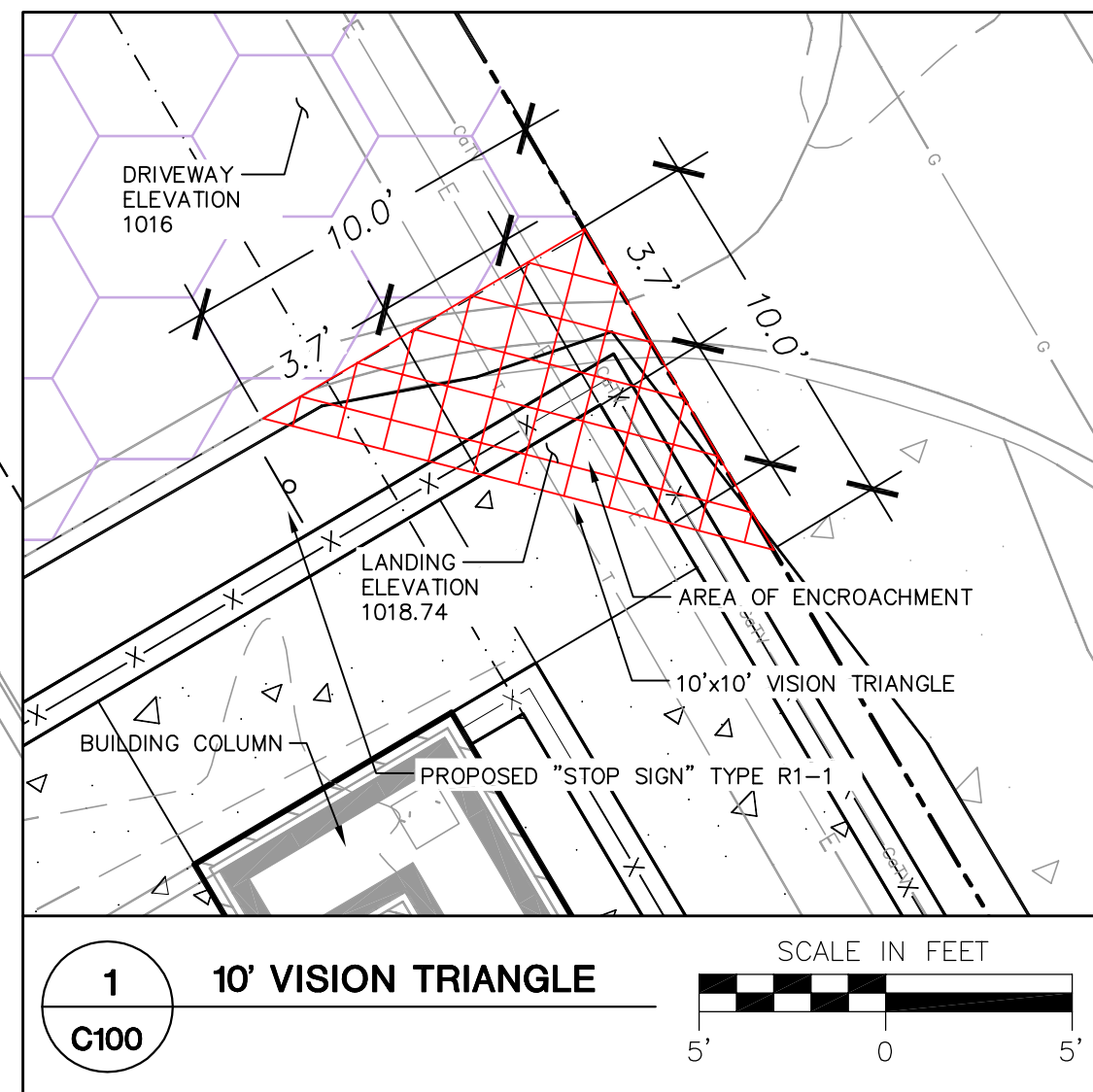
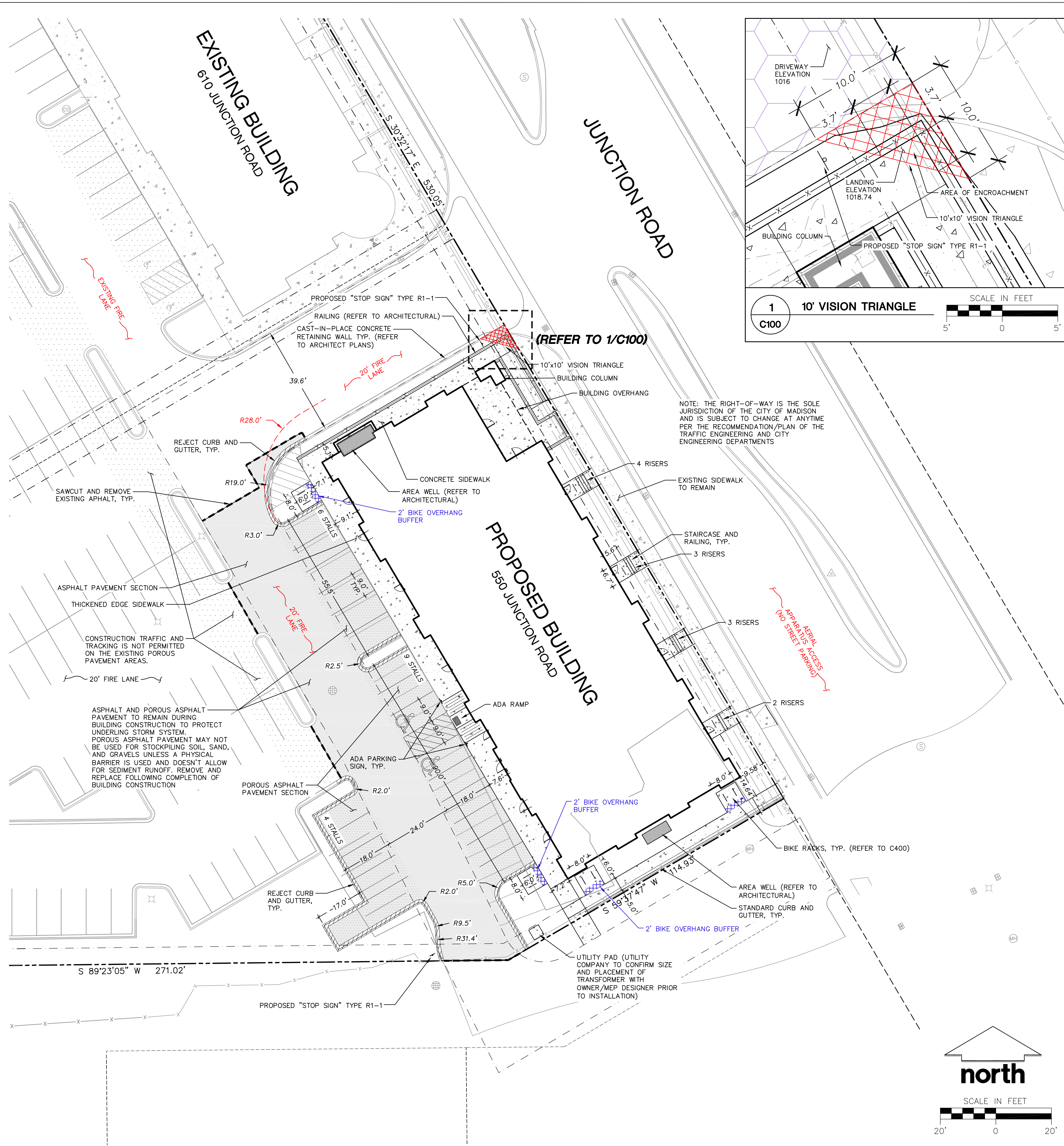


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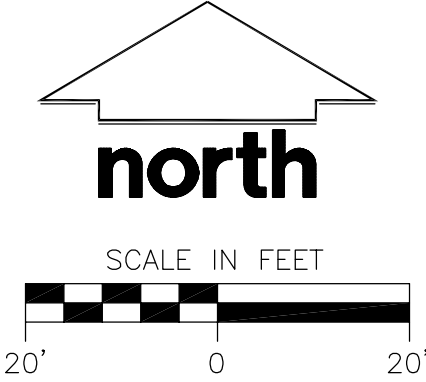
LEGEND (SITE PLAN) with symbols for property line, right-of-way, easement line, building setback line, pavement setback line, building outline, building overhang, edge of pavement, standard curb and gutter, reject curb and gutter, asphalt pavement, porous asphalt pavement, concrete pavement, concrete retaining wall, and ADA parking bollards/signs.

BIKE PARKING INFORMATION BLOCK table with columns for category and quantity. Includes Proposed Surface Bike Stalls (32), Proposed Underground Bike Stalls (9), Total Proposed Bike Stalls (41), Long Term Residential Bike Parking (8 stalls), Short Term Residential Bike Parking (6 stalls), and Short Term Commercial Bike Parking (6 stalls).

SITE INFORMATION BLOCK table with columns for property details and coverage. Includes Site Address (530 JUNCTION ROAD, MADISON, WI 53717), Site Acreage (2.79), Total Building Square Footage (11,830 SF), Use of property (Commercial), and Existing vs. Proposed Site Coverage (Existing Impervious Surface Area 86,978 S.F., Proposed Impervious Surface Area Ratio 0.82).

- GENERAL NOTES: 1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS. 2. ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND MUNICIPAL REQUIREMENTS. 3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS. 4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES. 5. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

- PAVING NOTES: 1. GENERAL: 1.1. ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION, APPLICABLE CITY OF MADISON ORDINANCES AND THE GEOTECHNICAL REPORT. 1.2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE. 1.3. SURFACE PREPARATION - NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING. 1.4. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET MUNICIPALITY REQUIREMENTS. 2. ASPHALTIC CONCRETE PAVING SPECIFICATIONS: 2.1. CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, EDITION OF 2017. 2.2. WEATHER LIMITATIONS - APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. 2.3. GRADE CONTROL - ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION. 2.4. CRUSHED AGGREGATE BASE COURSE - THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS. 2.5. BINDER COURSE AGGREGATE - THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460 AND 315, STATE HIGHWAY SPECIFICATIONS. 2.6. SURFACE COURSE AGGREGATE - THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465, STATE HIGHWAY SPECIFICATIONS. 2.7. ASPHALTIC MATERIALS - THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS. 3. CONCRETE PAVING SPECIFICATIONS: 3.1. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS. 3.2. CONCRETE PAVEMENT SHALL BE REINFORCED WITH NOVOMESH 950 (OR EQUAL) FIBER REINFORCEMENT AT A RATE OF 5 LBS/CUBIC YARD. 3.3. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS. 3.4. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER. 3.5. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER. 3.6. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED. 3.7. ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT. 4. PAVEMENT MARKING SPECIFICATIONS: 4.1. USE 4" WIDE, HIGH VISIBILITY WHITE LATEX PAINT FOR STALL LINES. 4.2. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY. 4.3. ALL PAVEMENT MARKINGS INCLUDING: STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH LATEX PAINT PER SPECIFICATIONS. 4.4. 2' x 4' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS, AND LOCATIONS WHERE WALK AND PAVEMENT MEET. 4.5. PAVEMENT MARKERS WITHIN THE RIGHT OF WAY SHALL BE EPOXY PER WSDOT STANDARD SPECIFICATIONS.



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MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060



CLIENT ADDRESS: 7780 ELMWOOD AVENUE MIDDLETON, WI 53562

PROJECT: CITY CENTER PHASE 2 MIXED-USE DEVELOPMENT

PROJECT LOCATION: CITY OF MADISON DANE COUNTY, WI

PLAN MODIFICATIONS table with columns for #, Date, and Description. Includes entries for Land Use Submittal, Pricing Set, Permit Set, City Permit Comments for Construction, and SIP Alteration.

Design/Drawn: KJY Approved: THB

SHEET TITLE: SITE PLAN

SHEET NUMBER: C101

JSD PROJECT NO: 17-7892



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**GENERAL PLAN NOTES:**

A. EXTERIOR DIMENSIONS ARE FROM GRIDLINE TO GRIDLINE, OR TO EDGE OF FOUNDATION WALL UNLESS OTHERWISE NOTED. PLEASE CONTACT ARCHITECT WITH ANY DISCREPANCIES.

B. DIMENSIONS ARE TO FACE OF FRAME OR COLUMN CENTERLINE UNLESS OTHERWISE NOTED. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.

C. EXTERIOR WALLS TO BE RATED 1 HR

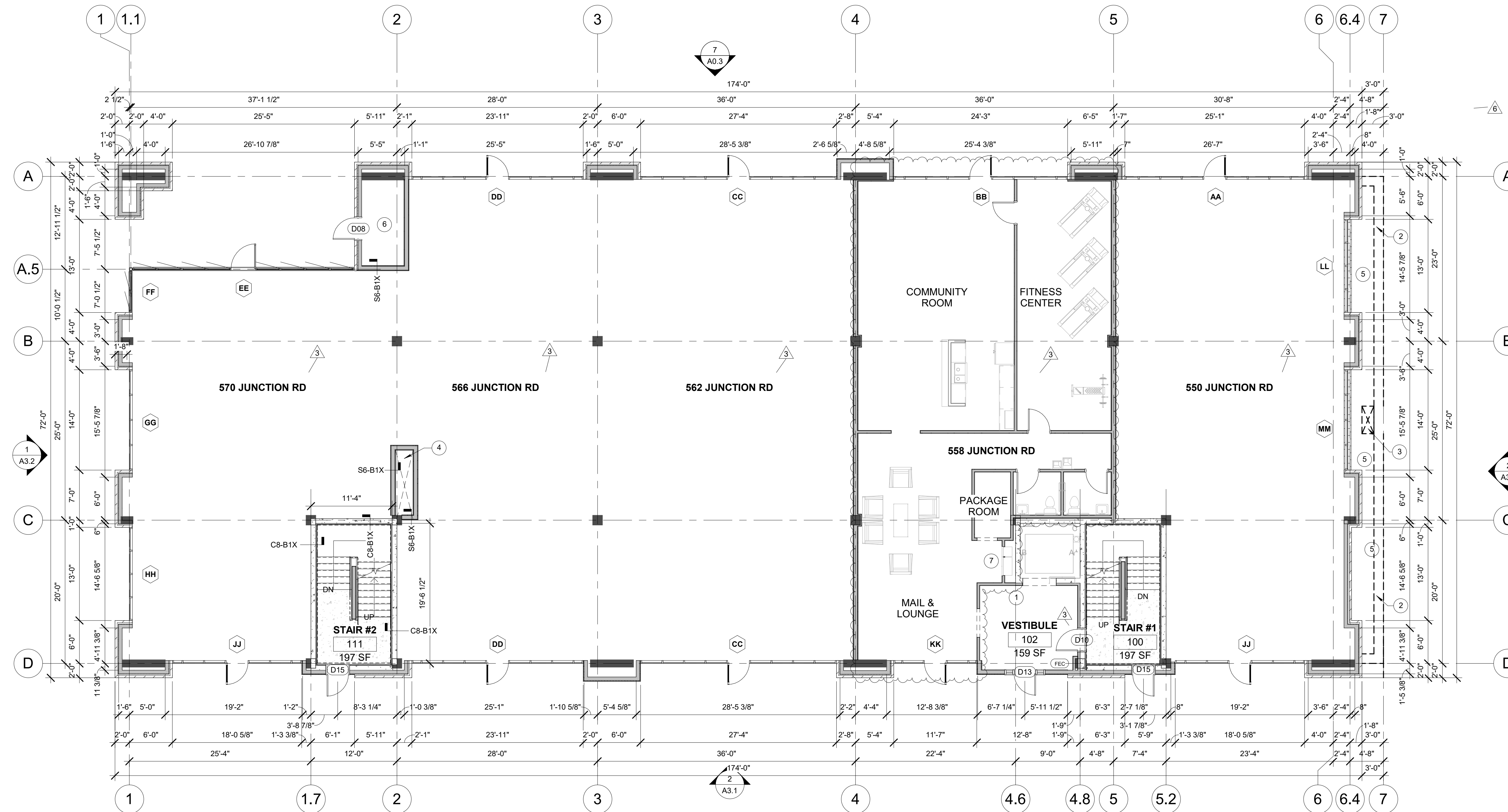
D. STAIRWELL ELEVATOR, FIRE WALL SEPARATION AND INTERIOR MECHANICAL CHASE WALLS TO BE RATED 2HR FIRE SEPARATION

E. PROVIDE SOUND INSULATION IN ALL COMMON WALLS, IN ALL FLOORS AND CEILINGS, AND AT UNIT BATHROOM WALLS

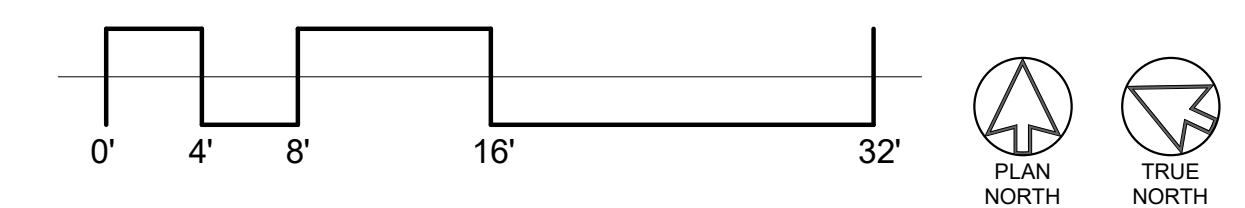
F. FIRE EXTINGUISHER CABINETS: REQUIRED EVERY 75 FEET OR 3,000 SF (WHICHEVER IS MORE LIMITING). CABINETS TO BE PARTIALLY RECESSED AND RATED TO MEET THE ASSOCIATED WALL FIRE RATING

**KEYED PLAN NOTES:**

- 1 2-WAY COMMUNICATION DEVICE LOCATED NEAR ELEVATOR ON EACH FLOOR
- 2 FOUNDATION WALL OUTLINE BELOW
- 3 AREA WELL LOCATION (VERIFY WITH MEP), COORDINATE LOCATION WITH PRECAST/ STRUCTURAL ENSURING TO MAINTAIN PROPER CLEARANCES AS REQUIRED BY HVAC CONTRACTOR AND CODE
- 4 MECHANICAL CHASE
- 5 PRECAST PLANK WITH TOPPING BELOW, SEE STRUCTURAL TO BE COVERED WITH LANDSCAPING AND CONCRETE SIDEWALK, SEE CIVIL
- 6 FIRE PUMP/OWNER UTILITY ROOM
- 7 POSTAL MAIL BOXES, 33 BOXES REQUIRED, COORDINATE WITH OWNER/ARCHITECT PRIOR TO ORDERING
- FEC FIRE EXTINGUISHER CABINET LOCATION



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



**CONSTRUCTION SET**

**CITY CENTER PHASE II**  
NEW MULTI-TENANT & MULTI-FAMILY  
550 JUNCTION ROAD  
MADISON, WI 53717

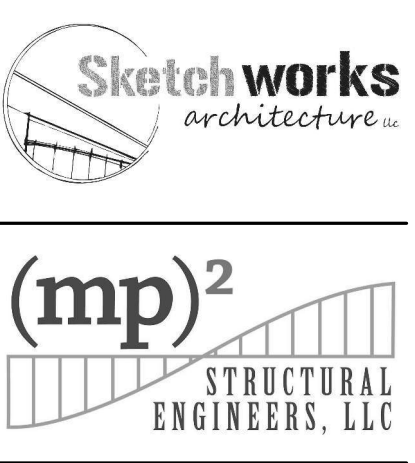
**FIRST FLOOR PLAN**

**Project Status**

2017.09.08	PRICING SET
2017.09.22	PERMIT SET
1 2017.10.02	ADDENDUM 1
3 2017.11.15	ADDENDUM 3
2017.12.14	FOR REVIEW
2017.12.20	FOR CONSTRUCTION
6 2018.03.02	CB 003
2018.04.03	SIP ALTERATION

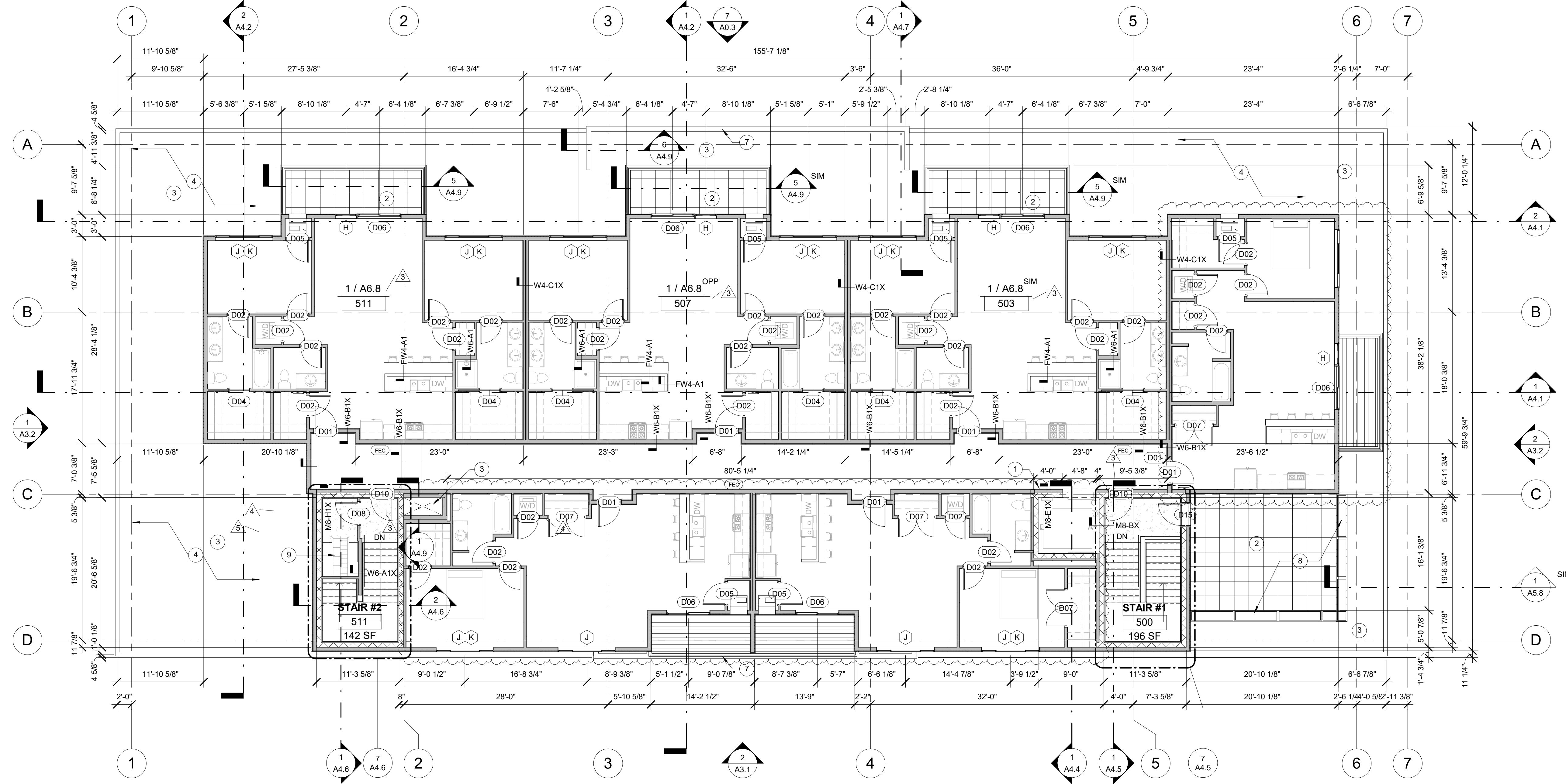
**GENERAL PLAN NOTES:**

- A. EXTERIOR DIMENSIONS ARE FROM GRIDLINE TO GRIDLINE, OR TO EDGE OF FOUNDATION WALL UNLESS OTHERWISE NOTED. PLEASE CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- B. DIMENSIONS ARE TO FACE OF FRAME OR COLUMN CENTERLINE UNLESS OTHERWISE NOTED. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- C. EXTERIOR WALLS TO BE RATED 1 HR
- D. STAIRWELL, ELEVATOR, FIRE WALL SEPARATION AND INTERIOR MECHANICAL CHASE WALLS TO BE RATED 2HR FIRE SEPARATION
- E. PROVIDE SOUND INSULATION IN ALL COMMON WALLS, IN ALL FLOORS AND CEILINGS, AND AT UNIT BATHROOM WALLS
- F. FIRE EXTINGUISHER CABINETS: REQUIRED EVERY 75 FEET OR 3,000 SF (WHICHEVER IS MORE LIMITING). CABINETS TO BE PARTIALLY RECESSED AND RATED TO MEET THE ASSOCIATED WALL FIRE RATING



**KEYED PLAN NOTES:**

- 1 2-WAY COMMUNICATION DEVICE LOCATED NEAR ELEVATOR ON EACH FLOOR
- 2 24"x24" CONCRETE PAVERS ON PEDISTALS
- 3 POTENTIAL INTERNAL ROOF DRAIN LOCATIONS, COORDINATE EXACT LOCATIONS WITH MEPS
- 4 FULLY ADHERED EPDM ROOF MEMBRANE
- 5 MECHANICAL SHAFT "B"
- 6 MECHANICAL SCREEN WALL
- 7 TOP OF FLY-OVER, SEE ELEVATIONS
- 8 RAISED PLANTERS AROUND RAISED PAVER PATIO, SEE DETAIL 1/A5.8 FOR DETAILS
- 9 ALTERNATING TRED STAIR, SEE 3-4/A4.6 FOR DETAILS
- FEC FIRE EXTINGUISHER CABINET LOCATION

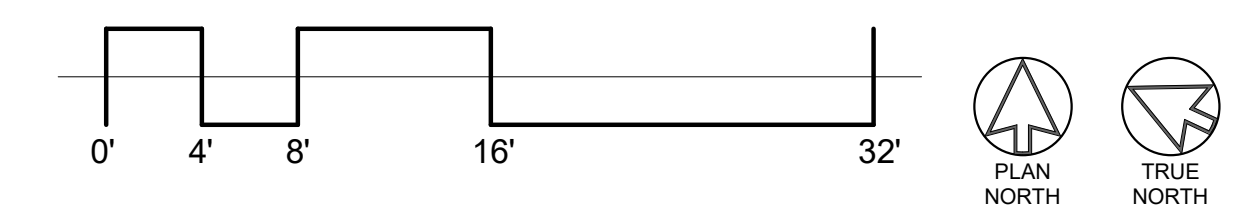


1 FIFTH FLOOR PLAN - OVERALL  
1/8" = 1'-0"

**CITY CENTER PHASE II**  
NEW MULTI-TENANT & MULTI-FAMILY  
550 JUNCTION ROAD  
MADISON, WI 53717

**FIFTH FLOOR / LOWER ROOF PLAN**

Project Status	
2017.09.08	PRICING SET
2017.09.22	PERMIT SET
1 2017.10.02	ADDENDUM 1
3 2017.11.15	ADDENDUM 3
2017.12.14	FOR REVIEW
2017.12.20	FOR CONSTRUCTION
4 2018.01.09	CB 001
5 2018.01.23	CB 002
6 2018.03.02	CB 003
2018.04.03	SIP ALTERATION

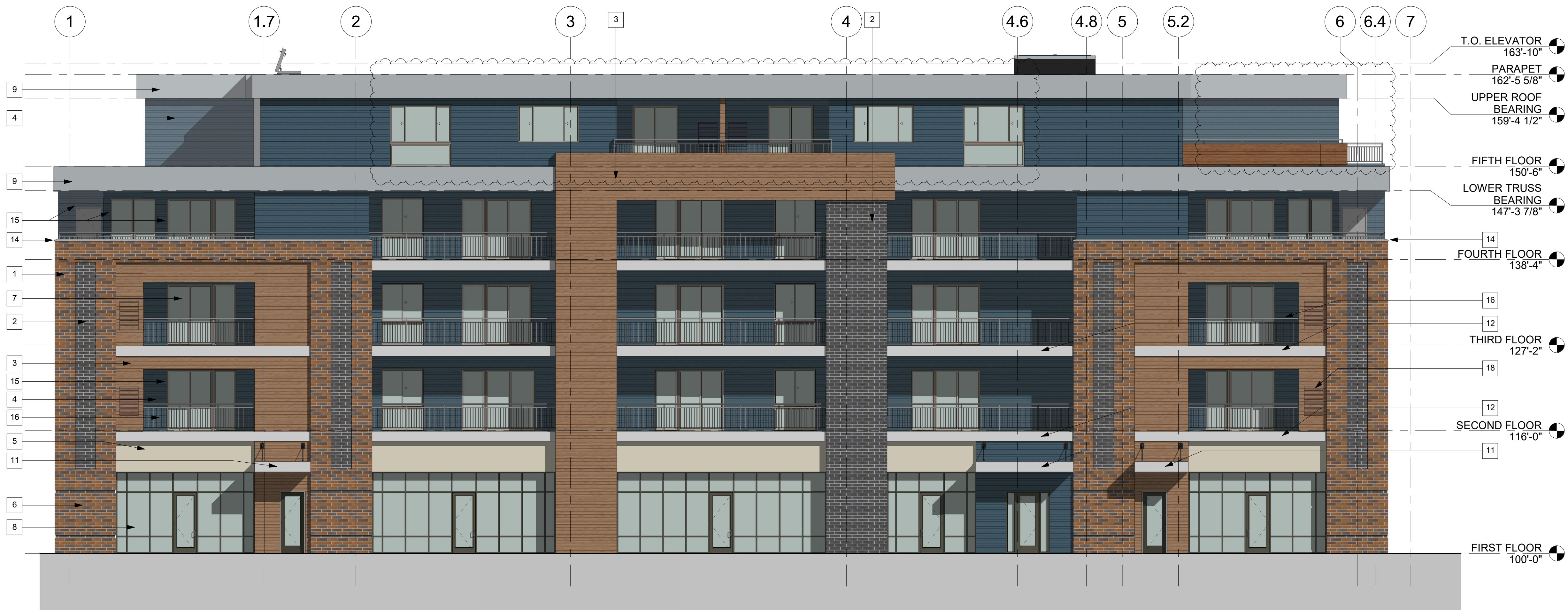


**CONSTRUCTION SET**





① EAST ELEVATION  
1/8" = 1'-0"



② WEST ELEVATION  
1/8" = 1'-0"

MATERIAL CALLOUT		
#	Comment	Area (SF)
1	SIoux CITY: MONARCH VELOUR BLEND	5579 SF
2	BELDEN: BLACK DIAMOND VELOUR A	2807 SF
3	NICHIHA VINTAGE WOOD PANEL, COLOR: CEDAR	4844 SF
4	HARDIE BOARD LAP FIBER: EVENING BLUE	11244 SF
5	HARDIE BOARD FIBER CEMENT PANEL: COBBLE STONE	906 SF
6	FC DOWNLIGHTING: GUNMETAL	0 SF
7	ANDERSEN 100 SERIES WINDOWS AND DOORS: SANDSTONE	0 SF
8	ALUMINUM STOREFRONT: MEDIUM BRONZE	0 SF
9	EIFS: MORNING FOG	1508 SF
10	NANAWALL SL60: MEDIUM BRONZE	0 SF
11	PREFABRICATED ENTRANCE CANOPY WITH TIE RODS	0 SF
12	WOOD FRAMED TRIM WITH BREAK METAL FACIA	846 SF
13	NOT USED	0 SF
14	PRECAST STONE COPING, COLOR: SLATE/DARK GRAY	0 SF
15	5/4" X 3 1/2" WINDOW AND DOOR TRIM BY SIDING MANUFACTURER, COLOR TO MATCH RESIDENTIAL WINDOWS AND DOORS	0 SF
16	PAINTED METAL RAILING @ 42" AFF	0 SF
17	NOT USED	0 SF
18	HVAC GRILL PAINTED TO MATCH ADJACENT WALL COLOR	0 SF

NOTE: MATERIAL TAKE OFF SQUARE FOOTAGES ARE FOR ENTIRE BUILDING PERAMETER, NOT JUST ELEVATIONS ON THIS SHEET. TOTALS ARE APPROXIMATE AND SHOULD BE USED AS SUCH. CONTACTOR RESPONSIBLE FOR ACTUAL CALCULATIONS OF MATERIALS.

**CITY CENTER PHASE II**  
NEW MULTI-TENANT & MULTI-FAMILY  
550 JUNCTION ROAD  
MADISON, WI 53717

EXTERIOR ELEVATIONS

**Project Status**

2017.09.08	PRICING SET
2017.09.22	PERMIT SET
2017.11.15	ADDENDUM 3 FOR REVIEW
2017.12.14	FOR CONSTRUCTION SIP ALTERATION
2018.04.03	





① NORTH ELEVATION  
1/8" = 1'-0"



② SOUTH ELEVATION  
1/8" = 1'-0"

MATERIAL CALLOUT		
#	Comment	Area (SF)
1	SIoux CITY: MONARCH VELOUR BLEND	5579 SF
2	BELDEN: BLACK DIAMOND VELOUR A	2807 SF
3	NICHIHA VINTAGE WOOD PANEL, COLOR: CEDAR	4844 SF
4	HARDIE BOARD LAP FIBER: EVENING BLUE	11244 SF
5	HARDIE BOARD FIBER CEMENT PANEL: COBBLE STONE	906 SF
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**CITY CENTER PHASE II**  
NEW MULTI-TENANT & MULTI-FAMILY  
550 JUNCTION ROAD  
MADISON, WI 53717

**EXTERIOR ELEVATIONS**

Project Status		
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2017.12.20	FOR CONSTRUCTION	
6 2018.03.02	CB 003	
2018.04.03	SIP ALTERATION	