MULTI-TENANT BUILDING

4702 EAST TOWNE BLVD.
MADISON, WI 53704

PROJECT DATA

LOCATION: 4702 EAST TOWNE BLVD.
MADISON, WI 53704

REGULATING MUNICIPALITIES:
CITY OF MADISON
DANE COUNTY
STATE OF WISCONSIN

BUILDING CODE:
CITY OF MADISON ZONING ORDINANCES
DANE COUNTY ZONING ORDINANCES
WISCONSIN ADMINISTRATIVE CODE
2015 INTERNATIONAL BUILDING CODE
ACCESSIBILITY ANSI A117.1 - 2013

ZONING DESIGNATION:
CC-T COMMERCIAL CORRIDOR - TRANSITIONAL

PROJECT DESCRIPTION:
NEW MULTI-TENANT BUILDING, SINGLE STORY

OCCUPANCY TYPE:
PRIMARY : B - BUSINESS
SECONDARY: A - ASSEMBLY

CONSTRUCTION TYPE:
TYPE VB

ALLOWABLE AREA & HEIGHT:
HEIGHT (IBC TABLE 504.3) = 60 FEET ABOVE GRADE PLANE
STORIES (IBC TABLE 504.4) = 2 STORIES PLUS ONE STORY FOR SPRINKLERED
AREA (IBC TABLE 506.2) = 24,000 SF / FLOOR

BUILDING AREA & HEIGHT:
HEIGHT = 26 FEET ABOVE GRADE PLANE
# STORIES = 1 STORIES
TOTAL AREA = 9,650 SF

NUMBER OF OCCUPANTS: (TABLE 1004.1.2)
B OCCUPANCY = TBD
A OCCUPANCY = TBD
TOTAL AREA = 9,650 SF

PARKING REQUIREMENTS:
1 STALLS / 400 SF/ OCCUPANTS 27 STALLS REQUIRED
2 ADA STALLS REQUIRED
TOTALS STALLS = 68 STANDARD PROVIDED, 4 ADA PROVIDED

TOTAL BIKE PARKING STALLS = 8 PROVIDED

PLUMBING:
ALL FIXTURES TO COMPLY WITH ICC A117.1

FIRE CONTROL:
FULLY SPRINKLERED BLDG: NFPA-13

SEPARATION:
1 HR FIRE BARRIER SEPARATION WALLS (TABLE 508.4)

EXIT TRAVEL DISTANCE:
FULLY-SPRINKLERED BLDG:
B = 300 FT MAX TRAVEL (TABLE 1017.2)
B = 100 FT COMMON PATH OF TRAVEL (1006.2.1)

EXITS:
TWO EXISTS FROM BUILDING REQUIRED, TWO PROVIDED AT EACH TENANT

ACCESSIBILITY:
ALL FLOORS SHALL BE ACCESSIBLE IF GREATER THAN 1,500 SF
ALL EXITS SHALL BE ACCESSIBLE
FOLLOW IBC AND ANSI 117

GENERAL PROJECT NOTES:

1. DIMENSIONS ARE TO FACE OF STUD OR TO COLUMN CENTERLINE UNLESS NOTED OTHERWISE. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.

2. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERING ANY DISCREPANCIES OR CONFLICTING INFORMATION IN THESE DOCUMENTS. CONTRACTOR SHALL CAREFULLY REVIEW AND COMPARE ALL DRAWINGS DURING THE BIDDING PERIOD AND BEFORE INSTALLATION OF THEIR WORK. ANY INCONSISTENCIES IN THE DRAWINGS SHALL BE REPORTED PROMPTLY TO THE ARCHITECT AND ENGINEER(S) FOR CLARIFICATION.

3. DO NOT SCALE DRAWINGS. THE DRAWINGS ARE NOT NECESSARILY TO SCALE - USE GIVEN DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.

4. CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED EXISTING SITE CONDITIONS AFFECTING THE EXECUTION OF THESE DOCUMENTS (SUCH AS HAZARDOUS MATERIALS, ETC.).

5. CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE AND FEDERAL CODES AND REGULATIONS GOVERNING THIS PROJECT.

6. JOB SITE SHALL BE BROOM SWEPT AND CLEAN AT THE END OF EACH DAY. ALL DEBRIS SHALL BE PICKED UP AND DISPOSED OF PROPERLY INTO APPROVED CONTAINER.

7. MAINTAIN DESIGNATED EGRESS ROUTES DURING CONSTRUCTION BY KEEPING CLEAR OF CONSTRUCTION DEBRIS AND CLEARLY MARKING THE PATH OF EGRESS TRAVEL.

8. ALL MECHANICAL (HVAC), ELECTRICAL, AND PLUMBING ("MEP") DESIGN AND CONSTRUCTION TO BE BY A DESIGN-BUILD DELIVERY METHOD AND ARE SUBSEQUENTLY NOT PART OF THESE DOCUMENTS. IT IS THE MEP CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE GENERAL CONTRACTOR AND WITH THESE DRAWINGS THE FINAL DESIGN, RETROFIT AND INSTALLATION OF THESE SYSTEMS. NOTIFY THE ARCHITECT PRIOR TO MAKING ANY REVISIONS TO THE STRUCTURE OR ARCHITECTURAL FEATURES.

9. ELECTRICIAN TO VERIFY NEW LIGHT FIXTURE LAYOUT AND SUBMIT LIGHTING ENERGY CALC'S AS REQUIRED PER CODE. REVIEW PLAN AND LIGHTING FIXTURE SELECTION WITH ARCHITECT.

10. HVAC CONTRACTOR SHALL SUBMIT PROPER DESIGN DRAWINGS AS NEEDED FOR PLAN APPROVAL AND BUILDING PERMITS.

11. ENSURE A CLEAR PATHWAY TO ALL EXISTS IS MAINTAINED AND SUSTAINED.

12. WITHIN THIS DOCUMENT "NORTH, SOUTH, EAST, WEST" ARE REFERRED TO AS PROJECT NORTH AND MAY NOT BE TRUE NORTH

13. ALL EXPOSED WOOD, OR IN CONTACT WITH CONC, OR MASONRY, SHALL BE PRESSURE TREATED

14. VERIFY ALL ROUGH OPENINGS WITH RESPECTIVE MFG

15. PROVIDE SOUND BATT INSULATION AT ALL DEMISING WALLS, SEPARATION WALLS, AND AT BATHROOM, AND MECHANICAL ROOM WALLS

16. PROVIDE MOISTURE RESISTANT GWB AT ALL PLUMBING WALLS

17. PROVIDE GFI OUTLETS NEAR WATER SOURCES AND AS REQUIRED BY CODE

18. VERIFY SELECTED APPLIANCES IN COMMON ROOMS MEET ACCESSIBILITY CODE ANSI A 117.1 2013

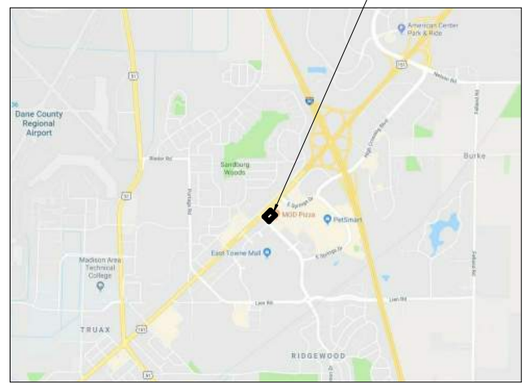
19. PROVIDE 2X BLOCKING AT ALL GRAB BAR LOCATIONS PER ANSI A117.1 2009

20. PROVIDE FIRE BLOCKING THROUGHOUT ENTIRE BUILDING PER IBC 717.2

21. SUBMIT ALL MATERIALS, SHOP DRAWINGS, PLAN MODIFICATIONS TO THE ARCHITECT FOR REVIEW AND APPROVAL

SHEET INDEX

PROJECT LOCATION



BUILDING LOCATION

PROJECT CONTACTS:

OWNER:
GALWAY COMPANIES, LLC
6430 BRIDGE RD., STE. 230
MADISON, WI 53713

CONTACT:
STEVE DORAN
608-327-4006

ARCHITECT:
SKETCHWORKS ARCHITECTURE, LLC
7780 ELMWOOD AVE., STE 208
MIDDLETON, WI 53562

CONTACT:
BRAD KONING (ARCHITECT)
608-836-7570

STRUCTURAL ENGINEER:
MP² STRUCTURAL ENGINEERS, LLC
583 D'ONOFRIO DR., STE 201
MADISON, WI 53719

CONTACT:
NAME
PHONE

CIVIL ENGINEER:
PROFESSIONAL ENGINEERING, LLC
818 N. MEADOWBROOK LANE
WAUNAKEE, WI 53597

CONTACT:
ROXANNE JOHNSON, P.E.
608-849-9378

PRELIMINARY

Sketchworks architecture LLC
7780 Elmwood Ave., Middleton, WI 53562
(608) 836-7570, www.sketchworksarch.com

MULTI-TENANT BUILDING
NEW MULTI-TENANT BUILDING
4702 EAST TOWNE BLVD.
MADISON, WI 53704

COVER SHEET

Project Status

A	2019/03/06	PC SUBMITTAL

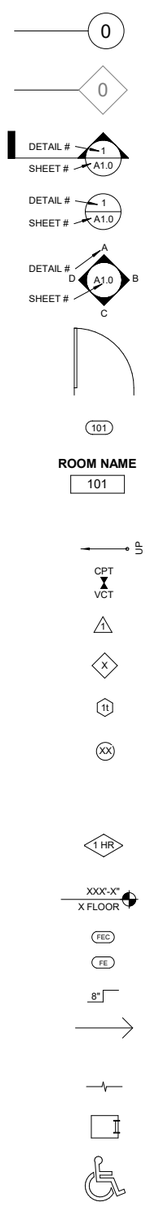
A0.1

COMMON ABBREVIATIONS:

NOTE: ANY ABBREVIATIONS APPEARING IN THESE DOCUMENTS WHICH ARE NOT LISTED BELOW SHALL BE VERIFIED AND CONFIRMED WITH THE ARCHITECT PRIOR TO CONSTRUCTION

AB	ANCHOR BOLT
ACT	ACOUSTICAL CEILING TILE
AFF	ABOVE FINISH FLOOR
AGG	AGGREGATE
ALUM	ALUMINUM
ALT	ALTERNATE
ARCH	ARCHITECT/ ARCHITECTURAL
B-B	BACK-TO-BACK
BLDG	BUILDING
BLK	BLOCK
BM	BEAM
BOT	BOTTOM
BRG	BEARING
BS	BOTH SIDES
C	CHANNEL DESIGNATION
CIP	CAST IN PLACE
CJ	CONSTRUCTION JOINT
CL	CENTER LINE
CLJ	CONTROL JOINT
CLR	CLEAR DISTANCE
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CPT	CARPET
CT	CERAMIC TILE
D	DEPTH
DB	DESIGN BUILD
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DTL	DETAIL
DWG	DRAWING
DWL	DOWEL
EA	EACH
EC	ELECTRICAL CONTRACTOR
EJ	EXPANSION JOINT
EL	ELEVATION
ELEV	ELEVATOR
ENG	ENGINEER
EQ	EQUAL
EW	EACH WAY
E-W	EAST-WEST DIRECTION
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FDN	FOUNDATION
FIN	FINISH (OR) FINNED
FF	FINISH FLOOR
F-F	FACE-TO-FACE
FLG	FLANGE
FTG	FOOTING
FUT	FUTURE
FV	FIELD VERIFY
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GRID LINE
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
H	HEIGHT
HORIZ	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HT	HEIGHT
HVAC	HEATING, VENTILATING & AIR CONDITIONING
HW	HARDWOOD
ID	INSIDE DIAMETER
INSUL	INSULATION
INT	INTERIOR
JT	JOINT
KO	KNOCK OUT
L	LENGTH
L	STEEL ANGLE DESIGNATION
LG	LENGTH/LONG
LGMF	LIGHT GAGE METAL FRAMING
LLH	LONG LEG HORIZ
LLV	LONG LEG VERT
LP	LOW POINT
LVL	LAMINATED VENEER LUMBER
MANF	MANUFACTURER
MAX	MAXIMUM
MBW	MASONRY BEARING WALL
MC	MECHANICAL CONTRACTOR
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MIN	MINIMUM
MTL	METAL
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
N-S	NORTH-SOUTH DIRECTION
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OD	OUTSIDE DIAMETER
OH	OVER HEAD
OPP	OPPOSITE
PEMB	PRE-ENGINEERED METAL BUILDING
PERIM	PERIMETER
PC	PLUMBING CONTRACTOR
P/C	PRECAST/PRESTRESSED
PL	STEEL PLATE DESIGNATION
P/T	POST TENSIONED
PT	PRESSURE TREATED
RB	RUBBER BASE
REINF	REINFORCING
REQD	REQUIRED
RTU	ROOF TOP UNIT
SCHD	SCHEDULE
SIM	SIMILAR
SHT	SHEET
SOG	SLAB ON GRADE
SPA	SPACE/SPACES
SPEC	SPECIFICATION
SQ	SQUARE
STL	STEEL
STR	STRUCTURAL
T	TALL
THK	THICK
TO	TOP OF
TOC	TOP OF CONCRETE
TOF	TOP OF FLOOR
TOW	TOP OF WALL
TOL	TOP OF LEDGE ELEVATION
TP	TOP OF PIER ELEVATION
TW	TOP OF WALL ELEVATION
TL	TREATED LUMBER
TYP	TYPICAL
UNO	VINYL BASE (OR) VAPOR BARRIER
VB	
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VR	VAPOR RETARDER
W	WIDTH
W/	WITH
W/O	WITHOUT
WD	WOOD
WF	WIDE FLANGE DESIGNATION
WP	WORKING POINT
WSBW	WOOD STUD BEARING WALL
WWF	WELDED WIRE FABRIC

SYMBOLS KEY:



NEW COLUMN GRID

EXISTING COLUMN GRID

BUILDING SECTION TAG

DETAIL TAG 1

INTERIOR ELEVATION

NEW DOOR

DOOR NUMBER TAG

ROOM TAG

PARTITION TYPE TAG

STAIR / RAMP DIRECTIONAL

FLOOR MATERIAL TRANSITION

REVISION SYMBOL

EQUIPMENT NOTES

WINDOW TYPE NOTE

GENERAL KEYNOTE

MATERIAL NOTES

RATING KEYNOTE

FLOOR ELEVATION SYMBOL

FIRE EXTINGUISHER WITH CABINET

FIRE EXTINGUISHER WITHOUT CABINET

FLOOR HEIGHT TRANSITION

EXITING DIRECTIONAL ARROW

EMERGENCY EXIT LIGHTING

BREAK LINE

ROOF HATCH AND LADDER

HANDICAP SYMBOL

ELECTRICAL FIXTURE SYMBOLS:

8' LONG, 2 TUBE FLUORESCENT FIXTURE

4' LONG, 2 TUBE FLUORESCENT FIXTURE

2' x 2', 4 TUBE LAY-IN FLUORESCENT FIXTURE

2' x 4', 4 TUBE LAY-IN FLUORESCENT FIXTURE

RECESSED CAN LIGHT

WALL SCONCE

PENDANT LIGHT

VANITY FIXTURE

OCCUPANCY SENSOR

EXIT LIGHT

BATTERY PACK EMERGENCY BACK-UP LIGHT

EXTERIOR WALL PACK LIGHT FIXTURE

HVAC SUPPLY AIR GRILL

HVAC RETURN AIR GRILL

HVAC EXHAUST GRILL

CEILING FAN W/ LIGHT

POWER AND DATA SYMBOLS:

DUPLEX POWER RECEPT. - WALL MOUNTED, 18" AFF

DUPLEX POWER RECEPT. - FLOOR MOUNTED

QUAD POWER RECEPT. - WALL MOUNTED, 18" AFF

QUAD POWER RECEPT. - FLOOR MOUNTED

POWER DIRECT TO EQUIPMENT OR FURNITURE

DATA JACK - WALL MOUNTED, 18" AFF

(2) DATA JACKS - WALL MOUNTED, 18" AFF

DATA JACK - FLOOR MOUNTED

TELEPHONE JACK - WALL MOUNTED, 18" AFF

TELEPHONE JACK - FLOOR MOUNTED

TELE/DATA JACK - WALL MOUNTED, 18" AFF

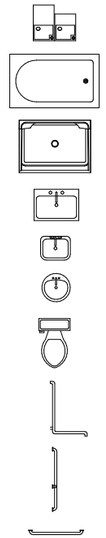
TELE/DATA JACK - FLOOR MOUNTED

SWITCH - WALL MOUNTED, 42" AFF

FIRE ALARM PULL - WALL MOUNTED, 42" AFF

TELEVISION JACK - WALL MOUNTED, 18" AFF

PLUMBING FIXTURE SYMBOLS:



DOUBLE ELECTRIC WATER COOLER

TYPICAL TUB

SHOWER STALL

SINGLE COMPARTMENT SINK

VANITY SINK A

VANITY SINK B

FLOOR MOUNTED WATER CLOSET

SHOWER GRAB BARS

42" HORIZONTAL & 18" VERTICAL GRAB BARS

36" HORIZONTAL GRAB BAR

HATCH PATTERNS(DETAILS):

EARTH

BRICK

CONCRETE MASONRY UNIT (CMU)

WOOD FRAMED WALL

CONCRETE

ASPHALT (PLAN)
GRANULAR FILL (SECTION)

HATCH PATTERNS (WALLS):

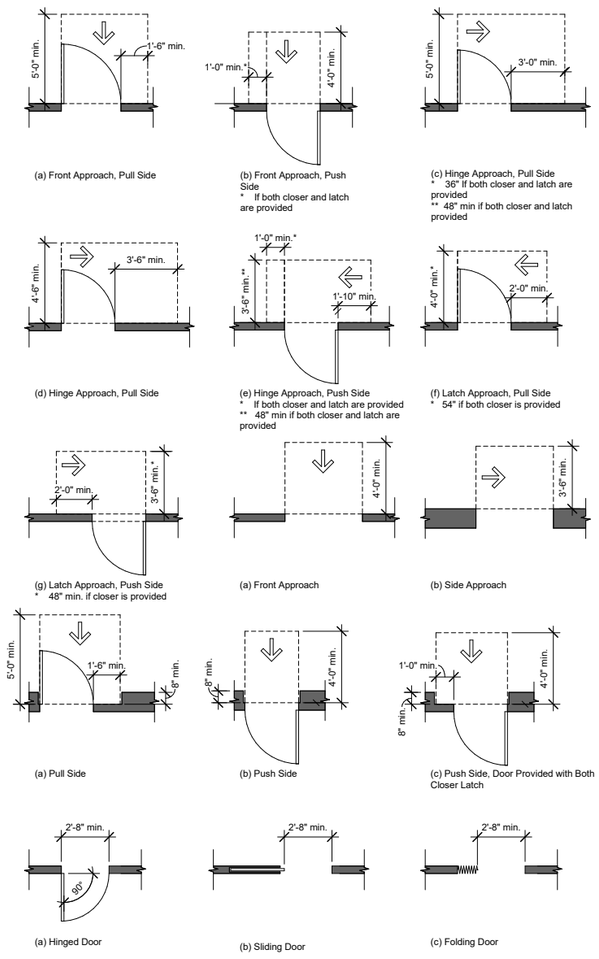
NEW CONSTRUCTION

NEW CONSTRUCTION (PARTIAL HEIGHT WALL)

EXISTING CONSTRUCTION

DEMOLITION

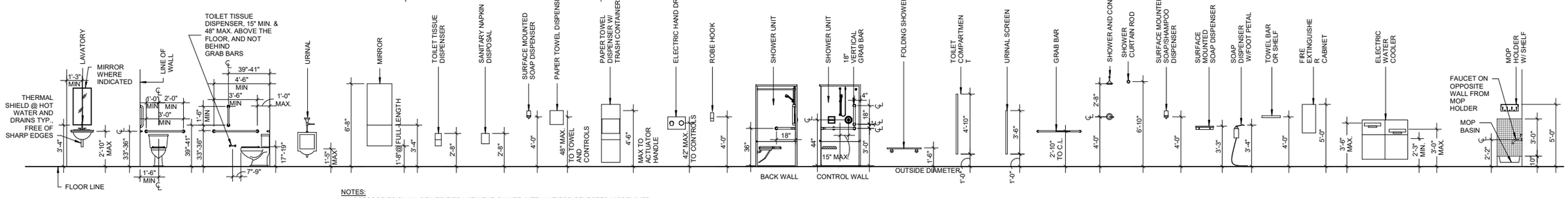
CLEARANCES AT MANUAL DOOR SWINGS:



GENERAL NOTES:

1. THE INFORMATION ON THIS SHEET IS FOR ILLUSTRATIVE PURPOSES AND TO PROVIDE EASE OF ACCESS TO INFORMATION FOR THE GC AND SUB-CONTRACTORS. IT IS THE RESPONSIBILITY OF THE GC AND SUB-CONTRACTORS TO BE KNOWLEDGEABLE OF THE FAIR HOUSING ACT GUIDELINES (FFHAG), THE AMERICANS WITH DISABILITIES ACT GUIDELINES (ADAAG), AND THE AMERICAN NATIONAL STANDARDS INSTITUTE GUIDELINES (ANSI A117.1) TO EXECUTE THEIR WORK IN COMPLIANCE WITH THESE GUIDELINES

COMMERCIAL FIXTURE MOUNTING HEIGHTS



NOTES:
1. ACCESSORIES SHALL BE VERIFIED WITH THE OWNER & TENANT FOR SELECTED MODEL/MFR.
2. PROVIDE BLOCKING WITHIN WALLS TO SUPPORT ACCESSORIES @ HEIGHTS INDICATED

PRELIMINARY

Sketchworks architecture LLC
7780 Elmwood Ave., Middleton, WI 53562
(608) 836-7570, www.sketchworksarch.com

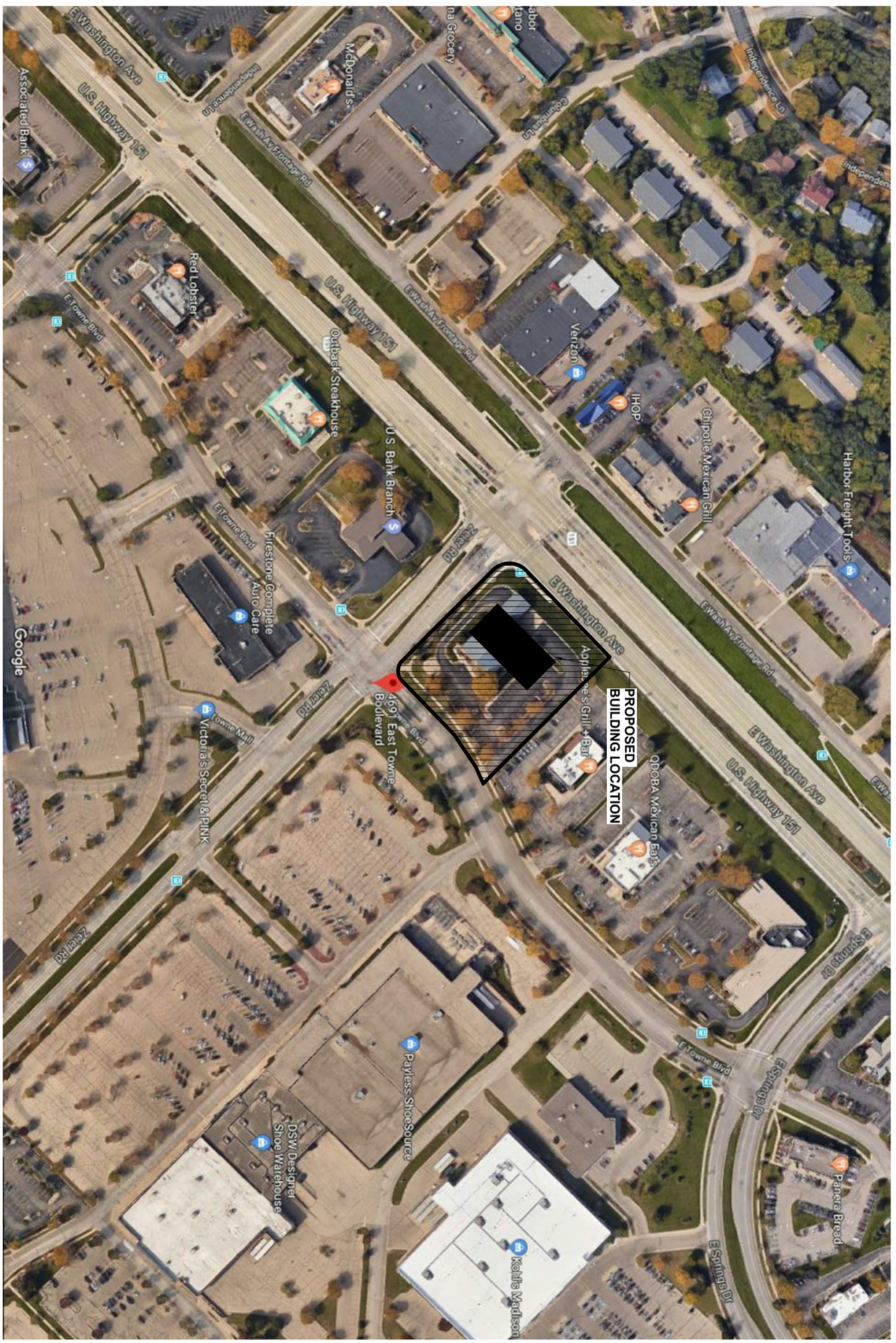
MULTI-TENANT BUILDING

NEW MULTI-TENANT BUILDING
4702 EAST TOWNE BLVD.
MADISON, WI 53704

SYMBOLS & ABBREVIATIONS

Project Status

A0.2



PRELIMINARY

G1.0	Project Status: A 20180306 PC SUBMITTAL	EXISTING SITE	**MULTI-TENANT BUILDING** NEW MULTI-TENANT BUILDING 4702 EAST TOWNE BLVD. MADISON, WI 53704

Sketchworks architecture LLC
7780 Elmwood Ave., Middleton, WI 53562
(608) 836-7570, www.sketchworksarch.com

4702 EAST TOWNE BLVD - CORNER OF E WASHINGTON/ ZEIER RD,
EXISTING DRIVE THRU

4702 EAST TOWNE BLVD - CORNER OF EAST TOWNE BLVD/ ZEIER RD

4702 EAST TOWNE BLVD - CORNER OF EAST TOWNE BLVD/ ZEIER RD

4702 EAST TOWNE BLVD - ZEIER RD

PRELIMINARY

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MULTI-TENANT BUILDING

NEW MULTI-TENANT BUILDING
4702 EAST TOWNE BLVD.
MADISON, WI 53704

EXISTING EXTERIOR PHOTOS

Project Status

A	2019/03/06	PC SUBMITTAL

G1.1

4702 EAST TOWNE BLVD - E WASHINGTON

4702 EAST TOWNE BLVD - EAST TOWNE BLVD

4702 EAST TOWNE BLVD - E WASHINGTON

PRELIMINARY

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MULTI-TENANT BUILDING

NEW MULTI-TENANT BUILDING
4702 EAST TOWNE BLVD.
MADISON, WI 53704

EXISTING EXTERIOR PHOTOS

Project Status

A	2019/03/06	PC SUBMITTAL

G1.2

4702 EAST TOWNE BLVD - EAST ELEVATION

4702 EAST TOWNE BLVD - EAST TOWNE MALL MONUMENT SIGN

4702 EAST TOWNE BLVD - WEST ELEVATION

4702 EAST TOWNE BLVD - SOUTH ELEVATION

PRELIMINARY

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MULTI-TENANT BUILDING

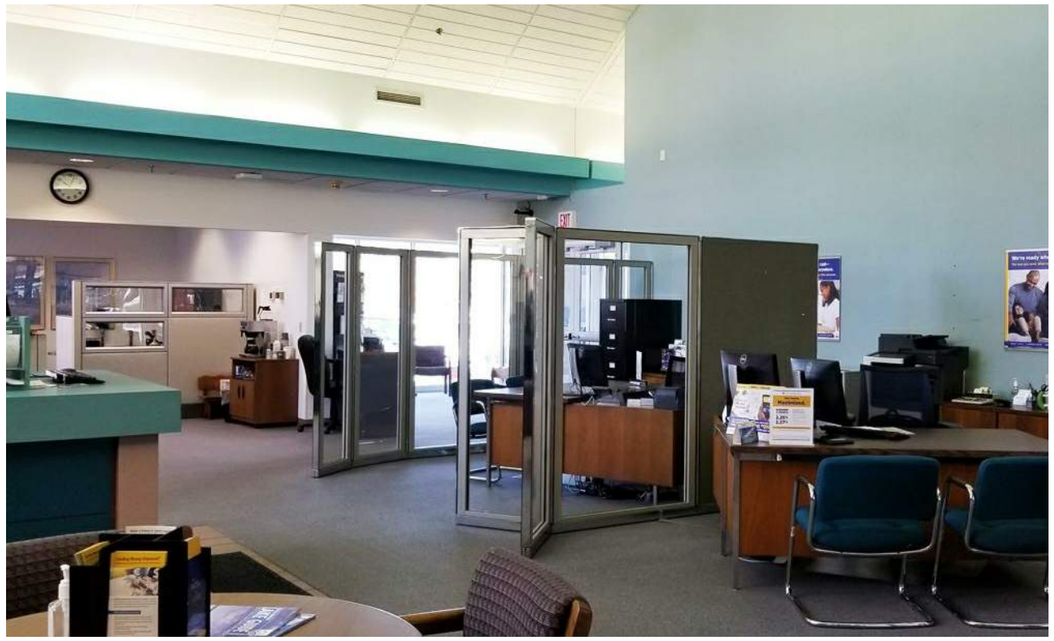
NEW MULTI-TENANT BUILDING
4702 EAST TOWNE BLVD.
MADISON, WI 53704

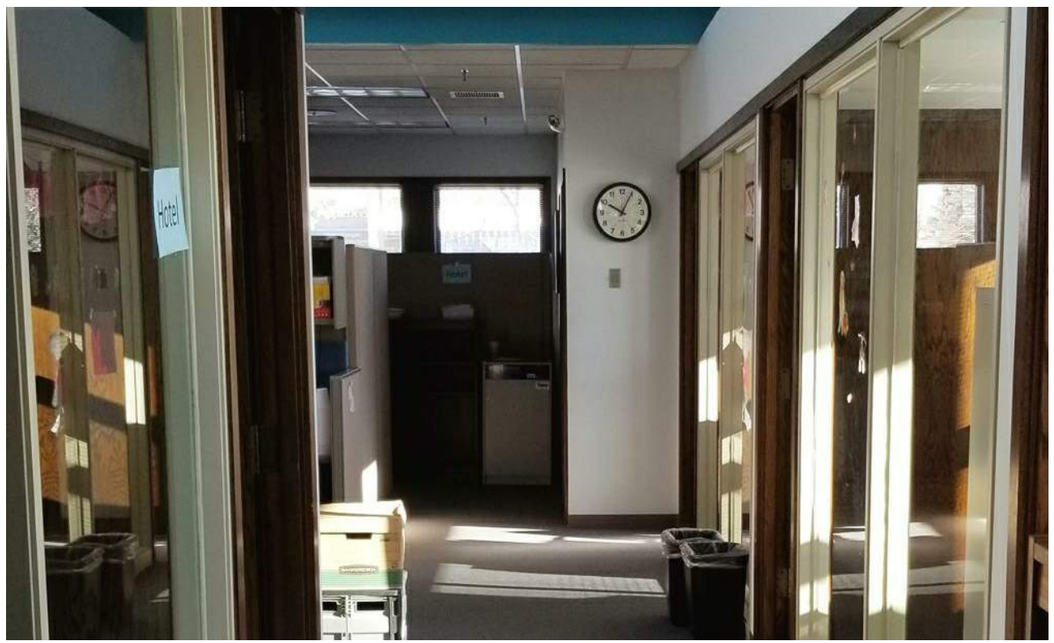
EXISTING EXTERIOR PHOTOS

Project Status

A	2019/03/06	PC SUBMITTAL

G1.3





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MULTI-TENANT BUILDING

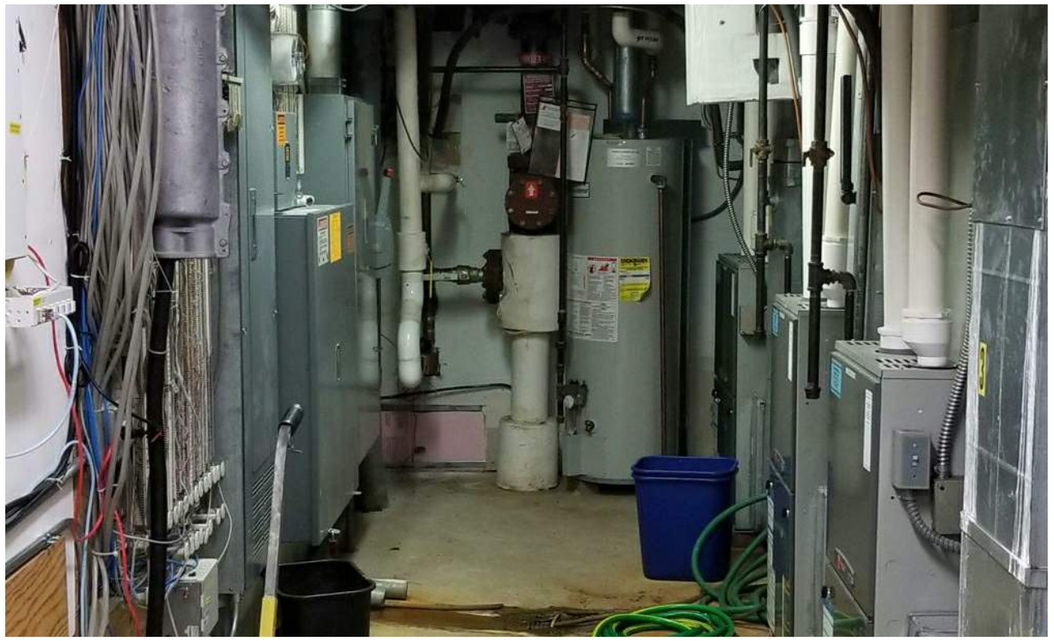
NEW MULTI-TENANT BUILDING
4702 EAST TOWNE BLVD.
MADISON, WI 53704

EXISTING INTERIOR PHOTOS

Project Status

A	2019/03/06	PC SUBMITTAL

G2.1



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EXISTING INTERIOR PHOTOS

Project Status

A	2019/03/06	PC SUBMITTAL

G2.2

Notes:

1. Building dimensions and associated offset distances were measured along the outside of the siding.
2. This parcel may be subject to, or benefit from, Easements or agreements, written or otherwise, not shown hereon.
3. Contours are shown per the NAVD 88(91) datum. Project Benchmark is the West ¼ Section Monument for Section 27, T8N, R10E, Published Elevation is 879.55'.

LEGAL DESCRIPTION: CERTIFIED SURVEY MAP NO 4691 AS RECORDED IN DANE COUNTY REGISTER OF DEEDS IN VOL 20 PAGE 291 OF CERTIFIED SURVEYS, LOT 2. EXC THAT PRT USED FOR STR ROW RECORDED IN DANE COUNTY REGISTER OF DEEDS VOL 19762 PAGE 63

U.S.H. '151'
EAST WASHINGTON AVENUE
(220' Wide Public Right-of-way)

EX HYDRANT

RETAINING WALL

C.S.M. 4691
LOT 3

S 46°10'20" E 268.90'

N 45°59'41" E 214.94'

NO ACCESS

Arc Length=27.10'
Radius=25.00'
Delta Angle=62°06'07"

C.S.M. 4691
LOT 2
Parcel A Contains
59,225 S.F.
1.36 Acres

CONCRETE RETAINING WALL

RETAINING WALL

10' WIDE UNDERGROUND ELECTRIC RIGHT-OF-WAY IN DOC. NO. 2096082 (UNRELEASED PORTION)

S 63°06'50" W 6.60'

Arc Length=147.90'
Radius=495.00'
Delta Angle=17°07'10"

EX HYDRANT (APPROX LOCATION)

EXCEPTION TO TITLE: PORTION CONVEYED TO CITY OF MADISON FOR RIGHT-OF-WAY IN DOC. NO. 2381342

EX HYDRANT (APPROX LOCATION)

ZEIER ROAD
(variable width Public Right-of-way)

9' WIDE UNDERGROUND ELECTRIC RIGHT-OF-WAY IN DOC. NO 2468744

N 47°59'05" W 208.66'

NO ACCESS

S 45°59'40" W 62.36'

Chord=3.87°54'16" W 34.49'

Arc Length=37.97'
Radius=25.00'
Delta Angle=87°01'54"

EAST TOWNE BOULEVARD
(90' Wide Public Right-of-way)

SCALE : 1" = 20' (22 X 34)
1" = 40' (11 X 17)

KEY

- EX ASPHALT PAVEMENT
- EX CONCRETE SIDEWALK

LEGEND

- FOUND RAILROAD SPIKE
- SET MAG NAIL IN ASPHALT
- IRON PIPE FOUND (1 5/8" Dia.)
- 3/4"x18" SOLID IRON ROD SET 1.15Lbs./LINEAL FOOT.
- ( ) INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
- TRANSMISSION POWER POLE
- STORM CATCH BASIN
- LIGHT POLE OR STOP LIGHT POLE
- HYDRANT
- T TELECOMMUNICATIONS ACCESS BOX
- E ELECTRIC TRANSFORMER
- G GAS UNDERGROUND
- STORM SEWER
- FO FIBER OPTIC CABLE
- SAN SANITARY SEWER
- W WATER
- E UNDERGROUND ELECTRIC
- T T COMMUNICATIONS

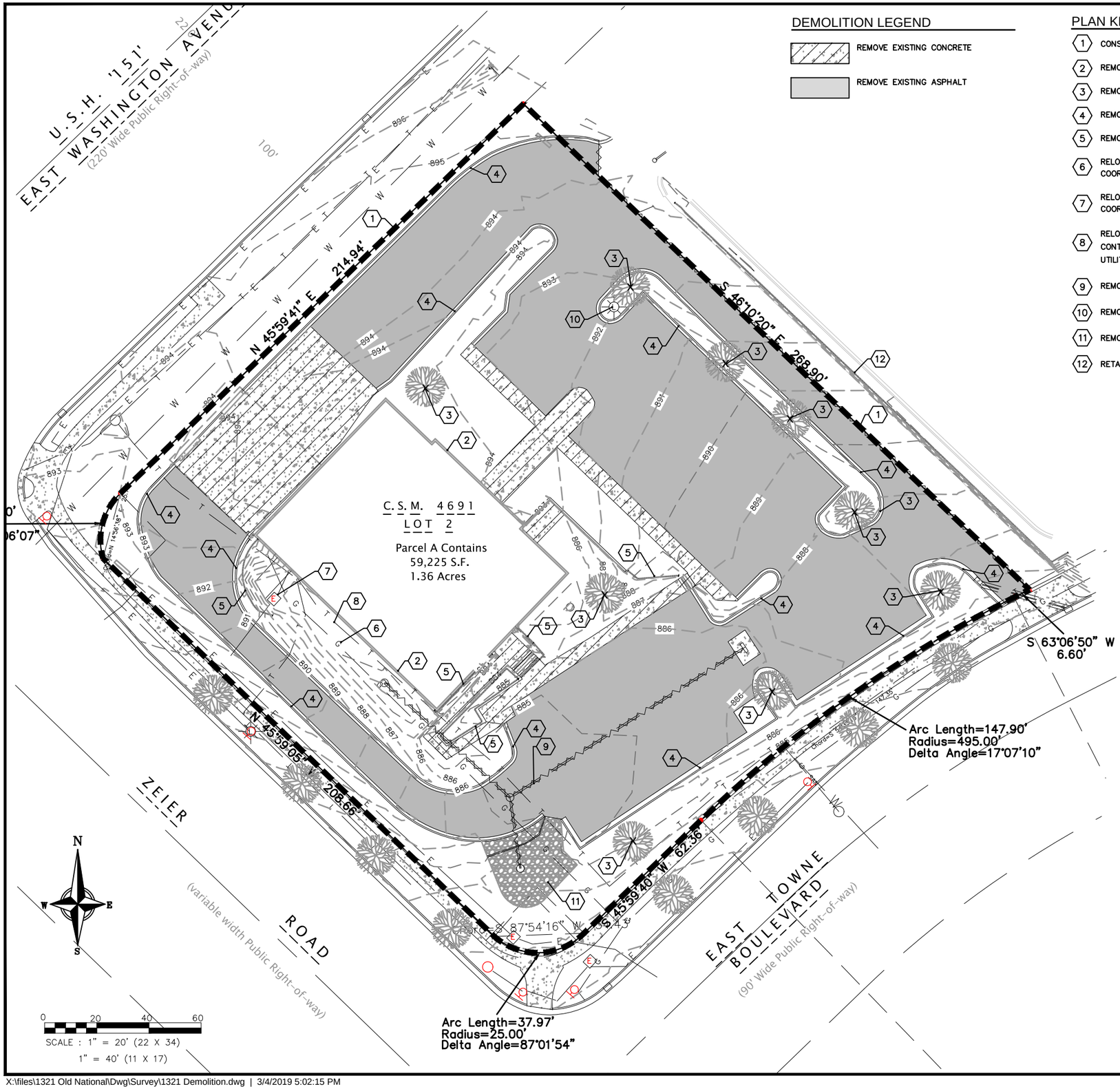
ISSUANCE/REVISION	DATE
PLAN COMMISSION	03-04-19

PROFESSIONAL ENGINEERING LLC
818 N Meadowbrook Ln
Waunakee, WI 53597
phone (608) 849-9378
www.pe-wi.com

MULTI-TENANT BUILDING
EXISTING CONDITIONS

4702 EAST TOWNE BLVD
MADISON, WISCONSIN

C1.1



DEMOLITION LEGEND

- REMOVE EXISTING CONCRETE
- REMOVE EXISTING ASPHALT

PLAN KEY

1. CONSTRUCTION LIMITS
2. REMOVE BUILDING AND FOUNDATIONS
3. REMOVE TREE AND STUMP
4. REMOVE CONCRETE CURB AND GUTTER, TYP.
5. REMOVE RETAINING WALL, TYP.
6. RELOCATE GAS LINE. CONTRACTOR TO COORDINATE WORK WITH GAS UTILITY.
7. RELOCATE ELECTRIC LINE. CONTRACTOR TO COORDINATE WORK WITH MG&E.
8. RELOCATE TELECOMMUNICATION LINE. CONTRACTOR TO COORDINATE WORK WITH UTILITY.
9. REMOVE STORM SEWER
10. REMOVE EXISTING LIGHT POLE AND BASE
11. REMOVE GRAVEL DRAINAGE AREA
12. RETAINAING WALL TO REMAIN

GENERAL NOTES

1. CONTRACTOR TO OBTAIN A CITY OF MADISON RIGHT– OF–WAY PERMIT PRIOR TO DOING ANY WORK IN THE RIGHT–OF–WAY. PERMIT FEES ASSOCIATED WITH WORK IN THE RIGHT–OF–WAY IS THE CONTRACTORS RESPONSIBILITY.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES PRIOR TO BEGINNING DEMOLITION OPERATIONS. NOTIFY DIGGERS HOTLINE 5 WORKING DAYS PRIOR TO START OF DEMOLITION/ CONSTRUCTION. CONTRACTOR TO PAY FOR PRIVATE LOCATES.
3. THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING TREES, STUMPS, ROOTS, AND OTHER ITEMS THAT ARE NOT NOTED TO REMAIN PER THE CONSTRUCTION DRAWINGS AND WHICH INTERFERE WITH NEW CONSTRUCTION.
4. GENERAL CONTRACTOR TO DISPOSE OF ALL DEMOLITION / CONSTRUCTION MATERIALS OFF SITE IN A LEGAL MANNER EXCEPT FOR THOSE ITEMS NOTED TO BE SALVAGED.
5. ALL MATERIALS, UTILITIES, AND SIDEWALK DAMAGED BY THE CONTRACTOR AS A RESULT OF THE DEMOLITION OPERATIONS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
6. CONTRACTOR SHALL PROTECT ALL EXISTING FACILITIES (INCLUDING BUT NOT LIMITED TO ELECTRICAL, WATER, SANITARY, SIDEWALK, ETC.) THAT ARE TO REMAIN.
7. REMOVE SIDEWALK TO THE NEAREST JOINT.
8. INSTALL ALL REQUIRED EROSION CONTROL MEASURES FOR PERIMETER PROTECTION PRIOR TO THE START OF DEMOLITION/ CONSTRUCTION.
9. ALL EROSION CONTROL MEASURES INSTALLED SHALL BE MAINTAINED IN ACCORDANCE WITH THE LOCAL AND STATE GOVERNING AUTHORITIES.
10. ALL EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF VEGETATION IS ESTABLISHED AND THEN BE REMOVED AS PART OF THE BASE BID.
11. PROVIDE PROPER BARRICADES, SIGNS AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC TO ADJACENT PARKING LOT DURING CONSTRUCTION.

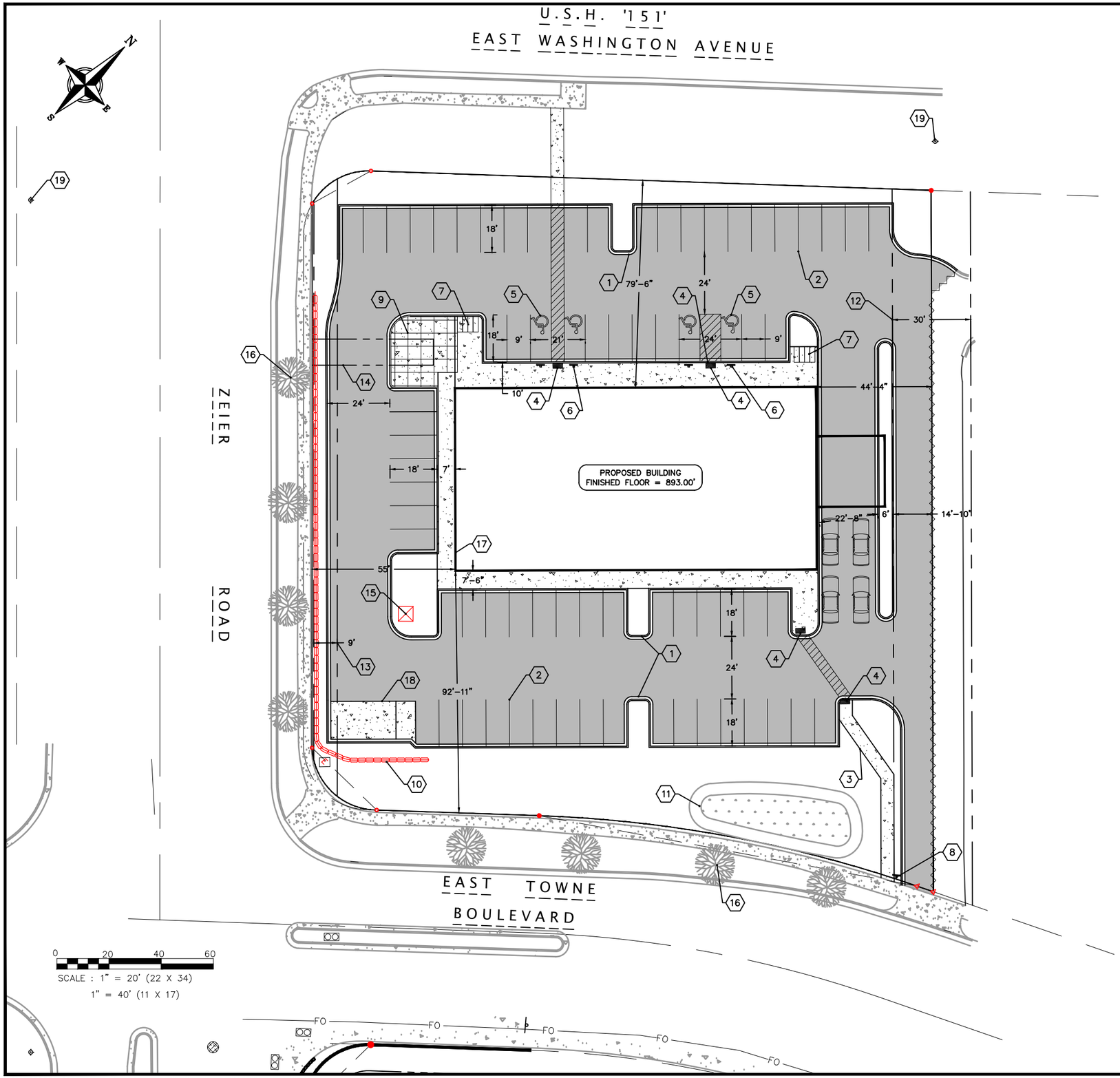
ISSUANCE/REVISION	DATE
PLAN COMMISSION	03-04-19

PROFESSIONAL ENGINEERING LLC
818 N Meadowbrook Ln
Waunakee, WI 53597
phone (608) 849-9378
www.pe-wi.com

MULTI-TENANT BUILDING DEMOLITION PLAN

4702 EAST TOWNE BLVD
MADISON, WISCONSIN

C1.2



PLAN KEY

1. 18" CURB AND GUTTER
2. 4" PAVEMENT STRIPING WITH TWO COATS OF TRAFFIC GRADE LATEX PAINT, TYP
3. SIDEWALK
4. CURB RAMP, W/ WARNING FIELD, TYP.
5. ACCESSIBLE STALL, TYP.
6. ACCESSIBLE PARKING SIGN, TYP.
7. BIKE RACK TO BE DERO PART# BH-FT-EPX BIKE RACKS IN GROUND POWDER COAT FINISH
8. 7' HIGH STOP SIGN
9. OUTDOOR PATIO
10. RETAINING WALL
11. BIORETENTION DEVICE
12. EXISTING 30' WIDE JOINT INGRESS/EGRESS EASEMENT CSM NO. 4691 & DOC. NO. 2066233 (PARCEL B)
13. EXISTING 9' WIDE UNDERGROUND ELECTRIC RIGHT-OF-WAY IN DOC. NO 2468744
14. EXISTING 10' WIDE UNDERGROUND ELECTRIC RIGHT-OF-WAY IN DOC. NO. 2096082 TO BE VACATED
15. TRANSFORMER PAD
16. EXISTING TREE(S) TO REMAIN, TYP.
17. GAS AND ELECTRIC METER LOCATIONS
18. TRASH ENCLOSURE, SEE ARCHITECTURAL PLANS
19. EXISTING HYDRANT

PLAN KEY

- PAVEMENT
- CONCRETE
- EX CONCRETE
- BIORETENTION POND
- SAW CUT ASPHALT

SITE INFORMATION

LEGAL DESCRIPTION: CERTIFIED SURVEY MAP NO 4691 AS RECORDED IN DANE COUNTY REGISTER OF DEEDS IN VOL 20 PAGE 291 OF CERTIFIED SURVEYS, LOT 2. EXC THAT PRT USED FOR STR ROW RECORDED IN DANE COUNTY REGISTER OF DEEDS VOL 19762 PAGE 63

SITE ADDRESS = 4702 EAST TOWN BLVD

SITE ACREAGE = 1.4 ACRES (60,936 SF)

TOTAL IMPERVIOUS AREA = 48,800 SF

IMPERVIOUS SURFACE % = 80.1%

NUMBER OF STORIES (ABOVE GRADE) = 1 STORY

BUILDING HEIGHT = 26 SF

TYPE OF CONSTRUCTION = VB

TOTAL SQUARE FOOTAGE OF BUILDING = 9,660 SF

NUMBER OF PARKING STALLS: 72 (4 ACCESSIBLE)

TOTAL BIKE PARKING: 8 STALLS

ISSUANCE/REVISION	DATE
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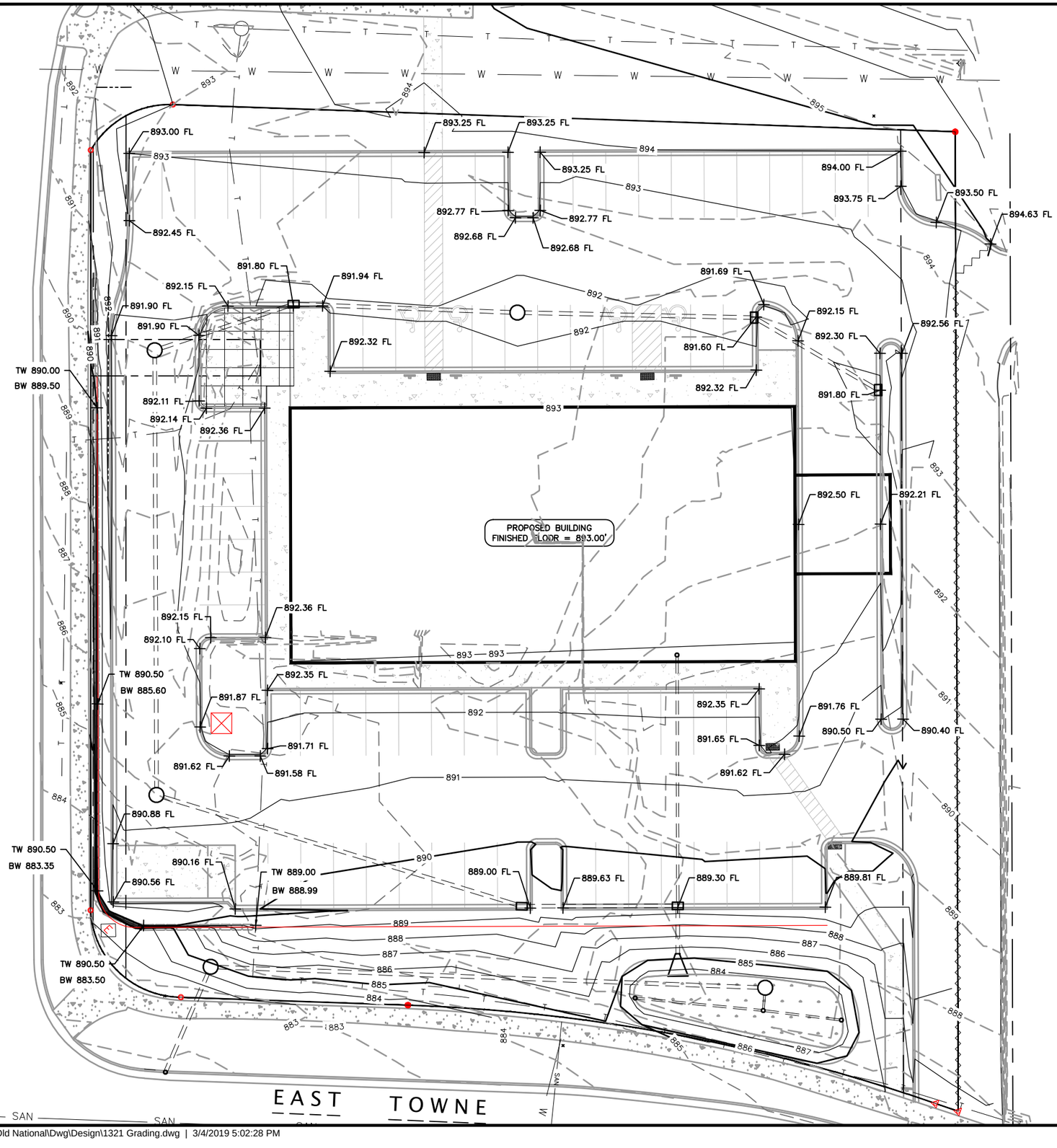
MULTI-TENANT BUILDING SITE PLAN

4702 EAST TOWNE BLVD
MADISON, WISCONSIN

C2.0



GRADING NOTES

1. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
2. ALL MATCHING PAVEMENT AND STORM SEWER ELEVATIONS SHALL BE VERIFIED IN THE FIELD TO ALLOW FOR PROPER DRAINAGE.
3. CONTOUR AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE ELEVATIONS.
4. ALL LAWN AND PLANTING AREAS WHICH HAVE BEEN COMPACTED DUE TO CONSTRUCTION SHALL BE LOOSENED PRIOR TO ADDITION OF TOPSOIL.
5. SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% (1:50).

SCALE : 1" = 15' (22 X 34)
1" = 30' (11 X 17)

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PLAN COMMISSION	03-04-19

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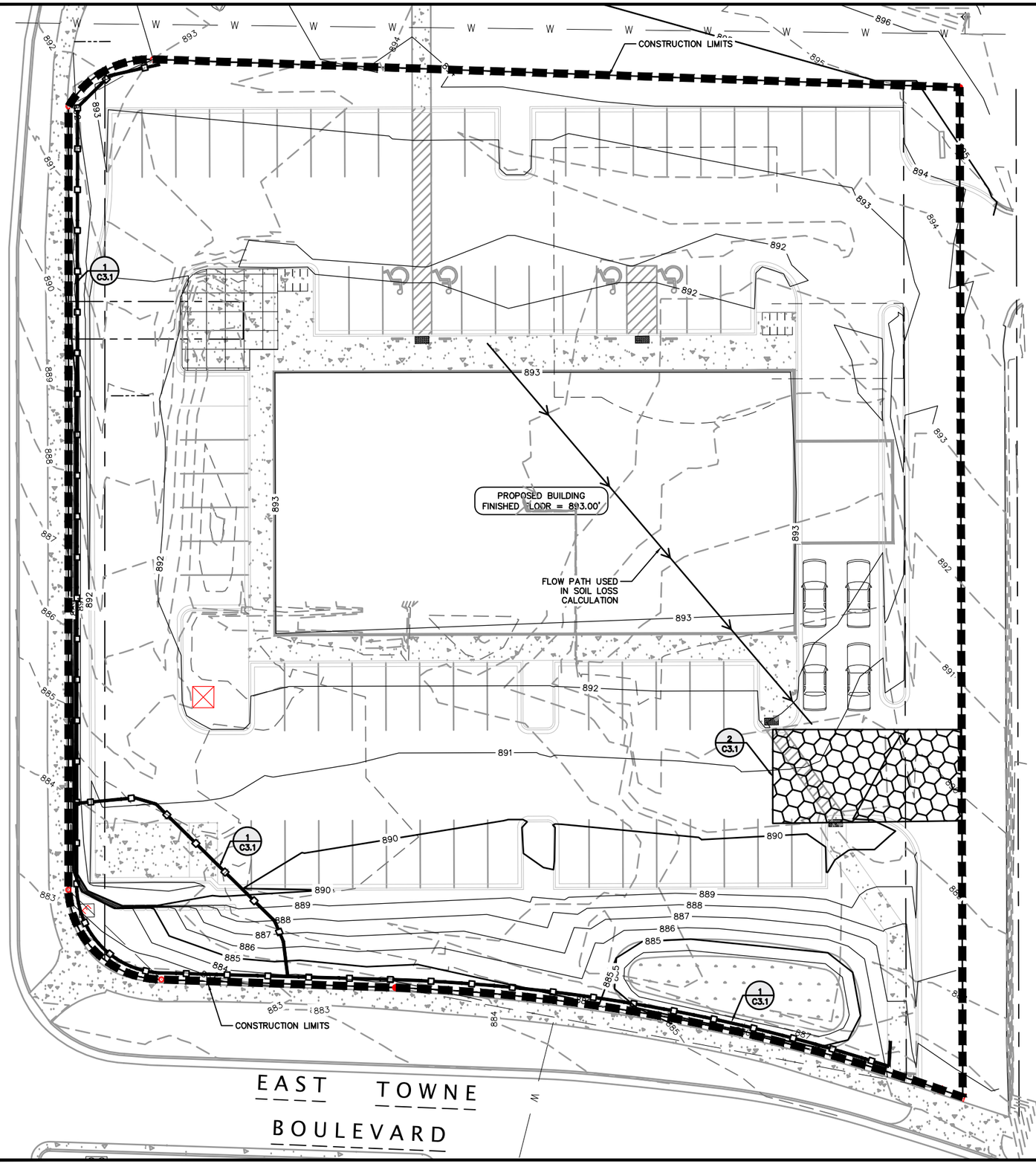
MULTI-TENANT BUILDING GRADING PLAN

4702 EAST TOWNE BLVD
MADISON, WISCONSIN

C3.0



EROSION CONTROL NOTES

(1) THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION CONTROL DEVICES FROM THE START OF LAND DISTURBING CONSTRUCTION ACTIVITIES UNTIL FINAL STABILIZATION OF THE CONSTRUCTION SITE.

(2) ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH CITY EROSION CONTROL AND STORMWATER ORDINANCE AND THE APPROPRIATE WISCONSIN DNR CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES AS CONDITIONS WARRANT.

(3) CLEANING. RIGHT-OF-WAY SURFACES SHALL BE THOROUGHLY CLEANED BEFORE THE END OF EACH WORKING DAY WITHOUT HYDRAULIC FLUSHING.

(4) RESTORATION. RESTORATION SHALL BE COMPLETED AS NOTED IN THE CONSTRUCTION SCHEDULE UNLESS OTHERWISE AUTHORIZED BY THE CITY.

(5) INSPECTION. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY, AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. DOCUMENTATION OF EACH INSPECTION SHALL INCLUDE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF LAND DISTURBANCE AT THE CONSTRUCTION SITE, PERSON CONDUCTING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND A DESCRIPTION OF ANY EROSION OR SEDIMENT CONTROL MEASURE INSTALLATION.

(6) STONE TRACKING PAD. BEFORE BEGINNING CONSTRUCTION, CONTRACTOR SHALL INSTALL A STONE TRACKING PAD AT EACH POINT WHERE VEHICLES ENTERS/EXITS THE CONSTRUCTION SITE. STONE TRACKING PADS SHOULD BE AT LEAST 24 FEET WIDE AND 50 FEET LONG, AND CONSTRUCTED OF 3-6 INCH WASHED STONE WITH A DEPTH OF AT LEAST 12 INCHES. ON SITES WITH CLAY SOILS, STONE TRACKING PADS MUST BE UNDERLAIN WITH A GEOTEXTILE LINER TO PREVENT THE STONE FROM SINKING INTO THE SOIL.

(7) INLET PROTECTION. ALL INLETS SUBJECT TO DRAINAGE SHALL BE PROTECTED WITH TYPE D HYBRID INLET PROTECTION OR APPROVED EQUAL. ANY DEPOSITS OF DIRT, MUD, ROCK, DEBRIS, OR OTHER MATERIAL ENTERING THE STORM SEWER SYSTEM SHALL BE PROMPTLY AND THOROUGHLY CLEANED OUT.

(8) EROSION MAT. AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 4H:1V SHALL BE STABILIZED WITH WISCONSIN DOT CLASS 1, URBAN, TYPE B, EROSION MAT.

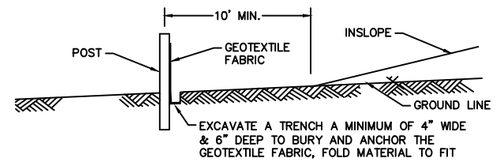
(9) TEMPORARY EROSION CONTROL. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

(10) STABILIZATION. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.

(11) TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.

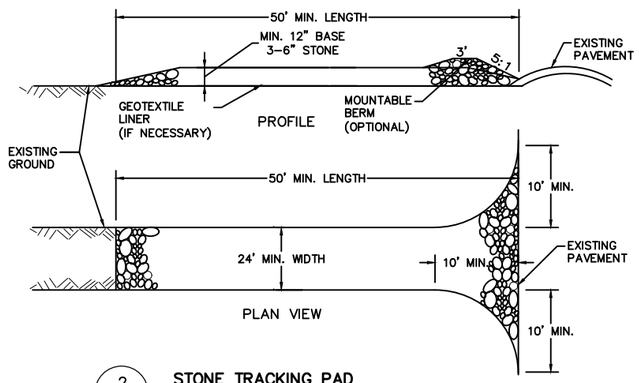
(12) SEEDING. SEED MIXTURE SHALL BE APPLIED AT A RATE OF 2 LBS PER 1,000 SF OF AREA OR AS NOTED ON THE LANDSCAPE PLAN.

(13) STOCKPILES. 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.



1 C3.1 **SILT FENCE**

NTS



2 C3.1 **STONE TRACKING PAD**

NTS

0 15 30 45

SCALE : 1" = 15' (22 X 34)

1" = 30' (11 X 17)

ISSUANCE/REVISION	DATE
PLAN COMMISSION	03-04-19

PROFESSIONAL ENGINEERING LLC
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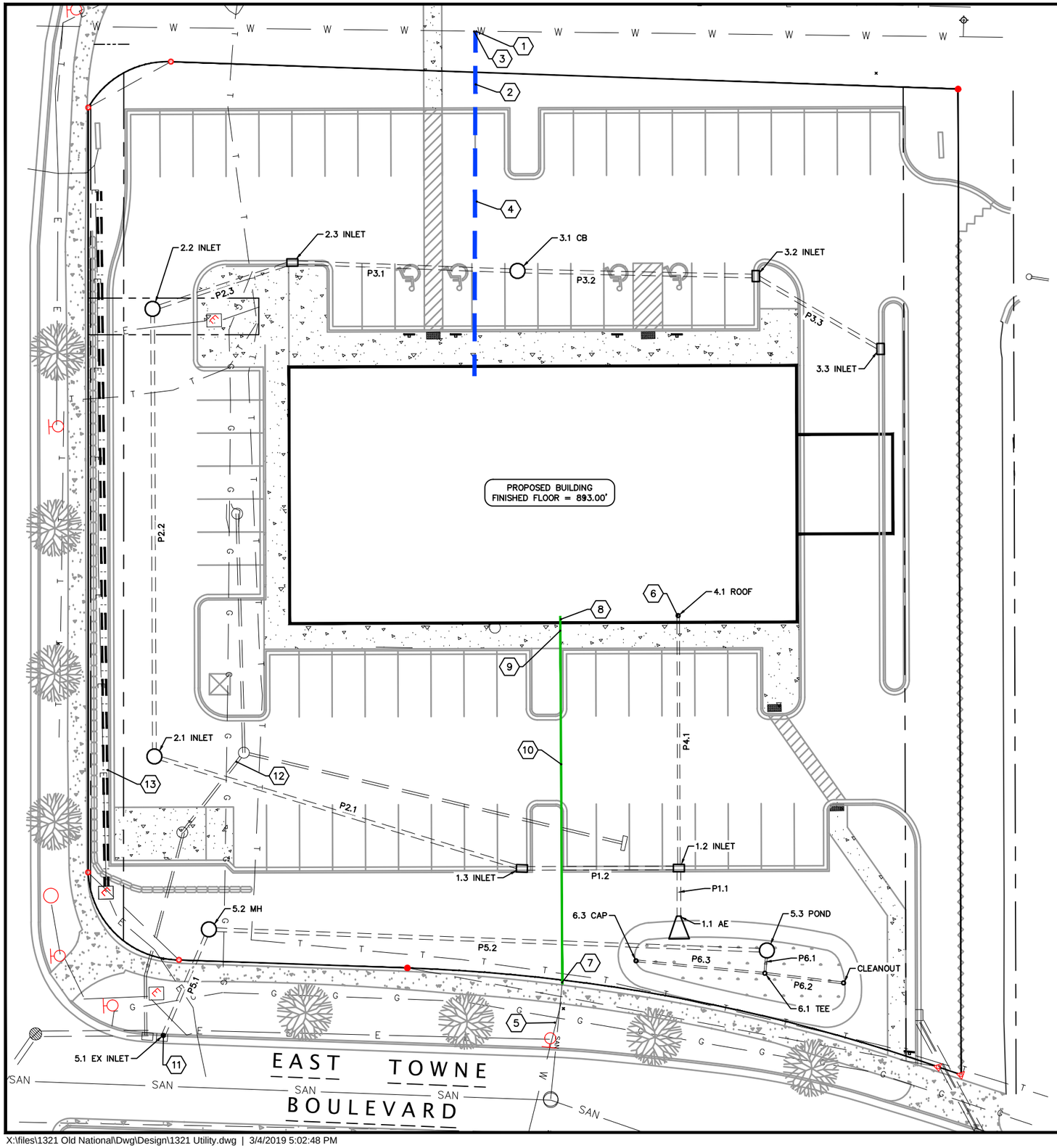
MULTI-TENANT BUILDING
EROSION CONTROL PLAN

4702 EAST TOWNE BLVD
MADISON, WISCONSIN

C3.1



UTILITY NOTES

1. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.

2. ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE AND WERE FIELD LOCATED FROM GROUND MARKING OR BASED OFF OF PREVIOUS PLANS. THE LOCATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

3. ALL SITE UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS.

4. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FOR ANY WORK TO BE DONE WITHIN THE RIGHT-OF-WAY.

5. CONTRACTOR SHALL OBTAIN ALL NECESSARY PLUGGING/CONNECTION PERMITS FROM THE CITY OF MADISON PRIOR TO ANY UTILITY WORK. CONTRACTOR TO NOTIFY THE PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.

6. RESTORATION OF PAVEMENT, CURB & GUTTER, AND SIDEWALK WITHIN THE STREET RIGHT OF WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE UNDERGROUND IMPROVEMENTS.

7. ALL STORM SEWER PIPE TO BE SDR-35 AS NOTED ON THE STORM SEWER SCHEDULE. ALL BRANCH CONNECTIONS TO BE WYES WITH 45 DEGREE BENDS.

8. CONTRACTOR SHALL CONFIRM CONNECTION ELEVATION GRADES OF ALL PIPES PRIOR TO BEGINNING CONSTRUCTION.

9. PRIVATE WATER MAIN 4" AND LARGER SHALL BE DUCTILE IRON OR C900 PVC. WATER SERVICES 2" AND SMALLER SHALL BE TYPE K, COPPER.

10. SANITARY SEWER SERVICES SHALL BE SDR-35 PVC.

11. ANY PERSON WHO INSTALLS A NONCONDUCTIVE WATER OR SEWER LATERAL MUST ALSO INSTALL A LOCATION WIRE OR OTHER EQUALLY EFFECTIVE MEANS FOR MARKING THE LOCATION OF THE LATERAL. METHOD SHALL BE APPROVED BY THE CITY.

12. CONTRACTOR TO COORDINATE NEW, RELOCATED AND/OR ABANDONED GAS, ELECTRIC, TELEPHONE, AND CABLE WITH APPROPRIATE UTILITY COMPANIES.

13. UTILITIES SERVING PROPOSED BUILDINGS SHALL BE STUBBED WITHIN 5' OF THE PROPOSED BUILDING(S) AND STAKED.

14. ALL WATER MAIN PIPE AND FITTINGS SHALL BE INSTALLED TO A MIN. DEPTH OF COVER OF 6.5'. AFTER REGRADING, EXISTING WATER MAIN PIPE WHICH DOES NOT MEET THIS REQUIREMENT SHALL BE INSULATED.

15. STORM SEWERS WHICH CROSS AN ACTIVE SEWER OR WATER MAIN OR LATERAL SHALL HAVE A MINIMUM CLEAR VERTICAL CLEARANCE OF THREE (3) FEET. CROSSINGS WITH LESSER VERTICAL CLEARANCE SHALL BE PROTECTED FROM FROST DAMAGE BY PLACEMENT OF 2-INCH THICK POLYSTYRENE BOARD INSULATION.

16. BUILDING PLUMBER SHALL VERIFY SIZE, SLOPE, AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES PRIOR TO INSTALLATION.

17. CONTRACTOR RESPONSIBLE FOR TRAFFIC CONTROL FOR WORK IN THE RIGHT-OF-WAY

PLAN KEY

1. CONNECT TO EXISTING 20" WATER MAIN. COORDINATE INSTALLATION WITH MADISON WATER UTILITY
2. 6" D.I. WATER SERVICE WITH VALVE, VERIFY SIZE WITH ARCHITECT
3. 6" WATER VALVE
4. CONNECT TO BUILDING WATER SERVICE
5. ABANDON EXISTING WATER SERVICE
6. CONNECT TO ROOF DRAINAGE SYSTEM
7. CONNECT TO EXISTING 6" SANITARY LATERAL
8. CONNECT TO SANITARY BUILDING SEWER, SEE PLUMBING PLANS
9. CLEANOUT
10. 6" SANITARY AT 1.04% MIN. SLOPE
11. CONNECT TO EXISTING STORM SEWER INLET
12. ABANDON EXISTING STORM SEWER
13. 2-4" PVC CONDUITS INSTALLED 3' BELOW GRADE FOR MG&E ELECTRICAL. COORDINATE INSTALLATION WITH MG&E

0 15 30 45

SCALE : 1" = 15' (22 X 34)
1" = 30' (11 X 17)

ISSUANCE/REVISION	DATE
PLAN COMMISSION	03-04-19

PROFESSIONAL ENGINEERING LLC
818 N Meadowbrook Ln
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phone (608) 849-9378
www.pe-wi.com

MULTI-TENANT BUILDING UTILITY PLAN

4702 EAST TOWNE BLVD
MADISON, WISCONSIN

C4.0

STRUCTURE TABLE

STRUCTURE NAME	SIZE	TOP OF CASTING	PIPES IN	PIPES OUT	CASTING
1.1 AE		882.75	P1.1, 12" INV IN =881.50		
1.2 INLET	2X3-FT	889.76	P4.1, 8" INV IN =884.00	P1.2, 12" INV OUT = 884.46 P1.1, 12" INV OUT = 881.76	NEENAH R-3067
1.3 INLET	2X3-FT	889.49	P2.1, 12" INV IN =884.50 P1.2, 12" INV IN =884.00		NEENAH R-3067
2.1 INLET	2X3-FT	891.31	P2.2, 12" INV IN =885.04	P2.1, 12" INV OUT = 885.04	NEENAH R-3067
2.2 INLET	2X3-FT	891.87	P2.3, 12" INV IN =886.00	P2.2, 12" INV OUT = 885.97	NEENAH R-3067
2.3 INLET	2X3-FT	891.81	P3.1, 12" INV IN =887.30	P2.3, 12" INV OUT = 887.14	NEENAH R-3067
3.1 CB	3-FT DIA.	891.56	P3.2, 12" INV IN =887.80	P3.1, 12" INV OUT = 887.70	NEENAH R-2050
3.2 INLET	2X3-FT	891.61	P3.3, 12" INV IN =888.50	P3.2, 12" INV OUT = 888.46	NEENAH R-3067
3.3 INLET	2X3-FT	891.81		P3.3, 12" INV OUT = 889.16	NEENAH R-3067
4.1 ROOF	CONNECT TO ROOF DRAIN	892.97		P4.1, 8" INV OUT = 886.31	
5.1 EX INLET		879.54	P5.1, 12" INV IN =878.37		
5.2 MH	4-FT DIA.	884.69	P5.2, 12" INV IN =878.65	P5.1, 12" INV OUT = 878.65	NEENAH R-1550
5.3 POND	3-FT DIA.	883.50	P6.1, 6" INV IN =880.10	P5.2, 12" INV OUT = 880.02	HAALA #CG36TM
6.1 TEE		883.50	P6.3, 6" INV IN =880.15 P6.2, 6" INV IN =880.15	P6.1, 6" INV OUT = 880.15	
6.3 CAP		883.72		P6.3, 6" INV OUT = 880.43	
CLEANOUT		883.57		P6.2, 6" INV OUT = 880.32	

PIPE TABLE

NAME	SIZE	LENGTH	SLOPE	MATERIAL	START INVERT ELEVATION	END INVERT ELEVATION
P1.1	12"	14'	2.02%	ADS N-12	881.76'	881.50'
P1.2	12"	43'	1.07%	ADS N-12	884.46'	884.00'
P2.1	12"	105'	0.51%	ADS N-12	885.04'	884.50'
P2.2	12"	123'	0.76%	ADS N-12	885.97'	885.04'
P2.3	12"	41'	2.84%	ADS N-12	887.14'	886.00'
P3.1	12"	62'	0.65%	ADS N-12	887.70'	887.30'
P3.2	12"	66'	1.02%	ADS N-12	888.46'	887.80'
P3.3	12"	40'	1.67%	ADS N-12	889.16'	888.50'
P4.1	8"	69'	3.35%	ADS N-12	886.31'	884.00'
P5.1	12"	32'	0.90%	ADS N-12	878.65'	878.37'
P5.2	12"	153'	0.90%	ADS N-12	880.02'	878.65'
P6.1	6"	7'	0.80%	ADS N-12	880.15'	880.10'
P6.2	6"	22'	0.80%	ADS N-12	880.32'	880.15'
P6.3	6"	36'	0.80%	ADS N-12	880.43'	880.15'

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PLAN COMMISSION	03-04-19

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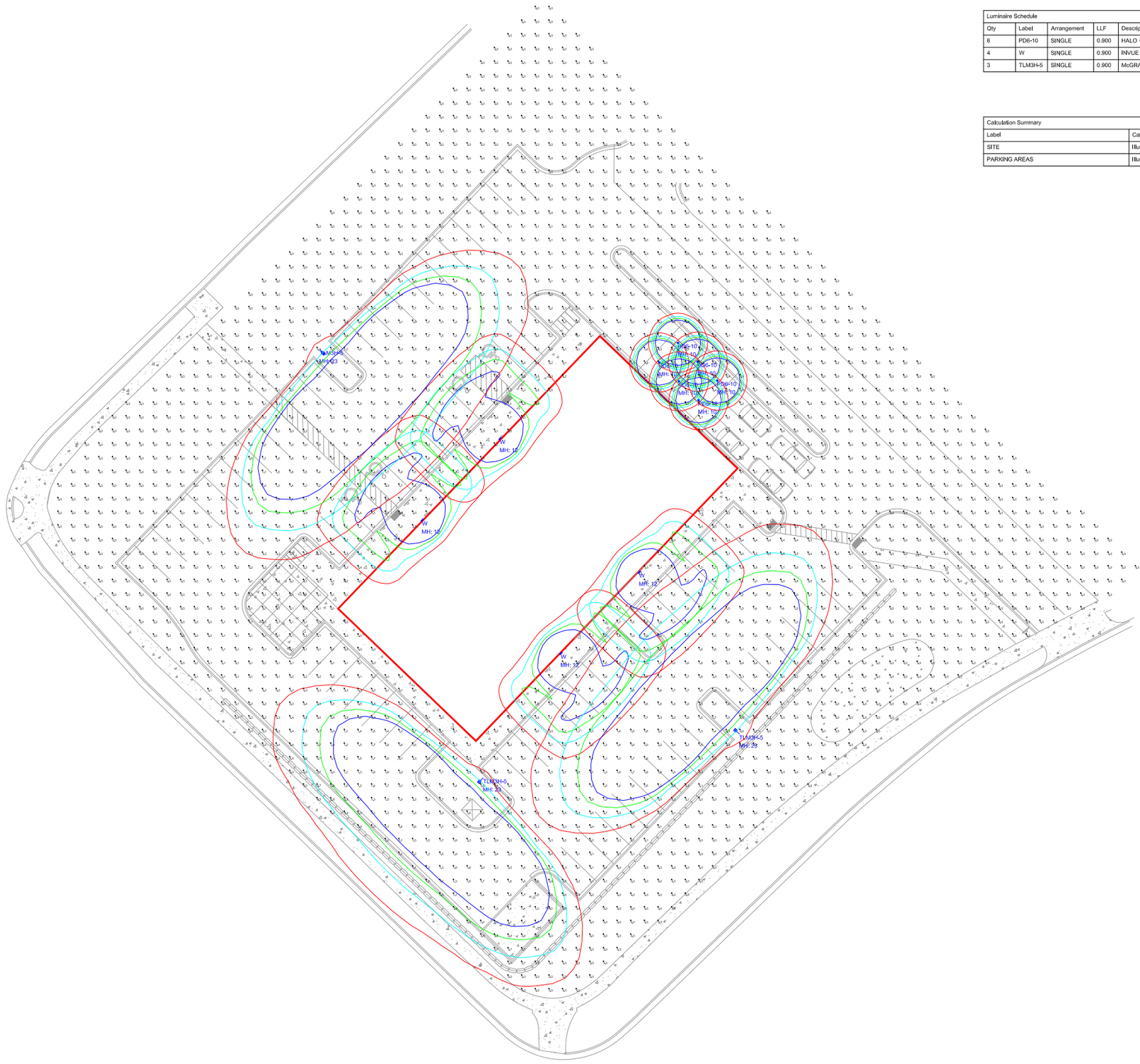
MULTI-TENANT BUILDING
STORM SEWER SCHEDULE

4702 EAST TOWNE BLVD
MADISON, WISCONSIN

C4.1



Luminaire Schedule							
Qty	Label	Arrangement	LLF	Description	Lum. Watts	Total Watts	Lum. Lumens
6	PD6-10	SINGLE	0.900	HALO + PD610D010B- PDM6B8xx-61VH	9.9	59.4	1098
4	W	SINGLE	0.900	INVUE + ENV-E01-LED-E1-BL4	24.7	98.8	2613
3	TLM3H-5	SINGLE	0.900	McGRAW-EDISON + TLM-E05-LED-E1-SL3-HSS	127.3	381.9	8669

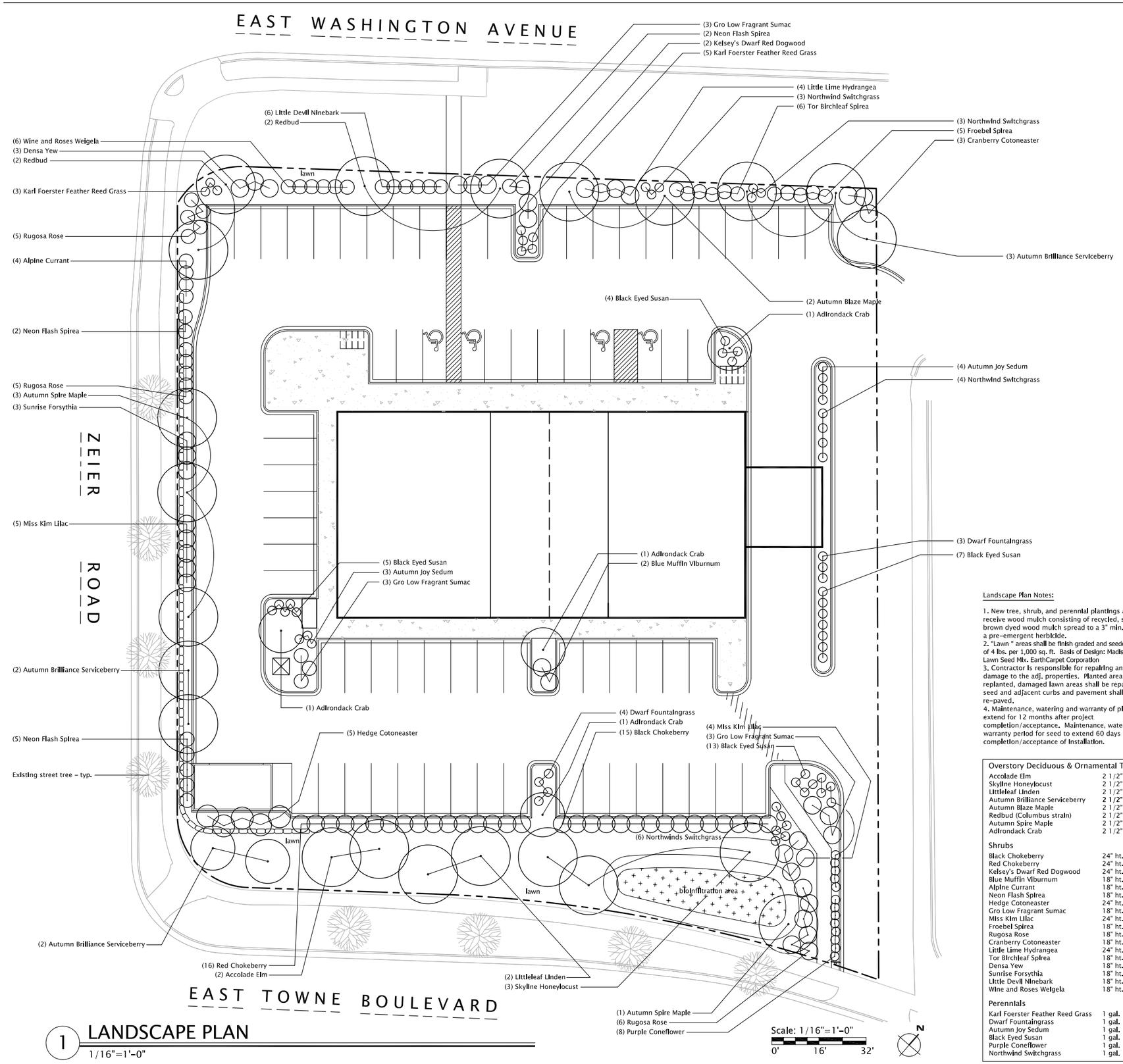
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.54	11.8	0.0	N.A.	N.A.
PARKING AREAS	Illuminance	Fc	0.94	2.9	0.0	N.A.	N.A.

Enterprise Lighting LTD

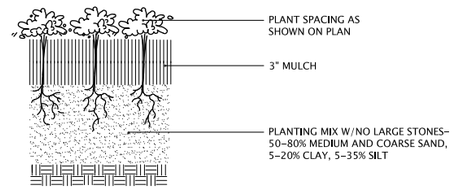
MULTI-TENANT BUILDING
4702 EAST TOWNE BLVD
MADISON, WISCONSIN

SITE
LIGHTING LAYOUT

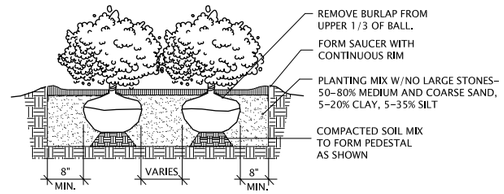
DATE	SCALE	SHEET NUMBER
MAR 5, 2019	1/16" = 1'- 0"	E1



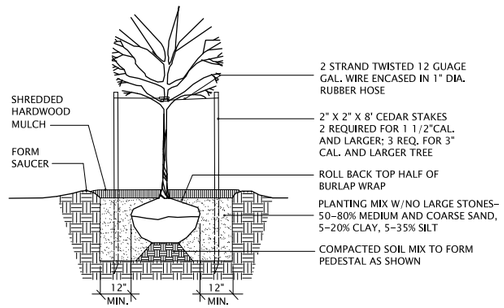
1 LANDSCAPE PLAN
1/16"=1'-0"



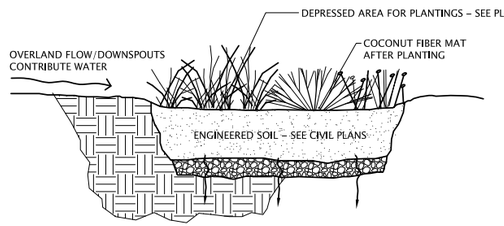
2 PERENNIAL PLANTING
NTS



3 SHRUB PLANTING
NTS



4 TREE PLANTING
NTS



5 BIOINFILTRATION AREA
NTS

Landscape Plan Notes:

1. New tree, shrub, and perennial plantings are to receive wood mulch consisting of recycled, shredded brown dyed wood mulch spread to a 3" min. depth over a pre-emergent herbicide.
2. "Lawn " areas shall be finish graded and seeded at a rate of 4 lbs. per 1,000 sq. ft. Basis of Design: Madison Parks Lawn Seed Mix. EarthCarpet Corporation
3. Contractor is responsible for repairing any and all damage to the adj. properties. Planted areas shall be replanted, damaged lawn areas shall be repaired with seed and adjacent curbs and pavement shall be re-paved.
4. Maintenance, watering and warranty of plants to extend for 12 months after project completion/acceptance. Maintenance, watering and warranty period for seed to extend 60 days from project completion/acceptance of Installation.

Overstory Deciduous & Ornamental Trees	
Accolade Elm	2 1/2" cal.
Skyline Honeylocust	2 1/2" cal.
Littleleaf Linden	2 1/2" cal.
Autumn Brilliance Serviceberry	2 1/2" cal.
Autumn Blaze Maple	2 1/2" cal.
Redbud (Columbus strain)	2 1/2" cal.
Autumn Spire Maple	2 1/2" cal.
Adirondack Crab	2 1/2" cal.
Shrubs	
Black Chokeberry	24" ht.
Red Chokeberry	24" ht.
Kelsey's Dwarf Red Dogwood	24" ht.
Blue Muffin Viburnum	18" ht.
Alpine Currant	18" ht.
Neon Flash Spirea	18" ht.
Hedge Cotoneaster	24" ht.
Gro Low Fragrant Sumac	18" ht.
Miss Kim Lilac	24" ht.
Froebel Spirea	18" ht.
Rugosa Rose	18" ht.
Cranberry Cotoneaster	18" ht.
Little Lime Hydrangea	24" ht.
Tor Birchleaf Spirea	18" ht.
Densa Yew	18" ht.
Sunrise Forsythia	18" ht.
Little Devil Ninebark	18" ht.
Wine and Roses Weigela	18" ht.
Perennials	
Karl Foerster Feather Reed Grass	1 gal.
Dwarf Fountaingrass	1 gal.
Autumn Joy Sedum	1 gal.
Black Eyed Susan	1 gal.
Purple Coneflower	1 gal.
Northwind Switchgrass	1 gal.

Landscape Calculations and Distribution:

Five (5) landscape points shall be provided per each (300) sf of developed area for first (5) acres
Total sf of developed area = 36,478 sf (.84 acres)
Developed area (36,478) divided by (300) x 5 = 608 Points Required

Development Frontage Landscaping
Total lf of lot frontage = 733
Required Trees = 24 — Provided Trees = 24
Required Shrubs = 122 — Provided Shrubs = 122

Tabulation of Points and Credits:

			Existing		Proposed	
Plant Type/Element	Min. size	Points	Qty.	Pts.	Qty.	Pts.
Overstory deciduous tree	2 1/2" cal.	35	–	–	24	840
Ornamental tree	1 1/2" cal.	15	–	–	4	60
Upright evergreen shrub	3-4 feet tall	10	–	–	–	–
Shrub, deciduous	18" or 3 gal.	3	–	–	124	372
Shrub, evergreen	18" or 3 gal.	4	–	–	–	–
Ornamental grasses	18" or 3 gal.	2	–	–	23	46
Ornamental fence or wall	na	4 per 10 lf	–	–	–	–
Total				–		1,318

1,318 Total Points Provided (608 Required)

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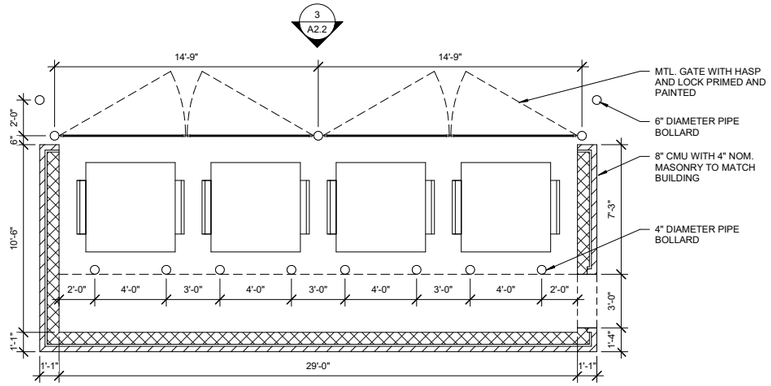
MULTI-TENANT

MULTI-TENANT DEVELOPMENT
4702 EAST TOWNE BOULEVARD
MADISON WI

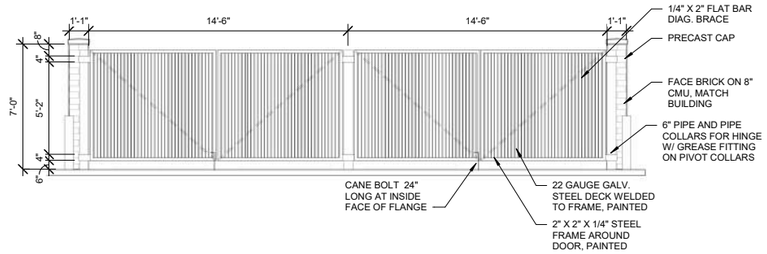
LANDSCAPE PLAN

02.22.2019 DAT REVIEW
03.06.2019 SUBMITTAL

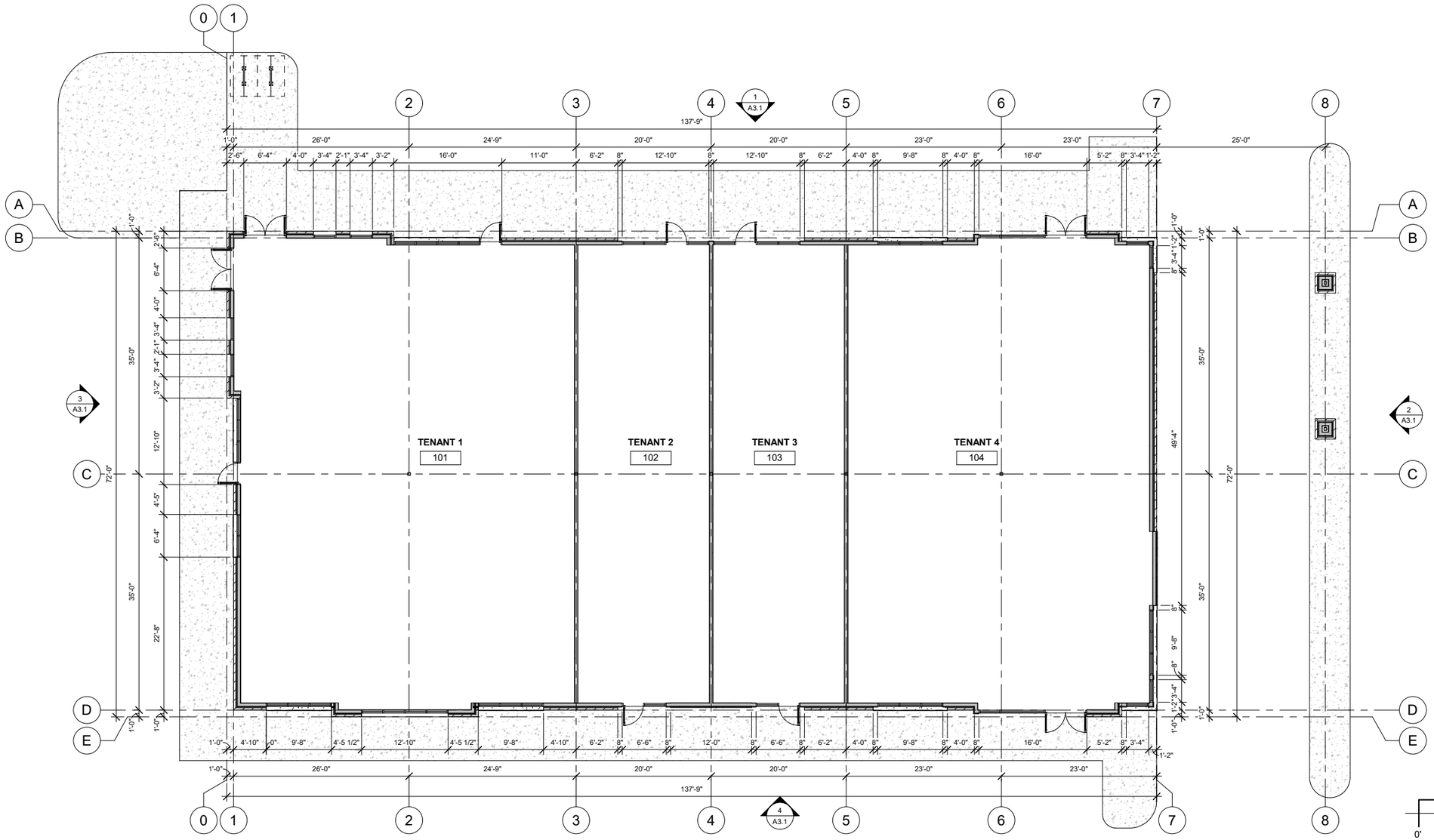
LS1.1



2 TRASH ENCLOSURE PLAN
1/4" = 1'-0"



3 TRASH ENCLOSURE ELEVATION
1/4" = 1'-0"



1 FIRST FLOOR PLAN
1/8" = 1'-0"

PRELIMINARY

GENERAL PLAN NOTES:

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

B. PROVIDE ACCESSIBLE TOILET ROOM FIXTURES AND ACCESSORIES PER MOUNTING HEIGHTS INDICATED ON SHEET A0.2

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

D. EXTERIOR DIMENSIONS ARE FROM GRIDLINE TO GRIDLINE, OR TO EDGE OF FOUNDATION WALL UNO. PLEASE CONTACT ARCHITECT WITH ANY DISCREPANCIES.

E. INTERIOR DIMENSIONS ARE TO FACE OF FRAME OR COLUMN CENTERLINE UNLESS OTHERWISE NOTED. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.

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

G. PROVIDE SOUND INSULATION IN ALL DEMISING WALLS AND INTERIOR WALLS UNO

H. FIRE EXTINGUISHER CABINETS: SIZE AND DISTRIBUTION PER TABLE 906.3(1) IN THE 2015 IBC. CABINETS TO BE PARTIALLY RECESSED AND RATED TO MEET THE ASSOCIATED WALL FIRE RATING

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

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

K. GENERAL CONTRACTOR TO MAINTAIN A PATH THROUGH PORTIONS OF THE CONSTRUCTION AREA FOR ACCESS TO EGRESS ROUTES

L. SUBMIT ALL FINISHES TO THE ARCHITECT FOR APPROVAL

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MULTI-TENANT BUILDING

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4702 EAST TOWNE BLVD.
MADISON, WI 53704

FIRST FLOOR PLAN

Project Status

A	2019/03/06	PC SUBMITTAL

A2.2

GENERAL ROOF PLAN NOTES:

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

B. DIMENSIONS ARE TO FACE OF EAVE UNO. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.

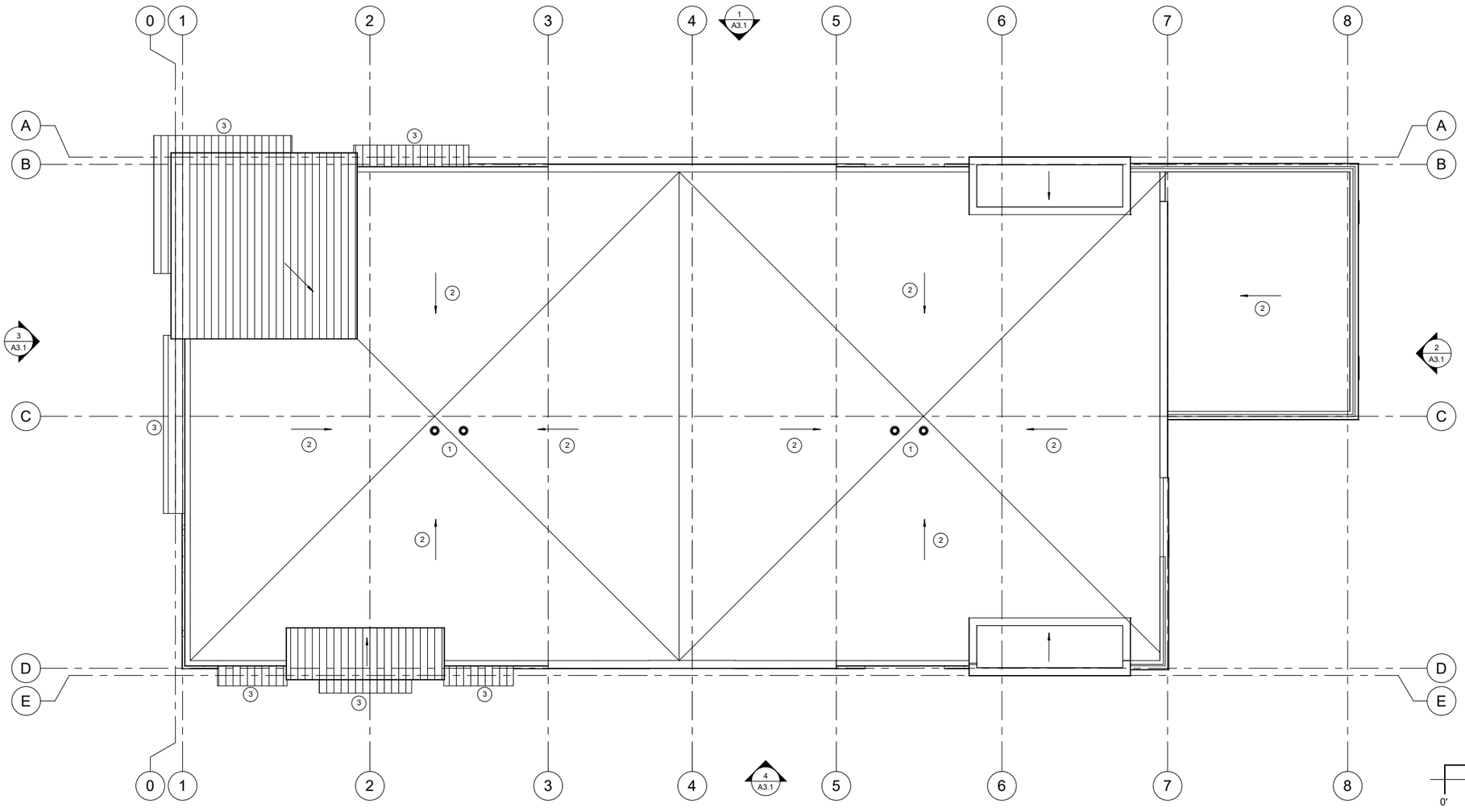
C. PROVIDE APPROPRIATE INSULATION IN ATTIC AREA, PROVIDE VAPOR BARRIER BELOW INSULATION

D. PROVIDE DRAFTSTOPPING IN ATTIC/ CEILINGS AS REQUIRED

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

KEYED PLAN NOTES:

1. ROOF DRAIN AND OVERFLOW DRAIN
2. SLOPED INSULATION OVER ROOF SHEATHING ON WOOD ROOF TRUSSES
3. FRAMED CANOPY BELOW



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

PRELIMINARY

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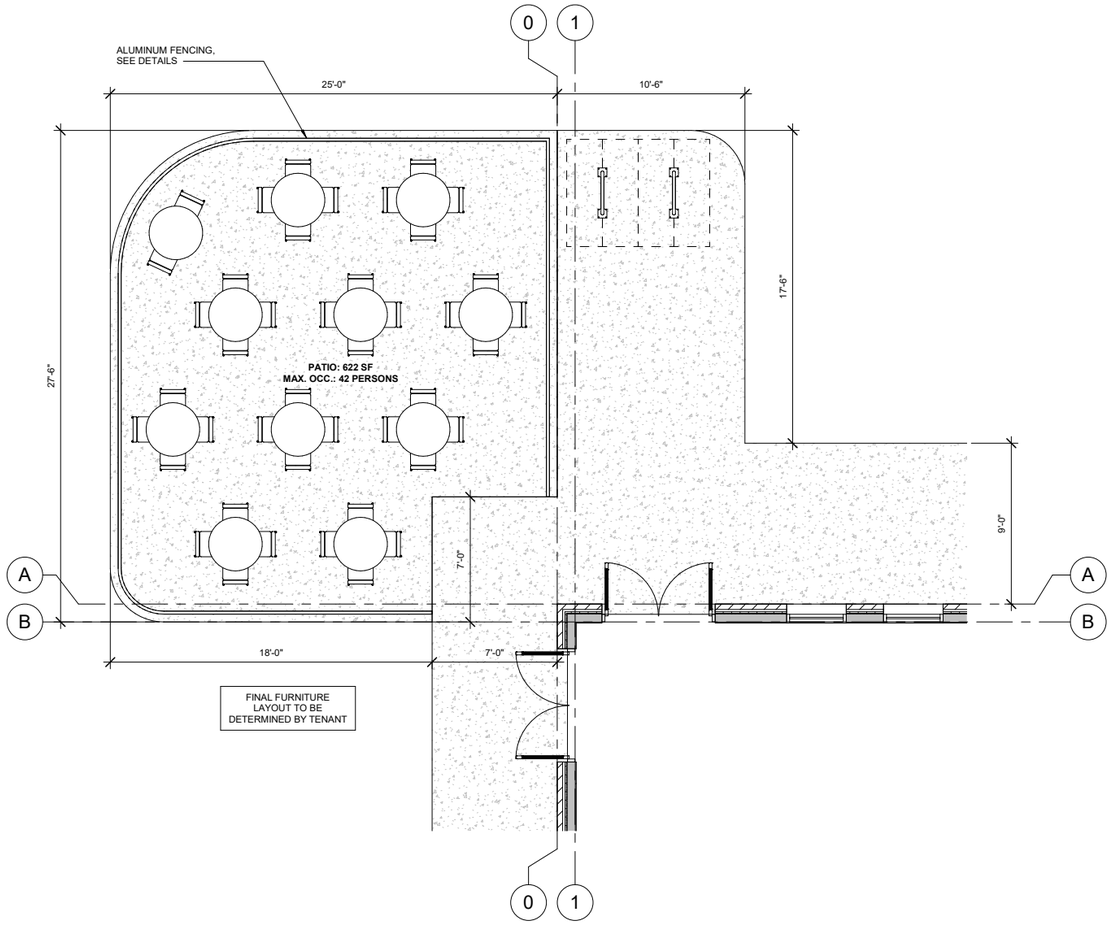
ROOF PLAN

Project Status

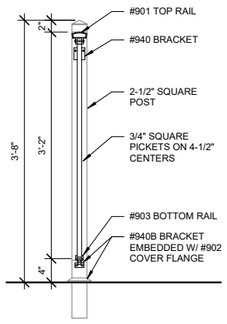
A	2019/03/06	PC SUBMITTAL

A2.3

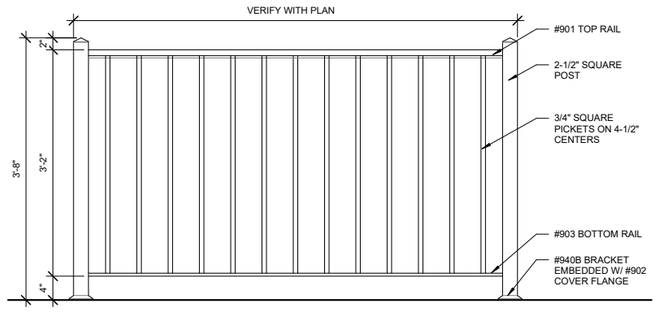


1 PATIO ENLARGED PLAN
1/4" = 1'-0"

HEAVY DUTY ALUMINUM SERIES 900 RAILINGS AND PICKETS W/ BAKED ON ENAMEL FINISH (COLOR BLACK) BY CAMPBELLSVILLE INDUSTRIES, INC. OR EQUAL



2 PATIO FENCE DETAIL
1" = 1'-0"



3 PATIO FENCE ELEVATION
1" = 1'-0"

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

PLAN NORTH

TRUE NORTH

PRELIMINARY

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MULTI-TENANT BUILDING

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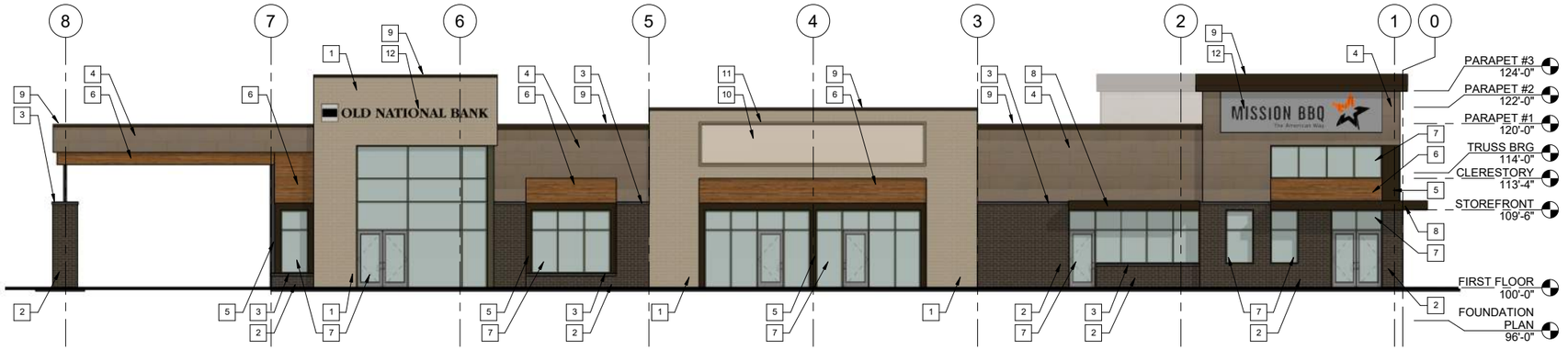
4702 EAST TOWNE BLVD.
MADISON, WI 53704

PATIO ENLARGED PLAN

Project Status

A	2019/03/06	PC SUBMITTAL

A2.4



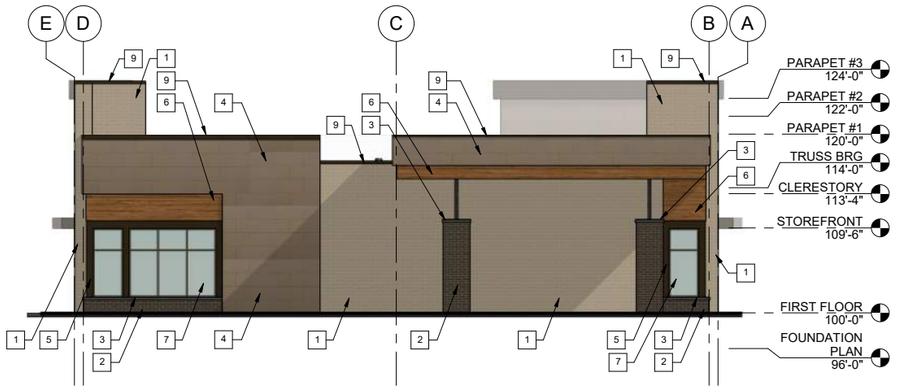
1 NORTH BUILDING ELEVATION
1/8" = 1'-0"

28.060 GENERAL PROVISIONS FOR MIXED-USE COMMERCIAL DISTRICTS - DOOR AND WINDOW OPENING REQUIREMENTS

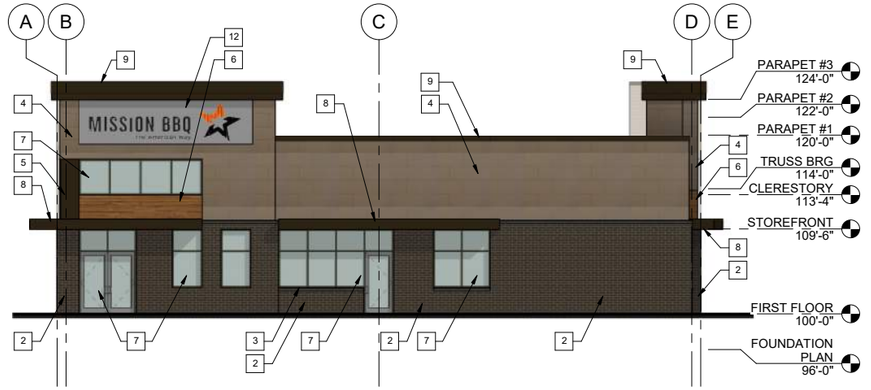
60% OF LENGTH AT GROUND FLOOR
REQUIRED: 82'-1"
PROVIDED: 83'-2"

40% OF AREA OF GROUND FLOOR STREE FACADE
REQUIRED: 765.8 SF
PROVIDED: 774.3 SF

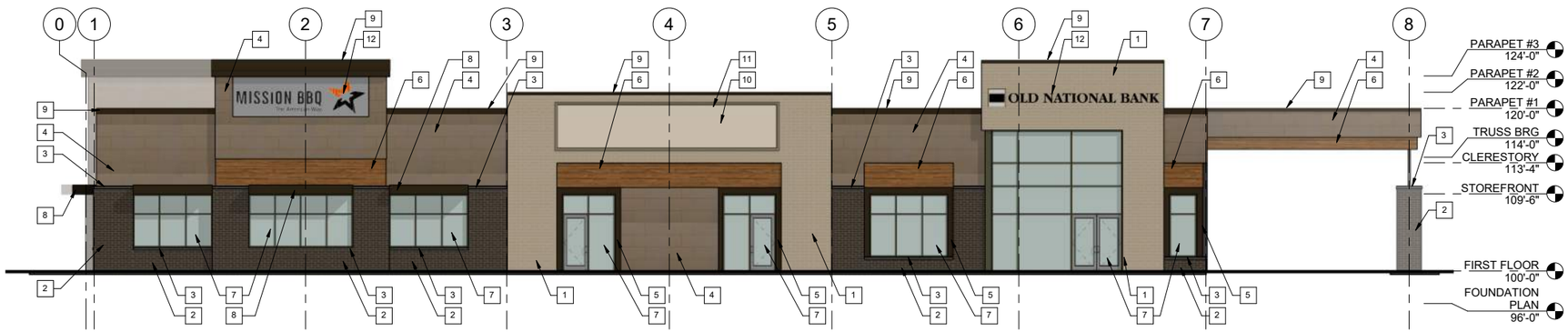
50% OF WINDOW SILLS WITHIN 3'-0" OF GRADE
PROVIDED: 100%



2 EAST BUILDING ELEVATION
1/8" = 1'-0"



3 WEST BUILDING ELEVATION
1/8" = 1'-0"



4 SOUTH BUILDING ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL LIST

#	DESCRIPTION	MANUFACTURER	TYPE/STYLE	COLOR	COMMENTS
1	LIGHT BRICK	BELDEN BRICK COMPANY		MAYO CLEAR A (TAN)	
2	DARK BRICK	SIOUX CITY BRICK		BLACK HILLS VELOUR (DK BROWN)	
3	PRECAST CONCRETE SILL				
4	FIBER CEMENT BOARD PANEL	NICHIHA	ARCHITECTURAL BLOCK	MOCHA	
5	BREAK METAL TRIM			ANODIZED BRONZE	
6	WOOD-LOOK PANEL	NICHIHA	VINTAGE WOOD	CEDAR	
7	ALUMINUM STOREFRONT			CLEAR ANODIZED	
8	FRAMED CANOPY			ANODIZED BRONZE	
9	PREFINISHED METAL COPING			ANODIZED BRONZE	
10	EIFS SIGNAGE BAND	DRYVIT		VAN DYKE	
11	EIFS SIGNAGE TRIM	DRYVIT		SPECTRUM BROWN	
12	TENANT SIGNAGE				

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MADISON, WI 53704

EXTERIOR ELEVATIONS

Project Status

A	2019/03/06	PC SUBMITTAL

A3.1

LOOKING WEST FROM E. WASHINGTON

LOOKING EAST FROM E. WASHINGTON
(CORNER OF E. WASHINGTON AND ZEIER RD)

PRELIMINARY

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MULTI-TENANT BUILDING

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MADISON, WI 53704

3D RENDERING

Project Status

A	2019/03/06	PC SUBMITTAL

A3.2

LOOKING EAST FROM EAST TOWNE BLVD

LOOKING WEST FROM EAST TOWNE BLVD

PRELIMINARY

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MULTI-TENANT BUILDING

NEW MULTI-TENANT BUILDING

4702 EAST TOWNE BLVD.
MADISON, WI 53704

3D RENDERING

Project Status

A	2019/03/06	PC SUBMITTAL

A3.3