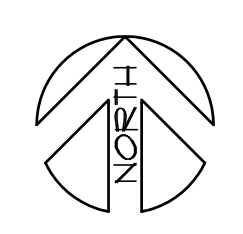


PROPOSED NEW MEDICAL OFFICE BUILDING FOR:
DR. TOM STEINHAUSER - OPTOMETRY CLINIC
2635 UNIVERSITY AVE.
MADISON, WI

PKG/ REV NO.	DATE
CITY SUBMIT	3/20/13

PROJECT NO: 12-19
DRAWN BY: WAS
CHECKED BY:

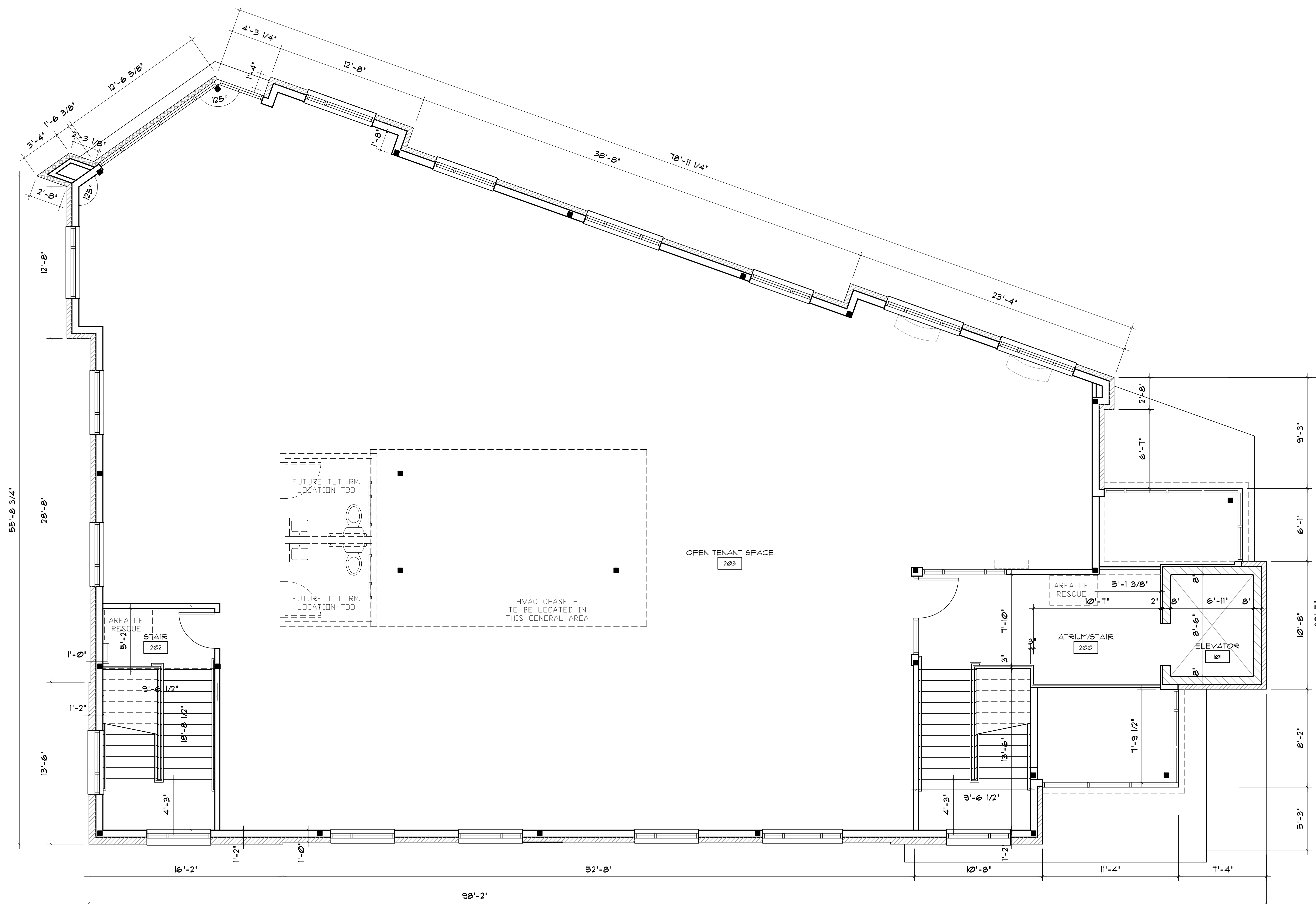
SHEET:
A2.1



PROPOSED 1ST FLOOR PLAN

1/4" = 1' - 0" (N.T.S. @ 11"X17")

PRELIMINARY
NOT FOR CONSTRUCTION

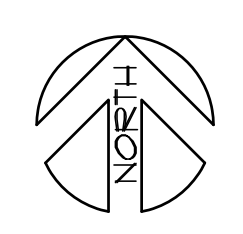


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SHEET:
A2.2

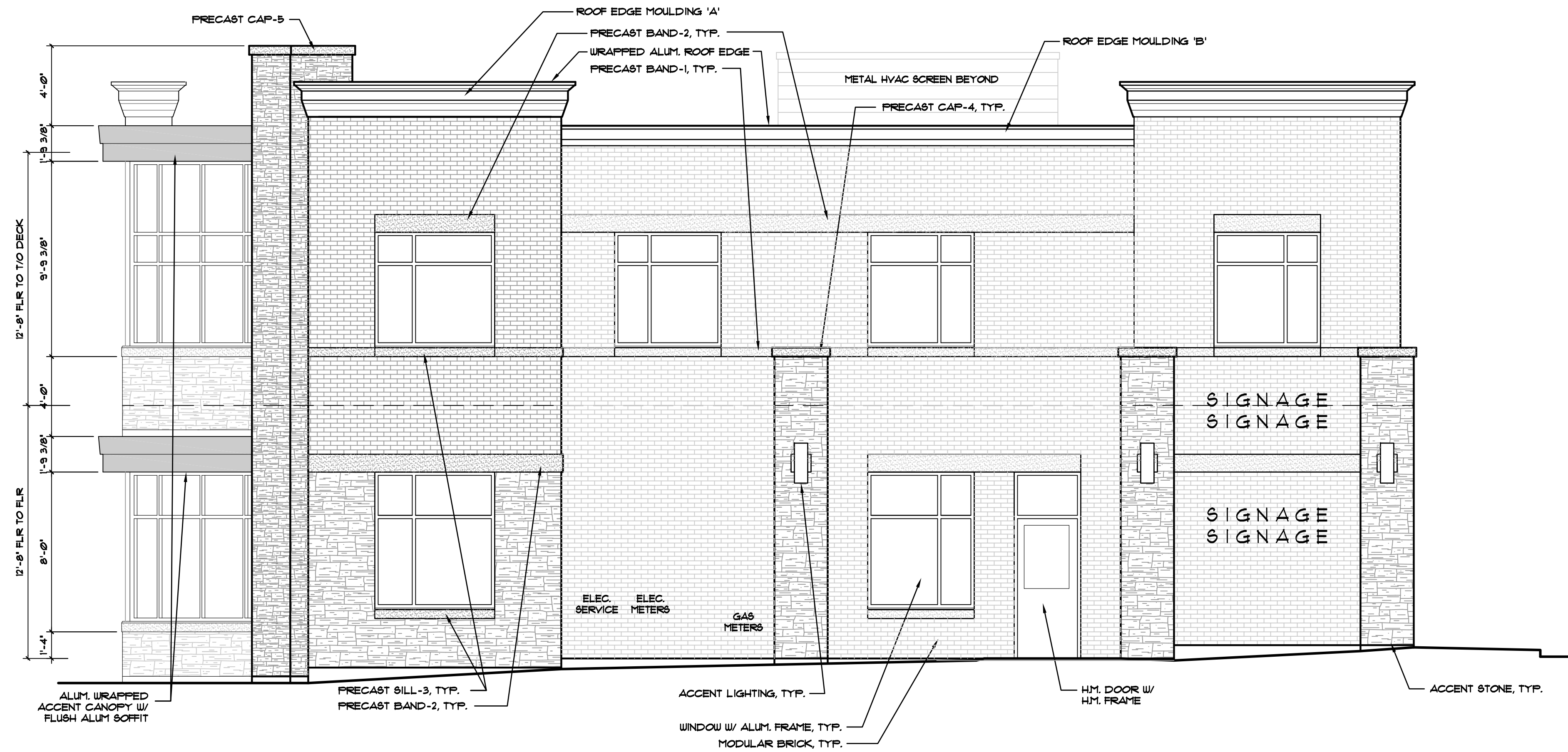
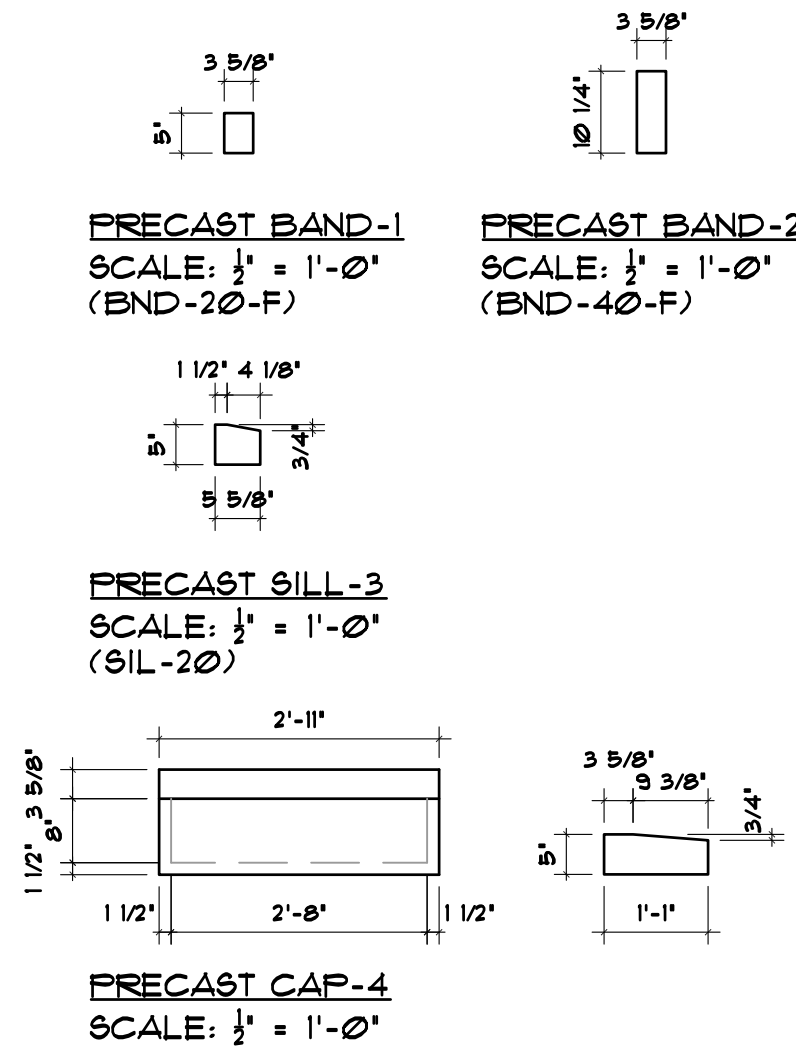


PROPOSED 2ND FLOOR PLAN

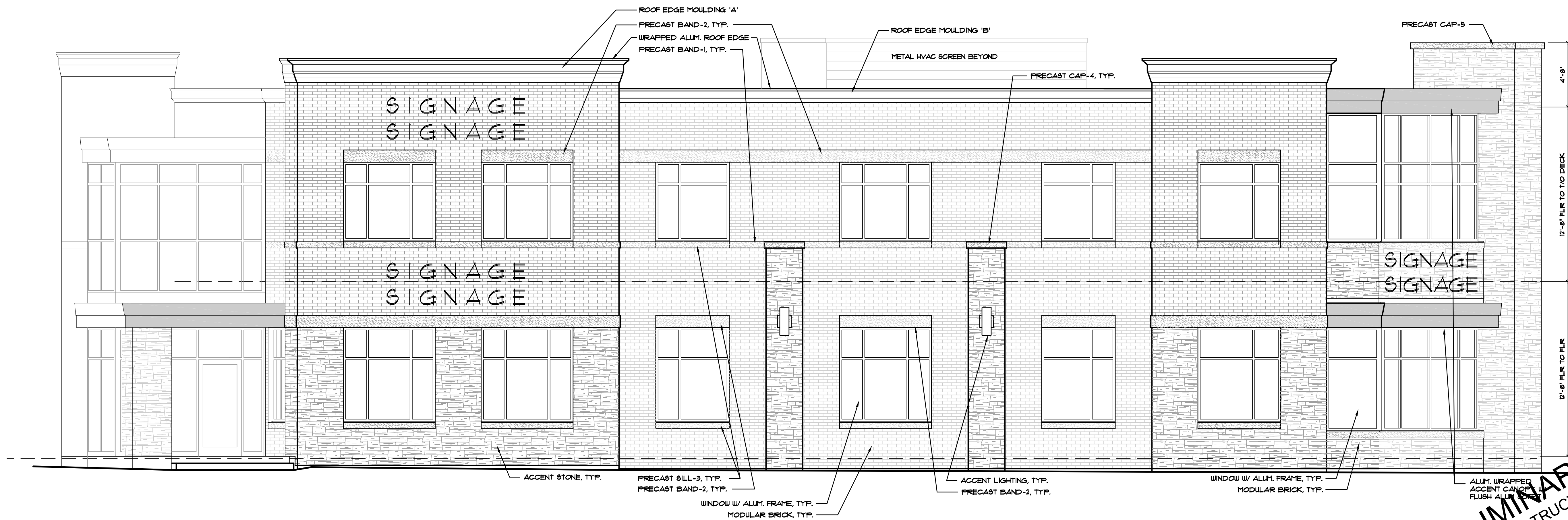
1/4" = 1' - 0" (N.T.S. @ 11"X17")

PRELIMINARY
NOT FOR CONSTRUCTION

CITY NOTES/ CALCULATIONS:
STREET-FACING FACADE (@ GROUND FLOOR)
(TOWARD UNIVERSITY AVE & CORNER)
- DOORS & WINDOWS 60% MIN. LENGTH
(64'-8" / 107'-7" = 60.1%)
- DOORS & WINDOWS 40% MIN. AREA
(470.6 SF / 1165 SF. = 40.4%)
- ROOFTOP SCREENING TO BE 1'-0" MIN.
ABOVE EQUIP.



WEST ELEVATION
1/4" = 1' - 0" (11"x17" - NOT TO SCALE)



NORTH ELEVATION
1/4" = 1' - 0" (11"x17" - NOT TO SCALE)

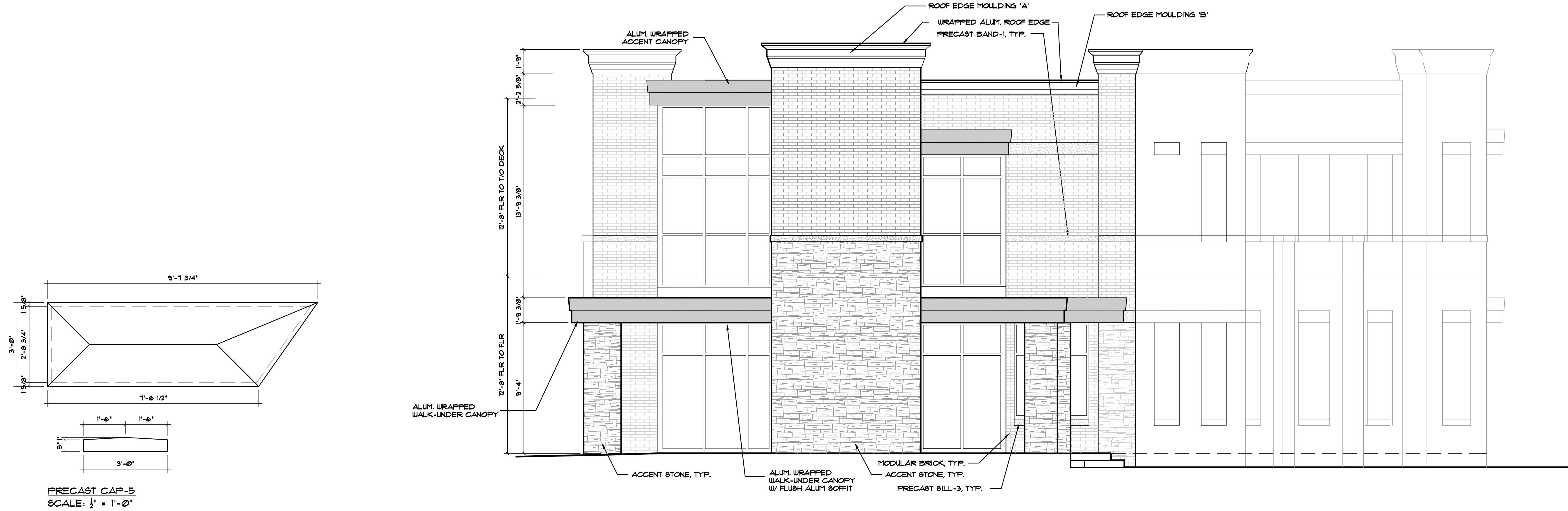
PRELIMINARY
NOT FOR CONSTRUCTION

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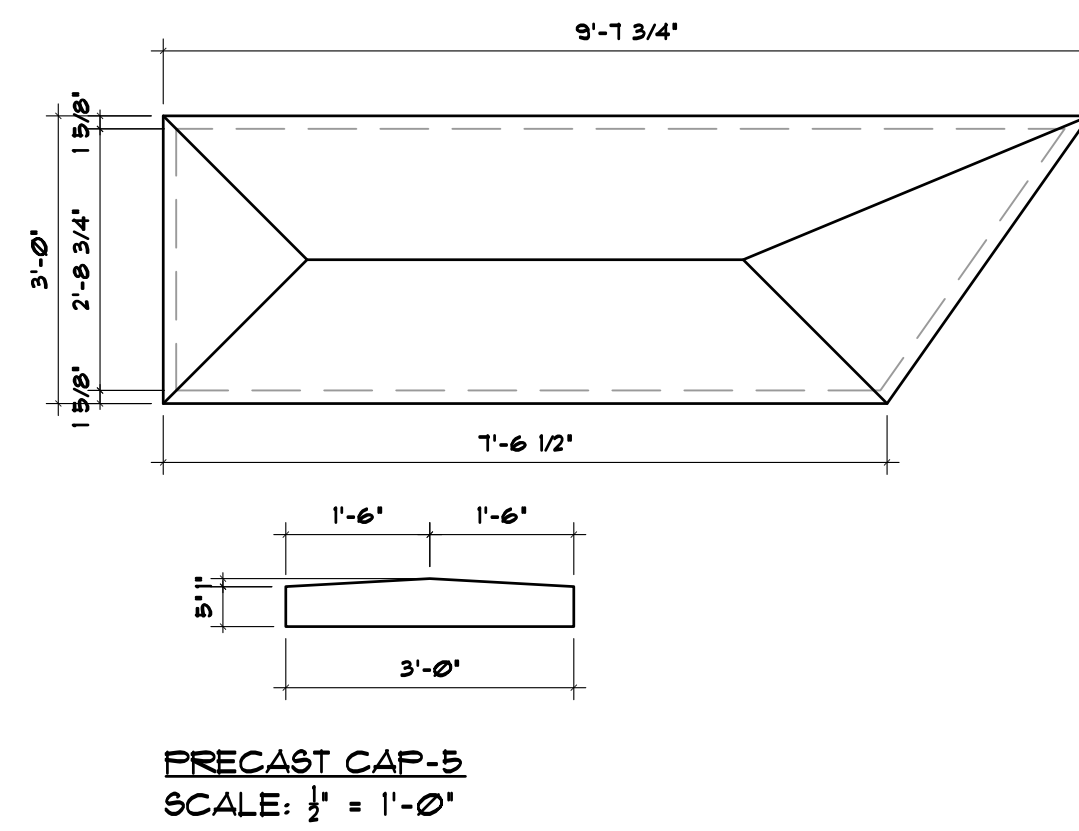
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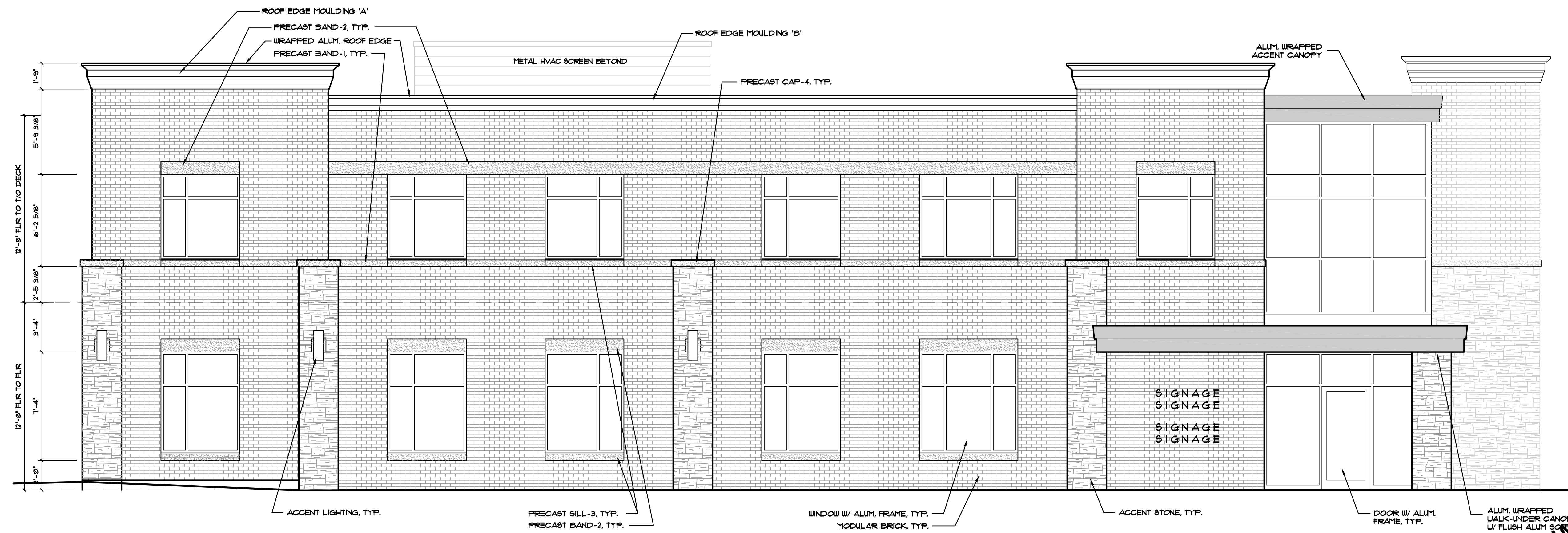
SHEET:
A4.1



EAST ELEVATION
1/4" = 1' - 0" (11'X17" - NOT TO SCALE)



PRECAST CAP-5
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1' - 0" (11'X17" - NOT TO SCALE)

PRELIMINARY
NOT FOR CONSTRUCTION

Parking Lot Plan Site Information Block

Site Address: 2635 University Avenue
Site Zoning: TSS
Site Acreage (total): 15,048 SF. (0.345 Acres)

Number of building stories (above grade): 2 Stories
Building Height: 30'-8"
IBC type of construction (new structure): Type III-B
Total square footage of building: 9,435 SF.

Use of property: Business

Number of bicycle stalls shown: 2 Stalls
Number of parking stalls shown: 24 Stalls
Small car: 0 Stalls
Large car: 24 Stalls
Accessible: 1 Stall

Total Number of trees shown: 2 (See Landscape Plan)

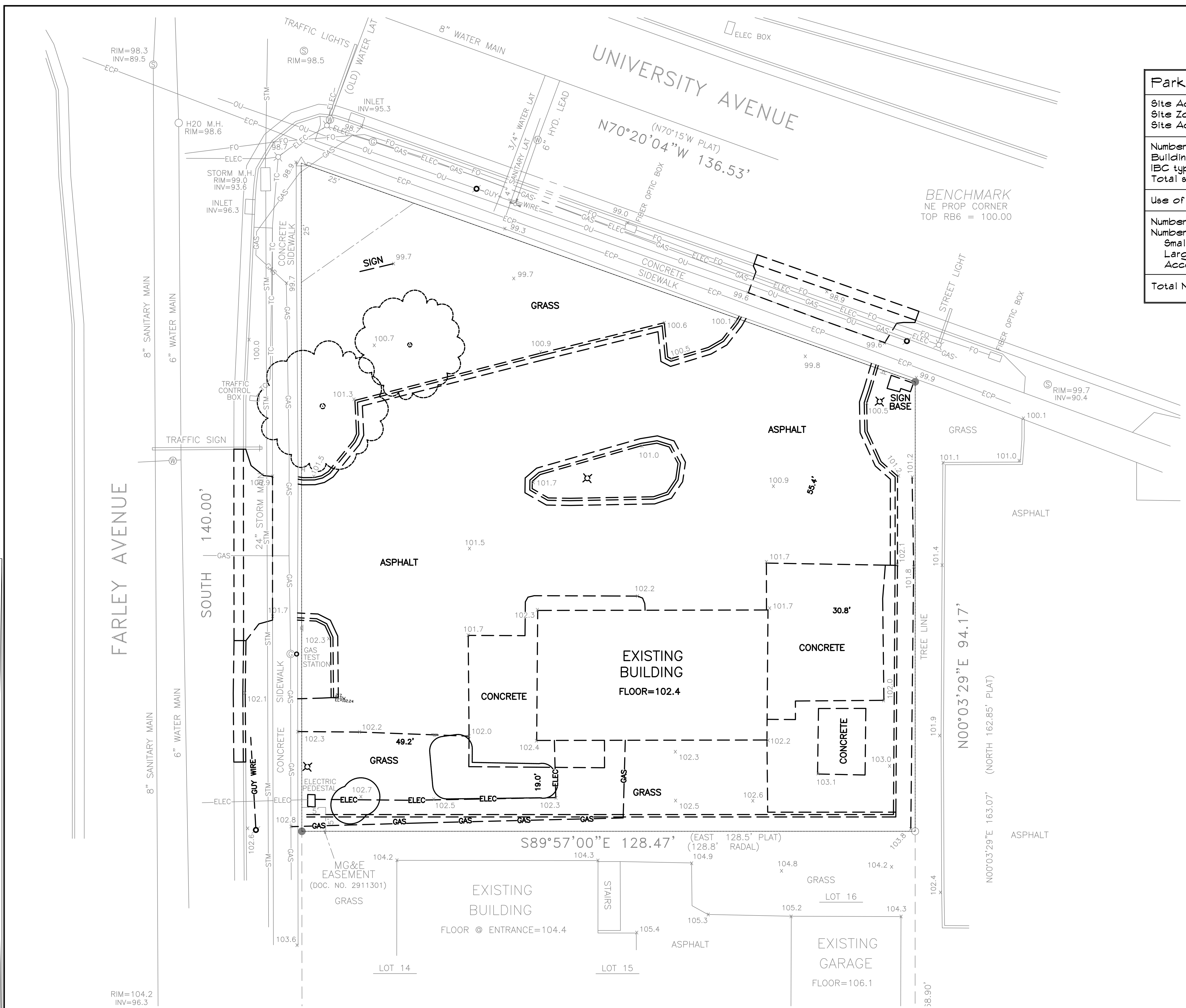
DRAWINGS INDEX & STATUS

ISSUANCE PACKAGE	SHEET NO.	SHEET NAME	CURRENT REVISION
	C1.1	DEMOLITION SITE PLAN	
	C2.1	PROPOSED SITE PLAN	
	L2.1	LANDSCAPING PLAN	
	E2.1	SITE LIGHTING PLAN	
	A2.1	MAIN FLOOR PLAN	
	A2.2	SECOND FLOOR PLAN	
	A4.1	EXTERIOR ELEVATIONS	
	A4.2	EXTERIOR ELEVATIONS	

CS - 3/20/13 - CITY SUBMITTAL DOCUMENT SET

BUILDING INFORMATION

CONSTRUCTION TYPE:	III-B
BUILDING OCCUPANCY:	B - Business
FIRE SUPPRESSION:	NO



DEMOLITION SITE PLAN
SCALE: 1" = 10'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

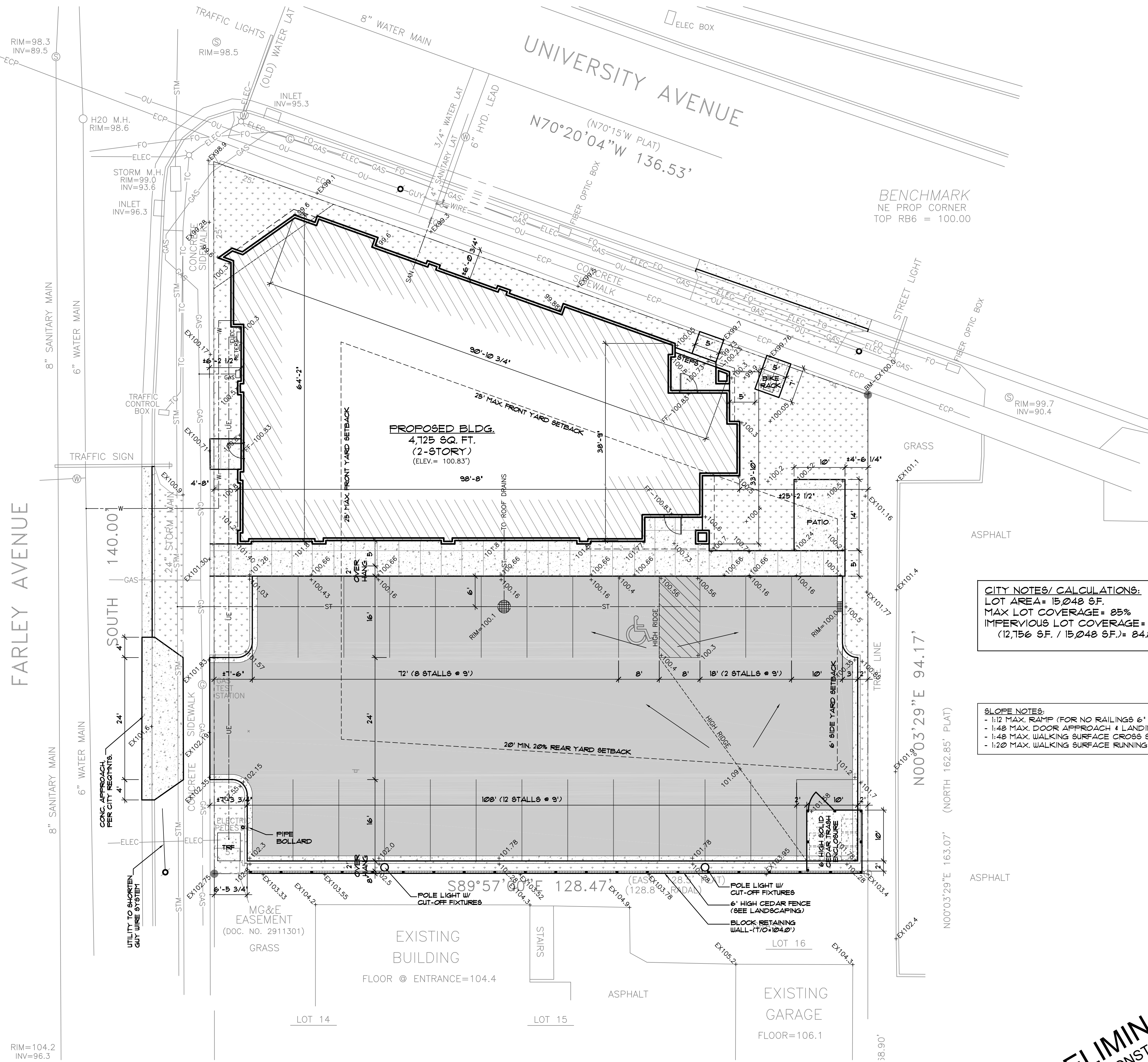
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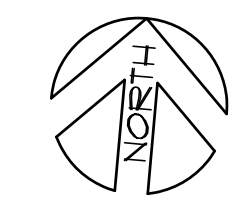
SHEET:
C2.1



CITY NOTES/ CALCULATIONS:
LOT AREA = 15,048 SF.
MAX LOT COVERAGE = 85%
IMPERVIOUS LOT COVERAGE = 12,156 SF.
(12,156 SF. / 15,048 SF.) = 84.8%

SLOPE NOTES:
- 1:12 MAX. RAMP (FOR NO RAILINGS 6" MAX. IN HT.)
- 1:48 MAX. DOOR APPROACH & LANDING AREAS
- 1:48 MAX. WALKING SURFACE CROSS SLOPE
- 1:20 MAX. WALKING SURFACE RUNNING SLOPE (NO RAMP)

PROPOSED SITE PLAN
SCALE: 1" = 10'-0"



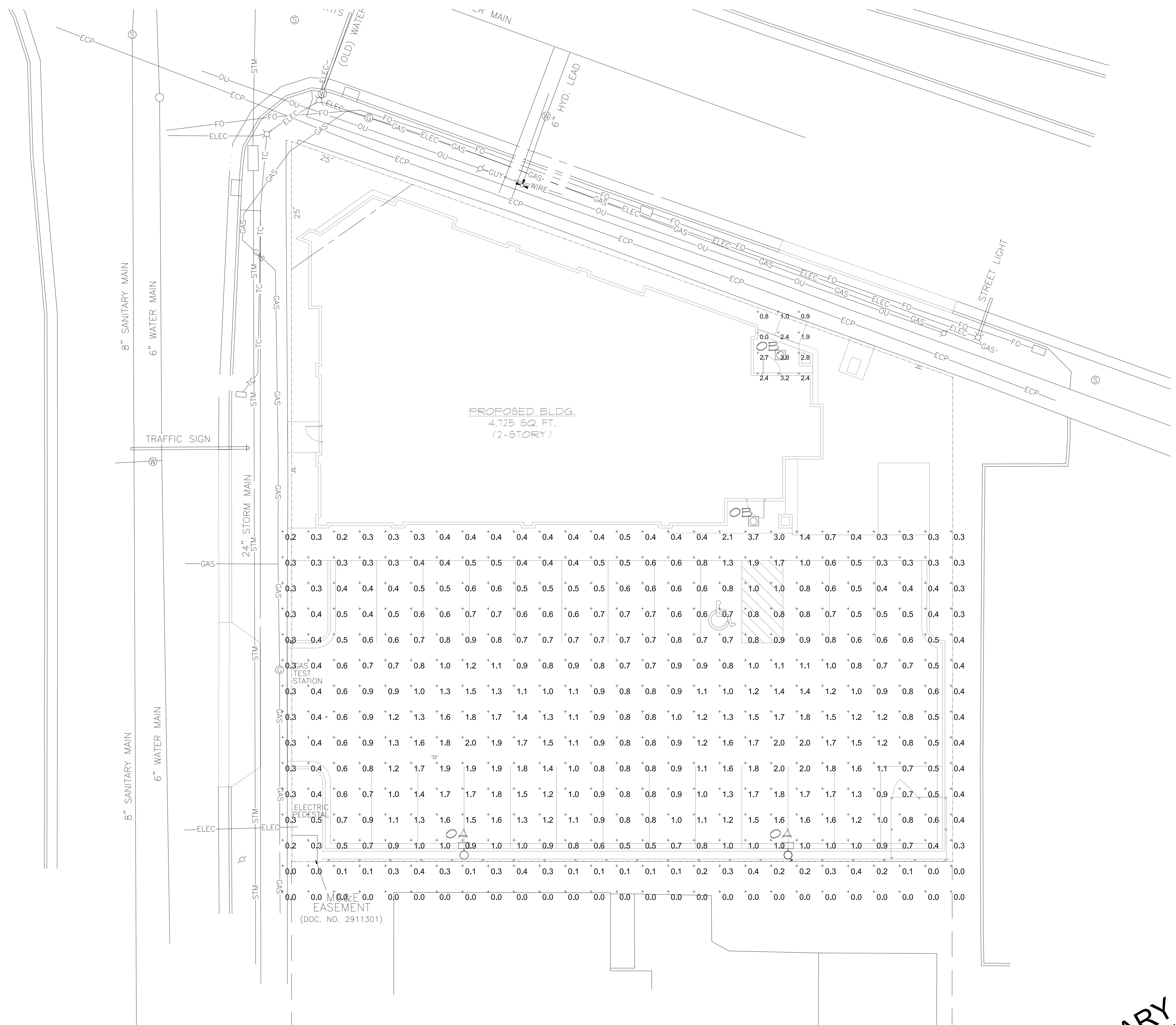
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E2.1

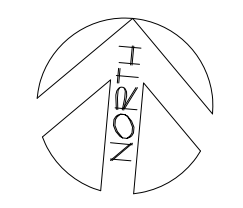


PROPOSED BLDG.
4,725 SQ. FT.
(2-STORY)

M.O.E. EASEMENT
(DOC. NO. 2911301)

LIGHTING FIXTURE SCHEDULE						LAMP DATA						NOTES	
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NO.	MOUNTING	CEILING TYPE	LENS	VOLT	NO.	WATT	TYPE	MANUFACTURER		CATALOG NO.
OA	SINGLE HEAD PARKING LOT POLE	RUSD	FFS6418-1	POLE	NA	GLASS	DD	1	80W	MRPH	GE	THYR00V01P4	BRONZE IN COLOR MOUNTED ON A 30" SQUARE STEEL POLE WITH AT 28" HIGH CONCRETE BASE
OB	LED RECESSED DOWNLIGHT N. SORFIT	LITHONIA	DOBLED-100S-48C-08-0084	SORFIT		OPEN	DD	1	36W	LED	NA	NA	8" DIAMETER CLEAR ALUMINUM REFLECTOR

SITE LIGHTING PLAN
SCALE: 1" = 10'-0"



PRELIMINARY
NOT FOR CONSTRUCTION

Plant Material List

Broadleaf Deciduous				
Quantity	Code Name	Scientific Name	Common Name	Planting Size
1	ABS	Amelanchier X Grand 'Autumn Brill'	Autumn Brill Serviceberry	6' B&B
1	CCP	Pyrus Calleryana 'Chanticleer'	Chanticleer Callery Pear	1 3/4" B&B
1	NHE	Ulmus Pumila X U Japonica	New Horizon Elm	2" B&B
Conifer Evergreen				
Quantity	Code Name	Scientific Name	Common Name	Planting Size
14	EA	Thuja Occidentalis 'Smaragd'	Emerald Arborvitae	4' B&B
1	MAJ	Juniperus Sabina 'Mini Arcadia'	Mini Arcadia Juniper	#3 CONT.
11	TY	Taxus X Media 'Tauntonii'	Tauntun Yew	18" B&B
Perennial				
Quantity	Code Name	Scientific Name	Common Name	Planting Size
5	ASB	Allium 'Summer Beauty'	Summer Beauty Allium	#1 CONT.
2	FBG	Calamagrostis Brachytricha	Fall Blooming Feather Reed Grass	#1 CONT.
9	KFG	Calamagrostis Acutiflora 'Karl Foerster'	Karl Foerster's Feather Reed Grass	#1 CONT.
2	MNMS	Salvia Nemorosa 'Mainacht'	May Night Sage	#1 CONT.
5	OBH	Hosta X 'Olive Bailey Langdon'	Olive Bailey Langdon Hosta	#1 CONT.
7	PMG	Miscanthus Sinensis Var Purpureascens	Purple Maiden Grass	#1 CONT.
13	RRD	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	#1 CONT.
5	ZC	Coreopsis Verticillata 'Zagreb'	Zagreb Coreopsis	#1 CONT.
Shrub				
Quantity	Code Name	Scientific Name	Common Name	Planting Size
1	CFE	Euonymus Alatus 'Timber Creek'	Chicago Fire Winged Euonymus	4' B&B
1	CKV	Viburnum Carlesii 'Compactum'	Compact Koreanspice Viburnum	3' B&B
4	FS	Spiraea Japonica 'Froebelii'	Froebel Spirea	#3 CONT.
5	LHDS	Itea Virginica 'Sprich'	Little Henry Dwarf Sweetspire	#5 CONT.
7	MCS	Spiraea Japonica 'Magic Carpet'	Magic Carpet Spirea	#3 CONT.
11	NFS	Spiraea Japonica 'Neon Flash'	Neon Flash Spirea	#3 CONT.

GENERAL NOTES

A) Areas labeled "Red B Colored Wood Mulch" to receive a mixture of recycled wood mulch, colored brown or red as indicated, spread to a 3" depth over pre-emergent herbicide.

B) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch rings (and wood mulch beds) consisting of a mixture of recycled wood mulch, colored brown or red as indicated, spread to a minimum 3" depth (3' wide beds for shrub groupings).

C) "Vinyl Edging" to be Valley View Black Diamond Vinyl Edging or equivalent.

D) Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric weed barrier.

E) "Seed" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.

F) Seed shall consist of the following mixture:
 40% Palmer Ryegrass
 20% Baron Bluegrass
 20% Nassau Bluegrass
 20% Pennlawn Creeping Red Fescue

G) Areas labeled "Seed/Mat" shall be seeded with the above-noted premium lawn seed mixture and overlaid with DS75 straw erosion control netting that is then pegged into the soil with metal staples.

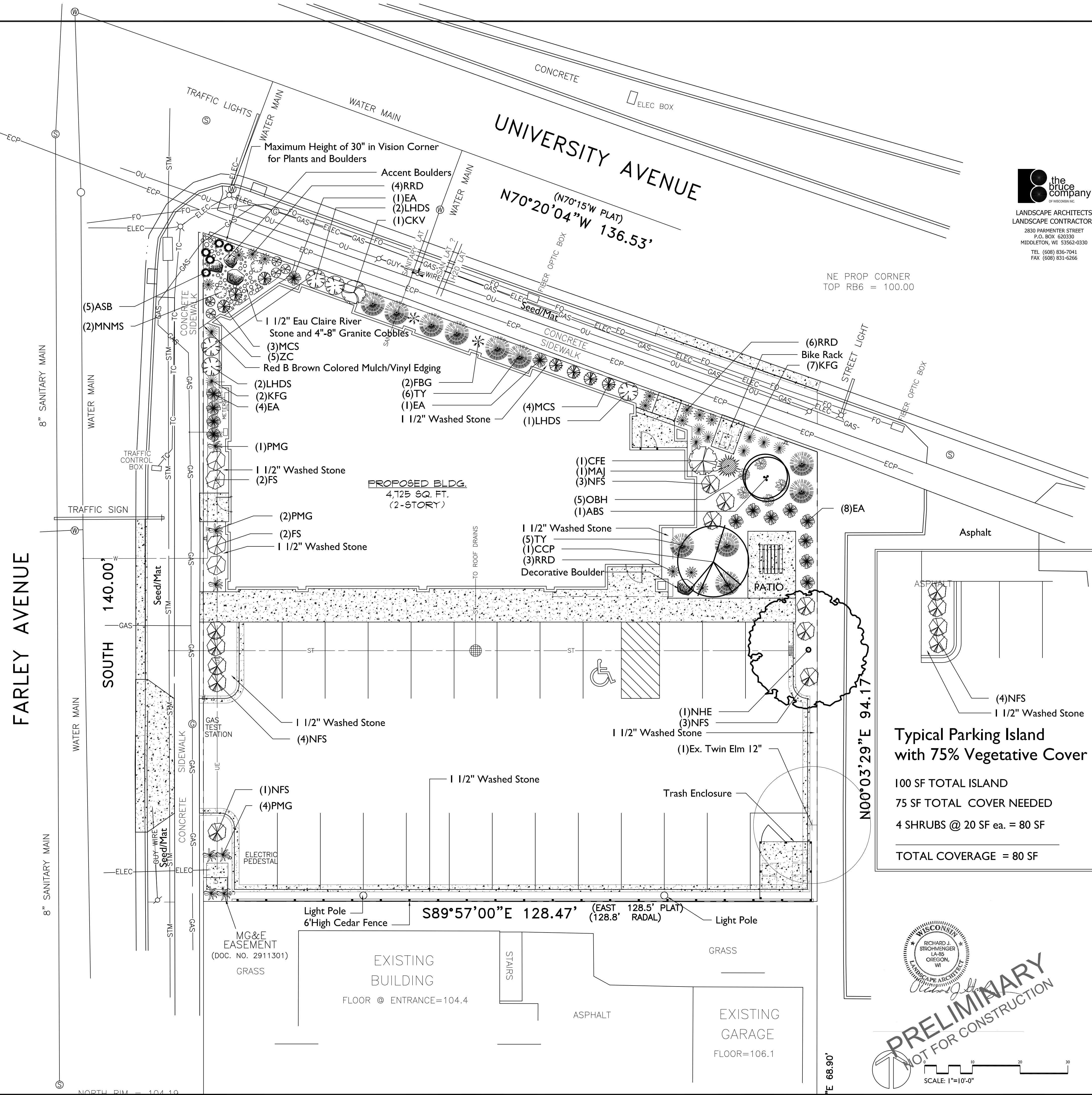
LANDSCAPE WORKSHEET

Project Location/Address: 2635 University Avenue
 Name of Project: Dr. Tom Steinhauer - Optometry Clinic
 Owner: Dr. Tom Steinhauer (608) 255-6407
 Contact: The Bruce Company / Rich Strohmenger
 Contact Phone: (608) 410-2284

Zoning district is (CC) Commercial Central
 Total square footage of developed area: 15,408 s.f.
 Total square footage of developed area divided by 300 square feet: 50 Landscape Units

NUMBER OF LANDSCAPE POINT REQUIRED
 Landscape Units multiplied by 5 landscape points: 250 pts.

ELEMENT	Point Value	Credits / Existing		New / Proposed	
		Quantity	Points Achieved	Quantity	Points
Overstory deciduous Tree 2"-2-1/2"	35	1	35	2	70
Ornamental Tree 1-1/2"-2" Caliper	15			2	30
Evergreen Trees - 3 feet tall	15			14	210
Shrub, deciduous - 18" or 3 gallon	2			29	58
Shrub, evergreen - 18" or 3 gallon	3			12	36
Ornamental grasses - 18" or 1 gallon	2			18	36
Decorative Fencing	4 per 10 Lf			120'	48
Decorative Wall	4 per 10 Lf			120'	48
Sub Totals		35			536
					TOTAL POINTS PROVIDED = 571



DESIGN-BUILD
 CONSTRUCTION MANAGEMENT
 133 S. BUTLER STREET
 MADISON, WI 53703
 PH 608-273-1069
 FAX 608-273-9522
 WWW.FCMCORP.COM

the bruce company
 LANDSCAPE ARCHITECTS
 LANDSCAPE CONTRACTORS
 2830 PARKER STREET
 P.O. BOX 520330
 MIDDLETON, WI 53562-0330
 TEL (608) 836-7041
 FAX (608) 831-6266

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