

4702 EAST TOWNE BLVD.
MADISON, WI 53704

LOCATION: 4702 EAST TOWNE BLVD.
MADISON, WI 53704

REGULATING MUNICIPALITIES:
CITY OF MADISON
DANE COUNTY
STATE OF WISCONSIN

BUILDING CODE:
CITY OF MADISON ZONING ORDINANCES
DANE COUNTY ZONING ORDINANCES
WISCONSIN ADMINISTRATIVE CODE
2015 INTERNATIONAL BUILDING CODE
ACCESSIBILITY ANSI A117.1 - 2013

ZONING DESIGNATION:
CC-T COMMERCIAL CORRIDOR - TRANSITIONAL

PROJECT DESCRIPTION:
NEW MULTI-TENANT BUILDING, SINGLE STORY

OCCUPANCY TYPE:
PRIMARY : B - BUSINESS
SECONDARY: A - ASSEMBLY

CONSTRUCTION TYPE:
TYPE VB

ALLOWABLE AREA & HEIGHT:
HEIGHT (IBC TABLE 504.3) = 60 FEET ABOVE GRADE PLANE
STORIES (IBC TABLE 504.4) = 2 STORIES PLUS ONE STORY FOR SPRINKLERED
AREA (IBC TABLE 506.2) = 24,000 SF / FLOOR

BUILDING AREA & HEIGHT:
HEIGHT = 23 FEET 6 INCHES ABOVE GRADE PLANE
STORIES = 1 STORIES
TOTAL AREA = 10500 SF

NUMBER OF OCCUPANTS: (TABLE 1004.1.2)
B OCCUPANCY = TBD
A OCCUPANCY = TBD
TOTAL AREA = 10,500 SF

PARKING REQUIREMENTS:
1 STALLS / 400 SF/ OCCUPANTS 27 STALLS REQUIRED
2 ADA STALLS REQUIRED
TOTALS STALLS = 48 STANDARD PROVIDED, 2 ADA PROVIDED
TOTAL BIKE PARKING STALLS = 8 PROVIDED

PLUMBING:
ALL FIXTURES TO COMPLY WITH ICC A117.1

FIRE CONTROL:
FULLY SPRINKLERED BLDG: NFPA-13

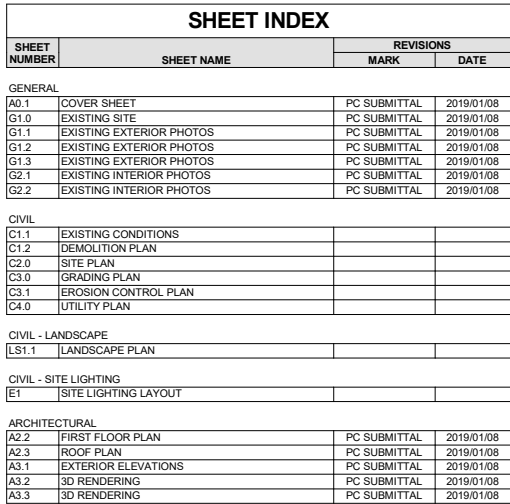
SEPARATION:
1 HR FIRE BARRIER SEPARATION WALLS (TABLE 508.4)

EXIT TRAVEL DISTANCE:
FULLY-SPRINKLERED BLDG:
B = 300 FT MAX TRAVEL (TABLE 1017.2)
B = 100 FT COMMON PATH OF TRAVEL (1006.2.1)

EXITS:
TWO EXISTS FROM BUILDING REQUIRE, TWO PROVIDED AT EACH TENANT

ACCESSIBILITY:
ALL FLOORS SHALL BE ACCESSIBLE IF GREATER THAN 1,500 SF
ALL EXITS SHALL BE ACCESSIBLE
FOLLOW IBC AND ANSI 117

1. DIMENSIONS ARE TO FACE OF STUD OR TO COLUMN CENTERLINE UNLESS NOTED OTHERWISE. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
2. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERING ANY DISCREPANCIES OR CONFLICTING INFORMATION IN THESE DOCUMENTS. CONTRACTOR SHALL CAREFULLY REVIEW AND COMPARE ALL DRAWINGS DURING THE BIDDING PERIOD AND BEFORE INSTALLATION OF THEIR WORK. ANY INCONSISTENCIES IN THE DRAWINGS SHALL BE REPORTED PROMPTLY TO THE ARCHITECT AND ENGINEER(S) FOR CLARIFICATION.
3. DO NOT SCALE DRAWINGS. THE DRAWINGS ARE NOT NECESSARILY TO SCALE - USE GIVEN DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
4. CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED EXISTING SITE CONDITIONS AFFECTING EGRESS ROUTES. THESE DOCUMENTS (SUCH AS HAZARDOUS MATERIALS, ETC.)
5. CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE AND FEDERAL CODES AND REGULATIONS GOVERNING THIS PROJECT.
6. JOB SITE SHALL BE BROOM SWEEP AND CLEAN AT THE END OF EACH DAY. ALL DEBRIS SHALL BE PICKED UP AND DISPOSED OF PROPERLY INTO APPROVED CONTAINER.
7. MAINTAIN DESIGNATED EGRESS ROUTES DURING CONSTRUCTION BY KEEPING CLEAR OF CONSTRUCTION DEBRIS AND CLEARLY MARKING THE PATH OF EGRESS TRAVEL.
8. ALL MECHANICAL (HVAC), ELECTRICAL, AND PLUMBING ("MEP") DESIGN AND CONSTRUCTION TO BE BY A DESIGN-BUILD DELIVERY METHOD AND ARE SUBSEQUENTLY NOT PART OF THESE DOCUMENTS. IT IS THE MEP CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE GENERAL CONTRACTOR AND WITH THESE DRAWINGS THE FINAL DESIGN, RETROFIT AND INSTALLATION OF THESE SYSTEMS. NOTIFY THE ARCHITECT BEFORE MAKING ANY REVISIONS TO THE STRUCTURE OR ARCHITECTURAL FEATURES.
9. ELECTRICIAN TO VERIFY NEW LIGHT FIXTURE LAYOUT AND SUBMIT LIGHTING ENERGY CALC'S AS REQUIRED PER CODE. REVIEW PLAN AND LIGHTING FIXTURE SELECTION WITH ARCHITECT.
10. HVAC CONTRACTOR SHALL SUBMIT PROPER DESIGN DRAWINGS AS NEEDED FOR PLAN APPROVAL AND BUILDING PERMITS.
11. ENSURE A CLEAR PATHWAY TO ALL EXITS IS MAINTAINED AND SUSTAINED.
12. WITHIN THIS DOCUMENT "NORTH, SOUTH, EAST, WEST" ARE REFERRED TO AS PROJECT NORTH AND MAY NOT BE TRUE NORTH
13. ALL EXPOSED WOOD, OR IN CONTACT WITH CONC. OR MASONRY, SHALL BE PRESSURE TREATED
14. VERIFY ALL ROUGH OPENINGS WITH RESPECTIVE MFG
15. PROVIDE SOUND BATT INSULATION AT ALL DEMISING WALLS, SEPARATION WALLS, AND AT BATHROOM, AND MECHANICAL ROOM WALLS
16. PROVIDE MOISTURE RESISTANT GWB AT ALL PLUMBING WALLS
17. PROVIDE GFI OUTLETS NEAR WATER SOURCES AND AS REQUIRED BY CODE
18. VERIFY SELECTED APPLIANCES IN COMMON ROOMS MEET ACCESSIBILITY CODE ANSI A 117.1 2013
19. PROVIDE 2x BLOCKING AT ALL GRAB BAR LOCATIONS PER ANSI A 117.1 2009
20. PROVIDE FIRE BLOCKING THROUGHOUT ENTIRE BUILDING PER IBC 717.2
21. SUBMIT ALL MATERIALS, SHOP DRAWINGS, PLAN MODIFICATIONS TO THE ARCHITECT FOR REVIEW AND APPROVAL



OWNER: GALWAY COMPANIES, LLC 6430 BRIDGE RD., STE. 230 MADISON, WI 53713	ARCHITECT: SKETCHWORKS ARCHITECTURE, LLC 7780 ELMWOOD AVE., STE 208 MIDDLETON, WI 53562	STRUCTURAL ENGINEER: MP ² STRUCTURAL ENGINEERS, LLC 583 D'ONOFRIO DR., STE 201 MADISON, WI 53719	CIVIL ENGINEER: PROFESSIONAL ENGINEERING, LLC 818 N. MEADOWBROOK LANE WAUNAKEE, WI 53597
CONTACT: STEVE DORAN 608-327-4006	CONTACT: BRAD KONING (ARCHITECT) 608-638-7570	CONTACT: NAME PHONE	CONTACT: ROXANNE JOHNSON, P.E. 608-849-9378

MULTI-TENANT BUILDING

NEW MULTI-TENANT BUILDING

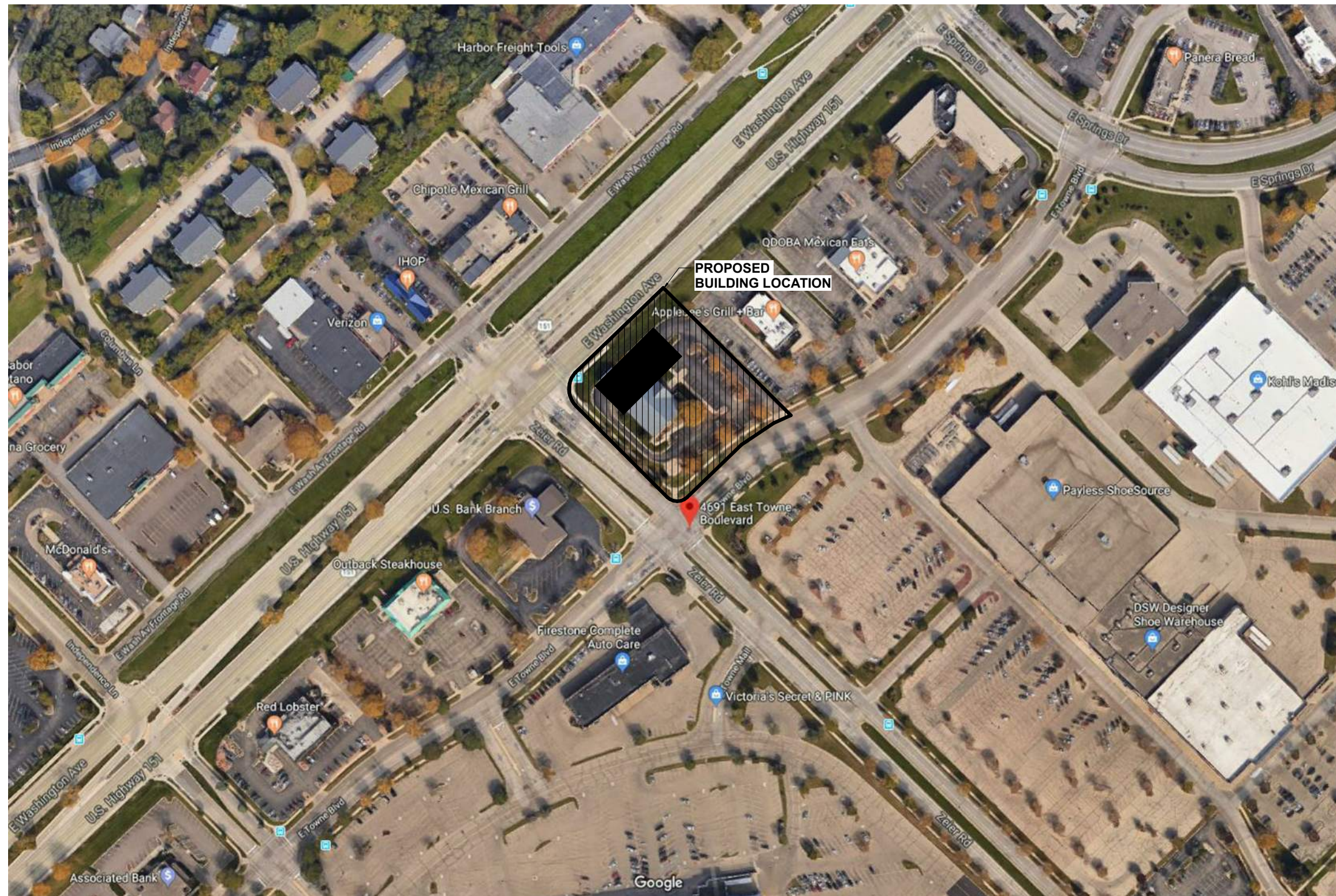
**4702 EAST TOWNE BLVD.
MADISON, WI 53704**

COVER SHEET

[illegible]

PRELIMINARY

A0.1



MULTI-TENANT BUILDING

NEW MULTI-TENANT BUILDING
4702 EAST TOWNE BLVD.
MADISON, WI 53704

EXISTING SITE

<u>Project Status</u>

[illegible]

G1.0

PRELIMINARY

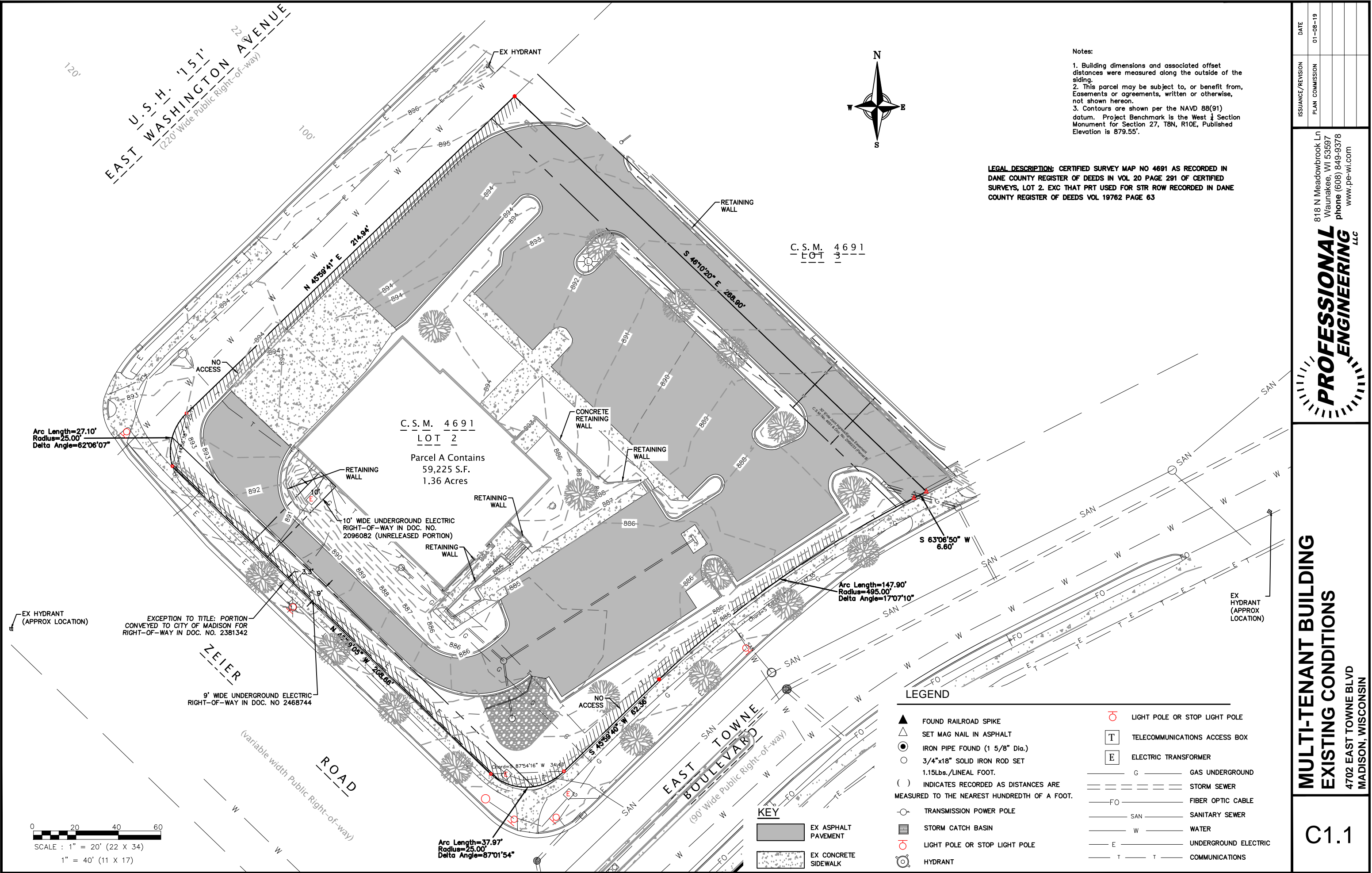
PRELIMINARY











DATE
01-08-19

ISSUANCE/REVISION
PLAN COMMISSION

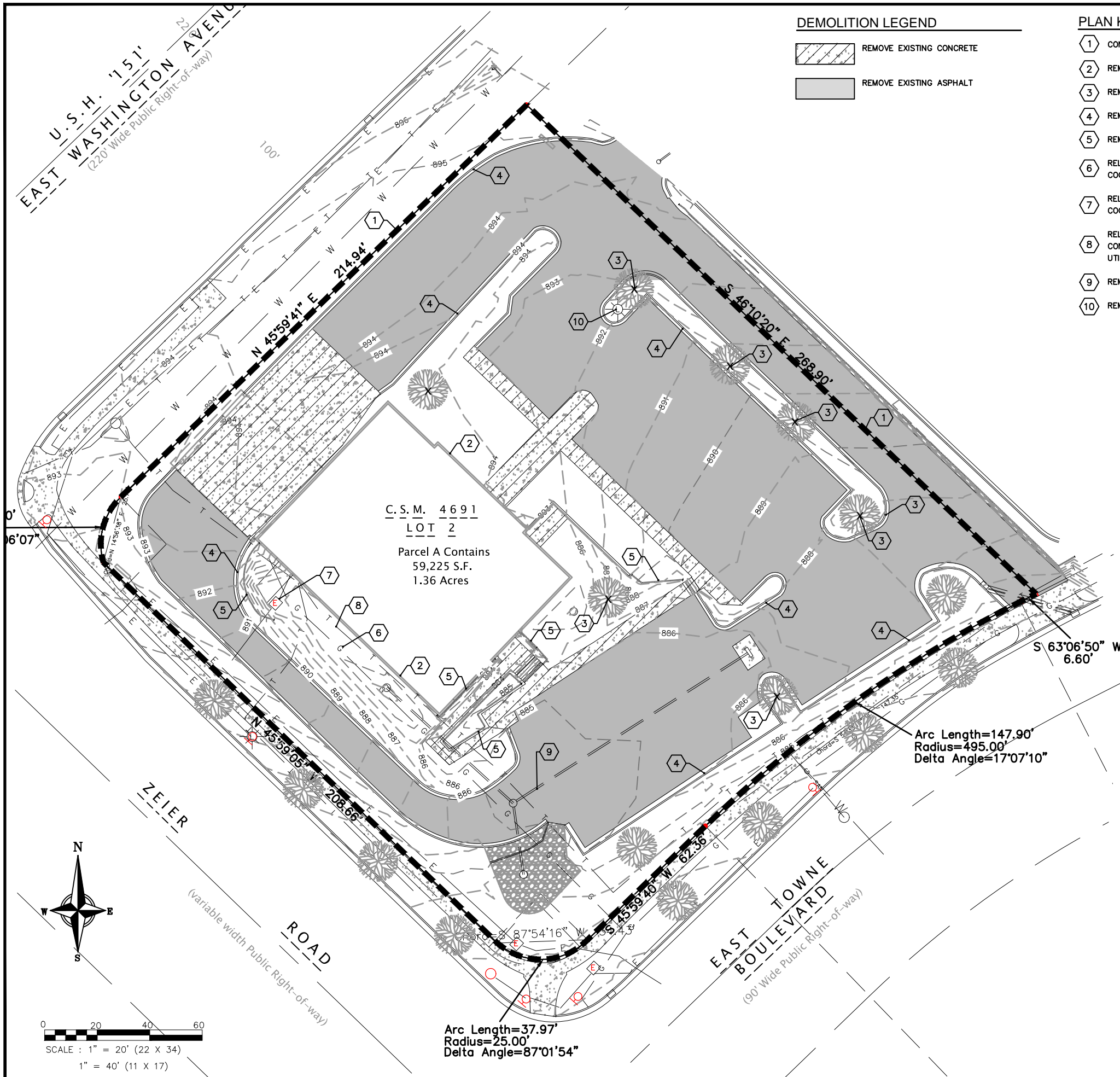
818 N Meadowbrook Ln
Waukegan, WI 53597
phone (608) 849-9378
www.pe-wi.com

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LTC

**MULTI-TENANT BUILDING
EXISTING CONDITIONS**

4702 EAST TOWNE BLVD
MADISON, WISCONSIN

C1.1



DEMOLITION LEGEND

- REMOVE EXISTING CONCRETE
- REMOVE EXISTING ASPHALT

PLAN KEY

- 1 CONSTRUCTION LIMITS
- 2 REMOVE BUILDING AND FOUNDATIONS
- 3 REMOVE TREE AND STUMP
- 4 REMOVE CONCRETE CURB AND GUTTER, TYP.
- 5 REMOVE RETAINING WALL, TYP.
- 6 RELOCATE GAS LINE. CONTRACTOR TO COORDINATE WORK WITH GAS UTILITY.
- 7 RELOCATE ELECTRIC LINE. CONTRACTOR TO COORDINATE WORK WITH MG&E.
- 8 RELOCATE TELECOMMUNICATION LINE. CONTRACTOR TO COORDINATE WORK WITH UTILITY.
- 9 REMOVE STORM SEWER
- 10 REMOVE EXISTING LIGHT POLE AND BASE

GENERAL NOTES

- CONTRACTOR TO OBTAIN A CITY OF MADISON RIGHT- OF-WAY PERMIT PRIOR TO DOING ANY WORK IN THE RIGHT-OF-WAY. PERMIT FEES ASSOCIATED WITH WORK IN THE RIGHT-OF-WAY IS THE CONTRACTORS RESPONSIBILITY.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES PRIOR TO BEGINNING DEMOLITION OPERATIONS. NOTIFY DIGGERS HOTLINE 5 WORKING DAYS PRIOR TO START OF DEMOLITION/ CONSTRUCTION. CONTRACTOR TO PAY FOR PRIVATE LOCATES.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING TREES, STUMPS, ROOTS, AND OTHER ITEMS THAT ARE NOT NOTED TO REMAIN PER THE CONSTRUCTION DRAWINGS AND WHICH INTERFERE WITH NEW CONSTRUCTION.
- GENERAL CONTRACTOR TO DISPOSE OF ALL DEMOLITION / CONSTRUCTION MATERIALS OFF SITE IN A LEGAL MANNER EXCEPT FOR THOSE ITEMS NOTED TO BE SALVAGED.
- ALL MATERIALS, UTILITIES, AND SIDEWALK DAMAGED BY THE CONTRACTOR AS A RESULT OF THE DEMOLITION OPERATIONS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL PROTECT ALL EXISTING FACILITIES (INCLUDING BUT NOT LIMITED TO ELECTRICAL, WATER, SANITARY, SIDEWALK, ETC.) THAT ARE TO REMAIN.
- REMOVE SIDEWALK TO THE NEAREST JOINT.
- INSTALL ALL REQUIRED EROSION CONTROL MEASURES FOR PERIMETER PROTECTION PRIOR TO THE START OF DEMOLITION/ CONSTRUCTION.
- ALL EROSION CONTROL MEASURES INSTALLED SHALL BE MAINTAINED IN ACCORDANCE WITH THE LOCAL AND STATE GOVERNING AUTHORITIES.
- ALL EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF VEGETATION IS ESTABLISHED AND THEN BE REMOVED AS PART OF THE BASE BID.
- PROVIDE PROPER BARRICADES, SIGNS AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC TO ADJACENT PARKING LOT DURING CONSTRUCTION.

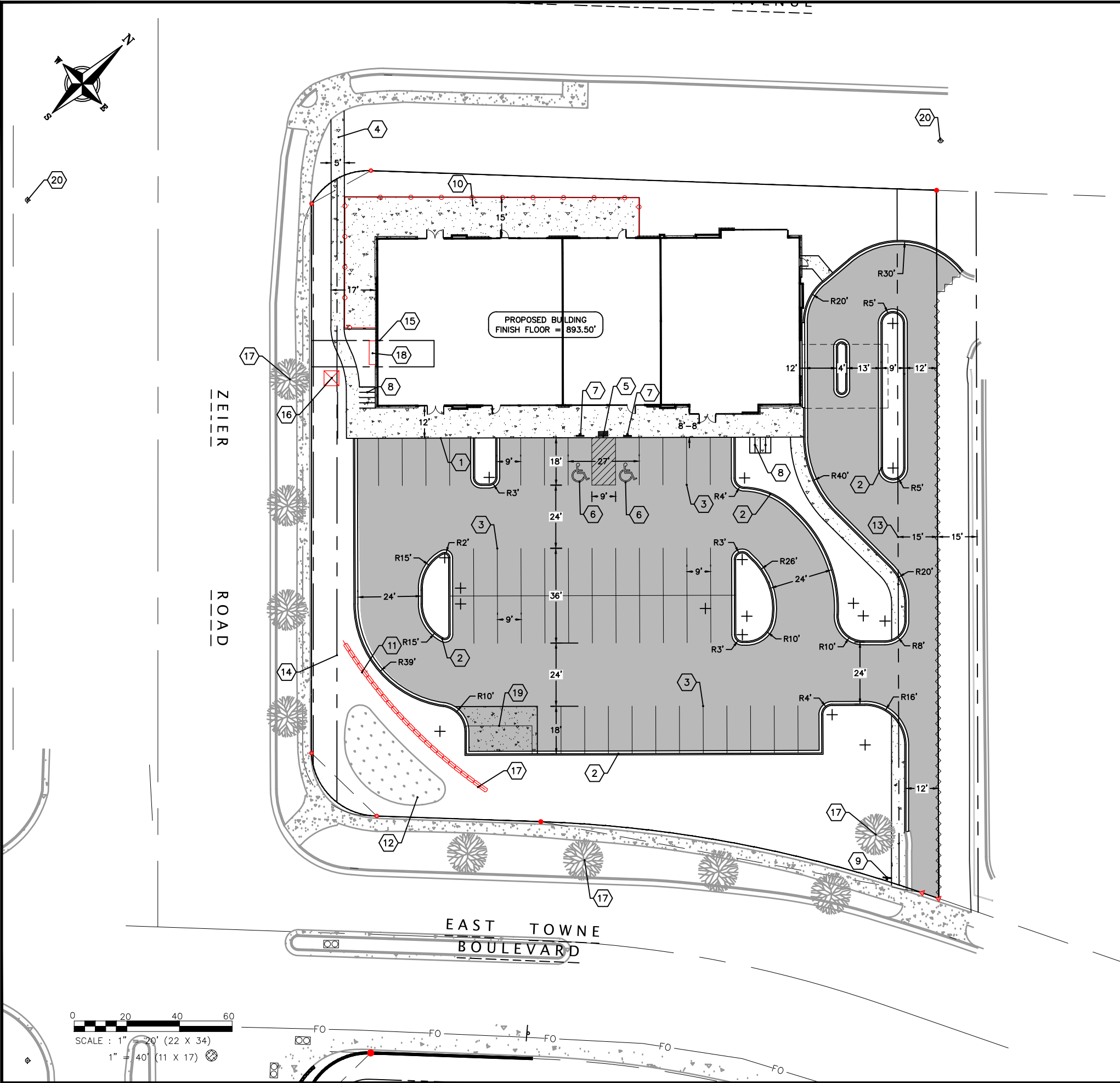
MULTI-TENANT BUILDING
DEMOLITION PLAN
4702 EAST TOWNE BLVD
MADISON, WISCONSIN

ISSUANCE/REVISION	PLAN	COMMISSION	DATE
			01-08-19

818 N Meadowbrook Ln
Waukegan, WI 53597
phone (608) 849-9378
www.pe-wi.com



C1.2



PLAN KEY

- 1 THICKENED EDGE SIDEWALK
- 2 18" CURB AND GUTTER
- 3 4" PAVEMENT STRIPING WITH TWO COATS OF TRAFFIC GRADE LATEX PAINT, TYP
- 4 SIDEWALK
- 5 CURB RAMP, W/ WARNING FIELD, TYP.
- 6 VAN ACCESSIBLE STALL, TYP.
- 7 VAN ACCESSIBLE PARKING SIGN, TYP.
- 8 BIKE RACK TO BE DERO PART# BH-FH-EPX BIKE RACKS IN GROUND POWDER COAT FINISH
- 9 STOP SIGN
- 10 OUTDOOR PATIO
- 11 RETAINING WALL
- 12 BIORETENTION DEVICE
- 13 EXISTING 30' ACCESS EASEMENT
- 14 EXISTING MG&E EASEMENT
- 15 EXISTING MG&E EASEMENT TO BE VACATED
- 16 TRANSFORMER PAD
- 17 EXISTING TREE(S) TO REMAIN, TYP.
- 18 GAS AND ELECTRIC METER LOCATIONS
- 19 TRASH ENCLOSURE, SEE ARCHITECTURAL PLANS
- 20 EXISTING HYDRANT

PLAN KEY

- PAVEMENT
- CONCRETE
- EX CONCRETE
- BIORETENTION POND
- SAW CUT ASPHALT

SITE INFORMATION

LEGAL DESCRIPTION: CERTIFIED SURVEY MAP NO 4691 AS RECORDED IN DANE COUNTY REGISTER OF DEEDS IN VOL 20 PAGE 291 OF CERTIFIED SURVEYS, LOT 2. EXC THAT PRT USED FOR STR ROW RECORDED IN DANE COUNTY REGISTER OF DEEDS VOL 19762 PAGE 63

SITE ADDRESS = 4702 EAST TOWN BLVD
SITE ACREAGE = 1.4 ACRES (60,936 SF)
TOTAL IMPERVIOUS AREA = 44,242 SF
IMPERVIOUS SURFACE % = 72.6%
NUMBER OF STORIES (ABOVE GRADE) = 1 STORY
BUILDING HEIGHT = 25 FT
TYPE OF CONSTRUCTION = VB
TOTAL SQUARE FOOTAGE OF BUILDING = 10,880 SF
NUMBER OF PARKING STALLS: 50 (2 ACCESSIBLE)
TOTAL BIKE PARKING: 8 STALLS

ISSUANCE/REVISION

PLAN COMMISSION

DATE

01-08-19

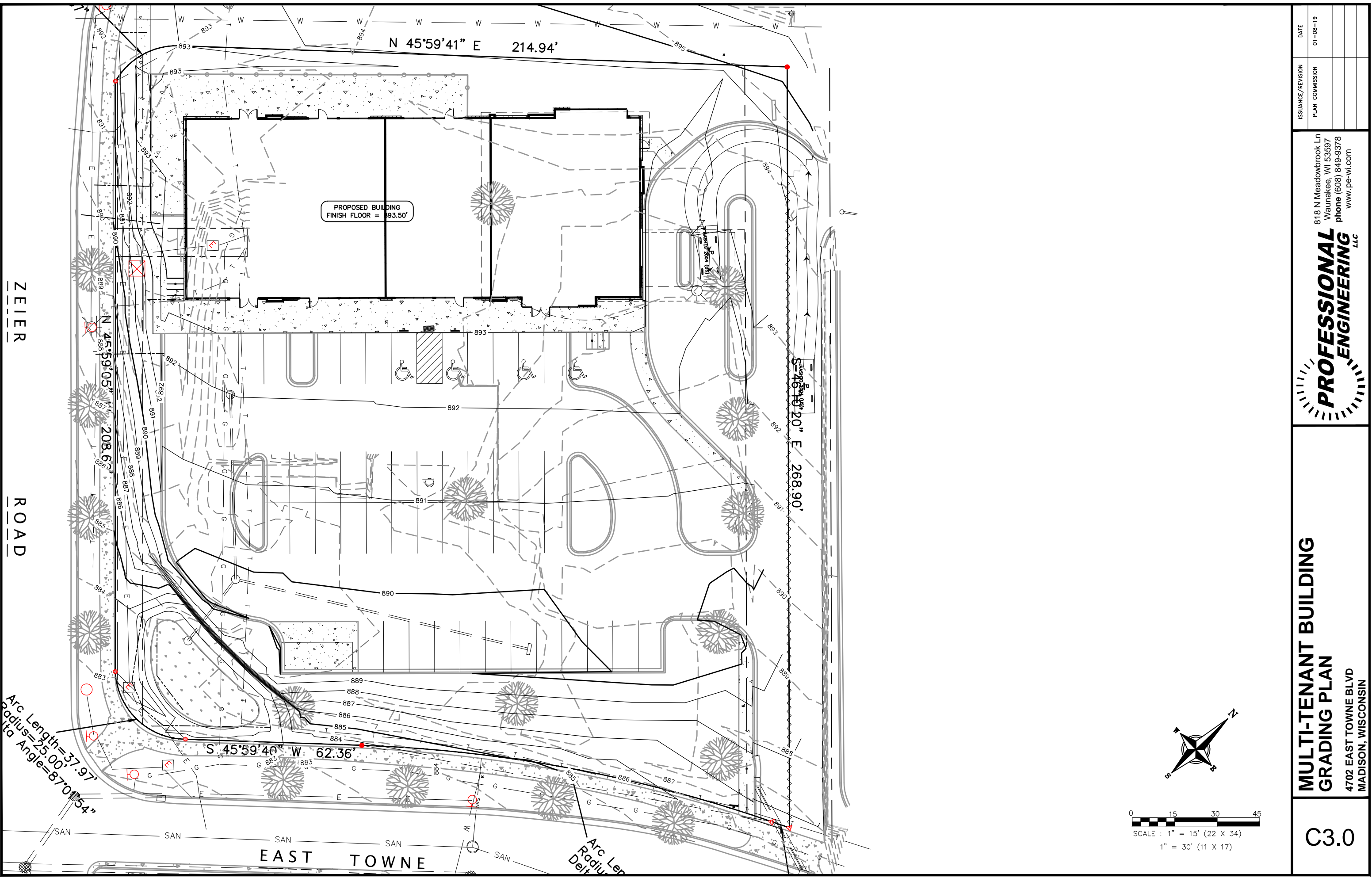
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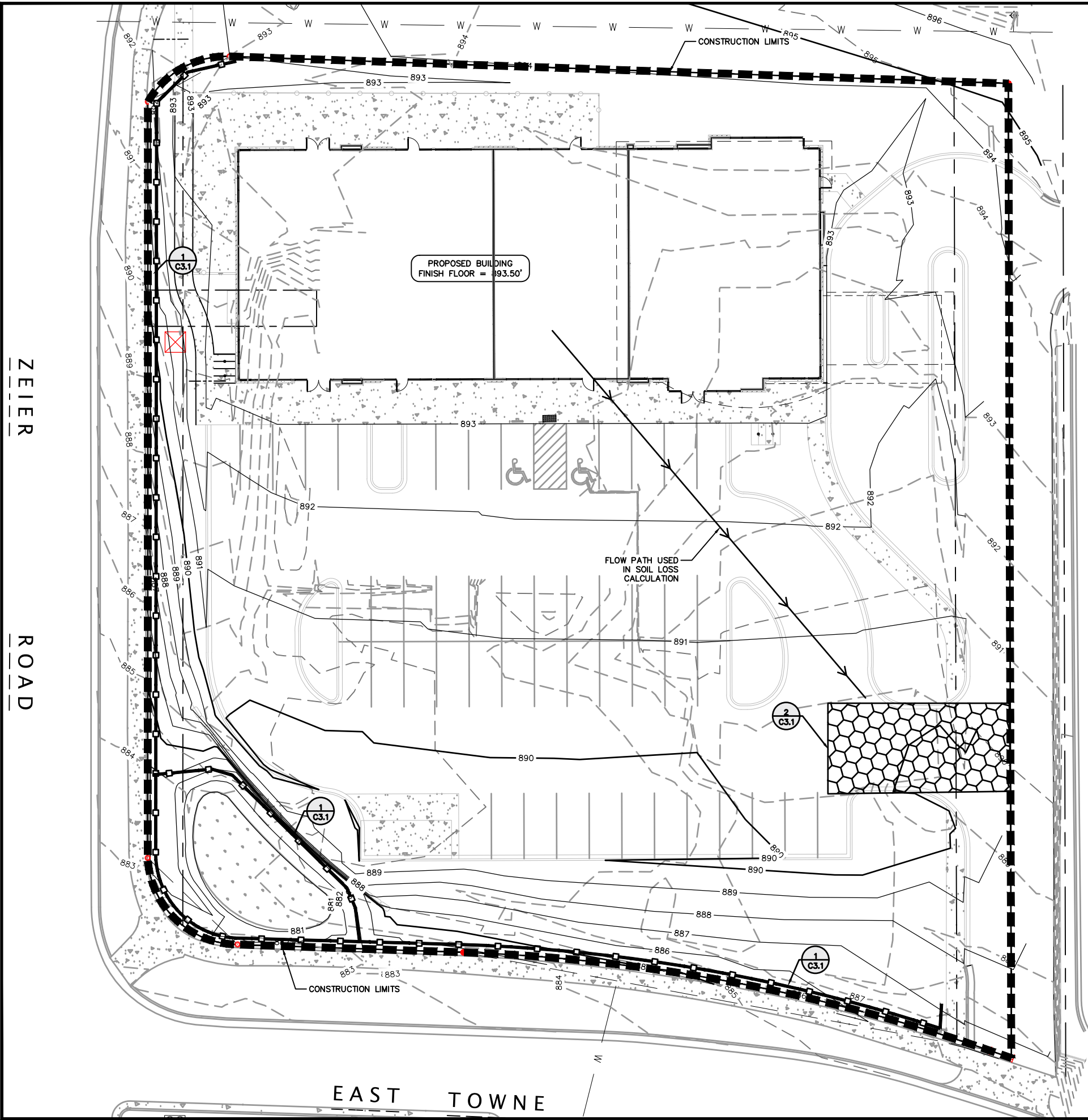
**PROFESSIONAL
ENGINEERING**
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**MULTI-TENANT BUILDING
SITE PLAN**

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MADISON, WISCONSIN

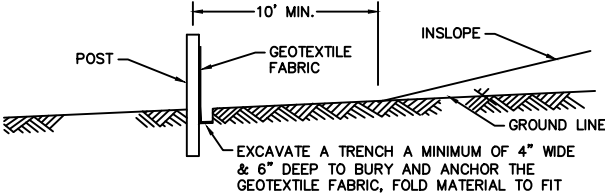
C2.0



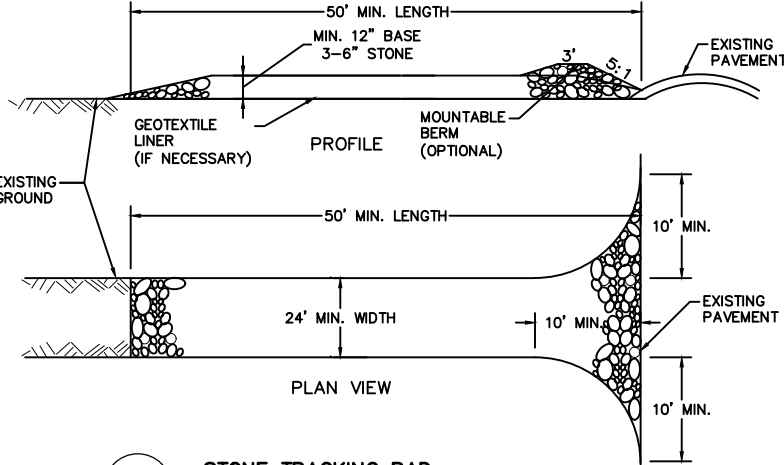


EROSION CONTROL NOTES

- (1) THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION CONTROL DEVICES FROM THE START OF LAND DISTURBING CONSTRUCTION ACTIVITIES UNTIL FINAL STABILIZATION OF THE CONSTRUCTION SITE.
- (2) ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH CITY EROSION CONTROL AND STORMWATER ORDINANCE AND THE APPROPRIATE WISCONSIN DNR CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES AS CONDITIONS WARRANT.
- (3) CLEANING. RIGHT-OF-WAY SURFACES SHALL BE THOROUGHLY CLEANED BEFORE THE END OF EACH WORKING DAY WITHOUT HYDRAULIC FLUSHING.
- (4) RESTORATION. RESTORATION SHALL BE COMPLETED AS NOTED IN THE CONSTRUCTION SCHEDULE UNLESS OTHERWISE AUTHORIZED BY THE CITY.
- (5) INSPECTION. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY, AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. DOCUMENTATION OF EACH INSPECTION SHALL INCLUDE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF LAND DISTURBANCE AT THE CONSTRUCTION SITE, PERSON CONDUCTING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND A DESCRIPTION OF ANY EROSION OR SEDIMENT CONTROL MEASURE INSTALLATION.
- (6) STONE TRACKING PAD. BEFORE BEGINNING CONSTRUCTION, CONTRACTOR SHALL INSTALL A STONE TRACKING PAD AT EACH POINT WHERE VEHICLES ENTERS/EXITS THE CONSTRUCTION SITE. STONE TRACKING PADS SHOULD BE AT LEAST 24 FEET WIDE AND 50 FEET LONG, AND CONSTRUCTED OF 3-6 INCH WASHED STONE WITH A DEPTH OF AT LEAST 12 INCHES. ON SITES WITH CLAY SOILS, STONE TRACKING PADS MUST BE UNDERLAIN WITH A GEOTEXTILE LINER TO PREVENT THE STONE FROM SINKING INTO THE SOIL.
- (7) INLET PROTECTION. ALL INLETS SUBJECT TO DRAINAGE SHALL BE PROTECTED WITH TYPE D HYBRID INLET PROTECTION OR APPROVED EQUAL. ANY DEPOSITS OF DIRT, MUD, ROCK, DEBRIS, OR OTHER MATERIAL ENTERING THE STORM SEWER SYSTEM SHALL BE PROMPTLY AND THOROUGHLY CLEANED OUT.
- (8) EROSION MAT. AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 4H:1V SHALL BE STABILIZED WITH WISCONSIN DOT CLASS 1, URBAN, TYPE B, EROSION MAT.
- (9) TEMPORARY EROSION CONTROL. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
- (10) STABILIZATION. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
- (11) TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEED OR SODDED.
- (12) SEEDING. SEED MIXTURE SHALL BE APPLIED AT A RATE OF 2 LBS PER 1,000 SF OF AREA OR AS NOTED ON THE LANDSCAPE PLAN.
- (13) STOCKPILES. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.



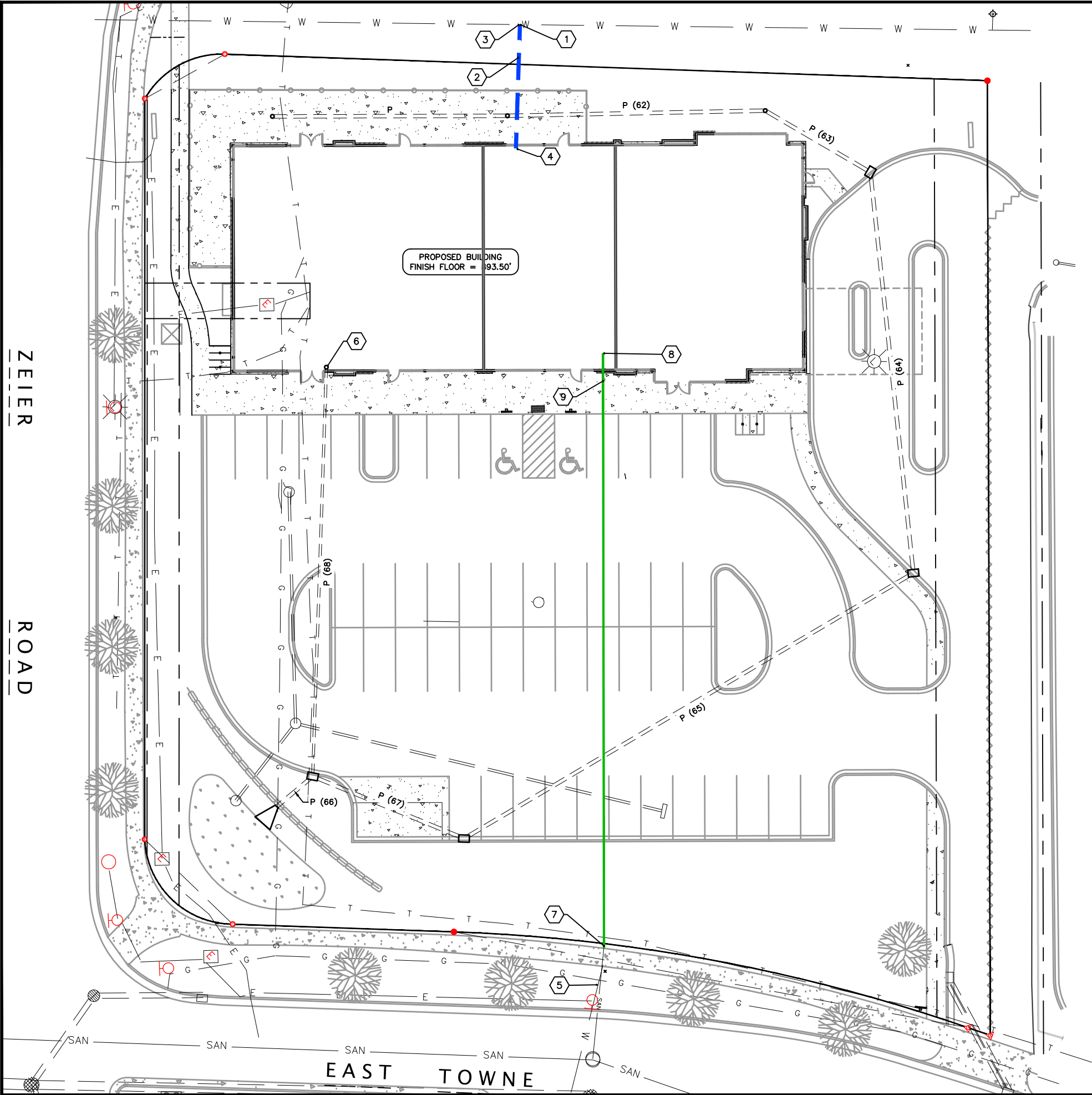
1 SILT FENCE
C3.1 NTS



2 STONE TRACKING PAD
C3.1 NTS



0 15 30 45
SCALE : 1" = 15' (22 X 34)
1" = 30' (11 X 17)

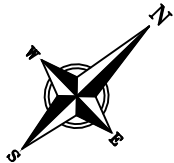


PLAN KEY

- 1 CONNECT TO EXISTING 20" WATER MAIN. COORDINATE INSTALLATION WITH MADISON WATER UTILITY
- 2 6" D.I. WATER SERVICE WITH VALVE, VERIFY SIZE WITH ARCHITECT
- 3 6" WATER VALVE
- 4 CONNECT TO BUILDING WATER SERVICE
- 5 ABANDON EXISTING WATER SERVICE
- 6 CONNECT TO ROOF DRAINAGE SYSTEM
- 7 CONNECT TO EXISTING 6" SANITARY LATERAL
- 8 CONNECT TO SANITARY BUILDING SEWER, SEE PLUMBING PLANS
- 9 CLEANOUT
- 10 48" DIA. SANITARY MANHOLE
- 11 CONNECT TO EXISTING STORM SEWER

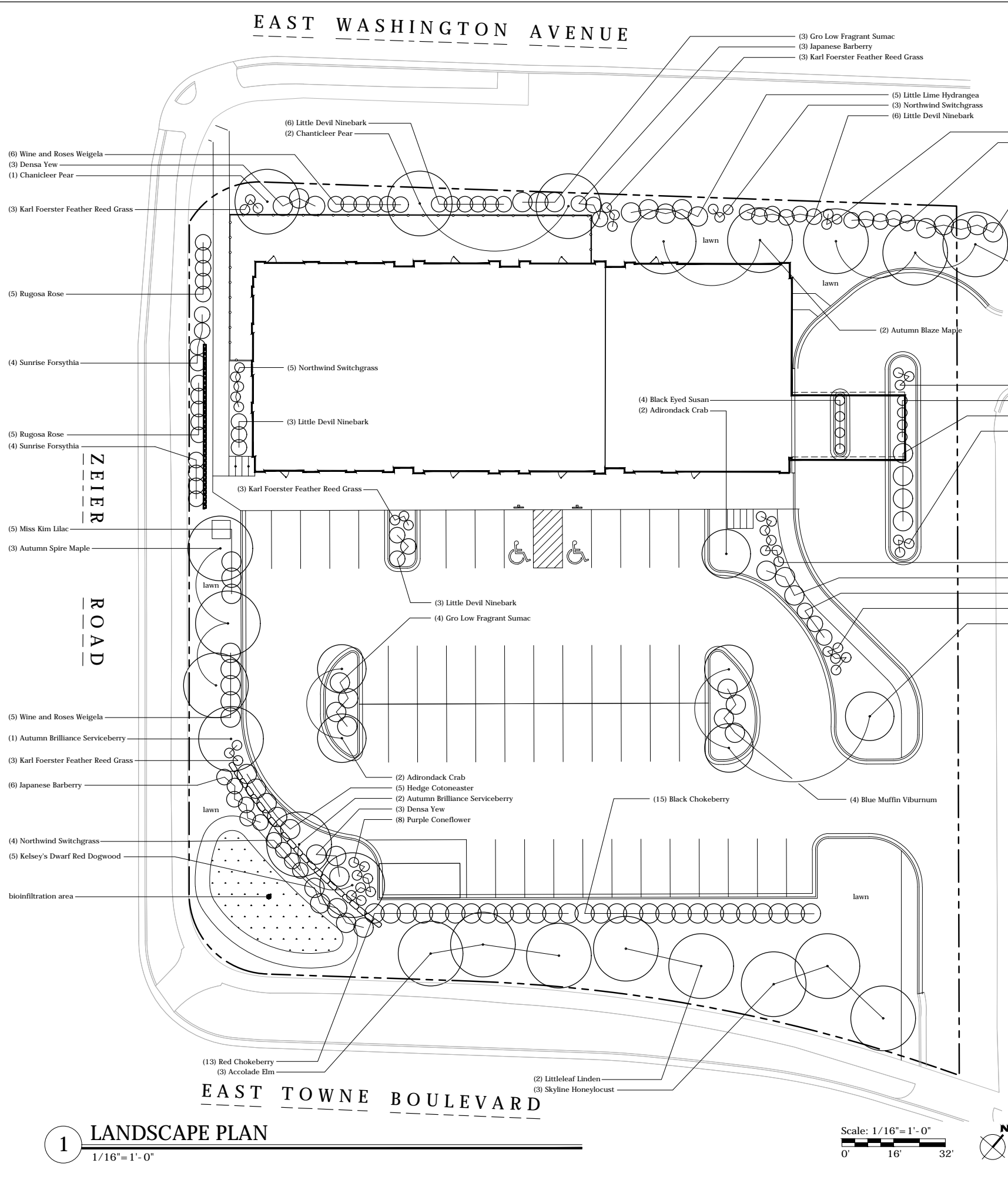
UTILITY NOTES

- CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
- ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE AND WERE FIELD LOCATED FROM GROUND MARKING OR BASED OFF OF PREVIOUS PLANS. THE LOCATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- ALL SITE UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FOR ANY WORK TO BE DONE WITHIN THE RIGHT-OF-WAY.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PLUGGING/CONNECTION PERMITS FROM THE CITY OF MADISON PRIOR TO ANY UTILITY WORK. CONTRACTOR TO NOTIFY THE PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
- RESTORATION OF PAVEMENT, CURB & GUTTER, AND SIDEWALK WITHIN THE STREET RIGHT OF WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE UNDERGROUND IMPROVEMENTS.
- ALL STORM SEWER PIPE TO BE SDR-35 AS NOTED ON THE STORM SEWER SCHEDULE. ALL BRANCH CONNECTIONS TO BE WYES WITH 45 DEGREE BENDS.
- CONTRACTOR SHALL CONFIRM CONNECTION ELEVATION GRADES OF ALL PIPES PRIOR TO BEGINNING CONSTRUCTION.
- PRIVATE WATER MAIN 4" AND LARGER SHALL BE DUCTILE IRON OR C900 PVC. WATER SERVICES 2" AND SMALLER SHALL BE TYPE K, COPPER.
- SANITARY SEWER SERVICES SHALL BE SDR-35 PVC.
- ANY PERSON WHO INSTALLS A NONCONDUCTIVE WATER OR SEWER LATERAL MUST ALSO INSTALL A LOCATION WIRE OR OTHER EQUALLY EFFECTIVE MEANS FOR MARKING THE LOCATION OF THE LATERAL. METHOD SHALL BE APPROVED BY THE CITY.
- CONTRACTOR TO COORDINATE NEW, RELOCATED AND/OR ABANDONED GAS, ELECTRIC, TELEPHONE, AND CABLE WITH APPROPRIATE UTILITY COMPANIES.
- UTILITIES SERVING PROPOSED BUILDINGS SHALL BE STUBBED WITHIN 5' OF THE PROPOSED BUILDING(S) AND STAKED.
- ALL WATER MAIN PIPE AND FITTINGS SHALL BE INSTALLED TO A MIN. DEPTH OF COVER OF 6.5'. AFTER REGRADING, EXISTING WATER MAIN PIPE WHICH DOES NOT MEET THIS REQUIREMENT SHALL BE INSULATED.
- STORM SEWERS WHICH CROSS AN ACTIVE SEWER OR WATER MAIN OR LATERAL SHALL HAVE A MINIMUM CLEAR VERTICAL CLEARANCE OF THREE (3) FEET. CROSSINGS WITH LESSER VERTICAL CLEARANCE SHALL BE PROTECTED FROM FROST DAMAGE BY PLACEMENT OF 2-INCH THICK POLYSTYRENE BOARD INSULATION.
- BUILDING PLUMBER SHALL VERIFY SIZE, SLOPE, AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES PRIOR TO INSTALLATION.
- CONTRACTOR RESPONSIBLE FOR TRAFFIC CONTROL FOR WORK IN THE RIGHT-OF-WAY



0 15 30 45
SCALE : 1" = 15' (22 X 34)
1" = 30' (11 X 17)

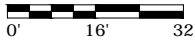
DATE	01-08-19
ISSUANCE/REVISION	PLAN COMMISSION
818 N Meadowbrook Ln Waukegan, WI 53597 phone (608) 849-9378 www.pe-wi.com	
PROFESSIONAL ENGINEERING LLC	
MULTI-TENANT BUILDING UTILITY PLAN	
4702 EAST TOWNE BLVD MADISON, WISCONSIN	
C4.0	



1 LANDSCAPE PLAN

1/16"=1'-0"

Scale: 1/16"=1'-0"



Landscape Plan Notes:

1. New tree, shrub, and perennial plantings are to receive wood mulch consisting of recycled, shredded brown dyed wood mulch spread to a 3" min. depth over a pre-emergent herbicide.
2. "Lawn" areas shall be finish graded and seeded at a rate of 4 lbs. per 1,000 sq. ft. Basis of Design: Madison Parks Lawn Seed Mix. EarthCarpet Corporation
3. Contractor is responsible for repairing any and all damage to the adj. properties. Planted areas shall be replanted, damaged lawn areas shall be repaired with seed and adjacent curbs and pavement shall be re-paved.
4. Maintenance, watering and warranty of plants to extend for 12 months after project completion/acceptance. Maintenance, watering and warranty period for seed to extend 60 days from project completion/acceptance of installation.

Overstory Deciduous & Ornamental Trees

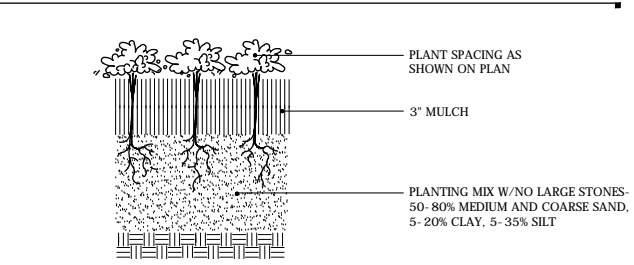
Accolade Elm	2 1/2" cal.
Skyline Honeylocust	2 1/2" cal.
Littleleaf Linden	2 1/2" cal.
Autumn Brilliance Serviceberry	2 1/2" cal.
Autumn Blaze Maple	2 1/2" cal.
Chanticleer Pear	2 1/2" cal.
Autumn Spire Maple	2 1/2" cal.
Adirondack Crab	2 1/2" cal.

Shrubs

Black Chokeberry	24" ht.
Red Chokeberry	24" ht.
Kelsey's Dwarf Red Dogwood	24" ht.
Blue Muffin Viburnum	18" ht.
Alpine Currant	18" ht.
Japanese Barberry	18" ht.
Hedge Cotoneaster	24" ht.
Gro Low Fragrant Sumac	18" ht.
Miss Kim Lilac	24" ht.
Froebel Spirea	18" ht.
Rugosa Rose	18" ht.
Cranberry Cotoneaster	18" ht.
Little Lime Hydrangea	24" ht.
Tor Birchleaf Spirea	18" ht.
Densa Yew	18" ht.
Sunrise Forsythia	18" ht.
Little Devil Ninebark	18" ht.
Wine and Roses Weigela	18" ht.

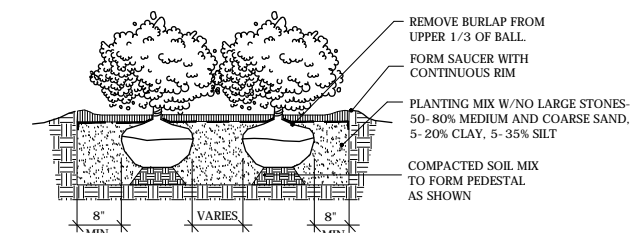
Perennials

Karl Foerster Feather Reed Grass	1 gal.
Dwarf Fountaingrass	1 gal.
Autumn Joy Sedum	1 gal.
Black Eyed Susan	1 gal.
Purple Coneflower	1 gal.
Northwind Switchgrass	1 gal.



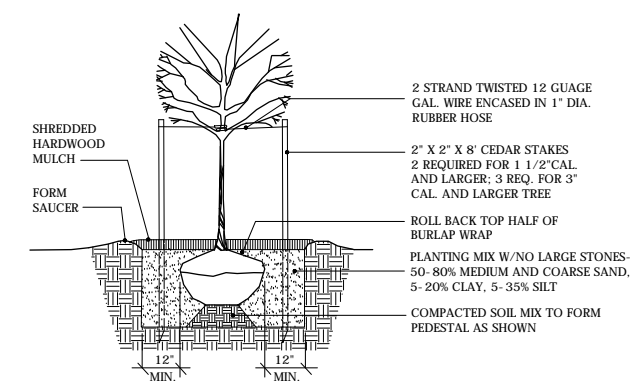
2 PERENNIAL PLANTING

NTS



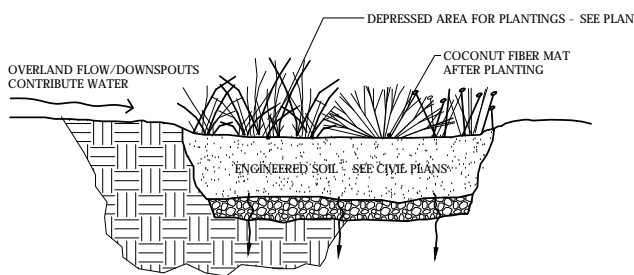
3 SHRUB PLANTING

NTS



4 TREE PLANTING

NTS



5 BIOINFILTRATION AREA

NTS

Landscape Calculations and Distribution:

Five (5) landscape points shall be provided per each (300) sf of developed area for first (5) acres
Total sf of developed area = 30,093 sf (.69 acres)
Developed area (30,093) divided by (300) x 5 = 502 Points Required

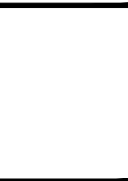
Development Frontage Landscaping

Total lf of lot frontage = 733
Required Trees = 24
Required Shrubs = 122

Provided Trees = 24
Provided Shrubs = 122

Tabulation of Points and Credits:

Plant Type/Element	Min. size	Points	Existing Qty.	Pts.	Proposed Qty.	Pts.
Overstory deciduous tree	2 1/2" cal.	35	-	-	22	770
Ornamental tree	1 1/2" cal.	15	-	-	4	60
Upright evergreen shrub	3-4 feet tall	10	-	-	-	-
Shrub, deciduous	18" or 3 gal.	3	-	-	132	396
Shrub, evergreen	18" or 3 gal.	4	-	-	-	-
Ornamental grasses	18" or 3 gal.	2	-	-	21	42
Ornamental fence or wall	na	4 per 10 lf	-	-	-	-
Total			-	-	-	1,268
1,268 Total Points Provided (502 Required)						

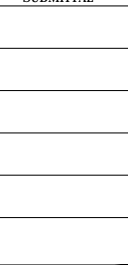


MULTI TENANT BUILDING

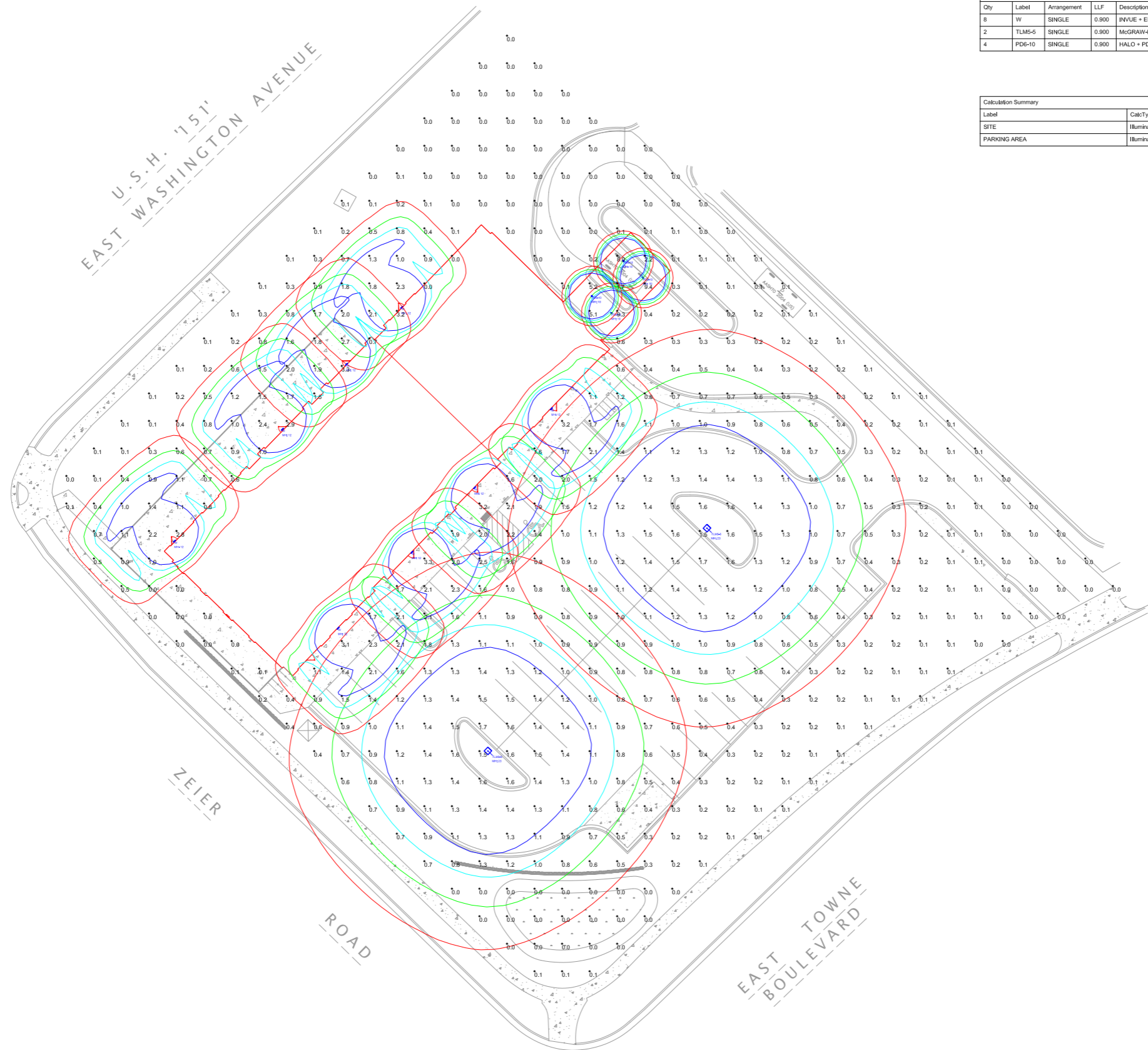
4702 EAST TOWNE BOULEVARD

LANDSCAPE PLAN

01/08/19
SUBMITTAL




LS1.1



Luminaire Schedule						
Qty	Label	Arrangement	LLF	Description	Lum. Watts	Total Watts
8	W	SINGLE	0.900	INVUE + ENV-E01-LED-E1-BL4	24.7	197.6
2	TLM5-5	SINGLE	0.900	McGRAW-EDISON + TLM-E05-LED-E1-SWQ	127.3	254.6
4	PD6-10	SINGLE	0.900	HALO + PD610D010B- PDM6B8xx-61VH	9.9	39.6

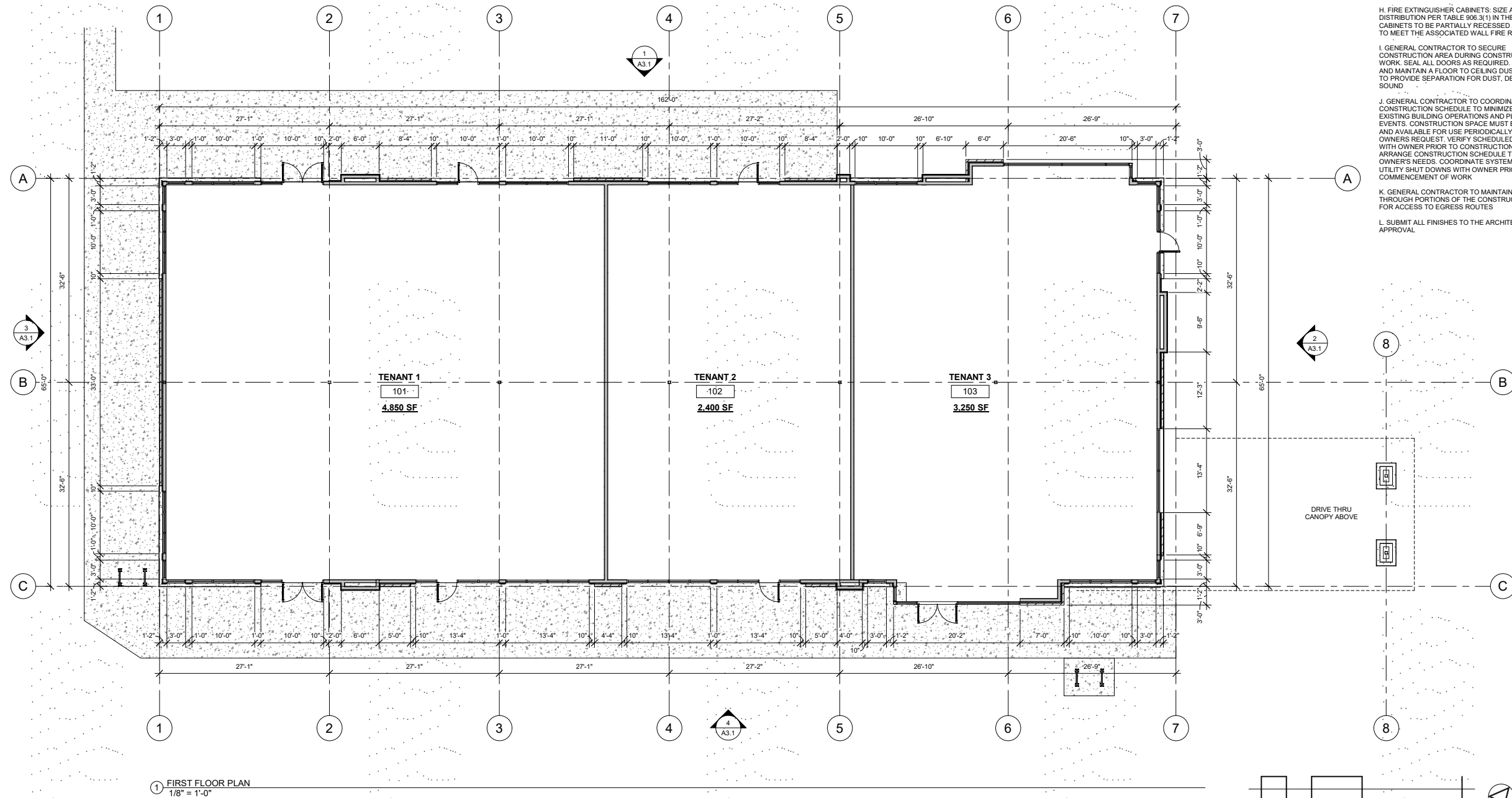
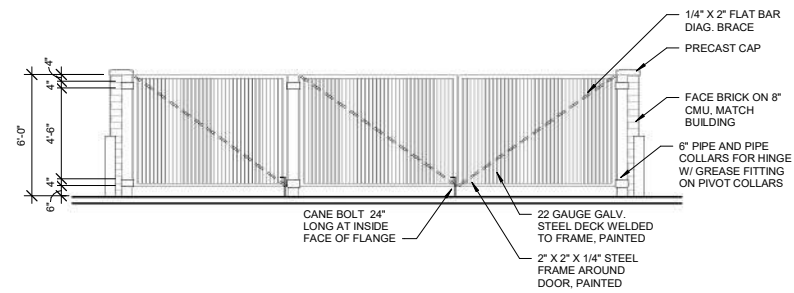
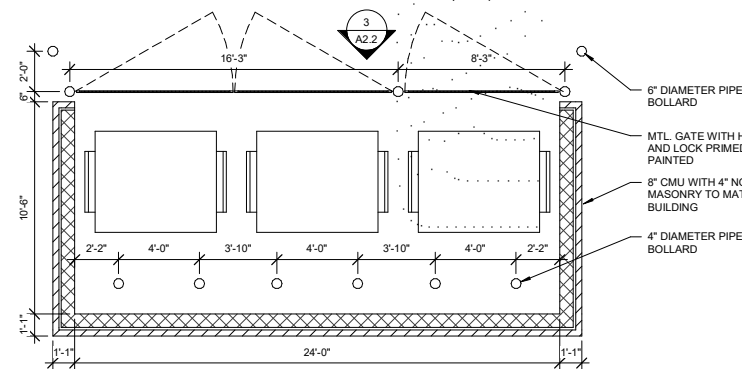
Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
SITE	Illuminance	Fc	0.75	9.4	0.0	N.A.
PARKING AREA	Illuminance	Fc	1.17	2.5	0.3	3.90

Enterprise Lighting LTD

MULTI-TENANT BUILDING
4702 EAST TOWNE BLVD
MADISON, WISCONSIN

SITE
LIGHTING LAYOUT

DATE	SCALE	SHEET NUMBER
JAN 7, 2019	1/16" = 1'- 0"	E1



GENERAL PLAN NOTES:

A. MECHANICAL, ELECTRICAL AND PLUMBING IMPROVEMENTS TO BE DESIGN BUILD UNO. DESIGNED AS REQUIRED BY CURRENT BUILDING CODES. MEP DESIGN BUILD CONTRACTOR(S) RESPONSIBLE FOR ENSURING CODE COMPLIANT CONSTRUCTION OF NEW SYSTEMS IN TENANT SPACES.

B. PROVIDE ACCESSIBLE TOILET ROOM FIXTURES AND ACCESSORIES PER MOUNTING HEIGHTS INDICATED ON SHEET A0.2 .

C. PROVIDE ADA APPROVED THRESHOLDS AT ALL NEW FLOOR TRANSITIONS AND DOORWAYS

D. EXTERIOR DIMENSIONS ARE FROM GRIDLINE TO GRIDLINE, OR TO EDGE OF FOUNDATION WALL UNO. PLEASE CONTACT ARCHITECT WITH ANY DISCREPANCIES.

E. INTERIOR 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.

F. CONTRACTOR SHALL NOTIFY ARCHITECT, ENGINEER AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED STRUCTURAL CONDITIONS OR DISCREPANCIES WITH PROPOSED MODIFICATIONS.

G. PROVIDE SOUND INSULATION IN ALL DEMISING WALLS AND INTERIOR WALLS UNO

H. FIRE EXTINGUISHER CABINETS: SIZE AND DISTRIBUTION PER TABLE 906.3(1) IN THE 2015 IBC. CABINETS TO BE PARTIALLY RECESSED AND RATED TO MEET THE ASSOCIATED WALL FIRE RATING

I. GENERAL CONTRACTOR TO SECURE CONSTRUCTION AREA DURING CONSTRUCTION WORK. SEAL ALL DOORS AS REQUIRED. CONSTRUCT AND MAINTAIN A FLOOR TO CEILING DUST BARRIER, TO PROVIDE SEPARATION FOR DUST, DEBRIS AND SOUND.

J. GENERAL CONTRACTOR TO COORDINATE CONSTRUCTION SCHEDULE TO MINIMIZE IMPACT ON EXISTING BUILDING OPERATIONS AND PLANNED EVENTS. CONSTRUCTION SPACE MUST BE CLEAN AND AVAILABLE FOR USE PERIODICALLY PER OWNERS REQUEST. VERIFY SCHEDULED EVENTS WITH OWNER PRIOR TO CONSTRUCTION START AND ARRANGE CONSTRUCTION SCHEDULE TO MEET OWNER'S NEEDS. COORDINATE SYSTEMS AND UTILITY SHUT DOWNS WITH OWNER PRIOR TO COMMENCEMENT OF WORK

K. GENERAL CONTRACTOR TO MAINTAIN A PATH THROUGH PORTIONS OF THE CONSTRUCTION AREA FOR ACCESS TO EGRESS ROUTES

L. SUBMIT ALL FINISHES TO THE ARCHITECT FOR APPROVAL



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(608) 886-2730 www.aecthought.com

MULTI-TENANT BUILDING

NEW MULTI-TENANT BUILDING

**702 EAST TOWNE BLVD.
MADISON, WI 53704**

FIRST FLOOR PLAN

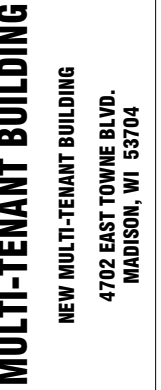
Project Status

A	2019/01/08	PC SUBMITTAL
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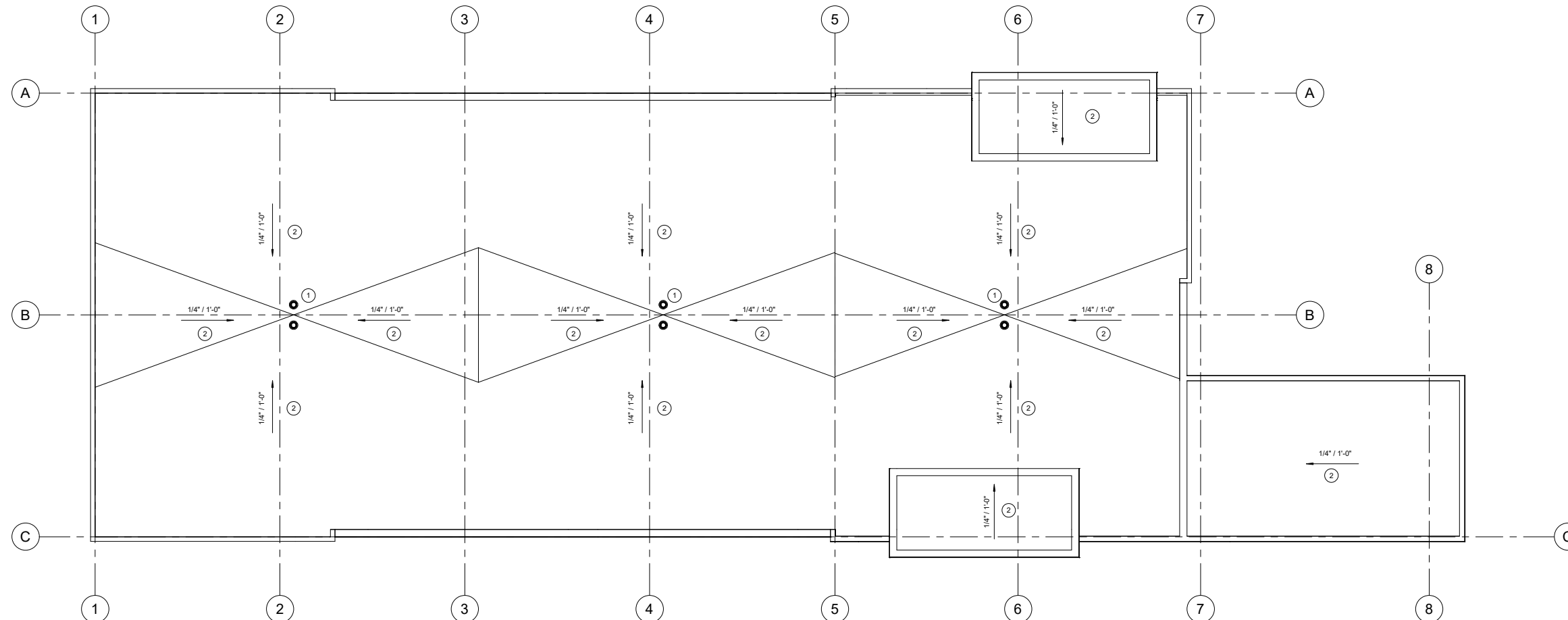
A2.2

PRELIMINARY

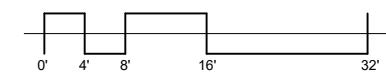
E. INSTALL ICE AND WATER SHIELD AT ALL ROOF EAVES AND VALLEYS. EXTEND FROM EAVE TO 24" MIN INSIDE THE EXTERIOR WALL LINE. INSTALL PER MFG SPECIFICATIONS



- 1 ROOF DRAIN AND OVERFLOW DRAIN
- 2 SLOPED INSULATION OVER ROOF SHEATHING ON WOOD ROOF TRUSSES



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



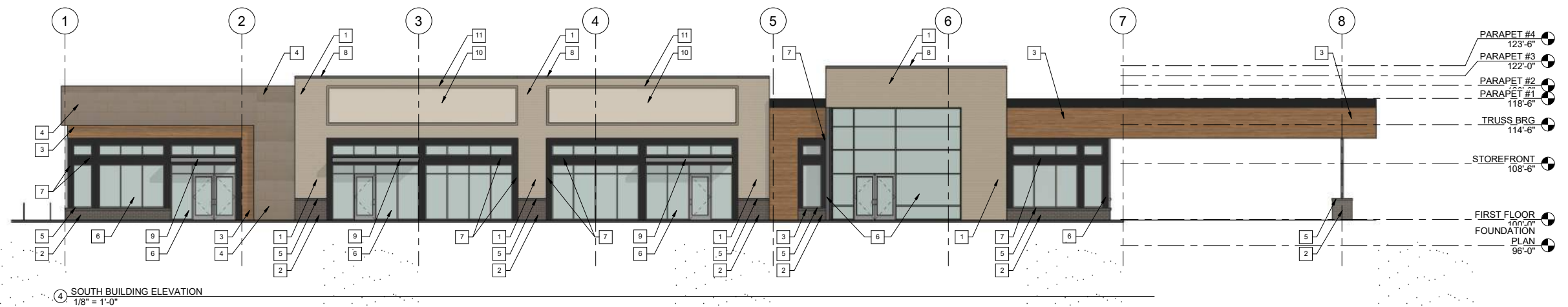
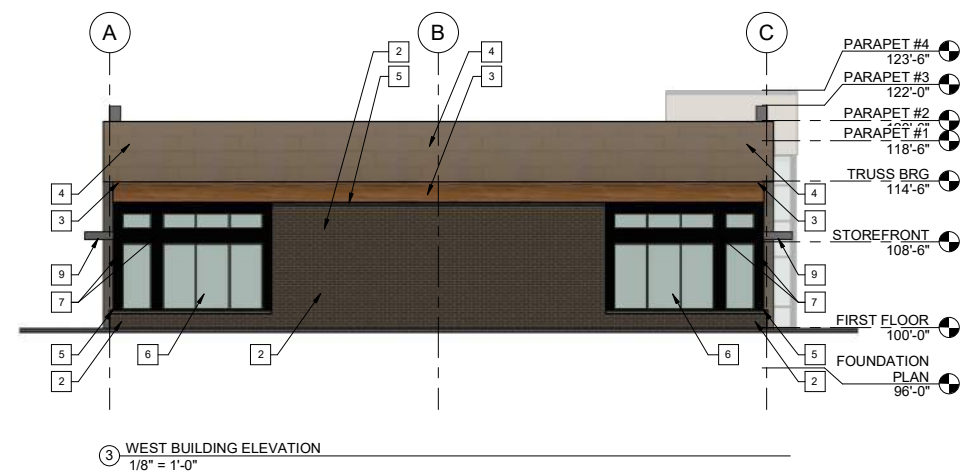
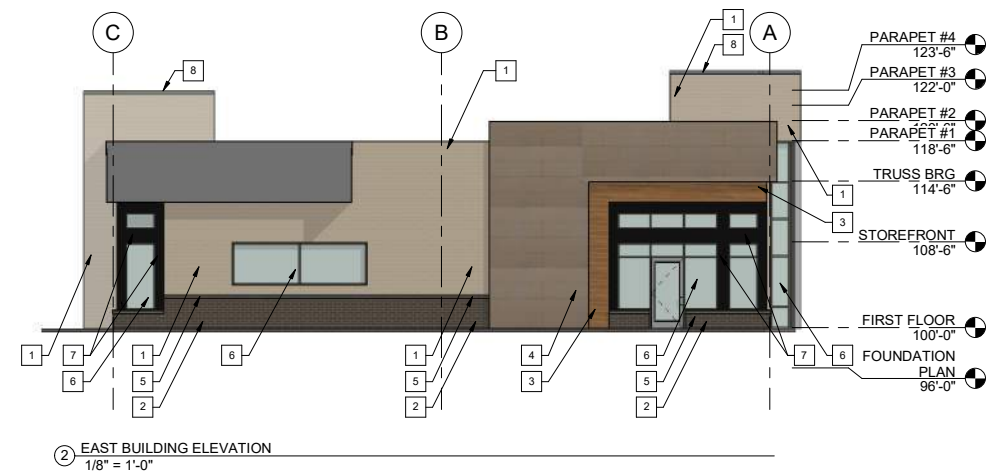
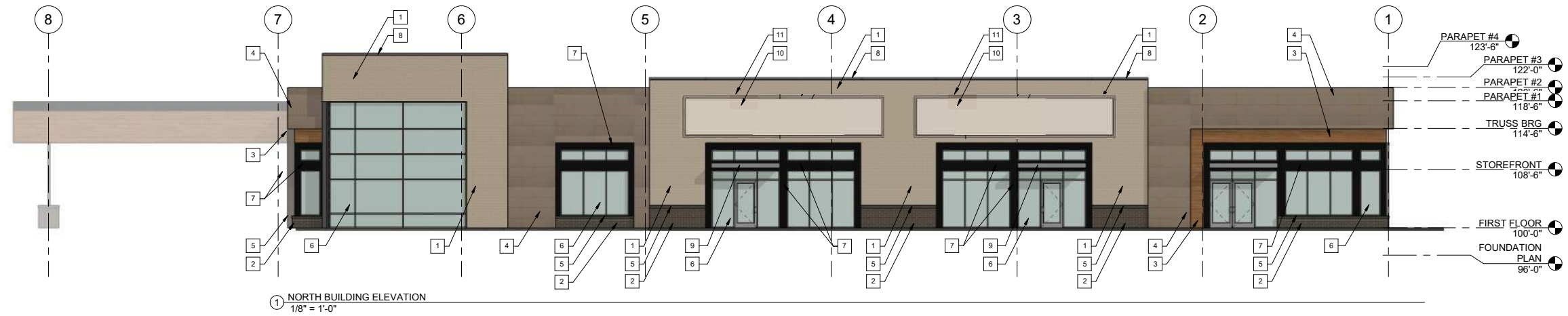
PRELIMINARY

ROOF PLAN

A	2019/01/08	PC SUBMITTAL
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A2.3



EXTERIOR MATERIAL LIST							
#	DESCRIPTION	MANUFACTURER	TYPE/STYLE	COLOR	HEIGHT	WIDTH	COMMENTS
1	BRICK (LIGHT)						
2	BRICK (DARK)						
3	WOOD LOOK LAP SIDING						
4	FIBER CEMENT PANEL						
5	PRECAST SILL						
6	ALUMINUM STOREFRONT						
7	FIBER CEMENT TRIM						
8	PREFINISHED METAL COPING						
9	WOOD FRAMED CANOPY						
10	EIFS SIGNAGE BAND						
	EIFS SIGNAGE TRIM						

PRELIMINARY

MULTI-TENANT BUILDING

NEW MULTI-TENANT BUILDING

**702 EAST TOWNE BLVD.
MADISON, WI 53704**

EXTERIOR ELEVATIONS

[illegible]

A3.1



LOOKING EAST FROM EAST TOWNE BLVD



LOOKING WEST FROM EAST TOWNE BLVD



MULTI-TENANT BUILDING

NEW MULTI-TENANT BUILDING

**4702 EAST TOWNE BLVD.
MADISON, WI 53704**

3D RENDERING

<u>Project Status</u>	
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PRELIMINARY

A3.3