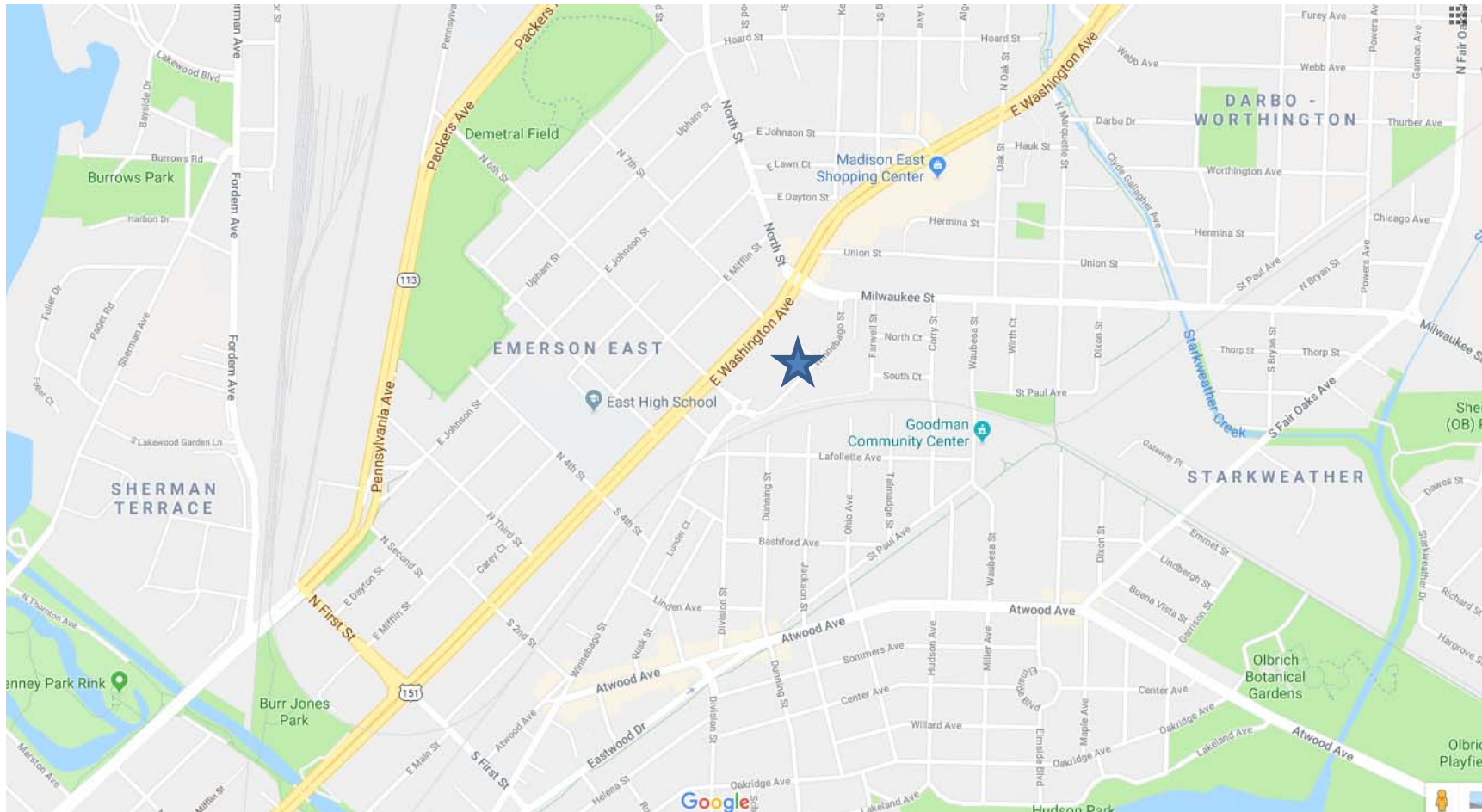


Land Use Application – Alteration to PD
PD-SIP: 2418 & 2518 Winnebago St, Carbon at Union Corners
Alteration for Outdoor Seating – 2438 Winnebago St (commercial tenant)

VICINITY MAP



TOILET ROOM ACCESSORIES SCHEDULE
(SEE A0.2 FOR MOUNTING HEIGHTS)

1	WALL MOUNTED SANITARY NAPKIN WASTE RECEPT.
2	WALL MOUNTED LIQUID SOAP DISPENSER
3	DUAL ROLL SURFACE MOUNTED TOILET TISSUE DISPENSER
4	36" LONG GRAB BAR HORIZONTAL
5	42" LONG GRAB BAR HORIZONTAL & 18" VERTICAL
6	WALL MOUNTED MIRROR
7	WASTE RECEPTACLE
8	ROBE HOOK (BEHIND PARTITION DOOR)

HATCH PATTERNS KEY:

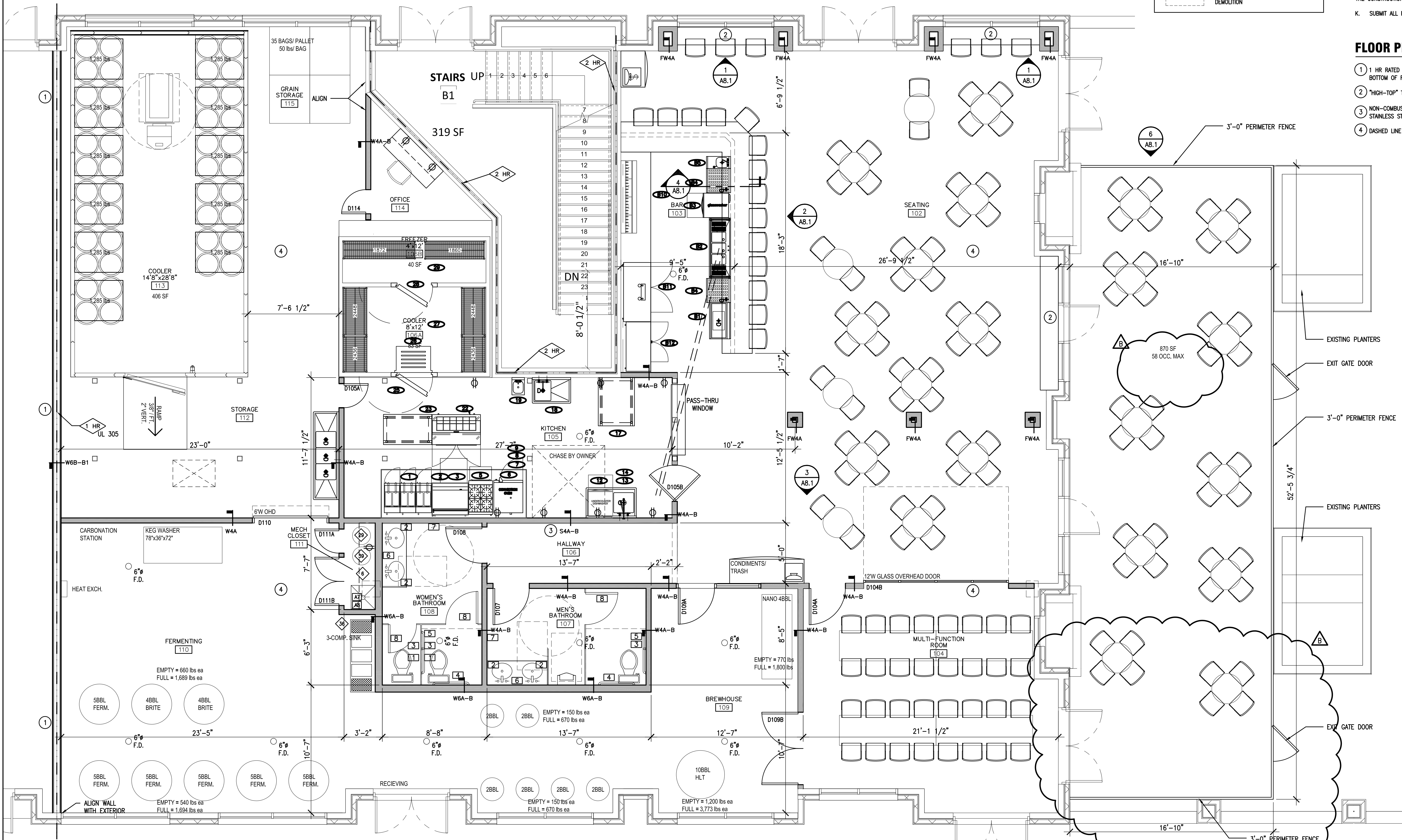
	NEW CONSTRUCTION
	EXISTING CONSTRUCTION
	DEMOLITION

FLOOR PLAN GENERAL NOTES

- MECHANICAL, ELECTRICAL AND PLUMBING IMPROVEMENTS TO BE DESIGN-BUILD. DESIGNED AS REQUIRED BY CURRENT BUILDING CODES. MEP DESIGN-BUILD CONTRACTOR(S) RESPONSIBLE FOR ENSURING CODE-COMPLIANT CONSTRUCTION OF NEW SYSTEMS IN TENANT SPACE.
- PROVIDE ACCESSIBLE TOILET ROOM FIXTURES AND ACCESSORIES PER MOUNTING HEIGHTS INDICATED ON SHEET A0.2
- PROVIDE ADA APPROVED THRESHOLDS AT ALL NEW FLOOR TRANSITIONS AND DOORWAYS
- DIMENSIONS ARE TO FACE OF WALL OR TO COLUMN CENTERLINE UNLESS OTHERWISE NOTED. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- CONTRACTOR SHALL NOTIFY ARCHITECT, ENGINEER AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED STRUCTURAL CONDITIONS OR DISCREPANCIES WITH PROPOSED MODIFICATIONS.
- 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.
- GENERAL CONTRACTOR TO MAINTAIN PATH THROUGH PORTIONS OF THE CONSTRUCTION AREA FOR ACCESS TO EGRESS ROUTES.
- SUBMIT ALL FINISHES TO THE ARCHITECT FOR APPROVAL

FLOOR PLAN KEYED NOTES

- 1 HR. RATED FIRE BARRIER (UL 305), WALL TO CONTINUE TO BOTTOM OF FLOOR SHEATHING OF FLOOR ABOVE.
- "HIGH-TOP" TABLE
- NON-COMBUSTIBLE WALL UNDER HOOD, MIN 18" BEYOND HOOD, STAINLESS STEEL WALL PANEL UNDER HOOD
- DASHED LINE REPRESENTS PRECAST BEAM BELOW



1 ENLARGED FLOOR PLAN
1/4" = 1'-0"

UNION CORNERS BREWERY
TENANT ALTERATION
2438 WINNEBAGO STREET
MADISON WISCONSIN

TEST FIT - PLAN LAYOUT

06.11.2018
FOR CONSTRUCTION
06.21.2018
ADMN A
07.02.2018
ADMN B

A2.1



GORMAN & COMPANY
UNION CORNERS SPECIFIC
IMPLEMENTATION PLAN
 MADISON, WI

Project No. 14-6534

Plot Date:

Drawn by: JLF, KJY, MG

Date Issue Description

GDP 06-25-14

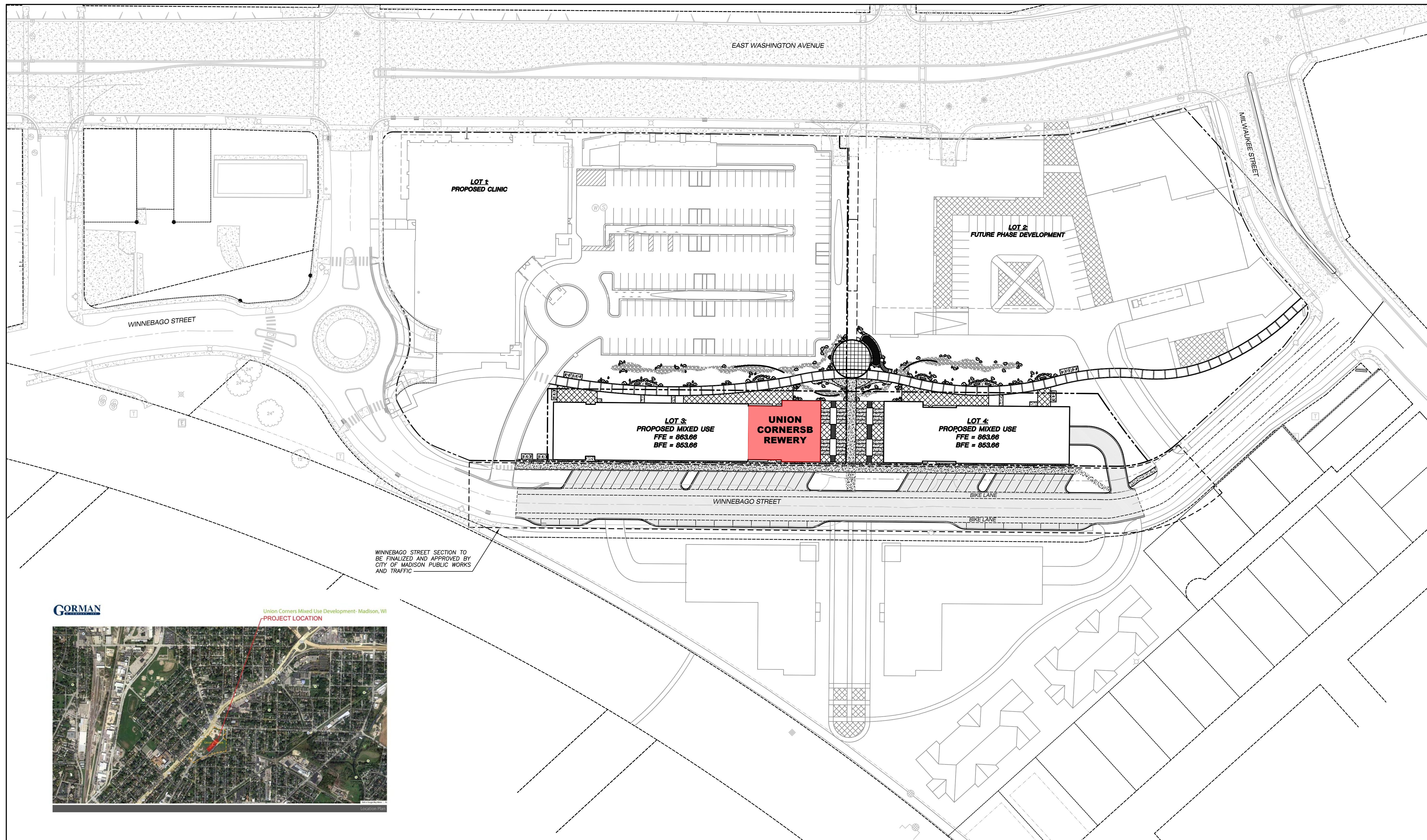
SIP 11-05-14

Sheet Title

OVERALL SITE PLAN

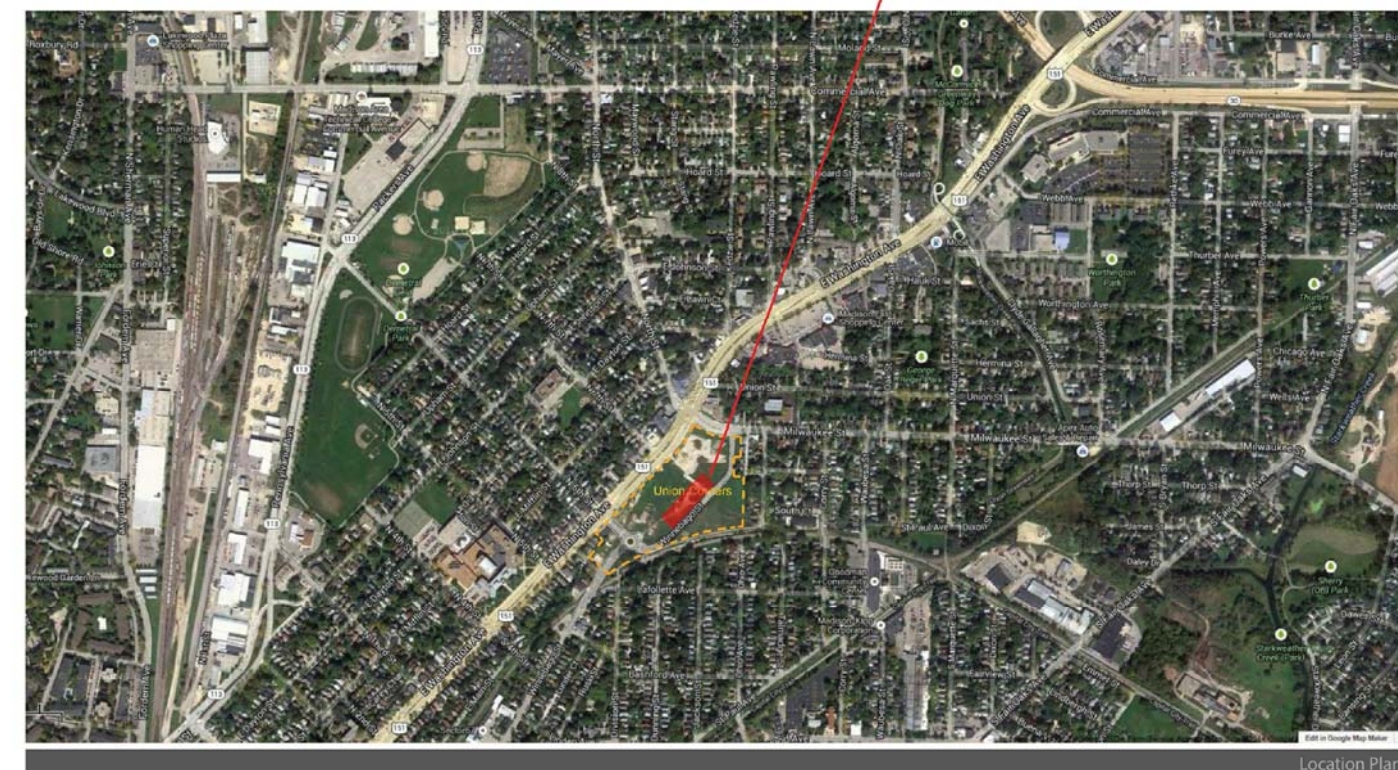
Sheet No.

C100



WINNEBAGO STREET SECTION TO
 BE FINALIZED AND APPROVED BY
 CITY OF MADISON PUBLIC WORKS
 AND TRAFFIC

GORMAN



Union Corners Mixed Use Development- Madison, WI
 PROJECT LOCATION

SHEET INDEX:

- C100 - OVERALL SITE PLAN
- C200 - BUILDING 4 SITE PLAN
- C201 - BUILDING 5 SITE PLAN
- C300 - GRADING AND EROSION CONTROL PLAN
- C400 - UTILITY PLAN
- C500 - DETAILS

- L100 - OVERALL LANDSCAPE PLAN
- L200 - BUILDING 4 LANDSCAPE PLAN
- L201 - BUILDING 5 LANDSCAPE PLAN
- L300 - LANDSCAPE DETAILS, NOTES AND SPECIFICATIONS

- A200 - BUILDING FLOOR PLANS
- A400 - BUILDING ELEVATIONS
- A401 - BUILDING ELEVATIONS

LEGEND (PROPOSED)

- PROPERTY LINE
- RIGHT-OF-WAY
- WINNEBAGO STREET PUBLIC WORKS APPROVAL
- FUTURE PATH
- SAWCUT
- BUILDING LINE
- EDGE OF PAVEMENT
- PROPOSED RAILING
- CONCRETE PAVEMENT
- ARCHITECTURAL BRICK PAVERS
- ARCHITECTURAL BRICK PAVERS 2
- MASONRY BRICK (RECYCLED)
- LIMESTONE BOULDERS (VARY IN SIZE AND COLOR)

GENERAL NOTES

1. REFER TO THE TOPOGRAPHIC AND UTILITY SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.

TO OBTAIN LOCATIONS OF PARTICIPANT
 UNDERGROUND FACILITIES BEFORE YOU
 DIG IN WISCONSIN



CALL DIGGERS HOTLINE
 1-800-242-8511 TOLL FREE

WISCONSIN STATE STATUTE (REGULATORY) REQUIRES MINIMUM
 THREE (3) WORK DAYS NOTICE BEFORE YOU EXCAVATE.

THE INFORMATION SHOWN ON THIS DRAWING
 CONCERNING TYPE AND LOCATION OF UNDER-
 GROUND UTILITIES IS NOT GUARANTEED TO BE
 ACCURATE. WHILE INCLUDING THE CONTRACTOR IS
 RESPONSIBLE FOR MAKING HIS OWN DETERMINA-
 TIONS AS TO THE TYPE AND LOCATION OF UNDER-
 GROUND UTILITIES AS MAY BE NECESSARY TO
 AVOID DAMAGING EXISTING UTILITIES. UTILITIES
 ARE ASSUMED TO EXIST IN THE PROJECTS. THE
 OWNER WILL PROVIDE EXISTING PLANS OF OTHER
 UTILITIES SERVING THE SITE AND THE BUILDING
 THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL
 INSPECTION OF THE PROPERTY OR OF WHICH THE
 SURVEYOR WOULD HAVE NO KNOWLEDGE.

