

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Date Received _____ ☐ Initial Submittal
Paid _____ ☐ Revised Submittal

Complete all sections of this application, including the desired meeting date and the action requested. If your project requires both UDC and Land Use application submittals, a completed [Land Use Application](#) and accompanying submittal materials are also required to be submitted.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

1. Project Information

Address (list all addresses on the project site): 3715 E. Washington Ave. Madison

Title: Cousins - Madison

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

UDC meeting date requested ~~November 28, 2022~~ Feb 15, 2023

- ☐ New development ☒ Alteration to an existing or previously-approved development
☒ Informational ☒ Initial Approval ☒ Final Approval

3. Project Type

- ☒ Project in an Urban Design District **UDD 5**
☐ 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)
☐ Modifications of Height, Area, and Setback
☐ Sign Exceptions as noted in [Sec. 31.043\(3\)](#), MGO

Other

- ☐ Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name	<u>Nathan Remitz</u>	Company	<u>Patera</u>
Street address	<u>4040 N. Calhoun Rd. Suite #200</u>	City/State/Zip	<u>Brookfield, WI 53005</u>
Telephone	<u>262.786.6776</u>	Email	<u>nathan@paterallc.com</u>
Project contact person	<u>same</u>	Company	_____
Street address	_____	City/State/Zip	_____
Telephone	_____	Email	_____
Property owner (if not applicant)	<u>Chad Ellett (CRR of Reedsburg LLC)</u>		
Street address	<u>S2967 Fairway Dr</u>	City/State/Zip	<u>Reedsburg Wi 53959</u>
Telephone	<u>608.393.4822</u>	Email	<u>ellett27@gmail.com</u>

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. A request for an Informational Presentation to the UDC may be requested prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design efforts. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Modification requests)
- Initial Approval. Applicants may, at their discretion, request Initial Approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the Initial Approval must be addressed at this time.

Presentations to the Commission

The Urban Design Commission meets virtually via Zoom, typically on the second and fourth Wednesdays of each month at 4:30 p.m. Applicant presentations are strongly encouraged, although not required. Prior to the meeting, each individual speaker is required to complete an online registration form to speak at the meeting. A link to complete the online registration will be provided by staff prior to the meeting. Please note that individual presentations will be limited to a **maximum of three (3) minutes**. The pooling of time may be utilized to provide one speaker more time to present, however the additional time will be based on the number of registrants from the applicant team, i.e. two (2) applicant registrants = six (6) minutes for one (1) speaker.

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics. Please note that presentation slides, in a PDF file format, are required to be submitted **the Friday before** the UDC meeting.

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimum application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- ☐ Locator Map
- ☐ 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)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan
- ☐ Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

**** All plans must be legible, including the full-sized landscape and lighting plans (if required)**

2. Initial Approval

- ☒ Locator Map
- ☒ Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☒ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☒ Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- ☒ Landscape Plan and Plant List (*must be legible*)
- ☒ Building Elevations in **both** black & white and color for all building sides, including material and color callouts
- ☐ PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- ☐ Grading Plan
- ☐ Lighting Plan, including fixture cut sheets and photometrics plan (must be legible)
- ☐ Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- ☒ Site Plan showing site amenities, fencing, trash, bike parking, etc. (if applicable)
- ☐ PD text and Letter of Intent (if applicable)
- ☐ Samples of the exterior building materials
- ☐ Proposed sign areas and types (if applicable)

4. Signage Approval (*Comprehensive Design Review (CDR), Sign Modifications, and Sign Exceptions (per [Sec. 31.043\(3\)](#))*)

- ☐ Locator Map
- ☐ Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Modifications criteria is required)
- ☐ Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- ☐ Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- ☐ Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- ☐ Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- ☐ Illustration of the proposed signage that meets [Ch. 31, MGO](#) compared to what is being requested
- ☐ Graphic of the proposed signage as it relates to what the [Ch. 31, MGO](#) would permit

5. Required Submittal Materials☐ **Application Form**

- 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.

☐ **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 Comprehensive Design Review (CDR) or Signage Modification review criteria is required.

☐ **Development Plans** (Refer to checklist on Page 4 for plan details)☐ **Filing Fee** (Refer to Section 7 (below) for a list of application fees by request type)☐ **Electronic Submittal**

- Complete electronic submittals must be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to UDCapplications@cityofmadison.com. The email must include the project address, project name, and applicant name.
- Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

☐ **Notification to the District Alder**

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

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 Jessica Vaughn on 11/18/22 & 10/5/2022.
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.

Name of applicant Nathan Remitz Relationship to property Architect

Authorizing signature of property owner Chad Ellett Date 1/17/2023

7. Application Filing Fees

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to: *City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984*. The City's drop box is located outside the Municipal Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to *City Treasurer*, and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City's drop box.

Please consult the schedule below for the appropriate fee for your request:

- ☒ Urban Design Districts: \$350 (per [§33.24\(6\) 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 Sign Modifications (of 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

January 17, 2023

RE: UDC approval for:
Cousins Subs Remodel – Madison
3715 E Washington Ave
Madison, WI
PATERA, Project Number **22-520**

This submittal is obtain initial and Final UDC approval to remodel an existing restaurant building at the location above. The existing location falls within the Urban Design District 5. The building is an outdated Cousins Subs restaurant (figure 1 & 2), that needs upgrades. In addition to significant interior updates, it is proposed to upgrade the existing exterior façade to new branding standards. This new look is consistent with other franchise locations updated throughout surrounding communities and company standards. It modernizes the exterior finishes by painting exterior masonry and creates a new “wood” look façade element. The main roof and windows will remain / be replaced in addition to material updates (figure 7). The exterior upgrades will occur on all 4 building elevations. In addition to building updates, the site landscaping and lighting will be updated to meet current city requirements. Deteriorated retaining walls and sidewalks on the north side of the building will be replaced and modified to be safer for pedestrians. Below are some images to help present the current and proposed project details.

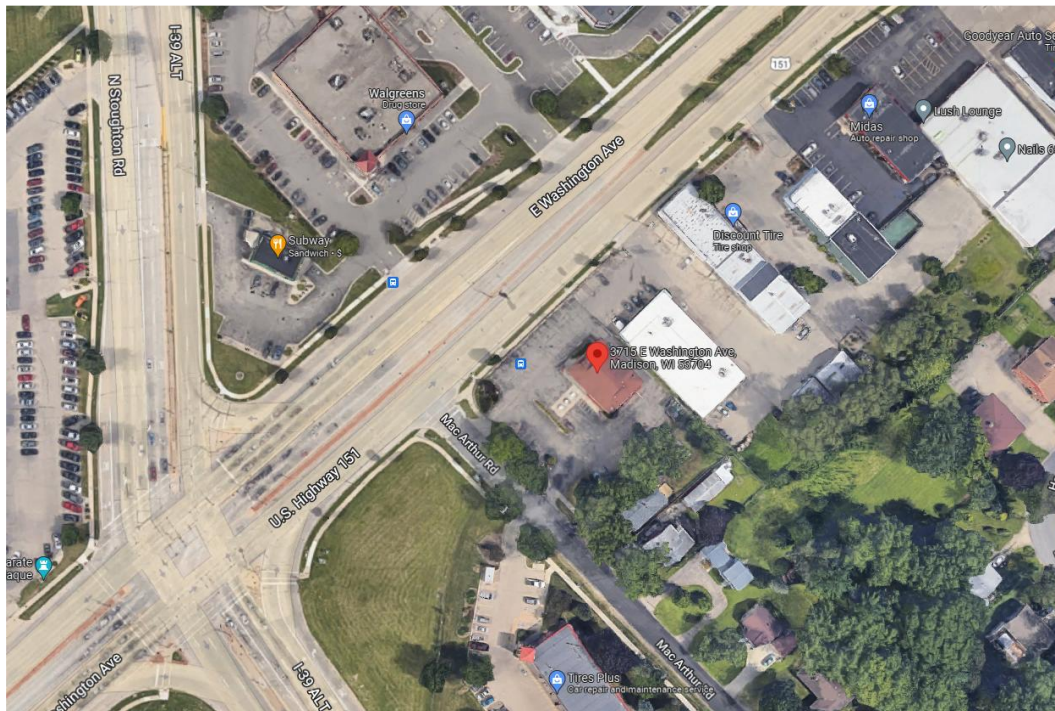


Figure 1: Satellite Image of project location



Figure 2: Existing Exterior view of project location (from E. Washington Ave)



Figure 3: Adjacent properties to the East



Figure 4: Adjacent property to the North



Figure 5: Adjacent properties to the South



Figure 6: Adjacent property to the West



Figure 7: Adjacent "Klein's" Retail store, to the northeast of property

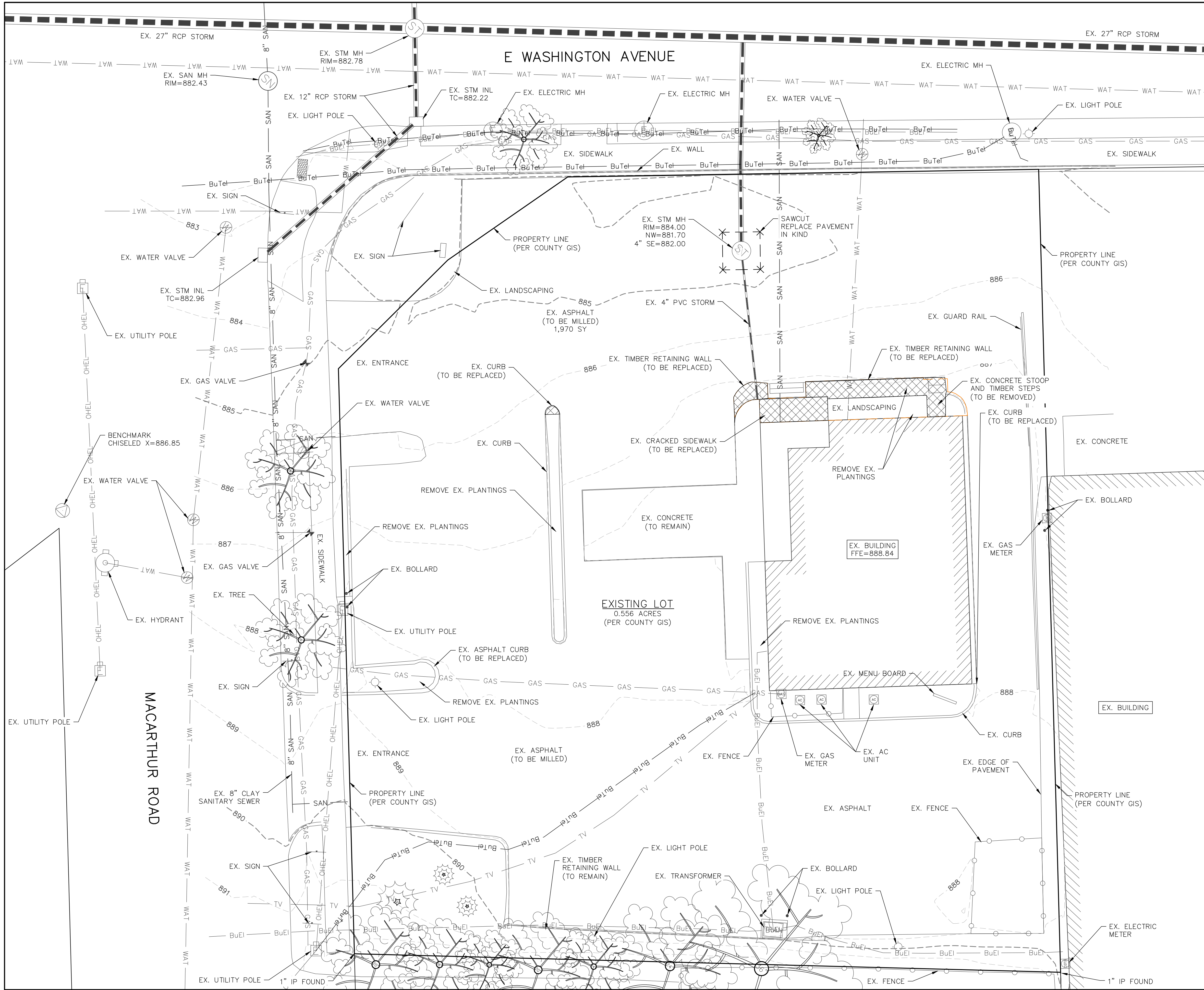


Figure 8: Proposed rendering

Upon completion, this remodeled building will adhere to the Urban Design District No. 5 design guidelines:

- The building footprint will remain unchanged, maintaining existing right of way and parking counts.
- The deteriorated wood retaining wall near building will be replaced with a new block retaining walls. In addition the site steps will be brought up to code and handrails added
- The building exterior will remain low maintenance and harmonious to adjacent buildings. Adjacent buildings are masonry. "Kleins" retail store at 3758 E. Washington has similar "wood" exterior cladding
- No new mechanical equipment. Existing mechanical equipment is behind a remodeled wood screen fence on south side of building.
- Replace existing parking lot lighting to be upgraded to LED.
- Update landscaping per code requirements

Sincerely,
Nathan Remitz A.L.A.
Architect / Partner



LEGEND:

---	896	---	EXISTING MINOR CONTOUR.
---	895	---	EXISTING MAJOR CONTOUR.
---	OHEL	---	OVERHEAD ELECTRIC LINE.
---	BuEl	---	BURIED ELECTRIC LINE.
---	BuTel	---	BURIED TELEPHONE LINE.
---	FO	---	FIBER OPTIC LINE.
---	GAS	---	GAS LINE.
---	SAN	---	SANITARY SEWER MAIN OR LATERAL.
---	WAT	---	WATER MAIN OR SERVICE.
-----			STORM SEWER LINE.
			ELECTRIC METER.
			GAS METER.
			GAS VALVE.
			FIRE HYDRANT.
			POWER POLE.
			SANITARY SEWER MANHOLE.
			STORM SEWER MANHOLE.
			STORM SEWER INLET.
			TELEPHONE PEDESTAL.
			TRANSFORMER.
			WATER VALVE.

REVISIONS:	
NO.	DESCRIPTION

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
kparish@parishse.com

PROJECT TITLE:
**COUSINS SUBS
3715 E. WASHINGTON AVE
MADISON, WI 53704**

PLAN TITLE:
**EXISTING
CONDITIONS
PLAN**

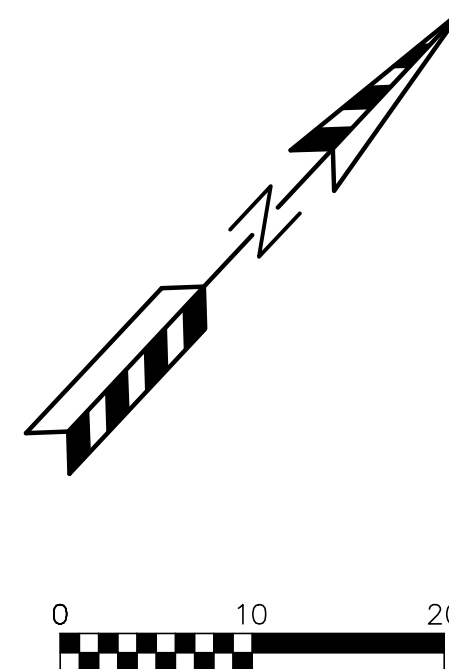
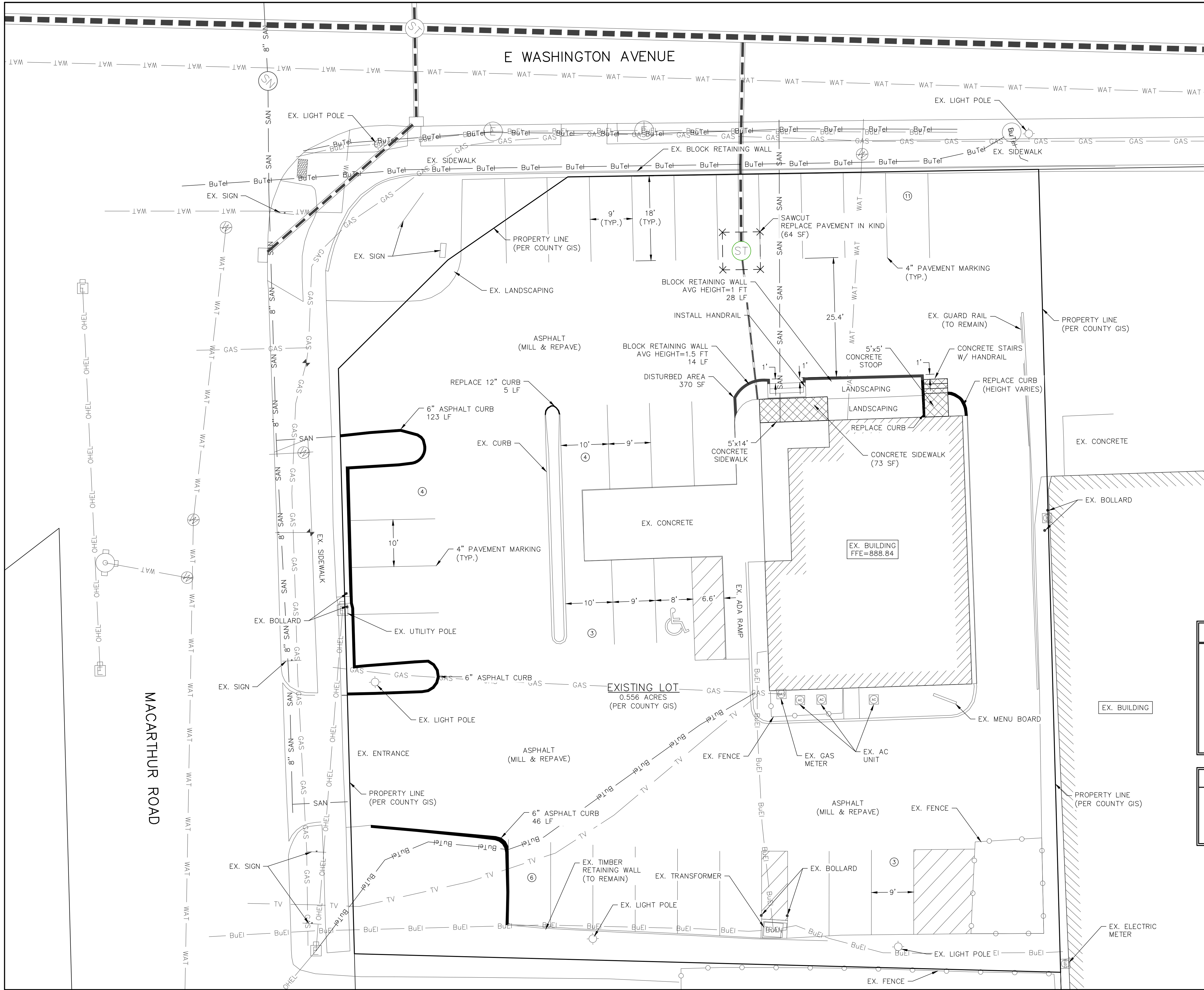
DRAWN BY:
JDR
DESIGNED BY:
JDR
CHECKED BY:
KJP

PLAN DATE:
1-12-2023

PROJECT NO:
\PA-27-22

CITY SUBMITTAL

SHEET NO:
C1.01



SITE INFORMATION BLOCK	
Site Address	3715 E. Washington Ave
Site acreage (total)	0.56 ACRES
Existing Impervious Area	0.50 ACRES
Area of Disturbance	434 SF
Surface Coverage Total:	
Existing Impervious	21,605 SQ FT (0.50 Acres)
Proposed Impervious	21,605 SQ FT (0.50 Acres)
Proposed Pervious	2,639 SQ FT (0.06 Acres)
Impervious Percentage	89.1%

- SITE PLAN NOTES:
1.

DIMENSIONS ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
2.

WHERE CURB ENDS AT CONNECTIONS SMOOTHLY TRANSITION FROM FULL CURB HEIGHT TO ZERO CURB HEIGHT WITHIN A 3' LENGTH.
3.

ALL STRIPING AND SIGNAGE SHALL COMPLY WITH THE WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

LEGEND:
- PARKING STALLS IN A ROW

REVISIONS:	
NO.	DESCRIPTION

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
**COUSINS SUBS
3715 E. WASHINGTON AVE
MADISON, WI 53704**

PLAN TITLE:
**PROPOSED
SITE PLAN**

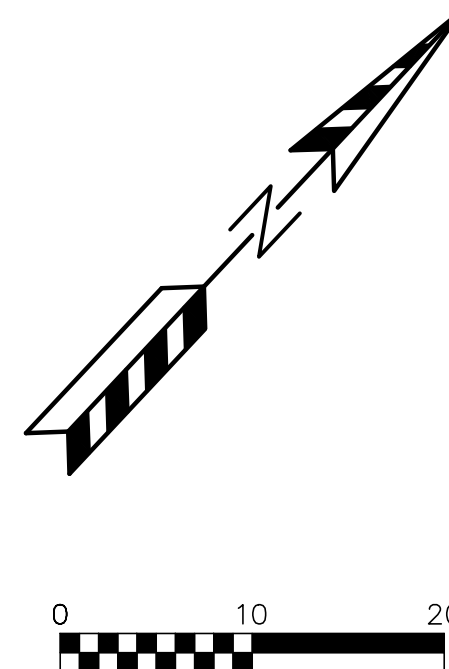
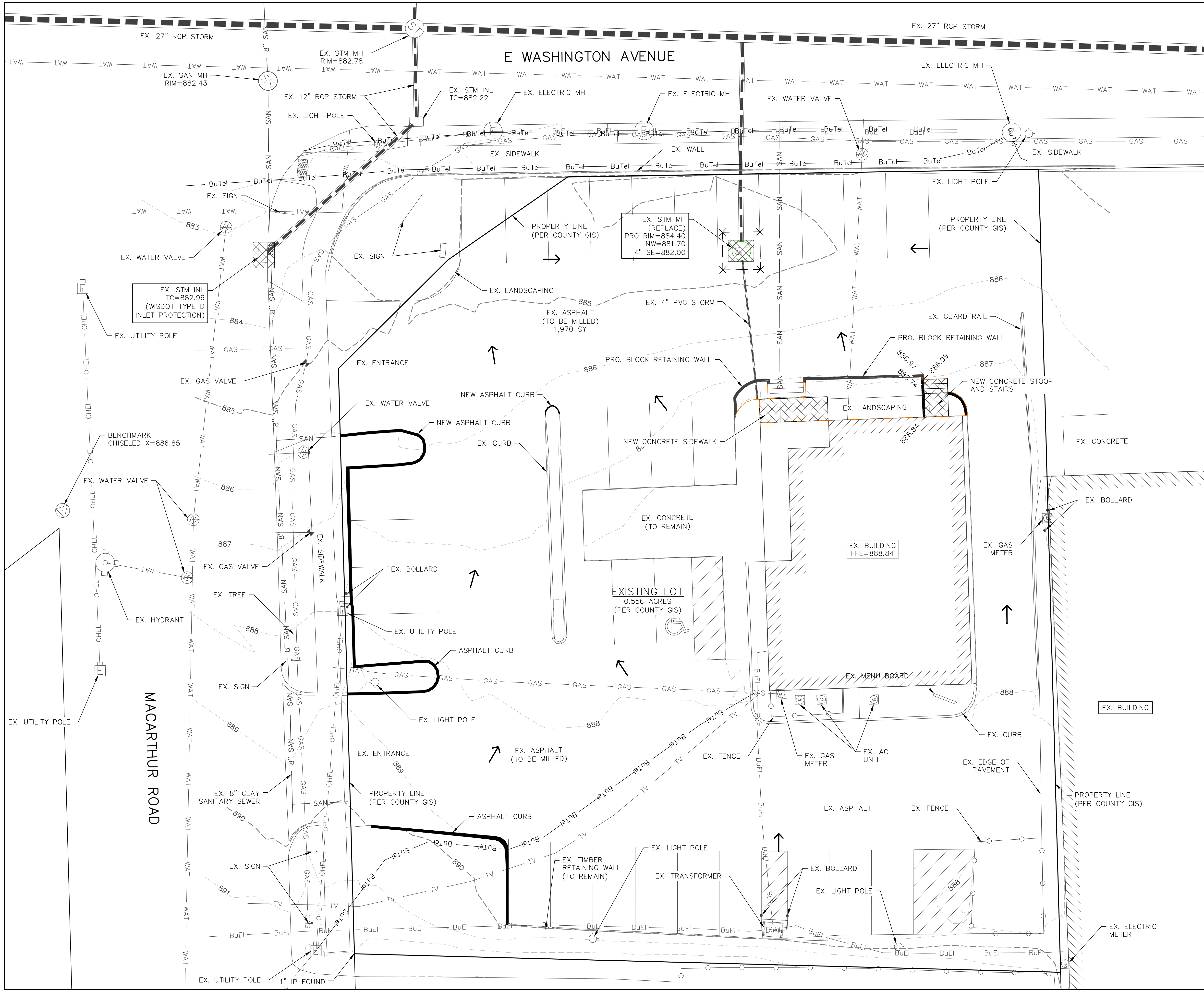
DRAWN BY:
JDR
DESIGNED BY:
JDR
CHECKED BY:
KJP

PLAN DATE:
1-16-2023

PROJECT NO:
\PA-27-22

CITY SUBMITTAL

SHEET NO:
C1.02



- LEGEND:**
- - - 936 - - - EXISTING MINOR CONTOUR.
 - - - 935 - - - EXISTING MAJOR CONTOUR.
 - 936 — PROPOSED MINOR CONTOUR.
 - 935 — PROPOSED MAJOR CONTOUR.
 - — — PROPOSED STORM SEWER.
 - — — EXISTING STORM SEWER.
 - [Hatched Box] - INSTALL WISDOT TYPE D INLET PROTECTION.
 - - - - - INSTALL SILT FENCE.
 - [Thick Line] - INSTALL DITCH CHECK.
 - ← - DRAINAGE ARROW.

STAGES OF CONSTRUCTION TIME SCHEDULE:

APRIL 15, 2023

1. INSTALL INLET PROTECTION AS SHOWN ON PLANS.

APRIL 16, 2023 - SEPTEMBER 1, 2023

2. START CONSTRUCTION OF UTILITIES: STORM SEWER.
3. MILL AND PAVE PARKING LOT, PLACE ASPHALT CURBS
4. INSTALL LANDSCAPING.
5. APPLY FINAL STABILIZATION TO ENTIRE SITE.

SEPTEMBER 2 - 15, 2023

ALL PERMANENT SEEDING SHALL BE COMPLETED BY SEPTEMBER 15.
ALL TEMPORARY SEEDING SHALL BE COMPLETED BY OCTOBER 15
(REFER TO DNR STANDARD 1059.)

STABILIZATION FOR ALL EXPOSED SOIL AFTER OCTOBER 15 SHALL
CONSIST OF ANIONIC POLYACRYLAMIDE (PAM) IN ADDITION TO
TEMPORARY SEEDING IN AREAS WITHOUT EROSION CONTROL MAT.
PLACE PAM IN ACCORDANCE WITH WDNR TECHNICAL STANDARD
1050. AFTER OCTOBER 15 ALL SLOPES 4:1 OR STEEPER THAT ARE
NOT PERMANENTLY VEGETATED SHALL HAVE EROSION MAT
INSTALLED IN PREPARATION OF WINTER CONDITIONS.

SPREAD SALVAGED OR IMPORTED TOPSOIL IN PROPOSED
LANDSCAPE AREAS AND RESTORE.

CONTRACTOR MAY MODIFY SEQUENCING AS NEEDED TO COMPLETE
CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN
ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL
REQUIREMENTS SET FORTH IN FEDERAL, STATE & LOCAL PERMITS.
NOTIFY CITY OF MADISON PRIOR TO CHANGE.

AS CONDITIONS WARRANT DURING CONSTRUCTION ADDITIONAL BMPs
SHALL BE INSTALLED TO REDUCE THE MIGRATION OF SEDIMENT THE
THE MAXIMUM EXTENT PRACTICABLE.

REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER SITE
IS STABILIZED AND STABILIZE AND AREAS DISTURBED BY REMOVAL
OF BMPs.

REVISIONS:	
NO.	DESCRIPTION

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE:
**COUSINS SUBS
3715 E. WASHINGTON AVE
MADISON, WI 53704**

PLAN TITLE:
**EROSION
CONTROL
PLAN**

DRAWN BY:
JDR

DESIGNED BY:
JDR

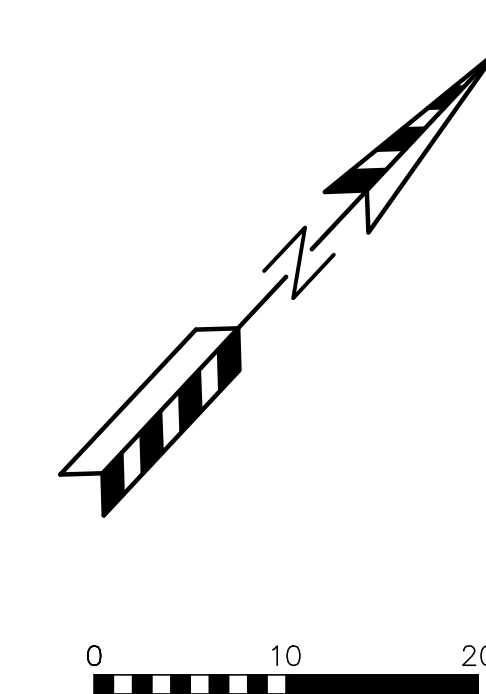
CHECKED BY:
KJP

PLAN DATE:
1-16-2023

PROJECT NO:
\PA-27-22

CITY SUBMITTAL

SHEET NO:
C1.03



NOTES:

- 1) EXISTING LAWN AREAS DISTURBED BY CONSTRUCTION TO RECEIVE A MINIMUM OF 4" OF TOPSOIL, PREMIUM GRADELESS SEED MIX, STARTER FERTILIZER, AND STRAW MULCH MULCH.
- 2) BARK PLANTING BEDS TO BE MULCHED WITH SHREDDED HARDWOOD BARK SPREAD TO A DEPTH OF 3".
- 3) INDIVIDUAL TREES AND SHRUB GROUPINGS IN LAWN AREAS TO RECEIVE SHREDDED HARDWOOD BARK MULCH PLANT RINGS (4" DIAMETERS) SPREAD TO A DEPTH OF 3".
- 4) STONE PLANTING BEDS TO BE MULCHED WITH #2 WASHED STONE SPREAD TO A DEPTH OF 3" OVER WEED BARRIER FABRIC.
- 5) PLANTING BEDS TO BE SEPARATED FROM LAWN AREAS WITH 5" BLACK VINYL EDGE.
- 6) OWNER WILL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE AFTER COMPLETION AND ACCEPTANCE OF THE PROJECT.

[illegible]

PSE
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122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
**COUSINS SUBS
3715 E. WASHINGTON AVE
MADISON, WI 53704**

PLAN TITLE:

**LANDSCAPE
PLAN**

DRAWN BY: **JDR**
DESIGNED BY: **JDR**
CHECKED BY: **KJP**

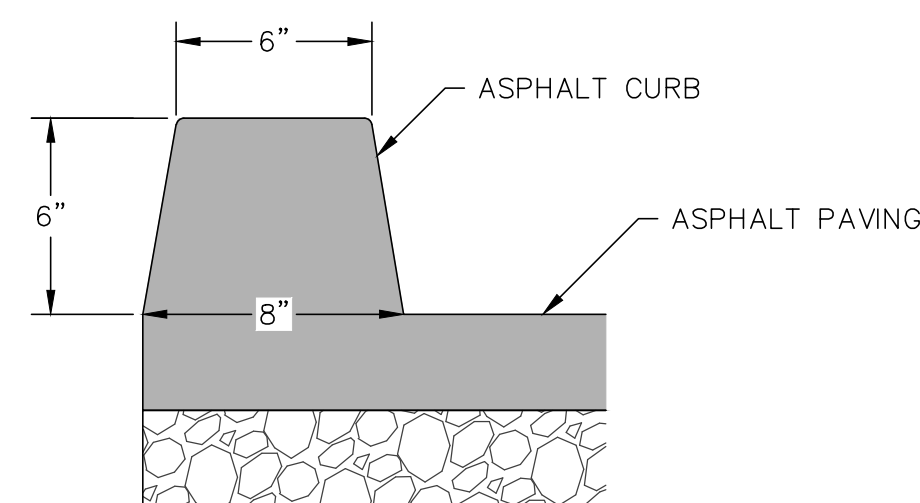
PLAN DATE:
1-16-2023

PROJECT NO:
\\PA-27-22

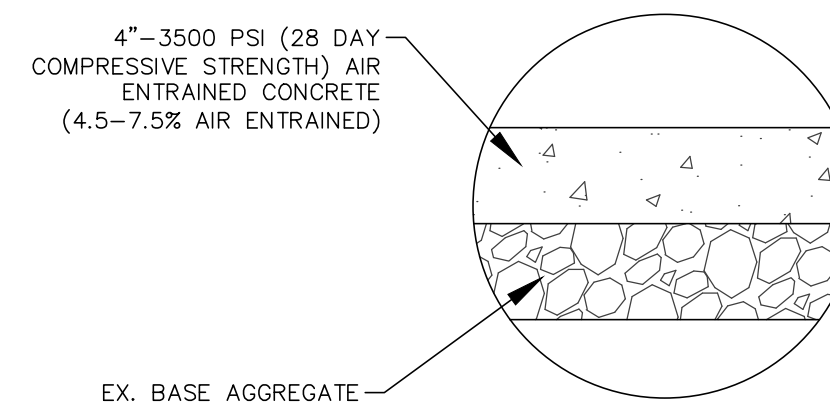
CITY SUBMITTAL

SHEET NO:

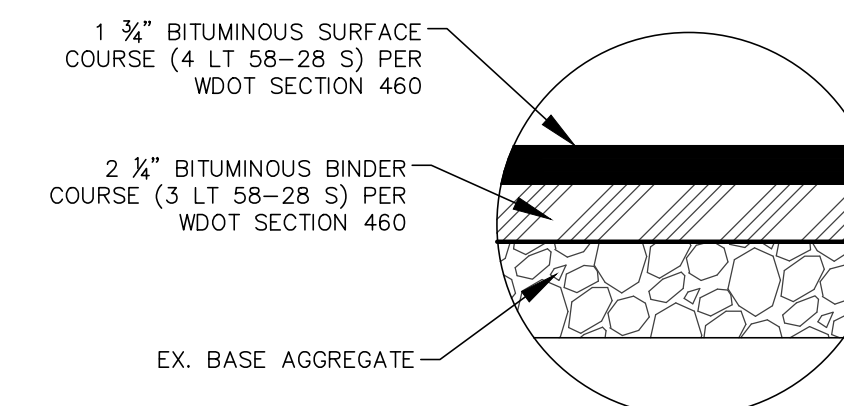
C1.04



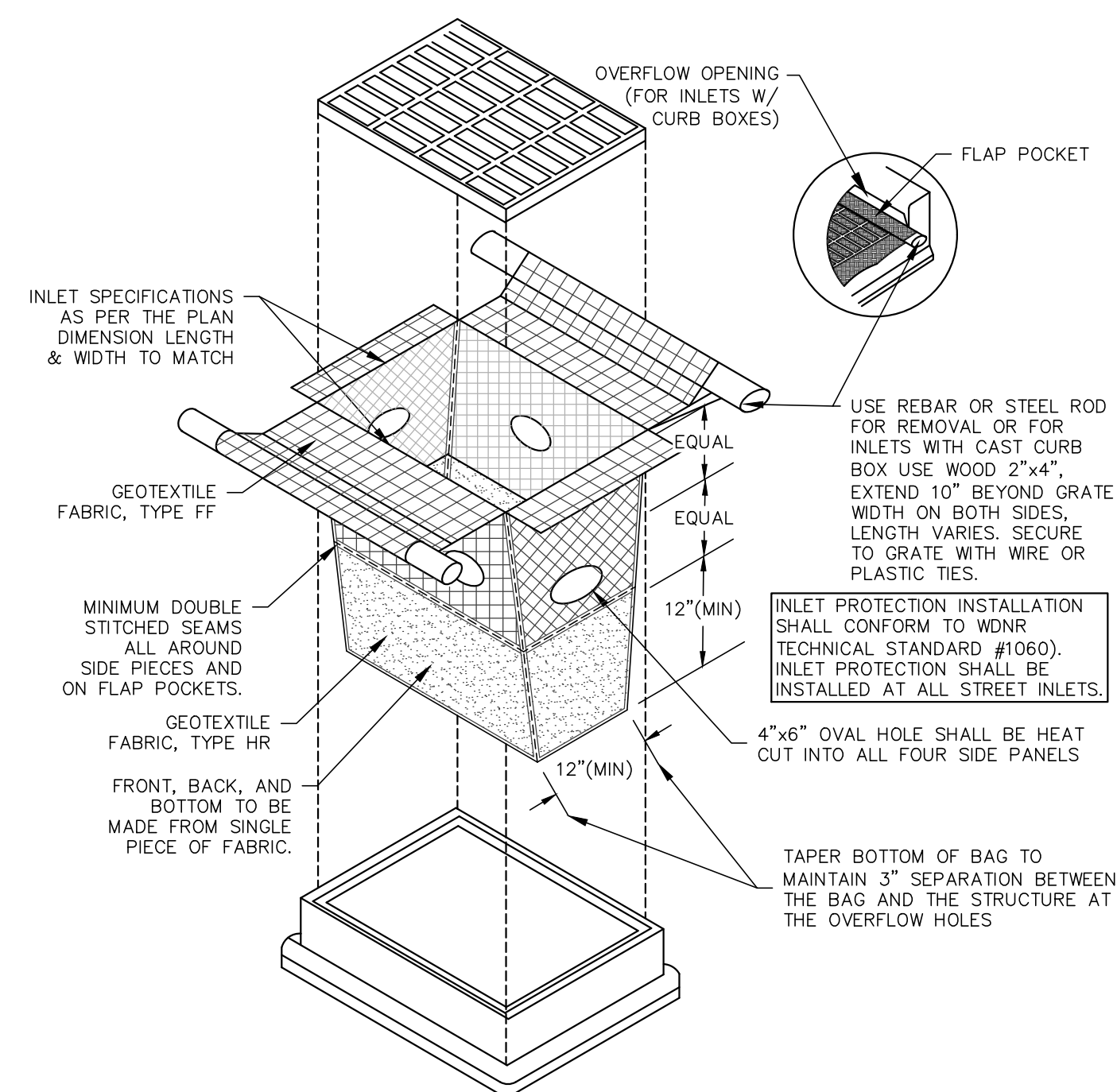
ASPHALT CURB DETAIL



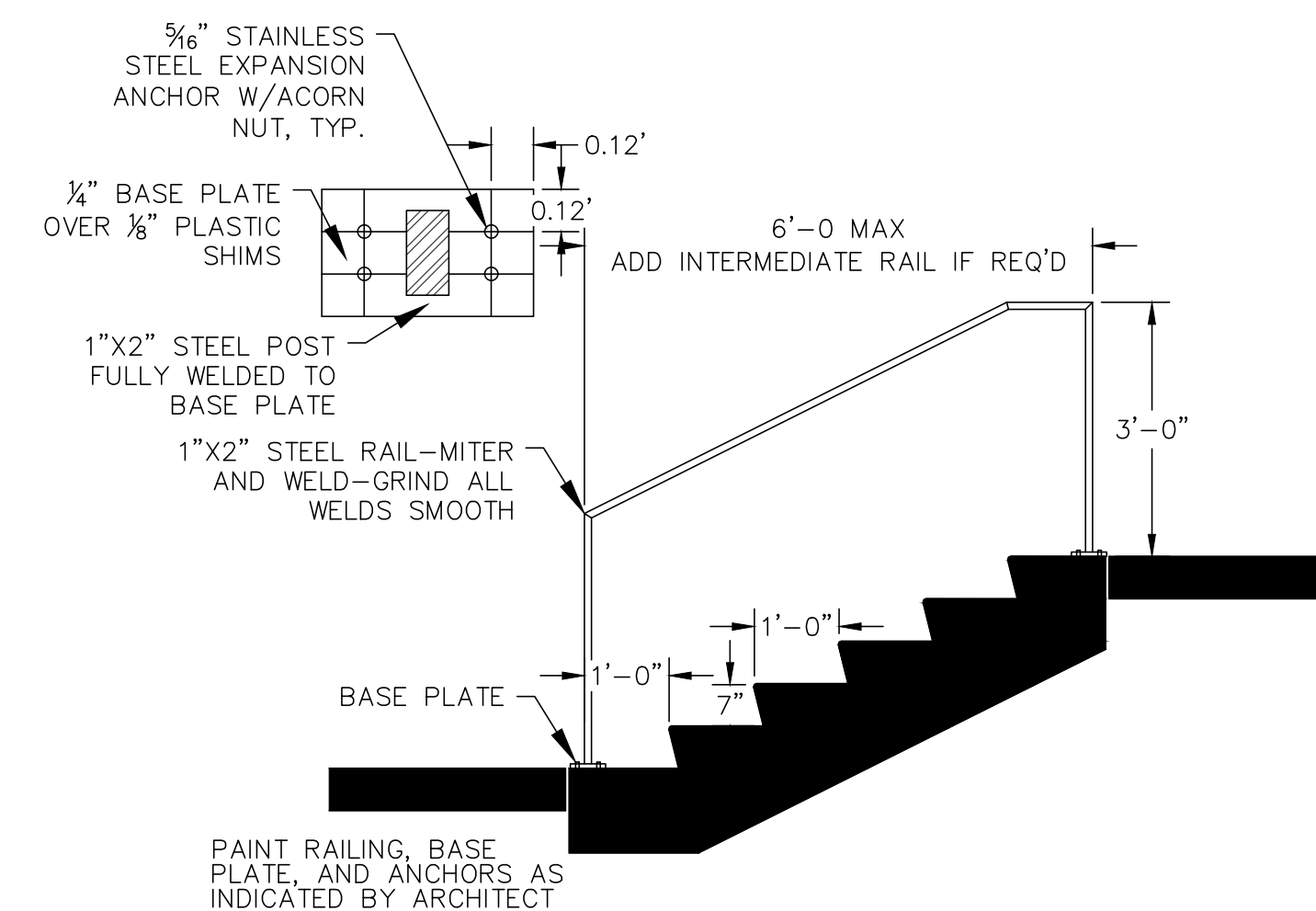
CONCRETE SIDEWALK SECTION



ASPHALT PAVEMENT SECTION



TYPE D-HR INLET PROTECTION DETAIL



STAIR/HANDRAIL DETAIL

[illegible]

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
kparisi@parishse.com

PROJECT TITLE:
**COUSINS SUBS
3715 E. WASHINGTON AVE
MADISON, WI 53704**

PLAN TITLE:

**CONSTRUCTION
DETAILS**

DRAWN BY:
JDR

DESIGNED BY:
JDR

CHECKED BY:
KJP

PLAN DATE:
1-12-2023

PROJECT NO:
\PA-27-22\

CITY SUBMITTAL

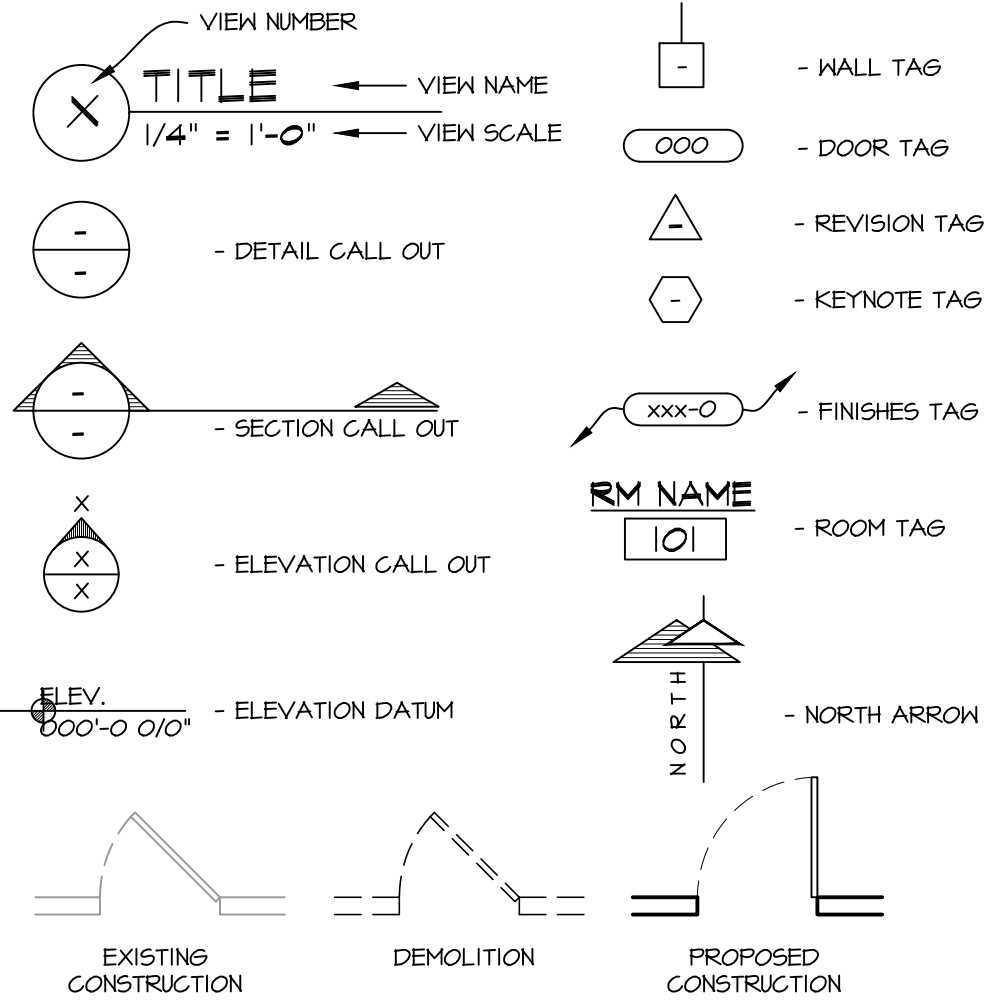
SHEET NO:

C1.05

ABBREVIATIONS

AFF	Above Finished Floor	FC	Fire Code	NIC	Not In Contract	T	Tread
ALUM	Aluminum	FD	Floor Drain	NO	Number	T & G	Tongue & Groove
ARCH	Architect	FDN	Foundation	NONCOM	Noncombustible	TEMP	Temporary
		FG	Fiberglass	NTS	Not to Scale	THK	Thick
BLDG	Building	FIN	Finished	O/	On, Over	TOF	Top of Footing
BLKS	Blocking	FLR	Floor	OC	On Center	TRTD	Treated
BRG	Bearing	FT	Foot or Feet	OPNG	Opening	TV	Television
		FTG	Footing	OPP	Opposite	TYP	Typical
CLS	Ceiling	GYP	Gypsum	OH	Overhead	UL DES	Underwriters
CONC	Concrete			FLY	Plywood		Laboratory
CONSTR	Construction	HT	Height	PROP	Property		Designation
CONT	Continuous	HC	Handicap	PT	Point	UNO	Unless Noted
CONTR	Contractor	HDR	Header	PMT	Pavement		Otherwise
CTR	Center	HR	Hour	PWR	Power	VB	Vapor Barrier
		HVAC	Heating, Ventilating & Air Conditioning	PSF	Pounds per Square Foot	VCT	Vinyl Composite Tile
				PSL	Parallel Structure Lumber	VEN	Veneer
DBL	Double	INCL	Including	PLF	Per linear foot		
DET	Detail	INSUL	Insulation			W	Wide
DIA	Diameter	INT	Interior			W	Wid
DN	Down	JST	Joint			WIN	Window
DR	Door	KD	Kiln Dried			W/O	Without
DS	Downspout	LAV	Lavatory			WP	Weatherproof
DWG	Drawing	LT	Light			WRF	Welded Wire Fabric
		LVL	Laminated Veneer Lumber				
						RM	Room
EA	Each					RO	Rough Opening
ELEC	Electrical	MAX	Maximum				
ELEV	Elevation	MC	Moisture Content			SECT	Section
EP	Electrical Panel	MECH	Mechanical			SHT	Sheet
EXT	Exterior	MET	Metal			SHTG	Sheeting
		MFR	Manufacturer			SIM	Similar
		MIN	Minimum			SPEC	Specified
		MISC	Miscellaneous			STD	Standard
						STOR	Storage
						SYP	Southern Yellow Pine

SYMBOL LEGEND



SCOPE OF DRAWING:

THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN INTENT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT. ON THE BASIS OF GENERAL SCOPE INDICATED OR DESCRIBED, THE TRADE CONTRACTORS SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK INTENDED.

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND THE EXACT LOCATION OF EXISTING PLUMBING, MECHANICAL, AND STRUCTURAL COMPONENTS AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

PLAN NOTES:

- ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTORS MUST REVIEW ALL DETAILS OF THEIR TRADES AND BE RESPONSIBLE FOR THE SAME.
- DO NOT SCALE DIMENSIONS FROM DRAWINGS. CONSULT THE ARCHITECT WITH ANY QUESTIONS.
- ALL INTERIOR WALLS ARE DIMENSIONED FINISH TO FINISH UNLESS NOTED OTHERWISE. (SEE WINDOW TYPES FOR ACTUAL DIMENSIONS)
- PLACEMENT OF BUILDING COMPONENTS, MECHANICAL EQUIP., APPLIANCES AND ELECTRICAL COMPONENTS IS SUBJECT TO FIELD ADJUSTMENT. ACTUAL CONSTRUCTION MAY NOT CONFORM EXACTLY TO THE LOCATIONS INDICATED ON THESE DRAWINGS.

GENERAL NOTES:

- THE DESIGNER MAINTAINS NO RESPONSIBILITY FOR THE GENERAL CONTRACTOR, SUBCONTRACTORS, OR THOSE WORKING IN SUCH CAPACITIES, FOR THE METHODS USED, OR LACK THEREOF, IN THE EXECUTION OF THE WORK AND SAFETY PROCEDURES AND PRECAUTIONS TAKEN AT THE PROJECT SITE.
- CONTRACTORS SHALL ASSUME FULL RESPONSIBILITY - UNRELIEVED BY REVIEW OF SHOP DRAWINGS NOR BY SUPERVISION OR PERIODIC OBSERVATION OF CONSTRUCTION FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS - FOR DIMENSIONS TO BE CONFIRMED AND CORRELATED ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS OR SETS OF DRAWINGS; FOR FABRICATION PROCESSES AND CONSTRUCTION TECHNIQUES (INCLUDING EXCAVATION, SHORING AND SCAFFOLDING, BRACING, ERECTION, FORM WORK, ETC.); FOR COORDINATION OF THE VARIOUS TRADES; FOR SAFE CONDITIONS ON THE JOB SITE; AND FOR THE PROTECTION OF THE PEOPLE AND PROPERTY AT THE JOB SITE.
- THE INFORMATION CONTAINED ON THE DRAWINGS IS IN ITSELF INCOMPLETE, AND VOID UNLESS USED IN CONJUNCTION WITH ALL THE SPECIFICATIONS, TRADE PRACTICES, OR APPLICABLE STANDARDS, CODES, ETC., INCORPORATED THEREIN BY REFERENCE, OF WHICH THE CONTRACTOR CERTIFIES KNOWLEDGE BY SIGNING THE CONTRACT.
- UNLESS NOTED OTHERWISE, ALL DETAILS, SECTIONS, AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS ELSEWHERE.
- UNLESS OTHERWISE SHOWN OR NOTED, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND THE PLACEMENT OF ANY INSERTS, HANGARS, PIPE SLEEVES, HOLES OR ANCHOR BOLTS THAT ARE REQUIRED BY THE MECHANICAL OR ELECTRICAL EQUIPMENT.
- THE CONTRACTOR SHALL COMPLY WITH THE LATEST OCCUPANCIAL SAFETY HEALTH ACT REQUIREMENTS.
- ALL STATE OF WISCONSIN, LOCAL AND O.S.H.A. SAFETY CODES SHALL BE A PART OF THESE PLANS, AND IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SEE THAT ALL PARTIES THAT WORK AT OR VISIT THE JOB SITE COMPLY WITH SAME.

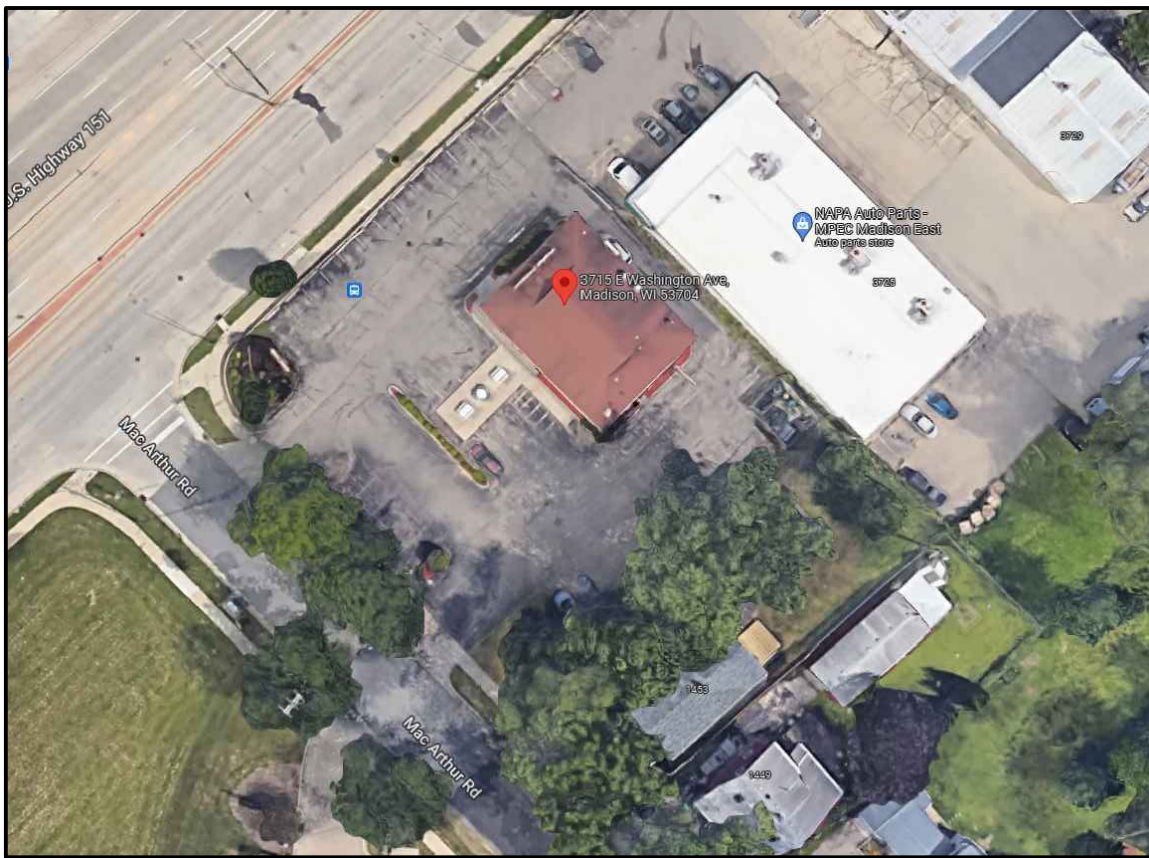
SITE & BUILDING DATA :

2015 IBC CODE

USE AND OCCUPANCY CLASSIFICATION; (chapter-3)	NON-SEPARATED USE: "A-2" - ASSEMBLY (COUSINS REMODEL)
ALLOWABLE AREA AND HEIGHT;	"A-2" (V-B) ONE STORY - 6,000 sq. ft.
ACTUAL AREA;	TOTAL BUILDING AREA: 2,234 sq. ft.
SPRINKLERS;	NONE
CONSTRUCTION TYPE; (Table-601)	"V-B"
FIRE RATINGS (per table 601 & 602)	
STRUCTURAL FRAME;	0 - HR. RATING
BEARING WALLS EXTERIOR;	0 - HR. RATING
BEARING WALLS INTERIOR;	0 - HR. RATING
NON-BEARING WALLS EXTERIOR;	0 - HR. RATING
NON-BEARING WALLS INTERIOR;	0 - HR. RATING
FLOOR CONSTRUCTION;	0 - HR. RATING
ROOF CONSTRUCTION;	0 - HR. RATING
EXIT TRAVEL DISTANCE; (table 1017.2)	200 feet
COMMON PATH OF TRAVEL; (per 1006.2.1)	75 FEET (C-STORE)
TOTAL OCCUPANCY LOADING (per TABLE 1004.1.1)	65 TOTAL OCCUPANTS IN BUILDING (STANDING AREAS = 1 PER 5 S.F.) (99 S.F. / 5 = 20) (KITCHEN AREAS = 1 PER 200 S.F.) (741 S.F. / 200 = 4) (OFFICE / (BUSINESS) AREAS = 1 PER 100 S.F.) (97 S.F. / 100 = 1) (TABLE & CHAIR AREAS = 1 PER 15 S.F.) (538 S.F. / 12 = 36) (STORAGE / MECH AREAS = 1 PER 300 S.F.) (1,158 S.F. / 300 = 4)
PLUMBING FIXTURE REQUIREMENTS: (per TABLE 2902.1)	
WATER CLOSETS	
MALE (1 PER 75)	(33 / 75) = .44 REQUIRED 1 PROPOSED
FEMALE (1 PER 75)	(33 / 75) = .44 REQUIRED 1 PROPOSED
LAVATORIES (1 PER 200)	(65 / 200) = .325 REQUIRED 2 PROPOSED

SHEET INDEX

T.100	TITLE SHEET, BUILDING DATA, LOCATION PLAN, GENERAL NOTES, & SHEET INDEX
C.100	PROPOSED & EXISTING SITE PLANS
A.001	STANDARD MOUNTING HEIGHTS, GENERIC ACCESSIBILITY STANDARDS
A.100	LOWER LEVEL & FIRST FLOOR PLANS, & WALL TYPES
A.101	SECOND & THIRD FLOOR PLANS, & WALL TYPES
A.200	ELEVATIONS
A.201	ELEVATIONS
A.202	ELEVATIONS
A.300	SECTIONS & DETAILS
A.301	SECTIONS & DETAILS
A.302	SECTIONS & DETAILS
A.303	SECTIONS & DETAILS



3 SATELITE IMAGE



1 EXISTING PHOTO

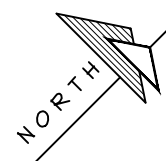
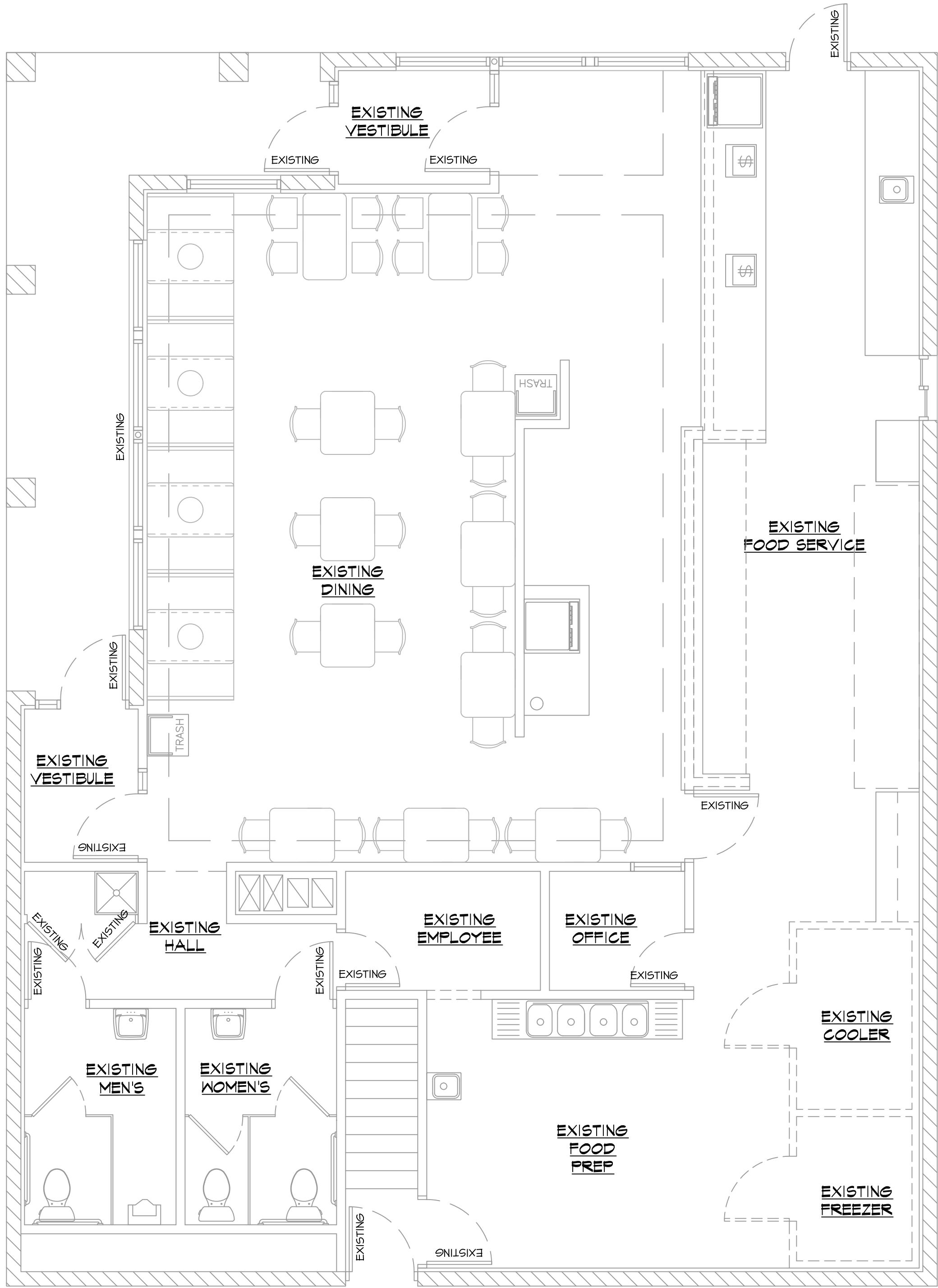


2 PROPOSED RENDERING

REVISIONS:

1/4/22: PRELIM #1

1/17/23: UDC APPROVAL



EXISTING/DEMO FLOOR PLAN

1/4" = 1'-0"

WALL KEY:

- = EXIST. WALL TO REMAIN
- = EXIST. WALL TO BE REMOVED
- = NEW STUD WALL

REVISIONS:

- 1/4/22: PRELIM #1
- 1/17/23: UDC APPROVAL

COUSINS SUBS REMODEL - MADISON

3715 E. WASHINGTON AVE
MADISON, WI

SHEET TITLE:
EXISTING/DEMO FLOOR PLAN

D.100

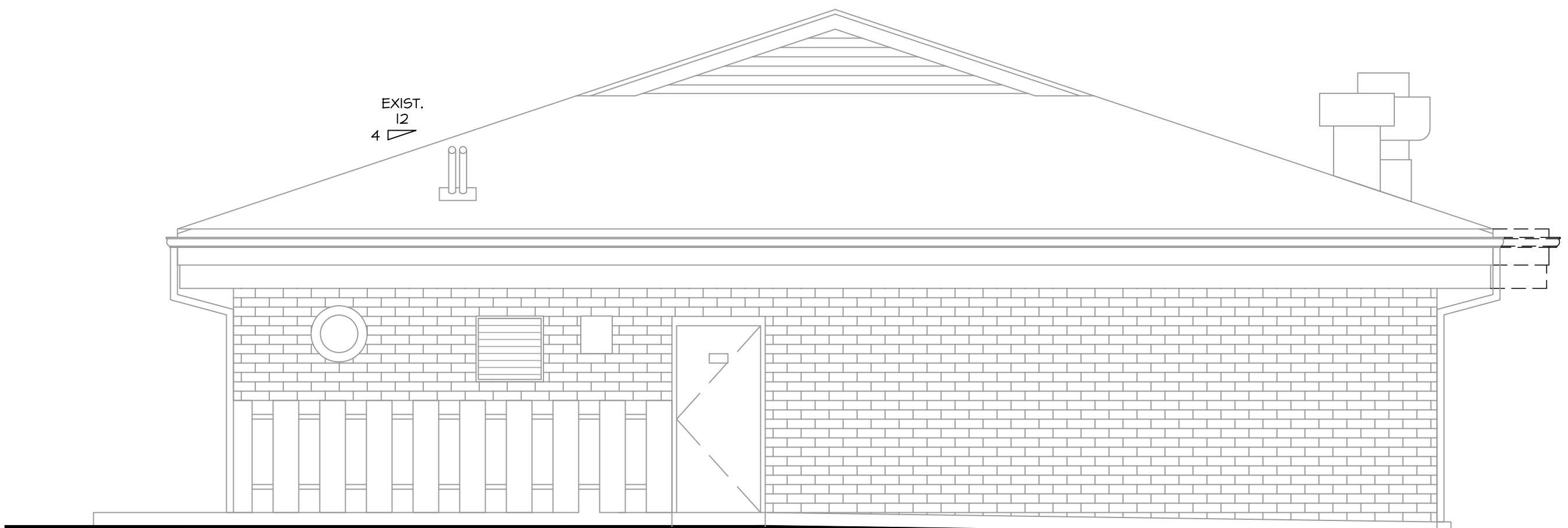
DATE: JAN. 4TH, 2023

PROJECT NUMBER: 22-520



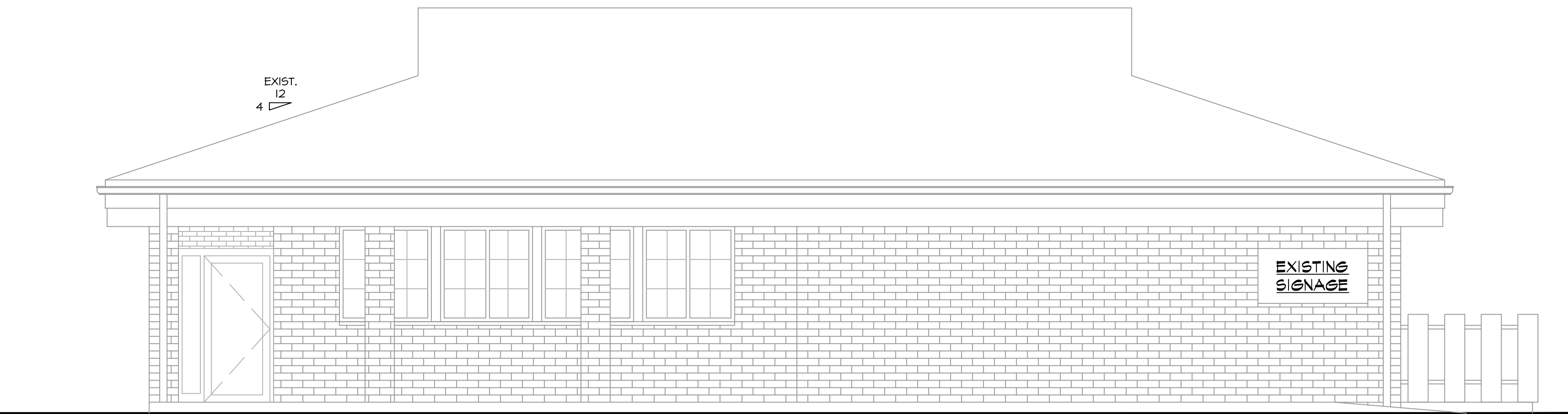
EXISTING/DEMO (NORTH) ELEVATION

1/4" = 1'-0"



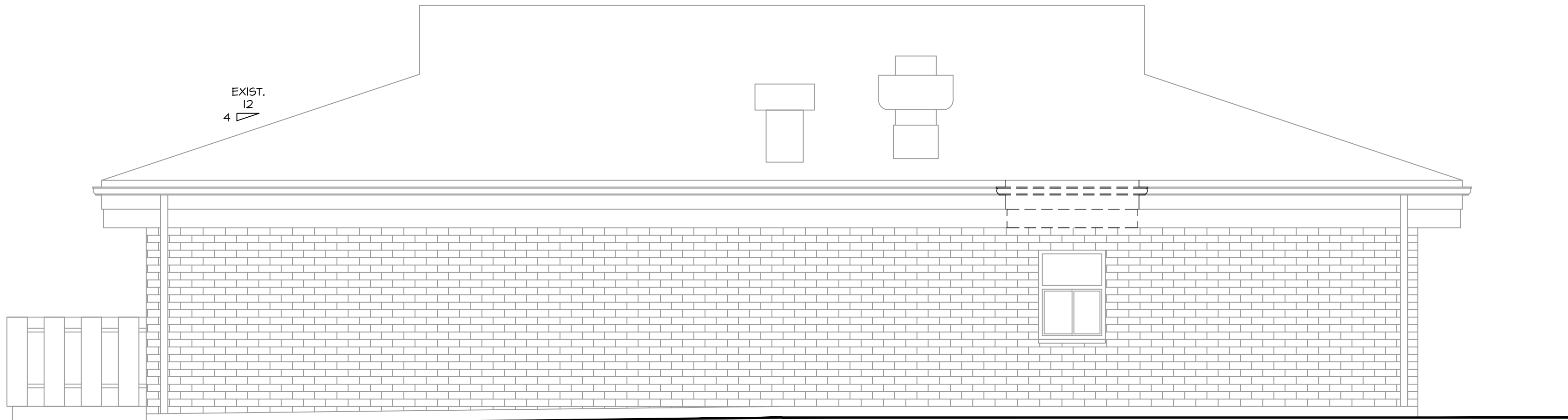
EXISTING/DEMO (SOUTH) ELEVATION

1/4" = 1'-0"



EXISTING/DEMO (WEST) ELEVATION

1/4" = 1'-0"



EXISTING/DEMO (EAST) ELEVATION

1/4" = 1'-0"



1 EXIST. NORTH PHOTO
N.T.S.



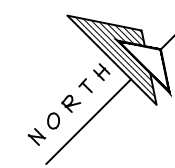
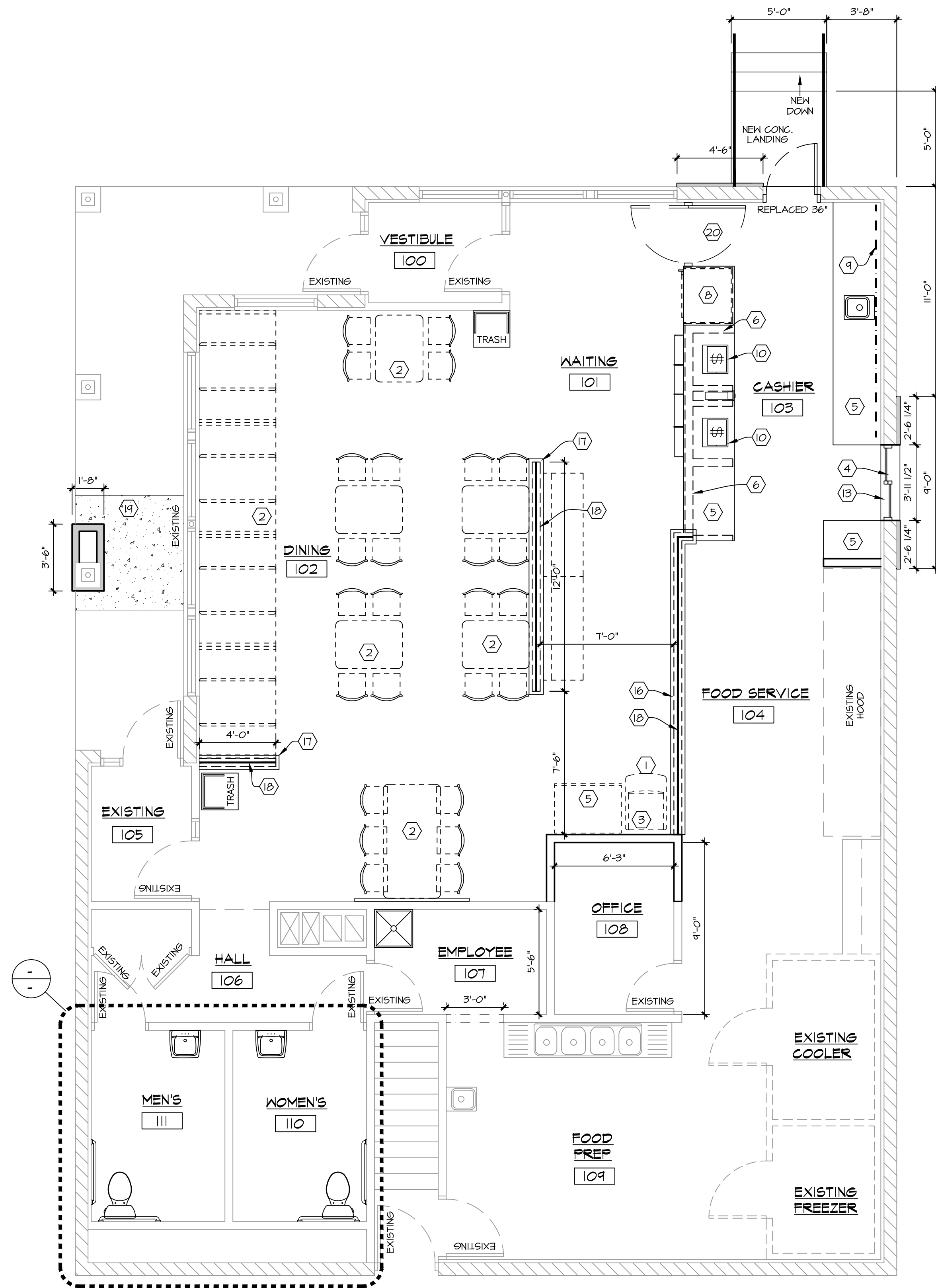
2 EXIST. EAST PHOTO
N.T.S.



3 EXIST. SOUTH PHOTO
N.T.S.



4 EXIST. WEST PHOTO
N.T.S.



PROPOSED FLOOR PLAN

1/4" = 1'-0"

FLOOR PLAN NOTES:

- REFERENCE MATERIAL, RESOURCES AND SCHEDULES FOR FURNITURE, EQUIPMENT, AND FINISH INFORMATION.
- GC TO COORDINATE DELIVERY OF EQUIPMENT AND FURNISHINGS WITH OWNER.
- WHERE EXISTING FLOORING IS TO REMAIN, REPAIR / REPLACE ALL DAMAGED FLOORING / BASE TO MATCH EXISTING.
- COORDINATE MILLWORK DETAILS WITH MILLWORK PACKAGE PROVIDED BY OTHERS.
- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS OF EXISTING MILLWORK PRIOR TO COMMENCEMENT OF WORK.

FLOOR PLAN KEYED NOTES:

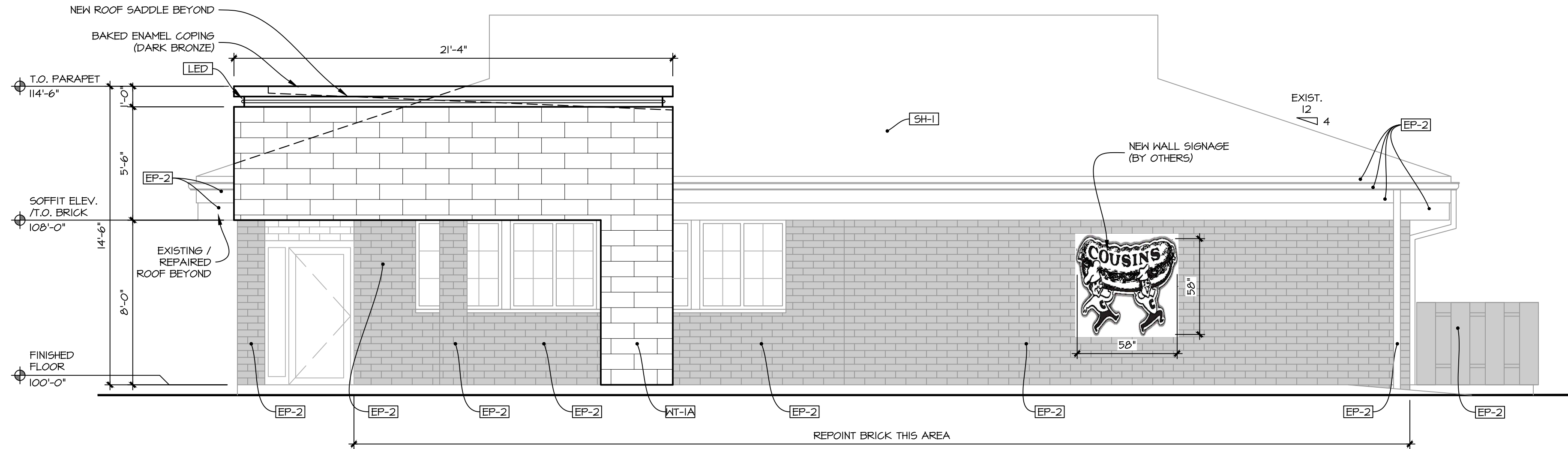
- NEW SELF-SERVE SODA MACHINE (PER EQUIPMENT PLAN). ALL OPERABLE BUTTONS, LEVERS, ETC. MUST BE WITHIN 0' OF THE FOLLOWING MAXIMUM HEIGHT AND REACH COMBINATIONS: 48" HIGH, 10" DEEP, OR 46" HIGH, 24" DEEP. RELOCATE & CONCEAL SODA & ELEC. LINES AS REQUIRED IN STUD WALL.
- SEATING/FURNITURE LAYOUT SHOWN FOR REFERENCE ONLY. REFER TO SEATING/FURNITURE SUPPLIERS DWGS FOR ADD'L INFORMATION (BY RCS).
- NEW / RELOCATED COOLER CONDENSATE LINE. CONFIRM EXACT LOCATION & DETAILS W/ COOLER SUPPLIER & PLUMBING CONTRACTOR.
- NEW DRIVE-THRU WINDOW - READY ACCESS SINGLE SLIDE, 215 SERIES W/ TRANSOM.
- INSTALL NEW CASEWORK AND COUNTER. COUNTER FRAMING COMPLETED BY G.C. COUNTER BY RCS.
- INSTALL HALF-HEIGHT STUD WALL TO SUPPORT PICK-UP & POS COUNTER. CHIP DISPLAY TO BE ATTACHED TO HALF-HEIGHT WALL. FINAL DECISION, FABRICATION & INSTALLATION BY MILLWORK SUPPLIER. INSTALL PLYWOOD BACKING BEHIND 5/8" GYPSUM @ ENTIRE WALL.
-
- NEW REACH-IN COOLER. VERIFY OPENING DIMENSIONS W/ OWNER AND MANUF. G.C. TO PROVIDE ELECTRIC OUTLET AT COUNTER. COOLER ENCLOSURE BY RCS RETAIL DESIGN.
- REINSTALLED 12" DIGITAL MENU BOARD W/ DATA & DUPLEX OUTLETS (VERIFY DETAILS) - WALL MOUNT. INSTALL 5/8" PLYWOOD BACKER (SEE INTERIOR ELEVATIONS).
- INSTALL NEW P.O.S. EQUIPMENT.
-
-
- NEW STAINLESS STEEL SILL BY RCS.
-
-
- INSTALL SOLID SURFACE CAP ON TOP OF PARTIAL HEIGHT WALL. REFER TO INTERIOR ELEVATIONS FOR WALL HEIGHTS.
- INSTALL HOOD CAP ON TOP OF PARTIAL HEIGHT WALL. REFER TO INTERIOR ELEVATIONS FOR WALL HEIGHTS. REFER TO MILLWORK LEGEND AND FINISH SCHEDULE FOR ADDITIONAL DETAILS.
- NEW GLASS ON TOP OF WALL BELOW. COORDINATE W/ OWNER.
- REPAIRED CONCRETE SIDEWALK.
- DOUBLE SWING 1/2 DOOR BY RCS.

WALL KEY:

- | | |
|--|-----------------------------|
| | = EXIST. WALL TO REMAIN |
| | = EXIST. WALL TO BE REMOVED |
| | = NEW STUD WALL |

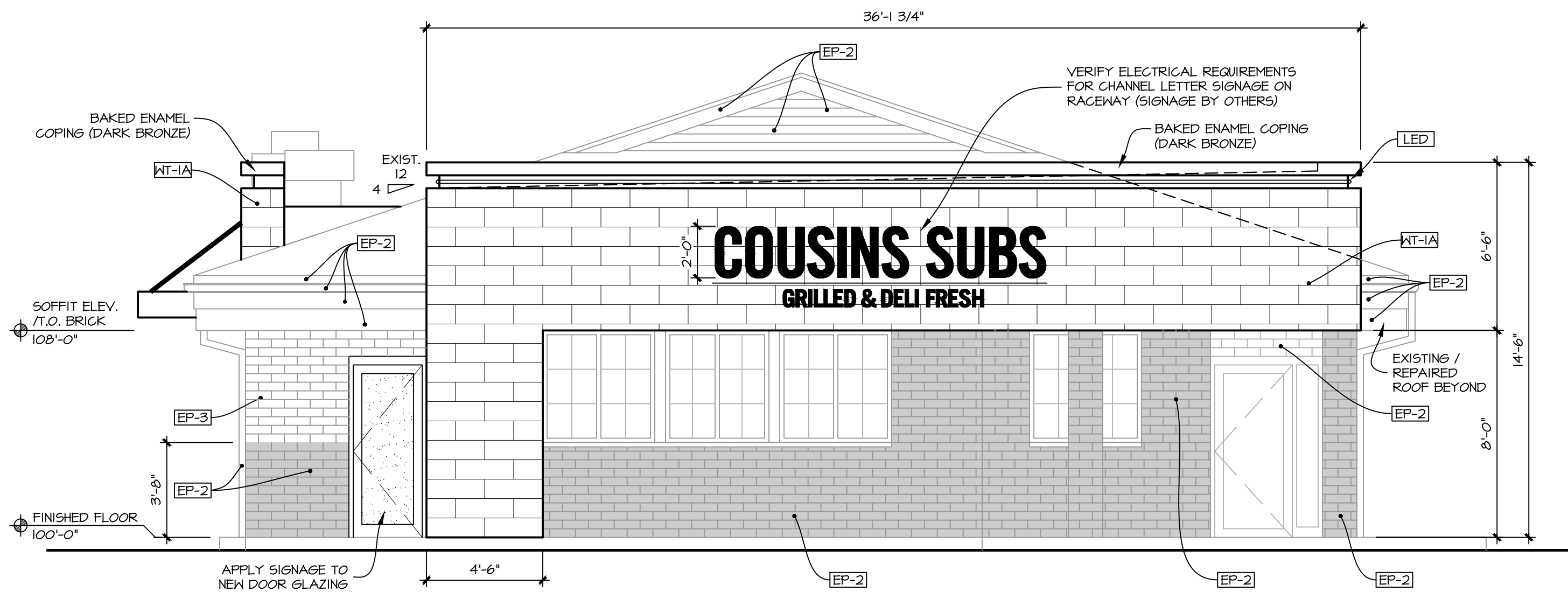
REVISIONS:

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|----------|--------------|
| 1/4/22: | PRELIM #1 |
| 1/17/23: | UDC APPROVAL |
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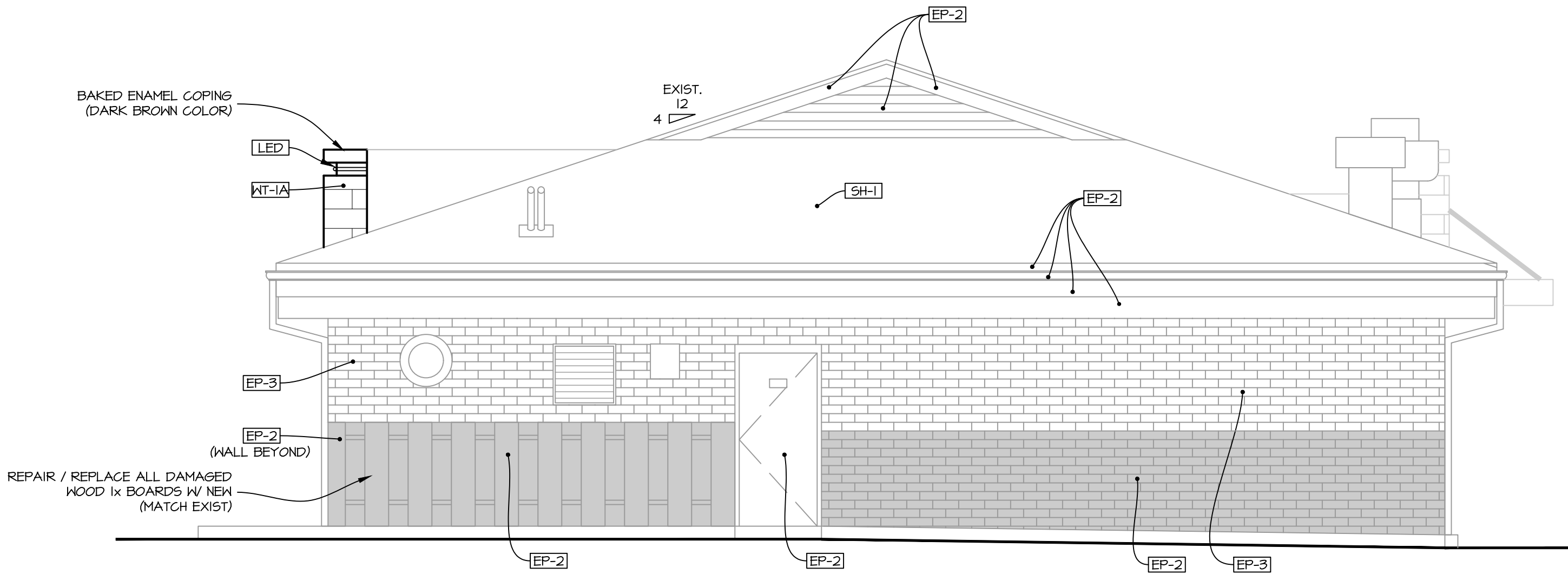
PROPOSED (WEST) ELEVATION

1/4" = 1'-0"



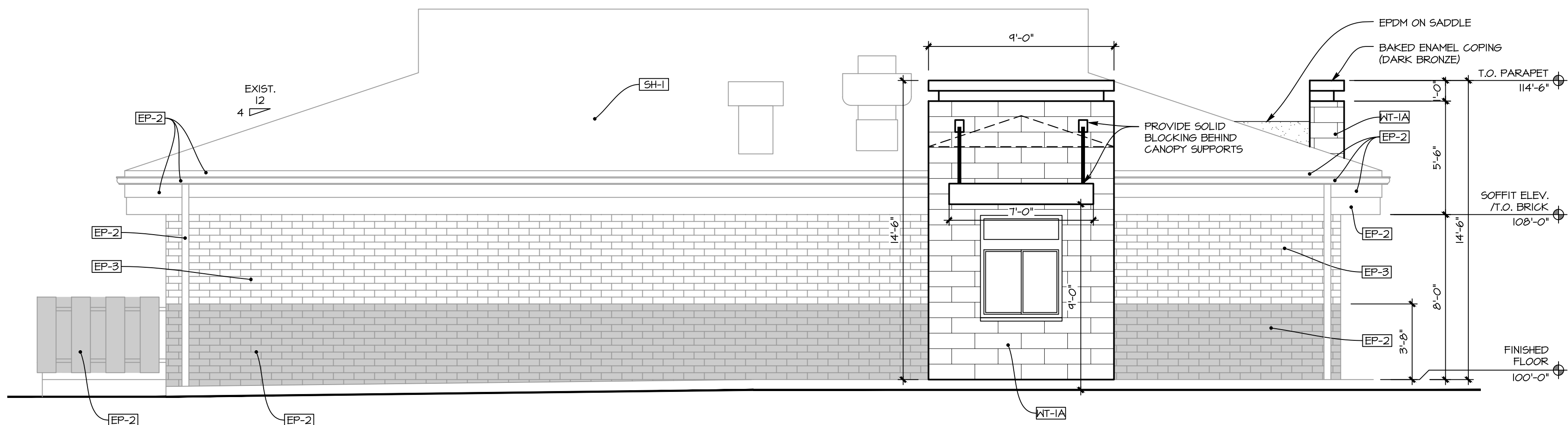
PROPOSED (NORTH) ELEVATION

1/4" = 1'-0"



PROPOSED (SOUTH) ELEVATION

1/4" = 1'-0"



PROPOSED (EAST) ELEVATION

1/4" = 1'-0"

GENERAL NOTES:

- REPAIR / REPLACE ALL DAMAGED DUMPSTER ENCLOSURE WOOD 1x CLADDING. PAINT EP-2. EXIST GATES TO REMAIN
- SEE CIVIL DRAWINGS FOR SITE SCOPE OF WORK.

EXTERIOR FINISH LEGEND:

CODE	DESCRIPTION	MANUFACTURER/TYPE
EP-1	FIRED BRICK / SH6335 / SATIN	SHERWIN WILLIAMS
EP-2	BLACK FOX / SK1020 / SATIN	SHERWIN WILLIAMS
EP-3	LACEY PEARL / 2108-10 / SATIN	BENJAMIN MOORE
WT-1A	ARK 9x36 AV14 / ACACIA VALLEY / CUSTOM BUILDING PRODUCT #52 TOBACCO BROWN	DAL TILE
SH-1	PINNACLE PRISTINE / "OYSTER"	ATLAS ROOF SHINGLE W/ SCOTCHGARD
LED	LED STRIP LIGHT	SIGNAGE VENDOR

NOTE: VERIFY ALL FINISHES WITH OWNER