

LEGEND (PROPOSED)

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	PROPERTY BOUNDARY	
<u> </u>	EASEMENT	\leftarrow
	BUILDING FOOTPRINT	
	18" CURB AND GUTTER	NOR.
	18" REJECT CURB AND GUTTER	
	CURB CUT	
	ASPHALT PAVEMENT	
Δ Δ	CONCRETE PAVEMENT	
· · · · · ·	STORMWATER TREATMENT FACILITY	

GENERAL NOTES

- 1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING DURING THE WEEK OF OCTOBER 26, 2020. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
- 2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY A LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
- 3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS TO WORK WITHIN THE CITY'S LAND IF
- 4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
- 5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- 6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

SITE INFORMATION BLOCK:

SITE ADDRESS: 3302 DAIRY DRIVE SITE ACREAGE: 280,014 SQ.FT. (6.43 AC) USE OF PROPERTY: INDUSTRIAL ZONING: INDUSTRIAL LIMITED (IL) MAXIMUM LOT COVERAGE: 75%

SETBACKS:
FRONT YARD: 0-FEET
REAR YARD: 30-FEET
SIDE YARD: 0-FEET

TOTAL NUMBER OF PARKING STALLS: 100 NUMBER OF STALLS DESIGNATED ACCESSIBLE: 4

TOTAL NUMBER OF BIKE STALLS: 18

EXISTING IMPERVIOUS SURFACE AREA: 0 SQ.FT.

NEW IMPERVIOUS SURFACE AREA: 202,513 SQ.FT.
ROOFTOP: 86,506 SQ.FT.
PAVED: 110,102 SQ.FT.

DISTURBANCE LIMITS: 280,000 SQ. FT.

PAVED: 110,102 SQ.FT. SIDEWALK: 5,905 SQ.FT.

IMPERVIOUS SURFACE AREA ON THE SITE: 72.3%

IMPERVIOUS SURFACE AREA WITHIN DISTURBANCE LIMITS: 202,513 SQ.FT.

Toll Free (800) 242-8511 -or- 811 Hearing Impaired TDD (800) 542-2289 www.DiggersHotline.com WYSER

			3302 DAIRY DRIVE	MADISON, WI 53716
FGC FLEX BUILDING		CITY OF MADISON, DANE COUNTY, WI	Sheet Title:	
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NEWCOMB

3302 DAIRY DRIVE MADISON, WI 53717

architecture u



PROJECT DATA

LOCATION: 3302 DAIRY DRIVE

MADISON, WI REGULATING MUNICIPALITIES: CITY OF MADISON

STATE OF WISCONSIN

DANE COUNTY

BUILDING CODE: CITY OF MADISON ZONING ORDINANCES DANE COUNTY ZONING ORDINANCES WISCONSIN ADMINISTRATIVE CODE 2015 INTERNATIONAL BUILDING CODE

ACCESSIBILITY ANSI A117.1 - 2009

PROJECT DESCRIPTION: NEW 86,400 SF SINGLE STORY SPECULATIVE INDUSTRIAL BUILDING ON AN **EMPTY LOT**

OCCUPANCY TYPE: PRIMARY: MODERATE HAZARD STORAGE S-1 SECONDARY: BUSINESS B

CONSTRUCTION TYPE: IIB - NON-COMBUSTIBLE

(IBC TABLE 507)

ALLOWABLE BUILDING AREA & HEIGHT: MAXIMUM HEIGHT ABOVE GRADE PLANE = 75 FEET (IBC TABLE 504.3) MAXIMUM STORIES ALLOWED = 3 STORIES (IBC TABLE 504.4) MAXIMUM AREA ALLOWED PER FLOOR = UNLIMITED

= 24 FEET

= 1 STORY

= 86,400 SF

ACTUAL BUILDING AREA & HEIGHT: HEIGHT ABOVE GRADE PLANE STORIES TOTAL BUILDING AREA

TENANT AREA NUMBER OF OCCUPANTS (TABLE 1004.1.2): = 2 OCC B OCCUPANCY= 156 SF / 100 GROSS S-1 OCCUPANCY= 8,209 SF / 300 GROSS = 28 OCC TOTAL NUMBER OF OCCUPANTS = 30 OCC

PLUMBING: WATER CLOSETS

2 REQUIRED = 2 PROVIDED **LAVATORIES**

2 REQUIRED = 2 PROVIDED

SERVICE SINK 1 REQUIRED = 1 PROVIDED

DRINKING FOUNTAIN

1 REQUIRED = 1 PER 100, TENANT WILL PROVIDE DRINKING WATER VIA

ALL FIXTURES TO COMPLY WITH ICC A117.1

NUMBER REQUIRED AT ABOVE RATING

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FULLY SPRINKLERED BUILDING: NFPA 13 PORTABLE FIRE EXTINGUISHERS (IBC SECTION 906.3.1) HAZARD TYPE = 1,500 SF PER "A" MAXIMUM AREA MAXIMUM DISTANCE (TYPE [A OR B]) MIN EXTINGUISHER RATING = 3A:10B:C

(2) EXITS PROVIDED AT EACH TENANT BAY

ACCESSIBILITY: FOLLOW IBC 2015 AND ANSI 117.1 (2009)

PROJECT GENERAL NOTES:

- 1. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERING ANY DISCREPANCIES OR CONFLICTING INFORMATION IN THESE DOCUMENTS. CONTRACTOR SHALL CAREFULLY REVIEW AND COMPARE ALL DRAWINGS DURING THE BIDDING PERIOD AND BEFORE INSTALLATION OF THEIR WORK. ANY INCONSISTENCIES IN THE DRAWINGS SHALL BE REPORTED PROMPTLY TO THE ARCHITECT AND ENGINEER(S) FOR CLARIFICATION.
- 2. DO NOT SCALE DRAWINGS. THE DRAWINGS ARE NOT NECESSARILY TO SCALE - USE GIVEN DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- 3. CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED EXISTING SITE CONDITIONS AFFECTING THE EXECUTION OF THESE DOCUMENTS (SUCH AS HAZARDOUS MATERIALS, ETC.).
- 4. CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE AND FEDERAL CODES AND REGULATIONS GOVERNING THIS PROJECT.
- 5. JOB SITE SHALL BE BROOM SWEPT AND CLEAN AT THE END OF EACH DAY. ALL DEBRIS SHALL BE PICKED UP AND DISPOSED OF PROPERLY INTO APPROVED CONTAINER.
- 6. MAINTAIN DESIGNATED EGRESS ROUTES DURING CONSTRUCTION BY KEEPING CLEAR OF CONSTRUCTION DEBRIS AND CLEARLY MARKING THE PATH OF EGRESS TRAVEL.
- 7. ALL MECHANICAL (HVAC), ELECTRICAL, PLUMBING AND FIRE PROTECTION (MEP & FP) DESIGN AND CONSTRUCTION TO BE BY A DESIGN-BUILD DELIVERY METHOD AND ARE SUBSEQUENTLY NOT PART OF THESE DOCUMENTS. IT IS THE MEP CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE GENERAL CONTRACTOR AND WITH THESE DRAWINGS THE FINAL DESIGN, RETROFIT AND INSTALLATION OF THESE SYSTEMS. NOTIFY THE ARCHITECT PRIOR TO MAKING ANY REVISIONS TO THE STRUCTURE OR ARCHITECTURAL FEATURES.
- 8. HVAC CONTRACTOR SHALL SUBMIT PROPER DESIGN DRAWINGS AS NEEDED FOR PLAN APPROVAL AND BUILDING PERMITS.
- 9. WITHIN THIS DOCUMENT "NORTH, SOUTH, EAST, WEST" ARE REFERRED TO AS PROJECT NORTH AND MAY NOT BE TRUE NORTH.
- 10. ALL EXPOSED WOOD AND/OR WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- 11. PROVIDE GFI OUTLETS NEAR WATER SOURCES AND AS REQUIRED
- 12. PROVIDE FIRE BLOCKING THROUGHOUT BUILDING PER IBC 717.2.
- 13. SUBMIT ALL FIXTURES, APPLIANCES, MATERIALS, SHOP DRAWINGS, PLAN MODIFICATIONS TO THE ARCHITECT FOR REVIEW AND

SHEET INDEX					
SHEET	REVISION		SIONS		
NUMBER	SHEET NAME	MARK	DATE		
GENERAL					
G001	COVER SHEET				
ARCHITECTURAL GENERAL					
A001	SYMBOLS & ABBREVIATIONS				
ARCHITECT	ΓURAL				
A101	FIRST FLOOR PLAN				
A103	REFLECTED CEILING PLAN				
A301	ENLARGED FLOOR PLANS, BUILDING SECTIONS				

PROJECT LOCATION



BUILDING LOCATION



SITE LOCATION

Project Status

NEWCOMB

3302 | MADIS

21199-01.04 PROJ. #:

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COVER SHEET

PROJECT CONTACTS:

WISCONSIN DATA PARTNERS LLC SKETCHWORKS ARCHITECTURE, LLC **4916 E BROADWAY** MADISON, WI 53716

TYLER MARKS (OWNER)

CONTACT:

866-432-1711

7780 ELMWOOD AVE., STE 208 MIDDLETON, WI 53562 **STEVE SHULFER (ARCHITECT)**

ARCHITECT:

608-836-7570

GENERAL CONTRACTOR: NEWCOMB CONSTRUCTION INC 999 FOURIER DR STE 102 MADISON, WI 53717

BRET NEWCOMB (OWNER)

CONTACT:

608-833-5220

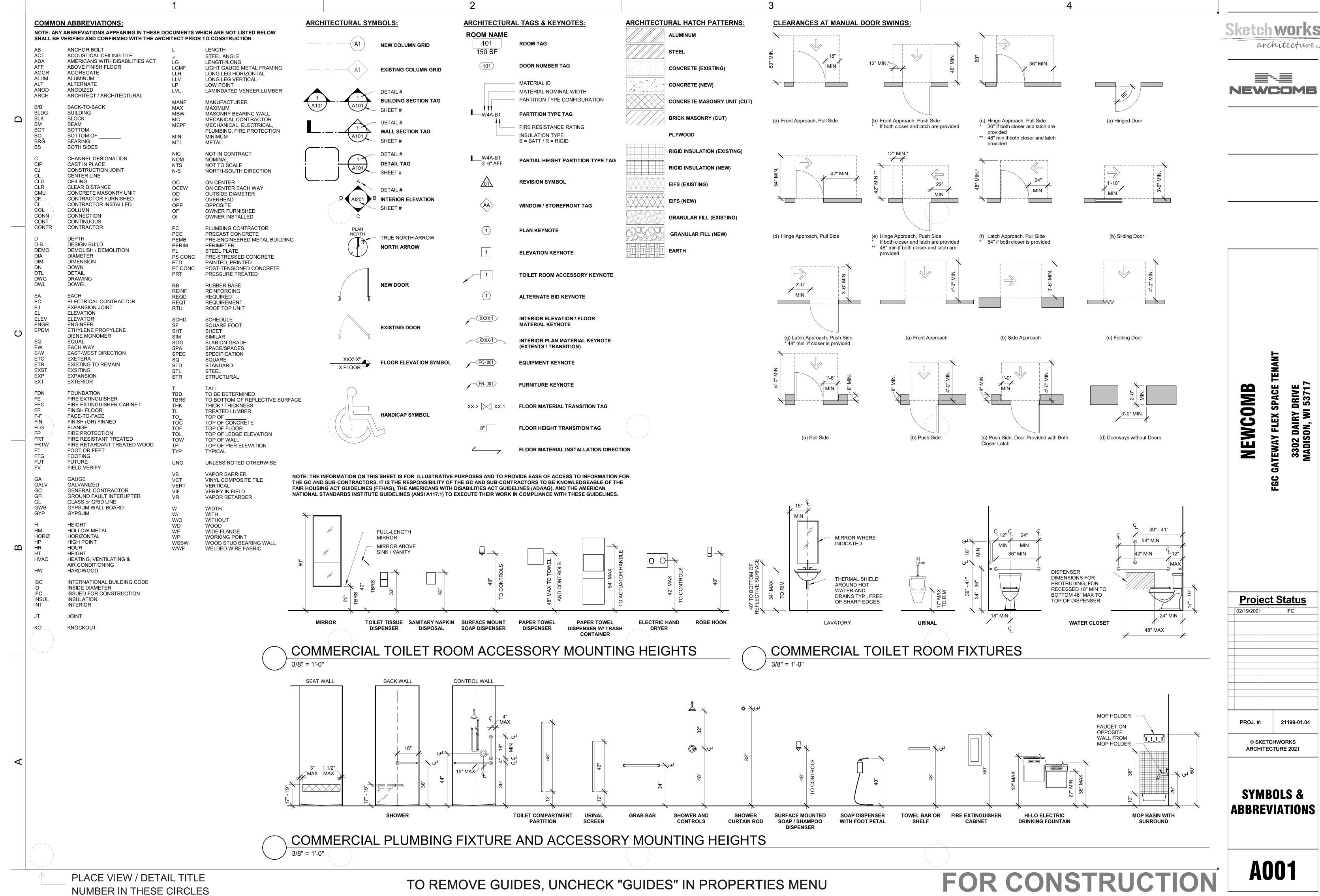
CIVIL ENGINEER: WYSER ENGINEERING 312 EAST MAIN ST MOUNT HOREB, WI 53572

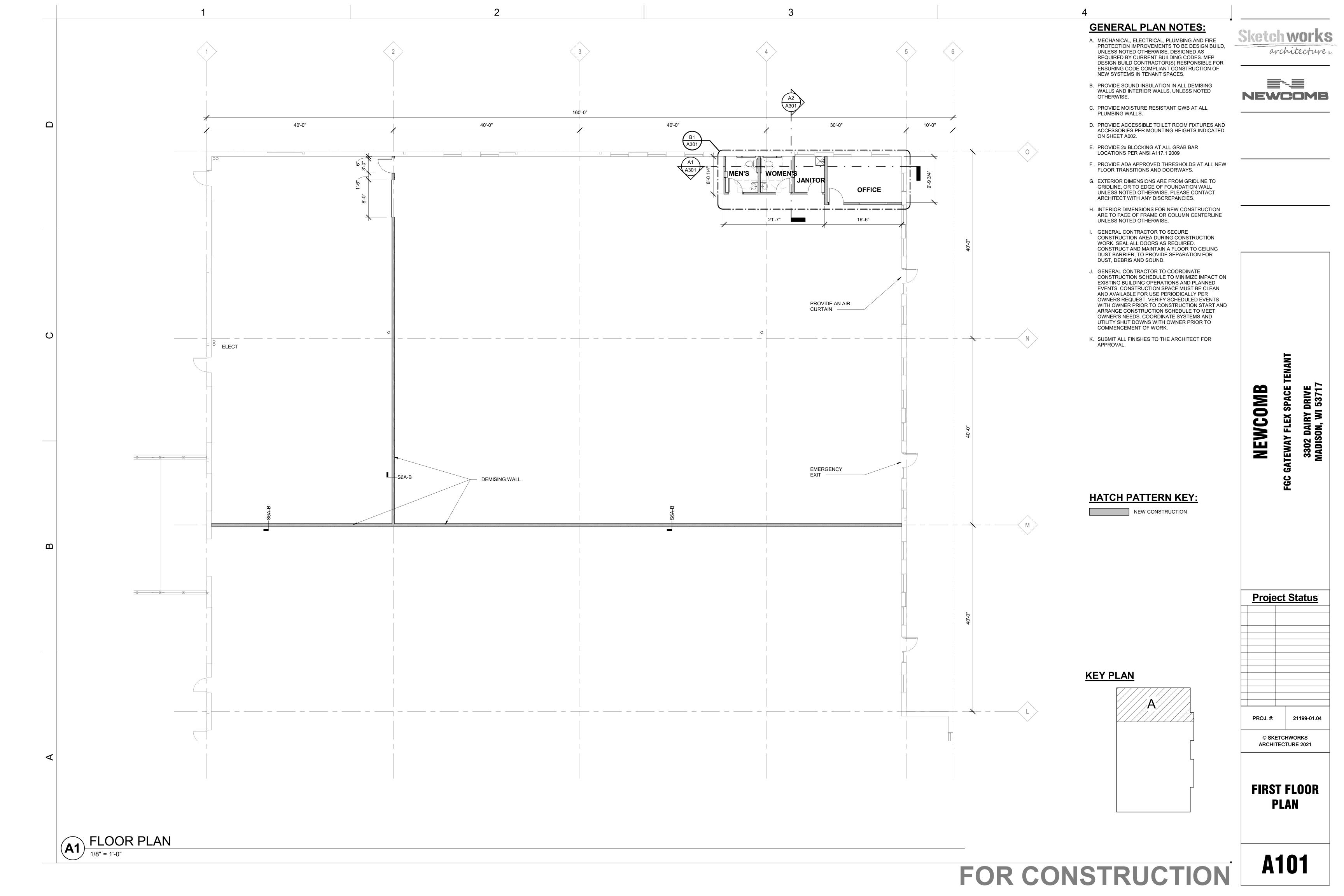
LANDSCAPE ARCHITECT: BRUCE COMPANY 2830 PARMENTER ST MIDDLETON, WI 53562

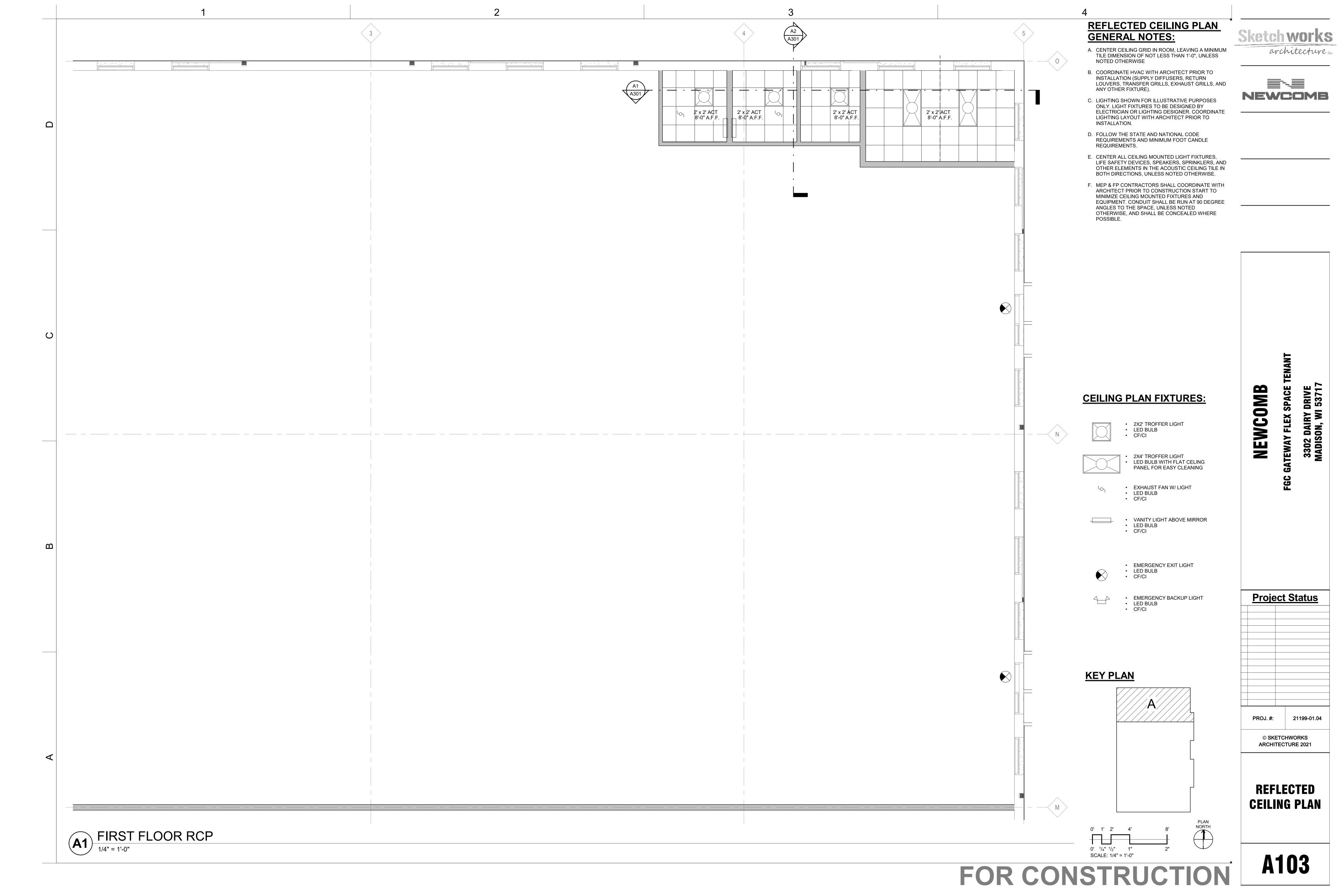
CONTACT: RICH STROHMENGER (CONTACT) 608-410-2284

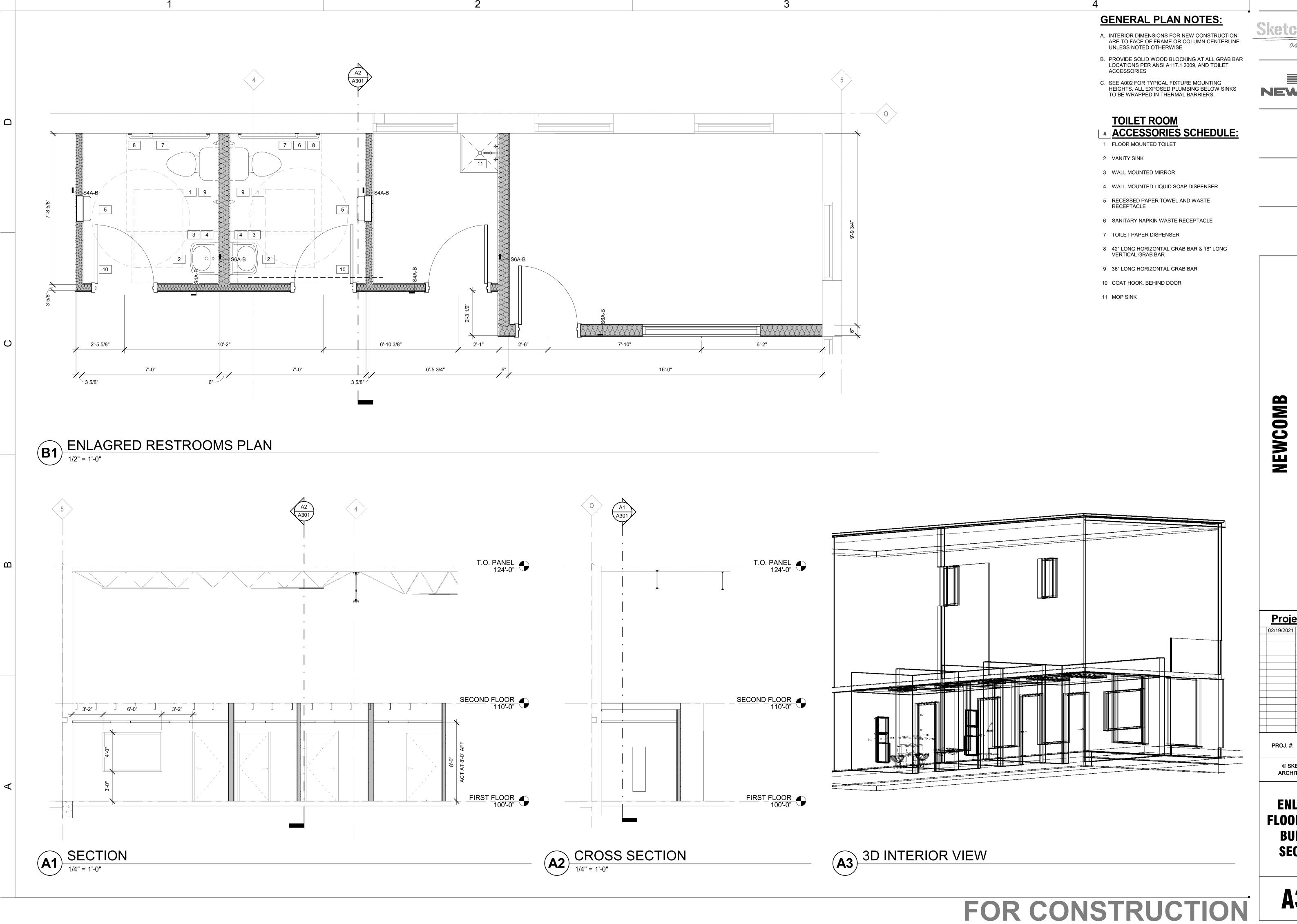
CONTACT: WADE WYSE (OWNER) 608-437-1980

PRELIMINARY G001











architecture

3302 DAIRY DRIVE Madison, Wi 53717 NEWCOMB

Project Status

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ENLARGED FLOOR PLANS, BUILDING SECTIONS

A301