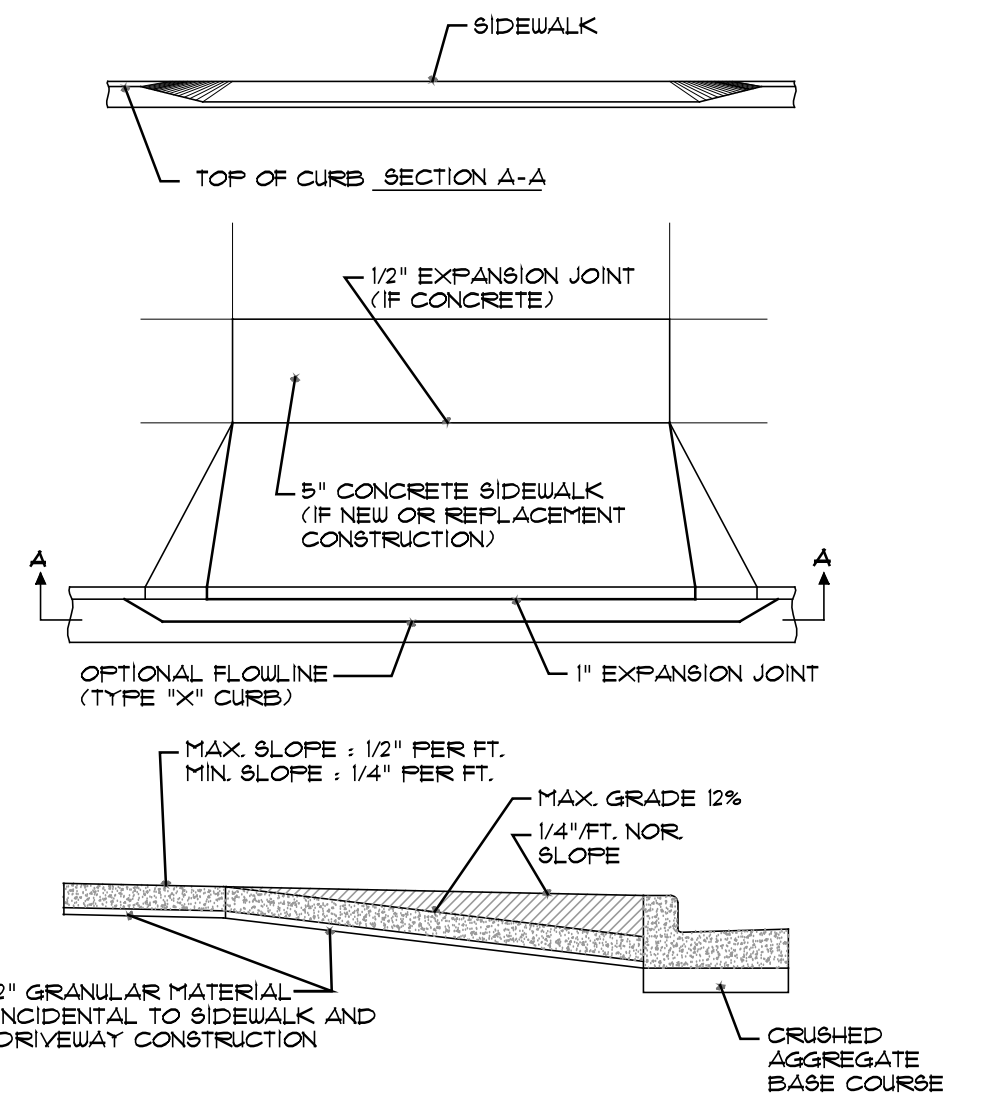
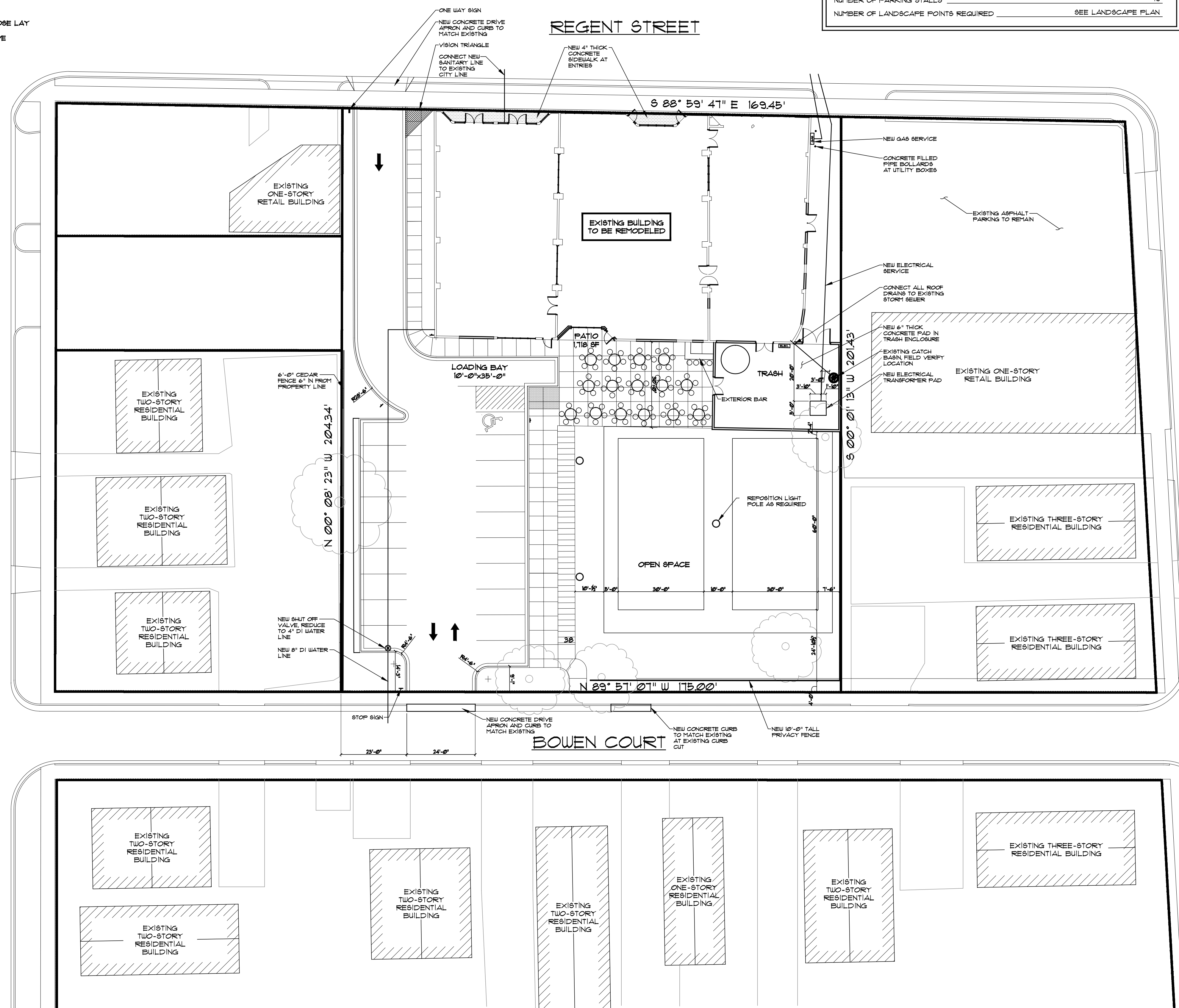


- LEGEND:**
- PROPERTY CORNER
  - PROPERTY LINE
  - SAN SANITARY SEWER
  - STH STORM SEWER
  - W WATER MAIN
  - FIRE HYDRANT
  - UTILITY POLE
  - CITY STREET LIGHT
  - MANHOLE
  - 250' FIRE HOSE LAY
  - WATER VALVE
  - CURB INLET

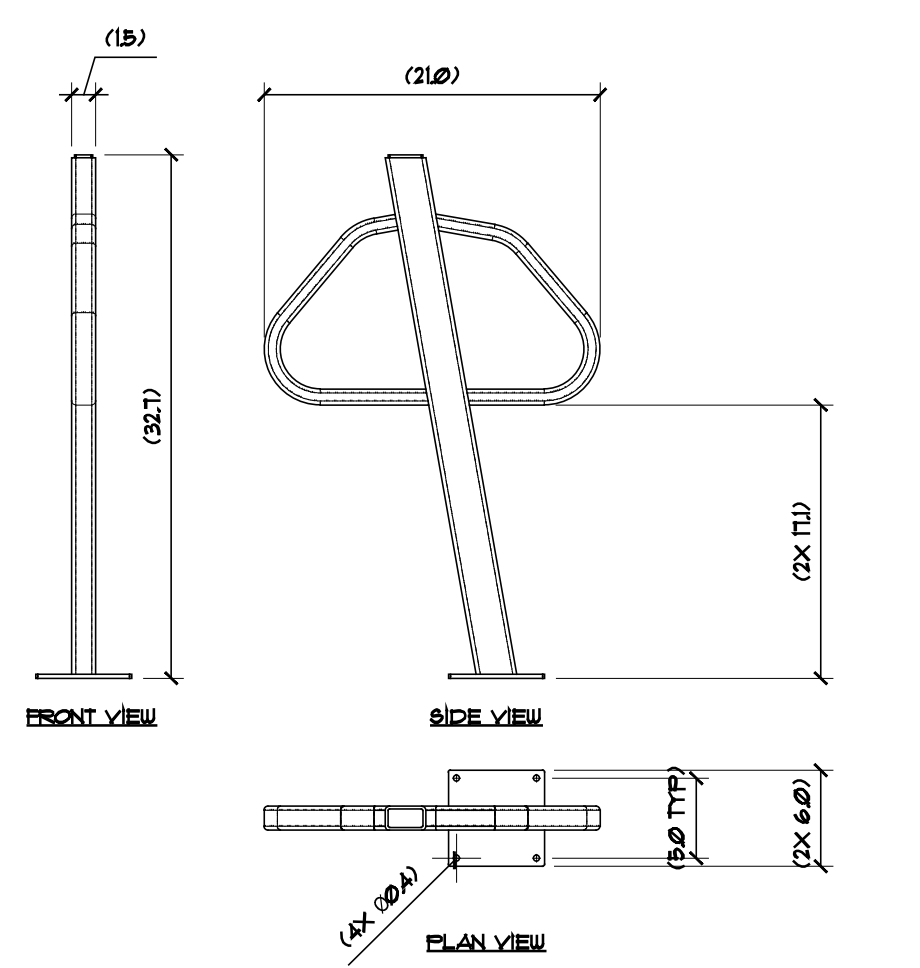
SITE INFORMATION BLOCK - LOT 1 (BREW PUB)	
SITE ACREAGE (TOTAL)	39,463 SQ. FT. = 0.91 ACRES
PROPOSED PARKING AND PAVEMENT	15,320 SQ. FT.
GREEN SPACE	12,320 SQ. FT. 31.2%
NUMBER OF BUILDING STORIES (ABOVE GRADE)	1
BUILDING HEIGHT	10'-2" ABOVE FINISH FLOOR
TYPE OF CONSTRUCTION	SB, FULLY SPRINKLED
TOTAL SQUARE FOOTAGE OF BUILDING	10,156 SQ. FT.
USE OF PROPERTY	B
NUMBER OF PARKING STALLS	19
NUMBER OF LANDSCAPE PLANTS REQUIRED	SEE LANDSCAPE PLAN

- GENERAL NOTES:**
- LOT SIZE = 39,463 SQ. FT. GROUND FLOOR FOOTPRINT (EXISTING) = 10,156 SQ. FT. 26% OF LOT SIZE.
  - CONNECT ALL ROOF DRAINS TO CITY STORM SEWER SYSTEM.
  - REMOVE EXISTING CONCRETE DRIVEWAY APPROACH AND REPLACE WITH NEW CURB AND GUTTER TO MATCH EXISTING.
  - GENERAL CONTRACTOR TO OBTAIN PERMIT TO PLUG EXISTING PRIVATE STORM LATERAL.
  - ALL CURB, GUTTER AND SIDEWALK WHICH ABUTS THE PROPERTY WHICH IS DAMAGED OR IS DETERMINED BY CITY ENGINEER TO BE REPLACED.
  - ALL WORK IN THE PUBLIC RIGHT-OF-WAY TO BE PERFORMED BY A CITY LICENSED CONTRACTOR.
  - ALL DAMAGE TO PAVEMENT ON REGENT STREET AND BOWEN COURT ADJACENT TO SITE SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
  - GENERAL CONTRACTOR TO OBTAIN A STREET EXCAVATION PERMIT FOR INSTALLATION OF REQUIRED UTILITIES.
  - GENERAL CONTRACTOR TO OBTAIN ALL REQUIRED SEWER CONNECTION AND PLUGGING PERMITS PRIOR TO ANY UTILITY WORK BEING PERFORMED.
  - GENERAL CONTRACTOR TO OBTAIN CONNECTION AND EXCAVATION PERMITS PRIOR TO COMMENCING STORM SEWER CONSTRUCTION.
  - NO RESIDENTIAL PARKING PERMITS SHALL BE ISSUED FOR BOWEN COURT APARTMENTS.
  - ALL DIMENSIONS ARE FROM FACE OF CONCRETE WALL, FACE OF CURB OR CENTER OF PROPERTY LINE.
  - TRACKED MATERIAL SHALL BE COLLECTED BY THE GENERAL CONTRACTOR AT THE END OF EACH WORKING DAY OR AS REQUIRED BY THE CITY.
  - EXISTING WATER MAIN VALVES SHALL BE MARKED AND PROTECTED FOR DURATION OF CONSTRUCTION.

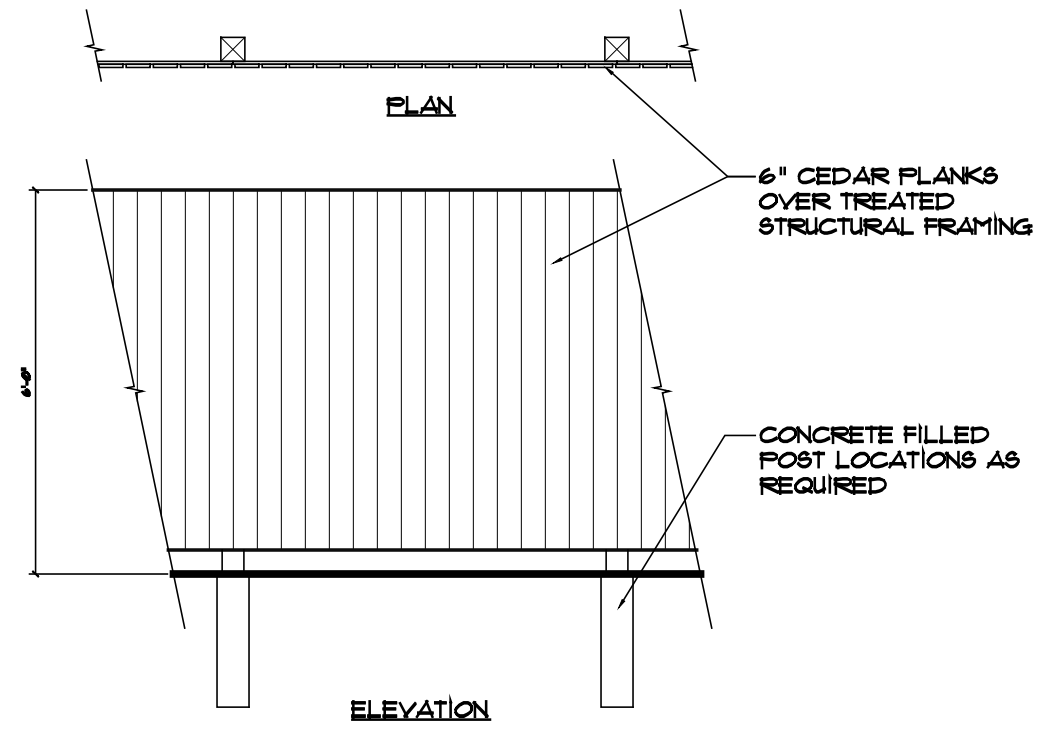
SOUTH RANDALL AVENUE



**2 DRIVEWAY APPROACH**  
C-1.0 SCALE: N.T.S.

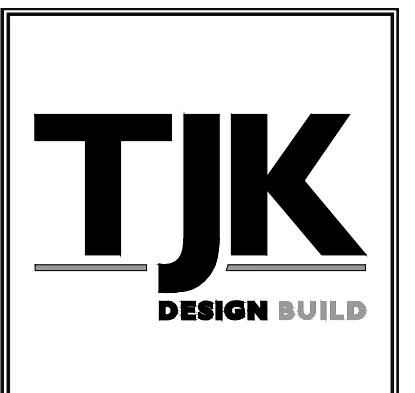


**3 BIKE RACK**  
C-1.0 SCALE: N.T.S.



**4 FENCE DETAIL**  
C-1.0 SCALE: N.T.S.

**1 PROPOSED SITE PLAN**  
C-1.0 SCALE: 1" = 20' - 0"



612 WEST MAIN STREET  
MADISON, WI 53703  
608-257-1090  
FAX 608-257-1092

REV	DATE
1	2.14.18

**COPYRIGHTED DRAWING**  
© 2017, TJK Design Build, Inc. ALL RIGHTS RESERVED. NEITHER THIS DOCUMENT NOR THE INFORMATION HEREIN MAY BE REPRODUCED, DISTRIBUTED, USED OR DISCLOSED, IN WHOLE OR IN PART, UNLESS EXPRESSLY AUTHORIZED IN WRITING BY TJK Design Build, Inc.

**PROPOSED FACILITY FOR:  
REGENT STREET DEVELOPMENT**  
1313 REGENT STREET  
MADISON, WI

**C-1.0**  
3.31.17