





## MULTI-TENANT BUILDING

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

### EXISTING SITE

### Project Status

A | 2019/01/08 | PC SUBMITTAL

**PRELIMINARY**

**G1.0**



4702 EAST TOWNE BLVD - CORNER OF E WASHINGTON/ ZEIER RD  
EXISTING DRIVE THRU



4702 EAST TOWNE BLVD - CORNER OF EAST TOWNE BLVD/ ZEIER RD



4702 EAST TOWNE BLVD - CORNER OF EAST TOWNE BLVD/ ZEIER RD



4702 EAST TOWNE BLVD - ZEIERS RD

# MULTI-TENANT BUILDING

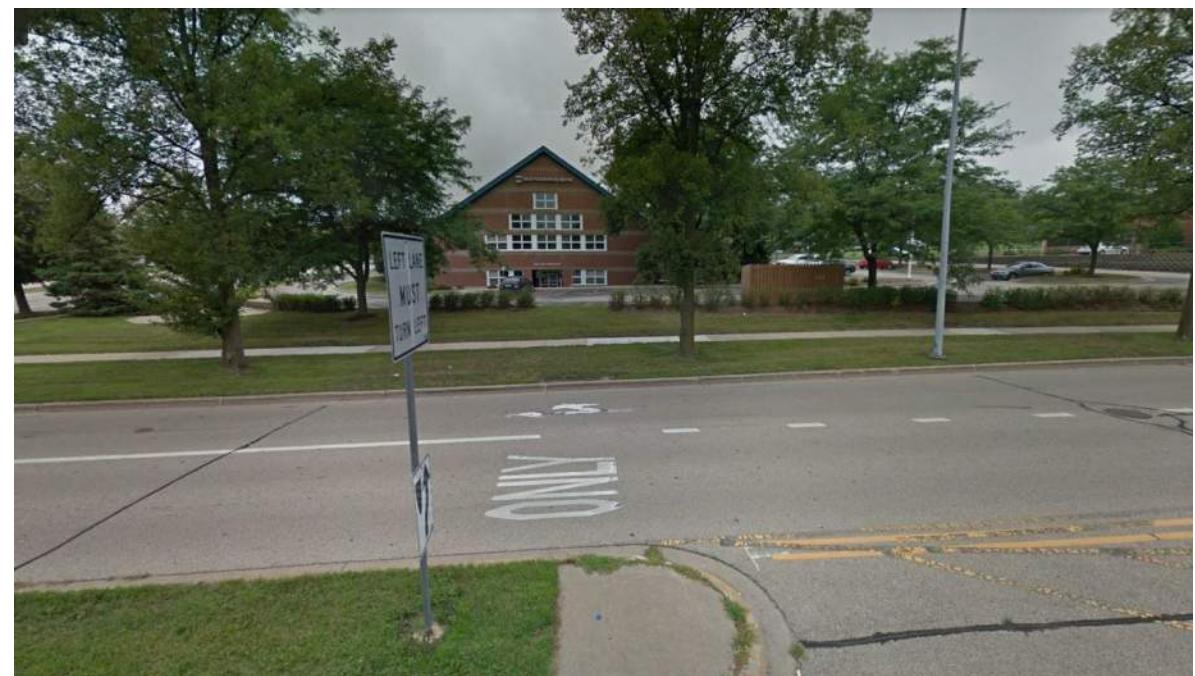
**NEW MULTI-TENANT BUILDING  
4702 EAST TOWNE BLVD.  
MADISON, WI 53704**

## EXISTING EXTERIOR PHOTOS

## PRELIMINARY



4702 EAST TOWNE BLVD - E WASHINGTON



4702 EAST TOWNE BLVD - EAST TOWNE BLVD



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4702 EAST TOWNE BLVD - E WASHINGTON

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MADISON, WI 53704**

## EXISTING EXTERIOR PHOTOS

## Project Status

2019/01/08 PC SUBMITTAL

## PRELIMINARY

## G1.2



4702 EAST TOWNE BLVD - EAST ELEVATION



4702 EAST TOWNE BLVD - EAST TOWNE MALL MONUMENT SIGN



4702 EAST TOWNE BLVD - WEST ELEVATION



4702 EAST TOWNE BLVD - SOUTH ELEVATION

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### EXISTING EXTERIOR PHOTOS

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PRELIMINARY

G1.3



PRELIMINARY

G2.1

EXISTING INTERIOR PHOTOS

MULTI-TENANT BUILDING

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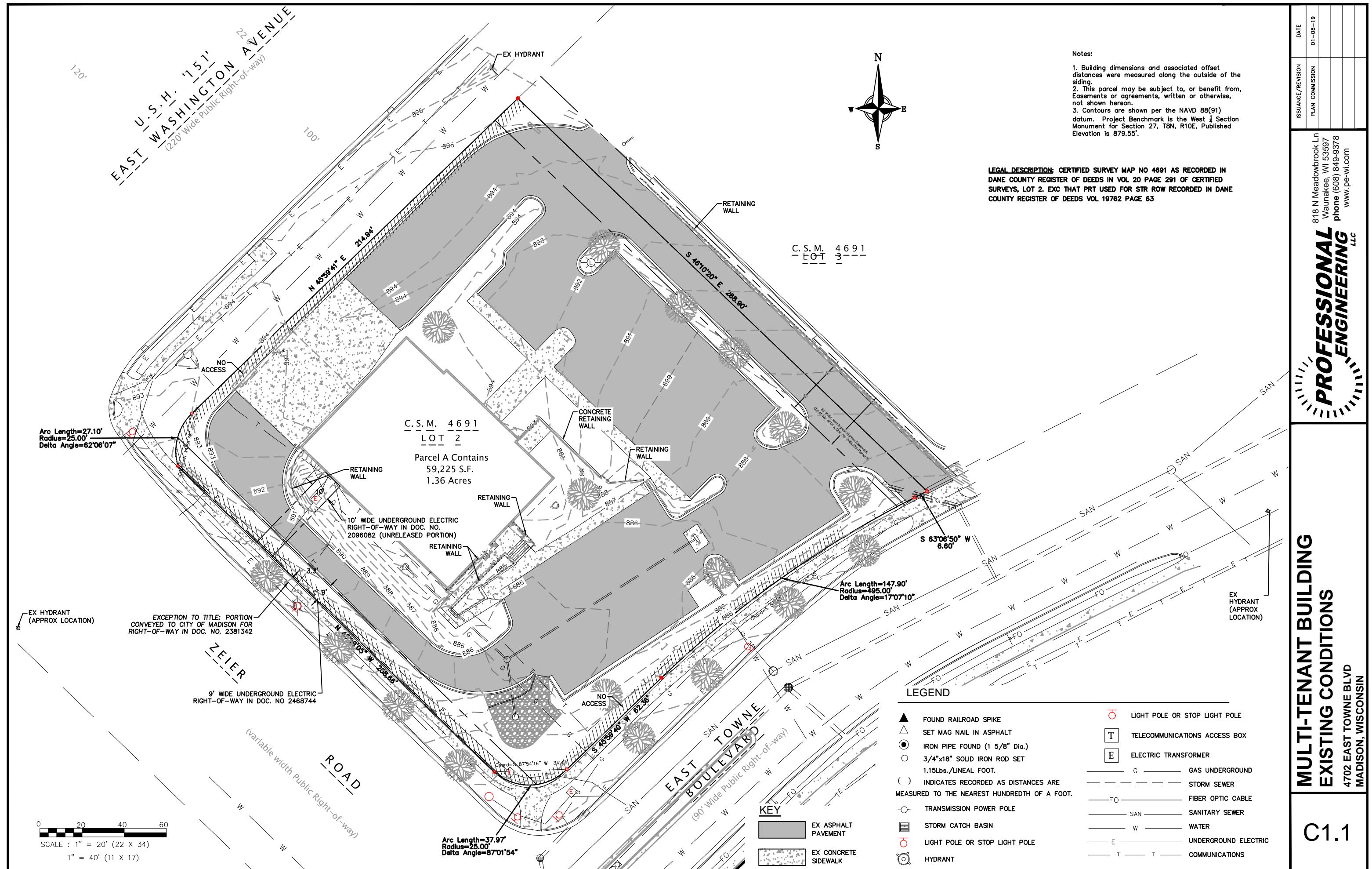
## MULTI-TENANT BUILDING

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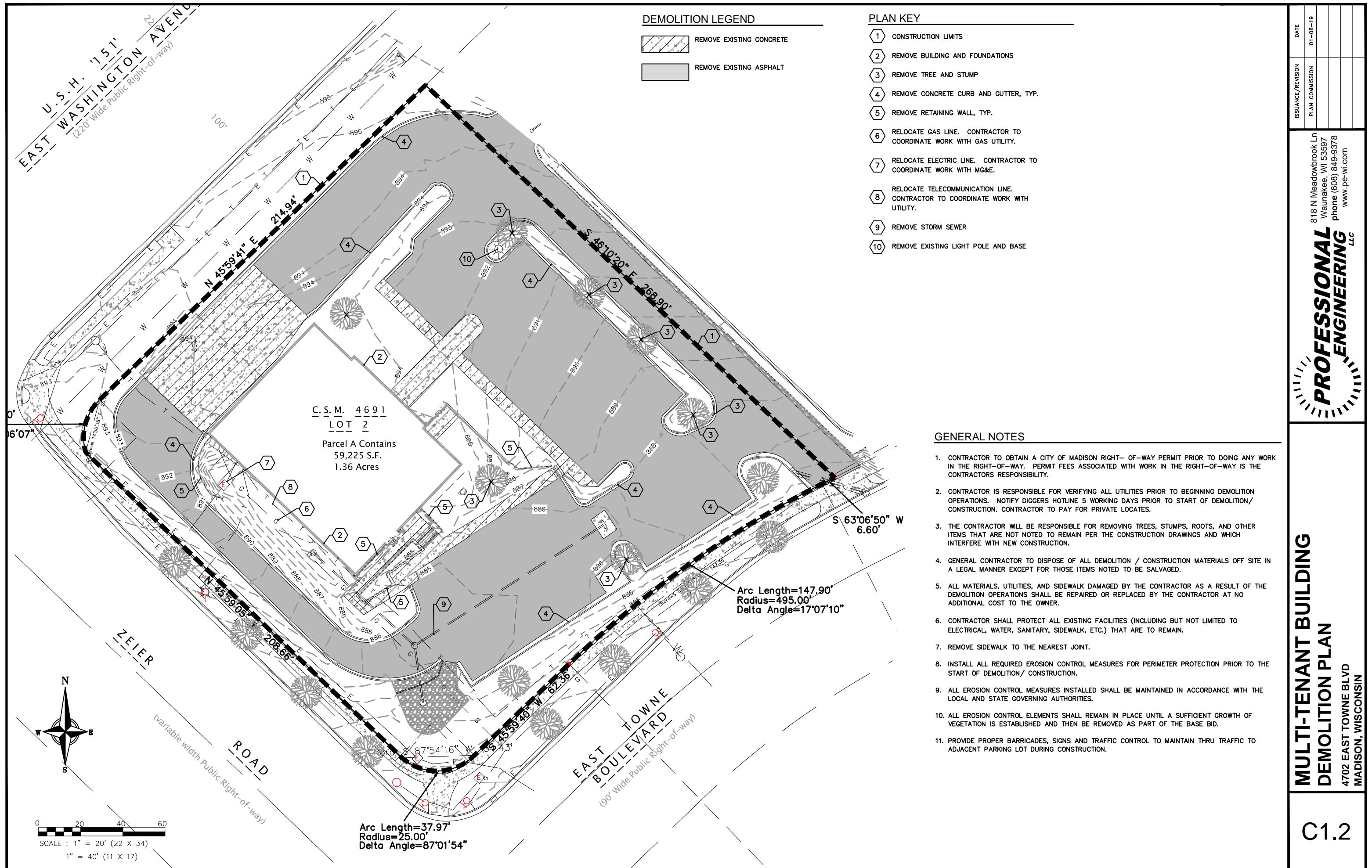
## EXISTING INTERIOR PHOTOS

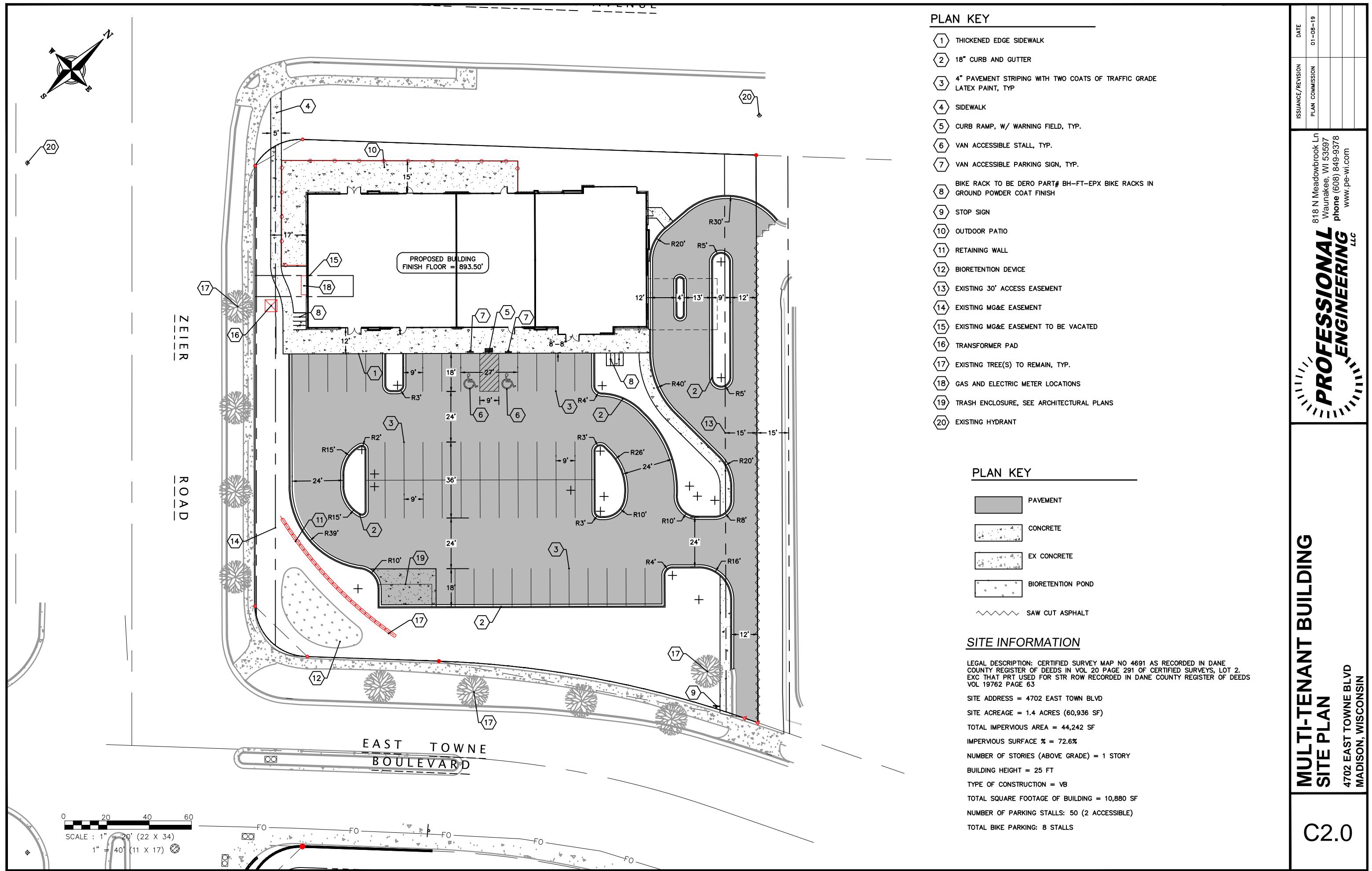
## PRELIMINARY

## G2.2



X:\files\1321 Old National\Dwg\Survey\1321 Survey.dwg | 1/8/2019 2:57:28 PM





# MULTI-TENANT BUILDING GRADE B1 AN

**GRADING PLA  
4702 EAST TOWNE BLVD  
MADISON, WISCONSIN**

**PROFESSIONAL  
ENGINEERING** LLC

ISSU  
PLAT  
J Meadowbrook Ln  
Milwaukee, WI 53597  
One (608) 849-9378  
[www.pe-wi.com](http://www.pe-wi.com)

ISSUANCE/REVISION	DATE
PLAN COMMISSION	01-08-19

A compass rose with four points: North (N), South (S), East (E), and West (W). The North arrow is at the top, South at the bottom, East on the right, and West on the left. The rose is overlaid on a circle with concentric lines representing cardinal and intercardinal directions.

0      15      30      45

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

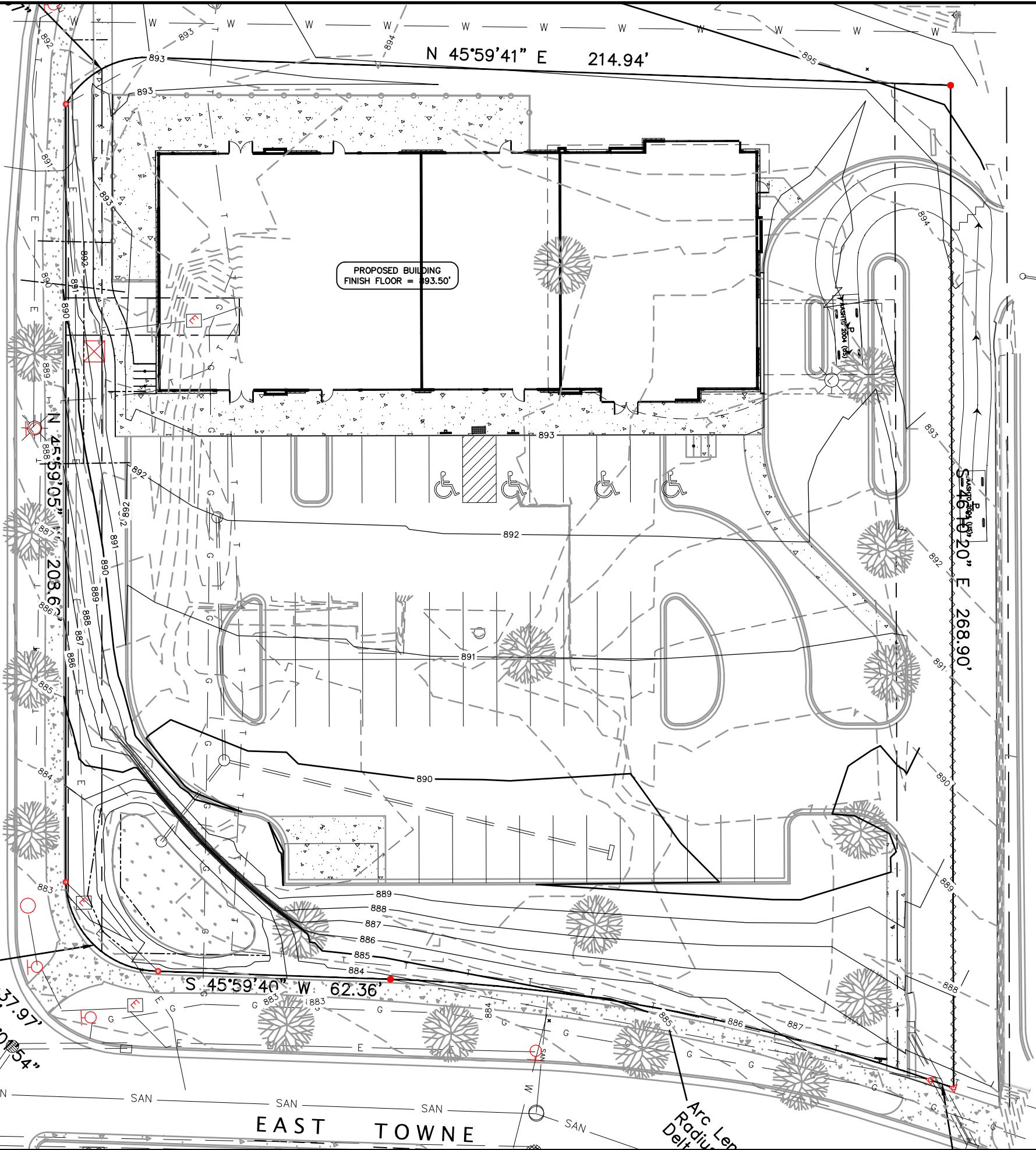
# ROAD ZEIER

Arc Length = 37.97'  
Radius = 25.00'  
Arc Angle = 87.0154°

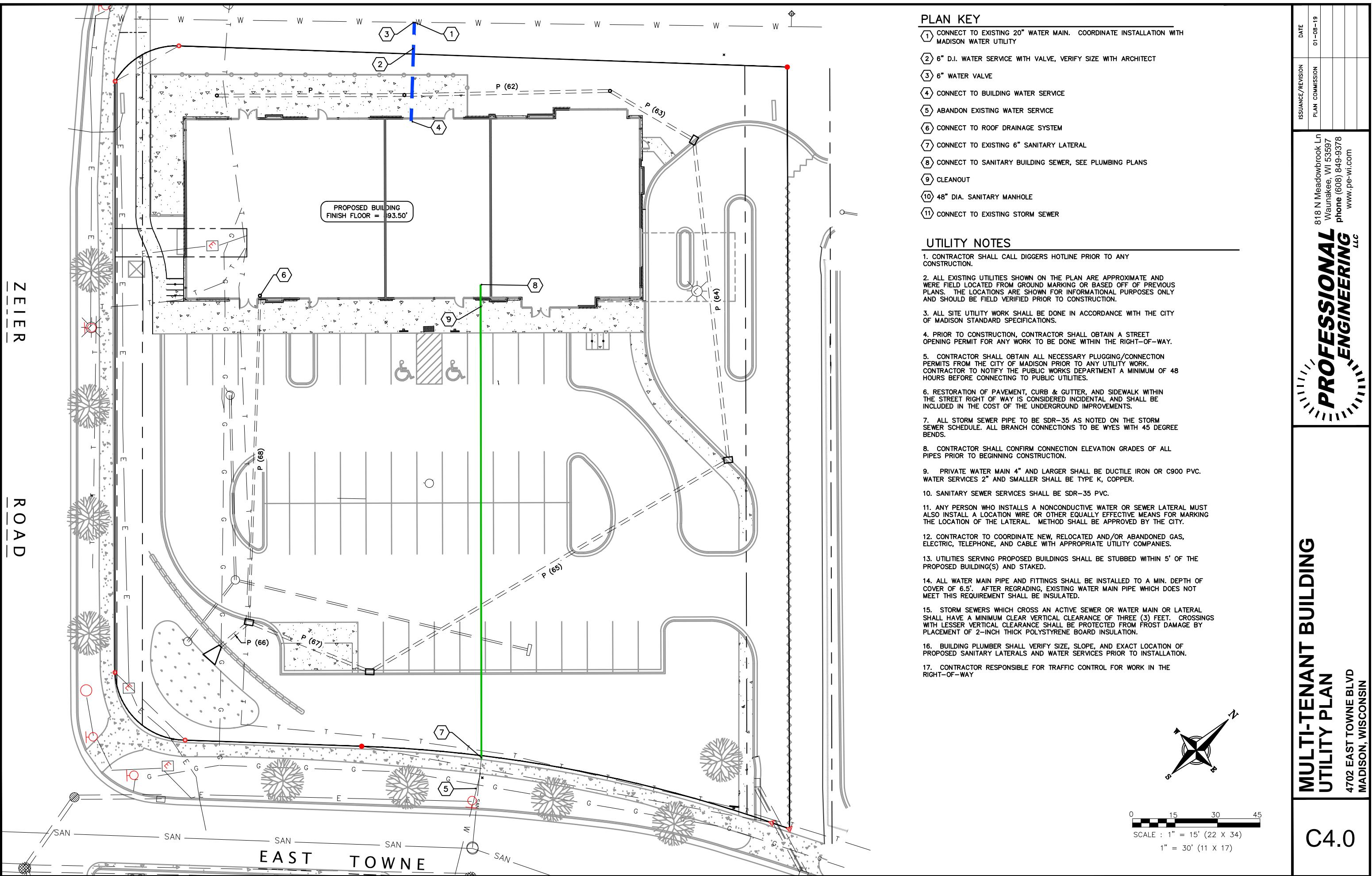
# EAST TOWN

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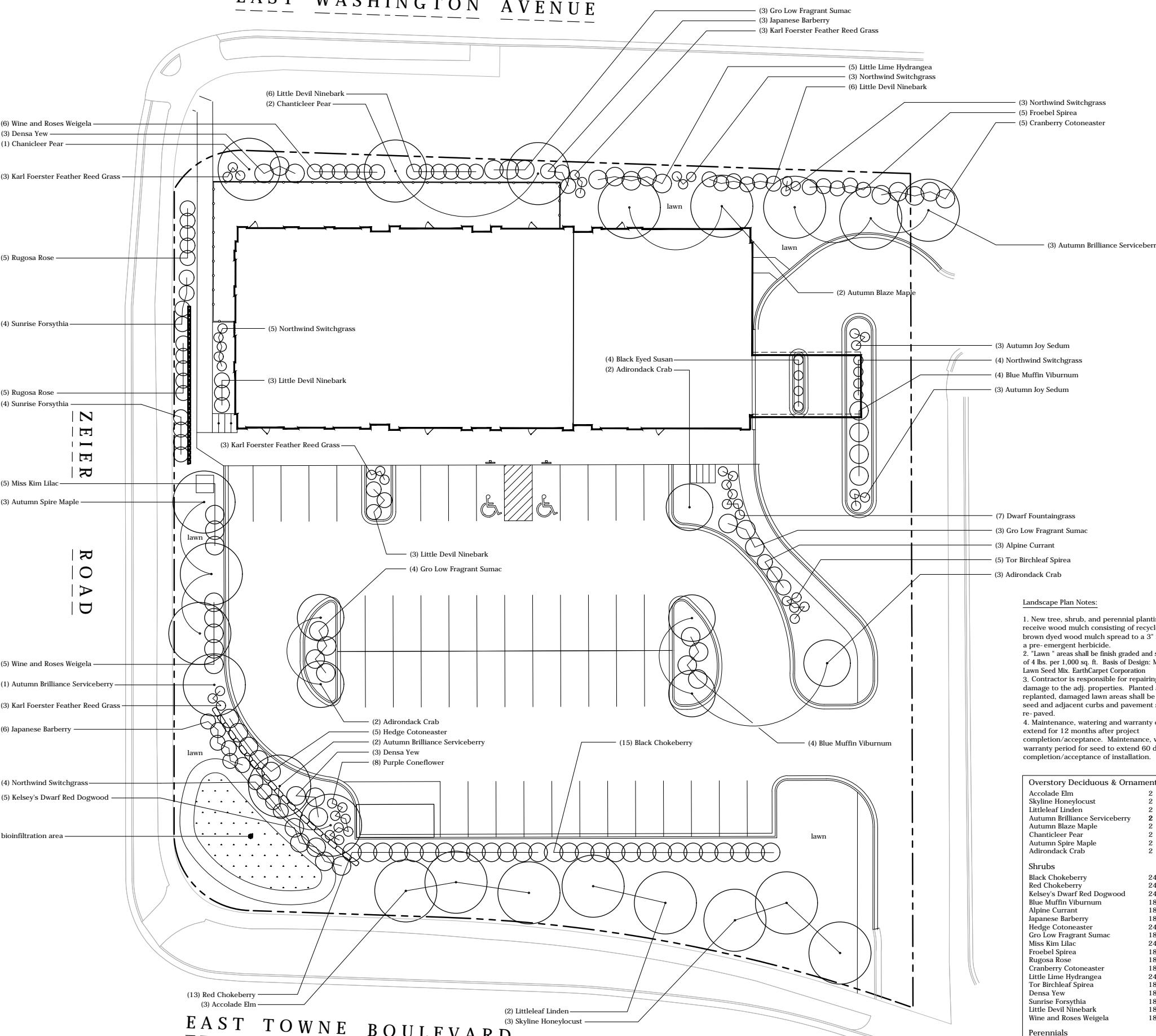
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# EAST WASHINGTON AVENUE



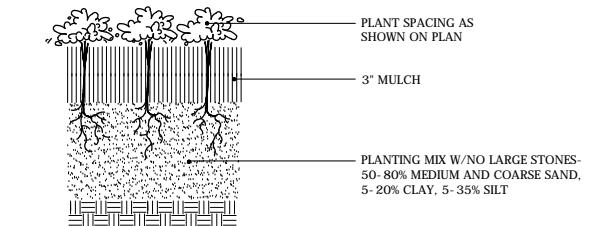
**Landscape Plan Notes:**

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.

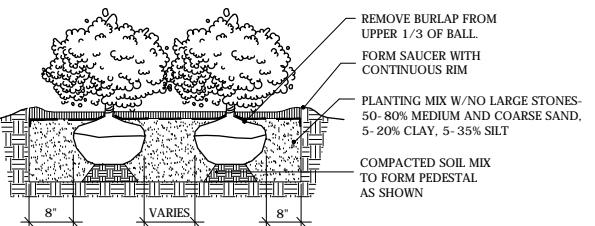
Overstory Deciduous & Ornamental Trees	
Accolade Elm	2 1/2" cal.
Skyline Honeylocust	2 1/2" cal.
Littleleaf Linden	2 1/2" cal.
Autumn Brilliance Serviceberry	<b>2 1/2" cal.</b>
Autumn Blaze Maple	2 1/2" cal.
Chanticleer Pear	2 1/2" cal.
Autumn Spire Maple	2 1/2" cal.
Adirondack Crab	2 1/2" cal.

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.

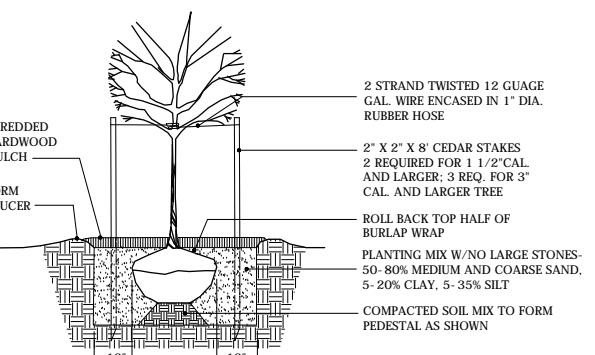
Perennials	
Karl Foerster Feather Reed Grass	1 gal.
Dwarf Fountaingrass	1 gal.
Autumn Joy Sedum	1 gal.
Black Eyed Susan	1 gal.
Purple Coneflower	1 gal.
Northwind Switchgrass	1 gal.



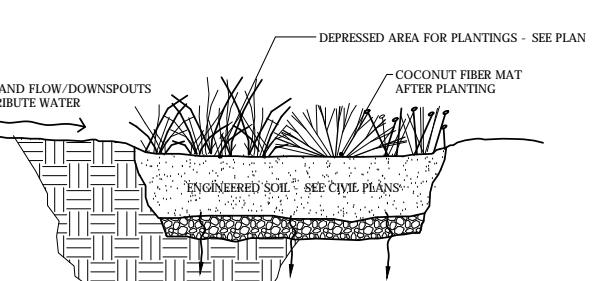
## 2 PERENNIAL PLANTING



## 3 SHRUB PLANTING



## 4 TREE PLANTING



## 5 BIOINFILTRATION AREA

**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

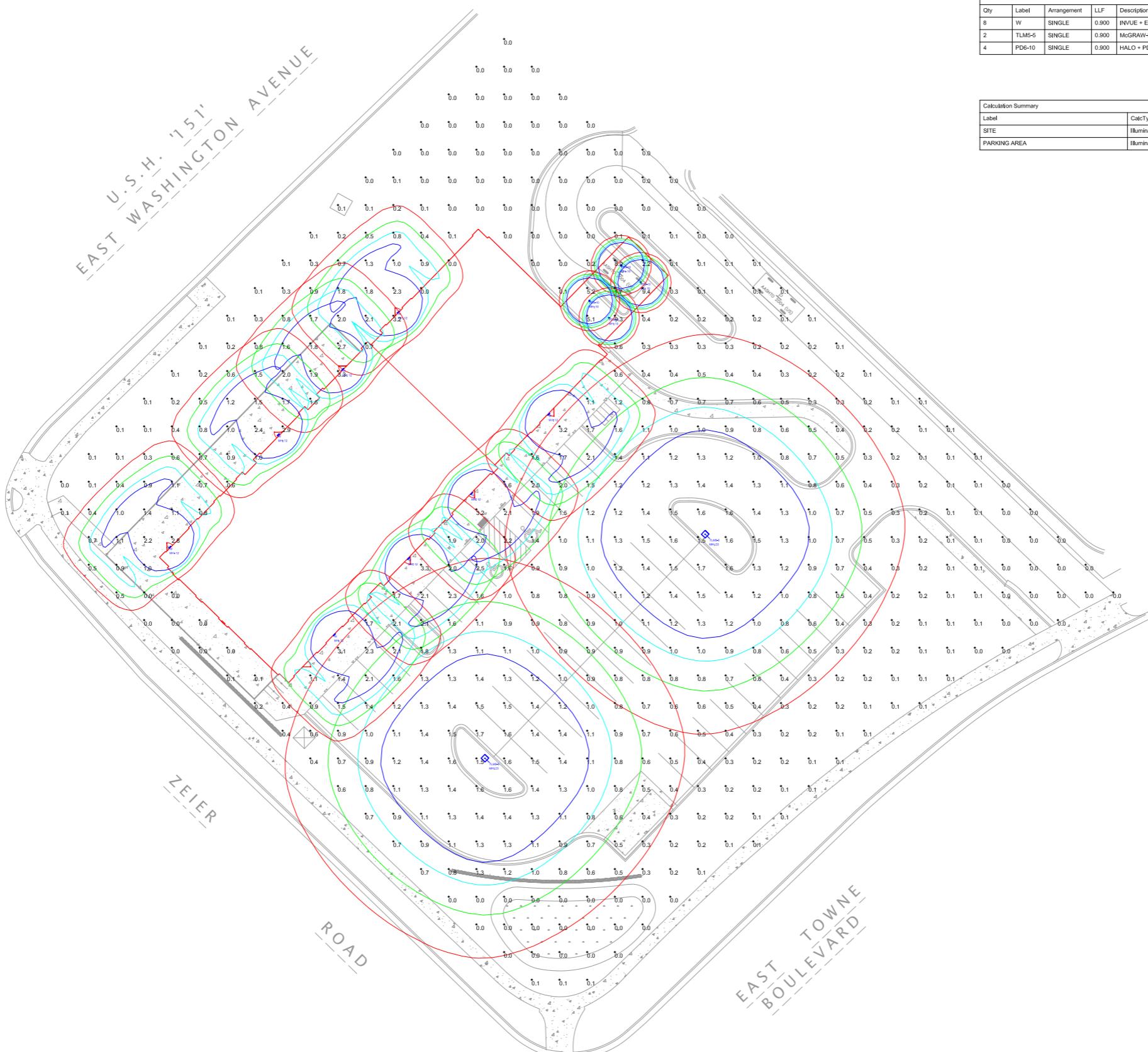
**Development Frontage Landscaping**  
Total If of lot frontage = 733  
Required Trees = 24  
Required Shrubs = 122  
Provided Trees = 24  
Provided Shrubs = 122

### 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	-	-
<b>Total</b>			-	1,268

1,268 Total Points Provided (502 Required)

LS1.1



Luminaire Schedule				
Qty	Label	Arrangement	LLF	Description
8	W	SINGLE	0.900	INVUE + ENV-E01-LED-E1-BL4
2	TLM5-5	SINGLE	0.900	McGRAW-EDISON + TLM-E05-LED-E1-5WQ
4	PD6-10	SINGLE	0.900	HALO + PD610D010B- PDM6BB8x61VH

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



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MADISON, WISCONSIN

SITE  
LIGHTING LAYOUT

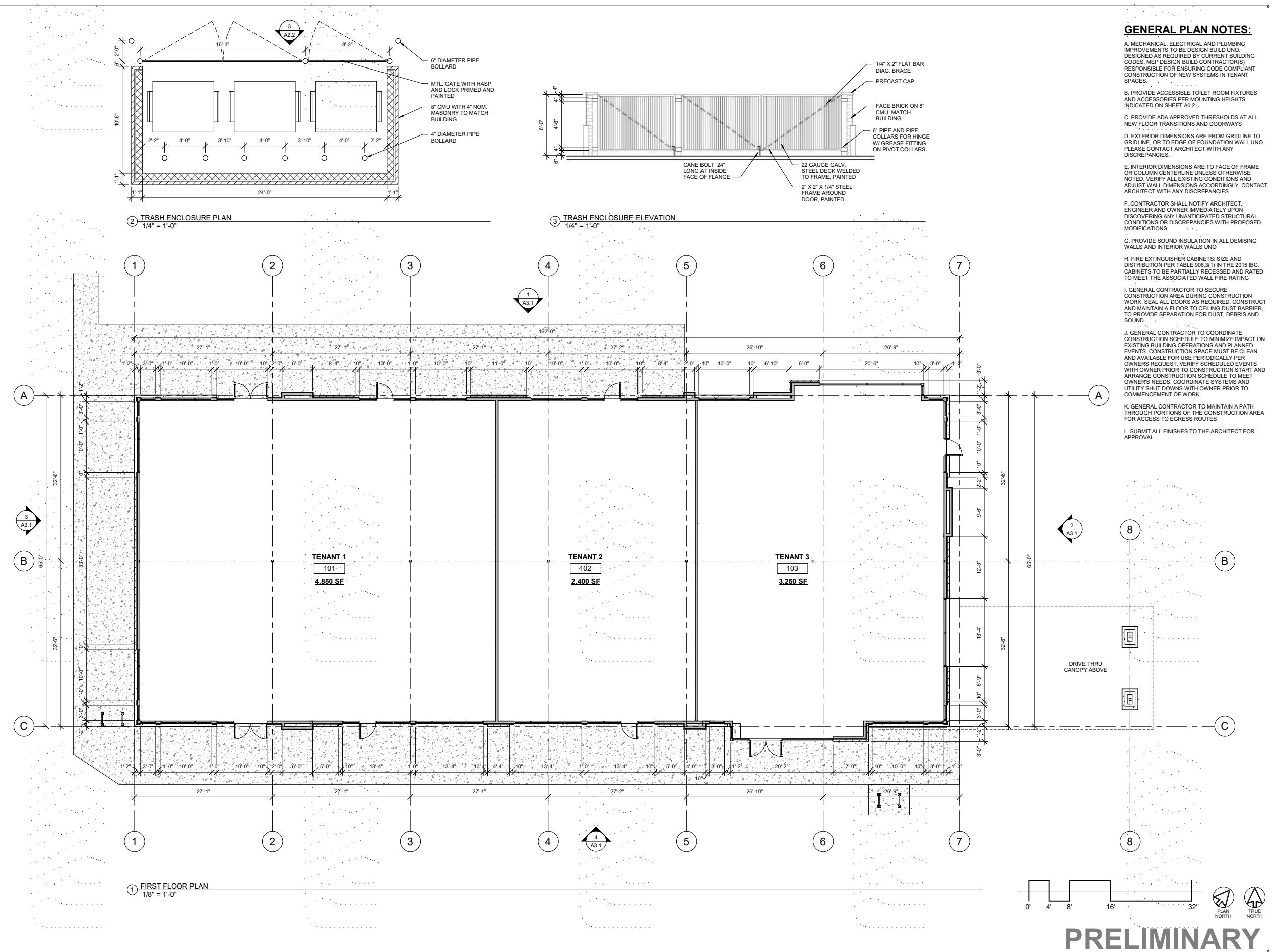
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**FIRST FLOOR PLAN**

**Project Status**

A 2019/01/08 PC SUBMITTAL

**A2.2**



### **GENERAL ROOF 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 EAVE UNO. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.

C. PROVIDE APPROPRIATE INSULATION IN ATTIC AREA,  
PROVIDE VAPOR BARRIER BELOW INSULATION

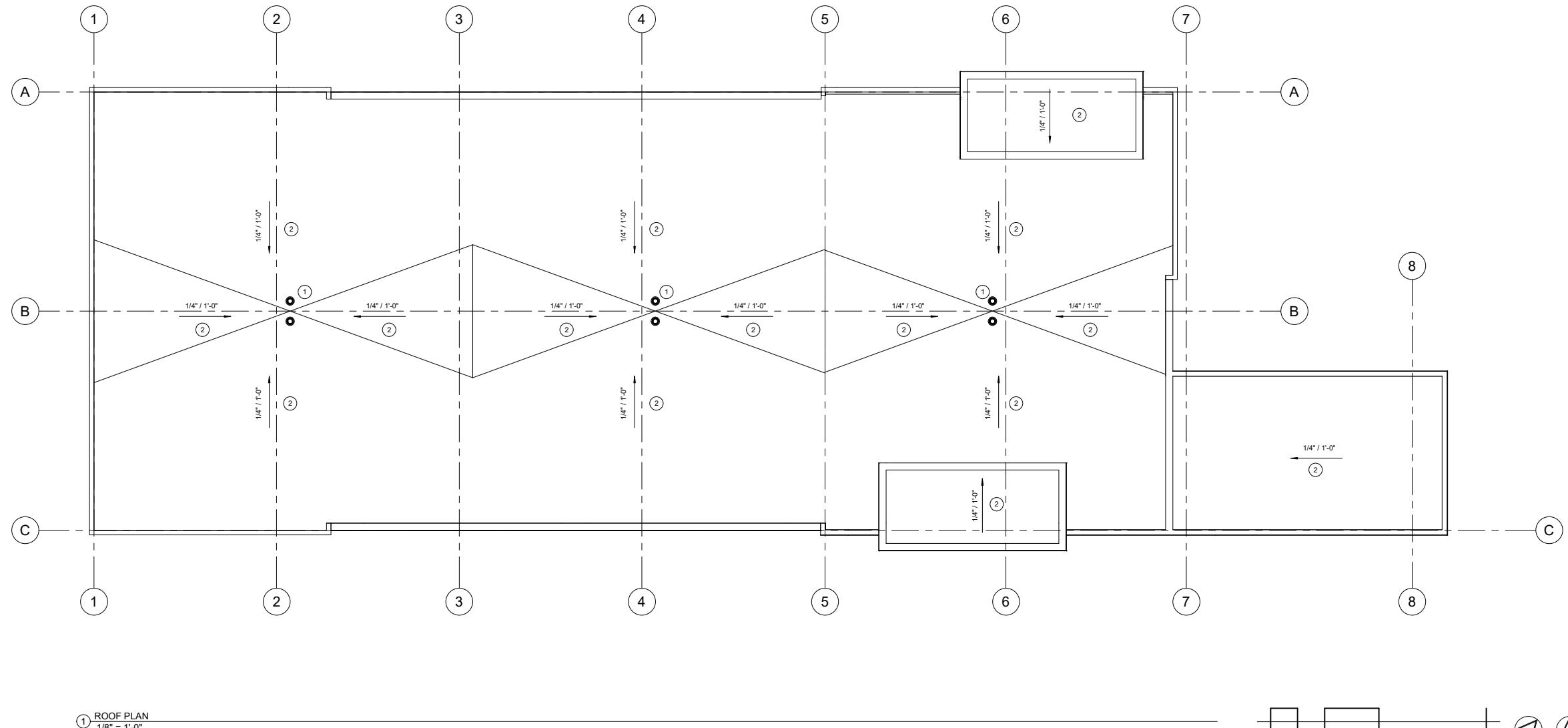
D. PROVIDE DRAFT STOPPING IN ATTIC/ CEILINGS AS REQUIRED

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



## **KEYED PLAN NOTES:**

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



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## PROOF PLAN

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## PRELIMINARY

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**EXTERIOR ELEVATIONS**



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						
11	EIFS SIGNAGE TRIM						

**PRELIMINARY**

**A3.1**

**Project Status**

A | 2019/01/08 | PC SUBMITTAL



## LOOKING WEST FROM E. WASHINGTON



LOOKING EAST FROM E. WASHINGTON  
(CORNER OF E. WASHINGTON AND ZEIER RD)

## PRELIMINARY

**Sketchworks**  
architecture llc  
7780 Elmerwood Rd., Madison, WI 53562  
(608) 839-7254, [www.sketchworksarch.com](http://www.sketchworksarch.com)

MULTI-TENANT BUILDING

## 3D RENDERING

## A3.2



LOOKING EAST FROM EAST TOWNE BLVD



LOOKING WEST FROM EAST TOWNE BLVD

## PRELIMINARY

### A3.3

3D RENDERING

# MULTI-TENANT BUILDING

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18 | PC SUBMITTAL

