

2310 Crossroads Drive  
Suite 2000  
Madison, WI 53718  
TEL 608 240-9900  
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Milwaukee, WI • Madison, WI

Intelligent Designs Inspired Results



Location Map

# The Gallina Corporation

## THE IDEAL

Plan Commission Submittal

The Ideal  
502 S. Park Street  
Madison WI

The Gallina Corporation  
The Ideal  
PRA # 114387-01  
2012 - June 06

### Drawing Index

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  - C-101 Demolition Plan
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### Project Information

### Project Team

#### OWNER

The Gallina Corporation

#### ARCHITECT

Plunkett Raysich Architects

#### SITE/CIVIL

Burse Surveying and Engineering, Inc

#### LANDSCAPE

Bruce Company

#### LIGHTING

Hein Engineering



© 2012 Plunkett Raysich Architects, LP - 10 February 2012 - 114387-01

Site Photos



©2011 Plunkett Raysich Architects, LLP - 29 February 2012 - #114387-01

Locator Map



Aerial View at Park & Drake



Street Level View at Park & Drake



Northwest Aerial Perspective



Southwest Aerial Perspective



Southeast Aerial Perspective





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Sidewalk Along Drake



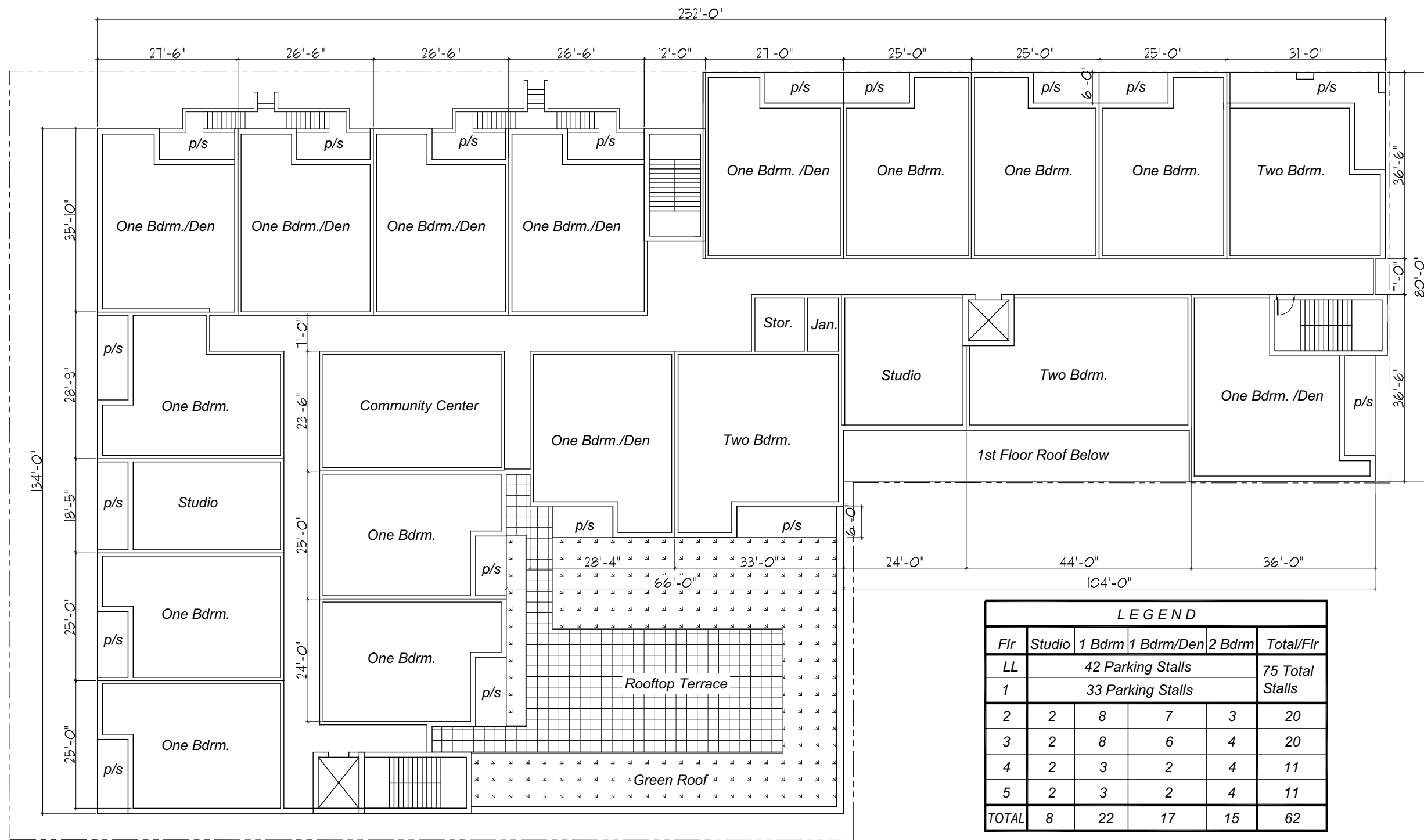
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Drake Looking West

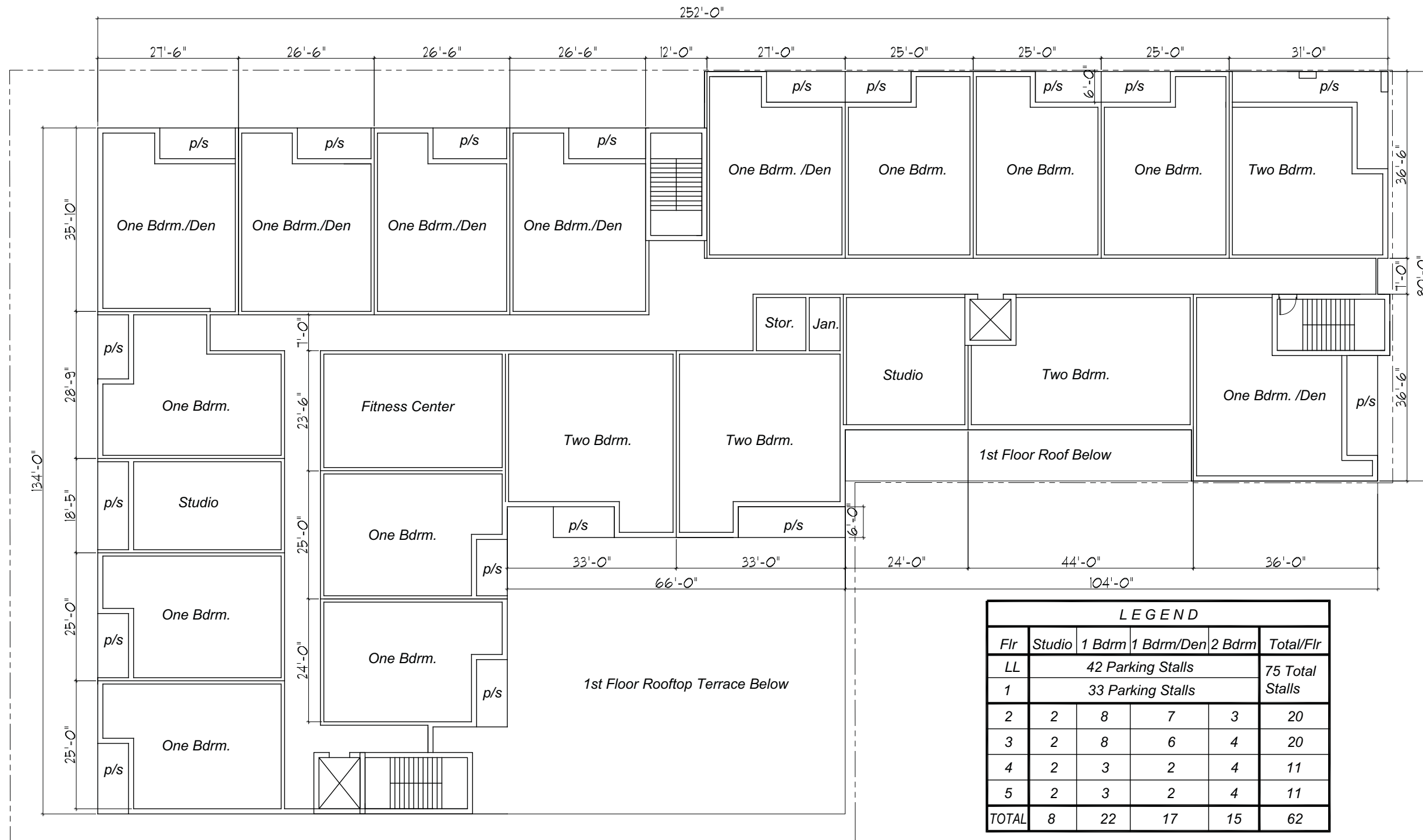


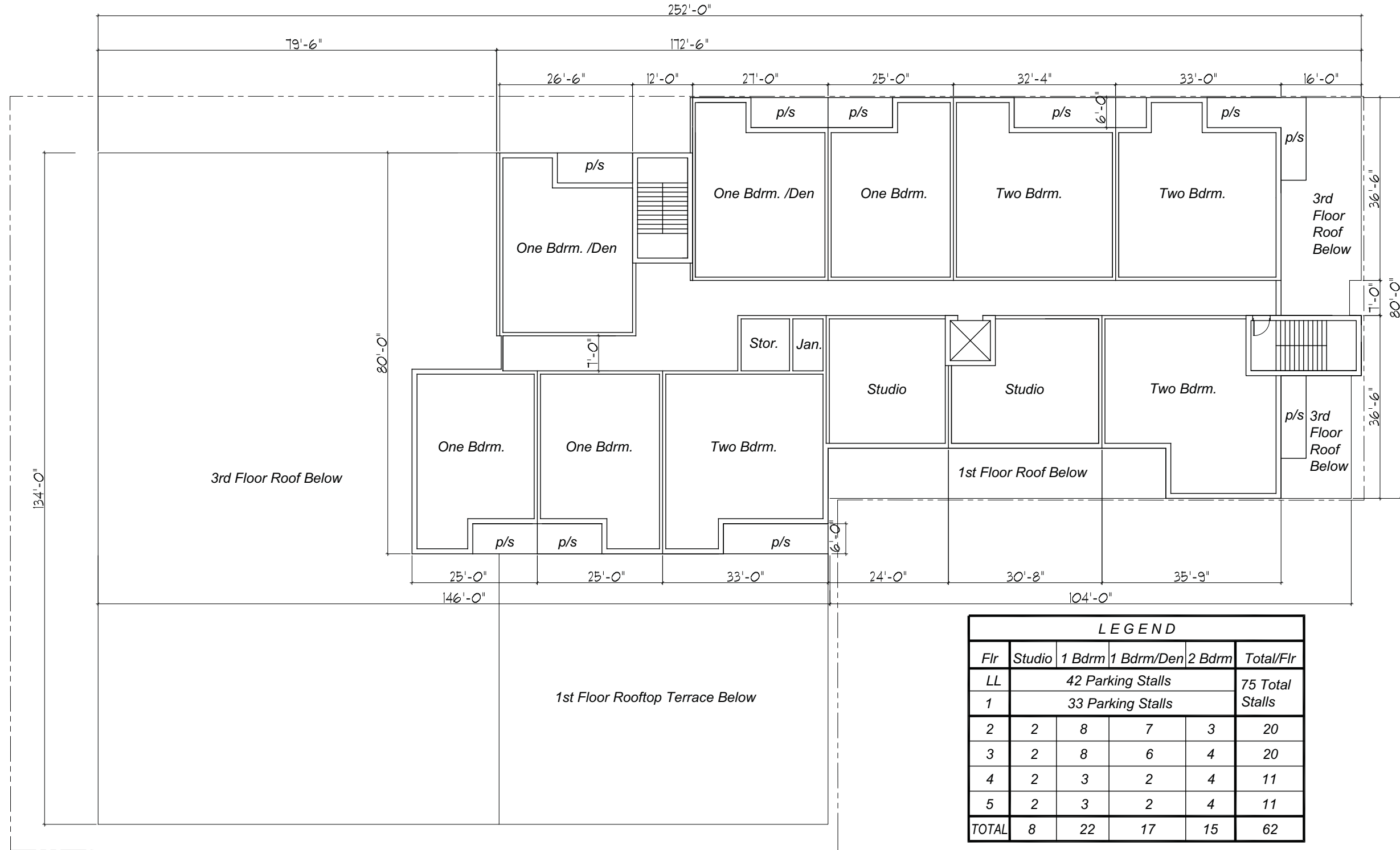
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Elevation on Drake

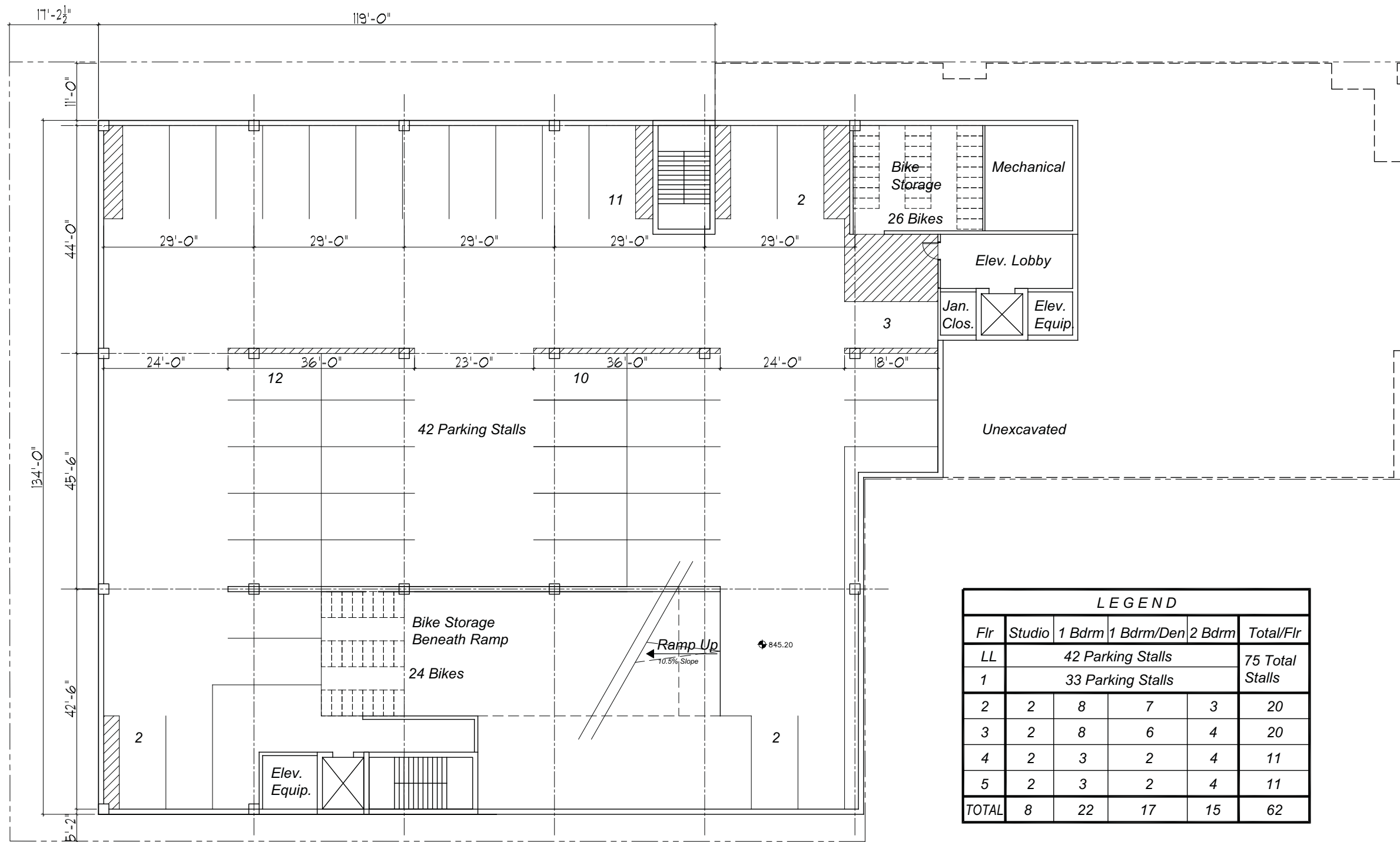


LEGEND					
Flr	Studio	1 Bdrm	1 Bdrm/Den	2 Bdrm	Total/Flr
LL	42 Parking Stalls				75 Total Stalls
1	33 Parking Stalls				
2	2	8	7	3	20
3	2	8	6	4	20
4	2	3	2	4	11
5	2	3	2	4	11
<b>TOTAL</b>	<b>8</b>	<b>22</b>	<b>17</b>	<b>15</b>	<b>62</b>





LEGEND					
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1	33 Parking Stalls				
2	2	8	7	3	20
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5	2	3	2	4	11
<b>TOTAL</b>	<b>8</b>	<b>22</b>	<b>17</b>	<b>15</b>	<b>62</b>



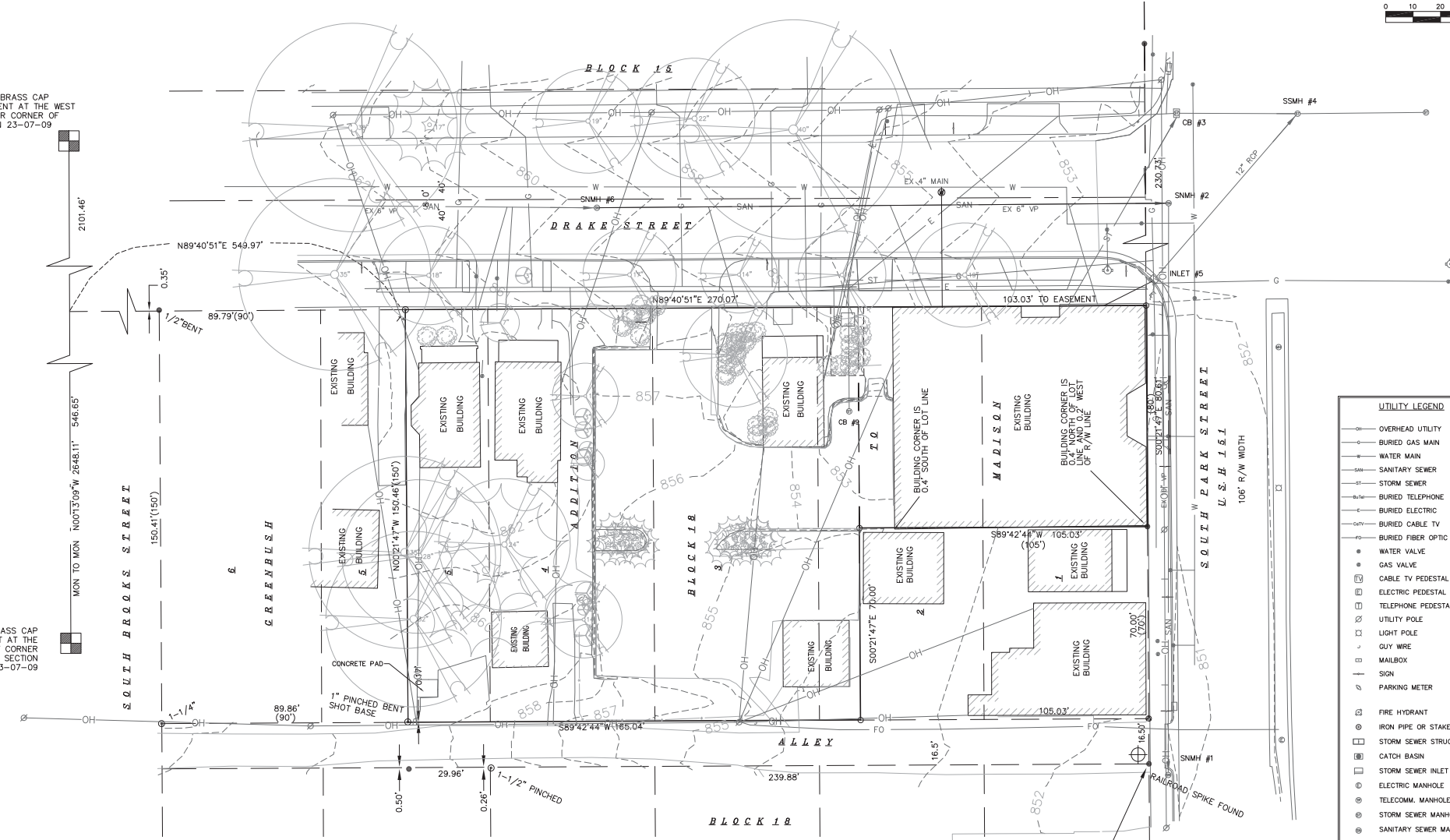
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4	2	3	2	4	11
5	2	3	2	4	11
TOTAL	8	22	17	15	62





FOUND BRASS CAP MONUMENT AT THE WEST QUARTER CORNER OF SECTION 23-07-09

FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 23-07-09



NOTES:

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.
- VERTICAL DATUM IS NAVD88 AND WAS TRANSFERRED TO THE SITE USING THE MADISON BASE STATION AND TRIMBLE 5700 ROBOTIC RTK GPS RECEIVER..

**UTILITY LEGEND**

- OVERHEAD UTILITY
- BURIED GAS MAIN
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- BURIED TELEPHONE
- BURIED ELECTRIC
- BURIED CABLE TV
- BURIED FIBER OPTIC
- WATER VALVE
- GAS VALVE
- CABLE TV PEDESTAL
- ELECTRIC PEDESTAL
- TELEPHONE PEDESTAL
- UTILITY POLE
- LIGHT POLE
- GUY WIRE
- MAILBOX
- SIGN
- PARKING METER
- FIRE HYDRANT
- IRON PIPE OR STAKE FOUND
- STORM SEWER STRUCTURE
- CATCH BASIN
- STORM SEWER INLET
- ELECTRIC MANHOLE
- TELECOMM. MANHOLE
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- WATER UTILITY MANHOLE
- 3" DECIDUOUS TREE
- 3" CONIFEROUS TREE
- POINT CONTROL POINT
- BM-1 BENCHMARK
- BT BITUMINOUS PAVEMENT
- CONC CONCRETE PAVEMENT
- TE TRAFFIC ENGINEERING
- BOLLARD

**LEGEND**

- IRON PIPE FOUND (OUTSIDE DIAMETER NOTED)
- + 3/4" SOLID IRON ROD FOUND
- 1-1/4" SOLID IRON ROD FOUND
- 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- SET MAG NAIL
- ( ) INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDING DIMENSIONS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

**EXISTING UTILITY STRUCTURE TABLE**

STRUCTURE #	RIM/TC	INVERT(S)
SMH 1	851.35	841.90 S 841.89 N
SMH 2	852.27	843.92 W 843.83 N 843.60 S
CB 3	852.40	STRUCTURE FLOOR ELEV. 849.04
SMH 4	852.70	STRUCTURE FLOOR ELEV. 848.05
INLET 5	851.95	849.15 NE
SMH 6	852.65	851.45 N 849.06 W 849.92 E
CB 9	851.99	849.93 N

**Burse**  
Surveying and Engineering, Inc.  
1400 E. Washington Ave, Suite 150  
Madison, WI 53703  
Phone: 608-250-9263  
Fax: 608-250-9265  
e-mail: mburse@BSE-INC.net  
www.bursesurveyengr.com

**APPROVALS**

PROJECT ENG.	DESIGNED BY:	DRAWN BY:	CHECKED BY:	APPROVED:
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**The Ideal**  
502 South Park Street  
Madison, WI 53715

**Gallina Corporation**  
101 East Main Street, Suite 500  
Mount Horeb, WI 53572

**PROJECT #:** BSE1402-10  
**PLOT DATE:** 06/06/2012

**REVISION DATES:**


**ISSUE DATES:**

06/06/2012



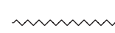

EXISTING CONDITIONS SURVEY

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

































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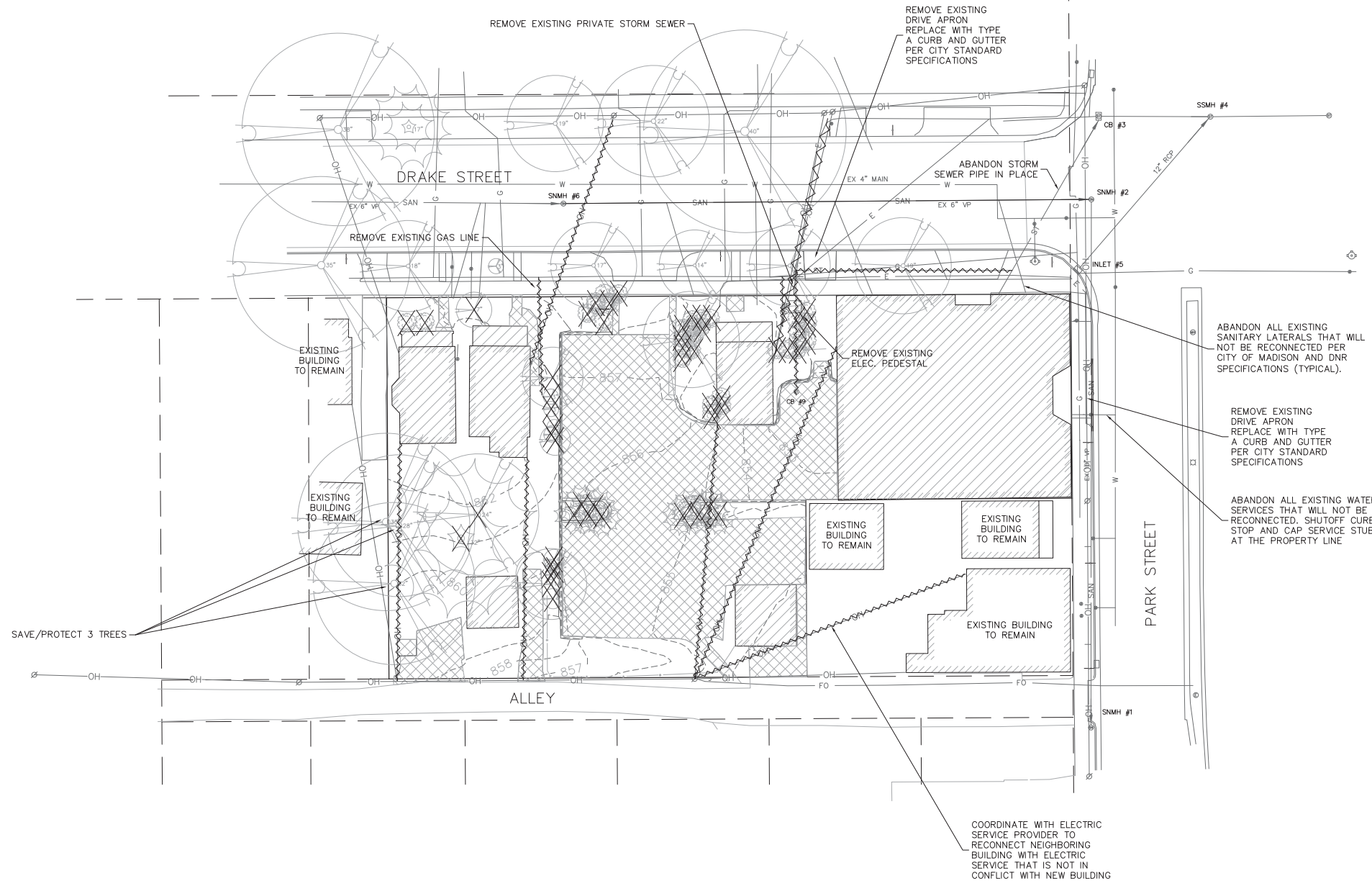
**DRAWING NUMBER**  
**C-100**

**LEGEND**

-  REMOVE PAVEMENT
-  RAZE BUILDING
-  REMOVE UTILITY LINE
-  REMOVE TREE/SHRUB

- NOTES:
1. ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SCHEDULED FOR DEMOLITION TO BE ABANDONED OR REMOVED BY CORRESPONDING UTILITY COMPANY.
  2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.

UTILITY LEGEND	
	OVERHEAD UTILITY
	BURIED GAS MAIN
	WATER MAIN
	SANITARY SEWER
	STORM SEWER
	BURIED TELEPHONE
	BURIED ELECTRIC
	BURIED CABLE TV
	BURIED FIBER OPTIC
	WATER VALVE
	GAS VALVE
	CABLE TV PEDESTAL
	ELECTRIC PEDESTAL
	TELEPHONE PEDESTAL
	UTILITY POLE
	LIGHT POLE
	GUY WIRE
	MAILBOX
	SIGN
	PARKING METER
	FIRE HYDRANT
	IRON PIPE OR STAKE FOUND
	STORM SEWER STRUCTURE
	CATCH BASIN
	STORM SEWER INLET
	ELECTRIC MANHOLE
	TELECOMM. MANHOLE
	STORM SEWER MANHOLE
	SANITARY SEWER MANHOLE
	WATER UTILITY MANHOLE
	DECIDUOUS TREE
	CONIFEROUS TREE
	MHI CONTROL POINT
	M-1 BENCHMARK
	BITUMINOUS PAVEMENT
	CONCRETE PAVEMENT
	TRAFFIC ENGINEERING
	BOLLARD



**Burse**  
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1400 E. Washington Ave, Suite 150  
Madison, WI 53703  
Phone: 608-250-9263  
Fax: 608-250-9266  
e-mail: mburse@BSE-INC.net  
www.bursesurveyengr.com

APPROVALS	PROJECT ENG.	DESIGNED BY	DRAWN BY	CHECKED BY	DATE

**The Ideal**  
502 South Park Street  
Madison, WI 53715

**Gallina Corporation**  
101 East Main Street, Suite 500  
Mount Horeb, WI 53572

<b>PROJECT #:</b> BSE1402-10
<b>PLOT DATE:</b> 06/06/2012
<b>REVISION DATES:</b>

<b>ISSUE DATES:</b>
06/06/2012

**DEMOLITION PLAN**

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**DRAWING NUMBER**  
**C-101**

 TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

**CALL DIGGERS HOTLINE**  
**1-800-242-8511 OR 811**  
**TOLL FREE**

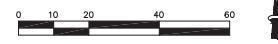
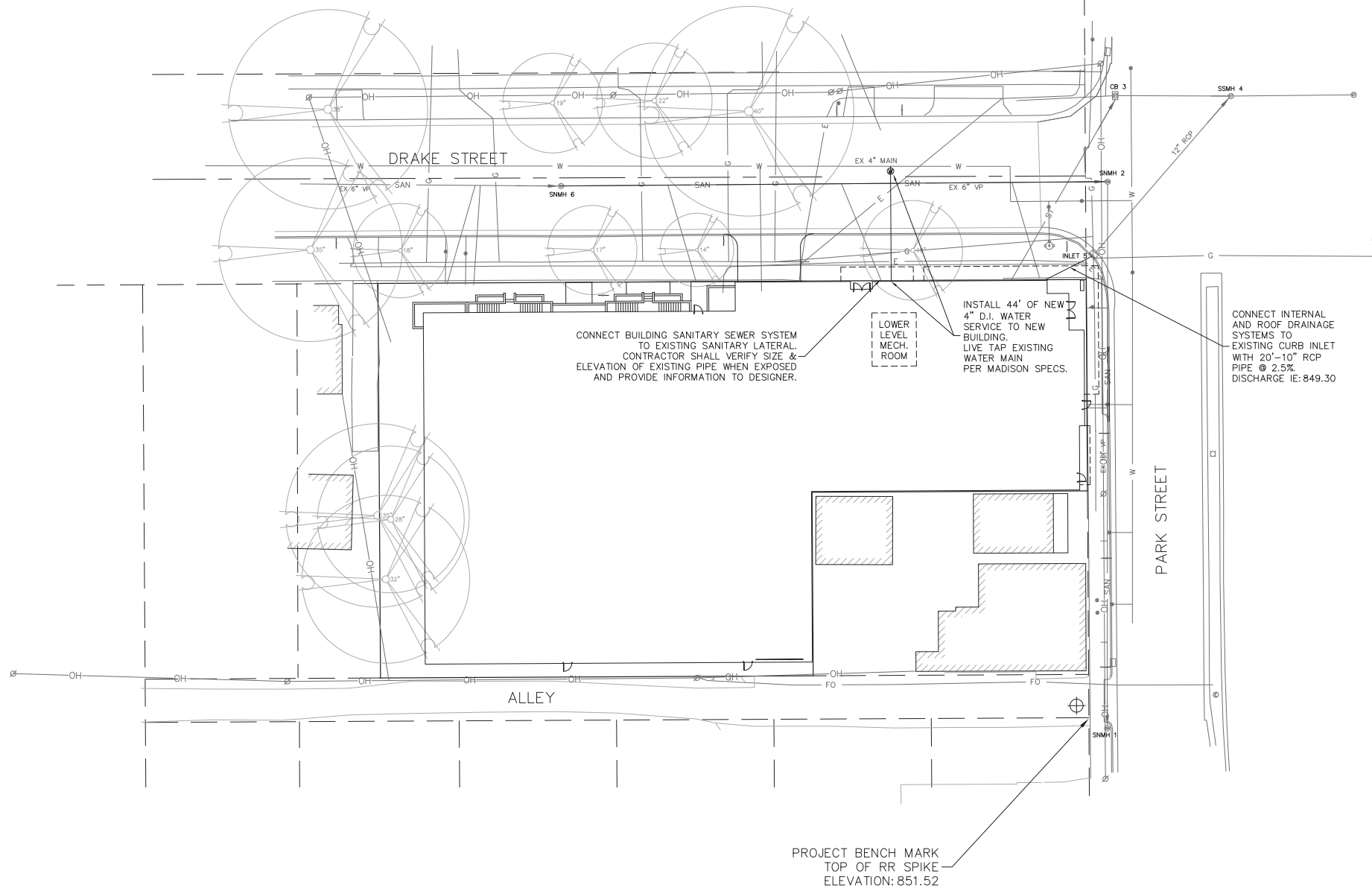
TDD(FOR THE HEARING IMPAIRED)(800)542-2289

WS. STATUTE 182.0175 (1974)  
REQUIRES MIN. OF 3 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE

STRUCTURE #	RIM/TC	INVERT(S)
SNMH 1	851.35	841.90 S 841.89 N
SNMH 2	852.27	843.92 W 843.83 N 843.60 S
SSMH 4	852.70	STRUCTURE FLOOR ELEV: 848.05
INLET 5	851.95	849.15 NE
SNMH 6	859.85	851.45 N 849.96 W 849.92 E
	851.99	849.93 N

- NOTES:
1. ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SCHEDULED FOR DEMOLITION TO BE ABANDONED OR REMOVED BY CORRESPONDING UTILITY COMPANY.
  2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.

UTILITY LEGEND	
—○—	OVERHEAD UTILITY
—●—	BURIED GAS MAIN
—■—	WATER MAIN
—□—	SANITARY SEWER
—◇—	STORM SEWER
—x—	BURIED TELEPHONE
—/—	BURIED ELECTRIC
—\—	BURIED CABLE TV
— —	BURIED FIBER OPTIC
—V—	WATER VALVE
—G—	GAS VALVE
—E—	CABLE TV PEDESTAL
—P—	ELECTRIC PEDESTAL
—T—	TELEPHONE PEDESTAL
—U—	UTILITY POLE
—L—	LIGHT POLE
—W—	GUY WIRE
—M—	MAILBOX
—S—	SIGN
—P—	PARKING METER
—F—	FIRE HYDRANT
—I—	IRON PIPE OR STAKE FOUND
—S—	STORM SEWER STRUCTURE
—C—	CATCH BASIN
—I—	STORM SEWER INLET
—E—	ELECTRIC MANHOLE
—T—	TELECOMM. MANHOLE
—S—	STORM SEWER MANHOLE
—S—	SANITARY SEWER MANHOLE
—W—	WATER UTILITY MANHOLE
—T—	DEODOROUS TREE
—C—	CONIFEROUS TREE
—M—	CONTROL POINT
—B—	BENCHMARK
—BT—	BITUMINOUS PAVEMENT
—CNC—	CONCRETE PAVEMENT
—TE—	TRAFFIC ENGINEERING
—B—	BOLLARD



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 Phone: 608-250-9263  
 Fax: 608-250-9265  
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 502 South Park Street  
 Madison, WI 53715

**Gallina Corporation**  
 101 East Main Street, Suite 500  
 Mount Horeb, WI 53572

PROJECT #:	BSE1402-10
PLOT DATE:	06/06/2012
REVISION DATES:	

ISSUE DATES:	06/06/2012
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UTILITY PLAN

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DRAWING NUMBER  
**C-102**

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

**CALL DIGGERS HOTLINE**  
 1-800-242-8511 OR 811  
 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

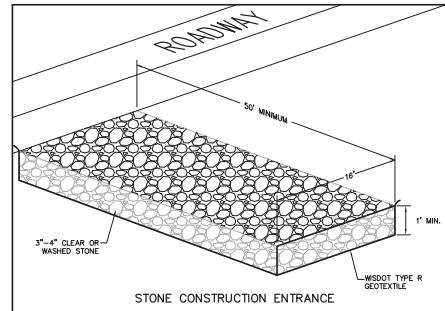


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1-800-242-8511 OR 811  
TOLL FREE

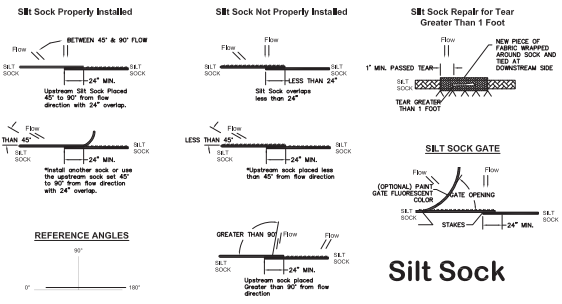
TDD(FOR THE HEARING IMPAIRED)(800)542-2289

WIS. STATUTE 182.0175 (1974)  
REQUIRES MIN. OF 3 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE



**LEGEND**

- 852--- EXISTING MINOR CONTOUR
- 855--- EXISTING MAJOR CONTOUR
- 852--- PROPOSED MINOR CONTOUR
- 855--- PROPOSED MAJOR CONTOUR
- 855--- PROPOSED STORM SEWER
- 855--- MEDIUM RIPRAP
- 855--- SILT SOCK
- 855--- INLET PROTECTION REQUIRED



**Silt Sock**

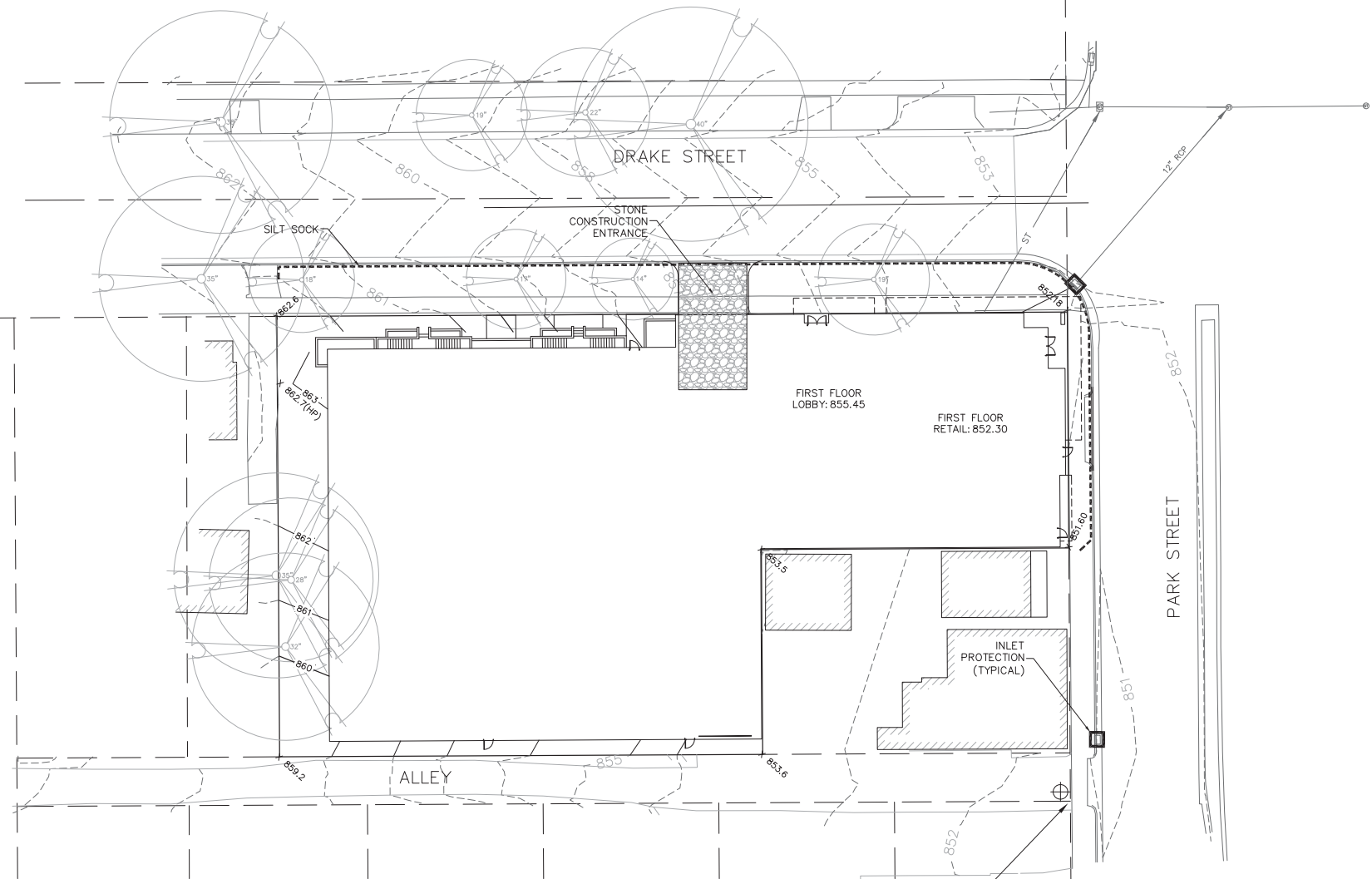
**Erosion Control Notes/Specifications:**

1. Erosion control devices and/or structures shall be installed prior to clearing and grubbing operations. These shall be properly maintained for maximum effectiveness until vegetation is re-established.
2. Erosion control is the responsibility of the contractor until acceptance of this project. Erosion control measures as shown shall be the minimum precautions that will be allowed. The contractor shall be responsible for recognizing and correcting all erosion control problems that are the result of construction activities. Additional erosion control measures, as requested in writing by the state or local inspectors, or the developer's engineer, shall be installed within 24 hours.
3. All erosion control measures and structures serving the site must be inspected at least weekly or within 24 hours of the time 0.5 inches of rain is produced. All maintenance will follow an inspection within 24 hours.
4. Construction Entrances - Provide a stone tracking pad at each point of access. Install according to WDNR Standard 1057. Refer to WDNR's stormwater web page of technical standards at: <http://dnr.wi.gov/runoff/stormwater/techstds.htm>
5. Temporary stabilization using anionic polymer. After November 1, 2012, anionic polyacrylamide will be applied to all disturbed areas where City of Madison inspectors deem stabilization and/or erosion to be problematic. Application of polyacrylamide will be according to WDNR Conservation Practice standard 1050, Erosion Control Land Application of Anionic Polyacrylamide. Refer to WDNR's stormwater web page of technical standards at: <http://dnr.wi.gov/runoff/stormwater/techstds.htm>.
6. Dewatering - Water pumped from the site shall be treated by using a temporary sedimentation basin, portable dewatering basin, geotextile bag, or an equivalent device. Show on the plan the anticipated locations of dewatering activity, and provide an engineering detail of the dewatering system. Devices shall comply with WDNR Technical Standard 1061 found at <http://dnr.wi.gov/runoff/stormwater/techstds.htm>. This water shall be discharged in a manner that does not induce erosion of the site or adjacent property.
7. Storm Sewer Inlets - Provide WDOT Type D "CatchAll" inlet protection or equivalent. Refer to WDOT Product Acceptability List at: <http://www.dot.wisconsin.gov/business/engserv/pal.htm>. Inlet protection shall be installed prior to the storm sewer system receiving site runoff. Other than for performing maintenance, these devices shall not be removed until plot-level stabilization is complete.
9. Building and waste materials shall be prevented from running-off the site and entering waters of the state in conformance with NR151.12(6m).
10. No solid material shall be discharged or deposited into waters of the state in violation of Ch. 30 or 31 of the Wisconsin State Statutes or 33 USC 1344 permits.
11. Erosion control devices shall adhere to the technical standards found at: <http://dnr.wi.gov/runoff/stormwater/techstds.htm> and comply with all City of Madison ordinances.
12. All debris tracked onto public streets shall be swept or scraped clean by the end of each workday.
13. All building and waste material shall be handled properly to prevent runoff of these materials off of the site.
14. All disturbed areas shall be seeded, sodded, or otherwise restored immediately after grading activities have been completed per the approved landscape plan.

**Emergency Contact**  
Craig Encenroth  
Gallina Corporation  
101 E. Main Street, Suite 500  
Mount Horeb, WI 53572  
(608) 437-8300

**Schedule:**

Sept. 10, 2012	Install silt fence and construction entrance.
Sept. 11, 2012	Begin demolition and excavation.
July 1, 2013	Building construction complete. Restore all disturbed areas.
Sept 1, 2013	Vegetation established.



PROJECT BENCH MARK  
TOP OF RR SPIKE  
ELEVATION: 851.52

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Madison, WI 53715

**Gallina Corporation**  
101 East Main Street, Suite 500  
Mount Horeb, WI 53572

**PROJECT #:** BSE1402-10  
**PLOT DATE:** 06/06/2012

**REVISION DATES:**


**ISSUE DATES:**

06/06/2012

**GRADING & EROSION CONTROL PLAN**

**Burse**  
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**DRAWING NUMBER**  
**C-103**

