LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at: www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:

Amt. Paid _____ Receipt No. _____

Date Received _____

Received By _____

Parcel No. _____

Aldermanic District _____

Zoning District _____

Special Requirements _____

Review Required By:

☐ Urban Design Commission ☐ Plan Commission

☐ Common Council ☐ Other: _____

Form Effective: February 21, 2013

1. Project Address: 109 S Fair Oaks Ave and 115 S. Fair Oaks Ave

Project Title (if any): Garver Feed Mill LLC

2. This is an application for (Check all that apply to your Land Use Application):

☑ **Zoning Map Amendment from** HIS L, TE, PD to PD

☐ **Major Amendment to Approved PD-GDP Zoning** ☑ **Major Amendment to Approved PD-SIP Zoning**

☐ **Review of Alteration to Planned Development (By Plan Commission)**

☐ **Conditional Use, or Major Alteration to an Approved Conditional Use**

☐ **Demolition Permit**

☐ **Other Requests:** _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Garver Feed Mill LLC Company: _____

Street Address: 1030 West Chicago City/State: Chicago IL Zip: 60622

Telephone: (312) 275 3123 Fax: (___) _____ Email: tali@baumrevision.com

Project Contact Person: Bryant Moroder Company: Sustainable Resource Group LLC

Street Address: 29 Farwell St City/State: Madison WI Zip: 53704

Telephone: (608) 5771150 Fax: (___) _____ Email: bryant@baumrevision.com

Property Owner (if not applicant): City of Madison Parks Division

Street Address: 210 MLK Jr. Blvd Suite 104 City/State: Madison WI Zip: 53703

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Renovation of the Garver Feed Mill as a food production facility with complementary uses. Adjacent to the Garver Feed Mill site will be micro-lodges operated as a hospitality option and a unheated storage for Ollbrich and Garver tenants.

Development Schedule: Commencement Dec 2016 Completion April 2018

5. Required Submittal Information

All Land Use applications are required to include the following:

☑ **Project Plans** including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- ***Seven (7) copies*** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- ***Twenty Five (25) copies*** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- ***One (1) copy*** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide ***Fourteen (14) additional 11x17 copies*** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

☑ **Letter of Intent: Provide one (1) Copy per Plan Set** describing this application in detail including, but not limited to:

- Project Team
- Existing Conditions
- Project Schedule
- Proposed Uses (and ft^2 of each)
- Hours of Operation
- Building Square Footage
- Number of Dwelling Units
- Auto and Bike Parking Stalls
- Lot Coverage & Usable Open Space Calculations
- Value of Land
- Estimated Project Cost
- Number of Construction & Full-Time Equivalent Jobs Created
- Public Subsidy Requested

☐ **Filing Fee**: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer.*

☑ **Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to *pcapplications@cityofmadison.com*.

☑ **Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

☑ **Pre-application Notification:** The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations **in writing** no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

waiver granted

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

☐ **Pre-application Meeting with Staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Heather Stouder *Date:* 1/26/16 *Zoning Staff:* Tim Parks *Date:* 5/19/15

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Garver Feed Mill LLC Relationship to Property: Contract Buyer

Authorizing Signature of Property Owner D Sauer Date 5/10/16

URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:
http://www.cityofmadison.com/planning/documents/UDCapplication.pdf

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: 5/11/16	☐ **Informational Presentation**
UDC Meeting Date: 6/29/16	☒ **Initial Approval**
Combined Schedule Plan Commission Date (if applicable): 7/11/16	☒ **Final Approval**

1. Project Address: 109 S. Fair Oaks and 115 S. Fair Oaks
Project Title (if any): Garver Feed Mill

2. This is an application for (Check all that apply to this UDC application):

☐ **New Development** ☐ **Alteration to an Existing or Previously-Approved Development**

A. Project Type:

☒ **Project in an Urban Design District*** (public hearing-$300 fee)
☐ **Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX)** ($150 fee, Minor Exterior Alterations)
☐ **Suburban Employment Center (SEC) or 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 Planned Residential Complex**

B. Signage:

☐ **Comprehensive Design Review*** (public hearing-$300 fee) ☐ **Street Graphics Variance*** (public hearing-$300 fee)
☐ **Signage Exception(s) in an Urban Design District** (public hearing-$300 fee)

C. Other:

☐ **Please specify:**

3. Applicant, Agent & Property Owner Information:

Applicant Name: Garver Feed Mill LLC
Company:
Street Address: 1030 West Chicago
City/State: Chicago, IL Zip: 60622
Telephone: (312) 2753123 Fax: ( )
Email: tali@baumrevision.com

Project Contact Person: Bryant Moroder
Company: Sustainable Resource Group LLC
Street Address: 29 Farwell St
City/State: Madison, WI Zip: 53704
Telephone: (608) 577 1150 Fax: ( )
Email: bryant@baumrevision.com

Project Owner (if not applicant): City of Madison Parks Division
Street Address: 210 Martin Luther King Jr Blvd Suite 104
City/State: Madison WI Zip: 53703
Telephone: (608) 266 4711 Fax: ( )
Email: parks@cityofmadison.com

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Heather Stouder / jay Wendt (name of staff person) on 1/27/16 (date of meeting).

B. 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 Garver Feed Mill LLC
Relationship to Property Contract Buyer
Authorized Signature D Baum
Date 5/9/16

BAUM REVISION
real estate development

5/11/16

Re: Garver PD SIP Approval

City of Madison,

Baum Revision is pleased to submit this SIP plan package and accompanying letter of intent and zoning text per the City's requested timeframe for the Garver Feed Mill project. Significant progress continues on micro-lodge selection, Garver tenants, community impact and all aspects of project financing. We have also continued to meet and share updates with the Alder and the SASY Neighborhood Association. We have also been working with Parks to finalize the layout of the unheated storage building for use by Olbrich, Garver tenants and Garver operations.

A few notes regarding the submittal package.

- Because signage is an important detail for plan review and historic approval by National Parks Service and State Historic Preservation officer, we do not intend to seek final approval for signage until we receive the part 2 approval (est. early Aug). We intend to satisfy signage as items of conditional approval through a separate package submittal prior to issuance of permits for construction to begin.

- As proposed and approved in the previously submitted Zoning text, final architectural and landscaping details for the micro lodges located in the cluster perimeters shall be approved by the staff of the Urban Design Commission in consultation with Baum Revision based on the general design guidelines provided in section entitled Micro-Lodge Design Guidelines.

- A working list of approximately 75 micro-lodges from over 125 designs have been vetted through an extensive selection process based on sustainability, track-record, costs, design suitability and other factors as indicated in the 11 x 17 color booklet included with the plan set. Selection and layout has been organized into strategic groupings, a key request from staff and Committees. A short list of likely micro-lodges is indicated in red and are outlined in the included color booklet.

- We are proposing two minor changes from the previously submitted and approved zoning text. First, reduce minimum set-back requirement for micro-lodges from 8 to 6 feet and; second, increase micro-lodge maximum height from 20 feet to 25 feet. These changes are a response to our team's more intensive micro-lodge selection and layout

BAUM REVISION
real estate development

planning efforts. These changes allow for slightly more flexibility and we anticipate the minimum set-back and maximum height to only be reached in limited situations.

- Due to the 99 year land lease arrangement, the Certified Survey Map should again be submitted by the Parks Division. It is our assumption that a modified CSM duplicates the three lot approach with the previously proposed intentions as suggested in sheet V100; Lot 1 encompassing the Garver Feed Mill building, Lot 2 encompassing micro-lodges and Lot 3 encompassing unheated storage.

Thank you for your time reviewing our plans.

Sincerely,

D Baum

David Baum
Principal
Baum Revision

BAUM REVISION
real estate development

Letter of Intent
Garver Feed Mill
May 11th, 2016

This Letter of Intent addresses the redevelopment of the Garver Feed Mill building and parcel and 11.01 acres of land area around the parcel.

Since 1997, the City of Madison has owned the completely vacant 58,900 square foot Mill along with 26 acres of adjoining land. After 19 years of little maintenance or protection, significant deterioration has occurred in all systems of the building including severe distress to the structural stability and to the integrity of the masonry. The area surrounding the building, acquired for environmental corridor and parkland, has been largely inactive with the exception of some Olbrich Gardens back-of-the-house operations.

Per Madison General Ordinance 8.075, Mayor Paul Soglin and the Madison Common Council charged the Garver Surplus Criteria and Selection Committee with the creation of a Request for Proposal, as well as the review of responding proposals and selection of a development team capable of returning this unique community asset to productive use.

In its request for proposal, the City included the following criteria for responding proposals:

- Embody and interpret the goals for this RFP in a manner that captures the community's imagination and aspirations for a sustainable, innovative 21st century city.
- Minimize the amount of paved surface serving their redevelopment of the Garver building. This can include proposals that move the current access off of Fair Oaks Ave to a different location to cut down on the required amount of paved surface to reach any needed parking and delivery areas.
- Minimize all associated sidewalks, landscaping, parking and any other related outdoor structures proposed for this project.
- Minimize impacts on the North Plat and neighborhoods surrounding the Garver Feed Mill;
- Encourage alternative means of transportation while minimizing required on-site parking;
- Ensure public access to the Garver Feed Mill;
- Preservation, to the largest extent possible, of the Garver Feed Mill;
- Sound integration of environmentally responsible technology and sustainable redevelopment;
- Encourage collaborations and communications with OBG, the City and the neighborhood.

- Enhance Starkweather Creek as a recreational asset.

As indicated in the request for proposal, to retain long-term ownership, the City will enter into 99 year ground leases for the land and sell the building to the Developer. Additional terms will be determined per the developer's agreement and ground leases.

After a four month review process including several public meetings, the committee selected the Baum Development team to carry out its proposal to restore and repurpose the Garver Feed Mill. The Baum development proposal was subsequently approved by the Plan Commission, Board of Park Commissioners, Landmarks Commission, Board of Estimates and Common Council.

ZONING

In 2015, Garver Feed Mill LLC and members of the city's Planning and Zoning divisions agreed to seek the PD-GDP and SIP approval due to the proposed changes in the State Historical Tax credit program that would have jeopardized the project. The changes did not materialize, but the review process nonetheless continued through the Plan Commission, Board of Park Commissioners, Landmarks Commission, Urban Design Commission, Common Council and by Staff. Over the past several months the team incorporated this feedback and seeks approval of a significantly more detailed and modified SIP that enhances the concept and address conditions noted in the initial PD-GDP and SIP approval.

A portion (109 South Fair Oaks) of the site is currently zoned as a Historic Landmark and a Planned Development after re-zoning approval in 2015. The other portion (115 South Fair Oaks) is currently zoned as Traditional Employment district. In order to meet the zoning requirements presented by the various elements of this development and to be consistent with the adjacent parcel, the Traditional Employment portion of the 11.01 acres site is being rezoned to be included as the Planned Development.

A Planned Development District provides flexibility in site design while supporting the innovative land use given the projects economic factors. The zoning text reads that the PD option should be reserved for "projects that create exceptional employment or economic development opportunities, or include a variety of residential, commercial, and employment uses in a functionally integrated mixed use setting", conditions that the proposed Garver Feed Mill embodies and is designed to achieve.

BAUM REVISION
real estate development

THE GARVER FEED MILL

The Garver Feed Mill redevelopment calls for the renovation of the 58,900 square foot building to primarily function as a food production facility. Total lot area is 11.01 acres and useable open space calculates to 5.1 acres.

The rehabilitation of the Garver Feed Mill will be completed to State and National Parks preservation standards so as to be registered as a National Historic Landmark. This includes but is not limited to extensive masonry repair or replacement in-kind, window repair and replacement in-kind, replacement of approximately 80% of the roof as originally constructed and maintaining the architectural character and identify of the building consistent with its historic use and within the buildings historic period of significance.

The building will house several established local food makers and craftspersons and make available individual and shared production, warehouse and general office spaces. The rehabilitated building will be replete with the modern specifications necessary to be a fully functional food production facility. The building's tall ceilings present an ideal space for the many producers who need the height and can use vertical stacking methods to maximize their storage capacity. The building has several dock doors providing for efficient loading for multiple users.

Secondary uses will support additional needs of tenants as well as provide visitors special opportunities to enjoy and get up close with the historic features of the building and the artisans themselves. These spaces include:

- *Events venue (~3700 sq ft):* An approximately 3,700 square foot atrium for community, private and tenant events during peak and off-peak production times as well as a weekly farmers market.
- *Retail (~8,100 sq ft)*: A café, bar and small restaurant provides locals and visitors a opportunity to taste, enjoy and purchase the best of Garver and Madison made products.
- *Office (~11,250 sq ft):* Dedicated office space for tenant producers and other general office purposes.
- *Outdoor areas -* Two outdoor patios and Garver Green, a 13,100 square foot acre lawn provides visitor and public gathering areas.
- *Demonstration gardens -* Throughout the site, opportunities to integrate sustainable urban agriculture creates a platform for educational programming functions.

The renovation will also entail the construction of 149 parking stalls, 76 bike stalls and five loading spaces for tenant shipping and receiving. Parking calculations factor that the main users, food production and office employee parking occurs primarily during the weekday and daytime and micro-lodges visitor parking along event parking occurs primarily in the weekend and evening, and can be considered shared.

	Peak Day 8am -5pm (Auto/Bike)	**Peak Evening 5pm – 8am (Auto/Bike)**	**Auto**	**Bike**
Shared (Office Employee)	26/6	8/2	Office - 1 per 400 sq ft	Office – 1 per 2000 sq ft
Shard (Production Employee)	45/20	10/3	Production –1 per 2 employees	Production – 1 per 5 employees
Shared (Micro-lodge guest)	20/7	37/10	Guest - .75 per room	1 per 10 guests
Event Maximum	50/13	50/13	Event space - 20% capacity	Event space - 5 % capacity
Café Maximum	17/6	17/6	Cafe - 15% capacity	Café – 5 % capacity
Restaurant Maximum	26/9	26/9	Restaurant - 15% capacity	Restaurant – 5 % capacity
Bar Maximum	8/8	23/8	Bar - 15% capacity	Bar - 5% capacity
Total	193/69	171/51		
Total with 25% parking reduction	**145/69**	**128/51**		

Parking exemptions were assumed at the maximum allowable reduction (25% of total) through the implementation of various parking reduction strategies. This includes but isn't limited to:

- Bike Parking: 76 dedicated bike parking spots
- Car-Sharing: 1 dedicated Zip Car
- Bike-Sharing: B-cycle station located on-site
- Aggressive Alternative Transportation Program: Currently the site offers an abundance of choices for bus transit and adjacent primary bike path.
- Overflow parking: A 2008 parking inventory analysis by Commonwealth Development demonstrated the availability of over 700 parking spots within ¼ mile of Garver Feed Mill.

Hours of operation for production uses and micro-lodges will be 24 hours, 7 days a week. All other site activities will operate seven days a week generally between 7am and midnight.

MICRO-LODGES

Adjacent to the Garver Feed Mill site will be up to fifty micro-lodges. Functioning as a hospitality operation, the micro-lodges include a diversity of tiny house designs and models and we expect them to be sourced from around the world. Micro-lodges are low impact, sustainable and mobile cabin like structures ranging between 100 and 750 square feet with an average size of 350 square feet. We expect each micro-lodge will be placed on a foundation and fully connected to utilities.

Transient guests would have the opportunity to stay overnight and have an authentic experience of "tiny living". The micro-lodging will offer a unique experience, similar to a series of exhibits that change over time, creating an opportunity for visitors to see something new, and current every year.

The design intent is a prototype of different housing markets and applications that are reflected in thematic clusters. The architectural clusters will be unified by an underlying theme to demonstrate how individual, small designers can come together to create a cohesive experience in the same way Garver food producers are doing. Each cluster has been chosen as a group that may consist of one or a group of architects/builders with a similar *theme.* While each cluster may vary, a consistent theme will be high quality, innovative design that is chosen through our strict selection process.

Significant progress on micro-lodge selection has already occurred. The team will continue to work with staff to review final micro-lodge plans in the light of the Site Plan and Zoning Text, with emphasis on:

- The quality of materials, architectural form and exterior appearance
- The relationship of the each building to each other and to the larger site context, its massing and scale and its contextual relationships
- The mutual goal of the City of Madison and the Developer to foster a visionary destination that exemplifies innovation, sustainability and local development and contributes to the success of the rehabilitation of the Garver Feed Mill.

UNHEATED STORAGE FACILITY

An adjacent 10,560 square foot facility that will provide Olbrich Gardens, Garver tenants and Garver operations with space dedicated for storage will be constructed. The building will accommodate storage of Olbrich Gardens seasonal items when not in use as well as maintenance equipment and other miscellaneous tenant items.

To be consistent with the sites use during its "period of significance", and confirmed by photographic evidence, an industrial type building is planned. Extensive review of historical documents shows that these types of metal sided industrial structures existed on the site as early as 1928 when Madison Silo began operations and proliferated through 1986 when Madison Farm Structures (formerly Madison Silo) closed. As a preservation goal consistent with the rehabilitation and re-use of the landmark site, a modern structure with metal siding appropriately recognizes and compliments the sites historic importance while simultaneously providing an essential functional purpose for Olbrich Gardens.

REFUSE AND RECYCLING

Garbage and recycling containers will be located in the east section of the building under a canopy and on the exterior of the building on the southwest section of the building per the plan.

PROJECT ECONOMICS

The total anticipated investment in the Garver Feed Mill building and the adjoining land is expected to be $22.2 MM, with the Mill building requiring an investment of $14.4MM and the Microlodge concept requiring $7.7MM. Of the $22.2MM in total investment, approximately $8.3MM is expected to be funded by traditional forms of debt and equity, or 37.4% of the total project uses. The remaining 62.6% leverages a combination of federal and state historic tax credits, New Market Tax Credits and state, local and other funding sources including the City of Madison's $1.825M to assist in the building's rehabilitation. Supported by a robust agricultural capacity and a strong consumer interest in local/artisan foods, the food and beverage manufacturing cluster is a key growth sector for the Madison region. The repurposing of the Garver building will be an integral component to the future of Madison's economy.

- Job Creation - The Garver Feed Mill tenants are expected to retain 75-90 existing jobs in the city, and are forecasted to create additional 21-54 jobs by year three. The

estimated weighted employment multiplier related to construction on the Garver Feed Mill is 10 jobs per $1 million in project costs.

- Retail Sales - Designated retail, event space and viewing areas inside the Garver Feed Mill will give the public the opportunity to tour the building and interact with the food makers. The resulting increase in visibility and brand awareness by both Garver Feed Mill and Olbrich Garden visitors will generate additional on-site sales through a retail component.
- Tourism Revenue - As a unique agri-tourism destination, culinary travelers to the Garver Feed Mill will generate additional revenue through local retail spending in the neighborhood and community.

ANTICIPATED CONSTRUCTION SCHEDULE

The expected construction schedule is as follows:

- Construction Start – Dec 2016
- Completion of Construction – Mar 2018
- Initial Occupancy Begins – April 2018

DEVELOPMENT TEAM

Developer:	Garver Feed Mill, LLC | Chicago
Architect:	SmithGroupJJR | Madison The Kubala Washatko Architects | Milwaukee Design Coalition | Madison
General Contractor:	Bachmann Construction | Madison
Structural Engineer:	Structural Integrity | Madison
Civil Engineer:	SmithGroupJJR | Madison
Mechanical Engineer:	SmithGroupJJR | Phoenix
Landscape Architect:	SmithGroupJJR | Madison
Historic Consultant:	MacRostie Historical Advisors | Chicago

Garver - PD-SIP Zoning Text

Statement of purpose: This Planned Development established to provide a framework for a multi-tenant, multi-use use development adjacent to nearby parklands. The district is intended to promote a suitable environment that restores the historic Garver Mill building for food production and sales, provides motel hospitality via detached 'micro-lodge' structures, provides unheated storage and composting facilities for Olbrich Gardens and Garver Feed Mill, and improves the surrounding land area for urban agriculture, recreation and educational uses.

Permitted Uses: The following uses are permitted within the Planned District:

- Production, processing and storage of food and beverage goods, including manufacturing, warehousing, sales, and distribution
- Food and beverages uses, including coffee shop, tea house, cafe restaurant, distillery, meadery, brew pub, restaurant-tavern, and restaurant-nightclub as regulated in MGO Chapter 28
- Offices, general, professional, and accessory to production
- Accessory structures as shown on the approved plans
- Urban agriculture, including planting, growing, harvesting, composting, storage and related activities, keeping of chickens, keeping of honeybees, aquaculture, garden center and market gardening as shown on the approved plans.
- Accessory uses related to the permitted uses as denoted herein
- Museum and gallery spaces
- Temporary outdoor events, as regulated in MGO Chapter 28
- Assembly hall
- One caretaker's dwelling
- Outdoor eating areas, as shown on the approved plans
- Wellness center and activities, indoors and outdoors
- Renewable energy systems, including but not limited to solar energy systems, geothermal energy systems, heat recovery, energy storage, energy production via co-generation, wind energy, biodigester
- Studios, artist and photographer
- Farmers' market
- Park and Playground
- Motel-inn, in detached micro-lodges as described below.

Conditional Uses: The following uses are allowable following a conditional use review and approval by the Plan Commission:

- Daycare center

Lot Area: 11.01 Acres

Microlodge Transient Lodging Details

Description: Up to fifty (50) detached, cabin-like structures, which may include sleeping, bathroom and cooking facilities for transient guests. Exterior appearance and such characteristics as size, number of sleeping rooms, architectural style and features, roof pitches, fenestration, durable interior and

exterior finish materials and colors and so on, are intended to be considerably varied, diverse and non-uniform.

Extent of Stay Allowable: Guests may rent the micro-lodges for a maximum of a one year period.

Size Requirements: Each micro-lodge shall be a minimum of 150 to maximum of 750 in habitable square feet as measured to the exterior of the walls.

Height Regulation: No micro-lodge shall exceed 25' in height as measured from the exit grade to the roof peak.

Setbacks: There shall be a minimum separation between micro-lodges of 6 feet, and there shall be no permitted permanent obstructions allowed within this setback.

Building Cluster Perimeter: The locations of the micro lodges are indicated by a designated building cluster perimeter as shown in the approved site plan. A building cluster represents the outside limits of the available building footprint area. In no case shall any building element (including patios, porches or balconies) extend outside of the predetermined cluster perimeter. Phased installation, replacement and relocation of micro-lodges from time to time shall be permitted provided they meet the height and bulk requirements and design guidelines, and the locations within the clusters adhere to the approved site plan.

Individual Micro-Lodge Plans: The final architectural and landscaping details for the micro lodges shall be approved by the staff of the Urban Design Commission prior to issuance of permits for construction. Plan submittals shall include a detailed site plan, contextual site information, building elevations with materials and colors, and a landscaping plan with size and species of landscape materials to be planted. Staff shall approve the plans based on the general design guidelines provided in section entitled Micro-Lodge Design Guidelines. Any appeal of the staff decision shall be made to the Urban Design Commission for consideration.

Micro-Lodge Design Guidelines:

Building Massing: The overall volume of each micro lodge building is limited both by the building footprint and building height. The massing of the building will provide appropriately-scaled elements and facades. A variety of roof forms and wall elements will be used to define the massing of the buildings. These elements will be further articulated through the selection of exterior materials and detailing.

Exterior Materials & Details: The material choices for the micro-lodges will be varied, diverse and non-uniform throughout the development. Materials used will be masonry, fiber-cement, recycled and reused materials, wood or composite wood siding, metal, and wood trim elements; the use of vinyl, EIFS or similar synthetic stucco shall be limited. The exterior materials will be used to differentiate the different elements of the buildings and to provide building facades with appropriate balance, proportion and detailing.

Windows: Windows may be wood, aluminum-clad wood, vinyl, pultruded

fiberglass, thermally-broken aluminum and other corrosion-resistant metals and composites and combinations.

Roofs: The roof forms may include hipped and gable roofs, shed roofs, domed, curved and barrel vaults, low-slope with or without parapets and rain scuppers. Roofing materials may include metal, tile, cedar or other wood shingles, recycled roofing, ecological composites or living (planted) roofs. Roof soffits, if present, may be beaded vinyl, wood, aluminum or other metal, cement fiber or other composite, or may be open eave.

Detailed Landscaping: The approved landscaping plan shows site and common area plantings. Plantings adjacent to the micro-lodges will vary to accommodate the actual building footprint and orientation and will incorporate a mix of plantings from the provided plant list.

Parking & Loading: Off-street parking and loading shall be provided as shown on the approved plans.

Landscaping: per approved plan.

Signage: per approved plan.

Exterior and Site Lighting: per approved lighting plan, dark-sky compliant.

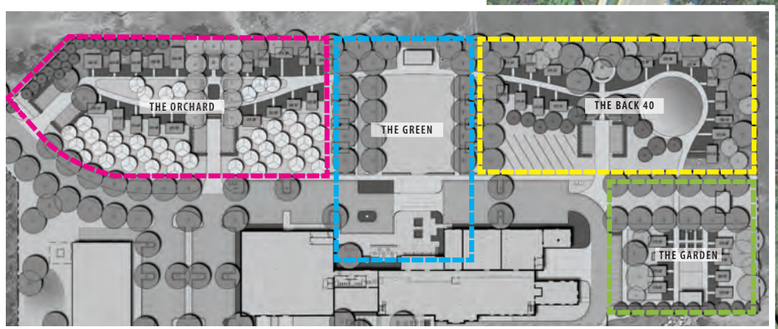
Alterations & Revisions: No alteration or revision of this Planned Development shall be permitted unless approved by the City Plan Commission; however, the Zoning administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development Department and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

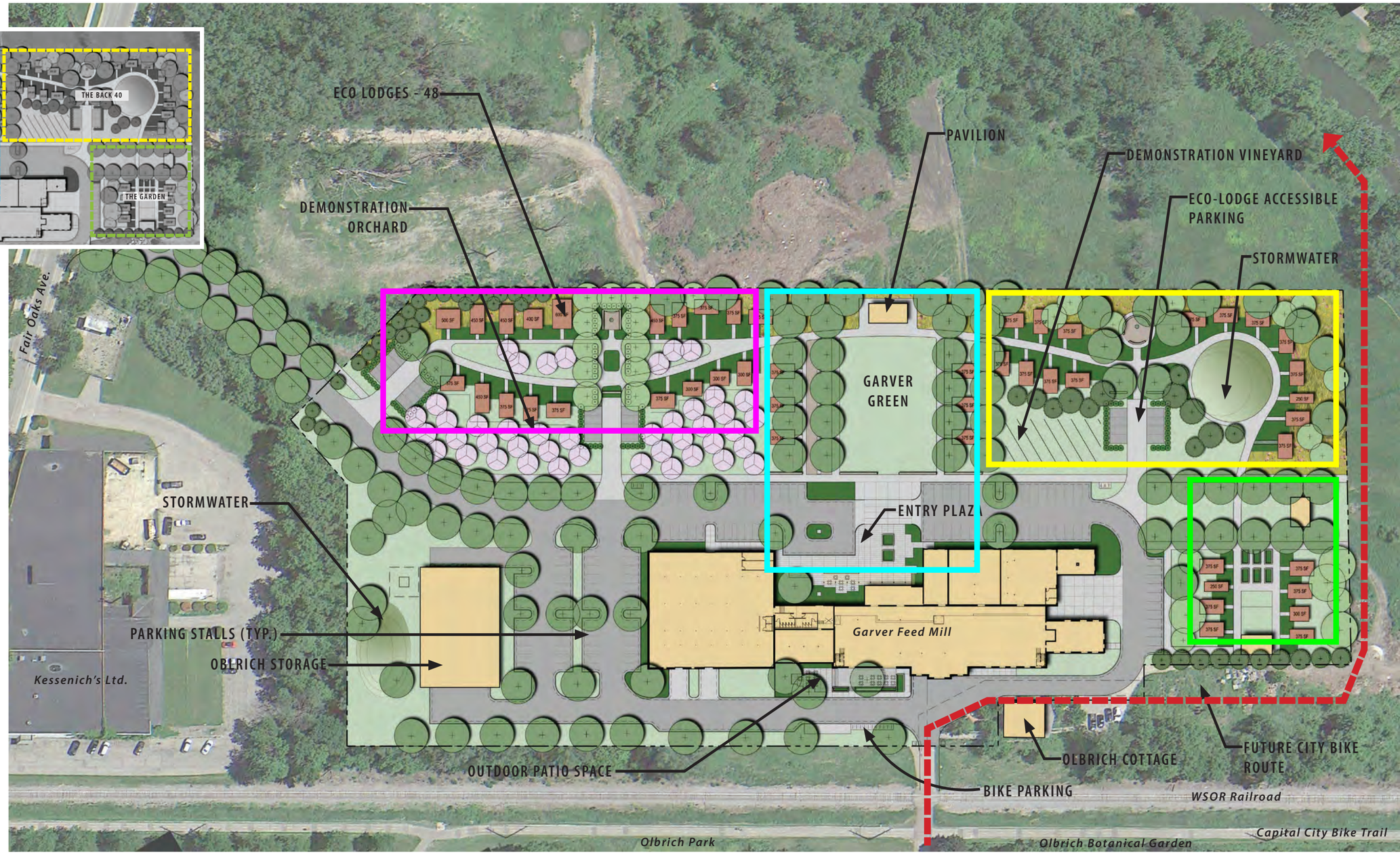
Legal Description: *To be attached*

Approved Site Plan: *To be attached*

GARVER FEED MILL

Madison, Wisconsin





URBAN DESIGN COMMISSION - FINAL APPROVAL SUBMITTAL

11 MAY 2016

BACK 40 - "RAIN GARDEN"

The homes in this section of the site wrap around a "rain garden", and are surrounded by the stream, the prairie style tall grasses, and large trees. The homes selected for this area share a common aesthetic: gabled roofs, sweeping eaves, wooden trellis structures, porches, Hardi-panel or similar exterior cladding, and a "cottage" typology. The homes vary in size from ultra small 112 Sq. Ft. to the largest at 780 Sq. Ft (we will work with the designer to cut the size downt to the maximum allowed 750 Sq. Ft.)

Recommended Selection:

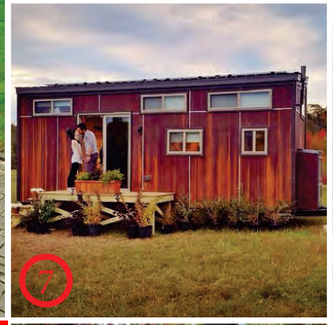
1) Newenhouse "Small" - 500 Sq. Ft.
2) The Bevan - 112 Sq. Ft.
3) Ross Chapin Architects - Gilann - 637 Sq. Ft.
4) Minihouse - SE - 135 Sq. Ft.
5) Keep on the Sunny Side - 144 Sq. Ft.
6) Tumbleweed Tiny Home - 161 Sq. Ft.
7) Kangaroom Systems - 224 Sq. Ft.
8) Escape Home - 396 Sq. Ft.
9) Soleta One+ - 540 Sq. Ft.
10) DC Cottage - 520 Sq. Ft.
11) P.Brachvogel - The Willow - 780 Sq. Ft. (750 Sq. Ft. Proposed)

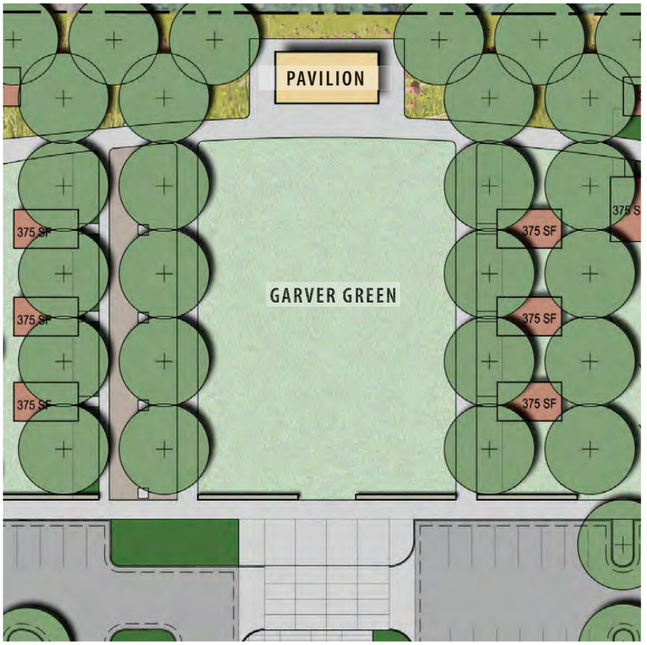
"THE GARDEN"

The homes in this section of the site surround a courtyard style setting accompanied by a community vegetable and herb garden. Narrow "plots" cater to a more intimate setting and subsequently favor smaller homes. The defining characteristic of these homes is quantified by their size: all of these homes are under 250 Sq. Ft., with the average size being 175 Sq. Ft. Other parallels shared among some of these homes are their trailer bases. Although this illustrates their transient nature, these homes will be sited with more permanent foundation systems.

Recommended Selection:

1) Wohnwagon - 174 Sq. Ft.
2) Minimotives - 196 Sq. Ft.
3) Nomad Micro Homes - 163 Sq. Ft.
4) Rocky Mountain Tiny House - 128 Sq. Ft.
5) Toybox Tiny Home - 147 Sq. Ft.
6) Pod Idladla - 186 Sq. Ft.
7) Wishbone Tiny House - 192 Sq. Ft.
8) Steps "15" - Jabo - 162 Sq. Ft.
9) Ciderbox Tiny Home - 192 Sq. Ft.
10) Escape Traveler Tiny House - 246 Sq. Ft.
11) Tiny Heirloom Tiny House - 192 Sq. Ft.
12) American Tiny House - 131 Sq. Ft.
13) Liberation Tiny Home - 192 Sq. Ft.



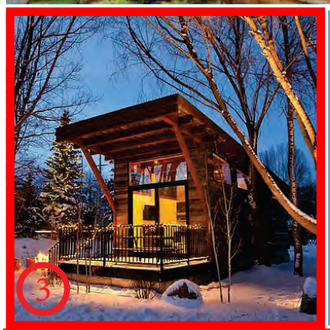


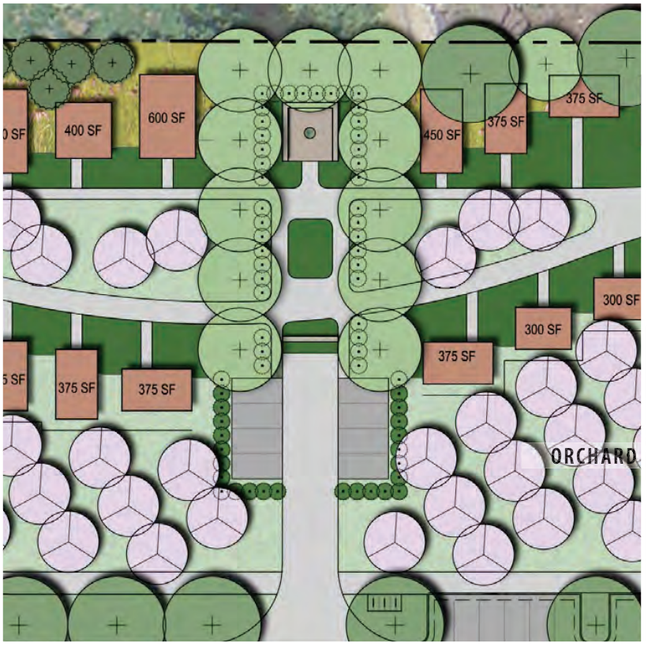
"GARVER GREEN"

The Garver Green serves as a gathering venue for events within the microlodge community as well as the Garver building itself. Its a transition point that introduces visitors to the broader microlodge community. The orthogonal delineation of the lawn suggests a more urban representation, enhanced by its tree-lined sidewalks that flank the lawn, and terminates at the pavilion. The homes selected for this section of the development have a more substantial presence, both in their overall size as well as their architectural treatment. These homes share other characteristics such as their large cantilevered sloping roofs, modern architectural styling, and in some cases, a verticality that is otherwise not represented elsewhere.

Recommended Selection:

1) Modern Shed - 420 Sq. Ft.
2) Tamarac - 780 Sq. Ft. (750 Sq. Ft. Proposed)
3) Wheelhaus - 450 Sq. Ft.
4) Rolling Huts - 440 Sq. Ft.
5) Taliesin - Mod Fab - 470 Sq. Ft.
6) Hive Modular - 750 Sq. Ft.
7) Loftcube - 306 Sq. Ft.
8) Studio Shed - 360 Sq. Ft.
9) Heijmans One - 720 Sq. Ft.
10) Nova Deko Milan - 320 Sq. Ft.
11) SML - Method Home - 565 Sq. Ft.



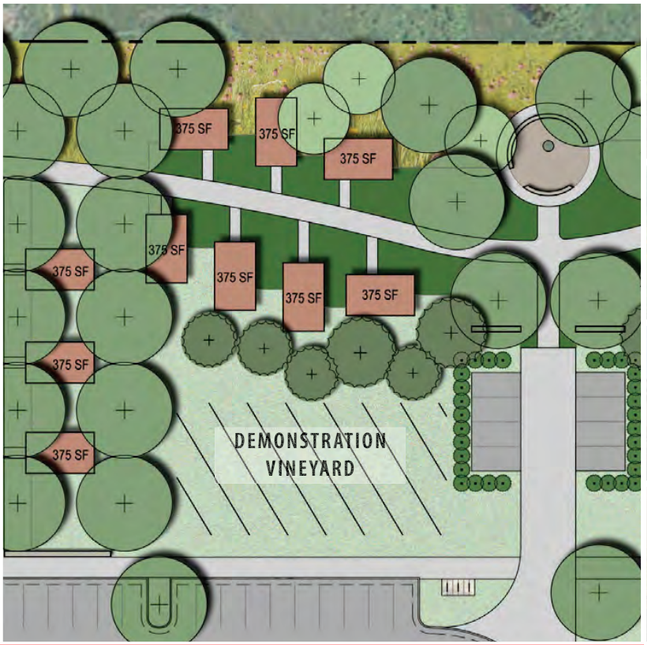


"THE ORCHARD"

The Orchard is situated strategically between the parking lot and the next grouping of microlodges. It shelters the noise of vehicular traffic entering and exiting the complex, while still remaining accessible for patrons to explore. Behind the orchard is a suburban-esque planned section of the microlodge community. A large communal gathering lawn acts as a spine that connects the microlodges on either side. Buffered by a more private"front lawn" the next selection of homes embody a blend of stylistic characteristics. The lodges are more contemporary in nature, but have varying defining properties from their fenestration, roof shapes, material selections, to their structural systems, orientation, and opacity. This model suggests a heterogeneous approach to an otherwise uninspired homogeneous suburban model.

Recommended Selection:

1) Ideabox - 400 Sq. Ft.
2) S3 Denali - Leap Factory - 480 Sq. Ft.
3) Norris House - 1,000 Sq. Ft. (750 Sq. Ft. Proposed)
4) Bunkie - 200 Sq. Ft.
5) Abaton - 122 Sq. Ft.
6) Sustainer Homes - 323 Sq. Ft.
7) Marmol Radziner - 750 Sq. Ft.
8) Treehouse Riga - 180 Sq. Ft.
9) EcoPod - 288 Sq. Ft. - Undisclosed
10) Munda Shipping Container - 160 Sq. Ft.
11) TSM Container Home - 160 Sq. Ft.
12) Cinderbox - 200 Sq. Ft.
13) Montainer Home - 160 Sq. Ft.
14) Origin Pod - 685 Sq. Ft.

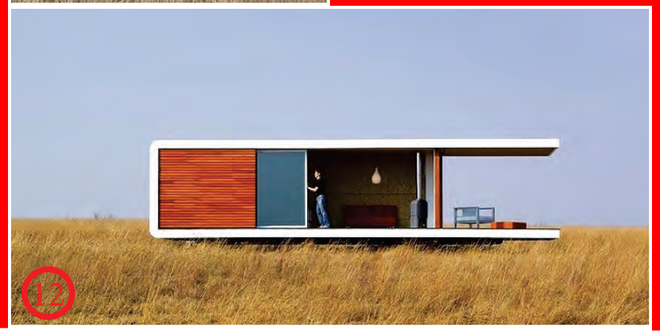


Back 40 - "Demonstration Vineyard"

The demonstration vineyard is situated just north of the parking lot and to the east of the Garver Green. The microlodges in this section of the development occupy a rather small footprint, once again catering to a smaller overall average footprint. The shared architectural vocabulary is of a short, linear geometry and remain very transparent to one face or both allowing for visual interaction north to the prairie, or south to the vineyard.

Recommended Selection:

1) Greenfab Home - 150 Sq. Ft.
2) Carbon Positive House - 315 Sq. Ft.
3) Mima House - 387 Sq. Ft.
4) ALP320 - 320 Sq. Ft.
5) CH Mini - 450 Sq. Ft.
6) Studio 37 - 400 Sq. Ft.
7) Le Vertendre - 450 Sq. Ft.
8) Jot House Mini - 250 Sq. Ft.
9) Freedomky House - 465 Sq. Ft.
10) Noem Prefab - 312 Sq. Ft.
11) Weezero - 450 Sq. Ft.
12) Zenkaya - 598 Sq. Ft.
13) Kithaus - 204 Sq. Ft.
14) Add-a-room - 180 Sq. Ft.
15) Minim - 210 Sq. Ft.



GARVER | FEED MILL

Madison, Wisconsin

Urban Design Commission - Final Approval Submittal

11 MAY 2016

design coalition
Architects • Madison,WI

STRUCTURAL integrity INC

BACHMANN CONSTRUCTION

SMITHGROUP JJR

TK WA
THE KUBALA WASHATKO ARCHITECTS

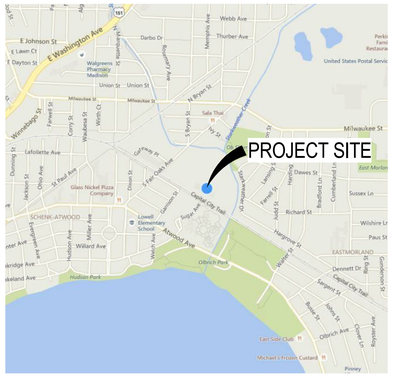
BAUM REVISION
real estate development

Plot Date: 5/9/2016 3:01:25 PM

SHEET INDEX

G0.0	PROJECT COVER SHEET
G1.1	GENERAL PROJECT INFORMATION
G2.1.1	BUILDING CODE SUMMARY
G2.2.1	FIRE AND LIFE SAFETY DRAWINGS
G001	OVERALL SITE DEVELOPMENT PLAN
V100	CERTIFIED SURVEY MAP OVERVIEW
V101	EXISTING CONDITIONS SITE PLAN
V102	EXISTING CONDITIONS SITE PLAN
V103	EXISTING CONDITIONS SITE PLAN
C001	FIRE ACCESS PLAN
C100	SITE PREP AND EROSION CONTROL
C101	SITE PREP AND EROSION CONTROL
C102	SITE PREP AND EROSION CONTROL
C200	LAYOUT AND MATERIALS PLAN
C201	LAYOUT AND MATERIALS PLAN
C202	LAYOUT AND MATERIALS PLAN
C300	GRADING AND DRAINAGE PLAN
C301	GRADING AND DRAINAGE PLAN
C302	GRADING AND DRAINAGE PLAN
C400	SITE UTILITIES
C401	SITE UTILITIES
C402	SITE UTILITIES
C500	LANDSCAPE PLAN
C501	LANDSCAPE PLAN
C502	LANDSCAPE PLAN
H1.0.1	ENLARGED SITE PLAN
H1.0.2	ENLARGED SITE PLAN
H2.0.1	ENLARGED SITE ELEMENTS
H2.0.2	ENLARGED SITE ELEMENTS
S2.1.0	LEVEL 1 & 2 STRUCTURAL PLANS - OVERALL
A0.1	ARCHITECTURAL ABBREVIATIONS AND SYMBOLS
AD2.1.1	LEVEL 1 & 2 DEMOLITION FLOOR PLANS & SALVAGE INVENTORY
AD2.1.2	ROOF DEMOLITION PLAN
AD2.1.3	ARTIFACTS
AD4.0.0	EXISTING EXTERIOR BUILDING ELEVATIONS - PHOTOS
AD4.0.1	DEMO EXTERIOR BUILDING ELEVATIONS
AR4.0.1	FACADE REPAIR ELEVATIONS
AR4.0.2	FACADE REPAIR SPECIFICATIONS
AR4.0.3	SCHMITT TECHNICAL SERVICES REPORT
AW4.0.1	EXISTING OPENING DOCUMENTATION - ELEVATIONS
AW4.1.0	EXISTING OPENING DOCUMENTATION
AW4.1.1	EXISTING OPENING DOCUMENTATION
AW4.1.2	EXISTING OPENING DOCUMENTATION
AW4.1.3	EXISTING OPENING DOCUMENTATION
A1.1.1	ARCHITECTURAL SITE PLAN - OVERALL
A1.2.0	PERSPECTIVES
A1.2.1	PERSPECTIVE SECTIONS
A2.1.0	LEVEL 1 & 2 FLOOR PLANS - OVERALL
A2.3.0	MEZZANINE & ROOF PLANS
A2.5.0	OLBRICH STORAGE - FLOOR PLAN & BUILDING ELEVATIONS
A3.1.0	LEVEL 1 & 2 REFLECTED CEILING PLANS - OVERALL
A4.0.1	OVERALL EXTERIOR BUILDING ELEVATIONS
A4.2.1	BUILDING SECTIONS
A4.2.2	BUILDING SECTIONS
A4.2.3	BUILDING SECTIONS
A4.3.1	ENLARGED EXTERIOR ELEVATIONS
A7.1.1	FIRST LEVEL TENANT IMPROVEMENT FLOOR PLAN
A7.1.2	SECOND LEVEL TENANT IMPROVEMENT FLOOR PLAN
A7.2.1	FIRST LEVEL TENANT IMPROVEMENT REFLECTED CEILING PLAN
A7.2.2	SECOND LEVEL TENANT IMPROVEMENT REFLECTED CEILING PLAN
A7.3.1	ENLARGED INTERIOR ELEVATIONS
A8.0.1	FINISH SCHEDULE
E0.1	ELECTRICAL ABBREVIATIONS AND SYMBOLS
E1.1	ELECTRICAL SITE PLAN
E1.2	LIGHTING SITE PLAN
E1.3	LIGHTING PHOTOMETRIC
E3.1.A	FIRST LEVEL LIGHTING PLAN AREA A
E3.1.B	FIRST LEVEL LIGHTING PLAN AREA B
E3.2.A	SECOND LEVEL LIGHTING PLAN AREA A
E3.2.B	SECOND LEVEL LIGHTING PLAN AREA B
E5.0	ELECTRICAL ONE LINE DIAGRAM
E7.1	LIGHTING FIXTURE SCHEDULE
E7.2	LIGHTING FIXTURE SCHEDULE
E7.3	LIGHTING FIXTURE SCHEDULE

VICINITY MAP



PROJECT GENERAL NOTES

THE FOLLOWING PROJECT GENERAL NOTES APPLY TO THE ENTIRE DRAWING SET AND ARE NOT SPECIFIC TO ANY ONE DISCIPLINE, UNLESS OTHERWISE NOTED:

A. THE CONSTRUCTION DOCUMENTS (DRAWING SET AND SPECIFICATIONS) ARE COMPLEMENTARY AND ESTABLISH DETAILED MINIMUM REQUIREMENTS FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

B. THIS DRAWING SET, WHEN COMPLETE, CONSISTS OF ALL SHEETS LISTED BY THE SHEET INDEX. THE WORK DESCRIBED BY THE DRAWINGS OF ANY ONE DISCIPLINE MAY BE AFFECTED BY THE WORK DESCRIBED ON DRAWINGS OF ANOTHER DISCIPLINE AND MAY REQUIRE REFERENCE TO DRAWINGS OF ANOTHER DISCIPLINE.

PARTIAL DRAWING SETS ARE INCOMPLETE. DO NOT DISTRIBUTE OR UTILIZE PARTIAL DRAWINGS SETS.

C. COLUMN GRID LINES IDENTIFIED BY A LETTER DESIGNATION ARE PARALLEL, UNLESS OTHERWISE NOTED. COLUMN GRID LINES IDENTIFIED BY A NUMBER DESIGNATION ARE PARALLEL AND ARE PERPENDICULAR TO THOSE WITH LETTER DESIGNATIONS, UNLESS OTHERWISE NOTED.

D. DISCIPLINE GENERAL NOTES, SYMBOLS AND DEFINITIONS APPLICABLE TO EACH DISCIPLINE'S DRAWINGS MAY BE FOUND AT THE FRONT OF EACH DISCIPLINE'S PORTION OF THE DRAWING SET AND ARE LISTED AS PART OF THE OVERALL PROJECT SHEET INDEX.

E. THE 'ARCHITECTURAL' SERIES DRAWINGS TAKE PRECEDENCE FOR THE FINISHED APPEARANCE AND LOCATION OF ALL EXPOSED ELEMENTS OF THE WORK OF ALL TRADES, INCLUDING THAT WORK WHICH IS ILLUSTRATED PRIMARILY ON DRAWINGS OF OTHER DISCIPLINES.

F. THE DRAWINGS MAY MAKE REFERENCE TO AND/OR ILLUSTRATE ITEMS WHICH ARE NOT PART OF THE WORK OF THE CONTRACT. THESE 'NOT IN CONTRACT' ITEMS AS INDICATED ARE REFERENCED AND/OR ILLUSTRATED FOR THE CONTRACTOR'S REFERENCE, INFORMATION AND COORDINATION ONLY.

G. EXISTING CONDITIONS, IF SHOWN, ARE FROM AVAILABLE RECORD DRAWINGS AND OR VISUAL FIELD SURVEYS. THE CONTRACTOR SHALL VERIFY ACTUAL EXISTING CONDITIONS AT THE SITE PRIOR TO SUBMITTING A BID, AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

H. TAKE PRECAUTIONS TO MAINTAIN AND PROTECT NEW WORK AS WELL AS EXISTING SYSTEMS AND ELEMENTS, IF ANY, WHICH ARE TO REMAIN. ANY DAMAGE TO SUCH SYSTEMS AND ELEMENTS SHALL BE IMMEDIATELY REPAIRED IN A MANNER ACCEPTABLE TO THE ARCHITECT. IF SATISFACTORY REPAIRS CANNOT BE MADE, REPLACE SYSTEMS AND ELEMENTS WITH "LIKE NEW" QUALITY ACCEPTABLE TO THE ARCHITECT. ALL REPAIRS AND REPLACEMENT COST SHALL BE THE FINANCIAL RESPONSIBILITY OF THE RESPONSIBLE PARTY.

J. ALL PARTS OF THE WORK, INCLUDING MATERIALS, METHODS, ASSEMBLIES, ETC., MUST COMPLY WITH THE REQUIREMENTS OF THE GOVERNING CODES AND REGULATIONS OF ALL FEDERAL, STATE AND LOCAL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT, AS WELL AS THOSE GREATER REQUIREMENTS INDICATED BY THE CONTRACT DOCUMENTS. NO PART OF THE CONTRACT DOCUMENTS MAY BE CONSTRUED TO REQUIRE OR PERMIT WORK CONTRARY TO A GOVERNING CODE OR REGULATION.

K. IDENTIFY AND NOTIFY THE ARCHITECT/ENGINEER OF CONFLICTS BETWEEN THE WORK OF DIFFERENT PARTIES AT THE EARLIEST POSSIBLE DATE SO AS TO ALLOW REASONABLE AND ADEQUATE TIME FOR THE CONFLICT TO BE RESOLVED WITHOUT DELAYING THE WORK. ALL DEVIATIONS FROM THAT WHICH IS REQUIRED BY THE CONTRACT DOCUMENTS MUST BE APPROVED IN ADVANCE BY THE ARCHITECT/ENGINEER AND OWNER.

L. REVIEW AND COORDINATE THE WORK OF ALL SUB-CONTRACTORS, TRADES AND SUPPLIERS WITH THE REQUIREMENTS OF THE CONTRACT BEFORE COMMENCING CONSTRUCTION, AND ASSURE THAT ALL PARTIES ARE AWARE OF ALL REQUIREMENTS, REGARDLESS OF WHERE THE REQUIREMENTS OCCUR IN THE CONTRACT DOCUMENTS, WHICH MIGHT AFFECT THE WORK OF THAT PARTY.

PROJECT DESCRIPTION

THIS PLANNED DEVELOPMENT ESTABLISHES A FRAMEWORK FOR A MULTI-TENANT, MULTI-USE DEVELOPMENT ADJACENT TO NEARBY PARKLANDS. THE DISTRICT IS INTENDED TO PROMOTE A SUITABLE ENVIRONMENT THAT RESTORES THE HISTORIC GARVER MILL BUILDING FOR FOOD PRODUCTION AND SALES, PROVIDES MOTEL HOSPITALITY VIA DETACHED 'MICRO-LODGE' STRUCTURES, PROVIDES UNHEATED STORAGE FOR OLBRICH GARDENS AND GARVER FEED MILL, AND IMPROVES THE SURROUNDING LAND AREA FOR URBAN AGRICULTURE, RECREATION AND EDUCATIONAL USES.

PROJECT TEAM

OWNER / CLIENT:

BAUM REVISION REAL ESTATE DEVELOPMENT
1030 WEST CHICAGO AVENUE
CHICAGO, ILLINOIS 60642
WEBSITE: www.baumrevision.com

GENERAL CONTRACTOR

BACHMANN CONSTRUCTION
1201 SOUTH STOUGHTON ROAD
MADISON, WISCONSIN 53716
T: 602.222.8869
WEBSITE: www.bachmannconstruction.com

ARCHITECT:

SMITHGROUPJJR
455 NORTH THIRD STREET, SUITE 250
PHOENIX, ARIZONA 85004
T: 602.265.2200
F: 734.436.7233
WEBSITE: www.smithgroupjjr.com

STRUCTURAL ENGINEER:

STRUCTURAL INTEGRITY
7702 TERRACE AVENUE, SUITE ONE
MIDDLETON, WISCONSIN 53562
T: 608.219.4444
WEBSITE: www.sii-wi.com

MECHANICAL ENGINEER:

SMITHGROUPJJR
455 NORTH THIRD STREET, SUITE 250
PHOENIX, ARIZONA 85004
T: 602.265.2200
F: 734.436.7233
WEBSITE: www.smithgroupjjr.com

ELECTRICAL ENGINEER:

SMITHGROUPJJR
455 NORTH THIRD STREET, SUITE 250
PHOENIX, ARIZONA 85004
T: 602.265.2200
F: 734.436.7233
WEBSITE: www.smithgroupjjr.com

CIVIL ENGINEER:

SMITHGROUPJJR
44 EAST MIFFLIN STREET, SUITE 500
MADISON, WISCONSIN 53703
T: 608.251.1177
F: 734.780.8891
WEBSITE: www.smithgroupjjr.com

LANDSCAPE ARCHITECT:

SMITHGROUPJJR
44 EAST MIFFLIN STREET, SUITE 500
MADISON, WISCONSIN 53703
T: 608.251.1177
F: 734.780.8891
WEBSITE: www.smithgroupjjr.com

TENANT IMPROVEMENT ARCHITECT

THE KUBALA WASHATKO ARCHITECTS
W61 N617 MEQUON AVENUE
CEDARBURG, WISCONSIN 53012
T: 262.377.6039
WEBSITE: www.tkwa.com

CONSULTANT:

DESIGN COALITION, INC.
2088 ATWOOD AVENUE
MADISON, WISCONSIN 53704
T: 608.246.8846
WEBSITE: www.designcoalition.org

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUPJJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

CITY OF MADISON WISCONSIN

SHEET TITLE
GENERAL PROJECT INFORMATION & SHEET INDEX

PROJECT NUMBER
20737.000

SHEET NUMBER
G1.1

Plot Date: 5/10/2016 10:48:55 AM GRLM

PROJECT CODE SUMMARY

BUILDING CLASSIFICATION:

OCCUPANCY CLASSIFICATION AND CONSTRUCTION TYPES PER IBC CHAPTERS 3, 4, 5, AND 6

BASIC OCCUPANCY GROUP(S): *[PER IBC CHAPTER 3]*

○ GROUP A-1	● GROUP A-2	● GROUP A-3
○ GROUP A-4	○ GROUP A-5	● GROUP B
○ GROUP E	● GROUP F-1	● GROUP F-2
○ GROUP H-1	○ GROUP H-2	○ GROUP H-3
○ GROUP H-4	○ GROUP H-5	○ GROUP I-1
○ GROUP I-2	○ GROUP I-3	○ GROUP I-4
● GROUP M	○ GROUP R-1	○ GROUP R-2
○ GROUP R-3	○ GROUP R-4	○ GROUP S-1
● GROUP S-2	○ GROUP U	

MIXED USE AND OCCUPANCY : *[PER IBC SECTION 508 & 509]*

○ ACCESSORY OCCUPANCIES *[IBC 508.2]*
[Accessory Occupancies <10% of Story]
○ INCIDENTAL USES *[IBC SECTION 509]*
○ NONSEPARATED OCCUPANCIES* *[IBC 508.3]*
○ SEPARATED OCCUPANCIES *[IBC 508.4]*

*REFER TO FIRE AND LIFE SAFETY PLANS FOR SEPARATION REQUIREMENTS

TYPE(S) OF CONSTRUCTION : *[PER IBC CHAPTER 6]*

TYPE I :	○A	○B
TYPE II :	○A	○B
TYPE III :	○A	○B
TYPE IV :	○HT	
TYPE V :	○A	●B

SPECIAL DETAILED REQUIREMENTS :

○ HIGH-RISE BUILDING *[PER IBC SECTION 403]*
○ ATRIUM *[PER IBC SECTION 404]*
○ OPEN PARKING GARAGE *[PER IBC SECTION 406.5]*
○ GROUP I-2: *[PER IBC SECTION 407]*
- SMOKE COMPARTMENTS
- REFUGE AREA
○ HAZARDOUS MATERIALS: *[PER IBC SECTION 414]*
- CONTROL AREAS
○ MEZZANINE *[PER IBC SECTION 505]*
○ EQUIPMENT PLATFORM *[PER IBC SECTION 505]*

BUILDING AREA CALCULATIONS:

PER IBC CHAPTER 5

○ UNLIMITED AREA ALLOWED *(PER IBC TABLE 503)*
○ UNLIMITED HEIGHT ALLOWED *(PER IBC TABLE 503)*

○ UNLIMITED AREA BUILDING *(PER IBC SECTION 507)*
○ NONSPRINKLERED, ONE-STORY, 60 FOOT YARDS
○ SPRINKLERED, ONE-STORY ABOVE GRADE PLANE, 60' YARDS
○ SPRINKLERED, TWO STORIES ABOVE GRADE PLANE, 60' YARDS

○ AUTOMATIC SPRINKLER SYSTEM INCREASE USED FOR ALLOWABLE HEIGHT MODIFICATION *(PER IBC 504.2)*
○ 20 FEET AND ONE STORY

○ NO ALLOWABLE HEIGHT OR AREA MODIFICATIONS USED

○ ALLOWABLE AREA MODIFICATIONS USED PER THE ALLOWABLE AREA CALCULATIONS ON THIS SHEET:
○ BUILDING AREA MODIFICATIONS *(PER IBC EQUATION 5-1)*
○ FRONTAGE INCREASE *(PER IBC EQUATION 5-2)*

ACTUAL AREA (Gross Building)	
AREA TYPE	GROSS AREA (SF)
Not Placed	
Exterior Balcony Area	0 SF
Exterior Patio Area	0 SF
Gross Building Area	0 SF
LEVEL 1	
	4,124 SF
Gross Building Area	34,956 SF
LEVEL 2	
Gross Building Area	11,983 SF
Grand total	51,063 SF

MINIMUM FIRE-RESISTANCE REQUIREMENTS:

FIRE-RESISTIVE RATING REQUIREMENTS FOR BUILDING ELEMENTS :
[PER IBC TABLE 601]

TYPE OF CONSTRUCTION:	*IA*	*IIB*
PRIMARY STRUCTURAL FRAME :	*3 HOURS*	*0 HOURS*
BEARING WALLS (EXT) :	*3 HOURS*	*0 HOURS*
BEARING WALLS (INTR) :	*3 HOURS*	*0 HOURS*
NON-BRG WALLS AND PARTITIONS (EXT)	*PER IBC TABLE 602:*	*0 HOURS*	*0 HOURS*
NON-BRG WALLS AND PARTITIONS (INTR) :	*0 HOURS*	*0 HOURS*
FLOOR CONSTR AND SECONDARY MEMBERS :	*2 HOURS*	*0 HOURS*
ROOF CONSTR AND SECONDARY MEMBERS :	*1.5 HOURS*	*0 HOURS*

FIRE-RESISTANCE RATING FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE [X] : *[PER IBC TABLE 602]*

CONSTRUCTION TYPE / OCCUPANCY	*IIB / B*	*IA / S-1*	*IIIA / A-3*	*VA / R-1*
X < 5 FT	*1 HOURS*	*2 HOURS*	*1 HOURS*	*1 HOURS*
5 FT < X < 10 FT	*1 HOURS*	*1 HOURS*	*1 HOURS*	*1 HOURS*
10 FT < X < 30 FT	*0 HOURS*	*2 HOURS*	*1 HOURS*	*1 HOURS*
X > 30 FT	*0 HOURS*	*0 HOURS*	*0 HOURS*	*0 HOURS*

MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE: *[PER IBC TABLE 705.8]*

FIRE SEPARATION DISTANCE	DEGREE OF PROTECTION (UP, NS)	(UP, S)	(P)
0 < 3 FT	NP	NP	NP
3 < 5 FT	NP	15%	15%
5 < 10 FT	10%	25%	25%
10 < 15 FT	15%	45%	45%
15 < 20 FT	25%	75%	75%
20 < 25 FT	45%	NL	NL
25 < 30 FT	70%	NL	NL
30 FT >	NL	NR	NR

ADDITIONAL FIRE-RESISTIVE RATINGS :

DESCRIPTION	CODE SECTION	RATING (HR)
SHAFT ENCLOSURES	*IBC 713.4*	
FOUR STORIES OR MORE :		*2*
LESS THAN FOUR STORIES:		*1*
EXIT ENCLOSURES	*IBC 1022.2*	
FOUR STORIES OR MORE :		*2*
LESS THAN FOUR STORIES:		*1*
EXIT PASSAGEWAYS :	*IBC 1023.3*	*2*
HOISTWAY ENCLOSURES :	*IBC 3002.1*	*2*
ELEVATOR MACHINE ROOMS :	*IBC 3006.4*	*2*

CORRIDORS: *[IBC TABLE 1018.1]* SPRINKLERED: ●
OCCUPANCY: *B* OCC LOAD SERVED: *>30* RATING (HR): *1*
OCCUPANCY: *A* OCC LOAD SERVED: *All* RATING (HR): *1*

OPENING FIRE PROTECTION ASSEMBLIES, RATING AND MARKINGS TO BE PER *[PER IBC TABLE 716.5]*

MEANS OF EGRESS:

*REFER TO THE LIFE SAFETY PLANS FOR ACTUAL MEASURED DISTANCES.

DOORS :
[PER IBC 1008.1.1]
THE MINIMUM CLEAR WIDTH AND HEIGHT OF A DOOR SHALL NOT BE LESS THAN 32 INCHES AND 80 INCHES RESPECTIVELY.

[PER IBC 1008.1.2]
DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL, WHERE SERVING AN OCCUPANT LOAD OF 50 OR MORE PERSONS OR A GROUP H OCCUPANCY.

COMMON PATH OF EGRESS TRAVEL (IBC 1014.3)		
OCCUPANCY	SPRINKLERED	MAX. DISTANCE
B	YES	100' - 0"
R-2	YES	125' - 0"

EXIT ACCESS TRAVEL DISTANCE (IBC TABLE 1016.1)		
OCCUPANCY	SPRINKLERED	MAX. DISTANCE
B	YES	300' - 0"

DEAD ENDS (IBC 1018.4)		
OCCUPANCY	SPRINKLERED	MAX. DISTANCE
B	YES	50' - 0"

MIN. NUMBER OF EXITS FOR OCCUPANT LOAD (IBC TABLE 1021.1)	
OCCUPANT LOAD	MIN. # OF EXITS PER STORY
1-500	2
501-1,000	3
MORE THAN 1,000	4

EXIT CAPACITY FACTORS:

[PER IBC 1005.1]

MINIMUM REQUIRED EGRESS WIDTH :		
STAIRWAYS	*0.3*	● SPRINKLERED
OTHER EGRESS COMPONENTS	*0.2*	○ EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM

*REFER TO THE LIFE SAFETY PLANS FOR COMPLIANCE WITH MEANS OF EGRESS WIDTH REQUIREMENTS.

LIFE SAFETY SYSTEMS:

(PER IBC AND IFC CHAPTER 9)

AUTOMATIC SPRINKLER SYSTEM :	● PROVIDED PER NFPA 13
ALTERNATIVE AUTOMATIC FIRE-EXTINGUISHING SYSTEMS :	○ PROVIDED - REFER TO FIRE PROTECTION DRAWINGS
STANDPIPE SYSTEM :	● PROVIDED PER NFPA 14: CLASS I
PORTABLE FIRE EXTINGUISHERS :	● PROVIDED PER NFPA 10
FIRE ALARM SYSTEM :	● PROVIDED PER NFPA 72

CODES / STANDARDS

APPLICABLE CODES/CRITERIA/DESIGN POLICY:

AUTHORITY HAVING JURISDICTION:
INSERT APPLICABLE JURISDICTION HERE

INTERNATIONAL BUILDING CODES		
(IBC)	INTERNATIONAL BUILDING CODE	2012
(IEBC)	INTERNATIONAL EXISTING BUILDING CODE	2009
(IECC)	INTERNATIONAL ENERGY CONSERVATION CODE	2009
(IFC)	INTERNATIONAL FIRE CODE	2009
(IMC)	INTERNATIONAL MECHANICAL CODE	2010
(IPC)	INTERNATIONAL PLUMBING CODE	2009
NATIONAL FIRE PROTECTION ASSOCIATION		
NFPA 10	STANDARD FOR PORTABLE FIRE EXTINGUISHERS	2010
NFPA 13	INSTALLATION OF SPRINKLER SYSTEMS	2010
NFPA 14	STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS	2010
NFPA 70	NATIONAL ELECTRICAL CODE	2011
NFPA 72	NATIONAL FIRE ALARM AND SIGNALING CODE	2010
NFPA 101	LIFE SAFETY CODE	2012
ACCESSIBILITY GUIDELINES		
ADA	ADA STANDARDS FOR ACCESSIBLE DESIGN BY THE U.S. DEPARTMENT OF JUSTICE	2010
ICC/ANSI 117.1	ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES	2003
ADDITIONAL GUIDELINES		
ASME A17.1	SAFETY CODE FOR ELEVATORS AND ESCALATORS	2010

CODE COMPLIANCE APPROACH NARRATIVE

CODE COMPLIANCE APPROACH:

PROVIDE CUSTOMIZED CODE COMPLIANCE APPROACH STATEMENT HERE

NEXT PARAGRAPH

NEXT PARAGRAPH

NEXT PARAGRAPH

NEXT PARAGRAPH

GRAPHIC LEGEND

PROJECT CODE SUMMARY SYMBOLS

○ ITEM NOT SELECTED
● ITEM SELECTED

GENERAL FIRE AND LIFE SAFETY SHEET NOTES

A. THE PURPOSE OF THE FIRE AND LIFE SAFETY DRAWINGS IS TO ILLUSTRATE IN SCHEMATIC FASHION, THE APPLICABLE EXITING, FIRE-RESISTANCE, AND LIFE SAFETY CONCEPTS UTILIZED BY THIS PROJECT, INCLUDING, BUT NOT LIMITED TO:
- OCCUPANCY CLASSIFICATIONS
- OCCUPANCY LOAD FACTORS
- EXIT LOCATIONS, EXIT PATHS & CAPACITY
- FUNCTION OF SPACE
- FIRE-RESISTANCE RATED CONSTRUCTION
- AND OTHER STRATEGIES RELATED TO THE CODE COMPLIANCE APPROACH OF THIS PROJECT.

B. ADDITIONAL DETAILED REQUIREMENTS APPLY TO THE CONSTRUCTION OF PARTITIONS, FIRE RATED DOOR ASSEMBLIES, INTERIOR GLAZED OPENINGS, DUCTS, SMOKE AND FIRE DAMPERS AND THROUGH PENETRATION FIRE STOPPING. REFER TO THE DRAWINGS OF EACH DISCIPLINE AND THE SPECIFICATIONS FOR THESE REQUIREMENTS.

C. ADDITIONAL DETAILED REQUIREMENTS SHOWN ELSEWHERE MAY REQUIRE CONSTRUCTION HAVING GREATER FIRE RATINGS, MORE EXTENSIVE FIRE-RATED CONSTRUCTION OR MORE COMPLEX ASSEMBLIES THAN INDICATED BY THE DIAGRAMS ON THIS SHEET. WHEN PROVIDED, THE ADDITIONAL DETAILED REQUIREMENTS SHALL GOVERN.

E. FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, SLAB OR DECK ABOVE AND SHALL BE SECURELY ATTACHED THERETO. SUCH FIRE BARRIERS SHALL BE CONTINUOUS THROUGH CONCEALED SPACES.

F. SHAFT ENCLOSURES SHALL BE CONSTRUCTED AS FIRE BARRIERS.

G. FIRE PARTITIONS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, SLAB OR DECK ABOVE OR TO THE FIRE-RESISTANCE-RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY ABOVE, AND SHALL BE SECURELY ATTACHED THERETO.

H. SMOKE BARRIERS SHALL FORM AN EFFECTIVE MEMBRANE CONTINUOUS FROM OUTSIDE WALL TO OUTSIDE WALL AND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE, INCLUDING CONTINUITY THROUGH CONCEALED SPACES.

J. SMOKE PARTITIONS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE OR TO THE UNDERSIDE OF THE CEILING ABOVE WHERE THE CEILING MEMBRANE IS CONSTRUCTED TO LIMIT THE TRANSFER OF SMOKE.

BUILDING OCCUPANCY SUMMARY

OCCUPANT LOAD BY FUNCTION OF SPACE

LS Occupancy Classification	AREA	OCCUPANT LOAD FACTOR		OCCUPANT LOAD	AREA COUNT	NOTES
Not Placed						
A-2 Occupancy						
A-2 Occupancy	0 SF	15	net	100	2	
	0 SF			137		
F-1 Occupancy						
F-1 Occupancy	0 SF	100	gross	37	1	
	0 SF			137		
LEVEL 1						
A-2 Occupancy						
A-2 Occupancy	8,584 SF	15	net	377	3	
B Occupancy						
B Occupancy	2,708 SF	100	gross	25	3	
M Occupancy						
M Occupancy	11,981 SF	30	gross	357	8	
S-2 Occupancy						
S-2 Occupancy	15,806 SF	300	gross	49	2	
	39,080 SF			809		
LEVEL 2						
B Occupancy						
B Occupancy	10,150 SF	100	gross	102	5	
M Occupancy						
M Occupancy	1,833 SF	30	gross	20	1	
	11,983 SF			121		
Total Building Occupant Load =	51,063 SF			1,067		

OCCUPANTS: 458	(229 MALE 229 FEMALE)						
OCCUPANCY:	WATER CLOSET		LAVATORIES		BATHTUBS OR SHOWERS	DRINKING FOUNTAINS	OTHER
A	MALE	FEMALE	MALE	FEMALE			
RATIO:	*1:75*	*1:75*	*1:200*	*1:200*		*1:500*	
REQUIRED:	3.05	3.05	1.15	1.15	--	0.92	NOTE 1

OCCUPANTS: 147	(74 MALE 74 FEMALE)						
OCCUPANCY:	WATER CLOSET		LAVATORIES		BATHTUBS OR SHOWERS	DRINKING FOUNTAINS	OTHER
B	MALE	FEMALE	MALE	FEMALE			
RATIO:	*1:25*	*1:25*	*1:40*	*1:40*		*1:100*	
REQUIRED:	2.96	2.96	1.85	1.85	--	1.47	NOTE 1

OCCUPANTS: 56	(28 MALE 28 FEMALE)						
OCCUPANCY:	WATER CLOSET		LAVATORIES		BATHTUBS OR SHOWERS	DRINKING FOUNTAINS	OTHER
F	MALE	FEMALE	MALE	FEMALE			
RATIO:	*1:100*	*1:100*	*1:100*	*1:100*		*1:400*	
REQUIRED:	0.28	0.28	0.28	0.28	--	0.14	NOTE 1

OCCUPANTS: 357	(179 MALE 179 FEMALE)						
OCCUPANCY:	WATER CLOSET		LAVATORIES		BATHTUBS OR SHOWERS	DRINKING FOUNTAINS	OTHER
M	MALE	FEMALE	MALE	FEMALE			
RATIO:	*1:500*	*1:500*	*1:750*	*1:750*		*1:1000*	
REQUIRED:	0.36	0.36	0.24	0.24	--	0.36	NOTE 1

OCCUPANTS: 50	(25 MALE 25 FEMALE)						
OCCUPANCY:	WATER CLOSET		LAVATORIES		BATHTUBS OR SHOWERS	DRINKING FOUNTAINS	OTHER
S	MALE	FEMALE	MALE	FEMALE			
RATIO:	*1:100*	*1:100*	*1:100*	*1:100*		*1:1000*	
REQUIRED:	0.25	0.25	0.25	0.25	--	0.05	NOTE 1

ALLOWABLE AREA CALCULATIONS

[REFER TO AREA EQUATIONS ON THIS SHEET FOR EQUATIONS USED]

OCCUPANCY TYPE :	*A-1*	*A-1*
TABULAR AREA PER STORY (At) :	*23000.00*	*23000 SF*
AREA INCREASE FACTOR (If) :	*0.75*	*0.416667*
AREA INCREASE FACTOR (Is) :	*2*	*2*
ALLOWABLE AREA PER STORY (Aa) :	*86250.00*	*78583 SF*
MULTIPLIER FOR STORIES ABOVE GRADE PLANE + *[PER IBC 506.4]*	*3*	*4*
TOTAL ALLOWABLE BUILDING AREA (Aa * Multiplier) +	*258750.00*	*314333 SF*
[Allowable Heights and Stories are Feet or Stories Above Grade Plane]		
ALLOWABLE BUILDING HEIGHT :	*55 FEET*	*55 FEET*
ACTUAL BUILDING HEIGHT :	*65 FEET*	*65 FEET*
ALLOWABLE NUMBER OF STORIES :	*4*	*4*
ACTUAL NUMBER OF STORIES :	*5*	*5*

SEPARATED OCCUPANCY CALCULATION: *Ground Level*

$$\frac{12000\ SF}{50000\ SF} + \frac{20000\ SF}{45000\ SF} = 0.68$$

For mixed occupancy buildings more than one story above grade plane whose construction type does not allow for unlimited area, be sure to check the ratios of each story such that the total for all stories does not exceed the sum of three (3). Per IBC 506.5.2

AREA EQUATIONS

AREA MODIFICATIONS :

(EQUATION 5-1)

$$Aa = \{At + [At * If] + [At * Is]\}$$

Aa = ALLOWABLE AREA PER STORY (SQUARE FEET)
At = TABULAR AREA PER STORY (SQUARE FEET)
If = AREA INCREASE FACTOR DUE TO FRONTAGE AS CALCULATED
Is = AREA INCREASE FACTOR DUE TO SPRINKLER PROTECTION

(EQUATION 5-2)

$$If = [F / P - 0.25] W / 30$$

If = AREA INCREASE FACTOR DUE TO FRONTAGE
F = BUILDING PERIMETER THAT FRONTS ON A PUBLIC WAY OR OPEN SPACE HAVING 20 FEET OPEN MINIMUM WIDTH (FEET)
P = PERIMETER OF ENTIRE BUILDING (FEET)
W = WIDTH OF PUBLIC WAY OR OPEN SPACE (FEET)

SEPARATED OCCUPANCY CALCULATION : (PER STORY)
[PER IBC SECTION 508.4.2]

$$\frac{\text{ACTUAL AREA OF OCCUPANCY}}{\text{ALLOWABLE AREA OF OCCUPANCY}} + \frac{\text{ACTUAL AREA OF OCCUPANCY}}{\text{ALLOWABLE AREA OF OCCUPANCY}} + \frac{\cdots}{\cdots} = \leq 1$$

VALUES USED FOR EQUATION 5-2 :

F = *0"*
P = *0"*
W = *0"*

MINIMUM PLUMBING FACILITIES

REQUIRED

OCCUPANTS: 161	(81 MALE 81 FEMALE)						
OCCUPANCY: BUSINESS - B	WATER CLOSET		LAVATORIES		BATHTUBS OR SHOWERS	DRINKING FOUNTAINS	OTHER
	MALE	FEMALE	MALE	FEMALE			
RATIO:	1:25 FIRST 50 1:50 REMAIN		1:40 FIRST 80 1:80 REMAIN			1:100	
REQUIRED:	2.62	2.62	2.01	2.01	--	1.61	NOTE 1

PROVIDED

OVERALL BUILDING SUMMARY	WATER CLOSET		LAVATORIES		BATHTUBS OR SHOWERS	DRINKING FOUNTAINS	OTHER
	MALE	FEMALE	MALE	FEMALE			
SUBTOTAL REQUIRED:	6.90	6.90	3.70	3.70	0	2.94	1 SERVICE SINK
TOTAL REQUIRED:	7	7	4	4	0	3	1 SERVICE SINK
WC PROVIDED:	5	7	--	--	--	--	--
LAV PROVIDED:	--	--	5	5	--	--	--
URINALS PROVIDED: *(NOTE 2)*	3	--	--	--	--	--	--
DF PROVIDED: *(NOTE 6)*	--	--	--	--	--	3	--
TOTAL PROVIDED:	8	7	5	5	0	3	1 SERVICE SINK

SINGLE-OCCUPANT RESTROOMS INCLUDED IN THE ABOVE TOTALS	*(NOTE 3):*	2
FAMILY RESTROOMS PROVIDED IN ADDITION TO ABOVE TOTALS	*(NOTE 4):*	0
FAMILY BATHING ROOMS PROVIDED IN ADDITION TO ABOVE TOTALS	*(NOTE 5):*	0

NOTE 1:
THE CODE REQUIRES ONLY (1) SERVICE SINK PER BUILDING IF ALL OCCUPANCIES HAVE ACCESS TO THE SERVICE SINK AT ALL TIMES. IN HOSPITALS: (1) SERVICE SINK PER FLOOR ARE REQUIRED.

NOTE 2:
IN 'A' AND 'E' OCCUPANCIES: URINALS SHALL NOT BE SUBSTITUTED FOR MORE THAN 67% OF THE REQ'D WC. IN ALL OTHER OCCUPANCIES: URINALS SHALL NOT BE SUBSTITUTED FOR MORE THAN 50% OF THE REQ'D WC.

NOTE 3:
SINGLE-OCCUPANT RESTROOM = (1) WC AND (1) LAV PROVIDED FIXTURES DISTRIBUTED AMONGST EACH SEX

NOTE 4:
FAMILY OR ASSISTED-USE TOILET ROOMS = (1) WC AND (1) LAV PROVIDED

NOTE 5:
FAMILY OR ASSISTED-USE BATHING ROOMS = (1) WC AND (1) LAV PROVIDED AND (1) SHOWER OR (1) BATH

NOTE 6:
WATER COOLERS OR BOTTLED WATER DISPENSERS SHALL BE PERMITTED TO BE SUBSTITUTED FOR NOT MORE THAN 50 PERCENT OF THE REQUIRED DRINKING FOUNTAINS.

PROJECT FIRE AND LIFE SAFETY SHEET NOTES

A. A SIGN COMPLYING WITH IBC SECTION 1110 SHALL BE PROVIDED AT EACH LANDING OF THE ELEVATOR AND SAY THE FOLLOWING: "IN FIRE EMERGENCY, DO NOT USE THE ELEVATOR. USE EXIT STAIRS."

B. INTERIOR WALL & CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX RATING OF NO MORE THAN CLASS B AT VERTICAL EXITS & EXIT PASSAGEWAYS AND EXIT ACCESS CORRIDORS AND OTHER EXITWAYS.

C. INTERIOR WALL & CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX RATING OF NO MORE THAN CLASS C AT ROOMS AND ENCLOSED SPACES.

D. ALL MATERIALS EXPOSED WITHIN DUCTS OR PLENUMS SHALL HAVE A FLAME SPREAD RATING INDEX NOT MORE THAN 25 AND A SMOKE DEVELOPED RATING OF NOT MORE THAN 50.

E. FIRE EXTINGUISHERS SHALL BE LOCATED SUCH THAT A MAXIMUM TRAVEL DISTANCE OF 75' SHALL NOT BE EXCEDED (WHERE REQUIRED BY CODE).

F. LEVEL/ AREA MAIN OCCUPANCY EXIT SIGN LOCATIONS MAY NOT BE SHOWN. REFERENCE ELECTRICAL SHEETS FOR ALL EXIT SIGN LOCATIONS.

G. FIRE RESISTIVE ASSEMBLY DETAILS, IF APPLICABLE, ARE LOCATED ELSEWHERE IN THIS DRAWING SET PER THE SHEET INDEX.

H. ELEVATOR HOISTWAY OPENINGS SHALL BE PROTECTED AS REQUIRED BY THE CODE, CORRESPONDING TO THE RATING OF THE HOISTWAY.

J. EVERY ASSEMBLY OCCUPANCY ROOM OR SPACE SHALL HAVE THE OCCUPANT LOAD POSTED IN A CONSPICUOUS PLACE.

GENERAL ACCESSIBILITY

A. THE BASIC ACCESSIBILITY SHEETS IN THIS DRAWING SET (G2.3.X SERIES) REPRESENT THE GENERAL GUIDELINES FOR ACCESSIBILITY. SPECIFIC ACCESSIBILITY REQUIREMENTS, IF DIFFERENT, ARE ILLUSTRATED IN DETAIL BY THE DRAWINGS AND SPECIFICATIONS.

DEFERRED SUBMITTALS

ANTICIPATED DEFERRED SUBMITTALS

A. FIRE PROTECTION DESIGN
B. FIRE ALARM DESIGN
C. BUILDING SIGNAGE (NON CODE REQUIRED)
D. SECURITY SYSTEM DESIGN
E. CCTV, PA SYSTEM
F. FURNITURE SYSTEMS
G. PRE-MANUFACTURED STAIRS
H. EXTERIOR CURTAIN WALL SYSTEM
J. ----

GARVER FEED MILL
Madison, Wisconsin
3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison,WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

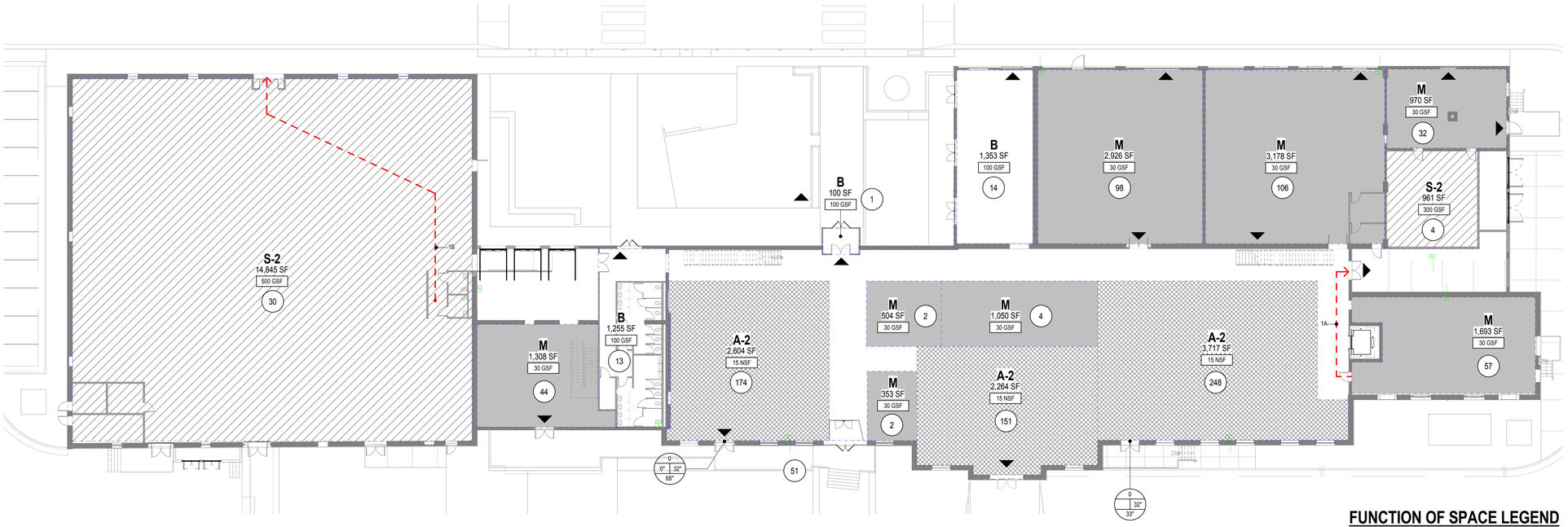
CITY OF MADISON WISCONSIN

SHEET TITLE
BUILDING CODE SUMMARY

PROJECT NUMBER
20737.000

SHEET NUMBER
G2.1.1

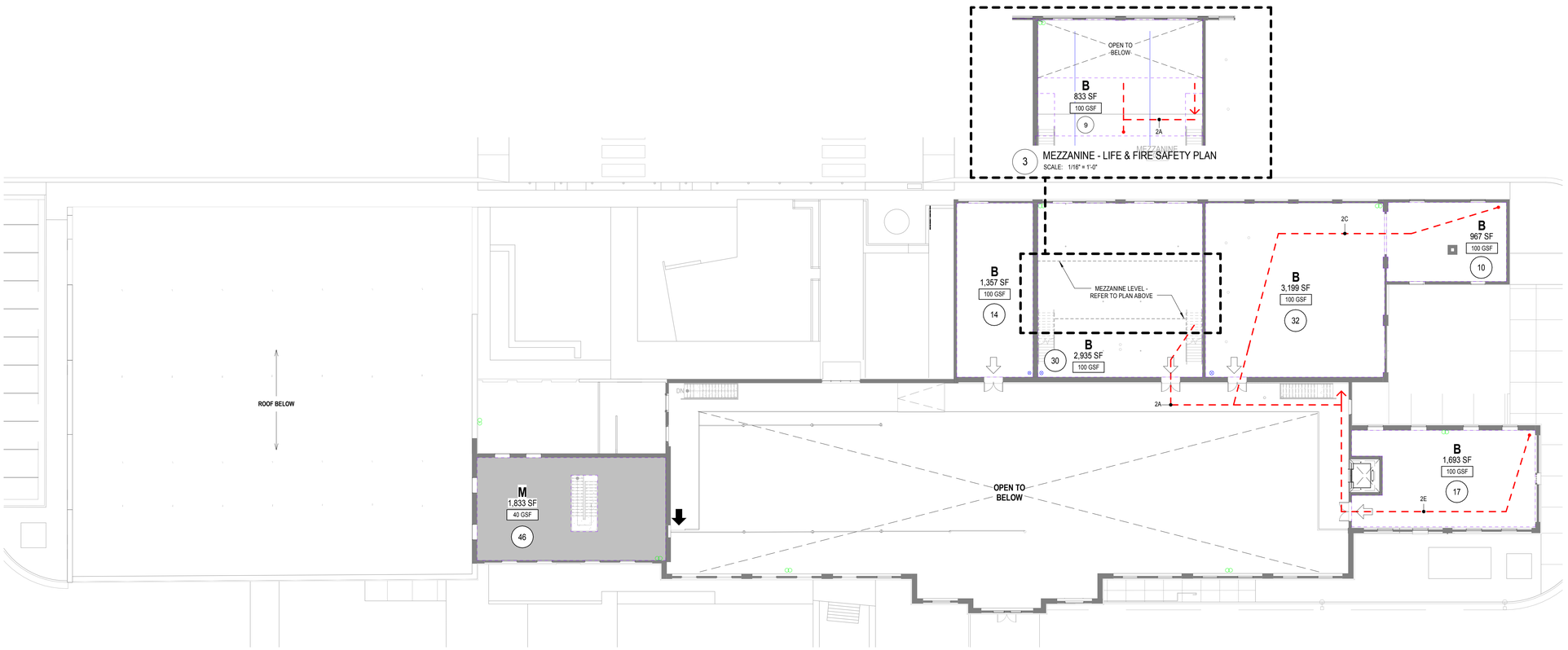
Plot Date: 5/9/2016 4:10:56 PM GRLM



1 LEVEL 1 - LIFE & FIRE SAFETY PLAN
SCALE: 1/16" = 1'-0"

FUNCTION OF SPACE LEGEND

- Accessory Storage areas, Mechanical Equipment room
- Assembly - Unconcentrated (tables and chairs)
- Business Areas
- Industrial Areas
- Mercantile - Basement and Grade Floor areas



2 LEVEL 2 - LIFE & FIRE SAFETY PLAN
SCALE: 1/16" = 1'-0"

GRAPHIC LEGEND

FIRE-RESISTANCE-RATED WALL ASSEMBLIES

FIRE-RESISTANCE-RATING (HOURS)
05 = 1/2 HOUR
1 = 1 HOUR
2 = 2 HOUR
3 = 3 HOUR
4 = 4 HOUR

1FSB"X"
- OPTIONAL HORIZONTAL EXIT DESIGNATION
- TYPE OF WALL ASSEMBLY

1FSB	1FSB	1FSB	1FSB	1FSB	= FIRE & SMOKE BARRIER
1FB	1FB	1FB	1FB	1FB	= FIRE BARRIER
05FP	05FP	05FP	05FP	05FP	= FIRE PARTITION
2FW	2FW	2FW	2FW	2FW	= FIRE WALL
SP	SP	SP	SP	SP	= SMOKE PARTITION

USE GROUP AND FUNCTION OF SPACE TAG

USE GROUP — USE GROUP OF SPACE
000 SF — AREA OF SPACE
300 GSF — SF PER OCCUPANT

EXITING SYMBOLS

- = EXIT TO EXTERIOR (E) = Existing Construction
- = EXIT FROM STORY (E) = Existing Construction
- = EXIT FROM A SPACE (E) = Existing Construction
- = PATH OF EXIT TRAVEL (PATH ID = TRAVEL DISTANCE)
- = COMMON PATH OF EXIT TRAVEL (PATH ID = TRAVEL DISTANCE)
- = DEAD END (PATH ID = TRAVEL DISTANCE)

EGRESS COMPONENT CAPACITY SYMBOLS

CALCULATED EXIT WIDTH REQUIRED (IN.) — 145 / 29" / 32" / 33"
- NUMBER OF OCCUPANTS EXITING
- MIN. WIDTH OF MEANS OF EGRESS COMPONENT (IN.)
- EXIT WIDTH PROVIDED (IN.)

CALCULATED EXIT WIDTH REQUIRED (IN.) — STAIR #1 / 145 / 43.5" / 48"
- STAIR NAME OR DESCRIPTION
- NUMBER OF OCCUPANTS EXITING
- EXIT WIDTH PROVIDED (IN.)

ASSEMBLY OCCUPANCY SYMBOLS

0 — FIXED OCCUPANT LOAD

Calculating... — REPRESENTS POSTED OCCUPANCY SIGN REQUIRED

FIRE PROTECTION SYMBOLS

- FEC = FIRE EXTINGUISHER CABINET
- FSP = FIRE STANDPIPE
- FE = FIRE EXTINGUISHER
- FDCS = FIRE DEPT COMMUNICATION SYSTEM
- FAS = FIRE ALARM STATION
- FAACP = FIRE ALARM ANNUNCIATOR CONTROL PANEL
- FDC = FIRE DEPARTMENT CONNECTION
- FKS = FIREMAN'S KEYSAFE (KNOX BOX)
- FHVC = FIRE HOSE VALVE CABINET

GENERAL SHEET NOTES

A. REFER TO SHEET G2.1.1 FOR BUILDING CODE SUMMARY.

B. AN AREA OF REFUGE IS NOT REQUIRED PER IBC 1007.3 EXCEPTIONS 1 AND 3.

C. A TWO-WAY COMMUNICATION SYSTEM SHALL BE PROVIDED AT ELEVATOR LANDINGS ABOVE THE GROUND LEVEL PER IBC 1007.8.

D. VENTING OF ELEVATOR HOISTWAY(S) IS NOT REQUIRED PER IBC 3004.1.

E. EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE PER IBC 1004.3.

F. OCCUPANCY CLASSIFICATION AS NOTED ON LIFE SAFETY PLAN IS FOR REFERENCE ONLY. FUTURE TENANT(S) OCCUPANCY SHALL DETERMINE OCCUPANCY SEPARATION AND OCCUPANT LOAD.

G. FUTURE 'BREWERY AND DISTILLERY' TENANTS TO PROVIDE RATED PARTIONS AS NEEDED FOR OCCUPANCY SEPARATION.

H. ANY MOISTURE CONTROL COMPONENTS TO BE PROVIDED BY FUTURE TENANTS AS NEEDED.

J. OWNER SHALL PROVIDE BOTH THE BUILDING AND FIRE DEPARTMENTS WITH A LEASE PLAN SHOWING THE LOCATION OF EACH OCCUPANCY AND ITS EXITS AFTER THE CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED. NO MODIFICATIONS OR CHANGES IN OCCUPANCY OR USE SHALL BE MADE FROM THAT SHOWN ON THE LEASE PLAN WITHOUT PRIOR APPROVAL OF THE BUILDING OFFICIAL.

OCCUPANT LOAD

REFER TO SHEET G2.1.1 FOR DETAILED OCCUPANT LOAD SUMMARY

OCCUPANCY CLASSIFICATION	OCCUPANT LOAD
Not Placed	
A-2 Occupancy	100
F-1 Occupancy	37
	137
LEVEL 1	
A-2 Occupancy	377
B Occupancy	25
M Occupancy	357
S-2 Occupancy	49
	809
LEVEL 2	
B Occupancy	102
M Occupancy	20
	121
Total Occupant Load =	1,067

EGRESS TRAVEL SUMMARY

EXIT ROUTE	TRAVEL DISTANCE
1A	95' - 11"
1B	105' - 2"
2A	139' - 2"
2C	164' - 10"
2E	112' - 6"

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

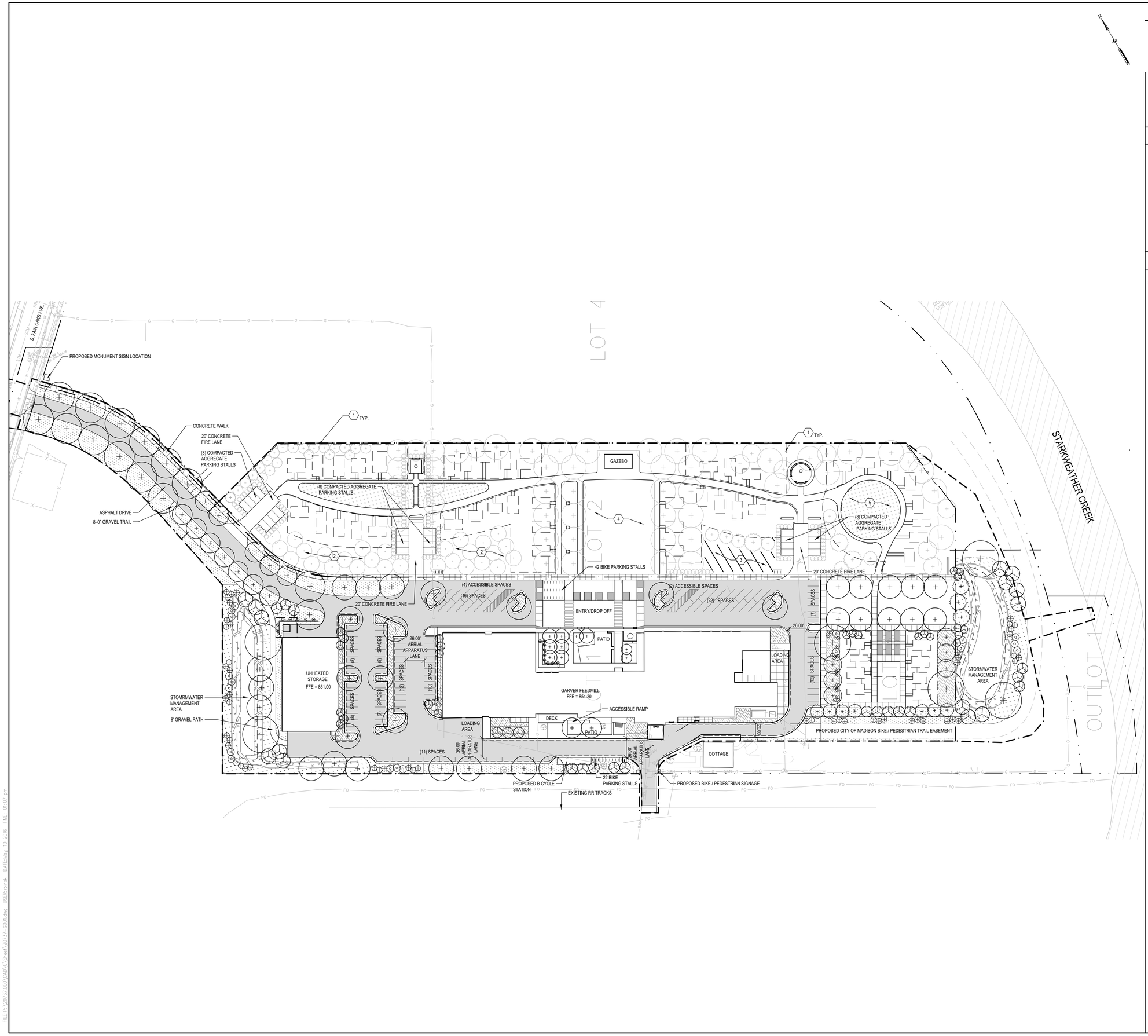
CITY OF MADISON WISCONSIN

SHEET TITLE
FIRE AND LIFE SAFETY DRAWINGS

PROJECT NUMBER
20737.000

SHEET NUMBER
G2.2.1

Plot Date: 5/9/2016 4:11:02 PM GRLM



SHEET NOTES

DESCRIPTIVE KEYED NOTES

KEYED NOTES

1. BUILDING CLUSTER PERIMETER: THE LOCATIONS OF THE MICRO LODGES ARE INDICATED BY A DESIGNATED BUILDING CLUSTER PERIMETER AS SHOWN. A BUILDING CLUSTER REPRESENTS THE OUTSIDE LIMITS OF THE AVAILABLE BUILDING FOOTPRINT AREA. IN NO CASE SHALL ANY BUILDING ELEMENT (INCLUDING PATIOS, PORCHES OR BALCONIES) EXTEND OUTSIDE OF THE PREDETERMINED CLUSTER PERIMETER. PHASED INSTALLATION, REPLACEMENT AND RELOCATION OF MICRO LODGES FROM TIME TO TIME SHALL BE PERMITTED PROVIDE THEY MEET THE HEIGHT AND BULK REQUIREMENTS AND DESIGN GUIDELINES, AND THE LOCATIONS WITH THE CLUSTERS ADHERE TO THE APPROVED SITE PLAN.
2. DEMONSTRATION ORCHARD: URBAN DEMONSTRATION PLANNED. SPECIES CONTINGENT ON TENANT NEEDS, TENANT ABILITY TO OPERATE, AND SOIL TESTING
3. DEMONSTRATION VINEYARD: URBAN DEMONSTRATION PLANNED. SPECIES CONTINGENT ON TENANT NEEDS, TENANT ABILITY TO OPERATE, AND SOIL TESTING
4. GARVER GREEN: 13,000 SF EVENT LAWN AND FUTURE PAVILION
5. STORMWATER FEATURE: OVERLAND FLOW THRU NATIVE BIORETENTION AREA PLANTINGS

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison,WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

CITY OF MADISON WISCONSIN

DRAWING TITLE
OVERALL SITE DEVELOPMENT PLAN

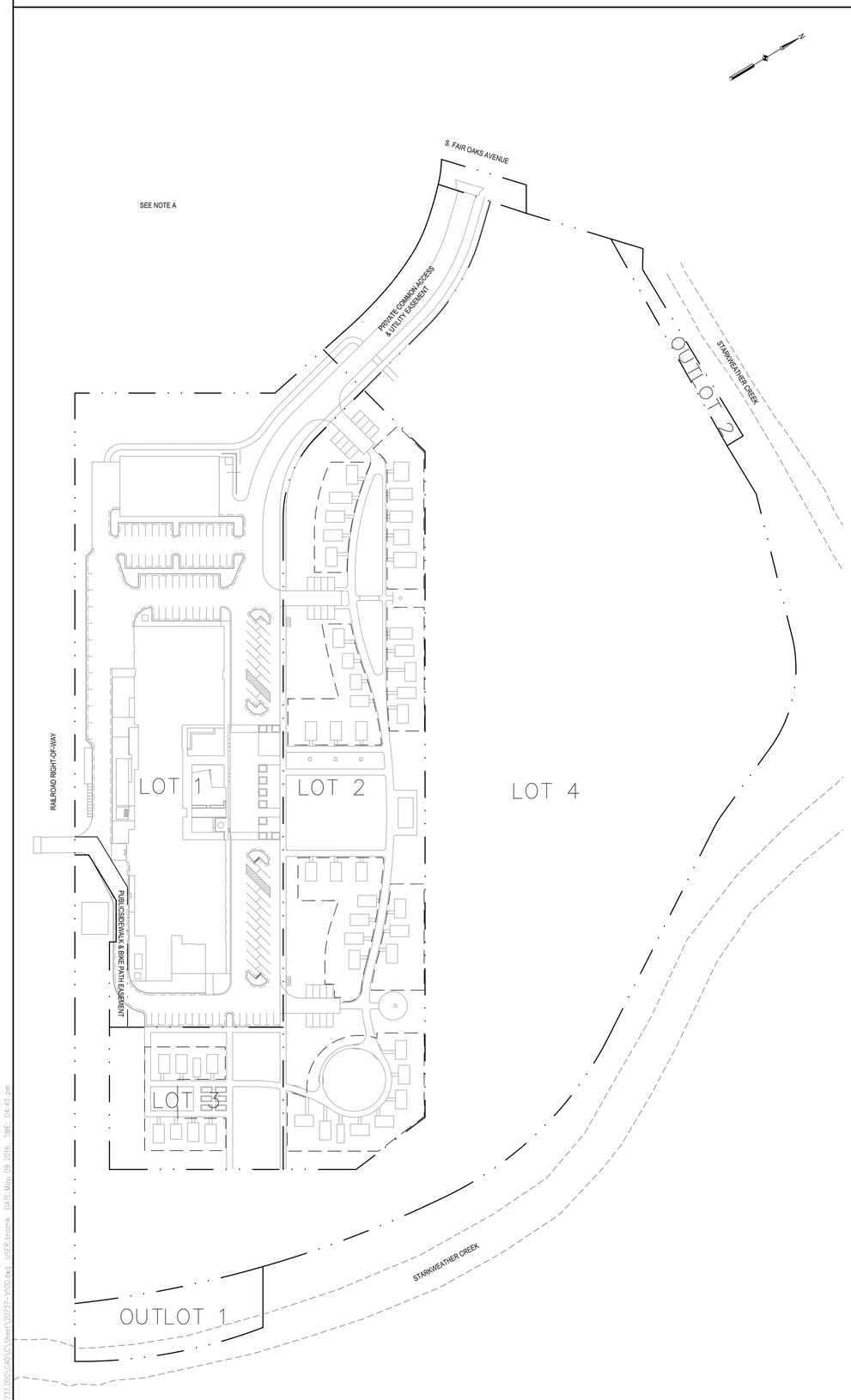
0' 25' 50' 100'
SCALE:

SCALE
20737.000

PROJECT NUMBER
G001

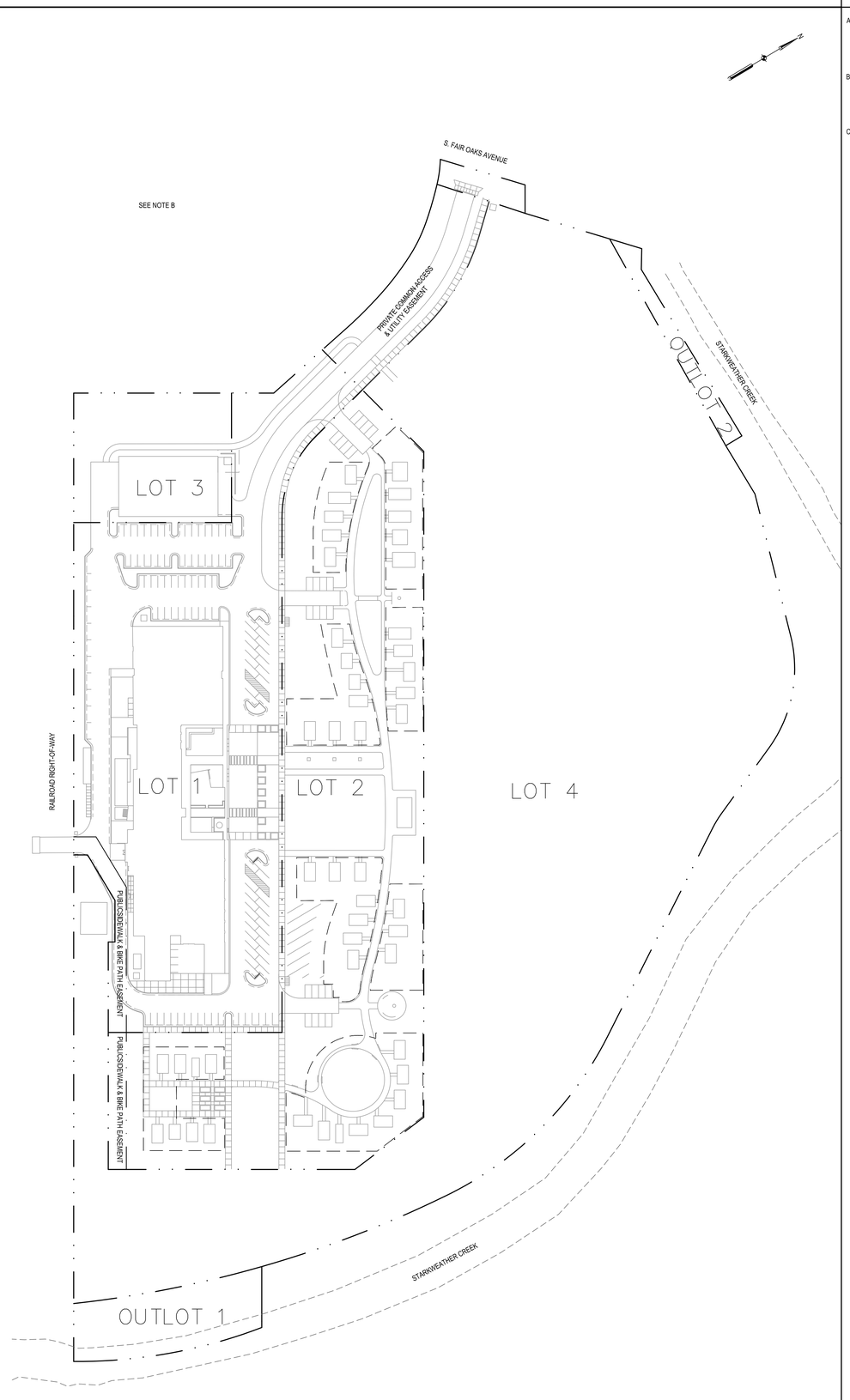
DRAWING NUMBER

FILE:P:\20737.000\CAD\C\Sheet\20737-G001.dwg USER:rripinski DATE:May. 10 2016 TIME: 01:07 pm



1 CURRENT DRAFT CSM OVERVIEW

SCALE: 1"=70'



2 PROPOSED CSM OVERVIEW

SCALE: 1"=70'

SHEET NOTES

A. THIS VIEWIS A SUMMARY OF THE DRAFT DANE COUNTY CERTIFIED SURVEY MAP PROVIDED BY THE CITY OF MADISON, DATED JULY 24, 2015 FOR LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 2030, AND UNPLATTED LANDS IN THE NE 1/4 OF THE SW ¼, AND THE NW 1/4 OF THE SE ¼, AND THE SW 1/4 OF THE SE ¼, OF SECTION 5, T7N R10E, IN THE CITY OF MADISON, DANE COUNTY, WI.

B. THIS VIEW IS A SUMMARY OF THE PROPOSED CHANGES TO THE DRAFT DANE COUNTY CERTIFIED SURVEY MAP PROVIDED BY THE CITY OF MADISON, DATED JULY 24, 2015 FOR LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 2030, AND UNPLATTED LANDS IN THE NE 1/4 OF THE SW ¼, AND THE NW 1/4 OF THE SE ¼, AND THE SW 1/4 OF THE SE ¼, OF SECTION 5, T7N R10E, IN THE CITY OF MADISON, DANE COUNTY, WI.

C. THE CURRENT SITE PLAN IS SHOWN AS SCREENED AGAINST THE DRAFT CSM.

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison,WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

CITY OF MADISON WISCONSIN

DRAWING TITLE
CERTIFIED SURVEY MAP OVERVIEW

0' 35' 70' 150'
SCALE: 1" = 70'

SCALE

PROJECT NUMBER
20737.000

DRAWING NUMBER
V100

FILE: \\ph-file1\projects\20737.000\CAD\C\Sheet\20737-V100.dwg USER: bronik DATE: May, 09 2016 TIME: 04:40 pm

SHEET NOTES

A. THIS SECTION IS FOR GENERAL SHEET NOTES TO BE ADDED.
B. LENGTHEN THE HEIGHT OF THIS SECTION AS NEED TO FIT NOTES.
C. DELETE SECTION IF NO SHEET NOTES ARE PROVIDED.

DESCRIPTIVE KEYED NOTES

1. USE DESCRIPTIVE KEYED NOTES SECTION TO PROVIDE SHEET SPECIFIC NOTES ABOUT A PARTICULAR CALLOUT. (I.E. BID ALTERNATE NOTES, SPECIFIC INSTALLATION NOTES, ETC.)
2. DELETE SECTION IF NO DESCRIPTIVE KEYED NOTES ARE PROVIDED.

KEYED NOTES

1. KEYNOTE 1 — 1 / C1.0
2. USE SPACING LINES AS A GUIDE FOR PLACING OF KEYNOTE ICON, LEGEND SYMBOL, KEYNOTE TEXT AND DETAIL IDENTIFIER.
3. COPY LEGEND ITEMS AND GRID LINES FROM START SHEET TO POPULATE THE LEGEND. PLACE LEGEND IN MODEL SPACE.

   CREATE A VIEWPORT FOR THE KEYED NOTES THAT IS SCALED AT 1:1 AND LINE UP GRID LINES IN MODEL SPACE WITH GRID LINES IN THE SHEET SPACE.

   GRID LINES ARE ON A NO PLOT LAYER.

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison,WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

CITY OF MADISON WISCONSIN

DRAWING TITLE
EXISTING CONDITIONS SITE PLAN

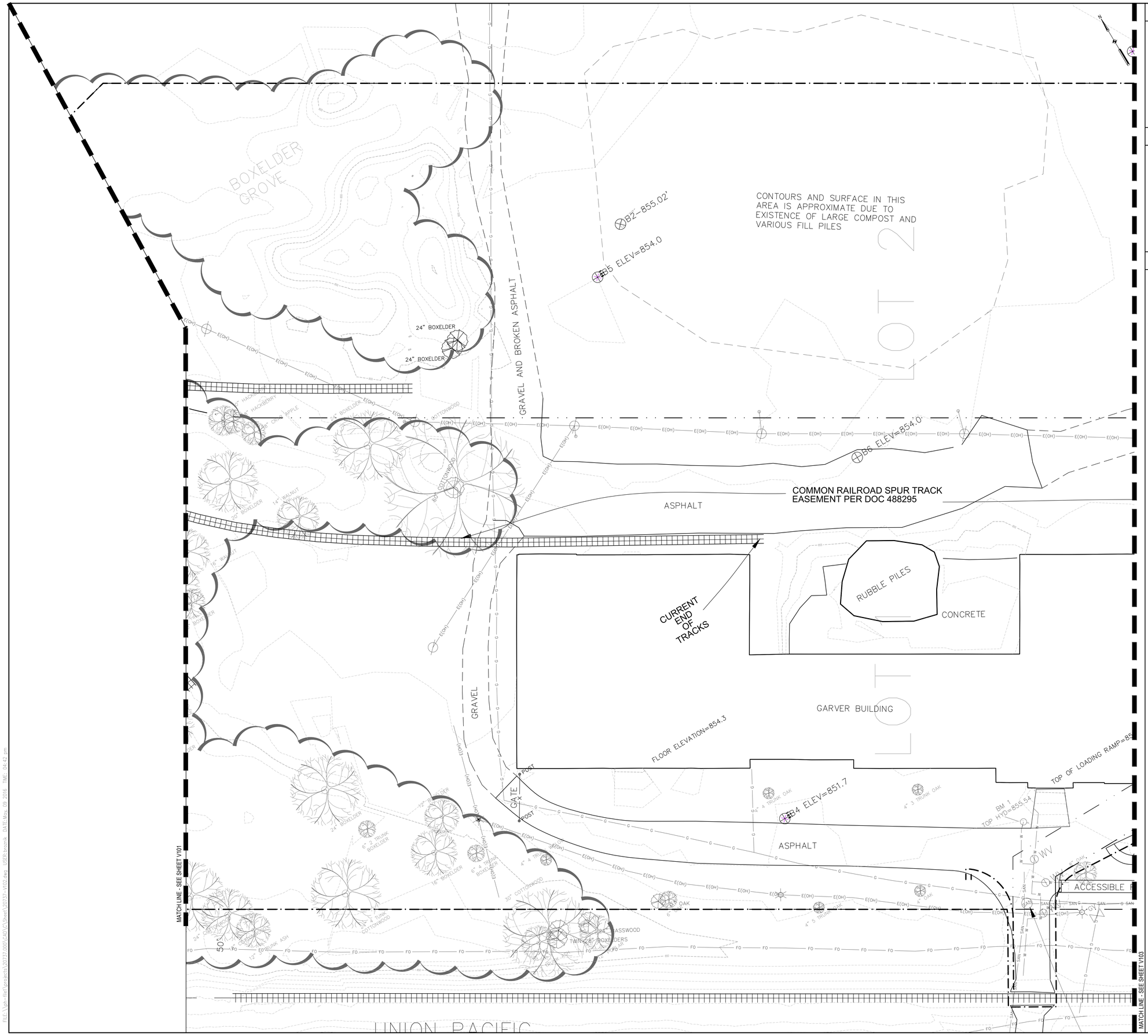
0' 10' 20' 40'
SCALE:

SCALE

PROJECT NUMBER 20737.000

DRAWING NUMBER V101

FILE: \\jah-file1\projects\20737.000\CAD\C\Sheet\20737-V101.dwg USER: bronik DATE: May, 09 2016 TIME: 04:41 pm



SHEET NOTES

A. THIS SECTION IS FOR GENERAL SHEET NOTES TO BE ADDED.
B. LENGTHEN THE HEIGHT OF THIS SECTION AS NEED TO FIT NOTES.
C. DELETE SECTION IF NO SHEET NOTES ARE PROVIDED.

DESCRIPTIVE KEYED NOTES

1. USE DESCRIPTIVE KEYED NOTES SECTION TO PROVIDE SHEET SPECIFIC NOTES ABOUT A PARTICULAR CALLOUT. (I.E. BID ALTERNATE NOTES, SPECIFIC INSTALLATION NOTES, ETC.)
2. DELETE SECTION IF NO DESCRIPTIVE KEYED NOTES ARE PROVIDED.

KEYED NOTES

1. KEYNOTE 1 (1 / C1.0)
2. USE SPACING LINES AS A GUIDE FOR PLACING OF KEYNOTE ICON, LEGEND SYMBOL, KEYNOTE TEXT AND DETAIL IDENTIFIER.
3. COPY LEGEND ITEMS AND GRID LINES FROM START SHEET TO POPULATE THE LEGEND. PLACE LEGEND IN MODEL SPACE.

   CREATE A VIEWPORT FOR THE KEYED NOTES THAT IS SCALED AT 1:1 AND LINE UP GRID LINES IN MODEL SPACE WITH GRID LINES IN THE SHEET SPACE.

   GRID LINES ARE ON A NO PLOT LAYER.

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison,WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

CITY OF MADISON WISCONSIN

DRAWING TITLE
EXISTING CONDITIONS SITE PLAN

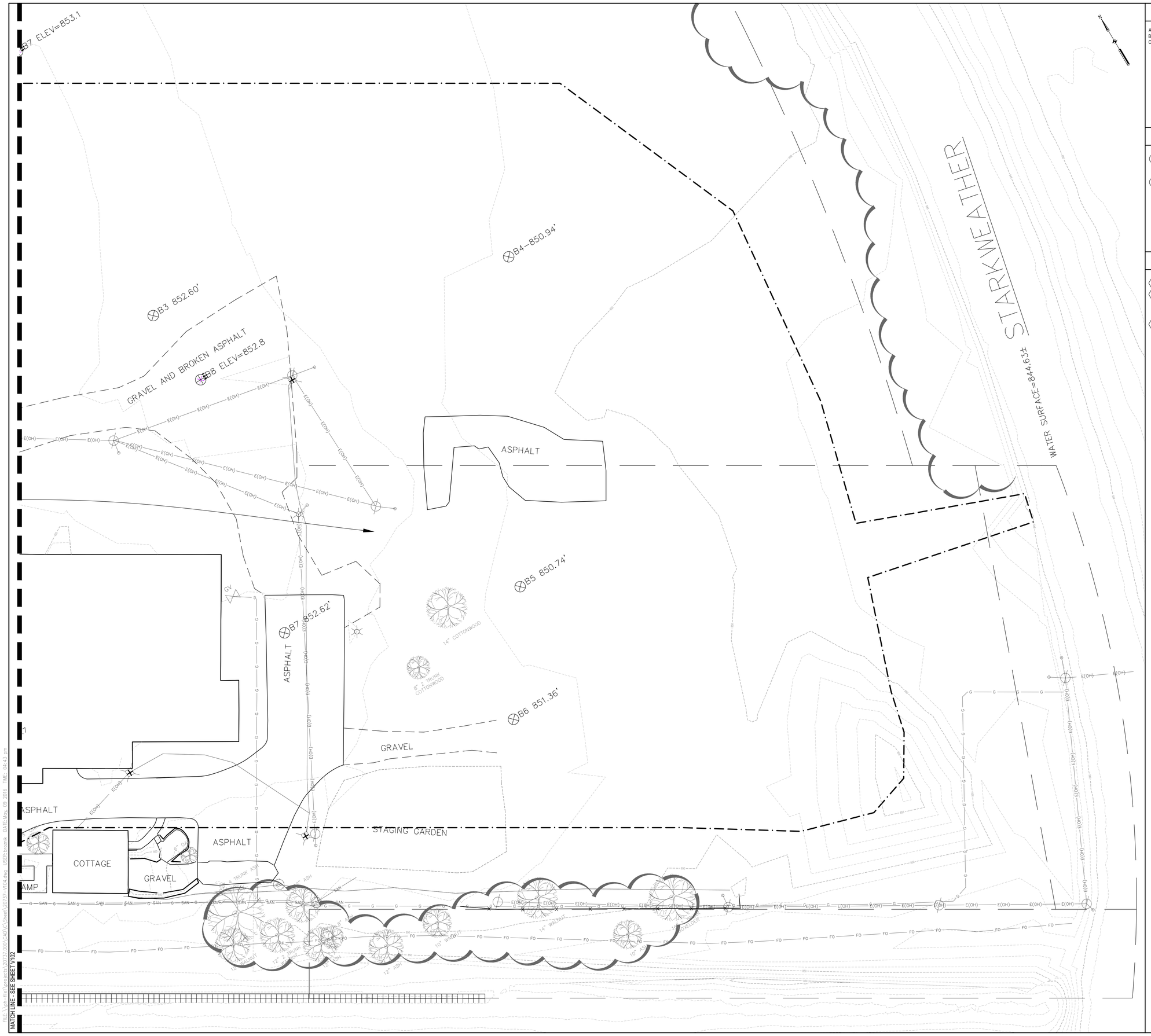
SCALE:

SCALE 20737.000

PROJECT NUMBER

V102

DRAWING NUMBER



SHEET NOTES

A. THIS SECTION IS FOR GENERAL SHEET NOTES TO BE ADDED.
B. LENGTHEN THE HEIGHT OF THIS SECTION AS NEED TO FIT NOTES.
C. DELETE SECTION IF NO SHEET NOTES ARE PROVIDED.

DESCRIPTIVE KEYED NOTES

1. USE DESCRIPTIVE KEYED NOTES SECTION TO PROVIDE SHEET SPECIFIC NOTES ABOUT A PARTICULAR CALLOUT. (I.E. BID ALTERNATE NOTES, SPECIFIC INSTALLATION NOTES, ETC.)
2. DELETE SECTION IF NO DESCRIPTIVE KEYED NOTES ARE PROVIDED.

KEYED NOTES

1. KEYNOTE 1 (1 / C1.0)
2. USE SPACING LINES AS A GUIDE FOR PLACING OF KEYNOTE ICON, LEGEND SYMBOL, KEYNOTE TEXT AND DETAIL IDENTIFIER.
3. COPY LEGEND ITEMS AND GRID LINES FROM START SHEET TO POPULATE THE LEGEND. PLACE LEGEND IN MODEL SPACE.

   CREATE A VIEWPORT FOR THE KEYED NOTES THAT IS SCALED AT 1:1 AND LINE UP GRID LINES IN MODEL SPACE WITH GRID LINES IN THE SHEET SPACE.

   GRID LINES ARE ON A NO PLOT LAYER.

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

CITY OF MADISON WISCONSIN

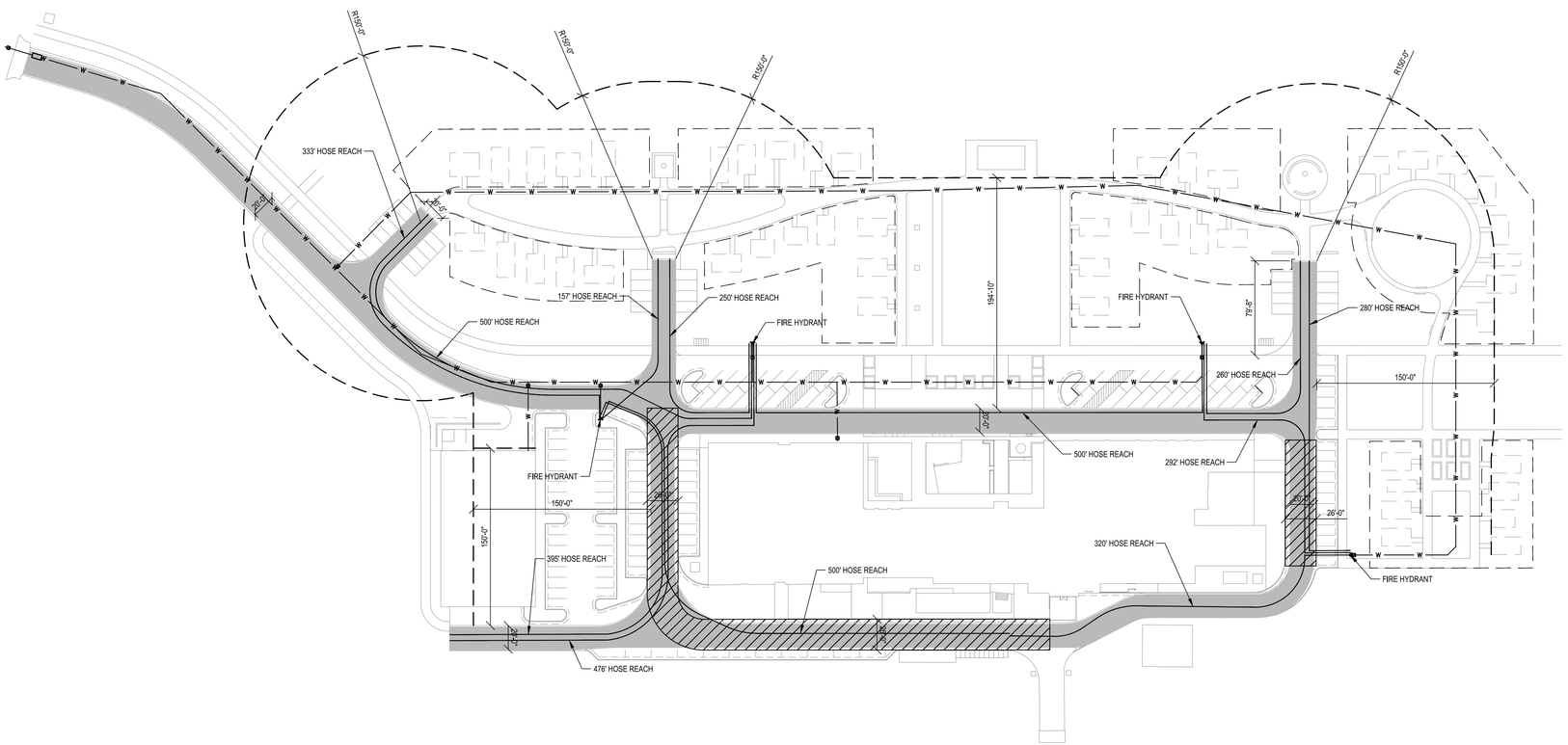
DRAWING TITLE
EXISTING CONDITIONS SITE PLAN

0' 10' 20' 40'
SCALE:

SCALE
20737.000

PROJECT NUMBER
V103

DRAWING NUMBER



SHEET NOTES

DESCRIPTIVE KEYED NOTES

KEYED NOTES

- FIRE ACCESS LANE (20' MIN.)
- AERIAL FIRE APARATUS LANE (26' MIN.)
- HOSE LAY LENGTH - MIN. OF 500' BETWEEN TWO HYDRANTS ALONG FIRE ACCESS LANE
- 150' HOSE LAY LENGTH FROM PULLOFF LOCATIONS

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

CITY OF MADISON WISCONSIN

DRAWING TITLE
FIRE ACCESS PLAN

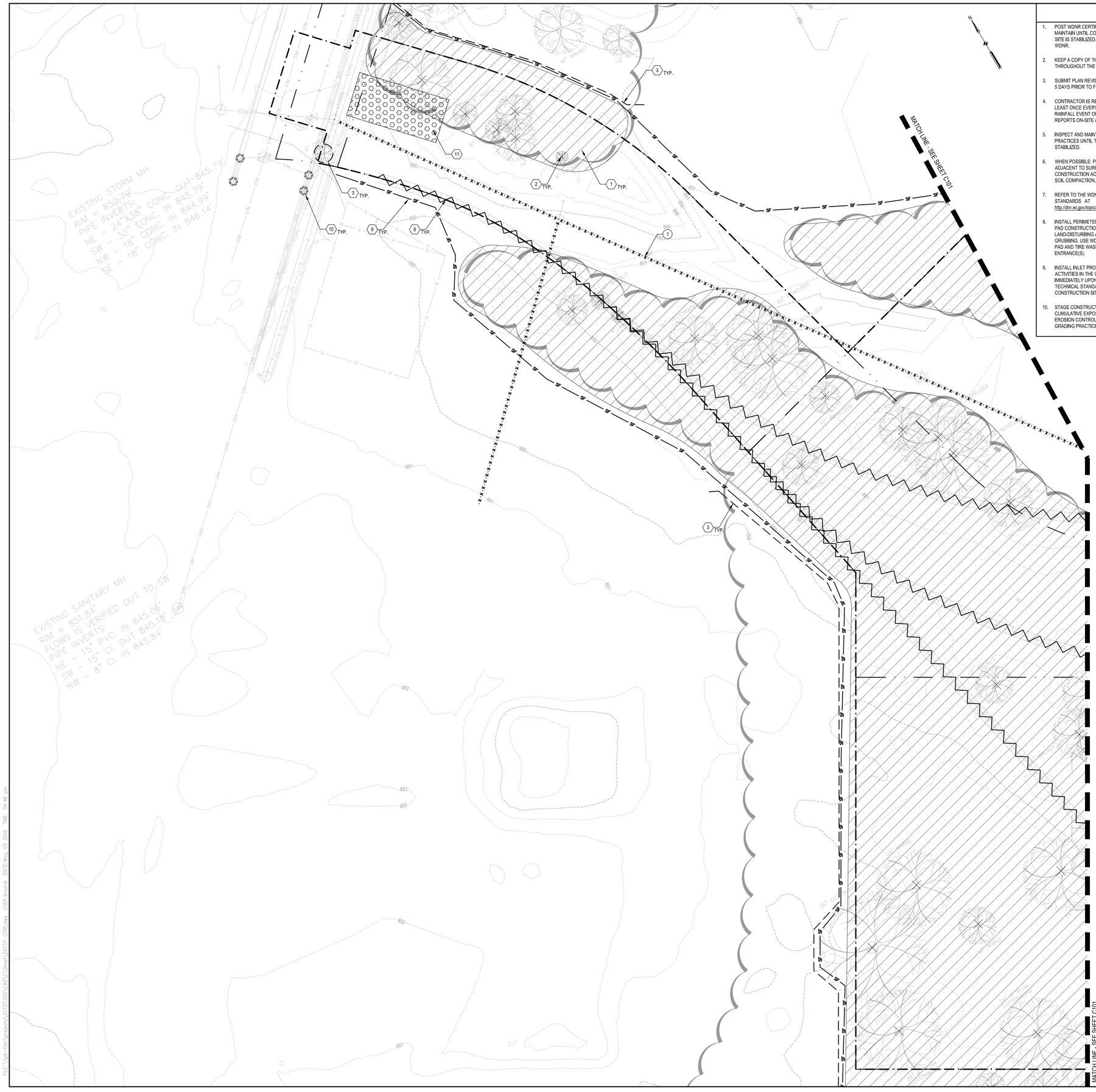
0' 25' 50' 100'
SCALE:

SCALE

PROJECT NUMBER
20737.000

DRAWING NUMBER
C001

FILE: \\ph-file1\projects\20737.000\CAD\C\Sheet\20737-C001.dwg USER:bronik DATE:May, 09 2016 TIME: 04:44 pm



EROSION CONTROL NOTES

1. POST WDNR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED. THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
4. CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
5. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
6. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
7. REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dnr.wi.gov/topic/stormwater/standards/const_standards.html.
8. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S).
9. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060.
10. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
11. NOTIFY WDNR IF DEWATERING IS SCHEDULED TO OCCUR IN AREAS OF SOIL AND/OR GROUNDWATER CONTAMINATION, OR IF DEWATERING WILL OCCUR FROM A HIGH CAPACITY WELL (70 GPM OR MORE). DEWATER ONLY AFTER THE APPROPRIATE WDNR DEWATERING DISCHARGE PERMIT HAS BEEN OBTAINED.
12. PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DE-WATERING #1061. A DNR APPROVED WATER QUALITY POLYMER SHALL BE USED IN COMBINATION WITH A PROPERLY DESIGNED SEDIMENT BASIN OR TANK BEFORE OFF SITE DISCHARGE.
13. COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS OR WET PONDS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE (REFER TO NR 528). CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WDNR TECHNICAL STANDARD SEDIMENT BASIN #1064 AND SEDIMENT TRAP # 1063.
14. CONSTRUCT AND PROTECT THE BIOINFILTRATION BASIN AND VEGETATION FROM RUNOFF AND SEDIMENT DURING CONSTRUCTION. REFERENCE THE WDNR TECHNICAL STANDARD BIORETENTION FOR INFILTRATION # 1004.
15. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
16. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
17. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.
18. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
19. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER, BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
20. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
21. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY. SEPARATE SWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
22. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.
23. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
24. COORDINATE WITH WDNR TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).
25. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE APPROPRIATE (DEPENDING ON THE SLOPE) BIODEGRADABLE EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRITE MATRIX IN WDOT'S WIDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
26. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE APPROPRIATE (BASED ON SHEAR STRESS) BIODEGRADABLE EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S WIDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
27. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
28. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AS NEEDED (SUCH AS TEMPORARY SEDIMENT BASINS, DITCH CHECKS, EROSION CONTROL MATTING, SILT FENCING, FILTER SOCKS, WATTLES, SWALES, ETC.).
29. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDNR REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDNR'S BUREAU OF REMEDIATION AND REDEVELOPMENT TRACKING SYSTEM (BRRTS) PUBLIC DATABASE AT: http://dnr.wi.gov/botw/

DESCRIPTIVE KEYED NOTES

1. OVERHEAD POWER LINES TO BE RELOCATED OR REMOVED IN COORDINATION WITH UTILITY PROVIDERS. SEE ELECTRICAL PLANS.

KEYED NOTES

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
1. CLEARING AND GRUBBING
2. TREE REMOVAL
3. TREE PROTECTION FENCE
4. REMOVE
5. SALVAGE
6. RELOCATE
7. UTILITY REMOVAL
8. REMOVE RAIL TRACKS
9. SILT FENCE
10. INLET PROTECTION
11. STABILIZED CONSTRUCTION ENTRANCE
12. FENCE / GATE REMOVAL

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison,WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

CITY OF MADISON WISCONSIN

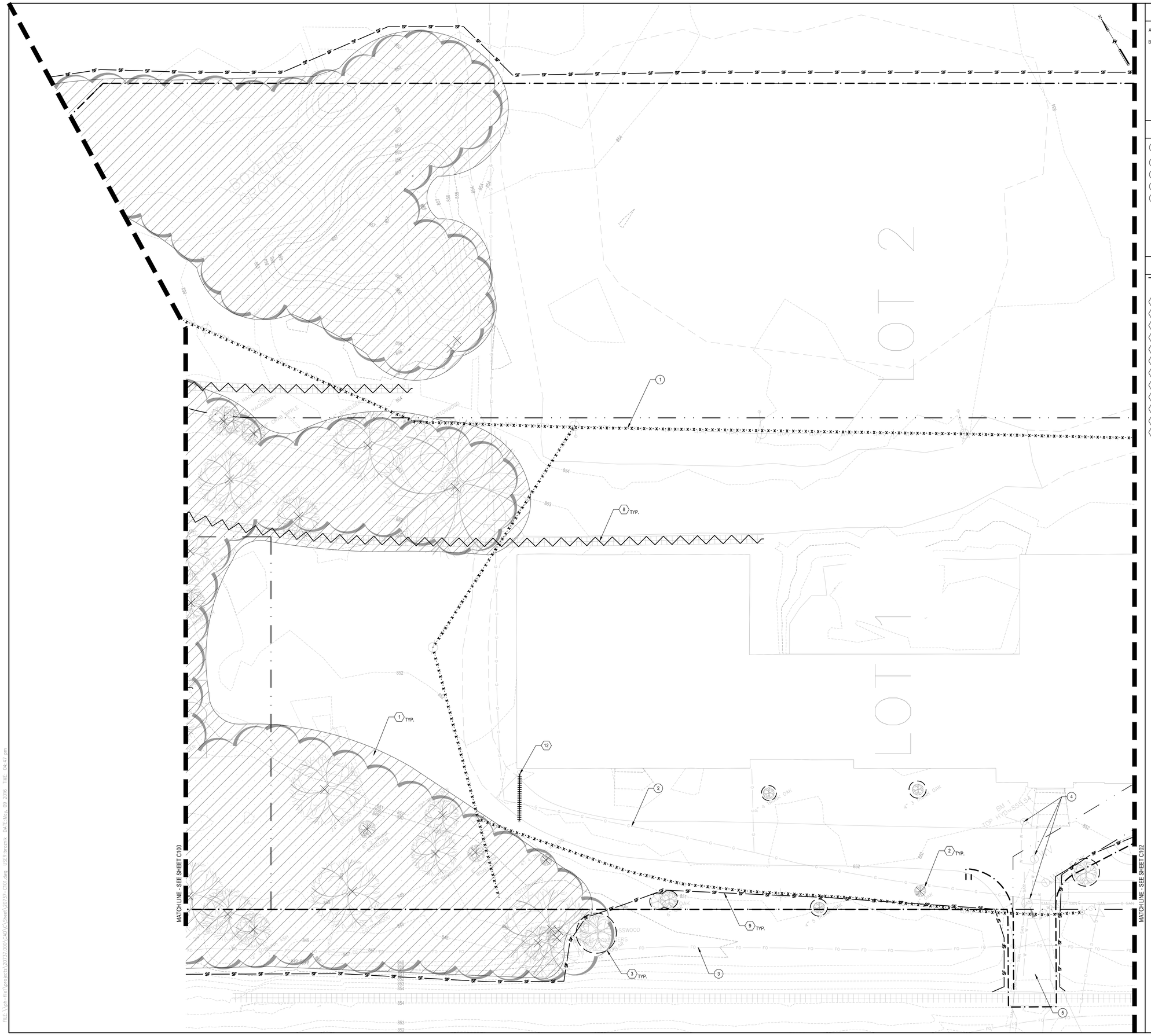
DRAWING TITLE
SITE PREP AND EROSION CONTROL

0' 10' 20' 40'
SCALE: 1" = 20'

SCALE
PROJECT NUMBER 20737.000

DRAWING NUMBER C100

FILE: \\ph-fs1\projects\20737.000\CAD\C6\Sheet\20737-C100.dwg USER: brozek DATE: May, 09 2016 TIME: 04:46 pm



SHEET NOTES

A. SEE SHEET C100 FOR EROSION CONTROL NOTES.

B.

DESCRIPTIVE KEYED NOTES

1. OVERHEAD POWER LINES TO BE RELOCATED OR REMOVED IN COORDINATION WITH UTILITY PROVIDERS. SEE ELECTRICAL PLANS.
2. PROTECT GAS SERVICE.
3. PROTECT FIBER LINE. SEE ELECTRICAL PLANS.
4. EXISTING UTILITIES TO REMAIN IN PLACE.
5. EXISTING DRIVE NOT INTENDED FOR CONSTRUCTION EGRESS.

KEYED NOTES

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- 1 CLEARING AND GRUBBING
- 2 TREE REMOVAL
- 3 TREE PROTECTION FENCE
- 4 REMOVE
- 5 SALVAGE
- 6 RELOCATE
- 7 UTILITY REMOVAL
- 8 REMOVE RAIL TRACKS
- 9 SILT FENCE
- 10 INLET PROTECTION
- 11 STABILIZED CONSTRUCTION ENTRANCE
- 12 FENCE / GATE REMOVAL

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

CITY OF MADISON WISCONSIN

DRAWING TITLE
SITE PREP AND EROSION CONTROL

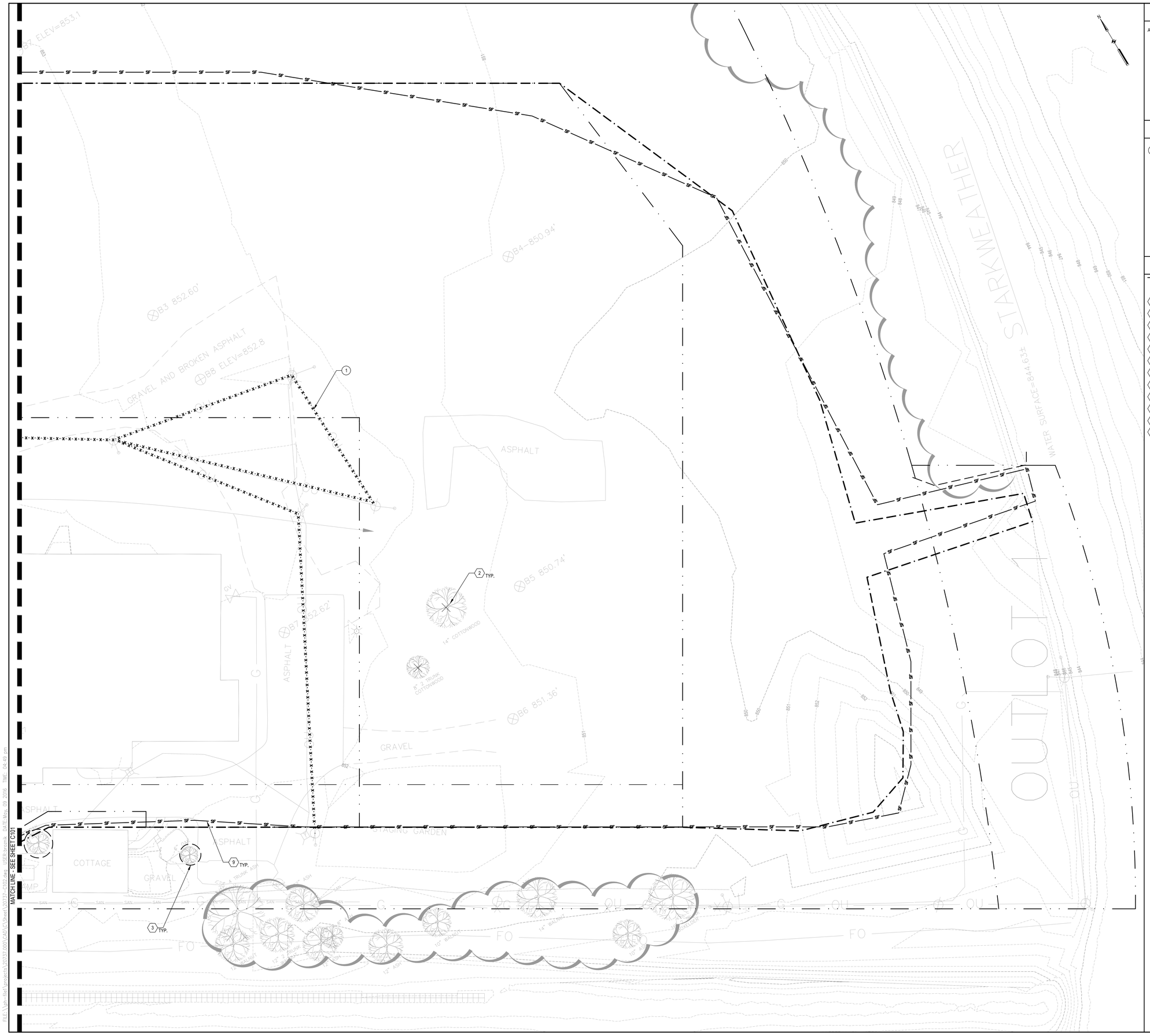
SCALE: 1" = 20'

SCALE 20737.000

PROJECT NUMBER

DRAWING NUMBER C101

FILE: \\ph-file1\projects\20737.000\CAD\C\Sheet\20737-C101.dwg USER:brozniak DATE:May, 09 2016 TIME: 04:47 pm



SHEET NOTES

A. SEE SHEET C100 FOR EROSION CONTROL NOTES.

DESCRIPTIVE KEYED NOTES

1. OVERHEAD POWER LINES TO BE RELOCATED OR REMOVED IN COORDINATION WITH UTILITY PROVIDERS. SEE ELECTRICAL PLANS, SHEET SHEETNUMBER.

KEYED NOTES

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- 1 CLEARING AND GRUBBING
- 2 TREE REMOVAL
- 3 TREE PROTECTION FENCE
- 4 REMOVE
- 5 SALVAGE
- 6 RELOCATE
- 7 UTILITY REMOVAL
- 8 REMOVE RAIL TRACKS
- 9 SILT FENCE
- 10 INLET PROTECTION
- 11 STABILIZED CONSTRUCTION ENTRANCE
- 12 FENCE / GATE REMOVAL

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

CITY OF MADISON WISCONSIN

DRAWING TITLE
SITE PREP AND EROSION CONTROL

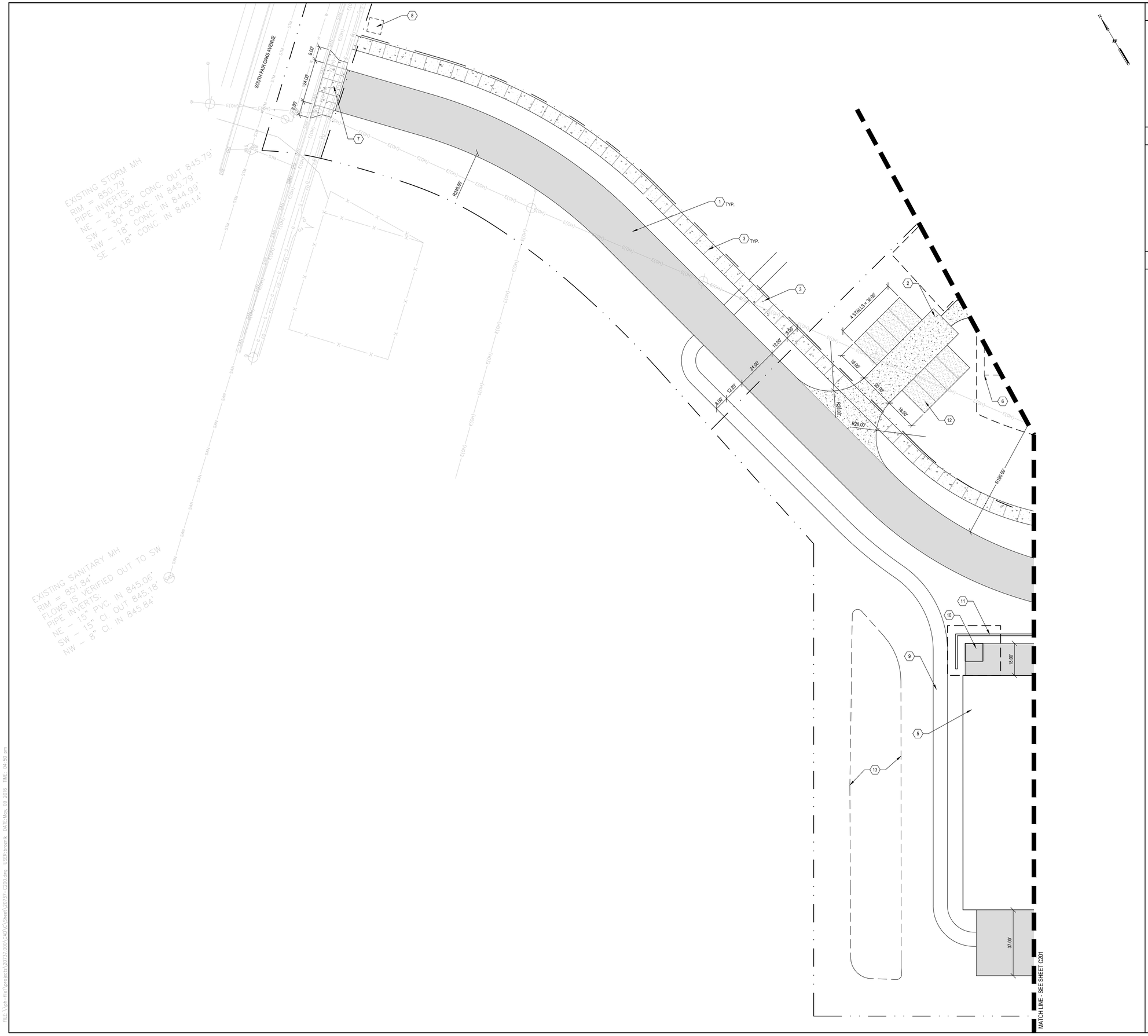
0' 10' 20' 40'
SCALE:

SCALE

PROJECT NUMBER
20737.000

DRAWING NUMBER
C102

FILE:\\ph-fs4\projects\20737.000\CAD\C\Sheet\20737-C102.dwg USER:brozmik DATE:May, 09 2016 TIME: 04:49 pm



SHEET NOTES

A. SEE G001 FOR OVERALL SITE DEVELOPMENT PLAN
B. SEE V100 FOR CSM BOUNDARY OVERVIEW

KEYED NOTES

1. BITUMINOUS PAVING
2. HD CONCRETE PAVING
3. CONCRETE PAVING
4. CONTROL JOINT
5. UNHEATED STORAGE AREA
6. FUTURE MICRO LODGE LOCATIONS
7. COMMERCIAL DRIVE APRON
8. FUTURE ENTRY SIGNAGE
9. GRAVEL TRAIL
10. COOLING TOWER
11. SCREEN WALL
12. COMPACTED AGGREGATE PARKING AREA
13. STORMWATER MANAGEMENT AREA

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison,WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

CITY OF MADISON WISCONSIN

DRAWING TITLE
LAYOUT AND MATERIALS PLAN

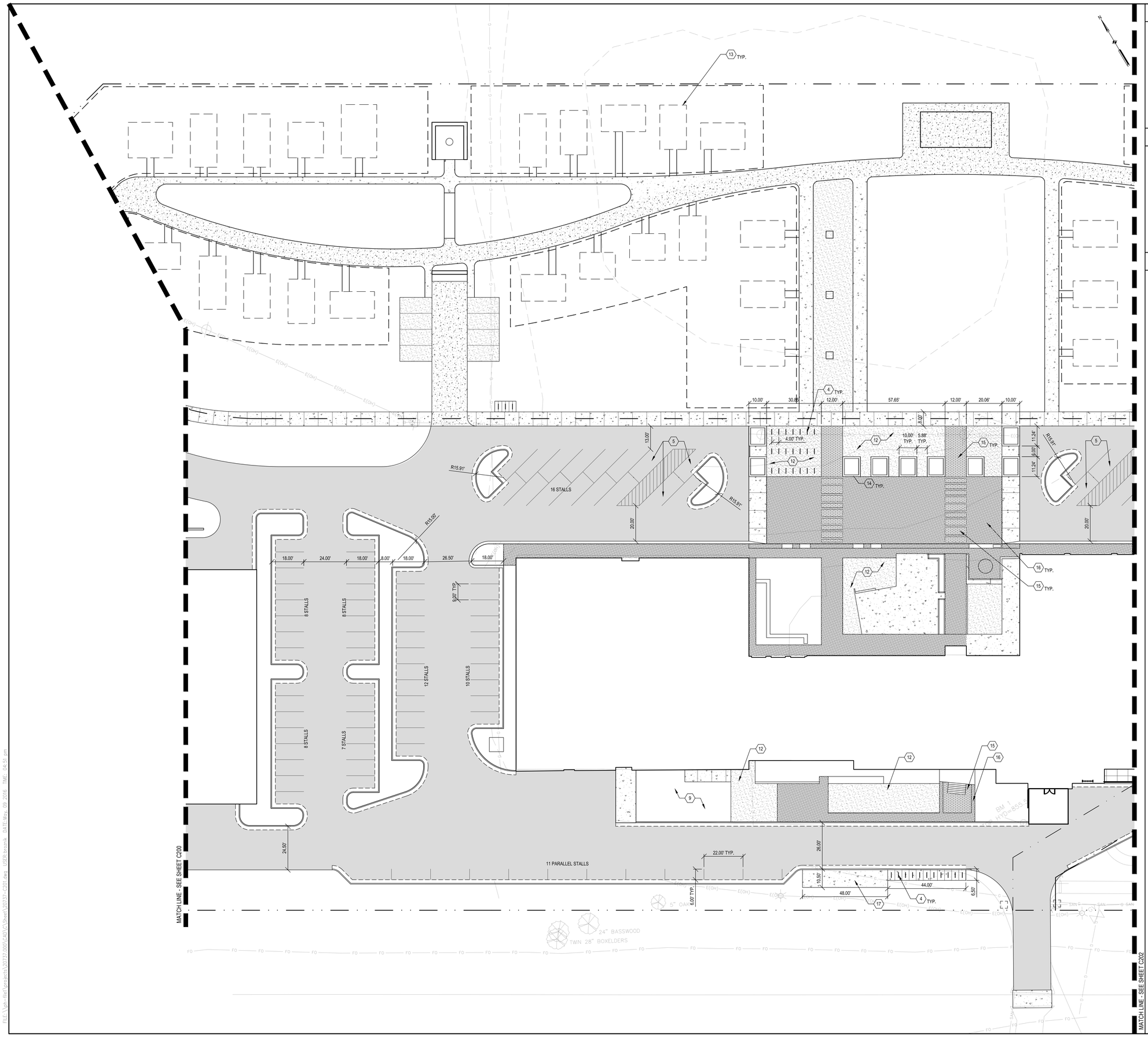
0' 10' 20' 40'
SCALE:

SCALE

PROJECT NUMBER
20737.000

DRAWING NUMBER
C200

FILE: \\ph-fs4\projects\20737.000\CAD\C\Sheet\20737-C200.dwg USER:brozniak DATE:May, 09 ,2016 TIME: 04:50 pm



SHEET NOTES

A. SEE G001 FOR OVERALL SITE DEVELOPMENT PLAN
B. SEE V100 FOR CSM BOUNDARY OVERVIEW

DESCRIPTIVE KEYED NOTES

1. USE DESCRIPTIVE KEYED NOTES SECTION TO PROVIDE SHEET SPECIFIC NOTES ABOUT A PARTICULAR CALLOUT. (I.E. BID ALTERNATE NOTES, SPECIFIC INSTALLATION NOTES, ETC.)
2. DELETE SECTION IF NO DESCRIPTIVE KEYED NOTES ARE PROVIDED.

KEYED NOTES

1 / C1.0

1. ASPHALT PAVING
2. HD CONCRETE PAVING
3. CONCRETE PAVING
4. BIKE RACK - PROVIDE 2'-0" X 6'-0" BIKE PARKING STALL @ EACH RACK
5. ACCESSIBLE PARKING STALL
6. CONTROL JOINT
7. CONCRETE RIBBON CURB
8. UNHEATED STORAGE AREA
9. LOADING AREA
10. CONCRETE RIBBON CURB
11. CONCRETE CURB AND GUTTER
12. CRUSHED AGGREGATE PAVING
13. FUTURE MICRO LODGE LOCATIONS
14. CAST IN PLACE CONCRETE PLANTER W/ BOARD FORM FINISH
15. TYPE 1 CONCRETE UNIT PAVER
16. TYPE 2 CONCRETE UNIT PAVER
17. B-CYCLE STATION

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison,WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

CITY OF MADISON WISCONSIN

DRAWING TITLE
LAYOUT AND MATERIALS PLAN

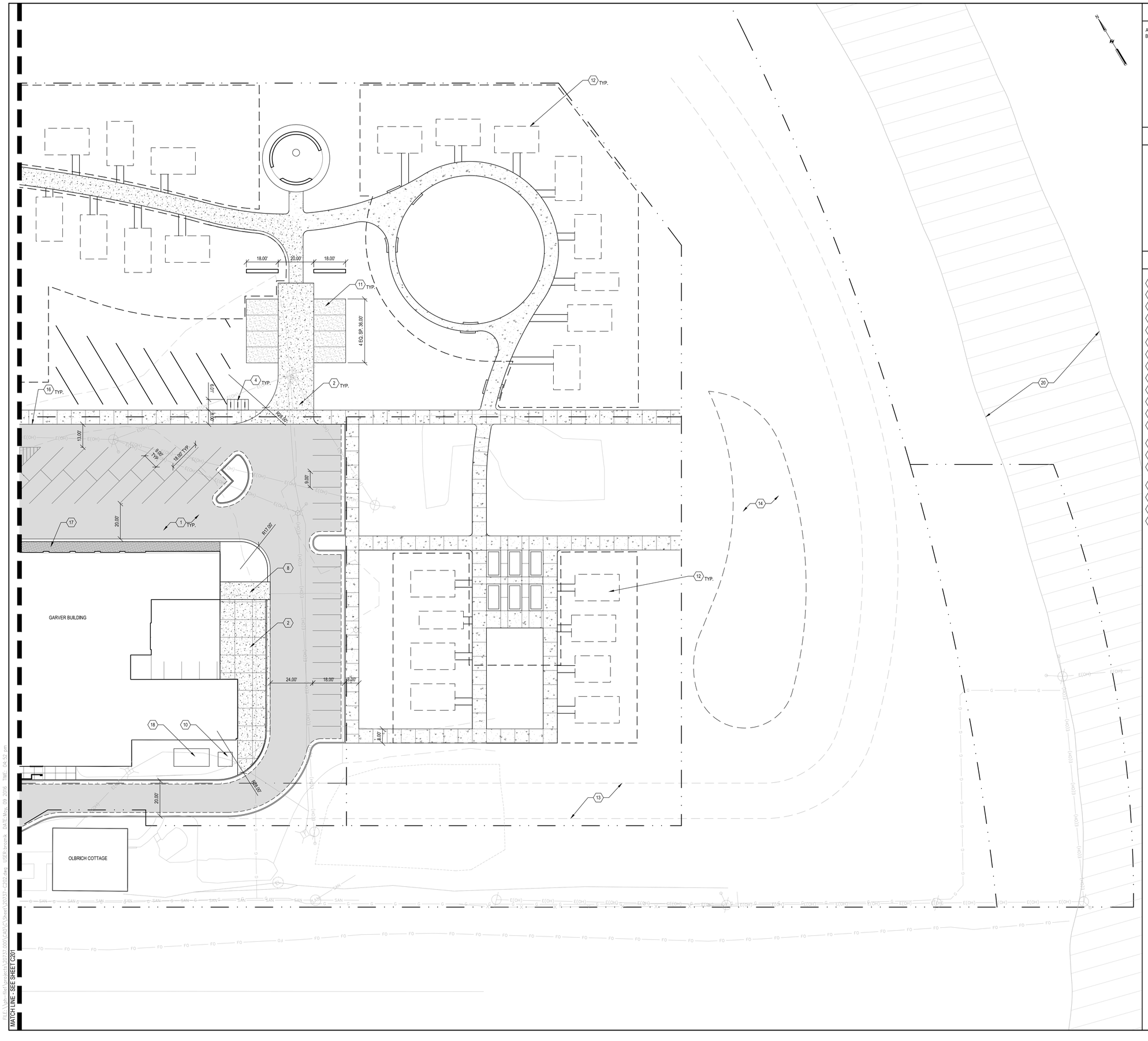
0 10' 20' 40'
SCALE:

SCALE

PROJECT NUMBER
20737.000

DRAWING NUMBER
C201

FILE: \\ph-file\projects\20737.000\CAD\C\Sheet\20737-C201.dwg USER: brozmik DATE: May. 09 2016 TIME: 04:51 pm



SHEET NOTES

A. SEE G001 FOR OVERALL SITE DEVELOPMENT PLAN
B. SEE V100 FOR CSM BOUNDARY OVERVIEW

KEYED NOTES

1 C1.0

1	ASPHALT PAVING
2	HD CONCRETE PAVING
3	CONCRETE PAVING
4	BIKE RACK
5	CONTROL JOINT
6	CONCRETE RIBBON CURB
7	UNHEATED STORAGE AREA
8	LOADING AREA
9	CONCRETE RIBBON CURB
10	CONCRETE CURB AND GUTTER
11	CRUSHED AGGREGATE PAVING
12	FUTURE MICRO LODGE LOCATIONS
13	PROPOSED CITY OF MADISON BIKE TRAIL EASEMENT
14	STORMWATER MANAGEMENT AREA
15	CONCRETE LOADING AREA
16	CONCRETE WALK WITH INTEGRAL CURB
17	TYPE 2 CONCRETE UNIT PAVER
18	EMERGENCY GENERATOR
19	TRANSFORMER
20	STARKWEATHER CREEK

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

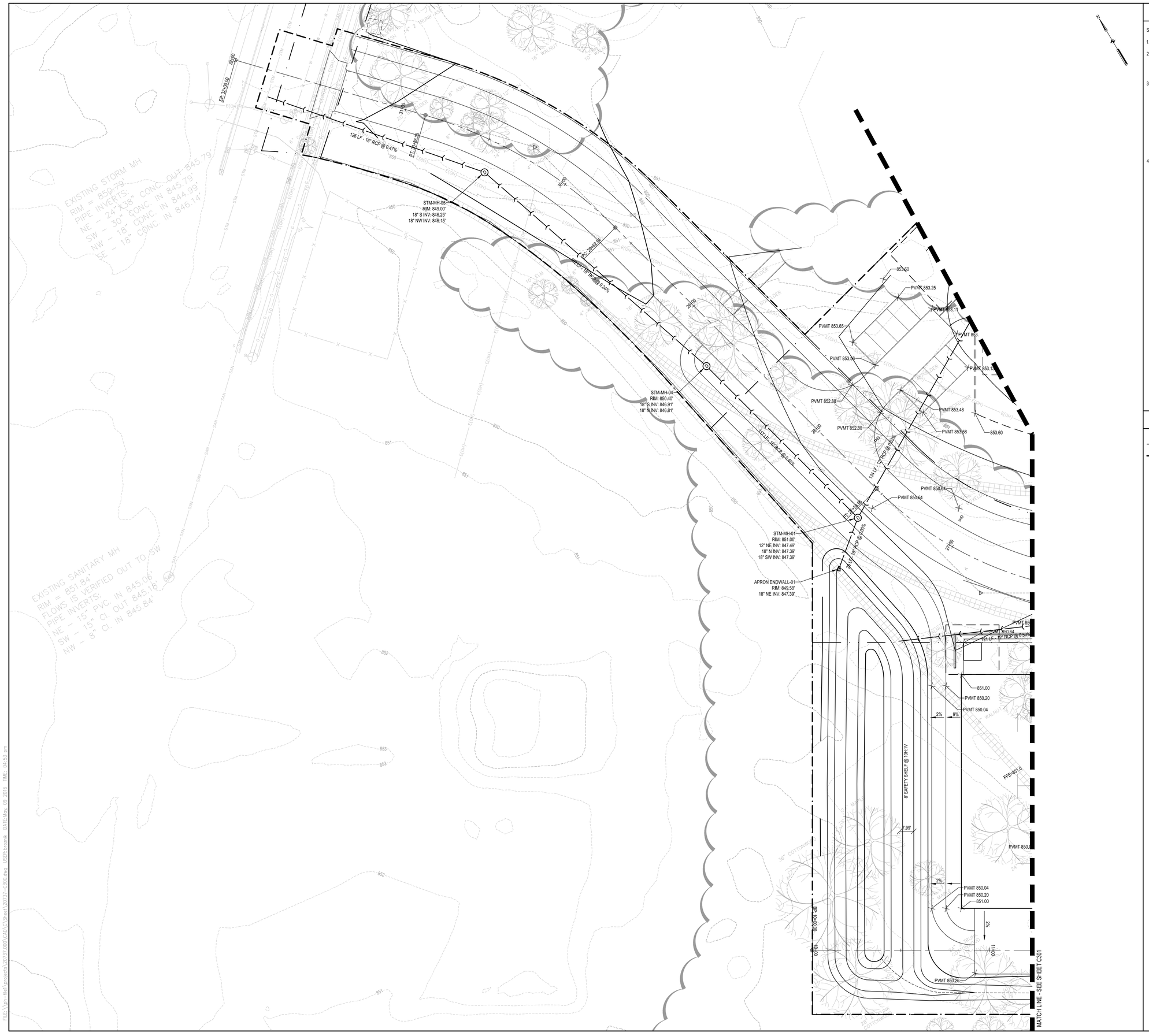
CITY OF MADISON WISCONSIN

DRAWING TITLE
LAYOUT AND MATERIALS PLAN

0' 10' 20' 40'
SCALE:

SCALE
20737.000
PROJECT NUMBER

C202
DRAWING NUMBER



SHEET NOTES

STORMWATER MANAGEMENT SUMMARY

1. TOTAL DISTURBED AREA = 12.8 ACRES

2. LAND USE CHANGES (DISTURBED AREAS ONLY)

	IMPERVIOUS	PERVIOUS	% IMPERVIOUS
EXISTING	8.86 ACRES	3.95 ACRES	69.20%
PROPOSED	5.48 ACRES	7.36 ACRES	42.68%

3. RUNOFF RATE CONTROL

3.1. PER CITY OF MADISON ORDINANCES CHAPTER 37.09(3)(d), PREDEVELOPMENT PEAK RUNOFF RATES FOR THE 1-YEAR, 2-YEAR, 10-YEAR AND 100-YEAR, 24-HOUR STORM EVENTS (MSE4 NRCS RAINFALL DISTRIBUTIONS) SHALL BE MAINTAINED.

EVENT	RAINFALL AMOUNT	EXISTING RUNOFF	PROPOSED RUNOFF
1-YEAR	2.49 INCHES	25.95 CFS	5.31 CFS
2-YEAR	2.84 INCHES	30.20 CFS	6.49 CFS
10-YEAR	4.09 INCHES	45.58 CFS	11.14 CFS
100-YEAR	6.66 INCHES	77.46 CFS	23.65 CFS

4. SEDIMENT CONTROL

4.1. PER CITY OF MADISON ORDINANCES CHAPTER 37.09(3)(a)(3)(a), TOTAL SUSPENDED SOLIDS (TSS) LOADS SHALL BE REDUCED, TO THE MAXIMUM EXTENT PRACTICABLE, BY EIGHTY PERCENT (80%) BASED ON AVERAGE ANNUAL RAINFALL, AS COMPARED TO THE EXISTING CONDITIONS OF THE SITE PRIOR TO THE PROPOSED REDEVELOPMENT AND/OR RESURFACING.

4.2. THIS REQUIREMNT SHALL BE CONSIDERED ME IF THE EIGHTY PERCENT (80%) REDUCTION REQUIREMENT IS MET FOR THE SITE OR ALL NEW EXPOSED PARKING AREAS REACH A SIXTY PERCENT (60%) TOTAL SUSPENDED SOLIDS REDUCTION, AS COMPARED TO NO CONTROLS

4.3. THE PROPOSED PARKING AND DRIVEWAY AREAS YIELD A TOTAL OF 1,544 POUNDS OF TSS ANNUALLY. IMPLEMENTATION OF THE PROPOSED BEST MANAGEMENT PRACTICES INDICATE THAT THE SITE DISCHARGES 614 POUNDS OF TSS ANNUALLY, WHICH RESULTS IN A TSS REDUCTION OF 60.2% AS COMPARED TO NO CONTROLS.

KEYED NOTES

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- STORM SEWER
- UD UNDERDRAIN
- STORM STRUCTURE
- CURB INLET

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison,WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

CITY OF MADISON WISCONSIN

DRAWING TITLE
GRADING AND DRAINAGE PLAN

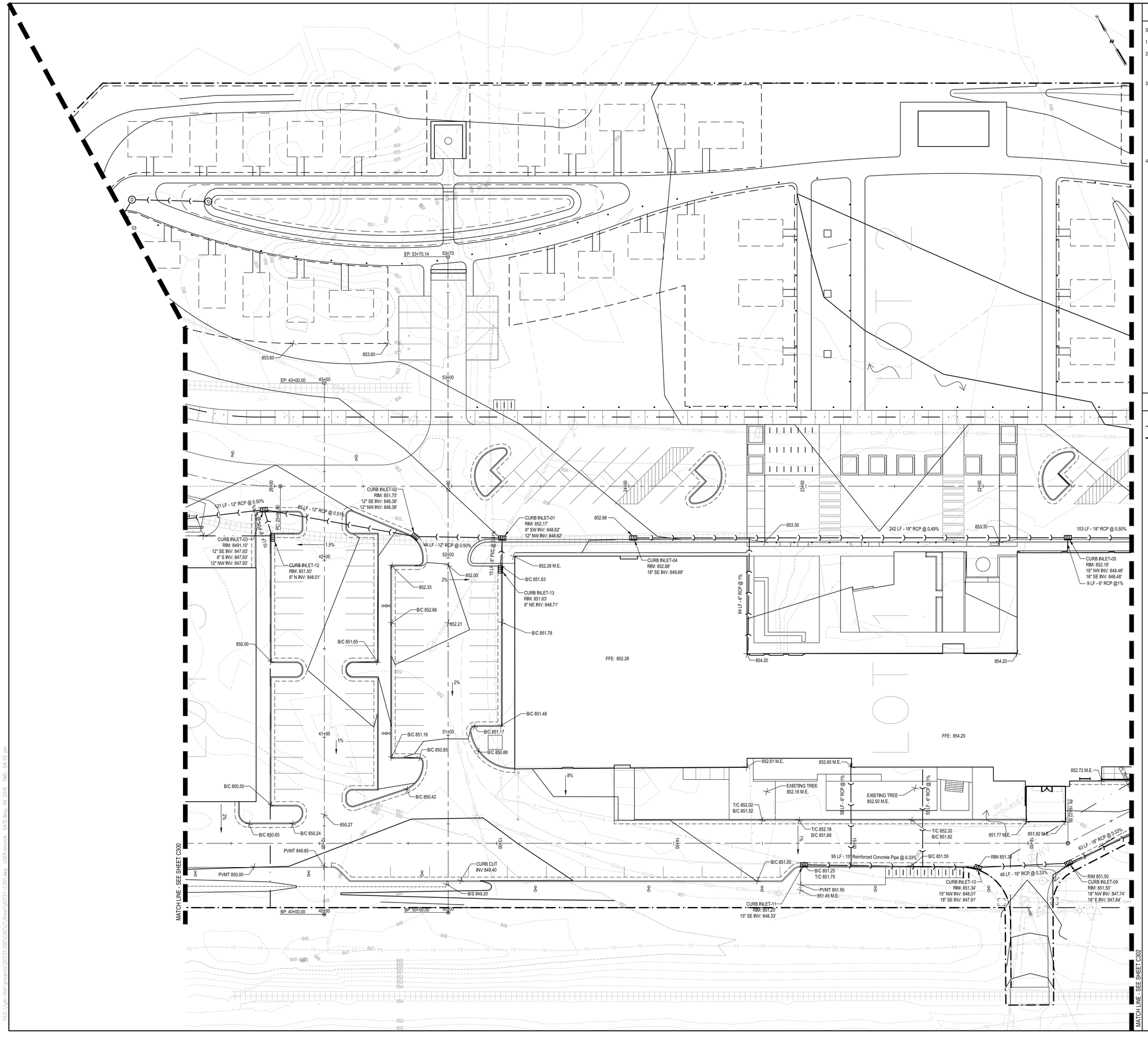
SCALE: 1" = 20'

SCALE

PROJECT NUMBER 20737.000

DRAWING NUMBER C300

FILE: \\gh-fs1\projects\20737.000\CAD\C3\Sheet\20737-C300.dwg USER:bronik DATE:May, 09 2016 TIME: 04:53 pm



SHEET NOTES

STORMWATER MANAGEMENT SUMMARY

1. TOTAL DISTURBED AREA = 12.8 ACRES

2. LAND USE CHANGES (DISTURBED AREAS ONLY)

	IMPERVIOUS	PERVIOUS	% IMPERVIOUS
EXISTING	8.86 ACRES	3.95 ACRES	69.20%
PROPOSED	5.48 ACRES	7.36 ACRES	42.68%

3. RUNOFF RATE CONTROL

3.1. PER CITY OF MADISON ORDINANCES CHAPTER 37.09(3)(d), PREDEVELOPMENT PEAK RUNOFF RATES FOR THE 1-YEAR, 2-YEAR, 10-YEAR AND 100-YEAR, 24-HOUR STORM EVENTS (MSE4 NRCS RAINFALL DISTRIBUTIONS) SHALL BE MAINTAINED.

EVENT	RAINFALL AMOUNT	EXISTING RUNOFF	PROPOSED RUNOFF
1-YEAR	2.49 INCHES	25.95 CFS	5.31 CFS
2-YEAR	2.84 INCHES	30.20 CFS	6.49 CFS
10-YEAR	4.09 INCHES	45.58 CFS	11.14 CFS
100-YEAR	6.66 INCHES	77.46 CFS	23.65 CFS

4. SEDIMENT CONTROL

4.1. PER CITY OF MADISON ORDINANCES CHAPTER 37.09(3)(a)(3)(a), TOTAL SUSPENDED SOLIDS (TSS) LOADS SHALL BE REDUCED, TO THE MAXIMUM EXTENT PRACTICABLE, BY EIGHTY PERCENT (80%) BASED ON AVERAGE ANNUAL RAINFALL, AS COMPARED TO THE EXISTING CONDITIONS OF THE SITE PRIOR TO THE PROPOSED REDEVELOPMENT AND/OR RESURFACING.

4.2. THIS REQUIREMNT SHALL BE CONSIDERED ME IF THE EIGHTY PERCENT (80%) REDUCTION REQUIREMENT IS MET FOR THE SITE OR ALL NEW EXPOSED PARKING AREAS REACH A SIXTY PERCENT (60%) TOTAL SUSPENDED SOLIDS REDUCTION, AS COMPARED TO NO CONTROLS

4.3. THE PROPOSED PARKING AND DRIVEWAY AREAS YIELD A TOTAL OF 1,544 POUNDS OF TSS ANNUALLY. IMPLEMENTATION OF THE PROPOSED BEST MANAGEMENT PRACTICES INDICATE THAT THE SITE DISCHARGES 614 POUNDS OF TSS ANNUALLY, WHICH RESULTS IN A TSS REDUCTION OF 60.2% AS COMPARED TO NO CONTROLS.

KEYED NOTES

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- STORM SEWER
- UNDERDRAIN
- STORM STRUCTURE
- CURB INLET

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison,WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

CITY OF MADISON WISCONSIN

DRAWING TITLE
GRADING AND DRAINAGE PLAN

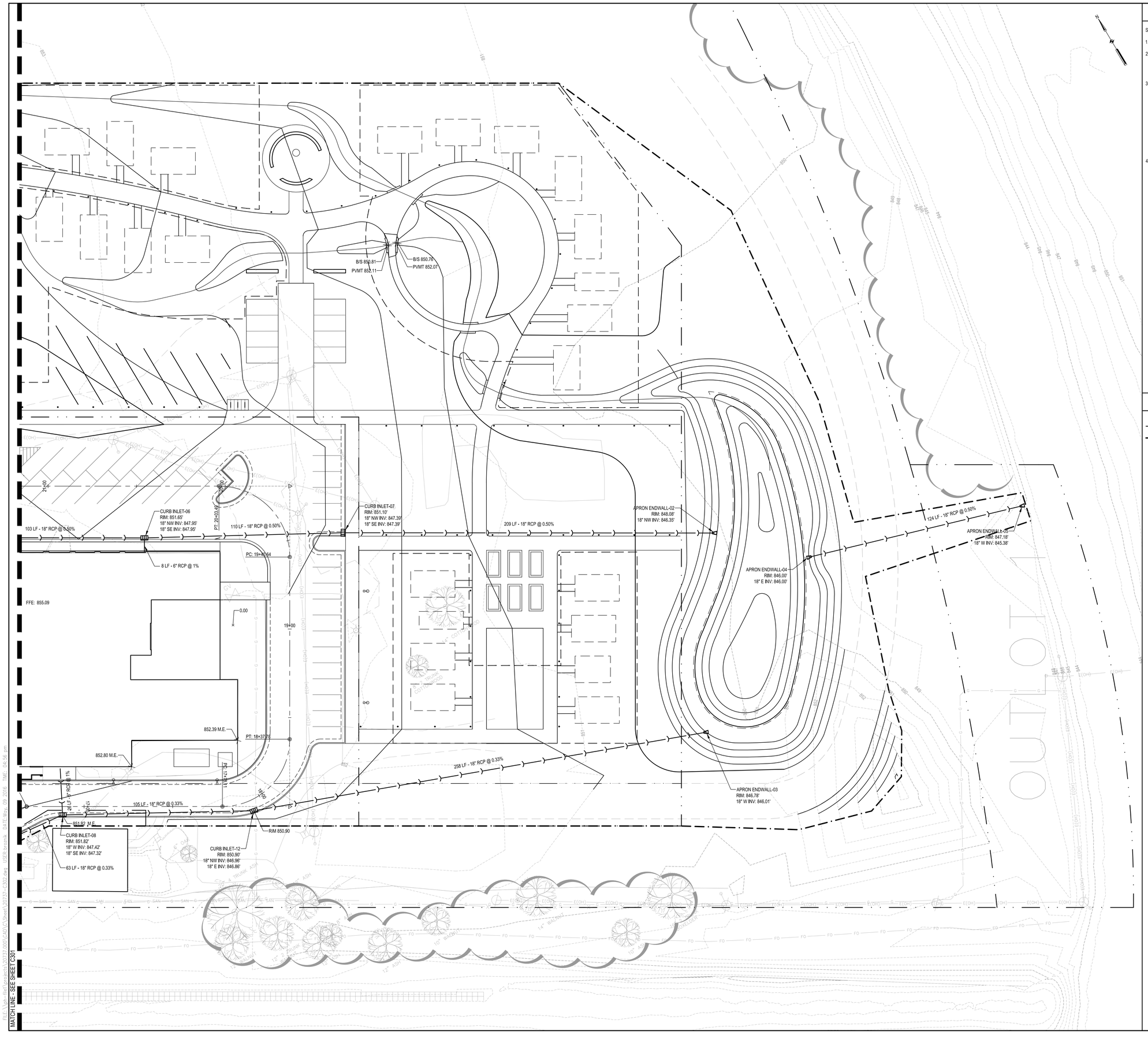
SCALE: 1" = 20'

SCALE 20737.000

PROJECT NUMBER

DRAWING NUMBER C301

FILE:\\ph-file1\projects\20737.000\CAD\C\Sheet\20737-C301.dwg USER:brozniak DATE:May, 09 2016 TIME: 04:55 pm



SHEET NOTES

STORMWATER MANAGEMENT SUMMARY

1. TOTAL DISTURBED AREA = 12.8 ACRES

2. LAND USE CHANGES (DISTURBED AREAS ONLY)

	IMPERVIOUS	PERVIOUS	% IMPERVIOUS
EXISTING	8.86 ACRES	3.95 ACRES	69.20%
PROPOSED	5.48 ACRES	7.36 ACRES	42.68%

3. RUNOFF RATE CONTROL

3.1. PER CITY OF MADISON ORDINANCES CHAPTER 37.09(3)(d), PREDEVELOPMENT PEAK RUNOFF RATES FOR THE 1-YEAR, 2-YEAR, 10-YEAR AND 100-YEAR, 24-HOUR STORM EVENTS (MSE4 NRCS RAINFALL DISTRIBUTIONS) SHALL BE MAINTAINED.

EVENT	RAINFALL AMOUNT	EXISTING RUNOFF	PROPOSED RUNOFF
1-YEAR	2.49 INCHES	25.95 CFS	5.31 CFS
2-YEAR	2.84 INCHES	30.20 CFS	6.49 CFS
10-YEAR	4.09 INCHES	45.58 CFS	11.14 CFS
100-YEAR	6.66 INCHES	77.46 CFS	23.65 CFS

4. SEDIMENT CONTROL

4.1. PER CITY OF MADISON ORDINANCES CHAPTER 37.09(3)(a)(3)(a), TOTAL SUSPENDED SOLIDS (TSS) LOADS SHALL BE REDUCED, TO THE MAXIMUM EXTENT PRACTICABLE, BY EIGHTY PERCENT (80%) BASED ON AVERAGE ANNUAL RAINFALL, AS COMPARED TO THE EXISTING CONDITIONS OF THE SITE PRIOR TO THE PROPOSED REDEVELOPMENT AND/OR RESURFACING.

4.2. THIS REQUIREMNT SHALL BE CONSIDERED ME IF THE EIGHTY PERCENT (80%) REDUCTION REQUIREMENT IS MET FOR THE SITE OR ALL NEW EXPOSED PARKING AREAS REACH A SIXTY PERCENT (60%) TOTAL SUSPENDED SOLIDS REDUCTION, AS COMPARED TO NO CONTROLS.

4.3. THE PROPOSED PARKING AND DRIVEWAY AREAS YIELD A TOTAL OF 1,544 POUNDS OF TSS ANNUALLY. IMPLEMENTATION OF THE PROPOSED BEST MANAGEMENT PRACTICES INDICATE THAT THE SITE DISCHARGES 614 POUNDS OF TSS ANNUALLY, WHICH RESULTS IN A TSS REDUCTION OF 60.2% AS COMPARED TO NO CONTROLS.

KEYED NOTES

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- STORM SEWER
- UD UNDERDRAIN
- STORM STRUCTURE
- CURB INLET

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

CITY OF MADISON WISCONSIN

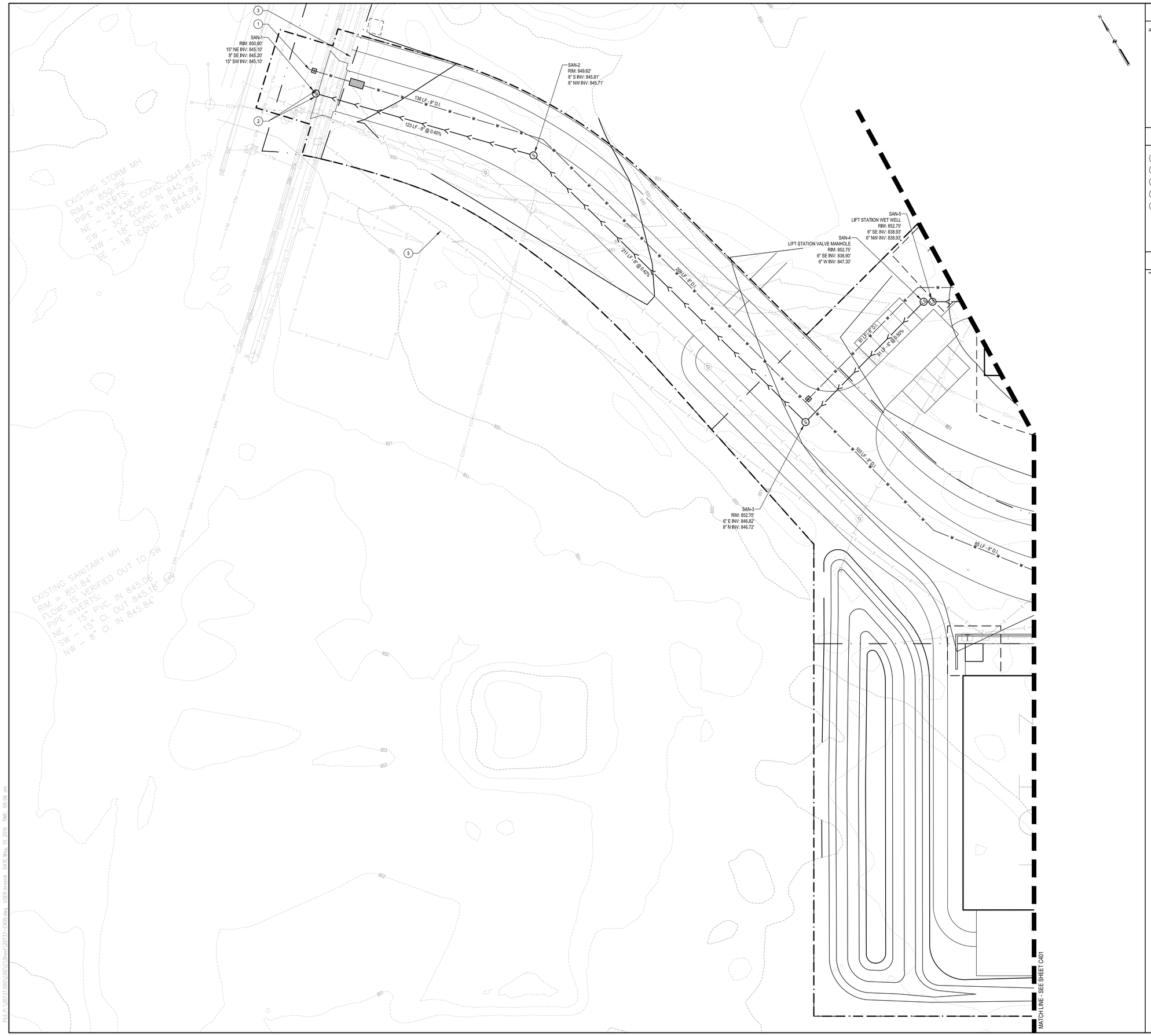
DRAWING TITLE
GRADING AND DRAINAGE PLAN

0' 10' 20' 40'
SCALE: 1" = 20'

SCALE
20737.000

PROJECT NUMBER
C302

DRAWING NUMBER



SHEET NOTES

A. WATER MAIN SHALL HAVE A MINIMUM OF 6.5 FEET OF COVER.

DESCRIPTIVE KEYED NOTES

1. CONNECT TO EXISTING WATER MAIN.
2. CONNECT TO EXISTING SANITARY SEWER.
3. CONNECT TO EXISTING ELECTRICAL.
4. STORM SEWER, SEE SHEETS C300 - C302.
5. ELECTRICAL, SEE SHEETS E1.1 - E1.2.

KEYED NOTES

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- WATER VALVE
- WATER METER & BACKFLOW PREVENTER
- FIRE HYDRANT WITH AUXILIARY VALVE
- SANITARY SEWER MANHOLE
- LIFT STATION
- GREASE INTERCEPTOR
- WATER MAIN
- SANITARY SEWER
- NATURAL GAS LINE

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison,WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

CITY OF MADISON WISCONSIN

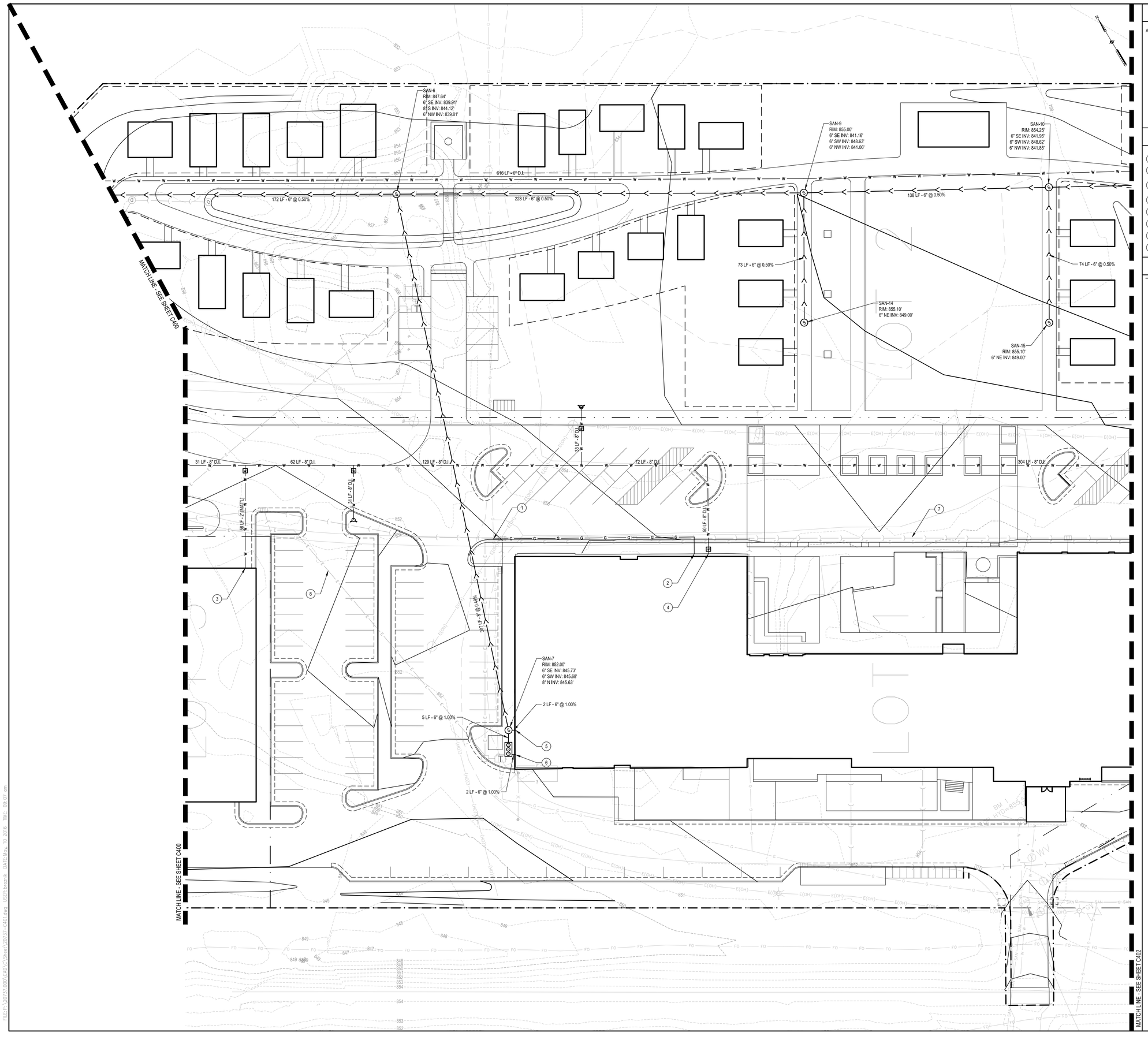
DRAWING TITLE
SITE UTILITIES

0' 10' 20' 40'
SCALE:

SCALE
20737.000
PROJECT NUMBER

C400
DRAWING NUMBER

FILE:P:\20737.000\C401\C\Sheet\20737-C400.dwg USER:brezniak DATE:May, 10 2016 TIME: 09:06 am



SHEET NOTES

A. WATER MAIN SHALL HAVE A MINIMUM OF 6.5 FEET OF COVER.

DESCRIPTIVE KEYED NOTES

1. CONNECT TO EXISTING GAS MAIN.
2. GAS SERVICE CONNECTION.
3. 2" [MATERIAL] WATER SERVICE CONNECTION TO BUILDING. WATER SPIGOT AT BUILDING.
4. 8" COMBINED WATER AND FIRE SERVICE CONNECTION.
5. 6" SANITARY SEWER CONNECTION. IE = 845.75
6. 6" GREASE WASTE CONNECTION. IE = 845.XX
7. STORM SEWER, SEE SHEETS C300 - C302.
8. ELECTRICAL, SEE SHEETS E1.1 - E1.2

KEYED NOTES

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- WATER VALVE
- WATER METER & BACKFLOW PREVENTER
- FIRE HYDRANT WITH AUXILIARY VALVE
- SANITARY SEWER MANHOLE
- LIFT STATION
- GREASE INTERCEPTOR
- WATER MAIN
- SANITARY SEWER
- NATURAL GAS LINE

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison,WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

CITY OF MADISON WISCONSIN

DRAWING TITLE
SITE UTILITIES

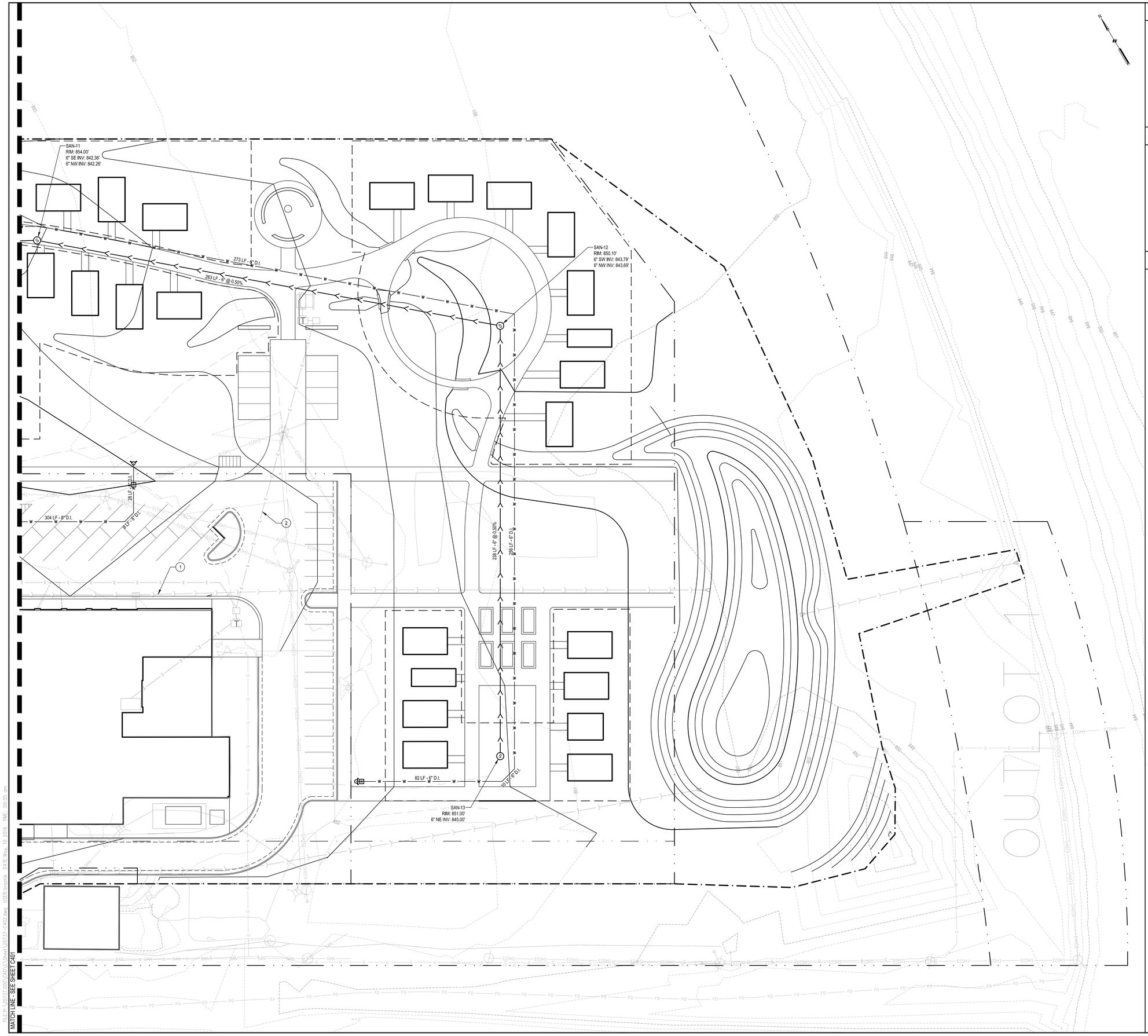
0' 10' 20' 40'
SCALE:

SCALE

PROJECT NUMBER
20737.000

DRAWING NUMBER
C401

FILE:P:\20737.000\CAD\C\Sheet\20737-C401.dwg USER:brozcik DATE:May, 10 2016 TIME: 09:07 am



SHEET NOTES

A. WATER MAIN SHALL HAVE A MINIMUM OF 6.5 FEET OF COVER.

DESCRIPTIVE KEYED NOTES

1. STORM SEWER, SEE SHEETS C300 - C302.
2. ELECTRICAL, SEE SHEETS E1.1 - E1.2.

KEYED NOTES

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- WATER VALVE
- WATER METER & BACKFLOW PREVENTER
- FIRE HYDRANT WITH AUXILIARY VALVE
- SANITARY SEWER MANHOLE
- LIFT STATION
- GREASE INTERCEPTOR
- WATER MAIN
- SANITARY SEWER
- NATURAL GAS LINE

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison,WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

CITY OF MADISON WISCONSIN

DRAWING TITLE
SITE UTILITIES

0' 10' 20' 40'
SCALE:

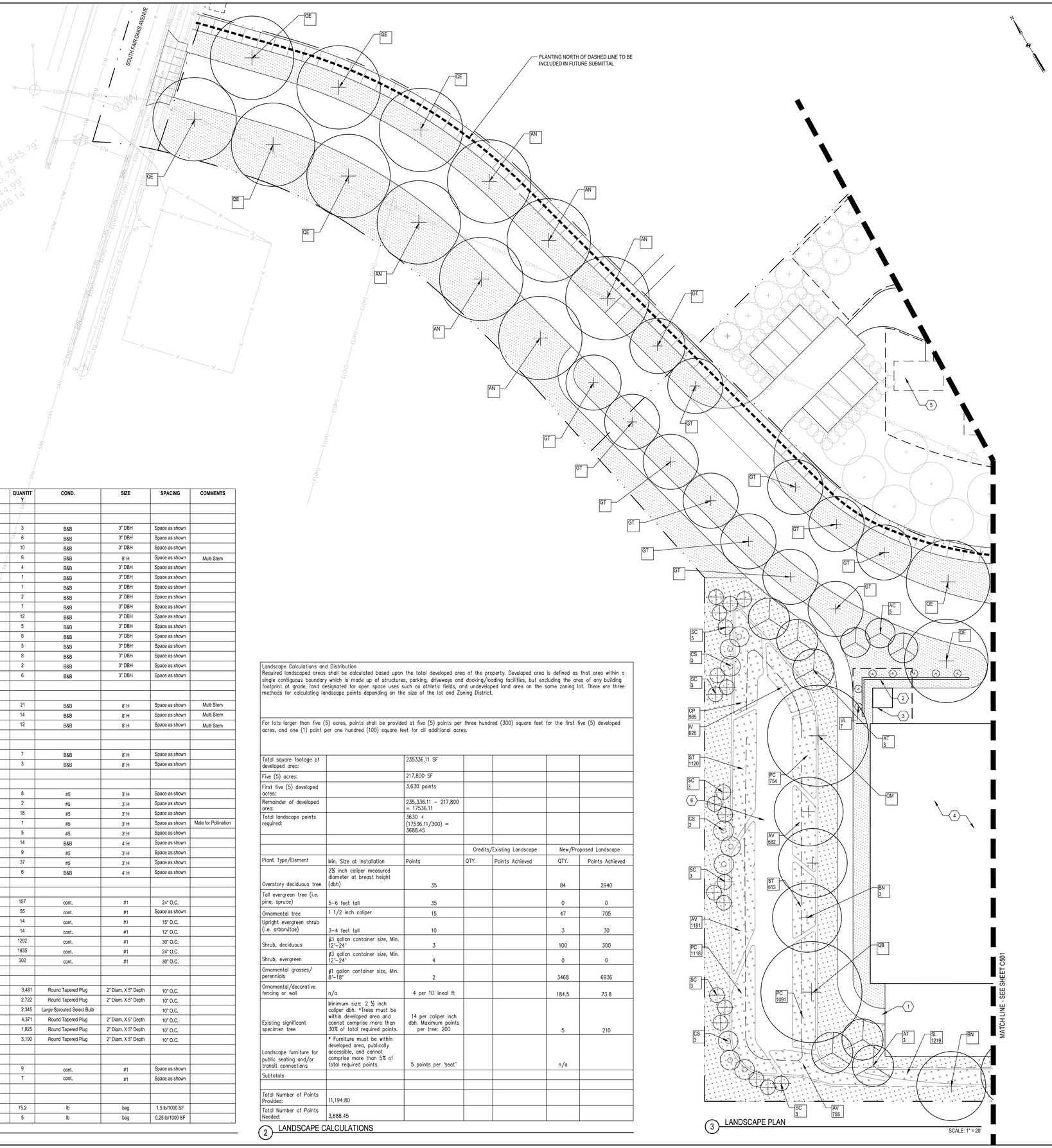
SCALE
20737.000

PROJECT NUMBER

C402

DRAWING NUMBER

FILE:P:\20737.000\CAD\C\Sheet\20737-C402.dwg USER:brozanik DATE:May, 10 2016 TIME: 09:05 am



3 LANDSCAPE PLAN

LABEL	SCIENTIFIC NAME	COMMON NAME	QUANTITY	COND.	SIZE	SPACING	COMMENTS
	CANOPY TREES						
AG	Aesculus glabra	Ohio Buckeye	3	B&B	3" DBH	Space as shown	
AN	Acer nigrum	Black Maple	6	B&B	3" DBH	Space as shown	
AS	Acer saccharum	Sugar Maple	10	B&B	3" DBH	Space as shown	
BN	Betula nigra 'Heritage'	River Birch	6	B&B	8' H	Space as shown	Multi Stem
CO	Celtis occidentalis	Hackberry	4	B&B	3" DBH	Space as shown	
CY	Carya ovata	Shagbark Hickory	1	B&B	3" DBH	Space as shown	
FG	Fagus grandifolia	American Beech	1	B&B	3" DBH	Space as shown	
GB	Gingko biloba 'Fastigiata'	Fastigiate Gingko	2	B&B	3" DBH	Space as shown	
GD	Gymnocladus dioicus	Kentucky Coffeetree	7	B&B	3" DBH	Space as shown	
GT	Gleditsia triancanthos var. Inermis	Thornless Honeylocust	12	B&B	3" DBH	Space as shown	
NS	Nyssa sylvatica	Black Gum	5	B&B	3" DBH	Space as shown	
OV	Ostrya virginiana	Eastern Hophornbeam	8	B&B	3" DBH	Space as shown	
QB	Quercus bicolor	Swamp White Oak	3	B&B	3" DBH	Space as shown	
QE	Quercus ellipsoidalis	Northern Pin Oak	8	B&B	3" DBH	Space as shown	
QM	Quercus macrocarpa	Burr Oak	2	B&B	3" DBH	Space as shown	
TA	Tilia americana	Basswood	6	B&B	3" DBH	Space as shown	
	ORNAMENTAL TREES						
AC	Amelanchier canadensis	Shadblow Serviceberry	21	B&B	8' H	Space as shown	Multi Stem
AT	Asimina triloba	Pawpaw	14	B&B	8' H	Space as shown	Multi Stem
RT	Rhus Typhina 'Laciniata'	Lacelealf Staghorn Sumac	12	B&B	8' H	Space as shown	Multi Stem
	EVERGREEN TREES						
JV	Juniperus virginiana	Eastern Red Cedar	7	B&B	8' H	Space as shown	
TD	Taxodium distichum 'Shawnee Brave'	Baldcypress	3	B&B	8' H	Space as shown	
	SHRUBS						
CE	Ceonathus americanus	New Jersey Tea	8	#5	3' H	Space as shown	
CR	Cornus amomum	Silky Dogwood	2	#5	3' H	Space as shown	
CS	Cornus stolonifera	Redosier Dogwood	18	#5	3' H	Space as shown	
ILG	Ilex verticillata 'Southern Gentleman'	Winterberry (Male)	1	#5	3' H	Space as shown	Male for Pollination
ILS	Ilex verticillata 'Sparkleberry'	Winterberry (Female)	5	#5	3' H	Space as shown	
PT	Prunus tomentosum	Downy Cherry	14	B&B	4' H	Space as shown	
RA	Ribes alpinum 'green mound'	Alpine Currant	9	#5	3' H	Space as shown	
SC	Sambucus canadensis	American Elderberry	37	#5	3' H	Space as shown	
VO	Viburnum opulus var. americanum	Cranberrybush Viburnum	6	B&B	4' H	Space as shown	
	PERENNIALS & ORNAMENTAL GRASSES						
BB	Baptisia bracteata	Cream False Indigo	157	cont.	#1	24" O.C.	
CA	Calamagrostis x acutiflora 'Karl Forester'	Feather Reed Grass	55	cont.	#1	Space as shown	
EP	Echinacea purpurea 'Sundown'	Coneflower	14	cont.	#1	15" O.C.	
LS	Liatris spicata	Blazing Star	14	cont.	#1	12" O.C.	
PV	Panicum virgatum 'Cheyenne Sky'	Cheyenne Sky Switch Grass	1292	cont.	#1	30" O.C.	
SH	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	1635	cont.	#1	24" O.C.	
SS	Schizachyrium scoparium	Little Bluestem	302	cont.	#1	30" O.C.	
	DETENTION POND PLUGS						
AV	Acorus calamus 'Variegatus'	Sweet Flag	3,481	Round Tapered Plug	2" Diam. X 5" Depth	10" O.C.	
CP	Caltha palustris	Marsh Marigold	2,722	Round Tapered Plug	2" Diam. X 5" Depth	10" O.C.	
IV	Iris versicolor	Blue Flag Iris	2,345	Large Sprouted Select Bulb		10" O.C.	
PC	Pontederia cordata	Pickerel Weed	4,371	Round Tapered Plug	2" Diam. X 5" Depth	10" O.C.	
SL	Sagittaria latifolia	Arrowhead	1,825	Round Tapered Plug	2" Diam. X 5" Depth	10" O.C.	
ST	Schoenoplectus tabernaemontani	Softstem Bulrush	3,190	Round Tapered Plug	2" Diam. X 5" Depth	10" O.C.	
	VINES						
BC	Bignonia capreolata	Cross Vine	9	cont.	#1	Space as shown	
VL	Vitus labrusca 'King of the Hill'	American Grape	7	cont.	#1	Space as shown	
	GRASS SEED						
	Turf Grass Blend		75.2	lb	bag	1.5 lb/1000 SF	
	Detention Basin Seed Mix		5	lb	bag	0.25 lb/1000 SF	

1 PLANT MATERIALS SCHEDULE

Landscape Calculations and Distribution
Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

For lots larger than five (5) acres, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area:		235336.11 SF				
Five (5) acres:		217,800 SF				
First five (5) developed acres:		3,630 points				
Remainder of developed area:		235,336.11 – 217,800 = 17536.11				
Total landscape points required:		3630 + (17536.11/300) = 3688.45				
			Credits/Existing Landscape		New/Proposed Landscape	
Plant Type/Element	Min. Size at Installation	Points	QTY.	Points Achieved	QTY.	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35			84	2940
Tall evergreen tree (i.e. pine, spruce)	5–6 feet tall	35			0	0
Ornamental tree	1 1/2 inch caliper	15			47	705
Upright evergreen shrub (i.e. arborvitoe)	3–4 feet tall	10			3	30
Shrub, deciduous	#3 gallon container size, Min. 12"–24"	3			100	300
Shrub, evergreen	#3 gallon container size, Min. 12"–24"	4			0	0
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"–18"	2			3468	6936
Ornamental/decorative fencing or wall	n/a	4 per 10 lineal ft			184.5	73.8
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200			5	210
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per 'seat'			n/a	
Subtotals						
Total Number of Points Provided:	11,194.80					
Total Number of Points Needed:	3,688.45					

2 LANDSCAPE CALCULATIONS

SHEET NOTES

A. THIS SECTION IS FOR GENERAL SHEET NOTES TO BE ADDED.
B. LENGTHEN THE HEIGHT OF THIS SECTION AS NEED TO FIT NOTES.
C. DELETE SECTION IF NO SHEET NOTES ARE PROVIDED.

LEGEND

- EXISTING TREE
- DECIDUOUS SHADE TREE
- CONIFEROUS EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- LAWN SEED MIX
- DETENTION POND SEED MIX
- DETENTION POND PERENNIAL PLUGS
- PERENNIAL / GROUNDCOVER PLANT BED
- INDIVIDUAL ORNAMENTAL GRASS / PERENNIAL

KEYED NOTES

1. COMPACTED AGGREGATE MAINTENANCE PATH
2. MASONRY SCREEN WALL
3. COOLING TOWER
4. UNHEATED STORAGE BUILDING
5. FUTURE MICRO LODGE LOCATIONS
6. STORMWATER MANAGEMENT AREA

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison,WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

CITY OF MADISON WISCONSIN

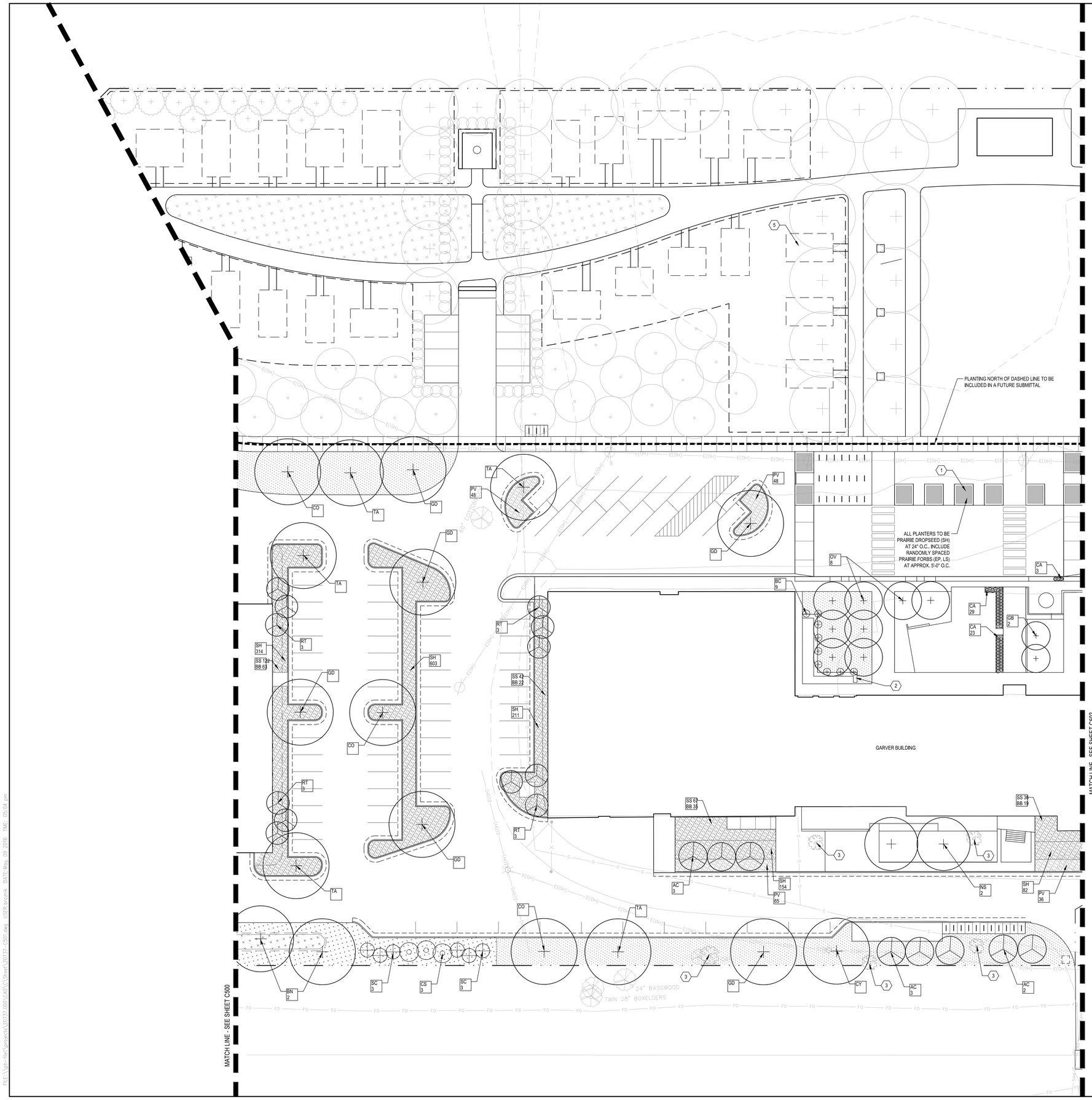
DRAWING TITLE
LANDSCAPE PLAN

0' 10' 20' 40'
SCALE:

SCALE
PROJECT NUMBER 20737.000

DRAWING NUMBER C500

FILE: \\sh-file1\projects\20737.000\CAD\C\Sheet\20737-C500.dwg USER:bronik DATE:May, 09 2016 TIME: 05:03 pm



SHEET NOTES

A. SEE SHEET C500 FOR PLANT MATERIALS SCHEDULE

LEGEND

- EXISTING TREE
- DECIDUOUS SHADE TREE
- CONIFEROUS EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- LAWN SEED MIX
- DETENTION POND SEED M
- DETENTION POND PERENNIAL PLUGS
- PERENNIAL / GROUNDCOVER PLANT BE
- INDIVIDUAL ORNAMENTAL GRASS / PERENNIAL

KEYED NOTES

1. CIP CONCRETE PLANTER WITH BOARDFORM FINISH
2. METAL TRELLIS
3. EXISTING OAK TREE TO REMAIN
4. UNHEATED STORAGE BUILDING
5. FUTURE MICRO LODGE LOCATIONS
6. SODDED LAWN

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison,WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

CITY OF MADISON WISCONSIN

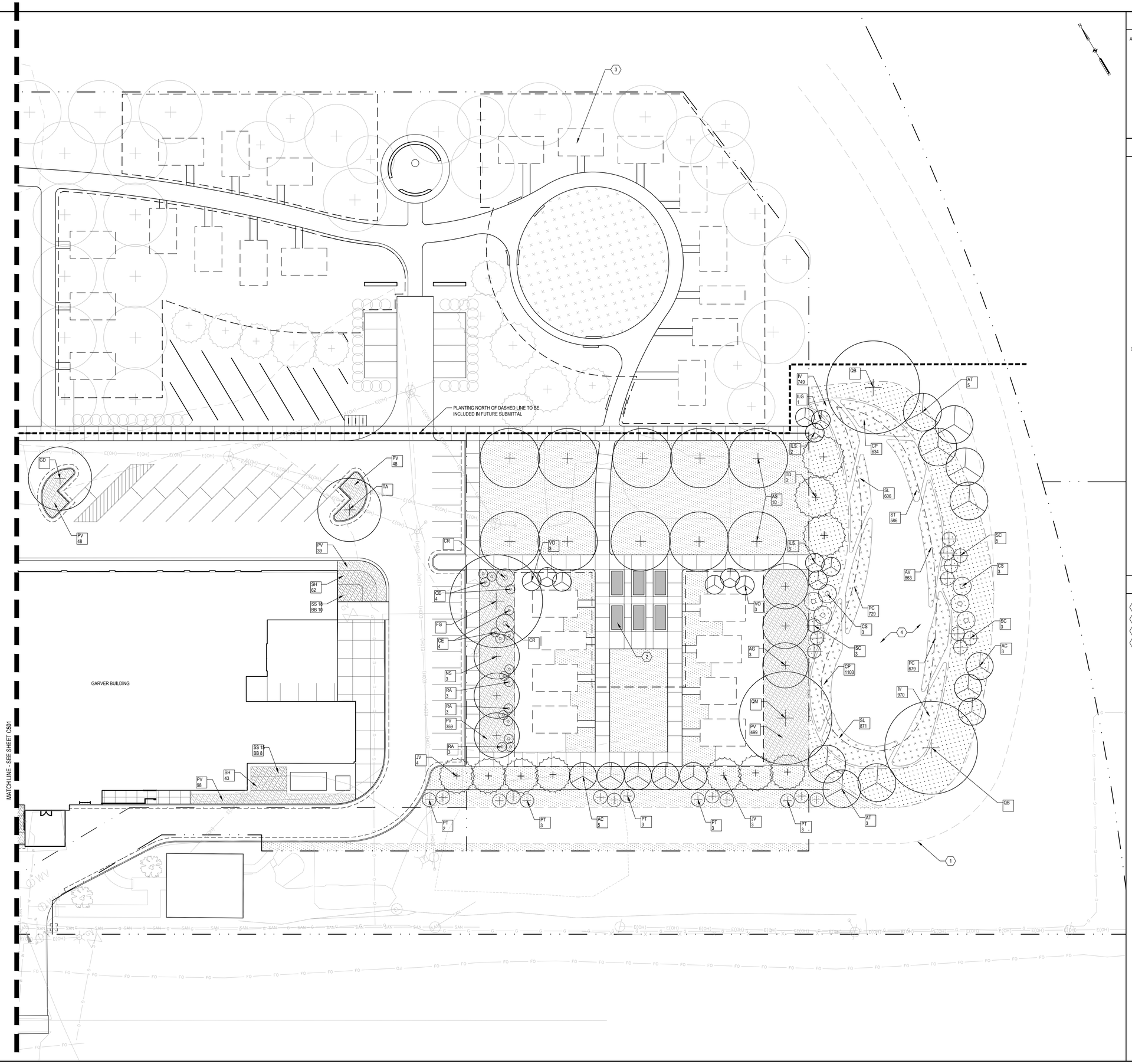
DRAWING TITLE
LANDSCAPE PLAN

0 10' 20' 40'
SCALE:

SCALE
PROJECT NUMBER 20737.000

DRAWING NUMBER C501

FILE: \\ph-file\projects\20737.000\CAD\C\Sheet\20737-C501.dwg USER: brozmik DATE: May. 09 2016 TIME: 05:04 pm



SHEET NOTES

A. SEE SHEET C500 FOR PLANT MATERIALS SCHEDULE

LEGEND

- DECIDUOUS SHADE TREE
- CONIFEROUS EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- LAWN SEED MIX
- DETENTION POND SEED MIX
- DETENTION POND PERENNIAL PLUGS
- PERENNIAL / GROUNDCOVER PLANT BED
- INDIVIDUAL ORNAMENTAL GRASS / PERENNIAL

KEYED NOTES

1. RIGHT-OF-WAY FOR FUTURE BIKE PATH
2. VEGETABLE GARDEN PLOT
3. FUTURE MICROLODGE LOCATIONS
4. STORMWATER MANAGEMENT AREA

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison,WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

CITY OF MADISON WISCONSIN

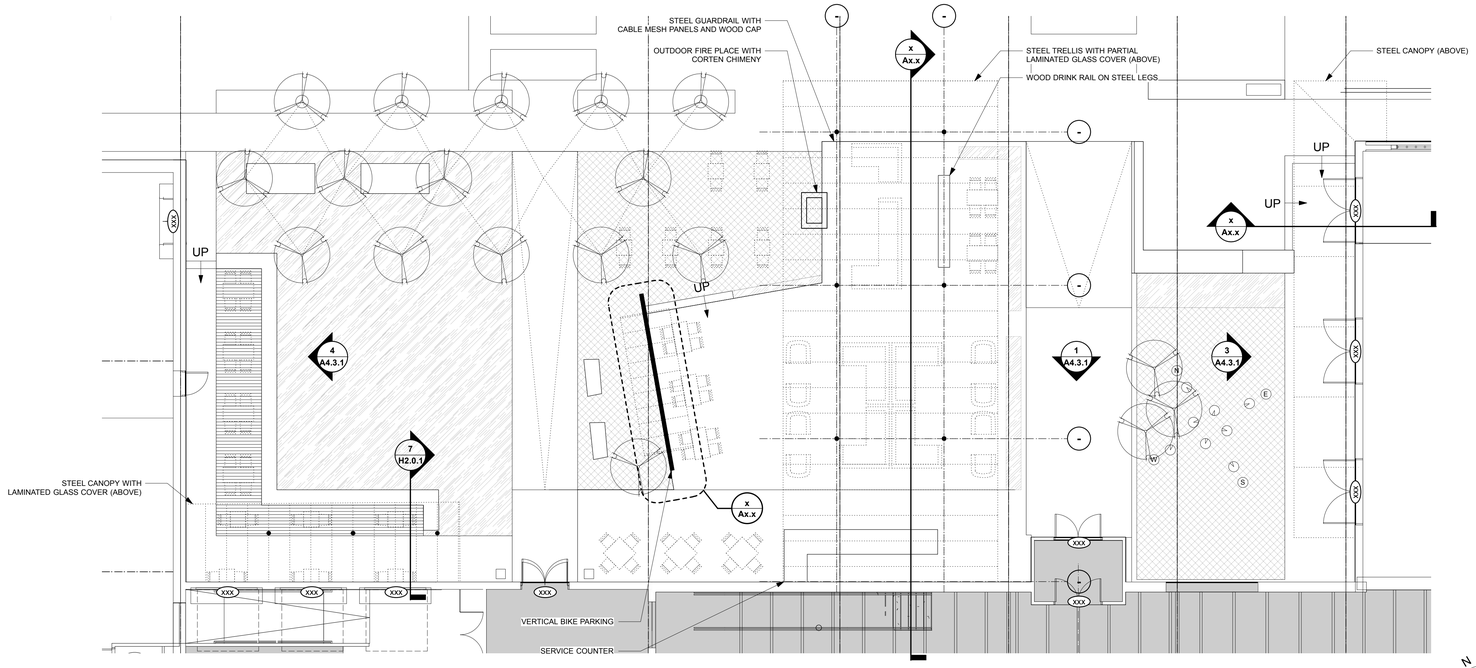
DRAWING TITLE
LANDSCAPE PLAN

0' 10' 20' 40'
SCALE:

SCALE
20737.000
PROJECT NUMBER

C502
DRAWING NUMBER

FILE: \\ph-file1\projects\20737.000\CAD\C\Sheet\20737-C502.dwg USER: bronik DATE: May, 09 2016 TIME: 05:05 pm



1 ENLARGED SITE PLAN - NORTH COURTYARD
SCALE: 1/8" = 1'-0"

N ACTUAL NORTH

N PLAN NORTH

2 NORTH COURTYARD - AERIAL VIEW
SCALE: NOT TO SCALE

3 NORTH COURTYARD - HOSPITALITY ENTRANCE
SCALE: NOT TO SCALE

4 NORTH COURTYARD - LOUNGE
SCALE: NOT TO SCALE

GRAPHIC LEGEND

xxx DOOR TAG

GENERAL SHEET NOTES

A. REFER TO A0.X SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWINGS, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS.

B. IMAGES SHOWN ARE FOR REFERENCE ONLY; NOT FOR CONSTRUCTION. REFER TO CONSTRUCTION DOCUMENTS.

REFERENCE KEY NOTES

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE
2016.05.09		

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEYPLAN

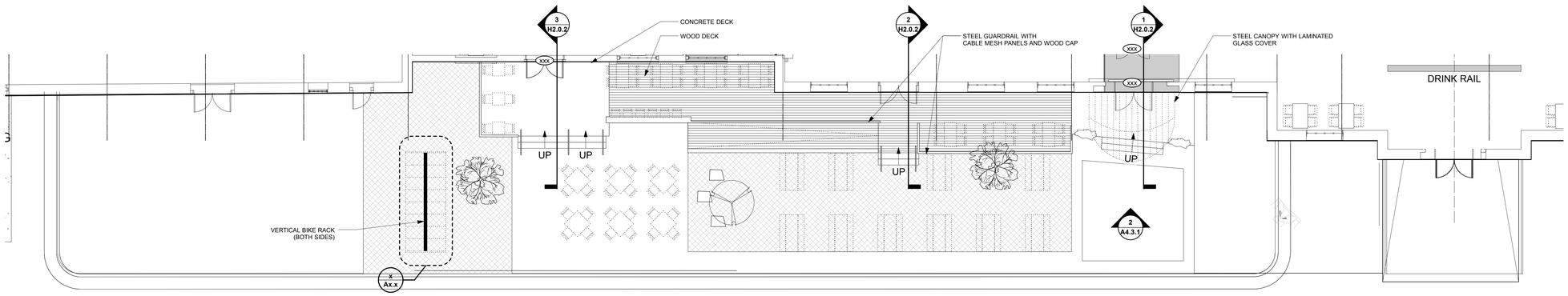
CITY OF MADISON WISCONSIN

SHEET TITLE
ENLARGED SITE PLAN

20737.000
PROJECT NUMBER

H1.0.1
SHEET NUMBER

Plot Date:



1 ENLARGED SITE PLAN - SOUTH COURTYARD
SCALE: 1/8" = 1'-0"

N
ACTUAL NORTH

N
PLAN NORTH

2 SOUTH COURTYARD - AERIAL VIEW
SCALE: NOT TO SCALE

3 SOUTH COURTYARD - PATIO
SCALE: NOT TO SCALE

4 SOUTH COURTYARD - ENTRANCE
SCALE: NOT TO SCALE

GRAPHIC LEGEND

XXX DOOR TAG

GENERAL SHEET NOTES

A. REFER TO A0.X SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWINGS, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS.

B. IMAGES SHOWN ARE FOR REFERENCE ONLY; NOT FOR CONSTRUCTION. REFER TO CONSTRUCTION DOCUMENTS.

REFERENCE KEY NOTES

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE
2016.05.09		

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEYPLAN

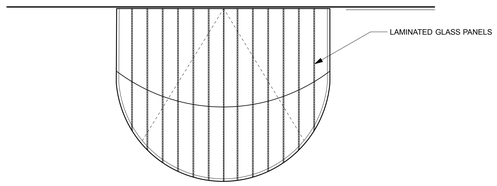
CITY OF MADISON WISCONSIN

SHEET TITLE
ENLARGED SITE PLAN

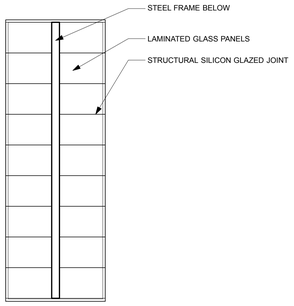
20737.000
PROJECT NUMBER

H1.0.2
SHEET NUMBER

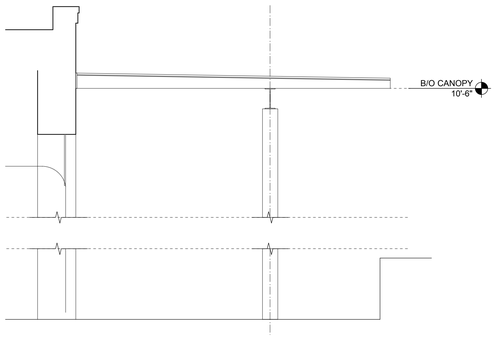
Plot Date:



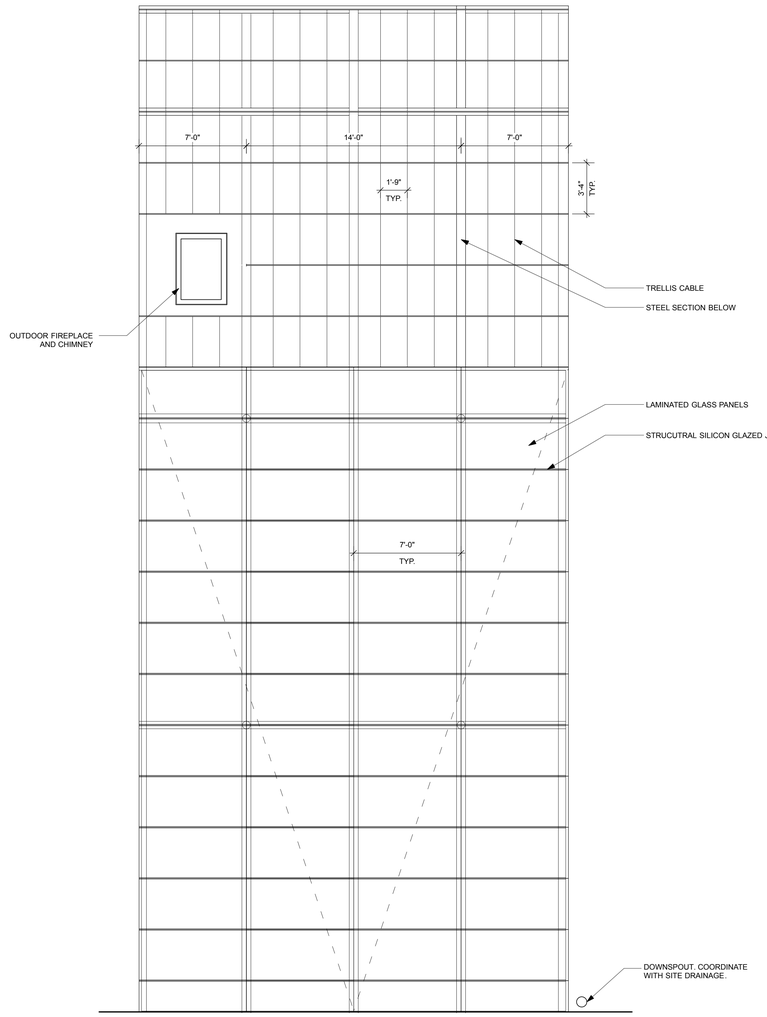
5 ENLARGED ROOF PLAN - SOUTH ENTRY
SCALE: 1/4" = 1'-0"



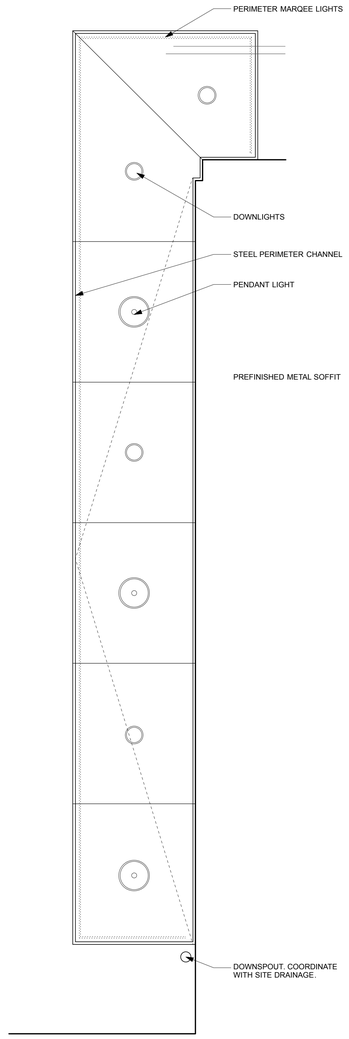
6 ENLARGED ROOF PLAN - VERTICAL BIKE RACK
SCALE: 1/4" = 1'-0"



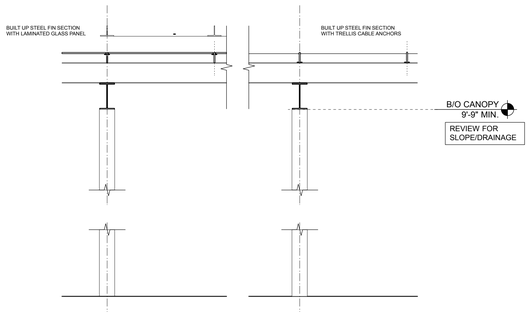
7 CANOPY SECTION - CAFE
SCALE: 1/2" = 1'-0"



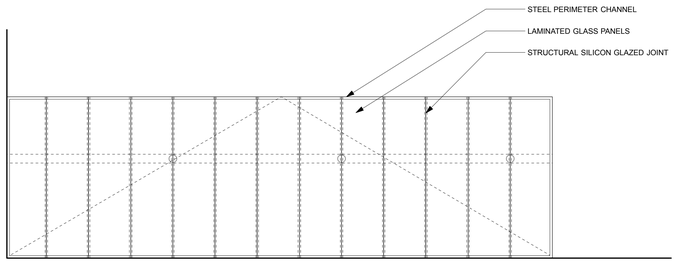
2 ENLARGED TRELLIS ROOF PLAN
SCALE: 1/4" = 1'-0"



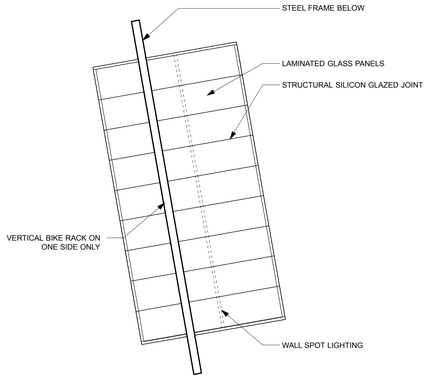
1 ENLARGED ROOF PLAN
SCALE: 1/4" = 1'-0"



8 CANOPY SECTION - TRELLIS
SCALE: 1/2" = 1'-0"



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



3 ENLARGED CANOPY PLAN - VERTICAL BIKE RACK
SCALE: 1/4" = 1'-0"

Plot Date:

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE
2016.05.09		

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

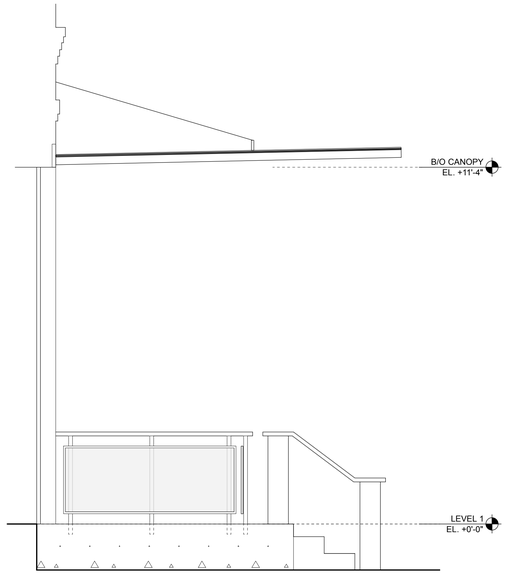
KEYPLAN

CITY OF MADISON WISCONSIN

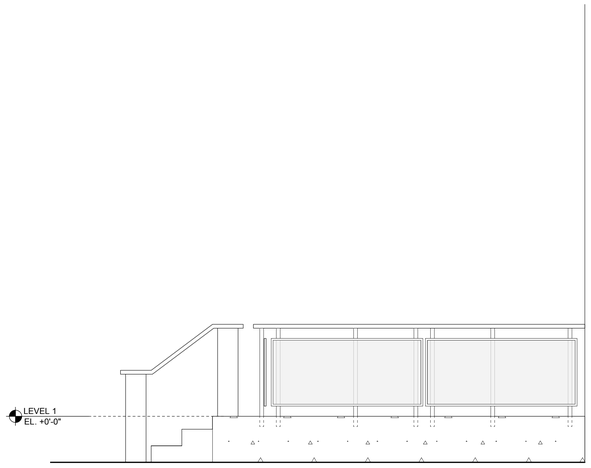
SHEET TITLE
ENLARGED SITE ELEMENTS

PROJECT NUMBER
20737.000

SHEET NUMBER
H2.0.1



1 CANOPY SECTION - NORTH ENTRY
SCALE: 1/2" = 1'-0"



3 ENTRANCE SECTION - NORTH
SCALE: 1/2" = 1'-0"

Plot Date:

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR | REV | DATE

2016.05.09

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

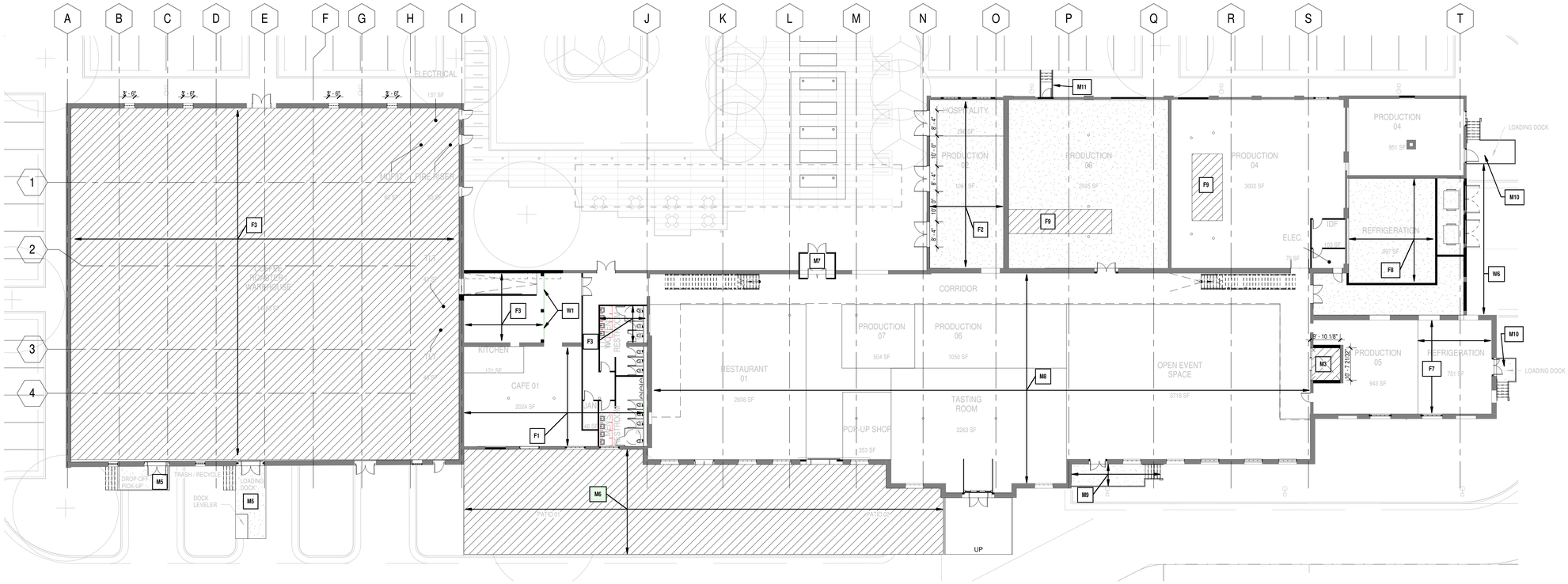
KEYPLAN

CITY OF MADISON WISCONSIN

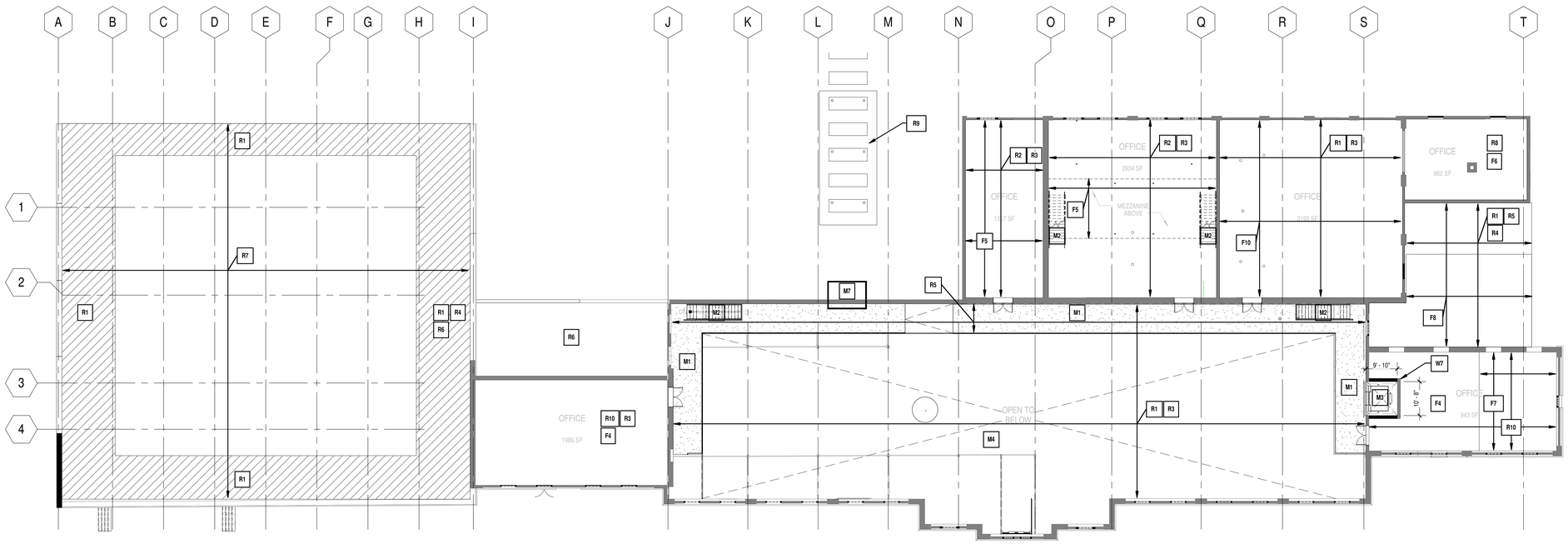
SHEET TITLE
ENLARGED SITE ELEMENTS

20737.000
PROJECT NUMBER

H2.0.2
SHEET NUMBER



1 LEVEL 1 FLOOR PLAN - OVERALL
SCALE: 1/16" = 1'-0"



2 LEVEL 2 FLOOR & ROOF PLAN - OVERALL
SCALE: 1/16" = 1'-0"

STRUCTURAL KEYED NOTES

Roof

R1 Remove and replace existing wood framing with new matching framing and decking.

R2 Remove existing concrete roof with new wood framed roof.

R3 Reinforce and add new solar collectors and frames to roof framing.

R4 Reinforce roof and add new mechanical equipment support for RTU's.

R5 New framing and curbs for new skylights.

R6 New supplemental framing required to meet snow drifting requirements.

R7 New beam and column structure to support roof for new column arrangement.

R8 Add new steel channels to existing steelroof trusses; add new wood roof framing.

R9 New structural steel framed canopy roof at entrance.

R10 Repair existing damaged concrete roof.

Walls

W1 New opening with structural steel or brick arch lintels.

W2 Remove infill masonry at window openings to original opening size.

W3 Remove existing CMU walls and place new walls and openings on new foundations to proper frost depth.

W4 New masonry opening at wall.

W5 Infill existing opening at wall.

W6 Down-stack unsafe existing walls and openings; rebuild in kind with existing or sourced similar materials.

W7 Build new brick enclosure for elevator overrun.

Floors

F1 Remove structural floor; core existing pit slabs, fill basement with structural fill; cast new slab on grade at a new, lower elevation.

F2 Drill 4 core holes in bottom of pit. Backfill with engineered fill and provide vapor retarder, new concrete floor lowered new elevation; covered with sleepers for recycled plank wood flooring.

F3 Remove existing slab on grade and replace with new slab on grade.

F4 New opening in existing concrete floor; new steel framed stair with concrete filled pans.

F5 Remove several beams within space and move them to new locations supporting new wood framed floor system. Beams would be set into wood framing depth to protect the headroom within the spaces. Removal of some columns may be possible based on existing configuration and programming.

F6 Remove existing damaged wood floor and replace with a new wood framed wood floor system at a lower elevation.

F7 Slab to be removed and replaced with new slab over insulation to protect from potentially creating permafrost heaving below the slab.

F8 New structural fill, insulation and slab on grade; insulation to protect from potentially creating permafrost heaving below the slab.

F9 Drill 4 core drain holes in bottom of existing pit. Backfill with structural fill, add vapor retarder and cap with new slab on grade.

F10 New structural steel and wood framed floor system to existing walls, new columns & footings.

Miscellaneous

M1 New hanging steel framed mezzanine with concrete infill slab around perimeter supported from trusses and new columns. Edge of mezzanine to be connected to existing wall face.

M2 New stairway, steel framed with concrete filled pans.

M3 New elevator structure; possibly need to underpin existing foundations based on depth of existing footings. Front wall to be brick or CMU masonry.

M4 New column and beam system to support temporary partition.

M5 New structural walls, stair, and slab on grade for truck docks.

M6 New outdoor patio deck framed with concrete retaining walls and paver floor system; new stairs and ADA ramp to be placed to access the patio.

M7 New steel framed roof and walls, with concrete foundations for entry vestibule.

M8 Grind slab edges where they may be tripping hazards.

M9 Repair existing concrete stoop, stoop walls and steps.

M10 New concrete dock & foundations.

M11 New steel framed landing, stair & foundations.

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

CITY OF MADISON WISCONSIN

SHEET TITLE
LEVEL 1 & 2 STRUCTURAL FLOOR PLANS - OVERALL

20737.000
PROJECT NUMBER

S2.1.0
SHEET NUMBER

Plot Date: 5/9/2016 5:20:28 PM LSD

ARCHITECTURAL ABBREVIATIONS

A

AB	ANCHOR BOLT
ACT	ACOUSTICAL CEILING TILE
ACP	ACOUSTICAL CEILING PANEL
ACS PNL	ACCESS PANEL
AD	AREA DRAIN
ADDL	ADDITIONAL
ADH	ADHESIVE
ADJ	ADJUSTABLE
ADJ	ADJACENT
AFF	ABOVE FINISH FLOOR
AFG	ABOVE FINISH GRADE
AFS	ABOVE FINISH SLAB
AGGR	AGGREGATE
ALUM	ALUMINUM
ALT	ALTERNATE
ANOD	ANODIZED
APPROX	APPROXIMATE(LY)
ARCH	ARCHITECT(URAL)
ASPH	ASPHALT
AVG	AVERAGE

B

BB	BULLETIN BOARD
BD	BOARD
BTWN	BETWEEN
BITUM	BITUMINOUS
BLDG	BUILDING
BM	BENCHMARK
BOT	BOTTOM
BOS	BOTTOM OF STEEL
BRG	BEARING
BSMT	BASEMENT
BUR	BUILT UP ROOFING SYSTEM

C

CAB	CABINET
CB	CATCH BASIN
CCR	CARD CONTROL READER
CCT	CUBICLE CURTAIN TRACK
CCTV	CLOSED CIRCUIT TELEVISION
CG	CORNER GUARD
CEM	CEMENT, CEMENTITIOUS
CER	CERAMIC
CH BD	CHALKBOARD
CI	CAST IRON
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
COL	COLUMN
CONC	CONCRETE
CONF	CONFERENCE
CONN	CONNECTION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CORR	CORRUGATED
CPT	CARPET
CSK	COUNTERSUNK
CSP	COMBINATION STANDPIPE
CSWK	CASEWORK
CT	CERAMIC TILE
CU	CUBIC
CW	COLD WATER

D

D	DEPTH
DBL	DOUBLE
DBL ACT	DOUBLE ACTING
DEG	DEGREE
DEMO	DEMOLISH
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIFF	DIFFUSER
DIM	DIMENSION
DIM PT	DIMENSION POINT
DISP	DISPENSER
DIST	DISTANCE
DN	DOWN
DR	DRAIN
DS	DOWNSPOUT
DSP	DRY STANDPIPE
DT	DRAPERY TRACK
DWG	DRAWING
DWGS	DRAWINGS

E

(E)	EXISTING
EA	EACH
EDR	EQUIPMENT DRAWING
EG	EDGE GUARD
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EL	ELEVATION
ELAST	ELASTOMERIC
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
ENGR	ENGINEER
EOS	EDGE OF SLAB
EP	ELECTRICAL PANEL
EPB	ELECTRICAL PANEL BOARD
EPDM	ETHYLENE PROPYLENE DIENE MONOMER
EQ	EQUAL
EQL SP	EQUALLY SPACED
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
ESCAL	ESCALATOR
EST	ESTIMATE(D)
EWC	ELECTRIC WATER COOLER
EXC	EXCAVATED
EXH	EXHAUST
EXP	EXPANSION
EXP JT	EXPANSION JOINT
EXT	EXTERIOR

F

F/F	FACE TO FACE
FA	FIRE ALARM
FAS	FIRE ALARM STATION
FB	FLAT BAR
FCU	FAN COIL UNIT
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FEC	FIRE EXTINGUISHER CABINET
FE	FIRE EXTINGUISHER
FF	FINISH FACE
FHC	FIRE HOSE CABINET
FH/FEC	FIRE HOSE / FIRE EXTINGUISHER CABINET
FHMS	FLAT HEAD MACHINE SCREW
FHWS	FLAT HEAD WOOD SCREW
FHY	FIRE HYDRANT
FLAM	FLAMMABLE
FLASH	FLASHING
FLEX	FLEXIBLE
FLUOR	FLUORESCENT
FO	FACE OF
FSB	FOLDING SHOWER BENCH
FSTNR	FASTENER
FT	FOOT, FEET
FTG	FOOTING
FURN	FURNITURE
FXTR	FIXTURE

G

G	GAS
GA	GAUGE, GAGE
GAL	GALLON
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GFRC	GLASS FIBER REINFORCED CONCRETE
GFRG	GLASS FIBER REINFORCED GYPSUM
GL	GLASS
GLU LAM	GLUE LAMINATED
GLZ	GLAZING
GR	GRADE OR GRADING
GVL	GRAVEL
GYP	GYPSUM
GYP BD	GYPSUM BOARD
GYP PLAS	GYPSUM PLASTER

H

H	HIGH
HB	HOSE BIBB
HC	HOLLOW CORE
HD	HEAD
HDBD	HARDBOARD
HDW	HARDWARE
HDWD	HARDWOOD
HGT	HEIGHT
HM	HOLLOW METAL
HNDRL	HANDRAIL
HORIZ	HORIZONTAL
HPT	HIGH POINT
HR	HOUR
HVAC	HEATING-VENTILATION-AIR CONDITIONING
HW	HOT WATER

I

ID	INSIDE DIAMETER
IN	INCH
INCAND	INCANDESCENT
INCL	INCLUDE, INCLUDING
INFO	INFORMATION
INSUL	INSULATION
INTR	INTERIOR
INV	INVERT
IVT	INTRAVENOUS TRACK

J

JAN	JANITOR
JST	JOIST
JT	JOINT

K

KG	KILOGRAM
KIT	KITCHEN
KPL	KICK PLATE
KS	KNEE SPACE

L

L	LENGTH, LONG
LAB	LABORATORY
LAM	LAMINATE, LAMINATION
LAV	LAVATORY
LB	POUND
LED	LIGHT EMITTING DIODE
LF	LINEAR FOOT
LG	LENGTH
LIN	LINEAR
LL	LEAD LINED
LPT	LOW POINT
LT	LIGHT
LT WT	LIGHT WEIGHT
LTG	LIGHTING
LVR	LOUVER

M

M	METERS
MACH	MACHINE
MATL	MATERIAL
MATV	MASTER ANTENNA TELEVISION SYSTEM
MAX	MAXIMUM
MB	MACHINE BOLT
MC	MEDICINE CABINET
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MED	MEDIUM
MEMB	MEMBRANE
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MLDG	MOLDING
MM	MILLIMETERS
MO	MASONRY OPENING
MOD	MODULE, MODULAR
MTD	MOUNTED
MTG	MOUNTING
MVBL	MOVABLE
MULL	MULLION

N

(N)	NEW
NA	NOT APPLICABLE
NAT	NATURAL
NE	NORTHEAST
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NRC	NOICE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
NW	NORTHWEST

O

OC	ON CENTER
OA	OVERALL
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED-CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED-OWNER INSTALLED
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN
OVHD	OVERHEAD
OZ	OUNCE

P

PA	PUBLIC ADDRESS
PART	PARTIAL
PBD	PARTICLEBOARD
PBX	PRIVATE TELEPHONE EXCHANGE
PCF	POUNDS PER CUBIC FOOT
PCI	POUNDS PER CUBIC INCH
PERF	PERFORATED
PERIM	PERIMETER
PERM	PERMANENT
PERP	PERPENDICULAR
PI	POINT OF INTERSECTION
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLBG	PLUMBING
PLF	POUNDS PER LINEAR FOOT
PLYWD	PLYWOOD
PNEU	PNEUMATIC
PNL	PANEL
PNL BD	PANEL BOARD
PNT	PAINT
PORT	PORTABLE
PP	PUSH PLATE
PPM	PARTS PER MILLION
PR	PAIR
PRCST	PRECAST
PREP	PREPARATION
PREFAB	PREFABRICATION
PRKG	PARKING
PROJ	PROJECT
PROP	PROPERTY
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT
PTN	PARTITION
PTS	PNEUMATIC TUBE STATION
PVC	POLYVINYL CHLORIDE
PVG	PAVING
PVMT	PAVEMENT
PWR	POWER

Q

QT	QUARRY TILE
QTR	QUARTER
QTY	QUANTITY

R

R	RISER
RA	RETURN AIR
RAD	RADIUS
RB	RESILIENT BASE
RCP	REFLECTED CEILING PLAN
RCPT	RECEPTACLE
RD	ROOF DRAIN
RECT	RECTANGULAR
REF	REFERENCE
REFR	REFRIGERATOR
REG	REGISTER
REINF	REINFORCE (D) (ING) (MENT)
REQD	REQUIRED
REQT	REQUIREMENT
RESIL	RESILIENT
RET	RETURN
REV	REVISION
RF	RESILIENT FLOORING
RH	RIGHT HAND
RHMS	ROUND HEAD MACHINE SCREW
RHWS	ROUND HEAD WOOD SCREW
RM	ROOM
RND	ROUND
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RWL	RAIN WATER LEADER

S

S	SOUTH
SA	SUPPLY AIR
SB	SPLASH BLOCK
SC	SOLID CORE
SCHED	SCHEDULE
SCRN	SCREEN
SD	STORM DRAIN
SE	SOUTHEAST
SECT	SECTION
SEG	SEGMENT
SEP	SEPARATION OR SEPARATE
SEP JT	SEPARATION JOINT
SHT	SHEET, SHEETING
SHWR	SHOWER
SHV	SHELVES, SHELVING
SIM	SIMILAR
SK	SINK
SMS	SHEET METAL SCREW
SP	SPACE, SPACED, SPACING
SPEC	SPECIFICATION
SPKLR	SPRINKLER
SPKR	SPEAKER
SQ	SQUARE
SS	SANITARY SEWER
SSK	SERVICE SINK
SST	STAINLESS STEEL
ST	STREET
STA	STATION
STAG	STAGGERED
STC	SOUND TRANSMISSION COEFFICIENT
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
STS	SELF-TAPPING STEEL
SUSP	SUSPENDED
SUSP CLG	SUSPENDED CEILING
SVCE	SERVICE
SW	SOUTHWEST
SYMM	SYMMETRICAL
SYST	SYSTEM

T

T	TREAD
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TC	TOP OF CONCRETE, TOP OF CURB
TD	TRENCH DRAIN
TEL	TELEPHONE
TEMP	TEMPORARY
THERM	THERMAL
THK	THICK, THICKNESS
THRES	THRESHOLD
THRU	THROUGH
TMPD GL	TEMPERED GLASS
TO	TOP OF
TOR	TOP OF RAILING
TOS	TOP OF STEEL
TOT	TOTAL
TOW	TOP OF WALL
TP	TOP OF PAVEMENT
TTB	TELEPHONE TERMINAL BOARD
TV	TELEVISION
TYP	TYPICAL

U

UC	UNDER COUNTER
UL	UNDERWRITERS LABORATORIES
UON	UNLESS OTHERWISE NOTED
UPS	UNINTERRUPTABLE POWER SUPPLY
UTIL	UTILITY

V

VAC	VACUUM
VB	VALVE BOX
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIT	VITREOUS
VP	VENT PIPE
VOL	VOLUME
VWC	VINYL WALL COVERING

W

W	WEST
W/	WITH
W/O	WITHOUT
WW	WALL TO WALL
WC	WATER CLOSET OR WALL COVERING
WD	WOOD
WDW	WINDOW
WGL	WIRE GLASS
WCHR	WHEELCHAIR
WM	WIRE MESH
WO	WHERE OCCURS
W/O	WITHOUT
WPT	WORKING POINT
WR	WATER RESISTANT
WSCT	WAINSCOT
WSP	WET STANDPIPE
WT	WEIGHT
WTHPRF	WEATHERPROOF
WTRPRF	WATERPROOF
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH

X

XFMR	TRANSFORMER

Y

YD	YARD

ARCHITECTURAL FLOOR PLAN SYMBOLS

DIMENSION SYMBOLS

- 10' - 0" — DIMENSION SHOWN TO: - STRUCTURAL GRID - LAYOUT GRID - CENTERLINE OF ASSEMBLY - CENTER OF OPENING - CENTER OF EQUIP/ FURN
- GRID OR CENTER LINE TYPICAL
- 10' - 0" — DIMENSION SHOWN TO: - PARTITION ASSEMBLY - EDGE OF DOOR OPENING - OTHER BUILDING ELEMENT - WORKING POINT INDICATED ON DETAIL

GENERAL SYMBOLS

- BASE CABINETS
- BASE AND WALL CABINETS
- WALL CABINETS
- TOILET PARTITION AND DOOR
- HANDRAIL
- BUMPER GUARD
- CG — CORNER GUARD
- EG — EDGE GUARD
- OVERHEAD ITEMS
- UNDER-COUNTER ITEMS
- N/C — NOT-IN-CONTRACT ITEMS

FIRE EXTINGUISHER SYMBOLS

- FEXT — FIRE EXTINGUISHER BRACKET MOUNTED
- FEC — FIRE EXTINGUISHER SURFACE MOUNTED
- FEC — FIRE EXTINGUISHER CABINET SEMI-RECESSED
- FEC — FIRE EXTINGUISHER CABINET RECESSED

PLUMBING SYMBOLS

- TOILET - WALL HUNG
- URINAL - FLOOR/WALL HUNG
- LAVATORY - COUNTERTOP
- LAVATORY - PEDESTAL/WALL HUNG
- UTILITY SINK
- DRINKING FOUNTAIN / EWC
- JANITOR'S RECEPTOR
- BATHTUB
- SHOWER
- FD — FLOOR DRAIN IN SLOPING FLOOR

ARCHITECTURAL DEMOLITION SYMBOLS

- EXISTING PARTITION TO REMAIN
- EXISTING PARTITION TO BE REMOVED
- EXISTING DOOR TO REMAIN
- EXISTING DOOR AND FRAME TO BE REMOVED
- EXISTING WINDOW TO REMAIN
- EXISTING WINDOW TO BE REMOVED
- EXISTING LAY-IN CEILING TO REMAIN
- EXISTING LAY-IN CEILING TO BE REMOVED

DOOR AND INTERIOR OPENING SYMBOLS

- 122 — DOOR OPENING MARK
- 122 — SINGLE OPENING DOOR
- 122 — DOUBLE ACTING DOOR
- 122 — PAIR DOORS - EQUAL SIZES
- 122 — PAIR DOORS - UNEQUAL SIZES
- 122 — PAIR DOORS - DOUBLE EGRESS
- 122 — 2 PANEL BI-FOLD DOOR
- 122 — PAIR - BI FOLD DOOR
- 122 — OVERHEAD ROLLING DOOR
- 122 — INTERIOR GLAZED WINDOW
- 122 — DOOR WITH SIDE LIGHT
- 122 — SLIDING DOOR - BETWEEN JAMBS
- 122 — SLIDING POCKET DOOR

ARCH REFLECTED CEILING PLAN SYMBOLS

ARCHITECTURAL

- 2'X4' LAY IN ACOUSTIC TILE CEILING
- 2'X2' LAY IN ACOUSTIC TILE CEILING
- GYPSUM BOARD
- AP — ACCESS PANEL

MECHANICAL

- SUPPLY GRILLE
- RETURN GRILLE
- EXHAUST GRILLE
- LINEAR DIFFUSER
- SPRINKLER HEAD - CLG MOUNT
- SPRINKLER HEAD - WALL MOUNT

ELECTRICAL

- 2'X4' FLUORESCENT FIXTURE
- 2'X2' FLUORESCENT FIXTURE
- 1'X4' FLUORESCENT FIXTURE
- FLUORESCENT STRIP FIXTURE
- RECESSED DOWN LIGHT
- WALL WASH
- TRACK LIGHTING
- EXIT SIGN, SINGLE-SIDED
- EXIT SIGN, DOUBLE-SIDED
- F — FIRE ALARM
- S — SPEAKER
- P — SMOKE DETECTOR
- W — WIRELESS INTERNET

MISCELLANEOUS

- +12'-8" — HEIGHT OF CEILING FINISH ABOVE FINISH FLOOR

ARCHITECTURAL REFERENCE SYMBOLS

BUILDING SECTION

- SIM / 1 / A101 — WALL SECTION NUMBER; DIRECTION OF VIEW; SHEET WHERE DRAWN

WALL SECTION

- SIM / 1 / A101 — WALL SECTION NUMBER; SHEET WHERE DRAWN; DIRECTION OF VIEW

EXTERIOR ELEVATION

- AX.X.X / X — ELEVATION NUMBER AND DIRECTION; SHEET WHERE DRAWN

DETAIL REFERENCE

- SIM / 1 / A101 — DETAIL NUMBER; SHEET WHERE DRAWN. HYPHEN INDICATES DETAIL ON SAME SHEET.

SECTION DETAIL REFERENCE

- SIM / 1 / A101 — ELEVATION NUMBER AND DIRECTION; SHEET WHERE DRAWN

INTERIOR ELEVATION REFERENCE

- 1 / 2 / A102 / 2 / 1 — ELEVATION NUMBER AND DIRECTION OF VIEW; SHEET WHERE DRAWN

PARTITION TYPE IDENTIFICATION MARK

- 0A3X — SEE PARTITION SYMBOL DESCRIPTION ON SHEET A9.X.X

WINDOW AND LOUVER TYPE MARK

- W-X — SEE CORRESPONDING NUMBER ON SCHEDULE

LEVEL LINE

- SECOND LEVEL +10'-0" — NAME OF LEVEL; INDICATES HEIGHT ABOVE PROJECT DATUM

ROOM NAME AND NUMBER

- Room Name 101

REVISION NUMBER AND EXTENT

- 1 — REVISION NUMBER - SEE REVISION HISTORY ON THE TITLE BLOCK OF EACH SHEET; EXTENT OF CURRENT REVISION

SHEET KEYNOTE MARK

- A502 — SEE CORRESPONDING NUMBERED KEYNOTE ON SHEET WHERE REFERENCE OCCURS

REFERENCE KEYNOTE MARK

- 088000.A03 — THE FIRST SIX DIGITS REPRESENT THE SPECIFICATION SECTION; THE CHARACTERS FOLLOWING THE PERIOD REPRESENT PARTICULAR ITEMS OF THE SPECIFIED SYSTEM

MATCH LINE REFERENCES

- MATCH LINE / SHEET A2.1.1 — REFER TO THE SHEET WHERE CONTINUATION IS FOUND
- OR
- SHEET A2.1.2 / SHEET A2.1.1 — REFER TO THE SHEETS EITHER SIDE OF THE MATCH LINE

DRAWING TITLE SYMBOLS

- 1 View Name SCALE: 1/8" = 1'-0" — BASIC DRAWING TITLE
- 1 View Name SCALE: 1/8" = 1'-0" — BASIC DRAWING TITLE WITH LINE
- View Name SCALE: 1/8" = 1'-0" — DRAWING TITLE WHEN ONLY ONE PLAN EXISTS ON THE DRAWING

LAYOUT GRID LINES

- A, B, 1 — NEW GRID IDENTIFICATION; EXISTING GRID IDENTIFICATION; 90.0000°

NORTH ARROW REFERENCES

- NORTH OR PROJECT NORTH OR TRUE NORTH

ARCHITECTURAL MATERIAL INDICATIONS

PLAN AND SECTION

- EARTH
- AGGREGATE BASE COURSE
- CONCRETE
- CONCRETE MASONRY UNIT
- BRICK MASONRY
- PRECAST CONCRETE
- LIMESTONE, SANDSTONE, GRANITE
- MARBLE
- STEEL, STAINLESS STEEL (LARGE SCALE)
- ALUMINUM (LARGE SCALE)
- OTHER METALS (LARGE SCALE)
- WOOD FRAMING - CONTINUOUS (LARGE SCALE)
- WOOD FRAMING - DISCONTINUOUS (LARGE SCALE)
- PLYWOOD (LARGE SCALE)
- FINISH WOOD (LARGE SCALE)
- EIFS INSULATION BOARD (LARGE SCALE)
- SEMI-RIGID INSULATION (LARGE SCALE)
- BATT INSULATION (LARGE SCALE)
- MORTAR, SAND, FIREPROOFING, STUCCO, GYPSUM BOARD
- TERRAZZO (LARGE SCALE)
- COMPOSITE BOARD (LARGE SCALE)
- ACOUSTIC TILE (LARGE SCALE)
- PROTECTION BOARD (LARGE SCALE)
- CERAMIC TILE (LARGE SCALE)
- GLASS (LARGE SCALE)

ELEVATION

- PLASTER CONCRETE
- MASONRY, METAL SIDING (HORIZONTAL)
- GLASS BLOCK, CERAMIC TILE
- METAL SIDING (VERTICAL0
- GLASS

ARCHITECTURAL GENERAL NOTES

THE FOLLOWING GENERAL NOTES APPLY TO ALL ARCHITECTURAL SERIES SHEETS. FOR GENERAL NOTES APPLICABLE TO ALL SHEETS REFER TO THE "PROJECT GENERAL NOTES".

A. THE ARCHITECTURAL SERIES SHEETS ARE PART OF A COMPLETE SET OF CONSTRUCTION DOCUMENTS DESCRIBING THE WORK FOR THIS PROJECT. USERS OF THESE DOCUMENTS ARE RESPONSIBLE TO REVIEW ALL CONSTRUCTION DOCUMENTS TO UNDERSTAND AND COORDINATE THE GRAPHIC AND ANNOTATED INFORMATION PROVIDED IN THESE ARCHITECTURAL SERIES SHEETS.

B. EXCEPT WHERE DIRECTED TO PLACE ITEMS OF WORK AT THE APPROXIMATE LOCATIONS SHOWN, DO NOT SCALE DRAWINGS FOR DIMENSIONAL INFORMATION. ALL ELEMENTS OF THE DRAWINGS MAY NOT BE DRAWN TO EXACT SCALE. ALL DIMENSIONS REQUIRED ARE SHOWN OR MAY BE DERIVED FROM THOSE SHOWN ON THE FLOOR PLANS, DETAIL PLANS, ELEVATIONS, SECTIONS, DETAILS, SCHEDULES, AND SPECIFICATIONS.

C. ALL VISUALLY EXPOSED STRUCTURAL, MECHANICAL AND ELECTRICAL ELEMENTS, INCLUDING EXPOSED METAL FLOOR AND ROOF DECK, ARE TO BE PAINTED UNLESS OTHERWISE NOTED. THIS INCLUDES ELEMENTS THAT MAY BE VISIBLE THROUGH GRILLES, LOUVERS OR CEILINGS. COLORS AND PAINT MATERIALS ARE DEFINED IN THE FINISH SCHEDULE, THE SPECIFICATIONS, AND THE DRAWINGS AS APPLICABLE TO THE CONSTRUCTION DOCUMENTS.

REFERENCE ELEVATION DEFINITIONS

1. THE TERM "REFERENCE" ELEVATION OR DIMENSIONS REFERS TO A NOMINAL WORK POINT. THE ACTUAL ELEVATION MAY VARY FROM THE REFERENCE POINT. REFER TO APPLICABLE DETAIL TO DETERMINE THE RELATIONSHIP BETWEEN THE ACTUAL ELEVATION OR DIMENSION AND THE STATED REFERENCE POINT.
2. THE DESIGN REFERENCE ELEVATION +0'-0" SHOWN ON THE ARCHITECTURAL DRAWINGS CORRESPONDS TO THE FINISH FLOOR ELEVATION OF THE GROUND FLOOR. ESTABLISH THE ACTUAL ELEVATION WITH RESPECT TO SITE-SPECIFIC BENCHMARKS AND CONTROL POINTS AS DEFINED IN THE CIVIL DRAWINGS.
3. "FINISH FLOOR" ELEVATIONS ARE MEASURED AT THE TOP OF THE CONCRETE FLOOR SLAB UNLESS OTHERWISE NOTED. APPLIED FINISHES SUCH AS RESILIENT FLOORING OR CARPET MAY RAISE THE ACTUAL FINISH SURFACE ABOVE THE REFERENCE ELEVATION PROVIDED FOR THE FINISH FLOOR.
4. WHERE CONCRETE FLOOR SLAB IS DEPRESSED TO ACCOMMODATE MORTAR BEDS, SETTING BEDS, RAISED ACCESS FLOORS, AND OTHER SIMILAR FLOOR ASSEMBLIES, "FINISHED FLOOR" ELEVATIONS ARE MEASURED AS IF CONCRETE DEPRESSION DOES NOT OCCUR.
5. CEILING HEIGHT ELEVATIONS ARE MEASURED TO BOTTOM OF FINISH SURFACES AND STATED IN RELATION TO DISTANCE ABOVE THE REFERENCE ELEVATION FOR THE FINISH FLOOR UNLESS OTHERWISE NOTED.
6. ROOF ELEVATIONS ARE MEASURED TO TOP OF SURFACES AND STATED IN RELATION TO DISTANCE ABOVE THE REFERENCE ELEVATION PROVIDED FOR THE UPPERMOST FINISH FLOOR UNLESS OTHERWISE NOTED. ELEVATIONS GIVEN ARE TO TOP OF STEEL (TOS), TOP OF DECK (TOD), OR TOP OF TAPERED INSULATION (TOT) UNLESS OTHERWISE NOTED.

FIRE RESISTIVE RATING INDICATION

- 0 HOUR SMOKE PARTITION
- 1 HOUR FIRE RESISTANCE RATING
- 2 HOUR FIRE RESISTANCE RATING
- 3 HOUR FIRE RESISTANCE RATING
- 4 HOUR FIRE RESISTANCE RATING

ARCHITECTURAL SYMBOL NOTES

A. THE PURPOSE OF THIS SHEET IS TO ILLUSTRATE AND DEFINE TYPICAL GRAPHIC SYMBOLS WHICH MAY TYPICALLY OCCUR ON THE ARCHITECTURAL DRAWINGS.

B. ADDITIONAL SYMBOLS NOT SHOWN OR DEFINED ON THIS SHEET MAY BE USED ON THE ARCHITECTURAL DRAWINGS AND ARE TYPICALLY DEFINED ON OTHER SHEETS.

C. SYMBOLS ARE NOT DRAWN TO SCALE. TO DETERMINE THE ACTUAL SIZES OF ELEMENTS REPRESENTED BY SYMBOLS, REFER TO THE SPECIFICATIONS AND OTHER SHEETS, AS MAY APPLY.

MODULAR LAYOUT / DETAIL NUMBER

65	57	49	41	33	25	17	9	1
66	58	50	42	34	26	18	10	2
67	59	51	43	35	27	19	11	3
68	60	52	44	36	28	20	12	4
69	61	53	45	37	29	21	13	5
70	62	54	46	38	30	22	14	6
71	63	55	47	39	31	23	15	7
72	64	56	48	40	32	24	16	8

DETAIL MODULE LAYOUT

DETAILS ARE NUMBERED ACCORDING TO THEIR LOCATION ON EACH SHEET AND ARE NOT NUMBERED CONSECUTIVELY. EACH MODULE MAINTAINS THE NUMBER ASSOCIATED WITH IT

THIS SYSTEM CAN BE APPLIED TO ANY SHEET THAT CONTAINS MULTIPLE IMAGES. THE IMAGES ARE NUMBERED ACCORDING TO THE MODULE SYSTEM SHOWN ILLUSTRATED TO THE LEFT

EACH DETAIL MAY OCCUPY ONE OR MORE WHOLE MODULES. THE DETAIL MODULE IS USED TO ESTABLISH THE IDENTIFYING LABEL FOR EACH DETAIL, NOT TO LIMIT THE SIZE OF THE DETAIL

67								
					28			
69			45					
		54	46				14	
		55						
72		56	48		32		16	

DETAIL NUMBERING EXAMPLE

THE NUMBER OF THE MODULE WHICH OCCURS IN THE LOWER LEFT CORNER OF A SINGLE MODULE OR SEVERAL MODULES GROUPED TOGETHER WILL DEFINE THE FINAL DETAIL NUMBER AS SHOWN IN THE ILLUSTRATION TO THE LEFT. ALTHOUGH THE MODULE NUMBERS OCCUR IN CONSECUTIVE ORDER, NOT ALL NUMBERS ARE NECESSARILY USED ON EACH SHEET

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

CITY OF MADISON WISCONSIN

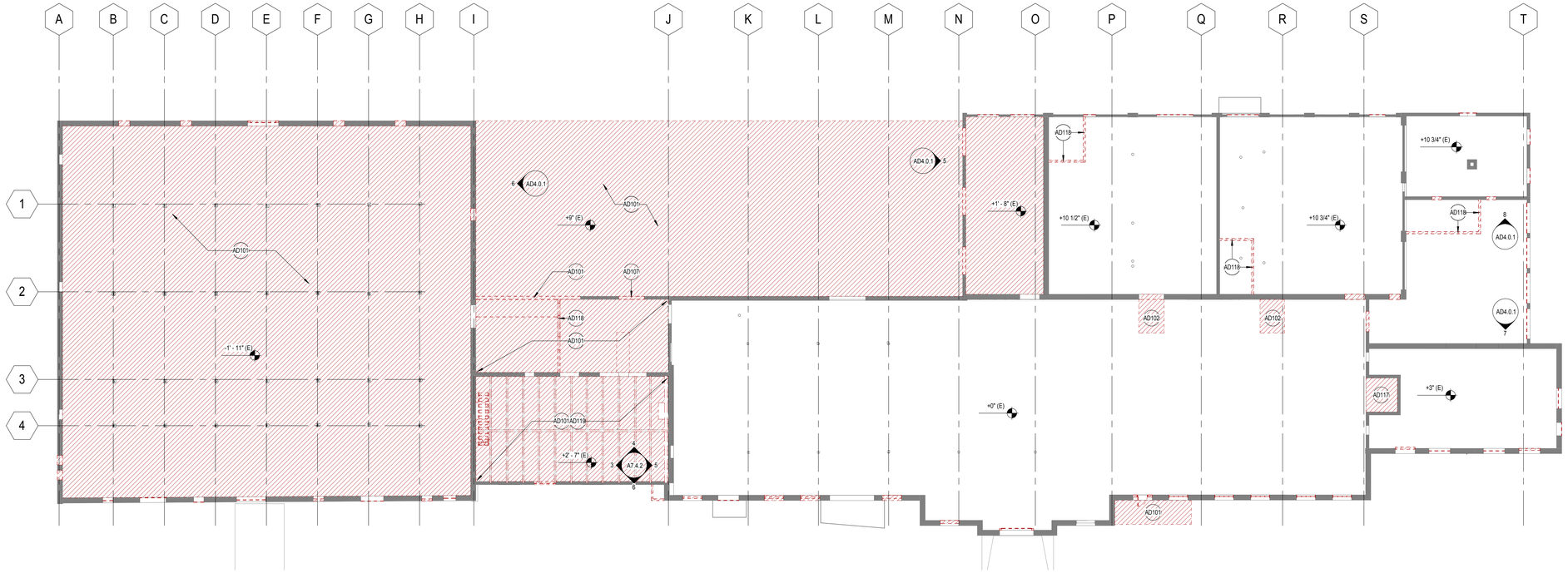
SHEET TITLE

ARCHITECTURAL ABBREVIATIONS AND SYMBOLS

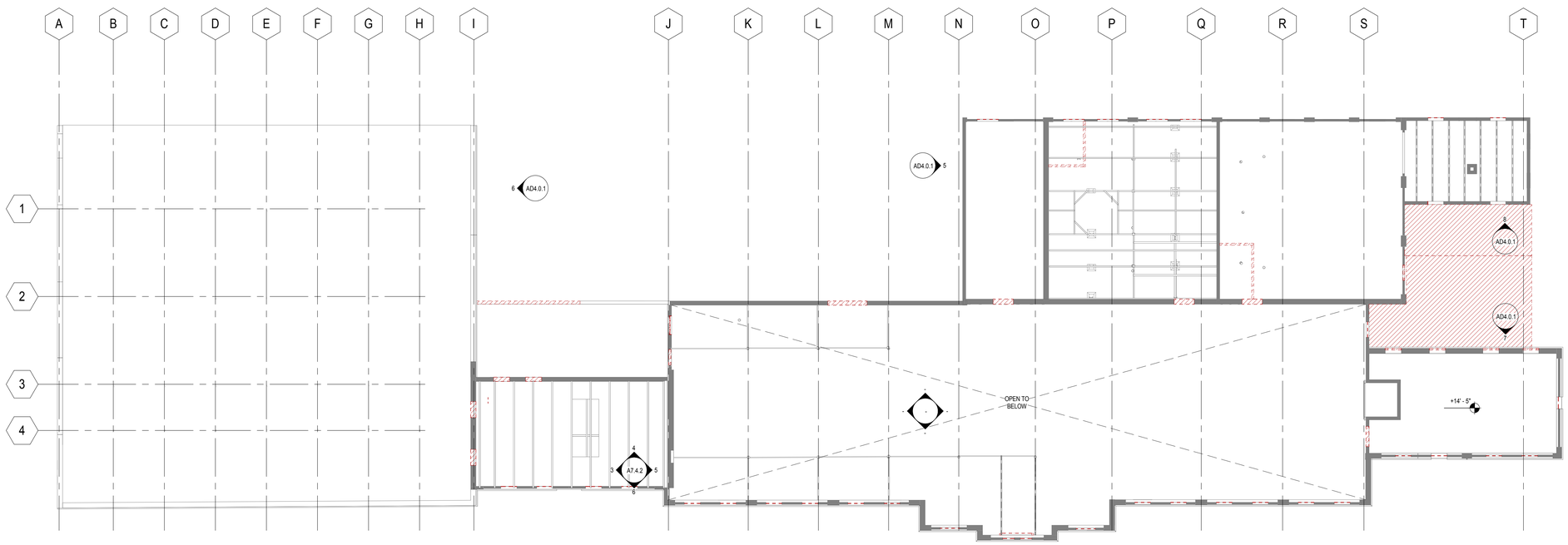
PROJECT NUMBER 20737.000

SHEET NUMBER A0.1

Plot Date: 5/9/2016 4:18:33 PM GRLM



1 LEVEL 1 DEMO FLOOR PLAN
SCALE: 1/16" = 1'-0"



2 LEVEL 2 - DEMO FLOOR PLAN
SCALE: 1/16" = 1'-0"

GRAPHIC LEGEND

- WINDOW TAG (*) DESIGNATES MASONRY FILLED OPENING
- DOOR TAG
- ELEMENT TO BE REMOVED

GENERAL SHEET NOTES

A. DIMENSIONS RELATED TO EXISTING STRUCTURE, INCLUDING GRID DIMENSIONS, SHALL BE FIELD VERIFIED PRIOR TO PREPARATION OF SHOP DRAWINGS OR CONSTRUCTION.
B. EXISTING CONDITIONS SHOWN ARE FROM AVAILABLE RECORD DRAWINGS AND VISUAL FIELD SURVEYS. THE CONTRACTOR SHALL VERIFY ACTUAL EXISTING CONDITIONS AT THE SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
C. ANY EQUIPMENT, MATERIALS AND SUPPLIES TEMPORARILY REMOVED FOR THE PURPOSE OF PROTECTION SHALL BE REPLACED IN ORIGINAL LOCATIONS AND CONDITIONS. ANY MATERIALS DAMAGED SHALL BE REPLACED WITH NEW MATERIALS OF LIKE KIND AND QUALITY.
D. REFER TO AND COORDINATE WITH STRUCTURAL, CIVIL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS DRAWING.
E. ALL MATERIALS INDICATED TO BE REMOVED SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.
F. ALL REMOVED MATERIALS AND EQUIPMENT WHICH IS CLASSIFIED "SALVAGE FOR RELOCATION" SHALL REMAIN THE PROPERTY OF THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR PLACING ITEMS IN STORAGE ON SITE AND FOR THE PROTECTION OF THOSE ITEMS. THESE ITEMS WILL BE RELOCATED. REFER TO THE FLOOR PLANS FOR NEW LOCATIONS.
G. PATCH AND REPAIR ALL ELEMENTS THAT ARE TO REMAIN WHICH ARE DAMAGED FROM THE DEMOLITION WORK WITH CONSTRUCTION TO MATCH EXISTING CONDITIONS.
H. NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY WHEREVER EXISTING EQUIPMENT IS NCOUNTERED WHICH MUST BE RELOCATED DUE TO THE NEW CONSTRUCTION, OR NOT INDICATED ON "AS-BUILT" DRAWINGS, OR WAS BURIED UNDERGROUND, OR EMBEDDED IN STRUCTURAL WALLS.
J. THESE DRAWINGS ARE DIAGRAMMATIC ONLY. DON NOT SCALE THE DRAWINGS TO DETERMINE THE LOCATION OF EQUIPMENT, DEVICES OR OUTLETS.
K. CONTRACTOR IS RESPONSIBLE TO RELOCATE OR REMOVE FROM WALLS, CEILINGS, FLOOR SPACES, ETC. ANY EXISTING CONDUITS, WIRES, BOXES, FITTINGS, FIXTURES OR OTHER ELECTRICAL EQUIPMENT WHICH INTERFERES WITH PLANNED REMODEL WORK. PROVIDE CIRCUIT CONTINUATION REQUIRED FOR ALL EXISTING OUTLETS, FIXTURES, EQUIPMENT, ETC. SCHEDULED TO REMAIN. CAP EXISTING PATHWAYS AND CONCEAL BELOW SLAB OR WITHIN NEW WORK.
L. ALL ELEMENTS/COMPONENTS/SYSTEMS THAT ARE SHOWN/INTENDED TO BE REMOVED SHALL BE DONE SO TO THE FULLEST EXTENT. ALL APPURTENANCES, BRACKETS, HANGING DEVICES, AND SUCH RELATED ELEMENTS SHALL BE FULLY REMOVED, LEAVING BEHIND A CLEAN STRUCTURE/WALL, U.N.O.
M. CAREFULLY PROTECT ALL WALLS, TRIM, FLOORS, EQUIPMENT, UTILITY LINES, AND MATERIALS WHEN WORKING ON FINISHED SURFACES. LIMIT DAMAGE TO THE SMALLER AREA IF POSSIBLE AND RESTORE TO THE ORIGINAL CONDITION ALL SURFACES WHICH ARE DAMAGED BECAUSE OF THE INSTALLATION OF THIS WORK.
N. EXCEPT WHERE NOTED OTHERWISE, REMOVE DEMOLISHED MATERIALS FROM THE SITE. DO NOT BURN OR BURY MATERIALS ON SITE. REMOVE DEMOLISHED MATERIALS FROM SITE AS THE WORK PROGRESSES. UPON COMPLETION OF WORK, LEAVE AREAS IN CLEAN CONDITION.
P. SAWCUT AND REMOVE EXISTING CONCRETE SLAB AS REQUIRED FOR INSTALLATION OF NEW PLUMBING/ELECTRICAL SYSTEMS. SEE MECHANICAL AND ELECTRICAL DRAWINGS.
Q. RESEAL ALL PENETRATIONS OR OPENINGS THROUGH WALLS, CEILINGS, FLOORS, ETC. TO MAINTAIN THE RATING OF STRUCTURE.
R. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDUIT/WIRING RUNS, REUSE AS REQUIRED AND REMOVE ALL UNUSED CONDUIT/WIRING. UNUSED CONDUIT IN I NACCESSIBLE LOCATIONS (WALLS TO REMAIN) CAN BE ABANDONED IN PLACE. REMOVE UNUSED WIRING.
S. CONTRACTOR SHALL IDENTIFY AND NOTE VIA "AS-BUILT" DRAWINGS ALL EXISTING CIRCUITS TO REMAIN AND BE RE-USED. PROPERLY IDENTIFY THESE CIRCUITS AT PANELBOARD SCHEDULES PER NEC ARTICLE 408.4.

SHEET KEYNOTES

AD101	REMOVE ENTIRE FLOOR STRUCTURE OR SLAB AS OCCURS IN THIS AREA.
AD102	REMOVE CONCRETE STAIR/RAMP
AD107	REMOVE EXISTING BRICK. SALVAGE BRICK FOR FUTURE RE-USE. PREPARE OPENING FOR DOOR/WINDOW AS SCHEDULED.
AD117	REMOVE PORTION OF EXISTING FLOOR SLAB. PREPARE OPENING FOR FUTURE ELEVATOR. REFER TO STRUCTURAL DRAWINGS FOR SHAFT & PIT PREPARATION.
AD118	REMOVE EXISTING WALL
AD119	EXCAVATE AS NEEDED FOR FUTURE SLAB ON GRADE AT ELEVATION AS NOTED ON NEW CONSTRUCTION PLAN

SALVAGE INVENTORY

ITEM DESCRIPTION	QUANTITY
ATRIUM	
PORCELAIN BARN PENDANT LIGHT FIXTURES	24
FIRE DOOR (TRACK TYPE)	2
CAFE 01	
FIRE DOOR (TRACK TYPE)	2
FIRE DOOR (SWINGING TYPE)	1
METAL HOPPER BINS	5
WOOD CHUTE	1
OVERSIZE CAST MANHOLE PLATE	1
CAFE 01 - SECOND FLOOR	
SPROUT AND WALDRON 1806 CHUTE W/ FLYWHEELS	1
PRODUCTION 03	
PORCELAIN BARN PENDANT LIGHT FIXTURES	2
FIRE DOOR (TRACK TYPE)	3
METAL HOPPER BINS	2
SPIRAL STAIRCASE	1
PRODUCTION 04	
FIRE DOOR (TRACK TYPE)	1

NOTE:

1. WOOD DECKING AND OTHER LUMBER (SPECIFICALLY IN FLOOR STRUCTURES ABOVE PRODUCTION 03) TO BE SALVAGED FOR REUSE.
2. ALL OXIDIZED PLATE STEEL TO BE SALVAGED FOR REUSE.

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

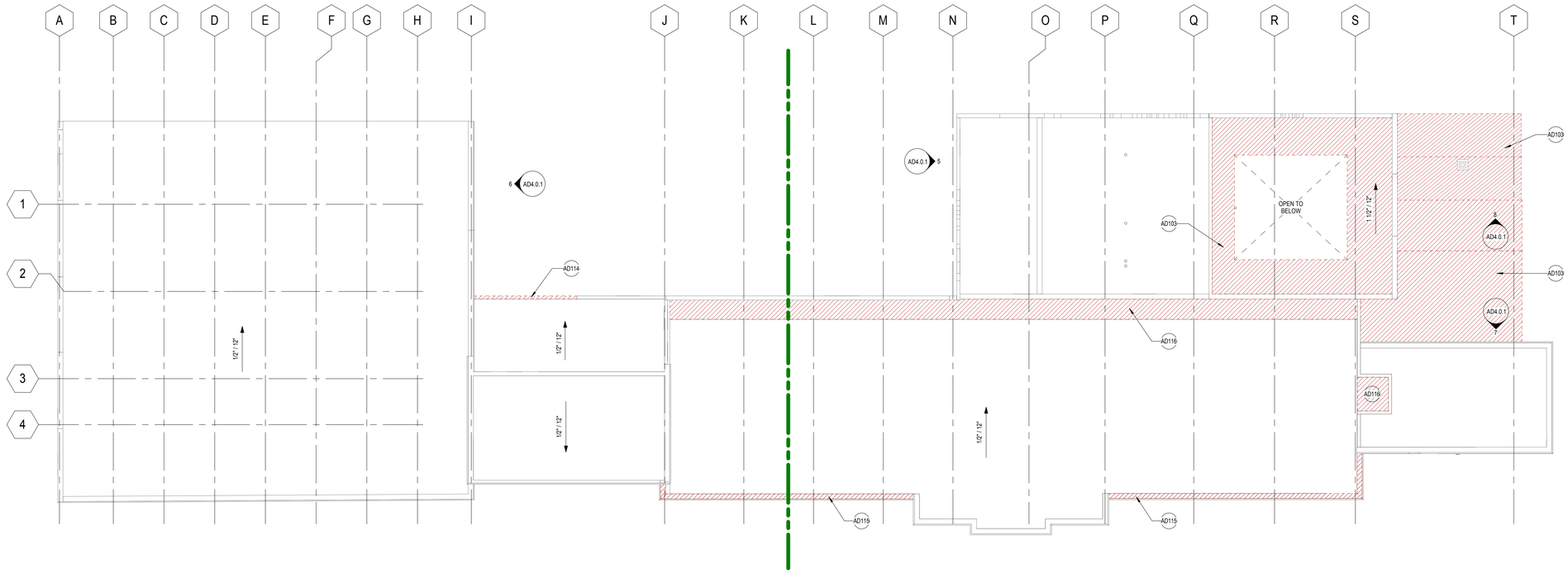
CITY OF MADISON WISCONSIN

SHEET TITLE
LEVEL 1 & 2 DEMOLITION FLOOR PLANS & SALVAGE INVENTORY

PROJECT NUMBER
20737.000

SHEET NUMBER
AD2.1.1

Plot Date: 5/9/2016 4:19:33 PM GRLM



1 ROOF PLAN - DEMOLITION PLAN
SCALE: 1/16" = 1'-0"

GRAPHIC LEGEND

GENERAL SHEET NOTES

A. REFER TO THE A0.X SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.
B. FOR BASIC LIFE SAFETY AND CODE INFORMATION APPLYING TO THIS PROJECT, REFER TO THE G2.X SERIES SHEETS LOCATED PER THE PROJECT SHEET INDEX.
C. REFER TO THE A3.X SERIES SHEETS FOR THE REFLECTED CEILING PLANS.
D. REFER TO THE A9.2.X SERIES SHEETS FOR PARTITION SYSTEMS TYPES AND DETAILS.
E. REFER TO THE A9.3.X SERIES SHEETS FOR THE INTERIOR OPENING SCHEDULE(S), TYPES, AND DETAILS.
F. REFER TO THE 'AF' SERIES SHEETS FOR INTERIOR FINISH INFORMATION.
G. REFER TO THE 'AI' SERIES SHEETS FOR INTERIOR FURNISHING INFORMATION.
H. EXISTING EXPOSED STEEL STRUCTURE TO BE PAINTED BLACK.

SHEET KEYNOTES

AD103 REMOVE ROOFING INCLUDING SHEATHING/DECKING
AD114 REMOVE CMU INFILL.
AD115 REMOVE AND PROTECT EXISTING PARAPET CAP FOR REUSE.
AD116 REMOVE PORTION OF EXISTING ROOF. PREPARE OPENING FOR INSTALLATION COMPONENT SHOWN ON NEW CONSTRUCTION PLAN.

MASONRY REPAIR KEYNOTES

M1 - MISSING MASONRY
M2 - CRACKS IN MASONRY
*VERTICAL, HORIZONTAL, STEPPING
M3 - SPALLING BRICK
M4 - BLOWN OUT GROUT
M5 - REPAIR PARAPET
*M6 - SECTION OF PARAPET CAP MISSING
*M7 - VEGETATION NOTED TO BE ROOTED WITHIN WALL
*M8 - POORLY PERFORMED PATCHES

***STEEL DAMAGE KEYNOTES**
S-1 - STEEL TRUSS DAMAGED
S-2 - STEEL CONNECTION TO MASONRY WALL DISLODGED
S-3 - BENT STRUCTURAL STEEL

DEMO NOTES

REMOVE GRAFFITI

DEMO KEYNOTES

D1 - REMOVE CONCRETE SLAB
D2 - REMOVE CONCRETE STAIR/RAMP
D3 - REMOVE RAISED SLAB/COVER AND ASSOCIATED BRICK
D4 - REMOVE ROOFING INCLUDING SHEATHING/DECKING
D5 - DOOR AND HARDWARE
D6 - REMOVE EXISTING STEEL STRUCTURE
D7 - DEMO NONFUNCTIONAL DOWNSPOUT

SALVAGE FOR REUSE KEYNOTES

R1 - LOOSE/SITE BRICK
R2 - EXISTING STEEL STRUCTURE AS NOTED
R3 - WOOD FLOOR AND ROOF SHEATHING
R4 - DOOR AND HARDWARE
R5 - FEED MILL EQUIPMENT/GEAR

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

CITY OF MADISON WISCONSIN

SHEET TITLE
ROOF DEMOLITION PLAN

PROJECT NUMBER
20737.000

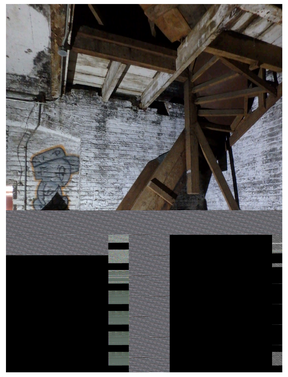
SHEET NUMBER
AD2.1.2

Plot Date: 5/9/2016 4:19:35 PM GRLM

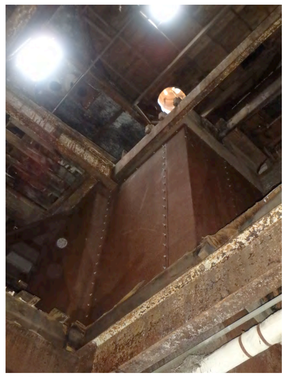
1 Fire Door - Track Type

2 Fire Door - Swinging Type

3 Metal Hopper Bins



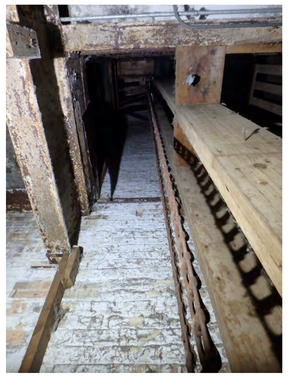
4 Wood Chute



5 Oxidized Steel Bin

6 Porcelain Barn Light

7 Conveyor

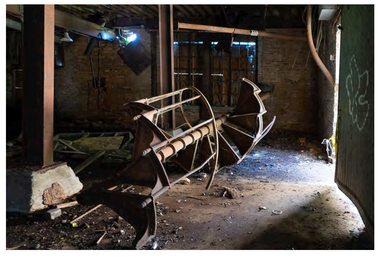


8 Conveyor Chain

9 Sprout and Waldron 1806 Chute with Flywheels

10 Pedestal

11 Cast Man Hole Cover



12 Spiral Stair

Plot Date:

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR | REV | DATE

2016.05.09

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEYPLAN

CITY OF MADISON WISCONSIN

SHEET TITLE
ARTIFACTS

20737.000
PROJECT NUMBER

AD2.1.3
SHEET NUMBER

1 North Elevation - Existing Conditions
SCALE: NOT TO SCALE

2 East Elevation - Existing Conditions
SCALE: NOT TO SCALE

3 South Elevation - Existing Conditions
SCALE: NOT TO SCALE

4 West Elevation - Existing Conditions
SCALE: NOT TO SCALE

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

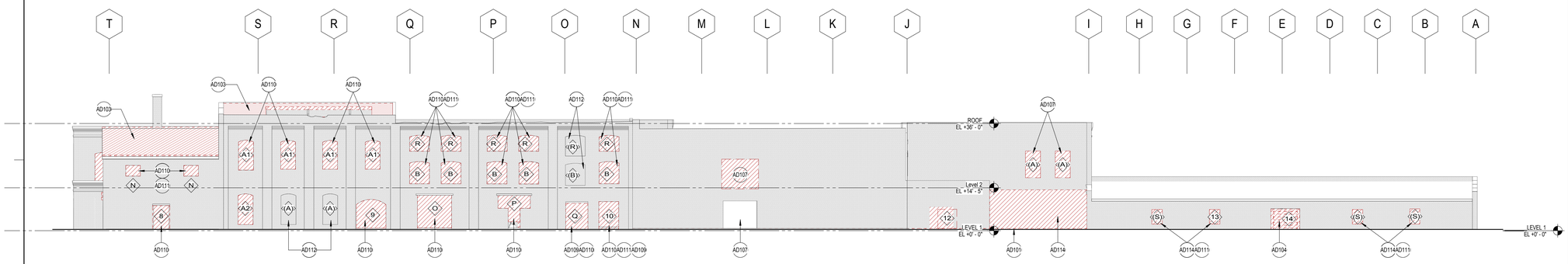
CITY OF MADISON WISCONSIN

SHEET TITLE
EXISTING EXTERIOR BUILDING ELEVATIONS - PHOTOS

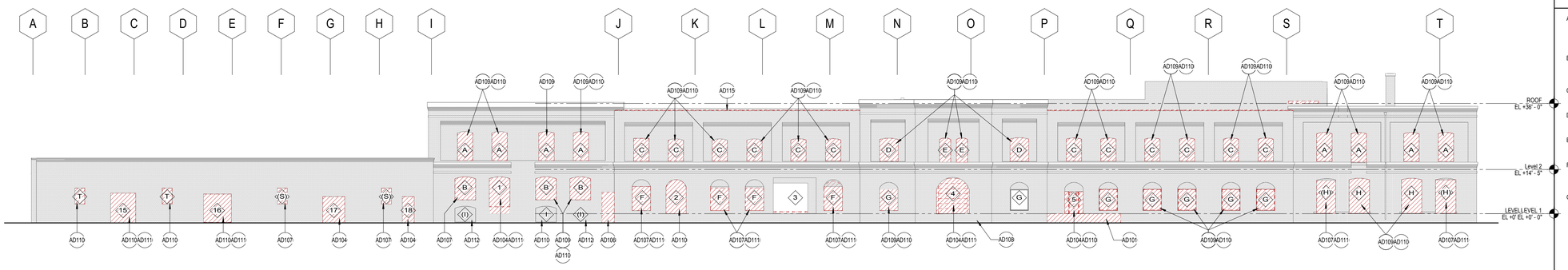
PROJECT NUMBER
20737.000

SHEET NUMBER
AD4.0.0

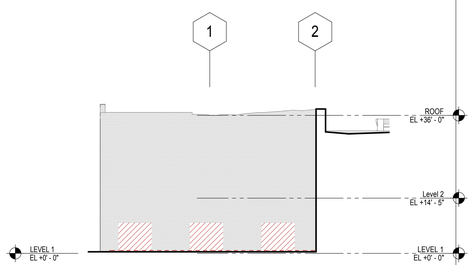
Plot Date: 5/9/2016 4:19:41 PM GRLM



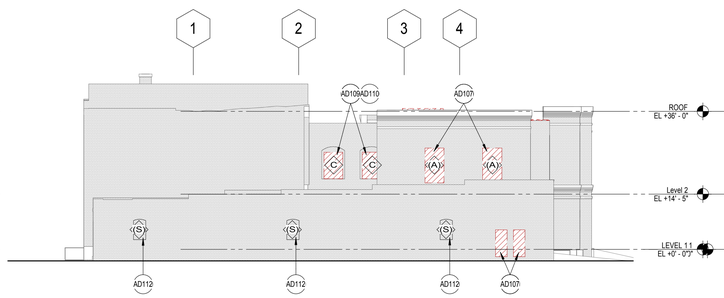
1 NORTH DEMO ELEVATION
SCALE: 1/16" = 1'-0"



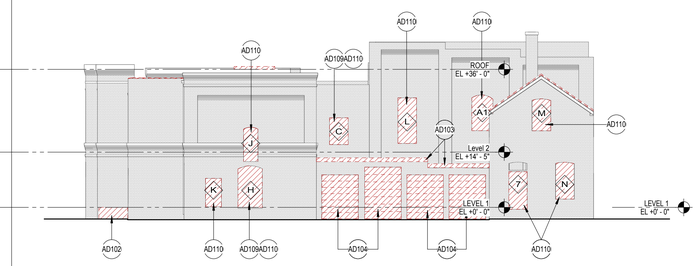
2 SOUTH DEMO ELEVATION
SCALE: 1/16" = 1'-0"



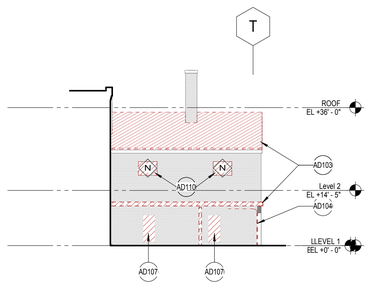
5 PARTIAL ELEVATION - NORTH LOOKING EAST
SCALE: 1/16" = 1'-0"



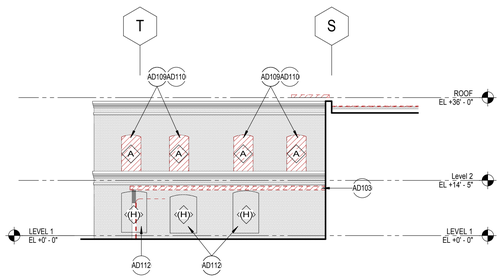
4 WEST DEMO ELEVATION
SCALE: 1/16" = 1'-0"



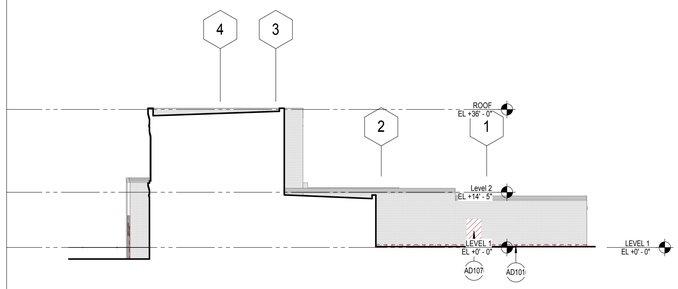
3 EAST DEMO ELEVATION
SCALE: 1/16" = 1'-0"



8 PARTIAL ELEVATION - WEST LOOKING NORTH
SCALE: 1/16" = 1'-0"



7 PARTIAL ELEVATION - WEST LOOKING SOUTH
SCALE: 1/16" = 1'-0"



6 PARTIAL ELEVATION - NORTH LOOKING WEST
SCALE: 1/16" = 1'-0"

GRAPHIC LEGEND

- WINDOW TAG (*) DESIGNATES MASONRY FILLED OPENING
- DOOR TAG
- ELEMENT TO BE REMOVED

GENERAL SHEET NOTES

A. REFER TO THE A0.X SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.

B. REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS SHEET.

C. REFER TO AND COORDINATE WITH CIVIL DRAWINGS FOR ALL FINISH GRADES.

D. REFER TO THE A4.4.X SERIES SHEETS FOR ENLARGED EXTERIOR ELEVATIONS.

E. REFER TO THE A5.4.X SERIES SHEETS FOR EXTERIOR WINDOW AND LOUVER FRAME ELEVATIONS.

F. FINISH FLOOR ELEVATIONS PROVIDED BY GENERAL CONTRACTOR. CONFIRM ALL CRITICAL FINISH FLOOR ELEVATIONS PRIOR TO CONSTRUCTION.

G. REFER TO DESIGN COALITION DOCUMENTATION FOR ADDITIONAL INFORMATION ON EXISTING OPENINGS.

SHEET KEYNOTES

AD101	REMOVE ENTIRE FLOOR STRUCTURE OR SLAB AS OCCURS IN THIS AREA.
AD102	REMOVE CONCRETE STAIR/RAMP
AD103	REMOVE ROOFING INCLUDING SHEATHING/DECKING
AD104	REMOVE DOOR, FRAME & ALL ASSOCIATED HARDWARE.
AD106	REMOVE WOOD 'DOGHOUSE' STRUCTURE.
AD107	REMOVE EXISTING BRICK, SALVAGE BRICK FOR FUTURE RE-USE. PREPARE OPENING FOR DOOR/WINDOW AS SCHEDULED.
AD108	EXISTING RAMP TO REMAIN.
AD109	EXISTING WINDOW FRAME AND MUNTINS TO REMAIN. REMOVE ALL BROKEN GLASS PANES.
AD110	REMOVE WOOD PANEL INFILL
AD111	PREPARE OPENING FOR NEW WINDOW/DOOR AND FRAME AS SCHEDULED.
AD112	EXISTING BRICK INFILL TO REMAIN.
AD114	REMOVE CMU INFILL.
AD115	REMOVE AND PROTECT EXISTING PARAPET CAP FOR REUSE.

EXISTING WINDOW SCHED

ID#	QTY.	MATERIAL
A	18	WOOD
B	8	WOOD
C	15	STEEL
D	2	STEEL
E	2	STEEL
F	4	BRICK
G	7	STEEL
H	5	STEEL
I	1	WOOD
J	1	MASONRY OPENING
K	1	WOOD
L	1	MASONRY OPENING
M	1	WOOD
N	4	MASONRY OPENING
O	1	STEEL
P	1	STEEL
Q	1	STEEL
R	5	NOT DOCUMENTED
S	8	BRICK INFILL
T	2	WOOD

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

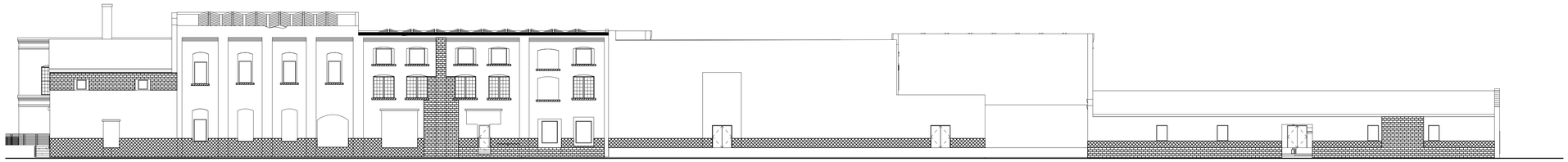
CITY OF MADISON WISCONSIN

SHEET TITLE
DEMO EXTERIOR BUILDING ELEVATIONS

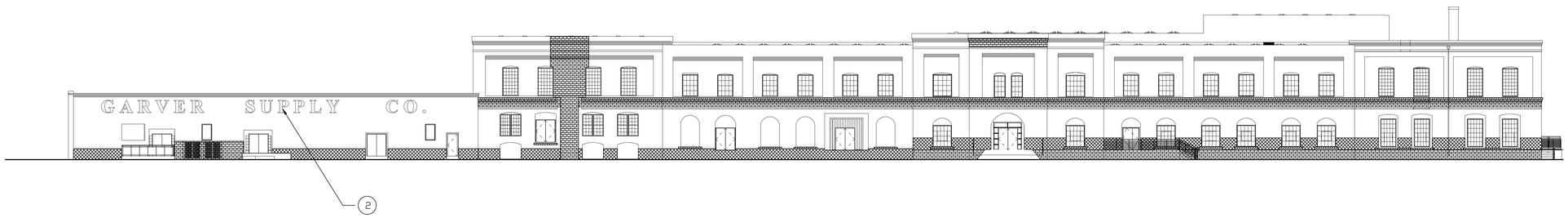
PROJECT NUMBER
20737.000

SHEET NUMBER
AD4.0.1

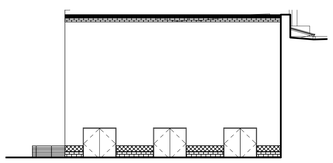
Plot Date: 5/9/2016 4:19:48 PM GRLM



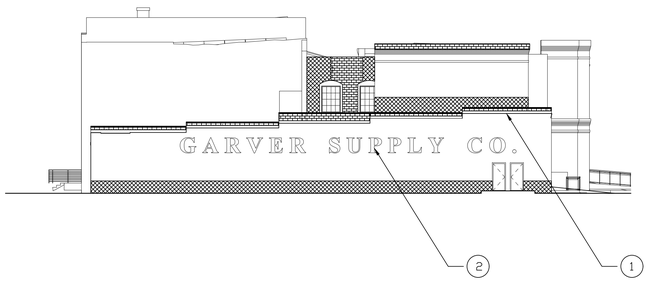
1 North
SCALE: 1/16" = 1'-0"



2 South
SCALE: 1/16" = 1'-0"

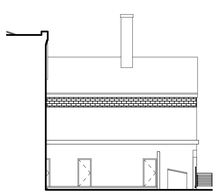


8 PARTIAL ELEVATION - NORTH LOOKING EAST1
SCALE: 1/16" = 1'-0"

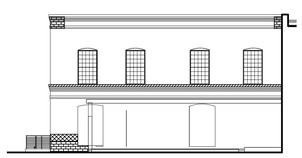


3 West
SCALE: 1/16" = 1'-0"

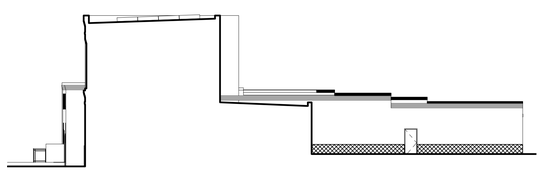
4 East
SCALE: 1/16" = 1'-0"



6 PARTIAL ELEVATION - WEST LOOKING NORTH1
SCALE: 1/16" = 1'-0"



7 PARTIAL ELEVATION - WEST LOOKING SOUTH
SCALE: 1/16" = 1'-0"



5 PARTIAL ELEVATION - NORTH LOOKING WEST1
SCALE: 1/16" = 1'-0"

GENERAL SHEET NOTES

A. REMOVE ALL GRAFFITI PER SPECIFICATIONS

B. SEE AS4.0.1 FOR REMOVAL OF CMU & BRICK WINDOW INFILL

REPAIR KEYNOTES

TUCKPOINTING

BRICK REPLACEMENT

REPLACE OR REHABILITATE SILL/BELT COURSE

REPLACE CLAY CAP WHERE BROKEN OR MISSING

REPLACE OR REPAIR INDIVIDUAL DAMAGED BRICKS OR JOINTS PER SPECIFICATIONS

TUCKPOINTING:
TYPICAL TUCKPOINTING IS THE REMOVAL OF SURFACE MORTAR TO A DEPTH OF 3/4 OF AN INCH AND REPLACING IT WITH SUITABLE MORTAR.

BRICK REPLACEMENT:
INVOLVES REPLACING ALL MISSING AND DAMAGED BRICK, SOMETIMES MULTIPLE WYTHES DEEP IN AREAS WHERE THE MASONRY IS DEFECTIVE.

REFERENCE KEYNOTES

1 RAISE PARAPET AS NEEDED TO ACCOMMODATE ROOF INSULATION

2 PRESERVE ORIGINAL SHADOW LETTERING

GARVER FEEDMILL REDEVELOPMENT PLAN

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASKATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE
		5/2/2016

SEALS AND SIGNATURES

SHEET TITLE
FACADE REPAIR
BUILDING ELEVATIONS

PROJECT NUMBER
20737.000

SHEET NUMBER
AR4.0.1

Plot Date: 4/19/2016 4:09:04 PM GRLM

SECTION 034500 – PRECAST ARCHITECTURAL CONCRETE

SCOPE

Include all materials and labor and incidentals for the cleaning and repair of existing limestone belt-course and sill.

PART I – GENERAL
SCOPE
SUBMITTALS
QUALITY ASSURANCE

PART 2 – PRODUCTS
ARCHITECTURAL PRECAST MATERIALS
MORTAR MATERIALS
MANUFACTURED REPAIR MATERIALS

PART 3 – EXECUTION
REMOVAL AND REPLACEMENT
REPOINTING ARCHITECTURAL PRECAST CONCRETE
CLEANING EXISTING ARCHITECTURAL PRECAST CONCRETE

PART 1 – GENERAL

SCOPE

Clean and repair of existing architectural precast concrete belt-course and sill including removal and reinstallation or replacement as necessary

SUBMITTALS

Supply product data for each type of architectural precast concrete on the building

Provide shop drawings showing architectural precast concrete units and jointing and relationship to adjacent materials.

Provide samples for architectural precast concrete on the building showing color and texture to be used.

QUALITY ASSURANCE

Stone restoration craftpersons are to be from an experienced stone restoration firm. Stone restoration firm to have completed work similar to that indicated for this project with a record of successful in-service performance.

PART 2 – PRODUCTS

ARCHITECTURAL PRECAST CONCRETE MATERIALS

Provide architectural precast concrete of variety, physical properties, color, texture, finish, size and shape to match architectural precast concrete.

Manufacturer shall submit for approval, prior to production of precast units, one sample representative of the actual elements as to quality and type of finish. Sample shall be at least 12" x 12" x 1" in size.

A minimum of 10 years successful experience in the fabrication of precast concrete units, similar to the units required for this project.

MORTAR MATERIALS

Prepare mortar in accordance with Specification Section 042113

MANUFACTURED REPAIR MATERIALS

Patching compound to be a factory mixed cementitious product that is custom manufactured for patching architectural precast concrete found on this building.

Use architectural precast concrete patching compound from Cathedral Stone Products, Hanover Maryland or equal.

Formulate stone patching compound in colors and textures to match architectural precast concrete being patched.

For architectural precast concrete to architectural precast concrete adhesives use a 2 part polyester or epoxy resin stone adhesive from Bonstone, Milwaukee, WI or equal.

Anchors and pins are to be as indicated on shop drawings. If not indicated all anchors and pins are to be fabricated from Type 304 Stainless Steel.

PART 3 – EXECUTION

REMOVAL AND REPLACEMENT

Remove architectural precast concrete that has deteriorated or is damaged beyond repair. Carefully remove or demolish entire stone units from joint to joint without damaging surrounding stone. Remove such that replacement stone will be used in full size units.

Support and protect remaining architectural precast concrete surrounding removal area. Maintain flashing, reinforcement, lintels and adjoining construction in an undamaged condition.

Remove mortar, loose particles, and soil from architectural precast concrete by cleaning with brushes, chisels and water. Clean architectural precast concrete surrounding removal areas by removing mortar, dust and loose particles in preparation for replacement.

Install replacement architectural precast concrete into bonding and coursing pattern of existing architectural precast concrete.

Maintain joint width for replacement architectural precast concrete to match existing joints.

Use setting buttons or shims to set architectural precast concrete accurately spaced and with uniform joints.

Set replacement architectural precast concrete with completely filled bed, head and collar joints. Butter vertical joints for full width before setting and set units in full bed of mortar unless otherwise indicated. Replace existing anchors with new anchors as required.

REPOINTING STONEWORK

Remove mortar to a depth of ¾" or more using tools that do not damage adjacent materials.

Brush, vaccum or flush joints to remove dirt and loose debris after mortar has been removed at the joints.

Rinse joint surfaces with water to remove any remaining dust or mortar particles.

Apply pointing mortar in layers not greater than 3/8". Fully compact each layer and allow to become thumbprint hard before applying the next layer.

When mortar is sufficiently hard to support units, remove shims and other devices interfering with pointing of joints.

Tool exposed mortar joints in repaired areas to match joints of surrounding existing stonework. After mortar has fully hardened, thoroughly clean exposed stone surfaces of excess mortar and foreign matter using wood scrapers, stiff nylon or fiber brushes and clean water spray applied at low pressure. Do not use metal scrapers or metal brushes. Do not use acidic or alkaline cleaners.

CLEANING EXISTING ARCHITECTURAL PRECAST CONCRETE

Wet stone with cold water applied by low pressure spray.

Scrub architectural precast concrete with detergent solution using medium nylon or natural bristle brushes until soil is thoroughly dislodged and can be removed by rinsing.

Rinse with cold water applied by low pressure spray to remove detergent and soil.

SECTION 040140 MAINTENACE OF STONE ASSEMBLIES

SCOPE

Include all materials and labor and incidentals for the cleaning and repair of existing limestone belt-course and sill.

PART I – GENERAL
SCOPE
SUBMITTALS
QUALITY ASSURANCE

PART 2 – PRODUCTS
STONE MATERIALS
MORTAR MATERIALS
MANUFACTURED REPAIR MATERIALS

PART 3 – EXECUTION
REMOVAL AND REPLACEMENT
REPOINTING STONEWORK
CLEANING EXISTING STONEWORK

PART 1 – GENERAL

SCOPE

Clean and repair of existing stone belt-course and sill including removal and reinstallation or replacement as necessary

SUBMITTALS

Supply product data for each type of stone on the building

Provide shop drawings showing stone units and jointing and relationship to adjacent materials.

Provide samples for each type of stone on the building showing color and texture to be used.

QUALITY ASSURANCE

Stone restoration craftpersons are to be from an experienced stone restoration firm. Stone restoration firm to have completed work similar to that indicated for this project with a record of successful in-service performance.

PART 2 – PRODUCTS

STONE MATERIALS

Provide natural building stone of variety, physical properties, color, texture, grain, veining, finish, size and shape to match existing stone.

MORTAR MATERIALS

Prepare mortar in accordance with Specification Section 042113

MANUFACTURED REPAIR MATERIALS

Stone patching compound to be a factory mixed cementitious product that is custom manufactured for patching stone found on this building.

Use stone patching compound from Cathedral Stone Products, Hanover, Maryland or equal.

Formulate stone patching compound in colors, textures, and grain to match stone being patched.

For stone to stone adhesives use a 2 part polyester or epoxy resin stone adhesive from Bonstone, Milwaukee WI or equal specifically manufactured for the type of stone found on this building.

Stone anchors and pins are to be as indicated on shop drawings. If not indicated all anchors and pins are to be fabricated from Type 304 Stainless Steel.

PART 3 – EXECUTION

REMOVAL AND REPLACEMENT

Remove stone that has deteriorated or is damaged beyond repair. Carefully remove or demolish entire stone units from joint to joint without damaging surrounding stone. Remove such that replacement stone will be used in full size units.

Support and protect remaining stonework surrounding removal area. Maintain flashing, reinforcement, lintels and adjoining construction in an undamaged condition.

Remove mortar, loose particles, and soil from stone by cleaning with brushes, chisels and water. Clean stone surrounding removal areas by removing mortar, dust and loose particles in preparation for replacement.

Install replacement stone into bonding and coursing pattern of existing stone.

Maintain joint width for replacement stone to match existing joints.

Use setting buttons or shims to set stone accurately spaced and with uniform joints.

Set replacement stone with completely filled bed, head and collar joints. Butter vertical joints for full width before setting and set units in full bed of mortar unless otherwise indicated. Replace existing anchors with new anchors as required.

REPOINTING STONEWORK

Remove mortar to a depth of ¾" or more using tools that do not damage adjacent materials.

Brush, vaccum or flush joints to remove dirt and loose debris after mortar has been removed at the joints.

Rinse joint surfaces with water to remove any remaining dust or mortar particles.

Apply pointing mortar in layers not greater than 3/8". Fully compact each layer and allow to become thumbprint hard before applying the next layer.

When mortar is sufficiently hard to support units, remove shims and other devices interfering with pointing of joints.

Tool exposed mortar joints in repaired areas to match joints of surrounding existing stonework.

After mortar has fully hardened, thoroughly clean exposed stone surfaces of excess mortar and foreign matter using wood scrapers, stiff nylon or fiber brushes and clean water spray applied at low pressure. Do not use metal scrapers or metal brushes. Do not use acidic or alkaline cleaners.

CLEANING EXISTING STONEWORK

Wet stone with cold water applied by low pressure spray.

Scrub stone with detergent solution using medium nylon or natural bristle brushes until soil is thoroughly dislodged and can be removed by rinsing.

Rinse with cold water applied by low pressure spray to remove detergent and soil.

SECTION 042113 BRICK MASONRY

SCOPE
The work outlined in this section shall include everything necessary for and incidental to the execution and completion of all work specified herein. The general extent of the exterior masonry and related work includes brick repair and replacement and parapet building for added parapet height required for the purpose of installing rigid insulation on roof with parapet flashing. Currently the parapet height is such that roof insulation cannot be installed.

Included are the following topics:

PART 1 – GENERAL
Scope Summary
Quality Assurance
Submittals
Product Delivery, Storage and Handling
Environmental Requirements
PART 2 – PRODUCTS
Brick Masonry Units
Mortar Materials
PART 3 – EXECUTION
Substrate Preparation
Brick Removal and Replacement
Tuckpointing
Cleaning

PART 1 - GENERAL

SCOPE SUMMARY
Section includes construction of new brick masonry parapets and maintenance of unit masonry consisting of brick clay masonry restoration as follows:

Repairing unit masonry, including replacing units
Repointing joints

QUALITY ASSURANCE

Restoration Specialist Qualifications: Engage experienced masonry restoration firm with 10 or more years of experience with similar projects to perform work. Firm shall have completed work similar in materials, design and extent to that indicated for this project with a record of successful in service performance. Experience installing standard unit masonry is not sufficient experience for masonry restoration work.

Restoration Worker Qualifications: Only skilled masons who are familiar and experienced with the materials and methods specified and are familiar with the design requirements shall be used for masonry restoration.

Repointing Mockups: Prepare two separate samples areas of approximately 36" x 36" for each type of repointing required. One sample will be for demonstrating methods and quality of workmanship expected in removal of mortar from joints and the other for demonstrating the quality of material and workmanship expected in pointing mortar joints. Samples should cure a minimum of 14 days prior to inspection by Owner and Architect/Engineer. Inspection shall be based on a viewing distance of 10 feet from wall surface.

SUBMITTALS
Submit product data for masonry cleaning materials
Submit samples of face brick.

PRODUCT DELIVERY, STORAGE AND HANDLING
Deliver all materials in their original unopened containers with all markings intact.
Store by stacking on pallets the salvaged existing face brick.

ENVIRONMENTAL REQUIREMENTS
Cleaning shall be performed only when the outside air temperature exceeds 40 degrees Fahrenheit.
Pointing shall be performed only when the outside air temperature exceeds 40 degrees Fahrenheit.
Bricks shall be replaced only when the outside air temperature exceeds 40 degrees Fahrenheit.

PART 2 – PRODUCTS

BRICK MASONRY UNITS

Salvaged Face Brick

Salvaging of brick for reinstallation at this building is intended to be used for face brick and is intended to be used on all elevations. If an insufficient quantity of salvaged units from this building is not available reclaimed brick can be used.

Brick units salvaged from this building for re-used shall be sound and cleaned free of mortar and dirt. No chips larger than the size of a quarter will be permitted. The contractor and architect shall review salvaged brick units at the start of the project to establish acceptable criteria for acceptance of salvaged units.

Face Brick

Use reclaimed brick for face brick units.

Size, texture and color of reclaimed face brick shall match existing bricks. The process of selecting an appropriate replacement brick unit may require several submittals by the contractor.

The contractor shall provide uncored brick for corners, jambs, sills and special shapes where required.

Corner and jamb units shall have finished faces on the two adjacent sides of the units.

Header brick units shall have a finished face on one end.

Common Brick

Common brick units salvaged from other buildings can be used on this building for backup as long as they are sound, in good condition, similar in size, cleaned and free of mortar and dirt, and free of spalls or chips larger than a one inch sphere.

MORTAR

Mortar Measuring

Measure cementitious materials and sand in a dry condition by volume or equivalent weight. Do not measure by shovel, use known measure. Mix materials in a clean mechanical batch mixer.

Mortar Mixing

Thoroughly mix cementitious materials and sand together before adding any water. Then mix again adding only enough water to produce a damp, unworkable mix that will retain its form when pressed into a ball. Maintain mortar in this dampened condition for 30 to 60 minutes. Add remaining water in small portions until mortar reaches desired consistency. Use mortar within 2 ½ hours of initial hydrating. Mortar may be retempered during this 2 ½ hour period.

Mortar Proportions: Mix mortar in the following proportions as determined by Schmitt Technical Services report dated January 9, 2013:

One part Portland cement, 1.2 parts hydrated lime and 2.6 parts sand.

Schmitt Technical Services Report

REFER TO SHEET FR 102 FOR THE SCHMITT TECHNICAL SERVICES REPORT

PART 3 – EXECUTION

SUBSTRATE PREPERATION

Exterior masonry surfaces shall be inspected for cracks and or/defective mortar joints and for missing brick.

Any mortar joint that is loose, porous, crumbled, cracked, badly weathered (deeper than 1/8" behind original mortar joint raked depth), unbonded to adjacent masonry units, or a potential source of leakage shall be deemed defective.

Any mortar joint that lacks mortar or has lost bond, which can be detected from a maximum distance of 10 feet under clear skies during daylight times shall be deemed defective.

Any previously repaired movement crack or mortar joint with sealant shall be deemed defective.

Spalled, cracked, broken or otherwise defective brick shall be removed and replaced using brick and mortar as indicated herein.

All cracks and/or defective mortar shall be cut out or ground out to a minimum depth of ¾".

Where mortar is broken loose beyond a depth of ¾", remove to the full depth of the breakage where firm solid mortar is encountered and tuckpoint. All joints must be cut clean of unsound mortar material in a square manner full depth of cut.

Following this cleaning, the joint shall be thoroughly moistened. The joint shall be damp, but without free water on the surface at the time of pointing.

The cutting of joints and cracks shall be done with suitable tools, either hand tools or mechanical equipment, in such a manner as will not loosen adjacent joints or injure the corners of the masonry units.

After the joint has been cut out, all loose material shall be removed by brush, air jet, or water stream.

Any spalled, broken, or missing brick which can be detected from a maximum distance of 10 feet under clear skies during daylight times shall be deemed defective.

Facing brick which is spalled 1/8" or greater in depth over 10% or more of the face area shall be removed and replaced.

BRICK REMOVAL AND REPLACEMENT

At locations indicated, remove bricks that are damaged, spalled, or deteriorated or are to be reused. Carefully demolish or remove entire units from joint to joint, without damaging surrounding masonry, in a manner that permits replacement with full size units.

Support and protect remaining masonry that surrounds removal area. Maintain flashing, reinforcement, lintels, and adjoining construction in an undamaged condition.

Remove in an undamaged condition as many whole bricks as possible.

Remove mortar, loose particles, and soil from removed brick by cleaning with hand chisels, brushes and water.

Clean bricks surrounding removal areas by removing mortar, dust, and loose particles in preparation for replacement.

Replace removed damaged brick with other removed brick or reclaimed brick in good quality. Do not use broken units.

Install replacement brick into bonding and coursing pattern of existing brick. If cutting is required, use a motor driven saw designed to cut masonry with clean, sharp, unchipped edges.

Maintain joint width for replacement units to match existing joints.

Lay replacement brick with completely filled bed, head and collar joints. Butter ends with sufficient mortar to fill head joints and shove into place. Wet both replacement and surrounding bricks. Use wetting methods that ensure that units are nearly saturated but surface is dry when laid.

Tool exposed mortar joints in repaired areas to match joints of surrounding existing brickwork.

Rake out mortar used for laying brick before mortar sets and point new mortar joints in repaired area to comply with requirements for repointing existing masonry.

When mortar is sufficiently hard to support units, remove shims and other devices interfering with pointing of joints.

TUCKPOINTING

With joint damp, the joint shall be completely filled with mortar placed in layers and firmly pressed into place.

Following at the proper interval, the joint shall be compressed and tooled with a smooth rounded iron of selected width to produce a smooth, dense surface, very slightly concave, or similar depth as typically existing, and tightly pressed against the edges of the masonry units. Complete by gently brushing face of joint to match existing rough texture.

CLEANING

After mortar has fully hardened, thoroughly clean exposed masonry surfaces of excess mortar and foreign matter; use wood scrapers, medium or stiff nylon or fiber brushes, and clean water, spray applied at low pressure. No metal scrapers or brushes are to be use. No acidic or alkaline cleaners are to be used.

SECTION 043010 CLAY WALL COPING

PART 1 - GENERAL

Furnish all labor, materials, tools and equipment to perform all work necessary and incidental to providing and installing new clay wall coping where missing and for removing and reinstalling existing clay wall coping.

PART 2 – PRODUCTS

Clay wall coping shall be the product of an established specialty plant. The plant shall be that of a producer recognized by the industry as a manufacturer of this type of material, who can show successful completion of work of comparable quality and scope.

New clay wall coping shall match existing wall coping in size, glaze color, texture, profile and shape. Full size clay wall coping samples shall be submitted to architect for approval.

New clay wall coping shall be free of crazing, blisters, pinholes, staining, chipping or other imperfections as viewed from 15 feet away.

Clay wall coping that is removed and reinstalled shall be cleaned of all remaining setting bed materials including, but not limited to, mortar and sealant. All dirt and debris shall be removed from all faces of the clay wall coping prior to reinstallation.

All material shall be delivered, stored and handled so as to prevent deterioration or the intrusion of any foreign matter. Materials shall be stored off ground to prevent contamination by mud, dust or materials likely to cause staining or other defects.

Clay wall coping shall be supplied by Superior Clay Corporation, Uhrichsville, Ohio or equal.

PART 3 – EXECUTION

Wet all clay coping bed surfaces thoroughly prior to installation.

Set all clay copings in full beds of mortar. Set true and level.

After each unit is set remove excess mortar or mortar smears. Where mortar residue remains use proprietary cleaners only such as detergents or mild acids such as citrus acids. No hydrochloric, hydrofluoric or muriatic acids are to be used.

SECTION 045100 EXISTING MASONRY CLEANING

PART 1 - GENERAL

Furnish all labor, materials, tools and equipment and perform all work necessary for and incidental to cleaning brick and clay coping as specified herein.

The purpose of the cleaning is to remove dirt, stains, crusts and surface contamination without damage to the existing masonry surfaces. Also includes removal of paint graffiti. The result of the cleaning is not expected to return the façade to 100% clean or new appearance.

Perform cleaning mockup samples for review and approval by architect. Mockup samples are to be used as the standards for the project.

PART 2 – PRODUCTS

Water used for cleaning is to be potable water.

Water shall be heated to a temperature of 140 to 160 degrees Fahrenheit.

Job-Mixed Detergent Solution : Solution is to be prepared by mixing 2 cups of tetrasodium polyphosphate, ½ cup of laundry detergent and the balance to be hot water for every 5 gallons of cleaning solution.

Medium bristle brushes with natural fibers or plastic fibers.

Light duty paint strippers such as Cathedral Stone Products S-303 paint stripper or equal for use on graffiti.

PART 3 – EXECUTION

Wet masonry with cold water applied with by low pressure spray.

Scrub masonry with detergent solution using medium bristle brushes until soil is thoroughly dislodged and can be removed by rinsing.

Rinse with cold water applied by medium pressure spray to remove detergent and soil. Spray pressure to be no higher than 200 psi.

For removal of graffiti apply and remove stripper per manufacturer's recommended application and removal instructions. Collect lifted paint and dispose of in accordance with local, state and federal government regulations.

GENERAL SHEET NOTES

A. REMOVE ALL GRAFFITI PER SPECIFICATIONS

B. SEE AS4.0.1 FOR REMOVAL OF CMU & BRICK WINDOW INFILL

REPAIR KE□NOTES

TUCKPOINTING

BRICK REPLACEMENT

REPLACE OR REHABILITATE SILL/BELT COURSE

REPLACE CLAY CAP WHERE BROKEN OR MISSING

REPLACE OR REPAIR INDIVIDUAL DAMAGED BRICKS OR JOINTS PER SPECIFICATIONS

TUCKPOINTING:
TYPICAL TUCKPOINTING IS THE REMOVAL OF SURFACE MORTAR TO A DEPTH OF 3/4 OF AN INCH AND REPLACING IT WITH SUITABLE MORTAR.

BRICK REPLACEMENT:
INVOLVES REPLACING ALL MISSING AND DAMAGED BRICK, SOMETIMES MULTIPLE WYTHES DEEP IN AREAS WHERE THE MASONRY IS DEFECTIVE.

REFERENCE KE□NOTES

1. RAISE PARAPET AS NEEDED TO ACCOMMODATE ROOF INSULATION
2. PRESERVE ORIGINAL SHADOW LETTERING

GARVER FEEDMILL REDEVELOPMENT PLAN

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC

design coalition
Architects • Madison,WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE
		5/2/2016

SEALS AND SIGNATURES

SHEET TITLE

FACADE REPAIR SPECIFICATIONS

PROJECT NUMBER

SHEET NUMBER

AR4.0.2

Plot Date: 4/19/2016 4:09:04 PM GRLM

SCHMITT TECHNICAL SERVICES REPORT

Schmitt
Technical Services, Inc.

January 9, 2013

Mr. Peter Anderson
Facility Engineering, Inc
101 Dempsey Road
Madison, WI 53714

RE: Laboratory Analysis on Brick and Masonry Mortar, Garver Feed Mill Evaluation Project, Madison, WI

Dear Mr. Anderson

Schmitt Technical Services, Inc. (STS) has completedlaboratory testing to evaluate condition, composition and quality of samples taken from clay brick and masonry mortar as part of an evaluation into reuse of existing structures at the Garver Feed Mill, Madison, WI. The Garver Mill building was reported to be constructed in 1905/1906. The samples were received at STS on December 12, 2012. Sample identifications are provided in Table 1.

Table 1 Sample Identifications, Descriptions and Tests Performed

Facility Eng. ID	Sample Description	Test(s) Performed
(I)ASL5	Two Masonry Mortar Fragments	ASTM C 1324
(I)ASLM	Clay Brick	ASTM C 67 Suction, Absorption & Sat. Coeff.
(E)ASSM M	Clay Brick	ASTM C 67 Suction, Absorption & Sat. Coeff.
(E)ASM5 C	Clay Brick	ASTM C 67 Compressive Strength
(I)ASM6 C	Clay Brick	ASTM C 67 Compressive Strength
(I)BEH1 C	Clay Brick	ASTM C 67 Compressive Strength
(I)DELI M	Clay Brick	ASTM C 67 Suction, Absorption & Sat. Coeff.
(I)EELI M	Clay Brick	ASTM C 67 Suction, Absorption & Sat. Coeff.
(I)EEH1 C	Clay Brick	ASTM C 67 Compressive Strength
(E)FNLI M	Clay Brick	ASTM C 67 Suction, Absorption & Sat. Coeff.
(E)GWL1 C	Clay Brick	ASTM C 67 Compressive Strength

The following analyses were performed

(a) Petrographic and chemical analysis on the masonry mortar to determine the cementitious to sand ratio and masonry type by ASTM C1324 and

(b) Combined physical testing (absorption, compressive strength and saturation coefficient according to ASTM C 67) on clay brick samples.

FINDINGS AND CONCLUSIONS

Subject to the qualifications in the attached Appendix A, the following findings and conclusions are made:

1. The mortarsample was analyzed for calcium oxide, insoluble residue and loss on ignition (LOI) at 105°C, 550°C and 950°C. From this data, composition content of the hardened sample was calculated. Results are summarized in Table 2 below.

Table 2. Chemical Analysis Results for Garver Feed Mill Masonry Mortar (ASTM C 1324)

STS Project No.:	12098	Report Date:	Jan. 9, 2013
Client:	Facility Engineering	Examined by:	James Schmitt
Project:	Garver Feed Mill Evaluation	Method:	ASTM C 1324
Location:	Madison, WI	Analyst:	Elizabeth Otteson
Submitter:	Peter Bluechl-Anderson		
Lab Determined Composition (as %)			**Mortar**
Calcium oxide			42.39
Insoluble Residue (Sand)			55.73
L.O.I. @ 105° C			0.66
L.O.I. @ 550° C			3.80
L.O.I. @ 950° C			9.22
Calculated Composition[1]			Mortar
Portland Cement, %			52.34
Hydrated Lime, %			8.40
Sand, %			35.73
PC: Hydrated Lime: Sand Volumetric Proportions			**1.0:1.2:2.6**

Notes: (1) Ratios are calculated based on loose volumetric proportions, using loose bulk density of 94 pcf for Portland Cement (PC), 40 pcf for hydrated lime and 80 pcf for sand.

2. Thus, the chemical analysis determined the Portland cement-hydrated lime-to-aggregate ratio of the masonry mortar to be:

Mortar Sample (Portland Cement: Hydrated Lime: Aggregate Volumetric Proportions)	
Mortar	1.0: 1.2: 2.6

3. Petrographic examination reveals the masonry mortar to be composed of a mixture of calcareous and siliceous (primarily quartz and dolomite), natural sand as aggregate (Figure 3) encased in a highly carbonated Portland cement paste matrix (Figure 4). Measured maximum aggregate size is 3 mm (0.12 in. or passing the No. 4 US standard mesh sieve screen). Coarser sizes are scarce. Most of the aggregate is finer than 0.5 mm (or passing a 35 mesh screen; Figure 3). Thus, the aggregate is close to, but slightly finer

than the gradation required in ASTM C 144 (Standard Specification for Aggregate for Masonry Mortar). The sand appears durable and is performing as intended. This sand is typical of glacial sands in the region often used as concrete and masonry aggregate.

4. A small amount of hydrated lime is present in the mortar matrixas cement sized balls (Figure 3) and is estimated to be less than 1%, by volume of paste (see also Table 2). No supplementary cementitious materials are observed. The cement is well-hydrated as there are very few residual cement particles or even relicts of cement particles present.Properties of the mortar suggest a water-cement ratio estimated to be in the range of 0.45-to-0.55. However, the paste now is soft, very porous and contains numerous microcracks (Figure 5), likely a result of freeze-thaw damage. Many of these microcracks are lined to filled with secondary calcium carbonate, suggesting moisture has migrated through the mortar, leached calcium from the cement paste and redeposited the calcium as calcium carbonate.

5. The mortar is non-air entrained with many of the voids being small-to-large and irregularly shaped. Air content is estimated to be 8-to-12%. The air voids are lined with secondary deposits of calcium carbonate and ettringite, also suggesting migration of moisture into the mortar, and thus, being susceptible to freeze-thaw damage when saturated.

6. Petrographic observations and the mortar proportions provided in Table 2yield a composition that would be similar to a Type O Cement-Lime Mortar, as classifiedin ASTM C 270, "Standard Specification for Mortar for Masonry Units", even though ASTM C 270 was not in existence at the time this mortar was placed. An ASTM C 270 Type O Cement-Lime Mortar is required to have a 28 day, minimum, average compressive strength of 350 psi, Table X1.1 of the Appendix of ASTM C 270 indicates a Type O mortar is suitable for interior, non-load bearing partitions and exterior above grade, non-load bearing walls that are not likely to be frozen when saturated.

7. Brick compressive strength test results are provided in Table 3 below.

Table 3 - ASTM C 67 Brick Compressive Strength Test Results

Facility Eng. ID	(I)ASM5 C	(I)ASM6 C	(I)BEH1 C	(I)EEH1 C	(E)GWL1 C	Average
Length (in)	3.95	3.89	3.89	3.95	3.86	----
Width (in)	3.24	3.22	3.65	3.27	3.24	----
Area (sq. in)	14.8	14.5	14.2	14.9	14.4	----
Load (lbs)	35,670	28,020	30,640	34,930	37,020	----
Compressive Strength (psi)	2,475	1,935	2,160	2,345	2,565	2,283

Notes: Bricks had numerous cracks, chips and imperfections.

8. ASTM C 62, "Standard Specification for Building Brick (Solid Masonry Units Made from Clay or Shale)" requires that for exposure to severe weathering conditions (Grade SW), brick must have a minimum compressive strength of 2,500 psi for an individual brick and 3,000 psi for an average of 5 bricks. Data in Table 3 indicate the in place project brick do not meet the average strength requirement and only one of the five bricks tested meets the individual strength requirement. The data does suggest some variability in strength, possibly due to certain locations being in better condition and higher strength than others. Thus, the data has to be analyzed against the field survey observations.

9. Brick absorption test results are provided in Table 4 below.

Table 4 - ASTM C 67 Brick Absorption Test Results

Facility Eng. ID	(I)ASM1 M	(E)ASM1 M	(E)DEL1 M	(I)EEL1 M	(E)FNL1 M	Average
Initial Rate of Absorption (g/min/30in²)	27.8	13.0	21.9	11.0	9.9	20.7
24 Hr. Absorption (%)	21.2	19.5	16.6	10.7	13.5	16.3
5 Hr. Boil Absorption (%)	26.8	22.6	19.0	15.2	15.7	19.9
Saturation Coefficient	0.79	0.86	0.87	0.70	0.86	0.82

Notes: Initial rate of absorption was determined on air dry weight

10. For new building construction, the Wisconsin Department of Administration, Division of State Facilities (DSF) requires the initial rate of absorption to be a minimum of 3 g/min/30in² for an individual brick and a minimum of 5 g/min/30in² for an average of five bricks. The project bricks meet this requirement. DSF also requires the initial rate of absorption to be a maximum of 25 g/min/30in² for an individual brick and a maximum of 20 g/min/30in² for an average of five bricks. The individual maximum requirement is exceeded in two of the bricks and the average of 5 is at the upper limit requirement. Again, the data has to be analyzed against the field survey observations to best sort out this variability.

11. ASTM C 62 also has requirements pertaining to severe weathering conditions for absorption and saturation coefficient. For Grade SW brick, the 24 hour absorption should not exceed 8% for 5 individual bricks. All of the bricks exceed the 8% requirement.

12. ASTM C 62 states that if the 24 hour absorption requirement is exceeded, the brick should be evaluated by both the 5 hour boil absorption and the saturation coefficient. Five hour boil absorption (for Grade SW) should not exceed 17% for an average of 5 bricks and 20% for an individual brick. Two of the bricks exceed the individual maximum requirement for 5-hour boil absorption. The average of five bricks for the 5-hour boil exceeds the maximum limit

13. ASTM C 62 states the saturation coefficient shall not exceed 0.78 for an average of 5 bricks and 0.80 for an individual brick. Three of the bricks exceed the maximum saturation coefficient for individual brick. The average of five bricks exceeds the 0.78 requirement.

14. Based on the testing and analyses performed, condition and quality of the masonry is variable depending on location. In some areas, the present quality is poor. In other areas, the condition and quality is marginal. Additional brick testing should be done to further delineate acceptable from nonusable areas. It should be noted that none of the existing project masonry is even close to the quality and long-term, lower maintenance of new masonry.

Additional details of the petrographic examination are provided later in this report.

LABORATORY PROCEDURES

Chemical Analysis

Chemical analysis of the mortar was performed per ASTM C 1324, "Standard Test Method for Examination and Analysis of Hardened Masonry Mortar." Determination of calcium oxide level was performed using ASTM C114, "Standard Test Method for Chemical Analysis of Hydraulic Cement: Section 9: Ammonium Hydroxide and Section 15: Calcium Oxide".

Petrographic Analysis

The mortar was examined using techniques and procedures outlined in ASTM C 1324, "Standard Test Method for Examination and Analysis of Hardened Masonry Mortar" And ASTM C 856, "Standard Practice for Petrographic Examination of Hardened Concrete" and the Federal Highway Administration's Publication No. FHWA-HRT-04-150, "Petrographic Methods of Examining Hardened Concrete: A Petrographic Manual."

The mortar examination included sawing the sample longitudinally; followed by lapping one half of the sawed slice with successively finer lapping grits to produce a finely ground (and nearly polished) surface of the entire mortar thickness. The lapped surface and freshly broken surfaces of the specimen were examined visually (with the unaided eye) and under a stereomicroscope at magnifications of 7 to 40X.

In addition, a thin section was made from the mortar, as were temporary, crushed fragment (i.e., "powder or immersion") mounts. The thin section and immersion mounts were examined under plane and cross-polarized light at magnifications of 50 to 400X using a polarizing light microscope.

Estimates of water-to-cement ratio were done using techniques outlined in FHWA-HRT-04-150 and methods developed by Dr. Donald Campbell (unpublished).

Physical Testing of Clay Brick

Absorption, compressive strength, initial rate of absorption (suction) and saturation coefficient of the clay brick were determined using methods outlined in ASTM C 67, "Standard Test Methods for Sampling and Testing Brick and Structural Clay Tile."

PETROGRAPHIC EXAMINATION

Masonry Mortar

General Description

The sample consists of two (2) mortar fragments identified as "(I) ASL5" (Figures 1 and 2). One fragment has dimensions of 2-1/4 in. by 3 in. by ½ in.The other fragment has dimensions of 3 in. by 3-3/4 in. by ½ in.The top and bottom surfaces of the fragments are flat imprints of adjacent brick; thus, the specimens represent the full thickness of a mortar joint. Side of the fragments are mostly broken surfaces, although a few surfaces are weathered, tooled mortar surfaces and one surface is the overflow spillage of the back side of a brick.

Mortar Aggregates

The aggregate is uniformly dispersed throughout the mortar. Measured maximum aggregate size is 3mm (0.12 in or passing the No. 4 US standard mesh sieve screen). However, coarser sizes are rare. Most of the aggregate is finer than 0.5 mm (or passing a 35 mesh screen; Figure 3). The aggregate is close to but slightly finer than the gradation required in ASTM C 144 (Standard Specification for Aggregate for Masonry Mortar)

Aggregate is natural sand composed of a wide variety of rock and mineral types including quartz, feldspar, chert, chalcedony, dolomite and granite (Figure 4). Quartz is the most prominent mineral component of the aggregate. Aggregate is translucent, brown, tan and beige. Aggregate is hard; dense; sub-angular to well-rounded; mainly equant in shape and has a smooth surface texture.

The aggregate does not exhibit deterioration or evidence of poor service performance. Rather, the aggregate observed appears to be performing as intended.

Mortar Cement Paste

Cement paste is white, fairly soft, highly porous and weakly bonded to aggregate particles. Paste exhibits a porcelainous luster, amorphous to saccharoidal texture and an irregular fracture. Cement paste is extensively carbonated (Figure 4).

The cement is well-hydrated as there are very few residual cement particles or even relicts of cement particles present. Calcium hydroxide content, a normal hydration product, cannot be discerned due to extensive paste carbonation. Hydrated lime is present in the mortar (Figure 3).

Properties of the paste previously described are evaluated to provide an estimate of the water-to-cement ratio. Based on paste properties observed, water-cement ratio is estimated to be moderate, that is, estimated to be in the range of 0.45-to-0.55.

There are numerous microcracks in the paste (Figure 5), likely a result of freeze-thaw damage. Many of these microcracks are lined to filled with secondary calcium carbonate, suggesting moisture has migrated through the mortar, leached calcium from the cement paste and redeposited the calcium as calcium carbonate.

Mortar Air Voids

There are numerous small-to-large, irregularly shaped voids typical of entrapped air (Figure 4), but no smaller spherical voids typical of entrained air. Therefore, the mortar is non-air entrained.

Air content is estimated to be 8-to-12%, by volume. The air voids are lined secondary deposits of calcium carbonate and ettringite, suggesting migration of moisture into the mortar.

*****

We sincerely appreciate your choice of Schmitt Technical Services, Inc. to assist you in this evaluation. If you have any questions or need additional consultation, please contact us.

Sincerely,

Schmitt Technical Services, Inc.

James W. Schmitt, P.E.
Principal/President

JWS/jws

Attachments

Elizabeth M. Otteson
Chemist/Manager Chemistry Services

Figure 1. Mortar Sample "(I) ASL5" as received in the laboratory for testing. Top scale is in centimeters. Bottom scale is in inches.

Figure 2. Another view of Mortar Sample "(I) ASL5" as received in the laboratory for testing. Top scale is in centimeters. Bottom scale is in inches.

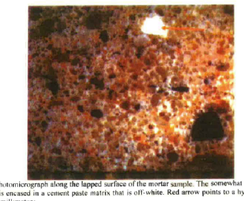


Figure 3. Photomicrograph along the lapped surface of the mortar sample. The somewhat fine natural sand aggregate is encased in a cement paste matrix that is off-white. Red arrow points to a hydrated lime ball. Scale is in millimeters.

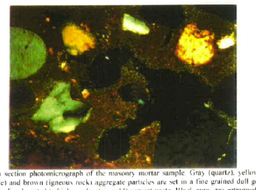


Figure 4. Thin section photomicrograph of the masonry mortar sample. Gray (quartz), yellow (quartz), gold (dolomite) and brown (igneous rock) aggregate particles are set in a fine grained dull gold to dull bronze matrix of carbonated (which is why it is gold) cement paste. Black areas are entrapped air voids. 100x magnification. Crossed polarized light.

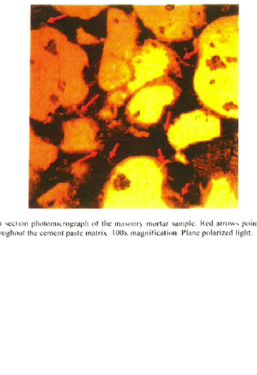


Figure 5. Thin section photomicrograph of the masonry mortar sample. Red arrows point to microcracks prevalent throughout the cement paste matrix. 100x magnification. Plane polarized light.

GENERAL SHEET NOTES

A. REMOVE ALL GRAFFITI PER SPECIFICATIONS

B. SEE AS4.0.1 FOR REMOVAL OF CMU & BRICK WINDOW INFILL

REPAIR KEYNOTES

TUCKPOINTING

BRICK REPLACEMENT

REPLACE OR REHABILITATE SILL/BELT COURSE

REPLACE CLAY CAP WHERE BROKEN OR MISSING

REPLACE OR REPAIR INDIVIDUAL DAMAGED BRICKS OR JOINTS PER SPECIFICATIONS

TUCKPOINTING:
TYPICAL TUCKPOINTING IS THE REMOVAL OF SURFACE MORTAR TO A DEPTH OF 3/4 OF AN INCH AND REPLACING IT WITH SUITABLE MORTAR.

BRICK REPLACEMENT:
INVOLVES REPLACING ALL MISSING AND DAMAGED BRICK, SOMETIMES MULTIPLE WYTHES DEEP IN AREAS WHERE THE MASONRY IS DEFECTIVE.

REFERENCE KEYNOTES

1. RAISE PARAPET AS NEEDED TO ACCOMMODATE ROOF INSULATION
2. PRESERVE ORIGINAL SHADOW LETTERING

GARVER FEEDMILL REDEVELOPMENT PLAN

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison,WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE
		5/2/2016

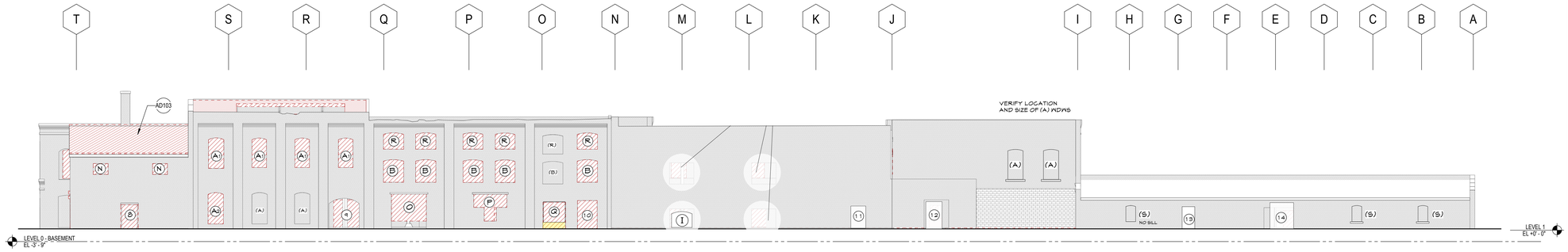
SEALS AND SIGNATURES

SHEET TITLE
SCHMITT TECHNICAL SERVICES REPORT

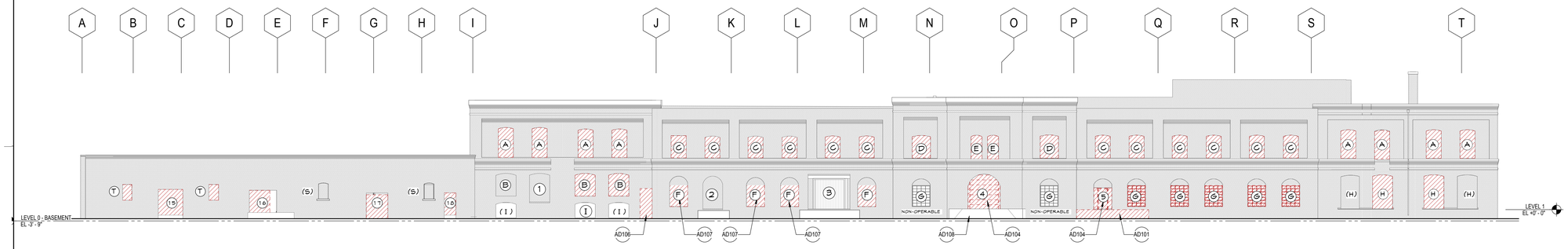
PROJECT NUMBER

SHEET NUMBER
AR4.0.3

Plot Date: 4/19/2016 4:09:04 PM GRLM



1 NORTH DEMO ELEVATION
SCALE: 1/16" = 1'-0"

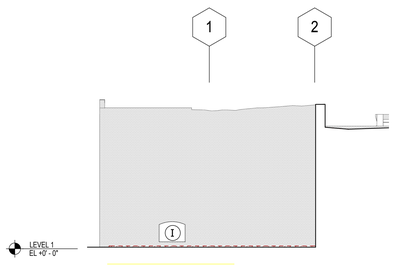


2 SOUTH DEMO ELEVATION
SCALE: 1/16" = 1'-0"

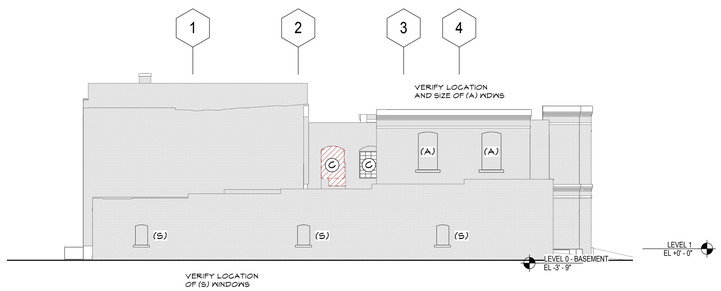
KEY NOTE WITH PARENTHESES ON ELEVATIONS INDICATES OPENING WITH MASONRY INFILL

WINDOW SCHEDULE

ID#	QTY.	MATL		ID#	QTY.	MATL
A	18	WOOD		K	1	WOOD
B	8	WOOD		L	1	M.O.
C	15	STEEL		M	1	WOOD
D	2	STEEL		N	4	M.O.
E	2	STEEL		O	1	STEEL
F	4	BRICK		P	1	STEEL
G	7	STEEL		Q	1	STEEL
H	5	STEEL		R	5	NOT DOC.
I	1	WOOD		S	8	BRICK
J	1	M.O.		T	2	WOOD

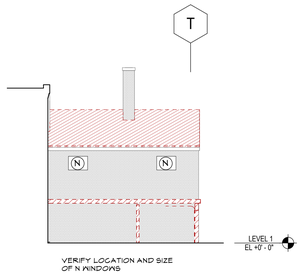


5 PARTIAL ELEVATION - NORTH LOOKING EAST
SCALE: 1/16" = 1'-0"

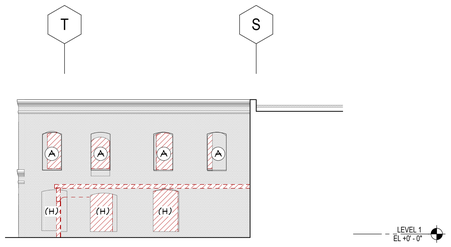


4 WEST DEMO ELEVATION
SCALE: 1/16" = 1'-0"

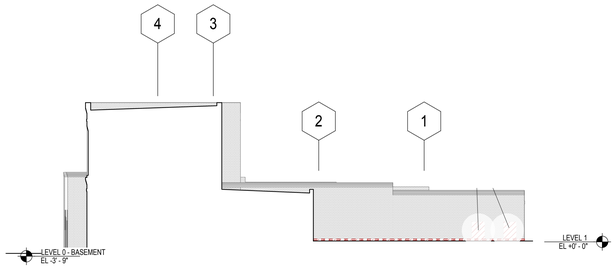
3 EAST DEMO ELEVATION
SCALE: 1/16" = 1'-0"



8 PARTIAL ELEVATION - WEST LOOKING NORTH
SCALE: 1/16" = 1'-0"



7 PARTIAL ELEVATION - WEST LOOKING SOUTH
SCALE: 1/16" = 1'-0"



6 PARTIAL ELEVATION - NORTH LOOKING WEST
SCALE: 1/16" = 1'-0"

GRAPHIC LEGEND

GENERAL SHEET NOTES

A. REFER TO THE A0.X SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.

B. REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS SHEET.

C. REFER TO AND COORDINATE WITH CIVIL DRAWINGS FOR ALL FINISH GRADES.

D. REFER TO THE A4.4.X SERIES SHEETS FOR ENLARGED EXTERIOR ELEVATIONS.

E. REFER TO THE A5.4.X SERIES SHEETS FOR EXTERIOR WINDOW AND LOUVER FRAME ELEVATIONS.

F. FINISH FLOOR ELEVATIONS PROVIDED BY GENERAL CONTRACTOR. CONFIRM ALL CRITICAL FINISH FLOOR ELEVATIONS PRIOR TO CONSTRUCTION.

REFERENCE KEYNOTES

AD101 REMOVE CONCRETE SLAB.
AD103 REMOVE ROOFING INCLUDING SHEATHING/DECKING
AD104 REMOVE DOOR AND HARDWARE
AD106 REMOVE WOOD 'DOGHOUSE' STRUCTURE.
AD107 REMOVE EXISTING BRICK AND PROTECT FOR FUTURE REUSE. PREPARE OPENING FOR NEW WINDOW AND FRAME TO MATCH

03/21/08

SHEET KEYNOTES

AD101 REMOVE CONCRETE SLAB.
AD103 REMOVE ROOFING INCLUDING SHEATHING/DECKING
AD104 REMOVE DOOR AND HARDWARE
AD106 REMOVE WOOD 'DOGHOUSE' STRUCTURE.
AD107 REMOVE EXISTING BRICK AND PROTECT FOR FUTURE REUSE. PR FOR NEW WINDOW AND FRAME TO MATCH EXISTING.
AD108 EXISTING RAMP TO REMAIN.

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

CITY OF MADISON WISCONSIN

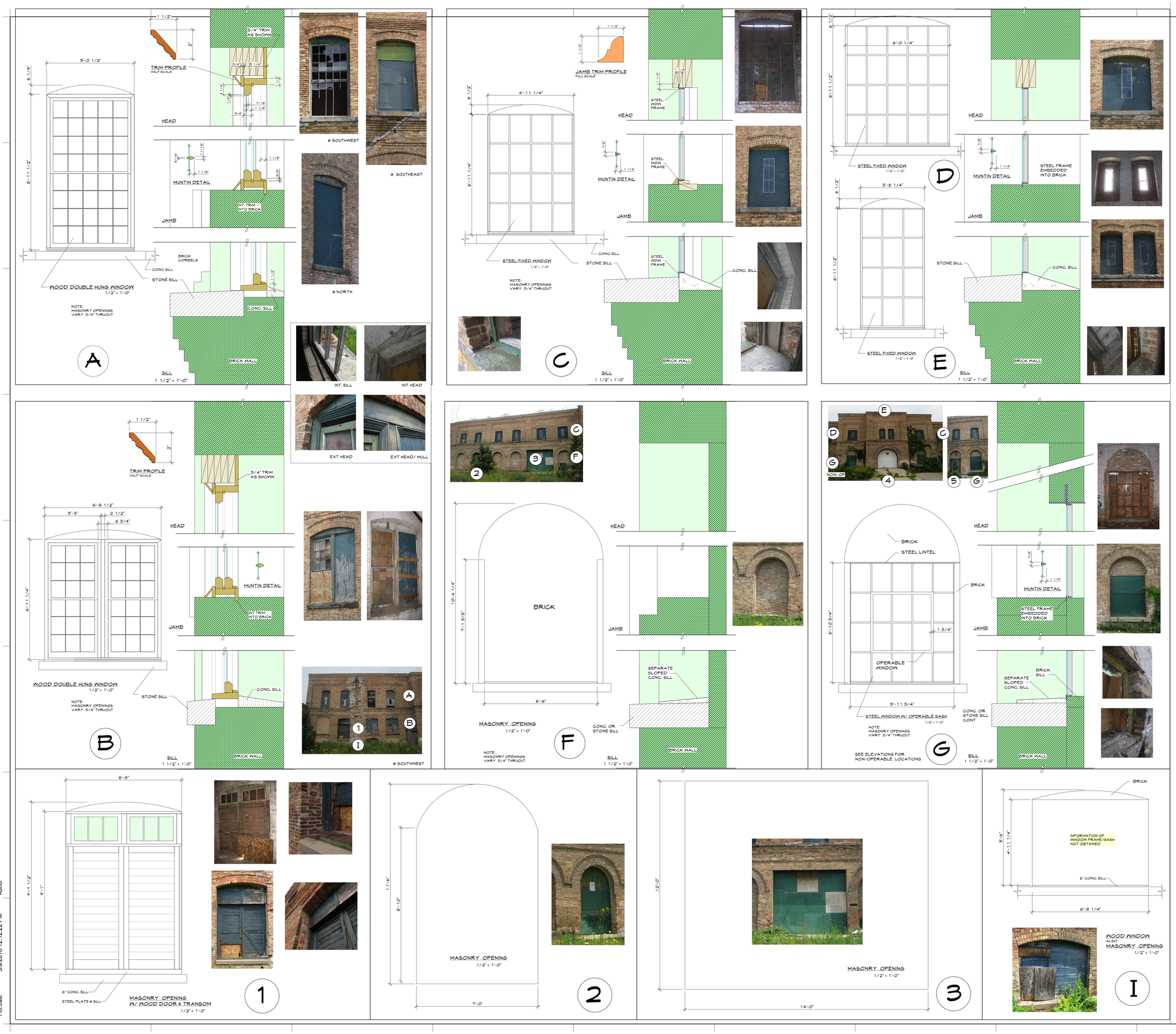
SHEET TITLE
EXISTING OPENING DOCUMENTATION - ELEVATIONS

PROJECT NUMBER
20737.000

SHEET NUMBER
AW4.0.1

Author

Plot Date: 5/9/2016 12:12:22 PM



GARVER | FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

CITY OF MADISON WISCONSIN

SHEET TITLE
EXISTING OPENING DOCUMENTATION

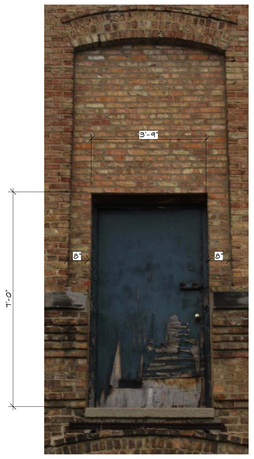
PROJECT NUMBER 20737.000

SHEET NUMBER AW4.1.0

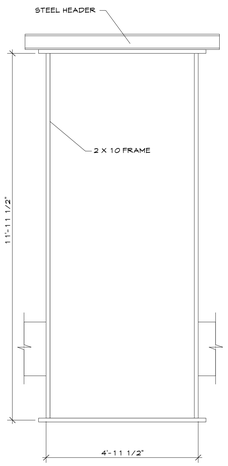
Author

5/9/2016 12:12:22 PM

Plot Date:

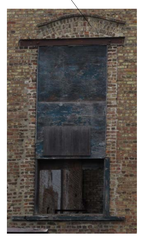


J



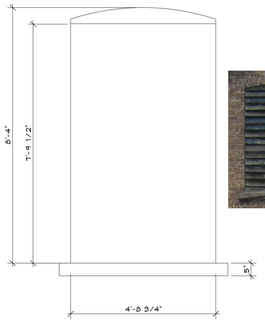
MASONRY OPENING
1/2" = 1'-0"

VIEWED FROM INTERIOR



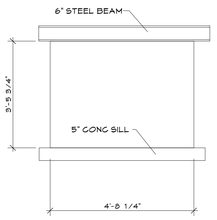
VIEWED FROM EXTERIOR

K



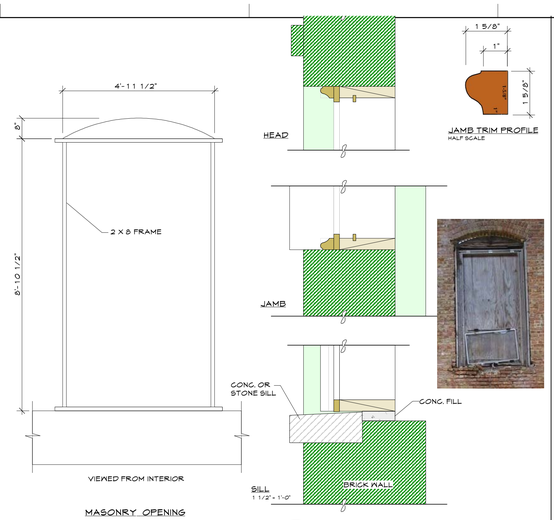
MASONRY OPENING
1/2" = 1'-0"

L



MASONRY OPENING
1/2" = 1'-0"

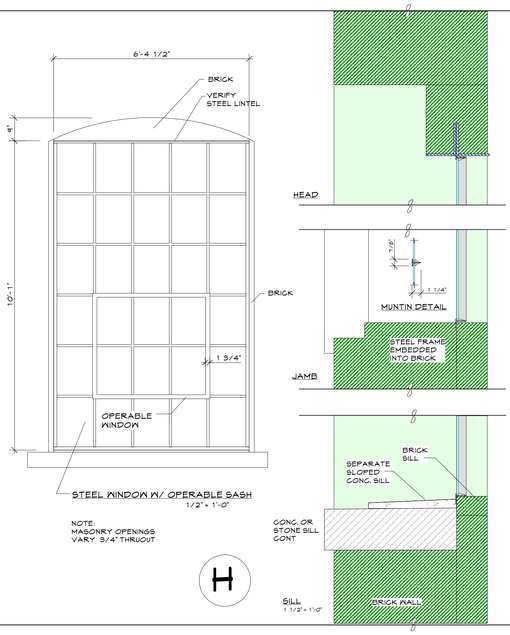
N



VIEWED FROM INTERIOR

MASONRY OPENING
1/2" = 1'-0"

A1



STEEL WINDOW W/ OPERABLE SASH
1/2" = 1'-0"

NOTE:
MASONRY OPENINGS
VARY 3/4" THRUOUT

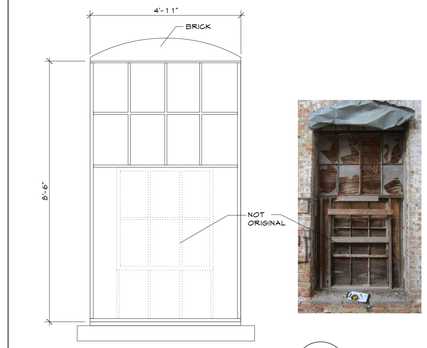
H

MASONRY OPENING
W/ WOOD DOOR
1/2" = 1'-0"

6

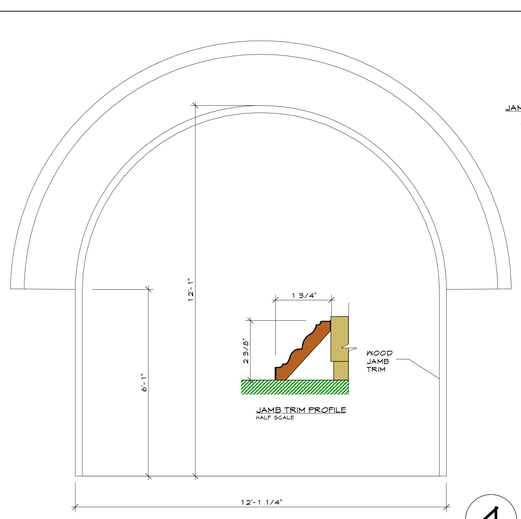
MASONRY OPENING
1/2" = 1'-0"

M



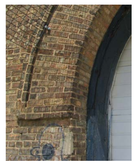
STEEL WINDOW W/ OPERABLE SASH
1/2" = 1'-0"

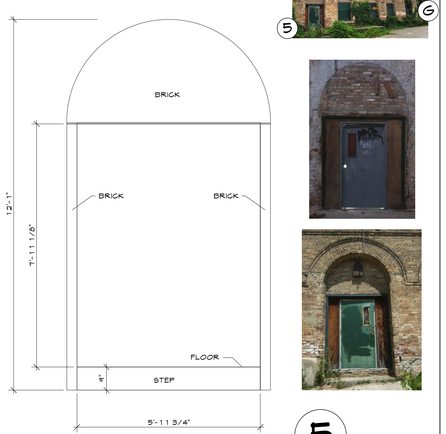
A2



MASONRY OPENING
1/2" = 1'-0"

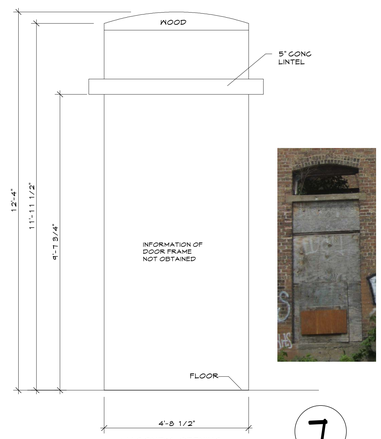
4





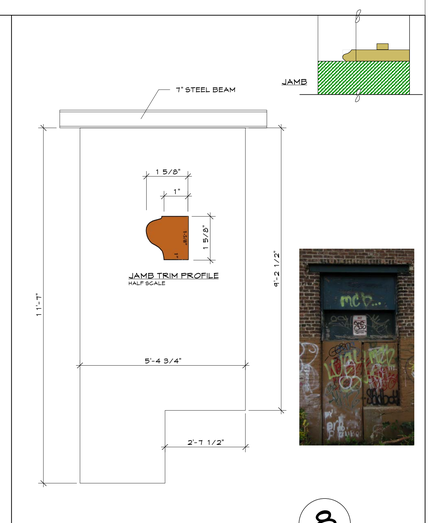
MASONRY OPENING
1/2" = 1'-0"

5



MASONRY OPENING
1/2" = 1'-0"

7



MASONRY OPENING
1/2" = 1'-0"

8

Author

5/9/2016 12:12:22 PM

Plot Date:

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

08.31.15
FOR REVIEW

STRUCTURAL integrity INC.

Profiles shown are for general information and illustrative purposes only. Verify all dimensions and contours prior to preparation of shop drawings, submittals, manufacturing and installation

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

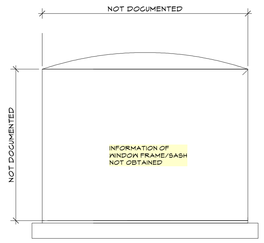
NOT FOR CONSTRUCTION

CITY OF MADISON WISCONSIN

SHEET TITLE
EXISTING OPENING DOCUMENTATION

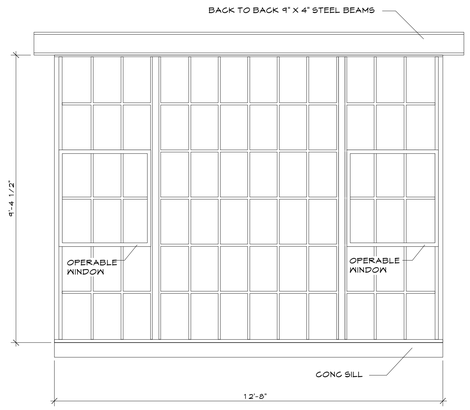
20737.000

AW4.1.1



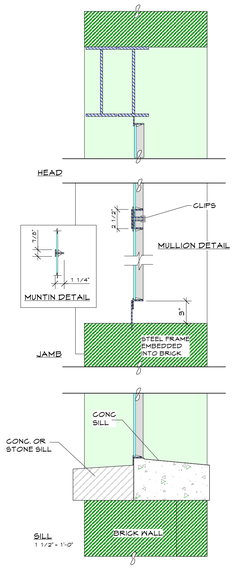
MASONRY OPENING
1/2" = 1'-0"

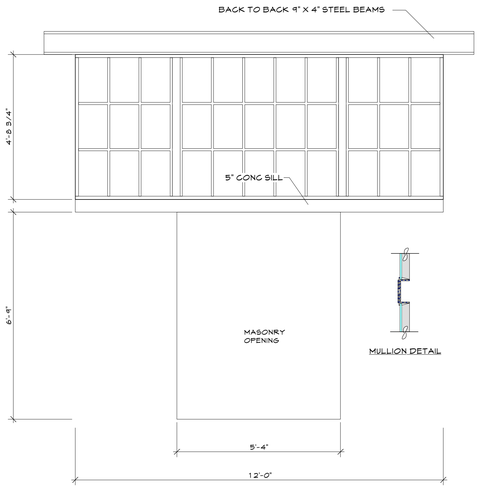
R

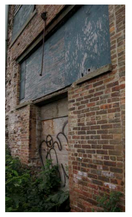


STEEL WINDOW W/ OPERABLE SASH
1/2" = 1'-0"

O

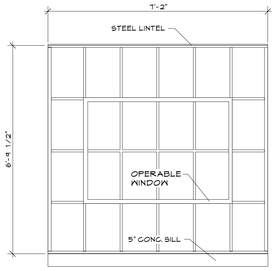


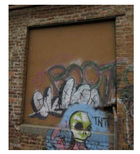




STEEL WINDOW
1/2" = 1'-0"

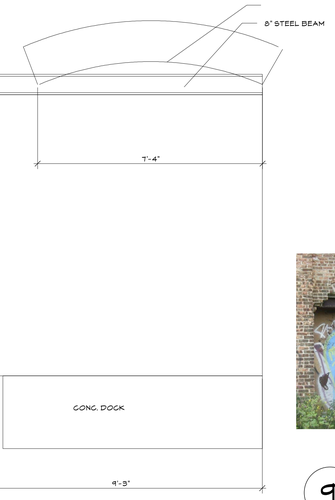
P





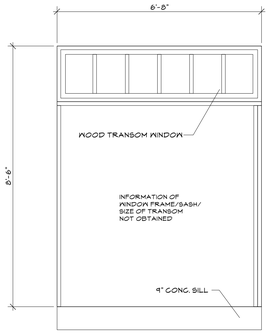
STEEL WINDOW W/ OPERABLE SASH
1/2" = 1'-0"

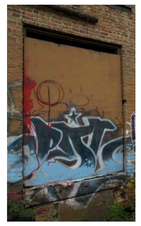
Q



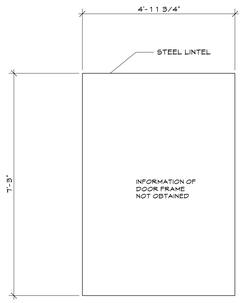
MASONRY OPENING
1/2" = 1'-0"

9



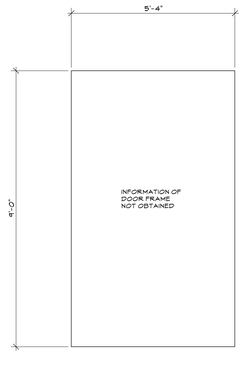


10



MASONRY OPENING
1/2" = 1'-0"

11



MASONRY OPENING
1/2" = 1'-0"

12

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

08.31.15
FOR REVIEW

Profiles shown are for general information and illustrative purposes only. Verify all dimensions and contours prior to preparation of shop drawings, submittals, manufacturing and installation

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

CITY OF MADISON WISCONSIN

SHEET TITLE
EXISTING OPENING DOCUMENTATION

20737.000

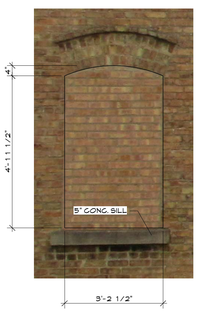
R

AW4.1.2

Author

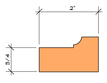
5/9/2016 12:12:22 PM

Plot Date:

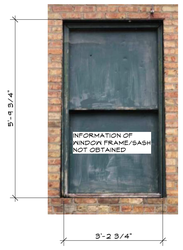


⊕ NORTH

S

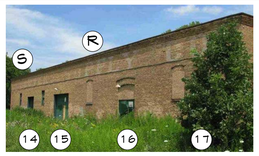


JAMB TRIM PROFILE
HALF SCALE



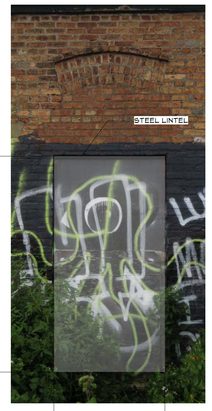
WOOD DOUBLE HUNG WINDOW
1/2" = 1'-0"

T



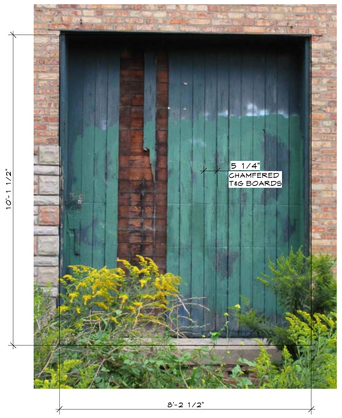
MASONRY OPENING
1/2" = 1'-0"

18



13

14



MASONRY OPENING
1/2" = 1'-0"

15

MASONRY OPENING
1/2" = 1'-0"

16

MASONRY OPENING
1/2" = 1'-0"

17

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

08.31.15
FOR REVIEW

Profiles shown are for general information and illustrative purposes only. Verify all dimensions and contours prior to preparation of shop drawings, submittals, manufacturing and installation

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

CITY OF MADISON WISCONSIN

SHEET TITLE
EXISTING OPENING DOCUMENTATION

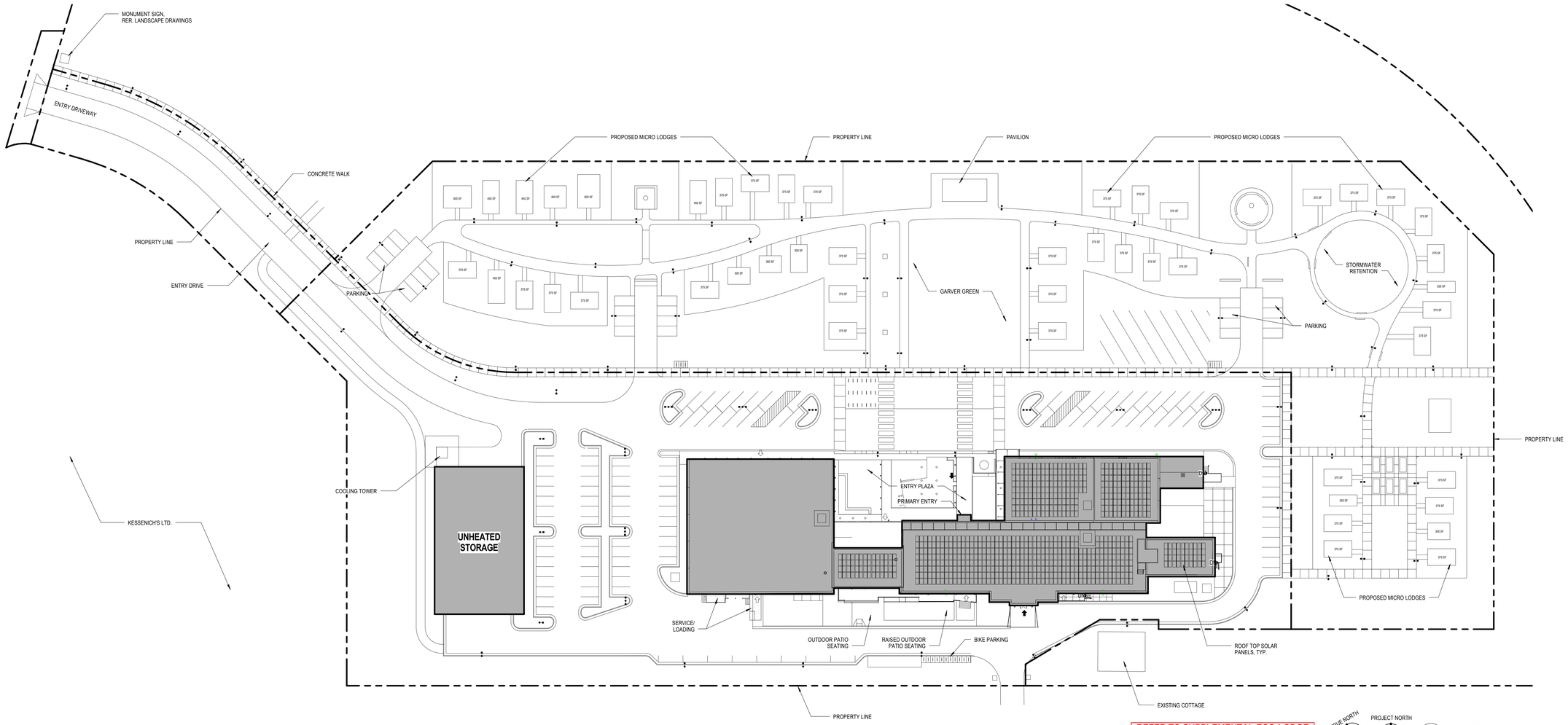
20737.000

AW4.1.3

Author

5/9/2016 12:12:22 PM

Plot Date:



REFER TO SUPPLEMENTAL ECO-LODGE EXHIBIT FOR ADDITIONAL INFORMATION

TRUE NORTH

PROJECT NORTH

1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 40'-0"

GENERAL SHEET NOTES

A. REFER TO THE A0.X SERIES DRAWINGS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS AS WELL AS ABBREVIATIONS USED ON THIS DRAWING.

B. REFER TO AND COORDINATE WITH CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL SITE INFORMATION NOT SHOWN ON THIS DRAWING.

C. PROVIDE AUTOMATIC KEY OVERRIDE IN KNOX BOXES AND/OR KNOX SWITCHES AT ANY ENTRY GATES (BOTH INSIDE AND OUTSIDE) AND BUILDING ENTRIES AS REQUIRED BY FIRE DEPARTMENT. CONTRACTOR TO VERIFY PERMIT REQUIREMENTS FROM FIRE DEPARTMENT.

D. PROVIDE FIRE LANE SIGNAGE AND PAINT ALL CURBS ADJACENT TO EXISTING AND NEW FIRE HYDRANTS AND AS REQUIRED BY THE CITY OF MADISON FIRE DEPARTMENT. REFER TO CIVIL AND FIRE DRAWINGS FOR ADDITIONAL INFORMATION.

E. REFER TO LANDSCAPE DRAWINGS FOR HARDSCAPE DESIGN.

F. REFER TO LANDSCAPE DRAWINGS FOR SITE FENCING DESIGN.

G. ARCHITECTURAL SITE PLAN DIMENSIONS FOR COORDINATION PURPOSES ONLY. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR FINAL LAYOUT AND DIMENSIONS FOR SITE.

GRAPHIC LEGEND

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

CITY OF MADISON WISCONSIN

SHEET TITLE
ARCHITECTURAL SITE PLAN - OVERALL

PROJECT NUMBER
20737.000

SHEET NUMBER
A1.1.1

Plot Date: 5/10/2016 10:48:55 AM GRLM

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

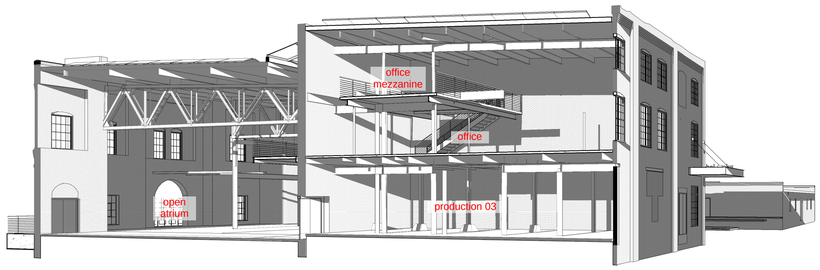
CITY OF MADISON WISCONSIN

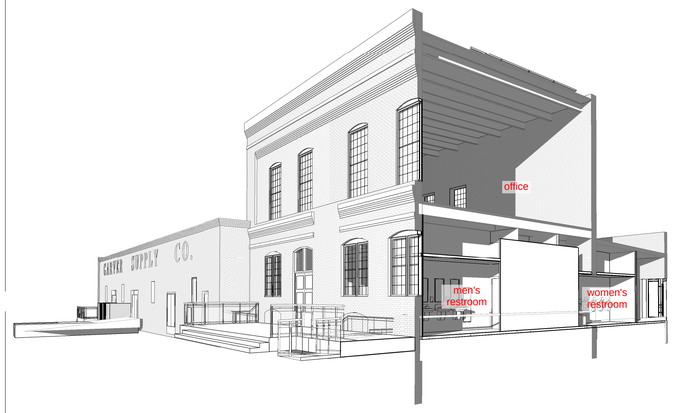
SHEET TITLE
PERSPECTIVES

PROJECT NUMBER
20737.000

SHEET NUMBER
A1.2.0

Plot Date: 4/28/2016 1:58:54 PM GRLM





GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

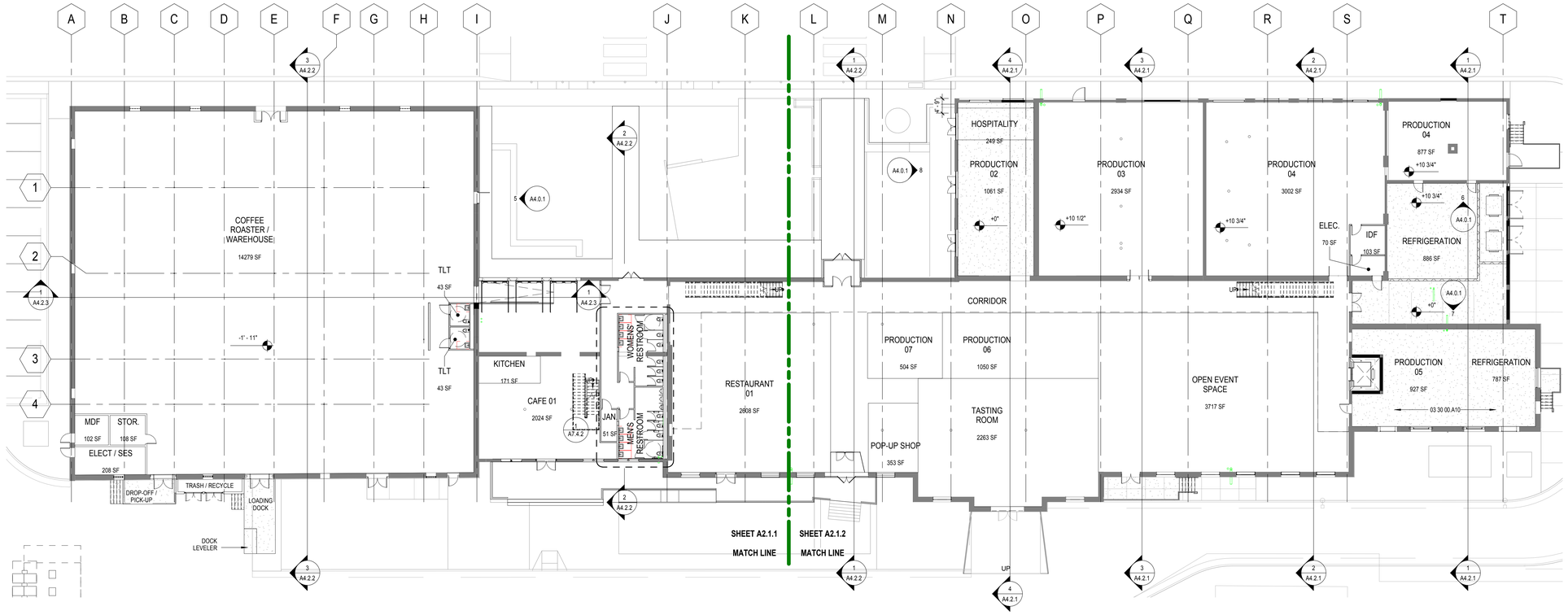
CITY OF MADISON WISCONSIN

SHEET TITLE
PERSPECTIVE SECTIONS

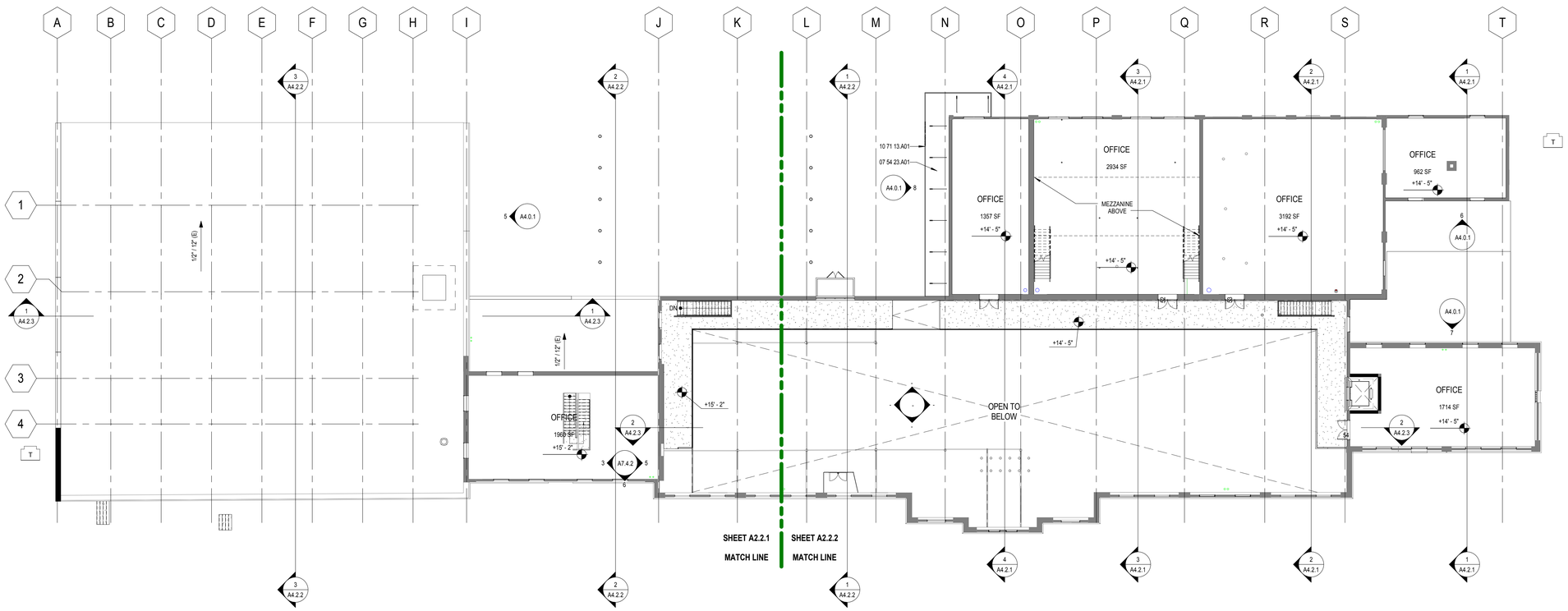
20737.000
PROJECT NUMBER

A1.2.1
SHEET NUMBER

Plot Date: 4/28/2016 2:19:52 PM GRLM



1 LEVEL 1 FLOOR PLAN - OVERALL
SCALE: 1/16" = 1'-0"



2 LEVEL 2 FLOOR PLAN - OVERALL
SCALE: 1/16" = 1'-0"

GRAPHIC LEGEND

GENERAL SHEET NOTES

A. REFER TO THE A0.X SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.
B. FOR BASIC LIFE SAFETY AND CODE INFORMATION APPLYING TO THIS PROJECT, REFER TO THE G2.X SERIES SHEETS LOCATED PER THE PROJECT SHEET INDEX.
C. REFER TO THE A3.X SERIES SHEETS FOR THE REFLECTED CEILING PLANS.
D. REFER TO THE A9.2.X SERIES SHEETS FOR PARTITION SYSTEMS TYPES AND DETAILS.
E. REFER TO THE A9.3.X SERIES SHEETS FOR THE INTERIOR OPENING SCHEDULE(S), TYPES, AND DETAILS.
F. REFER TO THE 'AI' SERIES SHEETS FOR INTERIOR FINISH INFORMATION.
G. REFER TO THE 'AI' SERIES SHEETS FOR INTERIOR FURNISHING INFORMATION.
H. EXISTING EXPOSED STEEL STRUCTURE TO BE PAINTED BLACK.

REFERENCE KEYNOTES

03 30 00.A10	CONCRETE FLOOR SLAB OVER INSULATION.
07 54 23.A01	TPO MEMBRANE ROOFING
10 71 13.A01	STEEL FRAMED EXTERIOR SHADE DEVICE. REF. STRUCTURAL FOR ADDITIONAL INFORMATION.

SHEET KEYNOTES

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

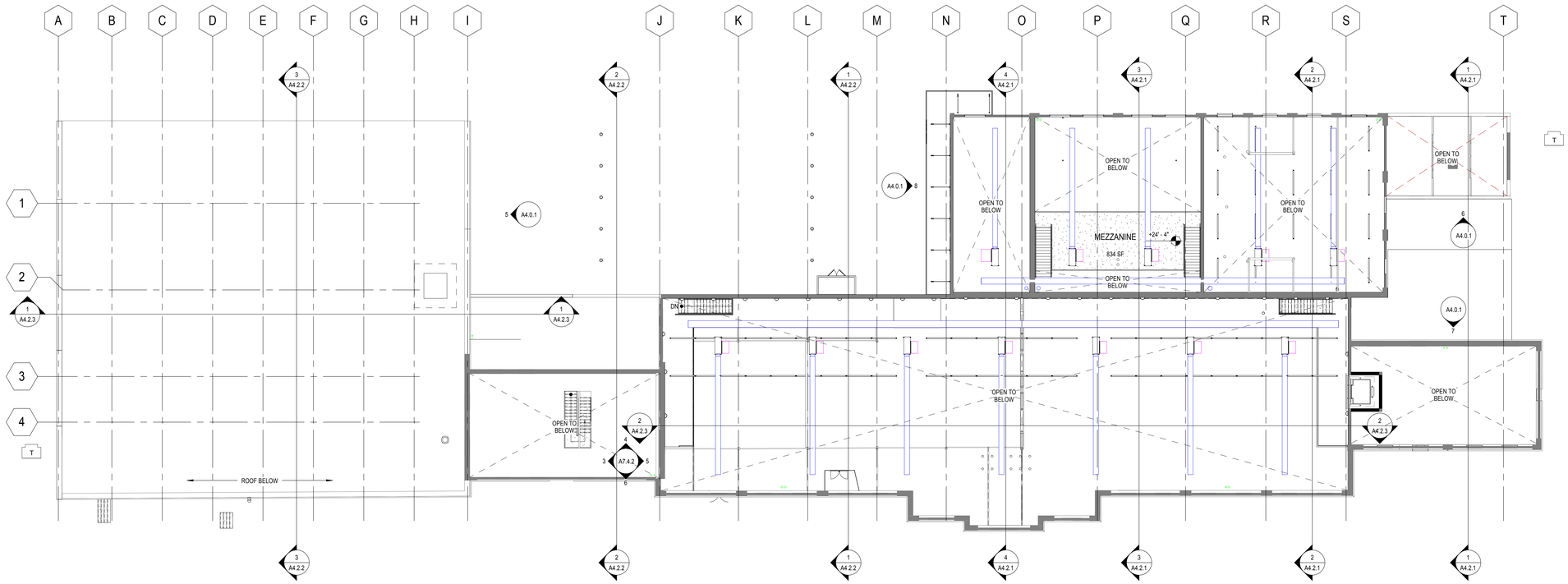
CITY OF MADISON WISCONSIN

SHEET TITLE
LEVEL 1 & 2 FLOOR PLANS - OVERALL

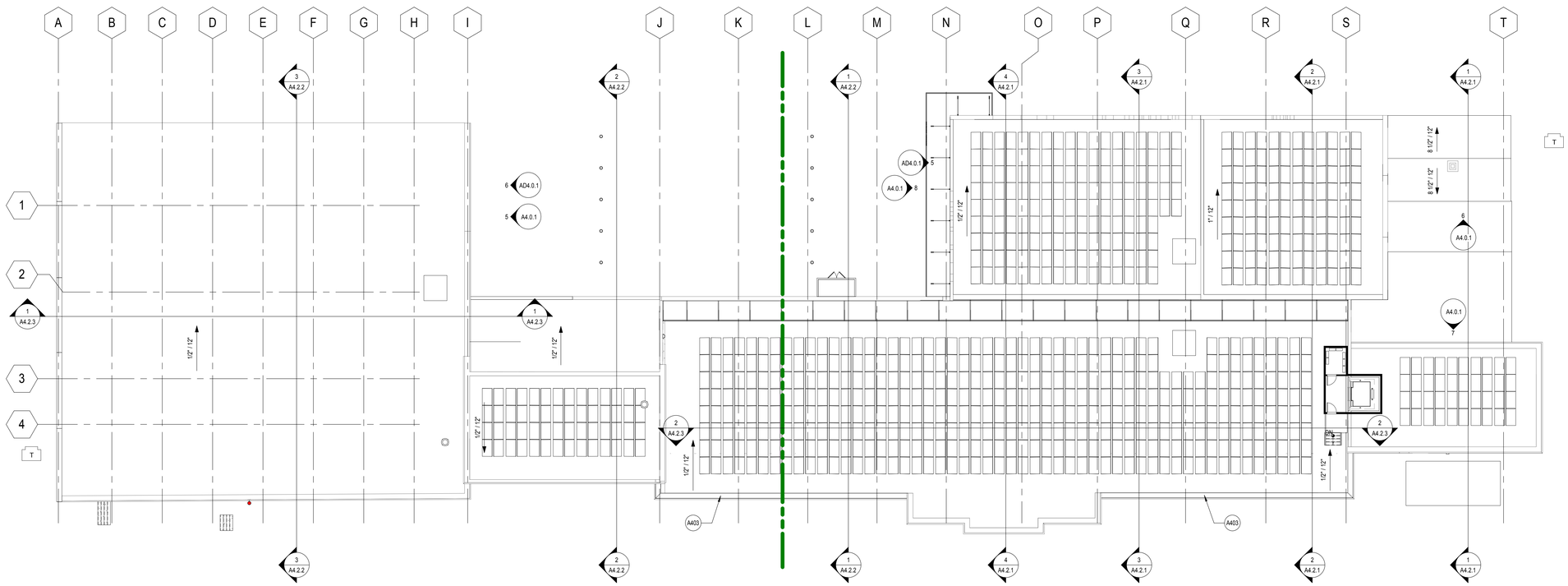
PROJECT NUMBER
20737.000

SHEET NUMBER
A2.1.0

Plot Date: 5/9/2016 4:10:18 PM GRLM



1 MEZZANINE LEVEL
SCALE: 1/16" = 1'-0"



2A ROOF PLAN - OVERALL
SCALE: 1/16" = 1'-0"

GRAPHIC LEGEND

GENERAL SHEET NOTES

A. REFER TO THE A0.X SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.

B. REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS SHEET.

C. FOR BASIC LIFE SAFETY AND CODE INFORMATION APPLYING TO THIS PROJECT, REFER TO THE G2.X SERIES SHEETS LOCATED PER THE PROJECT SHEET INDEX.

D. REFER TO THE "REFERENCE ELEVATION DEFINITIONS" LOCATED IN THE A0.X SERIES SHEETS FOR ROOF ELEVATION DEFINITIONS.

E. REFER TO THE A5.X SERIES SHEETS FOR ROOFING DETAILS.

F. ROOF ASSEMBLIES SHALL BE MINIMUM OF CLASS B FIRE CLASSIFICATION, OR AS SPECIFIED IN THE PROJECT MANUAL.

REFERENCE KEYNOTES

SHEET KEYNOTES

A403 ADD (3) ADDITIONAL BRICK COURSES OF SALVAGED BRICK, AS REQUIRED, TO ALLOW FOR FLASHING AT BACK OF PARAPET (ENTIRE LENGTH OF WALL WHERE SHOWN). REPLACE PARAPET CAP WHERE OCCURS.

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

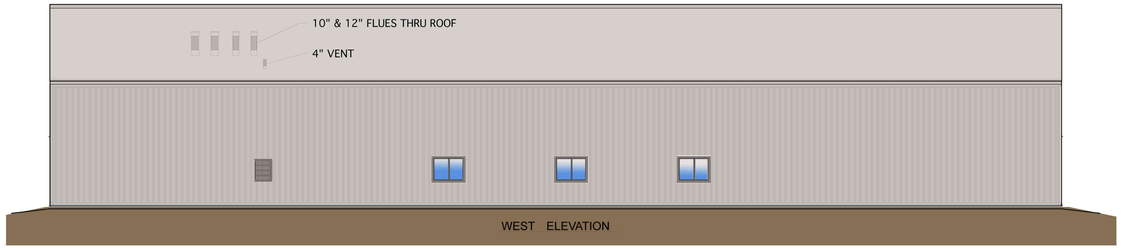
CITY OF MADISON WISCONSIN

SHEET TITLE
MEZZANINE & ROOF PLANS

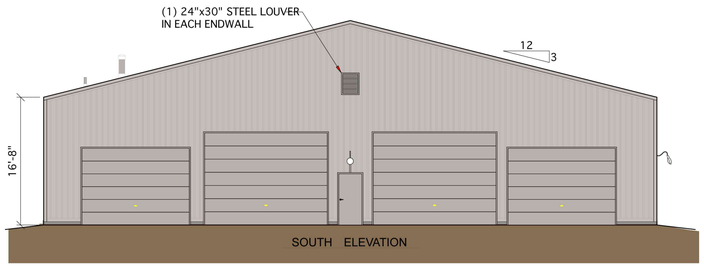
PROJECT NUMBER
20737.000

SHEET NUMBER
A2.3.0

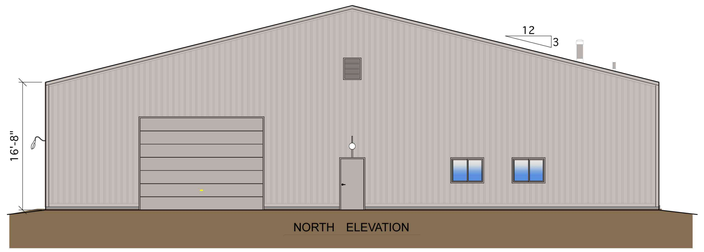
Plot Date: 5/9/2016 4:10:22 PM GRLM



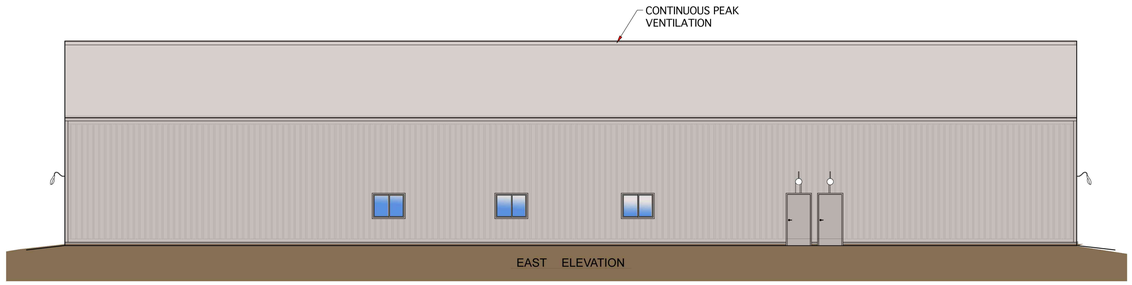
WEST ELEVATION



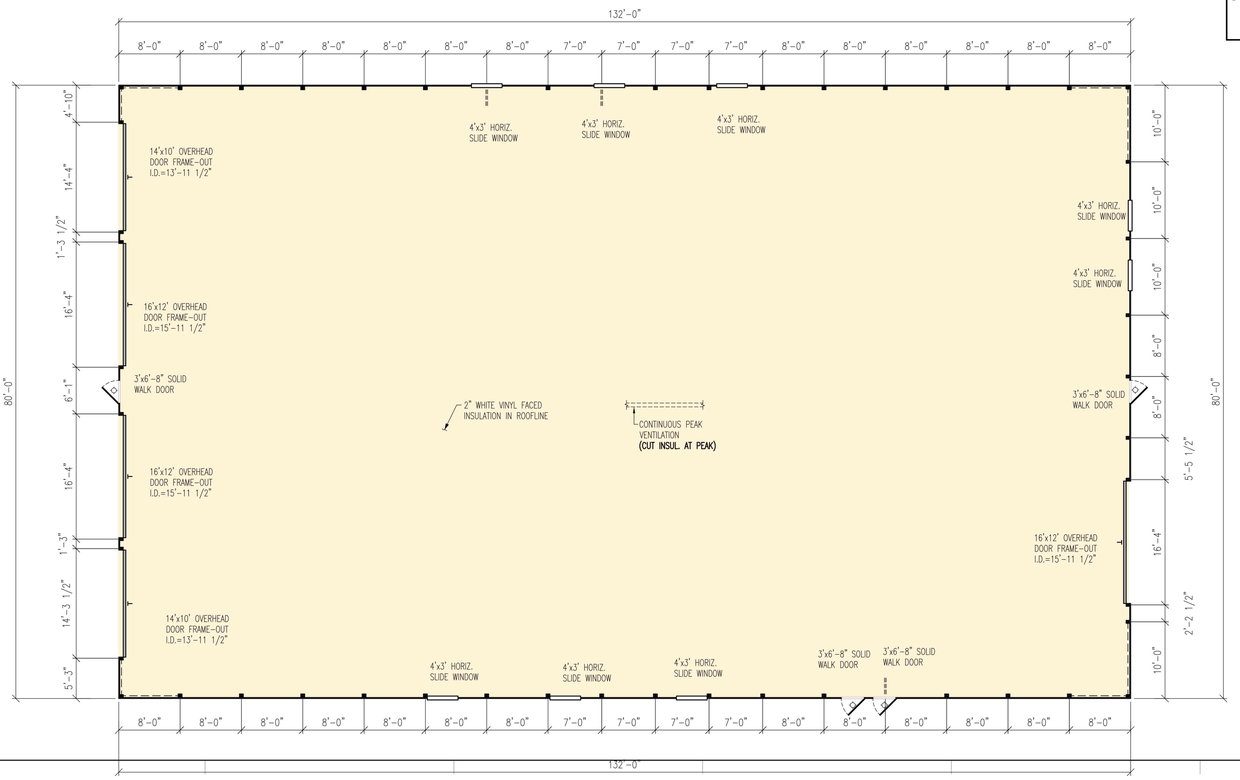
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

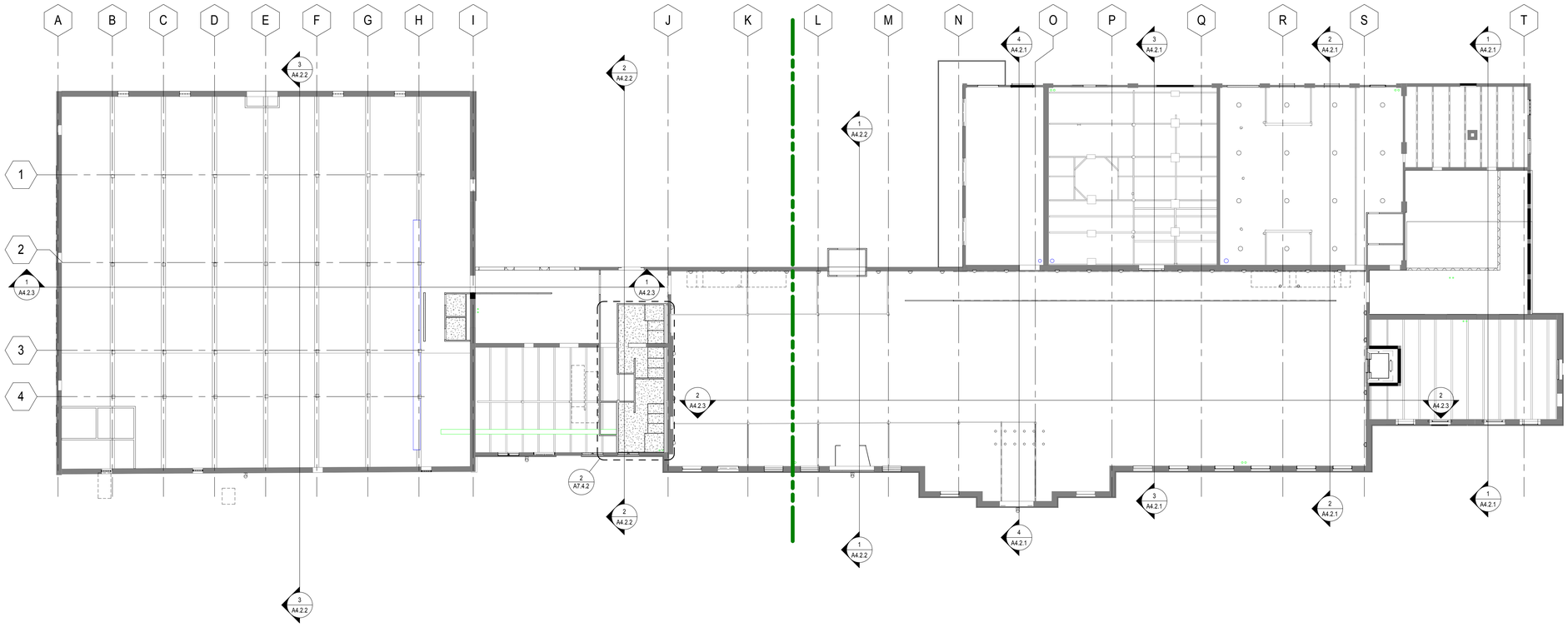
CITY OF MADISON WISCONSIN

SHEET TITLE
OLBRICH STORAGE - FLOOR PLAN AND BUILDING ELEVATIONS

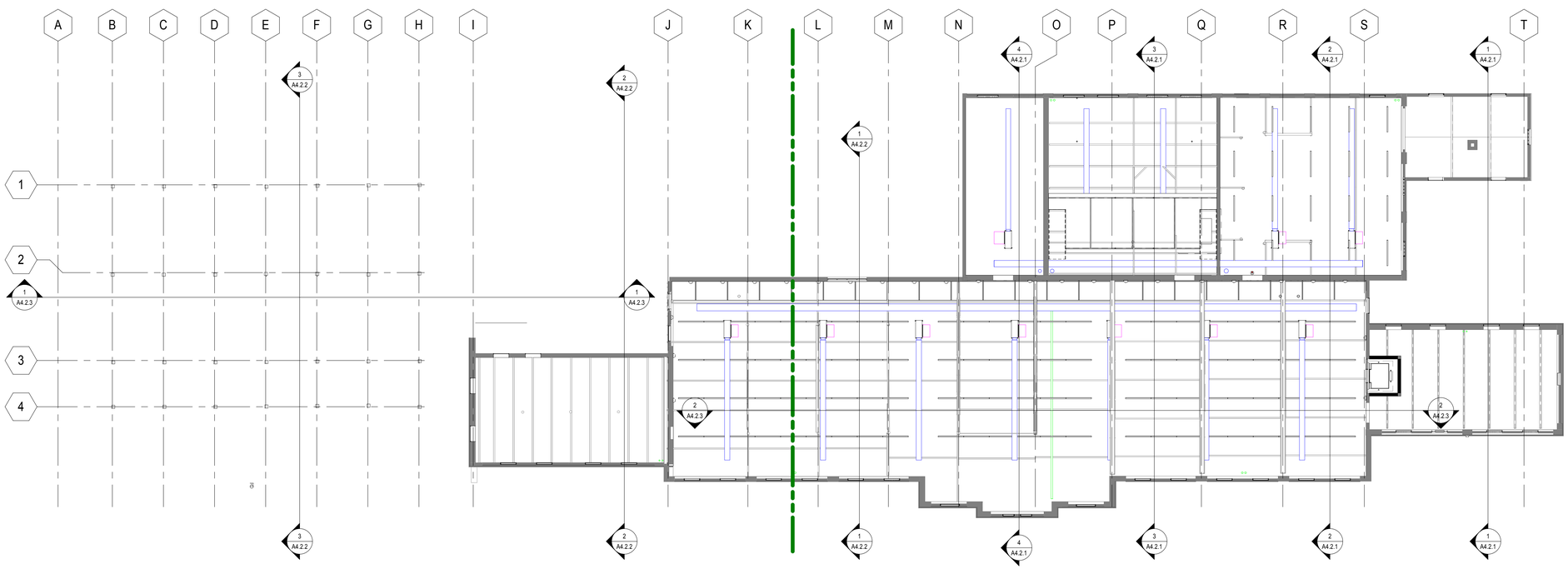
PROJECT NUMBER
20737.000

SHEET NUMBER
A2.5.0

Plot Date: 5/9/2016 12:12:22 PM Author



1 LEVEL 1 REFLECTED CEILING PLAN - OVERALL
SCALE: 1/16" = 1'-0"



2 LEVEL 2 REFLECTED CEILING PLAN - OVERALL
SCALE: 1/16" = 1'-0"

GRAPHIC LEGEND

GENERAL SHEET NOTES

A. REFER TO THE A0.X SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.

B. VERTICAL ELEVATIONS ON THIS PLAN ARE SHOWN RELATIVE TO THE FINISH FLOOR DESIGN REFERENCE ELEVATION UNLESS OTHERWISE NOTED. REFER TO THE "REFERENCE ELEVATION DEFINITIONS" LOCATED IN THE A0.X SERIES SHEETS.

C. FOR BASIC LIFE SAFETY AND CODE INFORMATION APPLYING TO THIS PROJECT, REFER TO THE G2.X SERIES SHEETS LOCATED PER THE PROJECT SHEET INDEX.

D. REFER TO THE A0.X SERIES SHEETS FOR TYPICAL RULES AND REQUIREMENTS GOVERNING THE LOCATION OF CEILING ITEMS SHOWN BUT NOT DIMENSIONED ON THE REFLECTED CEILING PLANS.

E. ALL SUSPENDED ACOUSTIC TILE GRID CEILING SYSTEMS SHALL BE CENTERED IN ROOMS UNLESS OTHERWISE NOTED.

F. REFER TO AND COORDINATE WITH PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS SHEET.

G. REFER TO THE A2.1.X SERIES SHEETS FOR PARTITION TYPE DESIGNATIONS.

H. REFER TO THE 'AP' SERIES SHEETS FOR INTERIOR FINISH INFORMATION.

REFERENCE KEYNOTES

SHEET KEYNOTES

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

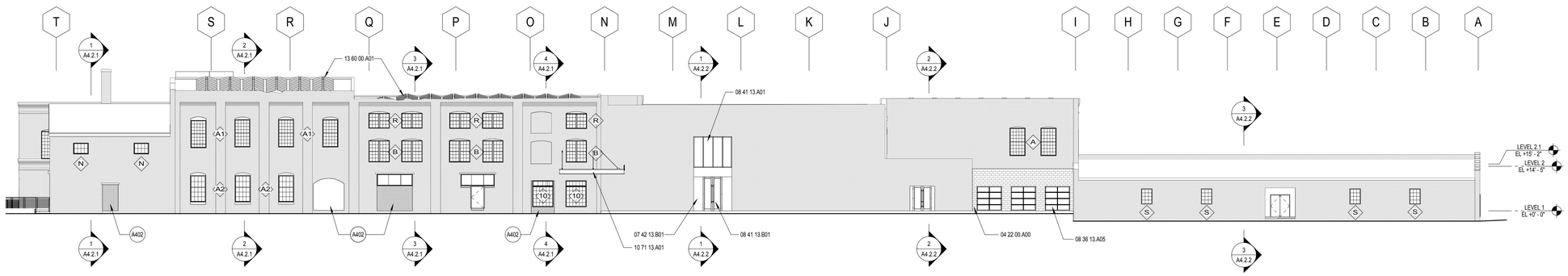
CITY OF MADISON WISCONSIN

SHEET TITLE
LEVEL 1 & 2 REFLECTED CEILING PLANS - OVERALL

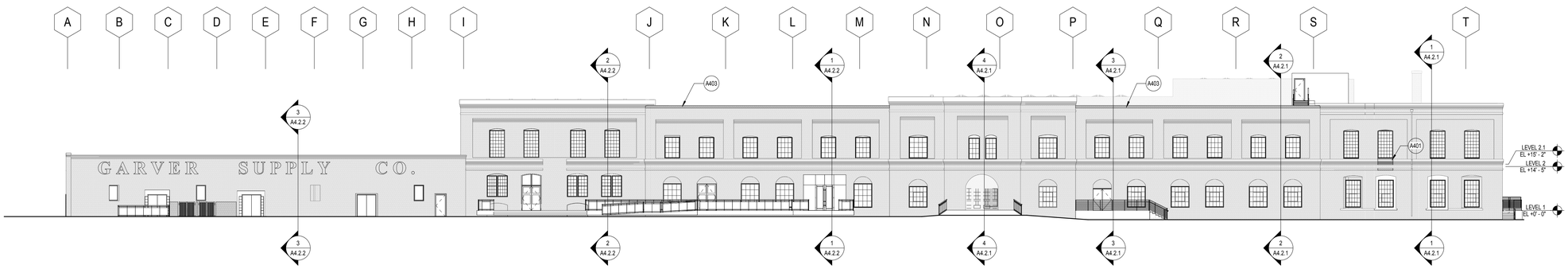
PROJECT NUMBER
20737.000

SHEET NUMBER
A3.1.0

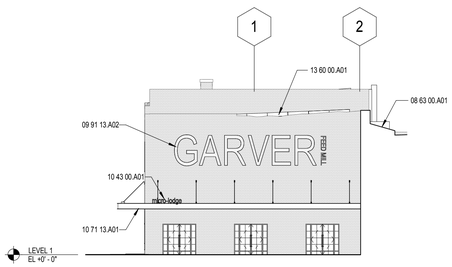
Plot Date: 5/9/2016 4:10:26 PM GRLM



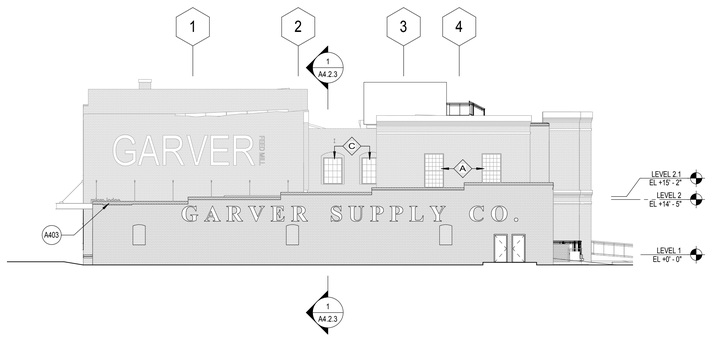
1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

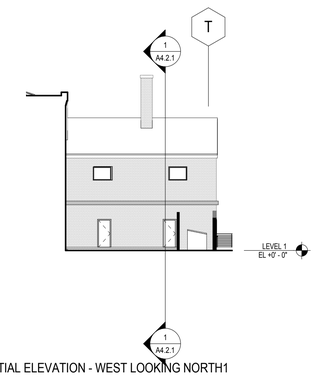


8 PARTIAL ELEVATION - NORTH LOOKING EAST1
SCALE: 1/16" = 1'-0"

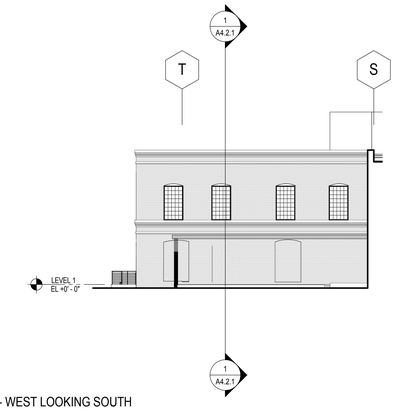


3 WEST ELEVATION
SCALE: 1/16" = 1'-0"

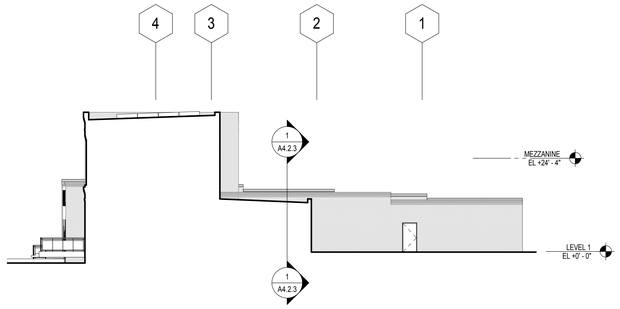
4 EAST ELEVATION
SCALE: 1/16" = 1'-0"



6 PARTIAL ELEVATION - WEST LOOKING NORTH1
SCALE: 1/16" = 1'-0"



7 PARTIAL ELEVATION - WEST LOOKING SOUTH
SCALE: 1/16" = 1'-0"



5 PARTIAL ELEVATION - NORTH LOOKING WEST1
SCALE: 1/16" = 1'-0"

GRAPHIC LEGEND

A — WINDOW TAG
(*) DESIGNATES MASONRY FILLED OPENING

1 — DOOR TAG

GENERAL SHEET NOTES

A. REFER TO THE A0.X SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.

B. REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS SHEET.

C. REFER TO AND COORDINATE WITH CIVIL DRAWINGS FOR ALL FINISH GRADES.

D. REFER TO THE A4.4.X SERIES SHEETS FOR ENLARGED EXTERIOR ELEVATIONS.

E. REFER TO THE A5.4.X SERIES SHEETS FOR EXTERIOR WINDOW AND LOUVER FRAME ELEVATIONS.

F. FINISH FLOOR ELEVATIONS PROVIDED BY GENERAL CONTRACTOR. CONFIRM ALL CRITICAL FINISH FLOOR ELEVATIONS PRIOR TO CONSTRUCTION.

G. REFER TO DESIGN COALITION DOCUMENTATION FOR ADDITIONAL INFORMATION ON EXISTING OPENINGS.

REFERENCE KEYNOTES

04 22 00.A00	CONCRETE MASONRY UNIT
07 42 13.B01	CONCEALED-FASTENER, LAP SEAM METAL WALL PANEL
08 36 13.A05	TRANSLUCENT PANEL SECTIONAL OVERHEAD DOOR
08 41 13.A01	STOREFRONT FRAMING
08 41 13.B01	ENTRANCE DOOR
08 63 00.A01	METAL FRAMED SKYLIGHT
09 91 13.A02	EXTERIOR PAINTED BUILDING SIGNAGE
10 43 00.A01	EXTERIOR SIGNAGE
10 71 13.A01	STEEL FRAMED EXTERIOR SHADE DEVICE. REF. STRUCTURAL FOR ADDITIONAL INFORMATION.
13 60 00.A01	SOLAR PANELS

SHEET KEYNOTES

A401	REBUILD CORBEL TO MATCH ADJACENT.
A402	SALVAGED BRICK INFILL AT EXISTING OPENING.
A403	ADD (3) ADDITIONAL BRICK COURSES OF SALVAGED BRICK, AS REQUIRED, TO ALLOW FOR FLASHING AT BACK OF PARAPET (ENTIRE LENGTH OF WALL WHERE SHOWN). REPLACE PARAPET CAP WHERE OCCURS.

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE
Revision 1	1	Date 1

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

CITY OF MADISON WISCONSIN

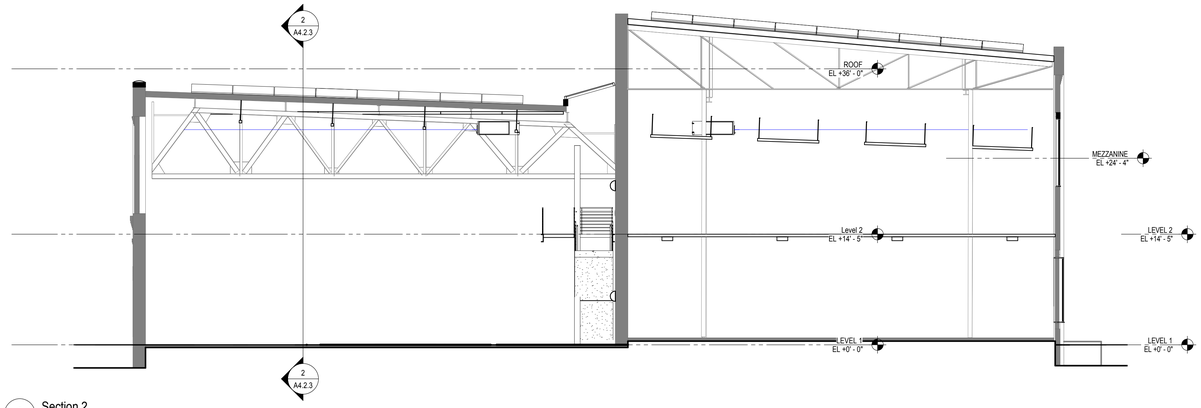
SHEET TITLE
OVERALL EXTERIOR BUILDING ELEVATIONS

PROJECT NUMBER
20737.000

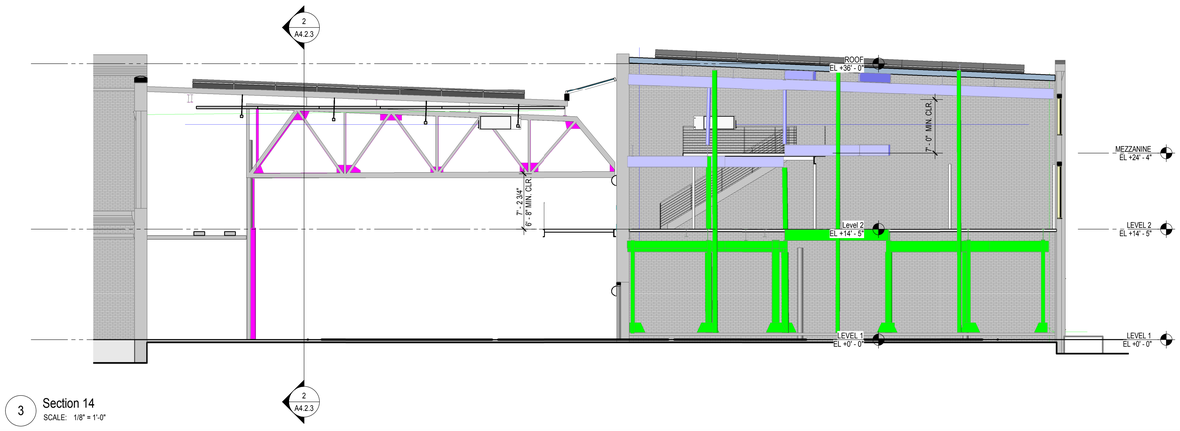
SHEET NUMBER
A4.0.1

Plot Date: 5/9/2016 4:10:37 PM GRLM

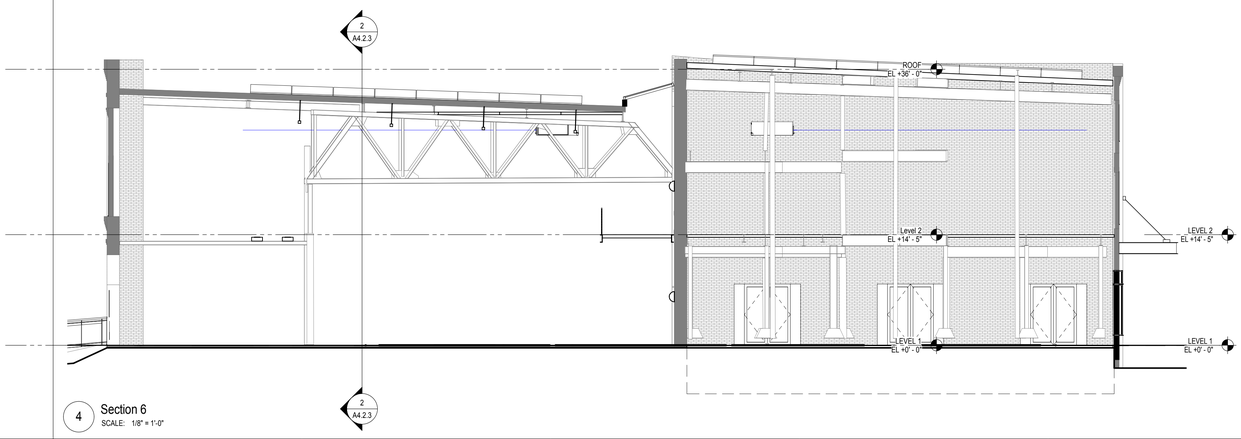
1 Section 5
SCALE: 1/8" = 1'-0"



2 Section 2
SCALE: 1/8" = 1'-0"



3 Section 14
SCALE: 1/8" = 1'-0"



4 Section 6
SCALE: 1/8" = 1'-0"

GENERAL SHEET NOTES

A. REFER TO THE A0.X SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.

B. REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS SHEET.

C. REFER TO AND COORDINATE WITH CIVIL DRAWINGS FOR ALL FINISH GRADES.

REFERENCE KEYNOTES

SHEET KEYNOTES

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

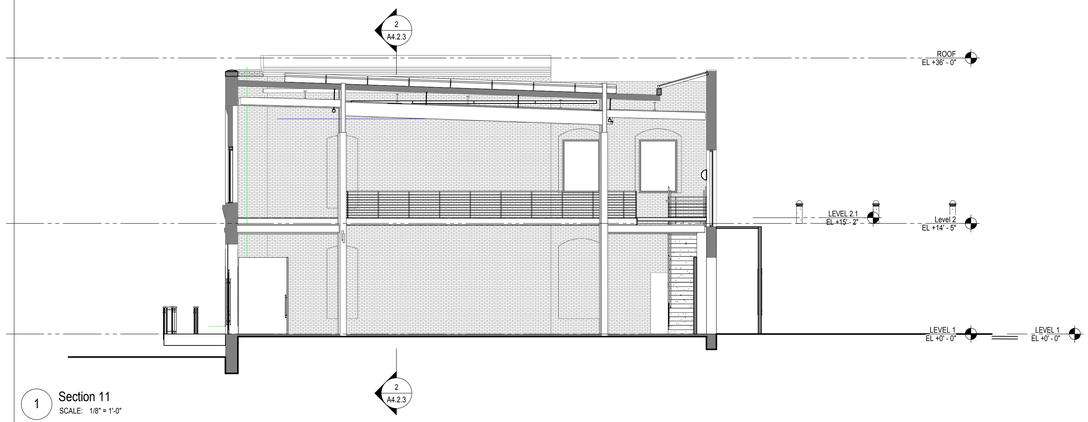
CITY OF MADISON WISCONSIN

SHEET TITLE
BUILDING SECTIONS

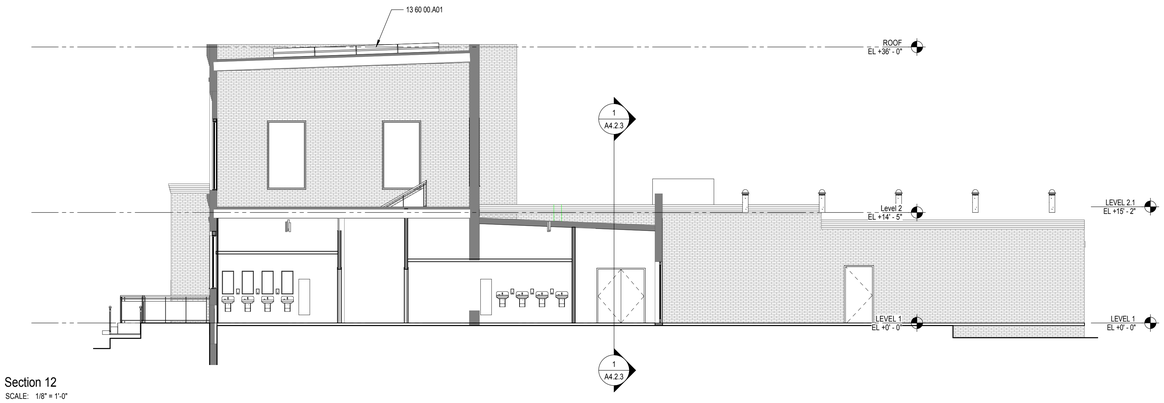
PROJECT NUMBER
20737.000

SHEET NUMBER
A4.2.1

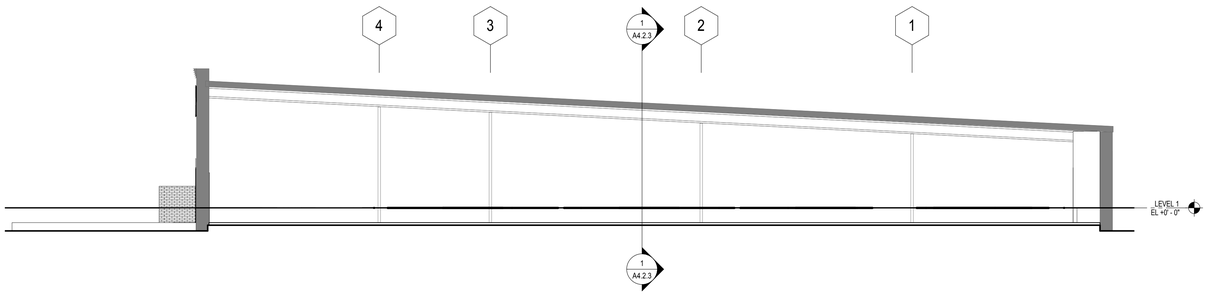
Plot Date: 5/9/2016 4:10:43 PM GRLM



1 Section 11
SCALE: 1/8" = 1'-0"



2 Section 12
SCALE: 1/8" = 1'-0"



3 Section 13
SCALE: 1/8" = 1'-0"

GENERAL SHEET NOTES

A. REFER TO THE A0.X SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.

B. REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS SHEET.

C. REFER TO AND COORDINATE WITH CIVIL DRAWINGS FOR ALL FINISH GRADES.

REFERENCE KEYNOTES

SHEET KEYNOTES

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

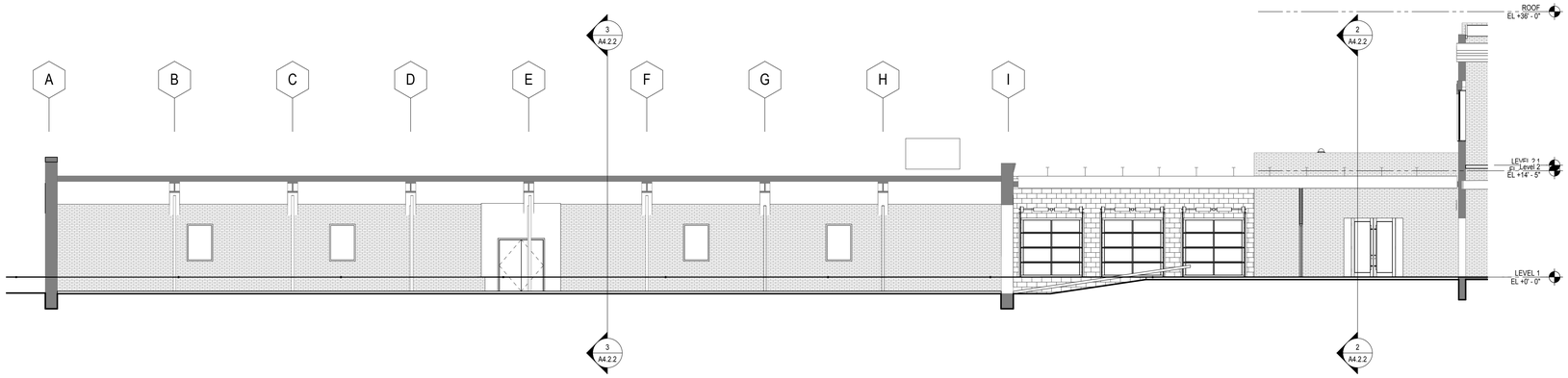
CITY OF MADISON WISCONSIN

SHEET TITLE
BUILDING SECTIONS

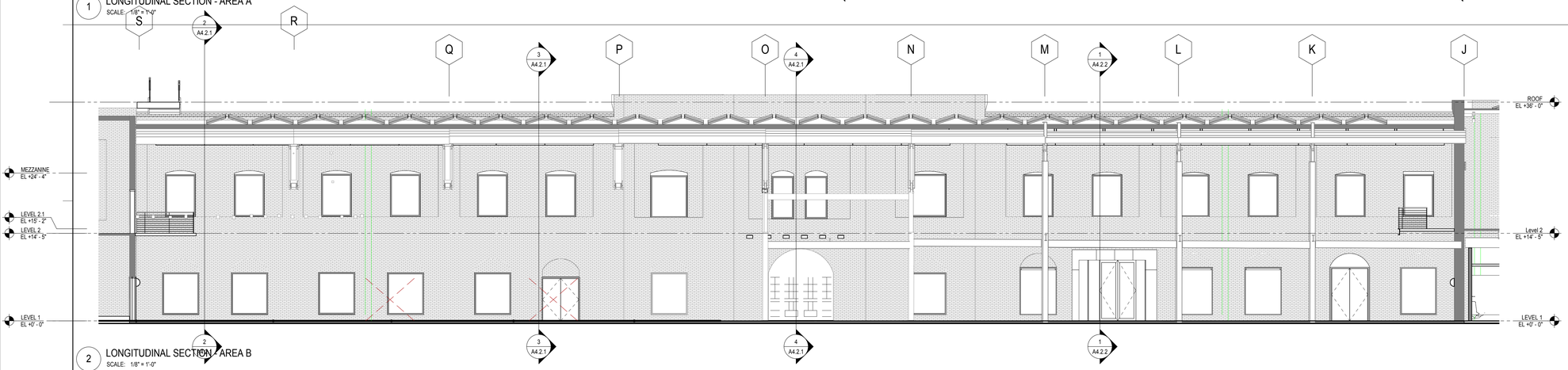
PROJECT NUMBER
20737.000

SHEET NUMBER
A4.2.2

Plot Date: 5/9/2016 4:10:46 PM GRLM



1 LONGITUDINAL SECTION - AREA A
SCALE: 1/8" = 1'-0"



2 LONGITUDINAL SECTION - AREA B
SCALE: 1/8" = 1'-0"

GENERAL SHEET NOTES

A. REFER TO THE A0.X SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.

B. REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS SHEET.

C. REFER TO AND COORDINATE WITH CIVIL DRAWINGS FOR ALL FINISH GRADES.

REFERENCE KEYNOTES

SHEET KEYNOTES

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

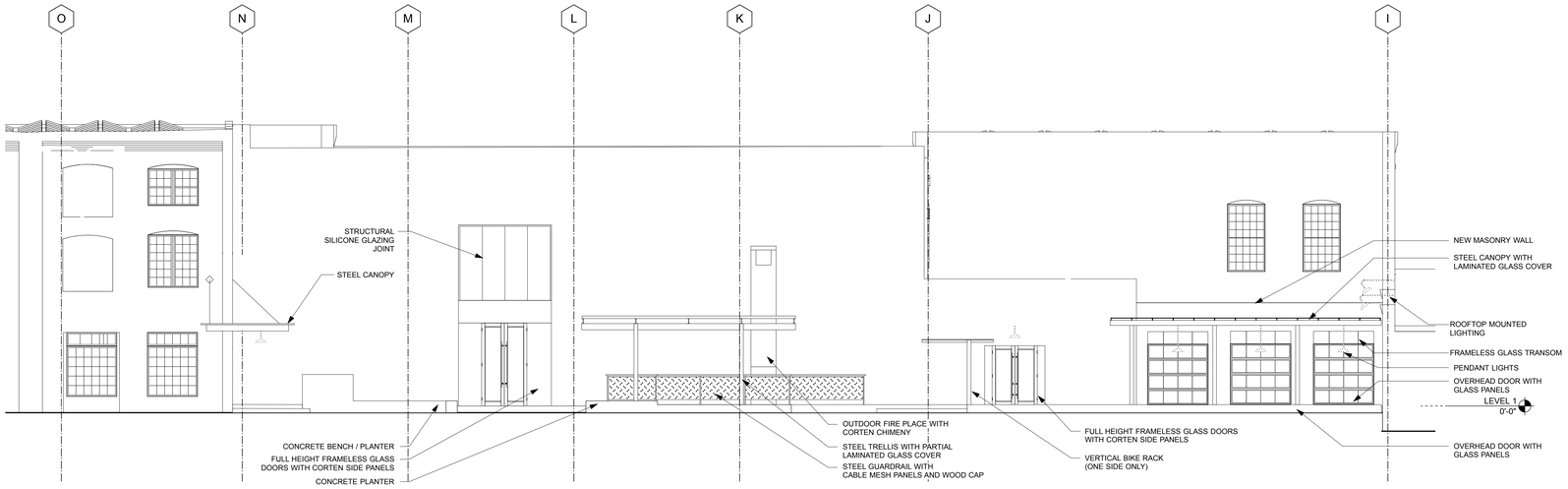
CITY OF MADISON WISCONSIN

SHEET TITLE
BUILDING SECTIONS

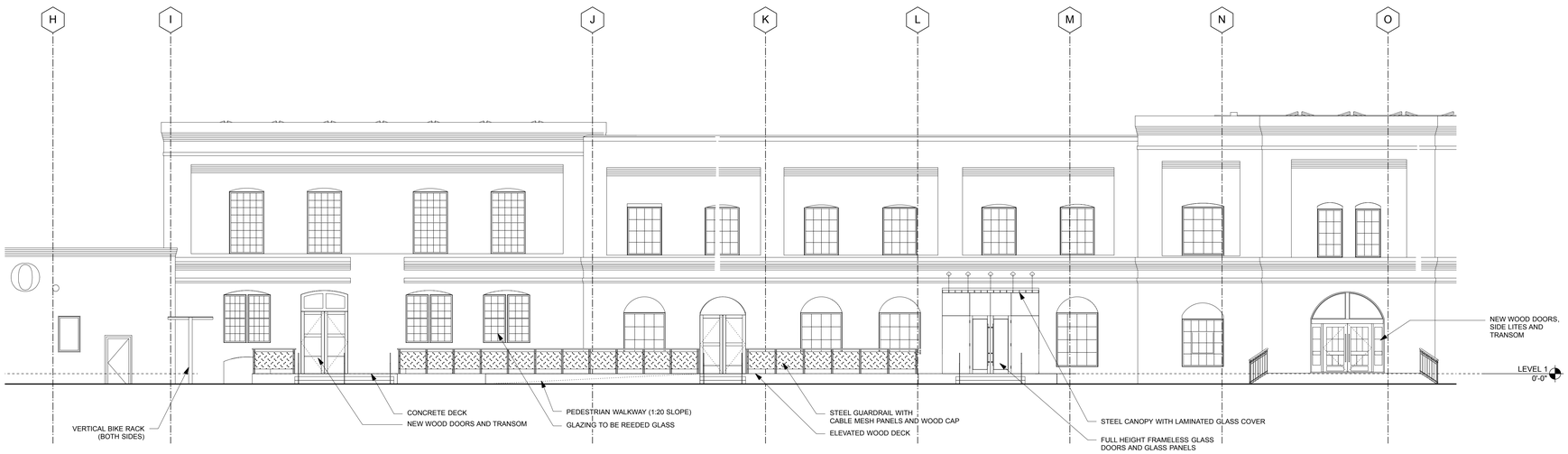
PROJECT NUMBER
20737.000

SHEET NUMBER
A4.2.3

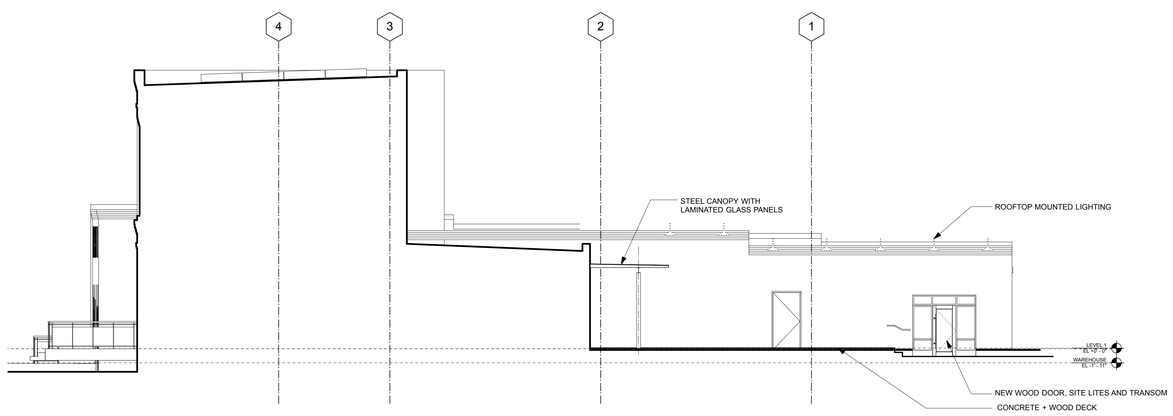
Plot Date: 5/9/2016 4:10:50 PM GRLM



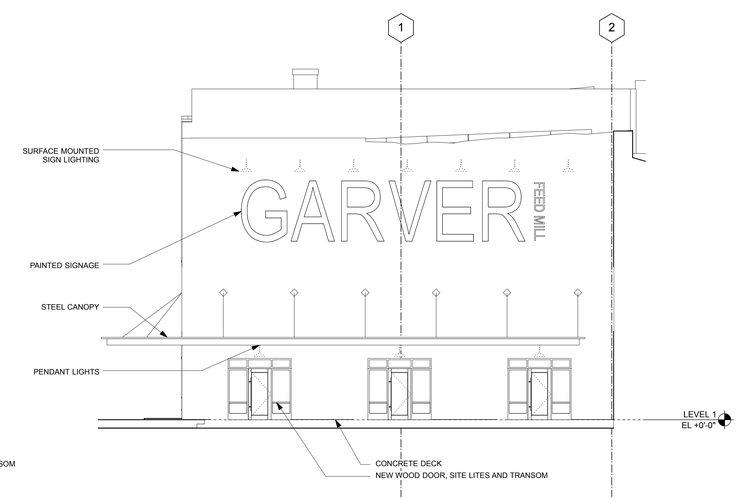
1 PARTIAL NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 PARTIAL SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 PARTIAL WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 PARTIAL EAST ELEVATION
SCALE: 1/8" = 1'-0"

Plot Date:

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE
2016.05.09		

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

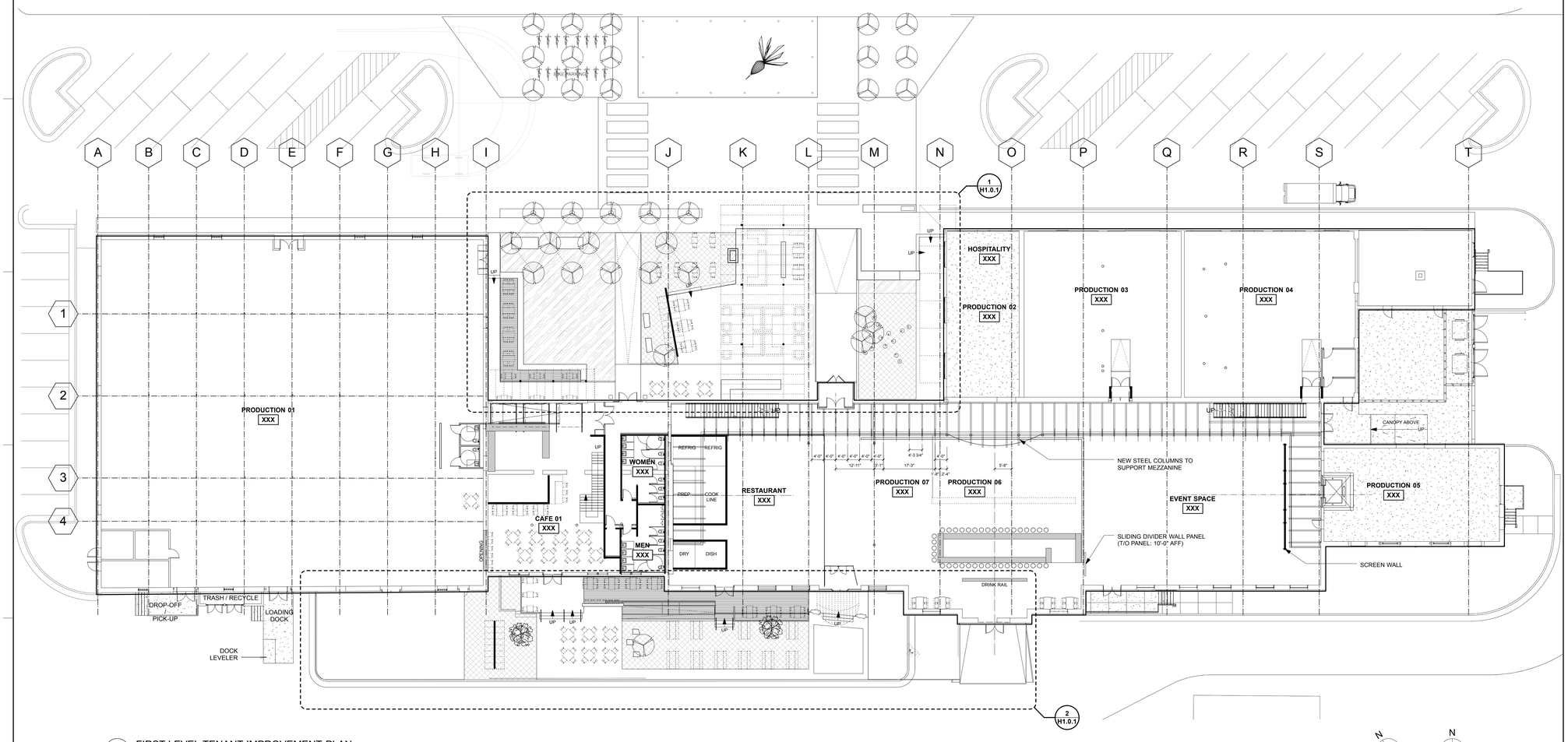
KEYPLAN

CITY OF MADISON WISCONSIN

SHEET TITLE
ENLARGED EXTERIOR ELEVATIONS

PROJECT NUMBER
20737.000

SHEET NUMBER
A4.3.1



1 FIRST LEVEL TENANT IMPROVEMENT PLAN
SCALE: 1/16" = 1'-0"

N ACTUAL NORTH

N PLAN NORTH

Plot Date:

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE
2016.05.09		

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

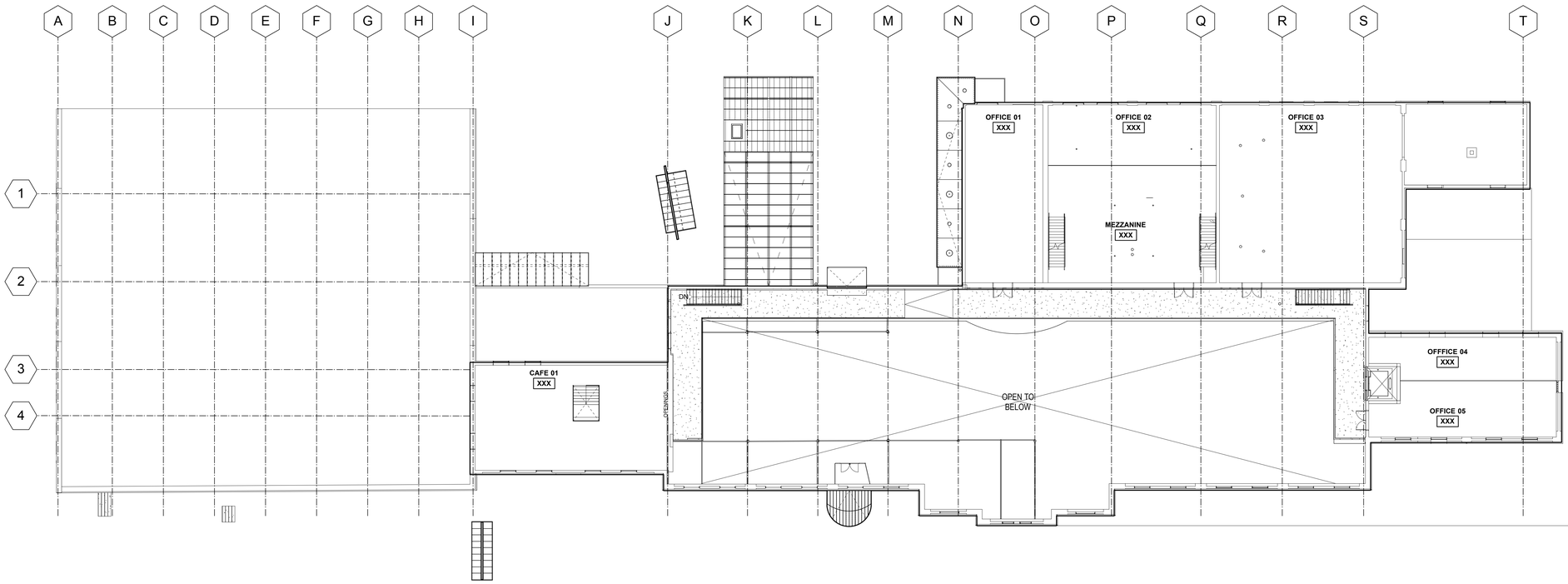
KEYPLAN

CITY OF MADISON WISCONSIN

SHEET TITLE
FIRST LEVEL TENANT IMPROVEMENT FLOOR PLAN

PROJECT NUMBER
20737.000

SHEET NUMBER
A7.1.1



1 SECOND LEVEL TENANT IMPROVEMENT PLAN
SCALE: 1/16" = 1'-0"

N ACTUAL NORTH

N PLAN NORTH

GENERAL SHEET NOTES

A. REFER TP A0.X SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWINGS, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS.

REFERENCE KEY NOTES

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE
2016.05.09		

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEYPLAN

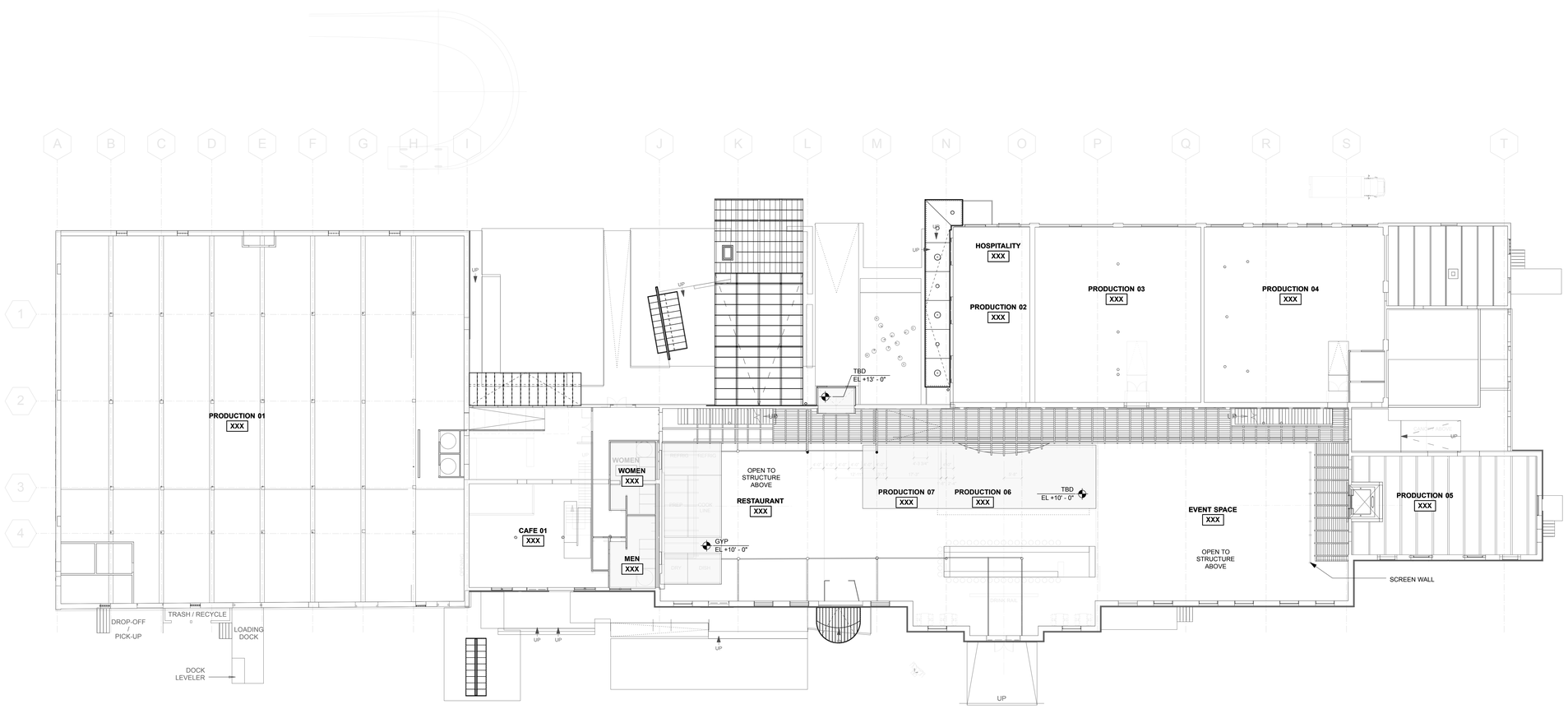
CITY OF MADISON WISCONSIN

SHEET TITLE
SECOND LEVEL TENANT IMPROVEMENT FLOOR PLAN

PROJECT NUMBER
20737.000

SHEET NUMBER
A7.1.2

Plot Date:



1 FIRST LEVEL TENANT IMPROVEMENT REFLECTED CEILING PLAN
SCALE: 1/16" = 1'-0"

N
ACTUAL
NORTH

N
PLAN
NORTH

Plot Date:

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN
CONSTRUCTION

ISSUED FOR	REV	DATE
2016.05.09		

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

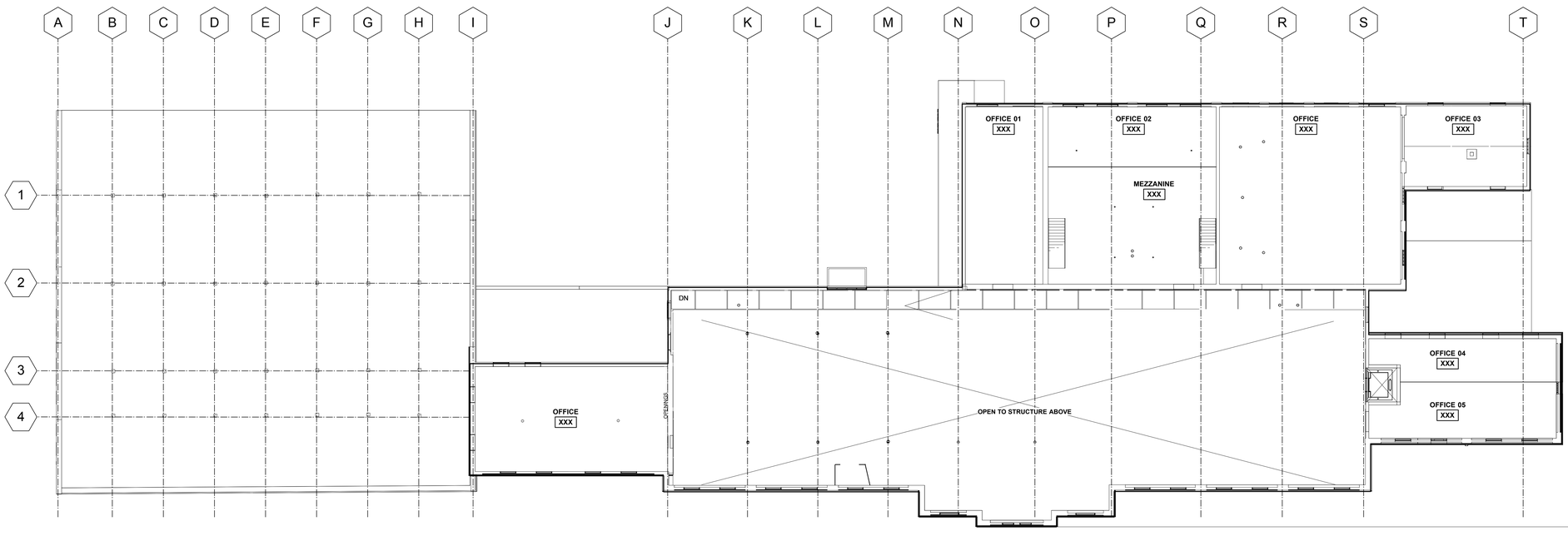
KEYPLAN

CITY OF MADISON WISCONSIN

SHEET TITLE
FIRST LEVEL TENANT IMPROVEMENT REFLECTED CEILING PLAN

PROJECT NUMBER
20737.000

SHEET NUMBER
A7.2.1



1 SECOND LEVEL TENANT IMPROVEMENT REFLECTED CEILING PLAN
SCALE: 1/16" = 1'-0"

N
ACTUAL NORTH

N
PLAN NORTH

GENERAL SHEET NOTES

A. REFER TP A0.X SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWINGS, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS.

REFERENCE KEY NOTES

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE
2016.05.09		

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEYPLAN

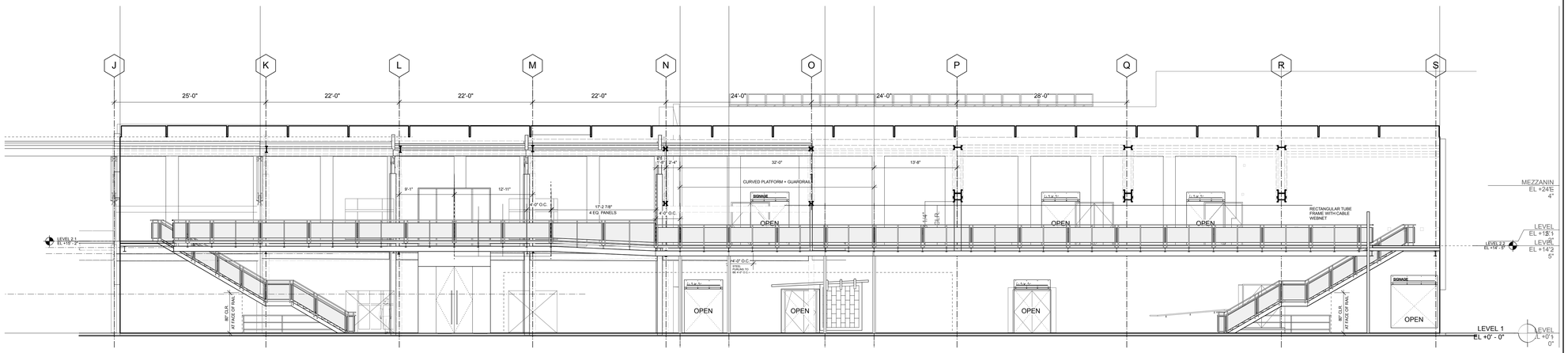
CITY OF MADISON WISCONSIN

SHEET TITLE
SECOND LEVEL TENANT IMPROVEMENT REFLECTED CEILING PLAN

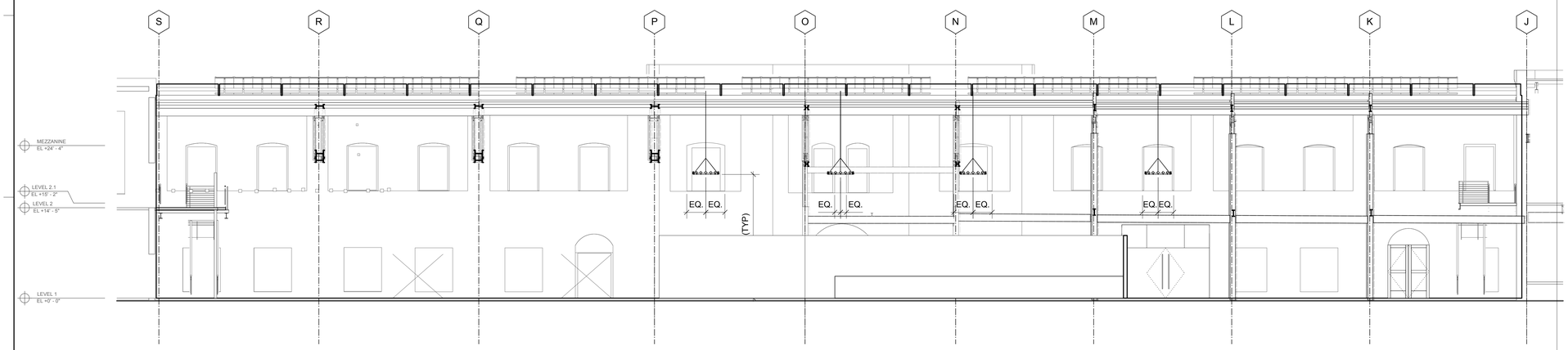
PROJECT NUMBER
20737.000

SHEET NUMBER
A7.2.2

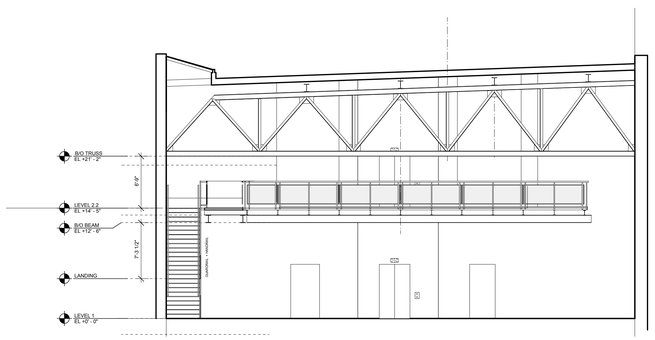
Plot Date:



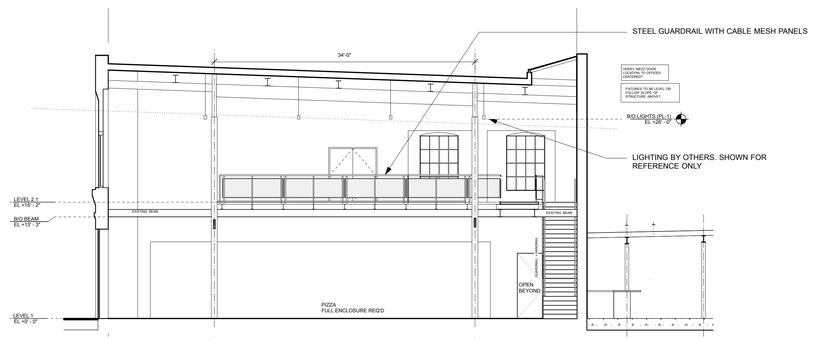
1 Elevation 1
SCALE: 1/8" = 1'-0"



2 Elevation 2
SCALE: 1/8" = 1'-0"



3 Elevation 3
SCALE: 1/8" = 1'-0"



4 Elevation 4
SCALE: 1/8" = 1'-0"

Plot Date:

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

2016.05.09

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

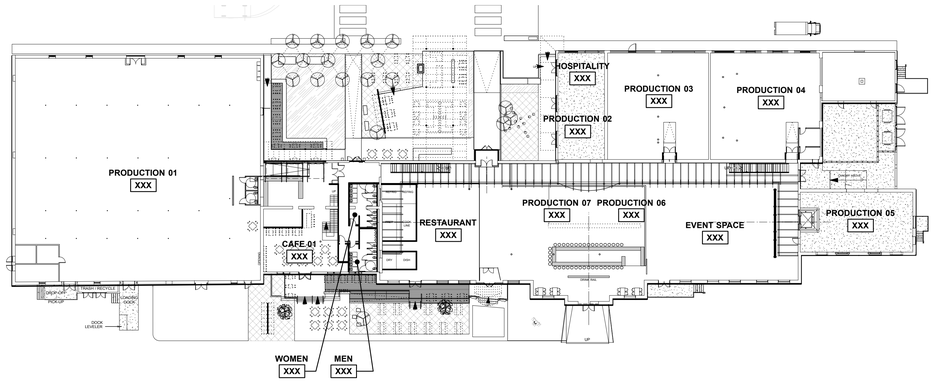
KEYPLAN

CITY OF MADISON WISCONSIN

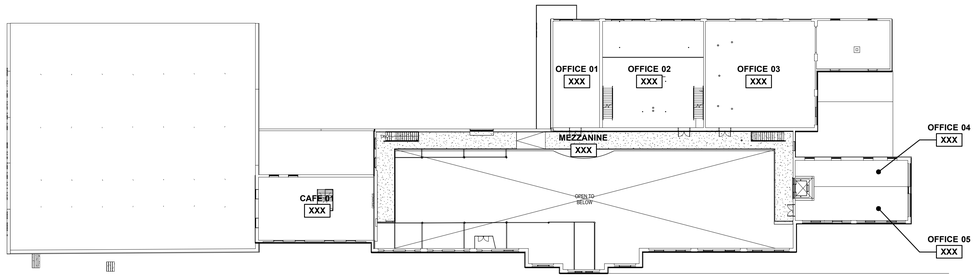
SHEET TITLE
ENLARGED INTERIOR ELEVATIONS

20737.000
PROJECT NUMBER

A7.3.1
SHEET NUMBER



1 FIRST LEVEL FINISH PLAN
SCALE: 1/32" = 1'-0"



2 SECOND LEVEL FINISH PLAN
SCALE: 1/32" = 1'-0"

FINISH SCHEDULE

LOCATION		BASE	FLOOR	WALLS				CEILING		REMARKS
ROOM No.	ROOM NAME OR DESCRIPTION			NORTH	SOUTH	WEST	EAST	MAT'L	FINISH	
--	PRODUCTION 01	--	CONC-2	EXISTING	EXISTING	EXISTING	EXISTING	WD	--	--
--	ENTRY VESTIBULE	--	CONC-1	--	--	--	--	--	--	--
--	HOSPITALITY	--	WD	EXISTING	EXISTING	EXISTING	EXISTING	WD	--	--
--	PRODUCTION 02	--	WD	EXISTING	EXISTING	EXISTING	EXISTING	WD	--	--
--	PRODUCTION 03	--	CONC-1	EXISTING	EXISTING	EXISTING	EXISTING	WD	--	--
--	PRODUCTION 04	--	CONC-1	EXISTING	EXISTING	EXISTING	EXISTING	WD	--	--
--	PRODUCTION 05	--	CONC-1	EXISTING	EXISTING	EXISTING	EXISTING	CONC	--	--
--	EVENT SPACE	--	CONC-1	EXISTING	EXISTING	EXISTING	EXISTING	WD	--	--
--	PRODUCTION 06	--	CONC-1	--	--	--	--	--	--	--
--	ENTRY VESTIBULE	--	CONC-2	--	--	--	--	--	--	--
--	PRODUCTION 07	--	CONC-1	--	--	--	--	--	--	--
--	RESTAURANT	--	CONC-1	EXISTING	EXISTING	EXISTING	EXISTING	WD	--	--
--	WOMEN	--	PT	--	--	--	--	--	--	--
--	MEN	--	PT	--	--	--	--	--	--	--
--	CAFE 01	--	CONC-2	EXISTING	EXISTING	EXISTING	EXISTING	CONC	--	--
--	MEZZANINE	--	--	EXISTING	EXISTING	EXISTING	EXISTING	WD	--	--
--	OFFICE 01	--	--	EXISTING	EXISTING	EXISTING	EXISTING	CONC	--	--
--	OFFICE 02	--	--	EXISTING	EXISTING	EXISTING	EXISTING	CONC	--	--
--	OFFICE 03	--	--	EXISTING	EXISTING	EXISTING	EXISTING	WD	--	--
--	OFFICE 04	--	--	EXISTING	EXISTING	EXISTING	EXISTING	CONC	--	--
--	OFFICE 05	--	--	EXISTING	EXISTING	EXISTING	EXISTING	CONC	--	--
--	OFFICE 06	--	--	EXISTING	EXISTING	EXISTING	EXISTING	CONC	--	--
--	CAFE 01	--	CONC	EXISTING	EXISTING	EXISTING	EXISTING	CONC	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--

GENERAL FINISH NOTES:
A. --

FINISH SCHEDULE REMARKS:
1. --

FINISH SPECIFICATIONS

CONC-1 EXISTING CONCRETE,
CONC-2 NEW CONCRETE

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE
2016.05.09		

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEYPLAN

CITY OF MADISON WISCONSIN

SHEET TITLE
FINISH SCHEDULE

PROJECT NUMBER
20737.000

SHEET NUMBER
A8.0.1

Plot Date:

ELECTRICAL ABBREVIATIONS

A	
A	AMPERES
AC	ALTERNATING CURRENT
AF	AMPERE FRAME (BREAKER RATING)
AFC	ABOVE FINISHED COUNTER
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHU	AIR HANDLING UNIT
AIC	AMPERE INTERRUPTING CAPACITY
ALT	ALTERNATE
ARCH	ARCHITECT
AT	AMPERES TRIP
ATS	AUTOMATIC TRANSFER SWITCH
AUTO	AUTOMATIC
AUX	AUXILIARY
AWG	AMERICAN WIRE GAUGE
B	
BRKR, BKR	BREAKER
BLDG	BUILDING
C	
C	CONDUIT
CB	CIRCUIT BREAKER
CATV	CABLE TELEVISION
CCTV	CLOSED CIRCUIT TELEVISION
CKT	CIRCUIT
CLG	CEILING
COM, COMM	COMMUNICATIONS
CP	CONTROL PANEL
CPT	CONTROL POWER TRANSFORMER
CT	CURRENT TRANSFORMER
CU	COPPER
D	
DC	DIRECT CURRENT
DISC	DISCONNECT
DIST	DISTRIBUTION
DIV	DIVISION
DN	DOWN
DP	DISTRIBUTION PANEL
DPDT	DOUBLE POLE DOUBLE THROW
DPST	DOUBLE POLE SINGLE THROW
DWG	DRAWING
E	
EG	EQUIPMENT GROUND
ELEC	ELECTRIC, ELECTRICAL
EM, EMERG	EMERGENCY
ELEV	ELEVATOR
EMT	ELECTRIC METALLIC CONDUIT
ENCL	ENCLOSURE
EQ, EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
E, EX, EXIST	EXISTING
F	
F	FUSE
FA	FIRE ALARM
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL
FAEP	FIRE ALARM EXTENDER PANEL
FC	FOOT CANDLE
FDR	FEEDER
FL, FLR	FLOOR
FLA	FULL LOAD AMPS
FLEX	FLEXIBLE
FLUOR	FLUORESCENT
FT	FOOT/FEET (')
G	
G, GND, GRD	GROUND
GEN	GENERATOR
GFI	GROUND FAULT INTERRUPTER
H	
H	HORIZONTAL MOUNTING
HH	HAND HOLE
HOA	HAND-OFF-AUTOMATIC
HP	HORSEPOWER
HPS	HIGH PRESSURE SODIUM
HR	HOUR
HT	HEIGHT
HTR	HEATER
HVAC	
HZ	HERTZIG VENTILATION AND AIR CONDITIONING
I	
IG	ISOLATED GROUND
IN	INCH/INCHES (")
INCAND	INCANDESCENT
J	
JB, JBOX	JUNCTION BOX
K	
K	KEY INTERLOCK
Kcmil	1000 CIRCULAR mils
KV	KILOVOLTS (THOUSAND VOLTS)
KVA	KILOVOLTS-AMPERES (THOUSAND VOLT-AMPS)
KW	KILOWATTS (THOUSAND WATTS)
KWH	KILOWATT-HOURS
L	
LA	LIGHTNING ARRESTOR
LAN	LOCAL AREA NETWORK
LC, LCP	LIGHTING CONTROL PANEL
LP	LIGHTING PANEL
L-L	LINE TO LINE
L-N	LINE TO NEUTRAL
L-G	LINE TO GROUND
LTG	LIGHTING
LV	LOW VOLTAGE (BELOW 50 VOLTS)

M	
MCA	MINIMUM CIRCUIT AMPACITY
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MECH	MECHANICAL
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MLO	MAIN LUGS ONLY
MOCP	MAXIMUM OVERCURRENT PROTECTION
MTD	MOUNTED
MTG	MOUNTING
MTS	MANUAL TRANSFER SWITCH
MV	MEDIUM VOLTAGE (OVER 600V LESS THAN 35KV)
N	
N	NEUTRAL
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
NO., NUM, #	NUMBER
NTS	NOT TO SCALE
O	
OC	ON CENTER
OCPD	OVERCURRENT PROTECTION DEVICE
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED
OH	OVERHEAD
OHE/T	OVERHEAD ELECTRIC/TELEPHONE
OPP	OPPOSITE
P	
P	POLE
PA	PUBLIC ADDRESS
PB	PULL BOX
PDP	POWER DISTRIBUTION PANEL
PE	PHOTO ELECTRIC
PF	POWER FACTOR
PH, Ø	PHASE
PNL	PANEL
PRI	PRIMARY
PT	POTENTIAL TRANSFORMER
PVC	POLYVINYL CHLORIDE
PWR	POWER
Q	
QTY	QUANTITY
R	
R, RE	RELOCATE AS SHOWN
RCLP	REMOTE CONTROL LIGHTING PANEL
RCPT	RECEPTACLE
REF	REFRIGERATOR
RF	RADIO FREQUENCY
RSC	RIGID STEEL CONDUIT
RLA	RATED (RUNNING) LOAD AMPS
RM	ROOM
RP	RECEPTACLE PANELBOARD
S	
SCH, SCHED	SCHEDULE
SEC	SECONDARY
SF	SQUARE FOOT
SPKR	SPEAKER
SPEC(S)	SPECIFICATION(S)
SPD	SURGE PROTECTIVE DEVICE
SPDT	SINGLE POLE DOUBLE THROW
SPST	SINGLE POLE SINGLE THROW
STD	STANDARD
SW	SWITCH
SWBD	SWITCHBOARD
SWGR	SWITCHGEAR
SYM	SYMMETRICAL
T	
TB	TERMINAL BLOCK
TBB	TELEPHONE BACKBOARD
TC	TIME CLOCK
TEL,TELE	TELEPHONE
TELECOM	TELECOMMUNICATIONS
TP	TAMPERPROOF
TV	TELEVISION
TYP	TYPICAL
U	
UG	UNDERGROUND
UGP	UNDERGROUND PRIMARY
UGS	UNDERGROUND SECONDARY
UGT	UNDERGROUND TELEPHONE
UL	UNDERWRITER'S LABORATORY
UON	UNLESS OTHERWISE NOTED
UPS	UNINTERRUPTIBLE POWER SUPPLY
V	
V	VOLTS
VA	VOLT-AMPERES
VFD	VARIABLE FREQUENCY DRIVE/ VARIABLE FREQUENCY MOTOR CONTROLLER
W	
W	WIRE
W/	WITH
W/O	WITHOUT
WHM	WATT HOUR METER
WP	WEATHERPROOF
X	
X	REMOVE DEVICE
XFMR	TRANSFORMER
Z	
% Z	PERCENT IMPEDANCE

ELECTRICAL EQUIPMENT NAMING CONVENTION KEY

XX - XXXX

PREFIX — SYSTEM (IF APPLICABLE) — LETTER ID — LEVEL

PREFIX	DESCRIPTION	SYSTEM	DESCRIPTION	LEVEL	DESCRIPTION
DP	DISTRIBUTION PANELBOARD	C	COMPUTER	0	LOWER LEVEL
LP	LIGHTING PANELBOARD	CR	CRITICAL	G	GROUND LEVEL
MCC	MOTOR CONTROL CENTER	EM	EMERGENCY	1	FIRST LEVEL
PDU	POWER DISTRIBUTION UNIT	EQ	EQUIPMENT	2	SECOND LEVEL
PP	POWER PANELBOARD	IG	ISOLATED GROUND	3	THIRD LEVEL
RP	RECEPTACLE PANELBOARD	LR	LEGALLY REQUIRED	4	FOURTH LEVEL
SES	SERVICE ENTRANCE SECTION	LS	LIFE SAFETY	5	FIFTH LEVEL
SWB	SWITCHBOARD	SB	OPTIONAL STANDBY	6	SIXTH LEVEL
T	TRANSFORMER	UPS	UNINTERRUPTIBLE POWER SUPPLY	P	PENTHOUSE LEVEL
US	UNIT SUBSTATION			R	ROOF LEVEL

ELECTRICAL LIGHTING SYMBOLS

- WALL MOUNTED LIGHTING FIXTURE- TYPE AS INDICATED
- LIGHTING FIXTURE - TYPE AS INDICATED (SUBSCRIPT INDICATES SWITCH CONTROL)
- FLUORESCENT LIGHTING FIXTURE - TYPE AS INDICATED
- WALLWASH LIGHT FIXTURE,
- SHADING INDICATES FIXTURE [CONNECTED TO LIFE SAFETY BRANCH ([UNSWITCHED)] [CONNECTED TO GENERATOR/INVERTER CIRCUIT (UNSWITCHED)] [WITH INTEGRAL BATTERY-INVERTER UNIT (UNSWITCHED)]
- LIGHTING TRACK - "X" DENOTES TYPE
- EXIT LIGHT - WALL/CEILING MOUNTED - DIRECTIONAL ARROWS AS INDICATED SHADING INDICATES ILLUMINATED FACE
- SITE LIGHTING FIXTURE TYPE AS INDICATED
- LIGHTING FIXTURE TYPE DESIGNATION - "XX" INDICATES SPECIFIC TYPE
- SINGLE OR DOUBLE, REMOTE EMERGENCY LIGHTING FIXTURE
- SINGLE POLE SWITCH (SUBSCRIPT INDICATES FIXTURES CONTROLLED)
- THREE-WAY SWITCH (S3P-THREE-WAY SWITCH WITH PILOT LIGHT)
- FOUR - WAY SWITCH
- SINGLE POLE SWITCH WITH PILOT LIGHT
- KEY OPERATED SWITCH
- DUAL LEVEL SWITCHING - ONE SWITCH CONTROLS OUTER LAMPS AND ONE SWITCH CONTROLS REMAINING INNER LAMPS.
- LOW VOLTAGE SWITCH
- DIMMER SWITCH
- OCCUPANCY SENSOR WALL SWITCH
- PASSIVE INFRARED OCCUPANCY SENSOR (WALL/CEILING)
- ULTRASONIC OCCUPANCY SENSOR (WALL/CEILING)
- PASSIVE INFRARED/ULTRASONIC OCCUPANCY SENSOR (WALL/CEILING)
- PHOTO CELL
- EMERGENCY LIGHTING TRANSFER DEVICE

DISTRIBUTION AND DIAGRAM SYMBOLS

- SWITCH - SINGLE THROW
- FUSED SWITCH
- TRANSFORMER - TYPE AND RATING AS INDICATED
- POTENTIAL TRANSFORMER
- CONTROL POWER TRANSFORMER
- CURRENT TRANSFORMER
- DELTA CONNECTION
- WYE CONNECTION - SOLID GROUND
- ELECTRIC INTERLOCK SYSTEM
- KEY INTERLOCKING SYSTEM
- DRAWOUT TYPE, CIRCUIT BREAKER
- STATIONARY CIRCUIT BREAKER
- FUSE
- AUTOMATIC TRANSFER SWITCH
- BUS DUCT PLUG-IN UNIT
- LIGHTNING ARRESTOR
- GROUND
- STRESS CONE
- ELECTRONIC METERING UNIT
- SURGE PROTECTIVE DEVICE
- DISTRIBUTION PANELBOARD
- PANELBOARD - (FLUSH/SURFACE)
- LIGHTING CONTROL PANEL, SURFACE MTD. UON.
- LOW VOLTAGE LIGHTING RELAY PANEL, SURFACE MTD. UON
- MOTOR CONTROL CENTER
- UNINTERRUPTIBLE POWER SUPPLY
- TELECOMMUNICATIONS BACKBOARD
- SYMBOL INDICATES TO WHICH PANELBOARD INDICATED CIRCUITS IN THE ROOM ARE TO BE CONNECTED.
- GENERATOR ANNUNCIATOR (DERANGEMENT) PANEL
- GENERATOR

ELECTRICAL WIRING SYMBOLS

- HOMERUN TO PANEL WITH CIRCUIT NUMBER(S) AS INDICATED
- CONDUIT RUN CONCEALED IN FINISHED AREAS, EXPOSED IN UNFINISHED AREAS OR BELOW ACCESS FLOORS
- CONDUIT CAST IN CONCRETE OR BELOW SLAB
- DEMOLITION WORK
- UNDERGROUND CONDUIT/DUCTBANK
- FEEDER BUSWAY
- PLUG-IN BUSWAY
- GROUND CABLE, SIZE AS INDICATED
- GROUND BUS
- CABLE TRAY
- CONDUIT TURNED UP
- CONDUIT TURNED DOWN
- ELECTRIC MANHOLE
- ELECTRIC HANDHOLE
- TELEPHONE MANHOLE
- GROUND ROD

ELECTRICAL POWER SYMBOLS

- SINGLE RECEPTACLE, 20A, 125V, 2P, 3W. (SLASH INDICATES MOUNTING ABOVE FINISH COUNTER)
- DUPLEX RECEPTACLE, 20A, 125V, 2P, 3W. (SLASH INDICATES MOUNTING ABOVE FINISH COUNTER)
- GFI, DUPLEX RECEPTACLE, 20A, 125V, 2P, 3W. (SLASH INDICATES MOUNTING ABOVE FINISH COUNTER)
- QUADRUPLEX RECEPTACLE, (2)20A, 125V, 2P, 3W, DUPLEX RECEPTACLES WITH A COMMON FACEPLATE. (SLASH INDICATES MOUNTING ABOVE FINISH COUNTER)
- SINGLE ISOLATED GROUND RECEPTACLE, 20A, 125V, 2P, 3W. (SLASH INDICATES MOUNTING ABOVE FINISH COUNTER)
- DUPLEX ISOLATED GROUND RECEPTACLE, 20A, 125V, 2P, 3W. (SLASH INDICATES MOUNTING ABOVE FINISH COUNTER)
- QUADRUPLEX ISOLATED GROUND RECEPTACLE, (2)20A, 125V, 2P, 3W, DUPLEX ISOLATED GROUND RECEPTACLES WITH A COMMON FACEPLATE. (SLASH INDICATES MOUNTING ABOVE FINISH COUNTER)
- SWITCHED DUPLEX RECEPTACLE, 20A, 125V, 2P, 3W.
- EMERGENCY DUPLEX RECEPTACLE, 20A, 125V, 2P, 3W. (SHADING INDICATING EMERGENCY RECEPTACLE TYPICAL FOR ALL OTHER RECEPTACLE TYPES)
- COMBINATION USB DUPLEX RECEPTACLE, 20A, 125V, 2P, 3W WITH (2) 5VDC, 2.1A USB CHARGING PORTS
- 6-30R — SPECIAL PURPOSE RECEPTACLE. TYPE AS INDICATED ON DRAWINGS, COORDINATE RECEPTACLE TYPE WITH ACTUAL EQUIPMENT PRIOR TO INSTALLATION.
- CEILING MOUNTED SINGLE RECEPTACLE, 20A, 125V, 2P, 3W.
- CEILING MOUNTED SINGLE ISOLATED GROUND RECEPTACLE, 20A, 125V, 2P, 3W.
- CEILING MOUNTED DUPLEX RECEPTACLE, 20A, 125V, 2P, 3W.
- CEILING MOUNTED DUPLEX ISOLATED GROUND RECEPTACLE, 20A, 125V, 2P, 3W.
- CEILING MOUNTED QUADRUPLEX RECEPTACLE, (2)20A, 125V, 2P, 3W, DUPLEX RECEPTACLES WITH A COMMON FACEPLATE.
- CEILING MOUNTED QUADRUPLEX ISOLATED GROUND RECEPTACLE, (2)20A, 125V, 2P, 3W, DUPLEX ISOLATED GROUND RECEPTACLES WITH A COMMON FACEPLATE.
- RECEPTACLES MOUNTED ABOVE THE CEILING.
- SINGLE RECEPTACLE, 20A, 125V, 2P, 3W., FLOOR MTD SERVICE FITTING, FLUSH TYPE UON ("S" DENOTES SURFACE TYPE)
- SINGLE IG RECEPTACLE, 20A, 125V, 2P, 3W., FLOOR MTD SERVICE FITTING, FLUSH TYPE UON ("S" DENOTES SURFACE TYPE)
- DUPLEX RECEPTACLE, 20A, 125V, 2P, 3W., FLOOR MTD SERVICE FITTING, FLUSH TYPE UON ("S" DENOTES SURFACE TYPE)
- DUPLEX IG RECEPTACLE, 20A, 125V, 2P, 3W., FLOOR MTD SERVICE FITTING, FLUSH TYPE UON ("S" DENOTES SURFACE TYPE)
- QUADRUPLEX RECEPTACLE, (2) 20A, 125V, 2P, 3W., FLOOR MTD SERVICE FITTING, FLUSH TYPE UON ("S" DENOTES SURFACE TYPE)
- QUADRUPLEX IG RECEPTACLE, (2) 20A, 125V, 2P, 3W., FLOOR MTD SERVICE FITTING, FLUSH TYPE UON ("S" DENOTES SURFACE TYPE)
- WHERE INDICATED IN AN EXISTING FLOOR, PROVIDE CORE DRILL PACKAGE TO MAINTAIN FIRE RATING OF FLOOR. EXTEND CONDUIT AND WIRING IN CEILING SPACE OF FLOOR BELOW TO ELECTRICAL CLOSET OR PANELBOARD.
- FBX — FLOOR BOX ("X" DENOTES TYPE AS SPECIFIED)
- PTX — POKE-THROUGH ASSEMBLY ("X" DENOTES TYPE AS SPECIFIED)
- AFX — ACCESS FLOOR BOX ("X" DENOTES TYPE AS SPECIFIED)
- J — JUNCTION BOX - CEILING OR WALL MOUNTED - INDICATED IN POWER, LIGHTING & FIRE ALARM SYSTEMS PLANS.
- J — JUNCTION BOX - FLOOR MOUNTED
- DIRECT CONNECTION TO EQUIPMENT
- P — POWER SERVICE FITTING (FLOOR/WALL) MOUNTED FOR CONNECTION TO FURNITURE SYSTEM AS SPECIFIED.
- SR-X — SURFACE RACEWAY ("X" DENOTES TYPE AS SPECIFIED)
- HC — ADA DOOR ACTUATOR
- PD — COMBINATION POWER AND TELECOMMUNICATIONS FLOOR OR WALL MOUNTED BOX FOR POWER AND DATA CONNECTION - INDICATED IN POWER & SPECIAL SYSTEMS PLANS.

ELECTRICAL EQUIPMENT SYMBOLS

- MOTOR AND CONNECTION
- DISCONNECT SWITCH, NON-FUSED PROVIDE SWITCH AMPACITY EQUAL TO OR GREATER THAN FEEDER AMPACITY, UON
- DISCONNECT SWITCH, FUSED. PROVIDE SWITCH AND FUSE AMPACITY EQUAL TO OR GREATER THAN FEEDER AMPACITY, UON
- CB — CIRCUIT BREAKER IN NEMA 1 ENCLOSURE (FLUSH/SURFACE)
- COMBINATION MOTOR STARTER WITH DISCONNECT SWITCH. PROVIDE SWITCH AND FUSE AMPACITY EQUAL TO OR GREATER THAN FEEDER AMPACITY, UON
- HAND-OFF-AUTO SELECTOR SWITCH WITH PILOT LIGHT
- M — MANUAL MOTOR STARTER WITH PILOT LIGHT AS INDICATED.
- PC — PACKAGE CONTROL UNIT (PROVIDED BY EQUIPMENT SUPPLIER)
- VFD — VARIABLE FREQUENCY DRIVE/VARIABLE FREQUENCY MOTOR CONTROLLER
- PUSHBUTTON STATION
- EMERGENCY POWER OFF
- C — CONTACTOR
- GROUNDING BUS BAR

SPECIAL SYSTEM OUTLET SYMBOLS

- TV — COMBINATION TV OUTLET AND DUPLEX RECEPTACLE ON SINGLE FACEPLATE
- M — MICROPHONE OUTLET - CEILING MTD
- M — MICROPHONE OUTLET - WALL MTD
- M — MICROPHONE OUTLET - FLOOR MTD
- V — PA VOLUME CONTROL
- SP — SPEAKER - WALL MTD
- SP — SPEAKER - CEILING MTD
- R — RECORDING OUTLET
- VP — COMBINATION VIDEO PROJECTOR OUTLET AND DUPLEX RECEPTACLE
- C — CLOCK OUTLET, WIRECPT AND HANGER
- CLOCK OUTLET, MASTER CLOCK
- ET — CLOCK OUTLET, ELAPSED TIME

FIRE ALARM SYMBOLS

- STROBE - WALL MOUNTED
- STROBE - CEILING MOUNTED
- FIRE ALARM BELL - WALL MOUNTED
- HORN - WALL MOUNTED
- HORN - CEILING MOUNTED
- HORN W/STROBE - WALL MOUNTED
- HORN W/STROBE - CEILING MOUNTED
- FA SPEAKER - WALL MOUNTED
- FA SPEAKER - CEILING MOUNTED
- FA SPEAKER W/STROBE - WALL MOUNTED
- FA SPEAKER W/STROBE - CEILING MOUNTED
- FIRE FIGHTER'S TELEPHONE
- FA — FIRE FIGHTER'S TELEPHONE JACK
- SMOKE DETECTOR - CEILING OR SURFACE MOUNTED
- SD — SMOKE DETECTOR FOR ACTIVATION OF SMOKE DAMPER - SPOT TYPE
- SD — SMOKE DETECTOR FOR ACTIVATION OF SMOKE DAMPER - DUCT TYPE, FOR PURCHASE AND CONNECTION BY FIRE ALARM CONTRACTOR, INSTALLATION BY MECHANICAL CONTRACTOR
- ER — SMOKE DETECTOR FOR ELEVATOR RECALL
- RA — SMOKE DETECTOR FOR RETURN AIR PLENUM APPLICATION
- BT/BR — SMOKE DETECTOR CEILING OR WALL MOUNTED - BEAM TYPE ("BT" DENOTES TRANSMITTER, "BR" DENOTES RECEIVER)
- SMOKE DETECTOR - HVAC DUCT TYPE. FOR PURCHASE AND CONNECTION BY FIRE ALARM CONTRACTOR, INSTALLATION BY MECHANICAL CONTRACTOR
- DUCT SMOKE DETECTOR REMOTE TEST STATION
- HEAT DETECTOR
- J — FA — JUNCTION BOX (RECESSED/SURFACE) FOR FIRE ALARM SYSTEMS PLANS.
- F — MANUAL FIRE ALARM PULL STATION
- WF — WATER FLOW SWITCH, FOR CONNECTION ONLY
- TS — VALVE SUPERVISORY (TAMPER) SWITCH, FOR CONNECTION ONLY
- PS — ALARM PRESSURE SWITCH, FOR CONNECTION ONLY
- AP — HI / LOW AIR PRESSURE SWITCH, FOR CONNECTION ONLY
- DH — MAGNETIC DOOR HOLD OPEN DEVICE
- FI — FAULT ISOLATION MODULE
- AI — FIRE ALARM ADDRESSABLE INTERFACE MODULE (INPUT)
- AR — FIRE ALARM ADDRESSABLE RELAY (OUTPUT)
- EVAC — VOICE EVACUATION PANEL
- NAC — NOTIFICATION APPLIANCE POWER EXTENDER PANEL
- DACT — DIGITAL ALARM COMMUNICATOR TRANSMITTER
- SPD — SURGE PROTECTIVE DEVICE
- BATT — BATTERY CABINET
- FATC — FIRE ALARM TERMINAL CABINET
- AMP — FIRE ALARM AMPLIFIER PANEL
- FARP — FIRE ALARM REMOTE CONTROL PANEL (FLUSH/SURFACE)
- FACP — FIRE ALARM SYSTEM CONTROL PANEL (FLUSH/SURFACE)
- FAAP — FIRE ALARM ANNUNCIATOR PANEL (FLUSH/SURFACE) - GRAPHIC
- LCD — FIRE ALARM ANNUNCIATOR PANEL (FLUSH/SURFACE) - LCD TYPE
- PB — ELECTRICAL PULL BOX, FOR CONNECTION ONLY
- EN — NEMA 1 ENCLOSURE CABINET
- ZONE# — FIRE ALARM ZONE IDENTIFICATION NUMBER
- FIRE ALARM ZONE BOUNDARY

SECURITY SYSTEM SYMBOLS

- CCTV — CCTV SURVEILLANCE CAMERA OUTLET - CEILING MTD
- CCTV — CCTV SURVEILLANCE CAMERA OUTLET - WALL MTD, UON
- R/D — RECEIVER/DRIVER UNIT
- DC — DOOR CONTACT SWITCH
- DM — DOOR MONITOR SWITCH
- PSD — POWER SUPPLY FOR DOOR(S) WITH ELECTRICAL HARDWARE
- RX — REQUEST-FOR-EXIT SENSOR
- DGP — DATA GATHERING PANEL
- DO — DOOR OPERATING EQUIPMENT
- ELM — ELECTRIC LOCKING/LATCHING AND MONITORING HARDWARE
- AC — ACCESS CONTROL STATION - CARD TYPE
- AC — K — ACCESS CONTROL STATION - KEYPAD TYPE
- GB — GLASS BREAK DETECTOR
- CB — R — CODE BLUE WITH RED PHONE, WALL MTD, MOUNTED 48" AFF
- CB — B — CODE BLUE WITH BLUE LIGHT, WALL MTD, MOUNTED 48" AFF
- MD — MOTION DETECTOR - CEILING MTD
- MD — MOTION DETECTOR - WALL MTD
- A — INTERCOMMUNICATION SYSTEM (AI PHONE)

TELECOMMUNICATION SYMBOLS

- TELECOMMUNICATIONS VOICE OUTLET, WALL MTD (SLASH INDICATES MOUNTING ABOVE FINISH COUNTER, "W" INDICATES WALL PHONE HEIGHT, "PW" INDICATES PAY PHONE)
- TELECOMMUNICATIONS DATA OUTLET, WALL MTD (SLASH INDICATES MOUNTING ABOVE FINISH COUNTER, "W" INDICATES WALL PHONE HEIGHT)
- TELECOMMUNICATIONS COMBINATION VOICE/DATA OUTLET, WALL MTD. (SLASH INDICATES MOUNTING ABOVE FINISH COUNTER)
- TELECOMMUNICATIONS VOICE OUTLET, FLOOR MTD SERVICE FITTING, FLUSH TYPE UON ("S" DENOTES SURFACE TYPE)
- TELECOMMUNICATIONS DATA OUTLET, FLOOR MTD SERVICE FITTING, FLUSH TYPE UON ("S" DENOTES SURFACE TYPE)
- TELECOMMUNICATIONS COMBINATION VOICE/DATA OUTLET, FLOOR MTD SERVICE FITTING, FLUSH TYPE UON ("S" DENOTES SURFACE TYPE)
- TELECOMMUNICATIONS VOICE OUTLET, CEILING MTD SERVICE FITTING, FLUSH TYPE UON ("S" DENOTES SURFACE TYPE)
- TELECOMMUNICATIONS DATA OUTLET, CEILING MTD SERVICE FITTING, FLUSH TYPE UON ("S" DENOTES SURFACE TYPE)
- TELECOMMUNICATIONS COMBINATION VOICE/DATA OUTLET, CEILING MTD SERVICE FITTING, FLUSH TYPE UON ("S" DENOTES SURFACE TYPE)
- TELECOMMUNICATIONS DATA OUTLET ABOVE CEILING
- D — JUNCTION BOX FLOOR OR WALL MOUNTED FOR CONNECTION TO FURNITURE SYSTEM.

NURSE CALL SYSTEM SYMBOLS

- NCC — NURSE CALL CONTROL EQUIPMENT PANEL (RECESSED/SURFACE)
- MS — NURSE CALL MASTER STATION
- 1P — NURSE CALL BEDSIDE STATION, SINGLE PATIENT
- 2P — NURSE CALL BEDSIDE STATION, DOUBLE PATIENT
- E — NURSE CALL EMERGENCY STATION - PULL CORD TYPE IN TOILETS & SHOWERS, PUSH-BUTTON TYPE IN ALL OTHER PLACES
- DS — NURSE CALL DUTY STATION
- SS — NURSE CALL STAFF STATION
- B — CODE BLUE CALL STATION
- MO — PATIENT MONITORING OUTLET
- NURSE CALL DOME LIGHT
- NURSE CALL DOME LIGHT CEILING MTD ("2" SUBSCRIPT DENOTES ZONE DOME LIGHT)

GENERAL NOTES

A. PROVIDE 1#12 + 1#12N + 1#12G FOR 20A BRANCH CIRCUITING, UON; MAXIMUM OF THREE CIRCUITS PER CONDUIT; MINIMUM CONDUIT SIZE OF 3/4" C, UON.

B. PROVIDE A DEDICATED NEUTRAL WIRE FOR EACH BRANCH CIRCUIT. COORDINATE DEVICE LOCATIONS AND MOUNTING HEIGHTS WITH ARCHITECTURAL DRAWINGS PRIOR TO ROUGH-IN.

C. PROVIDE FIRE STOPPING FOR CONDUITS AND ELECTRICAL EQUIPMENT FOR FLOOR SLABS, WALLS AND CEILINGS TO MAINTAIN FIRE RATING.

D. INSTALL ELECTRICAL WORK IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND LOCAL BUILDING AND FIRE CODES, IN A NEAT AND WORKMANLIKE MANNER.

E. LIMIT VOLTAGE DROP TO 2% FOR FEEDERS AND 3% FOR BRANCH CIRCUITS. INCLUDE DERATING FACTOR FOR ROOF-MOUNTED CONDUITS.

F. REFER TO ARCH. REFLECTED CEILING PLANS FOR EXACT LOCATION OF CEILING MOUNTED DEVICES AND LIGHT FIXTURES, UNLESS OTHERWISE INDICATED.

G. WHERE MULTIPLE SWITCHES, RECEPTACLES, AND OTHER OUTLETS (EXCEPT WALL PHONES) ARE INDICATED PROVIDE MULTI-GANG BACK BOXES WITH GANG BARRIERS AND A COMMON FACEPLATE.

H. WHERE DIFFERENT RECESSED ELECTRICAL DEVICES WITH THE SAME MOUNTING HEIGHTS ARE INDICATED SIDE-BY-SIDE, MOUNT THE DEVICES SO THAT THERE IS FOUR INCHES BETWEEN ADJACENT VERTICAL EDGES OF THE FACEPLATES, UON.

J. WHERE ELECTRICAL DEVICES WITH DIFFERENT MOUNTING HEIGHTS ARE LOCATED IN THE SAME AREA ALIGN DEVICES VERTICALLY THROUGH THEIR CENTERLINES, UON.

K. WHERE EXIT SIGNS ARE INDICATED ABOVE DOOR MOUNT AS FOLLOWS, CENTER THE EXIT SIGN BETWEEN TOP OF DOOR FRAME AND CEILING IF DISTANCE BETWEEN TOP OF DOOR FRAME AND CEILING IS 24 INCHES OR LESS; OTHERWISE MOUNT BOTTOM OF EXIT SIGN 6 INCHES FROM TOP OF DOOR FRAME, MOUNT OTHER WALL MOUNTED EXIT SIGNS IN THE SAME AREA AT THE SAME HEIGHT. COORDINATE WITH ARCHITECTURAL DETAILS.

L. EXIT SIGNS ARE TO BE TYPE "X1", UON.

M. PROVIDE SEPARATE NEUTRALS FOR DIMMING CIRCUITS.

N. PROVIDE FEEDERS AND BRANCH CIRCUITS WHICH HAVE AN AMPACITY EQUAL TO OR GREATER THAN THE CIRCUIT OVERCURRENT PROTECTIVE DEVICE RATING, U.O.N.

O. FURNITURE LAYOUTS ARE FOR REFERENCE ONLY. COORDINATE THE FINAL LOCATION OF ELECTRICAL DEVICES AND OUTLETS WITH ARCHITECT, OWNER AND FINAL FURNITURE PLANS PRIOR TO INSTALLATION.

P. MOUNT DEVICES FLUSH WITH CONCEALED CONDUIT, EXCEPT AS NOTED ON THE DRAWINGS AND IN MECHANICAL AND ELECTRICAL EQUIPMENT ROOMS.

Q. THE DRAWINGS REPRESENT ELECTRICAL DESIGN INTENT. THEY ARE DIAGRAMMATIC. PROVIDE ALL COMPONENTS NECESSARY FOR COMPLETE OPERATING ELECTRICAL SYSTEMS.

R. WHEN MORE THAN ONE 20A., 1P., 120 VOLT CIRCUIT FEEDS A SURFACE RACEWAY CONNECT RECEPTACLES TO ALTERNATE CIRCUITS AS FOLLOWS - U.O.N.

A B C A B C

MOUNTING HEIGHTS

DISCONNECT SWITCHES	5'-8" AFF
MOTOR STARTERS	5'-6" AFF
PANELBOARDS & CABINETS	6'-0" AFF TO TOP
INDIVIDUAL CIRCUIT BREAKERS	5'-6" AFF

MOUNTING HEIGHT NOTES:

1. ALL ELEVATIONS ARE TO CENTER LINE OF DEVICE, UNLESS OTHERWISE NOTED.
2. REFER TO EQUIPMENT ELEVATION DRAWINGS FOR COORDINATION WITH CASEWORK.
3. MOUNT MANUAL MOTOR STARTER ADJACENT TO OR ON UNIT.
4. REFER TO ARCHITECTURAL A0 SERIES FOR ADDITIONAL ELECTRICAL DEVICE MOUNTING HEIGHTS AND DEVICE ALIGNMENT RULES.

REFERENCE SYMBOLS

- 1 / E1-1.0 — SECTION NUMBER; DRAWING NUMBER WHERE DRAWN
- 1 / E1-1.0 — DETAIL NUMBER; DRAWING NUMBER WHERE DRAWN
- 1 — KEY NOTE

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison,WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

CITY OF MADISON WISCONSIN

SHEET TITLE

ELECTRICAL ABBREVIATIONS AND SYMBOLS

PROJECT NUMBER 20737.000

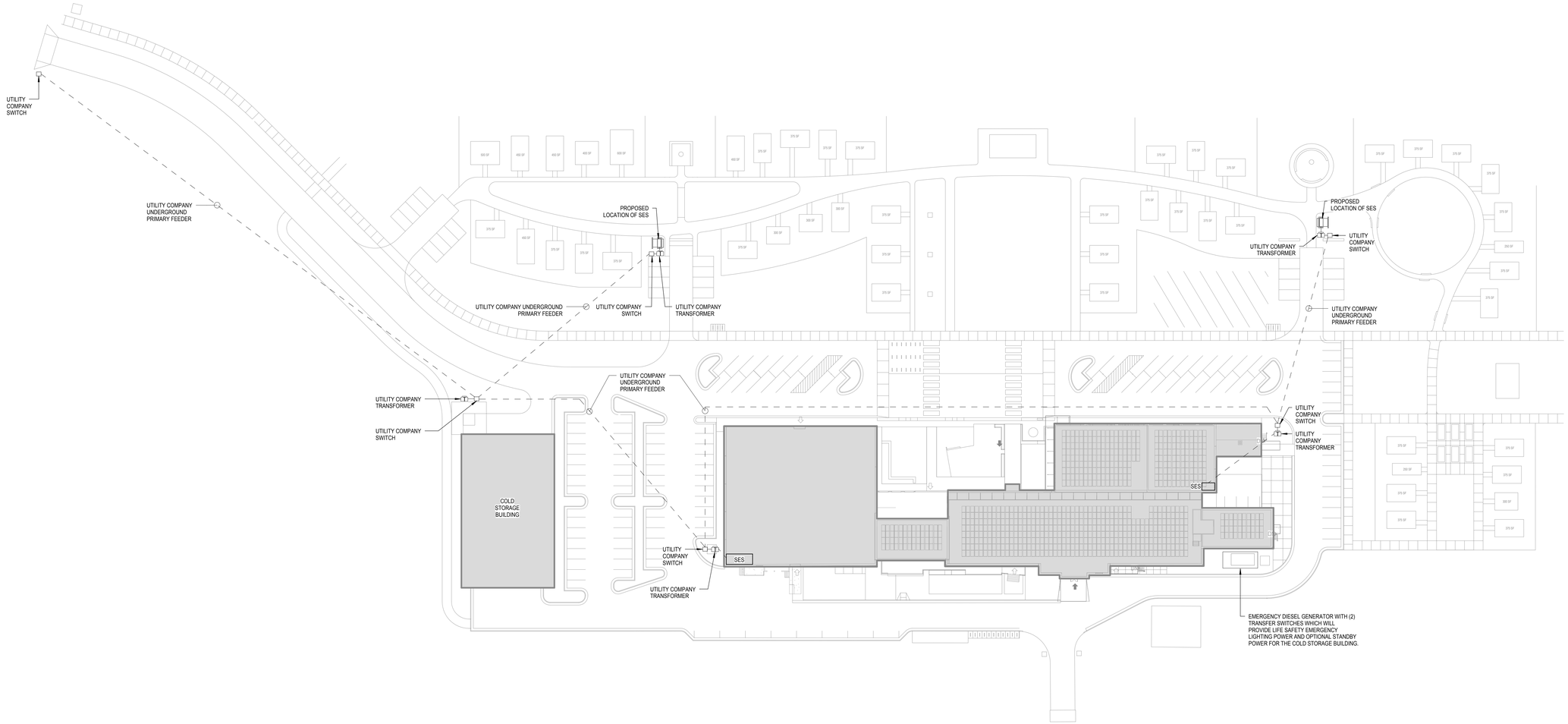
SHEET NUMBER **E0.1**

Author

Plot Date: 5/9/2016 4:49:31 PM

GENERAL SHEET NOTES

A. COORDINATE WITH LOCAL UTILITY FOR ALL SITE SERVICE REQUIREMENTS.
B. CONTACT LOCAL UTILITY TO DENTIFY ALL EXISTING UNDERGROUND UTILITIES.



1 SITE - POWER
SCALE: 1" = 40'-0"

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

CITY OF MADISON WISCONSIN

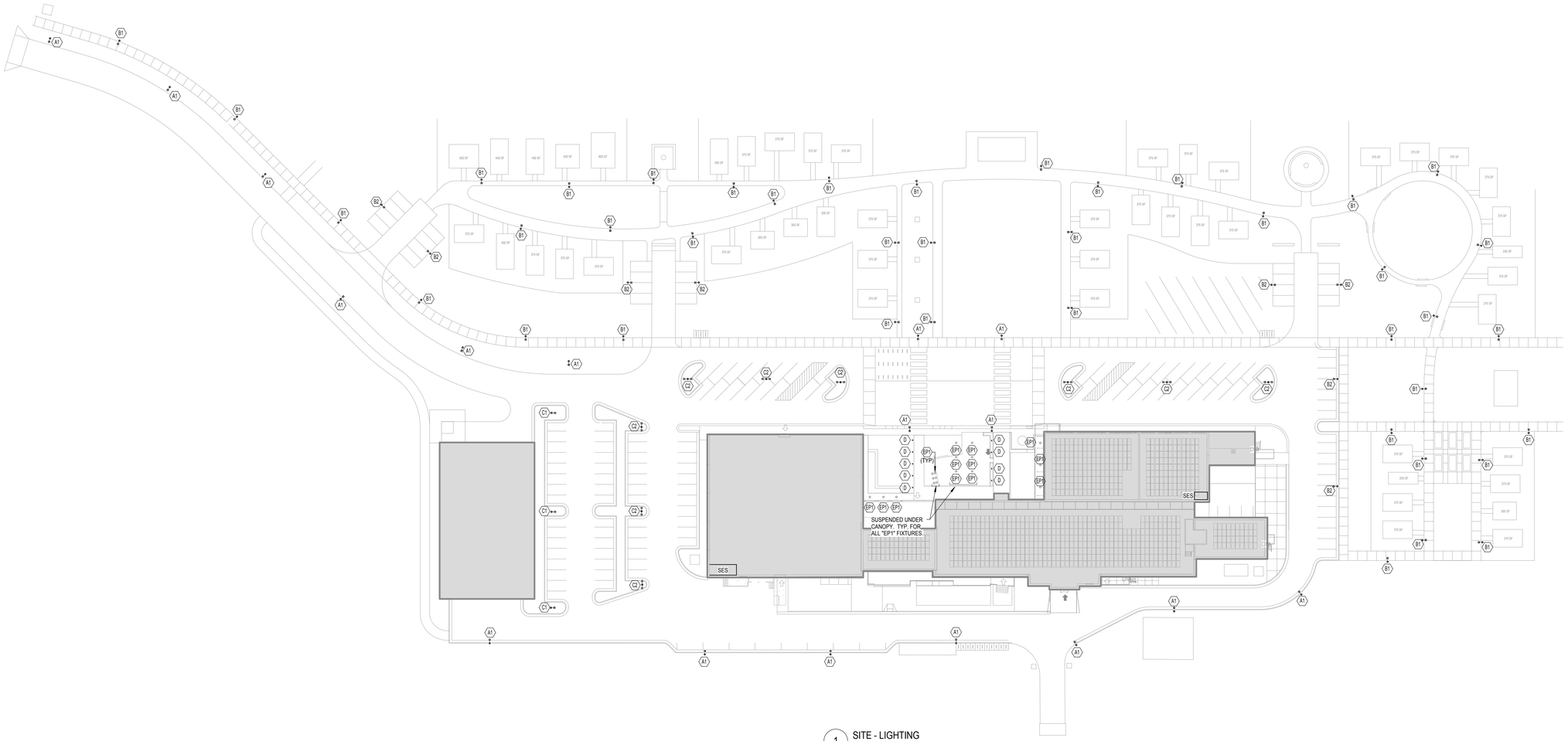
SHEET TITLE
ELECTRICAL SITE PLANS

PROJECT NUMBER
20737.000

SHEET NUMBER
E1.1

Author

Plot Date: 5/9/2016 4:49:36 PM



1 SITE - LIGHTING
SCALE: 1" = 40'-0"

NORTH

EE - LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	MODEL	LOAD	LAMP	BALLAST	VOLTAGE	MOUNTING	COMMENTS
A1	SINGLE-HEAD, ARCHITECTURAL EXTERIOR POLE MOUNT LED LIGHT FIXTURE WITH 25' STEEL POLE.	LITHONIA - ANTIQUE STREET LAMPS	EML25	73 VA	LED		277 V	POLE MOUNT	
B1	SINGLE-HEAD, PEDESTRIAN-SCALE, ARCHITECTURAL EXTERIOR POLE MOUNT LED LIGHT FIXTURE WITH 15' STEEL POLE.	LITHONIA - ANTIQUE STREET LAMPS	EML25	73 VA	LED		277 V	POLE MOUNT	
B2	SINGLE-HEAD, ARCHITECTURAL EXTERIOR POLE MOUNT LED LIGHT FIXTURE WITH 25' STEEL POLE.	LITHONIA - ANTIQUE STREET LAMPS	EML25	73 VA	LED		277 V	POLE MOUNT	
C1	SINGLE-HEAD, ARCHITECTURAL EXTERIOR POLE MOUNT LED LIGHT FIXTURE WITH 25' STEEL POLE.	LITHONIA - ANTIQUE STREET LAMPS	EML25	73 VA	LED		277 V	POLE MOUNT	
C2	DOUBLE-HEAD, ARCHITECTURAL EXTERIOR POLE MOUNT LED LIGHT FIXTURE WITH 25' STEEL POLE.	LITHONIA - ANTIQUE STREET LAMPS	EML25	73 VA	LED		277 V	POLE MOUNT	
D	EXTERIOR LED BOLLARD.	LITHONIA	KBC8	22 VA	LED		277 V		
EP1	EXTERIOR PENDANT LED FIXTURE.	SPECGRADE	HBX	165 VA	LED		277 V		
HB1	LED HIGH BAY.	SPECGRADE	HBX	165 VA	LED	DIMMING	277 V	SUSPENDED	FOR USE IN TENANT SPACE.
HB1E	SAME AS TYPE HB1, EXCEPT FIXTURE SHALL BE PROVIDED WITH LIFE SAFETY EMERGENCY POWER.	SPECGRADE	HBX	165 VA	LED		277 V		
PF3	LED PENDENT FIXTURE, 3000K.	BASELITE	BH08	20 VA	LED	DIMMING	277 V	SUSPENDED	FOR USE OVER BAR.
PL1	8'L LED LINEAR INDIRECT (UPLIGHT) FIXTURE, 3000K.	AXIS LIGHTING	BBILED	57 VA	LED	DIMMING	277 V	SUSPENDED	
PL2	8'L LED LINEAR DIRECT (DOWNLIGHT) FIXTURE, 3000K.	PRUDENTIAL LIGHTING	R1LED3	44 VA	LED	DIMMING	277 V	SUSPENDED	FOR USE IN OFFICE.
PL2E	SAME AS TYPE PL2, EXCEPT FIXTURE SHALL BE PROVIDED WITH LIFE SAFETY EMERGENCY POWER.			44 VA	LED		277 V		
SL1	8'L LED LINEAR DIRECT (DOWNLIGHT) FIXTURE, 3000K.	AXIS LIGHTING	BBSLED	57 VA	LED	DIMMING	277 V	SURFACE MOUNTED	
W1	LED WALL MOUNT "JELLY JAR", 3000K.	BASELITE	W1/CL/CG	20 VA	LED	DIMMING	277 V	WALL MOUNTED	
W2	EXTERIOR LED SIGN LIGHT, 3000K.	BASELITE	M710	10 VA	LED	DIMMING	277 V	WALL MOUNTED	
W3	EXTERIOR LED DOWN LIGHT, 3000K.	BASELITE	TA8	21 VA	LED	DIMMING	277 V	WALL MOUNTED	
X1	CEILING MOUNTED EXIT SIGNS	COOPER	SURE-LITES ES SERIES: ES6-R-WH-277-P	7 VA	LED				PROVIDE NUMBER OF FACES AND DIRECTIONAL ARROWS AS INDICATED ON PLANS; SINGLE-SIDED SIGNS SHALL HAVE CLEAR BACKGROUND, DOUBLE-SIDED FACES SHALL HAVE MIRRORED BACKGROUND

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

CITY OF MADISON WISCONSIN

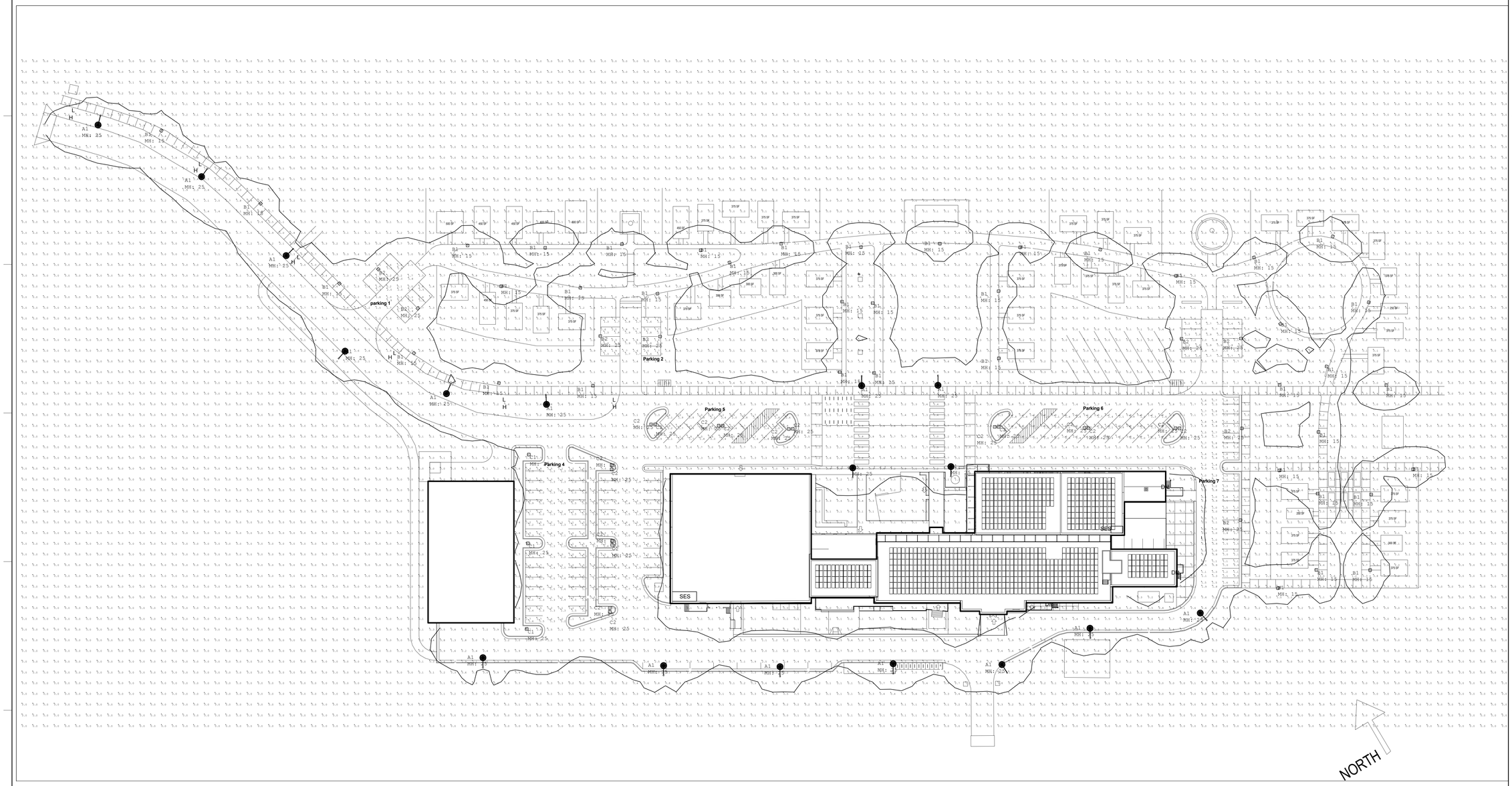
SHEET TITLE
LIGHTING SITE PLAN

PROJECT NUMBER
20737.000

SHEET NUMBER
E1.2

Author

Plot Date: 5/9/2016 4:49:39 PM



Luminaire Schedule					
Symbol	Qty	Label	Arrangement	LLF	Description
	17	EML25_XX_63LED_525MA_4K_GCF_R	SINGLE	0.900	Entrance
	8	AS1_LED_42C_530_30K_SR2_MVOLT	SINGLE	0.900	parking @ 25'
	9	AS1_LED_42C_530_30K_SR4_MVOLT	BACK-BACK	0.900	2-heads @25'
	3	AS1_LED_42C_530_30K_SR4_MVOLT_L	SINGLE	0.900	1 head @25' parking
	41	AS1_LED_42C_350_30K_SR2_MVOLT	SINGLE	0.900	Walkway @ 15'

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
parking 1	Illuminance	Fc	1.71	2.1	1.3	1.32	1.62	0
Parking 2	Illuminance	Fc	1.61	1.9	1.3	1.24	1.46	0
Parking 3	Illuminance	Fc	1.58	1.9	1.2	1.32	1.58	0
Parking 4	Illuminance	Fc	1.48	2.4	0.7	2.11	3.43	0
Parking 5	Illuminance	Fc	1.89	2.9	1.4	1.35	2.07	0
Parking 6	Illuminance	Fc	1.36	2.3	0.9	1.51	2.56	0
Parking 7	Illuminance	Fc	1.33	2.1	0.5	2.66	4.20	0
Site	Illuminance	Fc	0.51	6.5	0.0	N.A.	N.A.	4

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

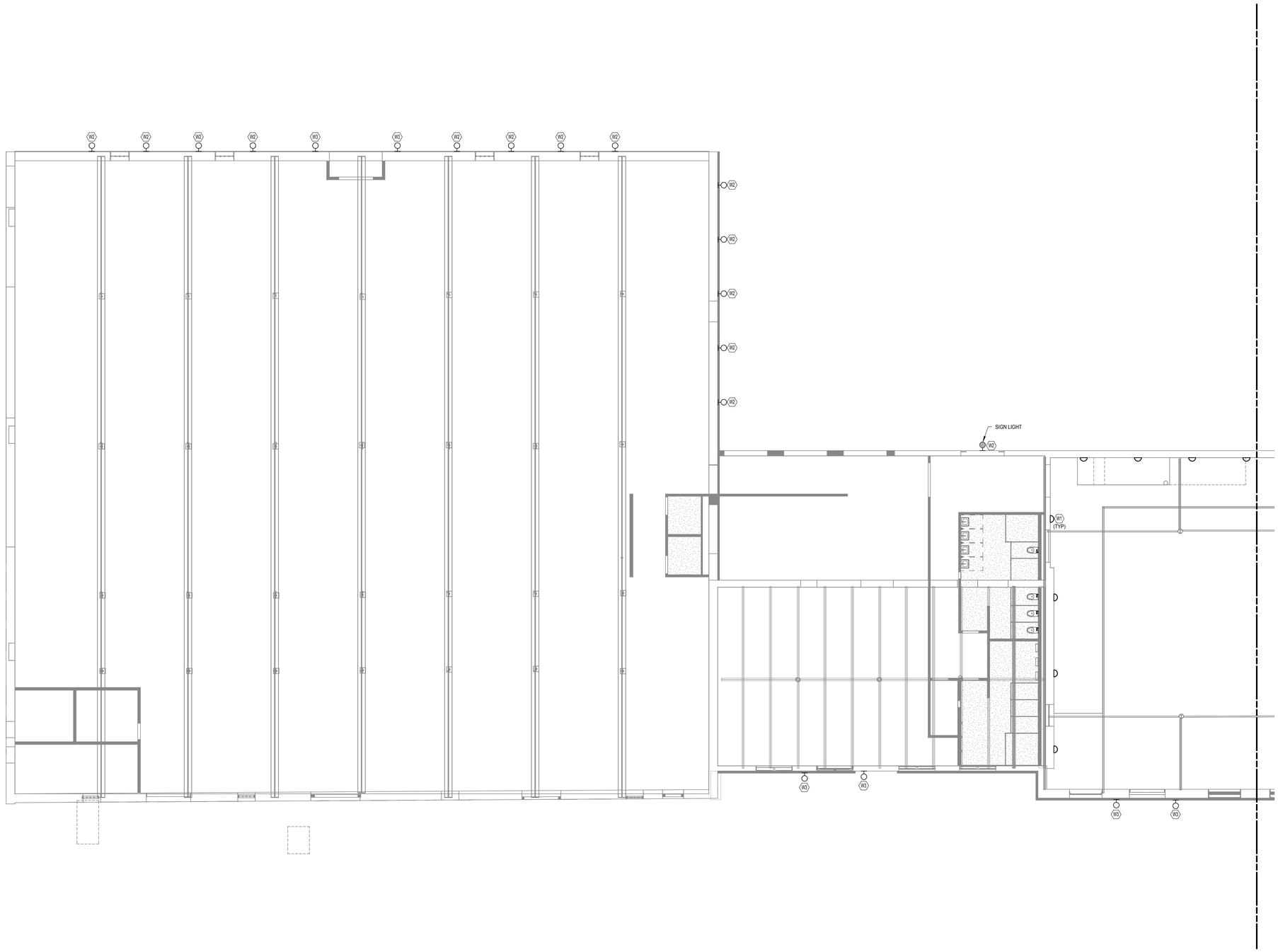
CITY OF MADISON WISCONSIN

SHEET TITLE
LIGHTING PHOTOMETRIC

PROJECT NUMBER
20737.000

SHEET NUMBER
E1.3

Plot Date: 5/9/2016 4:49:46 PM Author



ROOM LEGEND

GENERAL SHEET NOTES

A. CONNECT CEILING MOUNTED OCCUPANCY SENSORS TO POWER PACKS WITH LOW VOLTAGE WIRING. PROVIDE NUMBER OF POWER PACKS RECOMMENDED BY MANUFACTURER. COORDINATE COMPATABILITY WITH LIGHTING CONTACTORS OR INDICATED SWITCHES. REFER TO MANUFACTURER WIRING DIAGRAMS.
B. REFER TO ARCH. REFLECTED CEILING PLANS FOR EXACT LOCATION OF LIGHT FIXTURES AND OTHER CEILING MOUNTED DEVICES.

SHEET KEYNOTES

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

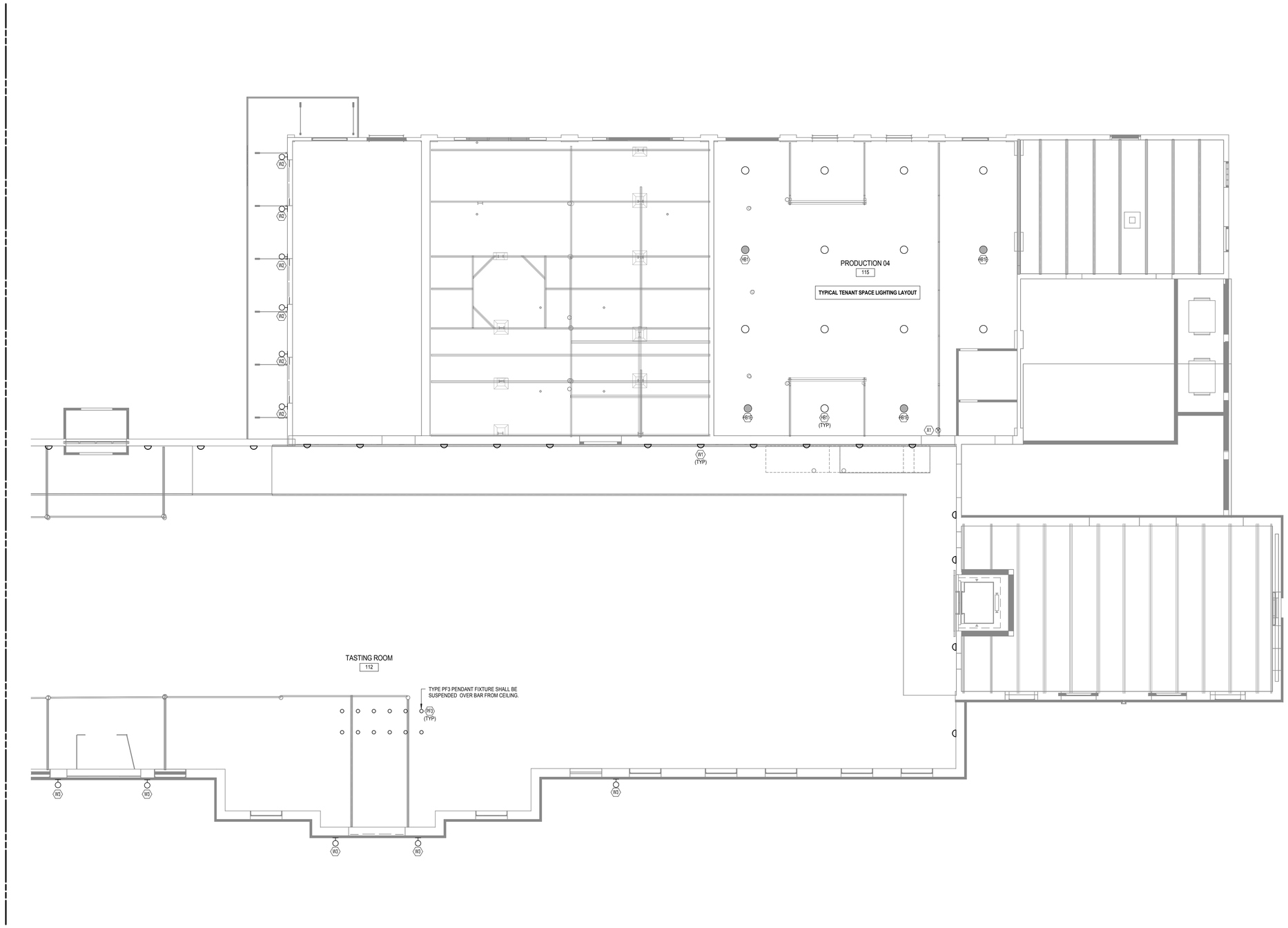
CITY OF MADISON WISCONSIN

SHEET TITLE
FIRST LEVEL LIGHTING PLAN AREA A

20737.000
PROJECT NUMBER

E3.1.A
SHEET NUMBER

Plot Date: 5/9/2016 4:49:48 PM Author



ROOM LEGEND

GENERAL SHEET NOTES

A. CONNECT CEILING MOUNTED OCCUPANCY SENSORS TO POWER PACKS WITH LOW VOLTAGE WIRING. PROVIDE NUMBER OF POWER PACKS RECOMMENDED BY MANUFACTURER. COORDINATE COMPATABILITY WITH LIGHTING CONTACTORS OR INDICATED SWITCHES. REFER TO MANUFACTURER WIRING DIAGRAMS.

B. REFER TO ARCH. REFLECTED CEILING PLANS FOR EXACT LOCATION OF LIGHT FIXTURES AND OTHER CEILING MOUNTED DEVICES.

SHEET KEYNOTES

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

CITY OF MADISON WISCONSIN

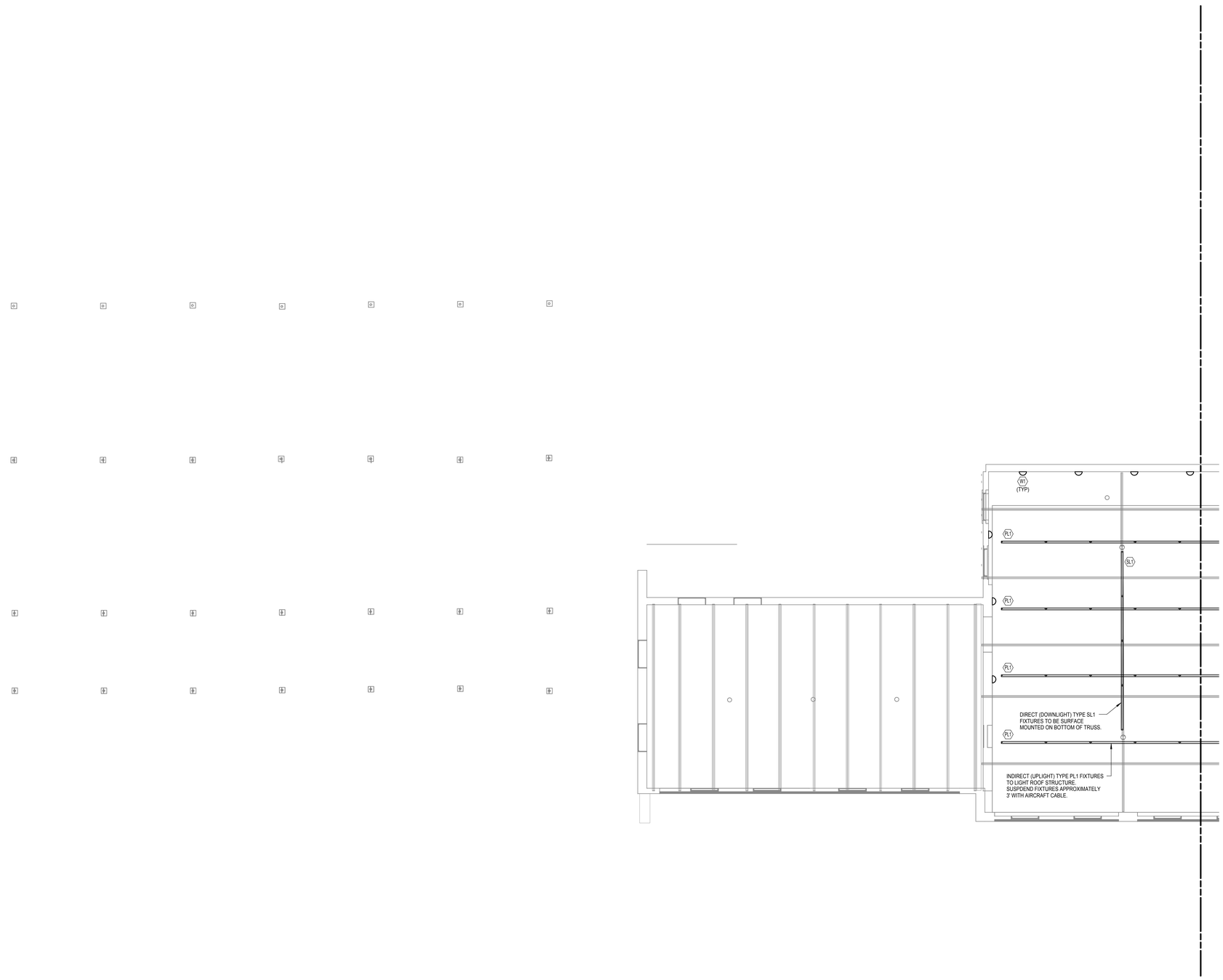
SHEET TITLE
FIRST LEVEL LIGHTING PLAN AREA B

PROJECT NUMBER
20737.000

SHEET NUMBER
E3.1.B

Author

Plot Date: 5/9/2016 4:49:51 PM



ROOM LEGEND

GENERAL SHEET NOTES

A. CONNECT CEILING MOUNTED OCCUPANCY SENSORS TO POWER PACKS WITH LOW VOLTAGE WIRING. PROVIDE NUMBER OF POWER PACKS RECOMMENDED BY MANUFACTURER. COORDINATE COMPATABILITY WITH LIGHTING CONTACTORS OR INDICATED SWITCHES. REFER TO MANUFACTURER WIRING DIAGRAMS.
B. REFER TO ARCH. REFLECTED CEILING PLANS FOR EXACT LOCATION OF LIGHT FIXTURES AND OTHER CEILING MOUNTED DEVICES.

SHEET KEYNOTES

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

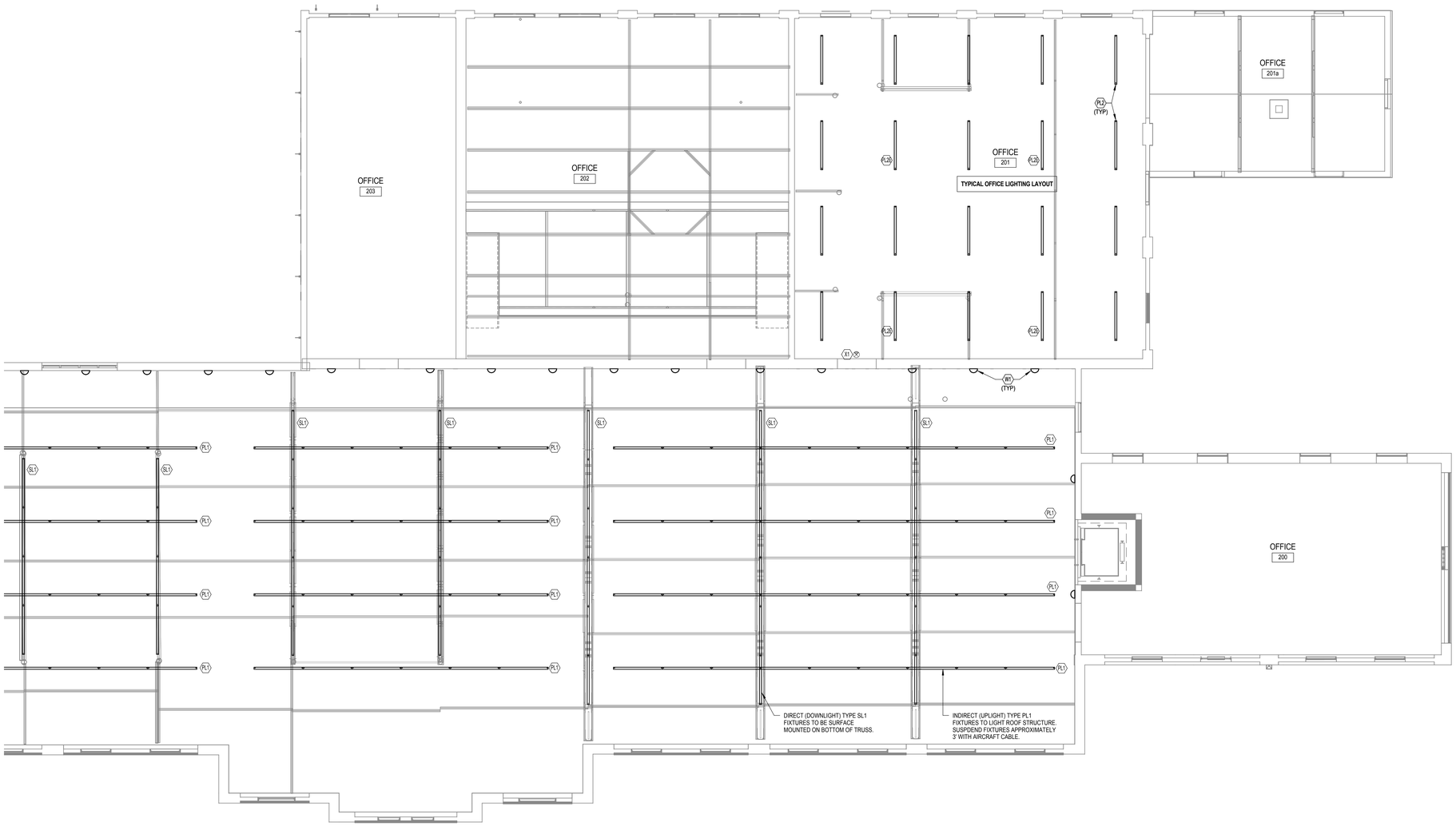
CITY OF MADISON WISCONSIN

SHEET TITLE
SECOND LEVEL LIGHTING PLAN AREA A

20737.000
PROJECT NUMBER

E3.2.A
SHEET NUMBER

Plot Date: 5/9/2016 4:49:53 PM
Author



ROOM LEGEND

GENERAL SHEET NOTES

A. CONNECT CEILING MOUNTED OCCUPANCY SENSORS TO POWER PACKS WITH LOW VOLTAGE WIRING. PROVIDE NUMBER OF POWER PACKS RECOMMENDED BY MANUFACTURER. COORDINATE COMPATABILITY WITH LIGHTING CONTACTORS OR INDICATED SWITCHES. REFER TO MANUFACTURER WIRING DIAGRAMS.

B. REFER TO ARCH. REFLECTED CEILING PLANS FOR EXACT LOCATION OF LIGHT FIXTURES AND OTHER CEILING MOUNTED DEVICES.

SHEET KEYNOTES

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

CITY OF MADISON WISCONSIN

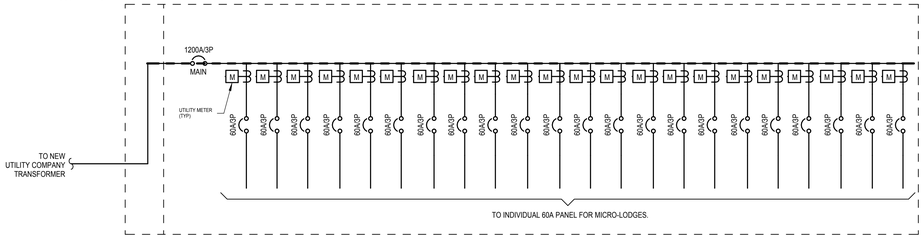
SHEET TITLE
SECOND LEVEL LIGHTING PLAN AREA B

20737.000
PROJECT NUMBER

E3.2.B
SHEET NUMBER

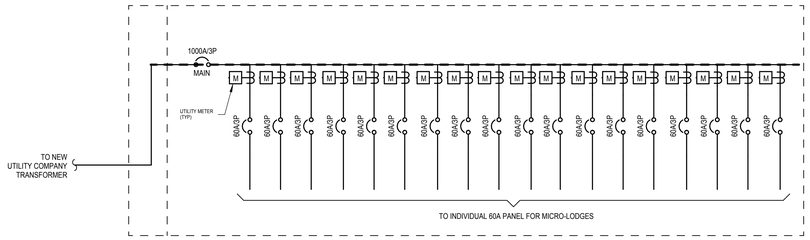
Plot Date: 5/9/2016 4:49:57 PM Author

SERVICE ENTRANCE SECTION - MICRO -LODGE CLUSTER (WEST)
1200A, 120/208V, 3PH, 4W
SCCR RATING: XXK AIC



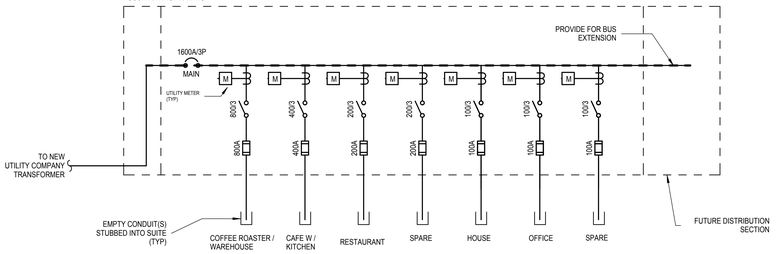
ONE LINE DIAGRAM - MICRO-LODGE CLUSTER (WEST)
N.T.S

SERVICE ENTRANCE SECTION - MICRO -LODGE CLUSTER (EAST)
1000A, 120/208V, 3PH, 4W
SCCR RATING: XXK AIC



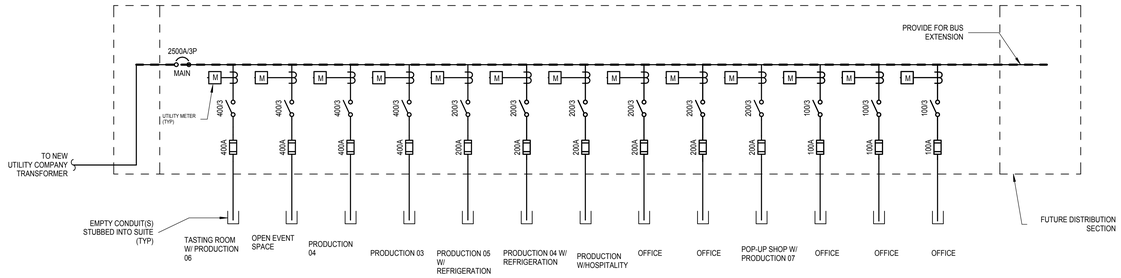
ONE LINE DIAGRAM - MICRO-LODGE CLUSTER (EAST)
N.T.S

WEST SIDE SERVICE ENTRANCE SECTION - MAIN BUILDING
1600A, 120/208V, 3PH, 4W
SCCR RATING: XXK AIC



ONE LINE DIAGRAM - MAIN BUILDING (WEST)
N.T.S

EAST SIDE SERVICE ENTRANCE SECTION - MAIN BUILDING
2500A, 120/208V, 3PH, 4W
SCCR RATING: XXK AIC



ONE LINE DIAGRAM - MAIN BUILDING (EAST)
N.T.S

SHEET KEYNOTES

FEEDER SCHEDULE

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

CITY OF MADISON WISCONSIN

SHEET TITLE
ELECTRICAL ONE LINE DIAGRAM

PROJECT NUMBER
20737.000

SHEET NUMBER
E5.0

Plot Date: 5/9/2016 4:49:59 PM Author

EE - LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	MODEL	LOAD	LAMP	BALLAST	VOLTAGE	MOUNTING	COMMENTS
A1	SINGLE-HEAD, ARCHITECTURAL EXTERIOR POLE MOUNT LED LIGHT FIXTURE WITH 25' STEEL POLE.	LITHONIA - ANTIQUE STREET LAMPS	EML25	73 VA	LED		277 V	POLE MOUNT	
B1	SINGLE-HEAD, PEDESTRIAN-SCALE, ARCHITECTURAL EXTERIOR POLE MOUNT LED LIGHT FIXTURE WITH 15' STEEL POLE.	LITHONIA - ANTIQUE STREET LAMPS	EML25	73 VA	LED		277 V	POLE MOUNT	
B2	SINGLE-HEAD, ARCHITECTURAL EXTERIOR POLE MOUNT LED LIGHT FIXTURE WITH 25' STEEL POLE.	LITHONIA - ANTIQUE STREET LAMPS	EML25	73 VA	LED		277 V	POLE MOUNT	
C1	SINGLE-HEAD, ARCHITECTURAL EXTERIOR POLE MOUNT LED LIGHT FIXTURE WITH 25' STEEL POLE.	LITHONIA - ANTIQUE STREET LAMPS	EML25	73 VA	LED		277 V	POLE MOUNT	
C2	DOUBLE-HEAD, ARCHITECTURAL EXTERIOR POLE MOUNT LED LIGHT FIXTURE WITH 25' STEEL POLE.	LITHONIA - ANTIQUE STREET LAMPS	EML25	73 VA	LED		277 V	POLE MOUNT	
D	EXTERIOR LED BOLLARD.	LITHONIA	KBC8	22 VA	LED		277 V		
EP1	EXTERIOR PENDANT LED FIXTURE.	SPECGRADE	HBX	165 VA	LED		277 V		
HB1	LED HIGH BAY.	SPECGRADE	HBX	165 VA	LED	DIMMING	277 V	SUSPENDED	FOR USE IN TENANT SPACE.
HB1E	SAME AS TYPE HB1, EXCEPT FIXTURE SHALL BE PROVIDED WITH LIFE SAFETY EMERGENCY POWER.	SPECGRADE	HBX	165 VA	LED		277 V		
PF3	LED PENDENT FIXTURE, 3000K.	BASELITE	BH08	20 VA	LED	DIMMING	277 V	SUSPENDED	FOR USE OVER BAR.
PL1	8'L LED LINEAR INDIRECT (UPLIGHT) FIXTURE, 3000K.	AXIS LIGHTING	BBILED	57 VA	LED	DIMMING	277 V	SUSPENDED	
PL2	8'L LED LINEAR DIRECT (DOWNLIGHT) FIXTURE, 3000K.	PRUDENTIAL LIGHTING	R1LED3	44 VA	LED	DIMMING	277 V	SUSPENDED	FOR USE IN OFFICE.
PL2E	SAME AS TYPE PL2, EXCEPT FIXTURE SHALL BE PROVIDED WITH LIFE SAFETY EMERGENCY POWER.			44 VA	LED		277 V		
SL1	8'L LED LINEAR DIRECT (DOWNLIGHT) FIXTURE, 3000K.	AXIS LIGHTING	BBSLED	57 VA	LED	DIMMING	277 V	SURFACE MOUNTED	
W1	LED WALL MOUNT "JELLY JAR", 3000K.	BASELITE	W1/CL/CG	20 VA	LED	DIMMING	277 V	WALL MOUNTED	
W2	EXTERIOR LED SIGN LIGHT, 3000K.	BASELITE	M710	10 VA	LED	DIMMING	277 V	WALL MOUNTED	
W3	EXTERIOR LED DOWN LIGHT, 3000K.	BASELITE	TA8	21 VA	LED	DIMMING	277 V	WALL MOUNTED	
X1	CEILING MOUNTED EXIT SIGNS	COOPER	SURE-LITES ES SERIES: ES6-R-WH-277-P	7 VA	LED				PROVIDE NUMBER OF FACES AND DIRECTIONAL ARROWS AS INDICATED ON PLANS; SINGLE-SIDED SIGNS SHALL HAVE CLEAR BACKGROUND, DOUBLE-SIDED FACES SHALL HAVE MIRRORED BACKGROUND

GENERAL SHEET NOTES

SHEET KEYNOTES

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

CITY OF MADISON WISCONSIN

SHEET TITLE
LIGHTING FIXTURE SCHEDULE

PROJECT NUMBER 20737.000

SHEET NUMBER E7.1

Plot Date: 5/9/2016 4:50:01 PM Author

ANTIQUE STREET LAMPS™ — EML25 LED
MUNICH PENDANT

CATALOG #
PROJECT
TYPE

This European shaped pendant or wall mount luminaire consists of a driver housing and skirt with an internal light engine with a choice of two lens options.

- Choice of a flat or sag glass lens
- Stainless steel hardware
- Driver and Light engine assembly mount on a removable assembly plate and are furnished with quick-disconnect plugs for ease of installation and maintenance
- CSA listed and labeled as suitable for wet locations
- TGIC powder coat finish
- Mounts via 1-1/2" NPT threaded swivel nipple to the Urban 4" or 5" diameter arms (specify PNJP6 option when ordering 4" arm); see arm specification sheets for details on mounting options.

A1/A2/A3

Max EPA: 1.86 sq feet
Max Height: 26-1/2" (67.3cm)
Max Width: 25" (63.5cm)
Max Weight: 60 lbs (27.2 kg)
Listing: CSA listed for wet locations

Sample Catalog number:

EML25	ST	49LED 350MA	3K	GCF	MVOLT	R3	SF	DBL
Fixture	Base	Source & Wattage	Color Temp	Lens Option	Voltage	Distrib.	Options	Finish

Ordering *Guide:*

Fixture	Base	Source & Wattage	Color Temp	Lens Option	Voltage	Distribution	Options	Finish
EML25	ST RT FT	49LED 350MA 49LED 525MA 63LED 350MA 63LED 525MA	3K 4K 5K	GCF GCSG	MVOLT 120 208 240 277 347 480	R2 R3 R4 R5	SF DF SPD	DBL DDB DNA DWH CS CM ANBK ANDB ANDG ANVG

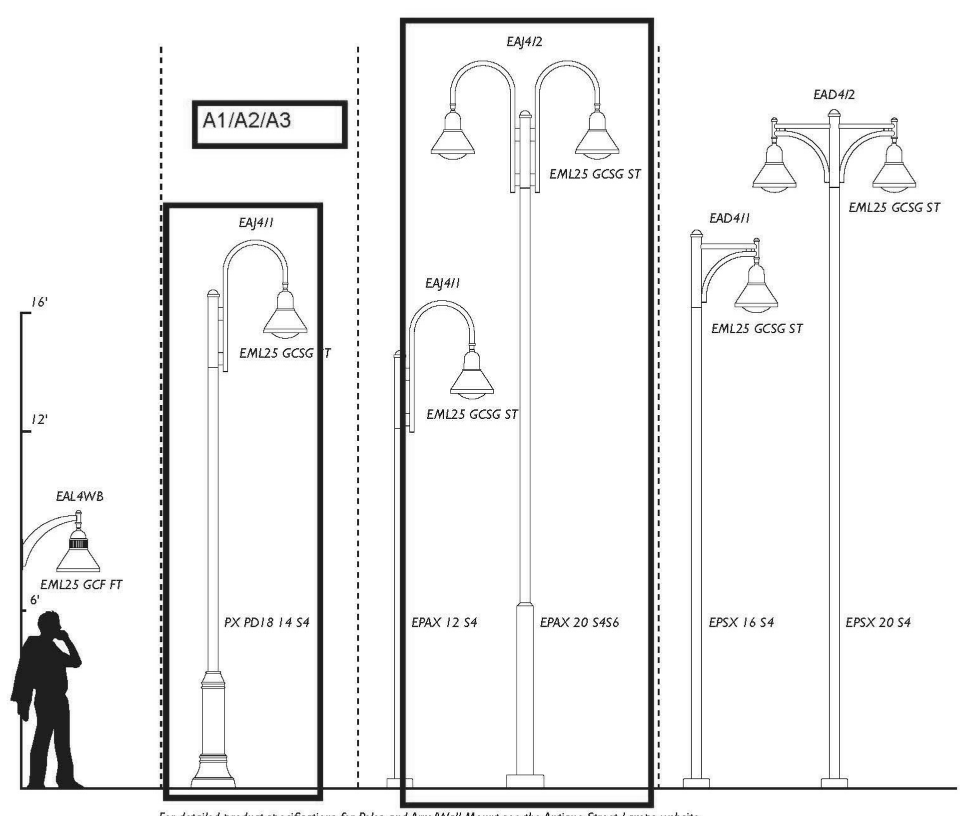
Data is considered accurate as of the revision date shown.
Antique Street Lamps reserves the right to modify specifications without notice.

Antique Street Lamps™ | 3825 Columbus Road | Granville, OH 43023 | Phone: 1-800-410-8899 | www.antiquestreetlamps.com Rev. 6/14
©2013 Acuity Brands Lighting, Inc. All Rights Reserved.

RECOMMENDED POLES & ARMS

ANTIQUE STREET LAMPS™ — EML25

PENDANT WALL BRACKET SERIES | PHILADELPHIA SERIES CAST ALUMINUM POST | URBAN ALUMINUM POLE SERIES | URBAN STEEL POLE SERIES

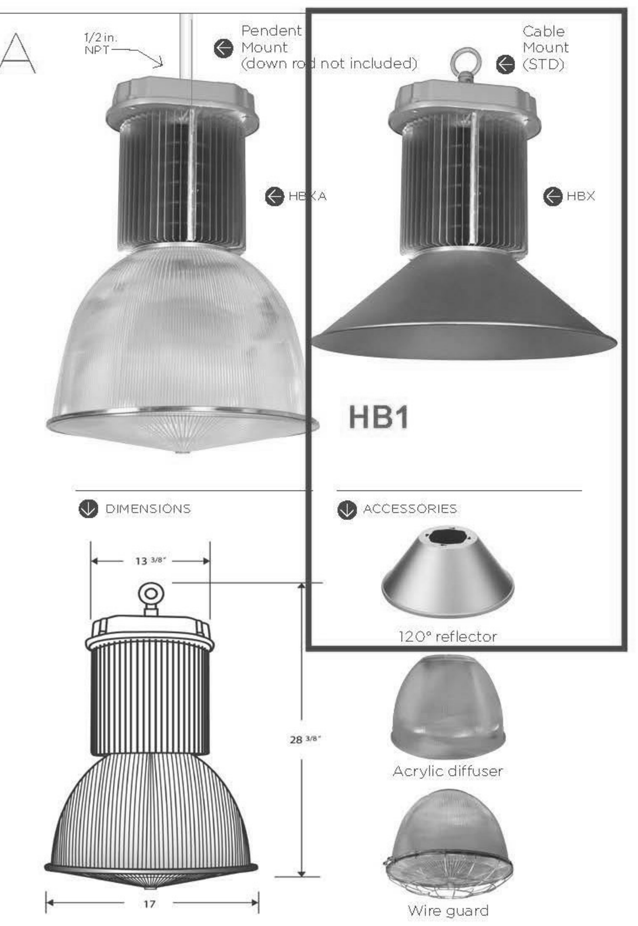


For detailed product specifications for Poles and Arm/Wall Mount see the Antique Street Lamps website.

Antique Street Lamps™ | 3825 Columbus Road | Granville, OH 43023 | Phone: 1-800-410-8899 | www.antiquestreetlamps.com Rev. 6/14
©2013 Acuity Brands Lighting, Inc. All Rights Reserved.

HBX & HBXA HIGH BAY
150W & 200W

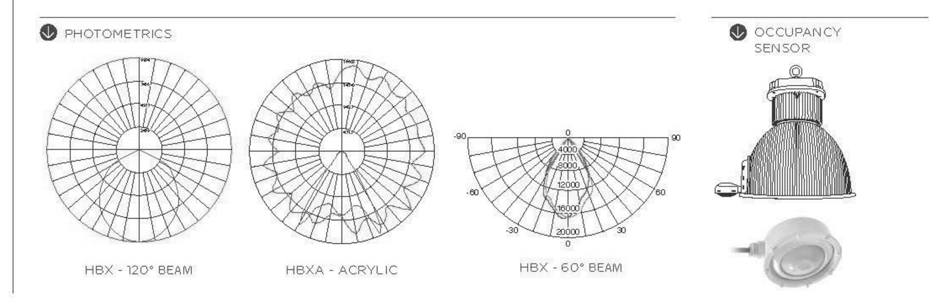
REPLACES UP TO A 500-WATT METAL HALIDE FIXTURES



SPECIFICATIONS
Expected life: over 100,000 hrs.
Rating: IP 65
Color Rendering Index (CRI): >80
Operating temp: -4°F-131°F
Power factor: >0.95%
Input line voltage: 120-277 VAC
(Optional Input line voltage: 347-480V external step down transformer)
Input line frequency: 50/60 Hz
LED efficiency:
- warm white, 83 lm/w
- natural white, 88 lm/w
- cool white, 93 lm/w

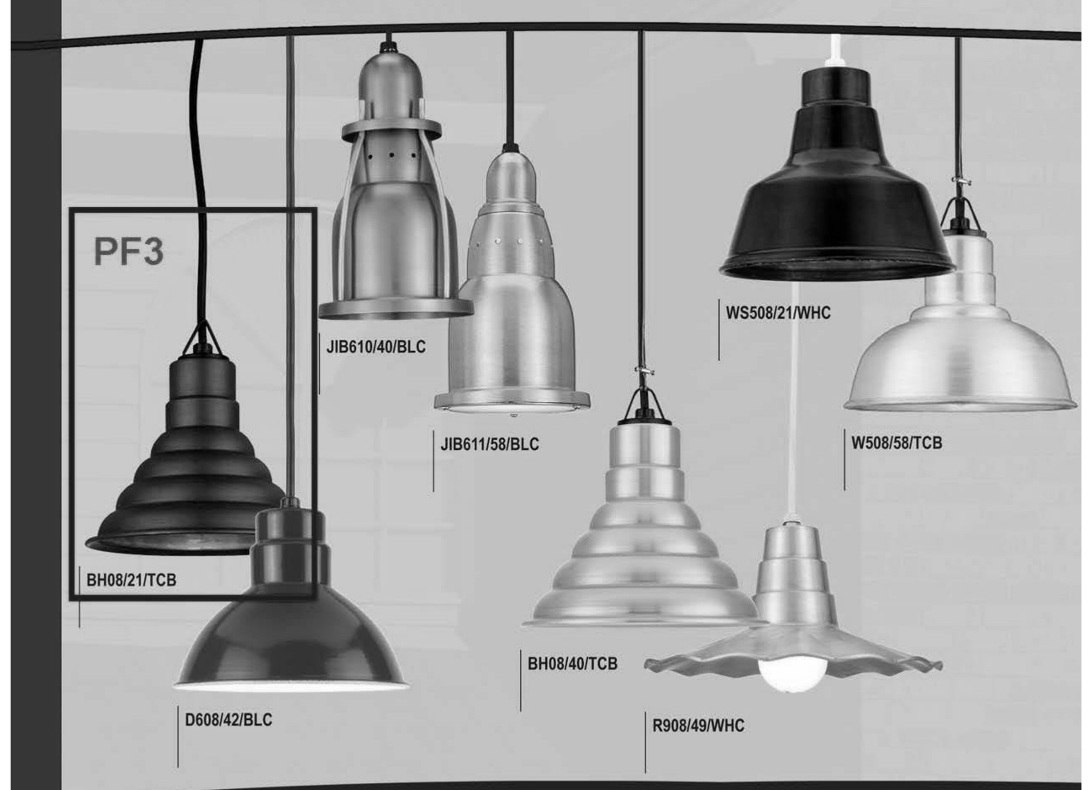
MISC SPECS
LED chips: Samsung
Driver: UL approved Meanwell
Dimmable: 0-10V optional
Occupancy sensor: optional
Hanging weight: 18 lbs.

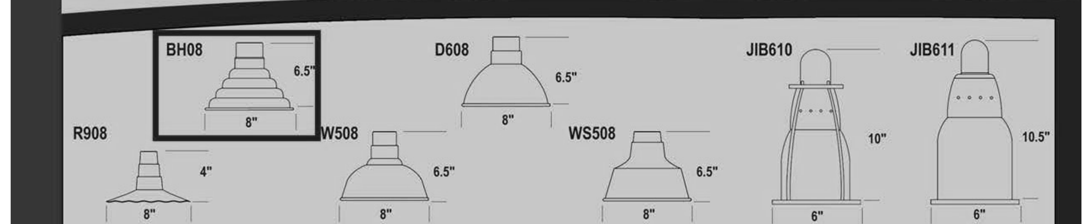
MATERIALS
Heat sink housing: Anodized aluminum
Reflector: Aluminum
Lens: Acrylic
LED Shield: Lexan
Finish: Powder coating (optional)
Natatorium rated (optional)



SPECGRADE LED TOLL-FREE: 888-410-5337 | FAX: 614-868-5344 | © 2016 SpecGradeLED

Cafe Lites



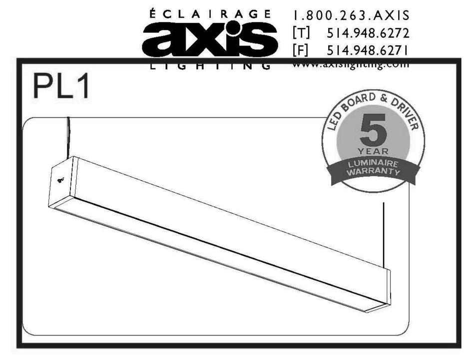


MODEL	COLOR	MOUNTING SOURCE	LIGHT SOURCE Inc	CF	HID (MH & HPS)	LED	NOTES
BH08	19, 21, 41, 42, 43,	Page 55-58 for arm extension	100W	26W*	N/A	10W	
D608	44, 4v48, 49, 50,	Page 59-63 for post mts. & poles	100W	26W*	N/A	10W	See page 67 for ACCESSORIES
JIB610	51, 52, 53, 54,	Page 66 for stems, cords & canopies	100W	26W*	N/A	10W	
JIB611	55, 58, 59, 60, 61,	Page 66 for cable & chain	100W	26W*	N/A	10W	See page 68 for GLASS OPTIONS
R908	62, 63, 70, 71,	Page 66 for mounting hubs	100W	26W*	N/A	10W	
W508	72, 74		100W	26W*	N/A	10W	
WS508			100W	26W*	N/A	10W	

*See page 65 for REMOTE BALLASTS

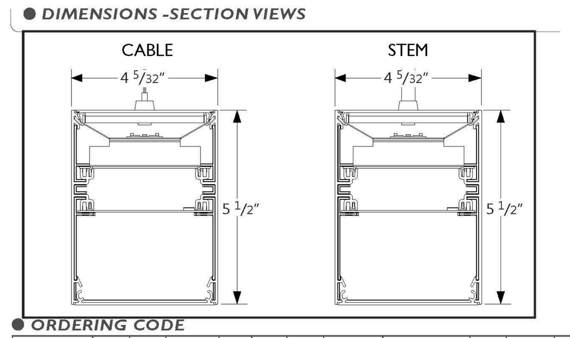
BEAM4 LED PENDANT - INDIRECT

ÉCLAIRAGE axis LIGHTING 1.800.263.AXIS [T] 514.948.6272 [F] 514.948.6271 www.axislighting.com



● PROJECT INFORMATION
Project:
Type:
Notes:

● DIMENSIONS -SECTION VIEWS



PERFORMANCE PER LINEAR FOOT AT 3500K

NOMINAL LUMEN OUTPUT	INPUT WATTS*	EFFICACY
950 lm/ft	7.1 W/ft	134 lm/W

* Based on a 4 foot luminaire using one driver
Please consult factory for customize lumen output and wattage.

*Check the latest update on the DLC website for complete information. Not all versions may be DLC qualified.

MidFlex CONTROL SENSORS

● ORDERING CODE

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18

● PRODUCT SPECIFICATIONS

1 PRODUCT ID	2 VERSION	3 LIGHT ENGINE	4 NOM. LUMENS/FT	5 CRI	6 COLOR TEMP.	7 SHIELDING	8 LENGTH
BBILED pendant indirect led	B3 B3 version	MF mid flex LED	950 950 lm/ft	80 80 CRI 90 90 CRI (1)	30 3000 K 35 3500 K 40 4000 K	C clear	2 2' 3 3' 4 4' 5 5' 8 8' 12 12' S# System Run
				(1) Not available with 4000K			

9 MR (OPTIONAL)	10 FINISH	11 VOLTAGE	12 DRIVER	13 CIRCUITS
M16LED(#) MR 16 LED	AP aluminum paint W white BLK black C custom	120 120 V 277 277 V 347 347 V UNV universal	D dimming (0-10V) standard DP dimming (0-10V) 1% LT lutron (2) BI bi-level dimming O other (3)	1 1 circuit 2 2 circuits +E(#) emergency circuit(4) +NL(#) night light circuit(4) +GTD(#) generator transfer device(4) +M MR
Add 9" per lamp, Specify quantity Separate circuits included Requires 120V or 277V			(2) Specify system (3) Please consult factory	(4) Specify quantity

14 MOUNTING/SUSPENSION	15 BATTERY (OPTIONAL)	16 OTHER (OPTIONAL)	17 IC CONTROLS (OPTIONAL)	18 CUSTOM (OPTIONAL)
CA(#) drywall+cable length (36" std.) CT9(#) TB/TG 9/16+cable length (36" std.) CT15(#) TB/TG15/16+cable length (36" std.) CTS(#) ST+cable length (36" std.) SA(#) drywall+stem length >48" (18" std.) +SM seismic option	B# battery pack 4' sections	F fuse	DS# daylight sensor OS# occupancy sensor DOS# daylight & occupancy sensor EN# enlighted integral (5) ENR# enlighted remote (5)	C custom
	Requires 120V or 277V Please consult factory	Requires 120V or 277V	(5) Please consult factory Specify quantity. Requires 8" blank. See pages 4-5 for more details.	Please specify

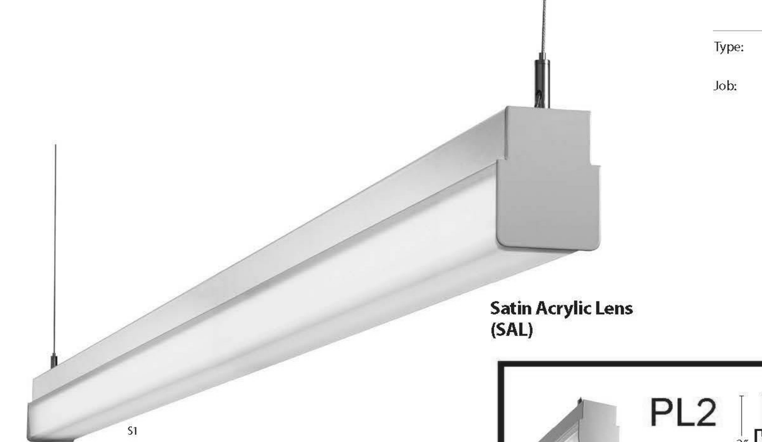
FILE NAME:BBI.LED-B3.SPEC March 1, 2016

Product design and development is an ongoing process at Axis Lighting. We reserve the right to change specifications. Contact Axis for the latest product information. © 2012 Axis Lighting Inc.

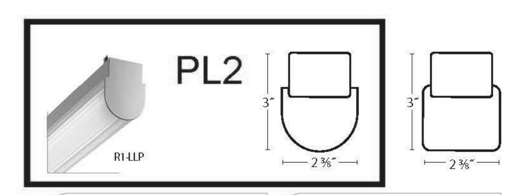
Snap™ (Satin Acrylic) | Linear, Surface

PRUDENTIAL LTG.
PRULITE.COM 213.746.0360

Type:
Job:



Satin Acrylic Lens (SAL)



Our basic lighting building block.

This perfectly scaled wrap simply snaps quickly, neatly and securely into a wide range of spaces. Industry-leading optical peformance and integrated controls help make Snap one of our best-selling fixtures. Our Linear Prismatic (LLP) lens turns Snap into an oustanding Stack fixture ideal for warehouses, manufacturing, libraries and more. See HalfSnap for a smaller profile.

R1-LED35-MO-04-SAL
2480 Delivered Lumens
21.7 Watts
114 lm/w
84 CRI
28 R9

UP TO 114 LM/W

	LOW	MEDIUM	STANDARD
lm/ft	480	620	900
w/ft	4.2	5.5	9

Lumen output may vary +/- 5%
4000K used for lm/ft estimates above
3500K –2% llf, 3000K –4%, 2700K –6%
See LED Details PDF for more info

*R1-LED4LO-SAL is DLC QPL listed. For other DLC listings, please consult factory.

SERIES	LED COLOR	OUTPUT	NOMINAL LENGTH	SHIELDING	COLOR/ FINISH	VOLTAGE	MOUNTING	CEILING SYSTEMS	CONTROLS	OPTIONS
R1 Round S1 Square	LED27 2700K LED3 3000K LED35 3500K LED4 4000K	LO Low MO Medium SO Standard PROG Program-mable Light Output (Specify desired lm/ft or w/ft)	2' 3' 4' 6' 8' R___ (Row length in 1' increments)	SAL Satin Acrylic LLP Linear Prismatic Acrylic for LED (Stack optics, R1 Only) NOTE: See other Snap LED spec sheet for White Acrylic Lens	TMW Textured Matte White YGW Gloss White (Standard) Y___ Premium Color CC Custom Color GLV Galvanized with Black Endplates	UNV (120-277)	SUR Surface or Wall Mount CA48" or CA96" Aircraft Cable (Adjustable)	X1 T-Bar X3 Hard Ceiling X6 Slot Grid	ND Non-Dimming DM10 0-10v 10% Dimming (Standard) DM01 0-10v 1% Dimming STEP Step Dimming 100-50-Off DML 1% Lutron Dimming DMD 0.1% DALI Dimming DMG 1% DALI Dimming	EML Emergency Battery, Low (4' or longer, remote for < 4') EMH Emergency Battery, High (4' or longer, remote for < 4') TRS Tamper Resistant Screws EBCP1G Electrical Box Cover, Single Gang EBCP2G Electrical Box Cover, Dual Gang C2 Unlit 90° Corner PRUBIN Meticulous Binning and Labeling Every LED Board within a 2-Step MacAdams Ellipse

per EE

Prudential Ltg. reserves the right to change design specifications or materials without notice. Please visit www.prulite.com for most current data.
© 2014 All rights reserved – All products manufactured at: Prudential Ltg. 1774 E. 21st Street, Los Angeles, CA 90058

Architectural Wrap 1
03-14-2016

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION real estate development
SMITHGROUP JJR
TKWA THE KUBALA WASHATKO ARCHITECTS
STRUCTURAL integrity INC.
design coalition Architects • Madison, WI
BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

SHEET TITLE
LIGHTING FIXTURE SCHEDULE

20737.000
PROJECT NUMBER

E7.2
SHEET NUMBER

Plot Date: 5/9/2016 4:50:03 PM Author

BEAM4 LED SURFACE MOUNT

ÉCLAIRAGE **axis** LIGHTING
1.800.263.AXIS
[T] 514.948.6272
[F] 514.948.6271
www.axislighting.com

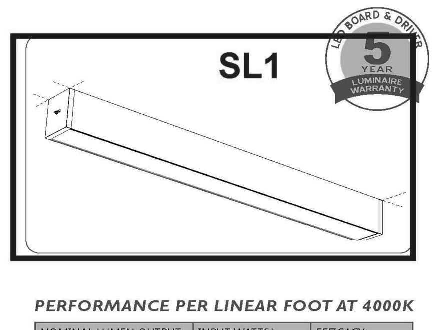
● PROJECT INFORMATION

Project:

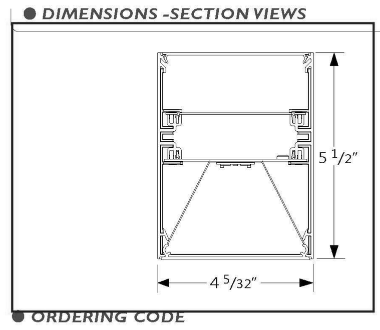
Type:

Notes:

SL1



● DIMENSIONS -SECTION VIEWS



PERFORMANCE PER LINEAR FOOT AT 4000K

NOMINAL LUMEN OUTPUT	INPUT WATTS*	EFFICACY
400 lm/ft	3.3 W/ft	122 lm/W
500 lm/ft	4.3 W/ft	117 lm/W
750 lm/ft	6.8 W/ft	109 lm/W
1000 lm/ft	9.5 W/ft	105 lm/W

* Based on a 4 foot luminaire using one driver
Please consult factory for customize lumen output and wattage.

*Check the latest update on the DLC website for complete information. Not all versions may be DLC qualified.

MidFlex CONTROL SENSORS

● ORDERING CODE

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18

● PRODUCT SPECIFICATIONS

1 PRODUCT ID	2 VERSION	3 LIGHT ENGINE	4 NOM. LUMENS/FT	5 CRI	6 COLOR TEMP.	7 SHIELDING	8 LENGTH
BBSLED surface led	B3 B3 version	MF mid flex LED	400 400 lm/ft	80 80 CRI	30 3000 K	SO spotless lens	2 2'
			500 500 lm/ft	90 90 CRI (1)	35 3500 K		3 3'
			750 750 lm/ft		40 4000 K		4 4'
			1000 1000 lm/ft				5 5'
							8 8'
							12 12'
							S# System Run
				(1) Not available with 4000K			

9 MR (OPTIONAL)	10 FINISH	11 VOLTAGE	12 DRIVER	13 CIRCUITS
M16LED(#) MR 16 LED	AP aluminum paint	120 120 V	D dimming (0-10V) standard	1 1 circuit
	W white	277 277 V	DP dimming (0-10V) 1%	2 2 circuits
	BLK black	347 347 V	LT lutron (2)	+E(#) emergency circuit(4)
	C custom	UNV universal	BI bi-level dimming	+NL(#) night light circuit(4)
			O other (3)	+GTD(#) generator transfer device(4)
				+M MR
Add 9" per lamp, Specify quantity. Separate circuits included. Requires 120V or 277V			(2) Specify system (3) Please consult factory	(4) Specify quantity

14 MOUNTING/SUSPENSION	15 BATTERY (OPTIONAL)	16 OTHER (OPTIONAL)	17 IC CONTROLS (OPTIONAL)	18 CUSTOM (OPTIONAL)
S surface drywall ceiling	B# battery pack 4' sections	F fuse (5)	DS# daylight sensor	C custom
SB surface t-bar ceiling		EF end feed	OS# occupancy sensor	
SC surface solid ceiling		FW(#) flex whip (6' std)	DOS# daylight & occupancy sensor	
			EN# enlighted integral (6)	
			ENR# enlighted remote (6)	
	Requires 120V or 277V Please consult factory	(5) Requires 120V or 277V	(6) Please consult factory Specify quantity. Requires 8" blank. See pages 4-5 for more details.	Please specify

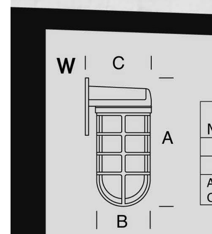
FILE NAME:BBS.LED-B3.SPEC March 1, 2016

Product design and development is an ongoing process at Axis Lighting. We reserve the right to change specifications. Contact Axis for the latest product information. © 2012 Axis Lighting Inc. Page: 1 / 8

W1

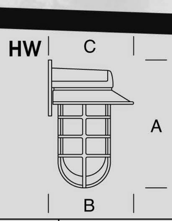
SERIES - W/HW

W



MODEL	A (HEIGHT)	B (WIDTH)	C (PROJ.)
W1	10"	4"	5"
W2	10 ½"	5 ½"	6 ¾"
ADD ¾" IN HEIGHT AND 1 ¾" PROJ. TO CF AND LED VERSION			

HW

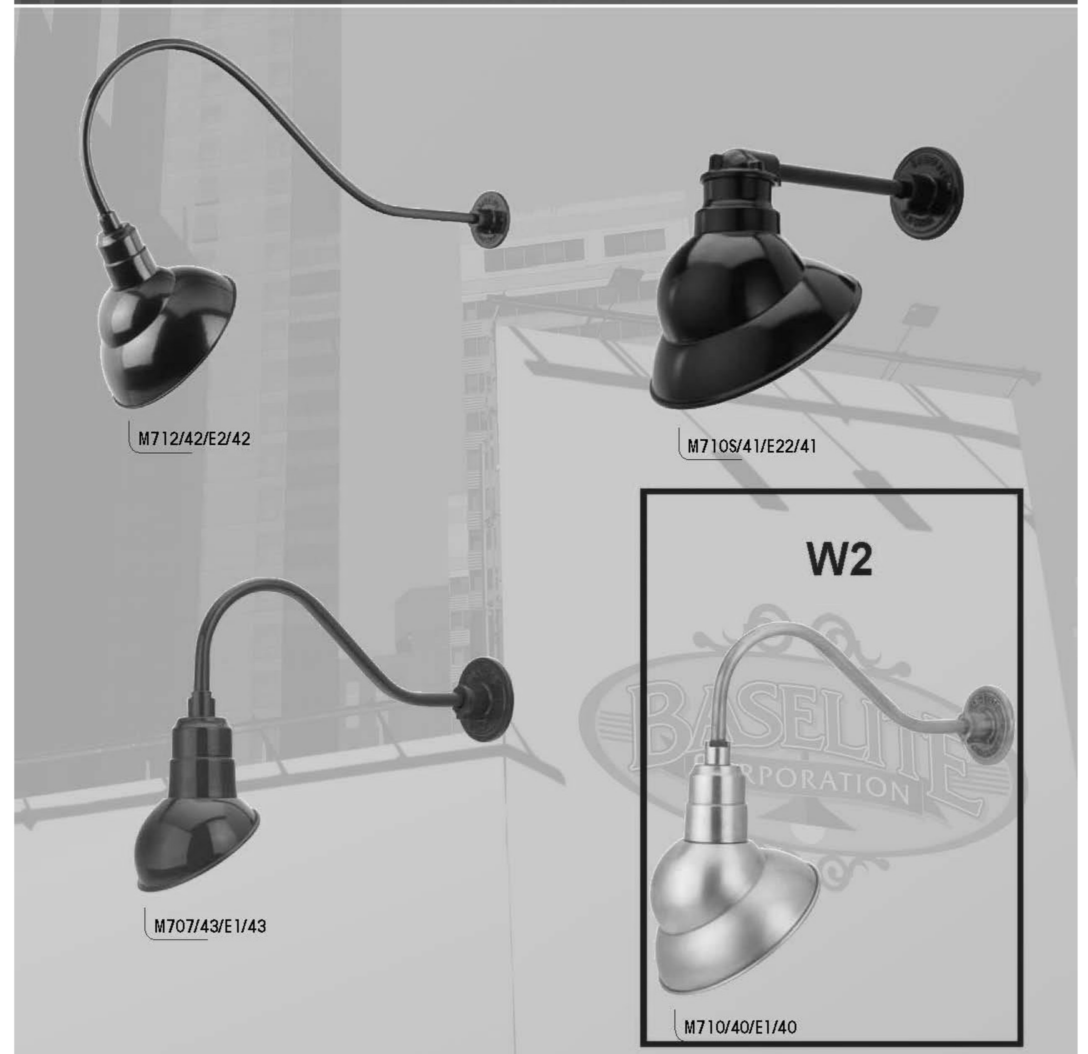


MODEL	A (HEIGHT)	B (WIDTH)	C (PROJ.)
HW1	10"	8"	7"
HW2	10 ½"	10"	8 ¾"
ADD ¾" IN HEIGHT AND 1 ¾" PROJ. TO CF AND LED VERSION			

MODEL#	SIZE	GLASS	GUARD	FINISH	LIGHT SOURCE INC	CF	LED
W	1	CL FR PR RE BL GR AH	CG WG	41, 42, 43, 44, 45, 46, 48, 49, 50, 51, 52, 53, 54, 55, 58, 59, 60, 61, 62, 63	100W	26/32W	10W
	2				200W	42W	20W
HW	1				100W	26/32W	10W
	2				200W	42W	20W

3

SIGN LIGHTS

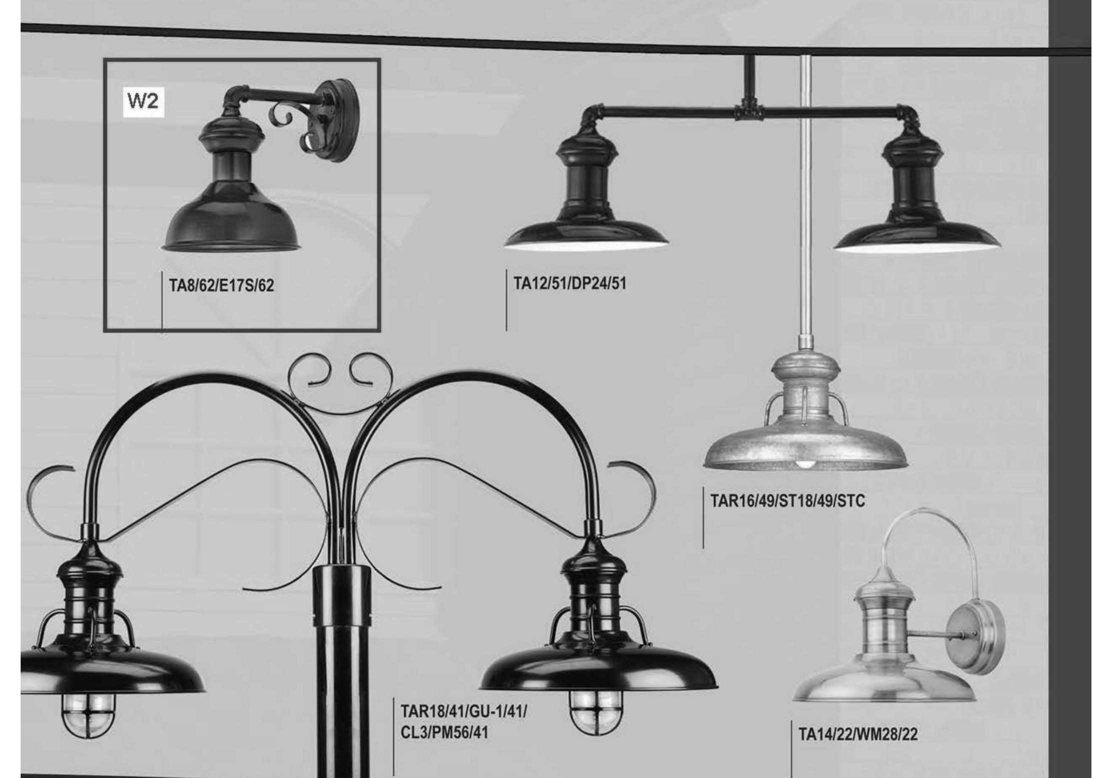


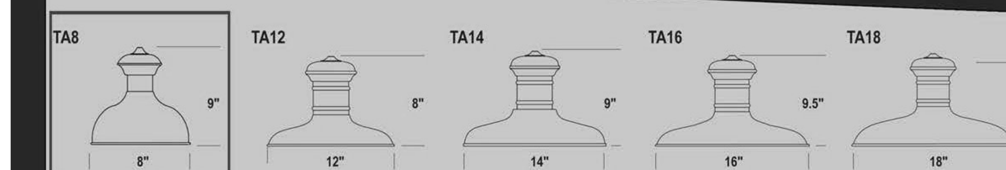
Model #	Color	Mounting Source	Light Source INC	CF	HID (MH & HPS)	LED	Options	Globes	Accessories
M707	40,41,42,	E1,E2,E2S,E3,	100W	26W*	35, 50W*	10W	SMSWL**-Small Swivel	CL3-Clear 3"	GRXX-Grills
M710	43,44,45	E3A,E4,E4A,E5,	150W	26, 32 or 42W*	35, 50, 70, 100W*	10W	LGSWL-Large Swivel	CLT3-Clear Tempered***	GU1-Guard 100W
M712	46,48,49,	E6,E7,E8,E9,	200W	26, 32 or 42W*	35, 50, 70, 100W*	10W	TRB-Turnbuckle & Cable	FR3-Frosted 3"	GU2-Guard 200W
M718	50,51,52,	E10,E11,E12,	200W	26, 32 or 42W*	35, 50, 70, 100W*	10W	CBC-Back Plate Cover	FRT3-Frosted Tempered***	
	53,54,55,	E13,E18A,E19,					SQ-Square Backplate	PR3-Prismatic 3"	
	57,58,59,	E20,E21,E22,						PRT3-Prismatic Tempered***	
	60,61,62,	E23,E24,E25							
	63								

* See back cover for remote ballasts
** Available only on M707
*** For use with HID

3

Tavern

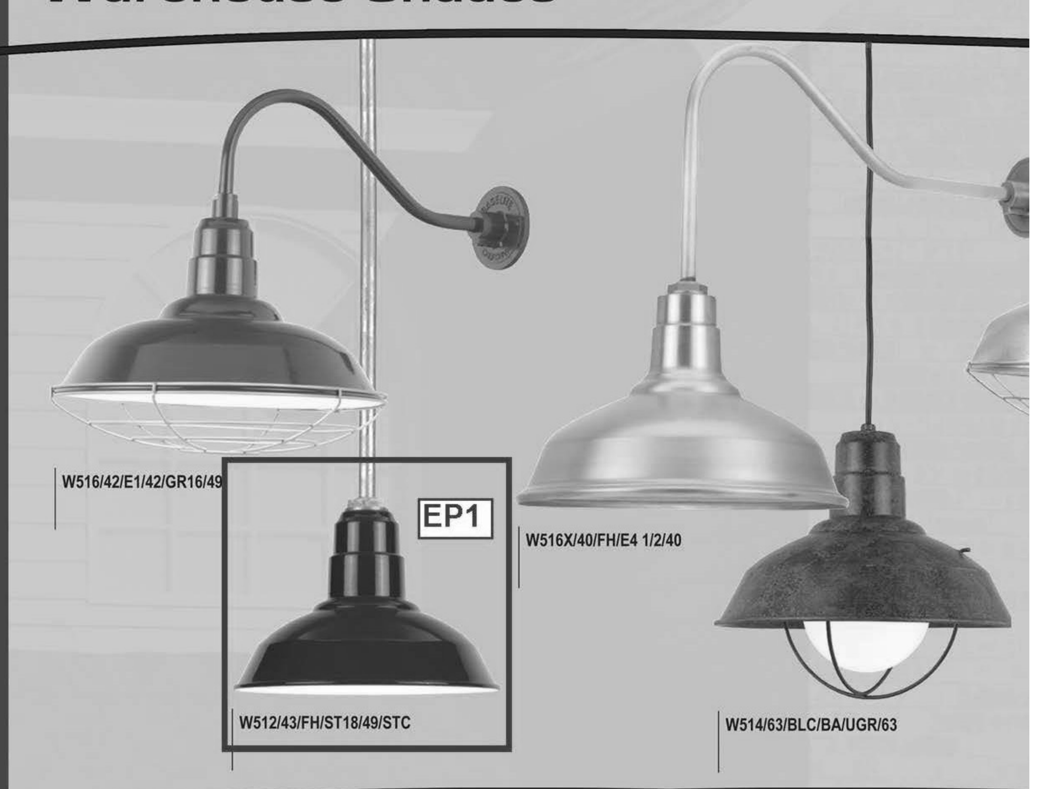


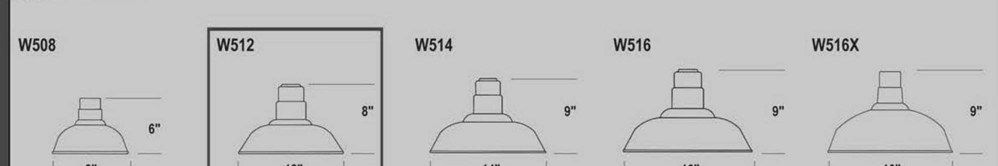


MODEL	COLOR	MOUNTING SOURCE	LIGHT SOURCE Inc	CF	HID (MH & HPS)	LED	NOTES
TA8	40, 41, 42, 43, 44,	Page 55-58 for arm extension	100W	26 or 32W*	N/A	21W	*See page 65 for REMOTE BALLASTS
TA12	45, 46, 48, 49, 50,	Page 59-63 for post mts. & poles	150W	26 or 32W*	35, 50 or 70W**	21W	**See page 64 for REMOTE BALLASTS
TA14	51, 52, 53, 54, 55,	Page 66 for stems, cords & canopies	150W	26, 32, or 42W*	35, 50, 70 or 100W**	21W	See page 67 for ACCESSORIES
TA16	57, 58, 59, 60, 61,	Page 66 for cable & chain	200W	26, 32, or 42W*	35, 50, 70, 100, 150W**	21W	See page 68 for GLASS OPTIONS
TA18	62, 63	Page 66 for mounting hubs	200W	26, 32, or 42W*	35, 50, 70, 100, 150W**	21W	
TAR14			150W	26, 32, or 42W*	35, 50, 70 or 100W**	21W	
TAR16			200W	26, 32, or 42W*	35, 50, 70, 100, 150W**	21W	
TAR18			200W	26, 32, or 42W*	35, 50, 70, 100, 150W**	21W	

14

Warehouse Shades



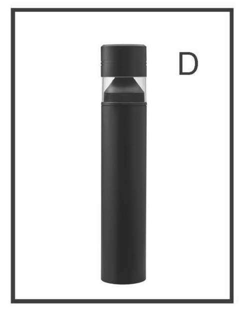


MODEL	COLOR	MOUNTING SOURCE	LIGHT SOURCE Inc	CF	HID (MH & HPS)	LED	NOTES
W508	40, 41, 42, 43, 44,	Page 55-58 for arm extension	100W	26W*	35W**	10W	
W512	45, 46, 48, 49, 50,	Page 59-63 for post mts. & poles	100W	26, 32, or 42W*	35, 50, 70 or 100W**	10W	
W514	51, 52, 53, 54, 55,	Page 66 for stems, cords & canopies	150W	26, 32, or 42W*	35, 50, 70 or 100W**	10W	See page 67 for ACCESSORIES
W516	57, 58, 59, 60, 61,	Page 66 for cable & chain	200W	26, 32, or 42W*	35, 50, 70 or 100W**	14W	See page 58 for GLASS OPTIONS
W516X	62, 63	Page 66 for mounting hubs	200W	26, 32, or 42W*	35, 50, 70 or 100W**	36W	

*See page 65 for REMOTE BALLASTS

**See page 64 for REMOTE BALLASTS

1



KBC8 LED
LED Specification Bollard

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

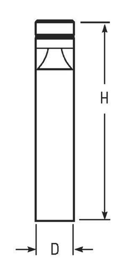
Introduction

The KBC8 Bollard is a stylish, fully integrated LED solution for walkways. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 70% in energy savings over comparable 100W metal halide luminaires, the KBC8 Bollard is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Specifications

	8" Round (20.3 cm)
Height:	42" (106.7 cm)
Weight (max):	27lbs (12.25 kg)



Ordering Information

EXAMPLE: KBC8 LED 16C 700 40K SYM MVOLT DDBXD

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Control options	Other options	Finish (required)
KBC8 LED	Asymmetric 12C 12 LEDs [1]	350 350 mA	30K 3000 K	ASY Asymmetric [1]	MVOLT [5]	Shipped installed	Shipped installed	DWHXD White
	Symmetric 16C 16 LEDs [2]	450 450 mA [3,4]	40K 4000 K	SYM Symmetric [2]	120 [5]	PE Photoelectric cell, button type	SF Single fuse (120, 277, 347V) [4,7]	DNAXD Natural aluminum
		530 530 mA	50K 5000 K		208 [5]	DMG 0-10V dimming driver (no controls)	DF Double fuse (208, 240V) [4,7]	DDBXD Dark bronze
		700 700 mA	AMBPC Amber phosphor converted		240 [5]	ELCW Emergency battery backup [6]	H24 24" overall height	DBLXD Black
			AMBLW Amber limited wavelength [3,4]		277 [5]		H30 30" overall height	DDBTXD Textured dark bronze
					347 [4]		H36 36" overall height	DBLBXD Textured black
							FG Ground-fault festoon outlet	DNATXD Textured natural aluminum
							L/AB Without anchor bolts (3 bolt base)	DWHGXD Textured white
							L/AB4 4 bolt retrofit base without anchor bolts [8]	

Striping [9]	
SDDB	Dark bronze
SDWH	White
SDBL	Black
SDNA	Natural aluminum
SDTG	Tennis green
SDBR	Bright red
SDBUA	Dark blue
SDYLB	Yellow

Accessories
Ordered and shipped separately.

MRAB U Anchor bolts for KBC8 LED [8]

NOTES
1 Only available in the 12C, ASY version.
2 Only available in the 16C, SYM version.
3 Only available with 450 AMBLW version.
4 Not available with ELCW.
5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
6 Not available with 347V. Not available with fusing. Not available with 450 AMBLW.
7 Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
8 MRAB U not available with L/AB4 option.
9 Striping is available only in the colors listed.

LITHONIA LIGHTING.
One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • www.lithonia.com
© 2012-2014 Acuity Brands Lighting, Inc. All rights reserved.

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition Architects • Madison,WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

CITY OF MADISON WISCONSIN

SHEET TITLE
LIGHTING FIXTURE SCHEDULE

20737.000
PROJECT NUMBER

E7.3
SHEET NUMBER

Plot Date: 5/9/2016 4:50:05 PM Author

GARVER | FEED MILL

Madison, Wisconsin

Specific Implementation Plan Submittal

11 MAY 2016

design coalition
Architects • Madison,WI

STRUCTURAL integrity INC

BACHMANN CONSTRUCTION

SMITHGROUP JJR

TK WA
THE KUBALA WASHATKO ARCHITECTS

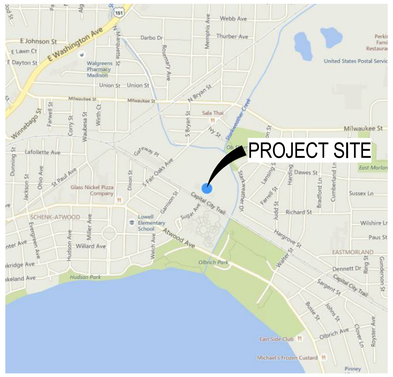
BAUM REVISION
real estate development

Plot Date: 5/9/2016 2:59:36 PM

SHEET INDEX

G0.0	PROJECT COVER SHEET
G1.1	GENERAL PROJECT INFORMATION
G2.1.1	BUILDING CODE SUMMARY
G2.2.1	FIRE AND LIFE SAFETY DRAWINGS
G001	OVERALL SITE DEVELOPMENT PLAN
V100	CERTIFIED SURVEY MAP OVERVIEW
V101	EXISTING CONDITIONS SITE PLAN
V102	EXISTING CONDITIONS SITE PLAN
V103	EXISTING CONDITIONS SITE PLAN
C001	FIRE ACCESS PLAN
C100	SITE PREP AND EROSION CONTROL
C101	SITE PREP AND EROSION CONTROL
C102	SITE PREP AND EROSION CONTROL
C200	LAYOUT AND MATERIALS PLAN
C201	LAYOUT AND MATERIALS PLAN
C202	LAYOUT AND MATERIALS PLAN
C300	GRADING AND DRAINAGE PLAN
C301	GRADING AND DRAINAGE PLAN
C302	GRADING AND DRAINAGE PLAN
C400	SITE UTILITIES
C401	SITE UTILITIES
C402	SITE UTILITIES
C500	LANDSCAPE PLAN
C501	LANDSCAPE PLAN
C502	LANDSCAPE PLAN
H1.0.1	ENLARGED SITE PLAN
H1.0.2	ENLARGED SITE PLAN
H2.0.1	ENLARGED SITE ELEMENTS
H2.0.2	ENLARGED SITE ELEMENTS
S2.1.0	LEVEL 1 & 2 STRUCTURAL PLANS - OVERALL
A0.1	ARCHITECTURAL ABBREVIATIONS AND SYMBOLS
AD2.1.1	LEVEL 1 & 2 DEMOLITION FLOOR PLANS & SALVAGE INVENTORY
AD2.1.2	ROOF DEMOLITION PLAN
AD2.1.3	ARTIFACTS
AD4.0.0	EXISTING EXTERIOR BUILDING ELEVATIONS - PHOTOS
AD4.0.1	DEMO EXTERIOR BUILDING ELEVATIONS
AR4.0.1	FACADE REPAIR ELEVATIONS
AR4.0.2	FACADE REPAIR SPECIFICATIONS
AR4.0.3	SCHMITT TECHNICAL SERVICES REPORT
AW4.0.1	EXISTING OPENING DOCUMENTATION - ELEVATIONS
AW4.1.0	EXISTING OPENING DOCUMENTATION
AW4.1.1	EXISTING OPENING DOCUMENTATION
AW4.1.2	EXISTING OPENING DOCUMENTATION
AW4.1.3	EXISTING OPENING DOCUMENTATION
A1.1.1	ARCHITECTURAL SITE PLAN - OVERALL
A1.2.0	PERSPECTIVES
A1.2.1	PERSPECTIVE SECTIONS
A2.1.0	LEVEL 1 & 2 FLOOR PLANS - OVERALL
A2.3.0	MEZZANINE & ROOF PLANS
A2.5.0	OLBRICH STORAGE - FLOOR PLAN & BUILDING ELEVATIONS
A3.1.0	LEVEL 1 & 2 REFLECTED CEILING PLANS - OVERALL
A4.0.1	OVERALL EXTERIOR BUILDING ELEVATIONS
A4.2.1	BUILDING SECTIONS
A4.2.2	BUILDING SECTIONS
A4.2.3	BUILDING SECTIONS
A4.3.1	ENLARGED EXTERIOR ELEVATIONS
A7.1.1	FIRST LEVEL TENANT IMPROVEMENT FLOOR PLAN
A7.1.2	SECOND LEVEL TENANT IMPROVEMENT FLOOR PLAN
A7.2.1	FIRST LEVEL TENANT IMPROVEMENT REFLECTED CEILING PLAN
A7.2.2	SECOND LEVEL TENANT IMPROVEMENT REFLECTED CEILING PLAN
A7.3.1	ENLARGED INTERIOR ELEVATIONS
A8.0.1	FINISH SCHEDULE
E0.1	ELECTRICAL ABBREVIATIONS AND SYMBOLS
E1.1	ELECTRICAL SITE PLAN
E1.2	LIGHTING SITE PLAN
E1.3	LIGHTING PHOTOMETRIC
E3.1.A	FIRST LEVEL LIGHTING PLAN AREA A
E3.1.B	FIRST LEVEL LIGHTING PLAN AREA B
E3.2.A	SECOND LEVEL LIGHTING PLAN AREA A
E3.2.B	SECOND LEVEL LIGHTING PLAN AREA B
E5.0	ELECTRICAL ONE LINE DIAGRAM
E7.1	LIGHTING FIXTURE SCHEDULE
E7.2	LIGHTING FIXTURE SCHEDULE
E7.3	LIGHTING FIXTURE SCHEDULE

VICINITY MAP



PROJECT GENERAL NOTES

THE FOLLOWING PROJECT GENERAL NOTES APPLY TO THE ENTIRE DRAWING SET AND ARE NOT SPECIFIC TO ANY ONE DISCIPLINE, UNLESS OTHERWISE NOTED:

A. THE CONSTRUCTION DOCUMENTS (DRAWING SET AND SPECIFICATIONS) ARE COMPLEMENTARY AND ESTABLISH DETAILED MINIMUM REQUIREMENTS FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

B. THIS DRAWING SET, WHEN COMPLETE, CONSISTS OF ALL SHEETS LISTED BY THE SHEET INDEX. THE WORK DESCRIBED BY THE DRAWINGS OF ANY ONE DISCIPLINE MAY BE AFFECTED BY THE WORK DESCRIBED ON DRAWINGS OF ANOTHER DISCIPLINE AND MAY REQUIRE REFERENCE TO DRAWINGS OF ANOTHER DISCIPLINE.

PARTIAL DRAWING SETS ARE INCOMPLETE. DO NOT DISTRIBUTE OR UTILIZE PARTIAL DRAWINGS SETS.

C. COLUMN GRID LINES IDENTIFIED BY A LETTER DESIGNATION ARE PARALLEL, UNLESS OTHERWISE NOTED. COLUMN GRID LINES IDENTIFIED BY A NUMBER DESIGNATION ARE PARALLEL AND ARE PERPENDICULAR TO THOSE WITH LETTER DESIGNATIONS, UNLESS OTHERWISE NOTED.

D. DISCIPLINE GENERAL NOTES, SYMBOLS AND DEFINITIONS APPLICABLE TO EACH DISCIPLINE'S DRAWINGS MAY BE FOUND AT THE FRONT OF EACH DISCIPLINE'S PORTION OF THE DRAWING SET AND ARE LISTED AS PART OF THE OVERALL PROJECT SHEET INDEX.

E. THE 'ARCHITECTURAL' SERIES DRAWINGS TAKE PRECEDENCE FOR THE FINISHED APPEARANCE AND LOCATION OF ALL EXPOSED ELEMENTS OF THE WORK OF ALL TRADES, INCLUDING THAT WORK WHICH IS ILLUSTRATED PRIMARILY ON DRAWINGS OF OTHER DISCIPLINES.

F. THE DRAWINGS MAY MAKE REFERENCE TO AND/OR ILLUSTRATE ITEMS WHICH ARE NOT PART OF THE WORK OF THE CONTRACT. THESE 'NOT IN CONTRACT' ITEMS AS INDICATED ARE REFERENCED AND/OR ILLUSTRATED FOR THE CONTRACTOR'S REFERENCE, INFORMATION AND COORDINATION ONLY.

G. EXISTING CONDITIONS, IF SHOWN, ARE FROM AVAILABLE RECORD DRAWINGS AND OR VISUAL FIELD SURVEYS. THE CONTRACTOR SHALL VERIFY ACTUAL EXISTING CONDITIONS AT THE SITE PRIOR TO SUBMITTING A BID, AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

H. TAKE PRECAUTIONS TO MAINTAIN AND PROTECT NEW WORK AS WELL AS EXISTING SYSTEMS AND ELEMENTS, IF ANY, WHICH ARE TO REMAIN. ANY DAMAGE TO SUCH SYSTEMS AND ELEMENTS SHALL BE IMMEDIATELY REPAIRED IN A MANNER ACCEPTABLE TO THE ARCHITECT. IF SATISFACTORY REPAIRS CANNOT BE MADE, REPLACE SYSTEMS AND ELEMENTS WITH "LIKE NEW" QUALITY ACCEPTABLE TO THE ARCHITECT. ALL REPAIRS AND REPLACEMENT COST SHALL BE THE FINANCIAL RESPONSIBILITY OF THE RESPONSIBLE PARTY.

J. ALL PARTS OF THE WORK, INCLUDING MATERIALS, METHODS, ASSEMBLIES, ETC., MUST COMPLY WITH THE REQUIREMENTS OF THE GOVERNING CODES AND REGULATIONS OF ALL FEDERAL, STATE AND LOCAL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT, AS WELL AS THOSE GREATER REQUIREMENTS INDICATED BY THE CONTRACT DOCUMENTS. NO PART OF THE CONTRACT DOCUMENTS MAY BE CONSTRUED TO REQUIRE OR PERMIT WORK CONTRARY TO A GOVERNING CODE OR REGULATION.

K. IDENTIFY AND NOTIFY THE ARCHITECT/ENGINEER OF CONFLICTS BETWEEN THE WORK OF DIFFERENT PARTIES AT THE EARLIEST POSSIBLE DATE SO AS TO ALLOW REASONABLE AND ADEQUATE TIME FOR THE CONFLICT TO BE RESOLVED WITHOUT DELAYING THE WORK. ALL DEVIATIONS FROM THAT WHICH IS REQUIRED BY THE CONTRACT DOCUMENTS MUST BE APPROVED IN ADVANCE BY THE ARCHITECT/ENGINEER AND OWNER.

L. REVIEW AND COORDINATE THE WORK OF ALL SUB-CONTRACTORS, TRADES AND SUPPLIERS WITH THE REQUIREMENTS OF THE CONTRACT BEFORE COMMENCING CONSTRUCTION, AND ASSURE THAT ALL PARTIES ARE AWARE OF ALL REQUIREMENTS, REGARDLESS OF WHERE THE REQUIREMENTS OCCUR IN THE CONTRACT DOCUMENTS, WHICH MIGHT AFFECT THE WORK OF THAT PARTY.

PROJECT DESCRIPTION

THIS PLANNED DEVELOPMENT ESTABLISHES A FRAMEWORK FOR A MULTI-TENANT, MULTI-USE DEVELOPMENT ADJACENT TO NEARBY PARKLANDS. THE DISTRICT IS INTENDED TO PROMOTE A SUITABLE ENVIRONMENT THAT RESTORES THE HISTORIC GARVER MILL BUILDING FOR FOOD PRODUCTION AND SALES, PROVIDES MOTEL HOSPITALITY VIA DETACHED 'MICRO-LODGE' STRUCTURES, PROVIDES UNHEATED STORAGE FOR OLBRICH GARDENS AND GARVER FEED MILL, AND IMPROVES THE SURROUNDING LAND AREA FOR URBAN AGRICULTURE, RECREATION AND EDUCATIONAL USES.

PROJECT TEAM

OWNER / CLIENT:

BAUM REVISION REAL ESTATE DEVELOPMENT
1030 WEST CHICAGO AVENUE
CHICAGO, ILLINOIS 60642
WEBSITE: www.baumrevision.com

GENERAL CONTRACTOR

BACHMANN CONSTRUCTION
1201 SOUTH STOUGHTON ROAD
MADISON, WISCONSIN 53716
T: 602.222.8869
WEBSITE: www.bachmannconstruction.com

ARCHITECT:

SMITHGROUPJJR
455 NORTH THIRD STREET, SUITE 250
PHOENIX, ARIZONA 85004
T: 602.265.2200
F: 734.436.7233
WEBSITE: www.smithgroupjjr.com

STRUCTURAL ENGINEER:

STRUCTURAL INTEGRITY
7702 TERRACE AVENUE, SUITE ONE
MIDDLETON, WISCONSIN 53562
T: 608.219.4444
WEBSITE: www.sii-wi.com

MECHANICAL ENGINEER:

SMITHGROUPJJR
455 NORTH THIRD STREET, SUITE 250
PHOENIX, ARIZONA 85004
T: 602.265.2200
F: 734.436.7233
WEBSITE: www.smithgroupjjr.com

ELECTRICAL ENGINEER:

SMITHGROUPJJR
455 NORTH THIRD STREET, SUITE 250
PHOENIX, ARIZONA 85004
T: 602.265.2200
F: 734.436.7233
WEBSITE: www.smithgroupjjr.com

CIVIL ENGINEER:

SMITHGROUPJJR
44 EAST MIFFLIN STREET, SUITE 500
MADISON, WISCONSIN 53703
T: 608.251.1177
F: 734.780.8891
WEBSITE: www.smithgroupjjr.com

LANDSCAPE ARCHITECT:

SMITHGROUPJJR
44 EAST MIFFLIN STREET, SUITE 500
MADISON, WISCONSIN 53703
T: 608.251.1177
F: 734.780.8891
WEBSITE: www.smithgroupjjr.com

TENANT IMPROVEMENT ARCHITECT

THE KUBALA WASHATKO ARCHITECTS
W61 N617 MEQUON AVENUE
CEDARBURG, WISCONSIN 53012
T: 262.377.6039
WEBSITE: www.tkwa.com

CONSULTANT:

DESIGN COALITION, INC.
2088 ATWOOD AVENUE
MADISON, WISCONSIN 53704
T: 608.246.8846
WEBSITE: www.designcoalition.org

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUPJJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

CITY OF MADISON WISCONSIN

SHEET TITLE
GENERAL PROJECT INFORMATION & SHEET INDEX

PROJECT NUMBER
20737.000

SHEET NUMBER
G1.1

Plot Date: 5/10/2016 10:48:55 AM GRLM

PROJECT CODE SUMMARY

BUILDING CLASSIFICATION:

OCCUPANCY CLASSIFICATION AND CONSTRUCTION TYPES PER IBC CHAPTERS 3, 4, 5, AND 6

BASIC OCCUPANCY GROUP(S): *[PER IBC CHAPTER 3]*

○ GROUP A-1	● GROUP A-2	● GROUP A-3
○ GROUP A-4	○ GROUP A-5	● GROUP B
○ GROUP E	● GROUP F-1	● GROUP F-2
○ GROUP H-1	○ GROUP H-2	○ GROUP H-3
○ GROUP H-4	○ GROUP H-5	○ GROUP I-1
○ GROUP I-2	○ GROUP I-3	○ GROUP I-4
● GROUP M	○ GROUP R-1	○ GROUP R-2
○ GROUP R-3	○ GROUP R-4	○ GROUP S-1
● GROUP S-2	○ GROUP U	

MIXED USE AND OCCUPANCY : *[PER IBC SECTION 508 & 509]*

○ ACCESSORY OCCUPANCIES *[IBC 508.2]*
[Accessory Occupancies <10% of Story]
○ INCIDENTAL USES *[IBC SECTION 509]*
○ NONSEPARATED OCCUPANCIES* *[IBC 508.3]*
○ SEPARATED OCCUPANCIES *[IBC 508.4]*

*REFER TO FIRE AND LIFE SAFETY PLANS FOR SEPARATION REQUIREMENTS

TYPE(S) OF CONSTRUCTION : *[PER IBC CHAPTER 6]*

TYPE I :	○A	○B
TYPE II :	○A	○B
TYPE III :	○A	○B
TYPE IV :	○HT	
TYPE V :	○A	●B

SPECIAL DETAILED REQUIREMENTS :

○ HIGH-RISE BUILDING *[PER IBC SECTION 403]*
○ ATRIUM *[PER IBC SECTION 404]*
○ OPEN PARKING GARAGE *[PER IBC SECTION 406.5]*
○ GROUP I-2: *[PER IBC SECTION 407]*
- SMOKE COMPARTMENTS
- REFUGE AREA
○ HAZARDOUS MATERIALS: *[PER IBC SECTION 414]*
- CONTROL AREAS
○ MEZZANINE *[PER IBC SECTION 505]*
○ EQUIPMENT PLATFORM *[PER IBC SECTION 505]*

BUILDING AREA CALCULATIONS:

PER IBC CHAPTER 5

○ UNLIMITED AREA ALLOWED *(PER IBC TABLE 503)*
○ UNLIMITED HEIGHT ALLOWED *(PER IBC TABLE 503)*

○ UNLIMITED AREA BUILDING *(PER IBC SECTION 507)*
○ NONSPRINKLERED, ONE-STORY, 60 FOOT YARDS
○ SPRINKLERED, ONE-STORY ABOVE GRADE PLANE, 60' YARDS
○ SPRINKLERED, TWO STORIES ABOVE GRADE PLANE, 60' YARDS

○ AUTOMATIC SPRINKLER SYSTEM INCREASE USED FOR ALLOWABLE HEIGHT MODIFICATION *(PER IBC 504.2)*
○ 20 FEET AND ONE STORY

○ NO ALLOWABLE HEIGHT OR AREA MODIFICATIONS USED

○ ALLOWABLE AREA MODIFICATIONS USED PER THE ALLOWABLE AREA CALCULATIONS ON THIS SHEET:
○ BUILDING AREA MODIFICATIONS *(PER IBC EQUATION 5-1)*
○ FRONTAGE INCREASE *(PER IBC EQUATION 5-2)*

ACTUAL AREA (Gross Building)	
AREA TYPE	GROSS AREA (SF)
Not Placed	
Exterior Balcony Area	0 SF
Exterior Patio Area	0 SF
Gross Building Area	0 SF
LEVEL 1	
	4,124 SF
Gross Building Area	34,956 SF
LEVEL 2	
Gross Building Area	11,983 SF
Grand total	51,063 SF

MINIMUM FIRE-RESISTANCE REQUIREMENTS:

FIRE-RESISTIVE RATING REQUIREMENTS FOR BUILDING ELEMENTS :
[PER IBC TABLE 601]

TYPE OF CONSTRUCTION:	*IA*	*IIB*
PRIMARY STRUCTURAL FRAME :	*3 HOURS*	*0 HOURS*
BEARING WALLS (EXT) :	*3 HOURS*	*0 HOURS*
BEARING WALLS (INTR) :	*3 HOURS*	*0 HOURS*
NON-BRG WALLS AND PARTITIONS (EXT)	*PER IBC TABLE 602:*	*0 HOURS*	*0 HOURS*
NON-BRG WALLS AND PARTITIONS (INTR) :	*0 HOURS*	*0 HOURS*
FLOOR CONSTR AND SECONDARY MEMBERS :	*2 HOURS*	*0 HOURS*
ROOF CONSTR AND SECONDARY MEMBERS :	*1.5 HOURS*	*0 HOURS*

FIRE-RESISTANCE RATING FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE [X] : *[PER IBC TABLE 602]*

CONSTRUCTION TYPE / OCCUPANCY	*IIB / B*	*IA / S-1*	*IIIA / A-3*	*VA / R-1*
X < 5 FT	*1 HOURS*	*2 HOURS*	*1 HOURS*	*1 HOURS*
5 FT < X < 10 FT	*1 HOURS*	*1 HOURS*	*1 HOURS*	*1 HOURS*
10 FT < X < 30 FT	*0 HOURS*	*2 HOURS*	*1 HOURS*	*1 HOURS*
X > 30 FT	*0 HOURS*	*0 HOURS*	*0 HOURS*	*0 HOURS*

MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE: *[PER IBC TABLE 705.8]*

FIRE SEPARATION DISTANCE	DEGREE OF PROTECTION (UP, NS)	(UP, S)	(P)
0 < 3 FT	NP	NP	NP
3 < 5 FT	NP	15%	15%
5 < 10 FT	10%	25%	25%
10 < 15 FT	15%	45%	45%
15 < 20 FT	25%	75%	75%
20 < 25 FT	45%	NL	NL
25 < 30 FT	70%	NL	NL
30 FT >	NL	NR	NR

ADDITIONAL FIRE-RESISTIVE RATINGS :

DESCRIPTION	CODE SECTION	RATING (HR)
SHAFT ENCLOSURES	*IBC 713.4*	
FOUR STORIES OR MORE :		*2*
LESS THAN FOUR STORIES:		*1*
EXIT ENCLOSURES	*IBC 1022.2*	
FOUR STORIES OR MORE :		*2*
LESS THAN FOUR STORIES:		*1*
EXIT PASSAGEWAYS :	*IBC 1023.3*	*2*
HOISTWAY ENCLOSURES :	*IBC 3002.1*	*2*
ELEVATOR MACHINE ROOMS :	*IBC 3006.4*	*2*

CORRIDORS: *[IBC TABLE 1018.1]* SPRINKLERED: ●
OCCUPANCY: *B* OCC LOAD SERVED: *>30* RATING (HR): *1*
OCCUPANCY: *A* OCC LOAD SERVED: *All* RATING (HR): *1*

OPENING FIRE PROTECTION ASSEMBLIES, RATING AND MARKINGS TO BE PER *[PER IBC TABLE 716.5]*

MEANS OF EGRESS:

*REFER TO THE LIFE SAFETY PLANS FOR ACTUAL MEASURED DISTANCES.

DOORS :
[PER IBC 1008.1.1]
THE MINIMUM CLEAR WIDTH AND HEIGHT OF A DOOR SHALL NOT BE LESS THAN 32 INCHES AND 80 INCHES RESPECTIVELY.

[PER IBC 1008.1.2]
DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL, WHERE SERVING AN OCCUPANT LOAD OF 50 OR MORE PERSONS OR A GROUP H OCCUPANCY.

COMMON PATH OF EGRESS TRAVEL (IBC 1014.3)		
OCCUPANCY	SPRINKLERED	MAX. DISTANCE
B	YES	100' - 0"
R-2	YES	125' - 0"

EXIT ACCESS TRAVEL DISTANCE (IBC TABLE 1016.1)		
OCCUPANCY	SPRINKLERED	MAX. DISTANCE
B	YES	300' - 0"

DEAD ENDS (IBC 1018.4)		
OCCUPANCY	SPRINKLERED	MAX. DISTANCE
B	YES	50' - 0"

MIN. NUMBER OF EXITS FOR OCCUPANT LOAD (IBC TABLE 1021.1)	
OCCUPANT LOAD	MIN. # OF EXITS PER STORY
1-500	2
501-1,000	3
MORE THAN 1,000	4

EXIT CAPACITY FACTORS:

[PER IBC 1005.1]

MINIMUM REQUIRED EGRESS WIDTH :		
STAIRWAYS	*0.3*	● SPRINKLERED
OTHER EGRESS COMPONENTS	*0.2*	○ EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM

*REFER TO THE LIFE SAFETY PLANS FOR COMPLIANCE WITH MEANS OF EGRESS WIDTH REQUIREMENTS.

LIFE SAFETY SYSTEMS:

(PER IBC AND IFC CHAPTER 9)

AUTOMATIC SPRINKLER SYSTEM :	● PROVIDED PER NFPA 13
ALTERNATIVE AUTOMATIC FIRE-EXTINGUISHING SYSTEMS :	○ PROVIDED - REFER TO FIRE PROTECTION DRAWINGS
STANDPIPE SYSTEM :	● PROVIDED PER NFPA 14: CLASS I
PORTABLE FIRE EXTINGUISHERS :	● PROVIDED PER NFPA 10
FIRE ALARM SYSTEM :	● PROVIDED PER NFPA 72

CODES / STANDARDS

APPLICABLE CODES/CRITERIA/DESIGN POLICY:

AUTHORITY HAVING JURISDICTION:
INSERT APPLICABLE JURISDICTION HERE

INTERNATIONAL BUILDING CODES		
(IBC)	INTERNATIONAL BUILDING CODE	2012
(IEBC)	INTERNATIONAL EXISTING BUILDING CODE	2009
(IECC)	INTERNATIONAL ENERGY CONSERVATION CODE	2009
(IFC)	INTERNATIONAL FIRE CODE	2009
(IMC)	INTERNATIONAL MECHANICAL CODE	2010
(IPC)	INTERNATIONAL PLUMBING CODE	2009
NATIONAL FIRE PROTECTION ASSOCIATION		
NFPA 10	STANDARD FOR PORTABLE FIRE EXTINGUISHERS	2010
NFPA 13	INSTALLATION OF SPRINKLER SYSTEMS	2010
NFPA 14	STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS	2010
NFPA 70	NATIONAL ELECTRICAL CODE	2011
NFPA 72	NATIONAL FIRE ALARM AND SIGNALING CODE	2010
NFPA 101	LIFE SAFETY CODE	2012
ACCESSIBILITY GUIDELINES		
ADA	ADA STANDARDS FOR ACCESSIBLE DESIGN BY THE U.S. DEPARTMENT OF JUSTICE	2010
ICC/ANSI 117.1	ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES	2003
ADDITIONAL GUIDELINES		
ASME A17.1	SAFETY CODE FOR ELEVATORS AND ESCALATORS	2010

CODE COMPLIANCE APPROACH NARRATIVE

CODE COMPLIANCE APPROACH:

PROVIDE CUSTOMIZED CODE COMPLIANCE APPROACH STATEMENT HERE

NEXT PARAGRAPH

NEXT PARAGRAPH

NEXT PARAGRAPH

NEXT PARAGRAPH

GRAPHIC LEGEND

PROJECT CODE SUMMARY SYMBOLS

○ ITEM NOT SELECTED
● ITEM SELECTED

GENERAL FIRE AND LIFE SAFETY SHEET NOTES

A. THE PURPOSE OF THE FIRE AND LIFE SAFETY DRAWINGS IS TO ILLUSTRATE IN SCHEMATIC FASHION, THE APPLICABLE EXITING, FIRE-RESISTANCE, AND LIFE SAFETY CONCEPTS UTILIZED BY THIS PROJECT, INCLUDING, BUT NOT LIMITED TO:
- OCCUPANCY CLASSIFICATIONS
- OCCUPANCY LOAD FACTORS
- EXIT LOCATIONS, EXIT PATHS & CAPACITY
- FUNCTION OF SPACE
- FIRE-RESISTANCE RATED CONSTRUCTION
- AND OTHER STRATEGIES RELATED TO THE CODE COMPLIANCE APPROACH OF THIS PROJECT.

B. ADDITIONAL DETAILED REQUIREMENTS APPLY TO THE CONSTRUCTION OF PARTITIONS, FIRE RATED DOOR ASSEMBLIES, INTERIOR GLAZED OPENINGS, DUCTS, SMOKE AND FIRE DAMPERS AND THROUGH PENETRATION FIRE STOPPING. REFER TO THE DRAWINGS OF EACH DISCIPLINE AND THE SPECIFICATIONS FOR THESE REQUIREMENTS.

C. ADDITIONAL DETAILED REQUIREMENTS SHOWN ELSEWHERE MAY REQUIRE CONSTRUCTION HAVING GREATER FIRE RATINGS, MORE EXTENSIVE FIRE-RATED CONSTRUCTION OR MORE COMPLEX ASSEMBLIES THAN INDICATED BY THE DIAGRAMS ON THIS SHEET. WHEN PROVIDED, THE ADDITIONAL DETAILED REQUIREMENTS SHALL GOVERN.

E. FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, SLAB OR DECK ABOVE AND SHALL BE SECURELY ATTACHED THERETO. SUCH FIRE BARRIERS SHALL BE CONTINUOUS THROUGH CONCEALED SPACES.

F. SHAFT ENCLOSURES SHALL BE CONSTRUCTED AS FIRE BARRIERS.

G. FIRE PARTITIONS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, SLAB OR DECK ABOVE OR TO THE FIRE-RESISTANCE-RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY ABOVE, AND SHALL BE SECURELY ATTACHED THERETO.

H. SMOKE BARRIERS SHALL FORM AN EFFECTIVE MEMBRANE CONTINUOUS FROM OUTSIDE WALL TO OUTSIDE WALL AND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE, INCLUDING CONTINUITY THROUGH CONCEALED SPACES.

J. SMOKE PARTITIONS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE OR TO THE UNDERSIDE OF THE CEILING ABOVE WHERE THE CEILING MEMBRANE IS CONSTRUCTED TO LIMIT THE TRANSFER OF SMOKE.

BUILDING OCCUPANCY SUMMARY

OCCUPANT LOAD BY FUNCTION OF SPACE

LS Occupancy Classification	AREA	OCCUPANT LOAD FACTOR		OCCUPANT LOAD	AREA COUNT	NOTES
Not Placed						
A-2 Occupancy						
A-2 Occupancy	0 SF	15	net	100	2	
	0 SF			137		
F-1 Occupancy						
F-1 Occupancy	0 SF	100	gross	37	1	
	0 SF			137		
LEVEL 1						
A-2 Occupancy						
A-2 Occupancy	8,584 SF	15	net	377	3	
B Occupancy						
B Occupancy	2,708 SF	100	gross	25	3	
M Occupancy						
M Occupancy	11,981 SF	30	gross	357	8	
S-2 Occupancy						
S-2 Occupancy	15,806 SF	300	gross	49	2	
	39,080 SF			809		
LEVEL 2						
B Occupancy						
B Occupancy	10,150 SF	100	gross	102	5	
M Occupancy						
M Occupancy	1,833 SF	30	gross	20	1	
	11,983 SF			121		
Total Building Occupant Load =	51,063 SF			1,067		

OCCUPANTS: 458	(229 MALE 229 FEMALE)						
OCCUPANCY:	WATER CLOSET		LAVATORIES		BATHTUBS OR SHOWERS	DRINKING FOUNTAINS	OTHER
A	MALE	FEMALE	MALE	FEMALE			
RATIO:	*1:75*	*1:75*	*1:200*	*1:200*		*1:500*	
REQUIRED:	3.05	3.05	1.15	1.15	--	0.92	NOTE 1

OCCUPANTS: 147	(74 MALE 74 FEMALE)						
OCCUPANCY:	WATER CLOSET		LAVATORIES		BATHTUBS OR SHOWERS	DRINKING FOUNTAINS	OTHER
B	MALE	FEMALE	MALE	FEMALE			
RATIO:	*1:25*	*1:25*	*1:40*	*1:40*		*1:100*	
REQUIRED:	2.96	2.96	1.85	1.85	--	1.47	NOTE 1

OCCUPANTS: 56	(28 MALE 28 FEMALE)						
OCCUPANCY:	WATER CLOSET		LAVATORIES		BATHTUBS OR SHOWERS	DRINKING FOUNTAINS	OTHER
F	MALE	FEMALE	MALE	FEMALE			
RATIO:	*1:100*	*1:100*	*1:100*	*1:100*		*1:400*	
REQUIRED:	0.28	0.28	0.28	0.28	--	0.14	NOTE 1

OCCUPANTS: 357	(179 MALE 179 FEMALE)						
OCCUPANCY:	WATER CLOSET		LAVATORIES		BATHTUBS OR SHOWERS	DRINKING FOUNTAINS	OTHER
M	MALE	FEMALE	MALE	FEMALE			
RATIO:	*1:500*	*1:500*	*1:750*	*1:750*		*1:1000*	
REQUIRED:	0.36	0.36	0.24	0.24	--	0.36	NOTE 1

OCCUPANTS: 50	(25 MALE 25 FEMALE)						
OCCUPANCY:	WATER CLOSET		LAVATORIES		BATHTUBS OR SHOWERS	DRINKING FOUNTAINS	OTHER
S	MALE	FEMALE	MALE	FEMALE			
RATIO:	*1:100*	*1:100*	*1:100*	*1:100*		*1:1000*	
REQUIRED:	0.25	0.25	0.25	0.25	--	0.05	NOTE 1

ALLOWABLE AREA CALCULATIONS

[REFER TO AREA EQUATIONS ON THIS SHEET FOR EQUATIONS USED]

OCCUPANCY TYPE :	*A-1*	*A-1*
TABULAR AREA PER STORY (At) :	*23000.00*	*23000 SF*
AREA INCREASE FACTOR (If) :	*0.75*	*0.416667*
AREA INCREASE FACTOR (Is) :	*2*	*2*
ALLOWABLE AREA PER STORY (Aa) :	*86250.00*	*78583 SF*
MULTIPLIER FOR STORIES ABOVE GRADE PLANE + *[PER IBC 506.4]*	*3*	*4*
TOTAL ALLOWABLE BUILDING AREA (Aa * Multiplier) +	*258750.00*	*314333 SF*
[Allowable Heights and Stories are Feet or Stories Above Grade Plane]		
ALLOWABLE BUILDING HEIGHT :	*55 FEET*	*55 FEET*
ACTUAL BUILDING HEIGHT :	*65 FEET*	*65 FEET*
ALLOWABLE NUMBER OF STORIES :	*4*	*4*
ACTUAL NUMBER OF STORIES :	*5*	*5*

SEPARATED OCCUPANCY CALCULATION: *Ground Level*

$$\frac{12000\ SF}{50000\ SF} + \frac{20000\ SF}{45000\ SF} = 0.68$$

For mixed occupancy buildings more than one story above grade plane whose construction type does not allow for unlimited area, be sure to check the ratios of each story such that the total for all stories does not exceed the sum of three (3). Per IBC 506.5.2

AREA EQUATIONS

AREA MODIFICATIONS :

(EQUATION 5-1)

$$Aa = \{At + [At * If] + [At * Is]\}$$

Aa = ALLOWABLE AREA PER STORY (SQUARE FEET)
At = TABULAR AREA PER STORY (SQUARE FEET)
If = AREA INCREASE FACTOR DUE TO FRONTAGE AS CALCULATED
Is = AREA INCREASE FACTOR DUE TO SPRINKLER PROTECTION

(EQUATION 5-2)

$$If = [F / P - 0.25] W / 30$$

If = AREA INCREASE FACTOR DUE TO FRONTAGE
F = BUILDING PERIMETER THAT FRONTS ON A PUBLIC WAY OR OPEN SPACE HAVING 20 FEET OPEN MINIMUM WIDTH (FEET)
P = PERIMETER OF ENTIRE BUILDING (FEET)
W = WIDTH OF PUBLIC WAY OR OPEN SPACE (FEET)

SEPARATED OCCUPANCY CALCULATION : (PER STORY)
[PER IBC SECTION 508.4.2]

$$\frac{\text{ACTUAL AREA OF OCCUPANCY}}{\text{ALLOWABLE AREA OF OCCUPANCY}} + \frac{\text{ACTUAL AREA OF OCCUPANCY}}{\text{ALLOWABLE AREA OF OCCUPANCY}} + \frac{\cdots}{\cdots} = \leq 1$$

VALUES USED FOR EQUATION 5-2 :

F = *0"*
P = *0"*
W = *0"*

MINIMUM PLUMBING FACILITIES

REQUIRED

OCCUPANTS: 161	(81 MALE 81 FEMALE)						
OCCUPANCY: BUSINESS - B	WATER CLOSET		LAVATORIES		BATHTUBS OR SHOWERS	DRINKING FOUNTAINS	OTHER
	MALE	FEMALE	MALE	FEMALE			
RATIO:	1:25 FIRST 50 1:50 REMAIN		1:40 FIRST 80 1:80 REMAIN			1:100	
REQUIRED:	2.62	2.62	2.01	2.01	--	1.61	NOTE 1

PROVIDED

OVERALL BUILDING SUMMARY	WATER CLOSET		LAVATORIES		BATHTUBS OR SHOWERS	DRINKING FOUNTAINS	OTHER
	MALE	FEMALE	MALE	FEMALE			
SUBTOTAL REQUIRED:	6.90	6.90	3.70	3.70	0	2.94	1 SERVICE SINK
TOTAL REQUIRED:	7	7	4	4	0	3	1 SERVICE SINK
WC PROVIDED:	5	7	--	--	--	--	--
LAV PROVIDED:	--	--	5	5	--	--	--
URINALS PROVIDED: *(NOTE 2)*	3	--	--	--	--	--	--
DF PROVIDED: *(NOTE 6)*	--	--	--	--	--	3	--
TOTAL PROVIDED:	8	7	5	5	0	3	1 SERVICE SINK

SINGLE-OCCUPANT RESTROOMS INCLUDED IN THE ABOVE TOTALS	*(NOTE 3):*	2
FAMILY RESTROOMS PROVIDED IN ADDITION TO ABOVE TOTALS	*(NOTE 4):*	0
FAMILY BATHING ROOMS PROVIDED IN ADDITION TO ABOVE TOTALS	*(NOTE 5):*	0

NOTE 1:
THE CODE REQUIRES ONLY (1) SERVICE SINK PER BUILDING IF ALL OCCUPANCIES HAVE ACCESS TO THE SERVICE SINK AT ALL TIMES. IN HOSPITALS: (1) SERVICE SINK PER FLOOR ARE REQUIRED.

NOTE 2:
IN 'A' AND 'E' OCCUPANCIES: URINALS SHALL NOT BE SUBSTITUTED FOR MORE THAN 67% OF THE REQ'D WC. IN ALL OTHER OCCUPANCIES: URINALS SHALL NOT BE SUBSTITUTED FOR MORE THAN 50% OF THE REQ'D WC.

NOTE 3:
SINGLE-OCCUPANT RESTROOM = (1) WC AND (1) LAV PROVIDED FIXTURES DISTRIBUTED AMONGST EACH SEX

NOTE 4:
FAMILY OR ASSISTED-USE TOILET ROOMS = (1) WC AND (1) LAV PROVIDED

NOTE 5:
FAMILY OR ASSISTED-USE BATHING ROOMS = (1) WC AND (1) LAV PROVIDED AND (1) SHOWER OR (1) BATH

NOTE 6:
WATER COOLERS OR BOTTLED WATER DISPENSERS SHALL BE PERMITTED TO BE SUBSTITUTED FOR NOT MORE THAN 50 PERCENT OF THE REQUIRED DRINKING FOUNTAINS.

PROJECT FIRE AND LIFE SAFETY SHEET NOTES

A. A SIGN COMPLYING WITH IBC SECTION 1110 SHALL BE PROVIDED AT EACH LANDING OF THE ELEVATOR AND SAY THE FOLLOWING: "IN FIRE EMERGENCY, DO NOT USE THE ELEVATOR. USE EXIT STAIRS."

B. INTERIOR WALL & CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX RATING OF NO MORE THAN CLASS B AT VERTICAL EXITS & EXIT PASSAGEWAYS AND EXIT ACCESS CORRIDORS AND OTHER EXITWAYS.

C. INTERIOR WALL & CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX RATING OF NO MORE THAN CLASS C AT ROOMS AND ENCLOSED SPACES.

D. ALL MATERIALS EXPOSED WITHIN DUCTS OR PLENUMS SHALL HAVE A FLAME SPREAD RATING INDEX NOT MORE THAN 25 AND A SMOKE DEVELOPED RATING OF NOT MORE THAN 50.

E. FIRE EXTINGUISHERS SHALL BE LOCATED SUCH THAT A MAXIMUM TRAVEL DISTANCE OF 75' SHALL NOT BE EXCEDED (WHERE REQUIRED BY CODE).

F. LEVEL/ AREA MAIN OCCUPANCY EXIT SIGN LOCATIONS MAY NOT BE SHOWN. REFERENCE ELECTRICAL SHEETS FOR ALL EXIT SIGN LOCATIONS.

G. FIRE RESISTIVE ASSEMBLY DETAILS, IF APPLICABLE, ARE LOCATED ELSEWHERE IN THIS DRAWING SET PER THE SHEET INDEX.

H. ELEVATOR HOISTWAY OPENINGS SHALL BE PROTECTED AS REQUIRED BY THE CODE, CORRESPONDING TO THE RATING OF THE HOISTWAY.

J. EVERY ASSEMBLY OCCUPANCY ROOM OR SPACE SHALL HAVE THE OCCUPANT LOAD POSTED IN A CONSPICUOUS PLACE.

GENERAL ACCESSIBILITY

A. THE BASIC ACCESSIBILITY SHEETS IN THIS DRAWING SET (G2.3.X SERIES) REPRESENT THE GENERAL GUIDELINES FOR ACCESSIBILITY. SPECIFIC ACCESSIBILITY REQUIREMENTS, IF DIFFERENT, ARE ILLUSTRATED IN DETAIL BY THE DRAWINGS AND SPECIFICATIONS.

DEFERRED SUBMITTALS

ANTICIPATED DEFERRED SUBMITTALS

A. FIRE PROTECTION DESIGN
B. FIRE ALARM DESIGN
C. BUILDING SIGNAGE (NON CODE REQUIRED)
D. SECURITY SYSTEM DESIGN
E. CCTV, PA SYSTEM
F. FURNITURE SYSTEMS
G. PRE-MANUFACTURED STAIRS
H. EXTERIOR CURTAIN WALL SYSTEM
J. ----

GARVER FEED MILL
Madison, Wisconsin
3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison,WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

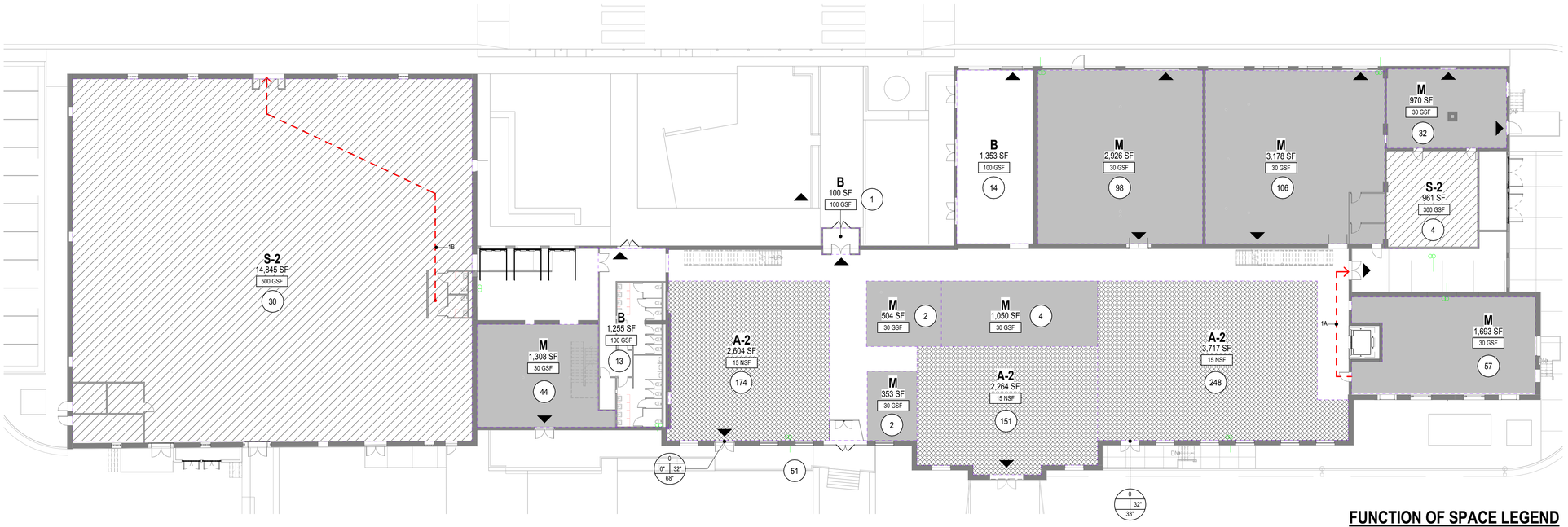
CITY OF MADISON WISCONSIN

SHEET TITLE
BUILDING CODE SUMMARY

PROJECT NUMBER
20737.000

SHEET NUMBER
G2.1.1

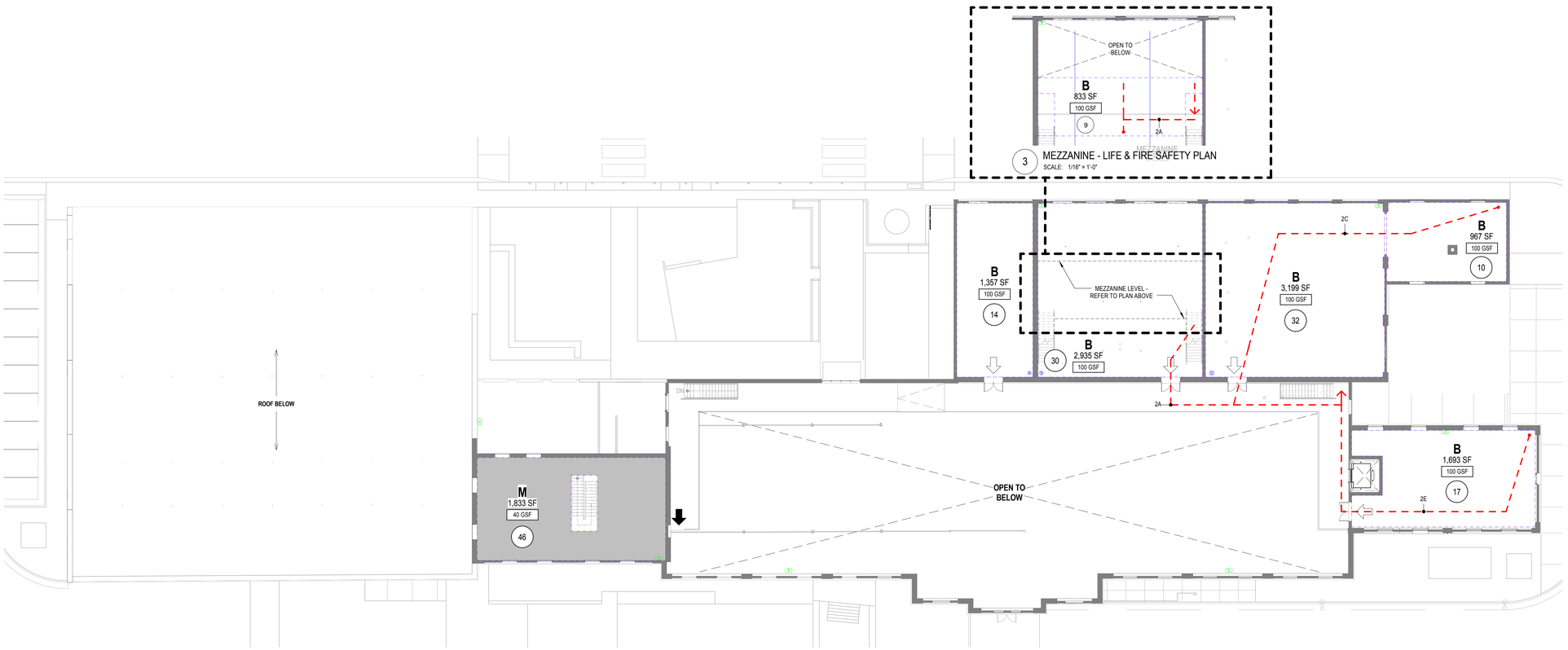
Plot Date: 5/9/2016 4:10:56 PM GRLM



1 LEVEL 1 - LIFE & FIRE SAFETY PLAN
SCALE: 1/16" = 1'-0"

FUNCTION OF SPACE LEGEND

- Accessory Storage areas, Mechanical Equipment room
- Assembly - Unconcentrated (tables and chairs)
- Business Areas
- Industrial Areas
- Mercantile - Basement and Grade Floor areas



2 LEVEL 2 - LIFE & FIRE SAFETY PLAN
SCALE: 1/16" = 1'-0"

GRAPHIC LEGEND

FIRE-RESISTANCE-RATED WALL ASSEMBLIES

FIRE-RESISTANCE-RATING (HOURS)
05 = 1/2 HOUR
1 = 1 HOUR
2 = 2 HOUR
3 = 3 HOUR
4 = 4 HOUR

1FSB"X"
- OPTIONAL HORIZONTAL EXIT DESIGNATION
- TYPE OF WALL ASSEMBLY

1FSB	1FSB	1FSB	1FSB	1FSB	= FIRE & SMOKE BARRIER
1FB	1FB	1FB	1FB	1FB	= FIRE BARRIER
05FP	05FP	05FP	05FP	05FP	= FIRE PARTITION
2FW	2FW	2FW	2FW	2FW	= FIRE WALL
SP	SP	SP	SP	SP	= SMOKE PARTITION

USE GROUP AND FUNCTION OF SPACE TAG

USE GROUP — USE GROUP OF SPACE
000 SF — AREA OF SPACE
300 GSF — SF PER OCCUPANT

EXITING SYMBOLS

- = EXIT TO EXTERIOR (E) = Existing Construction
- = EXIT FROM STORY (E) = Existing Construction
- = EXIT FROM A SPACE (E) = Existing Construction
- = PATH OF EXIT TRAVEL (PATH ID = TRAVEL DISTANCE)
- = COMMON PATH OF EXIT TRAVEL (PATH ID = TRAVEL DISTANCE)
- = DEAD END (PATH ID = TRAVEL DISTANCE)

EGRESS COMPONENT CAPACITY SYMBOLS

CALCULATED EXIT WIDTH REQUIRED (IN.) — 145 / 29" / 32" / 33"
- NUMBER OF OCCUPANTS EXITING
- MIN. WIDTH OF MEANS OF EGRESS COMPONENT (IN.)
- EXIT WIDTH PROVIDED (IN.)

CALCULATED EXIT WIDTH REQUIRED (IN.) — STAIR #1 / 145 / 43.5" / 48"
- STAIR NAME OR DESCRIPTION
- NUMBER OF OCCUPANTS EXITING
- EXIT WIDTH PROVIDED (IN.)

ASSEMBLY OCCUPANCY SYMBOLS

0 — FIXED OCCUPANT LOAD

Calculating... — REPRESENTS POSTED OCCUPANCY SIGN REQUIRED

FIRE PROTECTION SYMBOLS

- FEC = FIRE EXTINGUISHER CABINET
- FSP = FIRE STANDPIPE
- FE = FIRE EXTINGUISHER
- FDCS = FIRE DEPT COMMUNICATION SYSTEM
- FAS = FIRE ALARM STATION
- FAACP = FIRE ALARM ANNUNCIATOR CONTROL PANEL
- FDC = FIRE DEPARTMENT CONNECTION
- FKS = FIREMAN'S KEYSAFE (KNOX BOX)
- FHVC = FIRE HOSE VALVE CABINET

GENERAL SHEET NOTES

A. REFER TO SHEET G2.1.1 FOR BUILDING CODE SUMMARY.

B. AN AREA OF REFUGE IS NOT REQUIRED PER IBC 1007.3 EXCEPTIONS 1 AND 3.

C. A TWO-WAY COMMUNICATION SYSTEM SHALL BE PROVIDED AT ELEVATOR LANDINGS ABOVE THE GROUND LEVEL PER IBC 1007.8.

D. VENTING OF ELEVATOR HOISTWAY(S) IS NOT REQUIRED PER IBC 3004.1.

E. EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE PER IBC 1004.3.

F. OCCUPANCY CLASSIFICATION AS NOTED ON LIFE SAFETY PLAN IS FOR REFERENCE ONLY. FUTURE TENANT(S) OCCUPANCY SHALL DETERMINE OCCUPANCY SEPARATION AND OCCUPANT LOAD.

G. FUTURE 'BREWERY AND DISTILLERY' TENANTS TO PROVIDE RATED PARTIONS AS NEEDED FOR OCCUPANCY SEPARATION.

H. ANY MOISTURE CONTROL COMPONENTS TO BE PROVIDED BY FUTURE TENANTS AS NEEDED.

J. OWNER SHALL PROVIDE BOTH THE BUILDING AND FIRE DEPARTMENTS WITH A LEASE PLAN SHOWING THE LOCATION OF EACH OCCUPANCY AND ITS EXITS AFTER THE CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED. NO MODIFICATIONS OR CHANGES IN OCCUPANCY OR USE SHALL BE MADE FROM THAT SHOWN ON THE LEASE PLAN WITHOUT PRIOR APPROVAL OF THE BUILDING OFFICIAL.

OCCUPANT LOAD

REFER TO SHEET G2.1.1 FOR DETAILED OCCUPANT LOAD SUMMARY

OCCUPANCY CLASSIFICATION	OCCUPANT LOAD
Not Placed	
A-2 Occupancy	100
F-1 Occupancy	37
	137
LEVEL 1	
A-2 Occupancy	377
B Occupancy	25
M Occupancy	357
S-2 Occupancy	49
	809
LEVEL 2	
B Occupancy	102
M Occupancy	20
	121
Total Occupant Load =	1,067

EGRESS TRAVEL SUMMARY

EXIT ROUTE	TRAVEL DISTANCE
1A	95' - 11"
1B	105' - 2"
2A	139' - 2"
2C	164' - 10"
2E	112' - 6"

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

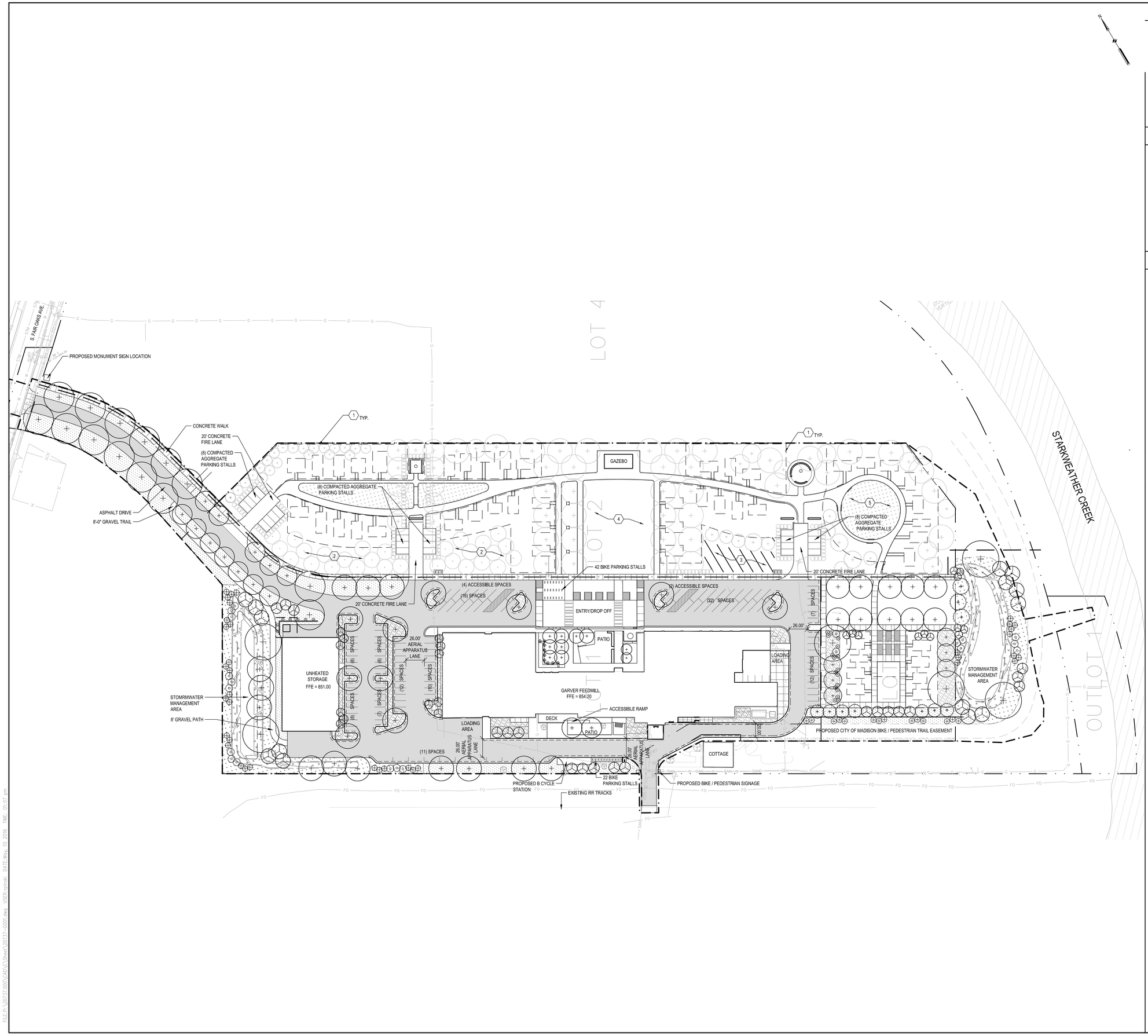
CITY OF MADISON WISCONSIN

SHEET TITLE
FIRE AND LIFE SAFETY DRAWINGS

PROJECT NUMBER
20737.000

SHEET NUMBER
G2.2.1

Plot Date: 5/9/2016 4:11:02 PM GRLM



SHEET NOTES

DESCRIPTIVE KEYED NOTES

KEYED NOTES

1. BUILDING CLUSTER PERIMETER: THE LOCATIONS OF THE MICRO LODGES ARE INDICATED BY A DESIGNATED BUILDING CLUSTER PERIMETER AS SHOWN. A BUILDING CLUSTER REPRESENTS THE OUTSIDE LIMITS OF THE AVAILABLE BUILDING FOOTPRINT AREA. IN NO CASE SHALL ANY BUILDING ELEMENT (INCLUDING PATIOS, PORCHES OR BALCONIES) EXTEND OUTSIDE OF THE PREDETERMINED CLUSTER PERIMETER. PHASED INSTALLATION, REPLACEMENT AND RELOCATION OF MICRO LODGES FROM TIME TO TIME SHALL BE PERMITTED PROVIDE THEY MEET THE HEIGHT AND BULK REQUIREMENTS AND DESIGN GUIDELINES, AND THE LOCATIONS WITH THE CLUSTERS ADHERE TO THE APPROVED SITE PLAN.
2. DEMONSTRATION ORCHARD: URBAN DEMONSTRATION PLANNED. SPECIES CONTINGENT ON TENANT NEEDS, TENANT ABILITY TO OPERATE, AND SOIL TESTING
3. DEMONSTRATION VINEYARD: URBAN DEMONSTRATION PLANNED. SPECIES CONTINGENT ON TENANT NEEDS, TENANT ABILITY TO OPERATE, AND SOIL TESTING
4. GARVER GREEN: 13,000 SF EVENT LAWN AND FUTURE PAVILION
5. STORMWATER FEATURE: OVERLAND FLOW THRU NATIVE BIORETENTION AREA PLANTINGS

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison,WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

CITY OF MADISON WISCONSIN

DRAWING TITLE
OVERALL SITE DEVELOPMENT PLAN

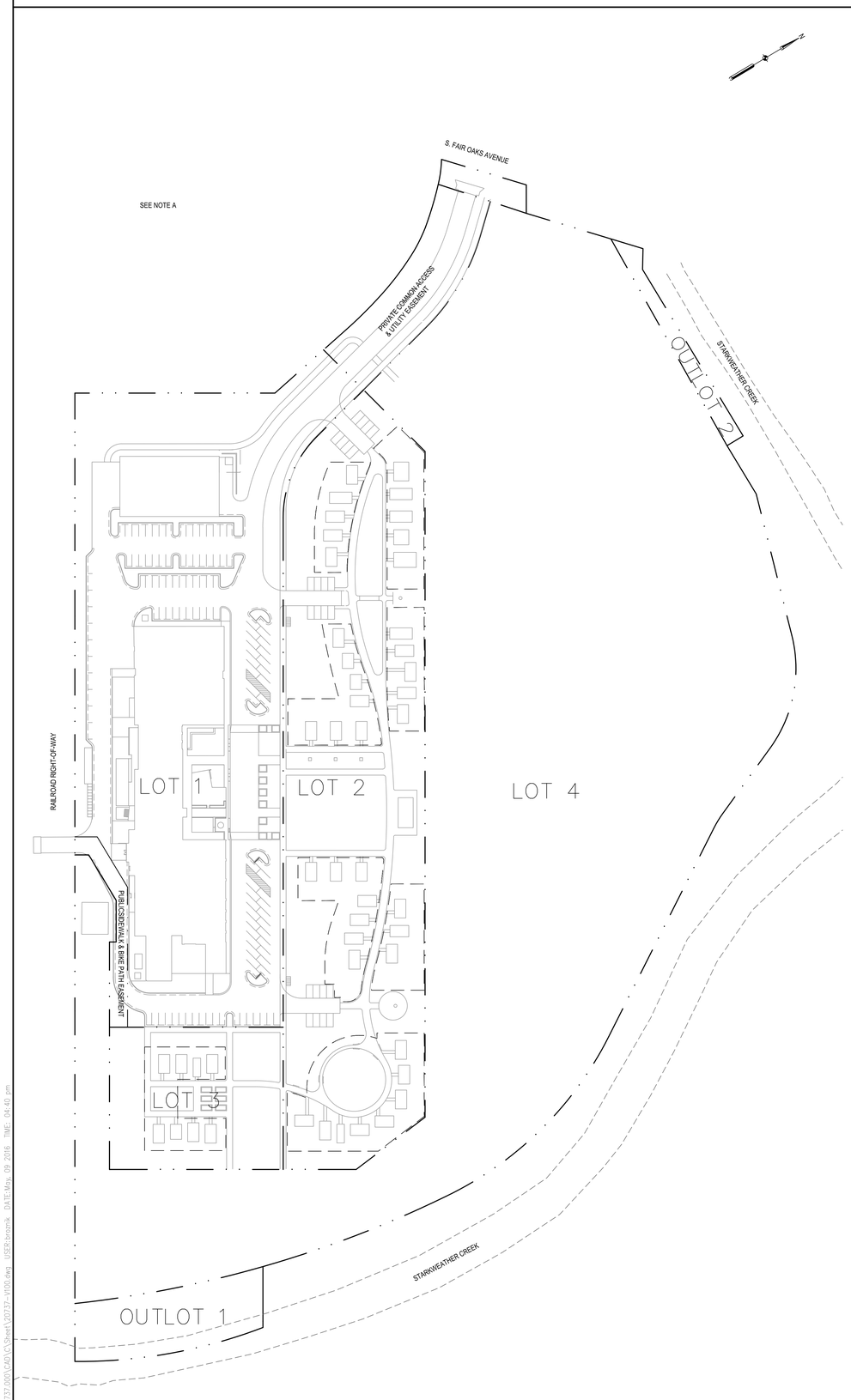
0' 25' 50' 100'
SCALE:

SCALE
20737.000

PROJECT NUMBER
G001

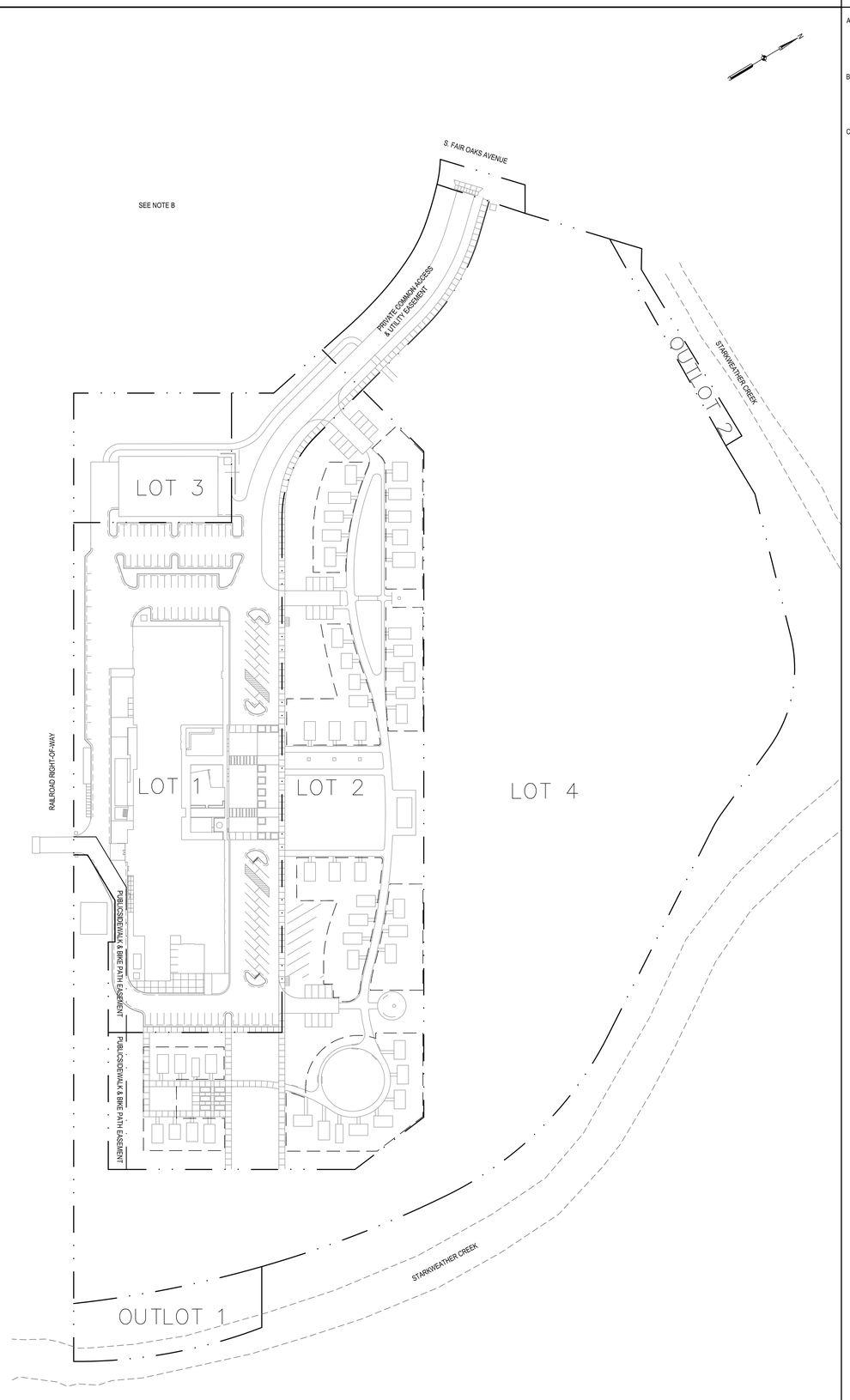
DRAWING NUMBER

FILE:P:\20737.000\CAD\C\Sheet\20737-G001.dwg USER:rripinski DATE:May. 10 2016 TIME: 01:07 pm



1 CURRENT DRAFT CSM OVERVIEW

SCALE: 1"=70'



2 PROPOSED CSM OVERVIEW

SCALE: 1"=70'

SHEET NOTES

A. THIS VIEWIS A SUMMARY OF THE DRAFT DANE COUNTY CERTIFIED SURVEY MAP PROVIDED BY THE CITY OF MADISON, DATED JULY 24, 2015 FOR LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 2030, AND UNPLATTED LANDS IN THE NE 1/4 OF THE SW ¼, AND THE NW 1/4 OF THE SE ¼, AND THE SW 1/4 OF THE SE ¼, OF SECTION 5, T7N R10E, IN THE CITY OF MADISON, DANE COUNTY, WI.

B. THIS VIEW IS A SUMMARY OF THE PROPOSED CHANGES TO THE DRAFT DANE COUNTY CERTIFIED SURVEY MAP PROVIDED BY THE CITY OF MADISON, DATED JULY 24, 2015 FOR LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 2030, AND UNPLATTED LANDS IN THE NE 1/4 OF THE SW ¼, AND THE NW 1/4 OF THE SE ¼, AND THE SW 1/4 OF THE SE ¼, OF SECTION 5, T7N R10E, IN THE CITY OF MADISON, DANE COUNTY, WI.

C. THE CURRENT SITE PLAN IS SHOWN AS SCREENED AGAINST THE DRAFT CSM.

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison,WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

CITY OF MADISON WISCONSIN

DRAWING TITLE
CERTIFIED SURVEY MAP OVERVIEW

0' 35' 70' 150'
SCALE: 1" = 70'

SCALE

PROJECT NUMBER
20737.000

DRAWING NUMBER
V100

FILE: \\ph-file1\projects\20737.000\CAD\C\Sheet\20737-V100.dwg USER: bronik DATE: May, 09 2016 TIME: 04:40 pm

SHEET NOTES

A. THIS SECTION IS FOR GENERAL SHEET NOTES TO BE ADDED.
B. LENGTHEN THE HEIGHT OF THIS SECTION AS NEED TO FIT NOTES.
C. DELETE SECTION IF NO SHEET NOTES ARE PROVIDED.

DESCRIPTIVE KEYED NOTES

1. USE DESCRIPTIVE KEYED NOTES SECTION TO PROVIDE SHEET SPECIFIC NOTES ABOUT A PARTICULAR CALLOUT. (I.E. BID ALTERNATE NOTES, SPECIFIC INSTALLATION NOTES, ETC.)
2. DELETE SECTION IF NO DESCRIPTIVE KEYED NOTES ARE PROVIDED.

KEYED NOTES

1. KEYNOTE 1 — 1 / C1.0
2. USE SPACING LINES AS A GUIDE FOR PLACING OF KEYNOTE ICON, LEGEND SYMBOL, KEYNOTE TEXT AND DETAIL IDENTIFIER.
3. COPY LEGEND ITEMS AND GRID LINES FROM START SHEET TO POPULATE THE LEGEND. PLACE LEGEND IN MODEL SPACE.

   CREATE A VIEWPORT FOR THE KEYED NOTES THAT IS SCALED AT 1:1 AND LINE UP GRID LINES IN MODEL SPACE WITH GRID LINES IN THE SHEET SPACE.

   GRID LINES ARE ON A NO PLOT LAYER.

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison,WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

CITY OF MADISON WISCONSIN

DRAWING TITLE
EXISTING CONDITIONS SITE PLAN

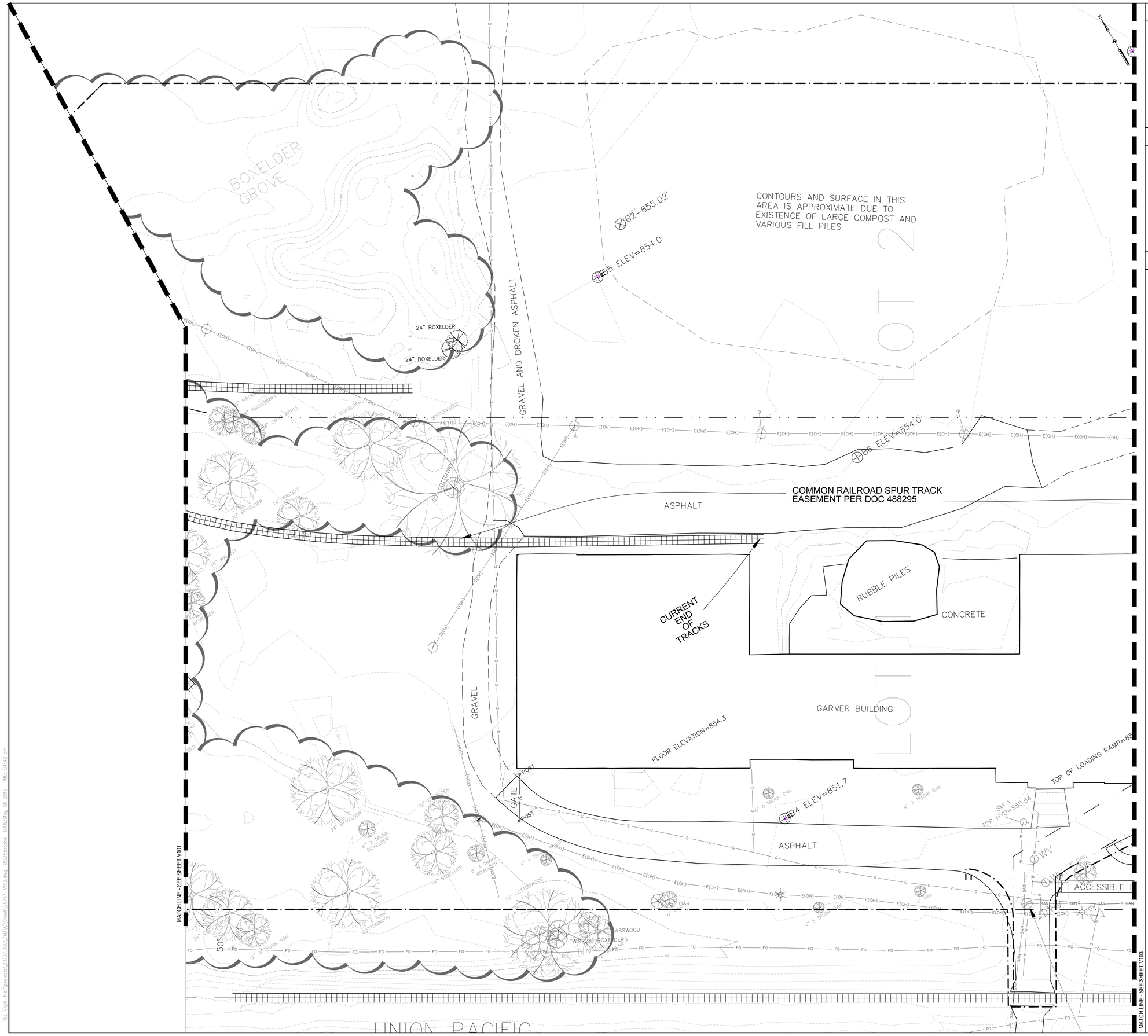
0' 10' 20' 40'
SCALE:

SCALE

PROJECT NUMBER 20737.000

DRAWING NUMBER V101

FILE: \\jah-file1\projects\20737.000\CAD\C\Sheet\20737-V101.dwg USER: bronik DATE: May, 09 2016 TIME: 04:41 pm



SHEET NOTES

A. THIS SECTION IS FOR GENERAL SHEET NOTES TO BE ADDED.
B. LENGTHEN THE HEIGHT OF THIS SECTION AS NEED TO FIT NOTES.
C. DELETE SECTION IF NO SHEET NOTES ARE PROVIDED.

DESCRIPTIVE KEYED NOTES

1. USE DESCRIPTIVE KEYED NOTES SECTION TO PROVIDE SHEET SPECIFIC NOTES ABOUT A PARTICULAR CALLOUT. (I.E. BID ALTERNATE NOTES, SPECIFIC INSTALLATION NOTES, ETC.)
2. DELETE SECTION IF NO DESCRIPTIVE KEYED NOTES ARE PROVIDED.

KEYED NOTES

1. KEYNOTE 1 (1 / C1.0)
2. USE SPACING LINES AS A GUIDE FOR PLACING OF KEYNOTE ICON, LEGEND SYMBOL, KEYNOTE TEXT AND DETAIL IDENTIFIER.
3. COPY LEGEND ITEMS AND GRID LINES FROM START SHEET TO POPULATE THE LEGEND. PLACE LEGEND IN MODEL SPACE.

   CREATE A VIEWPORT FOR THE KEYED NOTES THAT IS SCALED AT 1:1 AND LINE UP GRID LINES IN MODEL SPACE WITH GRID LINES IN THE SHEET SPACE.

   GRID LINES ARE ON A NO PLOT LAYER.

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison,WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

CITY OF MADISON WISCONSIN

DRAWING TITLE
EXISTING CONDITIONS SITE PLAN

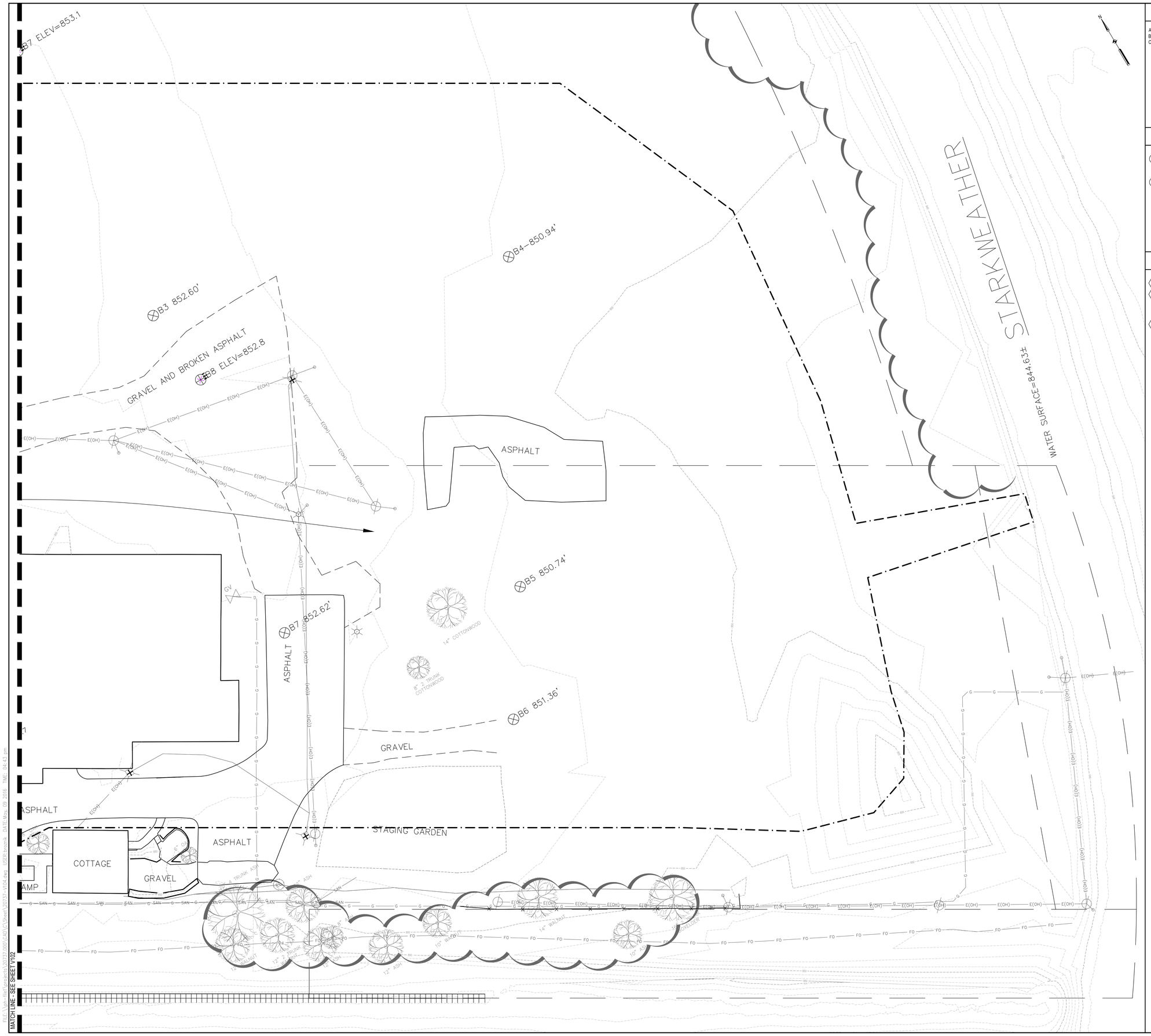
SCALE:

SCALE 20737.000

PROJECT NUMBER

V102

DRAWING NUMBER



SHEET NOTES

A. THIS SECTION IS FOR GENERAL SHEET NOTES TO BE ADDED.
B. LENGTHEN THE HEIGHT OF THIS SECTION AS NEED TO FIT NOTES.
C. DELETE SECTION IF NO SHEET NOTES ARE PROVIDED.

DESCRIPTIVE KEYED NOTES

1. USE DESCRIPTIVE KEYED NOTES SECTION TO PROVIDE SHEET SPECIFIC NOTES ABOUT A PARTICULAR CALLOUT. (I.E. BID ALTERNATE NOTES, SPECIFIC INSTALLATION NOTES, ETC.)
2. DELETE SECTION IF NO DESCRIPTIVE KEYED NOTES ARE PROVIDED.

KEYED NOTES

1. KEYNOTE 1 (1 / C1.0)
2. USE SPACING LINES AS A GUIDE FOR PLACING OF KEYNOTE ICON, LEGEND SYMBOL, KEYNOTE TEXT AND DETAIL IDENTIFIER.
3. COPY LEGEND ITEMS AND GRID LINES FROM START SHEET TO POPULATE THE LEGEND. PLACE LEGEND IN MODEL SPACE.

   CREATE A VIEWPORT FOR THE KEYED NOTES THAT IS SCALED AT 1:1 AND LINE UP GRID LINES IN MODEL SPACE WITH GRID LINES IN THE SHEET SPACE.

   GRID LINES ARE ON A NO PLOT LAYER.

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

CITY OF MADISON WISCONSIN

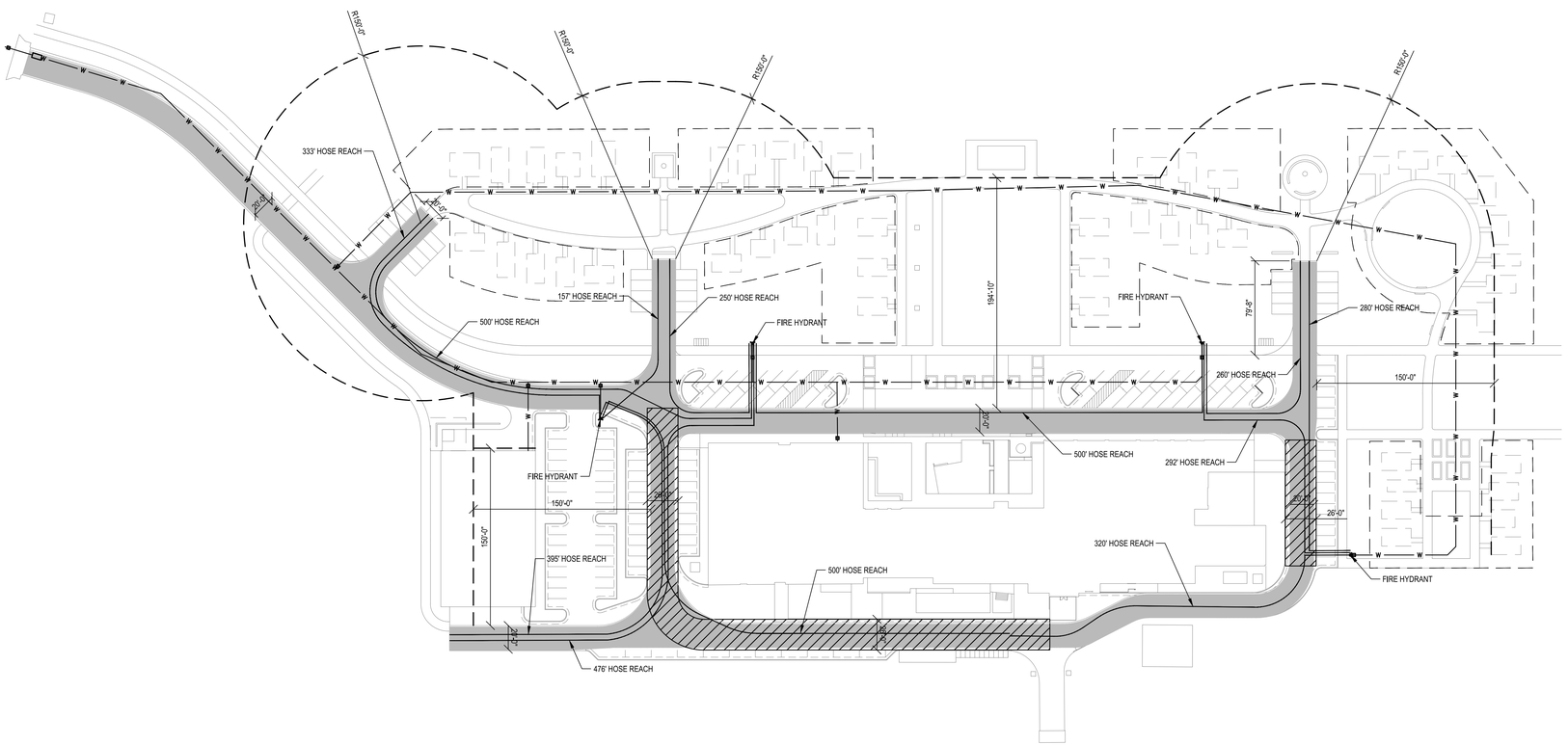
DRAWING TITLE
EXISTING CONDITIONS SITE PLAN

0' 10' 20' 40'
SCALE:

SCALE
20737.000

PROJECT NUMBER
V103

DRAWING NUMBER



SHEET NOTES

DESCRIPTIVE KEYED NOTES

KEYED NOTES

- FIRE ACCESS LANE (20' MIN.)
- AERIAL FIRE APARATUS LANE (26' MIN.)
- HOSE LAY LENGTH - MIN. OF 500' BETWEEN TWO HYDRANTS ALONG FIRE ACCESS LANE
- 150' HOSE LAY LENGTH FROM PULLOFF LOCATIONS

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

CITY OF MADISON WISCONSIN

DRAWING TITLE
FIRE ACCESS PLAN

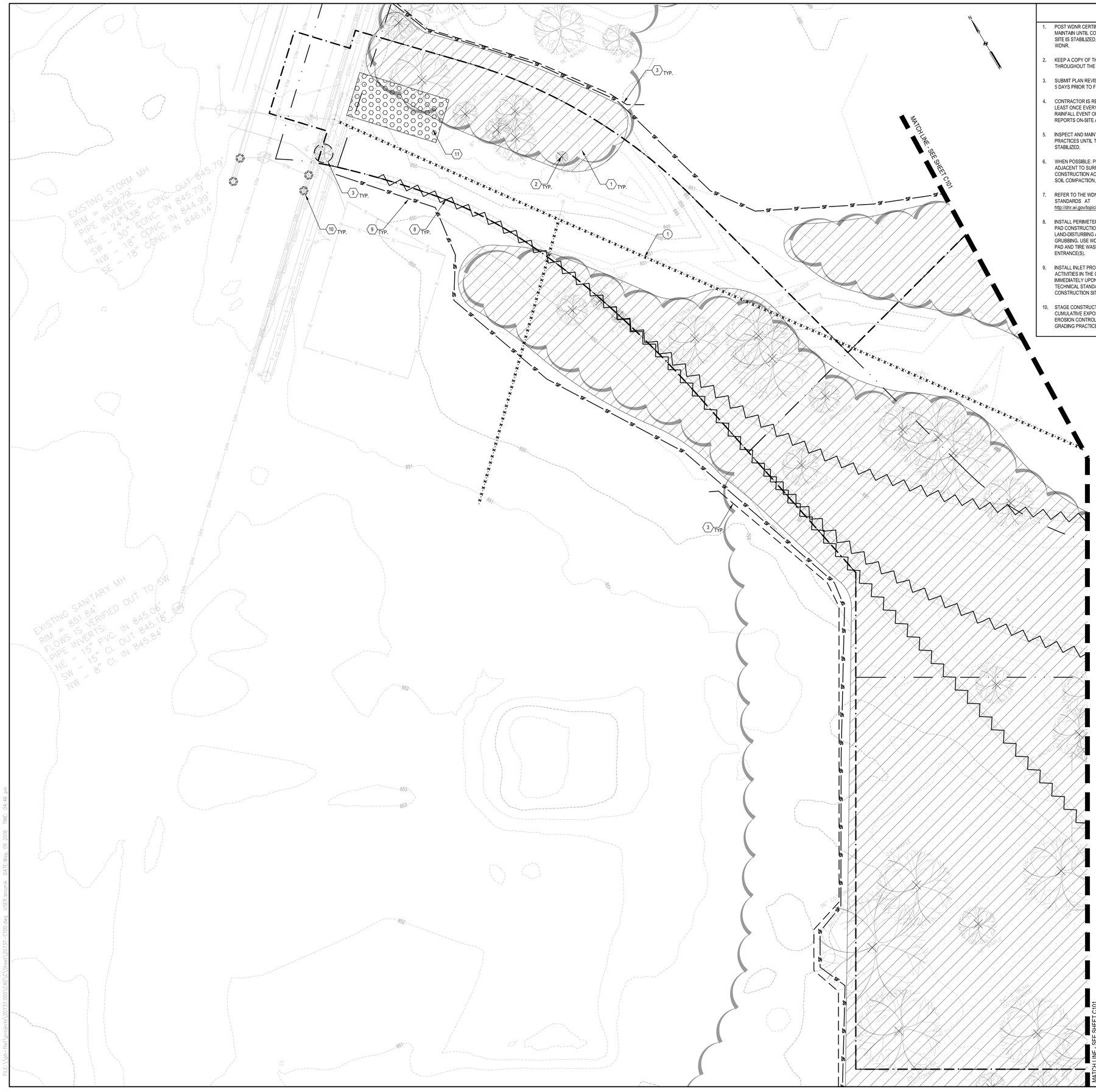
0' 25' 50' 100'
SCALE:

SCALE

PROJECT NUMBER
20737.000

DRAWING NUMBER
C001

FILE: \\ph-file1\projects\20737.000\CAD\C\Sheet\20737-C001.dwg USER:bronik DATE:May, 09 2016 TIME: 04:44 pm



EROSION CONTROL NOTES

1. POST WDNR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED. THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
4. CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
5. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
6. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
7. REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dnr.wi.gov/topic/stormwater/standards/const_standards.html.
8. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S).
9. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060.
10. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
11. NOTIFY WDNR IF DEWATERING IS SCHEDULED TO OCCUR IN AREAS OF SOIL AND/OR GROUNDWATER CONTAMINATION, OR IF DEWATERING WILL OCCUR FROM A HIGH CAPACITY WELL (70 GPM OR MORE). DEWATER ONLY AFTER THE APPROPRIATE WDNR DEWATERING DISCHARGE PERMIT HAS BEEN OBTAINED.
12. PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DE-WATERING #1061. A DNR APPROVED WATER QUALITY POLYMER SHALL BE USED IN COMBINATION WITH A PROPERLY DESIGNED SEDIMENT BASIN OR TANK BEFORE OFF SITE DISCHARGE.
13. COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS OR WET PONDS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE (REFER TO NR 528). CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WDNR TECHNICAL STANDARD SEDIMENT BASIN #1064 AND SEDIMENT TRAP # 1063.
14. CONSTRUCT AND PROTECT THE BIOINFILTRATION BASIN AND VEGETATION FROM RUNOFF AND SEDIMENT DURING CONSTRUCTION. REFERENCE THE WDNR TECHNICAL STANDARD BIORETENTION FOR INFILTRATION # 1004.
15. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
16. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
17. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.
18. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
19. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER, BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
20. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
21. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY. SEPARATE SWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
22. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.
23. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
24. COORDINATE WITH WDNR TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).
25. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE APPROPRIATE (DEPENDING ON THE SLOPE) BIODEGRADABLE EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRITE MATRIX IN WDOT'S WIDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
26. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE APPROPRIATE (BASED ON SHEAR STRESS) BIODEGRADABLE EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S WIDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
27. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
28. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AS NEEDED (SUCH AS TEMPORARY SEDIMENT BASINS, DITCH CHECKS, EROSION CONTROL MATTING, SILT FENCING, FILTER SOCKS, WATTLES, SWALES, ETC.).
29. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDNR REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDNR'S BUREAU OF REMEDIATION AND REDEVELOPMENT TRACKING SYSTEM (BRRTS) PUBLIC DATABASE AT: http://dnr.wi.gov/botw/

DESCRIPTIVE KEYED NOTES

1. OVERHEAD POWER LINES TO BE RELOCATED OR REMOVED IN COORDINATION WITH UTILITY PROVIDERS. SEE ELECTRICAL PLANS.

KEYED NOTES

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
1. CLEARING AND GRUBBING
2. TREE REMOVAL
3. TREE PROTECTION FENCE
4. REMOVE
5. SALVAGE
6. RELOCATE
7. UTILITY REMOVAL
8. REMOVE RAIL TRACKS
9. SILT FENCE
10. INLET PROTECTION
11. STABILIZED CONSTRUCTION ENTRANCE
12. FENCE / GATE REMOVAL

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison,WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

CITY OF MADISON WISCONSIN

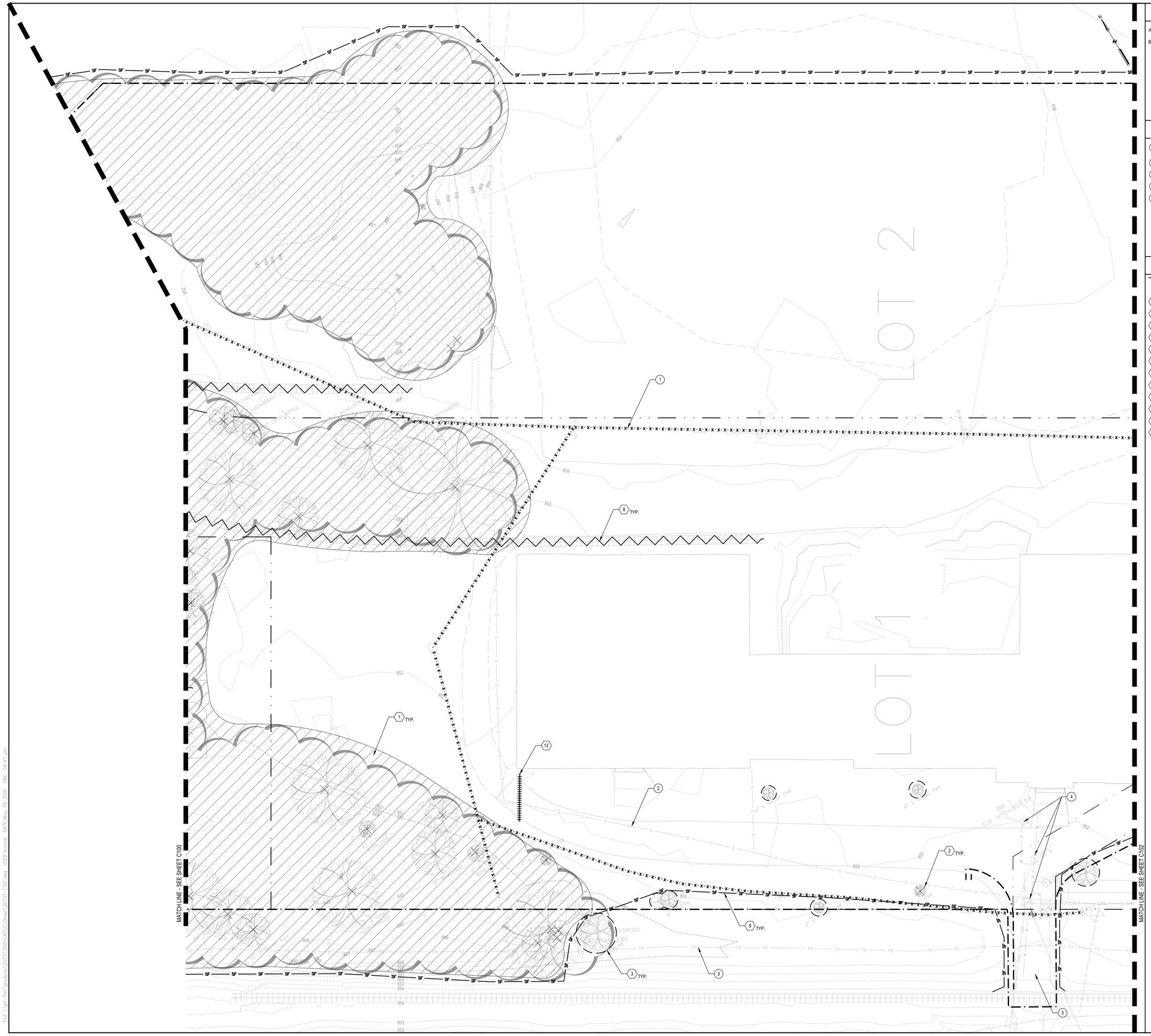
DRAWING TITLE
SITE PREP AND EROSION CONTROL

0' 10' 20' 40'
SCALE: 1" = 20'

SCALE
PROJECT NUMBER 20737.000

DRAWING NUMBER C100

FILE: \\ph-fs1\projects\20737.000\CAD\C6\Sheet\20737-C100.dwg USER: brozek DATE: May, 09 2016 TIME: 04:46 pm



SHEET NOTES

A. SEE SHEET C100 FOR EROSION CONTROL NOTES.

B.

DESCRIPTIVE KEYED NOTES

1. OVERHEAD POWER LINES TO BE RELOCATED OR REMOVED IN COORDINATION WITH UTILITY PROVIDERS. SEE ELECTRICAL PLANS.
2. PROTECT GAS SERVICE.
3. PROTECT FIBER LINE. SEE ELECTRICAL PLANS.
4. EXISTING UTILITIES TO REMAIN IN PLACE.
5. EXISTING DRIVE NOT INTENDED FOR CONSTRUCTION EGRESS.

KEYED NOTES

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- 1 CLEARING AND GRUBBING
- 2 TREE REMOVAL
- 3 TREE PROTECTION FENCE
- 4 REMOVE
- 5 SALVAGE
- 6 RELOCATE
- 7 UTILITY REMOVAL
- 8 REMOVE RAIL TRACKS
- 9 SILT FENCE
- 10 INLET PROTECTION
- 11 STABILIZED CONSTRUCTION ENTRANCE
- 12 FENCE / GATE REMOVAL

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

CITY OF MADISON WISCONSIN

DRAWING TITLE
SITE PREP AND EROSION CONTROL

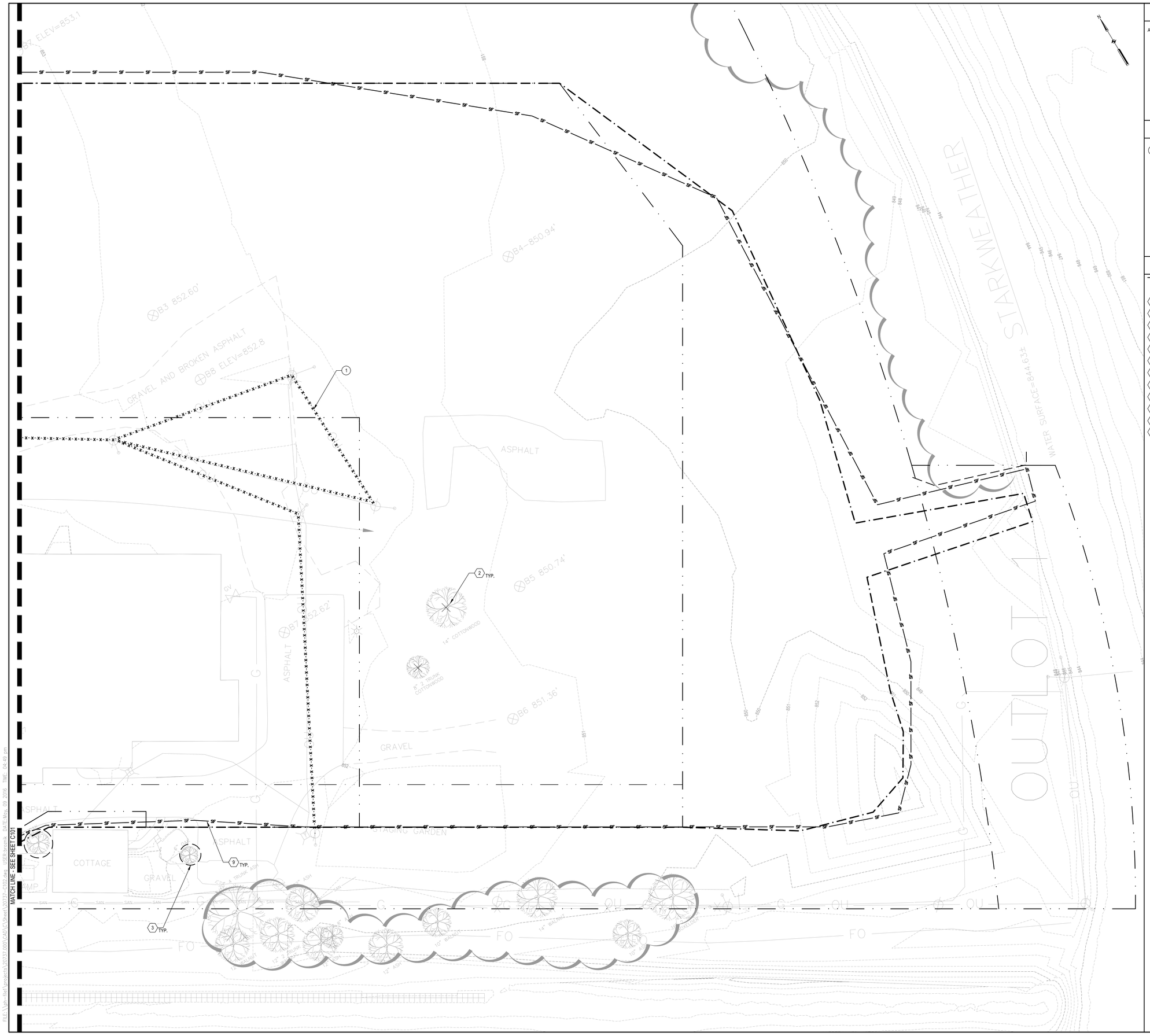
SCALE: 1" = 20'

SCALE 20737.000

PROJECT NUMBER

DRAWING NUMBER C101

FILE: \\ph-file1\projects\20737.000\CAD\C\Sheet\20737-C101.dwg USER:brozniak DATE:May, 09 2016 TIME: 04:47 pm



SHEET NOTES

A. SEE SHEET C100 FOR EROSION CONTROL NOTES.

DESCRIPTIVE KEYED NOTES

1. OVERHEAD POWER LINES TO BE RELOCATED OR REMOVED IN COORDINATION WITH UTILITY PROVIDERS. SEE ELECTRICAL PLANS, SHEET SHEETNUMBER.

KEYED NOTES

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- 1 CLEARING AND GRUBBING
- 2 TREE REMOVAL
- 3 TREE PROTECTION FENCE
- 4 REMOVE
- 5 SALVAGE
- 6 RELOCATE
- 7 UTILITY REMOVAL
- 8 REMOVE RAIL TRACKS
- 9 SILT FENCE
- 10 INLET PROTECTION
- 11 STABILIZED CONSTRUCTION ENTRANCE
- 12 FENCE / GATE REMOVAL

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

CITY OF MADISON WISCONSIN

DRAWING TITLE
SITE PREP AND EROSION CONTROL

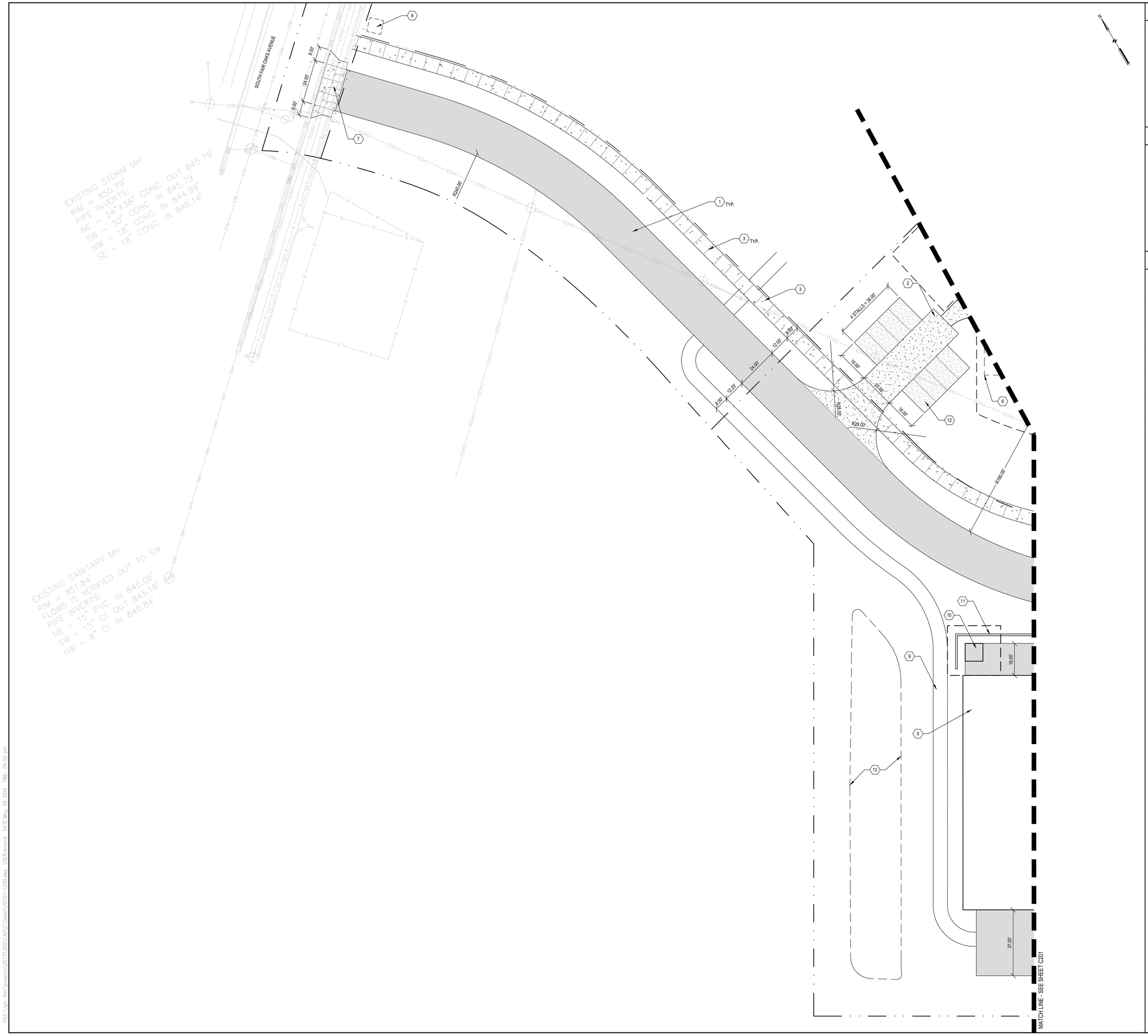
0' 10' 20' 40'
SCALE:

SCALE

PROJECT NUMBER
20737.000

DRAWING NUMBER
C102

FILE:\\ph-fs4\projects\20737.000\CAD\C\Sheet\20737-C102.dwg USER:brozmik DATE:May, 09 2016 TIME: 04:49 pm



SHEET NOTES

A. SEE G001 FOR OVERALL SITE DEVELOPMENT PLAN
B. SEE V100 FOR CSM BOUNDARY OVERVIEW

KEYED NOTES

1. BITUMINOUS PAVING
2. HD CONCRETE PAVING
3. CONCRETE PAVING
4. CONTROL JOINT
5. UNHEATED STORAGE AREA
6. FUTURE MICRO LODGE LOCATIONS
7. COMMERCIAL DRIVE APRON
8. FUTURE ENTRY SIGNAGE
9. GRAVEL TRAIL
10. COOLING TOWER
11. SCREEN WALL
12. COMPACTED AGGREGATE PARKING AREA
13. STORMWATER MANAGEMENT AREA

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison,WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

CITY OF MADISON WISCONSIN

DRAWING TITLE
LAYOUT AND MATERIALS PLAN

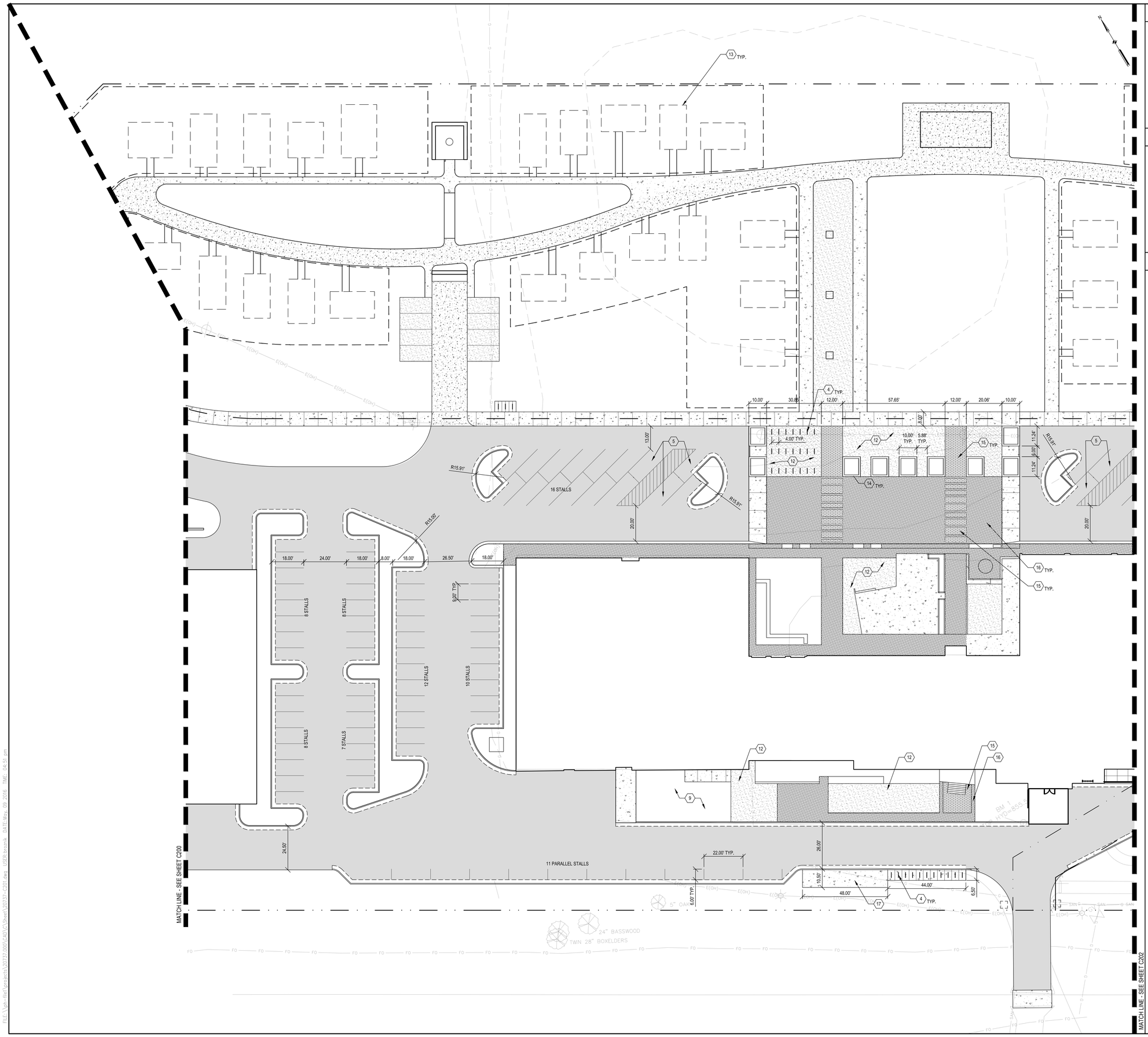
0' 10' 20' 40'
SCALE:

SCALE

PROJECT NUMBER
20737.000

DRAWING NUMBER
C200

FILE: \\ph-fs4\projects\20737.000\CAD\C\Sheet\20737-C200.dwg USER:brozniak DATE:May, 09 ,2016 TIME: 04:50 pm



SHEET NOTES

A. SEE G001 FOR OVERALL SITE DEVELOPMENT PLAN
B. SEE V100 FOR CSM BOUNDARY OVERVIEW

DESCRIPTIVE KEYED NOTES

1. USE DESCRIPTIVE KEYED NOTES SECTION TO PROVIDE SHEET SPECIFIC NOTES ABOUT A PARTICULAR CALLOUT. (I.E. BID ALTERNATE NOTES, SPECIFIC INSTALLATION NOTES, ETC.)
2. DELETE SECTION IF NO DESCRIPTIVE KEYED NOTES ARE PROVIDED.

KEYED NOTES

1 / C1.0

1. ASPHALT PAVING
2. HD CONCRETE PAVING
3. CONCRETE PAVING
4. BIKE RACK - PROVIDE 2'-0" X 6'-0" BIKE PARKING STALL @ EACH RACK
5. ACCESSIBLE PARKING STALL
6. CONTROL JOINT
7. CONCRETE RIBBON CURB
8. UNHEATED STORAGE AREA
9. LOADING AREA
10. CONCRETE RIBBON CURB
11. CONCRETE CURB AND GUTTER
12. CRUSHED AGGREGATE PAVING
13. FUTURE MICRO LODGE LOCATIONS
14. CAST IN PLACE CONCRETE PLANTER W/ BOARD FORM FINISH
15. TYPE 1 CONCRETE UNIT PAVER
16. TYPE 2 CONCRETE UNIT PAVER
17. B-CYCLE STATION

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison,WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

CITY OF MADISON WISCONSIN

DRAWING TITLE
LAYOUT AND MATERIALS PLAN

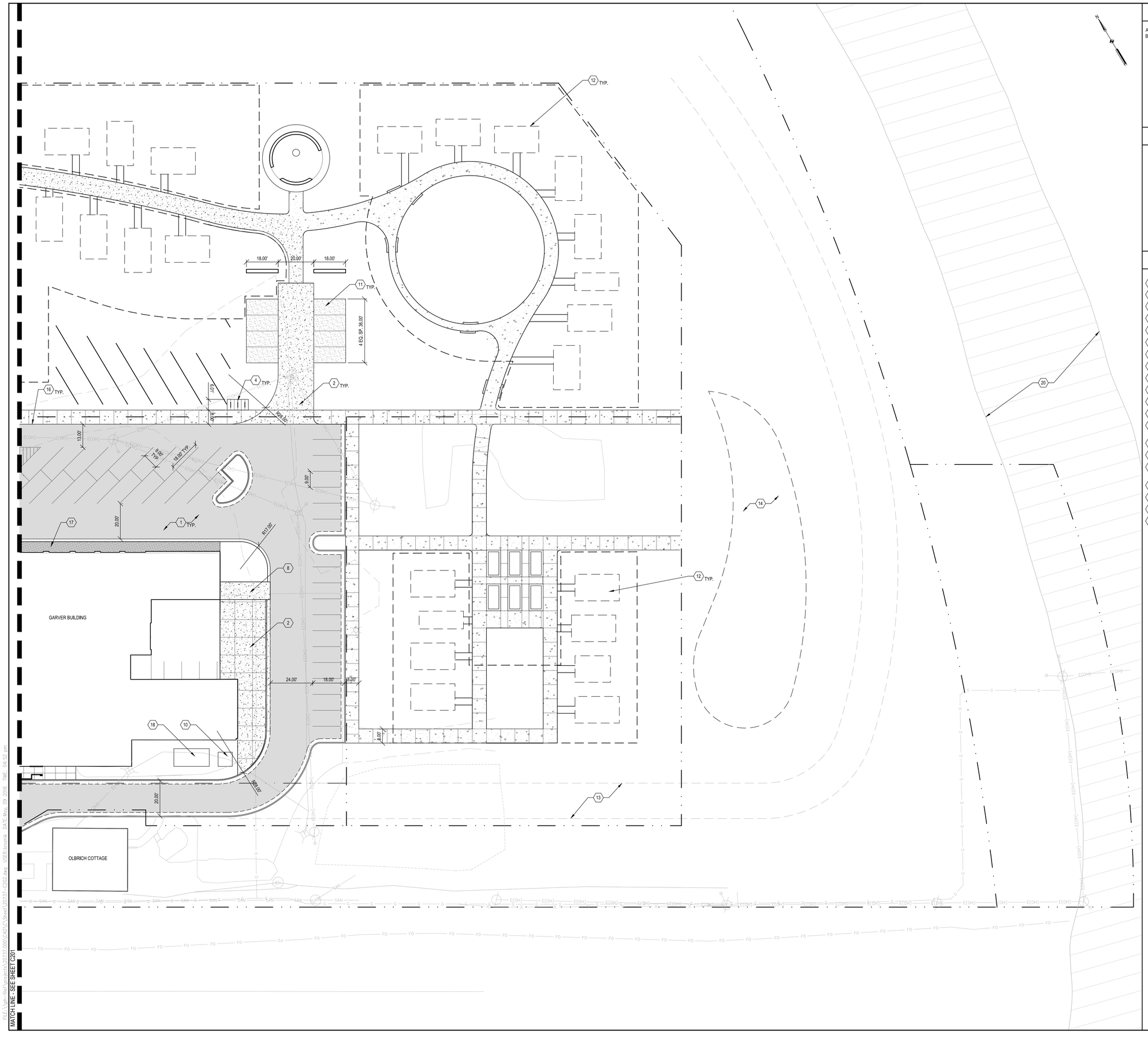
0 10' 20' 40'
SCALE:

SCALE

PROJECT NUMBER
20737.000

DRAWING NUMBER
C201

FILE: \\ph-file\projects\20737.000\CAD\C\Sheet\20737-C201.dwg USER: brozmik DATE: May. 09 2016 TIME: 04:51 pm



SHEET NOTES

A. SEE G001 FOR OVERALL SITE DEVELOPMENT PLAN
B. SEE V100 FOR CSM BOUNDARY OVERVIEW

KEYED NOTES

1 C1.0

1	ASPHALT PAVING
2	HD CONCRETE PAVING
3	CONCRETE PAVING
4	BIKE RACK
5	CONTROL JOINT
6	CONCRETE RIBBON CURB
7	UNHEATED STORAGE AREA
8	LOADING AREA
9	CONCRETE RIBBON CURB
10	CONCRETE CURB AND GUTTER
11	CRUSHED AGGREGATE PAVING
12	FUTURE MICRO LODGE LOCATIONS
13	PROPOSED CITY OF MADISON BIKE TRAIL EASEMENT
14	STORMWATER MANAGEMENT AREA
15	CONCRETE LOADING AREA
16	CONCRETE WALK WITH INTEGRAL CURB
17	TYPE 2 CONCRETE UNIT PAVER
18	EMERGENCY GENERATOR
19	TRANSFORMER
20	STARKWEATHER CREEK

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

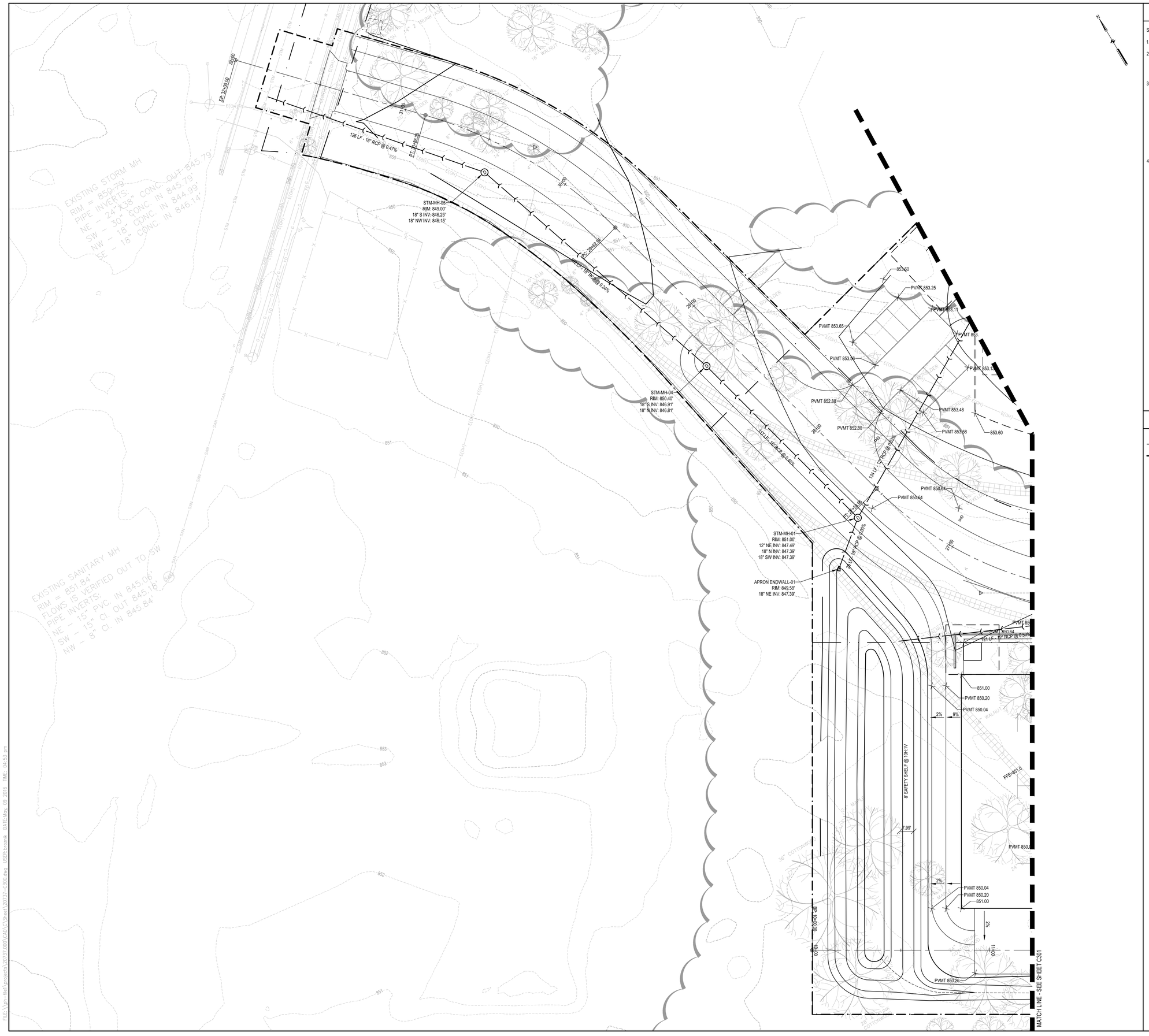
CITY OF MADISON WISCONSIN

DRAWING TITLE
LAYOUT AND MATERIALS PLAN

0' 10' 20' 40'
SCALE:

SCALE
20737.000
PROJECT NUMBER

C202
DRAWING NUMBER



SHEET NOTES

STORMWATER MANAGEMENT SUMMARY

1. TOTAL DISTURBED AREA = 12.8 ACRES

2. LAND USE CHANGES (DISTURBED AREAS ONLY)

	IMPERVIOUS	PERVIOUS	% IMPERVIOUS
EXISTING	8.86 ACRES	3.95 ACRES	69.20%
PROPOSED	5.48 ACRES	7.36 ACRES	42.68%

3. RUNOFF RATE CONTROL

3.1. PER CITY OF MADISON ORDINANCES CHAPTER 37.09(3)(d), PREDEVELOPMENT PEAK RUNOFF RATES FOR THE 1-YEAR, 2-YEAR, 10-YEAR AND 100-YEAR, 24-HOUR STORM EVENTS (MSE4 NRCS RAINFALL DISTRIBUTIONS) SHALL BE MAINTAINED.

EVENT	RAINFALL AMOUNT	EXISTING RUNOFF	PROPOSED RUNOFF
1-YEAR	2.49 INCHES	25.95 CFS	5.31 CFS
2-YEAR	2.84 INCHES	30.20 CFS	6.49 CFS
10-YEAR	4.09 INCHES	45.58 CFS	11.14 CFS
100-YEAR	6.66 INCHES	77.46 CFS	23.65 CFS

4. SEDIMENT CONTROL

4.1. PER CITY OF MADISON ORDINANCES CHAPTER 37.09(3)(a)(3)(a), TOTAL SUSPENDED SOLIDS (TSS) LOADS SHALL BE REDUCED, TO THE MAXIMUM EXTENT PRACTICABLE, BY EIGHTY PERCENT (80%) BASED ON AVERAGE ANNUAL RAINFALL, AS COMPARED TO THE EXISTING CONDITIONS OF THE SITE PRIOR TO THE PROPOSED REDEVELOPMENT AND/OR RESURFACING.

4.2. THIS REQUIREMNT SHALL BE CONSIDERED ME IF THE EIGHTY PERCENT (80%) REDUCTION REQUIREMENT IS MET FOR THE SITE OR ALL NEW EXPOSED PARKING AREAS REACH A SIXTY PERCENT (60%) TOTAL SUSPENDED SOLIDS REDUCTION, AS COMPARED TO NO CONTROLS

4.3. THE PROPOSED PARKING AND DRIVEWAY AREAS YIELD A TOTAL OF 1,544 POUNDS OF TSS ANNUALLY. IMPLEMENTATION OF THE PROPOSED BEST MANAGEMENT PRACTICES INDICATE THAT THE SITE DISCHARGES 614 POUNDS OF TSS ANNUALLY, WHICH RESULTS IN A TSS REDUCTION OF 60.2% AS COMPARED TO NO CONTROLS.

KEYED NOTES

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- STORM SEWER
- UD UNDERDRAIN
- STORM STRUCTURE
- CURB INLET

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison,WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

CITY OF MADISON WISCONSIN

DRAWING TITLE
GRADING AND DRAINAGE PLAN

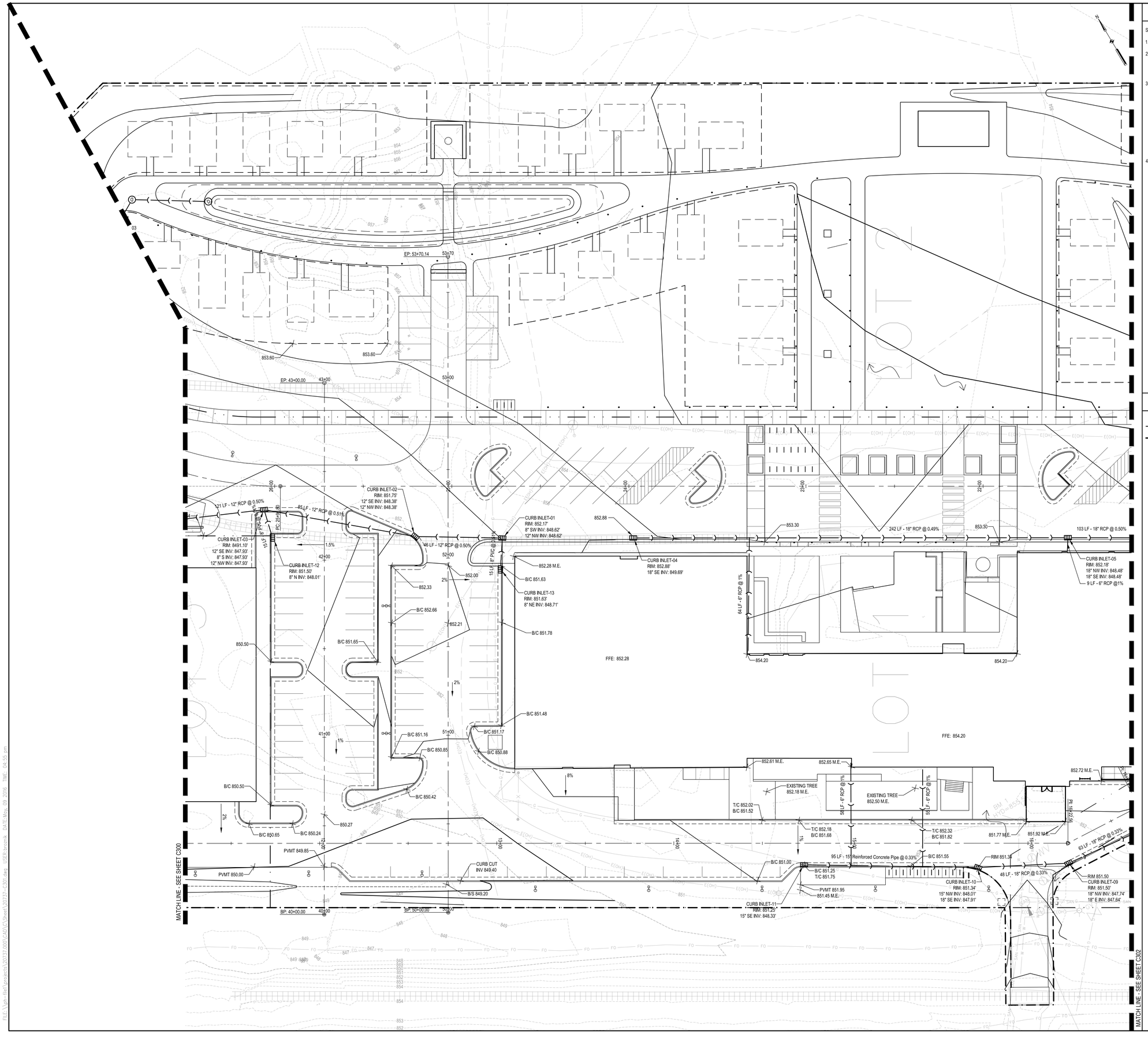
SCALE: 1" = 20'

SCALE

PROJECT NUMBER 20737.000

DRAWING NUMBER C300

FILE: \\gh-fs1\projects\20737.000\CAD\C3\Sheet\20737-C300.dwg USER:bronik DATE:May, 09 2016 TIME: 04:53 pm



SHEET NOTES

STORMWATER MANAGEMENT SUMMARY

1. TOTAL DISTURBED AREA = 12.8 ACRES

2. LAND USE CHANGES (DISTURBED AREAS ONLY)

	IMPERVIOUS	PERVIOUS	% IMPERVIOUS
EXISTING	8.86 ACRES	3.95 ACRES	69.20%
PROPOSED	5.48 ACRES	7.36 ACRES	42.68%

3. RUNOFF RATE CONTROL

3.1. PER CITY OF MADISON ORDINANCES CHAPTER 37.09(3)(d), PREDEVELOPMENT PEAK RUNOFF RATES FOR THE 1-YEAR, 2-YEAR, 10-YEAR AND 100-YEAR, 24-HOUR STORM EVENTS (MSE4 NRCS RAINFALL DISTRIBUTIONS) SHALL BE MAINTAINED.

EVENT	RAINFALL AMOUNT	EXISTING RUNOFF	PROPOSED RUNOFF
1-YEAR	2.49 INCHES	25.95 CFS	5.31 CFS
2-YEAR	2.84 INCHES	30.20 CFS	6.49 CFS
10-YEAR	4.09 INCHES	45.58 CFS	11.14 CFS
100-YEAR	6.66 INCHES	77.46 CFS	23.65 CFS

4. SEDIMENT CONTROL

4.1. PER CITY OF MADISON ORDINANCES CHAPTER 37.09(3)(a)(3)(a), TOTAL SUSPENDED SOLIDS (TSS) LOADS SHALL BE REDUCED, TO THE MAXIMUM EXTENT PRACTICABLE, BY EIGHTY PERCENT (80%) BASED ON AVERAGE ANNUAL RAINFALL, AS COMPARED TO THE EXISTING CONDITIONS OF THE SITE PRIOR TO THE PROPOSED REDEVELOPMENT AND/OR RESURFACING.

4.2. THIS REQUIREMNT SHALL BE CONSIDERED ME IF THE EIGHTY PERCENT (80%) REDUCTION REQUIREMENT IS MET FOR THE SITE OR ALL NEW EXPOSED PARKING AREAS REACH A SIXTY PERCENT (60%) TOTAL SUSPENDED SOLIDS REDUCTION, AS COMPARED TO NO CONTROLS

4.3. THE PROPOSED PARKING AND DRIVEWAY AREAS YIELD A TOTAL OF 1,544 POUNDS OF TSS ANNUALLY. IMPLEMENTATION OF THE PROPOSED BEST MANAGEMENT PRACTICES INDICATE THAT THE SITE DISCHARGES 614 POUNDS OF TSS ANNUALLY, WHICH RESULTS IN A TSS REDUCTION OF 60.2% AS COMPARED TO NO CONTROLS.

KEYED NOTES

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- STORM SEWER
- UNDERDRAIN
- STORM STRUCTURE
- CURB INLET

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison,WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

CITY OF MADISON WISCONSIN

DRAWING TITLE
GRADING AND DRAINAGE PLAN

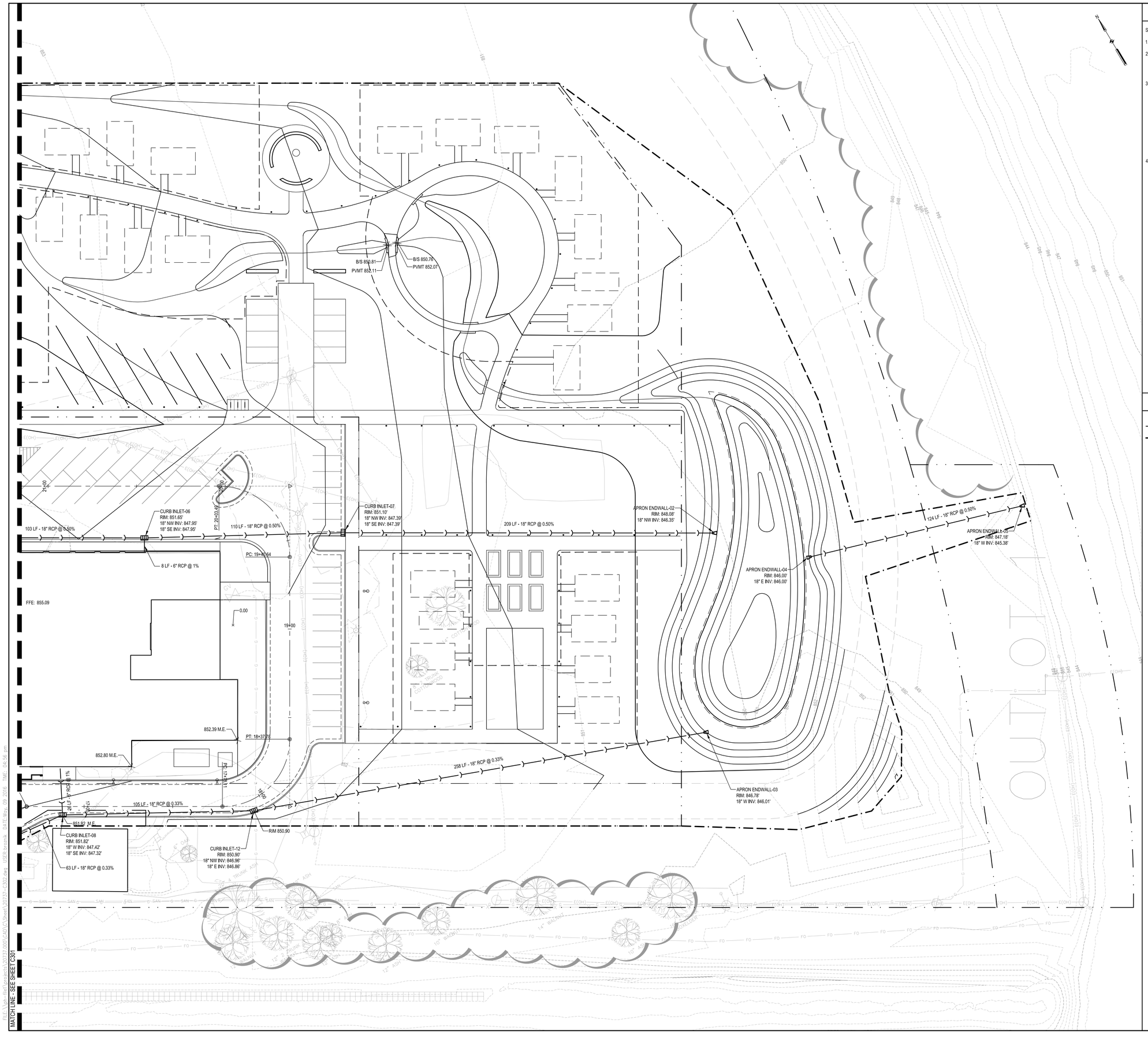
SCALE: 1" = 20'

SCALE 20737.000

PROJECT NUMBER

DRAWING NUMBER C301

FILE:\\ph-file1\projects\20737.000\CAD\C\Sheet\20737-C301.dwg USER:brozniak DATE:May, 09 2016 TIME: 04:55 pm



SHEET NOTES

STORMWATER MANAGEMENT SUMMARY

1. TOTAL DISTURBED AREA = 12.8 ACRES

2. LAND USE CHANGES (DISTURBED AREAS ONLY)

	IMPERVIOUS	PERVIOUS	% IMPERVIOUS
EXISTING	8.86 ACRES	3.95 ACRES	69.20%
PROPOSED	5.48 ACRES	7.36 ACRES	42.68%

3. RUNOFF RATE CONTROL

3.1. PER CITY OF MADISON ORDINANCES CHAPTER 37.09(3)(d), PREDEVELOPMENT PEAK RUNOFF RATES FOR THE 1-YEAR, 2-YEAR, 10-YEAR AND 100-YEAR, 24-HOUR STORM EVENTS (MSE4 NRCS RAINFALL DISTRIBUTIONS) SHALL BE MAINTAINED.

EVENT	RAINFALL AMOUNT	EXISTING RUNOFF	PROPOSED RUNOFF
1-YEAR	2.49 INCHES	25.95 CFS	5.31 CFS
2-YEAR	2.84 INCHES	30.20 CFS	6.49 CFS
10-YEAR	4.09 INCHES	45.58 CFS	11.14 CFS
100-YEAR	6.66 INCHES	77.46 CFS	23.65 CFS

4. SEDIMENT CONTROL

4.1. PER CITY OF MADISON ORDINANCES CHAPTER 37.09(3)(a)(3)(a), TOTAL SUSPENDED SOLIDS (TSS) LOADS SHALL BE REDUCED, TO THE MAXIMUM EXTENT PRACTICABLE, BY EIGHTY PERCENT (80%) BASED ON AVERAGE ANNUAL RAINFALL, AS COMPARED TO THE EXISTING CONDITIONS OF THE SITE PRIOR TO THE PROPOSED REDEVELOPMENT AND/OR RESURFACING.

4.2. THIS REQUIREMNT SHALL BE CONSIDERED ME IF THE EIGHTY PERCENT (80%) REDUCTION REQUIREMENT IS MET FOR THE SITE OR ALL NEW EXPOSED PARKING AREAS REACH A SIXTY PERCENT (60%) TOTAL SUSPENDED SOLIDS REDUCTION, AS COMPARED TO NO CONTROLS.

4.3. THE PROPOSED PARKING AND DRIVEWAY AREAS YIELD A TOTAL OF 1,544 POUNDS OF TSS ANNUALLY. IMPLEMENTATION OF THE PROPOSED BEST MANAGEMENT PRACTICES INDICATE THAT THE SITE DISCHARGES 614 POUNDS OF TSS ANNUALLY, WHICH RESULTS IN A TSS REDUCTION OF 60.2% AS COMPARED TO NO CONTROLS.

KEYED NOTES

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- STORM SEWER
- UD UNDERDRAIN
- STORM STRUCTURE
- CURB INLET

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

CITY OF MADISON WISCONSIN

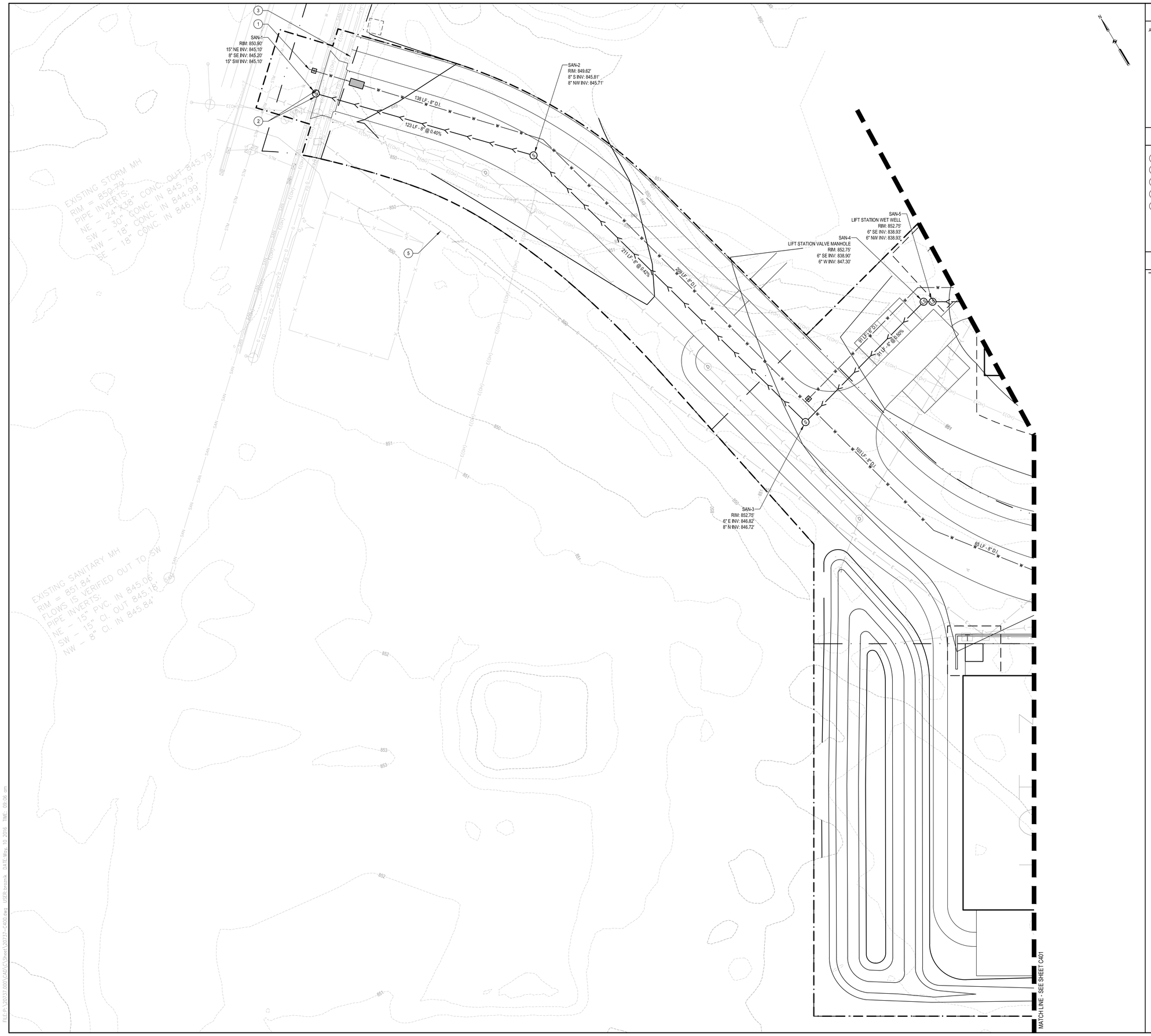
DRAWING TITLE
GRADING AND DRAINAGE PLAN

0' 10' 20' 40'
SCALE: 1" = 20'

SCALE
20737.000

PROJECT NUMBER
C302

DRAWING NUMBER



SHEET NOTES

A. WATER MAIN SHALL HAVE A MINIMUM OF 6.5 FEET OF COVER.

DESCRIPTIVE KEYED NOTES

1. CONNECT TO EXISTING WATER MAIN.
2. CONNECT TO EXISTING SANITARY SEWER.
3. CONNECT TO EXISTING ELECTRICAL.
4. STORM SEWER, SEE SHEETS C300 - C302.
5. ELECTRICAL, SEE SHEETS E1.1 - E1.2.

KEYED NOTES

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- WATER VALVE
- WATER METER & BACKFLOW PREVENTER
- FIRE HYDRANT WITH AUXILIARY VALVE
- SANITARY SEWER MANHOLE
- LIFT STATION
- GREASE INTERCEPTOR
- WATER MAIN
- SANITARY SEWER
- NATURAL GAS LINE

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison,WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

CITY OF MADISON WISCONSIN

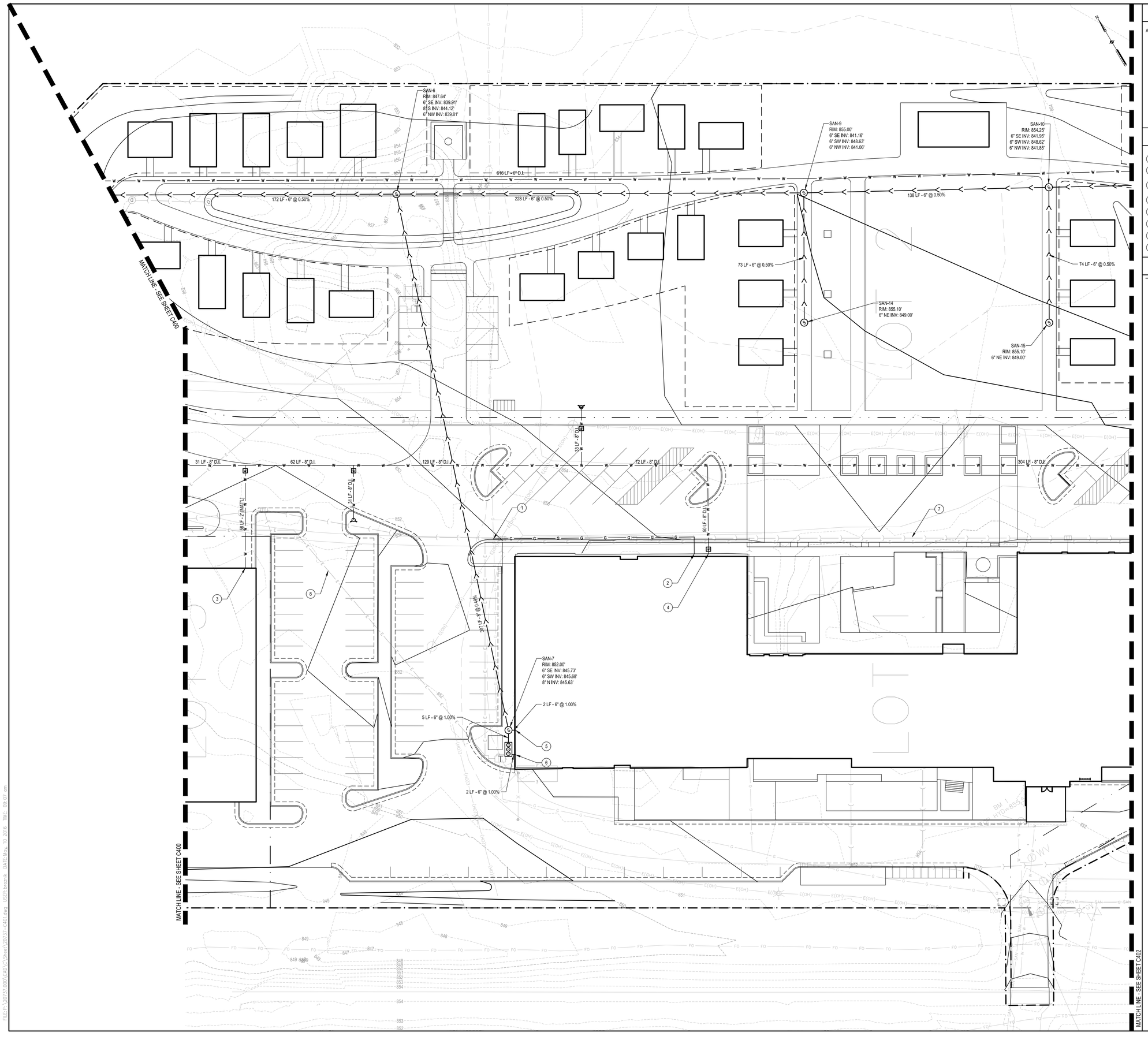
DRAWING TITLE
SITE UTILITIES

0' 10' 20' 40'
SCALE:

SCALE
20737.000
PROJECT NUMBER

C400
DRAWING NUMBER

FILE:P:\20737.000\C401\C\Sheet\20737-C400.dwg USER:brezniak DATE:May, 10 2016 TIME: 09:06 am



SHEET NOTES

A. WATER MAIN SHALL HAVE A MINIMUM OF 6.5 FEET OF COVER.

DESCRIPTIVE KEYED NOTES

1. CONNECT TO EXISTING GAS MAIN.
2. GAS SERVICE CONNECTION.
3. 2" [MATERIAL] WATER SERVICE CONNECTION TO BUILDING. WATER SPIGOT AT BUILDING.
4. 8" COMBINED WATER AND FIRE SERVICE CONNECTION.
5. 6" SANITARY SEWER CONNECTION. IE = 845.75
6. 6" GREASE WASTE CONNECTION. IE = 845.XX
7. STORM SEWER, SEE SHEETS C300 - C302.
8. ELECTRICAL, SEE SHEETS E1.1 - E1.2

KEYED NOTES

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- WATER VALVE
- WATER METER & BACKFLOW PREVENTER
- FIRE HYDRANT WITH AUXILIARY VALVE
- SANITARY SEWER MANHOLE
- LIFT STATION
- GREASE INTERCEPTOR
- WATER MAIN
- SANITARY SEWER
- NATURAL GAS LINE

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison,WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

CITY OF MADISON WISCONSIN

DRAWING TITLE
SITE UTILITIES

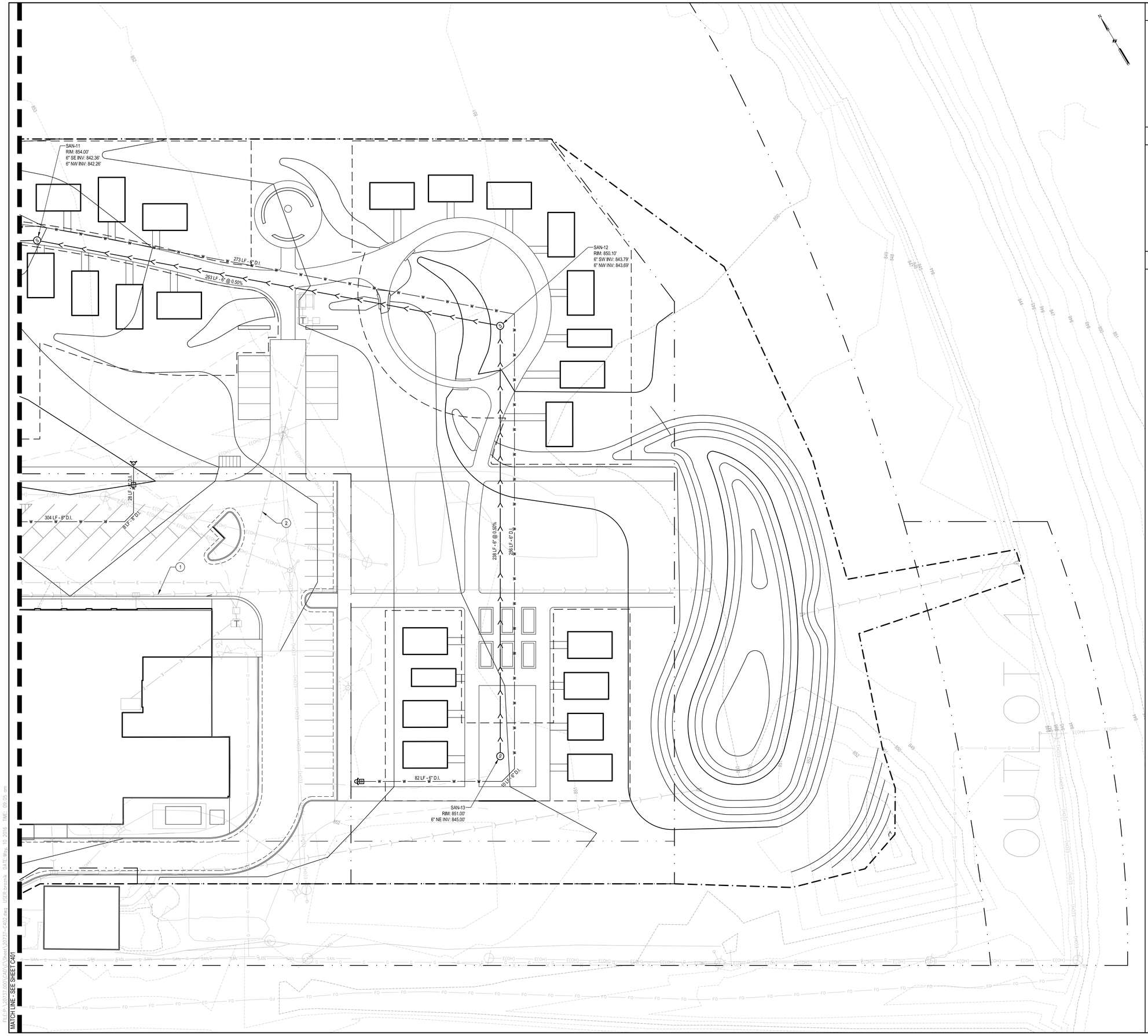
0' 10' 20' 40'
SCALE:

SCALE

PROJECT NUMBER
20737.000

DRAWING NUMBER
C401

FILE:P:\20737.000\CAD\C\Sheet\20737-C401.dwg USER:brozcik DATE:May, 10 2016 TIME: 09:07 am



SHEET NOTES

A. WATER MAIN SHALL HAVE A MINIMUM OF 6.5 FEET OF COVER.

DESCRIPTIVE KEYED NOTES

1. STORM SEWER, SEE SHEETS C300 - C302.
2. ELECTRICAL, SEE SHEETS E1.1 - E1.2.

KEYED NOTES

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- WATER VALVE
- WATER METER & BACKFLOW PREVENTER
- FIRE HYDRANT WITH AUXILIARY VALVE
- SANITARY SEWER MANHOLE
- LIFT STATION
- GREASE INTERCEPTOR
- WATER MAIN
- SANITARY SEWER
- NATURAL GAS LINE

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison,WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

CITY OF MADISON WISCONSIN

DRAWING TITLE
SITE UTILITIES

0' 10' 20' 40'
SCALE:

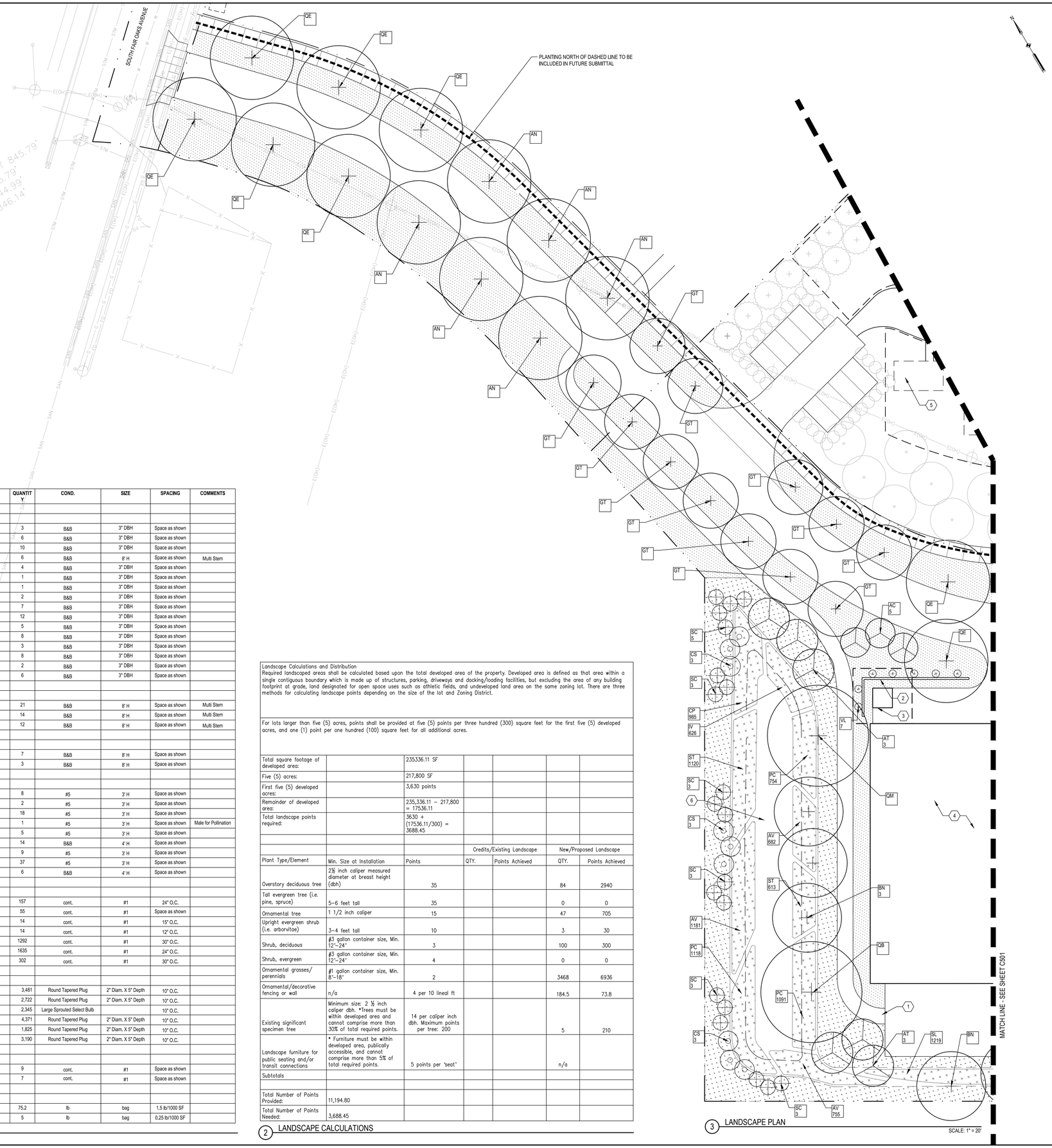
SCALE
20737.000

PROJECT NUMBER

C402

DRAWING NUMBER

FILE:P:\20737.000\CAD\C\Sheet\20737-C402.dwg USER:brozanik DATE:May, 10 2016 TIME: 09:05 am



3 LANDSCAPE PLAN

LABEL	SCIENTIFIC NAME	COMMON NAME	QUANTITY	COND.	SIZE	SPACING	COMMENTS
	CANOPY TREES						
AG	Aesculus glabra	Ohio Buckeye	3	B&B	3" DBH	Space as shown	
AN	Acer nigrum	Black Maple	6	B&B	3" DBH	Space as shown	
AS	Acer saccharum	Sugar Maple	10	B&B	3" DBH	Space as shown	
BN	Betula nigra 'Heritage'	River Birch	6	B&B	8' H	Space as shown	Multi Stem
CO	Celtis occidentalis	Hackberry	4	B&B	3" DBH	Space as shown	
CY	Carya ovata	Shagbark Hickory	1	B&B	3" DBH	Space as shown	
FG	Fagus grandifolia	American Beech	1	B&B	3" DBH	Space as shown	
GB	Gingko biloba 'Fastigiata'	Fastigiate Gingko	2	B&B	3" DBH	Space as shown	
GD	Gymnocladus dioicus	Kentucky Coffeetree	7	B&B	3" DBH	Space as shown	
GT	Gleditsia triancanthos var. Inermis	Thornless Honeylocust	12	B&B	3" DBH	Space as shown	
NS	Nyssa sylvatica	Black Gum	5	B&B	3" DBH	Space as shown	
OV	Ostrya virginiana	Eastern Hophornbeam	8	B&B	3" DBH	Space as shown	
QB	Quercus bicolor	Swamp White Oak	3	B&B	3" DBH	Space as shown	
QE	Quercus ellipsoidalis	Northern Pin Oak	8	B&B	3" DBH	Space as shown	
QM	Quercus macrocarpa	Burr Oak	2	B&B	3" DBH	Space as shown	
TA	Tilia americana	Basswood	6	B&B	3" DBH	Space as shown	
	ORNAMENTAL TREES						
AC	Amelanchier canadensis	Shadblow Serviceberry	21	B&B	8' H	Space as shown	Multi Stem
AT	Asimina triloba	Pawpaw	14	B&B	8' H	Space as shown	Multi Stem
RT	Rhus Typhina 'Laciniata'	Lacelealf Staghorn Sumac	12	B&B	8' H	Space as shown	Multi Stem
	EVERGREEN TREES						
JV	Juniperus virginiana	Eastern Red Cedar	7	B&B	8' H	Space as shown	
TD	Taxodium distichum 'Shawnee Brave'	Baldcypress	3	B&B	8' H	Space as shown	
	SHRUBS						
CE	Ceonathus americanus	New Jersey Tea	8	#5	3' H	Space as shown	
CR	Cornus amomum	Silky Dogwood	2	#5	3' H	Space as shown	
CS	Cornus stolonifera	Redosier Dogwood	18	#5	3' H	Space as shown	
ILG	Ilex verticillata 'Southern Gentleman'	Winterberry (Male)	1	#5	3' H	Space as shown	Male for Pollination
ILS	Ilex verticillata 'Sparkleberry'	Winterberry (Female)	5	#5	3' H	Space as shown	
PT	Prunus tomentosum	Downy Cherry	14	B&B	4' H	Space as shown	
RA	Ribes alpinum 'green mound'	Alpine Currant	9	#5	3' H	Space as shown	
SC	Sambucus canadensis	American Elderberry	37	#5	3' H	Space as shown	
VO	Viburnum opulus var. americanum	Cranberrybush Viburnum	6	B&B	4' H	Space as shown	
	PERENNIALS & ORNAMENTAL GRASSES						
BB	Baptisia bracteata	Cream False Indigo	157	cont.	#1	24" O.C.	
CA	Calamagrostis x acutiflora 'Karl Forester'	Feather Reed Grass	55	cont.	#1	Space as shown	
EP	Echinacea purpurea 'Sundown'	Coneflower	14	cont.	#1	15" O.C.	
LS	Liatris spicata	Blazing Star	14	cont.	#1	12" O.C.	
PV	Panicum virgatum 'Cheyenne Sky'	Cheyenne Sky Switch Grass	1292	cont.	#1	30" O.C.	
SH	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	1635	cont.	#1	24" O.C.	
SS	Schizachyrium scoparium	Little Bluestem	302	cont.	#1	30" O.C.	
	DETENTION POND PLUGS						
AV	Acorus calamus 'Variegatus'	Sweet Flag	3,481	Round Tapered Plug	2" Diam. X 5" Depth	10" O.C.	
CP	Caltha palustris	Marsh Marigold	2,722	Round Tapered Plug	2" Diam. X 5" Depth	10" O.C.	
IV	Iris versicolor	Blue Flag Iris	2,345	Large Sprouted Select Bulb		10" O.C.	
PC	Pontederia cordata	Pickerel Weed	4,371	Round Tapered Plug	2" Diam. X 5" Depth	10" O.C.	
SL	Sagittaria latifolia	Arrowhead	1,825	Round Tapered Plug	2" Diam. X 5" Depth	10" O.C.	
ST	Schoenoplectus tabernaemontani	Softstem Bulrush	3,190	Round Tapered Plug	2" Diam. X 5" Depth	10" O.C.	
	VINES						
BC	Bignonia capreolata	Cross Vine	9	cont.	#1	Space as shown	
VL	Vitus labrusca 'King of the Hill'	American Grape	7	cont.	#1	Space as shown	
	GRASS SEED						
	Turf Grass Blend		75.2	lb	bag	1.5 lb/1000 SF	
	Detention Basin Seed Mix		5	lb	bag	0.25 lb/1000 SF	

1 PLANT MATERIALS SCHEDULE

Landscape Calculations and Distribution
Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

For lots larger than five (5) acres, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area:		235336.11 SF				
Five (5) acres:		217,800 SF				
First five (5) developed acres:		3,630 points				
Remainder of developed area:		235,336.11 – 217,800 = 17536.11				
Total landscape points required:		3630 + (17536.11/300) = 3688.45				
			Credits/Existing Landscape		New/Proposed Landscape	
Plant Type/Element	Min. Size at Installation	Points	QTY.	Points Achieved	QTY.	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35			84	2940
Tall evergreen tree (i.e. pine, spruce)	5–6 feet tall	35			0	0
Ornamental tree	1 1/2 inch caliper	15			47	705
Upright evergreen shrub (i.e. arborvitoe)	3–4 feet tall	10			3	30
Shrub, deciduous	#3 gallon container size, Min. 12"–24"	3			100	300
Shrub, evergreen	#3 gallon container size, Min. 12"–24"	4			0	0
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"–18"	2			3468	6936
Ornamental/decorative fencing or wall	n/a	4 per 10 lineal ft			184.5	73.8
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200			5	210
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per 'seat'			n/a	
Subtotals						
Total Number of Points Provided:	11,194.80					
Total Number of Points Needed:	3,688.45					

2 LANDSCAPE CALCULATIONS

SHEET NOTES

A. THIS SECTION IS FOR GENERAL SHEET NOTES TO BE ADDED.
B. LENGTHEN THE HEIGHT OF THIS SECTION AS NEED TO FIT NOTES.
C. DELETE SECTION IF NO SHEET NOTES ARE PROVIDED.

LEGEND

- EXISTING TREE
- DECIDUOUS SHADE TREE
- CONIFEROUS EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- LAWN SEED MIX
- DETENTION POND SEED MIX
- DETENTION POND PERENNIAL PLUGS
- PERENNIAL / GROUNDCOVER PLANT BED
- INDIVIDUAL ORNAMENTAL GRASS / PERENNIAL

KEYED NOTES

1. COMPACTED AGGREGATE MAINTENANCE PATH
2. MASONRY SCREEN WALL
3. COOLING TOWER
4. UNHEATED STORAGE BUILDING
5. FUTURE MICRO LODGE LOCATIONS
6. STORMWATER MANAGEMENT AREA

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison,WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

CITY OF MADISON WISCONSIN

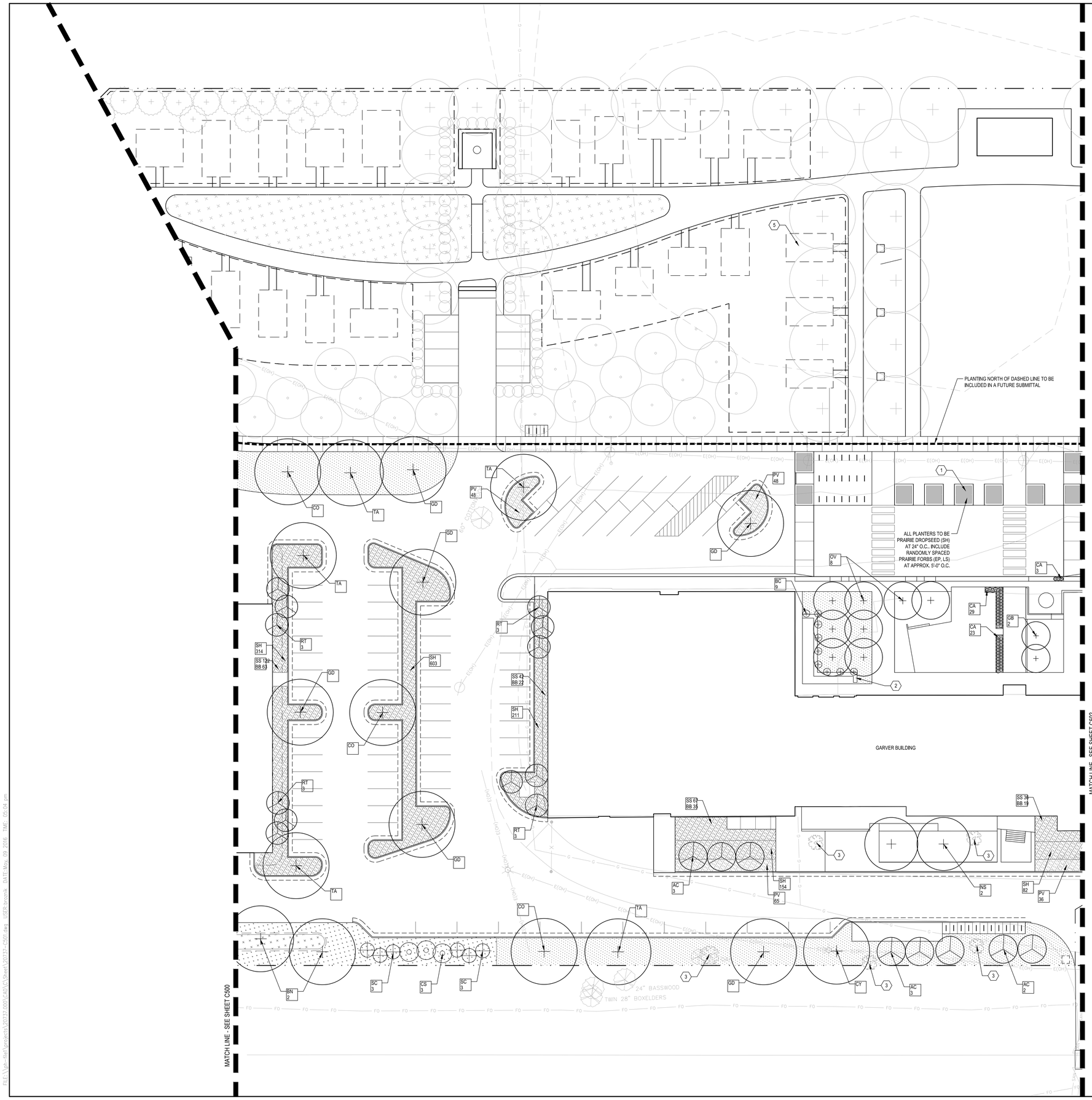
DRAWING TITLE
LANDSCAPE PLAN

0' 10' 20' 40'
SCALE:

SCALE
PROJECT NUMBER 20737.000

DRAWING NUMBER C500

FILE: \\sh-file1\projects\20737.000\CAD\C\Sheet\20737-C500.dwg USER:bronik DATE:May, 09 2016 TIME: 05:03 pm



SHEET NOTES

A. SEE SHEET C500 FOR PLANT MATERIALS SCHEDULE

LEGEND

- EXISTING TREE
- DECIDUOUS SHADE TREE
- CONIFEROUS EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- LAWN SEED MIX
- DETENTION POND SEED M
- DETENTION POND PERENNIAL PLUGS
- PERENNIAL / GROUNDCOVER PLANT BE
- INDIVIDUAL ORNAMENTAL GRASS / PERENNIAL

KEYED NOTES

1. CIP CONCRETE PLANTER WITH BOARDFORM FINISH
2. METAL TRELLIS
3. EXISTING OAK TREE TO REMAIN
4. UNHEATED STORAGE BUILDING
5. FUTURE MICRO LODGE LOCATIONS
6. SODDED LAWN

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison,WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

CITY OF MADISON WISCONSIN

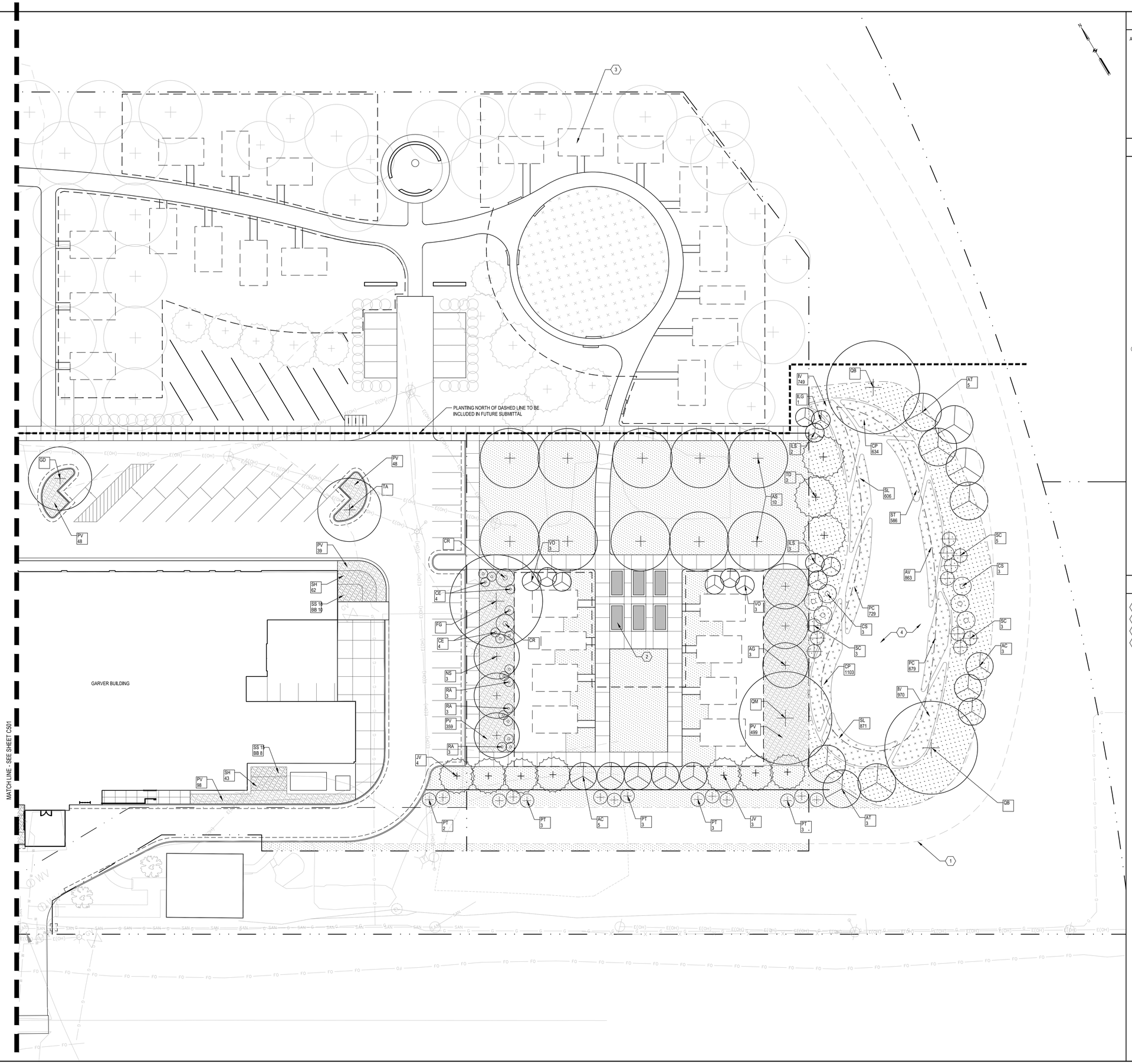
DRAWING TITLE
LANDSCAPE PLAN

0 10' 20' 40'
SCALE:

SCALE
PROJECT NUMBER 20737.000

DRAWING NUMBER C501

FILE: \\ph-file\projects\20737.000\CAD\C\Sheet\20737-C501.dwg USER: brozmik DATE: May. 09 2016 TIME: 05:04 pm



SHEET NOTES

A. SEE SHEET C500 FOR PLANT MATERIALS SCHEDULE

LEGEND

- DECIDUOUS SHADE TREE
- CONIFEROUS EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- LAWN SEED MIX
- DETENTION POND SEED MIX
- DETENTION POND PERENNIAL PLUGS
- PERENNIAL / GROUNDCOVER PLANT BED
- INDIVIDUAL ORNAMENTAL GRASS / PERENNIAL

KEYED NOTES

1. RIGHT-OF-WAY FOR FUTURE BIKE PATH
2. VEGETABLE GARDEN PLOT
3. FUTURE MICROLODGE LOCATIONS
4. STORMWATER MANAGEMENT AREA

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison,WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

CITY OF MADISON WISCONSIN

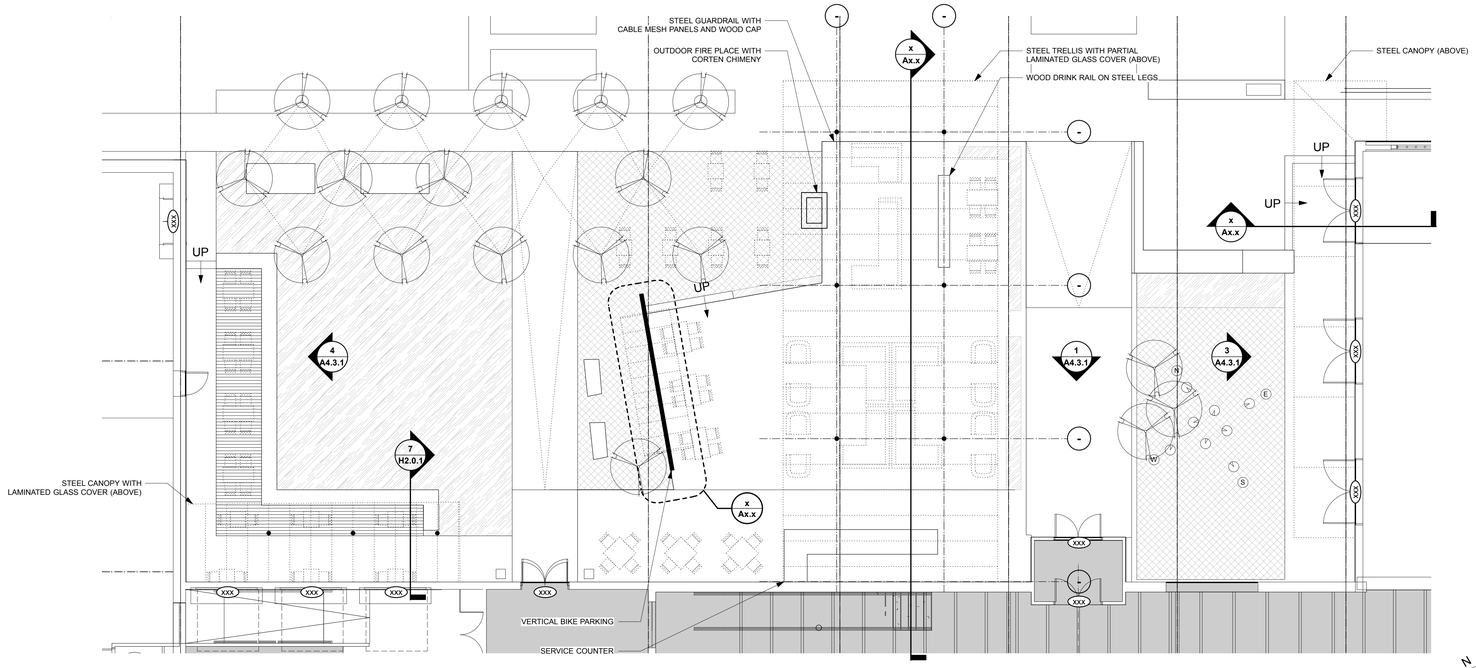
DRAWING TITLE
LANDSCAPE PLAN

0' 10' 20' 40'
SCALE:

SCALE
20737.000
PROJECT NUMBER

C502
DRAWING NUMBER

FILE: \\ph-file1\projects\20737.000\CAD\C\Sheet\20737-C502.dwg USER: bronik DATE: May, 09 2016 TIME: 05:05 pm



1 ENLARGED SITE PLAN - NORTH COURTYARD
SCALE: 1/8" = 1'-0"

N ACTUAL NORTH

N PLAN NORTH

2 NORTH COURTYARD - AERIAL VIEW
SCALE: NOT TO SCALE

3 NORTH COURTYARD - HOSPITALITY ENTRANCE
SCALE: NOT TO SCALE

4 NORTH COURTYARD - LOUNGE
SCALE: NOT TO SCALE

GRAPHIC LEGEND

xxx DOOR TAG

GENERAL SHEET NOTES

A. REFER TO A0.X SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWINGS, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS.

B. IMAGES SHOWN ARE FOR REFERENCE ONLY; NOT FOR CONSTRUCTION. REFER TO CONSTRUCTION DOCUMENTS.

REFERENCE KEY NOTES

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE
2016.05.09		

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEYPLAN

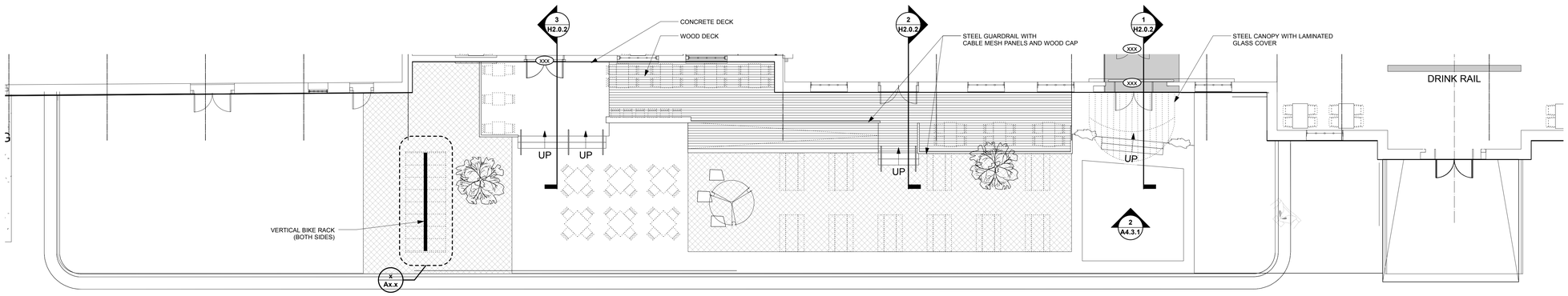
CITY OF MADISON WISCONSIN

SHEET TITLE
ENLARGED SITE PLAN

20737.000
PROJECT NUMBER

H1.0.1
SHEET NUMBER

Plot Date:



1 ENLARGED SITE PLAN - SOUTH COURTYARD
SCALE: 1/8" = 1'-0"

N
ACTUAL NORTH

N
PLAN NORTH

2 SOUTH COURTYARD - AERIAL VIEW
SCALE: NOT TO SCALE

3 SOUTH COURTYARD - PATIO
SCALE: NOT TO SCALE

4 SOUTH COURTYARD - ENTRANCE
SCALE: NOT TO SCALE

GRAPHIC LEGEND

XXX DOOR TAG

GENERAL SHEET NOTES

A. REFER TO A0.X SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWINGS, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS.

B. IMAGES SHOWN ARE FOR REFERENCE ONLY; NOT FOR CONSTRUCTION. REFER TO CONSTRUCTION DOCUMENTS.

REFERENCE KEY NOTES

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE
2016.05.09		

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEYPLAN

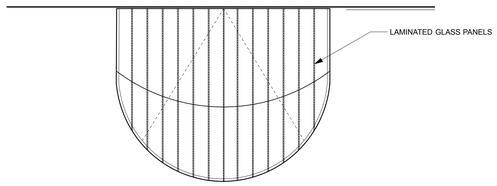
CITY OF MADISON WISCONSIN

SHEET TITLE
ENLARGED SITE PLAN

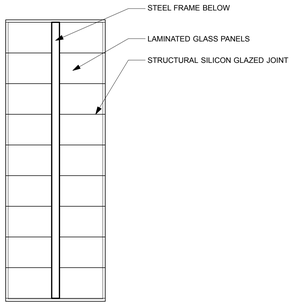
20737.000
PROJECT NUMBER

H1.0.2
SHEET NUMBER

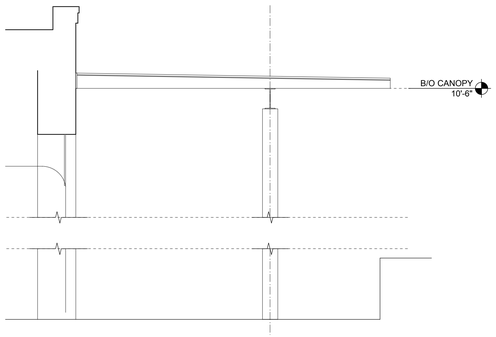
Plot Date:



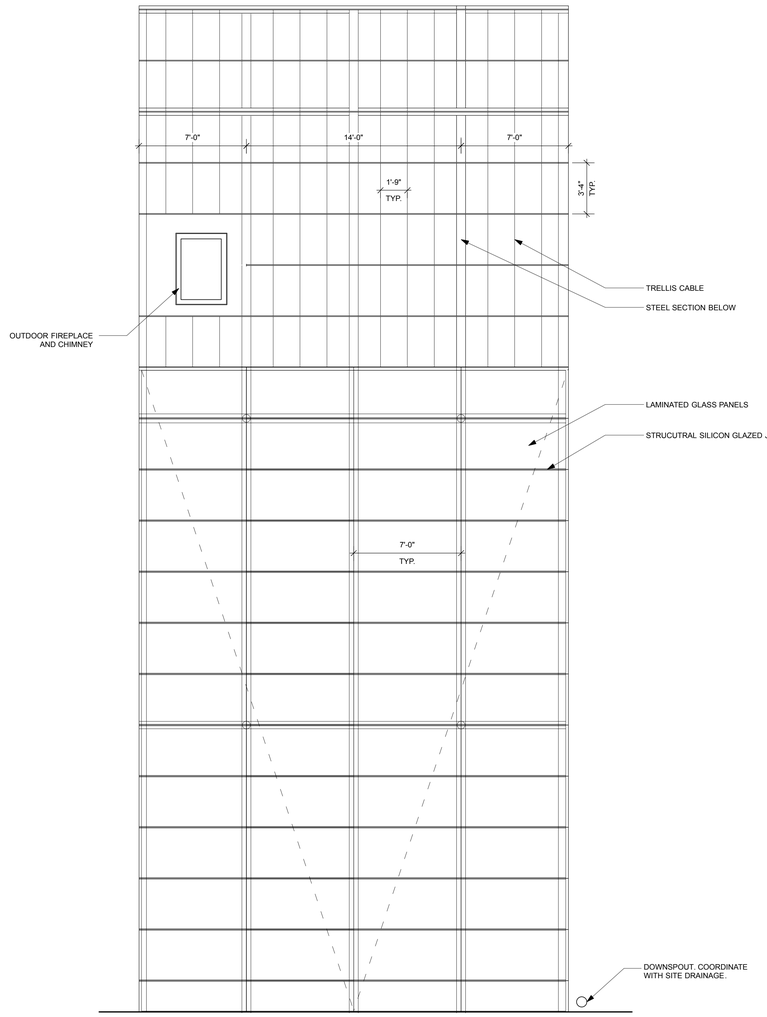
5 ENLARGED ROOF PLAN - SOUTH ENTRY
SCALE: 1/4" = 1'-0"



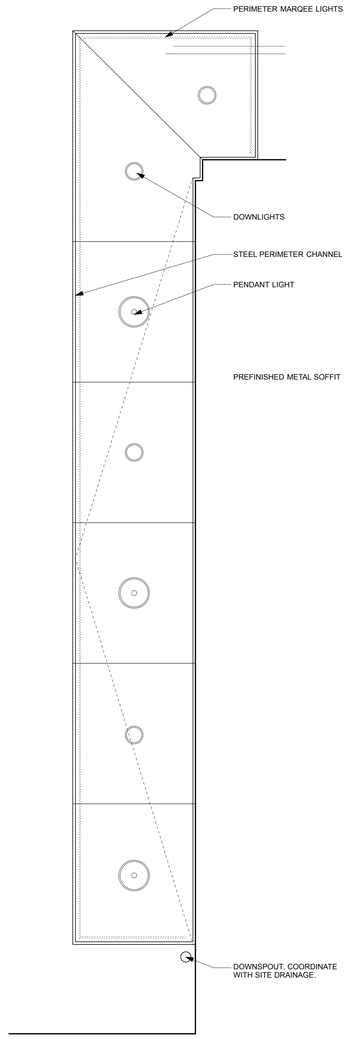
6 ENLARGED ROOF PLAN - VERTICAL BIKE RACK
SCALE: 1/4" = 1'-0"



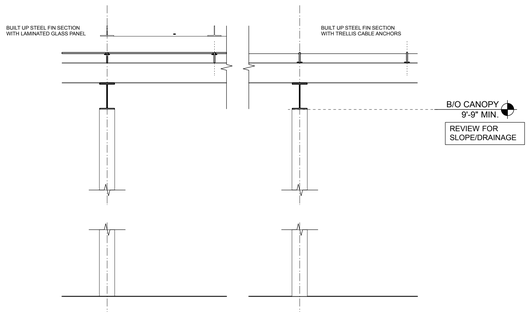
7 CANOPY SECTION - CAFE
SCALE: 1/2" = 1'-0"



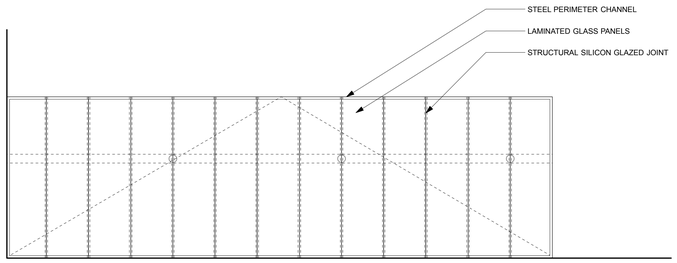
2 ENLARGED TRELLIS ROOF PLAN
SCALE: 1/4" = 1'-0"



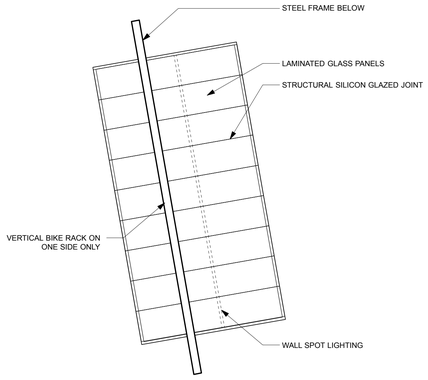
1 ENLARGED ROOF PLAN
SCALE: 1/4" = 1'-0"



8 CANOPY SECTION - TRELLIS
SCALE: 1/2" = 1'-0"



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



3 ENLARGED CANOPY PLAN - VERTICAL BIKE RACK
SCALE: 1/4" = 1'-0"

Plot Date:

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE
2016.05.09		

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

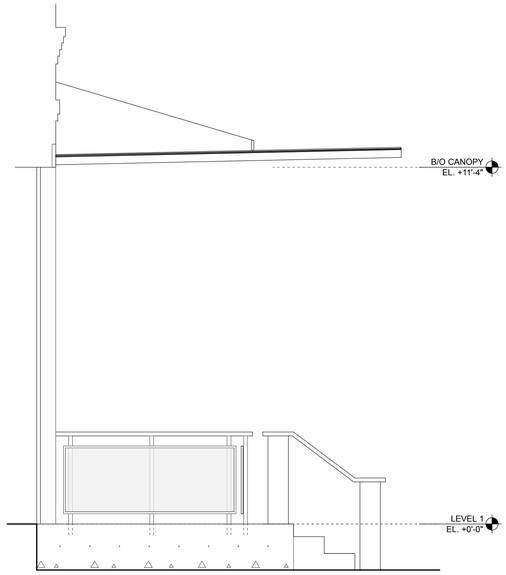
KEYPLAN

CITY OF MADISON WISCONSIN

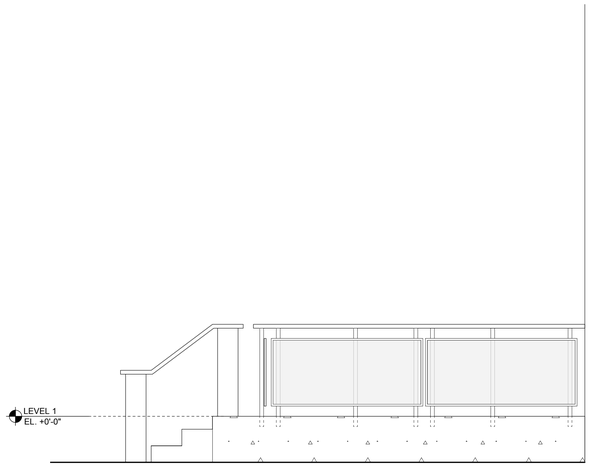
SHEET TITLE
ENLARGED SITE ELEMENTS

PROJECT NUMBER
20737.000

SHEET NUMBER
H2.0.1



1 CANOPY SECTION - NORTH ENTRY
SCALE: 1/2" = 1'-0"



3 ENTRANCE SECTION - NORTH
SCALE: 1/2" = 1'-0"

Plot Date:

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR | REV | DATE

2016.05.09

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

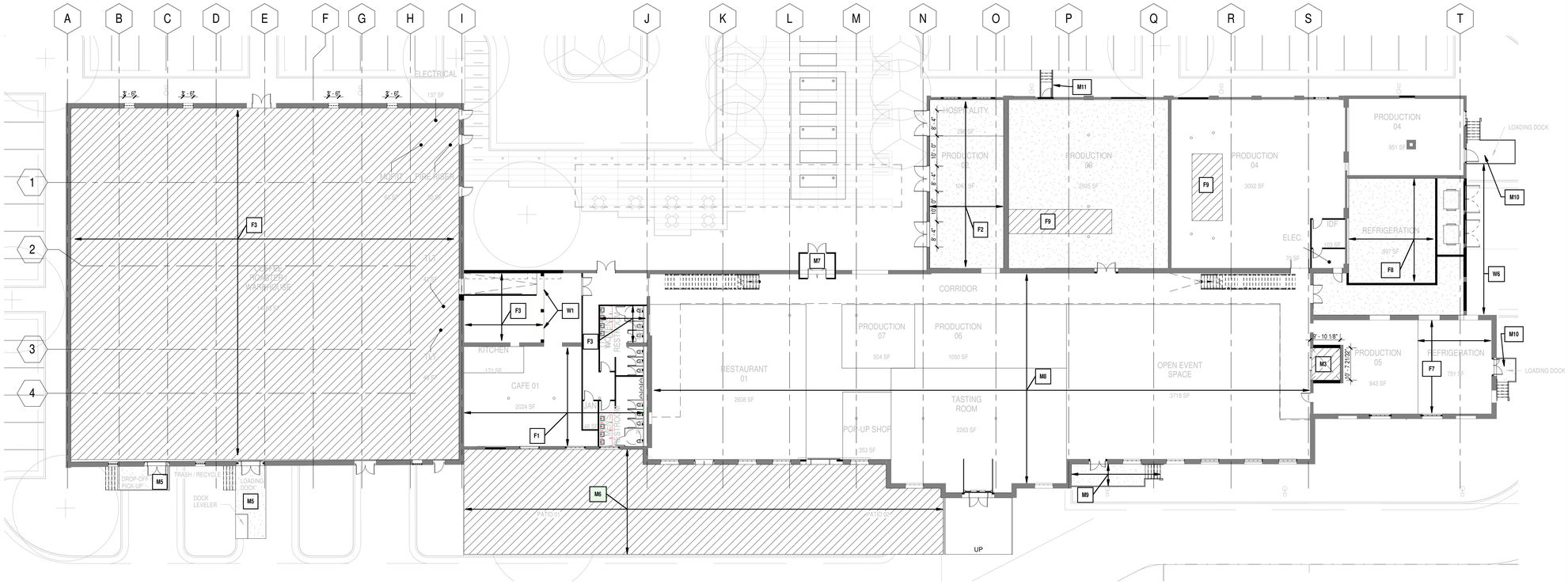
KEYPLAN

CITY OF MADISON WISCONSIN

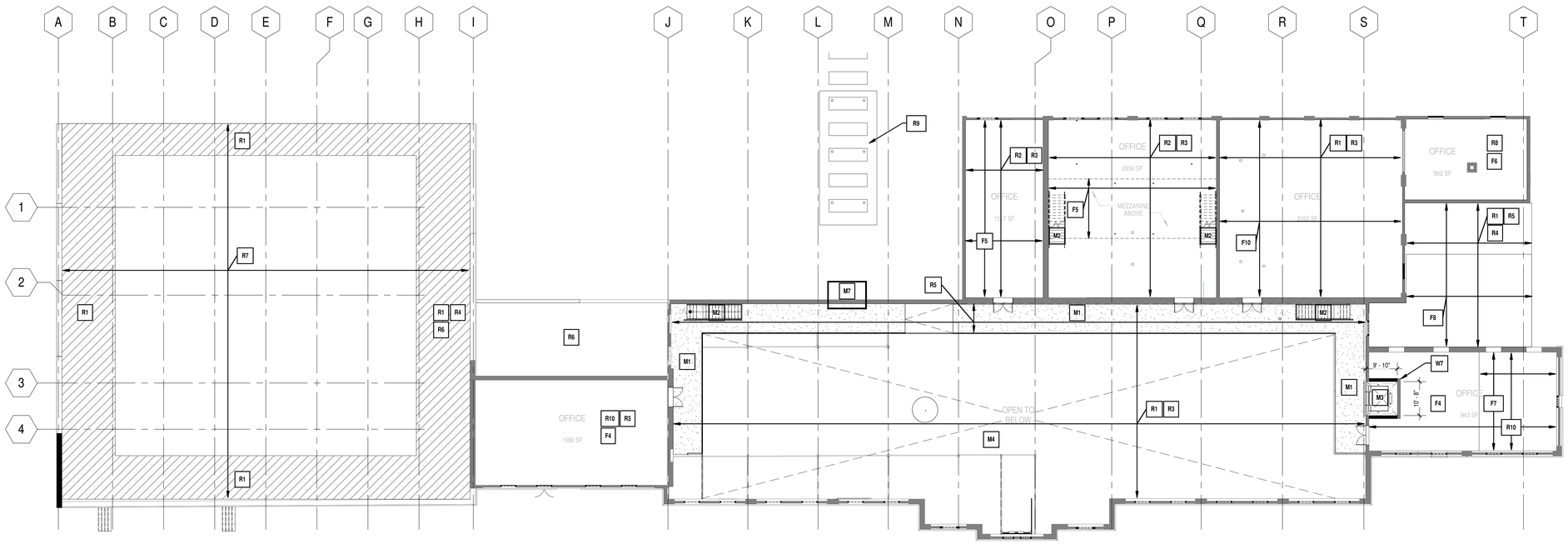
SHEET TITLE
ENLARGED SITE ELEMENTS

20737.000
PROJECT NUMBER

H2.0.2
SHEET NUMBER



1 LEVEL 1 FLOOR PLAN - OVERALL
SCALE: 1/16" = 1'-0"



2 LEVEL 2 FLOOR & ROOF PLAN - OVERALL
SCALE: 1/16" = 1'-0"

STRUCTURAL KEYED NOTES

Roof

R1 Remove and replace existing wood framing with new matching framing and decking.

R2 Remove existing concrete roof with new wood framed roof.

R3 Reinforce and add new solar collectors and frames to roof framing.

R4 Reinforce roof and add new mechanical equipment support for RTU's.

R5 New framing and curbs for new skylights.

R6 New supplemental framing required to meet snow drifting requirements.

R7 New beam and column structure to support roof for new column arrangement.

R8 Add new steel channels to existing steelroof trusses; add new wood roof framing.

R9 New structural steel framed canopy roof at entrance.

R10 Repair existing damaged concrete roof.

Walls

W1 New opening with structural steel or brick arch lintels.

W2 Remove infill masonry at window openings to original opening size.

W3 Remove existing CMU walls and place new walls and openings on new foundations to proper frost depth.

W4 New masonry opening at wall.

W5 Infill existing opening at wall.

W6 Down-stack unsafe existing walls and openings; rebuild in kind with existing or sourced similar materials.

W7 Build new brick enclosure for elevator overrun.

Floors

F1 Remove structural floor; core existing pit slabs, fill basement with structural fill; cast new slab on grade at a new, lower elevation.

F2 Drill 4 core holes in bottom of pit. Backfill with engineered fill and provide vapor retarder, new concrete floor lowered new elevation; covered with sleepers for recycled plank wood flooring.

F3 Remove existing slab on grade and replace with new slab on grade.

F4 New opening in existing concrete floor; new steel framed stair with concrete filled pans.

F5 Remove several beams within space and move them to new locations supporting new wood framed floor system. Beams would be set into wood framing depth to protect the headroom within the spaces. Removal of some columns may be possible based on existing configuration and programming.

F6 Remove existing damaged wood floor and replace with a new wood framed wood floor system at a lower elevation.

F7 Slab to be removed and replaced with new slab over insulation to protect from potentially creating permafrost heaving below the slab.

F8 New structural fill, insulation and slab on grade; insulation to protect from potentially creating permafrost heaving below the slab.

F9 Drill 4 core drain holes in bottom of existing pit. Backfill with structural fill, add vapor retarder and cap with new slab on grade.

F10 New structural steel and wood framed floor system to existing walls, new columns & footings.

Miscellaneous

M1 New hanging steel framed mezzanine with concrete infill slab around perimeter supported from trusses and new columns. Edge of mezzanine to be connected to existing wall face.

M2 New stairway, steel framed with concrete filled pans.

M3 New elevator structure; possibly need to underpin existing foundations based on depth of existing footings. Front wall to be brick or CMU masonry.

M4 New column and beam system to support temporary partition.

M5 New structural walls, stair, and slab on grade for truck docks.

M6 New outdoor patio deck framed with concrete retaining walls and paver floor system; new stairs and ADA ramp to be placed to access the patio.

M7 New steel framed roof and walls, with concrete foundations for entry vestibule.

M8 Grind slab edges where they may be tripping hazards.

M9 Repair existing concrete stoop, stoop walls and steps.

M10 New concrete dock & foundations.

M11 New steel framed landing, stair & foundations.

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

CITY OF MADISON WISCONSIN

SHEET TITLE
LEVEL 1 & 2 STRUCTURAL FLOOR PLANS - OVERALL

20737.000
PROJECT NUMBER

S2.1.0
SHEET NUMBER

Plot Date: 5/9/2016 5:20:28 PM LSD

ARCHITECTURAL ABBREVIATIONS

A

AB	ANCHOR BOLT
ACT	ACOUSTICAL CEILING TILE
ACP	ACOUSTICAL CEILING PANEL
ACS PNL	ACCESS PANEL
AD	AREA DRAIN
ADDL	ADDITIONAL
ADH	ADHESIVE
ADJ	ADJUSTABLE
ADJ	ADJACENT
AFF	ABOVE FINISH FLOOR
AFG	ABOVE FINISH GRADE
AFS	ABOVE FINISH SLAB
AGGR	AGGREGATE
ALUM	ALUMINUM
ALT	ALTERNATE
ANOD	ANODIZED
APPROX	APPROXIMATE(LY)
ARCH	ARCHITECT(URAL)
ASPH	ASPHALT
AVG	AVERAGE

B

BB	BULLETIN BOARD
BD	BOARD
BTWN	BETWEEN
BITUM	BITUMINOUS
BLDG	BUILDING
BM	BENCHMARK
BOT	BOTTOM
BOS	BOTTOM OF STEEL
BRG	BEARING
BSMT	BASEMENT
BUR	BUILT UP ROOFING SYSTEM

C

CAB	CABINET
CB	CATCH BASIN
CCR	CARD CONTROL READER
CCT	CUBICLE CURTAIN TRACK
CCTV	CLOSED CIRCUIT TELEVISION
CG	CORNER GUARD
CEM	CEMENT, CEMENTITIOUS
CER	CERAMIC
CH BD	CHALKBOARD
CI	CAST IRON
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
COL	COLUMN
CONC	CONCRETE
CONF	CONFERENCE
CONN	CONNECTION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CORR	CORRUGATED
CPT	CARPET
CSK	COUNTERSUNK
CSP	COMBINATION STANDPIPE
CSWK	CASEWORK
CT	CERAMIC TILE
CU	CUBIC
CW	COLD WATER

D

D	DEPTH
DBL	DOUBLE
DBL ACT	DOUBLE ACTING
DEG	DEGREE
DEMO	DEMOLISH
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIFF	DIFFUSER
DIM	DIMENSION
DIM PT	DIMENSION POINT
DISP	DISPENSER
DIST	DISTANCE
DN	DOWN
DR	DRAIN
DS	DOWNSPOUT
DSP	DRY STANDPIPE
DT	DRAPERY TRACK
DWG	DRAWING
DWGS	DRAWINGS

E

(E)	EXISTING
EA	EACH
EDR	EQUIPMENT DRAWING
EG	EDGE GUARD
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EL	ELEVATION
ELAST	ELASTOMERIC
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
ENGR	ENGINEER
EOS	EDGE OF SLAB
EP	ELECTRICAL PANEL
EPB	ELECTRICAL PANEL BOARD
EPDM	ETHYLENE PROPYLENE DIENE MONOMER
EQ	EQUAL
EQL SP	EQUALLY SPACED
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
ESCAL	ESCALATOR
EST	ESTIMATE(D)
EWC	ELECTRIC WATER COOLER
EXC	EXCAVATED
EXH	EXHAUST
EXP	EXPANSION
EXP JT	EXPANSION JOINT
EXT	EXTERIOR

F

F/F	FACE TO FACE
FA	FIRE ALARM
FAS	FIRE ALARM STATION
FB	FLAT BAR
FCU	FAN COIL UNIT
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FEC	FIRE EXTINGUISHER CABINET
FE	FIRE EXTINGUISHER
FF	FINISH FACE
FHC	FIRE HOSE CABINET
FH/FEC	FIRE HOSE / FIRE EXTINGUISHER CABINET
FHMS	FLAT HEAD MACHINE SCREW
FHWS	FLAT HEAD WOOD SCREW
FHY	FIRE HYDRANT
FLAM	FLAMMABLE
FLASH	FLASHING
FLEX	FLEXIBLE
FLUOR	FLUORESCENT
FO	FACE OF
FSB	FOLDING SHOWER BENCH
FSTNR	FASTENER
FT	FOOT, FEET
FTG	FOOTING
FURN	FURNITURE
FXTR	FIXTURE

G

G	GAS
GA	GAUGE, GAGE
GAL	GALLON
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GFRC	GLASS FIBER REINFORCED CONCRETE
GFRG	GLASS FIBER REINFORCED GYPSUM
GL	GLASS
GLU LAM	GLUE LAMINATED
GLZ	GLAZING
GR	GRADE OR GRADING
GVL	GRAVEL
GYP	GYPSUM
GYP BD	GYPSUM BOARD
GYP PLAS	GYPSUM PLASTER

H

H	HIGH
HB	HOSE BIBB
HC	HOLLOW CORE
HD	HEAD
HDBD	HARDBOARD
HDW	HARDWARE
HDWD	HARDWOOD
HGT	HEIGHT
HM	HOLLOW METAL
HNDRL	HANDRAIL
HORIZ	HORIZONTAL
HPT	HIGH POINT
HR	HOUR
HVAC	HEATING-VENTILATION-AIR CONDITIONING
HW	HOT WATER

I

ID	INSIDE DIAMETER
IN	INCH
INCAND	INCANDESCENT
INCL	INCLUDE, INCLUDING
INFO	INFORMATION
INSUL	INSULATION
INTR	INTERIOR
INV	INVERT
IVT	INTRAVENOUS TRACK

J

JAN	JANITOR
JST	JOIST
JT	JOINT

K

KG	KILOGRAM
KIT	KITCHEN
KPL	KICK PLATE
KS	KNEE SPACE

L

L	LENGTH, LONG
LAB	LABORATORY
LAM	LAMINATE, LAMINATION
LAV	LAVATORY
LB	POUND
LED	LIGHT EMITTING DIODE
LF	LINEAR FOOT
LG	LENGTH
LIN	LINEAR
LL	LEAD LINED
LPT	LOW POINT
LT	LIGHT
LT WT	LIGHT WEIGHT
LTG	LIGHTING
LVR	LOUVER

M

M	METERS
MACH	MACHINE
MATL	MATERIAL
MATV	MASTER ANTENNA TELEVISION SYSTEM
MAX	MAXIMUM
MB	MACHINE BOLT
MC	MEDICINE CABINET
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MED	MEDIUM
MEMB	MEMBRANE
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MLDG	MOLDING
MM	MILLIMETERS
MO	MASONRY OPENING
MOD	MODULE, MODULAR
MTD	MOUNTED
MTG	MOUNTING
MVBL	MOVABLE
MULL	MULLION

N

(N)	NEW
NA	NOT APPLICABLE
NAT	NATURAL
NE	NORTHEAST
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NRC	NOICE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
NW	NORTHWEST

O

OC	ON CENTER
OA	OVERALL
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED-CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED-OWNER INSTALLED
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN
OVHD	OVERHEAD
OZ	OUNCE

P

PA	PUBLIC ADDRESS
PART	PARTIAL
PBD	PARTICLEBOARD
PBX	PRIVATE TELEPHONE EXCHANGE
PCF	POUNDS PER CUBIC FOOT
PCI	POUNDS PER CUBIC INCH
PERF	PERFORATED
PERIM	PERIMETER
PERM	PERMANENT
PERP	PERPENDICULAR
PI	POINT OF INTERSECTION
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLBG	PLUMBING
PLF	POUNDS PER LINEAR FOOT
PLYWD	PLYWOOD
PNEU	PNEUMATIC
PNL	PANEL
PNL BD	PANEL BOARD
PNT	PAINT
PORT	PORTABLE
PP	PUSH PLATE
PPM	PARTS PER MILLION
PR	PAIR
PRCST	PRECAST
PREP	PREPARATION
PREFAB	PREFABRICATION
PRKG	PARKING
PROJ	PROJECT
PROP	PROPERTY
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT
PTN	PARTITION
PTS	PNEUMATIC TUBE STATION
PVC	POLYVINYL CHLORIDE
PVG	PAVING
PVMT	PAVEMENT
PWR	POWER

Q

QT	QUARRY TILE
QTR	QUARTER
QTY	QUANTITY

R

R	RISER
RA	RETURN AIR
RAD	RADIUS
RB	RESILIENT BASE
RCP	REFLECTED CEILING PLAN
RCPT	RECEPTACLE
RD	ROOF DRAIN
RECT	RECTANGULAR
REF	REFERENCE
REFR	REFRIGERATOR
REG	REGISTER
REINF	REINFORCE (D) (ING) (MENT)
REQD	REQUIRED
REQT	REQUIREMENT
RESIL	RESILIENT
RET	RETURN
REV	REVISION
RF	RESILIENT FLOORING
RH	RIGHT HAND
RHMS	ROUND HEAD MACHINE SCREW
RHWS	ROUND HEAD WOOD SCREW
RM	ROOM
RND	ROUND
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RWL	RAIN WATER LEADER

S

S	SOUTH
SA	SUPPLY AIR
SB	SPLASH BLOCK
SC	SOLID CORE
SCHED	SCHEDULE
SCRN	SCREEN
SD	STORM DRAIN
SE	SOUTHEAST
SECT	SECTION
SEG	SEGMENT
SEP	SEPARATION OR SEPARATE
SEP JT	SEPARATION JOINT
SHT	SHEET, SHEETING
SHWR	SHOWER
SHV	SHELVES, SHELVING
SIM	SIMILAR
SK	SINK
SMS	SHEET METAL SCREW
SP	SPACE, SPACED, SPACING
SPEC	SPECIFICATION
SPKLR	SPRINKLER
SPKR	SPEAKER
SQ	SQUARE
SS	SANITARY SEWER
SSK	SERVICE SINK
SST	STAINLESS STEEL
ST	STREET
STA	STATION
STAG	STAGGERED
STC	SOUND TRANSMISSION COEFFICIENT
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
STS	SELF-TAPPING STEEL
SUSP	SUSPENDED
SUSP CLG	SUSPENDED CEILING
SVCE	SERVICE
SW	SOUTHWEST
SYMM	SYMMETRICAL
SYST	SYSTEM

T

T	TREAD
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TC	TOP OF CONCRETE, TOP OF CURB
TD	TRENCH DRAIN
TEL	TELEPHONE
TEMP	TEMPORARY
THERM	THERMAL
THK	THICK, THICKNESS
THRES	THRESHOLD
THRU	THROUGH
TMPD GL	TEMPERED GLASS
TO	TOP OF
TOR	TOP OF RAILING
TOS	TOP OF STEEL
TOT	TOTAL
TOW	TOP OF WALL
TP	TOP OF PAVEMENT
TTB	TELEPHONE TERMINAL BOARD
TV	TELEVISION
TYP	TYPICAL

U

UC	UNDER COUNTER
UL	UNDERWRITERS LABORATORIES
UON	UNLESS OTHERWISE NOTED
UPS	UNINTERRUPTABLE POWER SUPPLY
UTIL	UTILITY

V

VAC	VACUUM
VB	VALVE BOX
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIT	VITREOUS
VP	VENT PIPE
VOL	VOLUME
VWC	VINYL WALL COVERING

W

W	WEST
W/	WITH
W/O	WITHOUT
WW	WALL TO WALL
WC	WATER CLOSET OR WALL COVERING
WD	WOOD
WDW	WINDOW
WGL	WIRE GLASS
WCHR	WHEELCHAIR
WM	WIRE MESH
WO	WHERE OCCURS
W/O	WITHOUT
WPT	WORKING POINT
WR	WATER RESISTANT
WSCT	WAINSCOT
WSP	WET STANDPIPE
WT	WEIGHT
WTHPRF	WEATHERPROOF
WTRPRF	WATERPROOF
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH

X

XFMR	TRANSFORMER

Y

YD	YARD

ARCHITECTURAL FLOOR PLAN SYMBOLS

DIMENSION SYMBOLS

- 10' - 0" — DIMENSION SHOWN TO: - STRUCTURAL GRID - LAYOUT GRID - CENTERLINE OF ASSEMBLY - CENTER OF OPENING - CENTER OF EQUIP/ FURN
- GRID OR CENTER LINE TYPICAL
- 10' - 0" — DIMENSION SHOWN TO: - PARTITION ASSEMBLY - EDGE OF DOOR OPENING - OTHER BUILDING ELEMENT - WORKING POINT INDICATED ON DETAIL

GENERAL SYMBOLS

- BASE CABINETS
- BASE AND WALL CABINETS
- WALL CABINETS
- TOILET PARTITION AND DOOR
- HANDRAIL
- BUMPER GUARD
- CG — CORNER GUARD
- EG — EDGE GUARD
- OVERHEAD ITEMS
- UNDER-COUNTER ITEMS
- N/C — NOT-IN-CONTRACT ITEMS

FIRE EXTINGUISHER SYMBOLS

- FEXT — FIRE EXTINGUISHER BRACKET MOUNTED
- FEC — FIRE EXTINGUISHER SURFACE MOUNTED
- FEC — FIRE EXTINGUISHER CABINET SEMI-RECESSED
- FEC — FIRE EXTINGUISHER CABINET RECESSED

PLUMBING SYMBOLS

- TOILET - WALL HUNG
- URINAL - FLOOR/WALL HUNG
- LAVATORY - COUNTERTOP
- LAVATORY - PEDESTAL/WALL HUNG
- UTILITY SINK
- DRINKING FOUNTAIN / EWC
- JANITOR'S RECEPTOR
- BATHTUB
- SHOWER
- FD — FLOOR DRAIN IN SLOPING FLOOR

ARCHITECTURAL DEMOLITION SYMBOLS

- EXISTING PARTITION TO REMAIN
- EXISTING PARTITION TO BE REMOVED
- EXISTING DOOR TO REMAIN
- EXISTING DOOR AND FRAME TO BE REMOVED
- EXISTING WINDOW TO REMAIN
- EXISTING WINDOW TO BE REMOVED
- EXISTING LAY-IN CEILING TO REMAIN
- EXISTING LAY-IN CEILING TO BE REMOVED

DOOR AND INTERIOR OPENING SYMBOLS

- 122 — DOOR OPENING MARK
- 122 — SINGLE OPENING DOOR
- 122 — DOUBLE ACTING DOOR
- 122 — PAIR DOORS - EQUAL SIZES
- 122 — PAIR DOORS - UNEQUAL SIZES
- 122 — PAIR DOORS - DOUBLE EGRESS
- 122 — 2 PANEL BI-FOLD DOOR
- 122 — PAIR - BI FOLD DOOR
- 122 — OVERHEAD ROLLING DOOR
- 122 — INTERIOR GLAZED WINDOW
- 122 — DOOR WITH SIDE LIGHT
- 122 — SLIDING DOOR - BETWEEN JAMBS
- 122 — SLIDING POCKET DOOR

ARCH REFLECTED CEILING PLAN SYMBOLS

ARCHITECTURAL

- 2'X4' LAY IN ACOUSTIC TILE CEILING
- 2'X2' LAY IN ACOUSTIC TILE CEILING
- GYPSUM BOARD
- AP — ACCESS PANEL

MECHANICAL

- SUPPLY GRILLE
- RETURN GRILLE
- EXHAUST GRILLE
- LINEAR DIFFUSER
- SPRINKLER HEAD - CLG MOUNT
- SPRINKLER HEAD - WALL MOUNT

ELECTRICAL

- 2'X4' FLUORESCENT FIXTURE
- 2'X2' FLUORESCENT FIXTURE
- 1'X4' FLUORESCENT FIXTURE
- FLUORESCENT STRIP FIXTURE
- RECESSED DOWN LIGHT
- WALL WASH
- TRACK LIGHTING
- EXIT SIGN, SINGLE-SIDED
- EXIT SIGN, DOUBLE-SIDED
- F — FIRE ALARM
- S — SPEAKER
- P — SMOKE DETECTOR
- W — WIRELESS INTERNET

MISCELLANEOUS

- +12'-8" — HEIGHT OF CEILING FINISH ABOVE FINISH FLOOR

ARCHITECTURAL REFERENCE SYMBOLS

BUILDING SECTION

- SIM / 1 / A101 — WALL SECTION NUMBER; DIRECTION OF VIEW; SHEET WHERE DRAWN

WALL SECTION

- SIM / 1 / A101 — WALL SECTION NUMBER; SHEET WHERE DRAWN; DIRECTION OF VIEW

EXTERIOR ELEVATION

- AX.X.X / X — ELEVATION NUMBER AND DIRECTION; SHEET WHERE DRAWN

DETAIL REFERENCE

- SIM / 1 / A101 — DETAIL NUMBER; SHEET WHERE DRAWN. HYPHEN INDICATES DETAIL ON SAME SHEET.

SECTION DETAIL REFERENCE

- SIM / 1 / A101 — ELEVATION NUMBER AND DIRECTION; SHEET WHERE DRAWN

INTERIOR ELEVATION REFERENCE

- 1 / 2 / A102 / 2 / 1 — ELEVATION NUMBER AND DIRECTION OF VIEW; SHEET WHERE DRAWN

PARTITION TYPE IDENTIFICATION MARK

- 0A3X — SEE PARTITION SYMBOL DESCRIPTION ON SHEET A9.X.X

WINDOW AND LOUVER TYPE MARK

- W-X — SEE CORRESPONDING NUMBER ON SCHEDULE

LEVEL LINE

- SECOND LEVEL +10'-0" — NAME OF LEVEL; INDICATES HEIGHT ABOVE PROJECT DATUM

ROOM NAME AND NUMBER

- Room Name 101

REVISION NUMBER AND EXTENT

- 1 — REVISION NUMBER - SEE REVISION HISTORY ON THE TITLE BLOCK OF EACH SHEET; EXTENT OF CURRENT REVISION

SHEET KEYNOTE MARK

- A502 — SEE CORRESPONDING NUMBERED KEYNOTE ON SHEET WHERE REFERENCE OCCURS

REFERENCE KEYNOTE MARK

- 088000.A03 — THE FIRST SIX DIGITS REPRESENT THE SPECIFICATION SECTION; THE CHARACTERS FOLLOWING THE PERIOD REPRESENT PARTICULAR ITEMS OF THE SPECIFIED SYSTEM

MATCH LINE REFERENCES

- MATCH LINE / SHEET A2.1.1 — REFER TO THE SHEET WHERE CONTINUATION IS FOUND
- OR
- SHEET A2.1.2 / SHEET A2.1.1 — REFER TO THE SHEETS EITHER SIDE OF THE MATCH LINE

DRAWING TITLE SYMBOLS

- 1 View Name SCALE: 1/8" = 1'-0" — BASIC DRAWING TITLE
- 1 View Name SCALE: 1/8" = 1'-0" — BASIC DRAWING TITLE WITH LINE
- View Name SCALE: 1/8" = 1'-0" — DRAWING TITLE WHEN ONLY ONE PLAN EXISTS ON THE DRAWING

LAYOUT GRID LINES

- A, B, 1 — NEW GRID IDENTIFICATION; EXISTING GRID IDENTIFICATION; 90.0000°

NORTH ARROW REFERENCES

- NORTH OR PROJECT NORTH OR TRUE NORTH

ARCHITECTURAL MATERIAL INDICATIONS

PLAN AND SECTION

- EARTH
- AGGREGATE BASE COURSE
- CONCRETE
- CONCRETE MASONRY UNIT
- BRICK MASONRY
- PRECAST CONCRETE
- LIMESTONE, SANDSTONE, GRANITE
- MARBLE
- STEEL, STAINLESS STEEL (LARGE SCALE)
- ALUMINUM (LARGE SCALE)
- OTHER METALS (LARGE SCALE)
- WOOD FRAMING - CONTINUOUS (LARGE SCALE)
- WOOD FRAMING - DISCONTINUOUS (LARGE SCALE)
- PLYWOOD (LARGE SCALE)
- FINISH WOOD (LARGE SCALE)
- EIFS INSULATION BOARD (LARGE SCALE)
- SEMI-RIGID INSULATION (LARGE SCALE)
- BATT INSULATION (LARGE SCALE)
- MORTAR, SAND, FIREPROOFING, STUCCO, GYPSUM BOARD
- TERRAZZO (LARGE SCALE)
- COMPOSITE BOARD (LARGE SCALE)
- ACOUSTIC TILE (LARGE SCALE)
- PROTECTION BOARD (LARGE SCALE)
- CERAMIC TILE (LARGE SCALE)
- GLASS (LARGE SCALE)

ELEVATION

- PLASTER CONCRETE
- MASONRY, METAL SIDING (HORIZONTAL)
- GLASS BLOCK, CERAMIC TILE
- METAL SIDING (VERTICAL0
- GLASS

ARCHITECTURAL GENERAL NOTES

THE FOLLOWING GENERAL NOTES APPLY TO ALL ARCHITECTURAL SERIES SHEETS. FOR GENERAL NOTES APPLICABLE TO ALL SHEETS REFER TO THE "PROJECT GENERAL NOTES".

A. THE ARCHITECTURAL SERIES SHEETS ARE PART OF A COMPLETE SET OF CONSTRUCTION DOCUMENTS DESCRIBING THE WORK FOR THIS PROJECT. USERS OF THESE DOCUMENTS ARE RESPONSIBLE TO REVIEW ALL CONSTRUCTION DOCUMENTS TO UNDERSTAND AND COORDINATE THE GRAPHIC AND ANNOTATED INFORMATION PROVIDED IN THESE ARCHITECTURAL SERIES SHEETS.

B. EXCEPT WHERE DIRECTED TO PLACE ITEMS OF WORK AT THE APPROXIMATE LOCATIONS SHOWN, DO NOT SCALE DRAWINGS FOR DIMENSIONAL INFORMATION. ALL ELEMENTS OF THE DRAWINGS MAY NOT BE DRAWN TO EXACT SCALE. ALL DIMENSIONS REQUIRED ARE SHOWN OR MAY BE DERIVED FROM THOSE SHOWN ON THE FLOOR PLANS, DETAIL PLANS, ELEVATIONS, SECTIONS, DETAILS, SCHEDULES, AND SPECIFICATIONS.

C. ALL VISUALLY EXPOSED STRUCTURAL, MECHANICAL AND ELECTRICAL ELEMENTS, INCLUDING EXPOSED METAL FLOOR AND ROOF DECK, ARE TO BE PAINTED UNLESS OTHERWISE NOTED. THIS INCLUDES ELEMENTS THAT MAY BE VISIBLE THROUGH GRILLES, LOUVERS OR CEILINGS. COLORS AND PAINT MATERIALS ARE DEFINED IN THE FINISH SCHEDULE, THE SPECIFICATIONS, AND THE DRAWINGS AS APPLICABLE TO THE CONSTRUCTION DOCUMENTS.

REFERENCE ELEVATION DEFINITIONS

1. THE TERM "REFERENCE" ELEVATION OR DIMENSIONS REFERS TO A NOMINAL WORK POINT. THE ACTUAL ELEVATION MAY VARY FROM THE REFERENCE POINT. REFER TO APPLICABLE DETAIL TO DETERMINE THE RELATIONSHIP BETWEEN THE ACTUAL ELEVATION OR DIMENSION AND THE STATED REFERENCE POINT.
2. THE DESIGN REFERENCE ELEVATION +0'-0" SHOWN ON THE ARCHITECTURAL DRAWINGS CORRESPONDS TO THE FINISH FLOOR ELEVATION OF THE GROUND FLOOR. ESTABLISH THE ACTUAL ELEVATION WITH RESPECT TO SITE-SPECIFIC BENCHMARKS AND CONTROL POINTS AS DEFINED IN THE CIVIL DRAWINGS.
3. "FINISH FLOOR" ELEVATIONS ARE MEASURED AT THE TOP OF THE CONCRETE FLOOR SLAB UNLESS OTHERWISE NOTED. APPLIED FINISHES SUCH AS RESILIENT FLOORING OR CARPET MAY RAISE THE ACTUAL FINISH SURFACE ABOVE THE REFERENCE ELEVATION PROVIDED FOR THE FINISH FLOOR.
4. WHERE CONCRETE FLOOR SLAB IS DEPRESSED TO ACCOMMODATE MORTAR BEDS, SETTING BEDS, RAISED ACCESS FLOORS, AND OTHER SIMILAR FLOOR ASSEMBLIES, "FINISHED FLOOR" ELEVATIONS ARE MEASURED AS IF CONCRETE DEPRESSION DOES NOT OCCUR.
5. CEILING HEIGHT ELEVATIONS ARE MEASURED TO BOTTOM OF FINISH SURFACES AND STATED IN RELATION TO DISTANCE ABOVE THE REFERENCE ELEVATION FOR THE FINISH FLOOR UNLESS OTHERWISE NOTED.
6. ROOF ELEVATIONS ARE MEASURED TO TOP OF SURFACES AND STATED IN RELATION TO DISTANCE ABOVE THE REFERENCE ELEVATION PROVIDED FOR THE UPPERMOST FINISH FLOOR UNLESS OTHERWISE NOTED. ELEVATIONS GIVEN ARE TO TOP OF STEEL (TOS), TOP OF DECK (TOD), OR TOP OF TAPERED INSULATION (TOT) UNLESS OTHERWISE NOTED.

FIRE RESISTIVE RATING INDICATION

- 0 HOUR SMOKE PARTITION
- 1 HOUR FIRE RESISTANCE RATING
- 2 HOUR FIRE RESISTANCE RATING
- 3 HOUR FIRE RESISTANCE RATING
- 4 HOUR FIRE RESISTANCE RATING

ARCHITECTURAL SYMBOL NOTES

A. THE PURPOSE OF THIS SHEET IS TO ILLUSTRATE AND DEFINE TYPICAL GRAPHIC SYMBOLS WHICH MAY TYPICALLY OCCUR ON THE ARCHITECTURAL DRAWINGS.

B. ADDITIONAL SYMBOLS NOT SHOWN OR DEFINED ON THIS SHEET MAY BE USED ON THE ARCHITECTURAL DRAWINGS AND ARE TYPICALLY DEFINED ON OTHER SHEETS.

C. SYMBOLS ARE NOT DRAWN TO SCALE. TO DETERMINE THE ACTUAL SIZES OF ELEMENTS REPRESENTED BY SYMBOLS, REFER TO THE SPECIFICATIONS AND OTHER SHEETS, AS MAY APPLY.

MODULAR LAYOUT / DETAIL NUMBER

65	57	49	41	33	25	17	9	1
66	58	50	42	34	26	18	10	2
67	59	51	43	35	27	19	11	3
68	60	52	44	36	28	20	12	4
69	61	53	45	37	29	21	13	5
70	62	54	46	38	30	22	14	6
71	63	55	47	39	31	23	15	7
72	64	56	48	40	32	24	16	8

DETAIL MODULE LAYOUT

DETAILS ARE NUMBERED ACCORDING TO THEIR LOCATION ON EACH SHEET AND ARE NOT NUMBERED CONSECUTIVELY. EACH MODULE MAINTAINS THE NUMBER ASSOCIATED WITH IT

THIS SYSTEM CAN BE APPLIED TO ANY SHEET THAT CONTAINS MULTIPLE IMAGES. THE IMAGES ARE NUMBERED ACCORDING TO THE MODULE SYSTEM SHOWN ILLUSTRATED TO THE LEFT

EACH DETAIL MAY OCCUPY ONE OR MORE WHOLE MODULES. THE DETAIL MODULE IS USED TO ESTABLISH THE IDENTIFYING LABEL FOR EACH DETAIL, NOT TO LIMIT THE SIZE OF THE DETAIL

67								
					28			
69			45					
		54	46				14	
		55						
72		56	48		32		16	

DETAIL NUMBERING EXAMPLE

THE NUMBER OF THE MODULE WHICH OCCURS IN THE LOWER LEFT CORNER OF A SINGLE MODULE OR SEVERAL MODULES GROUPED TOGETHER WILL DEFINE THE FINAL DETAIL NUMBER AS SHOWN IN THE ILLUSTRATION TO THE LEFT. ALTHOUGH THE MODULE NUMBERS OCCUR IN CONSECUTIVE ORDER, NOT ALL NUMBERS ARE NECESSARILY USED ON EACH SHEET

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

CITY OF MADISON WISCONSIN

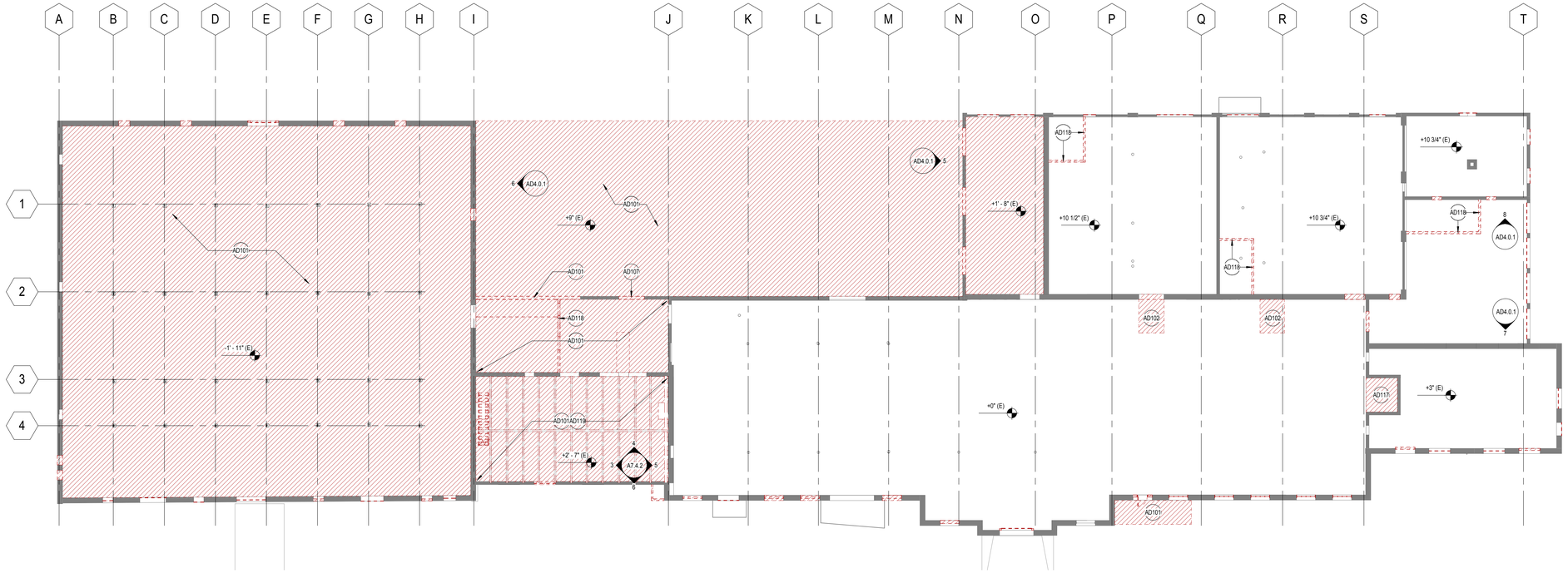
SHEET TITLE

ARCHITECTURAL ABBREVIATIONS AND SYMBOLS

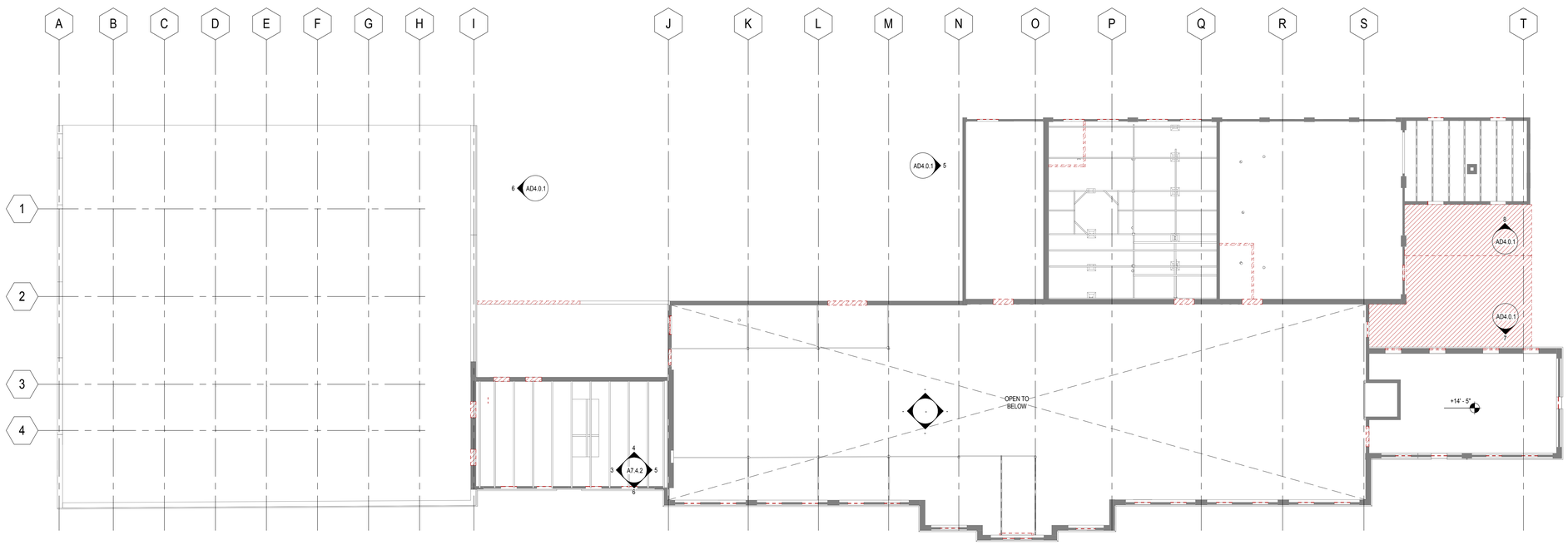
PROJECT NUMBER 20737.000

SHEET NUMBER A0.1

Plot Date: 5/9/2016 4:18:33 PM GRLM



1 LEVEL 1 DEMO FLOOR PLAN
SCALE: 1/16" = 1'-0"



2 LEVEL 2 - DEMO FLOOR PLAN
SCALE: 1/16" = 1'-0"

GRAPHIC LEGEND

- WINDOW TAG (*) DESIGNATES MASONRY FILLED OPENING
- DOOR TAG
- ELEMENT TO BE REMOVED

GENERAL SHEET NOTES

A. DIMENSIONS RELATED TO EXISTING STRUCTURE, INCLUDING GRID DIMENSIONS, SHALL BE FIELD VERIFIED PRIOR TO PREPARATION OF SHOP DRAWINGS OR CONSTRUCTION.
B. EXISTING CONDITIONS SHOWN ARE FROM AVAILABLE RECORD DRAWINGS AND VISUAL FIELD SURVEYS. THE CONTRACTOR SHALL VERIFY ACTUAL EXISTING CONDITIONS AT THE SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
C. ANY EQUIPMENT, MATERIALS AND SUPPLIES TEMPORARILY REMOVED FOR THE PURPOSE OF PROTECTION SHALL BE REPLACED IN ORIGINAL LOCATIONS AND CONDITIONS. ANY MATERIALS DAMAGED SHALL BE REPLACED WITH NEW MATERIALS OF LIKE KIND AND QUALITY.
D. REFER TO AND COORDINATE WITH STRUCTURAL, CIVIL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS DRAWING.
E. ALL MATERIALS INDICATED TO BE REMOVED SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.
F. ALL REMOVED MATERIALS AND EQUIPMENT WHICH IS CLASSIFIED "SALVAGE FOR RELOCATION" SHALL REMAIN THE PROPERTY OF THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR PLACING ITEMS IN STORAGE ON SITE AND FOR THE PROTECTION OF THOSE ITEMS. THESE ITEMS WILL BE RELOCATED. REFER TO THE FLOOR PLANS FOR NEW LOCATIONS.
G. PATCH AND REPAIR ALL ELEMENTS THAT ARE TO REMAIN WHICH ARE DAMAGED FROM THE DEMOLITION WORK WITH CONSTRUCTION TO MATCH EXISTING CONDITIONS.
H. NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY WHEREVER EXISTING EQUIPMENT IS NCOUNTERED WHICH MUST BE RELOCATED DUE TO THE NEW CONSTRUCTION, OR NOT INDICATED ON "AS-BUILT" DRAWINGS, OR WAS BURIED UNDERGROUND, OR EMBEDDED IN STRUCTURAL WALLS.
J. THESE DRAWINGS ARE DIAGRAMMATIC ONLY. DON NOT SCALE THE DRAWINGS TO DETERMINE THE LOCATION OF EQUIPMENT, DEVICES OR OUTLETS.
K. CONTRACTOR IS RESPONSIBLE TO RELOCATE OR REMOVE FROM WALLS, CEILINGS, FLOOR SPACES, ETC. ANY EXISTING CONDUITS, WIRES, BOXES, FITTINGS, FIXTURES OR OTHER ELECTRICAL EQUIPMENT WHICH INTERFERES WITH PLANNED REMODEL WORK. PROVIDE CIRCUIT CONTINUATION REQUIRED FOR ALL EXISTING OUTLETS, FIXTURES, EQUIPMENT, ETC. SCHEDULED TO REMAIN. CAP EXISTING PATHWAYS AND CONCEAL BELOW SLAB OR WITHIN NEW WORK.
L. ALL ELEMENTS/COMPONENTS/SYSTEMS THAT ARE SHOWN/INTENDED TO BE REMOVED SHALL BE DONE SO TO THE FULLEST EXTENT. ALL APPURTENANCES, BRACKETS, HANGING DEVICES, AND SUCH RELATED ELEMENTS SHALL BE FULLY REMOVED, LEAVING BEHIND A CLEAN STRUCTURE/WALL, U.N.O.
M. CAREFULLY PROTECT ALL WALLS, TRIM, FLOORS, EQUIPMENT, UTILITY LINES, AND MATERIALS WHEN WORKING ON FINISHED SURFACES. LIMIT DAMAGE TO THE SMALLER AREA IF POSSIBLE AND RESTORE TO THE ORIGINAL CONDITION ALL SURFACES WHICH ARE DAMAGED BECAUSE OF THE INSTALLATION OF THIS WORK.
N. EXCEPT WHERE NOTED OTHERWISE, REMOVE DEMOLISHED MATERIALS FROM THE SITE. DO NOT BURN OR BURY MATERIALS ON SITE. REMOVE DEMOLISHED MATERIALS FROM SITE AS THE WORK PROGRESSES. UPON COMPLETION OF WORK, LEAVE AREAS IN CLEAN CONDITION.
P. SAWCUT AND REMOVE EXISTING CONCRETE SLAB AS REQUIRED FOR INSTALLATION OF NEW PLUMBING/ELECTRICAL SYSTEMS. SEE MECHANICAL AND ELECTRICAL DRAWINGS.
Q. RESEAL ALL PENETRATIONS OR OPENINGS THROUGH WALLS, CEILINGS, FLOORS, ETC. TO MAINTAIN THE RATING OF STRUCTURE.
R. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDUIT/WIRING RUNS, REUSE AS REQUIRED AND REMOVE ALL UNUSED CONDUIT/WIRING. UNUSED CONDUIT IN I NACCESSIBLE LOCATIONS (WALLS TO REMAIN) CAN BE ABANDONED IN PLACE. REMOVE UNUSED WIRING.
S. CONTRACTOR SHALL IDENTIFY AND NOTE VIA "AS-BUILT" DRAWINGS ALL EXISTING CIRCUITS TO REMAIN AND BE RE-USED. PROPERLY IDENTIFY THESE CIRCUITS AT PANELBOARD SCHEDULES PER NEC ARTICLE 408.4.

SHEET KEYNOTES

AD101	REMOVE ENTIRE FLOOR STRUCTURE OR SLAB AS OCCURS IN THIS AREA.
AD102	REMOVE CONCRETE STAIR/RAMP
AD107	REMOVE EXISTING BRICK. SALVAGE BRICK FOR FUTURE RE-USE. PREPARE OPENING FOR DOOR/WINDOW AS SCHEDULED.
AD117	REMOVE PORTION OF EXISTING FLOOR SLAB. PREPARE OPENING FOR FUTURE ELEVATOR. REFER TO STRUCTURAL DRAWINGS FOR SHAFT & PIT PREPARATION.
AD118	REMOVE EXISTING WALL
AD119	EXCAVATE AS NEEDED FOR FUTURE SLAB ON GRADE AT ELEVATION AS NOTED ON NEW CONSTRUCTION PLAN

SALVAGE INVENTORY

ITEM DESCRIPTION	QUANTITY
ATRIUM	
PORCELAIN BARN PENDANT LIGHT FIXTURES	24
FIRE DOOR (TRACK TYPE)	2
CAFE 01	
FIRE DOOR (TRACK TYPE)	2
FIRE DOOR (SWINGING TYPE)	1
METAL HOPPER BINS	5
WOOD CHUTE	1
OVERSIZE CAST MANHOLE PLATE	1
CAFE 01 - SECOND FLOOR	
SPROUT AND WALDRON 1806 CHUTE W/ FLYWHEELS	1
PRODUCTION 03	
PORCELAIN BARN PENDANT LIGHT FIXTURES	2
FIRE DOOR (TRACK TYPE)	3
METAL HOPPER BINS	2
SPIRAL STAIRCASE	1
PRODUCTION 04	
FIRE DOOR (TRACK TYPE)	1

NOTE:

1. WOOD DECKING AND OTHER LUMBER (SPECIFICALLY IN FLOOR STRUCTURES ABOVE PRODUCTION 03) TO BE SALVAGED FOR REUSE.
2. ALL OXIDIZED PLATE STEEL TO BE SALVAGED FOR REUSE.

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

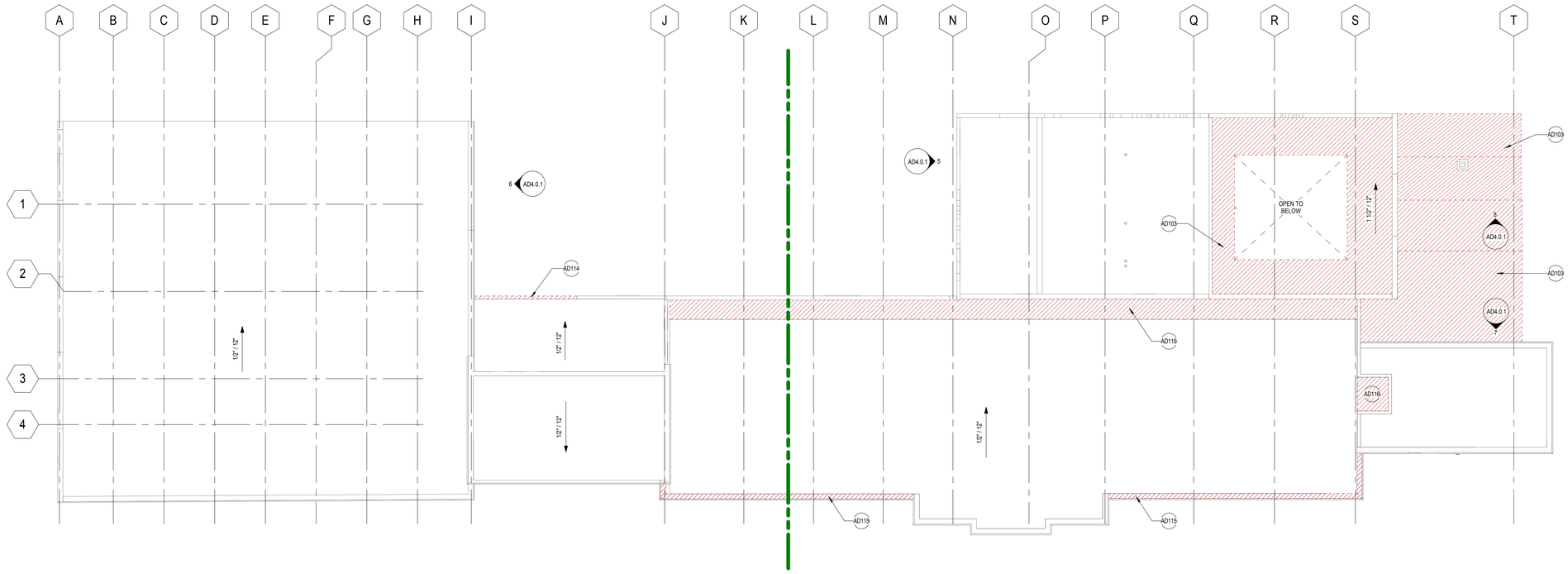
CITY OF MADISON WISCONSIN

SHEET TITLE
LEVEL 1 & 2 DEMOLITION FLOOR PLANS & SALVAGE INVENTORY

PROJECT NUMBER
20737.000

SHEET NUMBER
AD2.1.1

Plot Date: 5/9/2016 4:19:33 PM GRLM



1 ROOF PLAN - DEMOLITION PLAN
SCALE: 1/16" = 1'-0"

GRAPHIC LEGEND

GENERAL SHEET NOTES

A. REFER TO THE A0.X SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.
B. FOR BASIC LIFE SAFETY AND CODE INFORMATION APPLYING TO THIS PROJECT, REFER TO THE G2.X SERIES SHEETS LOCATED PER THE PROJECT SHEET INDEX.
C. REFER TO THE A3.X SERIES SHEETS FOR THE REFLECTED CEILING PLANS.
D. REFER TO THE A9.2.X SERIES SHEETS FOR PARTITION SYSTEMS TYPES AND DETAILS.
E. REFER TO THE A9.3.X SERIES SHEETS FOR THE INTERIOR OPENING SCHEDULE(S), TYPES, AND DETAILS.
F. REFER TO THE 'AF' SERIES SHEETS FOR INTERIOR FINISH INFORMATION.
G. REFER TO THE 'AI' SERIES SHEETS FOR INTERIOR FURNISHING INFORMATION.
H. EXISTING EXPOSED STEEL STRUCTURE TO BE PAINTED BLACK.

SHEET KEYNOTES

AD103 REMOVE ROOFING INCLUDING SHEATHING/DECKING
AD114 REMOVE CMU INFILL.
AD115 REMOVE AND PROTECT EXISTING PARAPET CAP FOR REUSE.
AD116 REMOVE PORTION OF EXISTING ROOF. PREPARE OPENING FOR INSTALLATION COMPONENT SHOWN ON NEW CONSTRUCTION PLAN.

MASONRY REPAIR KEYNOTES

M1 - MISSING MASONRY
M2 - CRACKS IN MASONRY
*VERTICAL, HORIZONTAL, STEPPING
M3 - SPALLING BRICK
M4 - BLOWN OUT GROUT
M5 - REPAIR PARAPET
*M6 - SECTION OF PARAPET CAP MISSING
*M7 - VEGETATION NOTED TO BE ROOTED WITHIN WALL
*M8 - POORLY PERFORMED PATCHES

***STEEL DAMAGE KEYNOTES**
S-1 - STEEL TRUSS DAMAGED
S-2 - STEEL CONNECTION TO MASONRY WALL DISLODGED
S-3 - BENT STRUCTURAL STEEL

DEMO NOTES

REMOVE GRAFFITI

DEMO KEYNOTES

D1 - REMOVE CONCRETE SLAB
D2 - REMOVE CONCRETE STAIR/RAMP
D3 - REMOVE RAISED SLAB/COVER AND ASSOCIATED BRICK
D4 - REMOVE ROOFING INCLUDING SHEATHING/DECKING
D5 - DOOR AND HARDWARE
D6 - REMOVE EXISTING STEEL STRUCTURE
D7 - DEMO NONFUNCTIONAL DOWNSPOUT

SALVAGE FOR REUSE KEYNOTES

R1 - LOOSE/SITE BRICK
R2 - EXISTING STEEL STRUCTURE AS NOTED
R3 - WOOD FLOOR AND ROOF SHEATHING
R4 - DOOR AND HARDWARE
R5 - FEED MILL EQUIPMENT/GEAR

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

CITY OF MADISON WISCONSIN

SHEET TITLE
ROOF DEMOLITION PLAN

PROJECT NUMBER
20737.000

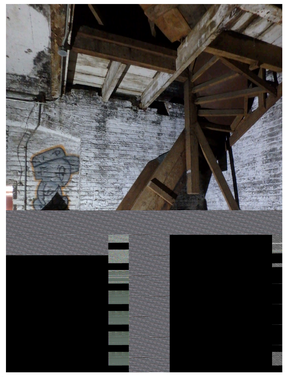
SHEET NUMBER
AD2.1.2

Plot Date: 5/9/2016 4:19:35 PM GRLM

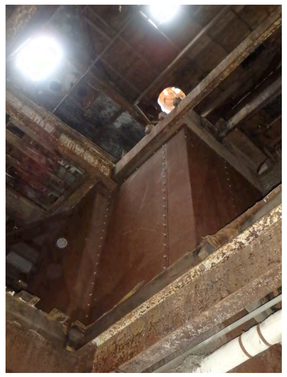
1 Fire Door - Track Type

2 Fire Door - Swinging Type

3 Metal Hopper Bins



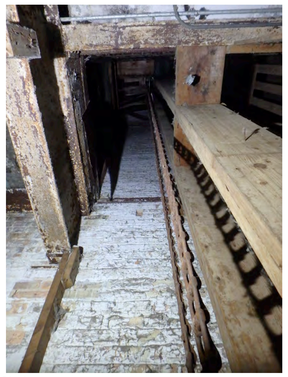
4 Wood Chute



5 Oxidized Steel Bin

6 Porcelain Barn Light

7 Conveyor

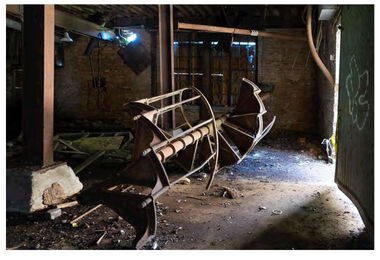


8 Conveyor Chain

9 Sprout and Waldron 1806 Chute with Flywheels

10 Pedestal

11 Cast Man Hole Cover



12 Spiral Stair

Plot Date:

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR | REV | DATE

2016.05.09

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEYPLAN

CITY OF MADISON WISCONSIN

SHEET TITLE
ARTIFACTS

20737.000
PROJECT NUMBER

AD2.1.3
SHEET NUMBER

1 North Elevation - Existing Conditions
SCALE: NOT TO SCALE

2 East Elevation - Existing Conditions
SCALE: NOT TO SCALE

3 South Elevation - Existing Conditions
SCALE: NOT TO SCALE

4 West Elevation - Existing Conditions
SCALE: NOT TO SCALE

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

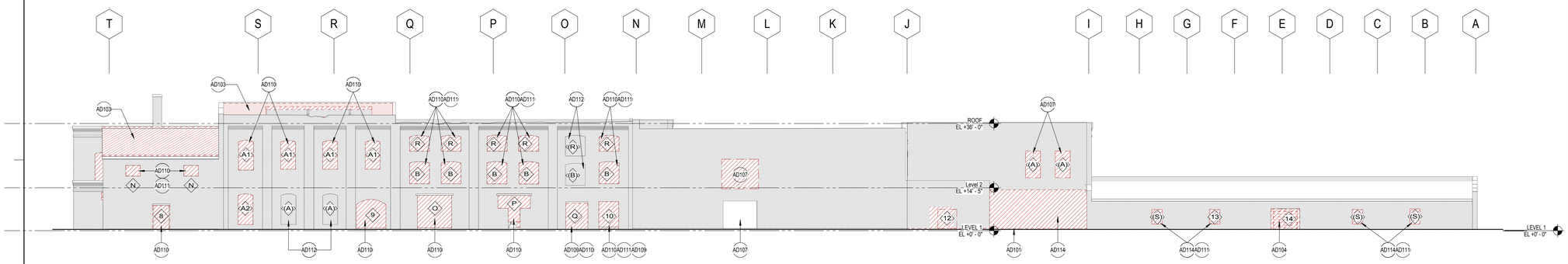
CITY OF MADISON WISCONSIN

SHEET TITLE
EXISTING EXTERIOR BUILDING ELEVATIONS - PHOTOS

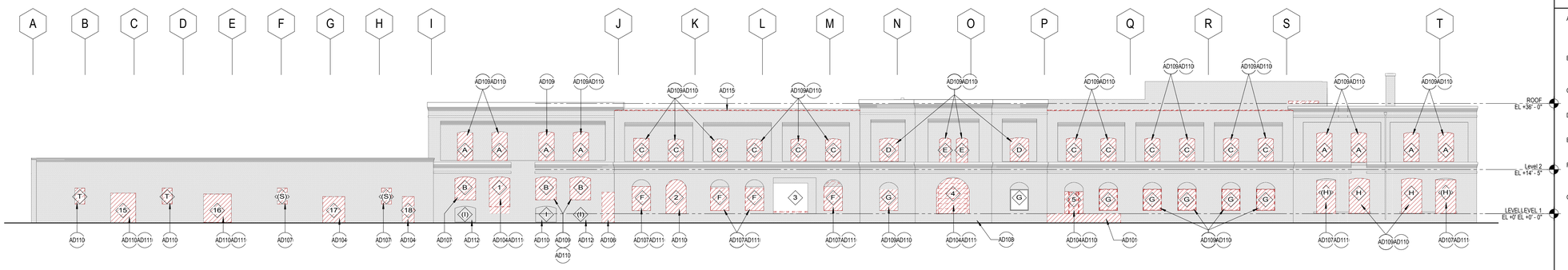
PROJECT NUMBER
20737.000

SHEET NUMBER
AD4.0.0

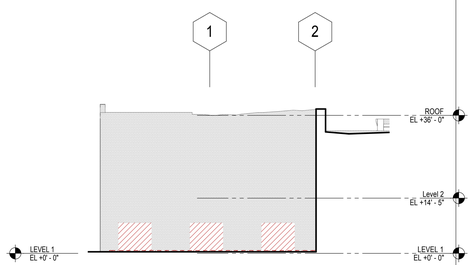
Plot Date: 5/9/2016 4:19:41 PM GRLM



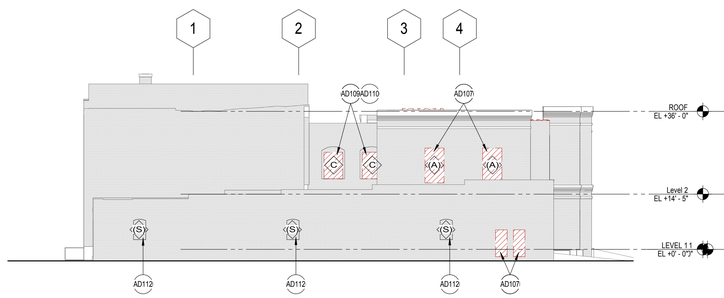
1 NORTH DEMO ELEVATION
SCALE: 1/16" = 1'-0"



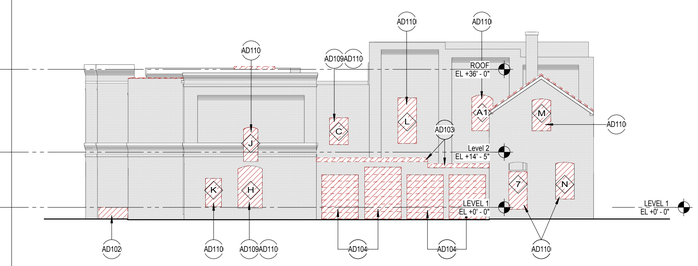
2 SOUTH DEMO ELEVATION
SCALE: 1/16" = 1'-0"



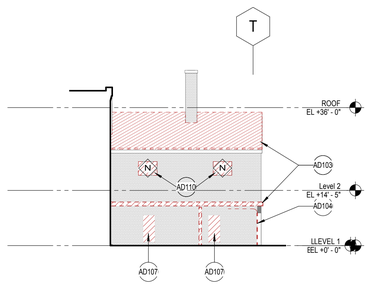
5 PARTIAL ELEVATION - NORTH LOOKING EAST
SCALE: 1/16" = 1'-0"



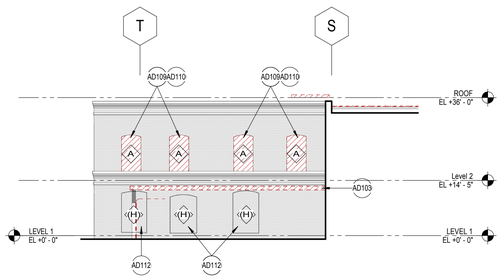
4 WEST DEMO ELEVATION
SCALE: 1/16" = 1'-0"



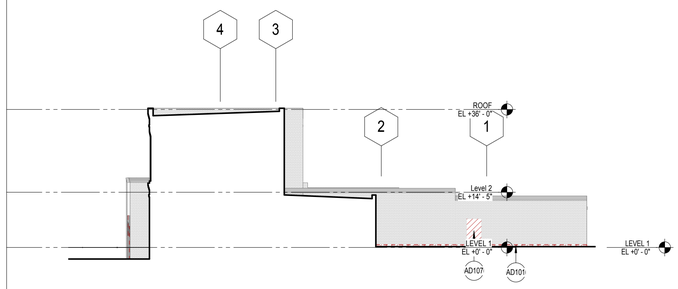
3 EAST DEMO ELEVATION
SCALE: 1/16" = 1'-0"



8 PARTIAL ELEVATION - WEST LOOKING NORTH
SCALE: 1/16" = 1'-0"



7 PARTIAL ELEVATION - WEST LOOKING SOUTH
SCALE: 1/16" = 1'-0"



6 PARTIAL ELEVATION - NORTH LOOKING WEST
SCALE: 1/16" = 1'-0"

GRAPHIC LEGEND

- WINDOW TAG (*) DESIGNATES MASONRY FILLED OPENING
- DOOR TAG
- ELEMENT TO BE REMOVED

GENERAL SHEET NOTES

A. REFER TO THE A0.X SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.

B. REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS SHEET.

C. REFER TO AND COORDINATE WITH CIVIL DRAWINGS FOR ALL FINISH GRADES.

D. REFER TO THE A4.4.X SERIES SHEETS FOR ENLARGED EXTERIOR ELEVATIONS.

E. REFER TO THE A5.4.X SERIES SHEETS FOR EXTERIOR WINDOW AND LOUVER FRAME ELEVATIONS.

F. FINISH FLOOR ELEVATIONS PROVIDED BY GENERAL CONTRACTOR. CONFIRM ALL CRITICAL FINISH FLOOR ELEVATIONS PRIOR TO CONSTRUCTION.

G. REFER TO DESIGN COALITION DOCUMENTATION FOR ADDITIONAL INFORMATION ON EXISTING OPENINGS.

SHEET KEYNOTES

AD101	REMOVE ENTIRE FLOOR STRUCTURE OR SLAB AS OCCURS IN THIS AREA.
AD102	REMOVE CONCRETE STAIR/RAMP
AD103	REMOVE ROOFING INCLUDING SHEATHING/DECKING
AD104	REMOVE DOOR, FRAME & ALL ASSOCIATED HARDWARE.
AD106	REMOVE WOOD 'DOGHOUSE' STRUCTURE.
AD107	REMOVE EXISTING BRICK, SALVAGE BRICK FOR FUTURE RE-USE. PREPARE OPENING FOR DOOR/WINDOW AS SCHEDULED.
AD108	EXISTING RAMP TO REMAIN.
AD109	EXISTING WINDOW FRAME AND MUNTINS TO REMAIN. REMOVE ALL BROKEN GLASS PANES.
AD110	REMOVE WOOD PANEL INFILL
AD111	PREPARE OPENING FOR NEW WINDOW/DOOR AND FRAME AS SCHEDULED.
AD112	EXISTING BRICK INFILL TO REMAIN.
AD114	REMOVE CMU INFILL.
AD115	REMOVE AND PROTECT EXISTING PARAPET CAP FOR REUSE.

EXISTING WINDOW SCHED

ID#	QTY.	MATERIAL
A	18	WOOD
B	8	WOOD
C	15	STEEL
D	2	STEEL
E	2	STEEL
F	4	BRICK
G	7	STEEL
H	5	STEEL
I	1	WOOD
J	1	MASONRY OPENING
K	1	WOOD
L	1	MASONRY OPENING
M	1	WOOD
N	4	MASONRY OPENING
O	1	STEEL
P	1	STEEL
Q	1	STEEL
R	5	NOT DOCUMENTED
S	8	BRICK INFILL
T	2	WOOD

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

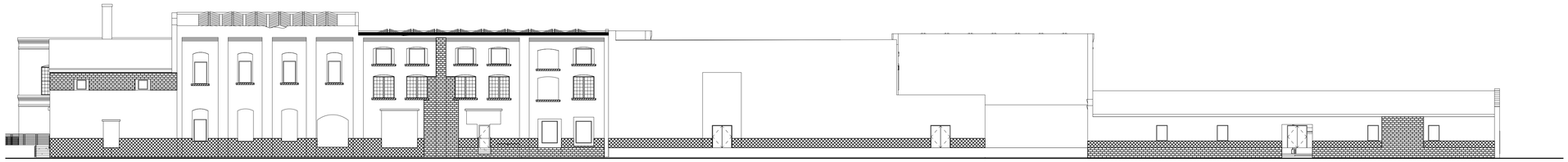
CITY OF MADISON WISCONSIN

SHEET TITLE
DEMO EXTERIOR BUILDING ELEVATIONS

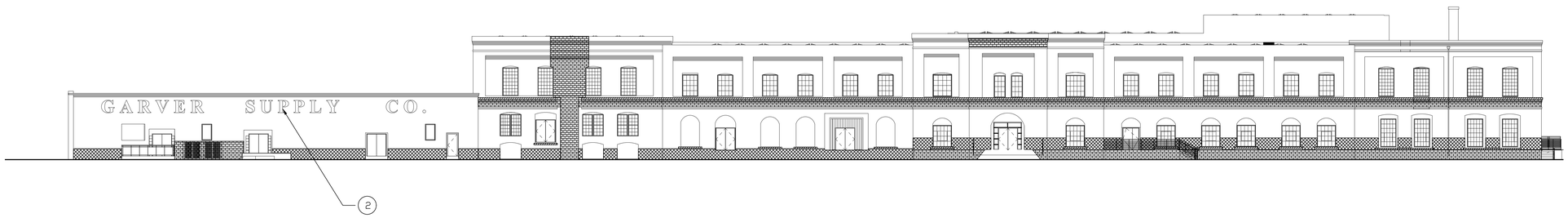
PROJECT NUMBER
20737.000

SHEET NUMBER
AD4.0.1

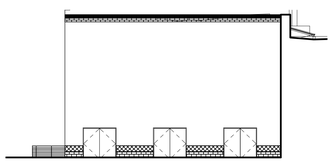
Plot Date: 5/9/2016 4:19:48 PM GRLM



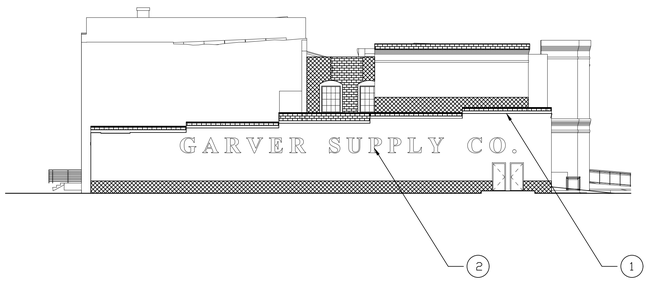
1 North
SCALE: 1/16" = 1'-0"



2 South
SCALE: 1/16" = 1'-0"

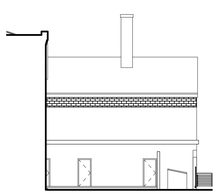


8 PARTIAL ELEVATION - NORTH LOOKING EAST1
SCALE: 1/16" = 1'-0"

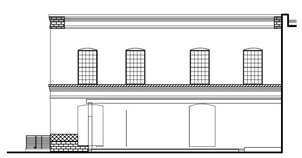


3 West
SCALE: 1/16" = 1'-0"

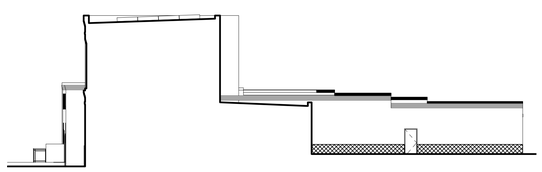
4 East
SCALE: 1/16" = 1'-0"



6 PARTIAL ELEVATION - WEST LOOKING NORTH1
SCALE: 1/16" = 1'-0"



7 PARTIAL ELEVATION - WEST LOOKING SOUTH
SCALE: 1/16" = 1'-0"



5 PARTIAL ELEVATION - NORTH LOOKING WEST1
SCALE: 1/16" = 1'-0"

GENERAL SHEET NOTES

A. REMOVE ALL GRAFFITI PER SPECIFICATIONS

B. SEE AS4.0.1 FOR REMOVAL OF CMU & BRICK WINDOW INFILL

REPAIR KEYNOTES

TUCKPOINTING

BRICK REPLACEMENT

REPLACE OR REHABILITATE SILL/BELT COURSE

REPLACE CLAY CAP WHERE BROKEN OR MISSING

REPLACE OR REPAIR INDIVIDUAL DAMAGED BRICKS OR JOINTS PER SPECIFICATIONS

TUCKPOINTING:
TYPICAL TUCKPOINTING IS THE REMOVAL OF SURFACE MORTAR TO A DEPTH OF 3/4 OF AN INCH AND REPLACING IT WITH SUITABLE MORTAR.

BRICK REPLACEMENT:
INVOLVES REPLACING ALL MISSING AND DAMAGED BRICK, SOMETIMES MULTIPLE WYTHES DEEP IN AREAS WHERE THE MASONRY IS DEFECTIVE.

REFERENCE KEYNOTES

1 RAISE PARAPET AS NEEDED TO ACCOMMODATE ROOF INSULATION

2 PRESERVE ORIGINAL SHADOW LETTERING

GARVER FEEDMILL REDEVELOPMENT PLAN

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASKATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE
		5/2/2016

SEALS AND SIGNATURES

SHEET TITLE
FACADE REPAIR
BUILDING ELEVATIONS

PROJECT NUMBER
20737.000

SHEET NUMBER
AR4.0.1

Plot Date: 4/19/2016 4:09:04 PM GRLM

SECTION 034500 – PRECAST ARCHITECTURAL CONCRETE

SCOPE

Include all materials and labor and incidentals for the cleaning and repair of existing limestone belt-course and sill.

PART I – GENERAL
SCOPE
SUBMITTALS
QUALITY ASSURANCE

PART 2 – PRODUCTS
ARCHITECTURAL PRECAST MATERIALS
MORTAR MATERIALS
MANUFACTURED REPAIR MATERIALS

PART 3 – EXECUTION
REMOVAL AND REPLACEMENT
REPOINTING ARCHITECTURAL PRECAST CONCRETE
CLEANING EXISTING ARCHITECTURAL PRECAST CONCRETE

PART 1 – GENERAL

SCOPE

Clean and repair of existing architectural precast concrete belt-course and sill including removal and reinstallation or replacement as necessary

SUBMITTALS

Supply product data for each type of architectural precast concrete on the building

Provide shop drawings showing architectural precast concrete units and jointing and relationship to adjacent materials.

Provide samples for architectural precast concrete on the building showing color and texture to be used.

QUALITY ASSURANCE

Stone restoration craftpersons are to be from an experienced stone restoration firm. Stone restoration firm to have completed work similar to that indicated for this project with a record of successful in-service performance.

PART 2 – PRODUCTS

ARCHITECTURAL PRECAST CONCRETE MATERIALS

Provide architectural precast concrete of variety, physical properties, color, texture, finish, size and shape to match architectural precast concrete.

Manufacturer shall submit for approval, prior to production of precast units, one sample representative of the actual elements as to quality and type of finish. Sample shall be at least 12" x 12" x 1" in size.

A minimum of 10 years successful experience in the fabrication of precast concrete units, similar to the units required for this project.

MORTAR MATERIALS

Prepare mortar in accordance with Specification Section 042113

MANUFACTURED REPAIR MATERIALS

Patching compound to be a factory mixed cementitious product that is custom manufactured for patching architectural precast concrete found on this building.

Use architectural precast concrete patching compound from Cathedral Stone Products, Hanover Maryland or equal.

Formulate stone patching compound in colors and textures to match architectural precast concrete being patched.

For architectural precast concrete to architectural precast concrete adhesives use a 2 part polyester or epoxy resin stone adhesive from Bonstone, Milwaukee, WI or equal.

Anchors and pins are to be as indicated on shop drawings. If not indicated all anchors and pins are to be fabricated from Type 304 Stainless Steel.

PART 3 – EXECUTION

REMOVAL AND REPLACEMENT

Remove architectural precast concrete that has deteriorated or is damaged beyond repair. Carefully remove or demolish entire stone units from joint to joint without damaging surrounding stone. Remove such that replacement stone will be used in full size units.

Support and protect remaining architectural precast concrete surrounding removal area. Maintain flashing, reinforcement, lintels and adjoining construction in an undamaged condition.

Remove mortar, loose particles, and soil from architectural precast concrete by cleaning with brushes, chisels and water. Clean architectural precast concrete surrounding removal areas by removing mortar, dust and loose particles in preparation for replacement.

Install replacement architectural precast concrete into bonding and coursing pattern of existing architectural precast concrete.

Maintain joint width for replacement architectural precast concrete to match existing joints.

Use setting buttons or shims to set architectural precast concrete accurately spaced and with uniform joints.

Set replacement architectural precast concrete with completely filled bed, head and collar joints. Butter vertical joints for full width before setting and set units in full bed of mortar unless otherwise indicated. Replace existing anchors with new anchors as required.

REPOINTING STONEWORK

Remove mortar to a depth of ¾" or more using tools that do not damage adjacent materials.

Brush, vaccum or flush joints to remove dirt and loose debris after mortar has been removed at the joints.

Rinse joint surfaces with water to remove any remaining dust or mortar particles.

Apply pointing mortar in layers not greater than 3/8". Fully compact each layer and allow to become thumbprint hard before applying the next layer.

When mortar is sufficiently hard to support units, remove shims and other devices interfering with pointing of joints.

Tool exposed mortar joints in repaired areas to match joints of surrounding existing stonework. After mortar has fully hardened, thoroughly clean exposed stone surfaces of excess mortar and foreign matter using wood scrapers, stiff nylon or fiber brushes and clean water spray applied at low pressure. Do not use metal scrapers or metal brushes. Do not use acidic or alkaline cleaners.

CLEANING EXISTING ARCHITECTURAL PRECAST CONCRETE

Wet stone with cold water applied by low pressure spray.

Scrub architectural precast concrete with detergent solution using medium nylon or natural bristle brushes until soil is thoroughly dislodged and can be removed by rinsing.

Rinse with cold water applied by low pressure spray to remove detergent and soil.

SECTION 040140 MAINTENACE OF STONE ASSEMBLIES

SCOPE

Include all materials and labor and incidentals for the cleaning and repair of existing limestone belt-course and sill.

PART I – GENERAL
SCOPE
SUBMITTALS
QUALITY ASSURANCE

PART 2 – PRODUCTS
STONE MATERIALS
MORTAR MATERIALS
MANUFACTURED REPAIR MATERIALS

PART 3 – EXECUTION
REMOVAL AND REPLACEMENT
REPOINTING STONEWORK
CLEANING EXISTING STONEWORK

PART 1 – GENERAL

SCOPE

Clean and repair of existing stone belt-course and sill including removal and reinstallation or replacement as necessary

SUBMITTALS

Supply product data for each type of stone on the building

Provide shop drawings showing stone units and jointing and relationship to adjacent materials.

Provide samples for each type of stone on the building showing color and texture to be used.

QUALITY ASSURANCE

Stone restoration craftpersons are to be from an experienced stone restoration firm. Stone restoration firm to have completed work similar to that indicated for this project with a record of successful in-service performance.

PART 2 – PRODUCTS

STONE MATERIALS

Provide natural building stone of variety, physical properties, color, texture, grain, veining, finish, size and shape to match existing stone.

MORTAR MATERIALS

Prepare mortar in accordance with Specification Section 042113

MANUFACTURED REPAIR MATERIALS

Stone patching compound to be a factory mixed cementitious product that is custom manufactured for patching stone found on this building.

Use stone patching compound from Cathedral Stone Products, Hanover, Maryland or equal.

Formulate stone patching compound in colors, textures, and grain to match stone being patched.

For stone to stone adhesives use a 2 part polyester or epoxy resin stone adhesive from Bonstone, Milwaukee WI or equal specifically manufactured for the type of stone found on this building.

Stone anchors and pins are to be as indicated on shop drawings. If not indicated all anchors and pins are to be fabricated from Type 304 Stainless Steel.

PART 3 – EXECUTION

REMOVAL AND REPLACEMENT

Remove stone that has deteriorated or is damaged beyond repair. Carefully remove or demolish entire stone units from joint to joint without damaging surrounding stone. Remove such that replacement stone will be used in full size units.

Support and protect remaining stonework surrounding removal area. Maintain flashing, reinforcement, lintels and adjoining construction in an undamaged condition.

Remove mortar, loose particles, and soil from stone by cleaning with brushes, chisels and water. Clean stone surrounding removal areas by removing mortar, dust and loose particles in preparation for replacement.

Install replacement stone into bonding and coursing pattern of existing stone.

Maintain joint width for replacement stone to match existing joints.

Use setting buttons or shims to set stone accurately spaced and with uniform joints.

Set replacement stone with completely filled bed, head and collar joints. Butter vertical joints for full width before setting and set units in full bed of mortar unless otherwise indicated. Replace existing anchors with new anchors as required.

REPOINTING STONEWORK

Remove mortar to a depth of ¾" or more using tools that do not damage adjacent materials.

Brush, vaccum or flush joints to remove dirt and loose debris after mortar has been removed at the joints.

Rinse joint surfaces with water to remove any remaining dust or mortar particles.

Apply pointing mortar in layers not greater than 3/8". Fully compact each layer and allow to become thumbprint hard before applying the next layer.

When mortar is sufficiently hard to support units, remove shims and other devices interfering with pointing of joints.

Tool exposed mortar joints in repaired areas to match joints of surrounding existing stonework.

After mortar has fully hardened, thoroughly clean exposed stone surfaces of excess mortar and foreign matter using wood scrapers, stiff nylon or fiber brushes and clean water spray applied at low pressure. Do not use metal scrapers or metal brushes. Do not use acidic or alkaline cleaners.

CLEANING EXISTING STONEWORK

Wet stone with cold water applied by low pressure spray.

Scrub stone with detergent solution using medium nylon or natural bristle brushes until soil is thoroughly dislodged and can be removed by rinsing.

Rinse with cold water applied by low pressure spray to remove detergent and soil.

SECTION 042113 BRICK MASONRY

SCOPE
The work outlined in this section shall include everything necessary for and incidental to the execution and completion of all work specified herein. The general extent of the exterior masonry and related work includes brick repair and replacement and parapet building for added parapet height required for the purpose of installing rigid insulation on roof with parapet flashing. Currently the parapet height is such that roof insulation cannot be installed.

Included are the following topics:

PART 1 – GENERAL
Scope Summary
Quality Assurance
Submittals
Product Delivery, Storage and Handling
Environmental Requirements
PART 2 – PRODUCTS
Brick Masonry Units
Mortar Materials
PART 3 – EXECUTION
Substrate Preparation
Brick Removal and Replacement
Tuckpointing
Cleaning

PART 1 - GENERAL

SCOPE SUMMARY
Section includes construction of new brick masonry parapets and maintenance of unit masonry consisting of brick clay masonry restoration as follows:

Repairing unit masonry, including replacing units
Repointing joints

QUALITY ASSURANCE

Restoration Specialist Qualifications: Engage experienced masonry restoration firm with 10 or more years of experience with similar projects to perform work. Firm shall have completed work similar in materials, design and extent to that indicated for this project with a record of successful in service performance. Experience installing standard unit masonry is not sufficient experience for masonry restoration work.

Restoration Worker Qualifications: Only skilled masons who are familiar and experienced with the materials and methods specified and are familiar with the design requirements shall be used for masonry restoration.

Repointing Mockups: Prepare two separate samples areas of approximately 36" x 36" for each type of repointing required. One sample will be for demonstrating methods and quality of workmanship expected in removal of mortar from joints and the other for demonstrating the quality of material and workmanship expected in pointing mortar joints. Samples should cure a minimum of 14 days prior to inspection by Owner and Architect/Engineer. Inspection shall be based on a viewing distance of 10 feet from wall surface.

SUBMITTALS
Submit product data for masonry cleaning materials
Submit samples of face brick.

PRODUCT DELIVERY, STORAGE AND HANDLING
Deliver all materials in their original unopened containers with all markings intact.
Store by stacking on pallets the salvaged existing face brick.

ENVIRONMENTAL REQUIREMENTS
Cleaning shall be performed only when the outside air temperature exceeds 40 degrees Fahrenheit.
Pointing shall be performed only when the outside air temperature exceeds 40 degrees Fahrenheit.
Bricks shall be replaced only when the outside air temperature exceeds 40 degrees Fahrenheit.

PART 2 – PRODUCTS

BRICK MASONRY UNITS

Salvaged Face Brick

Salvaging of brick for reinstallation at this building is intended to be used for face brick and is intended to be used on all elevations. If an insufficient quantity of salvaged units from this building is not available reclaimed brick can be used.

Brick units salvaged from this building for re-used shall be sound and cleaned free of mortar and dirt. No chips larger than the size of a quarter will be permitted. The contractor and architect shall review salvaged brick units at the start of the project to establish acceptable criteria for acceptance of salvaged units.

Face Brick

Use reclaimed brick for face brick units.

Size, texture and color of reclaimed face brick shall match existing bricks. The process of selecting an appropriate replacement brick unit may require several submittals by the contractor.

The contractor shall provide uncored brick for corners, jambs, sills and special shapes where required.

Corner and jamb units shall have finished faces on the two adjacent sides of the units.

Header brick units shall have a finished face on one end.

Common Brick

Common brick units salvaged from other buildings can be used on this building for backup as long as they are sound, in good condition, similar in size, cleaned and free of mortar and dirt, and free of spalls or chips larger than a one inch sphere.

MORTAR

Mortar Measuring

Measure cementitious materials and sand in a dry condition by volume or equivalent weight. Do not measure by shovel, use known measure. Mix materials in a clean mechanical batch mixer.

Mortar Mixing

Thoroughly mix cementitious materials and sand together before adding any water. Then mix again adding only enough water to produce a damp, unworkable mix that will retain its form when pressed into a ball. Maintain mortar in this dampened condition for 30 to 60 minutes. Add remaining water in small portions until mortar reaches desired consistency. Use mortar within 2 ½ hours of initial hydrating. Mortar may be retempered during this 2 ½ hour period.

Mortar Proportions: Mix mortar in the following proportions as determined by Schmitt Technical Services report dated January 9, 2013:

One part Portland cement, 1.2 parts hydrated lime and 2.6 parts sand.

Schmitt Technical Services Report

REFER TO SHEET FR 102 FOR THE SCHMITT TECHNICAL SERVICES REPORT

PART 3 – EXECUTION

SUBSTRATE PREPERATION

Exterior masonry surfaces shall be inspected for cracks and or/defective mortar joints and for missing brick.

Any mortar joint that is loose, porous, crumbled, cracked, badly weathered (deeper than 1/8" behind original mortar joint raked depth), unbonded to adjacent masonry units, or a potential source of leakage shall be deemed defective.

Any mortar joint that lacks mortar or has lost bond, which can be detected from a maximum distance of 10 feet under clear skies during daylight times shall be deemed defective.

Any previously repaired movement crack or mortar joint with sealant shall be deemed defective.

Spalled, cracked, broken or otherwise defective brick shall be removed and replaced using brick and mortar as indicated herein.

All cracks and/or defective mortar shall be cut out or ground out to a minimum depth of ¾".

Where mortar is broken loose beyond a depth of ¾", remove to the full depth of the breakage where firm solid mortar is encountered and tuckpoint. All joints must be cut clean of unsound mortar material in a square manner full depth of cut.

Following this cleaning, the joint shall be thoroughly moistened. The joint shall be damp, but without free water on the surface at the time of pointing.

The cutting of joints and cracks shall be done with suitable tools, either hand tools or mechanical equipment, in such a manner as will not loosen adjacent joints or injure the corners of the masonry units.

After the joint has been cut out, all loose material shall be removed by brush, air jet, or water stream.

Any spalled, broken, or missing brick which can be detected from a maximum distance of 10 feet under clear skies during daylight times shall be deemed defective.

Facing brick which is spalled 1/8" or greater in depth over 10% or more of the face area shall be removed and replaced.

BRICK REMOVAL AND REPLACEMENT

At locations indicated, remove bricks that are damaged, spalled, or deteriorated or are to be reused. Carefully demolish or remove entire units from joint to joint, without damaging surrounding masonry, in a manner that permits replacement with full size units.

Support and protect remaining masonry that surrounds removal area. Maintain flashing, reinforcement, lintels, and adjoining construction in an undamaged condition.

Remove in an undamaged condition as many whole bricks as possible.

Remove mortar, loose particles, and soil from removed brick by cleaning with hand chisels, brushes and water.

Clean bricks surrounding removal areas by removing mortar, dust, and loose particles in preparation for replacement.

Replace removed damaged brick with other removed brick or reclaimed brick in good quality. Do not use broken units.

Install replacement brick into bonding and coursing pattern of existing brick. If cutting is required, use a motor driven saw designed to cut masonry with clean, sharp, unchipped edges.

Maintain joint width for replacement units to match existing joints.

Lay replacement brick with completely filled bed, head and collar joints. Butter ends with sufficient mortar to fill head joints and shove into place. Wet both replacement and surrounding bricks. Use wetting methods that ensure that units are nearly saturated but surface is dry when laid.

Tool exposed mortar joints in repaired areas to match joints of surrounding existing brickwork.

Rake out mortar used for laying brick before mortar sets and point new mortar joints in repaired area to comply with requirements for repointing existing masonry.

When mortar is sufficiently hard to support units, remove shims and other devices interfering with pointing of joints.

TUCKPOINTING

With joint damp, the joint shall be completely filled with mortar placed in layers and firmly pressed into place.

Following at the proper interval, the joint shall be compressed and tooled with a smooth rounded iron of selected width to produce a smooth, dense surface, very slightly concave, or similar depth as typically existing, and tightly pressed against the edges of the masonry units. Complete by gently brushing face of joint to match existing rough texture.

CLEANING

After mortar has fully hardened, thoroughly clean exposed masonry surfaces of excess mortar and foreign matter; use wood scrapers, medium or stiff nylon or fiber brushes, and clean water, spray applied at low pressure. No metal scrapers or brushes are to be use. No acidic or alkaline cleaners are to be used.

SECTION 043010 CLAY WALL COPING

PART 1 - GENERAL

Furnish all labor, materials, tools and equipment to perform all work necessary and incidental to providing and installing new clay wall coping where missing and for removing and reinstalling existing clay wall coping.

PART 2 – PRODUCTS

Clay wall coping shall be the product of an established specialty plant. The plant shall be that of a producer recognized by the industry as a manufacturer of this type of material, who can show successful completion of work of comparable quality and scope.

New clay wall coping shall match existing wall coping in size, glaze color, texture, profile and shape. Full size clay wall coping samples shall be submitted to architect for approval.

New clay wall coping shall be free of crazing, blisters, pinholes, staining, chipping or other imperfections as viewed from 15 feet away.

Clay wall coping that is removed and reinstalled shall be cleaned of all remaining setting bed materials including, but not limited to, mortar and sealant. All dirt and debris shall be removed from all faces of the clay wall coping prior to reinstallation.

All material shall be delivered, stored and handled so as to prevent deterioration or the intrusion of any foreign matter. Materials shall be stored off ground to prevent contamination by mud, dust or materials likely to cause staining or other defects.

Clay wall coping shall be supplied by Superior Clay Corporation, Uhrichsville, Ohio or equal.

PART 3 – EXECUTION

Wet all clay coping bed surfaces thoroughly prior to installation.

Set all clay copings in full beds of mortar. Set true and level.

After each unit is set remove excess mortar or mortar smears. Where mortar residue remains use proprietary cleaners only such as detergents or mild acids such as citrus acids. No hydrochloric, hydrofluoric or muriatic acids are to be used.

SECTION 045100 EXISTING MASONRY CLEANING

PART 1 - GENERAL

Furnish all labor, materials, tools and equipment and perform all work necessary for and incidental to cleaning brick and clay coping as specified herein.

The purpose of the cleaning is to remove dirt, stains, crusts and surface contamination without damage to the existing masonry surfaces. Also includes removal of paint graffiti. The result of the cleaning is not expected to return the façade to 100% clean or new appearance.

Perform cleaning mockup samples for review and approval by architect. Mockup samples are to be used as the standards for the project.

PART 2 – PRODUCTS

Water used for cleaning is to be potable water.

Water shall be heated to a temperature of 140 to 160 degrees Fahrenheit.

Job-Mixed Detergent Solution : Solution is to be prepared by mixing 2 cups of tetrasodium polyphosphate, ½ cup of laundry detergent and the balance to be hot water for every 5 gallons of cleaning solution.

Medium bristle brushes with natural fibers or plastic fibers.

Light duty paint strippers such as Cathedral Stone Products S-303 paint stripper or equal for use on graffiti.

PART 3 – EXECUTION

Wet masonry with cold water applied with by low pressure spray.

Scrub masonry with detergent solution using medium bristle brushes until soil is thoroughly dislodged and can be removed by rinsing.

Rinse with cold water applied by medium pressure spray to remove detergent and soil. Spray pressure to be no higher than 200 psi.

For removal of graffiti apply and remove stripper per manufacturer's recommended application and removal instructions. Collect lifted paint and dispose of in accordance with local, state and federal government regulations.

GENERAL SHEET NOTES

A. REMOVE ALL GRAFFITI PER SPECIFICATIONS

B. SEE AS4.0.1 FOR REMOVAL OF CMU & BRICK WINDOW INFILL

REPAIR KE□NOTES

TUCKPOINTING

BRICK REPLACEMENT

REPLACE OR REHABILITATE SILL/BELT COURSE

REPLACE CLAY CAP WHERE BROKEN OR MISSING

REPLACE OR REPAIR INDIVIDUAL DAMAGED BRICKS OR JOINTS PER SPECIFICATIONS

TUCKPOINTING:
TYPICAL TUCKPOINTING IS THE REMOVAL OF SURFACE MORTAR TO A DEPTH OF 3/4 OF AN INCH AND REPLACING IT WITH SUITABLE MORTAR.

BRICK REPLACEMENT:
INVOLVES REPLACING ALL MISSING AND DAMAGED BRICK, SOMETIMES MULTIPLE WYTHES DEEP IN AREAS WHERE THE MASONRY IS DEFECTIVE.

REFERENCE KE□NOTES

1. RAISE PARAPET AS NEEDED TO ACCOMMODATE ROOF INSULATION
2. PRESERVE ORIGINAL SHADOW LETTERING

GARVER FEEDMILL REDEVELOPMENT PLAN

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC

design coalition
Architects • Madison,WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE
		5/2/2016

SEALS AND SIGNATURES

SHEET TITLE

FACADE REPAIR SPECIFICATIONS

PROJECT NUMBER

SHEET NUMBER

AR4.0.2

Plot Date: 4/19/2016 4:09:04 PM GRLM

SCHMITT TECHNICAL SERVICES REPORT

Schmitt
Technical Services, Inc.

January 9, 2013

Mr. Peter Anderson
Facility Engineering, Inc
101 Dempsey Road
Madison, WI 53714

RE: Laboratory Analysis on Brick and Masonry Mortar, Garver Feed Mill Evaluation Project, Madison, WI

Dear Mr. Anderson

Schmitt Technical Services, Inc. (STS) has completedlaboratory testing to evaluate condition, composition and quality of samples taken from clay brick and masonry mortar as part of an evaluation into reuse of existing structures at the Garver Feed Mill, Madison, WI. The Garver Mill building was reported to be constructed in 1905/1906. The samples were received at STS on December 12, 2012. Sample identifications are provided in Table 1.

Table 1 Sample Identifications, Descriptions and Tests Performed

Facility Eng. ID	Sample Description	Test(s) Performed
(I)ASL5	Two Masonry Mortar Fragments	ASTM C 1324
(I)ASLM	Clay Brick	ASTM C 67 Suction, Absorption & Sat. Coeff.
(E)ASSM M	Clay Brick	ASTM C 67 Suction, Absorption & Sat. Coeff.
(E)ASM5 C	Clay Brick	ASTM C 67 Compressive Strength
(I)ASM6 C	Clay Brick	ASTM C 67 Compressive Strength
(I)BEH1 C	Clay Brick	ASTM C 67 Compressive Strength
(I)DELI M	Clay Brick	ASTM C 67 Suction, Absorption & Sat. Coeff.
(I)EELI M	Clay Brick	ASTM C 67 Suction, Absorption & Sat. Coeff.
(I)EEH1 C	Clay Brick	ASTM C 67 Compressive Strength
(E)FNLI M	Clay Brick	ASTM C 67 Suction, Absorption & Sat. Coeff.
(E)GWL1 C	Clay Brick	ASTM C 67 Compressive Strength

The following analyses were performed

(a) Petrographic and chemical analysis on the masonry mortar to determine the cementitious to sand ratio and masonry type by ASTM C1324 and

(b) Combined physical testing (absorption, compressive strength and saturation coefficient according to ASTM C 67) on clay brick samples.

FINDINGS AND CONCLUSIONS

Subject to the qualifications in the attached Appendix A, the following findings and conclusions are made:

1. The mortarsample was analyzed for calcium oxide, insoluble residue and loss on ignition (LOI) at 105°C, 550°C and 950°C. From this data, composition content of the hardened sample was calculated. Results are summarized in Table 2 below.

Table 2. Chemical Analysis Results for Garver Feed Mill Masonry Mortar (ASTM C 1324)

STS Project No.:	12098	Report Date:	Jan. 9, 2013
Client:	Facility Engineering	Examined by:	James Schmitt
Project:	Garver Feed Mill Evaluation	Method:	ASTM C 1324
Location:	Madison, WI	Analyst:	Elizabeth Otteson
Submitter:	Peter Bluechl-Anderson		
Lab Determined Composition (as %)			**Mortar**
Calcium oxide			42.39
Insoluble Residue (Sand)			55.73
L.O.I. @ 105° C			0.66
L.O.I. @ 550° C			3.80
L.O.I. @ 950° C			9.22
Calculated Composition[1]			Mortar
Portland Cement, %			52.34
Hydrated Lime, %			8.40
Sand, %			35.73
PC: Hydrated Lime: Sand Volumetric Proportions			**1.0:1.2:2.6**

Notes: (1) Ratios are calculated based on loose volumetric proportions, using loose bulk density of 94 pcf for Portland Cement (PC), 40 pcf for hydrated lime and 80 pcf for sand.

2. Thus, the chemical analysis determined the Portland cement-hydrated lime-to-aggregate ratio of the masonry mortar to be:

Mortar Sample (Portland Cement: Hydrated Lime: Aggregate Volumetric Proportions)	
Mortar	1.0: 1.2: 2.6

3. Petrographic examination reveals the masonry mortar to be composed of a mixture of calcareous and siliceous (primarily quartz and dolomite), natural sand as aggregate (Figure 3) encased in a highly carbonated Portland cement paste matrix (Figure 4). Measured maximum aggregate size is 3 mm (0.12 in. or passing the No. 4 US standard mesh sieve screen). Coarser sizes are scarce. Most of the aggregate is finer than 0.5 mm (or passing a 35 mesh screen; Figure 3). Thus, the aggregate is close to, but slightly finer

than the gradation required in ASTM C 144 (Standard Specification for Aggregate for Masonry Mortar). The sand appears durable and is performing as intended. This sand is typical of glacial sands in the region often used as concrete and masonry aggregate.

4. A small amount of hydrated lime is present in the mortar matrixas cement sized balls (Figure 3) and is estimated to be less than 1%, by volume of paste (see also Table 2). No supplementary cementitious materials are observed. The cement is well-hydrated as there are very few residual cement particles or even relicts of cement particles present.Properties of the mortar suggest a water-cement ratio estimated to be in the range of 0.45-to-0.55. However, the paste now is soft, very porous and contains numerous microcracks (Figure 5), likely a result of freeze-thaw damage. Many of these microcracks are lined to filled with secondary calcium carbonate, suggesting moisture has migrated through the mortar, leached calcium from the cement paste and redeposited the calcium as calcium carbonate.

5. The mortar is non-air entrained with many of the voids being small-to-large and irregularly shaped. Air content is estimated to be 8-to-12%. The air voids are lined with secondary deposits of calcium carbonate and ettringite, also suggesting migration of moisture into the mortar, and thus, being susceptible to freeze-thaw damage when saturated.

6. Petrographic observations and the mortar proportions provided in Table 2yield a composition that would be similar to a Type O Cement-Lime Mortar, as classifiedin ASTM C 270, "Standard Specification for Mortar for Masonry Units", even though ASTM C 270 was not in existence at the time this mortar was placed. An ASTM C 270 Type O Cement-Lime Mortar is required to have a 28 day, minimum, average compressive strength of 350 psi, Table X1.1 of the Appendix of ASTM C 270 indicates a Type O mortar is suitable for interior, non-load bearing partitions and exterior above grade, non-load bearing walls that are not likely to be frozen when saturated.

7. Brick compressive strength test results are provided in Table 3 below.

Table 3 - ASTM C 67 Brick Compressive Strength Test Results

Facility Eng. ID	(I)ASM5 C	(I)ASM6 C	(I)BEH1 C	(I)EEH1 C	(E)GWL1 C	Average
Length (in)	3.95	3.89	3.89	3.95	3.86	----
Width (in)	3.24	3.22	3.65	3.27	3.24	----
Area (sq. in)	14.8	14.5	14.2	14.9	14.4	----
Load (lbs)	35,670	28,020	30,640	34,930	37,020	----
Compressive Strength (psi)	2,475	1,935	2,160	2,345	2,565	2,283

Notes: Bricks had numerous cracks, chips and imperfections.

8. ASTM C 62, "Standard Specification for Building Brick (Solid Masonry Units Made from Clay or Shale)" requires that for exposure to severe weathering conditions (Grade SW), brick must have a minimum compressive strength of 2,500 psi for an individual brick and 3,000 psi for an average of 5 bricks. Data in Table 3 indicate the in place project brick do not meet the average strength requirement and only one of the five bricks tested meets the individual strength requirement. The data does suggest some variability in strength, possibly due to certain locations being in better condition and higher strength than others. Thus, the data has to be analyzed against the field survey observations.

9. Brick absorption test results are provided in Table 4 below.

Table 4 - ASTM C 67 Brick Absorption Test Results

Facility Eng. ID	(I)ASM1 M	(E)ASM1 M	(E)DEL1 M	(I)EEL1 M	(E)FNL1 M	Average
Initial Rate of Absorption (g/min/30in²)	27.8	13.0	21.9	11.0	9.9	20.7
24 Hr. Absorption (%)	21.2	19.5	16.6	10.7	13.5	16.3
5 Hr. Boil Absorption (%)	26.8	22.6	19.0	15.2	15.7	19.9
Saturation Coefficient	0.79	0.86	0.87	0.70	0.86	0.82

Notes: Initial rate of absorption was determined on air dry weight

10. For new building construction, the Wisconsin Department of Administration, Division of State Facilities (DSF) requires the initial rate of absorption to be a minimum of 3 g/min/30in² for an individual brick and a minimum of 5 g/min/30in² for an average of five bricks. The project bricks meet this requirement. DSF also requires the initial rate of absorption to be a maximum of 25 g/min/30in² for an individual brick and a maximum of 20 g/min/30in² for an average of five bricks. The individual maximum requirement is exceeded in two of the bricks and the average of 5 is at the upper limit requirement. Again, the data has to be analyzed against the field survey observations to best sort out this variability.

11. ASTM C 62 also has requirements pertaining to severe weathering conditions for absorption and saturation coefficient. For Grade SW brick, the 24 hour absorption should not exceed 8% for 5 individual bricks. All of the bricks exceed the 8% requirement.

12. ASTM C 62 states that if the 24 hour absorption requirement is exceeded, the brick should be evaluated by both the 5 hour boil absorption and the saturation coefficient. Five hour boil absorption (for Grade SW) should not exceed 17% for an average of 5 bricks and 20% for an individual brick. Two of the bricks exceed the individual maximum requirement for 5-hour boil absorption. The average of five bricks for the 5-hour boil exceeds the maximum limit

13. ASTM C 62 states the saturation coefficient shall not exceed 0.78 for an average of 5 bricks and 0.80 for an individual brick. Three of the bricks exceed the maximum saturation coefficient for individual brick. The average of five bricks exceeds the 0.78 requirement.

14. Based on the testing and analyses performed, condition and quality of the masonry is variable depending on location. In some areas, the present quality is poor. In other areas, the condition and quality is marginal. Additional brick testing should be done to further delineate acceptable from nonusable areas. It should be noted that none of the existing project masonry is even close to the quality and long-term, lower maintenance of new masonry.

Additional details of the petrographic examination are provided later in this report.

LABORATORY PROCEDURES

Chemical Analysis

Chemical analysis of the mortar was performed per ASTM C 1324, "Standard Test Method for Examination and Analysis of Hardened Masonry Mortar." Determination of calcium oxide level was performed using ASTM C114, "Standard Test Method for Chemical Analysis of Hydraulic Cement: Section 9: Ammonium Hydroxide and Section 15: Calcium Oxide".

Petrographic Analysis

The mortar was examined using techniques and procedures outlined in ASTM C 1324, "Standard Test Method for Examination and Analysis of Hardened Masonry Mortar" And ASTM C 856, "Standard Practice for Petrographic Examination of Hardened Concrete" and the Federal Highway Administration's Publication No. FHWA-HRT-04-150, "Petrographic Methods of Examining Hardened Concrete: A Petrographic Manual."

The mortar examination included sawing the sample longitudinally; followed by lapping one half of the sawed slice with successively finer lapping grits to produce a finely ground (and nearly polished) surface of the entire mortar thickness. The lapped surface and freshly broken surfaces of the specimen were examined visually (with the unaided eye) and under a stereomicroscope at magnifications of 7 to 40X.

In addition, a thin section was made from the mortar, as were temporary, crushed fragment (i.e., "powder or immersion") mounts. The thin section and immersion mounts were examined under plane and cross-polarized light at magnifications of 50 to 400X using a polarizing light microscope.

Estimates of water-to-cement ratio were done using techniques outlined in FHWA-HRT-04-150 and methods developed by Dr. Donald Campbell (unpublished).

Physical Testing of Clay Brick

Absorption, compressive strength, initial rate of absorption (suction) and saturation coefficient of the clay brick were determined using methods outlined in ASTM C 67, "Standard Test Methods for Sampling and Testing Brick and Structural Clay Tile."

PETROGRAPHIC EXAMINATION

Masonry Mortar

General Description

The sample consists of two (2) mortar fragments identified as "(I) ASL5" (Figures 1 and 2). One fragment has dimensions of 2-1/4 in. by 3 in. by ½ in.The other fragment has dimensions of 3 in. by 3-3/4 in. by ½ in.The top and bottom surfaces of the fragments are flat imprints of adjacent brick; thus, the specimens represent the full thickness of a mortar joint. Side of the fragments are mostly broken surfaces, although a few surfaces are weathered, tooled mortar surfaces and one surface is the overflow spillage of the back side of a brick.

Mortar Aggregates

The aggregate is uniformly dispersed throughout the mortar. Measured maximum aggregate size is 3mm (0.12 in or passing the No. 4 US standard mesh sieve screen). However, coarser sizes are rare. Most of the aggregate is finer than 0.5 mm (or passing a 35 mesh screen; Figure 3). The aggregate is close to but slightly finer than the gradation required in ASTM C 144 (Standard Specification for Aggregate for Masonry Mortar)

Aggregate is natural sand composed of a wide variety of rock and mineral types including quartz, feldspar, chert, chalcedony, dolomite and granite (Figure 4). Quartz is the most prominent mineral component of the aggregate. Aggregate is translucent, brown, tan and beige. Aggregate is hard; dense; sub-angular to well-rounded; mainly equant in shape and has a smooth surface texture.

The aggregate does not exhibit deterioration or evidence of poor service performance. Rather, the aggregate observed appears to be performing as intended.

Mortar Cement Paste

Cement paste is white, fairly soft, highly porous and weakly bonded to aggregate particles. Paste exhibits a porcelainous luster, amorphous to saccharoidal texture and an irregular fracture. Cement paste is extensively carbonated (Figure 4).

The cement is well-hydrated as there are very few residual cement particles or even relicts of cement particles present. Calcium hydroxide content, a normal hydration product, cannot be discerned due to extensive paste carbonation. Hydrated lime is present in the mortar (Figure 3).

Properties of the paste previously described are evaluated to provide an estimate of the water-to-cement ratio. Based on paste properties observed, water-cement ratio is estimated to be moderate, that is, estimated to be in the range of 0.45-to-0.55.

There are numerous microcracks in the paste (Figure 5), likely a result of freeze-thaw damage. Many of these microcracks are lined to filled with secondary calcium carbonate, suggesting moisture has migrated through the mortar, leached calcium from the cement paste and redeposited the calcium as calcium carbonate.

Mortar Air Voids

There are numerous small-to-large, irregularly shaped voids typical of entrapped air (Figure 4), but no smaller spherical voids typical of entrained air. Therefore, the mortar is non-air entrained.

Air content is estimated to be 8-to-12%, by volume. The air voids are lined secondary deposits of calcium carbonate and ettringite, suggesting migration of moisture into the mortar.

*****

We sincerely appreciate your choice of Schmitt Technical Services, Inc. to assist you in this evaluation. If you have any questions or need additional consultation, please contact us.

Sincerely,

Schmitt Technical Services, Inc.

James W. Schmitt, P.E.
Principal/President

JWS/jws

Attachments

Elizabeth M. Otteson
Chemist/Manager Chemistry Services

Figure 1. Mortar Sample "(I) ASL5" as received in the laboratory for testing. Top scale is in centimeters. Bottom scale is in inches.

Figure 2. Another view of Mortar Sample "(I) ASL5" as received in the laboratory for testing. Top scale is in centimeters. Bottom scale is in inches.

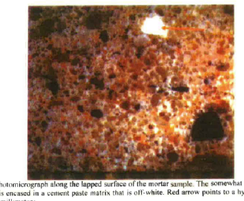


Figure 3. Photomicrograph along the lapped surface of the mortar sample. The somewhat fine natural sand aggregate is encased in a cement paste matrix that is off-white. Red arrow points to a hydrated lime ball. Scale is in millimeters.

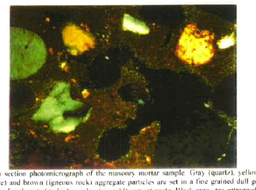


Figure 4. Thin section photomicrograph of the masonry mortar sample. Gray (quartz), yellow (quartz), gold (dolomite) and brown (igneous rock) aggregate particles are set in a fine grained dull gold to dull bronze matrix of carbonated (which is why it is gold) cement paste. Black areas are entrapped air voids. 100x magnification. Crossed polarized light.

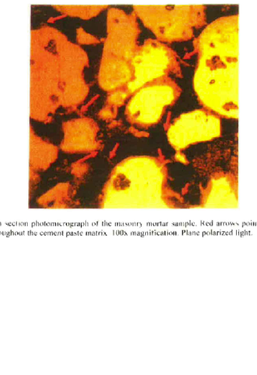


Figure 5. Thin section photomicrograph of the masonry mortar sample. Red arrows point to microcracks prevalent throughout the cement paste matrix. 100x magnification. Plane polarized light.

GENERAL SHEET NOTES

A. REMOVE ALL GRAFFITI PER SPECIFICATIONS

B. SEE AS4.0.1 FOR REMOVAL OF CMU & BRICK WINDOW INFILL

REPAIR KEYNOTES

TUCKPOINTING

BRICK REPLACEMENT

REPLACE OR REHABILITATE SILL/BELT COURSE

REPLACE CLAY CAP WHERE BROKEN OR MISSING

REPLACE OR REPAIR INDIVIDUAL DAMAGED BRICKS OR JOINTS PER SPECIFICATIONS

TUCKPOINTING:
TYPICAL TUCKPOINTING IS THE REMOVAL OF SURFACE MORTAR TO A DEPTH OF 3/4 OF AN INCH AND REPLACING IT WITH SUITABLE MORTAR.

BRICK REPLACEMENT:
INVOLVES REPLACING ALL MISSING AND DAMAGED BRICK, SOMETIMES MULTIPLE WYTHES DEEP IN AREAS WHERE THE MASONRY IS DEFECTIVE.

REFERENCE KEYNOTES

1. RAISE PARAPET AS NEEDED TO ACCOMMODATE ROOF INSULATION
2. PRESERVE ORIGINAL SHADOW LETTERING

GARVER FEEDMILL REDEVELOPMENT PLAN

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison,WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE
		5/2/2016

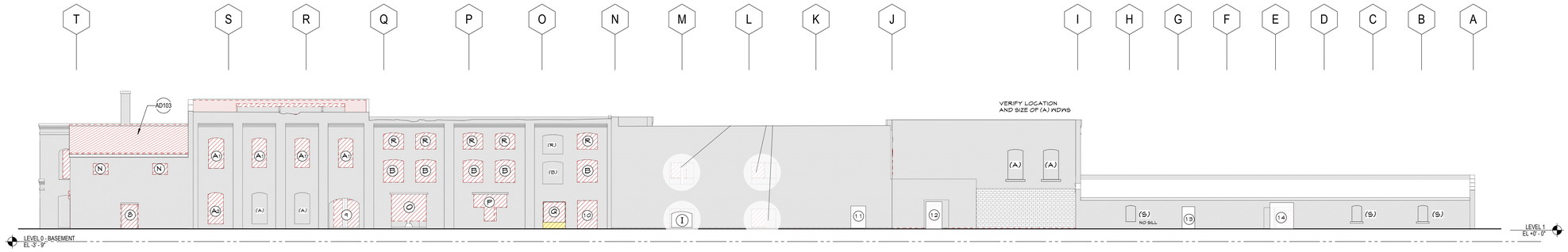
SEALS AND SIGNATURES

SHEET TITLE
SCHMITT TECHNICAL SERVICES REPORT

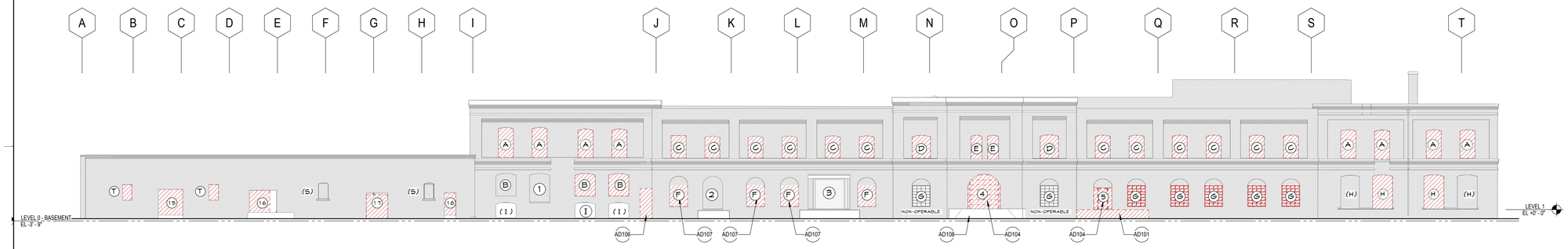
PROJECT NUMBER

SHEET NUMBER
AR4.0.3

Plot Date: 4/19/2016 4:09:04 PM GRLM



1 NORTH DEMO ELEVATION
SCALE: 1/16" = 1'-0"

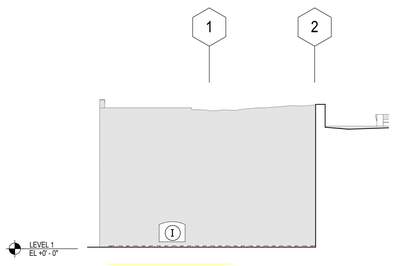


2 SOUTH DEMO ELEVATION
SCALE: 1/16" = 1'-0"

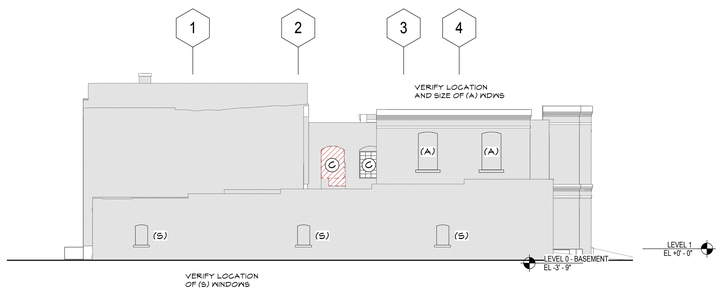
KEY NOTE WITH PARENTHESES ON ELEVATIONS INDICATES OPENING WITH MASONRY INFILL

WINDOW SCHEDULE

ID#	QTY.	MATL		ID#	QTY.	MATL
A	18	WOOD		K	1	WOOD
B	8	WOOD		L	1	M.O.
C	15	STEEL		M	1	WOOD
D	2	STEEL		N	4	M.O.
E	2	STEEL		O	1	STEEL
F	4	BRICK		P	1	STEEL
G	7	STEEL		Q	1	STEEL
H	5	STEEL		R	5	NOT DOC.
I	1	WOOD		S	8	BRICK
J	1	M.O.		T	2	WOOD

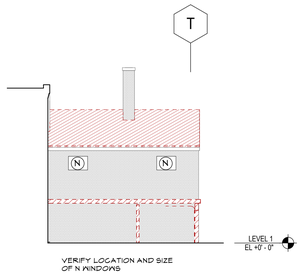


5 PARTIAL ELEVATION - NORTH LOOKING EAST
SCALE: 1/16" = 1'-0"

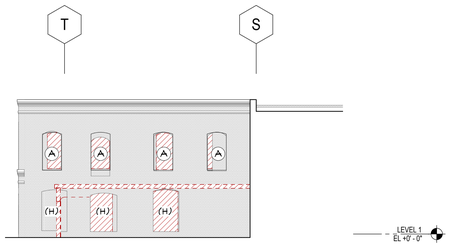


4 WEST DEMO ELEVATION
SCALE: 1/16" = 1'-0"

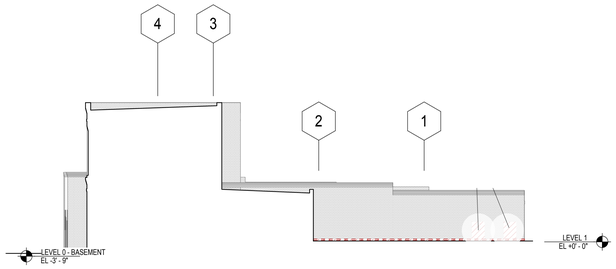
3 EAST DEMO ELEVATION
SCALE: 1/16" = 1'-0"



8 PARTIAL ELEVATION - WEST LOOKING NORTH
SCALE: 1/16" = 1'-0"



7 PARTIAL ELEVATION - WEST LOOKING SOUTH
SCALE: 1/16" = 1'-0"



6 PARTIAL ELEVATION - NORTH LOOKING WEST
SCALE: 1/16" = 1'-0"

GRAPHIC LEGEND

GENERAL SHEET NOTES

A. REFER TO THE A0.X SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.

B. REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS SHEET.

C. REFER TO AND COORDINATE WITH CIVIL DRAWINGS FOR ALL FINISH GRADES.

D. REFER TO THE A4.4.X SERIES SHEETS FOR ENLARGED EXTERIOR ELEVATIONS.

E. REFER TO THE A5.4.X SERIES SHEETS FOR EXTERIOR WINDOW AND LOUVER FRAME ELEVATIONS.

F. FINISH FLOOR ELEVATIONS PROVIDED BY GENERAL CONTRACTOR. CONFIRM ALL CRITICAL FINISH FLOOR ELEVATIONS PRIOR TO CONSTRUCTION.

REFERENCE KEYNOTES

AD101 REMOVE CONCRETE SLAB.
AD103 REMOVE ROOFING INCLUDING SHEATHING/DECKING
AD104 REMOVE DOOR AND HARDWARE
AD106 REMOVE WOOD 'DOGHOUSE' STRUCTURE.
AD107 REMOVE EXISTING BRICK AND PROTECT FOR FUTURE REUSE. PREPARE OPENING FOR NEW WINDOW AND FRAME TO MATCH

03/21/08

SHEET KEYNOTES

AD101 REMOVE CONCRETE SLAB.
AD103 REMOVE ROOFING INCLUDING SHEATHING/DECKING
AD104 REMOVE DOOR AND HARDWARE
AD106 REMOVE WOOD 'DOGHOUSE' STRUCTURE.
AD107 REMOVE EXISTING BRICK AND PROTECT FOR FUTURE REUSE. PR FOR NEW WINDOW AND FRAME TO MATCH EXISTING.
AD108 EXISTING RAMP TO REMAIN.

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

CITY OF MADISON WISCONSIN

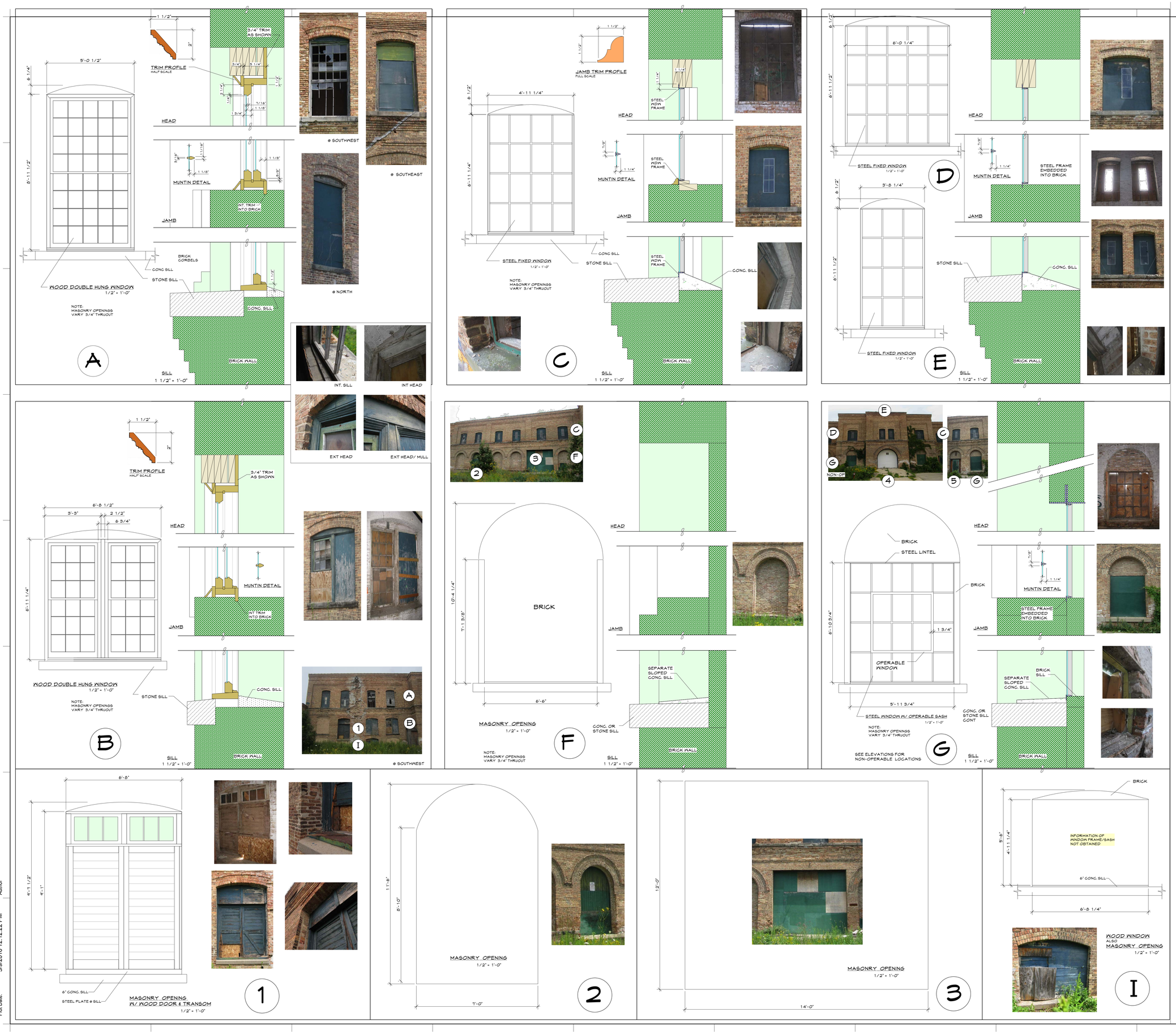
SHEET TITLE
EXISTING OPENING DOCUMENTATION - ELEVATIONS

PROJECT NUMBER
20737.000

SHEET NUMBER
AW4.0.1

Author

Plot Date: 5/9/2016 12:12:22 PM



GARVER | FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

CITY OF MADISON WISCONSIN

SHEET TITLE
EXISTING OPENING DOCUMENTATION

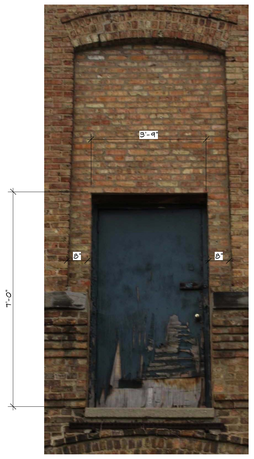
PROJECT NUMBER 20737.000

SHEET NUMBER AW4.1.0

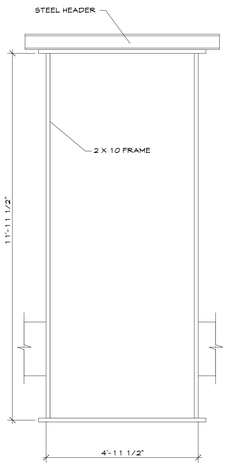
Author

5/9/2016 12:12:22 PM

Plot Date:

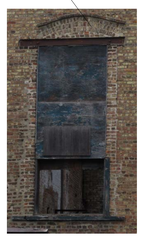


J



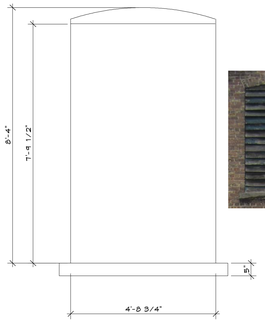
MASONRY OPENING
1/2" = 1'-0"

VIEWED FROM INTERIOR



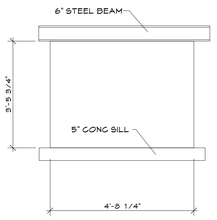
VIEWED FROM EXTERIOR

K



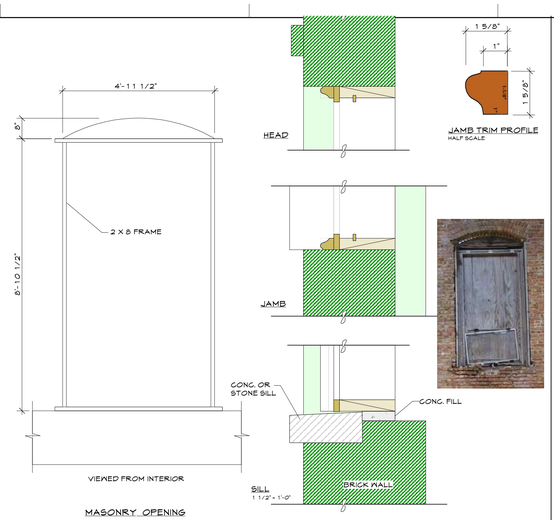
MASONRY OPENING
1/2" = 1'-0"

L



MASONRY OPENING
1/2" = 1'-0"

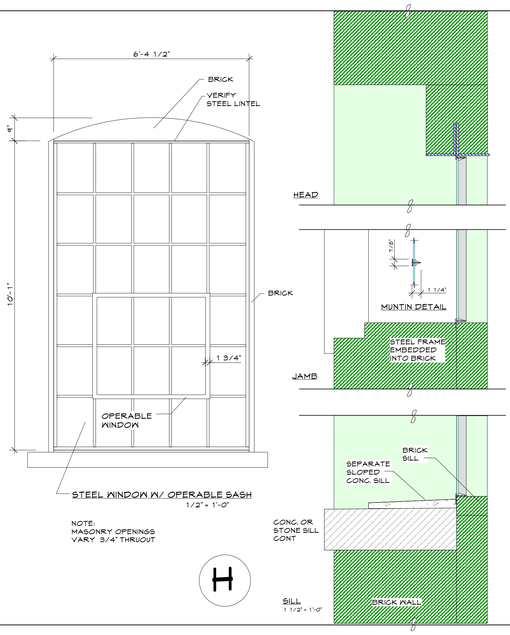
N



VIEWED FROM INTERIOR

MASONRY OPENING
1/2" = 1'-0"

A1



STEEL WINDOW W/ OPERABLE SASH
1/2" = 1'-0"

NOTE:
MASONRY OPENINGS
VARY 3/4" THRUOUT

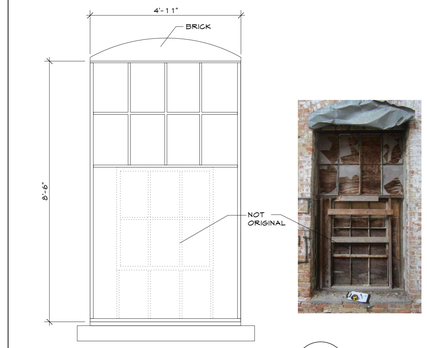
H

MASONRY OPENING
W/ WOOD DOOR
1/2" = 1'-0"

6

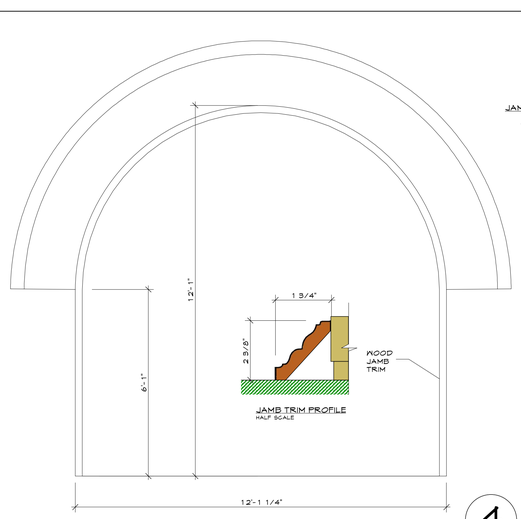
MASONRY OPENING
1/2" = 1'-0"

M



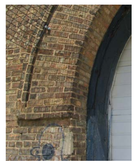
STEEL WINDOW W/ OPERABLE SASH
1/2" = 1'-0"

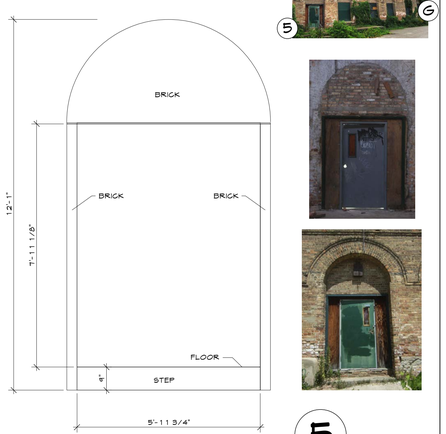
A2



MASONRY OPENING
1/2" = 1'-0"

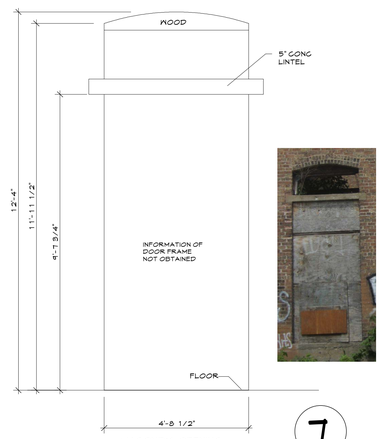
4





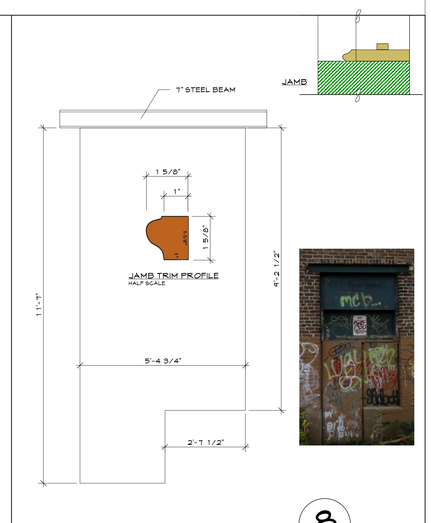
MASONRY OPENING
1/2" = 1'-0"

5



MASONRY OPENING
1/2" = 1'-0"

7



MASONRY OPENING
1/2" = 1'-0"

8

Author

5/9/2016 12:12:22 PM

Plot Date:

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

08.31.15
FOR REVIEW

STRUCTURAL integrity INC.

Profiles shown are for general information and illustrative purposes only. Verify all dimensions and contours prior to preparation of shop drawings, submittals, manufacturing and installation

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

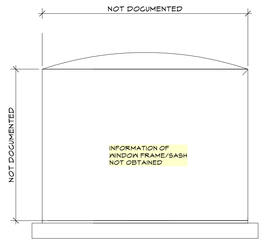
NOT FOR CONSTRUCTION

CITY OF MADISON WISCONSIN

SHEET TITLE
EXISTING OPENING DOCUMENTATION

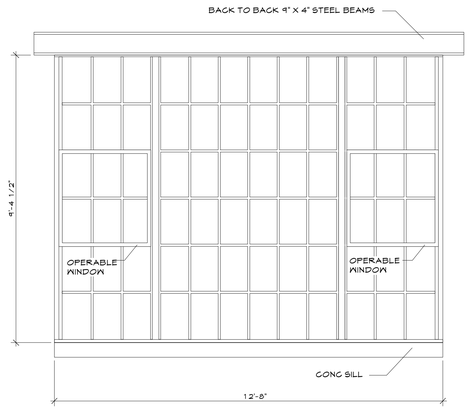
20737.000

AW4.1.1



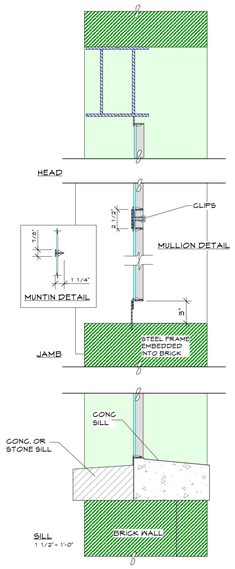
MASONRY OPENING
1/2" = 1'-0"

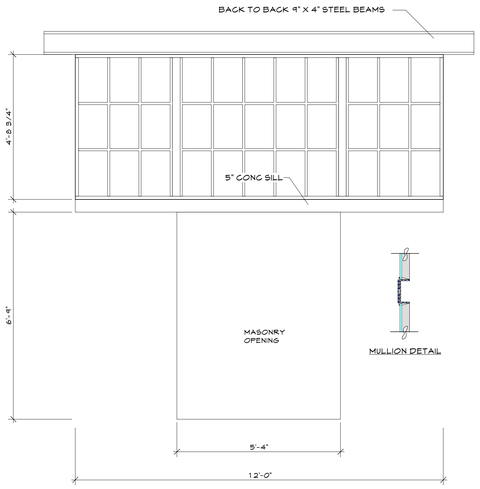
R

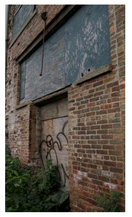


STEEL WINDOW W/ OPERABLE SASH
1/2" = 1'-0"

O

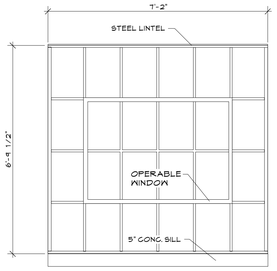


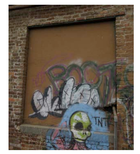




STEEL WINDOW
1/2" = 1'-0"

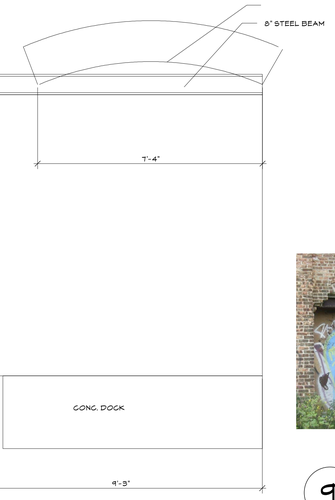
P





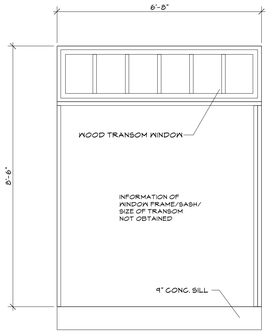
STEEL WINDOW W/ OPERABLE SASH
1/2" = 1'-0"

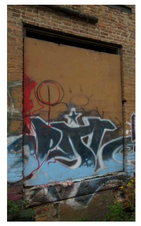
Q



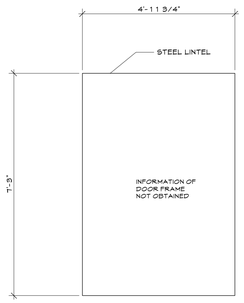
MASONRY OPENING
1/2" = 1'-0"

9



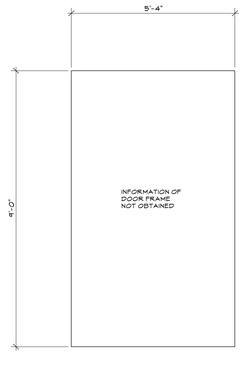


10



MASONRY OPENING
1/2" = 1'-0"

11



MASONRY OPENING
1/2" = 1'-0"

12

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

08.31.15
FOR REVIEW

Profiles shown are for general information and illustrative purposes only. Verify all dimensions and contours prior to preparation of shop drawings, submittals, manufacturing and installation

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

CITY OF MADISON WISCONSIN

SHEET TITLE
EXISTING OPENING DOCUMENTATION

20737.000

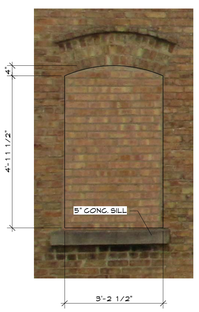
R

AW4.1.2

Author

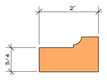
5/9/2016 12:12:22 PM

Plot Date:

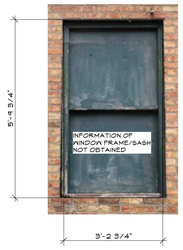


⊕ NORTH

S

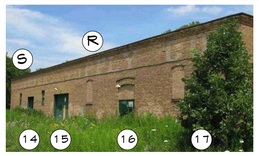


JAMB TRIM PROFILE
HALF SCALE



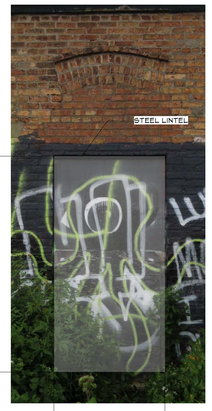
WOOD DOUBLE HUNG WINDOW
1/2" = 1'-0"

T



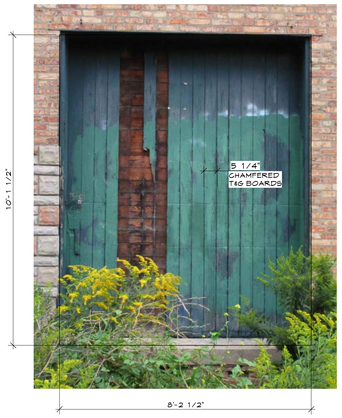
MASONRY OPENING
1/2" = 1'-0"

18



13

14



MASONRY OPENING
1/2" = 1'-0"

15

MASONRY OPENING
1/2" = 1'-0"

16

MASONRY OPENING
1/2" = 1'-0"

17

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

08.31.15
FOR REVIEW

Profiles shown are for general information and illustrative purposes only. Verify all dimensions and contours prior to preparation of shop drawings, submittals, manufacturing and installation

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

CITY OF MADISON WISCONSIN

SHEET TITLE
EXISTING OPENING DOCUMENTATION

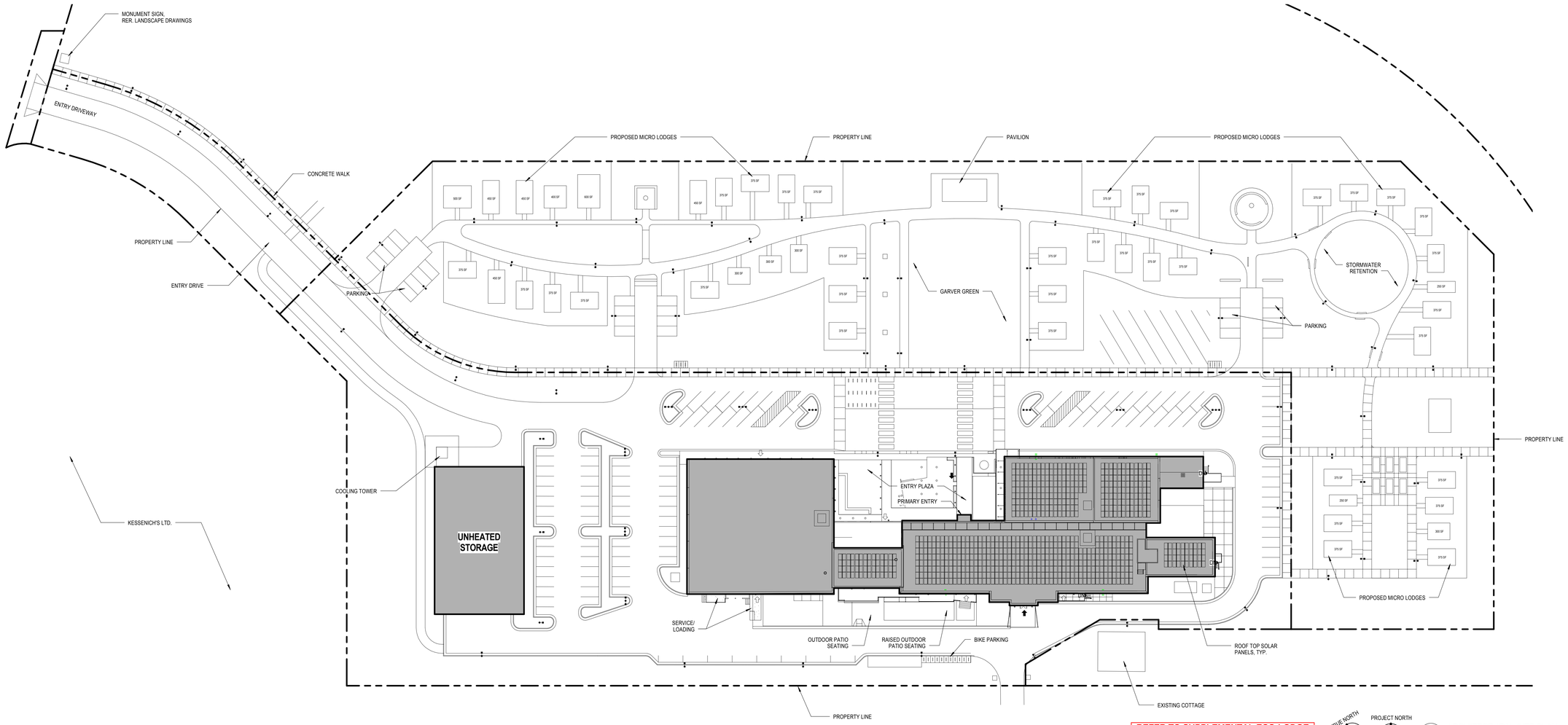
20737.000

AW4.1.3

Author

5/9/2016 12:12:22 PM

Plot Date:



REFER TO SUPPLEMENTAL ECO-LODGE EXHIBIT FOR ADDITIONAL INFORMATION

1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 40'-0"

GENERAL SHEET NOTES

A. REFER TO THE A0.X SERIES DRAWINGS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS AS WELL AS ABBREVIATIONS USED ON THIS DRAWING.

B. REFER TO AND COORDINATE WITH CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL SITE INFORMATION NOT SHOWN ON THIS DRAWING.

C. PROVIDE AUTOMATIC KEY OVERRIDE IN KNOX BOXES AND/OR KNOX SWITCHES AT ANY ENTRY GATES (BOTH INSIDE AND OUTSIDE) AND BUILDING ENTRIES AS REQUIRED BY FIRE DEPARTMENT. CONTRACTOR TO VERIFY PERMIT REQUIREMENTS FROM FIRE DEPARTMENT.

D. PROVIDE FIRE LANE SIGNAGE AND PAINT ALL CURBS ADJACENT TO EXISTING AND NEW FIRE HYDRANTS AND AS REQUIRED BY THE CITY OF MADISON FIRE DEPARTMENT. REFER TO CIVIL AND FIRE DRAWINGS FOR ADDITIONAL INFORMATION.

E. REFER TO LANDSCAPE DRAWINGS FOR HARDSCAPE DESIGN.

F. REFER TO LANDSCAPE DRAWINGS FOR SITE FENCING DESIGN.

G. ARCHITECTURAL SITE PLAN DIMENSIONS FOR COORDINATION PURPOSES ONLY. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR FINAL LAYOUT AND DIMENSIONS FOR SITE.

GRAPHIC LEGEND

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

CITY OF MADISON WISCONSIN

SHEET TITLE
ARCHITECTURAL SITE PLAN - OVERALL

PROJECT NUMBER
20737.000

SHEET NUMBER
A1.1.1

Plot Date: 5/10/2016 10:48:55 AM GRLM

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

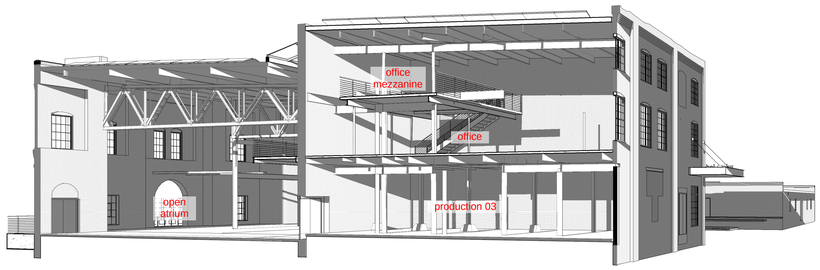
CITY OF MADISON WISCONSIN

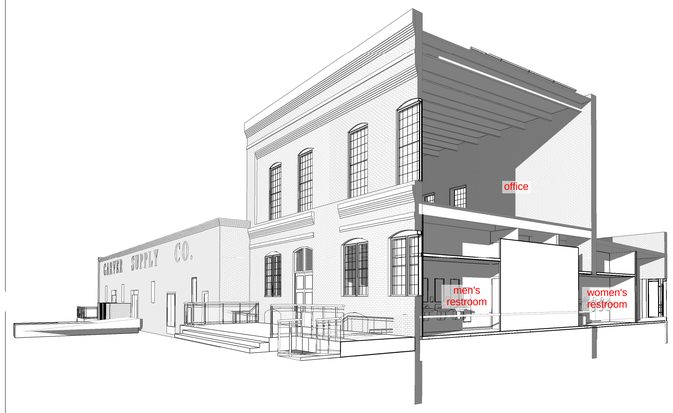
SHEET TITLE
PERSPECTIVES

PROJECT NUMBER
20737.000

SHEET NUMBER
A1.2.0

Plot Date: 4/28/2016 1:58:54 PM GRLM





GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

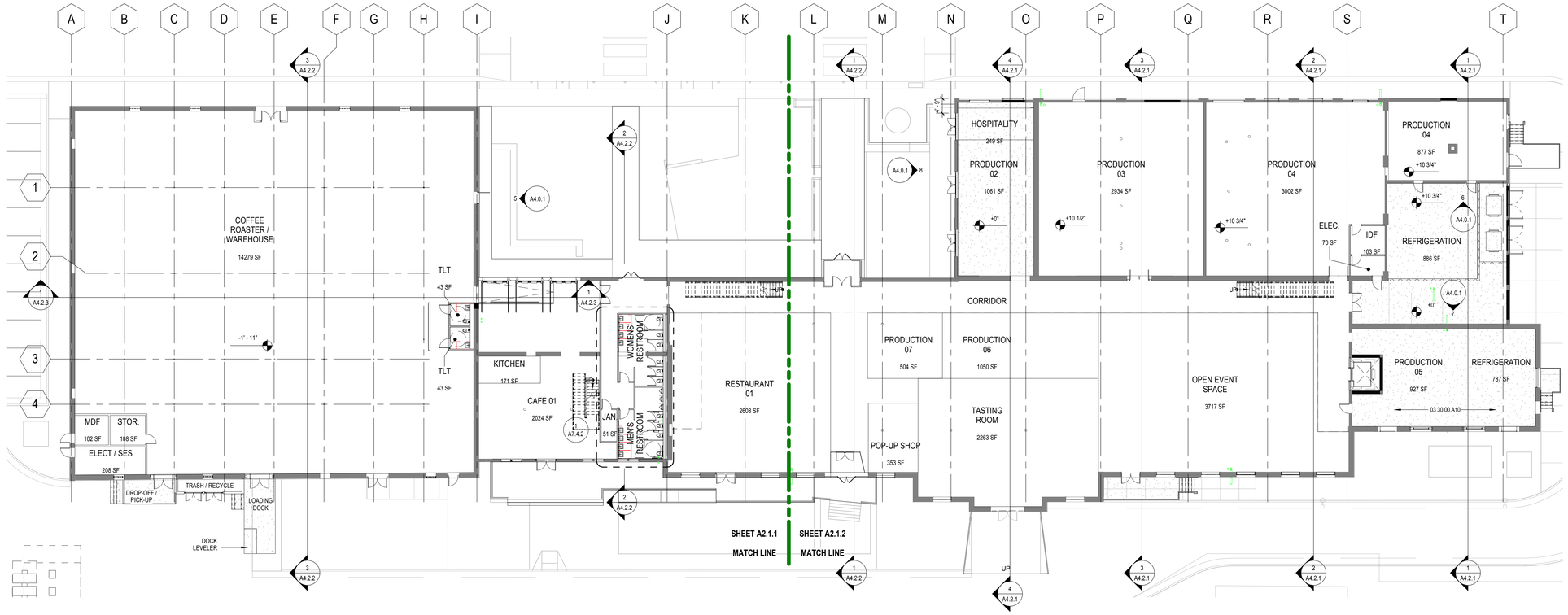
CITY OF MADISON WISCONSIN

SHEET TITLE
PERSPECTIVE SECTIONS

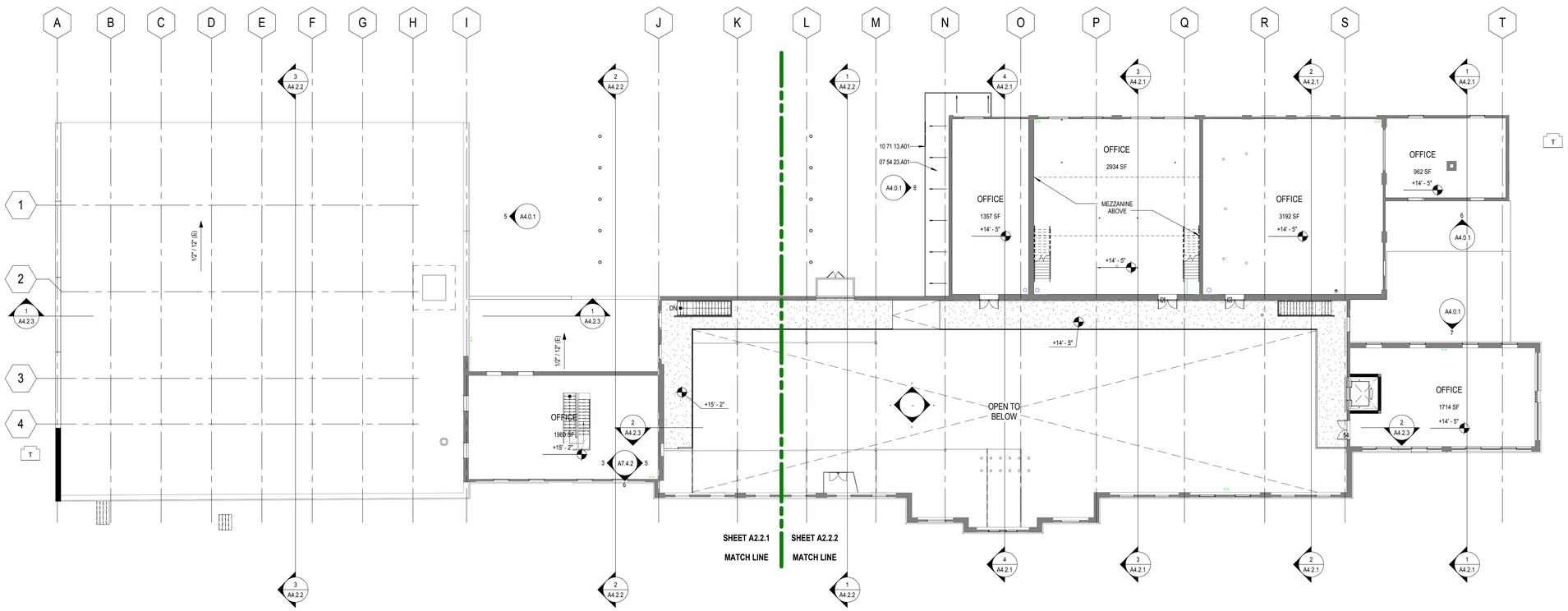
20737.000
PROJECT NUMBER

A1.2.1
SHEET NUMBER

Plot Date: 4/28/2016 2:19:52 PM GRLM



1 LEVEL 1 FLOOR PLAN - OVERALL
SCALE: 1/16" = 1'-0"



2 LEVEL 2 FLOOR PLAN - OVERALL
SCALE: 1/16" = 1'-0"

GRAPHIC LEGEND

GENERAL SHEET NOTES

A. REFER TO THE A0.X SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.
B. FOR BASIC LIFE SAFETY AND CODE INFORMATION APPLYING TO THIS PROJECT, REFER TO THE G2.X SERIES SHEETS LOCATED PER THE PROJECT SHEET INDEX.
C. REFER TO THE A3.X SERIES SHEETS FOR THE REFLECTED CEILING PLANS.
D. REFER TO THE A9.2.X SERIES SHEETS FOR PARTITION SYSTEMS TYPES AND DETAILS.
E. REFER TO THE A9.3.X SERIES SHEETS FOR THE INTERIOR OPENING SCHEDULE(S), TYPES, AND DETAILS.
F. REFER TO THE 'AI' SERIES SHEETS FOR INTERIOR FINISH INFORMATION.
G. REFER TO THE 'AI' SERIES SHEETS FOR INTERIOR FURNISHING INFORMATION.
H. EXISTING EXPOSED STEEL STRUCTURE TO BE PAINTED BLACK.

REFERENCE KEYNOTES

03 30 00.A10	CONCRETE FLOOR SLAB OVER INSULATION.
07 54 23.A01	TPO MEMBRANE ROOFING
10 71 13.A01	STEEL FRAMED EXTERIOR SHADE DEVICE. REF. STRUCTURAL FOR ADDITIONAL INFORMATION.

SHEET KEYNOTES

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

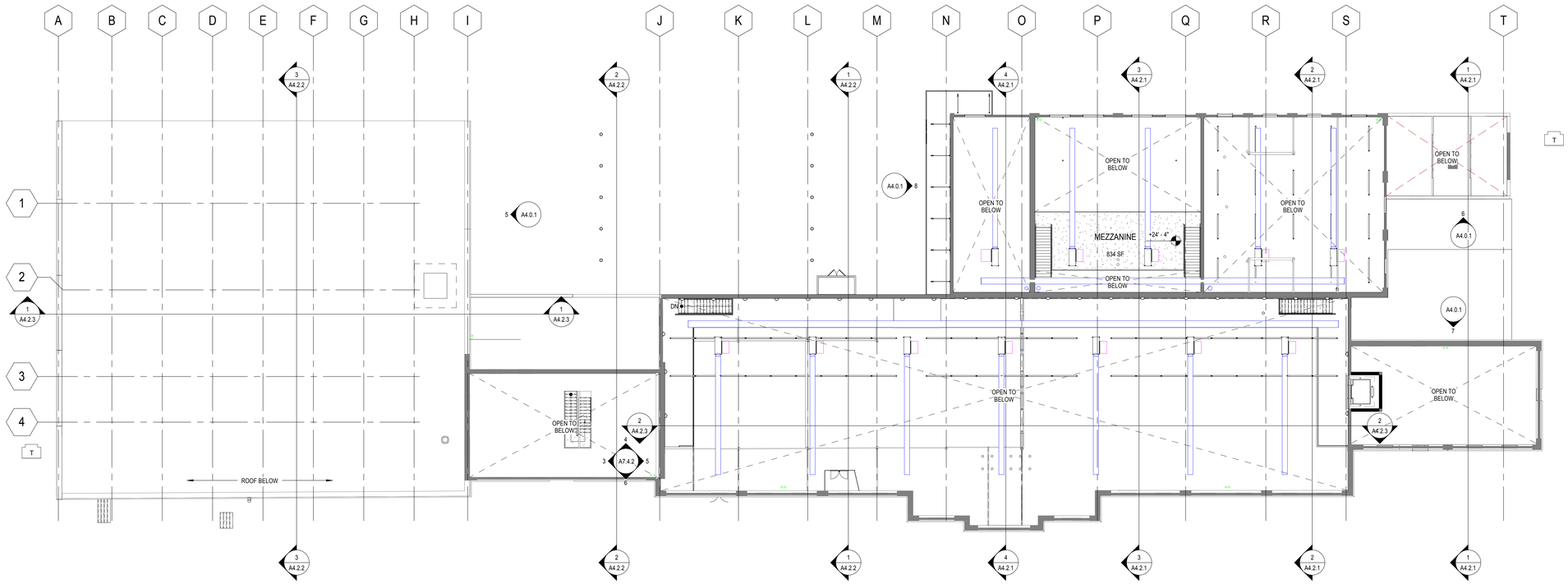
CITY OF MADISON WISCONSIN

SHEET TITLE
LEVEL 1 & 2 FLOOR PLANS - OVERALL

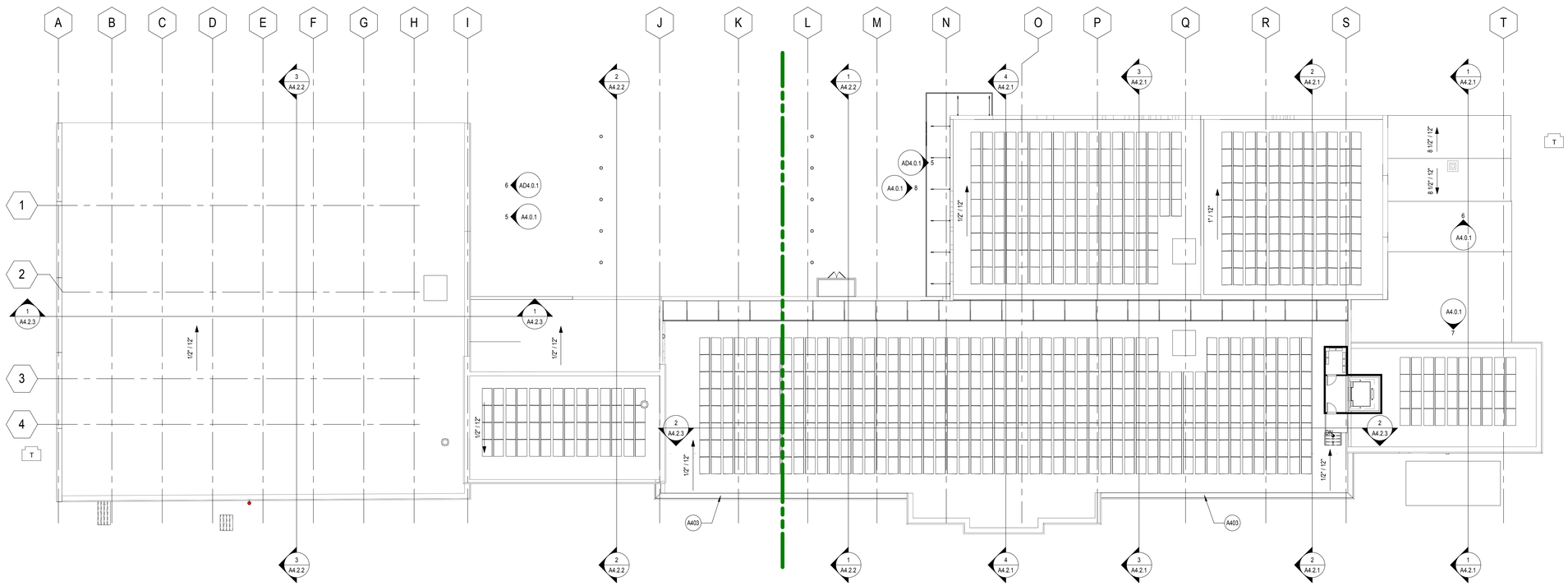
PROJECT NUMBER
20737.000

SHEET NUMBER
A2.1.0

Plot Date: 5/9/2016 4:10:18 PM GRLM



1 MEZZANINE LEVEL
SCALE: 1/16" = 1'-0"



2A ROOF PLAN - OVERALL
SCALE: 1/16" = 1'-0"

GRAPHIC LEGEND

GENERAL SHEET NOTES

A. REFER TO THE A0.X SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.

B. REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS SHEET.

C. FOR BASIC LIFE SAFETY AND CODE INFORMATION APPLYING TO THIS PROJECT, REFER TO THE G2.X SERIES SHEETS LOCATED PER THE PROJECT SHEET INDEX.

D. REFER TO THE "REFERENCE ELEVATION DEFINITIONS" LOCATED IN THE A0.X SERIES SHEETS FOR ROOF ELEVATION DEFINITIONS.

E. REFER TO THE A5.X SERIES SHEETS FOR ROOFING DETAILS.

F. ROOF ASSEMBLIES SHALL BE MINIMUM OF CLASS B FIRE CLASSIFICATION, OR AS SPECIFIED IN THE PROJECT MANUAL.

REFERENCE KEYNOTES

SHEET KEYNOTES

A403 ADD (3) ADDITIONAL BRICK COURSES OF SALVAGED BRICK, AS REQUIRED, TO ALLOW FOR FLASHING AT BACK OF PARAPET (ENTIRE LENGTH OF WALL WHERE SHOWN). REPLACE PARAPET CAP WHERE OCCURS.

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

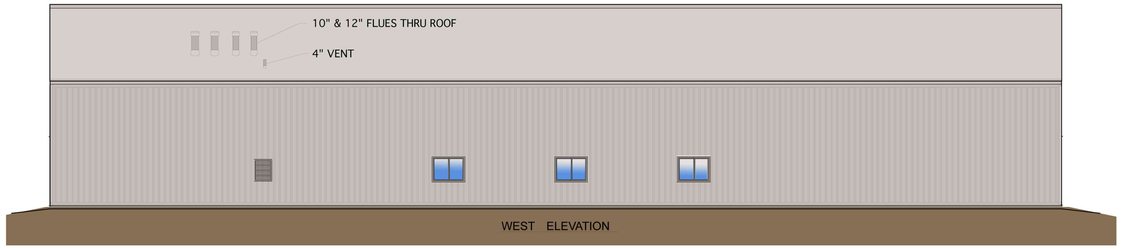
CITY OF MADISON WISCONSIN

SHEET TITLE
MEZZANINE & ROOF PLANS

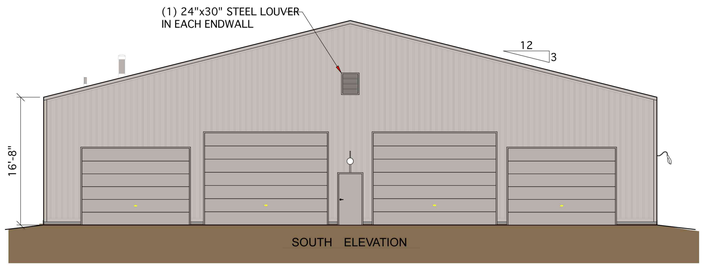
PROJECT NUMBER
20737.000

SHEET NUMBER
A2.3.0

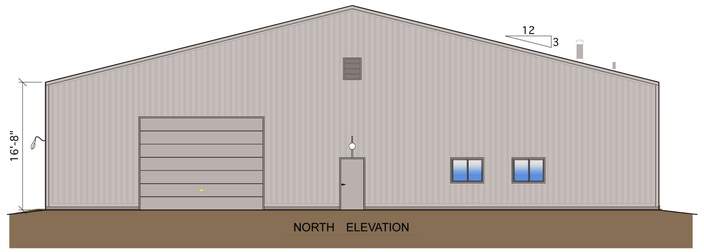
Plot Date: 5/9/2016 4:10:22 PM GRLM



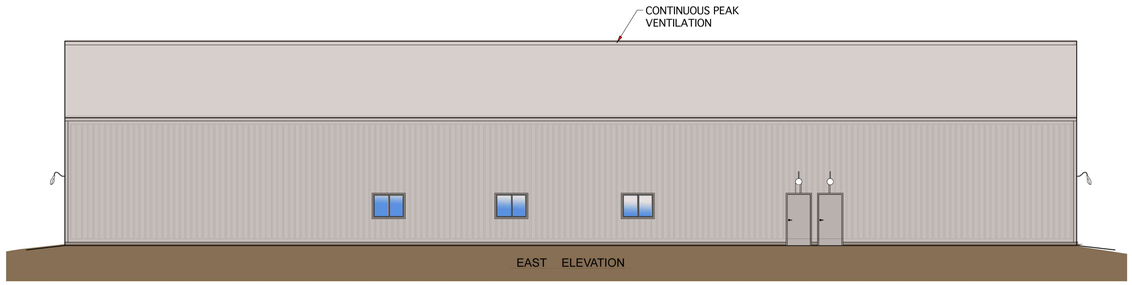
WEST ELEVATION



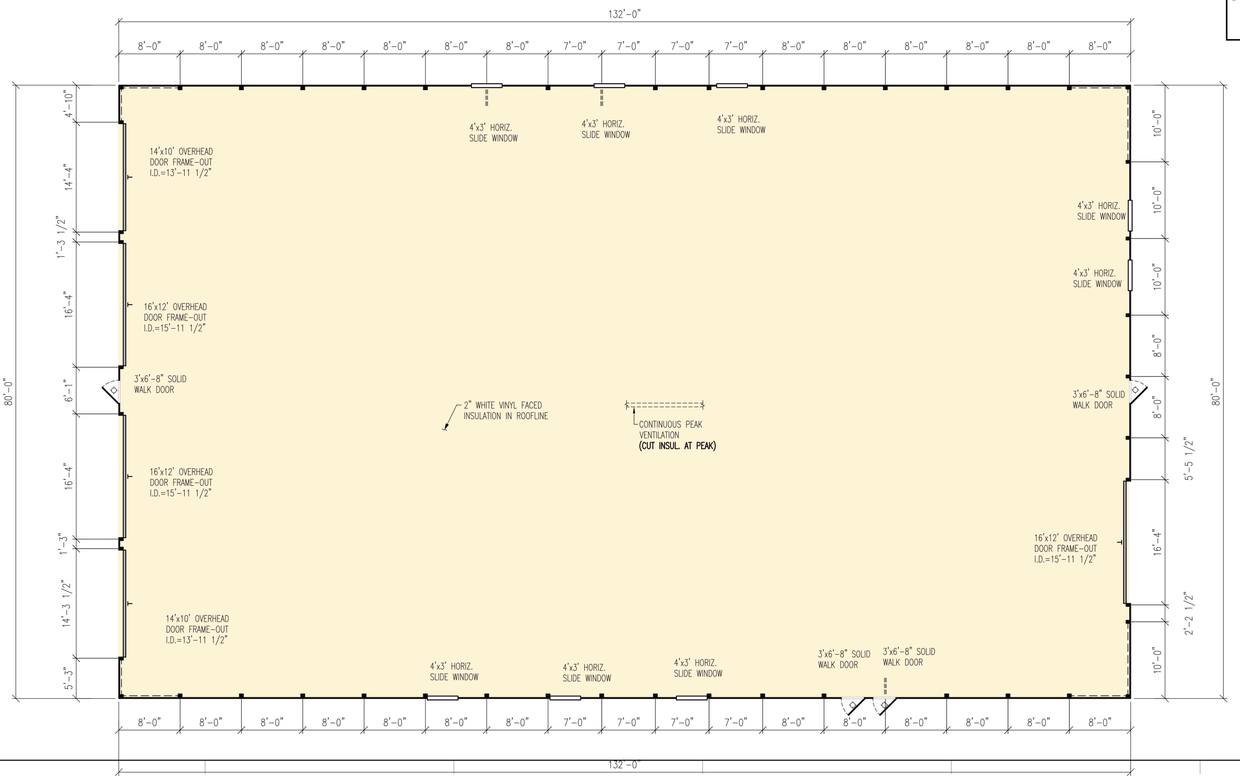
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

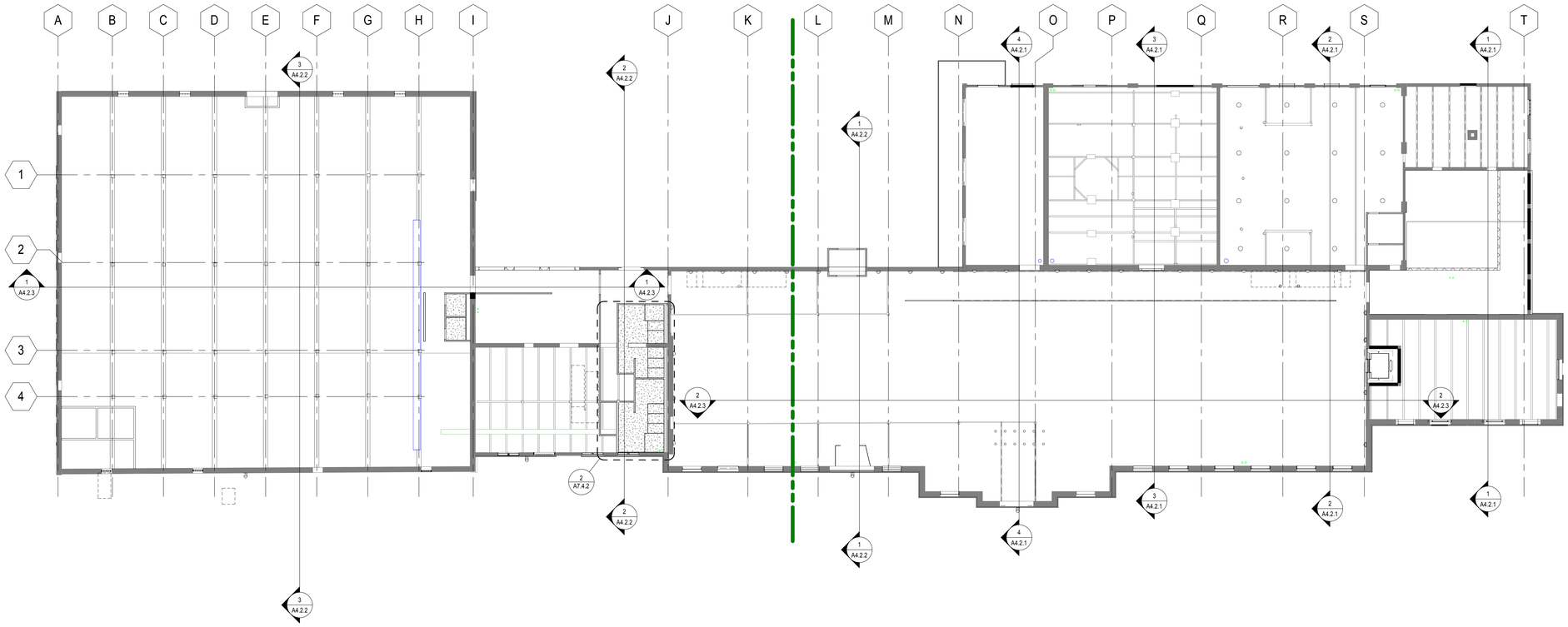
CITY OF MADISON WISCONSIN

SHEET TITLE
OLBRICH STORAGE - FLOOR PLAN AND BUILDING ELEVATIONS

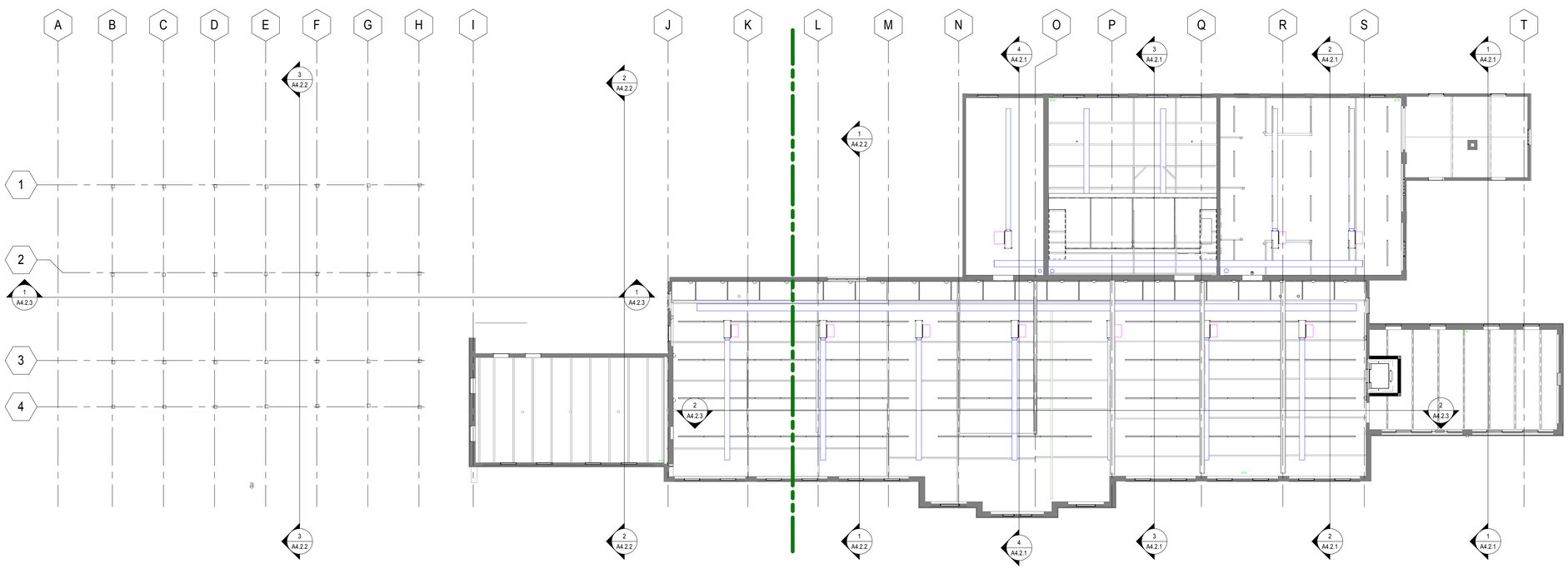
PROJECT NUMBER
20737.000

SHEET NUMBER
A2.5.0

Plot Date: 5/9/2016 12:12:22 PM Author



1 LEVEL 1 REFLECTED CEILING PLAN - OVERALL
SCALE: 1/16" = 1'-0"



2 LEVEL 2 REFLECTED CEILING PLAN - OVERALL
SCALE: 1/16" = 1'-0"

GRAPHIC LEGEND

GENERAL SHEET NOTES

A. REFER TO THE A0.X SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.

B. VERTICAL ELEVATIONS ON THIS PLAN ARE SHOWN RELATIVE TO THE FINISH FLOOR DESIGN REFERENCE ELEVATION UNLESS OTHERWISE NOTED. REFER TO THE "REFERENCE ELEVATION DEFINITIONS" LOCATED IN THE A0.X SERIES SHEETS.

C. FOR BASIC LIFE SAFETY AND CODE INFORMATION APPLYING TO THIS PROJECT, REFER TO THE G2.X SERIES SHEETS LOCATED PER THE PROJECT SHEET INDEX.

D. REFER TO THE A0.X SERIES SHEETS FOR TYPICAL RULES AND REQUIREMENTS GOVERNING THE LOCATION OF CEILING ITEMS SHOWN BUT NOT DIMENSIONED ON THE REFLECTED CEILING PLANS.

E. ALL SUSPENDED ACOUSTIC TILE GRID CEILING SYSTEMS SHALL BE CENTERED IN ROOMS UNLESS OTHERWISE NOTED.

F. REFER TO AND COORDINATE WITH PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS SHEET.

G. REFER TO THE A2.1.X SERIES SHEETS FOR PARTITION TYPE DESIGNATIONS.

H. REFER TO THE 'AP' SERIES SHEETS FOR INTERIOR FINISH INFORMATION.

REFERENCE KEYNOTES

SHEET KEYNOTES

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

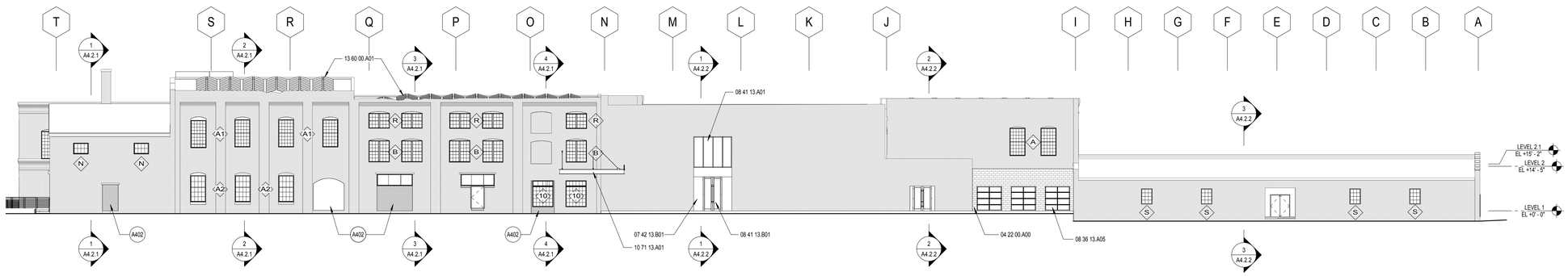
CITY OF MADISON WISCONSIN

SHEET TITLE
LEVEL 1 & 2 REFLECTED CEILING PLANS - OVERALL

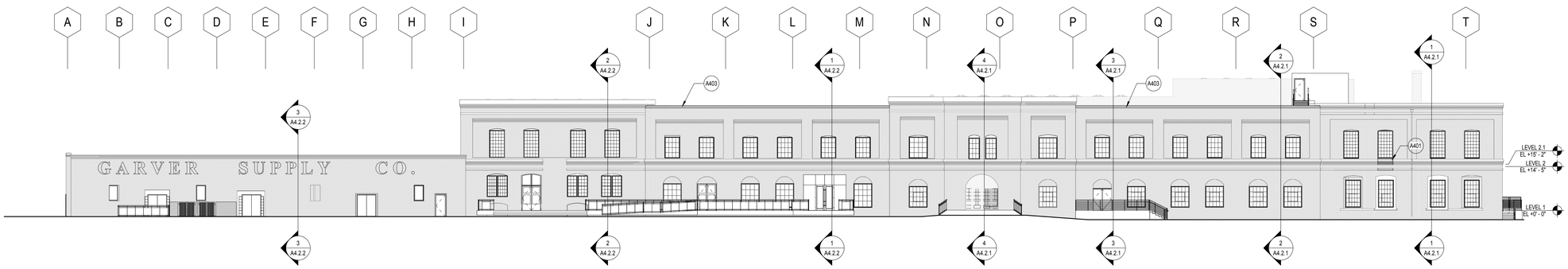
PROJECT NUMBER
20737.000

SHEET NUMBER
A3.1.0

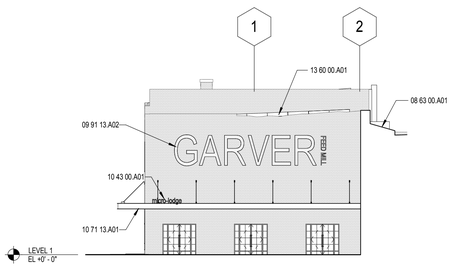
Plot Date: 5/9/2016 4:10:26 PM GRLM



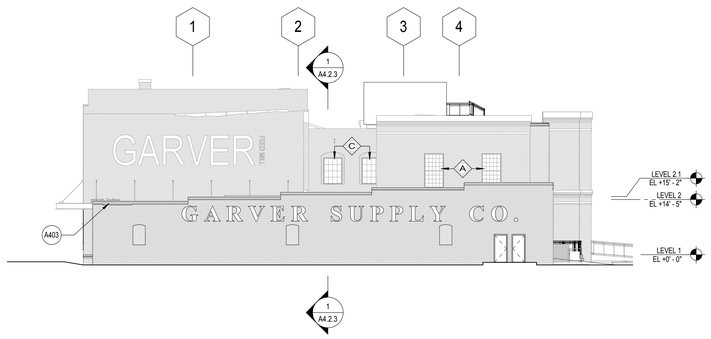
1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

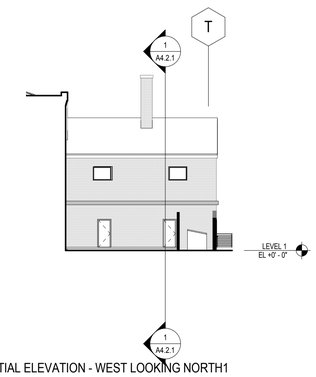


8 PARTIAL ELEVATION - NORTH LOOKING EAST1
SCALE: 1/16" = 1'-0"

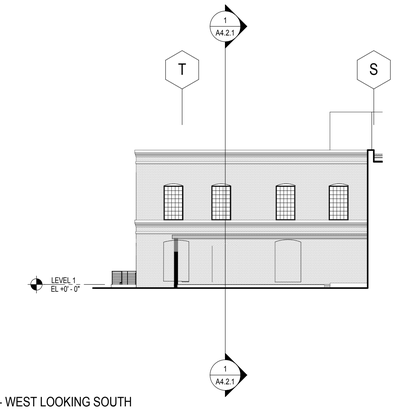


3 WEST ELEVATION
SCALE: 1/16" = 1'-0"

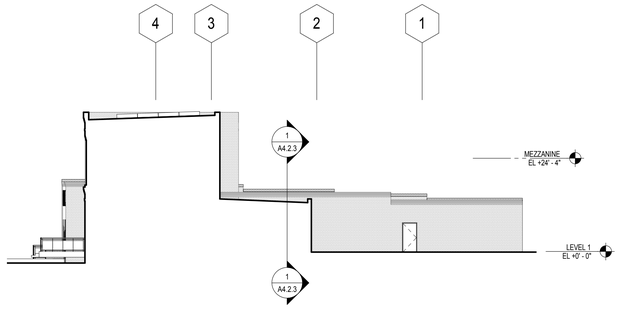
4 EAST ELEVATION
SCALE: 1/16" = 1'-0"



6 PARTIAL ELEVATION - WEST LOOKING NORTH1
SCALE: 1/16" = 1'-0"



7 PARTIAL ELEVATION - WEST LOOKING SOUTH
SCALE: 1/16" = 1'-0"



5 PARTIAL ELEVATION - NORTH LOOKING WEST1
SCALE: 1/16" = 1'-0"

GRAPHIC LEGEND

A — WINDOW TAG
(*) DESIGNATES MASONRY FILLED OPENING

1 — DOOR TAG

GENERAL SHEET NOTES

A. REFER TO THE A0.X SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.

B. REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS SHEET.

C. REFER TO AND COORDINATE WITH CIVIL DRAWINGS FOR ALL FINISH GRADES.

D. REFER TO THE A4.4.X SERIES SHEETS FOR ENLARGED EXTERIOR ELEVATIONS.

E. REFER TO THE A5.4.X SERIES SHEETS FOR EXTERIOR WINDOW AND LOUVER FRAME ELEVATIONS.

F. FINISH FLOOR ELEVATIONS PROVIDED BY GENERAL CONTRACTOR. CONFIRM ALL CRITICAL FINISH FLOOR ELEVATIONS PRIOR TO CONSTRUCTION.

G. REFER TO DESIGN COALITION DOCUMENTATION FOR ADDITIONAL INFORMATION ON EXISTING OPENINGS.

REFERENCE KEYNOTES

04 22 00.A00	CONCRETE MASONRY UNIT
07 42 13.B01	CONCEALED-FASTENER, LAP SEAM METAL WALL PANEL
08 36 13.A05	TRANSLUCENT PANEL SECTIONAL OVERHEAD DOOR
08 41 13.A01	STOREFRONT FRAMING
08 41 13.B01	ENTRANCE DOOR
08 63 00.A01	METAL FRAMED SKYLIGHT
09 91 13.A02	EXTERIOR PAINTED BUILDING SIGNAGE
10 43 00.A01	EXTERIOR SIGNAGE
10 71 13.A01	STEEL FRAMED EXTERIOR SHADE DEVICE. REF. STRUCTURAL FOR ADDITIONAL INFORMATION.
13 60 00.A01	SOLAR PANELS

SHEET KEYNOTES

A401	REBUILD CORBEL TO MATCH ADJACENT.
A402	SALVAGED BRICK INFILL AT EXISTING OPENING.
A403	ADD (3) ADDITIONAL BRICK COURSES OF SALVAGED BRICK, AS REQUIRED, TO ALLOW FOR FLASHING AT BACK OF PARAPET (ENTIRE LENGTH OF WALL WHERE SHOWN). REPLACE PARAPET CAP WHERE OCCURS.

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE
Revision 1	1	Date 1

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

CITY OF MADISON WISCONSIN

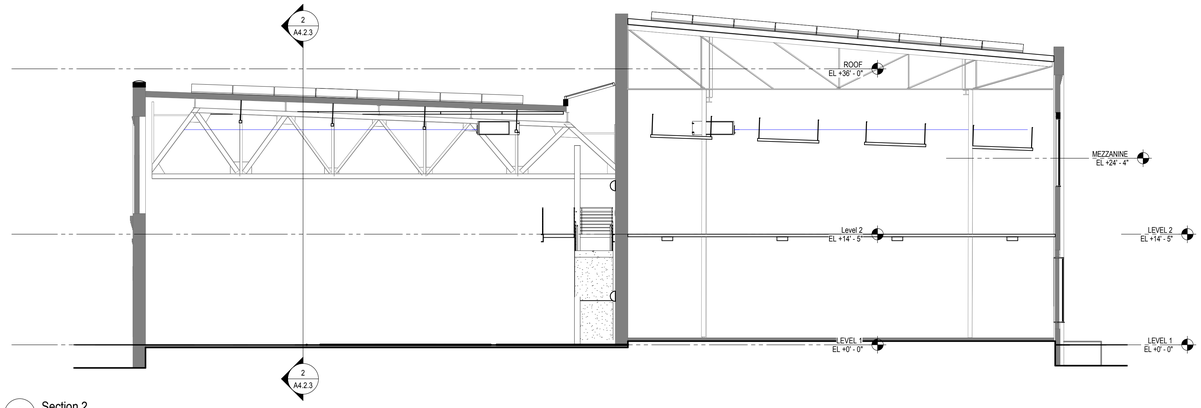
SHEET TITLE
OVERALL EXTERIOR BUILDING ELEVATIONS

PROJECT NUMBER
20737.000

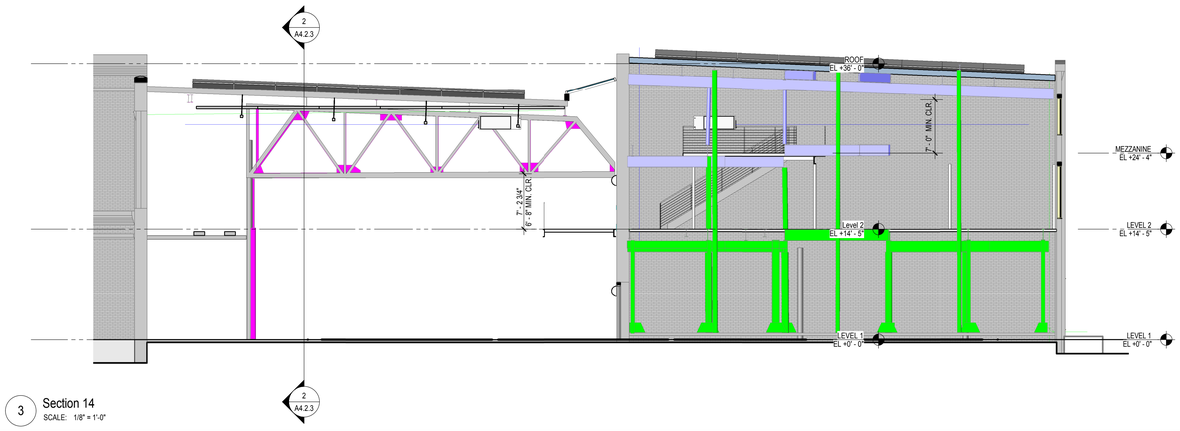
SHEET NUMBER
A4.0.1

Plot Date: 5/9/2016 4:10:37 PM GRLM

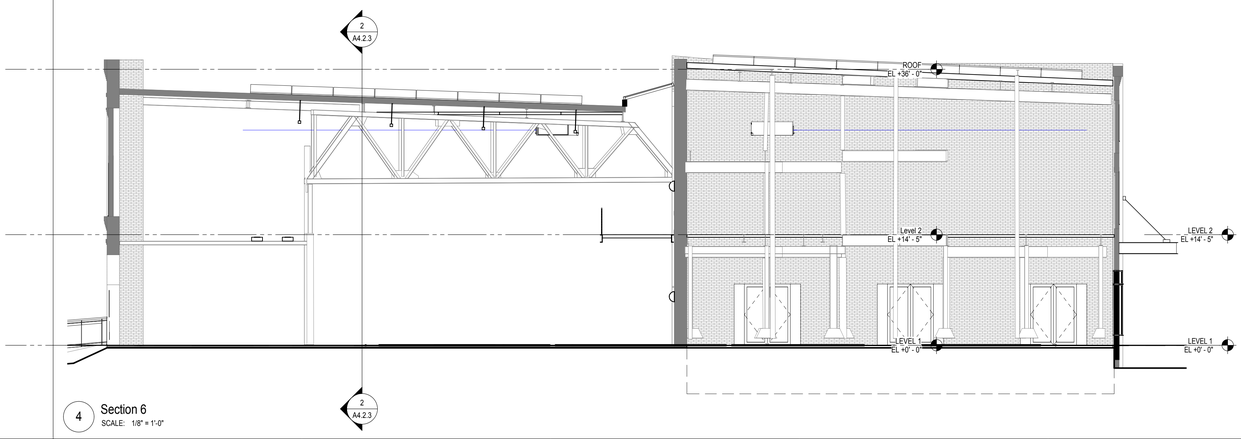
1 Section 5
SCALE: 1/8" = 1'-0"



2 Section 2
SCALE: 1/8" = 1'-0"



3 Section 14
SCALE: 1/8" = 1'-0"



4 Section 6
SCALE: 1/8" = 1'-0"

GENERAL SHEET NOTES

A. REFER TO THE A0.X SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.

B. REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS SHEET.

C. REFER TO AND COORDINATE WITH CIVIL DRAWINGS FOR ALL FINISH GRADES.

REFERENCE KEYNOTES

SHEET KEYNOTES

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

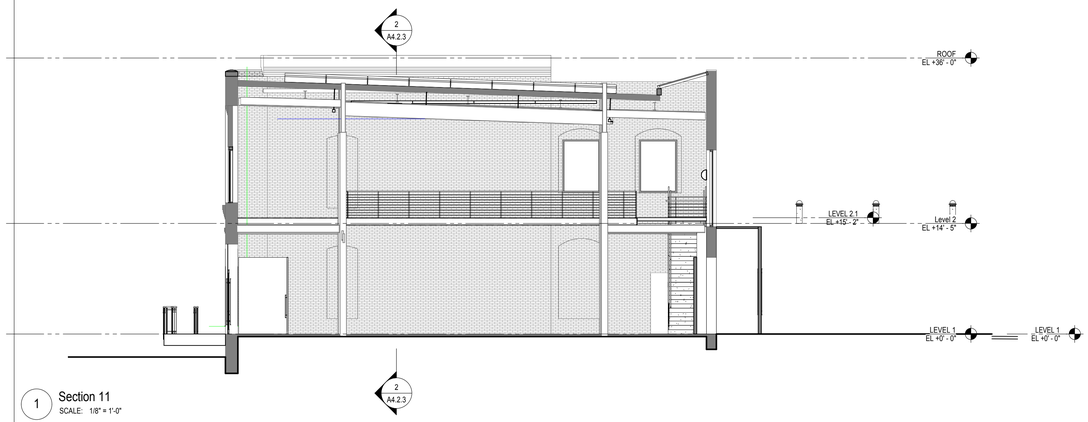
CITY OF MADISON WISCONSIN

SHEET TITLE
BUILDING SECTIONS

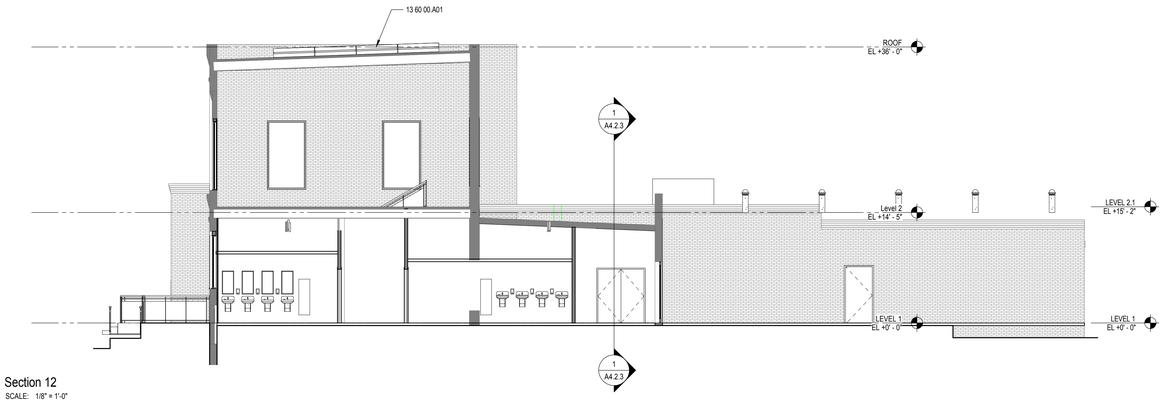
PROJECT NUMBER
20737.000

SHEET NUMBER
A4.2.1

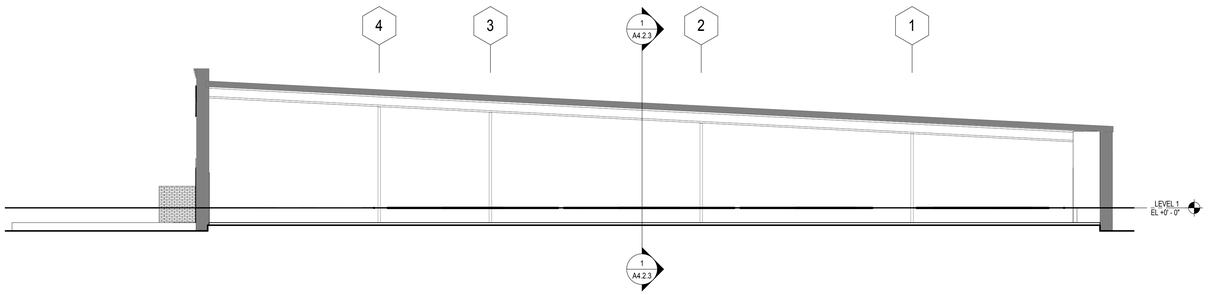
Plot Date: 5/9/2016 4:10:43 PM GRLM



1 Section 11
SCALE: 1/8" = 1'-0"



2 Section 12
SCALE: 1/8" = 1'-0"



3 Section 13
SCALE: 1/8" = 1'-0"

GENERAL SHEET NOTES

A. REFER TO THE A0.X SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.

B. REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS SHEET.

C. REFER TO AND COORDINATE WITH CIVIL DRAWINGS FOR ALL FINISH GRADES.

REFERENCE KEYNOTES

SHEET KEYNOTES

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

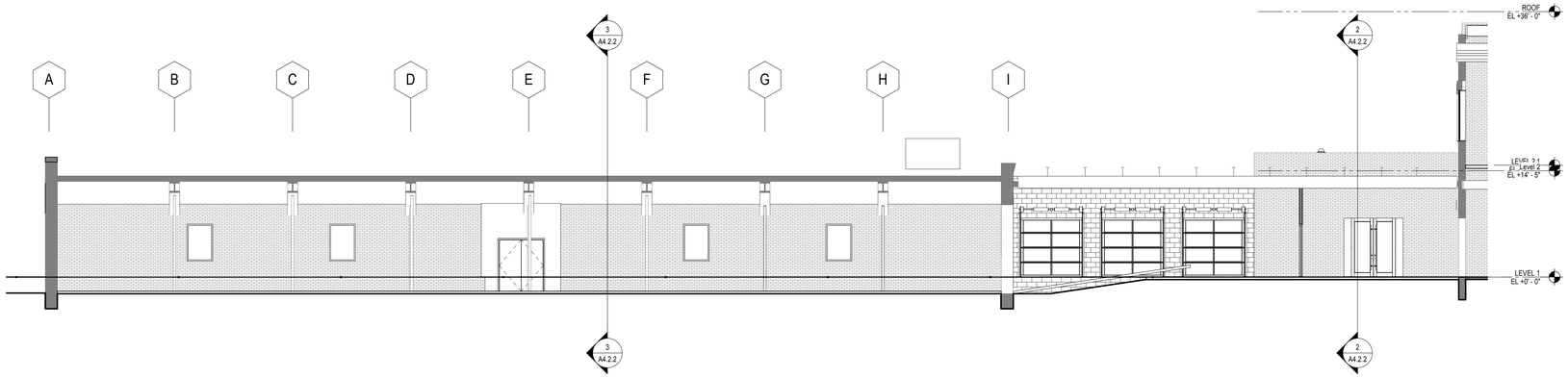
CITY OF MADISON WISCONSIN

SHEET TITLE
BUILDING SECTIONS

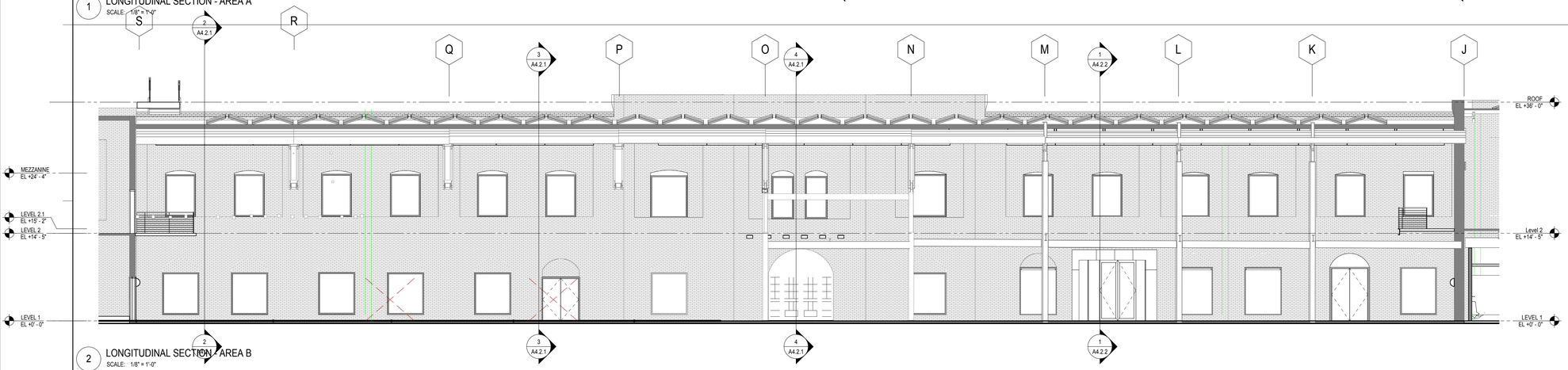
PROJECT NUMBER
20737.000

SHEET NUMBER
A4.2.2

Plot Date: 5/9/2016 4:10:46 PM GRLM



1 LONGITUDINAL SECTION - AREA A
SCALE: 1/8" = 1'-0"



2 LONGITUDINAL SECTION - AREA B
SCALE: 1/8" = 1'-0"

GENERAL SHEET NOTES

A. REFER TO THE A0.X SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.

B. REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS SHEET.

C. REFER TO AND COORDINATE WITH CIVIL DRAWINGS FOR ALL FINISH GRADES.

REFERENCE KEYNOTES

SHEET KEYNOTES

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

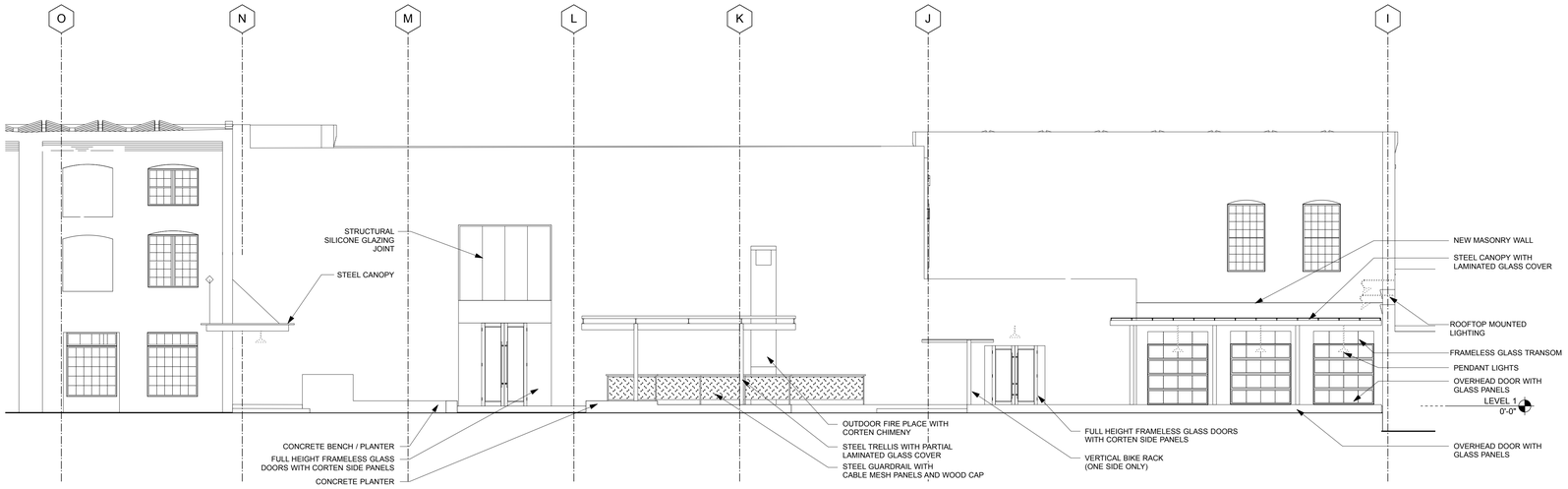
CITY OF MADISON WISCONSIN

SHEET TITLE
BUILDING SECTIONS

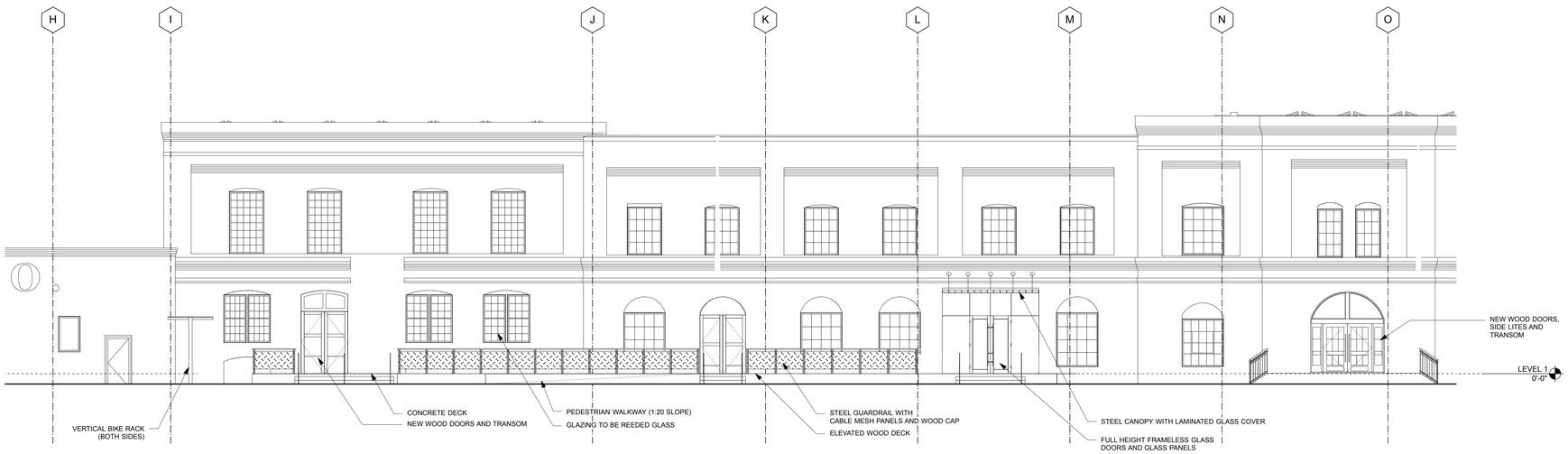
PROJECT NUMBER
20737.000

SHEET NUMBER
A4.2.3

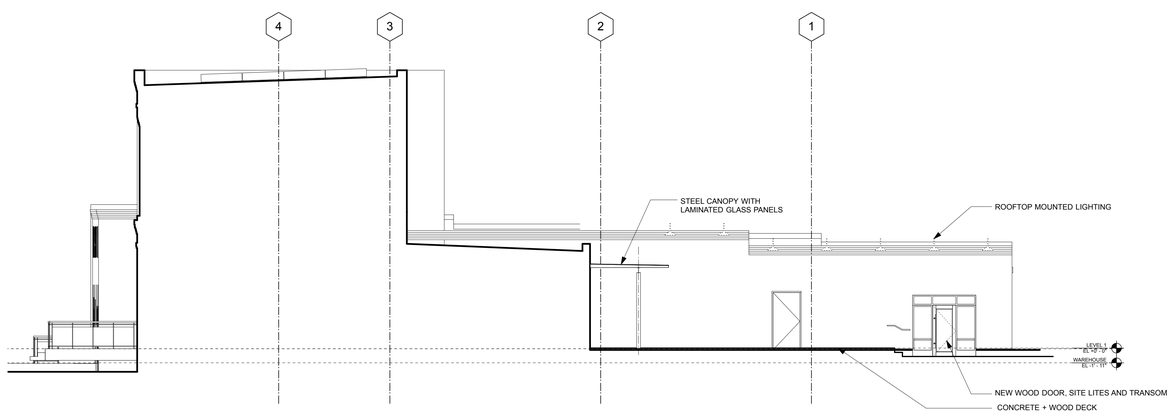
Plot Date: 5/9/2016 4:10:50 PM GRLM



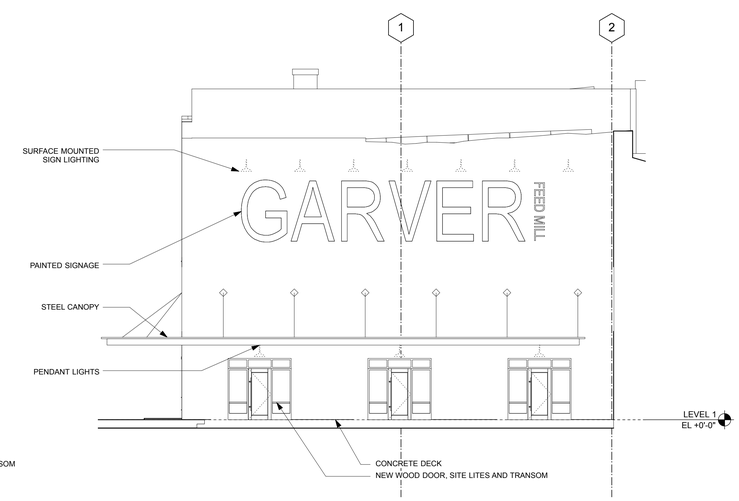
1 PARTIAL NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 PARTIAL SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 PARTIAL WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 PARTIAL EAST ELEVATION
SCALE: 1/8" = 1'-0"

Plot Date:

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE
2016.05.09		

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

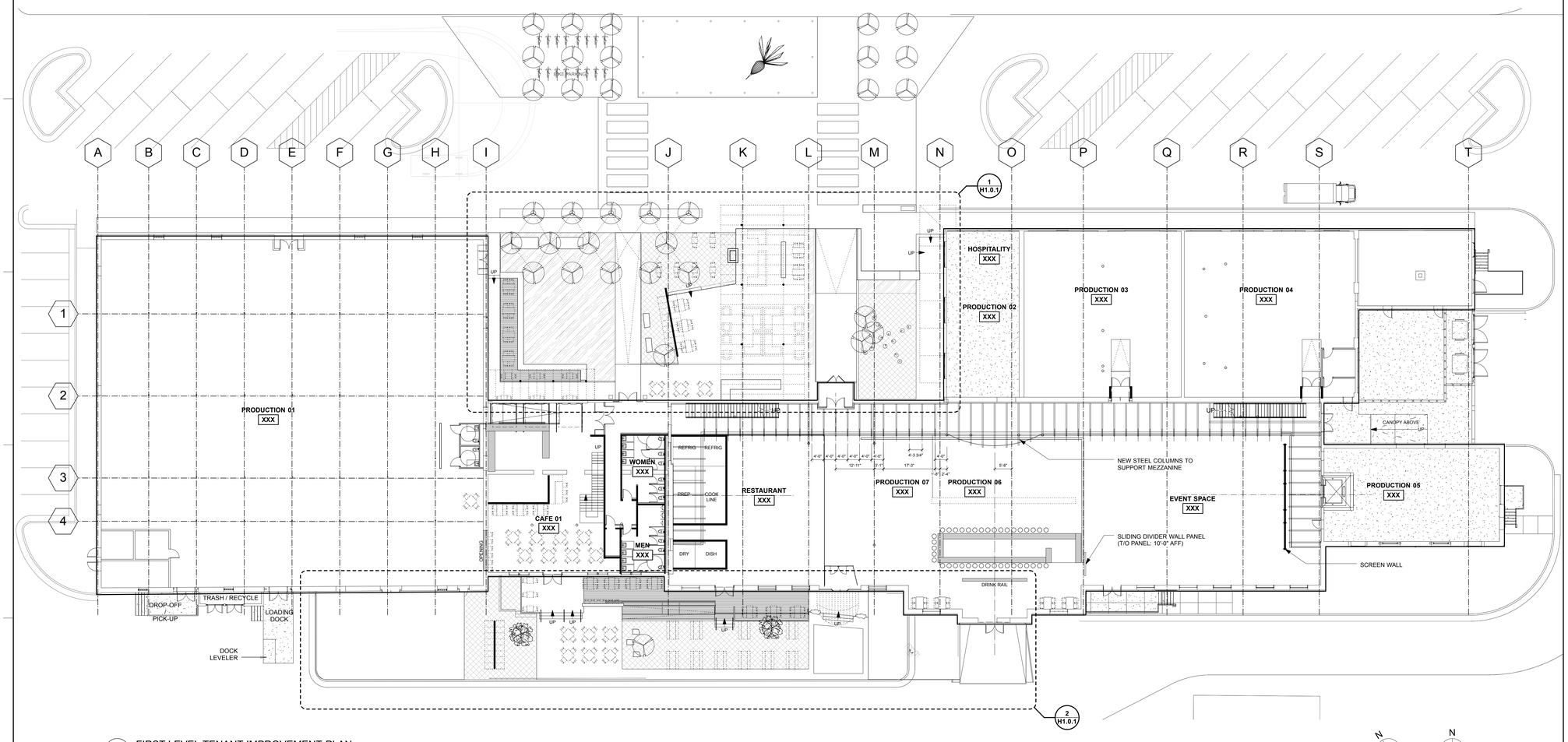
KEYPLAN

CITY OF MADISON WISCONSIN

SHEET TITLE
ENLARGED EXTERIOR ELEVATIONS

PROJECT NUMBER
20737.000

SHEET NUMBER
A4.3.1



1 FIRST LEVEL TENANT IMPROVEMENT PLAN
SCALE: 1/16" = 1'-0"

N ACTUAL NORTH

N PLAN NORTH

Plot Date:

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE
2016.05.09		

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

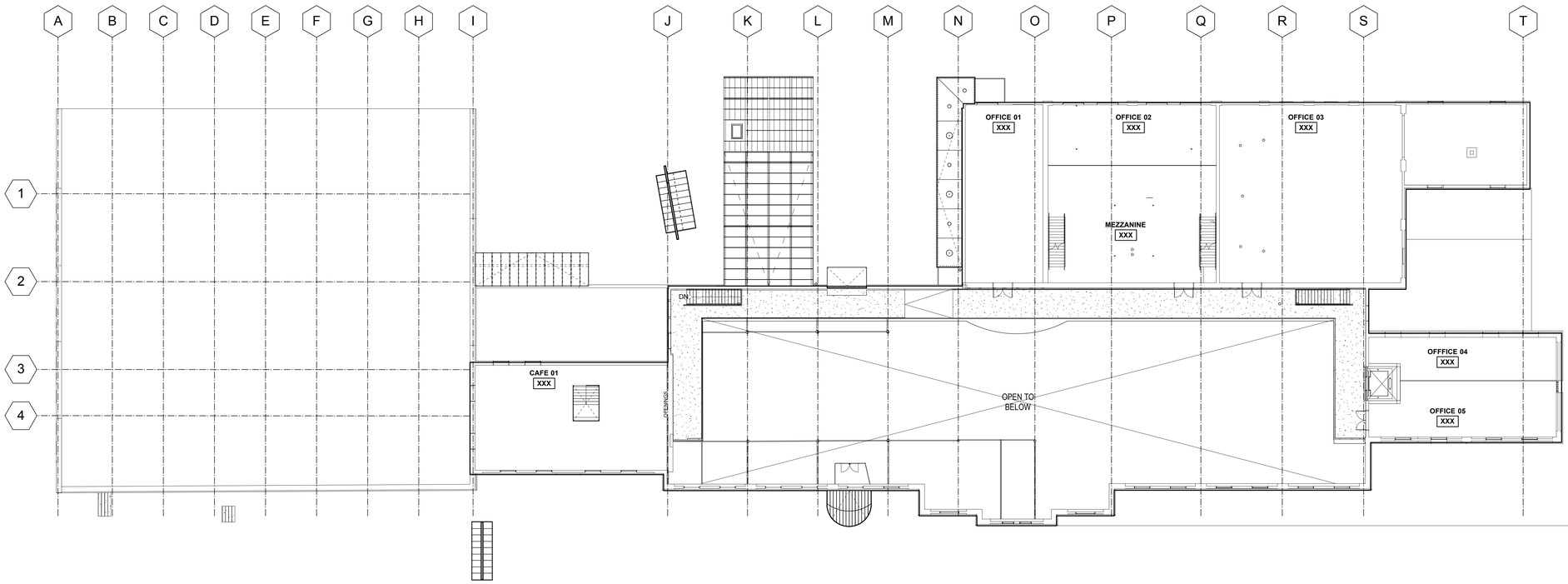
KEYPLAN

CITY OF MADISON WISCONSIN

SHEET TITLE
FIRST LEVEL TENANT IMPROVEMENT FLOOR PLAN

PROJECT NUMBER
20737.000

SHEET NUMBER
A7.1.1



1 SECOND LEVEL TENANT IMPROVEMENT PLAN
SCALE: 1/16" = 1'-0"

N ACTUAL NORTH

N PLAN NORTH

GENERAL SHEET NOTES

A. REFER TP A0.X SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWINGS, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS.

REFERENCE KEY NOTES

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE
2016.05.09		

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEYPLAN

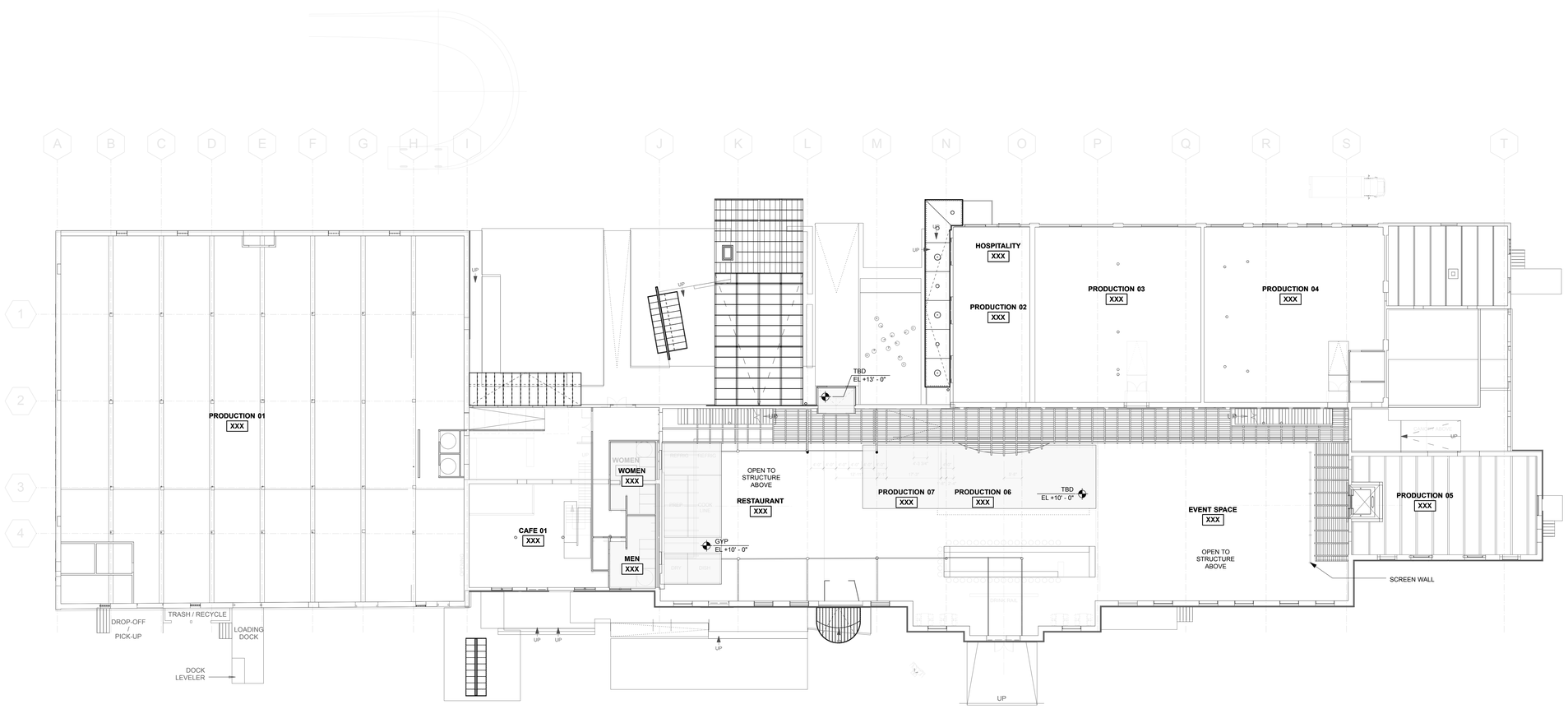
CITY OF MADISON WISCONSIN

SHEET TITLE
SECOND LEVEL TENANT IMPROVEMENT FLOOR PLAN

PROJECT NUMBER
20737.000

SHEET NUMBER
A7.1.2

Plot Date:



1 FIRST LEVEL TENANT IMPROVEMENT REFLECTED CEILING PLAN
SCALE: 1/16" = 1'-0"

N
ACTUAL
NORTH

N
PLAN
NORTH

Plot Date:

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN
CONSTRUCTION

ISSUED FOR	REV	DATE
2016.05.09		

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

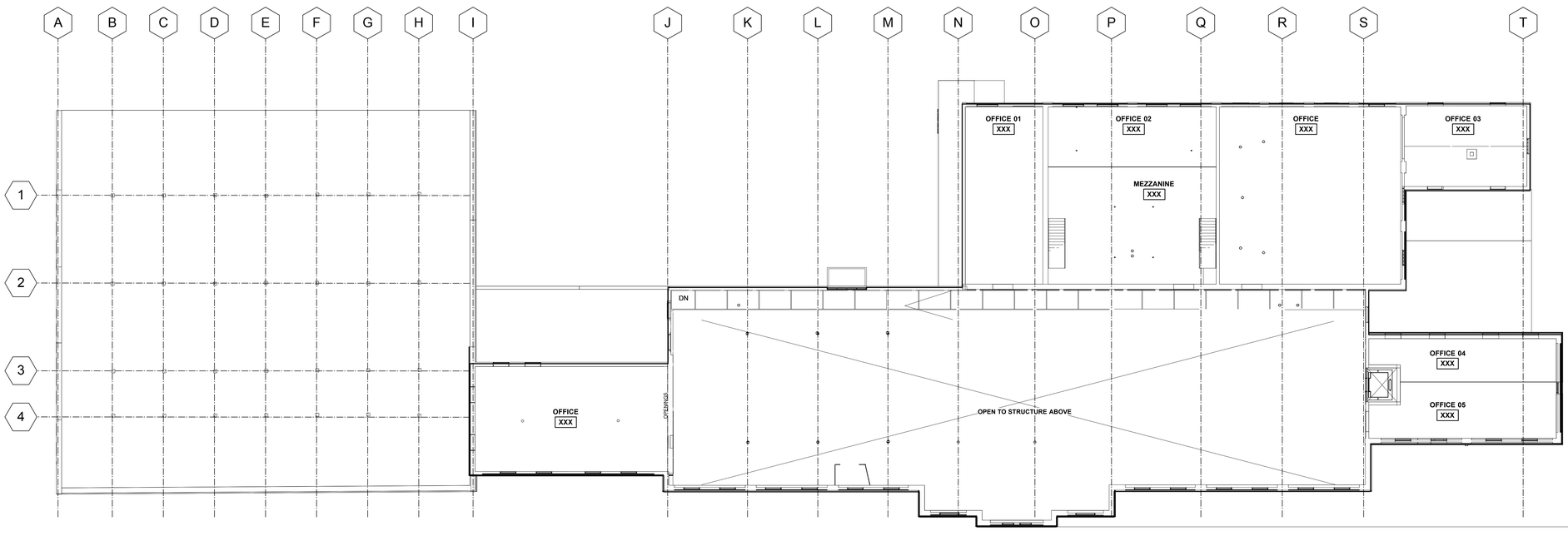
KEYPLAN

CITY OF MADISON WISCONSIN

SHEET TITLE
FIRST LEVEL TENANT IMPROVEMENT REFLECTED CEILING PLAN

PROJECT NUMBER
20737.000

SHEET NUMBER
A7.2.1



1 SECOND LEVEL TENANT IMPROVEMENT REFLECTED CEILING PLAN
SCALE: 1/16" = 1'-0"

N
ACTUAL NORTH

N
PLAN NORTH

GENERAL SHEET NOTES

A. REFER TP A0.X SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWINGS, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS.

REFERENCE KEY NOTES

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE
2016.05.09		

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEYPLAN

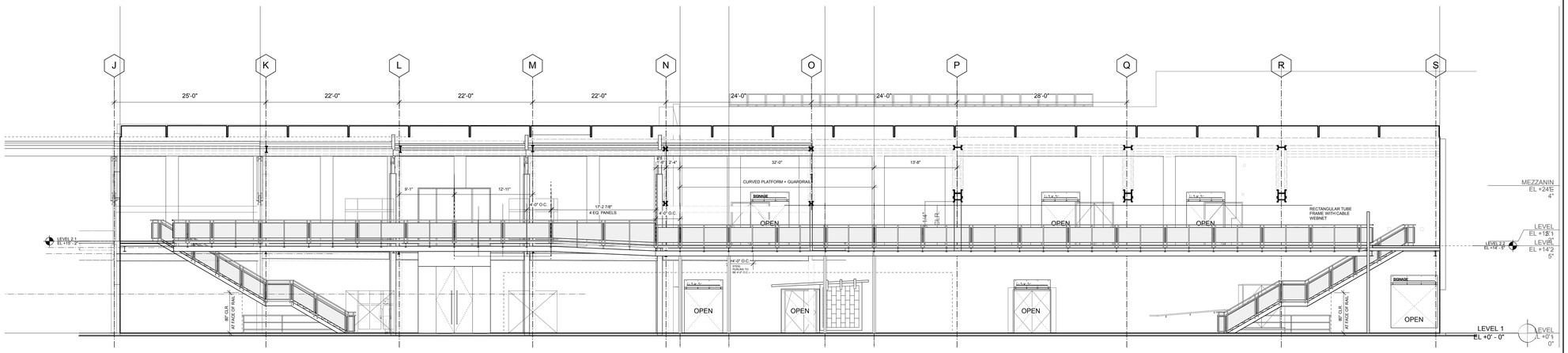
CITY OF MADISON WISCONSIN

SHEET TITLE
SECOND LEVEL TENANT IMPROVEMENT REFLECTED CEILING PLAN

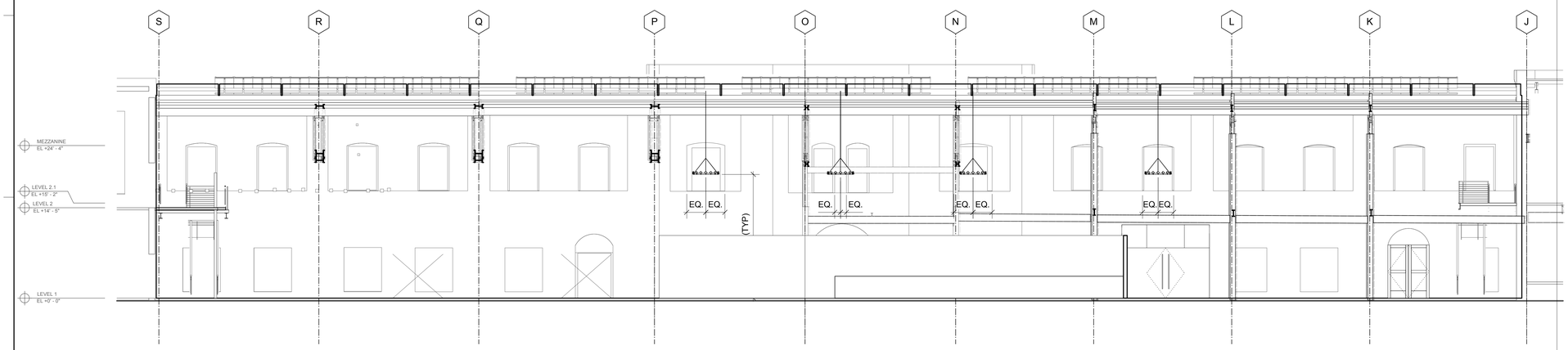
PROJECT NUMBER
20737.000

SHEET NUMBER
A7.2.2

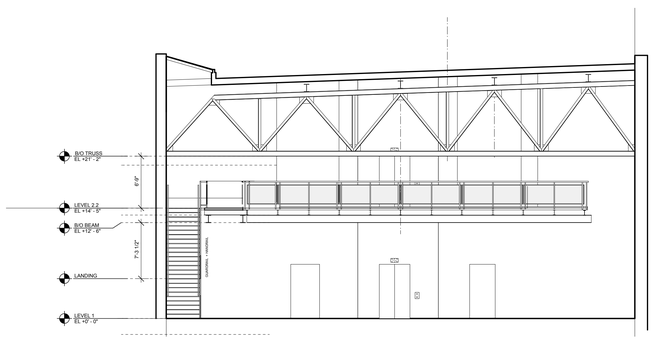
Plot Date:



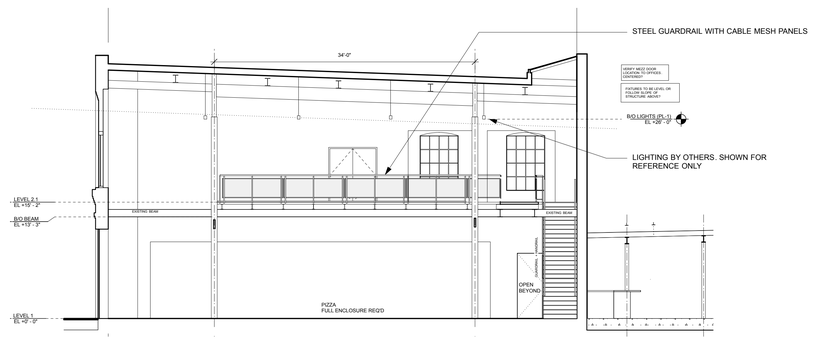
1 Elevation 1
SCALE: 1/8" = 1'-0"



2 Elevation 2
SCALE: 1/8" = 1'-0"



3 Elevation 3
SCALE: 1/8" = 1'-0"



4 Elevation 4
SCALE: 1/8" = 1'-0"

Plot Date:

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

2016.05.09

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

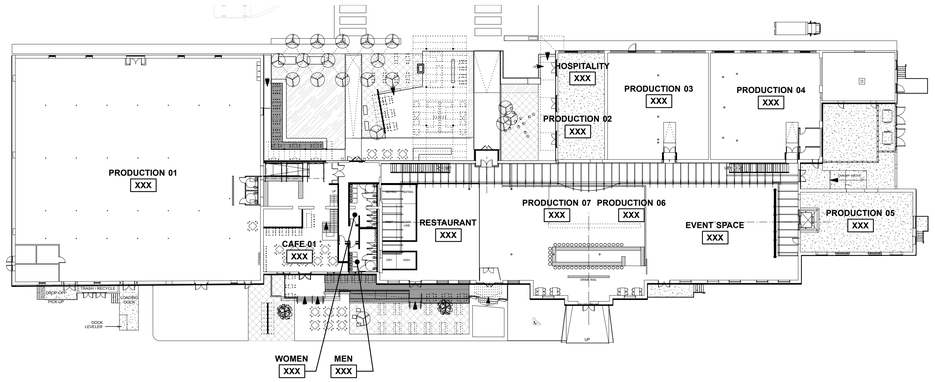
KEYPLAN

CITY OF MADISON WISCONSIN

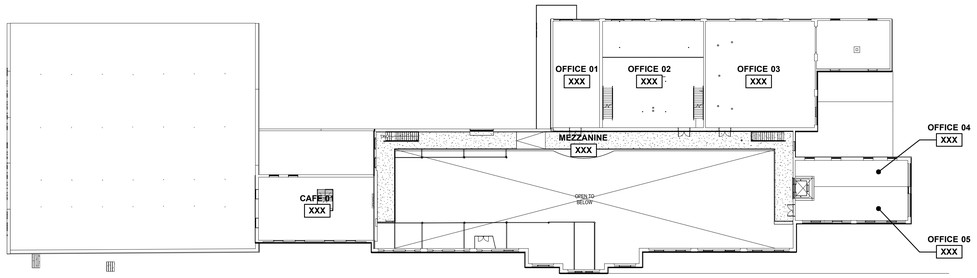
SHEET TITLE
ENLARGED INTERIOR ELEVATIONS

20737.000
PROJECT NUMBER

A7.3.1
SHEET NUMBER



1 FIRST LEVEL FINISH PLAN
SCALE: 1/32" = 1'-0"



2 SECOND LEVEL FINISH PLAN
SCALE: 1/32" = 1'-0"

FINISH SCHEDULE

LOCATION		BASE	FLOOR	WALLS				CEILING		REMARKS
ROOM No.	ROOM NAME OR DESCRIPTION			NORTH	SOUTH	WEST	EAST	MAT'L	FINISH	
--	PRODUCTION 01	--	CONC-2	EXISTING	EXISTING	EXISTING	EXISTING	WD	--	--
--	ENTRY VESTIBULE	--	CONC-1	--	--	--	--	--	--	--
--	HOSPITALITY	--	WD	EXISTING	EXISTING	EXISTING	EXISTING	WD	--	--
--	PRODUCTION 02	--	WD	EXISTING	EXISTING	EXISTING	EXISTING	WD	--	--
--	PRODUCTION 03	--	CONC-1	EXISTING	EXISTING	EXISTING	EXISTING	WD	--	--
--	PRODUCTION 04	--	CONC-1	EXISTING	EXISTING	EXISTING	EXISTING	WD	--	--
--	PRODUCTION 05	--	CONC-1	EXISTING	EXISTING	EXISTING	EXISTING	CONC	--	--
--	EVENT SPACE	--	CONC-1	EXISTING	EXISTING	EXISTING	EXISTING	WD	--	--
--	PRODUCTION 06	--	CONC-1	--	--	--	--	--	--	--
--	ENTRY VESTIBULE	--	CONC-2	--	--	--	--	--	--	--
--	PRODUCTION 07	--	CONC-1	--	--	--	--	--	--	--
--	RESTAURANT	--	CONC-1	EXISTING	EXISTING	EXISTING	EXISTING	WD	--	--
--	WOMEN	--	PT	--	--	--	--	--	--	--
--	MEN	--	PT	--	--	--	--	--	--	--
--	CAFE 01	--	CONC-2	EXISTING	EXISTING	EXISTING	EXISTING	CONC	--	--
--	MEZZANINE	--	--	EXISTING	EXISTING	EXISTING	EXISTING	WD	--	--
--	OFFICE 01	--	--	EXISTING	EXISTING	EXISTING	EXISTING	CONC	--	--
--	OFFICE 02	--	--	EXISTING	EXISTING	EXISTING	EXISTING	CONC	--	--
--	OFFICE 03	--	--	EXISTING	EXISTING	EXISTING	EXISTING	WD	--	--
--	OFFICE 04	--	--	EXISTING	EXISTING	EXISTING	EXISTING	CONC	--	--
--	OFFICE 05	--	--	EXISTING	EXISTING	EXISTING	EXISTING	CONC	--	--
--	OFFICE 06	--	--	EXISTING	EXISTING	EXISTING	EXISTING	CONC	--	--
--	CAFE 01	--	CONC	EXISTING	EXISTING	EXISTING	EXISTING	CONC	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--

GENERAL FINISH NOTES:
A. --

FINISH SCHEDULE REMARKS:
1. --

FINISH SPECIFICATIONS

CONC-1 EXISTING CONCRETE,
CONC-2 NEW CONCRETE

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE
2016.05.09		

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEYPLAN

CITY OF MADISON WISCONSIN

SHEET TITLE
FINISH SCHEDULE

PROJECT NUMBER
20737.000

SHEET NUMBER
A8.0.1

Plot Date:

ELECTRICAL ABBREVIATIONS

A	
A	AMPERES
AC	ALTERNATING CURRENT
AF	AMPERE FRAME (BREAKER RATING)
AFC	ABOVE FINISHED COUNTER
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHU	AIR HANDLING UNIT
AIC	AMPERE INTERRUPTING CAPACITY
ALT	ALTERNATE
ARCH	ARCHITECT
AT	AMPERES TRIP
ATS	AUTOMATIC TRANSFER SWITCH
AUTO	AUTOMATIC
AUX	AUXILIARY
AWG	AMERICAN WIRE GAUGE
B	
BRKR, BKR	BREAKER
BLDG	BUILDING
C	
C	CONDUIT
CB	CIRCUIT BREAKER
CATV	CABLE TELEVISION
CCTV	CLOSED CIRCUIT TELEVISION
CKT	CIRCUIT
CLG	CEILING
COM, COMM	COMMUNICATIONS
CP	CONTROL PANEL
CPT	CONTROL POWER TRANSFORMER
CT	CURRENT TRANSFORMER
CU	COPPER
D	
DC	DIRECT CURRENT
DISC	DISCONNECT
DIST	DISTRIBUTION
DIV	DIVISION
DN	DOWN
DP	DISTRIBUTION PANEL
DPDT	DOUBLE POLE DOUBLE THROW
DPST	DOUBLE POLE SINGLE THROW
DWG	DRAWING
E	
EG	EQUIPMENT GROUND
ELEC	ELECTRIC, ELECTRICAL
EM, EMERG	EMERGENCY
ELEV	ELEVATOR
EMT	ELECTRIC METALLIC CONDUIT
ENCL	ENCLOSURE
EQ, EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
E, EX, EXIST	EXISTING
F	
F	FUSE
FA	FIRE ALARM
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL
FAEP	FIRE ALARM EXTENDER PANEL
FC	FOOT CANDLE
FDR	FEEDER
FL, FLR	FLOOR
FLA	FULL LOAD AMPS
FLEX	FLEXIBLE
FLUOR	FLUORESCENT
FT	FOOT/FEET (')
G	
G, GND, GRD	GROUND
GEN	GENERATOR
GFI	GROUND FAULT INTERRUPTER
H	
H	HORIZONTAL MOUNTING
HH	HAND HOLE
HOA	HAND-OFF-AUTOMATIC
HP	HORSEPOWER
HPS	HIGH PRESSURE SODIUM
HR	HOUR
HT	HEIGHT
HTR	HEATER
HVAC	
HZ	HERTZIG VENTILATION AND AIR CONDITIONING
I	
IG	ISOLATED GROUND
IN	INCH/INCHES (")
INCAND	INCANDESCENT
J	
JB, JBOX	JUNCTION BOX
K	
K	KEY INTERLOCK
Kcmil	1000 CIRCULAR mils
KV	KILOVOLTS (THOUSAND VOLTS)
KVA	KILOVOLTS-AMPERES (THOUSAND VOLT-AMPS)
KW	KILOWATTS (THOUSAND WATTS)
KWH	KILOWATT-HOURS
L	
LA	LIGHTNING ARRESTOR
LAN	LOCAL AREA NETWORK
LC, LCP	LIGHTING CONTROL PANEL
LP	LIGHTING PANEL
L-L	LINE TO LINE
L-N	LINE TO NEUTRAL
L-G	LINE TO GROUND
LTG	LIGHTING
LV	LOW VOLTAGE (BELOW 50 VOLTS)

M	
MCA	MINIMUM CIRCUIT AMPACITY
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MECH	MECHANICAL
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MLO	MAIN LUGS ONLY
MOCP	MAXIMUM OVERCURRENT PROTECTION
MTD	MOUNTED
MTG	MOUNTING
MTS	MANUAL TRANSFER SWITCH
MV	MEDIUM VOLTAGE (OVER 600V LESS THAN 35KV)
N	
N	NEUTRAL
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
NO., NUM, #	NUMBER
NTS	NOT TO SCALE
O	
OC	ON CENTER
OCPD	OVERCURRENT PROTECTION DEVICE
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED
OH	OVERHEAD
OHE/T	OVERHEAD ELECTRIC/TELEPHONE
OPP	OPPOSITE
P	
P	POLE
PA	PUBLIC ADDRESS
PB	PULL BOX
PDP	POWER DISTRIBUTION PANEL
PE	PHOTO ELECTRIC
PF	POWER FACTOR
PH, Ø	PHASE
PNL	PANEL
PRI	PRIMARY
PT	POTENTIAL TRANSFORMER
PVC	POLYVINYL CHLORIDE
PWR	POWER
Q	
QTY	QUANTITY
R	
R, RE	RELOCATE AS SHOWN
RCLP	REMOTE CONTROL LIGHTING PANEL
RCPT	RECEPTACLE
REF	REFRIGERATOR
RF	RADIO FREQUENCY
RSC	RIGID STEEL CONDUIT
RLA	RATED (RUNNING) LOAD AMPS
RM	ROOM
RP	RECEPTACLE PANELBOARD
S	
SCH, SCHED	SCHEDULE
SEC	SECONDARY
SF	SQUARE FOOT
SPKR	SPEAKER
SPEC(S)	SPECIFICATION(S)
SPD	SURGE PROTECTIVE DEVICE
SPDT	SINGLE POLE DOUBLE THROW
SPST	SINGLE POLE SINGLE THROW
STD	STANDARD
SW	SWITCH
SWBD	SWITCHBOARD
SWGR	SWITCHGEAR
SYM	SYMMETRICAL
T	
TB	TERMINAL BLOCK
TBB	TELEPHONE BACKBOARD
TC	TIME CLOCK
TEL,TELE	TELEPHONE
TELECOM	TELECOMMUNICATIONS
TP	TAMPERPROOF
TV	TELEVISION
TYP	TYPICAL
U	
UG	UNDERGROUND
UGP	UNDERGROUND PRIMARY
UGS	UNDERGROUND SECONDARY
UGT	UNDERGROUND TELEPHONE
UL	UNDERWRITER'S LABORATORY
UON	UNLESS OTHERWISE NOTED
UPS	UNINTERRUPTIBLE POWER SUPPLY
V	
V	VOLTS
VA	VOLT-AMPERES
VFD	VARIABLE FREQUENCY DRIVE/ VARIABLE FREQUENCY MOTOR CONTROLLER
W	
W	WIRE
W/	WITH
W/O	WITHOUT
WHM	WATT HOUR METER
WP	WEATHERPROOF
X	
X	REMOVE DEVICE
XFMR	TRANSFORMER
Z	
% Z	PERCENT IMPEDANCE

ELECTRICAL EQUIPMENT NAMING CONVENTION KEY

XX - XXXX

PREFIX — SYSTEM (IF APPLICABLE) — LETTER ID — LEVEL

PREFIX	DESCRIPTION	SYSTEM	DESCRIPTION	LEVEL	DESCRIPTION
DP	DISTRIBUTION PANELBOARD	C	COMPUTER	0	LOWER LEVEL
LP	LIGHTING PANELBOARD	CR	CRITICAL	G	GROUND LEVEL
MCC	MOTOR CONTROL CENTER	EM	EMERGENCY	1	FIRST LEVEL
PDU	POWER DISTRIBUTION UNIT	EQ	EQUIPMENT	2	SECOND LEVEL
PP	POWER PANELBOARD	IG	ISOLATED GROUND	3	THIRD LEVEL
RP	RECEPTACLE PANELBOARD	LR	LEGALLY REQUIRED	4	FOURTH LEVEL
SES	SERVICE ENTRANCE SECTION	LS	LIFE SAFETY	5	FIFTH LEVEL
SWB	SWITCHBOARD	SB	OPTIONAL STANDBY	6	SIXTH LEVEL
T	TRANSFORMER	UPS	UNINTERRUPTIBLE POWER SUPPLY	P	PENTHOUSE LEVEL
US	UNIT SUBSTATION			R	ROOF LEVEL

ELECTRICAL LIGHTING SYMBOLS

- WALL MOUNTED LIGHTING FIXTURE- TYPE AS INDICATED
- LIGHTING FIXTURE - TYPE AS INDICATED (SUBSCRIPT INDICATES SWITCH CONTROL)
- FLUORESCENT LIGHTING FIXTURE - TYPE AS INDICATED
- WALLWASH LIGHT FIXTURE,
- SHADING INDICATES FIXTURE [CONNECTED TO LIFE SAFETY BRANCH ([UNSWITCHED)] [CONNECTED TO GENERATOR/INVERTER CIRCUIT (UNSWITCHED)] [WITH INTEGRAL BATTERY-INVERTER UNIT (UNSWITCHED)]
- LIGHTING TRACK - "X" DENOTES TYPE
- EXIT LIGHT - WALL/CEILING MOUNTED - DIRECTIONAL ARROWS AS INDICATED SHADING INDICATES ILLUMINATED FACE
- SITE LIGHTING FIXTURE TYPE AS INDICATED
- LIGHTING FIXTURE TYPE DESIGNATION - "XX" INDICATES SPECIFIC TYPE
- SINGLE OR DOUBLE, REMOTE EMERGENCY LIGHTING FIXTURE
- SINGLE POLE SWITCH (SUBSCRIPT INDICATES FIXTURES CONTROLLED)
- THREE-WAY SWITCH (S3P-THREE-WAY SWITCH WITH PILOT LIGHT)
- FOUR - WAY SWITCH
- SINGLE POLE SWITCH WITH PILOT LIGHT
- KEY OPERATED SWITCH
- DUAL LEVEL SWITCHING - ONE SWITCH CONTROLS OUTER LAMPS AND ONE SWITCH CONTROLS REMAINING INNER LAMPS.
- LOW VOLTAGE SWITCH
- DIMMER SWITCH
- OCCUPANCY SENSOR WALL SWITCH
- PASSIVE INFRARED OCCUPANCY SENSOR (WALL/CEILING)
- ULTRASONIC OCCUPANCY SENSOR (WALL/CEILING)
- PASSIVE INFRARED/ULTRASONIC OCCUPANCY SENSOR (WALL/CEILING)
- PHOTO CELL
- EMERGENCY LIGHTING TRANSFER DEVICE

DISTRIBUTION AND DIAGRAM SYMBOLS

- SWITCH - SINGLE THROW
- FUSED SWITCH
- TRANSFORMER - TYPE AND RATING AS INDICATED
- POTENTIAL TRANSFORMER
- CONTROL POWER TRANSFORMER
- CURRENT TRANSFORMER
- DELTA CONNECTION
- WYE CONNECTION - SOLID GROUND
- ELECTRIC INTERLOCK SYSTEM
- KEY INTERLOCKING SYSTEM
- DRAWOUT TYPE, CIRCUIT BREAKER
- STATIONARY CIRCUIT BREAKER
- FUSE
- AUTOMATIC TRANSFER SWITCH
- BUS DUCT PLUG-IN UNIT
- LIGHTNING ARRESTOR
- GROUND
- STRESS CONE
- ELECTRONIC METERING UNIT
- SURGE PROTECTIVE DEVICE
- DISTRIBUTION PANELBOARD
- PANELBOARD - (FLUSH/SURFACE)
- LIGHTING CONTROL PANEL, SURFACE MTD. UON.
- LOW VOLTAGE LIGHTING RELAY PANEL, SURFACE MTD. UON
- MOTOR CONTROL CENTER
- UNINTERRUPTIBLE POWER SUPPLY
- TELECOMMUNICATIONS BACKBOARD
- SYMBOL INDICATES TO WHICH PANELBOARD INDICATED CIRCUITS IN THE ROOM ARE TO BE CONNECTED.
- GENERATOR ANNUNCIATOR (DERANGEMENT) PANEL
- GENERATOR

ELECTRICAL WIRING SYMBOLS

- HOMERUN TO PANEL WITH CIRCUIT NUMBER(S) AS INDICATED
- CONDUIT RUN CONCEALED IN FINISHED AREAS, EXPOSED IN UNFINISHED AREAS OR BELOW ACCESS FLOORS
- CONDUIT CAST IN CONCRETE OR BELOW SLAB
- DEMOLITION WORK
- UNDERGROUND CONDUIT/DUCTBANK
- FEEDER BUSWAY
- PLUG-IN BUSWAY
- GROUND CABLE, SIZE AS INDICATED
- GROUND BUS
- CABLE TRAY
- CONDUIT TURNED UP
- CONDUIT TURNED DOWN
- ELECTRIC MANHOLE
- ELECTRIC HANDHOLE
- TELEPHONE MANHOLE
- GROUND ROD

ELECTRICAL POWER SYMBOLS

- SINGLE RECEPTACLE, 20A, 125V, 2P, 3W. (SLASH INDICATES MOUNTING ABOVE FINISH COUNTER)
- DUPLEX RECEPTACLE, 20A, 125V, 2P, 3W. (SLASH INDICATES MOUNTING ABOVE FINISH COUNTER)
- GFI, DUPLEX RECEPTACLE, 20A, 125V, 2P, 3W. (SLASH INDICATES MOUNTING ABOVE FINISH COUNTER)
- QUADRUPLEX RECEPTACLE, (2)20A, 125V, 2P, 3W, DUPLEX RECEPTACLES WITH A COMMON FACEPLATE. (SLASH INDICATES MOUNTING ABOVE FINISH COUNTER)
- SINGLE ISOLATED GROUND RECEPTACLE, 20A, 125V, 2P, 3W. (SLASH INDICATES MOUNTING ABOVE FINISH COUNTER)
- DUPLEX ISOLATED GROUND RECEPTACLE, 20A, 125V, 2P, 3W. (SLASH INDICATES MOUNTING ABOVE FINISH COUNTER)
- QUADRUPLEX ISOLATED GROUND RECEPTACLE, (2)20A, 125V, 2P, 3W, DUPLEX ISOLATED GROUND RECEPTACLES WITH A COMMON FACEPLATE. (SLASH INDICATES MOUNTING ABOVE FINISH COUNTER)
- SWITCHED DUPLEX RECEPTACLE, 20A, 125V, 2P, 3W.
- EMERGENCY DUPLEX RECEPTACLE, 20A, 125V, 2P, 3W. (SHADING INDICATING EMERGENCY RECEPTACLE TYPICAL FOR ALL OTHER RECEPTACLE TYPES)
- COMBINATION USB DUPLEX RECEPTACLE, 20A, 125V, 2P, 3W WITH (2) 5VDC, 2.1A USB CHARGING PORTS
- 6-30R — SPECIAL PURPOSE RECEPTACLE. TYPE AS INDICATED ON DRAWINGS, COORDINATE RECEPTACLE TYPE WITH ACTUAL EQUIPMENT PRIOR TO INSTALLATION.
- CEILING MOUNTED SINGLE RECEPTACLE, 20A, 125V, 2P, 3W.
- CEILING MOUNTED SINGLE ISOLATED GROUND RECEPTACLE, 20A, 125V, 2P, 3W.
- CEILING MOUNTED DUPLEX RECEPTACLE, 20A, 125V, 2P, 3W.
- CEILING MOUNTED DUPLEX ISOLATED GROUND RECEPTACLE, 20A, 125V, 2P, 3W.
- CEILING MOUNTED QUADRUPLEX RECEPTACLE, (2)20A, 125V, 2P, 3W, DUPLEX RECEPTACLES WITH A COMMON FACEPLATE.
- CEILING MOUNTED QUADRUPLEX ISOLATED GROUND RECEPTACLE, (2)20A, 125V, 2P, 3W, DUPLEX ISOLATED GROUND RECEPTACLES WITH A COMMON FACEPLATE.
- RECEPTACLES MOUNTED ABOVE THE CEILING.
- SINGLE RECEPTACLE, 20A, 125V, 2P, 3W., FLOOR MTD SERVICE FITTING, FLUSH TYPE UON ("S" DENOTES SURFACE TYPE)
- SINGLE IG RECEPTACLE, 20A, 125V, 2P, 3W., FLOOR MTD SERVICE FITTING, FLUSH TYPE UON ("S" DENOTES SURFACE TYPE)
- DUPLEX RECEPTACLE, 20A, 125V, 2P, 3W., FLOOR MTD SERVICE FITTING, FLUSH TYPE UON ("S" DENOTES SURFACE TYPE)
- DUPLEX IG RECEPTACLE, 20A, 125V, 2P, 3W., FLOOR MTD SERVICE FITTING, FLUSH TYPE UON ("S" DENOTES SURFACE TYPE)
- QUADRUPLEX RECEPTACLE, (2) 20A, 125V, 2P, 3W., FLOOR MTD SERVICE FITTING, FLUSH TYPE UON ("S" DENOTES SURFACE TYPE)
- QUADRUPLEX IG RECEPTACLE, (2) 20A, 125V, 2P, 3W., FLOOR MTD SERVICE FITTING, FLUSH TYPE UON ("S" DENOTES SURFACE TYPE)
- WHERE INDICATED IN AN EXISTING FLOOR, PROVIDE CORE DRILL PACKAGE TO MAINTAIN FIRE RATING OF FLOOR. EXTEND CONDUIT AND WIRING IN CEILING SPACE OF FLOOR BELOW TO ELECTRICAL CLOSET OR PANELBOARD.
- FBX — FLOOR BOX ("X" DENOTES TYPE AS SPECIFIED)
- PTX — POKE-THROUGH ASSEMBLY ("X" DENOTES TYPE AS SPECIFIED)
- AFX — ACCESS FLOOR BOX ("X" DENOTES TYPE AS SPECIFIED)
- J — JUNCTION BOX - CEILING OR WALL MOUNTED - INDICATED IN POWER, LIGHTING & FIRE ALARM SYSTEMS PLANS.
- J — JUNCTION BOX - FLOOR MOUNTED
- DIRECT CONNECTION TO EQUIPMENT
- P — POWER SERVICE FITTING (FLOOR/WALL) MOUNTED FOR CONNECTION TO FURNITURE SYSTEM AS SPECIFIED.
- SR-X — SURFACE RACEWAY ("X" DENOTES TYPE AS SPECIFIED)
- HC — ADA DOOR ACTUATOR
- PD — COMBINATION POWER AND TELECOMMUNICATIONS FLOOR OR WALL MOUNTED BOX FOR POWER AND DATA CONNECTION - INDICATED IN POWER & SPECIAL SYSTEMS PLANS.

ELECTRICAL EQUIPMENT SYMBOLS

- MOTOR AND CONNECTION
- DISCONNECT SWITCH, NON-FUSED PROVIDE SWITCH AMPACITY EQUAL TO OR GREATER THAN FEEDER AMPACITY, UON
- DISCONNECT SWITCH, FUSED. PROVIDE SWITCH AND FUSE AMPACITY EQUAL TO OR GREATER THAN FEEDER AMPACITY, UON
- CB — CIRCUIT BREAKER IN NEMA 1 ENCLOSURE (FLUSH/SURFACE)
- COMBINATION MOTOR STARTER WITH DISCONNECT SWITCH. PROVIDE SWITCH AND FUSE AMPACITY EQUAL TO OR GREATER THAN FEEDER AMPACITY, UON
- HAND-OFF-AUTO SELECTOR SWITCH WITH PILOT LIGHT
- M — MANUAL MOTOR STARTER WITH PILOT LIGHT AS INDICATED.
- PC — PACKAGE CONTROL UNIT (PROVIDED BY EQUIPMENT SUPPLIER)
- VFD — VARIABLE FREQUENCY DRIVE/VARIABLE FREQUENCY MOTOR CONTROLLER
- PUSHBUTTON STATION
- EMERGENCY POWER OFF
- C — CONTACTOR
- GROUNDING BUS BAR

SPECIAL SYSTEM OUTLET SYMBOLS

- TV — COMBINATION TV OUTLET AND DUPLEX RECEPTACLE ON SINGLE FACEPLATE
- M — MICROPHONE OUTLET - CEILING MTD
- M — MICROPHONE OUTLET - WALL MTD
- M — MICROPHONE OUTLET - FLOOR MTD
- V — PA VOLUME CONTROL
- SP — SPEAKER - WALL MTD
- SP — SPEAKER - CEILING MTD
- R — RECORDING OUTLET
- VP — COMBINATION VIDEO PROJECTOR OUTLET AND DUPLEX RECEPTACLE
- C — CLOCK OUTLET, WIRECPT AND HANGER
- CLOCK OUTLET, MASTER CLOCK
- ET — CLOCK OUTLET, ELAPSED TIME

FIRE ALARM SYMBOLS

- STROBE - WALL MOUNTED
- STROBE - CEILING MOUNTED
- FIRE ALARM BELL - WALL MOUNTED
- HORN - WALL MOUNTED
- HORN - CEILING MOUNTED
- HORN W/STROBE - WALL MOUNTED
- HORN W/STROBE - CEILING MOUNTED
- FA SPEAKER - WALL MOUNTED
- FA SPEAKER - CEILING MOUNTED
- FA SPEAKER W/STROBE - WALL MOUNTED
- FA SPEAKER W/STROBE - CEILING MOUNTED
- FIRE FIGHTER'S TELEPHONE
- FA — FIRE FIGHTER'S TELEPHONE JACK
- SMOKE DETECTOR - CEILING OR SURFACE MOUNTED
- SD — SMOKE DETECTOR FOR ACTIVATION OF SMOKE DAMPER - SPOT TYPE
- SD — SMOKE DETECTOR FOR ACTIVATION OF SMOKE DAMPER - DUCT TYPE, FOR PURCHASE AND CONNECTION BY FIRE ALARM CONTRACTOR, INSTALLATION BY MECHANICAL CONTRACTOR
- ER — SMOKE DETECTOR FOR ELEVATOR RECALL
- RA — SMOKE DETECTOR FOR RETURN AIR PLENUM APPLICATION
- BT/BR — SMOKE DETECTOR CEILING OR WALL MOUNTED - BEAM TYPE ("BT" DENOTES TRANSMITTER, "BR" DENOTES RECEIVER)
- SMOKE DETECTOR - HVAC DUCT TYPE. FOR PURCHASE AND CONNECTION BY FIRE ALARM CONTRACTOR, INSTALLATION BY MECHANICAL CONTRACTOR
- DUCT SMOKE DETECTOR REMOTE TEST STATION
- HEAT DETECTOR
- J — FA — JUNCTION BOX (RECESSED/SURFACE) FOR FIRE ALARM SYSTEMS PLANS.
- F — MANUAL FIRE ALARM PULL STATION
- WF — WATER FLOW SWITCH, FOR CONNECTION ONLY
- TS — VALVE SUPERVISORY (TAMPER) SWITCH, FOR CONNECTION ONLY
- PS — ALARM PRESSURE SWITCH, FOR CONNECTION ONLY
- AP — HI / LOW AIR PRESSURE SWITCH, FOR CONNECTION ONLY
- DH — MAGNETIC DOOR HOLD OPEN DEVICE
- FI — FAULT ISOLATION MODULE
- AI — FIRE ALARM ADDRESSABLE INTERFACE MODULE (INPUT)
- AR — FIRE ALARM ADDRESSABLE RELAY (OUTPUT)
- EVAC — VOICE EVACUATION PANEL
- NAC — NOTIFICATION APPLIANCE POWER EXTENDER PANEL
- DACT — DIGITAL ALARM COMMUNICATOR TRANSMITTER
- SPD — SURGE PROTECTIVE DEVICE
- BATT — BATTERY CABINET
- FATC — FIRE ALARM TERMINAL CABINET
- AMP — FIRE ALARM AMPLIFIER PANEL
- FARP — FIRE ALARM REMOTE CONTROL PANEL (FLUSH/SURFACE)
- FACP — FIRE ALARM SYSTEM CONTROL PANEL (FLUSH/SURFACE)
- FAAP — FIRE ALARM ANNUNCIATOR PANEL (FLUSH/SURFACE) - GRAPHIC
- LCD — FIRE ALARM ANNUNCIATOR PANEL (FLUSH/SURFACE) - LCD TYPE
- PB — ELECTRICAL PULL BOX, FOR CONNECTION ONLY
- EN — NEMA 1 ENCLOSURE CABINET
- ZONE# — FIRE ALARM ZONE IDENTIFICATION NUMBER
- FIRE ALARM ZONE BOUNDARY

SECURITY SYSTEM SYMBOLS

- CCTV — CCTV SURVEILLANCE CAMERA OUTLET - CEILING MTD
- CCTV — CCTV SURVEILLANCE CAMERA OUTLET - WALL MTD, UON
- R/D — RECEIVER/DRIVER UNIT
- DC — DOOR CONTACT SWITCH
- DM — DOOR MONITOR SWITCH
- PSD — POWER SUPPLY FOR DOOR(S) WITH ELECTRICAL HARDWARE
- RX — REQUEST-FOR-EXIT SENSOR
- DGP — DATA GATHERING PANEL
- DO — DOOR OPERATING EQUIPMENT
- ELM — ELECTRIC LOCKING/LATCHING AND MONITORING HARDWARE
- AC — ACCESS CONTROL STATION - CARD TYPE
- AC — K — ACCESS CONTROL STATION - KEYPAD TYPE
- GB — GLASS BREAK DETECTOR
- CB — R — CODE BLUE WITH RED PHONE, WALL MTD, MOUNTED 48" AFF
- CB — B — CODE BLUE WITH BLUE LIGHT, WALL MTD, MOUNTED 48" AFF
- MD — MOTION DETECTOR - CEILING MTD
- MD — MOTION DETECTOR - WALL MTD
- A — INTERCOMMUNICATION SYSTEM (AI PHONE)

TELECOMMUNICATION SYMBOLS

- TELECOMMUNICATIONS VOICE OUTLET, WALL MTD (SLASH INDICATES MOUNTING ABOVE FINISH COUNTER, "W" INDICATES WALL PHONE HEIGHT, "PW" INDICATES PAY PHONE)
- TELECOMMUNICATIONS DATA OUTLET, WALL MTD (SLASH INDICATES MOUNTING ABOVE FINISH COUNTER, "W" INDICATES WALL PHONE HEIGHT)
- TELECOMMUNICATIONS COMBINATION VOICE/DATA OUTLET, WALL MTD. (SLASH INDICATES MOUNTING ABOVE FINISH COUNTER)
- TELECOMMUNICATIONS VOICE OUTLET, FLOOR MTD SERVICE FITTING, FLUSH TYPE UON ("S" DENOTES SURFACE TYPE)
- TELECOMMUNICATIONS DATA OUTLET, FLOOR MTD SERVICE FITTING, FLUSH TYPE UON ("S" DENOTES SURFACE TYPE)
- TELECOMMUNICATIONS COMBINATION VOICE/DATA OUTLET, FLOOR MTD SERVICE FITTING, FLUSH TYPE UON ("S" DENOTES SURFACE TYPE)
- TELECOMMUNICATIONS VOICE OUTLET, CEILING MTD SERVICE FITTING, FLUSH TYPE UON ("S" DENOTES SURFACE TYPE)
- TELECOMMUNICATIONS DATA OUTLET, CEILING MTD SERVICE FITTING, FLUSH TYPE UON ("S" DENOTES SURFACE TYPE)
- TELECOMMUNICATIONS COMBINATION VOICE/DATA OUTLET, CEILING MTD SERVICE FITTING, FLUSH TYPE UON ("S" DENOTES SURFACE TYPE)
- TELECOMMUNICATIONS DATA OUTLET ABOVE CEILING
- D — JUNCTION BOX FLOOR OR WALL MOUNTED FOR CONNECTION TO FURNITURE SYSTEM.

NURSE CALL SYSTEM SYMBOLS

- NCC — NURSE CALL CONTROL EQUIPMENT PANEL (RECESSED/SURFACE)
- MS — NURSE CALL MASTER STATION
- 1P — NURSE CALL BEDSIDE STATION, SINGLE PATIENT
- 2P — NURSE CALL BEDSIDE STATION, DOUBLE PATIENT
- E — NURSE CALL EMERGENCY STATION - PULL CORD TYPE IN TOILETS & SHOWERS, PUSH-BUTTON TYPE IN ALL OTHER PLACES
- DS — NURSE CALL DUTY STATION
- SS — NURSE CALL STAFF STATION
- B — CODE BLUE CALL STATION
- MO — PATIENT MONITORING OUTLET
- NURSE CALL DOME LIGHT
- NURSE CALL DOME LIGHT CEILING MTD ("2" SUBSCRIPT DENOTES ZONE DOME LIGHT)

GENERAL NOTES

A. PROVIDE 1#12 + 1#12N + 1#12G FOR 20A BRANCH CIRCUITING, UON; MAXIMUM OF THREE CIRCUITS PER CONDUIT; MINIMUM CONDUIT SIZE OF 3/4" C, UON.

B. PROVIDE A DEDICATED NEUTRAL WIRE FOR EACH BRANCH CIRCUIT. COORDINATE DEVICE LOCATIONS AND MOUNTING HEIGHTS WITH ARCHITECTURAL DRAWINGS PRIOR TO ROUGH-IN.

C. PROVIDE FIRE STOPPING FOR CONDUITS AND ELECTRICAL EQUIPMENT FOR FLOOR SLABS, WALLS AND CEILINGS TO MAINTAIN FIRE RATING.

D. INSTALL ELECTRICAL WORK IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND LOCAL BUILDING AND FIRE CODES, IN A NEAT AND WORKMANLIKE MANNER.

E. LIMIT VOLTAGE DROP TO 2% FOR FEEDERS AND 3% FOR BRANCH CIRCUITS. INCLUDE DERATING FACTOR FOR ROOF-MOUNTED CONDUITS.

F. REFER TO ARCH. REFLECTED CEILING PLANS FOR EXACT LOCATION OF CEILING MOUNTED DEVICES AND LIGHT FIXTURES, UNLESS OTHERWISE INDICATED.

G. WHERE MULTIPLE SWITCHES, RECEPTACLES, AND OTHER OUTLETS (EXCEPT WALL PHONES) ARE INDICATED PROVIDE MULTI-GANG BACK BOXES WITH GANG BARRIERS AND A COMMON FACEPLATE.

H. WHERE DIFFERENT RECESSED ELECTRICAL DEVICES WITH THE SAME MOUNTING HEIGHTS ARE INDICATED SIDE-BY-SIDE, MOUNT THE DEVICES SO THAT THERE IS FOUR INCHES BETWEEN ADJACENT VERTICAL EDGES OF THE FACEPLATES, UON.

J. WHERE ELECTRICAL DEVICES WITH DIFFERENT MOUNTING HEIGHTS ARE LOCATED IN THE SAME AREA ALIGN DEVICES VERTICALLY THROUGH THEIR CENTERLINES, UON.

K. WHERE EXIT SIGNS ARE INDICATED ABOVE DOOR MOUNT AS FOLLOWS, CENTER THE EXIT SIGN BETWEEN TOP OF DOOR FRAME AND CEILING IF DISTANCE BETWEEN TOP OF DOOR FRAME AND CEILING IS 24 INCHES OR LESS; OTHERWISE MOUNT BOTTOM OF EXIT SIGN 6 INCHES FROM TOP OF DOOR FRAME, MOUNT OTHER WALL MOUNTED EXIT SIGNS IN THE SAME AREA AT THE SAME HEIGHT. COORDINATE WITH ARCHITECTURAL DETAILS.

L. EXIT SIGNS ARE TO BE TYPE "X1", UON.

M. PROVIDE SEPARATE NEUTRALS FOR DIMMING CIRCUITS.

N. PROVIDE FEEDERS AND BRANCH CIRCUITS WHICH HAVE AN AMPACITY EQUAL TO OR GREATER THAN THE CIRCUIT OVERCURRENT PROTECTIVE DEVICE RATING, U.O.N.

O. FURNITURE LAYOUTS ARE FOR REFERENCE ONLY. COORDINATE THE FINAL LOCATION OF ELECTRICAL DEVICES AND OUTLETS WITH ARCHITECT, OWNER AND FINAL FURNITURE PLANS PRIOR TO INSTALLATION.

P. MOUNT DEVICES FLUSH WITH CONCEALED CONDUIT, EXCEPT AS NOTED ON THE DRAWINGS AND IN MECHANICAL AND ELECTRICAL EQUIPMENT ROOMS.

Q. THE DRAWINGS REPRESENT ELECTRICAL DESIGN INTENT. THEY ARE DIAGRAMMATIC. PROVIDE ALL COMPONENTS NECESSARY FOR COMPLETE OPERATING ELECTRICAL SYSTEMS.

R. WHEN MORE THAN ONE 20A., 1P., 120 VOLT CIRCUIT FEEDS A SURFACE RACEWAY CONNECT RECEPTACLES TO ALTERNATE CIRCUITS AS FOLLOWS - U.O.N.

A B C A B C

MOUNTING HEIGHTS

DISCONNECT SWITCHES	5'-8" AFF
MOTOR STARTERS	5'-6" AFF
PANELBOARDS & CABINETS	6'-0" AFF TO TOP
INDIVIDUAL CIRCUIT BREAKERS	5'-6" AFF

MOUNTING HEIGHT NOTES:

1. ALL ELEVATIONS ARE TO CENTER LINE OF DEVICE, UNLESS OTHERWISE NOTED.
2. REFER TO EQUIPMENT ELEVATION DRAWINGS FOR COORDINATION WITH CASEWORK.
3. MOUNT MANUAL MOTOR STARTER ADJACENT TO OR ON UNIT.
4. REFER TO ARCHITECTURAL A0 SERIES FOR ADDITIONAL ELECTRICAL DEVICE MOUNTING HEIGHTS AND DEVICE ALIGNMENT RULES.

REFERENCE SYMBOLS

- 1 / E1-1.0 — SECTION NUMBER; DRAWING NUMBER WHERE DRAWN
- 1 / E1-1.0 — DETAIL NUMBER; DRAWING NUMBER WHERE DRAWN
- 1 — KEY NOTE

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison,WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

CITY OF MADISON WISCONSIN

SHEET TITLE

ELECTRICAL ABBREVIATIONS AND SYMBOLS

PROJECT NUMBER 20737.000

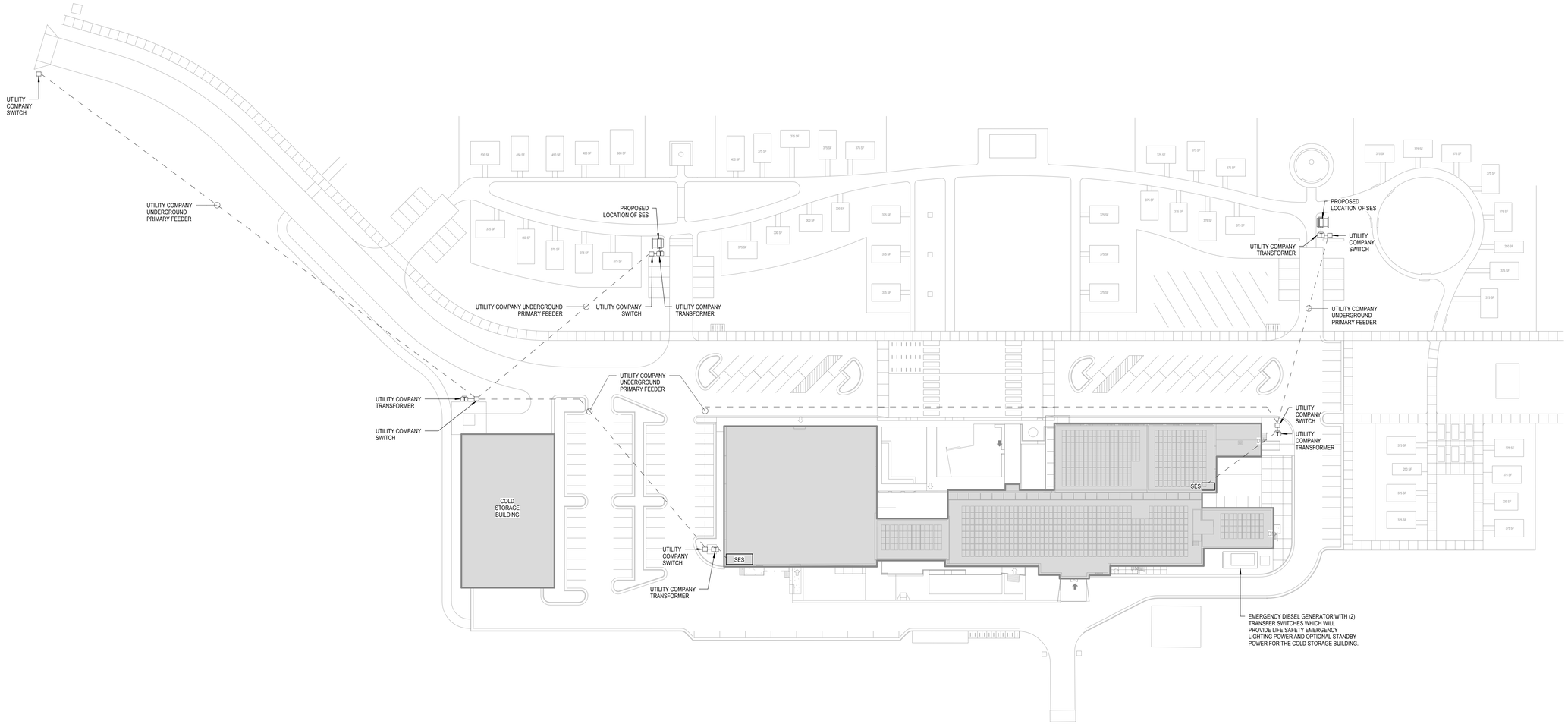
SHEET NUMBER **E0.1**

Author

Plot Date: 5/9/2016 4:49:31 PM

GENERAL SHEET NOTES

A. COORDINATE WITH LOCAL UTILITY FOR ALL SITE SERVICE REQUIREMENTS.
B. CONTACT LOCAL UTILITY TO DENTIFY ALL EXISTING UNDERGROUND UTILITIES.



1 SITE - POWER
SCALE: 1" = 40'-0"

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

CITY OF MADISON WISCONSIN

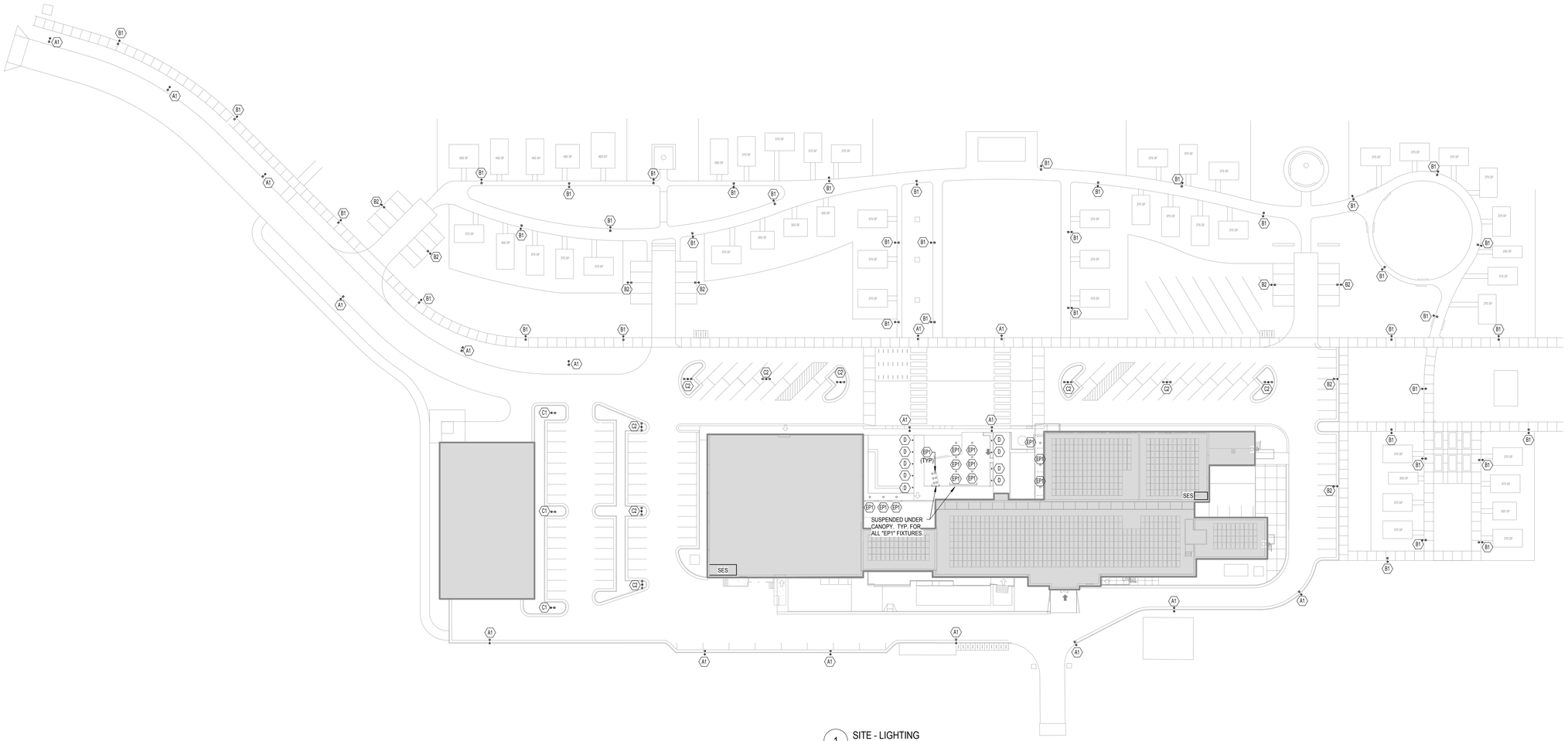
SHEET TITLE
ELECTRICAL SITE PLANS

PROJECT NUMBER
20737.000

SHEET NUMBER
E1.1

Author

Plot Date: 5/9/2016 4:49:36 PM



1 SITE - LIGHTING
SCALE: 1" = 40'-0"

NORTH

EE - LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	MODEL	LOAD	LAMP	BALLAST	VOLTAGE	MOUNTING	COMMENTS
A1	SINGLE-HEAD, ARCHITECTURAL EXTERIOR POLE MOUNT LED LIGHT FIXTURE WITH 25' STEEL POLE.	LITHONIA - ANTIQUE STREET LAMPS	EML25	73 VA	LED		277 V	POLE MOUNT	
B1	SINGLE-HEAD, PEDESTRIAN-SCALE, ARCHITECTURAL EXTERIOR POLE MOUNT LED LIGHT FIXTURE WITH 15' STEEL POLE.	LITHONIA - ANTIQUE STREET LAMPS	EML25	73 VA	LED		277 V	POLE MOUNT	
B2	SINGLE-HEAD, ARCHITECTURAL EXTERIOR POLE MOUNT LED LIGHT FIXTURE WITH 25' STEEL POLE.	LITHONIA - ANTIQUE STREET LAMPS	EML25	73 VA	LED		277 V	POLE MOUNT	
C1	SINGLE-HEAD, ARCHITECTURAL EXTERIOR POLE MOUNT LED LIGHT FIXTURE WITH 25' STEEL POLE.	LITHONIA - ANTIQUE STREET LAMPS	EML25	73 VA	LED		277 V	POLE MOUNT	
C2	DOUBLE-HEAD, ARCHITECTURAL EXTERIOR POLE MOUNT LED LIGHT FIXTURE WITH 25' STEEL POLE.	LITHONIA - ANTIQUE STREET LAMPS	EML25	73 VA	LED		277 V	POLE MOUNT	
D	EXTERIOR LED BOLLARD.	LITHONIA	KBC8	22 VA	LED		277 V		
EP1	EXTERIOR PENDANT LED FIXTURE.	SPECGRADE	HBX	165 VA	LED		277 V		
HB1	LED HIGH BAY.	SPECGRADE	HBX	165 VA	LED	DIMMING	277 V	SUSPENDED	FOR USE IN TENANT SPACE.
HB1E	SAME AS TYPE HB1, EXCEPT FIXTURE SHALL BE PROVIDED WITH LIFE SAFETY EMERGENCY POWER.	SPECGRADE	HBX	165 VA	LED		277 V		
PF3	LED PENDENT FIXTURE, 3000K.	BASELITE	BH08	20 VA	LED	DIMMING	277 V	SUSPENDED	FOR USE OVER BAR.
PL1	8'L LED LINEAR INDIRECT (UPLIGHT) FIXTURE, 3000K.	AXIS LIGHTING	BBILED	57 VA	LED	DIMMING	277 V	SUSPENDED	
PL2	8'L LED LINEAR DIRECT (DOWNLIGHT) FIXTURE, 3000K.	PRUDENTIAL LIGHTING	R1LED3	44 VA	LED	DIMMING	277 V	SUSPENDED	FOR USE IN OFFICE.
PL2E	SAME AS TYPE PL2, EXCEPT FIXTURE SHALL BE PROVIDED WITH LIFE SAFETY EMERGENCY POWER.			44 VA	LED		277 V		
SL1	8'L LED LINEAR DIRECT (DOWNLIGHT) FIXTURE, 3000K.	AXIS LIGHTING	BBSLED	57 VA	LED	DIMMING	277 V	SURFACE MOUNTED	
W1	LED WALL MOUNT "JELLY JAR", 3000K.	BASELITE	W1/CL/CG	20 VA	LED	DIMMING	277 V	WALL MOUNTED	
W2	EXTERIOR LED SIGN LIGHT, 3000K.	BASELITE	M710	10 VA	LED	DIMMING	277 V	WALL MOUNTED	
W3	EXTERIOR LED DOWN LIGHT, 3000K.	BASELITE	TA8	21 VA	LED	DIMMING	277 V	WALL MOUNTED	
X1	CEILING MOUNTED EXIT SIGNS	COOPER	SURE-LITES ES SERIES: ES6-R-WH-277-P	7 VA	LED				PROVIDE NUMBER OF FACES AND DIRECTIONAL ARROWS AS INDICATED ON PLANS; SINGLE-SIDED SIGNS SHALL HAVE CLEAR BACKGROUND, DOUBLE-SIDED FACES SHALL HAVE MIRRORED BACKGROUND

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

CITY OF MADISON WISCONSIN

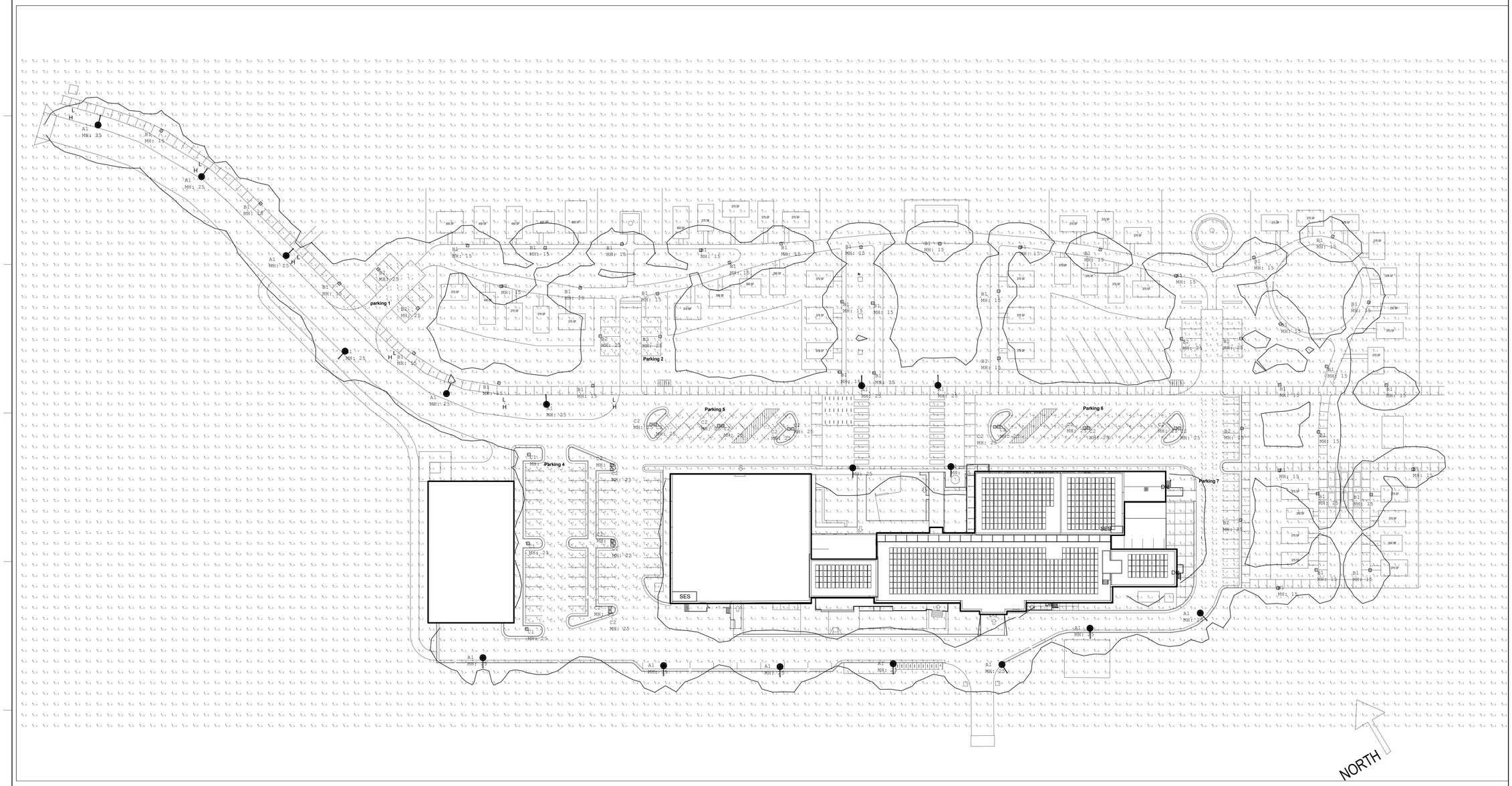
SHEET TITLE
LIGHTING SITE PLAN

PROJECT NUMBER
20737.000

SHEET NUMBER
E1.2

Author

Plot Date: 5/9/2016 4:49:39 PM



Luminaire Schedule					
Symbol	Qty	Label	Arrangement	LLF	Description
	17	EML25_XX_63LED_525MA_4K_GCF_R	SINGLE	0.900	Entrance
	8	AS1_LED_42C_530_30K_SR2_MVOLT	SINGLE	0.900	parking @ 25'
	9	AS1_LED_42C_530_30K_SR4_MVOLT	BACK-BACK	0.900	2-heads @25'
	3	AS1_LED_42C_530_30K_SR4_MVOLT_L	SINGLE	0.900	1 head @25' parking
	41	AS1_LED_42C_350_30K_SR2_MVOLT	SINGLE	0.900	Walkway @ 15'

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
parking 1	Illuminance	Fc	1.71	2.1	1.3	1.32	1.62	0
Parking 2	Illuminance	Fc	1.61	1.9	1.3	1.24	1.46	0
Parking 3	Illuminance	Fc	1.58	1.9	1.2	1.32	1.58	0
Parking 4	Illuminance	Fc	1.48	2.4	0.7	2.11	3.43	0
Parking 5	Illuminance	Fc	1.89	2.9	1.4	1.35	2.07	0
Parking 6	Illuminance	Fc	1.36	2.3	0.9	1.51	2.56	0
Parking 7	Illuminance	Fc	1.33	2.1	0.5	2.66	4.20	0
Site	Illuminance	Fc	0.51	6.5	0.0	N.A.	N.A.	4

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

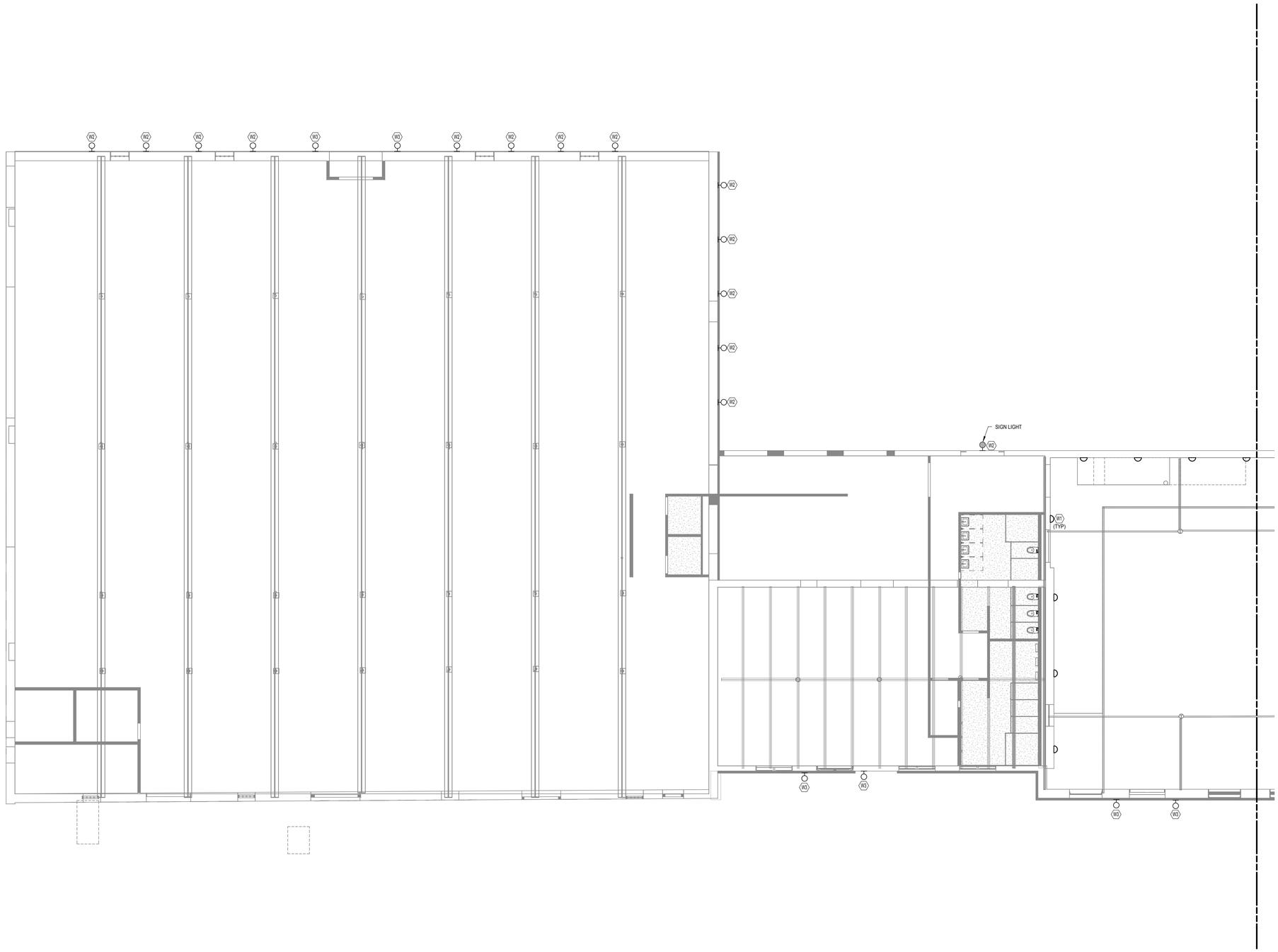
CITY OF MADISON WISCONSIN

SHEET TITLE
LIGHTING PHOTOMETRIC

PROJECT NUMBER
20737.000

SHEET NUMBER
E1.3

Plot Date: 5/9/2016 4:49:46 PM Author



ROOM LEGEND

GENERAL SHEET NOTES

A. CONNECT CEILING MOUNTED OCCUPANCY SENSORS TO POWER PACKS WITH LOW VOLTAGE WIRING. PROVIDE NUMBER OF POWER PACKS RECOMMENDED BY MANUFACTURER. COORDINATE COMPATABILITY WITH LIGHTING CONTACTORS OR INDICATED SWITCHES. REFER TO MANUFACTURER WIRING DIAGRAMS.
B. REFER TO ARCH. REFLECTED CEILING PLANS FOR EXACT LOCATION OF LIGHT FIXTURES AND OTHER CEILING MOUNTED DEVICES.

SHEET KEYNOTES

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

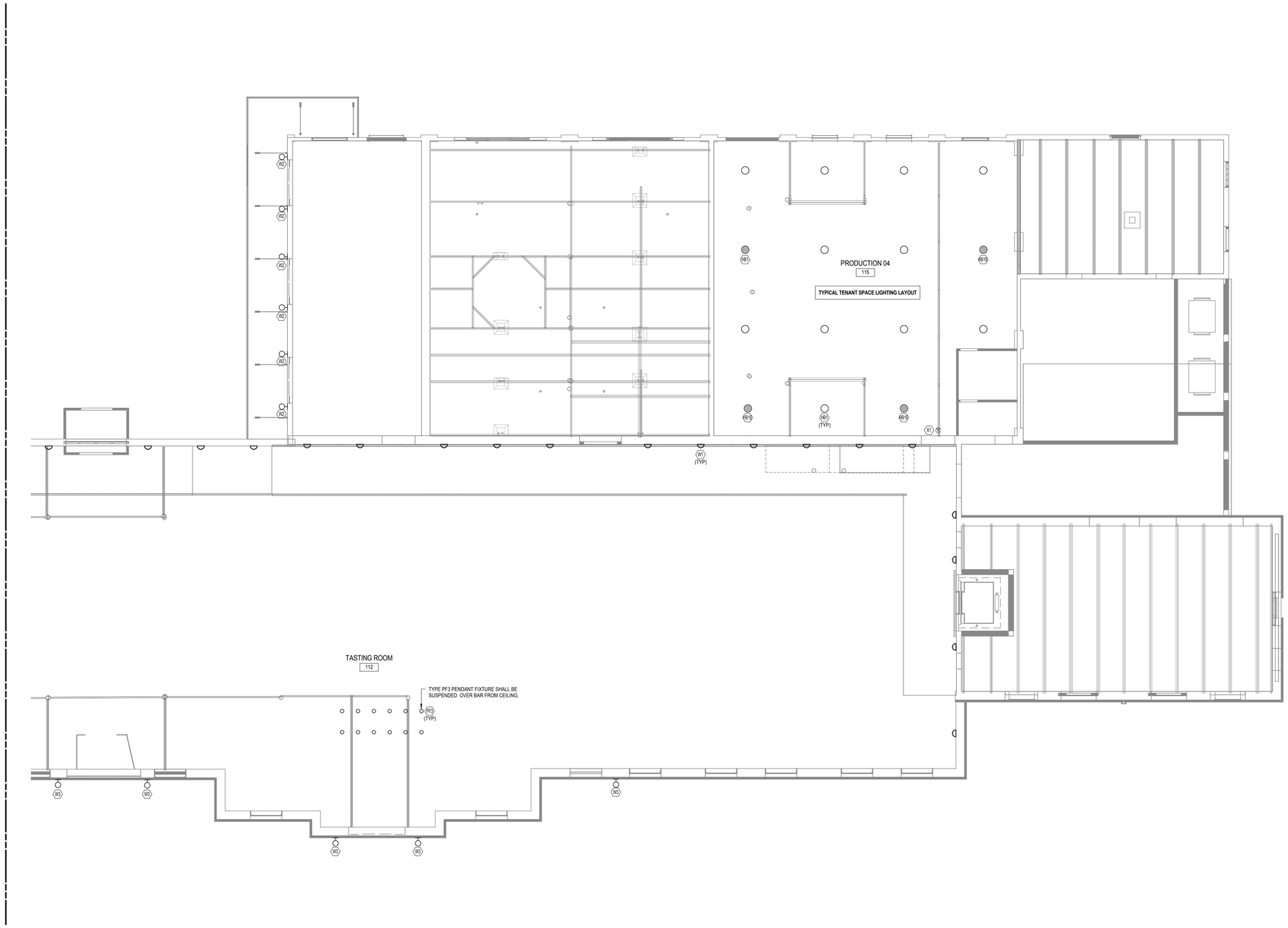
CITY OF MADISON WISCONSIN

SHEET TITLE
FIRST LEVEL LIGHTING PLAN AREA A

20737.000
PROJECT NUMBER

E3.1.A
SHEET NUMBER

Plot Date: 5/9/2016 4:49:48 PM Author



ROOM LEGEND

GENERAL SHEET NOTES

A. CONNECT CEILING MOUNTED OCCUPANCY SENSORS TO POWER PACKS WITH LOW VOLTAGE WIRING. PROVIDE NUMBER OF POWER PACKS RECOMMENDED BY MANUFACTURER. COORDINATE COMPATABILITY WITH LIGHTING CONTACTORS OR INDICATED SWITCHES. REFER TO MANUFACTURER WIRING DIAGRAMS.

B. REFER TO ARCH. REFLECTED CEILING PLANS FOR EXACT LOCATION OF LIGHT FIXTURES AND OTHER CEILING MOUNTED DEVICES.

SHEET KEYNOTES

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

CITY OF MADISON WISCONSIN

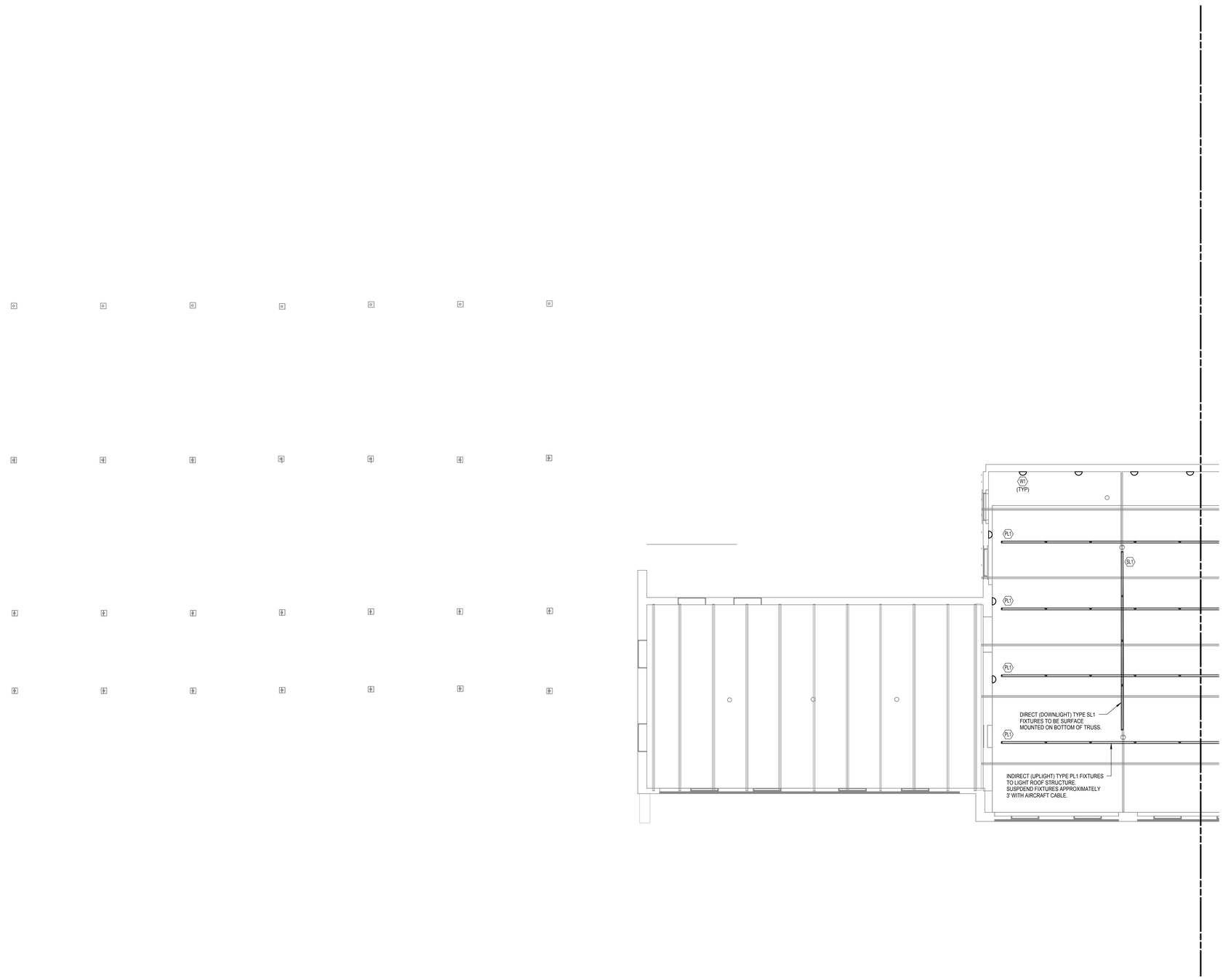
SHEET TITLE
FIRST LEVEL LIGHTING PLAN AREA B

PROJECT NUMBER
20737.000

SHEET NUMBER
E3.1.B

Author

Plot Date: 5/9/2016 4:49:51 PM



ROOM LEGEND

GENERAL SHEET NOTES

A. CONNECT CEILING MOUNTED OCCUPANCY SENSORS TO POWER PACKS WITH LOW VOLTAGE WIRING. PROVIDE NUMBER OF POWER PACKS RECOMMENDED BY MANUFACTURER. COORDINATE COMPATABILITY WITH LIGHTING CONTACTORS OR INDICATED SWITCHES. REFER TO MANUFACTURER WIRING DIAGRAMS.
B. REFER TO ARCH. REFLECTED CEILING PLANS FOR EXACT LOCATION OF LIGHT FIXTURES AND OTHER CEILING MOUNTED DEVICES.

SHEET KEYNOTES

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

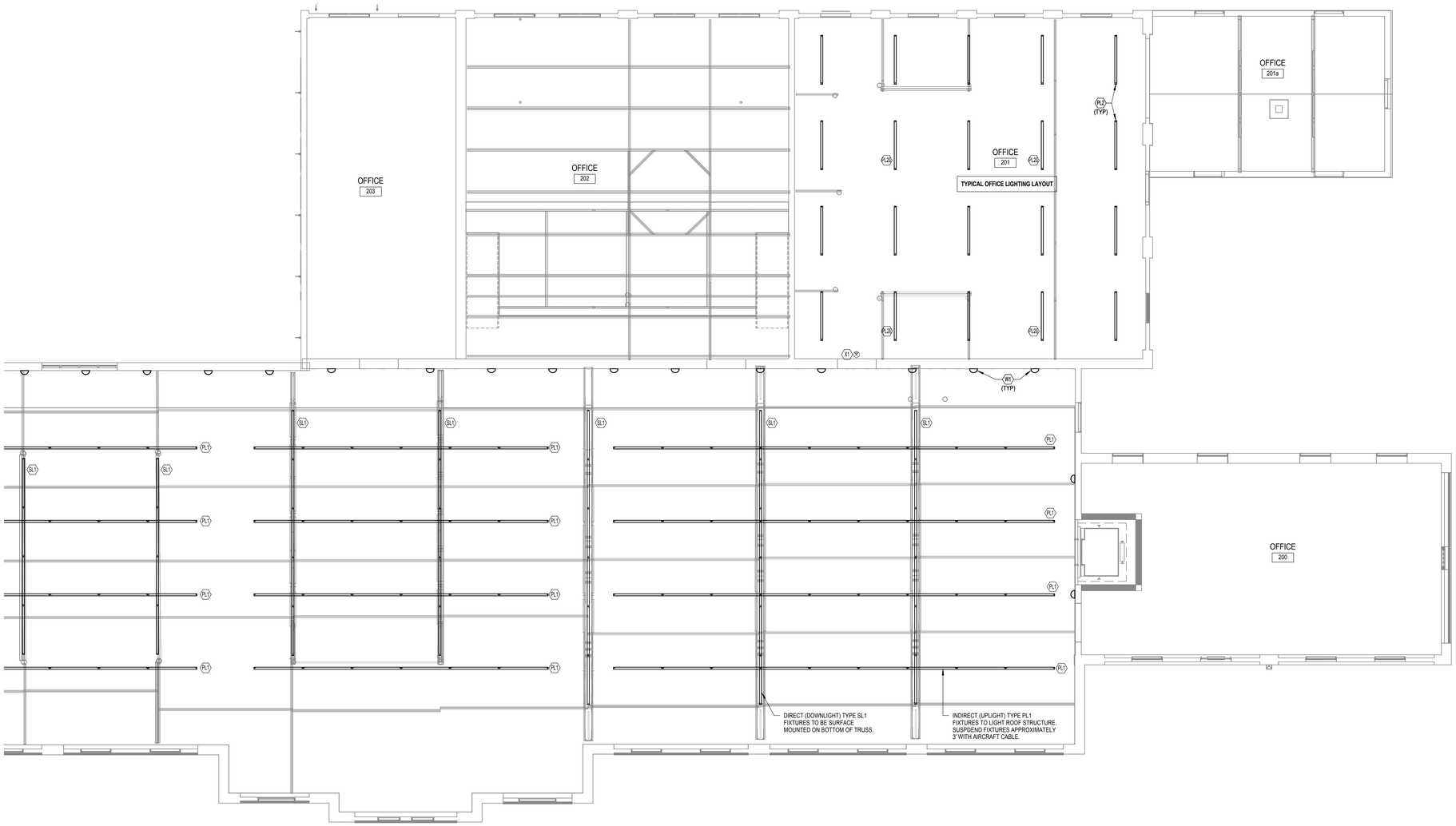
CITY OF MADISON WISCONSIN

SHEET TITLE
SECOND LEVEL LIGHTING PLAN AREA A

20737.000
PROJECT NUMBER

E3.2.A
SHEET NUMBER

Plot Date: 5/9/2016 4:49:53 PM
Author



ROOM LEGEND

GENERAL SHEET NOTES

A. CONNECT CEILING MOUNTED OCCUPANCY SENSORS TO POWER PACKS WITH LOW VOLTAGE WIRING. PROVIDE NUMBER OF POWER PACKS RECOMMENDED BY MANUFACTURER. COORDINATE COMPATABILITY WITH LIGHTING CONTACTORS OR INDICATED SWITCHES. REFER TO MANUFACTURER WIRING DIAGRAMS.

B. REFER TO ARCH. REFLECTED CEILING PLANS FOR EXACT LOCATION OF LIGHT FIXTURES AND OTHER CEILING MOUNTED DEVICES.

SHEET KEYNOTES

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

CITY OF MADISON WISCONSIN

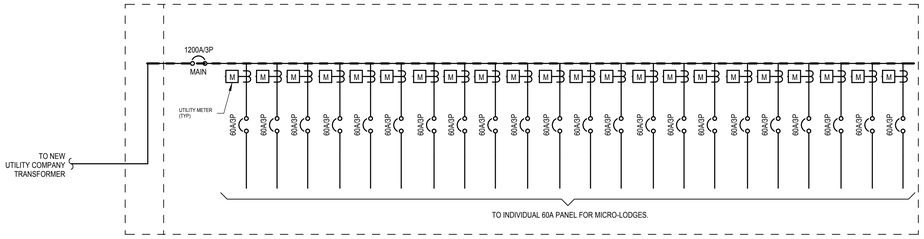
SHEET TITLE
SECOND LEVEL LIGHTING PLAN AREA B

20737.000
PROJECT NUMBER

E3.2.B
SHEET NUMBER

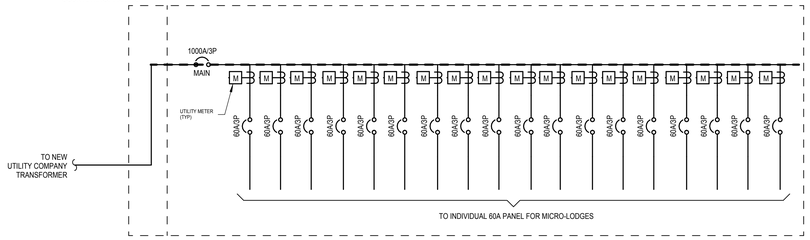
Plot Date: 5/9/2016 4:49:57 PM Author

SERVICE ENTRANCE SECTION - MICRO -LODGE CLUSTER (WEST)
1200A, 120/208V, 3PH, 4W
SCCR RATING: XXK AIC



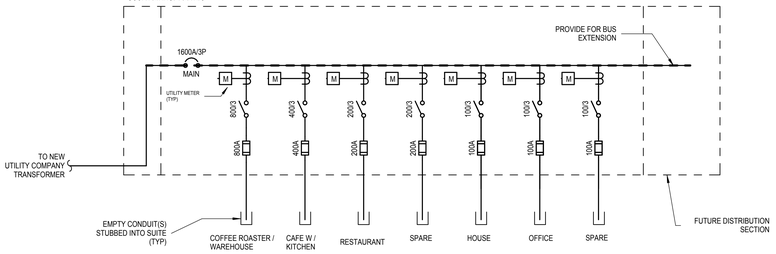
ONE LINE DIAGRAM - MICRO-LODGE CLUSTER (WEST)
N.T.S

SERVICE ENTRANCE SECTION - MICRO -LODGE CLUSTER (EAST)
1000A, 120/208V, 3PH, 4W
SCCR RATING: XXK AIC



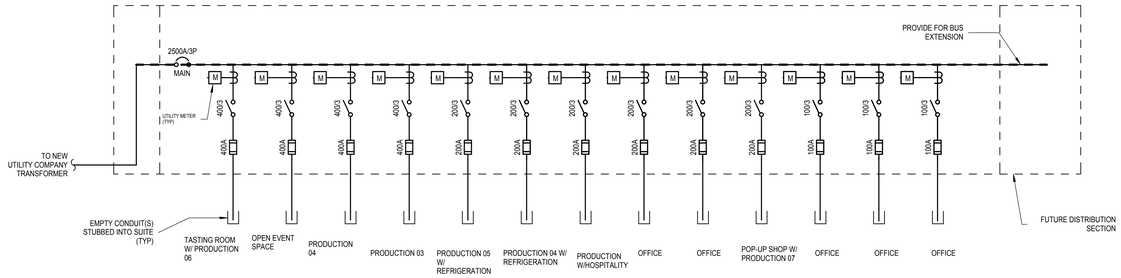
ONE LINE DIAGRAM - MICRO-LODGE CLUSTER (EAST)
N.T.S

WEST SIDE SERVICE ENTRANCE SECTION - MAIN BUILDING
1600A, 120/208V, 3PH, 4W
SCCR RATING: XXK AIC



ONE LINE DIAGRAM - MAIN BUILDING (WEST)
N.T.S

EAST SIDE SERVICE ENTRANCE SECTION - MAIN BUILDING
2500A, 120/208V, 3PH, 4W
SCCR RATING: XXK AIC



ONE LINE DIAGRAM - MAIN BUILDING (EAST)
N.T.S

SHEET KEYNOTES

FEEDER SCHEDULE

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

CITY OF MADISON WISCONSIN

SHEET TITLE
ELECTRICAL ONE LINE DIAGRAM

PROJECT NUMBER
20737.000

SHEET NUMBER
E5.0

Plot Date: 5/9/2016 4:49:59 PM Author

EE - LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	MODEL	LOAD	LAMP	BALLAST	VOLTAGE	MOUNTING	COMMENTS
A1	SINGLE-HEAD, ARCHITECTURAL EXTERIOR POLE MOUNT LED LIGHT FIXTURE WITH 25' STEEL POLE.	LITHONIA - ANTIQUE STREET LAMPS	EML25	73 VA	LED		277 V	POLE MOUNT	
B1	SINGLE-HEAD, PEDESTRIAN-SCALE, ARCHITECTURAL EXTERIOR POLE MOUNT LED LIGHT FIXTURE WITH 15' STEEL POLE.	LITHONIA - ANTIQUE STREET LAMPS	EML25	73 VA	LED		277 V	POLE MOUNT	
B2	SINGLE-HEAD, ARCHITECTURAL EXTERIOR POLE MOUNT LED LIGHT FIXTURE WITH 25' STEEL POLE.	LITHONIA - ANTIQUE STREET LAMPS	EML25	73 VA	LED		277 V	POLE MOUNT	
C1	SINGLE-HEAD, ARCHITECTURAL EXTERIOR POLE MOUNT LED LIGHT FIXTURE WITH 25' STEEL POLE.	LITHONIA - ANTIQUE STREET LAMPS	EML25	73 VA	LED		277 V	POLE MOUNT	
C2	DOUBLE-HEAD, ARCHITECTURAL EXTERIOR POLE MOUNT LED LIGHT FIXTURE WITH 25' STEEL POLE.	LITHONIA - ANTIQUE STREET LAMPS	EML25	73 VA	LED		277 V	POLE MOUNT	
D	EXTERIOR LED BOLLARD.	LITHONIA	KBC8	22 VA	LED		277 V		
EP1	EXTERIOR PENDANT LED FIXTURE.	SPECGRADE	HBX	165 VA	LED		277 V		
HB1	LED HIGH BAY.	SPECGRADE	HBX	165 VA	LED	DIMMING	277 V	SUSPENDED	FOR USE IN TENANT SPACE.
HB1E	SAME AS TYPE HB1, EXCEPT FIXTURE SHALL BE PROVIDED WITH LIFE SAFETY EMERGENCY POWER.	SPECGRADE	HBX	165 VA	LED		277 V		
PF3	LED PENDENT FIXTURE, 3000K.	BASELITE	BH08	20 VA	LED	DIMMING	277 V	SUSPENDED	FOR USE OVER BAR.
PL1	8'L LED LINEAR INDIRECT (UPLIGHT) FIXTURE, 3000K.	AXIS LIGHTING	BBILED	57 VA	LED	DIMMING	277 V	SUSPENDED	
PL2	8'L LED LINEAR DIRECT (DOWNLIGHT) FIXTURE, 3000K.	PRUDENTIAL LIGHTING	R1LED3	44 VA	LED	DIMMING	277 V	SUSPENDED	FOR USE IN OFFICE.
PL2E	SAME AS TYPE PL2, EXCEPT FIXTURE SHALL BE PROVIDED WITH LIFE SAFETY EMERGENCY POWER.			44 VA	LED		277 V		
SL1	8'L LED LINEAR DIRECT (DOWNLIGHT) FIXTURE, 3000K.	AXIS LIGHTING	BBSLED	57 VA	LED	DIMMING	277 V	SURFACE MOUNTED	
W1	LED WALL MOUNT "JELLY JAR", 3000K.	BASELITE	W1/CL/CG	20 VA	LED	DIMMING	277 V	WALL MOUNTED	
W2	EXTERIOR LED SIGN LIGHT, 3000K.	BASELITE	M710	10 VA	LED	DIMMING	277 V	WALL MOUNTED	
W3	EXTERIOR LED DOWN LIGHT, 3000K.	BASELITE	TA8	21 VA	LED	DIMMING	277 V	WALL MOUNTED	
X1	CEILING MOUNTED EXIT SIGNS	COOPER	SURE-LITES ES SERIES: ES6-R-WH-277-P	7 VA	LED				PROVIDE NUMBER OF FACES AND DIRECTIONAL ARROWS AS INDICATED ON PLANS; SINGLE-SIDED SIGNS SHALL HAVE CLEAR BACKGROUND, DOUBLE-SIDED FACES SHALL HAVE MIRRORED BACKGROUND

GENERAL SHEET NOTES

SHEET KEYNOTES

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

CITY OF MADISON WISCONSIN

SHEET TITLE
LIGHTING FIXTURE SCHEDULE

PROJECT NUMBER 20737.000

SHEET NUMBER E7.1

Plot Date: 5/9/2016 4:50:01 PM Author

ANTIQUE STREET LAMPS — EML25 LED
Munich Pendant

CATALOG #
PROJECT
TYPE

This European shaped pendant or wall mount luminaire consists of a driver housing and skirt with an internal light engine with a choice of two lens options.

- Choice of a flat or sag glass lens
- Stainless steel hardware
- Driver and Light engine assembly mount on a removable assembly plate and are furnished with quick-disconnect plugs for ease of installation and maintenance
- CSA listed and labeled as suitable for wet locations
- TGIC powder coat finish
- Mounts via 1-1/2" NPT threaded swivel nipple to the Urban 4" or 5" diameter arms (specify PNJP6 option when ordering 4" arm); see arm specification sheets for details on mounting options.

A1/A2/A3

Max EPA: 1.86 sq feet
Max Height: 26-1/2" (67.3cm)
Max Width: 25" (63.5cm)
Max Weight: 60 lbs (27.2 kg)
Listing: CSA listed for wet locations

Sample Catalog number:

EML25	ST	49LED 350MA	3K	GCF	MVOLT	R3	SF	DBL
Fixture	Base	Source & Wattage	Color Temp	Lens Option	Voltage	Distrib.	Options	Finish

Ordering Guide:

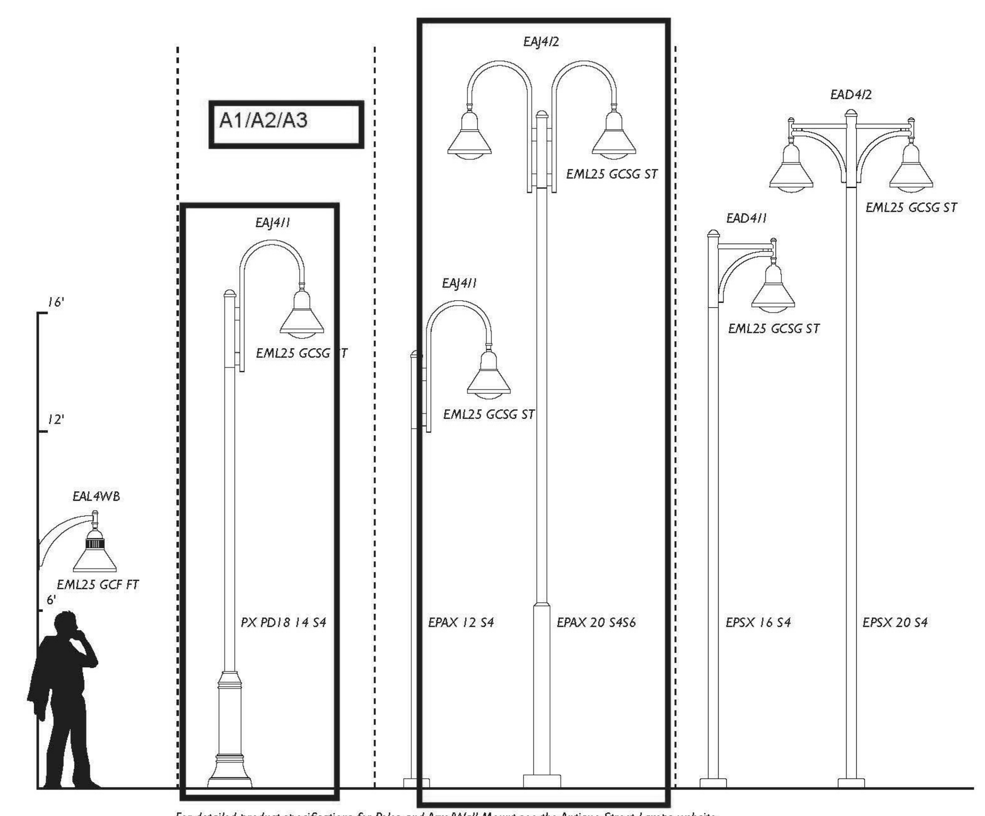
Fixture	Base	Source & Wattage	Color Temp	Lens Option	Voltage	Distribution	Options	Finish
EML25	ST RT FT	49LED 350MA 49LED 525MA 63LED 350MA 63LED 525MA	3K 4K 5K	GCF GCSG	MVOLT 120 208 240 277 347 480	R2 R3 R4 R5	SF DF SPD	DBL DDB DNA DWH CS CM ANBK ANDB ANDG ANVG

Data is considered accurate as of the revision date shown.
Antique Street Lamps reserves the right to modify specifications without notice.

Antique Street Lamps™ | 3825 Columbus Road | Granville, OH 43023 | Phone: 1-800-410-8899 | www.antiquestreetlamps.com Rev. 6/14
©2013 Acuity Brands Lighting, Inc. All Rights Reserved.

RECOMMENDED POLES & ARMS

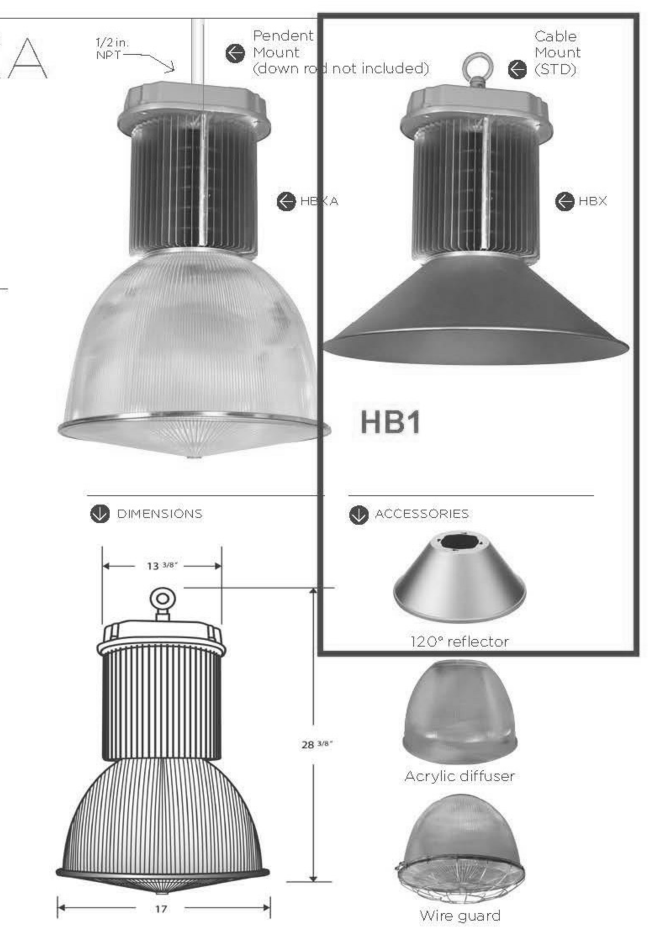
ANTIQUE STREET LAMPS — EML25



For detailed product specifications for Poles and Arm/Wall Mount see the Antique Street Lamps website.

Antique Street Lamps™ | 3825 Columbus Road | Granville, OH 43023 | Phone: 1-800-410-8899 | www.antiquestreetlamps.com Rev. 6/14
©2013 Acuity Brands Lighting, Inc. All Rights Reserved.

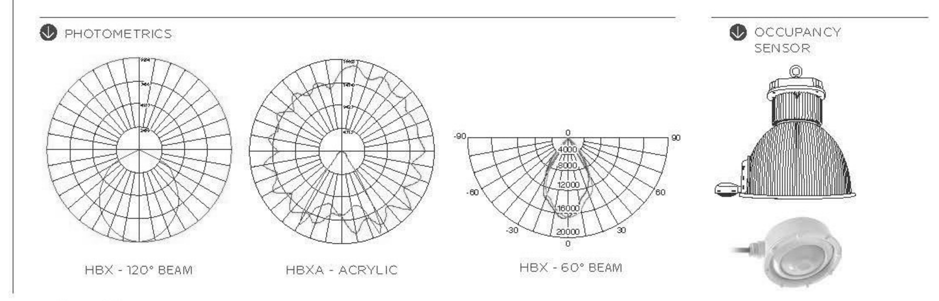
HBX & HBXA HIGH BAY
150W & 200W
REPLACES UP TO A 500-WATT METAL HALIDE FIXTURES



SPECIFICATIONS
Expected life: over 100,000 hrs.
Rating: IP 65
Color Rendering Index (CRI): >80
Operating temp: -4°F-131°F
Power factor: >0.95%
Input line voltage: 120-277 VAC
(Optional Input line voltage: 347-480V external step down transformer)
Input line frequency: 50/60 Hz
LED efficiency:
- warm white, 83 lm/w
- natural white, 88 lm/w
- cool white, 93 lm/w

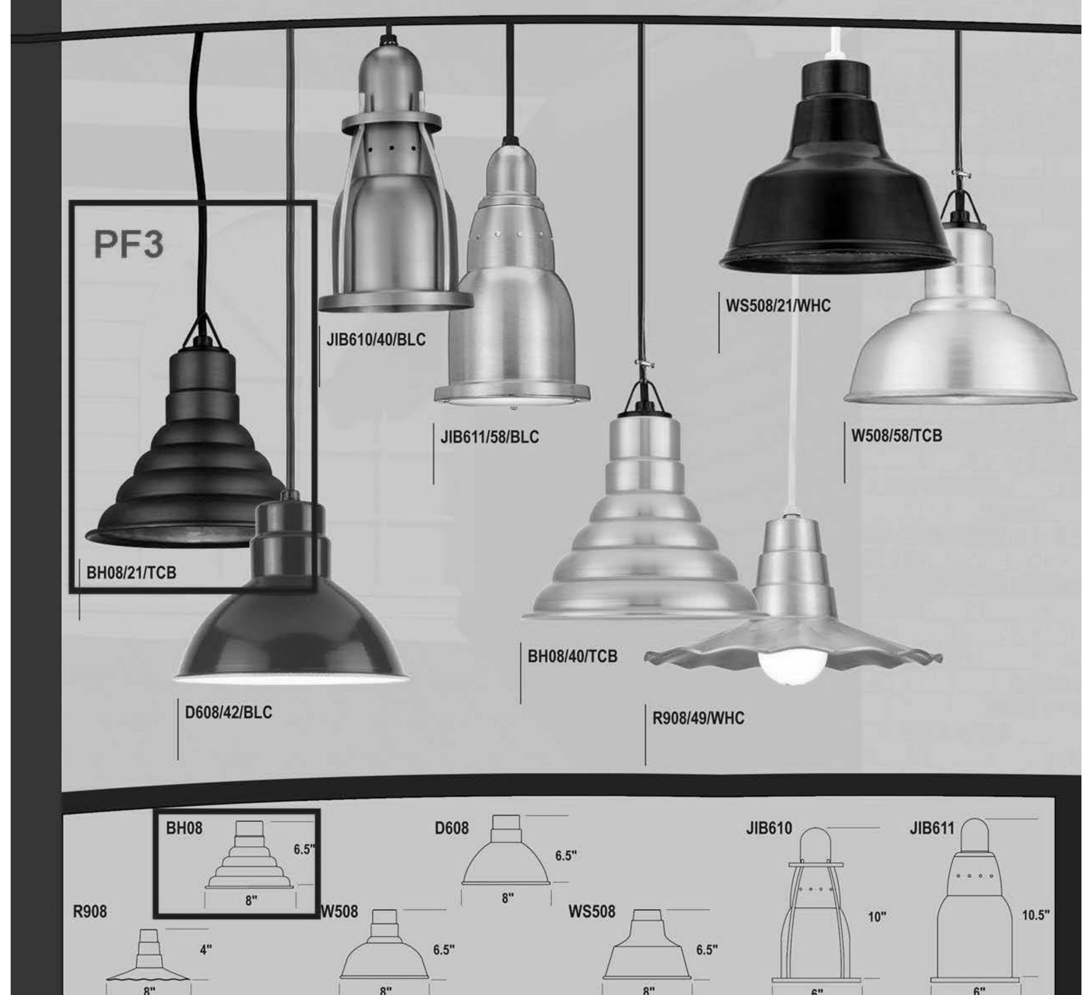
MISC SPECS
LED chips: Samsung
Driver: UL approved Meanwell
Dimmable: 0-10V optional
Occupancy sensor: optional
Hanging weight: 18 lbs.

MATERIALS
Heat sink housing: Anodized aluminum
Reflector: Aluminum
Lens: Acrylic
LED Shield: Lexan
Finish: Powder coating (optional)
Natatorium rated (optional)



SPECGRADE LED TOLL-FREE: 888-410-5337 | FAX: 614-868-5344 | © 2016 SpecGradeLED

Cafe Lites



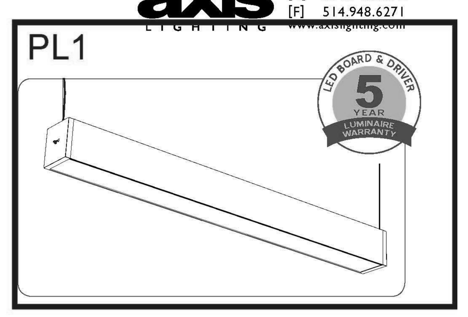
MODEL	COLOR	MOUNTING SOURCE	LIGHT SOURCE Inc	CF	HID (MH & HPS)	LED	NOTES
BH08	19, 21, 41, 42, 43,	Page 55-58 for arm extension	100W	26W*	N/A	10W	
D608	44, 4v48, 49, 50,	Page 59-63 for post mts. & poles	100W	26W*	N/A	10W	See page 67 for ACCESSORIES
JIB610	51, 52, 53, 54,	Page 66 for stems, cords & canopies	100W	26W*	N/A	10W	
JIB611	55, 58, 59, 60, 61,	Page 66 for cable & chain	100W	26W*	N/A	10W	See page 68 for GLASS OPTIONS
R908	62, 63, 70, 71,	Page 66 for mounting hubs	100W	26W*	N/A	10W	
W508	72, 74		100W	26W*	N/A	10W	
WS508			100W	26W*	N/A	10W	

*See page 65 for REMOTE BALLASTS

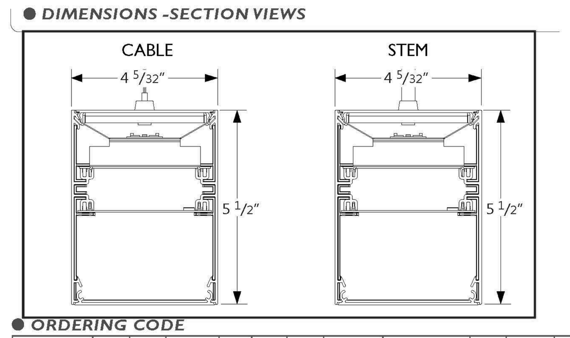
BEAM4 LED PENDANT - INDIRECT

ÉCLAIRAGE axis LIGHTING 1.800.263.AXIS [T] 514.948.6272 [F] 514.948.6271 www.axislighting.com

PROJECT INFORMATION
Project:
Type:
Notes:



DIMENSIONS -SECTION VIEWS



PERFORMANCE PER LINEAR FOOT AT 3500K

NOMINAL LUMEN OUTPUT	INPUT WATTS*	EFFICACY
950 lm/ft	7.1 W/ft	134 lm/W

* Based on a 4 foot luminaire using one driver
Please consult factory for customize lumen output and wattage.

*Check the latest update on the DLC website for complete information. Not all versions may be DLC qualified.
MidFlex
CONTROL SENSORS

ORDERING CODE

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18

PRODUCT SPECIFICATIONS

1 PRODUCT ID	2 VERSION	3 LIGHT ENGINE	4 NOM. LUMENS/FT	5 CRI	6 COLOR TEMP.	7 SHIELDING	8 LENGTH
BBILED pendant indirect led	B3 B3 version	MF mid flex LED	950 950 lm/ft	80 80 CRI 90 90 CRI (1)	30 3000 K 35 3500 K 40 4000 K	C clear	2 2' 3 3' 4 4' 5 5' 8 8' 12 12' S# System Run
				(1) Not available with 4000K			

9 MR (OPTIONAL)	10 FINISH	11 VOLTAGE	12 DRIVER	13 CIRCUITS
M16LED(#) MR 16 LED	AP aluminum paint W white BLK black C custom	120 120 V 277 277 V 347 347 V UNV universal	D dimming (0-10V) standard DP dimming (0-10V) 1% LT lutron (2) BI bi-level dimming O other (3)	1 1 circuit 2 2 circuits +E(#) emergency circuit(4) +NL(#) night light circuit(4) +GTD(#) generator transfer device(4) +M MR
Add 9" per lamp, Specify quantity. Separate circuits included. Requires 120V or 277V			(2) Specify system (3) Please consult factory	(4) Specify quantity

14 MOUNTING/SUSPENSION	15 BATTERY (OPTIONAL)	16 OTHER (OPTIONAL)	17 IC CONTROLS (OPTIONAL)	18 CUSTOM (OPTIONAL)
CA(#) drywall+cable length (36" std.) CT9(#) TB/TG 9/16+cable length (36" std.) CT15(#) TB/TG15/16+cable length (36" std.) CTS(#) ST+cable length (36" std.) SA(#) drywall+stem length >48" (18" std.) +SM seismic option	B# battery pack 4' sections	F fuse	DS# daylight sensor OS# occupancy sensor DOS# daylight & occupancy sensor EN# enlighted integral (5) ENR# enlighted remote (5)	C custom
	Requires 120V or 277V Please consult factory	Requires 120V or 277V	(5) Please consult factory. Specify quantity. Requires 8" blank. See pages 4-5 for more details.	Please specify

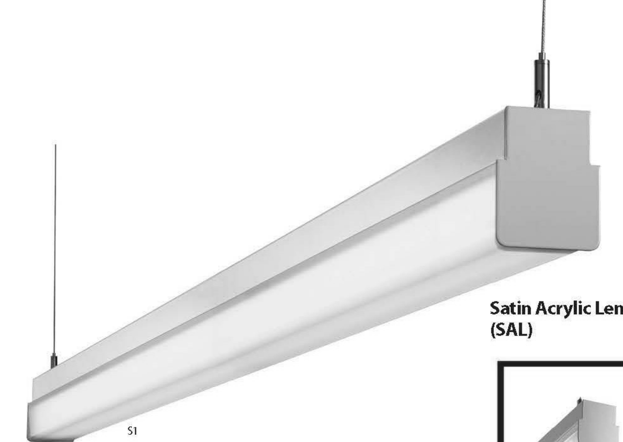
FILE NAME:BBI.LED-B3.SPEC March 1, 2016

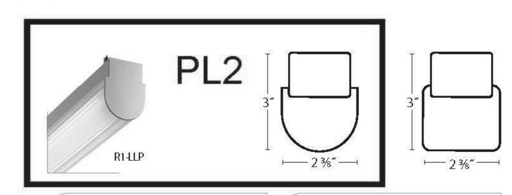
Product design and development is an ongoing process at Axis Lighting. We reserve the right to change specifications. Contact Axis for the latest product information. © 2012 Axis Lighting Inc. Page: 1 / 6

Snap™ (Satin Acrylic) | Linear, Surface

PRUDENTIAL LTG. PRULITE.COM 213.746.0360

Type:
Job:





Our basic lighting building block.

This perfectly scaled wrap simply snaps quickly, neatly and securely into a wide range of spaces. Industry-leading optical peformance and integrated controls help make Snap one of our best-selling fixtures. Our Linear Prismatic (LLP) lens turns Snap into an oustanding Stack fixture ideal for warehouses, manufacturing, libraries and more. See HalfSnap for a smaller profile.

R1-LED35-MO-04-SAL
2480 Delivered Lumens
21.7 Watts
114 lm/w
84 CRI
28 R9

UP TO 114 LM/W

	LOW	MEDIUM	STANDARD
lm/ft	480	620	900
w/ft	4.2	5.5	9

Lumen output may vary +/- 5%
4000K used for lm/ft estimates above
3500K –2% llf, 3000K –4%, 2700K –6%
See LED Details PDF for more info

*R1-LED4LO-SAL is DLC QPL listed. For other DLC listings, please consult factory.

SERIES	LED COLOR	OUTPUT	NOMINAL LENGTH	SHIELDING	COLOR/ FINISH	VOLTAGE	MOUNTING	CEILING SYSTEMS	CONTROLS	OPTIONS
R1 Round S1 Square	LED27 2700K LED3 3000K LED35 3500K LED4 4000K	LO Low MO Medium SO Standard PROG Program-mable Light Output (Specify desired lm/ft or w/ft)	2' 3' 4' 6' 8' R__ (Row length in 1' increments)	SAL Satin Acrylic LLP Linear Prismatic Acrylic for LED (Stack optics, R1 Only) NOTE: See other Snap LED spec sheet for White Acrylic Lens	TMW Textured Matte White YGW Gloss White (Standard) Y__ Premium Color CC Custom Color GLV Galvanized with Black Endplates	UNV (120-277)	SUR Surface or Wall Mount CA48" or CA96" Aircraft Cable (Adjustable)	X1 T-Bar X3 Hard Ceiling X6 Slot Grid	ND Non-Dimming DM10 0-10v 10% Dimming (Standard) DM01 0-10v 1% Dimming STEP Step Dimming 100-50-Off DML 1% Lutron Dimming DMD 0.1% DALI Dimming DMG 1% DALI Dimming	EML Emergency Battery, Low (4' or longer, remote for < 4') EMH Emergency Battery, High (4' or longer, remote for < 4') TRS Tamper Resistant Screws EBCP1G Electrical Box Cover, Single Gang EBCP2G Electrical Box Cover, Dual Gang C2 Unlit 90° Corner PRUBIN Meticulous Binning and Labeling Every LED Board within a 2-Step MacAdams Ellipse

per EE

Prudential Ltg. reserves the right to change design specifications or materials without notice. Please visit www.prulite.com for most current data.
© 2014 All rights reserved – All products manufactured at: Prudential Ltg. 1774 E. 21st Street, Los Angeles, CA 90058

Architectural Wrap 1
03-14-2016

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION real estate development
SMITHGROUP JJR
TKWA THE KUBALA WASHATKO ARCHITECTS
STRUCTURAL integrity INC.
design coalition Architects • Madison, WI
BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

CITY OF MADISON WISCONSIN

SHEET TITLE
LIGHTING FIXTURE SCHEDULE

20737.000
PROJECT NUMBER

E7.2
SHEET NUMBER

Plot Date: 5/9/2016 4:50:03 PM Author

BEAM4 LED SURFACE MOUNT

ÉCLAIRAGE axis LIGHTING
1.800.263.AXIS
[T] 514.948.6272
[F] 514.948.6271
www.axislighting.com

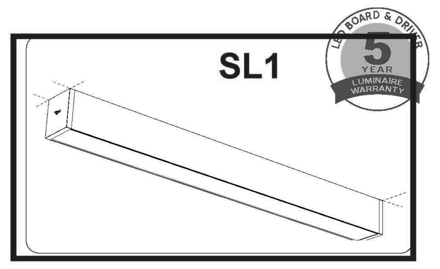
● PROJECT INFORMATION

Project:

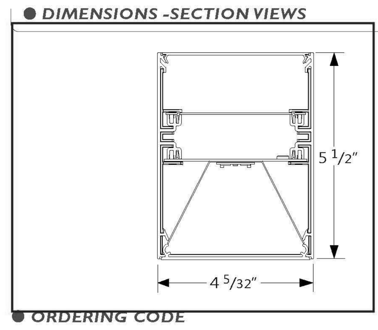
Type:

Notes:

SL1



● DIMENSIONS -SECTION VIEWS



PERFORMANCE PER LINEAR FOOT AT 4000K

NOMINAL LUMEN OUTPUT	INPUT WATTS*	EFFICACY
400 lm/ft	3.3 W/ft	122 lm/W
500 lm/ft	4.3 W/ft	117 lm/W
750 lm/ft	6.8 W/ft	109 lm/W
1000 lm/ft	9.5 W/ft	105 lm/W

* Based on a 4 foot luminaire using one driver
Please consult factory for customize lumen output and wattage.

DLC QPL LISTED — *Check the latest update on the DLC website for complete information. Not all versions may be DLC qualified.

MidFlex

CONTROL SENSORS

● ORDERING CODE

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18

● PRODUCT SPECIFICATIONS

1 PRODUCT ID	2 VERSION	3 LIGHT ENGINE	4 NOM. LUMENS/FT	5 CRI	6 COLOR TEMP.	7 SHIELDING	8 LENGTH
BBSLED surface led	B3 B3 version	MF mid flex LED	400 400 lm/ft	80 80 CRI	30 3000 K	SO spotless lens	2 2'
			500 500 lm/ft	90 90 CRI (1)	35 3500 K		3 3'
			750 750 lm/ft		40 4000 K		4 4'
			1000 1000 lm/ft				5 5'
							8 8'
							12 12'
							S# System Run
				(1) Not available with 4000K			

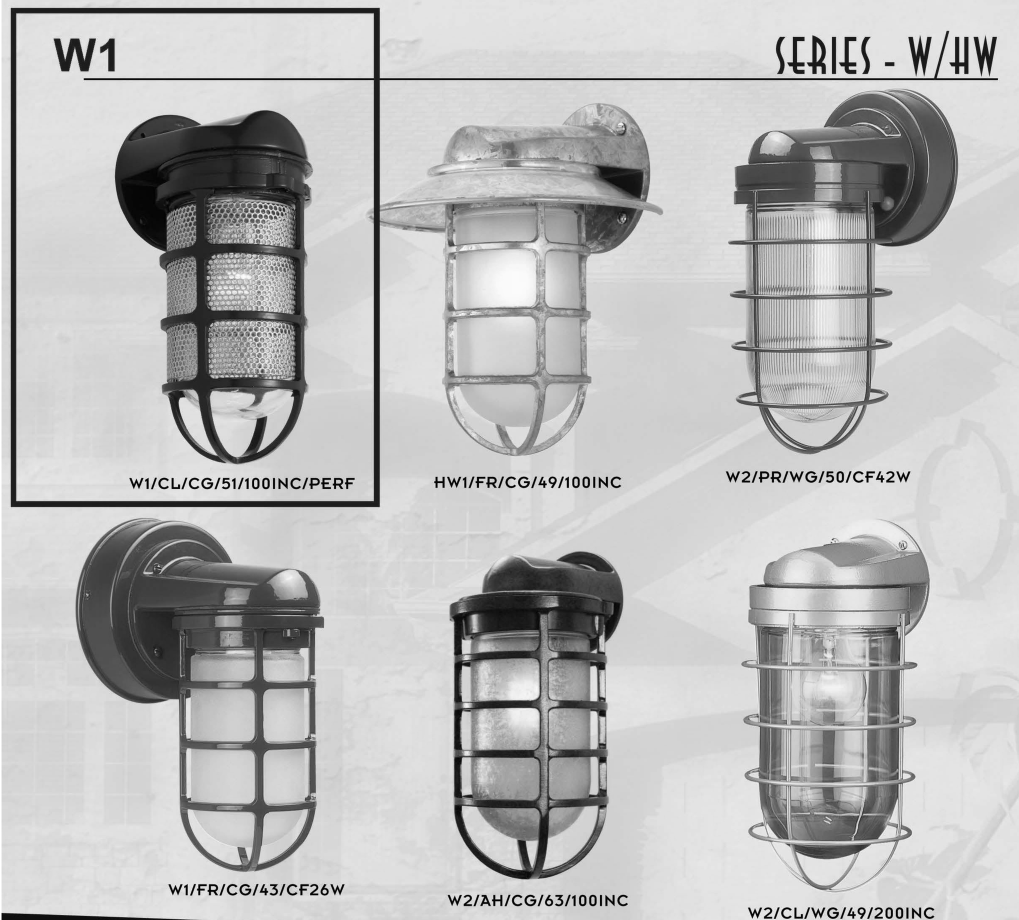
9 MR (OPTIONAL)	10 FINISH	11 VOLTAGE	12 DRIVER	13 CIRCUITS
M16LED(#) MR 16 LED	AP aluminum paint	120 120 V	D dimming (0-10V) standard	1 1 circuit
	W white	277 277 V	DP dimming (0-10V) 1%	2 2 circuits
	BLK black	347 347 V	LT lutron (2)	+E(#) emergency circuit(4)
	C custom	UNV universal	BI bi-level dimming	+NL(#) night light circuit(4)
			O other (3)	+GTD(#) generator transfer device(4)
				+M MR
Add 9" per lamp, Specify quantity. Separate circuits included. Requires 120V or 277V			(2) Specify system (3) Please consult factory	(4) Specify quantity

14 MOUNTING/SUSPENSION	15 BATTERY (OPTIONAL)	16 OTHER (OPTIONAL)	17 IC CONTROLS (OPTIONAL)	18 CUSTOM (OPTIONAL)
S surface drywall ceiling	B# battery pack 4' sections	F fuse (5)	DS# daylight sensor	C custom
SB surface t-bar ceiling		EF end feed	OS# occupancy sensor	
SC surface solid ceiling		FW(#) flex whip (6' std)	DOS# daylight & occupancy sensor	
			EN# enlighted integral (6)	
			ENR# enlighted remote (6)	
	Requires 120V or 277V. Please consult factory	(5) Requires 120V or 277V	(6) Please consult factory. Specify quantity. Requires 8" blank. See pages 4-5 for more details.	Please specify

FILE NAME:BBS.LED-B3.SPEC March 1, 2016

Product design and development is an ongoing process at Axis Lighting. We reserve the right to change specifications. Contact Axis for the latest product information. © 2012 Axis Lighting Inc. Page: 1 / 8

W1 SERIES - W/HW



W — C, A, B

MODEL	A (HEIGHT)	B (WIDTH)	C (PROJ.)
W1	10"	4"	5"
W2	10 ½"	5 ½"	6 ¾"

ADD ¾" IN HEIGHT AND 1 ¾" PROJ. TO CF AND LED VERSION

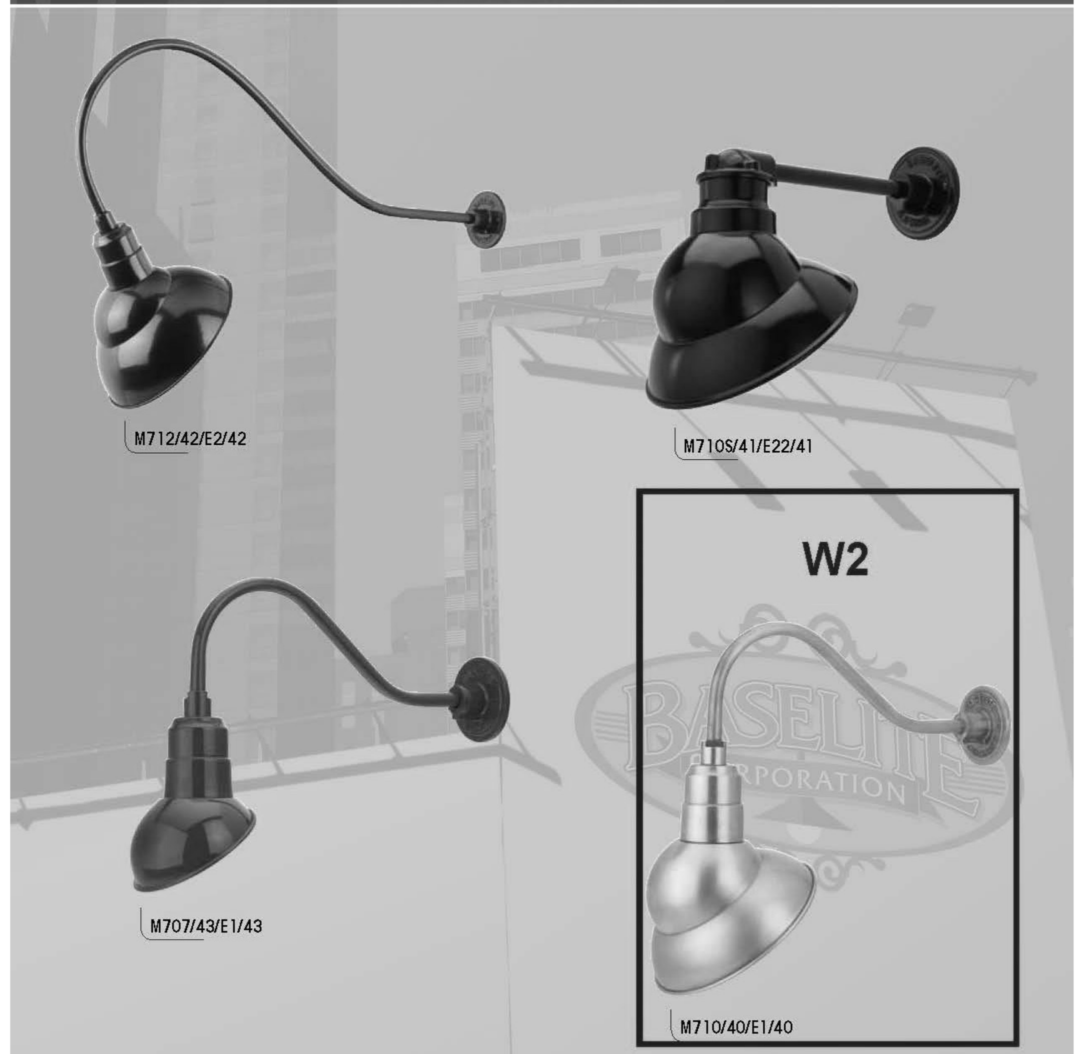
HW — C, A, B

MODEL	A (HEIGHT)	B (WIDTH)	C (PROJ.)
HW1	10"	8"	7"
HW2	10 ½"	10"	8 ¾"

ADD ¾" IN HEIGHT AND 1 ¾" PROJ. TO CF AND LED VERSION

MODEL#	SIZE	GLASS	GUARD	FINISH	LIGHT SOURCE INC	CF	LED
W	1	CL FR PR RE BL GR AH	CG WG	41, 42, 43, 44, 45, 46, 48, 49, 50, 51, 52, 53, 54, 55, 58, 59, 60, 61, 62, 63	100W	26/32W	10W
	2				200W	42W	20W
HW	1				100W	26/32W	10W
	2				200W	42W	20W

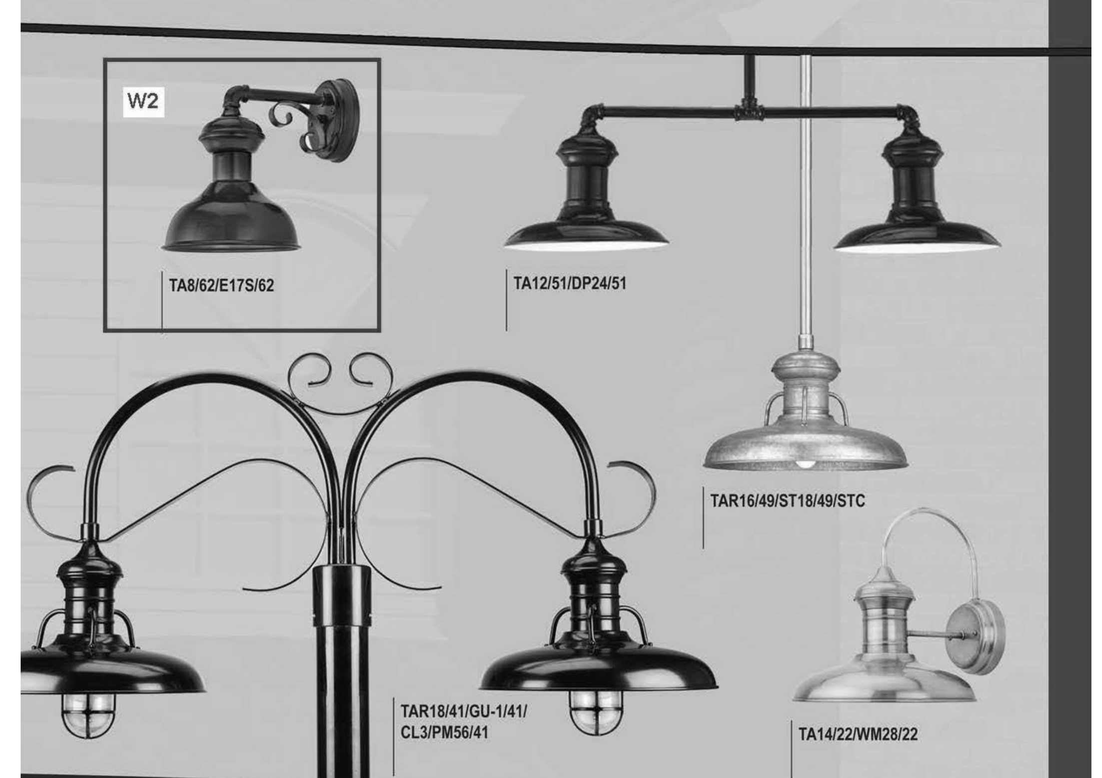
SIGN LIGHTS

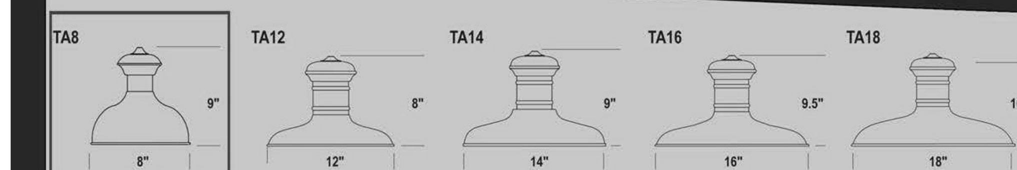


Model #	Color	Mounting Source	Light Source INC	CF	HID (MH & HPS)	LED	Options	Globes	Accessories
M707	40,41,42,	E1,E2,E2S,E3,	100W	26W*	35, 50W*	10W	SMSWL**-Small Swivel	CL3-Clear 3"	GRXX-Grills
M710	43,44,45	E3A,E4,E4A,E5,	150W	26, 32 or 42W*	35, 50, 70, 100W*	10W	LGSWL-Large Swivel	CLT3-Clear Tempered***	GU1-Guard 100W
M712	46,48,49,	E6,E7,E8,E9,	200W	26, 32 or 42W*	35, 50, 70, 100W*	10W	TRB-Turnbuckle & Cable	FR3-Frosted 3"	GU2-Guard 200W
M718	50,51,52,	E10,E11,E12,	200W	26, 32 or 42W*	35, 50, 70, 100W*	10W	CBC-Back Plate Cover	FRT3-Frosted Tempered***	
	53,54,55,	E13,E18A,E19,					SQ-Square Backplate	PR3-Prismatic 3"	
	57,58,59,	E20,E21,E22,						PRT3-Prismatic Tempered***	
	60,61,62,	E23,E24,E25							
	63								

* See back cover for remote ballasts
** Available only on M707
*** For use with HID

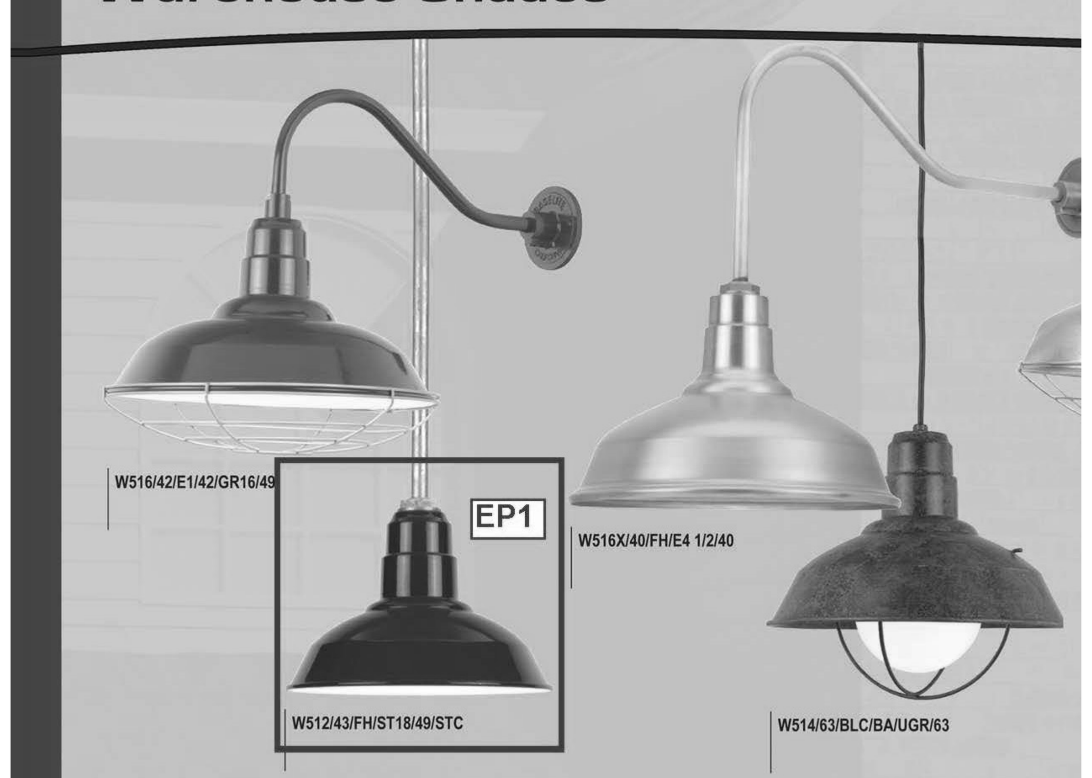
Tavern

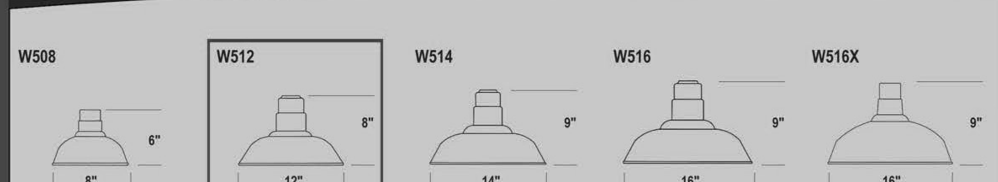




MODEL	COLOR	MOUNTING SOURCE	LIGHT SOURCE Inc	CF	HID (MH & HPS)	LED	NOTES
TA8	40, 41, 42, 43, 44,	Page 55-58 for arm extension	100W	26 or 32W*	N/A	21W	*See page 65 for REMOTE BALLASTS
TA12	45, 46, 48, 49, 50,	Page 59-63 for post mts. & poles	150W	26 or 32W*	35, 50 or 70W**	21W	**See page 64 for REMOTE BALLASTS
TA14	51, 52, 53, 54, 55,	Page 66 for stems, cords & canopies	150W	26, 32, or 42W*	35, 50, 70 or 100W**	21W	See page 67 for ACCESSORIES
TA16	57, 58, 59, 60, 61,	Page 66 for cable & chain	200W	26, 32, or 42W*	35, 50, 70, 100, 150W**	21W	See page 68 for GLASS OPTIONS
TA18	62, 63	Page 66 for mounting hubs	200W	26, 32, or 42W*	35, 50, 70, 100, 150W**	21W	
TAR14			150W	26, 32, or 42W*	35, 50, 70 or 100W**	21W	
TAR16			200W	26, 32, or 42W*	35, 50, 70, 100, 150W**	21W	
TAR18			200W	26, 32, or 42W*	35, 50, 70, 100, 150W**	21W	

Warehouse Shades



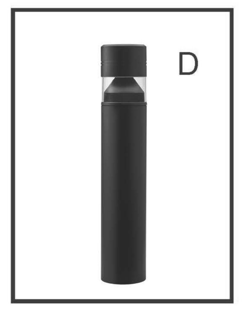


MODEL	COLOR	MOUNTING SOURCE	LIGHT SOURCE Inc	CF	HID (MH & HPS)	LED	NOTES
W508	40, 41, 42, 43, 44,	Page 55-58 for arm extension	100W	26W*	35W**	10W	
W512	45, 46, 48, 49, 50,	Page 59-63 for post mts. & poles	100W	26, 32, or 42W*	35, 50, 70 or 100W**	10W	
W514	51, 52, 53, 54, 55,	Page 66 for stems, cords & canopies	150W	26, 32, or 42W*	35, 50, 70 or 100W**	10W	See page 67 for ACCESSORIES
W516	57, 58, 59, 60, 61,	Page 66 for cable & chain	200W	26, 32, or 42W*	35, 50, 70 or 100W**	14W	See page 58 for GLASS OPTIONS
W516X	62, 63	Page 66 for mounting hubs	200W	26, 32, or 42W*	35, 50, 70 or 100W**	36W	

*See page 65 for REMOTE BALLASTS

**See page 64 for REMOTE BALLASTS

KBC8 LED
LED Specification Bollard



Catalog Number

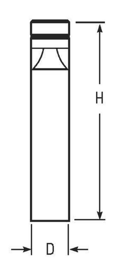
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

8" Round (20.3 cm)
Height: 42" (106.7 cm)
Weight (max): 27lbs (12.25 kg)



Introduction

The KBC8 Bollard is a stylish, fully integrated LED solution for walkways. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 70% in energy savings over comparable 100W metal halide luminaires, the KBC8 Bollard is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: KBC8 LED 16C 700 40K SYM MVOLT DDBXD

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Control options	Other options	Finish (required)
KBC8 LED	Asymmetric 12C 12 LEDs[1] Symmetric 16C 16 LEDs[2]	350 350 mA 450 450 mA[3,4] 530 530 mA 700 700 mA	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted AMBLW Amber limited wavelength[3,4]	ASY Asymmetric[1] SYM Symmetric[2]	MVOLT[5] 120[5] 208[5] 240[5] 277[5] 347[4]	Shipped installed PE Photoelectric cell, button type DMG 0-10V dimming driver (no controls) ELCW Emergency battery backup[6]	Shipped installed SF Single fuse (120, 277, 347V)[4,7] DF Double fuse (208, 240V)[4,7] H24 24" overall height H30 30" overall height H36 36" overall height FG Ground-fault festoon outlet L/AB Without anchor bolts (3 bolt base) L/AB4 4 bolt retrofit base without anchor bolts[8]	DWHXD White DNAXD Natural aluminum DDBXD Dark bronze DBLXD Black DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white Striping[9] SDDB Dark bronze SDWH White SDBL Black SDNA Natural aluminum SDTG Tennis green SDBR Bright red SDBUA Dark blue SDYLB Yellow

Accessories
Ordered and shipped separately.
MRAB U Anchor bolts for KBC8 LED[8]

NOTES
1 Only available in the 12C, ASY version.
2 Only available in the 16C, SYM version.
3 Only available with 450 AMBLW version.
4 Not available with ELCW.
5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
6 Not available with 347V. Not available with fusing. Not available with 450 AMBLW.
7 Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
8 MRAB U not available with L/AB4 option.
9 Striping is available only in the colors listed.

LITHONIA LIGHTING.
One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • www.lithonia.com
© 2012-2014 Acuity Brands Lighting, Inc. All rights reserved.

GARVER FEED MILL
Madison, Wisconsin

3241 GARVER GREEN
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

BAUM REVISION
real estate development

SMITHGROUP JJR

TKWA
THE KUBALA WASHATKO ARCHITECTS

STRUCTURAL integrity INC.

design coalition
Architects • Madison, WI

BACHMANN CONSTRUCTION

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

CITY OF MADISON WISCONSIN

SHEET TITLE
LIGHTING FIXTURE SCHEDULE

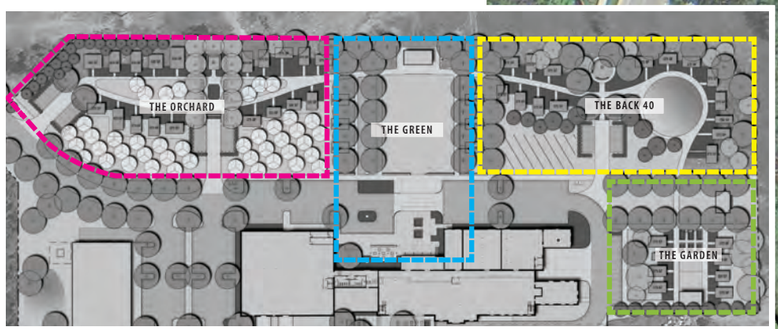
20737.000
PROJECT NUMBER

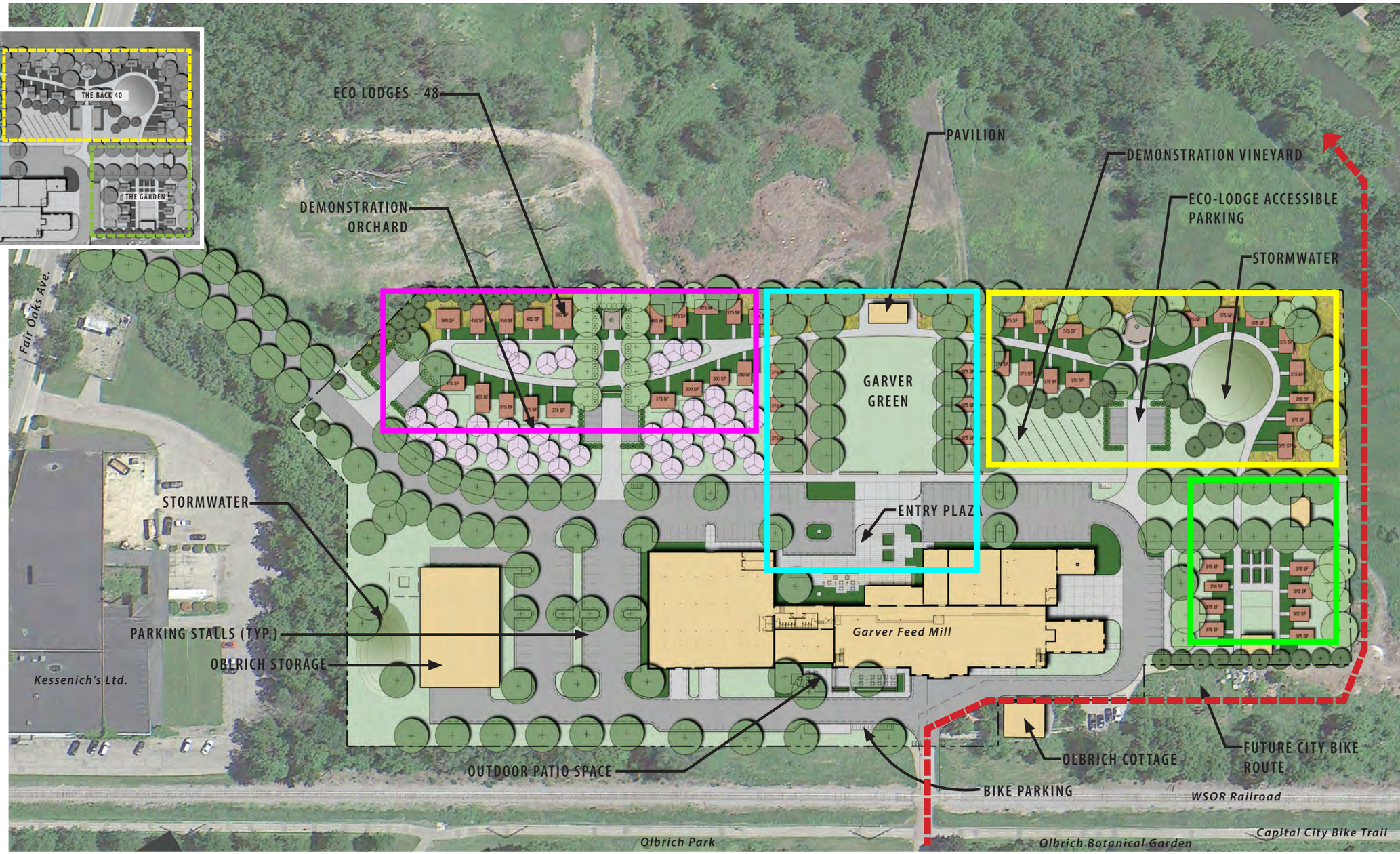
E7.3
SHEET NUMBER

Plot Date: 5/9/2016 4:50:05 PM Author

GARVER FEED MILL

Madison, Wisconsin





SPECIFIC IMPLEMENTATION PLAN SUBMITTAL

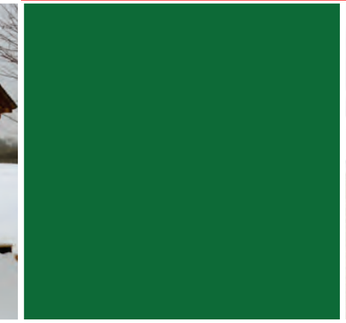
11 MAY 2016

BACK 40 - "RAIN GARDEN"

The homes in this section of the site wrap around a "rain garden", and are surrounded by the stream, the prairie style tall grasses, and large trees. The homes selected for this area share a common aesthetic: gabled roofs, sweeping eaves, wooden trellis structures, porches, Hardi-panel or similar exterior cladding, and a "cottage" typology. The homes vary in size from ultra small 112 Sq. Ft. to the largest at 780 Sq. Ft (we will work with the designer to cut the size downt to the maximum allowed 750 Sq. Ft.)

Recommended Selection:

1) Newenhouse "Small" - 500 Sq. Ft.
2) The Bevan - 112 Sq. Ft.
3) Ross Chapin Architects - Gilann - 637 Sq. Ft.
4) Minihouse - SE - 135 Sq. Ft.
5) Keep on the Sunny Side - 144 Sq. Ft.
6) Tumbleweed Tiny Home - 161 Sq. Ft.
7) Kangaroom Systems - 224 Sq. Ft.
8) Escape Home - 396 Sq. Ft.
9) Soleta One+ - 540 Sq. Ft.
10) DC Cottage - 520 Sq. Ft.
11) P.Brachvogel - The Willow - 780 Sq. Ft. (750 Sq. Ft. Proposed)

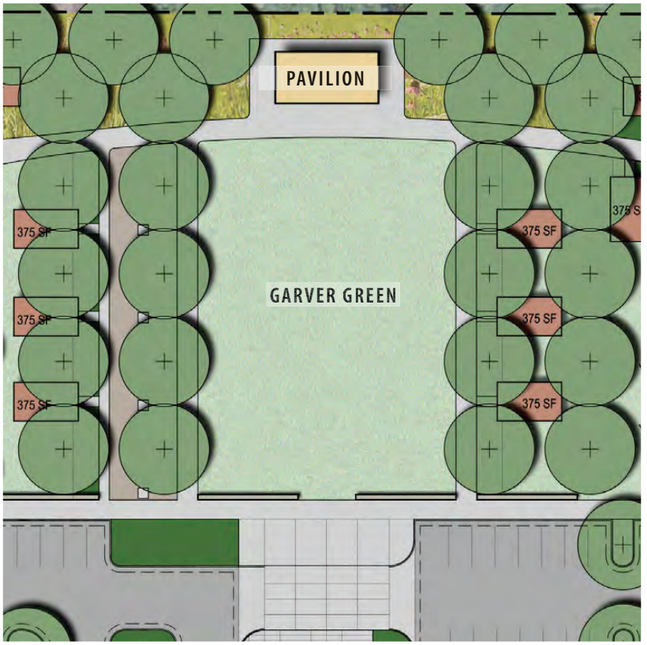


"THE GARDEN"

The homes in this section of the site surround a courtyard style setting accompanied by a community vegetable and herb garden. Narrow "plots" cater to a more intimate setting and subsequently favor smaller homes. The defining characteristic of these homes is quantified by their size: all of these homes are under 250 Sq. Ft., with the average size being 175 Sq. Ft. Other parallels shared among some of these homes are their trailer bases. Although this illustrates their transient nature, these homes will be sited with more permanent foundation systems.

Recommended Selection:

1) Wohnwagon - 174 Sq. Ft.
2) Minimotives - 196 Sq. Ft.
3) Nomad Micro Homes - 163 Sq. Ft.
4) Rocky Mountain Tiny House - 128 Sq. Ft.
5) Toybox Tiny Home - 147 Sq. Ft.
6) Pod Idladla - 186 Sq. Ft.
7) Wishbone Tiny House - 192 Sq. Ft.
8) Steps "15" - Jabo - 162 Sq. Ft.
9) Ciderbox Tiny Home - 192 Sq. Ft.
10) Escape Traveler Tiny House - 246 Sq. Ft.
11) Tiny Heirloom Tiny House - 192 Sq. Ft.
12) American Tiny House - 131 Sq. Ft.
13) Liberation Tiny Home - 192 Sq. Ft.

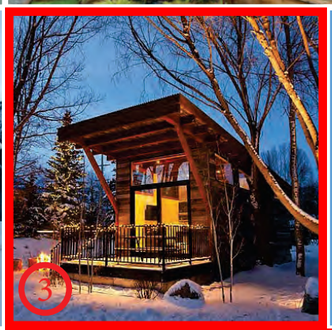


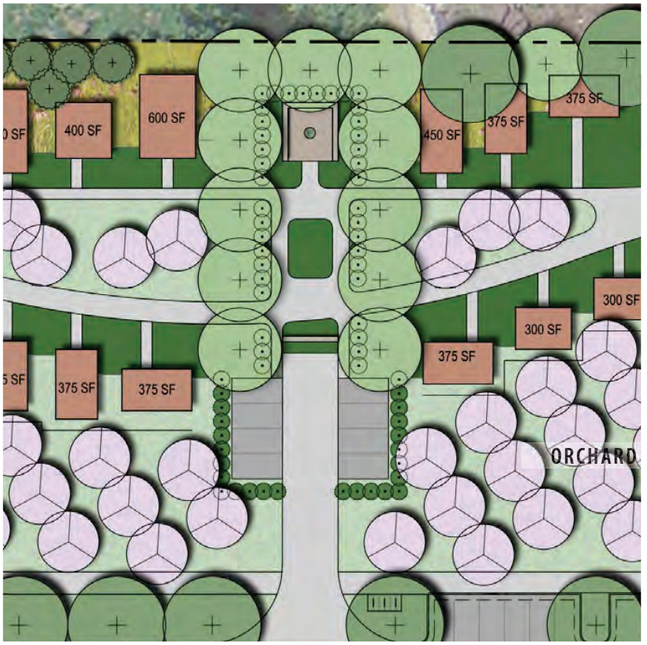
"GARVER GREEN"

The Garver Green serves as a gathering venue for events within the microlodge community as well as the Garver building itself. Its a transition point that introduces visitors to the broader microlodge community. The orthogonal delineation of the lawn suggests a more urban representation, enhanced by its tree-lined sidewalks that flank the lawn, and terminates at the pavilion. The homes selected for this section of the development have a more substantial presence, both in their overall size as well as their architectural treatment. These homes share other characteristics such as their large cantilevered sloping roofs, modern architectural styling, and in some cases, a verticality that is otherwise not represented elsewhere.

Recommended Selection:

1) Modern Shed - 420 Sq. Ft.
2) Tamarac - 780 Sq. Ft. (750 Sq. Ft. Proposed)
3) Wheelhaus - 450 Sq. Ft.
4) Rolling Huts - 440 Sq. Ft.
5) Taliesin - Mod Fab - 470 Sq. Ft.
6) Hive Modular - 750 Sq. Ft.
7) Loftcube - 306 Sq. Ft.
8) Studio Shed - 360 Sq. Ft.
9) Heijmans One - 720 Sq. Ft.
10) Nova Deko Milan - 320 Sq. Ft.
11) SML - Method Home - 565 Sq. Ft.



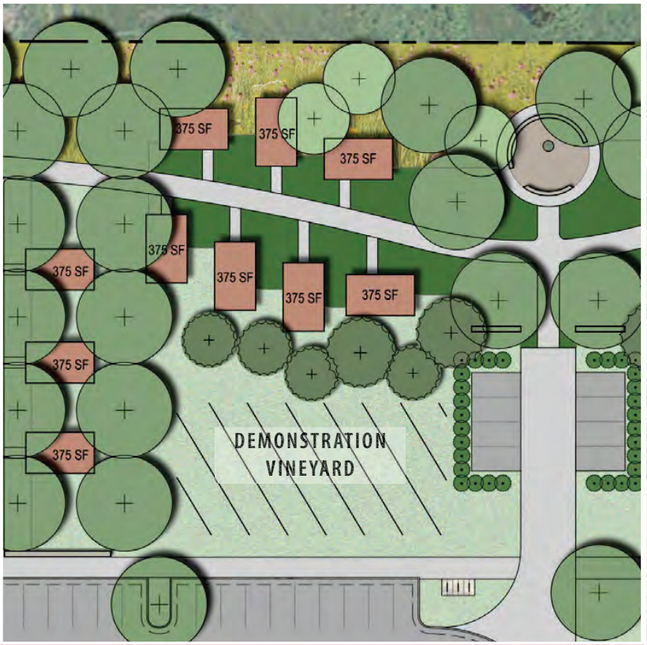


"THE ORCHARD"

The Orchard is situated strategically between the parking lot and the next grouping of microlodges. It shelters the noise of vehicular traffic entering and exiting the complex, while still remaining accessible for patrons to explore. Behind the orchard is a suburban-esque planned section of the microlodge community. A large communal gathering lawn acts as a spine that connects the microlodges on either side. Buffered by a more private"front lawn" the next selection of homes embody a blend of stylistic characteristics. The lodges are more contemporary in nature, but have varying defining properties from their fenestration, roof shapes, material selections, to their structural systems, orientation, and opacity. This model suggests a heterogeneous approach to an otherwise uninspired homogeneous suburban model.

Recommended Selection:

1) Ideabox - 400 Sq. Ft.
2) S3 Denali - Leap Factory - 480 Sq. Ft.
3) Norris House - 1,000 Sq. Ft. (750 Sq. Ft. Proposed)
4) Bunkie - 200 Sq. Ft.
5) Abaton - 122 Sq. Ft.
6) Sustainer Homes - 323 Sq. Ft.
7) Marmol Radziner - 750 Sq. Ft.
8) Treehouse Riga - 180 Sq. Ft.
9) EcoPod - 288 Sq. Ft. - Undisclosed
10) Munda Shipping Container - 160 Sq. Ft.
11) TSM Container Home - 160 Sq. Ft.
12) Cinderbox - 200 Sq. Ft.
13) Montainer Home - 160 Sq. Ft.
14) Origin Pod - 685 Sq. Ft.



Back 40 - "Demonstration Vineyard"

The demonstration vineyard is situated just north of the parking lot and to the east of the Garver Green. The microlodges in this section of the development occupy a rather small footprint, once again catering to a smaller overall average footprint. The shared architectural vocabulary is of a short, linear geometry and remain very transparent to one face or both allowing for visual interaction north to the prairie, or south to the vineyard.

Recommended Selection:

1) Greenfab Home - 150 Sq. Ft.
2) Carbon Positive House - 315 Sq. Ft.
3) Mima House - 387 Sq. Ft.
4) ALP320 - 320 Sq. Ft.
5) CH Mini - 450 Sq. Ft.
6) Studio 37 - 400 Sq. Ft.
7) Le Vertendre - 450 Sq. Ft.
8) Jot House Mini - 250 Sq. Ft.
9) Freedomky House - 465 Sq. Ft.
10) Noem Prefab - 312 Sq. Ft.
11) Weezero - 450 Sq. Ft.
12) Zenkaya - 598 Sq. Ft.
13) Kithaus - 204 Sq. Ft.
14) Add-a-room - 180 Sq. Ft.
15) Minim - 210 Sq. Ft.