/13/2025

<b>ISSUE DATES:</b>
Site Plan Review 02/25/2025
Conditional Use 06/13/2025

SOUTH SITE PLAN

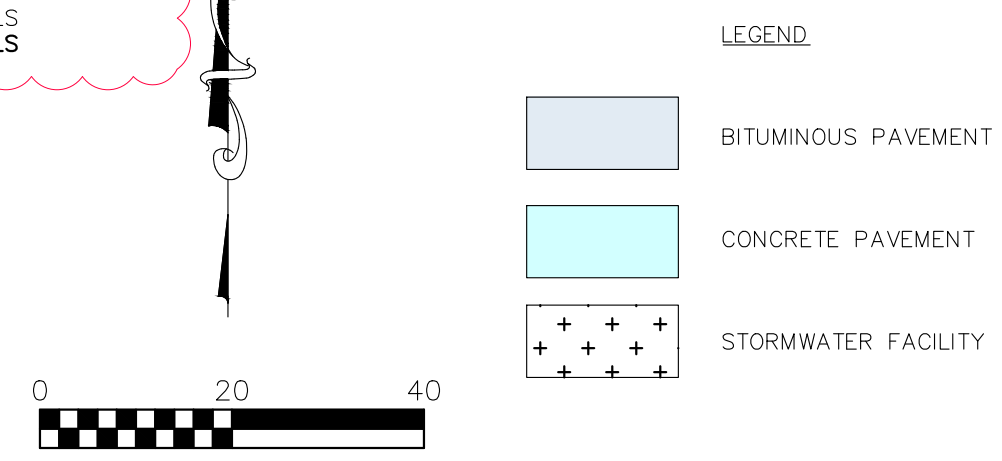
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**DRAWING NUMBER**  
**C-301**



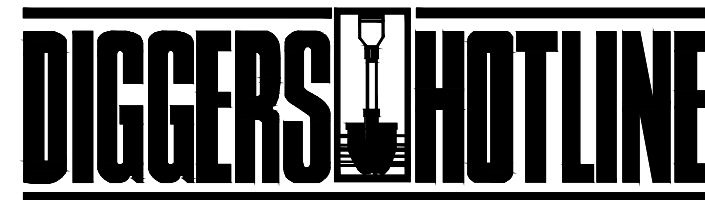
SOUTH AREA SITE PLAN NOTES:  
SITE ADDRESS: 1602 PANKRATZ STREET  
MADISON, WI 53704  
ZONED: SE SUBURBAN EMPLOYMENT  
1602 PANKRATZ ST LOT AREA = 47,778 SF  
1602 PANKRATZ ST PROPOSED AREA OF IMPERVIOUS = 35,812 SF  
1602 PANKRATZ ST PERCENT IMPERVIOUS = 74.96%  
1502 PANKRATZ ST LOT AREA = 55,232 SF  
1502 PANKRATZ ST PROPOSED AREA OF IMPERVIOUS = 33,923 SF  
1502 PANKRATZ ST PERCENT IMPERVIOUS = 61.42%  
PROPOSED PARKING FOR SOUTH AREA = 36 SMALL CAR PARKING STALLS  
88 LARGE CAR PARKING STALLS  
0 ACCESSIBLE  
TOTAL = 124 PARKING STALLS  
PROJECT TOTAL = 180 PARKING STALLS

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

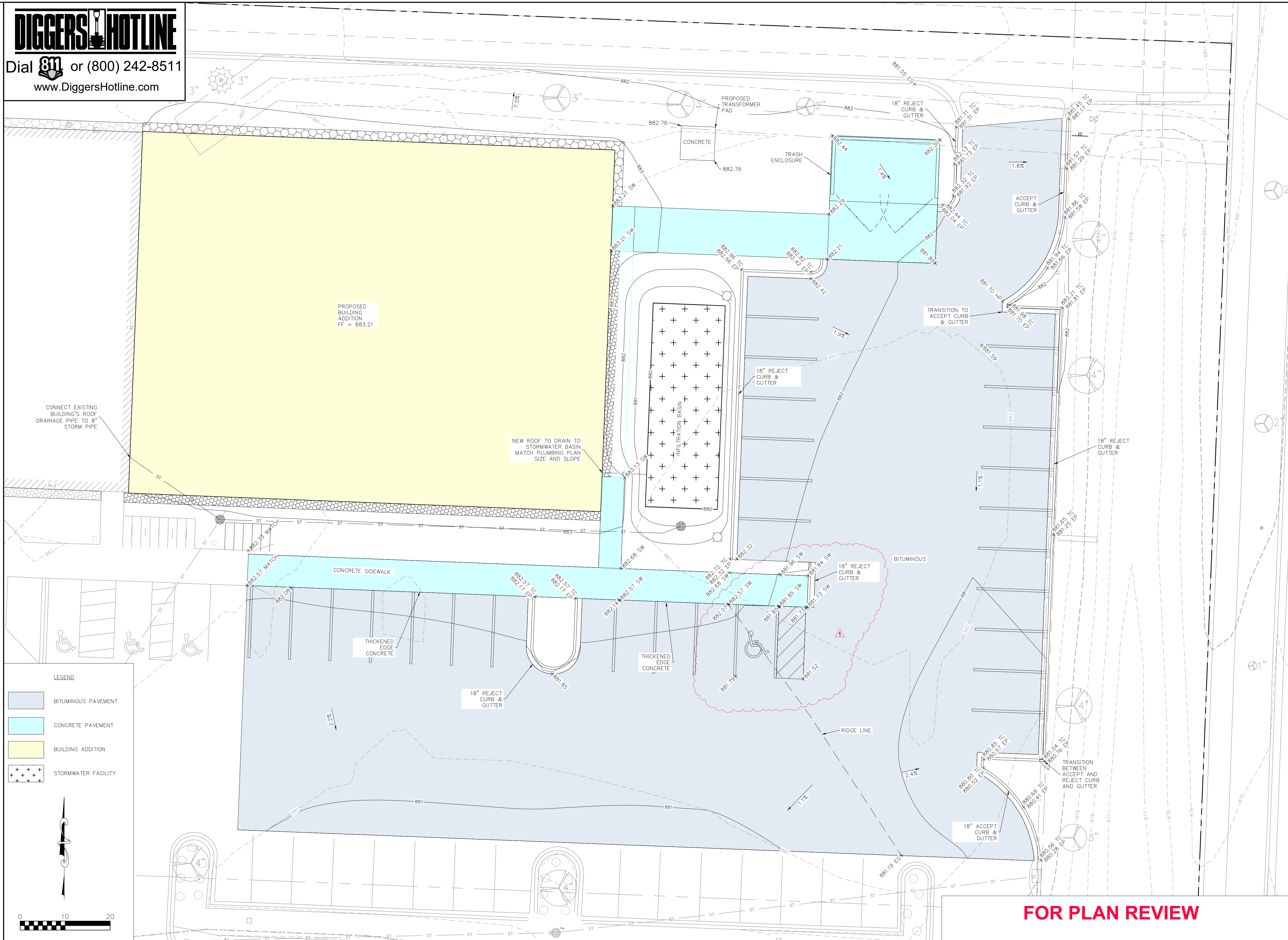


**FOR PLAN REVIEW**





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



**LEGEND**

- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- BUILDING ADDITION
- STORMWATER FACILITY

0 10 20

**Burse**  
Surveying and Engineering, Inc.  
2801 International Lane, Suite 101  
Madison, WI 53704  
Phone: 608-250-9263  
Fax: 608-250-9266  
e-mail: Mburse@BSE-INC.net  
www.bursesurveyengr.com

APPROVALS	PROJECT ENG	MLB	DESIGNED BY	DNH	DRH	PDF	MLB

**MSA Office Expansion**  
1702 Pankratz Street  
Madison, WI 53704  
**Sullivan Design Build**  
1314 Emil Street  
Madison, WI 53713

PROJECT #:	BSE2983-25
PLOT DATE:	06/13/2025
REVISION DATES:	06/13/2025
ISSUE DATES:	02/25/2025
Site Plan Review	02/25/2025
Conditional Use	06/13/2025

NORTH GRADING PLAN

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DRAWING NUMBER  
**C-400**

**FOR PLAN REVIEW**





**FOR PLAN REVIEW**

 <b>Burse</b> Surveying and Engineering, Inc.																													
2801 International Lane, Suite 101 Madison, WI 53704 Phone: 608-250-9263 Fax: 608-250-9266 e-mail: <a href="mailto:Mourse@BSE-INC.net">Mourse@BSE-INC.net</a> <a href="http://www.bursesurveyengr.com">www.bursesurveyengr.com</a>																													
																													
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">APPROVALS</td> <td style="width: 25%;">MLB</td> <td style="width: 25%;">DRH</td> <td style="width: 25%;">MLB</td> </tr> <tr> <td>PROJECT ENG:</td> <td>DESIGNED BY:</td> <td>CHECKED BY:</td> <td>APPROVED:</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	APPROVALS	MLB	DRH	MLB	PROJECT ENG:	DESIGNED BY:	CHECKED BY:	APPROVED:					<div style="text-align: center;"> <h1 style="margin: 0;">MSA Office Expansion</h1> <p>1702 Pankratz Street Madison, WI 53704</p> <h1 style="margin: 0;">Sullivan Design Build</h1> <p>1314 Emil Street Madison, WI 53713</p> </div>																
APPROVALS	MLB	DRH	MLB																										
PROJECT ENG:	DESIGNED BY:	CHECKED BY:	APPROVED:																										
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2"><b>PROJECT #:</b> BSE2983-25</td> </tr> <tr> <td><b>PLOT DATE:</b></td> <td style="text-align: right;">06/13/2025</td> </tr> <tr> <td><b>REVISION DATES:</b></td> <td style="text-align: right;">06/13/2025</td> </tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>		<b>PROJECT #:</b> BSE2983-25		<b>PLOT DATE:</b>	06/13/2025	<b>REVISION DATES:</b>	06/13/2025																						
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<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;"> <p><small>This document contains confidential or proprietary information of Burse Surveying and Engineering, Inc. Neither the document nor the information herein is to be reproduced, distributed, used or disclosed, either in whole or in part, except as specifically authorized by Burse Surveying and Engineering, Inc.</small></p> <p style="font-size: 1.2em; font-weight: bold;">DRAWING NUMBER</p> <p style="font-size: 2em; font-weight: bold; margin-top: 10px;">C-401</p> </td> </tr> </table>		<p><small>This document contains confidential or proprietary information of Burse Surveying and Engineering, Inc. Neither the document nor the information herein is to be reproduced, distributed, used or disclosed, either in whole or in part, except as specifically authorized by Burse Surveying and Engineering, Inc.</small></p> <p style="font-size: 1.2em; font-weight: bold;">DRAWING NUMBER</p> <p style="font-size: 2em; font-weight: bold; margin-top: 10px;">C-401</p>																											
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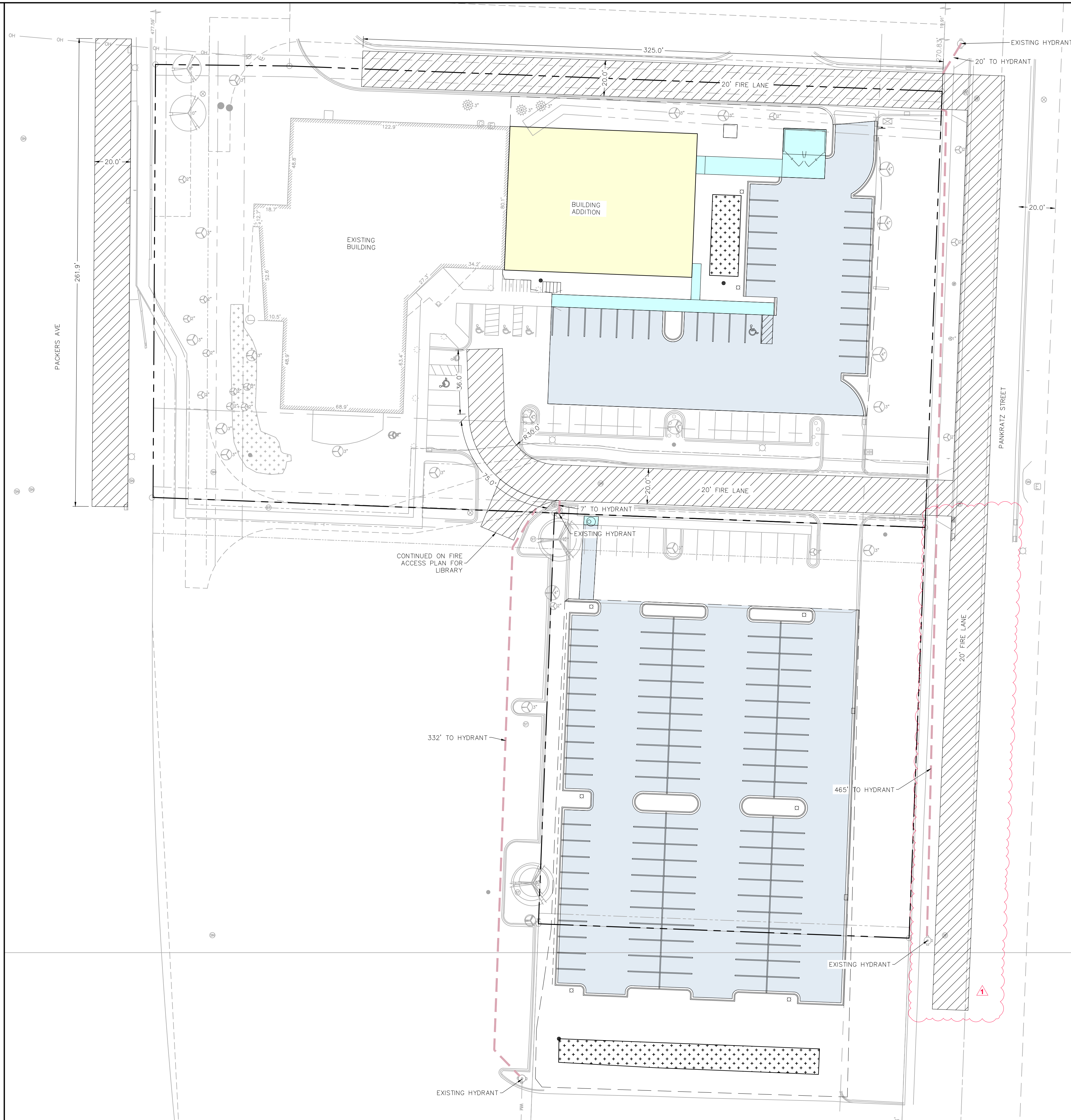












LEGEND

- BUILDING ADDITION
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- STORMWATER FACILITY
- 20' WIDE FIRE ACCESS LANE
- 500' MAX HOSE LAY DISTANCE FROM AT LEAST (2) FIRE HYDRANTS TO FIRE ACCESS LANE

0 30 60

FOR PLAN REVIEW

2801 International Lane, Suite 101  
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Fax: 608-250-9266  
e-mail: [Mbourse@BSE-INC.net](mailto:Mbourse@BSE-INC.net)  
[www.bursesurveyengr.com](http://www.bursesurveyengr.com)

APPROVALS	PROJECT ENG	MLB	DESIGNED BY	DNH	CHECKED BY	DRH	DATE	PDF	MLB
MSA Office Expansion									
1702 Pankratz Street Madison, WI 53704									
Sullivan Design Build									
1314 Emil Street Madison, WI 53713									

PROJECT #: BSE2983-25

PLOT DATE: 06/13/2025

REVISION DATES:

1	06/13/2025

ISSUE DATES:

Site Plan Review	02/25/2025
Conditional Use	06/13/2025

FIRE ACCESS PLAN

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DRAWING NUMBER

C-600





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APPROVALS	PROJECT ENG	MLB	DESIGNED BY	DNL	DRH	PDF	MLB

**MSA Office Expansion**  
1702 Pankratz Street  
Madison, WI 53704  
**Sullivan Design Build**  
1314 Emil Street  
Madison, WI 53713

PROJECT #: BSE2983-25  
PLOT DATE: 06/13/2025

REVISION DATES:  
1 06/13/2025

ISSUE DATES:  
Site Plan Review 02/25/2025  
Conditional Use 06/13/2025

LANDSCAPE PLAN  
NORTH

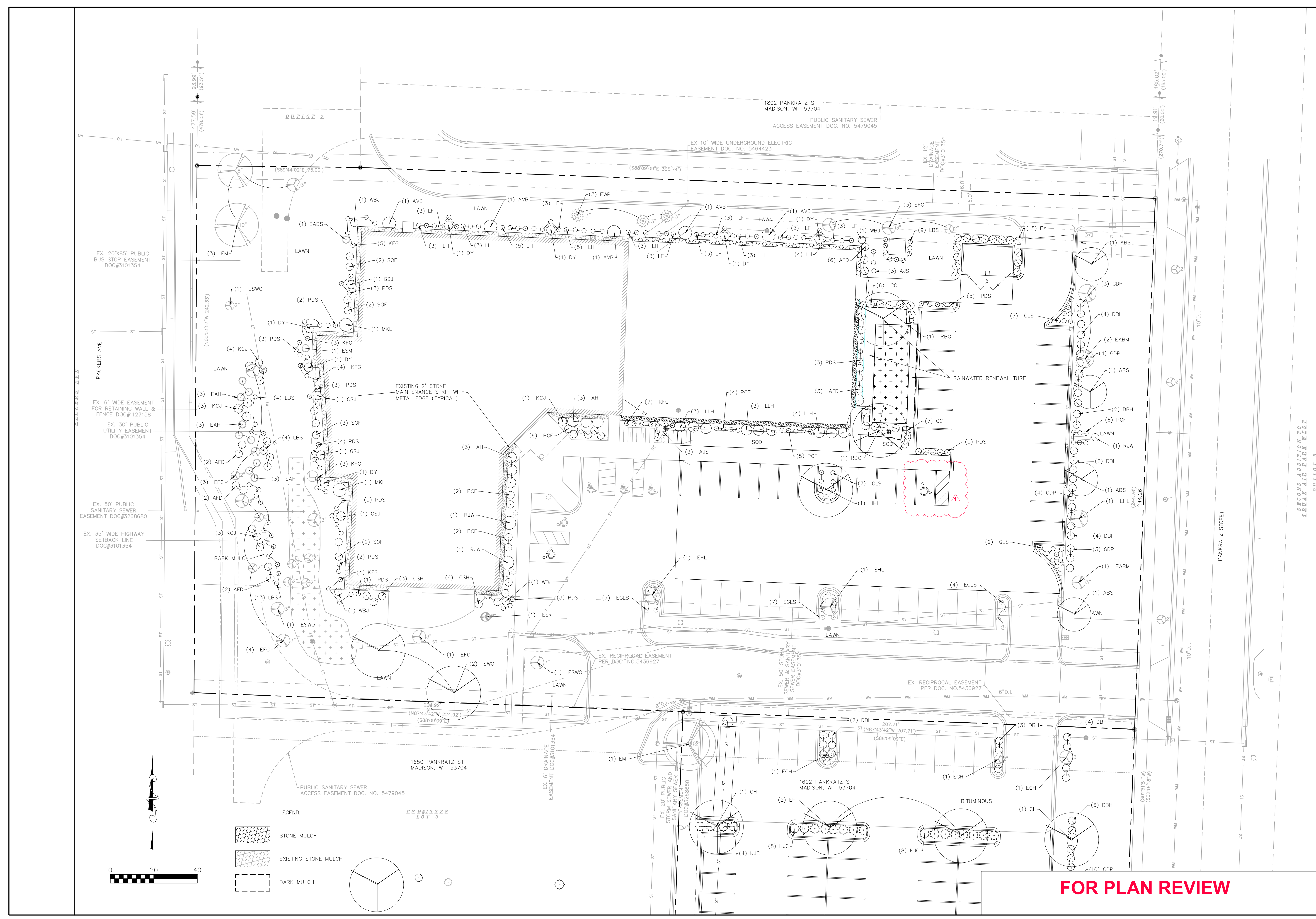
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DRAWING NUMBER

L-100

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LEGEND

 EXISTING EVERGREEN SHRUB

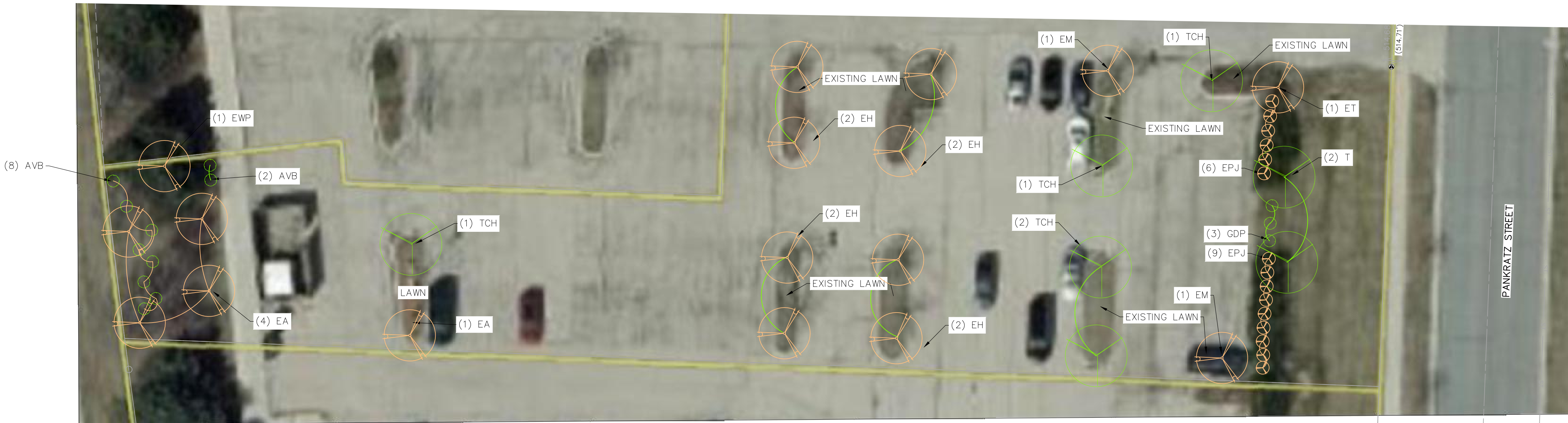
 PROPOSED DECIDUOUS SHRUB

 EXISTING DECIDUOUS TREE

 PROPOSED DECIDUOUS TREE




02040



THIS ENTIRE SHEET WAS ADDED AS PART OF REVISION 1

FOR PLAN REVIEW



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[www.bursesurveyengr.com](http://www.bursesurveyengr.com)

APPROVALS	PROJECT ENG.	MLB	DRAWN BY	DRH	CHECKED BY	PDF	APPROVED	MLB

MSA Office Expansion

1702 Pankratz Street  
Madison, WI 53704

Sullivan Design Build

1314 Emil Street  
Madison, WI 53713

PROJECT #: BSE2983-25

PLOT DATE: 06/13/2025

REVISION DATES:

1

06/13/2025

ISSUE DATES:

Site Plan Review 02/25/2025

Conditional Use 06/13/2025

LANDSCAPE PLAN

1502 Pankratz St.

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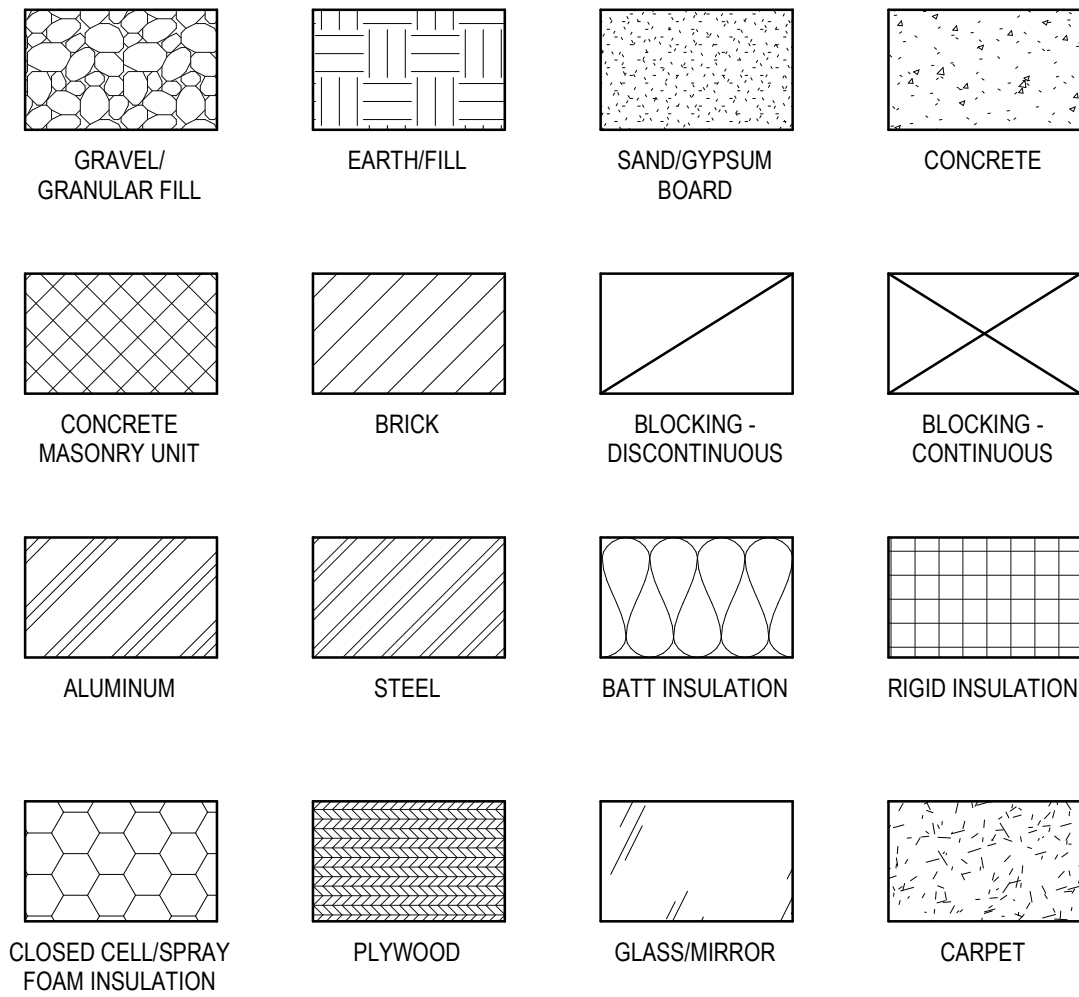
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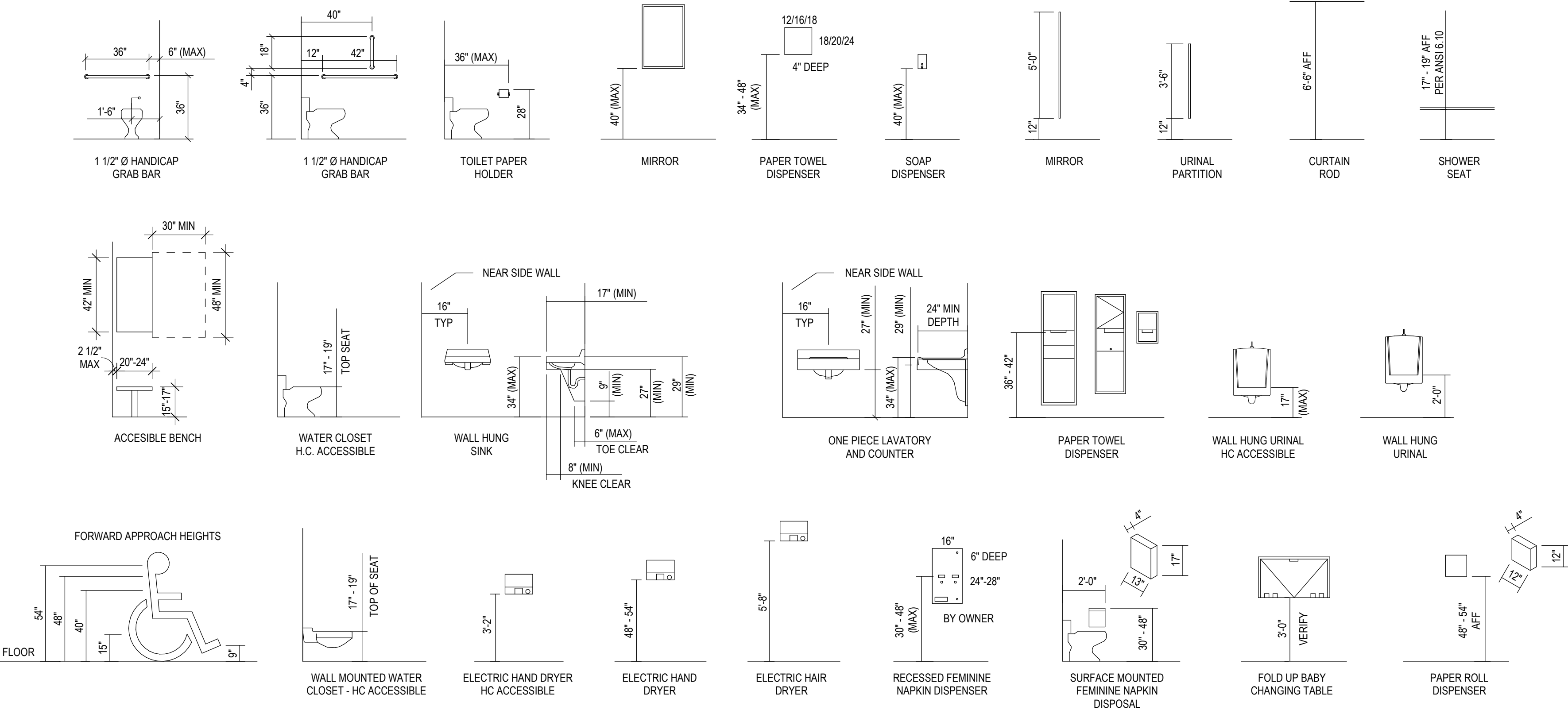


D1	D2	D3	D4	D5	D6
C1	C2	C3	C4	C5	C6
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A1	A2	A3	A4	A5	A6

VIEW LOCATION LEGEND



MATERIAL LEGEND

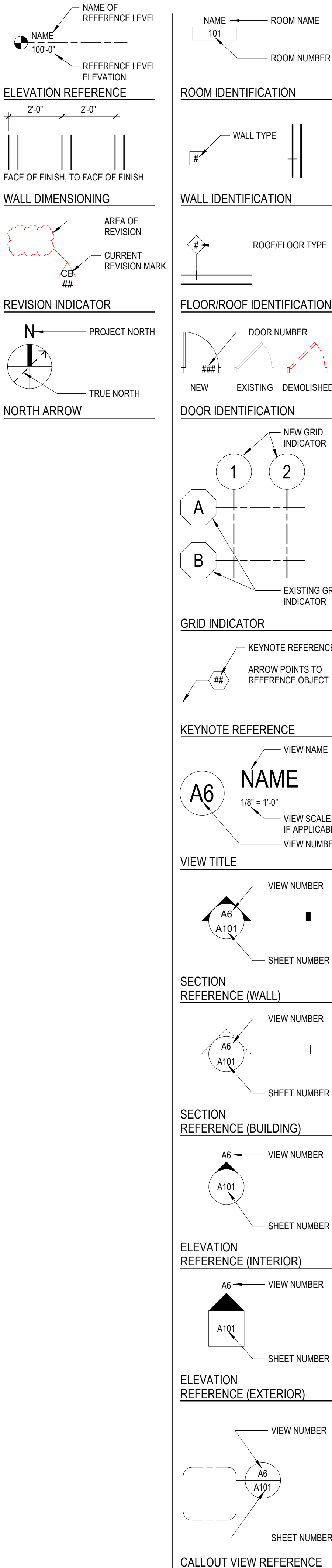


ADA REQUIREMENTS

ABBREVIATIONS

#	NUMBER
ACM	ALUMINUM COMPOSITE METAL
PANEL	PANEL
AFF	ABOVE FINISH FLOOR
AL	ALUMINUM
BO	BOTTOM OF
C	CHANNEL
CG	CORNER GUARD
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
DEMO	DEMOLISH/DEMOLITION
DIA	DIAMETER
DN	DOWN
DS	DOWNSPOUT
(E)	EXISTING
EJ	EXPANSION JOINT
EOD	EDGE OF DECK
EOC	EDGE OF CONCRETE
EPX	EPOXY FLOORING
EQ	EQUAL
EXT	EXTERIOR
FD	FLOOR DRAIN
FOF	FACE OF FINISH
FRP	FIBER REINFORCED PANEL
GA	GAUGE
GC	GENERAL CONTRACTOR
GDSI2.0	HYUNDAI'S CURRENT IMAGE PROGRAM
GL	GLASS
GR	GROUT
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
HM	HOLLOW METAL
HP	HIGH POINT
INT	INTERIOR
L	ANGLE
LVT	LUXURY VINYL TILE
MAX	MAXIMUM
MFR	MANUFACTURERS
MIN	MINIMUM
NTS	NOT TO SCALE
OC	ON CENTER
OA	OVERALL
OH	OVERHEAD
ORD	OVERFLOW ROOF DRAIN
P	PAINT
PL	PLATE
PLAM	PLASTIC LAMINATE
RD	ROOF DRAIN
REV	REVISION
RO	ROUGH OPENING
SC	SEALED CONCRETE
SF	SQUARE FEET
SIM	SIMILAR
SS	SOLID SURFACE
TO	TOP OF
TCC	TOP OF CONCRETE
TOP	TOP OF PIER
TOS	TOP OF STEEL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
WRB	WEATHER RESISTIVE BARRIER

STANDARD SYMBOLS



SITE PLAN REVIEW SET

1314 Emil Street Madison WI 53713  
Tel: 608-257-2289 Fax: 608-257-2906  
https://sullivan.designbuild.com

Owner  
**MSA Professional Services, Inc**

Project  
**MSA Office Addition**

Addition  
1702 Pankratz St,  
Madison, WI 53704

Structural Engineer

Civil Engineer

Key Plan

Mark	Description	Date
BD01	Bid Package 01 - Building	02/03/2025
AP 01	Site Plan Review	02/25/2025
AP 02	Site Plan Review - Revision 1	06/13/2025

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Project Number 25-004  
Drawn By SMC  
Scale As Noted

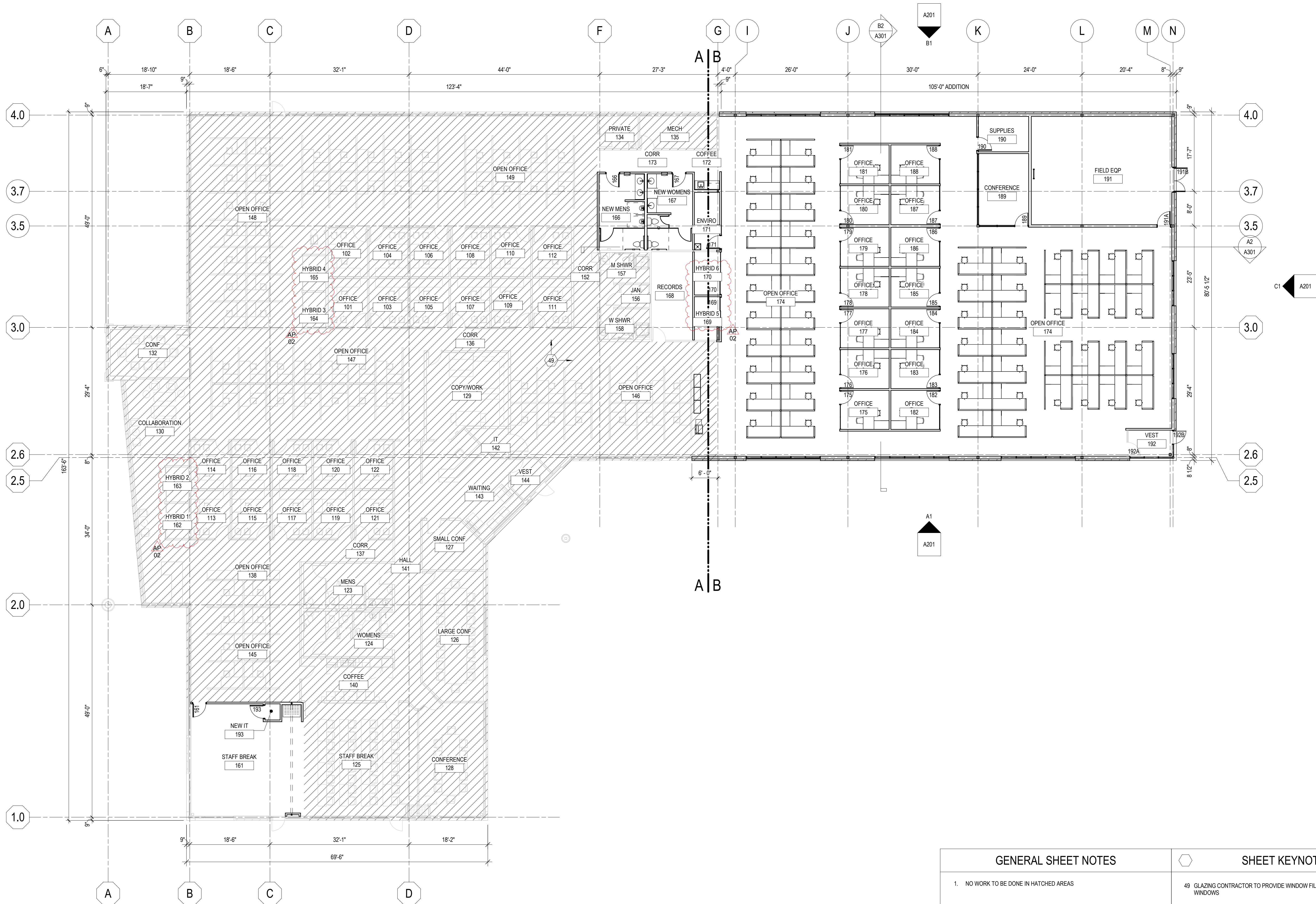
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Sheet Issue Date  
**Site Plan Review - Revision 1** 06/13/2025

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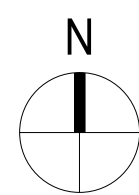
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**GENERAL INFORMATION** **A001**





# A1 OVERALL FIRST FLOOR PLAN

3/32" = 1'-0"



## GENERAL SHEET NOTES

1. NO WORK TO BE DONE IN HATCHED AREAS

## SHEET KEYNOTES

49. GLAZING CONTRACTOR TO PROVIDE WINDOW FILM ON (2) CLERESTORY WINDOWS



1314 Emil Street - Madison WI 53713  
Tel: 608-257-2289 - Fax: 608-257-2906  
https://sullivan.designbuild.com

Owner

MSA Professional Services, Inc



Project

MSA Office Addition

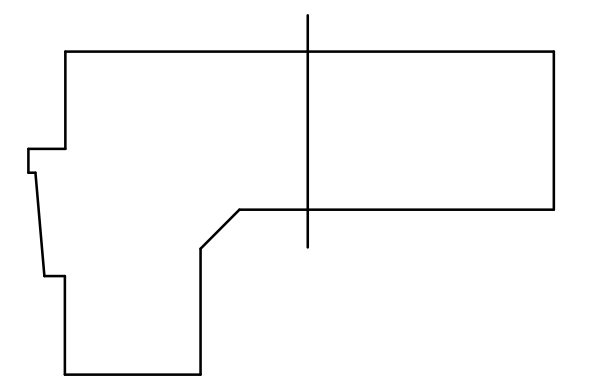
Addition

1702 Pankratz St,  
Madison, WI 53704

Structural Engineer

Civil Engineer

Key Plan



Mark	Description	Date
BD01	Bid Package 01 - Building	02/03/2025
AD 01	Bid Package 01 - Addendum 01	02/14/2025
AP 01	Site Plan Review	02/25/2025
AP 02	Site Plan Review - Revision 1	06/13/2025

Project Number	25-004
Drawn By	SMC
Scale	As Noted

Sheet Issue	Date
Site Plan Review - Revision 1	06/13/2025

Sheet Name	Sheet Number
OVERALL FIRST FLOOR PLAN	A101

SITE PLAN REVIEW SET



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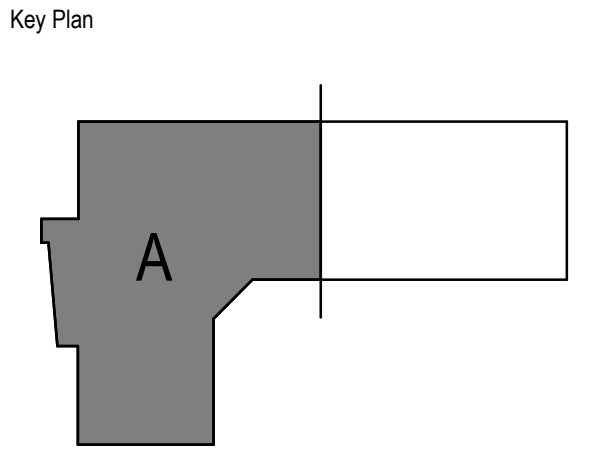
**A1** FIRST FLOOR PLAN - AREA A  
1/8" = 1'-0"

**GENERAL SHEET NOTES**

- CENTER ALL FRAMELESS GLASS AND STOREFRONT ON BULKHEAD ABOVE AND ADJACENT WALLS, UNO
- NO WORK TO BE DONE IN HATCHED AREAS
- ALL NEW INTERIOR PARTITIONS TO BE FRAMED FULL HEIGHT UP TO DECK, UNO

**SHEET KEYNOTES**

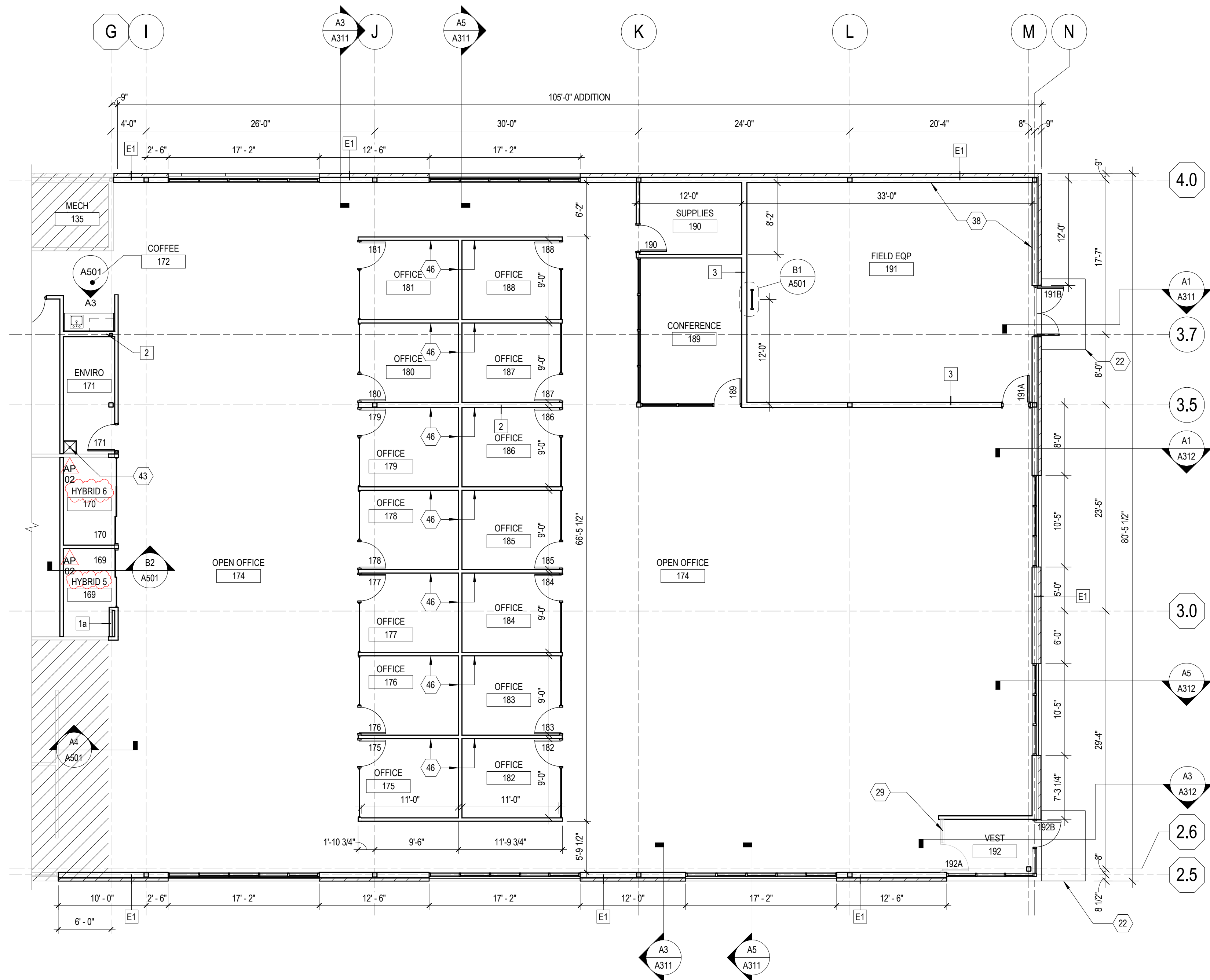
23 EXISTING CONCRETE STOOP TO REMAIN



Mark	Description	Date
BD01	Bid Package 01 - Building	02/03/2025
AP 01	Site Plan Review	02/25/2025
AP 02	Site Plan Review - Revision 1	06/13/2025



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**A1** FIRST FLOOR PLAN - AREA B  
1/8" = 1'-0"

### GENERAL SHEET NOTES

1. CENTER ALL FRAMELESS GLASS AND STOREFRONT ON BULKHEAD ABOVE AND ADJACENT WALLS, UNO
2. NO WORK TO BE DONE IN HATCHED AREAS
3. ALL NEW INTERIOR PARTITIONS TO BE FRAMED FULL HEIGHT UP TO DECK, UNO
4. ELECTRICIAN TO PROVIDE QUAD OUTLETS ABOVE SHELF TOPS IN FIELD EQUIP 191, COORDINATE FINAL LOCATIONS WITH OWNER

### SHEET KEYNOTES

22. CONCRETE STOOP, SEE STRUCTURAL
29. GLAZING CONTRACTOR TO REMOVE, SALVAGE AND REPURPOSE EXISTING VESTIBULE FRAMING AND GLAZING AT NEW LOCATION.
38. PROVIDE 5/8" FIRE TREATED PLYWOOD IN LEAU OF DRYWALL UP TO 8' AFF
43. UTILITY SINK
46. ADD ALT SOUND BOARD FULL HEIGHT



1314 Emil Street Madison WI 53713  
Tel: 608-257-2289 Fax: 608-257-2906  
https://sullivandesignbuild.com

Owner

MSA Professional Services, Inc



Project

MSA Office Addition

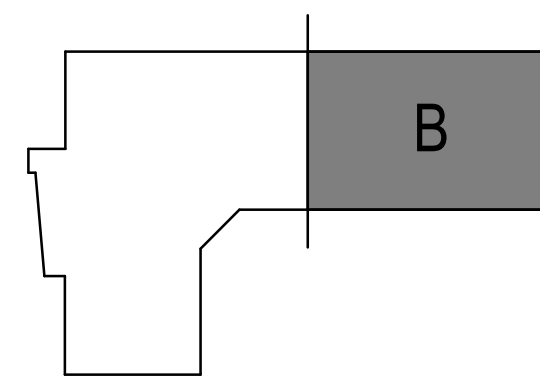
Addition

1702 Pankratz St,  
Madison, WI 53704

Structural Engineer

Civil Engineer

Key Plan



**SITE PLAN REVIEW SET**

Mark	Description	Date
BD01	Bid Package 01 - Building	02/03/2025
AD 01	Bid Package 01 - Addendum 01	02/14/2025
AP 01	Site Plan Review	02/25/2025
AP 02	Site Plan Review - Revision 1	06/13/2025

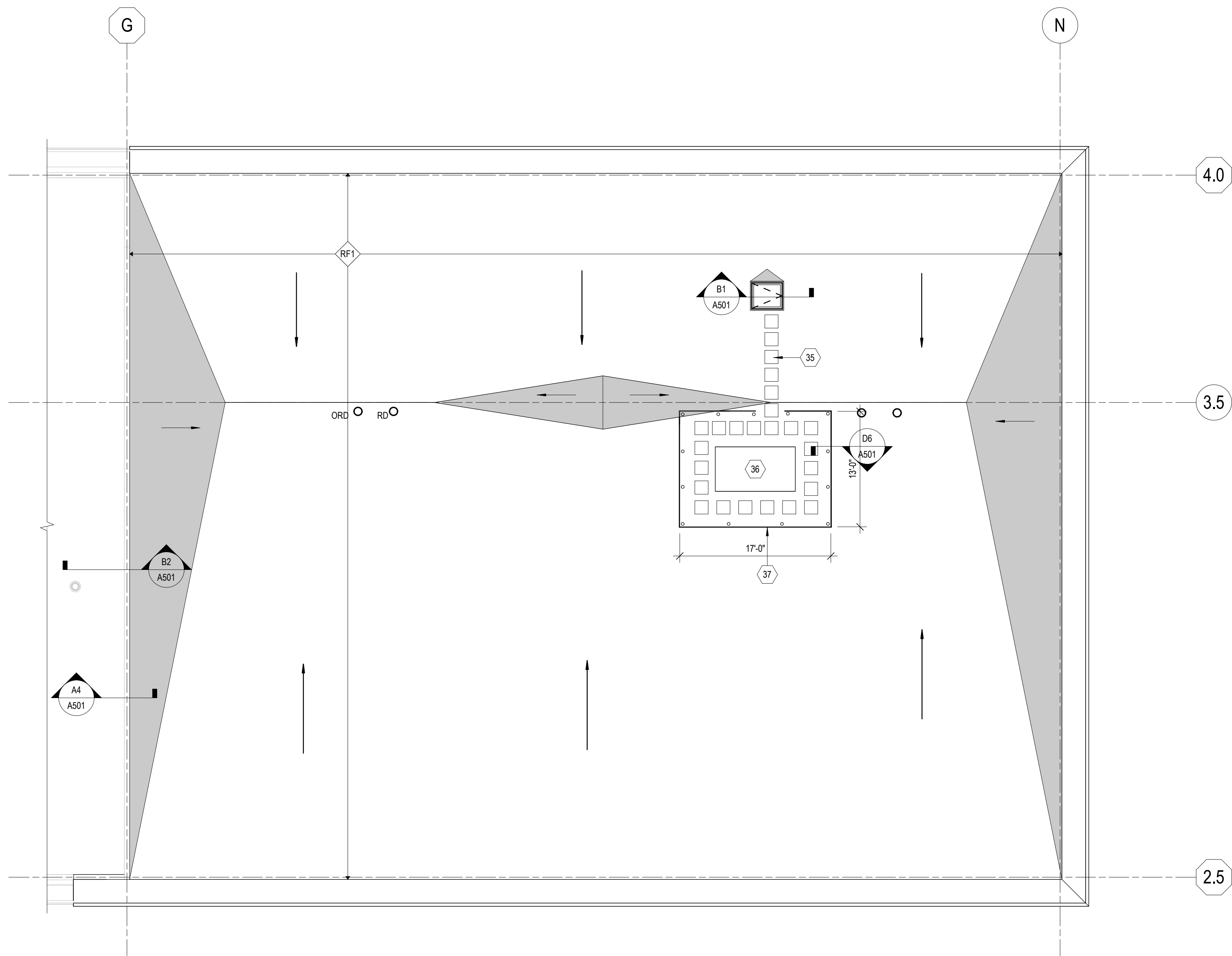
Project Number	25-004
Drawn By	SMC
Scale	As Noted

Sheet Issue	Date
Site Plan Review - Revision 1	06/13/2025

Sheet Name	Sheet Number
FIRST FLOOR PLAN - AREA B	A111b



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**A1** ROOF PLAN  
1/8" = 1'-0"

GENERAL SHEET NOTES

1.

NOT ALL ROOF PENETRATIONS ARE SHOWN. ROOFING CONTRACTOR TO PROVIDE BOOTS, FLASHING AND OTHER ACCESSORIES REQUIRED TO PROVIDE A COMPLETE, WATERTIGHT WARRANTED SEAL AT ALL NEW ROOF PENETRATIONS.

2.

ROOF DRAIN LOCATIONS ARE SHOWN FOR INTENT ONLY. PLUMBING CONTRACTOR TO CONFIRM FINAL ROOF DRAIN SIZES AND LOCATIONS.

3.

HVAC CONTRACTOR TO PROVIDE INSULATED ROOF CURBS FOR ALL HVAC EQUIPMENT

SHEET KEYNOTES

35

ROOFING CONTRACTOR TO PROVIDE CONCRETE PAVERS

36

ASSUMED RTU LOCATION

37

RTU SCREENING. 4' HIGH CORRUGATED METAL PANEL AND METAL STUDS ATTACHED TO TUBE STEEL AT 5' OC MAX

Sullivan

designBUILD

1314 Emil Street

Madison WI 53713

Tel: 608-257-2289

Fax: 608-257-2906

https://sullivan.designbuild.com

Owner

MSA Professional Services, Inc

MSA

Project

MSA Office Addition

Addition

1702 Pankratz St,  
Madison, WI 53704

Structural Engineer

Civil Engineer

Key Plan

Mark	Description	Date
BD 01	Bid Package 01 - Building	02/03/2025
AD 01	Bid Package 01 - Addendum 01	02/14/2025
AP 02	Site Plan Review - Revision 1	06/13/2025

Project Number	25-004
Drawn By	SMC
Scale	As Noted

Sheet Issue	Date
Site Plan Review - Revision 1	06/13/2025

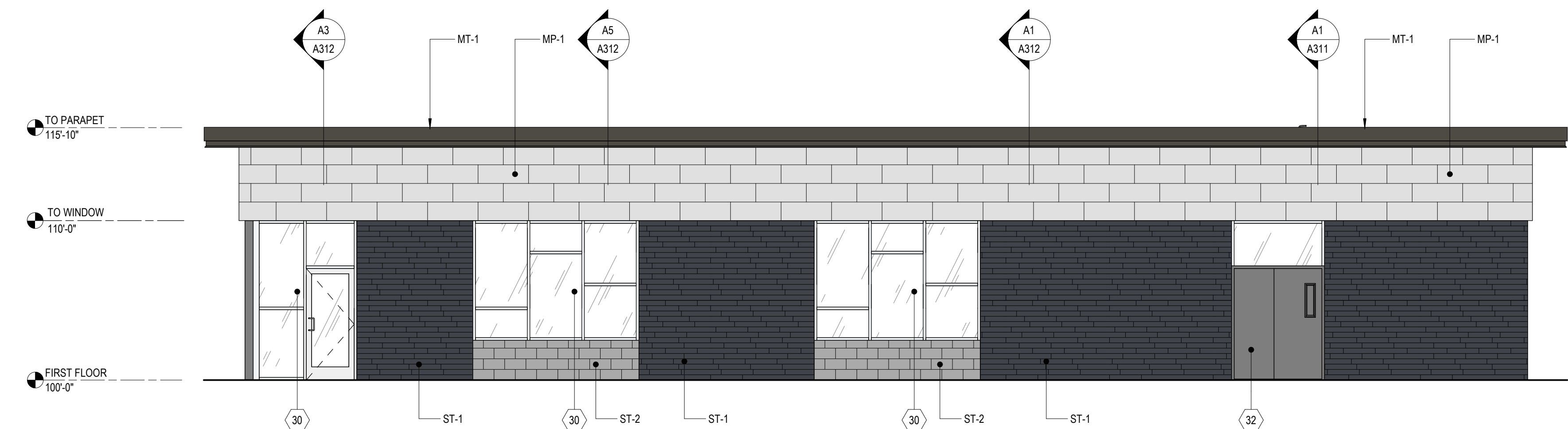
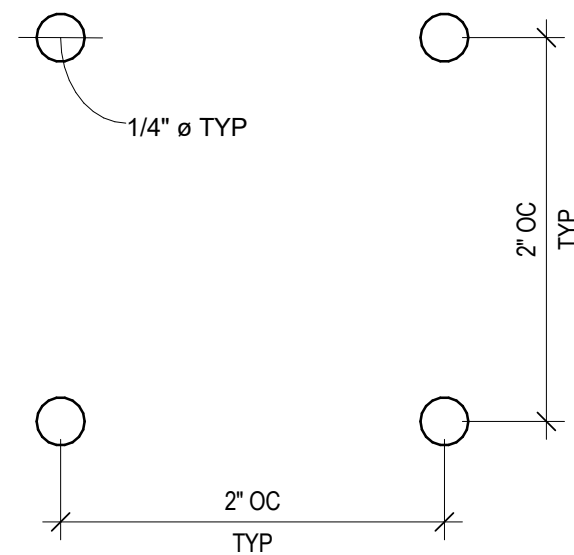
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ROOF PLAN	A131

AP 02

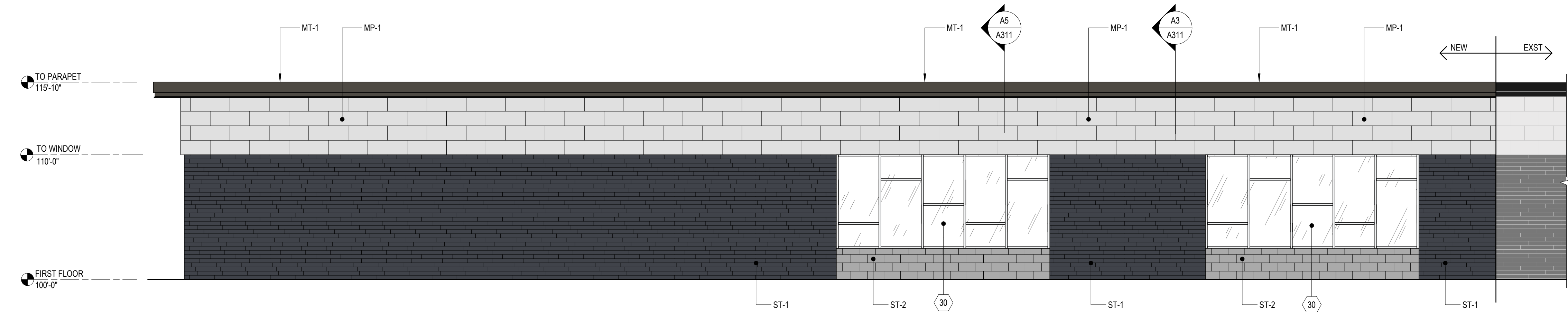


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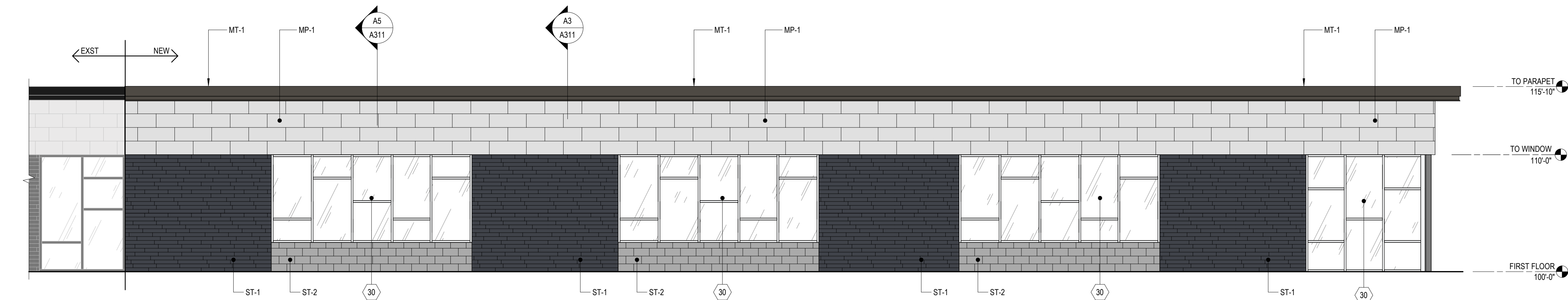
BIRD SAFE MARKINGS



C1 EAST ELEVATION  
3/16" = 1'-0"



B1 NORTH ELEVATION  
3/16" = 1'-0"



A1 SOUTH ELEVATION  
3/16" = 1'-0"

GENERAL SHEET NOTES

1. ALL NEW GLAZING TO BE BIRD SAFE

SHEET KEYNOTES

- 30 CLEAR ANNOOZED ALUMINUM AND BIRD SAFE GLASS STOREFRONT. SEE EXTERIOR FRAME ELEVATIONS.  
32 HOLLOW METAL DOOR

EXTERIOR FINISH SCHEDULE

MARK	MATERIAL	MANUFACTURER	MODEL	COLOR	FINISH	DIMENSIONS	APPLICATION	COMMENTS
MP-1	METAL PANEL	CMG	ULTRA-LOC	SILVER		14"x38" NOMINAL	EXTERIOR	INSTALL RUNNING BOND. TO MATCH EXISTING IN COLOR, FINISH, SIZE AND INSTALL PATTERN. VIF BEFORE MANUFACTURE.
MP-2	METAL PANEL	CMG	ULTRA FLUSH SOFFIT PANEL	BURNISHED SLATE			EXTERIOR	COLOR TO MATCH EXISTING.
MT-1	METAL FLASHING	CMG		BURNISHED SLATE			EXTERIOR	COLOR TO MATCH EXISTING.
ST-1	MANUFACTURED STONE	ARRISCRAFT	URBAN LEDGERSTONE	DUSK	SPLIT FACE	3 5/8"xRANDOM	EXTERIOR	INSTALL RANDOM PATTERN. TO MATCH EXISTING IN COLOR, FINISH, SIZE AND INSTALL PATTERN. VIF BEFORE MANUFACTURE.
ST-2	MANUFACTURED STONE	ARRISCRAFT	THIN-CLAD ARRIS-TILE RENAISSANCE	GRAPHITE	SMOOTH	8"x24"	EXTERIOR	INSTALL RUNNING BOND. TO MATCH EXISTING IN COLOR, FINISH, SIZE AND INSTALL PATTERN. VIF BEFORE MANUFACTURE.

AP 02

SITE PLAN REVIEW SET



1314 Emil Street - Madison WI 53713  
Tel: 608-257-2289 - Fax: 608-257-2906  
https://sullivan.designbuild.com

Owner

MSA Professional Services, Inc



Project

MSA Office Addition

Addition

1702 Pankratz St,  
Madison, WI 53704

Structural Engineer

Civil Engineer

Key Plan

Mark	Description	Date
BD01	Bid Package 01 - Building	02/03/2025
AP 01	Site Plan Review	02/25/2025
AP 02	Site Plan Review - Revision 1	06/13/2025

Project Number	25-004
Drawn By	SMC
Scale	As Noted

Sheet Issue	Date
Site Plan Review - Revision 1	06/13/2025

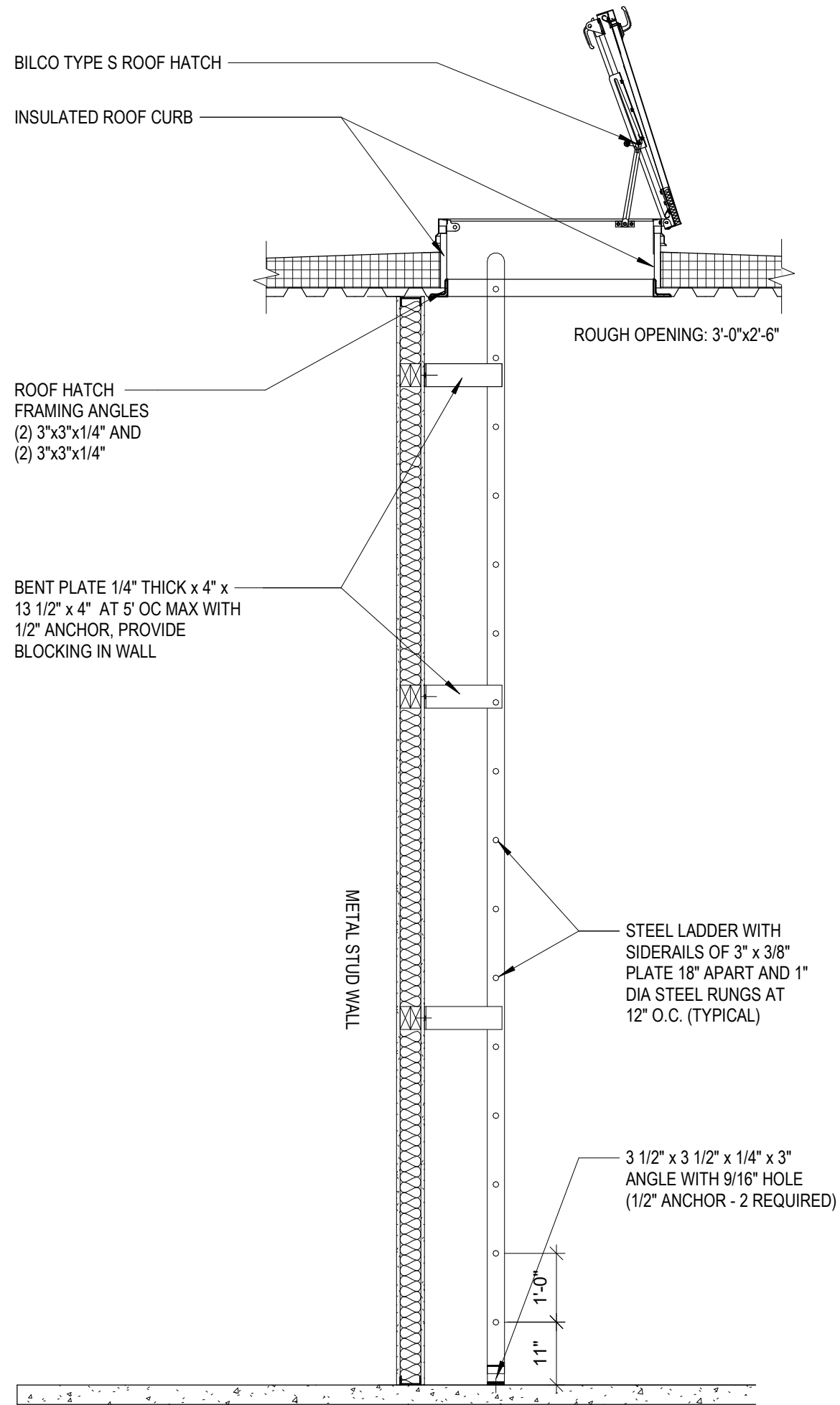
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EXTERIOR ELEVATIONS

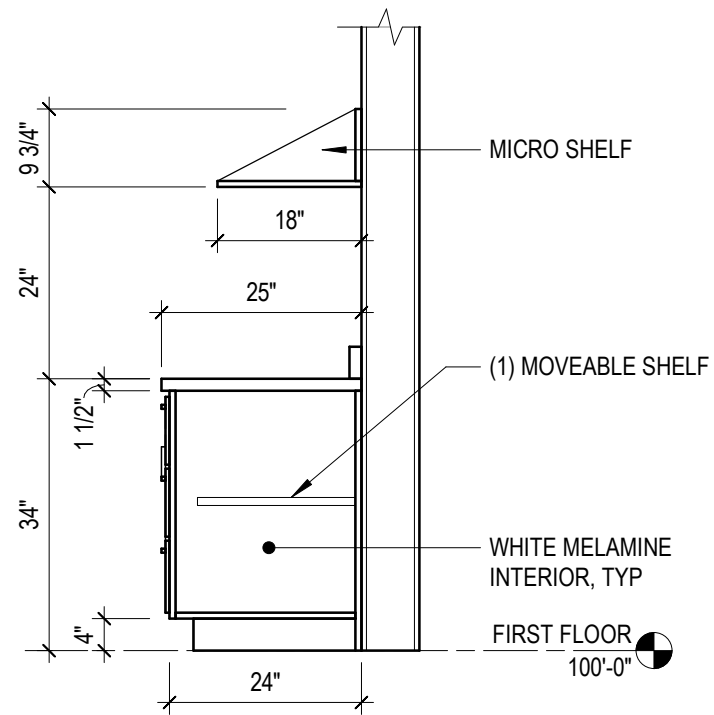
A201



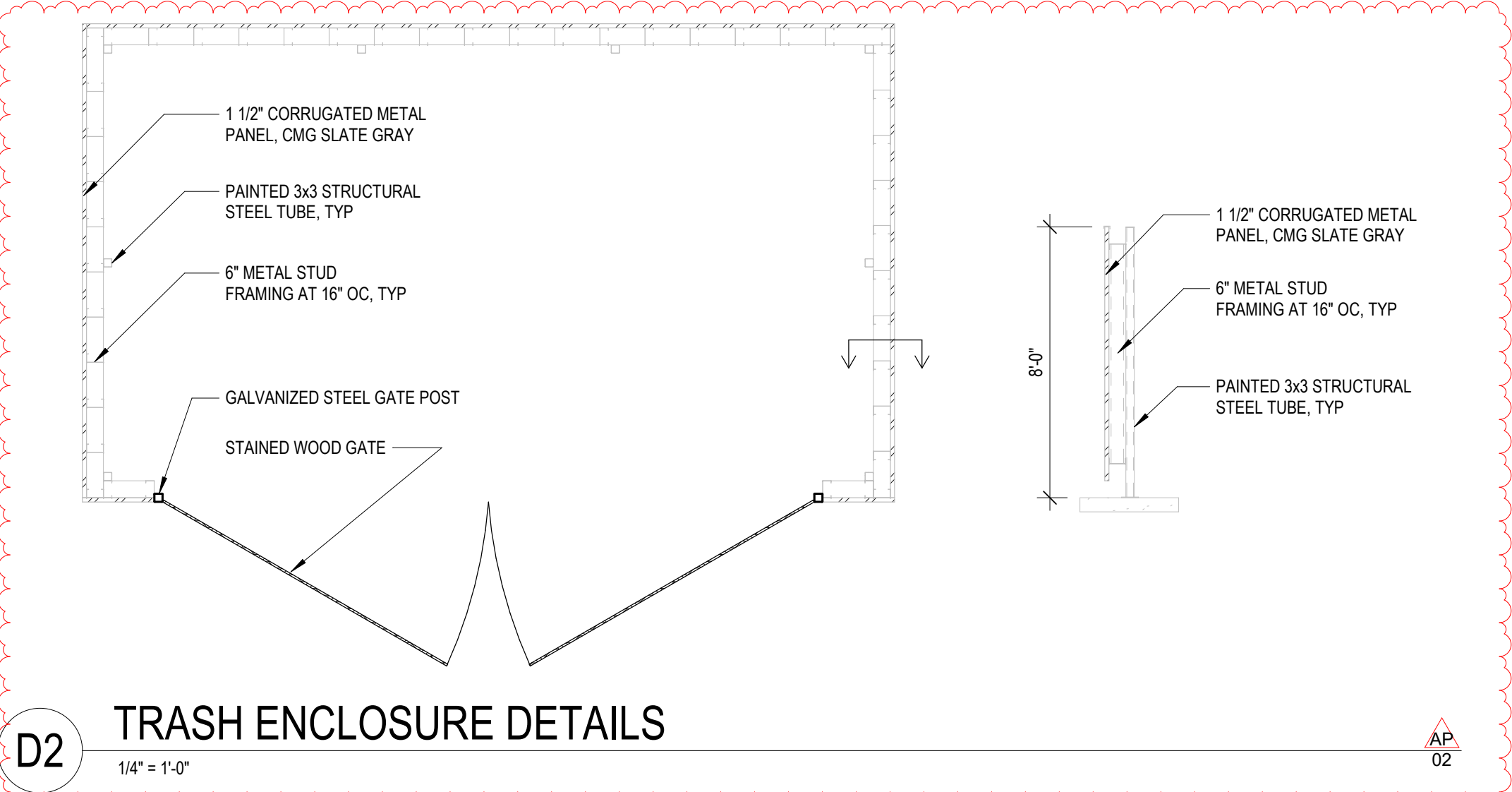
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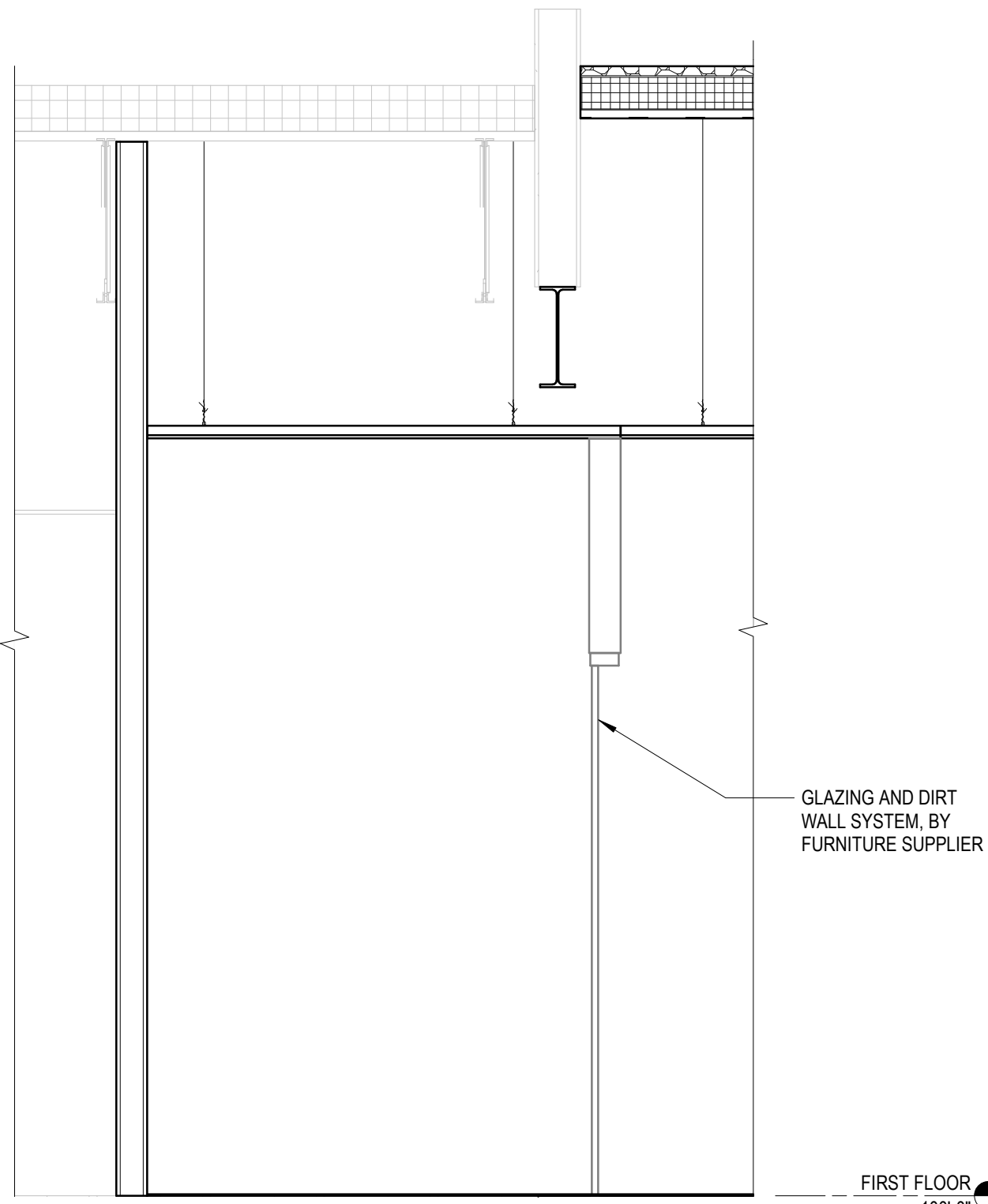
**B1** ROOF HATCH DETAIL  
1/2" = 1'-0"



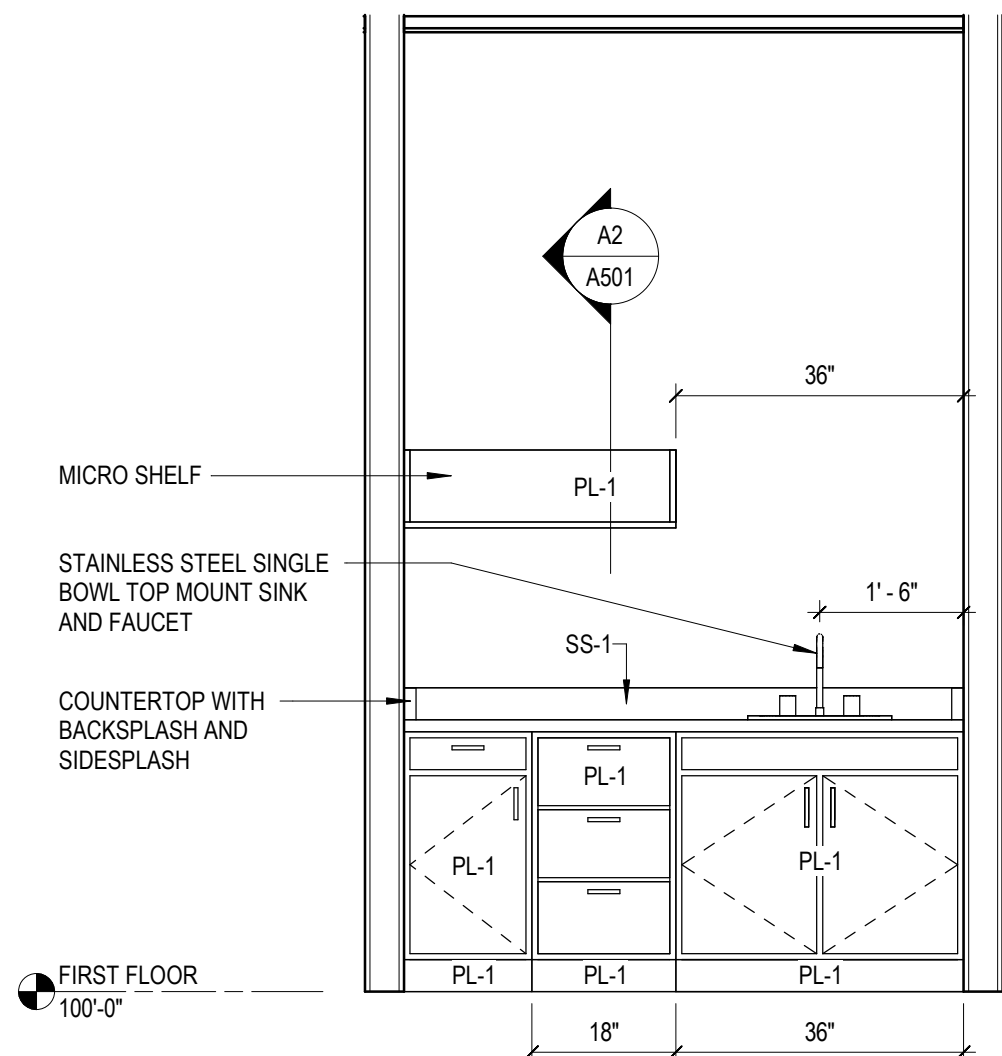
**A2** SECTION  
1/2" = 1'-0"



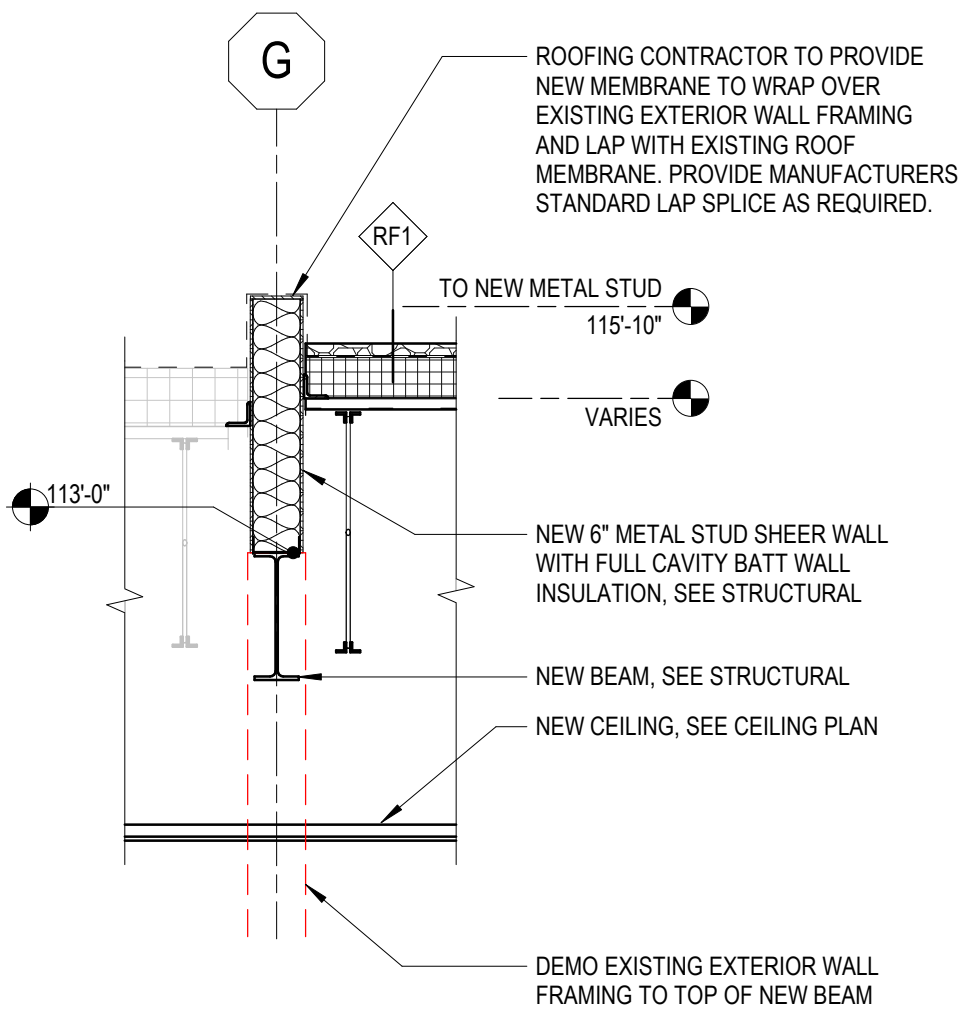
**D2** TRASH ENCLOSURE DETAILS  
1/4" = 1'-0"



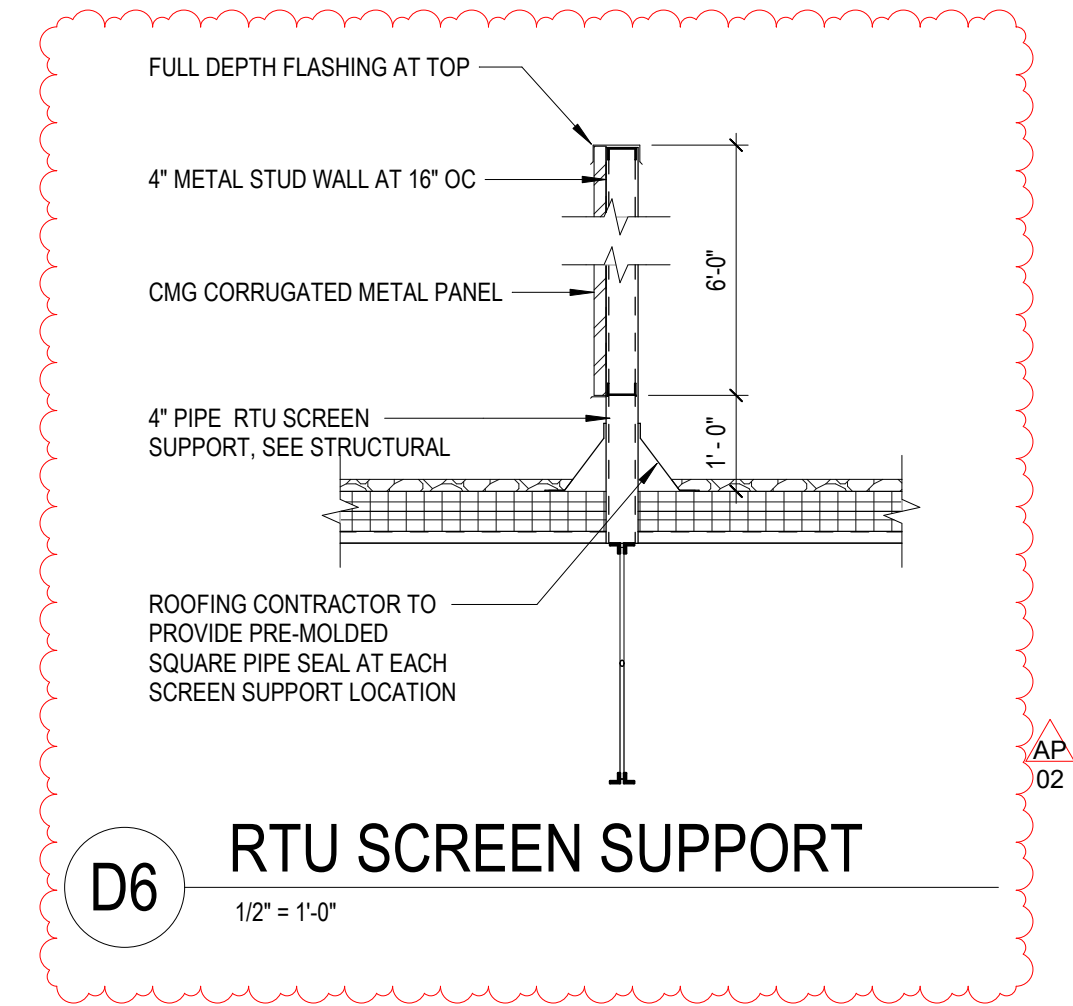
**B2** DETAIL  
1/2" = 1'-0"



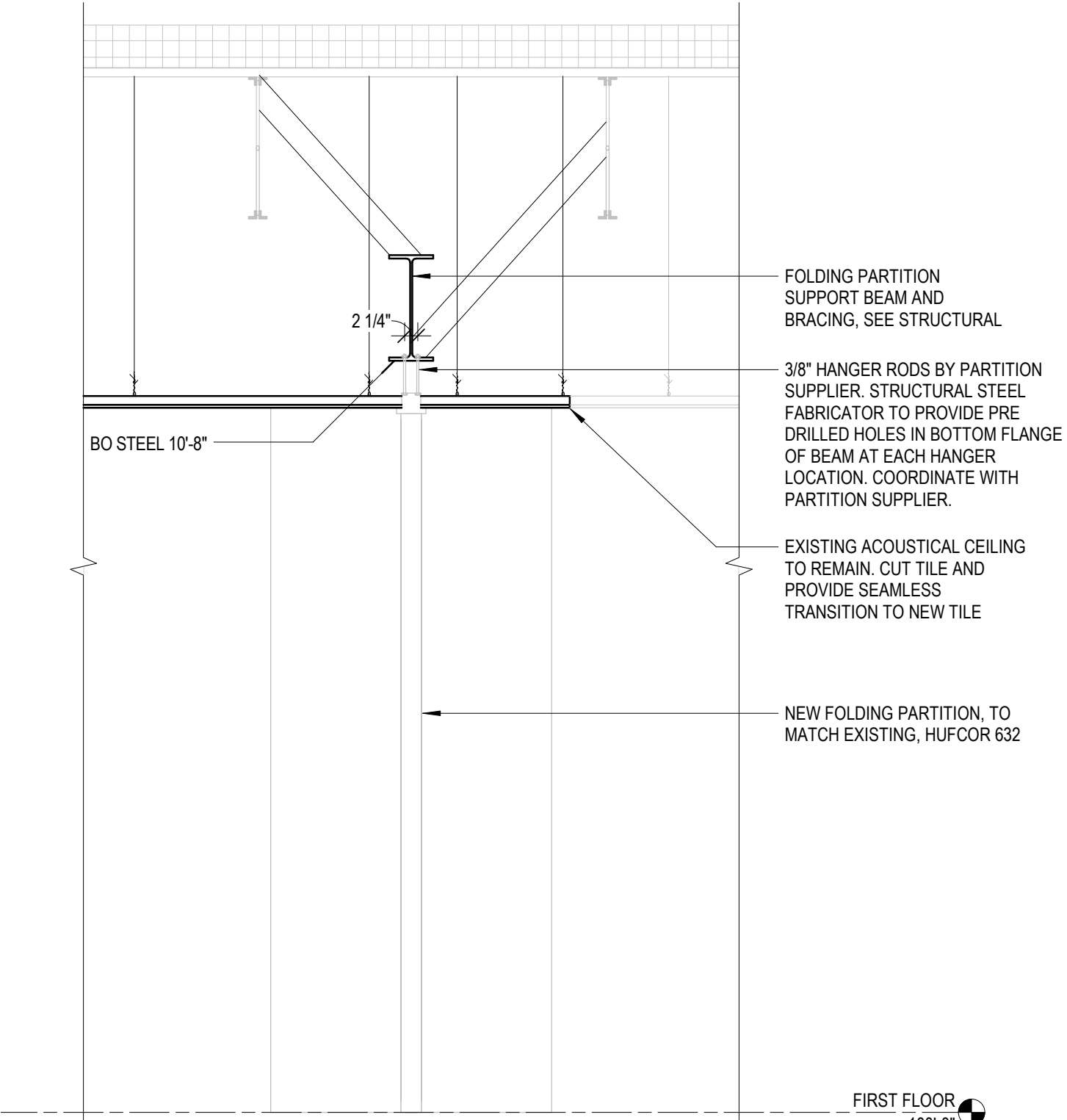
**A3** ELEVATION  
1/2" = 1'-0"



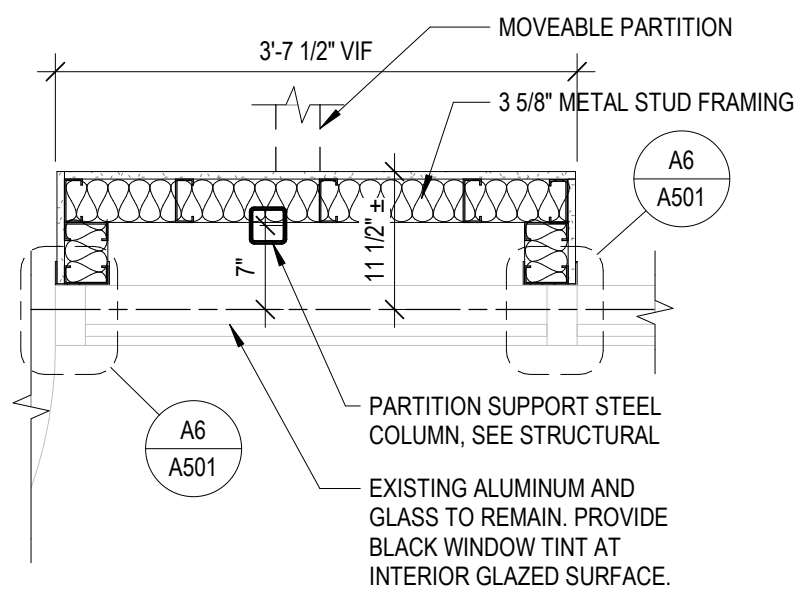
**A4** ROOF TRANSITION AT EXISTING  
1/2" = 1'-0"



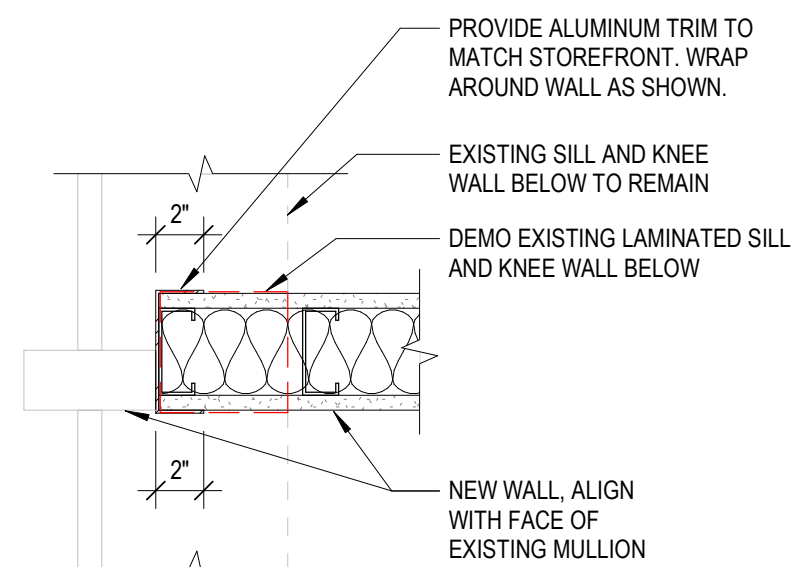
**D6** RTU SCREEN SUPPORT  
1/2" = 1'-0"



**B6** DETAIL AT OPERABLE PARTITION  
1/2" = 1'-0"



**A5** DETAIL  
3/4" = 1'-0"



**A6** STOREFRONT WALL TRANSITION DETAIL  
1 1/2" = 1'-0"

Mark	Description	Date
BD01	Bid Package 01 - Building	02/03/2025
AD 01	Bid Package 01 - Addendum 01	02/14/2025
AP 02	Site Plan Review - Revision 1	06/13/2025

Project Number	25-004
Drawn By	SMC
Scale	As Noted

Sheet Issue	Date
Site Plan Review - Revision 1	06/13/2025

Sheet Name	Sheet Number
DETAILS	<b>A501</b>