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CAPITOL LAKES RETIREMENT COMMUNITY
BASSETT PLACE



(AERIAL EXISTING SITE PHOTO)

PROJECT NARRATIVE

SITE:

345 West Main Street
Broom Street between Main Street and Doty Street
The property is on the same block as Capitol Lakes Senior Living Community.

Current Use:

A 44 Unit Community Based Residential Facility

Zoning:

P.U.D (G.D.P) (S.I.P) 342 West Doty Street and 343-353 West Main Street
Maximum Building Heights: 4 Stories

PROPOSAL:

To remove the existing building and construct a new 4 story approximately 49-unit apartment building for independent seniors. The building would include a below grade parking structure for approximately 50-60 spaces. This building will provide a link to the adjacent building near Main Street so residents can circulate to the other buildings and community services.

AREA - OVERALL PROGRAM SUMMARY:

UNITS - 75,187 SQFT
BOH - 10,846 SQFT
CIRCULATION - 15,033 SQFT
COMMONS - 2,052 SQFT
PARKING - 25,640 SQFT
ROOF AMENITY -3,171 SQFT
GREEN ROOF - 1,606 SQFT
TOTAL - 133,535 SQFT

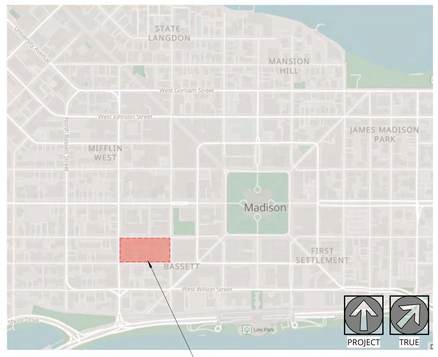
AREA - OVERALL NET UNIT SQFT:

2 - 1 BR UNITS
47 - 2 BR UNITS
49 TOTAL UNITS @ 75,187 SQFT

NUMBER	SHEET NAME	UDC / LAND-USE SET
00 GENERAL		
TS	TITLE SHEET	■
G0.03	SITE CONTEXT	■
G0.21	RENDERING	■
G0.22	STREETSCAPE RENDERING	■
G0.23	STREETSCAPE RENDERING	■
G0.24	STREETSCAPE RENDERING	■
G2.11	LEVEL P1 - FLS PLAN	■
G2.21	LOWER LEVEL - FLS PLAN	■
G2.22	LEVEL 1 - FLS PLAN	■
G2.23	LEVEL 2 - FLS PLAN	■
G2.24	LEVEL 3 - FLS PLAN	■
G2.25	ROOF - FLS PLAN	■
G4.03	FIRE ACCESS DIAGRAM	■
G4.04	FEC LOCATIONS	■
02 CIVIL		
C	REFER TO CIVIL SET	■
03 LANDSCAPE		
L	REFER TO LANDSCAPE SET	■
04 ARCHITECTURAL		

NUMBER	SHEET NAME	UDC / LAND-USE SET
A0.02	DATA SHEET	■
AD1.01	SITE DEMOLITION	■
A1.01	SITE PLAN	■
A1.02	ENLARGED SITE PLAN	■
A1.03	SITE DETAILS - PARKING	■
A2.P1	LEVEL P1 FLOOR PLAN	■
A2.01	LOWER LEVEL FLOOR PLAN	■
A2.02	LEVEL 1 FLOOR PLAN	■
A2.03	LEVEL 2 FLOOR PLAN	■
A2.04	LEVEL 3 FLOOR PLAN	■
A2.05	ROOF PLAN	■
A3.11	BUILDING ELEVATIONS - COLOR	■
A3.12	BUILDING ELEVATIONS - COLOR	■
A3.21	BUILDING ELEVATIONS	■
A3.22	BUILDING ELEVATIONS	■
A3.31	BIRD-SAFE GLASS DIAGRAMS	■
A3.32	BIRD-SAFE GLASS DIAGRAMS	■
A3.51	ENLARGED ELEVATIONS - EXHAUST LOUVERS	■
A4.01	BUILDING SECTIONS	■

VICINITY MAP



NOT FOR CONSTRUCTION

Ankrom Moisan

38 NORTHWEST DAVIS, SUITE 300
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503.245.7100

1505 5TH AVE, SUITE 300
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206.576.1600

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415.252.7063

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BASSETT PLACE
351 West Main Street Madison, WI 53703

PACIFIC RETIREMENT SERVICES

REVISION	DATE	REASON FOR ISSUE

TITLE SHEET

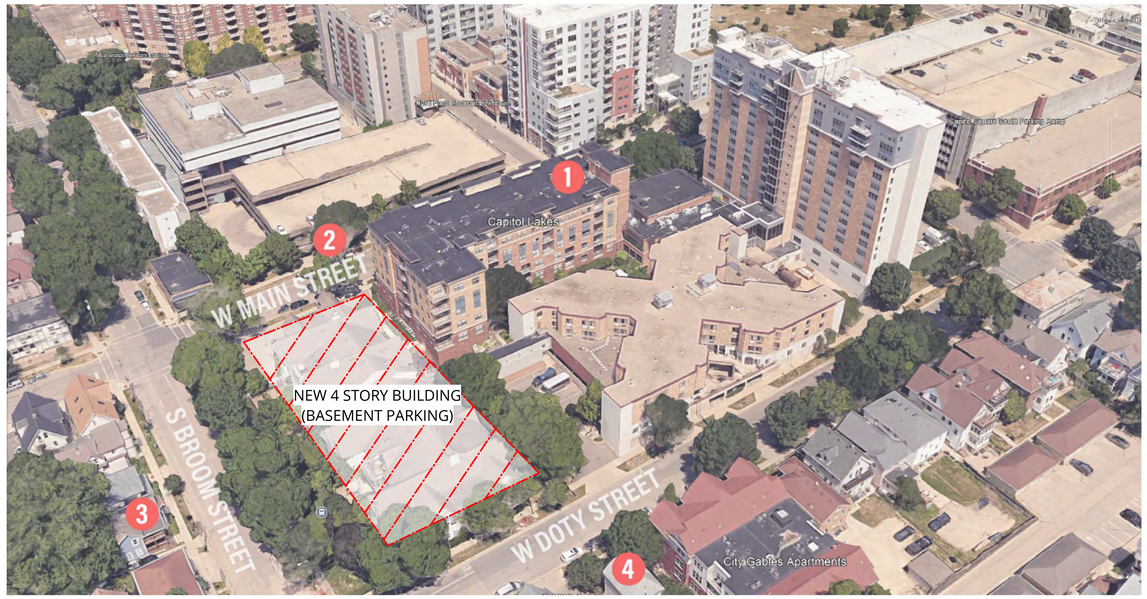
DESIGN DEVELOPEMENT

DATE 02/24/2025

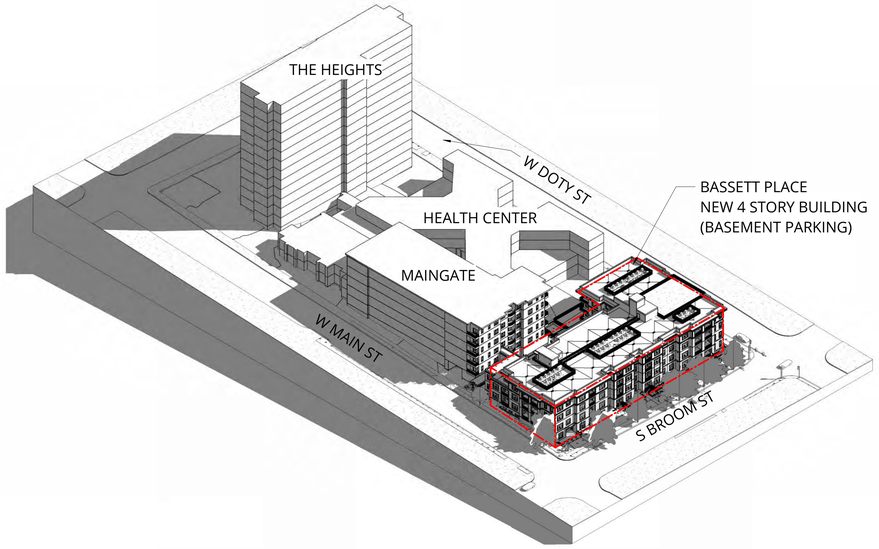
PROJECT NUMBER 233810

SHEET NUMBER
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(AERIAL EXISTING SITE PHOTO)



OVERALL SITE ISOMETRIC VIEW



SW CORNER PERSPECTIVE



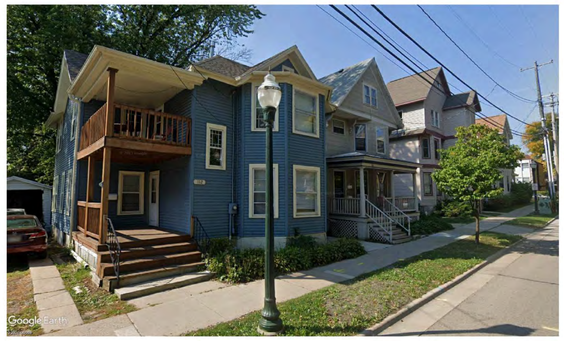
NW CORNER PERSPECTIVE



1: MAINGATE BUILDING - *DOWNTOWN CORE*



2: WEST MAIN STREET - *DOWNTOWN CORE*



3: SOUTH BROOM STREET - *BASSETT NEIGHBORHOOD*



4: WEST DOTY STREET - *BASSETT NEIGHBORHOOD*

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PACIFIC RETIREMENT SERVICES

REVISION	DATE	REASON FOR ISSUE

SITE CONTEXT

DESIGN DEVELOPEMENT

DATE 02/24/2025
PROJECT NUMBER 233810

SHEET NUMBER
G0.03

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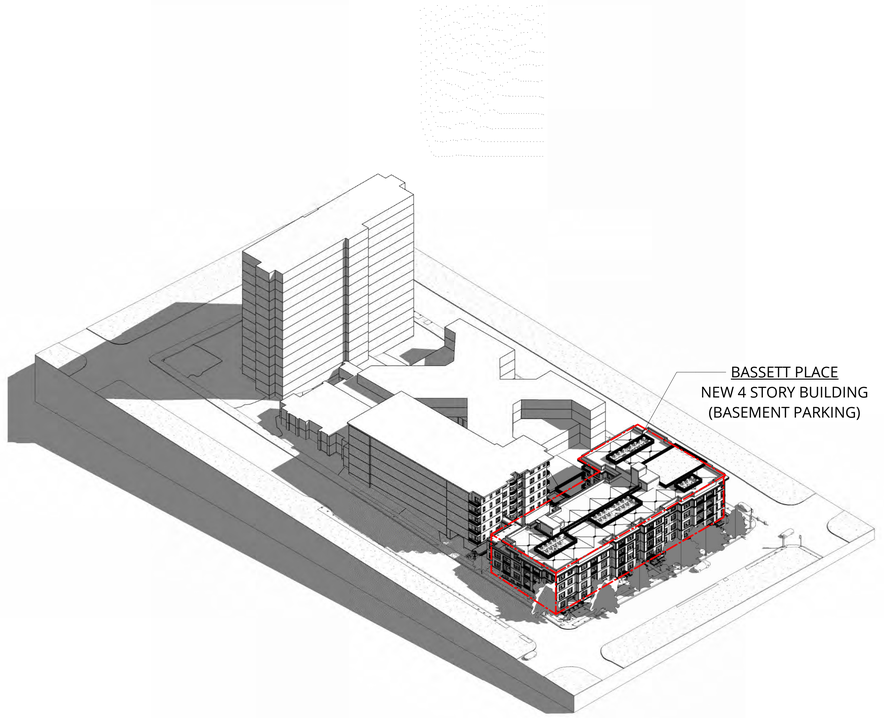
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SW CORNER PERSPECTIVE



NW CORNER PERSPECTIVE



OVERALL SITE ISOMETRIC VIEW

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PACIFIC RETIREMENT SERVICES

REVISION	DATE	REASON FOR ISSUE

RENDERING

DESIGN DEVELOPEMENT

DATE 02/24/2025

PROJECT NUMBER 233810

SHEET NUMBER G0.21

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1 PERSPECTIVE - S BROOM STREET - NORTH



2 PERSPECTIVE - S BROOM STREET - SOUTH



KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
1	ALUMINUM GUARDRAIL
3	BRICK SOLDIER COURSE @ HEAD
5	C.I.P CONCRETE @ WINDOW SILL
11	PLANTER WALLS W/ CONCRETE SLOPED CAP

3 ISOMETRIC PERSPECTIVE - SOUTH BROOM STREET



4 WEST ELEVATION - STREETSCAPE
1/8" = 1'-0"

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REVISION	DATE	REASON FOR ISSUE

STREETSCAPE RENDERING

DESIGN DEVELOPEMENT

DATE 02/24/2025

PROJECT NUMBER 233810

SHEET NUMBER
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1 PERSPECTIVE - W MAIN STREET - ENTRY



2 PERSPECTIVE - W MAIN STREET - NW CORNER



KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
7	FIBER CEMENT TRIM
10	METAL CANOPY WITH SIGNAGE

3 ISOMETRIC PERSPECTIVE - WEST MAIN STREET



4 NORTH ELEVATION - STREETSCAPE

1/8" = 1'-0"

0 4 8 16 32

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STREETSCAPE RENDERING

DESIGN DEVELOPEMENT

DATE	PROJECT NUMBER
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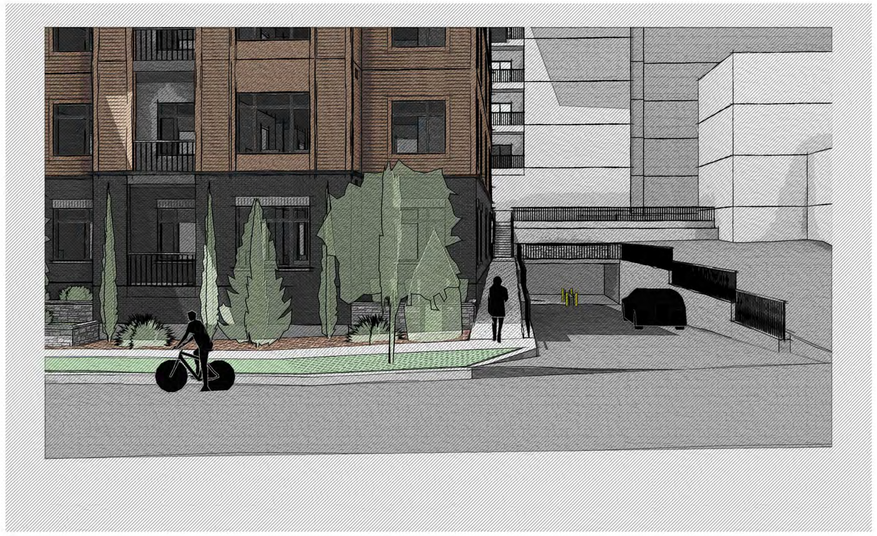
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1 PERSPECTIVE - W DOTY STREET - SW CORNER



2 PERSPECTIVE - W DOTY STREET - SIDE ENTRY



KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
1	ALUMINUM GUARDRAIL
3	BRICK SOLDIER COURSE @ HEAD
4	BRICK SOLDIER COURSE @ MATERIAL TRANSITION
5	C.I.P CONCRETE @ WINDOW SILL
11	PLANTER WALLS W/ CONCRETE SLOPED CAP

3 ISOMETRIC PERSPECTIVE - WEST DOTY STREET



4 SOUTH ELEVATION - STREETSCAPE

1/8" = 1'-0"

0 4 8 16 32

NOT FOR CONSTRUCTION

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PACIFIC RETIREMENT SERVICES

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STREETSCAPE RENDERING

DESIGN DEVELOPEMENT

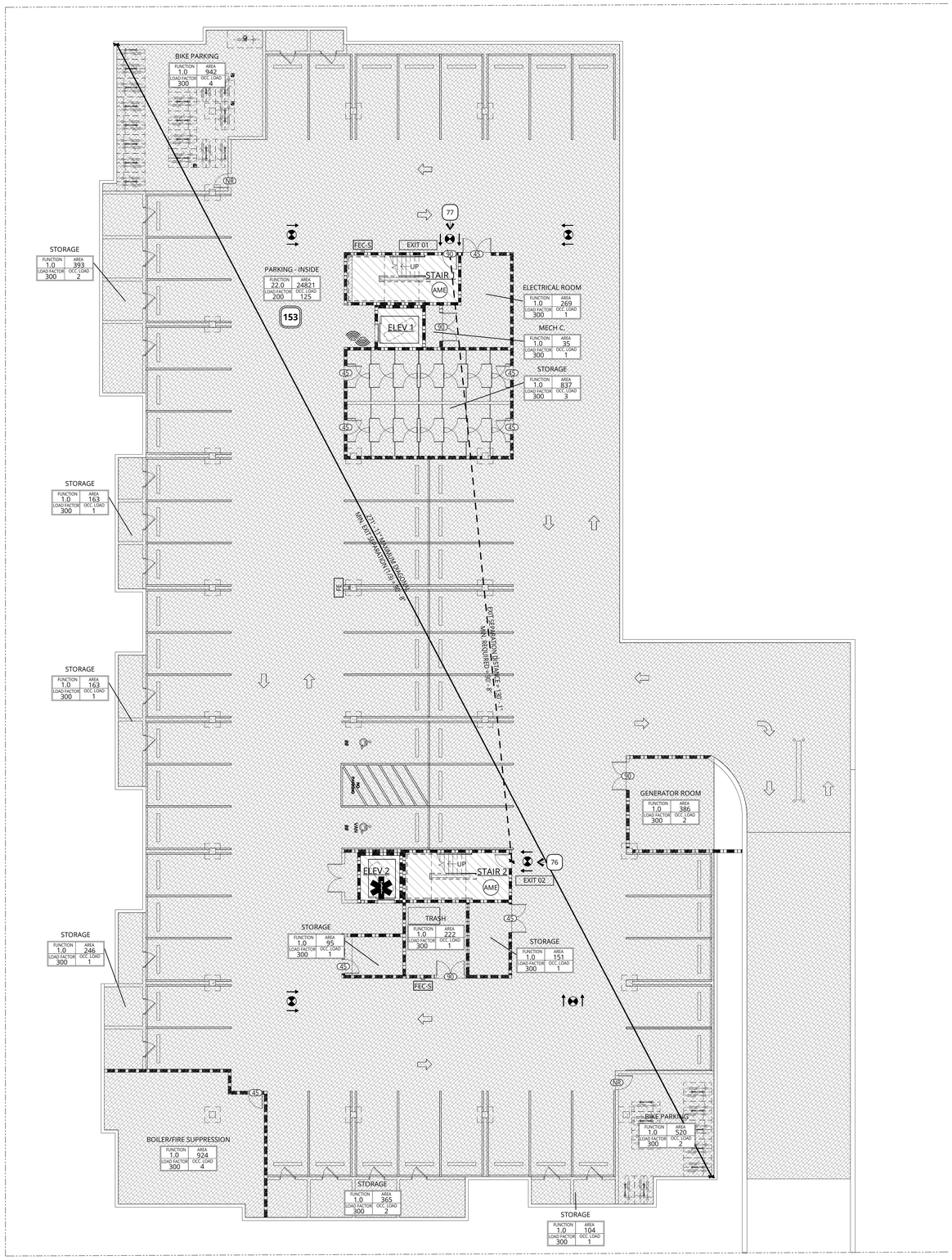
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SHEET NUMBER G0.24

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1 P-1 LEVEL

3/32" = 1'-0"

GENERAL NOTES - FLS PLANS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. PROVIDE EXIT SIGNS LOCATIONS AS SHOWN AND AS REQUIRED BY AHJ. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
3. MAINTAIN AN AVERAGE OF 1 FC, AND A MINIMUM OF 0.1 FC, ILLUMINATION AT THE WALKING SURFACE ALONG THE PATH OF EGRESS IN THE FOLLOWING LOCATIONS USING EMERGENCY POWER:
   A. ANY SPACE REQUIRING TWO OR MORE MEANS OF EGRESS.
   B. AISLES & CORRIDORS
   C. INTERIOR EXIT ACCESS STAIRWAYS & RAMPS
   D. INTERIOR & EXTERIOR EXIT STAIRWAYS & RAMPS
   E. EXIT PASSAGEWAYS
   F. AREAS ON THE LEVEL OF DISCHARGE USED FOR EXIT DISCHARGE PER SECTION 1028.1.
   G. EXTERIOR LANDINGS AT EXIT DISCHARGE DOORS.
4. PROVIDE EMERGENCY POWER FOR LIGHTING IN THE FOLLOWING LOCATIONS:
   A. ELECTRICAL EQUIPMENT ROOMS
   B. FIRE COMMAND CENTERS (IF APPLICABLE)
   C. FIRE PUMP ROOMS
   D. GENERATOR ROOMS
   E. PUBLIC RESTROOMS GREATER THAN 300 SF
5. FIRE RATINGS SHOWN ON THESE PLANS REFER TO SECTION 701.1 FOR FIRE-RESISTANCE-RATED CONSTRUCTION TO CONTAIN THE SPREAD OF FIRE AND SMOKE.
6. WALLS REQUIRED TO BE FIRE-RESISTANCE RATED FOR STRUCTURAL PROTECTION PER TABLE 601 ARE CONSTRUCTED AS FOLLOWS:
   A. METAL & WOOD STUD FRAMED WALLS ARE PROTECTED ON BOTH SIDES WITH AT LEAST ONE LAYER OF 5/8" TYPE 'X' GWB. OPENING PROTECTION IS NOT REQUIRED. CONSTRUCT MEMBRANE PENETRATIONS IN ACCORDANCE WITH SECTION 714
   B. CMU WALLS ACHIEVE RATING BY PROTECTION OF THE REINFORCING STEEL WITH SOLID GROUT
   C. CONCRETE WALLS ACHIEVE RATING BY PROTECTION OF THE REINFORCING STEEL BY AT LEAST THE MINIMUM COVERAGE REQUIRED. REFER TO THE STRUCTURAL DRAWINGS FOR DETAILS
7. SMOKE/FIRE RATED CURTAIN AT ALL ELEVATOR OPENINGS. NOT REQUIRED AT LEVEL(S) OF EXIT DISCHARGE

BUILDING DIAGONAL

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/3) = #' - #"

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/3) = #' - #"
MIN. EXIT ENCL. (1/4) = #' - #"
OR 30'-0", WHICHEVER IS LESS

#' - #" MAXIMUM DIAGONAL
MIN. EXIT ENCL. (1/4) = #' - #"
OR 30'-0", WHICHEVER IS LESS

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/2) = #' - #"

EXIT & EXIT ENCLOSURE SEPARATION & REMOTENESS

EXIT SEPARATION DISTANCE = #' - #"
MIN. REQUIRED = #' - #"

EXIT ENCLOSURE REMOTENESS DISTANCE = #' - #"
MIN. REQUIRED = #' - #"

PATHS

COMMON PATH OF EGRESS TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

EXIT ACCESS TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

SMOKE COMPARTMENT EXIT TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

DEAD END TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

FIRE EXTINGUISHER TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

OCCUPANCY LEGEND

A-3 | I (Any) | S-2
B | R-2 | U

FLS PLAN LEGEND

ENCLOSING ELEMENTS

SMOKE PARTITION
1-HR SMOKE BARRIER
1-HR FIRE PARTITION
1-HR FIRE BARRIER
2-HR FIRE BARRIER
3-HR FIRE BARRIER
3-HR FIRE WALL/ASSEMBLY
1-HR EXTERIOR RATED ASSEMBLY
2-HR EXTERIOR RATED ASSEMBLY

SYMBOLS & ELEMENTS

EXIT SIGN - AT DOOR, DIRECTIONAL, DOUBLE DIRECTIONAL

FIRE EXTINGUISHER - CANISTER, FLUSH CABINET, SEMI RECESSED CABINET
FE FEC-S FEC

LIFE SAFETY SUMMARY TAG
NAME
FUNCTION 14 LOAD FACTOR Y
AREA X OCC. LOAD XY
ROOM FUNCTION
OCCUPANT LOAD FACTOR
OCCUPANT AREA (SF)
ROOM OCCUPANT LOAD

DOOR TAG - TYPICAL
FIRE RATING 60

OCCUPANT LOAD - FLOW 15

OCCUPANT LOAD - CUMULATIVE 450

OCCUPANT LOAD - CONVERGENCE
EGRESS CONVERGENCE: 200 OCCUPANTS FROM ABOVE + 100 OCCUPANTS FROM BELOW + 15 = 315 OCCUPANTS

DOOR TAG - OCCUPANT
OCCUPANTS @ 0.20" PER OCCUPANT = ##.##" EGRESS REQUIRED ##.##" PROVIDED VIA 1'-0" DOOR

STAIR TAG - OCCUPANT
OCCUPANTS @ 0.30" PER OCCUPANT = ##.##" STAIR REQUIRED 36.00" PROVIDED

EMERGENCY ESCAPE & RESCUE EER

ACCESSIBLE MEANS OF EGRESS AME

ELEVATOR TO ACCOMMODATE AMBULANCE GURNEY AS REQUIRED

TWO-WAY COMMUNICATION DEVICE & SIGNAGE

ACCESSIBLE PATHWAY

ADDITIONAL REQUIREMENTS

1. NOTES

EXIT WIDTH SUMMARY PER 1005.1			
EXIT LOCATION:		REQUIRED:	PROVIDED:
EXIT 01	150(0.2in) =	30.00"	6'-0"
EXIT 02	147(0.2in) =	29.40"	3'-0"
HORIZONTAL EXIT 03	57(0.2in) =	11.40"	3'-0"

FLS - OCCUPANCY - LEVEL P-1

NAME	OCC. GROUP	FUNCTION	AREA	LOAD FACTOR	OCC. LOAD
ELEV 1	R-2	30.0 NO CLASSIFICATION APPLIES	103 SF		
ELEV 2	R-2	30.0 NO CLASSIFICATION APPLIES	103 SF		
STAIR 1	R-2	30.0 NO CLASSIFICATION APPLIES	260 SF		
STAIR 2	R-2	30.0 NO CLASSIFICATION APPLIES	260 SF		
BIKE PARKING	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	942 SF	300	4
BIKE PARKING	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	520 SF	300	2
BOILER/FIRE SUPPRESSION	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	924 SF	300	4
ELECTRICAL ROOM	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	269 SF	300	1
GENERATOR ROOM	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	386 SF	300	2
MECH C.	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	35 SF	300	1
PARKING - INSIDE	S-2	22.0 PARKING GARAGES	24,821 SF	200	125
STORAGE	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	837 SF	300	3
STORAGE	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	95 SF	300	1
STORAGE	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	151 SF	300	1
STORAGE	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	246 SF	300	1
STORAGE	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	163 SF	300	1
STORAGE	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	163 SF	300	1
STORAGE	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	393 SF	300	2
STORAGE	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	365 SF	300	2
STORAGE	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	104 SF	300	1
TRASH	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	222 SF	300	1
TOTAL OCCUPANT LOAD			31,363 SF		153

PROJECT TRUE

0 4 8 16 32

NOT FOR CONSTRUCTION

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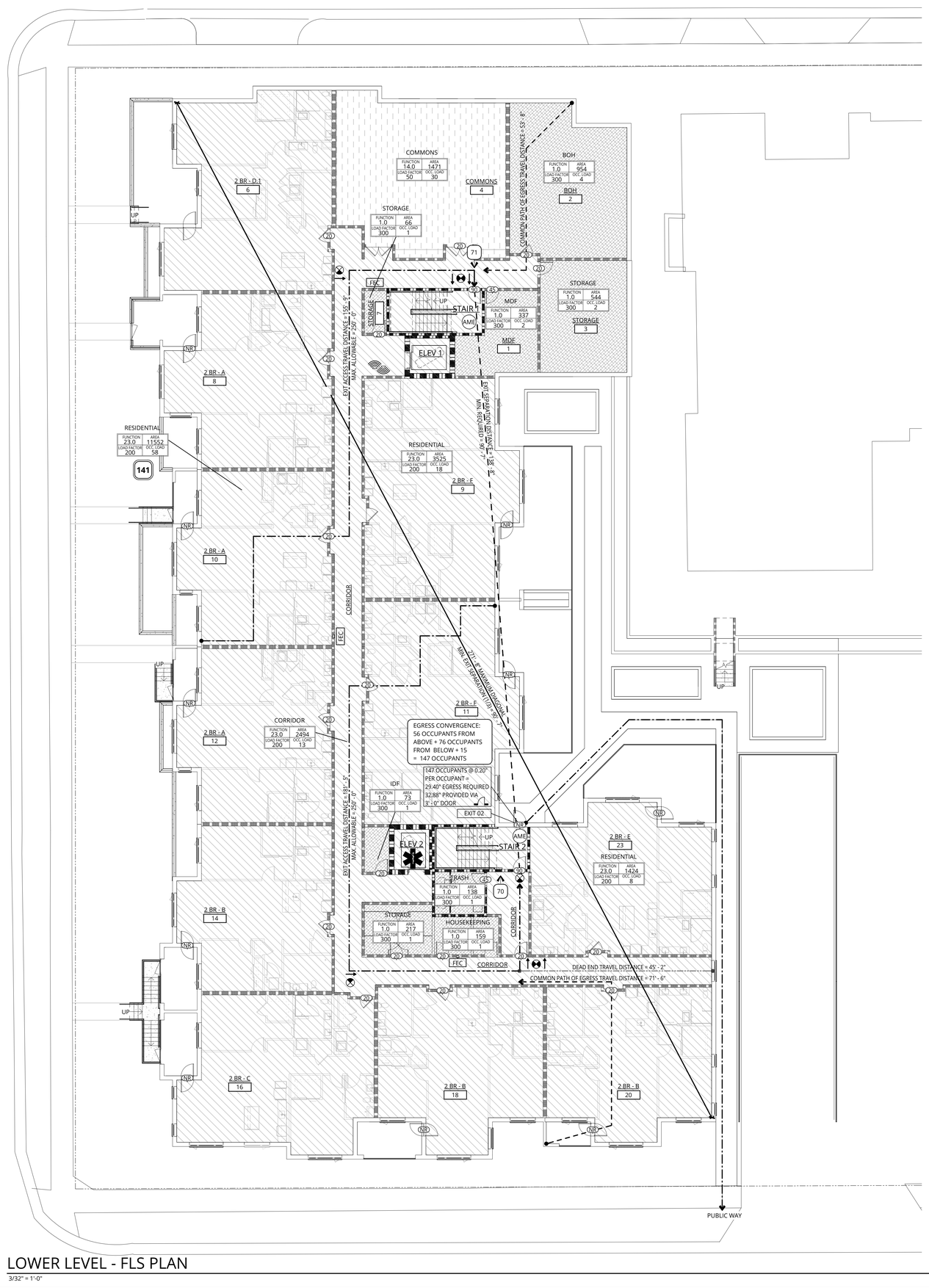
LEVEL P1 - FLS PLAN

DESIGN DEVELOPEMENT

DATE 02/24/2025
PROJECT NUMBER 233810

SHEET NUMBER
G2.11

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1 LOWER LEVEL - FLS PLAN

3/32" = 1'-0"

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   C. INTERIOR EXIT ACCESS STAIRWAYS & RAMPS
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   C. FIRE PUMP ROOMS
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   E. PUBLIC RESTROOMS GREATER THAN 300 SF
5. FIRE RATINGS SHOWN ON THESE PLANS REFER TO SECTION 701.1 FOR FIRE-RESISTANCE-RATED CONSTRUCTION TO CONTAIN THE SPREAD OF FIRE AND SMOKE.
6. WALLS REQUIRED TO BE FIRE-RESISTANCE RATED FOR STRUCTURAL PROTECTION PER TABLE 601 ARE CONSTRUCTED AS FOLLOWS:
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MAX. ALLOWABLE = #' - #"

SMOKE COMPARTMENT EXIT TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

DEAD END TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

FIRE EXTINGUISHER TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

OCCUPANCY LEGEND

A-3 | I (Any) | S-2
B | R-2 | U

FLS PLAN LEGEND

ENCLOSING ELEMENTS

SMOKE PARTITION
1-HR SMOKE BARRIER
1-HR FIRE PARTITION
1-HR FIRE BARRIER
2-HR FIRE BARRIER
3-HR FIRE BARRIER
3-HR FIRE WALL/ASSEMBLY
1-HR EXTERIOR RATED ASSEMBLY
2-HR EXTERIOR RATED ASSEMBLY

SYMBOLS & ELEMENTS

EXIT SIGN - AT DOOR, DIRECTIONAL, DOUBLE DIRECTIONAL

FIRE EXTINGUISHER - CANISTER, FLUSH CABINET, SEMI RECESSED CABINET
FE | FEC-S | FEC

LIFE SAFETY SUMMARY TAG
NAME
FUNCTION 14 LOAD FACTOR Y
AREA X OCC. LOAD XY
ROOM FUNCTION
OCCUPANT LOAD FACTOR
OCCUPANT AREA (SF)
ROOM OCCUPANT LOAD

DOOR TAG - TYPICAL
FIRE RATING 20

OCCUPANT LOAD - FLOW 15

OCCUPANT LOAD - CUMULATIVE 450

OCCUPANT LOAD - CONVERGENCE
EGRESS CONVERGENCE: 200 OCCUPANTS FROM ABOVE + 100 OCCUPANTS FROM BELOW + 15 = 315 OCCUPANTS

DOOR TAG - OCCUPANT
OCCUPANTS @ 0.20" PER OCCUPANT = ##.##" EGRESS REQUIRED ##.##" PROVIDED VIA 1' - 0" DOOR

STAIR TAG - OCCUPANT
OCCUPANTS @ 0.30" PER OCCUPANT = ##.##" STAIR REQUIRED 36.00" PROVIDED

EMERGENCY ESCAPE & RESCUE EER

ACCESSIBLE MEANS OF EGRESS AME

ELEVATOR TO ACCOMMODATE AMBULANCE GURNEY AS REQUIRED

TWO-WAY COMMUNICATION DEVICE & SIGNAGE

ACCESSIBLE PATHWAY

ADDITIONAL REQUIREMENTS

1. NOTES

EXIT WIDTH SUMMARY PER 1005.1			
EXIT LOCATION:		REQUIRED:	PROVIDED:
EXIT 01	150(0.2in) =	30.00"	6'-0"
EXIT 02	147(0.2in) =	29.40"	3'-0"
HORIZONTAL EXIT 03	57(0.2in) =	11.40"	3'-0"

FLS - OCCUPANCY - LEVEL 1

NAME	OCC. GROUP	FUNCTION	AREA	LOAD FACTOR	OCC. LOAD
COMMONS	A-3	14.0 EXERCISE ROOMS	1,471 SF	50	30
CORRIDOR	R-2	23.0 RESIDENTIAL	2,494 SF	200	13
ELEV 1	R-2	30.0 NO CLASSIFICATION APPLIES	121 SF		
ELEV 2	R-2	30.0 NO CLASSIFICATION APPLIES	109 SF		
RESIDENTIAL	R-2	23.0 RESIDENTIAL	11,552 SF	200	58
RESIDENTIAL	R-2	23.0 RESIDENTIAL	3,525 SF	200	18
RESIDENTIAL	R-2	23.0 RESIDENTIAL	1,424 SF	200	8
STAIR 1	R-2	30.0 NO CLASSIFICATION APPLIES	260 SF		
STAIR 2	R-2	30.0 NO CLASSIFICATION APPLIES	255 SF		
BOH	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	954 SF	300	4
HOUSEKEEPING	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	159 SF	300	1
IDF	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	73 SF	300	1
MDF	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	337 SF	300	2
STORAGE	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	66 SF	300	1
STORAGE	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	544 SF	300	2
STORAGE	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	217 SF	300	1
TRASH	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	138 SF	300	1
TOTAL OCCUPANT LOAD			23,698 SF		140

PROJECT TRUE

0 4 8 16 32

NOT FOR CONSTRUCTION

Ankrom Moisan

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351 West Main Street Madison, WI 53703

PACIFIC RETIREMENT SERVICES

REVISION	DATE	REASON FOR ISSUE

LOWER LEVEL - FLS PLAN

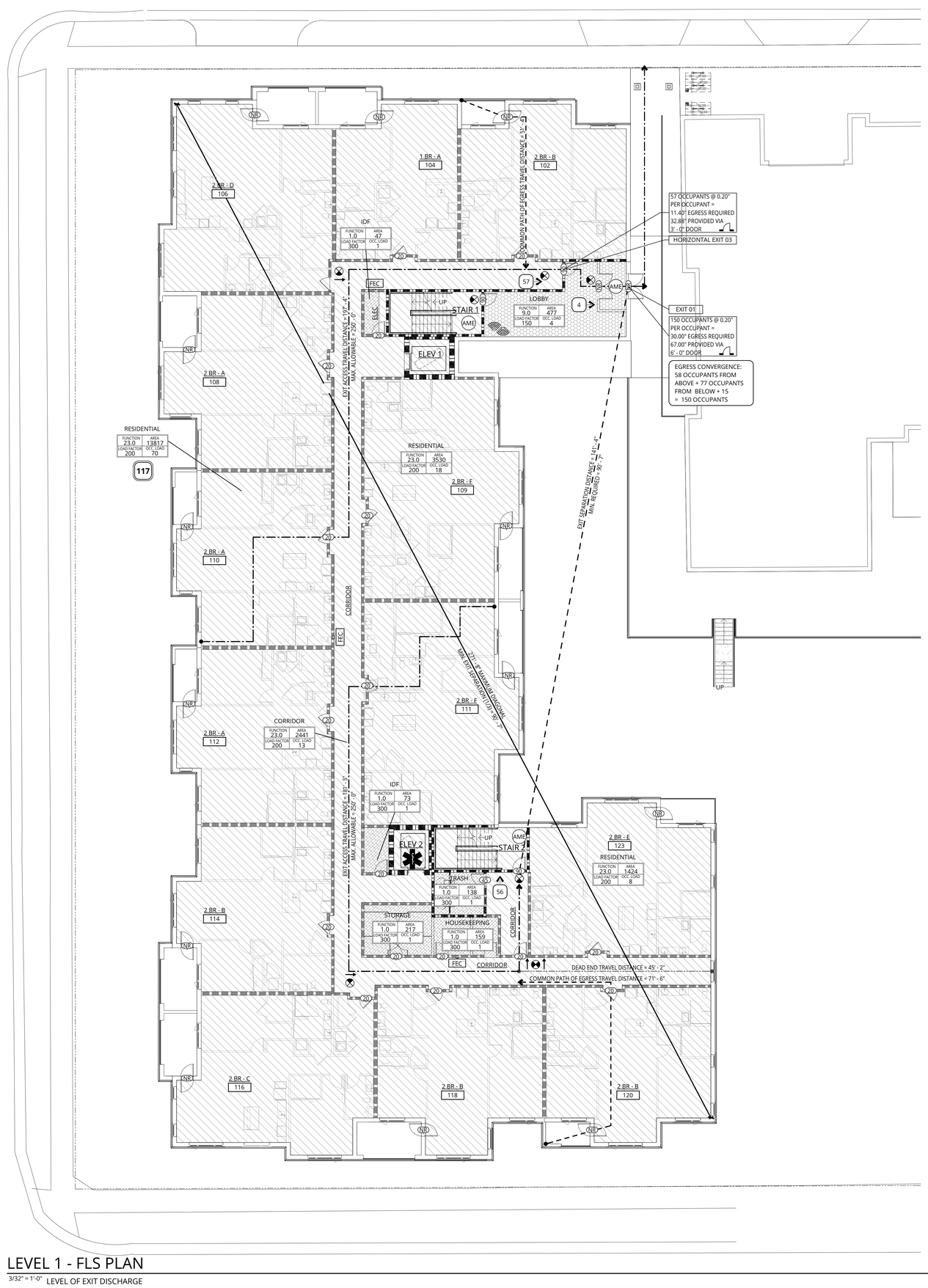
DESIGN DEVELOPEMENT

DATE 02/24/2025
PROJECT NUMBER 233810

SHEET NUMBER
G2.21

2/21/2025 5:11:58 PM
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2/21/2025 5:12:05 PM



1 LEVEL 1 - FLS PLAN

3/32" = 1'-0" LEVEL OF EXIT DISCHARGE

GENERAL NOTES - FLS PLANS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. PROVIDE EXIT SIGNS LOCATIONS AS SHOWN AND AS REQUIRED BY AHJ. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
3. MAINTAIN AN AVERAGE OF 1 FC, AND A MINIMUM OF 0.1 FC, ILLUMINATION AT THE WALKING SURFACE ALONG THE PATH OF EGRESS IN THE FOLLOWING LOCATIONS USING EMERGENCY POWER:
   - A. ANY SPACE REQUIRING TWO OR MORE MEANS OF EGRESS.
   - B. AISLES & CORRIDORS
   - C. INTERIOR EXIT ACCESS STAIRWAYS & RAMPS
   - D. INTERIOR & EXTERIOR EXIT STAIRWAYS & RAMPS
   - E. EXIT PASSAGEWAYS
   - F. AREAS ON THE LEVEL OF DISCHARGE USED FOR EXIT DISCHARGE PER SECTION 1028.1.
   - G. EXTERIOR LANDINGS AT EXIT DISCHARGE DOORS.
4. PROVIDE EMERGENCY POWER FOR LIGHTING IN THE FOLLOWING LOCATIONS:
   - A. ELECTRICAL EQUIPMENT ROOMS
   - B. FIRE COMMAND CENTERS (IF APPLICABLE)
   - C. FIRE PUMP ROOMS
   - D. GENERATOR ROOMS
   - E. PUBLIC RESTROOMS GREATER THAN 300 SF
5. FIRE RATINGS SHOWN ON THESE PLANS REFER TO SECTION 701.1 FOR FIRE-RESISTANCE-RATED CONSTRUCTION TO CONTAIN THE SPREAD OF FIRE AND SMOKE.
6. WALLS REQUIRED TO BE FIRE-RESISTANCE RATED FOR STRUCTURAL PROTECTION PER TABLE 601 ARE CONSTRUCTED AS FOLLOWS:
   - A. METAL & WOOD STUD FRAMED WALLS ARE PROTECTED ON BOTH SIDES WITH AT LEAST ONE LAYER OF 5/8" TYPE 'X' GWB. OPENING PROTECTION IS NOT REQUIRED. CONSTRUCT MEMBRANE PENETRATIONS IN ACCORDANCE WITH SECTION 714
   - B. CMU WALLS ACHIEVE RATING BY PROTECTION OF THE REINFORCING STEEL WITH SOLID GROUT
   - C. CONCRETE WALLS ACHIEVE RATING BY PROTECTION OF THE REINFORCING STEEL BY AT LEAST THE MINIMUM COVERAGE REQUIRED. REFER TO THE STRUCTURAL DRAWINGS FOR DETAILS
7. SMOKE/FIRE RATED CURTAIN AT ALL ELEVATOR OPENINGS. NOT REQUIRED AT LEVEL(S) OF EXIT DISCHARGE

BUILDING DIAGONAL

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/3) = #' - #"

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/3) = #' - #"
MIN. EXIT ENCL. (1/4) = #' - #"
OR 30'-0", WHICHEVER IS LESS

#' - #" MAXIMUM DIAGONAL
MIN. EXIT ENCL. (1/4) = #' - #"
OR 30'-0", WHICHEVER IS LESS

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/2) = #' - #"

EXIT & EXIT ENCLOSURE SEPARATION & REMOTENESS

EXIT SEPARATION DISTANCE = #' - #"
MIN. REQUIRED = #' - #"

EXIT ENCLOSURE REMOTENESS DISTANCE = #' - #"
MIN. REQUIRED = #' - #"

PATHS

COMMON PATH OF EGRESS TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

EXIT ACCESS TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

SMOKE COMPARTMENT EXIT TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

DEAD END TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

FIRE EXTINGUISHER TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

EXIT WIDTH SUMMARY PER 1005.1			
EXIT LOCATION:		REQUIRED:	PROVIDED:
EXIT 01	150(0.2in) =	30.00"	6'-0"
EXIT 02	147(0.2in) =	29.40"	3'-0"
HORIZONTAL EXIT 03	57(0.2in) =	11.40"	3'-0"

FLS - OCCUPANCY - LEVEL 2

NAME	OCC. GROUP	FUNCTION	AREA	LOAD FACTOR	OCC. LOAD
LOBBY	B	9.0 BUSINESS	477 SF	150	4
CORRIDOR	R-2	23.0 RESIDENTIAL	2,441 SF	200	13
ELEV 1	R-2	30.0 NO CLASSIFICATION APPLIES	121 SF		
ELEV 2	R-2	30.0 NO CLASSIFICATION APPLIES	109 SF		
RESIDENTIAL	R-2	23.0 RESIDENTIAL	3,530 SF	200	18
RESIDENTIAL	R-2	23.0 RESIDENTIAL	13,817 SF	200	70
RESIDENTIAL	R-2	23.0 RESIDENTIAL	1,424 SF	200	8
STAIR 1	R-2	30.0 NO CLASSIFICATION APPLIES	279 SF		
STAIR 2	R-2	30.0 NO CLASSIFICATION APPLIES	255 SF		
HOUSEKEEPING	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	159 SF	300	1
IDF	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	47 SF	300	1
IDF	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	73 SF	300	1
STORAGE	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	217 SF	300	1
TRASH	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	138 SF	300	1
TOTAL OCCUPANT LOAD			23,086 SF		118

OCCUPANCY LEGEND

A-3 | I (Any) | S-2
B | R-2 | U

FLS PLAN LEGEND

ENCLOSING ELEMENTS

SMOKE PARTITION
1-HR SMOKE BARRIER
1-HR FIRE PARTITION
1-HR FIRE BARRIER
2-HR FIRE BARRIER
3-HR FIRE BARRIER
3-HR FIRE WALL/ASSEMBLY
1-HR EXTERIOR RATED ASSEMBLY
2-HR EXTERIOR RATED ASSEMBLY

SYMBOLS & ELEMENTS

EXIT SIGN - AT DOOR, DIRECTIONAL, DOUBLE DIRECTIONAL

FIRE EXTINGUISHER - CANISTER, FLUSH CABINET, SEMI RECESSED CABINET (FE, FEC-S, FEC)

LIFE SAFETY SUMMARY TAG (NAME; FUNCTION 14 / LOAD FACTOR Y; AREA X / OCC. LOAD XY)
ROOM FUNCTION
OCCUPANT LOAD FACTOR
OCCUPANT AREA (SF)
ROOM OCCUPANT LOAD

DOOR TAG - TYPICAL (200 FIRE RATING)

OCCUPANT LOAD - FLOW (15)

OCCUPANT LOAD - CUMULATIVE (450)

OCCUPANT LOAD - CONVERGENCE: EGRESS CONVERGENCE: 200 OCCUPANTS FROM ABOVE + 100 OCCUPANTS FROM BELOW + 15 = 315 OCCUPANTS

DOOR TAG - OCCUPANT: ### OCCUPANTS @ 0.20" PER OCCUPANT = ##.##" EGRESS REQUIRED ##.##" PROVIDED VIA 1' - 0" DOOR

STAIR TAG - OCCUPANT: ### OCCUPANTS @ 0.30" PER OCCUPANT = ##.##" STAIR REQUIRED 36.00" PROVIDED

EMERGENCY ESCAPE & RESCUE (EER)

ACCESSIBLE MEANS OF EGRESS (AME)

ELEVATOR TO ACCOMMODATE AMBULANCE GURNEY AS REQUIRED

TWO-WAY COMMUNICATION DEVICE & SIGNAGE

ACCESSIBLE PATHWAY

ADDITIONAL REQUIREMENTS

1. NOTES

PROJECT TRUE

0 4 8 16 32

NOT FOR CONSTRUCTION

Ankrom Moisan

38 NORTHWEST DAVIS, SUITE 300
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415.252.7063

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BASSETT PLACE
351 West Main Street Madison, WI 53703

PACIFIC RETIREMENT SERVICES

REVISION	DATE	REASON FOR ISSUE

LEVEL 1 - FLS PLAN

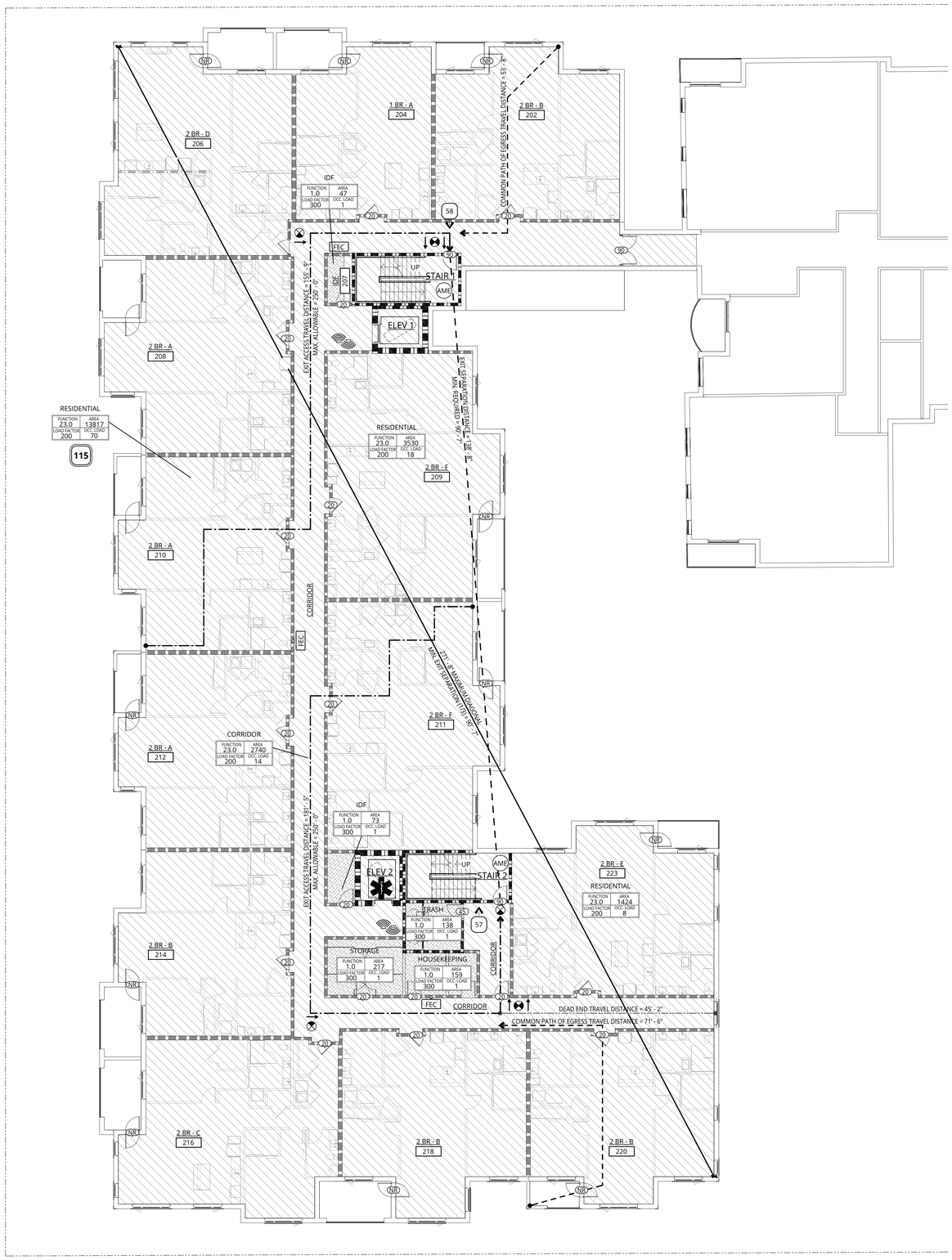
DESIGN DEVELOPEMENT

DATE 02/24/2025
PROJECT NUMBER 233810

SHEET NUMBER
G2.22

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2/11/2025 5:12:08 PM



1 LEVEL 2 - FLS PLAN

3/32" = 1'-0" LEVEL OF EXIT DISCHARGE

PROJECT TRUE

0 4 8 16 32

GENERAL NOTES - FLS PLANS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. PROVIDE EXIT SIGNS LOCATIONS AS SHOWN AND AS REQUIRED BY AHJ. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
3. MAINTAIN AN AVERAGE OF 1 FC, AND A MINIMUM OF 0.1 FC, ILLUMINATION AT THE WALKING SURFACE ALONG THE PATH OF EGRESS IN THE FOLLOWING LOCATIONS USING EMERGENCY POWER:
   A. ANY SPACE REQUIRING TWO OR MORE MEANS OF EGRESS.
   B. AISLES & CORRIDORS
   C. INTERIOR EXIT ACCESS STAIRWAYS & RAMPS
   D. INTERIOR & EXTERIOR EXIT STAIRWAYS & RAMPS
   E. EXIT PASSAGEWAYS
   F. AREAS ON THE LEVEL OF DISCHARGE USED FOR EXIT DISCHARGE PER SECTION 1028.1.
   G. EXTERIOR LANDINGS AT EXIT DISCHARGE DOORS.
4. PROVIDE EMERGENCY POWER FOR LIGHTING IN THE FOLLOWING LOCATIONS:
   A. ELECTRICAL EQUIPMENT ROOMS
   B. FIRE COMMAND CENTERS (IF APPLICABLE)
   C. FIRE PUMP ROOMS
   D. GENERATOR ROOMS
   E. PUBLIC RESTROOMS GREATER THAN 300 SF
5. FIRE RATINGS SHOWN ON THESE PLANS REFER TO SECTION 701.1 FOR FIRE-RESISTANCE-RATED CONSTRUCTION TO CONTAIN THE SPREAD OF FIRE AND SMOKE.
6. WALLS REQUIRED TO BE FIRE-RESISTANCE RATED FOR STRUCTURAL PROTECTION PER TABLE 601 ARE CONSTRUCTED AS FOLLOWS:
   A. METAL & WOOD STUD FRAMED WALLS ARE PROTECTED ON BOTH SIDES WITH AT LEAST ONE LAYER OF 5/8" TYPE 'X' GWB. OPENING PROTECTION IS NOT REQUIRED. CONSTRUCT MEMBRANE PENETRATIONS IN ACCORDANCE WITH SECTION 714
   B. CMU WALLS ACHIEVE RATING BY PROTECTION OF THE REINFORCING STEEL WITH SOLID GROUT
   C. CONCRETE WALLS ACHIEVE RATING BY PROTECTION OF THE REINFORCING STEEL BY AT LEAST THE MINIMUM COVERAGE REQUIRED. REFER TO THE STRUCTURAL DRAWINGS FOR DETAILS
7. SMOKE/FIRE RATED CURTAIN AT ALL ELEVATOR OPENINGS. NOT REQUIRED AT LEVEL(S) OF EXIT DISCHARGE

BUILDING DIAGONAL

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/3) = #' - #"

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/3) = #' - #"
MIN. EXIT ENCL. (1/4) = #' - #"
OR 30'-0", WHICHEVER IS LESS

#' - #" MAXIMUM DIAGONAL
MIN. EXIT ENCL. (1/4) = #' - #"
OR 30'-0", WHICHEVER IS LESS

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/2) = #' - #"

EXIT & EXIT ENCLOSURE SEPARATION & REMOTENESS

EXIT SEPARATION DISTANCE = #' - #"
MIN. REQUIRED = #' - #"

EXIT ENCLOSURE REMOTENESS DISTANCE = #' - #"
MIN. REQUIRED = #' - #"

PATHS

COMMON PATH OF EGRESS TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

EXIT ACCESS TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

SMOKE COMPARTMENT EXIT TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

DEAD END TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

FIRE EXTINGUISHER TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

OCCUPANCY LEGEND

A-3 | I (Any) | S-2
B | R-2 | U

FLS PLAN LEGEND

ENCLOSING ELEMENTS

SMOKE PARTITION
1-HR SMOKE BARRIER
1-HR FIRE PARTITION
1-HR FIRE BARRIER
2-HR FIRE BARRIER
3-HR FIRE BARRIER
3-HR FIRE WALL/ASSEMBLY
1-HR EXTERIOR RATED ASSEMBLY
2-HR EXTERIOR RATED ASSEMBLY

SYMBOLS & ELEMENTS

EXIT SIGN - AT DOOR, DIRECTIONAL, DOUBLE DIRECTIONAL

FIRE EXTINGUISHER - CANISTER, FLUSH CABINET, SEMI RECESSED CABINET
FE FEC-S FEC

LIFE SAFETY SUMMARY TAG
NAME
FUNCTION 14 LOAD FACTOR Y
AREA X OCC. LOAD XY
ROOM FUNCTION
OCCUPANT LOAD FACTOR
OCCUPANT AREA (SF)
ROOM OCCUPANT LOAD

DOOR TAG - TYPICAL
FIRE RATING 60

OCCUPANT LOAD - FLOW 15

OCCUPANT LOAD - CUMULATIVE 450

OCCUPANT LOAD - CONVERGENCE
EGRESS CONVERGENCE: 200 OCCUPANTS FROM ABOVE + 100 OCCUPANTS FROM BELOW + 15 = 315 OCCUPANTS

DOOR TAG - OCCUPANT
OCCUPANTS @ 0.20" PER OCCUPANT = ##.##" EGRESS REQUIRED ##.##" PROVIDED VIA 1'-0" DOOR

STAIR TAG - OCCUPANT
OCCUPANTS @ 0.30" PER OCCUPANT = ##.##" STAIR REQUIRED 36.00" PROVIDED

EMERGENCY ESCAPE & RESCUE EER

ACCESSIBLE MEANS OF EGRESS AME

ELEVATOR TO ACCOMMODATE AMBULANCE GURNEY AS REQUIRED

TWO-WAY COMMUNICATION DEVICE & SIGNAGE

ACCESSIBLE PATHWAY

ADDITIONAL REQUIREMENTS

1. NOTES

EXIT WIDTH SUMMARY PER 1005.1			
EXIT LOCATION:		REQUIRED:	PROVIDED:
EXIT 01	150(0.2in) =	30.00"	6'-0"
EXIT 02	147(0.2in) =	29.40"	3'-0"
HORIZONTAL EXIT 03	57(0.2in) =	11.40"	3'-0"

FLS - OCCUPANCY - LEVEL 3

NAME	OCC. GROUP	FUNCTION	AREA	LOAD FACTOR	OCC. LOAD
CORRIDOR	R-2	23.0 RESIDENTIAL	2,740 SF	200	14
ELEV 1	R-2	30.0 NO CLASSIFICATION APPLIES	121 SF		
ELEV 2	R-2	30.0 NO CLASSIFICATION APPLIES	109 SF		
RESIDENTIAL	R-2	23.0 RESIDENTIAL	13,817 SF	200	70
RESIDENTIAL	R-2	23.0 RESIDENTIAL	3,530 SF	200	18
RESIDENTIAL	R-2	23.0 RESIDENTIAL	1,424 SF	200	8
STAIR 1	R-2	30.0 NO CLASSIFICATION APPLIES	279 SF		
STAIR 2	R-2	30.0 NO CLASSIFICATION APPLIES	255 SF		
HOUSEKEEPING	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	159 SF	300	1
IDF	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	73 SF	300	1
IDF	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	47 SF	300	1
STORAGE	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	217 SF	300	1
TRASH	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	138 SF	300	1
TOTAL OCCUPANT LOAD			22,908 SF		115

NOT FOR CONSTRUCTION

Ankrom Moisan

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BASSETT PLACE
351 West Main Street Madison, WI 53703

PACIFIC RETIREMENT SERVICES

REVISION	DATE	REASON FOR ISSUE

LEVEL 2 - FLS PLAN

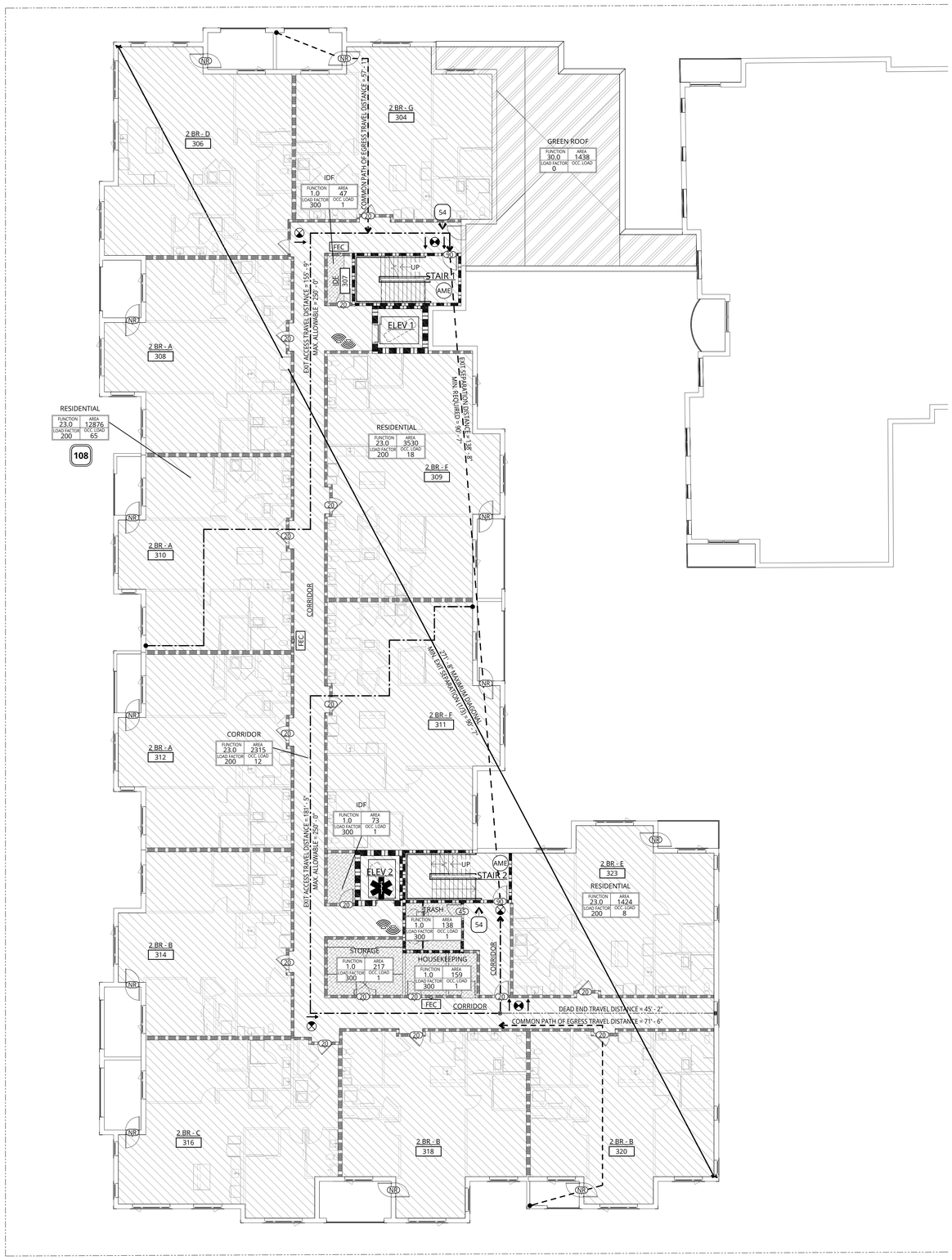
DESIGN DEVELOPEMENT

DATE 02/24/2025
PROJECT NUMBER 233810

SHEET NUMBER
G2.23

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1 LEVEL 3 - FLS PLAN
3/32" = 1'-0"

GENERAL NOTES - FLS PLANS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. PROVIDE EXIT SIGNS LOCATIONS AS SHOWN AND AS REQUIRED BY AHJ. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
3. MAINTAIN AN AVERAGE OF 1 FC, AND A MINIMUM OF 0.1 FC, ILLUMINATION AT THE WALKING SURFACE ALONG THE PATH OF EGRESS IN THE FOLLOWING LOCATIONS USING EMERGENCY POWER:
   - A. ANY SPACE REQUIRING TWO OR MORE MEANS OF EGRESS.
   - B. AISLES & CORRIDORS
   - C. INTERIOR EXIT ACCESS STAIRWAYS & RAMPS
   - D. INTERIOR & EXTERIOR EXIT STAIRWAYS & RAMPS
   - E. EXIT PASSAGEWAYS
   - F. AREAS ON THE LEVEL OF DISCHARGE USED FOR EXIT DISCHARGE PER SECTION 1028.1.
   - G. EXTERIOR LANDINGS AT EXIT DISCHARGE DOORS.
4. PROVIDE EMERGENCY POWER FOR LIGHTING IN THE FOLLOWING LOCATIONS:
   - A. ELECTRICAL EQUIPMENT ROOMS
   - B. FIRE COMMAND CENTERS (IF APPLICABLE)
   - C. FIRE PUMP ROOMS
   - D. GENERATOR ROOMS
   - E. PUBLIC RESTROOMS GREATER THAN 300 SF
5. FIRE RATINGS SHOWN ON THESE PLANS REFER TO SECTION 701.1 FOR FIRE-RESISTANCE-RATED CONSTRUCTION TO CONTAIN THE SPREAD OF FIRE AND SMOKE.
6. WALLS REQUIRED TO BE FIRE-RESISTANCE RATED FOR STRUCTURAL PROTECTION PER TABLE 601 ARE CONSTRUCTED AS FOLLOWS:
   - A. METAL & WOOD STUD FRAMED WALLS ARE PROTECTED ON BOTH SIDES WITH AT LEAST ONE LAYER OF 5/8" TYPE 'X' GWB. OPENING PROTECTION IS NOT REQUIRED. CONSTRUCT MEMBRANE PENETRATIONS IN ACCORDANCE WITH SECTION 714
   - B. CMU WALLS ACHIEVE RATING BY PROTECTION OF THE REINFORCING STEEL WITH SOLID GROUT
   - C. CONCRETE WALLS ACHIEVE RATING BY PROTECTION OF THE REINFORCING STEEL BY AT LEAST THE MINIMUM COVERAGE REQUIRED. REFER TO THE STRUCTURAL DRAWINGS FOR DETAILS
7. SMOKE/FIRE RATED CURTAIN AT ALL ELEVATOR OPENINGS. NOT REQUIRED AT LEVEL(S) OF EXIT DISCHARGE

BUILDING DIAGONAL

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/3) = #' - #"

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/3) = #' - #"
MIN. EXIT ENCL. (1/4) = #' - #"
OR 30'-0", WHICHEVER IS LESS

#' - #" MAXIMUM DIAGONAL
MIN. EXIT ENCL. (1/4) = #' - #"
OR 30'-0", WHICHEVER IS LESS

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/2) = #' - #"

EXIT & EXIT ENCLOSURE SEPARATION & REMOTENESS

EXIT SEPARATION DISTANCE = #' - #"
MIN. REQUIRED = #' - #"

EXIT ENCLOSURE REMOTENESS DISTANCE = #' - #"
MIN. REQUIRED = #' - #"

PATHS

COMMON PATH OF EGRESS TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

EXIT ACCESS TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

SMOKE COMPARTMENT EXIT TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

DEAD END TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

FIRE EXTINGUISHER TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

EXIT WIDTH SUMMARY PER 1005.1			
EXIT LOCATION:		REQUIRED:	PROVIDED:
EXIT 01	150(0.2in) =	30.00"	6'-0"
EXIT 02	147(0.2in) =	29.40"	3'-0"
HORIZONTAL EXIT 03	57(0.2in) =	11.40"	3'-0"

OCCUPANCY LEGEND

A-3 | I (Any) | S-2
B | R-2 | U

FLS PLAN LEGEND

ENCLOSING ELEMENTS

SMOKE PARTITION
1-HR SMOKE BARRIER
1-HR FIRE PARTITION
1-HR FIRE BARRIER
2-HR FIRE BARRIER
3-HR FIRE BARRIER
3-HR FIRE WALL/ASSEMBLY
1-HR EXTERIOR RATED ASSEMBLY
2-HR EXTERIOR RATED ASSEMBLY

SYMBOLS & ELEMENTS

EXIT SIGN - AT DOOR, DIRECTIONAL, DOUBLE DIRECTIONAL

FIRE EXTINGUISHER - CANISTER, FLUSH CABINET, SEMI RECESSED CABINET
FE | FEC-S | FEC

LIFE SAFETY SUMMARY TAG
NAME
FUNCTION X | AREA X
LOAD FACTOR Y | OCC. LOAD XY
ROOM FUNCTION
OCCUPANT LOAD FACTOR
OCCUPANT AREA (SF)
ROOM OCCUPANT LOAD

DOOR TAG - TYPICAL
FIRE RATING 60

OCCUPANT LOAD - FLOW 15

OCCUPANT LOAD - CUMULATIVE 450

OCCUPANT LOAD - CONVERGENCE
EGRESS CONVERGENCE: 200 OCCUPANTS FROM ABOVE + 100 OCCUPANTS FROM BELOW + 15 = 315 OCCUPANTS

DOOR TAG - OCCUPANT
OCCUPANTS @ 0.20" PER OCCUPANT = ##.##" EGRESS REQUIRED ##.##" PROVIDED VIA 1' - 0" DOOR

STAIR TAG - OCCUPANT
OCCUPANTS @ 0.30" PER OCCUPANT = ##.##" STAIR REQUIRED 36.00" PROVIDED

EMERGENCY ESCAPE & RESCUE EER
ACCESSIBLE MEANS OF EGRESS AME
ELEVATOR TO ACCOMMODATE AMBULANCE GURNEY AS REQUIRED
TWO-WAY COMMUNICATION DEVICE & SIGNAGE
ACCESSIBLE PATHWAY

ADDITIONAL REQUIREMENTS

1. NOTES

FLS - OCCUPANCY - LEVEL 4					
NAME	OCC. GROUP	FUNCTION	AREA	LOAD FACTOR	OCC. LOAD
CORRIDOR	R-2	23.0 RESIDENTIAL	2,315 SF	200	12
ELEV 1	R-2	30.0 NO CLASSIFICATION APPLIES	121 SF		
ELEV 2	R-2	30.0 NO CLASSIFICATION APPLIES	109 SF		
RESIDENTIAL	R-2	23.0 RESIDENTIAL	12,876 SF	200	65
RESIDENTIAL	R-2	23.0 RESIDENTIAL	3,530 SF	200	18
RESIDENTIAL	R-2	23.0 RESIDENTIAL	1,424 SF	200	8
STAIR 1	R-2	30.0 NO CLASSIFICATION APPLIES	279 SF		
STAIR 2	R-2	30.0 NO CLASSIFICATION APPLIES	255 SF		
HOUSEKEEPING	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	159 SF	300	1
IDF	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	73 SF	300	1
IDF	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	47 SF	300	1
STORAGE	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	217 SF	300	1
TRASH	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	138 SF	300	1
GREEN ROOF	U	30.0 NO CLASSIFICATION APPLIES	1,438 SF		
TOTAL OCCUPANT LOAD			22,980 SF		108

PROJECT TRUE

0 4 8 16 32

NOT FOR CONSTRUCTION

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REVISION	DATE	REASON FOR ISSUE

LEVEL 3 - FLS PLAN

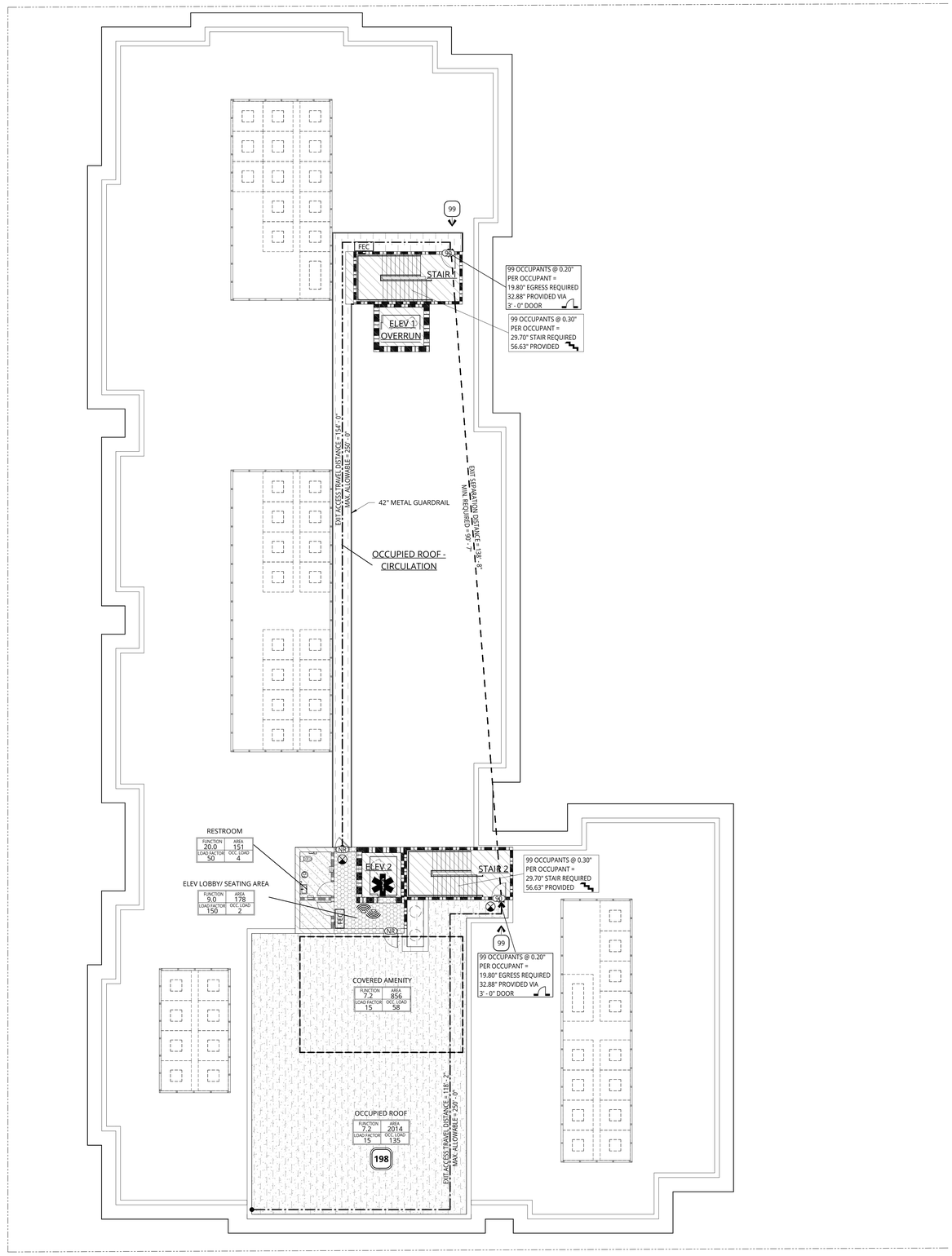
DESIGN DEVELOPEMENT

DATE 02/24/2025
PROJECT NUMBER 233810

SHEET NUMBER G2.24

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GENERAL NOTES - FLS PLANS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. PROVIDE EXIT SIGNS LOCATIONS AS SHOWN AND AS REQUIRED BY AHJ. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
3. MAINTAIN AN AVERAGE OF 1 FC, AND A MINIMUM OF 0.1 FC, ILLUMINATION AT THE WALKING SURFACE ALONG THE PATH OF EGRESS IN THE FOLLOWING LOCATIONS USING EMERGENCY POWER:
   A. ANY SPACE REQUIRING TWO OR MORE MEANS OF EGRESS.
   B. AISLES & CORRIDORS
   C. INTERIOR EXIT ACCESS STAIRWAYS & RAMPS
   D. INTERIOR & EXTERIOR EXIT STAIRWAYS & RAMPS
   E. EXIT PASSAGEWAYS
   F. AREAS ON THE LEVEL OF DISCHARGE USED FOR EXIT DISCHARGE PER SECTION 1028.1.
   G. EXTERIOR LANDINGS AT EXIT DISCHARGE DOORS.
4. PROVIDE EMERGENCY POWER FOR LIGHTING IN THE FOLLOWING LOCATIONS:
   A. ELECTRICAL EQUIPMENT ROOMS
   B. FIRE COMMAND CENTERS (IF APPLICABLE)
   C. FIRE PUMP ROOMS
   D. GENERATOR ROOMS
   E. PUBLIC RESTROOMS GREATER THAN 300 SF
5. FIRE RATINGS SHOWN ON THESE PLANS REFER TO SECTION 701.1 FOR FIRE-RESISTANCE-RATED CONSTRUCTION TO CONTAIN THE SPREAD OF FIRE AND SMOKE.
6. WALLS REQUIRED TO BE FIRE-RESISTANCE RATED FOR STRUCTURAL PROTECTION PER TABLE 601 ARE CONSTRUCTED AS FOLLOWS:
   A. METAL & WOOD STUD FRAMED WALLS ARE PROTECTED ON BOTH SIDES WITH AT LEAST ONE LAYER OF 5/8" TYPE 'X' GWB. OPENING PROTECTION IS NOT REQUIRED. CONSTRUCT MEMBRANE PENETRATIONS IN ACCORDANCE WITH SECTION 714
   B. CMU WALLS ACHIEVE RATING BY PROTECTION OF THE REINFORCING STEEL WITH SOLID GROUT
   C. CONCRETE WALLS ACHIEVE RATING BY PROTECTION OF THE REINFORCING STEEL BY AT LEAST THE MINIMUM COVERAGE REQUIRED. REFER TO THE STRUCTURAL DRAWINGS FOR DETAILS
7. SMOKE/FIRE RATED CURTAIN AT ALL ELEVATOR OPENINGS. NOT REQUIRED AT LEVEL(S) OF EXIT DISCHARGE

BUILDING DIAGONAL

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/3) = #' - #"

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/3) = #' - #"
MIN. EXIT ENCL. (1/4) = #' - #"
OR 30'-0", WHICHEVER IS LESS

#' - #" MAXIMUM DIAGONAL
MIN. EXIT ENCL. (1/4) = #' - #"
OR 30'-0", WHICHEVER IS LESS

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/2) = #' - #"

EXIT & EXIT ENCLOSURE SEPARATION & REMOTENESS

EXIT SEPARATION DISTANCE = #' - #"
MIN. REQUIRED = #' - #"

EXIT ENCLOSURE REMOTENESS DISTANCE = #' - #"
MIN. REQUIRED = #' - #"

PATHS

COMMON PATH OF EGRESS TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

EXIT ACCESS TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

SMOKE COMPARTMENT EXIT TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

DEAD END TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

FIRE EXTINGUISHER TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

OCCUPANCY LEGEND

A-3 | I (Any) | S-2
B | R-2 | U

FLS PLAN LEGEND

ENCLOSING ELEMENTS

SMOKE PARTITION
1-HR SMOKE BARRIER
1-HR FIRE PARTITION
1-HR FIRE BARRIER
2-HR FIRE BARRIER
3-HR FIRE BARRIER
3-HR FIRE WALL/ASSEMBLY
1-HR EXTERIOR RATED ASSEMBLY
2-HR EXTERIOR RATED ASSEMBLY

SYMBOLS & ELEMENTS

EXIT SIGN - AT DOOR, DIRECTIONAL, DOUBLE DIRECTIONAL

FIRE EXTINGUISHER - CANISTER, FLUSH CABINET, SEMI RECESSED CABINET
FE | FEC-S | FEC

LIFE SAFETY SUMMARY TAG
NAME
FUNCTION 14 | AREA X
LOAD FACTOR Y | OCC. LOAD XY
ROOM FUNCTION
OCCUPANT LOAD FACTOR
OCCUPANT AREA (SF)
ROOM OCCUPANT LOAD

DOOR TAG - TYPICAL
FIRE RATING 200

OCCUPANT LOAD - FLOW 15

OCCUPANT LOAD - CUMULATIVE 450

OCCUPANT LOAD - CONVERGENCE
EGRESS CONVERGENCE: 200 OCCUPANTS FROM ABOVE + 100 OCCUPANTS FROM BELOW + 15 = 315 OCCUPANTS

DOOR TAG - OCCUPANT
OCCUPANTS @ 0.20" PER OCCUPANT = ##.##" EGRESS REQUIRED ##.##" PROVIDED VIA 1' - 0" DOOR

STAIR TAG - OCCUPANT
OCCUPANTS @ 0.30" PER OCCUPANT = ##.##" STAIR REQUIRED 36.00" PROVIDED

EMERGENCY ESCAPE & REQUE EER

ACCESSIBLE MEANS OF EGRESS AME

ELEVATOR TO ACCOMMODATE AMBULANCE GURNEY AS REQUIRED

TWO-WAY COMMUNICATION DEVICE & SIGNAGE

ACCESSIBLE PATHWAY

ADDITIONAL REQUIREMENTS

1. NOTES

EXIT WIDTH SUMMARY PER 1005.1			
EXIT LOCATION:		REQUIRED:	PROVIDED:
EXIT 01	150(0.2in) =	30.00"	6'-0"
EXIT 02	147(0.2in) =	29.40"	3'-0"
HORIZONTAL EXIT 03	57(0.2in) =	11.40"	3'-0"

FLS - OCCUPANCY - ROOF

NAME	OCC. GROUP	FUNCTION	AREA	LOAD FACTOR	OCC. LOAD
COVERED AMENITY	A-3	7.2 ASSEMBLY: UNCONCENTRATED-TABLES AND CHAIRS	856 SF	15	58
OCCUPIED ROOF	A-3	7.2 ASSEMBLY: UNCONCENTRATED-TABLES AND CHAIRS	2,014 SF	15	135
OCCUPIED ROOF - CIRCULATION	A-3	30.0 NO CLASSIFICATION APPLIES	582 SF		
ELEV LOBBY/ SEATING AREA	B	9.0 BUSINESS	178 SF	150	2
ELEV 1	R-2	23.0 NO CLASSIFICATION APPLIES	121 SF		
ELEV 2	R-2	23.0 NO CLASSIFICATION APPLIES	96 SF		
RESTROOM	R-2	20.0 LOCKER ROOMS	151 SF	50	4
STAIR 1	R-2	23.0 NO CLASSIFICATION APPLIES	279 SF		
STAIR 2	R-2	23.0 NO CLASSIFICATION APPLIES	255 SF		
TOTAL OCCUPANT LOAD			4,533 SF		199

1 ROOF - FLS PLAN
3/32" = 1'-0"

PROJECT TRUE

0 4 8 16 32

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REVISION	DATE	REASON FOR ISSUE

ROOF - FLS PLAN

DESIGN DEVELOPEMENT

DATE 02/24/2025
PROJECT NUMBER 233810

SHEET NUMBER
G2.25

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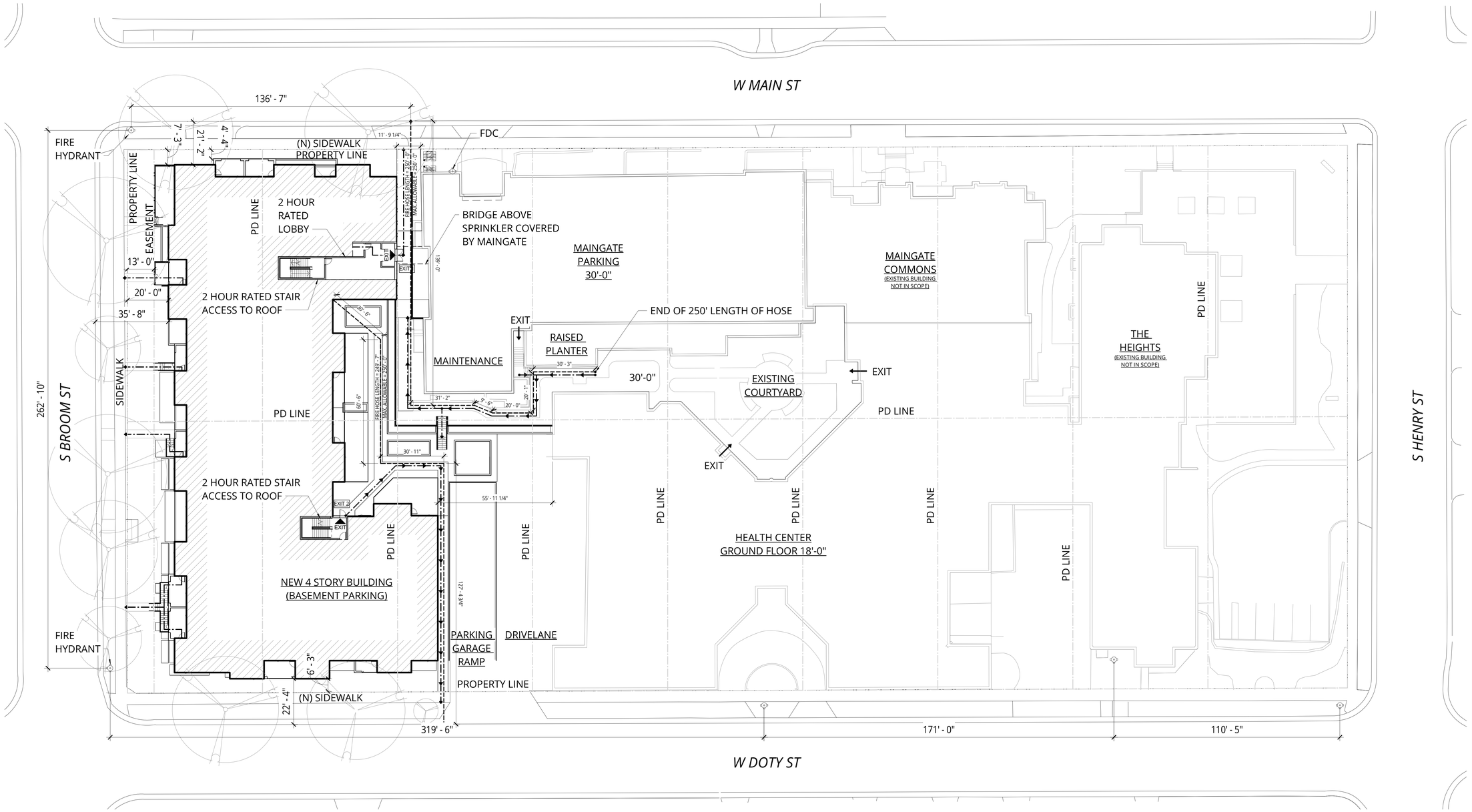
FLS PLAN LEGEND

PATHS

HOSE TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

EGRESS PATH

FIRE HYDRANT



1 SITE PLAN - FIRE HOSE LENGTH & FIRE HYDRANT LOCATIONS
1" = 20'-0"

PROJECT TRUE

0 10 20 40 80

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REVISION	DATE	REASON FOR ISSUE

FIRE ACCESS DIAGRAM

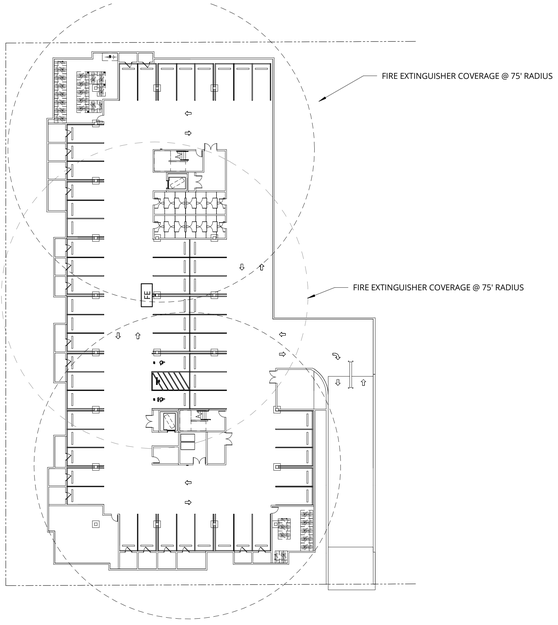
DESIGN DEVELOPEMENT

DATE 02/24/2025
PROJECT NUMBER 233810

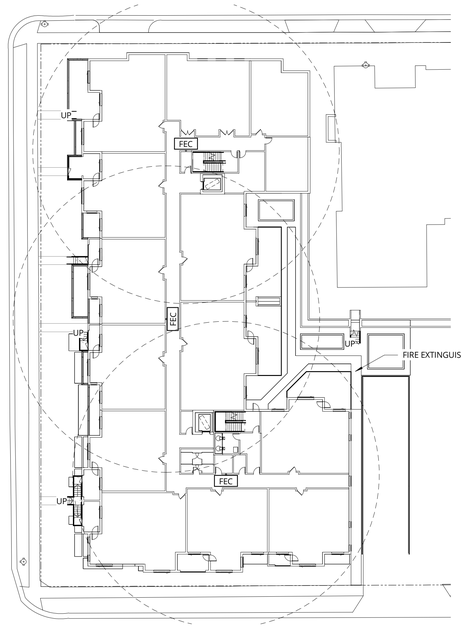
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G4.03

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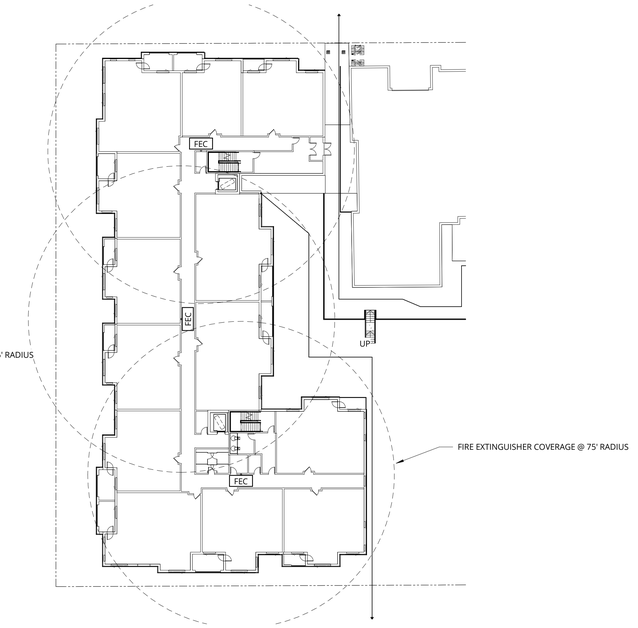
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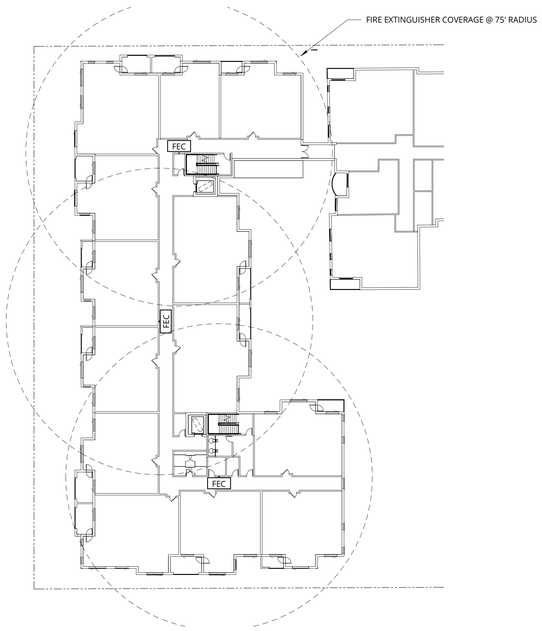
1 P-1 LEVEL - FEC COVERAGE PLANS
1" = 30'-0"



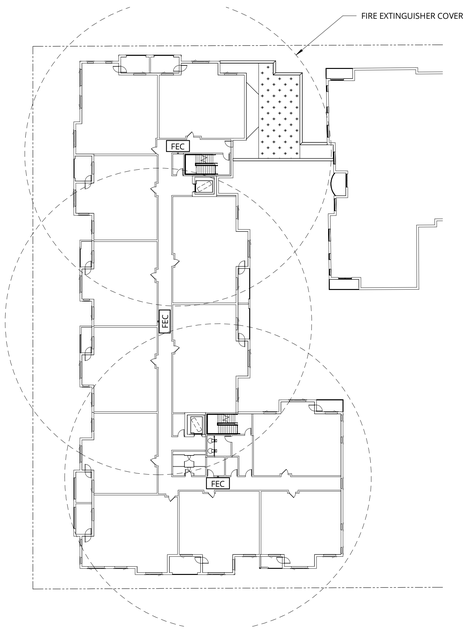
2 LOWER LEVEL - FEC COVERAGE PLANS
1" = 30'-0"



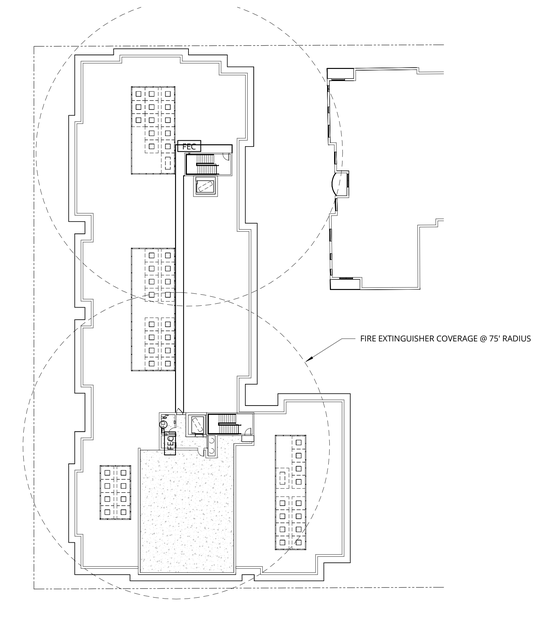
3 LEVEL 1 - FEC COVERAGE PLANS
1" = 30'-0"



4 LEVEL 2 - FEC COVERAGE PLANS
1" = 30'-0"



5 LEVEL 3 - FEC COVERAGE PLANS
1" = 30'-0"



6 ROOF - FEC COVERAGE PLANS
1" = 30'-0"

FLS PLAN LEGEND

ENCLOSING ELEMENTS

SMOKE PARTITION

1-HR SMOKE BARRIER

1-HR FIRE PARTITION

1-HR FIRE BARRIER

2-HR FIRE BARRIER

3-HR FIRE BARRIER

3-HR FIRE WALL/ASSEMBLY

1-HR EXTERIOR RATED ASSEMBLY

2-HR EXTERIOR RATED ASSEMBLY

SYMBOLS & ELEMENTS

EXIT SIGN -
AT DOOR, DIRECTIONAL,
DOUBLE DIRECTIONAL

FIRE EXTINGUISHER -
CANISTER, FLUSH CABINET,
SEMI RECESSED CABINET
FE FEC-S FEC

LIFE SAFETY SUMMARY TAG
NAME
FUNCTION 14 AREA X
LOAD FACTOR Y OCC LOAD X/Y
ROOM FUNCTION
OCCUPANT LOAD FACTOR
OCCUPANT AREA (SF)
ROOM OCCUPANT LOAD

DOOR TAG - TYPICAL
FIRE RATING
60

OCCUPANT LOAD - FLOW
15

OCCUPANT LOAD - CUMULATIVE
450

OCCUPANT LOAD - CONVERGENCE
EGRESS CONVERGENCE:
200 OCCUPANTS FROM ABOVE + 100 OCCUPANTS FROM BELOW + 15 = 315 OCCUPANTS

DOOR TAG - OCCUPANT
OCCUPANTS @ 0.20"
PER OCCUPANT =
##.##" EGRESS REQUIRED
##.##" PROVIDED VIA
1' - 0" DOOR

STAIR TAG - OCCUPANT
OCCUPANTS @ 0.30"
PER OCCUPANT =
##.##" STAIR REQUIRED
36.00" PROVIDED

EMERGENCY ESCAPE & RESCUE
EER

ACCESSIBLE MEANS OF EGRESS
AME

ELEVATOR TO ACCOMMODATE
AMBULANCE GURNEY AS REQUIRED

FIRE SERVICE ACCESS ELEVATOR

TWO-WAY COMMUNICATION
DEVICE & SIGNAGE

ACCESSIBLE PATHWAY

BUILDING DIAGONAL

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/3) = #' - #"

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/3) = #' - #"
MIN. EXIT ENCL. (1/4) = #' - #"
OR 30'-0", WHICHEVER IS LESS

#' - #" MAXIMUM DIAGONAL
MIN. EXIT ENCL. (1/4) = #' - #"
OR 30'-0", WHICHEVER IS LESS

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/2) = #' - #"

EXIT & EXIT ENCLOSURE SEPARATION & REMOTENESS

EXIT SEPARATION DISTANCE = #' - #"
MIN. REQUIRED = #' - #"

EXIT ENCLOSURE REMOTENESS DISTANCE = #' - #"
MIN. REQUIRED = #' - #"

PATHS

COMMON PATH OF EGRESS TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

EXIT ACCESS TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

SMOKE COMPARTMENT EXIT TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

DEAD END TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

FIRE EXTINGUISHER TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

ADDITIONAL REQUIREMENTS

1. NOTES

PROJECT TRUE

0 15 30 60 120

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REVISION	DATE	REASON FOR ISSUE

FEC LOCATIONS

DESIGN DEVELOPEMENT

DATE 02/24/2025
PROJECT NUMBER 233810

SHEET NUMBER
G4.04

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ABBREVIATIONS

ABBREVIATION	TERM
A/V	AUDIO VISUAL
AB	ANCHOR BOLT
AC	AIR CONDITIONING
ACDN	ACCORDION
ACP	ACOUSTICAL CEILING PANEL
ACST	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADJ	ADJUST, ADJUSTABLE
AESS	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
AP	ASPHALTIC PAVING
APP	APPROXIMATELY
ARCH	ARCHITECTURAL
ASPH	ASPHALT
AUTO	AUTOMATIC
B #	BASE
BALC	BALCONY
BD	BOARD
BDRM	BEDROOM
BITUM	BITUMINOUS
BKR	BACKER
BL	BLINDS
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BLKT	BLANKET
BLT IN	BUILT-IN
BM	BEAM
BOC	BOTTOM OF CURB
BOT/BTM	BOTTOM
BOW	BOTTOM OF WALL
BRK	BRICK
BSMT	BASEMENT
BTR	BETTER
BU	BUILT-UP
C#	CARPET
C/W	CURTAIN WALL
CAB	CABINET
CB	CATCH BASIN
CC	CUBICLE CURTAIN
CEM	CEMENT, CEMENTITIOUS
CG	CORNER GUARD
CI	CAST IRON
CJ	CONTROL JOINT
CK TP	COOK TOP
CL	CENTER LINE
CLG	CEILING
CLO	CLOSER
CLOS	CLOSET
CLR	CLEAR
CNTR	COUNTER
COILG	COILING
COL	COLUMN
COMP	COMPOSITE, COMPENSATION
CONC	CONCRETE
COND	CONDITION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CORR	CORRIDOR
CPT	CARPET
CTG	COATING
CTR	CENTER
CTRL	CONTROL
CTSK	COUNTERSINK
CTV	CABLE TV
CU	CUBIC
CUST	CUSTOM
CWK	CASEWORK
D/W	DISHWASHER
DAAC	DIRECT-APPLIED ACOUSTICAL CEILING
DBL	DOUBLE
DEC	DECORATIVE
DEFL	DEFLECTION
DEMO	DEMOLITION
DEPT	DEPARTMENT
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DIMP	DIMPLED PLASTIC
DKG	DECKING
DMFG	DAMPPROOFING
DS	DOWNSPOUT
DWG	DRAWING
DWR	DRAWER
(E)	EXISTING
EA	EACH
EF	EPOXY FLOORING, EACH FACE
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
ENTR	ENTRANCE
EPS	EXPANDED POLYSTYRENE
EQ	EQUAL
EQPT	EQUIPMENT
ES	EACH SIDE
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EXIST	EXISTING
EXP	EXPANSION
EXPO	EXPOSED
EXT	EXTERIOR
F	FABRIC, FIBER
F FIN	FACTORY FINISH
FA	FIRE ALARM, FLUID APPLIED
FAB	FABRICATIONS
FB	FLAT BAR
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR, FACTORY FINISH
FF SAM	FOIL FACED SELF-ADHERED MEMBRANE
FFAC	FIBER FACED ACOUSTICAL CEILING
FFE	FINISH FLOOR ELEVATION
FG	FULL GLASS
FGL	FIBERGLASS
FH	FLAT HEAD
FHC	FIRE HOSE CABINET
FIN	FINISH
FIXT	FIXTURE
FLDG	FOLDING
FLR	FLOOR

ABBREVIATION	TERM
FLRG	FLOORING
FLS	FIRE AND LIFE SAFETY
FLSHG	FLASHING
FM	FRAME
FMD	FORMED
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOIC	FURNISHED BY OWNER INSTALLED BY CONTRACTOR
FOIO	FURNISHED BY OWNER INSTALLED BY OWNER
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FP	FIREPROOF
FPFG	FIREPROOFING
FR	FIRE RATED, FIRE RESISTIVE
FRM	FRAMED, FRAMING
FRT	FIRE RETARDANT TREATED
FS	FULL SIZE, FIRESTOP
FT	FOOT, FEET
FTG	FOOTING
FURRG	FURRING
FUT	FUTURE
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GBATH	GUEST BATH
GBDRM	GUEST BEDROOM
GD	GARBAGE DISPOSAL
GFRG	GLASS FIBER REINFORCED GYPSUM
GI	GALVANIZED IRON
GL	GLASS
GLB	GLU-LAMINATED BEAM
GND	GROUND
GR	GRADE
GYP	GYPSUM
HB	HOSE BIBB
HC	HOLLOW CORE
HCP	HOLLOW CORE PLANK
HDBD	HARDBOARD
HDW	HARDWARE
HDWD	HARDWOOD
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
HT SAM	HIGH TEMPERATURE SELF-ADHERED MEMBRANE
ICF	INSULATED CONCRETE FORMS
ID	INSIDE DIAMETER
IFS	INSULATION FINISH SYSTEM
IN	INCH, INCHES
INSUL	INSULATION
INT	INTERIOR
INTG	INTEGRATED
INTUM	INTUMESCENT
JAN	JANITOR
JST	JOIST
JT	JOINT, JOINTS
L	LINEN
LAM	LAMINATE
LAV	LAVATORY
LF	LINEAL FEET, LINEAR FOOTAGE
LIB	LIBRARY
LIN	LINEAR
LIN FT	LINEAL FEET
LKR	LOCKER
LP	LIME PLASTER
LT	LIGHT
LV	LIVING
LVR	LOUVER
MACH	MACHINE
MAINT	MAINTENANCE
MAX	MAXIMUM
MB	MACHINE BOLT
MBATH	MASTER BATHROOM
MBDRM	MASTER BEDROOM
MC	MEDICINE CABINET
MCP	MODIFIED CEMENT PLASTER
MDF	MEDIUM DENSITY FIBERBOARD
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MED	MEDICATION. MEDICAL
MEMB	MEMBRANE
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MIRR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MR	MOISTURE RESISTANT
MTD	MOUNTED
MTL	METAL
MUL	MULLION
MW	MICROWAVE
NC	NON COMBUSTIBLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OBS	OBSCURE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFF	OFFICE
OH	OVERHEAD
OPNG	OPENING
OPP	OPPOSITE, OPPOSITE HAND
ORN	ORNAMENTAL
OZ	OUNCE
P	PAINT
P/L	PROPERTY LINE
PAN	PANTRY
PC	PRECAST
PCTF	PORTLAND CEMENT TERRAZZO FLOORING
PDRM	POWDER ROOM
PED	PEDESTRIAN
PERF	PERFORATED
PGRG	POLYMER GLASS FIBER REINFORCED GYPSUM
PH	PENTHOUSE
PKG	PACKAGE
PKGAR	PARKING GARAGE
PL	PLATE
PL-#	PLASTIC LAMINATE (PLAM)
PLAST	PLASTER, PLASTIC
PNL	PANEL

ABBREVIATION	TERM
POL	POLISHED
POLYISO	POLYISOCYANURATE
PP	POWER POLE
PR	PAIR
PREFIN	PREFINISHED
PREM	PREMIUM
PRKG	PARKING
PROP	PROPERTY
PRT BD	PARTICLE BOARD
PSI	POUNDS PER SQUARE INCH
PT	PRESERVATIVE TREATED, POST-TENSIONED
PTD	PAPER TOWEL DISPENSER
PTD/R	PAPER TOWEL DISPENSER AND RECEPTACLE
PTN	PARTITION
PTR	PAPER TOWEL RECEPTACLE
PWD	PLYWOOD
R	RISER, RISERS
RAD	RADIUS
RB	RUBBER BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFERENCE
REFR	REFRIGERATOR
REHAB	REHABILITATION
REINF	REINFORCED, REINFORCING
REQ	REQUIREMENTS, REQUIRED
RES	RESIN
RESIL	RESILIENT
RF	RESILIENT FLOORING
RFG	ROOFING
RG	RANGE
RH	ROBE HOOK
RLG	RAILING
RM	ROOM
RO	ROUGH OPENING
RR	REST ROOM
RU	RESILIENT URETHANE
S&R	STILE AND RAIL
S&V	STAIN AND VARNISH
S/S	SERVICE SINK
SAM	SELF-ADHERED MEMBRANE
SBS	STYRENE BUTADIENE STYRENE
SC	SEALED CONCRETE, SOLID CORE
SCD	SEAT COVER DISPENSER
SCHED	SCHEDULE
SCRN	SCREEN
SD	SOAP DISPENSER
SDG	SIDING
SECT	SECTION, SECTIONAL
SF	SQUARE FEET, STOREFRONT
SG	SAFETY GLASS
SGL	SINGLE
SH	SHINGLES
SHOT	SHOTCRETE
SHT	SHEET
SHTG	SHEATHING
SHWR	SHOWER
SIM	SIMILAR
SIMU	SIMULATED
SKLT	SKYLIGHT
SLDG	SLIDING
SLNT	SEALANT
SND	SANITARY NAPKIN DISPENSER
SNR	SANITARY NAPKIN RECEPTACLE
SOG	SLAB ON GRADE
SQ	SQUARE
SS	STAINLESS STEEL
SS#	SOLID SURFACE
ST	STONE
ST SM	STANDING SEAM
STD	STANDARD
STL	STEEL
STN	STAIN
STOR	STORAGE
STR	STAIR, STAIRS
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SV	SHEET VINYL
SYM	SYMMETRICAL
SYS	SYSTEM
T	TREAD, TREADS
T#	TILE
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
T&M	TIME AND MATERIALS
TB	TACK BOARD, TOWEL BAR
TEL	TELEPHONE
TF	TERRAZZO FLOORING
THK	THICK
THRES	THRESHOLD
TMPD	TEMPERED
TOC	TOP OF CURB
TOPL	TOP OF PLATE
TOPV	TOP OF PAVEMENT
TOW	TOP OF WALL
TPD	TOILET PAPER DISPENSER
TR	TOILET ROOM
TRAF	TRAFFIC
TRANSL	TRANSLUCENT
TU	TILT-UP
TV	TELEVISION
TYP	TYPICAL
UNDLY	UNDERLAYMENT
UNF	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
UTIL	UTILITY
VCT	VINYL COMPOSITION TILE
VEG	VEGETATED
VEHIC	VEHICULAR
VERT	VERTICAL
VEST	VESTIBULE
VFY	VERIFY
VG	VERTICAL GRAIN
VNR	VENEER
VP	VENEER PLASTER
VR	VAPOR RETARDER
W/	WITH
W/H	WATER HEATER
W/O	WITHOUT
WC	WALLCOVERING, WATER CLOSET
WD	WOOD
WDW	WINDOW
WF	WOOD FLOORING
WH	WALL HUNG

ABBREVIATION	TERM
WP	WATERPROOF
WPFG	WATERPROOFING
WR	WATER RESISTANT, WATER RESISTIVE
WRB	WEATHER RESISTIVE BARRIER
WS	WATERSTOP, WORK SURFACE
WT	WATERTIGHT
WT	WEIGHT
WW	WINDOW WALL
WWF	WOVEN WIRE FABRIC
XPS	EXTRUDED POLYSTYRENE
YD	YARD

ACRONYMS

SECTION NUMBER	ACRONYM TITLE	ACRONYM
03 30 00	CAST-IN-PLACE CONCRETE	CIP
03 49 00	GLASS-FIBER REINFORCED CONCRETE	GFRC
04 20 00	CONCRETE MASONRY UNITS	CMU
04 41 13	SIMULATED STONE VENEER	SSV
04 73 13	CALCIUM SILICATE MASONRY UNITS	CSMU
06 18 00	GLUED-LAMINATED CONSTRUCTION	G-LAM
06 82 05	FIBERGLASS REINFORCED PLASTIC PANELS	FRP
07 13 00	SHEET WATERPROOFING	SW
07 13 56	FLUID INJECTED WATERPROOFING	FIWP
07 14 00	FLUID-APPLIED WATERPROOFING	FAWP
07 17 13	BENTONITE WATERPROOFING	BW
07 18 00	TRAFFIC COATINGS	TC
07 24 00	EXTERIOR INSULATION AND FINISH SYSTEMS	EIFS
07 24 10	EXTERIOR FINISH SYSTEMS	EFS
07 25 03	BUILDING PAPER WEATHER BARRIERS	BPWB
07 25 05	BUILDING WRAP WEATHER BARRIERS	BWWB
07 25 07	FLUID-APPLIED WEATHER BARRIERS	FAWB
07 25 09	SELF-ADHERED MEMBRANE WEATHER BARRIERS	SAMWB
07 25 11	SELF-ADHERED MEMBRANE FLASHINGS	SAM-FLASHINGS
07 31 15	FIBERGLASS REINFORCED SHINGLES	FRS
07 42 13.19	INSULATED METAL WALL PANELS	IMWP
07 42 13.23	METAL COMPOSITE WALL PANELS	MCWP
07 42 15	METAL PLATE WALL PANELS	MPWP
07 42 17	WEATHERING STEEL WALL PANELS	WSWP
07 42 43	WOOD COMPOSITE WALL PANELS	WCWP
07 42 46.01	CEMENTITIOUS COMPOSITE WALL PANEL	CCWP
07 51 00	BUILT-UP BITUMINOUS ROOFING	BUR
07 52 16	SBS-MODIFIED BITUMINOUS ROOFING	SBS - ROOFING
07 53 00	ELASTOMERIC MEMBRANE ROOFING	EDPM
07 54 00	THERMOPLASTIC MEMBRANE ROOFING	TPO
07 54 19	POLYVINYL-CHLORIDE ROOFING	PVC
07 95 13	EXPANSION JOINT COVER	EJC

UNIT TYPES	
Name	Count
1 BR - A	2
2 BR - A	12
2 BR - B	14
2 BR - C	4
2 BR - D	3
2 BR - D.1	1
2 BR - E	4
2 BR - F	8
2 BR - G	1
	49

UNIT ROOM NUMBERS		
Level	Name	Number
LOWER LEVEL	2 BR - D.1	6
LOWER LEVEL	2 BR - A	8
LOWER LEVEL	2 BR - F	9
LOWER LEVEL	2 BR - A	10
LOWER LEVEL	2 BR - F	11
LOWER LEVEL	2 BR - A	12
LOWER LEVEL	2 BR - B	14
LOWER LEVEL	2 BR - C	16
LOWER LEVEL	2 BR - B	18
LOWER LEVEL	2 BR - E	19
LOWER LEVEL	2 BR - B	20
LEVEL 1	2 BR - B	102
LEVEL 1	1 BR - A	104
LEVEL 1	2 BR - D	106
LEVEL 1	2 BR - A	108
LEVEL 1	2 BR - F	109
LEVEL 1	2 BR - A	110
LEVEL 1	2 BR - F	111
LEVEL 1	2 BR - A	112
LEVEL 1	2 BR - B	114
LEVEL 1	2 BR - C	116
LEVEL 1	2 BR - B	118
LEVEL 1	2 BR - E	119
LEVEL 1	2 BR - B	120
LEVEL 2	2 BR - B	202
LEVEL 2	1 BR - A	204
LEVEL 2	2 BR - D	206
LEVEL 2	2 BR - A	208
LEVEL 2	2 BR - F	209
LEVEL 2	2 BR - A	210
LEVEL 2	2 BR - F	211
LEVEL 2	2 BR - A	212
LEVEL 2	2 BR - B	214
LEVEL 2	2 BR - C	216
LEVEL 2	2 BR - B	218
LEVEL 2	2 BR - E	219
LEVEL 2	2 BR - B	220
LEVEL 3	2 BR - G	304
LEVEL 3	2 BR - D	306
LEVEL 3	2 BR - A	308
LEVEL 3	2 BR - F	309
LEVEL 3	2 BR - A	310
LEVEL 3	2 BR - F	311
LEVEL 3	2 BR - A	312
LEVEL 3	2 BR - B	314
LEVEL 3	2 BR - C	316
LEVEL 3	2 BR - B	318
LEVEL 3	2 BR - E	319
LEVEL 3	2 BR - B	320

Total Unit Count: 49

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PACIFIC RETIREMENT SERVICES

REVISION	DATE	REASON FOR ISSUE

DATA SHEET

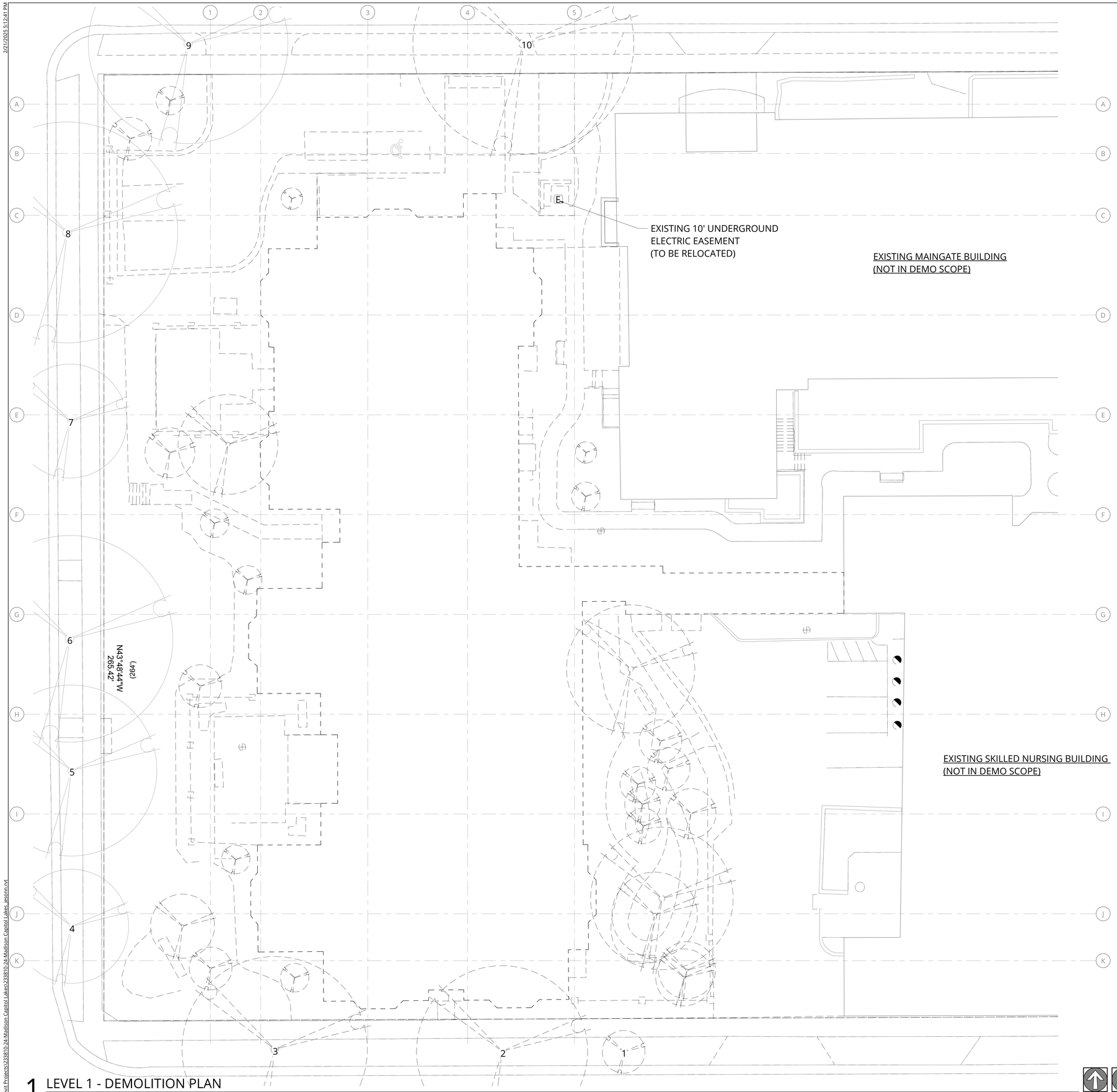
DESIGN DEVELOPEMENT

DATE	PROJECT NUMBER
02/24/2025	233810

SHEET NUMBER
A0.02

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GENERAL NOTES - DEMOLITION PLANS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. CONSTRUCTION SCHEDULED FOR DEMOLITION IS SHOWN DASHED.
3. IN ADDITION TO THE WORK SHOWN IN THE PLAN(S) REMOVE THE FOLLOWING COMPONENTS:
4. WINDOW TREATMENT
5. LAY-IN CEILING TILES (GRID TO REMAIN)
6. LIGHTING FIXTURES
7. GWB SOFFITS
8. REMOVE EXISTING FLOOR FINISH THROUGHOUT THE WORK AREA.

DEMOLITION LEGEND

STRUCTURE TO BE DEMOLISHED – – –

1 LEVEL 1 - DEMOLITION PLAN
3/32" = 1'-0"

PROJECT TRUE

0 4 8 16 32

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PACIFIC RETIREMENT SERVICES

REVISION	DATE	REASON FOR ISSUE

SITE DEMOLITION

DESIGN DEVELOPEMENT

DATE 02/24/2025
PROJECT NUMBER 233810

SHEET NUMBER
AD1.01

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SITE INFORMATION

CURRENT ZONE: PLANNED DEVELOPMENT
CURRENT USE: A 44 UNIT COMMUNITY BASED RESIDENTIAL FACILITY
LOCATION: 342 WEST DOTY STREET AND 343-353 WEST MAIN STREET

ALLOWED BUILDING SETBACKS:
FRONT: 13' FT RESERVATION SETBACK
SIDE: 0 FT
REAR: 0 FT
MAXIMUM BUILDING HEIGHT: BUILDING LIMIT TO 4 STORY.
CURRENT BUILDING HEIGHT: 4 STORY BUILDING OVER BASEMENT PARKING

REFUSE COLLECTION DISTRICT: 07C

PROPERTY CLASS: COMMERCIAL

PARCEL NUMBER: 070923121184

LOT SIZE: 53,558 SQ FT (43,632 SQ FT ON ANOTHER SITE)

ADDRESS: 345 W MAIN ST, MADISON WI 53703

ALDER DISTRICT: 4 - MICHAEL VERVEER

DISTRICT: DOWNTOWN CORE

SITE AREA ANALYSIS

RESIDENTIAL USE	AREA (SF)	% OF SITE
SITE AREA	43,790	100
BUILDING AREA	24,409	56
HARDSCAPE	2,656	6
PARKING/ROADS	4,646	11
LANDSCAPE	12,079	28

PARKING

RESIDENTIAL USE	REQUIREMENT	UNIT/BEDS	PARKING PROVIDED
COMMUNITY LIVING ARRANGEMENT	N/A	49 / 96 BEDS	56
ACCESSIBLE STALLS	N/A	49 / 96 BEDS	2
BICYCLE PARKING	1 PER DWELLING	49 / 96 BEDS	57
TOTAL REQUIRED: N/A			
TOTAL PROVIDED: 56 STANDARD STALLS, 2 ACCESSIBLE = 58 TOTAL PARKING STALLS			

PARKING SCHEDULE

LEVEL	PARKING STALL TYPE	QUANTITY
P-1 LEVEL	STANDARD 9'-0"x18'0"	56
P-1 LEVEL	ACCESSIBLE 9'-0"x18'-6"	2
TOTAL PARKING		58

BIKE PARKING SCHEDULE - LONG TERM (BIKE ROOM)

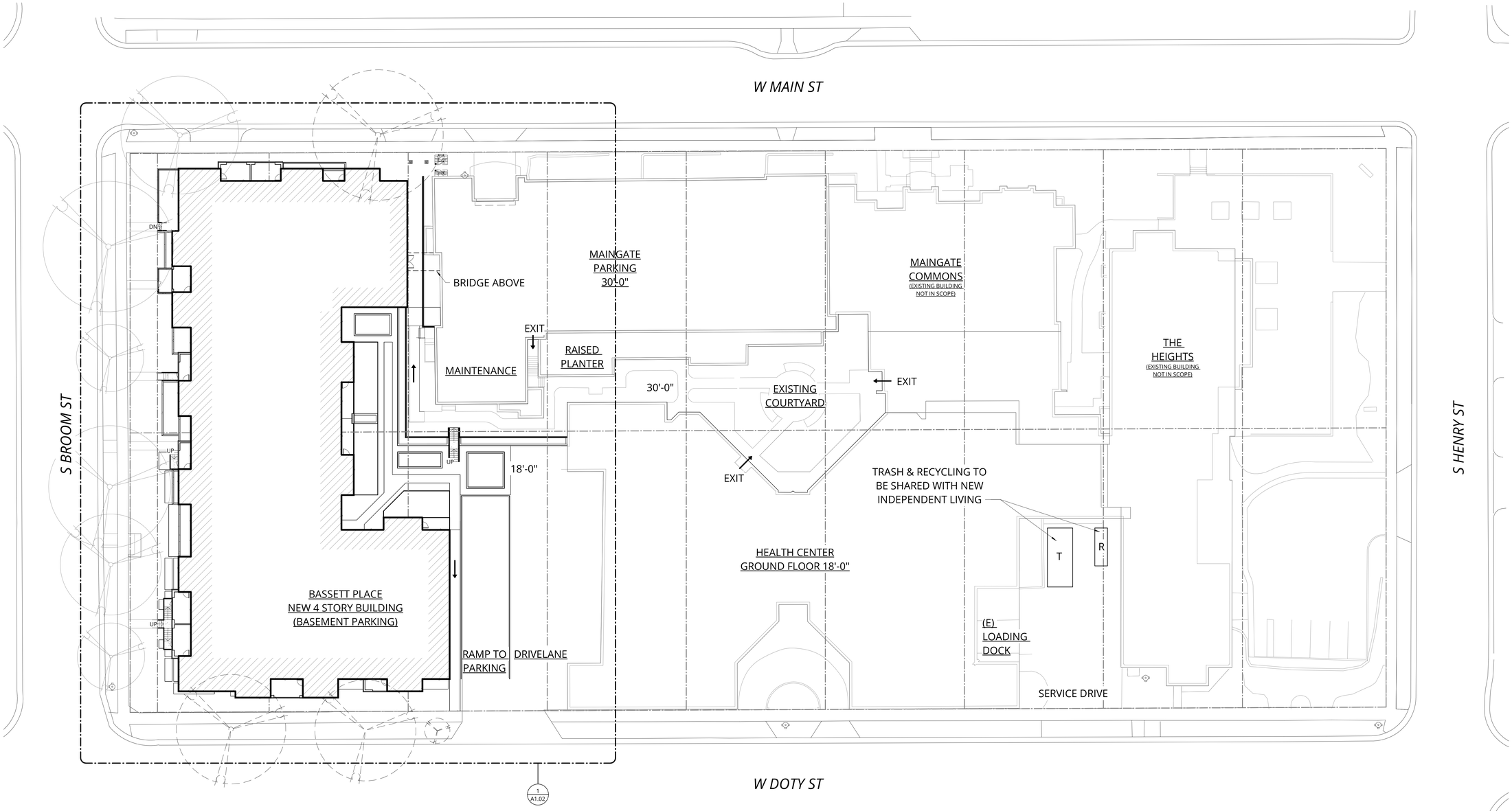
Level	RACK TYPE	BIKE QUANTITY
P-1 LEVEL	HORIZONTAL BIKE PARKING	52
TOTAL BIKES		52

BIKE PARKING SCHEDULE - SHORT TERM

Level	RACK TYPE	BIKE QUANTITY
LEVEL 1	HORIZONTAL BIKE PARKING	5
TOTAL BIKES		5

GENERAL NOTES - SITE PLAN

1. REFER TO SHEET A0.01FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. SEE CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL REQUIREMENTS, NOTES, & DETAILS
3. SEE CIVIL DRAWINGS FOR HORIZONTAL CONTROL DIMENSIONS. **<VERIFY>**
   <ADD THE FOLLOWING FOR SDCI JURISDICTION PROJECTS ONLY>
4. ENCROACHMENTS OF BUILDINGS OVER SIDEWALKS ARE SUBJECT TO APPROVAL BY THE DIRECTOR OF TRANSPORTATION THAT A STREET USE PERMIT WILL BE OBTAINED FOR THE CANOPIES THAT EXTEND INTO THE STREET RIGHT OF WAY
5. REFER TO SDOT STREET IMPROVEMENT PLAN **#XXXX** FOR WORK IN THE RIGHT OF WAY



1 SITE PLAN
1" = 20'-0"

PROJECT TRUE
0 10 20 40 80

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REVISION	DATE	REASON FOR ISSUE

SITE PLAN

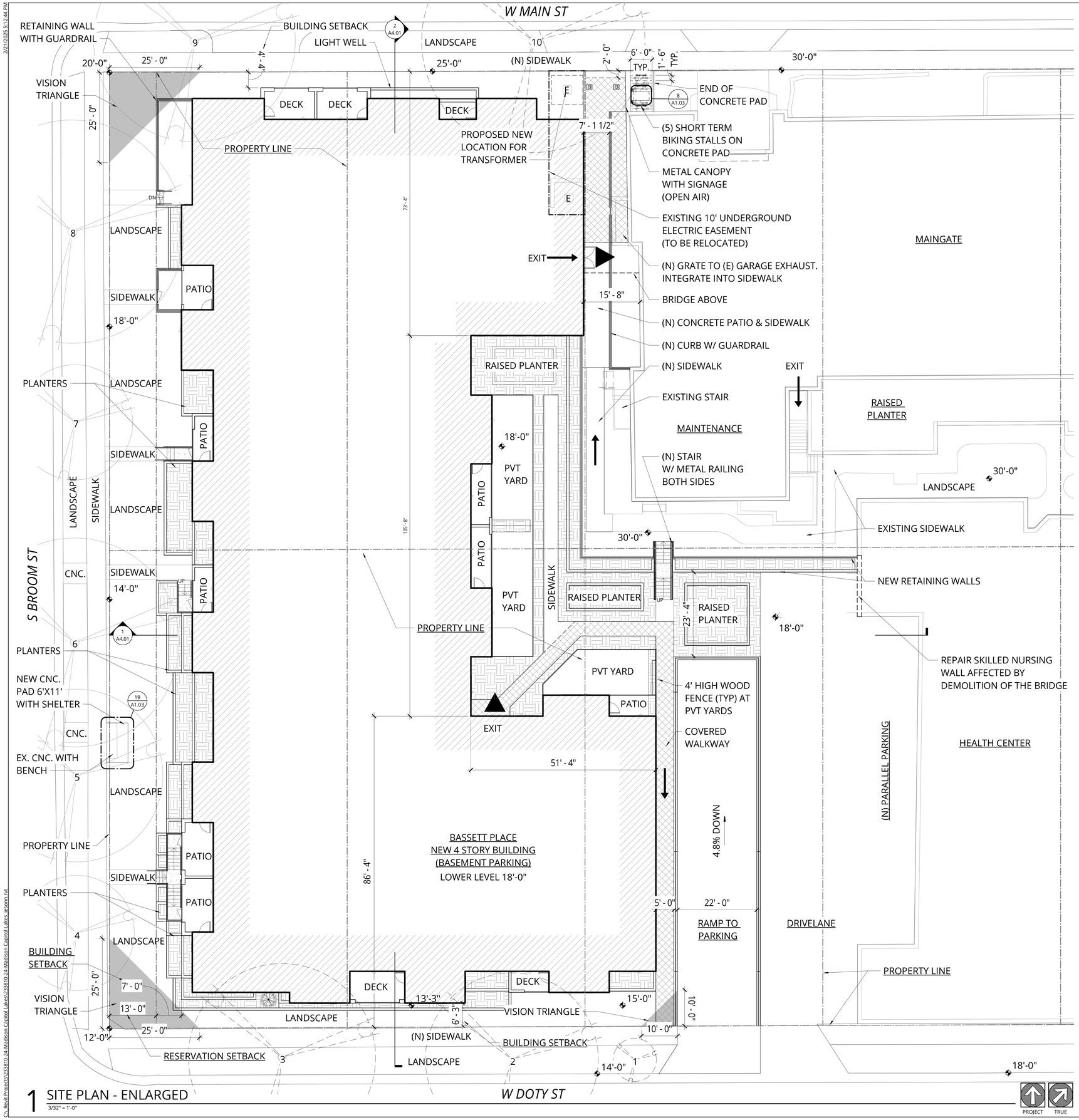
DESIGN DEVELOPEMENT

DATE 02/24/2025
PROJECT NUMBER 233810

SHEET NUMBER
A1.01

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1 SITE PLAN - ENLARGED
3/32" = 1'-0"

GENERAL NOTES - SITE PLAN

1. REFER TO SHEET A0.01FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. SEE CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL REQUIREMENTS, NOTES, & DETAILS
3. SEE CIVIL DRAWINGS FOR HORIZONTAL CONTROL DIMENSIONS. **<VERIFY>**
   <ADD THE FOLLOWING FOR SDCI JURISDICTION PROJECTS ONLY>
4. ENCROACHMENTS OF BUILDINGS OVER SIDEWALKS ARE SUBJECT TO APPROVAL BY THE DIRECTOR OF TRANSPORTATION THAT A STREET USE PERMIT WILL BE OBTAINED FOR THE CANOPIES THAT EXTEND INTO THE STREET RIGHT OF WAY
5. REFER TO SDOT STREET IMPROVEMENT PLAN **#XXXX** FOR WORK IN THE RIGHT OF WAY

SHORT TERM BIKE PARKING

RESIDENTIAL USE	REQUIREMENT	UNIT/BEDS	PARKING PROVIDED
ACCESSIBLE STALLS	N/A	49 / 96 BEDS	2
BICYCLE PARKING	N/A	49 / 96 BEDS	3
TOTAL REQUIRED: N/A			
TOTAL PROVIDED: 3 STANDARD STALLS, 2 ACCESSIBLE = 5 TOTAL SHORT TERM BIKE PARKING			

TREE INVENTORY

#	COMMON NAME	CONDITION
1	CALLERY PEAR	GOOD
2	WHITE ASH	POOR
3	GREEN ASH	FAIR
4	ELM HYBRID	FAIR
5	GREEN ASH	GOOD
6	GREEN ASH	GOOD
7	ELM HYBRID	GOOD
8	GREEN ASH	FAIR
9	GREEN ASH	POOR
10	NORTHERN HACKBERRY	FAIR

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ENLARGED SITE PLAN

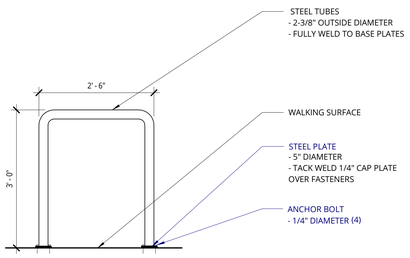
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PROJECT NUMBER 233810

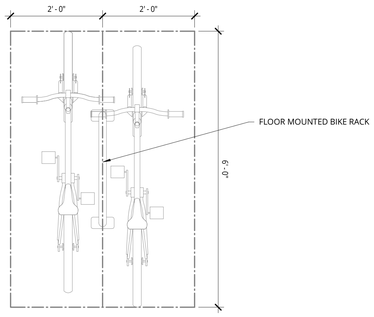
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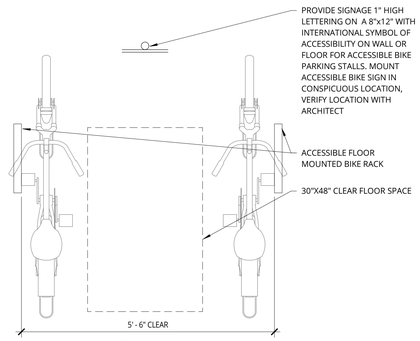


6 BIKE RACK
3/4" = 1'-0"



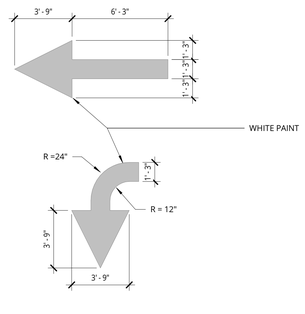
STANDARD BIKE PARKING

7 STANDARD BIKE PARKING
3/4" = 1'-0"

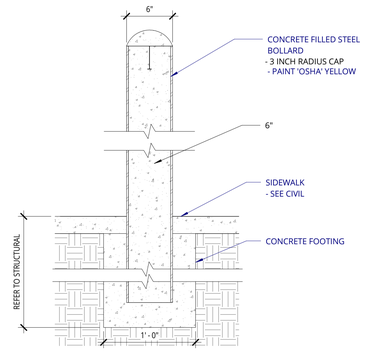


ACCESSIBLE BIKE PARKING

8 ACCESSIBLE BIKE PARKING
3/4" = 1'-0"

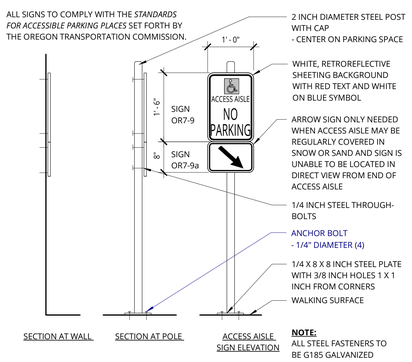


9 TRAFFIC ARROW DETAILS
1/4" = 1'-0"



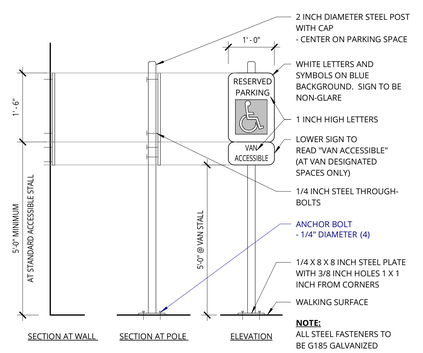
10 BOLLARD ON PAVING
1 1/2" = 1'-0"

ALL SIGNS TO COMPLY WITH THE *STANDARDS FOR ACCESSIBLE PARKING PLACES* SET FORTH BY THE OREGON TRANSPORTATION COMMISSION.



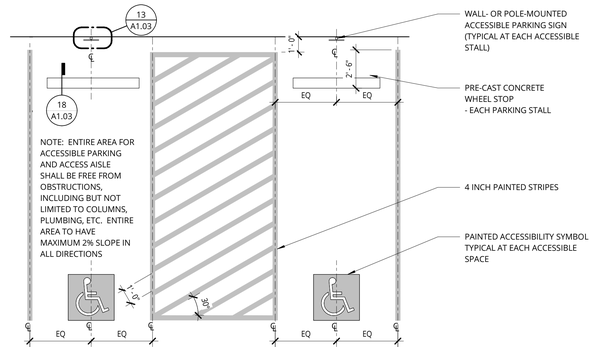
SECTION AT WALL | SECTION AT POLE | ACCESS AISLE SIGN ELEVATION

12 ACCESSIBLE ACCESS AISLE SIGNAGE
3/4" = 1'-0"

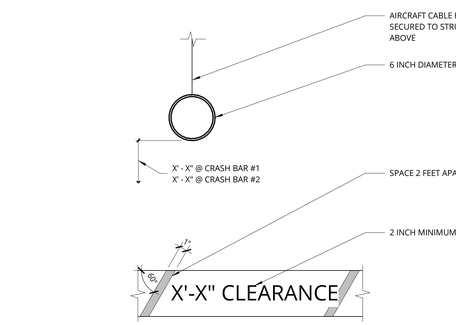


SECTION AT WALL | SECTION AT POLE | ELEVATION

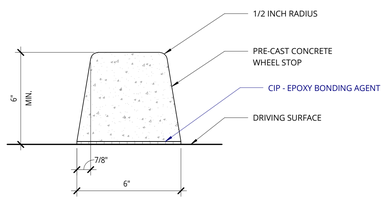
13 PARKING SIGNAGE - ICC/ADA
3/4" = 1'-0"



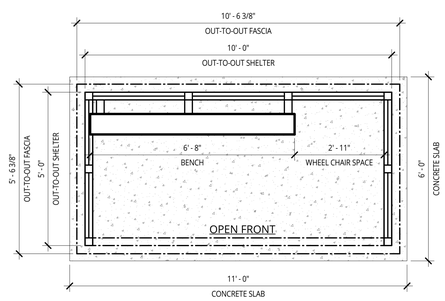
14 PARKING STALL - ICC/ADA
1/4" = 1'-0"



17 CRASH BAR
1 1/2" = 1'-0"



18 PRE-CAST CONCRETE WHEEL STOP
3" = 1'-0"



PLAN VIEW

19 BUS SHELTER
1/2" = 1'-0"

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PACIFIC RETIREMENT SERVICES

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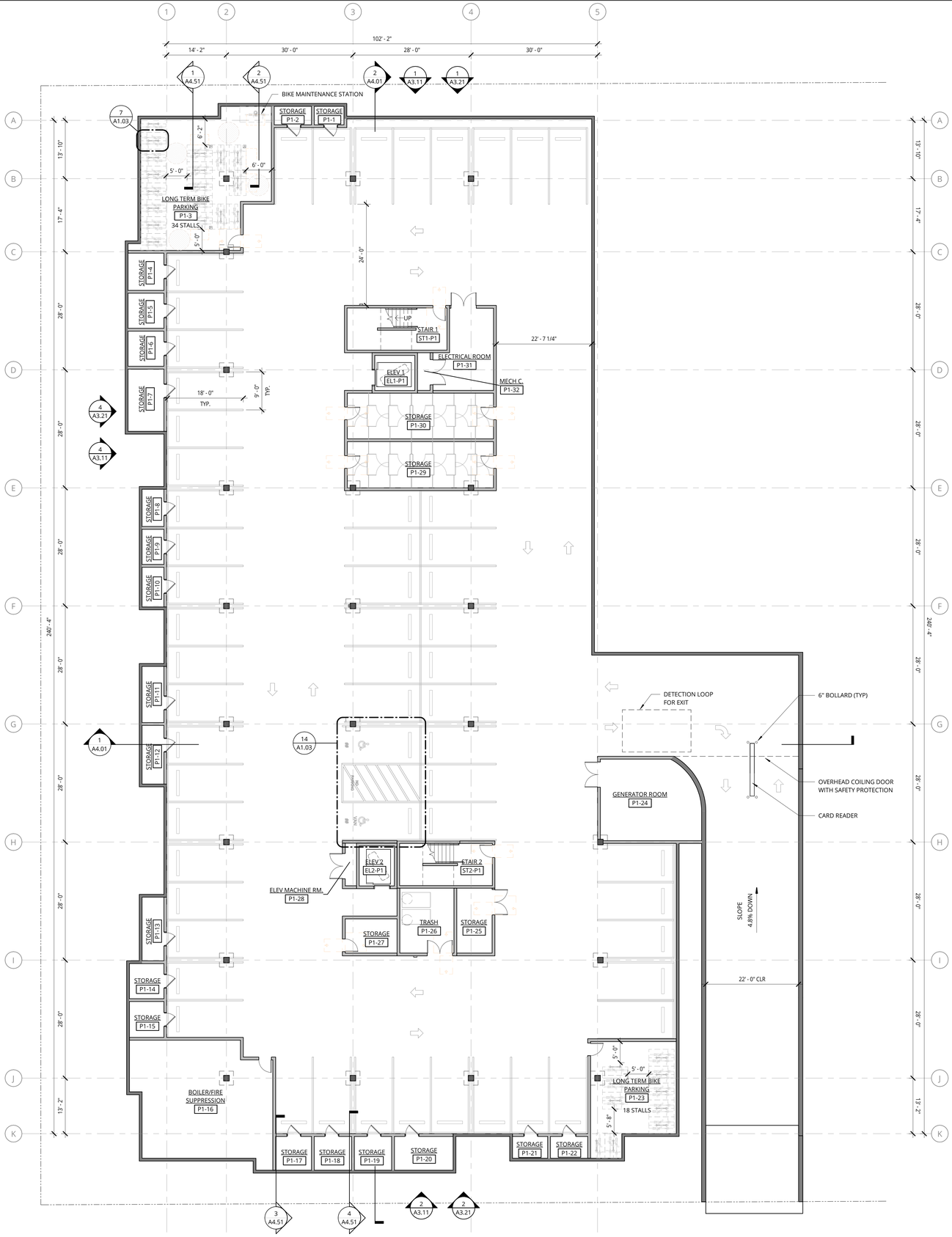
SITE DETAILS - PARKING

DESIGN DEVELOPEMENT

DATE 02/24/2025 | PROJECT NUMBER 233810

SHEET NUMBER
A1.03

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GENERAL NOTES - FLOOR PLANS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. PRIOR TO FRAMING VERIFY THAT FINAL APPLIANCE AND PLUMBING FIXTURE SIZES/CLEARANCES MATCH THOSE USED AS BASIS OF DESIGN SHOWN ON DRAWING **AX.XX**. REFER TO SLAB LAYOUT PLANS FOR CONCRETE AND MASONRY WALL LOCATIONS. COORDINATE WITH STRUCTURAL DRAWINGS.
3. SEE SHEETS A0.11 & A0.21 FOR WALL ASSEMBLIES.
4. SEE SHEET A0.41 FOR TYPICAL FRAMING AND ACOUSTICAL DETAILS.
5. SEE ENLARGED PLANS FOR DETAILED DIMENSIONS, WALL TAGS AND DOOR TAGS.
6. REFER TO STRUCTURAL DRAWINGS FOR COLUMNS, SHEAR WALL AND BEAM SIZES.
7. SEE SHEETS BEGINNING ON A5.01 FOR TYPICAL ACCESSIBILITY CLEARANCES.
8. REFER TO ENLARGED UNIT PLANS (**AX.X** SERIES) FOR DETAILED INFORMATION WITHIN EACH RESIDENTIAL UNIT
9. CONTROL JOINTS TO BE SPACED NO MORE THAN 30'-0" OC IN EACH CONTINUOUS PLANE OF GYPSUM WALLBOARD. FIRE RATING OF ASSEMBLIES TO BE MAINTAINED THROUGH MINIMUM GYPSUM WALLBOARD CONTINUITY PER THE ASSEMBLIES.

PARKING

RESIDENTIAL USE	REQUIREMENT	UNIT/BEDS	PARKING PROVIDED
COMMUNITY LIVING ARRANGEMENT	N/A	49 / 96 BEDS	56
ACCESSIBLE STALLS	N/A	49 / 96 BEDS	2
BICYCLE PARKING	1 PER DWELLING	49 / 96 BEDS	57
TOTAL REQUIRED: N/A			
TOTAL PROVIDED: 56 STANDARD STALLS, 2 ACCESSIBLE = 58 TOTAL PARKING STALLS			

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REVISION	DATE	REASON FOR ISSUE

LEVEL P1 FLOOR PLAN

DESIGN DEVELOPEMENT

DATE 02/24/2025

PROJECT NUMBER 233810

SHEET NUMBER A2.P1

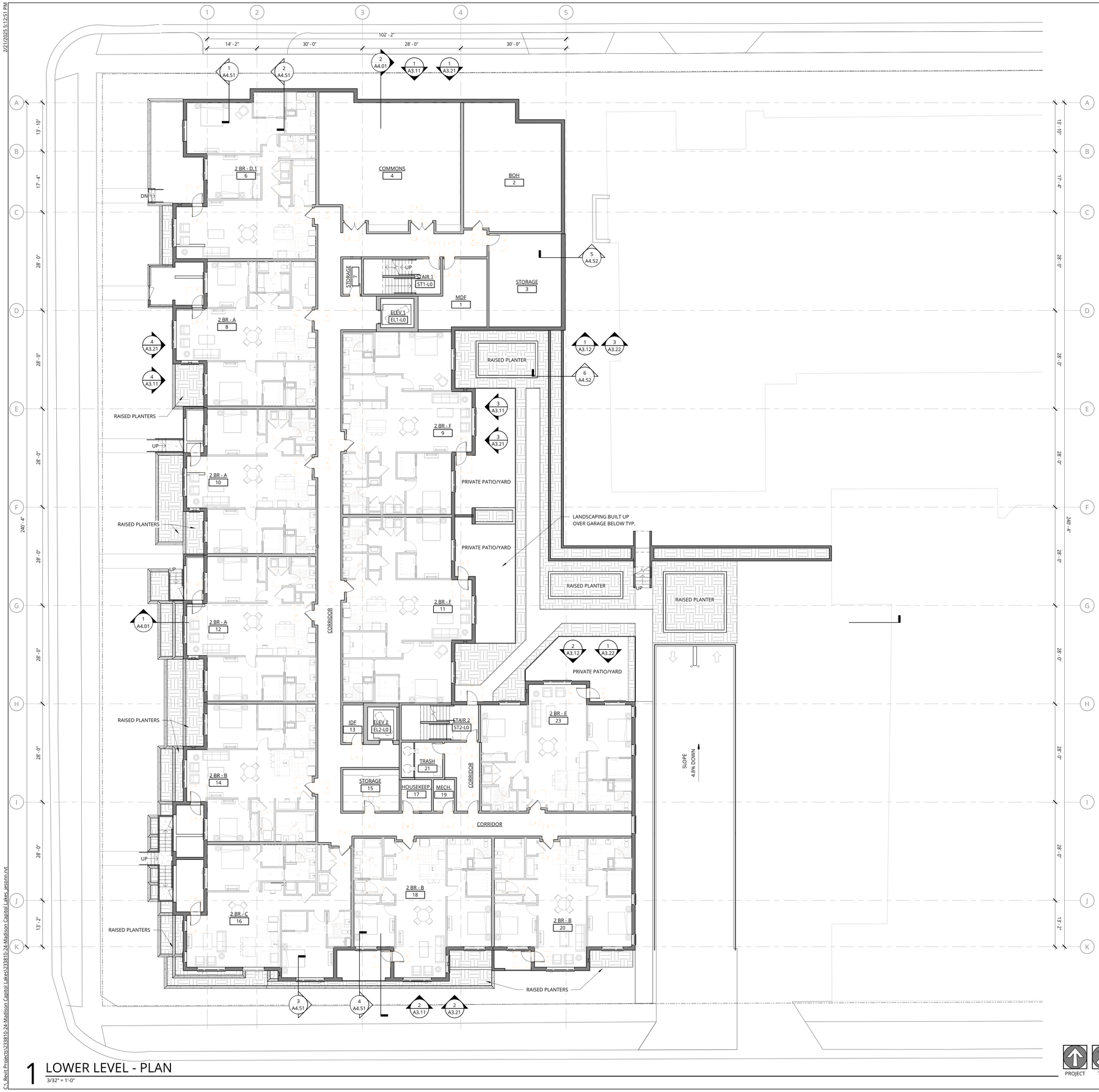
1 LEVEL P1 - PLAN
3/32" = 1'-0"

PROJECT TRUE

0 4 8 16 32

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1 LOWER LEVEL - PLAN
3/32" = 1'-0"

PROJECT TRUE

0 4 8 16 32

GENERAL NOTES - FLOOR PLANS

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4. SEE SHEET A0.41 FOR TYPICAL FRAMING AND ACOUSTICAL DETAILS.
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6. REFER TO STRUCTURAL DRAWINGS FOR COLUMNS, SHEAR WALL AND BEAM SIZES.
7. SEE SHEETS BEGINNING ON A5.01 FOR TYPICAL ACCESSIBILITY CLEARANCES.
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LOWER LEVEL FLOOR PLAN

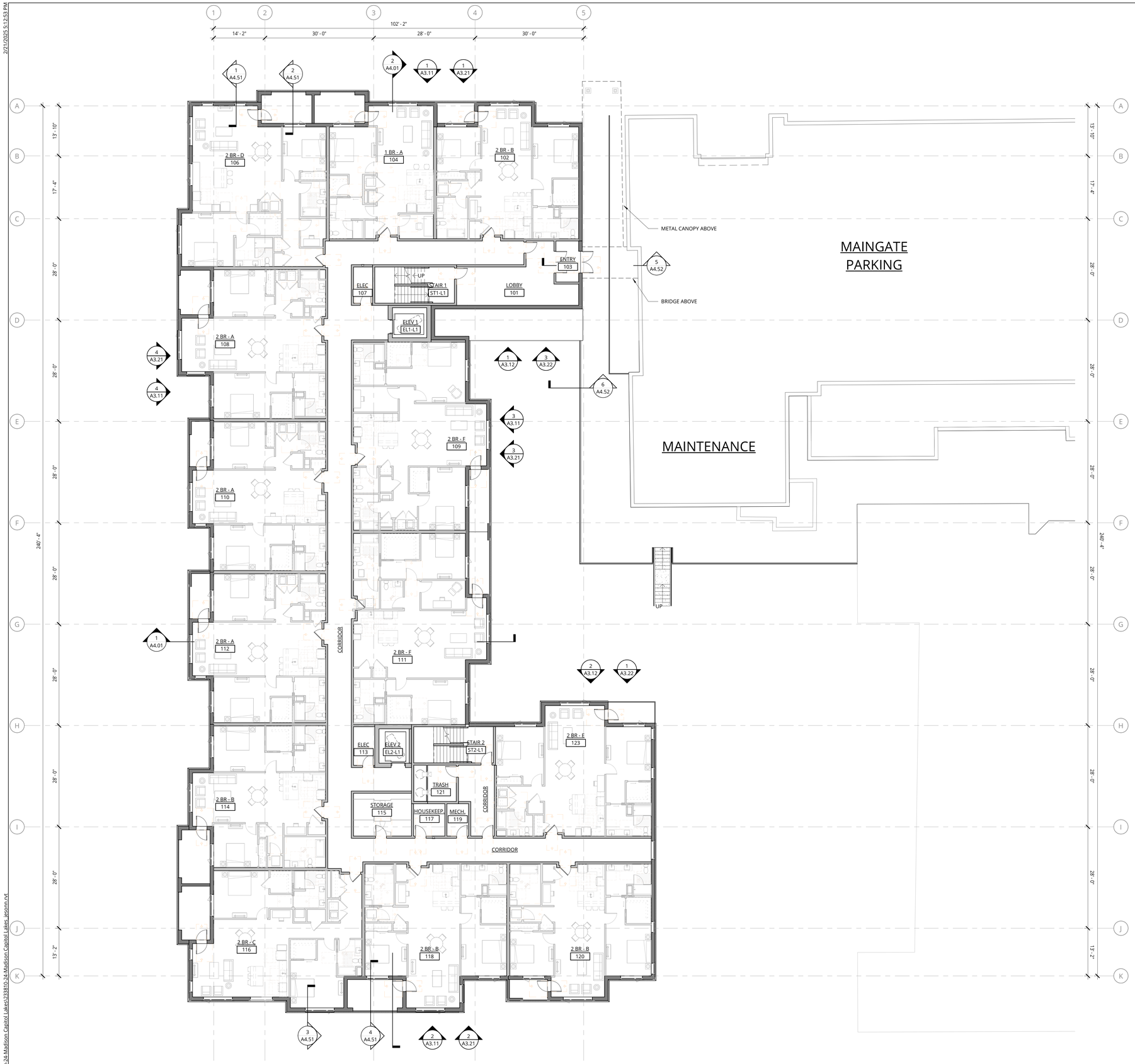
DESIGN DEVELOPEMENT

DATE 02/24/2025
PROJECT NUMBER 233810

SHEET NUMBER
A2.01

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

PROJECT TRUE

0 4 8 16 32

GENERAL NOTES - FLOOR PLANS

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REVISION	DATE	REASON FOR ISSUE

LEVEL 1 FLOOR PLAN

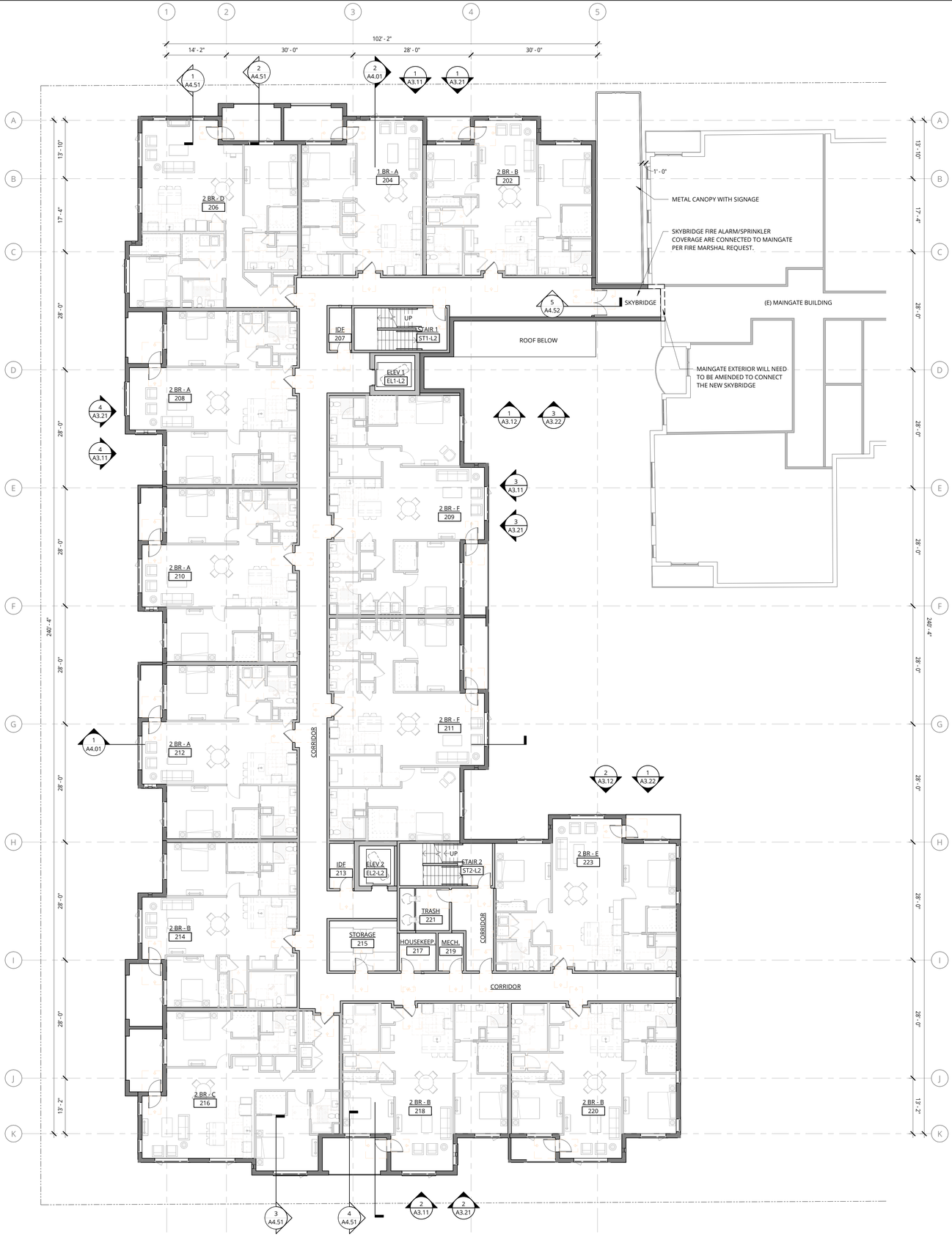
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DATE 02/24/2025
PROJECT NUMBER 233810

SHEET NUMBER
A2.02

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GENERAL NOTES - FLOOR PLANS

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PACIFIC RETIREMENT SERVICES

REVISION	DATE	REASON FOR ISSUE

LEVEL 2 FLOOR PLAN

DESIGN DEVELOPEMENT

DATE	PROJECT NUMBER
02/24/2025	233810

SHEET NUMBER
A2.03

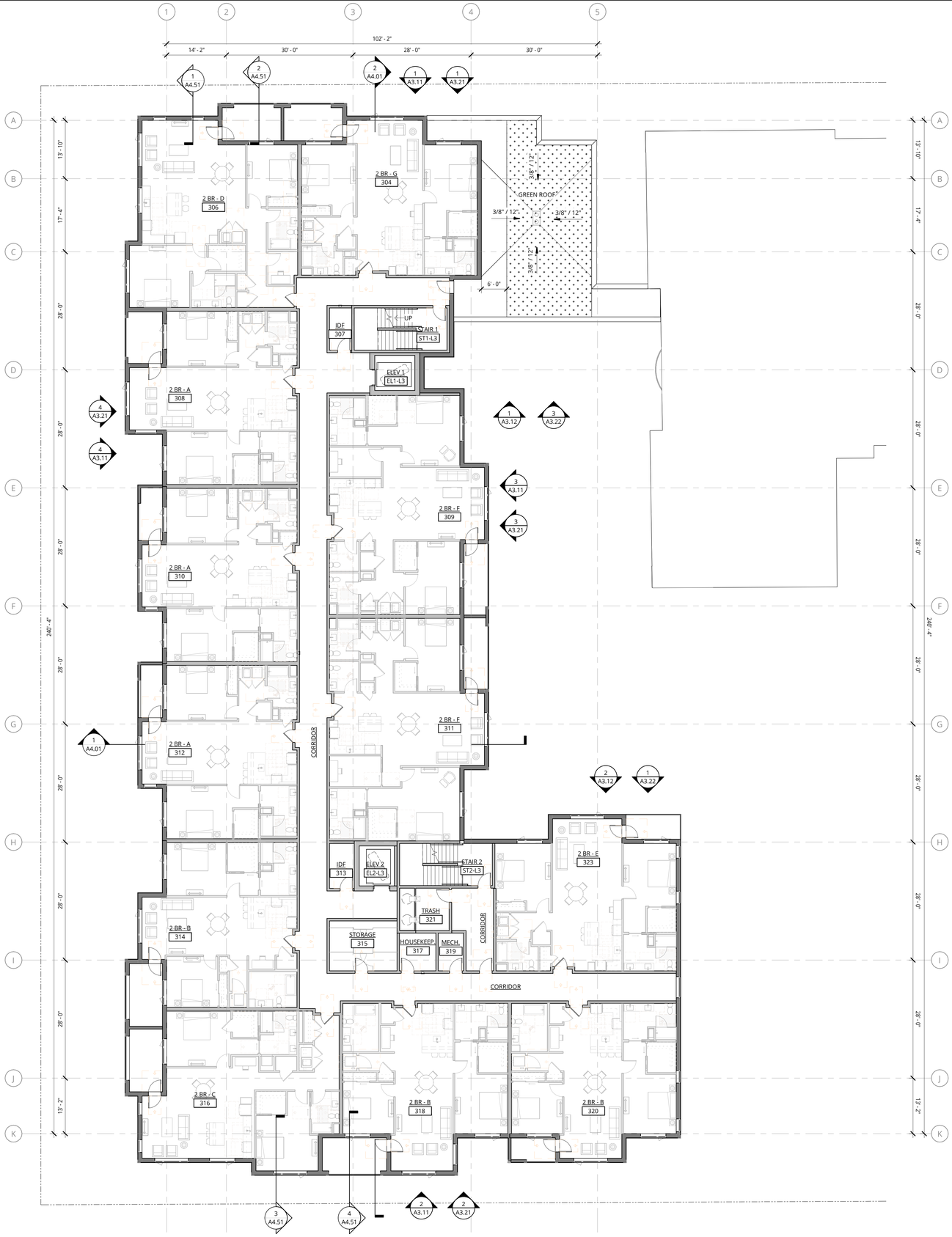
1 LEVEL 2 - PLAN
3/32" = 1'-0"

PROJECT TRUE

0 4 8 16 32

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1 LEVEL 3 - PLAN

3/32" = 1'-0"

PROJECT TRUE

0 4 8 16 32

GENERAL NOTES - FLOOR PLANS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
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LEVEL 3 FLOOR PLAN

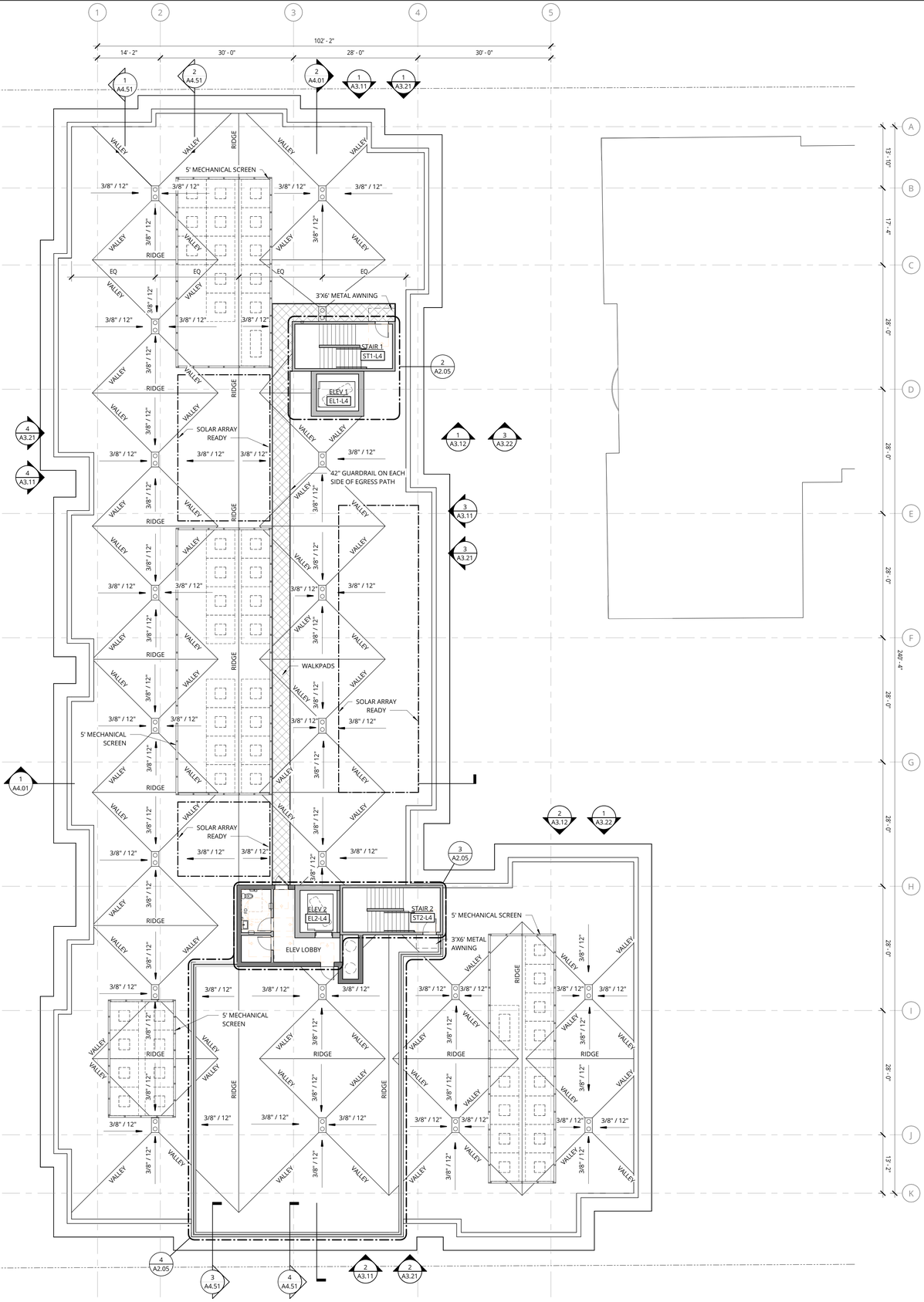
DESIGN DEVELOPEMENT

DATE	PROJECT NUMBER
02/24/2025	233810

SHEET NUMBER
A2.04

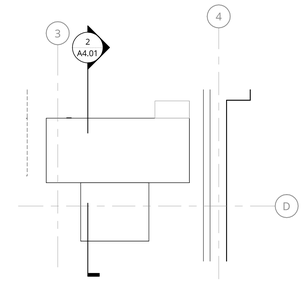
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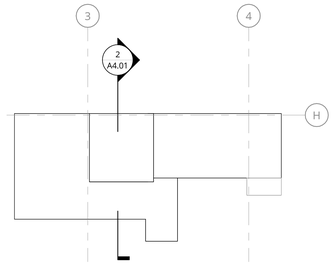
1 ROOF PLAN

3/32" = 1'-0"



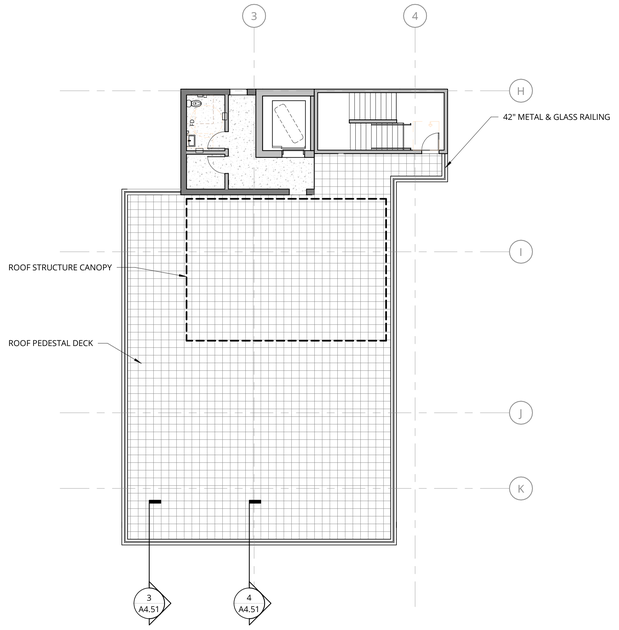
2 STAIR 1 & ELEV 1 - ROOF PLAN

3/32" = 1'-0"



3 STAIR 2 & ELEV 2 - ROOF PLAN

3/32" = 1'-0"



4 ROOF TERRACE PLAN

3/32" = 1'-0"

GENERAL NOTES - FLOOR PLANS

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ROOF PLAN

DESIGN DEVELOPEMENT

DATE	PROJECT NUMBER
02/24/2025	233810

SHEET NUMBER
A2.05

PROJECT TRUE

0 4 8 16 32

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1 NORTH ELEVATION - COLOR

3/32" = 1'-0"



2 SOUTH ELEVATION - COLOR

3/32" = 1'-0"



3 EAST ELEVATION - COLOR

3/32" = 1'-0"



4 WEST ELEVATION - COLOR

3/32" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. SEE SHEET **AX.XX** FOR WINDOW AND LOUVER INFORMATION.

EXTERIOR ELEVATIONS LEGEND

- FIBER CEMENT PANEL - WHITE
- FIBER CEMENT LAP SIDING - TAN
- BRICK - GRAY
- EXPOSED CONCRETE

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
1	ALUMINUM GUARDRAIL
3	BRICK SOLDIER COURSE @ HEAD
4	BRICK SOLDIER COURSE @ MATERIAL TRANSITION
5	C.I.P CONCRETE @ WINDOW SILL
6	PARAPET CAP
7	FIBER CEMENT TRIM
10	METAL CANOPY WITH SIGNAGE
14	MECHANICAL SCREEN

0 4 8 16 32

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PACIFIC RETIREMENT SERVICES

REVISION	DATE	REASON FOR ISSUE

BUILDING ELEVATIONS - COLOR

DESIGN DEVELOPEMENT

DATE	PROJECT NUMBER
02/24/2025	233810

SHEET NUMBER
A3.11

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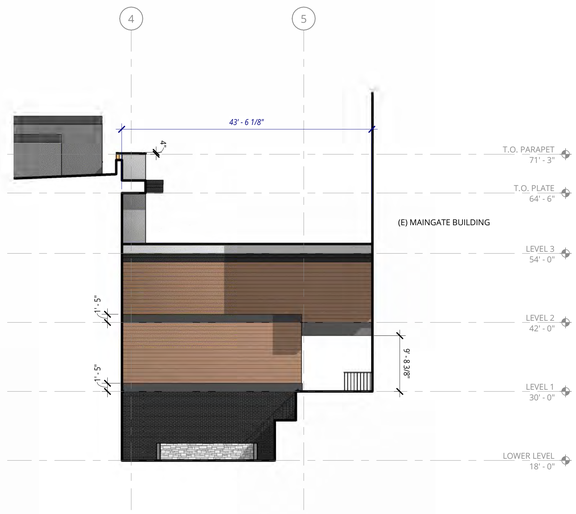
GENERAL NOTES - EXTERIOR ELEVATIONS

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2. SEE SHEET **AX.XX** FOR WINDOW AND LOUVER INFORMATION.

EXTERIOR ELEVATIONS LEGEND

- FIBER CEMENT PANEL - WHITE
- FIBER CEMENT LAP SIDING - TAN
- BRICK - GRAY
- EXPOSED CONCRETE

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
1	ALUMINUM GUARDRAIL
3	BRICK SOLDIER COURSE @ HEAD
4	BRICK SOLDIER COURSE @ MATERIAL TRANSITION
5	C.I.P CONCRETE @ WINDOW SILL
6	PARAPET CAP
7	FIBER CEMENT TRIM
14	MECHANICAL SCREEN



1 NORTH ELEVATION - COURTYARD - COLOR
3/32" = 1'-0"



2 SOUTH ELEVATION - COURTYARD - COLOR
3/32" = 1'-0"



3 EAST ELEVATION - COURTYARD - COLOR
3/32" = 1'-0"

0 4 8 16 32

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REVISION	DATE	REASON FOR ISSUE

BUILDING ELEVATIONS - COLOR

DESIGN DEVELOPEMENT

DATE 02/24/2025
PROJECT NUMBER 233810

SHEET NUMBER
A3.12

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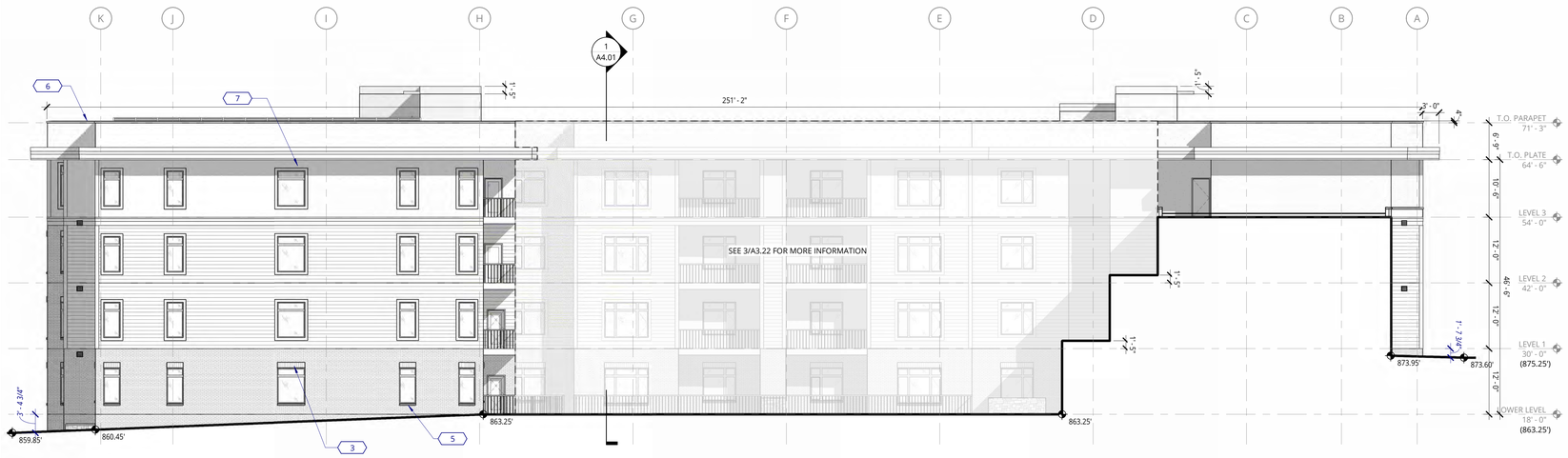
1 NORTH ELEVATION

3/32" = 1'-0"



2 SOUTH ELEVATION

3/32" = 1'-0"



3 EAST ELEVATION

3/32" = 1'-0"



4 WEST ELEVATION

3/32" = 1'-0"

0 4 8 16 32

GENERAL NOTES - EXTERIOR ELEVATIONS

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2. SEE SHEET **AX.XX** FOR WINDOW AND LOUVER INFORMATION.

EXTERIOR ELEVATIONS LEGEND

- FIBER CEMENT PANEL
- FIBER CEMENT LAP SIDING
- BRICK
- EXPOSED CONCRETE

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
1	ALUMINUM GUARDRAIL
3	BRICK SOLDIER COURSE @ HEAD
4	BRICK SOLDIER COURSE @ MATERIAL TRANSITION
5	C.I.P CONCRETE @ WINDOW SILL
6	PARAPET CAP
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14	MECHANICAL SCREEN

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PACIFIC RETIREMENT SERVICES

REVISION	DATE	REASON FOR ISSUE

BUILDING ELEVATIONS

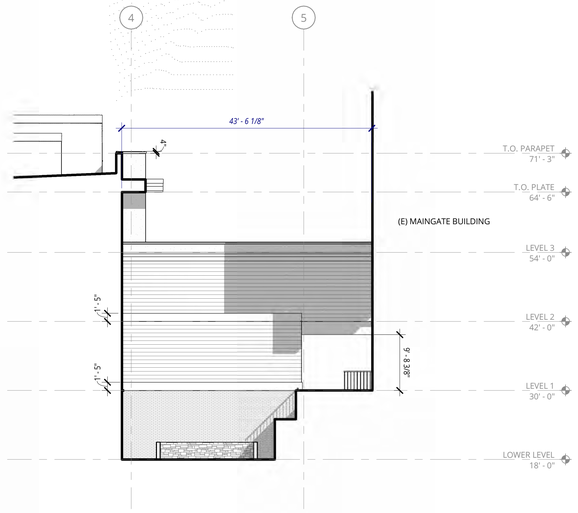
DESIGN DEVELOPEMENT

DATE	PROJECT NUMBER
02/24/2025	233810

SHEET NUMBER
A3.21

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2/11/2025 5:15:07 PM



3 NORTH ELEVATION - COURTYARD

3/32" = 1'-0"



1 SOUTH ELEVATION - COURTYARD

3/32" = 1'-0"



4 EAST ELEVATION - COURTYARD

3/32" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. SEE SHEET **AX.XX** FOR WINDOW AND LOUVER INFORMATION.

EXTERIOR ELEVATIONS LEGEND

- FIBER CEMENT PANEL
- FIBER CEMENT LAP SIDING
- BRICK
- EXPOSED CONCRETE

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
1	ALUMINUM GUARDRAIL
3	BRICK SOLDIER COURSE @ HEAD
4	BRICK SOLDIER COURSE @ MATERIAL TRANSITION
5	C.I.P CONCRETE @ WINDOW SILL
6	PARAPET CAP
7	FIBER CEMENT TRIM
14	MECHANICAL SCREEN

0 4 8 16 32

NOT FOR CONSTRUCTION

Ankrom Moisan TM

38 NORTHWEST DAVIS, SUITE 300
PORTLAND, OR 97209
503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
206.576.1600

115 SANSOME ST. SUITE 1005
SAN FRANCISCO, CA 94104
415.252.7063

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BASSETT PLACE
351 West Main Street Madison, WI 53703

PACIFIC RETIREMENT SERVICES

REVISION	DATE	REASON FOR ISSUE

BUILDING ELEVATIONS

DESIGN DEVELOPEMENT

DATE	PROJECT NUMBER
02/24/2025	233810

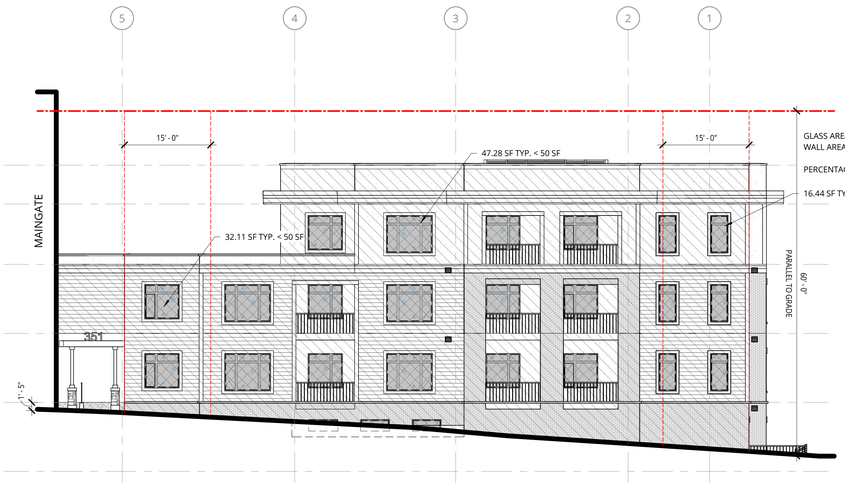
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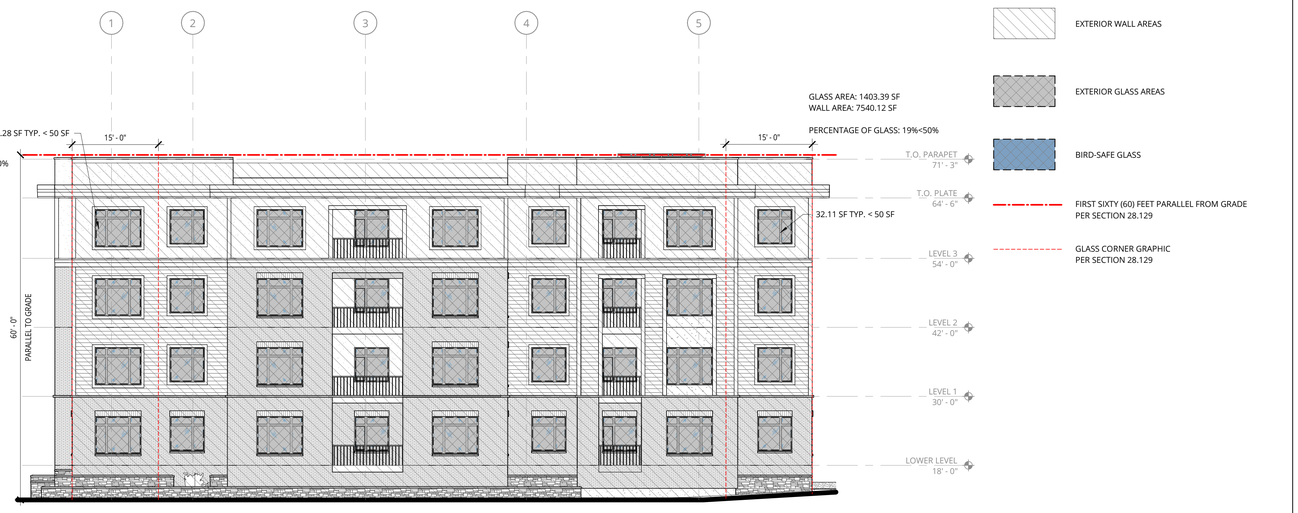
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EXTERIOR ELEVATIONS LEGEND

- EXTERIOR WALL AREAS
- EXTERIOR GLASS AREAS
- BIRD-SAFE GLASS
- FIRST SIXTY (60) FEET PARALLEL FROM GRADE PER SECTION 28.129
- GLASS CORNER GRAPHIC PER SECTION 28.129



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



3 SOUTH ELEVATION
3/32" = 1'-0"



4 EAST ELEVATION
3/32" = 1'-0"



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

0 4 8 16 32

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PACIFIC RETIREMENT SERVICES

REVISION	DATE	REASON FOR ISSUE

BIRD-SAFE GLASS DIAGRAMS

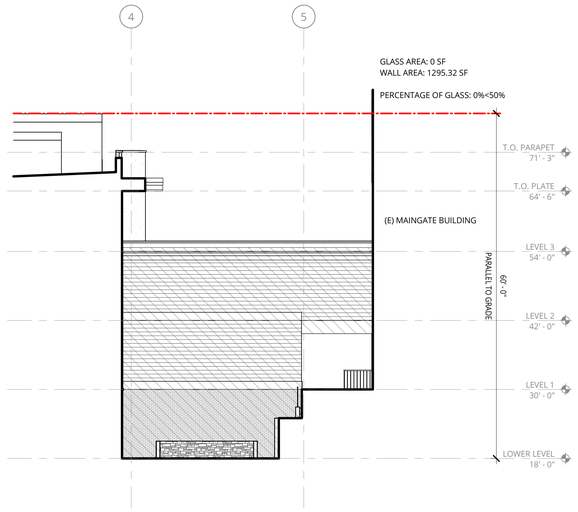
DESIGN DEVELOPEMENT

DATE 02/24/2025
PROJECT NUMBER 233810

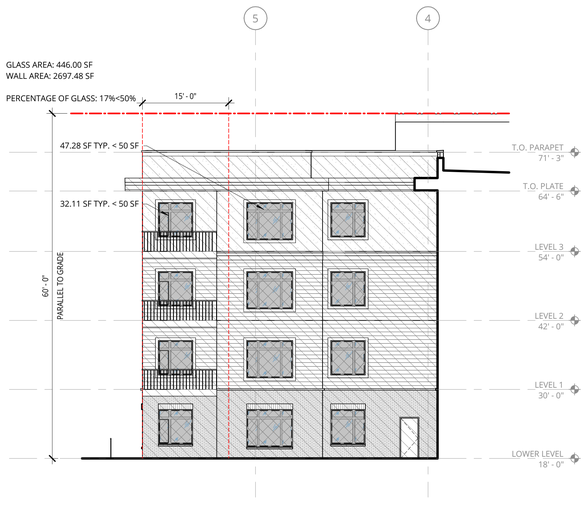
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1 NORTH ELEVATION - COURTYARD
3/32" = 1'-0"



2 SOUTH ELEVATION - COURTYARD
3/32" = 1'-0"



3 EAST ELEVATION - COURTYARD
3/32" = 1'-0"

EXTERIOR ELEVATIONS LEGEND

- EXTERIOR WALL AREAS
- EXTERIOR GLASS AREAS
- BIRD-SAFE GLASS
- FIRST SIXTY (60) FEET PARALLEL FROM GRADE PER SECTION 28.129
- GLASS CORNER GRAPHIC PER SECTION 28.129

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PACIFIC RETIREMENT SERVICES

REVISION	DATE	REASON FOR ISSUE

BIRD-SAFE GLASS DIAGRAMS

DESIGN DEVELOPEMENT

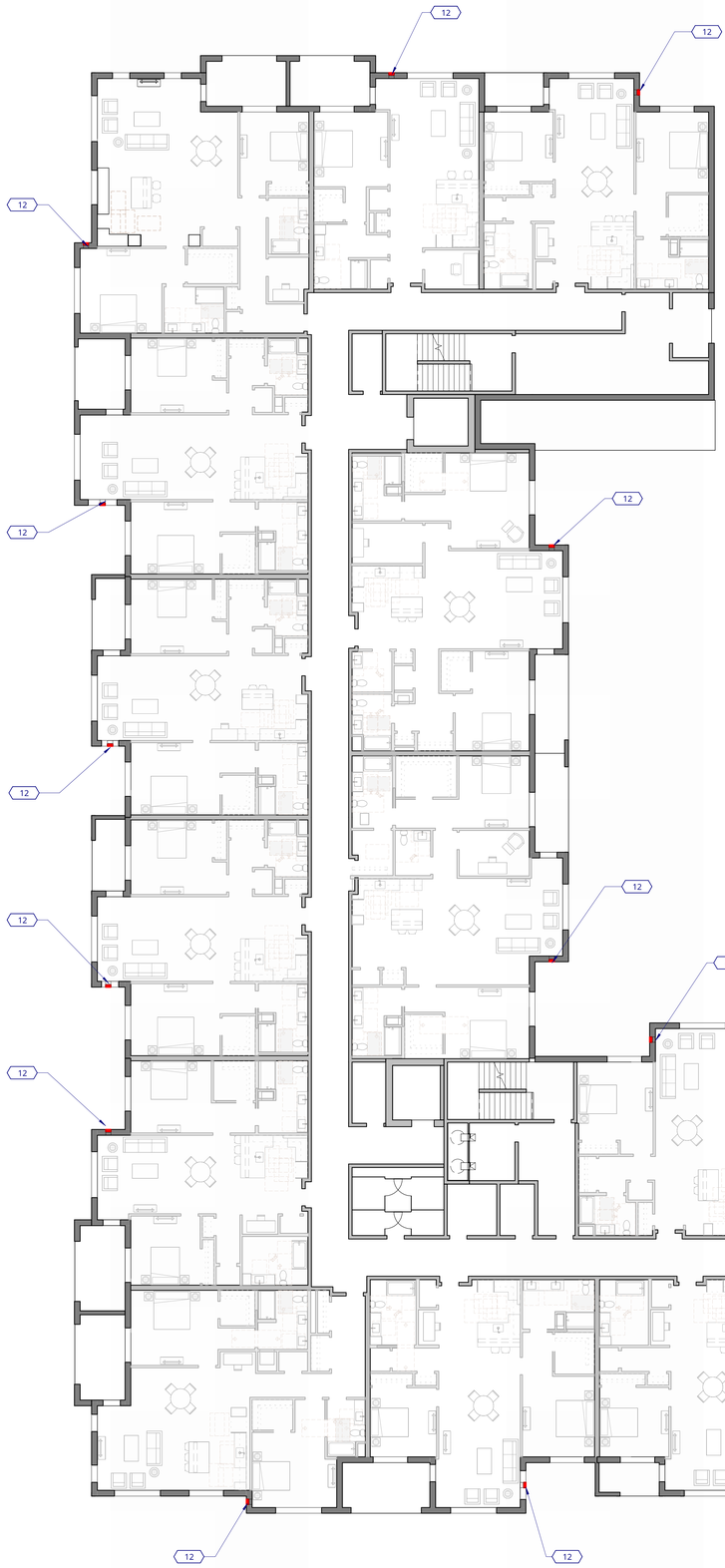
DATE	PROJECT NUMBER
02/24/2025	233810

SHEET NUMBER
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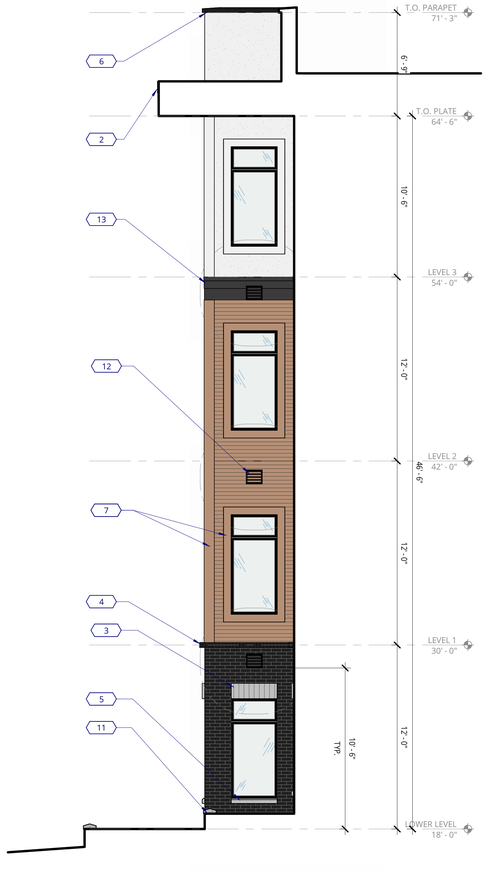
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1 EXHAUST LOUVER PLAN - TYP.
3/32" = 1'-0"

PROJECT TRUE



2 ENLARGED ELEVATION - EXHAUST LOUVER TYP.
1/4" = 1'-0"



3 ISOMETRIC - EXHAUST LOUVERS TYP.

0 4 8 16 32

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
2	5/4" CEMENT BOARD FASCIA - PAINTED
3	BRICK SOLDIER COURSE @ HEAD
4	BRICK SOLDIER COURSE @ MATERIAL TRANSITION
5	C.I.P CONCRETE @ WINDOW SILL
6	PARAPET CAP
7	FIBER CEMENT TRIM
11	PLANTER WALLS W/ CONCRETE SLOPED CAP
12	EXHAUST LOUVER - PAINT TO MATCH SIDING
13	5/4" CEMENT BOARD @ MATERIAL TRANSITION

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PACIFIC RETIREMENT SERVICES

REVISION	DATE	REASON FOR ISSUE

ENLARGED ELEVATIONS - EXHAUST LOUVERS

DESIGN DEVELOPEMENT

DATE 02/24/2025

PROJECT NUMBER 233810

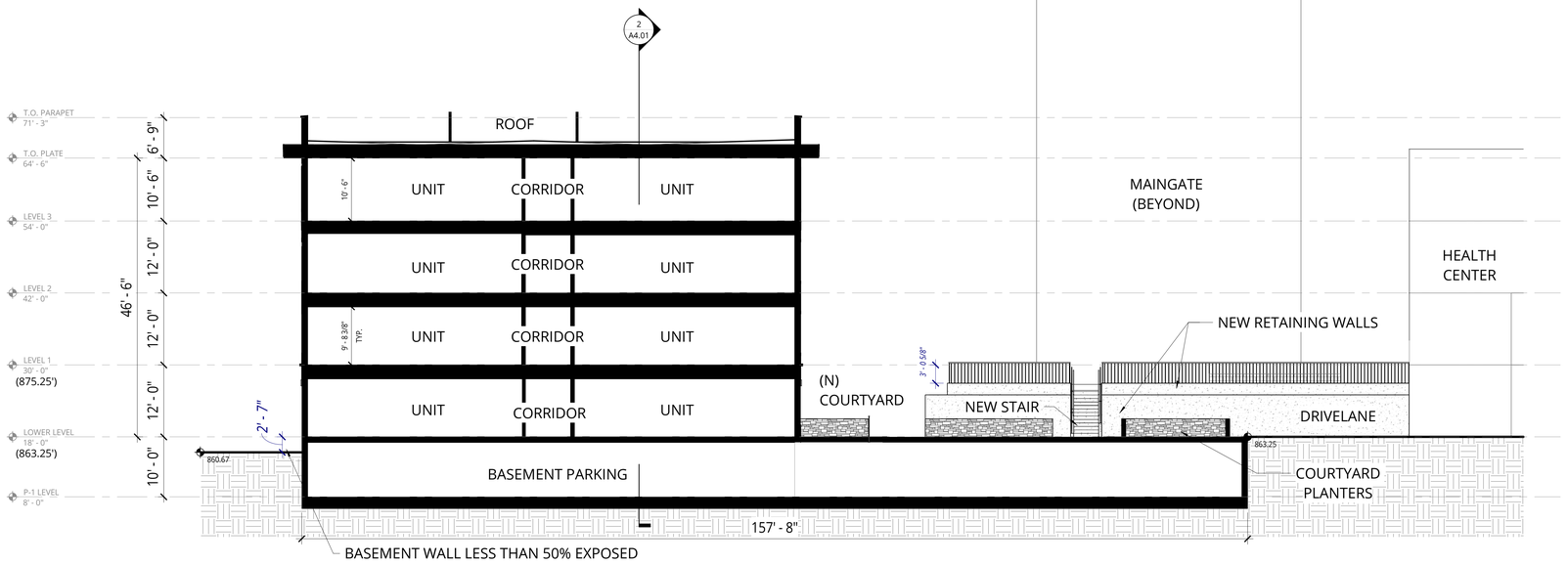
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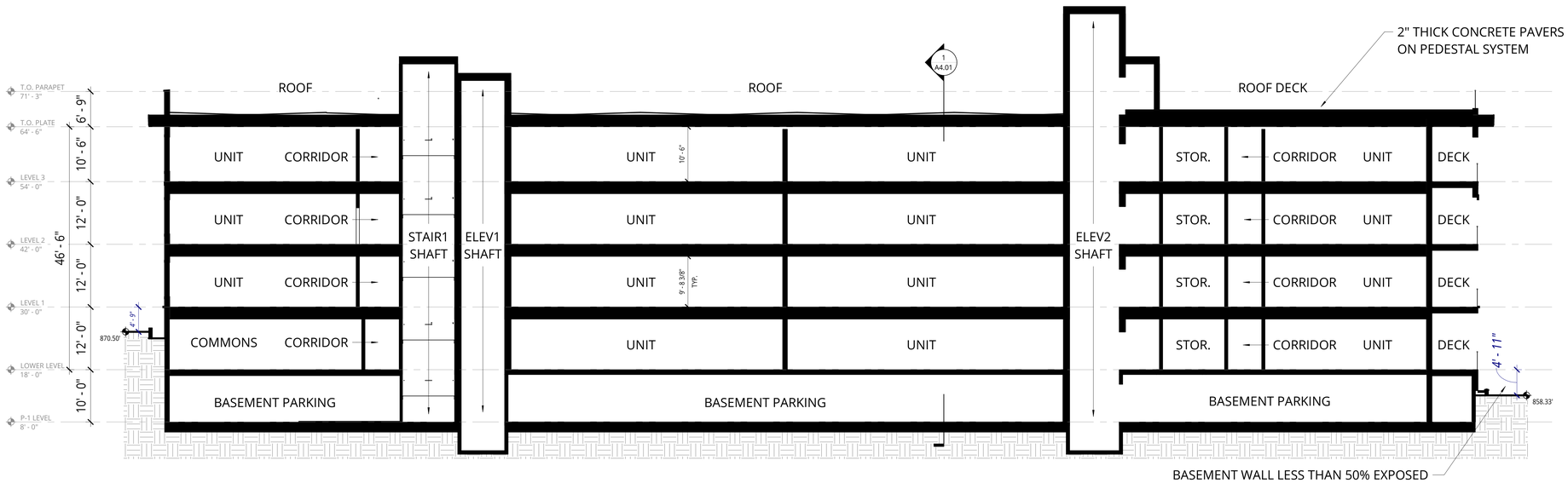
GENERAL NOTES - BUILDING SECTIONS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. SEE SHEET ***A12.21*** FOR WINDOW ELEVATIONS / SCHEDULE.
3. SEE ENLARGED ELEVATIONS AND WALL SECTIONS FOR ADDITIONAL EXTERIOR DETAILS.



1 W-E BUILDING SECTION - SOUTH

1" = 10'-0"



2 N-S BUILDING SECTION - WEST

1" = 10'-0"

0 5 10 20 40

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PACIFIC RETIREMENT SERVICES

REVISION	DATE	REASON FOR ISSUE

BUILDING SECTIONS

DESIGN DEVELOPEMENT

DATE	PROJECT NUMBER
02/24/2025	233810

SHEET NUMBER
A4.01

WEST MAIN STREET

6" CI WATER MAIN

SOUTH BROOM STREET

SOUTH HENRY STREET

WEST DOTY STREET

12" DI WATER MAIN

30" CI SANITARY SEWER

10" PVC SANITARY SEWER

21" RCP STORM

12" CI WATER MAIN

10" PVC SANITARY SEWER

EX. 10' UNDERGROUND ELECTRIC EASEMENT DOC. NO. 2741691

EX. 10' UNDERGROUND ELECTRIC EASEMENT DOC. NO. 3790344

10' SIDEYARD SETACK

ORIGINAL PLAT OF MADISON BLOCK 45

ORIGINAL PLAT OF MADISON BLOCK 50

ORIGINAL PLAT OF MADISON BLOCK 49

ORIGINAL PLAT OF MADISON BLOCK 66

CSM #12008 LOT 3

S45°59'42"W 310.07'

(S45°35'20"W 310.07')

S45°59'42"W 249.73'

N45°57'50"E 596.22' (596')

S45°56'40"W (596') 596.21'

SKYLIGHT

FLAGPOLE

CMU WALL

RAILING (TYP.)

KEY

EXISTING ASPHALT

EXISTING CONCRETE

0 25 50

SCALE : 1" = 50'

ISSUANCE/REVISION	DATE
SD	12-23-24

PROFESSIONAL ENGINEERING LLC

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

PRS - CAPITOL LAKES
OVERALL EXISTING CONDITIONS

345 WEST MAIN STREET

MADISON, WISCONSIN

C100

W MAIN ST

SOUTH BROOM STREET

EX. 10' UNDERGROUND ELECTRIC EASEMENT DOC. NO. 2741691

ORIGINAL PLAT OF MADISON BLOCK 50

EX. 10' UNDERG
EASEMENT DOC

30" CI SANITARY SEWER

10" PVC SANITARY SEWER

12" DI WATER MAIN

12" CI WATER MAIN

W DOTY ST

N43°48'44"W (432)
265.42'

KEY

EXISTING ASPHALT

EXISTING CONCRETE

EXISTING CONCRETE PAVEMENT

0 15 30

SCALE : 1" = 30'

ISSUANCE/REVISION	DATE
SD	12-23-24

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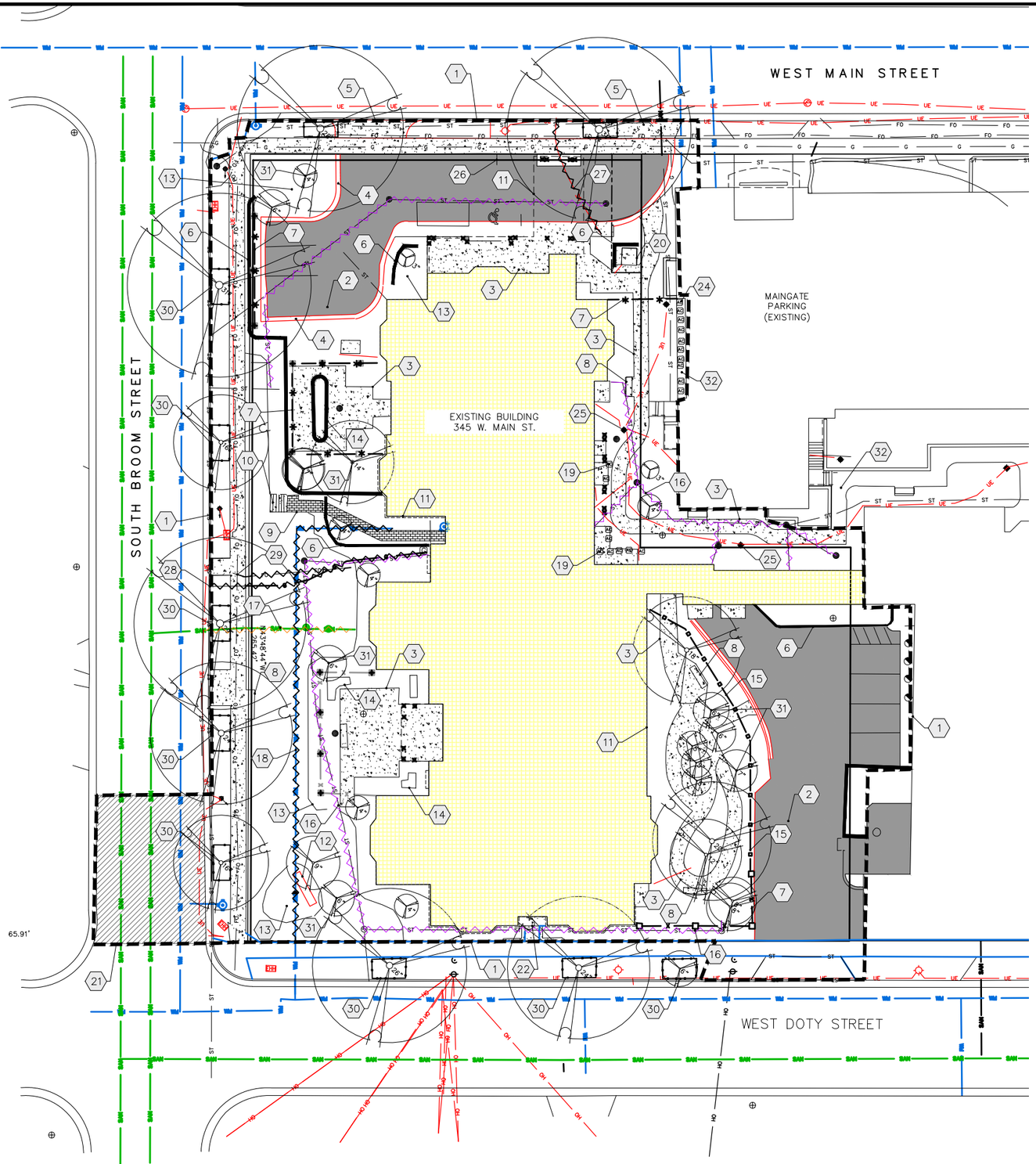
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PRS - CAPITOL LAKES
EXISTING CONDITIONS

345 WEST MAIN STREET

MADISON, WISCONSIN

C101



NOTES:

A. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES PRIOR TO BEGINNING DEMOLITION OPERATIONS. NOTIFY DIGGERS HOTLINE 5 WORKING DAYS PRIOR TO START OF DEMOLITION/ CONSTRUCTION. CONTRACTOR TO PAY FOR PRIVATE LOCATES.

B. THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING TREES, STUMPS, ROOTS, AND OTHER ITEMS THAT ARE NOT NOTED TO REMAIN PER THE CONSTRUCTION DRAWINGS AND WHICH INTERFERE WITH NEW CONSTRUCTION.

C. GENERAL CONTRACTOR TO DISPOSE OF ALL DEMOLITION / CONSTRUCTION MATERIALS OFF SITE IN A LEGAL MANNER EXCEPT FOR THOSE ITEMS NOTED TO BE SALVAGED.

D. ALL MATERIALS, UTILITIES, AND SIDEWALK DAMAGED BY THE CONTRACTOR AS A RESULT OF THE DEMOLITION OPERATIONS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

E. CONTRACTOR SHALL PROTECT ALL EXISTING FACILITIES (INCLUDING BUT NOT LIMITED TO ELECTRICAL, WATER, SANITARY, SIDEWALK, ETC.) THAT ARE TO REMAIN.

F. RESTORATION OF LAWN AREAS WITHIN THE PROJECT LIMITS IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE SITE IMPROVEMENTS.

STREET TREE NOTES:

1. STREET TREE ZONING FENCING IS REQUIRED FOR THIS PROJECT
2. FENCING SHALL BE ERECTED PRIOR TO DEMOLITION, GRADING OR CONSTRUCTION BEGINS.
3. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF THE TERRACE, AND EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK.
4. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
5. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE.
6. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.

KEY

- REMOVE EXISTING ASPHALT
- REMOVE EXISTING CONCRETE
- REMOVE EXISTING BUILDING
- REMOVE CURB AND GUTTER/CURB

NOTE:

RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS

0 20 40
SCALE : 1" = 40'

PLAN KEY

1. CONSTRUCTION LIMITS
2. REMOVE ASPHALT
3. REMOVE CONCRETE, TYPICAL
4. REMOVE CURB AND GUTTER
5. EXISTING DRIVEWAY TO BE ABANDONED IN ACCORDANCE WITH CITY STANDARDS W/ CURB REPLACED & TERRACE RESTORED
6. REMOVE RETAINING WALL
7. REMOVE IRON FENCE
8. REMOVE BENCH
9. REMOVE PAVERS
10. REMOVE WOOD STEPS
11. REMOVE BUILDING AND OVERHANG
12. REMOVE SIGN
13. REMOVE EXISTING LANDSCAPING, TYPICAL
14. REMOVE PLANTER, TYPICAL
15. REMOVE WOOD FENCE
16. REMOVE EXISTING STORM SEWER, TYPICAL
17. REMOVE EXISTING SANITARY SEWER IN ACCORDANCE WITH CITY STANDARD
18. REMOVE EXISTING WATER SERVICE IN ACCORDANCE WITH CITY STANDARDS
19. REMOVE AC UNITS, TYPICAL
20. REMOVE/RELOCATE EXISTING TRANSFORMER. CONTRACTOR TO COORDINATE WORK WITH ELECTRIC UTILITY.
21. UTILITY PATCH PER CITY REQUIREMENTS (SEE UTILITY PLAN)
22. REMOVE STAIRS, TYPICAL
23. REMOVE CONCRETE WALL
24. AC UNITS SERVING EXISTING BUILDING TO REMAIN
25. REMOVE LIGHT POLE AND BASE, TYPICAL
26. REMOVE SIGNAGE, TYPICAL
27. REMOVE/ABANDON ELECTRIC LINE, TYPICAL. CONTRACTOR TO COORDINATE WORK WITH ELECTRIC UTILITY.
28. REMOVE/ABANDON GAS LINE, TYPICAL. CONTRACTOR TO COORDINATE WORK WITH GAS UTILITY.
29. REMOVE/ABANDON COMMUNICATION LINE/PEDESTAL TYPICAL. CONTRACTOR TO COORDINATE WORK WITH TELECOM UTILITY.
30. PRESERVE AND PROTECT STREET TREES (SEE STREET TREE NOTE)
31. REMOVE TREES AND LANDSCAPING WITHIN THE PROPERTY AND CONSTRUCTION LIMITS, TYPICAL. THIS DOES NOT INCLUDE TREES IN THE RIGHT OF WAY
32. CONCRETE TO REMAIN

ISSUANCE/REVISION	DATE
SD	12-23-24

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www.pe-wi.com
PROFESSIONAL ENGINEERING LLC

PRS - CAPITOL LAKES DEMOLITION PLAN

MADISON, WISCONSIN

345 WEST MAIN STREET

C102

WEST MAIN STREET

SOUTH BROOM STREET

SOUTH HENRY STREET

WEST DOTY STREET

PROPOSED 4 STORY BUILDING

MAINGATE PARKING (EXISTING)

MAINGATE COMMONS (EXISTING)

THE HEIGHTS BUILDING (EXISTING)

HEALTH CENTER (EXISTING)

99.86'

S45°59'42"W 310.07'

24.91'

S45°59'42"W 249.73'

N45°57'50"E 596.22'

S45°56'40"W 596.21'

65.91'

S45°59'42"W 265.22'

N42°36'44"W 49.47'

NOTE:

RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS

0 25 50

SCALE : 1" = 50'

ISSUANCE/REVISION	DATE
SD	12-23-24

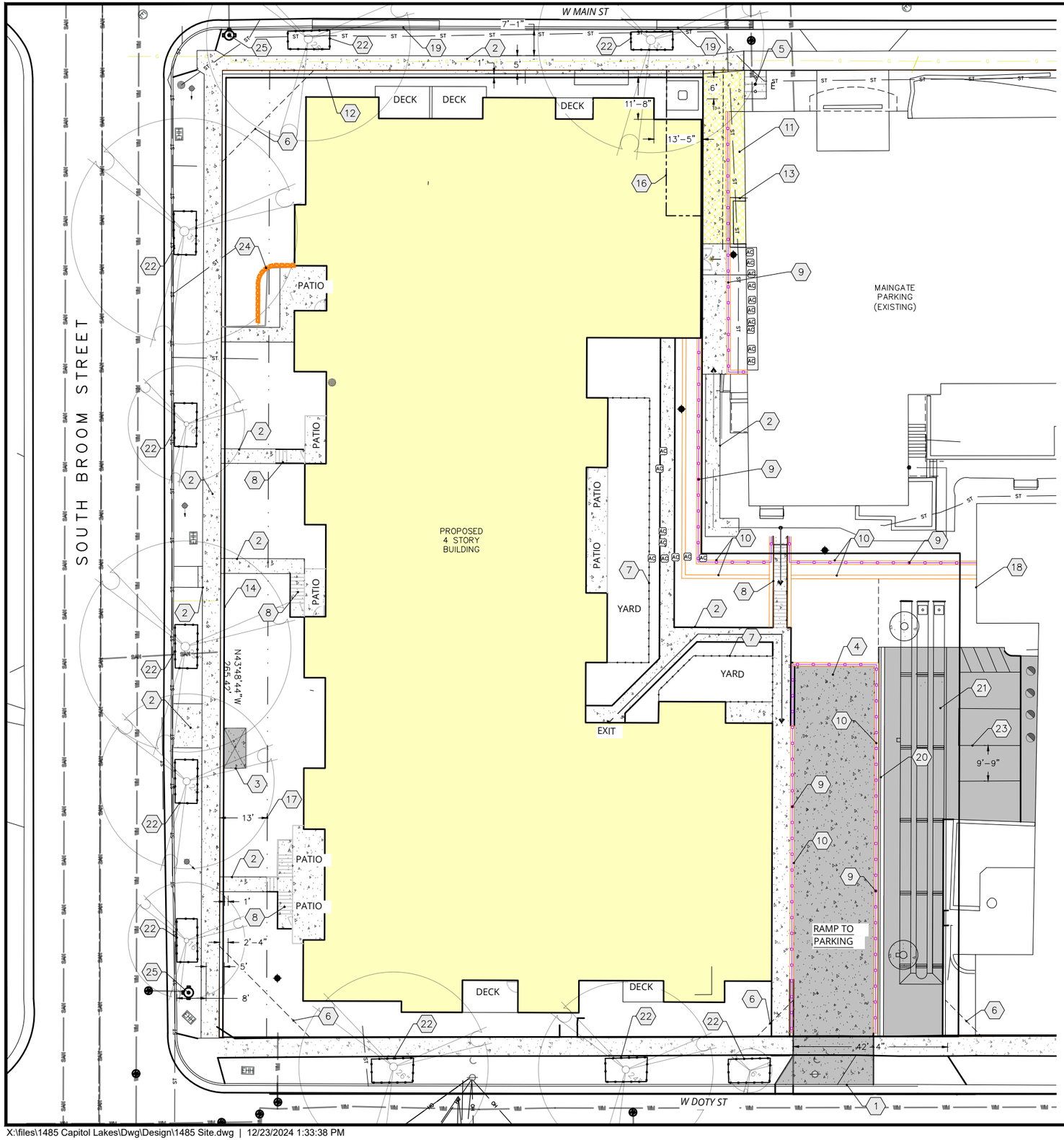
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Waunakee, WI 53597
phone (608) 849-9378
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PRS - CAPITOL LAKES
OVERALL SITE PLAN

345 WEST MAIN STREET

MADISON, WISCONSIN

C200



STREET TREE NOTES:

A. STREET TREE ZONING FENCING IS REQUIRED FOR THIS PROJECT

B. FENCING SHALL BE ERECTED PRIOR TO DEMOLITION, GRADING OR CONSTRUCTION BEGINS.

C. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF THE TERRACE, AND EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK.

D. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.

E. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE.

F. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.

KEY

- ASPHALT PAVEMENT
- CONCRETE
- CONCRETE PAVEMENT
- EX CONCRETE

SITE INFORMATION

SITE ADDRESS: 1609 PARK STREET

SITE ACREAGE TOTAL: 43,927 SF (1.01 ACRES)

NUMBER OF BUILDING STORIES = 1

BUILDING AREA = 24,425 GSF

EXISTING IMPERVIOUS AREA = 30,101 SF

EXISTING IMPERVIOUS SURFACE % = 68.5%

PROPOSED IMPERVIOUS AREA = 32,494 SF
BUILDING = 24,425 SF
PAVEMENT/SIDEWALK = 8,069 SF

IMPERVIOUS SURFACE % = 74.0%

NUMBER OF PARKING STALLS: 60

TOTAL BIKE PARKING: 6 STALLS

PLAN KEY

1. NEW DRIVEWAY APPROACH IN ACCORDANCE WITH CITY STANDARDS. CONTRACTOR TO OBTAIN STREET EXCAVATION PERMIT FROM THE CITY TO WORK IN THE RIGHT-OF-WAY
2. CONCRETE SIDEWALK, TYP.
3. BUS SHELTER
4. CONCRETE PAVEMENT
5. BIKE RACK TO BE DERO PART# BH-FT-EPX BIKE RACKS SURFACE MOUNT POWDER COAT FINISH
6. VISION TRIANGLE
7. 4' HIGH WOOD FENCE
8. STAIR W/METAL RAILING BOTH SIDES
9. METAL GUARDRAIL
10. CONCRETE RETAINING WALL
11. METAL CANOPY WITH SIGNAGE (OPEN AIR)
12. 2' PROPERTY LINE ADJUSTMENT
13. EXISTING GRATE FOR GARAGE EXHAUST TO REMAIN
14. 1' PROPERTY LINE ADJUSTMENT
15. TRANSFORMER
16. EXISTING 10' WIDE ELECTRIC EASEMENT TO BE RELOCATED
17. 13' RESERVATION SETBACK
18. REPAIR SKILLED NURSING WALL AFFECTED BY BRIDGE DEMOLITION
19. 30" CURB AND GUTTER
20. 18" CURB AND GUTTER
21. UNDERGROUND RETENTION SYSTEM
22. PRESERVE AND PROTECT STREET TREE (SEE STREET TREE NOTES)
23. 4" PAVEMENT STRIPING WITH TWO COATS OF TRAFFIC GRADE LATEX PAINT, TYP
24. SEGMENTAL RETAINING WALL
25. EXISTING HYDRANT

NOTE:

RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS

0 15 30
SCALE : 1" = 30'

ISSUANCE/REVISION	DATE
SD	12-23-24

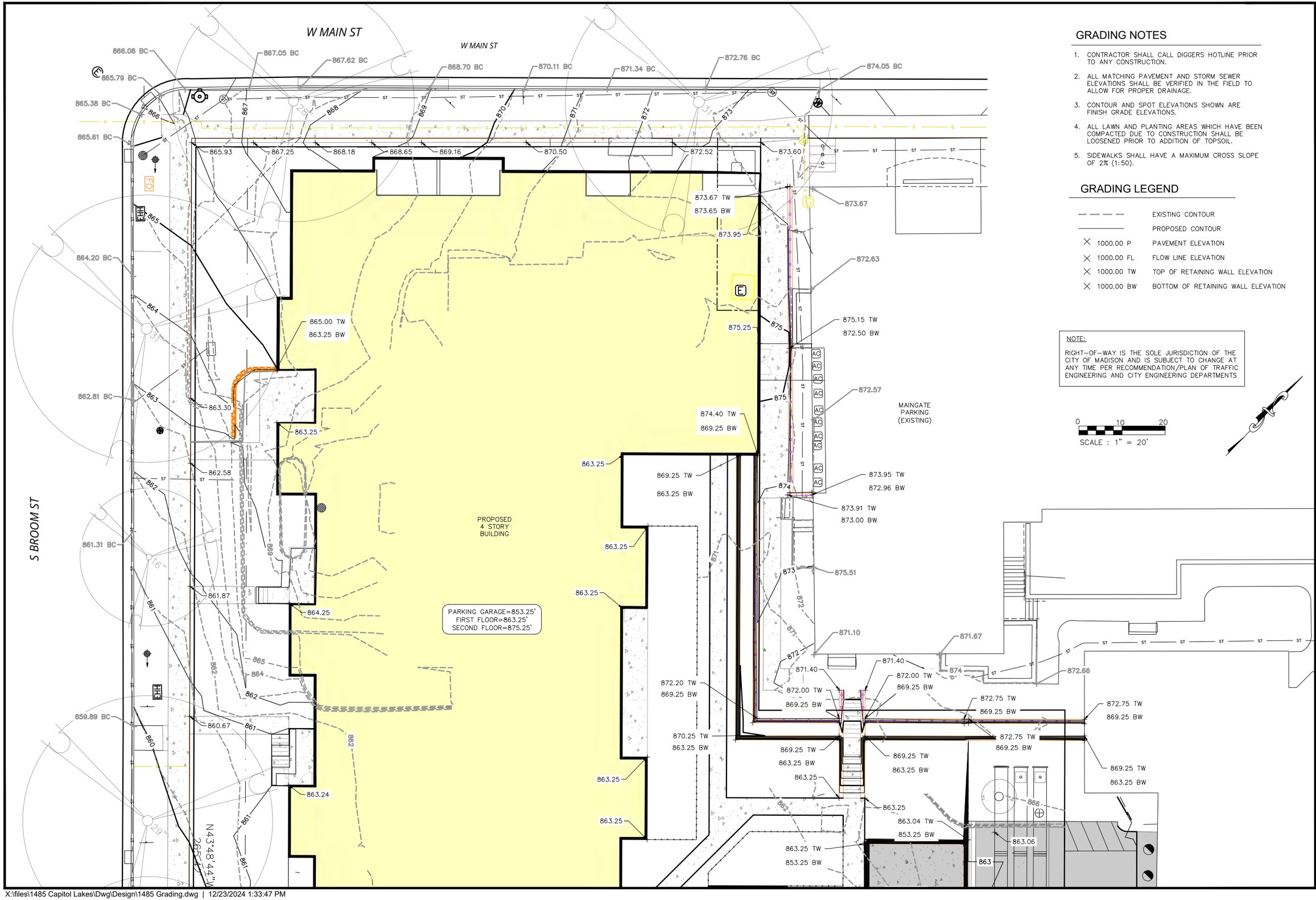
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PRS - CAPITOL LAKES
SITE PLAN

345 WEST MAIN STREET
MADISON, WISCONSIN

C201

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GRADING NOTES

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

GRADING LEGEND

– – – –	EXISTING CONTOUR
———	PROPOSED CONTOUR
× 1000.00 P	PAVEMENT ELEVATION
× 1000.00 FL	FLOW LINE ELEVATION
× 1000.00 TW	TOP OF RETAINING WALL ELEVATION
× 1000.00 BW	BOTTOM OF RETAINING WALL ELEVATION

NOTE:

RIGHT–OF–WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS

ISSUANCE/REVISION	DATE
SD	12-23-24

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Waunakee, WI 53597
phone (608) 849-9378
www.pe-wi.com

PRS - CAPITOL LAKES
GRADING PLAN

MADISON, WISCONSIN

345 WEST MAIN STREET

C300

PARKING GARAGE=853.25'
FIRST FLOOR=863.25'
SECOND FLOOR=875.25'

PROPOSED
4 STORY
BUILDING

S BROOM ST

W DOTY ST

N43°48'44"W
265.47'

GRADING LEGEND

———	EXISTING CONTOUR
———	PROPOSED CONTOUR
× 1000.00 P	PAVEMENT ELEVATION
× 1000.00 FL	FLOW LINE ELEVATION
× 1000.00 TW	TOP OF RETAINING WALL ELEVATION
× 1000.00 BW	BOTTOM OF RETAINING WALL ELEVATION

SCALE : 1" = 20'

NOTE:

RIGHT–OF–WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS

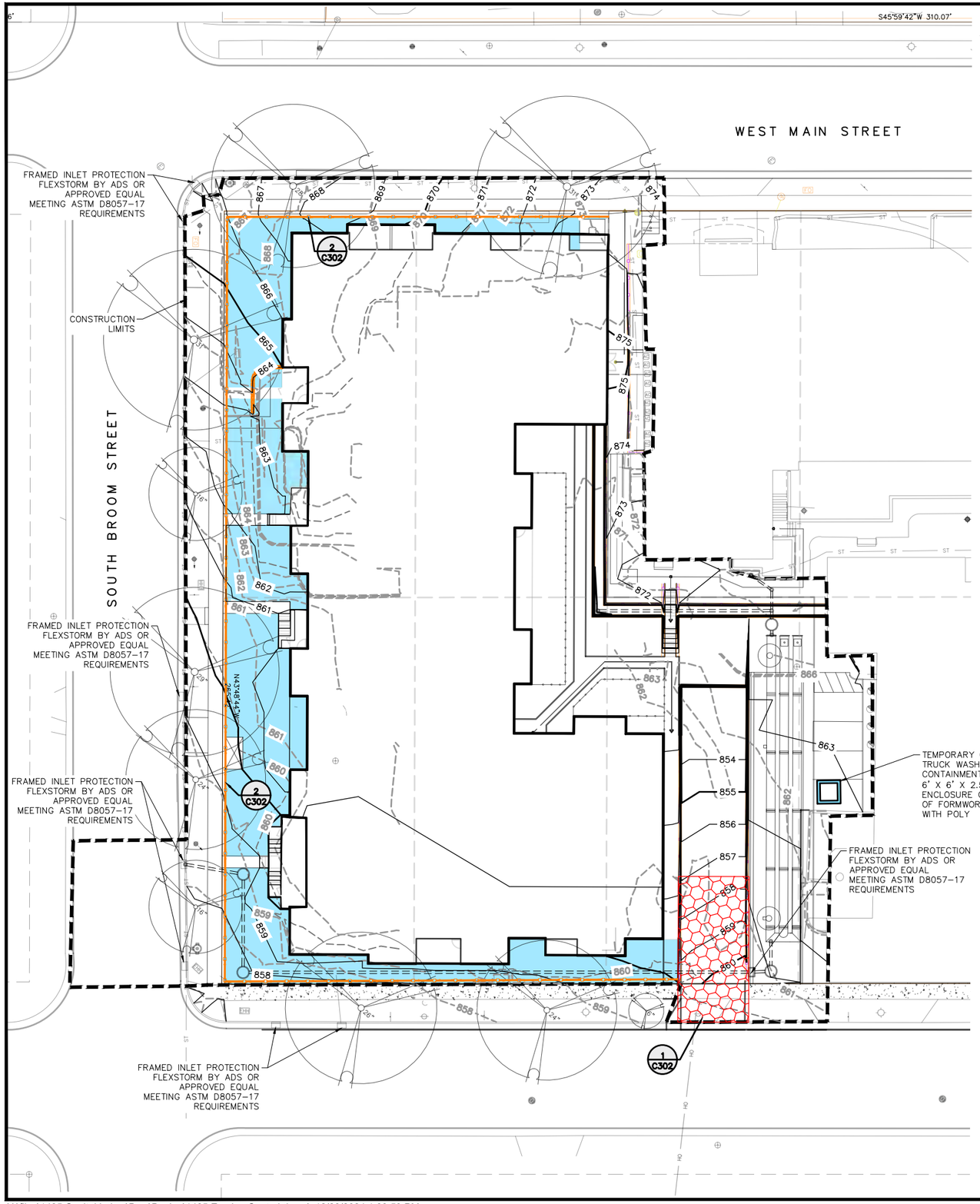
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phone (608) 849-9378
www.pe-wi.com

PRS - CAPITOL LAKES
GRADING PLAN

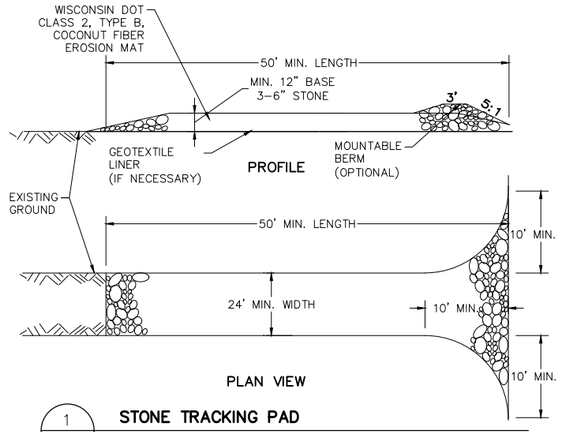
345 WEST MAIN STREET
MADISON, WISCONSIN

C301

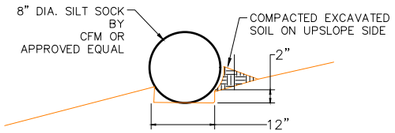


EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION CONTROL DEVICES FROM THE START OF LAND DISTURBING CONSTRUCTION ACTIVITIES UNTIL FINAL STABILIZATION OF THE CONSTRUCTION SITE.
2. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROPRIATE WISCONSIN DNR CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS. THE COUNTY RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES AS CONDITIONS WARRANT.
3. CLEANING. RIGHT-OF-WAY SURFACES SHALL BE THOROUGHLY CLEANED BEFORE THE END OF EACH WORKING DAY.
4. RESTORATION. RESTORATION SHALL BE COMPLETED AS NOTED IN THE CONSTRUCTION SCHEDULE UNLESS OTHERWISE AUTHORIZED BY THE COUNTY.
5. INSPECTION. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY, AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. DOCUMENTATION OF EACH INSPECTION SHALL INCLUDE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF LAND DISTURBANCE AT THE CONSTRUCTION SITE, PERSON CONDUCTING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND A DESCRIPTION OF ANY EROSION OR SEDIMENT CONTROL MEASURE INSTALLATION.
6. INLET PROTECTION. ALL INLETS SUBJECT TO DRAINAGE SHALL BE PROTECTED WITH FRAMED INLET PROTECTION MEETING ASTM D8057-17 REQUIREMENTS. ANY DEPOSITS OF DIRT, MUD, ROCK, DEBRIS, OR OTHER MATERIAL ENTERING THE STORM SEWER SYSTEM SHALL BE PROMPTLY AND THOROUGHLY CLEANED OUT.
7. EROSION MAT. AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 4H:1V SHALL BE STABILIZED WITH WISCONSIN DOT CLASS 1, URBAN, TYPE B, EROSION MAT AS NOTED.
8. TEMPORARY EROSION CONTROL. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
9. STABILIZATION. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 14 DAYS OF LAST ACTIVITY. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 7 DAYS OF REACHING FINAL GRADING.
10. TOPSOIL. A MINIMUM OF 6 INCHES OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.
11. SEEDING. LAWN AREAS SHALL BE FINISH GRADED AND SEEDED AT A RATE OF 4 LBS. PER 1,000 SQ. FT. BASIS OF DESIGN: MADISON PARKS LAWN SEED MIX. EARTHCARPET CORPORATION. (WWW.SEEDSOLUTIONS.COM). ALL STRAW MULCH MUST BE CRIMPED IN.
12. STOCKPILES. ALL STOCKPILES MUST BE TEMPORARILY STABILIZED WITHIN 7 DAYS OF LAST ACTIVITY AND PROTECTED WITH PERIMETER CONTROL INSTALLED 5' FROM THE TOE OF THE PILE.



1 C302 **STONE TRACKING PAD**
NTS



2 C302 **SILT SOCK**
NTS

KEY

SILT SOCK

WISCONSIN DOT CLASS 1, URBAN, TYPE A, EROSION MAT

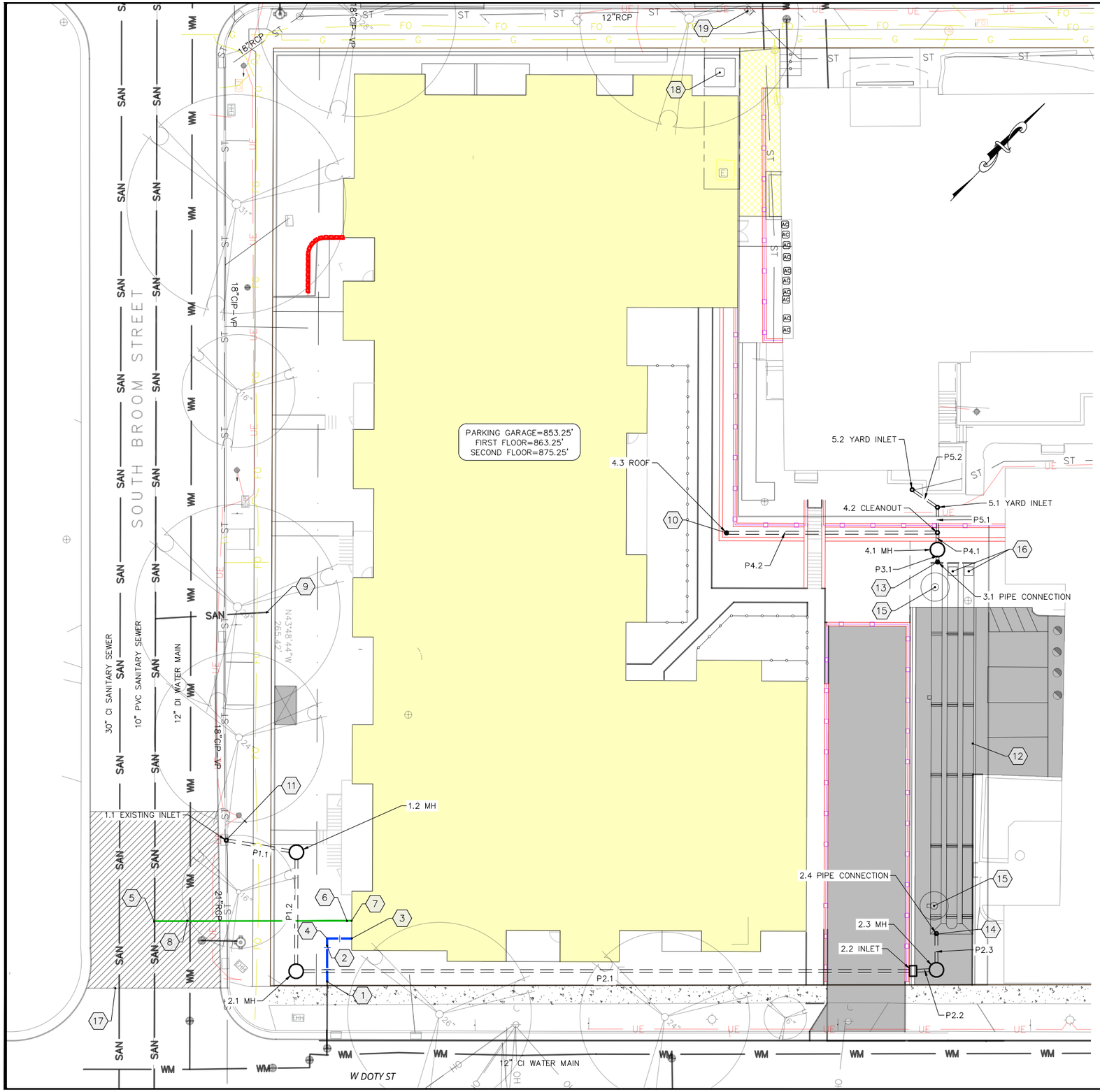
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PRS - CAPITOL LAKES
EROSION CONTROL PLAN

345 WEST MAIN STREET MADISON, WISCONSIN

C302



UTILITY NOTES

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

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

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

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

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

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

G. ALL STORM SEWER PIPE TO BE ADS N-12 OR SDR-35 PIPE AS NOTED ON THE STORM SEWER SCHEDULE. ALL BRANCH CONNECTIONS TO BE WYES WITH 45 DEGREE BENDS.

H. DRAIN BASINS 18" IN DIAMETER OR SMALLER TO BE ADS NYLOPLAST OR APPROVED EQUAL. NYLOPLAST DRAIN BASIN GRATES TO BE BRONZE

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

J. ALL WATER MAIN 4" AND LARGER SHALL BE DUCTILE IRON. FITTINGS TO HAVE MEGA-LUG CONNECTIONS. WATER SERVICES 2" AND SMALLER SHALL BE TYPE K, COPPER.

K. SANITARY SEWER MAIN AND SERVICES SHALL BE SDR-35 PVC. MANHOLES TO BE PRECAST WITH RUBBER BOOTS.

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

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

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

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

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

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

R. CLEANOUTS WILL REQUIRE FROST SLEEVES.

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

PLAN KEY

1. CONNECT TO EXISTING 6" WATER LATERAL PER CITY STANDARDS
2. 6" D.I. WATER SERVICE, VERIFY SIZE WITH ARCHITECT
3. CONNECT TO BUILDING WATER SERVICE, SEE PLUMBING PLANS
4. WATER BEND, TYPICAL
5. CONNECT TO EXISTING 10" SANITARY MAIN IN ACCORDANCE WITH CITY STANDARDS
6. SANITARY CLEANOUT, TYPICAL
7. CONNECT TO SANITARY BUILDING SEWER, SEE PLUMBING PLANS
8. 6" SANITARY SEWER AT 1.1% SLOPE MINIMUM, VERIFY SIZE WITH ARCHITECT
9. ABANDON EXISTING 4" SANITARY LATERAL IN ACCORDANCE WITH CITY STANDARDS
10. CONNECT TO ROOF DRAINAGE SYSTEM. CONTRACTOR TO VERIFY WITH FINAL DRAIN LOCATION WITH ARCHITECT PRIOR TO CONNECTING
11. CONNECT TO STORM SEWER IN ACCORDANCE WITH CITY STANDARDS
12. UNDERGROUND STORAGE CHAMBERS
13. CONNECT TO 10" INLET PIPE STUB
14. CONNECT TO 10" OUTLET PIPE STUB
15. 24" RISER, WITH NEENAH R-1556-A SOLID LID
16. 6" CLEANOUT
17. UTILITY PATCH IN ACCORDANCE WITH CITY STANDARDS W/CURB AND ASPHALT REPLACED AND TERRACE RESTORED
18. TRANSFORMER. COORDINATE FINAL LOCATION WITH MG&E
19. REPLACE EXISTING STORM INLET AS NEEDED TO MATCH NEW GRADE

0 15 30
SCALE : 1" = 30'

NOTE:

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PRS - CAPITOL LAKES
UTILITY PLAN

345 WEST MAIN STREET

MADISON, WISCONSIN

C400

STRUCTURE TABLE

STRUCTURE NAME	SIZE	RIM*	PIPES IN	PIPES OUT	CASTING
1.1 EXISTING INLET	EXISTING STRUCTURE	854.88	P1.1, 10" INV IN =854.00		
1.2 MH	4-FT DIA. CB	858.69	P1.2, 10" INV IN =854.60	P1.1, 10" INV OUT =854.60	NEENAH R-1550
2.1 MH	4-FT DIA. CB	857.68	P2.1, 10" INV IN =854.93	P1.2, 10" INV OUT =854.93	NEENAH R-1550
2.2 INLET	2X3-FT	860.57	P2.2, 10" INV IN =856.68	P2.1, 10" INV OUT =856.68	NEENAH R-3067
2.3 MH	4-FT DIA. CB	861.05	P2.3, 10" INV IN =856.75	P2.2, 10" INV OUT =856.75	NEENAH R-1550
2.4 PIPE CONNECTION	CONNECT TO STORAGE CHAMBERS	861.26		P2.3, 10" INV OUT =856.80	
3.1 PIPE CONNECTION	CONNECT TO STORAGE CHAMBERS	863.20	P3.1, 10" INV IN =859.00		
4.1 MH	4-FT DIA. CB	863.23	P4.1, 10" INV IN =859.29	P3.1, 10" INV OUT =859.29	NEENAH R-1550
4.2 CLEANOUT	CLEANOUT	866.03	P4.2, 10" INV IN =859.34 P5.1, 8" INV IN =865.00	P4.1, 10" INV OUT =859.34	
4.3 ROOF	CONNECT TO ROOF DRAIN	860.93		P4.2, 10" INV OUT =860.00	
5.1 YARD INLET	8" BASIN	872.67	P5.2, 8" INV IN =867.00	P5.1, 8" INV OUT =865.07	8" GRATE
5.2 YARD INLET	8" BASIN	872.27		P5.2, 8" INV OUT =867.09	8" GRATE

*RIM IS FLOW LINE FOR CURB INLETS, RIM FOR CATCH BASINS AND YARD DRAINS, AND GROUND SURFACE FOR OTHERS.

PIPE TABLE

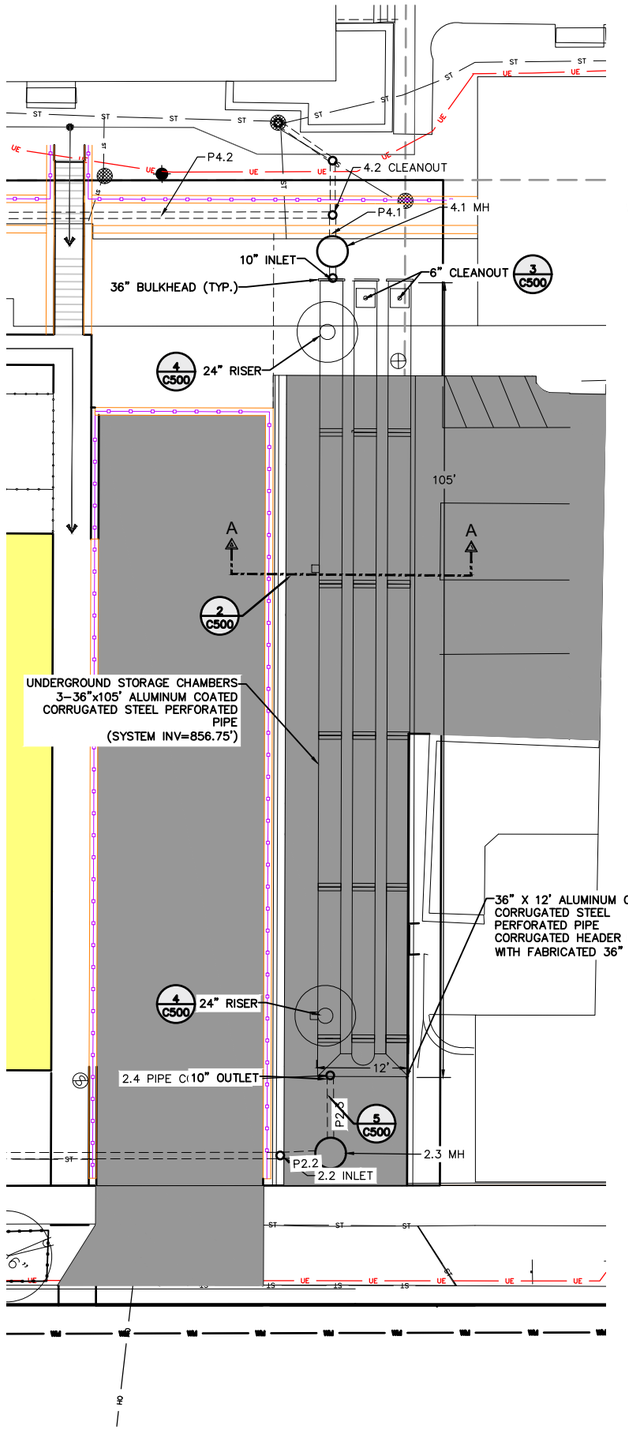
NAME	SIZE	LENGTH	SLOPE	MATERIAL	START INVERT ELEVATION	END INVERT ELEVATION
P1.1	10"	21'	3.00%	SDR 35	854.60'	854.00'
P1.2	10"	34'	0.98%	SDR 35	854.93'	854.60'
P2.1	10"	175'	1.00%	SDR 35	856.68'	854.93'
P2.2	10"	7'	1.08%	SDR 35	856.75'	856.68'
P2.3	10"	11'	0.53%	SDR 35	856.80'	856.75'
P3.1	10"	4'	8.28%	SDR 35	859.29'	859.00'
P4.1	10"	5'	1.10%	SDR 35	859.34'	859.29'
P4.2	10"	60'	1.10%	SDR 35	860.00'	859.34'
P5.1	8"	8'	1.00%	SDR 35	865.07'	865.00'
P5.2	8"	9'	1.00%	SDR 35	867.09'	867.00'

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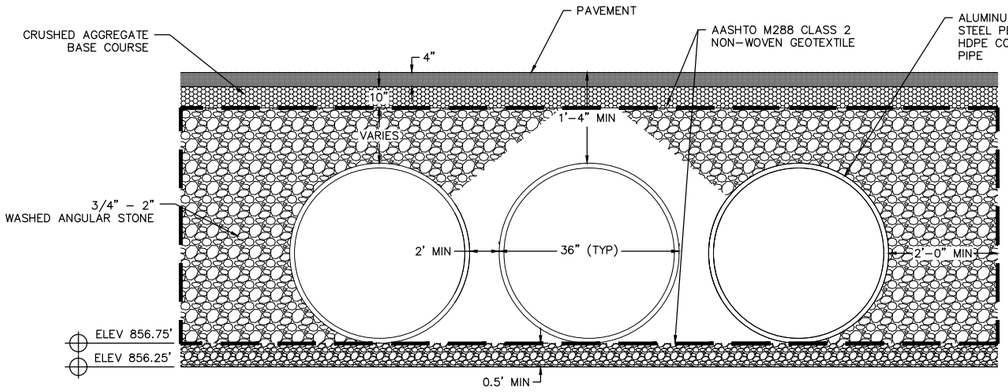
PRS - CAPITOL LAKES
STORM SEWER SCHEDULE
345 WEST MAIN STREET
MADISON, WISCONSIN

C401



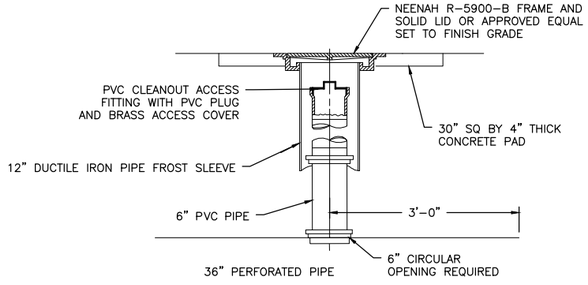
1 C500 UNDERGROUND STORAGE CHAMBERS
1"=20' (11x17)

NORTH

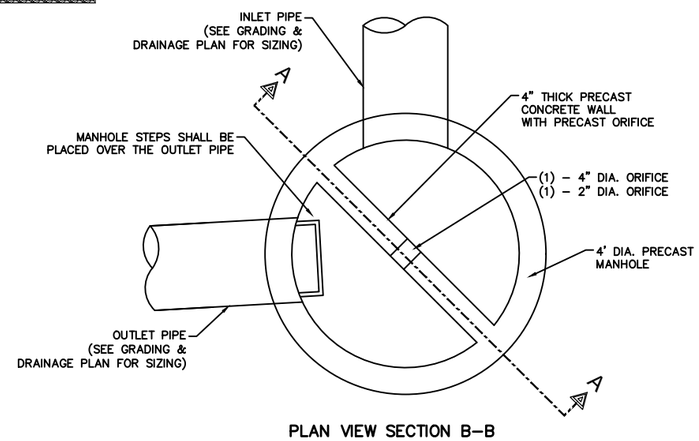


2 C500 UNDERGROUND RETENTION CROSS SECTION A-A
NTS

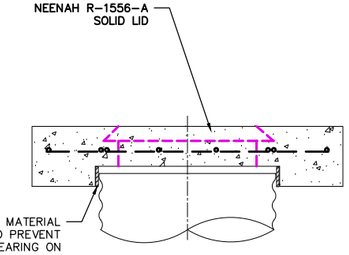
GENERAL NOTES:
1. PIPE PERFORATIONS SHALL BE 3/8" DIA. HOLES.
2. FIRMLY JOINT PIPE SECTIONS TOGETHER PER THE SPECIFICATIONS
3. SYSTEM ELEMENTS SHALL BE DESIGNED AT A MINIMUM TO RESIST HS20 LOADING
4. UNDERGROUND RETENTION SYSTEM MIN. PIPE STORAGE VOLUME SHALL BE 2375 CF.
5. UNDERGROUND RETENTION SYSTEM MIN. STONE STORAGE VOLUME SHALL BE 935 CF (ASSUMES 40% STONE POROSITY).



3 C500 CLEANOUT DETAIL
NTS

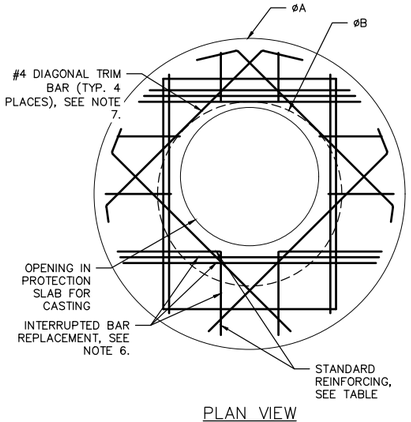


PLAN VIEW SECTION B-B



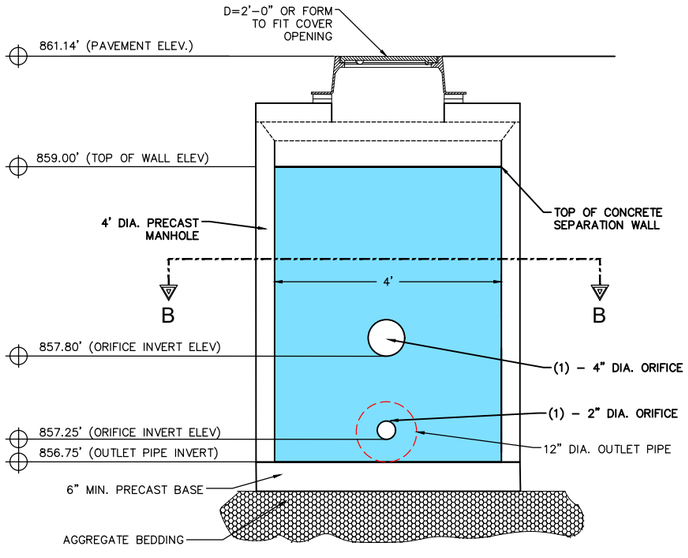
SECTION VIEW

REINFORCING TABLE				
ø CMP RISER	A	ø B	REINFORCING	**BEARING PRESSURE (PSF)
24"	ø 4' 4'X4'	26"	#5 @ 12" OCEW #5 @ 12" OCEW	2,410 1,780



PLAN VIEW

4 C500 RISER DETAIL
NTS



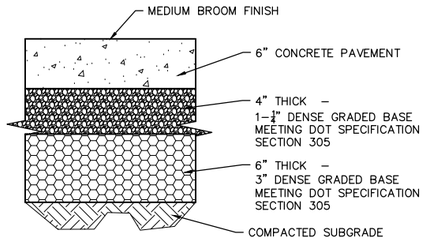
SECTION A - A
5 C500 UNDERGROUND RETENTION OUTLET STRUCTURE
NTS

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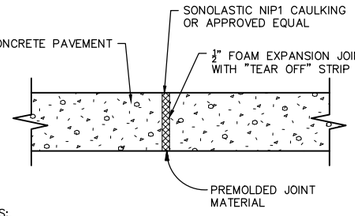
PRS - CAPITOL LAKES
SITE DETAILS
345 WEST MAIN STREET
MADISON, WISCONSIN

C500



1 / C501 CONCRETE PAVEMENT SECTION

NTS



NOTES:

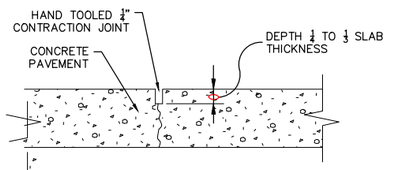
1 ALL JOINTS TO BE TOOLED WITH ½" RADIUS UNLESS SAW CUT

2. PLACE WHERE INDICATED OR WHERE PAVEMENT ABUTS FOUNDATIONS, CURBS COLUMNS OR OTHER IMMOVABLE OBJECTS, OR WHERE OPERATIONS ARE STOPPED FOR MORE THAN ½ HOUR. PLACE IN MANNER CONSISTENT WITH CONTROL JOINT LAYOUT.

3. CAULKING OF ALL EXTERIOR SITE WORK BY SITE CONTRACTOR.

3 / C501 EXPANSION JOINT – SECTION

NTS



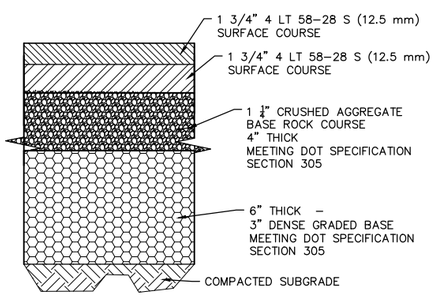
NOTES:

1 ALL JOINTS TO BE TOOLED WITH ½" RADIUS UNLESS SAW CUT

2. DO NOT SEAL OR FILL CONTRACTION JOINTS.

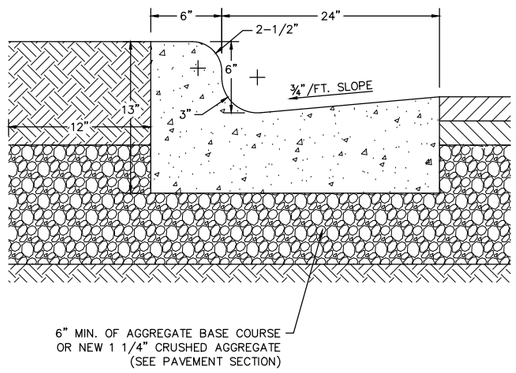
4 / C501 CONTRACTION JOINT

NTS

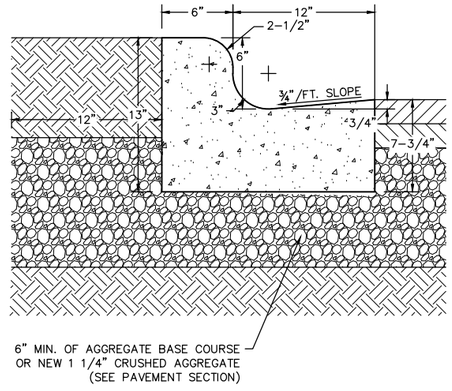


5 / C501 PAVEMENT SECTION

NTS



STANDARD 30" CONCRETE CURB

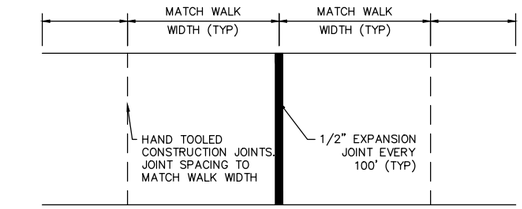


STANDARD 18" CONCRETE CURB

GENERAL NOTES:
LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15', NOT LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF 200' OF LESS, AND AT ANGLE POINTS, OR AS DIRECTLY BY THE ENGINEER. THE EXPANSION JOINT SHALL BE ALONE PIECE ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.

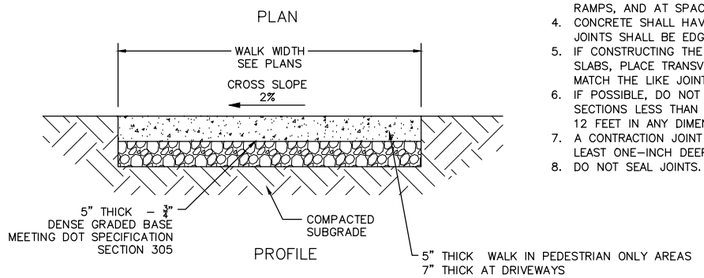
2 / C501 CURB & GUTTER

NTS



NOTES:

1. COMPACT SUBGRADE TO 95% MOD. PROCTOR



GENERAL NOTES:

1. FOR SIDEWALK OF UNIFORM WIDTH, CONSTRUCT TRANSVERSE JOINTS AT RIGHT ANGLES TO THE SIDEWALK CENTERLINE, AND CONSTRUCT LONGITUDINAL JOINTS PARALLEL TO THE CENTERLINE, UNLESS SPECIFIED OTHERWISE. FOR SIDEWALKS OF VARIABLE OR TAPERING WIDTHS, MAKE THE TRANSVERSE AND LONGITUDINAL JOINTS AT RIGHT ANGLES TO EACH OTHER, IF POSSIBLE, AND CONSTRUCT THE JOINTS AS THE ENGINEER LAID THEM OUT IN THE FIELD.
2. USE CONTRACTION JOINTS TO DIVIDE THE SIDEWALK INTO SECTIONS.
3. EXPANSION JOINTS TO BE PLACED AT SIDES OF DRIVEWAY APPROACHES, UTILITY VAULTS, CURB RAMPS, AND AT SPACING NOT TO EXCEED 100'.
4. CONCRETE SHALL HAVE A BROOM FINISH, ALL JOINTS SHALL BE EDGED.
5. IF CONSTRUCTING THE SIDEWALK IN PARTIAL WIDTH SLABS, PLACE TRANSVERSE JOINTS SO THEY MATCH THE LIKE JOINTS IN ADJACENT SLABS.
6. IF POSSIBLE, DO NOT DIVIDE SIDEWALKS INTO SECTIONS LESS THAN 3 FEET OR GREATER THAN 12 FEET IN ANY DIMENSION.
7. A CONTRACTION JOINT IN SIDEWALK SHALL BE AT LEAST ONE–INCH DEEP AND ¼–INCH WIDE.
8. DO NOT SEAL JOINTS.

6 / C501 SIDEWALK SECTION

NTS

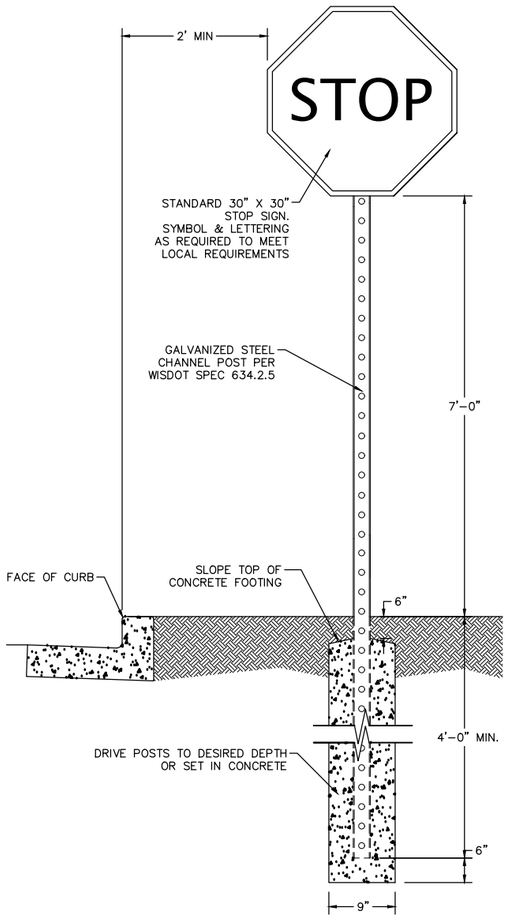
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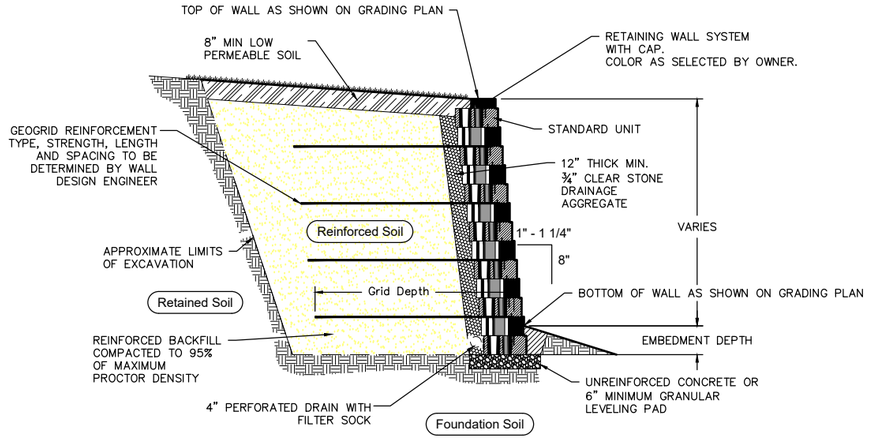
PRS - CAPITOL LAKES
SITE DETAILS

345 WEST MAIN STREET
MADISON, WISCONSIN

C501



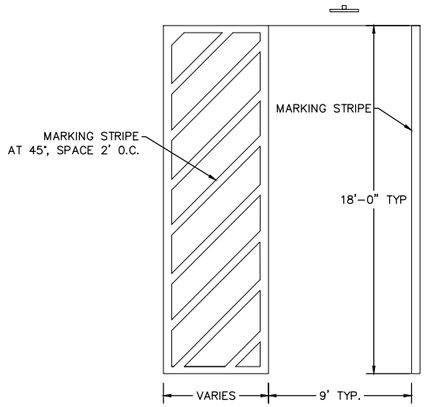
1 C502 STOP SIGN
NTS



NOTE:

1. CONTRACTOR SHALL SUBMIT CONSTRUCTION DRAWINGS AND DESIGN CALCULATIONS FOR THE RETAINING WALL SYSTEM PREPARED AND STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF THE PROJECT.
2. COLOR TO BE SELECTED BY OWNER.
3. GEOSYNTHETIC REINFORCEMENT SHALL CONSIST OF GEOGRIDS MANUFACTURED SPECIFICALLY FOR SOIL REINFORCEMENT APPLICATIONS AND SHALL BE MANUFACTURED FROM HIGH TENACITY POLYESTER YARN OR HIGH DENSITY POLYETHYLENE.

2 C502 SEGMENTAL RETAINING WALL SECTION
NTS

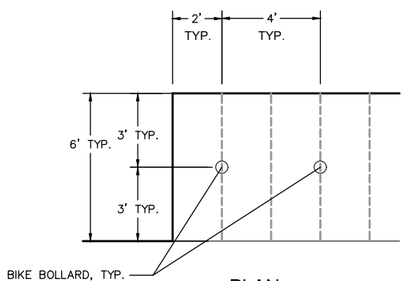


PARKING SPACE

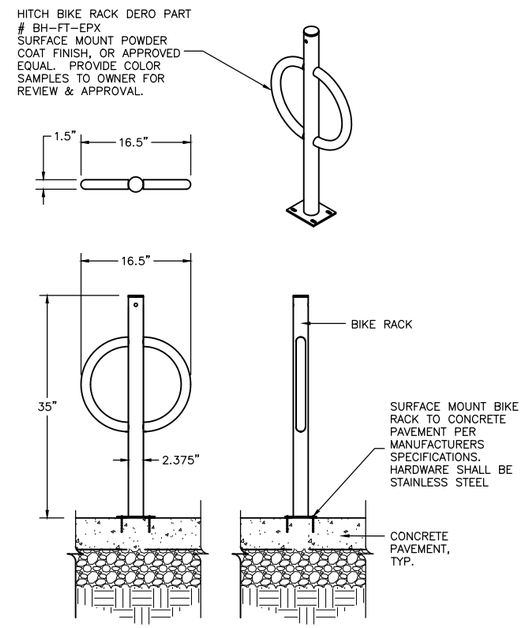
NOTES:

1. PAINT MARKINGS TO BE 4" WIDE TYP.
2. PAINT COLOR TO BE YELLOW
3. MARKINGS SHALL BE THICK ENOUGH TO NOT ALLOW PAINTED MATERIAL TO SHOW THROUGH PAINT SURFACE
4. PAINT TO BE TRAFFIC GRADE HIGH VISIBILITY (LATEX) PAINT
5. ADA MARKINGS SHALL INCLUDE REFLECTIVE BEADS
6. ALL MARKINGS SHALL RECEIVE 2 COATS OF PAINT

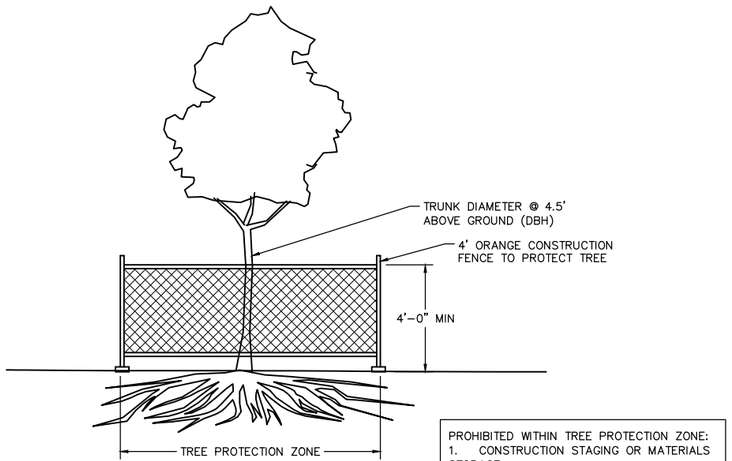
3 C502 PAVEMENT MARKING
NTS



PLAN



4 C502 BICYCLE RACK BOLLARD LAYOUT
NTS



3 X DBH IN INCHES = TREE PROTECTION ZONE DIAMETER IN FEET OR AS SHOWN ON DRAWINGS

IN NO CASE SHALL FENCE BE CLOSER THAN 5' FROM THE TRUNK OF ANY TREE

PROHIBITED WITHIN TREE PROTECTION ZONE:
1. CONSTRUCTION STAGING OR MATERIALS STORAGE
2. DISPOSAL OF CONSTRUCTION MATERIALS, BYPRODUCTS, OR SOLUTIONS
3. GRADING, EXCAVATION, AND TRENCHING ONLY AS DESCRIBED IN SPECIFICATIONS

5 C502 TREE PROTECTION DETAIL
NTS

ISSUANCE/REVISION	DATE
SD	12-23-24

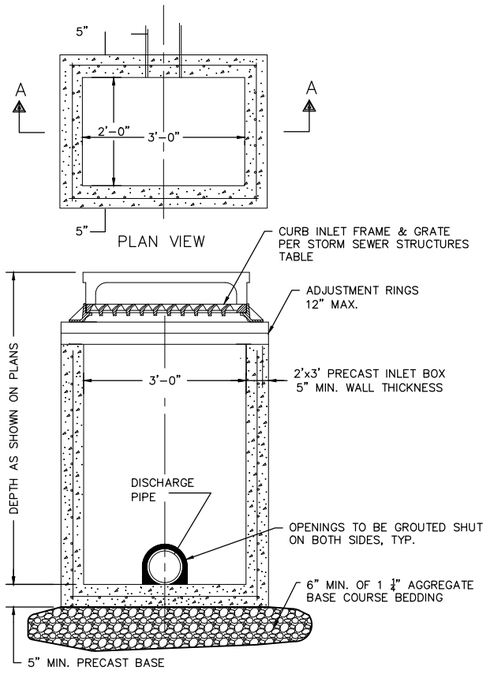
818 N Meadowbrook Ln
Waunakee, WI 53597
phone (608) 849-9378
www.pe-wi.com
PROFESSIONAL ENGINEERING LLC

PRS - CAPITOL LAKES
SITE DETAILS

MADISON, WISCONSIN

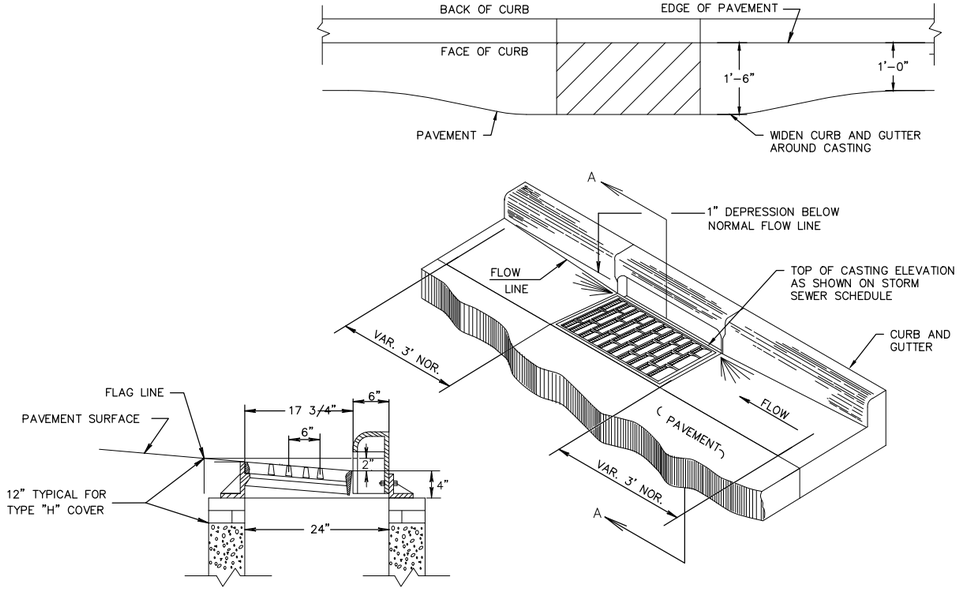
345 WEST MAIN STREET

C502



1 C503 PRECAST CURB INLET

NTS



2 C503 DETAIL OF CURB AND GUTTER AT INLETS

NTS

NOTES:

ALL STORM AND SANITARY SEWER CONSTRUCTION SHALL MEET THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.

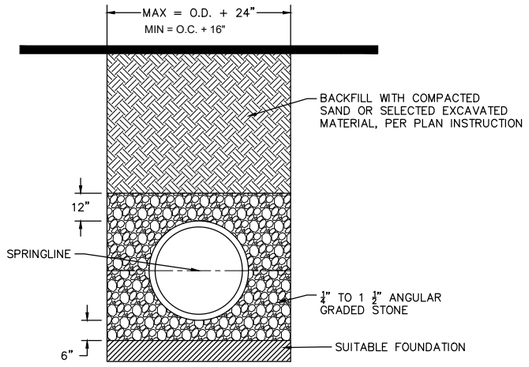
UNLESS OTHERWISE SPECIFIED, ALL SANITARY AND STORM SEWER PIPES, INCLUDING LATERALS AND LEADS, SHALL BE INSTALLED WITH THE TYPE OF BEDDING SHOWN FOR THE TYPE AND SIZE OF PIPE INSTALLED.

THE COSTS OF BEDDING SHALL BE INCLUDED IN THE UNIT PRICES BID FOR THE PIPE. FOR PLASTIC PIPES, THE BEDDING INCLUDES THE HAUNCHING, BEDDING & INITIAL BACKFILL ZONES. THE BEDDING SHALL BE INSTALLED & COMPACTED IN 6" MAXIMUM LIFTS.

ALL TRENCHES SHALL BE HAND BACKFILLED TO A POINT 12" ABOVE THE TOP OF THE PIPE. ALL BEDDING SHALL BE MECHANICALLY COMPACTED.

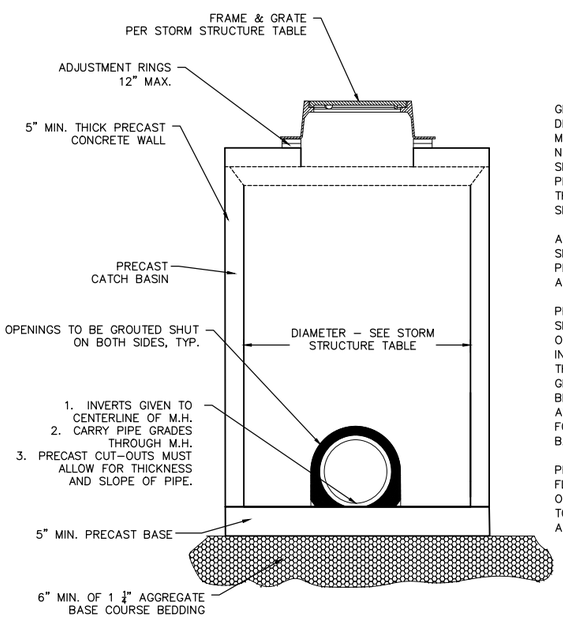
THE MAXIMUM ALLOWABLE TRENCH WIDTH SHALL BE O.D. + 24" AND MINIMUM OF OD + 16" AS SPECIFIED, AND SHALL APPLY FROM THE BOTTOM OF THE TRENCH TO A POINT 12" ABOVE THE TOP OF THE PIPE. WHERE THIS WIDTH IS EXCEEDED, THE CONTRACTOR SHALL FURNISH AND INSTALL A HIGHER TYPE OF BEDDING AT NO EXTRA COST. THE TYPE OF BEDDING SHALL BE DETERMINED BY THE ENGINEER.

O.D. EQUALS THE OUTSIDE DIAMETER OF THE PIPE.



3 C503 PVC OR HDPE BEDDING DETAIL

NTS



GENERAL NOTES:
DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE WISCONSIN DOT STANDARD SPECIFICATIONS.

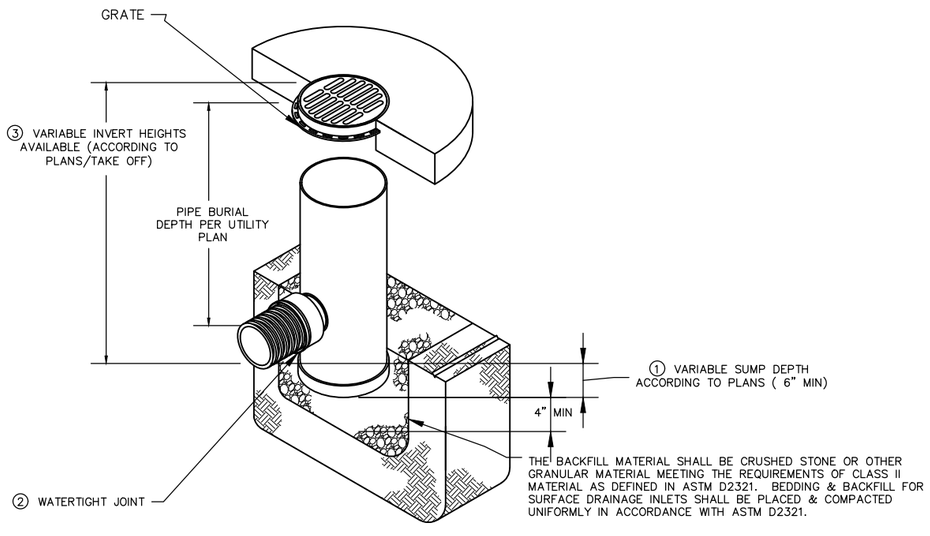
ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199.

PRECAST REINFORCED BASES SHALL BE PLACED ON A BED OF MATERIAL AT LEAST 5 INCHES IN DEPTH, WHICH MEETS THE REQUIREMENTS OF GRANULAR BACKFILL. THIS BEDDING SHALL BE COMPACTED AND PROVIDE UNIFORM SUPPORT FOR THE ENTIRE AREA OF THE BASE

PRECAST REINFORCED CONCRETE FLAT SLAB TOPS MAY BE USED ON THE STRUCTURES. THE TOPS SHALL BE INSTALLED ON A BED OF MORTAR.

4 C503 STORM CATCH BASIN/MANHOLE DETAIL

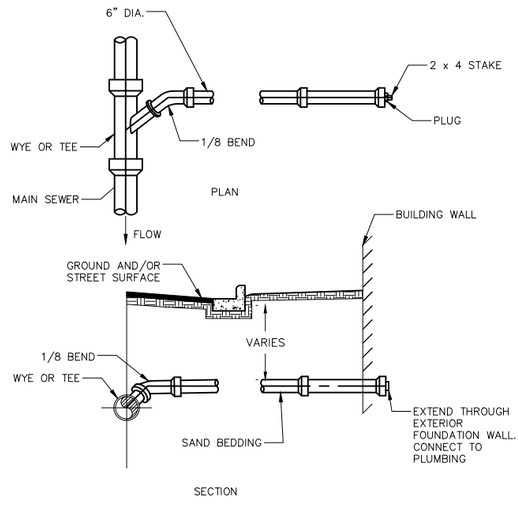
NTS



① - DRAIN BASIN TO BE MANUFACTURED ACCORDING TO PLAN DETAILS.
② - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE & SDR 35 PVC-110-013.

5 C503 YARD DRAIN DETAIL

NTS



NOTES:
1. LATERAL AND CONNECTION SHALL CONFORM TO CITY OF MADISON STANDARD SPECIFICATIONS
2. INSTALL MANUFACTURED WYE FITTING PER STANDARD
3. BACKFILL TO CONFORM TO MAIN SEWER
4. MIN. SLOPE: 1/8 INCH PER FOOT

6 C503 STANDARD SEWER LATERAL

NTS

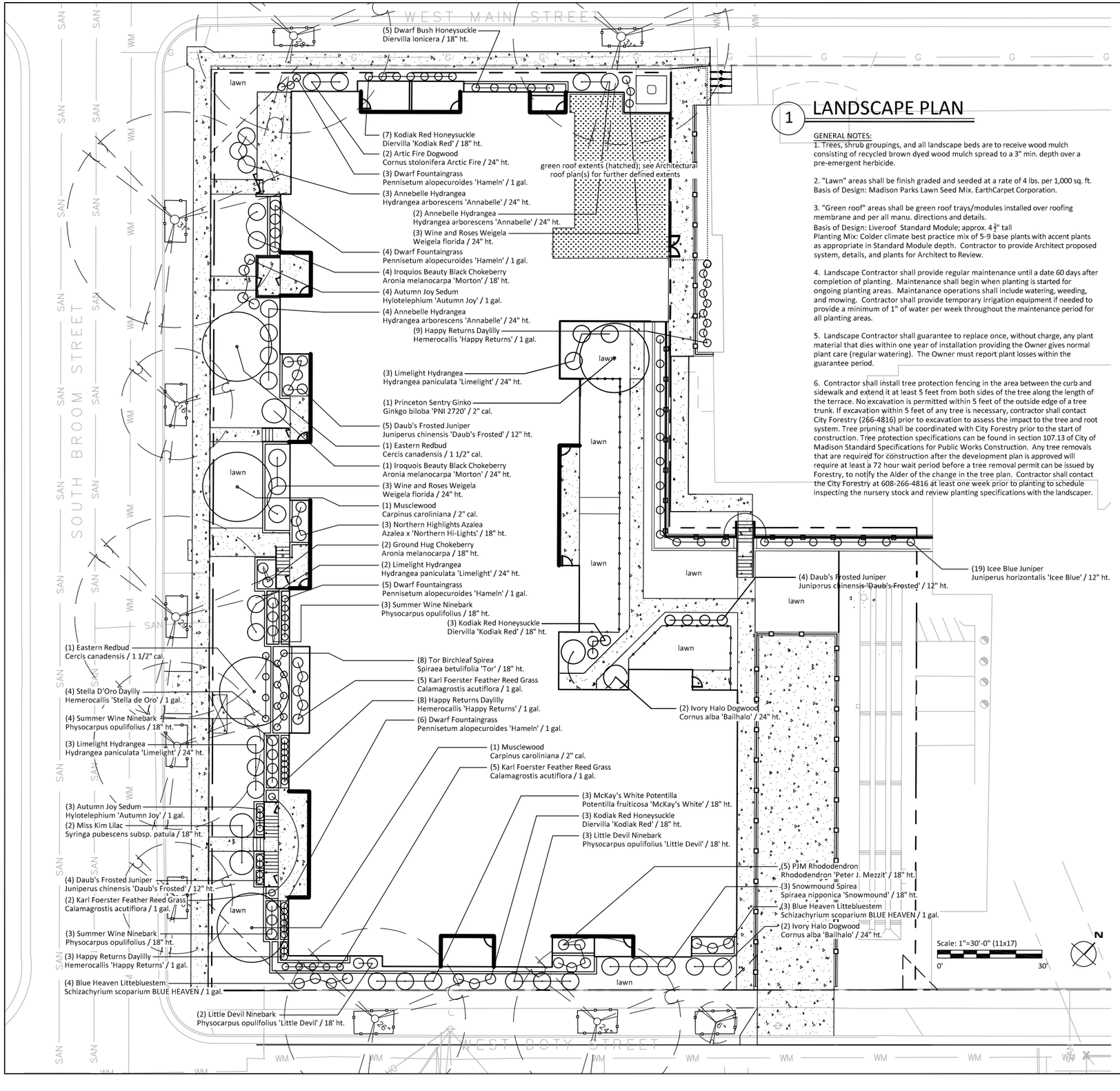
ISSUANCE/REVISION	DATE
SD	12-23-24

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

PRS - CAPITOL LAKES
SITE DETAILS

345 WEST MAIN STREET
MADISON, WISCONSIN

C503



1 LANDSCAPE PLAN

GENERAL NOTES:

1. Trees, shrub groupings, and all landscape beds are to receive wood mulch consisting of recycled brown dyed wood mulch spread to a 3" min. depth over a pre-emergent herbicide.

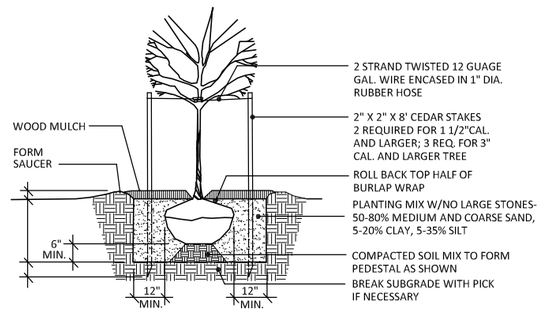
2. "Lawn" areas shall be finish graded and seeded at a rate of 4 lbs. per 1,000 sq. ft. Basis of Design: Madison Parks Lawn Seed Mix. EarthCarpet Corporation.

3. "Green roof" areas shall be green roof trays/modules installed over roofing membrane and per all manu. directions and details.
Basis of Design: Liveroof Standard Module; approx. 4 ½" tall
Planting Mix: Colder climate best practice mix of 5-9 base plants with accent plants as appropriate in Standard Module depth. Contractor to provide Architect proposed system, details, and plants for Architect to Review.

4. Landscape Contractor shall provide regular maintenance until a date 60 days after completion of planting. Maintenance shall begin when planting is started for ongoing planting areas. Maintanance operations shall include watering, weeding, and mowing. Contractor shall provide temporary irrigation equipment if needed to provide a minimum of 1" of water per week throughout the maintenance period for all planting areas.

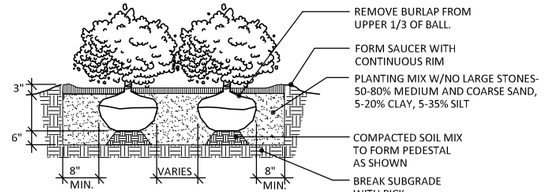
5. Landscape Contractor shall guarantee to replace once, without charge, any plant material that dies within one year of installation providing the Owner gives normal plant care (regular watering). The Owner must report plant losses within the guarantee period.

6. Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry prior to the start of construction. Tree protection specifications can be found in section 107.13 of City of Madison Standard Specifications for Public Works Construction. Any tree removals that are required for construction after the development plan is approved will require at least a 72 hour wait period before a tree removal permit can be issued by Forestry, to notify the Alder of the change in the tree plan. Contractor shall contact the City Forestry at 608-266-4816 at least one week prior to planting to schedule inspecting the nursery stock and review planting specifications with the landscaper.



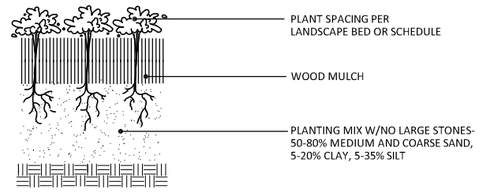
2 TREE PLANTING

NTS



3 SHRUB PLANTING

NTS



4 PERENNIAL PLANTING

NTS

ISSUANCE/REVISION	DATE
Review	02-02-25

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

PRS - CAPITOL LAKES
SITE PLAN
345 WEST MAIN STREET
MADISON, WISCONSIN

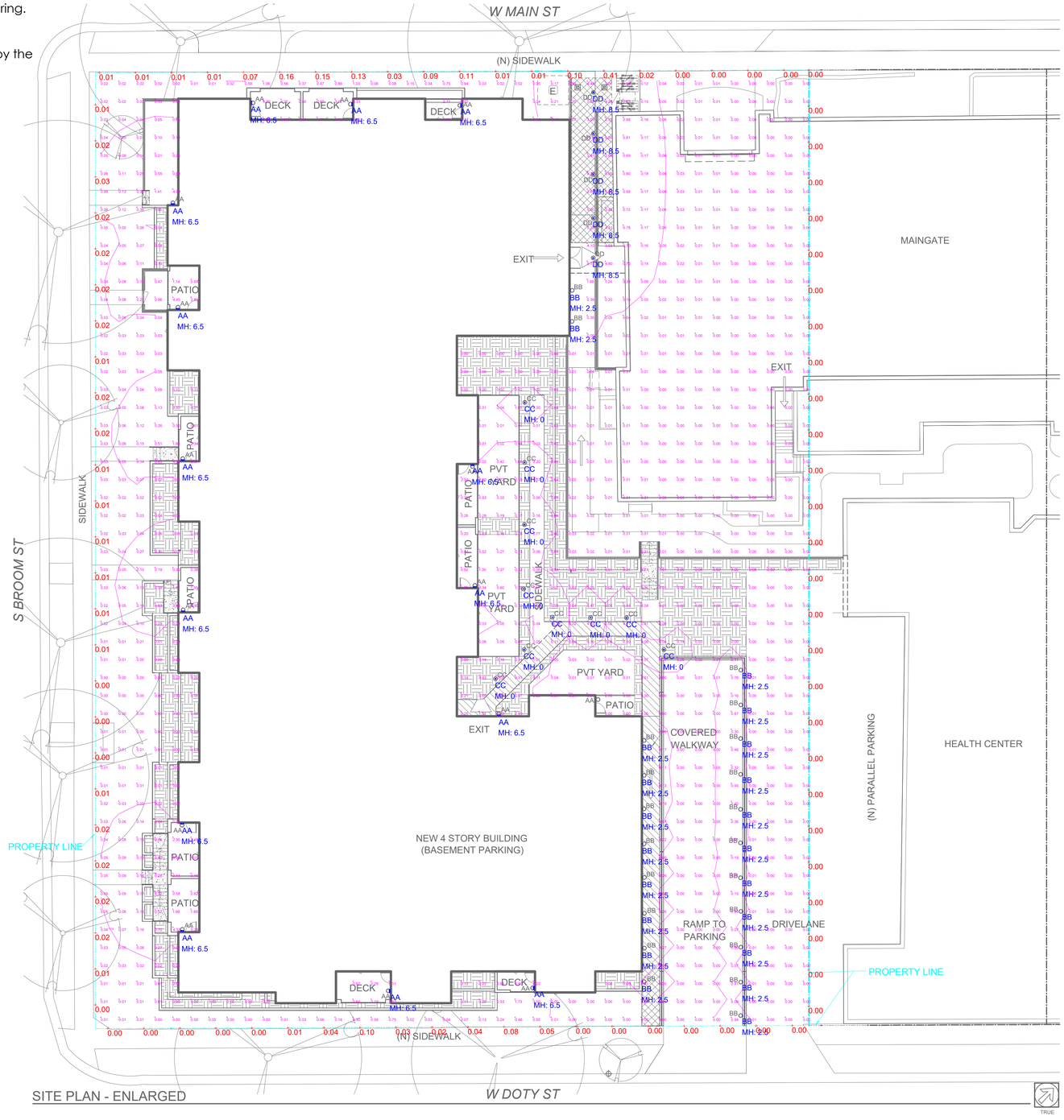
L100

NOTES:

- Customers are responsible for confirming mounting heights, fixture suspension types/ lengths, color temperature, CRI, linear fixture lengths, pole lengths, and bollard heights/ lengths prior to ordering.
- Mounting height (MH) is measured from the bottom of the fixture to the floor.
- This Lighting layout assumes the following unless values are specified and must be confirmed by the customer prior to ordering.
  - Room reflectance of 80, 50, 20 for standard ceilings and 50, 50, 20 for exposed ceilings
  - Wall sconces are mounted at 7' for calculation purposes. Customer must confirm desired mounting height before rough in.

Calculation Summary							
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**
PROPERTY LINE	Illuminance	Fc	0.02	0.41	0.00	N.A.	N.A.
SITE	Illuminance	Fc	0.35	14.20	0.00	N.A.	N.A.

Luminaire Schedule								
Qty	**Label**	**Arrangement**	**LLF**	**MFR**	**Description**	**Lum. Watts**	**Total Watts**	**Lum. Lumens**
14	AA	Single	0.950	WAC	WS-25612-27-(Finish)	28.7	401.8	1170
21	BB	Single	1.000	WAC	4011-xxK-BK	4	84	17
10	CC	Single	0.950	WAC	6651-27BK	5.3424	53.424	111
5	DD	Single	0.950	WAC	FM-W2605-3000K-90CRI-AL	16.8	84	802



SITE PLAN - ENLARGED

ENTERPRISE Lighting & Control

#	DATE	COMMENTS

REVISIONS

DRAWN BY : DC

DATE : FEB 12, 2025

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

PRS- CAPITOL LAKES

MADISON, WISCONSIN

SITE LAYOUT

Fixture Type:

Catalog Number:

Project:

Location:

Blok

12" Wall Sconce

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
❍ WS-25612 12"	❍ 3000K	❍ BK Black ◎ SN Satin Nickel ◎ WT White	29W	1479	1162

Example: **WS-25612-WT-EM**•For alternate color temperature, special order adding 27 or 35: WS-25612-27-BK

For custom requests please contact customs@waclighting.com



DESCRIPTION

Safety and style. Emergency battery backup concealed within.

FEATURES

• Up & down light
• Emergency battery back up option (special order) is not title 20 compliant
• For emergency battery backup option, special order adding -EM: WS-25612-SN-EM
• Driver concealed within the fixture
• 5 year warranty

SPECIFICATIONS

Color Temp:	3000K
Input:	120-277V,50/60Hz
CRI	90
Dimming:	ELV: 100-10%
Rated Life:	70,000 Hours
Standards:	ETL, cETL, Title 24 JA8 Compliant, ADA, Damp Location Listed
Construction	Aluminum hardware with glass diffuser

FINISHES:



Black Satin Nickel White

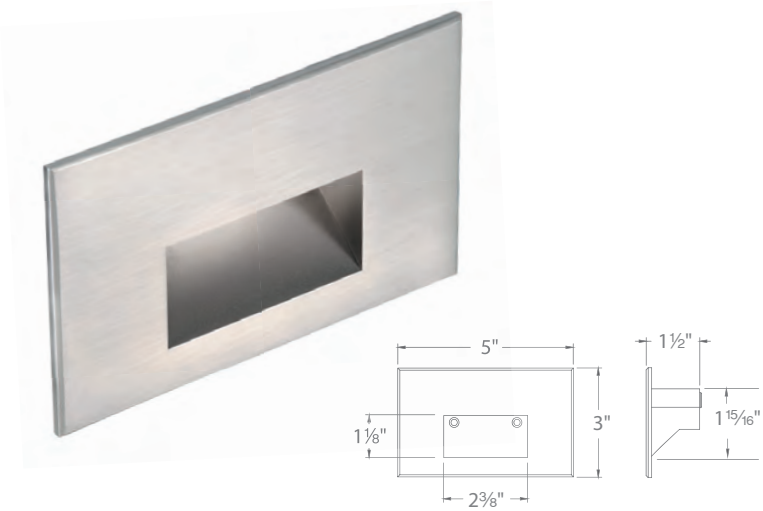
LINE DRAWING:



RECTANGLE STEP LIGHTS 12V

4011

WAC LANDSCAPE LIGHTING



Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

Horizontal rectangle step light designed for safety and style on stairways, patios, decks, balcony areas, walkways and building perimeters.

Features an architectural design. Energy efficient for long-lasting outdoor lighting solutions. Creates an attractive, romantic impression at night.

FEATURES

- Solid diecast brass, corrosion resistant aluminum alloy, or cast stainless steel construction
- IP66 rated, Protected against high-pressure water jets
- Conveniently adapts into existing 12V system
- Invisible hardware
- Maintains constant lumen output against voltage drop
- UL 1838 Listed

SPECIFICATIONS

Input: 9-15VAC (Transformer is required)
Power: 2W / 3.1VA (Use VA value for sizing the transformer and calculate voltage drop.)
CRI: 90
Mounting: Fits into 2″ × 4″ J-Box with minimum inside dimensions of 3"L × 2"W × 2"H Includes bracket for J-Box mount.
Rated Life: 60,000 hours

ORDERING NUMBER

		Color Temp		CRI	Finish		Lumens
4011	*12V*	**27**	*2700K*	*90*	**BBR**	*Bronze on Brass*	*17*
					BK	*Black on Aluminum*	*17*
					BZ	*Bronze on Aluminum*	*17*
					WT	*White on Aluminum*	*38*
		30	*3000K*	*90*	**BBR**	*Bronze on Brass*	*17*
					BK	*Black on Aluminum*	*17*
					BZ	*Bronze on Aluminum*	*17*
					WT	*White on Aluminum*	*38*
					SS	*Cast Stainless Steel*	*23*
		AM	*Amber*	*-*	**BBR**	*Bronze on Brass*	*11*
					BK	*Black on Aluminum*	*11*
					BZ	*Bronze on Aluminum*	*11*
					WT	*White on Aluminum*	*23*
					SS	*Cast Stainless Steel*	*14*

4011-_____

Example: **4011-30BK**

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters, East Manufacturing Facility
44 Harbor Park Drive
Port Washington, NY 11050

South East Manufacturing Facility
1600 Distribution Ct
Lithia Springs, GA 30122

Central Manufacturing Facility
1700 South J Elmer Freeway, Ste 100
Cedar Hill, TX 75104

West Manufacturing Facility
1750 S Archibald Ave
Ontario, CA 91761

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program.

RECTANGLE STEP LIGHTS 12V

4011

WAC LANDSCAPE LIGHTING

Magnetic Transformers

Stainless Steel, 12-15V output, IP65 rated, UL 1838 listed
See transformer spec sheet for details and its accessories

9075-TRN-SS	**9150-TRN-SS**	**9300-TRN-SS**	**9600-TRN-SS**
75W Max	*150W Max*	*300W Max*	*600W Max*



TESTED MAGNETIC LOW VOLTAGE(MLV) DIMMERS

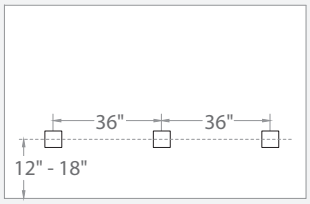
Luminaire	Dimmer					
	Manufacturer	Family	Model	Power Rating	Range*	Note
4011	*Lutron*	*Diva*	*DVLV-600*	*600W*	*23% - 100%*	
		Skylark	*SLV-600P*	*600W*	*17% - 100%*	*Best performance*
		Skylark	*S-10P*	*1000W*		*Not recommended*

*Low end of this range is determined by output current which may not directly translate to the perceived light output

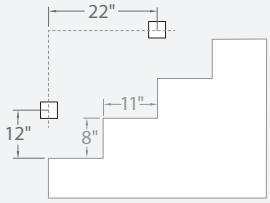
WAC Lighting fixtures are compatible with a variety of dimmers. For your convenience we have included a compatibility chart showing dimmers which have been tested with our products. The recommended list below is based upon testing conducted in a lab, and the results can vary in certain field applications due to a number of factors. Exclusion from the list does not imply incompatibility, just that it has not been tested by WAC Lighting. Please reference the dimmer manufacturer's instructions for installation, or contact a WAC lighting professional at 800-526-2588.

Spacing Recommendations for Optimal Light Distribution

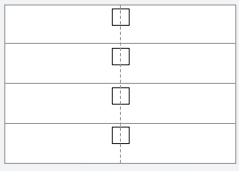
Corridors / Hallways



Stairs - Wall Mount



Stairs - Step Mount



Mount in center of stair as close to the upper tread as possible. For best results use one light per step for steps narrower than 5 feet

waclighting.com
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Fax (800) 526.2585

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44 Harbor Park Drive
Port Washington, NY 11050

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1600 Distribution Ct
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Central Manufacturing Facility
1700 South J Elmer Freeway, Ste 100
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West Manufacturing Facility
1750 S Archibald Ave
Ontario, CA 91761

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GATE LED BOLLARD/PATH

6651

WAC LANDSCAPE LIGHTING



Shown without plate



Shown with plate



Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

Sleek linear design blends seamlessly into pathways while providing soft, even illumination

FEATURES

- IP66 rated, Protected against powerful water jets
- Factory sealed water tight fixtures
- Corrosion resistant aluminum alloy
- Recommended spacing for installation: Residential: 7 to 9ft; Commercial: 5 to 7ft
- Mounting stake, 6 foot lead wire, and detachable back plate included
- UL & cUL 1838 Listed

SPECIFICATIONS

Input: 9-15VAC (Transformer is required)
Power: 7W / 7.5VA (Use VA value for sizing the transformer and calculate voltage drop.)
Brightness: Up to 115 lm
CRI: 90
Rated Life: 60,000 hours

Mounting accessory included



ORDERING NUMBER

		Color Temp		Finish	
6651	*Canopy*	**27** **30**	*2700K Warm White* *3000K Pure White*	**BZ** **BK**	*Bronze on Aluminum* *Black on Aluminum*

6651-____BK

Example: **6651-30BK**

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Fixture Type:	
Catalog Number:	
Project:	
Location:	

Tube

5" Ceiling Mount 3000K

Model & Size	Color Temp & CRI	Watt	Lumens	Finish
FM-W2605 5"	2 3000K 90	16W	1188	AL Brushed Aluminum BK Black BZ Bronze GH Graphite WT White

Example: **FM-W2605-AL**



DESCRIPTION

Sleek and stylish. Tube is offered in round and cylindrical profiles for various applications and design themes. Crafted of die-cast aluminum with an etched glass diffuser for broad based or focused illumination in baths, closets and other rooms, as well as outdoor locations, in residential and commercial spaces. Mounts to walls or ceilings. Five handsome finishes. Precise engineering using the latest energy-efficient LED technology with a built-in reflector for superior optics.

FEATURES

- Title 24 may not be available for all finishes, check for availability
- Driver concealed within the fixture
- 5 year warranty

SPECIFICATIONS

Construction	Die-cast Aluminum
Power:	16W
Input:	120-277V,50/60Hz
Dimming:	ELV: 100-10%
Light Source:	Integrated LED
Rated Life:	70,000 Hours
Mounting:	Mounts directly to junction box, Can be mounted on ceiling or wall in all orientations
Finish:	Electrostatically Powder Coated: Brushed Aluminum with Clear Powder Coat Brushed Aluminum, Powder Coat White White, Black, Powder Coat Graphite Graphite, Powder Coat Bronze Bronze
Operating Temp:	-40°F to 122°F (-40°C to 50°C)
Standards:	ETL, cETL, Wet Location Listed, IP65, Title 24 JA8 Compliant

FINISHES:



Black | Bronze | Brushed Aluminum | Graphite | White

LINE DRAWING:

