SSM DEAN HEALTH **FHC-REDEVELOPMENT PROJECT** 



# **Findorff**

Architecture | Engineering | Planning

Telephone 414.278.8200 Facsimile 414.278.7734

HGA COMMISSION NUMBER: 2740-002-00



AYRES ASSOCIATES 3343 OAKWOOD HILLS PARKWAY EAU CLAIRE, WI 54701 715.834.3161

#### I ANDSCAPE ARCHITECT

#### TRAFFIC & PARKING

KIMLEY-HORN 817 PEACHTREE ST, NW, SUITE 601 ATLANTA, GA 30308 TELEPHONE



**DECEMBER 18, 2019** 



Hammel, Green and Abrahamson, Inc. 333 East Erie Street

Milwaukee, Wisconsin USA 53202

### **DECEMBER 18, 2019**

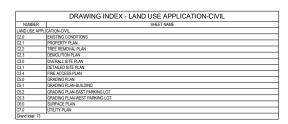
CIVIL ENGINEER

SAIKI DESIGN 1110 S PARK STREET MADISON, WI 53715 608.251.3600

CD01

# SSM DEAN HEALTH FHC-REDEVELOPMENT PROJECT

## MADISON LAND USE APPLICATION



DRAWING INDEX - LAND USE APPLICATION-LANDSCAPE			
NUMBER	SHEET NAME		
LAND USE APP	LICATION-LANDSCAPE		
L-100	LANDSCAPE PLAN WEST		
L-101	LANDSCAPE PLAN EAST		
L-102	LANDSCAPE PLAN ENLARGEMENT		
L-200	LANDSCAPE DETAILS		
Grand total: 4			

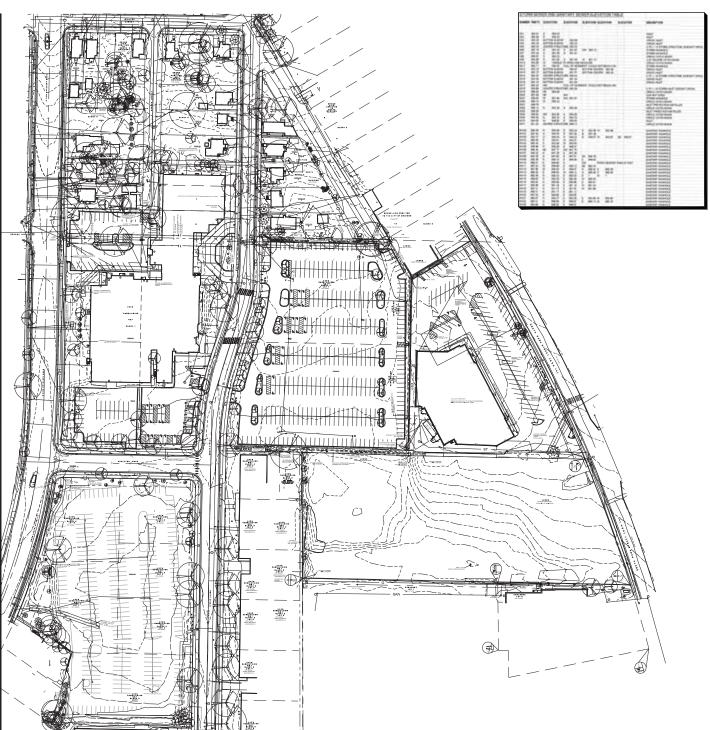
NUMBER	SHEET NAME
LAND USE APP	LICATION-ARCHITECTURAL
A100	GROSS BUILDING AREA
A101	LEVEL 01 FLOOR PLAN
A102	LEVEL 02 FLOOR PLAN
A103	LEVEL 03 FLOOR PLAN
A104	LEVEL 04 FLOOR PLAN
A105	LEVEL 05 FLOOR PLAN
A106	ROOF LEVEL FLOOR PLAN
A201	BUILDING ELEVATIONS
A202	BUILDING ELEVATIONS
A301	EXISTING SITE PLAN
A302	PHASE 1.1-ILLUSTRATIVE CONTEXTUAL PLAN
A303	PHASE 1.2-ILLUSTRATIVE CONSTRUCTION PHASING PLAN
A304	PHASE 1.3-ILLUSTRATIVE CONSTRUCTION PHASING PLAN
A305	PHASE 1.3-ILLUSTRATIVE CONSTRUCTION PHASING PLAN
A306	PHASE 1.4-ILLUSTRATIVE CONSTRUCTION PHASING PLAN
A307	PHASE 2-ILLUSTRATIVE CONSTRUCTION PHASING PLAN
A308	PHASE 3-ILLUSTRATIVE CONSTRUCTION PHASING PLAN
A309	CONCEPTUAL 30-YEAR MASTER PLAN

DRAWING INDEX - LAND USE APPLICATION-ELECTRICAL			
NUMBER	SHEET NAME		
LAND USE A	PPLÍCATION-ELECTRICAL		
E100	ELECTRICAL SITE PLAN		
E101	SITE LIGHTING CALCULATIONS		
Grand total: 2			









NOTES

SURVEY PROVIDED BY BURSE SURVEYING AND ENGINEER DATE: 06/22/18

### LEGEND

- C LIGHT POLE
- X CHISELED 'X' IN CONCRETE SET MAG NAIL

- WATER VALVE
   GAS VALVE
   GAS METER
- AIR CONDITIONER

  TV PEDESTAL

@ ELECTRIC MANHOLE

O TELEPHONE MAN

- - AEI Affiliated Engineers



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GROUP FHC-

REDEVELOPMENT PROJECT SITE





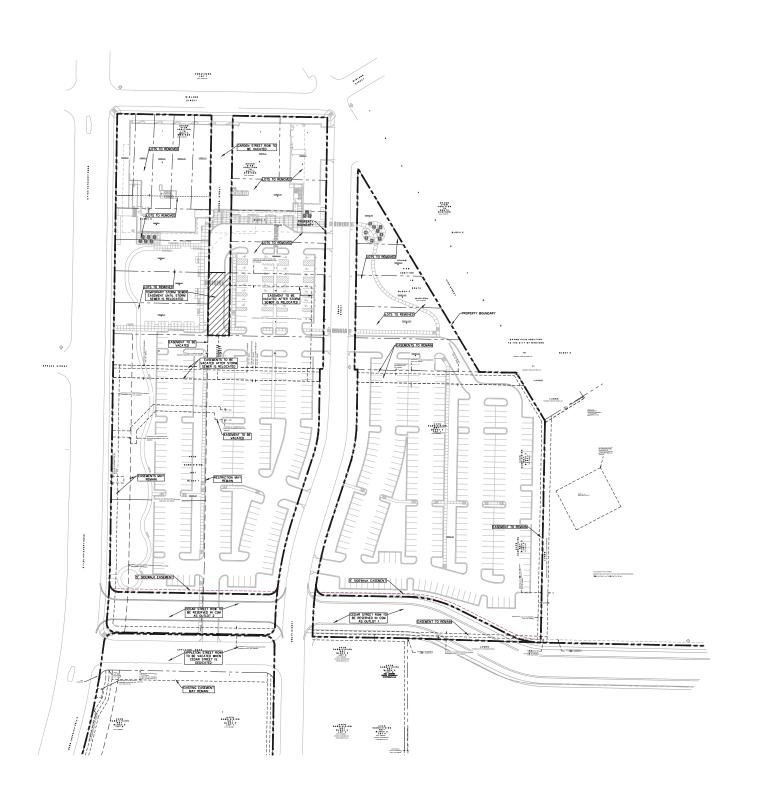




**EXISTING** CONDITIONS PLAN

DATE: DECEMBER 18, 2019 LL

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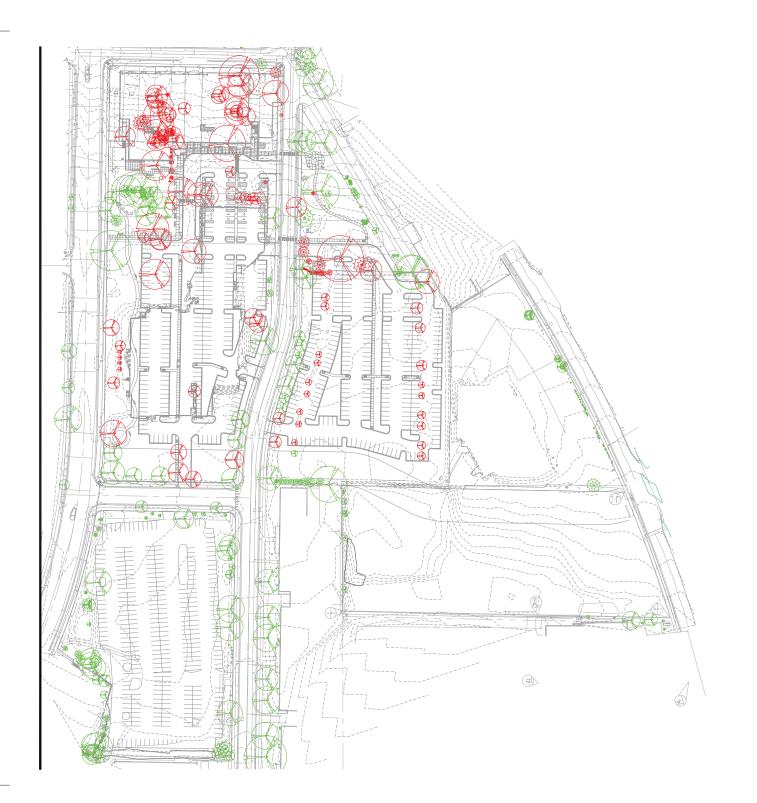


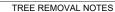




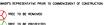
PROPERTY PLAN OF PLAN

C2.1





TREES DESIGNATED FOR REMOVAL SHALL BE TAGGED BY CONTRACTOR AND APPROVED BY





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TREE REMOVAL PLAN





### DEMOLITION NOTES

- STRIP & STORE EXISTING TOPSOL FOR LATER REUSE WHERE APPROPRIATE WITH APPROPRIATE DROGION AND SECRETAL CONTROLS.
- EXISTING SOCIMALIS SHALL REMAIN OPEN AND PROTECTED. CONTRACTOR RESPONSIBLE FO PEDISTRIAN SAFETY, JANY SOCIMALY TO BE CLOSED REQUIRE CITY PERMIT PRIOR TO CLOSURE AND SAFETY.







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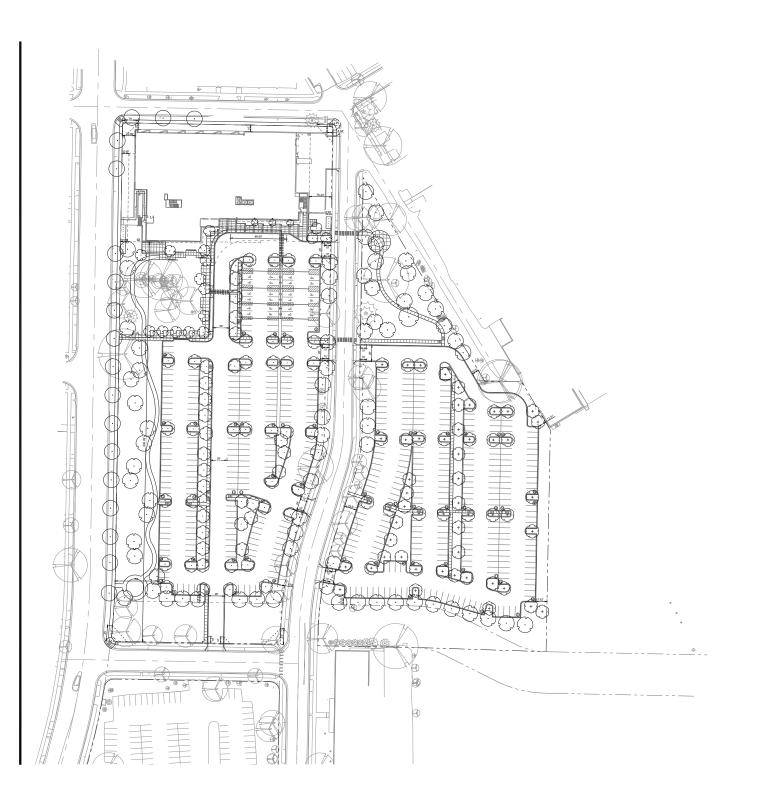


AYRES NO:

DEMOLITION PLAN

DATE: DECEMBER 18, 2019 LLAND USE APPLICATION

C2.3









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Kessenich's 90

VEHICLE P	ARKING SUMMARY
WEST LOT	246
EAST LOT	274
TOTAL	520
PARKING PER ROW	

NOTE: ALL ADA PARKING IS PROVIDED WEST OF SOUTH STREET AS BOTH EAST AND WEST LOTS ARE CONSIDERED ONE PROJECT AND SERVE BUILDING.

ADA SPACES PROVIDED

BIKE PARK	KING SUMMARY
PROVIDED	50
REQUIRED	100 (AT FULL BUILD OUT)

SITE DATA TABLE				
430,662 S.F.	9.89 ACRE			
AREA	% PROP			
199,593± S.F.	46±%			
45,282± S.F.	11±%			
185,787± S.F.	43±%			
430,662 S.F.	100±%			
	430,662 S.F.  AREA  199,5936 S.F.  45,282± S.F.  185,787± S.F.			

### ZONING INFORMATION

		PROVIDED
	WIDLAND STREET	10"
YARD	SOUTH STREET	8.9'
SETBACKS	FISH HATCHERY ROAD	10'
	DUTING COMM CITY	

### **GENERAL NOTES**

- BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS

- DIMENSIONS. R— ADA ACCESSIBLE ROUTE



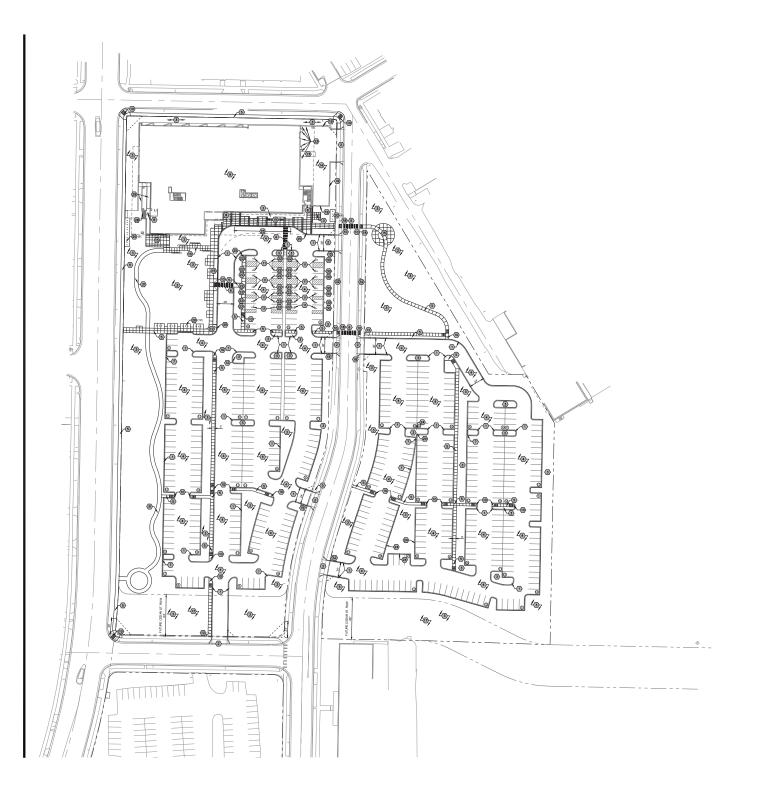


AYRES NO: 24-0329

OVERALL SITE PLAN

DATE: DECEMBER 18, 2019

C3.0



### **KEY NOTES**

- (1) CONCRETE CURB AND GUTTER, TYP.
- 2 DRIVEWAY ENTRANCE PER CITY OF MADISON SPECIFICATIONS
- 3 LANDSCAPE AREA (REFERENCE LANDSCAPE PLANS)
- ASPHALT PAVING (REFERENCE PAVING PLAN)
- 5 CONCRETE SIDEWALK
- 6 PAINTED CROSSWALK
- 7 1' CURB CHASE
- STRUCTURAL STOOP AT DOORS (REF. ARCHITECTURAL PLANS)
- PROPOSED BUILDING (REF. ARCHITECTURAL PLANS)
- (0) CURB RAMP (SEE DETAILS)
- ADA HANDICAP PARKING (SEE DETAILS) 2 STOP SIGN
- (13) TRASH COMPACTOR
- (REF. MEP PLANS)
- (B) DECORATIVE PAVING (REF. LANDSCAPE PLANS)
- (B) MONUMENT SIGN
- FUTURE CEDAR ST
- (8) FLASHING STOP FOR PEDESTRIAN IN CROSSWALK SIGN
- (9) SCREEN WALL (REF. ARCHITECTURAL PLANS)
- CONCRETE BIKE PAD WITH (X) POST & RING RACKS
- (2) GENERATOR PAD (PER MG&E SPECIFICATIONS)
- (2) HANDICAP SIGN WITH BOLLARD
- CONCRETE PROTECTIVE BOLLARD
- ② CURB OPENING
- (5) DEPRESSED/FLUSH CURB WITH ADA TRUNCATED DOME STRIP.
- 28 LIGHT POLE (REFERENCE PHOTOMETRIC PLAN)
- @ EMERGENCY CALL BOX
- 28 CONCRETE STEPS WITH HAND RAIL
- ② CONCRETE RAMP WITH HAND RAIL
- (50) HANDICAP SIGN WITHOUT BOLLARD
- 3 PEDESTRIAN WALKING PATH (REFERENCE LANDSCAPE PLAN)
- (32) NO PARKING SIGN







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### GENERAL NOTES

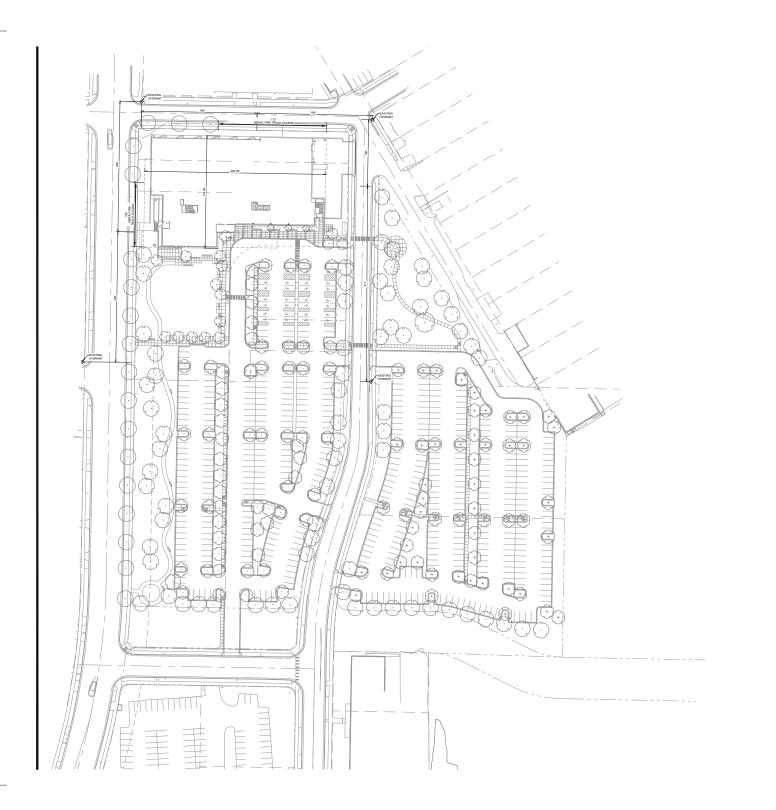
- 1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- 3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.



AYRES NO: 24-0329 DETAILED SITE PLAN

DATE: DECEMBER 18, 2019 LLAND USE APPLICATION

C3.1





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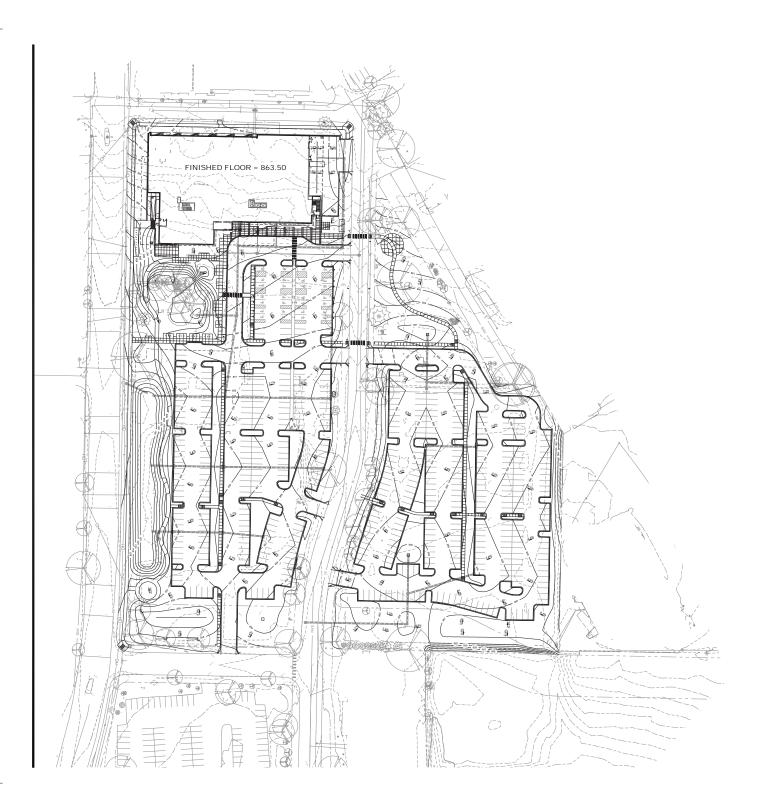
AERIAL ACCESS CALCULATION



FIRE ACCESS

PLAN

DATE: DECEMBER 18, 2019 W S ON THE COLUMN SEAPPLICATION ON









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### GRADING LEGEND

- TP = TOP OF PAVEMENT
- FL = FLOW LINE (OR IF NO NOTATION)
- TC = TOP OF CURB ME = MATCH EXISTING ELEVATION
- LP = LOW POINT
- TW = TOP OF WALL
- BW = BOTTOM OF WALL

FG = FINISHED GRADE

SLOPE AND FLOW DIRECTION EXISTING CONTOUR PROPOSED CONTOUR

### **GRADING NOTES**

CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.

WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CO INSTALL SPILL GUTTER PITCH.

MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

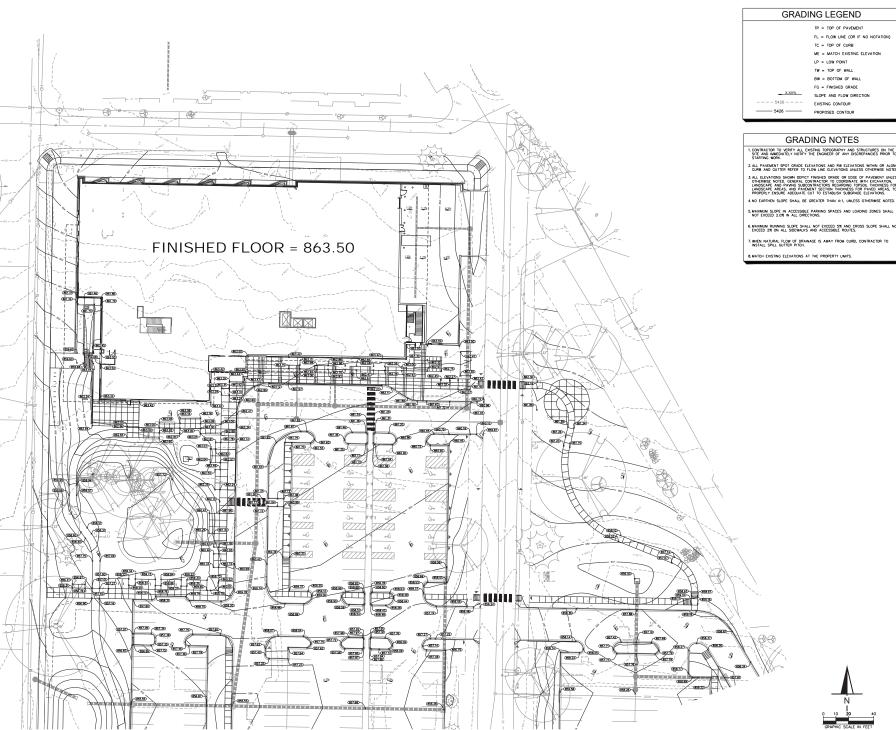




AYRES NO:

GRADING PLAN

APPLICATION DATE: DECEMBER 18, 2019





FL = FLOW LINE (OR IF NO NOTATION)

ME = MATCH EXISTING ELEVATION

LP = LOW POINT

TW = TOP OF WALL

BW = BOTTOM OF WALE FG = FINISHED GRADE

SLOPE AND FLOW DIRECTION

EXISTING CONTOUR

### **GRADING NOTES**

4.NO EARTHEN SLOPE SHALL BE GREATER THAN 4:1, UNLESS OTHERWISE NOTED

7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO







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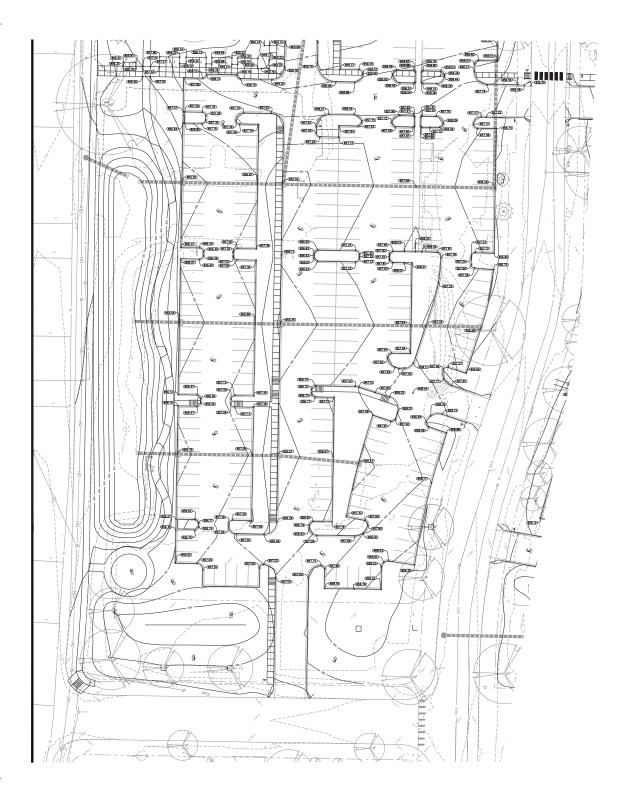




AYRES NO:

GRADING PLAN-BUILDING

DATE: DECEMBER 18, 2019 LI



### GRADING LEGEND

- TP = TOP OF PAVEMENT
- FL = FLOW LINE (OR IF NO NOTATION)
- TC = TOP OF CURB ME = MATCH EXISTING ELEVATION
- LP = LOW POINT
- TW = TOP OF WALL
- BW = BOTTOM OF WALL FG = FINISHED GRADE

SLOPE AND FLOW DIRECTION EXISTING CONTOUR PROPOSED CONTOUR

### **GRADING NOTES**

- CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.

8.MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.







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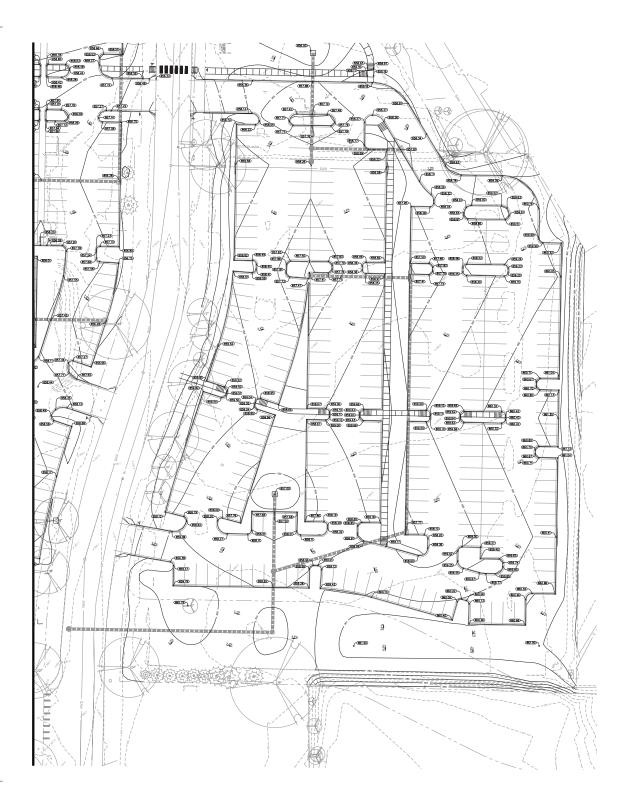




AYRES NO:

GRADING PLAN-EAST PARKING LOT

DATE: DECEMBER 18, 2019 LLAND USE APPLICATION



### GRADING LEGEND

TP = TOP OF PAVEMENT

FL = FLOW LINE (OR IF NO NOTATION)

TC = TOP OF CURB

ME = MATCH EXISTING ELEVATION

LP = LOW POINT

TW = TOP OF WALL BW = BOTTOM OF WALL

FG = FINISHED GRADE

----5426 ----

SLOPE AND FLOW DIRECTION EXISTING CONTOUR PROPOSED CONTOUR

### **GRADING NOTES**

CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.

7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL SPILL GUTTER PITCH.

8.MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.







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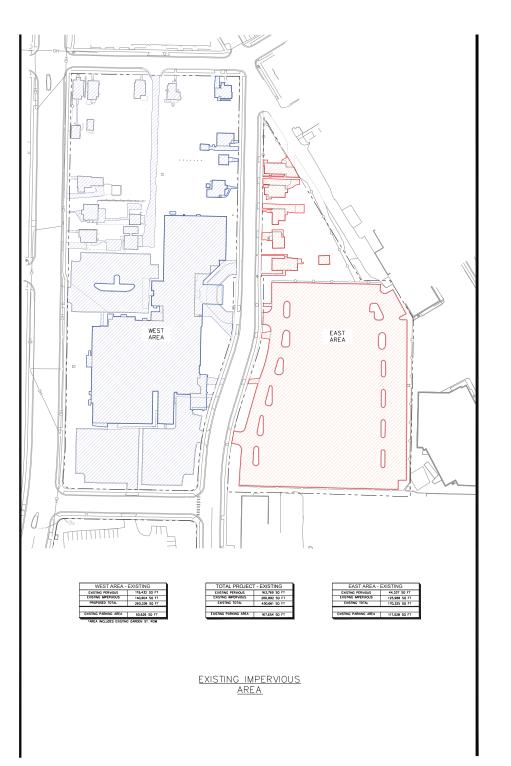


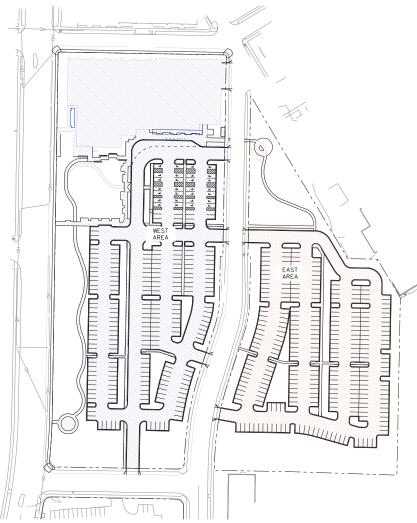




GRADING PLAN-WEST PARKING LOT

DATE: DECEMBER 18, 2019 LLAND USE APPLICATION





WEST AREA - PROPOSED		
PROPOSED PERMOUS	89,174 SQ FT	
PROPOSED IMPERVIOUS	171,162 SQ FT	
PROPSED TOTAL	260,336 SQ FT	
	•	
PROPOSED PARKING AREA	110,104 SQ FT	
	•	
CHANGE IN INPERVIOUS AREA	30,258 SO SF INCREASE	

TOTAL PROJECT	- PROPOSED
PROPOSED PERMOUS	162,568 SQ FT
PROPOSED IMPERVIOUS	268,093 SQ FT
PROPSED TOTAL	430,661 SQ FT
PROPOSED PARKING AREA	
	204,284 SQ FT
PROPOSED PARKING AREA  CHANGE IN IMPERVIOUS AREA	1,201 SO SF INCREASE

EAST AREA -	PROPOSED
PROPOSED PERMOUS	73,394 SQ FT
PROPOSED IMPERMOUS	96,931 SQ FT
PROPSED TOTAL	170,325 SQ FT
PROPOSED PARKING AREA	94,180 SQ FT
CHANGE IN IMPERVIOUS AREA	29,057 SQ SF REDUCTION
CHANGE IN PARKING AREA	22,848 SO SF REDUCTION

PROPOSED IMPERVIOUS AREA



EXISTING IMPERVIOUS AREA

PROPOSED IMPERVIOUS AREA

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A Engineers

AYRES ASSOCIATES

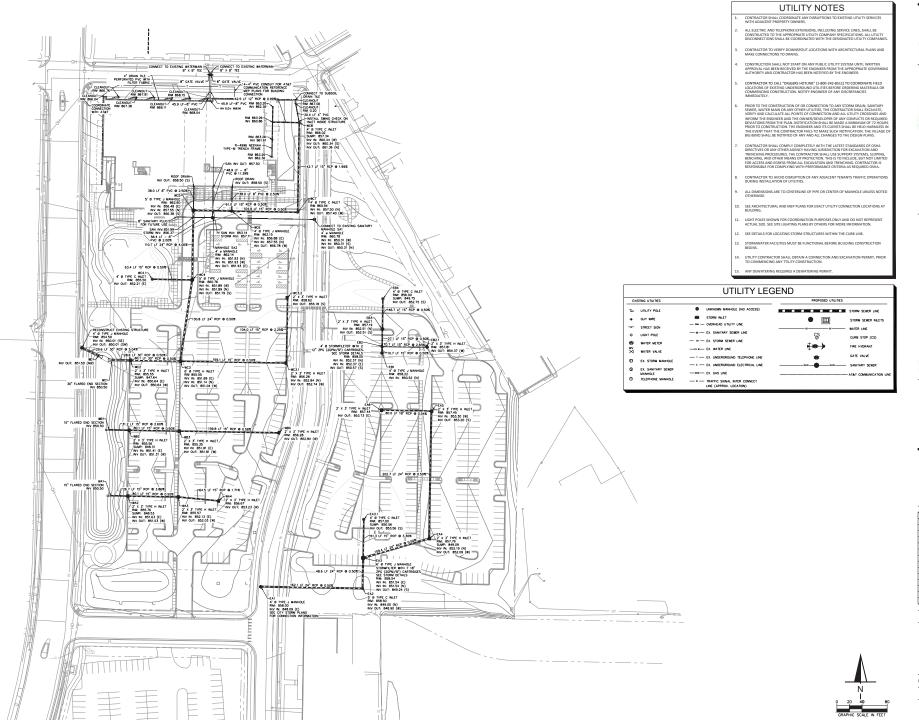
Kessenich's 90

AYRES NO: SURFACE

PLAN

APPLICATION DATE: DECEMBER 18, 2019 LI

C6.0



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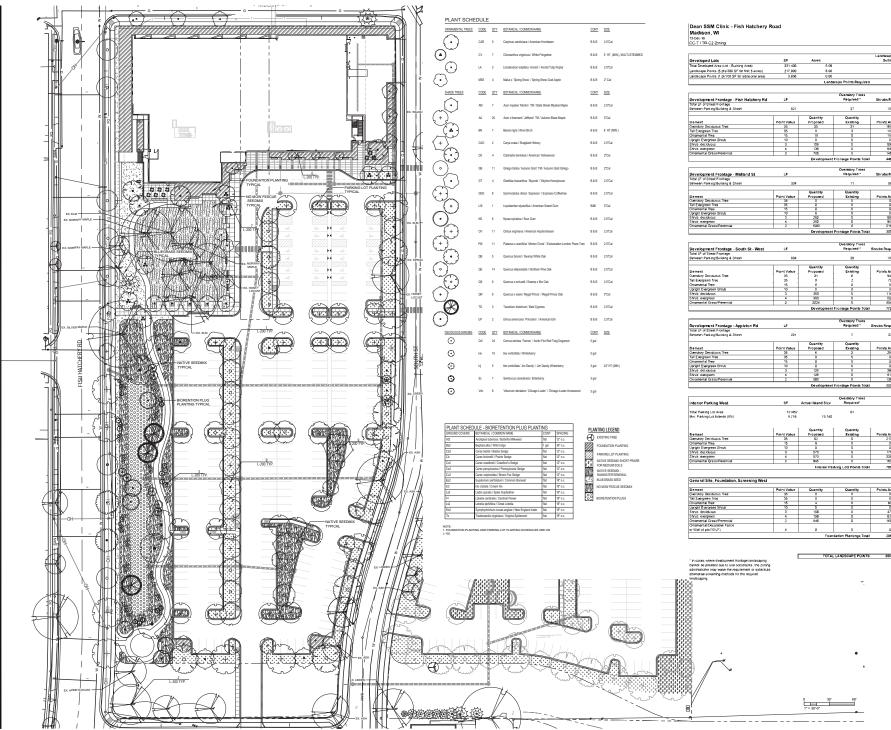




AYRES NO: UTILITY PLAN

DATE: DECEMBER 18, 2019 LLAND USE APPLICATION

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			Landscape Points
Developed Lots	SF	Acres	Subtotal
Total Developed Area (Lot - Building Area)	221.406	5.08	
Landscape Points (5 pts/300 SF for first 5 acres)	217,800	5 00	34
Landscape Points (1 pt/100 SF for additional area)	3.606	0.08	
		Landscape Points Required	36

			Overstory Trees	
Development Frontage - Fish Hatchery Rd	LF		Regulred *	Shrubs Required
Total LF of Street Frontage				
Between Parking/Building & Street	821		27	137
		Quantity	Quantity	
Element	Point Value	Proposed	Existing	Points Achieved
Overstory Deciguous Tree	35	25	21	1610
Tall Evengreen Tree	35	0	3	105
Ornamental Trea	15	10	0	150
Upright Evergreen Shrub	10	0	0	0
Shrub, deciduous	3	199	0	597
Shrub, evergreen	4	136	0	544
Omamental Grass/Perential	2	725	0	1450

			Overstory Trees	
Development Frontage - Midland St	LF		Required *	Shrubs Required
Total LF of Street Frontage				
Between Parking/Building & Street	334		11	56
		Quantity	Quantity	
Element	Point Value	Proposed	Existing	Points Achieved
Overstory Deciduous Tree	35	0	0	
Tall Evergreen Tree	35	0	0	0
Gmamental Tree	15	Q	0	0
Upright Evergreen Shrub	10	0	0	
Shrub, deciduous	3	202	0	806
Shrub evergreen	- 4	202		506
Ornamental Grass/Perennial	2	1080	0	2160
		Development	Frontage Points Total	3574

			Overstory Trees	
Development Frontage - South St - West	LF		Required	Shrubs Required
Total LF of Street Frontage				
Between Parking/Building & Street	834		28	139
		Quantity	Quantity	1
Bement	Point Value	Proposed	Existing	Points Achieved
Overstory Deciduous Tree	35	21	6	945
Tall Evergreen Tree	35	0	2	70
Omamental Tree	15	0	1 0	0
Upright Evergreen Shrub	10	0	0	0
Shrub, deciduous	3	380	0	1140
Shrub, evergreen	- 4	380	0	1520
Omamental Grass/Perennial	2	2024	0	4948
		Developmen	Frontage Points Total	7723

			Overstory Trees	
Development Frontage - Appleton Rd	LF		Required *	Shrubs Regulred
Total LF of Street Frontage				
Between Parking/Building & Street	221		7	37
	т т	Quantity	Quantity	
Bement	Point Value	Proposed	Existing	Points Achieved
Overstory Deciduous Tree	35	6	2	280
Tall Evengreen Tree	35	9	0	0
Omamental Tree	15	0	0	
Upright Evergreen Shrub	10	0	0	0
Shrub deciduous	3	128	0	384
Shrub evergreen	4	128	0	512
Ornamental Grass/Perennial	2	680	0	1360
Ornamental Grass/Perennial	2		0 Frontage Points To	

		Overstory Trees	
SF	Actual Island Size	Required*	
121452		81	
9.716	19,140		
1 1	Quantity 1	Quantity	r
Point Value	Proposed	Existing	Points Achieved
35	62	0	2170
15	0	0	
10	0	0	0
3	570	0	1710
4	570	0	2280
2	845	0	1690
	121452 9,716 Point Value 35 15 10	12/462 9.716  19.140  Quantity Point value 35 55 6 10 0 3 570	SF

Element	Point Value	Quantity	Quantity	Points Achieved
Overstary Deciduous Tree	35	0	0	
Tall Evergreen Tree	35	0	0	
Ornamental Tree	15	4	0	60
Upright Evergreen Shrub	10	ů .	0	
Shrub deciduous	3	158	0	474
Shrub, evergreen	4	158	0	632
Omamental Grass/Perennial	2	845	0	1690
Omamental/Decorative Fence				
or Wall (4 ets/10 LF)	4	0	0	

Foundation Plantings Lotal	2655	
		_
TOTAL LANDSCAPE POINTS	28395	
W.		

HGA NO:

LANDSCAPE PLAN WEST

DATE: DECEMBER 18, 2019 LL LAND USE APPLICATION

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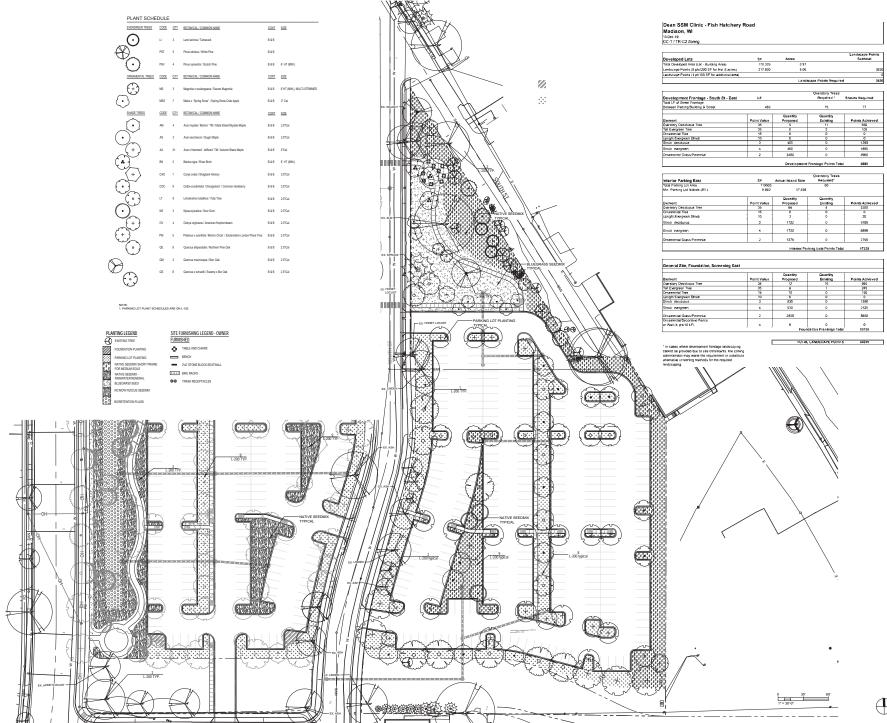












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BSA







HGA NO: 2740-0

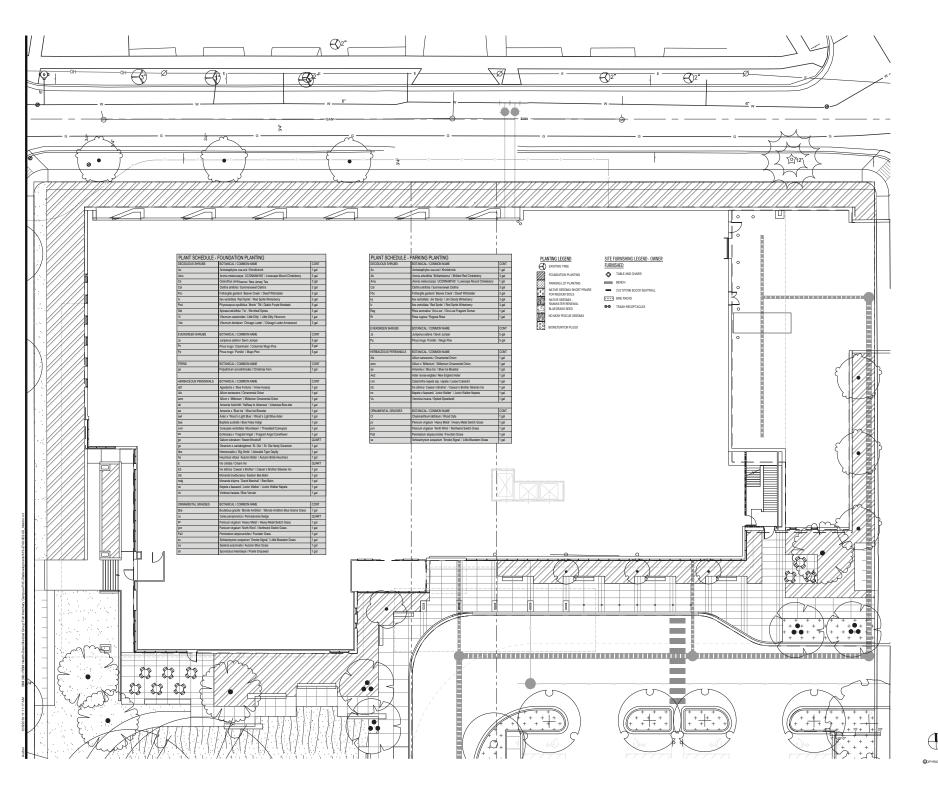
LANDSCAPE PLAN EAST

DATE: DECEMBER 18, 2019 US



L-101

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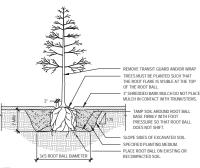




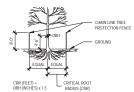
LANDSCAPE PLAN ENLARGEMENT

DATE: DECEMBER 18, 2019 LL LAND USE APPLICATION

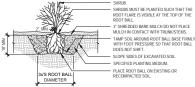
L-102 §



- TREES WHERE THE ROOT FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE
- DEPTH OF THE PLANTING HOLE SHOULD BE DETERMINED AND DUG AFTER THE ROOT FLARE IS LOCATED. PLANTING HOLE MUST BE NO DEEPER THAN THE HEIGHT OF THE ROOT BALL AS DETERMINED BY THE ROOT FLARE.
- FOR B&B STOCK, CUT AND REMOVE THE WIRE BASKET AND REMOVE ALL TWINE, ROPE, AND BURLAP
  FROM ROOT BALL FOR BIODEGRADABLE CONTAINER STOCK, SLIT SIDES OF CONTAINER & FOLD FLAT.
  FOR NON-BIODEGRADABLE CONTAINERS, REMOVE CONTAINER COMPLETELY.
- 4. PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.
- 5. DO NOT PLACE MULCH IN CONTACT WITH TRUNK AND/OR ROOT FLARE.
- 6. WATER ALL PLANTS WITHIN 2 HOURS OF INSTALLATION.
- DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TIMES AND LATERAL BRANCHES MAY BE PRUNED. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE
- 8. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- 9 WRAP TREE TRUNKS ONLY LIPON THE APPROVAL OF THE LANDSCAPE ARCHITECT
- 10 CONTACT CITY EXPESTED FOR PROPOSED TREES WITHIN D.O.W.

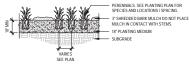


- ALL TREES SHOWN TO BE RETAINED WITHIN THE LIMITS OF CONSTRUCTION ON THE PLANS SHALL BE PROTECTED DURING CONSTRUCTION WITH FENCING.
- PROTECT TREE CANOPIES FROM OVERHEAD DAMAGE
- TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE DEMOLITION OR PREPARATION WORK (CLEARING, GRUBBING, OR GRADING) AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
- 4. DO NOT INSTALL FENCING ANY CLOSER THAN 5' FROM THE TRUNK OF THE TREE.
- NO STORAGE OF CONSTRUCTION MATERIALS, EQUIPMENT, OR SUPPLIES PERMITTED WITHIN TREE PROTECTION ZONES.
- 6. NO DISPOSAL OF CONSTRUCTION MATERIALS, BYPRODUCTS, OR SOLUTIONS PERMITTED WITHIN TREE PROTECTION ZONES.
- TRUNK DIAMETER AT BREAST HEIGHT (DBH) MEASURED AT 4'-6" ABOVE THE GROUND.
- 8. TREE PROTECTION FENCE STAKES 8' O.C. MAX



- SHRUBS WHERE THE ROOT FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
- DEPTH OF THE PLANTING HOLE SHOULD BE DETERMINED AND DUG AFTER THE ROOT FLARE IS LOCATED PLANTING HOLE MUST BE NO DEEPER THAN THE HEIGHT OF THE ROOT BALL AS DETERMINED BY THE ROOT FLARE.
- 3. FOR B&B STOCK, CUT AND REMOVE THE WIRE BASKET AND REMOVE ALL TWINE, ROPE, AND BURLAP FROM ROOT BALL FOR BIODEGRADABLE CONTAINER STOCK, SLIT SIDES OF CONTAINER & FOLD FLAT. FOR NON-BIODEGRADABLE CONTAINERS, REMOVE CONTAINER COMPLETELY.
- 4. PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.
- 5. DO NOT PLACE MULCH IN CONTACT WITH TRUNK, ROOT FLARE, AND/OR STEMS.
- 6. WATER ALL PLANTS WITHIN 2 HOURS OF INSTALLATION.
- PRUNE ONLY AS NECESSARY TO REMOVE UNHEALTHY BRANCHES. DO NOT REMOVE MORE THAN X
   THE ORIGINAL PLANT MASS.

TYPICAL SHRUB PLANTING DETAIL

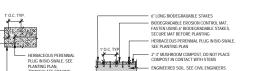




### TYPICAL TREE PLANTING DETAIL



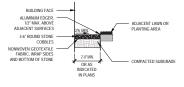




PLUG IN BIO-SWALE, SEE PLANTING PLAN, TRIANGULATE SPACING BIODEGRADARI E EROSION CONTROL MAT (OVER MUSHROOM COMPOST). BIODEGRADARI E STAKES

1. PLUGS SHALL BE PLANTED 12" O.C., PLANTING SHALL BE TRIANGULATED.

- 2. 72 PLUG CELLS/TRAY (1-9/10" X 2-3/16" CELLS).
- 3. SEE CIVIL DRAWINGS FOR DESIGN OF BIO-SWALE

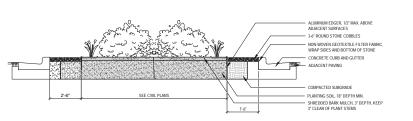


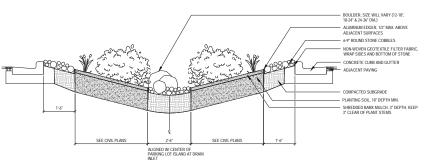
COMPACTED AGGREGATE BASE ADJACENT SURFACE SEE PLANS PREPARED SUBGRADE

TYPICAL STONE MULCH MAINTENANCE STRIP DETAIL

TYPICAL STONE SLAB SEAT DETAIL

### TYPICAL HERBACEOUS PERENNIAL PLUG PLANTING DETAIL





SPLIT FACE ALL

EYROSED SIDES & ENDS

TYPICAL SWALE PARKING LOT ISLAND DETAIL

HGA

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REDEVELOPMENT PROJECT SITE









LANDSCAPE **DETAILS** 

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LAND USE APPLICATION

TYPICAL PARKING LOT ISLAND DETAIL



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	⊠.	32	Area ,752 SF	*	23	•	•
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	GROSS BUILDING AREA - CLINIC				
	Level	Area			
	LEVEL 01	39,163 SF			
	LEVEL 02	42,922 SF			
	LEVEL 03	32,752 SF			
	LEVEL 04	32,752 SF			
	LEVEL 05	32,752 SF			
	Grand total	180,340 SF			

5	
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GROSS BUILDING AREA - PENTHOUSE			
Level	Area		
PENTHOUSE ROOF	2.086 SF		

PENTHOUSE ROOF	2,086 SF
Grand total	2,086 SF

GROSS BUILDING ARE	A - TOTAL
Level	Area
	182,426 SF
Grand total	182,426 SF

A Affiliated Engineers









	KEYPLAN	
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DATE: DECEMBER 18, 2019

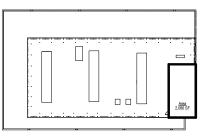


A100

4 LEVEL 04



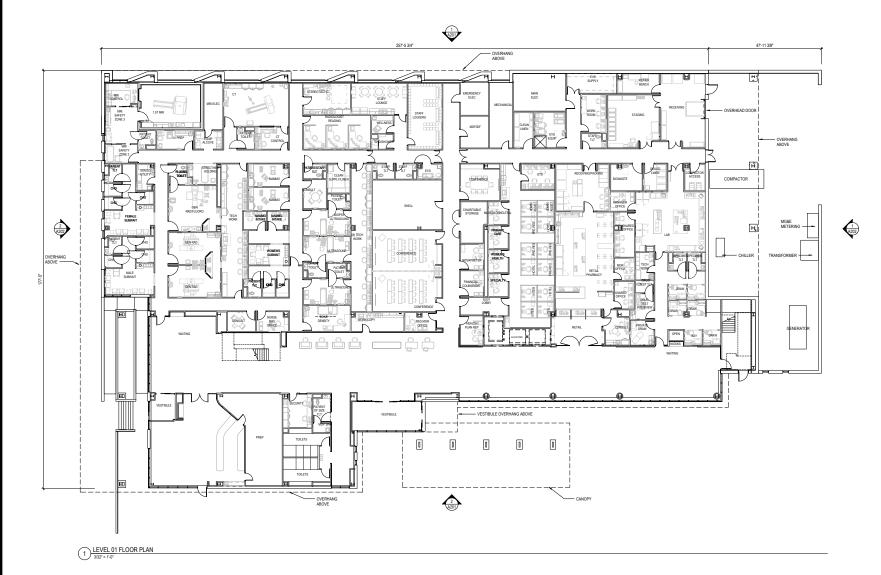
5 LEVEL 05



6 PENTHOUSE 1" = 30'-0"

3 LEVEL 03

2 LEVEL 02 1" = 30'-0"



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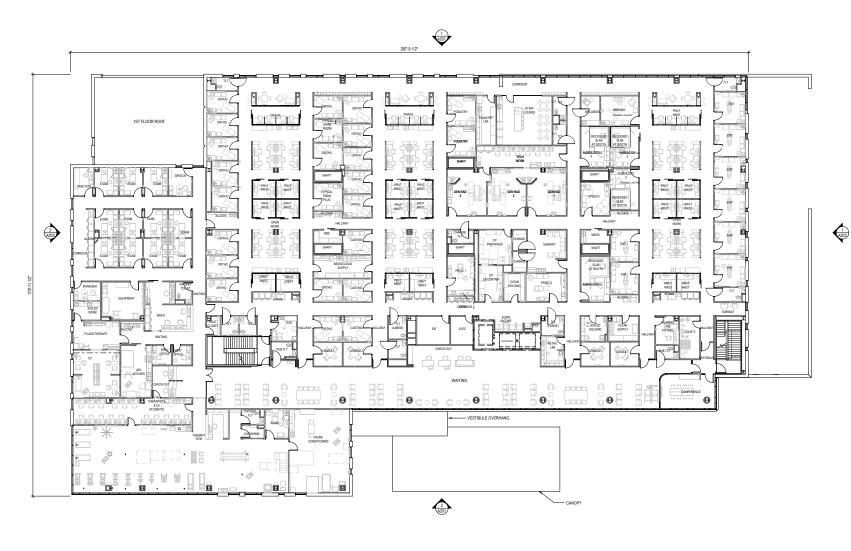


LEVEL 01 FLOOR PLAN

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A101

71101



1 LEVEL 02 FLOOR PLAN 3/32" = 1'-0"



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LEVEL 02 FLOOR PLAN

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A102

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1 LEVEL 03 FLOOR PLAN
307 = 107







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LEVEL 03 FLOOR PLAN

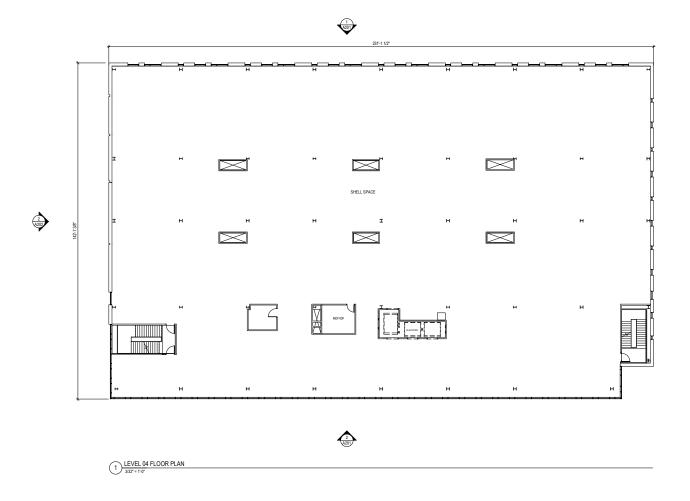
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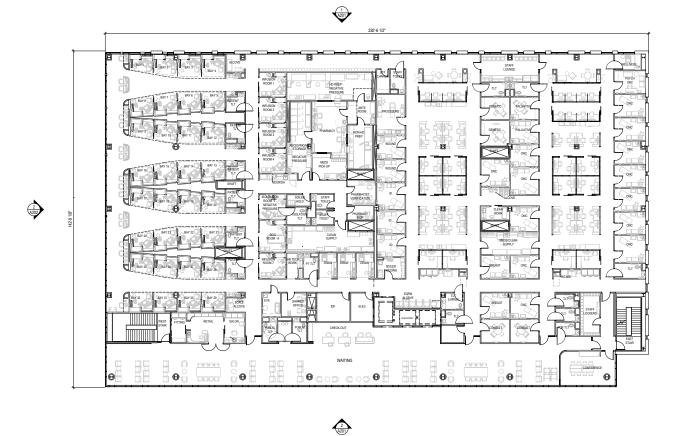


HGA NO: LEVEL 04 FLOOR PLAN OF PLAN OF

LAND USE APPLICATION

A104





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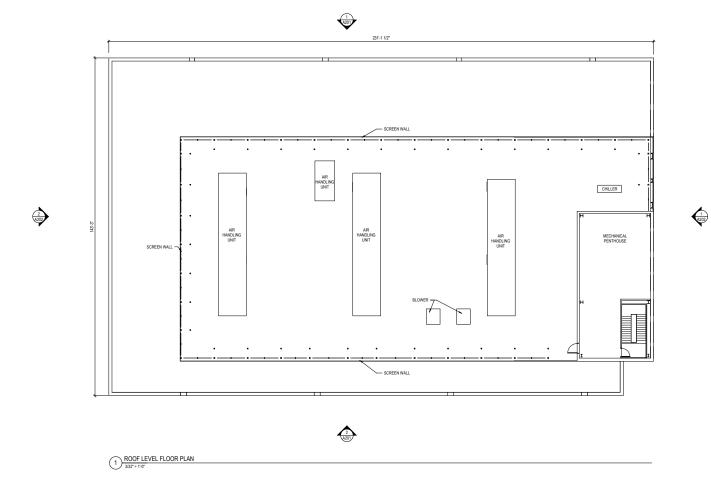


LEVEL 05 FLOOR PLAN OF PLAN

DATE: DECEMBER 18, 2019



A105









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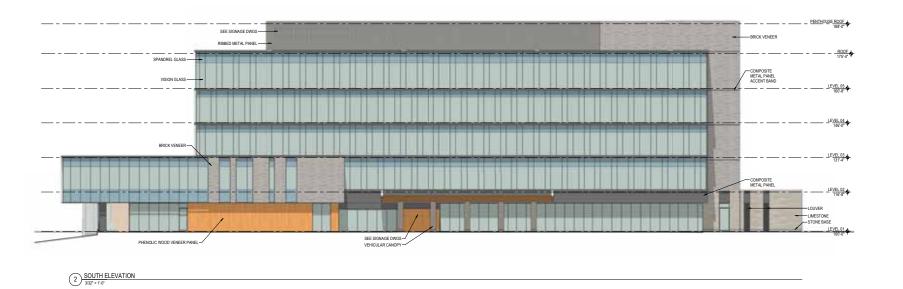
HGA NO: ROOF LEVEL FLOOR PLAN

DATE: DECEMBER 18, 2019 US AND USE APPLICATION ON A 106





1) NORTH ELEVATION
3/32" = 1'-0"



HGA

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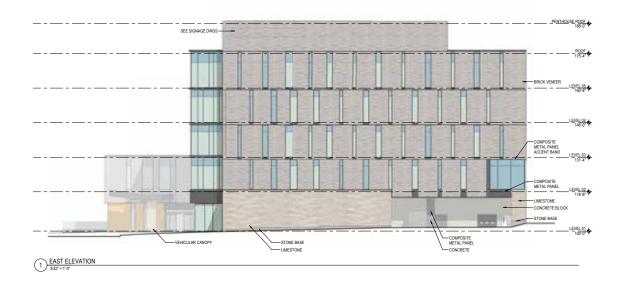




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A201





WEST ELEVATION
3/32" = 1"-0"



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IG SITE PLAN EXISTING SITE

LAND USE APPLICATION

A301

NOTE: THIS SITE PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION



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PHASE 1.1-ILLUSTRATIVE CONTEXTUAL PLAN

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PHASE 1.2-ILLUSTRATIVE CONSTRUCTION PHASING PLAN

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PHASE 2740-002-00 PHASE 1.3-ILLUSTRATIVE CONSTRUCTION PHASING PLAN

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A304

NOTE: THIS SITE PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION



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PHASE OLY CONSTRUCTION PHASING PLAN

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PHASE 2740-002-00
PHASE 1.4-ILLUSTRATIVE CONSTRUCTION PHASING PLAN

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A306

NOTE: THIS SITE PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION

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PHASE 2-ILLUSTRATIVE CONSTRUCTION PHASING PLAN

DATE: DECEMBER 18, 2019

A307 ≤

NOTE: THIS SITE PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION



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PHASE 3-ILLUSTRATIVE CONSTRUCTION PHASING PLAN

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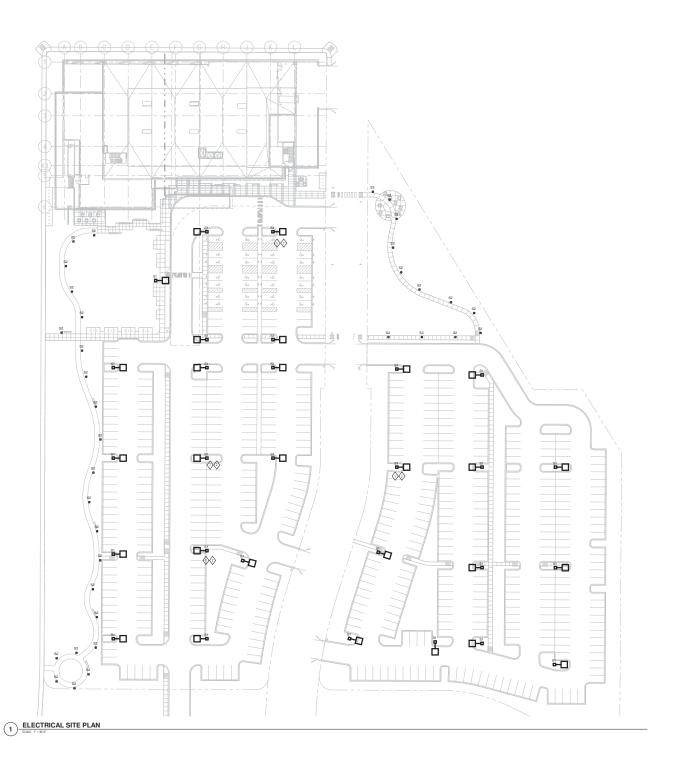




CONCEPTUAL 30-YEAR MASTER PLAN

DATE: DECEMBER 18, 2019

A309



#### GENERAL NOTES

- REFER TO SHEET E010 FOR SYMBOLS AND ABBREVIATIONS.
- 2. REFER TO SHEET E700 FOR LUMINAIRE SCHEDULE
- 3. REFER TO SHEET E701 FOR LIGHTING CONTROLS.
- 3. REFER TO SHEET CRIFF FOR LIGHTING CONTROLS.

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- 5. FINAL LOCATION OF ALL LIGHTING POLESIBASES AND ELECTRICAL CONNECTIONS ARE TO BE PER THE CHILLARCHITECTURAL PLANS. FIELD LOCATE ALL POLE BASES AFTER INSTALLATION OF CURB AND GUITTER TO ENSURE ADEQUIATE WALK CLEARANCES. COORDONATE ALL SITE POLE LOCATIONS WITH CIVE. PROOR TO INSTALL.
- REFER TO BUILDING ELECTRICAL LIGHTING FLOOP PLANS FOR ALL BUILDING MOUNTED LIGHTING.
- CONTRACTOR SHALL RUN ALL 120V CIRCUITRY IN SEPARATE RACEWAYS FROM 277V OR 208V CIRCUITRY. ALL CRITICAL, LIFE SAFETY, AND NORMAL POWER SHALL BE SEPARATE RACEWAYS FROM EACH OTHER.
- REFER TO DETAIL 8/E601 FOR POLE BASES AND 9/E601 FOR BOLLARD BASES.
- ALL NORMAL LIGHTING SHALL BE SERVED FROM PANEL 01NPHB1, UNLESS OTHERWISE NOTED.
- ALL LIFE SAFETY LIGHTING SHALL BE SERVED FROM PANEL 02SPHB1, UNLESS OTHERWISE NOTED.



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### ♦ SHEET KEYNOTES

- SECURITY CAMERA(S) LOCATED AT THIS LOCATION, REPER TO 1/SE100 FOR ADDITIONAL DETAILS, COORDINATE ADDITIONAL POLE LOAD!
- PROVIDE ADDITIONAL CONDUIT AT THIS LOCA FOR DATA/SECURITY CABLING, PROVIDE ADDITIONAL JUNCTION BOX FOR FIBER MEDI CONVERTER, REFER TO TECHNOLOGY DRAW FOR FURTHER DETAIL.







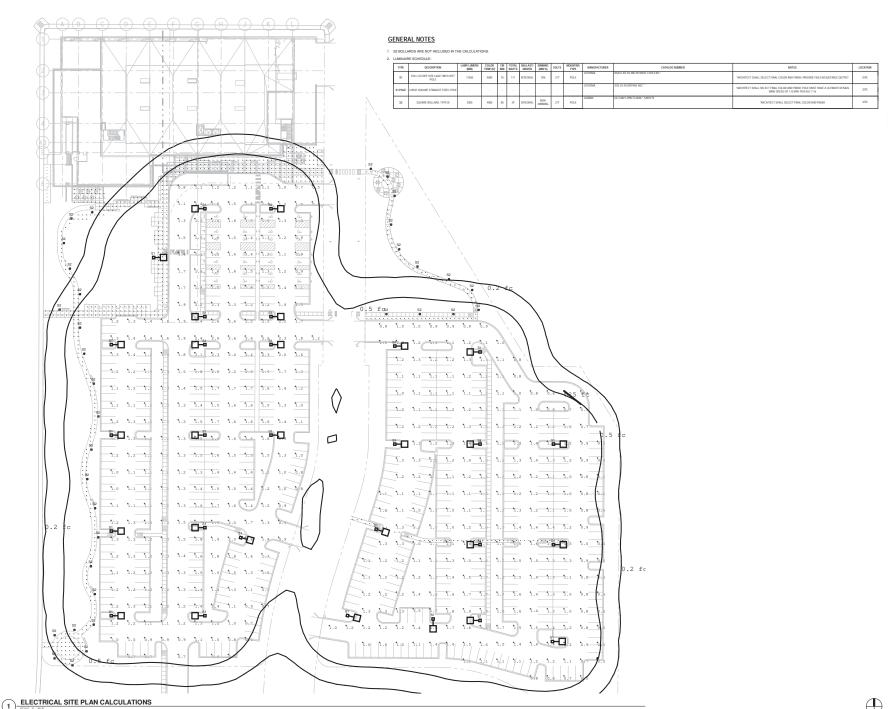


ELECTRICAL SITE PLAN OLYMPIA

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ELECTRICAL S SITE PLAN CALCULATIONS OF A

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