URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

FOR OFFICE USE ONLY:

Date Received 4/24/23 11:49 a.m.

Paid _____

☐ Initial Submittal

☐ Revised Submittal

Complete all sections of this application, including the desired meeting date and the action requested. If your project requires both UDC and Land Use application submittals, a completed Land Use Application and accompanying submittal materials are also required to be submitted.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

1. Project Information

Address (list all addresses on the project site): 6728 Mader Drive

Title: Ryan Funeral Home

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested May 10, 2023

☐ New development ☐ Alteration to an existing or previously-approved development

☑ Informational ☐ Initial Approval ☐ Final Approval

3. Project Type

☐ Project in an Urban Design District

☐ Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)

☐ Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)

☑ Planned Development (PD)

- ☑ General Development Plan (GDP)
- ☑ Specific Implementation Plan (SIP)

☐ Planned Multi-Use Site or Residential Building Complex

Signage

☐ Comprehensive Design Review (CDR)

☐ Modifications of Height, Area, and Setback

☐ Sign Exceptions as noted in Sec. 31.043(3), MGO

Other

☐ Please specify

_____

4. Applicant, Agent, and Property Owner Information

Applicant name Roman Ryan

Company Ryan Funeral Home

Street address 2418 N. Sherman Ave.

City/State/Zip Madison WI 53704

Telephone 608-249-8257

Email info@RyanFuneralService.com

Project contact person Eric Kom

Company Sketchworks Architecture

Street address 2501 Parmenter St Suite 100B

City/State/Zip Middleton WI 53562

Telephone 608-836-7570

Email ekom@sketchworksarch.com

Property owner (if not applicant) _____

Street address _____

City/State/Zip _____

Telephone _____

Email _____

URBAN DESIGN COMMISSION APPROVAL PROCESS

UDC

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. A request for an Informational Presentation to the UDC may be requested prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design efforts. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Modification requests)
- Initial Approval. Applicants may, at their discretion, request Initial Approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the Initial Approval must be addressed at this time.

Presentations to the Commission

The Urban Design Commission meets virtually via Zoom, typically on the second and fourth Wednesdays of each month at 4:30 p.m. Applicant presentations are strongly encouraged, although not required. Prior to the meeting, each individual speaker is required to complete an online registration form to speak at the meeting. A link to complete the online registration will be provided by staff prior to the meeting. Please note that individual presentations will be limited to a **maximum of three (3) minutes**. The pooling of time may be utilized to provide one speaker more time to present, however the additional time will be based on the number of registrants from the applicant team, i.e. two (2) applicant registrants = six (6) minutes for one (1) speaker.

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics. Please note that presentation slides, in a PDF file format, are required to be submitted **the Friday before** the UDC meeting.

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

UDC

The items listed below are minimum application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- ☒ Locator Map
- ☒ Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☒ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☒ Site Plan
- ☒ Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

*** All plans must be legible, including the full-sized landscape and lighting plans (if required)*

2. Initial Approval

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- ☐ Landscape Plan and Plant List (*must be legible*)
- ☐ Building Elevations in **both** black & white and color for all building sides, including material and color callouts
- ☐ PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- ☐ Grading Plan
- ☐ Lighting Plan, including fixture cut sheets and photometrics plan (must be legible)
- ☐ Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- ☐ Site Plan showing site amenities, fencing, trash, bike parking, etc. (if applicable)
- ☐ PD text and Letter of Intent (if applicable)
- ☐ Samples of the exterior building materials
- ☐ Proposed sign areas and types (if applicable)

4. Signage Approval *(Comprehensive Design Review (CDR), Sign Modifications, and Sign Exceptions (per Sec. 31.043(3))*

- ☐ Locator Map
- ☐ Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Modifications criteria is required)
- ☐ Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- ☐ Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- ☐ Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- ☐ Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- ☐ Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested
- ☐ Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit

5. Required Submittal Materials

☑ **Application Form**

- A completed application form is required for each UDC appearance. For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (Initial or Final Approval) from the UDC.

☑ **Letter of Intent**

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required.
- For signage applications, a summary of how the proposed signage is consistent with the applicable Comprehensive Design Review (CDR) or Signage Modification review criteria is required.

☑ **Development Plans** (Refer to checklist on Page 4 for plan details)

☐ **Filing Fee** (Refer to Section 7 (below) for a list of application fees by request type)

☑ **Electronic Submittal**

- Complete electronic submittals must be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to UDCapplications@cityofmadison.com. The email must include the project address, project name, and applicant name.
- Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

☑ **Notification to the District Alder**

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Jessica Vaugn on March 24, 2023.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Roman Ryan Relationship to property Owner

Authorizing signature of property owner _____ Date 4/24/23

7. Application Filing Fees

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to: *City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984*. The City's drop box is located outside the Municipal Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to *City Treasurer*, and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City's drop box.

Please consult the schedule below for the appropriate fee for your request:

☐ Urban Design Districts: $350 *(per §33.24(6) MGO)*.

☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : $150 *(per §33.24(6)(b) MGO)*

☐ Comprehensive Design Review: $500 *(per §31.041(3)(d)(1)(a) MGO)*

☐ Minor Alteration to a Comprehensive Sign Plan: $100 *(per §31.041(3)(d)(1)(c) MGO)*

☐ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for Sign Modifications (of height, area, and setback), and additional sign code approvals: $300 *(per §31.041(3)(d)(2) MGO)*

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

— Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)

— Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)

— Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)

— Planned Multi-Use Site or Residential Building Complex

April 24, 2023

City of Madison
Urban Design Commission
Madison Municipal Building Suite. 017
215 Martin Luther King Jr. Blvd.
Madison WI 53701-2985

RE: Urban Design Commission Application
Informational Presentation
6728 Mader Drive

Dear Commission members:

On behalf of Ryan Funeral Homes, Sketchworks Architecture, LLC is submitting this letter of intent and application for an Information Presentation to the Urban Design Commission (UDC) for the construction of a new Funeral Home located at 6728 Mader Drive. This lot is part of a larger General Development Plan approved by Plan Commission on February 7, 2023. A pre-application meeting with city staff was conducted on March 31, 2023, with a Development Assistance Team (DAT) meeting held on April 13, 2023.

Proposal Summary:
The proposed building will have a hospitality function, used for holding memorial services and related functions, meetings, and gatherings. The preparation of any deceased will be completed at another location and not part of the buildings functional spaces.

The building is orientated to the adjoining streets of McKee Road and Golden Copper Lane with the parking lot to the south access off Mader Drive. Pedestrian access with be provided from both streets near the building, and include a sidewalk along the length of Golden Copper lane. Parking will include approximately 66 standard parking stalls with 2 accessible/van stalls. Loading areas are provided on each side of the parking lot for flower deliveries and catering. The main entrance will be covered by an extended canopy and sidewalk access to the parking lot.

Stormwater management will be located in the southwest corner of the property. Continued development and coordination with City staff and the adjacent property is under review. Landscape will be provided to meet the requirements of the city. A preliminary landscape plan has been provided for initial discussion.

As a Funeral Home, the owners desire is to have a residential feel in its materials and details. The preliminary design includes similar materials of a high-end residential home, having cast stone along the base and integrated piers between large, multi-pane windows. Hand-laid stucco will be located above the first floor windows and second floor with embedded reveals providing scale and accent to the building elevations. Heavy Timber accents provide visual interest and depth from the cast stone piers to the roof overhang supports. The roof will be architectural asphalt shingles and standing seam metal roofing panels.

The building is organized into three major parts. The main entrance creates a gathering space for visitors that connects the other two spaces of the building and provides a two-story space with access to the second floor. Balconies overlook the lobby and waiting area, with windows allowing natural light deep into the center of the building. The Chapel is located to the east, with the main function being funeral services and large gatherings. The ceiling will be either vaulted or a tray configuration to create an uplifting environment to the space. The Social Hall will be located west of the main entrance and be used for post service gatherings. A warming kitchen is available with an exterior patio/trellis adjacent for limited outdoor seating and enjoyment. Functional 'service' areas including restrooms, storage, and a 20 person meeting room are conveniently located adjacent to the social hall and main entrance.

As required by the Plan Commission approval, and staff recommendations, a second floor is required and provided above the Social Hall, located on the corner of McKee Road and Golden Copper Lane. This second floor will be utilized for additional office space and mechanical.

Main Building signage will be located at each end of the main entrance volume, with a monument sign in the northwest corner of the property along McKee Road.

The design team has reached out to the District 7 Alder, Nasra Wehelie to review the project and intended use. A meeting has been scheduled for April 27, 2023 where the building design will be presented.

Zoning District:

The property is currently zoned PD, with a base zoning of (CC-T) Commercial Center - Transitional
Urban Design District - None.

Project Schedule:

The project construction schedule will be as follows:

Pre-Application Meeting	03.31.2023
Development Assistance Team Mtg.	04.13.2023
Alder Notification – District 7	04.19.2023
Submit UDC Informational Application	04.24.2023
UDC Meeting – Informational	06.10.2023
Submit UDC/PC Application	06.12.2023
UDC Meeting – Initial/Final Approval	07.26.2023
Plan Commission Meeting	08.07.2023
Start Construction	11.15.2023
Complete Construction (TBD)	06.01.2023

Project Team:,

The key individuals and firms involved in this planning and design process include:

Building Owner:
Ryan Funeral Homes
2418 N. Sherman Ave.
Madison WI 53704
Contact: Roman Ryan
(608) 575-0662

Architect:
Sketchworks Architecture, LLC
2501 Parmenter St. Ste 100B
Middleton, WI 53562
Contact: Eric Kom
(608) 836-7570

Please feel free to contact us with any questions you may have regarding this request.

Respectfully,

Brad Koning
Sketchworks Architecture, LLC

RYAN FUNERAL HOMES

6728 MADER DRIVE
MADISON, WI 53719

PROJECT DATA

LOCATION:
6853 MCKEE ROAD
MADISON, WI 53719

REGULATING MUNICIPALITIES:
CITY OF MADISON
DANE COUNTY
STATE OF WISCONSIN

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 BUILDING CONSISTING OF: 2 STORIES OF CHAPEL AND FUNERAL PARLOR WITH OFFICES AND STORAGE

OCCUPANCY TYPE:
PRIMARY: A-3
SECONDARY: B, S-1

CONSTRUCTION TYPE: VB

ALLOWABLE BUILDING AREA & HEIGHT:

MAXIMUM HEIGHT ABOVE GRADE PLANE (IBC TABLE 504.3)	= 60 FEET
MAXIMUM STORIES ALLOWED (IBC TABLE 504.4)	= 2 STORIES
MAXIMUM AREA ALLOWED PER FLOOR (IBC TABLE 506.2)	= 18,000 SF
AREA MODIFICATIONS (IBC SECTION 506)	= 13,500 SF
TOTAL MAXIMUM ALLOWABLE AREA PER FLOOR	= 31,500 SF

ACTUAL BUILDING AREA & HEIGHT:

HEIGHT ABOVE GRADE PLANE	= 30 FEET
STORIES ABOVE GRADE PLANE	= 2 STORIES
FIRST FLOOR AREA	= 7,200 SF
SECOND FLOOR AREA	= 1,795 SF

NUMBER OF OCCUPANTS (TABLE 1004.1.2):

A-3 OCC (CHAPEL)	= 2,460 SF/ 7 NET	= 352 OCC
A-3 OCC (LOBBY)	= 531 SF/ 7 NET	= 76 OCC
A-3 OCC (SOCIAL)	= 1,789 SF/ 15 NET	= 120 OCC
A-3 OCC (REGST.)	= 477 SF/ 7 NET	= 68 OCC
B OCCUPANCY	= 2,122 SF/ 100 GROSS	= 22 OCC
S-1 OCCUPANCY	= 192 SF/ 300 GROSS	= 1 OCC
TOTAL OCCUPANTS		= 639 OCC*

* NOT ALL SPACES WILL IS OCCUPIED AT THE SAME TIME AND RESTROOM FIXTURES WILL LIMIT OCCUPANCY TO 350; REQUIRED SIGNS WILL BE POSTED

PLUMBING:

SPACE		WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS	SERVICE SINK
OCCUPANCY	LOAD	MALE	FEMALE	MALE	FEMALE		
A-3	330	1.10	2.20	0.83	0.83	0.03	1
B	15	0.30	0.30	0.19	0.19	0.15	SEE TABLE 403.1
S-1 & S-2	5	0.03	0.03	0.03	0.03	0.00	1
SUBTOTALS	350	1.43	2.53	1.04	1.04	0.15	2.00
REQ'D TOTALS		2	3	2	2	1	2
TOTAL PROVIDED		3	3	2	2	1	1

ALL FIXTURES TO COMPLY WITH ICC A117.1

FIRE CONTROL:
FULLY-SPRINKLERED BUILDING: NFPA 13
PORTABLE FIRE EXTINGUISHERS (IBC SECTION 906.3.1)

HAZARD TYPE	= LOW
MAXIMUM AREA	= 3,000 SF PER "A"
MAXIMUM DISTANCE (TYPE [A OR B])	= 50 FEET
EXTINGUISHER RATING	= 2-A:5-B
NUMBER REQUIRED AT ABOVE RATING	= 8

EXITS:

EXIT(S) REQUIRED TO MEET EXIT REQ'T.	= 3
EXIT(S) PROVIDED	= 3

MIN 60% OF PUBLIC EXTERIOR DOORS TO BE ON ACCESSIBLE ROUTE

ACCESSIBILITY:
FOLLOW IBC 2015 AND ANSI 117.1 (2009)

COMCHECK DESIGN (2015 IECC):

PERIMETER FOUNDATION:	R-10 RIGID
WALLS:	R-19 BATT
ROOF:	R-38 BATT (14" BLOWN)

PROJECT GENERAL NOTES:

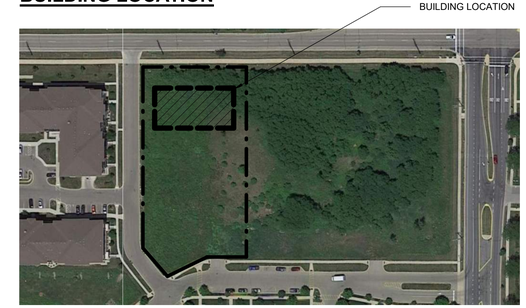
1. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERING ANY DISCREPANCIES OR CONFLICTING INFORMATION IN THESE DOCUMENTS. CONTRACTOR SHALL CAREFULLY REVIEW AND COMPARE ALL DRAWINGS DURING THE BIDDING PERIOD AND BEFORE INSTALLATION OF THEIR WORK. ANY INCONSISTENCIES IN THE DRAWINGS SHALL BE REPORTED 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 BY IEC.
12. PROVIDE FIRE BLOCKING AND DRAFTSTOPPING THROUGHOUT BUILDING PER IBC CHAPTER 7.
13. SUBMIT ALL FIXTURES, APPLIANCES, MATERIALS, SHOP DRAWINGS, PLAN MODIFICATIONS TO THE ARCHITECT FOR REVIEW AND APPROVAL.
14. IN SOME CASES THE SELECTION OF SPECIFIC ACCESSORIES, HARDWARE, MATERIALS OR FINISHES MAY NOT BE AVAILABLE AT ISSUANCE OF THESE DRAWINGS. THESE INSTANCES ARE INDICATED WITH "TBD", OR "TO BE DETERMINED". IN THESE SITUATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING APPROPRIATE ALLOWANCES TO COVER THE MATERIAL AND INSTALLATION FOR THAT ELEMENT, BASED ON THE BEST INFORMATION PROVIDED. IF NO INFORMATION IS PROVIDED, ASSUME A MID-RANGE PRODUCT COST TO SATISFY THE INTENT OF THE PROJECT. THE CONTRACTOR SHALL CLEARLY STATE IN THEIR BID PROPOSAL WHAT THE ALLOWANCE VALUE AND UNIT PRICE IS, LISTED SEPARATELY FOR EACH ITEM.
15. IF THE CONTRACTOR ELECTS TO NOT PROVIDE A PRICE FOR ANY ELEMENT CONTAINED IN THESE DOCUMENTS, FOR WHATEVER REASON, THE CONTRACTOR SHALL CLEARLY INDICATE THIS EXCLUSION IN THEIR BID PROPOSAL. IF NO EXCLUSION IS MADE, IT IS THE CONTRACTUAL OBLIGATION OF THE CONTRACTOR TO PROVIDE THE ELEMENT IN ACCORDANCE WITH THE GENERAL INTENT OF THE DRAWINGS.
16. IN THE EVENT OF CONTRADICTION OF DOCUMENTS, SPECIFICATIONS SHALL TAKE PRECEDENT. IF A CONTRADICTION REMAINS, OR IF THE SPECIFICATION DOES NOT CLARIFY, THEN THE CONTRACTOR SHALL ASSUME THE MOST EXPENSIVE OF THE MATERIALS AND INSTALLATION WHEN COMPARING THE CONTRADICTORY ITEMS.

SHEET INDEX

SHEET NUMBER	SHEET NAME	REVISIONS MARK	REVISIONS DATE
GENERAL			
G001	COVER SHEET		
A901	CONTEXT IMAGES		
CIVIL			
C001	CIVIL DETAILS		
C101	EXISTING CONDITIONS		
C400	SITE PLAN		
C500	GRADING PLAN		
C600	UTILITY PLAN		
LANDSCAPE			
L101	LANDSCAPING PLAN		
ARCHITECTURAL			
A101	FIRST FLOOR PLAN		
A102	SECOND FLOOR PLAN		
A104	ROOF PLAN		
A201	EXTERIOR ELEVATIONS		
A202	EXTERIOR ELEVATIONS		
A301	BUILDING SECTIONS		

PROJECT LOCATION

BUILDING LOCATION



PROJECT CONTACTS:

OWNER:
RYAN FUNERAL HOMES
6728 MADER DRIVE
MADISON, WI 53719

CONTACT:
ROMAN RYAN (OWNER)

ARCHITECT:
SKETCHWORKS ARCHITECTURE, LLC
2501 PARMENTER STREET, SUITE 100B
MIDDLETON, WI 53562

CONTACT:
BRAD KONING (ARCHITECT)
ERIC KOM (PROJ. ARCHITECT / P.O.C.)
608-836-7570

Sketchworks architecture llc

RYAN FUNERAL HOMES
NEW CONSTRUCTION
6728 MADER DRIVE
MADISON, WI 53719

Project Status

2023.04.24	UDC INFO

PROJ. #: 23026-01

© SKETCHWORKS ARCHITECTURE 2023

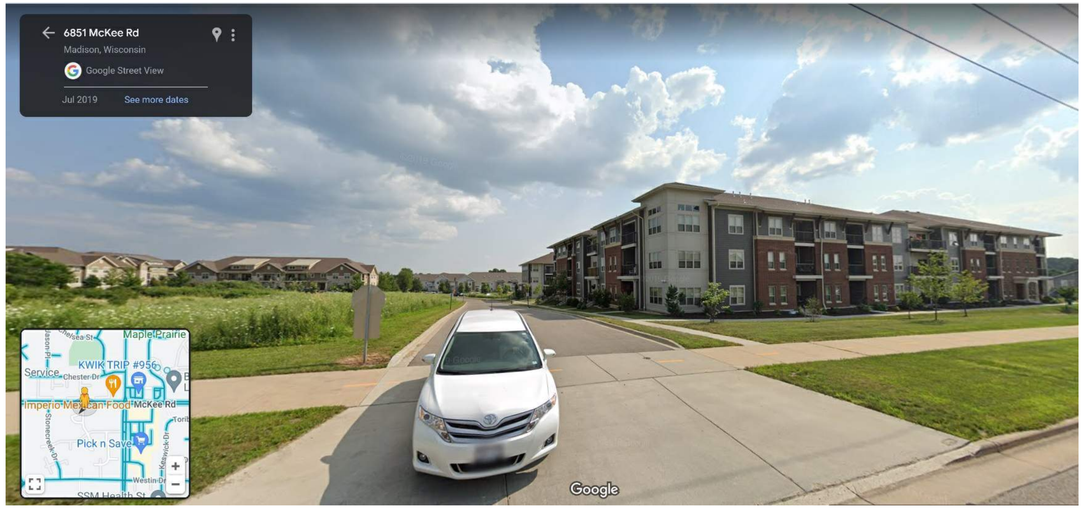
COVER SHEET

G001

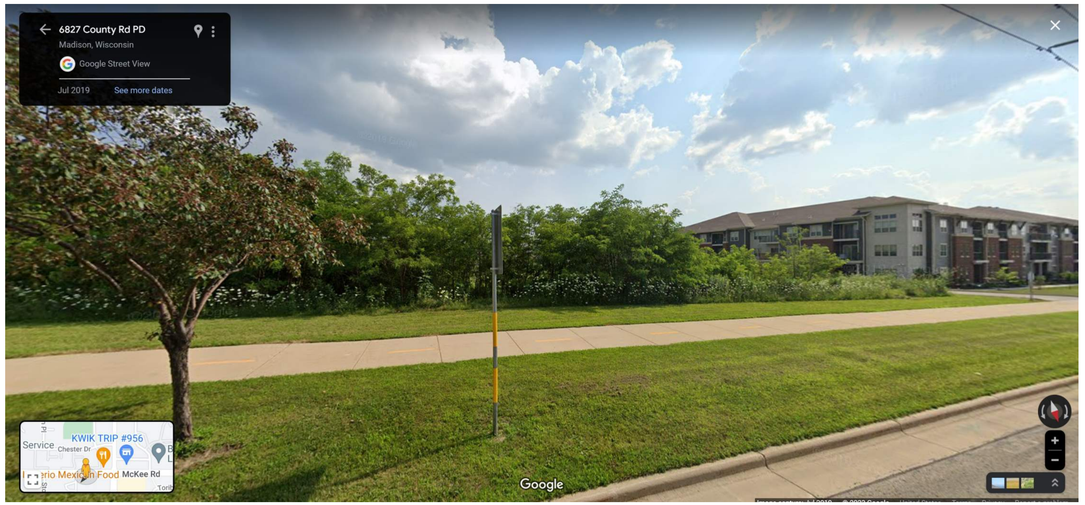
PRELIMINARY

Autodesk Docs://Ryan Funeral Homes/Ryan Funeral Homes.rvt
4/24/2023 11:21:30 AM

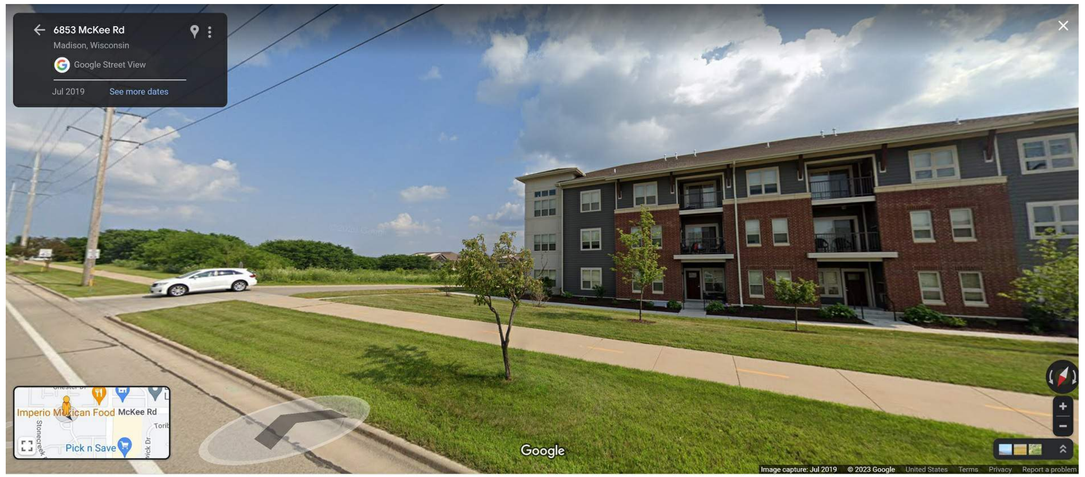
NORTHWEST VIEW - CORNER OF McKEE ROAD AND MAPLE GROVE



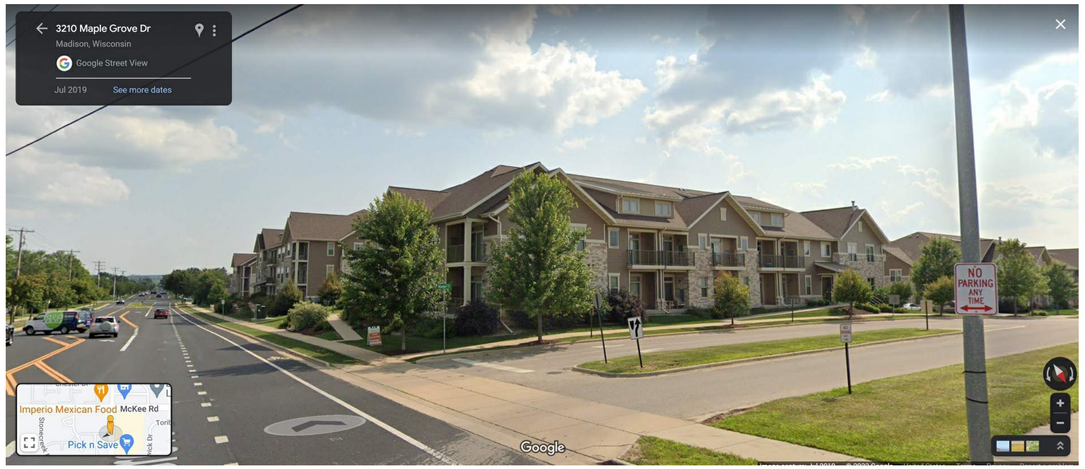
SOUTHWEST VIEW - GOLDEN COOPER LANE AND MCKEE ROAD



NORTHWEST VIEW OF VACANT PROPERTY



SOUTHEAST VIEW - GOLDEN COOPER LANE AND MCKEE ROAD



SOUTHWEST VIEW - MADER DRIVE AND MAPLE GROVE DRIVE

PRELIMINARY

Sketchworks architecture llc

RYAN FUNERAL HOMES

NEW CONSTRUCTION
6728 MADER DRIVE
MADISON, WI 53719

Project Status

2023.04.24	UDC INFO

PROJ. #: 23026-01

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CONTEXT IMAGES

A901

EROSION CONTROL NOTES/SPECIFICATIONS:

1. EROSION CONTROL DEVICES AND/OR STRUCTURES SHALL BE INSTALLED PRIOR TO CLEARING AND GRUBBING OPERATIONS. THESE SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS RE-ESTABLISHED.

2. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE THE RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

3. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF THE TIME 0.5 INCHES OF RAIN IS PRODUCED. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS. INSPECTION SCHEDULE AND RECORD KEEPING SHALL COMPLY WITH NR 216.46(9), WIS. ADM. CODE.

4. CONSTRUCTION ENTRANCES – PROVIDE A STONE TRACKING PAD AT EACH POINT OF ACCESS. INSTALL ACCORDING TO WDNR STANDARD 1057. REFER TO WDNR'S STORMWATER WEB PAGE OF TECHNICAL STANDARDS AT: HTTP://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML. THE TRACKING PAD MUST BE MAINTAINED IN A CONDITION THAT PREVENTS THE TRACKING OF MATERIAL ONTO THE PUBLIC STREET.

5. TEMPORARY STABILIZATION USING ANIONIC POLYMER. AFTER NOVEMBER 1, 20XX, ANIONIC POLYACRYLAMIDE WILL BE APPLIED TO ALL DISTURBED AREAS WHERE THE MUNICIPALITY'S ENGINEER OR WDNR REPRESENTATIVES DEEM STABILIZATION AND/OR EROSION TO BE PROBLEMATIC. APPLICATION OF POLYACRYLAMIDE WILL BE ACCORDING TO WDNR CONSERVATION PRACTICE STANDARD 1050, EROSION CONTROL LAND APPLICATION OF ANIONIC POLYACRYLAMIDE. REFER TO WDNR'S STORMWATER WEB PAGE OF TECHNICAL STANDARDS AT: HTTP://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML

6. DEEP TILLING – FOLLOWING ROUGH GRADING, DEEP TILLING (A.K.A. SUBSOILING) WILL BE PERFORMED ON ALL GRADED AREAS OUTSIDE THE FOOTPRINT OF STREET FOOTPRINTS. THE OPERATION SHALL BE ACCOMPLISHED USING TWIN STRAIGHT STEEL SHANKS DRAWN BY TRACKED MACHINERY. EACH SHANK SHALL BE 24 TO 36 INCHES LONG, POSITIONED OVER THE TRACTOR TRACKS, AND SPACED 4 TO 5 FEET APART. DEEP TILLING SHALL BE DONE ON DRY SOIL AND ACROSS THE SLOPE. REFER TO THE DANE COUNTY EROSION CONTROL AND STORMWATER MANAGEMENT MANUAL, APPENDIX I.D.1, WHICH IS ACCESSIBLE FROM THE DANE COUNTY LAKES AND WATERSHED COMMISSION WEB SITE AT: HTTP://WWW.DANEWATERS.COM/BUSINESS/STORMWATER.ASPX.

7. SOIL STOCKPILES – A ROW OF SILT FENCE PLACED DOWNSLOPE AND AT LEAST 10 FEET AWAY FROM THE STOCKPILE SHALL PROTECT ALL STOCKPILES. SOIL STOCKPILES THAT ARE INACTIVE FOR MORE THAN 14 CONSECUTIVE DAYS SHALL BE STABILIZED WITH SEED & MULCH, EROSION MAT, POLYMER, OR COVERED WITH TARPS OR SIMILAR MATERIAL. NO STOCKPILE SHALL BE PLACED WITHIN 20 FEET OF A DRAINAGE WAY.

8. DEWATERING – WATER PUMPED FROM THE SITE SHALL BE TREATED BY USING A TEMPORARY SEDIMENTATION BASIN, PORTABLE DEWATERING BASIN, GEOTEXTILE BAG, OR AN EQUIVALENT DEVICE. SHOW ON THE PLAN THE ANTICIPATED LOCATIONS OF DEWATERING ACTIVITY, AND PROVIDE AN ENGINEERING DETAIL OF THE DEWATERING SYSTEM. DEVISES SHALL COMPLY WITH WDNR TECHNICAL STANDARD 1061 FOUND AT: HTTP://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML THIS WATER SHALL BE DISCHARGED IN A MANNER THAT DOES NOT INDUCE EROSION OF THE SITE OR ADJACENT PROPERTY.

PUMP SIZE (MAX GPM)	TYPE I BAG SIZE (SQ-FT)
50	25
100	50
150	75

9. STORM SEWER INLETS – PROVIDE WDOT TYPE D "CATCHALL" INLET PROTECTION OR EQUIVALENT. REFER TO WDOT PRODUCT ACCEPTABILITY LIST AT: HTTP://WWW.DOT.WISCONSIN.GOV/BUSINESS/ENGRSERV/PAL.HTM. INLET PROTECTION SHALL BE INSTALLED PRIOR TO THE STORM SEWER SYSTEM RECEIVING SITE RUNOFF. OTHER THAN FOR PERFORMING MAINTENANCE, THESE DEVICES SHALL NOT BE REMOVED UNTIL PLAT-LEVEL STABILIZATION IS COMPLETE.

10. BUILDING AND WASTE MATERIALS SHALL BE PREVENTED FROM RUNNING-OFF THE SITE AND ENTERING WATERS OF THE STATE IN CONFORMANCE WITH NR151.12(6M).

11. NO SOLID MATERIAL SHALL BE DISCHARGED OR DEPOSITED INTO WATERS OF THE STATE IN VIOLATION OF CH. 30 OR 31 OF THE WISCONSIN STATE STATUTES OR 33 USC 1344 PERMITS.

12. EROSION CONTROL DEVICES SHALL ADHERE TO THE TECHNICAL STANDARDS FOUND AT: HTTP://DNR.WI.GOV/RUNOFF/STORMWATER/TECHSTDS.HTM AND COMPLY WITH ALL XXXXXXXXXXXX ORDINANCES.

13. ALL DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE BE SWEPT OR SCRAPED CLEAN BY THE END OF EACH WORKDAY.

14. ALL BUILDING AND WASTE MATERIAL SHALL BE HANDLED PROPERLY TO PREVENT RUNOFF OF THESE MATERIALS OFF OF THE SITE.

15. ALL DISTURBED AREAS SHALL BE SEEDED IMMEDIATELY AFTER GRADING ACTIVITIES HAVE BEEN COMPLETED.

16. ALL DISTURBED AREAS, EXCEPT PAVED AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED, AND MULCH. SEED MIXTURES SHALL BE SELECTED APPROPRIATE TO THE INTENDED FUNCTION. A QUALIFIED LANDSCAPING CONTRACTOR, LANDSCAPE ARCHITECT OR NURSERY CAN BE CONSULTED FOR RECOMMENDATIONS. SEEDING RATES SHALL BE BASED ON POUNDS OR OUNCES OF PURE LIVE SEED PER ACRE AND SHALL BE PROVIDED BY THE SEED SUPPLIER. FERTILIZER CAN BE APPLIED TO HELP PROMOTE GROWTH, BUT A SOIL TEST IS RECOMMENDED TO DETERMINE THE TYPE AND AMOUNT OF FERTILIZER TO BE APPLIED. ALL SEEDING AND RESTORATION SHALL BE IN CONFORMANCE TO WDNR TECHNICAL STANDARD 1059 FOUND AT HTTP://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML. SEEDING AND SODDING MAY ONLY BE USED FROM MAY 1ST TO SEPTEMBER 15TH OF ANY YEAR. TEMPORARY SEED SHALL BE USED AFTER SEPTEMBER 15. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL ALSO BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.

17. FOR THE FIRST SIX (6) WEEKS AFTER THE INITIAL STABILIZATION OF A DISTURBED AREA, WATERING SHALL BE PERFORMED WHENEVER MORE THAN SEVEN (7) DAYS OF DRY WEATHER ELAPSE.

EMERGENCY CONTACT
TBD

SCHEDULE:

DECEMBER 1, 2023	INSTALL SILT FENCE AND CONSTRUCTION ENTRANCE.
DECEMBER 2, 2023	BEGIN DISTURBANCE OF SITE GROUND COVER.
JUNE 31, 2023	BASE COURSE INSTALLED. APPLY SEED AND MULCH TO ALL DISTURBED AREAS.
AUGUST 31, 2023	VEGETATION ESTABLISHED.

GENERAL NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.

2. CONTRACTOR SHALL VERIFY THE SIZE, TYPE, SLOPE, AND INVERTS OF ALL EXISTING STORM AND SANITARY LATERALS CALLED OUT TO BE CONNECTED TO. CONTRACTOR SHALL SUBMIT THE INFORMATION ON THE PIPES TO THE CITY INSPECTOR AND PROJECT CIVIL ENGINEER.

3. ANY SIDEWALK, CURB, OR OTHER PUBLIC PROPERTY DAMAGED AS PART OF THE CONSTRUCTION OF THE UTILITIES AND BUILDING SHALL BE REPLACED IN-KIND PER THE CITY OF MADISON STANDARD SPECIFICATIONS.

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

5. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF A TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY PRIOR TO THE START OF CONSTRUCTION. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION
http://www.cityofmadison.com/business/pw/documents/stdspecs/2018/part1.pdf. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72 HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY, TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.

SITE PLAN NOTES:

1. PAVEMENT DESIGN SHALL BE PER THE RECOMMENDATION OF THE SOILS CONSULTANT.

2. TRAFFIC CONTROL SIGNAGE SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, CITY, AND LOCAL CODE, WHICHEVER HAS JURISDICTION.

3. NEW DRIVE APRONS SHALL BE CONSTRUCTED AND PLACED IN CONFORMANCE WITH THE CITY OF MADISON STANDARD DETAIL 3.02 FOR COMMERCIAL OPENINGS.

GRADING PLAN NOTES:

1. ALL GRADES ARE FINISH ELEVATION UNLESS NOTED OTHERWISE.

UTILITY PLAN NOTES:

1. ALL WORK WITHIN THE CITY RIGHT OF WAY AND EASEMENTS SHALL BE COMPLIANT WITH THE CITY OF MADISON STANDARD SPECIFICATIONS CURRENT AT THE TIME OF CONSTRUCTION.

2. UTILITY INSTALLATION SHALL BE COORDINATED WITH ENGINEER AT LEAST 4 WEEKS PRIOR TO INSTALLATION TO ENSURE BUILDING INSPECTION APPROVAL IS OBTAINED.

LEGEND/ ABBREVIATIONS

- ACCESSIBLE ROUTE
- EXISTING EASEMENT
- PROPERTY BOUNDARY
- # — PARKING STALL COUNT
- L.S. — LANDSCAPED AREA
- BIT. — BITUMINOUS PAVEMENT
- CONC. — CONCRETE PAVEMENT
- 1041.02 — SPOT GRADE
- FG — FINISH GRADE
- EG — EXISTING GRADE
- SW — SIDEWALK
- EP — EDGE OF PAVEMENT
- FL — FLOW LINE
- LP — LOW POINT
- HP — HIGH POINT
- TC — TOP OF CURB
- TW — TOP OF WALL
- BW — BOTTOM OF WALL
- BOW — BACK OF WALK
- FOW — FRONT OF WALK
- EXP — EXPOSURE
- SAN — PROPOSED SANITARY SEWER
- ST — PROPOSED STORM SEWER
- WM — PROPOSED WATER LATERAL
- UTILITY LINE DEMOLITION
- TREE REMOVAL
- 1041 — EXISTING MINOR CONTOUR
- 1040 — EXISTING MAJOR CONTOUR
- 1041 — PROPOSED MINOR CONTOUR
- 1040 — PROPOSED MAJOR CONTOUR
- PROPOSED RIDGE LINE
- PROPOSED SWALE/DITCH
- ACCESSIBLE PARKING SIGN
- VISION TRIANGLE (NO VISUAL OBSTRUCTIONS BETWEEN HEIGHTS OF 30" AND 10')
- RIPRAP
- CONSTRUCTION ENTRANCE
- x — SAW CUT / REMOVAL LIMITS
- DISTURBANCE LIMITS
- SILT FENCE
- CHECK DAM
- DIVERSION BERM
- INLET PROTECTION
- USLE FLOW PATH

CIVIL SHEET INDEX TABLE

SHEET NUMBER	SHEET TITLE
C-001	CIVIL DETAILS
C-100	EXISTING CONDITIONS
C-300	EROSION CONTROL PLAN
C-400	CIVIL SITE PLAN
C-500	GRADING PLAN
C-600	UTILITY PLAN
C-700	FIRE ACCESS PLAN

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
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RYAN FUNERAL HOME OF MADISON
MCKEE ROAD
MADISON, WI

RYAN FUNERAL HOME OF MADISON
2418 SHERMAN AVENUE
MADISON, WI 53704

PROJECT #: BSE2508
PLOT DATE: 04/19/2023

REVISION DATES:

ISSUE DATES:
4/19/2023

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C-001

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LEGEND

- MAG NAIL SET
- 3/4" SOLID IRON ROD FOUND
- 1" IRON PIPE FOUND UNLESS NOTED
- FOUND CHISELED "X" IN CONCRETE
- FOUND NAIL
- 851.2' SPOT ELEVATION
- OH — OVERHEAD UTILITY WIRE
- G — BURIED GAS LINE
- WM — WATER MAIN
- SAN — SANITARY SEWER
- ST — STORM SEWER
- UT — BURIED TELEPHONE
- UE — BURIED ELECTRIC
- UTV — BURIED CABLE ACCESS TELEVISION LINE
- FO — BURIED FIBER OPTIC
- WATER VALVE
- GAS VALVE
- GAS METER
- DECIDUOUS TREE (DBH IN INCHES)
- CONIFEROUS TREE (DBH IN INCHES)
- AC — AIR CONDITIONER
- TV PEDESTAL
- ELECTRIC PEDESTAL
- UTILITY POLE
- LIGHT POLE
- GROUND LIGHT
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- SIGN
- GUY WIRE
- MAILBOX
- BOLLARD
- STORM SEWER INLET
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- STORM SEWER MANHOLE
- ROUND CATCH BASIN
- STORM SEWER STRUCTURE
- SANITARY SEWER MANHOLE
- BIT. — BITUMINOUS PAVEMENT
- CNC. — CONCRETE PAVEMENT
- ( ) — INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

STORM SEWER AND SANITARY SEWER ELEVATION TABLE

NUMBER	RIM/TC	ELEVATION		ELEVATION		ELEVATION		DESCRIPTION
1	992.74	NE	988.14	SE	988.94	SW	988.09	STORM SEWER - CURB INLET
2	992.73	NW	989.13					STORM SEWER - CURB INLET
3	992.80	SE	989.75	NW	989.70			STORM SEWER - CURB INLET
4	992.78	SW	988.68	NE	988.78	SE	989.58	STORM SEWER - CURB INLET
5	995.81	NW	992.26					STORM SEWER - CURB INLET
6	998.18	W	989.53	S	989.43			SANITARY SEWER MANNHOLE
7	992.59	NW	985.49	N	985.49	SE	985.44	SANITARY SEWER MANNHOLE
8	994.32	W	985.67	S	985.57			SANITARY SEWER MANNHOLE
9	991.41	W	980.36	N	980.41	SE	981.21	SANITARY SEWER MANNHOLE
10	998.12	N	988.52	SW	988.32			SANITARY SEWER MANNHOLE
11	1001.74	W	996.14	E	996.24			STORM SEWER - CURB INLET
12	1009.45	W	1004.00	N	1005.50	E	1004.05	STORM SEWER - CURB INLET
13	1010.17	S	1007.27	N	1007.17			STORM SEWER - CURB INLET
14	1011.18	S	1008.68					STORM SEWER - CURB INLET

NOTES:

1) EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

2) NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING CONDITION OR CAPACITY OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.

3) DATE OF FIELD WORK: APRIL 26, 2022

4) 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.

5) ALL SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON.

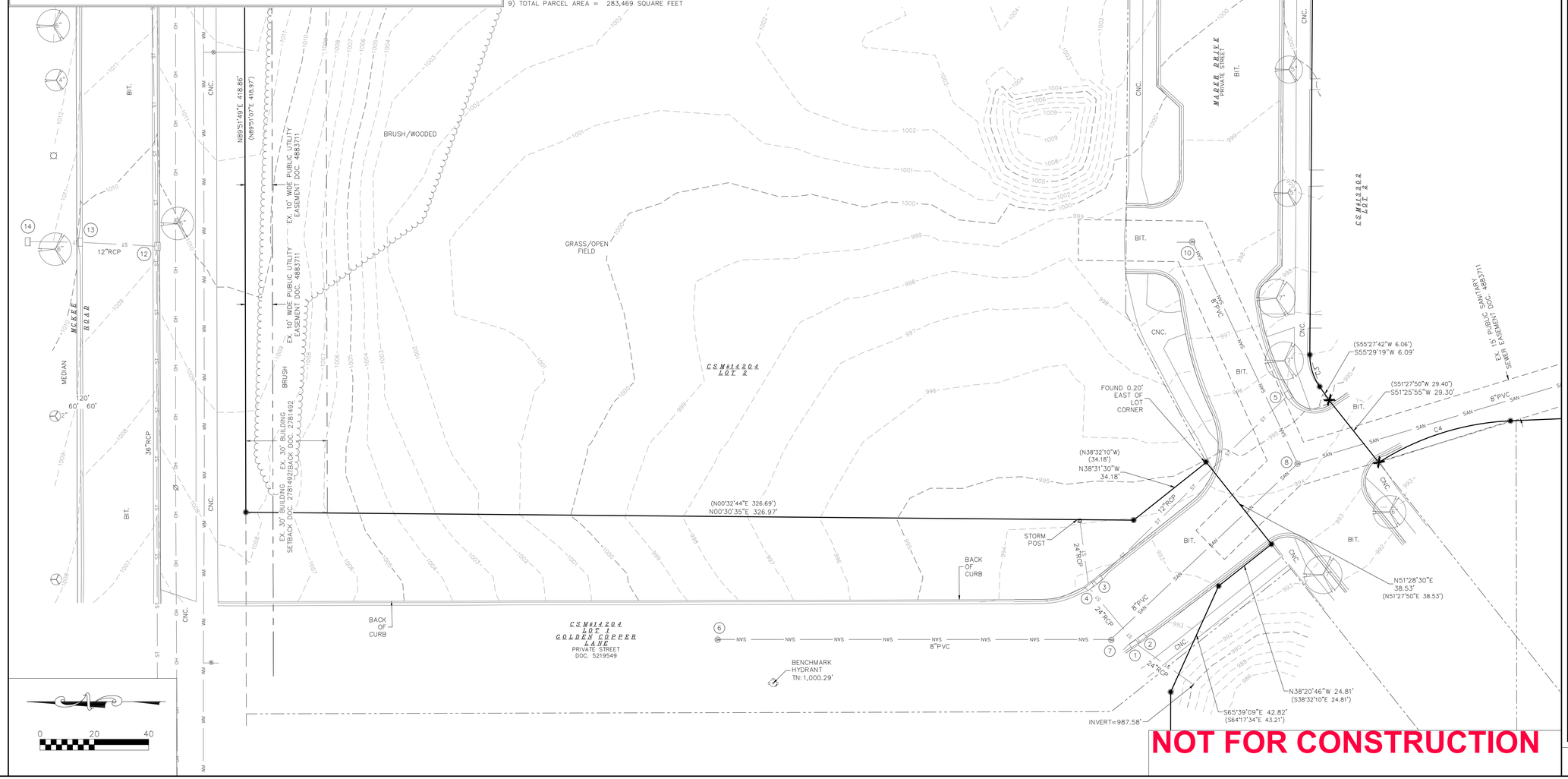
6) ALL TREES, HEDGES AND GROUND COVER ON THE SITE MAY NOT NECESSARILY BE SHOWN HEREON.

7) ROUTING OF PUBLIC UTILITIES IS BASED UPON DRAWINGS OBTAINED FROM THE CITY OF MADISON ENGINEERING DEPARTMENT AND VISIBLE ABOVE GROUND STRUCTURES. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE TO LOCATED UTILITIES. BEFORE EXCAVATIONS ARE PERFORMED CONTACT DIGGER'S HOTLINE.

8) ELEVATIONS ARE BASED UPON NAVD88 DATUM. ELEVATIONS ARE TRANSFERRED TO THE SITE UTILIZING RTK GPS SURVEYING WHILE OBSERVING THE WISCORS NETWORK. WI GEOID 12B

9) TOTAL PARCEL AREA = 283,469 SQUARE FEET

PART OF LOT 2, CERTIFIED SURVEY MAP NUMBER 14204, AS RECORDED IN VOLUME 96 OF CERTIFIED SURVEY MAPS, ON PAGES 149–155, AS DOCUMENT NUMBER 5221948, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 06 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



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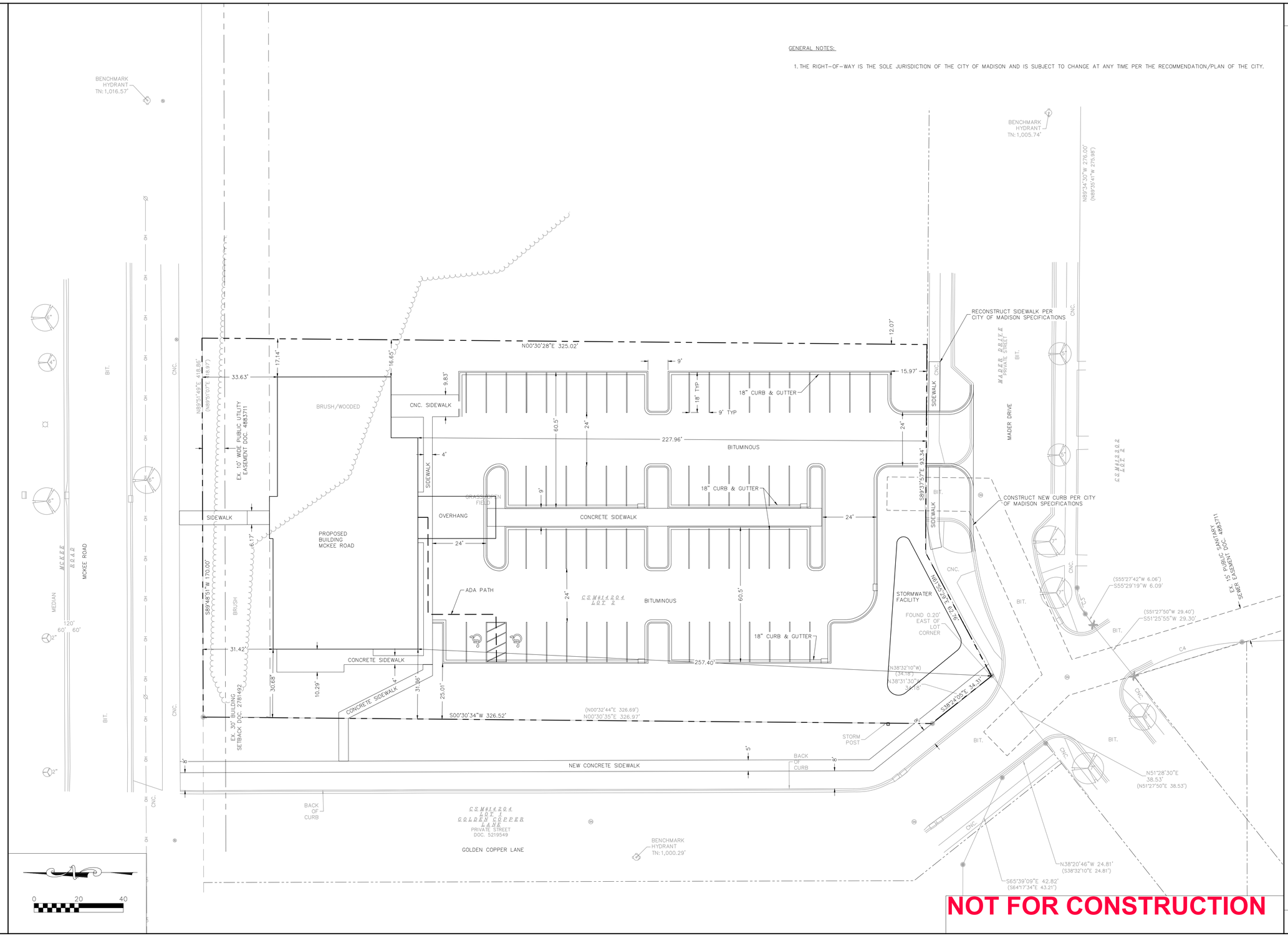

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CIVIL SITE PLAN

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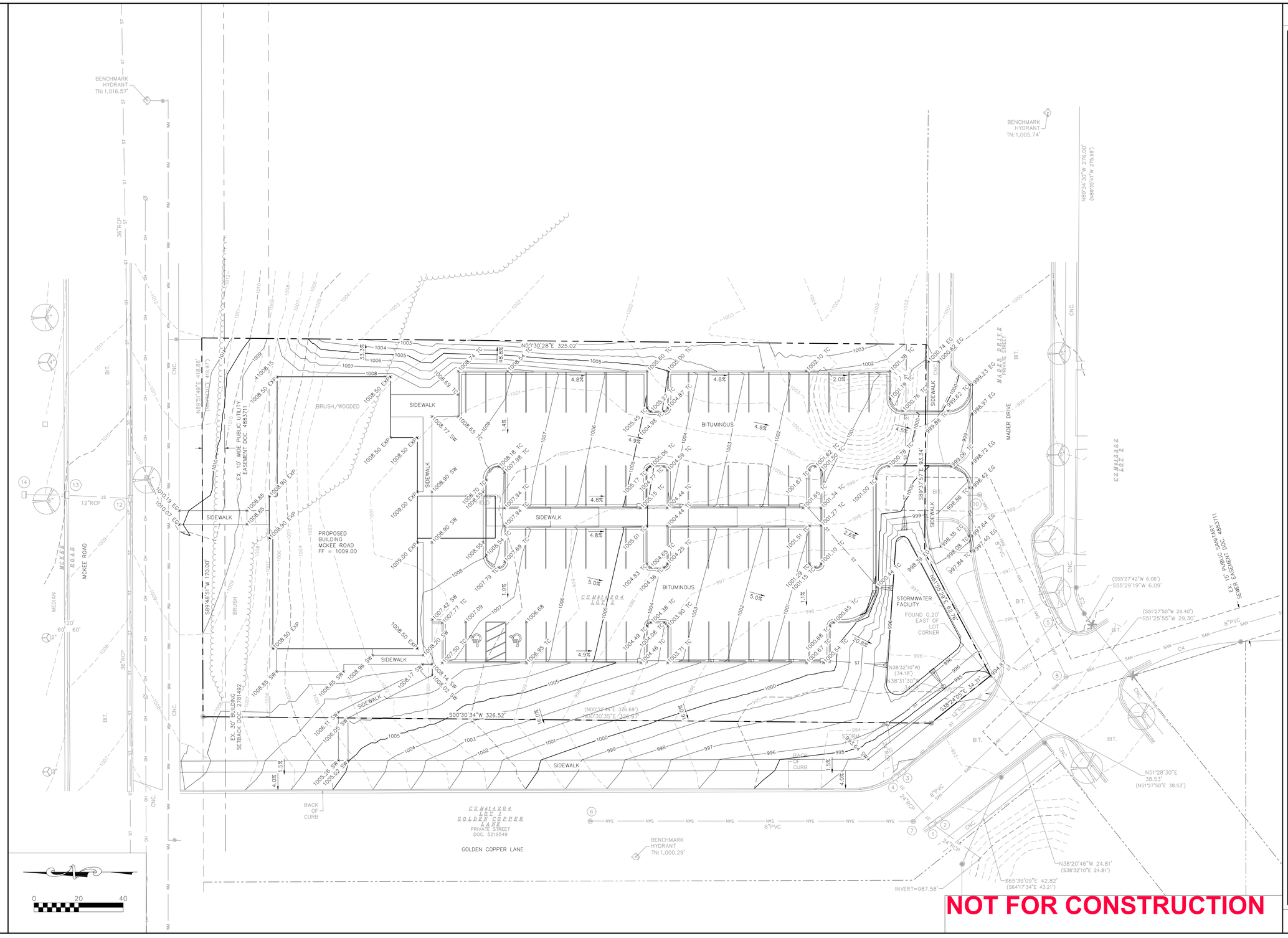

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GRADING PLAN

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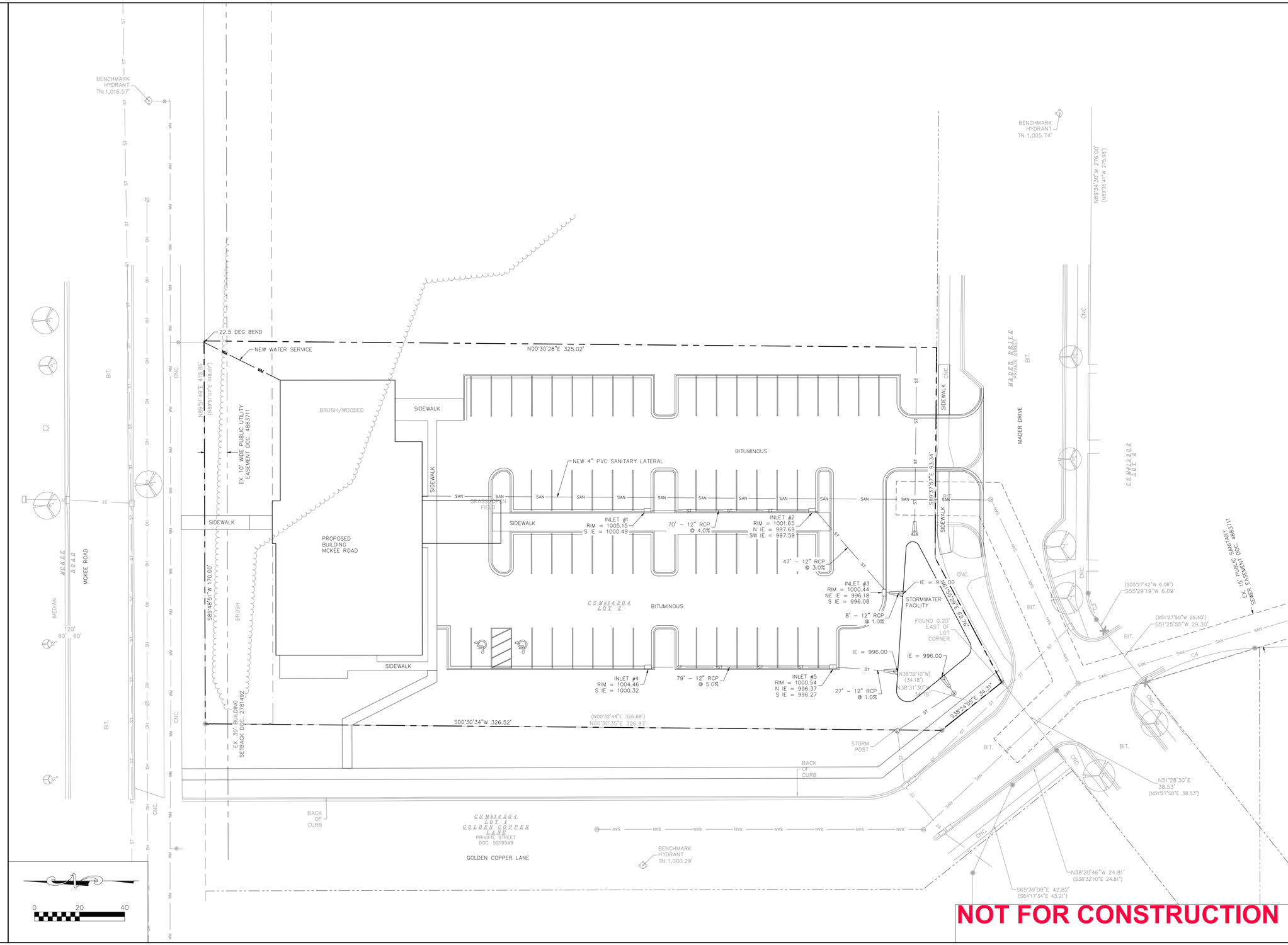

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UTILITY PLAN

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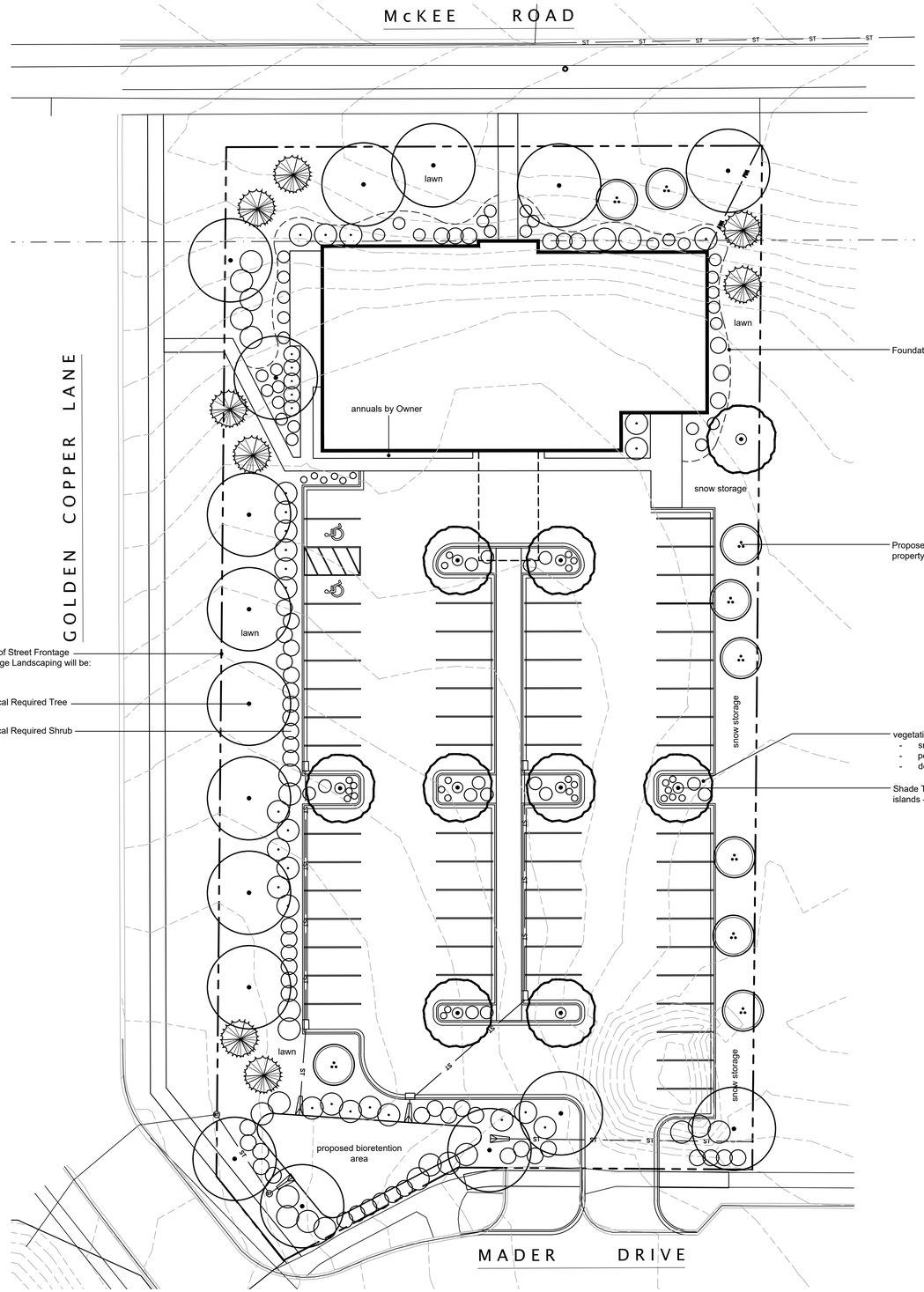
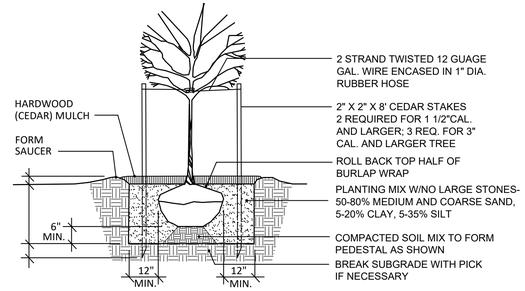


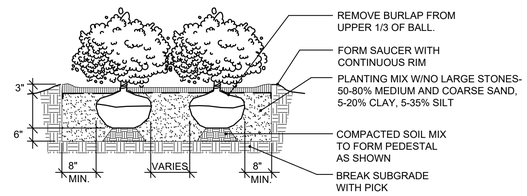
1 CONCEPTUAL LANDSCAPE PLAN
1"=20'-0"

Scale: 1"=20'-0"
0' 20' 40'
N

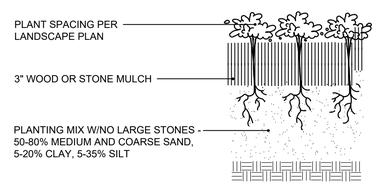
GENERAL NOTES:
1. Individual tree and shrub groupings found within lawn areas and along parking areas are to receive wood mulch rings and/or wood mulch beds consisting of a mixture of recycled brown dyed wood mulch spread to a 3" min. depth over a pre-emergent herbicide.
2. "Edging" to be professional grade polyethylene lawn edging available in 20' flat strips. Basis of Design: Valley View Black Diamond. Valley View Industries.
3. "Lawn" areas shall be finish graded and seeded at a rate of 4 lbs. per 1,000 sq. ft. Basis of Design: Madison Parks Lawn Seed Mix. EarthCarpet Corporation.
4. "Landscape stone mulch" to be clean washed 1 ½" - 2 ½" durable landscape stone spread to a 3" min. depth over a commercial grade weed barrier fabric.
5. Contractor is responsible for repairing any and all damage to the adj. properties. Planted areas shall be replanted, damaged lawn areas shall be repaired with sod and adjacent curbs and pavement shall be re-paved.
6. Maintenance, watering and warranty of plants to extend for 12 months after project completion/acceptance. Maintenance, watering and warranty period for seed to extend 60 days from project completion/acceptance of installation.



2 TREE PLANTING
NTS

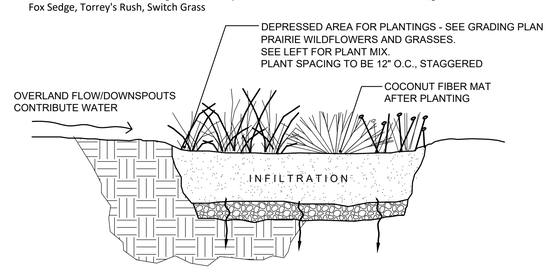


3 SHRUB PLANTING
NTS



4 PERENNIAL PLANTING
NTS

PLANTS; EQUAL MIX 2 1/2" PLUGS. RANDOM PLANT.
Butterfly Weed, Blue False Indigo,White False, IndigoPurple, ConeflowerBlue, Flag Iris, Cardinal Flower, Marsh Blazingstar, Brown Eyed Susan, Stiff Goldenrod, Bottlebrush Sedge, Fox Sedge, Torrey's Rush, Switch Grass



5 BIORETENTION AREA
NTS

PRELIMINARY

Sketchworks architecture llc

RYAN FUNERAL HOMES
NEW CONSTRUCTION
6853 MCKEE ROAD
MADISON, WI 53719

Project Status

2023.04.20	CONCEPT/INTENT

PROJ. #:	23026-01

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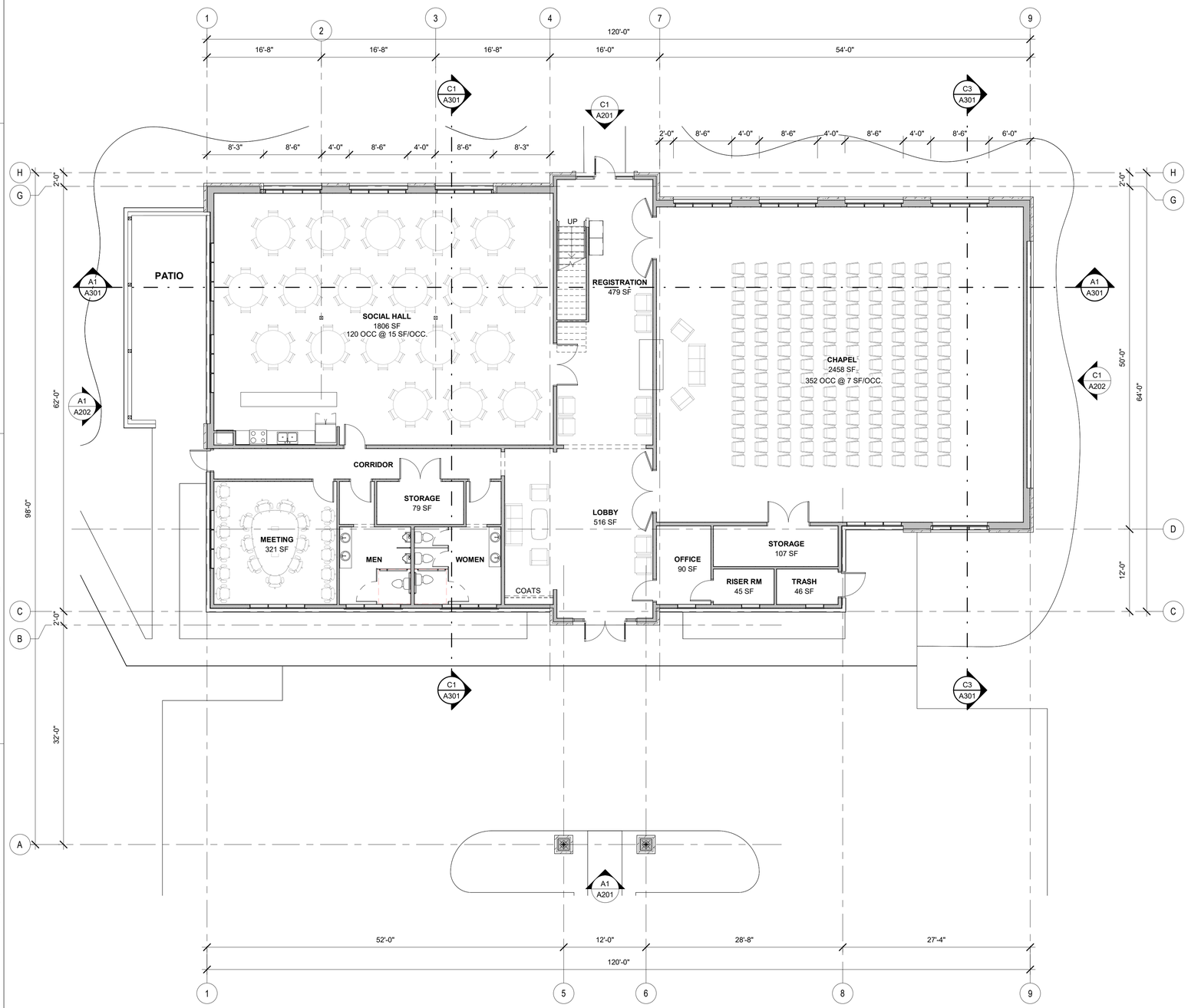
LANDSCAPING PLAN

L101



A1 FIRST FLOOR PLAN

1/8" = 1'-0"

GENERAL PLAN NOTES:

A. MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION IMPROVEMENTS TO BE DESIGN BUILD, UNLESS NOTED OTHERWISE. DESIGNED AS REQUIRED BY CURRENT BUILDING CODES. MEP DESIGN BUILD CONTRACTOR(S) RESPONSIBLE FOR ENSURING CODE COMPLIANT CONSTRUCTION OF NEW SYSTEMS IN TENANT SPACES.

B. PROVIDE SOUND INSULATION IN ALL DEMISING WALLS AND INTERIOR WALLS, UNLESS NOTED OTHERWISE.

C. ALL INTERIOR WALLS TO BE 3 5/8", UNLESS NOTED OTHERWISE.

D. PROVIDE MOISTURE RESISTANT GWB AT ALL PLUMBING WALLS.

E. PROVIDE ACCESSIBLE TOILET ROOM FIXTURES AND ACCESSORIES PER MOUNTING HEIGHTS INDICATED ON SHEET A601.

F. PROVIDE 2x BLOCKING AT ALL GRAB BAR LOCATIONS PER ANSI A117.1 2009

G. PROVIDE ADA APPROVED THRESHOLDS AT ALL NEW FLOOR TRANSITIONS AND DOORWAYS.

H. EXTERIOR DIMENSIONS ARE FROM GRIDLINE TO GRIDLINE, OR TO EDGE OF FOUNDATION WALL UNLESS NOTED OTHERWISE. PLEASE CONTACT ARCHITECT WITH ANY DISCREPANCIES.

I. INTERIOR DIMENSIONS FOR NEW CONSTRUCTION ARE TO FACE OF FRAME OR COLUMN CENTERLINE UNLESS NOTED OTHERWISE. ALL DIMENSIONS FROM EXISTING WALLS ARE FROM FINISH FACE UNLESS NOTED OTHERWISE.

J. ALL DOORS WITH A CLOSE PROXIMITY OF A PERPENDICULAR WALL SHALL HAVE A TYPICAL DIMENSION OF 6" FROM FACE OF FRAME TO DOOR OPENING UNLESS NOTED OTHERWISE.

K. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.

L. CONTRACTOR SHALL NOTIFY ARCHITECT, ENGINEER AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED STRUCTURAL CONDITIONS OR DISCREPANCIES WITH PROPOSED MODIFICATIONS.

M. FIRE EXTINGUISHER CABINETS SHALL BE RATED TO MEET THE ASSOCIATED WALL FIRE RATING.

N. GENERAL CONTRACTOR TO SECURE CONSTRUCTION AREA DURING CONSTRUCTION WORK. SEAL ALL DOORS AS REQUIRED. CONSTRUCT AND MAINTAIN A FLOOR TO CEILING DUST BARRIER, TO PROVIDE SEPARATION FOR DUST, DEBRIS AND SOUND.

O. GENERAL CONTRACTOR TO COORDINATE CONSTRUCTION SCHEDULE TO MINIMIZE IMPACT ON EXISTING BUILDING OPERATIONS AND PLANNED EVENTS. CONSTRUCTION SPACE MUST BE CLEAN AND AVAILABLE FOR USE PERIODICALLY PER OWNERS REQUEST. VERIFY SCHEDULED EVENTS WITH OWNER PRIOR TO CONSTRUCTION START AND ARRANGE CONSTRUCTION SCHEDULE TO MEET OWNER'S NEEDS. COORDINATE SYSTEMS AND UTILITY SHUT DOWNS WITH OWNER PRIOR TO COMMENCEMENT OF WORK.

P. SUBMIT ALL FINISHES TO THE ARCHITECT FOR APPROVAL.

HATCH PATTERN KEY:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

KEYNOTES:

1 ABC

2 DEF

ALTERNATE BIDS:

3 GHI

4 JKL

0' 2' 4' 8' 16'
0' ¼" ½" 1" 2"
SCALE: 1/8" = 1'-0"

PLAN NORTH
TRUE NORTH ROTATION

PRELIMINARY

Sketchworks architecture llc

RYAN FUNERAL HOMES

NEW CONSTRUCTION

6728 MADER DRIVE
MADISON, WI 53719

Project Status

2023.04.24	UDC INFO

PROJ. #: 23026-01

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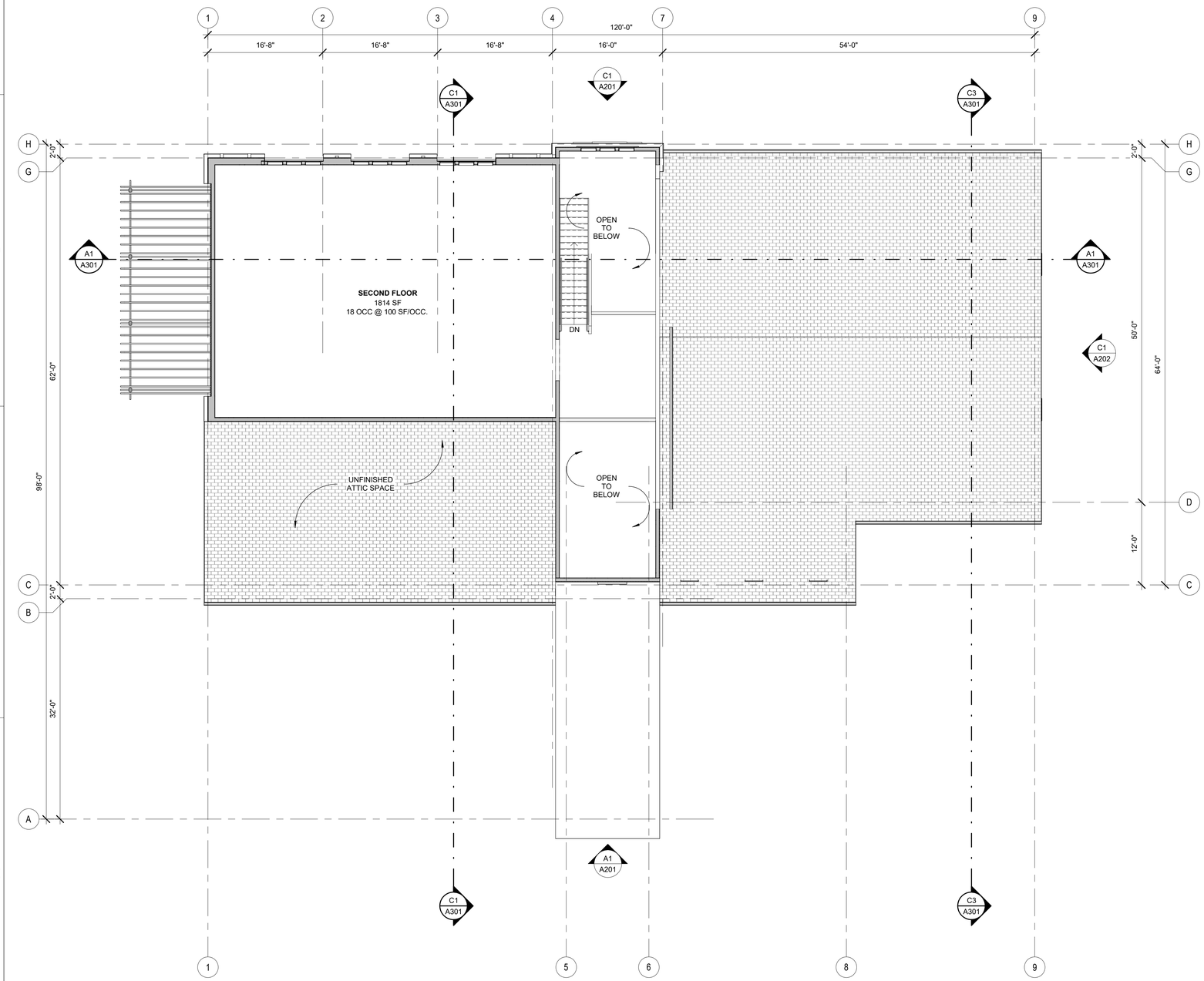
FIRST FLOOR PLAN

A101



A1 SECOND FLOOR
1/8" = 1'-0"

GENERAL PLAN NOTES:

A. MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION IMPROVEMENTS TO BE DESIGN BUILD, UNLESS NOTED OTHERWISE. DESIGNED AS REQUIRED BY CURRENT BUILDING CODES. MEP DESIGN BUILD CONTRACTOR(S) RESPONSIBLE FOR ENSURING CODE COMPLIANT CONSTRUCTION OF NEW SYSTEMS IN TENANT SPACES.

B. PROVIDE SOUND INSULATION IN ALL DEMISING WALLS AND INTERIOR WALLS, UNLESS NOTED OTHERWISE.

C. ALL INTERIOR WALLS TO BE 3 5/8", UNLESS NOTED OTHERWISE.

D. PROVIDE MOISTURE RESISTANT GWB AT ALL PLUMBING WALLS.

E. PROVIDE ACCESSIBLE TOILET ROOM FIXTURES AND ACCESSORIES PER MOUNTING HEIGHTS INDICATED ON SHEET A601.

F. PROVIDE 2x BLOCKING AT ALL GRAB BAR LOCATIONS PER ANSI A117.1 2009

G. PROVIDE ADA APPROVED THRESHOLDS AT ALL NEW FLOOR TRANSITIONS AND DOORWAYS.

H. EXTERIOR DIMENSIONS ARE FROM GRIDLINE TO GRIDLINE, OR TO EDGE OF FOUNDATION WALL UNLESS NOTED OTHERWISE. PLEASE CONTACT ARCHITECT WITH ANY DISCREPANCIES.

I. INTERIOR DIMENSIONS FOR NEW CONSTRUCTION ARE TO FACE OF FRAME OR COLUMN CENTERLINE UNLESS NOTED OTHERWISE. ALL DIMENSIONS FROM EXISTING WALLS ARE FROM FINISH FACE UNLESS NOTED OTHERWISE.

J. ALL DOORS WITH A CLOSE PROXIMITY OF A PERPENDICULAR WALL SHALL HAVE A TYPICAL DIMENSION OF 6" FROM FACE OF FRAME TO DOOR OPENING UNLESS NOTED OTHERWISE.

K. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.

L. CONTRACTOR SHALL NOTIFY ARCHITECT, ENGINEER AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED STRUCTURAL CONDITIONS OR DISCREPANCIES WITH PROPOSED MODIFICATIONS.

M. FIRE EXTINGUISHER CABINETS SHALL BE RATED TO MEET THE ASSOCIATED WALL FIRE RATING.

N. GENERAL CONTRACTOR TO SECURE CONSTRUCTION AREA DURING CONSTRUCTION WORK. SEAL ALL DOORS AS REQUIRED. CONSTRUCT AND MAINTAIN A FLOOR TO CEILING DUST BARRIER, TO PROVIDE SEPARATION FOR DUST, DEBRIS AND SOUND.

O. GENERAL CONTRACTOR TO COORDINATE CONSTRUCTION SCHEDULE TO MINIMIZE IMPACT ON EXISTING BUILDING OPERATIONS AND PLANNED EVENTS. CONSTRUCTION SPACE MUST BE CLEAN AND AVAILABLE FOR USE PERIODICALLY PER OWNERS REQUEST. VERIFY SCHEDULED EVENTS WITH OWNER PRIOR TO CONSTRUCTION START AND ARRANGE CONSTRUCTION SCHEDULE TO MEET OWNER'S NEEDS. COORDINATE SYSTEMS AND UTILITY SHUT DOWNS WITH OWNER PRIOR TO COMMENCEMENT OF WORK.

P. SUBMIT ALL FINISHES TO THE ARCHITECT FOR APPROVAL.

HATCH PATTERN KEY:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

KEYNOTES:

1 ABC

2 DEF

ALTERNATE BIDS:

3 GHI

4 JKL

0' 2' 4' 8' 16'
0' 1/4" 1/2" 1" 2"
SCALE: 1/8" = 1'-0"

PLAN NORTH
TRUE NORTH ROTATION

PRELIMINARY

Sketchworks architecture llc

RYAN FUNERAL HOMES

NEW CONSTRUCTION
6728 MADER DRIVE
MADISON, WI 53719

Project Status

2023.04.24	UDC INFO

PROJ. #: 23026-01

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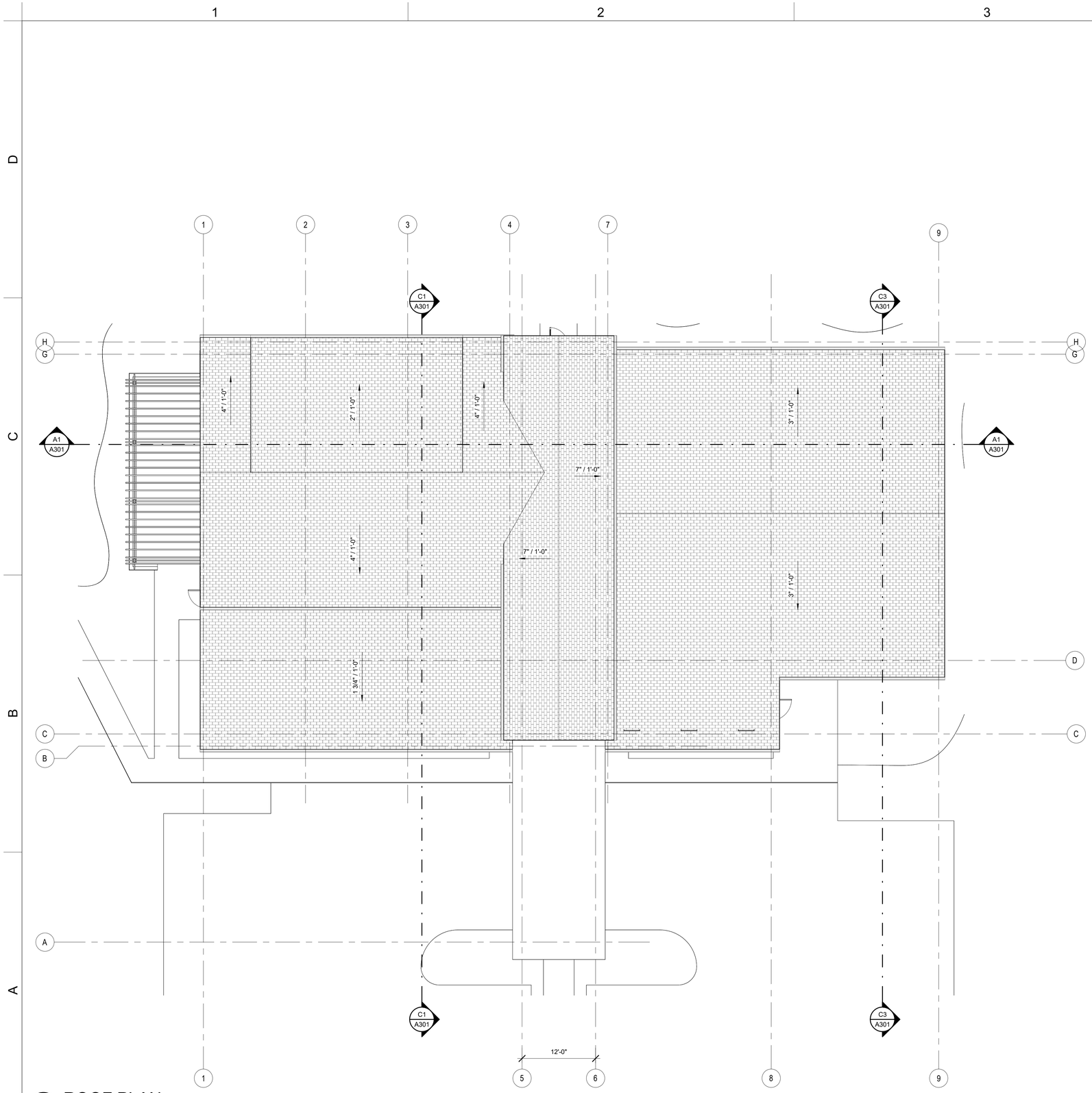
SECOND FLOOR PLAN

A102



A1 ROOF PLAN
1/8" = 1'-0"

ROOF PLAN GENERAL NOTES:

A. EXTERIOR DIMENSIONS ARE FROM GRIDLINE TO GRIDLINE, OR TO EDGE OF FOUNDATION WALL UNLESS OTHERWISE NOTED. PLEASE CONTACT ARCHITECT WITH ANY DISCREPANCIES.

B. DIMENSIONS ARE TO FACE OF [illegible] UNLESS NOTED OTHERWISE. VERIFY ALL EXISTING CONDITIONS AND ADJUST NEW DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.

C. STAIRWELL, ELEVATOR, AND MECHANICAL CHASE INTERIOR WALLS SHALL BE CONTINUOUS TO BOTTOM OF RATED ROOFING ASSEMBLY CAP. MAINTAIN CONTINUITY OF FIRE RATING FROM LOWEST FLOOR THROUGH ROOF OR AS OTHERWISE NOTED.

D. INSTALL ICE AND WATER SHIELD AT ALL ROOF EAVES AND VALLEYS. EXTEND FROM EAVE TO 24" MINIMUM INSIDE THE EXTERIOR WALL LINE. INSTALL PER MANUFACTURER SPECIFICATIONS.

E. FINAL DOWNSPOUT / SCUPPER LOCATION(S) SHOULD BE COORDINATED BETWEEN THE ROOFING CONTRACTOR, THE ARCHITECT AND THE CIVIL ENGINEER, VERIFY LOCATION OF DOWNSPOUTS.

ROOF PLAN KEYNOTES:

1 **1** ABC

2 **2** DEF

ALTERNATE BIDS:

1 **1** ABC

5 **5** MNO

0' 2' 4' 8' 16'
0' ¼" ½" 1" 2"
SCALE: 1/8" = 1'-0"

PLAN NORTH
TRUE NORTH ROTATION

PRELIMINARY

Sketchworks architecture llc

RYAN FUNERAL HOMES

NEW CONSTRUCTION
6728 MADER DRIVE
MADISON, WI 53719

Project Status

2023.04.24	UDC INFO

PROJ. #:	23026-01

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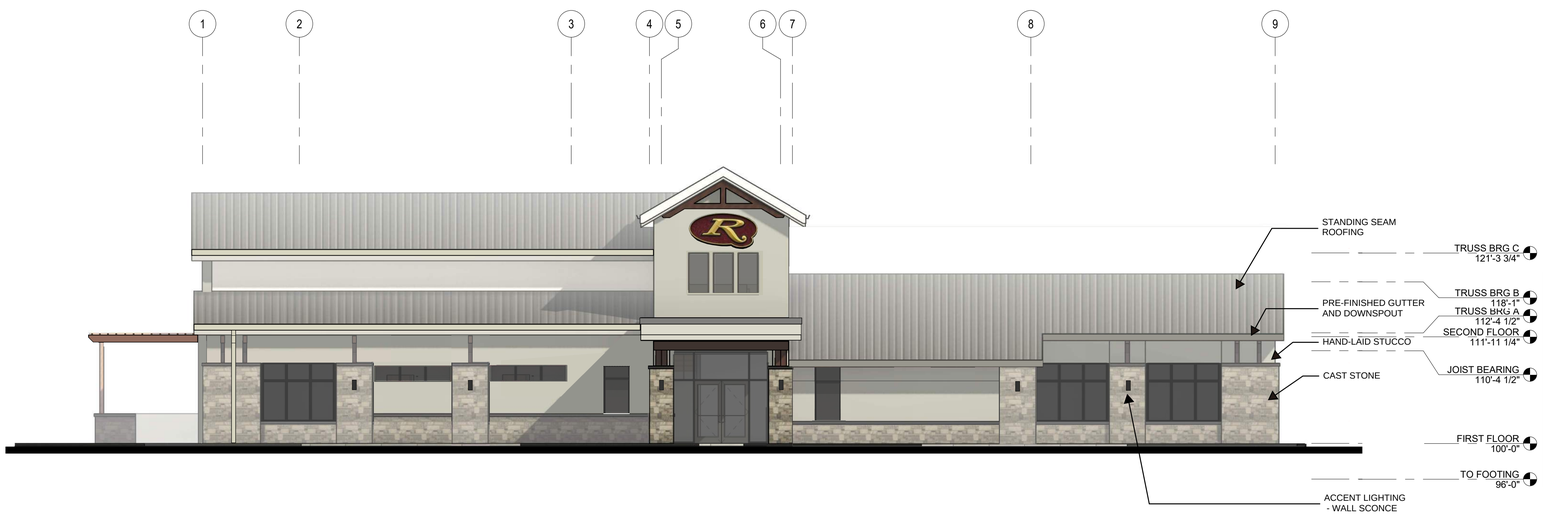
ROOF PLAN

A104

C1 NORTH ELEVATION
1/8" = 1'-0"



A1 SOUTH ELEVATION
1/8" = 1'-0"

PRELIMINARY

Sketchworks architecture llc

RYAN FUNERAL HOMES
NEW CONSTRUCTION
6853 MCKEE ROAD
MADISON, WI 53719

Project Status

2023.04.22	SD

PROJ. #: 23026-01

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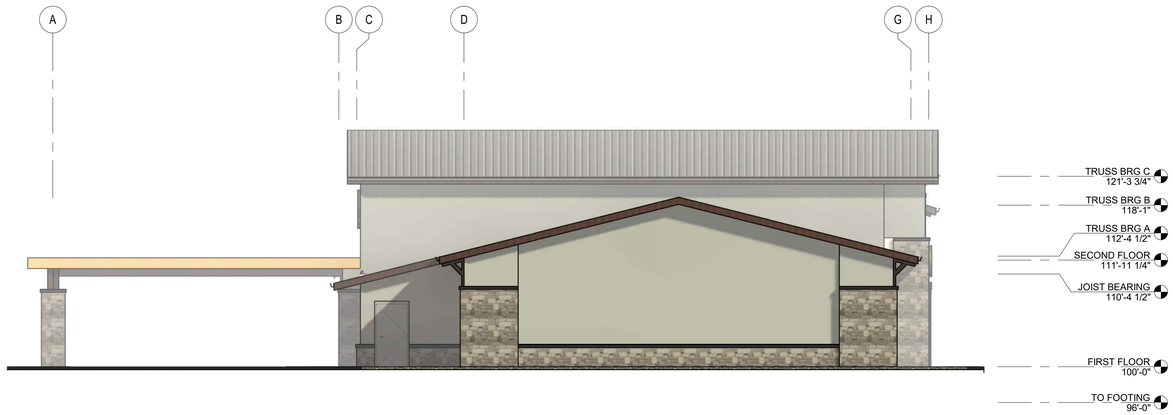
EXTERIOR ELEVATIONS

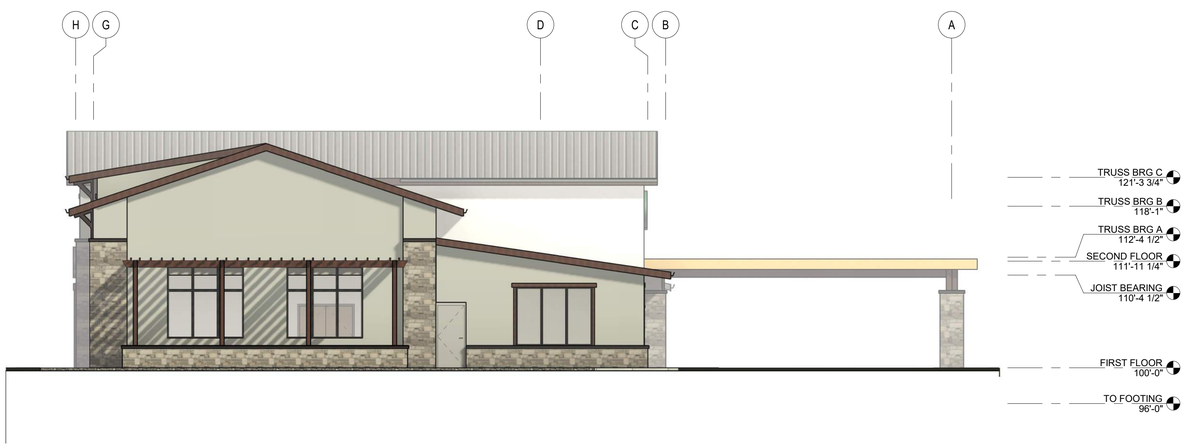
A201

EXTERIOR ELEVATIONS KEYNOTE SCHEDULE

#	DESCRIPTION	MANUFACTURER	TYPE/STYLE	COLOR	HEIGHT	WIDTH	COMMENTS
1							



C1 EAST ELEVATION
1/8" = 1'-0"



A1 WEST ELEVATION
1/8" = 1'-0"

PRELIMINARY

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RYAN FUNERAL HOMES

NEW CONSTRUCTION

6728 MADER DRIVE
MADISON, WI 53719

Project Status

2023.04.24	UDC INFO

PROJ. #:	23026-01

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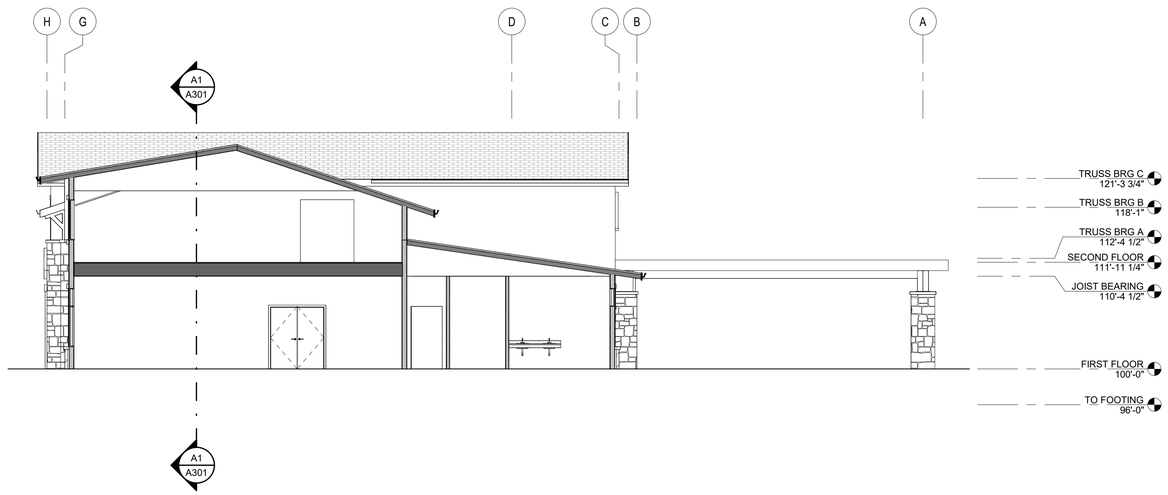
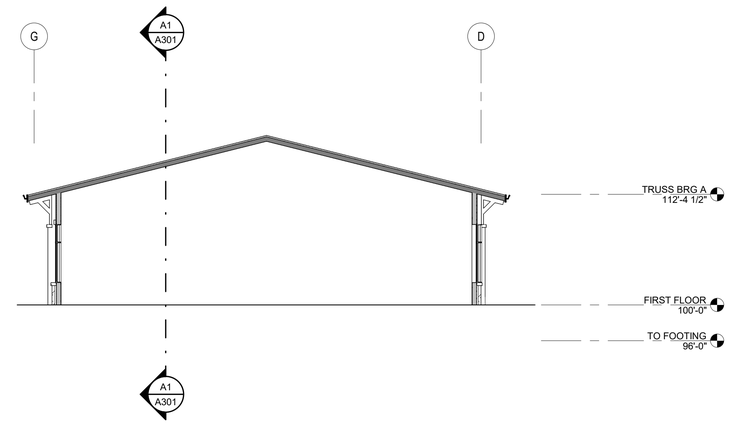
EXTERIOR ELEVATIONS

A202



C1 SOCIAL HALL & SECOND FLOOR
1/8" = 1'-0"



C3 CHAPEL
1/8" = 1'-0"

A1 EAST - WEST
1/8" = 1'-0"

PRELIMINARY

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RYAN FUNERAL HOMES
NEW CONSTRUCTION
6728 MADER DRIVE
MADISON, WI 53719

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BUILDING SECTIONS

A301