# CAPITOL LAKES RETIREMENT COMMUNITY
# BASSETT PLACE

(AERIAL EXISTING SITE PHOTO)

**PROJECT NARRATIVE**

**SITE:**
345 West Main Street
Broom Street between Main Street and Doty Street
The property is on the same block as Capitol Lakes Senior Living Community.

**Current Use:**
A 44 Unit Community Based Residential Facility

**Zoning:**
P.U.D (G.D.P) (S.I.P) 342 West Doty Street and 343-353 West Main Street
Maximum Building Heights: 4 Stories

**PROPOSAL:**
To remove the existing building and construct a new 4 story approximately 49-unit apartment building for independent seniors. The building would include a below grade parking structure for approximately 50-60 spaces. This building will provide a link to the adjacent building near Main Street so residents can circulate to the other buildings and community services.

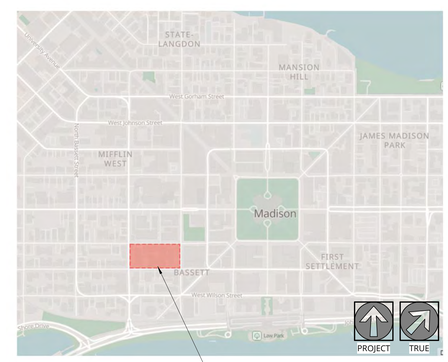
**AREA - OVERALL PROGRAM SUMMARY:**
UNITS - 75,187 SQFT
BOH - 10,846 SQFT
CIRCULATION - 15,033 SQFT
COMMONS - 2,052 SQFT
PARKING - 25,640 SQFT
ROOF AMENITY -3,171 SQFT
GREEN ROOF - 1,606 SQFT
TOTAL - 133,535 SQFT

**AREA - OVERALL NET UNIT SQFT:**
2 - 1 BR UNITS
47 - 2 BR UNITS
49 TOTAL UNITS @ 75,187 SQFT

| NUMBER | SHEET NAME | UDC / LAND-USE SET |
|---|---|---|
| 00 GENERAL | | |
| TS | TITLE SHEET | ■ |
| G0.03 | SITE CONTEXT | ■ |
| G0.21 | RENDERING | ■ |
| G0.22 | STREETSCAPE RENDERING | ■ |
| G0.23 | STREETSCAPE RENDERING | ■ |
| G0.24 | STREETSCAPE RENDERING | ■ |
| G2.11 | LEVEL P1 - FLS PLAN | ■ |
| G2.21 | LOWER LEVEL - FLS PLAN | ■ |
| G2.22 | LEVEL 1 - FLS PLAN | ■ |
| G2.23 | LEVEL 2 - FLS PLAN | ■ |
| G2.24 | LEVEL 3 - FLS PLAN | ■ |
| G2.25 | ROOF - FLS PLAN | ■ |
| G4.03 | FIRE ACCESS DIAGRAM | ■ |
| G4.04 | FEC LOCATIONS | ■ |
| 02 CIVIL | | |
| C | REFER TO CIVIL SET | ■ |
| 03 LANDSCAPE | | |
| L | REFER TO LANDSCAPE SET | ■ |
| 04 ARCHITECTURAL | | |

| NUMBER | SHEET NAME | UDC / LAND-USE SET |
|---|---|---|
| A0.02 | DATA SHEET | ■ |
| AD1.01 | SITE DEMOLITION | ■ |
| A1.01 | SITE PLAN | ■ |
| A1.02 | ENLARGED SITE PLAN | ■ |
| A1.03 | SITE DETAILS - PARKING | ■ |
| A2.P1 | LEVEL P1 FLOOR PLAN | ■ |
| A2.01 | LOWER LEVEL FLOOR PLAN | ■ |
| A2.02 | LEVEL 1 FLOOR PLAN | ■ |
| A2.03 | LEVEL 2 FLOOR PLAN | ■ |
| A2.04 | LEVEL 3 FLOOR PLAN | ■ |
| A2.05 | ROOF PLAN | ■ |
| A3.11 | BUILDING ELEVATIONS - COLOR | ■ |
| A3.12 | BUILDING ELEVATIONS - COLOR | ■ |
| A3.21 | BUILDING ELEVATIONS | ■ |
| A3.22 | BUILDING ELEVATIONS | ■ |
| A3.31 | BIRD-SAFE GLASS DIAGRAMS | ■ |
| A3.32 | BIRD-SAFE GLASS DIAGRAMS | ■ |
| A3.51 | ENLARGED ELEVATIONS - EXHAUST LOUVERS | ■ |
| A4.01 | BUILDING SECTIONS | ■ |

**VICINITY MAP**




PROJECT SITE

**NOT FOR CONSTRUCTION**


Ankrom Moisan™
38 NORTHWEST DAVIS, SUITE 300
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**BASSETT PLACE**
351 West Main Street Madison, WI 53703

PACIFIC RETIREMENT SERVICES

| REVISION | DATE | REASON FOR ISSUE |
|---|---|---|
| | | |

TITLE SHEET

DESIGN DEVELOPEMENT

DATE 02/24/2025
PROJECT NUMBER 233810

SHEET NUMBER
TS

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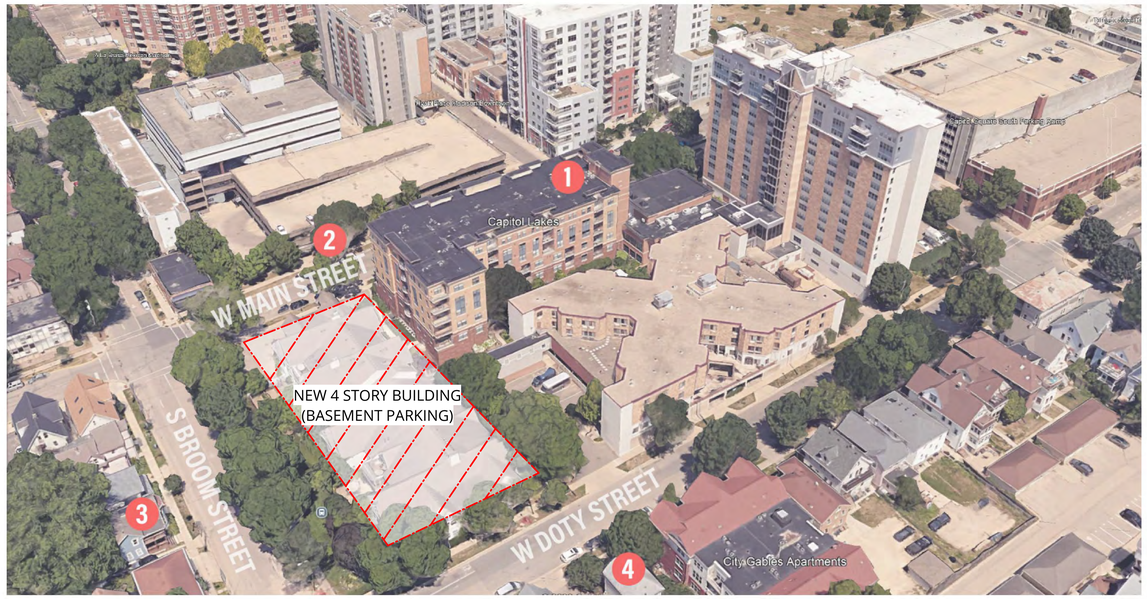
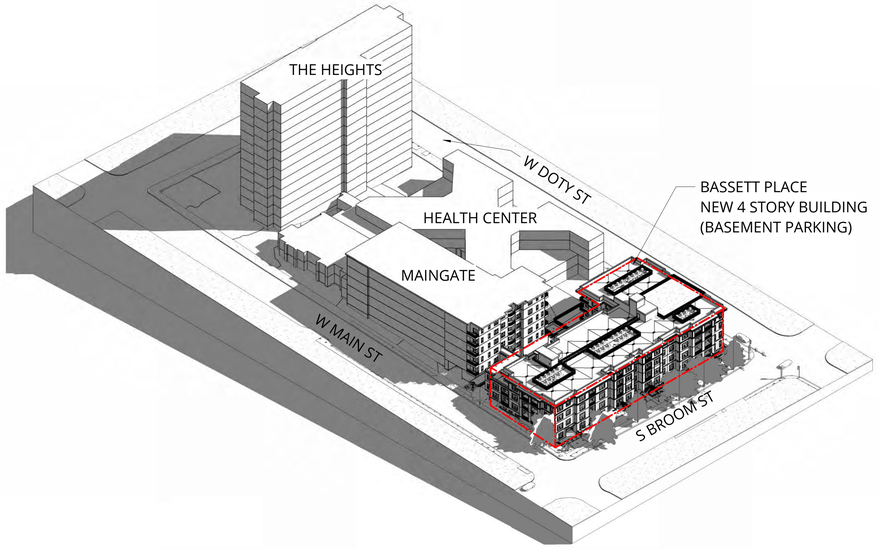



(AERIAL EXISTING SITE PHOTO)

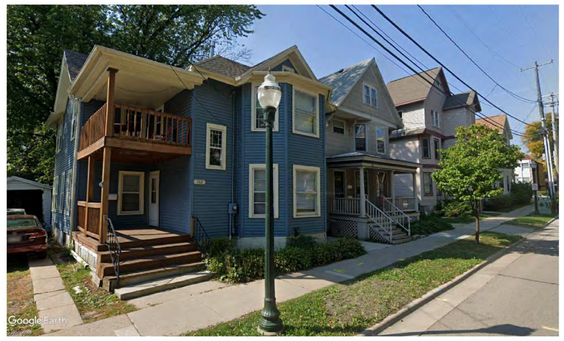



OVERALL SITE ISOMETRIC VIEW

**1**: MAINGATE BUILDING - *DOWNTOWN CORE*

**2**: WEST MAIN STREET - *DOWNTOWN CORE*

SW CORNER PERSPECTIVE



**3**: SOUTH BROOM STREET - *BASSETT NEIGHBORHOOD*

**4**: WEST DOTY STREET - *BASSETT NEIGHBORHOOD*

NW CORNER PERSPECTIVE

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SITE CONTEXT

DESIGN DEVELOPEMENT

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| 02/24/2025 | 233810 |

SHEET NUMBER
**G0.03**

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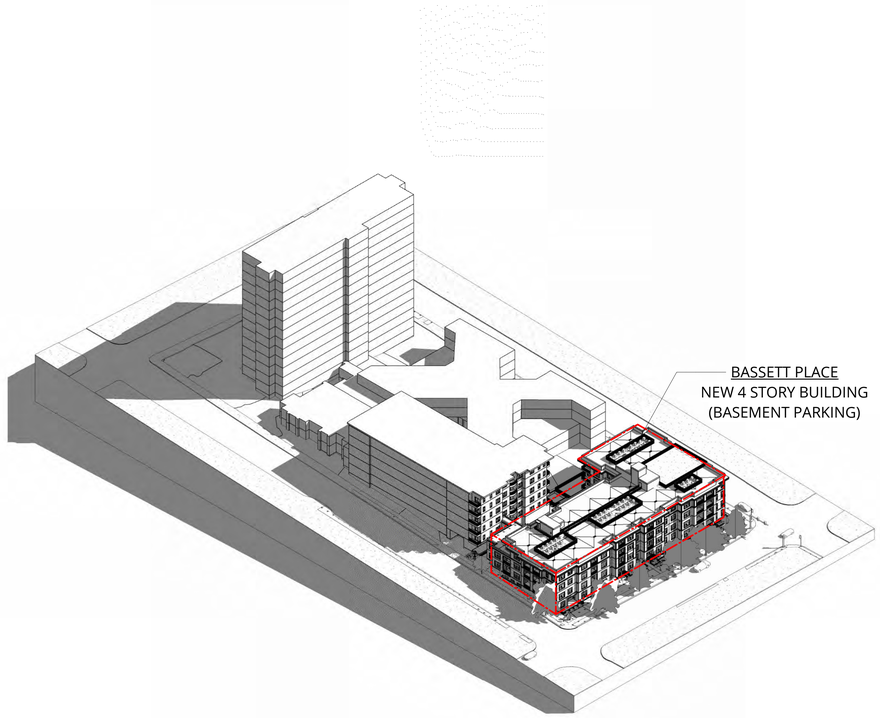
SW CORNER PERSPECTIVE

NW CORNER PERSPECTIVE




OVERALL SITE ISOMETRIC VIEW

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RENDERING

DESIGN DEVELOPEMENT

| DATE | PROJECT NUMBER |
|---|---|
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1 PERSPECTIVE - S BROOM STREET - NORTH

2 PERSPECTIVE - S BROOM STREET - SOUTH

| KEYNOTE LEGEND | |
|---|---|
| KEY VALUE | KEYNOTE TEXT |
| 1 | ALUMINUM GUARDRAIL |
| 3 | BRICK SOLDIER COURSE @ HEAD |
| 5 | C.I.P CONCRETE @ WINDOW SILL |
| 11 | PLANTER WALLS W/ CONCRETE SLOPED CAP |

3 ISOMETRIC PERSPECTIVE - SOUTH BROOM STREET

4 WEST ELEVATION - STREETSCAPE
1/8" = 1'-0"

0 4 8 16 32

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| | | |

STREETSCAPE RENDERING

DESIGN DEVELOPEMENT

| DATE | PROJECT NUMBER |
|---|---|
| 02/24/2025 | 233810 |

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G0.22

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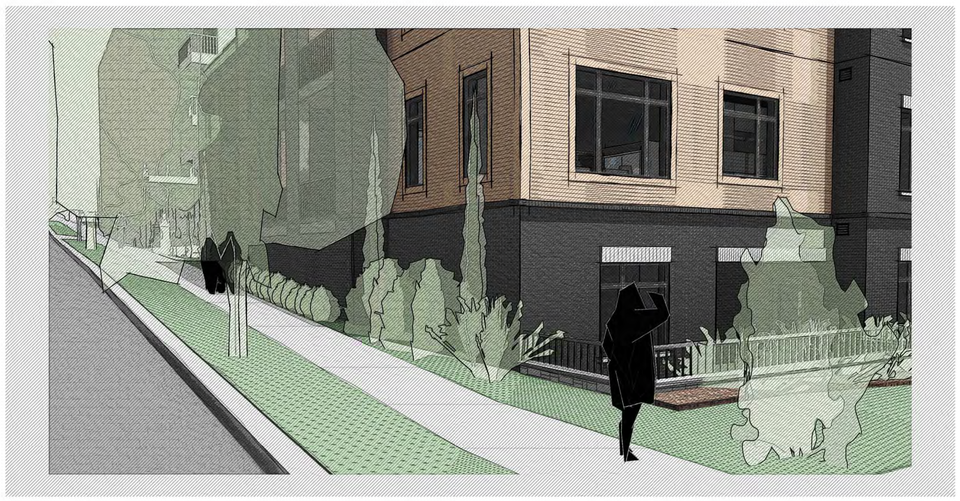
1 PERSPECTIVE - W MAIN STREET - ENTRY

| KEYNOTE LEGEND | |
|---|---|
| KEY VALUE | KEYNOTE TEXT |
| 7 | FIBER CEMENT TRIM |
| 10 | METAL CANOPY WITH SIGNAGE |

3 ISOMETRIC PERSPECTIVE - WEST MAIN STREET



2 PERSPECTIVE - W MAIN STREET - NW CORNER

4 NORTH ELEVATION - STREETSCAPE
1/8" = 1'-0"

0 4 8 16 32

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STREETSCAPE RENDERING

DESIGN DEVELOPEMENT

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|---|---|
| 02/24/2025 | 233810 |

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G0.23

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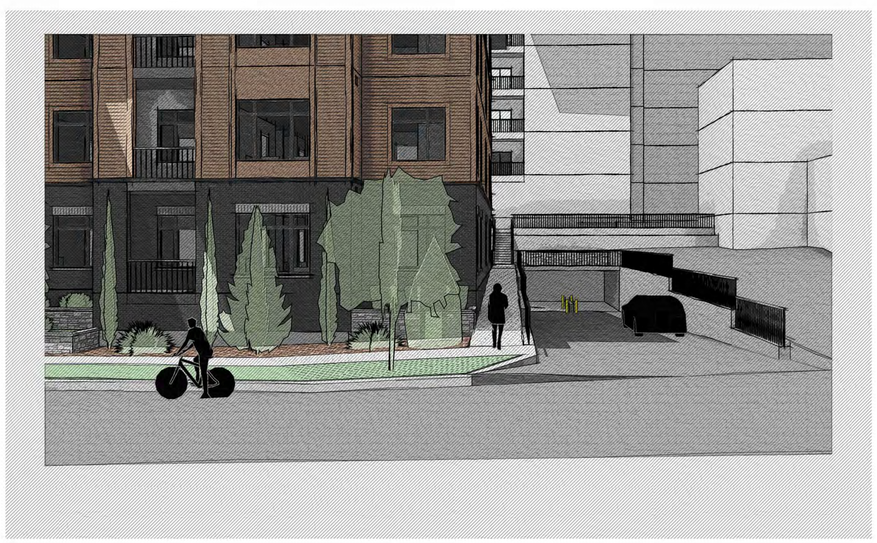
1 PERSPECTIVE - W DOTY STREET - SW CORNER

| KEYNOTE LEGEND | |
|---|---|
| KEY VALUE | KEYNOTE TEXT |
| 1 | ALUMINUM GUARDRAIL |
| 3 | BRICK SOLDIER COURSE @ HEAD |
| 4 | BRICK SOLDIER COURSE @ MATERIAL TRANSITION |
| 5 | C.I.P CONCRETE @ WINDOW SILL |
| 11 | PLANTER WALLS W/ CONCRETE SLOPED CAP |

3 ISOMETRIC PERSPECTIVE - WEST DOTY STREET



2 PERSPECTIVE - W DOTY STREET - SIDE ENTRY

4 SOUTH ELEVATION - STREETSCAPE
1/8" = 1'-0"

0 4 8 16 32

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STREETSCAPE RENDERING

DESIGN DEVELOPEMENT

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|---|---|
| 02/24/2025 | 233810 |

SHEET NUMBER
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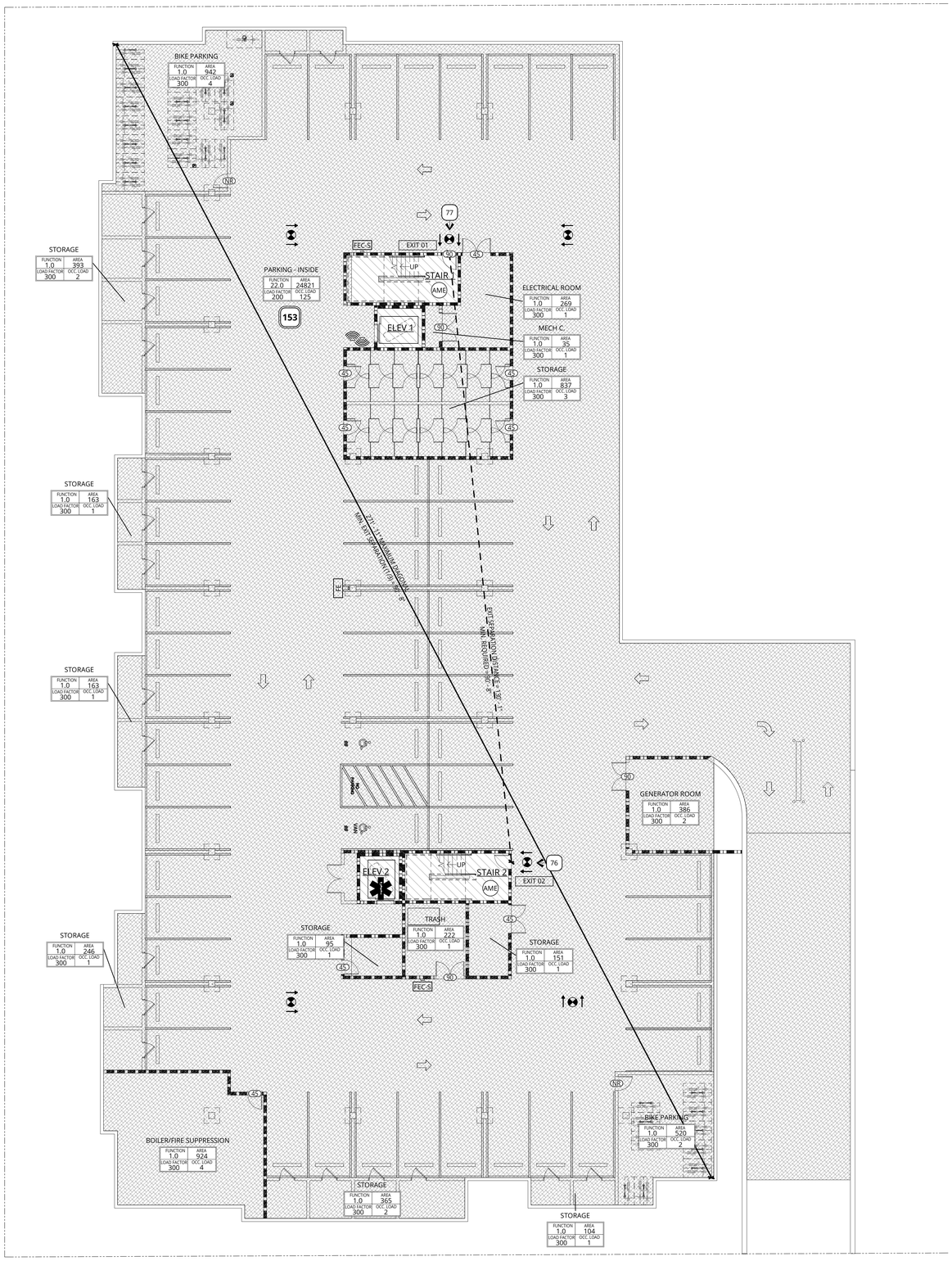


1 P-1 LEVEL
3/32" = 1'-0"

# GENERAL NOTES - FLS PLANS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. PROVIDE EXIT SIGNS LOCATIONS AS SHOWN AND AS REQUIRED BY AHJ. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
3. MAINTAIN AN AVERAGE OF 1 FC, AND A MINIMUM OF 0.1 FC, ILLUMINATION AT THE WALKING SURFACE ALONG THE PATH OF EGRESS IN THE FOLLOWING LOCATIONS USING EMERGENCY POWER:
   A. ANY SPACE REQUIRING TWO OR MORE MEANS OF EGRESS.
   B. AISLES & CORRIDORS
   C. INTERIOR EXIT ACCESS STAIRWAYS & RAMPS
   D. INTERIOR & EXTERIOR EXIT STAIRWAYS & RAMPS
   E. EXIT PASSAGEWAYS
   F. AREAS ON THE LEVEL OF DISCHARGE USED FOR EXIT DISCHARGE PER SECTION 1028.1.
   G. EXTERIOR LANDINGS AT EXIT DISCHARGE DOORS.
4. PROVIDE EMERGENCY POWER FOR LIGHTING IN THE FOLLOWING LOCATIONS:
   A. ELECTRICAL EQUIPMENT ROOMS
   B. FIRE COMMAND CENTERS (IF APPLICABLE)
   C. FIRE PUMP ROOMS
   D. GENERATOR ROOMS
   E. PUBLIC RESTROOMS GREATER THAN 300 SF
5. FIRE RATINGS SHOWN ON THESE PLANS REFER TO SECTION 701.1 FOR FIRE-RESISTANCE-RATED CONSTRUCTION TO CONTAIN THE SPREAD OF FIRE AND SMOKE.
6. WALLS REQUIRED TO BE FIRE-RESISTANCE RATED FOR STRUCTURAL PROTECTION PER TABLE 601 ARE CONSTRUCTED AS FOLLOWS:
   A. METAL & WOOD STUD FRAMED WALLS ARE PROTECTED ON BOTH SIDES WITH AT LEAST ONE LAYER OF 5/8" TYPE 'X' GWB. OPENING PROTECTION IS NOT REQUIRED. CONSTRUCT MEMBRANE PENETRATIONS IN ACCORDANCE WITH SECTION 714
   B. CMU WALLS ACHIEVE RATING BY PROTECTION OF THE REINFORCING STEEL WITH SOLID GROUT
   C. CONCRETE WALLS ACHIEVE RATING BY PROTECTION OF THE REINFORCING STEEL BY AT LEAST THE MINIMUM COVERAGE REQUIRED. REFER TO THE STRUCTURAL DRAWINGS FOR DETAILS
7. SMOKE/FIRE RATED CURTAIN AT ALL ELEVATOR OPENINGS. NOT REQUIRED AT LEVEL(S) OF EXIT DISCHARGE

## BUILDING DIAGONAL

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/3) = #' - #"

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/3) = #' - #"
MIN. EXIT ENCL. (1/4) = #' - #"
OR 30'-0", WHICHEVER IS LESS

#' - #" MAXIMUM DIAGONAL
MIN. EXIT ENCL. (1/4) = #' - #"
OR 30'-0", WHICHEVER IS LESS

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/2) = #' - #"

## EXIT & EXIT ENCLOSURE SEPARATION & REMOTENESS

EXIT SEPARATION DISTANCE = #' - #"
MIN. REQUIRED = #' - #"

EXIT ENCLOSURE REMOTENESS DISTANCE = #' - #"
MIN. REQUIRED = #' - #"

## PATHS

COMMON PATH OF EGRESS TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

EXIT ACCESS TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

SMOKE COMPARTMENT EXIT TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

DEAD END TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

FIRE EXTINGUISHER TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

# OCCUPANCY LEGEND

A-3 | I (Any) | S-2
B | R-2 | U

# FLS PLAN LEGEND

## ENCLOSING ELEMENTS

SMOKE PARTITION
1-HR SMOKE BARRIER
1-HR FIRE PARTITION
1-HR FIRE BARRIER
2-HR FIRE BARRIER
3-HR FIRE BARRIER
3-HR FIRE WALL/ASSEMBLY
1-HR EXTERIOR RATED ASSEMBLY
2-HR EXTERIOR RATED ASSEMBLY

## SYMBOLS & ELEMENTS

EXIT SIGN - AT DOOR, DIRECTIONAL, DOUBLE DIRECTIONAL

FIRE EXTINGUISHER - CANISTER, FLUSH CABINET, SEMI RECESSED CABINET — FE, FEC-S, FEC

LIFE SAFETY SUMMARY TAG — NAME; FUNCTION 14, AREA X; LOAD FACTOR Y, OCC. LOAD X/Y
ROOM FUNCTION
OCCUPANT LOAD FACTOR
OCCUPANT AREA (SF)
ROOM OCCUPANT LOAD

DOOR TAG - TYPICAL — FIRE RATING 60

OCCUPANT LOAD - FLOW — 15

OCCUPANT LOAD - CUMULATIVE — 450

OCCUPANT LOAD - CONVERGENCE — EGRESS CONVERGENCE: 200 OCCUPANTS FROM ABOVE + 100 OCCUPANTS FROM BELOW + 15 = 315 OCCUPANTS

DOOR TAG - OCCUPANT — ### OCCUPANTS @ 0.20" PER OCCUPANT = ##.##" EGRESS REQUIRED ##.##" PROVIDED VIA 1' - 0" DOOR

STAIR TAG - OCCUPANT — ### OCCUPANTS @ 0.30" PER OCCUPANT = ##.##" STAIR REQUIRED 36.00" PROVIDED

EMERGENCY ESCAPE & RESCUE — EER

ACCESSIBLE MEANS OF EGRESS — AME

ELEVATOR TO ACCOMMODATE AMBULANCE GURNEY AS REQUIRED

TWO-WAY COMMUNICATION DEVICE & SIGNAGE

ACCESSIBLE PATHWAY

## ADDITIONAL REQUIREMENTS

1. NOTES

| EXIT WIDTH SUMMARY PER 1005.1 | | | |
|---|---|---|---|
| EXIT LOCATION: | | REQUIRED: | PROVIDED: |
| EXIT 01 | 150(0.2in) = | 30.00" | 6'-0" |
| EXIT 02 | 147(0.2in) = | 29.40" | 3'-0" |
| HORIZONTAL EXIT 03 | 57(0.2in) = | 11.40" | 3'-0" |

FLS - OCCUPANCY - LEVEL P-1

| NAME | OCC. GROUP | FUNCTION | AREA | LOAD FACTOR | OCC. LOAD |
|---|---|---|---|---|---|
| ELEV 1 | R-2 | 30.0 NO CLASSIFICATION APPLIES | 103 SF | | |
| ELEV 2 | R-2 | 30.0 NO CLASSIFICATION APPLIES | 103 SF | | |
| STAIR 1 | R-2 | 30.0 NO CLASSIFICATION APPLIES | 260 SF | | |
| STAIR 2 | R-2 | 30.0 NO CLASSIFICATION APPLIES | 260 SF | | |
| BIKE PARKING | S-2 | 1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM | 942 SF | 300 | 4 |
| BIKE PARKING | S-2 | 1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM | 520 SF | 300 | 2 |
| BOILER/FIRE SUPPRESSION | S-2 | 1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM | 924 SF | 300 | 4 |
| ELECTRICAL ROOM | S-2 | 1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM | 269 SF | 300 | 1 |
| GENERATOR ROOM | S-2 | 1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM | 386 SF | 300 | 2 |
| MECH C. | S-2 | 1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM | 35 SF | 300 | 1 |
| PARKING - INSIDE | S-2 | 22.0 PARKING GARAGES | 24,821 SF | 200 | 125 |
| STORAGE | S-2 | 1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM | 837 SF | 300 | 3 |
| STORAGE | S-2 | 1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM | 95 SF | 300 | 1 |
| STORAGE | S-2 | 1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM | 151 SF | 300 | 1 |
| STORAGE | S-2 | 1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM | 246 SF | 300 | 1 |
| STORAGE | S-2 | 1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM | 163 SF | 300 | 1 |
| STORAGE | S-2 | 1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM | 163 SF | 300 | 1 |
| STORAGE | S-2 | 1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM | 393 SF | 300 | 2 |
| STORAGE | S-2 | 1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM | 365 SF | 300 | 2 |
| STORAGE | S-2 | 1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM | 104 SF | 300 | 1 |
| TRASH | S-2 | 1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM | 222 SF | 300 | 1 |
| TOTAL OCCUPANT LOAD | | | 31,363 SF | | 153 |

PROJECT TRUE

0 4 8 16 32

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PACIFIC RETIREMENT SERVICES

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| | | |

LEVEL P1 - FLS PLAN

DESIGN DEVELOPEMENT

DATE 02/24/2025 | PROJECT NUMBER 233810

SHEET NUMBER G2.11

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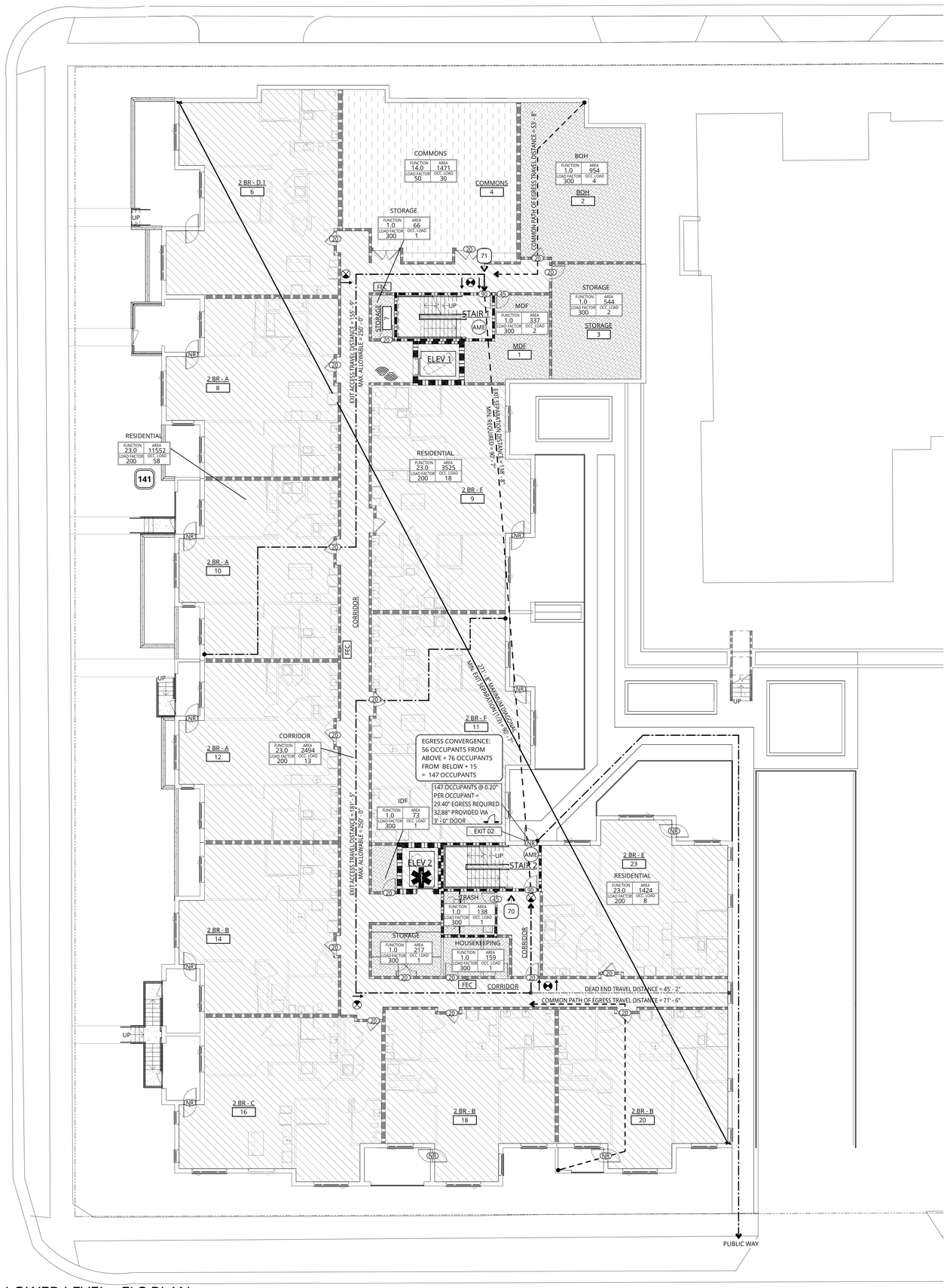


1 LOWER LEVEL - FLS PLAN

3/32" = 1'-0"

# GENERAL NOTES - FLS PLANS

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   - A. ANY SPACE REQUIRING TWO OR MORE MEANS OF EGRESS.
   - B. AISLES & CORRIDORS
   - C. INTERIOR EXIT ACCESS STAIRWAYS & RAMPS
   - D. INTERIOR & EXTERIOR EXIT STAIRWAYS & RAMPS
   - E. EXIT PASSAGEWAYS
   - F. AREAS ON THE LEVEL OF DISCHARGE USED FOR EXIT DISCHARGE PER SECTION 1028.1.
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   - B. FIRE COMMAND CENTERS (IF APPLICABLE)
   - C. FIRE PUMP ROOMS
   - D. GENERATOR ROOMS
   - E. PUBLIC RESTROOMS GREATER THAN 300 SF
5. FIRE RATINGS SHOWN ON THESE PLANS REFER TO SECTION 701.1 FOR FIRE-RESISTANCE-RATED CONSTRUCTION TO CONTAIN THE SPREAD OF FIRE AND SMOKE.
6. WALLS REQUIRED TO BE FIRE-RESISTANCE RATED FOR STRUCTURAL PROTECTION PER TABLE 601 ARE CONSTRUCTED AS FOLLOWS:
   - A. METAL & WOOD STUD FRAMED WALLS ARE PROTECTED ON BOTH SIDES WITH AT LEAST ONE LAYER OF 5/8" TYPE 'X' GWB. OPENING PROTECTION IS NOT REQUIRED. CONSTRUCT MEMBRANE PENETRATIONS IN ACCORDANCE WITH SECTION 714
   - B. CMU WALLS ACHIEVE RATING BY PROTECTION OF THE REINFORCING STEEL WITH SOLID GROUT
   - C. CONCRETE WALLS ACHIEVE RATING BY PROTECTION OF THE REINFORCING STEEL BY AT LEAST THE MINIMUM COVERAGE REQUIRED. REFER TO THE STRUCTURAL DRAWINGS FOR DETAILS
7. SMOKE/FIRE RATED CURTAIN AT ALL ELEVATOR OPENINGS. NOT REQUIRED AT LEVEL(S) OF EXIT DISCHARGE

## BUILDING DIAGONAL

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/3) = #' - #"

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/3) = #' - #"
MIN. EXIT ENCL. (1/4) = #' - #"
OR 30'-0", WHICHEVER IS LESS

#' - #" MAXIMUM DIAGONAL
MIN. EXIT ENCL. (1/4) = #' - #"
OR 30'-0", WHICHEVER IS LESS

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/2) = #' - #"

## EXIT & EXIT ENCLOSURE SEPARATION & REMOTENESS

EXIT SEPARATION DISTANCE = #' - #"
MIN. REQUIRED = #' - #"

EXIT ENCLOSURE REMOTENESS DISTANCE = #' - #"
MIN. REQUIRED = #' - #"

## PATHS

COMMON PATH OF EGRESS TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

EXIT ACCESS TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

SMOKE COMPARTMENT EXIT TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

DEAD END TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

FIRE EXTINGUISHER TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

| EXIT WIDTH SUMMARY PER 1005.1 | | | |
|---|---|---|---|
| EXIT LOCATION: | | REQUIRED: | PROVIDED: |
| EXIT 01 | 150(0.2in) = | 30.00" | 6'-0" |
| EXIT 02 | 147(0.2in) = | 29.40" | 3'-0" |
| HORIZONTAL EXIT 03 | 57(0.2in) = | 11.40" | 3'-0" |

# OCCUPANCY LEGEND

A-3 | I (Any) | S-2
B | R-2 | U

# FLS PLAN LEGEND

## ENCLOSING ELEMENTS

SMOKE PARTITION
1-HR SMOKE BARRIER
1-HR FIRE PARTITION
1-HR FIRE BARRIER
2-HR FIRE BARRIER
3-HR FIRE BARRIER
3-HR FIRE WALL/ASSEMBLY
1-HR EXTERIOR RATED ASSEMBLY
2-HR EXTERIOR RATED ASSEMBLY

## SYMBOLS & ELEMENTS

EXIT SIGN - AT DOOR, DIRECTIONAL, DOUBLE DIRECTIONAL

FIRE EXTINGUISHER - CANISTER, FLUSH CABINET, SEMI RECESSED CABINET — FE, FEC-S, FEC

LIFE SAFETY SUMMARY TAG — NAME; FUNCTION 14, AREA X; LOAD FACTOR Y, OCC. LOAD X/Y
ROOM FUNCTION
OCCUPANT LOAD FACTOR
OCCUPANT AREA (SF)
ROOM OCCUPANT LOAD

DOOR TAG - TYPICAL — FIRE RATING 20D

OCCUPANT LOAD - FLOW — 15

OCCUPANT LOAD - CUMULATIVE — 450

OCCUPANT LOAD - CONVERGENCE — EGRESS CONVERGENCE: 200 OCCUPANTS FROM ABOVE + 100 OCCUPANTS FROM BELOW + 15 = 315 OCCUPANTS

DOOR TAG - OCCUPANT — ### OCCUPANTS @ 0.20" PER OCCUPANT = ##.##" EGRESS REQUIRED ##.##" PROVIDED VIA 1' - 0" DOOR

STAIR TAG - OCCUPANT — ### OCCUPANTS @ 0.30" PER OCCUPANT = ##.##" STAIR REQUIRED 36.00" PROVIDED

EMERGENCY ESCAPE & RESCUE — EER
ACCESSIBLE MEANS OF EGRESS — AME
ELEVATOR TO ACCOMMODATE AMBULANCE GURNEY AS REQUIRED
TWO-WAY COMMUNICATION DEVICE & SIGNAGE
ACCESSIBLE PATHWAY

## ADDITIONAL REQUIREMENTS

1. NOTES

| FLS - OCCUPANCY - LEVEL 1 | | | | | |
|---|---|---|---|---|---|
| NAME | OCC. GROUP | FUNCTION | AREA | LOAD FACTOR | OCC. LOAD |
| COMMONS | A-3 | 14.0 EXERCISE ROOMS | 1,471 SF | 50 | 30 |
| CORRIDOR | R-2 | 23.0 RESIDENTIAL | 2,494 SF | 200 | 13 |
| ELEV 1 | R-2 | 30.0 NO CLASSIFICATION APPLIES | 121 SF | | |
| ELEV 2 | R-2 | 30.0 NO CLASSIFICATION APPLIES | 109 SF | | |
| RESIDENTIAL | R-2 | 23.0 RESIDENTIAL | 11,552 SF | 200 | 58 |
| RESIDENTIAL | R-2 | 23.0 RESIDENTIAL | 3,525 SF | 200 | 18 |
| RESIDENTIAL | R-2 | 23.0 RESIDENTIAL | 1,424 SF | 200 | 8 |
| STAIR 1 | R-2 | 30.0 NO CLASSIFICATION APPLIES | 260 SF | | |
| STAIR 2 | R-2 | 30.0 NO CLASSIFICATION APPLIES | 255 SF | | |
| BOH | S-2 | 1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM | 954 SF | 300 | 4 |
| HOUSEKEEPING | S-2 | 1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM | 159 SF | 300 | 1 |
| IDF | S-2 | 1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM | 73 SF | 300 | 1 |
| MDF | S-2 | 1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM | 337 SF | 300 | 2 |
| STORAGE | S-2 | 1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM | 66 SF | 300 | 1 |
| STORAGE | S-2 | 1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM | 544 SF | 300 | 2 |
| STORAGE | S-2 | 1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM | 217 SF | 300 | 1 |
| TRASH | S-2 | 1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM | 138 SF | 300 | 1 |
| TOTAL OCCUPANT LOAD | | | 23,698 SF | | 140 |

PROJECT TRUE

0 4 8 16 32

**NOT FOR CONSTRUCTION**


Ankrom Moisan™

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415.252.7063


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**BASSETT PLACE**
351 West Main Street Madison, WI 53703

PACIFIC RETIREMENT SERVICES

| REVISION | DATE | REASON FOR ISSUE |
|---|---|---|
| | | |

LOWER LEVEL - FLS PLAN

DESIGN DEVELOPEMENT

DATE 02/24/2025 | PROJECT NUMBER 233810

SHEET NUMBER G2.21

2/21/2025 5:11:58 PM
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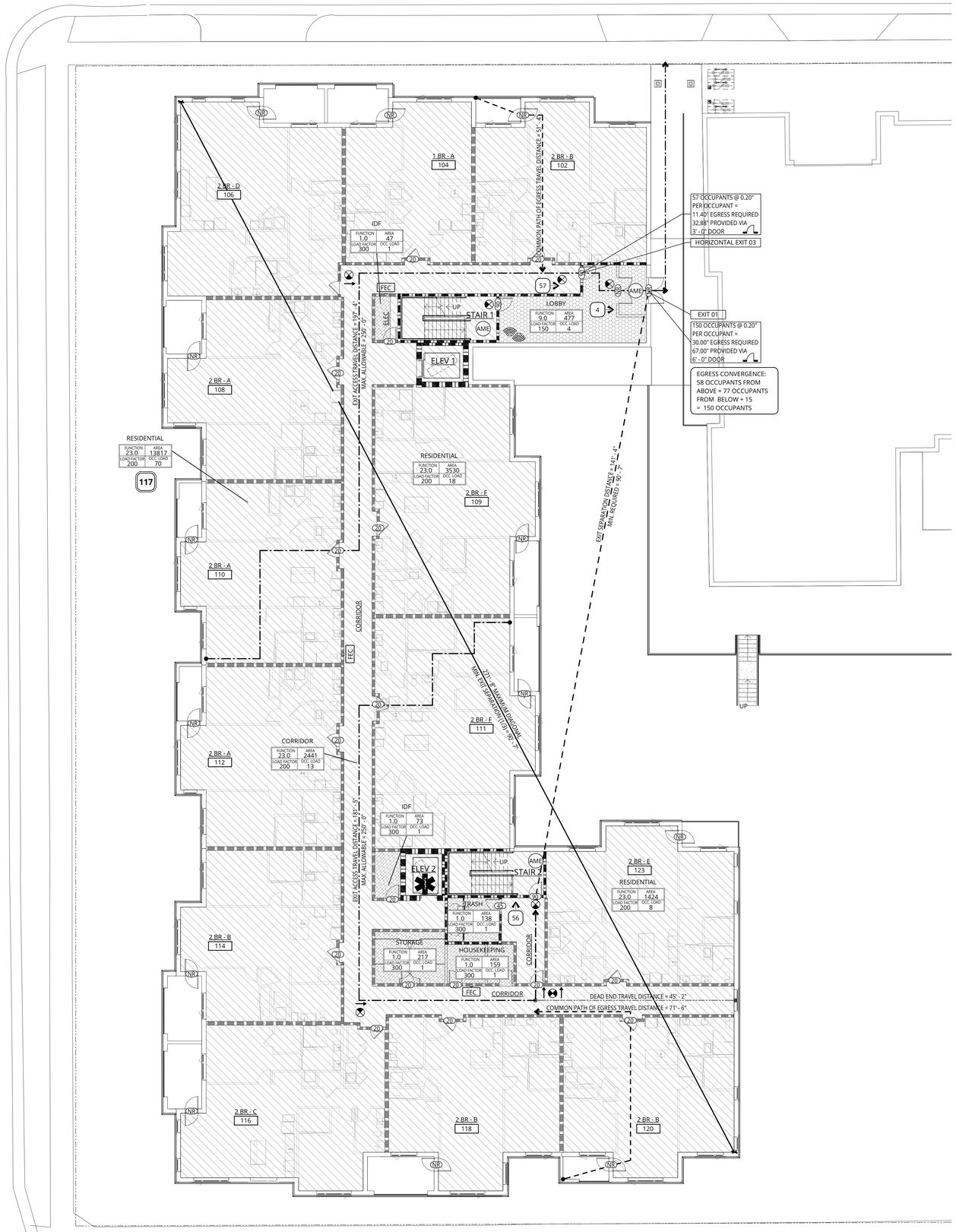


1 LEVEL 1 - FLS PLAN

3/32" = 1'-0" LEVEL OF EXIT DISCHARGE

## GENERAL NOTES - FLS PLANS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. PROVIDE EXIT SIGNS LOCATIONS AS SHOWN AND AS REQUIRED BY AHJ. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
3. MAINTAIN AN AVERAGE OF 1 FC, AND A MINIMUM OF 0.1 FC, ILLUMINATION AT THE WALKING SURFACE ALONG THE PATH OF EGRESS IN THE FOLLOWING LOCATIONS USING EMERGENCY POWER:
   - A. ANY SPACE REQUIRING TWO OR MORE MEANS OF EGRESS.
   - B. AISLES & CORRIDORS
   - C. INTERIOR EXIT ACCESS STAIRWAYS & RAMPS
   - D. INTERIOR & EXTERIOR EXIT STAIRWAYS & RAMPS
   - E. EXIT PASSAGEWAYS
   - F. AREAS ON THE LEVEL OF DISCHARGE USED FOR EXIT DISCHARGE PER SECTION 1028.1.
   - G. EXTERIOR LANDINGS AT EXIT DISCHARGE DOORS.
4. PROVIDE EMERGENCY POWER FOR LIGHTING IN THE FOLLOWING LOCATIONS:
   - A. ELECTRICAL EQUIPMENT ROOMS
   - B. FIRE COMMAND CENTERS (IF APPLICABLE)
   - C. FIRE PUMP ROOMS
   - D. GENERATOR ROOMS
   - E. PUBLIC RESTROOMS GREATER THAN 300 SF
5. FIRE RATINGS SHOWN ON THESE PLANS REFER TO SECTION 701.1 FOR FIRE-RESISTANCE-RATED CONSTRUCTION TO CONTAIN THE SPREAD OF FIRE AND SMOKE.
6. WALLS REQUIRED TO BE FIRE-RESISTANCE RATED FOR STRUCTURAL PROTECTION PER TABLE 601 ARE CONSTRUCTED AS FOLLOWS:
   - A. METAL & WOOD STUD FRAMED WALLS ARE PROTECTED ON BOTH SIDES WITH AT LEAST ONE LAYER OF 5/8" TYPE 'X' GWB. OPENING PROTECTION IS NOT REQUIRED. CONSTRUCT MEMBRANE PENETRATIONS IN ACCORDANCE WITH SECTION 714
   - B. CMU WALLS ACHIEVE RATING BY PROTECTION OF THE REINFORCING STEEL WITH SOLID GROUT
   - C. CONCRETE WALLS ACHIEVE RATING BY PROTECTION OF THE REINFORCING STEEL BY AT LEAST THE MINIMUM COVERAGE REQUIRED. REFER TO THE STRUCTURAL DRAWINGS FOR DETAILS
7. SMOKE/FIRE RATED CURTAIN AT ALL ELEVATOR OPENINGS. NOT REQUIRED AT LEVEL(S) OF EXIT DISCHARGE

### BUILDING DIAGONAL

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/3) = #' - #"

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/3) = #' - #"
MIN. EXIT ENCL. (1/4) = #' - #"
OR 30'-0", WHICHEVER IS LESS

#' - #" MAXIMUM DIAGONAL
MIN. EXIT ENCL. (1/4) = #' - #"
OR 30'-0", WHICHEVER IS LESS

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/2) = #' - #"

### EXIT & EXIT ENCLOSURE SEPARATION & REMOTENESS

EXIT SEPARATION DISTANCE = #' - #"
MIN. REQUIRED = #' - #"

EXIT ENCLOSURE REMOTENESS DISTANCE = #' - #"
MIN. REQUIRED = #' - #"

### PATHS

COMMON PATH OF EGRESS TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #" - #"

EXIT ACCESS TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

SMOKE COMPARTMENT EXIT TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

DEAD END TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

FIRE EXTINGUISHER TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

| EXIT WIDTH SUMMARY PER 1005.1 | | | |
|---|---|---|---|
| EXIT LOCATION: | | REQUIRED: | PROVIDED: |
| EXIT 01 | 150(0.2in) = | 30.00" | 6'-0" |
| EXIT 02 | 147(0.2in) = | 29.40" | 3'-0" |
| HORIZONTAL EXIT 03 | 57(0.2in) = | 11.40" | 3'-0" |

| FLS - OCCUPANCY - LEVEL 2 | | | | | |
|---|---|---|---|---|---|
| NAME | OCC. GROUP | FUNCTION | AREA | LOAD FACTOR | OCC. LOAD |
| LOBBY | B | 9.0 BUSINESS | 477 SF | 150 | 4 |
| CORRIDOR | R-2 | 23.0 RESIDENTIAL | 2,441 SF | 200 | 13 |
| ELEV 1 | R-2 | 30.0 NO CLASSIFICATION APPLIES | 121 SF | | |
| ELEV 2 | R-2 | 30.0 NO CLASSIFICATION APPLIES | 109 SF | | |
| RESIDENTIAL | R-2 | 23.0 RESIDENTIAL | 3,530 SF | 200 | 18 |
| RESIDENTIAL | R-2 | 23.0 RESIDENTIAL | 13,817 SF | 200 | 70 |
| RESIDENTIAL | R-2 | 23.0 RESIDENTIAL | 1,424 SF | 200 | 8 |
| STAIR 1 | R-2 | 30.0 NO CLASSIFICATION APPLIES | 279 SF | | |
| STAIR 2 | R-2 | 30.0 NO CLASSIFICATION APPLIES | 255 SF | | |
| HOUSEKEEPING | S-2 | 1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM | 159 SF | 300 | 1 |
| IDF | S-2 | 1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM | 47 SF | 300 | 1 |
| IDF | S-2 | 1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM | 73 SF | 300 | 1 |
| STORAGE | S-2 | 1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM | 217 SF | 300 | 1 |
| TRASH | S-2 | 1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM | 138 SF | 300 | 1 |
| TOTAL OCCUPANT LOAD | | | 23,086 SF | | 118 |

## OCCUPANCY LEGEND

A-3 · I (Any) · S-2 · B · R-2 · U

## FLS PLAN LEGEND

### ENCLOSING ELEMENTS

SMOKE PARTITION
1-HR SMOKE BARRIER
1-HR FIRE PARTITION
1-HR FIRE BARRIER
2-HR FIRE BARRIER
3-HR FIRE BARRIER
3-HR FIRE WALL/ASSEMBLY
1-HR EXTERIOR RATED ASSEMBLY
2-HR EXTERIOR RATED ASSEMBLY

### SYMBOLS & ELEMENTS

EXIT SIGN - AT DOOR, DIRECTIONAL, DOUBLE DIRECTIONAL

FIRE EXTINGUISHER - CANISTER, FLUSH CABINET, SEMI RECESSED CABINET — FE, FEC-S, FEC

LIFE SAFETY SUMMARY TAG — NAME; FUNCTION 14, AREA X; LOAD FACTOR Y, OCC. LOAD X/Y
ROOM FUNCTION
OCCUPANT LOAD FACTOR
OCCUPANT AREA (SF)
ROOM OCCUPANT LOAD

DOOR TAG - TYPICAL — FIRE RATING 20D

OCCUPANT LOAD - FLOW — 15

OCCUPANT LOAD - CUMULATIVE — 450

OCCUPANT LOAD - CONVERGENCE — EGRESS CONVERGENCE: 200 OCCUPANTS FROM ABOVE + 100 OCCUPANTS FROM BELOW + 15 = 315 OCCUPANTS

DOOR TAG - OCCUPANT — ### OCCUPANTS @ 0.20" PER OCCUPANT = ##.##" EGRESS REQUIRED ##.##" PROVIDED VIA 1' - 0" DOOR

STAIR TAG - OCCUPANT — ### OCCUPANTS @ 0.30" PER OCCUPANT = ##.##" STAIR REQUIRED 36.00" PROVIDED

EMERGENCY ESCAPE & RESCUE — EER

ACCESSIBLE MEANS OF EGRESS — AME

ELEVATOR TO ACCOMMODATE AMBULANCE GURNEY AS REQUIRED

TWO-WAY COMMUNICATION DEVICE & SIGNAGE

ACCESSIBLE PATHWAY

### ADDITIONAL REQUIREMENTS

1. NOTES

PROJECT TRUE

0 4 8 16 32

**NOT FOR CONSTRUCTION**

Ankrom Moisan TM
38 NORTHWEST DAVIS, SUITE 300
PORTLAND, OR 97209
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351 West Main Street Madison, WI 53703

PACIFIC RETIREMENT SERVICES

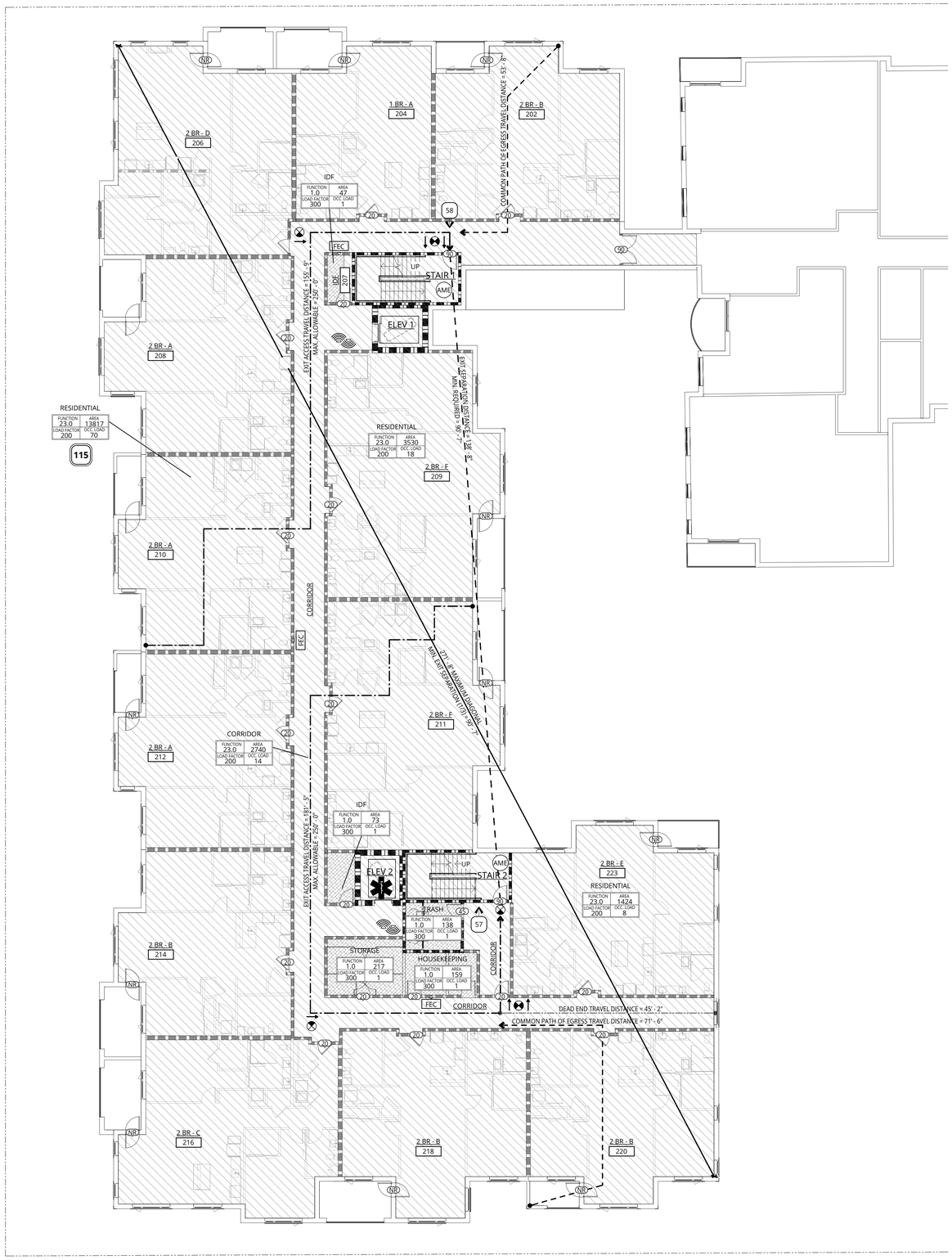
| REVISION | DATE | REASON FOR ISSUE |
|---|---|---|
| | | |

LEVEL 1 - FLS PLAN

DESIGN DEVELOPEMENT

DATE 02/24/2025 | PROJECT NUMBER 233810

SHEET NUMBER G2.22




# GENERAL NOTES - FLS PLANS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. PROVIDE EXIT SIGNS LOCATIONS AS SHOWN AND AS REQUIRED BY AHJ. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
3. MAINTAIN AN AVERAGE OF 1 FC, AND A MINIMUM OF 0.1 FC, ILLUMINATION AT THE WALKING SURFACE ALONG THE PATH OF EGRESS IN THE FOLLOWING LOCATIONS USING EMERGENCY POWER:
   - A. ANY SPACE REQUIRING TWO OR MORE MEANS OF EGRESS.
   - B. AISLES & CORRIDORS
   - C. INTERIOR EXIT ACCESS STAIRWAYS & RAMPS
   - D. INTERIOR & EXTERIOR EXIT STAIRWAYS & RAMPS
   - E. EXIT PASSAGEWAYS
   - F. AREAS ON THE LEVEL OF DISCHARGE USED FOR EXIT DISCHARGE PER SECTION 1028.1.
   - G. EXTERIOR LANDINGS AT EXIT DISCHARGE DOORS.
4. PROVIDE EMERGENCY POWER FOR LIGHTING IN THE FOLLOWING LOCATIONS:
   - A. ELECTRICAL EQUIPMENT ROOMS
   - B. FIRE COMMAND CENTERS (IF APPLICABLE)
   - C. FIRE PUMP ROOMS
   - D. GENERATOR ROOMS
   - E. PUBLIC RESTROOMS GREATER THAN 300 SF
5. FIRE RATINGS SHOWN ON THESE PLANS REFER TO SECTION 701.1 FOR FIRE-RESISTANCE-RATED CONSTRUCTION TO CONTAIN THE SPREAD OF FIRE AND SMOKE.
6. WALLS REQUIRED TO BE FIRE-RESISTANCE RATED FOR STRUCTURAL PROTECTION PER TABLE 601 ARE CONSTRUCTED AS FOLLOWS:
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   - B. CMU WALLS ACHIEVE RATING BY PROTECTION OF THE REINFORCING STEEL WITH SOLID GROUT
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## BUILDING DIAGONAL

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/3) = #' - #"

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/3) = #' - #"
MIN. EXIT ENCL. (1/4) = #' - #"
OR 30'-0", WHICHEVER IS LESS

#' - #" MAXIMUM DIAGONAL
MIN. EXIT ENCL. (1/4) = #' - #"
OR 30'-0", WHICHEVER IS LESS

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/2) = #' - #"

## EXIT & EXIT ENCLOSURE SEPARATION & REMOTENESS

EXIT SEPARATION DISTANCE = #' - #"
MIN. REQUIRED = #' - #"

EXIT ENCLOSURE REMOTENESS DISTANCE = #' - #"
MIN. REQUIRED = #' - #"

## PATHS

COMMON PATH OF EGRESS TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #" - #"

EXIT ACCESS TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

SMOKE COMPARTMENT EXIT TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

DEAD END TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

FIRE EXTINGUISHER TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

# OCCUPANCY LEGEND

A-3 | I (Any) | S-2
B | R-2 | U

# FLS PLAN LEGEND

## ENCLOSING ELEMENTS

SMOKE PARTITION
1-HR SMOKE BARRIER
1-HR FIRE PARTITION
1-HR FIRE BARRIER
2-HR FIRE BARRIER
3-HR FIRE BARRIER
3-HR FIRE WALL/ASSEMBLY
1-HR EXTERIOR RATED ASSEMBLY
2-HR EXTERIOR RATED ASSEMBLY

## SYMBOLS & ELEMENTS

EXIT SIGN - AT DOOR, DIRECTIONAL, DOUBLE DIRECTIONAL

FIRE EXTINGUISHER - CANISTER, FLUSH CABINET, SEMI RECESSED CABINET — FE, FEC-S, FEC

LIFE SAFETY SUMMARY TAG — NAME; FUNCTION 14; AREA X; LOAD FACTOR Y; OCC. LOAD X/Y
ROOM FUNCTION
OCCUPANT LOAD FACTOR
OCCUPANT AREA (SF)
ROOM OCCUPANT LOAD

DOOR TAG - TYPICAL — FIRE RATING 20D

OCCUPANT LOAD - FLOW — 15

OCCUPANT LOAD - CUMULATIVE — 450

OCCUPANT LOAD - CONVERGENCE — EGRESS CONVERGENCE: 200 OCCUPANTS FROM ABOVE + 100 OCCUPANTS FROM BELOW + 15 = 315 OCCUPANTS

DOOR TAG - OCCUPANT — ### OCCUPANTS @ 0.20" PER OCCUPANT = ##.##" EGRESS REQUIRED ##.##" PROVIDED VIA 1' - 0" DOOR

STAIR TAG - OCCUPANT — ### OCCUPANTS @ 0.30" PER OCCUPANT = ##.##" STAIR REQUIRED 36.00" PROVIDED

EMERGENCY ESCAPE & RESCUE — EER

ACCESSIBLE MEANS OF EGRESS — AME

ELEVATOR TO ACCOMMODATE AMBULANCE GURNEY AS REQUIRED

TWO-WAY COMMUNICATION DEVICE & SIGNAGE

ACCESSIBLE PATHWAY

## ADDITIONAL REQUIREMENTS

1. NOTES

| EXIT WIDTH SUMMARY PER 1005.1 | | | |
|---|---|---|---|
| EXIT LOCATION: | | REQUIRED: | PROVIDED: |
| EXIT 01 | 150(0.2in) = | 30.00" | 6'-0" |
| EXIT 02 | 147(0.2in) = | 29.40" | 3'-0" |
| HORIZONTAL EXIT 03 | 57(0.2in) = | 11.40" | 3'-0" |

FLS - OCCUPANCY - LEVEL 3

| NAME | OCC. GROUP | FUNCTION | AREA | LOAD FACTOR | OCC. LOAD |
|---|---|---|---|---|---|
| CORRIDOR | R-2 | 23.0 RESIDENTIAL | 2,740 SF | 200 | 14 |
| ELEV 1 | R-2 | 30.0 NO CLASSIFICATION APPLIES | 121 SF | | |
| ELEV 2 | R-2 | 30.0 NO CLASSIFICATION APPLIES | 109 SF | | |
| RESIDENTIAL | R-2 | 23.0 RESIDENTIAL | 13,817 SF | 200 | 70 |
| RESIDENTIAL | R-2 | 23.0 RESIDENTIAL | 3,530 SF | 200 | 18 |
| RESIDENTIAL | R-2 | 23.0 RESIDENTIAL | 1,424 SF | 200 | 8 |
| STAIR 1 | R-2 | 30.0 NO CLASSIFICATION APPLIES | 279 SF | | |
| STAIR 2 | R-2 | 30.0 NO CLASSIFICATION APPLIES | 255 SF | | |
| HOUSEKEEPING | S-2 | 1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM | 159 SF | 300 | 1 |
| IDF | S-2 | 1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM | 73 SF | 300 | 1 |
| IDF | S-2 | 1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM | 47 SF | 300 | 1 |
| STORAGE | S-2 | 1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM | 217 SF | 300 | 1 |
| TRASH | S-2 | 1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM | 138 SF | 300 | 1 |
| TOTAL OCCUPANT LOAD | | | 22,908 SF | | 115 |

1 LEVEL 2 - FLS PLAN
3/32" = 1'-0" LEVEL OF EXIT DISCHARGE

PROJECT TRUE

0 4 8 16 32

**NOT FOR CONSTRUCTION**

Ankrom Moisan TM
38 NORTHWEST DAVIS, SUITE 300
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**BASSETT PLACE**
351 West Main Street Madison, WI 53703

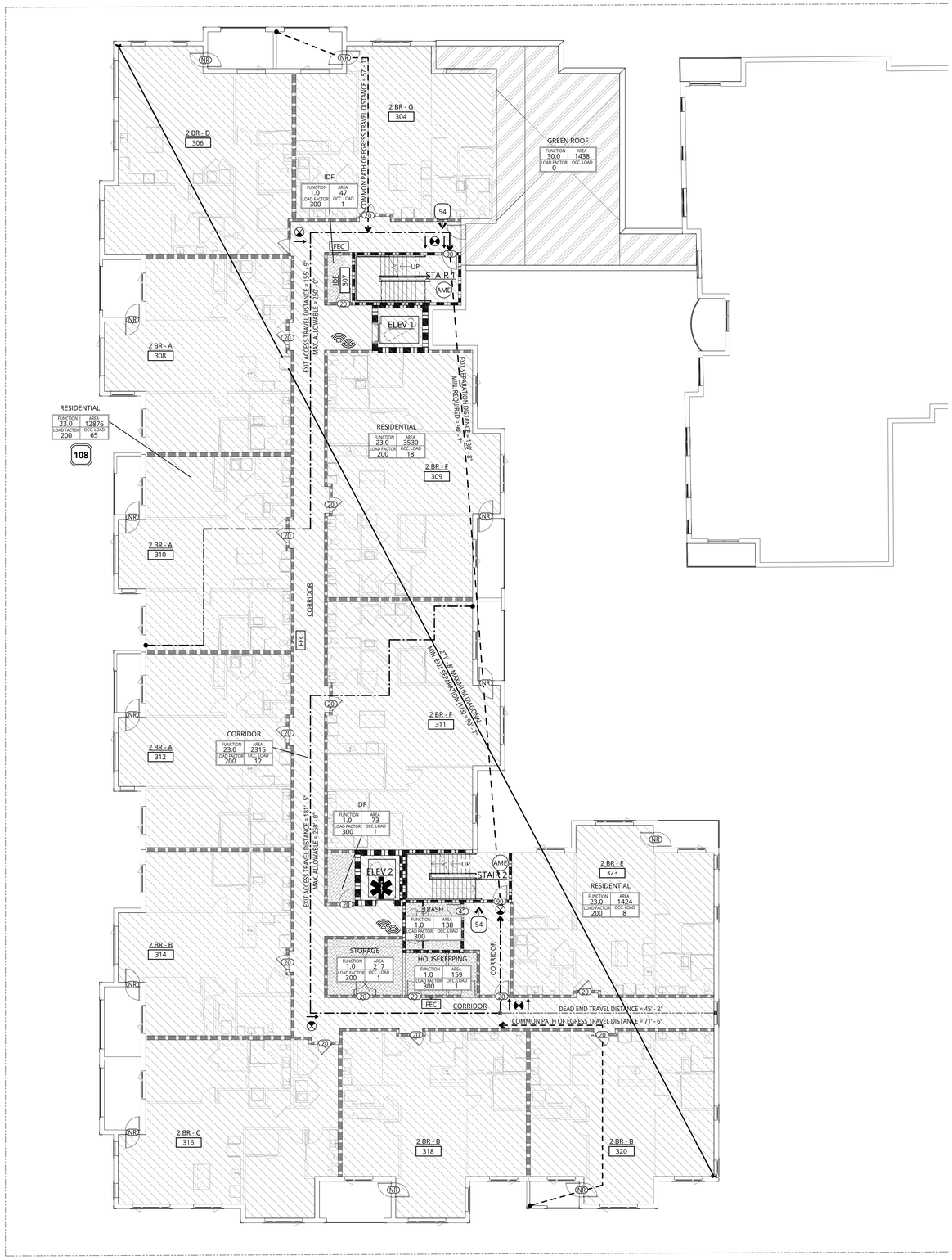
PACIFIC RETIREMENT SERVICES

| REVISION | DATE | REASON FOR ISSUE |
|---|---|---|

LEVEL 2 - FLS PLAN

DESIGN DEVELOPEMENT

DATE 02/24/2025
PROJECT NUMBER 233810
SHEET NUMBER G2.23




1 LEVEL 3 - FLS PLAN

3/32" = 1'-0"

## GENERAL NOTES - FLS PLANS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. PROVIDE EXIT SIGNS LOCATIONS AS SHOWN AND AS REQUIRED BY AHJ. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
3. MAINTAIN AN AVERAGE OF 1 FC, AND A MINIMUM OF 0.1 FC, ILLUMINATION AT THE WALKING SURFACE ALONG THE PATH OF EGRESS IN THE FOLLOWING LOCATIONS USING EMERGENCY POWER:
   - A. ANY SPACE REQUIRING TWO OR MORE MEANS OF EGRESS.
   - B. AISLES & CORRIDORS
   - C. INTERIOR EXIT ACCESS STAIRWAYS & RAMPS
   - D. INTERIOR & EXTERIOR EXIT STAIRWAYS & RAMPS
   - E. EXIT PASSAGEWAYS
   - F. AREAS ON THE LEVEL OF DISCHARGE USED FOR EXIT DISCHARGE PER SECTION 1028.1.
   - G. EXTERIOR LANDINGS AT EXIT DISCHARGE DOORS.
4. PROVIDE EMERGENCY POWER FOR LIGHTING IN THE FOLLOWING LOCATIONS:
   - A. ELECTRICAL EQUIPMENT ROOMS
   - B. FIRE COMMAND CENTERS (IF APPLICABLE)
   - C. FIRE PUMP ROOMS
   - D. GENERATOR ROOMS
   - E. PUBLIC RESTROOMS GREATER THAN 300 SF
5. FIRE RATINGS SHOWN ON THESE PLANS REFER TO SECTION 701.1 FOR FIRE-RESISTANCE-RATED CONSTRUCTION TO CONTAIN THE SPREAD OF FIRE AND SMOKE.
6. WALLS REQUIRED TO BE FIRE-RESISTANCE RATED FOR STRUCTURAL PROTECTION PER TABLE 601 ARE CONSTRUCTED AS FOLLOWS:
   - A. METAL & WOOD STUD FRAMED WALLS ARE PROTECTED ON BOTH SIDES WITH AT LEAST ONE LAYER OF 5/8" TYPE 'X' GWB. OPENING PROTECTION IS NOT REQUIRED. CONSTRUCT MEMBRANE PENETRATIONS IN ACCORDANCE WITH SECTION 714
   - B. CMU WALLS ACHIEVE RATING BY PROTECTION OF THE REINFORCING STEEL WITH SOLID GROUT
   - C. CONCRETE WALLS ACHIEVE RATING BY PROTECTION OF THE REINFORCING STEEL BY AT LEAST THE MINIMUM COVERAGE REQUIRED. REFER TO THE STRUCTURAL DRAWINGS FOR DETAILS
7. SMOKE/FIRE RATED CURTAIN AT ALL ELEVATOR OPENINGS. NOT REQUIRED AT LEVEL(S) OF EXIT DISCHARGE

### BUILDING DIAGONAL

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/3) = #' - #"

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/3) = #' - #"
MIN. EXIT ENCL. (1/4) = #' - #"
OR 30'-0", WHICHEVER IS LESS

#' - #" MAXIMUM DIAGONAL
MIN. EXIT ENCL. (1/4) = #' - #"
OR 30'-0", WHICHEVER IS LESS

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/2) = #' - #"

### EXIT & EXIT ENCLOSURE SEPARATION & REMOTENESS

EXIT SEPARATION DISTANCE = #' - #"
MIN. REQUIRED = #' - #"

EXIT ENCLOSURE REMOTENESS DISTANCE = #' - #"
MIN. REQUIRED = #' - #"

### PATHS

COMMON PATH OF EGRESS TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

EXIT ACCESS TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

SMOKE COMPARTMENT EXIT TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

DEAD END TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

FIRE EXTINGUISHER TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

## OCCUPANCY LEGEND

A-3 | I (Any) | S-2
B | R-2 | U

## FLS PLAN LEGEND

### ENCLOSING ELEMENTS

SMOKE PARTITION
1-HR SMOKE BARRIER
1-HR FIRE PARTITION
1-HR FIRE BARRIER
2-HR FIRE BARRIER
3-HR FIRE BARRIER
3-HR FIRE WALL/ASSEMBLY
1-HR EXTERIOR RATED ASSEMBLY
2-HR EXTERIOR RATED ASSEMBLY

### SYMBOLS & ELEMENTS

EXIT SIGN - AT DOOR, DIRECTIONAL, DOUBLE DIRECTIONAL

FIRE EXTINGUISHER - CANISTER, FLUSH CABINET, SEMI RECESSED CABINET — FE, FEC-S, FEC

LIFE SAFETY SUMMARY TAG — NAME; FUNCTION 14; LOAD FACTOR Y; AREA X; OCC. LOAD X/Y
ROOM FUNCTION
OCCUPANT LOAD FACTOR
OCCUPANT AREA (SF)
ROOM OCCUPANT LOAD

DOOR TAG - TYPICAL — 200; FIRE RATING

OCCUPANT LOAD - FLOW — 15

OCCUPANT LOAD - CUMULATIVE — 450

OCCUPANT LOAD - CONVERGENCE — EGRESS CONVERGENCE: 200 OCCUPANTS FROM ABOVE + 100 OCCUPANTS FROM BELOW + 15 = 315 OCCUPANTS

DOOR TAG - OCCUPANT — ### OCCUPANTS @ 0.20" PER OCCUPANT = ##.##" EGRESS REQUIRED ##.##" PROVIDED VIA 1' - 0" DOOR

STAIR TAG - OCCUPANT — ### OCCUPANTS @ 0.30" PER OCCUPANT = ##.##" STAIR REQUIRED 36.00" PROVIDED

EMERGENCY ESCAPE & RESCUE — EER

ACCESSIBLE MEANS OF EGRESS — AME

ELEVATOR TO ACCOMMODATE AMBULANCE GURNEY AS REQUIRED

TWO-WAY COMMUNICATION DEVICE & SIGNAGE

ACCESSIBLE PATHWAY

### ADDITIONAL REQUIREMENTS

1. NOTES

| EXIT WIDTH SUMMARY PER 1005.1 | | | |
|---|---|---|---|
| EXIT LOCATION: | | REQUIRED: | PROVIDED: |
| EXIT 01 | 150(0.2in) = | 30.00" | 6'-0" |
| EXIT 02 | 147(0.2in) = | 29.40" | 3'-0" |
| HORIZONTAL EXIT 03 | 57(0.2in) = | 11.40" | 3'-0" |

FLS - OCCUPANCY - LEVEL 4

| NAME | OCC. GROUP | FUNCTION | AREA | LOAD FACTOR | OCC. LOAD |
|---|---|---|---|---|---|
| CORRIDOR | R-2 | 23.0 RESIDENTIAL | 2,315 SF | 200 | 12 |
| ELEV 1 | R-2 | 30.0 NO CLASSIFICATION APPLIES | 121 SF | | |
| ELEV 2 | R-2 | 30.0 NO CLASSIFICATION APPLIES | 109 SF | | |
| RESIDENTIAL | R-2 | 23.0 RESIDENTIAL | 12,876 SF | 200 | 65 |
| RESIDENTIAL | R-2 | 23.0 RESIDENTIAL | 3,530 SF | 200 | 18 |
| RESIDENTIAL | R-2 | 23.0 RESIDENTIAL | 1,424 SF | 200 | 8 |
| STAIR 1 | R-2 | 30.0 NO CLASSIFICATION APPLIES | 279 SF | | |
| STAIR 2 | R-2 | 30.0 NO CLASSIFICATION APPLIES | 255 SF | | |
| HOUSEKEEPING | S-2 | 1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM | 159 SF | 300 | 1 |
| IDF | S-2 | 1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM | 73 SF | 300 | 1 |
| IDF | S-2 | 1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM | 47 SF | 300 | 1 |
| STORAGE | S-2 | 1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM | 217 SF | 300 | 1 |
| TRASH | S-2 | 1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM | 138 SF | 300 | 1 |
| GREEN ROOF | U | 30.0 NO CLASSIFICATION APPLIES | 1,438 SF | | |
| TOTAL OCCUPANT LOAD | | | 22,980 SF | | 108 |

PROJECT TRUE

0 4 8 16 32

**NOT FOR CONSTRUCTION**

Ankrom Moisan™

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351 West Main Street Madison, WI 53703

PACIFIC RETIREMENT SERVICES

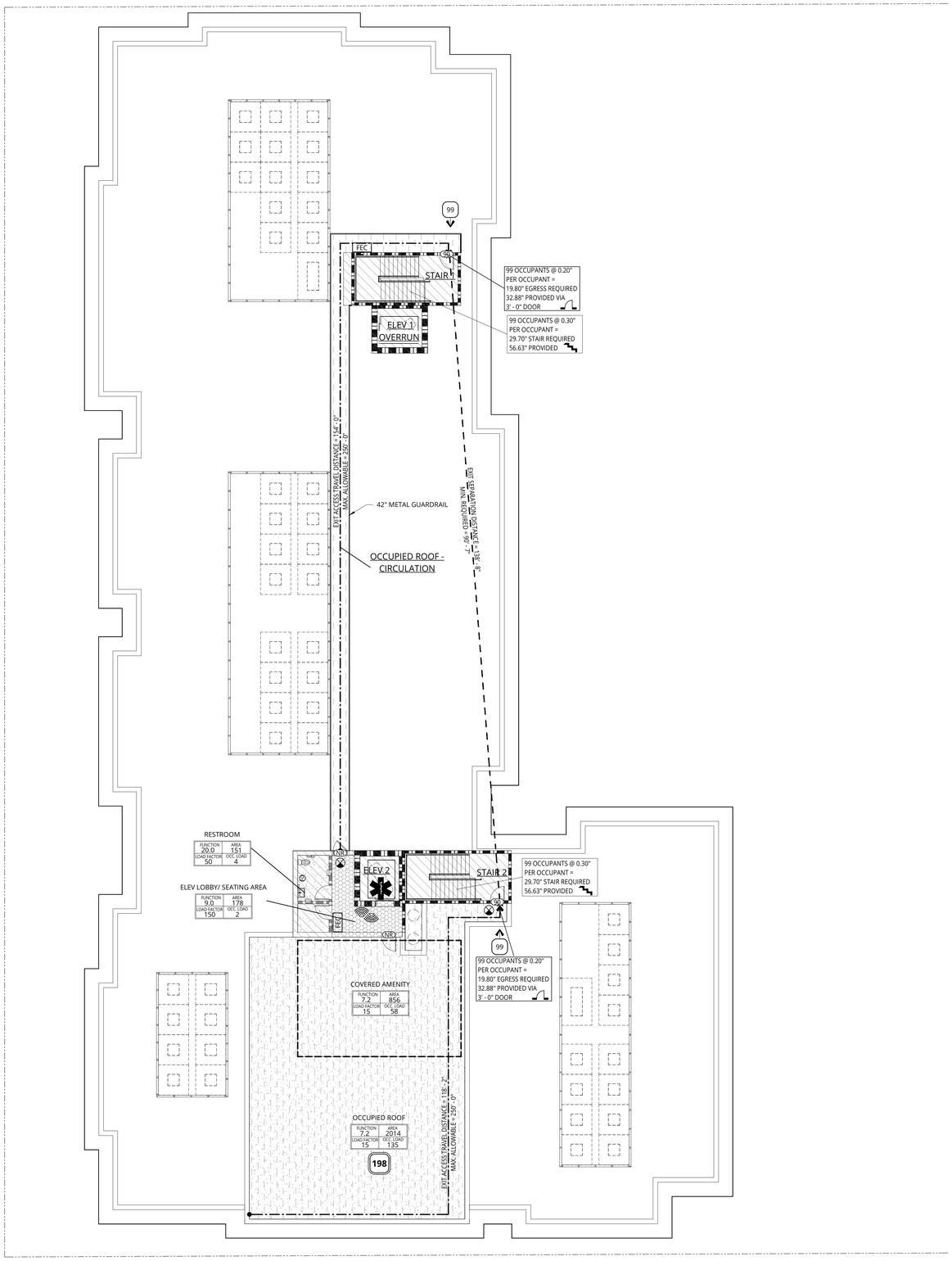
| REVISION | DATE | REASON FOR ISSUE |
|---|---|---|

LEVEL 3 - FLS PLAN

DESIGN DEVELOPEMENT

DATE 02/24/2025
PROJECT NUMBER 233810
SHEET NUMBER G2.24

2/21/2025 5:12:22 PM




1 ROOF - FLS PLAN

3/32" = 1'-0"

## GENERAL NOTES - FLS PLANS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. PROVIDE EXIT SIGNS LOCATIONS AS SHOWN AND AS REQUIRED BY AHJ. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
3. MAINTAIN AN AVERAGE OF 1 FC, AND A MINIMUM OF 0.1 FC, ILLUMINATION AT THE WALKING SURFACE ALONG THE PATH OF EGRESS IN THE FOLLOWING LOCATIONS USING EMERGENCY POWER:
   - A. ANY SPACE REQUIRING TWO OR MORE MEANS OF EGRESS.
   - B. AISLES & CORRIDORS
   - C. INTERIOR EXIT ACCESS STAIRWAYS & RAMPS
   - D. INTERIOR & EXTERIOR EXIT STAIRWAYS & RAMPS
   - E. EXIT PASSAGEWAYS
   - F. AREAS ON THE LEVEL OF DISCHARGE USED FOR EXIT DISCHARGE PER SECTION 1028.1.
   - G. EXTERIOR LANDINGS AT EXIT DISCHARGE DOORS.
4. PROVIDE EMERGENCY POWER FOR LIGHTING IN THE FOLLOWING LOCATIONS:
   - A. ELECTRICAL EQUIPMENT ROOMS
   - B. FIRE COMMAND CENTERS (IF APPLICABLE)
   - C. FIRE PUMP ROOMS
   - D. GENERATOR ROOMS
   - E. PUBLIC RESTROOMS GREATER THAN 300 SF
5. FIRE RATINGS SHOWN ON THESE PLANS REFER TO SECTION 701.1 FOR FIRE-RESISTANCE-RATED CONSTRUCTION TO CONTAIN THE SPREAD OF FIRE AND SMOKE.
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### BUILDING DIAGONAL

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MIN. EXIT SEPARATION (1/3) = #' - #"

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/3) = #' - #"
MIN. EXIT ENCL. (1/4) = #' - #"
OR 30'-0", WHICHEVER IS LESS

#' - #" MAXIMUM DIAGONAL
MIN. EXIT ENCL. (1/4) = #' - #"
OR 30'-0", WHICHEVER IS LESS

#' - #" MAXIMUM DIAGONAL
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### EXIT & EXIT ENCLOSURE SEPARATION & REMOTENESS

EXIT SEPARATION DISTANCE = #' - #"
MIN. REQUIRED = #' - #"

EXIT ENCLOSURE REMOTENESS DISTANCE = #' - #"
MIN. REQUIRED = #' - #"

### PATHS

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MAX. ALLOWABLE = #" - #"

EXIT ACCESS TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

SMOKE COMPARTMENT EXIT TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

DEAD END TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

FIRE EXTINGUISHER TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

## OCCUPANCY LEGEND

A-3 | I (Any) | S-2
B | R-2 | U

## FLS PLAN LEGEND

### ENCLOSING ELEMENTS

SMOKE PARTITION
1-HR SMOKE BARRIER
1-HR FIRE PARTITION
1-HR FIRE BARRIER
2-HR FIRE BARRIER
3-HR FIRE BARRIER
3-HR FIRE WALL/ASSEMBLY
1-HR EXTERIOR RATED ASSEMBLY
2-HR EXTERIOR RATED ASSEMBLY

### SYMBOLS & ELEMENTS

EXIT SIGN - AT DOOR, DIRECTIONAL, DOUBLE DIRECTIONAL

FIRE EXTINGUISHER - CANISTER, FLUSH CABINET, SEMI RECESSED CABINET — FE, FEC-S, FEC

LIFE SAFETY SUMMARY TAG — NAME; FUNCTION 14; AREA X; LOAD FACTOR Y; OCC. LOAD X/Y
ROOM FUNCTION
OCCUPANT LOAD FACTOR
OCCUPANT AREA (SF)
ROOM OCCUPANT LOAD

DOOR TAG - TYPICAL — 200 — FIRE RATING

OCCUPANT LOAD - FLOW — 15

OCCUPANT LOAD - CUMULATIVE — 450

OCCUPANT LOAD - CONVERGENCE — EGRESS CONVERGENCE: 200 OCCUPANTS FROM ABOVE + 100 OCCUPANTS FROM BELOW + 15 = 315 OCCUPANTS

DOOR TAG - OCCUPANT — ### OCCUPANTS @ 0.20" PER OCCUPANT = ##.##" EGRESS REQUIRED ##.##" PROVIDED VIA 1' - 0" DOOR

STAIR TAG - OCCUPANT — ### OCCUPANTS @ 0.30" PER OCCUPANT = ##.##" STAIR REQUIRED 36.00" PROVIDED

EMERGENCY ESCAPE & RESCUE — EER

ACCESSIBLE MEANS OF EGRESS — AME

ELEVATOR TO ACCOMMODATE AMBULANCE GURNEY AS REQUIRED

TWO-WAY COMMUNICATION DEVICE & SIGNAGE

ACCESSIBLE PATHWAY

### ADDITIONAL REQUIREMENTS

1. NOTES

| EXIT WIDTH SUMMARY PER 1005.1 | | | |
|---|---|---|---|
| EXIT LOCATION: | | REQUIRED: | PROVIDED: |
| EXIT 01 | 150(0.2in) = | 30.00" | 6'-0" |
| EXIT 02 | 147(0.2in) = | 29.40" | 3'-0" |
| HORIZONTAL EXIT 03 | 57(0.2in) = | 11.40" | 3'-0" |

FLS - OCCUPANCY - ROOF

| NAME | OCC. GROUP | FUNCTION | AREA | LOAD FACTOR | OCC. LOAD |
|---|---|---|---|---|---|
| COVERED AMENITY | A-3 | 7.2 ASSEMBLY: UNCONCENTRATED-TABLES AND CHAIRS | 856 SF | 15 | 58 |
| OCCUPIED ROOF | A-3 | 7.2 ASSEMBLY: UNCONCENTRATED-TABLES AND CHAIRS | 2,014 SF | 15 | 135 |
| OCCUPIED ROOF - CIRCULATION | A-3 | 30.0 NO CLASSIFICATION APPLIES | 582 SF | | |
| ELEV LOBBY/ SEATING AREA | B | 9.0 BUSINESS | 178 SF | 150 | 2 |
| ELEV 1 | R-2 | 23.0 NO CLASSIFICATION APPLIES | 121 SF | | |
| ELEV 2 | R-2 | 23.0 NO CLASSIFICATION APPLIES | 96 SF | | |
| RESTROOM | R-2 | 20.0 LOCKER ROOMS | 151 SF | 50 | 4 |
| STAIR 1 | R-2 | 23.0 NO CLASSIFICATION APPLIES | 279 SF | | |
| STAIR 2 | R-2 | 23.0 NO CLASSIFICATION APPLIES | 255 SF | | |
| TOTAL OCCUPANT LOAD | | | 4,533 SF | | 199 |

PROJECT TRUE

0 4 8 16 32

**NOT FOR CONSTRUCTION**

Ankrom Moisan TM

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PACIFIC RETIREMENT SERVICES

| REVISION | DATE | REASON FOR ISSUE |
|---|---|---|
| | | |

ROOF - FLS PLAN

DESIGN DEVELOPEMENT

DATE 02/24/2025
PROJECT NUMBER 233810

SHEET NUMBER
G2.25

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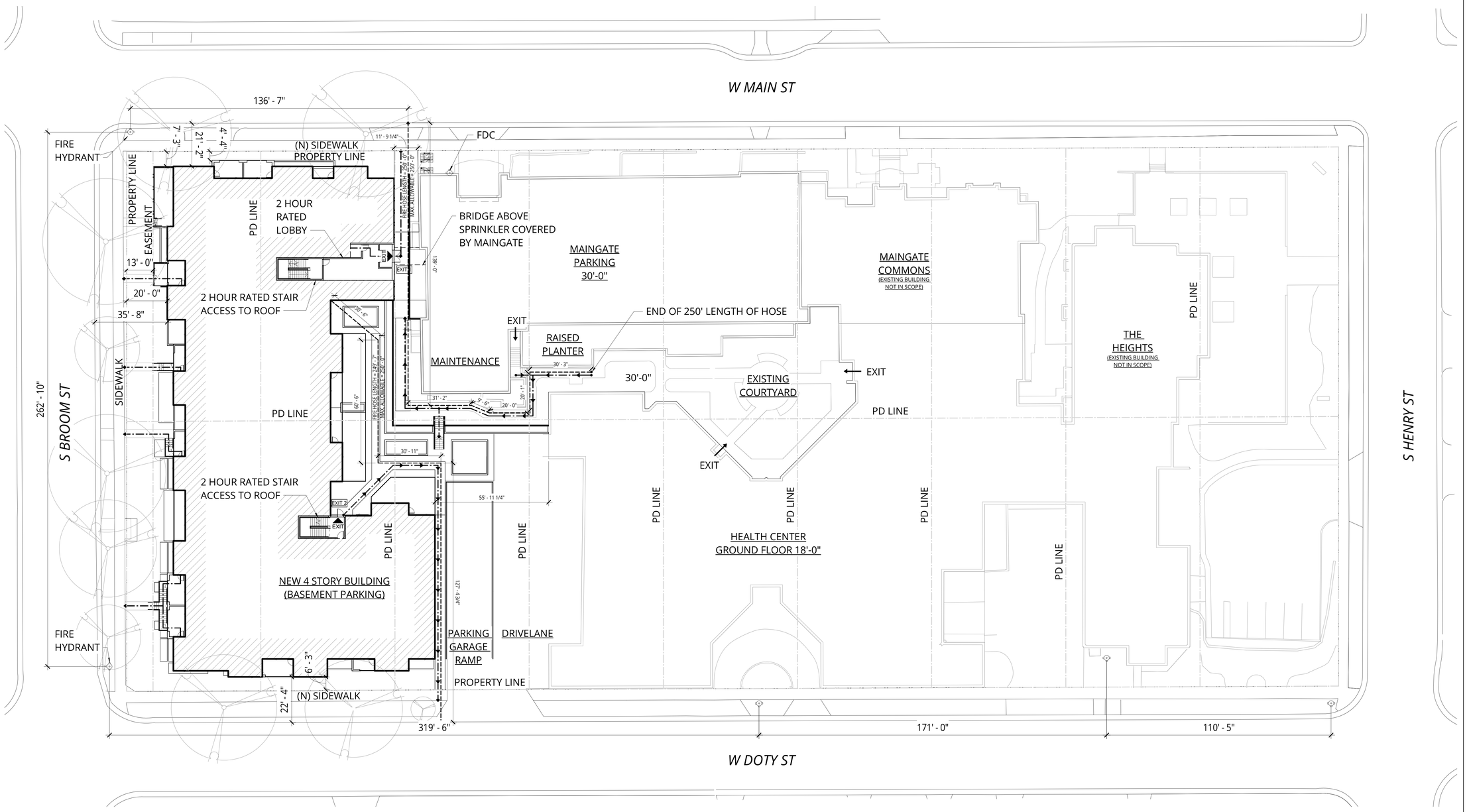
## FLS PLAN LEGEND

PATHS

HOSE TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

EGRESS PATH

FIRE HYDRANT




1 SITE PLAN - FIRE HOSE LENGTH & FIRE HYDRANT LOCATIONS

1" = 20'-0"

PROJECT TRUE

0 10 20 40 80

**NOT FOR CONSTRUCTION**

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PACIFIC RETIREMENT SERVICES

| REVISION | DATE | REASON FOR ISSUE |
|---|---|---|

FIRE ACCESS DIAGRAM

DESIGN DEVELOPEMENT

| DATE | PROJECT NUMBER |
|---|---|
| 02/24/2025 | 233810 |

SHEET NUMBER
G4.03

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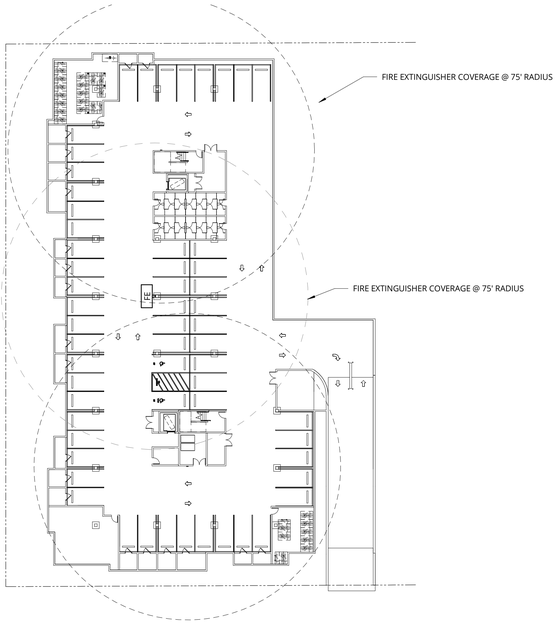
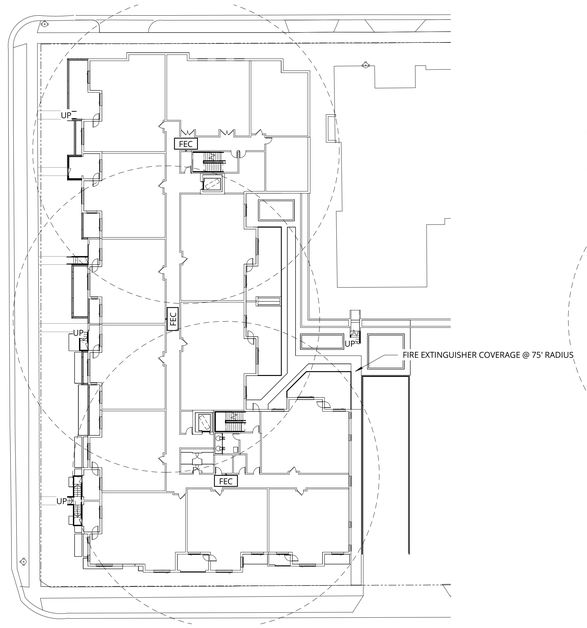
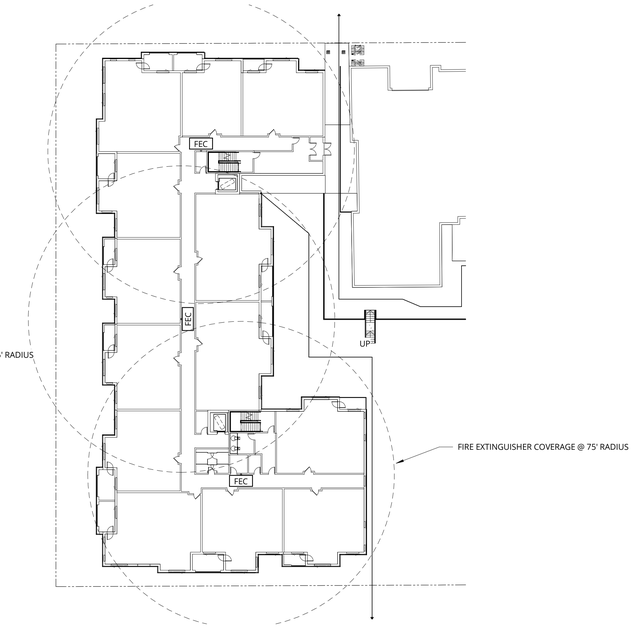


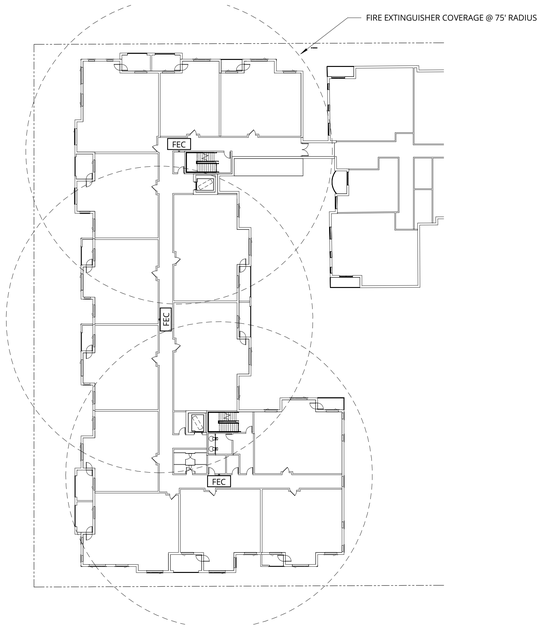

1 P-1 LEVEL - FEC COVERAGE PLANS
1" = 30'-0"



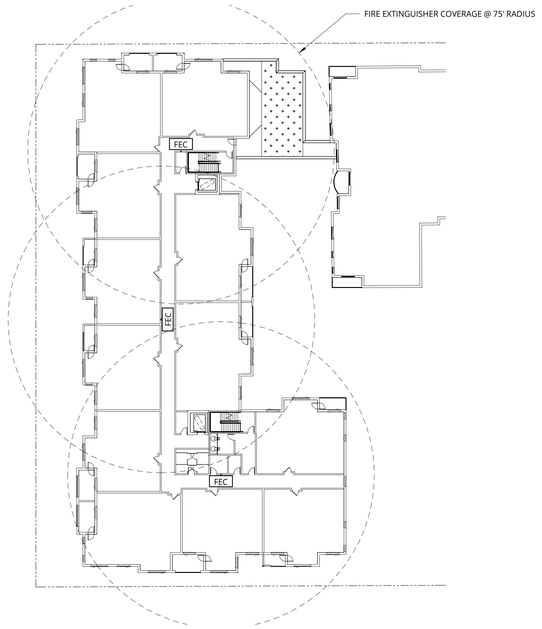

2 LOWER LEVEL - FEC COVERAGE PLANS
1" = 30'-0"



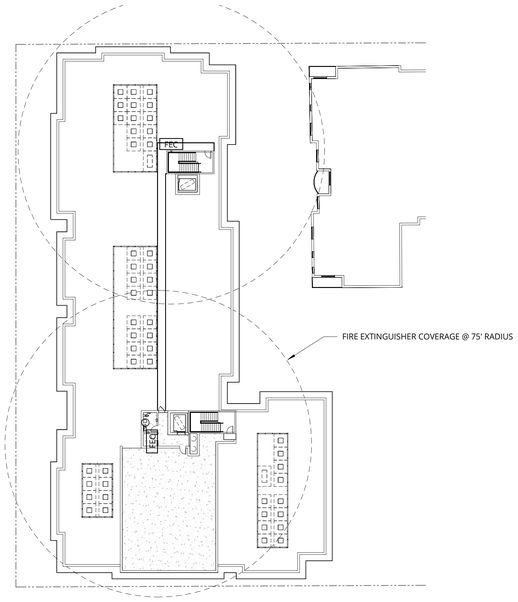

3 LEVEL 1 - FEC COVERAGE PLANS
1" = 30'-0"




4 LEVEL 2 - FEC COVERAGE PLANS
1" = 30'-0"




5 LEVEL 3 - FEC COVERAGE PLANS
1" = 30'-0"




6 ROOF - FEC COVERAGE PLANS
1" = 30'-0"

## FLS PLAN LEGEND

### ENCLOSING ELEMENTS

SMOKE PARTITION
1-HR SMOKE BARRIER
1-HR FIRE PARTITION
1-HR FIRE BARRIER
2-HR FIRE BARRIER
3-HR FIRE BARRIER
3-HR FIRE WALL/ASSEMBLY
1-HR EXTERIOR RATED ASSEMBLY
2-HR EXTERIOR RATED ASSEMBLY

### SYMBOLS & ELEMENTS

EXIT SIGN - AT DOOR, DIRECTIONAL, DOUBLE DIRECTIONAL

FIRE EXTINGUISHER - CANISTER, FLUSH CABINET, SEMI RECESSED CABINET
FE FEC-S FEC

LIFE SAFETY SUMMARY TAG
NAME
FUNCTION 14 | AREA X
LOAD FACTOR Y | OCC LOAD X/Y
ROOM FUNCTION
OCCUPANT LOAD FACTOR
OCCUPANT AREA (SF)
ROOM OCCUPANT LOAD

DOOR TAG - TYPICAL
60
FIRE RATING

OCCUPANT LOAD - FLOW
15

OCCUPANT LOAD - CUMULATIVE
450

OCCUPANT LOAD - CONVERGENCE
EGRESS CONVERGENCE:
200 OCCUPANTS FROM ABOVE + 100 OCCUPANTS FROM BELOW + 15 = 315 OCCUPANTS

DOOR TAG - OCCUPANT
### OCCUPANTS @ 0.20"
PER OCCUPANT =
##.##" EGRESS REQUIRED
##.##" PROVIDED VIA
1' - 0" DOOR

STAIR TAG - OCCUPANT
### OCCUPANTS @ 0.30"
PER OCCUPANT =
##.##" STAIR REQUIRED
36.00" PROVIDED

EMERGENCY ESCAPE & RESCUE
EER

ACCESSIBLE MEANS OF EGRESS
AME

ELEVATOR TO ACCOMMODATE AMBULANCE GURNEY AS REQUIRED

FIRE SERVICE ACCESS ELEVATOR

TWO-WAY COMMUNICATION DEVICE & SIGNAGE

ACCESSIBLE PATHWAY

### BUILDING DIAGONAL

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/3) = #' - #"

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/3) = #' - #"
MIN. EXIT ENCL. (1/4) = #' - #"
OR 30'-0", WHICHEVER IS LESS

#' - #" MAXIMUM DIAGONAL
MIN. EXIT ENCL. (1/4) = #' - #"
OR 30'-0", WHICHEVER IS LESS

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/2) = #' - #"

### EXIT & EXIT ENCLOSURE SEPARATION & REMOTENESS

EXIT SEPARATION DISTANCE = #' - #"
MIN. REQUIRED = #' - #"

EXIT ENCLOSURE REMOTENESS DISTANCE = #' - #"
MIN. REQUIRED = #' - #"

### PATHS

COMMON PATH OF EGRESS TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

EXIT ACCESS TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

SMOKE COMPARTMENT EXIT TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

DEAD END TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

FIRE EXTINGUISHER TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

### ADDITIONAL REQUIREMENTS

1. NOTES

PROJECT TRUE

0 15 30 60 120

**NOT FOR CONSTRUCTION**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351 West Main Street Madison, WI 53703

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| | | |

FEC LOCATIONS

DESIGN DEVELOPEMENT

DATE 02/24/2025
PROJECT NUMBER 233810
SHEET NUMBER
G4.04

C:_Revit Projects\233810-24-Madison Capitol Lakes\233810-24-Madison Capitol Lakes_jesomn.rvt

# ABBREVIATIONS

| ABBREVIATION | TERM |
|---|---|
| A/V | AUDIO VISUAL |
| AB | ANCHOR BOLT |
| AC | AIR CONDITIONING |
| ACDN | ACCORDION |
| ACP | ACOUSTICAL CEILING PANEL |
| ACST | ACOUSTICAL |
| ACT | ACOUSTICAL CEILING TILE |
| AD | AREA DRAIN |
| ADJ | ADJUST, ADJUSTABLE |
| AESS | ARCHITECTURALLY EXPOSED STRUCTURAL STEEL |
| AFF | ABOVE FINISH FLOOR |
| ALUM | ALUMINUM |
| AP | ASPHALTIC PAVING |
| APP | APPROXIMATELY |
| ARCH | ARCHITECTURAL |
| ASPH | ASPHALT |
| AUTO | AUTOMATIC |

| | |
|---|---|
| B # | BASE |
| BALC | BALCONY |
| BD | BOARD |
| BDRM | BEDROOM |
| BITUM | BITUMINOUS |
| BKR | BACKER |
| BL | BLINDS |
| BLDG | BUILDING |
| BLK | BLOCK |
| BLKG | BLOCKING |
| BLKT | BLANKET |
| BLT IN | BUILT-IN |
| BM | BEAM |
| BOC | BOTTOM OF CURB |
| BOT/BTM | BOTTOM |
| BOW | BOTTOM OF WALL |
| BRK | BRICK |
| BSMT | BASEMENT |
| BTR | BETTER |
| BU | BUILT-UP |

| | |
|---|---|
| C# | CARPET |
| C/W | CURTAIN WALL |
| CAB | CABINET |
| CB | CATCH BASIN |
| CC | CUBICLE CURTAIN |
| CEM | CEMENT, CEMENTITIOUS |
| CG | CORNER GUARD |
| CI | CAST IRON |
| CJ | CONTROL JOINT |
| CK TP | COOK TOP |
| CL | CENTER LINE |
| CLG | CEILING |
| CLO | CLOSER |
| CLOS | CLOSET |
| CLR | CLEAR |
| CNTR | COUNTER |
| COILG | COILING |
| COL | COLUMN |
| COMP | COMPOSITE, COMPENSATION |
| CONC | CONCRETE |
| COND | CONDITION |
| CONSTR | CONSTRUCTION |
| CONT | CONTINUOUS |
| CONTR | CONTRACTOR |
| CORR | CORRIDOR |
| CPT | CARPET |
| CTG | COATING |
| CTR | CENTER |
| CTRL | CONTROL |
| CTSK | COUNTERSINK |
| CTV | CABLE TV |
| CU | CUBIC |
| CUST | CUSTOM |
| CWK | CASEWORK |

| | |
|---|---|
| D/W | DISHWASHER |
| DAAC | DIRECT-APPLIED ACOUSTICAL CEILING |
| DBL | DOUBLE |
| DEC | DECORATIVE |
| DEFL | DEFLECTION |
| DEMO | DEMOLITION |
| DEPT | DEPARTMENT |
| DET | DETAIL |
| DIA | DIAMETER |
| DIM | DIMENSION |
| DIMP | DIMPLED PLASTIC |
| DKG | DECKING |
| DMFG | DAMPPROOFING |
| DS | DOWNSPOUT |
| DWG | DRAWING |
| DWR | DRAWER |

| | |
|---|---|
| (E) | EXISTING |
| EA | EACH |
| EF | EPOXY FLOORING, EACH FACE |
| ELEC | ELECTRICAL |
| ELEV | ELEVATOR |
| EMER | EMERGENCY |
| ENCL | ENCLOSURE |
| ENTR | ENTRANCE |
| EPS | EXPANDED POLYSTYRENE |
| EQ | EQUAL |
| EQPT | EQUIPMENT |
| ES | EACH SIDE |
| EW | EACH WAY |
| EWC | ELECTRIC WATER COOLER |
| EXIST | EXISTING |
| EXP | EXPANSION |
| EXPO | EXPOSED |
| EXT | EXTERIOR |

| | |
|---|---|
| F | FABRIC, FIBER |
| F FIN | FACTORY FINISH |
| FA | FIRE ALARM, FLUID APPLIED |
| FAB | FABRICATIONS |
| FB | FLAT BAR |
| FD | FLOOR DRAIN |
| FDN | FOUNDATION |
| FE | FIRE EXTINGUISHER |
| FEC | FIRE EXTINGUISHER CABINET |
| FF | FINISH FLOOR, FACTORY FINISH |
| FF SAM | FOIL FACED SELF-ADHERED MEMBRANE |
| FFAC | FIBER FACED ACOUSTICAL CEILING |
| FFE | FINISH FLOOR ELEVATION |
| FG | FULL GLASS |
| FGL | FIBERGLASS |
| FH | FLAT HEAD |
| FHC | FIRE HOSE CABINET |
| FIN | FINISH |
| FIXT | FIXTURE |
| FLDG | FOLDING |
| FLR | FLOOR |

| | |
|---|---|
| FLRG | FLOORING |
| FLS | FIRE AND LIFE SAFETY |
| FLSHG | FLASHING |
| FM | FRAME |
| FMD | FORMED |
| FOC | FACE OF CONCRETE |
| FOF | FACE OF FINISH |
| FOIC | FURNISHED BY OWNER INSTALLED BY CONTRACTOR |
| FOIO | FURNISHED BY OWNER INSTALLED BY OWNER |
| FOM | FACE OF MASONRY |
| FOS | FACE OF STUD |
| FP | FIREPROOF |
| FPFG | FIREPROOFING |
| FR | FIRE RATED, FIRE RESISTIVE |
| FRM | FRAMED, FRAMING |
| FRT | FIRE RETARDANT TREATED |
| FS | FULL SIZE, FIRESTOP |
| FT | FOOT, FEET |
| FTG | FOOTING |
| FURRG | FURRING |
| FUT | FUTURE |

| | |
|---|---|
| GA | GAUGE |
| GALV | GALVANIZED |
| GB | GRAB BAR |
| GBATH | GUEST BATH |
| GBDRM | GUEST BEDROOM |
| GD | GARBAGE DISPOSAL |
| GFRG | GLASS FIBER REINFORCED GYPSUM |
| GI | GALVANIZED IRON |
| GL | GLASS |
| GLB | GLU-LAMINATED BEAM |
| GND | GROUND |
| GR | GRADE |
| GYP | GYPSUM |

| | |
|---|---|
| HB | HOSE BIBB |
| HC | HOLLOW CORE |
| HCP | HOLLOW CORE PLANK |
| HDBD | HARDBOARD |
| HDW | HARDWARE |
| HDWD | HARDWOOD |
| HM | HOLLOW METAL |
| HORIZ | HORIZONTAL |
| HR | HOUR |
| HT | HEIGHT |
| HT SAM | HIGH TEMPERATURE SELF-ADHERED MEMBRANE |

| | |
|---|---|
| ICF | INSULATED CONCRETE FORMS |
| ID | INSIDE DIAMETER |
| IFS | INSULATION FINISH SYSTEM |
| IN | INCH, INCHES |
| INSUL | INSULATION |
| INT | INTERIOR |
| INTG | INTEGRATED |
| INTUM | INTUMESCENT |

| | |
|---|---|
| JAN | JANITOR |
| JST | JOIST |
| JT | JOINT, JOINTS |

| | |
|---|---|
| L | LINEN |
| LAM | LAMINATE |
| LAV | LAVATORY |
| LF | LINEAL FEET, LINEAR FOOTAGE |
| LIB | LIBRARY |
| LIN | LINEAR |
| LIN FT | LINEAL FEET |
| LKR | LOCKER |
| LP | LIME PLASTER |
| LT | LIGHT |
| LV | LIVING |
| LVR | LOUVER |

| | |
|---|---|
| MACH | MACHINE |
| MAINT | MAINTENANCE |
| MAX | MAXIMUM |
| MB | MACHINE BOLT |
| MBATH | MASTER BATHROOM |
| MBDRM | MASTER BEDROOM |
| MC | MEDICINE CABINET |
| MCP | MODIFIED CEMENT PLASTER |
| MDF | MEDIUM DENSITY FIBERBOARD |
| MDO | MEDIUM DENSITY OVERLAY |
| MECH | MECHANICAL |
| MED | MEDICATION. MEDICAL |
| MEMB | MEMBRANE |
| MFR | MANUFACTURER |
| MH | MANHOLE |
| MIN | MINIMUM |
| MIRR | MIRROR |
| MISC | MISCELLANEOUS |
| MO | MASONRY OPENING |
| MR | MOISTURE RESISTANT |
| MTD | MOUNTED |
| MTL | METAL |
| MUL | MULLION |
| MW | MICROWAVE |

| | |
|---|---|
| NC | NON COMBUSTIBLE |
| NIC | NOT IN CONTRACT |
| NO | NUMBER |
| NOM | NOMINAL |
| NTS | NOT TO SCALE |

| | |
|---|---|
| OBS | OBSCURE |
| OC | ON CENTER |
| OD | OUTSIDE DIAMETER |
| OFF | OFFICE |
| OH | OVERHEAD |
| OPNG | OPENING |
| OPP | OPPOSITE, OPPOSITE HAND |
| ORN | ORNAMENTAL |
| OZ | OUNCE |

| | |
|---|---|
| P | PAINT |
| P/L | PROPERTY LINE |
| PAN | PANTRY |
| PC | PRECAST |
| PCTF | PORTLAND CEMENT TERRAZZO FLOORING |
| PDRM | POWDER ROOM |
| PED | PEDESTRIAN |
| PERF | PERFORATED |
| PGRG | POLYMER GLASS FIBER REINFORCED GYPSUM |
| PH | PENTHOUSE |
| PKG | PACKAGE |
| PKGAR | PARKING GARAGE |
| PL | PLATE |
| PL-# | PLASTIC LAMINATE (PLAM) |
| PLAST | PLASTER, PLASTIC |
| PNL | PANEL |

| | |
|---|---|
| POL | POLISHED |
| POLYISO | POLYISOCYANURATE |
| PP | POWER POLE |
| PR | PAIR |
| PREFIN | PREFINISHED |
| PREM | PREMIUM |
| PRKG | PARKING |
| PROP | PROPERTY |
| PRT BD | PARTICLE BOARD |
| PSI | POUNDS PER SQUARE INCH |
| PT | PRESERVATIVE TREATED, POST-TENSIONED |
| PTD | PAPER TOWEL DISPENSER |
| PTD/R | PAPER TOWEL DISPENSER AND RECEPTACLE |
| PTN | PARTITION |
| PTR | PAPER TOWEL RECEPTACLE |
| PWD | PLYWOOD |

| | |
|---|---|
| R | RISER, RISERS |
| RAD | RADIUS |
| RB | RUBBER BASE |
| RCP | REFLECTED CEILING PLAN |
| RD | ROOF DRAIN |
| REF | REFERENCE |
| REFR | REFRIGERATOR |
| REHAB | REHABILITATION |
| REINF | REINFORCED, REINFORCING |
| REQ | REQUIREMENTS, REQUIRED |
| RES | RESIN |
| RESIL | RESILIENT |
| RF | RESILIENT FLOORING |
| RFG | ROOFING |
| RG | RANGE |
| RH | ROBE HOOK |
| RLG | RAILING |
| RM | ROOM |
| RO | ROUGH OPENING |
| RR | REST ROOM |
| RU | RESILIENT URETHANE |

| | |
|---|---|
| S&R | STILE AND RAIL |
| S&V | STAIN AND VARNISH |
| S/S | SERVICE SINK |
| SAM | SELF-ADHERED MEMBRANE |
| SBS | STYRENE BUTADIENE STYRENE |
| SC | SEALED CONCRETE, SOLID CORE |
| SCD | SEAT COVER DISPENSER |
| SCHED | SCHEDULE |
| SCRN | SCREEN |
| SD | SOAP DISPENSER |
| SDG | SIDING |
| SECT | SECTION, SECTIONAL |
| SF | SQUARE FEET, STOREFRONT |
| SG | SAFETY GLASS |
| SGL | SINGLE |
| SH | SHINGLES |
| SHOT | SHOTCRETE |
| SHT | SHEET |
| SHTG | SHEATHING |
| SHWR | SHOWER |
| SIM | SIMILAR |
| SIMU | SIMULATED |
| SKLT | SKYLIGHT |
| SLDG | SLIDING |
| SLNT | SEALANT |
| SND | SANITARY NAPKIN DISPENSER |
| SNR | SANITARY NAPKIN RECEPTACLE |
| SOG | SLAB ON GRADE |
| SQ | SQUARE |
| SS | STAINLESS STEEL |
| SS# | SOLID SURFACE |
| ST | STONE |
| ST SM | STANDING SEAM |
| STD | STANDARD |
| STL | STEEL |
| STN | STAIN |
| STOR | STORAGE |
| STR | STAIR, STAIRS |
| STRUCT | STRUCTURAL |
| SUSP | SUSPENDED |
| SV | SHEET VINYL |
| SYM | SYMMETRICAL |
| SYS | SYSTEM |

| | |
|---|---|
| T | TREAD, TREADS |
| T# | TILE |
| T&B | TOP AND BOTTOM |
| T&G | TONGUE AND GROOVE |
| T&M | TIME AND MATERIALS |
| TB | TACK BOARD, TOWEL BAR |
| TEL | TELEPHONE |
| TF | TERRAZZO FLOORING |
| THK | THICK |
| THRES | THRESHOLD |
| TMPD | TEMPERED |
| TOC | TOP OF CURB |
| TOPL | TOP OF PLATE |
| TOPV | TOP OF PAVEMENT |
| TOW | TOP OF WALL |
| TPD | TOILET PAPER DISPENSER |
| TR | TOILET ROOM |
| TRAF | TRAFFIC |
| TRANSL | TRANSLUCENT |
| TU | TILT-UP |
| TV | TELEVISION |
| TYP | TYPICAL |

| | |
|---|---|
| UNDLY | UNDERLAYMENT |
| UNF | UNFINISHED |
| UNO | UNLESS NOTED OTHERWISE |
| UR | URINAL |
| UTIL | UTILITY |

| | |
|---|---|
| VCT | VINYL COMPOSITION TILE |
| VEG | VEGETATED |
| VEHIC | VEHICULAR |
| VERT | VERTICAL |
| VEST | VESTIBULE |
| VFY | VERIFY |
| VG | VERTICAL GRAIN |
| VNR | VENEER |
| VP | VENEER PLASTER |
| VR | VAPOR RETARDER |

| | |
|---|---|
| W/ | WITH |
| W/H | WATER HEATER |
| W/O | WITHOUT |
| WC | WALLCOVERING, WATER CLOSET |
| WD | WOOD |
| WDW | WINDOW |
| WF | WOOD FLOORING |
| WH | WALL HUNG |

| ABBREVIATION | TERM |
|---|---|
| WP | WATERPROOF |
| WPFG | WATERPROOFING |
| WR | WATER RESISTANT, WATER RESISTIVE |
| WRB | WEATHER RESISTIVE BARRIER |
| WS | WATERSTOP, WORK SURFACE |
| WT | WATERTIGHT |
| WT | WEIGHT |
| WW | WINDOW WALL |
| WWF | WOVEN WIRE FABRIC |

| | |
|---|---|
| XPS | EXTRUDED POLYSTYRENE |

| | |
|---|---|
| YD | YARD |

# ACRONYMS

| SECTION NUMBER | ACRONYM TITLE | ACRONYM |
|---|---|---|
| 03 30 00 | CAST-IN-PLACE CONCRETE | CIP |
| 03 49 00 | GLASS-FIBER REINFORCED CONCRETE | GFRC |
| 04 20 00 | CONCRETE MASONRY UNITS | CMU |
| 04 41 13 | SIMULATED STONE VENEER | SSV |
| 04 73 13 | CALCIUM SILICATE MASONRY UNITS | CSMU |
| 06 18 00 | GLUED-LAMINATED CONSTRUCTION | G-LAM |
| 06 82 05 | FIBERGLASS REINFORCED PLASTIC PANELS | FRP |
| 07 13 00 | SHEET WATERPROOFING | SW |
| 07 13 56 | FLUID INJECTED WATERPROOFING | FIWP |
| 07 14 00 | FLUID-APPLIED WATERPROOFING | FAWP |
| 07 17 13 | BENTONITE WATERPROOFING | BW |
| 07 18 00 | TRAFFIC COATINGS | TC |
| 07 24 00 | EXTERIOR INSULATION AND FINISH SYSTEMS | EIFS |
| 07 24 10 | EXTERIOR FINISH SYSTEMS | EFS |
| 07 25 03 | BUILDING PAPER WEATHER BARRIERS | BPWB |
| 07 25 05 | BUILDING WRAP WEATHER BARRIERS | BWWB |
| 07 25 07 | FLUID-APPLIED WEATHER BARRIERS | FAWB |
| 07 25 09 | SELF-ADHERED MEMBRANE WEATHER BARRIERS | SAMWB |
| 07 25 11 | SELF-ADHERED MEMBRANE FLASHINGS | SAM-FLASHINGS |
| 07 31 15 | FIBERGLASS REINFORCED SHINGLES | FRS |
| 07 42 13.19 | INSULATED METAL WALL PANELS | IMWP |
| 07 42 13.23 | METAL COMPOSITE WALL PANELS | MCWP |
| 07 42 15 | METAL PLATE WALL PANELS | MPWP |
| 07 42 17 | WEATHERING STEEL WALL PANELS | WSWP |
| 07 42 43 | WOOD COMPOSITE WALL PANELS | WCWP |
| 07 42 46.01 | CEMENTITIOUS COMPOSITE WALL PANEL | CCWP |
| 07 51 00 | BUILT-UP BITUMINOUS ROOFING | BUR |
| 07 52 16 | SBS-MODIFIED BITUMINOUS ROOFING | SBS - ROOFING |
| 07 53 00 | ELASTOMERIC MEMBRANE ROOFING | EDPM |
| 07 54 00 | THERMOPLASTIC MEMBRANE ROOFING | TPO |
| 07 54 19 | POLYVINYL-CHLORIDE ROOFING | PVC |
| 07 95 13 | EXPANSION JOINT COVER | EJC |

UNIT TYPES

| Name | Count |
|---|---|
| 1 BR - A | 2 |
| 2 BR - A | 12 |
| 2 BR - B | 14 |
| 2 BR - C | 4 |
| 2 BR - D | 3 |
| 2 BR - D.1 | 1 |
| 2 BR - E | 4 |
| 2 BR - F | 8 |
| 2 BR - G | 1 |
| | 49 |

UNIT ROOM NUMBERS

| Level | Name | Number |
|---|---|---|
| LOWER LEVEL | 2 BR - D.1 | 6 |
| LOWER LEVEL | 2 BR - A | 8 |
| LOWER LEVEL | 2 BR - F | 9 |
| LOWER LEVEL | 2 BR - A | 10 |
| LOWER LEVEL | 2 BR - F | 11 |
| LOWER LEVEL | 2 BR - A | 12 |
| LOWER LEVEL | 2 BR - B | 14 |
| LOWER LEVEL | 2 BR - C | 16 |
| LOWER LEVEL | 2 BR - B | 18 |
| LOWER LEVEL | 2 BR - E | 19 |
| LOWER LEVEL | 2 BR - B | 20 |
| LEVEL 1 | 2 BR - B | 102 |
| LEVEL 1 | 1 BR - A | 104 |
| LEVEL 1 | 2 BR - D | 106 |
| LEVEL 1 | 2 BR - A | 108 |
| LEVEL 1 | 2 BR - F | 109 |
| LEVEL 1 | 2 BR - A | 110 |
| LEVEL 1 | 2 BR - F | 111 |
| LEVEL 1 | 2 BR - A | 112 |
| LEVEL 1 | 2 BR - B | 114 |
| LEVEL 1 | 2 BR - C | 116 |
| LEVEL 1 | 2 BR - B | 118 |
| LEVEL 1 | 2 BR - E | 119 |
| LEVEL 1 | 2 BR - B | 120 |
| LEVEL 2 | 2 BR - B | 202 |
| LEVEL 2 | 1 BR - A | 204 |
| LEVEL 2 | 2 BR - D | 206 |
| LEVEL 2 | 2 BR - A | 208 |
| LEVEL 2 | 2 BR - F | 209 |
| LEVEL 2 | 2 BR - A | 210 |
| LEVEL 2 | 2 BR - F | 211 |
| LEVEL 2 | 2 BR - A | 212 |
| LEVEL 2 | 2 BR - B | 214 |
| LEVEL 2 | 2 BR - C | 216 |
| LEVEL 2 | 2 BR - B | 218 |
| LEVEL 2 | 2 BR - E | 219 |
| LEVEL 2 | 2 BR - B | 220 |
| LEVEL 3 | 2 BR - G | 304 |
| LEVEL 3 | 2 BR - D | 306 |
| LEVEL 3 | 2 BR - A | 308 |
| LEVEL 3 | 2 BR - F | 309 |
| LEVEL 3 | 2 BR - A | 310 |
| LEVEL 3 | 2 BR - F | 311 |
| LEVEL 3 | 2 BR - A | 312 |
| LEVEL 3 | 2 BR - B | 314 |
| LEVEL 3 | 2 BR - C | 316 |
| LEVEL 3 | 2 BR - B | 318 |
| LEVEL 3 | 2 BR - E | 319 |
| LEVEL 3 | 2 BR - B | 320 |

Total Unit Count: 49

**NOT FOR CONSTRUCTION**

Ankrom Moisan™

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415.252.7063

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**BASSETT PLACE**
351 West Main Street Madison, WI 53703

PACIFIC RETIREMENT SERVICES

| REVISION | DATE | REASON FOR ISSUE |
|---|---|---|
| | | |

DATA SHEET

DESIGN DEVELOPEMENT

| DATE | PROJECT NUMBER |
|---|---|
| 02/24/2025 | 233810 |

SHEET NUMBER
A0.02

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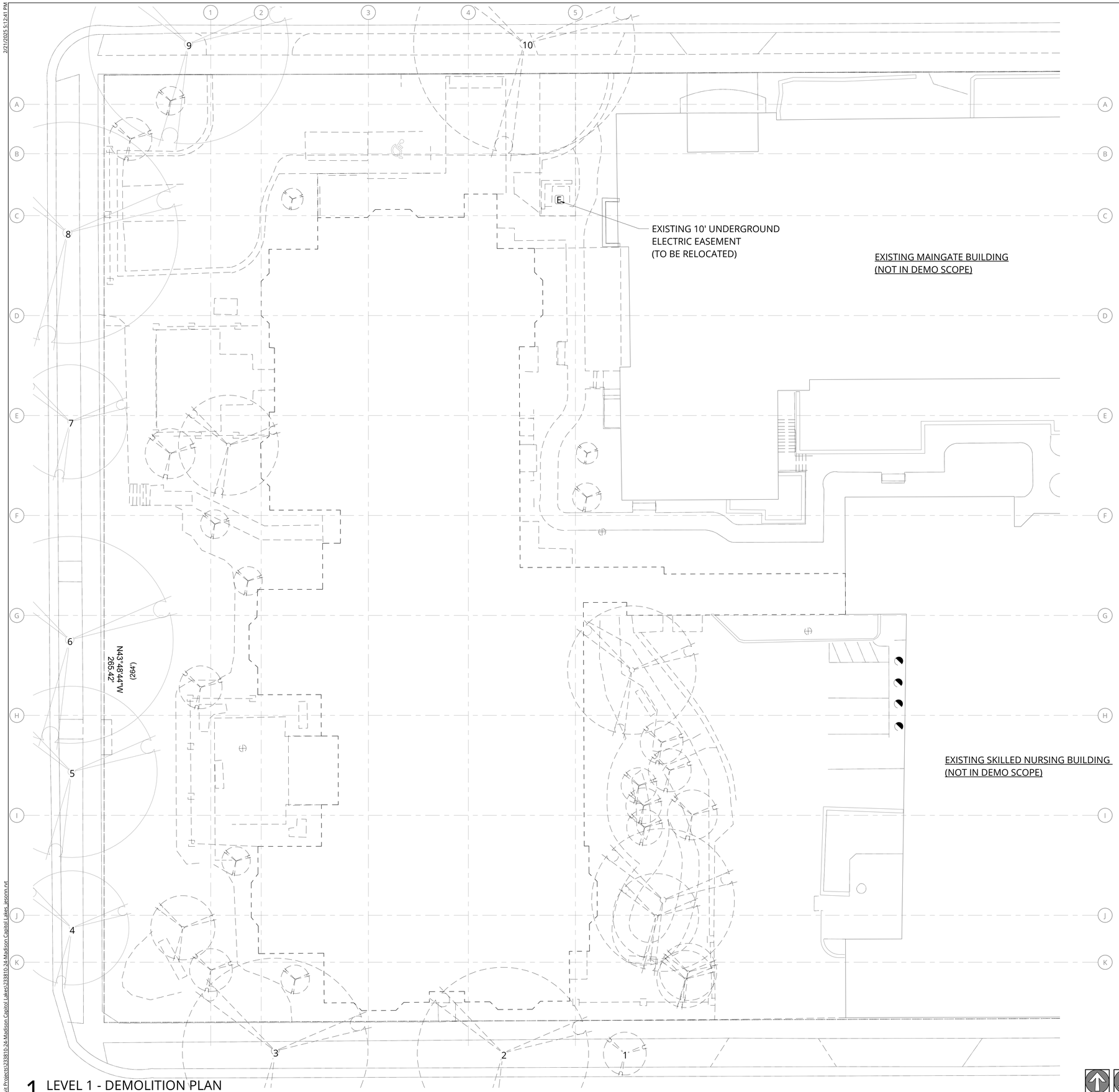
2/21/2025 5:12:41 PM




1 LEVEL 1 - DEMOLITION PLAN

3/32" = 1'-0"

PROJECT TRUE

0 4 8 16 32

## GENERAL NOTES - DEMOLITION PLANS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. CONSTRUCTION SCHEDULED FOR DEMOLITION IS SHOWN DASHED.
3. IN ADDITION TO THE WORK SHOWN IN THE PLAN(S) REMOVE THE FOLLOWING COMPONENTS:
4. WINDOW TREATMENT
5. LAY-IN CEILING TILES (GRID TO REMAIN)
6. LIGHTING FIXTURES
7. GWB SOFFITS
8. REMOVE EXISTING FLOOR FINISH THROUGHOUT THE WORK AREA.

## DEMOLITION LEGEND

STRUCTURE TO BE DEMOLISHED — — —

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PACIFIC RETIREMENT SERVICES

| REVISION | DATE | REASON FOR ISSUE |
|---|---|---|
| | | |

SITE DEMOLITION

DESIGN DEVELOPEMENT

| DATE | PROJECT NUMBER |
|---|---|
| 02/24/2025 | 233810 |

SHEET NUMBER
AD1.01

C:_Revit Projects\233810-24-Madison Capitol Lakes\233810-24-Madison Capitol Lakes_jesonn.rvt

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## SITE INFORMATION

CURRENT ZONE: PLANNED DEVELOPMENT
CURRENT USE: A 44 UNIT COMMUNITY BASED RESIDENTIAL FACILITY
LOCATION: 342 WEST DOTY STREET AND 343-353 WEST MAIN STREET

ALLOWED BUILDING SETBACKS:
FRONT: 13' FT RESERVATION SETBACK
SIDE: 0 FT
REAR: 0 FT
MAXIMUM BUILDING HEIGHT: BUILDING LIMIT TO 4 STORY.
CURRENT BUILDING HEIGHT: 4 STORY BUILDING OVER BASEMENT PARKING

REFUSE COLLECTION DISTRICT: 07C

PROPERTY CLASS: COMMERCIAL

PARCEL NUMBER: 070923121184

LOT SIZE: 53,558 SQ FT (43,632 SQ FT ON ANOTHER SITE)

ADDRESS: 345 W MAIN ST, MADISON WI 53703

ALDER DISTRICT: 4 - MICHAEL VERVEER

DISTRICT: DOWNTOWN CORE

## SITE AREA ANALYSIS

| RESIDENTIAL USE | AREA (SF) | % OF SITE |
|---|---|---|
| SITE AREA | 43,790 | 100 |
| BUILDING AREA | 24,409 | 56 |
| HARDSCAPE | 2,656 | 6 |
| PARKING/ROADS | 4,646 | 11 |
| LANDSCAPE | 12,079 | 28 |

## PARKING

| RESIDENTIAL USE | REQUIREMENT | UNIT/BEDS | PARKING PROVIDED |
|---|---|---|---|
| COMMUNITY LIVING ARRANGEMENT | N/A | 49 / 96 BEDS | 56 |
| ACCESSIBLE STALLS | N/A | 49 / 96 BEDS | 2 |
| BICYCLE PARKING | 1 PER DWELLING | 49 / 96 BEDS | 57 |
| **TOTAL REQUIRED: N/A** | | | |
| **TOTAL PROVIDED: 56 STANDARD STALLS, 2 ACCESSIBLE = 58 TOTAL PARKING STALLS** | | | |

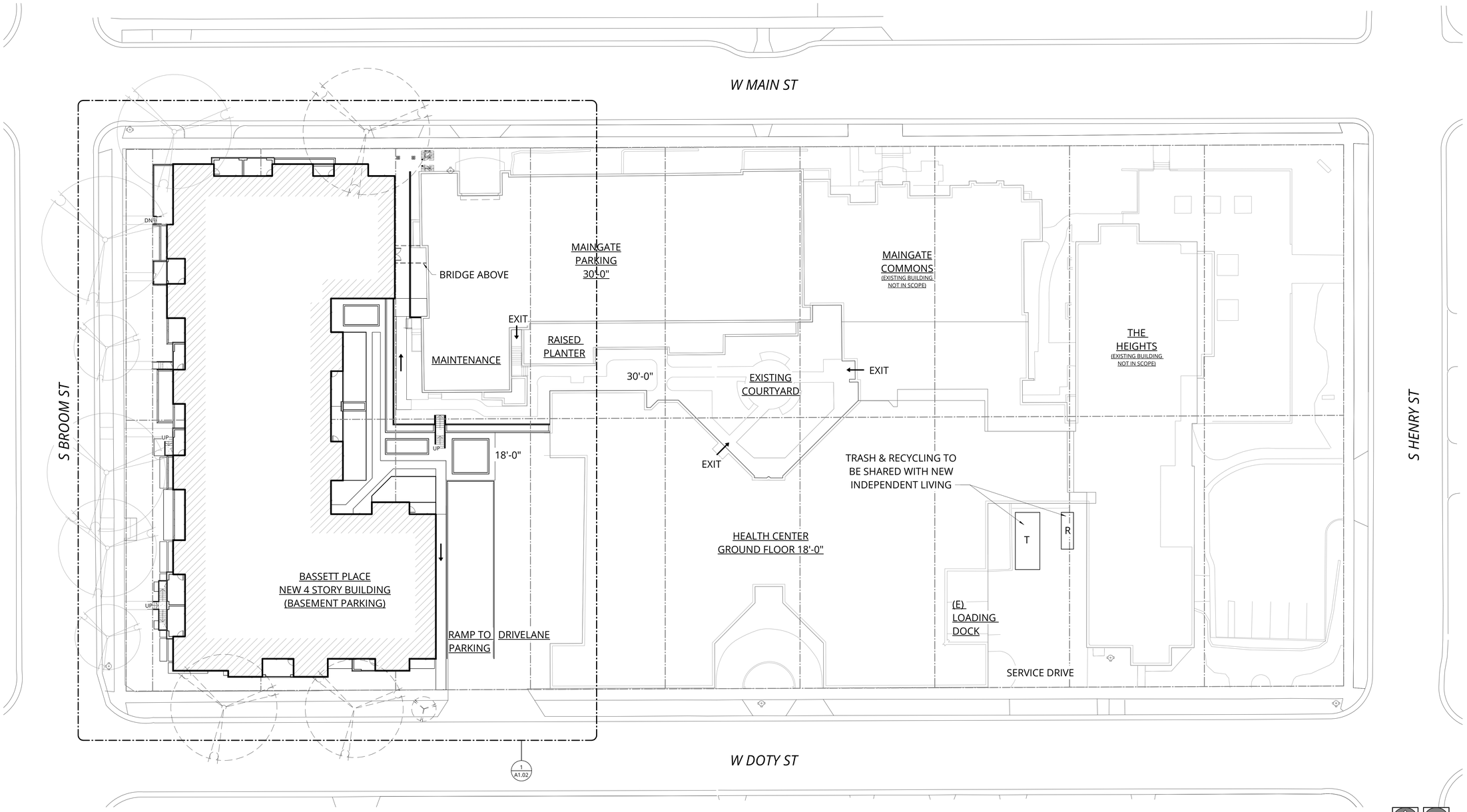
| PARKING SCHEDULE | | |
|---|---|---|
| LEVEL | PARKING STALL TYPE | QUANTITY |
| P-1 LEVEL | STANDARD 9'-0"x18'0" | 56 |
| P-1 LEVEL | ACCESSIBLE 9'-0"x18'-6" | 2 |
| TOTAL PARKING | | 58 |

| BIKE PARKING SCHEDULE - LONG TERM (BIKE ROOM) | | |
|---|---|---|
| Level | RACK TYPE | BIKE QUANTITY |
| P-1 LEVEL | HORIZONTAL BIKE PARKING | 52 |
| TOTAL BIKES | | 52 |

| BIKE PARKING SCHEDULE - SHORT TERM | | |
|---|---|---|
| Level | RACK TYPE | BIKE QUANTITY |
| LEVEL 1 | HORIZONTAL BIKE PARKING | 5 |
| TOTAL BIKES | | 5 |

## GENERAL NOTES - SITE PLAN

1. REFER TO SHEET A0.01FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. SEE CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL REQUIREMENTS, NOTES, & DETAILS
3. SEE CIVIL DRAWINGS FOR HORIZONTAL CONTROL DIMENSIONS. **<VERIFY>**
   **<ADD THE FOLLOWING FOR SDCI JURISDICTION PROJECTS ONLY>**
4. ENCROACHMENTS OF BUILDINGS OVER SIDEWALKS ARE SUBJECT TO APPROVAL BY THE DIRECTOR OF TRANSPORTATION THAT A STREET USE PERMIT WILL BE OBTAINED FOR THE CANOPIES THAT EXTEND INTO THE STREET RIGHT OF WAY
5. REFER TO SDOT STREET IMPROVEMENT PLAN **#XXXX** FOR WORK IN THE RIGHT OF WAY




1 SITE PLAN
1" = 20'-0"

PROJECT TRUE

0 10 20 40 80

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PACIFIC RETIREMENT SERVICES

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SITE PLAN

DESIGN DEVELOPEMENT

| DATE | PROJECT NUMBER |
|---|---|
| 02/24/2025 | 233810 |

SHEET NUMBER
A1.01

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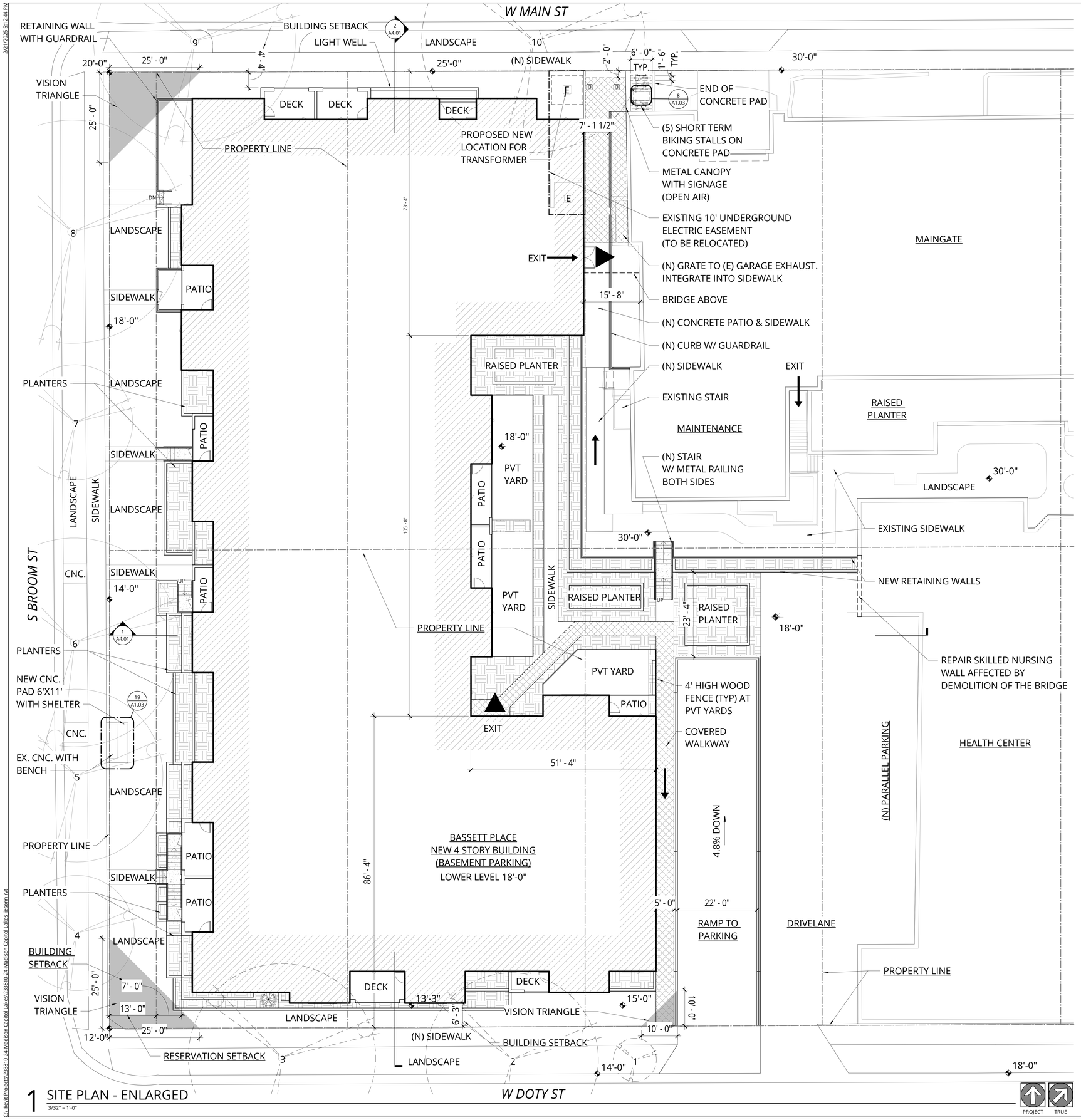


1 SITE PLAN - ENLARGED
3/32" = 1'-0"

## GENERAL NOTES - SITE PLAN

1. REFER TO SHEET A0.01FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. SEE CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL REQUIREMENTS, NOTES, & DETAILS
3. SEE CIVIL DRAWINGS FOR HORIZONTAL CONTROL DIMENSIONS. **<VERIFY>**
   **<ADD THE FOLLOWING FOR SDCI JURISDICTION PROJECTS ONLY>**
4. ENCROACHMENTS OF BUILDINGS OVER SIDEWALKS ARE SUBJECT TO APPROVAL BY THE DIRECTOR OF TRANSPORTATION THAT A STREET USE PERMIT WILL BE OBTAINED FOR THE CANOPIES THAT EXTEND INTO THE STREET RIGHT OF WAY
5. REFER TO SDOT STREET IMPROVEMENT PLAN **#XXXX** FOR WORK IN THE RIGHT OF WAY

## SHORT TERM BIKE PARKING

| RESIDENTIAL USE | REQUIREMENT | UNIT/BEDS | PARKING PROVIDED |
|---|---|---|---|
| ACCESSIBLE STALLS | N/A | 49 / 96 BEDS | 2 |
| BICYCLE PARKING | N/A | 49 / 96 BEDS | 3 |
| **TOTAL REQUIRED: N/A** | | | |
| **TOTAL PROVIDED: 3 STANDARD STALLS, 2 ACCESSIBLE = 5 TOTAL SHORT TERM BIKE PARKING** | | | |

## TREE INVENTORY

| # | COMMON NAME | CONDITION |
|---|---|---|
| 1 | CALLERY PEAR | GOOD |
| 2 | WHITE ASH | POOR |
| 3 | GREEN ASH | FAIR |
| 4 | ELM HYBRID | FAIR |
| 5 | GREEN ASH | GOOD |
| 6 | GREEN ASH | GOOD |
| 7 | ELM HYBRID | GOOD |
| 8 | GREEN ASH | FAIR |
| 9 | GREEN ASH | POOR |
| 10 | NORTHERN HACKBERRY | FAIR |

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ENLARGED SITE PLAN

DESIGN DEVELOPEMENT

| DATE | PROJECT NUMBER |
|---|---|
| 02/24/2025 | 233810 |

SHEET NUMBER
A1.02

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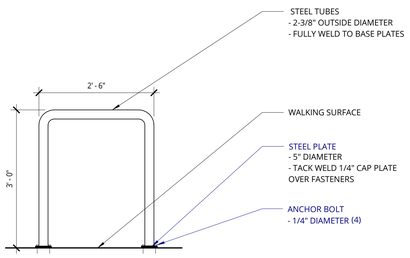
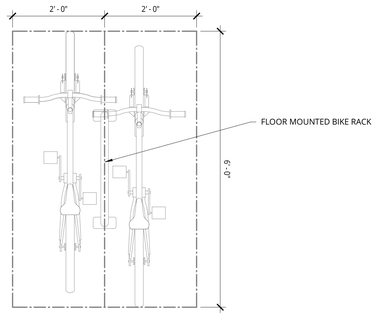
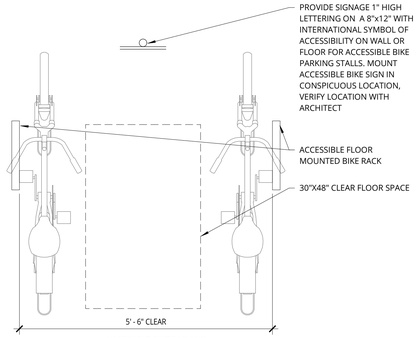



## 6 BIKE RACK
3/4" = 1'-0"



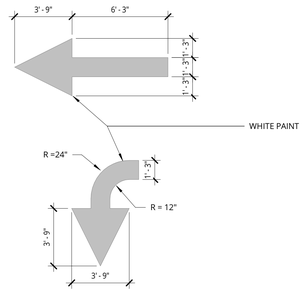

STANDARD BIKE PARKING

## 7 STANDARD BIKE PARKING
3/4" = 1'-0"

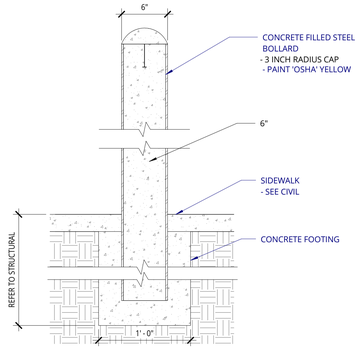



ACCESSIBLE BIKE PARKING

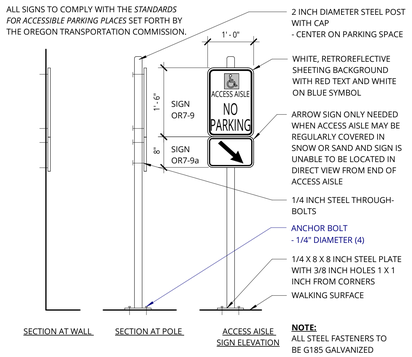
## 8 ACCESSIBLE BIKE PARKING
3/4" = 1'-0"



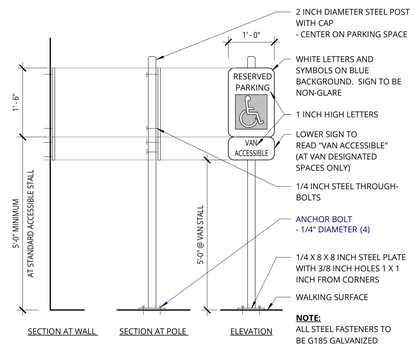

## 9 TRAFFIC ARROW DETAILS
1/4" = 1'-0"



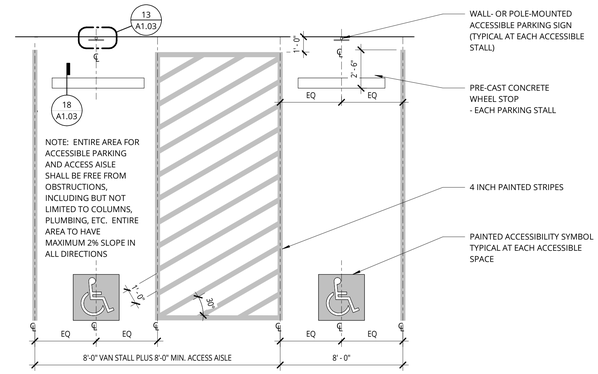

## 10 BOLLARD ON PAVING
1 1/2" = 1'-0"



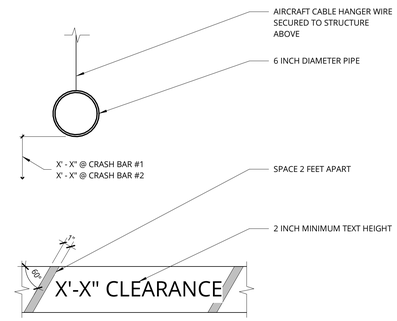

## 12 ACCESSIBLE ACCESS AISLE SIGNAGE
3/4" = 1'-0"



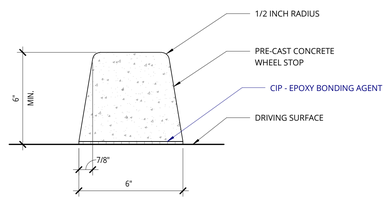

## 13 PARKING SIGNAGE - ICC/ADA
3/4" = 1'-0"



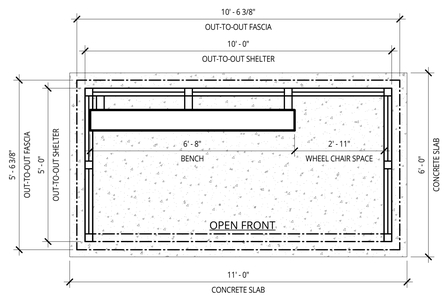

## 14 PARKING STALL - ICC/ADA
1/4" = 1'-0"




## 17 CRASH BAR
1 1/2" = 1'-0"




## 18 PRE-CAST CONCRETE WHEEL STOP
3" = 1'-0"




PLAN VIEW

## 19 BUS SHELTER
1/2" = 1'-0"

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PACIFIC RETIREMENT SERVICES

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SITE DETAILS - PARKING

DESIGN DEVELOPEMENT

DATE 02/24/2025
PROJECT NUMBER 233810

SHEET NUMBER
A1.03

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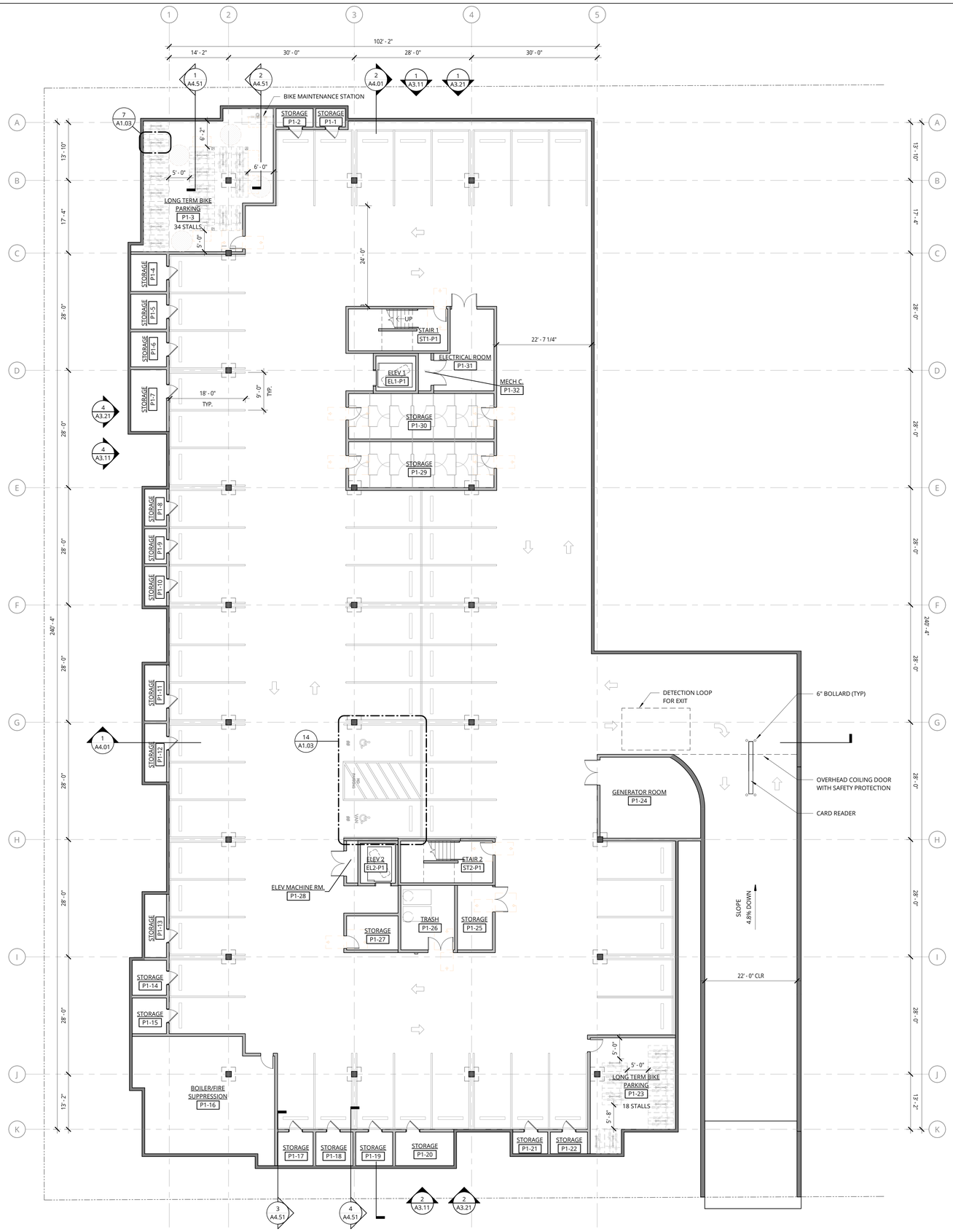


1 LEVEL P1 - PLAN

3/32" = 1'-0"

PROJECT TRUE

0 4 8 16 32

# GENERAL NOTES - FLOOR PLANS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. PRIOR TO FRAMING VERIFY THAT FINAL APPLIANCE AND PLUMBING FIXTURE SIZES/CLEARANCES MATCH THOSE USED AS BASIS OF DESIGN SHOWN ON DRAWING **AX.XX**. REFER TO SLAB LAYOUT PLANS FOR CONCRETE AND MASONRY WALL LOCATIONS. COORDINATE WITH STRUCTURAL DRAWINGS.
3. SEE SHEETS A0.11 & A0.21 FOR WALL ASSEMBLIES.
4. SEE SHEET A0.41 FOR TYPICAL FRAMING AND ACOUSTICAL DETAILS.
5. SEE ENLARGED PLANS FOR DETAILED DIMENSIONS, WALL TAGS AND DOOR TAGS.
6. REFER TO STRUCTURAL DRAWINGS FOR COLUMNS, SHEAR WALL AND BEAM SIZES.
7. SEE SHEETS BEGINNING ON A5.01 FOR TYPICAL ACCESSIBILITY CLEARANCES.
8. REFER TO ENLARGED UNIT PLANS (**AX.X** SERIES) FOR DETAILED INFORMATION WITHIN EACH RESIDENTIAL UNIT
9. CONTROL JOINTS TO BE SPACED NO MORE THAN 30'-0" OC IN EACH CONTINUOUS PLANE OF GYPSUM WALLBOARD. FIRE RATING OF ASSEMBLIES TO BE MAINTAINED THROUGH MINIMUM GYPSUM WALLBOARD CONTINUITY PER THE ASSEMBLIES.

# PARKING

| RESIDENTIAL USE | REQUIREMENT | UNIT/BEDS | PARKING PROVIDED |
|---|---|---|---|
| COMMUNITY LIVING ARRANGEMENT | N/A | 49 / 96 BEDS | 56 |
| ACCESSIBLE STALLS | N/A | 49 / 96 BEDS | 2 |
| BICYCLE PARKING | 1 PER DWELLING | 49 / 96 BEDS | 57 |
| **TOTAL REQUIRED: N/A** | | | |
| **TOTAL PROVIDED: 56 STANDARD STALLS, 2 ACCESSIBLE = 58 TOTAL PARKING STALLS** | | | |

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LEVEL P1 FLOOR PLAN

DESIGN DEVELOPEMENT

DATE 02/24/2025

PROJECT NUMBER 233810

SHEET NUMBER A2.P1

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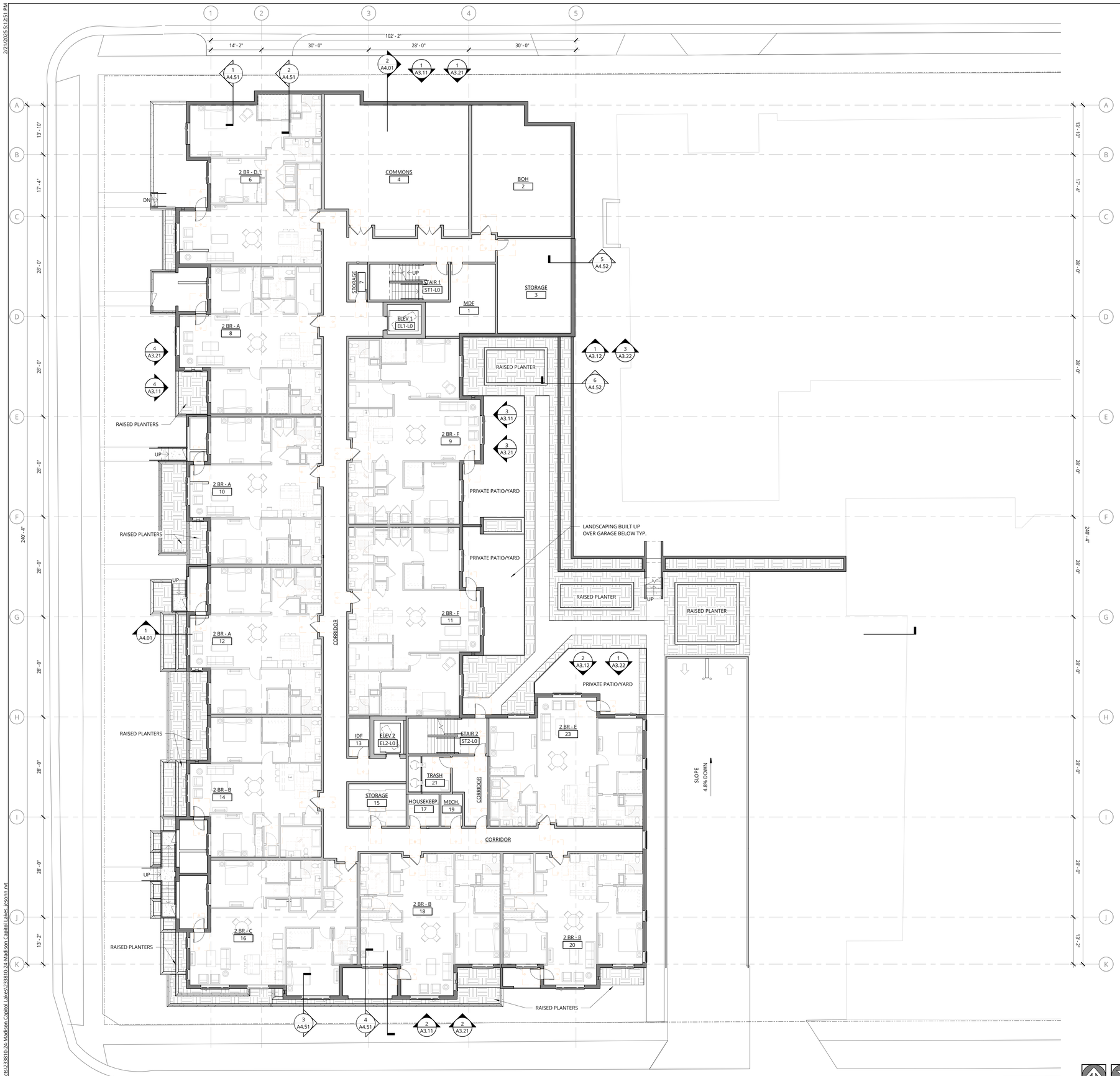


# 1 LOWER LEVEL - PLAN

3/32" = 1'-0"

## GENERAL NOTES - FLOOR PLANS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. PRIOR TO FRAMING VERIFY THAT FINAL APPLIANCE AND PLUMBING FIXTURE SIZES/CLEARANCES MATCH THOSE USED AS BASIS OF DESIGN SHOWN ON DRAWING **AX.XX**. REFER TO SLAB LAYOUT PLANS FOR CONCRETE AND MASONRY WALL LOCATIONS. COORDINATE WITH STRUCTURAL DRAWINGS.
3. SEE SHEETS A0.11 & A0.21 FOR WALL ASSEMBLIES.
4. SEE SHEET A0.41 FOR TYPICAL FRAMING AND ACOUSTICAL DETAILS.
5. SEE ENLARGED PLANS FOR DETAILED DIMENSIONS, WALL TAGS AND DOOR TAGS.
6. REFER TO STRUCTURAL DRAWINGS FOR COLUMNS, SHEAR WALL AND BEAM SIZES.
7. SEE SHEETS BEGINNING ON A5.01 FOR TYPICAL ACCESSIBILITY CLEARANCES.
8. REFER TO ENLARGED UNIT PLANS (**AX.X** SERIES) FOR DETAILED INFORMATION WITHIN EACH RESIDENTIAL UNIT
9. CONTROL JOINTS TO BE SPACED NO MORE THAN 30'-0" OC IN EACH CONTINUOUS PLANE OF GYPSUM WALLBOARD. FIRE RATING OF ASSEMBLIES TO BE MAINTAINED THROUGH MINIMUM GYPSUM WALLBOARD CONTINUITY PER THE ASSEMBLIES.

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LOWER LEVEL FLOOR PLAN

DESIGN DEVELOPEMENT

| DATE | PROJECT NUMBER |
|---|---|
| 02/24/2025 | 233810 |

SHEET NUMBER
A2.01

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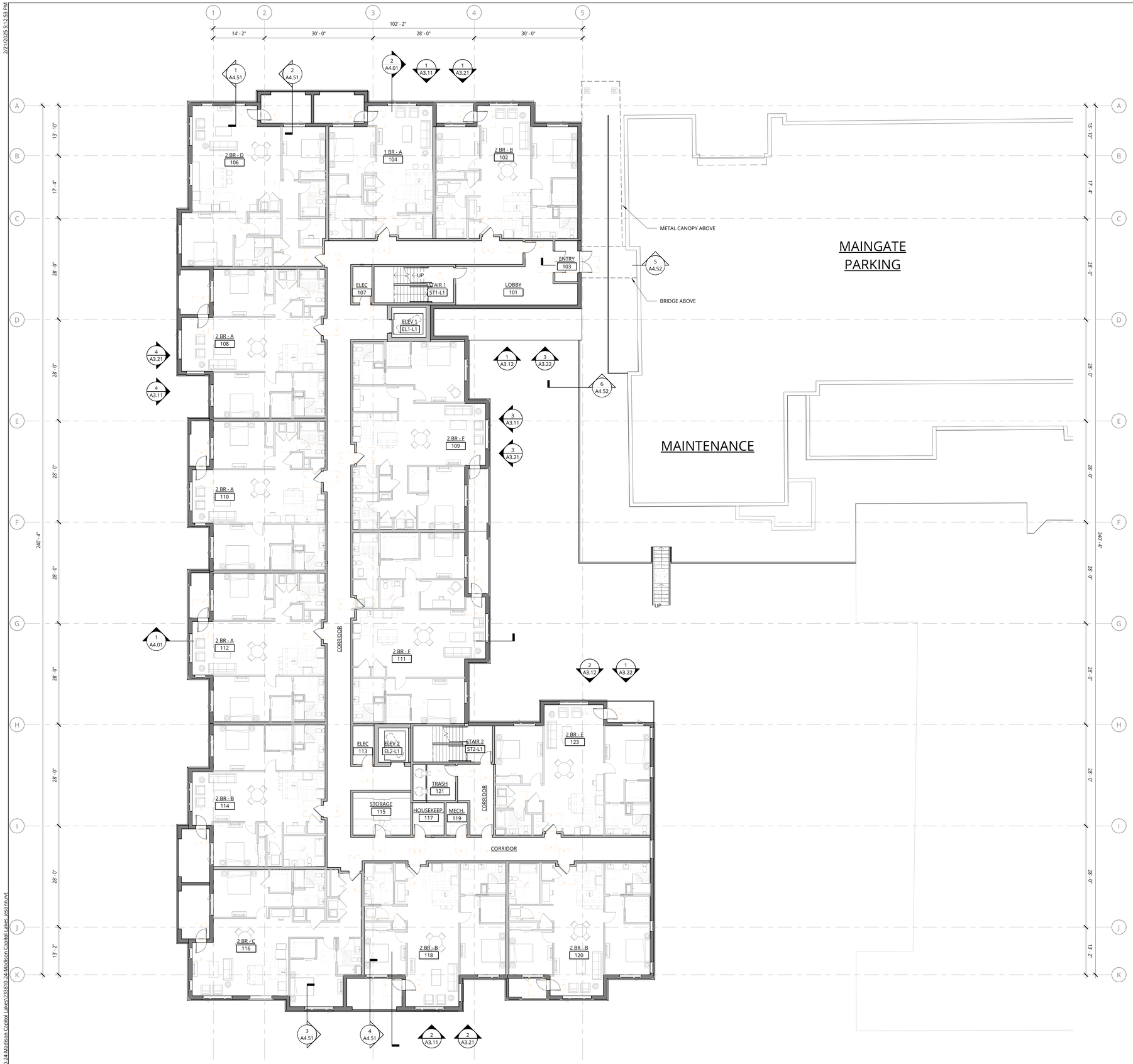


1 LEVEL 1 - PLAN

3/32" = 1'-0"

PROJECT TRUE

0 4 8 16 32

## GENERAL NOTES - FLOOR PLANS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. PRIOR TO FRAMING VERIFY THAT FINAL APPLIANCE AND PLUMBING FIXTURE SIZES/CLEARANCES MATCH THOSE USED AS BASIS OF DESIGN SHOWN ON DRAWING **AX.XX**. REFER TO SLAB LAYOUT PLANS FOR CONCRETE AND MASONRY WALL LOCATIONS. COORDINATE WITH STRUCTURAL DRAWINGS.
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LEVEL 1 FLOOR PLAN

DESIGN DEVELOPEMENT

| DATE | PROJECT NUMBER |
|---|---|
| 02/24/2025 | 233810 |

SHEET NUMBER
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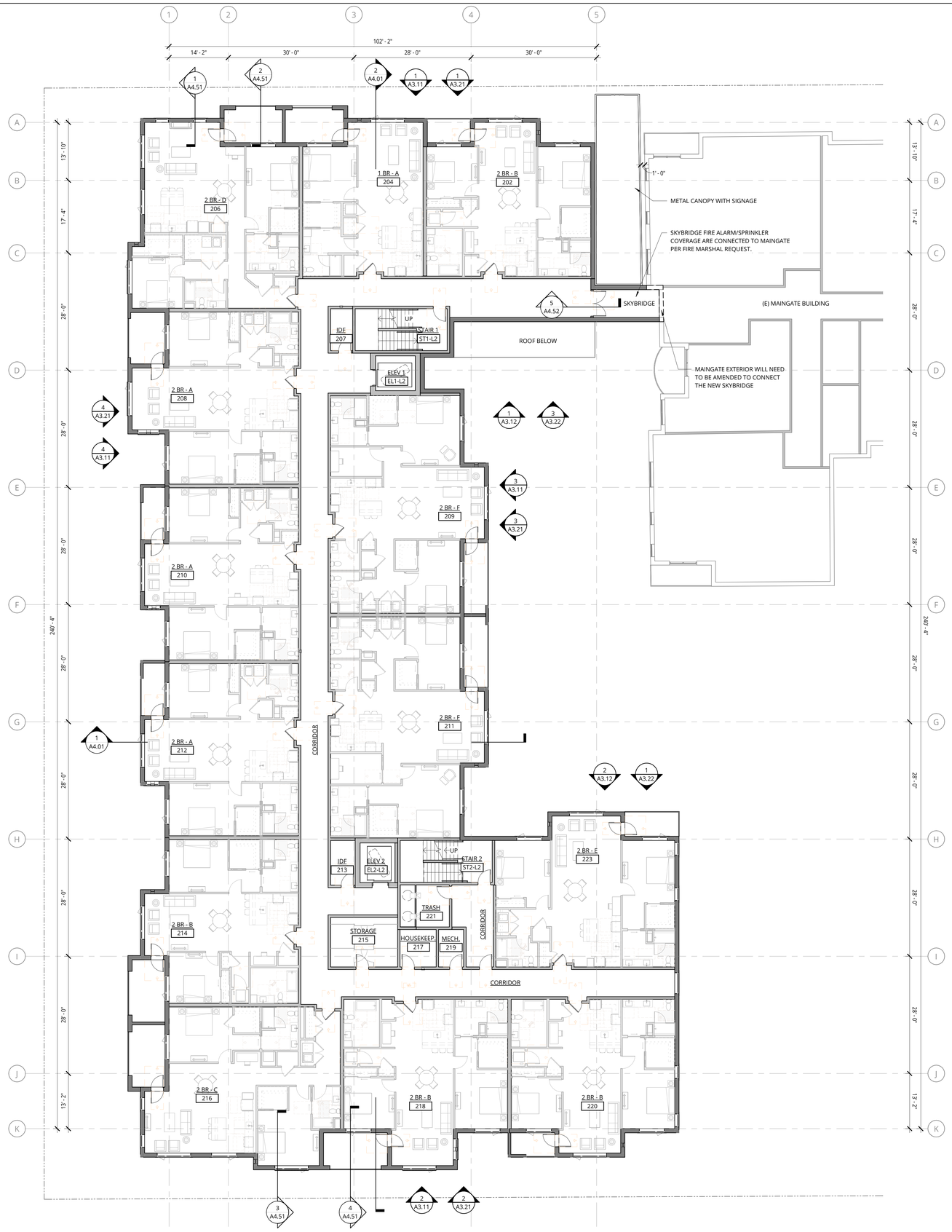


# 1 LEVEL 2 - PLAN

3/32" = 1'-0"

PROJECT TRUE

0 4 8 16 32

## GENERAL NOTES - FLOOR PLANS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. PRIOR TO FRAMING VERIFY THAT FINAL APPLIANCE AND PLUMBING FIXTURE SIZES/CLEARANCES MATCH THOSE USED AS BASIS OF DESIGN SHOWN ON DRAWING **AX.XX**. REFER TO SLAB LAYOUT PLANS FOR CONCRETE AND MASONRY WALL LOCATIONS. COORDINATE WITH STRUCTURAL DRAWINGS.
3. SEE SHEETS A0.11 & A0.21 FOR WALL ASSEMBLIES.
4. SEE SHEET A0.41 FOR TYPICAL FRAMING AND ACOUSTICAL DETAILS.
5. SEE ENLARGED PLANS FOR DETAILED DIMENSIONS, WALL TAGS AND DOOR TAGS.
6. REFER TO STRUCTURAL DRAWINGS FOR COLUMNS, SHEAR WALL AND BEAM SIZES.
7. SEE SHEETS BEGINNING ON A5.01 FOR TYPICAL ACCESSIBILITY CLEARANCES.
8. REFER TO ENLARGED UNIT PLANS (**AX.X** SERIES) FOR DETAILED INFORMATION WITHIN EACH RESIDENTIAL UNIT
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| | | |

LEVEL 2 FLOOR PLAN

DESIGN DEVELOPEMENT

| DATE | PROJECT NUMBER |
|---|---|
| 02/24/2025 | 233810 |

SHEET NUMBER
A2.03

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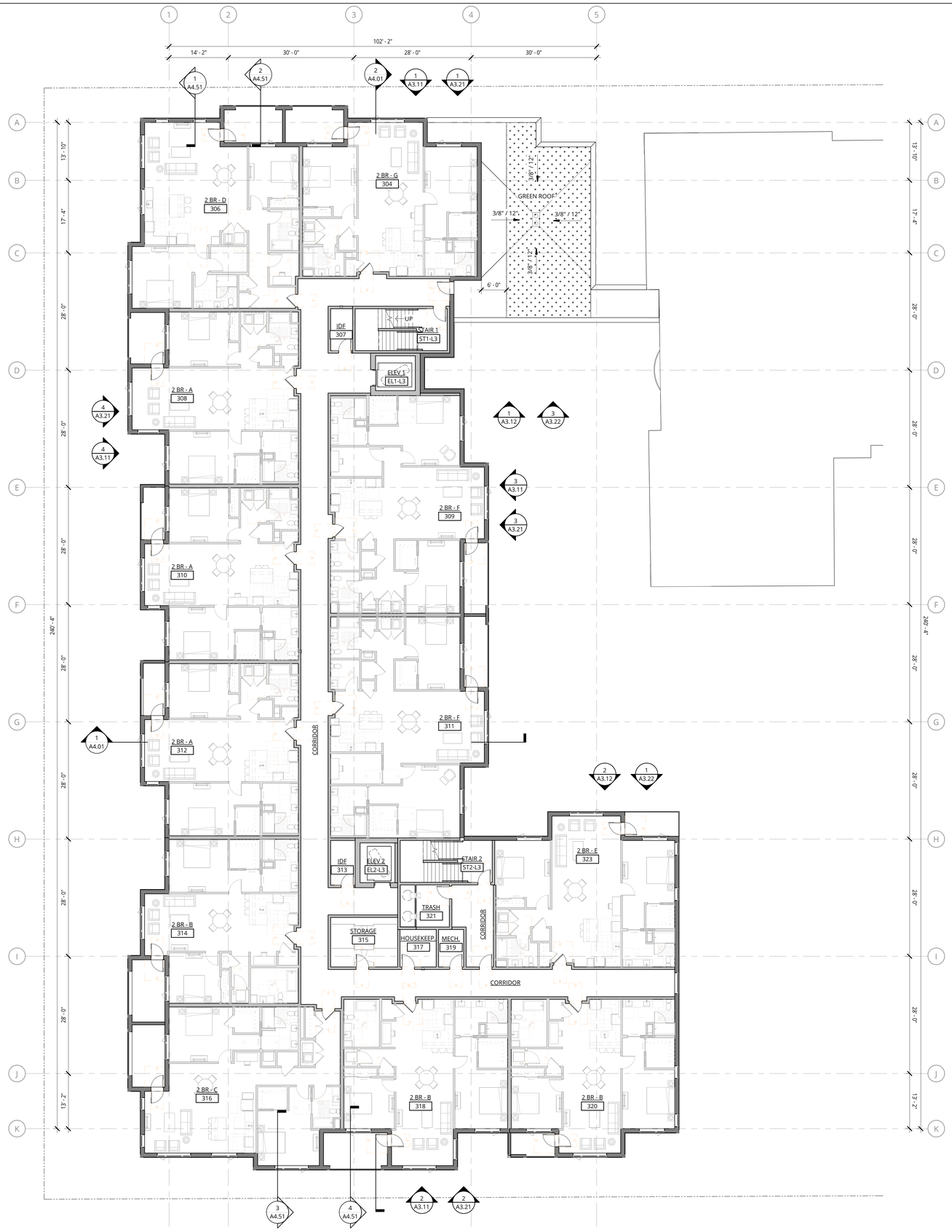


1 LEVEL 3 - PLAN

3/32" = 1'-0"

PROJECT TRUE

0 4 8 16 32

# GENERAL NOTES - FLOOR PLANS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. PRIOR TO FRAMING VERIFY THAT FINAL APPLIANCE AND PLUMBING FIXTURE SIZES/CLEARANCES MATCH THOSE USED AS BASIS OF DESIGN SHOWN ON DRAWING **AX.XX**. REFER TO SLAB LAYOUT PLANS FOR CONCRETE AND MASONRY WALL LOCATIONS. COORDINATE WITH STRUCTURAL DRAWINGS.
3. SEE SHEETS A0.11 & A0.21 FOR WALL ASSEMBLIES.
4. SEE SHEET A0.41 FOR TYPICAL FRAMING AND ACOUSTICAL DETAILS.
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| | | |

LEVEL 3 FLOOR PLAN

DESIGN DEVELOPEMENT

| DATE | PROJECT NUMBER |
|---|---|
| 02/24/2025 | 233810 |

SHEET NUMBER
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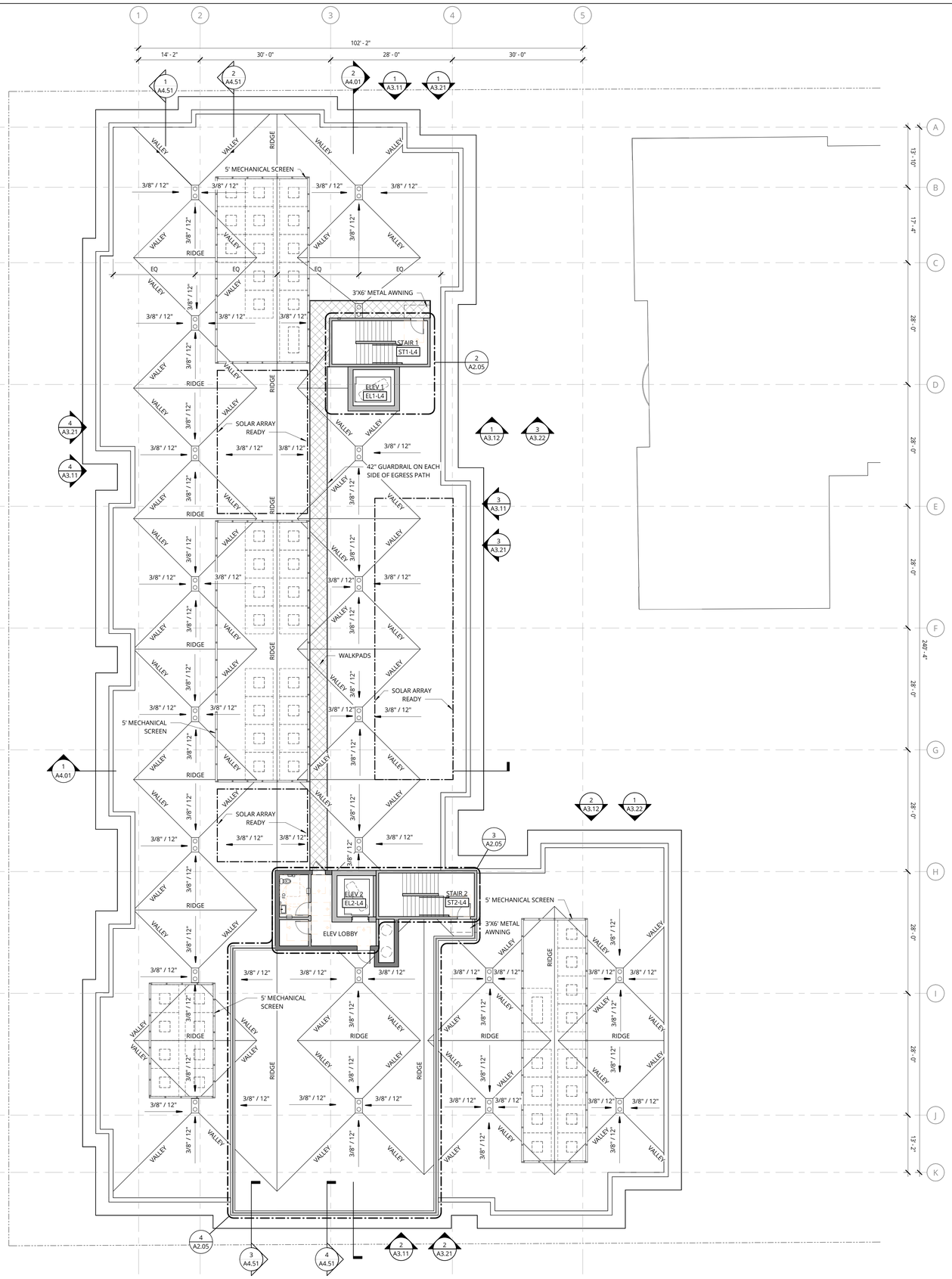
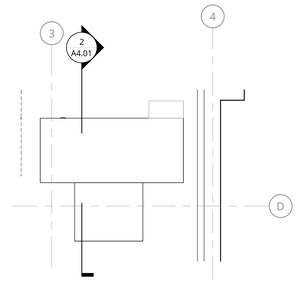
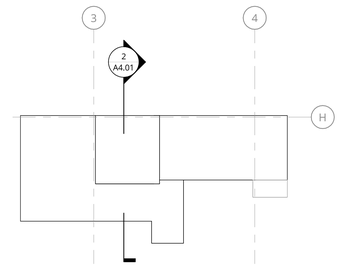


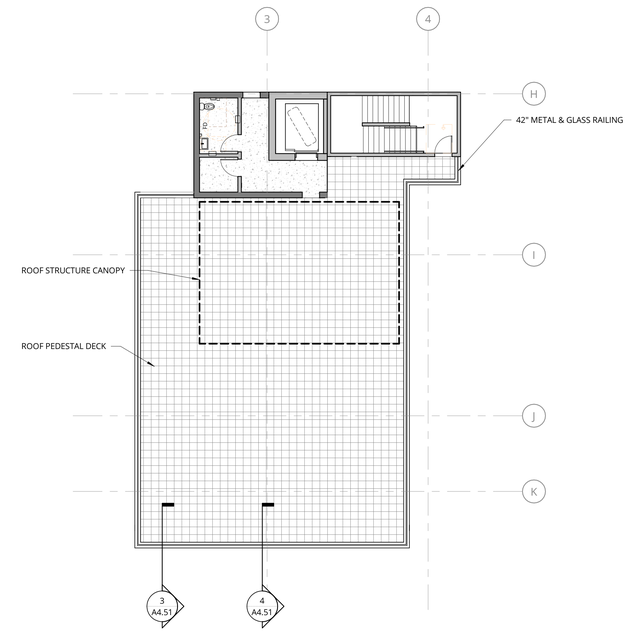

1 ROOF PLAN
3/32" = 1'-0"



2 STAIR 1 & ELEV 1 - ROOF PLAN
3/32" = 1'-0"



3 STAIR 2 & ELEV 2 - ROOF PLAN
3/32" = 1'-0"




4 ROOF TERRACE PLAN
3/32" = 1'-0"

## GENERAL NOTES - FLOOR PLANS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. PRIOR TO FRAMING VERIFY THAT FINAL APPLIANCE AND PLUMBING FIXTURE SIZES/CLEARANCES MATCH THOSE USED AS BASIS OF DESIGN SHOWN ON DRAWING **AX.XX**. REFER TO SLAB LAYOUT PLANS FOR CONCRETE AND MASONRY WALL LOCATIONS. COORDINATE WITH STRUCTURAL DRAWINGS.
3. SEE SHEETS A0.11 & A0.21 FOR WALL ASSEMBLIES.
4. SEE SHEET A0.41 FOR TYPICAL FRAMING AND ACOUSTICAL DETAILS.
5. SEE ENLARGED PLANS FOR DETAILED DIMENSIONS, WALL TAGS AND DOOR TAGS.
6. REFER TO STRUCTURAL DRAWINGS FOR COLUMNS, SHEAR WALL AND BEAM SIZES.
7. SEE SHEETS BEGINNING ON A5.01 FOR TYPICAL ACCESSIBILITY CLEARANCES.
8. REFER TO ENLARGED UNIT PLANS (**AX.X** SERIES) FOR DETAILED INFORMATION WITHIN EACH RESIDENTIAL UNIT
9. CONTROL JOINTS TO BE SPACED NO MORE THAN 30'-0" OC IN EACH CONTINUOUS PLANE OF GYPSUM WALLBOARD. FIRE RATING OF ASSEMBLIES TO BE MAINTAINED THROUGH MINIMUM GYPSUM WALLBOARD CONTINUITY PER THE ASSEMBLIES.

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ROOF PLAN

DESIGN DEVELOPEMENT

| DATE | PROJECT NUMBER |
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| 02/24/2025 | 233810 |

SHEET NUMBER
A2.05

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## 1 NORTH ELEVATION - COLOR

3/32" = 1'-0"

## 2 SOUTH ELEVATION - COLOR

3/32" = 1'-0"

## 3 EAST ELEVATION - COLOR

3/32" = 1'-0"

## 4 WEST ELEVATION - COLOR

3/32" = 1'-0"

## GENERAL NOTES - EXTERIOR ELEVATIONS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. SEE SHEET **AX.XX** FOR WINDOW AND LOUVER INFORMATION.

## EXTERIOR ELEVATIONS LEGEND

- FIBER CEMENT PANEL - WHITE
- FIBER CEMENT LAP SIDING - TAN
- BRICK - GRAY
- EXPOSED CONCRETE

| KEYNOTE LEGEND | |
|---|---|
| KEY VALUE | KEYNOTE TEXT |
| 1 | ALUMINUM GUARDRAIL |
| 3 | BRICK SOLDIER COURSE @ HEAD |
| 4 | BRICK SOLDIER COURSE @ MATERIAL TRANSITION |
| 5 | C.I.P CONCRETE @ WINDOW SILL |
| 6 | PARAPET CAP |
| 7 | FIBER CEMENT TRIM |
| 10 | METAL CANOPY WITH SIGNAGE |
| 14 | MECHANICAL SCREEN |

0 4 8 16 32

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| REVISION | DATE | REASON FOR ISSUE |
|---|---|---|
| | | |

BUILDING ELEVATIONS - COLOR

DESIGN DEVELOPEMENT

| DATE | PROJECT NUMBER |
|---|---|
| 02/24/2025 | 233810 |

SHEET NUMBER
A3.11

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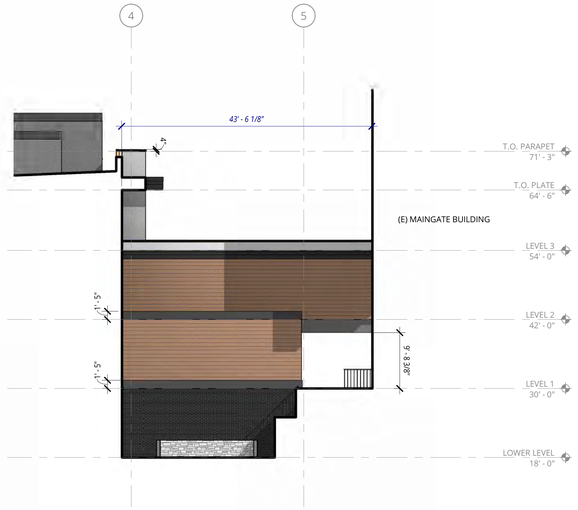


1 NORTH ELEVATION - COURTYARD - COLOR
3/32" = 1'-0"

2 SOUTH ELEVATION - COURTYARD - COLOR
3/32" = 1'-0"

3 EAST ELEVATION - COURTYARD - COLOR
3/32" = 1'-0"

## GENERAL NOTES - EXTERIOR ELEVATIONS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. SEE SHEET **AX.XX** FOR WINDOW AND LOUVER INFORMATION.

## EXTERIOR ELEVATIONS LEGEND

- FIBER CEMENT PANEL - WHITE
- FIBER CEMENT LAP SIDING - TAN
- BRICK - GRAY
- EXPOSED CONCRETE

| KEYNOTE LEGEND | |
|---|---|
| KEY VALUE | KEYNOTE TEXT |
| 1 | ALUMINUM GUARDRAIL |
| 3 | BRICK SOLDIER COURSE @ HEAD |
| 4 | BRICK SOLDIER COURSE @ MATERIAL TRANSITION |
| 5 | C.I.P CONCRETE @ WINDOW SILL |
| 6 | PARAPET CAP |
| 7 | FIBER CEMENT TRIM |
| 14 | MECHANICAL SCREEN |

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| | | |

BUILDING ELEVATIONS - COLOR

DESIGN DEVELOPEMENT

| DATE | PROJECT NUMBER |
|---|---|
| 02/24/2025 | 233810 |

SHEET NUMBER
A3.12

0 4 8 16 32

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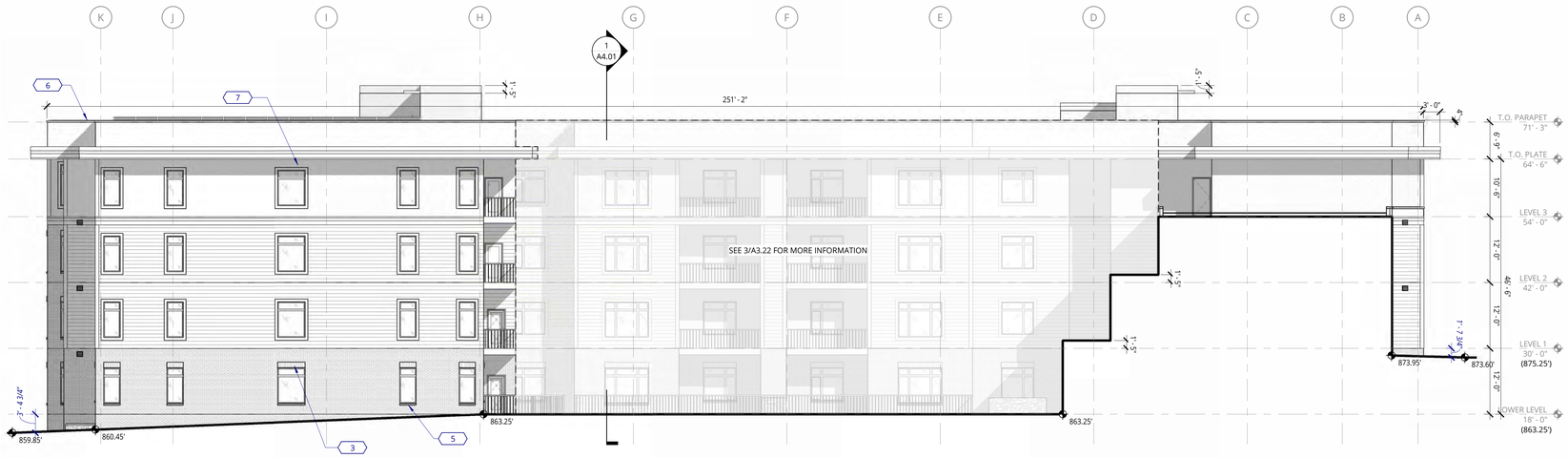
## GENERAL NOTES - EXTERIOR ELEVATIONS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. SEE SHEET **AX.XX** FOR WINDOW AND LOUVER INFORMATION.

1 NORTH ELEVATION
3/32" = 1'-0"

2 SOUTH ELEVATION
3/32" = 1'-0"




3 EAST ELEVATION
3/32" = 1'-0"

4 WEST ELEVATION
3/32" = 1'-0"

## EXTERIOR ELEVATIONS LEGEND

- FIBER CEMENT PANEL
- FIBER CEMENT LAP SIDING
- BRICK
- EXPOSED CONCRETE

| KEYNOTE LEGEND | |
|---|---|
| KEY VALUE | KEYNOTE TEXT |
| 1 | ALUMINUM GUARDRAIL |
| 3 | BRICK SOLDIER COURSE @ HEAD |
| 4 | BRICK SOLDIER COURSE @ MATERIAL TRANSITION |
| 5 | C.I.P CONCRETE @ WINDOW SILL |
| 6 | PARAPET CAP |
| 7 | FIBER CEMENT TRIM |
| 10 | METAL CANOPY WITH SIGNAGE |
| 14 | MECHANICAL SCREEN |

0 4 8 16 32

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| | | |

BUILDING ELEVATIONS

DESIGN DEVELOPEMENT

| DATE | PROJECT NUMBER |
|---|---|
| 02/24/2025 | 233810 |

SHEET NUMBER
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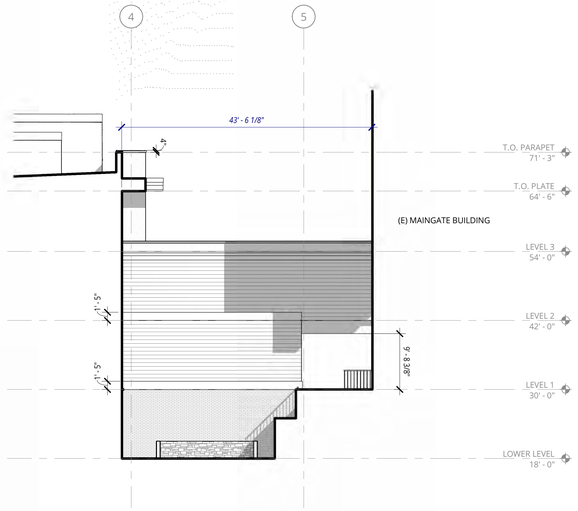


## 3 NORTH ELEVATION - COURTYARD

3/32" = 1'-0"

## 1 SOUTH ELEVATION - COURTYARD

3/32" = 1'-0"

## 4 EAST ELEVATION - COURTYARD

3/32" = 1'-0"

# GENERAL NOTES - EXTERIOR ELEVATIONS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. SEE SHEET **AX.XX** FOR WINDOW AND LOUVER INFORMATION.

# EXTERIOR ELEVATIONS LEGEND

- FIBER CEMENT PANEL
- FIBER CEMENT LAP SIDING
- BRICK
- EXPOSED CONCRETE

| KEYNOTE LEGEND | |
|---|---|
| KEY VALUE | KEYNOTE TEXT |
| 1 | ALUMINUM GUARDRAIL |
| 3 | BRICK SOLDIER COURSE @ HEAD |
| 4 | BRICK SOLDIER COURSE @ MATERIAL TRANSITION |
| 5 | C.I.P CONCRETE @ WINDOW SILL |
| 6 | PARAPET CAP |
| 7 | FIBER CEMENT TRIM |
| 14 | MECHANICAL SCREEN |

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BUILDING ELEVATIONS

DESIGN DEVELOPEMENT

| DATE | PROJECT NUMBER |
|---|---|
| 02/24/2025 | 233810 |

SHEET NUMBER
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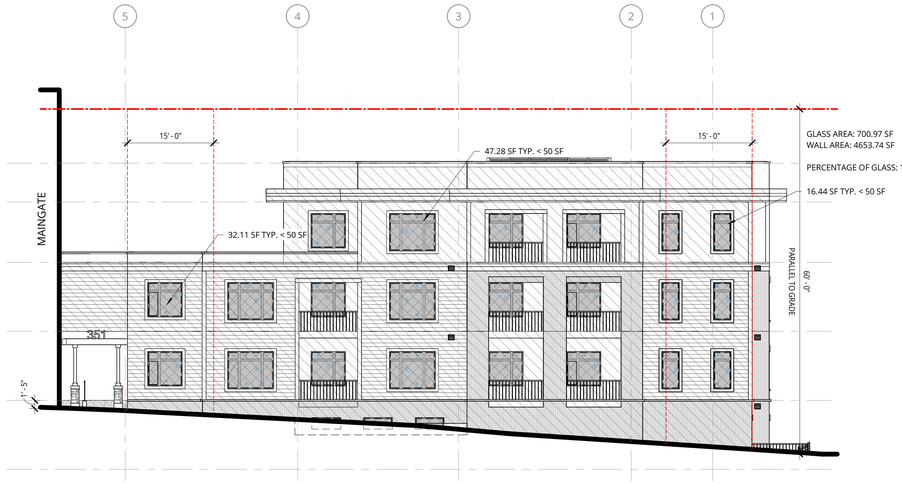
## EXTERIOR ELEVATIONS LEGEND

- EXTERIOR WALL AREAS
- EXTERIOR GLASS AREAS
- BIRD-SAFE GLASS
- FIRST SIXTY (60) FEET PARALLEL FROM GRADE PER SECTION 28.129
- GLASS CORNER GRAPHIC PER SECTION 28.129




## 2 NORTH ELEVATION

3/32" = 1'-0"

## 3 SOUTH ELEVATION

3/32" = 1'-0"

## 4 EAST ELEVATION

3/32" = 1'-0"

## 1 WEST ELEVATION

3/32" = 1'-0"

0 4 8 16 32

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| REVISION | DATE | REASON FOR ISSUE |
|---|---|---|
| | | |

BIRD-SAFE GLASS DIAGRAMS

DESIGN DEVELOPEMENT

| DATE | PROJECT NUMBER |
|---|---|
| 02/24/2025 | 233810 |

SHEET NUMBER
A3.31

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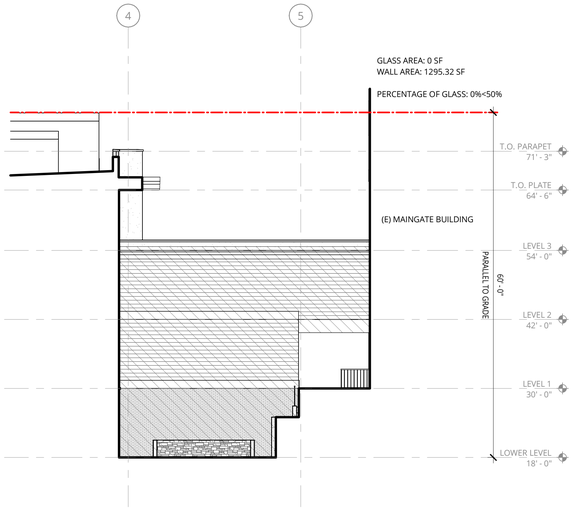
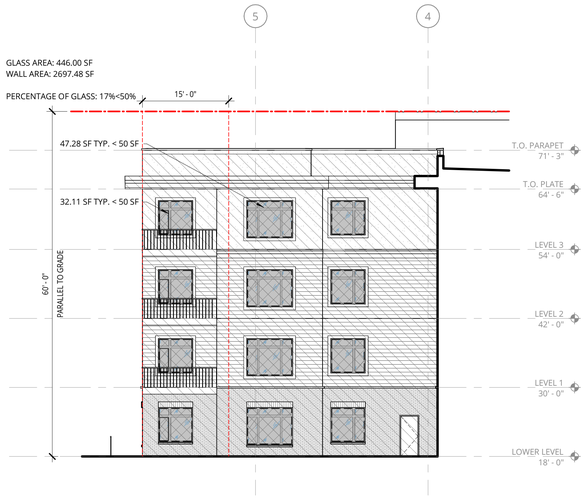
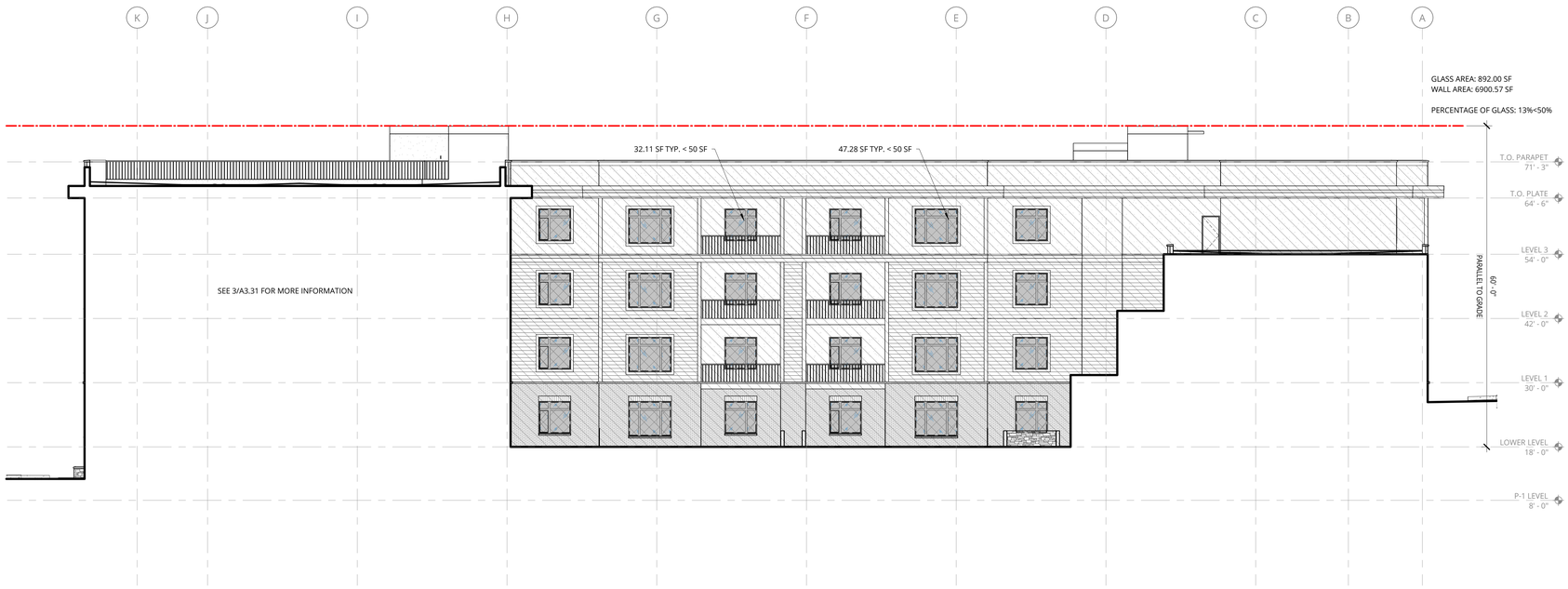



1 NORTH ELEVATION - COURTYARD
3/32" = 1'-0"




2 SOUTH ELEVATION - COURTYARD
3/32" = 1'-0"




3 EAST ELEVATION - COURTYARD
3/32" = 1'-0"

## EXTERIOR ELEVATIONS LEGEND

- EXTERIOR WALL AREAS
- EXTERIOR GLASS AREAS
- BIRD-SAFE GLASS
- FIRST SIXTY (60) FEET PARALLEL FROM GRADE PER SECTION 28.129
- GLASS CORNER GRAPHIC PER SECTION 28.129

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| | | |

BIRD-SAFE GLASS DIAGRAMS

DESIGN DEVELOPEMENT

| DATE | PROJECT NUMBER |
|---|---|
| 02/24/2025 | 233810 |

SHEET NUMBER
A3.32

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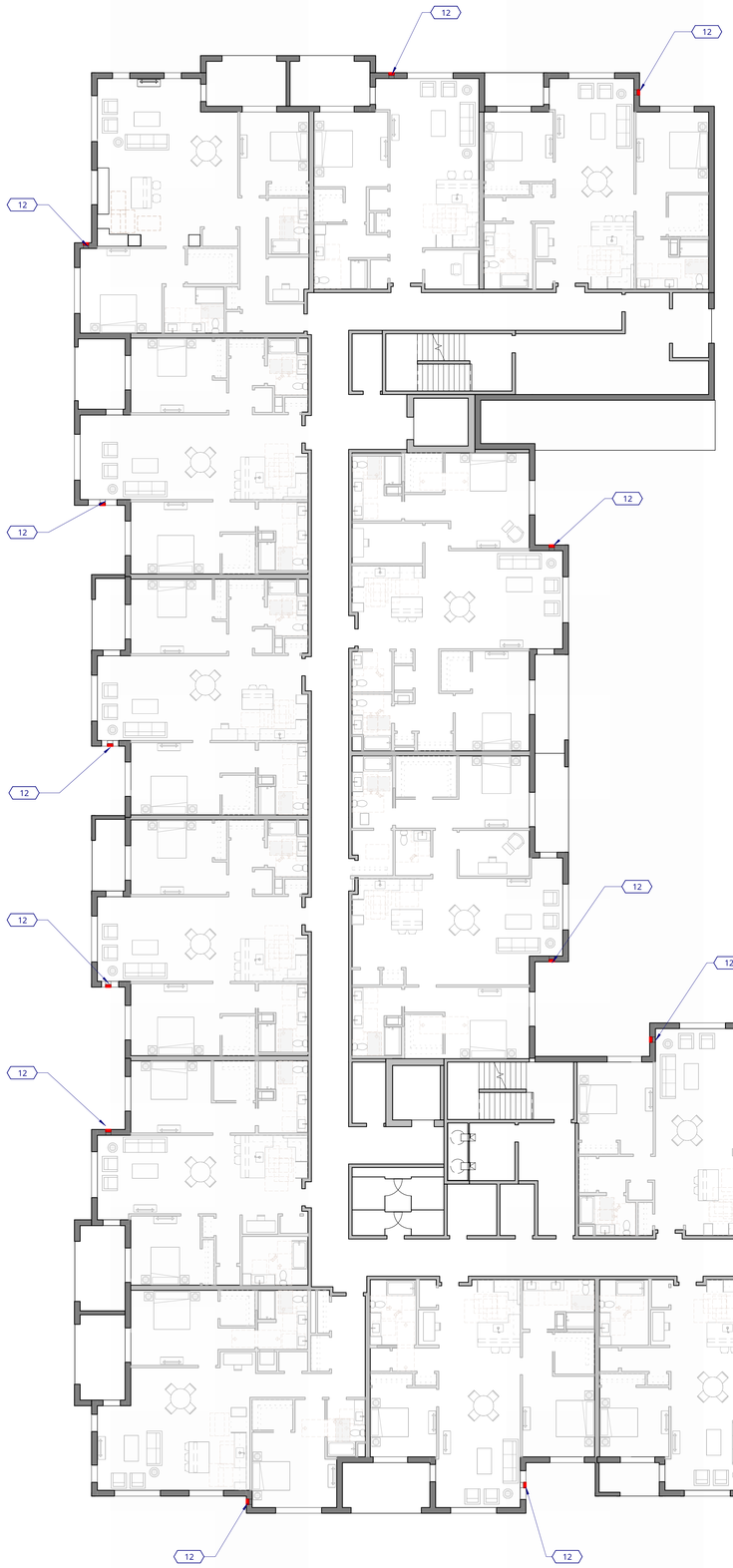
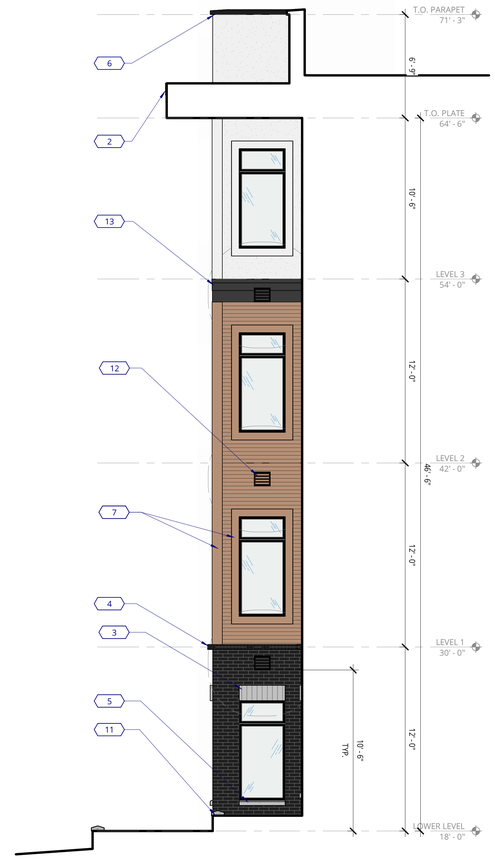



1 EXHAUST LOUVER PLAN - TYP.
3/32" = 1'-0"




2 ENLARGED ELEVATION - EXHAUST LOUVER TYP.
1/4" = 1'-0"

3 ISOMETRIC - EXHAUST LOUVERS TYP.

| KEYNOTE LEGEND | |
|---|---|
| KEY VALUE | KEYNOTE TEXT |
| 2 | 5/4" CEMENT BOARD FASCIA - PAINTED |
| 3 | BRICK SOLDIER COURSE @ HEAD |
| 4 | BRICK SOLDIER COURSE @ MATERIAL TRANSITION |
| 5 | C.I.P CONCRETE @ WINDOW SILL |
| 6 | PARAPET CAP |
| 7 | FIBER CEMENT TRIM |
| 11 | PLANTER WALLS W/ CONCRETE SLOPED CAP |
| 12 | EXHAUST LOUVER - PAINT TO MATCH SIDING |
| 13 | 5/4" CEMENT BOARD @ MATERIAL TRANSITION |

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| | | |

ENLARGED ELEVATIONS - EXHAUST LOUVERS

DESIGN DEVELOPEMENT

| DATE | PROJECT NUMBER |
|---|---|
| 02/24/2025 | 233810 |

SHEET NUMBER
A3.51

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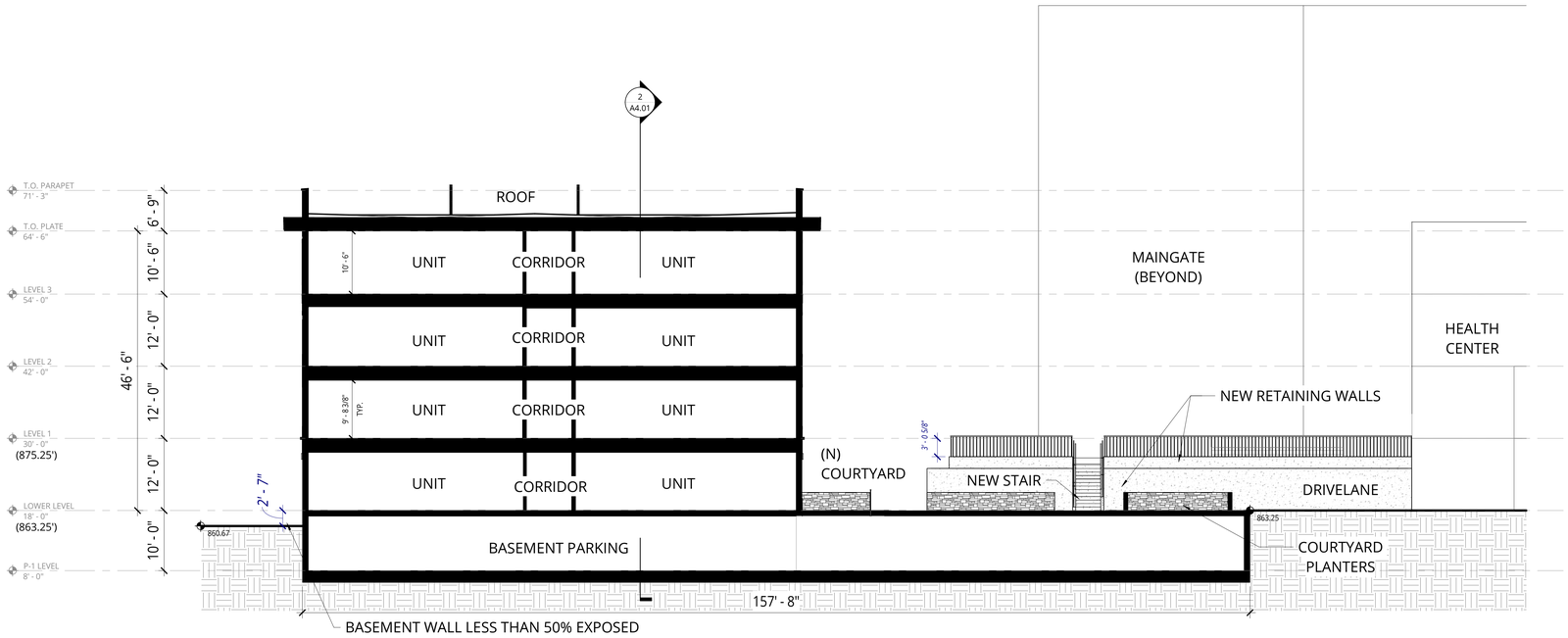
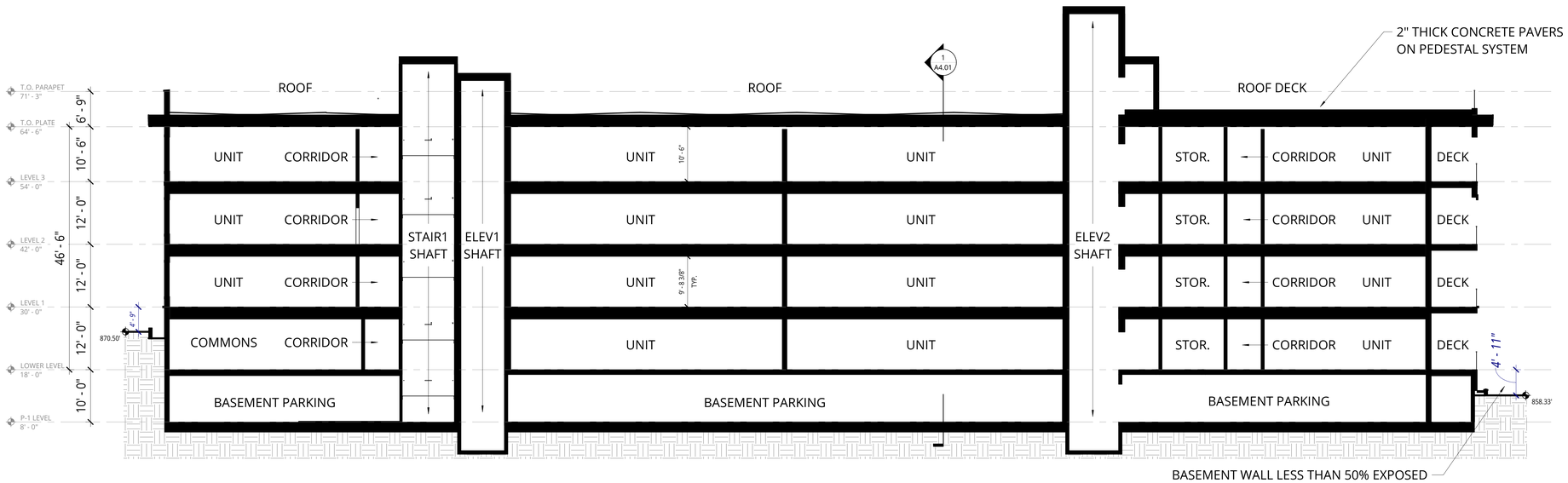
## GENERAL NOTES - BUILDING SECTIONS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. SEE SHEET ***A12.21*** FOR WINDOW ELEVATIONS / SCHEDULE.
3. SEE ENLARGED ELEVATIONS AND WALL SECTIONS FOR ADDITIONAL EXTERIOR DETAILS.




1 W-E BUILDING SECTION - SOUTH

1" = 10'-0"




2 N-S BUILDING SECTION - WEST

1" = 10'-0"

0 5 10 20 40

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| | | |

BUILDING SECTIONS

DESIGN DEVELOPEMENT

| DATE | PROJECT NUMBER |
|---|---|
| 02/24/2025 | 233810 |

SHEET NUMBER
A4.01

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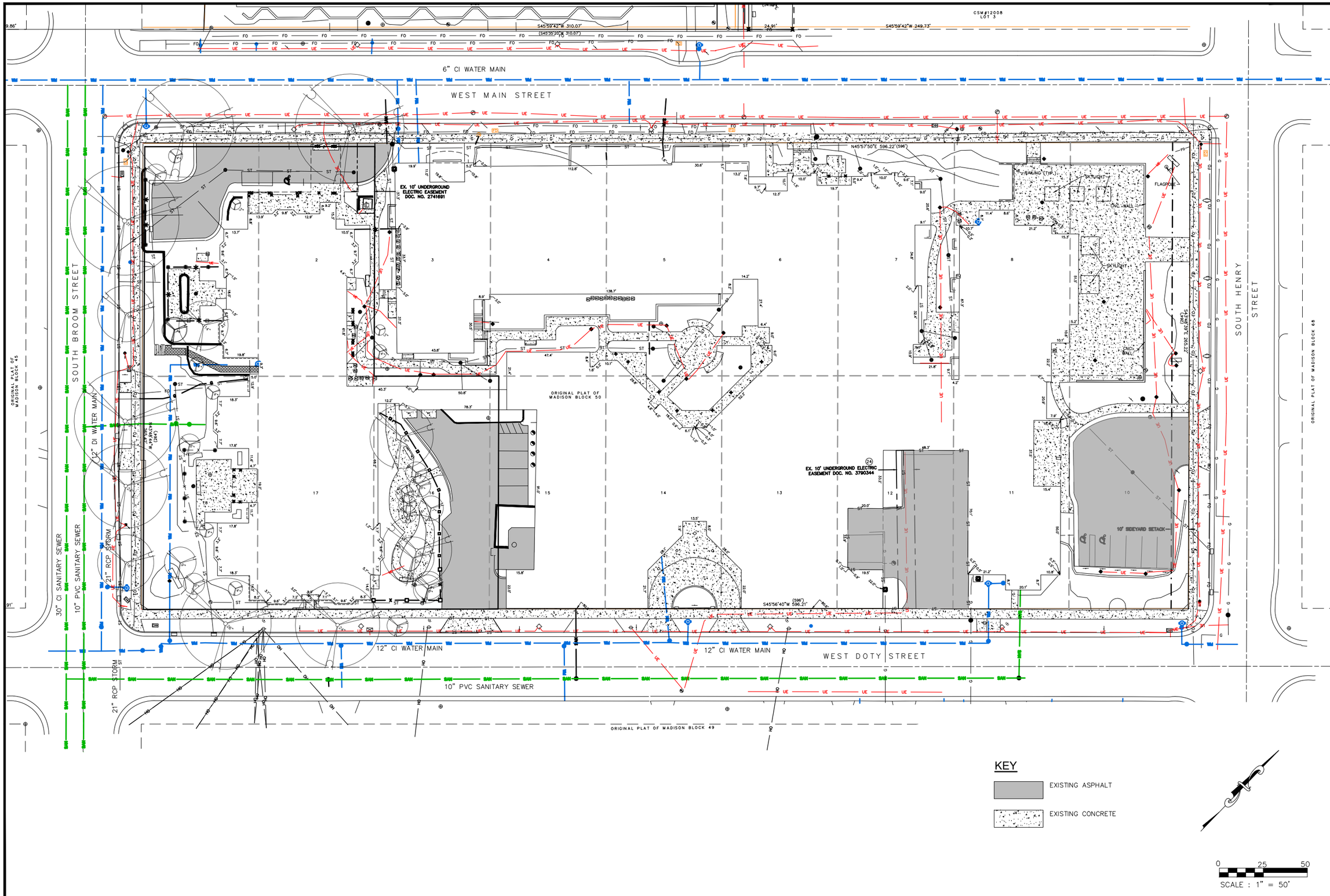


| ISSUANCE/REVISION | DATE |
|---|---|
| SD | 12-23-24 |

PROFESSIONAL ENGINEERING LLC
818 N Meadowbrook Ln
Waunakee, WI 53597
phone (608) 849-9378
www.pe-wi.com

# PRS - CAPITOL LAKES
## OVERALL EXISTING CONDITIONS

345 WEST MAIN STREET

MADISON, WISCONSIN

C100

X:\files\1485 Capitol Lakes\Dwg\Survey\1485 Survey.dwg | 12/23/2024 1:33:22 PM

W MAIN ST

SOUTH BROOM STREET

30" CI SANITARY SEWER

10" PVC SANITARY SEWER

12" DI WATER MAIN

EX. 10' UNDERGROUND ELECTRIC EASEMENT DOC. NO. 2741691

ORIGINAL PLAT OF MADISON BLOCK 50

EX. 10' UNDERG EASEMENT DOC

12" CI WATER MAIN

W DOTY ST

N43°48'44"W 265.42' (264')

KEY

EXISTING ASPHALT

EXISTING CONCRETE

EXISTING CONCRETE PAVEMENT

0 15 30

SCALE : 1" = 30'

| ISSUANCE/REVISION | DATE |
|---|---|
| SD | 12-23-24 |


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# PRS - CAPITOL LAKES EXISTING CONDITIONS

345 WEST MAIN STREET

MADISON, WISCONSIN

C101

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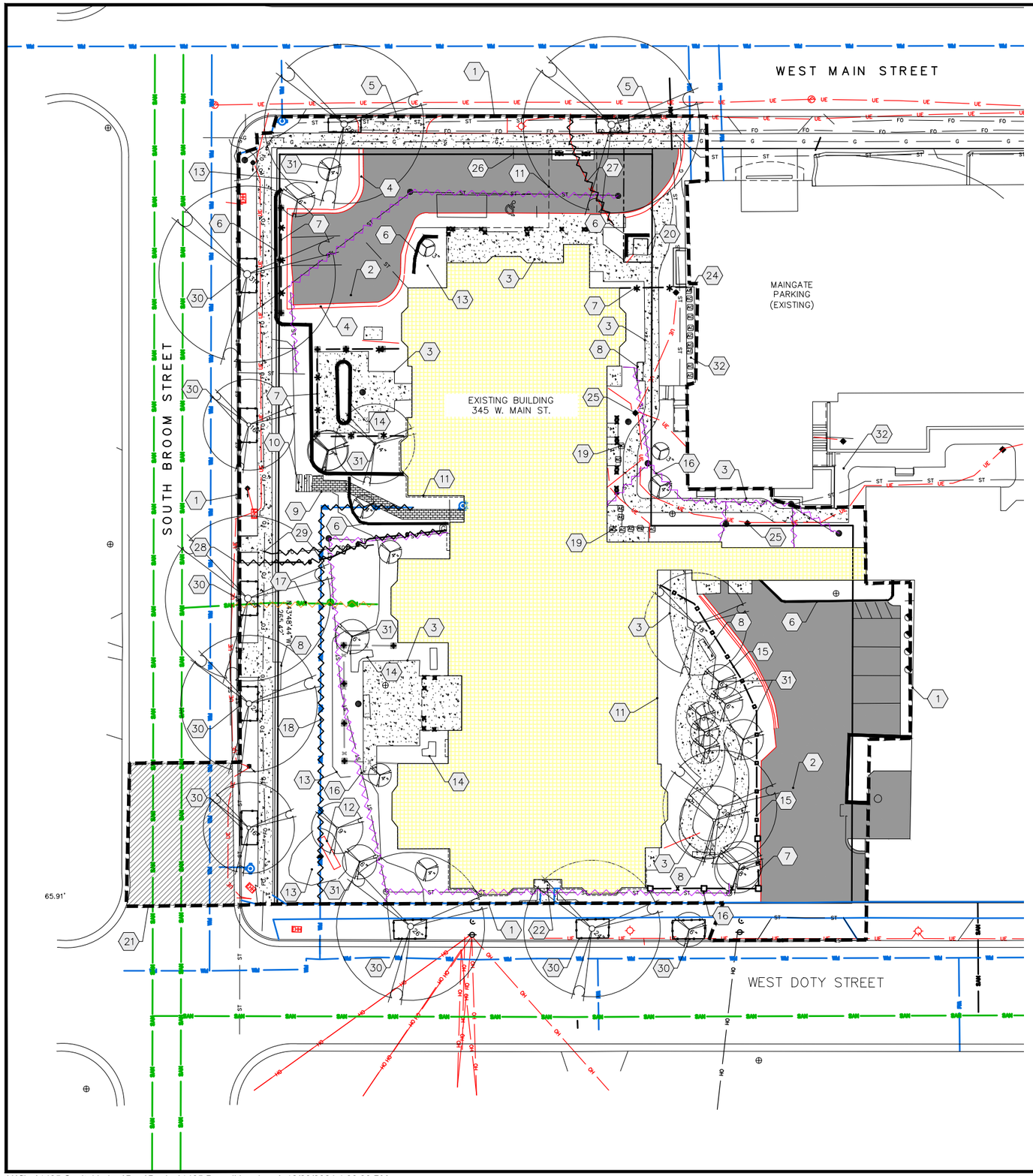


## NOTES:

A. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES PRIOR TO BEGINNING DEMOLITION OPERATIONS. NOTIFY DIGGERS HOTLINE 5 WORKING DAYS PRIOR TO START OF DEMOLITION/ CONSTRUCTION. CONTRACTOR TO PAY FOR PRIVATE LOCATES.

B. THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING TREES, STUMPS, ROOTS, AND OTHER ITEMS THAT ARE NOT NOTED TO REMAIN PER THE CONSTRUCTION DRAWINGS AND WHICH INTERFERE WITH NEW CONSTRUCTION.

C. GENERAL CONTRACTOR TO DISPOSE OF ALL DEMOLITION / CONSTRUCTION MATERIALS OFF SITE IN A LEGAL MANNER EXCEPT FOR THOSE ITEMS NOTED TO BE SALVAGED.

D. ALL MATERIALS, UTILITIES, AND SIDEWALK DAMAGED BY THE CONTRACTOR AS A RESULT OF THE DEMOLITION OPERATIONS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

E. CONTRACTOR SHALL PROTECT ALL EXISTING FACILITIES (INCLUDING BUT NOT LIMITED TO ELECTRICAL, WATER, SANITARY, SIDEWALK, ETC.) THAT ARE TO REMAIN.

F. RESTORATION OF LAWN AREAS WITHIN THE PROJECT LIMITS IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE SITE IMPROVEMENTS.

## STREET TREE NOTES:

1. STREET TREE ZONING FENCING IS REQUIRED FOR THIS PROJECT
2. FENCING SHALL BE ERECTED PRIOR TO DEMOLITION, GRADING OR CONSTRUCTION BEGINS.
3. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF THE TERRACE, AND EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK.
4. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
5. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE.
6. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.

## KEY

- REMOVE EXISTING ASPHALT
- REMOVE EXISTING CONCRETE
- REMOVE EXISTING BUILDING
- REMOVE CURB AND GUTTER/CURB

NOTE:

RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS

0 20 40

SCALE : 1" = 40'

## PLAN KEY

1. CONSTRUCTION LIMITS
2. REMOVE ASPHALT
3. REMOVE CONCRETE, TYPICAL
4. REMOVE CURB AND GUTTER
5. EXISTING DRIVEWAY TO BE ABANDONED IN ACCORDANCE WITH CITY STANDARDS W/ CURB REPLACED & TERRACE RESTORED
6. REMOVE RETAINING WALL
7. REMOVE IRON FENCE
8. REMOVE BENCH
9. REMOVE PAVERS
10. REMOVE WOOD STEPS
11. REMOVE BUILDING AND OVERHANG
12. REMOVE SIGN
13. REMOVE EXISTING LANDSCAPING, TYPICAL
14. REMOVE PLANTER, TYPICAL
15. REMOVE WOOD FENCE
16. REMOVE EXISTING STORM SEWER, TYPICAL
17. REMOVE EXISTING SANITARY SEWER IN ACCORDANCE WITH CITY STANDARD
18. REMOVE EXISTING WATER SERVICE IN ACCORDANCE WITH CITY STANDARDS
19. REMOVE AC UNITS, TYPICAL
20. REMOVE/RELOCATE EXISTING TRANSFORMER. CONTRACTOR TO COORDINATE WORK WITH ELECTRIC UTILITY.
21. UTILITY PATCH PER CITY REQUIREMENTS (SEE UTILITY PLAN)
22. REMOVE STAIRS, TYPICAL
23. REMOVE CONCRETE WALL
24. AC UNITS SERVING EXISTING BUILDING TO REMAIN
25. REMOVE LIGHT POLE AND BASE, TYPICAL
26. REMOVE SIGNAGE, TYPICAL
27. REMOVE/ABANDON ELECTRIC LINE, TYPICAL. CONTRACTOR TO COORDINATE WORK WITH ELECTRIC UTILITY.
28. REMOVE/ABANDON GAS LINE, TYPICAL. CONTRACTOR TO COORDINATE WORK WITH GAS UTILITY.
29. REMOVE/ABANDON COMMUNICATION LINE/PEDESTAL TYPICAL. CONTRACTOR TO COORDINATE WORK WITH TELECOM UTILITY.
30. PRESERVE AND PROTECT STREET TREES (SEE STREET TREE NOTE)
31. REMOVE TREES AND LANDSCAPING WITHIN THE PROPERTY AND CONSTRUCTION LIMITS, TYPICAL. THIS DOES NOT INCLUDE TREES IN THE RIGHT OF WAY
32. CONCRETE TO REMAIN

| ISSUANCE/REVISION | DATE |
|---|---|
| SD | 12-23-24 |

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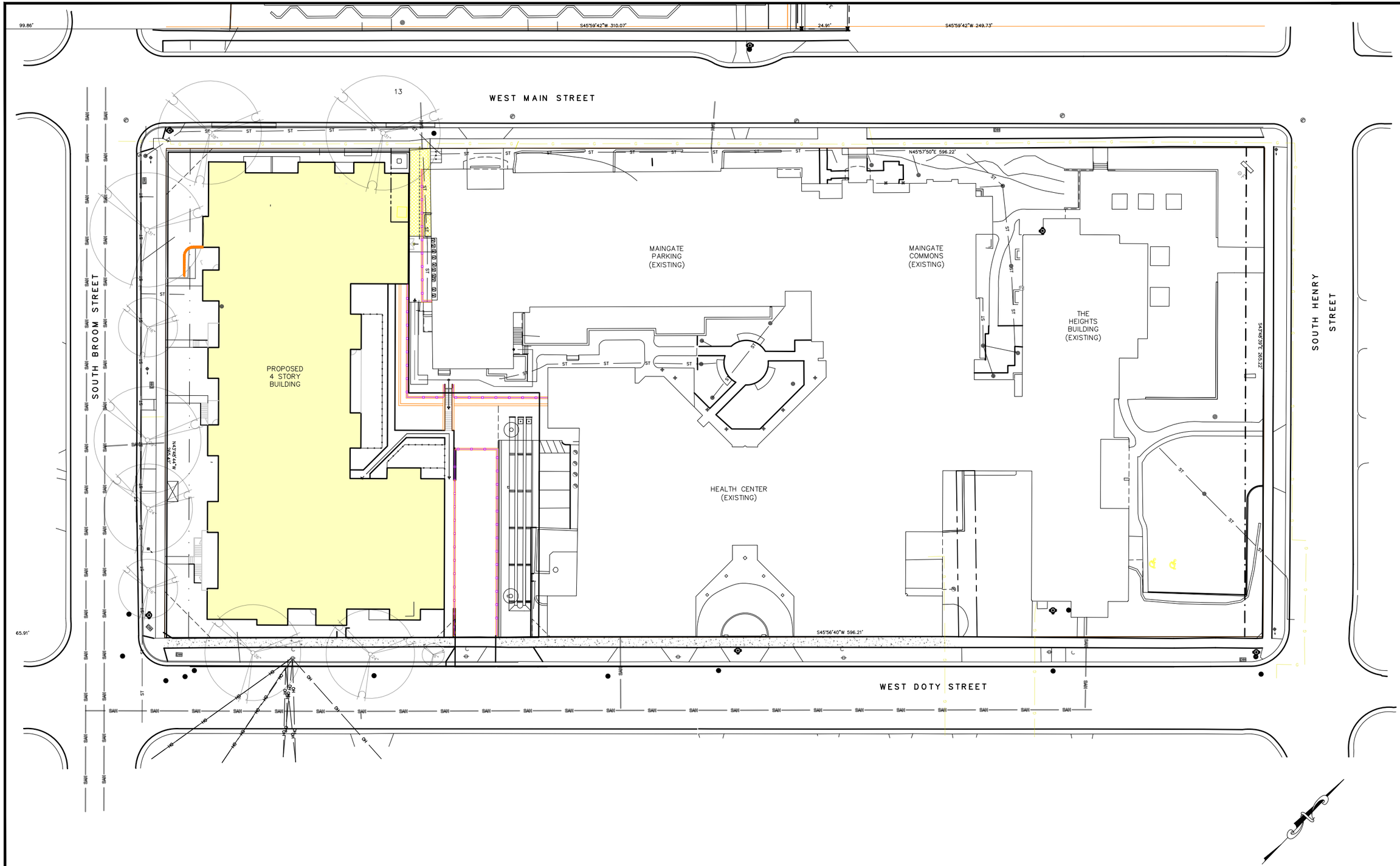
# PRS - CAPITOL LAKES DEMOLITION PLAN

345 WEST MAIN STREET

MADISON, WISCONSIN

C102




NOTE:

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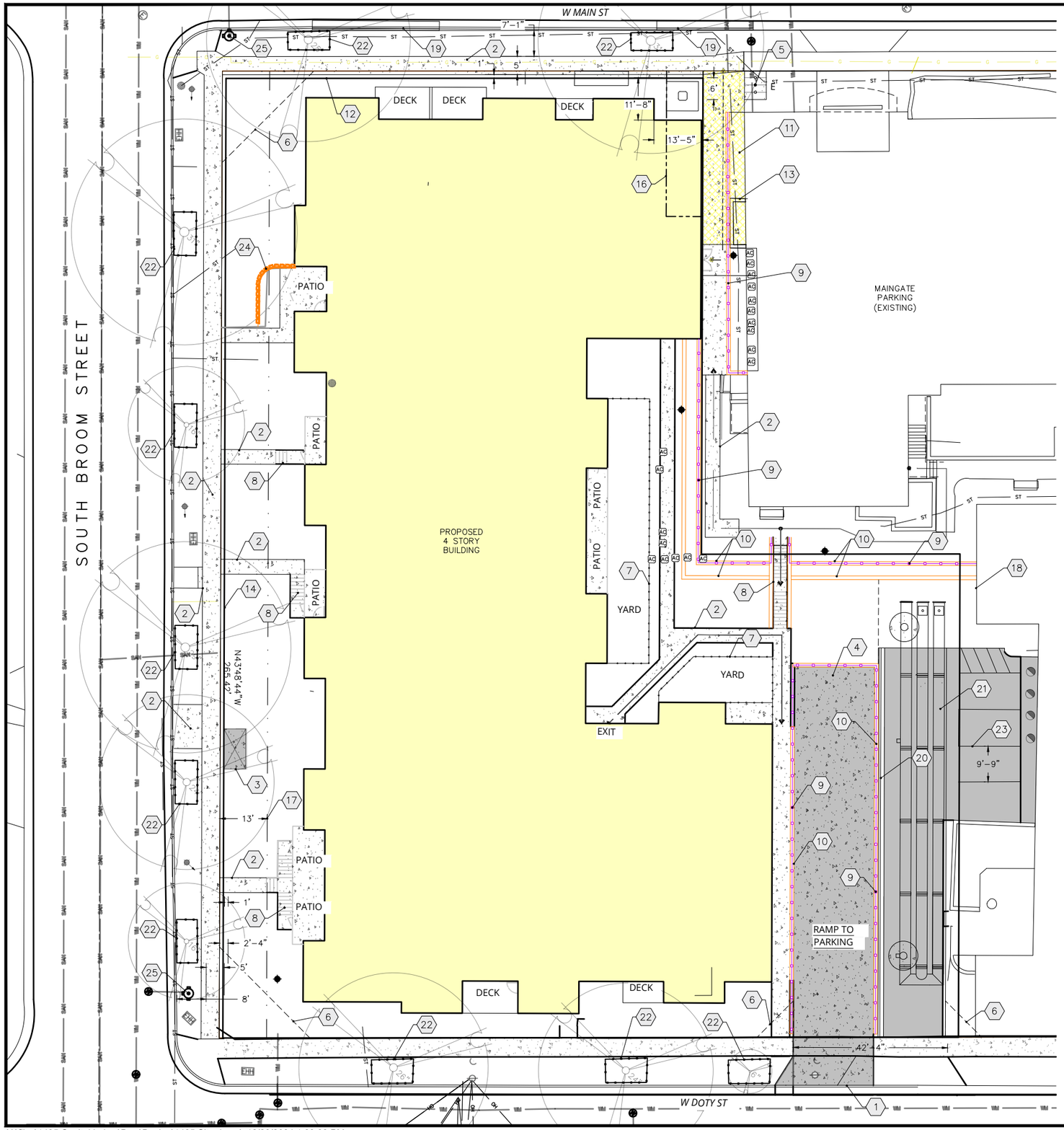
# PRS - CAPITOL LAKES OVERALL SITE PLAN

MADISON, WISCONSIN

345 WEST MAIN STREET

C200




## STREET TREE NOTES:

A. STREET TREE ZONING FENCING IS REQUIRED FOR THIS PROJECT

B. FENCING SHALL BE ERECTED PRIOR TO DEMOLITION, GRADING OR CONSTRUCTION BEGINS.

C. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF THE TERRACE, AND EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK.

D. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.

E. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE.

F. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.

## KEY

- ASPHALT PAVEMENT
- CONCRETE
- CONCRETE PAVEMENT
- EX CONCRETE

## SITE INFORMATION

SITE ADDRESS: 1609 PARK STREET

SITE ACREAGE TOTAL: 43,927 SF (1.01 ACRES)

NUMBER OF BUILDING STORIES = 1

BUILDING AREA = 24,425 GSF

EXISTING IMPERVIOUS AREA = 30,101 SF

EXISTING IMPERVIOUS SURFACE % = 68.5%

PROPOSED IMPERVIOUS AREA = 32,494 SF
BUILDING = 24,425 SF
PAVEMENT/SIDEWALK = 8,069 SF

IMPERVIOUS SURFACE % = 74.0%

NUMBER OF PARKING STALLS: 60

TOTAL BIKE PARKING: 6 STALLS

## PLAN KEY

1. NEW DRIVEWAY APPROACH IN ACCORDANCE WITH CITY STANDARDS. CONTRACTOR TO OBTAIN STREET EXCAVATION PERMIT FROM THE CITY TO WORK IN THE RIGHT-OF-WAY
2. CONCRETE SIDEWALK, TYP.
3. BUS SHELTER
4. CONCRETE PAVEMENT
5. BIKE RACK TO BE DERO PART# BH-FT-EPX BIKE RACKS SURFACE MOUNT POWDER COAT FINISH
6. VISION TRIANGLE
7. 4' HIGH WOOD FENCE
8. STAIR W/METAL RAILING BOTH SIDES
9. METAL GUARDRAIL
10. CONCRETE RETAINING WALL
11. METAL CANOPY WITH SIGNAGE (OPEN AIR)
12. 2' PROPERTY LINE ADJUSTMENT
13. EXISTING GRATE FOR GARAGE EXHAUST TO REMAIN
14. 1' PROPERTY LINE ADJUSTMENT
15. TRANSFORMER
16. EXISTING 10' WIDE ELECTRIC EASEMENT TO BE RELOCATED
17. 13' RESERVATION SETBACK
18. REPAIR SKILLED NURSING WALL AFFECTED BY BRIDGE DEMOLITION
19. 30" CURB AND GUTTER
20. 18" CURB AND GUTTER
21. UNDERGROUND RETENTION SYSTEM
22. PRESERVE AND PROTECT STREET TREE (SEE STREET TREE NOTES)
23. 4" PAVEMENT STRIPING WITH TWO COATS OF TRAFFIC GRADE LATEX PAINT, TYP
24. SEGMENTAL RETAINING WALL
25. EXISTING HYDRANT

NOTE:

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# PRS - CAPITOL LAKES SITE PLAN

345 WEST MAIN STREET

MADISON, WISCONSIN

C201

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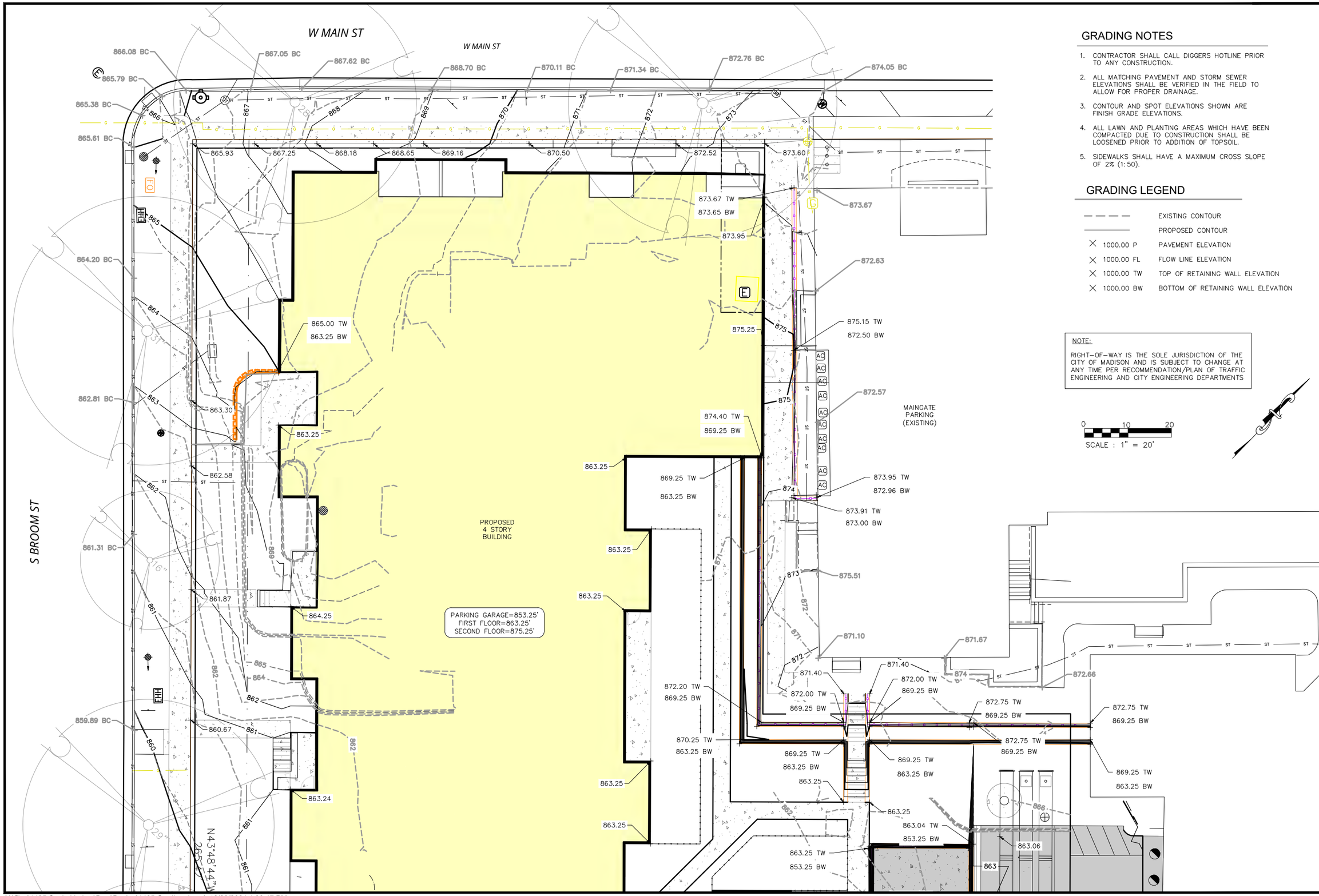


## GRADING NOTES

1. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
2. ALL MATCHING PAVEMENT AND STORM SEWER ELEVATIONS SHALL BE VERIFIED IN THE FIELD TO ALLOW FOR PROPER DRAINAGE.
3. CONTOUR AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE ELEVATIONS.
4. ALL LAWN AND PLANTING AREAS WHICH HAVE BEEN COMPACTED DUE TO CONSTRUCTION SHALL BE LOOSENED PRIOR TO ADDITION OF TOPSOIL.
5. SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% (1:50).

## GRADING LEGEND

| | |
|---|---|
| — — — — | EXISTING CONTOUR |
| ———— | PROPOSED CONTOUR |
| × 1000.00 P | PAVEMENT ELEVATION |
| × 1000.00 FL | FLOW LINE ELEVATION |
| × 1000.00 TW | TOP OF RETAINING WALL ELEVATION |
| × 1000.00 BW | BOTTOM OF RETAINING WALL ELEVATION |

NOTE:

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0 10 20
SCALE : 1" = 20'

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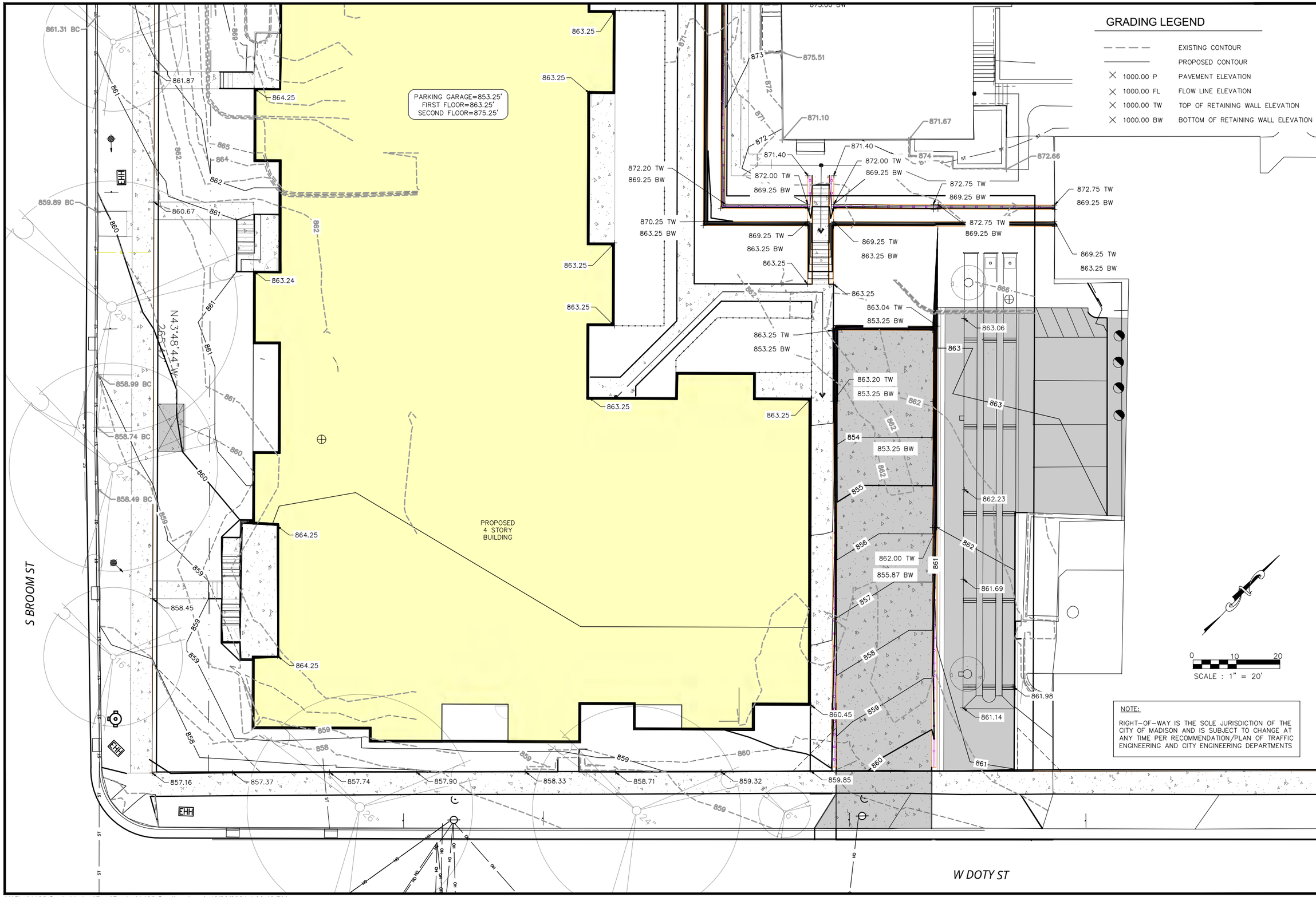
# PRS - CAPITOL LAKES GRADING PLAN

345 WEST MAIN STREET
MADISON, WISCONSIN

C300

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# PRS - CAPITOL LAKES GRADING PLAN

345 WEST MAIN STREET

MADISON, WISCONSIN

C301

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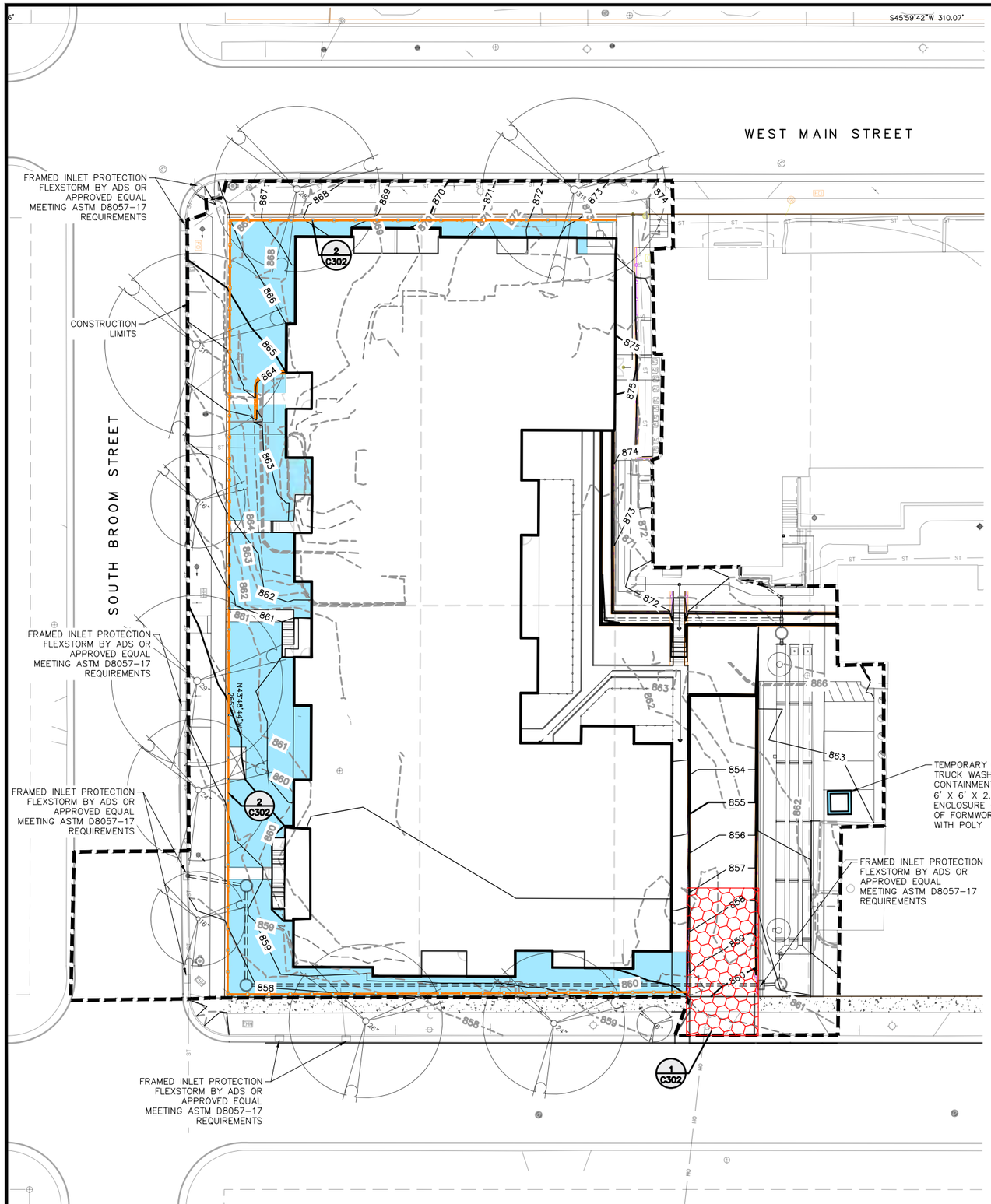
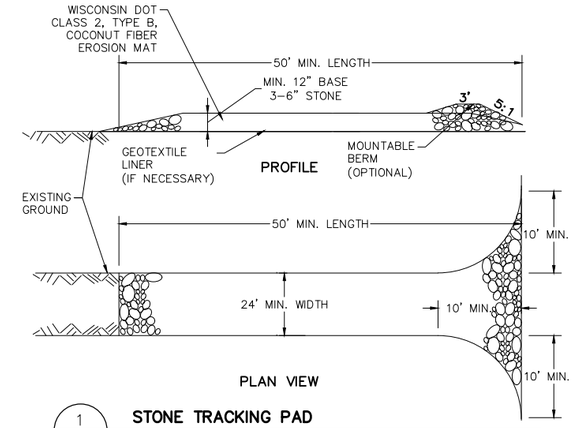


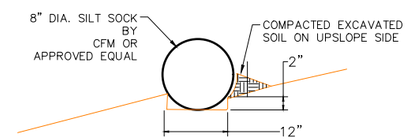

## EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION CONTROL DEVICES FROM THE START OF LAND DISTURBING CONSTRUCTION ACTIVITIES UNTIL FINAL STABILIZATION OF THE CONSTRUCTION SITE.
2. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROPRIATE WISCONSIN DNR CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS. THE COUNTY RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES AS CONDITIONS WARRANT.
3. CLEANING. RIGHT-OF-WAY SURFACES SHALL BE THOROUGHLY CLEANED BEFORE THE END OF EACH WORKING DAY.
4. RESTORATION. RESTORATION SHALL BE COMPLETED AS NOTED IN THE CONSTRUCTION SCHEDULE UNLESS OTHERWISE AUTHORIZED BY THE COUNTY.
5. INSPECTION. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY, AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. DOCUMENTATION OF EACH INSPECTION SHALL INCLUDE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF LAND DISTURBANCE AT THE CONSTRUCTION SITE, PERSON CONDUCTING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND A DESCRIPTION OF ANY EROSION OR SEDIMENT CONTROL MEASURE INSTALLATION.
6. INLET PROTECTION. ALL INLETS SUBJECT TO DRAINAGE SHALL BE PROTECTED WITH FRAMED INLET PROTECTION MEETING ASTM D8057-17 REQUIREMENTS. ANY DEPOSITS OF DIRT, MUD, ROCK, DEBRIS, OR OTHER MATERIAL ENTERING THE STORM SEWER SYSTEM SHALL BE PROMPTLY AND THOROUGHLY CLEANED OUT.
7. EROSION MAT. AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 4H:1V SHALL BE STABILIZED WITH WISCONSIN DOT CLASS 1, URBAN, TYPE B, EROSION MAT AS NOTED.
8. TEMPORARY EROSION CONTROL. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
9. STABILIZATION. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 14 DAYS OF LAST ACTIVITY. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 7 DAYS OF REACHING FINAL GRADING.
10. TOPSOIL. A MINIMUM OF 6 INCHES OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.
11. SEEDING. 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. (WWW.SEEDSOLUTIONS.COM). ALL STRAW MULCH MUST BE CRIMPED IN.
12. STOCKPILES. ALL STOCKPILES MUST BE TEMPORARILY STABILIZED WITHIN 7 DAYS OF LAST ACTIVITY AND PROTECTED WITH PERIMETER CONTROL INSTALLED 5' FROM THE TOE OF THE PILE.




1 C302 **STONE TRACKING PAD**

NTS




2 C302 **SILT SOCK**

NTS

KEY

SILT SOCK

WISCONSIN DOT CLASS 1, URBAN, TYPE A, EROSION MAT

0 15 30

SCALE : 1" = 30'

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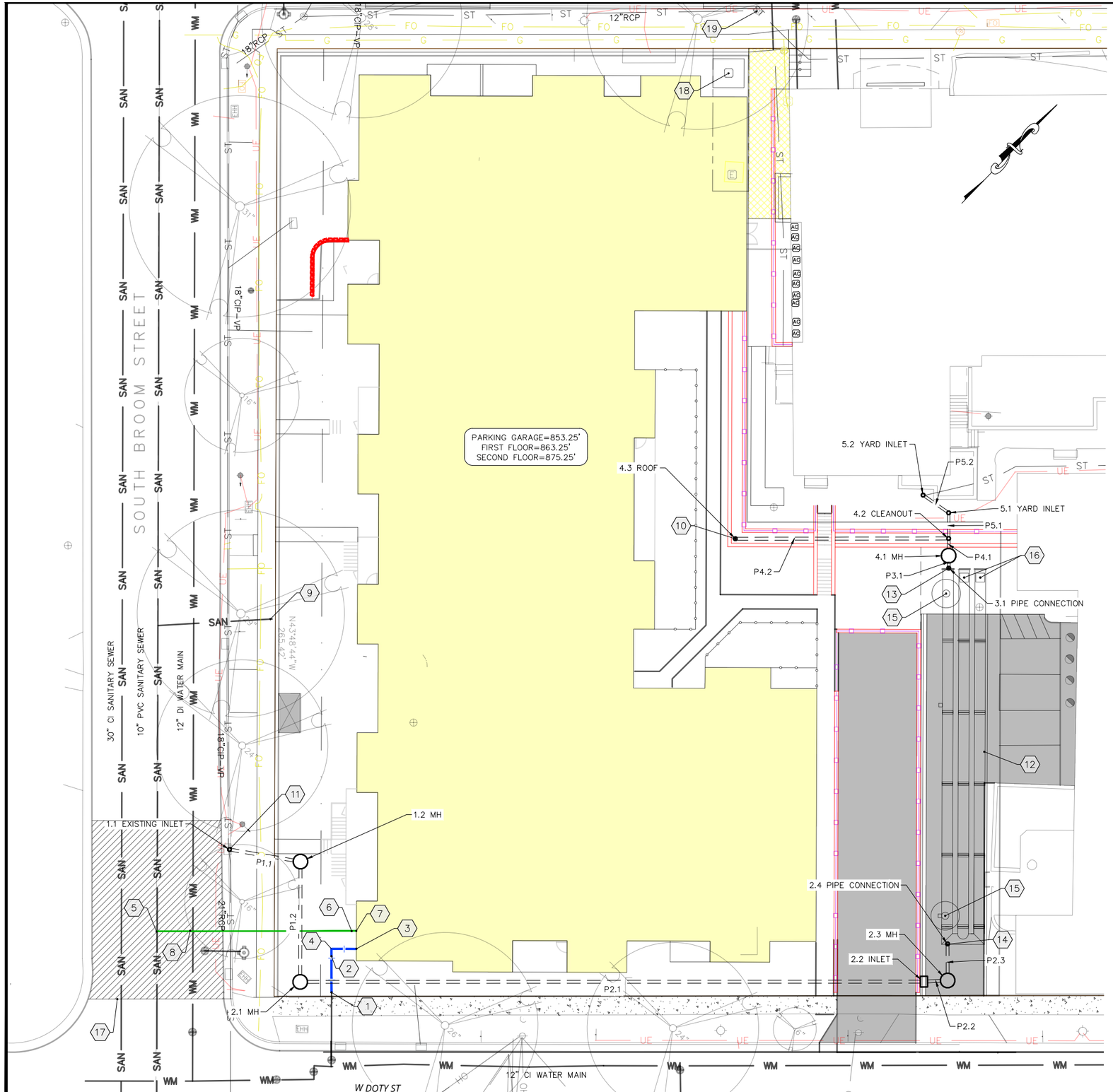
# PRS - CAPITOL LAKES EROSION CONTROL PLAN

345 WEST MAIN STREET

MADISON, WISCONSIN

C302




## UTILITY NOTES

A. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.

B. ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE AND WERE FIELD LOCATED FROM GROUND MARKING OR BASED OFF OF PREVIOUS PLANS. THE LOCATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

C. ALL SITE UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS.

D. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FOR ANY WORK TO BE DONE WITHIN THE RIGHT-OF-WAY.

E. CONTRACTOR SHALL OBTAIN ALL NECESSARY PLUGGING/CONNECTION PERMITS FROM THE CITY OF MADISON PRIOR TO ANY UTILITY WORK. CONTRACTOR TO NOTIFY THE PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.

F. RESTORATION OF PAVEMENT, CURB & GUTTER, AND SIDEWALK WITHIN THE STREET RIGHT OF WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE UNDERGROUND IMPROVEMENTS.

G. ALL STORM SEWER PIPE TO BE ADS N-12 OR SDR-35 PIPE AS NOTED ON THE STORM SEWER SCHEDULE. ALL BRANCH CONNECTIONS TO BE WYES WITH 45 DEGREE BENDS.

H. DRAIN BASINS 18" IN DIAMETER OR SMALLER TO BE ADS NYLOPLAST OR APPROVED EQUAL. NYLOPLAST DRAIN BASIN GRATES TO BE BRONZE

I. CONTRACTOR SHALL CONFIRM CONNECTION ELEVATION GRADES OF ALL PIPES PRIOR TO BEGINNING CONSTRUCTION.

J. ALL WATER MAIN 4" AND LARGER SHALL BE DUCTILE IRON. FITTINGS TO HAVE MEGA-LUG CONNECTIONS. WATER SERVICES 2" AND SMALLER SHALL BE TYPE K, COPPER.

K. SANITARY SEWER MAIN AND SERVICES SHALL BE SDR-35 PVC. MANHOLES TO BE PRECAST WITH RUBBER BOOTS.

L. ANY PERSON WHO INSTALLS A NONCONDUCTIVE WATER OR SEWER LATERAL MUST ALSO INSTALL A LOCATION WIRE OR OTHER EQUALLY EFFECTIVE MEANS FOR MARKING THE LOCATION OF THE LATERAL. METHOD SHALL BE APPROVED BY THE CITY.

M. CONTRACTOR TO COORDINATE NEW, RELOCATED AND/OR ABANDONED GAS, ELECTRIC, TELEPHONE, AND CABLE WITH APPROPRIATE UTILITY COMPANIES.

N. UTILITIES SERVING PROPOSED BUILDINGS SHALL BE STUBBED WITHIN 5' OF THE PROPOSED BUILDING(S) AND STAKED.

O. ALL WATER MAIN PIPE AND FITTINGS SHALL BE INSTALLED TO A MIN. DEPTH OF COVER OF 6.5'. AFTER REGRADING, EXISTING WATER MAIN PIPE WHICH DOES NOT MEET THIS REQUIREMENT SHALL BE INSULATED.

P. STORM SEWERS WHICH CROSS AN ACTIVE SEWER OR WATER MAIN OR LATERAL SHALL HAVE A MINIMUM CLEAR VERTICAL CLEARANCE OF THREE (3) FEET. CROSSINGS WITH LESSER VERTICAL CLEARANCE SHALL BE PROTECTED FROM FROST DAMAGE BY PLACEMENT OF 2-INCH THICK POLYSTYRENE BOARD INSULATION.

Q. BUILDING PLUMBER SHALL VERIFY SIZE, SLOPE, AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES PRIOR TO INSTALLATION.

R. CLEANOUTS WILL REQUIRE FROST SLEEVES.

S. CONTRACTOR RESPONSIBLE FOR TRAFFIC CONTROL FOR WORK IN THE RIGHT-OF-WAY

## PLAN KEY

1. CONNECT TO EXISTING 6" WATER LATERAL PER CITY STANDARDS
2. 6" D.I. WATER SERVICE, VERIFY SIZE WITH ARCHITECT
3. CONNECT TO BUILDING WATER SERVICE, SEE PLUMBING PLANS
4. WATER BEND, TYPICAL
5. CONNECT TO EXISTING 10" SANITARY MAIN IN ACCORDANCE WITH CITY STANDARDS
6. SANITARY CLEANOUT, TYPICAL
7. CONNECT TO SANITARY BUILDING SEWER, SEE PLUMBING PLANS
8. 6" SANITARY SEWER AT 1.1% SLOPE MINIMUM, VERIFY SIZE WITH ARCHITECT
9. ABANDON EXISTING 4" SANITARY LATERAL IN ACCORDANCE WITH CITY STANDARDS
10. CONNECT TO ROOF DRAINAGE SYSTEM. CONTRACTOR TO VERIFY WITH FINAL DRAIN LOCATION WITH ARCHITECT PRIOR TO CONNECTING
11. CONNECT TO STORM SEWER IN ACCORDANCE WITH CITY STANDARDS
12. UNDERGROUND STORAGE CHAMBERS
13. CONNECT TO 10" INLET PIPE STUB
14. CONNECT TO 10" OUTLET PIPE STUB
15. 24" RISER, WITH NEENAH R-1556-A SOLID LID
16. 6" CLEANOUT
17. UTILITY PATCH IN ACCORDANCE WITH CITY STANDARDS W/CURB AND ASPHALT REPLACED AND TERRACE RESTORED
18. TRANSFORMER. COORDINATE FINAL LOCATION WITH MG&E
19. REPLACE EXISTING STORM INLET AS NEEDED TO MATCH NEW GRADE

0 15 30
SCALE : 1" = 30'

NOTE:

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# PRS - CAPITOL LAKES UTILITY PLAN

345 WEST MAIN STREET

MADISON, WISCONSIN

C400

## STRUCTURE TABLE

| STRUCTURE NAME | SIZE | RIM* | PIPES IN | PIPES OUT | CASTING |
|---|---|---|---|---|---|
| 1.1 EXISTING INLET | EXISTING STRUCTURE | 854.88 | P1.1, 10"<br>INV IN =854.00 | | |
| 1.2 MH | 4-FT DIA. CB | 858.69 | P1.2, 10"<br>INV IN =854.60 | P1.1, 10"<br>INV OUT =854.60 | NEENAH R-1550 |
| 2.1 MH | 4-FT DIA. CB | 857.68 | P2.1, 10"<br>INV IN =854.93 | P1.2, 10"<br>INV OUT =854.93 | NEENAH R-1550 |
| 2.2 INLET | 2X3-FT | 860.57 | P2.2, 10"<br>INV IN =856.68 | P2.1, 10"<br>INV OUT =856.68 | NEENAH R-3067 |
| 2.3 MH | 4-FT DIA. CB | 861.05 | P2.3, 10"<br>INV IN =856.75 | P2.2, 10"<br>INV OUT =856.75 | NEENAH R-1550 |
| 2.4 PIPE CONNECTION | CONNECT TO STORAGE CHAMBERS | 861.26 | | P2.3, 10"<br>INV OUT =856.80 | |
| 3.1 PIPE CONNECTION | CONNECT TO STORAGE CHAMBERS | 863.20 | P3.1, 10"<br>INV IN =859.00 | | |
| 4.1 MH | 4-FT DIA. CB | 863.23 | P4.1, 10"<br>INV IN =859.29 | P3.1, 10"<br>INV OUT =859.29 | NEENAH R-1550 |
| 4.2 CLEANOUT | CLEANOUT | 866.03 | P4.2, 10"<br>INV IN =859.34<br>P5.1, 8"<br>INV IN =865.00 | P4.1, 10"<br>INV OUT =859.34 | |
| 4.3 ROOF | CONNECT TO ROOF DRAIN | 860.93 | | P4.2, 10"<br>INV OUT =860.00 | |
| 5.1 YARD INLET | 8" BASIN | 872.67 | P5.2, 8"<br>INV IN =867.00 | P5.1, 8"<br>INV OUT =865.07 | 8" GRATE |
| 5.2 YARD INLET | 8" BASIN | 872.27 | | P5.2, 8"<br>INV OUT =867.09 | 8" GRATE |

*RIM IS FLOW LINE FOR CURB INLETS, RIM FOR CATCH BASINS AND YARD DRAINS, AND GROUND SURFACE FOR OTHERS.

## PIPE TABLE

| NAME | SIZE | LENGTH | SLOPE | MATERIAL | START INVERT ELEVATION | END INVERT ELEVATION |
|---|---|---|---|---|---|---|
| P1.1 | 10" | 21' | 3.00% | SDR 35 | 854.60' | 854.00' |
| P1.2 | 10" | 34' | 0.98% | SDR 35 | 854.93' | 854.60' |
| P2.1 | 10" | 175' | 1.00% | SDR 35 | 856.68' | 854.93' |
| P2.2 | 10" | 7' | 1.08% | SDR 35 | 856.75' | 856.68' |
| P2.3 | 10" | 11' | 0.53% | SDR 35 | 856.80' | 856.75' |
| P3.1 | 10" | 4' | 8.28% | SDR 35 | 859.29' | 859.00' |
| P4.1 | 10" | 5' | 1.10% | SDR 35 | 859.34' | 859.29' |
| P4.2 | 10" | 60' | 1.10% | SDR 35 | 860.00' | 859.34' |
| P5.1 | 8" | 8' | 1.00% | SDR 35 | 865.07' | 865.00' |
| P5.2 | 8" | 9' | 1.00% | SDR 35 | 867.09' | 867.00' |

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|---|---|
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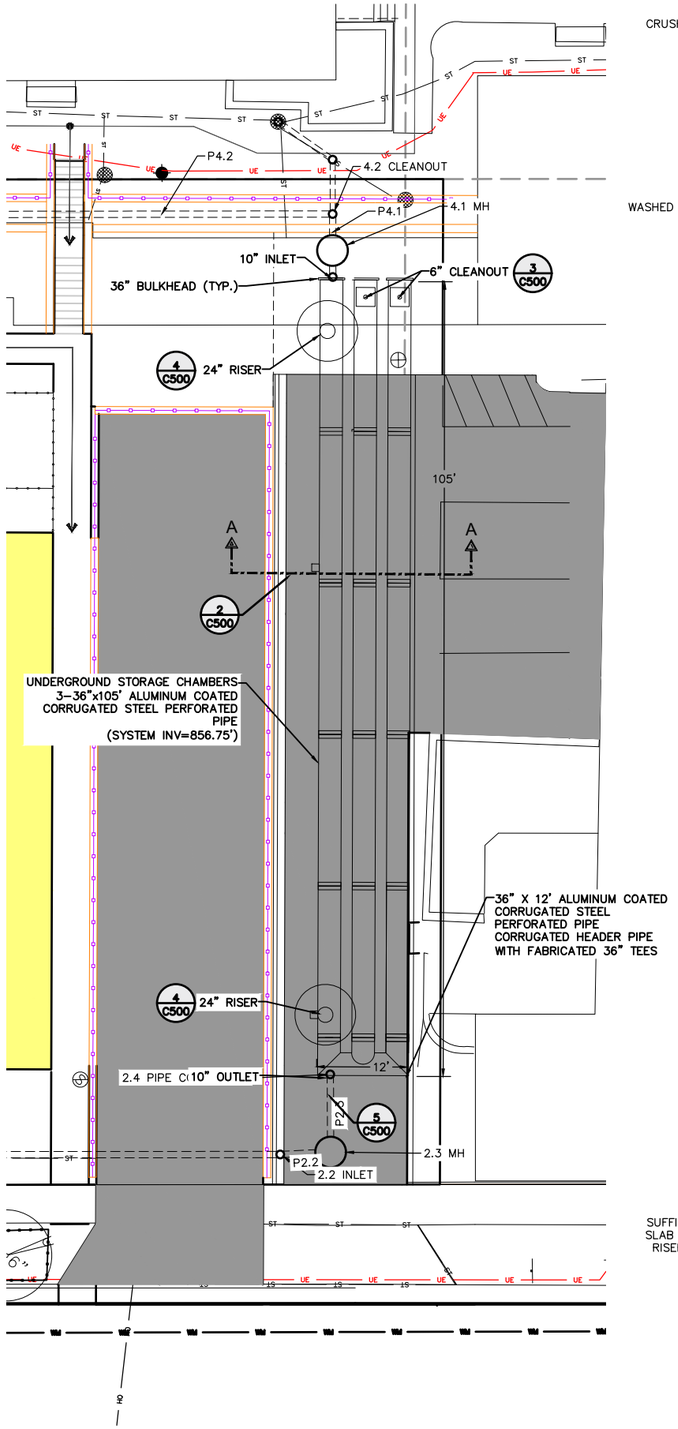
**PRS - CAPITOL LAKES**
**STORM SEWER SCHEDULE**

345 WEST MAIN STREET

MADISON, WISCONSIN

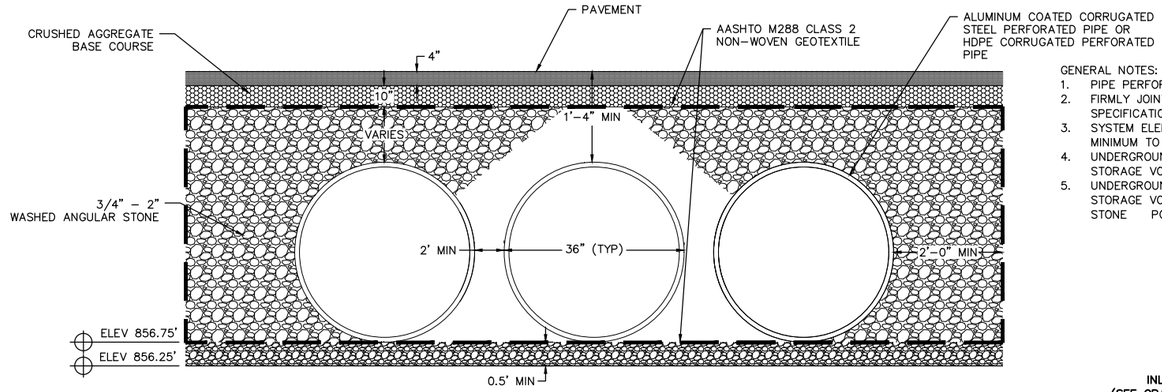
C401




1 C500 UNDERGROUND STORAGE CHAMBERS

1"=20' (11x17)

NORTH

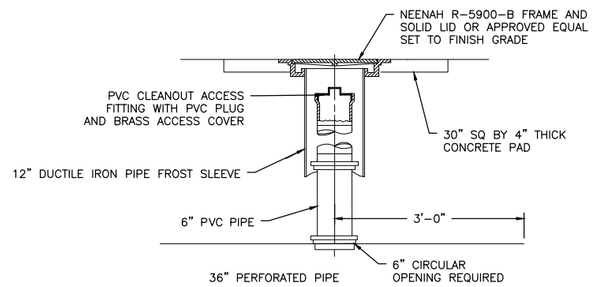



2 C500 UNDERGROUND RETENTION CROSS SECTION A-A

NTS

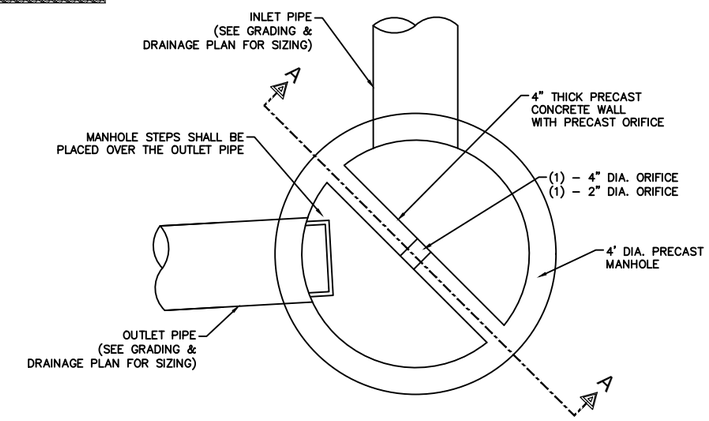
GENERAL NOTES:

1. PIPE PERFORATIONS SHALL BE 3/8" DIA. HOLES.
2. FIRMLY JOINT PIPE SECTIONS TOGETHER PER THE SPECIFICATIONS
3. SYSTEM ELEMENTS SHALL BE DESIGNED AT A MINIMUM TO RESIST HS20 LOADING
4. UNDERGROUND RETENTION SYSTEM MIN. PIPE STORAGE VOLUME SHALL BE 2375 CF.
5. UNDERGROUND RETENTION SYSTEM MIN. STONE STORAGE VOLUME SHALL BE 935 CF (ASSUMES 40% STONE POROSITY).

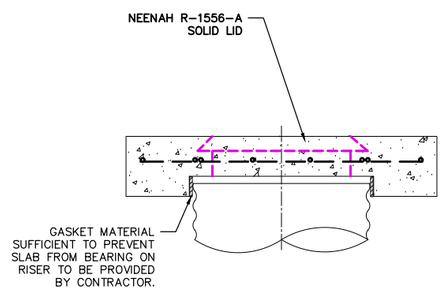



3 C500 CLEANOUT DETAIL

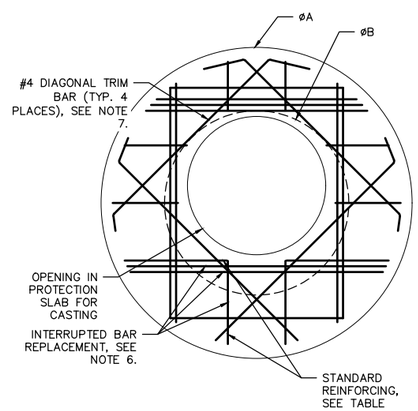
NTS




PLAN VIEW SECTION B-B




SECTION VIEW

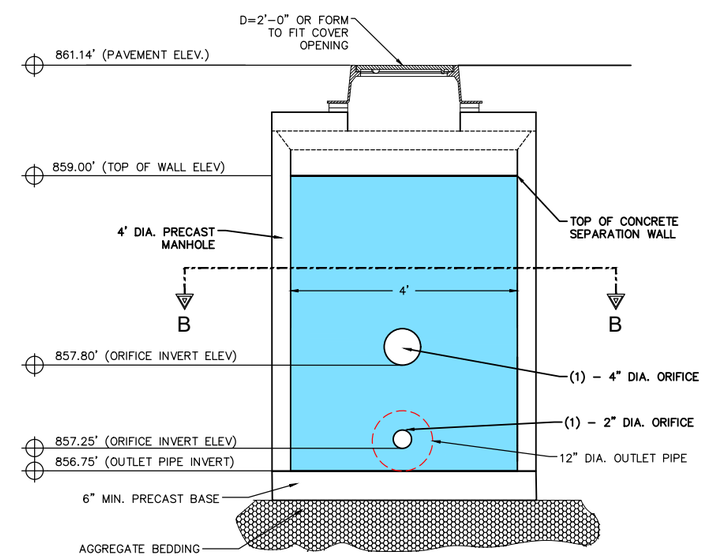



PLAN VIEW

| REINFORCING TABLE | | | | |
|---|---|---|---|---|
| ø CMP RISER | A | ø B | REINFORCING | **BEARING PRESSURE (PSF) |
| 24" | ø 4'<br>4'X4' | 26" | #5 @ 12" OCEW<br>#5 @ 12" OCEW | 2,410<br>1,780 |

4 C500 RISER DETAIL

NTS




SECTION A - A

5 C500 UNDERGROUND RETENTION OUTLET STRUCTURE

NTS

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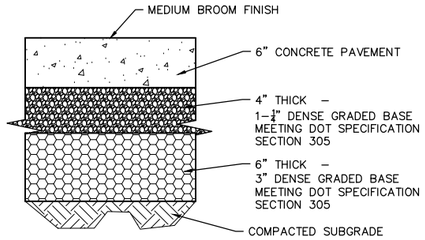
SITE DETAILS

345 WEST MAIN STREET

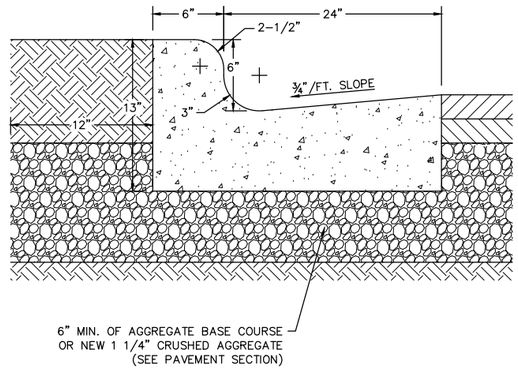
MADISON, WISCONSIN

C500

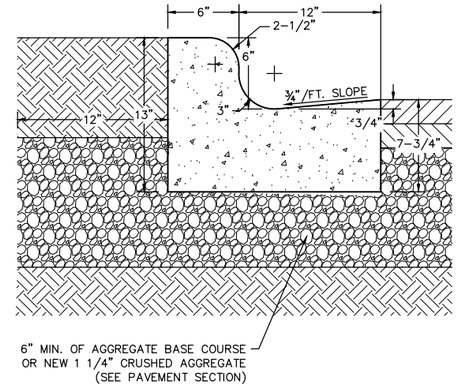



1 / C501 CONCRETE PAVEMENT SECTION

NTS




STANDARD 30" CONCRETE CURB

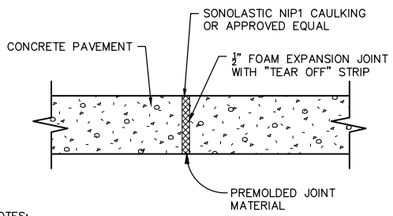



STANDARD 18" CONCRETE CURB

GENERAL NOTES:
LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15', NOT LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF 200' OF LESS, AND AT ANGLE POINTS, OR AS DIRECTLY BY THE ENGINEER. THE EXPANSION JOINT SHALL BE ALONE PIECE ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.

2 / C501 CURB & GUTTER

NTS




NOTES:

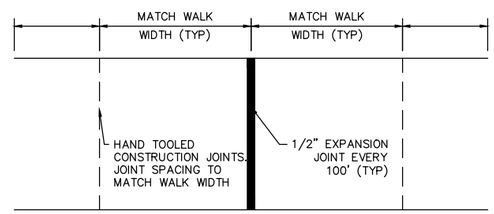
1 ALL JOINTS TO BE TOOLED WITH ½" RADIUS UNLESS SAW CUT

2. PLACE WHERE INDICATED OR WHERE PAVEMENT ABUTS FOUNDATIONS, CURBS COLUMNS OR OTHER IMMOVABLE OBJECTS, OR WHERE OPERATIONS ARE STOPPED FOR MORE THAN ½ HOUR. PLACE IN MANNER CONSISTENT WITH CONTROL JOINT LAYOUT.

3. CAULKING OF ALL EXTERIOR SITE WORK BY SITE CONTRACTOR.

3 / C501 EXPANSION JOINT – SECTION

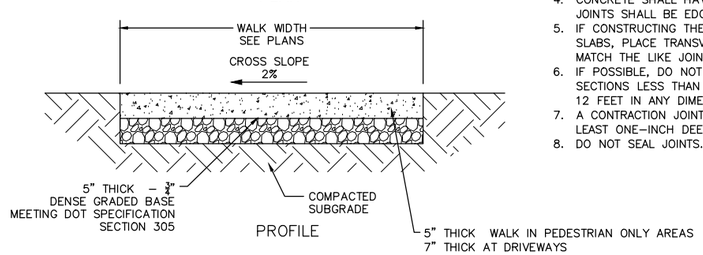
NTS




NOTES:

1. COMPACT SUBGRADE TO 95% MOD. PROCTOR

PLAN



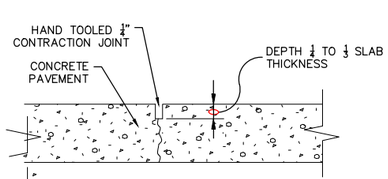

PROFILE

GENERAL NOTES:

1. FOR SIDEWALK OF UNIFORM WIDTH, CONSTRUCT TRANSVERSE JOINTS AT RIGHT ANGLES TO THE SIDEWALK CENTERLINE, AND CONSTRUCT LONGITUDINAL JOINTS PARALLEL TO THE CENTERLINE, UNLESS SPECIFIED OTHERWISE. FOR SIDEWALKS OF VARIABLE OR TAPERING WIDTHS, MAKE THE TRANSVERSE AND LONGITUDINAL JOINTS AT RIGHT ANGLES TO EACH OTHER, IF POSSIBLE, AND CONSTRUCT THE JOINTS AS THE ENGINEER LAID THEM OUT IN THE FIELD.
2. USE CONTRACTION JOINTS TO DIVIDE THE SIDEWALK INTO SECTIONS.
3. EXPANSION JOINTS TO BE PLACED AT SIDES OF DRIVEWAY APPROACHES, UTILITY VAULTS, CURB RAMPS, AND AT SPACING NOT TO EXCEED 100'.
4. CONCRETE SHALL HAVE A BROOM FINISH, ALL JOINTS SHALL BE EDGED.
5. IF CONSTRUCTING THE SIDEWALK IN PARTIAL WIDTH SLABS, PLACE TRANSVERSE JOINTS SO THEY MATCH THE LIKE JOINTS IN ADJACENT SLABS.
6. IF POSSIBLE, DO NOT DIVIDE SIDEWALKS INTO SECTIONS LESS THAN 3 FEET OR GREATER THAN 12 FEET IN ANY DIMENSION.
7. A CONTRACTION JOINT IN SIDEWALK SHALL BE AT LEAST ONE–INCH DEEP AND ¼–INCH WIDE.
8. DO NOT SEAL JOINTS.

6 / C501 SIDEWALK SECTION

NTS



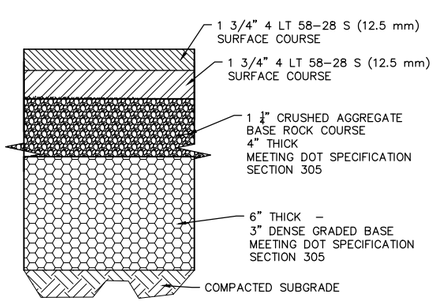

NOTES:

1 ALL JOINTS TO BE TOOLED WITH ½" RADIUS UNLESS SAW CUT

2. DO NOT SEAL OR FILL CONTRACTION JOINTS.

4 / C501 CONTRACTION JOINT

NTS




5 / C501 PAVEMENT SECTION

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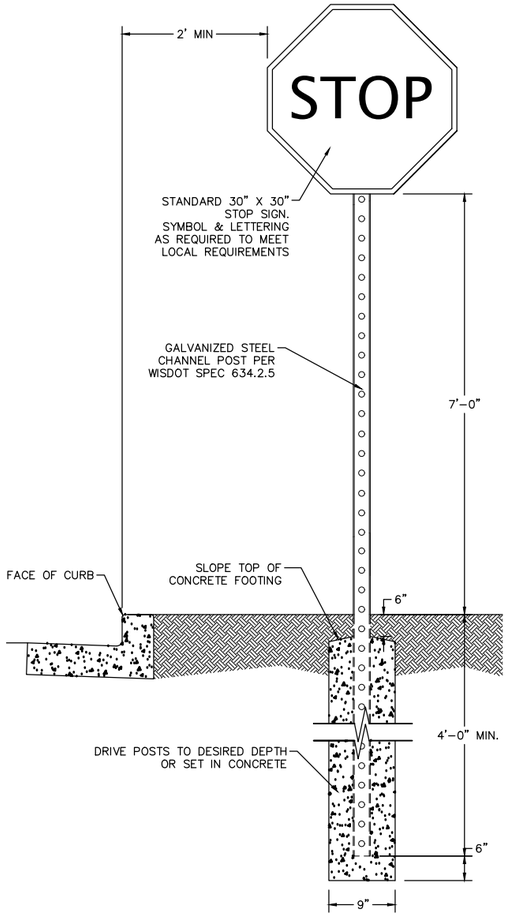
345 WEST MAIN STREET

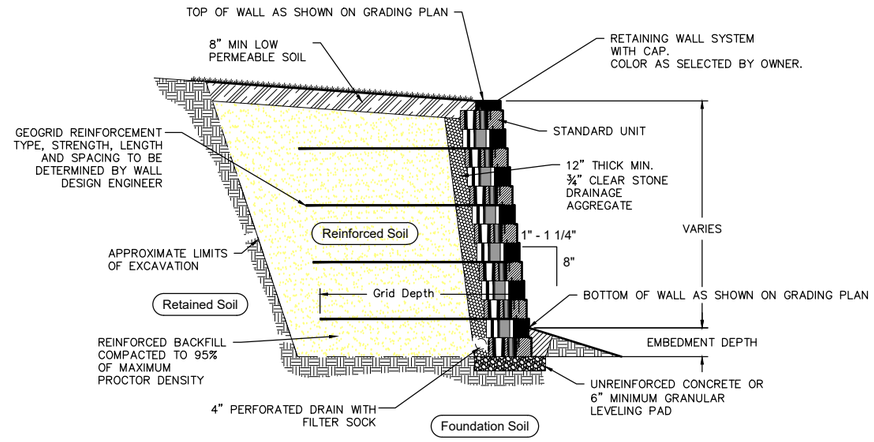
MADISON, WISCONSIN

C501




1 C502 STOP SIGN

NTS




**NOTE:**

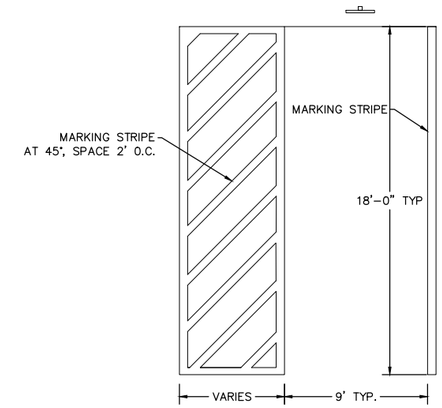
1. CONTRACTOR SHALL SUBMIT CONSTRUCTION DRAWINGS AND DESIGN CALCULATIONS FOR THE RETAINING WALL SYSTEM PREPARED AND STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF THE PROJECT.

2. COLOR TO BE SELECTED BY OWNER.

3. GEOSYNTHETIC REINFORCEMENT SHALL CONSIST OF GEOGRIDS MANUFACTURED SPECIFICALLY FOR SOIL REINFORCEMENT APPLICATIONS AND SHALL BE MANUFACTURED FROM HIGH TENACITY POLYESTER YARN OR HIGH DENSITY POLYETHYLENE.

2 C502 SEGMENTAL RETAINING WALL SECTION

NTS



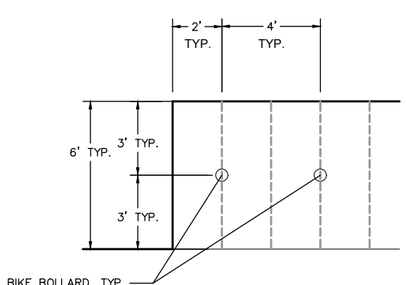

PARKING SPACE

NOTES:

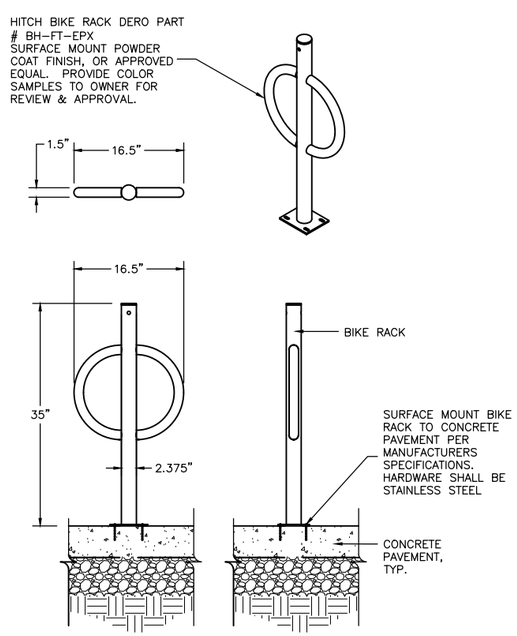
1. PAINT MARKINGS TO BE 4" WIDE TYP.
2. PAINT COLOR TO BE YELLOW
3. MARKINGS SHALL BE THICK ENOUGH TO NOT ALLOW PAINTED MATERIAL TO SHOW THROUGH PAINT SURFACE
4. PAINT TO BE TRAFFIC GRADE HIGH VISIBILITY (LATEX) PAINT
5. ADA MARKINGS SHALL INCLUDE REFLECTIVE BEADS
6. ALL MARKINGS SHALL RECEIVE 2 COATS OF PAINT

3 C502 PAVEMENT MARKING

NTS

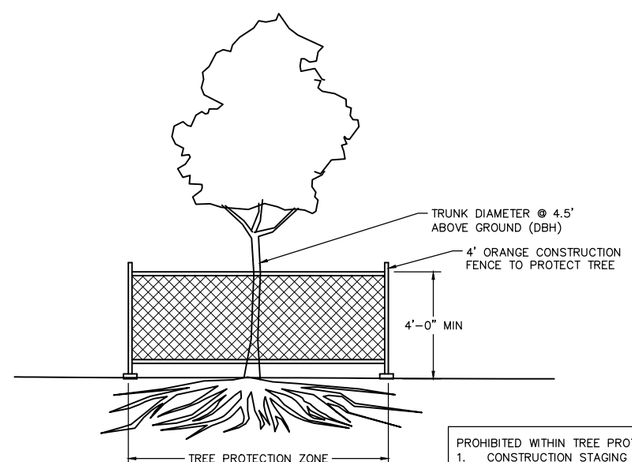



PLAN




4 C502 BICYCLE RACK BOLLARD LAYOUT

NTS




3 X DBH IN INCHES = TREE PROTECTION ZONE DIAMETER IN FEET OR AS SHOWN ON DRAWINGS

IN NO CASE SHALL FENCE BE CLOSER THAN 5' FROM THE TRUNK OF ANY TREE

PROHIBITED WITHIN TREE PROTECTION ZONE:
1. CONSTRUCTION STAGING OR MATERIALS STORAGE

2. DISPOSAL OF CONSTRUCTION MATERIALS, BYPRODUCTS, OR SOLUTIONS

3. GRADING, EXCAVATION, AND TRENCHING ONLY AS DESCRIBED IN SPECIFICATIONS

5 C502 TREE PROTECTION DETAIL

NTS

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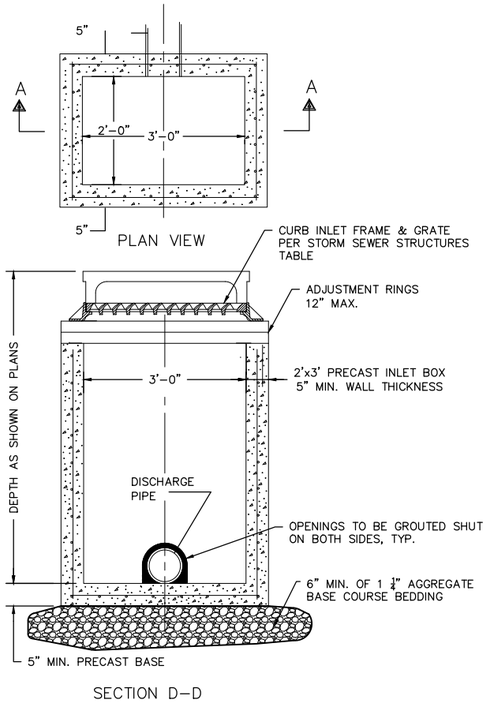
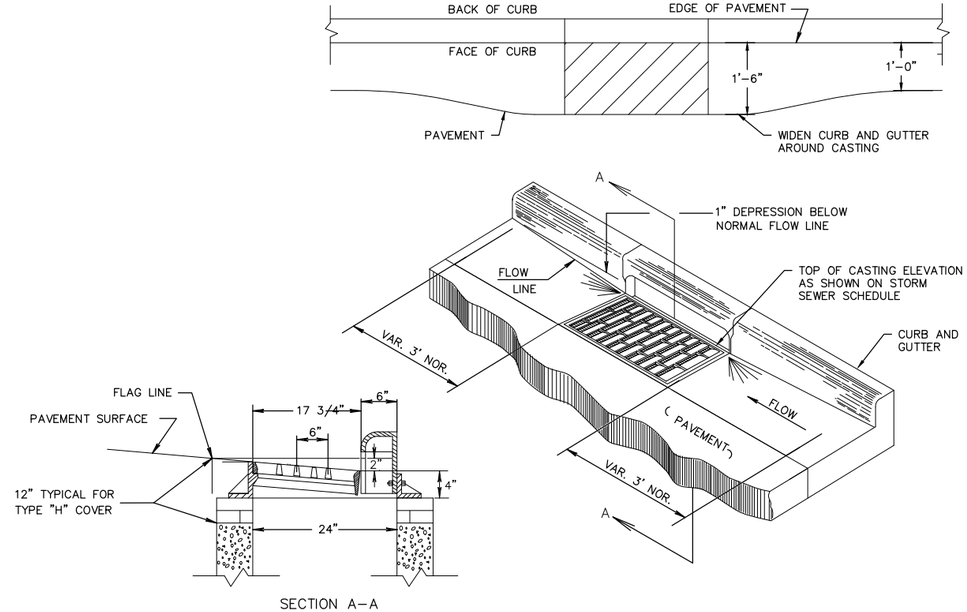



1 C503 PRECAST CURB INLET

NTS




2 C503 DETAIL OF CURB AND GUTTER AT INLETS

NTS

NOTES:

ALL STORM AND SANITARY SEWER CONSTRUCTION SHALL MEET THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.

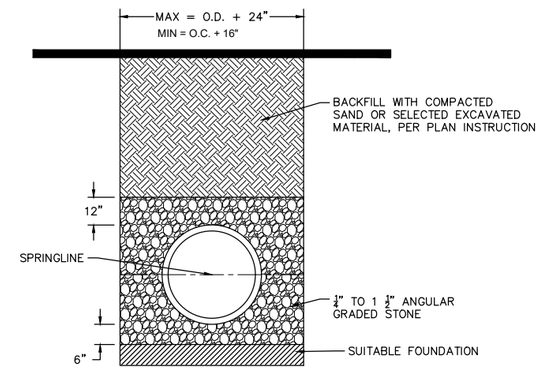
UNLESS OTHERWISE SPECIFIED, ALL SANITARY AND STORM SEWER PIPES, INCLUDING LATERALS AND LEADS, SHALL BE INSTALLED WITH THE TYPE OF BEDDING SHOWN FOR THE TYPE AND SIZE OF PIPE INSTALLED.

THE COSTS OF BEDDING SHALL BE INCLUDED IN THE UNIT PRICES BID FOR THE PIPE. FOR PLASTIC PIPES, THE BEDDING INCLUDES THE HAUNCHING, BEDDING & INITIAL BACKFILL ZONES. THE BEDDING SHALL BE INSTALLED & COMPACTED IN 6" MAXIMUM LIFTS.

ALL TRENCHES SHALL BE HAND BACKFILLED TO A POINT 12" ABOVE THE TOP OF THE PIPE. ALL BEDDING SHALL BE MECHANICALLY COMPACTED.

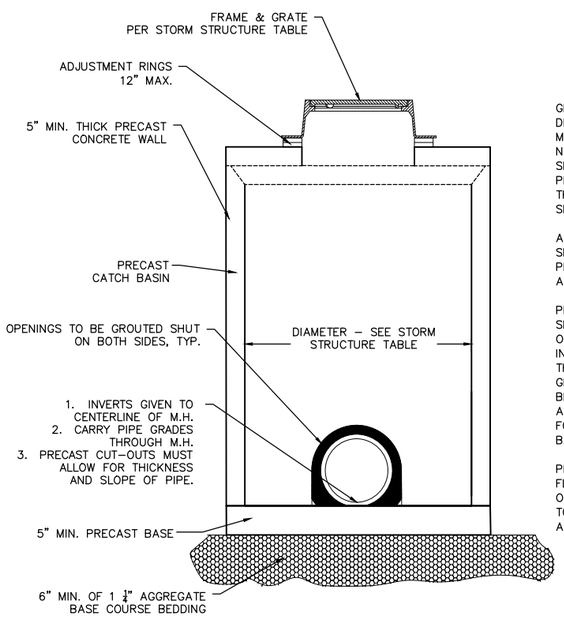
THE MAXIMUM ALLOWABLE TRENCH WIDTH SHALL BE O.D. + 24" AND MINIMUM OF OD + 16" AS SPECIFIED, AND SHALL APPLY FROM THE BOTTOM OF THE TRENCH TO A POINT 12" ABOVE THE TOP OF THE PIPE. WHERE THIS WIDTH IS EXCEEDED, THE CONTRACTOR SHALL FURNISH AND INSTALL A HIGHER TYPE OF BEDDING AT NO EXTRA COST. THE TYPE OF BEDDING SHALL BE DETERMINED BY THE ENGINEER.

O.D. EQUALS THE OUTSIDE DIAMETER OF THE PIPE.




3 C503 PVC OR HDPE BEDDING DETAIL

NTS




GENERAL NOTES:
DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE WISCONSIN DOT STANDARD SPECIFICATIONS.

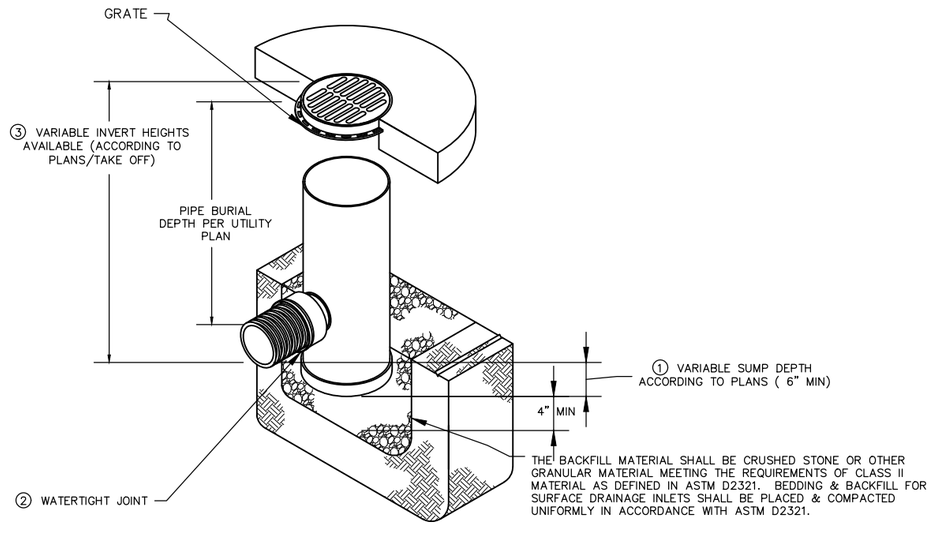
ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199.

PRECAST REINFORCED BASES SHALL BE PLACED ON A BED OF MATERIAL AT LEAST 5 INCHES IN DEPTH, WHICH MEETS THE REQUIREMENTS OF GRANULAR BACKFILL. THIS BEDDING SHALL BE COMPACTED AND PROVIDE UNIFORM SUPPORT FOR THE ENTIRE AREA OF THE BASE

PRECAST REINFORCED CONCRETE FLAT SLAB TOPS MAY BE USED ON THE STRUCTURES. THE TOPS SHALL BE INSTALLED ON A BED OF MORTAR.

4 C503 STORM CATCH BASIN/MANHOLE DETAIL

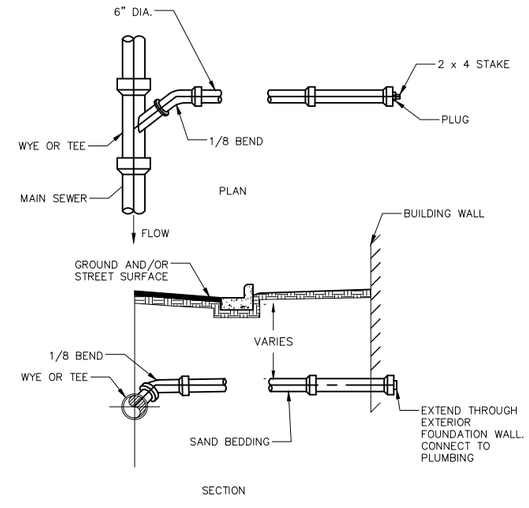
NTS




① – DRAIN BASIN TO BE MANUFACTURED ACCORDING TO PLAN DETAILS.
② – DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE & SDR 35 PVC-110-013.

5 C503 YARD DRAIN DETAIL

NTS




NOTES:
1. LATERAL AND CONNECTION SHALL CONFORM TO CITY OF MADISON STANDARD SPECIFICATIONS
2. INSTALL MANUFACTURED WYE FITTING PER STANDARD
3. BACKFILL TO CONFORM TO MAIN SEWER
4. MIN. SLOPE: 1/8 INCH PER FOOT

6 C503 STANDARD SEWER LATERAL

NTS

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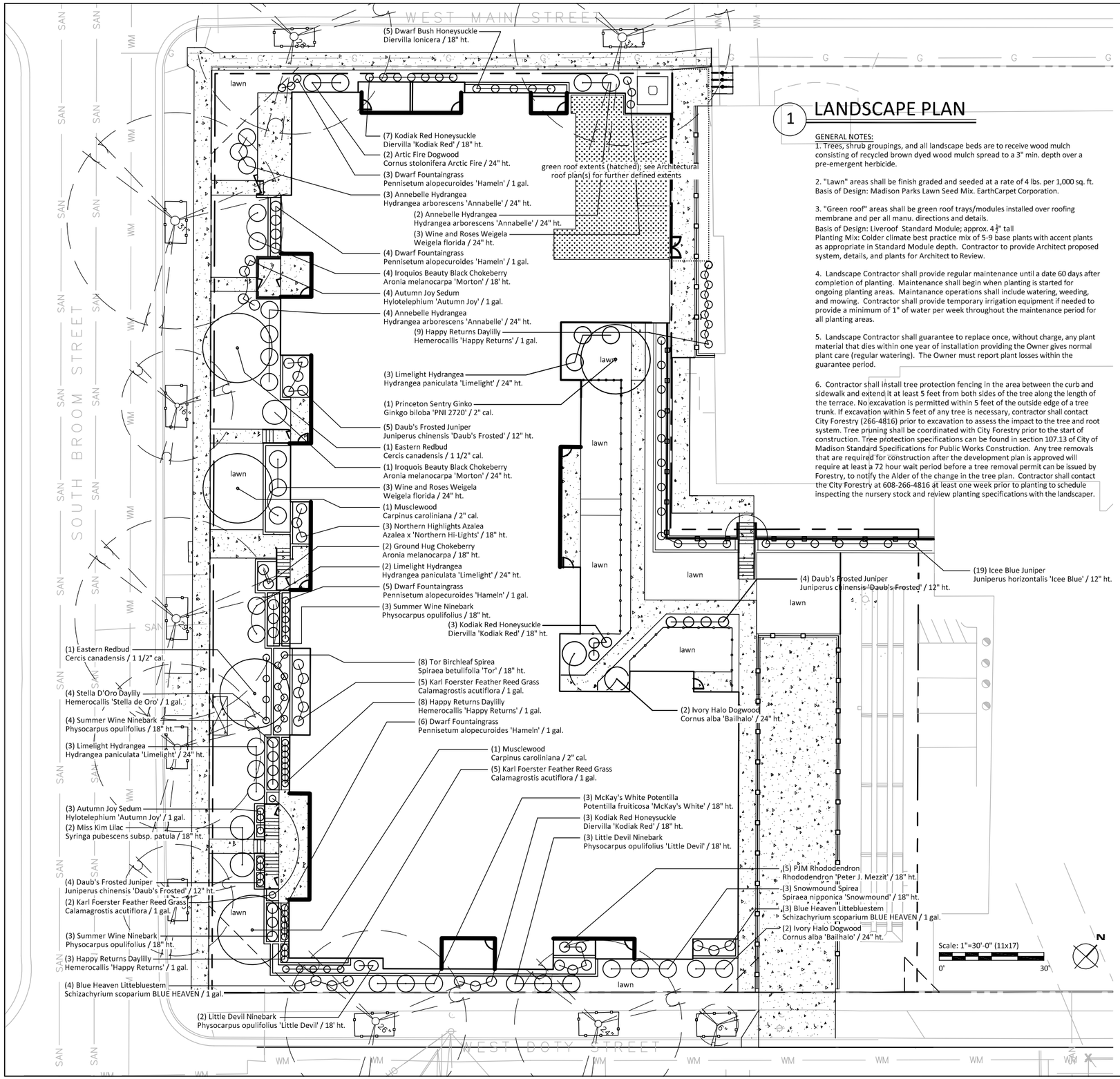



## 1 LANDSCAPE PLAN

GENERAL NOTES:

1. Trees, shrub groupings, and all landscape beds are to receive wood mulch consisting of recycled brown dyed wood mulch spread to a 3" min. depth over a pre-emergent herbicide.

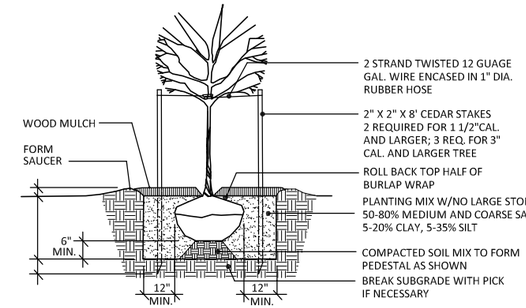
2. "Lawn" areas shall be finish graded and seeded at a rate of 4 lbs. per 1,000 sq. ft. Basis of Design: Madison Parks Lawn Seed Mix. EarthCarpet Corporation.

3. "Green roof" areas shall be green roof trays/modules installed over roofing membrane and per all manu. directions and details.
Basis of Design: Liveroof Standard Module; approx. 4 $\frac{1}{2}$" tall
Planting Mix: Colder climate best practice mix of 5-9 base plants with accent plants as appropriate in Standard Module depth. Contractor to provide Architect proposed system, details, and plants for Architect to Review.

4. Landscape Contractor shall provide regular maintenance until a date 60 days after completion of planting. Maintenance shall begin when planting is started for ongoing planting areas. Maintanance operations shall include watering, weeding, and mowing. Contractor shall provide temporary irrigation equipment if needed to provide a minimum of 1" of water per week throughout the maintenance period for all planting areas.

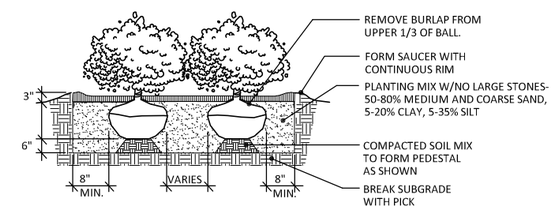
5. Landscape Contractor shall guarantee to replace once, without charge, any plant material that dies within one year of installation providing the Owner gives normal plant care (regular watering). The Owner must report plant losses within the guarantee period.

6. Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry prior to the start of construction. Tree protection specifications can be found in section 107.13 of City of Madison Standard Specifications for Public Works Construction. Any tree removals that are required for construction after the development plan is approved will require at least a 72 hour wait period before a tree removal permit can be issued by Forestry, to notify the Alder of the change in the tree plan. Contractor shall contact the City Forestry at 608-266-4816 at least one week prior to planting to schedule inspecting the nursery stock and review planting specifications with the landscaper.



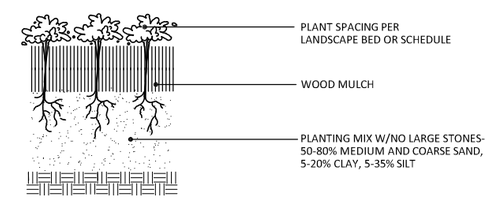

## 2 TREE PLANTING

NTS




## 3 SHRUB PLANTING

NTS




## 4 PERENNIAL PLANTING

NTS

| ISSUANCE/REVISION | DATE |
|---|---|
| Review | 02-02-25 |

PROFESSIONAL ENGINEERING LLC
818 N Meadowbrook Ln
Waunakee, WI 53597
phone (608) 849-9378
www.pe-wi.com

# PRS - CAPITOL LAKES SITE PLAN

345 WEST MAIN STREET

MADISON, WISCONSIN

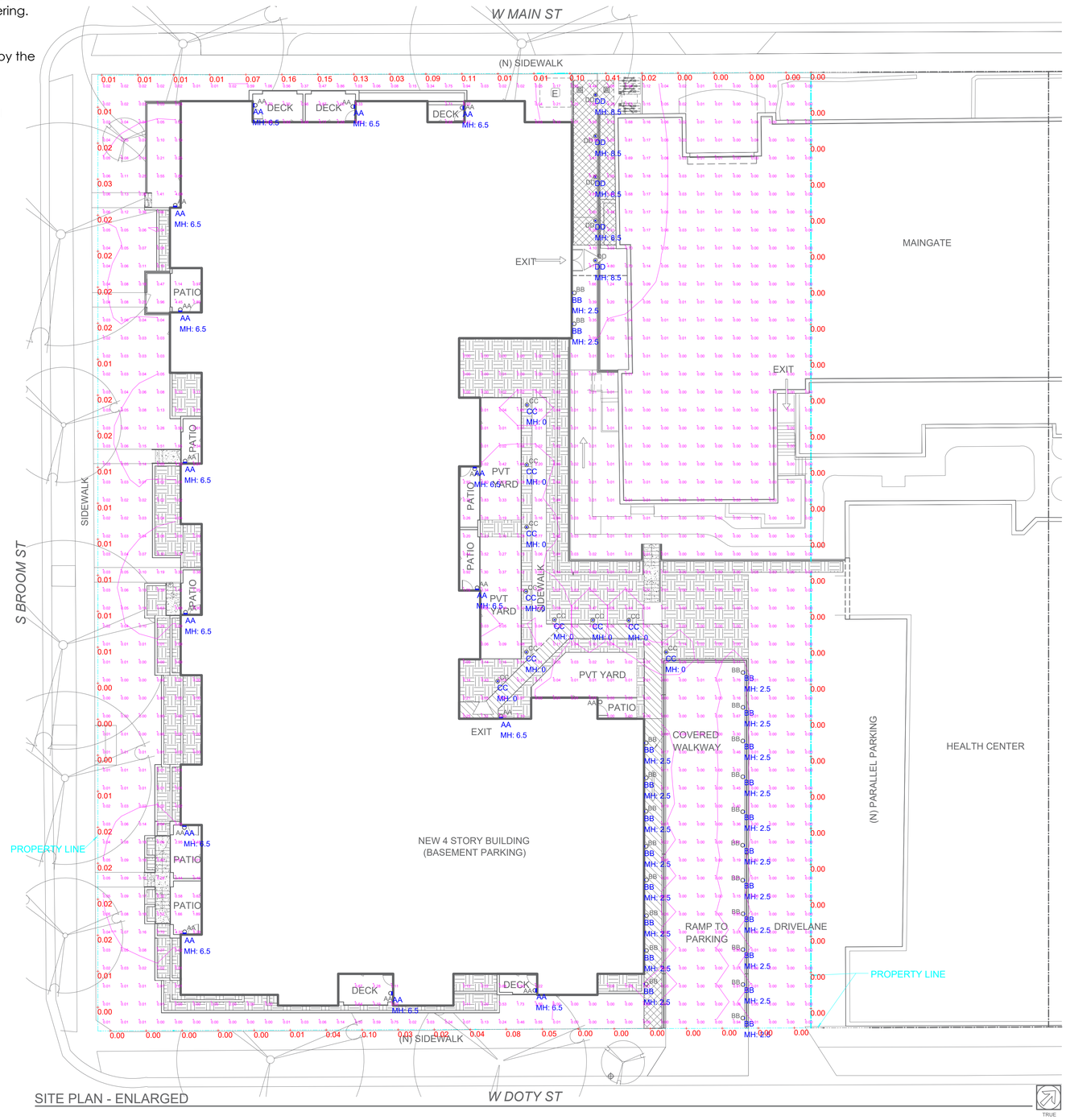
L100

NOTES:

- Customers are responsible for confirming mounting heights, fixture suspension types/ lengths, color temperature, CRI, linear fixture lengths, pole lengths, and bollard heights/ lengths prior to ordering.
- Mounting height (MH) is measured from the bottom of the fixture to the floor.
- This Lighting layout assumes the following unless values are specified and must be confirmed by the customer prior to ordering.
  - Room reflectance of 80, 50, 20 for standard ceilings and 50, 50, 20 for exposed ceilings
  - Wall sconces are mounted at 7' for calculation purposes. Customer must confirm desired mounting height before rough in.

| Calculation Summary | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Label** | **CalcType** | **Units** | **Avg** | **Max** | **Min** | **Avg/Min** | **Max/Min** |
| PROPERTY LINE | Illuminance | Fc | 0.02 | 0.41 | 0.00 | N.A. | N.A. |
| SITE | Illuminance | Fc | 0.35 | 14.20 | 0.00 | N.A. | N.A. |

| Luminaire Schedule | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Qty** | **Label** | **Arrangement** | **LLF** | **MFR** | **Description** | **Lum. Watts** | **Total Watts** | **Lum. Lumens** |
| 14 | AA | Single | 0.950 | WAC | WS-25612-27-(Finish) | 28.7 | 401.8 | 1170 |
| 21 | BB | Single | 1.000 | WAC | 4011-xxK-BK | 4 | 84 | 17 |
| 10 | CC | Single | 0.950 | WAC | 6651-27BK | 5.3424 | 53.424 | 111 |
| 5 | DD | Single | 0.950 | WAC | FM-W2605-3000K-90CRI-AL | 16.8 | 84 | 802 |




SITE PLAN - ENLARGED

ENTERPRISE Lighting & Control

| # | DATE | COMMENTS |
|---|---|---|
| | | |

REVISIONS

DRAWN BY : DC

DATE : FEB 12, 2025

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

PRS- CAPITOL LAKES

MADISON, WISCONSIN

SITE LAYOUT

Fixture Type:

Catalog Number:

Project:

Location:

# Blok

## 12" Wall Sconce

| Model & Size | Color Temp | Finish | LED Watts | LED Lumens | Delivered Lumens |
|---|---|---|---|---|---|
| ❍ WS-25612 12" | ❍ 3000K | ❍ BK Black<br>SN Satin Nickel<br>WT White | 29W | 1479 | 1162 |

Example: **WS-25612-WT-EM**•For alternate color temperature, special order adding 27 or 35: WS-25612-27-BK

For custom requests please contact customs@waclighting.com

### DESCRIPTION

Safety and style. Emergency battery backup concealed within.

### FEATURES

• Up & down light
• Emergency battery back up option (special order) is not title 20 compliant
• For emergency battery backup option, special order adding -EM: WS-25612-SN-EM
• Driver concealed within the fixture
• 5 year warranty

### SPECIFICATIONS

| | |
|---|---|
| **Color Temp:** | 3000K |
| **Input:** | 120-277V,50/60Hz |
| **CRI** | 90 |
| **Dimming:** | ELV: 100-10% |
| **Rated Life:** | 70,000 Hours |
| **Standards:** | ETL, cETL, Title 24 JA8 Compliant, ADA, Damp Location Listed |
| **Construction** | Aluminum hardware with glass diffuser |

### FINISHES:

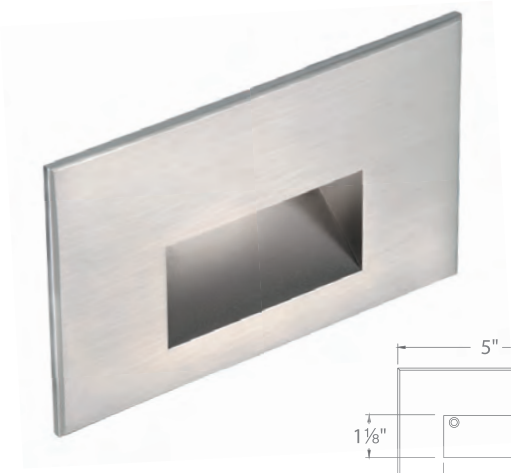
Black Satin Nickel White

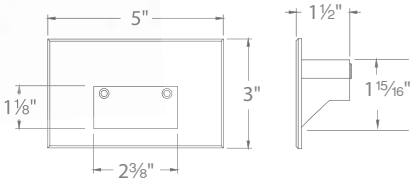
### LINE DRAWING:

# RECTANGLE STEP LIGHTS 12V

4011

WAC
LANDSCAPE LIGHTING






Fixture Type:

Catalog Number:

Project:

Location:

## PRODUCT DESCRIPTION

Horizontal rectangle step light designed for safety and style on stairways, patios, decks, balcony areas, walkways and building perimeters.

Features an architectural design. Energy efficient for long-lasting outdoor lighting solutions. Creates an attractive, romantic impression at night.

## FEATURES

- Solid diecast brass, corrosion resistant aluminum alloy, or cast stainless steel construction
- IP66 rated, Protected against high-pressure water jets
- Conveniently adapts into existing 12V system
- Invisible hardware
- Maintains constant lumen output against voltage drop
- UL 1838 Listed

## SPECIFICATIONS

| | |
|---|---|
| **Input:** | 9-15VAC (Transformer is required) |
| **Power:** | 2W / 3.1VA (Use VA value for sizing the transformer and calculate voltage drop.) |
| **CRI:** | 90 |
| **Mounting:** | Fits into 2″ × 4″ J-Box with minimum inside dimensions of 3"L × 2"W × 2"H Includes bracket for J-Box mount. |
| **Rated Life**: | 60,000 hours |

## ORDERING NUMBER

| | | Color Temp | | CRI | Finish | | Lumens |
|---|---|---|---|---|---|---|---|
| **4011** | *12V* | **27** | *2700K* | *90* | **BBR** | *Bronze on Brass* | *17* |
| | | | | | **BK** | *Black on Aluminum* | *17* |
| | | | | | **BZ** | *Bronze on Aluminum* | *17* |
| | | | | | **WT** | *White on Aluminum* | *38* |
| | | **30** | *3000K* | *90* | **BBR** | *Bronze on Brass* | *17* |
| | | | | | **BK** | *Black on Aluminum* | *17* |
| | | | | | **BZ** | *Bronze on Aluminum* | *17* |
| | | | | | **WT** | *White on Aluminum* | *38* |
| | | | | | **SS** | *Cast Stainless Steel* | *23* |
| | | **AM** | *Amber* | *-* | **BBR** | *Bronze on Brass* | *11* |
| | | | | | **BK** | *Black on Aluminum* | *11* |
| | | | | | **BZ** | *Bronze on Aluminum* | *11* |
| | | | | | **WT** | *White on Aluminum* | *23* |
| | | | | | **SS** | *Cast Stainless Steel* | *14* |

**4011-_____**

Example: **4011-30BK**


**waclighting.com**
Phone (800) 526.2588
Fax (800) 526.2585

**Headquarters, East Manufacturing Facility**
44 Harbor Park Drive
Port Washington, NY 11050

**South East Manufacturing Facility**
1600 Distribution Ct
Lithia Springs, GA 30122

**Central Manufacturing Facility**
1700 South J Elmer Freeway, Ste 100
Cedar Hill, TX 75104

**West Manufacturing Facility**
1750 S Archibald Ave
Ontario, CA 91761


*WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program.*

## Magnetic Transformers

*Stainless Steel, 12-15V output, IP65 rated, UL 1838 listed*
*See transformer spec sheet for details and its accessories*

| **9075-TRN-SS** | **9150-TRN-SS** | **9300-TRN-SS** | **9600-TRN-SS** |
|---|---|---|---|
| *75W Max* | *150W Max* | *300W Max* | *600W Max* |

**TESTED MAGNETIC LOW VOLTAGE(MLV) DIMMERS**

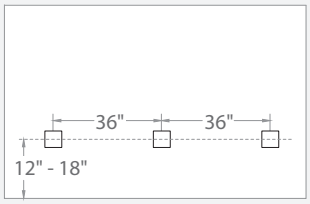
| Luminaire | Dimmer | | | | | |
|---|---|---|---|---|---|---|
| | Manufacturer | Family | Model | Power Rating | Range* | Note |
| **4011** | *Lutron* | *Diva* | *DVLV-600* | *600W* | *23% - 100%* | |
| | | *Skylark* | *SLV-600P* | *600W* | *17% - 100%* | *Best performance* |
| | | *Skylark* | *S-10P* | *1000W* | | *Not recommended* |

*Low end of this range is determined by output current which may not directly translate to the perceived light output

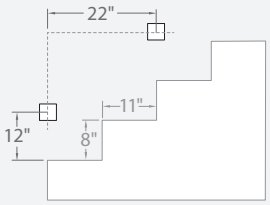
WAC Lighting fixtures are compatible with a variety of dimmers. For your convenience we have included a compatibility chart showing dimmers which have been tested with our products. The recommended list below is based upon testing conducted in a lab, and the results can vary in certain field applications due to a number of factors. Exclusion from the list does not imply incompatibility, just that it has not been tested by WAC Lighting. Please reference the dimmer manufacturer's instructions for installation, or contact a WAC lighting professional at 800-526-2588.

## Spacing Recommendations for Optimal Light Distribution

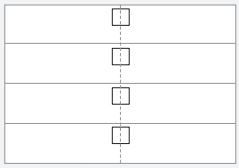
Corridors / Hallways




Stairs - Wall Mount




Stairs - Step Mount



Mount in center of stair as close to the upper tread as possible. For best results use one light per step for steps narrower than 5 feet


**waclighting.com**
Phone (800) 526.2588
Fax (800) 526.2585

**Headquarters, East Manufacturing Facility**
44 Harbor Park Drive
Port Washington, NY 11050

**South East Manufacturing Facility**
1600 Distribution Ct
Lithia Springs, GA 30122

**Central Manufacturing Facility**
1700 South J Elmer Freeway, Ste 100
Cedar Hill, TX 75104

**West Manufacturing Facility**
1750 S Archibald Ave
Ontario, CA 91761

# **GATE** LED BOLLARD/PATH

6651

WAC
LANDSCAPE LIGHTING

Shown without plate

Shown with plate

Fixture Type:

Catalog Number:

Project:

Location:

## PRODUCT DESCRIPTION

Sleek linear design blends seamlessly into pathways while providing soft, even illumination

## FEATURES

- IP66 rated, Protected against powerful water jets
- Factory sealed water tight fixtures
- Corrosion resistant aluminum alloy
- Recommended spacing for installation: Residential: 7 to 9ft; Commercial: 5 to 7ft
- Mounting stake, 6 foot lead wire, and detachable back plate included
- UL & cUL 1838 Listed

## SPECIFICATIONS

**Input:** 9-15VAC (Transformer is required)
**Power:** 7W / 7.5VA (Use VA value for sizing the transformer and calculate voltage drop.)
**Brightness:** Up to 115 lm
**CRI:** 90
**Rated Life**: 60,000 hours

Mounting accessory included

## ORDERING NUMBER

| | | Color Temp | | Finish | |
|---|---|---|---|---|---|
| **6651** | *Canopy* | **27** | *2700K Warm White* | **BZ** | *Bronze on Aluminum* |
| | | **30** | *3000K Pure White* | **BK** | *Black on Aluminum* |

**6651-____BK**

Example: **6651-30BK**

**waclighting.com**
Phone (800) 526.2588
Fax (800) 526.2585

**Headquarters, East Manufacturing Facility**
44 Harbor Park Drive
Port Washington, NY 11050

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1750 S Archibald Ave
Ontario, CA 91761

*WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program.*

| | |
|---|---|
| Fixture Type: | |
| Catalog Number: | |
| Project: | |
| Location: | |

# Tube

## 5" Ceiling Mount 3000K

| Model & Size | Color Temp & CRI | Watt | Lumens | Finish |
|---|---|---|---|---|
| FM-W2605 5" | 2 3000K 90 | 16W | 1188 | AL Brushed Aluminum<br>BK Black<br>BZ Bronze<br>GH Graphite<br>WT White |

Example: **FM-W2605-AL**

### DESCRIPTION

Sleek and stylish. Tube is offered in round and cylindrical profiles for various applications and design themes. Crafted of die-cast aluminum with an etched glass diffuser for broad based or focused illumination in baths, closets and other rooms, as well as outdoor locations, in residential and commercial spaces. Mounts to walls or ceilings. Five handsome finishes. Precise engineering using the latest energy-efficient LED technology with a built-in reflector for superior optics.

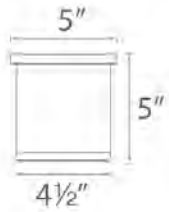
### FEATURES

- Title 24 may not be available for all finishes, check for availability
- Driver concealed within the fixture
- 5 year warranty

### SPECIFICATIONS

| | |
|---|---|
| **Construction** | Die-cast Aluminum |
| **Power:** | 16W |
| **Input:** | 120-277V,50/60Hz |
| **Dimming:** | ELV: 100-10% |
| **Light Source:** | Integrated LED |
| **Rated Life:** | 70,000 Hours |
| **Mounting:** | Mounts directly to junction box, Can be mounted on ceiling or wall in all orientations |
| **Finish:** | Electrostatically Powder Coated: Brushed Aluminum with Clear Powder Coat Brushed Aluminum, Powder Coat White White, Black, Powder Coat Graphite Graphite, Powder Coat Bronze Bronze |
| **Operating Temp:** | -40°F to 122°F (-40°C to 50°C) |
| **Standards:** | ETL, cETL, Wet Location Listed, IP65, Title 24 JA8 Compliant |

### FINISHES:

Black | Bronze | Brushed Aluminum | Graphite | White

### LINE DRAWING: