

OASEN PLUMBING

3862 JOHNS STREET

MADISON, WISCONSIN

DRAWING INDEX

SHEET NO.	DESCRIPTION	REV. NO.	REVISION DATE
C-1	COVER SHEET	2	5-10-05
	EXISTING SITE PLAN (BY OTHERS)		
SP-1	PROPOSED SITE PLAN	2	5-10-05
	GRADING & EROSION CONTROL PLAN (BY OTHERS)		
	LANDSCAPING PLAN (BY OTHERS)		
	LIGHTING PLAN (BY OTHERS)		
A-1	FLOOR PLAN	2	5-10-05
A-2	ELEVATIONS	2	5-10-05

GENERAL NOTES

GENERAL REQUIREMENTS

NOTES & DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES.

ALL MATERIALS AND WORK PERFORMED SHALL CONFORM TO THE REQUIREMENTS OF THE 2002 WISCONSIN ENROLLED COMMERCIAL BUILDING CODE INCLUDING LOCAL ORDINANCES AND AMENDMENTS.

ALL MATERIAL SHALL BE FURNISHED AS SHOWN HEREIN UNLESS THE OWNER OR ENGINEER APPROVES EQUAL ALTERNATIVES.

NO CHANGES ARE TO BE MADE TO THESE PLANS WITHOUT THE KNOWLEDGE AND WRITTEN CONSENT OF THE ENGINEER.

THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, INCLUDING, BUT NOT LIMITED TO BRACING AND SHORING, OBSERVATION VISITS TO THE SITE BY THE ENGINEER AND/OR THE ENGINEER'S REPRESENTATIVE(S) SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES.

DESIGN LOADS

ROOF: GROUND SNOW LOAD (P_g) = 30 PSF
 SNOW IMPORTANCE FACTOR (I_s) = 1.0
 SNOW LOAD EXPOSURE FACTOR (C_e) = 1.0
 SLOPED ROOF/FLAT ROOF FACTOR (P_f) = 21 PSF
 ROOF THERMAL FACTOR (C_t) = 1.0
 COLLATERAL LOAD = 3 PSF
 ROOFING MATERIAL DEAD LOAD = 4 PSF

WIND: WIND SPEED = 90 MPH, EXPOSURE = B
 WIND IMPORTANCE FACTOR (I) = 1.0
 INTERNAL PRESSURE COEFFICIENT (C_{pi}) = ±.18
 COMPONENT & CLADDING DESIGN PRESSURE = (SEE CHART CC)

SEISMIC: SEISMIC USE GROUP = 1
 SEISMIC SITE CLASS = D
 SEISMIC DESIGN CATEGORY = B
 SPECTRA RESPONSE COEFF. S_{ds} = .1208, S_{d1} = .0731
 FORCE RESISTING SYSTEM = BUILDING FRAMES
 ANALYSIS PROCEDURE = SIMPLIFIED

CHART CC

COMPONENT & CLADDING DESIGN PRESSURE (PSF)				
BUILDING AREA	TRIBUTARY AREA SQ. FT.			
	10	20	50	100
INTERIOR ROOF	-15.806	-15.806	-15.806	-15.806
EDGE ROOF	-21.980	-21.608	-21.117	-20.745
CORNER ROOF	-34.328	-30.611	-25.697	-21.980
INTERIOR WALL	-14.448	-13.857	-13.076	-12.485
EDGE WALL	-17.782	-16.600	-15.038	-13.856
EDGE OVERHANG	-21.650	-21.608	-21.608	-20.745
CORNER OVERHANG	-34.328	-30.611	-25.697	-21.980
EDGE ZONE STRIP WIDTH (FT)	4.00			

LOADS TO BE APPLIED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2002 WISCONSIN ENROLLED COMMERCIAL BUILDING CODE.

BUILDING INFORMATION

CONSTRUCTION TYPE: 03
 USE GROUP: F-1, B, M
 SIZE: 3,000 SF < 12,000 SF ALLOWED
 ONE STORY
 NOT SPRINKLED

DESIGN CRITERIA

THE MINIMUM COMPRESSIVE STRENGTH OF CONCRETE (f'_c) AT 28 DAYS SHALL BE:
 SLAB-ON-GRADE: 4,000 PSI
 FOUNDATION: 3,000 PSI
 WALLS: 4,000 PSI
 DRYPACK OR GROUT FOR BASE PLATES: 4,000 PSI

REINFORCING STEEL: $F_y=60,000$ PSI (ASTM A615, GRADE 60)
 STRUCTURAL STEEL: WF SHAPES: $F_y=50,000$ PSI (ASTM A992)
 STRUCTURAL TUBING: $F_y=46,000$ PSI (ASTM 500, GRADE B)
 STRUCTURAL PIPES: $F_y=35,000$ PSI (ASTM A53, GRADE B)
 WELDING ELECTRODES: E70XX (AWS D1.1-88)
 COLD FORM STEEL: $F_y=55,000$ PSI (ASTM 570)

COMPRESSIVE STRENGTH OF CONCRETE MASONRY: $f'_m=1,500$ PSI USING TYPE "M" OR "S" MORTAR.

WOOD MEMBERS SHALL BE THE FOLLOWING SPECIES AND GRADES:
 WALL STUDS: DFL STUD GRADE
 BATTERS & LINTELS: DFL#2
 JAMBS & COLLUMNS: DFL#2
 L.V.L.: $F_b=2,200$ PSI
 $E=1,800,000,000$ PSI

DESIGN METHOD

BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318-99).

MANUAL OF STEEL CONSTRUCTION, ALLOWABLE STRESS DESIGN (AISC NINTH EDITION).

COLD FORMED STEEL DESIGN MANUAL (ASI 1996).

BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURE (ACI-530-05/ASCE 5-05/TMS 402-05/NOMA).

STEEL JOIST INSTITUTE (SJI), STANDARD SPECIFICATIONS AND LOAD TABLES FOR STEEL JOIST AND JOIST GRIDDERS, LATEST EDITION.

STEEL DECK INSTITUTE (SDI), SPECIFICATIONS FOR ROOF & FLOOR DECK, LATEST EDITION.

NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION (NDS-REVISED 2000 EDITION).

STRUCTURAL STEEL

ALL STRUCTURAL STEEL SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF ASTM AND SHALL BE FABRICATED AND ERRECTED ACCORDING TO AISC SPECIFICATIONS.

STEEL FABRICATOR/SUPPLIER SHALL DESIGN CONNECTIONS TO RESIST REACTIONS CALCULATED FROM THE UNIFORM LOAD CONSTANTS SHOWN IN THE AISC BEAM TABLES UNLESS REACTIONS ARE NOTED ON THE DRAWINGS. CONNECTIONS SHALL BE SHOP WELDED AND FIELD BOLTED UNLESS NOTED OTHERWISE ON THE DRAWINGS. PROVIDE AN MINIMUM OF TWO (2) BOLTS FOR EACH CONNECTION.

ALL SHOP AND FIELD BOLTED CONNECTIONS SHALL USE A325 BOLTS AND NUTS, UNLESS OTHERWISE NOTED. AISC INSTALLATION PROCEDURES FOR A325 BOLTS AND NUTS MUST BE FOLLOWED.

WELDING SHALL CONFORM TO THE LATEST EDITION OF AWS D1.1. ALL WELDING SHALL BE PERFORMED BY APPROVED CERTIFIED WELDERS.

NO HOLES, OTHER THAN THOSE SPECIFICALLY DETAILED, SHALL BE ALLOWED THROUGH STRUCTURAL STEEL MEMBERS.

THE STEEL FABRICATOR SHALL SUBMIT FOUR BOUND SETS OF ERECTION/SHOP DRAWINGS TO THE ENGINEER OF RECORD FOR DESIGN CONCEPT APPROVAL.

CONCRETE

TRANSIT MIXED CONCRETE SHALL CONFORM TO ASTM C94, SPECIFICATION FOR READY-MIXED CONCRETE.

THE WATER CEMENT RATIO SHALL BE KEPT TO A MINIMUM AND CONCRETE SLUMP SHALL NOT EXCEED 4 INCHES WHEN TESTED IN ACCORDANCE WITH ASTM C143.

CONCRETE SHALL HAVE THE REQUIRED MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS WHEN TESTED ACCORDING TO ASTM C39.

PORTLAND CEMENT SHALL CONFORM TO ASTM C150 - SPECIFICATION FOR PORTLAND CEMENT.

FINE AND COURSE AGGREGATES SHALL CONSIST OF CLEAN HARD STRONG AND DURABLE INERT MATERIAL FREE OF INJURIOUS AMOUNTS OF DELETERIOUS SUBSTANCES AND CONFORM TO ASTM C33, SPECIFICATION FOR CONCRETE AGGREGATES.

MIXING WATER SHALL BE FREE OF ANY ACID, ALKALI, OIL OR ORGANIC MATERIAL THAT MAY INTERFERE WITH THE SETTING OF THE CEMENT.

ALL EXTERIOR CONCRETE SHALL BE AIR-ENTRAINED. THE ENGINEER SHALL APPROVE ALL ADMIXTURE.

REINFORCING BARS TO BE WELDED SHALL BE IDENTIFIED AS GRADE 60W.

WELDED WIRE FABRIC, OF GAUGE AND SPACING SPECIFIED, SHALL CONFORM TO THE REQUIREMENTS OF ASTM A62.

REINFORCING SHALL HAVE THE MINIMUM COVER REQUIREMENTS AS INDICATED IN ACI-318, LATEST EDITION WITH THE FOLLOWING MINIMUM VALUES:
 CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3"
 PERMANENTLY EXPOSED TO EARTH OR WEATHER:
 #5 AND SMALLER: 1 1/2"
 #6 AND LARGER: 2"

ALL CONCRETE SHALL CURE A MINIMUM OF 7 DAYS. IF FORMS ARE REMOVED BEFORE THE END OF THE CURING PERIOD, COAT SURFACES WITH LIQUID CURING COMPOUND.

PROVIDE DOWELS IN WALL FOOTINGS WITH EQUAL SIZE AND SPACING AS VERTICAL WALL STEEL, UNLESS NOTED OTHERWISE.

ALL CONCRETE SLABS SHALL BE REINFORCED AS INDICATED ON THE DRAWINGS. FIBER REINFORCED CONCRETE MAY BE USED IN THE FLOOR SLABS IN ADDITION TO THE REQUIRED REINFORCING AT DOSAGE RATES ACCORDING TO SPECIFICATIONS.

CONCRETE BEAMS SHALL HAVE A MINIMUM 8" BEARING ON WALLS AND CONCRETE SLABS SHALL HAVE A MINIMUM 4" BEARING ON WALLS.

USE NON-SHRINK, NON-METALLIC GROUT UNDER BASE PLATES AS INDICATED ON THE DRAWINGS.

DIMENSIONS OF THE FINISHED PRODUCT SHALL BE WITHIN THE LIMITS RECOMMENDED BY ACI 117.

THE CONCRETE CONTRACTOR SHALL COORDINATE ALL OTHER TRADES FOR SIZE AND LOCATION OF ALL OPENINGS IN WALLS AND FLOORS. ALL OPENINGS IN STRUCTURAL CONCRETE SHALL BE DETAILED OR APPROVED BY THE ENGINEER.

MINIMUM LAP REQUIREMENTS

- NOTES: 1) NORMAL WEIGHT CONCRETE
 2) CLEAR COVER > BAR DIAMETER
 3) MINIMUM SPACING $S \geq$ BAR DIA. W/ STIRUPS
 4) MINIMUM SPACING $S \geq$ 2* BAR DIA. W/O STIRUPS
 5) $f'_c = 3000$ PSI, $F_y = 60,000$ PSI
 6) FOR TOP BARS MULTIPLY BY 1.3
 7) UNCOATED REINFORCING BARS

BAR SIZE	MIN. LAP LENGTH (INCHES)
3	18
4	22
5	25
6	34
7	42
8	56
9	64
10	71
11	79
14	95
18	125

FOUNDATION

FOUNDATIONS SHALL NOT BE PLACED PRIOR TO CONFIRMATION OF THE SOIL TYPE AT A DEPTH OF 5 FEET BELOW THE FOOTING. THE CONTRACTOR SHALL PROVIDE TEST HOLE REPORT TO THE ENGINEER. THE SOIL BEARING CAPACITY IS PRESUMED TO BE 2,000 PSF.

COMPLETE NORMAL CLEARING AND GRUBBING OPERATION OVER THE ENTIRE BUILDING PAD AREA. THE BUILDING PAD AREA IS DEFINED AS AN AREA EXTENDING A MINIMUM OF 5 FEET BEYOND THE PROPOSED BUILDING LINES.

REMOVE UNSUITABLE MATERIAL BELOW FOUNDATION. THE DEPTH OF THE REMOVAL IS DICTATED BY THE UNSUITABLE SOILS ENCOUNTERED SUCH AS SILT, ORGANIC MATTER, ROOTS AND VEGETATION AND RANDOM FILL MATERIALS LIKE WOOD, TINS, ASPHALT AND MUCK.

FILL MATERIALS REQUIRED SHALL BE PLACED IN LIFTS NOT TO EXCEED 12 INCHES AND COMPACTED TO 95% MODIFIED PROCTOR (ASTM D1557, LATEST EDITION) AT OPTIMUM MOISTURE CONTENT WITHIN A DISTANCE OF 5 FEET BEYOND ALL FOOTING EDGES.

SIX INCHES MINIMUM GRANULAR MATERIAL TO BE PLACED UNDER THE FLOOR SLAB.

MASONRY

MASONRY UNITS FOR HOLLOW UNIT MASONRY CONSTRUCTION SHALL CONFORM TO ASTM C90.

CONCRETE BRICK SHALL CONFORM TO ASTM C55, STANDARD SPECIFICATION FOR CONCRETE BUILDING BRICK.

MORTAR SHALL BE TYPE "M" OR "S", FRESHLY PREPARED AND UNIFORMLY MIXED, CONFORMING TO ASTM 270.

GROUT AND MORTAR FOR REINFORCED MASONRY SHALL CONFORM TO ASTM 476.

CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED IN MORTAR OR GROUT IN WHICH REINFORCEMENT, METAL TIES OR ANCHORS ARE EMBEDDED.

WIRE OR METAL ANCHORS WHICH SERVE AS TIES IN MULTI-WYTHE MASONRY WALLS OR VENEER WALLS, SHALL BE CORROSION RESISTANT METAL OR COATED WITH A CORROSION RESISTANT METAL.

HORIZONTAL REINFORCEMENT, TRUSS TYPE 9GA GALVANIZED, SHALL BE PLACED 16" ON CENTER MINIMUM.

ALL VERTICAL STEEL TO BE FULLY GROUTED SOLID.

GROUTING THE CELLS OF MASONRY UNITS SHALL BE PERFORMED IN LIFTS NO GREATER THAN 5 FEET.

CONTROL JOINTS TO BE LOCATED AS SHOWN ON PLAN. SEE TYPICAL CONTROL JOINT DETAIL.

BOND BEAM AT TOP OF WALL IS TO BE CONTINUOUS WITH CONTINUOUS STEEL.

INTERMEDIATE BOND BEAMS ARE TO BE DISCONTINUOUS WITH STEEL JOINT AT CONTROL JOINT.



REV.	DATE	DESCRIPTION
2	5-10-05	PLANNING COMMISSION SUBMITTAL
1	5-5-05	FOR PRELIMINARY REVIEW

JOE DANIELS CONSTRUCTION
 919 APPLGATE ROAD
 MADISON, WI 53713
 (608) 271-4800/FAX (608) 271-4570

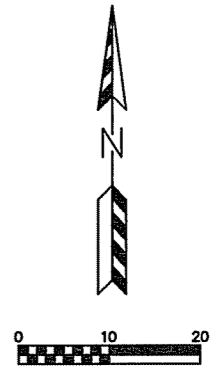
OASEN PLUMBING
 3862 JOHNS STREET
 MADISON, WISCONSIN

BY: DRT
 DATE: 04-28-05
 SCALE: 12" = 1'

4th DIMENSION DESIGN, INC.
 2825 N. Mayfair Road, Wauwatosa, Wisconsin 53222
 (414) 475-7531

COVER SHEET

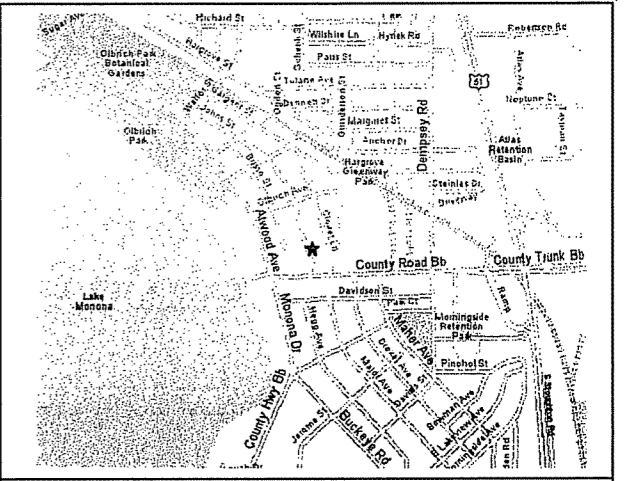
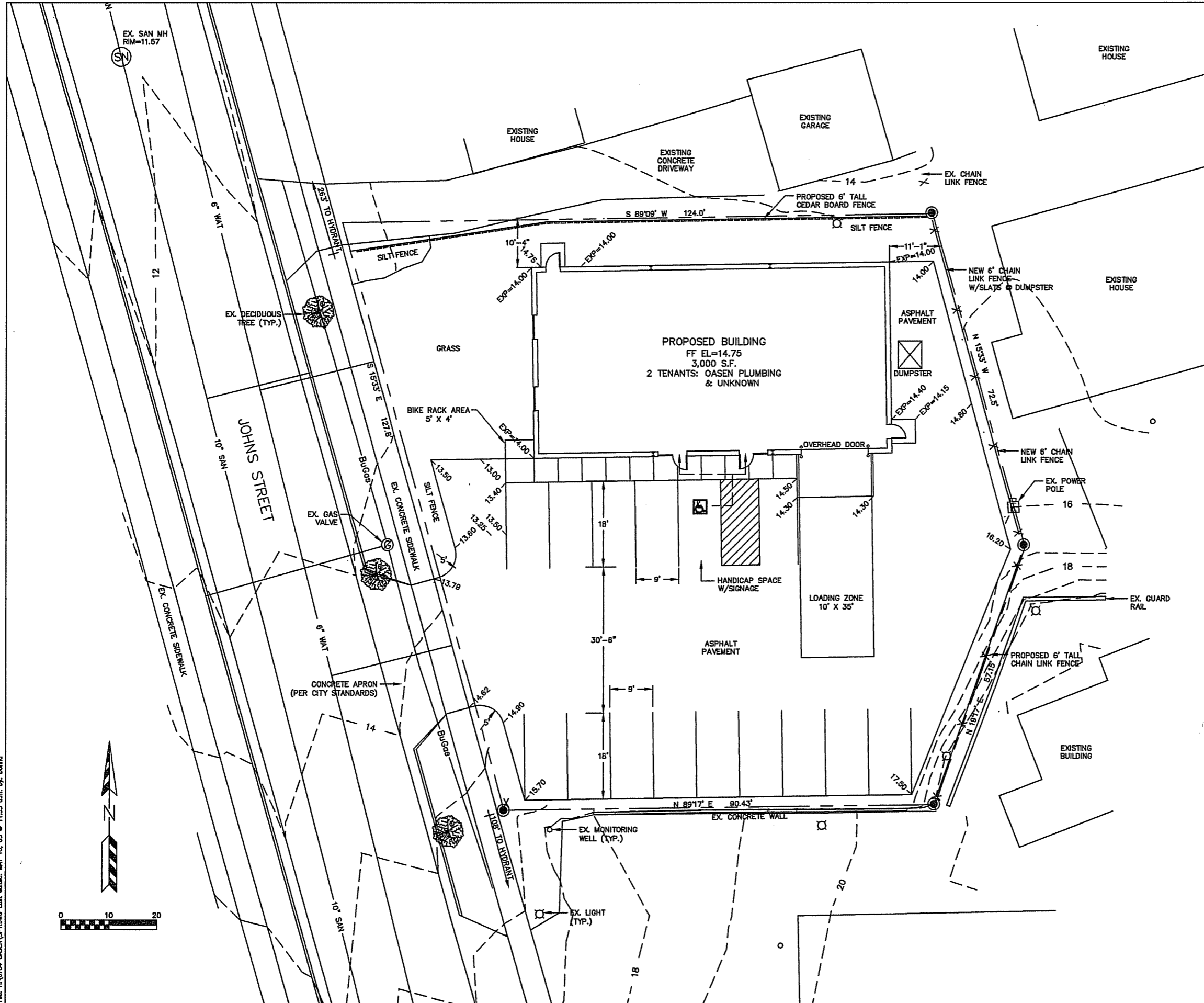
DRAWING NO. C-1



OASEN PLUMBING SITE
EXISTING SITE PLAN
EXHIBIT #1
DATED: APRIL 30, 2005

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

6621 Meredith Way, McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



SITE LOCATION MAP

PARKING LOT SITE INFORMATION BLOCK
 SITE ADDRESS: 3862 JOHNS STREET
 SITE ACREAGE (TOTAL): 1/3 ACRE

NUMBER OF BUILDING STORIES (ABOVE GRADE): 1
 BUILDING HEIGHT: 15'
 DILFR TYPE OF CONSTRUCTION (NEW STRUCTURES OR ADDITIONS): BB
 TOTAL SQUARE FOOTAGE OF BUILDING: 3,000 SF

USE OF PROPERTY: PLUMBING SHOP, BUSINESS
 GROSS SQUARE FEET OF OFFICE: NA
 GROSS SQUARE FEET OF RETAIL AREA: NA
 NUMBER OF EMPLOYEES IN WAREHOUSE: NA
 NUMBER OF EMPLOYEES IN PRODUCTION AREA: 15 MAX. EA. TENANT
 CAPACITY OF RESTAURANT/PLACE OF ASSEMBLY: NA

NUMBER OF BICYCLE STALLS SHOWN: 0

NUMBER OF PARKING STALLS:
 SMALL CAR: 0
 LARGE CAR: 14
 ACCESSIBLE: 1
 TOTAL: 15

NUMBER OF TREES SHOWN: 0 (SEE LANDSCAPING PLAN)

REV.	DATE	DESCRIPTION
5-10-05		PLANNING COMMISSION SUBMITTAL
5-5-05		FOR PRELIMINARY REVIEW

ENGINEER:
 QUAM ENGINEERING, LLC
 ATTN: RYAN QUAM
 8621 MEREDITH WAY
 MCFARLAND, WI 53558

OWNER:
 OASEN PLUMBING
 523 COTTAGE GROVE ROAD
 MADISON, WI 53718

SITE PLAN SP-1
 DATE: MAY 5, 2005


4th DIMENSION DESIGN, INC.
 2825 N. Mayfair Road, Wauwatosa, Wisconsin 53222
 (414) 475-7531

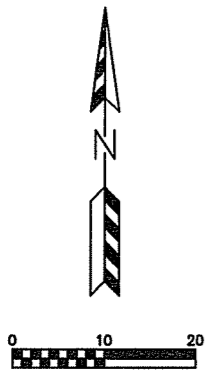
OASEN PLUMBING SITE - 3862 JOHNS STREET

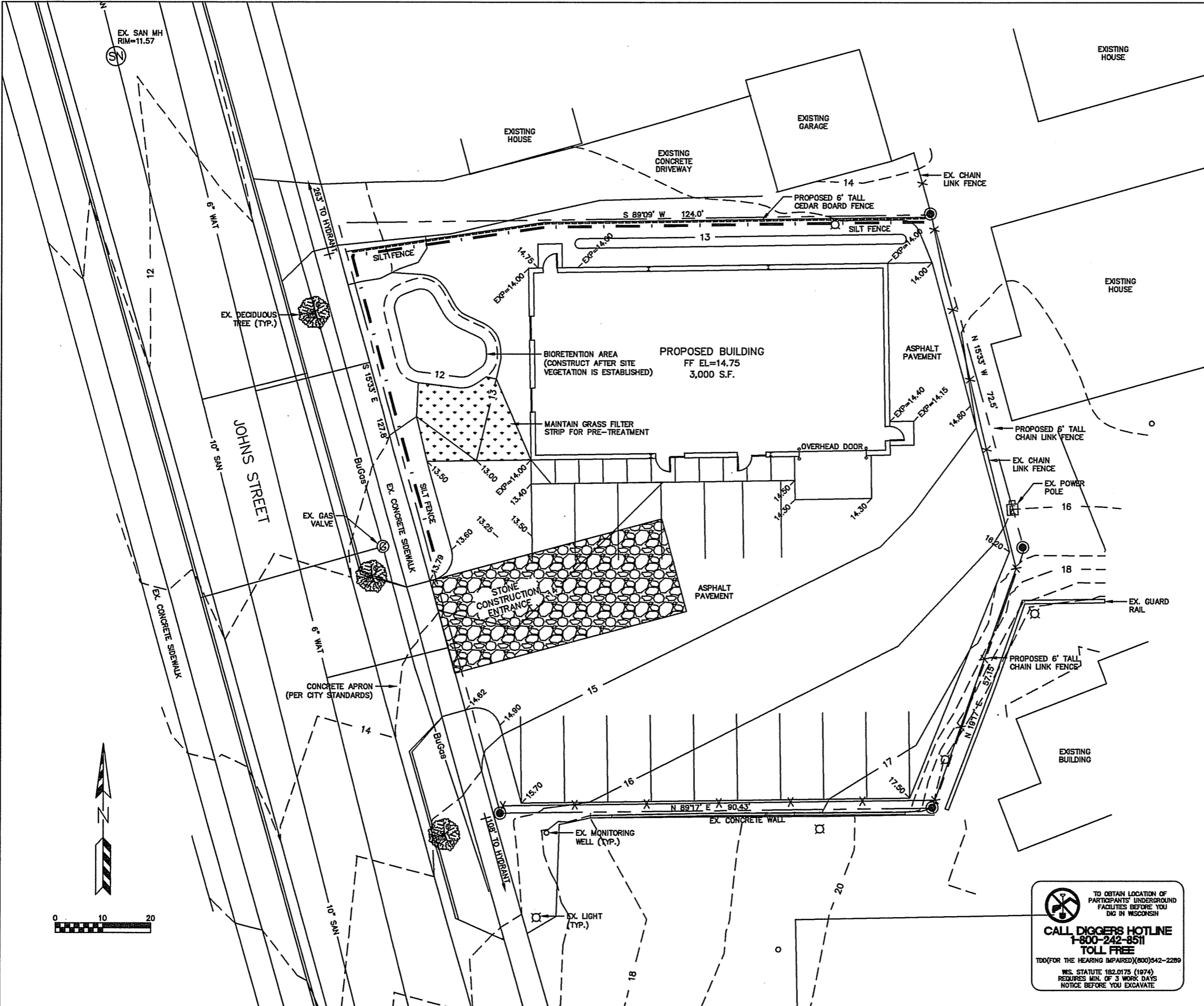
EXHIBIT #2
 DATED: APRIL 30, 2005

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants

8621 Meredith Way, McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752

File: H:\V7P4 - OASEN\SP1.DWG Last updated: MAY 10, 05 @ 11:25 a.m. by: Donna





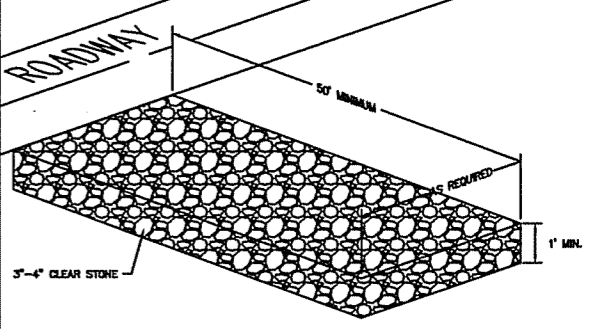
EROSION NOTES:
 THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION.
 EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED.
 SILT FENCE AND STOCKPILES SHALL BE FIELD LOCATED BY THE ENGINEER.
 CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
 ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED AS NEEDED.

TIME SCHEDULE:
 MAY 16 - 17, 2005 INSTALL INITIAL EROSION CONTROL DEVICES.
 MAY 18 - SEPTEMBER 15, 2005 CONSTRUCT BUILDING, PARKING LOT AND RESTORE DISTURBED AREAS.

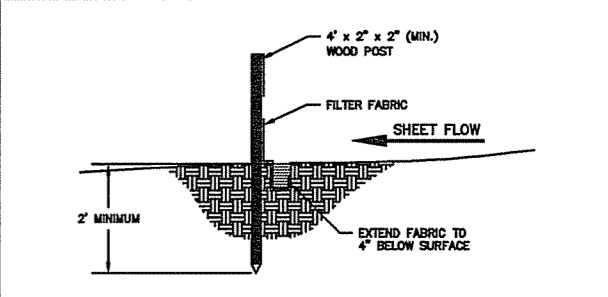
RESTORATION NOTES:
 ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH OR MATTING. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 830 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. SLOPES GREATER THAN 3:1 SHALL BE RESTORED WITHIN ONE WEEK OF THEIR CONSTRUCTION.
 SEED MIXTURES SHALL BE APPLIED AT THE RATE OF SEVEN (7) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF SEVEN (7) POUNDS PER 1,000 SQUARE FEET.
 FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%.

OWNER:
 OASEN PLUMBING
 523 COTTAGE GROVE ROAD
 MADISON, WI 53716

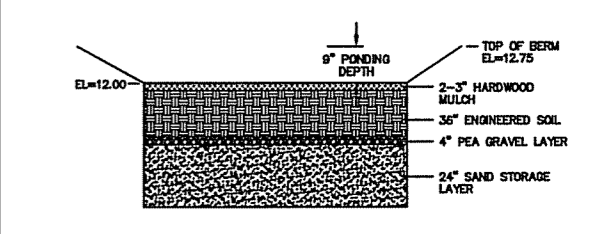
ENGINEER:
 QUAM ENGINEERING, LLC
 ATTN: RYAN QUAM
 6621 MEREDITH WAY
 MCFARLAND, WI 53558



STONE CONSTRUCTION ENTRANCE



SILT FENCE CONSTRUCTION (SHEET FLOW)



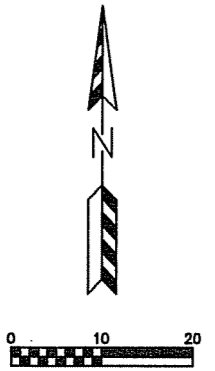
ENGINEERED SOIL SHALL CONSIST OF THE FOLLOWING:
 40% SILICA SAND; 20% - 30% TOPSOIL; 30% - 40% COMPOST W/ PH 5.5-6.5
 COMPOST SHALL MEET MNR SPECIFICATION S100.
 STORAGE/INTERFACE LAYER SHALL CONSIST OF SAND AS FOLLOWS:
 SAND: WASHED QUARTZ OR SILICA 0.02 - 0.04 INCHES IN DIA.

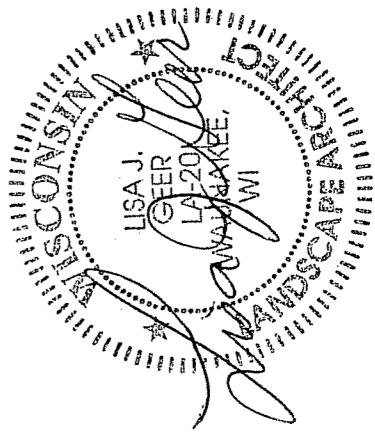
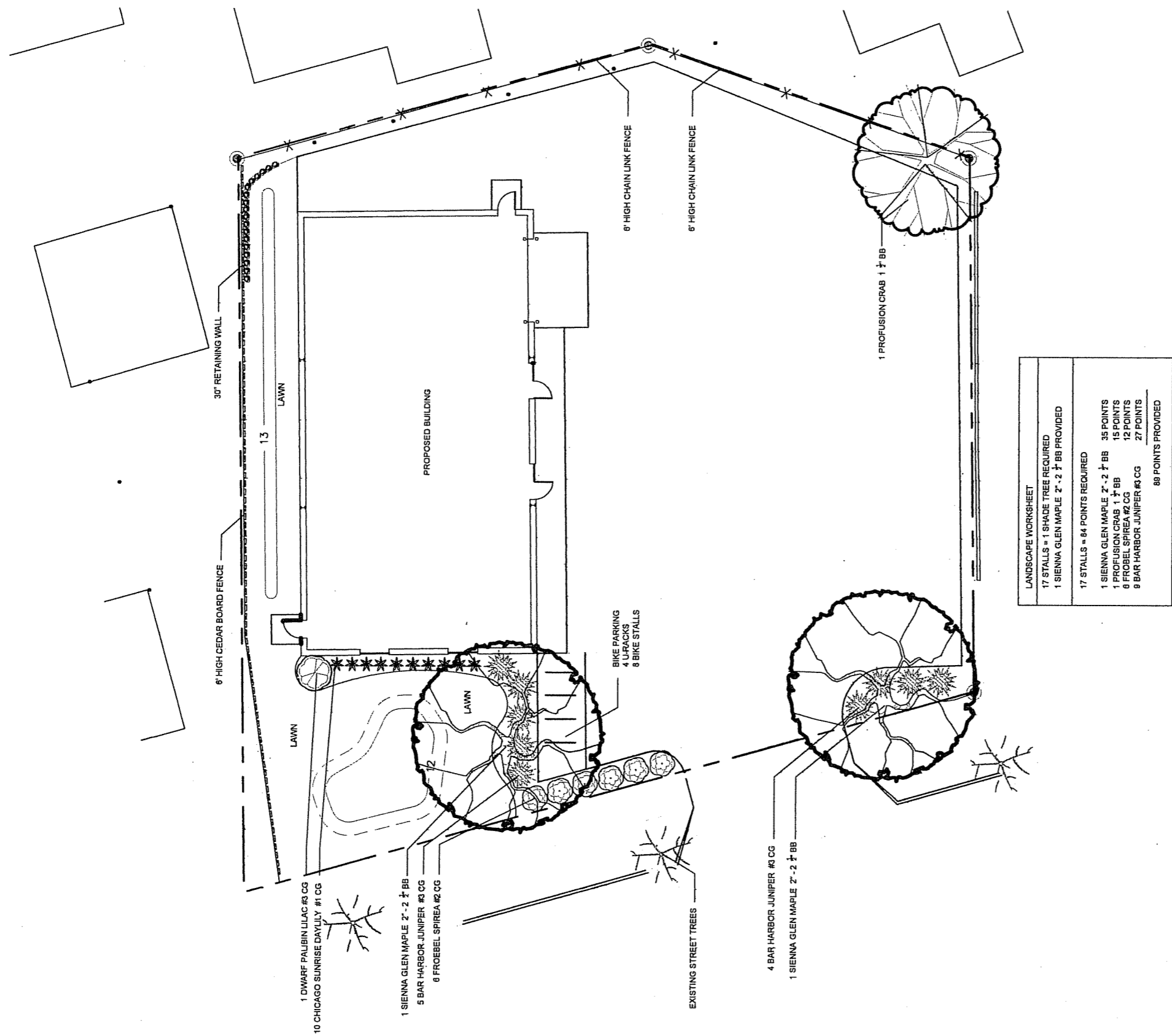
BIORETENTION DEVICE

OASEN PLUMBING SITE - 3862 JOHNS STREET
 GRADING AND EROSION CONTROL PLAN
 EXHIBIT #2
 DATED: APRIL 30, 2005

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 6621 Meredith Way, McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752

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



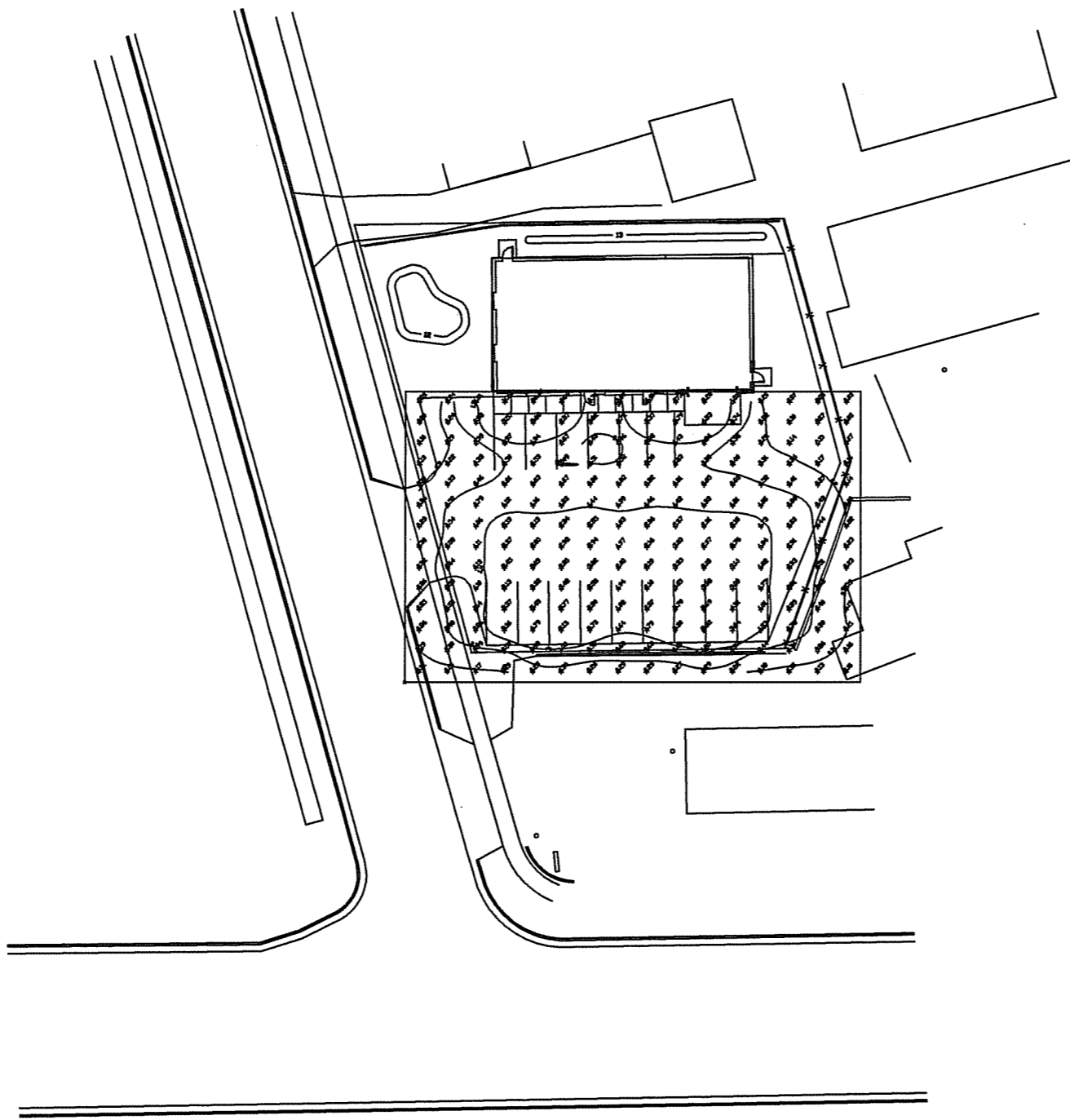


LISA J. GEER
 L.S.A. # 200010
 WISCONSIN
 MAY 10, 2005
 1" = 20'-0"
 L.S.A. # 200010
 GEER / OASEN

LANDSCAPE PLAN
OASEN PLUMBING
 3862 JOHNS STREET, MADISON, WI

MCKAY NURSERY COMPANY
 Care & pride with
 Since 1878
 P.O. BOX 185, 750 S. MONROE ST., WATERLOO, WI 53594
 202-475-2121
 WWW.MCKAYNURSERY.COM
 GEER - MCKAY NURSERY CO REPRESENTATIVE

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 To make location of project, call the landscape architect at the above address or phone number.
 CALL YOUR LOCAL UTILITY

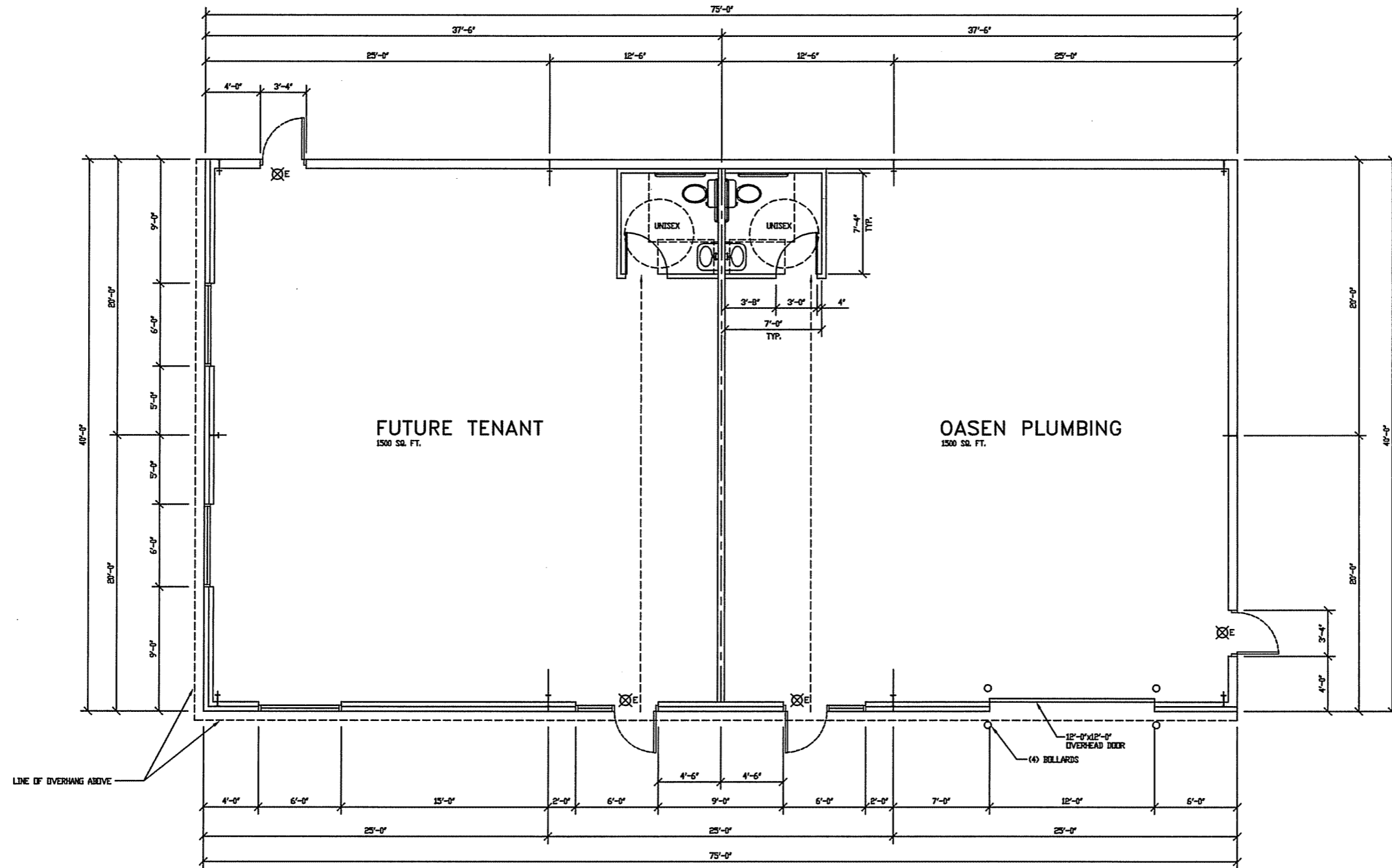


LIGHTING PLAN

SCALE: 1"=20'-0"

File: H:\1784 OASEN\LIGHTING\PLANS\DWG Lest.dwg: MAY 10, 05 @ 12:18 p.m. by: Doreen

JOE DANIELS CONSTRUCTION 919 APPELGATE ROAD MADISON, WI 53713 (608) 271-4800/FAX (608) 271-4570		OASEN PLUMBING 3862 JOHNS STREET MADISON, WISCONSIN	
BY DDT		LIGHTING PLAN	DRAWING NO.
DATE 04-28-05			
SCALE 1" = 20'			



FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTES:
 - - - INDICATES ACCESSIBLE ROUTE
 ⊗ E INDICATES LIGHTED EXIT SIGN
 FIRE EXTINGUISHERS BY OWNER

REV.	DATE	DESCRIPTION
△	5-10-05	PLANNING COMMISSION SUBMITTAL
△	5-5-05	FOR PRELIMINARY REVIEW

JOE DANIELS CONSTRUCTION
 919 APPLGATE ROAD
 MADISON, WI 53713
 (608) 271-4800/FAX (608) 271-4570

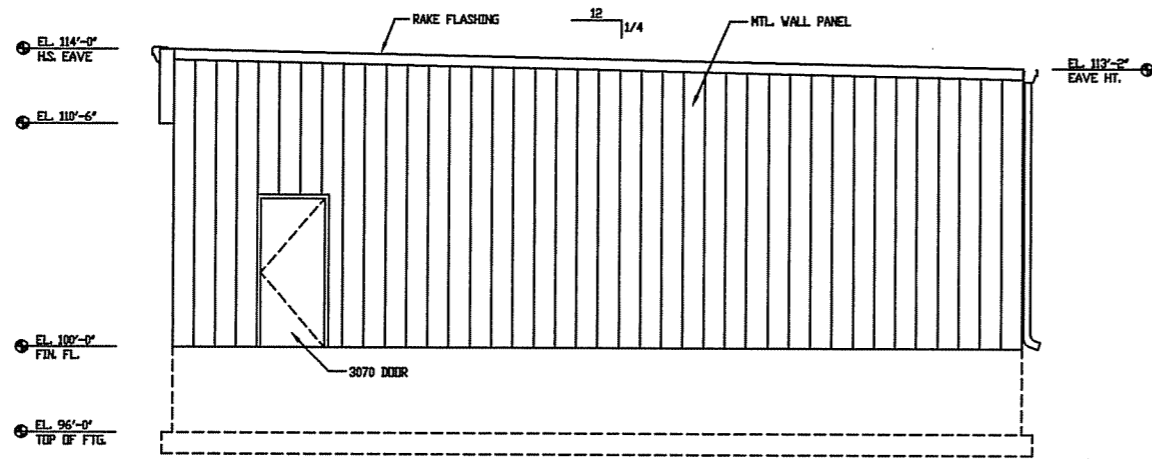
BY
 DBT
 DATE
 04-27-05
 SCALE
 1/4" = 1'

4th DIMENSION DESIGN, INC.
 2825 N. Mayfair Road, Wauwatosa, Wisconsin 53222
 (414) 475-7551

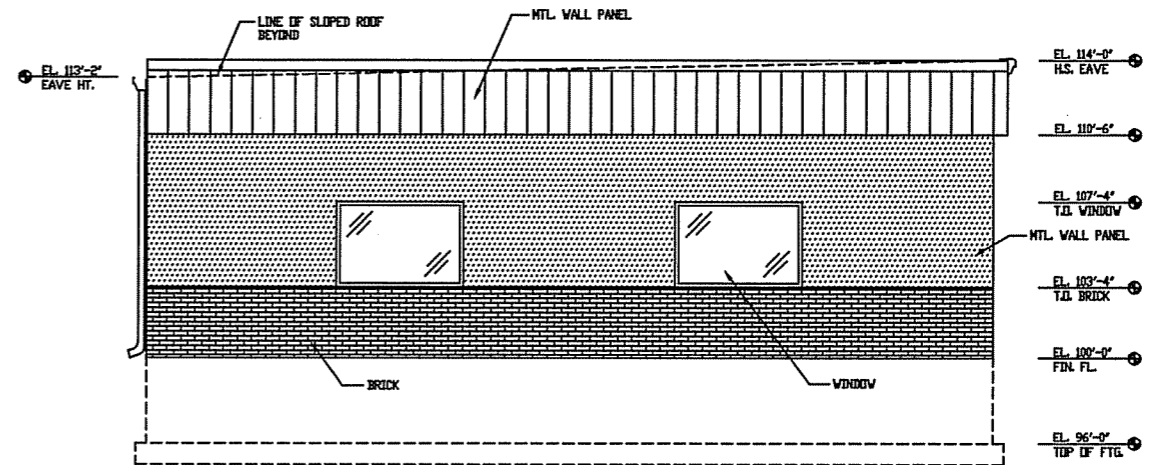
OASEN PLUMBING
 3862 JOHNS STREET
 MADISON, WISCONSIN

FLOOR PLAN

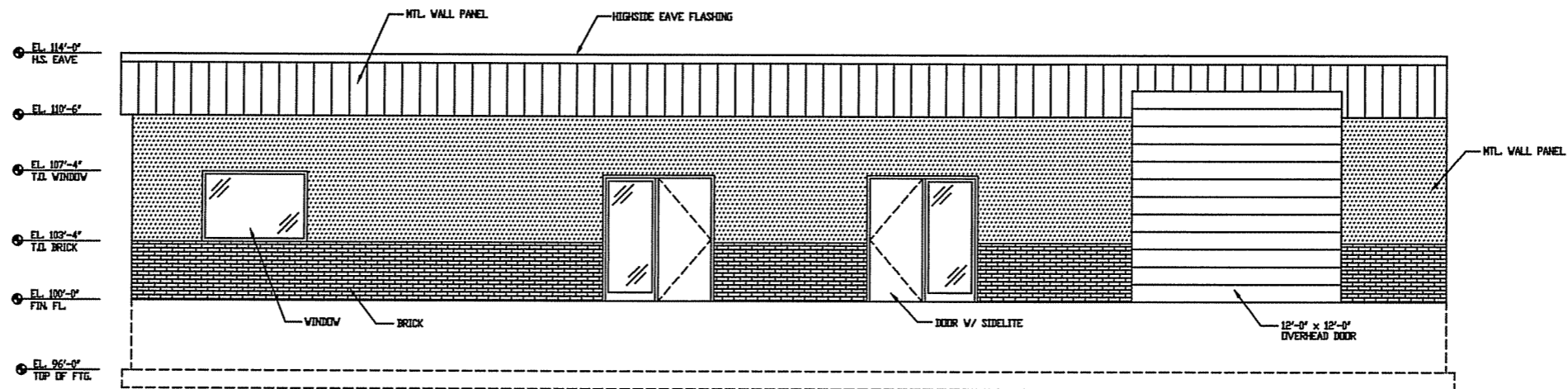
DRAWING NO.
A-1



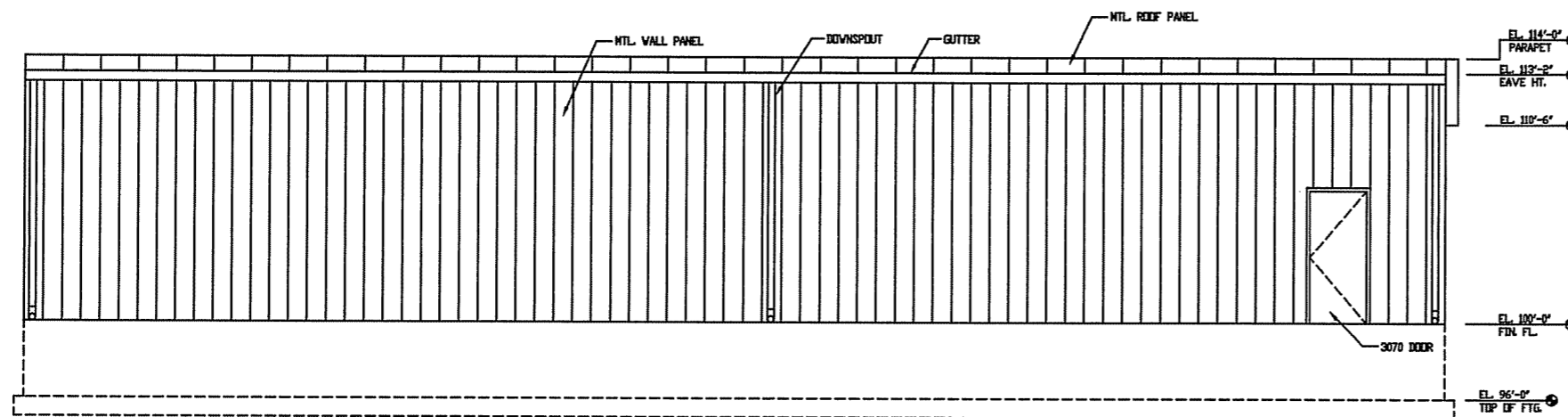
EAST ELEVATION
SCALE: 1/4"=1'-0"



WEST ELEVATION
SCALE: 1/4"=1'-0"



SOUTH ELEVATION
SCALE: 1/4"=1'-0"



NORTH ELEVATION
SCALE: 1/4"=1'-0"

REV.	DATE	DESCRIPTION
2	5-10-05	PLANNING COMMISSION SUBMITTAL
1	5-5-05	FOR PRELIMINARY REVIEW

JOE DANIELS CONSTRUCTION
919 APPLGATE ROAD
MADISON, WI 53713
(608) 271-4800/FAX (608) 271-4570

BY
DET
DATE
04-27-05
SCALE
1/4" = 1'

4D
4th DIMENSION DESIGN, INC.
2825 N. Mayfair Road, Wauwatosa, Wisconsin 53222
(414) 475-7531

OASEN PLUMBING
3862 JOHNS STREET
MADISON, WISCONSIN

ELEVATIONS

DRAWING NO.
A-2