

BROADWAY STATION

1513 LAKE POINT DRIVE

MADISON, WISCONSIN

SYMBOLS KEY AND ABBREVIATIONS:

DOOR NUMBER, REFER TO DOOR SCHEDULE ON SHEET A5.0.

WINDOW NUMBER, REFER TO EXTERIOR ELEVATIONS AND WINDOW SCHEDULE ON SHEET A2.0.

KEY NOTE

FIRE RATING DESIGNATION

ROOM NAME TAG

FLOOR FINISH TRANSITION

FLOOR HEIGHT TRANSITION

SECTION OR DETAIL TAG REFERRING TO DETAIL # / SHEET #.

DETAIL REFERENCE TAG REFERRING TO DETAIL # / SHEET #.

INTERIOR ELEVATION REF. REFERRING TO DETAIL # / SHEET #.

PARTITION TYPE, SEE SHEET A5.1

SECTION ELEVATION TAG

EXISTING TOPOGRAPHY

PROPOSED NEW TOPOGRAPHICAL GRADE

PROPOSED NEW SPOT ELEVATION

PROJECT DATA:

LOCATION: 1513 LAKE POINT DRIVE
MADISON, WISCONSIN

REGULATING MUNICIPALITIES:
CITY OF MADISON
DADE COUNTY
STATE OF WISCONSIN

BUILDING CODE:
WISCONSIN ADMINISTRATIVE CODE
DEPARTMENT OF COMMERCE
CHAPTERS 61-65
2000 INTERNATIONAL BUILDING CODE

CONSTRUCTION TYPE:
TYPE IIA, NON-COMBUSTIBLE

OCCUPANCY:
BUSINESS = GROUP "B"
MERCHANTILE = GROUP "M"
ASSEMBLY = GROUP "A-2"

AREA CALCULATIONS:
B1: 18,676 GSF
B2: 19,165 GSF

THIS IS A FULLY-SPRINKLERED BUILDING

FIRE AREAS:
NONE

EXIT TRAVEL DISTANCE:
250 LF MAX. (IBC 1004.2.4)

ACCESSIBILITY:
PER IBC CH. 11 AND ANSI 117

HATCH PATTERNS:

	EARTH
	BRICK
	CONCRETE MASONRY UNIT (CMU)
	WOOD FRAMED WALL
	CONCRETE
	ASPHALT (PLAN)
	GRANULAR FILL (SECTION)

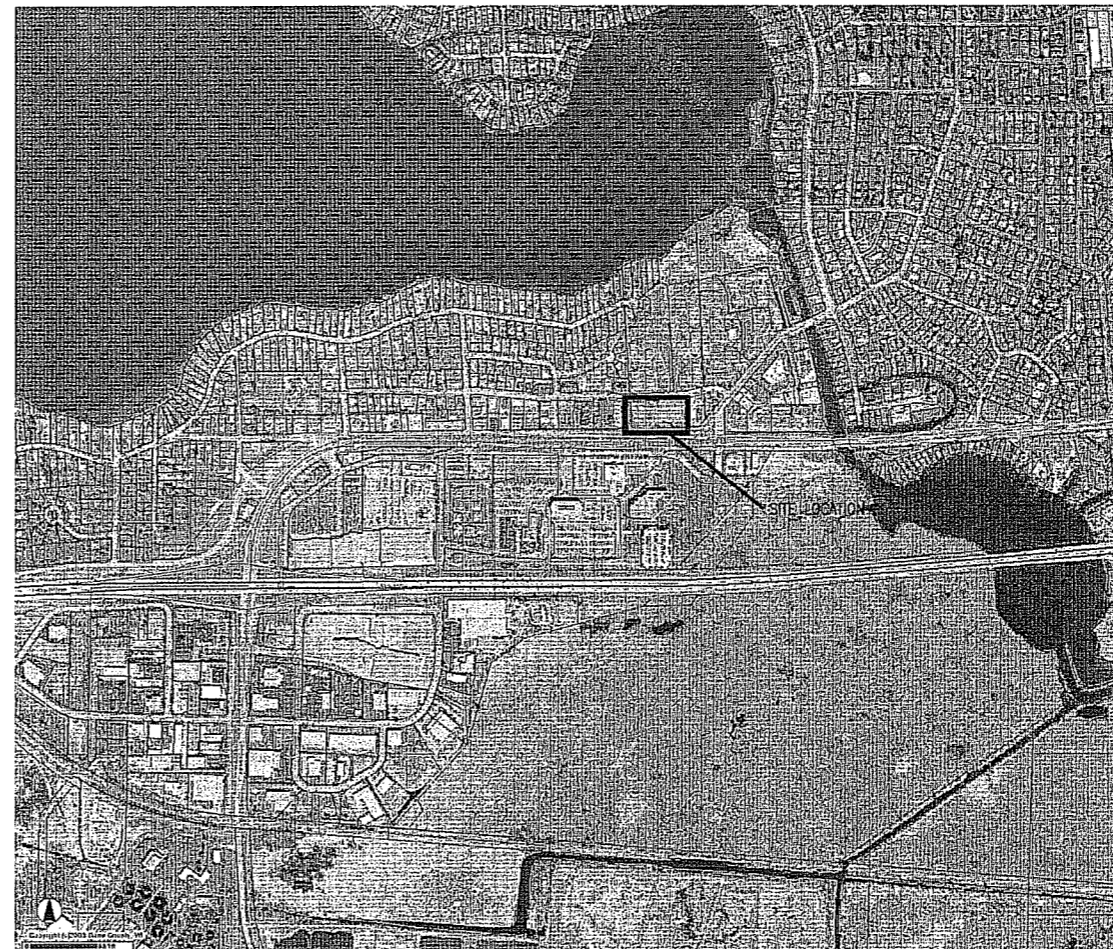
COMMON APPREVIATIONS:

AB ANCHOR BOLT	FDN FOUNDATION	OC ON CENTER
ACT ACoustical CEILING TILE	FIN FINISH (OR) FINISH	OCEN ON CENTER EACH WAY
AFF ABOVE FINISH FLOOR	FF FINISH FLOOR	OD OUTSIDE DIAMETER
AGG AGGREGATE	F-F FACE-TO-FACE	OH OVER HEAD
ALUM ALUMINUM	FLD FLANKING	OPP OPPOSITE
ALT ALTERNATE	FTE FUTURE	PEMB PRE-ENGINEERED METAL BUILDING
ARCH ARCHITECT/ARCHITECTURAL	FV FIELD VERIFY	PERM PERIMETER
B-B BACK-TO-BACK	GA GAUGE	PC PLUMBING CONTRACTOR
BLDG BUILDING	CAUV CALVANIZED	P/C PRECAST/PRESTRESSED
BLK BLOCK	OC GENERAL CONTRACTOR	PL STEEL PLATE DESIGNATION
BM BEAM	CL GRID LINE	P/T POST TENSIONED
BOT BOTTOM	OWB GYPSUM WALL BOARD	RB RUBBER BASE
BRG BRACING	OYP GYPSUM	RENF REINFORCING
BS BOTH SIDES	H HEIGHT	REQD REQUIRED
C CHANNEL DESIGNATION	HORIZ HORIZONTAL	RTU ROOF TOP UNIT
CP CAST IN PLACE	HP HIGH POINT	SCHED SCHEDULE
CJ CONSTRUCTION JOINT	IR IRON	SH SUBULAR
CL CENTER LINE	HT HEIGHT	SHT SHEET
CLJ CONTROL JOINT	HVAC HEATING, VENTILATING & AIR CONDITIONING	SOG SLAB ON GRADE
CLR CLEAR DISTANCE	HW HARDWOOD	SPA SPACE/SPACES
CMU CONCRETE MASONRY UNIT	ID INSIDE DIAMETER	SPEC SPECIFICATION
COL COLUMN	INSUL INSULATION	SQ SQUARE
CONC CONCRETE	INT INTERIOR	STL STEEL
CORN CONNECTION	IT JOINT	STR STRUCTURAL
CONT CONTINUOUS	KO KNOCK OUT	T TALL
CONTR CONTRACTOR	L LENGTH	THK THICK
CPT CARPET	L STEEL ANGLE DESIGNATION	TO TOP OF
CT CERAMIC TILE	LG LENGTH/LONG	TOC TOP OF CONCRETE
D DEPTH	LMF LIGHT GAGE METAL FRAMING	TOF TOP OF FLOOR
DB DESIGN BUILD	LH LONG LEG HORIZ	TOW TOP OF WALL
DA DIAMETER	LLV LONG LEG VERT	TL TOP OF LEDGE ELEVATION
DM DIMENSION	LP LOW POINT	TP TOP OF PEER ELEVATION
DN DOWN	LVL LAMINATED VENEER LUMBER	TW TOP OF WALL ELEVATION
DTL DETAIL	MANF MANUFACTURER	TY TYPICAL
DWG DRAWING	MAX MAXIMUM	UNO UNLESS NOTED OTHERWISE
DWL DWEL	MBW MASONRY BEARING WALL	VB VINYL BASE (OR) VAPOR BARRIER
EA EACH	MC MECHANICAL CONTRACTOR	VCT VINYL COMPOSITION TILE
EJ EXPANSION JOINT	MEP MECHANICAL, ELECTRICAL, PLUMBING	VERT VERTICAL
EL ELEVATION	MIN MINIMUM	VF VERIFY IN FIELD
ELEV ELEVATOR	MTL METAL	VR VAPOR RETARDER
ENG ENGINEER	NC NOT IN CONTRACT	W WIDTH
EQ EQUAL	NOI NON-INSULATED	W/O WITHOUT
EW EACH WAY	NS NOT TO SCALE	WD WOOD
E-W EAST-WEST DIRECTION	NIS NOT TO SCALE	WF WIDE FLANGE DESIGNATION
EXIST EXISTING	N-S NORTH-SOUTH DIRECTION	WP WORKING POINT
EXP EXPANSION		WSBW WOOD STUD BEARING WALL
EXT EXTERIOR		

SHEET INDEX:

CS	COVER SHEET
C1.0	GRADING PLAN
C2.0	UTILITY PLAN
A1.0	SITE PLAN
A1.1	FIRE ACCESS PLAN
A1.2	LANDSCAPE PLAN
A2.0	FIRST FLOOR PLAN
A2.1	SECOND FLOOR PLAN
A3.0	BUILDING ELEVATIONS

OVERALL SITE LOCATION MAP:

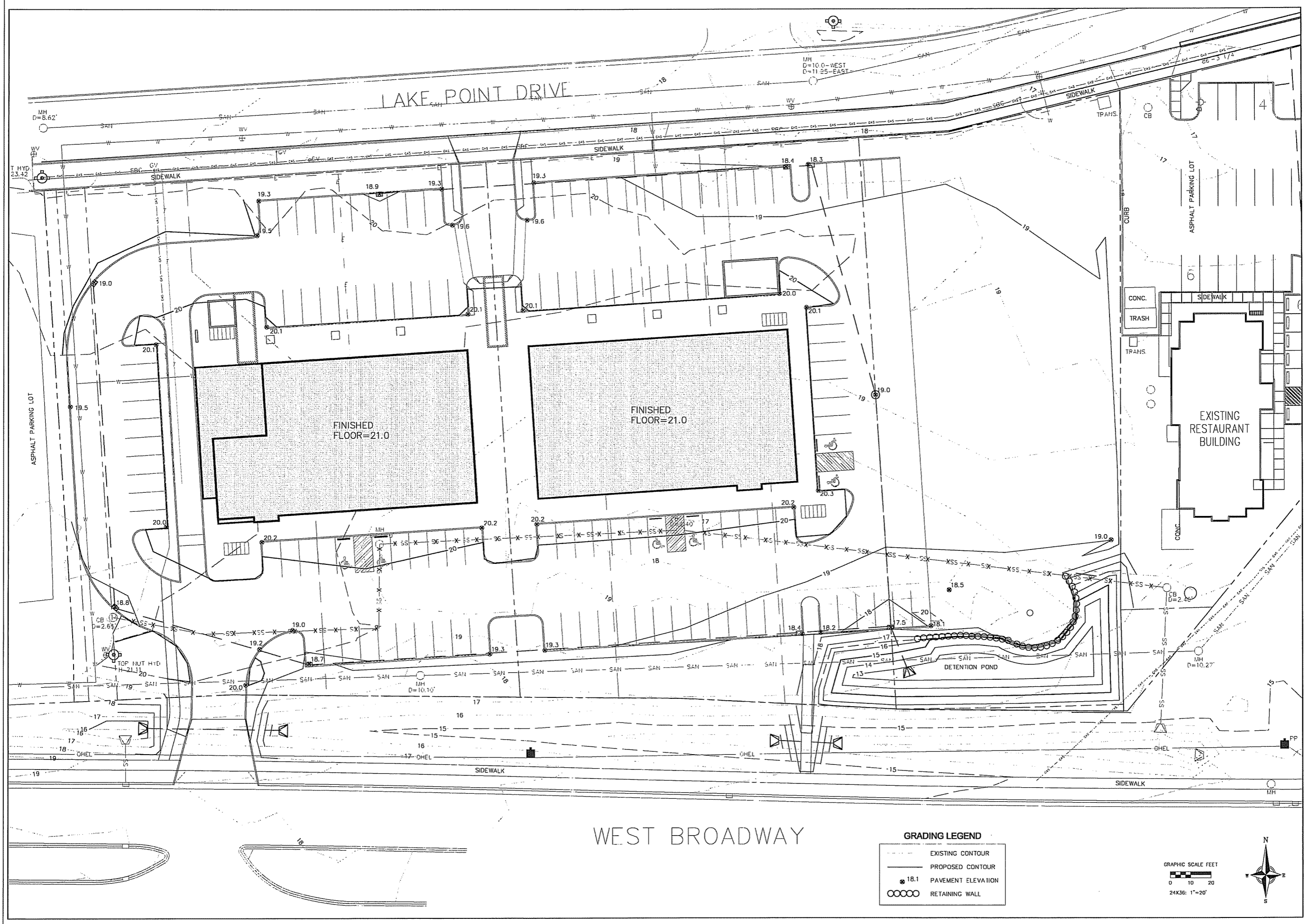


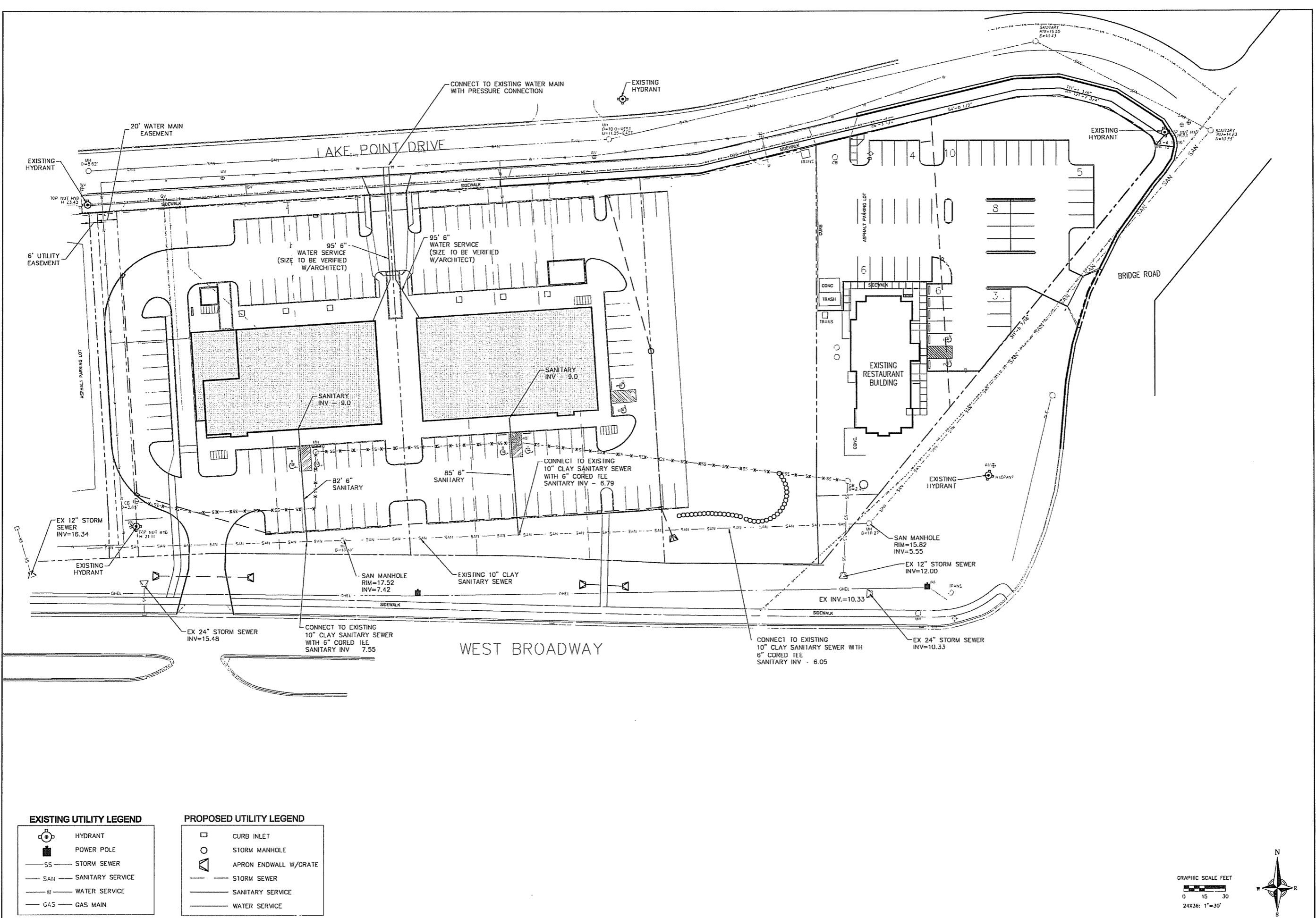
BROADWAY STATION
1513 LAKE POINT DRIVE
MADISON, WISCONSIN

COVER SHEET

02/03/07
Plan Commission

CS



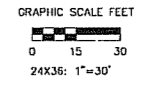


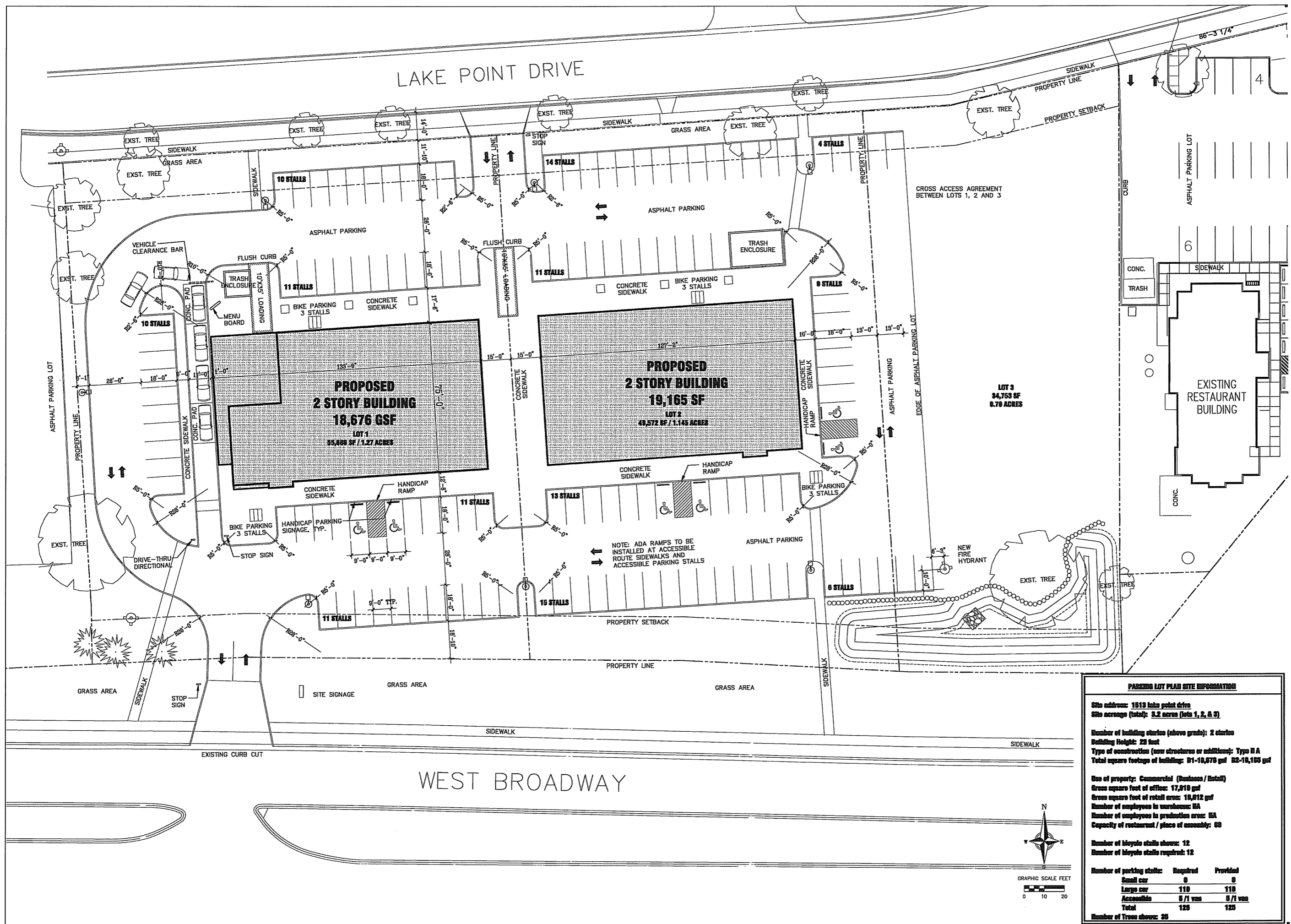
EXISTING UTILITY LEGEND

	HYDRANT
	POWER POLE
	STORM SEWER
	SANITARY SERVICE
	WATER SERVICE
	GAS MAIN

PROPOSED UTILITY LEGEND

	CURB INLET
	STORM MANHOLE
	APRON ENDWALL W/GRATE
	STORM SEWER
	SANITARY SERVICE
	WATER SERVICE





PARKING LOT PLAN SITE INFORMATION

Site address: 1513 Lake Point Drive
 Site acreage (total): 3.2 acres (lots 1, 2, & 3)

Number of building stories (above grade): 2 stories
 Building Height: 20 feet
 Type of construction (new structures or additions): Type II A
 Total square footage of building: 37-18,878 sq ft 38-19,165 sq ft

Use of property: Commercial (Business / Retail)
 Gross square foot of office: 17,010 sq ft
 Gross square foot of retail area: 18,012 sq ft
 Number of employees in warehouse: NA
 Number of employees in production area: NA
 Capacity of restaurant / place of assembly: 60

Number of bicycle stalls shown: 12
 Number of bicycle stalls required: 12

Number of parking stalls:	Required	Provided
Small car	0	0
Large car	110	110
Accessible	5 / 1 van	5 / 1 van
Total	125	125

Number of Trees shown: 35

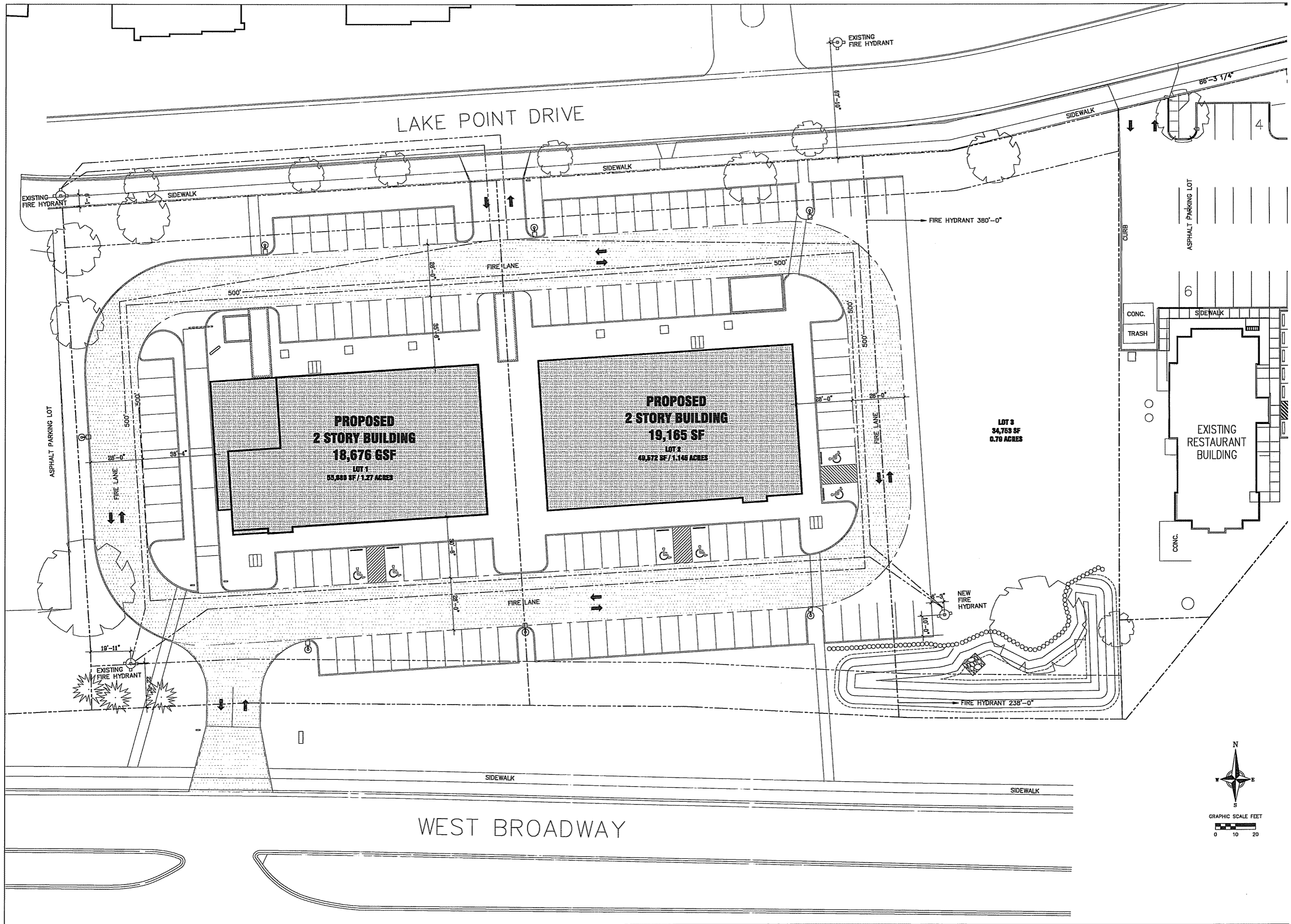


BROADWAY STATION
 1513 LAKE POINT DRIVE
 MADISON, WISCONSIN

SITE PLAN

09/05/07
 Plan Commission

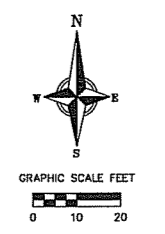
A1.0

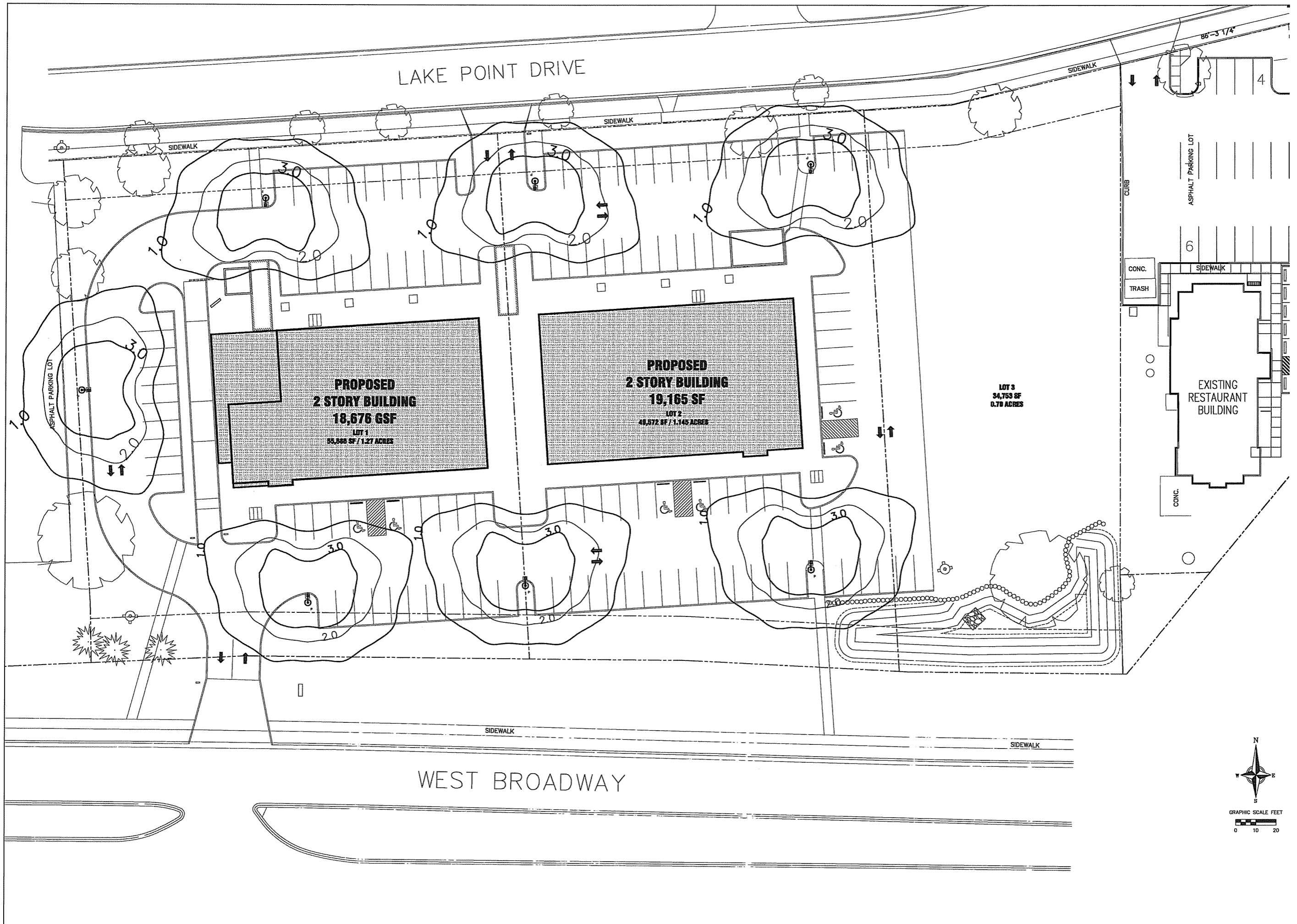


BROADWAY STATION
1513 LAKE POINT DRIVE
MADISON, WISCONSIN

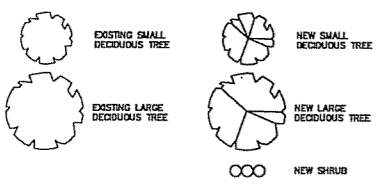
FIRE ACCESS PLAN

03/05/07
Plan Commission



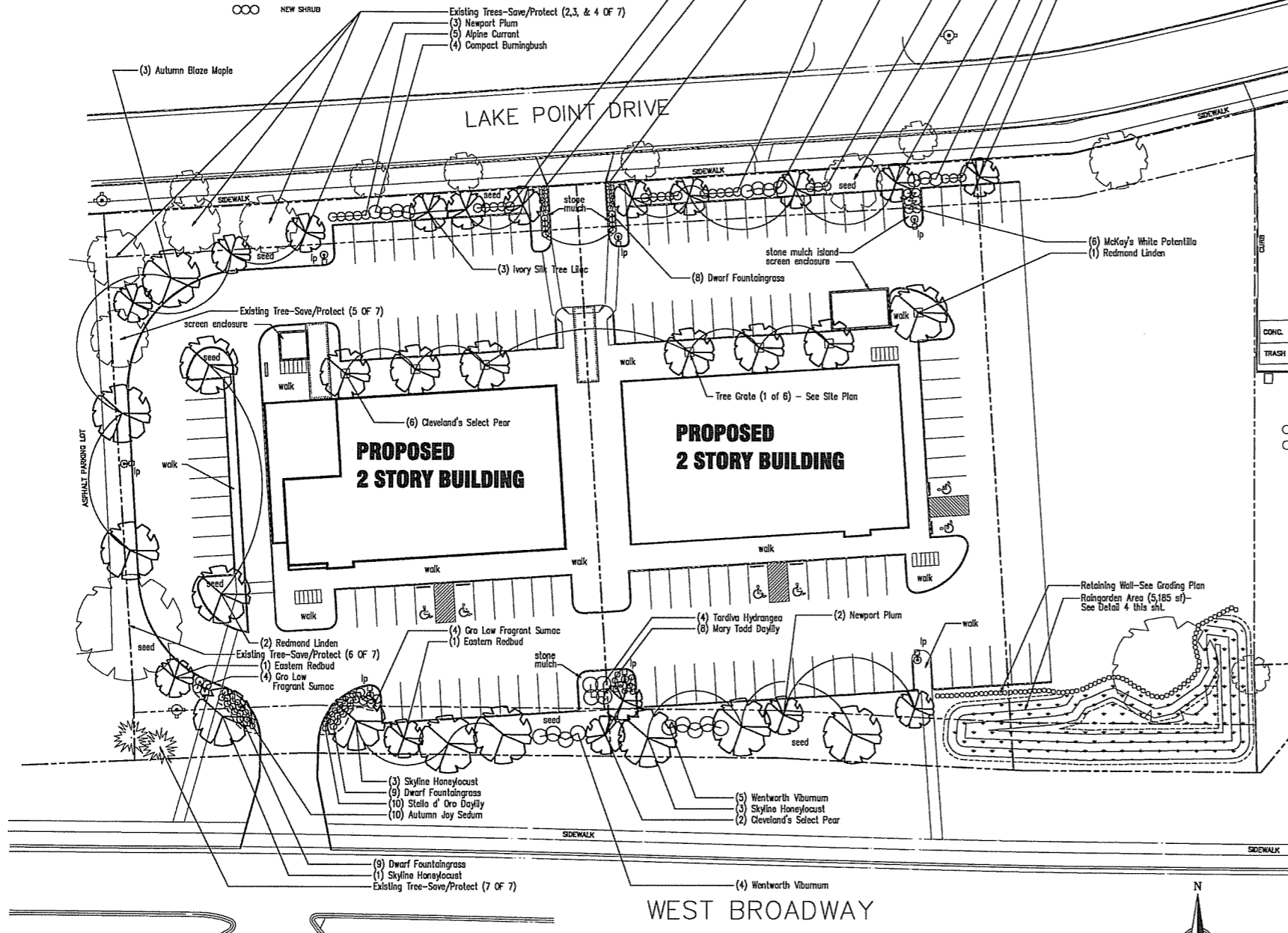


LANDSCAPE KEY:



- (5) Alpine Currant
- (7) Autumn Joy Sedum
- (7) Black Eyed Susan
- (7) Alpine Currant
- (4) Compact Burningbush
- (3) Mohican Viburnum
- Existing Tree-Save/Protect (1 OF 5)
- (4) Ivory Silk Tree Lilac
- (3) Taravia Hydrangea
- (3) Mohican Viburnum
- (1) Eastern Redbud

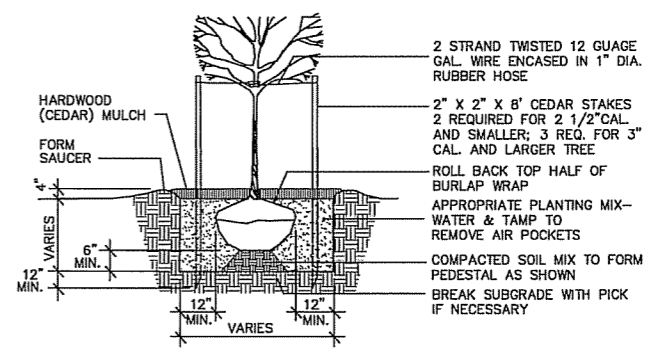
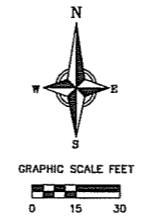
- Existing Tree-Save/Protect (2,3, & 4 OF 7)
- (3) Newport Plum
- (5) Alpine Currant
- (4) Compact Burningbush



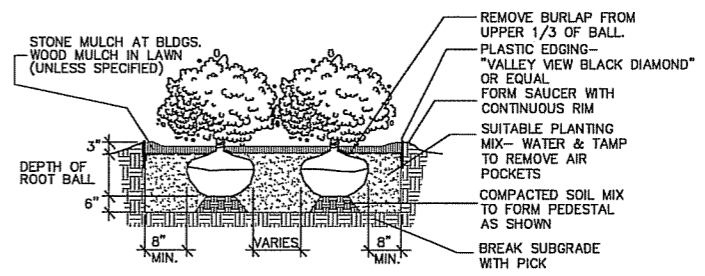
1 PLANTING PLAN
1"=30'-0"

- PLANTING NOTES:**
- SHADE TREES TO BE 2" CAL. MIN.; ORNAMENTALS 6FT. B&B MIN.
 - ALL PERENNIALS TO BE 1 GAL. UNLESS OTHERWISE APPROVED
 - ALL SHRUBS TO BE 18" MIN. CONTAINER GROWN OR 4" HT.
 - PLANTING BEDS AS NOTED ARE TO RECEIVE A MIXTURE OF 1 1/2" WASHED STONE SPREAD TO MIN. DEPTH OF 3" OVER FILTER FABRIC
 - INDIVIDUAL TREES AND SHRUBS WITHIN THE LAWN AREAS RECEIVE WOOD MULCH RINGS SPREAD TO A DEPTH OF 3" MIN.
 - ALL PLASTIC EDGING TO BE "VALLEY VIEW BLACK DIAMOND" OR EQUAL
 - PLANTING BEDS AS NOTED ARE TO RECEIVE A MIXTURE OF FINE SHRED HARDWOOD MULCH SPREAD TO MIN. DEPTH OF 3"
 - WOOD MULCH BEDS TO HAVE A CRISP, SPADE CUT EDGE

CANOPY TREES		Size
Autumn Blaze Maple	Acer x freemanii 'Jefferson'	2" cal.
Redmond Linden	Tilia americana 'Redmond'	2" cal.
Skyline Honeylocust	Gedalia tricoanthos var. 'Inermis' 'Skycote'	2" cal.
SMALL TREES		
Cleveland's Select Pear	Pyrus calleryana 'Glen's Form'	2" cal.
Eastern Redbud	Cercia canadensis	1 1/2" cal.
Ivory Silk Tree Lilac	Syringa reticulata 'Ivory Silk'	2" cal.
Newport Plum	Prunus cerasifera 'Newport'	1 1/2" cal.
SHRUBS		
Alpine Currant	Ribes alpinum	18" ht.
Compact Burningbush	Euonymus alatus 'Compactus'	18" ht.
Gro Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	18" ht.
McKay's White Potentilla	Potentilla fruticosa 'McKay's White'	18" ht.
Mohican Viburnum	Viburnum lentana 'Mohican'	18" ht.
Taravia Hydrangea	Hydrangea paniculata 'Taravia'	4" ht.
Wentworth Viburnum	Viburnum trilobum 'Wentworth'	4" ht.
PERENNIALS		
Autumn Joy Sedum	Sedum 'Herbstfreude'	1 gal.
Black Eyed Susan	Rudbeckia fulgida 'Goldsturm'	1 gal.
Dwarf Fountaingrass	Pennisetum alopecuroides 'Hameln'	1 gal.
Stella d' Oro Daylily	Hemerocallis 'Stella d' Oro'	1 gal.



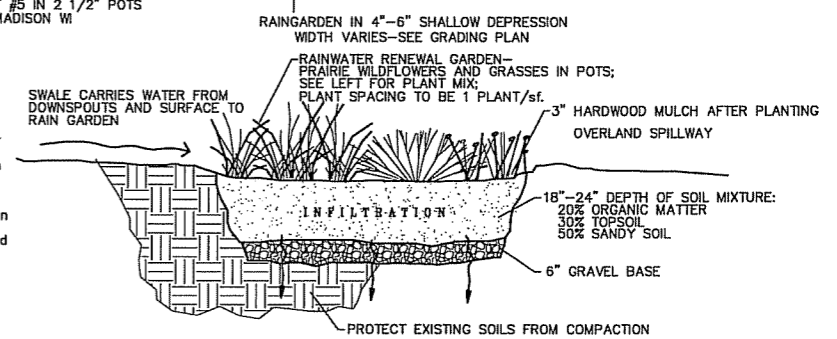
2 TREE PLANTING
NTS



3 SHRUB PLANTING
NTS

PLANT MIX:
RAINWATER RENEWAL GARDEN
PREDESIGNED MIX KIT #5 IN 2 1/2" POTS
SOURCE: AGRECOL, MADISON WI
PH 226.2544

- Purple Hyssop
- White Columbine
- Heath Aster
- Downy Wood Mint
- Tall Bellflower
- Woodland Sedge
- Wood Reed Grass
- Purple Coneflower
- Silky Wild Rye
- Bottlebrush Grass
- Cardinal Flower
- Jacob's Ladder
- Mountain Mint
- Brown-eyed Susan
- Jacob's Ladder
- Zig-zag Goldenrod
- Golden Alexander



4 RAINGARDEN DETAIL
NTS

LANDSCAPE REQUIREMENT CHART

I. NUMBER OF TREES REQUIRED:
The number of trees required for a parking lot is based on the number of parking stalls.
Landscape requirements for storage areas are determined by dividing the total square footage of the storage area by (500) square feet. This converts area to stalls.

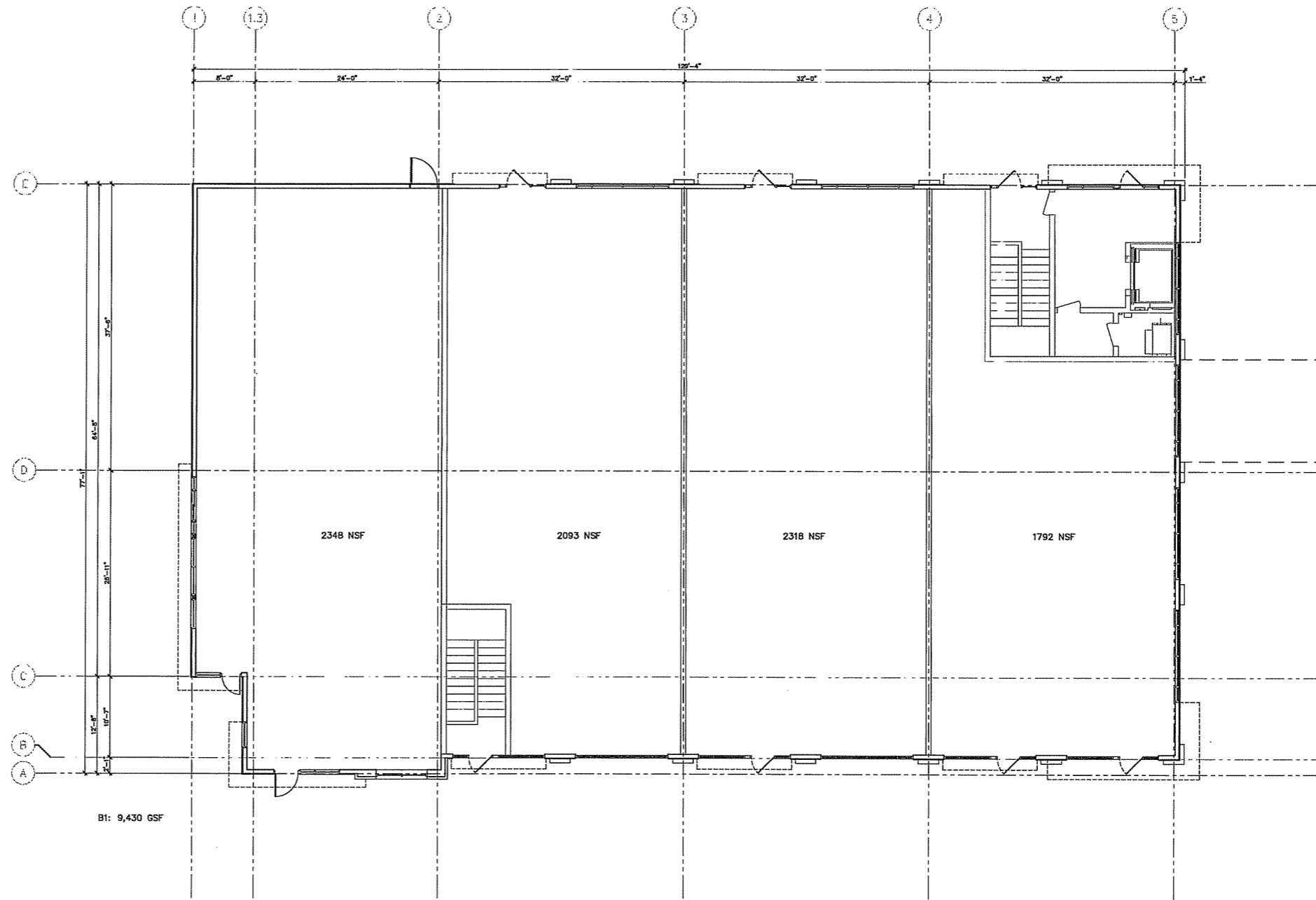
NUMBER OF PARKING STALLS	125
TOTAL SQUARE FOOTAGE OF THE STORAGE AREA	125
DIVIDED BY THREE HUNDRED (300) SQUARE FEET	0
NUMBER OF CANOPY SHADE TREES REQUIRED (2"-25" CALIBER)	0
Manufacturing / Industrial (60% of requirement above)	0

II. NUMBER OF TREES REQUIRED:
The number of points required is also based on the number of parking stalls. Using the Point Schedule for Landscape Elements on the worksheet, determine the number of points required.
The number of points required for loading areas is (75) points for each loading berth.

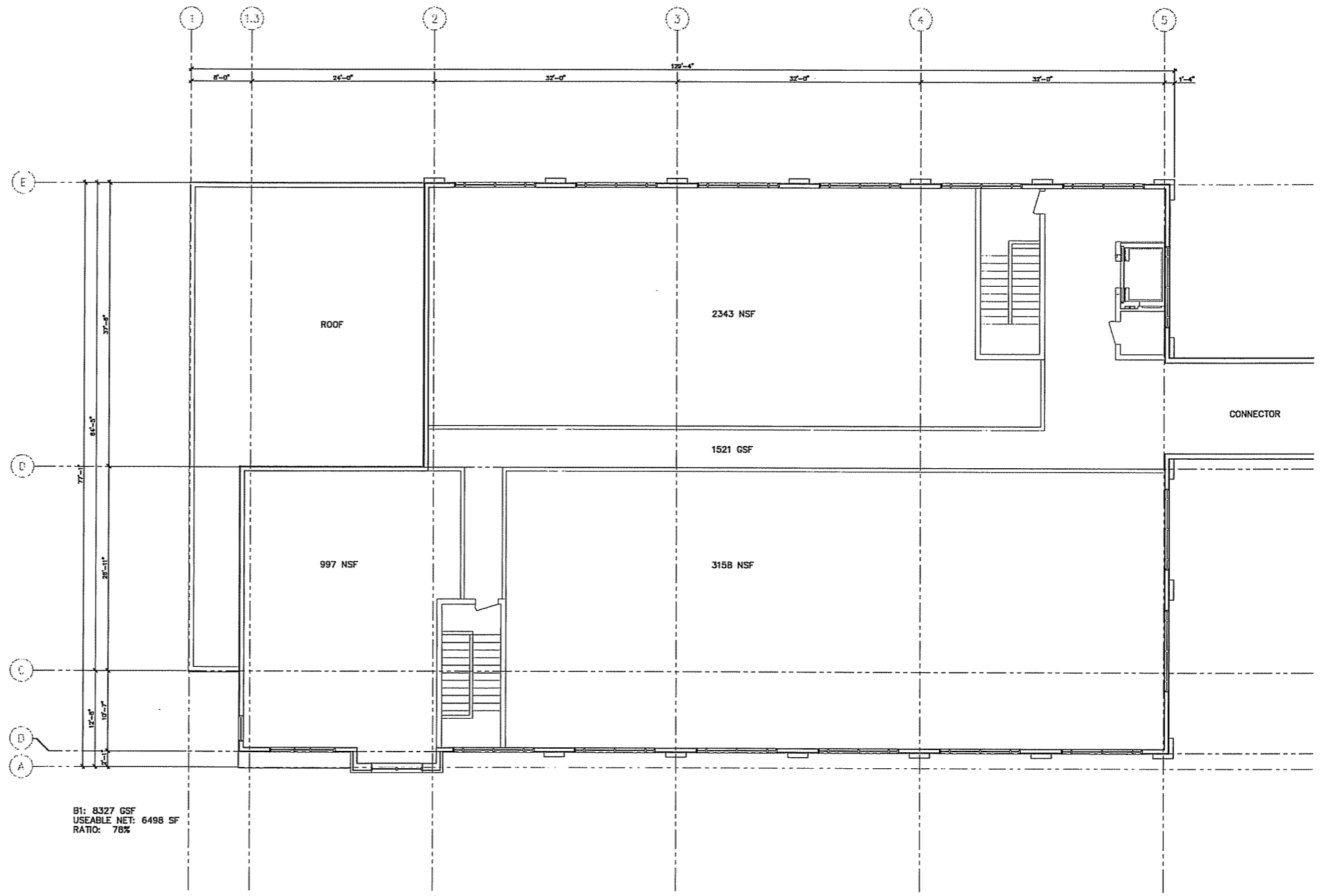
NUMBER OF POINTS REQUIRED	651.6 + 150 for (8) loading areas	701.6
Manufacturing / Industrial (60% of requirement above)		0

TABULATION OF POINTS AND CREDITS
Indicate below the quantity and points for all pertinent landscape elements. Also, credit information for boundary screening and any existing elements to be retained.

ELEMENT	POINT VALUE	QUANTITY	POINTS ACQUIRED	CREDITS QUANT. POINTS
Canopy Tree - 8" - 25"	25	11	275	
Deciduous Shrub	2	57	114	
Evergreen Shrub	3			
Decorative wall or fence (per 10 L.F.)	6			
Earth Berm (per 10 L.F.)	5			
Ave. Height 10'	2			
Evergreen Trees 8" - 14" height min.	15			
Canopy Tree or Small Tree 1.5"-8" Cal.	15	25	375	
			874	
				TOTAL 874.6

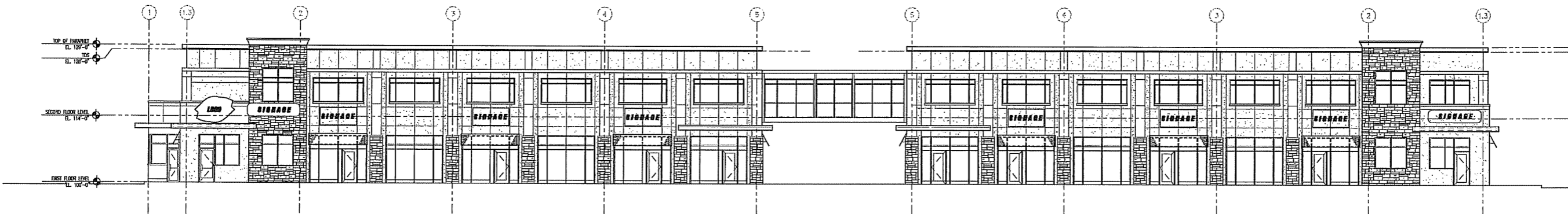


FIRST FLOOR PLAN
 1/8"=1'-0"

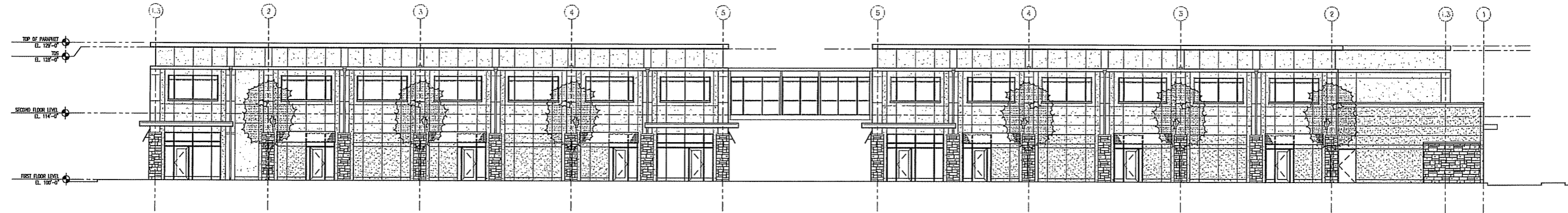


B1: 8327 GSF
 USEABLE NET: 6498 SF
 RATIO: 78%

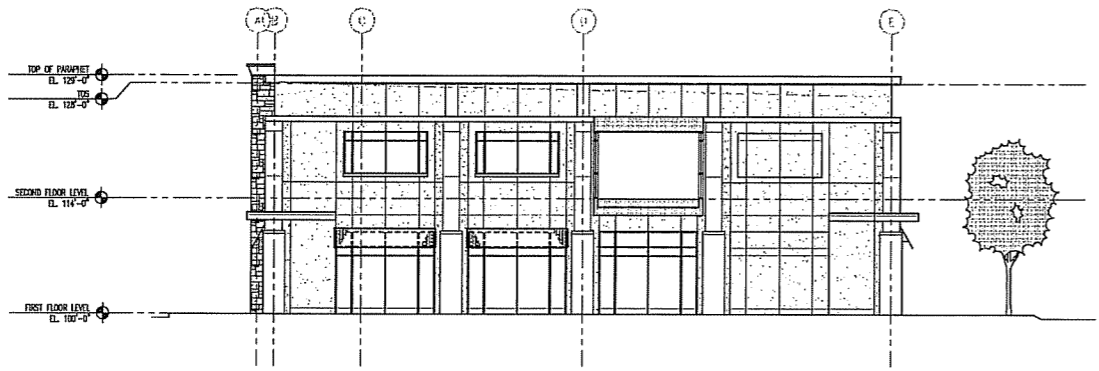
SECOND FLOOR PLAN
 1/8"=1'-0"



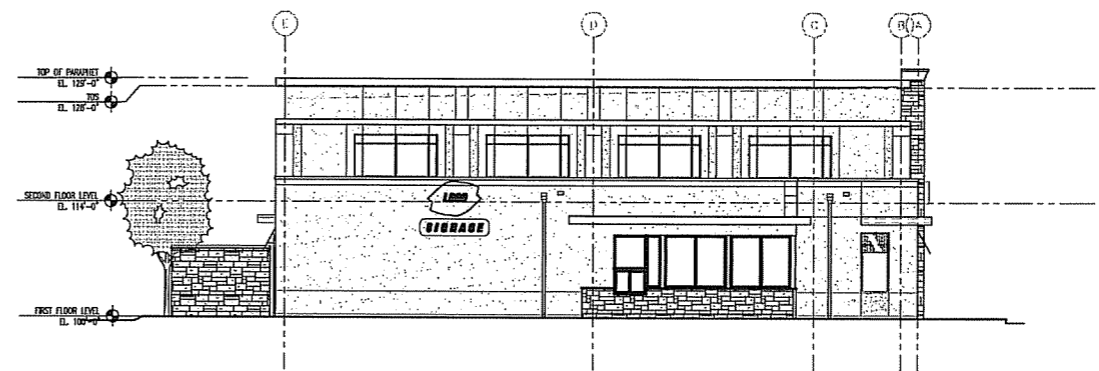
1 SOUTH ELEVATION
 3/32"=1'-0"



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



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



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