APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____
Legistar # 31342

DATE SUBMITTED: 10/15/13

UDC MEETING DATE: 10/23/13

Action Requested
___ Informational Presentation
___ Initial Approval and/or Recommendation
X Final Approval and/or Recommendation

PLEASE PRINT!

PROJECT ADDRESS: 1414 S. PARK ST.

ALDERMANIC DISTRICT: 13

OWNER/DEVELOPER (Partners and/or Principals)
SARA INVESTMENT

ARCHITECT/DESIGNER/OR AGENT:
ANGUS YOUNG ASSOCIATES
JSD PROFESSIONAL SERVICES

CONTACT PERSON: JOE STADELMAN / JEFF DAVIS
Address: 555 SOUTH RIVER ST
JANESVILLE, WI 53548
Phone: 608.756.2326
Fax:
E-mail address: joes@angusyoung.com
jeffd@angusyoung.com

CITY OF MADISON
12:07 p.m.
OCT 16 2013
Planning & Community & Economic Development

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)
X 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 40,000 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)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

Sara Investment Real Estate
Meriter Hospital – Physical Therapy Clinic
1414 S. Park Street Redevelopment

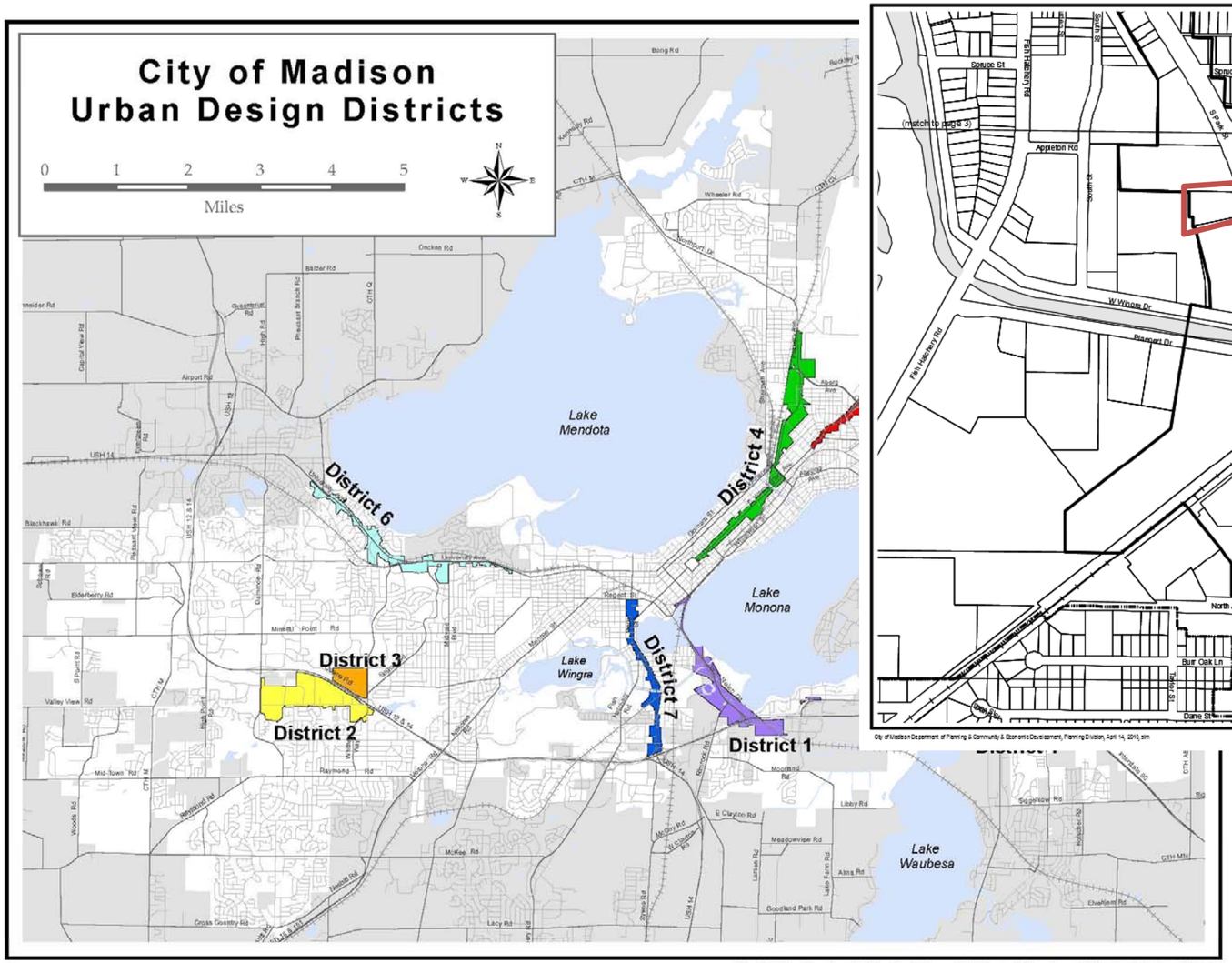
Urban Design Commission Public Hearing Submittal

October 23, 2013

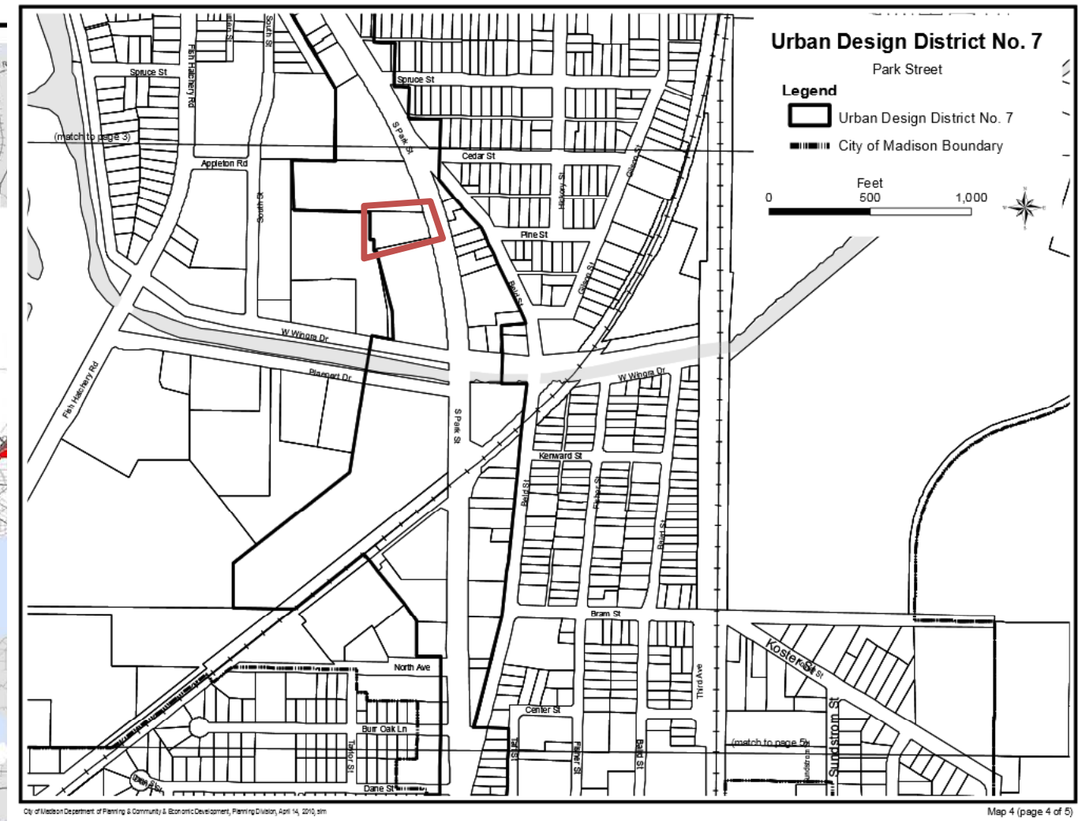
Joe Stadelman & Jeff Davis, Angus Young Associates
joes@angusyoung.com and jeffd@angusyoung.com
(608) 756-2326

Angus Young
Balance in Creativity
Architecture
Engineering
Interior Design

Urban Design District 7



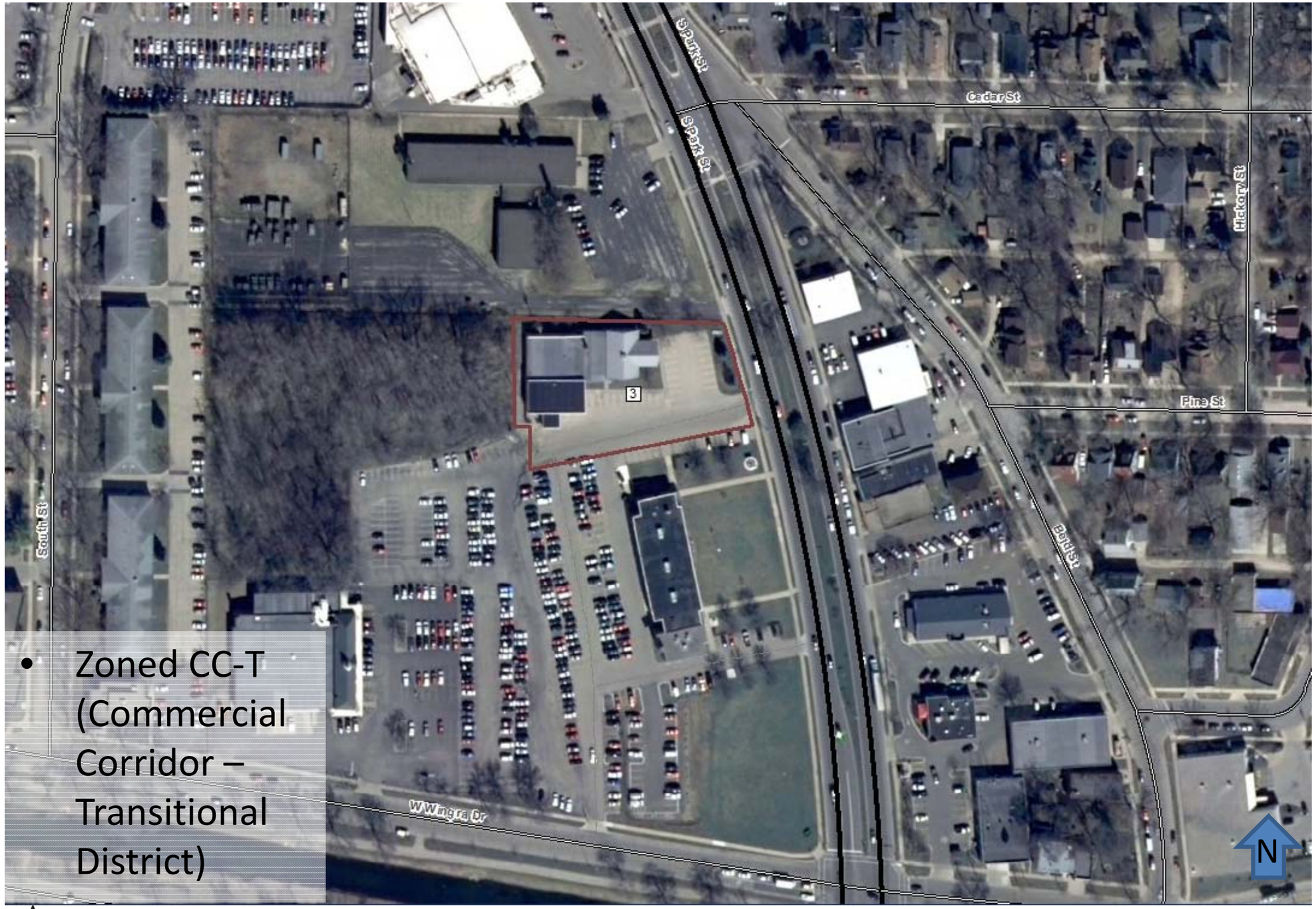
City of Madison Department of Planning & Community & Economic Development, Planning Unit, June 2009, slm



City of Madison Department of Planning & Community & Economic Development, Planning Division, April 14, 2010, slm

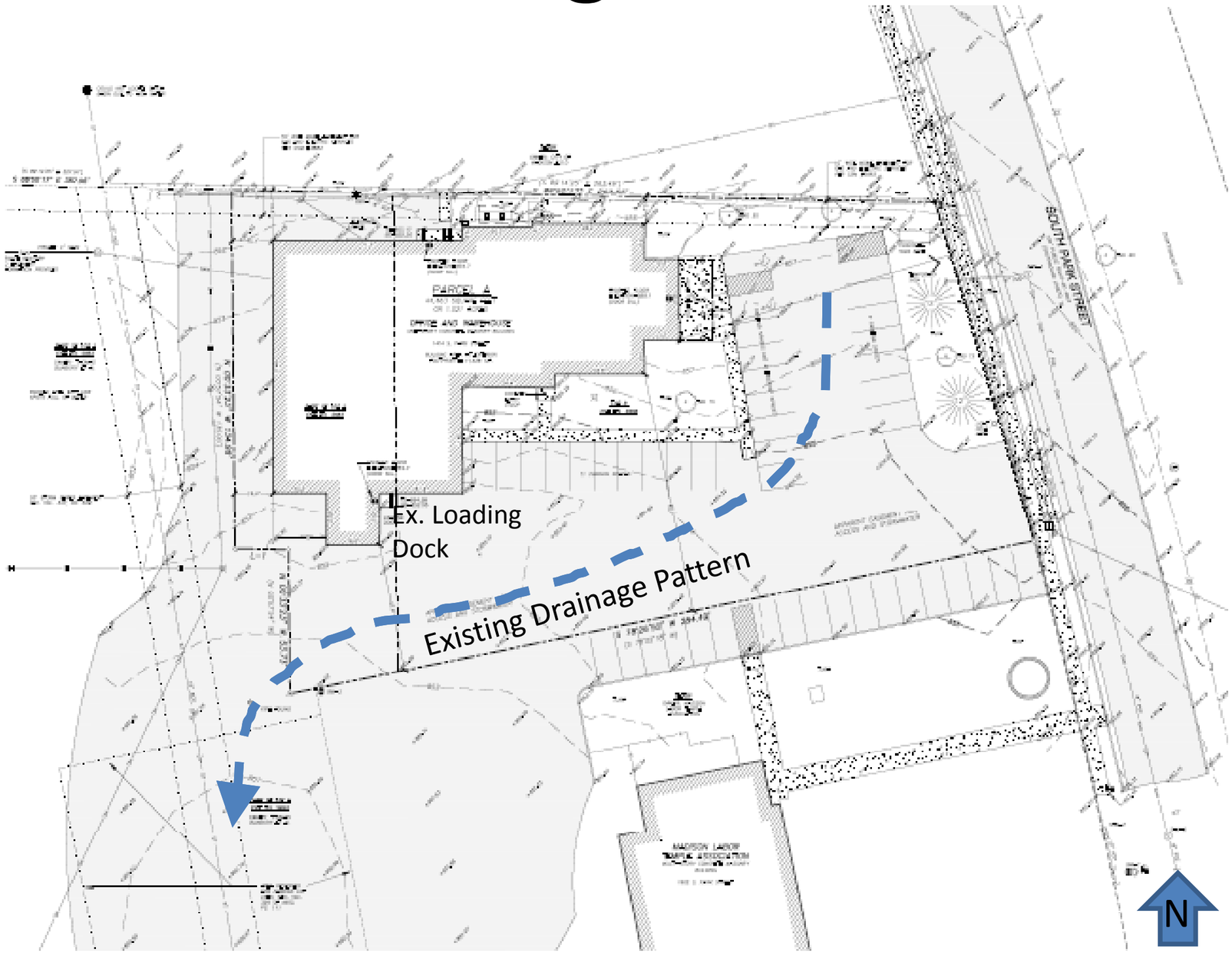
Map 4 (page 4 of 5)

Location Map



- Zoned CC-T (Commercial Corridor – Transitional District)

Existing Site Plan



Existing Pictures

Existing Birdseye View

Existing Pictures

Existing Pictures

Existing View from Northeast

Existing Pictures

Existing Front Park Street
Elevation
Meriter Hospital – Physical Therapy Clinic

Existing Pictures

Existing Pictures

Existing Pictures

Existing View of South Façade

Existing Pictures

Existing Pictures

Existing Pictures

Surrounding Development Pictures

View of Labor Temple to South

Surrounding Development Pictures

View of Labor Temple to South

Surrounding Development Pictures

View of Building across from Labor Temple

Surrounding Development Pictures

View to East from Property

Surrounding Development Pictures

View to East from Property

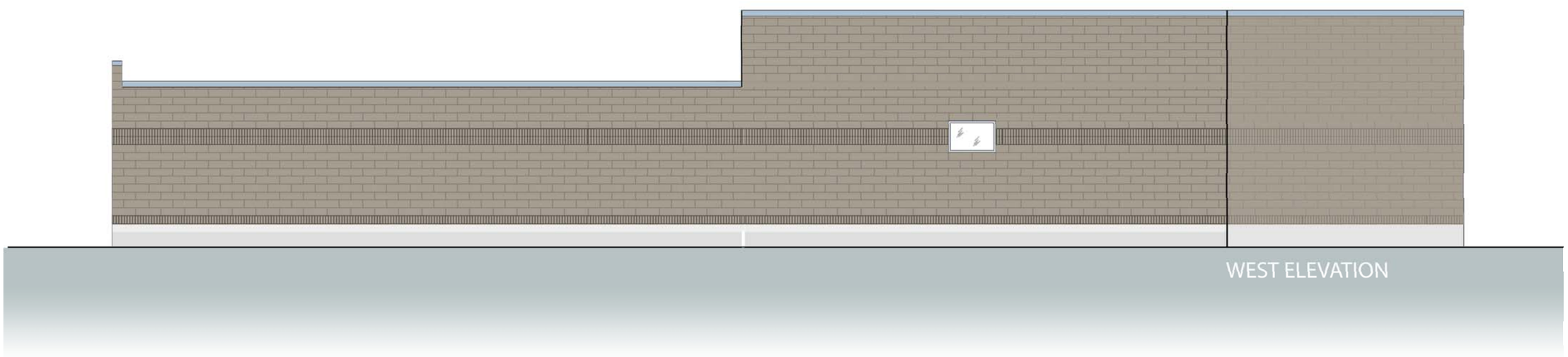
Surrounding Development Pictures

View to North of Property

Project Narrative

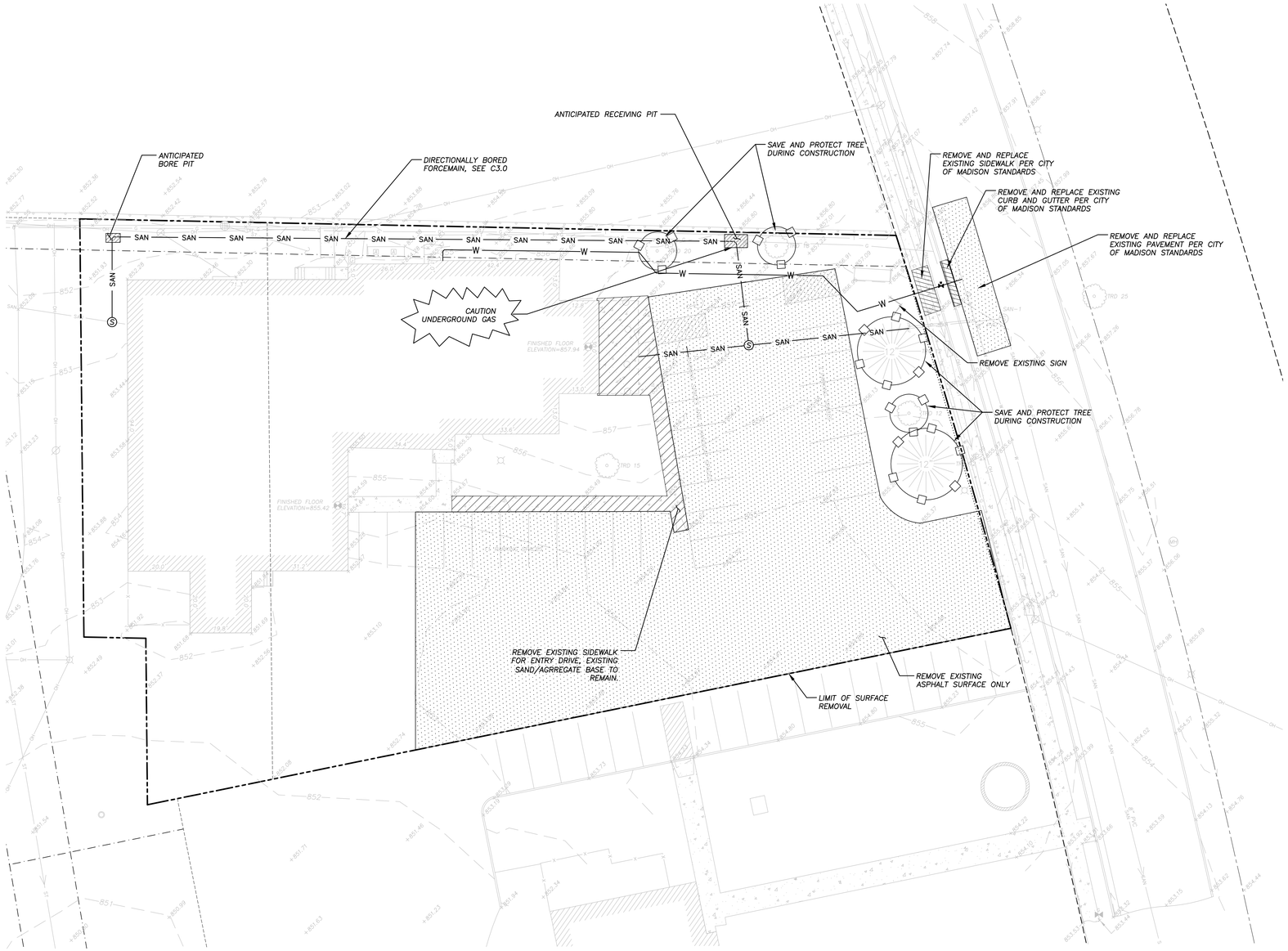
- This project is a renovation and addition of the existing building at 1414 S. Park Street. The existing façade and front entry will be removed and an addition will be added to the East and South side. The new facility will host a physical therapy clinic for Meriter Hospital. Existing veneer will be removed and replaced with new 2-story façade.

Proposed Building Elevations



Proposed Building Elevations

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners



LEGEND (PROPOSED)

- PROPERTY LINE
- BUILDING LINE
- SAWCUT LINE
- REMOVE AND REPLACE CONCRETE WALK AREA
- REMOVE ASPHALT AREA

GENERAL NOTES

1. REFER TO THE TOPOGRAPHIC AND UTILITY SURVEY DATED 05–15–2013 FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. THE EXISTING PAVEMENT BASE SHALL REMAIN IN PLACE UNDER ASPHALT AND SIDEWALK REMOVAL AREAS.
6. DISTURBED AREA CALCULATION:

BUILDING FOOTPRINT	2209	S.F.
WATERMAIN	641	S.F.
SANITARY SEWER	308	S.F.
SANITARY MANHOLES	72	S.F.
SANITARY FORCEMAIN	186	S.F.
BORE PITS	100	S.F.
LANDSCAPE PLANTINGS	292	S.F.
TOTAL	3808	S.F.

north

SCALE IN FEET
20' 0 20'

SCALE:
PLOTTED BY: $LOGIN$

ORIGINAL SIZE = 24" x 36"
$FILE$

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REVISIONS

ISSUANCES	
UDC INFORMATIONAL & PRELIM - 8/21/2013	PLAN MODIFICATIONS - 10/15/2013
UDC & PUBLIC HEARING - 9/10/2013	
UDC FINAL SUBMITTAL - 10/04/2013	

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SARA INVESTMENT REAL ESTATE LLC
HARMONY Construction Management, Inc.
MERITER

MERITER HOSPITAL OUTPATIENT THERAPY CLINIC
SARA INVESTMENT
MADISON, WISCONSIN

PROJECT NUMBER
S1930

APPROVED BY
JJS

REVIEWED BY
JCT

DRAWN BY
$DATE$ $TIME$

C1.0

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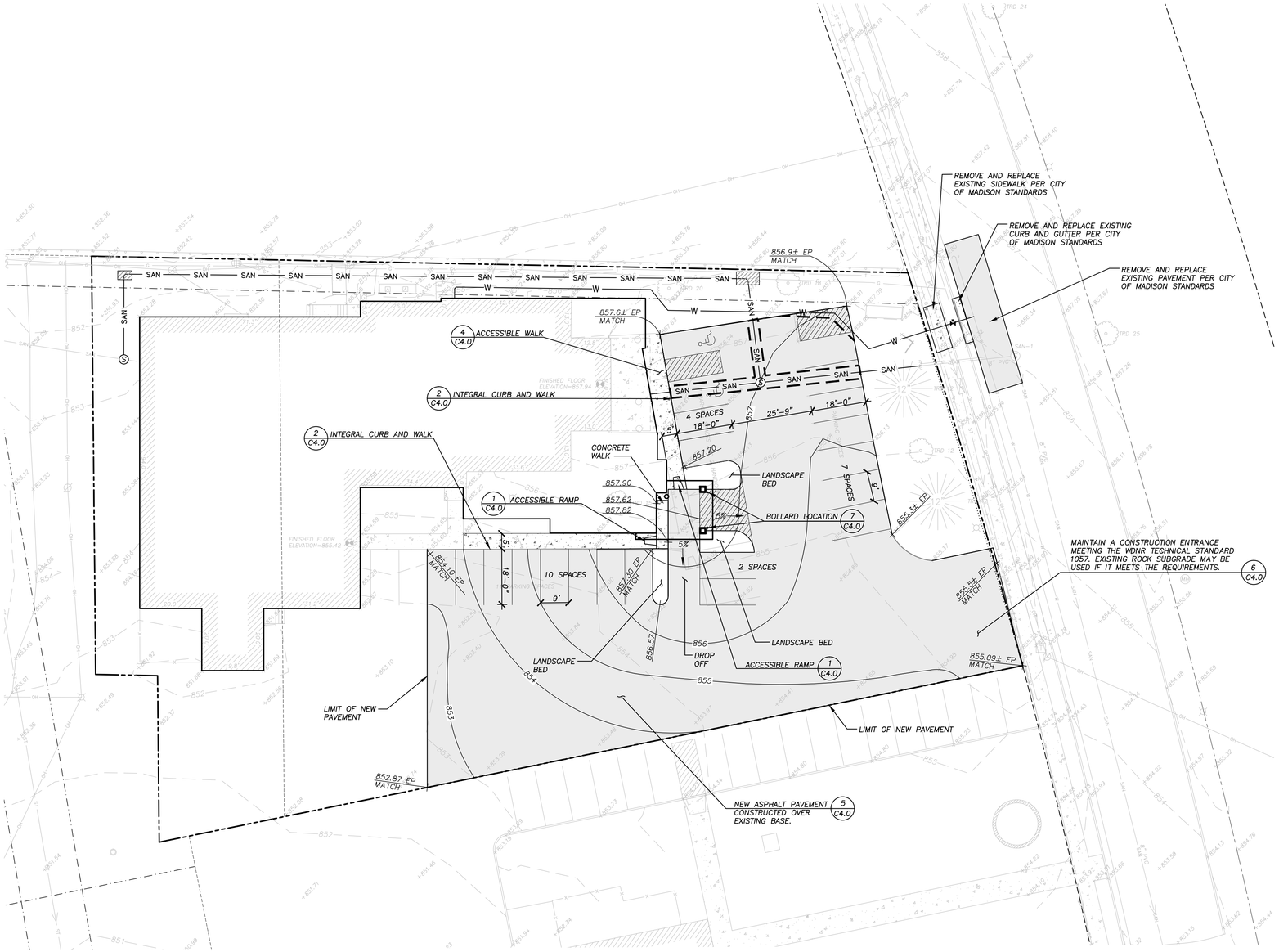

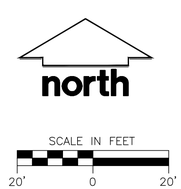

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LEGEND (PROPOSED)

- PROPERTY LINE
- BUILDING LINE
- 856 — PROPOSED 1 FOOT CONTOUR
- 855 — PROPOSED 5 FOOT CONTOUR
- EDGE OF CONCRETE
- PROPOSED CONCRETE WALK
- PROPOSED ASPHALT PAVEMENT 3.25" HMA EO.3, 8" DENSE AGG. BASE
- BOLLARD
- SPOT ELEVATION
  - 853.34 EP MATCH
  - SW – SIDEWALK
  - FG – FINISHED GRADE
  - TW – TOP OF WALL GRADE
  - BW – BOTTOM OF WALL GRADE
  - EP – EDGE OF PAVEMENT
  - BC – BACK OF CURB

GENERAL NOTES

1. REFER TO THE TOPOGRAPHIC AND UTILITY SURVEY DATED 05–15–2013 FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE DESIGNED AND IMPLEMENTED IN ACCORDANCE WITH THE CURRENT DEPARTMENT OF NATURAL RESOURCES EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS WHICH ARE AVAILABLE AT: http://www.dnr.state.wi.us/runoff/stormwater/techstds.htm
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
3. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY. ONLINE REPORTING OF INSPECTIONS AND MAINTENANCE IS REQUIRED TO BE SUBMITTED TO THE CITY OF MADISON.
4. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
5. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
6. INSTALL A TRACKING PAD, 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. TRACKING PADS ARE TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED BY THE CITY OF MADISON.
7. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES AND PROVIDE TEMPORARY SEEDING ON STOCKPILES WHICH ARE TO REMAIN IN PLACE FOR MORE THAN 7 DAYS.
8. INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AND IN FRONT OF SILT FENCING IN ANY LOW AREA ALL IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS.
9. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
   A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
   B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
   C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
10. INSTALL TYPE D INLET PROTECTION AROUND ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM AREAS UNDER CONSTRUCTION. REFER TO WISDOT FDM FOR RESPECTIVE DETAILS.
11. APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
12. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
13. ALL SLOPES EXCEEDING 5:1 (20%) SHALL BE STABILIZED WITH A CLASS II, TYPE B EROSION MATTING AND DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING OR APPLICATION OF A WDOT APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. CONTRACTOR SHALL PROVIDE PRODUCT SPECIFICATIONS TO PROJECT ENGINEER FOR APPROVAL.
14. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON VEGETATIVE STABILIZATION AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNR REQUIREMENTS.
15. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
16. CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.

GRADING AND SEEDING NOTES

1. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
2. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES WITH SILT FENCING FOR EROSION CONTROL UNTIL CONSTRUCTION IS COMPLETED AND SITE HAS BEEN STABILIZED.
4. CONTRACTOR SHALL WATER ALL NEWLY SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
5. CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SEEDING AND MULCHING.
6. THE CONTRACTOR SHALL NOTIFY THE CITY OF MADISON BUILDING INSPECTOR TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.

SCALE:
PLOTTED BY: $LOGIN$

ORIGINAL SIZE = 24" x 36"
$FILE$

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ISSUANCES	REVISIONS
UDC INFORMATIONAL & PRELIM - 8/21/2013	PLAN MODIFICATIONS - 10/15/2013
UDC & PUBLIC HEARING - 9/10/2013	
UDC FINAL SUBMITTAL - 10/04/2013	

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SARA INVESTMENT
MADISON, WISCONSIN

PROJECT NUMBER 51930	
APPROVED BY JJS	
REVIEWED BY JCT	
DRAWN BY $DATE$	$TIME$

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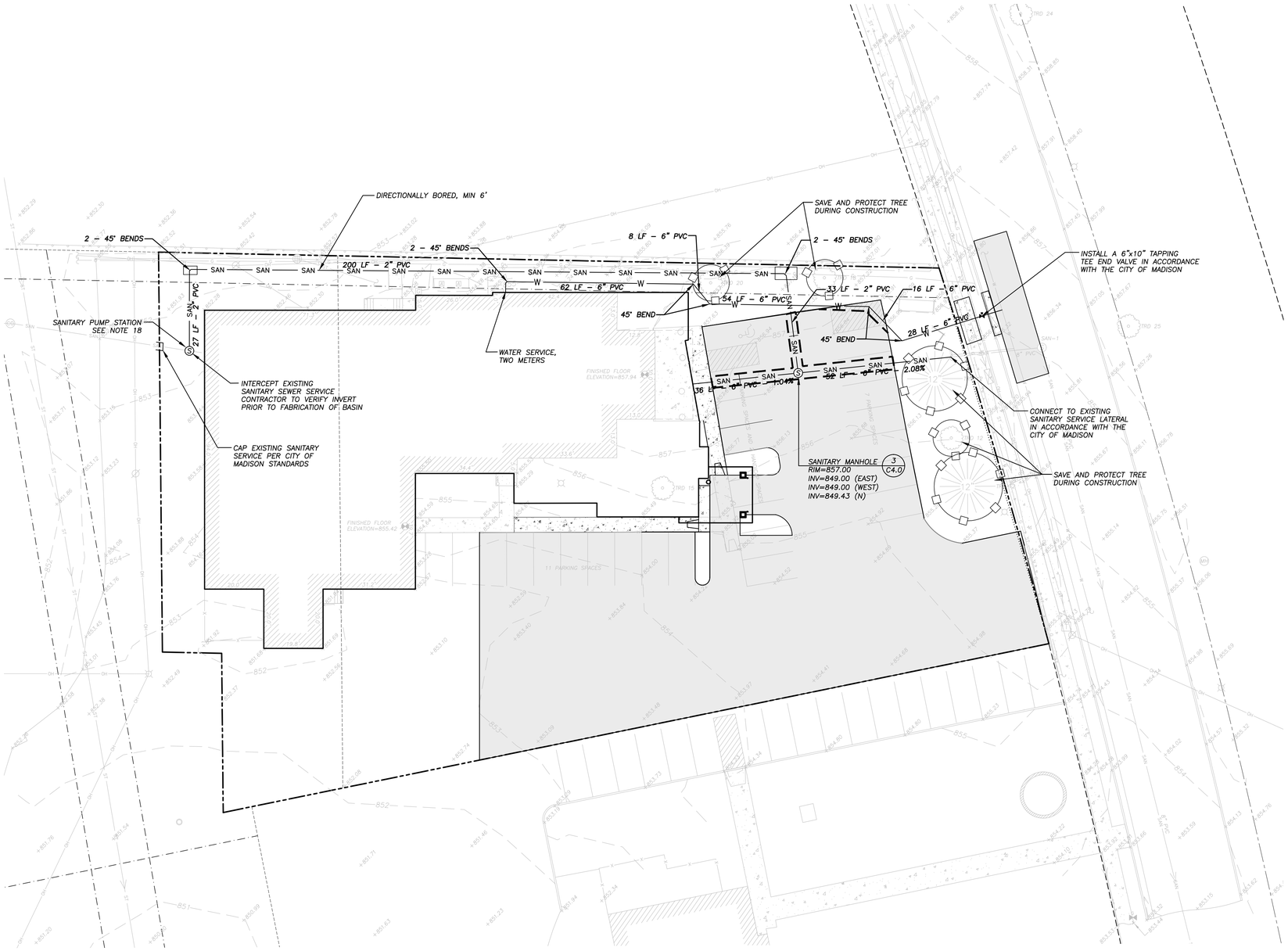

JSD Professional Services, Inc.
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LEGEND (PROPOSED)

- PROPERTY LINE
- BUILDING LINE
- SAN — SAN — SANITARY SEWER
- W — W — WATER MAIN
- Ⓢ SANITARY MANHOLE
- ● BOLLARD

GENERAL NOTES

1. REFER TO THE TOPOGRAPHIC AND UTILITY MAP FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS (STANDARD SPECIFICATIONS).
3. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES UNLESS OTHERWISE SHOWN.
4. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
5. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.

UTILITY NOTES

1. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
2. 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.
3. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
4. ALL CONSTRUCTION SIGNING TO BE IN ACCORDANCE WITH THE CITY OF MADISON AND WISCONSIN DEPARTMENT OF TRANSPORTATION REQUIREMENTS.
5. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED.
6. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WDSPS, AND WDNR.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
   - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY IN INCLUDING BUT NOT LIMITED TO EXISTING SERVICE ABANDONMENT.
   - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
   - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
   - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS–BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
9. THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
10. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
11. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
12. ALL PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON PROJECT NUMBER 53B2326. PUBLIC IMPROVEMENTS ONLY SHOWN ON THIS PLAN FOR GRAPHIC PURPOSES. CONTRACTOR SHALL COORDINATE A PRECONSTRUCTION MEETING WITH CITY OF MADISON INSPECTION A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES OR DOING ANY OTHER WORK WITHIN THE PUBLIC RIGHT–OF–WAY. ALL WORK WITHIN THE PUBLIC RIGHT–OF–WAY SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
13. ALL PRIVATE STORM BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30, TABLE 384.30–6.
14. WATER SERVICE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR TO FIELD VERIFY LOCATION AND SIZE. REPORT DISCREPANCIES TO ENGINEER PRIOR TO CONSTRUCTION.
15. ALL PRIVATE SANITARY SEWER BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30, TABLE 384.30–6.
16. COORDINATE AND OBTAIN ALL PERMITS FOR EXISTING PRIVATE SERVICES TO BE ABANDONED WITH THE CITY OF MADISON.
17. DEWATERING, IF APPLICABLE, SHALL BE CONDUCTED PER WDNR STORM WATER MANAGEMENT TECHNICAL STANDARD 1061.
18. SANITARY SEWAGE PUMP STATION:

    FLOW 45 GPM
    TDH 14.4 FT

    ZOELLER 840–0006 F840 DUPLEX PUMP STATION FOR EXTERIOR USE, CHECK VALVE, DUPLEX NEMA 4X CONTROLS, AUDIBLE HIGH WATER ALARM, OR EQUAL APPROVED BY THE CITY OF MADISON.

    TOPPS 36" FIBERGLASS BASIN, DEPTH 156 INCHES, 40" SOLID STEEL BASIN CENTER, ANTI FLOTATION COLLAR MODEL C36WS ROUND, OR EQUAL APPROVED BY THE CITY OF MADISON. CONTRACTOR TO FIELD VERIFY EXISTING INVERTS PRIOR TO SUBMITTING PUMP STATION FOR REVIEW.
19. SANITARY FORCEMAIN SHALL BE SCHEDULE 40 PVC MEETING ASTM D–2665, 2" DIAMETER.

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REVISIONS

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UDC INFORMATIONAL & PRELIM - 8/21/2013	
UDC & PUBLIC HEARING - 9/10/2013	
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SARA INVESTMENT
MADISON, WISCONSIN

PROJECT NUMBER 51930
APPROVED BY JJS
REVIEWED BY JCT
DRAWN BY $DATE$ $TIME$

C3.0

SCALE:
PLOTTED BY: $LOGIN$

ORIGINAL SIZE = 24" x 36"
$FILE$

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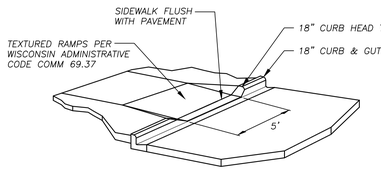
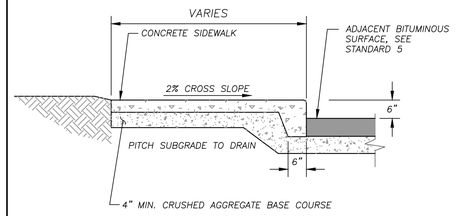


1 / C4.0 **SIDEWALK RAMP DETAIL**

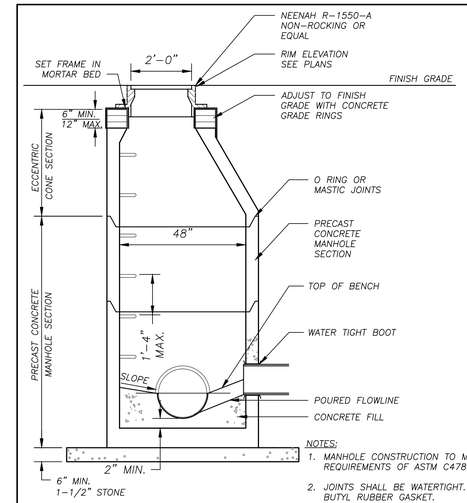
N.T.S.



REFER TO SITE PLAN FOR CONSTRUCTION AND CONTROL JOINT LOCATIONS

2 / C4.0 **SIDEWALK CROSS SECTION**

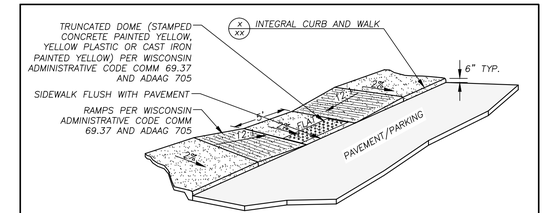
N.T.S.



NOTES:
1. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
2. JOINTS SHALL BE WATERTIGHT. USE BUTYL RUBBER GASKET.
3. USE MORTAR FOR PIPE CONNECTIONS EXCEPT THAT AN APPROVED FLEXIBILE WATERTIGHT PIPE TO MANHOLE SEAL IS REQURIRED FOR ALL FLEXIBLE SANITARY SEWER CONNECTIONS.
4. ALL MANHOLES SHALL HAVE RUBBER CHIMNEY BOOT SEALS.

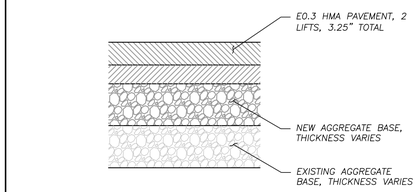
3 / C4.0 **SANITARY MANHOLE**

N.T.S.



4 / C4.0 **ACCESSIBLE WALK CROSS SECTION**

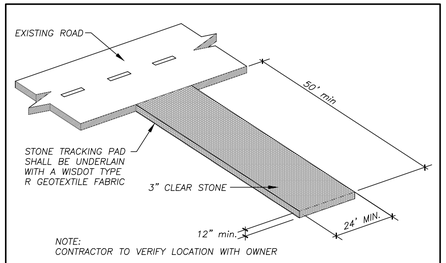
N.T.S.



NOTES:
1. EXISTING AGGREGATE BASE SHALL REMAIN IN PLACE. PROPOSED BASE SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS OVER EXISTING BASE.
2. PAVEMENT SHALL BE:
   SURFACE COURSE E0.3, 9.5MM HMA, 1.5"
   BASE COURSE E0.3, 12.5MM HMA, 1.75"

5 / C4.0 **TYPICAL PAVEMENT SECTIONS**

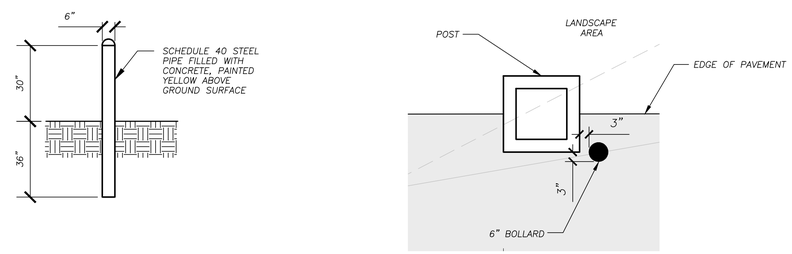
N.T.S.



NOTE:
CONTRACTOR TO VERIFY LOCATION WITH OWNER

6 / C4.0 **CONSTRUCTION ENTRANCE**

N.T.S.



7 / C4.0 **BOLLARD LOCATION DETAIL**

N.T.S.

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REVISIONS

ISSUANCES	PLAN MODIFICATIONS - 10/15/2013
UDC INFORMATIONAL & PRELIM - 8/21/2013	
UDC & PUBLIC HEARING - 9/10/2013	
UDC FINAL SUBMITTAL - 10/04/2013	

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SARA INVESTMENT REAL ESTATE LLC
HARMONY Construction Management, Inc.
MERITER

MERITER HOSPITAL
OUTPATIENT THERAPY CLINIC
SARA INVESTMENT
MADISON, WISCONSIN

PROJECT NUMBER 51930
APPROVED BY JJS
REVIEWED BY JCT
DRAWN BY
$DATE$ $TIME$

C4.0

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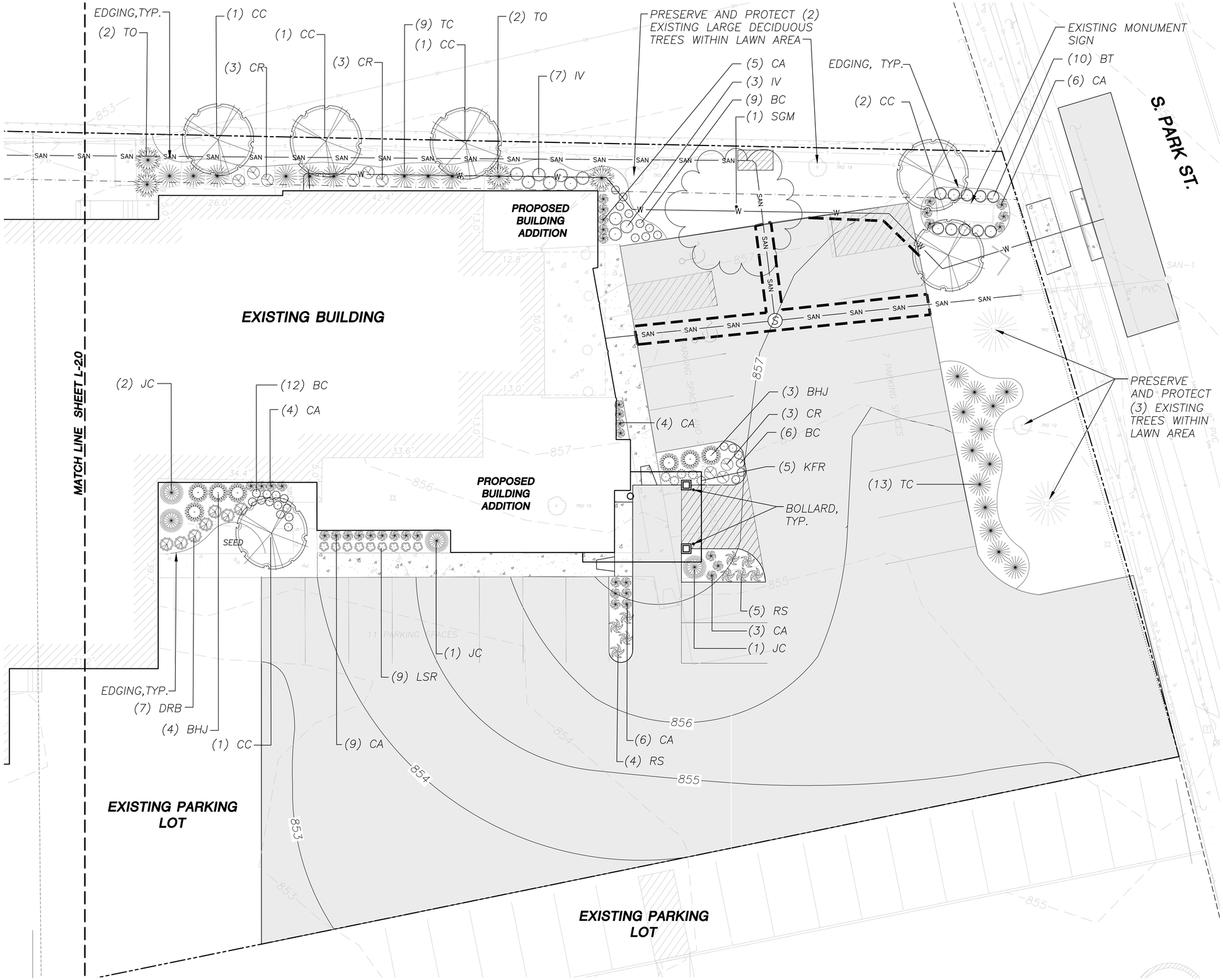
SCALE:
PLOTTED BY: $LOGIN$
ORIGINAL SIZE = 24" x 36"
$FILE$



JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

SITE INFORMATION BLOCK	
Site Address	1418 S. PARK ST. MADISON, WI
Site Square Footage	44,455
Site Developed Total Square Footage:	39,531
Number of Building Stories (above grade)	1
Building Height	<30 FT.
Total Square Footage of Building	APPROX. 11, 000
Use of property	COMMERCIAL
Number of employees	–
Existing Number of parking stalls:	
Large car	23
Accessible	2
Total	25

LEGEND (EXISTING)

EXISTING EVERGREEN TREES

EXISTING DECIDUOUS TREES

LEGEND (PROPOSED)

PROPERTY LINE
18" CONCRETE CURB & GUTTER
ASPHALT PAVEMENT
CONCRETE PAVEMENT / SIDEWALK
POLYETHYLENE LANDSCAPE EDGING

LARGE DECIDUOUS TREE

MEDIUM DECIDUOUS TREE

EVERGREEN TREE

MEDIUM DECIDUOUS SHRUBS

MEDIUM EVERGREEN SHRUBS

PERENNIALS

ORNAMENTAL GRASS

LANDSCAPE NOTES

1. REFER TO SHEET L-3.0 FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN

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REVISIONS

ISSUANCES
UDC INFORMATIONAL & PRELIM - 8/21/2013
UDC & PUBLIC HEARING - 9/10/2013
UDC FINAL SUBMITTAL - 10/04/2013
UDC FINAL SUBMITTAL - 10/15/2013

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MERITER

MERITER HOSPITAL
OUTPATIENT THERAPY CLINIC
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MADISON, WISCONSIN

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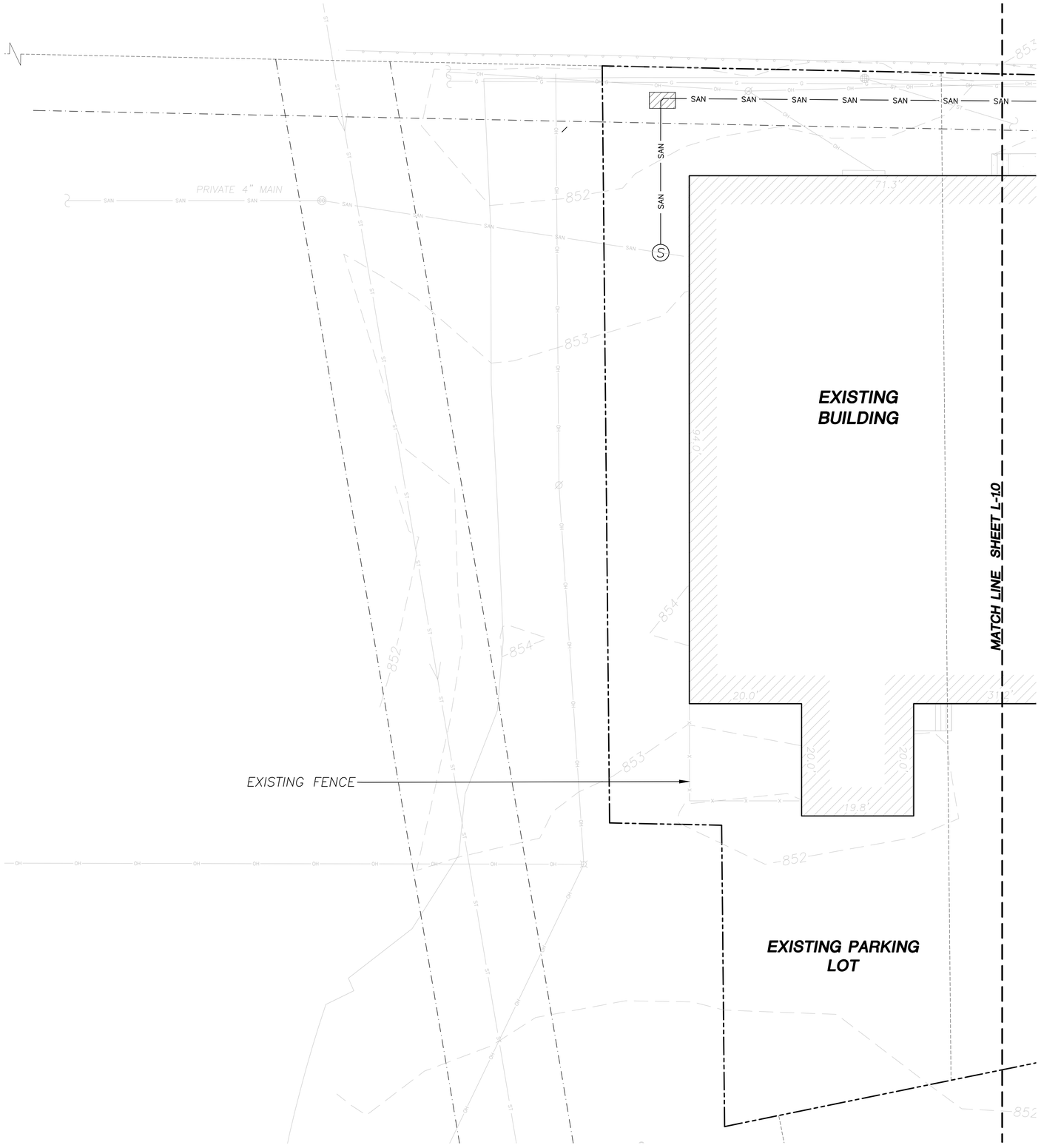
APPROVED BY JJS
REVIEWED BY JCT
DRAWN BY
10/03/13

L-1.0



JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

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Use of property	COMMERCIAL
Number of employees	–
Existing Number of parking stalls:	
Large car	23
Accessible	2
Total	25

LEGEND (PROPOSED)

- PROPERTY LINE
- 18" CONCRETE CURB & GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT / SIDEWALK
- POLYETHYLENE LANDSCAPE EDGING

north

SCALE IN FEET
10' 0 10'

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REVISIONS

ISSUANCES
- UDC INFORMATIONAL & PRELIM - 8/21/2013
- UDC & PUBLIC HEARING - 9/10/2013
- UDC FINAL SUBMITTAL - 10/04/2013
- UDC FINAL SUBMITTAL - 10/15/2013

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SARA INVESTMENT
MADISON, WISCONSIN

PROJECT NUMBER 51930
APPROVED BY JJS
REVIEWED BY JCT
DRAWN BY
10/03/13

L-2.0

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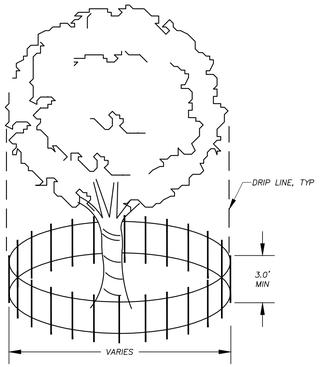
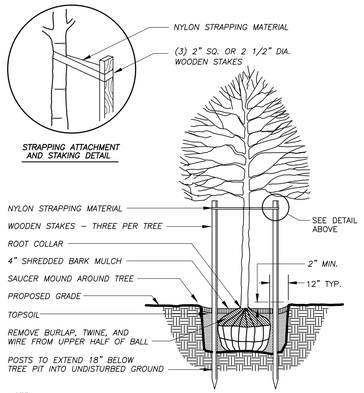


NOTE:
FENCE TO BE INSTALLED TO PROTECT EXISTING TREE(S) DURING CONSTRUCTION. CONTRACTOR TO COORDINATE FENCE LOCATION WITH OWNER PRIOR TO INSTALLATION. SILT FENCE MATERIAL, OR OTHER APPROVED BARRIER MATERIAL MAY BE USED.

1 / L-3.0 **TREE PROTECTION DETAIL**

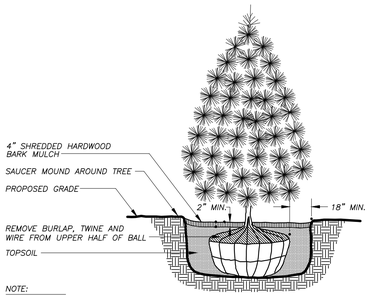
N.T.S.



NOTE:
ROOT COLLAR TO BE AT GRADE.
DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO COLLAR.

2 / L-3.0 **DECIDUOUS TREE PLANTING DETAIL**

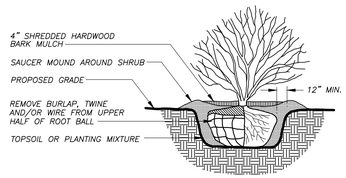
N.T.S.



NOTE:
ROOT COLLAR TO BE AT GRADE.
DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO COLLAR.

3 / L-3.0 **EVERGREEN TREE PLANTING DETAIL**

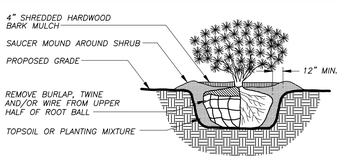
N.T.S.



NOTE:
ROOT COLLAR TO BE AT GRADE.
DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO COLLAR.

4 / L-3.0 **DECIDUOUS SHRUB PLANTING DETAIL**

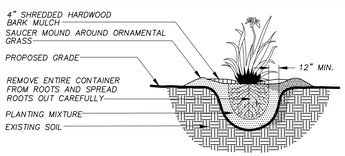
N.T.S.



NOTE:
ROOT COLLAR TO BE AT GRADE.
DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO COLLAR.

5 / L-3.0 **EVERGREEN SHRUB PLANTING DETAIL**

N.T.S.



NOTE:
ROOT COLLAR TO BE AT GRADE.
DIG HOLE NO DEEPER THAN BASE OF ROOT CONTAINER OR BAREROOT TO COLLAR.
BARK MULCH IS TO BE PULLED AWAY FROM THE TRUNK/BASE OF EACH PERENNIAL

6 / L-3.0 **ORNAMENTAL GRASS PLANTING DETAIL**

N.T.S.

CITY OF MADISON LANDSCAPE REQUIREMENTS:

Developed Area:	*39,531 Sq. Ft.*
Requirement:	*1 Landscape Unit provided for each 300 Sq. Ft. of developed area*
Calculation:	*39,531 sq. ft./300 sq. ft./landscape unit = 131.77 Plant Units*
Requirement:	*1 Landscape Unit consists of (5) Landscape Points*
Calculation:	*131.77 Plant Units x 5 Landscape Points per unit = 658.85 Landscape Points*
Total Plant Units Required:	***659.00 Landscape Points***
Total Plant Units Provided:	***665.00 Landscape Points***

Species: Common Name	*Species: Scientific Name*	*QTY*	*POINT VALUE*	*TOTAL POINTS*
Existing Large Deciduous Trees	*Multiple Species*	*3*	*35*	*105*
Sienna Glen Maple	*ACER x freemanii 'Sienna' (PP11322)*	*1*	*35*	*35*
J.N. Strain Musclewood	*CARPINUS caroliniana 'J.F. Strain'*	*6*	*15*	*90*
Existing Evergreen Trees	*Multiple Species*	*2*	*15*	*30*
Holmstrup Arborvitae	*THUJA occidentalis 'Holmstrup'*	*4*	*15*	*60*
Spring Fire Barberry	*BERBERIS thunbergii 'Diabolic'*	*10*	*2*	*20*
Little Henry Sweetspire	*ITEA virginica 'Little Henry'*	*10*	*2*	*20*
Dwarf Redleaf Barberry	*BERBERIS thunbergii var. 'atropurpurea Nana'*	*7*	*2*	*14*
Concord Barberry	*BERBERIS thunbergii 'Concorde'*	*27*	*2*	*54*
Ruby Spice Clethra	*CLETHRA alnifolia 'Ruby Spice'*	*9*	*2*	*18*
Little Spire Russian Sage	*PEROVSKIA atriplicifolia 'Little Spire'*	*9*	*2*	*18*
Russian Sage	*PEROVSKIA atriplicifolia*	*9*	*2*	*18*
Mountbatten Juniper	*JUNIPERUS chinensis 'Mountbatten'*	*4*	*3*	*12*
Dwarf Japanese Yew (Brevifolia)	*TAXUS cuspidata 'Nana'*	*22*	*3*	*66*
Bar Harbor Juniper	*TAXUS cuspidata 'Nana'*	*7*	*3*	*21*
Karl Foerester Feather Reed Grass	*CALAMAGROSTIS x acutiflora 'Karl Foerester'*	*37*	*2*	*74*
Korean feather reed grass	*CALAMAGROSTIS brachytricha*	*5*	*2*	*10*
	TOTAL =			***665***

CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address 1418 S. Park Street, Madison, WI

Name of Project Kombucha Tea Production/Meriter

Owner / Contact Sara Investment Real Estate LLC / Marc Vrotsos

Contact Phone 608.852.8785 Contact Email mvrotsos@sarainvest.com

**** Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size MUST be prepared by a registered landscape architect. ****

Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as all parts of the site that are not left in a natural state within a single contiguous boundary, including building footprints, parking and loading areas, driveways, internal sidewalks, patios, and outdoor activity areas. Developed area does not include other land within required setbacks and natural areas on the same property that are left undisturbed.

(a) One (1) landscape unit shall be provided for each three hundred (300) square feet of developed area, with the exception of the IL and the IG districts as specified in (b) below.

Total square footage of developed area 39,531

Developed area divided by three hundred (300) square feet = 131.77 **Landscape Units**

(b) Within the Industrial – Limited (IL) and Industrial – General (IG) districts, one (1) landscape unit shall be provided for every six hundred (600) square feet of developed area.

Total square footage of developed area _____

Developed area divided by six hundred (600) square feet = _____ **Landscape Units**

(c) One landscape unit consists of five (5) landscape points. Landscape points are calculated as shown in the following table.

Landscape units multiplied by five (5) landscape points = 658.85 **Total Points Required**

Tabulation of Points and Credits

Use the table to indicate the quantity and points for all existing and proposed landscape elements. **Calculations yielding a fraction up to one-half (1/2 or 0.5) shall be rounded down to the nearest whole number; fractions of more than one half (1/2) shall be rounded up.**

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper	35	3	105	1	35
Ornamental tree	1 1/2 inch caliper	15			6	90
Evergreen tree	3 feet tall	15	2	30	4	60
Shrub, deciduous	18" or 3 gallon container size	2			81	162
Shrub, evergreen	18" or 3 gallon container size	3			33	99
Ornamental grasses	18" or 3 gallon container size	2			42	84
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Sub Totals				135		530

Total Number of Points Provided 665

10/2013 1

LANDSCAPE PLANT LIST

SYM	*QTY.*	*COMMON NAME*	*BOTANICAL NAME*	*SIZE*	*ROOT*	*LS POINTS*	*TOTAL POINTS*
LARGE DECIDUOUS TREES							
EX	3	*Existing Deciduous Tree*	*Multiple Species*	*VARIES*	*VARIES*	*35*	*105*
SGM	1	*Sienna Glen Maple*	*ACER x freemanii 'Sienna' (PP11322)*	*2 1/2" Cal.*	*B&B*	*35*	*35*
MEDIUM DECIDUOUS TREES							
CC	6	*J.N. Strain Musclewood*	*CARPINUS caroliniana 'J.F. Strain'*	*1 1/2" Cal.*	*B&B*	*15*	*90*
EVERGREEN TREES							
EX	2	*Existing Evergreen Tree*	*Multiple Species*	*VARIES*	*VARIES*	*15*	*30*
TO	4	*Holmstrup Arborvitae*	*THUJA occidentalis 'Holmstrup'*	*3 ft. Min. Ht.*	*#3 Cont.*	*15*	*60*
MEDIUM DECIDUOUS SHRUBS							
BT	10	*Spring Fire Barberry*	*BERBERIS thunbergii 'Diabolic'*	*18" Min. Ht.*	*#3 Cont.*	*2*	*20*
IV	10	*Little Henry Sweetspire*	*ITEA virginica 'Little Henry'*	*18" Min. Ht.*	*#3 Cont.*	*2*	*20*
DRB	7	*Dwarf Redleaf Barberry*	*BERBERIS thunbergii var. 'atropurpurea Nana'*	*15" Min. Ht.*	*# 2 Cont.*	*2*	*14*
BC	27	*Concord Barberry*	*BERBERIS thunbergii 'Concorde'*	*18" Min. Ht.*	*#3 Cont.*	*2*	*54*
CR	9	*Ruby Spice Clethra*	*CLETHRA alnifolia 'Ruby Spice'*	*18" Min. Ht.*	*#3 Cont.*	*2*	*18*
LSR	9	*Little Spire Russian Sage*	*PEROVSKIA atriplicifolia 'Little Spire'*	*18" Min. Ht.*	*#3 Cont.*	*2*	*18*
RS	9	*Russian Sage*	*PEROVSKIA atriplicifolia*	*18" Min. Ht.*	*#3 Cont.*	*2*	*18*
MEDIUM EVERGREEN SHRUBS							
JC	4	*Mountbatten Juniper*	*JUNIPERUS chinensis 'Mountbatten'*	*48" Min. Ht.*	*#3 Cont.*	*3*	*12*
TC	22	*Dwarf Japanese Yew (Brevifolia)*	*TAXUS cuspidata 'Nana'*	*18" Min. Ht.*	*#3 Cont.*	*3*	*66*
BHJ	7	*Bar Harbor Juniper*	*JUNIPERUS horizontalis 'Bar Harbor'*	*18" Min. Ht.*	*# 3 Cont.*	*3*	*21*
ORNAMENTAL GRASSES							
CA	37	*Karl Foerester Feather Reed Grass*	*CALAMAGROSTIS x acutiflora 'Karl Foerester'*	*10 - 12" Ht.*	*# 1 Cont.*	*2*	*74*
KFR	5	*Korean feather reed grass*	*CALAMAGROSTIS brachytricha*	*10 - 12" Ht.*	*# 1 Cont.*	*2*	*10*
						TOTAL	***665***

LANDSCAPE NOTES AND SPECIFICATIONS

1. *GENERAL: ALL WORK IN THE R–O–W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH DANE COUNTY AND CITY OF MADISON REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE BASE SITE PLAN DOES NOT INCLUDE UTILITY INFORMATION AND IS AN APPROXIMATION OF SITE LAYOUT BASED ON CURRENT AERIAL PHOTOGRAPHY AND ADJACENT PROPERTY SURVEY INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1–800–382–5544 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.*
2. *DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THAT STOCK NOT PLANTED BY STORING STOCK IN A SHADED AREA PROTECTING THE ROOT MASS WITH WET SOIL, MOSS OR OTHER SUITABLE MEDIA AND KEEPING WELL WATERED. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED PRACTICES.*
3. *GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY OWNER. PLANTS SHALL BE ALIVE AND IN GOOD HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE WITHOUT COST TO THE OWNER ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, GRASS, ETC. REPAIR DAMAGE TO OTHER PLANTS OR LAWNS DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A TWO (2)–YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.*
4. *MATERIALS – PLANTS: ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1–2004. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL–DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH. PLANTS SHALL BE OF THE HIGHEST QUALITY, HAVE TYPICAL GROWTH HABITS FOR THEIR SPECIES, BE SOUND, HEALTHY, VIGOROUS AND FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.*
5. *MATERIALS – EDGING: EDGING SHALL BE 5" DEEP, BLACK, POLYETHYLENE EDGING EXCEPT FOR TREE RINGS. ALL DECIDUOUS, TREES NOT WITHIN EDGED LANDSCAPE BEDS OR PARKING ISLANDS SHALL BE INSTALLED WITH A 6' DIAMETER TREE RING WITH SHOVEL–CUT EDGING.*
6. *MATERIALS – WEED BARRIER FABRIC: ALL FOUNDATION PLANTING BEDS SHALL BE INSTALLED AN APPROVED WITH WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.*
7. *MATERIALS – MULCH: ALL PLANTING AREAS INCLUDING FOUNDATION BEDS TO RECEIVE FINELY SHREDDED, WEED FREE, HARDWOOD BARK MULCH (DYE–FREE) SPREAD TO A CONSISTENT DEPTH OF FOUR INCHES OVER ENTIRE AREA. FERTILIZER SHALL BE IN ACCORDANCE WITH DANE COUNTY AND STATE OF WISCONSIN REQUIREMENTS. ALL TREE PLANTINGS OUTSIDE OF PLANTING BEDS TO RECEIVE A MINIMUM RADIUS 5' TREE RING. TREE RING TO BE MULCHED WITH FINELY SHREDDED, WEED FREE HARDWOOD BACK MULCH SPREAD TO A CONSISTENT DEPTH OF FOUR INCHES OVER ENTIRE AREA. A SHOVEL–CUT EDGE TO BE INSTALLED AT A MINIMUM RADIUS OF 5' FROM CENTRAL LEADER OF TREE.*
9. *SEED: ALL DISTURBED LAWN AREAS SHALL BE SEEDED WITH EARTH CARPET'S 'BOULEVARD' OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO LAWN SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS.*
10. *PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER AND COAT THE TREATED AREA WITH AN APPROVED ANTISEPTIC TREE PAINT.*
11. *CLEANUP: DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL, BRANCHES, BINDING AND WRAPPING MATERIALS, REJECTED PLANTS, OR OTHER DEBRIS RESULTING FROM ANY PLANTING SHALL BE PROMPTLY CLEANED UP AND REMOVED. THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES UNTIL THE CLEANUP OPERATION IS COMPLETED. UNDER NO CONDITION SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC HAZARD. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.*
12. *MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, BUFFER AREAS AND SEEDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR AT LEAST A PERIOD OF 30 DAYS, OR UNTIL FINAL ACCEPTANCE FROM THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN DURING THIS 30 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OF DEFICIENT BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION.*
13. *MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND BARRIERS AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.*

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

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REVISIONS

ISSUANCES
- UDC INFORMATIONAL & PRELIM - 8/21/2013
- UDC & PUBLIC HEARING - 9/10/2013
- UDC FINAL SUBMITTAL - 10/04/2013
- UDC FINAL SUBMITTAL - 10/15/2013

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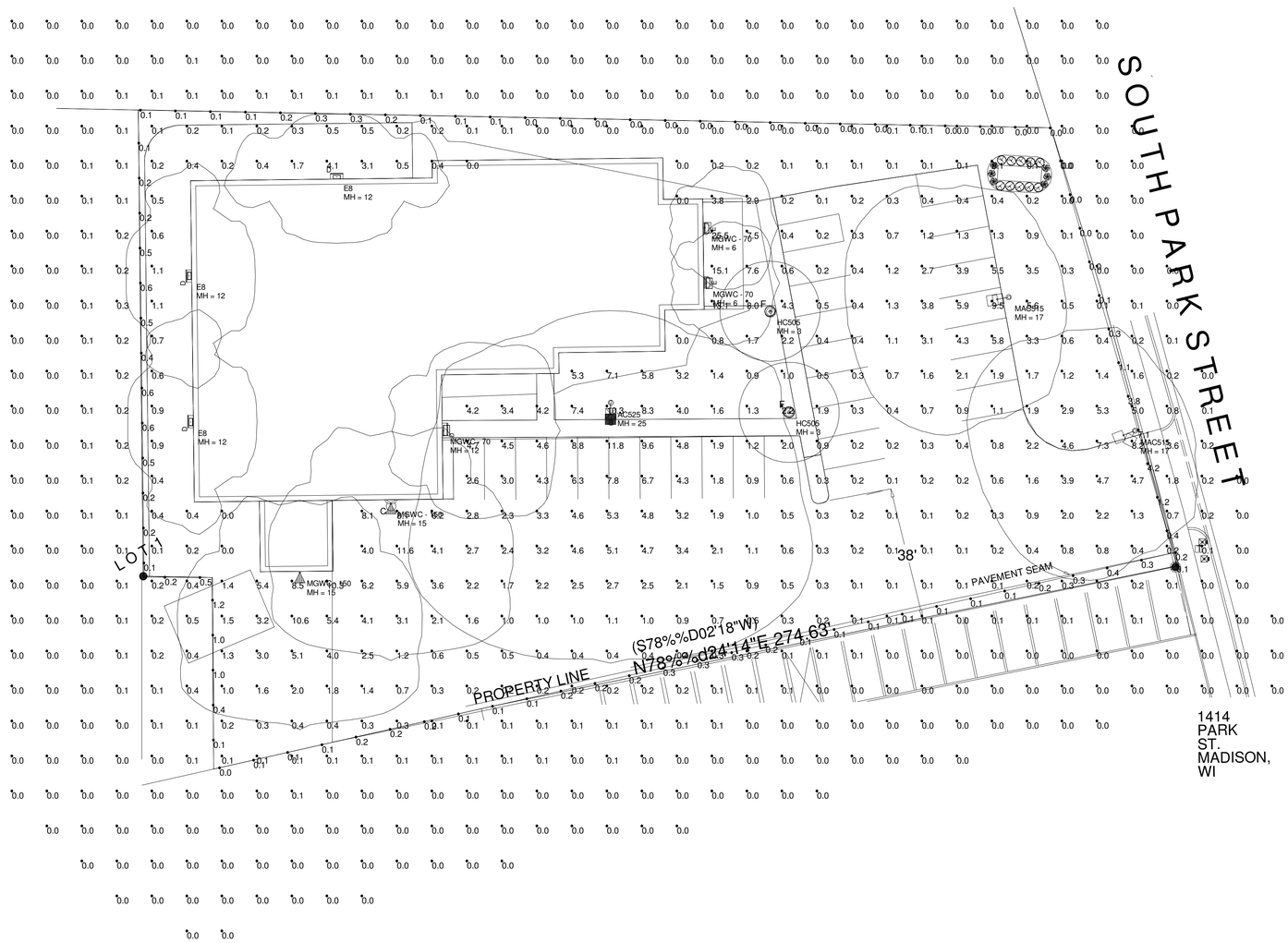
SARA INVESTMENT
MADISON, WISCONSIN

PROJECT NUMBER 51930
APPROVED BY JJS
REVIEWED BY JCT
DRAWN BY
10/03/13

L-3.0

RUUD LIGHTING DIRECT



LOT

Illuminance (Fc)
Average = 1.78
Maximum = 11.8
Minimum = 0.1
Avg/Min Ratio = 17.80
Max/Min Ratio = 118.00

FIXTURE MOUNTING HEIGHT: AS SHOWN
EXISTING POLES & LOCATIONS
ISOLINES AT .3 FC
PROPERTY LINE LIGHT LEVELS AT 4' AFG

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	0.38	7.1	0.0	N.A.	N.A.
SITE	1.00	25.5	0.0	N.A.	N.A.
LOT	1.78	11.8	0.1	17.80	118.00

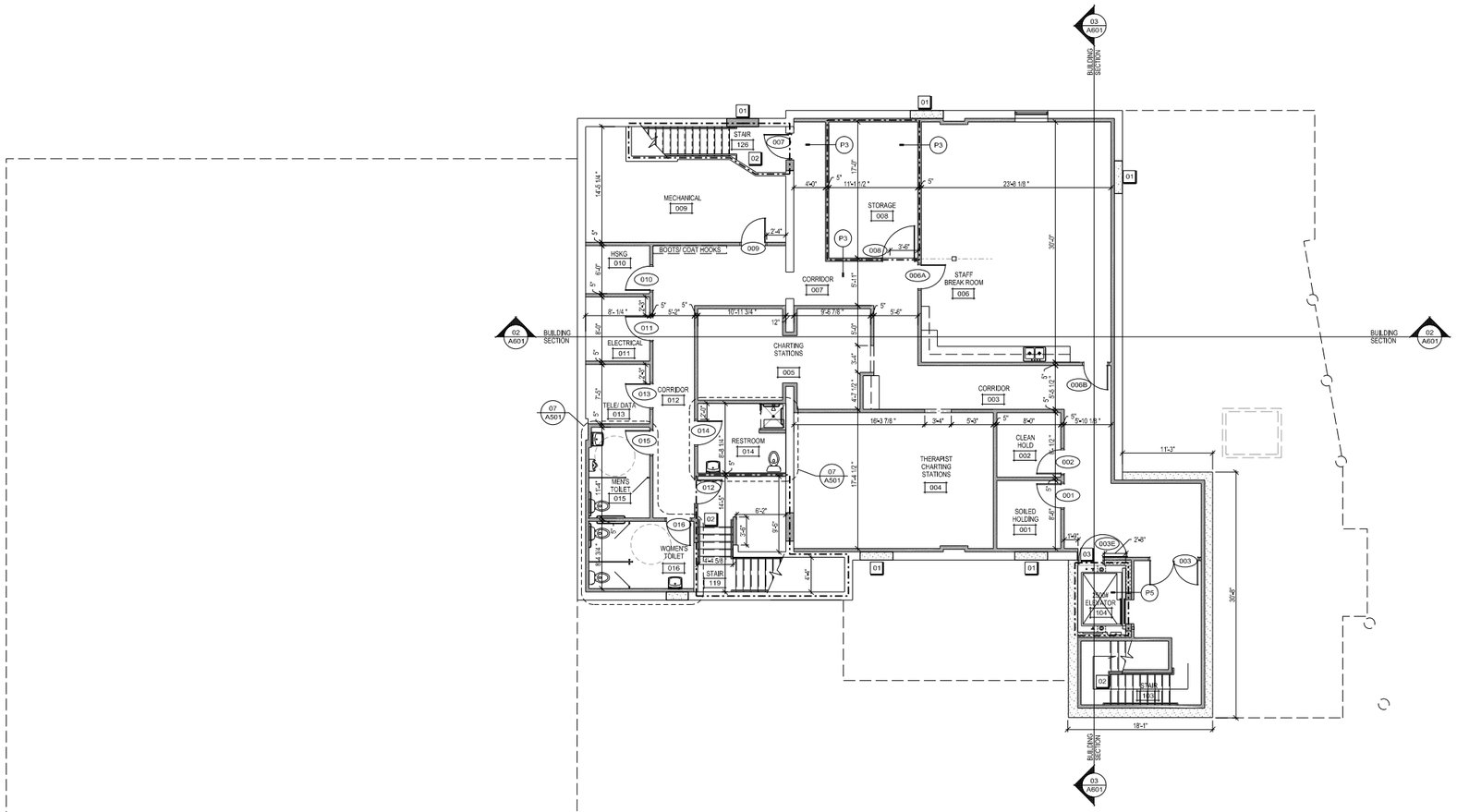
Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Description	Lum. Watts
	2	MAC515	SINGLE	16000	0.800	MAC2515-M (150W HPS)	188
	1	AC525	SINGLE	51000	0.800	AC2525-M (250W HPS)	300
	2	HC505	SINGLE	4000	0.800	HCD505-D (50W HPS)	66
	3	MGWC - 70	SINGLE	6400	0.800	MGWC0507-M (70W HPS)	90
	2	MGWC - 150	SINGLE	16000	0.800	MGWC0515-M (150W HPS)	188
	3	E8	SINGLE	6400	0.800	E8507-M (70W HPS)	86

0 40' 80'

RUUD LIGHTING DIRECT
9201 Washington Ave
Racine, WI 53406
PH: (800) 236-7000
FX: (800) 236-7500
www.ruudlightingdirect.com

Date:2/14/2013 | Scale: 1"=20' | Layout by: MARK JANAKY
Project Name: 1414 PARK ST | Customer No: #65515
Filename: V:\Common\AppEng\OUT\130211SE1MDJ.AGI
Footcandles calculated at grade using mean lumen values

Illumination results shown on this lighting design are based on project parameters provided to Ruud Lighting used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code.



RENOVATED BASEMENT FLOOR PLAN

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

FIRE LEGEND

- 1 HOUR FIRE RATING- UL DESIGN NO U405
- 2 HOUR FIRE WALL- UL DESIGN NO U905

FLOOR PLAN GENERAL NOTES

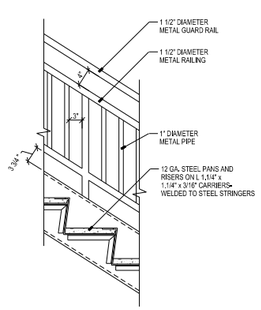
1. ALL DOOR FRAMES SHALL BE LOCATED 3" OFF ADJACENT WALLS UNLESS NOTED OTHERWISE.
2. ALL WALLS TO BE PARTITION TYPE 1 UNLESS OTHERWISE NOTED, SEE 09/A101 FOR PARTITION SCHEDULE.
3. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR PENETRATIONS THROUGH WALL.
4. WALL CONSTRUCTION IS DIMENSIONED FROM FACE OF WALL FINISH TO FACE OF WALL FINISH. SEE FLOOR PLAN FOR APPLICABLE DIMENSIONS.
5. FIRE EXTINGUISHER CABINETS (FEC) SHALL BE SEMI-RECESSED IN WALLS
6. REFER TO EXTERIOR BUILDING ELEVATIONS FOR EXTERIOR WINDOW TYPES DENOTED AS: (X)

KEYNOTES

01 FILL OPENING TO MATCH EXISTING ADJACENT CONSTRUCTION

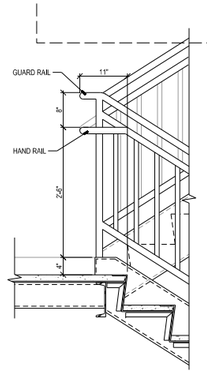
02 NEW STAIR, SEE DETAILS 09/A100, 13/A100 AND 17/A100

03 COORDINATE DOOR OPENING WITH ELEVATOR CONTRACTOR.



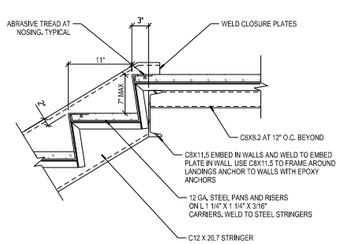
21 A100 RAIL DETAIL

SCALE: 3/4"=1'-0"



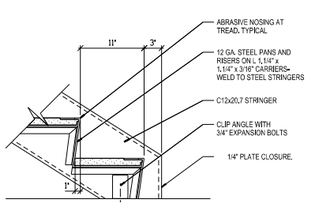
17 A100 HANDRAIL AT INTERIOR LANDING

SCALE: 3/4"=1'-0"



13 A100 STEEL PAN STAIR DETAIL @ HEAD

SCALE: 1"=1'-0"



09 A100 STEEL PAN STAIR TOE SECTION

SCALE: 1"=1'-0"

SCALE: 1/8"=1'-0"
PLOTTED BY: jaffd

ORIGINAL SIZE = 24" x 36"
X:\51930\cad\51930cA100.dgn

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REVISIONS

ISSUANCES

- UDC INFORMATIONAL & PRELIM - 8/21/2013
- UDC FINAL & PUBLIC HEARING - 9/18/2013
- STATE OF WI PLAN REVIEW - 9/20/2013
- STATE OF WI PLAN REV RE-SUBMITTAL - 10/15/2013

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SARA INVESTMENT

MADISON, WISCONSIN

PROJECT NUMBER
51930

APPROVED BY
JJS

REVIEWED BY
JCT

DRAWN BY
JAD

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BASEMENT FLOOR PLAN

A100

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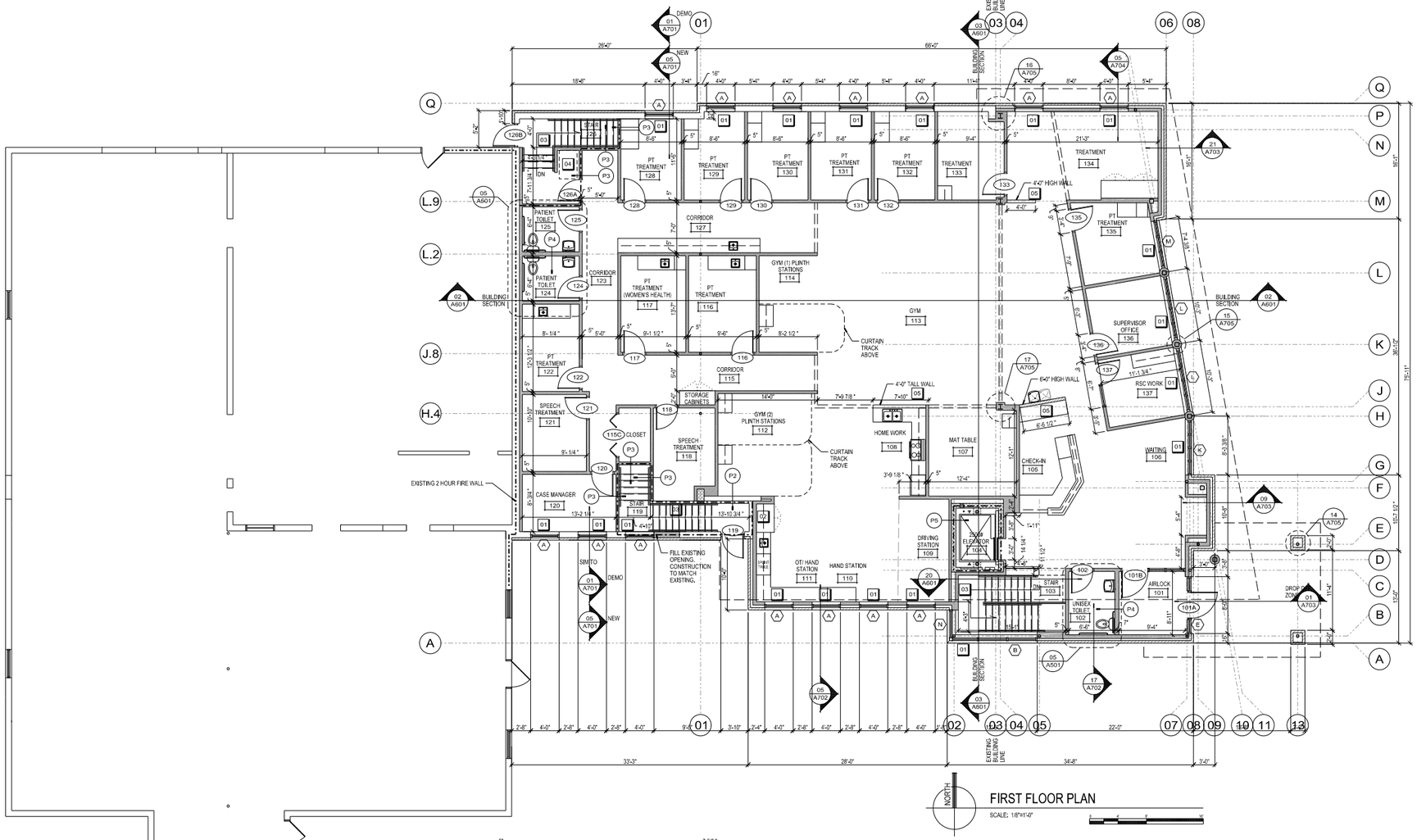
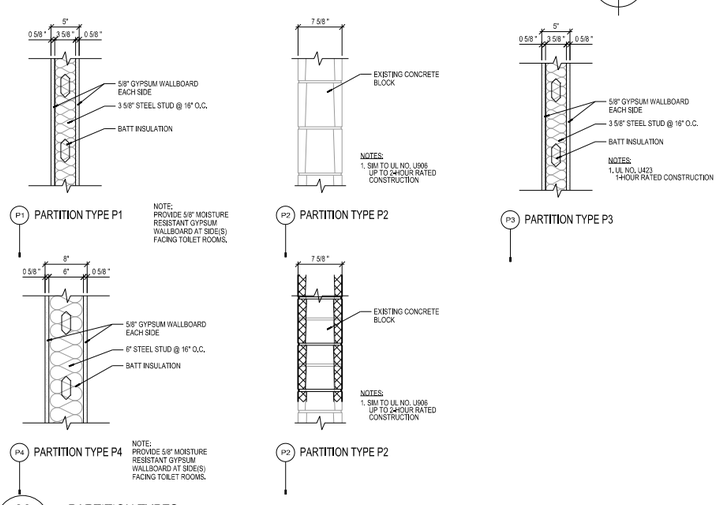


FIRST FLOOR PLAN

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



P1 PARTITION TYPE P1

P2 PARTITION TYPE P2

P3 PARTITION TYPE P3

P4 PARTITION TYPE P4

P2 PARTITION TYPE P2

09 A102 PARTITION TYPES

SCALE: 1"=1'-0"

FIRE LEGEND

- 1 HOUR FIRE RATING- UL DESIGN NO U405
- 2 HOUR FIRE WALL- UL DESIGN NO U905

FLOOR PLAN GENERAL NOTES

1. ALL DOOR FRAMES SHALL BE LOCATED 3" OFF ADJACENT WALLS UNLESS NOTED OTHERWISE.
2. REFER TO WALL TYPES SCHEDULE FOR WALL CONSTRUCTION.
3. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR PENETRATIONS THROUGH WALL.
4. WALL CONSTRUCTION IS DIMENSIONED FROM FACE OF WALL FINISH TO FACE OF WALL FINISH. SEE FLOOR PLAN FOR APPLICABLE DIMENSIONS.
5. FIRE EXTINGUISHER CABINETS (FEC) SHALL BE SEMI-RECESSED IN WALLS
6. REFER TO EXTERIOR BUILDING ELEVATIONS FOR EXTERIOR WINDOW TYPES DENOTED AS: X
7. ALL INTERIOR PARTITIONS TO BE PARTITION TYPE P1 UNLESS OTHERWISE NOTED.

KEYNOTES

01	NEW WINDOW
02	FURR OUT EXISTING WALL WITH PARTITION TYPE P3 FOR 1 HOUR RATED ASSEMBLY
03	NEW STAIR. SEE DETAILS 09/A100, 13/A100, 17/A100
1 04	30" X 48" AREA OF REFUGE. PROVIDE SIGNAGE AND 2-WAY COMMUNICATION.
05	[illegible]

SCALE: 1/8"=1'-0"
PLOTTED BY: jeffd
ORIGINAL SIZE 42" x 24" x 36"
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REVISIONS

UDC INFORMATIONAL & PRELIM - 8/21/2013	1 STATE OF WI PLAN REV.; RE-SUBMITTAL 10/2/2013
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STATE OF WI PLAN REVIEW - 9/20/2013	
STATE OF WI PLAN REV RE-SUBMITTAL - 10/15/2013	

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MERITER

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REVIEWED BY JCT
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FIRST FLOOR PLAN INTERIOR

A101

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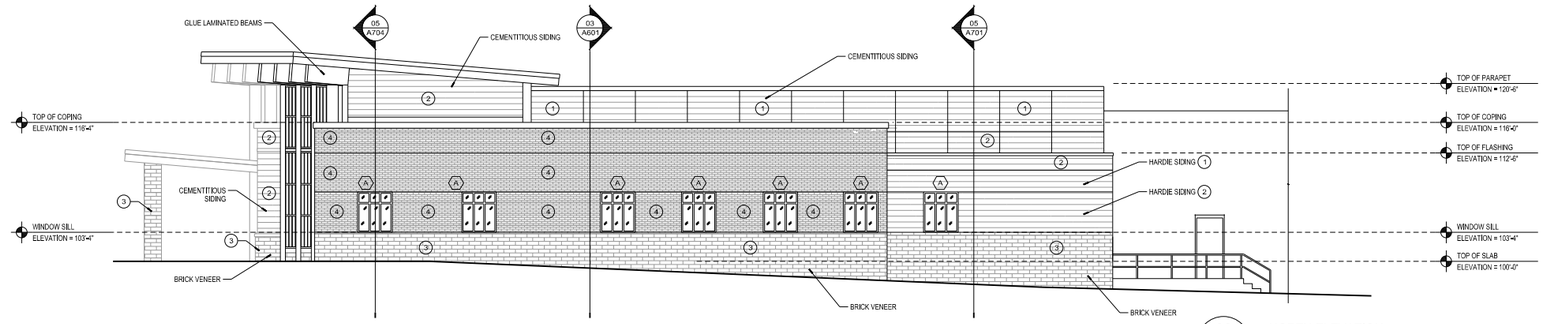
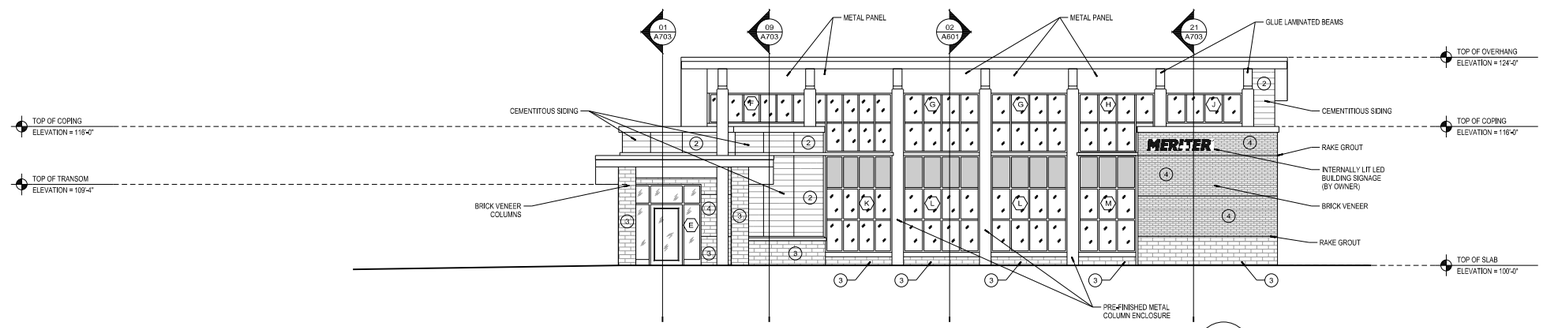


03 A401 NORTH ELEVATION

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

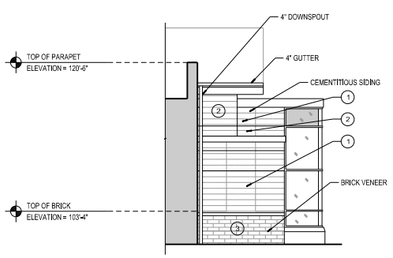


02 A401 EAST ELEVATION

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

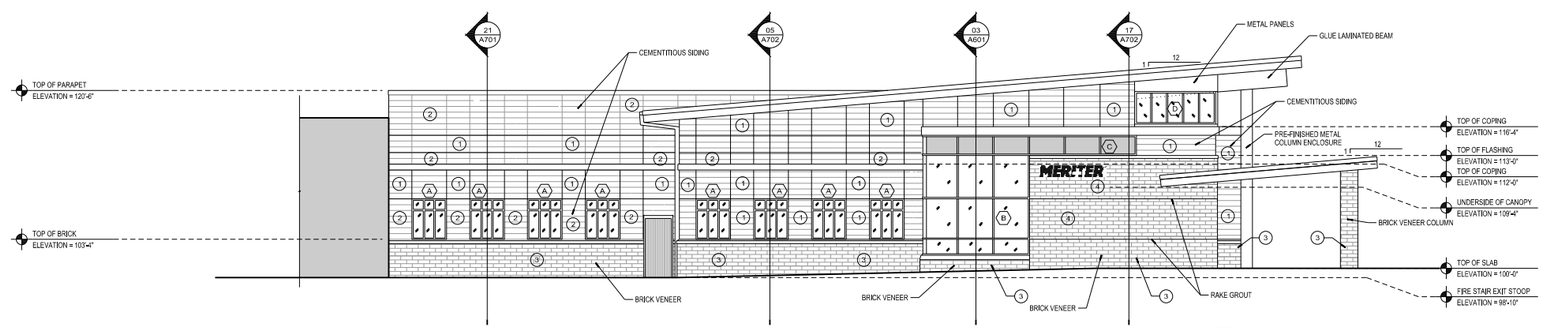
CEMENTITIOUS SIDING: 9 1/4" CEDAR LAP SIDING BY JAMES HARDIE

1. REGAL BLUE (COLOR 1)
2. PREMIUM SEMI TRANSPARENT (COLOR 2)
3. BRICK 1: ROCK FACE DOUBLE MONARCH
4. BRICK 2: MODULAR



21 A401 PARTIAL WEST ELEVATION

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



01 A401 SOUTH ELEVATION

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

SCALE: 1/8"=1'-0"
PLOTTED BY: jaffd

ORIGINAL SIZE = 24" x 36"
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REVISIONS

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- UDC INFORMATIONAL & PRELIM - 8/21/2013
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- STATE OF WI PLAN REVIEW - 9/20/2013
- STATE OF WI PLAN REV RE-SUBMITTAL - 10/15/2013

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REVIEWED BY JCT
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EXTERIOR BUILDING ELEVATIONS

A401

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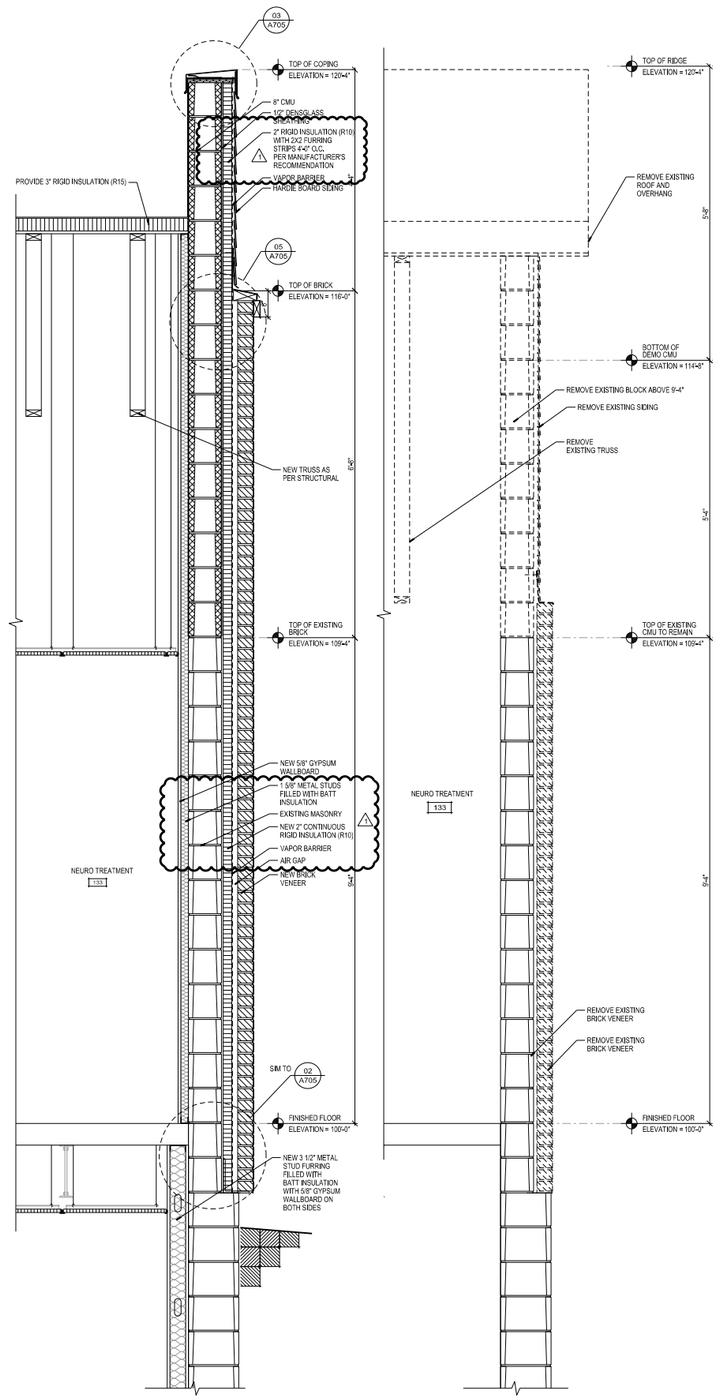

13 A701 WALL SECTION @ NEURO TREATMENT #133
SCALE: 3/4"=1'-0"

09 A701 DEMOLITION WALL SECTION
SCALE: 3/4"=1'-0"

05 A701 NEW WALL SECTION
SCALE: 3/4"=1'-0"

01 A701 EXISTING AND DEMOLITION WALL SECTION
SCALE: 3/4"=1'-0"

SCALE: 1/8"=1'-0"
PLOTTED BY: jjm6

ORIGINAL SIZE = 24" x 36"
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REVISIONS
1 STATE OF WI PLAN REV, RE-SUBMITTAL 10/02/2013

ISSUANCES
UDC INFORMATIONAL & PRELIM - 8/21/2013
UDC FINAL & PUBLIC HEARING - 9/18/2013
STATE OF WI PLAN REVIEW - 9/20/2013
STATE OF WI PLAN REV RE-SUBMITTAL - 10/15/2013

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MADISON, WISCONSIN

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JJS
REVIEWED BY
JCT
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JAD
10/15/2013 3:12:44 PM

DEMO AND NEW WALL SECTIONS

A701

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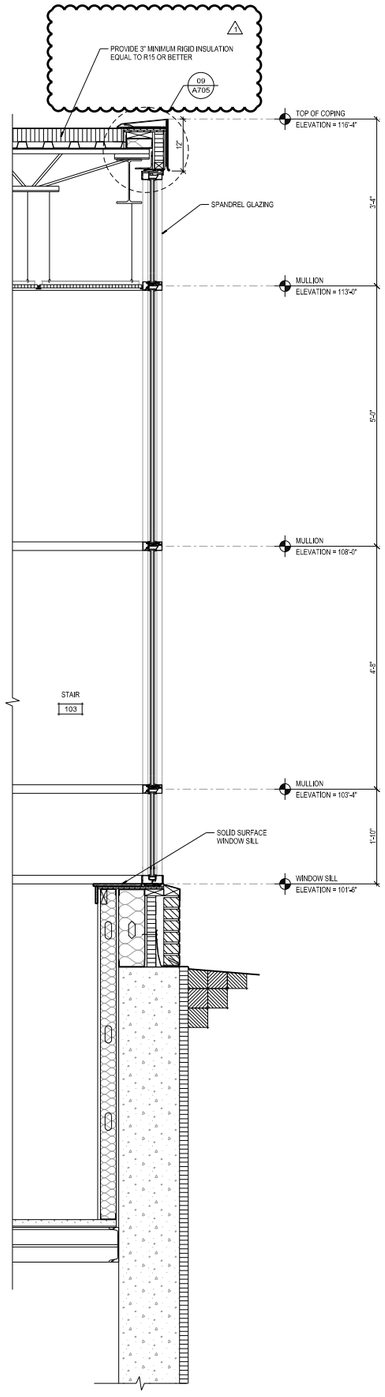
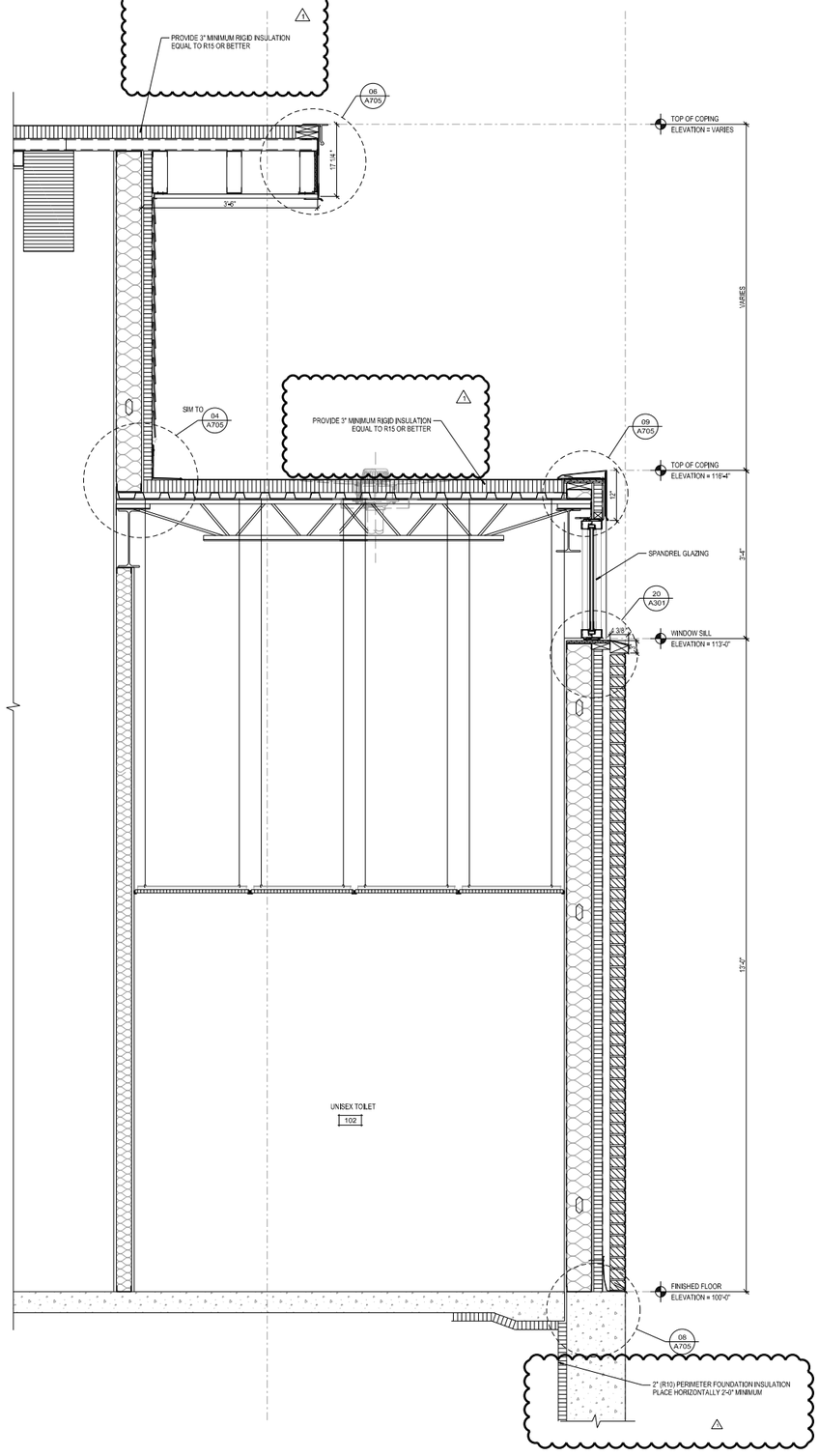


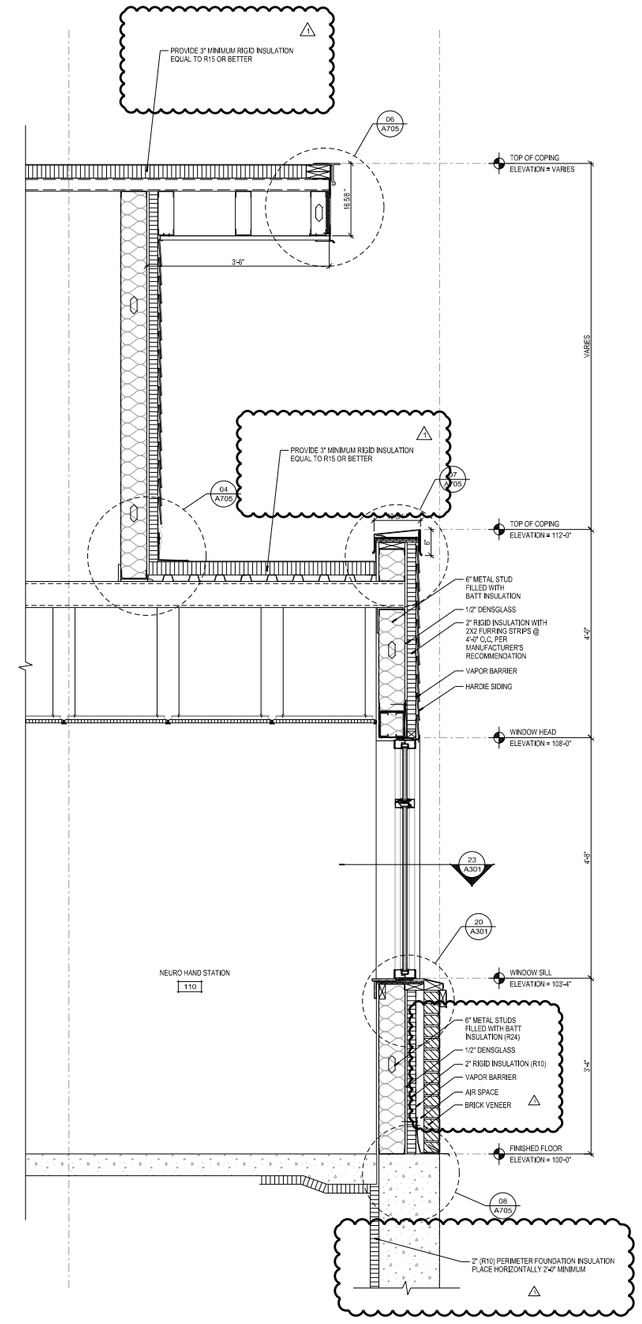
21 A702 WALL SECTION SOUTH WALL @ STAIR

SCALE: 3/4"=1'-0"



17 A702 SOUTH WALL SECTION @ UNISEX TOILET #102

SCALE: 3/4"=1'-0"



05 A702 SOUTH WALL SECTION @ NEURO HAND STATION #110

SCALE: 3/4"=1'-0"

SCALE: 1/8"=0'-0"
PLOTTED BY: jaldi

ORIGINAL SIZE = 24" x 36"
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REVISIONS

ISSUANCES	
UDC INFORMATIONAL & PRELIM - 8/21/2013	1 STATE OF WI PLAN REV, RE-SUBMITTAL 10/02/2013
UDC FINAL & PUBLIC HEARING - 9/16/2013	
STATE OF WI PLAN REVIEW - 9/20/2013	
STATE OF WI PLAN REV RE-SUBMITTAL - 10/15/2013	

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SARA INVESTMENT
MADISON, WISCONSIN

PROJECT NUMBER 51930
APPROVED BY: JJS
REVIEWED BY: JOT
DRAWN BY: JAD
10/15/2013 3:12:48 PM

WALL SECTIONS

A702

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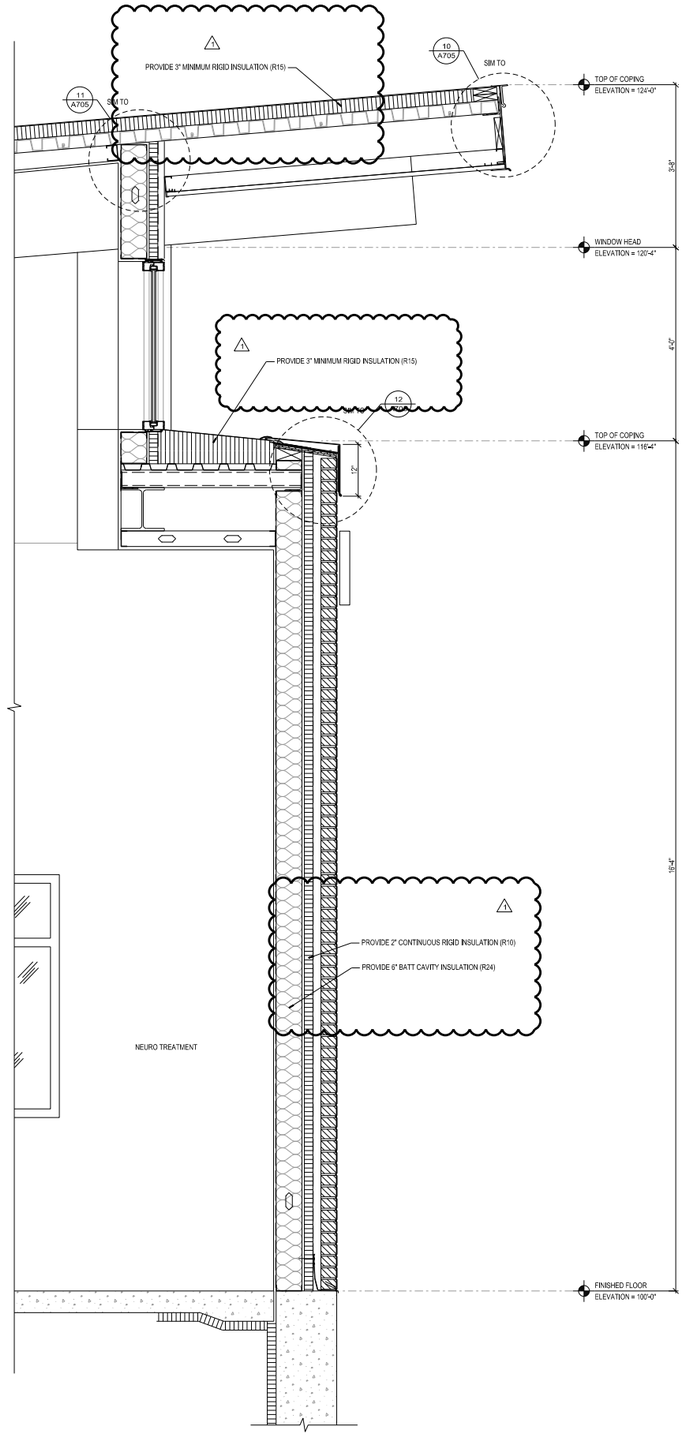
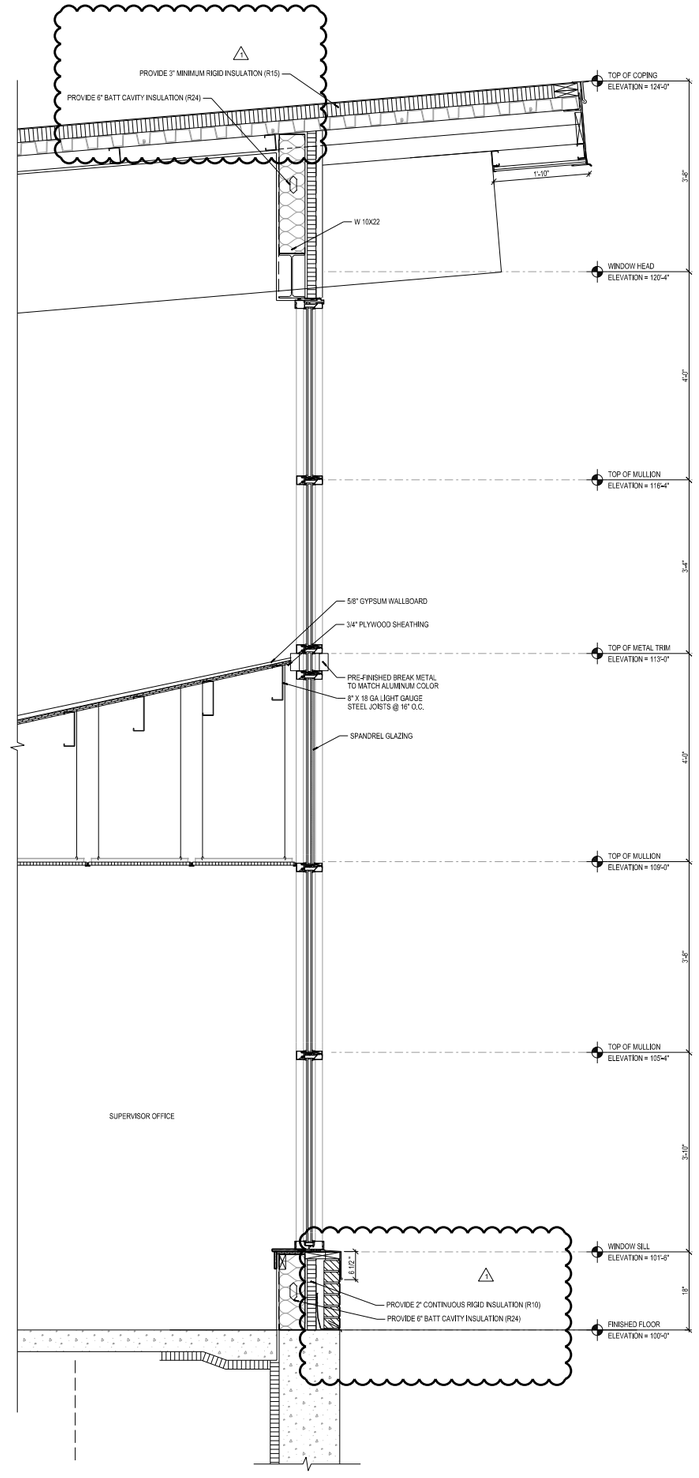


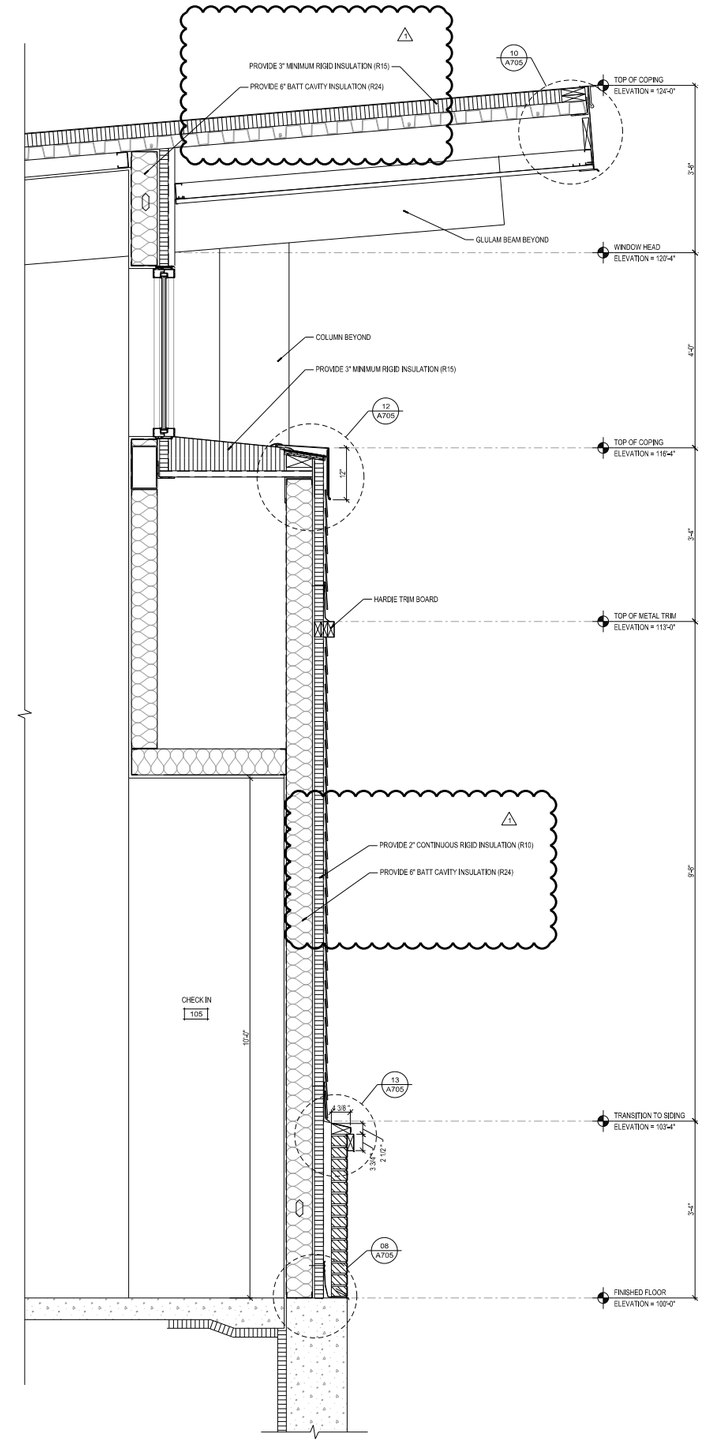
21 A703 EAST WALL SECTION THROUGH BRICK VENEER

SCALE: 3/4"=1'-0"



17 A703 EAST WALL SECTION THROUGH CURTAIN WALL

SCALE: 3/4"=1'-0"



09 A703 EAST WALL SECTION @ CHECK-IN

SCALE: 3/4"=1'-0"

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REVISIONS

UDC INFORMATIONAL & PRELIM.- 8/21/2013	△1 STATE OF WI PLAN REV.; RE-SUBMITTAL 10/02/2013
UDC FINAL & PUBLIC HEARING - 9/18/2013	
STATE OF WI PLAN REVIEW - 9/20/2013	
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PROJECT NUMBER 51930
APPROVED BY JJS
REVIEWED BY JCT
DRAWN BY JAD
10/15/2013 3:12:51 PM

WALL SECTIONS

A703

SCALE: 1/8"=1'-0"
PLOTTED BY: jaf6l

ORIGINAL SIZE: x24" x 36"
X:\51930\cad\51930\a703.dgn

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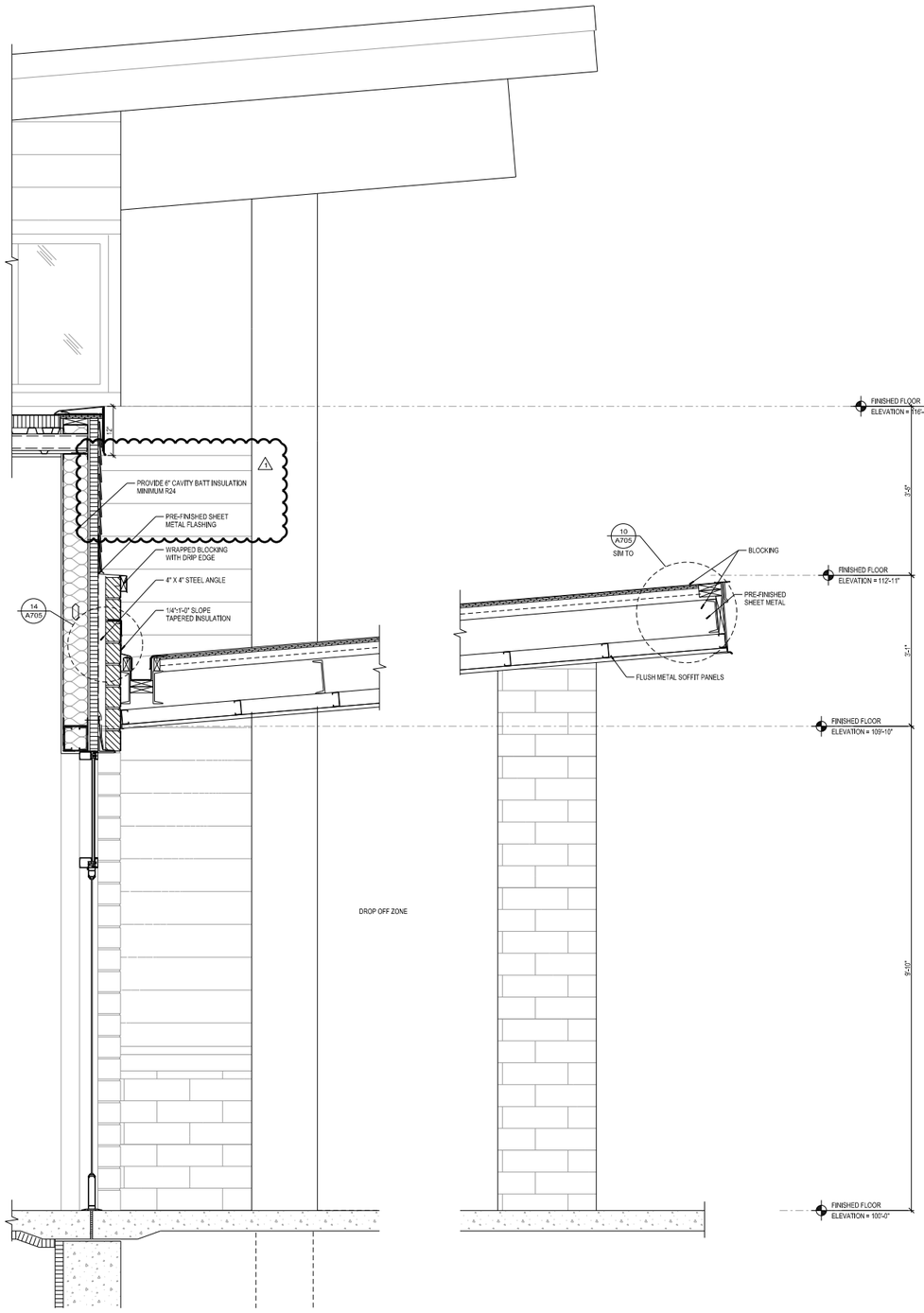
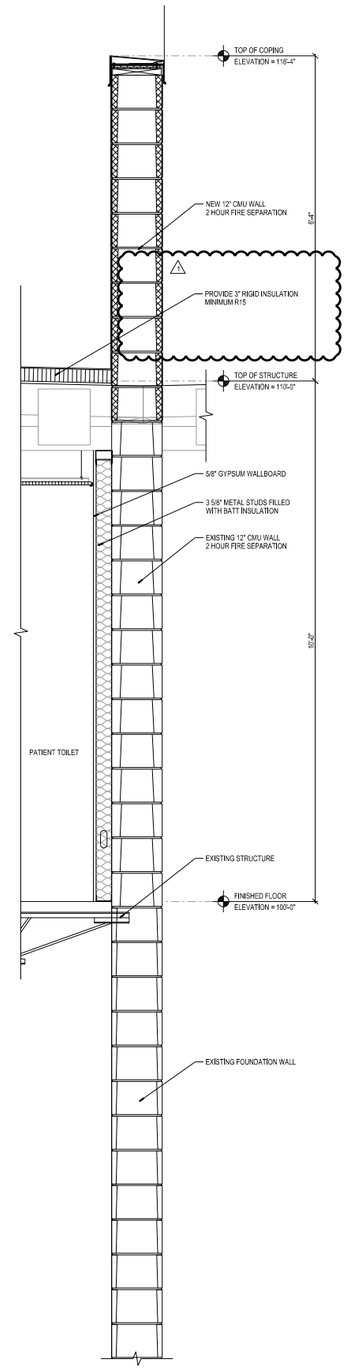


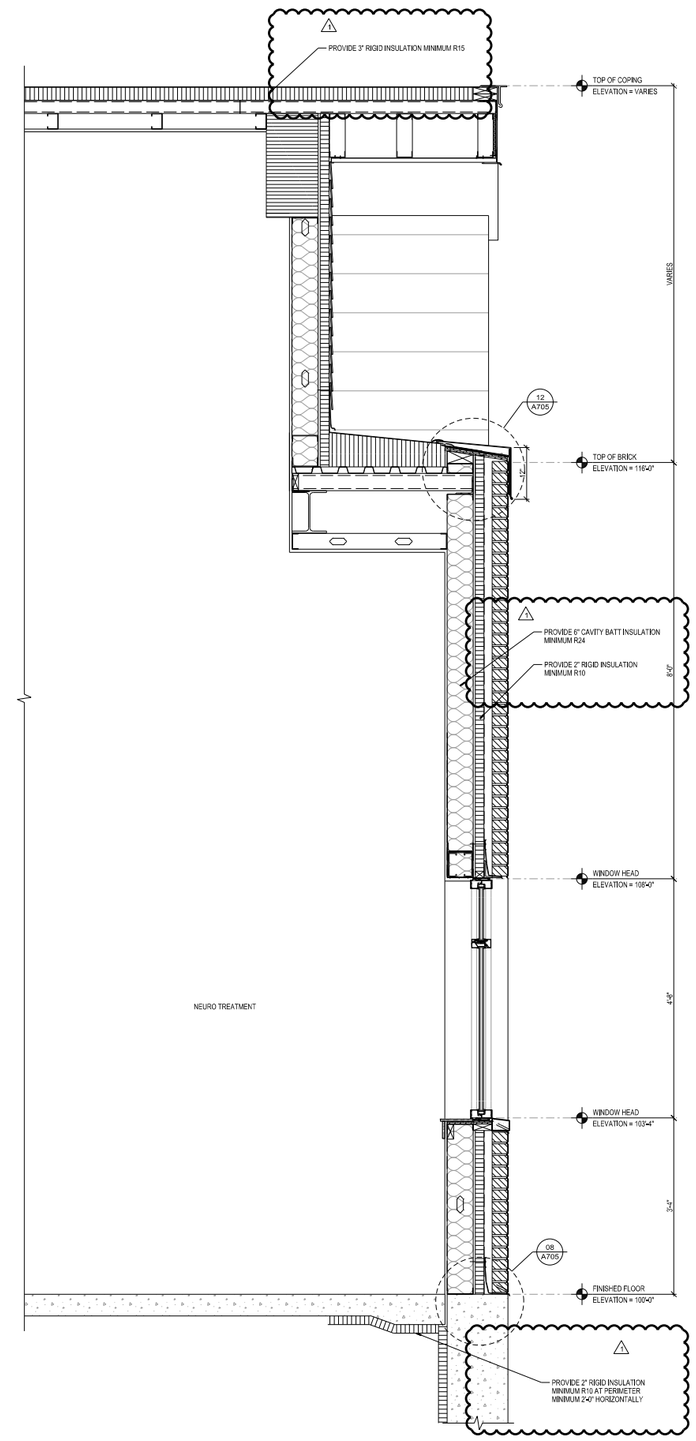
21 A704 WALL SECTION @ AIRLOCK ENTRY

SCALE: 3/4"=1'-0"



09 A704 WALL SECTION TRANSITION @ EXISTING WALL

SCALE: 3/4"=1'-0"



05 A704 WALL SECTION NORTH FACADE THROUGH NEURO TREATMENT

SCALE: 3/4"=1'-0"

SCALE: 1/8"=1'-0"
PLOTTED BY: jsl84

ORIGINAL SIZE: =24" x 36"
X:\51930\cad\51930\A704.dgn

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REVISIONS

1	STATE OF WI PLAN REV, RE-SUBMITTAL 10/02/2013

ISSUANCES

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- STATE OF WI PLAN REV RE-SUBMITTAL - 10/15/2013

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DRAWN BY DMH
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WALL SECTIONS

A704

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