

GENERAL NOTES

- ALL WORK TO BE PERFORMED IN ACCORDANCE WITH ALL LOCAL AND NATIONAL GOVERNING CODES.
- EXCEPT IN DEMOLITION PLANS, AND WHERE OTHERWISE NOTED, ALL NEW CONSTRUCTION IS SHOWN WITH SOLID DARK LINES, AND EXISTING CONSTRUCTION TO REMAIN IS SHOWN WITH "SCREENED" LINES.
- CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS SHOWN RELATING TO EXISTING CONSTRUCTION ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY ALL ACTUAL DIMENSIONS AND CONTACT DESIGNER TO ADDRESS ANY DISCREPANCIES.
- ALL DIMENSIONS ARE FACE OF FINISH, FACE OF CONCRETE, TO CENTER LINES OF COLUMNS AND OTHER GRID POINTS AND TO CENTER LINES OF DOORS AND OTHER SCHEDULED OPENINGS, UNO
- THE CONTRACTOR AND SUB-CONTRACTORS SHALL COORDINATE THE LAYOUT AND EXACT LOCATIONS OF ALL PARTITIONS, DOORS, ELECTRICAL/TELEPHONE OUTLETS, LIGHT SWITCHES AND THERMOSTATS IN THE FIELD PRIOR TO PROCEEDING. THEY SHALL ALSO VERIFY THAT NO CONFLICT EXISTS IN THE LOCATION OF ANY MECHANICAL, HVAC, TELEPHONE, ELECTRICAL, PLUMBING AND SPRINKLER EQUIPMENT (TO INCLUDE ALL PIPING DUCTWORK, CONDUIT, CABLES, ETC.), AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED.
- CONTRACTOR TO VERIFY THAT ALL EXISTING RATED WALLS, INCLUDING ALL PENETRATIONS, WERE CONSTRUCTED TO MEET CURRENT REQUIREMENTS FOR A RATED WALL ASSEMBLY. CONTRACTOR TO UPGRADE ANY WALLS AND PENETRATIONS THAT DO NOT COMPLY. REFER TO DRAWINGS TO IDENTIFY ACTUAL REQUIRED RATING OF WALLS.
- ALL NEW PENETRATIONS IN EXISTING OR NEW WALLS AND CEILINGS SHALL BE FIRE-STOPPED AS REQUIRED PER TESTED LISTED ASSEMBLIES, AND SHALL MATCH THE RATING OF THE ASSEMBLY IT IS PENETRATING.
- CONTRACTOR TO INSTALL EXIT/EMERGENCY LIGHTS AS REQUIRED BY LOCAL, STATE, OR PROVINCIAL BUILDING CODES.
- ALL PARTITIONS, DOORS, GLAZED OPENINGS, SOFFITS, ET AL., SHALL BE STRUCTURALLY BRACED IN ACCORDANCE WITH SEISMIC CODE REQUIREMENTS.
- WHEREVER DIAGONAL BRACING IS INDICATED OR OTHERWISE REQUIRED, INSTALL BRACING UNEXPOSED TO VIEW.
- ALIGN NEW WALL SURFACES WITH THE EXISTING ADJACENT OR ADJOINING SURFACES WHERE INDICATED. TAPE AND SAND THE JOINTS TO SMOOTH WITHOUT ANY VISIBLE JOINTS. PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES.
- CORRECT ANY DEFECTS IN EXISTING BUILDING CONSTRUCTION WHICH AFFECTS QUALITY AND INSTALLATION OF THE WORK. THIS INCLUDES, BUT IS NOT LIMITED TO EXISTING UNEVEN SURFACES AND FINISHES AT GYPSUM BOARD WHERE THEY MEET THE IMPROVEMENTS. OFFSET STUDS WHERE REQUIRED TO ALIGN FINISH MATERIAL.
- REPLACE ANY DAMAGED OR MISSING MATERIALS SUCH AS WALL BASES, CORNER TRIMS, CEILING TILES, TO MATCH EXISTING (UNLESS OTHERWISE NOTED).
- ALL EQUIPMENT, LIGHTS OR DEVICES THAT ARE REQUIRED TO BE UL TESTED OR APPROVED SHALL HAVE A UL LISTING LABEL.
- SMACNA STANDARDS AND DETAILS - CURRENT EDITION SHALL BE USED FOR ALL SPECIFIC ROOF PENETRATIONS, FLASHING, DUCT ASSEMBLIES, AND OTHER WHETHER SHOWN ON DRAWINGS OR NOT.
- PROVIDE ALL REQUIRED ROOF MATERIALS TO COMPLETE WATER TIGHT FLASHING AT ALL VTR PENETRATIONS AND INTERSECTING ROOF PENETRATIONS.

CONSTRUCTION NOTES

DEMOLITION: CONTRACTOR TO INCLUDE \$6/SQ.FT. ALLOWANCE FOR DEMOLITION. DEPENDING ON LOCATIONS/LEASE, CONDITIONS MAY VARY AND ADDITIONAL DEMOLITION OR MODIFICATIONS TO DESIGN MAY BE REQUIRED.

CONSTRUCTION: CONSTRUCT NEW INTERIOR PARTITION; FLOOR TO UNDERSIDE OF CEILING, TYPICAL. PATCH AND REPAIR ALL SURFACES AS NEEDED THROUGHOUT; PREPARE AREAS TO RECEIVE NEW FINISHES.

LOW HEIGHT PARTITIONS: PROVIDE 3/4" THICK WOOD CAP WITH SQUARE EDGE ON TOP OF LOW HEIGHT PARTITIONS. PAINT TO MATCH PARTITION.

CEILING: EXISTING CEILING GRID AND TILE TO REMAIN UNLESS OTHERWISE NOTED. REPLACE ANY STAINED OR DAMAGED TILES WITH NEW TO MATCH EXISTING.

LIGHT FIXTURES: UTILIZE EXISTING LIGHT FIXTURES THROUGHOUT. RE-LAMP EXISTING AND RELOCATED FLUORESCENT LIGHT FIXTURES AND RE-BALLAST AS NECESSARY. FIXTURE LAMPS TO HAVE CONSISTENT OUTPUT AND COLOR. CONTRACTOR SHALL RE-CIRCUIT LIGHT FIXTURES AS REQUIRED ACCORDING TO NEW PARTITION LAYOUT. REPLACE LIGHT FIXTURES WITH LED ONLY IF REQUIRED BY LOCAL AHJ (AUTHORITY HAVING JURISDICTION).

HVAC: VERIFY EXISTING HVAC SYSTEM CAN ACCOMMODATE NEW PARTITION LAYOUT. CONTRACTOR TO VERIFY SUPPLY/RETURN LOCATIONS AND RELOCATE AS NECESSARY TO PROVIDE SUFFICIENT CIRCULATION THROUGHOUT SPACE. CONDUCT TEST AND BALANCE AND ENSURE SYSTEM IS IN GOOD WORKING ORDER

SPRINKLERS: SPRINKLER LOCATIONS SHALL BE DETERMINED BY A STATE LICENSED SPRINKLER CONTRACTOR TO COMPLY WITH LOCAL BUILDING AND FIRE CODES. CONTRACTOR TO REVISE EXISTING SPRINKLER LAYOUT TO COMPLY WITH REQUIREMENTS OF 2019 NFPA #13 AND/OR LOCAL AHJ.

FIRE ALARMS: QUANTITIES AND LOCATIONS TO BE DETERMINED BY EACH LOCATION'S APPROVED FIRE ALARM CONTRACTOR TO MEET ALL SOUND AND VISUAL REQUIREMENT/CODE SPECIFICS TO BE DETERMINED BY INDIVIDUAL AHJ.

EMERGENCY FIXTURES: VERIFY EXISTING/RELOCATED EMERGENCY FIXTURES ARE IN PROPER WORKING CONDITION AND MEET JURISDICTIONAL CODES; REPAIR/REPLACE AS NECESSARY AND/OR AS REQUIRED BY LOCAL AHJ AND FIRE MARSHAL.

EXIT SIGNS: VERIFY EXISTING EXIT SIGNS ARE IN PROPER WORKING CONDITION AND MEET JURISDICTIONAL CODES; REPAIR/REPLACE AS NECESSARY AND/OR AS REQUIRED BY FIRE MARSHAL.

TV/CABLE FEED: PROVIDE ONE (1) RECESSED OUTLET WITH ONE (1) DUPLEX, ONE (1) DATA OUTLET AND ONE (1) JUNCTION BOX FOR CABLE FEED TO TV (NIC) WHERE INDICATED BY SYMBOL. DEPTH OF TV AND MOUNTING BRACKET MUST BE LESS THAN 4" @ 27"- 80" AFF PER 2010 ADA SECTION 307.2.

FURNITURE: ALL FURNITURE SHOWN IS FOR REPRESENTATIONAL PURPOSES ONLY AND IS TO BE PROVIDED BY CLIENT. CLIENT'S SELECTED VENDOR ARE TO CONFIRM FURNITURE CONFIGURATION AND INSTALL PER INSTALLATION DRAWING PROVIDED BY VENDOR TO MEET CLIENT'S NEEDS AND JURISDICTIONAL REQUIREMENTS. IT IS THE SOLE RESPONSIBILITY OF THE CLIENT'S VENDOR TO FIELD VERIFY CONDITIONS PRIOR TO PROVIDING FURNISHING TO ENSURE FEASIBILITY OF PRODUCT SELECTED.

DIMENSIONS: ALL DIMENSIONS SHOWN ARE FOR REFERENCE ONLY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY CONDITIONS PRIOR TO CONSTRUCTION TO ENSURE FEASIBILITY OF PROPOSED LAYOUT.

CODE DATA - BUILDING DESIGN INFORMATION:

PROJECT NAME: LENDMARK FINANCIAL SERVICES TENANT IMPROVEMENT
CITY: MADISON
STATE: WISCONSIN
COUNTY: DANE
PROJECT ADDRESS: 1 DEMPSEY RD., SUITE 4
PROJECT SCOPE: LEVEL 2 ALTERATIONS TO EXISTING BUILDING INCLUDING PARTITIONS, ELECTRICAL & PLUMBING. (NO MECHANICAL SCOPE)

BUILDING: 2015 WISCONSIN BUILDING CODE
EXISTING BUILDING: 2015 WISCONSIN EXISTING BUILDING CODE
MECHANICAL: 2015 WISCONSIN MECHANICAL CODE
BM: BEAM
BO: BOTTOM OF
BTWN: BETWEEN
CL: CENTERLINE
CLNG: CEILING
CLOS: CLOSET
CLR: CLEAR
CMU: CONCRETE MASONRY UNIT
CO: CLEAR OPENING
COL: COLUMN
CONC: CONCRETE
CORR: CORRIDOR
OPT: CARPET
CT: CERAMIC TILE

OCCUPANCY:
OCCUPANCY CLASSIFICATION: BUSINESS-B
USE:
EXISTING: OFFICE
PROPOSED: OFFICE

FLOOR AREA: (NO INCREASE IN BUILDING HEIGHT OR AREA)
GROSS BUILDING FLOOR AREA: APPROX 5,500 SF
TENANT FLOOR AREA: 1,069 SF

MAX BLDG HEIGHT: 55'
ACTUAL: 20'

MAX NO OF STORIES: 3
ACTUAL: 1

OCCUPANT LOAD: 1,069 SF/100 SF = 11 OCCUP
OCCUPANT LOAD IS TABULATED FOR EXISTING BUILDING AND IS UNAFFECTED BY SCOPE OF WORK.

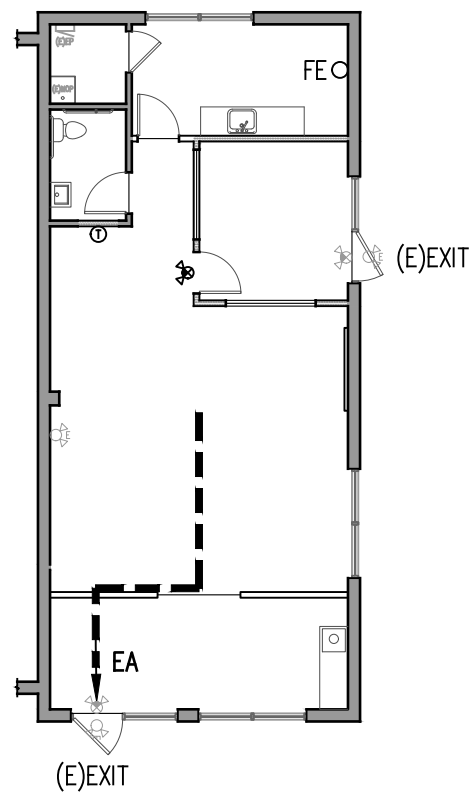
OCCUPANCY SEPARATION: N/A
CONSTRUCTION TYPE: V-B

FIRE RESISTANCE RATING REQUIREMENTS:
BEARING WALLS: 0
EXTERIOR: 0
INTERIOR: 0
NON BEARING WALLS AND PARTITIONS: 0
FLOOR CONSTRUCTION: 0
ROOF CONSTRUCTION: 0

FIRE PROTECTION SYSTEMS:
AUTOMATIC SPRINKLER SYSTEM: (Y OR N) N
MANUAL FIRE ALARM SYSTEM: (Y OR N) N
SMOKE DETECTION SYSTEM: (Y OR N) N

EXITS AND EXIT ACCESS DOORWAYS:
COMMON PATH OF EGRESS: 100'
EXIT ACCESS TRAVEL DISTANCE: 200'

ENERGY COMPLIANCE METHOD: COMCHECK



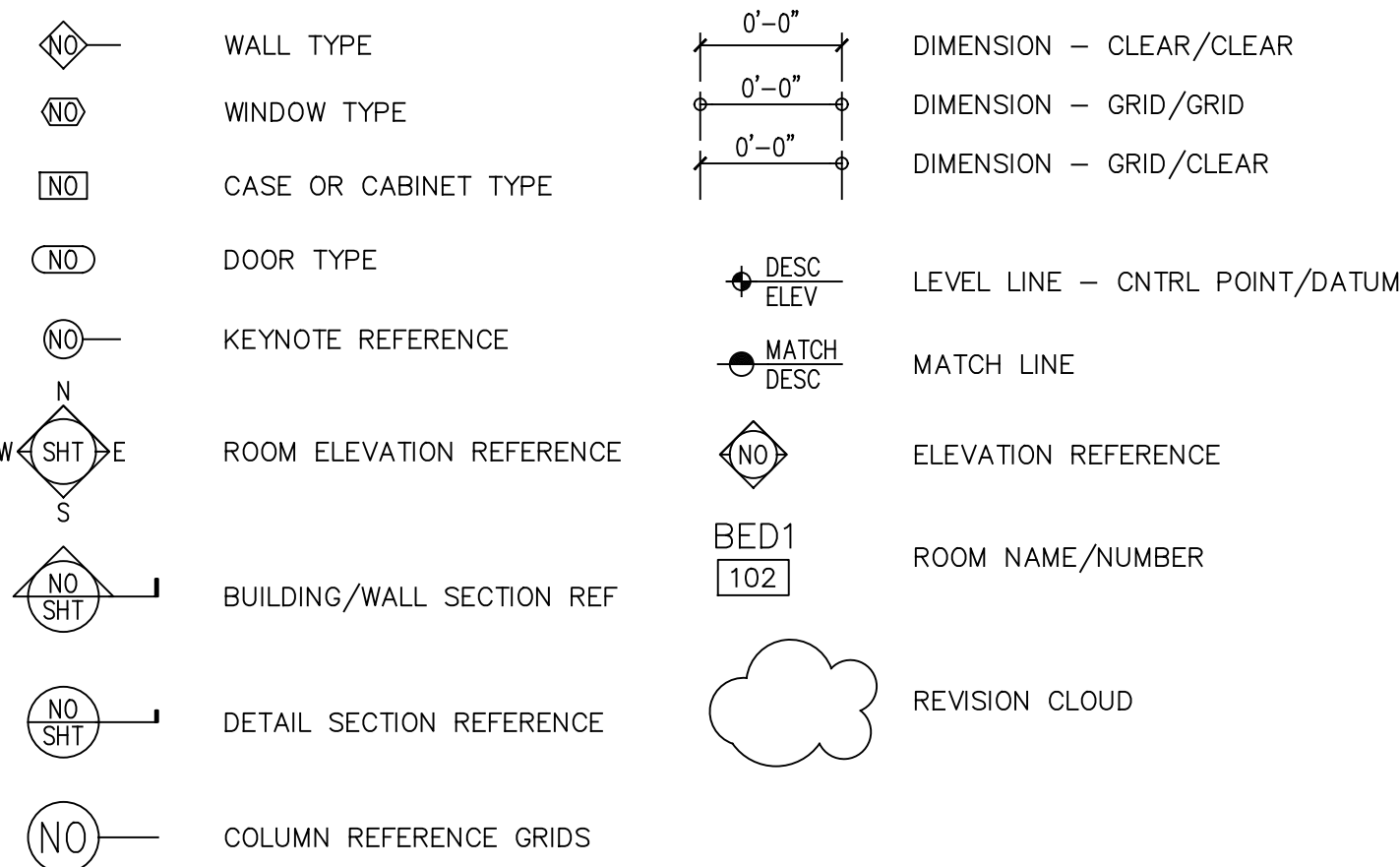
LEGEND: *SCREENED ITEMS INDICATE EXISTING TO REMAIN
FIRE EXTINGUISHER: OFE
EXIT SIGN / EMERG LIGHT OR COMBO: [Symbol]
OP= COMMON PATH OF TRAVEL
EA= EXIT ACCESS PATH OF TRAVEL / EXIT ACCESS TRAVEL DISTANCE =26'-0"

LIFE SAFETY PLAN:

ABBREVIATIONS:

ABV ABOVE	JT JOINT
AC ACOUSTICAL	LNDG LANDING
ACT ACOUSTICAL TILE	LO LINE OF
AFF ABOVE FINISHED FLOOR	MAX MAXIMUM
AL ALUMINUM	MECH MECHANICAL
ARCH ARCHITECTURAL, ARCHTECT	MEP MECHANICAL, ELECTRICAL, PLUMBING
APPROX APPROXIMATE	MTL METAL
BC BACK OF CURB	MEZZ MEZZANINE
BD BOARD	MFG MANUFACTURING
BLDG BUILDING	MFR MANUFACTURER
BM BEAM	MIN MINIMUM/MINUTE
BO BOTTOM OF	MISC MISCELLANEOUS
BTWN BETWEEN	MO MASONRY OPENING
CL CENTERLINE	NA NOT APPLICABLE
CLNG CEILING	NIC NOT IN CONTRACT
CLOS CLOSET	NO NUMBER
CLR CLEAR	NTS NOT TO SCALE
CMU CONCRETE MASONRY UNIT	OC ON CENTER
CO CLEAR OPENING	OD OUTSIDE DIAMETER
COL COLUMN	OFCI OWNER FURNISHED CONTRCTR INSTALL
CONC CONCRETE	OFD OVERFLOW DRAIN
CORR CORRIDOR	OFF OFFICE
OPT CARPET	OPNG OPENING
CT CERAMIC TILE	OPP OPPOSITE
DET DETAIL	PR PAIR
DF DRINKING FOUNTAIN	PL STEEL PLATE
DIA DIAMETER	PT/PTD PAINT/PAINTED
DIM DIMENSION	R RADIUS
DN DOWN	REQD REQUIRED
DR DOOR	REV REVISION
DWG DRAWING	RM ROOM
EA EACH	RO ROUGH OPENING
EL ELEVATION	SC SEALED CONCRETE
ELEV ELEVATOR	SHT SHEET
ELEC ELECTRICAL	SIM SIMILAR
EP ELECTRICAL PANEL	SPEC SPECIFICATIONS
EOS EDGE OF SLAB	SQ SQUARE
EQ EQUAL	SS STAINLESS STEEL
EQUIP EQUIPMENT	STL STEEL
EXIST/(E) EXISTING	STD STANDARD
EXP EXPANSION	T THREADS
EXT EXTERIOR	TEL TELEPHONE
FD FLOOR DRAIN	TC TOP OF CURB
FDN FOUNDATION	TOS TOP OF SLAB
FE FIRE EXTINGUISHER	TOW TOP OF WALL
FF FINISHED FLOOR	TS TOP OF STEEL
FG FINISHED GRADE	TYP TYPICAL
FIN FINISH	UNO UNLESS NOTED OTHERWISE
FO FACE OF	VCT VINYL COMPOSITION TILE
FS FINISHED SURFACE	VIF VERIFY IN FIELD
FT FEET/FOOT	W/ WITH
GL GLAZING	WC WATER CLOSET
GWB GYPSUM WALL BOARD	WD WOOD
HR HOUR	WH WATER HEATER
HT HEIGHT	W/O WITHOUT
INFO INFORMATION	
INSUL INSULATION	
INT INTERIOR	

SYMBOLS:



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CONTRACTORS	NAME	CONTACT
GENERAL CONTRACTOR:	BUILDRITE CONSTRUCTION	BRIAN FULGHUM 770.971.0787



SHEET INDEX:

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A004	DETAILS
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A007	ELECTRICAL PLANS, NOTES & SCHEDULES
A008	PLUMBING PLANS, NOTES & SCHEDULES

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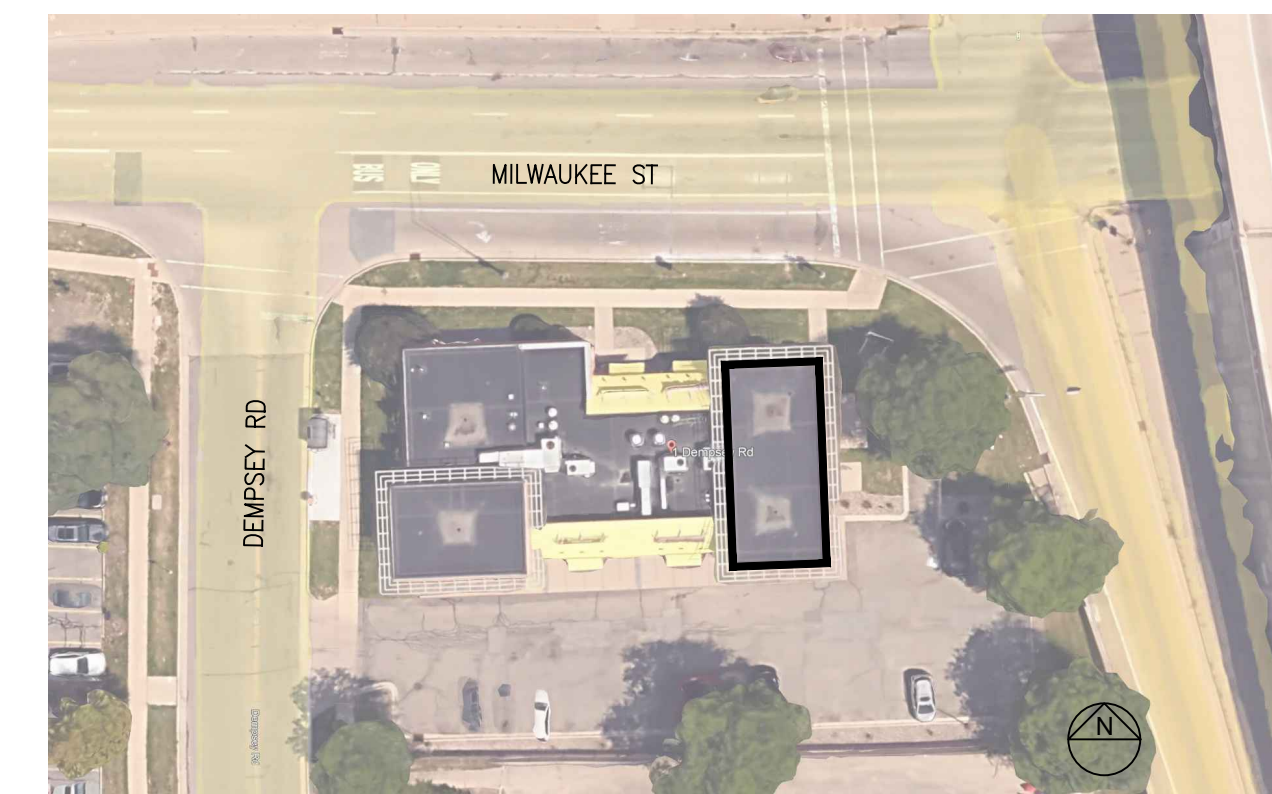
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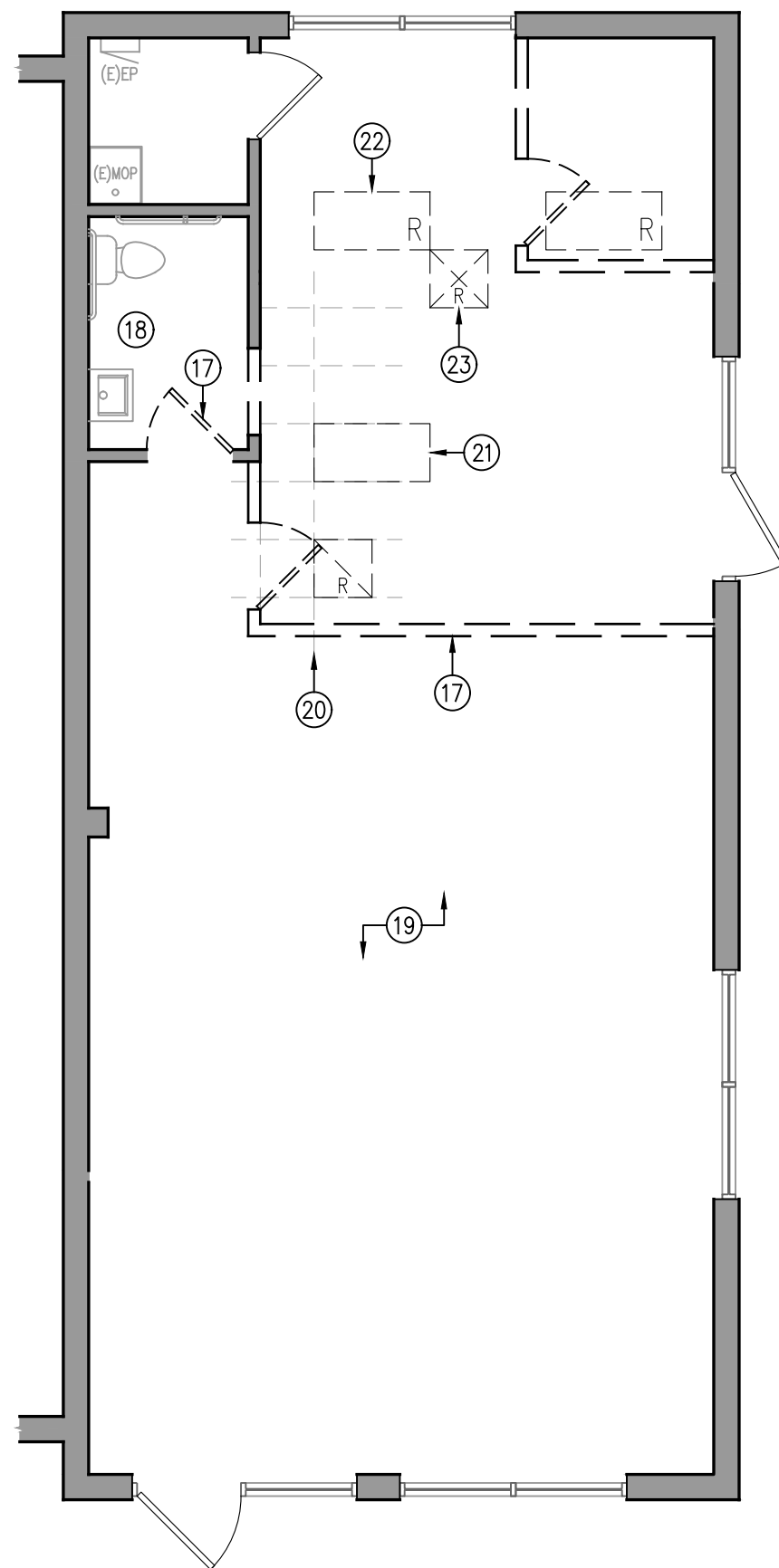
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GENERAL NOTES,
 PROJECT LOCATION

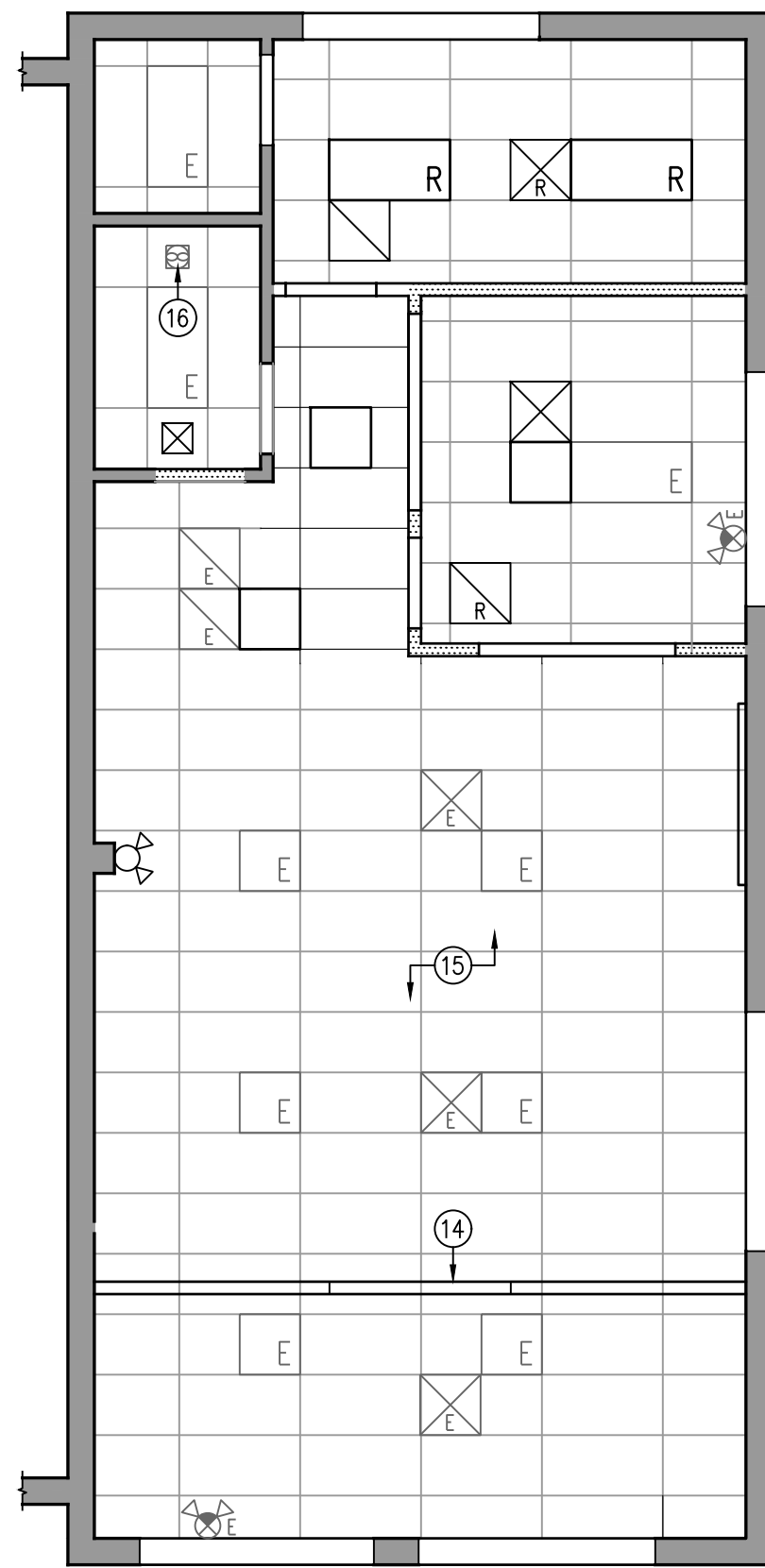
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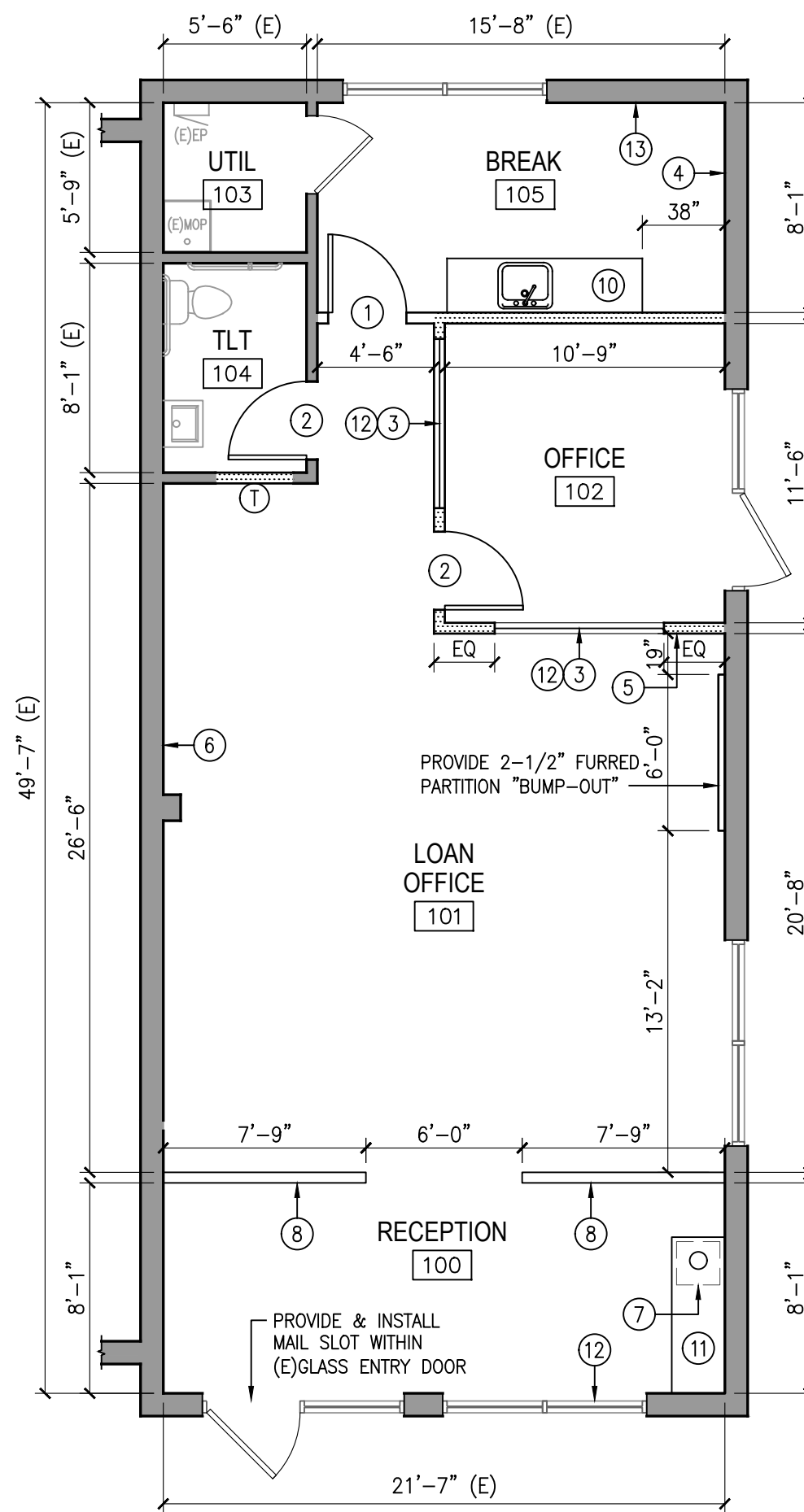
LOCATION MAP:



3 DEMOLITION FLOOR / CEILING PLAN
A003 3/16"=1'-0"



2 REFLECTED CEILING PLAN
A003 3/16"=1'-0"



1 FLOOR PLAN
A003 3/16"=1'-0"

NOTE:
E = EXIST TO REMAIN
R = RELOCATED

KEYNOTES:

- FLOOR PLAN**
- PROVIDE AND INSTALL NEW STANDARD PREFAB HOLLOW CORE 7'-0" HIGH X 3'-0" WIDE PREHUNG MASONITE 6-PANEL DOOR & FRAME. DOOR W/ OFFICE SET LEVER STYLE HARDWARE & CLOSER.
 - PROVIDE AND INSTALL NEW STANDARD PREFAB 7'-0" HIGH X 3'-0" WIDE MASONITE PREHUNG 6-PANEL DOOR & FRAME. DOOR TO HAVE LOCKSET LEVER STYLE HARDWARE.
 - PROVIDE AND INSTALL (3) TWO NEW SECTIONS OF 6'-6" WIDE 1/2" THICK CLEAR TEMPERED GLASS SIDELITE IN 2" TOP AND 1" BOTTOM CHROME CHANNELS; PROVIDE CLEAR SILICONE BUTT JOINTS; PROVIDE CLEAR ACRYLIC CAULK AT ALL JOINTS. SEE ELEVATION SHT A004.
 - PROVIDE AND INSTALL 4'-0" WIDE X 8'-0" HIGH PLYWOOD TELEPHONE BACKBOARD @ EMPLOYEE BREAK/FILE #105; PAINT (2) COATS SEMI-GLOSS.
 - PROVIDE AND INSTALL BLOCKING FOR WALL MOUNTED CLIENT PROVIDED TV (NIC) WHERE INDICATED.
 - PROVIDE LEVEL 5 FINISH AT PARTITION OF ENTIRE NORTH WALL OF 101 TO RECEIVE WALL GRAPHIC (NIC) PROVIDED BY OTHERS (STRATUS).
 - PROVIDE AND INSTALL UTILITY REFUSE CONTAINER WITHIN MILLWORK CABINET WHERE INDICATED. SPECIFICATION: RUBBERMAID; VENTED BRUTE 20GAL BLACK; #1779734; OR APPROVED EQUAL CONTRACTOR TO VERIFY FIT PRIOR TO ORDERING. ADJACENT WATER COOLER NIC.
 - LOW WALL @ 42" AFF
 - NOT USED.
 - 7'-6" ACCESSIBLE BASE CABINETS WITH SINK
 - (2) - 24" BASE CABINETS 2'-10"H
 - PROVIDE AND INSTALL NEW 1" HORIZONTAL MINI BLINDS AT STOREFRONT & OFFICE. SPECIFICATION: BALI CUSTOMISER 1" MINI BLINDS, WHITE SATIN OR EQUAL, APPROVED BY LENDMARK.
 - PROVIDE (2) - 4'-0"W X 12"D WOOD ADJUSTABLE SHELVES ON HEAVY DUTY VERTICAL SUPPORTS IN CENTER AND ON EACH SIDE WHERE INDICATED. BOTTOM SHELF AT 24" AFF, MIDDLE SHELF AT 48" AFF, AND TOP SHELF AT 60" AFF. PROVIDE FRT WD BLOCKING WITHIN PARTITION AS REQ'D.
- REFLECTED CEILING PLAN**
- CONSTRUCT 4" GWB HEADER WHERE INDICATED. PAINT (2) COATS.
 - ACT & CLNG GRID @ 10'-0" AFF THROUGHOUT.
 - (E)DUCT & (E)EXHAUST FAN VENTED TO EXTERIOR.
- DEMOLITION PLAN**
- REMOVE (E)PARTITIONS, (E)DOORS TYP WHERE INDICATED.
 - (E)LAV AND (WC) TO REMAIN
 - (E)ACT GRID TO REMAIN THROUGHOUT UNO. REMOVE ALL (E)ACT AND REPLACE.
 - REMOVE (E)ACT GRID/TILE WHERE INDICATED.
 - REMOVE (E)RECESSED LIGHT FIXTURES TYP 1
 - RELOCATE (E)RECESSED LIGHT FIXTURES TYP 2
 - RELOCATE (E)SUPPLY/RETURN TYP 2

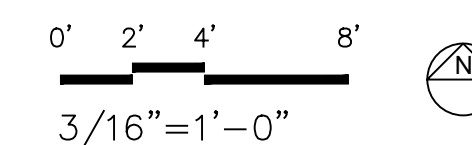
WALL LEGEND:

- (E)PARTITION TO BE REMOVED
- (E)EXT WALL TO REMAIN
- (E)GWB PARTITION TO REMAIN
- GWB PARTITION
- GWB PARTITION WITH INSUL

ARCHITECTURAL LEGEND:

*SCREENED ITEMS INDICATE EXIST TO REMAIN

- LIGHTING FIXTURES**
- RECESSED DOWNLIGHT / 2X2 RECESSED
 - SURFACE MOUNTED LIGHT
 - WALL MOUNTED LIGHT
 - EXIT SIGN / EMERG LIGHT OR COMBO
- PANELBOARDS**
- PANELBOARD CABINET - SURFACE MOUNTED
 - EXHAUST FAN
- MECHANICAL**
- DIFFUSER / RETURN



DEMOLITION GENERAL NOTES

- DEMOLISH AND REMOVE FROM THE SITE ALL DEBRIS FROM THE AREAS AS SHOWN. LEAVE SPACE FREE OF ALL CONSTRUCTION DEBRIS.
- REMOVE EXISTING FINISHES ONLY IN AREAS THAT ARE TO RECEIVE NEW FINISHES PER THE FINISH SCHEDULE. ROOMS LISTED NIC SHALL REMAIN AS-IS UNLESS OTHERWISE NOTED ON FLOOR PLAN.
- LEAVE AND/OR PREPARE FLOOR TO ACCEPT NEW GLUE DOWN FLOORING OR CARPET PER FINISHSCHEDULE. SURFACES THAT ARE TO ACCEPT NEW FLOORING ARE TO BE FREE OF ALL DEBRIS AND/OR RESINOUS DEPOSITS. FILL ALL FLOOR CUTS REMAINING FROM ANY PLUMBING OR OTHER TERMINATION WITH CONCRETE. DEMO ALL FLOOR OUTLETS AND PATCH AS REQUIRED.

CEILING GENERAL NOTES

- CEILINGS TO BE FREE FROM STAINS AND DIRT. IF INSTALLING NEW, PROVIDE AND INSTALL 2' X 4' COMMERCIAL GRADE GRID AND ACOUSTICAL CEILING TILES WHERE INDICATED.
- NEW CEILING TO MATCH EXISTING TO REMAIN UNLESS NOTED OTHERWISE ON THE PLANS.
- ACOUSTICAL CEILINGS: TILES TO BE FREE FROM CHIPS AND BREAKS; ALL TILES TO BE SAME COLOR AND STYLE; GRID TO BE WHITE AND EVEN, FREE FROM HOLES (OR FILLED), AND CLEAN. PAINT WHITE IF EXISTING IS IN POOR CONDITION OR A COLOR OTHER THAN WHITE. REPLACE AS REQUIRED. TILES SHOULD BE A STANDARD COMMERCIAL GRADE ACOUSTICAL TILE. CONTIGUOUS AREAS MUST HAVE MATCHING TILE.
- SUSPENDED ACOUSTICAL CEILING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF ASTM C635 AND ASTM C636.

PARTITION GENERAL NOTES

- ALL NEW INTERIOR WALLS SHALL BE CONSTRUCTED OF MIN 25 GA 3 5/8" METAL STUDS (WOOD STUDS ACCEPTABLE IF APPROVED BY CODE) AND 5/8" DRYWALL. MINIMUM, OR MATCH EXISTING TO REMAIN. STUD SPACING AND CONNECTION DETAILS TO COMPLY WITH MANUFACTURER'S DETAILS AND WARRANTY GUIDE.
- ALL NEW AND EXISTING WALLS SHALL BE TAPED AND SMOOTH, READY FOR PAINT.
- ALL DEMISING WALLS TO BE BUILT TO DECK STRUCTURE ABOVE, SEALING ALL PENETRATIONS AS REQ'D. IF PROPERTY UTILIZES A PLENUM RETURN FOR ENTIRE BUILDING, IT IS REQUIRED TO TAKE DEMISING WALLS TO HEIGHT OF ADJACENT TENANT'S WALLS AND INSTALL SECURITY FENCING FROM TOP OF WALL TO DECK TO PROVIDE A SECURE DEMISING WALL.
- VERIFY DEMISING WALLS ARE INSULATED & EXTEND TO DECK; EXTEND AND PROVIDE INSULATION AS REQ'D
- FINISH DEMISING WALL ON BOTH SIDES ONLY IF REQUIRED BY CODE, OR IF NOTED OTHERWISE ON PLANS.
- A MINIMUM OF 3" SOUND BATT INSULATION SHALL BE INSTALLED IN PARTITIONS AS INDICATED ON PLANS BETWEEN STUDS AND ABOVE CEILING WHERE THE WALL AND CEILING MEET. IF WALLS ARE EXISTING, USE BLOW-IN INSULATION. OFFICE AND RESTROOM WALLS ARE TO BE FITTED WITH A MINIMUM OF 3" SOUND INSULATION BATTS BETWEEN STUDS.
- PROVIDE RUBBER MOLD/BREAK METAL AT WINDOW MULLION, CAULK ALL SEAMS. ALL WALLS THAT END AT EXTR WALLS OR MULLIONS TO INCLUDE SOUND CAULK AND RUBBER GASKET AT POINT OF CONNECTION.
- USE CASING BEAD WHERE DRYWALL ABUTS DISSIMILAR CONSTRUCTION SUCH AS WINDOW FRAMES. EXISTING DOOR FRAMES AND CEILING TRACK.
- WHERE GYPSUM BOARD AND METAL STUD PARTITIONS MEET STRUCTURAL DECK CONSTRUCTION OR VERTICAL STRUCTURAL ELEMENTS, PROVIDE SIP OR CUSHION TYPE JOINTS BETWEEN METAL FRAMING AND STRUCTURE AS RECOMMENDED BY MANUFACTURER
- COMPLY WITH APPLICABLE REQUIREMENTS OF ASTM C 840 AND GA 216 FOR APPLICATION AND FINISHING OF GYPSUM BOARD, UNLESS OTHER, MORE STRINGENT REQUIREMENTS ARE INDICATED.
- COMPLY WITH APPLICABLE REQUIREMENTS OF ASTM C 754 FOR INSTALLATION OF STEEL FRAMING.

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SHEET TITLE

ARCHITECTURAL
PLANS, NOTES
& SCHEDULES

A003

2015 WISCONSIN BUILDING CODE REQUIREMENTS:

CHAPTER 5

508.4.4 Separation

Individual occupancies shall be separated from adjacent occupancies in accordance with Table 508.4.

508.4.4.1 Construction

Required separations shall be fire barriers or horizontal assemblies constructed so as to completely separate adjacent occupancies.

CHAPTER 6

Section 603 Combustible Material in Types I and II Construction

Combustible materials shall be permitted in buildings of Type I or II construction in accordance with Section 603.

CHAPTER 7

703.2 Fire-Resistance Ratings

The fire-resistance rating of building elements, components or assemblies shall be determined in accordance with the test procedures set forth in ASTM E 119 or UL 263.

714.3 Fire-Resistance-Rated Walls

Penetrations into or through fire walls, fire barriers, smoke barrier walls and fire partitions shall comply with Section 714.3.

Section 715 Fire-Resistant Joint Systems

Joints installed in or between fire-resistance-rated walls, floor or floor/ceiling assemblies and roofs or roof/ceiling assemblies shall be protected by an approved fire-resistant joint system tested in accordance with the requirements of either ASTM E 1966 or UL 2079.

Section 716 Opening Protectives

Opening protectives where required shall comply with the provisions of Section 716.

Section 717 Ducts and Air Transfer Openings

Ducts and air transfer openings of fire barriers shall be protected with approved fire dampers installed in accordance with their listing.

718.2 Fireblocking

In combustible construction, fireblocking shall be installed to cut off concealed draft openings (both vertical and horizontal) and shall form an effective barrier between floors, between a top story and a roof or attic space. Fireblocking shall be installed in concealed wall spaces, connections between horizontal and vertical spaces, stairways, ceiling and floor openings and concealed sleeper spaces.

718.3 Draftstopping in Floors

In combustible construction, draftstopping shall be installed to subdivide floor/ceiling assemblies so that horizontal floor areas do not exceed 1,000 square feet.

718.4 Draftstopping in Attics

In combustible construction, draftstopping shall be installed to subdivide attic spaces and concealed roof spaces such that any horizontal area does not exceed 3,000 square feet.

718.5 Combustible Materials in Concealed Spaces in Type I or II Construction

Combustible materials shall not be permitted in concealed spaces of buildings of Type I or II construction unless allowed by exception.

Section 720 Thermal- And Sound-Insulating Materials

Insulating materials, including facings such as vapor retarders and vapor-permeable membranes, similar coverings and all layers of single and multilayer reflective foil insulations, shall comply with the requirements of Section 720. Where a flame spread index or a smoke-developed index is specified in this section, such index shall be determined in accordance with ASTM E84 or UL 723.

CHAPTER 8

803.1.1 Interior Wall and Ceiling Finish Materials

Interior wall and ceiling finish materials shall be classified in accordance with ASTM E84 or UL 723. Such interior finish materials shall be grouped in the following classes in accordance with their flame spread and smoke-developed indexes. Interior wall or ceiling finish materials shall be permitted to be tested in accordance with NFPA 286 and may be used where a Class A classification is required.

803.11 Interior Finish Requirements Based on Group B

Interior wall and ceiling finish within tenant space shall have a flame spread index not greater than Class C.

803.13.1 Direct Attachment and Furred Construction

Where walls and ceilings are required to be of fire-resistance-rated or noncombustible construction, the interior finish material shall be applied directly against such construction or to furring strips not exceeding 1/4 inch, applied directly against such surfaces in accordance with 803.13.1.1. For distances greater than 1/4 inch, Class finish materials shall be required where combustible backing or furring is used.

808.1.1.1 Suspended Acoustical Ceilings

Suspended acoustical ceiling systems shall be installed in accordance with the provisions of ASTM C635 and ASTM C636.

CHAPTER 10

Section 1010 Doors, Gates and Turnstiles

1010.1.1 Size of Doors

Each door opening shall provide a minimum clear width of 32 inches. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees.

1010.1.2 Door Swing

Egress doors shall be of the pivoted or side-hinged swinging type.

1010.1.3 Door Opening Force

The force for pushing or pulling open interior swinging egress doors, other than fire doors, shall not exceed 5 pounds. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door in a closed position. For other swinging doors, as well as sliding and folding doors, the door latch shall release when subjected to a 15-pound force. The door shall be set in motion when subjected to a 30-pound force. The door shall swing to a full-open position when subjected to a 15-pound force.

1010.1.5 Floor Elevation

There shall be a floor or landing on each side of a door. Such floor or landing shall be at the same elevation on each side of the door. Landings shall be level except for exterior landings, which are permitted to have a slope not to exceed 2% slope.

1010.1.6 Landings at Doors

Landings shall have a width not less than the width of the stairway or the door, whichever is greater. Doors in the fully open position shall not reduce a required dimension by more than 7 inches. Where a landing serves an occupant load of 50 or more, doors in any position shall not reduce the landing to less than one-half its required width. Landings shall have a length measured in the direction of travel of not less than 44 inches.

1010.1.7 Thresholds

Thresholds at doorways shall not exceed 1/2 inch in height above the finished floor or landing. Raised thresholds and floor level changes greater than 1/4 inch at doorways shall be beveled with a slope not greater than 50%.

1010.1.9 Door Operations

Except as specifically permitted by this section, egress doors shall be readily operable from the egress side without the use of a key or special knowledge or effort.

1010.1.9.1 Hardware

Door handles, pulls, latches, locks and other operating devices on doors required to be accessible shall not require tight grasping, tight pinching or twisting of the wrist to operate.

1010.1.9.2 Hardware Height

Door handles, pulls, latches, locks and other operating devices shall be installed 34 inches min and 48 inches max above the finished floor. Locks used only for security purposes and not used for normal operation are permitted at any height.

1010.1.9.3 Locks and Latches

Main door or doors are permitted to be equipped with key-operated locking devices from the egress side provided:

- The locking Device is readily distinguishable as locked.
- A readily visible durable sign is posted on the egress side on or adjacent to the door stating: THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED. The sign shall be in letters 1 inch (25 mm) high on a contrasting background.
- The use of the key-operated locking device is revocable by the building official for due cause.

1010.1.9.4 Bolt Locks

Manually operated flush bolts or surface bolts are not permitted.

1010.1.9.5 Unlatching

The unlatching of any door or leaf shall not require more than one operation.

1010.1.10.1 Installation

Where panic or fire exit hardware is installed, it shall comply with the following:

- Panic hardware shall be listed in accordance with UL 305.
- Fire exit hardware shall be listed in accordance with UL 10C and UL 305.
- The actuating portion of the releasing device shall extend not less than one-half of the door leaf width.
- The maximum unlatching force shall not exceed 15 pounds.

Section 1013 Exit Signs

- Exit signs are not required in rooms or areas that require only one exit or exit access.

CHAPTER 11

1101.2 Design

Buildings and facilities shall be designed and constructed to be accessible in accordance with IBC and ICC A117.1.

Section 1103 Scoping Requirements

1103.1 Where Required

Sites, buildings, structures, facilities, elements and spaces, temporary or permanent, shall be accessible to individuals with disabilities.

Section 1104 Accessible Route

1104.1 Site Arrival Points

At least one accessible route within the site shall be provided from public transportation stops, accessible parking, accessible passenger loading zones, and public streets or sidewalks to the accessible building entrance served.

1104.3.1 Employee Work Areas

Common use circulation paths within employee work areas shall be accessible routes.

Exceptions:

- Common use circulation paths, located within employee work areas that are less than 1,000 square feet in size and defined by permanently installed partitions, counters, casework or furnishings, shall not be required to be accessible routes.

Section 1105 Accessible Entrances

1105.1.6 Tenant Spaces

At least one accessible entrance shall be provided to each tenant in a facility.

Exceptions:

- Loading and service entrances that are not the only entrance to a tenant space

Section 1106 Parking and Passenger Loading Facilities

1106.1 Required

Where parking is provided, accessible parking spaces shall be provided in compliance with Table 1106.1, except as required by Sections 1106.2 through 1106.4.

Section 1109 Other Features and Facilities

1109.2 Toilet and Bathing Facilities

Each toilet room and bathing room shall be accessible.

1109.5 Drinking Fountains

Where drinking fountains are provided on a floor or within a secured area, the drinking fountains shall be provided in accordance with Sections 109.5.1 and 1109.5.2.

1109.5.1 Minimum Number

No fewer than two drinking fountains shall be provided. One drinking fountain shall comply with the requirements for people who use a wheelchair and one drinking fountain shall comply with the requirements for standing persons.

Section 1111 Signage

1111.1 Signs

Required accessible elements shall be identified by the International Symbol of Accessibility at the following locations.

- Accessible parking spaces required by Section 1106.1.
- Accessible entrances where not all entrances are accessible.

1111.2 Directional Signage

Directional signage indicating the route to the nearest like accessible element shall be provided at the following locations. These directional signs shall include the International Symbol of Accessibility and sign characters shall meet the visual character requirements in accordance with ICC A117.1.

- Inaccessible building entrances.

705.2 Alterations Affecting an Area Containing a Primary Function

Where an alteration affects the accessibility to a, or contains an area of, primary function, the route to the primary function area shall be accessible. The accessible route to the primary function area shall include toilet facilities and drinking fountains serving the area of primary function.

Exceptions:

- The costs of providing the accessible route are not required to exceed 20 percent of the costs of the alterations affecting the area of primary function.

CHAPTER 12

1210.2.1 Floors and Wall Bases

Toilet floor finish materials shall have a smooth, hard, nonabsorbent surface. The intersections of such floors with walls shall have a smooth, hard,

nonabsorbent vertical base that extends upward onto the walls not less than 4 inches.

1210.2.2 Walls and Partitions

Walls and partitions within 2 feet of service sinks and water closets shall have a smooth, hard, nonabsorbent surface, to a height of not less than 4 feet above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture.

CHAPTER 16

1604.3 DEFLECTION LIMITS

Deflection design for interior partitions shall be L/120

1607.8.2 Grab Bars, Shower Seats and Dressing Room Bench Seats

Grab bars shall be designed to resist a single concentrated load of 250 pounds applied in any direction at any point on the grab bar or seat so as to produce the maximum load effects.

1607.14 Interior Walls and Partitions

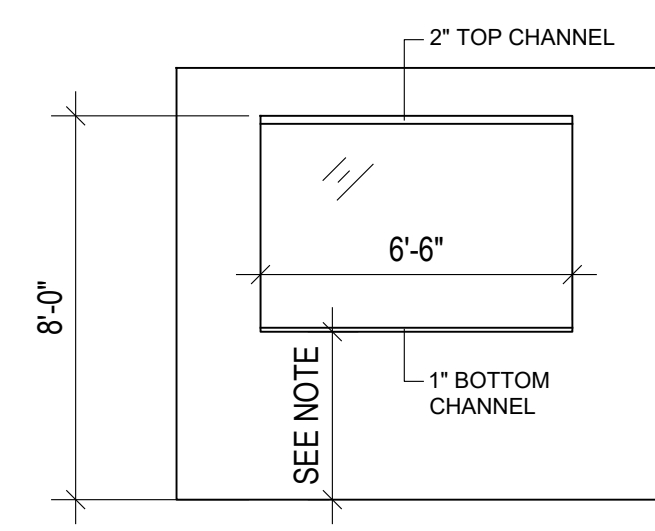
Interior walls and partitions that exceed 6 feet in height, including their finish materials, shall have adequate strength and stiffness to resist the loads to which they are subjected but not less than a horizontal load of 5 psf.

Section 2211 Cold-Formed Steel Light-Frame Construction

CHAPTER 22

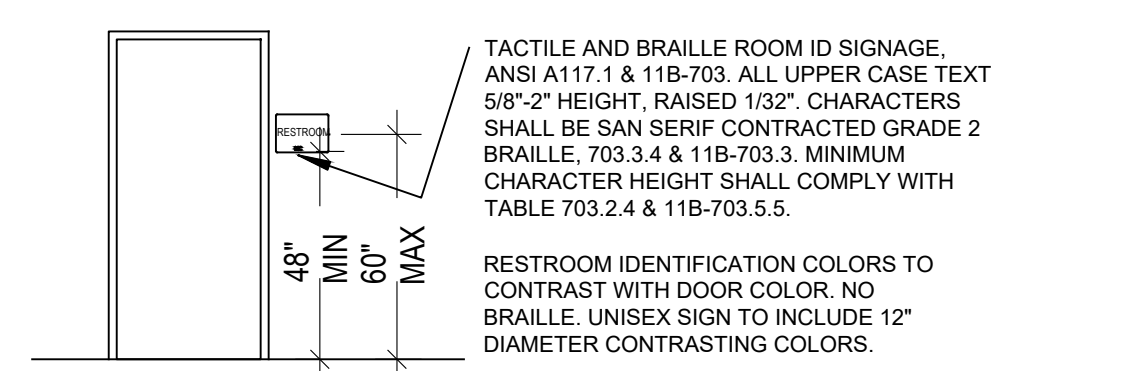
2211.1 General

The design and installation of nonstructural members utilized in cold-formed steel lightframe construction where the specified minimum base steel thickness is not greater than 0.1180 inches shall be in accordance with AISI S220.

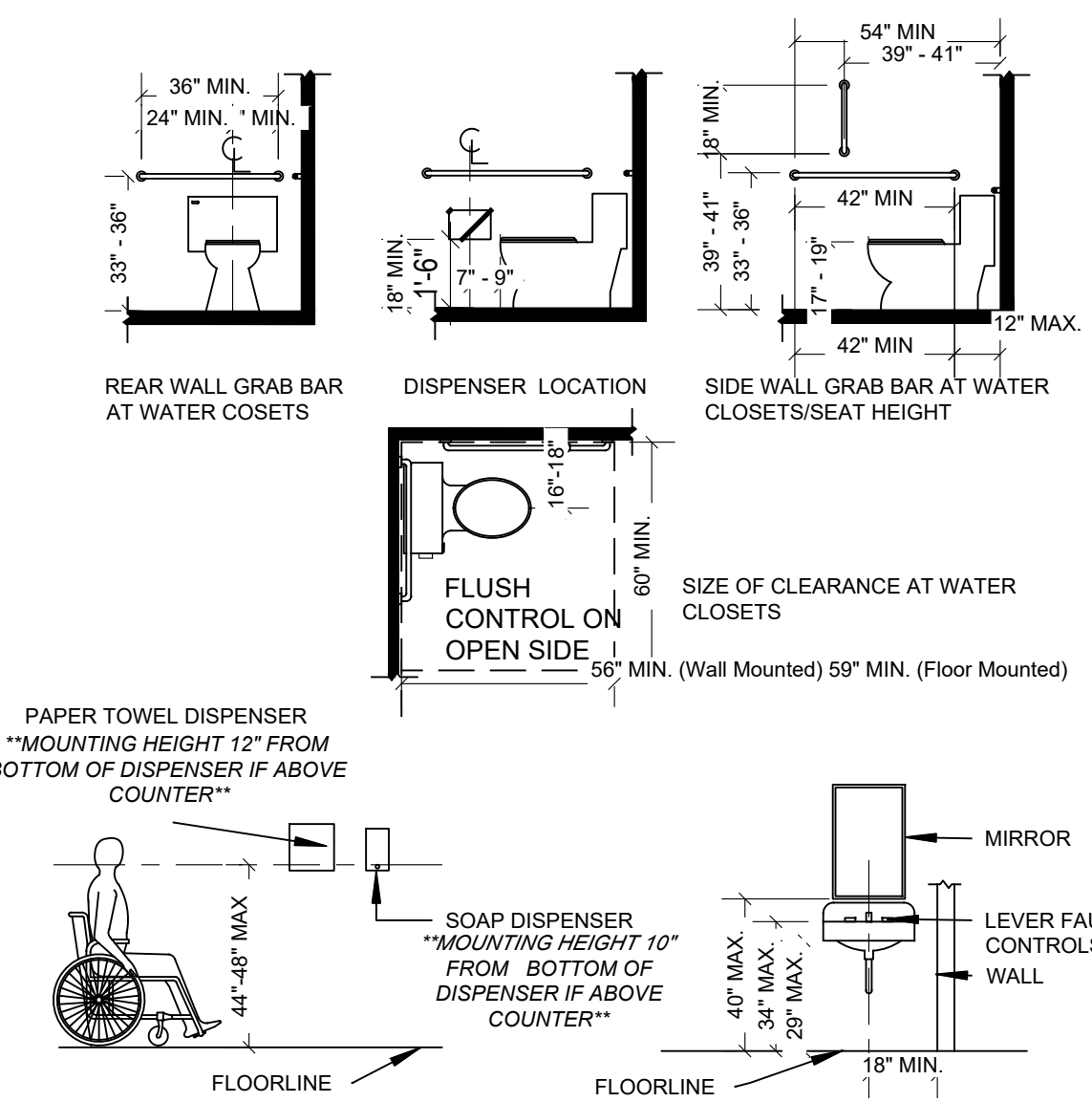


- NOTE:
- LOW WALL PARTITION TO MATCH HEIGHT OF PARTITION SEPARATING THE LOBBY AND WORK ZONE.
 - REFER TO KEYED NOTE SHT A003

ELEVATION @ OFFICE GLAZED OPENING:

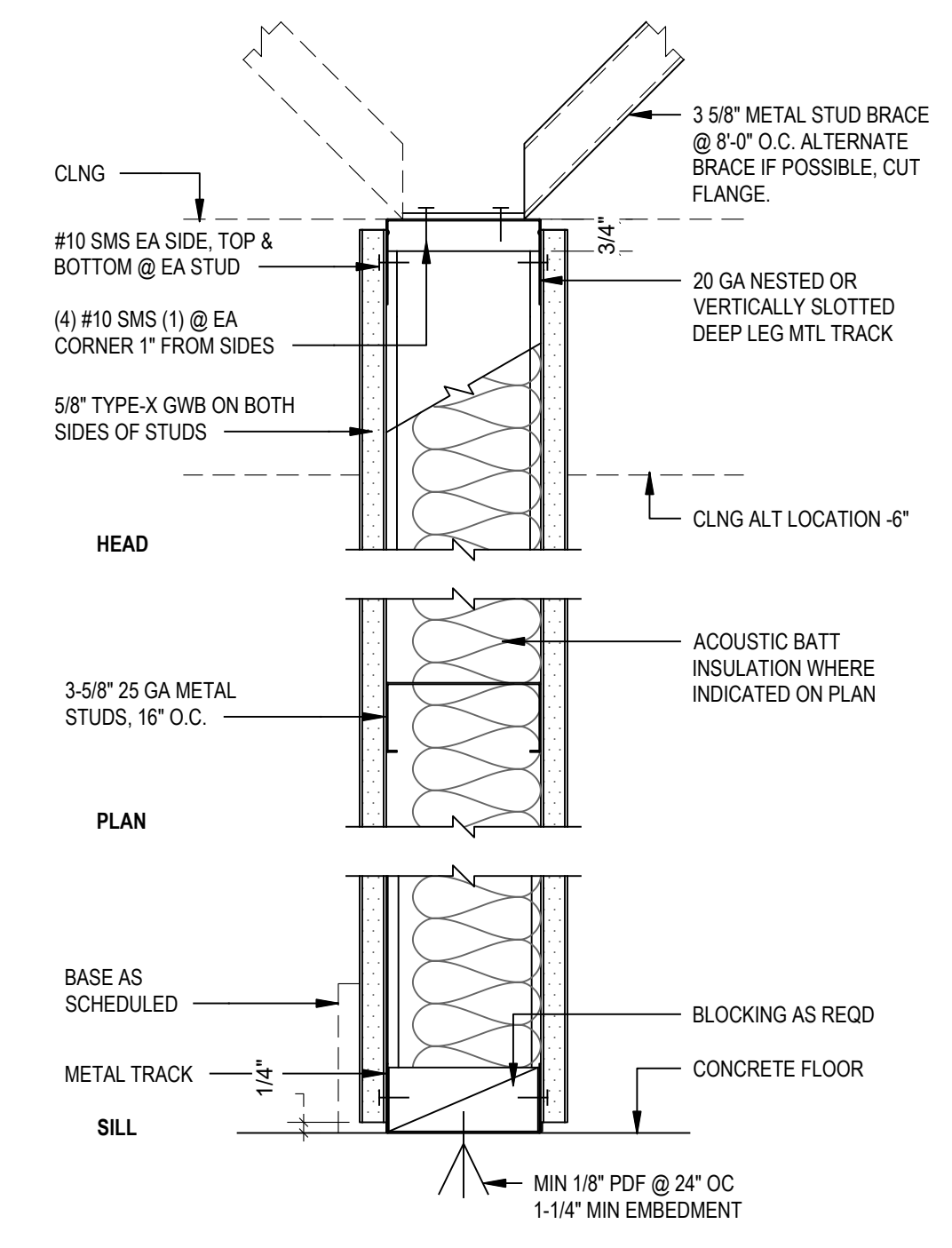


ROOM SIGNAGE @ TOILET ENTRY :

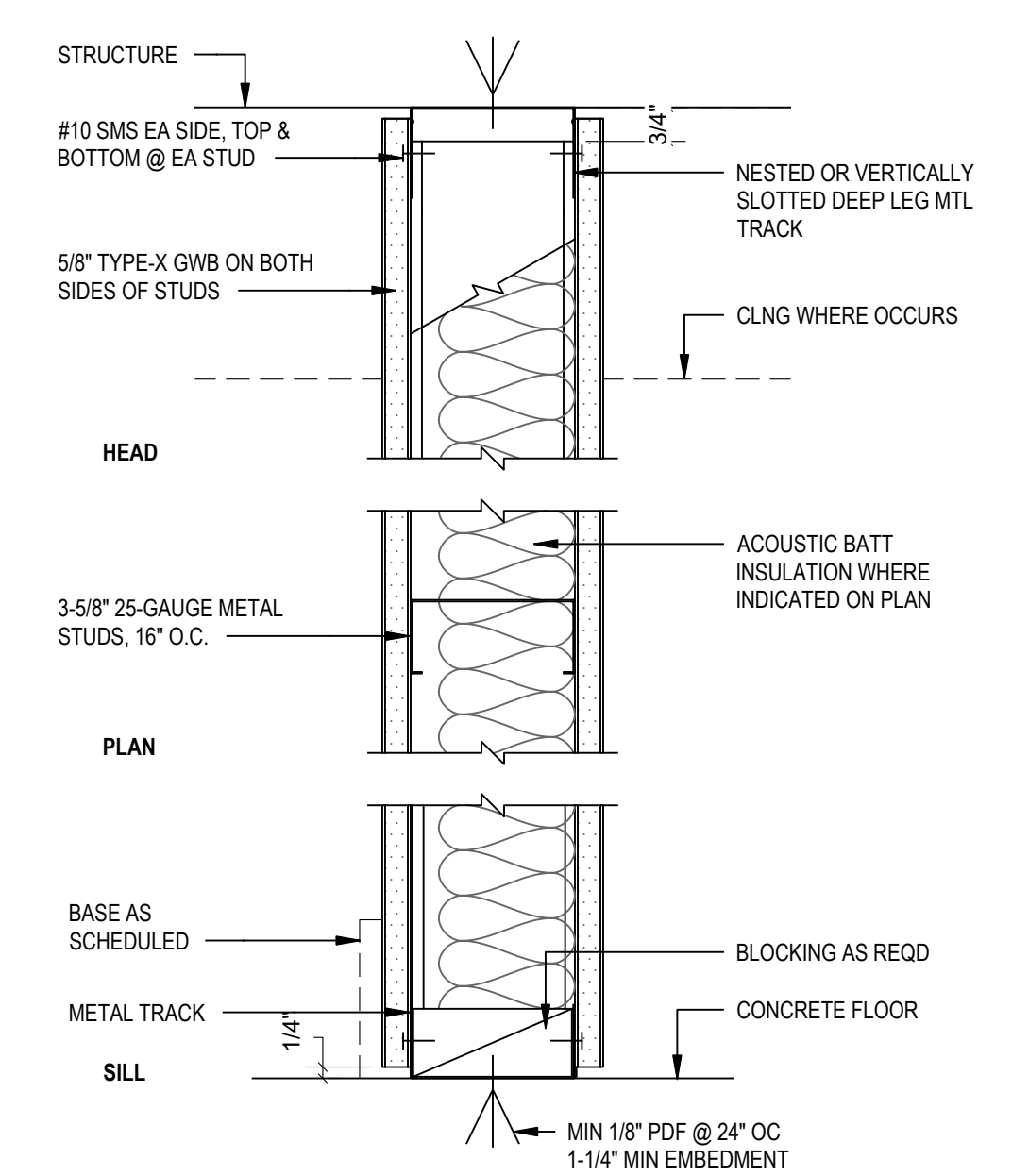


ACCESSIBLE TOILET ROOM DETAILS:

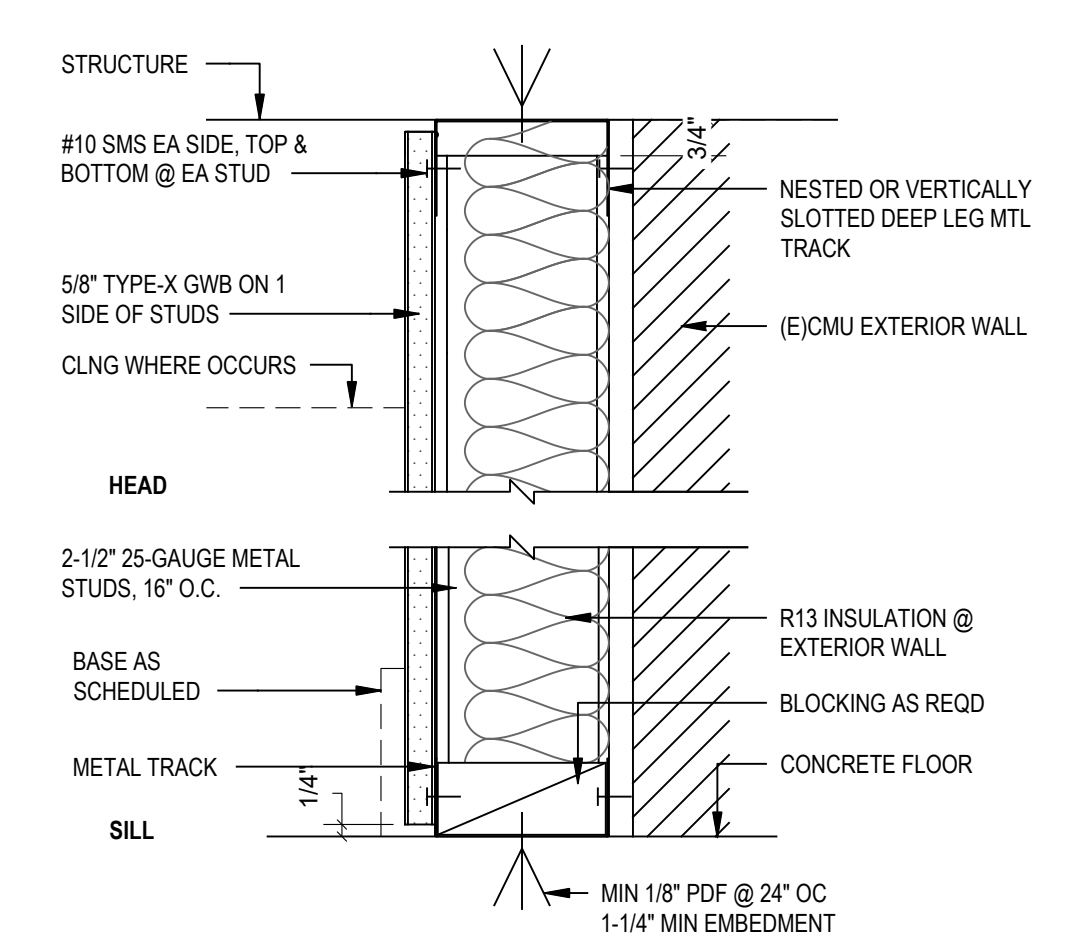
PARTITION DETAILS:



PARTIAL HEIGHT PARTITION:



FULL HEIGHT PARTITION:



FULL HEIGHT FURRED PARTITION:

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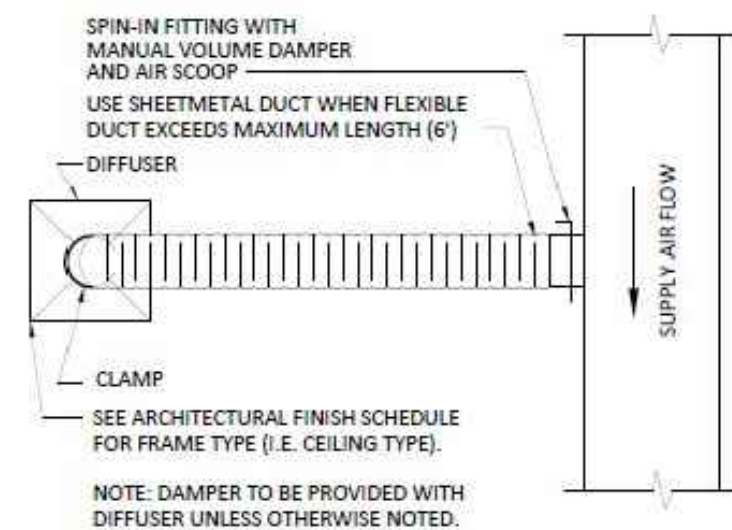
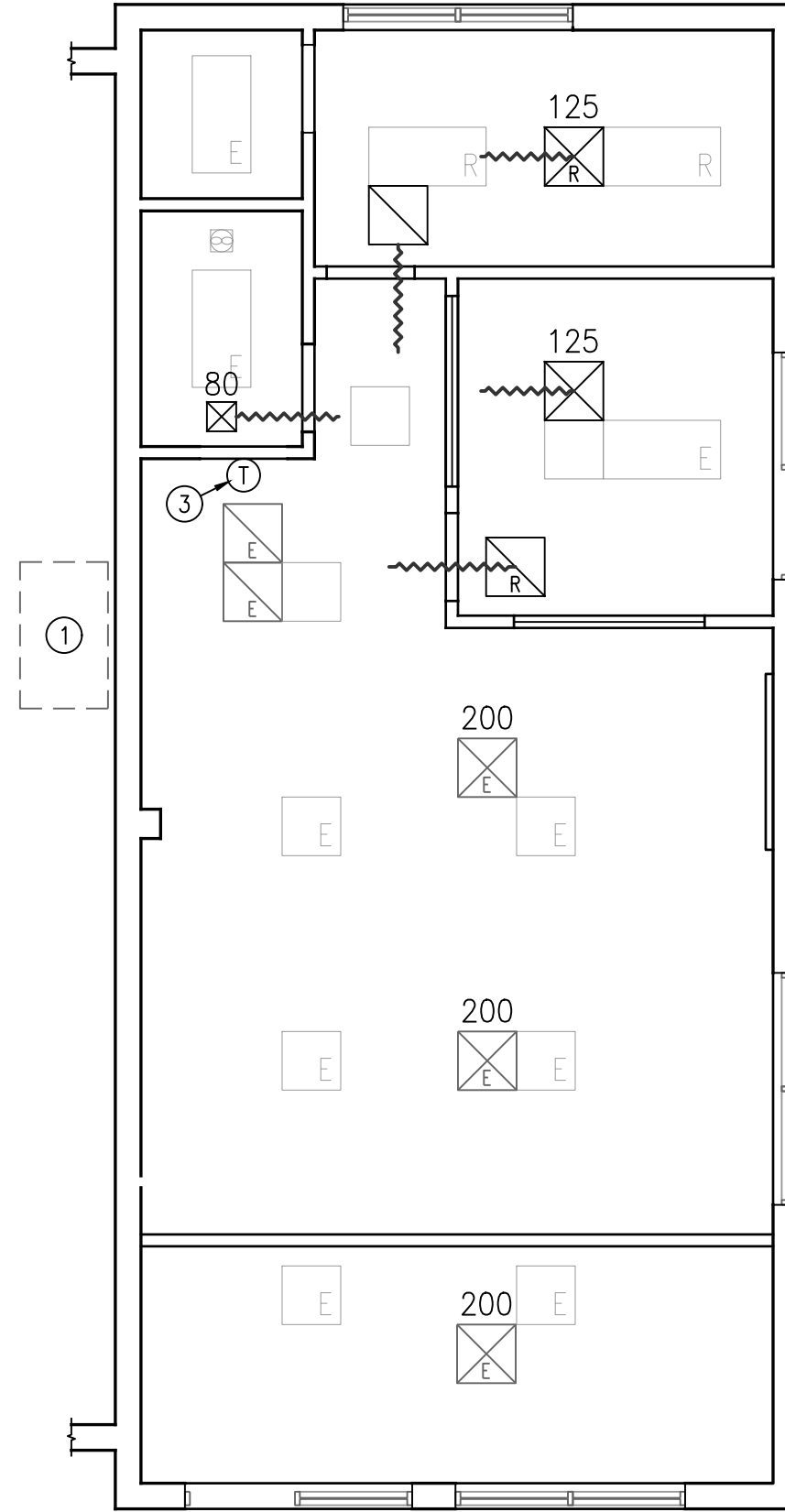
SHEET TITLE

ARCHITECTURAL
DETAILS

A004

MECHANICAL GENERAL NOTES

- THE INTENT OF THESE DESIGN/BUILD DRAWINGS IS TO PROVIDE A COMPLETE AND PROPERLY FUNCTIONING HVAC SYSTEM.
- IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE COMPLIANCE WITH THE SPECIFICATIONS OF THE JURISDICTION AND TO PROVIDE ALL NECESSARY MATERIALS.
- THE CONTRACTOR SHALL CONDUCT A PRE-CONSTRUCTION, JOB- SITE MEETING PRIOR TO ANY DEMOLITION TO SCHEDULE WORK WITH THE BUILDING MANAGEMENT.
- ALL WORK ON THIS PROJECT SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND REGULATIONS.
- CONTRACTOR SHALL OBTAIN AND PAY FOR PERMITS AND ARRANGE FOR INSPECTIONS BY LOCAL AUTHORITIES HAVING JURISDICTION.
- MECHANICAL CONTRACTOR SHALL THOROUGHLY CLEAN HIS WORK AREA DAILY OR AS DIRECTED BY THE GENERAL CONTRACTOR OR OWNER. MECHANICAL CONTRACTOR SHALL ALSO REMOVE ALL HIS TRASH AND DEBRIS AFTER THE COMPLETION OF THE WORK.
- THE WORK DETAILED ON THESE PLANS IS BASED ON PREVIOUSLY PREPARED TENANT FIT-UP/BASE DRAWINGS. WHERE EXISTING FIELD CONDITIONS ARE DIFFERENT THAN SHOWN, THE CONTRACTOR SHALL ADVISE THE DESIGNER OF DISCREPANCIES WHICH WILL AFFECT THE PROPOSED WORK PRIOR TO BEGINNING THE WORK.
- SYMBOLS SHOW ON SCHEDULES DEFINE TYPE OF EQUIPMENT ONLY. CONTRACTOR IS RESPONSIBLE FOR RESEARCHING DRAWINGS FOR EXACT QUANTITIES REQUIRED OF EACH TYPE.
- THESE DRAWINGS ARE DIAGRAMMATIC AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF WORK AND SYSTEMS. CONSULT ARCHITECTURAL PLANS TO VERIFY LOCATION OF WALLS, ETC. CONTRACTOR SHALL EXAMINE ALL CONTRACT DRAWINGS RELATED TO THIS AND OTHER TRADES AND SHALL BE FULLY INFORMED AS TO THE EXTENT OF THIS CONTRACT AND ALL INCLUDED WORK ON PLANS FOR OTHER TRADES.
- QUALITY OF MATERIALS SHALL BE NEW, BEST OF THEIR RESPECTIVE KIND, FREE FROM DEFECTS AND LISTED BY ARI OR APPROVED TESTING AGENCY.
- THE MECHANICAL CONTRACTOR SHALL COORDINATE THE INSTALLATION OF HVAC WORK WITH EXISTING CONDITIONS AND THE WORK OF OTHER TRADES. MINOR DEVIATIONS FROM THE PLANS MAY BE MADE TO AVOID MINOR CONFLICTS. WHEN MAJOR CONFLICTS ARE APPARENT, THE DESIGNER SHALL BE ADVISED IMMEDIATELY, AND AFFECTED WORK SHALL NOT BE INSTALLED UNTIL THE CONFLICT HAS BEEN RESOLVED.
- DO NOT SUPPORT ANY CEILING OR OTHER BUILDING STRUCTURE FROM DUCTWORK OR PIPES, DO NOT ALLOW DUCTS, PIPES OR CONDUITS TO DIRECTLY COME IN CONTACT WITH BUILDING WALLS OR FLOORS.
- IF CEILING SPACE ABOVE HUNG CEILING IS TO BE USED AS RETURN AIR PLENUM PER BUILDING STANDARD, ALL EQUIPMENT AND MATERIAL TO BE LOCATED IN THE RETURN AIR PLENUM CEILING SHALL BE PLENUM RATED IN ACCORDANCE WITH APPLICABLE CODES AND REGULATIONS.
- PROVIDE CODE APPROVED FIRE SAFING AROUND ALL PIPING AND DUCTWORK PENETRATIONS THROUGH BUILDING CONSTRUCTION TO MAINTAIN FIRE, SMOKE AND SOUND RATINGS.
- FLEXIBLE AIR DUCTS AND FLEXIBLE AIR CONNECTORS, BOTH METALLIC AND NONMETALLIC, SHALL BE TESTED IN ACCORDANCE WITH UL181. SUCH DUCTS SHALL BE LISTED AND LABELED AS CLASS 0 OR CLASS 1 FLEXIBLE AIR DUCTS OR FLEXIBLE AIR CONNECTORS. FLEXIBLE AIR DUCTS SHALL NOT BE LIMITED IN LENGTH. FLEXIBLE AIR CONNECTORS SHALL BE LIMITED IN LENGTH TO 14 FEET (5 FEET O.A.). DUCTWORK SHALL BE CONNECTED TO LOW PRESSURE DUCT THROUGH AIR TIGHT COLLARS WITH GASKETS AND VOLUME DAMPERS. FLEXIBLE DUCT SIZE SHALL BE THE SAME AS DIFFUSER NECK SIZE. FLEXIBLE DUCT SHALL NOT PASS THROUGH SLAB TO SLAB PARTITIONS. WHERE FLEXIBLE DUCTS ARE SHOWN TO PASS THROUGH PARTITIONS, PROVIDE ROUND RIGID DUCT OF SAME SIZE. PROVIDE TRANSITIONS AND ACCESSORIES REQUIRED TO CONNECT TO AND FROM RIGID DUCT SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF SLAB TO SLAB PARTITIONS.
- ALL NEW DUCTWORK SHALL BE FABRICATED FROM GALVANIZED SHEET METAL (99) IN ACCORDANCE WITH LATEST SMACNA DUCT CONSTRUCTION STANDARDS. LOW PRESSURE DUCTWORK SHALL BE SUITABLE FOR MINIMUM 2" WG PRESSURE. SEAL CLASS A. MEDIUM PRESSURE DUCTWORK SHALL BE SUITABLE 2" WG PRESSURE. SEAL CLASS A. ALL DUCT SIZES SHOWN ARE CLEAR INSIDE DIMENSIONS.
- PROVIDE AIR TURNING DEVICES IN DUCTWORK AT ANY CHANGES IN DIRECTION OF 45 DEGREE OR GREATER.
- ALL MECHANICAL EQUIPMENT AND DEVICES SHALL BEAR THE LABEL OF AN APPROVED TESTING AGENCY AND SHALL BE APPROVED FOR THE PROPOSED USE AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- ALL WORK (MATERIAL AND LABOR) TO BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER.
- CONTRACTOR SHALL VERIFY ALL POINTS OF CONNECTIONS BEFORE COMMENCING WORK.
- ALL DUCTWORK SHALL BE SUSPENDED FROM THE BUILDING STRUCTURE IN ACCORDANCE WITH THE LATEST SMACNA DUCT CONSTRUCTION STANDARDS. SUPPORT DIFFUSERS AND ALL MECHANICAL EQUIPMENT FROM BEAM OR SLAB ABOVE.
- ALL NECESSARY ALLOWANCES AND PROVISIONS SHALL BE MADE BY THIS CONTRACTOR FOR BEAMS, COLUMNS OR OTHER OBSTRUCTIONS OF THE BUILDING OR THE WORK OF OTHER CONTRACTORS, WHETHER OR NOT SAME IS INDICATED. WHERE NECESSARY TO AVOID OBSTRUCTIONS, THE DUCTS SHALL BE TRANSFORMED, OFFSET, RAISED OR LOWERED WITH THE REQUIRED FREE AREA BEING MAINTAINED.
- DUCTWORK SHALL BE INSTALLED TIGHT TO UNDERSIDE OF BUILDING STRUCTURE. ADJUST DUCT ELEVATION TO MAINTAIN DUCT TIGHT TO BOTTOM OF STRUCTURE WHERE STRUCTURE ELEVATIONS ALL DUCT PENETRATION THROUGH SLAB HIGH PARTITION SHALL BE SEALED.
- PROVIDE 1" THICK DUCT LINING WITH AVERAGE DENSITY OF NOT LESS THAN 1 1/2 LB/CUBIC FEET ON THE ENTIRE LENGTH OF ALL TRANSFER AIR DUCTWORKS.
- ALL UNUSED OPENINGS ON DUCTWORK SHALL BE CAPPED AND SEALED AIR TIGHT USING SHEET METAL SCREENS AND DUCT SEALANT. ANY DUCTWORK EXPOSED DURING CONSTRUCTION MUST BE REPAIRED AND SEALED IF HOLES OR PENETRATIONS ARE MADE.
- CONTRACTOR SHALL REPAIR ANY LEAK IN ANY DUCTWORK FOUND DURING BALANCING OF THE AIR SYSTEM.
- PATCH AND REPAIR ALL EXISTING DAMAGED DUCT INSULATION AND SEAL VAPOR PROOF AS REQUIRED.
- ALL MATERIAL AND WORK SHALL CONFORM WITH THE BASE BUILDING SPECIFICATION AND STANDARD (IF REQUIRED). CONTRACTOR SHALL OBTAIN A COPY OF THE BASE BUILDING SPECIFICATION FROM THE OWNER.
- NO COMBUSTIBLE MATERIALS SHALL BE ALLOWED IN AIR PLENUM.
- ANY DUCT, PIPE, CONDUIT, CABLE, ETC THAT IS VISIBLE ABOVE A CEILING GRID SHALL BE PAINTED USING A FLAT BLACK PAINT.
- PROTECT ALL EXISTING BASE BUILDING AIR HANDLING UNITS WITH CONSTRUCTION FILTER OVER THE RETURN AIR OPENINGS. CONTRACTOR SHALL CHANGE FILTERS AS NEEDED OR AS DETERMINED BY THE BUILDING ENGINEER.
- LANDLORD/CONTRACTOR TO PROVIDE HVAC CONTROLS FOR EDWARD JONES SPACE.
- ALL GAS AND PLUMBING LINES TO FIREPLACES, STOVES, SHOWERS, AND TUBS TO BE RENDERED INOPERABLE AND ALL LINES TO BE CAPPED.
- INSTALL EXHAUST FAN VENTED TO EXTERIOR & LIGHT FIXTURE IN TOILET 105 AS REQUIRED BY LOCAL CODE.
- SYSTEM TO BE FULLY OPERATIONAL, IN GOOD CONDITION AND PROPERLY BALANCED UPON COMPLETION OF WORK. BALANCE BOTH HEATING AND COOLING. SYSTEM TO BE DEDICATED TO EDJ SPACE. HVAC BALANCE SHEET MUST BE SUBMITTED WITH INVOICE AT PROJECT COMPLETION.
- ALL DUCTING, DIFFUSERS, GRILLES, AND THERMOSTATS SHALL BE CLEAN, IN GOOD CONDITION AND PROPERLY FUNCTIONING. LOCATION TO BE REVISED AS NECESSARY PER NEW PARTITION LAYOUT. VERIFY THAT ALL ROOMS IN SPACE AS SHOWN HAVE A MINIMUM OF (1) RETURN AND (1) SUPPLY GRILLE AND MEET TEMPERATURE REQUIREMENTS TO ENSURE A COMFORTABLE WORKING ENVIRONMENT.
- THERMOSTAT WITH ADJACENT SPACES IS NOT ACCEPTABLE UNLESS IT IS AN OFFICE BUILDING THAT UTILIZES A PLENUM RETURN. IF SHARED SYSTEM EXISTS, THERMOSTAT MAY NOT BE LOCATED WITHIN LEASED SPACE.
- VERIFY THERMOSTAT IS LOCATED IN AN ACCESSIBLE AREA OF THE SPACE AS SHOWN ON FLOOR PLAN (TYPICALLY IN ROOM 101 OR 103).
- PROVIDE AND INSTALL A NEW WHITE-RODGERS 7-DAY PROGRAMMABLE THERMOSTAT, UNLESS OTHERWISE NOTED ON PLANS. PROVIDE APPROPRIATE STAT FOR UNIT SIZE AND TYPE. SET THERMOSTAT FOR M-F 8-5 HOURS OF OPERATION. LEAVE INSTRUCTIONS TAPED TO THERMOSTAT FOR FUTURE REFERENCE.
- HVAC SYSTEM SHOULD BE ABLE TO MAINTAIN 75 DEGREE F SUMMER AND 70 DEGREE F WINTER TEMPERATURES IN ACCORDANCE WITH THE ASHRAE DESIGN STANDARDS APPLICABLE TO THIS LOCATION. IF NECESSARY, A FORMAL INSPECTION TO VERIFY EQUIPMENT CONDITION SHOULD BE DONE.
- ALL EXISTING HVAC EQUIPMENT IS TO REMAIN EXCEPT AS REQUIRED TO BE MODIFIED BY NEW WORK, AND AS OTHERWISE NOTED. HVAC CONTRACTOR IS TO INSPECT EXISTING EQUIPMENT TO DETERMINE ITS CONDITION AND CAPACITY.
- ALL EXISTING HVAC EQUIPMENT SCHEDULED TO REMAIN IS TO BE INSPECTED FOR COMPLIANCE WITH LOCAL CODES. NOTIFY ARCHITECT IMMEDIATELY OF ANY DEFICIENCIES AND SUGGEST METHODS TO ADDRESS SUCH DEFICIENCIES.
- HVAC CONTRACTOR IS TO PROVIDE TEMPORARY FILTERS OVER ALL NEW AND EXISTING RETURN AIR REGISTERS DURING CONSTRUCTION. TEMPORARY FILTERS ARE TO BE CLEANED OR REPLACED AT INTERVALS SUFFICIENT TO ALLOW PROPER AIR FLOW.
- PROVIDE UL LISTED DAMPERS WHERE PENETRATION OF EXISTING RATED ENVELOPE OCCURS.



FLEXIBLE SUPPLY RUNOUT DETAIL:

DIFFUSER & GRILLE SCHEDULE:

SYMBOL	CFM RANGE	NECK SIZE (IN)	NOMINAL FACE SIZE	NO. OF SLOTS	SLOT WIDTH SPACING (IN)	BAR DEFLECTIO N	REMARKS
⊠	0-60	4	12x12				TITUS-OMNI
	61-135	6	12x12				TITUS-OMNI
	0-135	6	24x24				TITUS-OMNI
	136-240	8	24x24				TITUS-OMNI
	241-380	10	24x24				TITUS-OMNI
⊠	381-550	12	24x24				TITUS-OMNI
	0-800	15	24x24				TITUS-OMNI

- NOTES:**
- NC LEVEL FOR DIFFUSERS AND GRILLES SHALL NOT EXCEED 30.
 - ALL DIFFUSERS AND GRILLES SHALL BE SUITABLE WITH THE CEILING TYPE. REFER TO ARCHITECTURAL DRAWINGS FOR TYPE OF CEILING.
 - PROVIDE SUPPLY DIFFUSERS WITH AIR PATTERN CONTROLLER.
 - COLOR AND FINISH SHALL BE COORDINATED WITH ARCHITECT.

KEYNOTES:

MECHANICAL PLAN

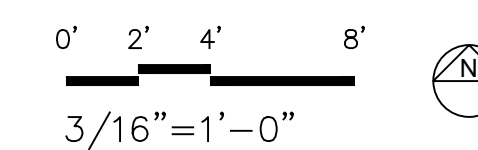
- EXISTING RTU TO REMAIN / SIDE FED SUPPLY RETURN THRU WALL
- CONNECT FLEX CONNECTOR DUCT TO (E)BRANCH DUCT FOR RETURN AND SUPPLY WHERE INDICATED
- EXISTING THERMOSTAT RELOCATED

ARCHITECTURAL LEGEND:

*SCREENED ITEMS INDICATE EXIST TO REMAIN

SIGNALING SYSTEM OUTLETS

- THERMOSTAT
- SUPPLY DIFFUSER / REGISTER
- RETURN GRILLE / FRESH AIR INTAKE
- EXHAUST FAN THRU-WALL



ARCHITECT

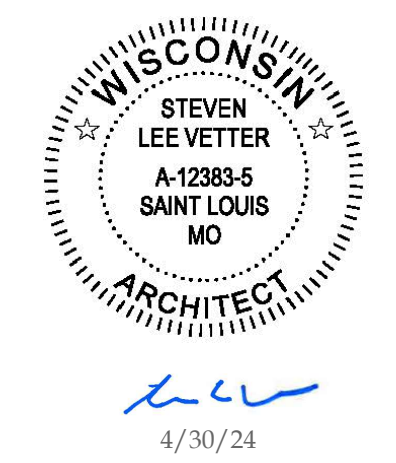
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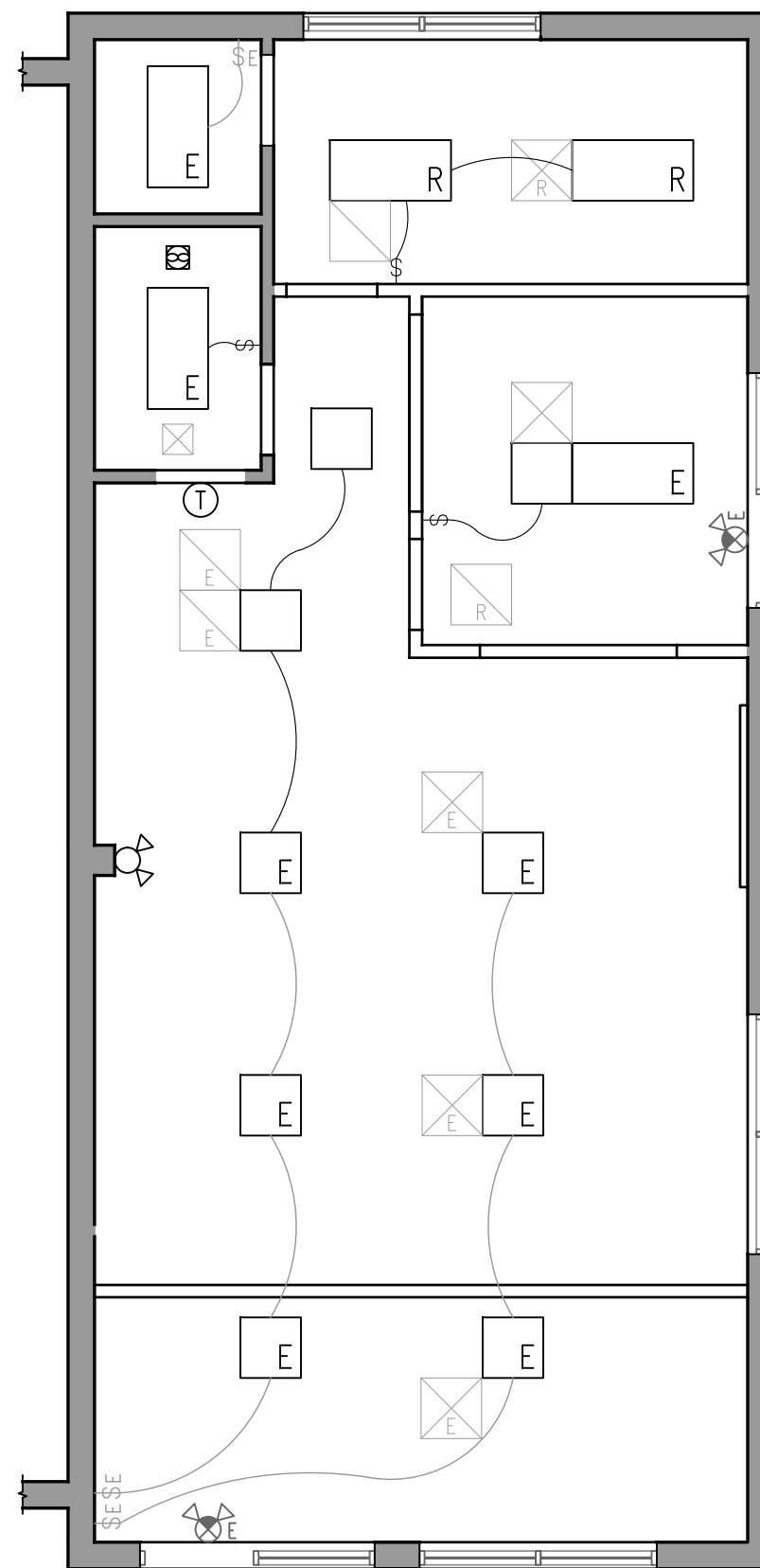
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MECHANICAL PLANS, NOTES & SCHEDULES

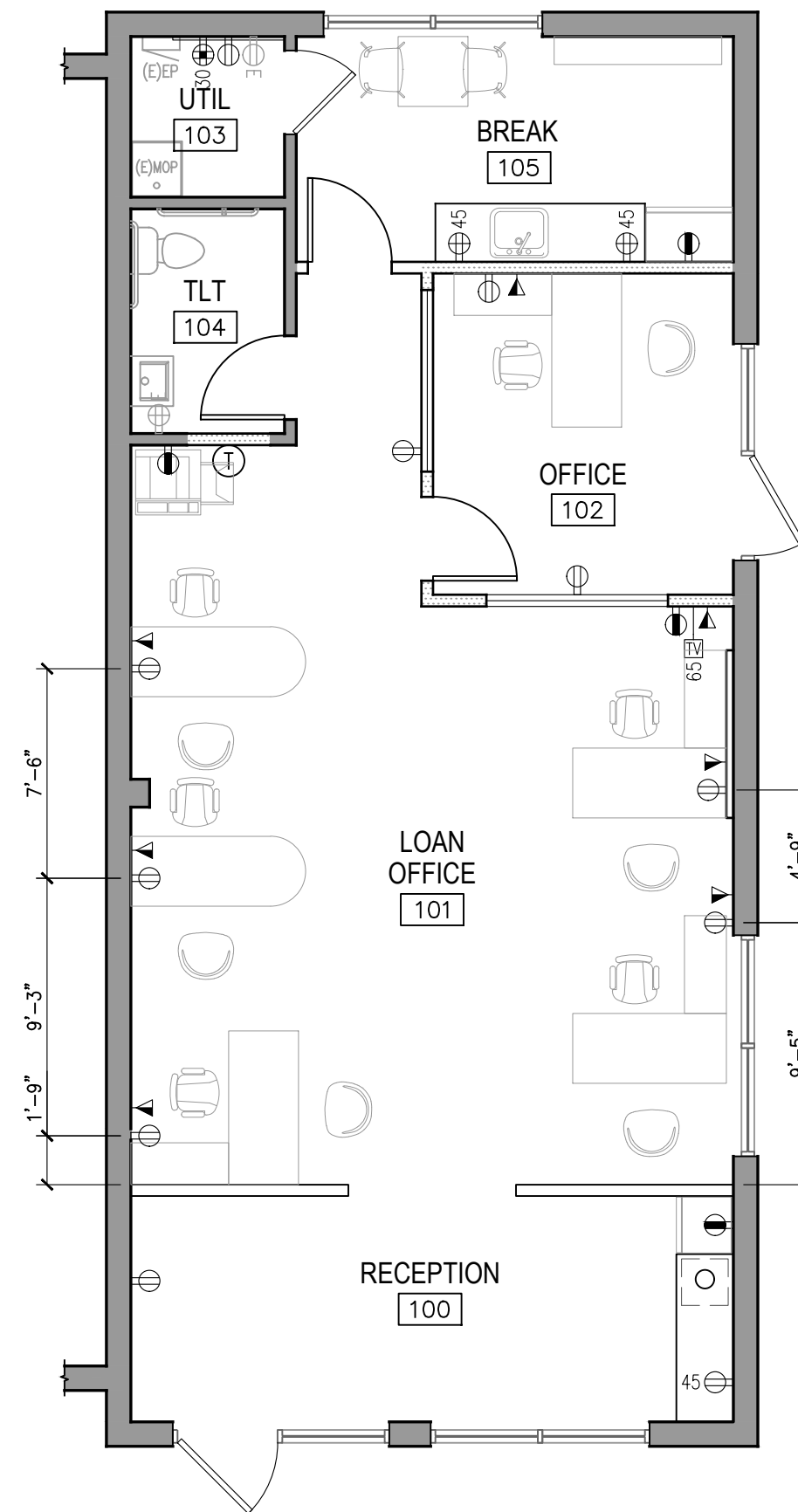
A006

ELECTRICAL GENERAL NOTES

- CONTRACTOR TO INSTALL EXIT/EMERGENCY LIGHTS AS REQUIRED BY LOCAL OR STATE BUILDING CODES.
- NOT USED
- DEMO ALL ABANDONED PIPING AND VOICE/DATA WIRING.
- ELECTRICAL CONTRACTOR TO INSTALL OUTLETS AS SHOWN ON PLANS, INCLUDING DEDICATED ISOLATED GROUND OUTLETS.
- ALL GROUNDS MUST HAVE COMMON GROUND BACK TO COMMON BUILDING ELECTRICAL PANEL.
- ALL OUTLETS TO BE 110 VOLT STANDARD 3-PRONG OUTLETS THAT MEET STATE AND LOCAL REQUIREMENTS (NEMA TYPE 5-15R). THE GROUNDING CONDUCTORS FOR THE BUILDING'S CIRCUITS SHOULD BE REFERENCED TO THE POINT OF "ZERO CURRENT" WITHIN THE ELECTRICAL SUPPLY SYSTEM, WHICH IS WHERE THE NEUTRAL AND GROUND FOR THE SYSTEM ARE TIED TOGETHER.
- EXISTING OUTLETS CAN BE USED TO MEET THE REQUIREMENTS FOR GENERAL-PURPOSE OUTLETS ONLY. VERIFY EXISTING OUTLETS TO REMAIN ARE IN WORKING ORDER.
- PROVIDE ELECTRICAL OUTLETS SHOWN ON PLANS AT 18" A.F.F. UNLESS AN EXISTING DEVICE IS ALREADY WITHIN 36" OF THE DESIRED LOCATION.
- REMOVE OUTLETS ABOVE 18" A.F.F. UNLESS NOTED OTHERWISE ON PLANS.
- INSTALL OR REPLACE ALL OUTLET COVERS WITH WHITE FACEPLATES OR TO MATCH EXISTING. CONFIRM COLOR WITH DESIGNER IF OTHER THAN WHITE.
- ALL COMPUTER EQUIPMENT FOR THIS OFFICE IS SENSITIVE TO HIGH ELECTROMAGNETIC INTERFERENCE (EMI). IT IS RECOMMENDED THAT THE AMBIENT EMI IN THE OFFICE DOES NOT EXCEED 2 MG. PLEASE NOTIFY DESIGNER IMMEDIATELY IF SITE IS LOCATED NEAR EXISTING POWER LINES, TRANSFORMERS, SUBSTATIONS, ETC.
- ELECTRICAL CONTRACTOR TO VERIFY EXISTING COMMON ELECTRICAL PANEL WILL ACCOMMODATE REQUIREMENTS; UPGRADE AS REQUIRED.
- LANDLORD IS RESPONSIBLE FOR SETTING UP UTILITIES OR PROVIDING TEMPORARY ELECTRICAL IN SPACE THAT IS NEW CONSTRUCTION OR SPACE THAT IS BEING SUBDIVIDED. GC IS RESPONSIBLE FOR ASSURING TEMPORARY POWER FOR ALL FINISH OUT WORK IF NOT ALREADY PROVIDED.
- ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH NFPA 70 AS ADOPTED BY LOCAL JURISDICTION.
- ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL BOXES, OUTLETS AND SWITCHES AS REQUIRED.
- ALL RECEPTACLE OUTLET CIRCUITS TO BE INDEPENDENT OF LIGHTING CIRCUITS.
- CONTRACTOR SHALL PROVIDE 1/2" Ø CONDUIT FOR ALL TELEPHONE, ALARM, LOW VOLTAGE WIRING CONDUIT THROUGHOUT.
- RECEPTACLES LOCATED IN BATHROOMS SHALL COMPLY WITH 210.8(B).
- NOT USED
- GFCI PROTECTION: ALL 120 VOLT RECEPTACLES WITHIN 6 FEET OF SINKS ARE TO BE PROTECTED. PER NEC 210.8(B).
- EXISTING ELECTRICAL SWITCHES, RECEPTACLES, LIGHT FIXTURES, AND OTHER EXISTING ELECTRICAL EQUIPMENT INDICATED ON THE DRAWINGS ARE BASED ON FIELD VISITS. ELECTRICAL CONTRACTOR IS TO FIELD VERIFY ALL QUANTITIES, LOCATIONS, AND CONDITIONS OF THESE ITEMS AND NOTIFY DESIGNER OF DISCREPANCIES OR DEFICIENCIES IN EXISTING EQUIPMENT.
- ELEC CONTRACTOR IS TO VERIFY CAPACITY OF EXISTING ELECTRICAL SERVICE TO ACCOMMODATE ALL EXISTING AND NEW WORK. IF EXISTING SERVICE IS INADEQUATE, NOTIFY DESIGNER IMMEDIATELY.
- ELEC CONTRACTOR IS TO INSPECT EXISTING WIRING, PANELS, AND OTHER EXISTING ELECTRICAL EQUIPMENT FOR COMPLIANCE WITH LOCAL CODES. NOTIFY DESIGNER IMMEDIATELY OF ANY DEFICIENCIES AND SUGGEST METHODS TO ADDRESS SUCH ITEMS.
- ELEC CONTRACTOR IS TO VERIFY REQUIREMENTS FOR ALL APPLIANCES AND OTHER EQUIPMENT NEEDING ELECTRICAL POWER AND PROVIDE ALL NECESSARY PARTS AND WORK INCLUDING SWITCHES WHERE THEY ARE NOT PROVIDED WITH THE EQUIPMENT.
- PROVIDE / INSTALL COMMERCIAL GRADE LIGHT FIXTURES AS SPECIFIED IN LIGHTING FIXTURE SCHEDULE.
- IF EXISTING, VERIFY THAT ALL LENSES AND LAMPS ARE CONSISTENT IN COLOR. LENSES TO BE FREE OF ANY VISIBLE DAMAGE, STAINS, OR DISCOLORATION OF ANY KIND.



2 LIGHTING PLAN
A007 3/16"=1'-0"



1 POWER / DATA PLAN
A007 3/16"=1'-0"

PANEL SCHEDULE:

PANEL:
Location: UTIL 104 Volts: 120/208V
Voltage: 1220/208V Wires: 3 PHASE / 4 WIRE AIC Rating: 10,000A
Amp Rating: 150A Main: Mounting: Surface

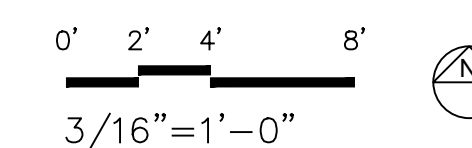
CKT	BKR	DESCRIPTION	KVA	PHASE	KVA	DESCRIPTION	BKR	CKT
1	20/1	Lighting - 100, 101	0.50	A	1.80	Receptacle - 100, 101	20/1	2
3	20/1	Lighting - 103, 104, 105	0.43	B	1.58	Receptacle - 103, 104, 105	20/1	4
5	20/1	Receptacle - 100	0.23	C	0.23	Receptacle - 101	20/1	6
7	20/1	Receptacle - 101	0.23	A	0.23	Receptacle - 103	20/1	8
9	50/2	(E)Air Handler	4.08	B				10
11			4.08	C				12
13	50/2	(E)CU	2.41	A				14
15			2.41	B				16
17	20/1	Receptacle - 105	0.23	C				18
19				A	3.00	(E)WH	40/1	20
21				B				22
23				C				24
25				A				26
27				B				28
29				C				30

LOAD SUMMARY:
PHASE A: 8.17 KVA 208 VOLTS PHASE-TO-PHASE
PHASE B: 8.50 KVA
PHASE C: 4.54 KVA
TOTAL CONNECTED: 21.21 KVA 58.87 AMPS

KEYNOTES:

ELECTRICAL LEGEND:

- SWITCH OUTLETS**
- SWITCH - SINGLE POLE ⑆
 - SWITCH - THREE-WAY ⑆
 - SWITCH - DIMMER ⑆
- RECEPTACLE OUTLETS**
- RECEPTACLE - DUPLEX ⑆
 - RECEPTACLE - DUPLEX W/GFCI ⑆
 - RECEPTACLE - DUPLEX RECESSED ⑆R
 - RECEPTACLE - QUAD DEDICATED ⑆
 - RECEPTACLE - DEDICATED SIMPLEX MARK WITH "D" AND ORANGE ⑆
- LIGHTING OUTLETS**
- RECESSED DOWNLIGHT ○
 - SURFACE MOUNTED LIGHT ◊
 - WALL MOUNTED LIGHT ◊
 - RECESSED SPOTLIGHT FOR SIGN ●
- SIGNALING SYSTEM OUTLETS**
- SMOKE DETECTOR ⊗
 - RECESSED A/V BOX-DUPLEX/COAX/DATA/HDMI ⊞
 - TELEPHONE ∇
 - DATA ∇
 - TELEPHONE/DATA ∇
- PANELBOARDS**
- PANELBOARD CABINET - SURFACE MOUNTED ▬
 - EXHAUST FAN / THRU WALL ⊞



ARCHITECT

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CONSULTANT

SEAL



OWNER / CLIENT

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1 Dempsey Rd.
Ste 4
Madison, WI 53714

ISSUE

CONSTRUCTION SET
4-26-24

REVISIONS

NO	DATE	DESCRIPTION

SHEET TITLE

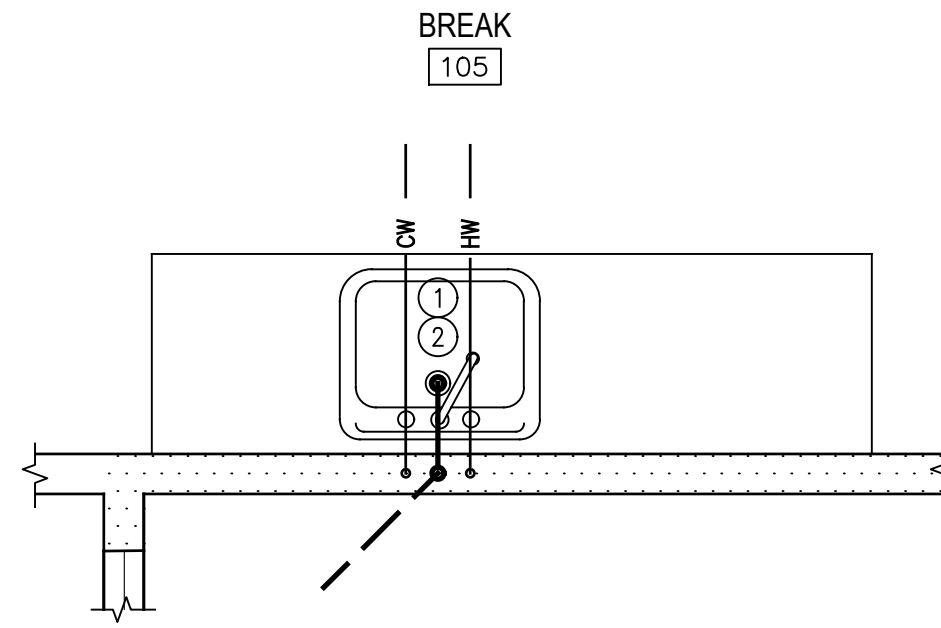
ELECTRICAL
PLANS, NOTES
& SCHEDULES

A007

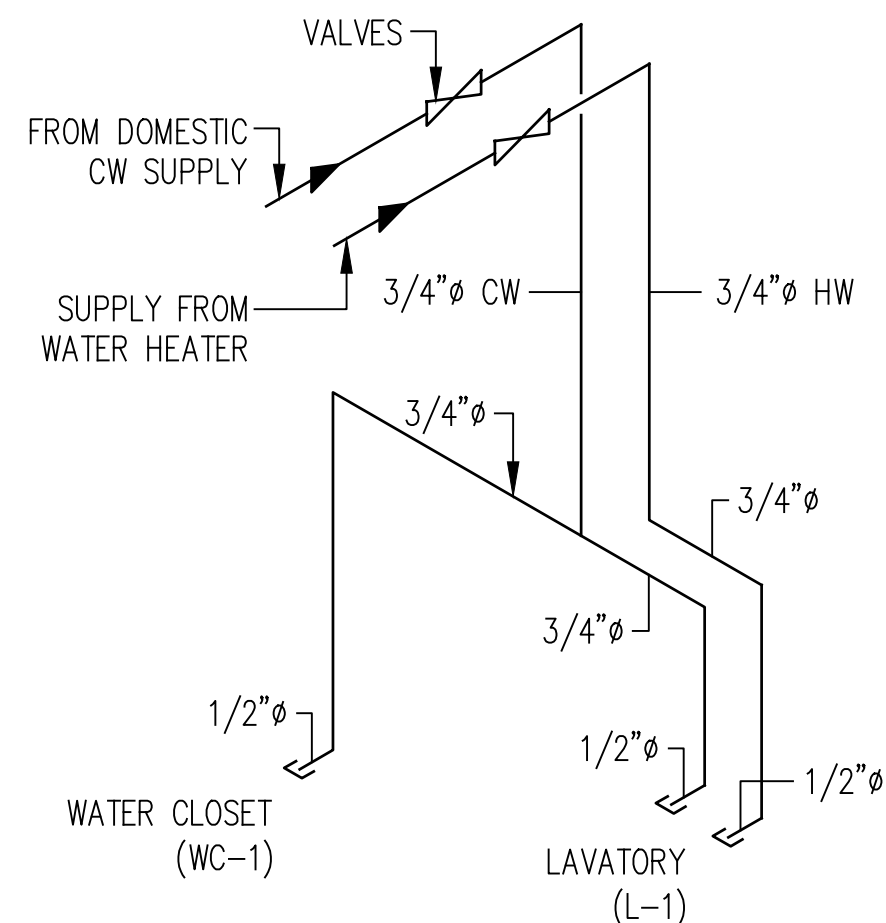
PLUMBING GENERAL NOTES:

- PLUMBING AND FIRE PROTECTION WORK IS DESIGN-BUILD; EACH DISCIPLINE IS RESPONSIBLE FOR THE ENGINEERING, DESIGN, DRAWING, PERMITTING, CONSTRUCTION, AND WARRANTIES OF THEIR PARTICULAR DISCIPLINE. DRAWINGS AND SPECIFICATIONS ARE INTENDED TO INDICATE THE SCOPE OF WORK REQUIRED OF EACH DISCIPLINE AND GENERAL REQUIREMENTS OF THE WORK, BUT ARE NOT INTENDED TO BE ENGINEERED DRAWINGS AND/OR SPECIFICATIONS.
- ALL GAS AND PLUMBING LINES TO FIREPLACES, STOVES, SHOWERS, AND TUBS TO BE RENDERED INOPERABLE AND ALL LINES TO BE CAPPED.
- NOT USED.
- LAYOUTS SHOWN ARE SCHEMATIC AND DEPICT ROUGH LOCATIONS AND DESIRED RESULTS OF CONSTRUCTION. VERIFY EXACT LOCATIONS OF EXISTING SEWER & WATER LINES ON SITE. VERIFY EXACT LOCATIONS OF EQUIPMENT, ETC WITH EQUIPMENT SUPPLIER, APPLICABLE TRADES & OWNER AS REQUIRED PRIOR TO COMMENCING WORK.
- COORDINATE ALL INSTALLATIONS WITH OTHER TRADES.
- PLUMBING VENTS SHALL TERMINATE NOT LESS THAN 10' FROM OR AT LEAST 3' ABOVE ANY AIR INTAKE INTO BUILDING, NOR LESS THAN 3' IN EVERY DIRECTION FROM ANY LOT LINE PER SECTION 906.0 OF THE PLUMBING CODE. COORDINATE TERMINATION LOCATIONS WITH MECHANICAL CONTRACTOR. TERMINATE VENTS FOR GAS FIRED APPLIANCES PER SECTION 510.6 OF THE PLUMBING CODE. COORDINATE TERMINATION LOCATIONS WITH MECHANICAL CONTRACTOR.
- STUDS, PLATES, AND REQUIRED BLOCKING BORED OR CUT 25% OR MORE SHALL BE REINFORCED WITH 1/8"X1 1/2"X18" STRUCTURAL STEEL STRAP EACH SIDE OF MEMBER.
- ALL EXCAVATIONS SHALL BE BACKFILLED WITH APPROVED FILL MATERIAL AND COMPACTED TO 90% AT BUILDING AND 90% AT SITE AREAS. PROVIDE 6" OF CLEAN FILL SAND BELOW AND ABOVE ALL UNDERGROUND PIPING. WHEN 4' OR GREATER IN DEPTH, COMPLY WITH OSHA CFR 1926.650, 651.652.
- INSULATE HOT AND COLD WATER LINES WITHIN 5' OF HOT WATER TANK WITH 1" PIPE INSULATION. PROVIDE SEISMIC ANCHORAGE TO WATER HEATER. FOR SYSTEMS WITH RECIRCULATION PUMPS, INSULATE ALL HOT WATER AND RETURN LINES. CALIFORNIA ONLY: PROVIDE VALVE EXTENSIONS FOR INSULATED PIPE PER TITLE 24 ENERGY CODE.
- ALL MATERIALS SHALL BE INSTALLED IN STRICT COMPLIANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS, LISTED FOR THE INTENDED USE WITH THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS (I.A.P.M.O.) WITH CURRENT RESEARCH REPORTS.
- PLUMBING CONTRACTOR SHALL CONNECT ALL SERVICE EQUIPMENT, AND NECESSARY INDIRECT WASTE LINES TO POINT OF DISPOSAL. (2. X 6 WALLS @ ALL PLUMBING PARTITIONS) U.N.O.
- PLUMBING CONTRACTOR TO FURNISH AND INSTALL ALL NECESSARY WOOD OR METAL BACKING TO ADEQUATELY SUPPORT ALL PLUMBING FIXTURES AND EQUIPMENT.
- PLUMBING CONTRACTOR SHALL INSTALL/RECONFIGURE CONDENSATE DRAINS FOR 'HVAC' EQUIPMENT. CONDENSATE DRAINS SHALL BE THE MOST DIRECT ROUTE TO THE DRAIN SYSTEM WITH REQUIRED AIR ALL DISCHARGE FROM CONDENSATE SHALL BE PER UPC 807.2. INSULATE ALL CONDENSATE LINES WITH 3/8" RUBETEX.
- INSTALL SHUT OFF BALL VALVES AND UNIONS ON ALL EQUIPMENT, HOT AND COLD WATER LINES.
- CLEANOUTS SHALL BE READILY ACCESSIBLE AND SHALL BE INSTALLED WITH ADEQUATE CLEARANCE FOR EFFECTIVE USE AND WILL NOT BE PLACED IN HIGH TRAFFIC AREAS OR WORK STATION AREAS. PROVIDE CLEANOUTS PER THE PLUMBING CODE SECTION 707.0 EACH 135 DEG OF TURN. CLEANOUTS TO BE EVERY 100' MAX, BROUGHT TO GRADE.
- PROVIDE WATER HAMMER ARRESTORS FOR ALL QUICK ACTING VALVES, AND AT THE END OF LONG WATER PIPING RUNS.
- ALL BUILDING WASTE DRAINS SHALL SLOPE 1/4" PER FOOT.
- PROVIDE AUTOMATIC TRAP PRIMERS FOR FLOOR DRAINS AND INFREQUENTLY USED RECEPTACLES PER THE PLUMBING CODE SECTION 1007.
- PLUMBING FIXTURES & PLUMBING FITTINGS SHALL MEET THE FOLLOWING STANDARDS:
 - WATER CLOSET = 1.28 GAL. PER FLUSH MAX.
 - URINAL = 0.5 GAL. PER FLUSH MAX.
 - SHOWER HEAD = 2.0 GPM MAX.
 - LAVATORY FAUCETS = 1.5 GPM MAX.
 - METERING FAUCETS = 0.2 G/CYCLE
 - SINK FAUCETS = 1.8 GPM MAX.
 - LOCAL JURISDICTIONAL REQUIREMENTS SHALL GOVERN IF DIFFERENT.
- USE TYPE 'B' VENT FOR HOT WATER HEATER AS REQUIRED PER THE PLUMBING CODE SECTION 510.
- ISOLATE ALL PIPING FROM STRUCTURE W/FELT PADS OR TRISOLATORS. ALL SUSPENDED PIPING TO BE HUNG W/ ADJUSTABLE 'J' HANGER AND THREADED ROD DOUBLE NUTTED. USE 'J' HANGERS FOR WATER PIPE TO BE FELT LINED. PROVIDE 12" LONG 24 GA. S/M SLEEVE FOR INSULATED PIPES AT HANGERS.
- CALIFORNIA ONLY: TEMPERATURE SHALL BE LIMITED TO 110 DEG F FOR ALL PUBLIC LAVATORIES PER TITLE 24 113.C.3.
- CALIFORNIA ONLY: ALL FIXTURES AND OPERATING CONTROLS SHALL BE CALIFORNIA ENERGY COMMISSION (CEC) APPROVED.
- ALL SYSTEMS MATERIALS, ACCESSORIES AND INSTALLATION METHODS TO CONFORM TO LOCAL STANDARDS INCLUDING THE LATEST ADOPTED INTERNATIONAL CODES AND THE REQUIREMENTS OF ANY OTHER AUTHORITY HAVING JURISDICTION.
- PROVIDE ALL ACCESSORIES AND DEVICES FOR A COMPLETE OPERATIONAL SYSTEM.
- PROVIDE DEVICES FOR AND CONDUCT ANY TESTING REQUIRED BY ANY AUTHORITY HAVING JURISDICTION.
- INSTALL POTABLE WATER PIPING AS FOLLOWS:
 - RECIRCULATED HW SUPPLY AND RETURN MAIN LOOPS:
 - 1/2" WALL INSULATED 5006 PEX OR TYPE L COPPER
 - NON-CIRCULATING HW BRANCHES CONCEALED IN WALLS OR ABOVE CEILING:
 - 1/2" WALL INSULATED 1006 OR GREATER PEX OR TYPE L COPPER
 - CW CONCEALED IN WALLS OR ABOVE CEILING: 1/2" PEX OR TYPE L COPPER
 - WALL STUB OUTS FOR FIXTURES: TYPE L COPPER
 - NEAR WATER HEATER PIPING: 1/2" WALL INSULATED TYPE L COPPER
- INSTALL POTABLE PEX TUBING FOR ALL WATER PIPING BELOW GRADE AND FLOOR WITHOUT FITTINGS OR CONNECTIONS BELOW FLOOR WHEREVER POSSIBLE. CONNECTIONS APPROVED FOR BELOW GRADE AND FLOOR TO BE USED IF UNAVOIDABLE.
- INSTALL ABS, PVC OR CAST IRON SCHEDULE 40 PIPE FOR ALL DRAIN AND VENT PIPING.
- PROVIDE 1/4 TURN ANGLE STOP VALVES AT ALL DRAINS AND VENT PIPING.
- INSTALL BLACK STEEL SCHEDULE 40 PIPE FOR ALL GAS LINES. PROVIDE DRIP LEG, SHUT OFF VALVE AND CONNECTION AT ALL EQUIPMENT.
- APPROVED FIRE STOP MATERIALS ARE TO BE PROVIDED AND INSTALLED AT ALL FIRE-RATED WALLS CEILINGS AND FLOOR PENETRATION LOCATIONS.
- THE PLUMBING CONTRACTOR SHALL VISIT AND EXAMINE THE PREMISES AND OR JOB SITE SO AS TO ASCERTAIN THE EXISTING CONDITIONS BEFORE BIDDING. THE PLUMBING CONTRACTOR SHALL FIELD VERIFY ALL INVERTS AND LOCATIONS BEFORE CONSTRUCTION BEGINS. IF THE DESIGN CONTAINED IN THE DESIGN DOCUMENTS CANNOT BE INSTALLED AS SHOWN, FOR ANY REASON, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ARCHITECT OF ANY DISCREPANCY. THE CONTRACTOR MAY ALSO OFFER ANY SOLUTION TO THE PROBLEM. THE PROBLEM AND SUGGESTIONS WILL BE REVIEWED TO RESOLVE THE SITUATION AS SOON AS POSSIBLE.
- PREPARE AN OPERATIONS AND MAINTENANCE MANUAL INCLUDING MANUFACTURER'S PUBLISHED OPERATION, MAINTENANCE AND WARRANTY INFORMATION FOR ALL PLUMBING SYSTEMS EQUIPMENT AND CONTROLS. INCLUDE A LISTING OF EQUIPMENT SERIAL NUMBERS. MAINTAIN A SET OF PLANS DURING THE PROJECT MARKED UP WITH AS-BUILT INFORMATION SHOWING VARIATIONS FROM THE PLANS IF REQUIRED. DELIVER ONE SET OF OPERATION AND MAINTENANCE MANUAL AND AS-BUILT DRAWINGS TO OWNER. PROVIDE EVIDENCE OF DELIVERY TO ARCHITECT.

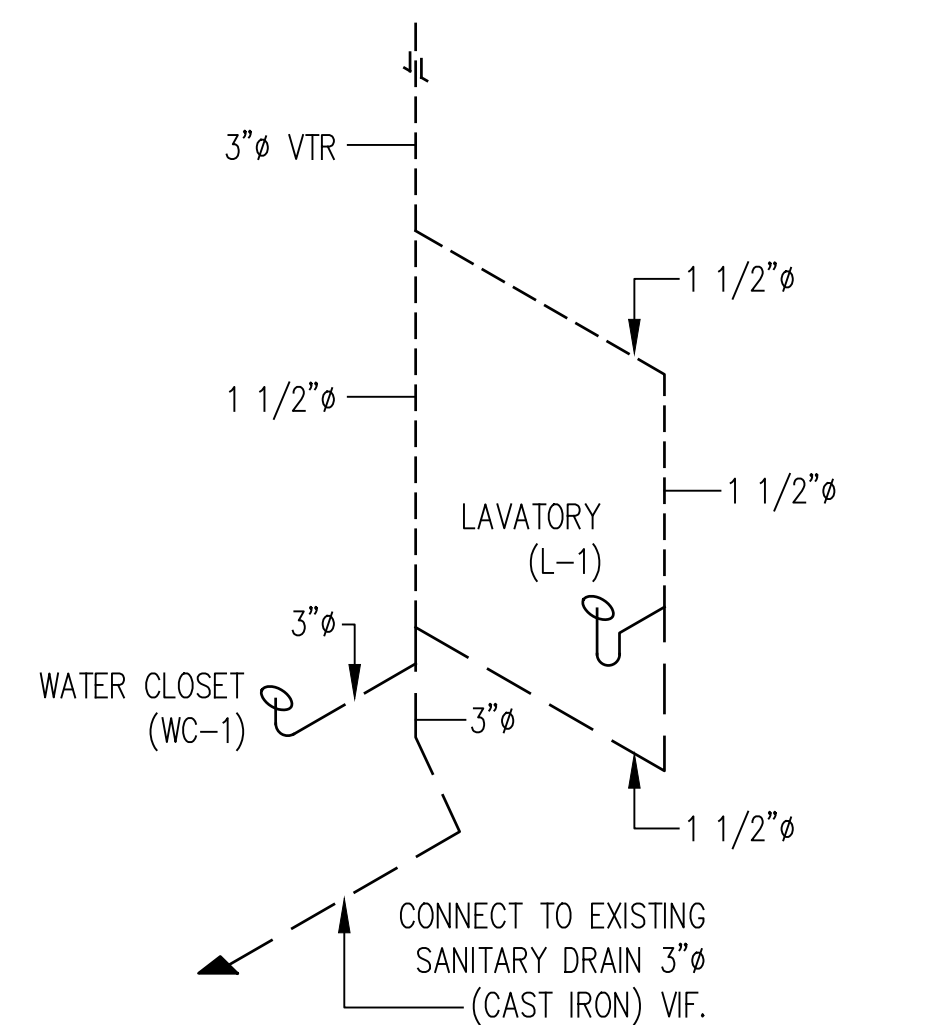
- ALL EXISTING PLUMBING FIXTURES, PIPING, AND EQUIPMENT ARE TO REMAIN EXCEPT AS INDICATED OR REQUIRED TO BE MODIFIED BY NEW WORK.
- PLUMBING CONTRACTOR IS TO INSPECT ALL EXISTING PIPING FOR ITS GENERAL CONDITION. NOTIFY DESIGNER IMMEDIATELY OF ANY DAMAGED AREAS AND SUGGEST NECESSARY REPAIRS.
- ALL NEW PLUMBING FIXTURES ARE SPECIFIED ON THE DRAWINGS. PLUMBING CONTRACTOR IS TO PROVIDE ALL NECESSARY RELATED FITTINGS AND FIXTURES NOT SPECIFIED (I.E. EXPOSED SUPPLY AND WASTE LINES, DRAINS, ETC.). FINISHES OF ALL RELATED FITTINGS AND FIXTURES SHOULD MATCH THOSE SPECIFIED.
- ALL NEW HOT WATER SUPPLY LINES ARE TO HAVE CONTINUOUS FOAM INSULATING SLEEVES.



1 PLUMBING PLAN - 105
A008 1/2"=1'-0"



3 WATER SUPPLY PIPING
A008 NTS



2 WASTE AND VENT PIPING
A008 NTS

KEYNOTES:

- AT LAVATORY/SINK, TEMPERED WATER SHALL BE DELIVERED THROUGH AN APPROVED POINT-OF-USE WATER-TEMPERATURE LIMITING DEVICE THAT CONFORMS TO ASSE 1070 OR CSA B125.3.
- SK-1 TRENCH TO EXISTING SANITARY.

PLUMBING LEGEND:

- *SCREENED ITEMS INDICATE EXIST TO REMAIN
- COLD WATER PIPING: — HW —
 - HOT WATER PIPING: — CW —
 - PIPING UP/DOWN: — G —
 - SANITARY PIPING: — — —
 - SANITARY PIPING UNDER-SLAB OR FLOOR: — — —

PLUMBING FIXTURE SCHEDULE:

MARK	ITEM	MANUF / MODEL NO	CONNECTIONS	REMARKS
L-1	LAVATORY ACCESSIBLE	EXISTING	1/2" CW 1/2" HW 1-1/2" WASTE 1-1/2" VENT	UNDERSINK INSUL PROTECTION FOR HW & WASTE.
WC-1	WATER CLOSET ACCESSIBLE	EXISTING	1/2" CW 1/2" HW 3" WASTE 1-1/2" VENT	-
SK-1	SINK ACCESSIBLE		1/2" CW 1/2" HW 1-1/2" WASTE 1-1/2" VENT	UNDERSINK INSUL PROTECTION FOR HW & WASTE.
WH	WATER HEATER	EXISTING		EXISTING ABOVE MECH CEILING

- ALL FIXTURES SHOWN SHALL BE PRICED AND SELECTED WITH AN EQUAL OPTION.
- OWNER MUST APPROVE ALL ALTERNATIVE SELECTIONS, IF APPLICABLE.
- INSTALL NEW ADA FIXTURES, ACCESSORIES, AND HARDWARE IN TOILET 105.

TOILET ACCESSORY SCHEDULE:

MARK	ITEM	MANUF / MODEL NO	REMARKS
	18" GRAB BAR	BOBRICK #B-5806X18	
	36" GRAB BAR	BOBRICK #B-5806X36	
	42" GRAB BAR	BOBRICK #B-5806X42	POINT-OF-USE
	MIRROR	24"WX36"H W/J-MOLD	
	PAPER TOWEL	PAPER TOWEL	ELECTRONIC SLIMROLL, BLACK, PINK CODE
	SINK FAUCET	Z7440-XL FAUCET	
	SOAP DISPENSER	32504- SCOTT MOD SKIN CARE DISPENSER	WALL-MOUNT, TOUCHLESS BATTERY OPERATED
	TOILET PAPER DISPENSER	09604- SCOTT SERIES INSIGHT	SURFACE MOUNT DOUBLE ROLL TISSUE DISPENSER

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CONSULTANT

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1 Dempsey Rd.
Ste 4
Madison, WI 53714

ISSUE

**CONSTRUCTION SET
4-26-24**

REVISIONS

NO	DATE	DESCRIPTION

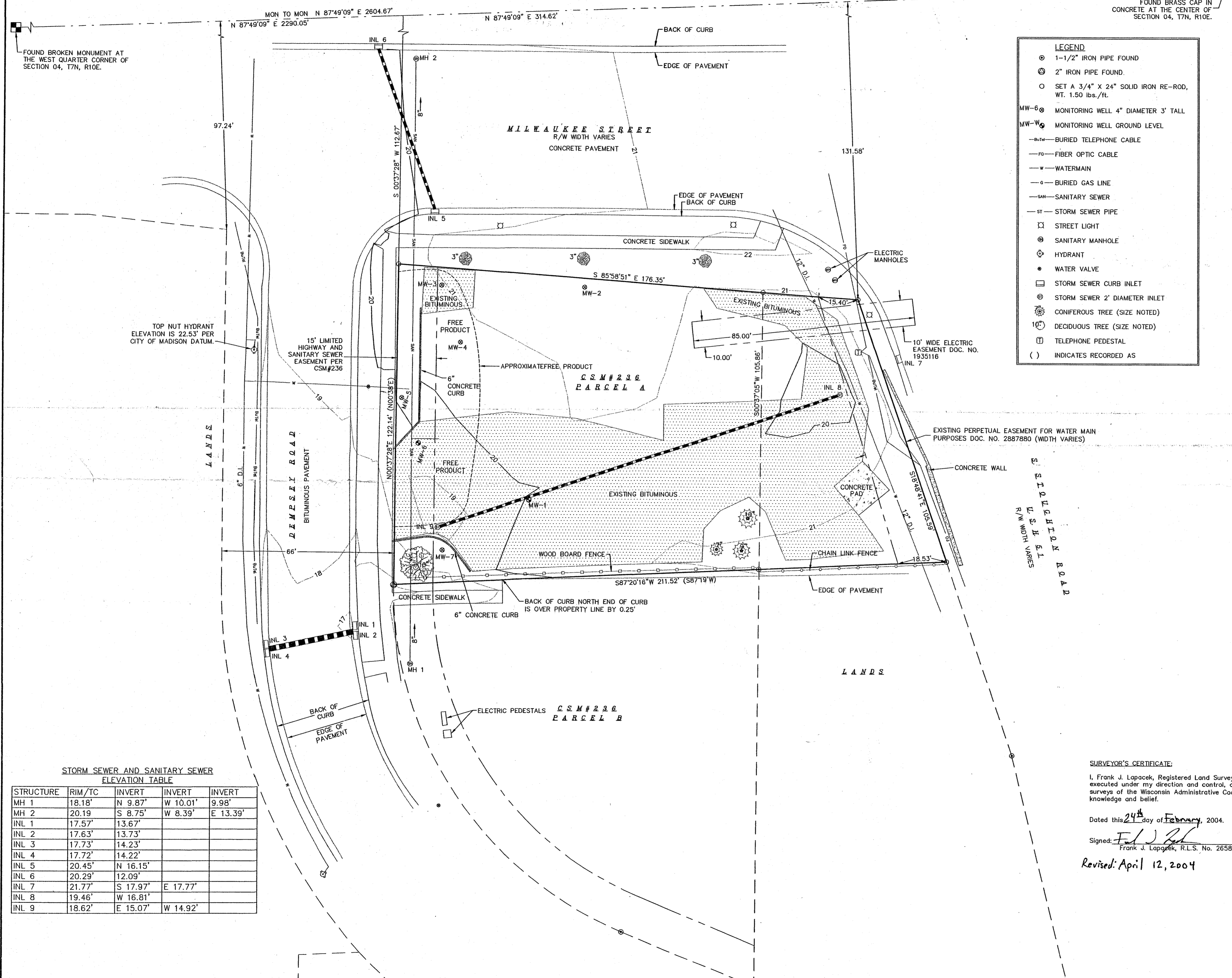
SHEET TITLE

**PLUMBING
PLANS, NOTES
& SCHEDULES**

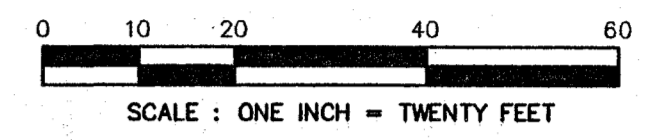
A008

TOPOGRAPHIC SURVEY

PARCEL A, C.S.M.#236, AS RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS, ON PAGE 236, AS DOCUMENT NUMBER 1172914, DANE COUNTY REGISTRY, LOCATED IN THE IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 04, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



- LEGEND**
- ⊙ 1-1/2" IRON PIPE FOUND
 - ⊙ 2" IRON PIPE FOUND
 - SET A 3/4" X 24" SOLID IRON RE-ROD, WT. 1.50 lbs./ft.
 - MW-6 ⊙ MONITORING WELL 4" DIAMETER 3' TALL
 - MW-W ⊙ MONITORING WELL GROUND LEVEL
 - Bt- BURIED TELEPHONE CABLE
 - FO- FIBER OPTIC CABLE
 - W- WATERMAIN
 - G- BURIED GAS LINE
 - SAN- SANITARY SEWER
 - ST- STORM SEWER PIPE
 - ⊠ STREET LIGHT
 - ⊙ SANITARY MANHOLE
 - ⊙ HYDRANT
 - WATER VALVE
 - ⊠ STORM SEWER CURB INLET
 - ⊙ STORM SEWER 2" DIAMETER INLET
 - ⊙ CONIFEROUS TREE (SIZE NOTED)
 - ⊙ DECIDUOUS TREE (SIZE NOTED)
 - ⊠ TELEPHONE PEDESTAL
 - () INDICATES RECORDED AS



- NOTES:**
- 1) Routing of public utilities is based upon drawings obtained from the City of Madison Engineering Department, markings provided by Digger's Hotline Ticket Numbers 9150521, 9150526, 9150530 and 9150532, and visible aboveground structures. Additional buried utilities/structures may be encountered. No excavations were made to locate utilities. Before excavations are performed contact Digger's Hotline.
 - 2) Depths of structures were measured in the field where possible. Many structures could not be opened or were full of debris, snow, or ice.
 - 3) Inverts shown are approximate due to existing and environmental conditions. Independent investigation of invert elevations are strongly recommended prior to the design/construction of any connections.
 - 4) There are no buildings on site.
 - 5) All surface and subsurface improvements on and adjacent to the land surveyed are not necessarily shown hereon.
 - 6) All trees, hedges and ground cover are not shown hereon.
 - 7) All curb & gutter shown is concrete.
 - 8) Handicap ramps exist at all street/sidewalk intersections.
 - 9) Subsurface and environmental conditions were not examined as a part of this survey.
 - 10) Elevations shown hereon are based upon City of Madison datum. Benchmarks shown were obtained from City of Madison's Engineering Department. Top Nut Hydrant at the intersection of Dempsey Road and Milwaukee Street has an elevation of 22.53'.
 - 11) Total Area = 21,478 square feet or 0.4931 acres.
 - 12) Dates of Survey: February 10 and 20, 2004
 - 13) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
 - 14) Surveyor has been provided a copy of Title Commitment No. NCS-670143-MAD-A provided by First American Title Insurance Company, dated February 04, 2004. Title commitment references the following:
 - a) Note on Certified Survey Map Number 236: Construction on Parcels "A" and "B" shall conform to the proposed street grade for Dempsey Road. Check with Madison City Engineering Department.
 - b) 15' Limited Highway Easement as shown on Certified Survey Map
 - c) Right-of-way grant to Madison Gas and Electric Company Recorded: May 12, 1986, Volume 8123 of Records, page 48, as Document Number 1935116, Partial Conveyance of Rights Recorded: June 14, 1996, as Document Number 2771329.
 - d) Right-of-way grant to Madison Gas and Electric Company Recorded: September 20, 1985, Volume 7230 of Records, page 16, as Document Number 1900661 Partial Conveyance of Rights Recorded: June 14, 1996, as Document Number 2771329.
 - e) Easement for Public Water Main Purposes Recorded: September 10, 1997 as Document Number 2687880.
 - 15) The approximate Free Product line was provided by Seymour Environmental Services, Inc. It has been shown graphically by scaled measurements only.

Description Furnished:

Parcel A, of Certified Survey Map No. 236, recorded in Volume 1 of Certified Surveys, page 236, as Document No. 1172914, located in the City of Madison, Dane County, Wisconsin.

Also a parcel of land located in the Northeast 1/4 of the Southwest 1/4 of Section 4, Township 7 North, Range 10 East, in the City of Madison, Dane County, Wisconsin, to wit: Commencing at the West 1/4 corner of Section 4; thence North 87°49'41" East, 2289.99 feet; thence South 00°36'30" West, 57.00 feet to a point of curve; thence Northeastly on a curve to the right which has a radius of 15.00 feet and a chord which bears North 43°57'00" East, 20.59 feet to the point of tangency; thence North 87°17'30" East, 69.60 feet; thence South 51°11'50" East, 71.10 feet to the point of beginning; thence continuing South 51°11'50" East, 76.60 feet to a point on a curve; thence Southeastly on a curve to the left which has a radius of 4830.00 feet and a chord which bears South 11°40'27" East, 95.02 feet; thence South 87°20'07" West, 80.59 feet; thence North 00°37'37" East, 144.82 feet to the point of beginning. EXCEPTING THEREFROM those lands conveyed to the City of Madison in Volume 14790 of Records, page 9, as Document No. 2274501 and conveyed to the State of Wisconsin, Department of Transportation in Volume 29409 of Records, page 1, as Document No. 2662153.

SURVEYOR'S CERTIFICATE:

I, Frank J. Lapacek, Registered Land Surveyor, No. 2658, hereby certify that the foregoing survey was executed under my direction and control, and that said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7), and the map hereon is correct to the best of my knowledge and belief.

Dated this 24th day of February, 2004.

Signed: *Frank J. Lapacek*
Frank J. Lapacek, R.L.S. No. 2658

Revised: April 12, 2004



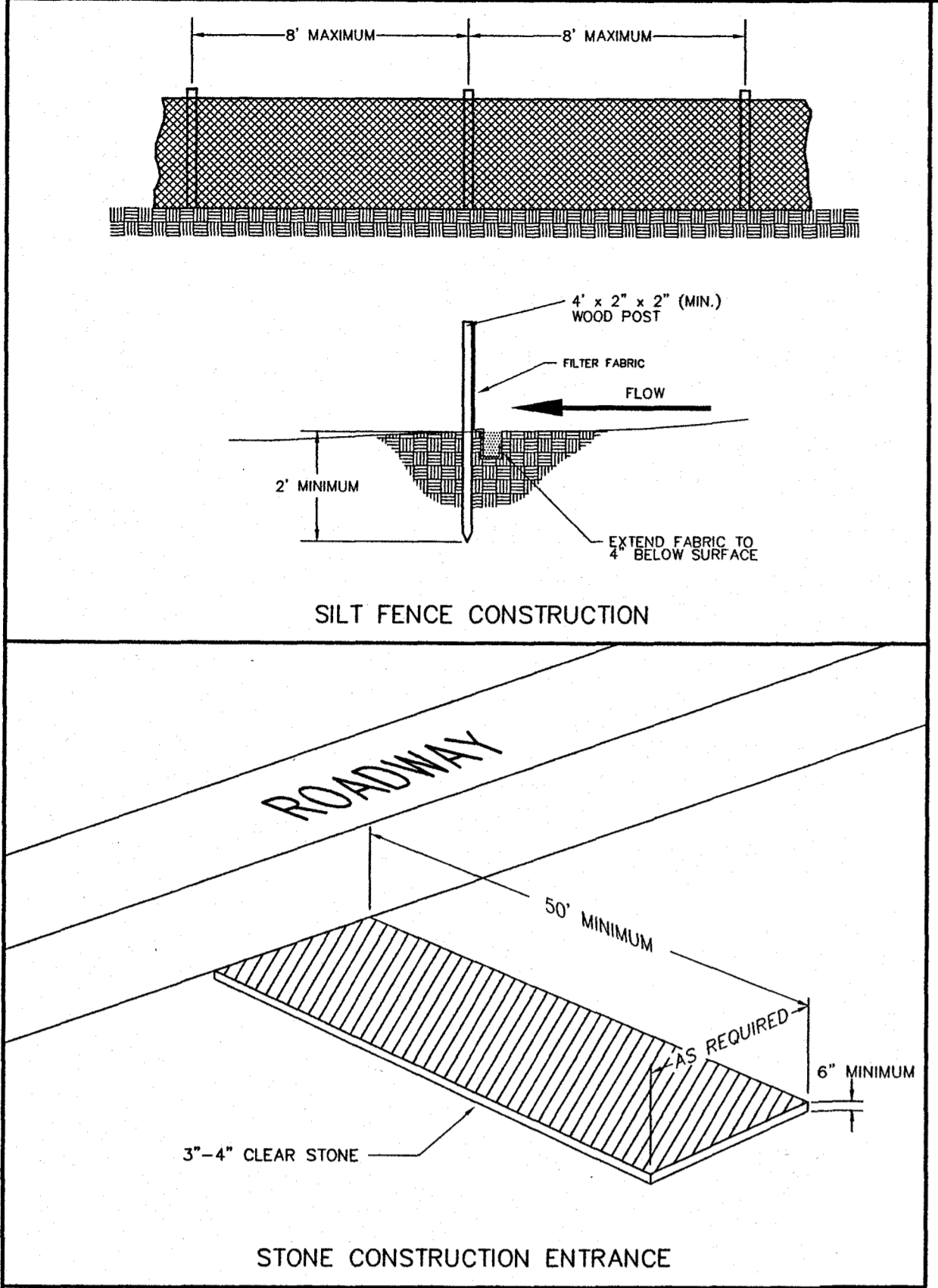
SURVEYED FOR:
Gregg Shimanski Realty, Inc.
1603 Monroe Street
Madison, WI 53711
Phone: (608)232-1800

SURVEYED BY:
BURSE SURVEYING & ENGINEERING, INC.
1400 E. WASHINGTON AVE., SUITE 158
MADISON, WI 53703
608.250.9263

STORM SEWER AND SANITARY SEWER ELEVATION TABLE

STRUCTURE	RIM/TC	INVERT	INVERT	INVERT
MH 1	18.18'	N 9.87'	W 10.01'	9.98'
MH 2	20.19	S 8.75'	W 8.39'	E 13.39'
INL 1	17.57'		13.67'	
INL 2	17.63'		13.73'	
INL 3	17.73'		14.23'	
INL 4	17.72'		14.22'	
INL 5	20.45'	N 16.15'		
INL 6	20.29'		12.09'	
INL 7	21.77'	S 17.97'	E 17.77'	
INL 8	19.46'	W 16.81'		
INL 9	18.62'	E 15.07'	W 14.92'	

Burse surveying & engineering 1400 E. Washington Ave, Suite 158 Madison, WI 53703 608.250.9263



General Notes/Specifications:

- All erosion control measures shall be in place prior to the start of construction. The Developer/Contractor is responsible for the implementation and maintenance of erosion control measures until the disturbed areas are stabilized.
- All erosion control measures shall be inspected after each precipitation event by the Developer/Contractor. Repair or replacement shall be made immediately. Sediment deposit shall be removed when deposits reach one-half of the height of the device.
- All debris tracked onto public streets shall be swept or scraped clean by the end of each workday.
- Straw bales shall be placed in the flowline of the curb immediately upstream of each inlet.
- All disturbed areas shall be seeded immediately after grading activities have been completed.
- Erosion control devices shall implement Wisconsin Best Management Practices and comply with any City of Madison ordinances.
- Inlets 1 & 2 shall have FlowGuard+ (Kristar Enterprises, Inc.) inserts installed per manufacturer's specifications. Alternate filters may be used if approved by the City of Madison. Both inlets shall have the bottom of the inlet established a minimum of 3' below the pipe invert.

DEVELOPER:
Gregg Shimanski Realty, Inc.
Attn: Gregg Shimanski
1603 Monroe Street
Madison, WI 53711
608.232.1800

MILWAUKEE STREET

SCALE: 1" = 20'

LEGEND

- Spot Elevation
- W WATER MAIN
- SAN SANITARY SEWER
- Water Valve
- Fire Hydrant
- Proposed Contour
- Existing Contour

DEMPSEY ROAD

EXISTING 15' LIMITED HIGHWAY AND SANITARY SEWER EASEMENT PER CSM#236

PROPOSED BUILDING
5,954 SF
FF = 22.50

INSTALL NEW 2" WATER SERVICE
CONNECT TO EXISTING WATER SERVICE STUB

CONNECT NEW BUILDING TO
EXISTING SANITARY LATERAL

INSTALL STONE
CONSTRUCTION
ENTRANCE

"H" INLET 1
TC=19.23
INV=17.00
BOTTOM=14.00
W/FLOWGUARD INSERT

"H" INLET 2
TC=20.82
INV=18.20
BOTTOM=15.20
W/FLOWGUARD INSERT

10' WIDE ELECTRIC
EASEMENT DOC. NO.
1935116
TO BE VACATED

EX. INLET
INV
OUT=17.77
INV IN=18.00

EXISTING CONCRETE
RETAINING
WALL

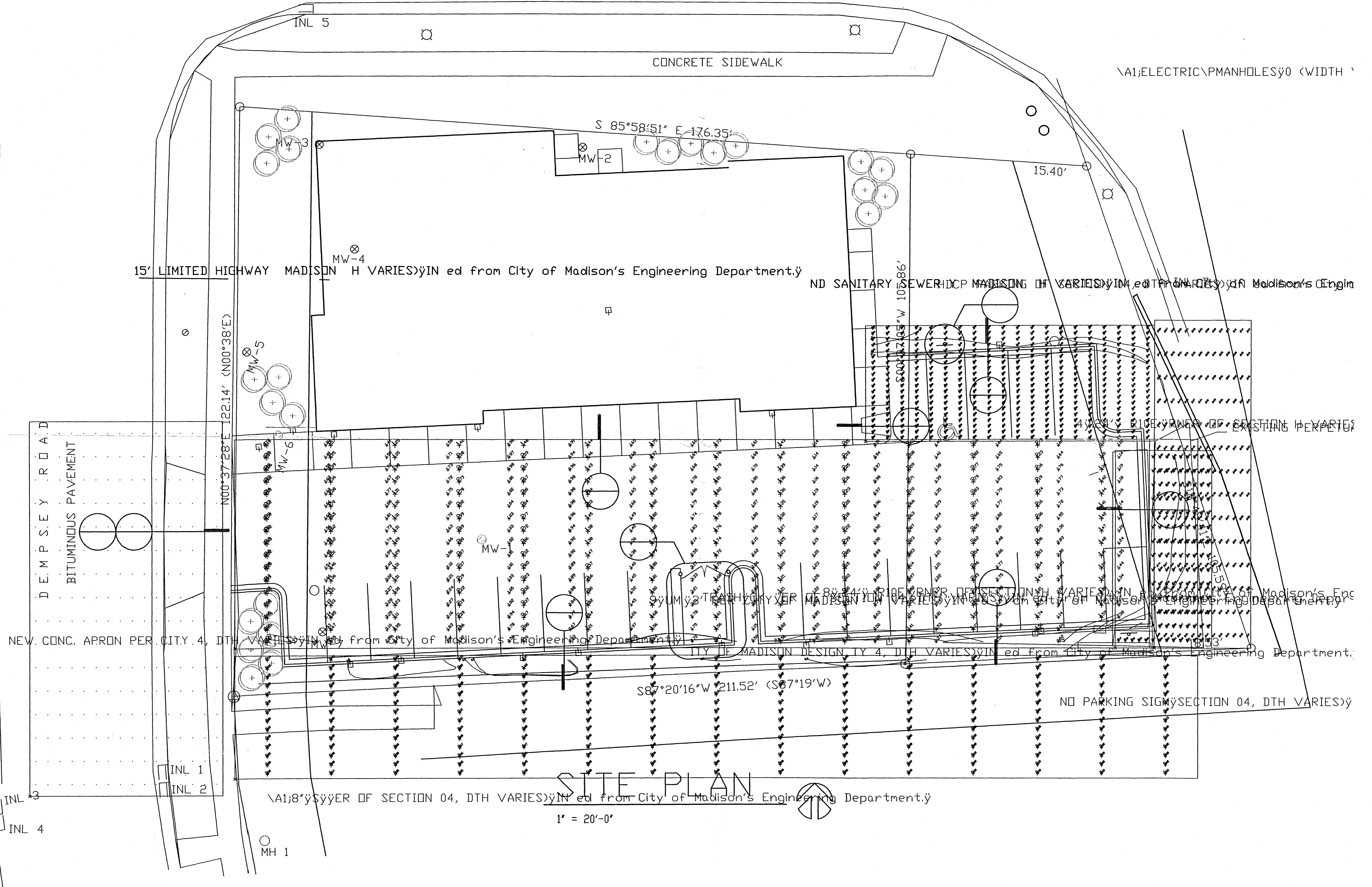
EXISTING WATER MAIN
EASEMENT
(WIDTH VARIES)



S 00°37'2

MILWAUKEE STREET

EDGE OF SECTION 04, DTH VARIES IN ed from City of Madison's Engineering De
BACK YER OF SECTION 04, DTH VARIES IN ed from City of Madison's Engineering I



SITE PLAN

1" = 20'-0"



EDGE OF SECTION 04, DTH VARIES IN ed from City of Madison's Engineering Department.

NEW CONC. APRON PER CITY 4, DTH VARIES IN ed from City of Madison's Engineering Department.

15' LIMITED HIGHWAY MADISON H VARIES IN ed from City of Madison's Engineering Department.

ND SANITARY SEWER DCP MADISON H VARIES IN ed from City of Madison's Engin

ELECTRIC MANHOLES (WIDTH

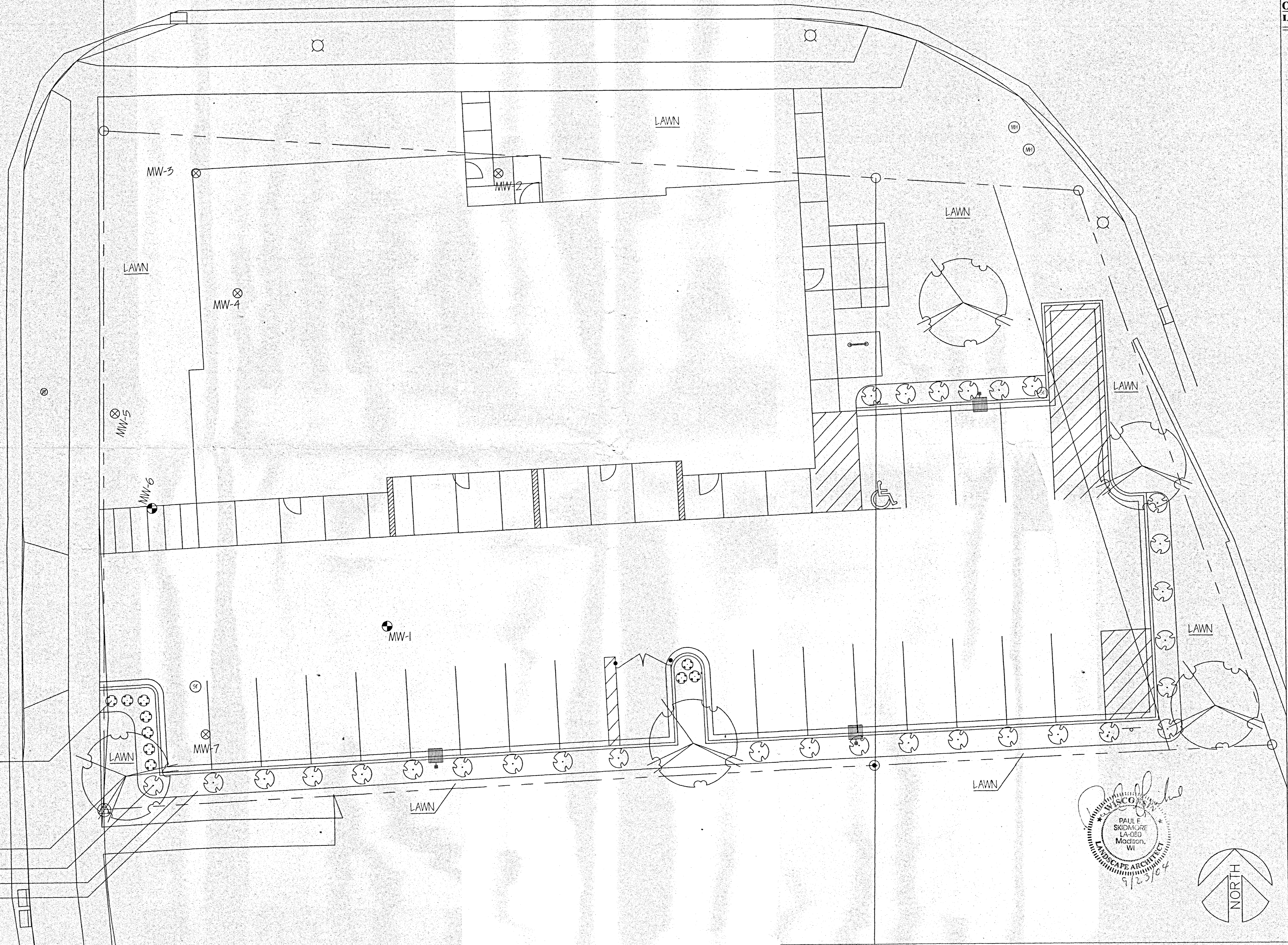
EXISTING PAVEMENT

TRASH ROOM SECTION 04, DTH VARIES IN ed from City of Madison's Eng

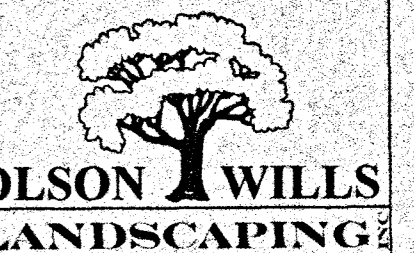
NO PARKING SIGN SECTION 04, DTH VARIES IN ed from City of Madison's Engin

MILWAUKEE STREET

DEMPSEY STREET



- (10) A. W. SPIREA
- (5) SKYLINE HONEYLOCUST
- (30) KOBOLD BARBERRY
- PLASTIC EDGING (TYPICAL)
- WASHSTONE MULCH (TYPICAL)



4387 Schwartz Rd.
 Middleton, WI 53562
 PH: (608) 827-9401
 FAX: (608) 827-9402
 WEB: www.olsonwills.com

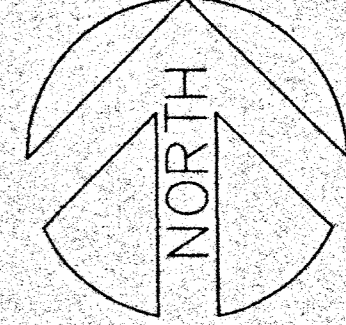
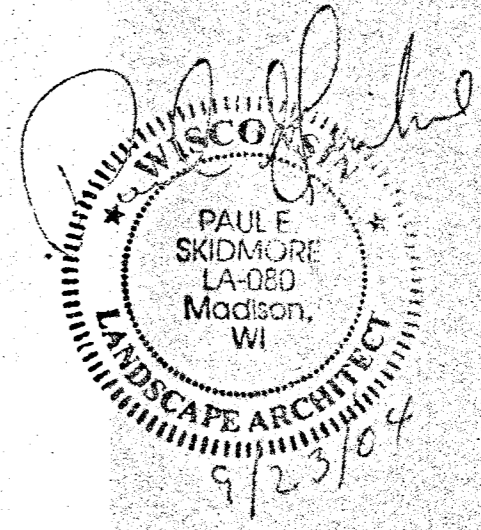
Milwaukee Street Retail

1 Dempsey Road
 Madison, WI

Date: September 16, 2004
 Scale: 1/8" = 1' - 0"
 Designer: Mark T. Allen

Seal:
 To protect against legal liability,
 the plans presented herein are
 "schematic" and should not be
 outsourced as "biddable" or
 "construction documents" unless
 approved by the Landscape
 Designer. This is not an original
 document unless stamped in
 red, as ORIGINAL.

Revisions:



Reference Name:
 Shimanski

LANDSCAPE WORKSHEET
 Parking Lots, Storage Areas and Loading Areas
 (Section 28.04 Madison General Ordinance)

Project Location/Address:	<i>One Dempsey Road</i>
Name of Project:	<i>Milwaukee Street Retail</i>
Owner/Contact:	
Address:	

FOR PARKING LOTS WITH GREATER THAN 20 STALLS, LANDSCAPE PLANS MUST BE STAMPED BY A REGISTERED LANDSCAPE ARCHITECT

I. Number of Trees Required

The number of trees required for a parking lot is based on the number of parking stalls. Using the Schedule for Required Trees on the reverse side of this worksheet, determine the number of trees required. (Example: One tree is required for 10 parking stalls).

Landscape requirements for storage areas are determined by dividing the total square footage of the storage area by (300) square feet. This converts area to stalls. (Example: 10,000 square feet is equivalent to (33) stalls or (3) trees and (160) points).

Number of Parking Stalls _____ 21

Total Square Footage of the Storage Area _____
 Divided by Three Hundred (300) Square Feet _____

TOTAL

Number of Canopy Shade Trees Required (2" - 2 1/2" Caliper) _____
 (See Schedule on reverse side) 2

II. Number of Landscape Points Required

The number of points required is also based on the number of parking stalls. Using the Point Schedule for Landscape Elements on the reverse side of this worksheet, determine the number of points required. (Example: 49.5 points are required for 10 stalls). A point fraction of (.5) or less may be disregarded, while a fraction in excess of (.5) must be counted as one point. Thus: 49.5 points would be rounded down to 49.0 points required.

The number of points required for loading areas is (75) points for each loading berth. _____
 (See Schedule on reverse side) 75

TOTAL

Number of Points Required (See Schedule on reverse side) _____ 178

Tabulation of Points and Credits

Indicate below the quantity and points for all pertinent landscape elements. Also, credit information for boundary screening and any existing elements to be retained.

ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED	CREDITS	
				QUANTITY	POINTS
Canopy Tree: 2" - 2 1/2"	35	3	105		
Deciduous Shrub	2	40	80		
Evergreen Shrub	3				
Decorative Wall or Fence (per 10 L.F.)	5				
Earth Berm (per 10 L.F.)					
Avg. Height 30"	5				
Avg. Height 15"	2				
Evergreen Trees	15				
3' height minimum					
Canopy Tree or Small Tree 1 1/2" - 2" Caliper (i.e., Crab, Hawthorn)	15				
Sub Total:			185	+	

TOTAL

=

Total No. of Points Provided
 (Equal to or greater than points required)

*Trees required in Part I above, are not to be included in the point count.

Approved by: _____ Date: _____

Site
Calculation Grid: Parking Lot
Horizontal Illuminance

Grid Name: Parking Lot
 Grid Type: Horizontal Illuminance
 Grid Units: Footcandles

Grid Origin: (-2243.00, 75.68) Grid Surface: n/a
 Grid Orient: Grid Hinge: 0
 Grid Elev.: 4.00 Grid Azimuth: 0

Statistical Area Summary

<u>Stat. Area</u>	<u>Ave</u>	<u>Max</u>	<u>Min</u>	<u>Ave/Min</u>	<u>Max/Min</u>	<u>Std. Dev.</u>
Parking Lot	1.46	3.33	0.37	3.95	9.00	0.68

Calculation Grid

	6.33	19.00	31.67	44.33	57.00	69.67	82.33	95.00	107.67	120.33	133.00	145.67	158.33	171.00	183.67
42.06	0.77	1.23	1.41	1.58	0.96	0.91	1.65	1.60	1.61	1.14	0.91	1.43	1.64	1.61	1.12
39.51	0.79	1.40	1.58	1.71	0.97	0.94	1.68	1.69	1.68	1.14	0.94	1.40	1.65	1.64	1.14
36.96	0.79	1.55	1.72	1.73	0.98	0.96	1.62	1.68	1.70	1.14	0.97	1.38	1.75	1.76	1.19
34.42	0.77	1.63	1.67	1.72	1.00	0.98	1.60	1.78	1.80	1.16	0.98	1.39	1.83	1.77	1.18
31.87	0.74	1.63	1.77	1.75	1.02	0.98	1.65	1.86	1.89	1.19	0.97	1.35	1.79	1.73	1.16
29.32	0.73	1.66	1.88	1.81	1.04	0.98	1.60	1.79	1.87	1.19	0.96	1.29	1.77	1.72	1.14
26.77	0.73	1.68	1.81	1.72	1.03	0.96	1.49	1.74	1.88	1.17	0.94	1.24	1.82	1.95	1.16
24.22	0.71	1.56	1.73	1.63	1.03	0.94	1.40	1.83	1.86	1.18	0.92	1.22	2.01	2.30	1.20
21.67	0.69	1.45	1.74	1.66	1.02	0.92	1.36	2.14	2.15	1.19	0.90	1.22	2.48	2.83	1.24
19.12	0.68	1.45	1.99	1.86	1.01	0.90	1.38	2.55	2.62	1.20	0.89	1.21	2.86	3.30	1.35
16.57	0.68	1.54	2.40	2.10	1.01	0.89	1.40	3.17	2.86	1.23	0.87	1.21	2.77	3.25	1.44
14.02	0.67	1.66	3.02	2.21	1.03	0.89	1.45	3.33	2.83	1.28	0.85	1.22	2.75	3.21	1.34
11.47	0.67	1.66	3.27	2.24	1.05	0.88	1.52	3.21	2.88	1.22	0.80	1.17	2.48	2.97	1.14
8.92	0.68	1.73	3.28	2.27	1.02	0.84	1.45	3.01	2.65	1.09	0.73	1.04	2.21	2.40	0.77
6.37	0.65	1.74	3.20	2.16	0.94	0.77	1.26	2.78	2.23	0.85	0.63	0.81	1.31	1.14	0.38
3.82	0.60	1.53	3.10	1.83	0.78	0.67	0.97	1.75	1.15	0.55	0.50	0.53	0.56	0.60	
1.27	0.51	1.13	2.06	1.01	0.56	0.53	0.59	0.72	0.58	0.40	0.38	0.37	0.54	0.52	