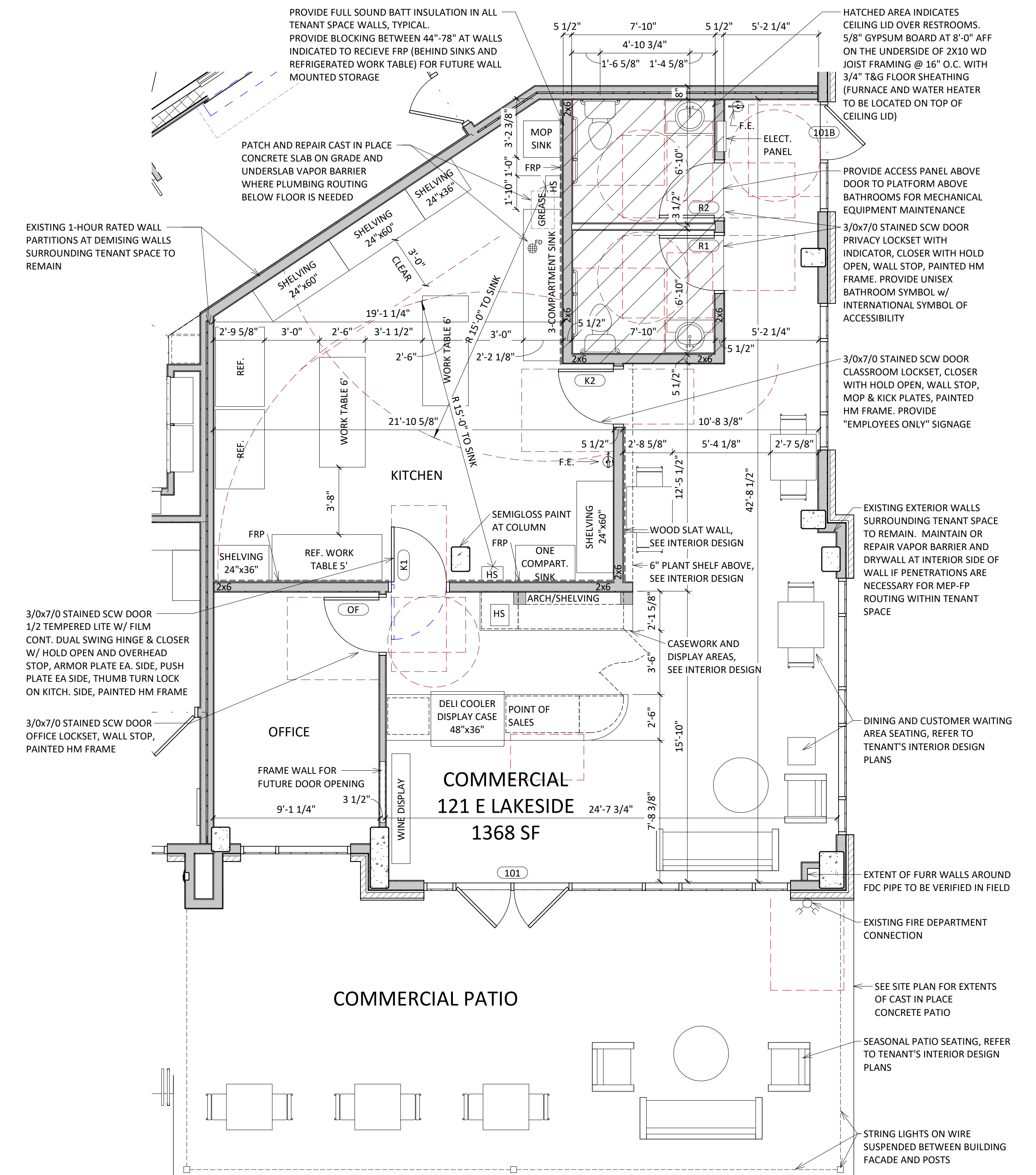
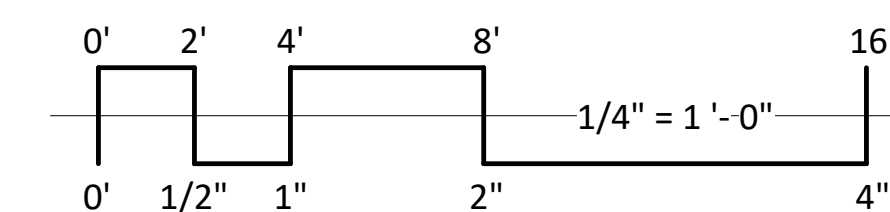


2 REFLECTED CEILING PLAN
A101 1/4" = 1'-0"



1 FIRST FLOOR PLAN
A101 1/4" = 1'-0"



GENERAL ELECTRICAL NOTES:

- DEVICE PLACEMENT / REFLECTED CEILING PLANS ARE GUIDELINES ONLY. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR SYSTEM DESIGN & COMPLIANCE WITH ALL APPLICABLE CODES. VERIFY LIGHTING SELECTIONS AND LAYOUT WITH TENANT'S INTERIOR DESIGN CONSULTANT.
- SEE ENERGY EFFICIENCY NOTES ON G100 FOR ADDITIONAL LIGHTING REQUIREMENTS.
- VERIFY POWER REQUIREMENTS FOR ALL EQUIPMENT AND APPLIANCES.
- DIMENSIONS ARE TO FACE OF FRAMING AND CENTERLINE OF LIGHT FIXTURES.
- ELECTRICAL CONTRACTOR TO MAKE ALL SUBMITTALS TO STATE FOR ENERGY CODE AND LIFE SAFETY LIGHTING PER COMM. 63.0500. COPIES OF ALL APPROVAL LETTERS TO BE FORWARDED TO THE ARCHITECT.
- RECESSED LIGHTING IN FIRE RATED FLOOR/CEILING ASSEMBLIES TO MAINTAIN RATING W/ RATED FIRE, RATED "SURROUND", DRYWALL ENCLOSURE, ETC.
- VERIFY SECURITY CAMERA LOCATIONS WITH TENANT AND OWNER PRIOR TO INSTALLATION.
- VERIFY MEDIA CENTER REQUIREMENTS AND LOCATION WITH TENANT AND OWNER.
- CARBON MONOXIDE ALARMS TO BE INSTALLED IN BASEMENT, CORRIDORS, AND SPACES PER SPS 362.1200. ALARMS TO BE POWERED BY BUILDING POWER WITH BATTERY BACKUP AND SHALL BE INTERCONNECTED WITHIN DWELLING UNITS.
- SMOKE ALARMS TO BE POWERED BY BUILDING POWER WITH BATTERY BACKUP AND SHALL BE INTERCONNECTED WITHIN TENANT SPACE.
- OUTLETS & SWITCHES MUST BE WITHIN ACCESSIBLE REACH RANGES PER SECTION OF COUNTERTOP PROVIDED.

GENERAL PLAN NOTES:

- SEE TITLE SHEET G000 FOR BUILDING CODE REQUIREMENTS AND ADDITIONAL INFORMATION.
- TYPICAL AT ALL CONCEALED SPACES ADJACENT TO FIRE RATED CONSTRUCTION (I.E. BEARING WALLS, PARTY WALLS, CORRIDOR WALLS...): PROVIDE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD ON THE RATED WALL SEGMENT BEHIND TUB / SHOWER UNIT AND IN CONCEALED SPACES, AS INDICATED ON PLANS BY BOLD DASHED LINE.
- SEE SHEET G100 & G102 FOR ADDITIONAL NOTES REGARDING ALL ACCESSIBILITY REQUIREMENTS.
- ALL BATHROOMS TO BE PROVIDED WITH AUTOMATIC SPRINKLER PROTECTION.
- PROVIDE ARCHITECT AND INTERIOR DESIGNER WITH BATHROOM & KITCHEN CABINET SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION & INSTALLATION. DIMENSIONS ARE TO FACE OF STUD FRAMING AND CENTERLINE OF STRUCTURAL COLUMNS, TYP.
- ALL DROPPED SOFFITS / BULKHEADS TO BE CONSTRUCTED OF TYPE "C" GYPSUM BOARD ON NON-COMBUSTIBLE/FIRE TREATED FRAMING. RATED CEILING ASSEMBLY TO RUN CONTINUOUS ABOVE SOFFIT / BULKHEAD.
- SMOKE DETECTORS TO BE PROVIDED AS REQUIRED PER CODE. SMOKE DETECTORS SHALL BE INTERCONNECTED AND POWERED WITH BUILDING POWER WITH A BATTERY BACKUP.

DOOR & SIGNAGE NOTES:

- SEE FLOOR PLANS FOR DOOR HANDING & SWING.
- GENERAL CONTRACTOR TO NOTIFY ARCHITECT OF SUBSTITUTIONS OF WINDOW / DOOR MANUFACTURER PRIOR TO ORDERING THE PRODUCT.
- PROVIDE TEMPERED SAFETY GLAZING AT ALL WINDOWS / DOOR GLAZING WITHIN 24" OF FLOOR & ANY WINDOW / SIDELIGHT ADJACENT TO DOORS.
- GENERAL CONTRACTOR TO VERIFY HARDWARE REQUIREMENTS WITH OWNER.
- ALL DOORS TO HAVE LEVER TYPE HARDWARE.
- ALL DOORS, INCLUDING BOTH LEAVES OF DOUBLE LEAF DOORS SHALL HAVE ALL OPERATING HARDWARE BETWEEN 34" & 48" A.F.F.
- ALL PUBLIC USE DOORS TO HAVE 80" MINIMUM CLEAR HEAD ROOM.
- ALL DOORS INTENDED FOR USER PASSAGE TO HAVE A CLEAR OPENING OF 32" MIN.
- FIRE DOORS SHALL HAVE THE MIN. OPENING FORCE ALLOWED BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY. THE MAXIMUM OPENING FORCE FOR DOORS OTHER THAN FIRE DOORS SHALL BE 5 LBS.
- DOOR CLOSERS SHALL BE ADJUSTED SO THAT DOOR TAKES 5 SECONDS MINIMUM TO CLOSE FROM AN OPEN POSITION OF 90 DEGREES TO AN OPEN POSITION OF 12 DEGREES.
- SPRING HINGES SHALL BE ADJUSTED SO THAT THE DOOR TAKES 1.5 SECONDS MINIMUM TO CLOSE FROM AN OPEN POSITION OF 70 DEGREES.
- ADDITIONAL SIGNAGE NOT SHOWN ON PLANS INCLUDES:
 - BUILDING ADDRESSING IDENTIFICATION
 - WARNING SIGNAGE FOR ELECTRICAL OR OTHER HAZARDOUS EQUIPMENT
 - PARKING STALL SIGNAGE (TO BE CONFIRMED WITH TENANT/OWNER AGREEMENTS)
 - TENANT BUILDING SIGNAGE

INTERNATIONAL SYMBOL OF ACCESSIBILITY TO BE DISPLAYED AT LOCATIONS INDICATE. SIZE, STYLE, LOCATION, & HEIGHT TO COMPLY WITH ICC/ANSI: SECT. 703

UNISEX BATHROOM SYMBOL w/ INTERNATIONAL SYMBOL OF ACCESSIBILITY. SIZE, STYLE, LOCATION, & HEIGHT TO COMPLY WITH ICC/ANSI: SECT. 703

WALL PARTITION NOTES:

- ALL LUMBER IN CONTACT WITH CONCRETE BELOW OR WITHIN 8" OF GRADE SHALL BE PRESERVATIVE TREATED.
- PENETRATIONS IN RATED ASSEMBLIES SHALL COMPLY WITH IBC 714. SUBMIT FIRESTOP SYSTEMS TO LOCAL AHI FOR REVIEW PRIOR TO INSTALLATION. FIRESTOP SYSTEMS IN HORIZONTAL ASSEMBLIES SHALL HAVE "1" RATING = TO "F" RATINGS. GYPSUM BOARD ON FIRE RATED WALLS (EXTERIOR, PARTY, CORRIDOR, AND BEARING WALLS) SHALL BE INSTALLED BEHIND SOFFITS, TUB & SHOWER UNITS AND CONCEALED OR FURRED-OUT SPACES.
- M.E.P. BOXES IN FIRE RATED WALLS SHALL BE UL LISTED AND INSTALLED IN ACCORDANCE WITH THEIR LISTING. BOXES SERVING DIFFERENT DWELLING UNITS SHALL NOT BE INSTALLED WITHIN THE SAME STUD CAVITY.
- BOXES IN DEMISING WALLS AND CEILINGS SHALL HAVE THEIR ANNULAR SPACE SEALED WITH ACOUSTIC SEALANT.
- FLEXIBLE DUCTS AND AIR CONNECTORS SHALL NOT PASS THRU ANY RATED ASSEMBLY.
- ACOUSTIC INSULATION: INSTALL FIBERGLASS BATT INSULATION IN ALL WALLS.
- BATT INSULATION THICKNESS SHALL BE EQUAL TO DEPTH OF STUD CAVITY, U.N.O.
- INSTALL ACOUSTIC SEALANT AT JOINT BETWEEN WALL AND CEILING GYPSUM BOARD AT ALL DEMISING WALLS.
- DESIGN HEAD OF PARTITION CONNECTIONS TO ACCOMMODATE DEFLECTION OF BUILDING STRUCTURE.
- ALL WINDOWS DRYWALL RETURN HEAD AND JAMB W/ SEALANT ENTIRE PERIMETER.



SITE LOCATOR MAP

SHEET INDEX

SITE	
C-1.1	SITE PLAN
C-1.2	SITE LIGHTING
C-1.3	FIRE ACCESS PLAN
C-1.4	LOT COVERAGE
C-1.5	USABLE OPEN SPACE
C-1.6	TRASH ENCLOSURE
CIVIL	
C-4.0	OVERALL GRADING & EROSION CONTROL PLAN
C-4.1	GRADING PLAN - NORTH
C-5.1	UTILITY PLAN - STORM SEWER - NORTH
C-6.1	CONSTRUCTION DETAILS
C-6.3	CONSTRUCTION DETAILS
LANDSCAPE	
L-1.1	OVERALL LANDSCAPE PLAN
ARCHITECTURAL	
A-101	COMMERCIAL TENANT PLANS

ISSUED

Issued for Land Use & UDC - May 6, 2020
 Issued for UDC Submittal - July 15, 2020
 Issued for Site Plan Review - February 2, 2021
 Issued for Review - November 5, 2021
 Issued for Plan Review - February 15, 2022
 Issued for Alteration to CU - December 21, 2022

SITE DEVELOPMENT DATA

ZONING: TE - TRADITIONAL EMPLOYMENT DISTRICT

DENSITIES:

LOT AREA	58,750 S.F. / 1.35 ACRES	ZONING REQUIREMENTS	26,400 S.F.
DWELLING UNITS	66 UNITS		400 S.F./UNIT
LOT AREA / D.U.	890 S.F./UNIT		
DENSITY	48.8 UNITS/ACRE		

USABLE OPEN SPACE: PROVIDED 27,174 S.F. (41.1 S.F./UNIT) vs ZONING REQUIREMENTS 26,400 S.F. (400 S.F./UNIT)

LOT COVERAGE: PROVIDED 39,677 S.F. (67%) vs ZONING REQUIREMENTS 49,938 S.F. (85% MAX.)

BUILDING HEIGHT: 3-4 STORIES/60 vs 5 STORIES/68

RESIDENTIAL AREA: 61,138 S.F.
 COMMERCIAL AREA: 1,240 S.F.
 GARAGE PARKING AREA: 27,750 S.F.
 GROSS AREA: 90,128 S.F.

DWELLING UNIT MIX:

STUDIOS	8
MICRO-ONE	12
ONE BEDROOM	38
TWO BEDROOM	8
TOTAL DWELLING UNITS	66

VEHICLE PARKING STALLS:

UNDERGROUND GARAGE	70
SURFACE	13
TOTAL	83

PARKING RATIO: 1.3 STALLS/UNIT

BICYCLE PARKING:

GARAGE LONG-TERM (2'x6' FLOOR MOUNT)	66	ZONING REQUIREMENTS	66
SURFACE GUEST	8		7 (10% OF TOTAL UNITS)
SURFACE COMMERCIAL	2		2 (1/2,000 S.F. OR 2 MIN.)
TOTAL	76 BIKE STALLS		75 BIKE STALLS REQ'D

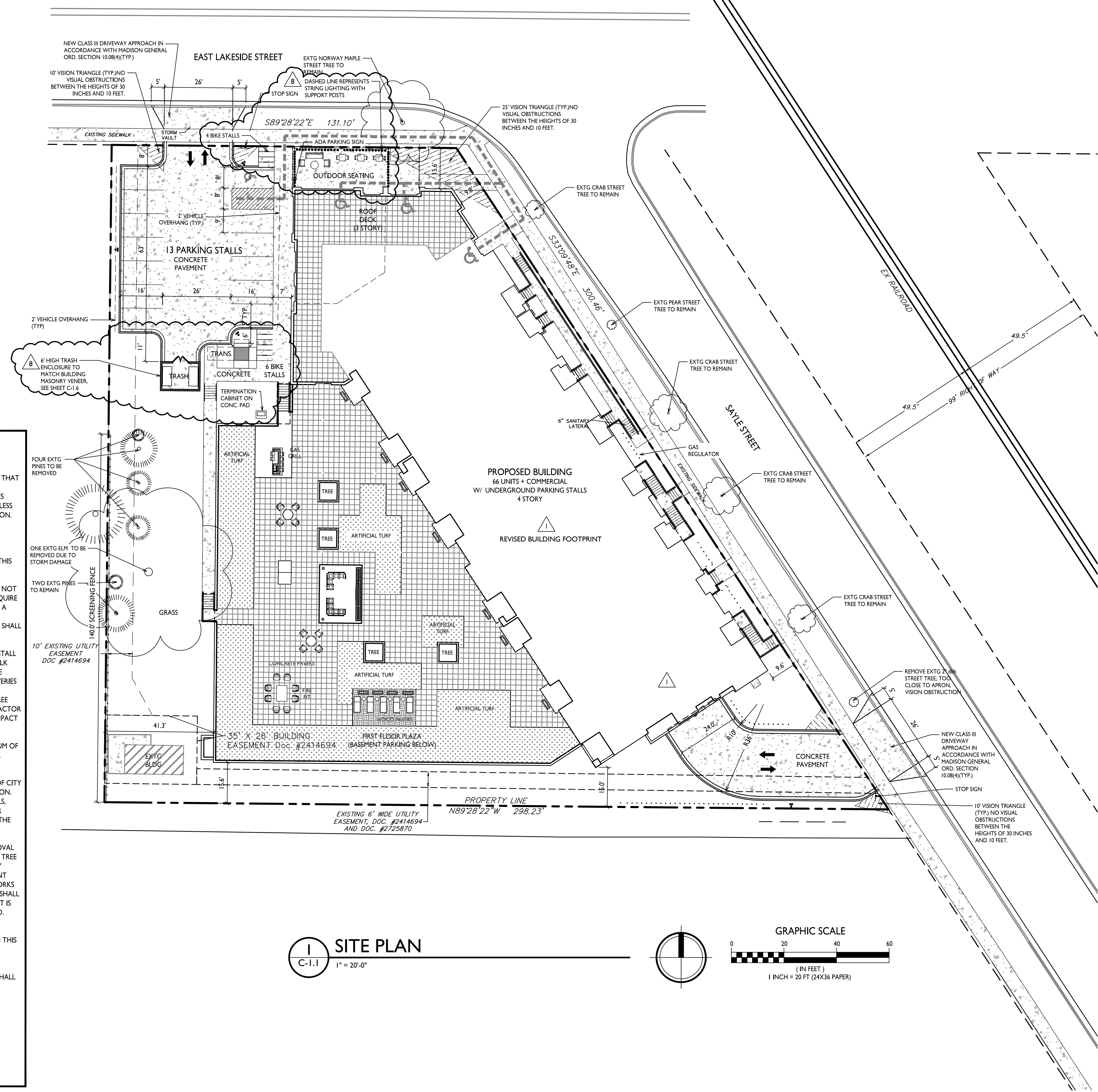
CB #1 - February 15, 2022
 CB #8 - December 21, 2022
PROJECT TITLE
THE POST

131 E Lakeside Street
Madison, WI
 SHEET TITLE
Site Plan

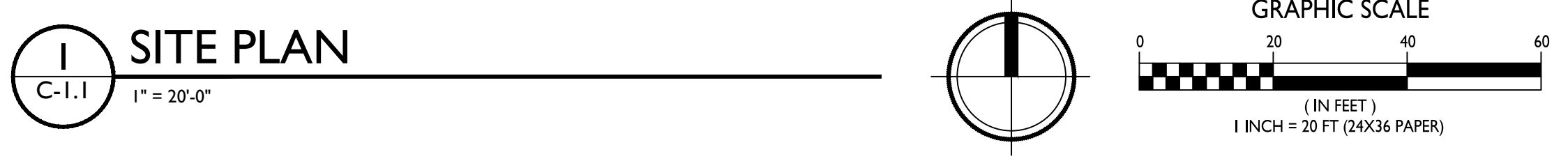
SHEET NUMBER

C-1.1

PROJECT NO. 1971
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- GENERAL NOTES:**
- CITY OF MADISON FORESTRY CAN BE CONTACTED AT (608) 266-4816.
 - THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER, WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
 - ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
 - ALL DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
 - CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES ABOVE OR BELOW GROUND SHALL BE REPORTED TO CITY FORESTRY.
 - EXISTING STREET TREES SHALL BE PROTECTED. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. DO NOT REMOVE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF THE TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY PRIOR TO EXCAVATION TO ACCESS THE IMPACT TO THE TREE AND ROOT SYSTEM.
 - TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION. ALL PRUNING SHALL FOLLOW ANSI A300 - PART 1.
 - TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, MATERIALS, REFUSE, EXCAVATED SPOILS, OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
 - APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OF THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW AND SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A PERMIT BEING ISSUED.
 - THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANT'S EXPENSE UPON NOTIFICATION BY THE CITY.
 - AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING CONTRACTOR SHALL CONTACT CITY FORESTRY TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH LANDSCAPER.



SITE PLAN
 C-1.1
 1" = 20'-0"