

Garver Feedmill Redevelopment

109 S. Fair Oaks Avenue
Madison, WI 53704

GDP/SIP Submittal

May 27, 2015

GARVER FEEDMILL REDEVELOPMENT PLAN

109 SOUTH FAIR OAKS AVE.
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

SMITHGROUP JJR

44 EAST MIFFLIN STREET
SUITE 500
MADISON, WI 53703
608.251.1177
www.smithgroupjjr.com

Design Coalition
2088 Atwood Ave.,
Madison, WI 53704
608.246.8846

Bachmann Construction
1201 S Stoughton Rd.
Madison, WI 53716
608-222-8869

ISSUED FOR	REV	DATE
GDP/SIP		05.27.2015

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION



DRAWING TITLE

0' 25' 50' 100'
SCALE: 1" = 50'-0"

PROJECT NUMBER 20737.000

DRAWING NUMBER



EXISTING SOUTH FACADE AERIAL



EXISTING NORTH FACADE AERIAL



PROPOSED GARVER SOUTH FACADE



GARVER NORTH FACADE CONCEPT

SHEET TABLE LIST

C-0.1	RENDERED SITE PLAN
C-1.0	EXISTING CONDITIONS
C-1.1	FIRE ACCESS AND OVERALL LAYOUT PLAN
C-1.2	PRELIMINARY GRADING PLAN
C-1.3	PRELIMINARY UTILITY PLAN
L- 1.0	LANDSCAPE PLAN
A-1.0	BUILDING FLOOR PLAN
A-1.1	BUILDING ELEVATIONS
A-1.2	BUILDING SECTIONS
A-1.3	MICRO LODGES
A-1.4	MICRO LODGES

GARVER FEEDMILL REDEVELOPMENT PLAN
 109 SOUTH FAIR OAKS AVE.
 MADISON, WI 53704

Owner:
 GARVER FEED MILL LLC
 1030 W. Chicago Avenue Ste. 200
 Chicago, IL 60642

SMITHGROUP JJR

44 EAST MIFFLIN STREET
 SUITE 500
 MADISON, WI 53703
 608.251.1177
 www.smithgroupjir.com

Design Coalition
 2088 Atwood Ave.
 Madison, WI 53704
 608.246.8846

Bachmann Construction
 1201 S Stoughton Rd.
 Madison, WI 53716
 608-222-8869

ISSUED FOR	REV	DATE
GDP/SIP		05.27.2015

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION



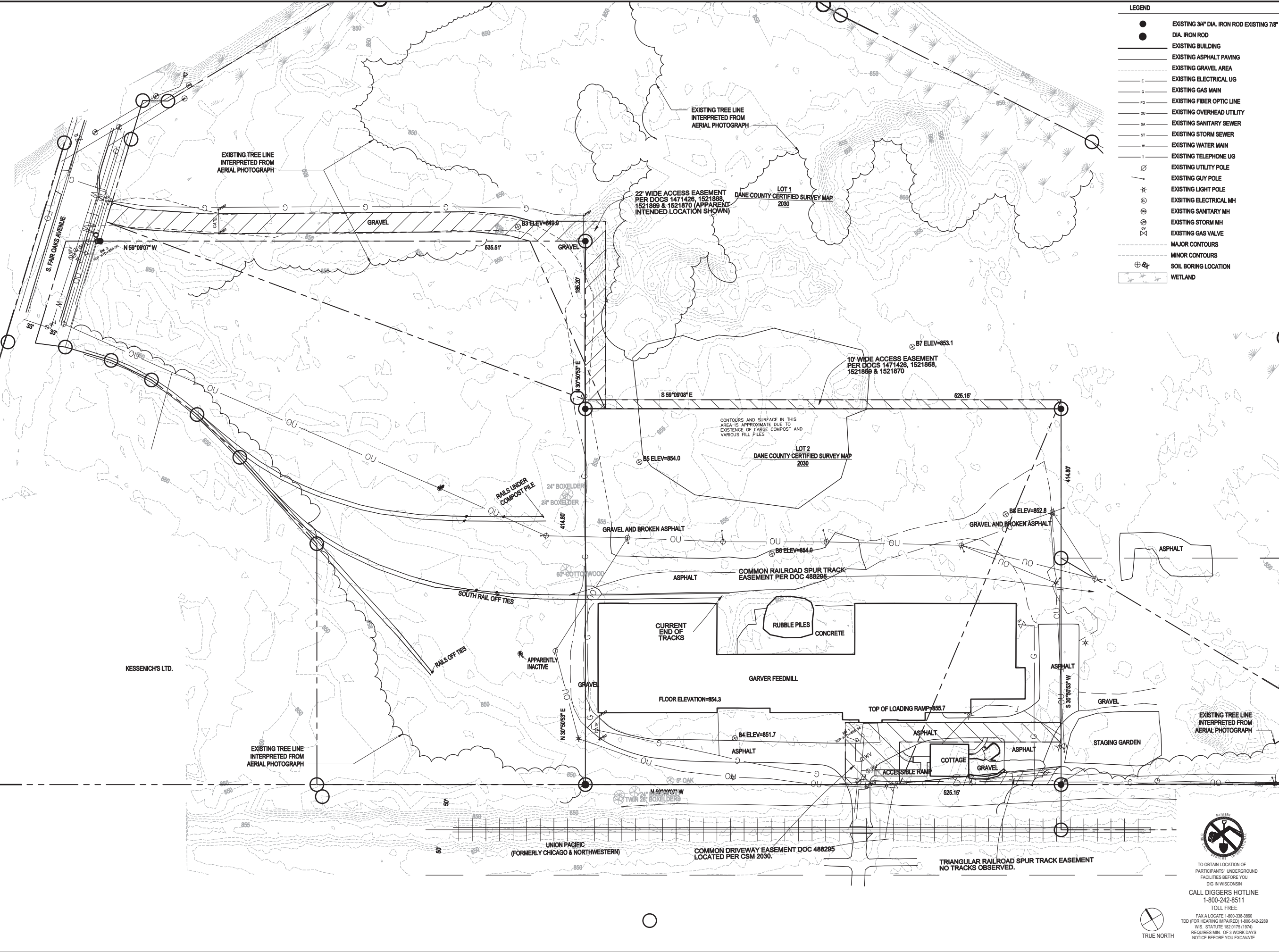
DRAWING TITLE
EXISTING CONDITIONS

SCALE: 1" = 50'-0"

PROJECT NUMBER 20737.000
 DRAWING NUMBER

C-1.0

- LEGEND**
- EXISTING 3/4" DIA. IRON ROD EXISTING 7/8" DIA. IRON ROD
 - ▬ EXISTING BUILDING
 - ▬ EXISTING ASPHALT PAVING
 - ▬ EXISTING GRAVEL AREA
 - ▬ EXISTING ELECTRICAL UG
 - ▬ EXISTING GAS MAIN
 - ▬ EXISTING FIBER OPTIC LINE
 - ▬ EXISTING OVERHEAD UTILITY
 - ▬ EXISTING SANITARY SEWER
 - ▬ EXISTING STORM SEWER
 - ▬ EXISTING WATER MAIN
 - ▬ EXISTING TELEPHONE UG
 - EXISTING UTILITY POLE
 - EXISTING GUY POLE
 - EXISTING LIGHT POLE
 - EXISTING ELECTRICAL MH
 - EXISTING SANITARY MH
 - EXISTING STORM MH
 - EXISTING GAS VALVE
 - ▬ MAJOR CONTOURS
 - ▬ MINOR CONTOURS
 - ⊕ SOIL BORING LOCATION
 - ▬ WETLAND



FILE:P:\20737\000\CAD\C Sheet\C-1.0.dwg USER: jwnevel DATE: May, 26 2015 TIME: 01:49 pm

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE
 FAX A LOCATE 1-800-338-3860 TDD (FOR HEARING IMPAIRED) 1-800-542-2289 WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.



GARVER FEEDMILL REDEVELOPMENT PLAN

109 SOUTH FAIR OAKS AVE.
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

SMITHGROUP JJR

44 EAST MIFFLIN STREET
SUITE 500
MADISON, WI 53703
608.251.1177
www.smithgroupjjr.com

Design Coalition
208 Atwood Ave.
Madison, WI 53704
608.246.8846

Bachmann Construction
1201 S Stoughton Rd.
Madison, WI 53716
608.222.8869

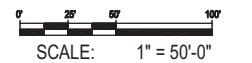
ISSUED FOR	REV	DATE
GDP/SIP		05.27.2015

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION



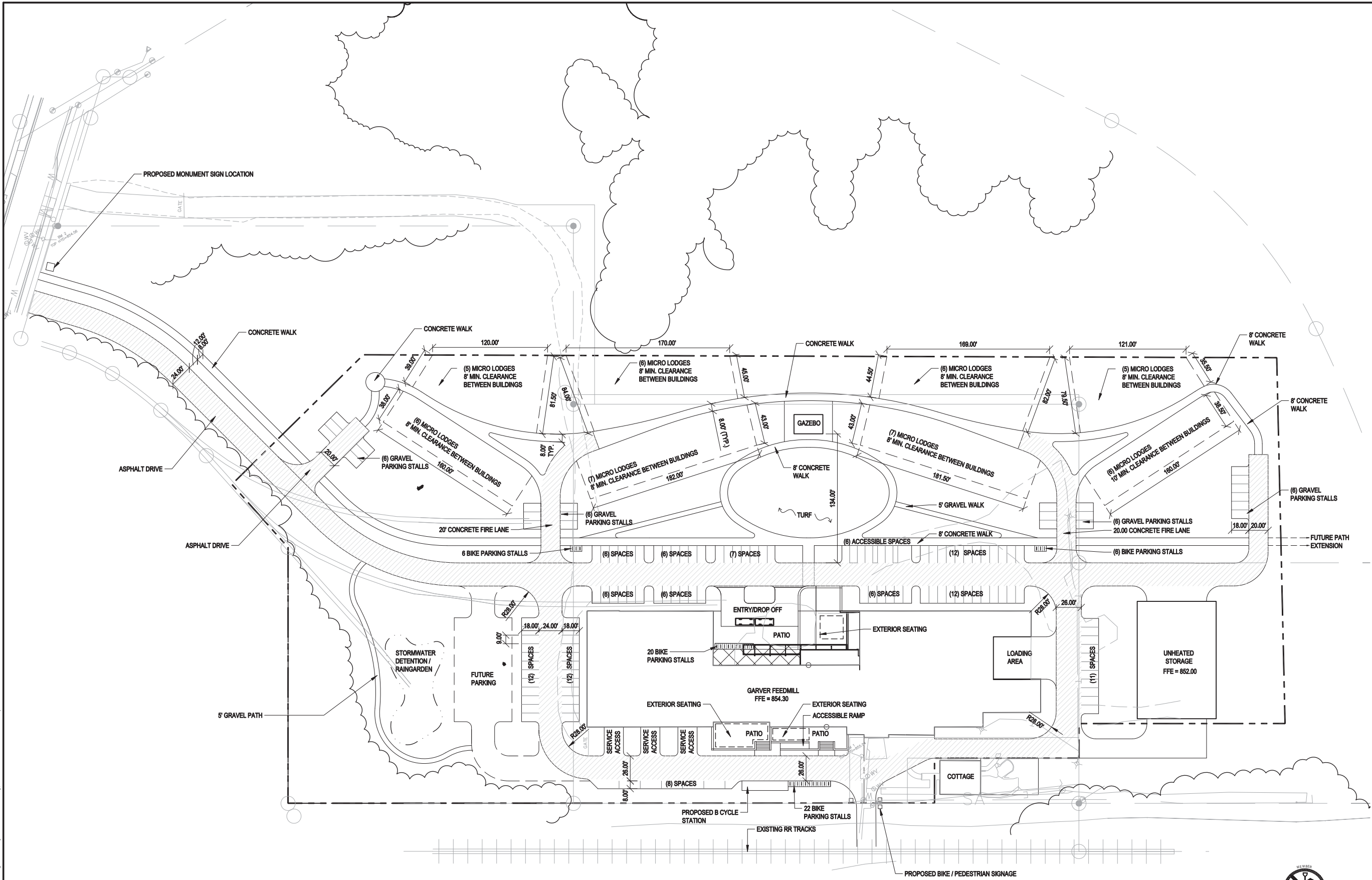
DRAWING TITLE
SITE PLAN



PROJECT NUMBER
20737.000

DRAWING NUMBER

C-1.1



FIRE ACCESS LEGEND
[Hatched box symbol] = PROPOSED FIRELANE

NOTE:
1. LIGHTING: SITE AND BUILDING LIGHTING TO COMPLY WITH NEC (NATIONAL ELECTRICAL CODE), IECC (INTERNATIONAL ENERGY CONSERVATION CODE), IES (ILLUMINATING ENGINEERING SOCIETY), ASHRAE 90.1, SAFETY, AND SECURITY STANDARDS WHILE RESPECTING DARK SKY ORDINANCES.

OPEN SPACE CALCULATIONS
LOT AREA - 10.45 ACRES
BUILDING AREA - 1.58 ACRES
USEABLE OPEN SPACE - 5.14 ACRES

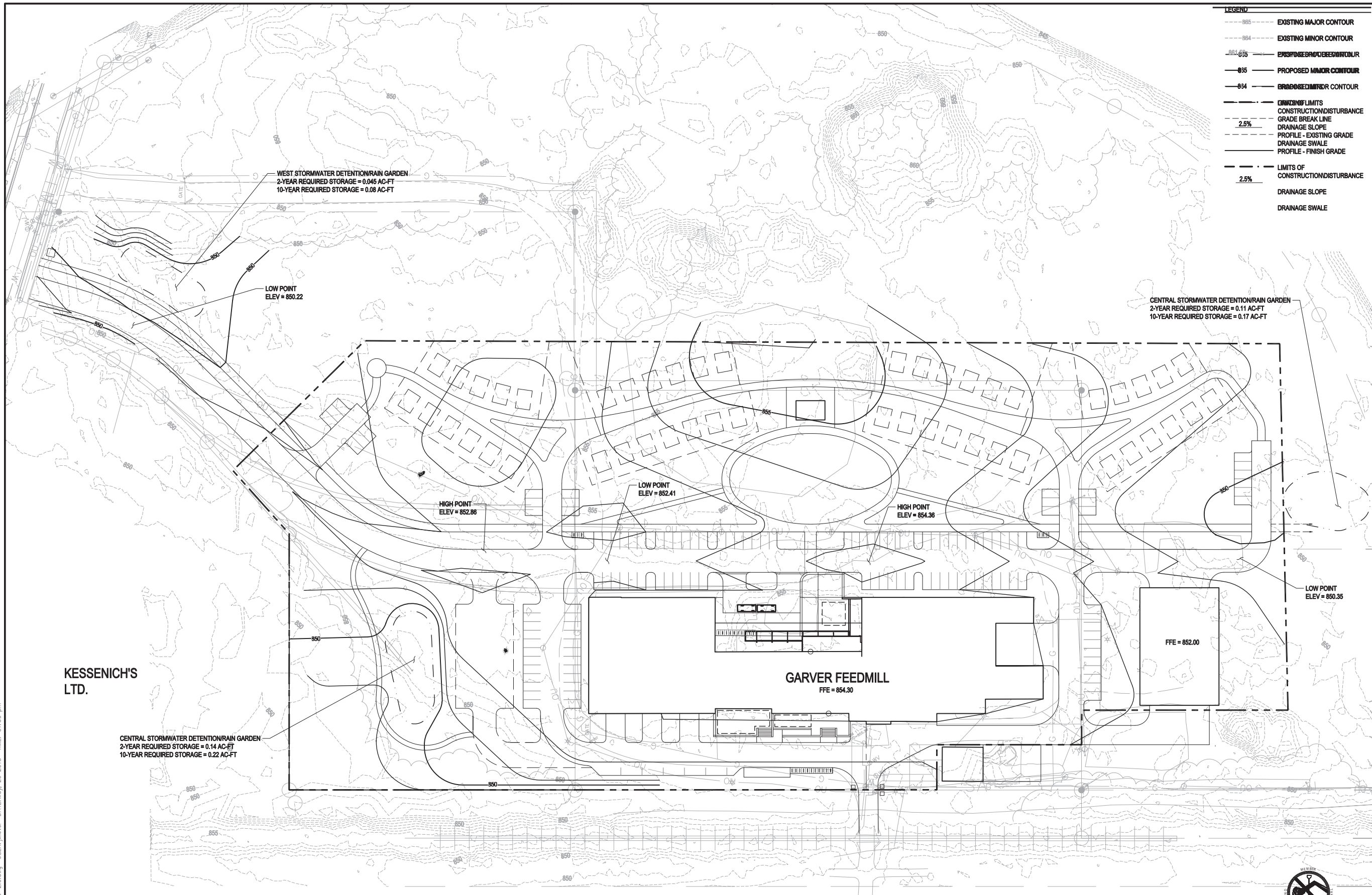
PARKING PROVIDED 142 SPACES
BIKE PARKING PROVIDED 54 STALLS

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE
FAX A LOCATE 1-800-338-3860
TDD (FOR HEARING IMPAIRED) 1-800-542-2289
WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.



FILE: P:\20737\000\CAO\Sheet\C-1.dwg USER: jlevel DATE: May, 26 2015 TIME: 01:50 pm

FILE: P:\20737\2000\CAD\C Sheet\1-C-2.0.dwg USER: jlevel DATE: May 26 2015 TIME: 01:50 pm



- LEGEND**
- - - 865 - - - EXISTING MAJOR CONTOUR
 - - - 864 - - - EXISTING MINOR CONTOUR
 - - - 863 - - - PROPOSED MAJOR CONTOUR
 - - - 862 - - - PROPOSED MINOR CONTOUR
 - 2.5% --- CONSTRUCTION DISTURBANCE
 - 2.5% --- GRADE BREAK LINE
 - 2.5% --- DRAINAGE SLOPE
 - 2.5% --- PROFILE - EXISTING GRADE
 - 2.5% --- DRAINAGE SWALE
 - 2.5% --- PROFILE - FINISH GRADE
 - 2.5% --- LIMITS OF CONSTRUCTION DISTURBANCE
 - 2.5% --- DRAINAGE SLOPE
 - 2.5% --- DRAINAGE SWALE

GARVER FEEDMILL REDEVELOPMENT PLAN
 109 SOUTH FAIR OAKS AVE.
 MADISON, WI 53704

Owner:
 GARVER FEED MILL LLC
 1030 W. Chicago Avenue Ste. 200
 Chicago, IL 60642

SMITHGROUP JJR

44 EAST MIFFLIN STREET
 SUITE 500
 MADISON, WI 53703
 608.251.1177
 www.smithgroupjjr.com

Design Coalition
 2088 Atwood Ave.
 Madison, WI 53704
 608.246.8846

Bachmann Construction
 1201 S Stoughton Rd.
 Madison, WI 53716
 608-222-8869

ISSUED FOR	REV	DATE
GDP/SIP		05.27.2015

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION



DRAWING TITLE
PRELIMINARY GRADING PLAN

SCALE: 1" = 50'-0"

PROJECT NUMBER 20737.000
 DRAWING NUMBER C-1.2

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
 CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE

FAX A LOCATE 1-800-338-3860
 TDD (FOR HEARING IMPAIRED) 1-800-542-2289
 WIS. STATUTE 182.0175 (1974)
 REQUIRES MIN. OF 3 WORK DAYS
 NOTICE BEFORE YOU EXCAVATE.

TRUE NORTH

GARVER FEEDMILL REDEVELOPMENT PLAN

109 SOUTH FAIR OAKS AVE.
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

SMITHGROUP JJR

44 EAST MIFFLIN STREET
SUITE 500
MADISON, WI 53703
608.251.1177
www.smithgroupjir.com

Design Coalition
2088 Atwood Ave.
Madison, WI 53704
608.246.8846

Bachmann Construction
1201 S Stoughton Rd.
Madison, WI 53716
608-222-8869

ISSUED FOR	REV	DATE
GDP/SIP		05.27.2015

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

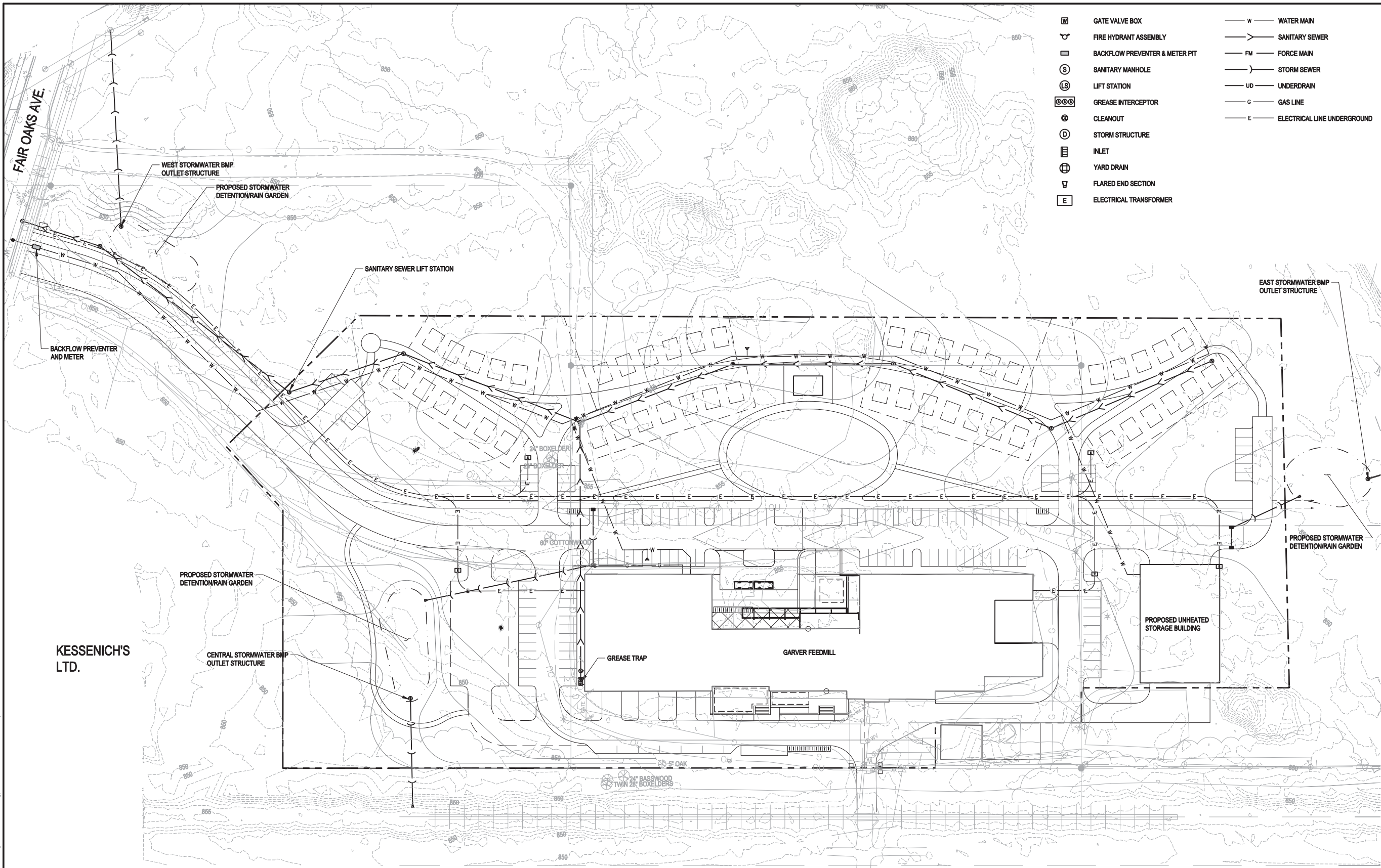


DRAWING TITLE
PRELIMINARY UTILITY PLAN

SCALE: 1" = 50'-0"

PROJECT NUMBER
20737.000
DRAWING NUMBER

C-1.3



- | | | | |
|--|--------------------------------|--|-----------------------------|
| | GATE VALVE BOX | | WATER MAIN |
| | FIRE HYDRANT ASSEMBLY | | SANITARY SEWER |
| | BACKFLOW PREVENTER & METER PIT | | FORCE MAIN |
| | SANITARY MANHOLE | | STORM SEWER |
| | LIFT STATION | | UNDERDRAIN |
| | GREASE INTERCEPTOR | | GAS LINE |
| | CLEANOUT | | ELECTRICAL LINE UNDERGROUND |
| | STORM STRUCTURE | | |
| | INLET | | |
| | YARD DRAIN | | |
| | FLARED END SECTION | | |
| | ELECTRICAL TRANSFORMER | | |

FILE: P:\20737\000\CAD\C Sheet\C-3.0.dwg USER: jlevel DATE: May, 26, 2015 TIME: 01:50 pm



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE FAX A LOCATE 1-800-338-3860 TDD (FOR HEARING IMPAIRED) 1-800-542-2289 WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.



GARVER FEEDMILL REDEVELOPMENT PLAN
109 SOUTH FAIR OAKS AVE.
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

SMITHGROUP JJR

44 EAST MIFFLIN STREET
SUITE 500
MADISON, WI 53703
608.251.1177
www.smithgroupjir.com

Design Coalition
2088 Atwood Ave.
Madison, WI 53704
608.246.8846

Bachmann Construction
1201 S Stoughton Rd.
Madison, WI 53716
608-222-8869

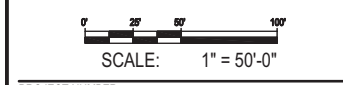
ISSUED FOR	REV	DATE
GDP/SIP		05.27.2015

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION



DRAWING TITLE
LANDSCAPE PLAN

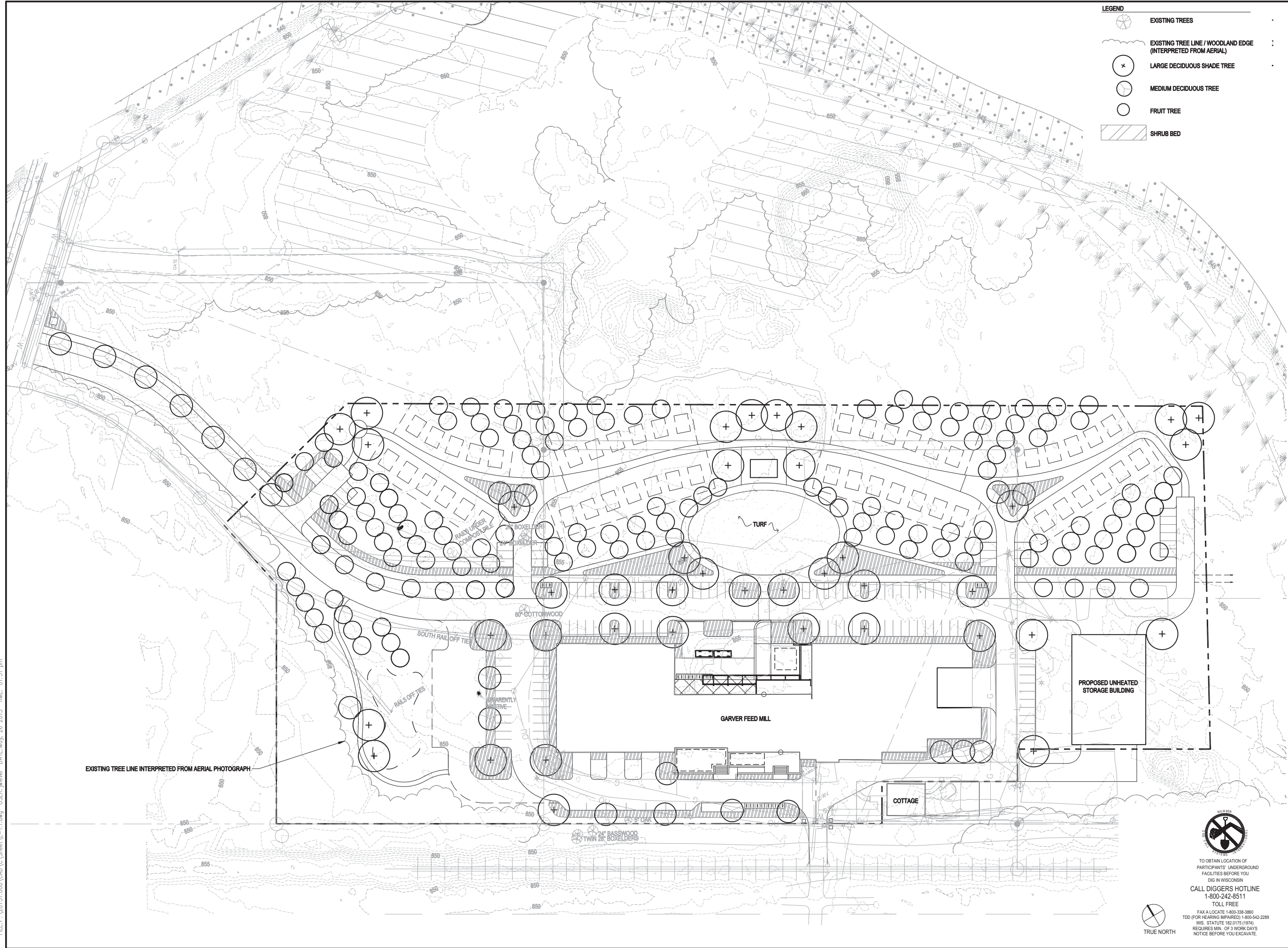


PROJECT NUMBER
20737.000

DRAWING NUMBER

L-1.0

- LEGEND**
- EXISTING TREES
 - EXISTING TREE LINE / WOODLAND EDGE (INTERPRETED FROM AERIAL)
 - LARGE DECIDUOUS SHADE TREE
 - MEDIUM DECIDUOUS TREE
 - FRUIT TREE
 - SHRUB BED



FILE:P:\20737\000\CAD\C Sheet\L-1.1.dwg USER: mvel DATE: May, 26 2015 TIME: 01:51 pm

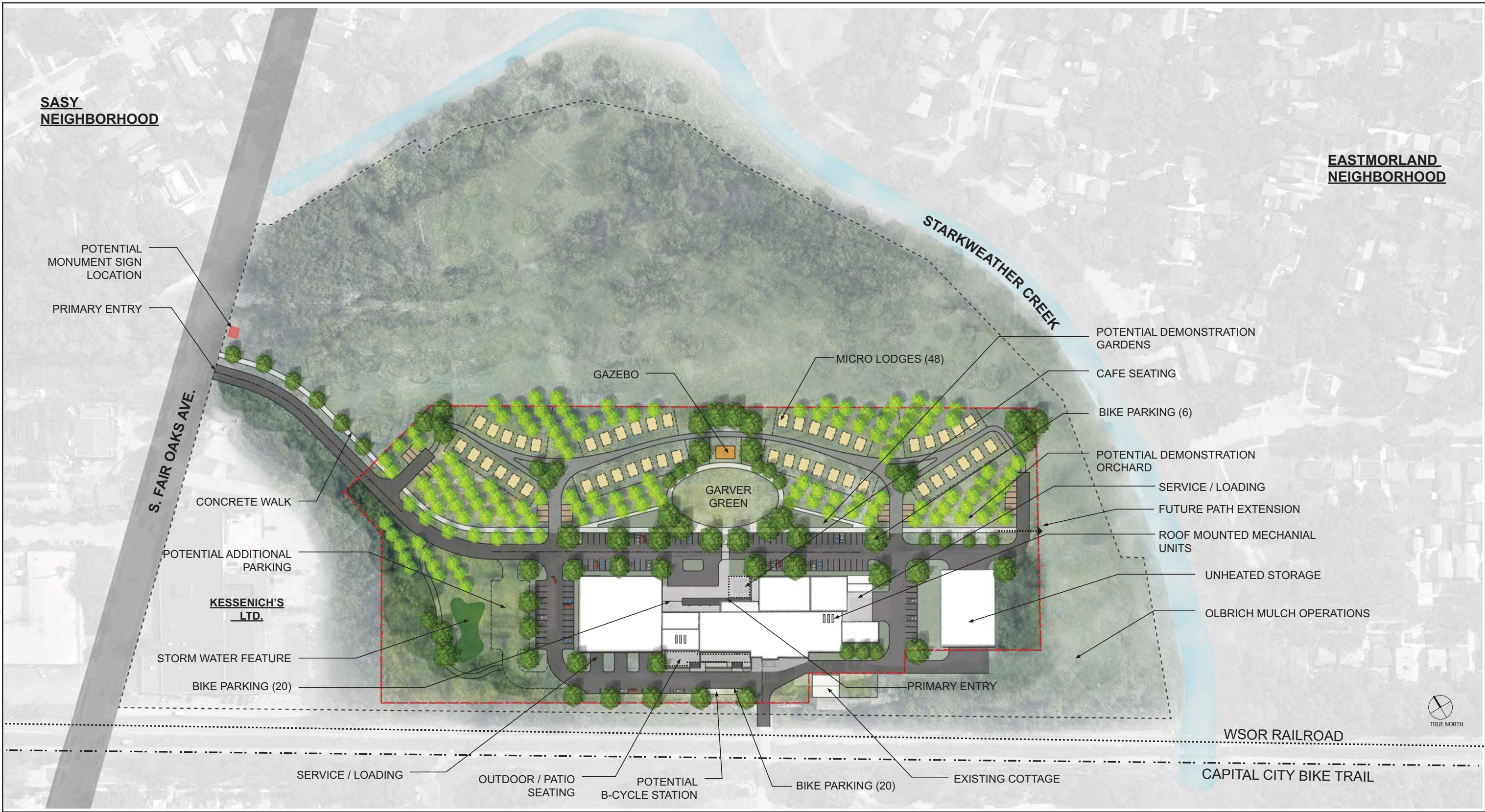


TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

FAX A LOCATE 1-800-338-3860
TDD (FOR HEARING IMPAIRED) 1-800-542-2289
WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.



FILE: \\PHI-FILE1\Projects\20737.000\CAD\C Model\TBLK-ARCH.dwg USER: kuerzi DATE: May, 21 2015 TIME: 01:41 pm



SMITHGROUP JJR

44 EAST MIFFLIN STREET
 SUITE 500
 MADISON, WI 53703
 608.251.1177
 www.smithgroupjjr.com

Design Coalition
 2088 Atwood Ave.,
 Madison, WI 53704
 608.246.8846

Bachmann Construction
 1201 S Stoughton Rd.
 Madison, WI 53716
 608-222-8869

GARVER FEEDMILL REDEVELOPMENT PLAN

109 SOUTH FAIR OAKS AVE.
 MADISON, WI 53704

Owner:
 GARVER FEED MILL LLC
 1030 W. Chicago Avenue Ste. 200
 Chicago, IL 60642

ISSUED FOR	REV	DATE
GDP/SIP		05.27.2015

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION



DRAWING TITLE
 RENDERED SITE PLAN

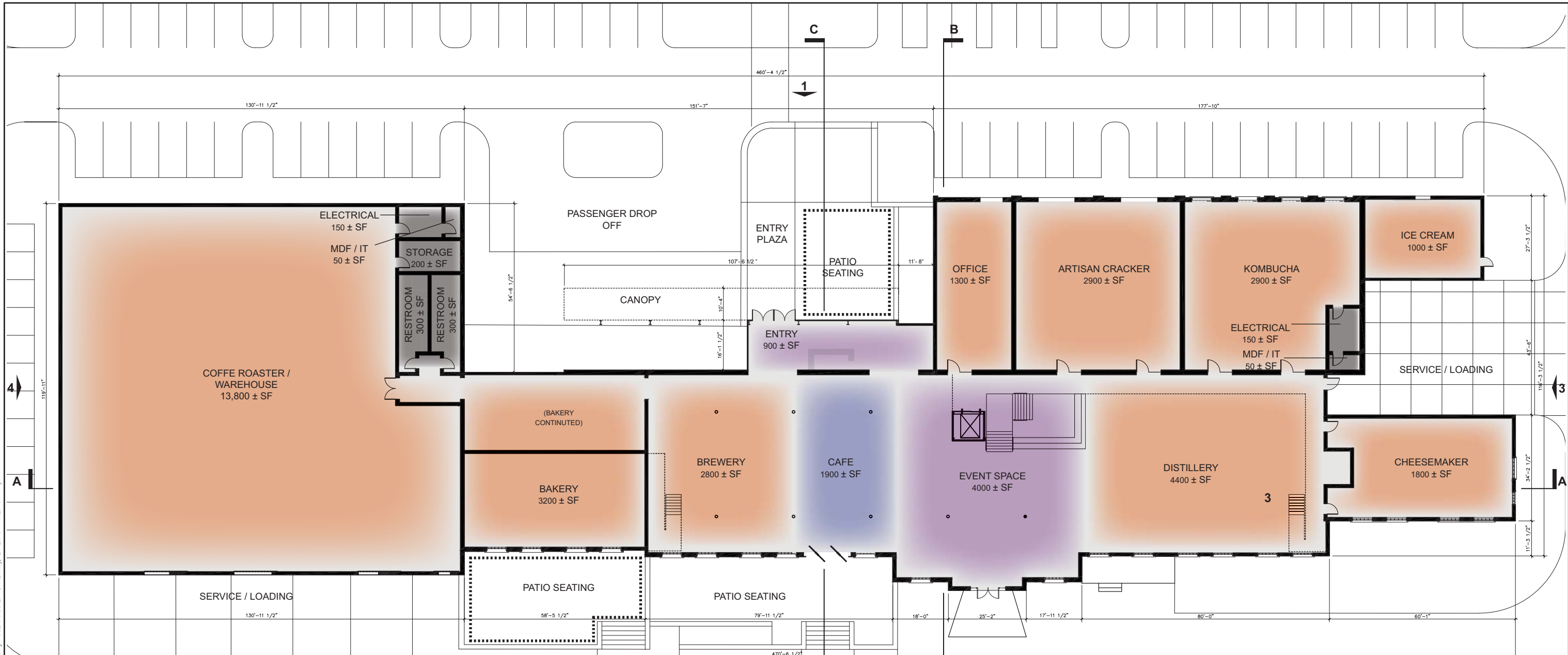
C - 0.1



PROJECT NUMBER
 20737.000

DRAWING NUMBER

FILE: \\P:\FILE\Projects\20737.000\CAD\C Model\TBK-ARCH.dwg USER: kuenzi DATE: May, 21 2015 TIME: 01:41 pm



GARVER SF		
FOOD PRODUCTION		32,800 SF
COFFEE ROASTER / WAREHOUSE	13,800 SF	
ARTISIAN CRACKER	2,900 SF	
KOMBUCHA	2,900 SF	
BAKERY	3,200 SF	
BREWERY	2,800 SF	
ICE CREAM	1,000 SF	
CHEESEMAKER	1,800 SF	
DISTILLERY	4,400 SF	
CAFE		1,900 SF
EVENT SPACE		4,000 SF
ENTRY		900 SF

GARVER SF		
OFFICE		18,100 SF
NON - PROFIT EDUCATION	7,200 SF	
OFFICE	1,800 SF	
OFFICE	1,800 SF	
OFFICE	1,800 SF	
OFFICE	4,200 SF	
OFFICE	1,300 SF	
SUPPORT		1,200 SF
RESTROOMS	600 SF	
ELECTRICAL	300 SF	
IT/MDF	100 SF	
STORAGE	200 SF	
TOTAL		58,900 SF

EXISTING STRUCTURE TO REMAIN


 TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE
 FAX A LOCATE 1-800-338-3860
 TDD (FOR HEARING IMPAIRED) 1-800-542-2289
WIS. STATUTE 92.0175 (1974)
 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

SMITHGROUP JJR

44 EAST MIFFLIN STREET
 SUITE 500
 MADISON, WI 53703
 608.251.1177
 www.smithgroupjjr.com

Design Coalition
 2088 Atwood Ave.,
 Madison, WI 53704
 608.246.8846

Bachmann Construction
 1201 S Stoughton Rd.
 Madison, WI 53716
 608-222-8869

GARVER FEEDMILL REDEVELOPMENT PLAN

109 SOUTH FAIR OAKS AVE.
 MADISON, WI 53704

Owner:
 GARVER FEED MILL LLC
 1030 W. Chicago Avenue Ste. 200
 Chicago, IL 60642

ISSUED FOR	REV	DATE
GDP/SIP		05.27.2015

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION



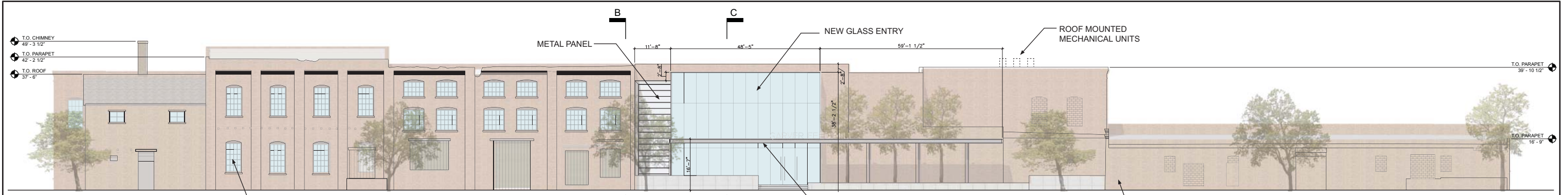
DRAWING TITLE
FLOOR PLAN
A - 1.0

0' 10' 20' 40'
 SCALE: 1"=16'-0"

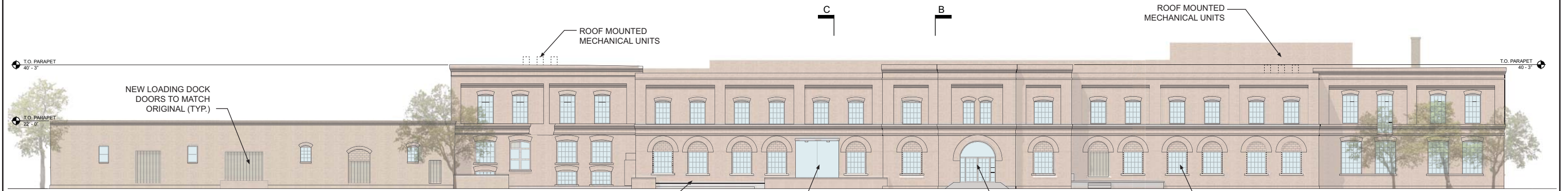
PROJECT NUMBER
 20737.000

DRAWING NUMBER

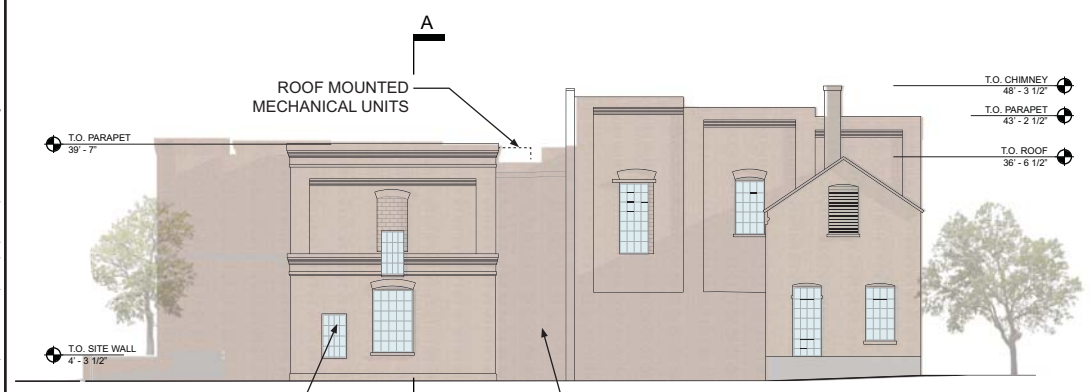
FILE: \\PHI-FILE\Projects\20737.000\CAD\C Model\TBK-ARCH.dwg USER: lkuenzi DATE: May, 21 2015 TIME: 01:41 pm



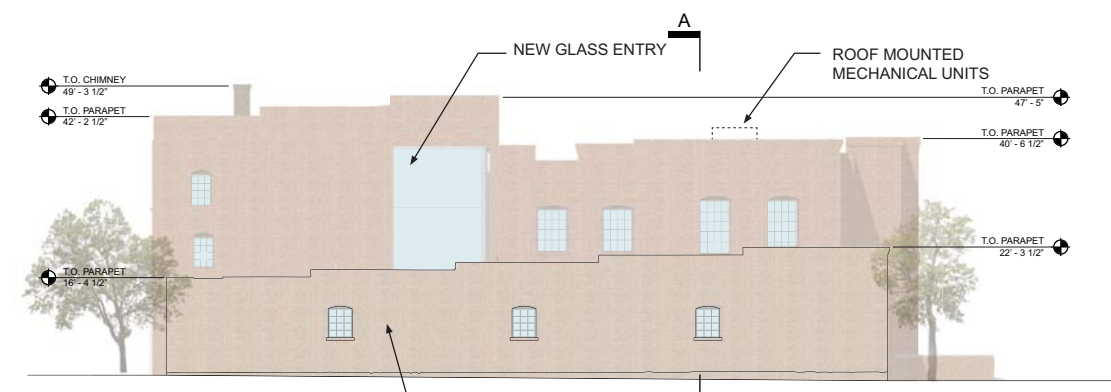
1 NORTH ELEVATION
SCALE : 1/16" = 1'-0"



2 SOUTH ELEVATION
SCALE : 1/16" = 1'-0"



3 WEST ELEVATION
SCALE : 1/16" = 1'-0"



4 EAST ELEVATION
SCALE : 1/16" = 1'-0"

SMITHGROUP JJR

44 EAST MIFFLIN STREET
SUITE 500
MADISON, WI 53703
608.251.1177
www.smithgroupj jr.com

Design Coalition
2088 Atwood Ave.,
Madison, WI 53704
608.246.8846

Bachmann Construction
1201 S Stoughton Rd.
Madison, WI 53716
608-222-8869

GARVER FEEDMILL REDEVELOPMENT PLAN

109 SOUTH FAIR OAKS AVE.
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

ISSUED FOR	REV	DATE
GDP/SIP		05.27.2015

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION



DRAWING TITLE
ELEVATIONS

A - 1.1

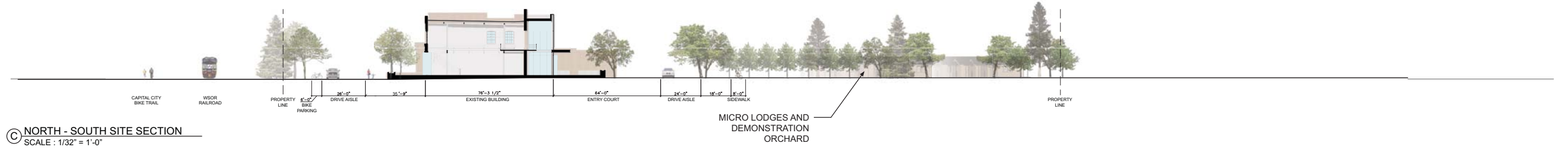
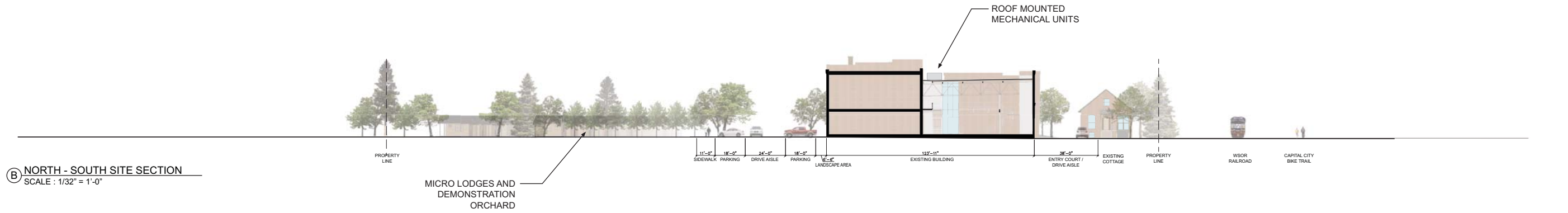
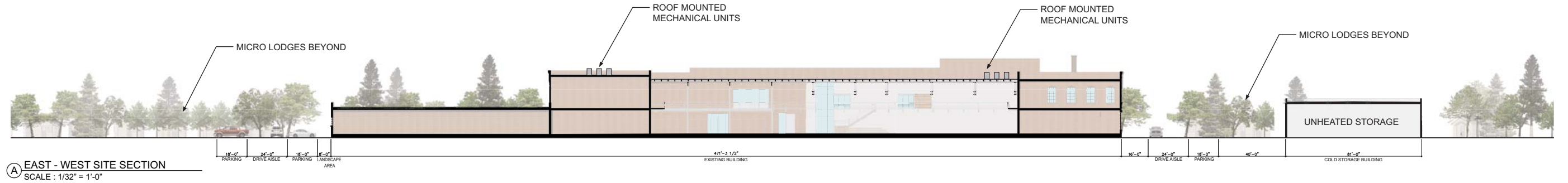


SCALE: 1"=16'-0"

PROJECT NUMBER
20737.000

DRAWING NUMBER

FILE: \\PHI-FILE1\Projects\20737.000\CAD\C Model\TBLK-ARCH.dwg USER: lkuenzi DATE: May, 21 2015 TIME: 01:41 pm



SMITHGROUP JJR

44 EAST MIFFLIN STREET
SUITE 500
MADISON, WI 53703
608.251.1177
www.smithgroupj jr.com

Design Coalition
2088 Atwood Ave.,
Madison, WI 53704
608.246.8846

Bachmann Construction
1201 S Stoughton Rd.
Madison, WI 53716
608-222-8869

GARVER FEEDMILL REDEVELOPMENT PLAN

109 SOUTH FAIR OAKS AVE.
MADISON, WI 53704

Owner:
GARVER FEED MILL LLC
1030 W. Chicago Avenue Ste. 200
Chicago, IL 60642

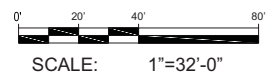
ISSUED FOR	REV	DATE
GDP/SIP		05.27.2015

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION



DRAWING TITLE
SITE SECTIONS
A - 1.2



PROJECT NUMBER
20737.000
DRAWING NUMBER

Micro-Lodges at Garver Feed Mill ~ Appearance Concepts



Micro-Lodges at Garver Feed Mill ~ Appearance Concepts

