

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
126 S. Hamilton St.
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 _____

Urban Design District _____

Submittal reviewed by _____

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: _____

Title: _____

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

UDC meeting date requested _____

- 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)

Other

- Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name _____ **Company** _____

Street address _____ **City/State/Zip** _____

Telephone _____ **Email** _____

Project contact person _____ **Company** _____

Street address _____ **City/State/Zip** _____

Telephone _____ **Email** _____

Property owner (if not applicant) _____

Street address _____ **City/State/Zip** _____

Telephone _____ **Email** _____

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 provided below for plan details)
- Filing fee**
- Electronic Submittal***

Each submittal must include fourteen (14) 11" x 17" collated paper copies. Landscape and Lighting plans (if required) must be full-sized. 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 2-22-2019.
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.

Applicant name Meghan Strunk Relationship to property Architecture Firm for Owner

Authorized signature of **Property Owner** Elizabeth Weiner Date _____

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



City of Madison
Planning Division
215 Martin Luther King Jr Blvd, Suite 017
Madison, Wisconsin 53701

Re: Burger King - Madison
Project No.: 18224
Urban Design Commission Application

Dear Planning Division:

The minor alteration to the existing Conditional Use will include a reskinning of the building and site maintenance improvements. The renovated exterior will bring the store up-to-date with the current BK branding standards and provide an attractive building to fit in the context along Odana Road.

The improvements to the site will include replacing, in kind, the asphalt along the front of the building and moving the accessible parking stalls closer to the main entrance. The concrete at the outdoor seating area will be replaced, in kind, and an accessible outdoor seating area will be provided. There will be new landscaping to bring the site into compliance.

There will be a new and slightly repositioned menuboard, presell and order confirmation unit. The concrete at the order confirmation unit will also be replaced, in kind.

The footprint of the building will remain the same. The mansard roofs will be removed and the walls will be extended to create a modern-looking building. Nichiha architectural panels, a fiber cementitious, environmentally friendly product will be introduced as a new cladding material. There will be a wood-looking Nichiha panel that will define the towers and entrance. The existing dark colored EIFS along the bottom half of the building will be replaced with a new brick-looking Nichiha panel.

We are proposing to have only one sign on each side of the building to meet the ordinance. The monument sign out front is proposed to be replaced with an updated version. This sign will have an EMC with a message that will not change more frequently than 5 minutes to meet the ordinance. A cut sheet of the proposed monument sign is included in the drawings package for your reference.

If you have any questions regarding these Documents, please contact me.

Sincerely,

Meghan Strunk

Meghan Strunk
KOMA

Enclosure: (UDC Application_Sept2017, 2019.3.4 BK MADISON - UDC) dated 3/4/2019.

GENERAL DEMO SITE NOTES:

- REFER TO GENERAL DEMOLITION NOTES SHEET A20

SITE PLAN DEMOLITION KEY NOTES:

- D1 DEMOLISH MENUBOARD, OCU, AND FOUNDATIONS
- D2 SAWCUT AND REMOVE EXISTING CONCRETE AND ASPHALT AREA (SHOWN IN APPROXIMATION) IN PREPARATION FOR NEW CONCRETE PAD, 9'-0" FORWARD AND 11'-0" BACK FROM CENTER OF ORDER CONFIRMATION UNIT (MIN); REMOVE EXISTING LOOP DETECTOR
- D3 DEMOLISH BOLLARD
- D4 DEMOLISH GATE
- D5 DEMOLISH WOOD STUD WALL AND COPING AROUND TRASH ENCLOSURE AND FREEZER/COOLER; PREP FOR NEW WALL AND COPING
- D6 DEMOLISH CONCRETE SIDEWALK AND PATIO
- D7 DEMOLISH PILLARS AND FENCING
- D8 SAWCUT AND REMOVE PORTION (APPROX 6'-0" x 10'-0") OF CONCRETE AREA IN PREPARATION OF NEW LOOP DETECTOR (REMOVE EXISTING LOOP DETECTOR)
- D9 DEMOLISH PORTION OF RESTAURANT; SEE PLANS
- D10 DEMOLISH PORTION LANDSCAPE BED
- D11 BLACKOUT PARKING STRIPES
- D12 PORTION OF EXISTING SIDEWALK TO REMAIN ALONG BUILDING

- INDICATES AREA OF EXISTING ASPHALT PAVING TO BE PREPPED FOR NEW ASPHALT LIFT
- INDICATES AREA OF EXISTING ASPHALT PAVING TO BE REMOVED AND PREPPED FOR NEW ASPHALT PAVING

SITE SURVEY NOTE:
THE SITE SURVEY INFORMATION SHOWN ON THESE DRAWINGS ARE BASED ON A SCAN OF A SURVEY THAT WAS PROVIDED BY THE CITY FROM PREVIOUS WORK ON THIS SITE AND CASUAL FIELD OBSERVATIONS. THE DRAWING IS DATED 05-24-2000 AND HAS NOT BEEN VERIFIED IN FIELD FOR THIS PROJECT.

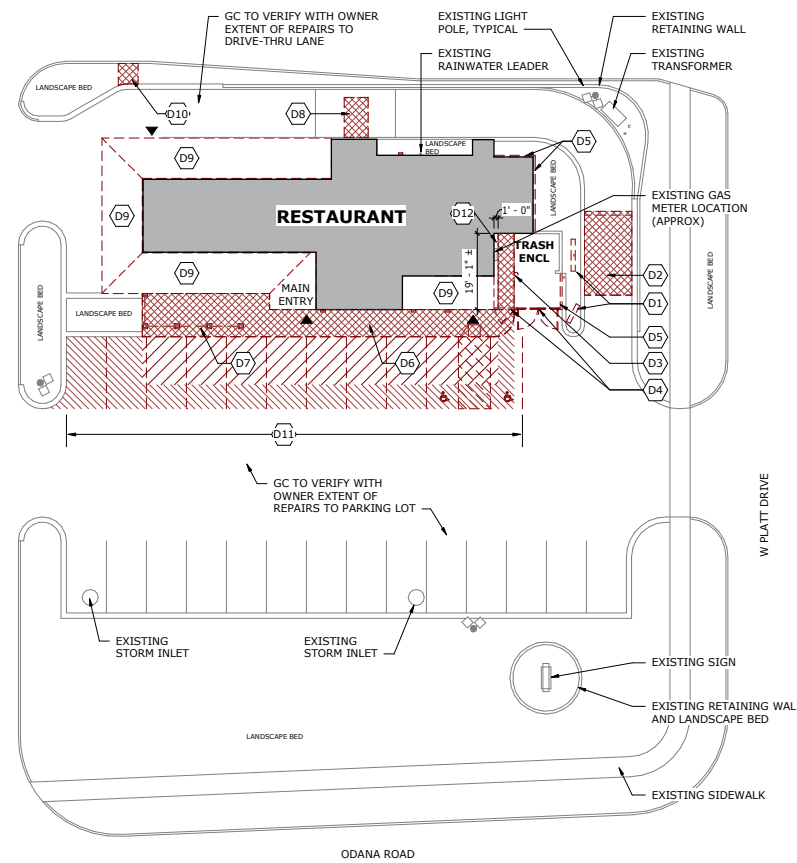
GENERAL SITE NOTES:

- ALL EXISTING ITEMS ARE SHOWN IN APPROXIMATION. GC TO VERIFY EXACT LOCATION BEFORE BEGINNING CONSTRUCTION.
- PATCH AND REPAIR BIT PAVING IN PARKING AREAS. OWNER TO PROVIDE ALLOWANCE AND CONFIRM EXTENT OF REPAIRS PRIOR TO BIDDING.
- PROVIDE UNIT PRICE PER SQUARE FOOT TO SAWCUT AND REMOVE EXISTING CONCRETE, PREPARE BASE, AND INSTALL NEW CONCRETE/ASPHALT TO MATCH EXISTING.
- PROVIDE UNIT PRICE PER SQUARE FOOT TO SAWCUT AND REMOVE EXISTING CONCRETE CURB, PREPARE BASE, AND INSTALL NEW CONCRETE CURB TO MATCH EXISTING. OWNER TO PROVIDE ALLOWANCE PRIOR TO BIDDING.
- RE-STRIPE LOT AS SHOWN ON SITE PLAN. PARKING LOT STRIPING TO BE LEAD-FREE HEAVY WHITE ZONE MARKING PAINT, SPRAY APPLIED AS SHOWN ON SITE PLAN, WITH IN PROPERTY LINE.
- FILL ALL CRACKS OVER 3/8" WITH ELASTOMERIC FILL. GC TO VERIFY COMPOUND PRIOR TO BIDDING. CONFIRM EXTENT OF REPAIRS WITH OWNER PRIOR TO BIDDING.
- SEALCOAT LOT, WITHIN PROPERTY LINE. CONFIRM EXTENT WITH OWNER PRIOR TO BIDDING.
- LANDSCAPE UPGRADES BY OWNER. GC TO COORDINATE WITH LANDSCAPE CONTRACTOR.
- GC TO INSTALL NEW POWER/DATA SYSTEM AS REQ'D. FOR NEW ORDER CONFIRMATION UNIT. COORDINATE WITH SIGNAGE VENDOR.
- LANDSCAPE DESIGNER TO UPGRADE LANDSCAPE AREAS, REMOVE WEEDS FROM GRAVEL PORTIONS, THIN/PRUNE OVERGROWN PLANTINGS TO IMPROVE VISIBILITY AT DRIVE THRU AND FROM STREETS. REMOVE/ ALTER PLANTINGS AT NEW MENUBOARD LOCATION.
- REPLACE ALL BLUE LID OUTDOOR TRASH RECEPTACLES WITH BK STANDARD BLACK LIDS; BY OWNER
- GC TO VERIFY THAT THE ACCESSIBLE PARKING SPACES AND ACCESS AISLES HAVE A SURFACE SLOPE NOT STEEPER THAN 1:48; COORDINATE WITH ARCHITECT AND OWNER IF THE SLOPE IS EXCEEDED.

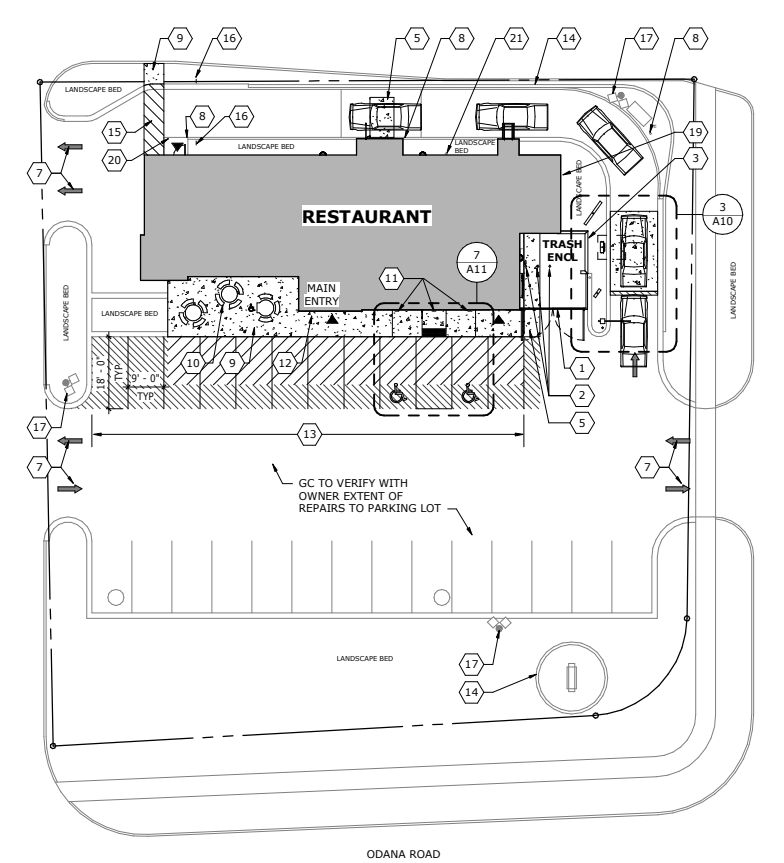
SITE PLAN KEY NOTES:

- 1 NEW STEEL FRAME, PAINT TO MATCH EP-4G; CLAD FRAMES WITH NEW 6" COMPOSITE DECKING (TREX OR SIMILAR). INSTALL VERTICAL WITH 1/8" GAP; PAINT TO MATCH EP-4G; REPLACE EXISTING DROP PINS ON GATE AND INSTALL SLEEVE; SEE DETAIL 3/A11
- 2 6'0" x 48" TALL BOLLARD; SEE DETAIL 9/A11
- 3 PAINT EXISTING TRASH ENCLOSURE TO MATCH EP-2G AND EP-4G, PROVIDE NEW COPING TO MATCH MC-1G WITH CONTINUOUS SEALANT; SEE BUILDING ELEVATIONS FOR FINISHES AND TYPICAL TRANSITIONS
- 4 NEW 6" "BLACK" CONCRETE W/ 6x6 - W2.1 x W2.1 WWF ON 4" COMPACTED GRANULAR BASE; 9'-0" FORWARD AND 11'-0" BACK FROM CENTER OF ORDER CONFIRMATION UNIT (MIN); NEW LOOP DETECTOR PROVIDED BY OWNER
- 5 PATCH CONCRETE W/ 6x6 - W2.1 x W2.1 WWF ON 4" COMPACTED GRANULAR BAS, MATCH EXISTING ADJACENT THICKNESS; NEW LOOP DETECTOR PROVIDED BY OWNER
- 6 GC TO INSTALL NEW FOUNDATION FOR OCU, MENUBOARD, PRESELL AND CLEARANCE BAR, SEE DETAIL 2/A11; NEW OCU, MENUBOARD, PRESELL AND CLEARANCE BAR INSTALLED BY SIGNAGE COMPANY; LOCATE NEW OCU ACCORDING TO PREFERRED MENUBOARD LAYOUT; SEE DETAIL 4/A11
- 7 NEW PAVEMENT MARKINGS; SEE 6/A11
- 8 EXISTING BOLLARD; PROVIDE NEW COVER
- 9 CONCRETE PATIO/WALK ON COMPACTED FILL BASE
- 10 PATIO FURNITURE WITH ACCESSIBLE SEATING BY OWNER
- 11 PROVIDE (2) ACCESSIBLE VAN PARKING SIGNS AND (1) ACCESSIBLE AISLE SIGN; MOUNTED ON POSTS AND WALLS; FOR MOUNTING HEIGHT AND MORE INFORMATION SEE DETAIL 1/A11 AND DETAIL 5/A11; MOUNTING METHOD IS TO BE DETERMINED BY SURFACE
- 12 NEW 5'-0" x 5'-0" CONCRETE STOOP; SEE DETAIL 8/A11
- 13 NEW SEALCOAT AND PARKING STRIPING
- 14 REPAIR EXISTING RETAINING WALL AS REQUIRED BY LANDSCAPER
- 15 NEW PEDESTRIAN WALKWAY STRIPING
- 16 NEW PEDESTRIAN CROSSING SIGN; SEE DETAIL 5/A11
- 17 EXISTING LIGHT POLE, REPLUMB, REPLACE BASE AS NEEDED, REPLACE HEADS WITH LED; COORDINATE WITH SECURITY LIGHTING
- 18 NEW WOOD STUD (2x4) FRAMING, CLAD WITH NEW 6" COMPOSITE DECKING (TREX OR SIMILAR), INSTALL VERTICAL WITH 1/8" GAP; PAINT TO MATCH EP-2G AND EP-4G; SEE BUILDING ELEVATIONS FOR FINISHES AND TYPICAL TRANSITIONS
- 19 NEW WOOD STUD FRAMING AROUND EXISTING COOLER/FREEZER; REFER TO WALL SECTIONS FOR DETAILS; SEE ELEVATIONS FOR FINISHES AND TYPICAL TRANSITIONS
- 20 PAINT EXISTING RAILING; MATCH EP-4G
- 21 PAINT EXISTING RAIN WATER LEADER; MATCH EP-F2G AND EP-4G, REFER TO ELEVATIONS FOR TYPICAL TRANSITIONS

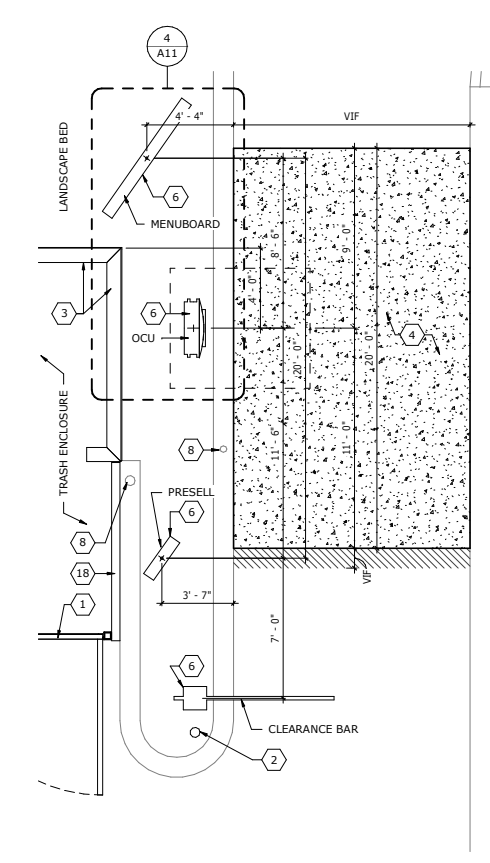
- INDICATES NEW ASPHALT PAVING LIFT OVER EXISTING ASPHALT PAVING; TOP OF NEW LIFT TO BE LOCATED 6" BELOW TOP OF CONCRETE SIDEWALK, SLOPE AWAY FROM SIDEWALK. TIE INTO NEW AND EXISTING ASPHALT PAVING; SEE DETAIL 7/A11 FOR SLOPES TO MAINTAIN AND ACCESSIBLE PARKING STALLS AND AISLE
- INDICATES NEW ASPHALT PAVING LIFT COMPACTED GRANULAR FILL; ALIGN TOP OF ASPHALT WITH ADJACENT ASPHALT PAVING; SEE DETAIL 7/A11 FOR SLOPES TO MAINTAIN AND ACCESSIBLE PARKING STALLS AND AISLE



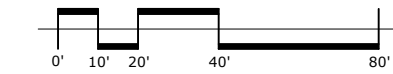
1 SITE DEMOLITION
1" = 20'-0"



2 SITE
1" = 20'-0"



3 ENLARGED DRIVE-THRU
1/4" = 1'-0"



ARCHITECTS | DESIGNERS | ENGINEERS
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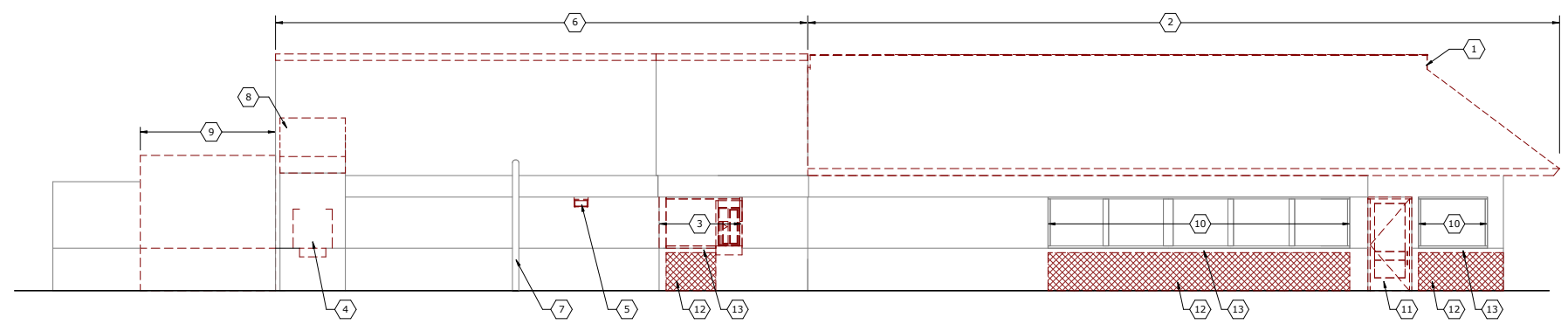
SITE PLANS

BURGER KING (STR# 3073)
6905 ODANA ROAD
MADISON, WI 53719

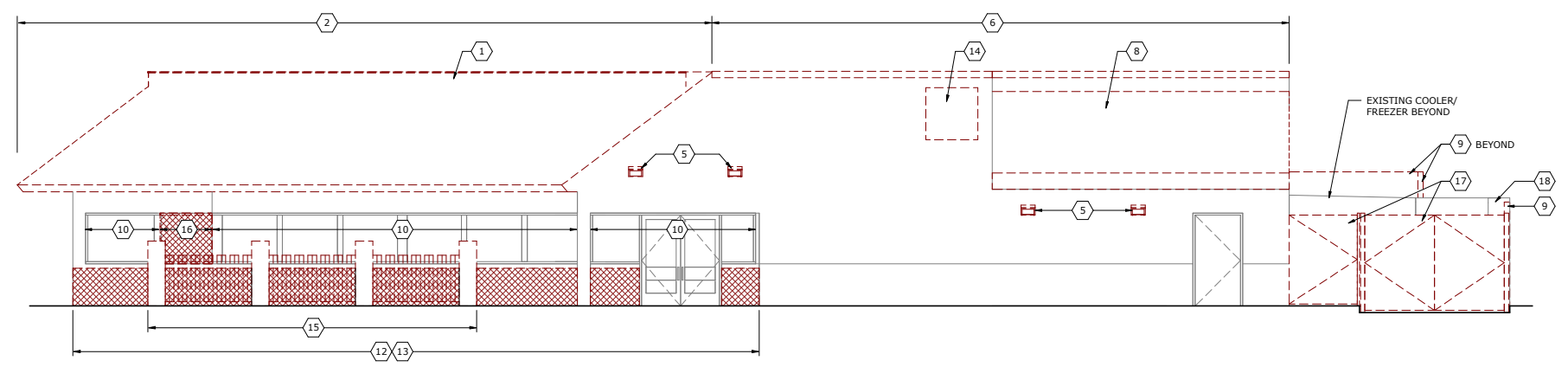
PROJECT: 18224
DRAWN BY: LAS
CHECKED BY: KDD
DATE: 3/15/2019
REVISIONS:

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

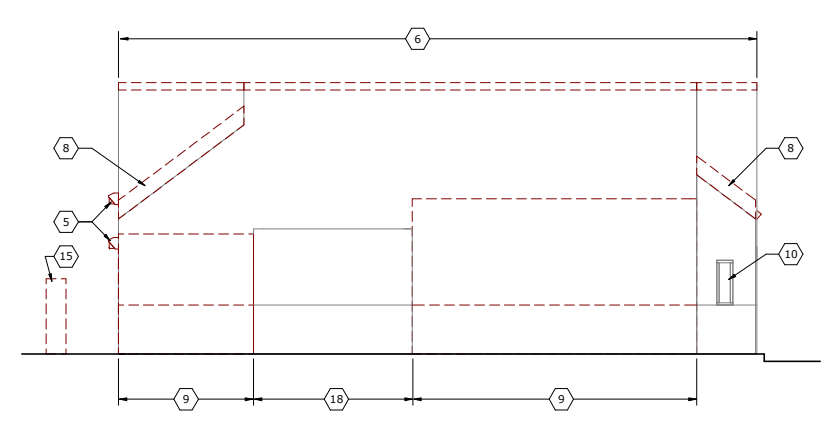
A10



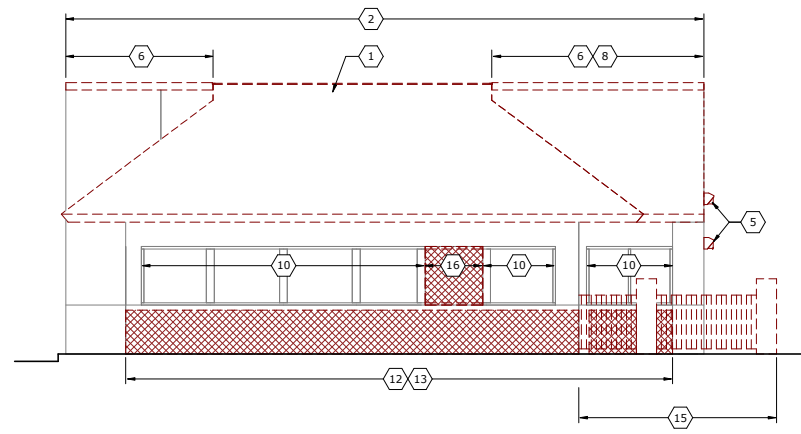
1 DEMOLITION DRIVE-THRU ELEVATION
3/16" = 1'-0"



2 DEMOLITION MAIN ENTRANCE ELEVATION
3/16" = 1'-0"



3 DEMOLITION BACK ELEVATION
3/16" = 1'-0"



4 DEMOLITION FRONT ELEVATION
3/16" = 1'-0"

- GENERAL DEMOLITION NOTES:**
1. GRAY AREA AND DASHED LINES INDICATE EXTENT OF DEMOLITION FOR EXISTING SIDING, TRIM, PORTION OF MANSARD, AND BRICK VENEER/SILL
 2. REFER TO WALL SECTION SHEETS FOR ANY SPECIFIC EXISTING CONDITIONS
 3. REFER TO SHEET A20 FOR GENERAL DEMO NOTES
 4. DEMOLISH ALL PARAPET COPING AND PREPARE FOR NEW

- DEMOLITION KEY NOTES:**
- 1 REMOVE EXISTING LIGHT BAND AND GIVE TO OWNER TO BE REPURPOSED
 - 2 DEMOLISH MANSARD OVERHANG
 - 3 DEMOLISH EXISTING DRIVE-THRU WINDOW AND SIDELIGHT
 - 4 DEMOLISH EXISTING DRIVE-THRU WINDOW AND PORTION OF EXISTING WALL TO ACCOMMODATE NEW DRIVE-THRU WINDOW
 - 5 DEMOLISH WALL MOUNTED LIGHT FIXTURE
 - 6 DEMOLISH COPING
 - 7 EXISTING RAINWATER LEADER TO REMAIN
 - 8 DEMOLISH ROOF
 - 9 DEMOLISH EXISTING WALL, FULL HEIGHT
 - 10 EXISTING STOREFRONT TO REMAIN
 - 11 DEMOLISH DOOR, FRAME, AND HARDWARE
 - 12 DEMOLISH PORTION OF EXISTING EXTERIOR WALL FINISHES, PREP FOR NEW FRAMING AND FINISHES, REFER TO WALL SECTIONS
 - 13 EXISTING WATERTABLE TO REMAIN
 - 14 DEMOLISH SIGNAGE
 - 15 DEMOLISH PILLARS AND FENCING
 - 16 DEMOLISH GLAZING AND HORIZONTALS OF EXISTING STOREFRONT
 - 17 DEMOLISH GATE AND FRAMING
 - 18 EXISTING MASONRY WALL TO REMAIN



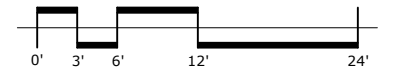
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DEMOLITION ELEVATIONS

BURGER KING (STR# 3073)
6905 ODANA ROAD
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PROJECT: 18224
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A22

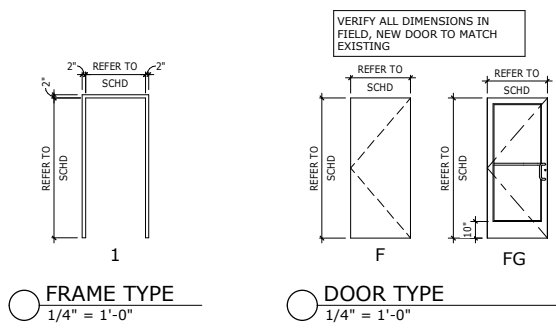
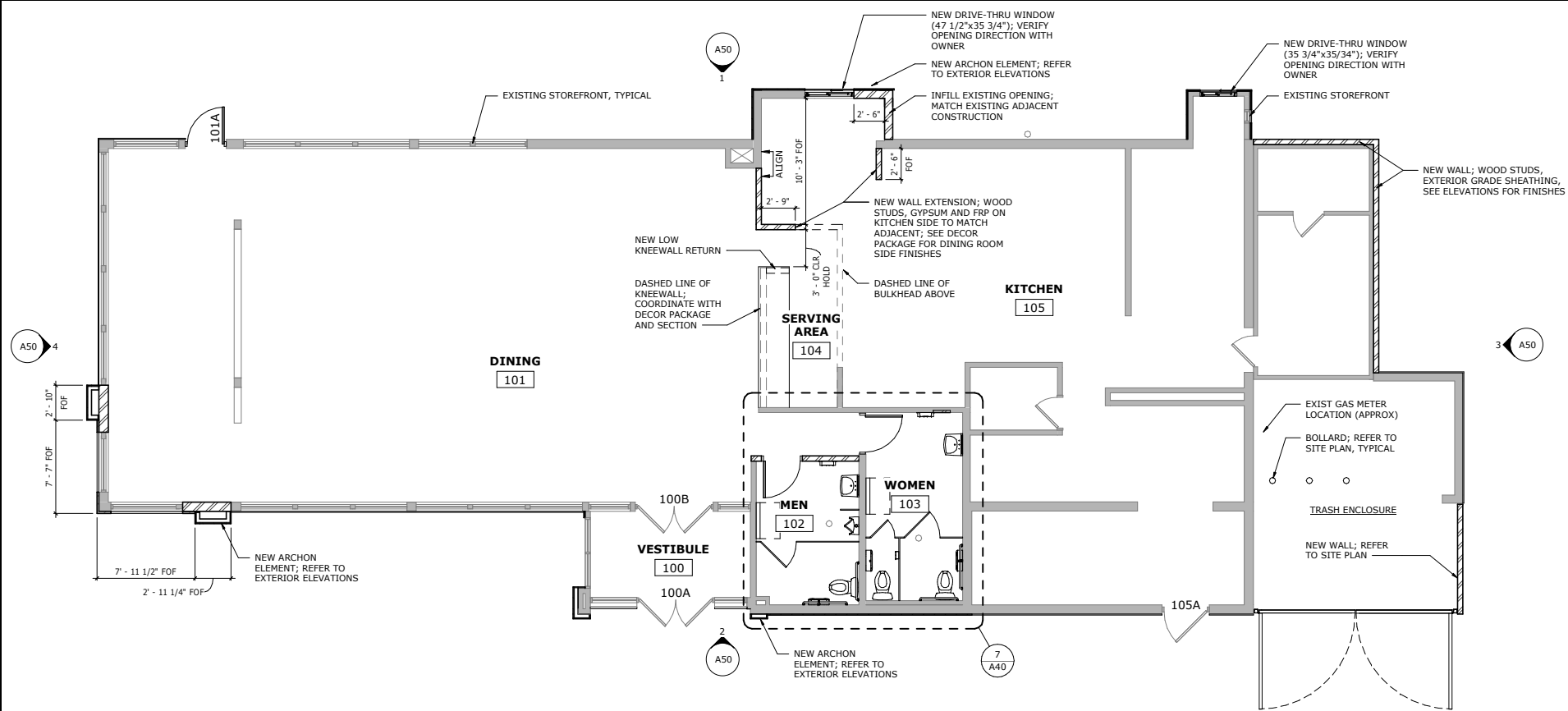


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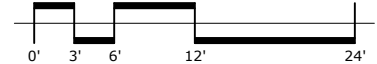
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- GENERAL FLOOR PLAN NOTES:**
- REFER TO EXTERIOR ELEVATIONS, WALL SECTIONS, AND DETAILS FOR CONSTRUCTION/FINISHES OF NEW BUILT-OUT ELEMENTS.
 - REFER TO EXTERIOR ELEVATIONS FOR EXTENT OF NEW EXTERIOR FINISHES AND TYPICAL EXTERIOR NOTES.
 - GC TO INSTALL ALL NEW INTERIOR FINISHES THROUGHOUT. REFER TO DECOR DRAWINGS FOR SPECIFICATIONS AND VERIFY SELECTIONS WITH OWNER PRIOR TO ORDERING.
 - PRELIMINARY FURNITURE LAYOUT SHOWN, REFER TO DECOR PACKAGE FOR FINAL FURNITURE LAYOUT AND INTERIOR FINISHES (TYP.)
 - INSTALL NEW CONVENIENCE ELECTRICAL OUTLETS IN DINING ROOM FOR CUSTOMERS, GC TO COORDINATE WITH DECOR PACKAGE (SUGGESTED LOCATIONS ON DECOR DRAWINGS, SOME MAY REQUIRE CONDUIT CUT INTO SLAB OR DROPPED DOWN FROM CEILING THRU DECORATIVE SCREEN.) AND OWNER FOR QUANTITY AND LOCATIONS. GC TO PROVIDE POWER AND CABLE TV/SAT CONNECTIONS FOR WALL MOUNTED TV (SEE DECOR PACKAGE FOR LOCATION). GC TO PROVIDE ELECTRICAL FOR WALL MOUNTED LIGHTS IF CALLED OUT BY DECOR PACKAGE (SEE DECOR INTERIOR ELEVATIONS/ PLANS)
 - GC TO VERIFY OPERATION OF ALL EXISTING DOOR CLOSERS AND HARDWARE TO REMAIN. CLOSERS TO PROVIDE A MAXIMUM 5LBS OPERATING FORCE AND A CLOSING SPEED OF 5 SECONDS MIN. CONTACT OWNER IF FAULTY CLOSERS AND HARDWARE ARE FOUND.



1 FLOOR PLAN
3/16" = 1'-0"



DOOR SCHEDULE													
DOOR NUMBER	ROOM NAME	DOOR TYPE	WIDTH	HEIGHT	DOOR THICKNESS	DOOR GLASS	DOOR MATERIAL	DOOR FINISH	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	HARDWARE	COMMENTS
100A	VESTIBULE	EXIST	6'-0"	7'-0"	1 3/4"	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	NEW WEATHERSTRIPPING/ADA BOTTOM/SWEEPS/ADJUST CLOSERS
100B	VESTIBULE	EXIST	6'-0"	7'-0"	1 3/4"	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	NEW WEATHERSTRIPPING/ADA BOTTOM/SWEEPS/ADJUST CLOSERS
101A	DINING	FG	3'-0"	7'-0"	1 3/4"	1" INSUL	ALUM	DARK BRONZE	EXIST	EXIST	EXIST	01	
102A	MENS	F	3'-0"	7'-0"	1 3/4"	-	HPL	PER DECOR PACKAGE	1	HM	PER DECOR PACKAGE	06	
103A	WOMEN	F	3'-0"	7'-0"	1 3/4"	-	HPL	PER DECOR PACKAGE	1	HM	PER DECOR PACKAGE	06	
105A	KITCHEN	EXIST	3'-6"	7'-0"	1 3/4"	-	EXIST	PAINT	EXIST	EXIST	PAINT	EXIST	PAINT TO MATCH EP-4G

HARDWARE GROUPS:

HW SET 01: EXTERIOR DOOR (SHOWN FOR REFERENCE)
 HINGES: OFFSET PIVOTS
 LOCKSET: ADAMS RITE DEAD BOLT; MS 1852S
 CLOSER: NORTON 1605 WITH BACK CHECK
 PULL: 9" CLASSIC STRAIGHT; POLISHED STAINLESS
 THRESHOLD: STANDARD ADA THRESHOLDS
 WEATHERSTRIP: BY DOOR SUPPLIER
 FLUSH BOLTS: 1 PAIR (DOUBLE DOORS ONLY)
 KICKPLATES: 10" ADA KICKPLATE RETROFIT KIT PACKAGE ON EACH SIDE OF THE DOOR; MODEL #RII-D-1034LB FROM RESTAURANT INTERIORS, INC OR APPROVED EQUAL

INTERIOR VESTIBULE DOOR: OMIT LOCKS, CYLINDERS, AND THRESHOLDS

NOTE: DUMMY CYLINDERS SHALL BE PROVIDED ON THE EXTERIOR OF ALL DOORS EXCEPT AT MAIN ENTRY.

FUNCTION: PUSH-PULL OPERATION DURING NORMAL BUSINESS HOURS.

HW SET 02: KITCHEN EXTERIOR DOOR
 HINGES: (3) HAGER; BB1279 4-1/2 x 4-1/2 x 652
 LOCKSET: SCHLAGE; ALS3PD SAT x 626
 CLOSER: LCN 1461 x 689
 FLOOR STOP: HAGER 241F x US26D
 KICKPLATES: (2) HAGER 1935 10"H X (DR WIDTH - 2") LDW 628 (INSTALL WITH FLAT HEAD PHILLIPS HEAD SCREWS)
 SILENCERS: (3) HAGER 307D RBR

HW SET 03: RESTROOM DOORS (SINGLE USE - NO LATCH)
 HINGES: (3) HAGER; BB1279 4-1/2 x 4-1/2 x 652
 LOCKSET: FALCON; D271 x 626
 CLOSER: LCN 1461 x 689
 FLOOR STOP: HAGER 241F x US26D
 KICKPLATES: (2) HAGER 1935 10"H X (DR WIDTH - 2") LDW 628 (INSTALL WITH FLAT HEAD PHILLIPS HEAD SCREWS)
 SILENCERS: (3) HAGER 307D RBR

FUNCTION (SIMILAR TO ANSI E01112): DEADBOLT THROWN OR RETRACTED BY TURN UNIT ONLY. OCCUPANCY INDICATOR ON OUTSIDE (READS EITHER "IN USE" OR "VACANT" WITH COLOR CODING BACKGROUNDS). BOLT AUTOMATICALLY DEADLOCKS WHEN FULLY THROWN. EMERGENCY KEY SUPPLIED.

HW SET 04: KITCHEN EXTERIOR DOOR (42"X84")
 REINF PIVOT: HAGER 253 x 2C x HAND REQUIRED
 HINGES: (4) HAGER; BB1168 4-1/2 x 4-1/2 x USP x NRP
 EXIT DEVICE: VON DUPRIN 22E0 x 689
 CLOSER: LCN 4115 H-CUSH x TB x 689
 KICKPLATES: HAGER 1935 10"H X (DR WIDTH - 2") LDW 628 (INSTALL WITH FLAT HEAD PHILLIPS HEAD SCREWS)
 THRESHOLD: NATIONAL GUARD 325 x 48" x AL
 DOOR SWEEP: NATIONAL GUARD 200NA x 48"
 WEATHERSTRIP: (1 SET) NATIONAL GUARD 160SA 1@48", 2@84"
 DOOR VIEWER: ROCKWOOD 622 x 626

HW SET 05: KITCHEN DOOR
 HINGES: (3) HAGER; BB1279 4-1/2 x 4-1/2 x 652
 LOCKSET: SCHLAGE; ALL05 SAT x 626
 FLOOR STOP: HAGER 241F x US26D
 KICKPLATES: (2) HAGER 1935 10"H X (DR WIDTH - 2") LDW 628 (INSTALL WITH FLAT HEAD PHILLIPS HEAD SCREWS)
 SILENCERS: (3) HAGER 307D RBR

FUNCTION: PASSAGE

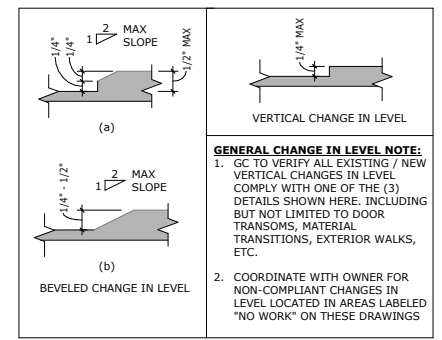
HW SET 06: RESTROOM DOORS (MULTI USE)
 HINGES: (3) HAGER; BB1279 4-1/2 x 4-1/2 x 652
 CLOSER: LCN 1461 x 689
 PUSH PLATE: HAGER 305 4x16 628
 PULL PLATE: HAGER H33E 4x16 628
 FLOOR STOP: HAGER 241F x US26D
 KICKPLATES: (2) HAGER 1935 10"H X (DR WIDTH - 2") LDW 628 (INSTALL WITH FLAT HEAD PHILLIPS HEAD SCREWS)
 SILENCERS: (3) HAGER 307D RBR

HW SET 07: TOILET STALL
 HINGES: (3) HAGER; BB1279 4-1/2 x 4-1/2 x 652 FOR NON-ACCESSIBLE STALL; PROVIDE CODE COMPLIANT SELF CLOSING HINGES FOR ACCESSIBLE STALLS
 LOCKSET: (1) SCHLAGE; ND40S F76 x 626
 WALL STOP: HAGER 234W x US26D
 SILENCERS: (2) HAGER 307D RBR
 COAT HOOK: (1) COAT HOOK ON STALL SIDE OF DOOR; INSTALL AT ACCESSIBLE HEIGHT OF 48" IN ACCESSIBLE STALLS AND 60" IN OTHER STALLS

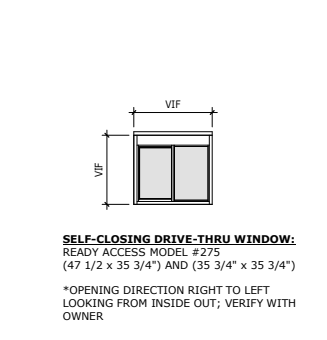
FUNCTION: PUSH-BUTTON LOCKING; CAN BE OPENED FROM OUTSIDE WITH SMALL SCREWDRIVER; TURNING INSIDE LEVER OR CLOSING DOOR RELEASES BUTTON.

GENERAL HARDWARE NOTES:
 NOTE: NOT ALL HARDWARE SETS SHOWN ARE USED IN THIS PROJECT - VERIFY WITH DOOR SCHEDULE.

- COORDINATE KEYING REQUIREMENTS WITH OWNER
- EXISTING AND NEW DOOR CLOSERS TO BE ADJUSTED TO PROVIDE A MAXIMUM 5 LBS OPERATING FORCE AND A CLOSING SPEED OF 5 SECONDS MINIMUM



2 ACCESSIBLE CHANGES IN LEVEL
6" = 1'-0"



DRIVE-THRU WINDOW
1/4" = 1'-0"

FLOOR PLAN

PROJECT: 18224
 DRAWN BY: LAS
 CHECKED BY: KDD
 DATE: 3/15/2019
 REVISIONS:

A30

BURGER KING (STR# 3073)
 6905 ODANA ROAD
 MADISON, WI 53719



ARCHITECTS | DESIGNERS | ENGINEERS
 6115 CANTILL AVE, INVER GROVE HEIGHTS, MN 55076
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GENERAL ELEVATION NOTES:

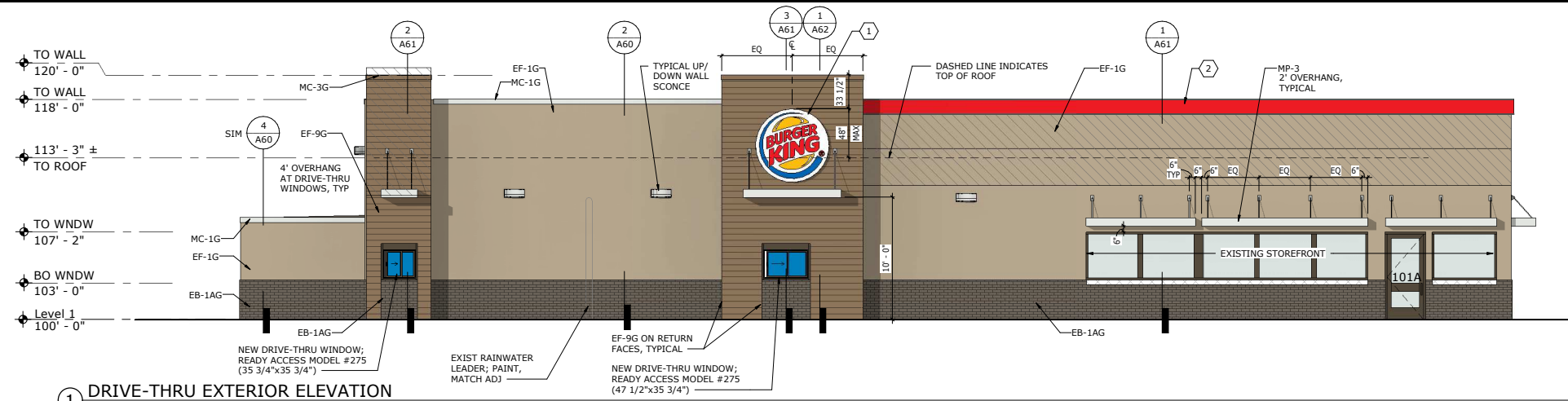
1. REFER TO SHEET A80 FOR REFERENCE EXTERIOR FINISHES
2. CANOPY SUPPLIER TO VERIFY DIMENSIONS OF NEW CANOPIES WITH EXISTING CONDITIONS AND ENSURE SIZES FIT WITHIN THE PARAMETERS OF THE DESIGN INTENT SHOWN, SEE SHEET A71 FOR MORE INFORMATION
3. GC TO SUPPLY NEW ELECTRICAL FOR NEW UNDER-CANOPIE LIGHTS PROVIDED BY CANOPY SUPPLIER
4. GC TO CONNECT NEW PARAPET LIGHT BAND ELECTRICAL TO EXISTING CIRCUITS
5. GC TO SUPPLY NEW POWER AT NEW SIGNAGE LOCATIONS; COORDINATE WITH SIGNAGE VENDOR
6. GC TO INSTALL ALL FIBER CEMENT PRODUCT IN STRICT ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS INCLUDING BUT NOT LIMITED TO MOISTURE RESISTIVE BARRIER, FLASHING, ETC
7. PAINT ALL EXTERIOR MASONRY; SEE ELEVATIONS FOR FINISH COLOR

ELEVATION KEY NOTES:

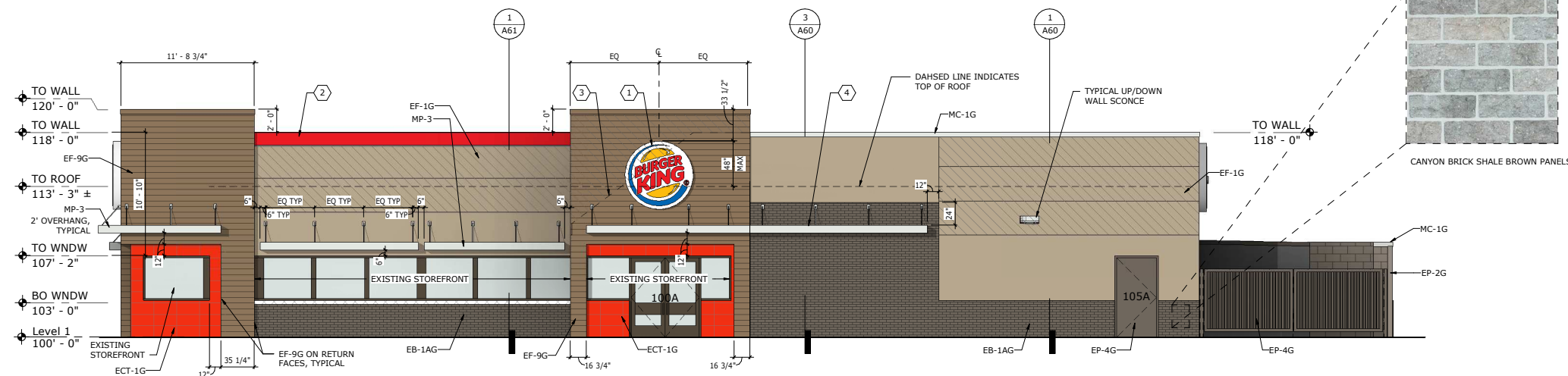
1. NEW 6' LOGO SIGN; SUPPLIED AND INSTALLED BY SIGNAGE VENDOR
2. NEW PARAPET LIGHT BAND (INSTALLED BY SIGNAGE VENDOR) MOUNTED ABOVE MC-1G (INSTALLED BY GC)
3. DASHED LINE INDICATES TOP OF EXISTING WALL/ROOF (IN APPROXIMATION). PROVIDE NEW FRAMING AS NEEDED TO ACCOMMODATE NEW CONSTRUCTION; COORDINATE WITH DEMOLITION PLANS, VERIFY IN FIELD
4. NEW LOGO SIGN WITH INTEGRAL "HOME OF THE WHOPPER" TEXT; SUPPLIED AND INSTALLED BY SIGNAGE VENDOR

LEGEND:

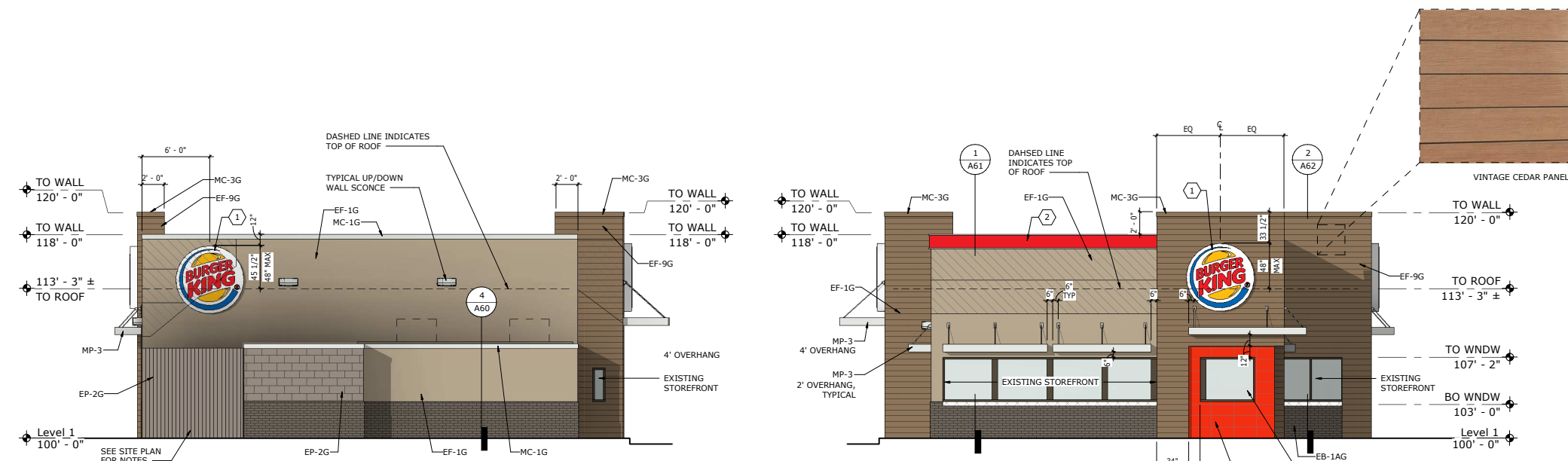
- NEW WALL CONSTRUCTION ABOVE EXISTING WALL CONSTRUCTION
- NEW BRAKE METAL FLASHING OVER EXISTING WATERTABLE; MATCH STOREFRONT



1 DRIVE-THRU EXTERIOR ELEVATION
 3/16" = 1'-0"

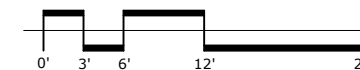


2 MAIN ENTRANCE EXTERIOR ELEVATION
 3/16" = 1'-0"



3 BACK EXTERIOR ELEVATION
 3/16" = 1'-0"

4 FRONT EXTERIOR ELEVATION
 3/16" = 1'-0"



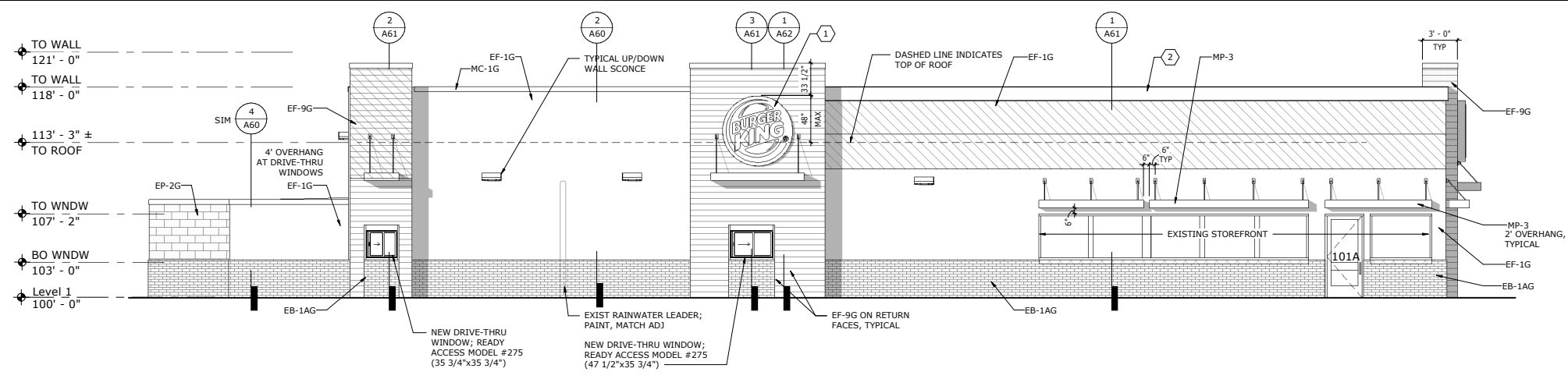
EXTERIOR ELEVATIONS

BURGER KING (STR# 3073)
 6905 ODANA ROAD
 MADISON, WI 53719

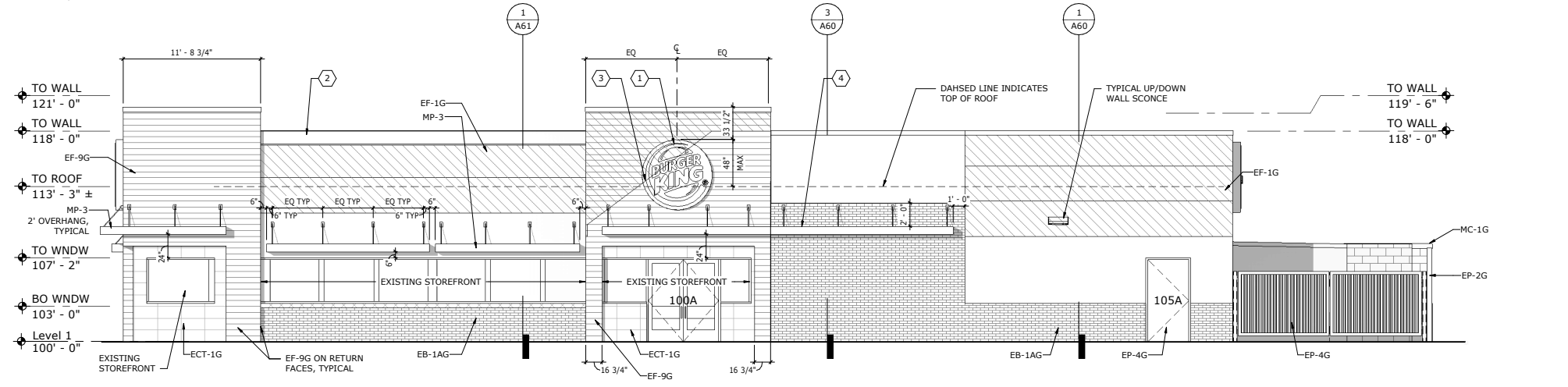
PROJECT: 18224
 DRAWN BY: LAS
 CHECKED BY: KDD
 DATE: 3/15/2019
 REVISIONS:

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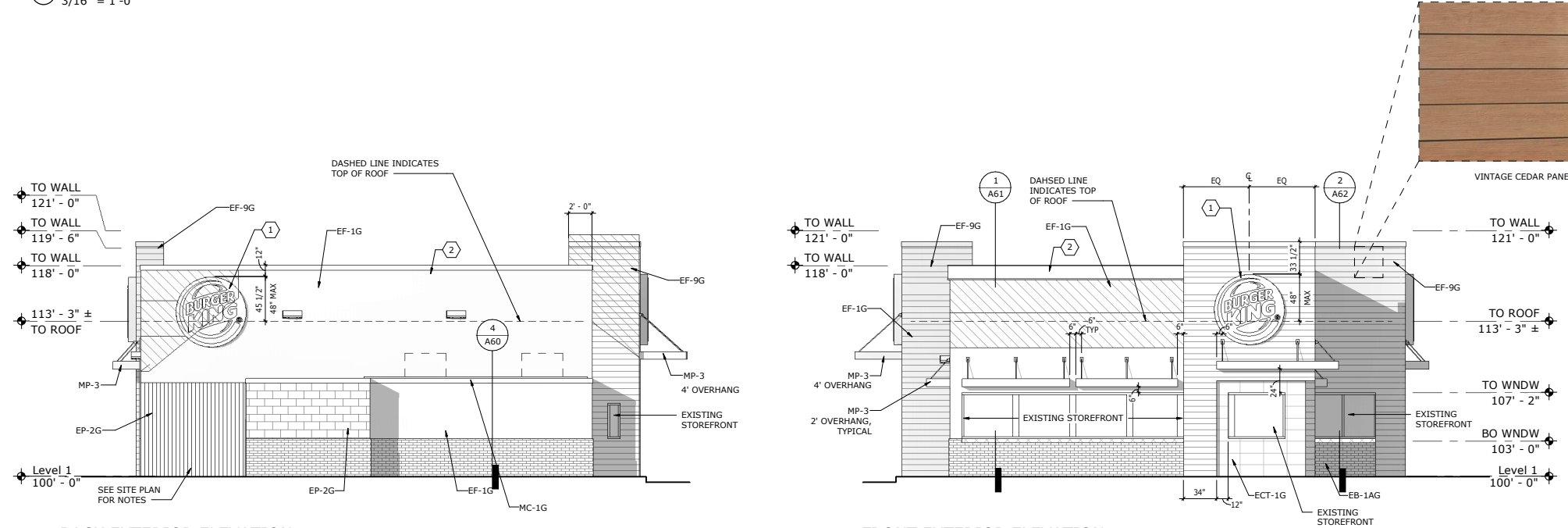
A50



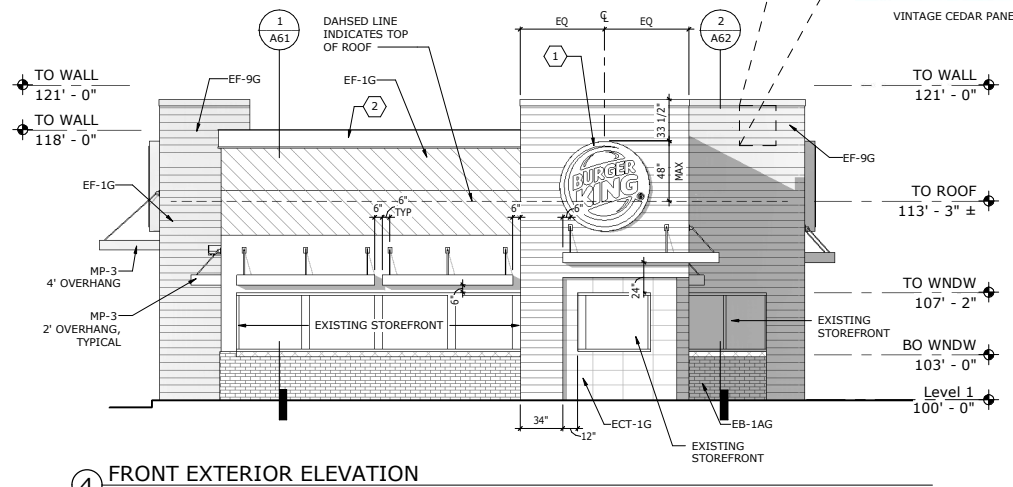
1 DRIVE-THRU EXTERIOR ELEVATION
3/16" = 1'-0"



2 MAIN ENTRANCE EXTERIOR ELEVATION
3/16" = 1'-0"



3 BACK EXTERIOR ELEVATION
3/16" = 1'-0"

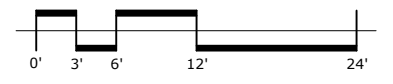


4 FRONT EXTERIOR ELEVATION
3/16" = 1'-0"

- GENERAL ELEVATION NOTES:**
- REFER TO SHEET A80 FOR REFERENCE EXTERIOR FINISHES
 - CANOPY SUPPLIER TO VERIFY DIMENSIONS OF NEW CANOPIES WITH EXISTING CONDITIONS AND ENSURE SIZES FIT WITHIN THE PARAMETERS OF THE DESIGN INTENT SHOWN, SEE SHEET A71 FOR MORE INFORMATION
 - GC TO SUPPLY NEW ELECTRICAL FOR NEW UNDER-CANOPY LIGHTS PROVIDED BY CANOPY SUPPLIER
 - GC TO CONNECT NEW PARAPET LIGHT BAND ELECTRICAL TO EXISTING CIRCUITS
 - GC TO SUPPLY NEW POWER AT NEW SIGNAGE LOCATIONS; COORDINATE WITH SIGNAGE VENDOR
 - GC TO INSTALL ALL FIBER CEMENT PRODUCT IN STRICT ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS INCLUDING BUT NOT LIMITED TO MOISTURE RESISTIVE BARRIER, FLASHING, ETC
 - PAINT ALL EXTERIOR MASONRY; SEE ELEVATIONS FOR FINISH COLOR

- ELEVATION KEY NOTES:**
- NEW 6' LOGO SIGN; SUPPLIED AND INSTALLED BY SIGNAGE VENDOR
 - NEW PARAPET LIGHT BAND (INSTALLED BY SIGNAGE VENDOR) MOUNTED ABOVE MC-1G (INSTALLED BY GC)
 - DASHED LINE INDICATES TOP OF EXISTING WALL/ROOF (IN APPROXIMATION), PROVIDE NEW FRAMING AS NEEDED TO ACCOMMODATE NEW CONSTRUCTION; COORDINATE WITH DEMOLITION PLANS, VERIFY IN FIELD
 - NEW LOGO SIGN WITH INTEGRAL 'HOME OF THE WHOPPER' TEXT; SUPPLIED AND INSTALLED BY SIGNAGE VENDOR

- LEGEND:**
- NEW WALL CONSTRUCTION ABOVE EXISTING WALL CONSTRUCTION
 - NEW BRAKE METAL FLASHING OVER EXISTING WATERTABLE; MATCH STOREFRONT



ARCHITECTS | DESIGNERS | ENGINEERS
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P: 651-451-4665 KOMA.MN.COM

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EXTERIOR ELEVATIONS (GRAYS SCALE)

BURGER KING (STR# 3073)
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MADISON, WI 53719

PROJECT:	18224
DRAWN BY:	LAS
CHECKED BY:	KDD
DATE:	3/15/2019
REVISIONS:	

A51

11/16/2017		GARDEN GRILL EXTERIOR MATERIALS & FINISH SCHEDULE					
	MATERIAL	LOCATION	MANUFACTURER	DESCRIPTION		ADDITIONAL INFORMATION	
				PRODUCT	COLOR		
					DIMENSION		
EB-1AG (ALTERNATE FOR EB-1G)	EXTERIOR FINISH FIBER CEMENT BRICK PANELS	GENERAL	NICHIHA FIBER CEMENT	NICHIHA CANYON BRICK PANELS	"SHALE BROWN" - STAGGERED JOINTS - UNPAINTED IF NO OTHER BRICK IS PRESENT. (ON REMODELS, IF THERE IS ANY EXISTING BRICK ON THE BUILDING, THE EXISTING BRICK AND THE NICHIHA BRICK MUST BE PAINTED TO MATCH EP-4G)	18" X 6" CONTACT: NICHIHA CUSTOMER SERVICE (770) 805-9466 BK@NICHIHA.COM INSTALL PER MANUFACTURER'S SPECIFICATIONS VERTICAL APPLICATIONS ONLY (NOT FOR USE ON SOFFITS)	
ECT-1G	EXTERIOR CERAMIC TILE	ACCENT AT BUILDING FRONT	GRANITI GIANDRE/ EUROWEST	SENSIBLE STONE ED5052	"RED NATURAL" STACKED BOND PATTERN	12" X 24" CONTACT: JOY DETER AT EUROWEST (714) 309-9551 OR JOY KLEIN (813) 334-3302 jklein@transceramica.com NOTE: USE WITH EGR-4G	
ECT-18G	EXTERIOR CERAMIC TILE	INLINE RESTAURANTS ONLY	GRANITI GIANDRE/ EUROWEST	ROVERE ANTICO LEGNI HIGH TECH	PAR 15334 "ROVERE" STACKED BOND PATTERN	6" X 36" CONTACT: JOY DETER AT EUROWEST (714) 309-9551 OR JOY KLEIN (813) 334-3302 jklein@transceramica.com NOTE: USE WITH EGR-9G	
EF-1G	EXTERIOR FINISH - STUCCO, STO, FIBER CEMENT SIDING PANELS	GENERAL	STO OR APPROVED EQUAL	STO POWERWALL STUCCO SYSTEM TEXTURE: FINE SAND OR STO THERM CLIFFS SYSTEMS	COLOR TO MATCH EP-2G PPG "TANNERS TAUPE"	CONTACT: TIM SALERNO AT STO CORP (407) 466-5371	
EF-4G	EXTERIOR FINISH STUCCO	GENERAL	STO OR APPROVED EQUAL	STO POWERWALL STUCCO SYSTEM	COLOR TO MATCH EP-4G PPG "MONTEREY CLIFFS"	CONTACT: TIM SALERNO AT STO CORP (407) 466-5371	
EF-9G	EXTERIOR FINISH FIBER CEMENT	EXTERIOR SIGN ARCHONS	NICHIHA FIBER CEMENT	VINTAGE WOOD EF762	"CEDAR"	18"x10" CONTACT: NICHIHA CUSTOMER SERVICE (770) 805-9466 BK@NICHIHA.COM INSTALL PER MANUFACTURER'S SPECIFICATIONS. VERTICAL SEAMS SHALL BE MINIMIZED. ALL SPANS OF 10' OR MORE SHALL HAVE VERTICAL SEAMS ALIGNED IN THE CENTER OF THE ARCHON. SEAMS TO BE CAULKED WITH EC-1G OR USE "H-MOLD" FACTORY TRIMS. ALL TRIMS SHALL BE FACTORY PAINTED TO MATCH PANELS. VERTICAL APPLICATIONS ONLY (NOT FOR USE ON SOFFITS)	
TR-1G	ALUMINUM TRIMS						
EC-1G	EXTERIOR CAULK		ADSEAL PRODUCTS	ADSEAL 458-63	"VINTAGE WOOD CEDAR"	CONTACT: MATT KLINGE AT ADFAST (314) 753-0964 MATT.KLINGE@ADFASFCORP.COM NOTE: USE WITH EF-9G	
EP-2G	EXTERIOR PAINT	EXTERIOR GENERAL	PPG SHERWIN WILLIAMS COLORS AVAILABLE UPON REQUEST; SEE ADDITIONAL INFORMATION FOR CONTACT	PRIMER: 17-921 PAINT: 6-2045X1	"TANNERS TAUPE" Custom Formula	CONTACT: RICK GARLIN, PPG CORPORATE NATIONAL ACCOUNTS MANAGER phone: (317) 318-5800 email: garlin@ppg.com	
EP-4G	EXTERIOR PAINT	EXTERIOR WAINSCOT		PRIMER: 17-921 PAINT: 6-2045X1	"MONTEREY CLIFFS" 10YY 14/080		
EP-6G	EXTERIOR PAINT	LOGO SIGN CABINETS & BURGER KING CHANNEL LETTER CABINETS		PRIMER: 6-212 PAINT: 6-230	"BURGER KING SILVER" Custom Formula	NOTE: FOR REMODELS ONLY, NOT FOR USE ON ROOFS SEE EP-6AG & EP-6BG	
EP-6AG	EXTERIOR PAINT	EXISTING MANSARD ROOFS, SHINGLES & BARREL TILE		PRIMER: 17-921 PAINT: 90-1110	"GRIMMYS GREY" 00NN 20/000	NOTE: BY EXCEPTION FOR REMODELS ONLY	
EP-6BG	EXTERIOR PAINT	EXISTING STANDING SEAM METAL ROOF		PRIMER: 90-712 PAINT: 90-1110	"MARCH WIND" Custom Formula	NOTE: BY EXCEPTION FOR REMODELS ONLY	
EP-8BG	EXTERIOR PAINT	METAL COPING AT ARCHON TOWERS		PRIMER: 17-921 PAINT: 6-2045X1	"CEDAR" Custom Formula	CONTACT: GLENN REMLER, ARCHITECTURAL ACCOUNT EXECUTIVE phone: (954) 547-1217 email: Glenn.J.Remler@Sherwin.com	
EXT-G	EXTERIOR PAINT	POLES & SIGNS		PRIMER: 90-712 PAINT: 90-353	"BLACK"		
EGR-3G	GROUT	BRICK		MAPEI	#5 "CHAMOIS"		NOTE: USE WITH EB-1G
EGR-4G	GROUT	CERAMIC TILE		CUSTOM BUILDING PRODUCTS	POLYBLEND SANDED	#335 "WINTER GRAY"	NOTE: USE WITH ECT-1G *** FOR SETTING MATERIALS USE COMPLETE CONTACT RAPID SET *** SEAL GROUT WITH AQUAMIX SEALERS CHOICE GOLD
EGR-9G	GROUT	INLINE RESTAURANTS ONLY CERAMIC TILE		LATICRETE	POLYBLEND SANDED	#66 "CHESTNUT BROWN"	NOTE: USE WITH ECT-18G *** CONTRACTOR TO ALLOW 1/16" MAX FOR GROUT JOINT *** FOR SETTING MATERIALS USED COMPLETE CONTACT RAPID SET *** SEAL GROUT WITH AQUAMIX SEALERS CHOICE GOLD CONTACT: KIRBY DAVIS AT LATICRETE (203) 671-7210
MC-1G	METAL COPING	TOP OF LIGHT BAND WALL CAP	W.P. HICKMAN SYSTEMS, INC.	PERMA SNAP PLUS	A-30 "SILVERSMITH"	CONTACT: W.P. HICKMAN COMPANY (828)676-1700 - WWW.WPH.COM	
MC-2G	METAL COPING	BELOW LIGHT BAND		PERMA SNAP PLUS	FACTORY FINISH TO MATCH EP-2G PPG "TANNERS TAUPE"		
MC-3G	METAL COPING	TOP OF ARCHON		PERMA SNAP PLUS	TO BE PAINTED TO MATCH EP-8G PPG "CEDAR"		
MP-1G		PARAPET LIGHT BAND	LEKTRON *SEE APPROVED SIGN SUPPLIERS	LED LIGHT BAND		*SEE PLANS PRODUCT INFORMATION: KEVIN RUBOTTOM AT LEKTRON (800) 634-4059 OR (918) 622-4978 EMAIL: KRUBOTTOM@LEKTRONINC.COM	
MP-3G	METAL CANOPY	ABOVE DOORS AND WINDOWS	*SEE APPROVED CANOPY SUPPLIERS	CUSTOM METAL CANOPY	COLOR: CLEAR ANODIZED	*SEE PLANS	
MP-4G	METAL AWNING / SSM ROOFING	ABOVE WINDOWS / MANSARD ROOFING	FIRESTONE METAL PRODUCTS	STANDING SEAM METAL ROOF UC-4 PROFILE	SILVER METALLIC SR	*SEE PLANS CONTACT: YUSUKE KOREEDA (615) 945-9991 EMAIL: KOREEDAYUSUKE@FIRESTONEBP.COM	
			BERRIDGE ROOFING METAL PRODUCTS	STANDING SEAM METAL ROOF CEE-LOCK	PREMIUM METALLIC - ZINC COTE	*SEE PLANS CONTACT: (210) 650-7047	



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EXTERIOR FINISH SCHEDULE

BURGER KING (STR# 3073)
6905 ODANA ROAD
MADISON, WI 53719

PROJECT: 18224
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DATE: 3/15/2019
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A80



③ REFERENCE NIGHT VIEWS
NOT TO SCALE



① 3D View 1



② 3D View 2



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REFERENCE 3D VIEWS

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① 3D View 3



② 3D View 4



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REFERENCE 3D VIEWS

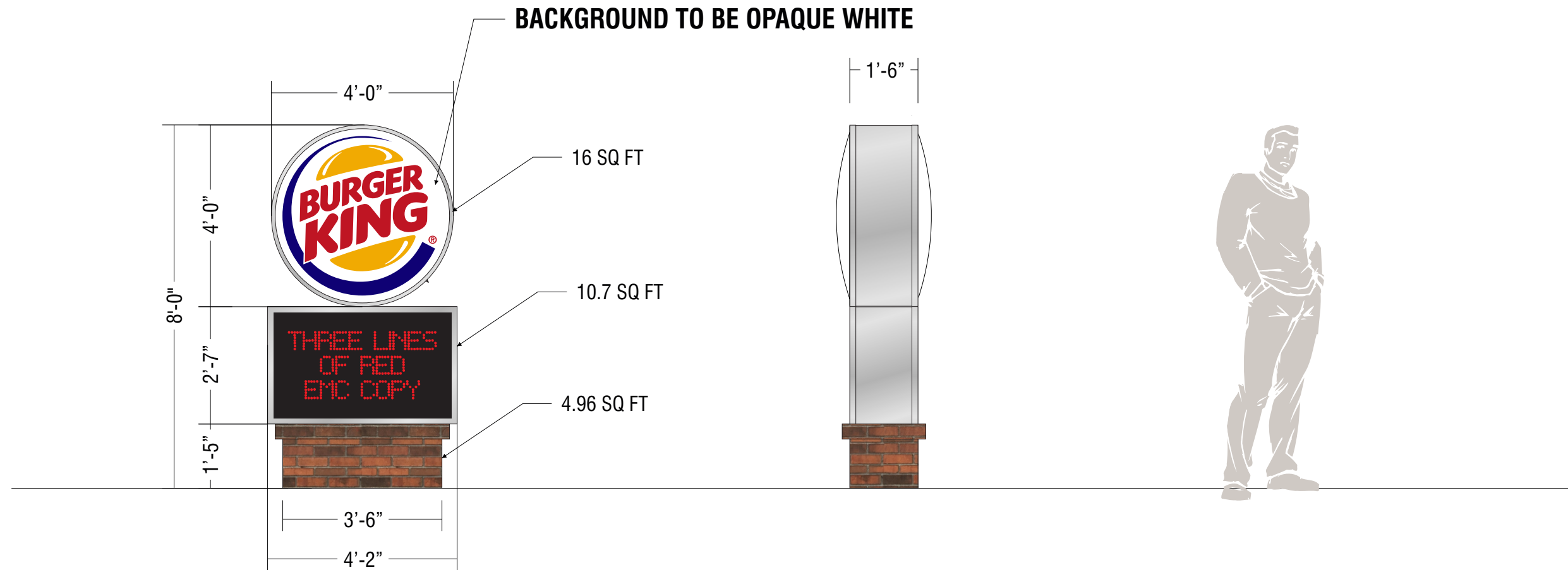
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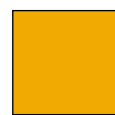
**PRELIMINARY:
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A91

D/F MONUMENT • 31.66 SQ FT



LOGO



3M Translucent Vinyl #3630-125 Yellow



3M Translucent Vinyl #3630-8703 Blue



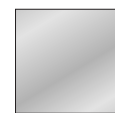
3M Vinyl #3630-22 Matte Black



3M Translucent Vinyl #3630-33 Red



3M White Diffuser #3635-70



BK Silver

SIGN: D/F INTERNALLY ILLUMINATED BUTTON LOGO
EMC: TWO (2) S/F INTERNALLY ILLUMINATED EMC CABINETS W/ RED COPY
BASE: BRICK

CUSTOMER APPROVAL X

DATE

FILE LOCATION: H: MARKETING DESIGN / CDR / B / BURGER KING / MADISON, WI - MONUMENT.cdr



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CLIENT: BURGER KING

LOCATION: MADISON, WI

DRAWN BY: ZM

SCALE: 3/8" = 1'-0"

DATE: 03.04.19

DWG. NO.: MADISON, WI - MONUMENT

REV.1	3.14.19 RM
REV.2	xxxx
REV.3	xxxx
REV.4	xxxx



ARCHITECTS | DESIGNERS | ENGINEERS

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EXISTING PHOTOS

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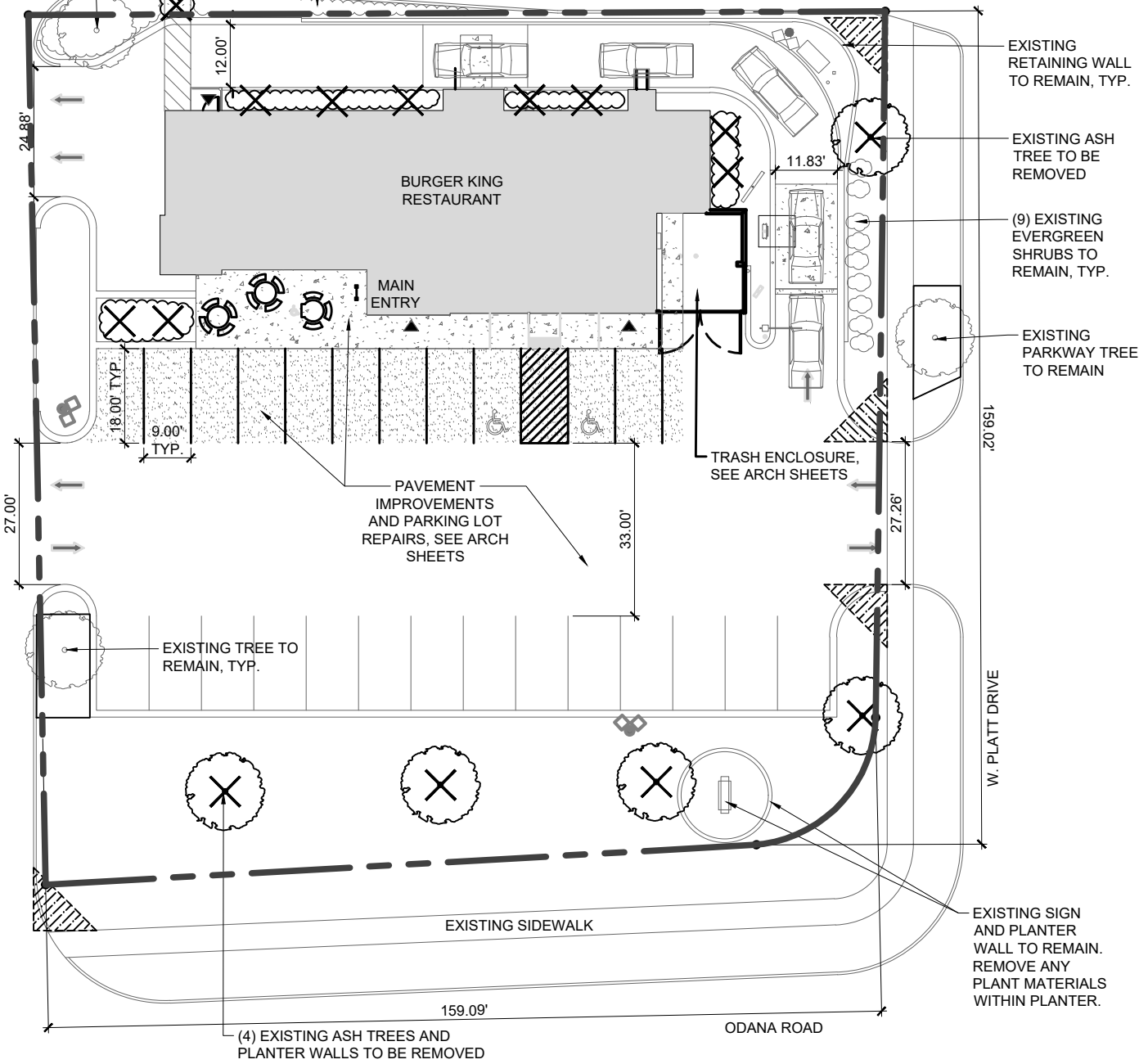
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CONSTRUCTION**

A93

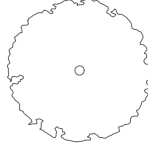
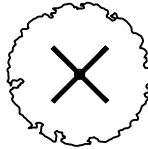


EXISTING SHRUB REMOVED FOR SIDEWALK CONNECTION
EXISTING ORNAMENTAL TREE TO REMAIN, TYP.

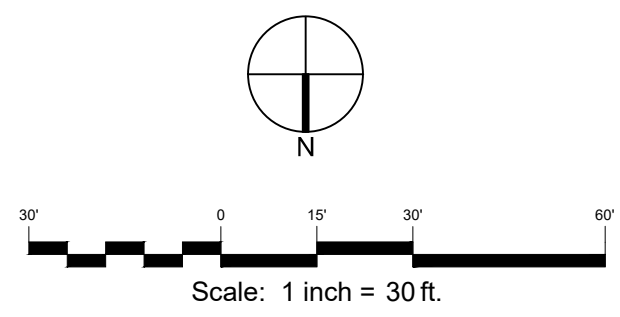
(5) EXISTING DECIDUOUS SHRUBS AND (35) EXISTING PERENNIALS TO REMAIN, TYP.

NOTE:
(5) EXISTING ASH TREES TO BE REMOVED DUE TO POTENTIAL FOR EMERALD ASH BORER. REMOVAL SHALL MEET ALL STATE REQUIREMENTS FOR ASH REMOVAL.




LEGEND:

- PROPERTY LINE
-  EXISTING TREE TO REMAIN
-  EXISTING TREE TO BE REMOVED
- TPF ----- TREE PROTECTION FENCE
-  ITEM TO BE REMOVED
-  BUILDING



LANDSCAPE ARCHITECT:

 #LA-742-14 exp. 8/31/19

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March 4, 2019

LANDSCAPE REMOVALS PLAN

L0.0



BURGER KING #3073

6909 ODANA RD., MADISON, WI.



Landscape Requirements

Burger King - 6909 Odana Rd., Madison, WI

Zoning CC	
Site Area:	25,934 SF (0.66 AC)
Building Footprint:	3,608 SF
Total Developed Area:	22,326 SF
Total Parking:	252 Stalls (Includes 2 ADA)

General Landscape Requirement: 5 Landscape points for every 300 SF developed area (Does not include building footprint)

22,326 * 5 / 300	372	Points Required
Landscape Provided:	1,038	Points Provided (See Landscape Worksheet)

Development Frontage Landscape Requirement: 1 Shade tree and 5 shrubs per 30 LF of lot

159 LF along Odana Rd. requires 5.3 Trees and 26.5 Shrubs

Trees Provided:	6 Trees
Shrubs Provided:	27

159 LF along Platt Ave. requires 5.3 Trees and 26.5 Shrubs

Trees Provided:	5 Trees
Shrubs Provided:	27 (9 Existing evergreen shrubs counted toward requirement)

Interior Parking Lot Landscape Requirement: Changes to developed site required 5% of pavement area shall be landscaped. (1) Shade tree for every 160 SF of required landscape area.

9,767 SF Parking pavement requires 488.35 SF of interior landscape area.

Landscape Areas Provided:	815 SF
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488.35 SF Interior Landscape area requires 3.0 Interior trees.

Interior Trees Provided:	3 Trees (1 Existing tree counted toward requirement)
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Foundation Landscape Requirement: Shrubs and perennials shall be provided along building

Foundation Landscape Provided:	15 Shrubs
	10 Perennials/Grasses



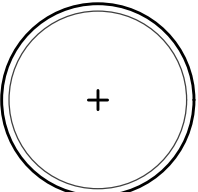
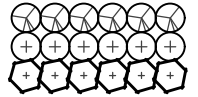



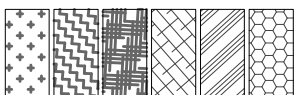
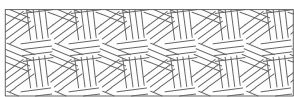
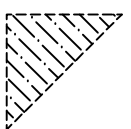
Screening of Refuse Requirement: Screen area with 6' wood fence or wall

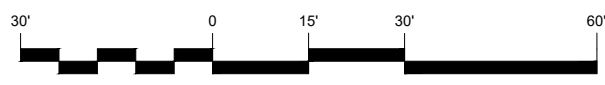
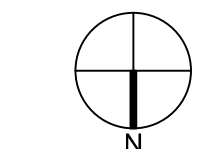
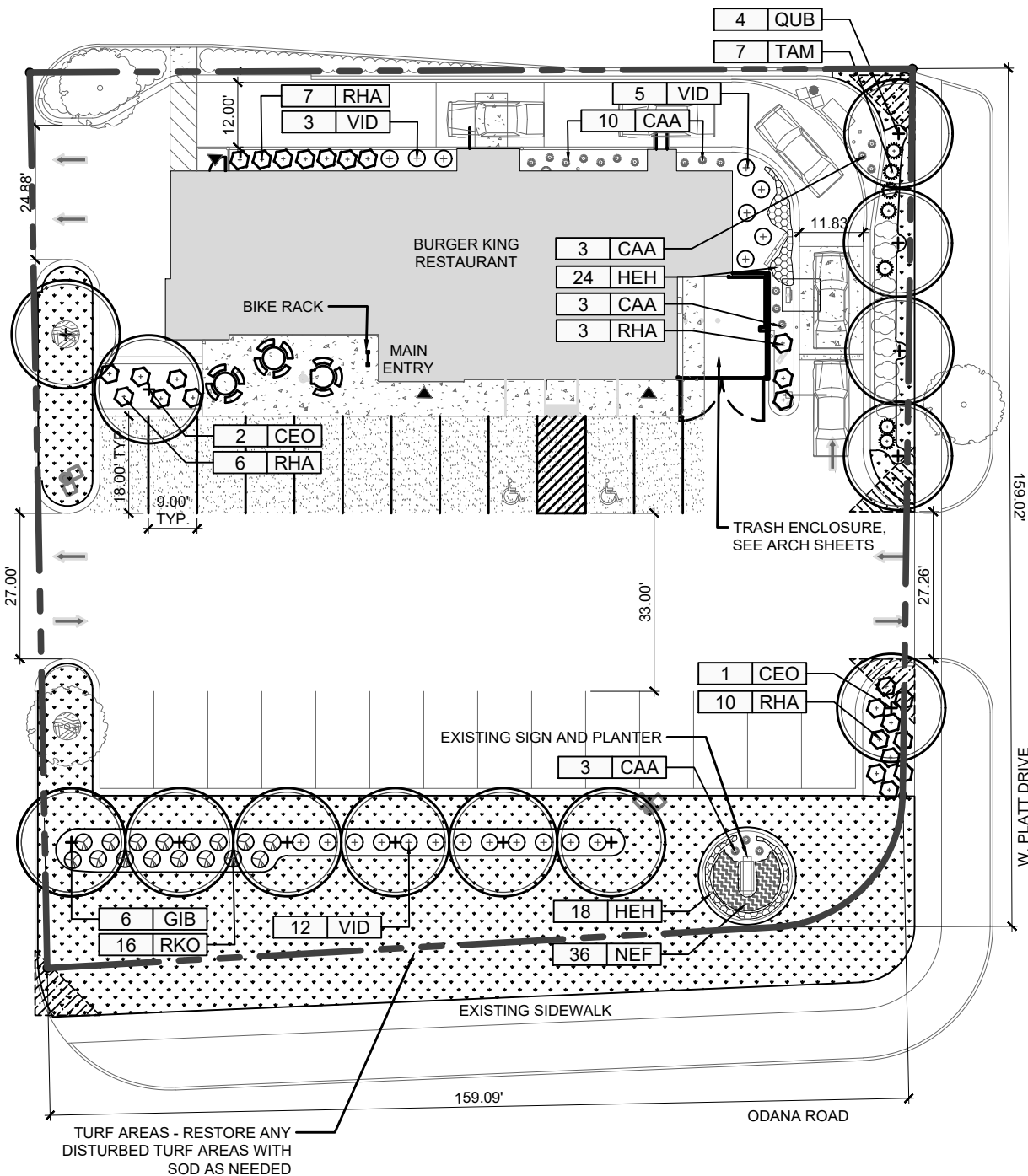
Screening Provided:	Existing masonry wall with gates to remain (See Arch Sheets)
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NOTE:

SEE L1.1 FOR PLANT SCHEDULE AND LANDSCAPE NOTES.

LEGEND:

-  PROPERTY LINE
-  BUILDING
-  SHADE TREE
-  DECIDUOUS SHRUBS
-  EVERGREEN SHRUBS
-  ORNAMENTAL GRASSES
-  LAWN SOD
-  PERENNIAL / GROUND COVER AREAS
-  MULCH, 3" DEPTH
-  12' X 12' SIGHT TRIANGLE



Scale: 1 inch = 30 ft.

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March 4, 2019

LANDSCAPE PLAN

L1.0



BURGER KING #3073

6909 ODANA RD., MADISON, WI.



Plant Schedule

Qty.	Key	Botanical name	Common name	Size at Planting	Notes
TREES					
3	CEO	Celtis occidentalis	Hackberry	2.5" BB	Central Leader
6	GIB	Ginkgo biloba "Autumn Gold"	Autumn Gold Ginkgo	2.5" BB	Central Leader
4	QUB	Quercus bicolor	Swamp White Oak	2.5" BB	Central Leader
13	<i>Tree Total</i>				
DECIDUOUS SHRUBS					
26	RHA	Rhus aromatica "Gro-Low"	Gro-Low Fragrant Sumac	#5 Cont.	Min. 12' ht., 5' o.c.
16	RKO	Rosa "Knockout"	Knockout Rose	#5 Cont.	4' o.c.
7	TAM	Taxus media "Densiflora"	Dense Yew	18" BB	4' o.c.
20	VID	Viburnum dentatum "Blue Muffin"	Blue Muffin Arrowwood Viburnum	24" BB	5' o.c.
69	<i>Shrub Total</i>				
PERENNIALS AND ORNAMENTAL GRASSES					
42	HEH	Hemerocallis "Happy Returns"	Happy Returns Daylily	#1 Cont.	18" o.c.
36	NEF	Nepeta racemosa "Walker's Low"	Walker's Low Catmint	#1 Cont.	18" o.c.
19	CAA	Calamagrostis acutiflora "Karl Foerster"	Karl Foerster Feather Reed Grass	#1 Cont.	30" o.c.
97	<i>Perennial Total</i>				
SEED AND SOD AREAS					
TBD	Sod	Restore any disturbed areas with sod. Quantities determined by Contractor			
294	SY	Mulch	All existing and new planting beds to receive mulch to a depth of 3".		

LANDSCAPE GENERAL NOTES:

1. ALL PLANT MATERIAL IS SUBJECT TO AVAILABILITY AND CORRECT SEASONAL PLANTING PROCEDURE. ANY AND ALL SUBSTITUTIONS REQUEST MUST BE SUBMITTED IN WRITING TO THE OWNER'S REPRESENTATIVE PRIOR TO ORDERING SUBSTITUTION MATERIALS.
2. THE LANDSCAPE CONTRACTOR SHALL STAKE AND LAYOUT ALL INSTALLATIONS AND BEDS FOR APPROVAL BY OWNER'S REPRESENTATIVE. FAILURE TO RECEIVE REVIEW AND APPROVAL MAY BE CAUSE TO REQUIRE THE REMOVAL OF PLANTS AND REINSTALLATION AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR SHALL SUPPLY LANDSCAPE PLANTING SOIL MIX FOR ALL PERENNIAL PLANTING BEDS TO CONSIST OF 1/3 TOPSOIL, 1/3 SAND AND 1/3 COMPOSTED MANURE OR "MUSHROOM COMPOST". THIS MIXTURE IS TO BE ROTOTILLED INTO THE SOIL A MINIMUM OF 8" THROUGHOUT THE BED. AFTER INSTALLATION, MULCH AS SPECIFIED BELOW.
4. ALL PLANTING BEDS SHALL RECEIVE SHREDDED HARDWOOD MULCH. TREE / SHRUB BEDS SHALL RECEIVE A MINIMUM 3" DEPTH OF MULCH AND PERENNIAL PLANTINGS SHALL RECEIVE A MINIMUM 2" OF MULCH.
5. ALL DISTURBED AREAS NOT RECEIVING OTHER LANDSCAPE TREATMENTS SHALL BE RESTORED WITH SOD AS NECESSARY.

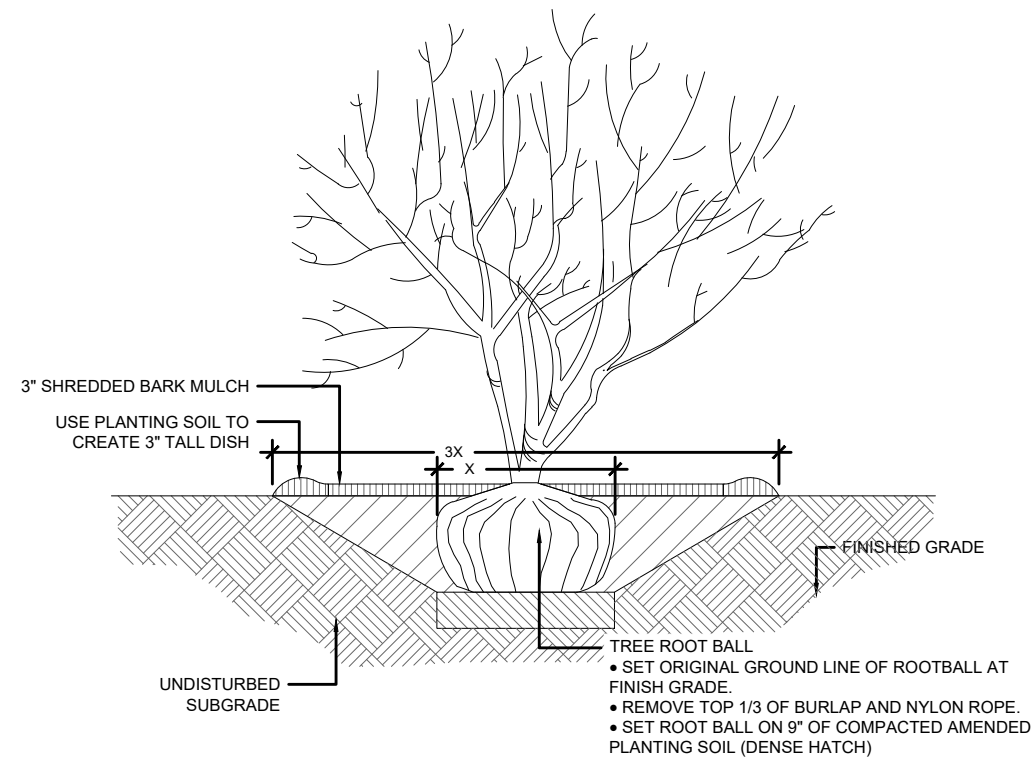
LANDSCAPE ARCHITECT:



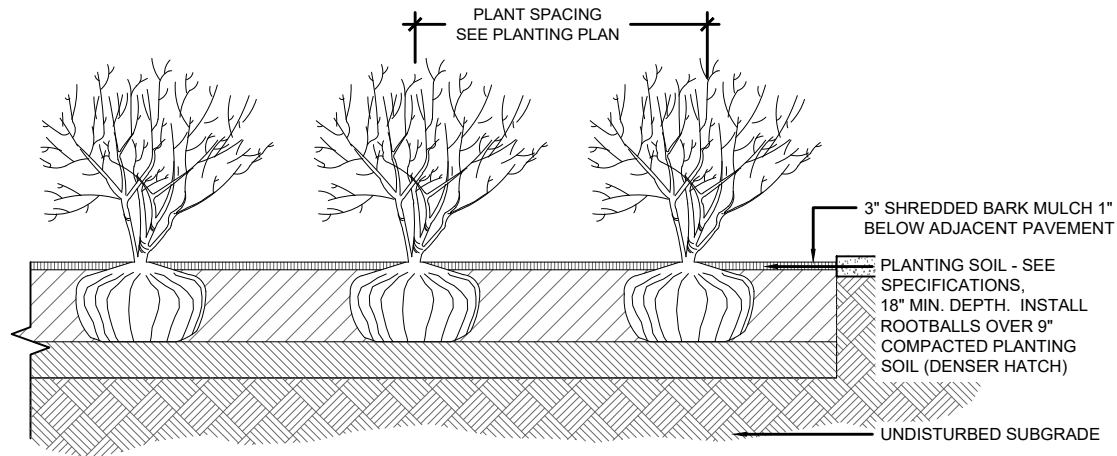
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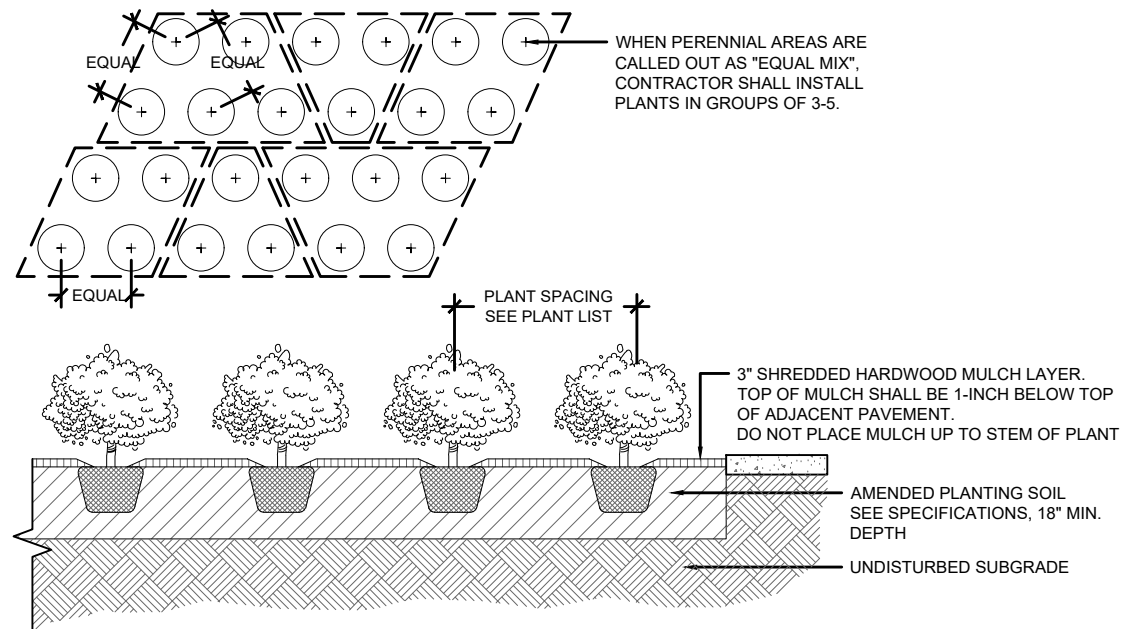




1 SHADE/ORNAMENTAL TREE PLANTING DETAIL
SCALE: NTS



2 SHRUB PLANTING DETAIL
SCALE: NTS



3 PERENNIAL PLANTING DETAIL
SCALE: NTS

LANDSCAPE ARCHITECT:

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