URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____ 12/3/2020 5:33 p.m. RECEIVED

Aldermanic District _____

Zoning District _____

Urban Design District _____

Submittal reviewed by _____

Legistar # _____

1. Project Information

Address: 522 South Gammon Road

Title: Portillo's

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested January 13, 2021

New development ✓ Alteration to an existing or previously-approved development

Informational Initial approval Final approval

3. Project Type

Project in an Urban Design District

Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)

Project in the Suburban Employment Center District (SEC), 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 Residential Building Complex

Signage

Comprehensive Design Review (CDR)

Signage Variance (i.e. modification of signage height, area, and setback)

Signage Exception

Other

Please specify

4. Applicant, Agent, and Property Owner Information

Applicant name Todd Mosher Company RA Smith, Inc.

Street address 1245 East Diehl Road #102 City/State/Zip Naperville, IL 60563

Telephone (847) 682-9241 Email todd.mosher@rasmith.com

Project contact person Todd Mosher Company RA Smith, Inc.

Street address 1245 East Diehl Road # 102 City/State/Zip Naperville, IL 60563

Telephone (847) 682-9241 Email todd.mosher@rasmith.com

Property owner (if not applicant) Seritage SRC Finance, LLC

Street address 489 Fifth Avenue - 18th Floor City/State/Zip New York, NY 10017

Telephone (646) 876-7334 Email cmrozinski@seritage.com

5. Required Submittal Materials

✔ **Application Form**

✔ **Letter of Intent**

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
- For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.

Development Plans (Refer to checklist on Page 4 for plan details)

Filing fee

✔ **Electronic Submittal***

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. Please refrain from using plastic covers or spiral binding.

Notification to the District Alder

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Janine Glaeser on September 10, 2020.

2. 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 Todd Mosher Relationship to property Agent

Authorizing signature of property owner C Mozenski Date 12/3/2020

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than $1,000.

Please consult the schedule below for the appropriate fee for your request:

Urban Design Districts: $350 *(per §35.24(6) MGO)*.

Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : $150
(per §33.24(6)(b) MGO)

Comprehensive Design Review: $500
(per §31.041(3)(d)(1)(a) MGO)

Minor Alteration to a Comprehensive Sign Plan: $100
(per §31.041(3)(d)(1)(c) MGO)

All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: $300 *(per §31.041(3)(d)(2) MGO)*

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

— Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)

— Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)

— Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)

— Planned Multi-Use Site or Residential Building Complex

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

UDC

The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan
- ☐ Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

*** All plans must be legible, including the full-sized landscape and lighting plans (if required)*

2. Initial Approval

- ☒ Locator Map
- ☒ Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☒ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☒ Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- ☒ Landscape Plan and Plant List (*must be legible*)
- ☒ Building Elevations in both black & white and color for all building sides (include material callouts)
- ☐ PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- ☐ Grading Plan
- ☐ Proposed Signage (if applicable)
- ☐ Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- ☐ Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- ☐ PD text and Letter of Intent (if applicable)
- ☐ Samples of the exterior building materials (presented at the UDC meeting)

4. Comprehensive Design Review (CDR) and Variance Requests (***Signage applications only***)

- ☐ Locator Map
- ☐ Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- ☐ Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- ☐ Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- ☐ Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- ☐ Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- ☐ Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested.
- ☐ Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit

November 16, 2020

City of Madison
Planning Division
Madison Municipal Building
215 Martin Luther King Jr. Blvd
Suite 017
Madison, WI 53701-2986

Re: Urban Design Commission Application – Portillo's Hot Dogs at West Towne Mall

To Whom It May Concern:

Please consider this package to be a formal request for approval of a Major Alteration to the previously approved Conditional Use for a proposed new Portillo's Hot Dogs restaurant to be located in an outlot of the existing West Towne Mall. Additionally, the property owner will be pursuing a Certified Survey Map to subdivide the existing property.

Portillo's is a fast-casual dining restaurant that features inside seating in a casual atmosphere, outside seating and drive-through service. The restaurant services lunch and dinner and is generally open from 1030AM – Midnight, seven days a week. Peak hours are typically 11:30AM – 1PM and 4PM – 6PM.

Portillo's Hot Dogs was founded in 1963 by Dick Portillo, as a hot dog stand in a 6' x 12' trailer located in Villas Park, Illinois. The first drive-through Portillo's opened in 1983 and is known for speedy, reliable drive-through service due to its unconventional practice of sending employees outside to take orders and deliver food. Portillo's family menu has expanded from hot dogs only, to include Italian beef sandwiches, char-grilled burgers, fresh salads, ribs, and their famous chocolate cakes. The catering division opened in 1999, and in 2000 Portillo's began shipping food to all 50 states.

The site proposed will front the interior mall ring road with indirect and shared access provided from S Gammon Road. Placing the building along the western property line allows the isolation of the drive through lane traffic on the site perimeter, away from the main parking field and pedestrian pathways. The building, at 7800 SF, contains 178 interior and 52 exterior seats, and the maximum shift size will be 30 employees. The proposed site layout incorporates 60 total parks, which will accommodate potentially 220+ patrons during peak hour as well as employee parking during max shift. Additionally, the site will accommodate the City's bike parking requirement of 5% capacity with provision of 18 total bike parking spaces.

Design considerations for this proposed Portillo's maintain the high standards of construction that other Portillo's restaurants enjoy, with our new and widely loved contemporary 50's diner building, consisting of 4-sided design, covered outside dining, an amply stacked drive through lane with bypass, extensive landscaping, and a trash enclosure integral to the main building structure. The building design contains high-end materials including brick, stamped metal panels, and custom created features that create vertical articulation to offset the horizontal feel of a one-story building. Examples of these are the main entry feature extended pediment, the two drive through window projections, and the blade element perpendicular to the drive-through side of the building. The high-level of articulation on the drive-through, entry and rear facades put the entire building easily on par with a main façade elevation. Tasteful building lighting will

accent the upscale design of the building at night. This environment is continued on the interior, with a vibrant interior design of the same era. Customers will be met with the Portillo's crew in an open kitchen, who prepare each meal individually for consumption either in the restaurant, or for carry-out. Other staffers occupy the drive-through lane with menus, assuring orders are properly understood, prepared, and delivered as quickly as meals are ready.

The West Town Mall location will also incorporate a proposed new three-lane drive through concept. The new third lane will be available to facilitate online and mobile app orders for customers that wish to order their meals ahead of time. Portillo's has successfully operated a double-lane drive-through concept with the help of trained employees that are assigned to pre-set stations within the drive-through area. The three-lane concept will continue this effective operation by implementing employees that have had specific training for drive-through sales and are provided with outerwear that protects them from the elements as appropriate and offers visual alerts to vehicles through vibrant colors and reflective tape. Further, they are provided with equipment that allows customers to pay at the time of ordering. These employees will carry portable menus and will approach each vehicle personally to take the order and subsequent payment. A numbered tag will be placed under the windshield wiper that correlates with the number of the order entered for the vehicle to assure the food delivered is correctly identified. After ordering, the vehicle will move forward in the line. As the food is delivered to a vehicle, an employee will direct the vehicle out of the waiting lane into the bypass lane to exit the site. This prevents larger or more time intensive orders to remain in the waiting queue without forcing customers with orders more quickly prepared to also wait for that food delivery. Should vehicles in the drive through lane waiting to order begin to build up, an employee will direct vehicles into the bypass lane where another order-taking employee will process them simultaneously. This does not block customers who have already ordered from exiting upon food delivery, as they have moved forward awaiting their orders.

Safety of our employees is of the utmost importance to the Portillo's brand. The pavement within the drive-through lane is striped, marking the area for the potential second order-taker, and traffic cones will be placed to warn drivers of the presence of personnel. Further, a raised sidewalk area is built against the main drive-through lane for employees to be elevated from adjacent vehicles.

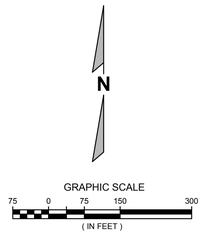
Portillo's anticipates the development of this site will result in an investment of over $3 Million on the building alone, with the site work yet to be priced. Sales are anticipated in the $4-6 Million range, with numerous employment opportunities for residents of Madison and suppliers of goods utilized in the operation and running of a major restaurant.

We are excited about our continued growth within the City of Madison and are available to facilitate any questions or comments that may arise as a result of this application. Should you require any additional materials in order to facilitate this review, please do not hesitate to contact the undersigned.

Sincerely,

Melanie Bagley
for Portillo's Hot Dogs





DATE	DESCRIPTION

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI | Cedarburg, WI
Mount Pleasant, WI | Naperville, IL | Irvine, CA

WEST TOWNE MALL REDEVELOPMENT
CITY OF MADISON, WI

OVERALL SITE PLAN

811
Know what's **below.**
Call before you dig.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

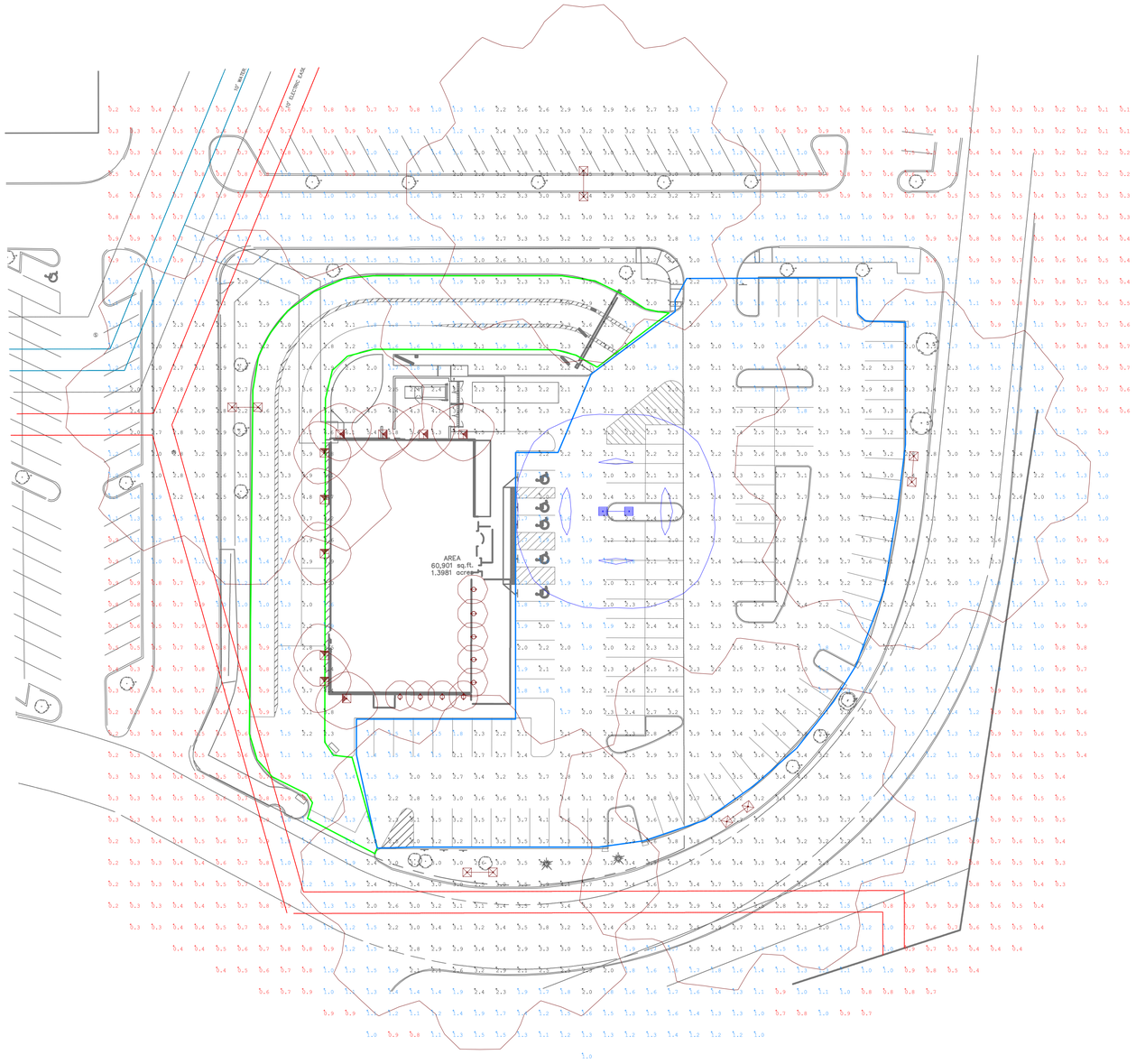
© COPYRIGHT 2020
R.A. Smith, Inc.

DATE: 11/20/2020
SCALE: 1" = 150'
JOB NO. 3200225
PROJECT MANAGER:
MATT P. KOCOUREK, PE
DESIGNED BY: JLM
CHECKED BY: RJY

SHEET NUMBER
SP-1

N:\3200225\Dwg\Sheets\3200225-SP01.dwg, OVERALL SITE PLAN, 11/20/2020 12:27:41 PM, tjr

REVISIONS		
Rev #	Date	BY:
1	11/10/20	TO



OPTION 1

Calculation Summary							
Label	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
PORTILLO DRIVE THRU	2.4	6.6	0.8	3.0	8.3	10	10
PORTILLO PARKING	2.4	4.1	1.0	2.4	4.1	10	10

Luminaire Schedule

WLS16814 PORTILLO WEST TOWNE MALL MADISON, WI PM: MIKE PLEASE EMAIL MIKE AT MGEYER@WLSLIGHTING.COM FOR PRICING.

Symbol	Qty	Label	Lumens	LLF	Description	Lum. Watts
	5	NAP-X1	110000	0.400	VIS-CON-1000-MH-T5-DL 47' MOUNTING HEIGHT	1070
	1	A	N.A.	0.980	WLS-OSQ-A-5SH-K-40K-SLW 35' POLE 3' BASE	130
	9	CL1	N.A.	0.950	G-LIGHTING-GL-6543-B-CC-R3-TBL-A 11' MOUNTING HEIGHT BY	13
	10	W1	N.A.	0.950	LITH-WSR-LED-P1-SR3-40K 12' MOUNTING HEIGHT BY OTHERS	20

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

WLS LIGHTING
a WLS company
1919 WINDSOR PLACE
FORT WORTH, TX 76110
WWW.WLSLIGHTING.COM
800-633-8711

PM: MIKE

BY: TO

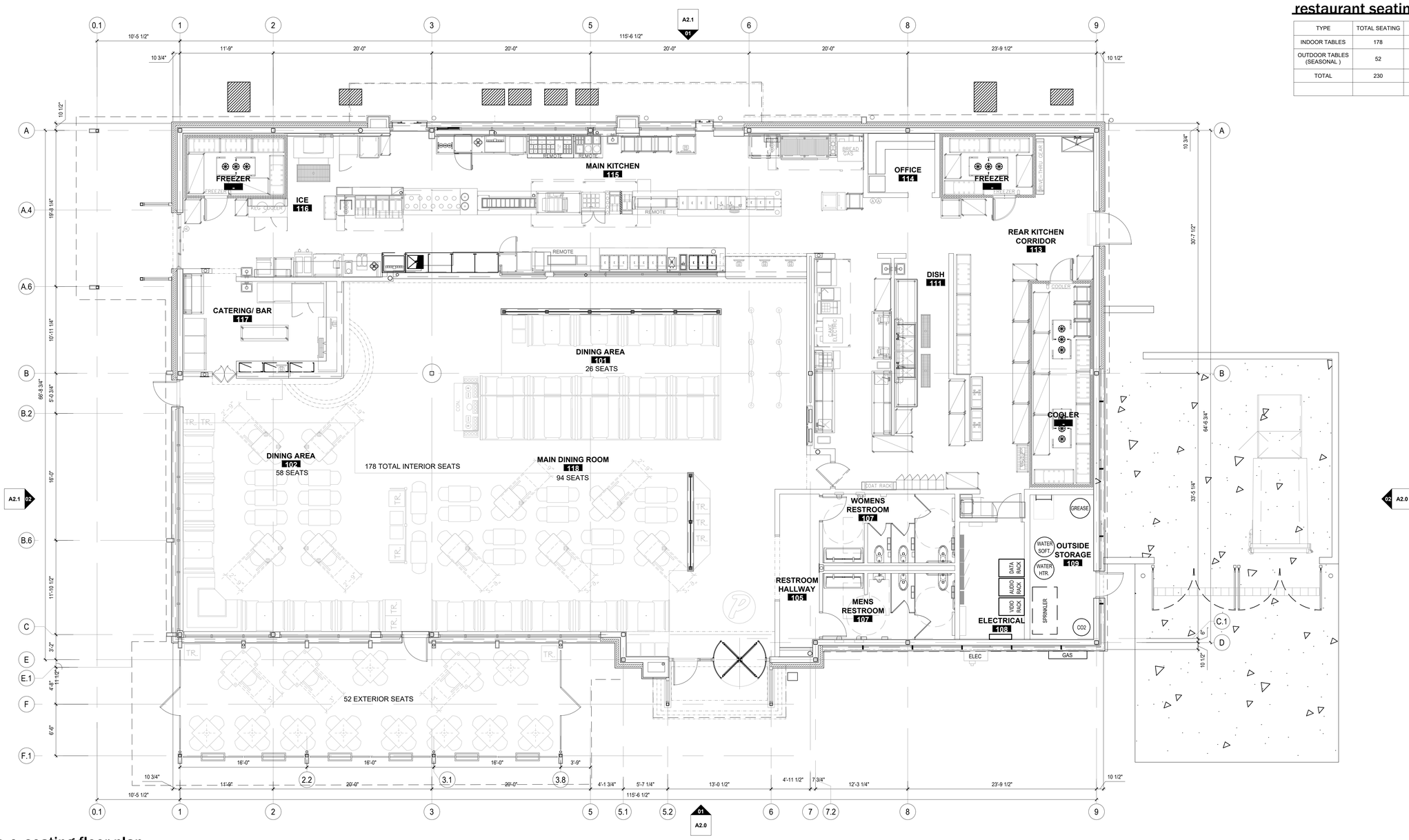
SHEET 1 OF 1

PORTILLO WEST TOWNE MALL
MADISON, WI

WLS- 168144A

DATE - 10/29/20

SCALE: 1"=30'



01 seating floor plan

SCALE | 3/16" = 1'-0"

restaurant seating quantities

TYPE	TOTAL SEATING	H.C. SEATING	% SEATING H.C.
INDOOR TABLES	178	9	5.05%
OUTDOOR TABLES (SEASONAL)	52	3	5.76%
TOTAL	230	12	5.20%

architect + engineer

wd innovation at scale

7007 DISCOVERY BLVD
DUBLIN, OH 43017
614.634.7000 T

WDPARTNERS.COM

project no. | PRTNS0002

owner

Portillo's®

BEEF • BURGERS • SALADS

Portillo's Hot Dogs, LLC
2001 Spring Road, Ste 400
Oak Brook, IL 60523

project info

WEST TOWNE MALL
522 S. GAMMON ROAD
MADISON, WI 53719

prototype:
DINER 2

issue dates

submission: date
P&Z SUBMISSION 11/18/2020

revisions:
description date

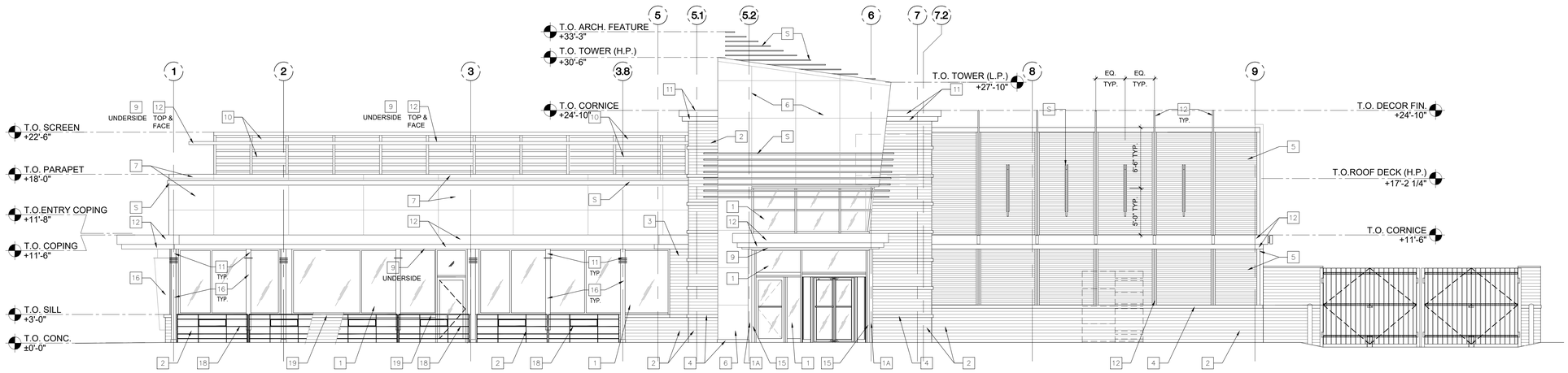
designed by: NM
checked by: dlm

seal

sheet info

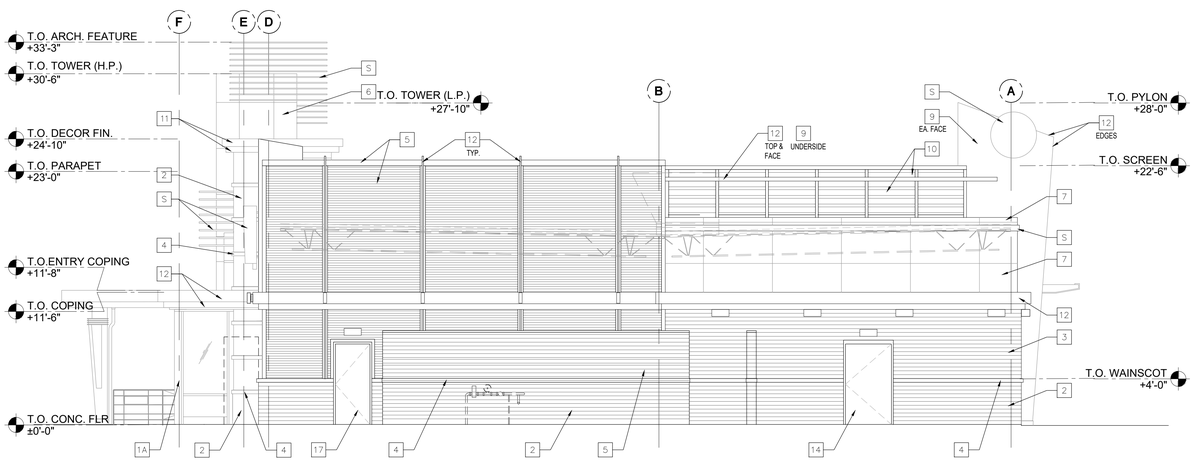
SEATING FLOOR PLAN

A1.1



01 east elevation (front)

SCALE | 3/32" = 1'-0"



02 north elevation (side)

SCALE | 3/32" = 1'-0"

MATERIAL SCHEDULE

KEY NOTE	MATERIAL	MATERIAL SPECIFICATION
1	ALUMINUM STOREFRONT	2"W x 4-1/2"D THERMALLY BROKEN PRE-FIN. ALUM. STOREFRONT W/ 1" INSULATED GLASS CENTER SET, OLD CASTLE SERIES 3000XT OUTSIDE GLAZED OR EQUAL COLORS: GLASS, "SOLAR GRAY" SOLARBAN 60 (TEMPERED AS REQUIRED.), ALUM. CLEAR ANOD.
1A	ALUMINUM STOREFRONT	2"W x 4-1/2"D NON-THERMALLY BROKEN PRE-FIN. ALUM. STOREFRONT W/ 1/4" CENTER SET, OLD CASTLE SERIES FG-1000 OUTSIDE GLAZED OR EQUAL COLORS: GLASS, CLEAR (TEMPERED AS REQUIRED.), ALUM. CLEAR ANOD.
2	FACE BRICK	UTILITY SIZE FACE BRICK RUNNING BOND SIOUX CITY BRICK COLOR: EBONITE SMOOTH
3	FACE BRICK	UTILITY SIZE FACE BRICK RUNNING BOND SIOUX CITY BRICK COLOR: RED/BROWN RANGE
4	PRECAST STONE TRIM	SMOOTH FACE CAST STONE TRIM PIECES SIZE AND SHAPE VARY RENASSIANCE STONE COLOR: ALABASTER
5	CORRUGATED WALL PANEL	PRE-FINISHED 7/8" DEEP CORRUGATED WALL PANELS, 24GA. STEEL WITH TRIM PAC-CLAD PETERSEN COLOR: COLONIAL RED
6	COMPOSITE WALL PANEL	PRE-FINISHED QUICKPANEL WALL PANEL SYSTEM WITH MATCHING TRIM COLOR: BONE WHITE
7	COMPOSITE WALL PANEL	PRE-FINISHED QUICKPANEL WALL PANEL SYSTEM WITH MATCHING TRIM COLOR: SILVERSMITH
8	COMPOSITE WALL PANEL	PRE-FINISHED QUICKPANEL WALL PANEL SYSTEM WITH MATCHING TRIM COLOR: RUBY RED
9	MISC. BRAKE METAL	PAC-CLAD PETERSEN COLOR: CARDINAL RED
10	RIBBED METAL PANEL	PRECISION SERIES WALL PANEL HIGHLINE C2, (CLIP) 24GA. STEEL PAC-CLAD PETERSEN COLOR: CHARCOAL
11	MISC. BRAKE METAL	PAC-CLAD PETERSEN COLOR: BONE WHITE
12	MISC. BRAKE METAL	PAC-CLAD PETERSEN COLOR: SILVERSMITH
13	SOFFIT PANELS	PRE-FINISHED SOFFIT PANELS PAC-850 HALF VENT., .032 ALUM. WITH TRIM PAC-CLAD PETERSEN OR EQUAL COLOR: CARDINAL RED
14	STAINLESS STEEL	BRUSHED. REFER TO DOOR SCHEDULE SHEET A8.0
15	MISC. BRAKE METAL	CLEAR ANOD. ALUM. TO MATCH STOREFRONT
16	MISC. BRAKE METAL	PAC-CLAD PETERSEN COLOR: CHARCOAL
17	PAINT	PAINT DOOR AND TRIM TO MATCH ADJACENT SURFACES
18	METAL FENCE	ORNAMENTAL IRON FENCE OR EQUAL, SEE DETAIL DRAWING A1.3, POWDER COAT COLOR: TBD
19	MISC. BRAKE METAL	PAC-CLAD PETERSEN COLOR: SILVERSMITH
S	ORNAMENTAL FEATURE	REFER TO A5 SERIES DRAWINGS & SIGN PACKAGE

architect + engineer

wd innovation at scale

7007 DISCOVERY BLVD
DUBLIN, OH 43017
614.634.7000 T

WDPARTNERS.COM

project no. | PRTNS0002

owner

Portillo's® BEEF • BURGERS • SALADS

Portillo's Hot Dogs, LLC
2001 Spring Road, Ste 400
Oak Brook, IL 60523

project info

WEST TOWNE MALL
522 S. GAMMON ROAD
MADISON, WI 53719

prototype:
DINER 2

issue dates

submission:	date
P&Z SUBMISSION	11/18/2020

revisions:

#	description	date

designed by: NM
checked by: dlm

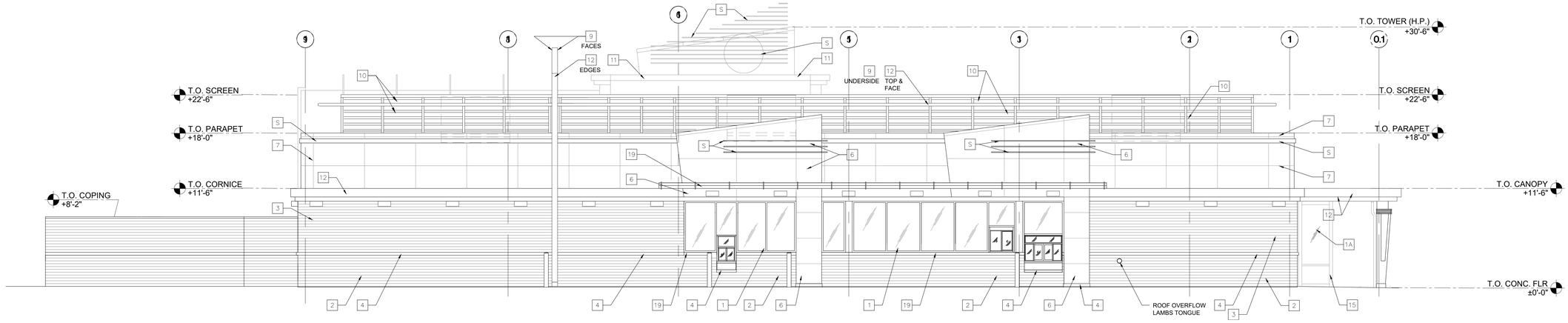
seal

sheet info

EXTERIOR ELEVATIONS

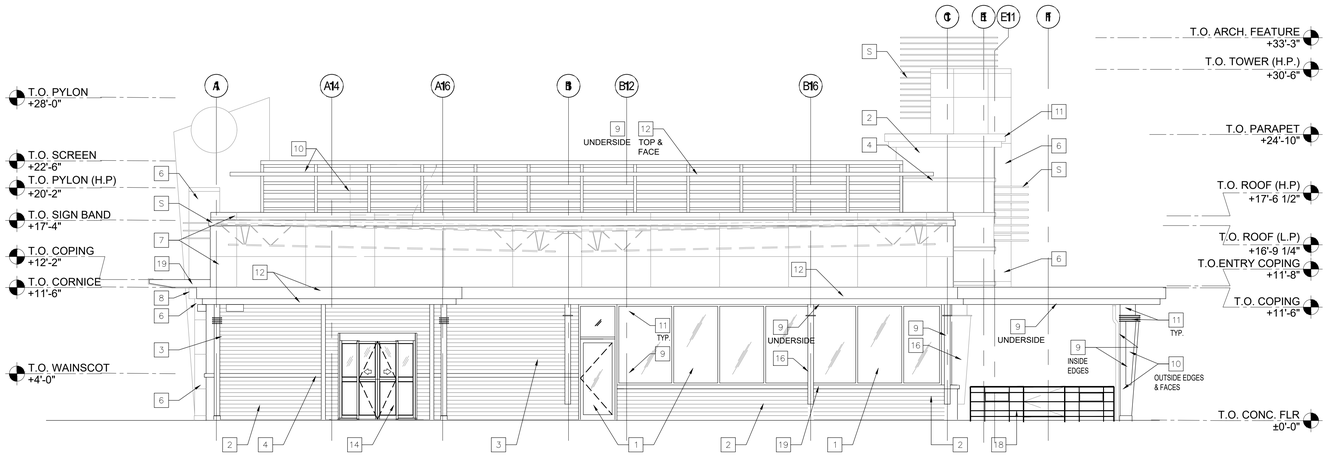
A2.0

file: P:\PRTNS\PRTNS0002_W_Madison\03-Build\02-Arch_Eng\00-Con\Dove\Planning and Zoning\PRTNS0002a_A2.0_Exterior Elevations.dwg plotted: | 11/12/2020 7:59 PM (wdell)



01 west elevation (rear)

SCALE | 3/32" = 1'-0"



02 south elevation (side)

SCALE | 3/32" = 1'-0"

MATERIAL SCHEDULE

KEY NOTE	MATERIAL	MATERIAL SPECIFICATION
1	ALUMINUM STOREFRONT	2"W x 4-1/2"D THERMALLY BROKEN PRE-FIN. ALUM. STOREFRONT W/ 1" INSULATED GLASS CENTER SET, OLD CASTLE SERIES 3000XT OUTSIDE GLAZED OR EQUAL COLORS: GLASS, "SOLAR GRAY" SOLARBAN 60 (TEMPERED AS REQUIRED.), ALUM. CLEAR ANOD.
1A	ALUMINUM STOREFRONT	2"W x 4-1/2"D NON-THERMALLY BROKEN PRE-FIN. ALUM. STOREFRONT W/ 1/4" CENTER SET, OLD CASTLE SERIES FG-1000 OUTSIDE GLAZED OR EQUAL COLORS: GLASS, CLEAR (TEMPERED AS REQUIRED.), ALUM. CLEAR ANOD.
2	FACE BRICK	UTILITY SIZE FACE BRICK RUNNING BOND SIOUX CITY BRICK COLOR: EBONITE SMOOTH
3	FACE BRICK	UTILITY SIZE FACE BRICK RUNNING BOND SIOUX CITY BRICK COLOR: RED/BROWN RANGE
4	PRECAST STONE TRIM	SMOOTH FACE CAST STONE TRIM PIECES SIZE AND SHAPE VARY RENASSIANCE STONE COLOR: ALABASTER
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9	MISC. BRAKE METAL	PAC-CLAD PETERSEN COLOR: CARDINAL RED
10	RIBBED METAL PANEL	PRECISION SERIES WALL PANEL HIGHLINE C2, (CLIP) 24GA. STEEL PAC-CLAD PETERSEN COLOR: CHARCOAL
11	MISC. BRAKE METAL	PAC-CLAD PETERSEN COLOR: BONE WHITE
12	MISC. BRAKE METAL	PAC-CLAD PETERSEN COLOR: SILVERSMITH
13	SOFFIT PANELS	PRE-FINISHED SOFFIT PANELS PAC-850 HALF VENT, .032 ALUM. WITH TRIM PAC-CLAD PETERSEN OR EQUAL COLOR: CARDINAL RED
14	STAINLESS STEEL	BRUSHED. REFER TO DOOR SCHEDULE SHEET A8.0
15	MISC. BRAKE METAL	CLEAR ANOD. ALUM. TO MATCH STOREFRONT
16	MISC. BRAKE METAL	PAC-CLAD PETERSEN COLOR: CHARCOAL
17	PAINT	PAINT DOOR AND TRIM TO MATCH ADJACENT SURFACES
18	METAL FENCE	ORNAMENTAL IRON FENCE OR EQUAL, SEE DETAIL DRAWING A1.3, POWDER COAT COLOR: TBD
19	MISC. BRAKE METAL	PAC-CLAD PETERSEN COLOR: SILVERSMITH
S	ORNAMENTAL FEATURE	REFER TO A5 SERIES DRAWINGS & SIGN PACKAGE

architect + engineer

wd innovation at scale

7007 DISCOVERY BLVD
DUBLIN, OH 43017
614.634.7000 T

WDPARTNERS.COM

project no. | PRTNS0002

owner

Portillo's® BEEF • BURGERS • SALADS

Portillo's Hot Dogs, LLC
2001 Spring Road, Ste 400
Oak Brook, IL 60523

project info

WEST TOWNE MALL
522 S. GAMMON ROAD
MADISON, WI 53719

prototype:
DINER 2

issue dates

submission:	date
P&Z SUBMISSION	11/18/2020

revisions:

#	description	date

designed by: NM
checked by: dlm

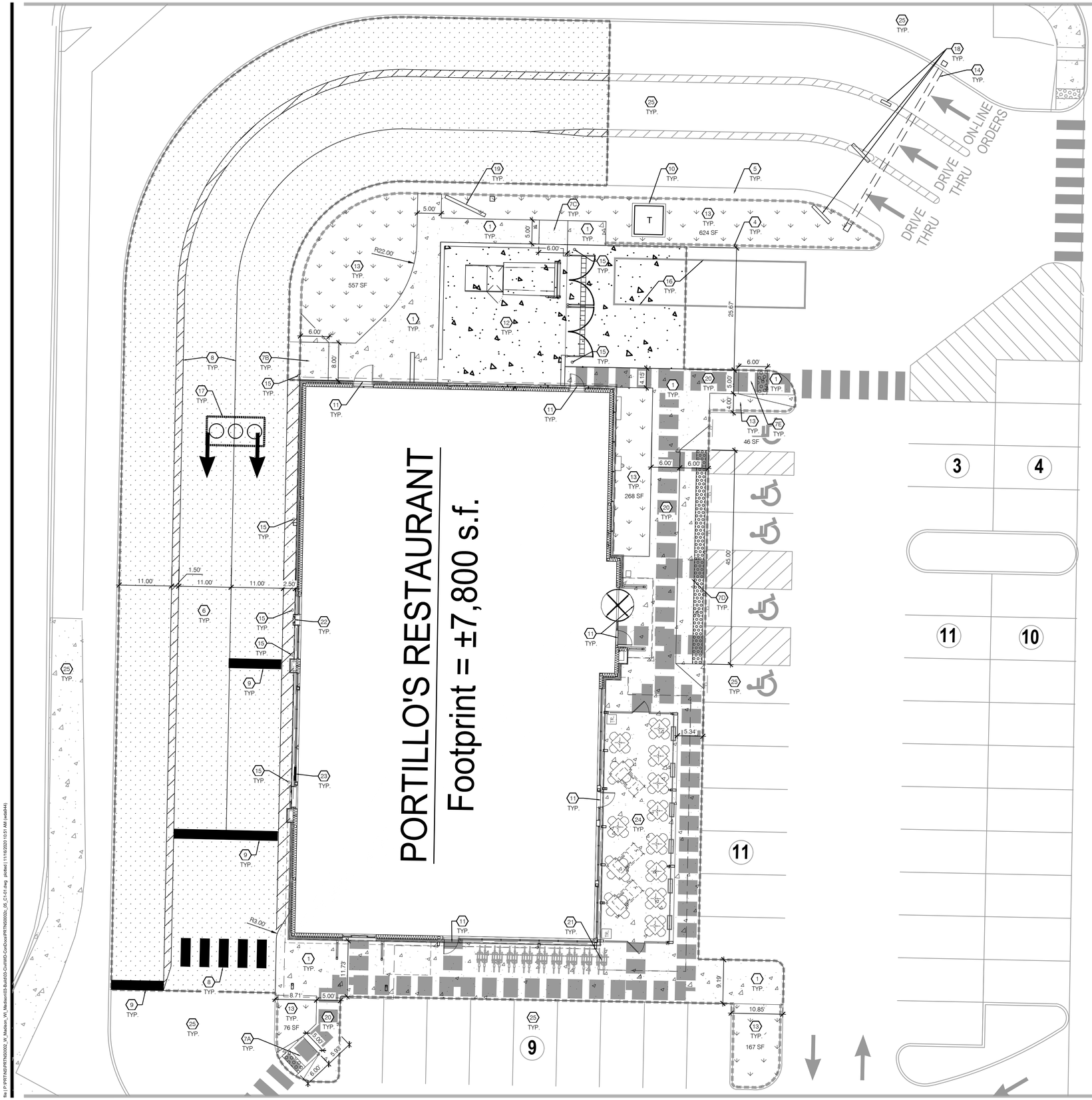
seal

sheet info

EXTERIOR ELEVATIONS

A2.1

file | P:\PRTNS\PRTNS0002_W_Madison\03-Build\02-Arch_Eng\WD-Cnst\over\Planning and Zoning\PRTNS0002s_A2.0_Exterior Elevations.dwg plotted | 11/12/2020 7:54 PM (neidl)



keyed notes

1. CONCRETE SIDEWALK.
2. NOT USED.
3. NOT USED.
4. CONCRETE CURB BY LANDLORD. SEE LANDLORD'S CIVIL PLANS BY RA SMITH.
5. RAISED CURBLESS SIDEWALK BY LANDLORD. SEE LANDLORD'S CIVIL PLANS BY RA SMITH.
6. CONCRETE PAVING.
7A. CURB RAMP A.
7B. CURB RAMP B.
7C. CURB RAMP C.
7D. CURB RAMP D.
7E. CURB RAMP E.
8. ALKYD-READY MIX PAVEMENT STRIPING PER STATE DOT SPECIFICATIONS.
9. STOP BAR PER LOCAL JURISDICTION AND STATE DOT OR JURISDICTION STANDARD DRAWING.
10. CONCRETE TRANSFORMER PAD PER LOCAL UTILITY COMPANY SPECIFICATIONS. SEE UTILITY PLAN.
11. CONTRACTOR TO PROVIDE EXPANSION JOINT AT DOORS AND ALL LOCATIONS WHERE CONCRETE IS SHOWN ADJACENT TO THE BUILDING. SEE ARCHITECTURAL PLANS FOR JOINT DETAIL.
12. TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS.
13. LANDSCAPE AREA. SEE LANDSCAPE PLAN.
14. GATEWAY SIGNAGE FEATURE. SEE ARCHITECTURAL PLANS.
15. BOLLARD (7 TOTAL).
16. LOADING AREA (40' LENGTH).
17. GREASE INTERCEPTOR.
18. PRE-SALES BOARD. SEE ARCHITECTURAL PLANS.
19. MENU BOARD. SEE ARCHITECTURAL PLANS.
20. ACCESSIBLE ROUTE FROM BUILDING TO ACCESSIBLE PARKING STALLS. CROSS SLOPE IS NOT TO EXCEED 2.00%. SEE GRADING PLAN FOR SPOT GRADE ELEVATIONS.
21. BICYCLE RACK (9 TOTAL).
22. PAY WINDOW. SEE ARCHITECTURAL PLANS.
23. PICK-UP WINDOW. SEE ARCHITECTURAL PLANS.
24. OUTDOOR SEATING AREA. SEE ARCHITECTURAL PLANS.
25. SITE IMPROVEMENTS BY LANDLORD. SEE LANDLORD'S CIVIL PLANS BY RA SMITH.

legend

- HEAVY DUTY CONCRETE PAVING.
- NATURAL GRAY CONCRETE
- LANDSCAPE. REFER TO LANDSCAPE PLAN. SEE SHEET **L1.01**.
- ADA ACCESSIBLE ROUTE: (SEE KEYED NOTE #20)
- LIMITS OF DISTURBANCE

Know what's **below.** **Call** before you dig.

0 5 10 20

SCALE: 1" = 10.00'

NORTH

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PERMIT	11/17/2020
BID	-
CONSTRUCTION	-

revisions:

#	description	date

designed by: BF
checked by: CV

seal

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SITE IMPROVEMENT PLAN

C1.01

electrical | mechanical | plumbing | equipment | architectural | structural | landscape | civil

file I:\PRTNS\PRTNS0002_W_Madison_WI_Madison\03-Build\03-Civil\WD-Civil\Dwg\PRTNS0002_05_C1.01.dwg plotted 11/16/2020 10:51 AM (wella844)



EAST ELEVATION - Main Entrance (Patio Location May Vary)
Scale: N.T.S.



SOUTH ELEVATION
Scale: N.T.S.

Scheme #1B RED - APRIL 2nd, 2019

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checked by: dlm

seal

sheet info

PROPOSED COLOR ELEVATIONS

1



WEST ELEVATION - Drive-Thru Service

Scale: N.T.S.



NORTH ELEVATION- Rear- Back of House

Scale: N.T.S.

Scheme #1B RED - APRIL 2nd, 2019

architect + engineer

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seal

sheet info

PROPOSED COLOR ELEVATIONS

2



ENTRY AND PATIO - Street View (Patio Location May Vary)

Scale: N.T.S.

Scheme #1B RED - APRIL 2nd, 2019

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prototype:
DINER 2

issue dates

submission:	date
P&Z SUBMISSION	11/18/2020

revisions:

#	description	date

designed by: NM
checked by: dlm

seal

sheet info

PROPOSED COLOR PERSPECTIVE

3

file | P:\PRTNS\PRTNS0002_IP_Madison-WI_Madison\03-Build\02-Arch_Eng\WD-Con\Docs\Planning and Zoning\PRTNS0002e_COLOR_Exterior Elevations.dwg plotted | 11/13/2020 7:42 PM (neidl)



DINER CONCEPT AERIAL VIEW - Drive-Thru & B.O.H.

Scale: N.T.S.

Scheme #1B RED - APRIL 2nd, 2019

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DINER 2

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P&Z SUBMISSION	11/18/2020

revisions:

#	description	date

designed by: NM
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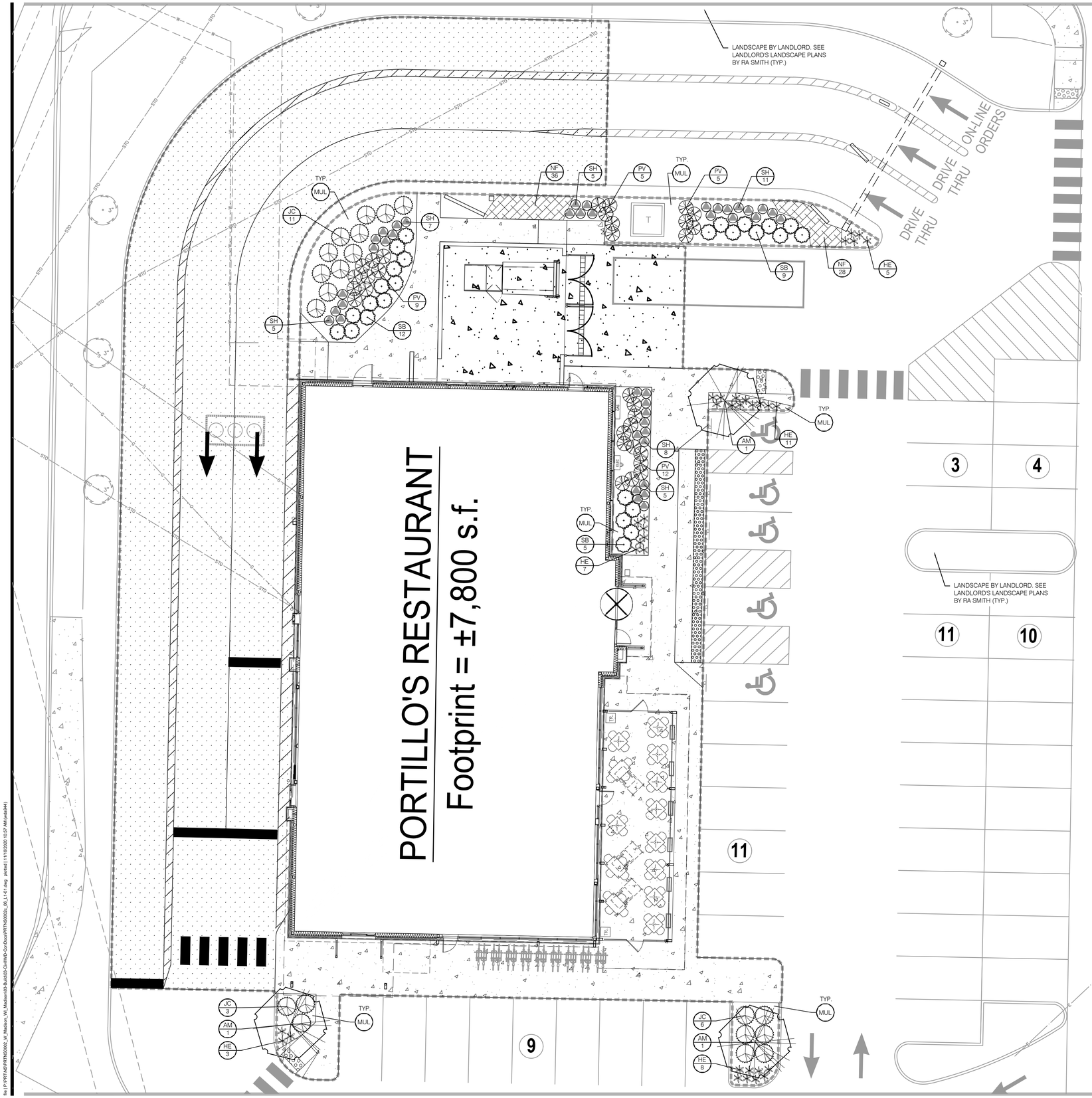
sheet info

PROPOSED COLOR PERSPECTIVE

4



PLANTING SCHEDULE

SYMBOL	KEY	QTY.	BOTANICAL NAME COMMON NAME	SIZE CONDITION		COMMENTS
	AM	3	ACER MIYABEI 'MORTON' STATE STREET MIYABE MAPLE	3" CAL	B&B	35 x 3=105 POINTS
	SB	26	SPIRAEA X BUMALDA 'FROEBELII' FROEBELII SPIREA	15"-18" HT	CONT	3 x 26=78 POINTS
	JC	20	JUNIPERUS CH. 'KALLAY'S COMPACT' KALLAY'S COMPACT JUNIPER	18"-24" SPR	CONT	4 x 20=80 POINTS
	PV	31	PANICUM VIRGATUM 'CHEYENNE SKY' CHEYENNE SKY SWITCH GRASS		#2 CONT	2 x 31=62 POINTS
	SH	41	SPOROBOLUS HETEROLEPIS 'TARA' TARA PRAIRIE DROPSEED		#1 CONT	2 x 41=82 POINTS
	HE	34	HEMEROCALLIS 'LITTLE BUSINESS' LITTLE BUSINESS DAYLILY		#1 CONT	3 FANS MIN. 2 x 34=68 POINTS
	NF	64	NEPETA FAASSENII 'KIT KAT' KIT KAT LOW CATMINT		#1 CONT	18" O.C. 2 x 64=128 POINTS
MUL	DARK BROWN SHREDDED HARDWOOD MULCH, 2" TO 3" DEPTH.					

CURB-IN: TOTAL 603 POINTS
CURB-OUT: REFER TO LANDLORD'S LANDSCAPE PLANS BY RA SMITH

811
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SCALE: 1" = 10.00'
NORTH

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submission:	date
PERMIT	11/17/2020
BID	-
CONSTRUCTION	-

revisions:

#	description	date

designed by: BF
checked by: BF

seal

sheet info

LANDSCAPE PLAN

L1.01

electrical | mechanical | plumbing | equipment | architectural | structural | landscape | civil



Sioux City Brick: Cabernet Burgundy



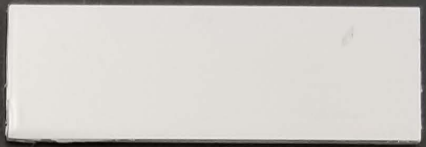
Arriscraft White Rocked Georgia Sill



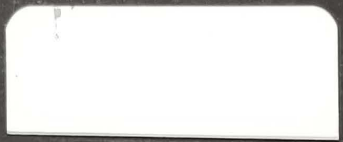
Sioux City Brick: Ebonite Smooth



Charcoal



Bone White



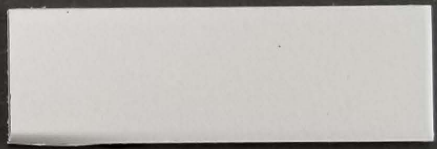
Clear Anodized Aluminum



Brite Red



Colonial Red

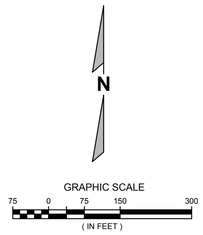


Silversmith



SOUTH ELEVATION - Entrance and Outdoor Patio





DATE	DESCRIPTION

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI | Cedarburg, WI
Mount Pleasant, WI | Naperville, IL | Irvine, CA

WEST TOWNE MALL REDEVELOPMENT
CITY OF MADISON, WI

OVERALL SITE PLAN

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DATE: 11/20/2020
SCALE: 1" = 150'
JOB NO. 3200225
PROJECT MANAGER:
MATT P. KOCOUREK, PE
DESIGNED BY: JLM
CHECKED BY: RJY

SHEET NUMBER
SP-1

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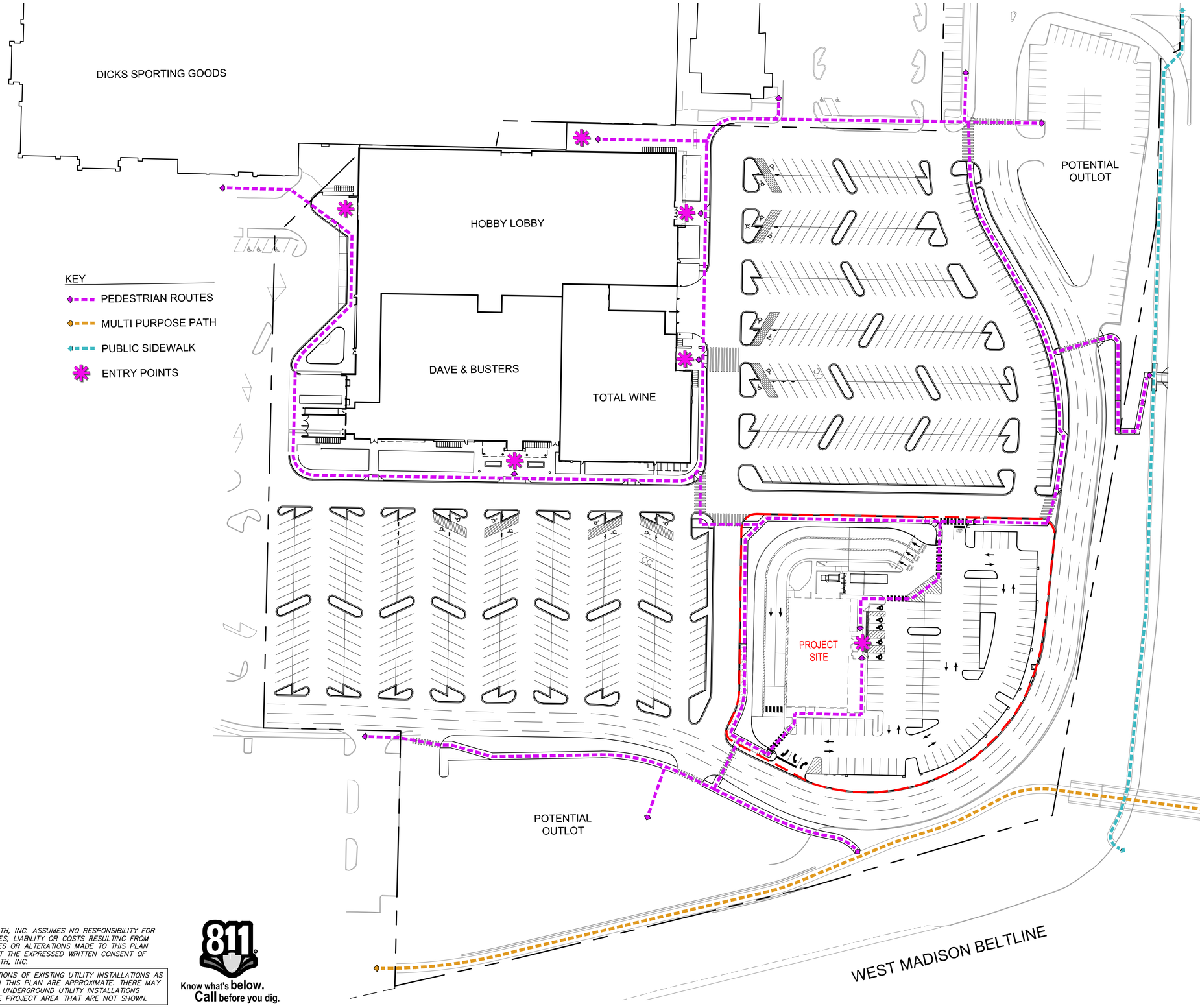

NORTH

0 25 50 100
GRAPHIC SCALE

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DATE	DESCRIPTION

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI | Cedarburg, WI
Mount Pleasant, WI | Naperville, IL | Irvine, CA

WEST TOWNE MALL REDEVELOPMENT
CITY OF MADISON, WI

PEDESTRIAN CONNECTION EXHIBIT

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DATE: 12/11/2020
SCALE: 1" = 50'
JOB NO. 3200225
PROJECT MANAGER: MATT P. KOCOUREK, PE
DESIGNED BY: NJW/LJH
CHECKED BY: LJH

SHEET NUMBER
EX–1

PROJECT LIMITS

WALK

LAWN

LAWN

BIO INFILTRATION SEED MIX

WALK

LAWN

LAWN

STOP

DRIVE THRU

DRIVE THRU ORDER

LANDSCAPE BY PORTILLO'S SEE LANDSCAPE PLAN BY WD PARTNERS (TYP.)

LAWN

PROJECT LIMITS

INFILTRATION BASIN SEED MIX

PROPOSED PORTILLO'S

PORTILLO'S CURB-IN LANDSCAPE LIMIT LINE

PORTILLO'S CURB-IN LANDSCAPE LIMIT LINE

WALK

PROPERTY LINE

BIO INFILTRATION SEED MIX

LAWN

LANDSCAPE BY PORTILLO'S SEE LANDSCAPE PLAN BY WD PARTNERS (TYP.)

WALK

INFILTRATION BASIN SEED MIX

LAWN

LAWN

LAWN

NORTH

0 10 20 40

GRAPHIC SCALE

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16745 W. Bluemound Road
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Mount Pleasant, WI | Naperville, IL | Irvine, CA

WEST TOWNE MALL REDEVELOPMENT
CITY OF MADISON, WI

LANDSCAPE PLAN

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DATE: 11/18/2020

SCALE: 1" = 20'

JOB NO. 3200225

PROJECT MANAGER:
MATT P. KOCOUREK, PE

DESIGNED BY: NJW/LJH

CHECKED BY: LJH

SHEET NUMBER

L100



EAST ELEVATION - Main Entrance (Patio Location May Vary)

Scale: N.T.S.



NORTH ELEVATION- Rear- Back of House

Scale: N.T.S.

Scheme #1B RED - APRIL 2nd, 2019

material finish schedule

material schedule

reference key	material	material specification
1	ALUMINUM STOREFRONT	2"W x 4-1/2"D THERMALLY BROKEN PRE-FIN. ALUM. STOREFRONT W/ 1" INSULATED GLASS CENTER SET, OLD CASTLE SERIES 3000XT OUTSIDE GLAZED OR EQUAL COLORS: GLASS, "SOLAR GRAY" SOLARBAN 60 (TEMPERED AS REQUIRED.), ALUM. CLEAR ANOD.
1A	ALUMINUM STOREFRONT	2"W x 4-1/2"D NON-THERMALLY BROKEN PRE-FIN. ALUM. STOREFRONT W/ 1/4" CENTER SET, OLD CASTLE SERIES FG-1000 OUTSIDE GLAZED OR EQUAL COLORS: GLASS, CLEAR (TEMPERED AS REQUIRED.), ALUM. CLEAR ANOD.
2	FACE BRICK	UTILITY SIZE FACE BRICK RUNNING BOND SIOUX CITY BRICK COLOR: EBONITE SMOOTH
3	FACE BRICK	UTILITY SIZE FACE BRICK RUNNING BOND SIOUX CITY BRICK COLOR: RED/BROWN RANGE
4	PRECAST STONE TRIM	SMOOTH FACE CAST STONE TRIM PIECES SIZE AND SHAPE VARY RENASSIANCE STONE COLOR: ALABASTER
5	CORRUGATED WALL PANEL	PRE-FINISHED 7/8" DEEP CORRUGATED WALL PANELS, 24GA. STEEL WITH TRIM PAC-CLAD PETERSEN COLOR: COLONIAL RED
6	COMPOSITE WALL PANEL	PRE-FINISHED QUICKPANEL WALL PANEL SYSTEM WITH MATCHING TRIM COLOR: BONE WHITE
7	COMPOSITE WALL PANEL	PRE-FINISHED QUICKPANEL WALL PANEL SYSTEM WITH MATCHING TRIM COLOR: SILVERSMITH
8	COMPOSITE WALL PANEL	PRE-FINISHED QUICKPANEL WALL PANEL SYSTEM WITH MATCHING TRIM COLOR: RUBY RED
9	MISC. BRAKE METAL	PAC-CLAD PETERSEN COLOR: CARDINAL RED

reference key	material	material specification
10	RIBBED METAL PANEL	PRECISION SERIES WALL PANEL HIGHLINE C2, (CLIP) 24GA. STEEL PAC-CLAD PETERSEN COLOR: CHARCOAL
11	MISC. BRAKE METAL	PAC-CLAD PETERSEN COLOR: BONE WHITE
12	MISC. BRAKE METAL	PAC-CLAD PETERSEN COLOR: SILVERSMITH
13	SOFFIT PANELS	PRE-FINISHED SOFFIT PANELS PAC-850 HALF VENT, .032 ALUM. WITH TRIM PAC-CLAD PETERSEN OR EQUAL COLOR: CARDINAL RED
14	STAINLESS STEEL	BRUSHED. REFER TO DOOR SCHEDULE SHEET A8.0
15	MISC. BRAKE METAL	CLEAR ANOD. ALUM. TO MATCH STOREFRONT
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S	ORNAMENTAL FEATURE	REFER TO AS SERIES DRAWINGS & SIGN PACKAGE

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614.634.7000 T

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project no. | PRTNS0002

owner

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522 S. GAMMON ROAD
MADISON, WI 53719

prototype:
DINER 2

issue dates

submission: date
P&Z SUBMISSION 11/18/2020

revisions:
description date

designed by: NM
checked by: dlm

seal

sheet info

PROPOSED COLOR ELEVATIONS

1

file \\wdpartners.com\gfx8\Production\PRTNS\PRTNS0002_W_Madison\05Build\02-Arch_Eng\WD-Cor\Docs\Planning and Zoning\PRTNS0002_A2.5_Exterior Color Elevations.dwg plotted 12/18/2020 8:08 PM (wdsk459)



WEST ELEVATION - Drive-Thru Service



SOUTH ELEVATION

Scale: N.T.S.

Scheme #1B RED - APRIL 2nd, 2019

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material schedule

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reference key	material	material specification
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S	ORNAMENTAL FEATURE	REFER TO AS SERIES DRAWINGS & SIGN PACKAGE

architect + engineer

wd innovation at scale

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614.634.7000 T

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owner

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project info

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522 S. GAMMON ROAD
MADISON, WI 53719

prototype:

DINER 2

issue dates

submission:	date
P&Z SUBMISSION	11/18/2020

revisions:

#	description	date

designed by: NM
checked by: dlm

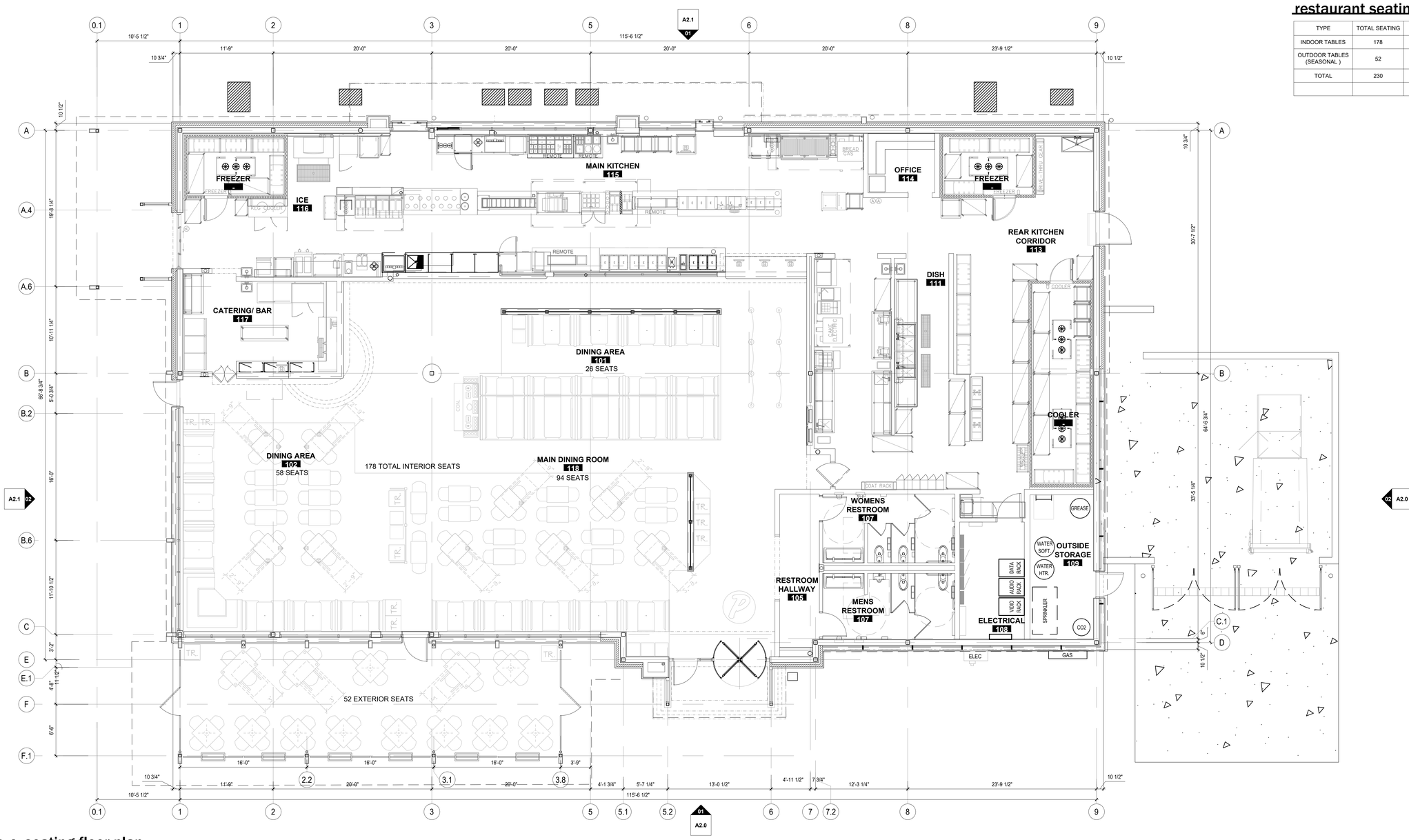
seal

sheet info

PROPOSED COLOR ELEVATIONS

2

file | \\wdpartners.com\gf\Production\PRTNS\PRTNS0002_W_Madison\05-Build\02-Arch_Eng\00-Con-Docs\Planning and Zoning\PRTNS0002_A2.5_Exterior Color Elevations.dwg plotted | 12/10/2020 8:07 PM | vesk4309



01 seating floor plan

SCALE | 3/16" = 1'-0"

restaurant seating quantities

TYPE	TOTAL SEATING	H.C. SEATING	% SEATING H.C.
INDOOR TABLES	178	9	5.05%
OUTDOOR TABLES (SEASONAL)	52	3	5.76%
TOTAL	230	12	5.20%

architect + engineer

wd innovation at scale

7007 DISCOVERY BLVD
DUBLIN, OH 43017
614.634.7000 T

WDPARTNERS.COM

project no. | PRTNS0002

owner

Portillo's®

BEEF • BURGERS • SALADS

Portillo's Hot Dogs, LLC
2001 Spring Road, Ste 400
Oak Brook, IL 60523

project info

WEST TOWNE MALL
522 S. GAMMON ROAD
MADISON, WI 53719

prototype:
DINER 2

issue dates

submission: date
P&Z SUBMISSION 11/18/2020

revisions:
description date

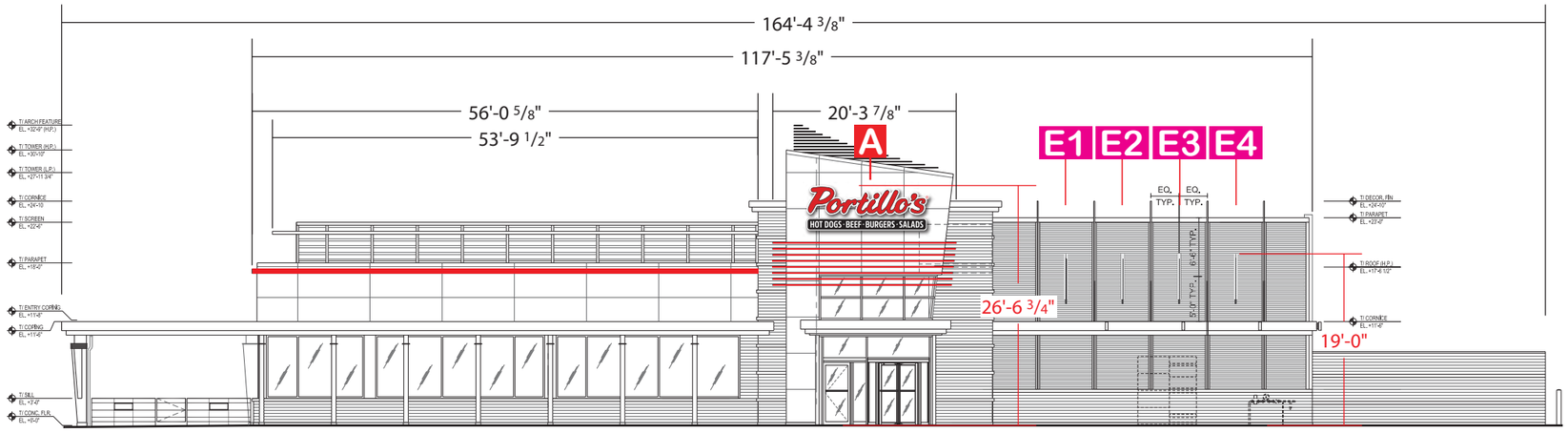
designed by: NM
checked by: dlm

seal

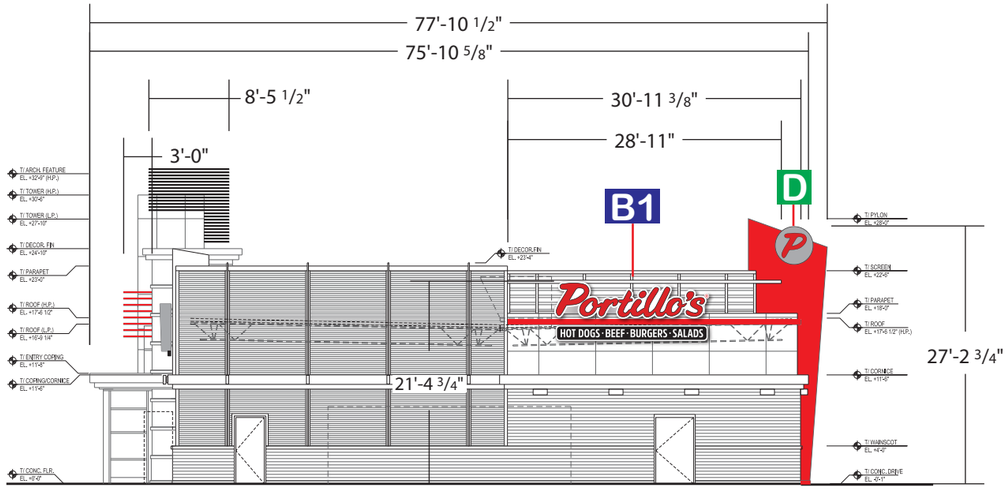
sheet info

SEATING FLOOR PLAN

A1.1



EAST WALL EXTERIOR ELEVATION



SOUTH WALL EXTERIOR ELEVATION

ELEVATIONS

Scale: 1/16"=1'-0"

CUSTOMER APPROVAL

BY: _____

DATE: _____ ☐ W/O CHGS ☐ W/ CHGS

LANDLORD APPROVAL

BY: _____

DATE: _____ ☐ W/O CHGS ☐ W/ CHGS

PROJECT: Portillos

LOCATION:

LOCATIONS:
9200 Valley Rd. | 2507 W. Villa Rita Dr.
Prescott Valley, Arizona 86314 | Phoenix, Arizona 85023

800-257-5095

SIGNS PLUS

Account Executive: Gary Johnson

Designer: DF

Design Number: 7064

Job Number:

DATE: 03/06/2020

SCALE: AS NOTED

REVISIONS:
R1 03/18/20 DF
R2-06/11/2020 AL
R3-06/25/2020 AL

SHEET: 4 OF 18

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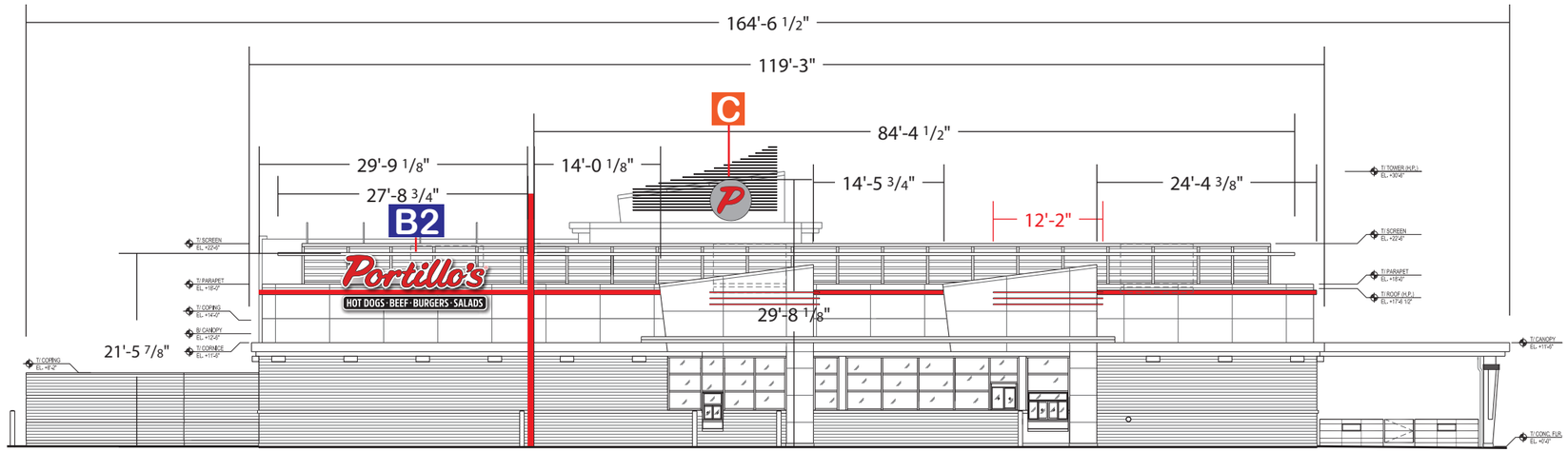
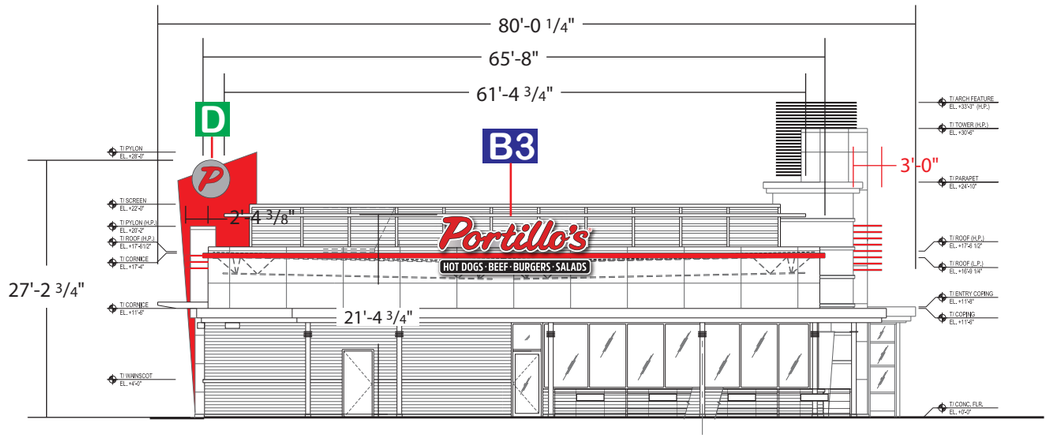


WEST WALL EXTERIOR ELEVATION



NORTH WALL EXTERIOR ELEVATION

ELEVATIONS

Scale:
1/16”=1’-0”

CUSTOMER APPROVAL

BY: _____

DATE: _____ ☐ W/O CHGS ☐ W/ CHGS

LANDLORD APPROVAL

BY: _____

DATE: _____ ☐ W/O CHGS ☐ W/ CHGS

PROJECT: Portillos

LOCATION:

LOCATIONS:
9200 Valley Rd.
Prescott Valley,
Arizona 86314
2507 W. Villa Rita Dr.
Phoenix,
Arizona 85023
800-257-5095

SIGNS PLUS

Account Executive: Gary Johnson

Designer: DF

Design Number: 7064

Job Number:

DATE: 03/06/2020

SCALE: AS NOTED

REVISIONS:
R1 03/18/20 DF
R2-06/11/2020 AL
R3-06/25/2020 AL

SHEET: 5 OF 18

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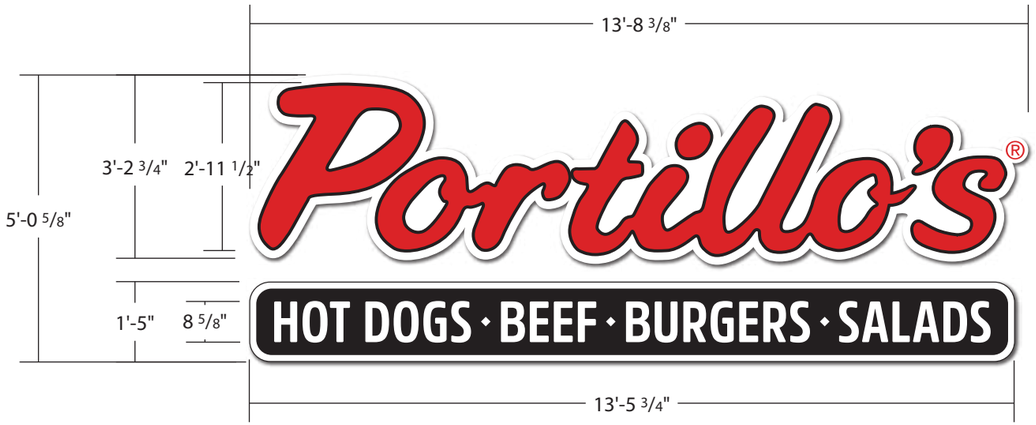


A | CHANNEL LETTERS ON BACKER AND RACEWAY | Scale: 3/8" = 1'-0" | SQFT: 69.24

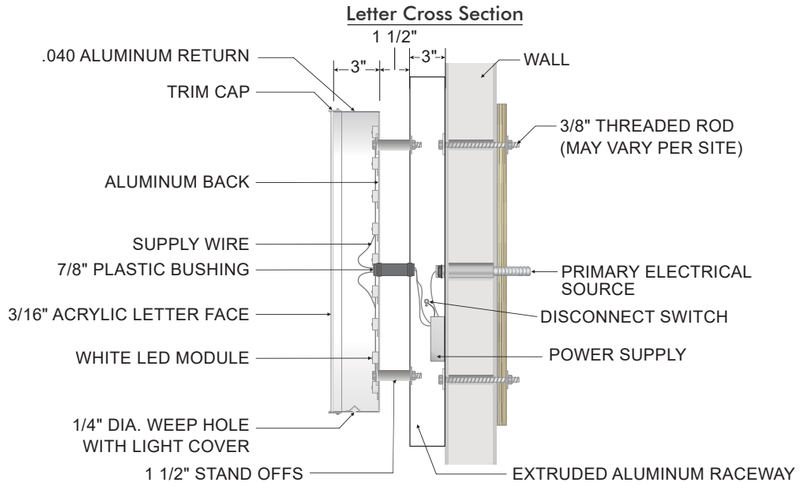
Manufacture and install one (1) set of face & halo illuminated channel letters on an aluminum backer cabinet.

- 3” Deep aluminum channel background cabinet, white painted face and returns.
- 3” deep portillos aluminum channel letters. Black painted returns and black trim cap. White polycarbonate face with 3M red translucent vinyl (3630-33) with 3M black opaque vinyl first surface applied graphics, 1 1/2” stand-offs painted white.
- 5” Deep aluminum tag line cabinet. Black painted finish. Routed copy and bullets, white plex back up w/ 1 thick clear plex push thru.

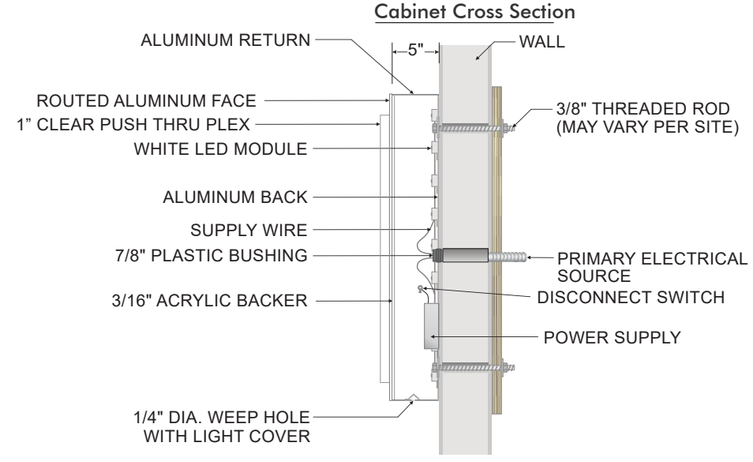


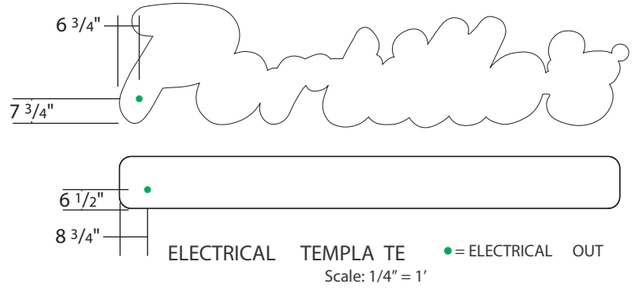
3D VIEW

Letter Cross Section



Cabinet Cross Section





CUSTOMER APPROVAL
BY: _____
DATE: _____ W/O CHGS W/ CHGS

LANDLORD APPROVAL
BY: _____
DATE: _____ W/O CHGS W/ CHGS

PROJECT: Portillos
LOCATION:

LOCATIONS:
9200 Valley Rd. | Prescott Valley, Arizona 86314
2507 W. Villa Rita Dr. | Phoenix, Arizona 85023
800-257-5095

SIGNS PLUS

Account Executive: Gary Johnson
Designer: DF
Design Number: 7064
Job Number:
DATE: 03/06/2020
SCALE: AS NOTED
REVISIONS:
R1 03/18/20 DF
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R3-06/25/2020 AL

SHEET: 6 OF 18

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B1,2,3 | CHANNEL LETTERS ON BACKER AND RACEWAY | Scale: 3/8" = 1'-0" | SQFT: 105.31

Manufacture and install three (3) set of face & halo illuminated channel letters on an aluminum backer cabinet.

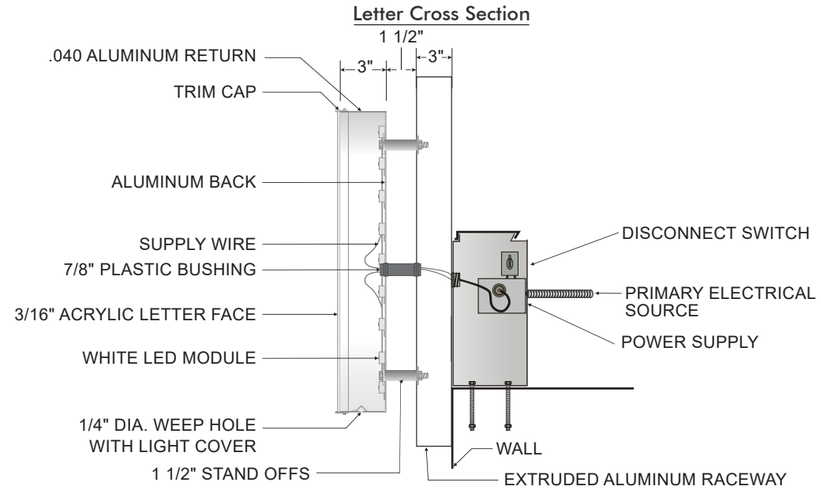
- 3” Deep aluminum channel background cabinet, white painted face and returns.
- 3” deep portillos aluminum channel letters. Black painted returns and black trim cap. White polycarbonate face with 3M red translucent vinyl (3630-33) with 3M black opaque vinyl first surface applied graphics, 1 1/2” stand-offs painted white.

5” Deep aluminum tag line cabinet. Black painted finish. Routed copy and bullets, white plex back up w/ 1 thick clear plex push thru.

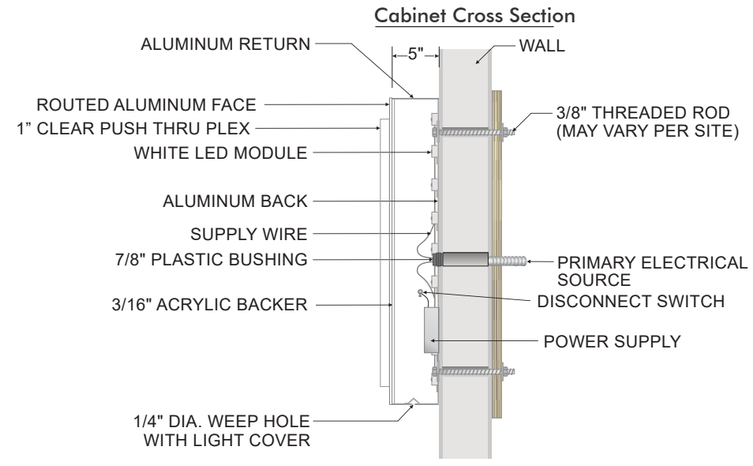


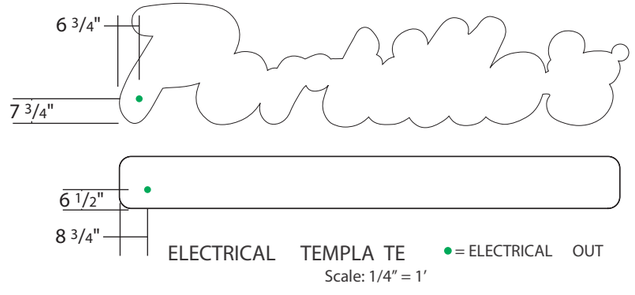
3D VIEW

Letter Cross Section



Cabinet Cross Section





CUSTOMER APPROVAL
BY: _____
DATE: _____ ☐ W/O CHGS ☐ W/ CHGS

LANDLORD APPROVAL
BY: _____
DATE: _____ ☐ W/O CHGS ☐ W/ CHGS

PROJECT: Portillos

LOCATION:

LOCATIONS:
9200 Valley Rd. | Prescott Valley, Arizona 86314
2507 W. Villa Rita Dr. | Phoenix, Arizona 85023
800-257-5095

SIGNS PLUS

Account Executive: Gary Johnson
Designer: DF
Design Number: 7064
Job Number:
DATE: 03/06/2020
SCALE: AS NOTED
REVISIONS:
R1 03/18/20 DF
R2-06/11/2020 AL
R3-06/25/2020 AL

SHEET: 7 OF 18

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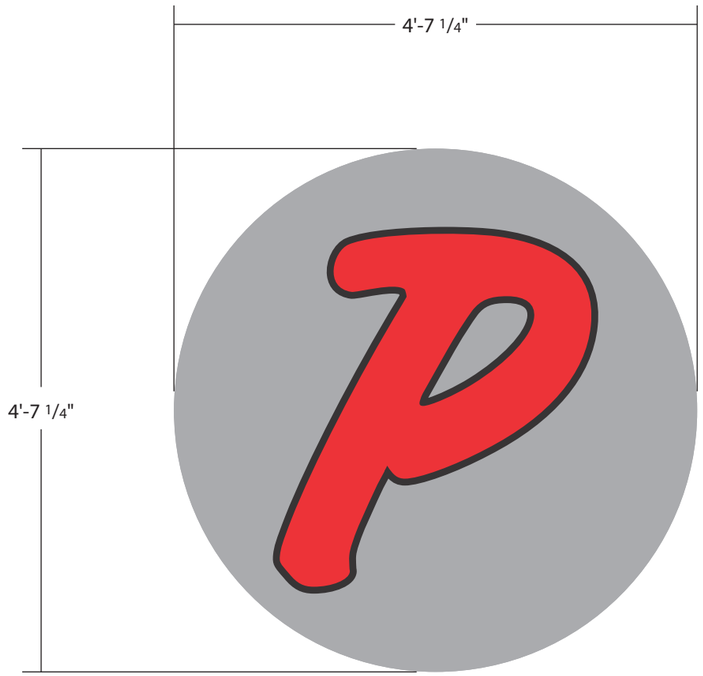

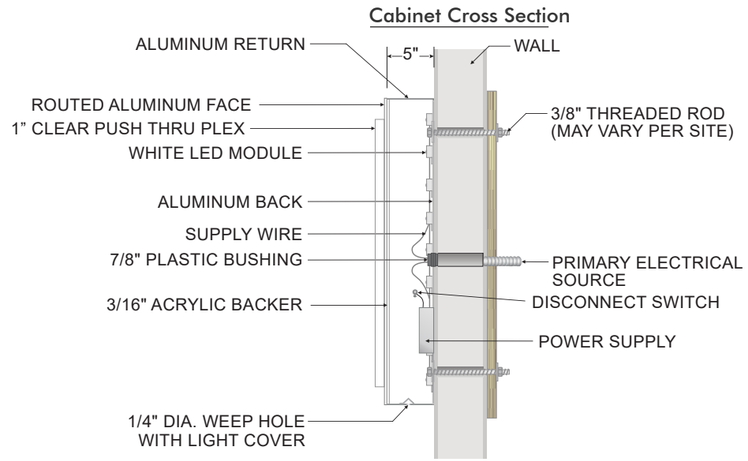

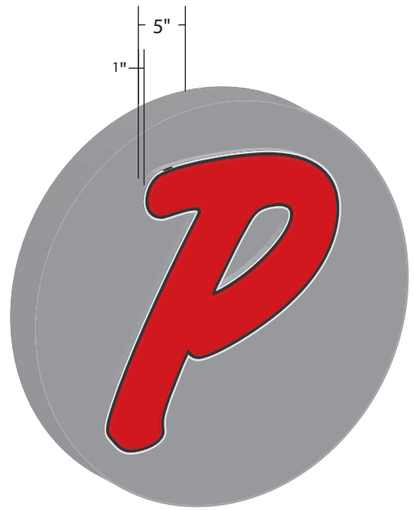

3D VIEW

C | FACE ILLUMINATED CABINET | Scale: 3/4" = 1'-0" | SQFT: 21.16

Manufacture and install one (1) sets of face illuminated cabinets on wall.

- 5” Deep aluminum cabinet. Black painted finish. Routed copy, white plex back up w/ 1 thick clear plex push thru on 3M red translucent vinyl (3630-33) and 3M black opaque .

CUSTOMER APPROVAL
BY:
DATE: ____ ❑ W/O CHGS ❑ W/ CHGS

LANDLORD APPROVAL
BY:
DATE: ____ ❑ W/O CHGS ❑ W/ CHGS

PROJECT: Portillos

LOCATION:

LOCATIONS:
9200 Valley Rd. | 2507 W. Villa Rita Dr.
Prescott Valley, Arizona 86314 | Phoenix, Arizona 85023
800-257-5095

SIGNS PLUS

Account Executive: Gary Johnson
Designer: DF
Design Number: 7064
Job Number:
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SCALE: AS NOTED
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R1 03/18/20 DF
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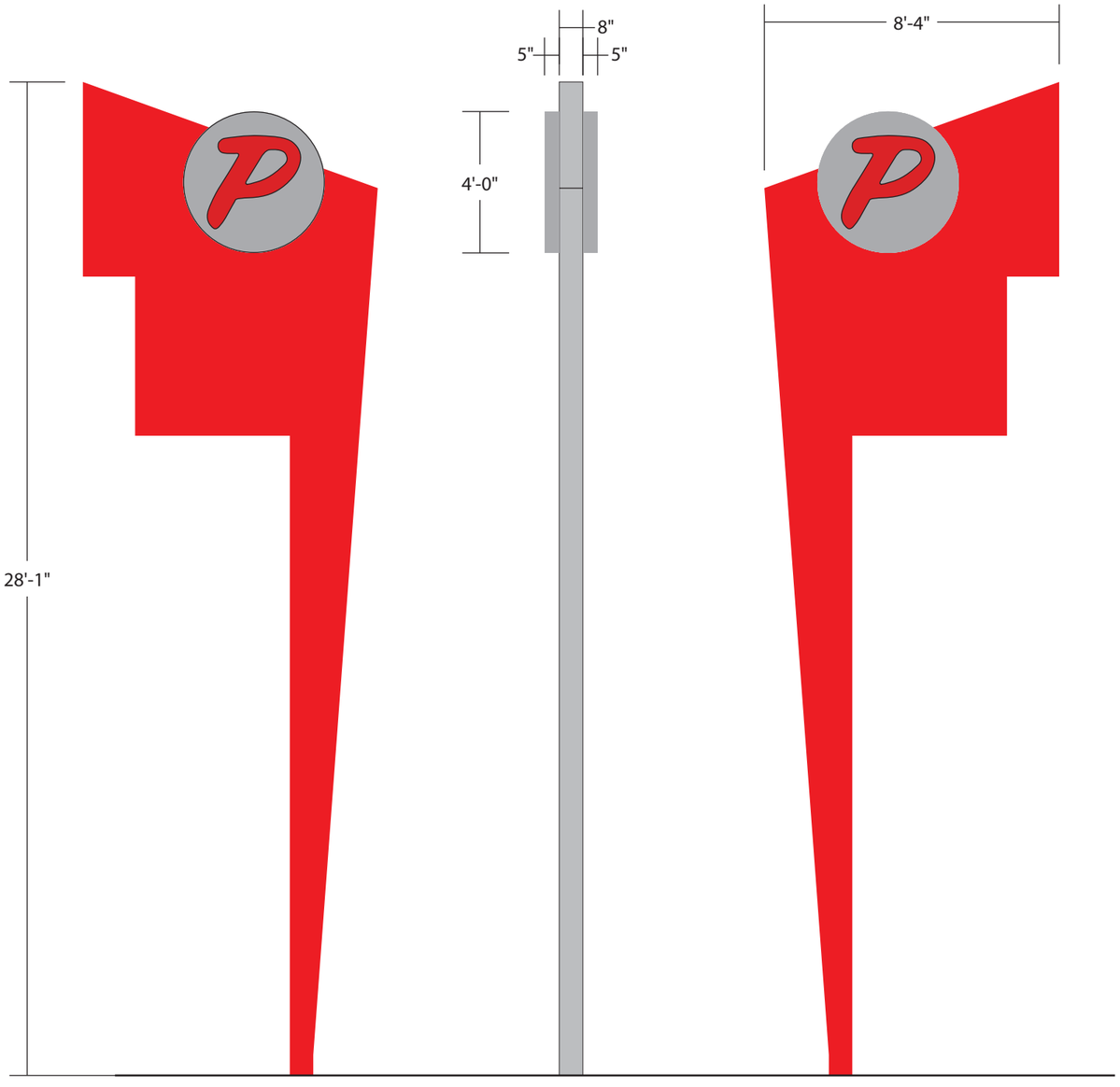
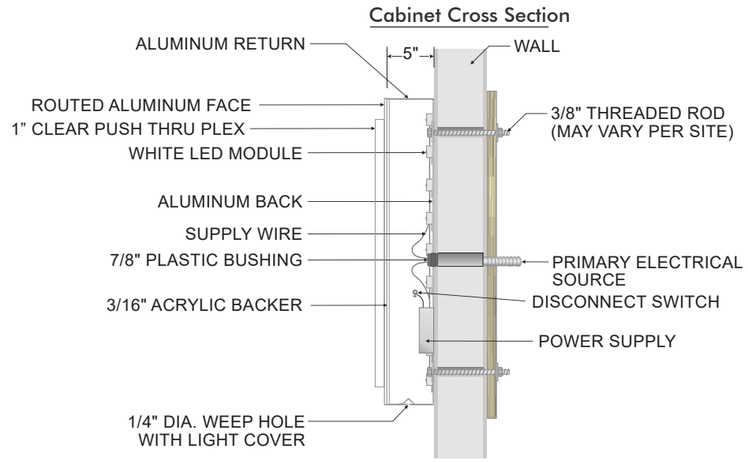


Left View | Front View | Right View



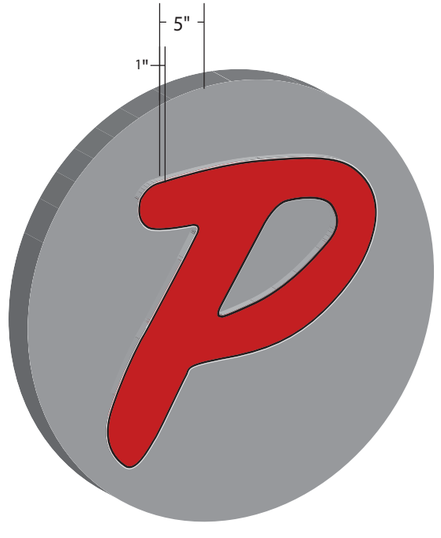
D — FACE ILLUMINATED CABINET ON ALUMINUM STRUCTURE

Scale: 1/4" = 1'-0"

SQFT: 16

Manufacture and install two (2) sets of face illuminated cabinets on an aluminum structure.

- 5” Deep aluminum cabinet. Black painted finish. Routed copy, white plex back up w/ 1 thick clear plex push thru on 3M red translucent vinyl (3630-33) and 3M black opaque .



3D VIEW

CUSTOMER APPROVAL	LANDLORD APPROVAL
BY:	BY:
DATE: ____ ☐ W/O CHGS ☐ W/ CHGS	DATE: ____ ☐ W/O CHGS ☐ W/ CHGS

PROJECT: Portillos

LOCATION:

LOCATIONS:
9200 Valley Rd. Prescott Valley, Arizona 86314
2507 W. Villa Rita Dr. Phoenix, Arizona 85023
800-257-5095

SIGNS PLUS

Account Executive: Gary Johnson

Designer: DF

Design Number: 7064

Job Number:

DATE: 03/06/2020

SCALE: AS NOTED

REVISIONS:
R1 03/18/20 DF
R2-06/11/2020 AL
R3-06/25/2020 AL

SHEET: 9 OF 18

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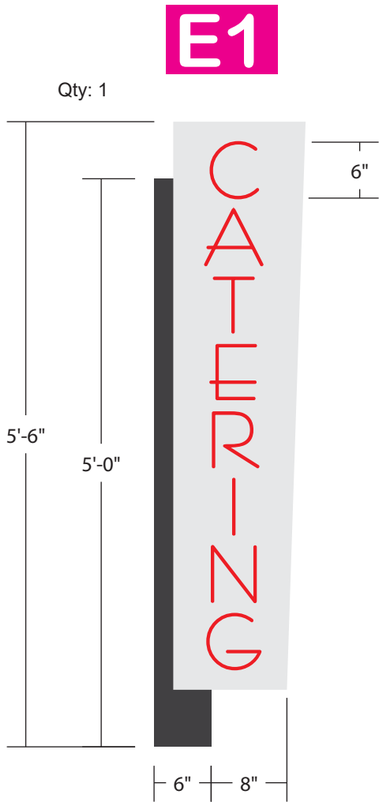
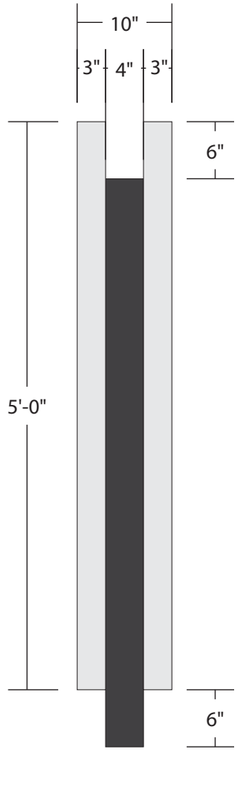
E1

Qty: 1



Left View

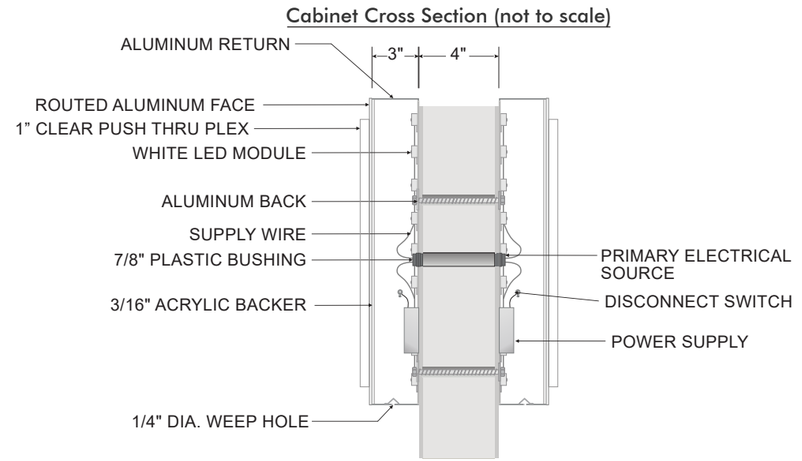


Front View



Right View

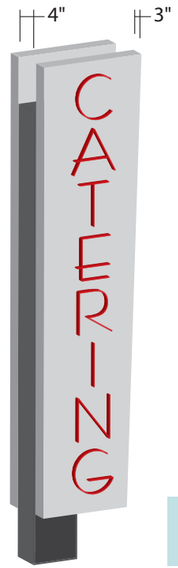
Cabinet Cross Section (not to scale)



WITH LIGHT COVER

E1,2,3,4 | BLADE SIGN | Scale: 3/4" = 1'-0" | SQFT: 7.32

Manufacture and install four (4) double sided Blade Signs



3D VIEW

E2



Qty: 1

E3



Qty: 1

E4



Qty: 1

CUSTOMER APPROVAL	LANDLORD APPROVAL
BY:	BY:
DATE: ____ ☐ W/O CHGS ☐ W/ CHGS	DATE: ____ ☐ W/O CHGS ☐ W/ CHGS

PROJECT: Portillos

LOCATION:

LOCATIONS:
9200 Valley Rd. | Prescott Valley, Arizona 86314
2507 W. Villa Rita Dr. | Phoenix, Arizona 85023
800-257-5095

SIGNS PLUS

Account Executive: Gary Johnson

Designer: DF

Design Number: 7064

Job Number:

DATE: 03/06/2020

SCALE: AS NOTED

REVISIONS:
R1 03/18/20 DF
R2-06/11/2020 AL
R3-06/25/2020 AL

SHEET: 10 OF 18

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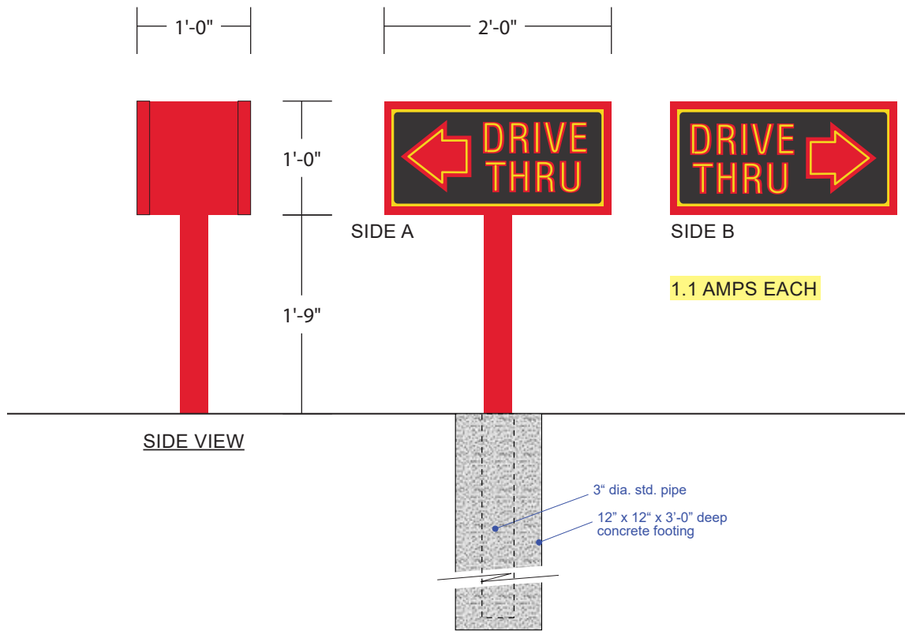
F1

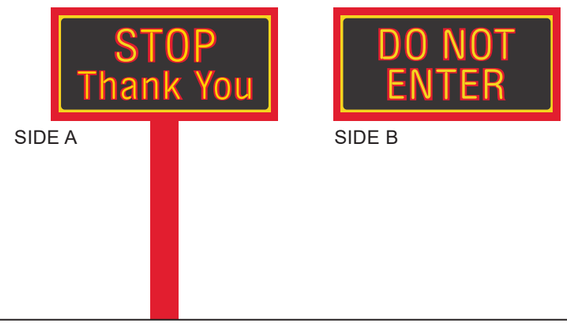


F1 | D/F ILLUMINATED DIRECTIONAL | Scale: 3/4" = 1'-0"

Manufacture and install five (5) d/f illuminated directionals.

Aluminum cabinets, retainers, supports & mounting plates, Scarlet Red painted finish. Polycarbonate faces with Black vinyl applied first surface and copy weeded out to shoe White, with 3M Yellow and 3M Regal Red vinyl applied on the inside surface.LED illuminated.

F2

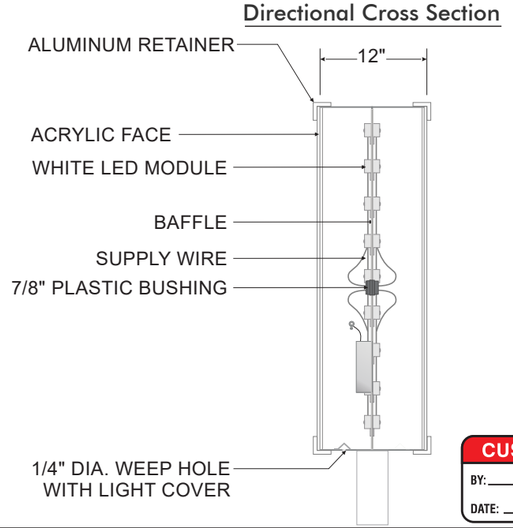


F2 | D/F ILLUMINATED DIRECTIONAL | Scale: 3/4" = 1'-0"

Manufacture and install one (1) d/f illuminated directionals.

Aluminum cabinets, retainers, supports & mounting plates, Scarlet Red painted finish. Polycarbonate faces with Black vinyl applied first surface and copy weeded out to shoe White, with 3M Yellow and 3M Regal Red vinyl applied on the inside surface.LED illuminated.

Directional Cross Section



CUSTOMER APPROVAL	LANDLORD APPROVAL
BY:	BY:
DATE: ____ ☐ W/O CHGS ☐ W/ CHGS	DATE: ____ ☐ W/O CHGS ☐ W/ CHGS

PROJECT: Portillos

LOCATION:

LOCATIONS:
9200 Valley Rd.
Prescott Valley, Arizona 86314
2507 W. Villa Rita Dr.
Phoenix, Arizona 85023
800-257-5095

SIGNS PLUS

Account Executive: Gary Johnson
Designer: DF
Design Number: 7064
Job Number:
DATE: 03/06/2020
SCALE: AS NOTED
REVISIONS:
R1 03/18/20 DF
R2-06/11/2020 AL
R3-06/25/2020 AL

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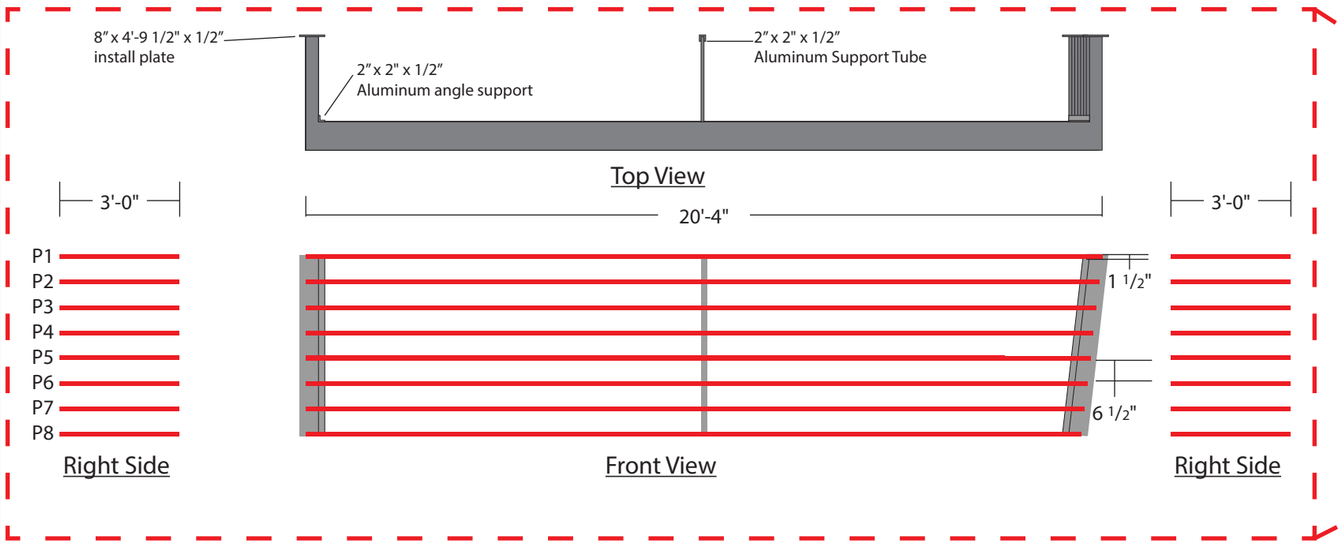



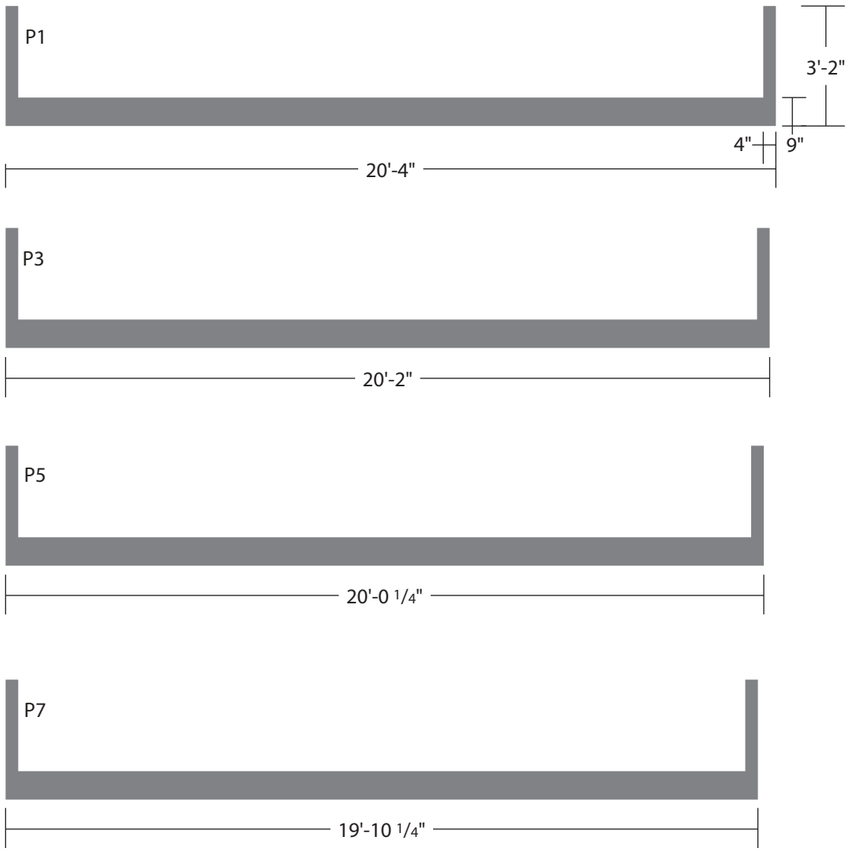

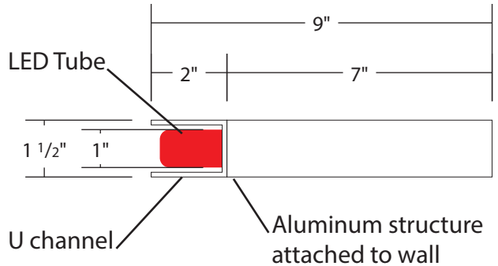

LED Section Detail

LED TUBE

Scale:
1/4"=1'-0"

CUSTOMER APPROVAL

BY: _____

DATE: _____ ☐ W/O CHGS ☐ W/ CHGS

LANDLORD APPROVAL

BY: _____

DATE: _____ ☐ W/O CHGS ☐ W/ CHGS

PROJECT: Portillos

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R3-06/25/2020 AL

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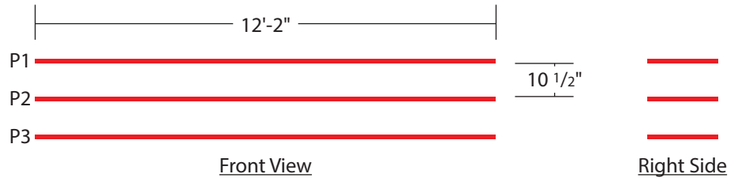
Top View



Top View

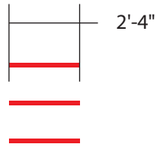


Front View

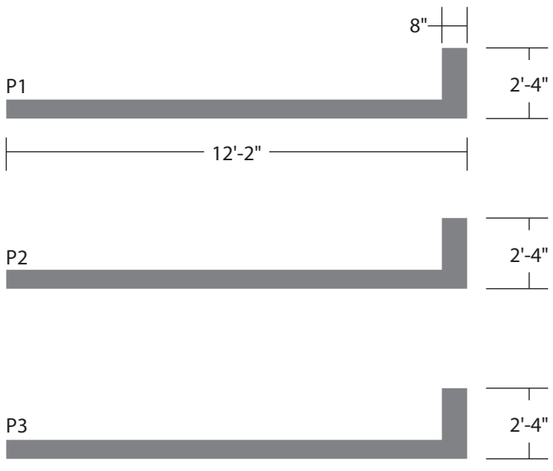
Right Side

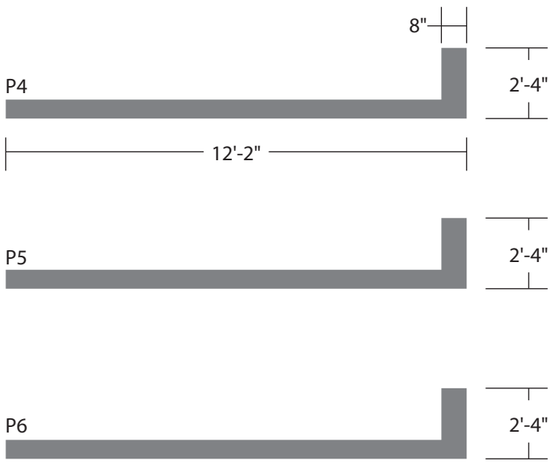


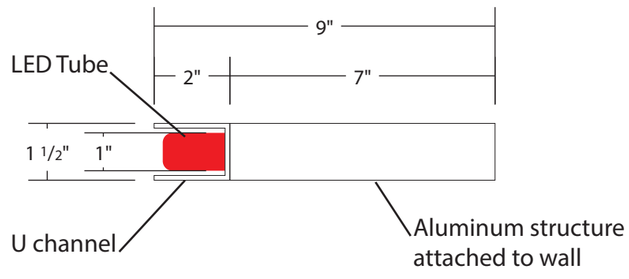
Front View



Right Side







LED Section Detail

LED TUBE

Scale:
1/4”=1’-0”

CUSTOMER APPROVAL

BY: _____

DATE: _____ ☐ W/O CHGS ☐ W/ CHGS

LANDLORD APPROVAL

BY: _____

DATE: _____ ☐ W/O CHGS ☐ W/ CHGS

PROJECT: Portillos

LOCATION:

LOCATIONS:
9200 Valley Rd.
Prescott Valley, Arizona 86314
2507 W. Villa Rita Dr.
Phoenix, Arizona 85023
800-257-5095

SIGNS PLUS

Account Executive: Gary Johnson

Designer: DF

Design Number: 7064

Job Number:

DATE: 03/06/2020

SCALE: AS NOTED

REVISIONS:
R1 03/18/20 DF
R2-06/11/2020 AL
R3-06/25/2020 AL

SHEET: 13 OF 18

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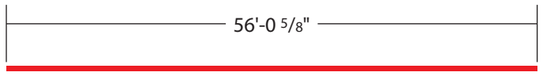
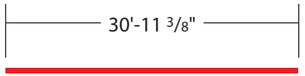


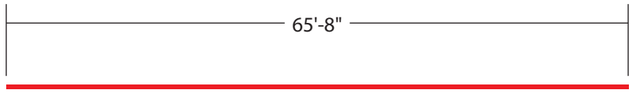
EAST ELEVATION



NORTH ELEVATION

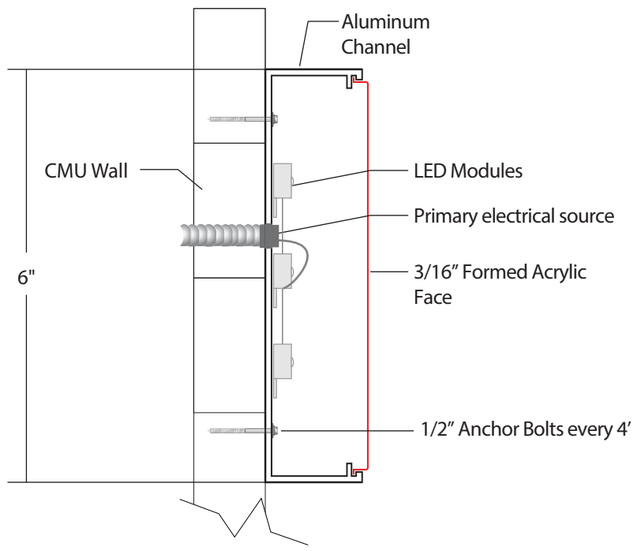


WEST ELEVATION



SOUTHEAST ELEVATION





CUSTOMER APPROVAL

BY: _____

DATE: _____ ☐ W/O CHGS ☐ W/ CHGS

LANDLORD APPROVAL

BY: _____

DATE: _____ ☐ W/O CHGS ☐ W/ CHGS

PROJECT: Portillos

LOCATION:

LOCATIONS:
9200 Valley Rd. | 2507 W. Villa Rita Dr.
Prescott Valley, Arizona 86314 | Phoenix, Arizona 85023
800-257-5095

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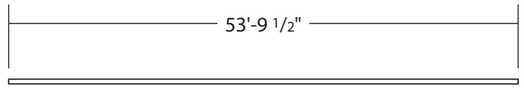

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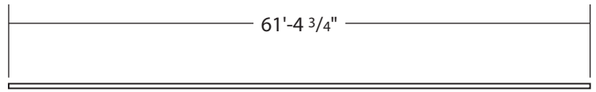
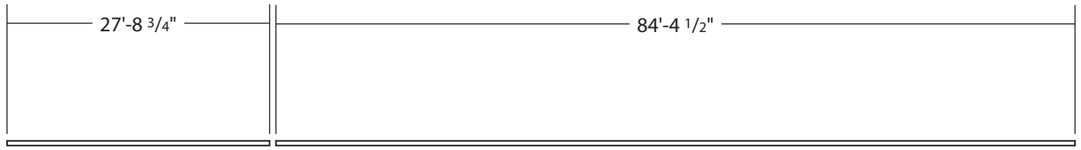


NORTH ELEVATION



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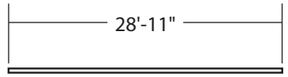
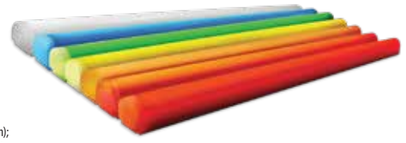


SOUTH ELEVATION

LEDStripe

Large-profile LED tubing



Specifications

Dimensions..... Width..... 1.00 in (25 mm)
Height..... 1.68 in (43 mm)
Lengths..... 1-ft (0.3-m)[1]; 2-ft (0.6-m); 4-ft (1.2-m); 6-ft (1.8-m) 8-ft (2.4-m); 10-ft (3.0-m)

Factory bends..... 12 in (305 mm) radius (radial and flat bend)

In-field bends..... Radial bend..... 14 ft (4.25 m)
Flat bend..... 19 ft (5.8 m)

Operating temperature..... -40° C to +70° C

Protection class IP66

Binning..... MacAdam Step 3[2]

Power per foot/meter..... 1.5 W/5.0 W (except 1-ft [0.3-m] piece at 3.0 W on average)

Power capacity ..... 60 ft (18.3 m) per SloanLED 100 W 24 VDC power supply

Colors ..... Red, Orange, Amber, True Yellow, Green, Blue, White (6500 K), Lemon Yellow

Mounting..... Round..... 701156
pre-mounting buttons
Slide and mount 400775
rectangle mounting buttons

Accessories..... Snap-on, colored joint and corner covers for clean finish:
Joint..... 701361-X
Outside corner 701362-X
Inside corner..... 701363-X
Step corner 701364-X

Item description	Approx. cut increments	Actual length
1-ft (0.3-m) Tube[1]	1 in (25 mm)	13.0 in (33.0 cm)
2-ft (0.6-m) Tube	3 in (75 mm)	25.0 in (63.5 cm)
4-ft (1.2-m) Tube		49.0 in (124.5 cm)
6-ft (1.8-m) Tube		73.5 in (186.7 cm)
8-ft (2.4-m) Tube		97.5 in (247.7 cm)
10-ft (3.0-m) Tube		121.5 in (308.6 cm)

Ordering information[3]

Color	Part number	Color	Part number
Red	701189-XH	Green	701189D-G-X
Orange	701189-A-XD	Blue	701189A-B-XD
Amber	701189-Y-XD	White	701189E-W-X
True Yellow	701189-YT-X	Lemon Yellow[4]	701189E-WY-X

3 "X" in part number denotes length (0.3-m [1-ft]; 0.6-m [2-ft]; 1.2-m [4-ft]; 1.8-m [6-ft]; 2.4-m [8-ft]; or 3.0-m [10-ft])
4 Lemon Yellow illuminates lighter than its daytime color. Lemon Yellow daytime color is Amber.



CUSTOMER APPROVAL
BY: _____
DATE: _____ ☐ W/O CHGS ☐ W/ CHGS

LANDLORD APPROVAL
BY: _____
DATE: _____ ☐ W/O CHGS ☐ W/ CHGS

PROJECT: Portillos

LOCATION:

LOCATIONS:
9200 Valley Rd. Prescott Valley, Arizona 86314 | 2507 W. Villa Rita Dr. Phoenix, Arizona 85023
800-257-5095

SIGNS PLUS

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R3-06/25/2020 AL

SHEET: 15 OF 18

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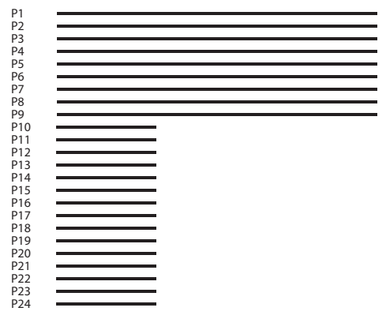
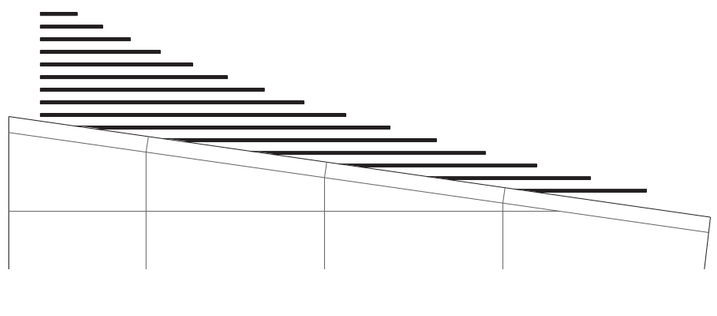
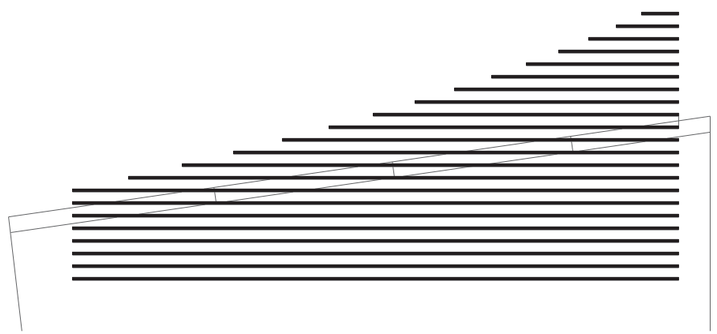


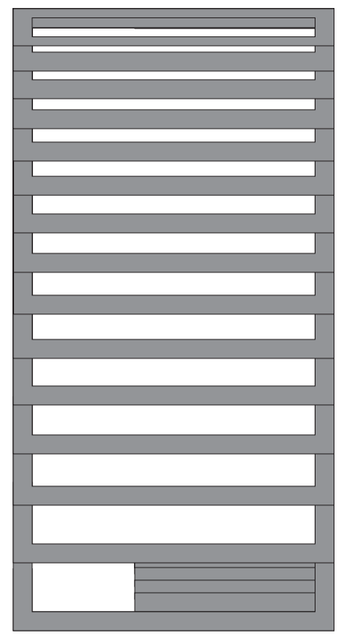
Left Side
(Right side similiar to left)



Front View

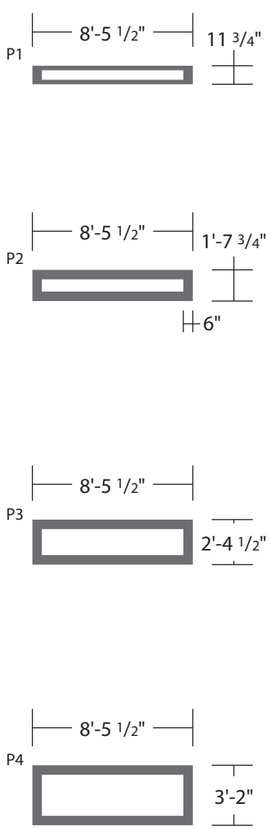


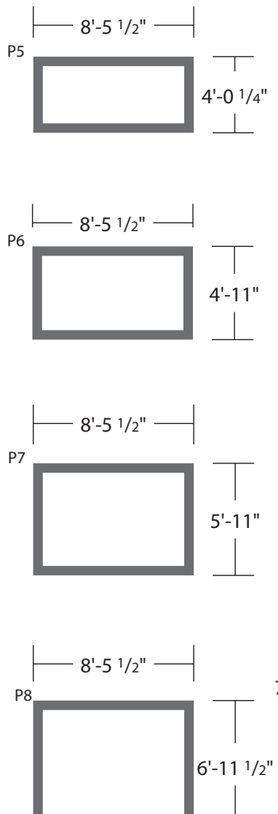
Back View

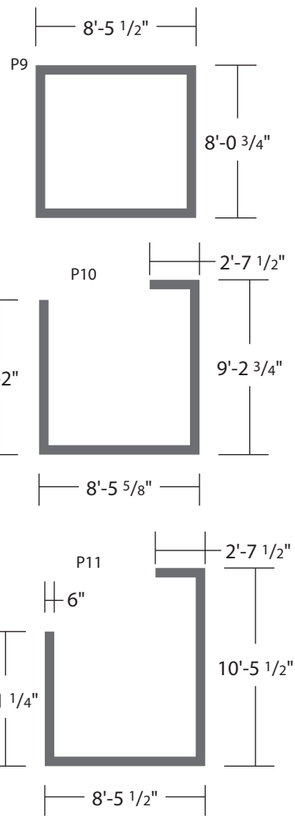


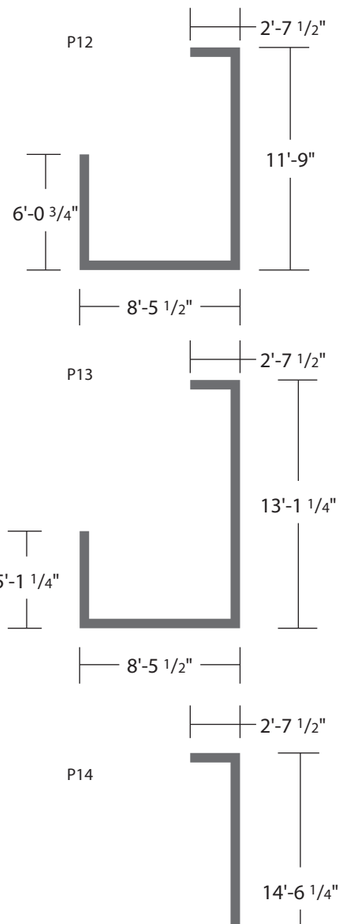
Top View

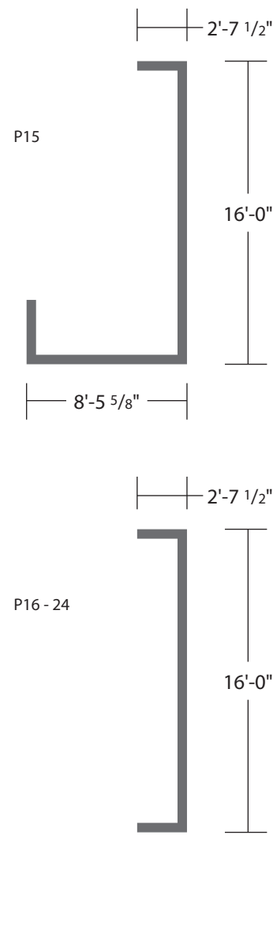












ROOF PANELS

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

CUSTOMER APPROVAL
BY: _____
DATE: _____ W/O CHGS W/ CHGS

LANDLORD APPROVAL
BY: _____
DATE: _____ W/O CHGS W/ CHGS

PROJECT: Portillos

LOCATION:

LOCATIONS:
9200 Valley Rd. | 2507 W. Villa Rita Dr.
Prescott Valley, Arizona 86314 | Phoenix, Arizona 85023
800-257-5095

SIGNS PLUS

Account Executive: Gary Johnson

Designer: DF

Design Number: 7064

Job Number:

DATE: 03/06/2020

SCALE: AS NOTED

REVISIONS:
R1 03/18/20 DF
R2-06/11/2020 AL
R3-06/25/2020 AL

SHEET: 16 OF 18

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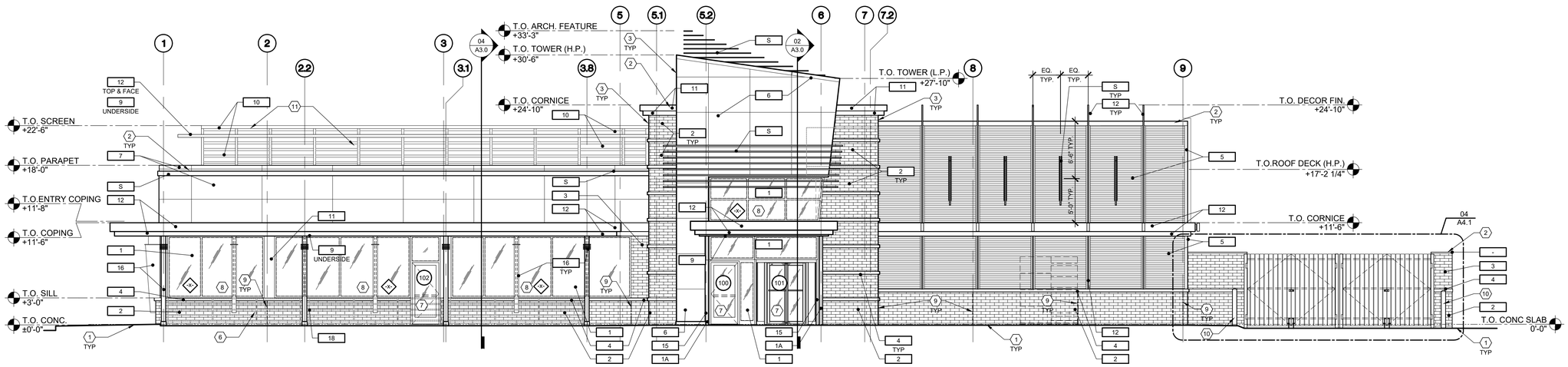
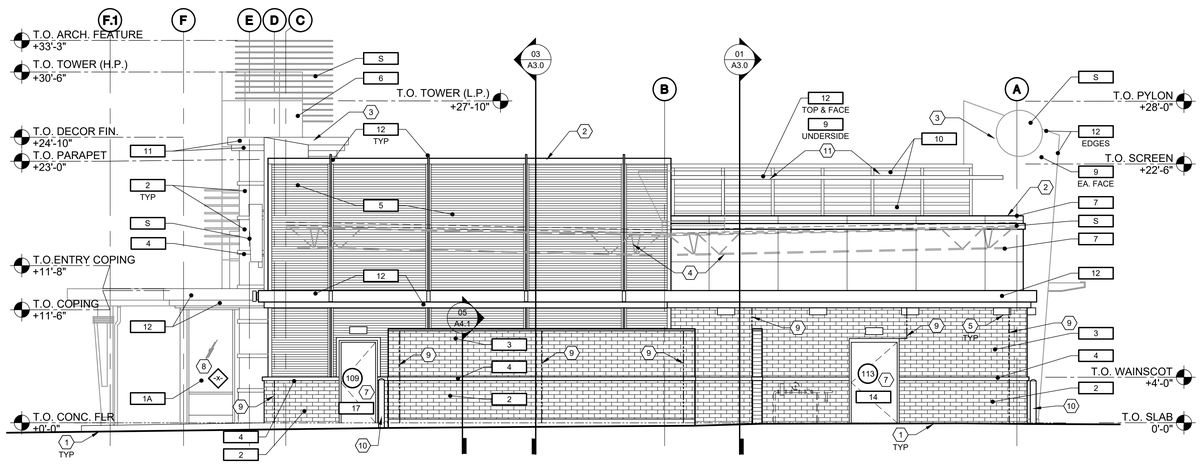


01 east elevation (front)

SCALE | 3/16" = 1'-0"



02 north elevation (side)

SCALE | 3/16" = 1'-0"

general notes

A. GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL SOLID BLOCKING FOR ALL EXTERIOR LIGHTING FIXTURES, AWNINGS, AND SIGNS. BLOCKING TO INCLUDE HORIZONTAL 2x FRAMING BETWEEN STUDS & MIN. 2 S.F. OF 5/8" PLYWOOD SHEATHING AT ALL JUNCTION BOXES. ALL BLOCKING IN EXTERIOR WALLS SHALL BE FRT LUMBER/PLYWOOD.

B. THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL REQUIRED WALL BLOCKING REQUIRED FOR SIGN ANCHORS & IS RESPONSIBLE FOR INSTALLATION OF PRIMARY ELECTRIC TO SIGNS AS REQUIRED.
NO EXTERIOR IDENTIFICATION SIGNS ARE PART OF THE BUILDING PORTION PLAN SUBMISSION OR APPROVAL. PRIOR TO INSTALLING OR ERECTING A SIGN, AN APPLICATION AND APPROPRIATE SUBMISSION SHALL BE MADE TO THE AUTHORITY HAVING JURISDICTION FOR REVIEW, APPROVAL, AND ISSUANCE OF A SIGN PERMIT THE SIGN CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPROVAL AND INSTALLATION OF ALL SIGNS ON THIS PROJECT.

C. IF THE INSTALLATION OF ANY SIGNS REQUIRES THE PENETRATION OF THE ROOFING MEMBRANE, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER REPAIR OF THESE PENETRATIONS. ONE PENETRATION PER LETTER FOR ELECTRICAL CONDUIT ONLY. NO MOUNTING PENETRATIONS ALLOWED. MUST NOT VOID WARRANTY.

D. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO CLEAN ALL NEW EXTERIOR FINISHES AND MATERIALS AS REQUIRED FOR FINISHED APPEARANCE.

E. SEE FINISH SCHEDULE FOR EXTERIOR FINISHES AND SPECIFICATIONS.

F. GC SHALL BE RESPONSIBLE TO INSTALL ALL WEATHER-STRIPPING, SWEEPS AND THRESHOLDS ON ALL EXTERIOR DOORS (INCLUDING AUTOMATIC DOORS.)

G. SEE DOOR SCHEDULE AND WINDOW SCHEDULE, SHEET **Axxxx.**

H. FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OF ALL FINISH MATERIALS AND STOREFRONT FRAMING.

keyed notes

NOTE: NOT ALL NOTES BELOW MAY BE USED OR SHOWN ON THIS SHEET

1. APPROXIMATE FINISHED GRADE. SEE SITE GRADING PLAN.
2. METAL PARAPET CAP FLASHING, REFER TO WALL SECTIONS & DETAILS.
3. WRAP FINISHES COMPLETELY AROUND ALL SIDES (INCLUDING BACK) OF HIGH WALL AT CHANGE OF PARAPET HEIGHTS.
4. APPROXIMATE LOCATION OF ROOF LINE AND FRAMING.
5. EXTERIOR LIGHTS, REFER TO LIGHTING FIXTURE SCHEDULE.
6. PATIO RAILING - SEE DETAILS **A1.5.**
7. EXTERIOR DOOR, REFER TO DOOR SCHEDULE & DETAILS SHEET **Axxx**
8. EXTERIOR WINDOW, REFER TO WINDOW SCHEDULE & DETAILS SHEET **Axxxx**.
9. MASONRY EXPANSION / CONTROL JOINT TYPICAL. AT MINIMUM LOCATE AS SHOWN AND ADDITIONALLY AS REQUIRED PER INDUSTRY STANDARDS.
10. CONCRETE FILLED STEEL PIPE BOLLARD. SEE DETAIL **03/A1.5**
11. ROOF TOP MOUNTED EQUIPMENT SCREEN.
12. OVERFLOW ROOD DRAIN OUTLET WITH LAMBS TONGUE FITTING
13.

material finish schedule

reference key	material	material specification
1	ALUMINUM STOREFRONT	2"W x 4-1/2"D THERMALLY BROKEN PRE-FIN. ALUM. STOREFRONT W/ 1" INSULATED GLASS CENTER SET, OLD CASTLE SERIES 3000XT OUTSIDE GLAZED OR EQUAL COLORS: GLASS, "SOLAR GRAY" SOLARBAN 60 (TEMPERED AS REQUIRED.), ALUM. CLEAR ANOD.
1A	ALUMINUM STOREFRONT	2"W x 4-1/2"D NON-THERMALLY BROKEN PRE-FIN. ALUM. STOREFRONT W/ 1/4" CENTER SET, OLD CASTLE SERIES FG-1000 OUTSIDE GLAZED OR EQUAL COLORS: GLASS, CLEAR (TEMPERED AS REQUIRED.), ALUM. CLEAR ANOD.
2	FACE BRICK	UTILITY SIZE FACE BRICK RUNNING BOND SIOUX CITY BRICK COLOR: EBONITE SMOOTH
3	FACE BRICK	UTILITY SIZE FACE BRICK RUNNING BOND SIOUX CITY BRICK COLOR: RED/BROWN RANGE
4	PRECAST STONE TRIM	SMOOTH FACE CAST STONE TRIM PIECES SIZE AND SHAPE VARY RENASSIANCE STONE COLOR: ALABASTER
5	CORRUGATED WALL PANEL	PRE-FINISHED 7/8" DEEP CORRUGATED WALL PANELS, 24GA. STEEL WITH TRIM PAC-CLAD PETERSEN COLOR: COLONIAL RED
6	COMPOSITE WALL PANEL	PRE-FINISHED QUICKPANEL WALL PANEL SYSTEM WITH MATCHING TRIM COLOR: BONE WHITE
7	COMPOSITE WALL PANEL	PRE-FINISHED QUICKPANEL WALL PANEL SYSTEM WITH MATCHING TRIM COLOR: SILVERSMITH
8	COMPOSITE WALL PANEL	PRE-FINISHED QUICKPANEL WALL PANEL SYSTEM WITH MATCHING TRIM COLOR: RUBY RED
9	MISC. BRAKE METAL	PAC-CLAD PETERSEN COLOR: CARDINAL RED

reference key	material	material specification
10	RIBBED METAL PANEL	PRECISION SERIES WALL PANEL HIGHLINE C2, (CLIP) 24GA. STEEL PAC-CLAD PETERSEN COLOR: CHARCOAL
11	MISC. BRAKE METAL	PAC-CLAD PETERSEN COLOR: BONE WHITE
12	MISC. BRAKE METAL	PAC-CLAD PETERSEN COLOR: SILVERSMITH
13	SOFFIT PANELS	PRE-FINISHED SOFFIT PANELS PAC-850 HALF VENT, .032 ALUM. WITH TRIM PAC-CLAD PETERSEN OR EQUAL COLOR: CARDINAL RED
14	STAINLESS STEEL	BRUSHED. REFER TO DOOR SCHEDULE SHEET A8.0
15	MISC. BRAKE METAL	CLEAR ANOD. ALUM. TO MATCH STOREFRONT
16	MISC. BRAKE METAL	PAC-CLAD PETERSEN COLOR: CHARCOAL
17	PAINT	PAINT DOOR AND TRIM TO MATCH ADJACENT SURFACES
18	METAL FENCE	ORNAMENTAL IRON FENCE OR EQUAL, SEE DETAIL DRAWING A1.3, POWDER COAT COLOR: TBD
19	MISC. BRAKE METAL	PAC-CLAD PETERSEN COLOR: SILVERSMITH
S	ORNAMENTAL FEATURE	REFER TO A5 SERIES DRAWINGS & SIGN PACKAGE

architect + engineer

wd innovation at scale

7007 DISCOVERY BLVD
DUBLIN, OH 43017
614.634.7000 T

WDPARTNERS.COM

project no. | PRTNS0002

owner

Portillo's® BEEF • BURGERS • SALADS

Portillo's Hot Dogs, LLC
2001 Spring Road, Ste 400
Oak Brook, IL 60523

project info

WEST TOWNE MALL
522 S. GAMMON ROAD
MADISON, WI 53719

prototype:
DINER 2

issue dates

submission: date
PERMIT 00/00/00
BID -
CONSTRUCTION -

revisions:
/ # \ description date

75% INITIAL REVIEW 12-16-2020

designed by: NM
checked by: dlm

seal

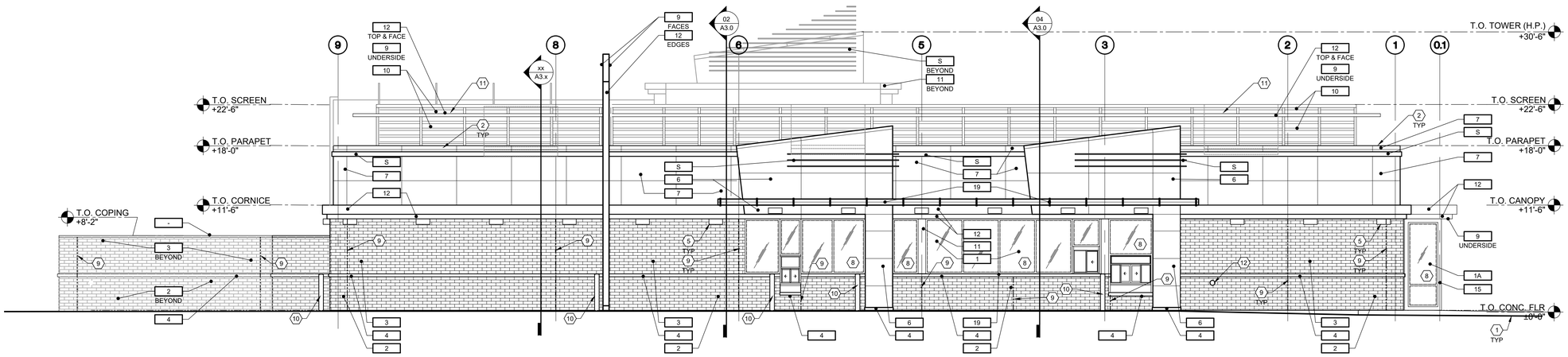
sheet info

EXTERIOR ELEVATIONS

A2.0

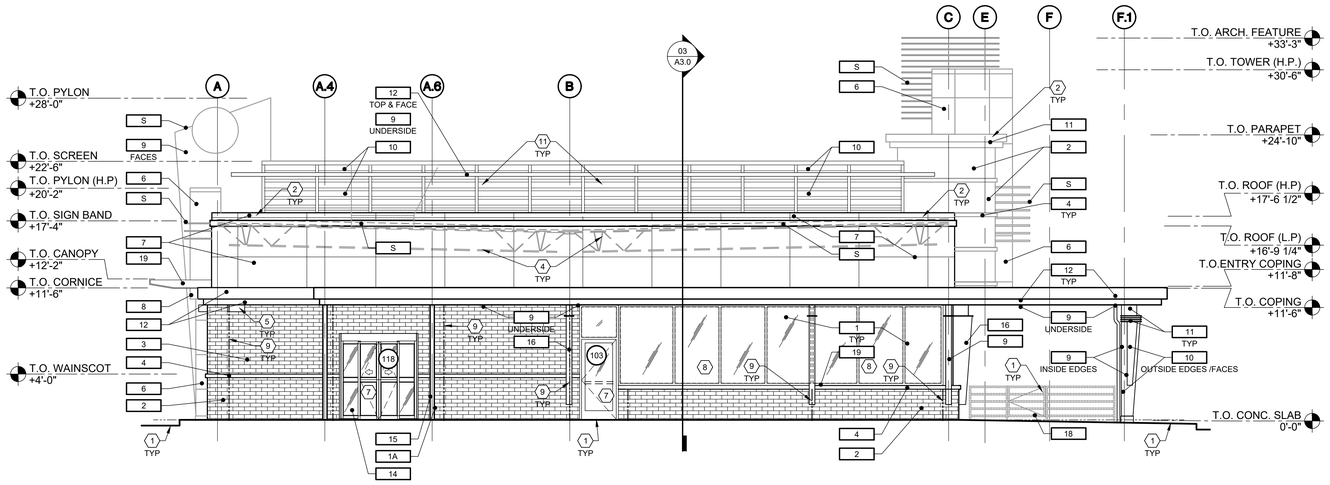
electrical | mechanical | plumbing | equipment | architectural | structural | landscape | civil

file: P:\PRTNS\PRTNS0002_W_Madison,WI_Madison\03-Build\02-Arch_Eng\10-Cnst\Drwl\PRTNS0002e_A2.0_Exterior Elevations.dwg plotted: 12/15/2020 1:05 PM (wdall)



01 west elevation (rear)

SCALE | 3/16" = 1'-0"



02 south elevation (side)

SCALE | 3/16" = 1'-0"

general notes

A. GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL SOLID BLOCKING FOR ALL EXTERIOR LIGHTING FIXTURES, AWNINGS, AND SIGNS. BLOCKING TO INCLUDE HORIZONTAL 2x FRAMING BETWEEN STUDS & MIN. 2 S.F. OF 5/8" PLYWOOD SHEATHING AT ALL JUNCTION BOXES. ALL BLOCKING IN EXTERIOR WALLS SHALL BE FRT LUMBER/PLYWOOD.

B. THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL REQUIRED WALL BLOCKING REQUIRED FOR SIGN ANCHORS & IS RESPONSIBLE FOR INSTALLATION OF PRIMARY ELECTRIC TO SIGNS AS REQUIRED.
NO EXTERIOR IDENTIFICATION SIGNS ARE PART OF THE BUILDING PORTION PLAN SUBMISSION OR APPROVAL. PRIOR TO INSTALLING OR ERECTING A SIGN, AN APPLICATION AND APPROPRIATE SUBMISSION SHALL BE MADE TO THE AUTHORITY HAVING JURISDICTION FOR REVIEW, APPROVAL, AND ISSUANCE OF A SIGN PERMIT THE SIGN CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPROVAL AND INSTALLATION OF ALL SIGNS ON THIS PROJECT.

C. IF THE INSTALLATION OF ANY SIGNS REQUIRES THE PENETRATION OF THE ROOFING MEMBRANE, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER REPAIR OF THESE PENETRATIONS. ONE PENETRATION PER LETTER FOR ELECTRICAL CONDUIT ONLY. NO MOUNTING PENETRATIONS ALLOWED. MUST NOT VOID WARRANTY.

D. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO CLEAN ALL NEW EXTERIOR FINISHES AND MATERIALS AS REQUIRED FOR FINISHED APPEARANCE.

E. SEE FINISH SCHEDULE FOR EXTERIOR FINISHES AND SPECIFICATIONS.

F. GC SHALL BE RESPONSIBLE TO INSTALL ALL WEATHER-STRIPPING, SWEEPS AND THRESHOLDS ON ALL EXTERIOR DOORS (INCLUDING AUTOMATIC DOORS.)

G. SEE DOOR SCHEDULE AND WINDOW SCHEDULE, SHEET **Axxxx.**

H. FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OF ALL FINISH MATERIALS AND STOREFRONT FRAMING.

keyed notes

NOTE: NOT ALL NOTES BELOW MAY BE USED OR SHOWN ON THIS SHEET

1. APPROXIMATE FINISHED GRADE. SEE SITE GRADING PLAN.
2. METAL PARAPET CAP FLASHING, REFER TO WALL SECTIONS & DETAILS.
3. WRAP FINISHES COMPLETELY AROUND ALL SIDES (INCLUDING BACK) OF HIGH WALL AT CHANGE OF PARAPET HEIGHTS.
4. APPROXIMATE LOCATION OF ROOF LINE AND FRAMING.
5. EXTERIOR LIGHTS, REFER TO LIGHTING FIXTURE SCHEDULE.
6. PATIO RAILING - SEE DETAILS **A1.5.**
7. EXTERIOR DOOR, REFER TO DOOR SCHEDULE & DETAILS SHEET **Axxx**
8. EXTERIOR WINDOW, REFER TO WINDOW SCHEDULE & DETAILS SHEET **Axxxx**.
9. MASONRY EXPANSION / CONTROL JOINT TYPICAL. AT MINIMUM LOCATE AS SHOWN AND ADDITIONALLY AS REQUIRED PER INDUSTRY STANDARDS.
10. CONCRETE FILLED STEEL PIPE BOLLARD. SEE DETAIL **03/A1.5**
11. ROOF TOP MOUNTED EQUIPMENT SCREEN.
12. OVERFLOW ROOD DRAIN OUTLET WITH LAMBS TONGUE FITTING
13.

material finish schedule

reference key	material	material specification
1	ALUMINUM STOREFRONT	2"W x 4-1/2"D THERMALLY BROKEN PRE-FIN. ALUM. STOREFRONT W/ 1" INSULATED GLASS CENTER SET, OLD CASTLE SERIES 3000XT OUTSIDE GLAZED OR EQUAL COLORS: GLASS, "SOLAR GRAY" SOLARBAN 60 (TEMPERED AS REQUIRED.), ALUM. CLEAR ANOD.
1A	ALUMINUM STOREFRONT	2"W x 4-1/2"D NON-THERMALLY BROKEN PRE-FIN. ALUM. STOREFRONT W/ 1/4" CENTER SET, OLD CASTLE SERIES FG-1000 OUTSIDE GLAZED OR EQUAL COLORS: GLASS, CLEAR (TEMPERED AS REQUIRED.), ALUM. CLEAR ANOD.
2	FACE BRICK	UTILITY SIZE FACE BRICK RUNNING BOND SIOUX CITY BRICK COLOR: EBONITE SMOOTH
3	FACE BRICK	UTILITY SIZE FACE BRICK RUNNING BOND SIOUX CITY BRICK COLOR: RED/BROWN RANGE
4	PRECAST STONE TRIM	SMOOTH FACE CAST STONE TRIM PIECES SIZE AND SHAPE VARY RENASSIANCE STONE COLOR: ALABASTER
5	CORRUGATED WALL PANEL	PRE-FINISHED 7/8" DEEP CORRUGATED WALL PANELS, 24GA. STEEL WITH TRIM PAC-CLAD PETERSEN COLOR: COLONIAL RED
6	COMPOSITE WALL PANEL	PRE-FINISHED QUICKPANEL WALL PANEL SYSTEM WITH MATCHING TRIM COLOR: BONE WHITE
7	COMPOSITE WALL PANEL	PRE-FINISHED QUICKPANEL WALL PANEL SYSTEM WITH MATCHING TRIM COLOR: SILVERSMITH
8	COMPOSITE WALL PANEL	PRE-FINISHED QUICKPANEL WALL PANEL SYSTEM WITH MATCHING TRIM COLOR: RUBY RED
9	MISC. BRAKE METAL	PAC-CLAD PETERSEN COLOR: CARDINAL RED

reference key	material	material specification
10	RIBBED METAL PANEL	PRECISION SERIES WALL PANEL HIGHLINE C2, (CLIP) 24GA, STEEL PAC-CLAD PETERSEN COLOR: CHARCOAL
11	MISC. BRAKE METAL	PAC-CLAD PETERSEN COLOR: BONE WHITE
12	MISC. BRAKE METAL	PAC-CLAD PETERSEN COLOR: SILVERSMITH
13	SOFFIT PANELS	PRE-FINISHED SOFFIT PANELS PAC-850 HALF VENT, .032 ALUM. WITH TRIM PAC-CLAD PETERSEN OR EQUAL COLOR: CARDINAL RED
14	STAINLESS STEEL	BRUSHED. REFER TO DOOR SCHEDULE SHEET A8.0
15	MISC. BRAKE METAL	CLEAR ANOD. ALUM. TO MATCH STOREFRONT
16	MISC. BRAKE METAL	PAC-CLAD PETERSEN COLOR: CHARCOAL
17	PAINT	PAINT DOOR AND TRIM TO MATCH ADJACENT SURFACES
18	METAL FENCE	ORNAMENTAL IRON FENCE OR EQUAL, SEE DETAIL DRAWING A1.3, POWDER COAT COLOR: TBD
19	MISC. BRAKE METAL	PAC-CLAD PETERSEN COLOR: SILVERSMITH
S	ORNAMENTAL FEATURE	REFER TO A5 SERIES DRAWINGS & SIGN PACKAGE

architect + engineer

wd innovation at scale

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WDPARTNERS.COM

project no. | PRTNS0002

owner

Portillo's® BEEF • BURGERS • SALADS

Portillo's Hot Dogs, LLC
2001 Spring Road, Ste 400
Oak Brook, IL 60523

project info

WEST TOWNE MALL
522 S. GAMMON ROAD
MADISON, WI 53719

prototype:
DINER 2

issue dates

submission:	date
PERMIT	00/00/00
BID	-
CONSTRUCTION	-

revisions:

#	description	date

75% INITIAL REVIEW 12-16-2020

designed by: NM
checked by: dlm

seal

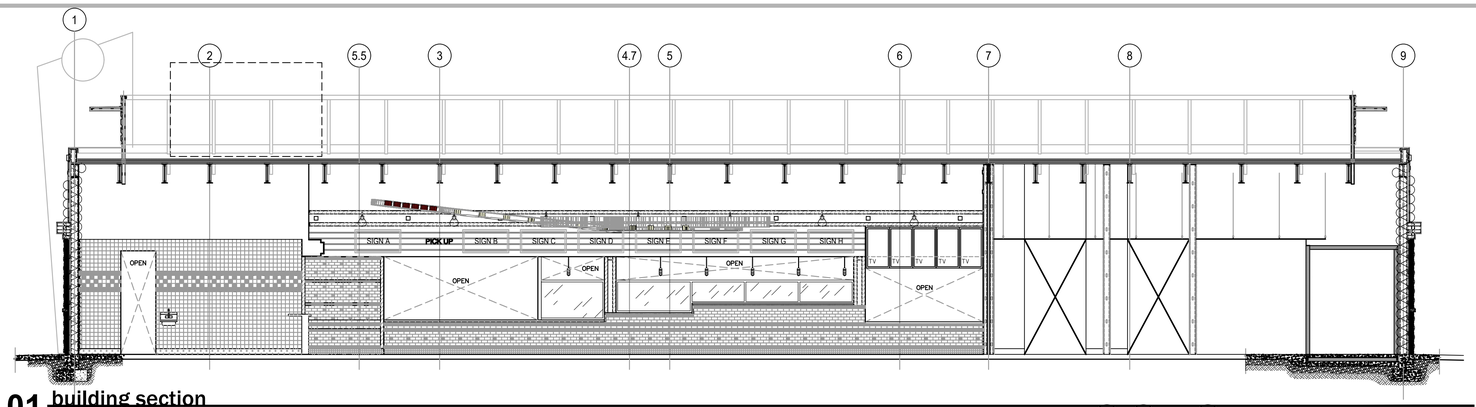
sheet info

EXTERIOR ELEVATIONS

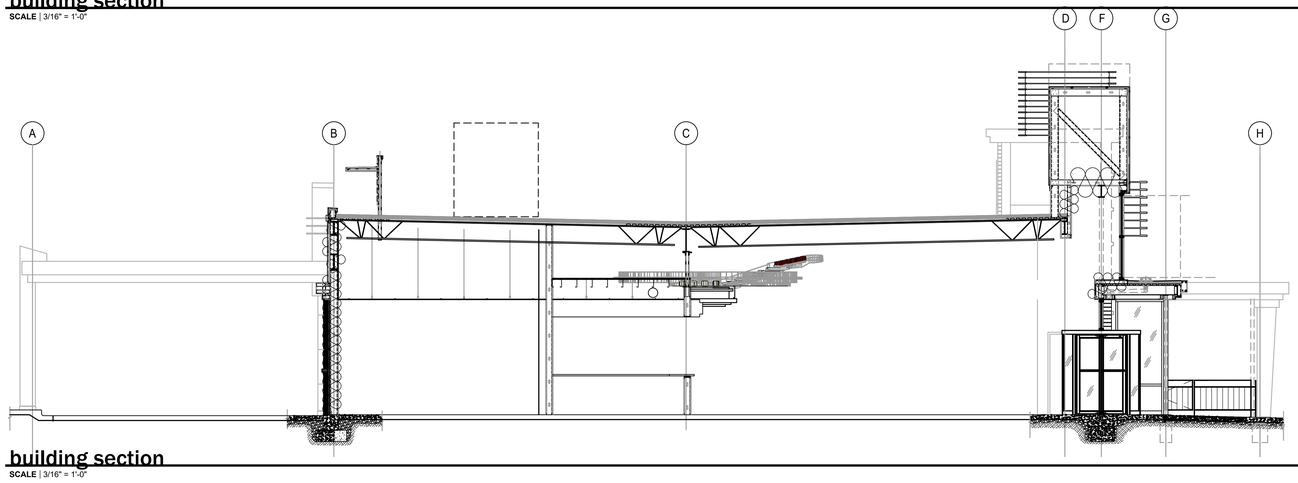
A2.1

electrical | mechanical | plumbing | equipment | architectural | structural | landscape | civil

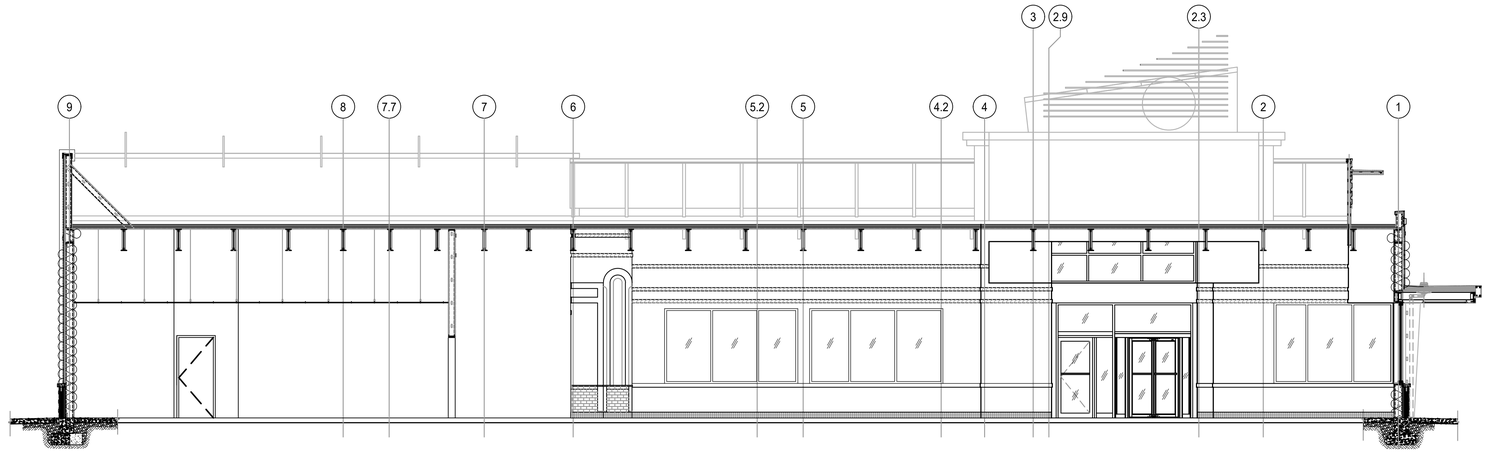
file | P:\PRTNS\PRTNS0002_W_Madison\Dbs\Build\2-xrvts_Dgn\WD-Core\Docs\PRTNS0002A_A2.0_Exterior Elevations.dwg plotted | 12/15/2020 1:57 PM (wdall)



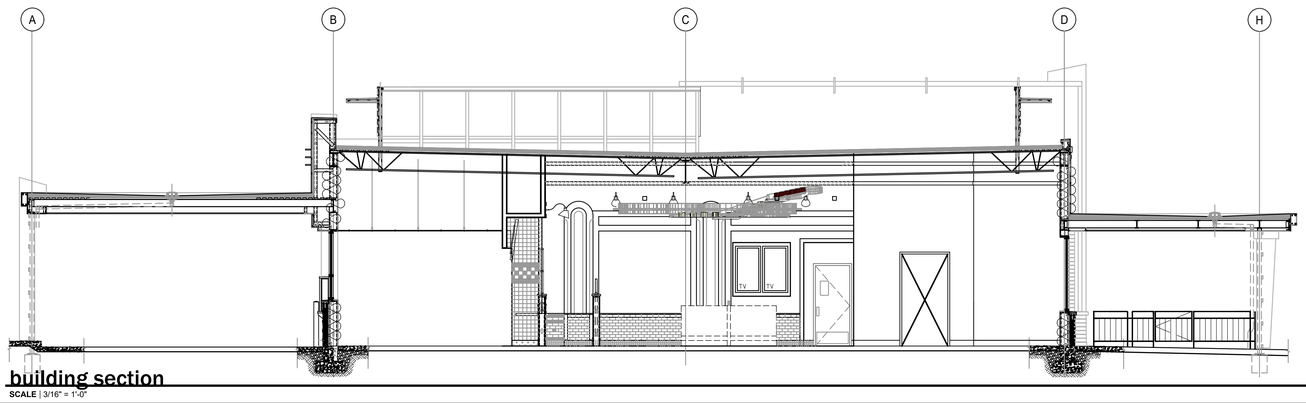
01 building section
SCALE | 3/16" = 1'-0"



02 building section
SCALE | 3/16" = 1'-0"



03 building section
SCALE | 3/16" = 1'-0"



04 building section
SCALE | 3/16" = 1'-0"

keyed notes
NOTE: NOT ALL NOTES BELOW MAY BE USED OR SHOWN ON THIS SHEET

1. FACE BRICK RUNNING BOND WITH 1-1/2" R-7.5 RIGID INSULATION IN VOID BELOW ROOF LINE OVER "TYVEK" HOME WRAP ON 5/8" PLYWD. SHEATHING, SEE EXT. ELEV'S. FOR COLOR AND EXTENT.
2. 5/8" GYP. WALL BOARD OVER VAPOR BARRIER ON METAL STUDS WITH R-13 BATT INSULATION, ON EXTERIOR WALLS.
3. PRE-FINISHED METAL CANOPY SLOPE AWAY FROM BUILDING. REFER TO ELEVATIONS FOR COLORS.
4. PRE-FINISHED METAL CLADDING OVER 5/8" W.P. PLYWD., SEE EXT. ELEV'S. FOR EXTENT.
5. PRE-FINISHED COMPOSITE WALL PANEL SYSTEM WITH REVEALS AND MATCHING TRIM OVER "TYVEK" HOME WRAP ON 5/8" PLYWOOD SHEATHING, SEE EXT. ELEV'S. FOR COLOR.
6. 1/4" CLEAR GLASS TEMPERED GLASS CENTER SET IN NON-THERMAL OLD CASTLE SERIES FG-1000 OR APPROVED EQUAL. FINISH TO BE CLEAR ANODIZED ALUMINUM.
7. CONC. FOUNDATION WALLS AND FOOTING WITH 2" THICK R-10 CONTINUOUS RIGID PERIMETER INSULATION., SEE STRUC. DRW'GS. FOR SIZING AND RE-INFORCEMENT.
8. ILLUM. BLADE, SEE SIGNAGE DRW'GS. FOR SIZE AND EXTENT BY SIGN CONTRACTOR.
9. FLASHING WITH MORTAR NET AND OPEN HEAD WEEP HOLES AT 24" O.C. (MAX.) PER TMS SECTION 402.
10. PRE-FINISHED CORRUGATED WALL PANEL SYSTEM WITH MATCHING TRIM ON METAL FURRING CHANNELS OVER "TYVEK" HOME WRAP ON 5/8" PLYWOOD SHEATHING, SEE EXT. ELEV'S. FOR COLOR.
11. COMPACTED FILL MATERIAL.
12. 12 TYPICAL FLOOR SLAB CONSTRUCTION, SEE STRUC. DRW'GS. AND DRW'G. A-2.0 FOR FLOOR FINISHES.
13. EXTERIOR PAVING, SEE CIVIL DRW'GS. FOR TYPE AND EXTENT.
14. PRE-FINISHED METAL DOWNSPOUT TIED INTO PVC STORM BOOT WITH ADAPTER 12" ABOVE GRADE, SEE DRAWING A-3.0 AND EXT. BUILDING ELEV'S.
15. BUILTUP CORNICE, EXTERIOR GRADE PLYWOOD OVER LIGHT GAUGE METAL FRAMING, FOR PRE-FINISHED METAL CLADDING, SEE A-5 DRW'GS. FOR DETAIL AND EXT. ELEV'S. FOR COLOR AND EXTENT.
16. TYPICAL ROOF CONSTRUCTION, SEE DRW'G. A-3.0.
17. BAR JOISTS, SEE STRUC. DRW'GS. FOR SIZES AND LAYOUT
18. STEEL BEAM AND/OR COLUMN, SEE STRUC. DRW'GS. FOR SIZES AND LAYOUT.
19. PRE-FINISHED METAL PANEL CEILING/ SOFFIT SYSTEM, SEE REFLECTED CEILING PLAN AND FINISH SCHEDULE.
20. RUN ROOFING MEMBRANE FULLY ADHERED UP PARAPET AND UNDER COPING.
21. PRESSURE TREATED WOOD BLOCKING ANCHORED TO FRAMING, PRE-FINISHED METAL CLAD IF EXPOSED.
22. CONTINUOUS 1/2" EXPANSION JOINT
23. PRE-FINISHED METAL COPING ON 5/8" W.P. PLYWD. WITH CONTINUOUS DRIP EDGES, PITCH TOWARD ROOF SIDE OF WALL, SEE EXT. ELEV'S. FOR EXTENT AND COLOR.
24. 5/8" GYP. BOARD AND METAL SOFFIT, SEE INTERIOR ELEVATIONS FOR EXTENT AND FINISHES.
25. COOLER/FREEZER PANELS. RE: KITCHEN EQUIPMENT DRW'GS
26. STAINLESS STEEL CLOSURE PIECE BY CEILING CONTRACTOR ATTACHED TO TOP OF COOLER, FLUSH WITH FACE, TO EXTEND TO CEILING.
27. CAST STONE TRIM PIECES, SEE EXT.ELEV'S. AND 5-SERIES DRW'GS.
28. PRIMED TUBE STEEL SUPPORT STRUT PLYLON SIGN, SEE STRUC. DRW'GS.
29. GALVANIZED FLEXIBLE DOVETAIL ANCHORS EVERY 16" O.C VERTICALLY.
30. FRYE REGLET FASTEN TO SHEATHING.
31. PPG "SOLARGRAY" SOLARBAN 60 (2) GLASS BELOW + CLEAR INSULATED GLASS. GLASS UNIT SET IN OLDCASTLE SERIES 3000 - THERMAL MULTI-PLANE STOREFRONT OR APPROVED EQUAL. FINISH TO BE CLEAR ANODIZED ALUM.
32. AREA OF ROOF DRAIN, SEE PLUMBING DRW'GS. & DTL. 6/A-3.1.
33. R-38 BATT INSULATION BETWEEN JOISTS.
34. CAST STONE SILL WITH CONT. DRIP EDGE ANCHORED TO ADJACENT MASONRY, SEE EXT. ELEV'S. FOR EXTENT AND MATERIAL.
35. UNDISTURBED SOIL
36. NON-ILLUM. BLADE, SEE SIGNAGE DRW'GS. FOR SIZE AND EXTEN BY SIGN CONTRACTOR.
37. PRE-FINISHED RIBBED MTL SCREEN WALL WITH MATCHING CAP & TRIM, SEE EXT. ELEV'S. FOR COLOR AND EXTENT.
38. FOR CEILING TYPE AND FINISH SEE SHEET A-2.1.
39. CAST STONE CAP WITH CONT. DRIP EDGE BOTH SIDES ANCHORED TO ADJACENT MASONRY, SEE DETAILS ON A-5 DRW'GS. AND EXTERIOR ELEV'S. FOR EXTENT.
40. PRE-FINISHED METAL CLADDING OVER 5/8" EXTERIOR GRADE PLYWOOD COLUMN COVER, OR FAUX COLUMN COVER, WITH DECORATIVE FINS, SEE EXT. ELEV'S. FOR EXTENT.
41. PRE-FINISHED COMPOSITE WALL PANEL SYSTEM COPING WITH REVEALS OVER "TYVEK" HOME WRAP ON 5/8" PLYWOOD SHEATHING, SEE EXT. ELEV'S. FOR COLOR.
42. ILLUM. WALL MTD. BLADE SIGN, SEE SIGNAGE DRW'GS. FOR SIZE AND EXTENT BY SIGN CONTRACTOR.
43. METAL FENCE/RAILNG WITH NON-LATCHING GATE FOR PAINT, SEE DETAIL DRW'G. A-1.3
44. 5/8" PLYWD. FLOOR PAINTED WHITE ON METAL JOIST FRM'G. AS REQ'D.
45. PRE-FINISHED METAL FIN ON W.P. PLYW'D. BACKING.
46. PRE-FINISHED CORRUGATED METAL PANEL SYSTEM WITH TRIM AND FLASHING ON EXT. OF WALK-IN COOLER WALL TO MATCH MAIN BUILDING.
47. CAULK JOINT WITH BACKER ROD AS REQ'D.
48. SHIM STOREFRONT MULLION AS REQUIRED AND PROVIDE A CONTINUOUS SEALANT BEAD ON BOTH SIDES, COLOR TO MATCH STOREFRONT.
49. PRE-FINISHED METAL ON W.P. PLW'D. CORNICE PITCH AWAY FROM BUILDING, FOR ILLUM. BAND, SEE A-5 DRW'GS. FOR DETAIL, EXTERIOR ELEV'S. AND SIGNAGE DRW'GS. FOR EXTENT.
50. PRE-FIN METAL ON 5/8" PLW'D. OVER METAL STUD FRM'G. PYLON BY G.C. FOR ILLUM. SIGN PLAQUE BY SIGN CONTRACTOR, SEE A-5 DRW'GS. FOR DETAIL, EXT. ELEV'S. AND SIGN DRW'GS.
51. STEEL ANGLE LINTEL, SEE STRUC. DRAWINGS.
52. CLEAR ANODIZED ALUMINUM REVOLVING DOOR, SEE EXT. ELEV'S. AND DOOR SCHEDULE ON A8.0.
53. ROOFING MEMBRANE WITH FLASHING AND DRIP EDGE APPLIED TO EXT. WALK-IN COOLER ROOF.
54. ROOFING MEMBRANE WITH FLASHING AND DRIP EDGE APPLIED TO EXT. WALK-IN COOLER ROOF.
55. PRIMED STEEL TUBE STRUT SCREEN WALL SUPPORT FOR PAINT, SEE STRUC. DRW'GS.
56. ILLUM. SIGN PLAQUE MOUNTED TO NON-ILLUM. BLADES, SEE SIGNAGE DRW'GS BY SIGN CONTRACTOR.
57. PRE-FINISHED METAL ON PLYW'D. CORNICE WITH FLASHING AND DRIP EDGE, PITCH AWAY FROM BUILDING, SEE EXT. ELEV. FOR COLOR AND EXTENT.
58. LIGHT GAGE MTL. FRAM'G. WITH BATT INSULATION BETWEEN FLANGES AS REQ'D. TO MAINTAIN R-VALUE.
59. ROOF OVERFLOW DISCHARGE PIPE WITH LAMBS TONGUE.
60. 8" W. CONCRETE MASONRY UNIT BELOW GRADE FILL SOLID WITH NON-SHRINK GROUT.
61. DEEP LEG DEFLECTION HEAD TRACK ALL WALLS THAT TOUCH ROOF STRUCTURE.
62. LIGHT GAGE METAL STUD FRM'G. AS REQ'D..
63. PRESSURE TREATED DOUBLE 2 x 8 WOOD THERMAL BREAK UNDER COOLER
64. SIGN BAND. SEE SIGNAGE DRAWINGS FOR SIZE AND EXTENT BY SIGN CONTRACTOR.
65. PRE-FINISHED METAL CLADDING OVER 5/8" W.P. PLYW'D. AND WOOD BLOCKING SILL, SEE EXT. ELEV'S. FOR EXTENT.
66. PRE-FINISHED 1/4" THICK METAL COMPOSITE PANEL FINISHED ON BOTH SIDES.
67. 4" RIGID INSULATION. SEE KITCHEN DRAWINGS FOR ADDITIONAL INFORMATION.
68. 6 MIL VAPOR BARRIER BELOW RIGID INSULATION.
69. CONCRETE FLOOR OVER RIGID INSULATION. SEE KITCHEN DRAWINGS FOR ADDITIONAL INFORMATION.
70. LIGHT GAUGE BOX BEAM.
71. 3 5/8" METAL STUDS WITH 5/8" GYP. BOARD, THICKNESS 4 1/4". RUN WALL 6" ABOVE CEILING. AT STOREFRONT LOCATION RUN WALL TO SILL.
72.
73.
74.

architect + engineer

wd innovation at scale

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DUBLIN, OH 43017
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project no. | PRTNS0002

owner

Portillo's BEEF • BURGERS • SALADS

Portillo's Hot Dogs, LLC
2001 Spring Road, Ste 400
Oak Brook, IL 60523

project info

WEST TOWNE MALL
522 S. GAMMON ROAD
MADISON, WI 53719

prototype:
DINER 2

issue dates

submission:	date
PERMIT	00/00/00
BID	-
CONSTRUCTION	-

revisions:

#	description	date

75% INITIAL REVIEW 12-16-2020

designed by: NM
checked by: dlm

seal

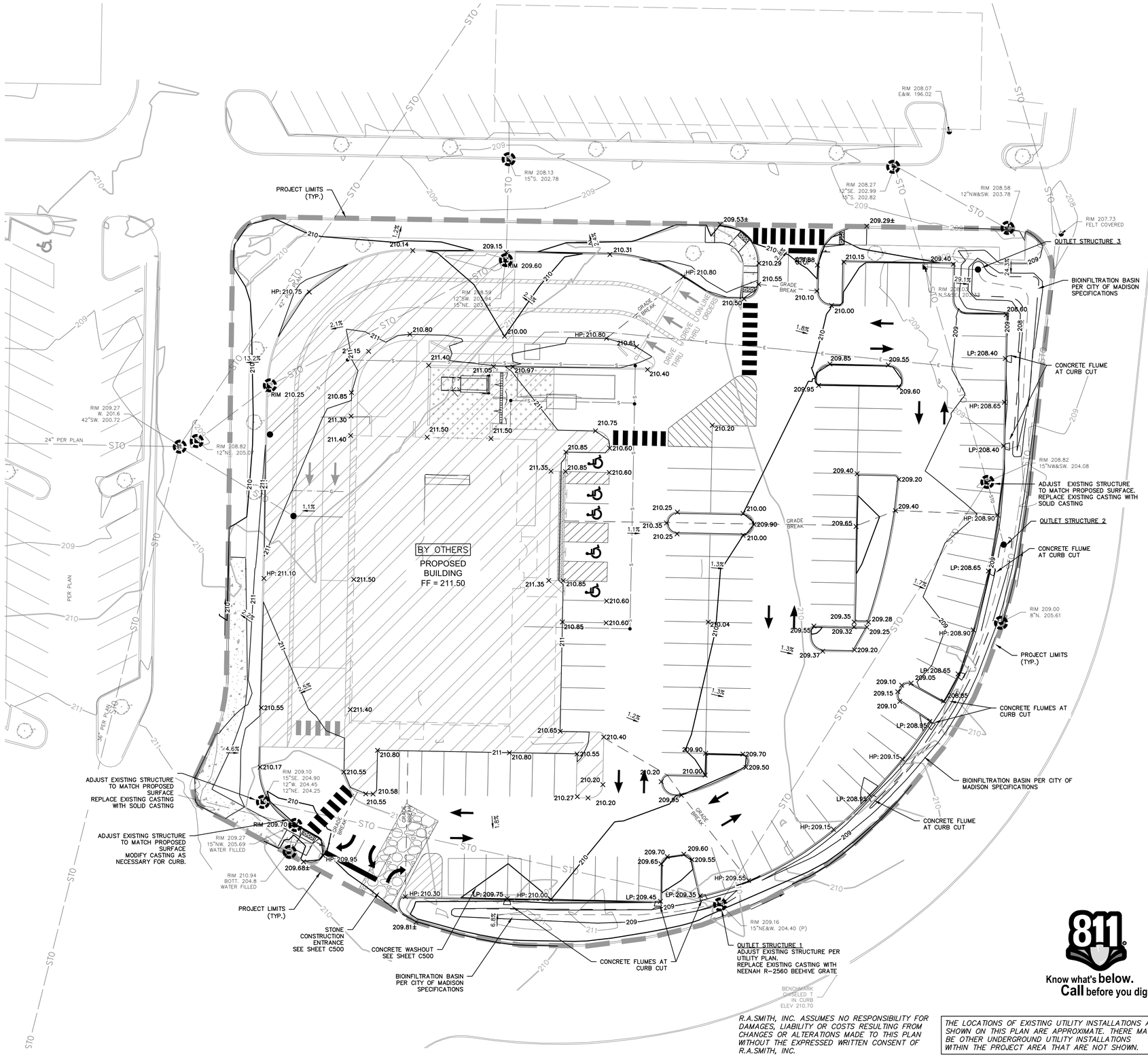
sheet info

BUILDING SECTIONS

A3.0

electrical | mechanical | plumbing | equipment | architectural | structural | landscape | civil

file | P:\PRTNS\PRTNS0002_W_Madison-WI_Madison\03-Build\02-Arch_Eng\WD-Con\Docs\PRTNS0002a_A3.0_Building Sections.dwg plotted | 12/15/2020 2:03 PM nsteffy





KEY MAP
NTS

N

GRAPHIC SCALE
10 0 10 20 40
(IN FEET)

LEGEND

- EXISTING 5-FT CONTOUR
- EXISTING 1-FT CONTOUR
- PROPOSED 5-FT CONTOUR
- PROPOSED 1-FT CONTOUR
- PROPOSED SPOT GRADE
- PROPOSED TOP OF CURB
- PROPOSED TOP OF WALL ELEVATION
- PROPOSED BOTTOM OF WALL ELEVATION
- PROPOSED INLET ELEVATION
- MATCH EXISTING ELEVATION
- PROPOSED RETAINING WALL
- PROPOSED PRIVATE STORM SEWER
- PROPOSED PRIVATE SANITARY SEWER
- PROPOSED PRIVATE WATERMAIN
- EXISTING PUBLIC STORM SEWER
- EXISTING PUBLIC SANITARY SEWER
- EXISTING PUBLIC WATERMAIN
- PROPOSED 18" HIGH SIDE CURB & GUTTER
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- PROPOSED SANITARY STRUCTURE
- PROPOSED WATER STRUCTURE
- STORM SEWER INLET PROTECTION

GENERAL NOTES:

1. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.
2. RASMITH ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF RASMITH.
3. SLOPES IN HANDICAP PARKING STALLS SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS
4. ALL SIDEWALKS TO BE SLOPED AT LESS THAN 5.0% AND NO MORE THAN 2.0% CROSS SLOPE.
5. MAXIMUM SLOPE ON ALL CURB RAMPS SHALL BE 12:1 (8.33%).
6. CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE CITY OF MADISON EROSION CONTROL ORDINANCE, THE WISCONSIN DNR STORMWATER CONSTRUCTION AND POST CONSTRUCTION TECHNICAL STANDARDS, WDNR PERMIT CONDITIONS, AND THESE DOCUMENTS; THE MOST STRINGENT TO APPLY.
7. ALL PROPOSED SPOT GRADES ARE FLOW LINE, GUTTER GRADES OR PROPOSED PAVEMENT GRADES UNLESS OTHERWISE NOTED.
8. ALL CURB SHOULD BE HIGH SIDE CURB UNLESS OTHERWISE NOTED.
9. ADJUST ALL MANHOLE, HYDRANTS, VALVES, INLETS, ETC. TO FINISHED GRADE AS NECESSARY.

EROSION CONTROL NOTES:

1. EROSION CONTROL MEASURES MUST BE INSPECTED AND REPAIRED WEEKLY AND AFTER EACH RAIN TOTALING ONE-HALF INCH OR MORE. THE INSPECTIONS SHALL BE POSTED TO THE CITY OF MADISON WEB SITE AS AS REQUIRED BY CHAPTER 37 OF THE MADISON GENERAL ORDINANCES.
2. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD OR SIDEWALK SHALL BE REMOVED BY STREET CLEANING, OTHER THAN FLUSHING, IMMEDIATELY.
3. CONTRACTOR SHALL KEEP A COPY OF THE EROSION CONTROL PLANS AT THE PROJECT SITE AND PROVIDE COMPLETED EROSION CONTROL CHECK SHEETS TO THE CONSTRUCTION INSPECTOR. CITY OF MADISON AND WDNR MAY REQUEST INSPECTION REPORTS AT ANY TIME.
4. ALL EROSION CONTROL METHODS SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS AND CITY OF MADISON REQUIREMENTS AND STANDARDS.
5. ALL EXPOSED SOIL AREAS NOT DISTURBED FOR UP TO SEVEN DAYS SHALL BE IMMEDIATELY RESTORED WITH SEED AND MULCH.
6. COPIES OF THE INSPECTION REPORTS SHALL BE KEPT AT THE PROJECT SITE FOR CITY OR WDNR ACCESS.
7. DEWATERING AS NEEDED TO BE DONE ACCORDING TO WDNR STANDARD 1061
8. DISTURBED AREAS THAT CANNOT BE STABILIZED WITH A DENSE GROWTH OF VEGETATION BY SEEDING AND MULCHING DUE TO TEMPERATURE (WINTER) OR TIMING OF CONSTRUCTION, SHALL BE STABILIZED BY APPLYING ANIONIC POLYACRYLAMIDE (PAM) IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050.
9. CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL MEASURES AND PERFORMING MAINTENANCE THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.

SEQUENCE OF CONSTRUCTION

SEQUENCE FOR INSTALLATION OF EROSION CONTROL MEASURES & SITE IMPROVEMENTS SHALL BE:

GENERAL NOTE THROUGHOUT ENTIRE CONSTRUCTION PERIOD: ALL EXPOSED SOIL AREAS NOT DISTURBED FOR UP TO SEVEN DAYS MUST BE IMMEDIATELY RESTORED WITH SEED AND MULCH. ALL SLOPES MUST BE TOPSOILED, SEEDED AND MATTED WITHIN 2 DAYS OF COMPLETED GRADING.

1. INSTALL SITE CONSTRUCTION ENTRANCE AND INLET PROTECTION.
2. SAWCUT AND REMOVE EXISTING PAVEMENT, SIDEWALK, CURB & GUTTER.
3. GRADE SITE TO SUBGRADE. INSTALL CURB, GUTTER, AND WALKS. INSTALL ASPHALT/CONCRETE PAVEMENT.
4. SPREAD TOPSOIL IN LANDSCAPE AREAS AND RESTORE WITH SEED, MULCH, AND FERTILIZER.
5. CONTRACTOR MAY MODIFY SEQUENCING AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS SET FORTH IN FEDERAL, STATE & LOCAL PERMITS. ALL CHANGES MUST BE SUBMITTED IN WRITING TO THE CITY OF MADISON & raSmith, INC. 5 WORKING DAYS PRIOR TO CHANGE.
6. AS SITE CONDITIONS WARRANT DURING CONSTRUCTION ADDITIONAL BMPS SHALL BE INSTALLED TO REDUCE THE MIGRATION OF SEDIMENT TO THE MOST EXTENT PRACTICABLE.
7. REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES AFTER DISTURBED AREA IS COVERED BY 70% ESTABLISHED VEGETATION.

Know what's **below.** **Call** before you dig.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

DATE	DESCRIPTION

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
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(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI | Cedarburg, WI
Mount Pleasant, WI | Naperville, IL | Irvine, CA

WEST TOWNE MALL REDEVELOPMENT
CITY OF MADISON, WI

GRADING & EROSION CONTROL PLAN

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R.A. Smith, Inc.

DATE: 11/18/2020
SCALE: 1" = 20'
JOB NO. 3200225
PROJECT MANAGER: MATT P. KOCOUREK, PE
DESIGNED BY: JLM
CHECKED BY: RJY

SHEET NUMBER
C300

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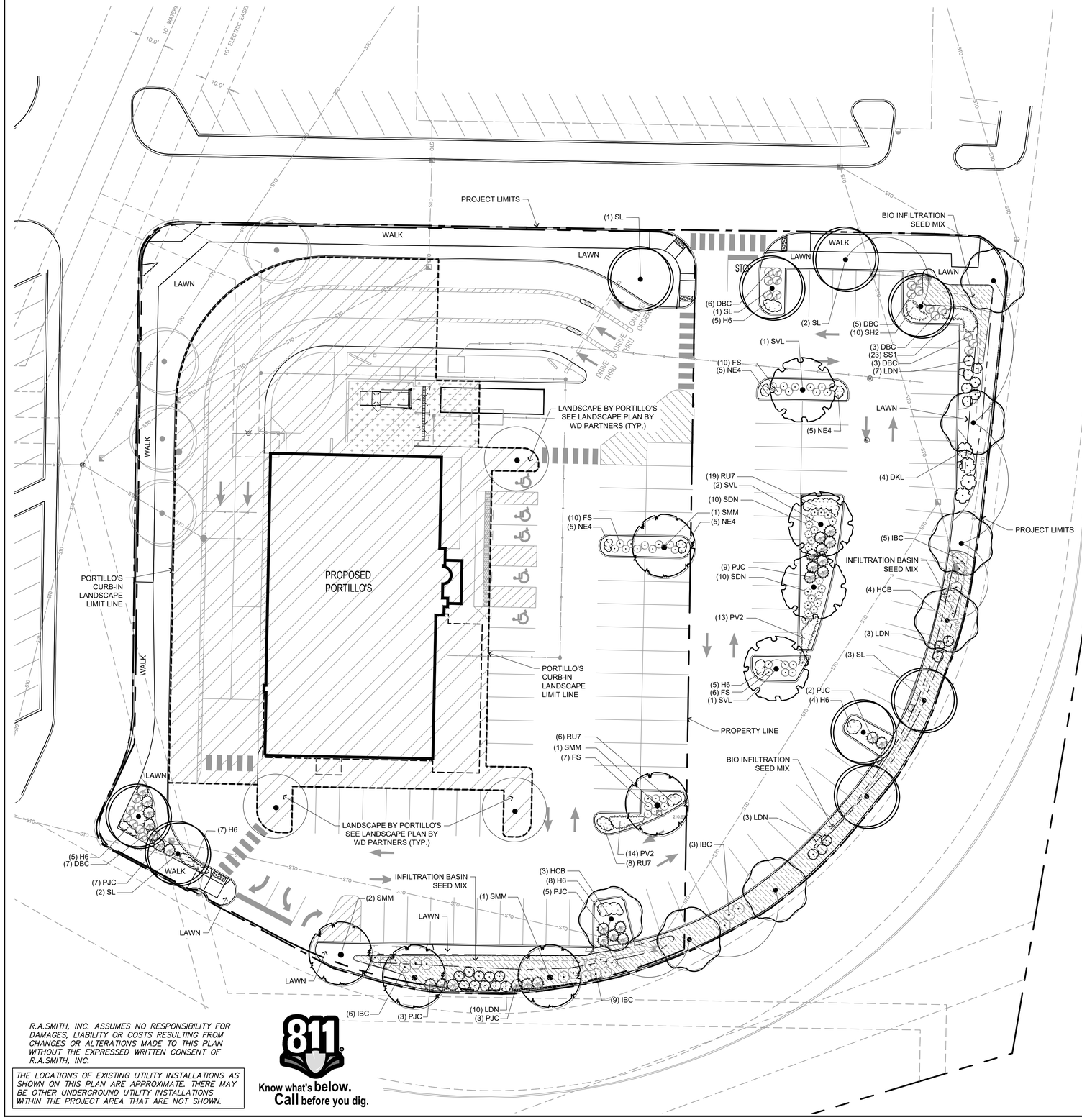




KEY MAP
NTS

PLANT SCHEDULE

DECIDUOUS CANOPY TREE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
SMM	5	State Street Miyabei Maple	Acer miyabei `Morton` TM	2 1/2" CAL	B&B	Full, matching heads
HCB	7	Common Hackberry	Celtis occidentalis	2 1/2" CAL	B&B	Full, matching heads
SL	9	Skyline Honey Locust	Gleditsia triacanthos `Skyline`	2 1/2" CAL	B&B	Full, matching heads
SVL	4	Sterling Silver Linden	Tilia tomentosa `Sterling`	2 1/2" CAL	B&B	Full, matching heads
DECIDUOUS SHRUBS	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**ROOT**	**REMARKS**
IBC	23	Iroquois Beauty Black Chokeberry	Aronia melanocarpa `Morton`	15" HT	CONT.	
SDN	20	Nikko Slender Deutzia	Deutzia gracilis `Nikko`	15" HT	CONT.	
DBC	24	Cool Splash False Honeysuckle	Diervilla sessilifolia `Cool Splash`	15" HT	CONT.	
LDN	23	Little Devil Dwarf Ninebark	Physocarpus opulifolius `Little Devil` TM	24" HT	CONT.	
FS	33	Froebel Spirea	Spiraea x bumalda `Froebelli`	15" HT	CONT.	
DKL	4	Dwarf Korean Lilac	Syringa meyeri `Palibin`	24" HT	CONT.	
EVERGREEN SHRUBS	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**ROOT**	**REMARKS**
PJC	29	Kallay Compact Pfitzer Juniper	Juniperus chinensis `Kallays Compact`	18"SPD	CONT.	
ORNAMENTAL GRASSES	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**ROOT**	**REMARKS**
PV2	27	Cheyenne Sky Switch Grass	Panicum virgatum `Cheyenne Sky`	1 GAL	POT	18" Spacing
SS1	23	Little Bluestem Grass	Schizachyrium scoparium	1 GAL	POT	18" Spacing
SH2	10	Tara Prairie Dropseed	Sporobolus heterolepis `Tara`	1 GAL	POT	18" Spacing
PERENNIALS	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**ROOT**	**REMARKS**
H6	34	Little Business Daylily	Hemerocallis x `Little Business`	1 GAL	POT	24" Spacing
NE4	20	Kit Cat Catmint	Nepeta x faassenii `Kit Cat`	1 GAL	POT	18" Spacing
RU7	33	Little Goldstar Black-eyed Susan	Rudbeckia fulgida var. sullivantii `Little Goldstar`	1 GAL	POT	18" Spacing

LANDSCAPE KEY

BIO INFILTRATION SEED MIX
PRAIRIE NURSERY DETENTION BASIN - BIOSWALE SEED MIX
- PRAIRIE NURSERY www.prairienursery.com OR EQUIVALENT
- INSTALL AS RECOMMENDED FROM SUPPLIER

EXISTING TREE TO BE REMOVED

EXISTING TREE TO REMAIN

PROPOSED TREE BY OTHERS

GENERAL LANDSCAPE NOTES

- ALL DETAILS AND SPECIFICATIONS TO BE DETERMINED ON FINAL LANDSCAPE PLANS.
- ALL PLANTINGS SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - ANSI Z60.1 (LATEST VERSION)
- MULCH: ALL PLANTING BEDS TO RECEIVE 3" DEEP LAYER OF SHREDDED HARDWOOD BARK MULCH.
- TURF SEED: DURABLE, PREMIUM COMMERCIAL BLEND.

NORTH

0 10 20 40
GRAPHIC SCALE

THIS PLAN IS FOR MUNICIPAL REVIEW
NOT FOR BIDDING
OR CONSTRUCTION PURPOSES

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

811 Know what's **below.** **Call** before you dig.

DATE	DESCRIPTION

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI | Cedarburg, WI
Mount Pleasant, WI | Naperville, IL | Irvine, CA

WEST TOWNE MALL REDEVELOPMENT
CITY OF MADISON, WI

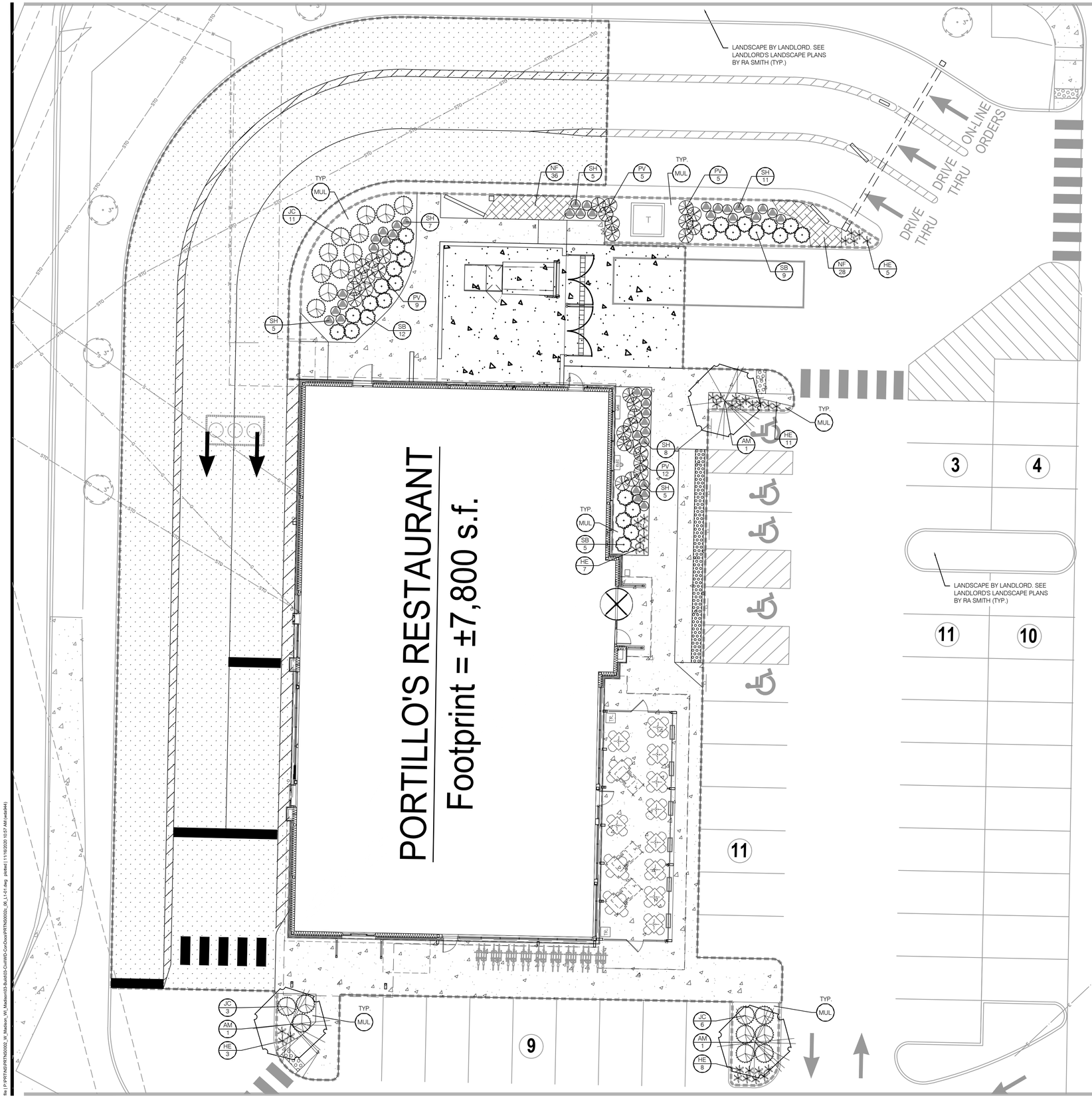
LANDSCAPE PLAN

© COPYRIGHT 2020
R.A. Smith, Inc.

DATE: 11/18/2020
SCALE: 1" = 20'
JOB NO. 3200225
PROJECT MANAGER: MATT P. KOCOUREK, PE
DESIGNED BY: NJW/LJH
CHECKED BY: LJH

SHEET NUMBER
L100

N:\3200225\Dwg\Sheets\3200225-LSP01.dwg, LANDSCAPE PLAN, 11/18/2020 8:18:24 AM, rjy



PLANTING SCHEDULE

SYMBOL	KEY	QTY.	BOTANICAL NAME COMMON NAME	SIZE CONDITION		COMMENTS
	AM	3	ACER MIYABEI 'MORTON' STATE STREET MIYABE MAPLE	3" CAL	B&B	35 x 3=105 POINTS
	SB	26	SPIRAEA X BUMALDA 'FROEBELII' FROEBELII SPIREA	15"-18" HT	CONT	3 x 26=78 POINTS
	JC	20	JUNIPERUS CH. 'KALLAY'S COMPACT' KALLAY'S COMPACT JUNIPER	18"-24" SPR	CONT	4 x 20=80 POINTS
	PV	31	PANICUM VIRGATUM 'CHEYENNE SKY' CHEYENNE SKY SWITCH GRASS		#2 CONT	2 x 31=62 POINTS
	SH	41	SPOROBOLUS HETEROLEPIS 'TARA' TARA PRAIRIE DROPSEED		#1 CONT	2 x 41=82 POINTS
	HE	34	HEMEROCALLIS 'LITTLE BUSINESS' LITTLE BUSINESS DAYLILY		#1 CONT	3 FANS MIN. 2 x 34=68 POINTS
	NF	64	NEPETA FAASSENII 'KIT KAT' KIT KAT LOW CATMINT		#1 CONT	18" O.C. 2 x 64=128 POINTS
MUL	DARK BROWN SHREDDED HARDWOOD MULCH, 2" TO 3" DEPTH.					

CURB-IN: TOTAL 603 POINTS
CURB-OUT: REFER TO LANDLORD'S LANDSCAPE PLANS BY RA SMITH

811
Know what's **below.**
Call before you dig.

0 5 10 20
SCALE: 1" = 10.00'
NORTH

architect + engineer

wd innovation at scale

7007 DISCOVERY BLVD
DUBLIN, OH 43017
614.634.7000 T

WDPARTNERS.COM

project no. | PRTNS0002

owner

Portillo's BEEF • BURGERS • SALADS

Portillo's Hot Dogs, LLC
2001 Spring Road, Ste 400
Oak Brook, IL 60523

project info

WEST TOWNE MALL
522 S. GAMMON ROAD
MADISON, WI 53719

prototype:
DINER 2

issue dates

submission:	date
PERMIT	11/17/2020
BID	-
CONSTRUCTION	-

revisions:

#	description	date

designed by: BF
checked by: BF

seal

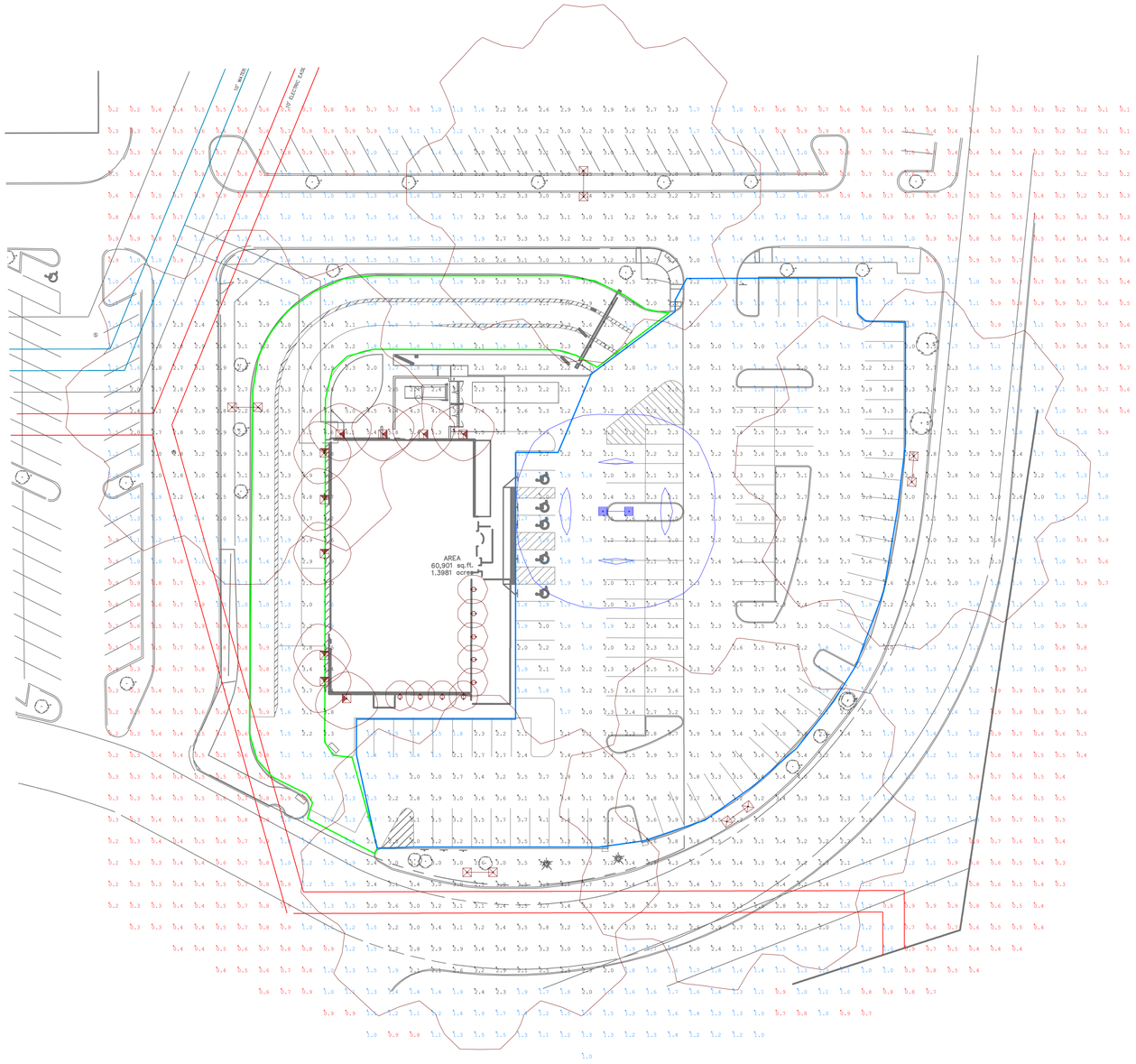
sheet info

LANDSCAPE PLAN

L1.01

electrical | mechanical | plumbing | equipment | architectural | structural | landscape | civil

REVISIONS		
Rev #	Date	BY:
1	11/10/20	TO



OPTION 1

Calculation Summary							
Label	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
PORTILLO DRIVE THRU	2.4	6.6	0.8	3.0	8.3	10	10
PORTILLO PARKING	2.4	4.1	1.0	2.4	4.1	10	10

Luminaire Schedule

WLS16814 PORTILLO WEST TOWNE MALL MADISON, WI PM: MIKE PLEASE EMAIL MIKE AT MGEYER@WLSLIGHTING.COM FOR PRICING.

Symbol	Qty	Label	Lumens	LLF	Description	Lum. Watts
	5	NAP-X1	110000	0.400	VIS-CON-1000-MH-T5-DL 47' MOUNTING HEIGHT	1070
	1	A	N.A.	0.980	WLS-OSQ-A-5SH-K-40K-SLW 35' POLE 3' BASE	130
	9	CL1	N.A.	0.950	G-LIGHTING-GL-6543-B-CC-R3-TBL-A 11' MOUNTING HEIGHT BY	13
	10	W1	N.A.	0.950	LITH-WSR-LED-P1-SR3-40K 12' MOUNTING HEIGHT BY OTHERS	20

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

WLS LIGHTING
a WLS company
1919 WINDSOR PLACE
FORT WORTH, TX 76110
WWW.WLSLIGHTING.COM
800-633-8711

PM: MIKE

BY: TO

SHEET 1 OF 1

PORTILLO WEST TOWNE MALL
MADISON, WI

WLS- 168144A

DATE - 10/29/20

SCALE: 1"=30'


Total Wine


EAT
DRI
PLAY
WATE
FUN
STARTS
HERE



Sioux City Brick: Cabernet Burgundy



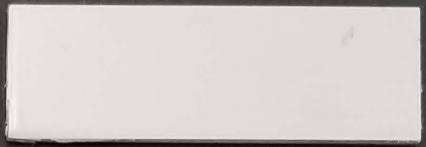
Arriscraft White Rocked Georgia Sill



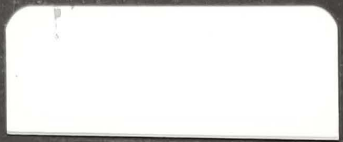
Sioux City Brick: Ebonite Smooth



Charcoal



Bone White



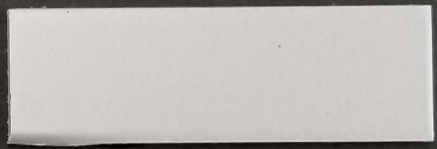
Clear Anodized Aluminum



Brite Red



Colonial Red



Silversmith



SOUTH ELEVATION - Entrance and Outdoor Patio

WLS LIGHTING SYSTEMS

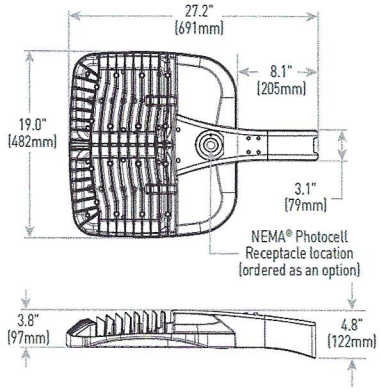
Type: _____

OSQ SERIES LED AREA

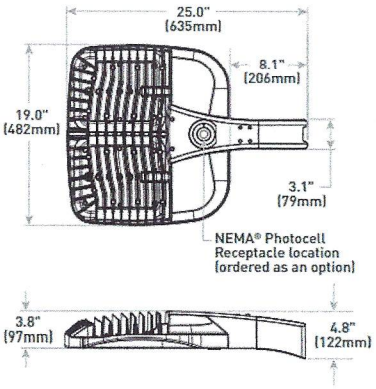


DIMENSIONS

86/130 Watts



166/215 Watts



Made in the U.S.A. of the U.S. and imported parts.
Meets Buy American requirements for ARRA.

WLS LIGHTING SYSTEMS

1919 Windsor Place
Fort Worth, TX 76110
800.633.8711

www.wlslighting.com

SPECIFICATIONS

CONSTRUCTION & MATERIALS

- Slim, low profile design minimizes wind load requirements
- Luminaire housing is rugged die cast aluminum with an integral, weathertight LED driver compartment and high performance heat sink
- Convenient interlocking mounting method on direct arm mount. Mounting adaptor is rugged die cast aluminum and mounts to 3-6" (76-152mm) square or round pole, secured by two 5/16-18 UNC bolts spaced on 2" (51mm) centers
- Mounting for the adjustable arm mount adaptor is rugged die cast aluminum and mounts to 2" (51mm) IP, 2.375" (60mm) O.D. tenon
- Adjustable arm mount can be adjusted 180° in 2.5° increments
- Designed for uplight and downlight applications
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, and white are available. Custom colors are available. Please contact your sales professional for details.
- Weight: 28.5 lbs. (13kg)

ELECTRICAL SYSTEM

- Input Voltage: 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- Power Factor: > 0.9 at full load
- Total Harmonic Distortion: < 20% at full load
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- 10V Source Current: 0.15mA

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without R option
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- DLC and DLC Premium qualified versions available. Some exceptions apply.
- RoHS compliant. Consult factory for additional details
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT. Please refer to http://darksky.org/fsa/fsa-products/ for most current

WARRANTY

- The OSQ series offers a limited 10 year warranty on the luminaire and the Colorfast DeltaGuard™ finish

Wattage	Weight
B/K/Z	26.5 lbs. (12kg)
T/U	28.5 lbs. (13kg)

Project Name: _____

Date: _____

Location: _____

Notes: _____

29 REV. 10/19

Specifications subject to change without notice.

OSQ SERIES LED AREA

ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE.

Refer to example below.

PRODUCT	VERSION	MOUNTING	OPTIC	WATTAGE	COLOR TEMPERATURE	VOLTAGE	COLOR OPTIONS	OPTIONS
OSQ **OSQF**	**A**	**NM** No Mount **WM** Wall Mount	**Asymmetric** **2ME**[1] Type II Medium **3ME**[1] Type III Medium **4ME**[1] Type IV Medium **Symmetric** **5ME** Type V Medium **5SH** Type V Short **WSN** Wide Sign **15D** 15° Flood **25D** 25° Flood **40D** 40° Flood **60D** 60° Flood	**Z** 53 Watts **B** 86 Watts **K** 130 Watts **T** 166 Watts **U** 215 Watts	**30K** 3000K **40K** 4000K **57K** 5700K	**UL** Universal 120-277V **UH** Universal 347-480V	**BK** Black **BZ** Bronze **SV** Silver **WH** White **CC**[2] Custom Color	**BLS** Backlight Shielding **F** Fuse **ML** Multi-Level **PCR** NEMA Photocell Receptacle **Q9** Field Adjustable Output **RL** Rotate Optic Left **RR** Rotate Optic Right **NO** No Options
ORDER:								
WLS-OSQ	**A**	**NM**						

Example: WLS-OSQF-A-NM-4ME-Z-40K-UH-BZ-NO

FOOTNOTES:

1 Available with Backlight Shield when ordered with field-installed accessory (see table above)
2 Contact your sales professional for details

ELECTRICAL DATA

System Watts 120-480V	Total Current (A)					
	120V	208V	240V	277V	347V	480V
Z	0.46	0.26	0.22	0.19	N/A	N/A
B	0.73	0.43	0.37	0.32	0.25	0.19
K	1.09	0.65	0.56	0.49	0.38	0.28
T	1.41	0.83	0.72	0.62	0.49	0.35
U	1.83	1.08	0.93	0.81	0.62	0.45

WLS LIGHTING SYSTEMS
1919 Windsor Place
Fort Worth, TX 76110
800.633.8711
www.wlslighting.com

Project Name: _____
Date: _____
Location: _____
Notes: _____

29 REV. 10/19
Specifications subject to change without notice.

OSQ SERIES LED AREA

Type II Medium Distribution								
System Watts	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11
Z	6,481	B2 U0 G1	6,896	B2 U0 G1	5,750	B1 U0 G1	7,031	B2 U0 G1
B	10,738	B2 U0 G2	11,424	B2 U0 G2	9,350	B2 U0 G2	11,648	B2 U0 G2
K	16,022	B3 U0 G3	16,959	B3 U0 G3	14,000	B3 U0 G2	17,291	B3 U0 G3
T	20,688	B3 U0 G3	21,902	B3 U0 G3	18,600	B3 U0 G3	22,330	B3 U0 G3
U	25,246	B3 U0 G3	26,583	B3 U0 G3	22,000	B3 U0 G3	27,103	B3 U0 G3

Type II Medium Distribution w/BLS Distribution								
System Watts	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11
Z	4,980	B1 U0 G1	5,299	B1 U0 G1	4,420	B1 U0 G1	5,402	B1U0 G1
B	8,251	B2 U0 G2	8,779	B2 U0 G2	7,200	B1 U0 G1	8,950	B2 U0 G2
K	12,312	B2 U0 G2	13,032	B2 U0 G2	10,750	B2 U0 G2	13,286	B2 U0 G2
T	15,897	B2 U0 G2	16,830	B3 U0 G2	14,250	B2 U0 G2	17,159	B3 U0 G2
U	19,400	B3 U0 G2	20,427	B3 U0 G2	16,900	B3 U0 G2	20,826	B3 U0 G2

Type III Medium Distribution								
System Watts	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11
Z	6,481	B2 U0 G2	6,896	B2 U0 G2	5,750	B2 U0 G2	7,031	B2 U0 G2
B	10,738	B3 U0 G3	11,424	B3 U0 G3	9,350	B2 U0 G2	11,648	B3 U0 G3
K	16,022	B3 U0 G3	16,959	B3 U0 G3	14,000	B3 U0 G3	17,291	B3 U0 G3
T	20,688	B3 U0 G3	21,902	B3 U0 G3	18,600	B3 U0 G3	22,330	B3 U0 G3
U	25,246	B3 U0 G3	26,583	B3 U0 G3	22,000	B3 U0 G3	27,103	B3 U0 G3

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between -10 and +10% of initial delivered lumens.
** For more information on the IES BUG (Backlight - Uplight - Glare) rating visit: https://www.ies.org/wp-content/uploads/ 2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

WLS LIGHTING SYSTEMS
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Fort Worth, TX 76110
800.633.8711
www.wlslighting.com

Project Name: _____
Date: _____
Location: _____
Notes: _____

29 REV. 10/19
Specifications subject to change without notice.

OSQ SERIES LED AREA

Type III Medium Distribution w/BLS Distribution								
System Watts	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11
Z	5,117	B1 U0 G1	5,444	B1 U0 G2	4,540	B1 U0 G1	5,551	B1 U0 G1
B	8,477	B1 U0 G2	9,019	B1 U0 G2	7,400	B1 U0 G2	9,196	B1 U0 G2
K	12,649	B2 U0 G2	13,389	B2 U0 G2	11,050	B2 U0 G2	13,650	B2 U0 G2
T	16,333	B2 U0 G2	17,291	B2 U0 G2	14,650	B2 U0 G2	17,629	B2 U0 G3
U	19,931	B2 U0 G3	20,986	B2 U0 G3	17,400	B2 U0 G3	21,397	B2 U0 G3

Type IV Medium Distribution								
System Watts	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11
Z	6,481	B2 U0 G2	6,896	B2 U0 G2	5,750	B2 U0 G1	7,031	B2 U0 G2
B	10,738	B2 U0 G2	11,424	B2 U0 G2	9,350	B2 U0 G2	11,648	B2 U0 G2
K	16,022	B3 U0 G3	16,959	B3 U0 G3	14,000	B3 U0 G3	17,291	B3 U0 G3
T	20,688	B3 U0 G3	21,902	B3 U0 G3	18,600	B3 U0 G3	22,330	B3 U0 G3
U	25,246	B4 U0 G3	26,583	B4 U0 G3	22,000	B3 U0 G3	27,103	B4 U0 G3

Type IV Medium Distribution w/BLS Distribution								
System Watts	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11
Z	4,980	B1 U0 G1	5,299	B1 U0 G1	4,420	B1 U0 G1	5,402	B1 U0 G1
B	8,251	B1 U0 G2	8,779	B1 U0 G2	7,200	B1 U0 G2	8,950	B1 U0 G2
K	12,312	B2 U0 G2	13,032	B2 U0 G2	10,750	B2 U0 G2	13,286	B2 U0 G2
T	15.897	B2 U0 G3	16,830	B2 U0 G3	14,250	B2 U0 G3	17,159	B2 U0 G3
U	19,400	B3 U0 G3	20,427	B3 U0 G3	16,900	B2 U0 G3	20,826	B3 U0 G3

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between -10 and +10% of initial delivered lumens.
** For more information on the IES BUG (Backlight - Uplight - Glare) rating visit: https://www.ies.org/wp-content/uploads/ 2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

WLS LIGHTING SYSTEMS
1919 Windsor Place
Fort Worth, TX 76110
800.633.8711
www.wlslighting.com

Project Name: _____
Date: _____
Location: _____
Notes: _____

29 REV. 10/18
Specifications subject to change without notice.

OSQ SERIES LED AREA

Type V Medium Distribution								
System Watts	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11
Z	5,257	B3 U0 G3	6,086	B3 U0 G3	6,175	B3 U0 G3	6,192	B3 U0 G3
B	10,232	B4 U0 G3	10,867	B4 U0 G3	10,000	B4 U0 G3	11,056	B4 U0 G3
K	15,063	B4 U0 G4	15,999	B4 U0 G4	14,925	B4 U0 G4	16,277	B4 U0 G4
T	20,213	B5 U0 G5	21,469	B5 U0 G5	19,800	B5 U0 G5	21,842	B5 U0 G5
U	23,222	B5 U0 G5	24,666	B5 U0 G5	23,400	B5 U0 G5	25,095	B5 U0 G5

Type V Short Distribution								
System Watts	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11
Z	5,552	B3 U0 G1	6,428	B3 U0 G2	6,525	B3 U0 G2	6,539	B3 U0 G2
B	10,806	B4 U0 G2	11,478	B4 U0 G2	10,575	B4 U0 G2	11,678	B4 U0 G2
K	15,909	B4 U0 G3	16,897	B4 U0 G3	15,800	B4 U0 G3	17,191	B4 U0 G3
T	21,349	B5 U0 G3	22,675	B5 U0 G3	20,900	B5 U0 G3	23,069	B5 U0 G3
U	24,527	B5 U0 G3	26,051	B5 U0 G3	24,700	B5 U0 G3	26,504	54 U0 G4

Type 15° Flood Distribution				
System Watts	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
Z	5,552	6,428	6,525	6,539
B	10,806	11,478	10,575	11,678
K	15,909	16,897	15,800	17,191
T	21,349	22,675	20,900	23,069
U	24,527	26,051	24,700	26,504

Type 25° Flood Distribution				
System Watts	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
Z	5,552	6,428	6,525	6,539
B	10,806	11,478	10,575	11,678
K	15,909	16,897	15,800	17,191
T	21,349	22,675	20,900	23,069
U	24,527	26,051	24,700	26,504

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between -10 and +10% of initial delivered lumens.
** For more information on the IES BUG (Backlight - Uplight - Glare) rating visit: https://www.ies.org/wp-content/uploads/ 2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

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OSQ SERIES LED AREA

Type 40° Flood Distribution				
System Watts	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
Z	5,552	6,428	6,525	6,539
B	10,806	11,478	10,575	11,678
K	15,909	16,897	15,800	17,191
T	21,349	22,675	20,900	23,069
U	24,527	26,051	24,700	26,504

Type 60° Flood Distribution				
System Watts	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
Z	5,552	6,428	6,525	6,539
B	10,806	11,478	10,575	11,678
K	15,909	16,897	15,800	17,191
T	21,349	22,675	20,900	23,069
U	24,527	26,051	24,700	26,504

Wide Sign Distribution				
System Watts	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
Z	5,552	6,428	6,525	6,539
B	10,806	11,478	10,575	11,678
K	15,909	16,897	15,800	17,191
T	21,349	22,675	20,900	23,069
U	24,527	26,051	24,700	26,504

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between -10 and +10% of initial delivered lumens.
** For more information on the IES BUG (Backlight - Uplight - Glare) rating visit: https://www.ies.org/wp-content/uploads/ 2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

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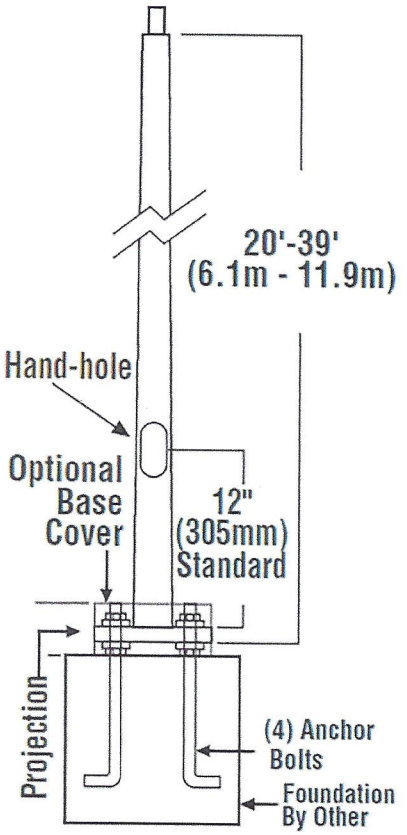
WLS LIGHTING SYSTEMS

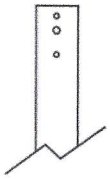
Type: _____

RTS SERIES ROUND TAPERED STEEL POLE

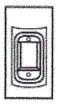
ONE-PIECE RTPT
N – 2-3/8" (60mm) O.D. x 4-3/4" (121mm) Tenon



RPB3, RPB5 –
Bolt-On Mount,
2-Bolt Pattern



SF –
Single Flood
Pole Preparation



SPECIFICATIONS

POLE SHAFT
- Pole shaft is electro-welded ASTM-A595 Grade A steel tubing with a minimum yield strength of 55,000 PSI.
- On Tenon Mount steel poles, tenon is 2-3/8" O.D. high-strength pipe. Tenon is 4-3/4" in length.

HAND-HOLE
- Standard hand-hole location is 12" above pole base.
- Hand-hole size is 4" x 6" and reinforced.

BASE
- Pole base is ASTM-A36 hot-rolled steel plate with a minimum yield strength of 36,000 PSI.
- Two-piece square base cover is optional.

ANCHOR BOLTS
- Steel Round Tapered poles of 11 gauge material are furnished with anchor bolts featuring zinc-plated double nuts and washers. Galvanized anchor bolts are optional.
- Poles of 7 gauge material are furnished with galvanized anchor bolts as a standard. Anchor bolts conform to ASTM F 15454-07a Grade 55 with a minimum yield strength of 55,000 PSI.

GROUND LUG
- Ground lug is standard.

DUPLEX RECEPTACLE
- Weatherproof duplex receptacle is optional.

GROUND FAULT CIRCUIT INTERRUPTER
- Self-testing ground fault circuit interrupter is optional.

FINISHES
- Every pole is provided with the DuraGrip® Protection System and a 5-year limited warranty
  - Each shaft is purchased to a stricter straightness tolerance than specified on industry material standards. Shafts with dents, dings, roll marks, or patterns on the exterior surface are rejected. Shafts are stored indoors to prevent corrosion.
  - After connecting holes are cut and hand holes and baseplates are welded to the shaft, each pole undergoes a thorough shot-peening process, resulting in a near-white surface. This procedure removes all dirt and scale and strengthens the surface of the steel by inducing a compressive residual stress that helps prevent cracking and extend the life of the pole.
  - After shot-peening, a neutral wash is applied followed by the application of a zirconium treatment that improves powder-coat adhesion and protects from corrosion.
  - Next, each pole is coated through electrostatic application of a polyester powder paint in standard WLS bronze or the color approved by the customer. Paint thickness is measured in multiple locations along the pole to ensure specification Adherence.
  - Finally, the pole is oven baked to form a homogeneous, non-porous surface and wrapped for shipment in a woven fabric sleeve to protect the finish during transit.
- When the top-of-the-line DuraGrip® Plus Protection System is selected, in addition to the DuraGrip® Protection System, a non-porous, automotive-grade corrosion coating is applied to the lower portion of the pole interior, sealing and further protecting it from corrosion. This option extends the limited warranty to 7 years.

SHIPPING WEIGHTS - Round Steel Tapered Poles	
20' (6.1m) S11 Ga. is approximately	137 lbs. (62kg)
22' (6.7m) S11 Ga. is approximately	165 lbs. (75kg)
25' (7.6m) S11 Ga. is approximately	183 lbs. (83kg)
27' (8.2m) S11 Ga. is approximately	219 lbs. (99kg)
30' (9.1m) S11 Ga. is approximately	234 lbs. (106kg)
32' (9.7m) S11 Ga. is approximately	286 lbs. (130kg)
35' (10.7m) S11 Ga. is approximately	310 lbs. (141kg)
39' (11.9m) S11 Ga. is approximately	346 lbs. (157kg)
39' (11.9m) S07 Ga. is approximately	527 lbs. (239kg)
Anchor Bolts (1"x 36")(25mm x 914mm)	30 lbs. (14kg)/set
Anchor Bolts (1-1/4" x 42")(32mm x 1069mm)	63 lbs. (29kg)/set

ONE-PIECE SHAFT

Height	Pole Bottom	Pole Top
20' (6.1m)	5.80" (147mm)O.D.	3.0" (76mm)O.D.
22' (6.7m)	6.60" (168mm) O.D.	3.52" (89mm) O.D.
25' (7.6m)	6.60" (168mm)O.D.	3.10" (79mm)O.D.
27' (8.2m)	7.50" (191mm)O.D.	3.72" (94mm)O.D.
30' (9.1m)	7.50" (191mm)O.D.	3.30" (84mm)O.D.
32' (9.7m)	8.50" (216mm)O.D.	4.02" (102mm)O.D.
35' (10.7m)	8.50" (216mm)O.D.	3.60" (91mm)O.D.
39' (11.9m)	9.00" (229mm)O.D.	3.54" (90mm)O.D.

CLASSIFIED UL ARRA Funding Compliant

MANUFACTURED IN USA

Project Name: _____
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RTS SERIES ROUND TAPERED STEEL POLE

ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE.

Refer to example below.

SERIES	MOUNT	MATERIAL	HEIGHT [2]	MOUNTING CONFIGURATION	POLE FINISH	OPTIONS
RTS	**BO** Bolt-On Mount, See pole selection guide for patterns and fixture matches [1] **B5** 5" Traditional drilling pattern **B3** 3" Reduced drilling pattern **B2** 2" Drilling pattern **SF** Slipfitter **I** Internal Slipfitter, No Drill, No Tenon	**S11G** 11 Ga. Steel **S07G** 07 Ga. Steel (39' only)	**20'** **22'** **22' 6'** **25'** **27'** **30'** **32'** **35'** **39'**	**S** Single/Parallel **D180** D180° Double **D90** D90° Double **DN90** DN90° Double **T90** T90° Triple **TN120** TN120° Triple **Q90** Q90° Quad	**BRZ** Bronze **BLK** Black **PLP** Platinum Plus **WHT** White **SVG** Satin Verde Green **GPT** Graphite **MSV** Metallic Silver **BZA** Alternate Bronze **CC** Custom Color	**GA** Galvanized Anchor Bolts **SF** Single Flood [3] **DF** Double Flood [3] **DGP** DuraGrip® Plus **LAB** Less Anchor Bolts **OSXX** Pole preparation for PMOS Occupancy Sensor [4] **NO** No Options
	N Round Tapered Pole for Tenon Mount		Height Restictions, Consult Pole Selection Chart on opposite page	**N** Tenon Mount (Standard tenon size is 2-3/8" O.D.)		Standard SF and DF pole preparations are located 3/4 of the height of the pole from the base, except on 20' poles. Maximum height for DSF and DF pole preparations on 20' pole is 13' from the base.
ORDER:						
WLS-RTS						

Example: WLS-RTS-B5-S07G-25-S-PLP-NO

ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Description	Order Number	Description	Order Number
20 SRTBC Square Base Cover	158388CLR	ER2 – Weatherproof RTP Duplex Receptacle	122568CLR
25 SRTBC Square Base Cover	158390CLR	GFI – Ground Fault RTP Circuit Interrupter	122569CLR
30 SRTBC Square Base Cover	158392CLR	PMOS120 - 120V Occupancy Sensor	518030CLR [5]
35 SRTBC Square Base Cover	122557CLR	PMOS208/240 - 208, 240V Occupancy Sensor	534239CLR [5]
39 SRTBC Square Base Cover	155887CLR	PMOS277 - 277V Occupancy Sensor	218029CLR [5]
MH5 – Mounting Hole Plugs for use with 5" traditional drill pattern (1 set of 3 plugs)	132336	PMOS480 - 480V Occupancy Sensor	534240CLR [5]
MH3 – Mounting Hole Plugs for use with 3" traditional drill pattern (1 set of 3 plugs)	681126		

FOOTNOTES:

1 See Area Light brackets - 3" Reduced Drill Pattern and Area Light Brackets - 5" Traditional Drill Pattern spec sheets.
2 Pole heights will have +/- 1/2" tolerance.
3 See Flood Lighting Brackets Section for choice of FBO brackets.
4 Order PMOS separately. Change "XX" to indicate height and side of pole location for pole preparation. EX: 0S18A indicates preparation is to be 18ft. up from pole base on side A. Optimal distance from ground to sensor is 20ft.
5 OSXX option required. Not for use with Metal Halide fixtures.

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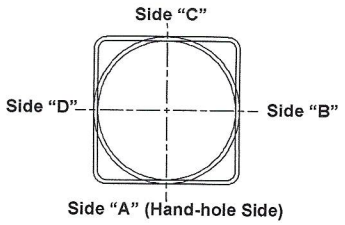
RTS SERIES ROUND TAPERED STEEL POLE

BOLT CIRCLE

	10-1/8" (257mm) sq. Bolt Holes, Bolt Circle, 0° Handhole 11" (279mm) Dia. Bolt Circle N	12" (305mm) sq. Bolt Holes, Bolt Circle, 0° Handhole 12" (305mm) Dia. Bolt Circle Q	12" (305mm) sq. Bolt Holes, Bolt Circle, 0° Handhole 12" (305mm) Dia. Bolt Circle S
	N	Q	S
Bolt Circle	Slotted 11" (279mm)	Slotted 12" (305mm)	Slotted 12" (305mm)
Anchor Bolt Size	1" x 36" (25mm x 914mm)	1" x 36" (25mm x 914mm)	1-1/4" x 42" (32mm x 1067mm)
Anchor Bolt Projection	4" (102mm)	4" (102mm)	5" (127mm)
Base Plate Dimensions	10-1/8" sq. x 1" thick. (257mm x 25mm)	12" sq. x 1" thick. (305mm x 25mm)	12" sq. x 1-1/4" thick. (305mm x 32mm)

Note: Base plate illustrations may change without notice. Do not use for setting anchor bolts. Consult factory for the base plate templates.

DRILLING LOCATIONS



Sides	A	B	C	D
Hand-Hole	X			
Single	X			
D180°		X		X
D90°	X			X
T90°	X	X		X
TN120°*	X			
Q90°	X	X	X	X
Single FBO	X			
Double FBO		X		X

* Other two locations will be 120o to the left and right side of A.

Note: Standard SF and DF pole preparations are located 3/4 of the height of the pole from the base, except on 20' poles. Maximum height for SF and DF pole preparations on 20' poles is 13' from the base.

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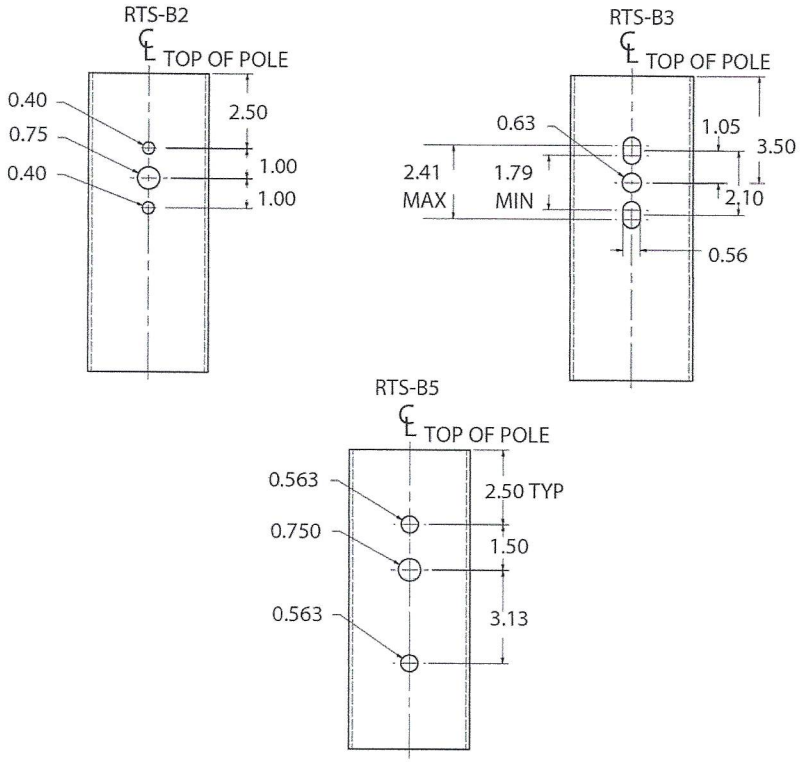
Use ONLY with "Wind Speed Map for ASCE7-10

STEEL ROUND POLES - ASCE7-10														
POLE	Mtg, Height Length (ft)	Wall Thick (GA)	Bolt Circle Designator	Bolt Circle Dia. (in)	Bolt Circle Anchor Bolt Dia. (in)	110 MPH	115 MPH	120 MPH	130 MPH	140 MPH	150 MPH	160 MPH	170 MPH	180 MPH
11-ga x 20'	20	11	N	11	1.00	14.5	13.1	12.0	10.0	8.5	7.3	6.3	5.5	4.8
11-ga x 22'	22	11	N	11	1.00	16.6	15.0	13.8	11.6	9.8	8.4	7.3	6.4	5.6
11-ga x 25'	25	11	N	11	1.00	13.1	12.0	10.9	9.0	7.6	6.5	5.6	4.9	4.2
11-ga x 27'	27	11	N	11	1.00	15.2	13.8	12.5	10.5	8.8	7.6	6.5	5.7	5.0
11-ga x 30'	30	11	N	11	1.00	12.3	11.1	10.1	8.4	7.0	6.0	5.1	4.4	3.8
11-ga x 32'	32	11	Q	12	1.00	12.3	11.1	10.1	8.4	7.0	6.0	5.1	4.4	3.8
11-ga x 35'	35	11	Q	12	1.00	10.1	9.1	8.2	6.7	5.6	4.7	3.9	3.4	2.9
11-ga x 39'	39	11	Q	12	1.0	7.6	6.8	6.1	4.9	4.0	3.3	2.7	2.3	1.9
7-ga x 39'	39	7	S	12	1.25	10.2	9.1	8.2	6.7	5.6	4.7	3.9	3.3	2.8

All WLS Lighting poles are guaranteed to meet the EPA requirements listed. WLS is not responsible if a pole order has a lower EPA rating than the indicated wind-loading zone where the pole will be located.

CAUTION: This guarantee does not apply if the pole/bracket/fixture combination is used to support any other items such as flags, pennants, or signs, which would add stress to the pole. WLS Lighting cannot accept responsibility for harm or damage caused in these situations.

Bolt-On Mount 2-Bolt Pattern



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SITE, GRADING, EROSION CONTROL, PAVING, UTILITY AND LANDSCAPE PLANS

FOR

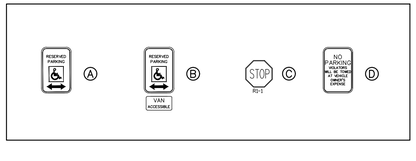
PORTILLO'S AT WEST TOWNE MALL

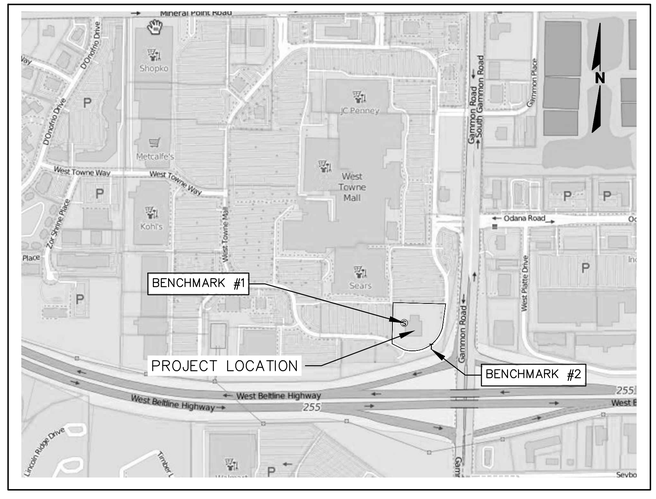
CITY OF MADISON, WISCONSIN

LEGEND

PROPOSED	EXISTING	
	( )	INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
	OR	SECTION OR 1/4 SECTION CORNER AS DESCRIBED
	○	1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
	○	1" DIA. IRON PIPE, 18" LONG–SET (UNLESS OTHERWISE NOTED)
		BOLLARD
		SOIL BORING/MONITORING WELL
		FLAGPOLE
		MAILBOX
		SIGN
		BILLBOARD
		CONTROL BOX
		TRAFFIC SIGNAL
		RAILROAD CROSSING SIGNAL
		CABLE PEDESTAL
		POWER POLE
		GUY POLE
		GUY WIRE
		LIGHT POLE
		SPOT/PEDESTAL/PAVER ACCENT LIGHT
		HANDICAPPED PARKING
		ELECTRIC MANHOLE
		ELECTRIC PEDESTAL
		ELECTRIC METER
		TELEPHONE MANHOLE
		TELEPHONE PEDESTAL
		MARKED FIBER OPTIC
		GAS VALVE
		GAS METER
		GAS WARNING SIGN
		STORM MANHOLE
		ROUND INLET OR CATCH BASIN
		SQUARE INLET OR SLOT DRAIN
		STORM SEWER END SECTION
		SANITARY MANHOLE
		CLEANOUT OR VENT
		SANITARY INTERCEPTOR MANHOLE
		MISCELLANEOUS MANHOLE
		WATER VALVE
		HYDRANT
		WATER SERVICE CURB STOP
		WATER MANHOLE
		WELL
		WATER SURFACE
		WETLANDS FLAG
		MARSH
		CONIFEROUS TREE
		DECIDUOUS TREE
		SHRUB
		–EDGE OF TREES
S	S	–GRAVITY SANITARY SEWER
SFM	SFM	–SANITARY FORCE MAIN
STO	STO	–STORM SEWER
W	W	–WATERMAIN
G	G	–GAS MAIN
E	E	–ELECTRIC SERVICE
OHW	OHW	–OVERHEAD WIRES
B	B	–BUREAU ELEC. SERV.
T	T	–TELEPHONE SERVICE
TV	TV	–MARKED CABLE TV LINE
FO	FO	–MARKED FIBER OPTIC
L	L	–GRAVITY LEACHATE SYSTEM
LFM	LFM	–LEACHATE FORCE MAIN
XXXXXXXXX	XXXXXXXXX	–EXISTING UTILITY TO BE ABANDONED IN PLACE
	×	–EXISTING MANHOLE/INLET TO BE ABANDONED IN PLACE OR EXISTING LIGHT POLE AND BASE TO BE REMOVED.
869		PROPOSED 1–FOOT GRADE CONTOUR
870		PROPOSED 5–FOOT GRADE CONTOUR
× 780.55		SPOT/CURB FLOW LINE ELEVATION
× (780.55)		TOP OF CURB SPOT ELEVATION
		TEMPORARY INLET PROTECTION
		PROPOSED CONSTRUCTION ENTRANCE
		CONCRETE SIDEWALK PAVEMENT
		STANDARD DUTY ASPHALT PAVEMENT
		HEAVY DUTY ASPHALT PAVEMENT
		HEAVY DUTY CONCRETE PAVEMENT
		PROPOSED LANDSCAPE AREA

SIGN LEGEND





VICINITY MAP

SCALE: NOT TO SCALE

A division of a part of the Southeast 1/4 of the Northeast 1/4 of Section 26, Township 7 North, Range 8 East, in the City of Madison, Dane County, Wisconsin.

COMMENCING at the Southeast corner of the Northeast 1/4 of said Section 26; thence North 01° 18' 41" East along the East line of said 1/4 Section a distance of 265.09 feet to a point; thence North 88° 41' 19" West 319.23 feet to the point of beginning of lands to be described; thence Northwesterly 163.96 feet along an arc of a curve whose center lies the North, whose radius is 179.65 feet and whose chord bears North 87° 40' 53" West 158.33 feet to a point; thence North 61° 32' 05" West 72.39 feet to a point; thence Northwesterly 15.16 feet along an arc of a curve whose center lies the East, whose radius is 10.00 feet and whose chord bears North 18° 06' 28" West 13.75 feet to a point; thence North 25° 19' 10" East 30.59 feet to a point; thence North 01° 18' 41" East 187.04 feet to a point; thence Northeasterly 23.56 feet along an arc of a curve whose center lies the Southeast, whose radius is 15.00 feet and whose chord bears North 46° 18' 41" East 21.21 feet to a point; thence South 88° 41' 19" East 184.65 feet to a point; thence Southeasterly 23.88 feet along an arc of a curve whose center lies the Southwest, whose radius is 15.20 feet and whose chord bears South 43° 41' 19" East 21.50 feet to a point; thence South 01° 18' 41" West 263.57 feet to the point of beginning.

Containing 60,908 Square Feet or 1.3982 Acres.

Prepared for: Seritage SRC Finance LLC
Fieldwork completed on September 17, 2020

Survey No. 166794,

PLAN INDEX

SHEET NO.	DESCRIPTION
C000	COVER SHEET
C001	EXISTING CONDITIONS
C100	DEMOLITION PLAN
C200	SITE PLAN
C300	GRADING & EROSION CONTROL PLAN
C400	UTILITY PLAN
C500	EROSION CONTROL DETAILS
C501	UTILITY DETAILS
C502	STORMWATER DETAILS
C503	SIGNAGE AND STRIPING DETAILS
C504	PAVING DETAILS
C600	SPECIFICATIONS

GENERAL NOTES

1. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY– EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
3. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. THE BIDDER WILL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES AND SHALL STATE SUCH QUANTITIES IN HIS PROPOSAL. HE SHALL BASE HIS BID ON HIS OWN ESTIMATE OF THE WORK REQUIRED AND SHALL NOT RELY ON THE ENGINEER'S ESTIMATE.
5. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT IS AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
6. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS.
7. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
8. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
9. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES.
10. ANY ADJACENT PROPERTIES OR ROAD RIGHT–OF–WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR. THE COST OF THE RESTORATION IS CONSIDERED INCIDENTAL, AND SHOULD BE INCLUDED IN THE BID PRICES.
11. VERTICAL DATUM IS NAVD1927.
12. TOPOGRAPHIC AND EXISTING CONDITIONS SHOWN HERON CREATED FROM SURVEY DATA TAKEN ON SEPTEMBER 17, 2020.
13. PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION

BENCHMARKS

BENCHMARK #1
CUT T ON SANITARY RIM
NORTHWEST CORNER OF EX BLDG
ELEV: 210.84

BENCHMARK #2
CHISELED T IN CURB
ELEV: 210.70

PROJECT DIRECTORY

OWNER/DEVELOPER:
SERITAGE GROWTH PROPERTIES
ANDREW GLASSMAN
DEVELOPMENT ASSOCIATE
500 FIFTH AVENUE, SUITE 1530
NEW YORK, NY 10110
PH: (646–876–7360)
EMAIL: AGLASSMAN@SERITAGE.COM

STORM SEWER UTILITY:
CITY OF MADISON
ROBERT PHILLIPS, P.E.
CITY ENGINEER
CITY–COUNTY BUILDING
210 MARTIN LUTHER KING, JR. BLVD.
MADISON, WI 53703
PH: (608) 266–4751
EMAIL: RPHILLIPS@CITYOFMADISON.COM

SANITARY SEWER UTILITY:
CITY OF MADISON
ROBERT PHILLIPS, P.E.
CITY ENGINEER
CITY–COUNTY BUILDING
210 MARTIN LUTHER KING, JR. BLVD.
MADISON, WI 53703
PH: (608) 266–4751
EMAIL: RPHILLIPS@CITYOFMADISON.COM

WATER UTILITY:
MADISON WATER UTILITY
ADAM WIEDERHOEFT
119 EAST OLIN AVE.
MADISON, WI 53713
PH: (608) 266–9121
EMAIL: AWIEDERHOEFT@MADISONWATER.ORG

ELECTRIC UTILITY:
ALLIANT ENERGY
DENISE GEVELINGER
PH: (608) 845–1129
(608) 575–7833

MADISON FIRE DEPARTMENT:
BILL SULLIVAN
FIRE PROTECTION ENGINEER
CITY OF MADISON FIRE DEPARTMENT
314 WEST DAYTON STREET
MADISON, WI 53703
PH: (608) 261–9658
EMAIL: WSULLIVAN@CITYOFMADISON.COM

GAS UTILITY:
MADISON GAS & ELECTRIC COMPANY
STEVEN BEVERSDORF, P.E.
133 S BLAIR ST
MADISON, WI 53788
PH: (608) 252–1552 OFFICE
(608) 444–9620 MOBILE

PLAN DATE: NOVEMBER 18, 2020

REVISIONS	ISSUE DATE	SHEET NO.'S	ISSUED FOR:

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Appleton, WI | Madison, WI | Cedarburg, WI | Mount Pleasant, WI
Naperville, IL | Pittsburgh, PA | Irvine, CA

PORTILLO'S AT WEST TOWNE MALL
522 S GAMMON ROAD
CITY OF MADISON
DANE COUNTY, WISCONSIN

DATE: 11/18/2020
PROJ. NO: 3200225

C000

N:\3200225\Dwg\Sheets\3200225-TSD1.dwg, COVER SHEET, 11/18/2020 8:39:30 AM, rjr

RIM 208.07
E&W. 196.02

RIM 208.13
15"S. 202.78

RIM 208.27
12"SE. 202.99
15"S. 202.82

RIM 208.58
12"NW&SW. 203.78

RIM 207.73
FELT COVERED

RIM 208.99
NE&W. 194.47
SW. 195.74

RIM 208.59
12"SW. 203.94
15"NE. 203.94

RIM 208.03
N,S&SE. 203.33

RIM 209.27
W. 201.6
42"SW. 200.72

RIM 208.02
SW&E. 202.84

24" PER PLAN

RIM 208.82
12"NE. 205.07

RIM 207.71
15"S. 203.46

RIM 208.82
15"NW&SW. 204.08

RIM 208.60
W. 199.35

RIM 209.58
&W. 198.98

RIM 209.00
8"N. 205.61

210.48
BENCHMARK
CUT T ON RIM
RIM 210.84
NW&SE. 204.71

1 STORY
BRICK & CONCRETE
BUILDING

CONCRETE

SILL 211.02

SILL 211.08

RIM 211.06
15"N. 206.38
15"S. 206.50

15" INV., n
IE. 206.38

RIM 209.10
15"SE. 204.90
12"W. 204.45
12"NE. 204.25

RIM 209.27
15"NW. 205.62
WATER FILLED

RIM 210.94
BOTT. 204.8
WATER FILLED

RIM 209.16
15"NE&W. 204.40 (P)

BENCHMARK
CHISELED T
IN CURB
ELEV 210.70

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

N

GRAPHIC SCALE
10 0 10 20 40
(IN FEET)

DATE	DESCRIPTION

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI | Cedarburg, WI
Mount Pleasant, WI | Naperville, IL | Irvine, CA

WEST TOWNE MALL REDEVELOPMENT
CITY OF MADISON, WI

EXISTING CONDITIONS

© COPYRIGHT 2020
R.A. Smith, Inc.

DATE: 11/18/2020

SCALE: 1" = 20'

JOB NO. 3200225

PROJECT MANAGER:
MATT P. KOCOUREK, PE

DESIGNED BY: JLM

CHECKED BY: RJY

SHEET NUMBER
C001

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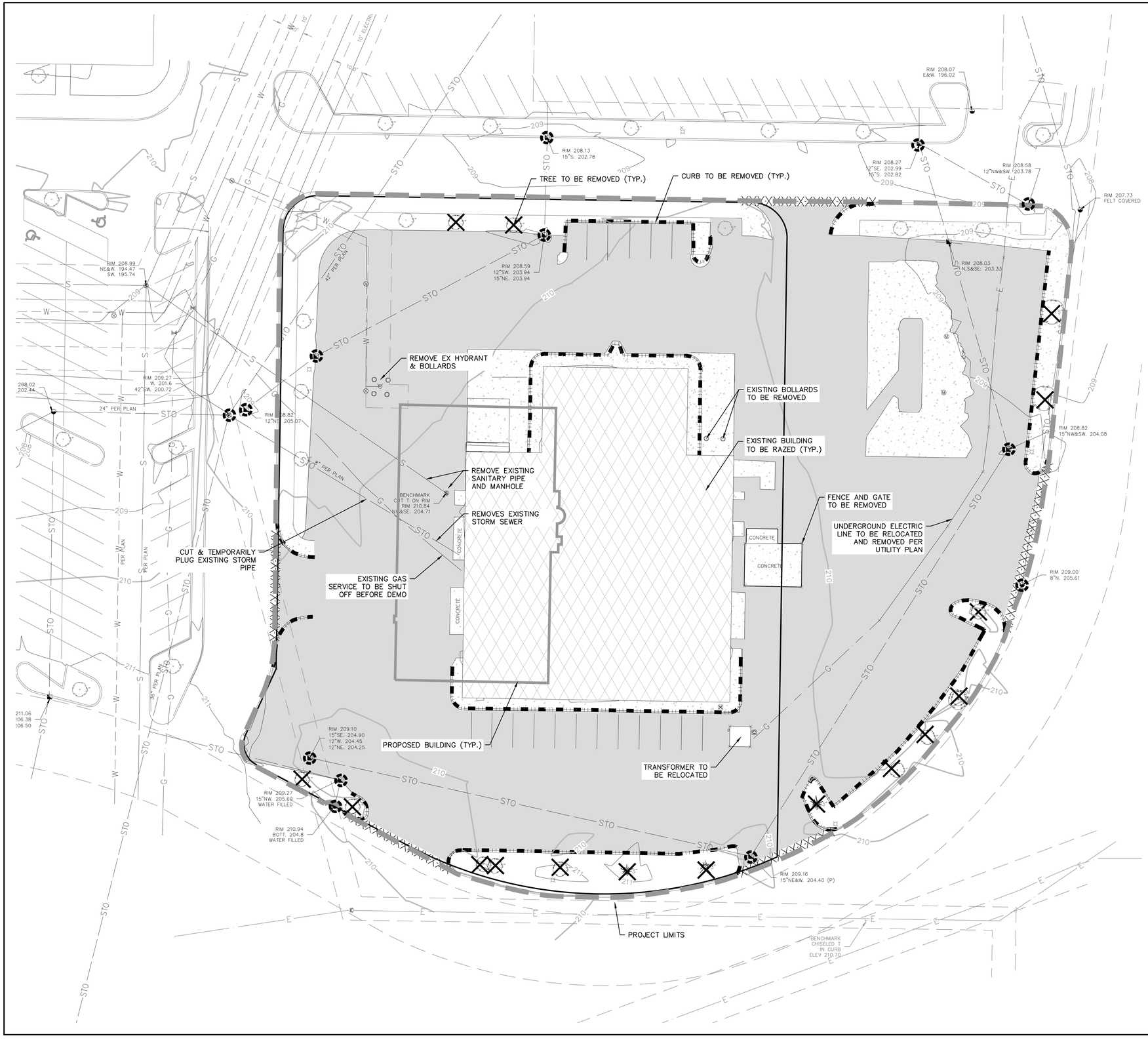

N

GRAPHIC SCALE

10 0 10 20 40

(IN FEET)

KEY MAP

NTS

LEGEND

- PROPERTY LINE
- PROJECT LIMITS
- PROPOSED BUILDING FOOTPRINT
- PROPOSED INLET PROTECTION
- EXISTING CONCRETE PAVEMENT TO BE REMOVED
- EXISTING ASPHALT TO BE MILLED AND OVERLYAYED
- EXISTING BUILDING TO BE DEMOLISHED (SEE ARCHITECTURAL PLANS)
- EXISTING ASPHALT TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- EXISTING UTILITY TO BE REMOVED
- EXISTING CURB AND GUTTER TO BE REMOVED. SAWCUT TO ASSURE CLEAN FIT
- SAWCUT LINE PAVEMENT
- EXISTING WALL TO BE REMOVED

GENERAL NOTES:

EXISTING TOPOGRAPHY OBTAINED BY RASMITH, INC, DATED SEPTEMBER 17, 2020.

THE LOCATION OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.

RASMITH ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF RASMITH.

CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE CITY OF MADISON EROSION CONTROL ORDINANCE, THE WISCONSIN DNR STORMWATER CONSTRUCTION AND POST CONSTRUCTION TECHNICAL STANDARDS, WDNR PERMIT CONDITIONS, AND THESE DOCUMENTS; THE MOST STRINGENT TO APPLY.

CONTRACTOR SHALL REMOVE, PLUG AND ABANDON EXISTING UTILITIES PER CITY OF MADISON ORDINANCES.

Know what's **below.** **Call** before you dig.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

DATE	DESCRIPTION

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI | Cedarburg, WI
Mount Pleasant, WI | Naperville, IL | Irvine, CA

WEST TOWNE MALL REDEVELOPMENT
CITY OF MADISON, WI

DEMOLITION PLAN

© COPYRIGHT 2020
R.A. Smith, Inc.

DATE: 11/18/2020

SCALE: 1" = 20'

JOB NO. 3200225

PROJECT MANAGER: MATT P. KOCOUREK, PE

DESIGNED BY: JLM

CHECKED BY: RJY

SHEET NUMBER

C100

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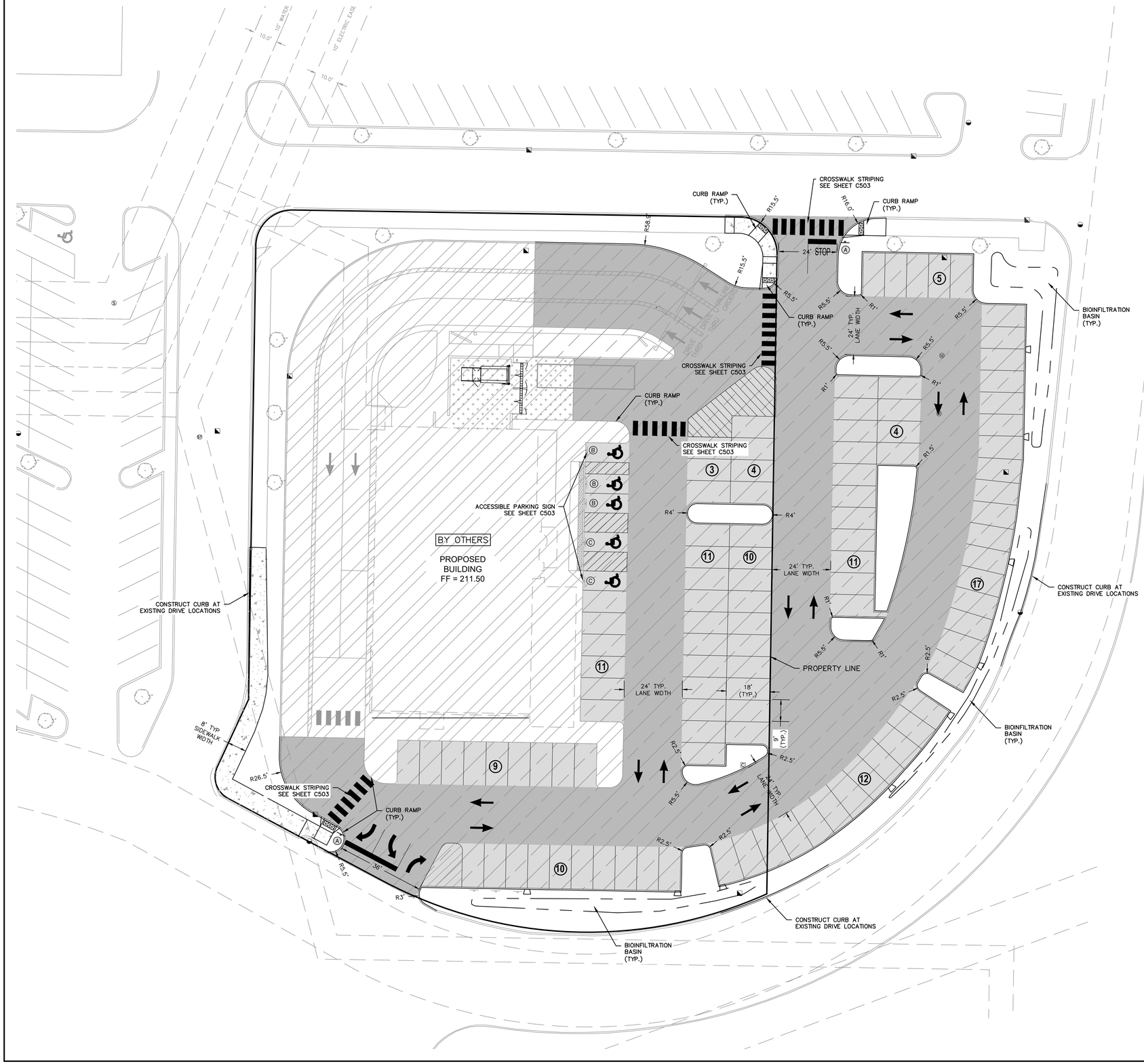



KEY MAP
NTS

GRAPHIC SCALE
10 0 10 20 40
(IN FEET)

LEGEND

- SIGN
- PROPOSED 18" CONCRETE HIGH SIDE CURB & GUTTER
- HEAVY-DUTY CONCRETE PAVEMENT
- LIGHT-DUTY CONCRETE PAVEMENT
- BUILDING PAD AND DRIVE THROUGH BY OTHERS
- STANDARD-DUTY ASPHALT PAVEMENT OVERLAY
- HEAVY-DUTY ASPHALT PAVEMENT
- STANDARD-DUTY ASPHALT PAVEMENT
- PROPOSED PAVEMENT MARKING (PARKING LOT)
- PAVEMENT MARKING - ISLANDS, CROSSWALKS, ETC (PARKING LOT)
- BUILDING OUTLINE
- PROJECT LIMITS

SIGN LEGEND

- (A) STOP SIGN
- (B) ADA
- (C) ADA VAN

GENERAL NOTES:

EXISTING TOPOGRAPHY OBTAINED BY RASMITH, INC, DATED SEPTEMBER 17, 2020.

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSION OF ENTRANCES, VESTIBULES, STAIRS, RETAINING WALLS, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE CITY OF MADISON EROSION CONTROL STANDARDS AND WISCONSIN DNR TECHNICAL STANDARDS.

ALL DIMENSIONS AND CORRESPONDING HORIZONTAL CONTROL RELATED TO PAVING REPRESENT FACE OF CURB, ELEVATIONS AND CONTOURS REPRESENT FINISHED GRADES UNLESS OTHERWISE INDICATED. BUILDINGS ARE DIMENSIONED TO FACE OF BUILDING.

BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE SIZE, LOCATION AND ELEVATION OF ALL UTILITIES.

ALL SITE SIGNAGE MUST COMPLY WITH THE MOST RECENT EDITION OF THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING ELECTRICAL PLAN.

SYSL IS A SINGLE YELLOW SOLID LINE 4" IN WIDTH.

SWSL IS A SINGLE WHITE SOLID LINE 4" IN WIDTH

SITE CALCULATIONS

	AC	SF	% OF PROJECT AREA
TOTAL PROJECT AREA:	2.03	88,323	-
EXISTING IMPERVIOUS AREA:	1.86	81,029	91.74%
PROPOSED IMPERVIOUS AREA:	1.72	74,972	84.88%
PROPOSED SITE GREENSPACE:	0.31	13,351	15.12%
EXISTING BUILDING AREA	0.52	14,260	16.15%
PROPOSED BUILDING AREA	0.18	7,763	8.79%

SITE DATA

APPROVED PARKING (2017 SITE PLAN - 26,200 SF)	119 (115 & 4 ADA)
PROPOSED PARKING (PORTILLO'S - 7,763 SF)	61 (56 & 5 ADA)
PROPOSED PARKING (SERITAGE)	46
PROPOSED BIKE PARKING	18

Know what's below. Call before you dig.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

DATE	DESCRIPTION

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI | Cedarburg, WI
Mount Pleasant, WI | Naperville, IL | Irvine, CA

WEST TOWNE MALL REDEVELOPMENT
CITY OF MADISON, WI

SITE PLAN

© COPYRIGHT 2020
R.A. Smith, Inc.

DATE: 11/18/2020
SCALE: 1" = 20'
JOB NO. 3200225
PROJECT MANAGER: MATT P. KOCOUREK, PE
DESIGNED BY: JLM
CHECKED BY: RJY

SHEET NUMBER
C200

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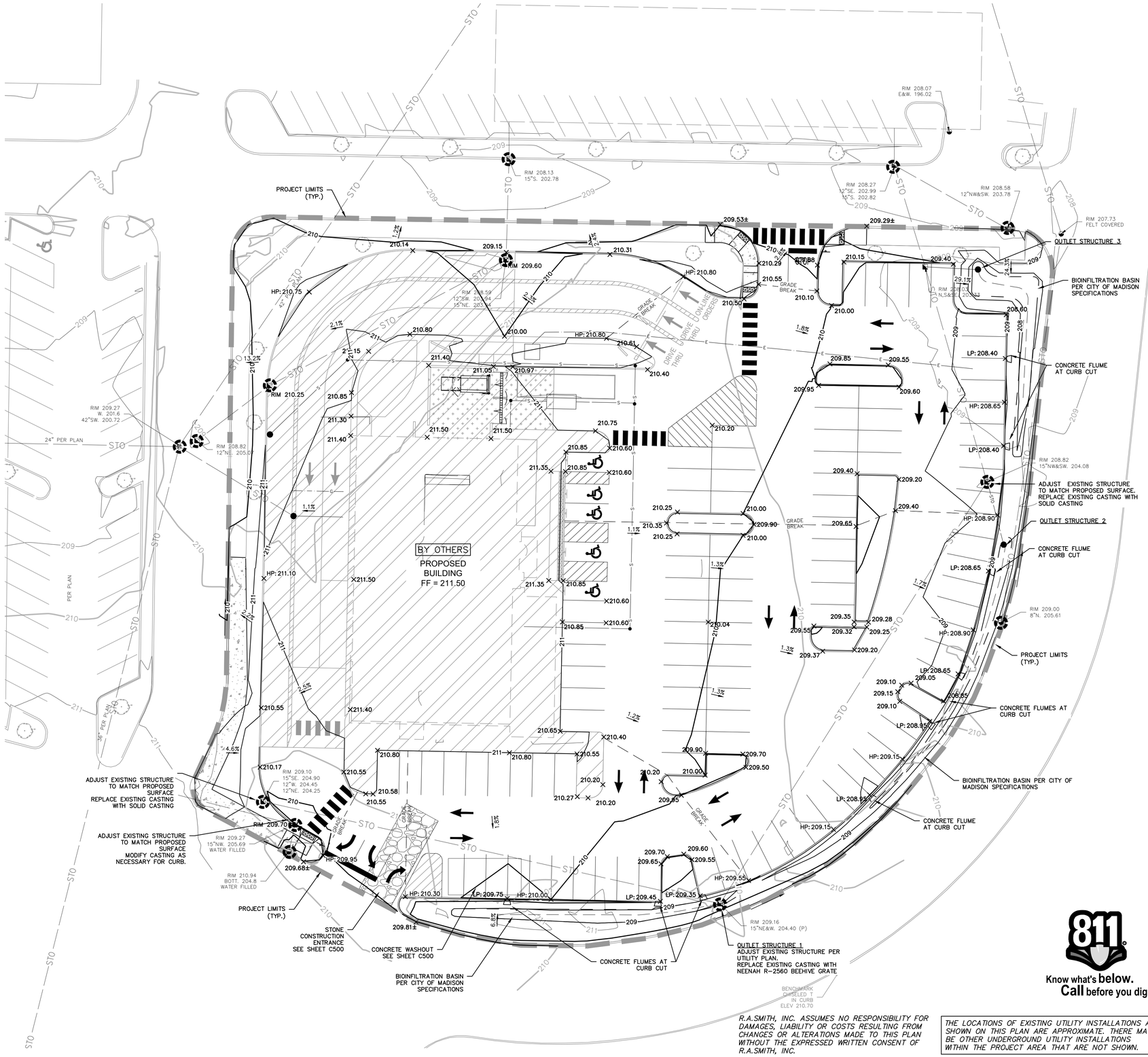



KEY MAP
NTS

N

GRAPHIC SCALE
10 0 10 20 40
(IN FEET)

LEGEND

- EXISTING 5-FT CONTOUR
- EXISTING 1-FT CONTOUR
- PROPOSED 5-FT CONTOUR
- PROPOSED 1-FT CONTOUR
- PROPOSED SPOT GRADE
- PROPOSED TOP OF CURB
- PROPOSED TOP OF WALL ELEVATION
- PROPOSED BOTTOM OF WALL ELEVATION
- PROPOSED INLET ELEVATION
- MATCH EXISTING ELEVATION
- PROPOSED RETAINING WALL
- PROPOSED PRIVATE STORM SEWER
- PROPOSED PRIVATE SANITARY SEWER
- PROPOSED PRIVATE WATERMAIN
- EXISTING PUBLIC STORM SEWER
- EXISTING PUBLIC SANITARY SEWER
- EXISTING PUBLIC WATERMAIN
- PROPOSED 18" HIGH SIDE CURB & GUTTER
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- PROPOSED SANITARY STRUCTURE
- PROPOSED WATER STRUCTURE
- STORM SEWER INLET PROTECTION

GENERAL NOTES:

1. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.
2. RASMITH ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF RASMITH.
3. SLOPES IN HANDICAP PARKING STALLS SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS
4. ALL SIDEWALKS TO BE SLOPED AT LESS THAN 5.0% AND NO MORE THAN 2.0% CROSS SLOPE.
5. MAXIMUM SLOPE ON ALL CURB RAMPS SHALL BE 12:1 (8.33%).
6. CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE CITY OF MADISON EROSION CONTROL ORDINANCE, THE WISCONSIN DNR STORMWATER CONSTRUCTION AND POST CONSTRUCTION TECHNICAL STANDARDS, WDNR PERMIT CONDITIONS, AND THESE DOCUMENTS; THE MOST STRINGENT TO APPLY.
7. ALL PROPOSED SPOT GRADES ARE FLOW LINE, GUTTER GRADES OR PROPOSED PAVEMENT GRADES UNLESS OTHERWISE NOTED.
8. ALL CURB SHOULD BE HIGH SIDE CURB UNLESS OTHERWISE NOTED.
9. ADJUST ALL MANHOLE, HYDRANTS, VALVES, INLETS, ETC. TO FINISHED GRADE AS NECESSARY.

EROSION CONTROL NOTES:

1. EROSION CONTROL MEASURES MUST BE INSPECTED AND REPAIRED WEEKLY AND AFTER EACH RAIN TOTALING ONE-HALF INCH OR MORE. THE INSPECTIONS SHALL BE POSTED TO THE CITY OF MADISON WEB SITE AS AS REQUIRED BY CHAPTER 37 OF THE MADISON GENERAL ORDINANCES.
2. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD OR SIDEWALK SHALL BE REMOVED BY STREET CLEANING, OTHER THAN FLUSHING, IMMEDIATELY.
3. CONTRACTOR SHALL KEEP A COPY OF THE EROSION CONTROL PLANS AT THE PROJECT SITE AND PROVIDE COMPLETED EROSION CONTROL CHECK SHEETS TO THE CONSTRUCTION INSPECTOR. CITY OF MADISON AND WDNR MAY REQUEST INSPECTION REPORTS AT ANY TIME.
4. ALL EROSION CONTROL METHODS SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS AND CITY OF MADISON REQUIREMENTS AND STANDARDS.
5. ALL EXPOSED SOIL AREAS NOT DISTURBED FOR UP TO SEVEN DAYS SHALL BE IMMEDIATELY RESTORED WITH SEED AND MULCH.
6. COPIES OF THE INSPECTION REPORTS SHALL BE KEPT AT THE PROJECT SITE FOR CITY OR WDNR ACCESS.
7. DEWATERING AS NEEDED TO BE DONE ACCORDING TO WDNR STANDARD 1061
8. DISTURBED AREAS THAT CANNOT BE STABILIZED WITH A DENSE GROWTH OF VEGETATION BY SEEDING AND MULCHING DUE TO TEMPERATURE (WINTER) OR TIMING OF CONSTRUCTION, SHALL BE STABILIZED BY APPLYING ANIONIC POLYACRYLAMIDE (PAM) IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050.
9. CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL MEASURES AND PERFORMING MAINTENANCE THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.

SEQUENCE OF CONSTRUCTION

SEQUENCE FOR INSTALLATION OF EROSION CONTROL MEASURES & SITE IMPROVEMENTS SHALL BE:

GENERAL NOTE THROUGHOUT ENTIRE CONSTRUCTION PERIOD: ALL EXPOSED SOIL AREAS NOT DISTURBED FOR UP TO SEVEN DAYS MUST BE IMMEDIATELY RESTORED WITH SEED AND MULCH. ALL SLOPES MUST BE TOPSOILED, SEEDED AND MATTED WITHIN 2 DAYS OF COMPLETED GRADING.

1. INSTALL SITE CONSTRUCTION ENTRANCE AND INLET PROTECTION.
2. SAWCUT AND REMOVE EXISTING PAVEMENT, SIDEWALK, CURB & GUTTER.
3. GRADE SITE TO SUBGRADE. INSTALL CURB, GUTTER, AND WALKS. INSTALL ASPHALT/CONCRETE PAVEMENT.
4. SPREAD TOPSOIL IN LANDSCAPE AREAS AND RESTORE WITH SEED, MULCH, AND FERTILIZER.
5. CONTRACTOR MAY MODIFY SEQUENCING AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS SET FORTH IN FEDERAL, STATE & LOCAL PERMITS. ALL CHANGES MUST BE SUBMITTED IN WRITING TO THE CITY OF MADISON & raSmith, INC. 5 WORKING DAYS PRIOR TO CHANGE.
6. AS SITE CONDITIONS WARRANT DURING CONSTRUCTION ADDITIONAL BMPS SHALL BE INSTALLED TO REDUCE THE MIGRATION OF SEDIMENT TO THE MOST EXTENT PRACTICABLE.
7. REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES AFTER DISTURBED AREA IS COVERED BY 70% ESTABLISHED VEGETATION.

Know what's **below.** **Call** before you dig.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

DATE	DESCRIPTION

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI | Cedarburg, WI
Mount Pleasant, WI | Naperville, IL | Irvine, CA

WEST TOWNE MALL REDEVELOPMENT
CITY OF MADISON, WI

GRADING & EROSION CONTROL PLAN

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R.A. Smith, Inc.

DATE: 11/18/2020
SCALE: 1" = 20'
JOB NO. 3200225
PROJECT MANAGER: MATT P. KOCOUREK, PE
DESIGNED BY: JLM
CHECKED BY: RJY

SHEET NUMBER
C300

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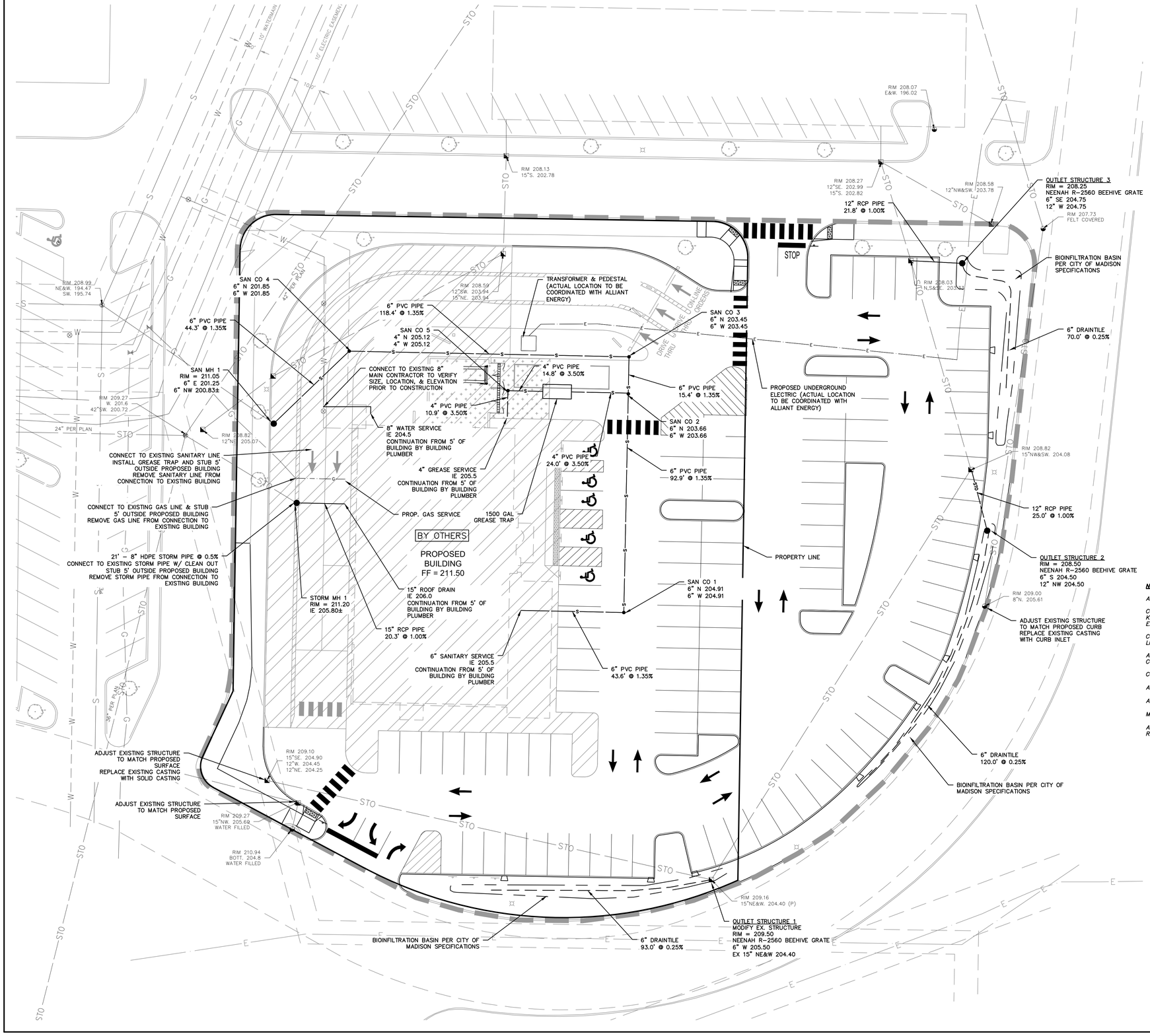



KEY MAP
NTS

N

GRAPHIC SCALE
10 0 10 20 40
(IN FEET)

LEGEND

- EXISTING SANITARY MANHOLE
- EXISTING STORM STRUCTURES
- EXISTING POWER POLES
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED STORM INLET
- EXISTING FIRE HYDRANT
- S — EXISTING SANITARY SEWER
- W — EXISTING WATER MAIN
- G — EXISTING GAS LINE
- T — EXISTING TELEPHONE LINE
- E — EXISTING UNDERGROUND ELECTRIC
- OHW — EXISTING OVERHEAD ELECTRIC
- STO — EXISTING STORM SEWER
- STO — PROPOSED STORM SEWER
- W — PROPOSED WATER MAIN
- PROPOSED UNDERDRAIN (SEE DETAILS, C502)
- S — PROPOSED SANITARY SEWER
- E — PROPOSED UNDERGROUND ELECTRIC
- G — PROPOSED GAS LINE
- BUILDING PAD AND DRIVE THROUGH BY OTHERS

NOTES:

ALL PIPE LENGTHS ARE TO CENTER OF EXISTING OR PROPOSED STRUCTURE.

CONTRACTOR SHALL FIELD VERIFY ALL PROPOSED POINTS OF CONNECTION TO EXISTING PIPE, STRUCTURES OR KNOWN CROSSINGS PRIOR TO PROPOSED UTILITY CONSTRUCTION. CONTACT ENGINEER FOR POSSIBLE REDESIGN IF EXISTING PIPE SIZES OR INVERTS VARY FROM THIS PLAN.

CONTRACTOR SHALL FIELD ADJUST ALL EXISTING UTILITY STRUCTURES TO PROPOSED GRADE WITHIN THE PROJECT LIMITS. SEE GRADING PLAN FOR PROPOSED RIM GRADES.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARDS SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN WISCONSIN, LATEST EDITION.

CONTRACTOR TO FIELD LOCATE ALL EXISTING LATERAL LOCATIONS & ELEVATIONS PRIOR TO UTILITY CONSTRUCTION.

ALL WATER SERVICES SHALL HAVE MINIMUM 6.0' OF COVER.

ALL STORM STRUCTURES ARE 48" DIAMETER UNLESS OTHERWISE NOTED.

MEP TO PROVIDE CONTINUATION OF UTILITIES FROM 5' OF BUILDING.

ALL CATCH BASINS (CB) SHALL BE INSTALLED WITH FLOGARD PLUS INSERT FILTERS TO MEET THE CITY OF MADISON REQUIREMENTS FOR OIL AND GREASE CONTROL.

811 Know what's **below.** **Call** before you dig.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

DATE	DESCRIPTION

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WEST TOWNE MALL REDEVELOPMENT
CITY OF MADISON, WI

UTILITY PLAN

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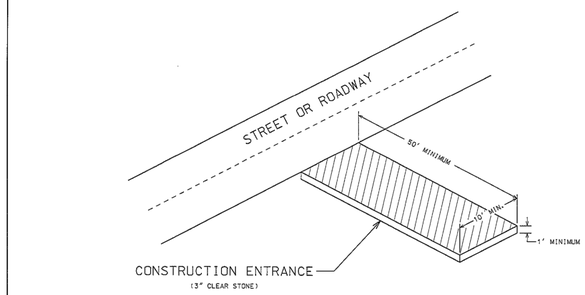
DATE: 11/18/2020
SCALE: 1" = 20'
JOB NO. 3200225
PROJECT MANAGER: MATT P. KOCOUREK, PE
DESIGNED BY: JLM
CHECKED BY: RJY

SHEET NUMBER
C400

N:\3200225\Dwg\Sheets\3200225-UP01.dwg, UTILITY PLAN, 11/18/2020 8:17:10 AM, rjy



1.07

GENERAL NOTES:

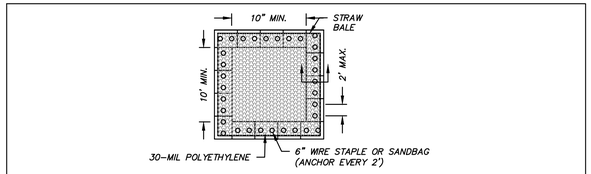
1. CONSTRUCTION ENTRANCE TO BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.
2. THE AGGREGATE FOR THE CONSTRUCTION ENTRANCE SHALL BE 3 INCH CLEAR OR WASHED STONE.
3. AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK.
4. THE CONSTRUCTION ENTRANCE SHALL BE UNDERLAIN WITH A WOOT TYPE HR OR FF GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOIL INTO THE STONE.
5. SURFACE WATERS MUST BE PREVENTED FROM PASSING THROUGH THE CONSTRUCTION ENTRANCE. FLOWS SHALL BE DIVERTED AWAY FROM THE CONSTRUCTION ENTRANCE OR CONVEYED UNDER AND AROUND THEM BY USE OF A CULVERT, DIVERSION BERM OR OTHER PRACTICES AS APPROVED BY THE CONSTRUCTION ENGINEER.
6. CLEANING BY SCRAPING OR ADDING NEW STONE SHALL BE REQUIRED IF ENTRANCE BECOMES MORE THAN 50% COVERED BY TRACKED MUD.

2012

CITY OF MADISON
ENGINEERING DIVISION

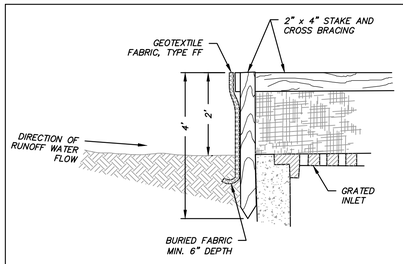
CONSTRUCTION ENTRANCE

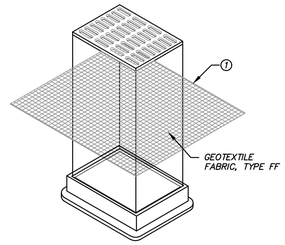
STANDARD DETAIL DRAWING 1.07



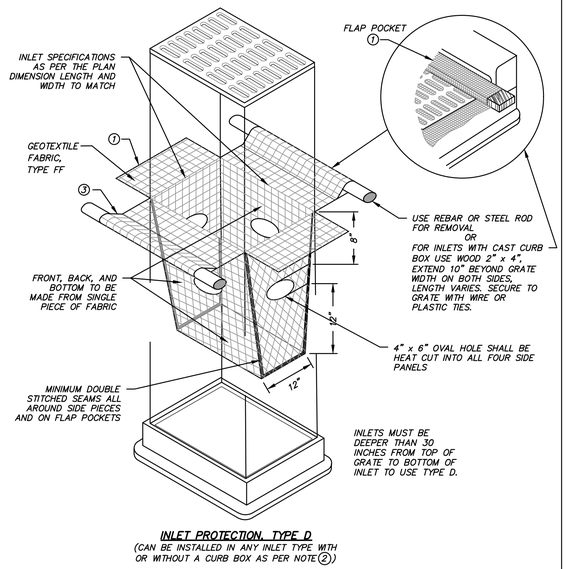
NOTES:
1. MAINTAINING TEMPORARY CONCRETE WASHOUT FACILITIES SHALL INCLUDE REMOVING AND DISPOSING OF HARDENED CONCRETE AND/OR SLURRY AND RETURNING THE FACILITIES TO A FUNCTIONAL CONDITION.
2. FACILITY SHALL BE CLEANED OR RECONSTRUCTED IN A NEW AREA ONCE WASHOUT BECOMES TWO-THIRDS FULL.
3. EACH STRAW BALE IS TO BE STAKED IN PLACE USING (2) 2"x2"x4' WOODEN STAKES.

TEMPORARY CONCRETE WASHOUT FACILITY – STRAW BALE

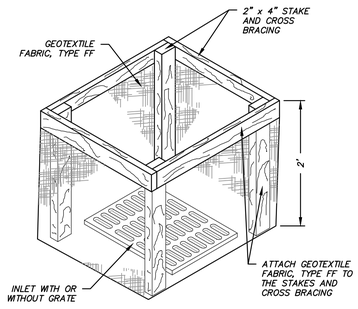




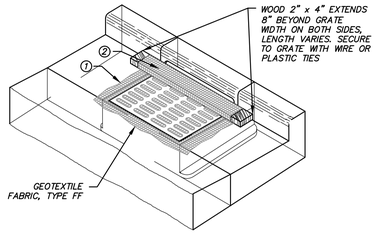
INLET PROTECTION, TYPE B
(WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX AS PER NOTE 2)



INLET PROTECTION, TYPE A



INLET PROTECTION, TYPE C
(WITH CURB BOX)

① FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
② FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
③ FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

GENERAL NOTES:

INLET PROTECTION DEVICES SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD 1060 AND BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WSDOT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED IF ALLOWED BY ENGINEER.

TYPE A IS TO BE USED PRIOR TO PAVING AND TYPED B, C, AND D ARE TO USED AFTER PAVING IS PLACED.

TYPE A SHALL BE USED AROUND INLETS AND UNPAVED AREAS UNTIL PERMANENT STABILIZATION METHODS HAVE BEEN ESTABLISHED.

TYPE B SHALL BE USED AFTER THE CASTING AND GRATE ARE IN PLACE.

TYPE C SHALL BE USED ON STREET INLETS WITH CURB HEADS.

TYPE D SHALL BE USED IN AREAS WHERE OTHER TYPES OF INLET PROTECTION ARE INCOMPATIBLE WITH ROADWAY AND TRAFFIC CONDITIONS (I.E. POSSIBLE SAFETY HAZARD IF PONDING OCCURS.)

INSTALLATION NOTES:

TYPE B & C:
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HANG HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE D:
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

MAINTENANCE:

REMOVE INLET PROTECTION DEVICES ONCE THE CONTRIBUTING DRAINAGE AREA IS STABILIZED WITH APPROPRIATE VEGETATION OR IMPERVIOUS AREA.

INLET PROTECTION SHALL BE, AT A MINIMUM, INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.

SEDIMENT DEPOSITS SHALL BE REMOVED AND THE INLET PROTECTION DEVICE RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED BETWEEN 1/3 TO 1/2 THE DESIGN DEPTH OF THE DEVICE, OR WHEN THE DEVICE IS NO LONGER FUNCTIONING AS DESIGNED. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND STABILIZED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, DUE CARE SHALL BE TAKEN TO ENSURE SEDIMENT DOES NOT FALL INTO THE INLET AND IMPEDE THE INTENDED FUNCTION OF THE DEVICE. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

STORM DRAIN INLET PROTECTION DETAILS
(NOT TO SCALE)

DATE	DESCRIPTION

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WEST TOWNE MALL REDEVELOPMENT
CITY OF MADISON, WI

EROSION CONTROL DETAILS

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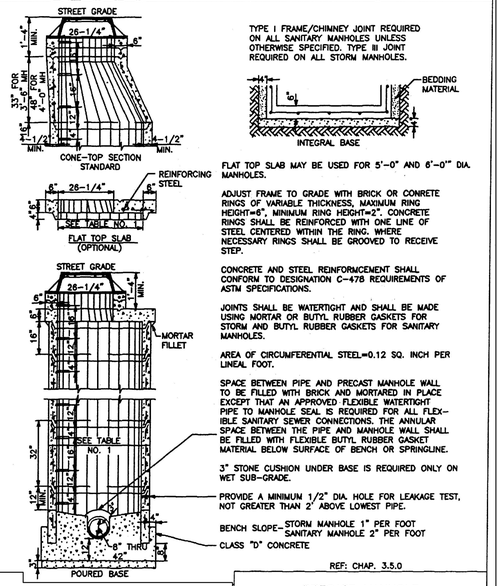
DATE: 11/18/2020
SCALE: N.T.S.
JOB NO. 3200225
PROJECT MANAGER: MATT P. KOCOUREK, PE
DESIGNED BY:
CHECKED BY:

SHEET NUMBER
C500

N:\3200225\Dwg\Sheets\3200225-DT01.dwg, EROSION CONTROL DETAILS, 11/18/2020 8:17:30 AM, rjy



TYPE I FRAME/CHIMNEY JOINT REQUIRED ON ALL SANITARY MANHOLES UNLESS OTHERWISE SPECIFIED. TYPE III JOINT REQUIRED ON ALL STORM MANHOLES.

FLAT TOP SLAB MAY BE USED FOR 5'-0" AND 6'-0" DIA. MANHOLES.

ADJUST FRAME TO GRADE WITH BRICK OR CONRETE RINGS OF VARIABLE THICKNESS, MAXIMUM RING HEIGHT=6", MINIMUM RING HEIGHT=2". CONCRETE RINGS SHALL BE REINFORCED WITH ONE LINE OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY RINGS SHALL BE GROOVED TO RECEIVE STEP.

CONCRETE AND STEEL REINFORMCEMENT SHALL CONFORM TO DESIGNATION C-478 REQUIREMENTS OF ASTM SPECIFICATIONS.

JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING MORTAR OR BUTYL RUBBER GASKETS FOR STORM AND BUTYL RUBBER GASKETS FOR SANITARY MANHOLES.

AREA OF CIRCUMFERENTIAL STEEL=0.12 SQ. INCH PER LINEAL FOOT.

SPACE BETWEEN PIPE AND PRECAST MANHOLE WALL TO BE FILLED WITH BRICK AND MORTARED IN PLACE EXCEPT THAT AN APPROVED FLEXIBLE WATERTIGHT PIPE TO MANHOLE SEAL IS REQUIRED FOR ALL FLEXIBLE SANITARY SEWER CONNECTIONS. THE ANNULAR SPACE BETWEEN THE PIPE AND MANHOLE WALL SHALL BE FILLED WITH FLEXIBLE BUTYL RUBBER GASKET MATERIAL BELOW SURFACE OF BENCH OR SPRINGLINE.

3" STONE CUSHION UNDER BASE IS REQUIRED ONLY ON WET SUB-GRADE.

PROVIDE A MINIMUM 1/2" DIA. HOLE FOR LEAKAGE TEST, NOT GREATER THAN 2' ABOVE LOWEST PIPE.

BENCH SLOPE-STORM MANHOLE 1" PER FOOT
SANITARY MANHOLE 2" PER FOOT

CLASS "D" CONCRETE

REF: CHAP. 3.5.0

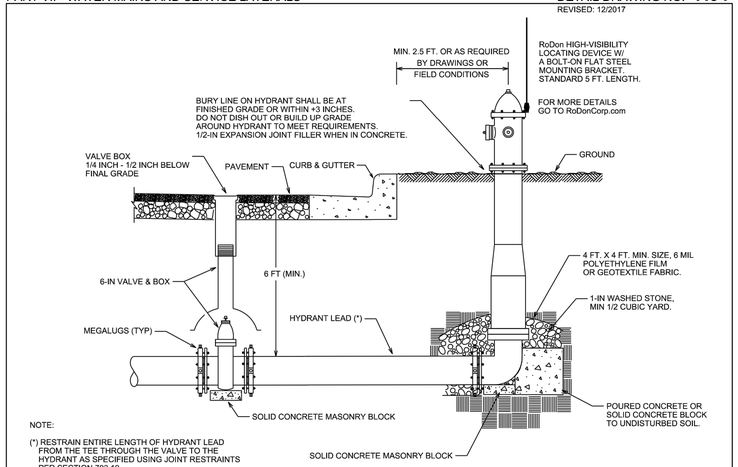
PRECAST MANHOLE	
NOT TO SCALE JAN. 2, 1992	FILE NO. 12

NOTES:
CONTRACTOR RESPONSIBLE FOR VERIFYING REQUIRED CASTING IS COMPATIBLE WITH STRUCTURE. IF NOT COMPATIBLE, CONTACT ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.

FOR ALL INLETS REFER TO FILE No. 12 (STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, DETAIL ABOVE)

STORM INLET DETAIL

PART VII - WATER MAINS AND SERVICE LATERALS — DETAIL DRAWING NO. **7.04**
REVISED: 12/2017



NOTE:
(*) RESTRAIN ENTIRE LENGTH OF HYDRANT LEAD FROM THE TEE THROUGH THE VALVE TO THE HYDRANT AS SPECIFIED USING JOINT RESTRAINTS PER SECTION 703.10

CITY OF MADISON WATER UTILITY	NOT TO SCALE	TYPICAL HYDRANT INSTALLATION

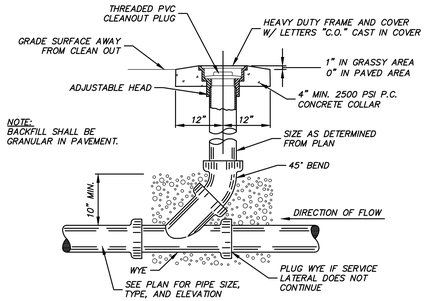
City of Madison Standard Specifications for Public Works Construction

STORM MANHOLE & INLET NOTES:

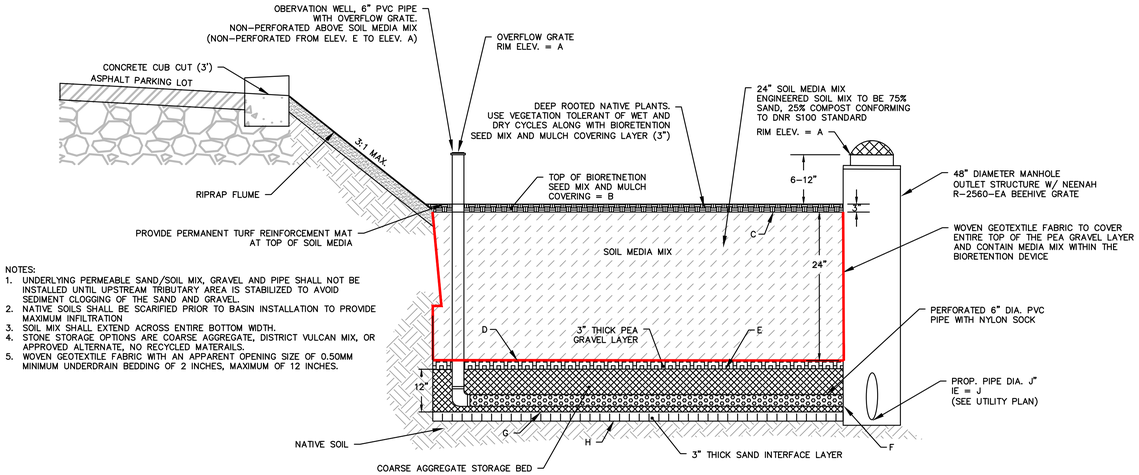
NOTES:

INLET (INL)
REFER TO FILE No. 12 (STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, DETAIL ON THIS SHEET), EXCEPT:
A. USE CASTING AS INDICATED BELOW:
EXAMPLE – NEENAH R-FRAME (GRATE)
1.) INLETS IN CURB – NEENAH R-3067 (TYPE C)
2.) INLETS IN PAVEMENT – NEENAH R-2556 (TYPE G)
3.) INLETS IN GRASS AREAS – NEENAH R-2556 (TYPE G)
4.) INLETS AS NOTED – NEENAH BEEHIVE R-2560 (TYPE E1)
5.) INLETS IN DEPRESSED CURB – NEENAH R-3067-C (TYPE C)
B. USE 48" MINIMUM DIAMETER UNLESS INDICATED OTHERWISE ON PLAN
C. CONTRACTOR RESPONSIBLE FOR VERIFYING REQUIRED CASTING IS COMPATIBLE WITH STRUCTURE. IF NOT COMPATIBLE, CONTACT ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.

MANHOLE (MH)
REFER TO DETAIL, EXCEPT:
A. USE CASTING AS INDICATED BELOW:
ALL MANHOLES – NEENAH R-1661
B. USE 48" MINIMUM DIAMETER UNLESS INDICATED OTHERWISE ON PLAN
C. PIPE MATERIAL PER C800 UNLESS INDICATED OTHERWISE ON PLAN.
D. CONTRACTOR RESPONSIBLE FOR VERIFYING REQUIRED CASTING IS COMPATIBLE WITH STRUCTURE. IF NOT COMPATIBLE, CONTACT ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.



SEWER CLEAN-OUT DETAIL



NOTES:
1. UNDERLYING PERMEABLE SAND/SOIL MIX, GRAVEL AND PIPE SHALL NOT BE INSTALLED UNTIL UPSTREAM TRIBUTARY AREA IS STABILIZED TO AVOID SEDIMENT CLOGGING OF THE SAND AND GRAVEL.
2. NATIVE SOILS SHALL BE SCARIFIED PRIOR TO BASIN INSTALLATION TO PROVIDE MAXIMUM INFILTRATION
3. SOIL MIX SHALL EXTEND ACROSS ENTIRE BOTTOM WIDTH.
4. STONE STORAGE OPTIONS ARE COARSE AGGREGATE, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE, NO RECYCLED MATERAILS.
5. WOVEN GEOTEXTILE FABRIC WITH AN APPARENT OPENING SIZE OF 0.50MM MINIMUM UNDERDRAIN BEDDING OF 2 INCHES, MAXIMUM OF 12 INCHES.

TYPICAL SECTION

BASIN NAME		A	B	C	D	E	F	G	H	J
	EMERGENCY OVERFLOW SPILLWAY	RIM ELEVATION	TOP OF BIOSWALE SEED MIX AND MULCH	TOP OF SOIL MEDIA MIX	TOP OF PEA GRAVEL	TOP OF AGGREGATE STORAGE	INVERT OF UNDERDRAIN	TOP OF SAND INTERFACE LAYER	BOTTOM OF BASIN	OUTLET PIPE SIZE/INVERT ELEVATION
BIOSWALE 1	209.35	209.50	209.00	208.75	206.75	206.50	205.50	205.50	205.25	15"/204.40
BIOSWALE 2	208.65	208.50	208.00	207.75	205.75	205.50	204.50	204.50	204.25	12"/204.50
BIOSWALE 3	208.40	208.25	207.50	207.25	205.25	205.00	204.00	204.00	203.75	12"/204.00

BIOSWALE DETAIL

(NOT TO SCALE)

DATE	DESCRIPTION

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Mount Pleasant, WI | Naperville, IL | Irvine, CA

WEST TOWNE MALL REDEVELOPMENT
CITY OF MADISON, WI

UTILITY DETAILS

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DATE: 11/18/2020
SCALE: N.T.S.
JOB NO. 3200225
PROJECT MANAGER: MATT P. KOCOUREK, PE
DESIGNED BY: JLM
CHECKED BY: RJY

SHEET NUMBER
C501

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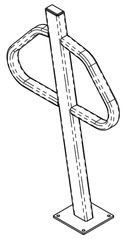
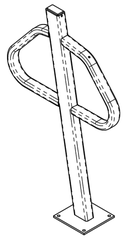


FLANGE MOUNT PAINTED



FLANGE MOUNT GALVANIZED

NOTES:

1. DO NOT SCALE DRAWING.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. WEIGHT IS RACK ONLY, NOT TO BE CONSIDERED AS SHIPPING WEIGHT.
4. FINISHING OPTIONS INCLUDE SUPER DURABLE POLYESTER POWDERCOAT AND HOT DIP GALVANIZING.
5. SEE WEBSITE OR CATALOG FOR POLYESTER POWDERCOAT COLOR OPTIONS.

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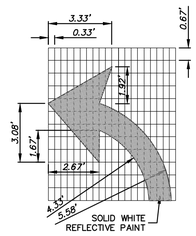
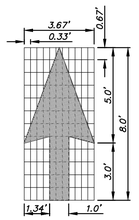
TITLE: **POST AND RING, 2450 SERIES, FM**

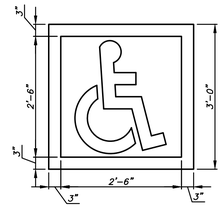
1 OF 2



TURNING ARROW

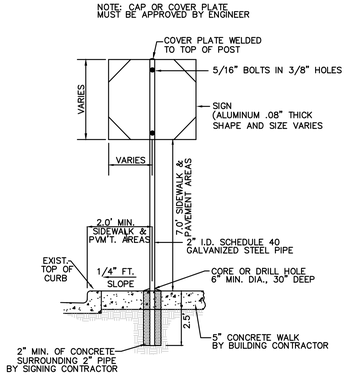


TRAFFIC LANE DIRECTIONAL ARROW

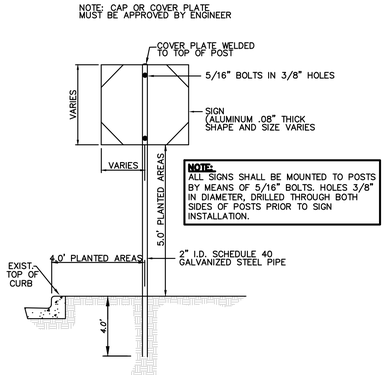


ADA SYMBOL NOTES:
A. ALL STROKES TO BE 3" WIDE.
B. PROVIDE TWO COATS OF PAINT MINIMUM.
C. BLUE BACKGROUND WITH WHITE SYMBOL.
D. LOCATE SYMBOL AT CENTER OF STALL WHERE SHOWN ON SITE PLAN.
E. ONE SYMBOL FOR EACH ADA PARKING SPACE.

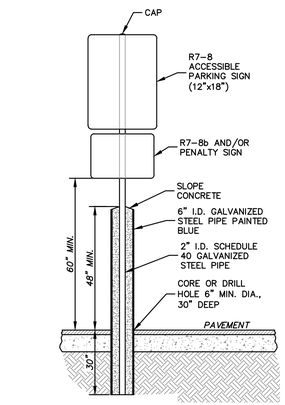
PAINTED SYMBOL
FOR ALL ACCESSIBLE AND VAN ACCESSIBLE SPACES



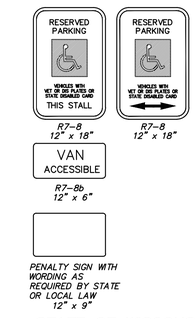
SIGN & POST INSTALLATION
FOR ALL SIGNS WITHIN THE CURB AROUND THE BUILDING
TYPE I



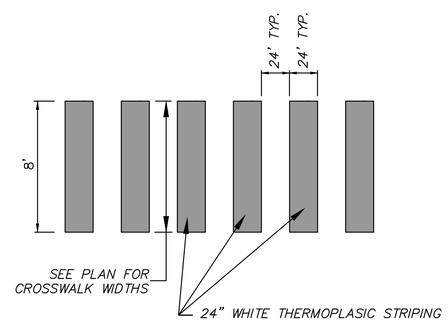
SIGN & POST INSTALLATION
FOR ALL SIGNS ON SITE, OUTSIDE THE BUILDING CURB
TYPE II



ACCESSIBLE PARKING SIGN AND POST INSTALLATION IN BOLLARD
TYPE III



STATE OF WISCONSIN ACCESSIBLE PARKING SIGNS



GENERAL NOTES

1. STRIPING TO BE SOLID WHITE REFLECTIVE THERMOPLASIC TRAFFIC PAINT AS SPECIFIED ON PROJECT PLANS.

CROSSWALK STRIPING
NOT TO SCALE

DATE	DESCRIPTION

raSmith
CREATIVITY BEYOND ENGINEERING
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WEST TOWNE MALL REDEVELOPMENT
CITY OF MADISON, WI

SIGNAGE AND STRIPING DETAILS

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DATE: 11/18/2020
SCALE: N.T.S.
JOB NO. 3200225
PROJECT MANAGER: MATT P. KOCOUREK, PE
DESIGNED BY: RJY
CHECKED BY: JLM

SHEET NUMBER
C503

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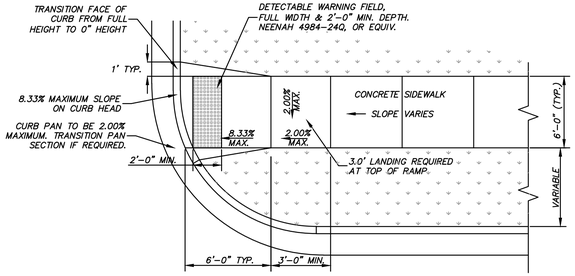
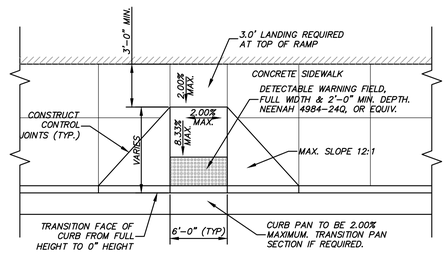
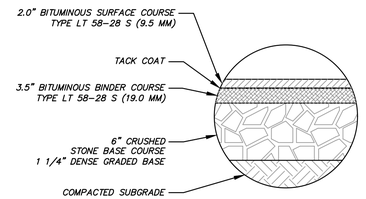


TYPE 1 CURB RAMP

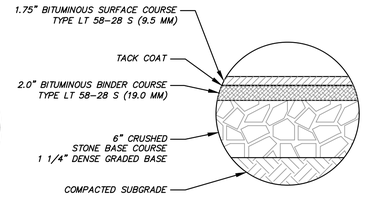
NOTES:
1. SURFACE OF CURB RAMP SHALL HAVE A BROOM FINISH OR SIMILAR SLIP RESISTANT SURFACE.



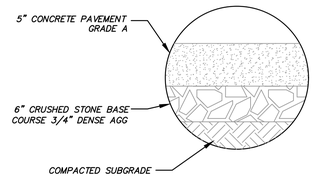
TYPE 2 CURB RAMP



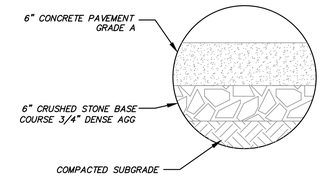
HD ASPHALT PAVEMENT



SD ASPHALT PAVEMENT

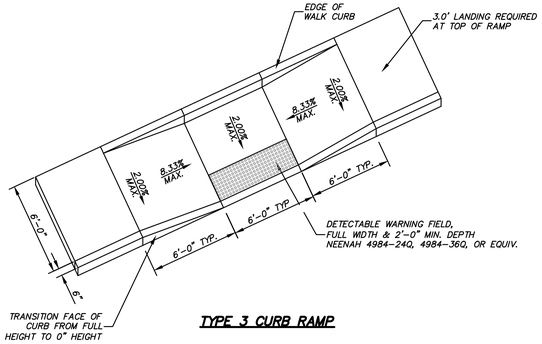


CONCRETE SIDEWALK SECTION

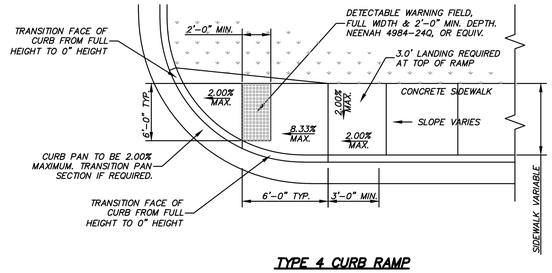


HD CONCRETE SECTION

**ALL PAVEMENT DESIGN AND PAVING SHALL BE VERIFIED WITH THE GEOTECHNICAL ENGINEER.



TYPE 3 CURB RAMP

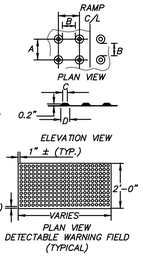


TYPE 4 CURB RAMP

NOTES:
1. SURFACE OF CURB RAMP SHALL HAVE A BROOM FINISH OR SIMILAR SLIP RESISTANT SURFACE.

	MIN.	MAX.
A	1.6"	2.4"
B	0.65"	1.5"
C	*	*
D	0.9"	1.4"

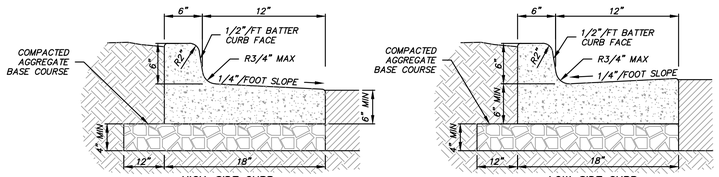
* THE C DIMENSION IS 50% TO 65% OF THE D DIMENSION.



DETECTABLE WARNING FIELD

(TRUNCATED DOMES)

NOTES:
1. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.
2. DETECTABLE WARNING FIELDS SHALL BE "NEENAH DETECTABLE WARNING PLATES" 4984-XXX, OR EQUIV.
3. CURB RAMP DETECTABLE WARNING FIELDS TO BE INSTALLED 6 TO 8 INCHES FROM THE FACE OF CURB.



NOTES:
A) 3500 PSI CONCRETE SHALL BE USED IN CONSTRUCTION OF THE CURB & GUTTER.
B) THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE SLOPE OF THE GUTTER PAN.
C) FOR DEPRESSED CURB HEAD SLOPE, USE THE SAME SLOPE AS ADJACENT SIDEWALK.
D) THE BOTTOM OF THE CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDE MINIMUM 6" GUTTER THICKNESS MAINTAINED. TRANSVERSE CONTRACTION JOINTS SHALL BE CUT OR SAWED AT MAXIMUM 20 FOOT INTERVALS.
E) 1/2" PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED TRANSVERSELY IN THE CURB ABUTTING EXISTING CURB AND SIDEWALK, WALLS OR BUILDINGS, AND AT INTERVALS NOT TO EXCEED 300 FEET, WITH PREFERRED LOCATIONS BEING AT RADIUS POINTS OR ANGLE POINTS.

CONCRETE CURB & GUTTER 18"

DESCRIPTION	DATE

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WEST TOWNE MALL REDEVELOPMENT
CITY OF MADISON, WI

PAVING DETAILS

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R.A. Smith, Inc.

DATE: 11/18/2020
SCALE: N.T.S.
JOB NO. 3200225
PROJECT MANAGER: MATT P. KOCOUREK, PE
DESIGNED BY: RJY
CHECKED BY: JLM

SHEET NUMBER
C504

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SPECIFICATIONS

DIVISION 1 – GENERAL REQUIREMENTS

01 41 00 – REGULATORY REQUIREMENTS

1. THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED:
   a. WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) STORM WATER TECHNICAL STANDARDS
   b. WISCONSIN EROSION CONTROL PRODUCT ACCEPTABILITY LIST
   c. STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (SSSWCW)
   d. WISCONSIN ADMINISTRATIVE CODE, SECTIONS SPS 382–387
   e. WISCONSIN DEPARTMENT OF TRANSPORTATION (WSDOT) STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION
   f. FEDERAL HIGHWAY ADMINISTRATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
   g. WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (WMUTCD)
   h. UNITED STATES DEPARTMENT OF JUSTICE ADA STANDARDS
   i. UNITED STATES DEPARTMENT OF TRANSPORTATION ADA STANDARDS FOR TRANSPORTATION FACILITIES
   j. MUNICIPALITY DEVELOPMENT STANDARDS
   k. COUNTY DEVELOPMENT STANDARDS
2. THE OWNER, ENGINEER AND MUNICIPALITY SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION ACTIVITIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF ALL PERMITS AND FOR ABIDING BY ALL PERMIT REQUIREMENTS AND RESTRICTIONS.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK.
5. SHOP DRAWINGS AND/OR MANUFACTURER'S PRODUCT DATA SUBMITTALS ARE REQUIRED ONLY IF THE PRODUCT OR METHOD OF CONSTRUCTION IS DIFFERENT FROM THAT SPECIFIED OR IF REQUIRED BY THE MUNICIPAL ENGINEER.
   a. ALL DOCUMENTS SUBMITTED FOR REVIEW SHALL HAVE THE SPECIFIC MATERIAL, PART, SIZE, ETC. HIGHLIGHTED IN SOME FASHION. EXAMPLE: A FITTING CUT SHEET WHICH HAS THE PRESSURE RATING FOR DIFFERENT SIZE BENDS HIGHLIGHT THE PRESSURE CLASS & SIZE TO BE USED ON PROJECT. ALL SUBMITTALS NOT PROPERLY IDENTIFYING THE SPECIFIC MATERIAL BEING USED WILL BE REJECTED.
   b. CONTRACTOR SHALL SUBMIT A PDF COPY AND AN EXPLANATION AS TO HOW THE SUBSTITUTION MEETS THE PROPOSED DESIGN (PRODUCT SPECIFICATION SHEETS WITHOUT EXPLANATION WILL NOT BE ACCEPTED) TO THE OWNER'S REPRESENTATIVE OR ENGINEER FOR REVIEW AND APPROVAL. THE CONTRACTOR SHALL NOT PROCEED UNTIL THE OWNER'S APPROVAL IS GIVEN. IN PROJECT SCHEDULING CONTRACTOR SHALL ACCOUNT FOR 5 WORKING DAYS FOR SUBMITTAL REVIEW. IN THE EVENT SUCH SUBSTITUTION IS APPROVED, THE OWNER WILL REQUIRE FROM THE CONTRACTOR A CREDITED DEDUCTION FROM THE CONTRACT AMOUNT EQUAL TO ANY SAVINGS IN MATERIAL COST RESULTING FROM USE OF THE PROPOSED SUBSTITUTION.
6. THE CONTRACTOR SHALL ASSUME COMPLETE AND SOLE RESPONSIBILITY FOR THE QUALITY OF WORK. IF CHANGES OR ADJUSTMENTS ARE RECOMMENDED BY THE CONTRACTOR, THEY MAY BE MADE ONLY UPON WRITTEN APPROVAL OF THE OWNER OR HIS REPRESENTATIVE.
   a. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE CONTRACT DOCUMENTS. THE OWNER OR HIS REPRESENTATIVE SHALL DECIDE ALL QUESTIONS WHICH SHALL ARISE AS TO THE QUALITY AND ACCEPTABILITY OF MATERIALS FURNISHED, WORK PERFORMED, AND WORKMANSHIP, INTERPRETATION OF THE PLANS AND SPECIFICATIONS HE SHALL DETERMINE THE AMOUNT OF WORK PERFORMED AND MATERIALS FURNISHED.
   b. FAILURE OR NEGLIGENCE ON THE PART OF THE OWNER OR HIS REPRESENTATIVE TO CONDEMN OR REJECT SUBSTANDARD OR INFERIOR WORK OR MATERIALS SHALL NOT BE CONSTRUED TO IMPLY AN ACCEPTANCE OF SUCH WORK OR MATERIALS, IF IT BECOMES EVIDENT AT ANY TIME PRIOR TO THE FINAL ACCEPTANCE OF THE WORK BY THE OWNER. NEITHER SHALL IT BE CONSTRUED AS BARRING THE OWNER, AT ANY SUBSEQUENT TIME, FROM CLAIMING DAMAGES OR OF SUCH A SUM OF MONEY AS MAY BE NEEDED TO BUILD ANEW ALL PORTIONS OF THE SUBSTANDARD OR INFERIOR WORK OR REPLACEMENT OF IMPROPER MATERIALS WHEREVER FOUND.
   c. INSPECTORS EMPLOYED BY THE OWNER SHALL BE AUTHORIZED TO INSPECT ALL WORK DONE AND ALL MATERIAL FURNISHED. SUCH INSPECTION MAY EXTEND TO ALL OR ANY PART OF THE WORK AND TO THE PREPARATION, FABRICATION OR MANUFACTURE OF THE MATERIALS TO BE USED. THE INSPECTOR IS NOT AUTHORIZED TO REVOKE, ALTER OR WAIVE ANY REQUIREMENTS OF THE SPECIFICATIONS, NOR IS HE AUTHORIZED TO APPROVE OR ACCEPT ANY PORTION OF THE COMPLETED PROJECT. HE SHALL CALL THE ATTENTION OF THE CONTRACTOR TO ANY FAILURE OF THE WORK OR MATERIALS TO CONFORM TO THE SPECIFICATIONS TO CONTRACT, AND SHALL HAVE THE AUTHORITY TO REJECT MATERIALS. ANY DISPUTE BETWEEN THE INSPECTOR AND CONTRACTOR SHALL BE REFERRED TO THE OWNER OR HIS REPRESENTATIVE. ANY ADVICE WHICH THE INSPECTOR MAY GIVE THE CONTRACTOR SHALL IN NO WAY BE CONSTRUED AS BINDING THE ENGINEER IN ANY WAY OR RELEASING THE CONTRACTOR FROM FULFILLING ANY OF THE TERMS OF THE CONTRACT.
   d. ALL MATERIALS AND EACH PART OF DETAIL OF THE WORK SHALL BE SUBJECT AT ALL TIMES TO INSPECTION BY THE OWNER OR HIS AUTHORIZED REPRESENTATIVE OR THE AUTHORITY HAVING JURISDICTION AND THE CONTRACTOR WILL BE HELD STRICTLY TO THE TRUE INTENT OF THE SPECIFICATIONS IN REGARD TO QUALITY OF MATERIALS, WORKMANSHIP, AND DILIGENT EXECUTION OF THE CONTRACT. SUCH INSPECTION MAY INCLUDE MILL, PLANT OR SHOP INSPECTION, AND ANY MATERIAL FURNISHED UNDER THESE SPECIFICATIONS IS SUBJECT TO SUCH INSPECTION. THE OWNER OR HIS REPRESENTATIVES SHALL BE ALLOWED ACCESS TO ALL PART OF THE WORK, AND SHALL BE FURNISHED WITH SUCH INFORMATION AND ASSISTANCE BY THE CONTRACTOR AS IS DETERMINED BY THE OWNER OR HIS REPRESENTATIVE, TO MAKE A COMPLETE AND DETAILED INSPECTION.
   e. ALL WORKMANSHIP SHALL CONFORM TO THE BEST STANDARD PRACTICE. UNLESS OTHERWISE SPECIFIED, THE SPECIFICATIONS OR RECOGNIZED ASSOCIATION OF MANUFACTURERS AND CONTRACTORS OR INDUSTRIAL MANUFACTURERS SHALL BE USED AS GUIDES FOR THE STANDARDS OF WORKMANSHIP.
   f. ALL EXPOSED ITEMS OF WORK SHALL PRESENT A NEAT WORKMANLIKE APPEARANCE AND SHALL BE AS TRUE TO SHAPE AND ALIGNMENT AS POSSIBLE TO OBTAIN WITH MEASURING OR LEVELING INSTRUMENTS GENERALLY USED IN THE RESPECTIVE TYPES OF WORK. ITEMS OF WORK SHALL BE SOUND AND FULLY PROTECTED AGAINST DAMAGE AND DETERIORATION. IT IS SPECIFICALLY UNDERSTOOD THAT IN ALL QUESTIONS OF QUALITY AND ACCEPTABILITY OF WORKMANSHIP, THE CONTRACTOR AGREES TO ABIDE BY THE DECISION OF THE OWNER OR HIS REPRESENTATIVE.
   g. ALL MATERIALS AND WORKMANSHIP NOT CONFORMING TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS SHALL BE CONSIDERED AS DEFECTIVE, AND ALL SUCH MATERIALS, WHETHER IN–PLACE OR NOT, SHALL BE REJECTED AND SHALL BE REMOVED FROM THE WORK BY THE CONTRACTOR AT HIS EXPENSE. UPON FAILURE ON THE PART OF THE CONTRACTOR TO COMPLY WITH ANY ORDER OF THE OWNER RELATIVE TO THE PROVISIONS OF THIS ARTICLE, THE OWNER SHALL HAVE THE AUTHORITY TO REMOVE AND REPLACE SUCH DEFECTIVE MATERIAL AND TO DEDUCT THE COST OF REMOVAL AND REPLACEMENT FROM ANY MONIES DUE OR WHICH MAY BECOME DUE THE CONTRACTOR.
   h. THE CONTRACTOR SHALL KEEP A LEGIBLE COPY OF THE PLANS, SPECIFICATIONS, AND ALL PERMITS AT THE SITE OF THE WORK AT ALL TIMES.
   i. AT THE COMPLETION OF THE WORK AND PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL PROVIDE THE OWNER OR HIS REPRESENTATIVE WITH A MARKED–UP SET OF DRAWINGS SHOWING ALL CHANGES OR VARIATIONS FROM THE ORIGINAL DRAWINGS. THESE CHANGES SHALL BE MADE ON A SET OF FIELD DRAWINGS AS THE WORK TAKES PLACE, AND NOT FROM MEMORY WHEN THE WORK IS DONE. THIS SET OF DRAWINGS SHOULD BE KEPT CLEAN IN THE OFFICE WHERE THE OWNER OR HIS REPRESENTATIVE MAY EXAMINE THEM.
      I. THE MARKED–UP DRAWINGS SHALL BE ACCURATE. ARBITRARY MARKINGS ARE OF NO VALUE. CAREFUL MEASUREMENTS SHALL BE MADE TO LOCATE UNDERGROUND EXTERIOR AND UNDERGROUND INTERIOR SEWERS, GAS LINES, WATER LINES, ELECTRICAL CONDUIT AND MISCELLANEOUS PIPING.
7. CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL, TRAFFIC CONTROL PLANS AND PERMITTING FOR ALL WORK TO BE COMPLETED ONSITE OR IN THE PUBLIC RIGHT–OF–WAY.

01 70 00 – EXECUTION & CLOSEOUT REQUIREMENTS

1. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL EXISTING SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE WITH THIS PLAN.
2. EXISTING UTILITY INFORMATION IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY, BASED ON BEST AVAILABLE PUBLIC RECORDS, AS–BUILT DRAWINGS, AND FIELD OBSERVATIONS. THE RESPONSIBILITY IS ASSUMED BY THE OWNER OR ENGINEER FOR ACCURACY OR COMPLETENESS. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND NATURE OF EXISTING UTILITIES, AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.
3. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS, ELEVATIONS, AND SIZES OF EXISTING UTILITIES AND SHALL CHECK ALL PROPOSED UTILITY CONNECTIONS AND CROSSINGS PRIOR TO PROCEEDING WITH ANY WORK. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER SO REDESIGN MAY OCCUR IF NEEDED. COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND SUBSEQUENT RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION
5. THE CONTRACTOR SHALL FIELD VERIFY ELEVATIONS OF THE BENCHMARKS AND HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES, AND SHALL NOTIFY THE ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH ANY WORK.
6. SURVEY BENCHMARKS AND CONTROL POINTS SHALL BE MAINTAINED AND PROTECTED FROM DISTURBANCE.
7. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED AT ALL TIMES. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
8. ANY ADJACENT PROPERTIES OR ROAD RIGHT–OF–WAYS WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR. THE COST OF RESTORATION IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED.
9. PUBLIC ROADS SHALL NOT BE FULLY CLOSED TO TRAFFIC AT ANY TIME. ALL INGRESS AND EGRESS TRAFFIC TO THE PROJECT SITE SHALL BE LIMITED TO THE CONSTRUCTION ENTRANCE.
10. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES, SHALL BID ON THEIR OWN ESTIMATE OF THE WORK REQUIRED, AND SHALL NOT RELY ON THE ENGINEER'S ESTIMATE.
11. REQUESTS FOR CLARIFICATION WILL BE INTERPRETED BY THE OWNER/ENGINEER PRIOR TO AWARD OF CONTRACT, AND WHEN NECESSARY, OFFICIAL WRITTEN RESPONSES WILL BE ISSUED. OFFICIAL WRITTEN RESPONSES SHALL BE BINDING TO THE WORK. IN NO WAY SHALL VERBAL DIALOGUE CONSTITUTE OFFICIAL RESPONSE.
12. SHOULD ANY DISCREPANCIES BE DISCOVERED BY THE CONTRACTOR AFTER AWARD OF CONTRACT, NOTIFY OWNER/ENGINEER IN WRITING IMMEDIATELY. CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES SHALL NOT COMMENCE OR CONTINUE UNTIL AN OFFICIAL WRITTEN RESPONSE IS ISSUED.
13. ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE. THIS GUARANTEE SHALL INCLUDE ALL DEFECTS IN MATERIALS AND WORKMANSHIP.
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

DIVISION 31 – EARTHWORK

31 10 00 – SITE CLEARING & DEMOLITION

1. WORK SHALL CONSIST OF DEMOLITION, ABANDONMENT, AND REMOVAL OF EXISTING FOUNDATIONS, WALLS, SLABS, FENCES, PIPING, PAVEMENTS, AND OTHER MANMADE ITEMS INTERFERING WITH NEW CONSTRUCTION. WORK SHALL ALSO CONSIST OF CLEARING AND GRUBBING OF TREES, SHRUBS, VEGETATION, ROOTS, STUMPS, RUBBISH, AND OTHER PERISHABLE MATTER INTERFERING WITH NEW CONSTRUCTION.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. CALL 811 TO NOTIFY UTILITY PROVIDERS AND REQUEST FIELD LOCATION OF EXISTING UTILITIES WITHIN PROJECT LIMITS PRIOR TO ANY CONSTRUCTION RELATED ACTIVITIES.
4. INSTALL PERIMETER FENCING AS INDICATED PRIOR TO COMMENCING ANY CONSTRUCTION RELATED ACTIVITY.
5. CLEARLY IDENTIFY ALL VEGETATION TO BE PRESERVED AND/OR RELOCATED PRIOR TO CLEARING AND GRUBBING.
6. PROTECT EXISTING IMPROVEMENTS TO REMAIN DURING CONSTRUCTION. ANY DAMAGED IMPROVEMENTS SHALL BE RESTORED TO ORIGINAL CONDITION, OR AS OTHERWISE ACCEPTABLE TO THE OWNER.
7. REMOVE EXISTING ABOVE–GRADE AND BELOW–GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS.
8. SAWCUT ALL PAVEMENT TO BE REMOVED IN STRAIGHT LINES TO FULL DEPTH.
9. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS. BREAK UP CONCRETE SLABS THAT ARE 2 FEET OR MORE BELOW PROPOSED SUBGRADE TO PERMIT DRAINAGE.
10. DISCONNECT AND SEAL/CAP EXISTING UTILITIES TO BE REMOVED, RELOCATED, OR ABANDONED IN ACCORDANCE WITH REQUIREMENTS OF UTILITY PROVIDERS.
11. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING NECESSARY REMOVAL AND/OR RELOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS.
12. DO NOT INTERRUPT UTILITY SERVICE TO EXISTING FACILITIES UNLESS PERMITTED BY THE OWNER.
13. VOIDS LEFT BY REMOVALS SHALL BE LEVELED TO PREVENT PONDING OF WATER.
14. REMOVE AND LEGALLY DISPOSE OF DEMOLISHED MATERIALS, TRASH, AND DEBRIS FROM THE PROJECT SITE. RUBBISH, TRASH, GARBAGE, AND LITTER SHALL BE PLACED IN SEALED CONTAINERS THROUGHOUT CONSTRUCTION.

31 20 00 – EARTH MOVING

1. WORK SHALL CONSIST OF STRIPPING AND STORAGE OF TOPSOIL, EXCAVATION, EMBANKMENT, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE LAND BALANCE, COMPACTION, FINISH GRADING, SUBGRADE PREPARATION, AND REPLACEMENT OF TOPSOIL.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. ALL EARTHWORK SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND SUBSEQUENT RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION BASED ON FIELD CONDITIONS, AND THESE REQUIREMENTS. THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER SHALL GOVERN.
4. EXCAVATE TO SUBGRADE REGARDLESS OF THE CHARACTER OF SURFACE AND SUBSURFACE CONDITIONS ENCOUNTERED. EXCAVATED MATERIAL MAY INCLUDE ROCK AND UNCLASSIFIED OBSTRUCTIONS, WHICH IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE WORK.
5. EXISTING FOUNDATIONS, BUILDING REMNANTS, AND UNSATISFACTORY MATERIAL SHALL BE COMPLETELY REMOVED FROM WITHIN AND A MINIMUM OF 10 FEET BEYOND BUILDING PAD AREAS. ANY RELATIVE EXCAVATION SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL MATERIAL.
6. EXISTING FOUNDATIONS, BUILDING REMNANTS, AND UNSATISFACTORY MATERIAL SHALL BE REMOVED TO A MINIMUM OF 2 FEET BELOW PROPOSED SUBGRADE WITHIN GREENSPACE AND PAVEMENT AREAS. ANY RELATED EXCAVATION SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL MATERIAL.
7. AREAS SHALL BE GRADED TO WITHIN 1 INCH, MORE OR LESS, OF PROPOSED SUBGRADE. DEVIATIONS SHALL NOT BE CONSISTENT IN ONE DIRECTION.
8. DISKING, HARROWING, AND AERATION TECHNIQUES SHALL BE USED TO DRY SUBGRADE PRIOR TO PROOF ROLLING.
9. IN THE PRESENCE OF THE GEOTECHNICAL ENGINEER, PROOF ROLL SUBGRADE BELOW BUILDING PAD AND PAVEMENT AREAS DURING DRY WEATHER WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK WHERE CONESIVE SOILS ARE PREDOMINANT, AND WITH A SMOOTH DRUMMED VIBRATORY ROLLER WHERE GRANULAR SOILS ARE PREDOMINANT. SUBGRADE WHICH IS OBSERVED TO RUT OR DEFLECT EXCESSIVELY SHALL BE UNDERCUT IN ACCORDANCE WITH RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. DO NOT PROOF ROLL WET OR SATURATED SUBGRADE.
10. THE CONTRACTOR SHALL MAINTAIN POSITIVE SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING. SURFACE WATER AND GROUNDWATER SHALL BE PREVENTED FROM ENTERING EXCAVATIONS, PONDING ON PREPARED SUBGRADE, AND FLOODING PROJECT SITE AND/OR SURROUNDING AREAS.
11. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ALL EARTHWORK COMPUTATIONS AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT.
12. TOPSOIL REPLACEMENT DEPTH SHALL BE AS CALLED OUT ON THE CIVIL OR LANDSCAPE PLANS, OR A MINIMUM OF FOUR INCHES IF NOT CALLED OUT ON LANDSCAPE PLAN.

31 25 00 – EROSION & SEDIMENTATION CONTROLS

1. WORK SHALL CONSIST OF INSTALLATION OF TEMPORARY AND PERMANENT PRACTICES FOR SEDIMENTATION CONTROL, EROSION CONTROL, SLOPE PROTECTION, AND REMOVAL OF PRACTICES UPON FINAL SITE STABILIZATION.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. INSTALLATION AND MAINTENANCE OF PRACTICES SHALL BE IN ACCORDANCE WITH THE APPLICABLE WDNR TECHNICAL STANDARD, OR THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK IF A TECHNICAL STANDARD IS NOT AVAILABLE.
4. ALL PRACTICES SHALL BE INSTALLED AS NECESSARY TO MEET THE OBJECTIVES DURING CONSTRUCTION AND UNTIL FINAL STABILIZATION IS ACHIEVED. DEPENDING UPON HOW THE CONTRACTOR GRADES THE SITE, IT MAY BE NECESSARY TO INSTALL ADDITIONAL CONTROL PRACTICES IN VARIOUS LOCATIONS THROUGHOUT THE PROJECT SITE. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL CONTROL PRACTICES NECESSARY TO MEET THE OBJECTIVES.
5. ALL PRACTICES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD IN CONFORMANCE WITH PERMIT REQUIREMENTS.
6. ALL PRACTICES SHALL BE ROUTINELY INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL GREATER THAN 0.5 INCHES. THE CONTRACTOR IS REQUIRED TO PERFORM INSPECTIONS, KEEP A LOG, AND CONDUCT REPAIRS AS NECESSARY.
7. ALL DISTURBED AREAS SHALL BE PROTECTED FROM EROSION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. DEPENDING UPON HOW THE CONTRACTOR GRADES THE SITE, IT MAY BE NECESSARY TO INSTALL ADDITIONAL CONTROL PRACTICES IN VARIOUS LOCATIONS THROUGHOUT THE PROJECT SITE. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL CONTROL PRACTICES NECESSARY TO MEET THE OBJECTIVES.
8. ALL DISTURBED GROUND LEFT INACTIVE FOR 7 DAYS SHALL BE STABILIZED WITH A TEMPORARY SEED MIXTURE AND MULCH. THE TEMPORARY SEED MIXTURE SHALL BE IN ACCORDANCE WITH SECTION 630 OF WSDOT STANDARD SPECIFICATIONS. WINTER WHEAT OR RYE SHALL BE USED FOR TEMPORARY SEED AFTER SEPTEMBER 15.
9. DISTURBED AREAS REQUIRED TO NOT BE STABILIZED WITH A DENSE GROWTH OF VEGETATION DUE TO TEMPERATURE OR TIMING OF CONSTRUCTION SHALL BE STABILIZED BY APPLYING ANIONIC POLYACRYLAMIDE (PAM).
10. ALL ACTIVITIES ON THE PROJECT SITE SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AREA OF BARE SOIL EXPOSED AT ANY ONE TIME.
11. DUST GENERATED BY CONSTRUCTION RELATED ACTIVITIES SHALL BE MINIMIZED BY USE OF WATERING, CALCIUM CHLORIDE SURFACE TREATMENT, CONSTRUCTION SCHEDULING, OR OTHER APPROPRIATE MEASURES.
12. THE CONTRACTOR SHALL BE PREPARED FOR DEWATERING CONDITIONS BY HAVING APPROPRIATE PUMPS AND FILTER BAGS ONSITE. ALL WATER FROM CONSTRUCTION DEWATERING SHALL BE TREATED PRIOR TO DISCHARGE FROM THE PROJECT SITE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF THE PROJECT SITE AND PUBLIC ROADS DURING CONSTRUCTION. PUBLIC ROADS SHALL BE KEPT FREE OF SEDIMENT TRACKED FROM AREAS UNDER CONSTRUCTION BY DAILY SWEEPING OR OTHER APPROPRIATE MEASURES.
14. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
15. ALL SEEDED AREAS SHALL BE FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN TO MAINTAIN A VIGOROUS DENSE VEGETATIVE COVER.

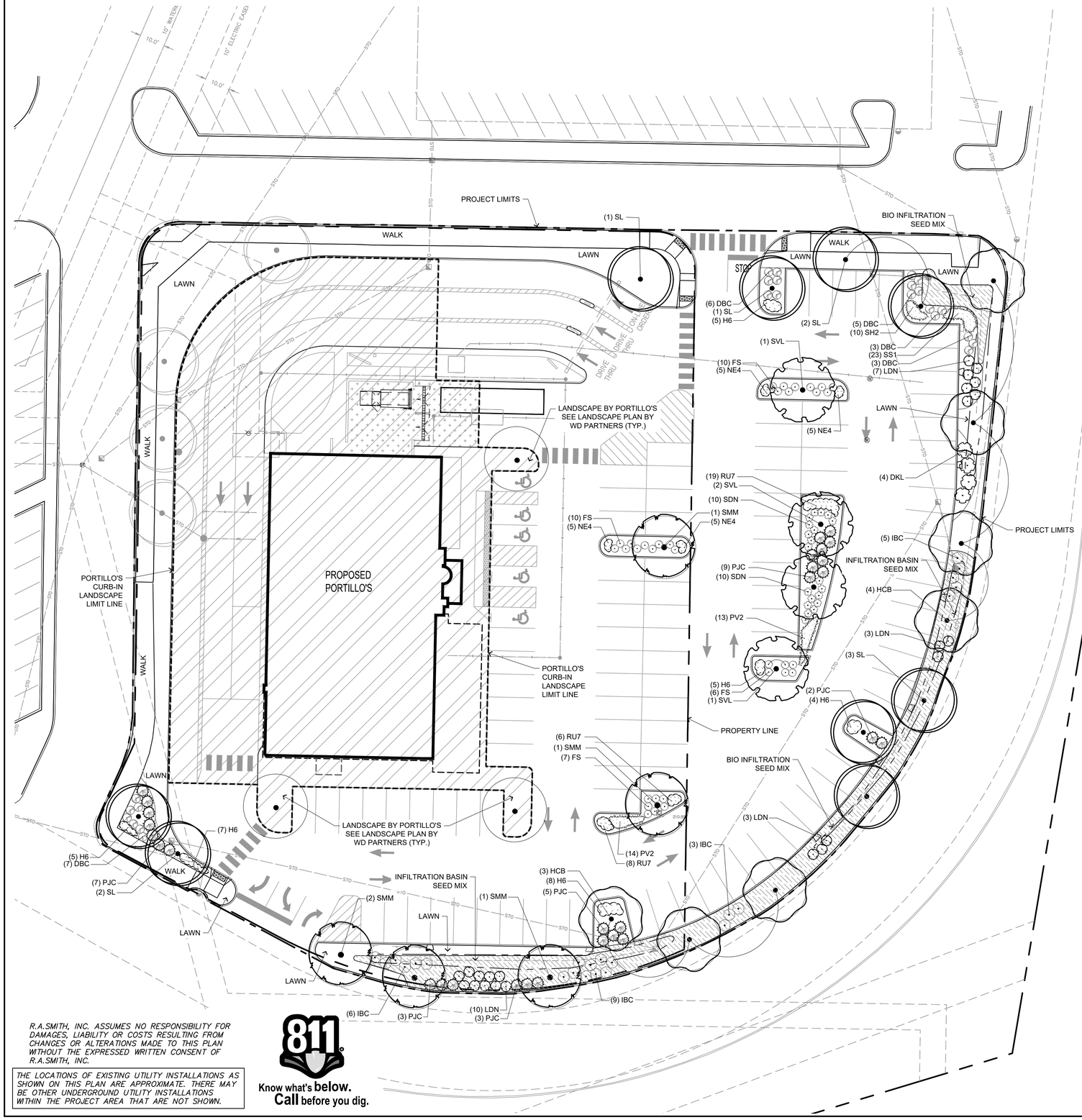
DIVISION 32 – EXTERIOR IMPROVEMENTS

32 12 00 – ASPHALT PAVING

1. WORK SHALL CONSIST OF FINE GRADING SUBGRADE, EXCAVATION BELOW SUBGRADE (IF NECESSARY), PLACEMENT OF CRUSHED STONE BASE, INSTALLATION OF HOT–MIX ASPHALT, PAVEMENT MARKING, SIGNAGE, AND CLEANUP.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. CRUSHED STONE BASE SHALL BE IN ACCORDANCE WITH SECTION 305 OF WSDOT STANDARD SPECIFICATIONS.
4. ASPHALTIC MATERIALS SHALL BE IN ACCORDANCE WITH SECTION 455 OF WSDOT STANDARD SPECIFICATIONS.
5. ASPHALT CONCRETE SHALL BE IN ACCORDANCE WITH SECTION 460 OF WSDOT STANDARD SPECIFICATIONS.
6. DO NOT CONDUCT ASPHALT PAVING IF ANY OF THE FOLLOWING CONDITIONS EXIST: CRUSHED STONE BASE IS WET OR EXCESSIVELY DAMP; TEMPERATURE IS BELOW 30 DEGREES FAHRENHEIT AT TIME OF BINDER COURSE INSTALLATION; TEMPERATURE HAS BEEN BELOW 35 DEGREES FAHRENHEIT WITHIN 12 HOURS PRIOR TO TACK COAT APPLICATION; TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT AT TIME OF SURFACE COURSE INSTALLATION.
7. COMPACT ASPHALT IN ACCORDANCE WITH SECTION 450 OF WSDOT STANDARD SPECIFICATIONS. COMPACT ASPHALT TO PRODUCE THE THICKNESS INDICATED WITHIN PLUS/MINUS 1/4–INCH FOR BINDER COURSE, AND WITHIN PLUS 1/4–INCH FOR SURFACE COURSE (NO MINUS).
8. APPLY TACK COAT BETWEEN ASPHALT COURSES AT A MINIMUM RATE OF 0.25 GAL/SY.
9. NO TRAFFIC SHALL BE ALLOWED ON ASPHALT AFTER FINAL ROLLING UNTIL IT HAS COOLED AND HARDENED.
10. FINAL ASPHALT SURFACE SHALL BE WITHIN A 1/8–INCH TOLERANCE AS DETERMINED BY USING A 10–FOOT STRAIGHTEDGE APPLIED LONGITUDINALLY OR TRANSVERSELY. REMOVE AND REPLACE ALL RAISED AND DEPRESSED AREAS EXCEEDING TOLERANCE.
11. A SLOPE NO GREATER THAN 2% IN ALL DIRECTIONS AT ADA PARKING STALLS AND ADJACENT UNLOADING AREAS IS REQUIRED. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
12. A SLOPE NO GREATER THAN 5% ALONG THE LENGTH OF THE ACCESSIBLE ROUTE IS REQUIRED. A SLOPE NO GREATER THAN 2% ACROSS THE WIDTH OF THE ACCESSIBLE ROUTE IS REQUIRED. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

32 13 00 – CONCRETE PAVING

1. WORK SHALL CONSIST OF FINE GRADING SUBGRADE, EXCAVATION BELOW SUBGRADE (IF NECESSARY), PLACEMENT OF CRUSHED STONE BASE, INSTALLATION OF CONCRETE, AND CLEANUP.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. CRUSHED STONE BASE SHALL BE IN ACCORDANCE WITH SECTION 305 OF WSDOT STANDARD SPECIFICATIONS.
4. CONCRETE SHALL BE GRADE A AIR–ENTRAINED IN ACCORDANCE WITH SECTION 501 OF WSDOT STANDARD SPECIFICATIONS, WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
5. AGGREGATE SHALL BE IN ACCORDANCE WITH SECTION 501 OF WSDOT STANDARD SPECIFICATIONS.
6. WATER SHALL BE IN ACCORDANCE WITH SECTION 501 OF WSDOT STANDARD SPECIFICATIONS AND ASTM C94 / C94M.
7. AIR–ENTRAINING SHALL BE IN ACCORDANCE WITH SECTION 501 OF WSDOT STANDARD SPECIFICATIONS AND ASTM C260.
8. LIQUID CURING COMPOUND SHALL BE IN ACCORDANCE WITH SECTION 415 OF WSDOT STANDARD SPECIFICATIONS AND AASHTO M 148.
9. CURBING SHALL BE IN ACCORDANCE WITH SECTION 601 OF WSDOT STANDARD SPECIFICATIONS.
10. SIDEWALK AND PATIO SHALL BE IN ACCORDANCE WITH SECTION 602 OF WSDOT STANDARD SPECIFICATIONS.
11. CONCRETE FORMS SHALL REMAIN IN PLACE AT LEAST 24 HOURS AFTER CONCRETE INSTALLATION AND SHALL BE CLEANED AFTER EACH USE. CONCRETE FORMS SHALL BE COATED WITH RELEASE AGENT TO ALLOW SEPARATION WITHOUT DAMAGE TO CONCRETE.
12. CONSTRUCTION AND CONTRACTION JOINTS SHALL BE IN ACCORDANCE WITH SECTION 415 OF WSDOT STANDARD SPECIFICATIONS. JOINT PATTERN SHALL FOLLOW ARCHITECTURAL PLANS IF AVAILABLE.
13. ISOLATION JOINTS SHALL CONSIST OF PREFORMED JOINT FILLER STRIPS ABUTTING CURBING, INLETS, CATCH BASINS, MANHOLES, STRUCTURES, AND OTHER FIXED OBJECTS.
14. EDGES OF CONCRETE PAVEMENT, CURBING, SIDEWALK, PATIOS, AND JOINTS SHALL BE TOOLED IN CONCRETE AFTER INITIAL FLOATING WITH AN EDGING TOOL TO A 1/4–INCH RADIUS. REPEAT TOOLING AFTER APPLYING SURFACE FINISHES AND ELIMINATE TOOL MARKS ON SURFACES.
15. FINISH, CURE, AND PROTECT CURBING IN ACCORDANCE WITH SECTION 601 OF WSDOT STANDARD SPECIFICATIONS.
16. FINISH (LIGHT BROOM), CURE, AND PROTECT SIDEWALK AND PATIOS IN ACCORDANCE WITH SECTION 602 OF WSDOT STANDARD SPECIFICATIONS.
17. FINISH (ARTIFICIAL TURF DRAG), CURE, AND PROTECT VEHICULAR PAVEMENT AND PADS IN ACCORDANCE WITH SECTION 415 OF WSDOT STANDARD SPECIFICATIONS.
18. MAINTAIN CONCRETE FREE OF STAINS, DISCOLORATION, DIRT,





KEY MAP
NTS

PLANT SCHEDULE

DECIDUOUS CANOPY TREE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
SMM	5	State Street Miyabei Maple	Acer miyabei `Morton` TM	2 1/2" CAL	B&B	Full, matching heads
HCB	7	Common Hackberry	Celtis occidentalis	2 1/2" CAL	B&B	Full, matching heads
SL	9	Skyline Honey Locust	Gleditsia triacanthos `Skyline`	2 1/2" CAL	B&B	Full, matching heads
SVL	4	Sterling Silver Linden	Tilia tomentosa `Sterling`	2 1/2" CAL	B&B	Full, matching heads
DECIDUOUS SHRUBS	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**ROOT**	**REMARKS**
IBC	23	Iroquois Beauty Black Chokeberry	Aronia melanocarpa `Morton`	15" HT	CONT.	
SDN	20	Nikko Slender Deutzia	Deutzia gracilis `Nikko`	15" HT	CONT.	
DBC	24	Cool Splash False Honeysuckle	Diervilla sessilifolia `Cool Splash`	15" HT	CONT.	
LDN	23	Little Devil Dwarf Ninebark	Physocarpus opulifolius `Little Devil` TM	24" HT	CONT.	
FS	33	Froebel Spirea	Spiraea x bumalda `Froebelli`	15" HT	CONT.	
DKL	4	Dwarf Korean Lilac	Syringa meyeri `Palibin`	24" HT	CONT.	
EVERGREEN SHRUBS	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**ROOT**	**REMARKS**
PJC	29	Kallay Compact Pfitzer Juniper	Juniperus chinensis `Kallays Compact`	18"SPD	CONT.	
ORNAMENTAL GRASSES	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**ROOT**	**REMARKS**
PV2	27	Cheyenne Sky Switch Grass	Panicum virgatum `Cheyenne Sky`	1 GAL	POT	18" Spacing
SS1	23	Little Bluestem Grass	Schizachyrium scoparium	1 GAL	POT	18" Spacing
SH2	10	Tara Prairie Dropseed	Sporobolus heterolepis `Tara`	1 GAL	POT	18" Spacing
PERENNIALS	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**ROOT**	**REMARKS**
H6	34	Little Business Daylily	Hemerocallis x `Little Business`	1 GAL	POT	24" Spacing
NE4	20	Kit Cat Catmint	Nepeta x faassenii `Kit Cat`	1 GAL	POT	18" Spacing
RU7	33	Little Goldstar Black-eyed Susan	Rudbeckia fulgida var. sullivantii `Little Goldstar`	1 GAL	POT	18" Spacing

LANDSCAPE KEY

BIO INFILTRATION SEED MIX
PRAIRIE NURSERY DETENTION BASIN - BIOSWALE SEED MIX
- PRAIRIE NURSERY www.prairienursery.com OR EQUIVALENT
- INSTALL AS RECOMMENDED FROM SUPPLIER

EXISTING TREE TO BE REMOVED

EXISTING TREE TO REMAIN

PROPOSED TREE BY OTHERS

GENERAL LANDSCAPE NOTES

- ALL DETAILS AND SPECIFICATIONS TO BE DETERMINED ON FINAL LANDSCAPE PLANS.
- ALL PLANTINGS SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - ANSI Z60.1 (LATEST VERSION)
- MULCH: ALL PLANTING BEDS TO RECEIVE 3" DEEP LAYER OF SHREDDED HARDWOOD BARK MULCH.
- TURF SEED: DURABLE, PREMIUM COMMERCIAL BLEND.

NORTH

0 10 20 40
GRAPHIC SCALE

THIS PLAN IS FOR MUNICIPAL REVIEW
NOT FOR BIDDING
OR CONSTRUCTION PURPOSES

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

811 Know what's **below.** **Call** before you dig.

DATE	DESCRIPTION

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Mount Pleasant, WI | Naperville, IL | Irvine, CA

WEST TOWNE MALL REDEVELOPMENT
CITY OF MADISON, WI

LANDSCAPE PLAN

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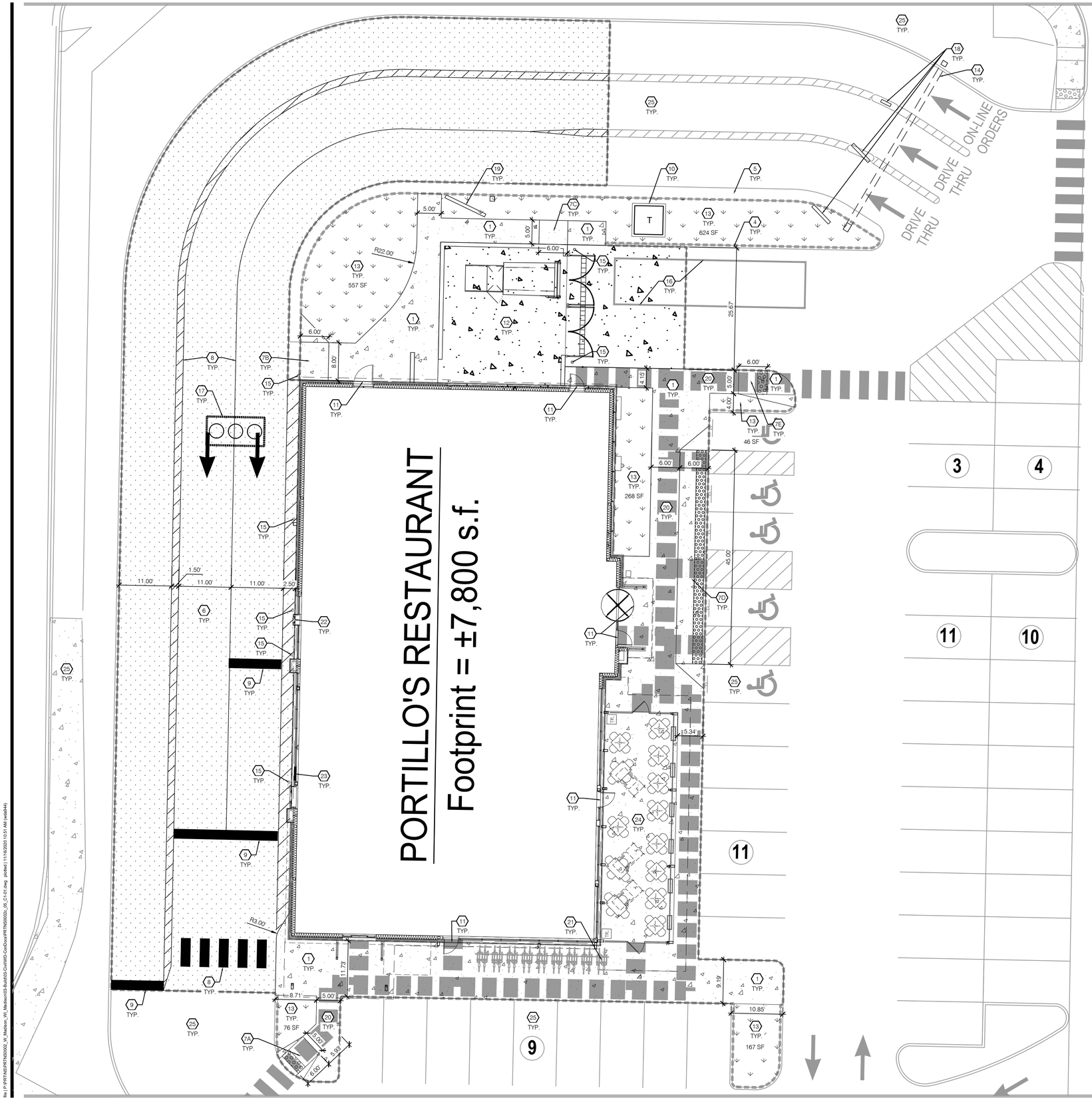
DATE: 11/18/2020
SCALE: 1" = 20'
JOB NO. 3200225
PROJECT MANAGER: MATT P. KOCOUREK, PE
DESIGNED BY: NJW/LJH
CHECKED BY: LJH

SHEET NUMBER
L100

N:\3200225\Dwg\Sheets\3200225-LSP01.dwg, LANDSCAPE PLAN, 11/18/2020 8:18:24 AM, rjy



keyed notes

1. CONCRETE SIDEWALK.
2. NOT USED.
3. NOT USED.
4. CONCRETE CURB BY LANDLORD. SEE LANDLORD'S CIVIL PLANS BY RA SMITH.
5. RAISED CURBLESS SIDEWALK BY LANDLORD. SEE LANDLORD'S CIVIL PLANS BY RA SMITH.
6. CONCRETE PAVING.
7A. CURB RAMP A.
7B. CURB RAMP B.
7C. CURB RAMP C.
7D. CURB RAMP D.
7E. CURB RAMP E.
8. ALKYD-READY MIX PAVEMENT STRIPING PER STATE DOT SPECIFICATIONS.
9. STOP BAR PER LOCAL JURISDICTION AND STATE DOT OR JURISDICTION STANDARD DRAWING.
10. CONCRETE TRANSFORMER PAD PER LOCAL UTILITY COMPANY SPECIFICATIONS. SEE UTILITY PLAN.
11. CONTRACTOR TO PROVIDE EXPANSION JOINT AT DOORS AND ALL LOCATIONS WHERE CONCRETE IS SHOWN ADJACENT TO THE BUILDING. SEE ARCHITECTURAL PLANS FOR JOINT DETAIL.
12. TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS.
13. LANDSCAPE AREA. SEE LANDSCAPE PLAN.
14. GATEWAY SIGNAGE FEATURE. SEE ARCHITECTURAL PLANS.
15. BOLLARD (7 TOTAL).
16. LOADING AREA (40' LENGTH).
17. GREASE INTERCEPTOR.
18. PRE-SALES BOARD. SEE ARCHITECTURAL PLANS.
19. MENU BOARD. SEE ARCHITECTURAL PLANS.
20. ACCESSIBLE ROUTE FROM BUILDING TO ACCESSIBLE PARKING STALLS. CROSS SLOPE IS NOT TO EXCEED 2.00%. SEE GRADING PLAN FOR SPOT GRADE ELEVATIONS.
21. BICYCLE RACK (9 TOTAL).
22. PAY WINDOW. SEE ARCHITECTURAL PLANS.
23. PICK-UP WINDOW. SEE ARCHITECTURAL PLANS.
24. OUTDOOR SEATING AREA. SEE ARCHITECTURAL PLANS.
25. SITE IMPROVEMENTS BY LANDLORD. SEE LANDLORD'S CIVIL PLANS BY RA SMITH.

legend

- HEAVY DUTY CONCRETE PAVING.
- NATURAL GRAY CONCRETE
- LANDSCAPE. REFER TO LANDSCAPE PLAN. SEE SHEET **L1.01**.
- ADA ACCESSIBLE ROUTE: (SEE KEYED NOTE #20)
- LIMITS OF DISTURBANCE

Know what's **below.** **Call** before you dig.

0 5 10 20

SCALE: 1" = 10.00'

NORTH

architect + engineer

wd innovation at scale

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WDPARTNERS.COM

project no. | PRTNS0002

owner

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MADISON, WI 53719

prototype:
DINER 2

issue dates

submission:	date
PERMIT	11/17/2020
BID	-
CONSTRUCTION	-

revisions:

#	description	date

designed by: BF
checked by: CV

seal

sheet info

SITE IMPROVEMENT PLAN

C1.01

electrical | mechanical | plumbing | equipment | architectural | structural | landscape | civil

file I:\PRTNS\PRTNS0002_W_Madison_WI_Madison\03-Build\03-Civil\WD-Civil\Dwg\PRTNS0002_05_C1.01.dwg plotted 11/16/2020 10:51 AM (wella844)