

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____
Project # _____

	Action Requested
DATE SUBMITTED: _____	<input type="checkbox"/> Informational Presentation
UDC MEETING DATE: _____	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 4302 E. WASHINGTON AVE. MADISON, WI 53704

ALDERMANIC DISTRICT: Ald. Santiago Rosas (District 17)

OWNER/DEVELOPER (Partners and/or Principals) STARBUCKS COFFEE COMPANY
550 W. WASHINGTON BLVD. SUITE 200
CHICAGO, IL 60661

ARCHITECT/DESIGNER/OR AGENT: SARFATTY ASSOCIATES, Ltd Architects
3201 OLD GLENVIEW ROAD SUITE 301
WILMETTE, IL 60091

CONTACT PERSON: Joel Lome, Project Manager
Address: 3201 Old Glenview Road Suite 301
Wilmette, IL 60091
Phone: 847.920.1100 ext. 41
Fax: 847.920.1101
E-mail address: JLOME@SARFATTY.COM

TYPE OF PROJECT:
(See Section A for:)

- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 50,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

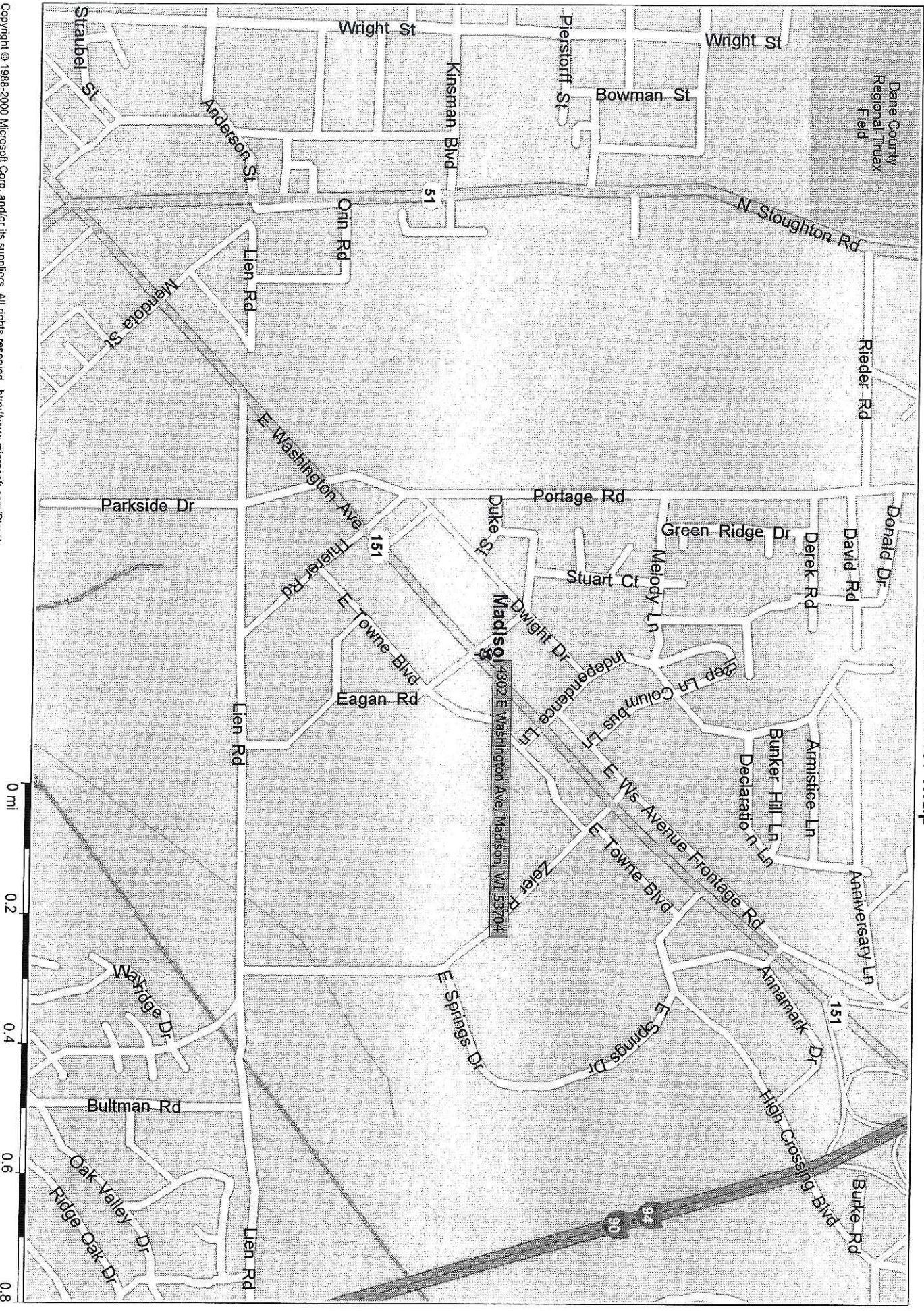
- R.P.S.M. Parking Variance (Fee required)

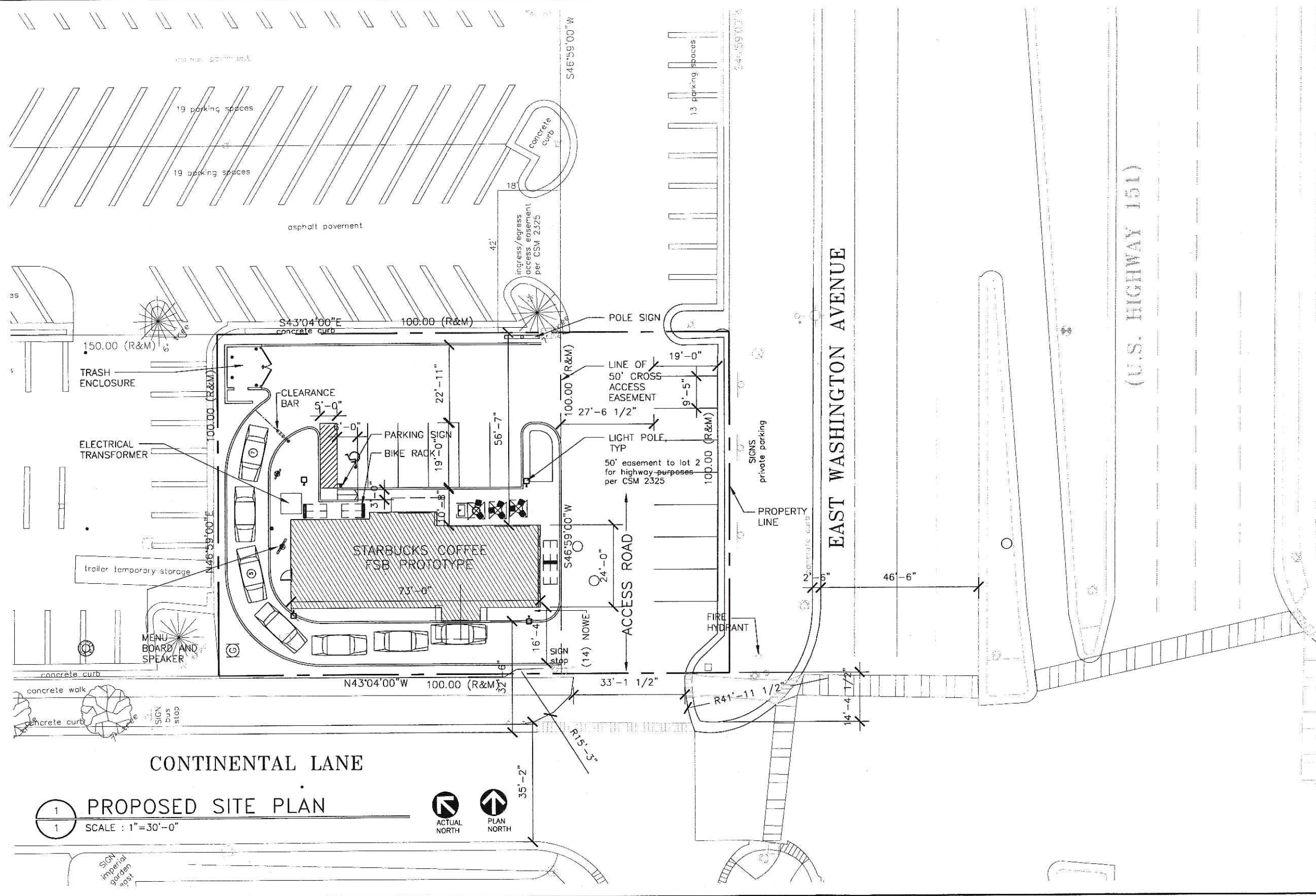
(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee required)
- Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Starbucks Coffee Locator Map





SITE INFORMATION / OCCUPANCY:

PROJECT DESCRIPTION:	COMMERCIAL TENANT IMPROVEMENTS TO EXISTING BUILDING
ZONING:	C2 COMMERCIAL
TYPE OF USE:	RETAIL SALES AND SERVICES
OCCUPANCY/USE CLASSIFICATION:	M - MERCANTILE
TYPE OF OCCUPANCY:	A-2
TYPE OF CONSTRUCTION:	MASONRY
TOTAL SQUARE FEET:	1922.28 S.F.
EXTERIOR SEASONAL SEATING:	8 TABLES + (1) ADA
CODES:	BUILDING CODE: WISCONSIN ADMINISTRATIVE CODE, AND THE INTERNATIONAL BUILDING CODE 2000
	MECHANICAL CODE: WISCONSIN ADMINISTRATIVE CODE, AND THE INTERNATIONAL MECHANICAL CODE 2000
	PLUMBING CODE: WISCONSIN ADMINISTRATIVE CODE, AND THE INTERNATIONAL PLUMBING CODE 2000
	ACCESSIBILITY: WISCONSIN ADMINISTRATIVE CODE, AND THE FEDERAL ADA REGULATIONS
	ELECTRIC CODE: WISCONSIN ADMINISTRATIVE CODE, AND THE NATIONAL ELECTRIC CODE
	HEALTH CODE: WISCONSIN ADMINISTRATIVE CODE

1 PROPOSED SITE PLAN
SCALE: 1"=30'-0"

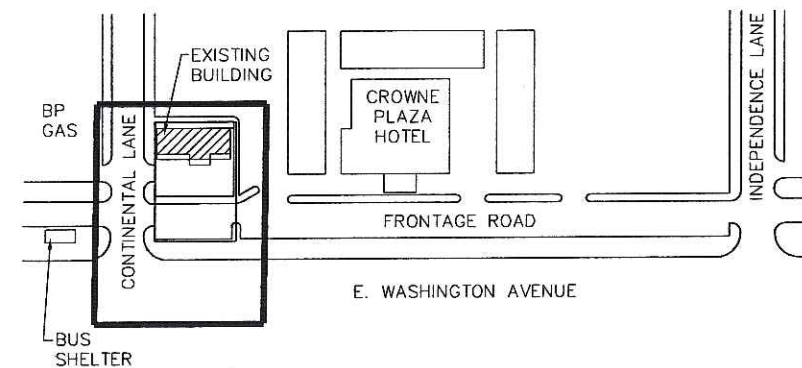
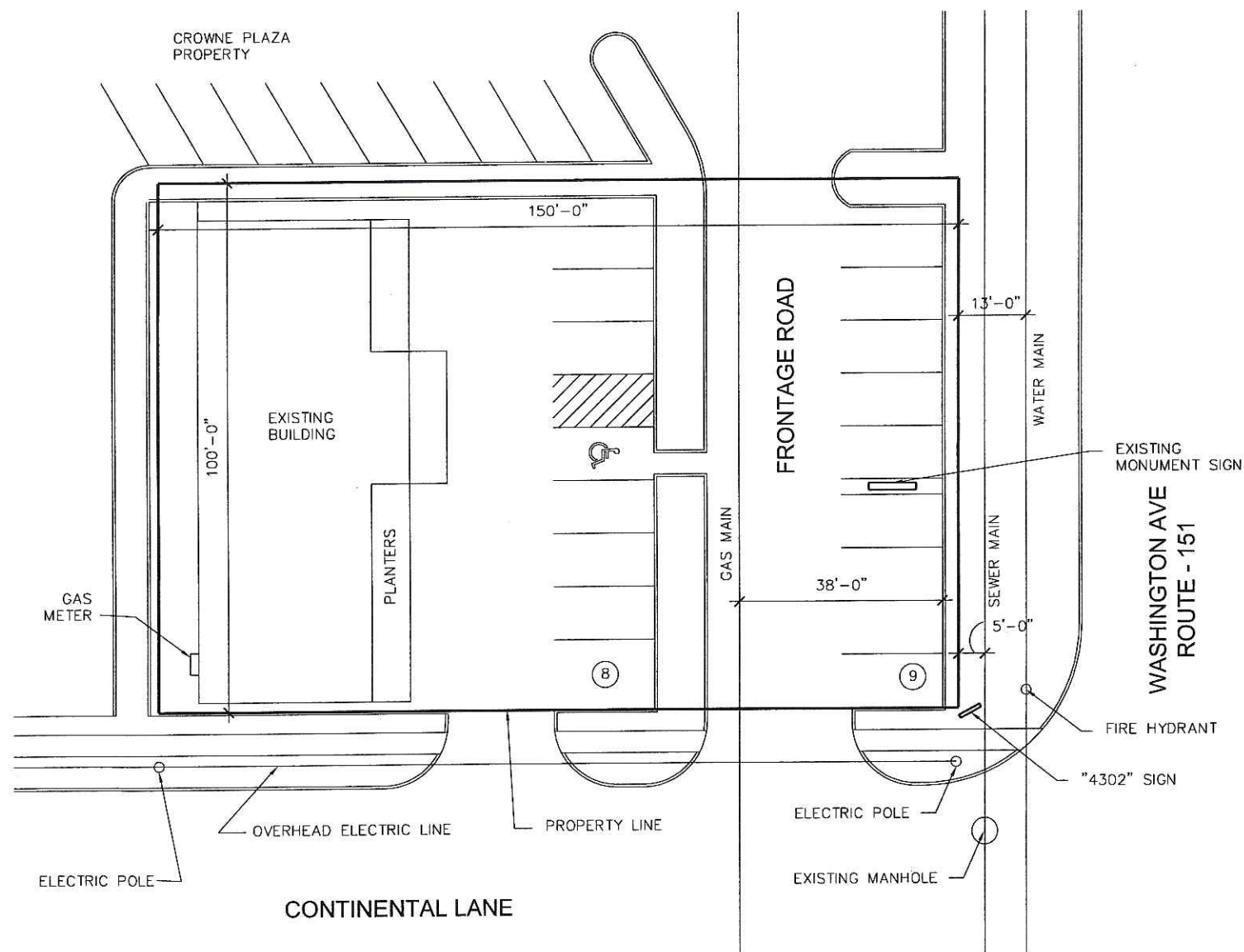


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 ISSUED January 4, 2006

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2 KEY PLAN
1B SCALE : NTS



LEGAL DESCRIPTION:
T8N R10E, SEC 28, PART E 1/2, BEG AT INTERSEC OF NELY LINE SUNNYSIDE CRESCENT & NWLY LINE US HWY 151, TH N 43 DEG 04 MIN W ALONG NELY LINE SUNNYSIDE CRESCENT 150 FT, TH N 46 DEG 59 MIN E 100 FT, TH S 43 DEG 04 MIN E 150 FT TO NWLY LINE U S HWY 151, TH S 46 DEG 59 MIN W ALONG SD NWLY LINE 100 FT TO POB

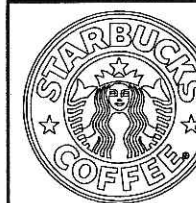
1 EXISTING SITE PLAN
1B SCALE : 1"=30'-0"



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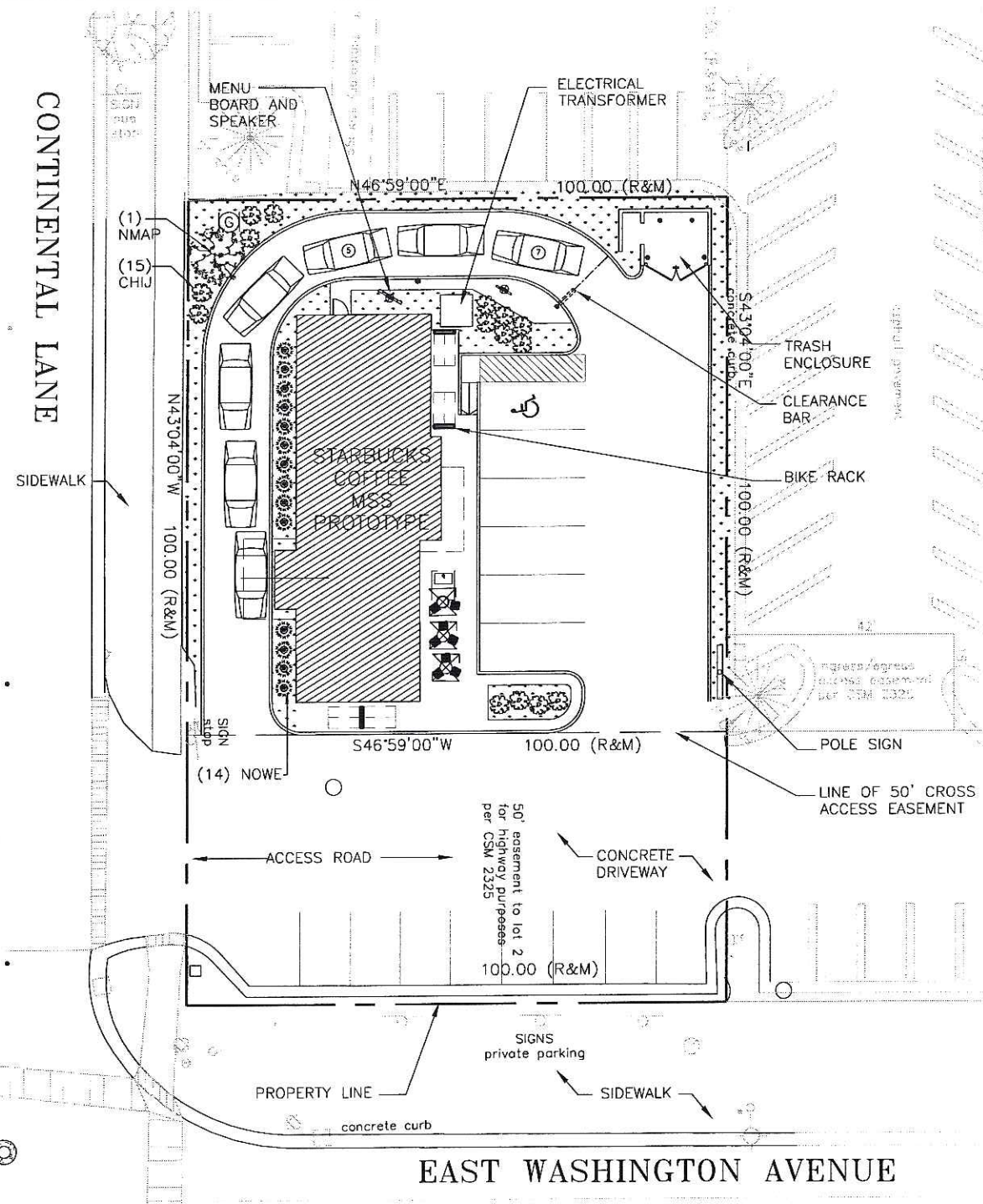
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CONTINENTAL LANE

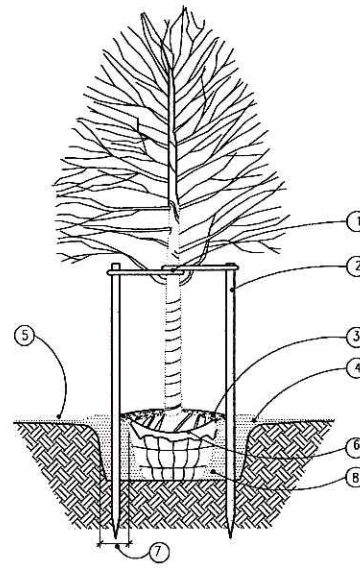


1 PROPOSED LANDSCAPE PLAN
2 SCALE : 1"=30'-0"
ACTUAL NORTH PLAN NORTH

LANDSCAPE SCHEDULE									
SYMBOL	ABREV.	QTY	POINT VALUE	POINT ACHIEVED	DESCRIPTION	BOTANICAL NAME	HEIGHT	SPACING	REMARKS
☉	NOWE	14	2	28	NORDBINE WINGED EUONYMOUS	EUONYMUS ALATA 'NORDINE STRAIN'	5-8'	3' O.C.	MEDIUM DECIDUOUS SHRUB
☉	CHIJ	15	15	225	CHINESE JUNIPER	JUNIPERUS CHINENSIS 'HETZU COLUMNARIS'	15'	4' O.C.	MEDIUM EVERGREEN TREE
☉	NMAP	1	35	REQUIRED, NOT INCLUDED IN POINT COUNT	NORWAY MAPLE	ACER PLATANOIDES	50'-75'	30' O.C.	TALL DECIDUOUS TREE
☉	-	-	-	-	SOD	BLUEGRASS SOD	-	-	ALL TURF
			TOTAL POINTS: 253		NOTES: NUMBER OF POINTS REQUIRED IS 85. REFER TO LANDSCAPE WORKSHEET				

TREE PRESERVATION NOTES

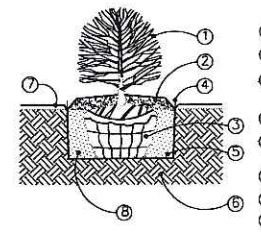
- ALL GRADING & CONSTRUCTION EQUIPMENT SHALL NOT ENCR OACH UPON THE DRIP LINE OF THE TREE.
- CRUSHED LIMESTONE & OTHER MATERIALS DETRIMENTAL TO TREES SHALL NOT BE DUMPED WITHIN THE DRIP LINE OF THE TREE AND SHALL NOT BE STORED AT ANY LOCATION ABOVE THE LEVEL OF THE TREE WHERE DRAINAGE COULD TAKE PLACE TOWARD THE TREE.
- INSTALL SNOW FENCING TO PREVENT GRADING & CONSTRUCTION EQUIPMENT FROM ENCR OACHING UNDER THE DRIP LINE OF THE TREE, COMPACTING THE SOIL, RAZING OF THE BARK THE TREE & BREAKING OF BRANCHES.
- IF TREES HAVE THEIR ROOTS EXPOSED THE ROOTS SHALL BE PRUNED. IF EXPOSED ROOTS ARE GREATER THAN 2" THE TREE CROWN IS TO BE PRUNED TO COMPENSATE FOR ROOT LOSS.
- ALL TREES SHALL BE WATERED & FERTILIZED.



3 DECIDUOUS TREE PLANTING DETAIL
2 SCALE : NTS

NOTES:
STAKE TREES UNDER 4" CALIPER
CONTRACTOR TO VERIFY PER-COLATION OF PLANTING PIT PRIOR TO INSTALLATION
SET TOP OF BALL 3" ABOVE FINISH GRADE
SET STAKES VERTICAL & EVENLY SPACED
STAKES OR GUYS TO BE SET ABOVE FIRST BRANCH

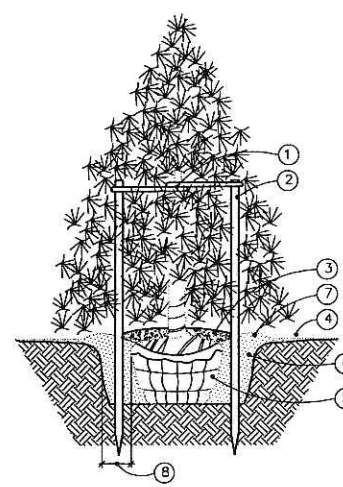
- 1" WIDE BELT LIKE NYLON, PLASTIC, OR OTHER ACCEPTABLE MATERIAL, NO WIRE OR HOSE TO BE USED TO GUY TREES. 3 GUYS PER TREE.
- 2" x 2" HARDWOOD STAKES, EXTEND 18" BELOW TREE PIT INTO UNDISTURBED SOIL.
- SHREDDED BARK MULCH, 4" MINIMUM DEPTH.
- 6" TOPSOIL SAUCER IN NON-IRRIGATED AREAS
- FINISH GRADE SLOPED AWAY FROM TREE
- CUT AND REMOVE BURLAP AND BINDINGS FROM TOP 1/3 OF ROOTBALL
- 12" MINIMUM BETWEEN ROOTBALL AND EDGE OF PLANTING PIT
- PLANTING MIX TO CONSIST OF: 0% TOPSOIL 50% NATIVE MIX



2 SHRUB PLANTING DETAIL
2 SCALE : NTS

NOTES:
CONTRACTOR TO VERIFY PERCOLATION OF PLANTING BED PRIOR TO INSTALLATION.

- SHRUB PLANT
- SHREDDED BARK MULCH, 4" MINIMUM DEPTH
- CUT AND REMOVE BURLAP AND BINDINGS FROM TOP 1/3 OF ROOTBALL
- 3/16"x4" ALUMINUM EDGING, OR SPADED EDGE
- EXCAVATE PLANTING BED, BACK FILL WITH PREPARED PLANTING MIX
- UNDISTURBED SUBGRADE
- LAWN
- PLANTING MIX TO CONSIST OF: 50% TOPSOIL 50% NATIVE MIX



4 EVERGREEN TREE PLANTING DETAIL
2 SCALE : NTS

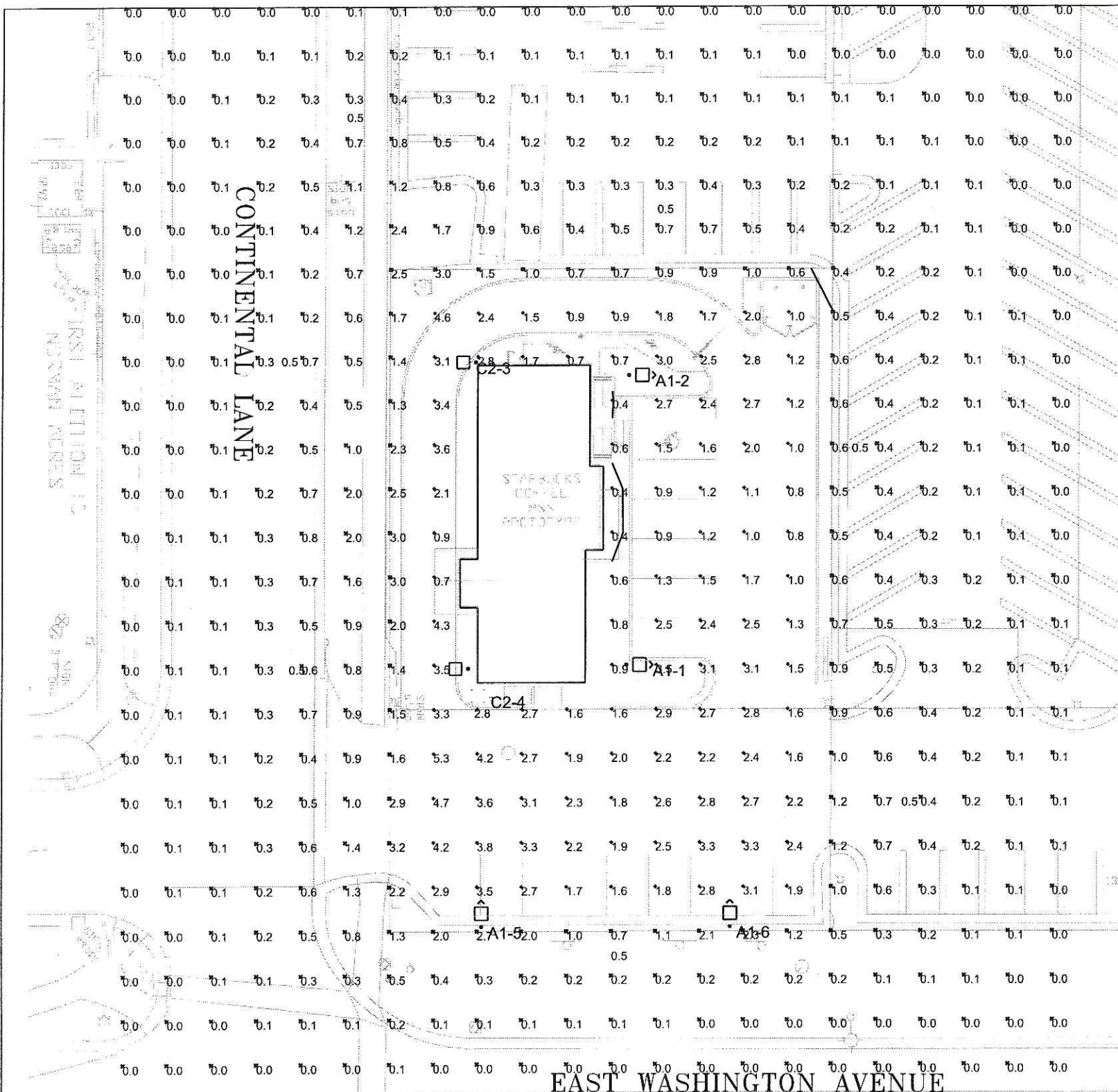
NOTES:
STAKE ALL EVERGREEN TREES UNDER 12' HIGH
GUY ALL EVERGREEN TREES 12' HIGH AND OVER
CONTRACTOR TO VERIFY PER-COLATION OF PLANTING PIT PRIOR TO INSTALLATION
NEVER CUT CENTRAL LEADER
PRUNE ONLY TO REMOVE DEAD OR BROKEN BRANCHES
SET STAKES VERTICAL AND EVENLY SPACED

- 1" WIDE BELT LIKE NYLON, PLASTIC, OR OTHER ACCEPTABLE MATERIAL, NO WIRE OR HOSE TO BE USED TO GUY TREES. 3 GUYS PER TREE.
- 2" x 2" HARDWOOD STAKES TO EXTEND 18" BELOW TREE PIT IN UNDISTURBED SOIL.
- SHREDDED BARK MULCH, 4" MINIMUM DEPTH.
- FIN. GRADE SLOPED AWAY FROM TREE.
- CUT BURLAP & BINDINGS AWAY FROM TREE STEM.
- PLANTING MIX TO CONSIST OF 50% TOPSOIL AND 50% NATIVE MIX.
- 6" TOPSOIL SAUCER IN NON-IRRIGATED AREAS
- 12" MIN. BETWEEN ROOTBALL AND EDGE OF PLANT PIT.

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ISSUED January 4, 2006

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LUMINAIRE SCHEDULE										
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts	
	A1	4	KSF2 250M R4SC	AREA LIGHT W/TYPE 4, CUTOFF REFLECTOR, FLAT GLASS LENS.	ONE 250-WATT CLEAR BT-28 METAL HALIDE, HORIZONTAL POSITION.	93042103.IES	20000	0.72	297	
	C2	2	KSF2 250M R3	AREA LIGHT WITH TYPE 3, SHORT, CUTOFF REFLECTOR, FLAT GLASS LENS.	ONE 250-WATT CLEAR BT-28 METAL HALIDE, HORIZONTAL POSITION.	93021201.IES	20000	0.72	297	

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Calc Zone	+	1.9 fc	5.3 fc	0.4 fc	13.3:1	4.8:1
Perimeter	×	0.3 fc	3.2 fc	0.0 fc	N/A	N/A

NOTES

- Footcandles read at 4' above the ground.

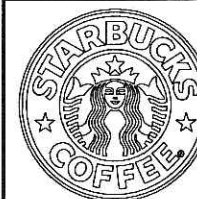
LUMINAIRE LOCATIONS										
No.	Label	Location			MH	Orientation	Tilt	Aim		
		X	Y	Z				X	Y	Z
1	A1	53.3	60.0	25.0	25.0	90.0	0.0	56.3	60.0	0.0
2	A1	53.8	125.8	25.0	25.0	90.0	0.0	56.8	125.8	0.0
3	C2	19.5	128.8	25.0	25.0	270.0	0.0	16.6	128.8	0.0
4	C2	23.0	53.0	25.0	25.0	270.0	0.0	20.1	53.0	0.0
5	A1	21.0	1.0	25.0	25.0	0.0	0.0	21.0	4.0	0.0
6	A1	77.0	1.0	25.0	25.0	0.0	0.0	77.0	4.0	0.0

1 PROPOSED PHOTOMETRIC
3 SCALE : 1"=30'-0"

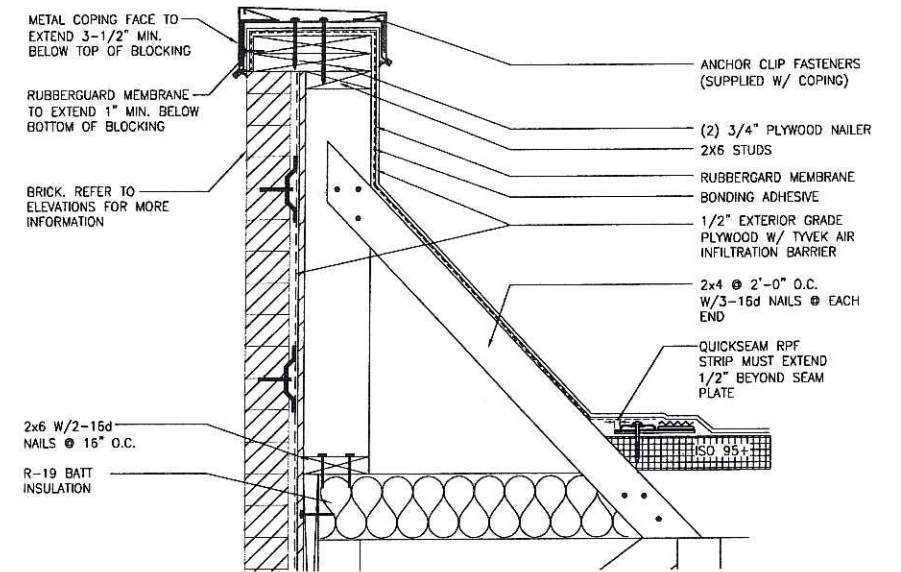
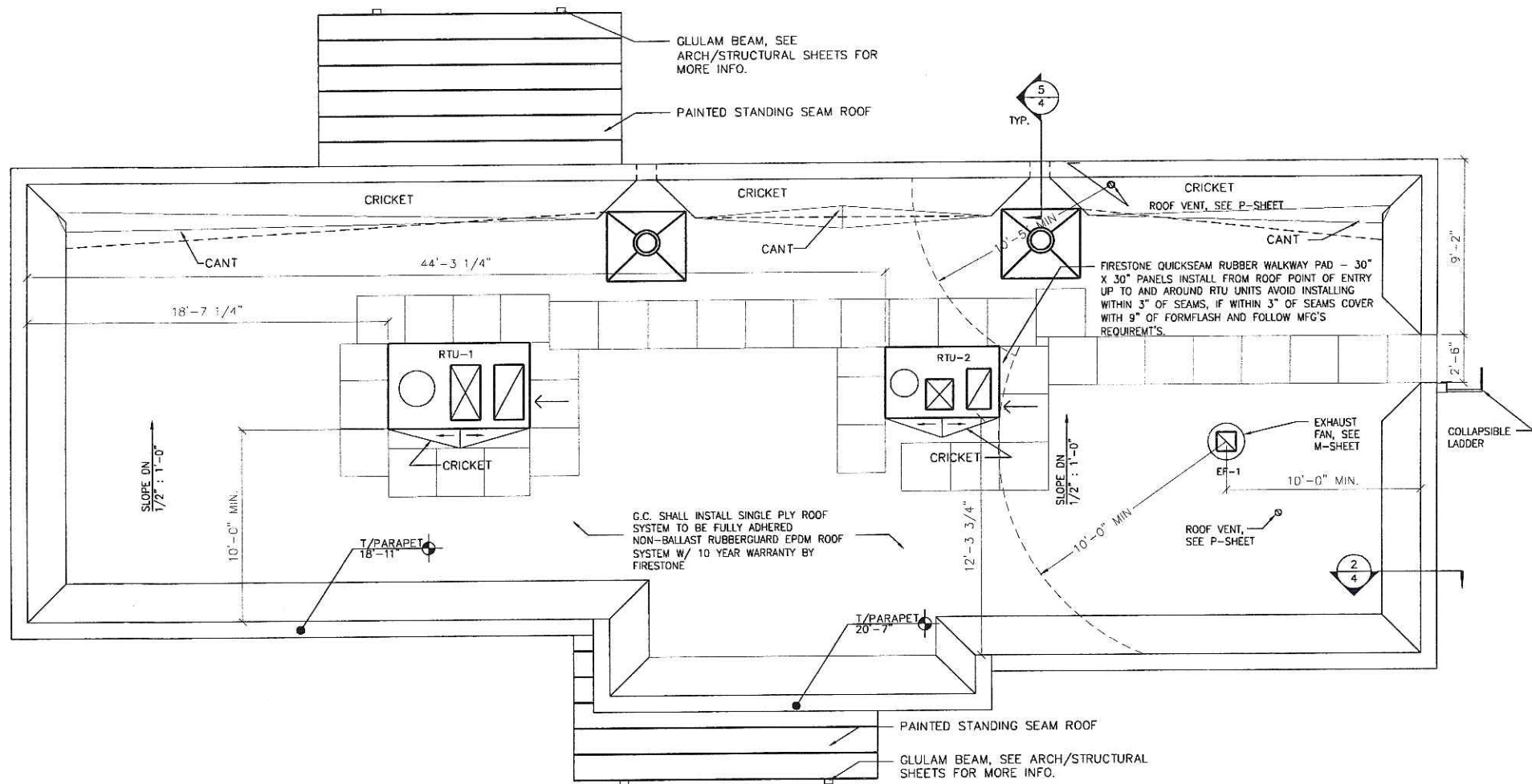


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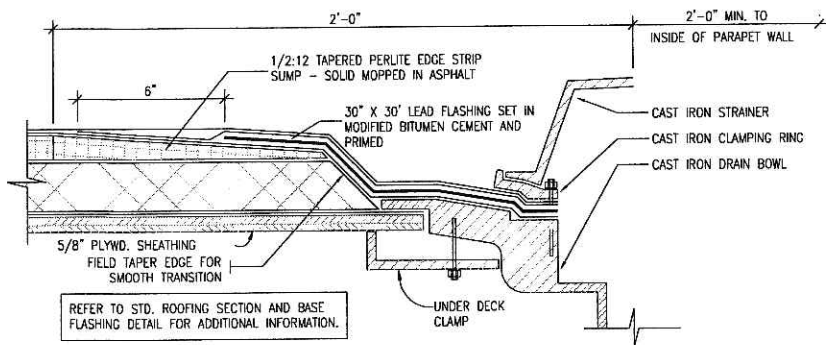


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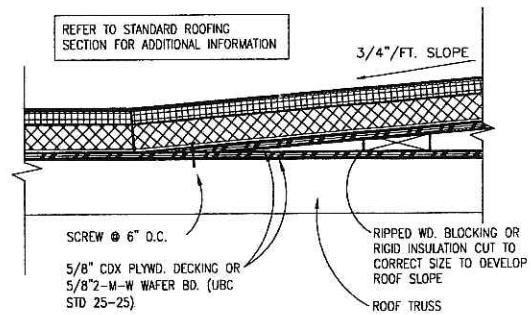


2 PARAPET DETAIL
4 SCALE : NOT TO SCALE

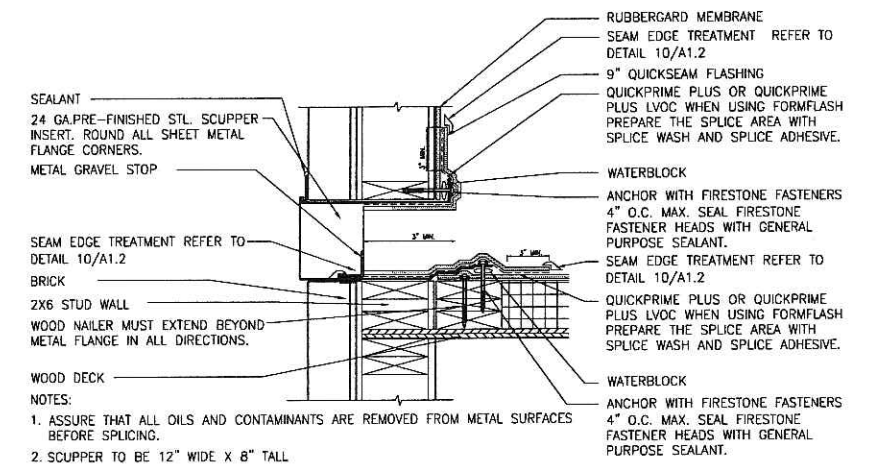
1 ROOF PLAN
4 SCALE : 1/8" = 1'-0"



3 ROOF DRAIN DETAIL
4 SCALE : NOT TO SCALE



4 TYP. CRICKET DETAIL
4 SCALE : NOT TO SCALE

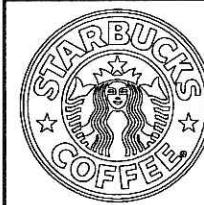


5 SCUPPER DETAIL
4 SCALE : NOT TO SCALE

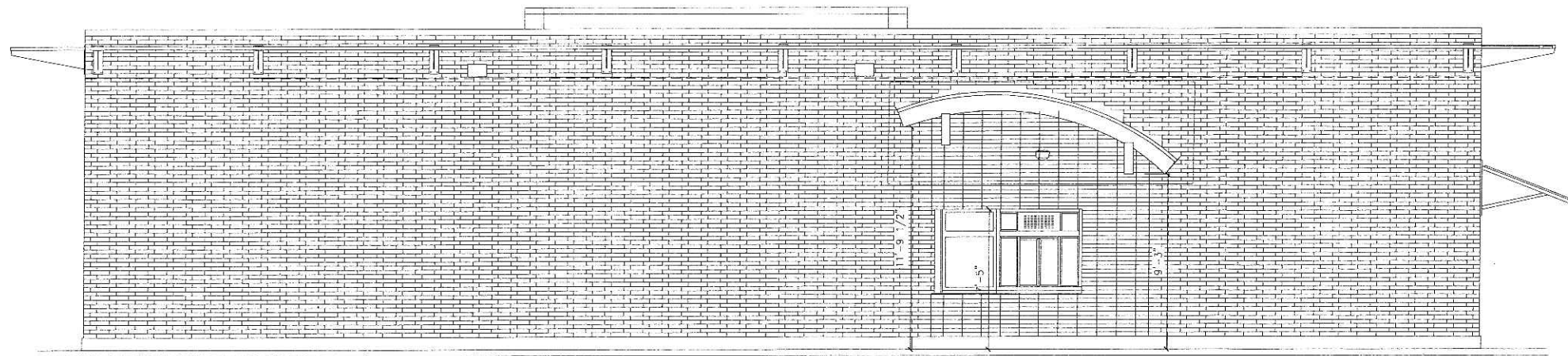


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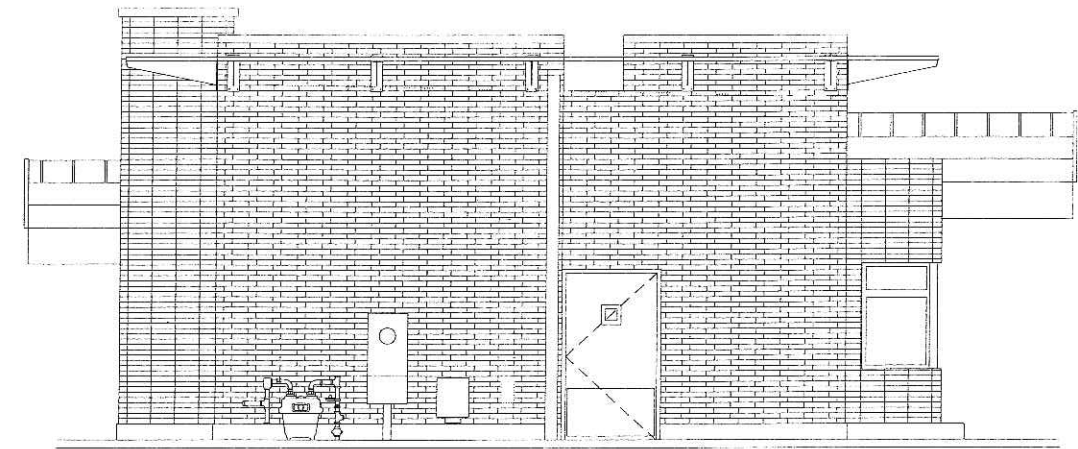


SOUTH ELEVATION

SCALE : 1/8"=1'-0"

SIGN A: 44.82 S.F.
SIGNABLE AREA: 210 S.F.
MAX ALLOWED AREA:
40% X 168 S.F.= 84 S.F.

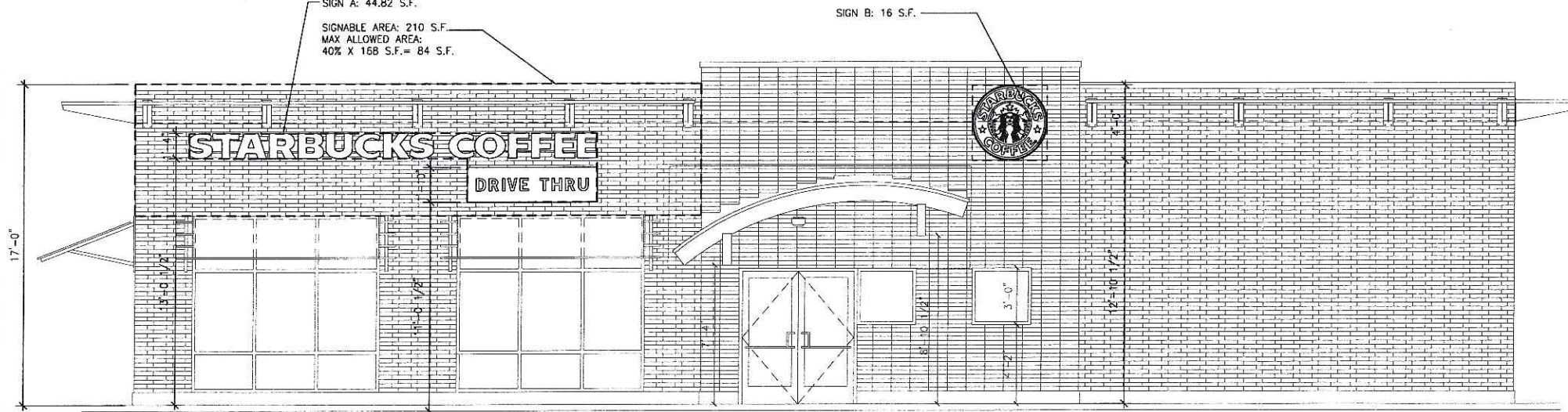
SIGN B: 16 S.F.



WEST ELEVATION

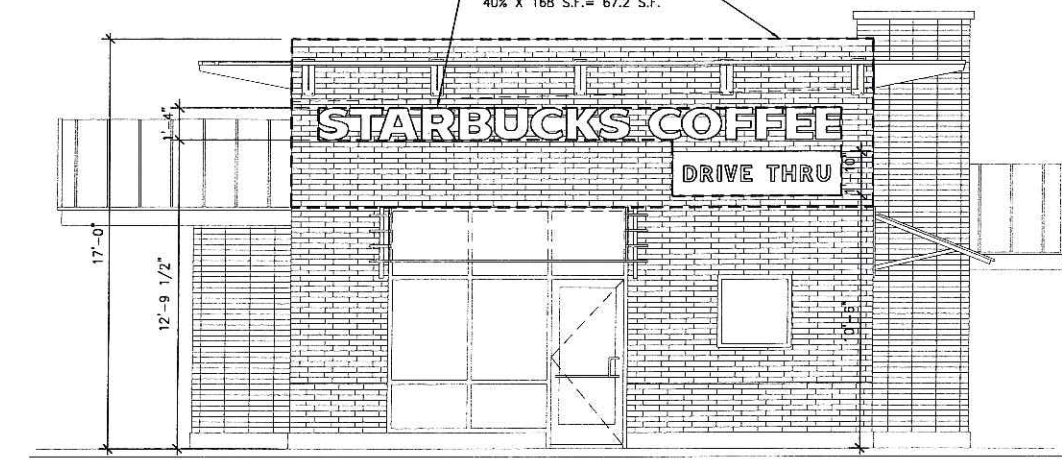
SCALE : 1/8"=1'-0"

SIGN C: 44.82 S.F.
SIGNABLE AREA: 168 S.F.
MAX ALLOWED AREA:
40% X 168 S.F.= 67.2 S.F.



NORTH ELEVATION

SCALE : 1/8"=1'-0"



EAST ELEVATION

SCALE : 1/8"=1'-0"

SIGNAGE CALCULATION
BASED ON CITY OF MADISON SIGN ORDINANCE

	PROPOSED	ALLOWABLE BY CODE
NORTH ELEVATION	SIGN A: 44.82 S.F. SIGN B: 16 S.F. TOTAL SIGN: 60.82 S.F.	SIGNABLE AREA: 210 S.F. MAX ALLOWED AREA: 40% X 210 S.F.= 84 S.F.
EAST ELEVATION	SIGN C: 44.82 S.F.	SIGNABLE AREA: 168 S.F. MAX ALLOWED AREA: 40% X 210 S.F.= 67.2 S.F.

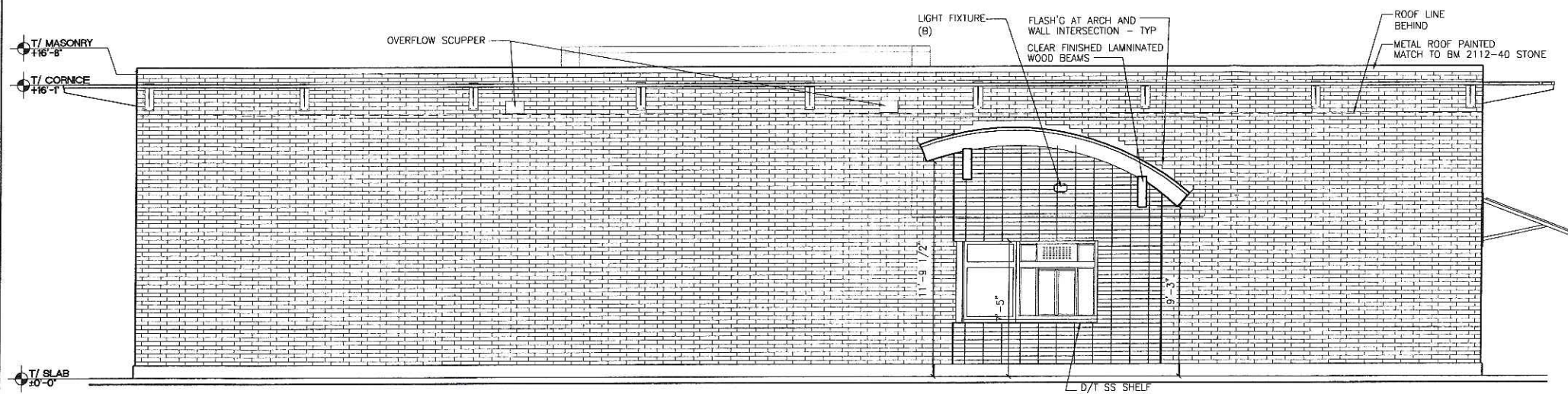


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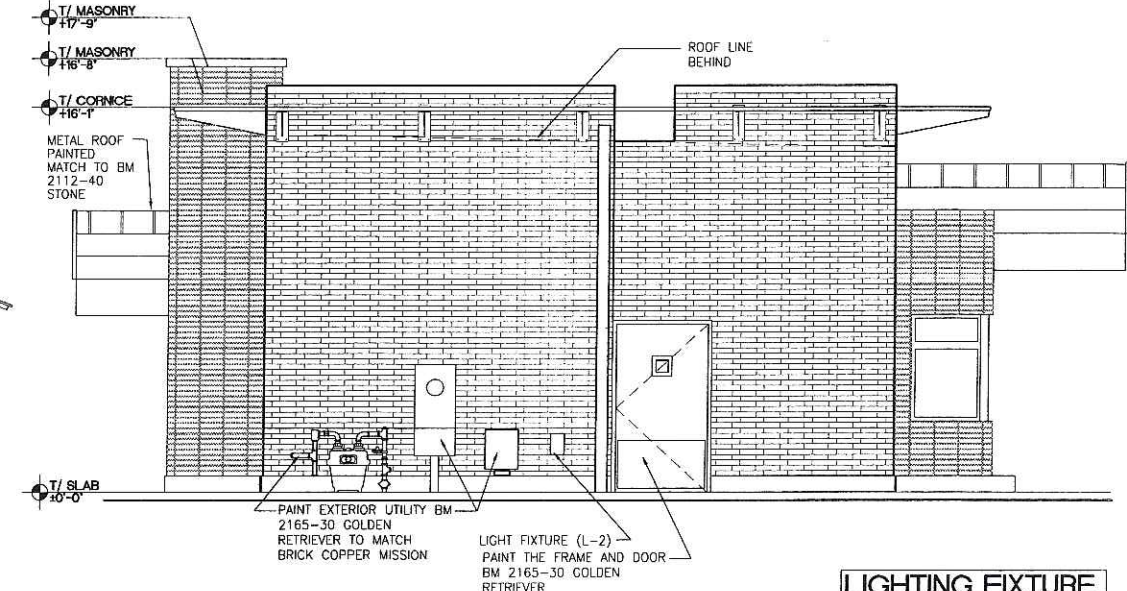


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SOUTH ELEVATION

SCALE : 1/8" = 1'-0"

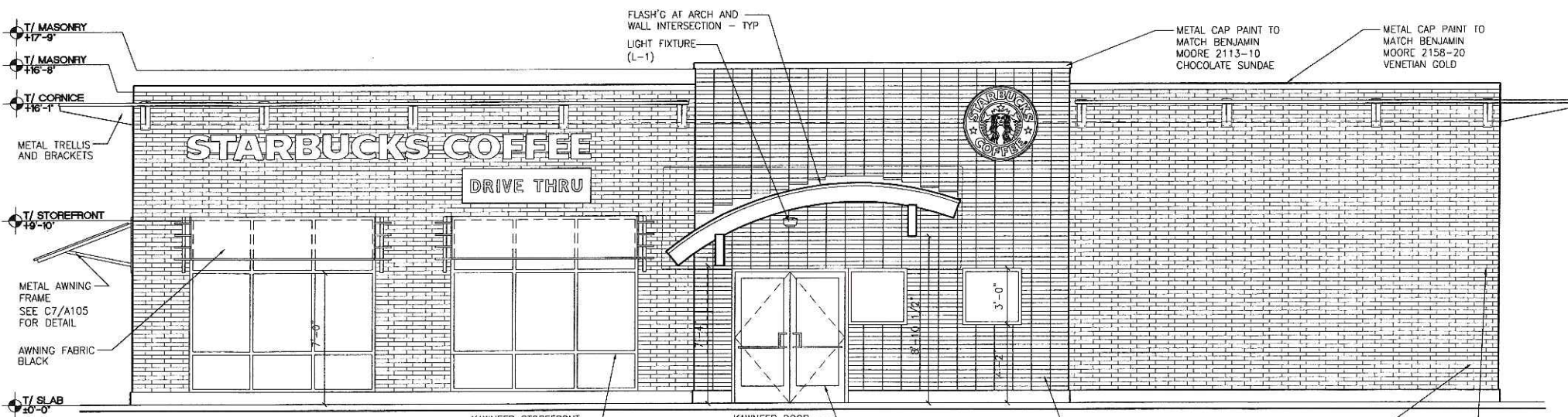


WEST ELEVATION

SCALE : 1/8" = 1'-0"

LIGHTING FIXTURE

ITEM#	DESCRIPTION
L-1	METAL HALIDE UPLIGHT
L-2	WALL MOUNTED LIGHT PACK



NORTH ELEVATION

SCALE : 1/8" = 1'-0"



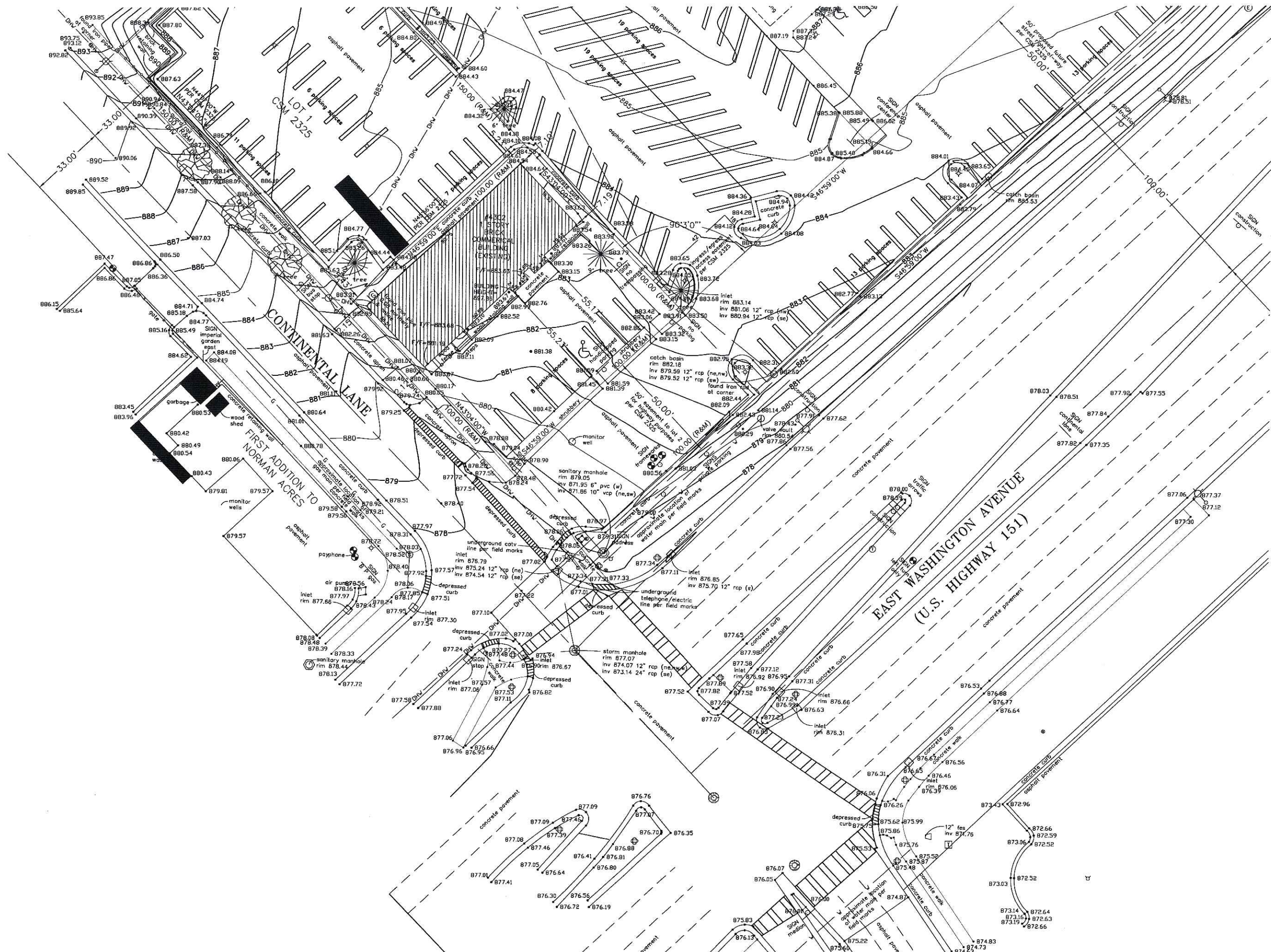
EAST ELEVATION

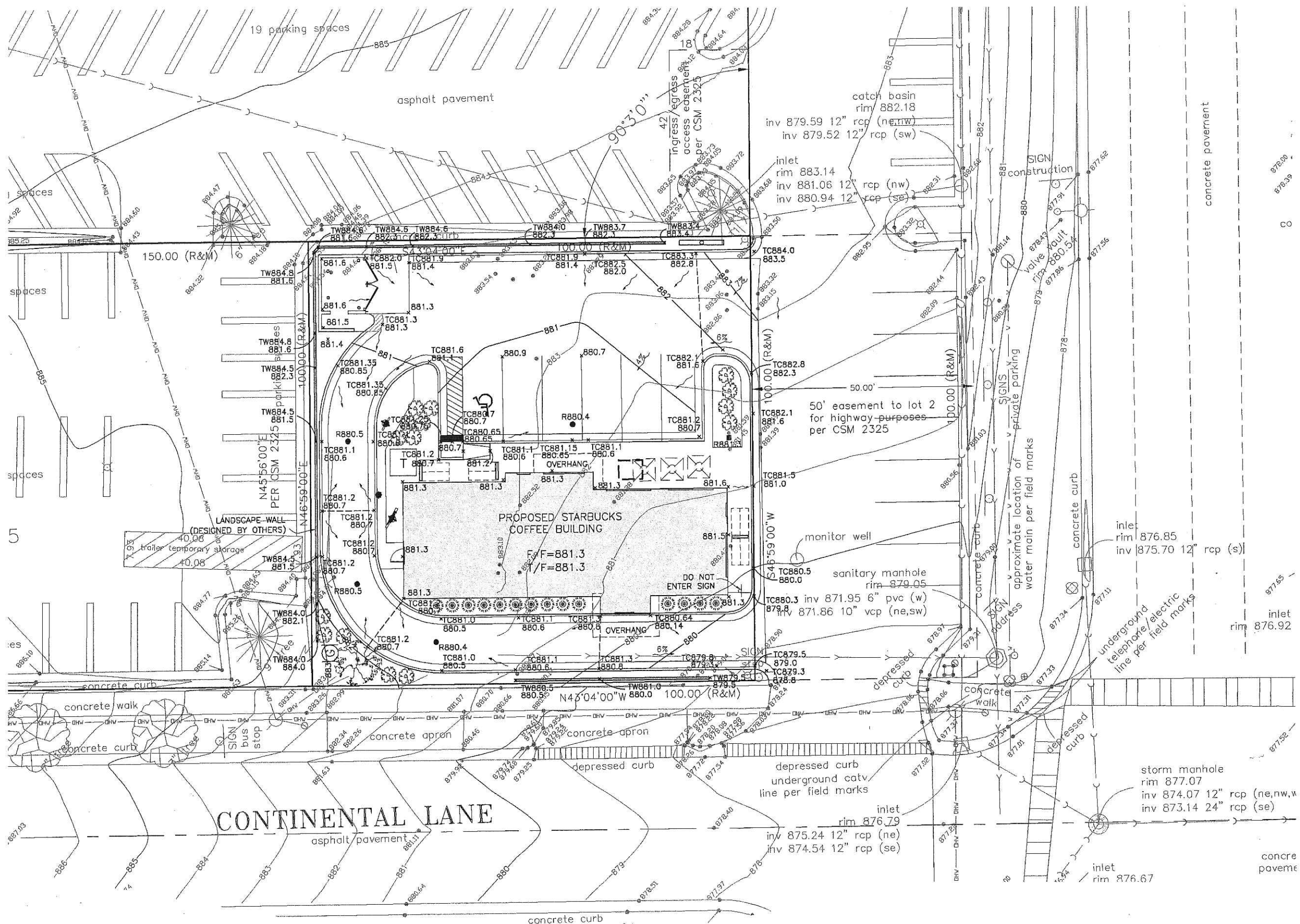
SCALE : 1/8" = 1'-0"

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GRADING PLAN



REVISIONS	DATE	DESCRIPTION	DRAWN BY

ig CONSULTING, INC.
 INFRACON & GECON
 CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
 300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 FAX (847) 215-1177
 E-MAIL: ig@igconsulting.net

GRADING PLAN
 DESIGN: P.L.
 DRAFTING: R.P.
 SCALE: 1"=10'
 DATE: 12/15/05

PROPOSED STARBUCKS CONTINENTAL LN & E. WASHINGTON AVE. MADISON, WI

PROJECT No.
5080