



Location
344 South Yellowstone Drive

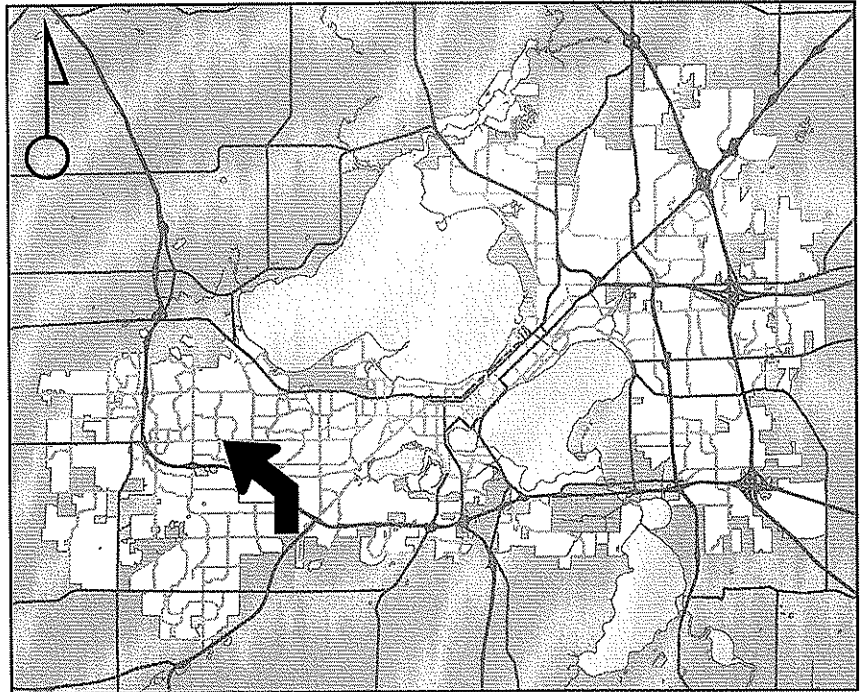
Project Name
Ducommun Dental Office

Applicant
Kevin Carey – The Carey Group/
John Bieno – TJK Design Build

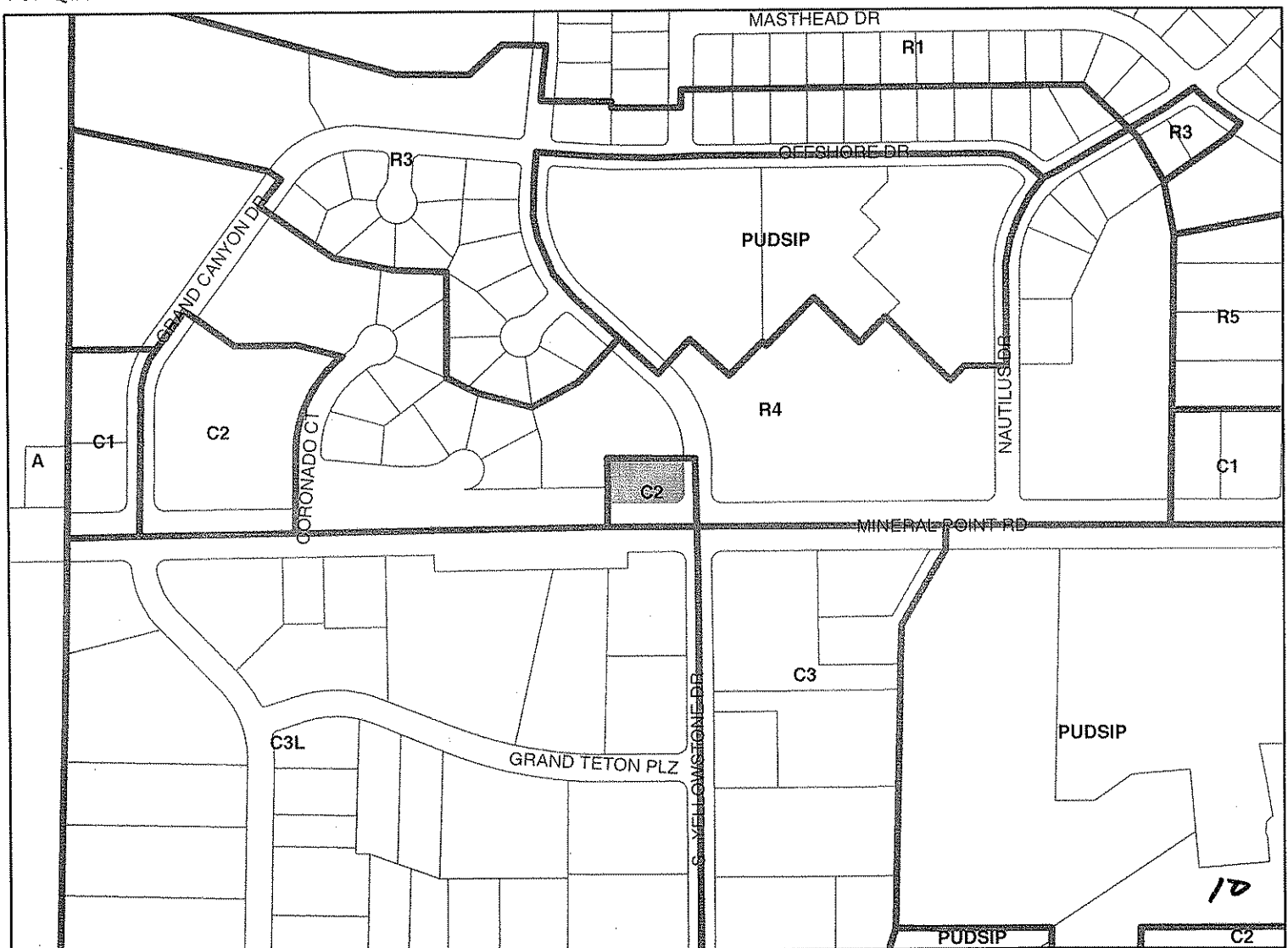
Existing Use
Office Building

Proposed Use
Demolish Existing Office Building to
Construct New Dental Office Building

Public Hearing Date
Plan Commission
15 September 2008



For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'





LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received <u>8-6-08</u>	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
GQ _____	
Zoning District _____	
For Complete Submittal	
Application _____	Letter of Intent _____
IDUP _____	Legal Descript. _____
Plan Sets _____	Zoning Text _____
Alder Notification _____	Waiver _____
Ngbrhd. Assn Not. _____	Waiver _____
Date Sign Issued _____	

1. Project Address: 344 SOUTH YELLOWSTONE DR Project Area in Acres: 0.47

Project Title (if any): NEW DENTAL CLINIC FOR DR. DAVE DUCOMMUN

2. This is an application for: (check at least one)

<input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/ PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/ PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input checked="" type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: JOHN BIENO Company: TJK DESIGN BUILD

Street Address: 634 WEST MAIN ST City/State: MADISON, WI Zip: 53703

Telephone: (608) 257 1090 Fax: (608) 257 1092 Email: jjbieno@tjkdesignbuild.com

Project Contact Person: JOHN BIENO Company: TJK DESIGN BUILD

Street Address: 634 WEST MAIN ST City/State: MADISON, WI Zip: 53703

Telephone: (608) 257 1090 Fax: (608) 257 1092 Email: jjbieno@tjkdesignbuild.com

Property Owner (if not applicant): THE CAREY GROUP - KEVIN CAREY

Street Address: 2801 COLD ST, STE 101 City/State: MADISON, WI Zip: 53713

4. Project Information:

Provide a general description of the project and all proposed uses of the site: WE PROPOSE DEMOLITION OF EXISTING WOOD FRAME STRUCTURE AND THE RE-DEVELOPMENT OF THE PROPERTY FOR A DENTAL CLINIC.

Development Schedule: Commencement OCTOBER 1, 2008 Completion FEBRUARY 1, 2009

CONTINUE →

5. Required Submittals:

- Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail.
- Filing Fee: \$ 550-** See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- For any applications proposing demolition of existing buildings, **photos** of the interior and exterior of the structure(s) to be demolished shall be submitted with your application. Be advised that a **Reuse and Recycling Plan** approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate INCLUSIONARY DWELLING UNIT PLAN application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A **Zoning Text** must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 - The site is located within the limits of the: COMPREHENSIVE Plan, which recommends: GENERAL COMMERCIAL for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:
 - List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:
WAIVER PER ALDER MARK CLEAR ON 6-16-2008

NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

Planner N/A PER MATT TUCKER Date _____ | Zoning Staff MATT TUCKER Date 6.13.2008

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name JAMES J. BIENO Date 8.6.08

Signature [Signature] Relation to Property Owner ARCHITECT

Authorizing Signature of Property Owner [Signature] Date 8/6/08



DESIGNBUILD INC

634 W. Main Street
Madison, WI 53703
Office 608-257-1090
Fax 608-257-1092
www.tjkdesignbuild.com

August 6, 2008

Letter of Intent
Plan Commission / Land Use Application
City of Madison
215 Martin Luther King Jr. Blvd.
PO Box 2985
Madison, WI 53701-2985

Project Name: Dr. Dave Ducommun (New Building)

Dr. Dave Ducommun proposes to design and build a new dental facility on a site of approximately 0.47 acres which is located on the corner of S. Yellowstone Dr. and Mineral Point Road.

The scope of this project involves the demolition of an existing 3,500 s.f., one story wood frame building and 20 stall parking lot. The site will then be redeveloped to meet the current and future needs of Dr. Ducommun. The existing building will be demolished per the Demolition Recycling and Reuse Plan that will be submitted to George Dreckmann, City of Madison Recycling Coordinator. The proposed project will include:

- Type "B" – Business occupancy classification
- 4,450 s.f. First Floor
- 2,730 s.f. Semi exposed Basement (used for record storage & mechanicals)
- 25 stall reconfigured parking lot with 5 stall bicycle parking
- Screened dumpster enclosure

The exterior surfaces of this new facility will be a combination of insulated glass panels, split-face concrete block, brick, EIFS and painted metal sun shades. Standing seam metal roofing material is also being used over the entry with the remainder of the roof being simulated shake, asphalt shingles.

Dr. Dave Ducommun currently employs 5 full time people. This new facility will offer his practice the potential of adding 2-4 employees within the next 2-3 years. The hours of operation are proposed to be 7:00 a.m. to 5:00 p.m. (Monday – Friday). No special waste management is required for the facility.

Construction will proceed 2-3 weeks after Plan Commission approval and be completed on or around February 1, 2009.

The General Contractor: TJK Design Build Inc.
634 W Main Street, Madison, WI 53703
Phone: 608-257-1090, Fax: 608-257-1092
Architect: John J. Bieno, AIA
Project Coordinator: TBD
Site Engineer: Professional Engineering, LLC
Landscape: Bruce Company

Respectfully,

John J. Bieno, AIA



DESIGNBUILD INC

August 6, 2008

Existing Structure Narrative Supplement
Plan Commission / Land Use Application
City of Madison
215 Martin Luther King Jr. Blvd.
PO Box 2985
Madison, WI 53701-2985

634 W. Main Street
Madison, WI 53703
Office 608-257-1090
Fax 608-257-1092
www.tjkdesignbuild.com

Project Name: Dr. Dave Ducommun (New Building)

The proposed project at 344 S Yellowstone Drive will require the demolition of an existing building and parking areas. The existing building is a wood framed structure with a combination of masonry and cast-in-place concrete foundations, aluminum siding, wood clad windows and a shingle roof. The age of this building is approximately 30 years old.

Remodeling the existing facility was initially considered. However, numerous deficiencies were discovered in the structure. The intended use of the facility is a dental clinic which would require the floor system to have additional joists added to each existing joist. The crawl space creates issues for the installation of the dental equipment, mechanical systems and serviceability.

After evaluation the costs associates with this, it was determined that it is more cost effective to demolish the building and build a new facility.

Comments from the structural engineer

Here's a summary of some conclusions, observations, and possible issues to be looked into if the project moves forward:

- Distribution of the 400 lb dental chair and 350 lb live load (patient, dentist, and a hygienist) was projected over two joists. The joists will definitely need to be sistered with one additional 2x10 at each location supporting a chair.
- The code requires a minimum uniformly distributed live load for certain occupancies. "Dental Office" is not specifically listed, but Hospitals and Office Buildings are. If this moves forward we'll need to ask Dr. Ducommun what type of use/loading they are looking for. Right now I can get a 40 psf LL to check for strength and required minimum deflection without a problem. However, if they require a 50 psf live load we'll more than likely need to sister most of the joists. I could take this further if you like, just let me know.
- The base of the steel posts look a bit suspect. In one case I think they used a plywood shim mixed in with steel shims as I was able to simply brush it aside with my hands. I didn't see one column that had a mechanical attachment to the footing.
- Also, when I looked down a beam line I could see that the columns do not appear plumb. The attached image is meant to illustrate that, bu the image doesn't really capture what is really going on.

Respectfully,

John J. Bieno, AIA

PROPOSED FACILITY FORT

DR DAVE DUCOMMUN, D.D.S.

344 SOUTH YELLOWSTONE DRIVE
MADISON, WISCONSIN



TJK Design and Construction

634 W. Main

Madison, WI 53703

608-257-1030 FAX 608-257-1032

INDEX OF DRAWINGS:

- C-10 PHOTOS AND SITE LOCATION
- C-11 SITE PLAN
- C-3.0 SITE GRADING AND UTILITY PLAN
- C-3.1 EROSION CONTROL PLAN
- C-3.2 SITE ENGINEERING DETAILS
- C-4.1 LANDSCAPE PLAN
- A-11 LOWER AND MAIN LEVEL FLOOR PLAN
- A-12 ROOF PLAN
- A-21 EXTERIOR ELEVATIONS

SITE INFORMATION	
LOT AREA	3480 SQ FT
FLOOR AREA	1480 SQ FT
FLOOR AREA RATIO	42%
PARKING AND BUS	180 SQ FT
PERVIOUS SURFACE AREA	180 SQ FT
PERVIOUS SURFACE RATIO	5.1%
PERVIOUS SURFACE RATIO	5.1%
PERVIOUS SURFACE RATIO	5.1%
PERVIOUS SURFACE RATIO	5.1%
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PARKING LOT PLAN SITE INFORMATION BLOCK	
STREET ADDRESS	INDICATE LOCATION
APPLICABLE ZONING DISTRICT	
NUMBER OF BUILDING SPACES (APPROXIMATE)	1
BUILDING HEIGHT	3-1/2 STORIES
TYPE OF CONSTRUCTION AND FINISHES ON EXTERIOR	CONCRETE
TOTAL SQUARE FOOTAGE OF BUILDING	1480 SQ FT
AREAS EXCLUDED FROM TOTAL SQUARE FOOTAGE	0
USE OF PROPERTY	OFFICE
NUMBER OF STORIES	3
NUMBER OF BUILDINGS ON PRODUCTION AREA	1
CAPACITY OF PARKING / PLACE OF ASSEMBLY	N/A
NUMBER OF BUILDING SPACES	1
NUMBER OF BUILDING SPACES	1
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GENERAL NOTES

TYPICAL INTERIOR WALL
FINISHES ON WALLS, FLOORS, CEILING, ROOF, AND EXTERIOR WALLS
FINISHES ON WALLS, FLOORS, CEILING, ROOF, AND EXTERIOR WALLS
FINISHES ON WALLS, FLOORS, CEILING, ROOF, AND EXTERIOR WALLS

TYPICAL EXTERIOR FINISHES
FINISHES ON WALLS, FLOORS, CEILING, ROOF, AND EXTERIOR WALLS
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CALL DUCKER'S HOTLINE
(408) 242-4811
TOLL FREE
486 STATE STREET
RECEIVED THU 3 BUNK-DAYS
NOTICE BEFORE YOU EXCAVATE

DR DAVE DUCOMMUN D.D.S.
PROPOSED FACILITY FORT

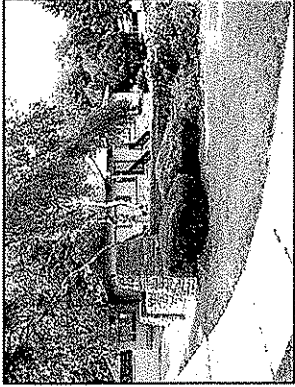


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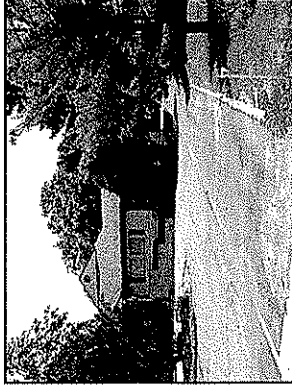
PROPOSED FACILITY FOR
 DR. DUCCOMAN, DDS
 344 E. YELLOWSTONE DRIVE
 MADISON, WISCONSIN

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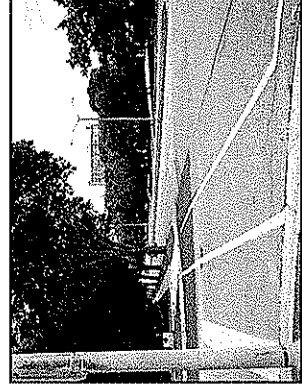
C-10
 8/8/98



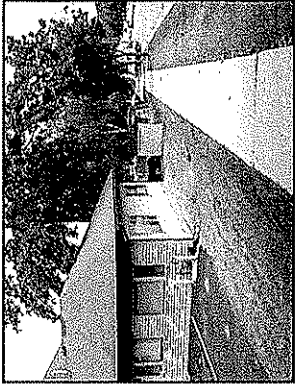
SOUTHEAST CORNER
 OF EXISTING BUILDING



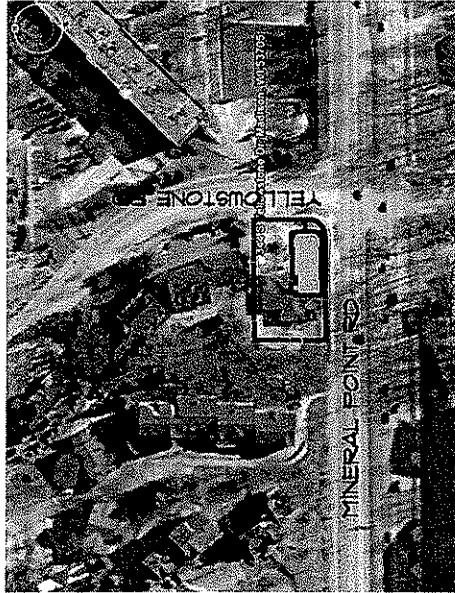
NORTH EDGE OF
 PROPERTY LINE
 LOOKING WEST



LOOKING SOUTHEAST
 FROM EXISTING BUILDING



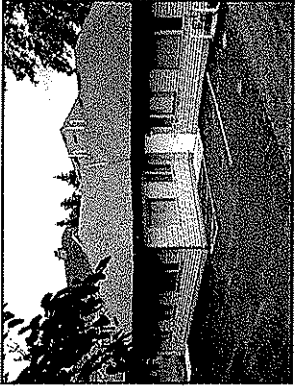
SOUTHWEST CORNER
 OF EXISTING BUILDING



SITE LOCATION MAP



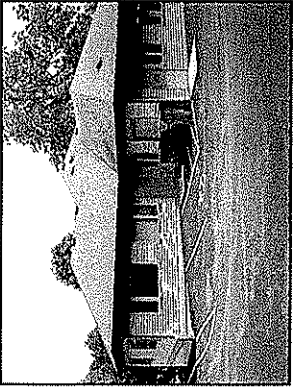
LOOKING SOUTHWEST
 FROM EXISTING BUILDING



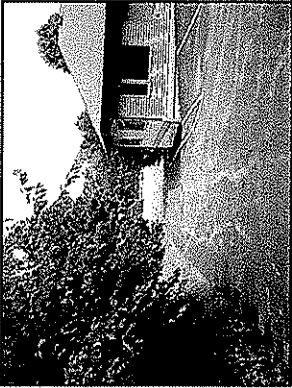
NORTHEAST CORNER
 OF EXISTING BUILDING



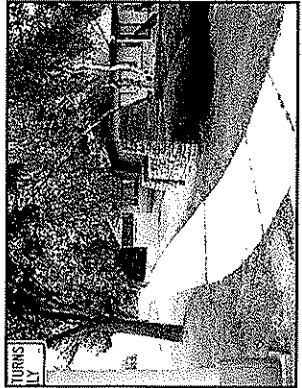
LOOKING NORTHEAST
 FROM EXISTING BUILDING



NORTHWEST CORNER
 OF EXISTING BUILDING



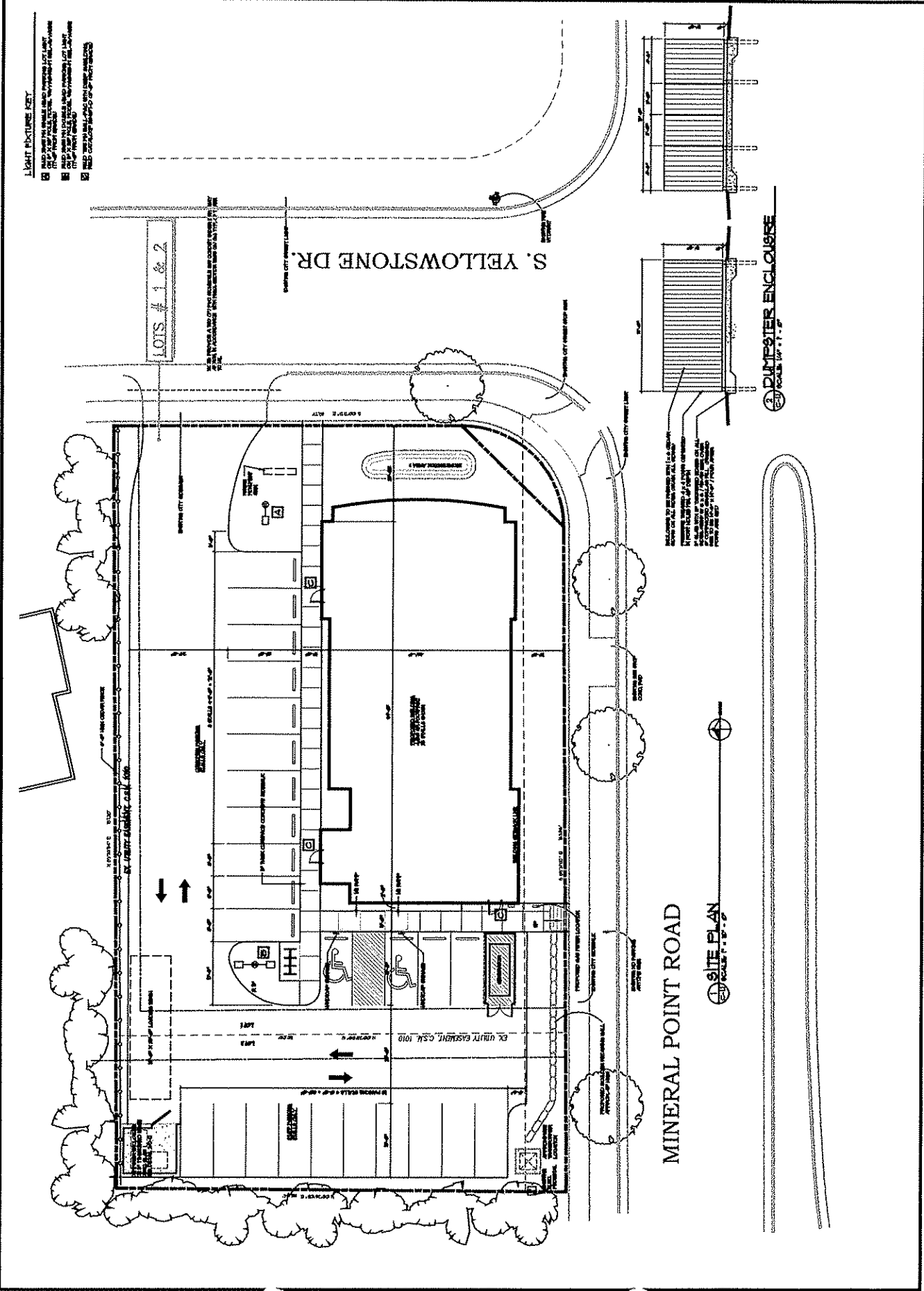
NORTH EDGE OF
 PROPERTY LINE
 LOOKING EAST



LOOKING WEST FROM
 SOUTHEAST CORNER

LIGHT FIXTURE KEY

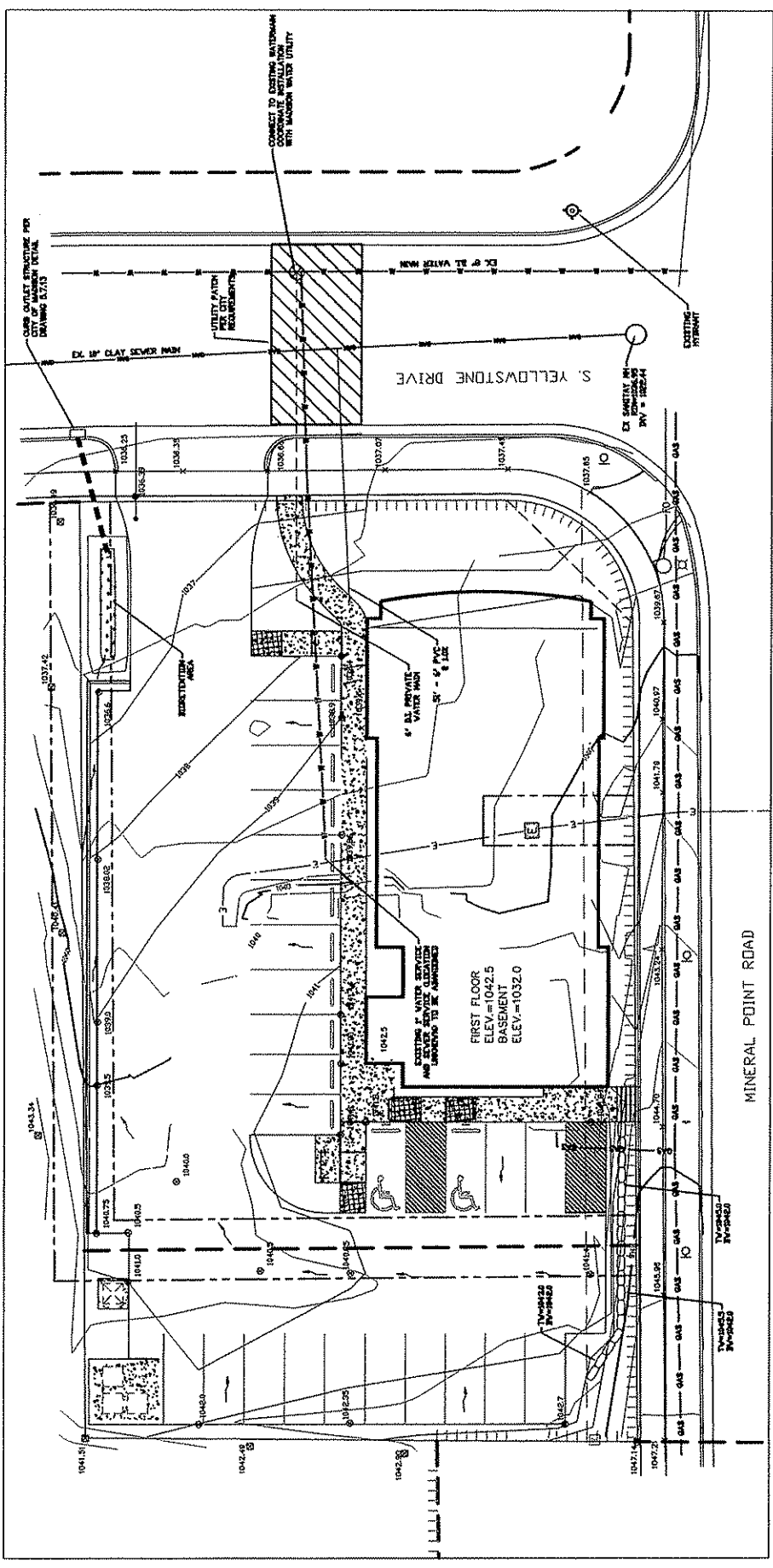
- RECESSED CAN LIGHT
- TRACK LIGHT
- PENDANT LIGHT
- RECESSED CAN LIGHT WITH DIMMER
- PENDANT LIGHT WITH DIMMER
- TRACK LIGHT WITH DIMMER



MINERAL POINT ROAD

SITE PLAN
 SCALE: 1" = 10'-0"

2 DIAPYCNTER ENCLOSURE
 SCALE: 1" = 10'-0"

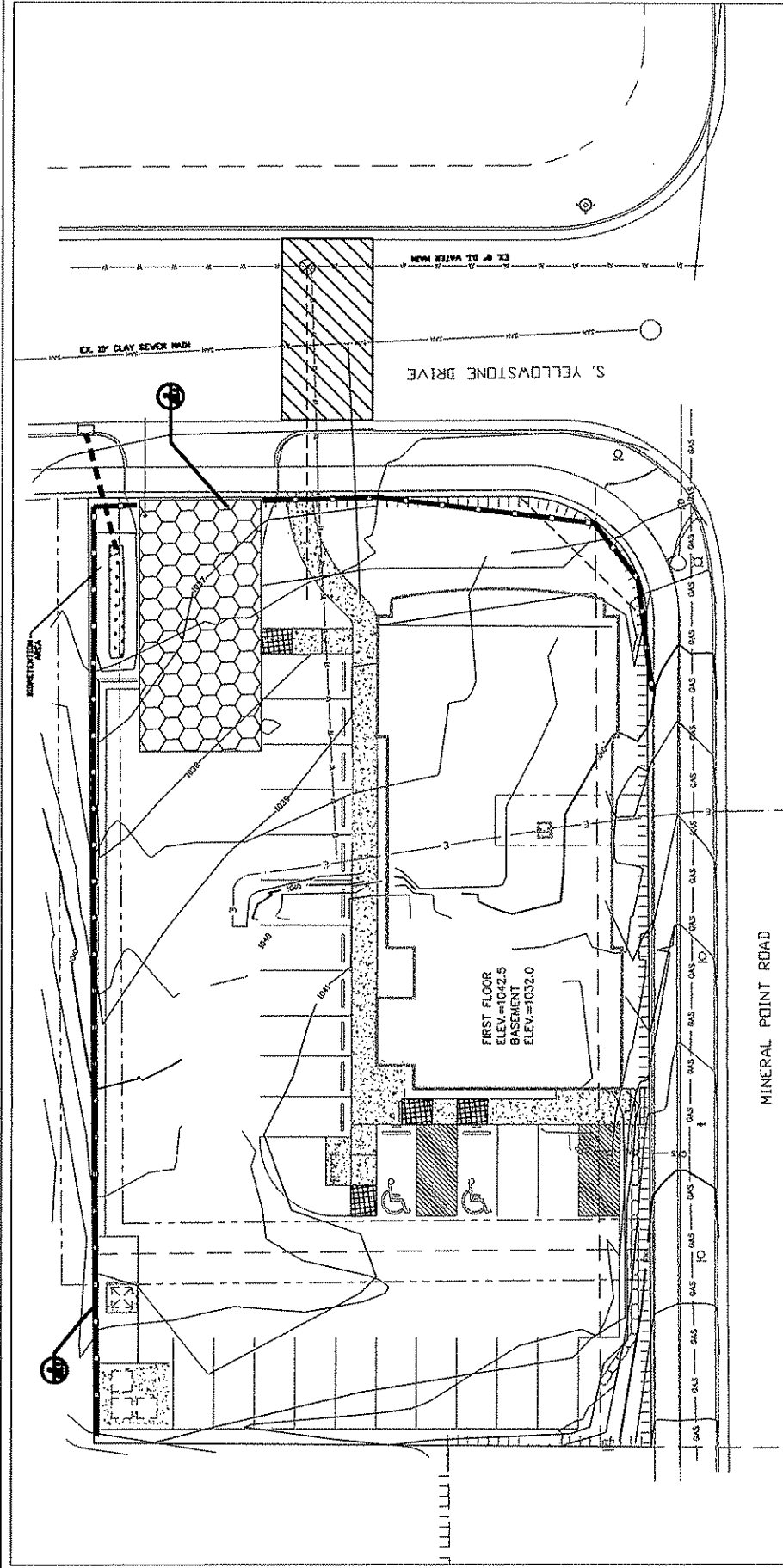


GRADING LEGEND

- EXISTING CENTER
- PROPOSED CENTER
- 1039.0 PAVEMENT ELEVATION
- × 1036.35 SIDEWALK ELEVATION
- ⊙ 1038.35 GROUND ELEVATION
- ▭ STAMPAK CURB AND GUTTER
- ▭ RETAINING WALL

1 SITE GRADING AND UTILITY PLAN
 SCALE: 1" = 10' - 0"

- UTILITY NOTES**
1. CONTRACTOR SHALL CALL DIGGERS NOTICE PRIOR TO ANY CONSTRUCTION.
 2. ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE AND CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION. THE LOCATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION. LATEST ADDITION.
 3. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST ADDITION.
 4. LOCATIONS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES.
 5. CONTRACTOR SHALL OBTAIN ALL NECESSARY CONNECTION PERMITS FROM THE CITY PRIOR TO ANY UTILITY WORK. CONTRACTOR TO NOTIFY THE CITY OF MADISON AT LEAST 48 HOURS BEFORE.
 6. RESTORATION OF PAVEMENT, CURB & GUTTERS, AND SIDEWALK WITHIN THE STREET RIGHT OF WAY IS CONSIDERED INCIDENTAL, AND SHALL BE INCLUDED IN THE COST OF THE UNDERGROUND IMPROVEMENTS.
 7. ALL STORM SEWER PIPE TO BE ADS-412 PIPE AS NOTED IN THE PIPE SCHEDULE.
 8. WATER MAIN SHALL BE DUCTILE IRON, CLASS 52.
 9. SANITARY SEWER SERVICES SHALL BE SRN-59 PVC.
 10. CONTRACTOR TO COORDINATE NEW/RELOCATED AND/OR ABANDONED CONDUITS, TELEPHONE, AND CABLE WITH APPROPRIATE UTILITY COMPANIES.
 11. UTILITIES SERVING PROPOSED BUILDINGS SHALL BE STUBBED TO WITHIN 5 FEET OF THE PROPOSED BUILDING(S) AND MARKED WITH A 4"x4" HARDWOOD POST.

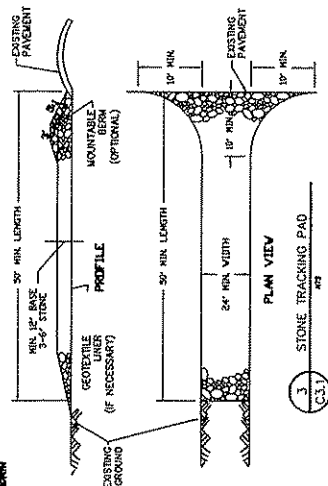
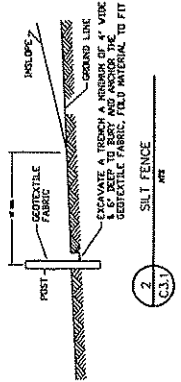


EROSION CONTROL NOTES

- (1) THE CONTRACTOR SHALL IMPROVE AND MAINTAIN EROSION CONTROL MEASURES UNTIL FINAL STABILIZATION OF THE CONSTRUCTION SITE.
- (2) ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY EROSION CONTROL AND STORMWATER MANAGEMENT MANUAL. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES AS CONDITIONS WARRANT.
- (3) CLEANING, PORT-OF-WAY SURFACES SHALL BE THOROUGHLY CLEANED BEFORE THE END OF EACH WORKING DAY.
- (4) RESTORATION, RESTORATION SHALL BE COMPLETED AS NOTED IN THE CONSTRUCTION SCHEDULE UNLESS OTHERWISE AUTHORIZED BY THE CITY.
- (5) INSPECTION: THE CONTRACTOR SHALL REPORT EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY, AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. DOCUMENTATION OF EROSION CONTROL PRACTICES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL INCLUDE THE DATE, TIME, AND PRESENT TRACKING WEBSITE, AND SHALL INCLUDE THE DATE, TIME, AND PRESENT TRACKING WEBSITE. THE CITY RESERVES THE RIGHT TO CONDUCT INSPECTIONS OF THE CONSTRUCTION SITE, PERSON CONDUCTING THE INSPECTION, ASSIGNMENT OF CONTROL PRACTICES, AND A DESCRIPTION OF ANY EROSION OR SEDIMENT CONTROL MEASURE INSTALLATION.
- (6) STORMWATER PAVEMENT: BEFORE BEGINNING CONSTRUCTION, WHERE VEHICLES ENTER/EXIT THE CONSTRUCTION SITE, STONE TRACKING PADS SHALL BE INSTALLED ON ALL PAVED AREAS AND PAVEMENT OF AT LEAST 12 INCHES ON SITES WITH CLAY SOILS. STONE TRACKING PADS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE CONTACTABLE UNDER TO PREVENT THE STONE FROM SINKING INTO THE SOIL.
- (7) EROSION MAT: AREAS OR EMBANKMENTS HAVING EROSION MAT SHALL BE STABILIZED WITH WEEDSON DOT CLASS 1, TYPE B, EROSION MAT.
- (8) TEMPORARY EROSION CONTROL: ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE REMOVED WITHIN 30 DAYS AFTER PROJECT COMPLETION. STABILIZATION IS ADVISED ON AFTER THE TEMPORARY AREAS ARE NO LONGER NEEDED.
- (9) STABILIZATION: ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 30 DAYS OF FINAL GRADING.
- (10) TOPSOIL: A MINIMUM OF 4 INCHES OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDED OR SOILED.
- (11) SEEDING: SEED MIXTURE SHALL BE APPLIED AT A RATE OF 2 LBS PER 1,000 SF OF AREA.
- (12) STABILIZATION: ANY SOIL EXPOSED THAT REMAINS UNSTABILIZED SHALL BE TREATED WITH STABILIZATION PRACTICES SUCH AS EROSION CONTROL MAT, EROSION CONTROL FABRIC, FIBROUS CELLULOSE EROSION CONTROL, OR PERMANENT SEEDING AND MULCHING.

EROSION CONTROL PLAN
SCALE: 1" = 10' - 0"

CONSTRUCTION SCHEDULE
FINAL EROSION CONTROL MEASURES: AUGUST 20, 2008
SEED & MULCH: NOVEMBER 15, 2008
VEGETATION ESTABLISHED: MAY 15, 2009





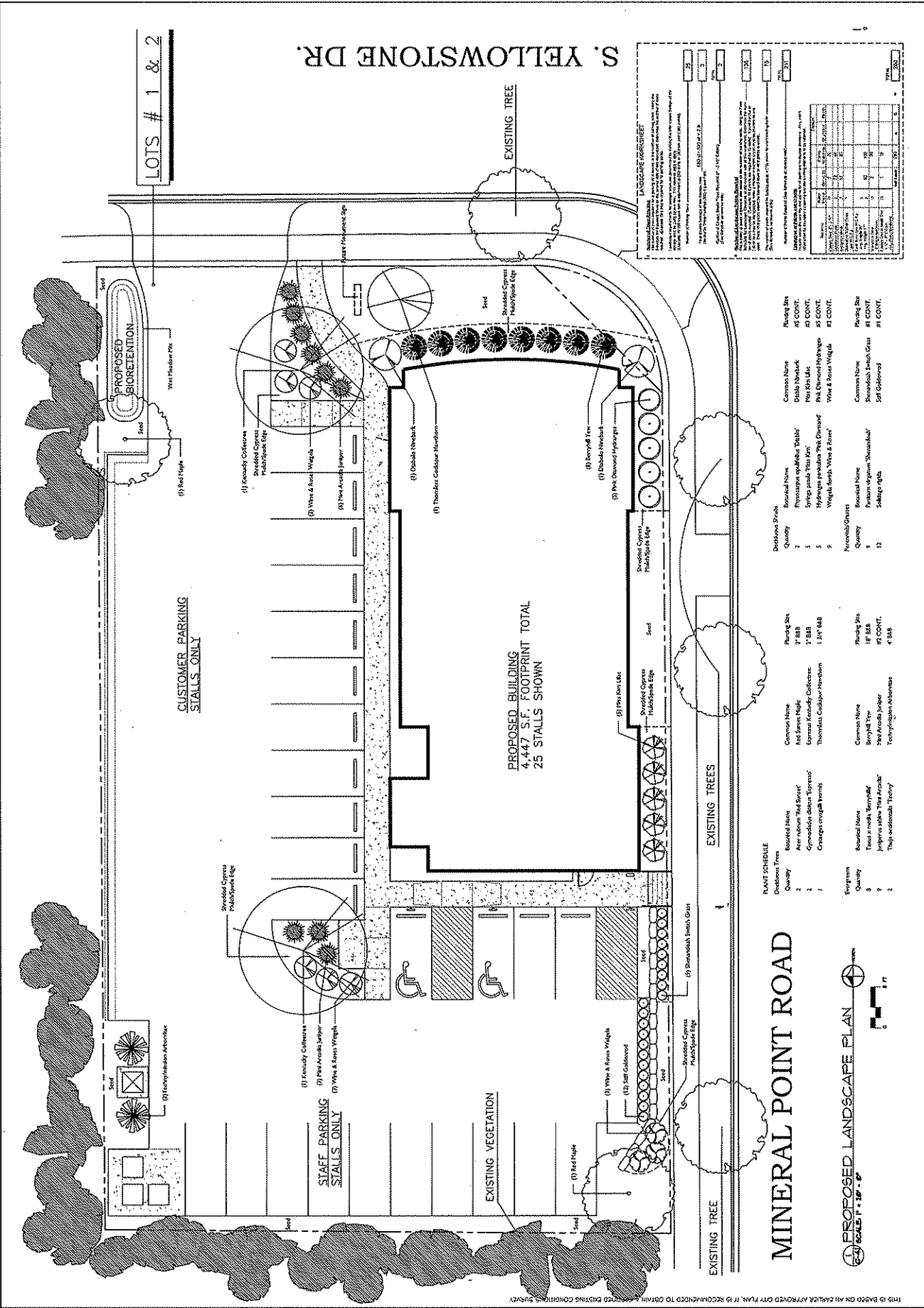
634 West Main Street
Madison, WI 53703
608-251-1090
608-251-1092
REV 9.9.03

PROPOSED FACILITY FOR
DR. DUCOMMUN, DDS
944 S. YELLOWSTONE DRIVE
MADISON, WISCONSIN

SCALE 1" = 10' - 0"

PROPOSED LANDSCAPE PLAN
SCALE 1" = 10' - 0"

C-4.1
9.9.03



S. YELLOWSTONE DR.

LOTS # 1 & 2

PROPOSED BUILDING
4,447 S.F. FOOTPRINT TOTAL
25 STALLS SHOWN

CUSTOMER PARKING
STALLS ONLY

STAFF PARKING
STALLS ONLY

EXISTING VEGETATION

EXISTING TREES

MINERAL POINT ROAD

PROPOSED LANDSCAPE PLAN
SCALE 1" = 10' - 0"

TABLE: PLANT SCHEDULE

Quantity	Botanical Name	Planting Site	Common Name	Planting Site
2	Acacia saligna 'Red Saver'	7' BB	Red Street Hedge	7' BB
2	Opuntia elaeagnifolia 'Erythraea'	7' BB	Erythraea Groundcover	7' BB
7	Chamaecyparis lawsoniana	1.5' x 1.5'	Thomson Cedar Hedge	1.5' x 1.5'
9	Thuja occidentalis 'Tussock'	4' BB	Berry Hill Tree	4' BB
3	Juniperus horizontalis 'Blue Star'	4' BB	Blue Star Juniper	4' BB
1	Thuja occidentalis 'Tussock'	4' BB	Tussock Hedge	4' BB

TABLE: DISCOUNT SCHEDULE

Quantity	Botanical Name	Planting Site	Common Name	Planting Site
2	Photinia glabra 'Dorland'	7' BB	Disco Bush	7' BB
2	Syringa pinnatifida 'Purpurea'	7' BB	Princess Diana Lilac	7' BB
3	Hydrangea macrophylla 'Endless Summer'	7' BB	Endless Summer Hydrangea	7' BB
7	Thuja occidentalis 'Tussock'	4' BB	Berry Hill Tree	4' BB
9	Juniperus horizontalis 'Blue Star'	4' BB	Blue Star Juniper	4' BB
1	Thuja occidentalis 'Tussock'	4' BB	Tussock Hedge	4' BB

TABLE: DISCOUNT SCHEDULE (CONT.)

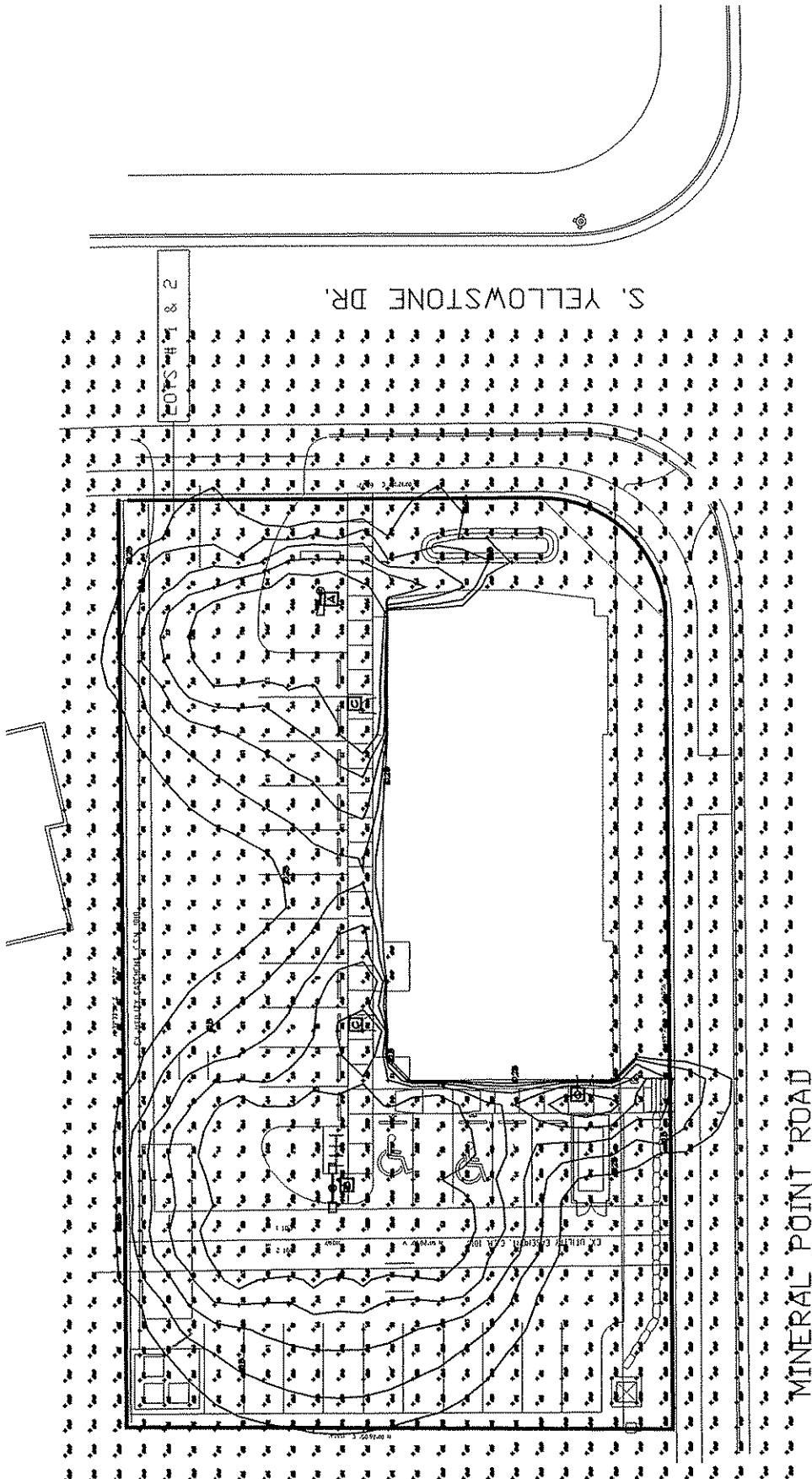
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E01S #1 & 2

S. YELLOWSTONE DR.

MINERAL POINT ROAD

PHOTOMETRICS PLAN
SCALE: 1" = 20'

- LIGHT FIXTURE KEY**
- ☐ 100 WATT PARABOLIC LIGHT FIXTURE
 - ☐ 150 WATT PARABOLIC LIGHT FIXTURE
 - ☐ 200 WATT PARABOLIC LIGHT FIXTURE
 - ☐ 300 WATT PARABOLIC LIGHT FIXTURE
 - ☐ 400 WATT PARABOLIC LIGHT FIXTURE
 - ☐ 500 WATT PARABOLIC LIGHT FIXTURE
 - ☐ 600 WATT PARABOLIC LIGHT FIXTURE
 - ☐ 700 WATT PARABOLIC LIGHT FIXTURE
 - ☐ 800 WATT PARABOLIC LIGHT FIXTURE
 - ☐ 900 WATT PARABOLIC LIGHT FIXTURE
 - ☐ 1000 WATT PARABOLIC LIGHT FIXTURE

Deconstruction Reuse and Recycling Plan

August 2008

Client: Dave Ducommun, DDS

Project: Dental Clinic

Location: 344 South Yellowstone

Executive Summary

TJK Design Build Inc. conducted a site visit to a commercial building located at 344 South Yellowstone Dr. This late twentieth century business is scheduled to be deconstructed as part of a new commercial development.

We assessed reusable and recyclable materials to develop this plan, which can assist in maximizing the quantity of material diverted from the landfill during deconstruction. This plan identifies the reusable and recyclable materials and outlines an approach for getting these materials out of the house and to qualified reuse and recycling markets.

The Deconstruction Reuse and Recycling Plan includes three sections, coordinated with the project timeline:

- I. **Reuse Phase:** This section recommends an approach for marketing high value reusable items for donation or sale prior to any deconstruction activities. The approach is based on a detailed written and photographic reusable items inventory which is also included in this document. Reusable items in the current building include building materials, fixtures, and equipment.
- II. **Pre-Deconstruction Phase Recycling:** This section identifies which regulated materials must be removed for recycling prior to full deconstruction. The items at this site that qualify for recycling at this stage of the process include siding, glass, flooring and light bulbs.
- III. **Deconstruction Phase Recycling:** This section identifies materials that are required (either by law or by the project owners) to be recycled during full deconstruction and where they can be recycled. This includes metal, concrete, block, brick, asphalt shingles, cardboard, paper, cans and bottles (optional: wood).

It's the Law		
The following materials are banned from landfills in the state of Wisconsin		
• Office Paper	• Steel containers	• Computers
• Magazines	• Lead acid batteries	• Fluorescent bulbs
• Newspapers	• Used oil	• Paint
• Aluminum containers	• Tires	• Cardboard
• Glass containers	• Yard waste	
• Plastic containers #1 and #2	• Major appliances	
• Hazardous/Infectious materials or their containers	• Bi-metal steel/aluminum containers	

Compliance to the plan is the responsibility of The Carey Group. TJK Design Build Inc. recommends that a Recycling Manager be hired to monitor and manage the reuse and recycling processes.

I. Reuse Phase

To reuse something is to use something again in its original form for the same or different purpose. Reusing an item is the most environmentally friendly form of recycling. However, it takes time to identify markets for donation or resale. Therefore it is critical to focus on the highest value items for reuse.

TJK Design Build Inc. developed an inventory of the highest value, and potentially reusable items that will not be removed by the current tenants or by the owner. A low to moderate level of reusable assets was identified.

Some of the highest value items that should be made available for sale or donation include:

- *Building Materials:* wood base stone veneer, precast sills/caps and cabinets.
- *Equipment and Appliances:* Water heater, furnaces, phone and data controls.

There are several other important notes on items of reuse value:

- Other lower value items that could be made available free to individuals and organizations in our community for reuse include: landscaping plants, light fixtures, bathroom fixtures and toilet room accessories.
- Painted materials require testing for lead. If the materials are found to contain lead paint, the sale or transfer of the materials is prohibited by law.

Donations/Sale of Items of High Reuse Value

Given the time and labor needed to conduct reuse activities, it is important to pursue an efficient approach that focuses on items with the highest reuse value.

The approach, detailed below, could be considered to maximize reuse of the highest value materials remaining in the building. Dr. Ducommun should ultimately choose a course of action that best meets project timelines, recycling goals, marketing interest, and stakeholder expectations. The Recycling Manager could lead the reuse activities and document the results.

The following are the steps to the approach, listed in chronological order. This plan could be executed in less than one week (with extra time for coordinating with Habitat ReStore):

1. Set up a time for Habitat ReStore to walk through the building and identify and tag the items that they are interested in. Habitat ReStore will likely be interested in the wood trim, solid wood doors, and cabinets.
2. Plan an online sales listing of the remaining items of high reuse value (and giveaway items) that Habitat ReStore does not want on one or more of the following websites: Madison Stuff Exchange, Madison Freecycle, Sustain Dane, and/or Craigslist.
3. Designate a three hour time slot for interested parties to view the sale items, purchase them, and remove them on a first come, first served basis. Include this time slot in the online sales listings along with contact information. A second time period could be reserved for the removal of larger items.
4. Any appliances that still remain that are less than 10 years old and in working condition, and other items should be donated to St. Vincent de Paul Society of Madison. Call (608) 278-2920 to arrange a pick up.
5. Set up a time for Habitat ReStore to return to the building to deconstruct and remove their desired items after all deconstruction and removal by individuals is completed.
6. After Habitat ReStore has completed deconstruction and removal, conduct the pre-deconstruction activities (detailed in section II of this document).

We recommend that anybody coming on the site to view, purchase, or remove items should be required to sign a liability waiver form.

See Attachment A: Description of Markets for a detailed description of reuse markets.

II. Pre-Deconstruction Phase Recycling

State hazardous waste regulations provide guidance for what to recycle after the reuse phase is complete and prior to building deconstruction.

For all materials recycled in the pre-deconstruction phase, the responsible contractor must provide evidence of proper handling. Receipts or other proof of recycling that includes the date(s), material, quantity or weight, and recycling company contact information. Copies of all records will be issued to the project's appointed Recycling Manager.

Light Bulbs and Ballasts

- *Site Materials:* Incandescent light bulbs and several compact fluorescent light bulbs (containing mercury) are present in the building. If the compact fluorescent light bulbs are not removed for reuse, they are required to be recycled, as State hazardous waste regulations require recycling bulbs and ballasts containing mercury, lead, and PCBs. However, we recommend recycling all types of bulbs at the site to reduce future liability.
- *Recyclers:* Bulbs and ballasts can be collected directly by recyclers or by consolidators that transport them to recyclers. The consolidator and recycler must be licensed or otherwise legitimate, and in compliance with applicable environmental regulations. Locally, PKK Lighting (608-836-7821) is a consolidator, and Midwest Lamp Recycling (608-275-6760) is a recycler. Both offer barrels and boxes to consolidate materials on site, and transportation to their facilities. A complete list of consolidators and recyclers is available on the Wisconsin Department of Natural Resources (DNR) website, <http://www.dnr.state.wi.us/markets/matsearch.asp>.

Thermostats Containing Mercury

- *Site Materials:* TJK Design Build Inc. did not identify any mercury containing thermostats. If any are found at any point of time, they must be recycled. Mercury is a hazardous waste, but the Universal Waste Rules allow thermostats to be recycled without going through hazardous waste permitting processes. All the manual thermostats containing mercury at the site must be recycled.
- *Recyclers:* Mercury containing thermostats can be recycled by taking them to Dane County Clean Sweep (2302 Fish Hatchery Road – call ahead 608-294-5358 for hours), to public drop-off locations listed in Attachment B, or to the HVAC contractor on the project, John Reindl, Recycling Manager for Dane County can be contacted at (608) 267-8815 for further assistance with identification or recycling of mercury containing thermostats.

Refrigerants and Appliances

- *Site Materials:* There are 2 air conditioning units on the site that utilize refrigerants (aka Freon or coolant), which are regulated by State and Federal law. If the equipment is newer and in good condition, there may be a reuse market. All appliances that are not sold or donated for reuse should be recycled, as equipment containing refrigerants is banned from the landfill. All refrigerants and coolants, however, must be removed prior to scrapping the equipment at a metal recycler.
- *Recyclers:* The entity recovering the refrigerants and coolants must be registered with the DNR. If the demolition contractor itself is not registered to perform refrigerant recovery, local appliance salvagers or HVAC companies that are registered with the DNR should be used. A complete list of registered entities in Dane County is in Attachment C. Appliances and HVAC units can be recycled at any metal salvage company (*see metal section below*).

III. Deconstruction Phase Recycling

The bulk of recyclable material on deconstruction projects resides in the structural and exterior components of the building. For this structure, foundational concrete, as well as asphalt roof shingles, represent the largest volume of materials to be recycled. Painted brick, concrete, and concrete block must be tested for lead bearing paint prior to recycling (*see Concrete, Brick, and Block and Asphalt Shingle sections below*). Wood that is painted, stained, or treated cannot be recycled.

For all recycled materials, the deconstruction contractor must provide recycling "receipts" for each haul documenting the date(s), material, quantity or weight, and recycling company contact information. Copies of all records will be issued to the project's Recycling Manager.

Metal

- *Site Materials:* The ductwork, metal flashing, radiators, mechanical equipment, piping, wiring, aluminum gutters, siding and downspouts, and other miscellaneous metal items on the site are recyclable. Though not required by law, we recommend that all metals be recycled. Painted metal, even if it is lead bearing paint, is typically recyclable.
- *Recyclers:* Metal dumpsters can be hauled to a metal recycling company such as All Metals Recycling, LLC (608-255-0960) or Samuels Recycling (608-241-1571) for processing. At the time of this plan, the market price on Recycle.net is \$134.40/ton for mixed scrap iron and steel.

Asphalt Shingles

- *Site Materials:* The building utilizes an asphalt shingle roof, which can be ground up and used as new asphalt road base. Shingles need to be removed from the roof and placed in a separate dumpster for hauling to the recycler. Shingles may include nails, metal flashing, or any other material that comes off with the shingles during removal. These extraneous items do not need to be separated from the asphalt shingles.
- *Recyclers:* The Bruce Company (608-836-7041) is currently operating a pilot program where they accept asphalt shingles free of asbestos (those made after 1977) to grind up and use as new road base for their nursery facilities. The Bruce Company has worked out hauling with Green Valley Disposal, Pellitteri Waste Systems, and Royal Container Service.

Asphalt, Clean Concrete, Concrete Block, and Brick

- *Site Materials:* The driveway contains asphalt, and concrete exists in the walkways to the building as well as the foundation.
Paint must be tested for lead prior to recycling. Concrete, block, or brick containing paint with lead exceeding 0.7 mg/cm² of paint surface (as measured by an XRF instrument) cannot be recycled. Clean concrete, asphalt, block and brick may be crushed and used as fill, aggregate in road beds, or concrete to concrete recycling. "Clean" means concrete, block, or brick that is free of dirt, clay, wood, and lead-bearing paint. If lead-bearing paint over the admissible level is present, then it must be disposed of at an approved construction and demolition landfill or an approved municipal solid waste landfill.
- *Recyclers:* Concrete, brick and block dumpsters can be hauled to any qualified crushing and recycling company such as Wingra Stone (608-271-5555) and Homburg Concrete (608-241-1178). A complete list of recyclers in Dane County can be found in Attachment D. Lead bearing paint can be tested with XRF instrument by Assurance Inspection Services.

Cardboard, Paper, Cans, and Bottles

- *Site Materials:* Cardboard boxes, cans, and bottles being used by the current tenant are present on site. Any cardboard, paper, cans, and bottles remaining on site after the tenants move out, or generated by work crews during deconstruction, must be recycled according to Wisconsin law.
- *Recyclers:* Cardboard, paper, cans and bottles can be processed by various recyclers in the Madison area, including Recycle America (608-273-2500), Pellitteri (608-251-3290), Royal (608-221-1919), and Green Valley (608-849-8778).

Wood is not required to be recycled, but demolition contractors are encouraged to recycle if it is possible.

Wood

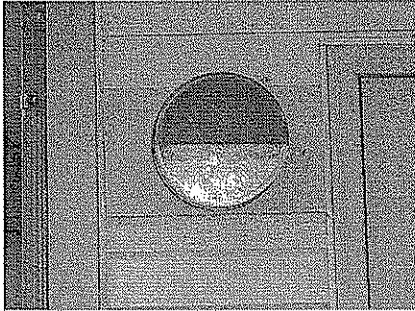
If possible, the demolition contractor will collect unpainted and untreated dimensional lumber and engineered lumber, such as oriented strand board (OSB), plywood, and particleboard, for recycling. Pallets may be reused or recycled. All unpainted and untreated lumber should be free of physical contaminants, such as plaster, metal, and plastic.

Description of Markets

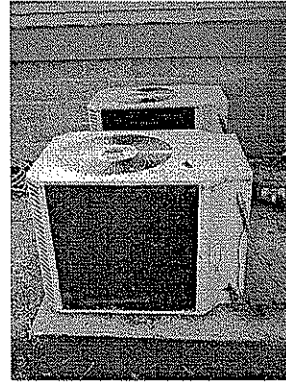
There are a number of markets that will be interested in purchasing or receiving donations of the reusable items identified at the building. The following includes a brief description of items which may be of interest and contacts for each market.

- *Habitat for Humanity of Dane County ReStore:* The most established and consistent market for reused building materials in Dane County is the Habitat for Humanity of Dane County ReStore (hereafter Habitat ReStore), a nonprofit which deconstructs and resells residential building materials. The solid wood doors and hardwood trim are the materials that would be of most interest to Habitat ReStore. The Recycling Manager should send the inventories to Habitat ReStore to confirm which materials are of interest. Contact Frank Byrne, Deconstruction Manager, at (608) 661-2813 or fbyrne@restoredane.org. Ideally, Habitat ReStore should be notified several weeks in advance of a visit to the site.
- *Individuals:* Individuals in our community will be interested in many items remaining in the building. Items such as wood paneling, doors, and light fixtures can be removed and may be of interest to individuals. Furthermore, individuals may be interested in the appliances for purchase and other items as donation. Finding individuals needing and valuing the items remaining in the building requires marketing through various channels, including Madison Stuff Exchange (www.madisonstuffexchange.com), Craigslist (madison.craigslist.org), Sustain Dane (groups.yahoo.com/group/madisonfreecycle).
- *Remodels:* There are hundreds of remodelers in the Dane County area, some of which may be interested in utilizing reclaimed materials on their projects, including building materials, cabinets, fixtures, and radiators. Remodelers can be reached via National Association of the Remodeling Industry (NARI) of Madison (www.remodelingmadison.org).
- *St. Vincent de Paul:* St. Vincent de Paul Society of Madison (608-278-2920) operates several Thrift Stores around Madison, including their largest store at 13096 Williamson Street. St. Vincent de Paul will take the furniture and remaining household items, including any appliance less than 10 years old and in working condition.

Client: Dr. Ducommun
Project: Dental Clinic
Location: 344 S Yellowstone



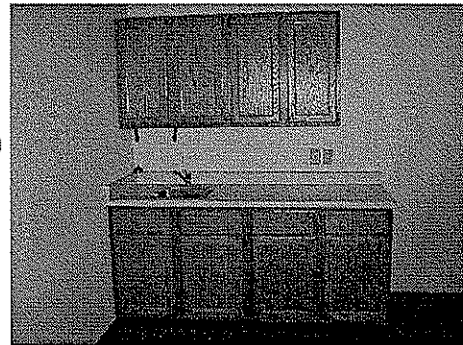
Metal Halide Exterior Light
Fixture
Condition - Medium
Quantity: 3



A/C Condenser
Condition - Medium
Quantity: 2

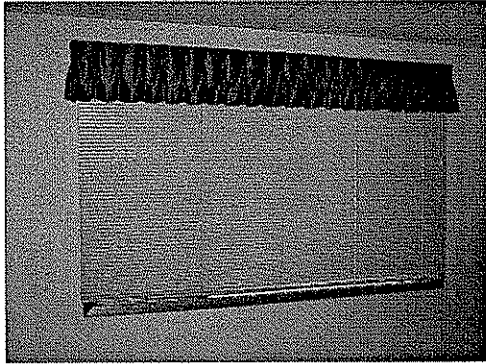


Wood Cabinets
Condition - Medium



Wood Doors
Condition - Varies
Quantity: 14 Pre-
Hung; 2 Bi-Fold; 2
Hollow Metal

TJK Design Build Inc.



Window Treatments
Condition - Medium



Electric Water
Cooler
Condition - Medium
Quantity: 1



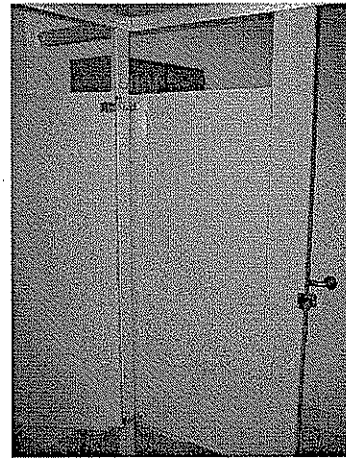
Forced Air Furnace
Condition - Medium
Quantity: 2



Water Heater
Condition - Good
Quantity: 1



Porcelain Toilets &
Accessories
Condition - Medium
Quantity: 3



Pre-Finished Metal
Toilet Partitions
Condition - Medium