

PROPOSED FACILITY FOR:

# MULTI-TENANT RETAIL BUILDING

6698 ODANA ROAD  
MADISON, WISCONSIN

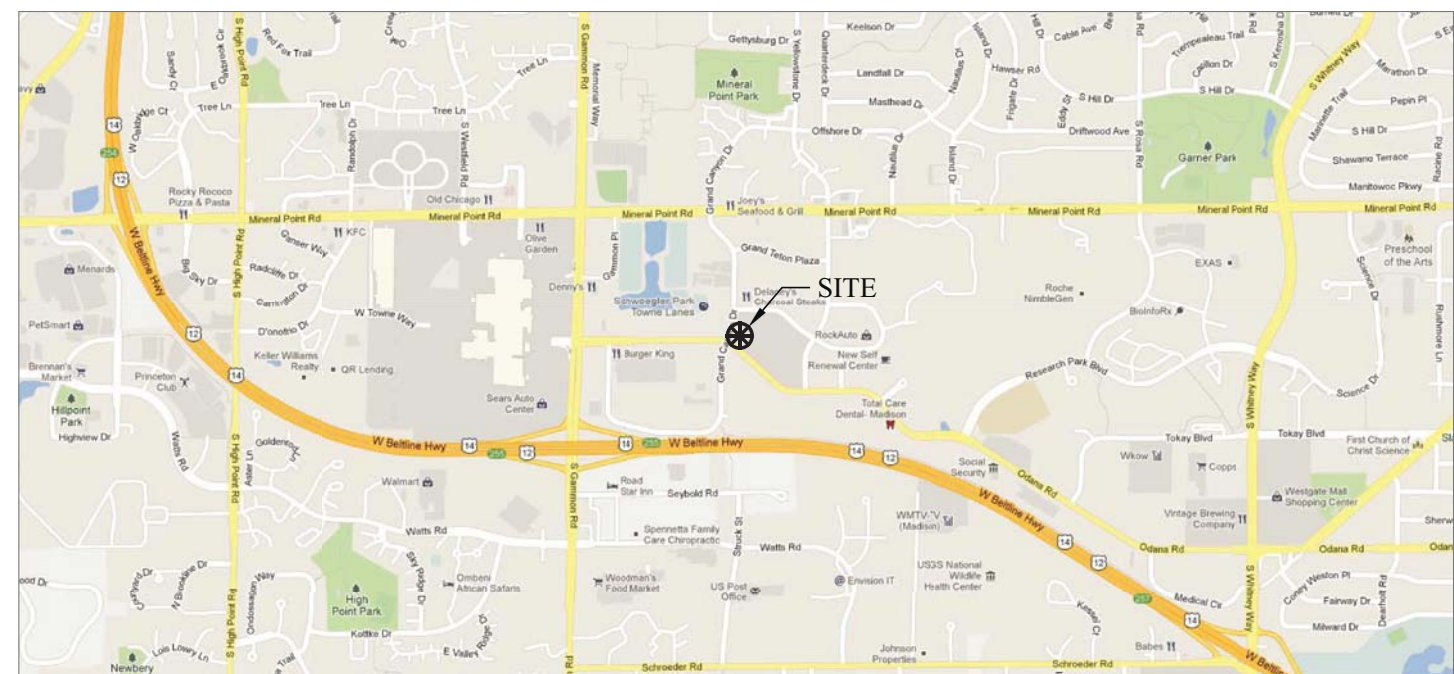
**TJK** TJK Design Build  
634 West Main Street  
Madison, WI 53703  
DESIGN BUILD 608-257-1090 FAX 608-257-1092

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VIEW FROM ODANA ROAD



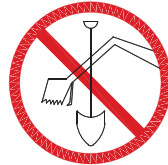
SITE LOCATION MAP

PROPOSED FACILITY FOR:  
MULTI-TENANT RETAIL BUILDING  
6698 ODANA ROAD, MADISON, WI

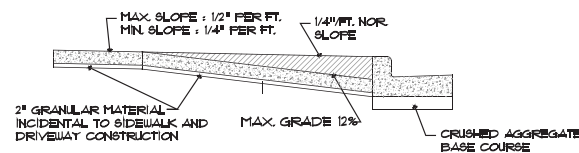
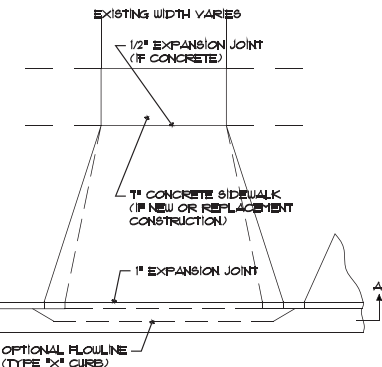
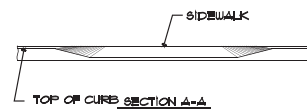
**LEGEND:**

○	PROPERTY CORNER
---	PROPERTY LINE
—S—N	SANITARY SEWER
—S—M	STORM SEWER
—W—	WATER MAIN
⊕	FIRE HYDRANT
⊕	UTILITY POLE
⊕	UTILITY POLE W/ LIGHT
○	MANHOLE
⊕	WATER VALVE
—	CURB INLET
□	STORM SEWER ACCESS COVER
⊕	SPOT ELEVATION
⊕	MONITORING WELL
▨	EXISTING BUILDING

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN



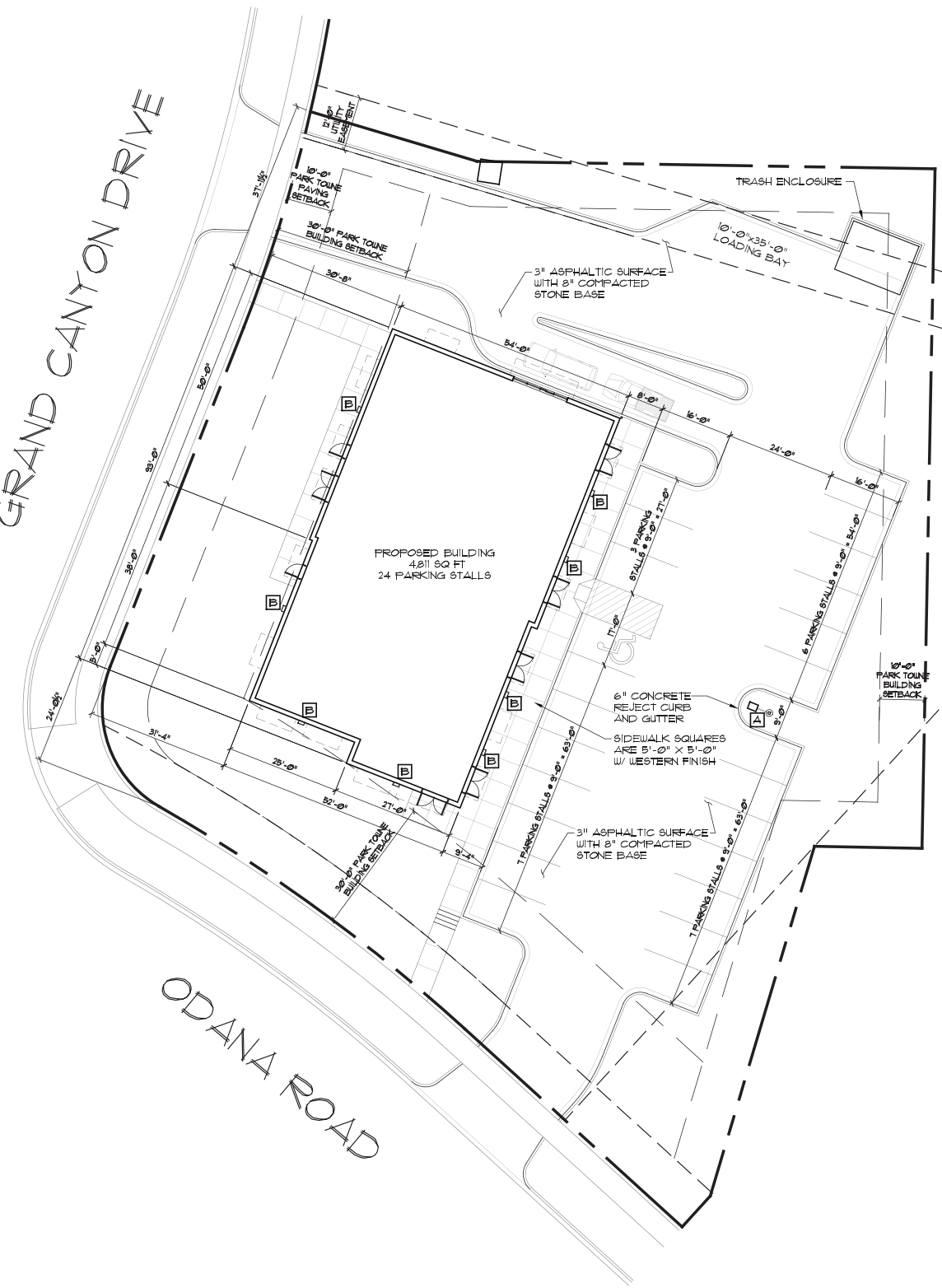
CALL DIGGERS HOTLINE  
1-800-242-8511  
TOLL FREE  
WIS STATUTE 182.075(174)  
REQUIRES MIN. 3 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE



**2 COMMERCIAL DRIVEWAY DETAIL**  
C-11 SCALE: N.T.S.

GRAND CANYON DRIVE

ODANA ROAD



**1 SITE PLAN**  
C-11 SCALE: 1/16" = 1'-0"



**PARKING LOT PLAN SITE INFORMATION BLOCK**

SITE ACREAGE (TOTAL)	30232 SQ FT • 0.69 ACRES
PROPOSED IMPERVIOUS SURFACE	-- SQ FT
PROPOSED PARKING AND PAVEMENT	-- SQ FT
NUMBER OF BUILDING STORIES (ABOVE GRADE)	1
BUILDING HEIGHT	20'-4" ABOVE GRADE
TYPE OF CONSTRUCTION (NEW STRUCTURES OR ADDITIONS)	BB, NON-SPRINKLED
TOTAL SQUARE FOOTAGE OF BUILDING	4,811 SQ FT
USE OF PROPERTY	B
NUMBER OF PARKING STALLS	24
NUMBER OF LANDSCAPE POINTS	-

**SITE INFORMATION**

SITE SIZE	30232 SQ FT
BLDG AREA (FOOTPRINT)	4,811 SQ FT
FLOOR AREA RATIO	15.9%
PARKING AND WALKS	-- SQ FT
IMPERVIOUS SURFACE AREA	-- SQ FT
IMPERVIOUS SURFACE RATIO	--
PARKING RATIO	1:193 SQ FT
ZONING	CC

**GENERAL NOTES:**

- ALL PAINT STRIPPING SHALL BE 4" WIDE, WHITE
- NO CURB CUTS AND RAMPS PER ADA SEC. 411 MAX. SLOPE TO BE 1:12, MIN. WIDTH TO BE 36" TRUNCATED DORIES ARE TO BE INSTALLED ON EACH SIDE, DIAMOND MESH SURFACE FULL WIDTH AND DEPTH OF RAMP.
- ALL DIMENSIONS ARE FROM FACE OF CONCRETE WALL, FACE OF CURB OR CENTER OF PROPERTY LINE
- BITUMINOUS PAVING IS 3" SURFACE COURSE ON 8" COMPACTED STONE BASE (APPROXIMATE ASPHALTIC AREA: 10,203 SQ FT)
- ALL EXTERIOR CONCRETE SIDEWALKS TO BE 6" BAG MIX WITH WESTERN FINISH 5" THICK W/ W/F REINFORCING ON 6" COMPACTED FILL (AREA OF SIDEWALKS: 1,119 SQ FT)
- WATER SERVICE MATERIAL SHALL BE 6" D.I.
- SEWER AND WATER CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION.
- DRIVEWAY APRON CONSTRUCTION WITHIN THE PUBLIC RIGHT OF WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MADISON STANDARDS
- EXISTING WATERMAIN VALVES SHALL BE MARKED AND PROTECTED FOR DURATION OF CONSTRUCTION
- SLOPES GREATER THAN 3:1 SHALL BE LINED WITH EROSION MATTING
- TRACKED MATERIAL SHALL BE COLLECTED BY THE GENERAL CONTRACTOR AT THE END OF EACH WORKING DAY OR AS REQUIRED BY THE CITY OF MADISON
- ACCESSIBLE SIGNAGE AT THE HEAD OF STALLS SHALL BE A MINIMUM OF 60 INCHES BETWEEN THE BOTTOM OF THE SIGN AND THE GROUND
- INSTALL "STOP" SIGN AT A HEIGHT OF 7'-0" ABOVE GRADE AT DRIVEWAY APPROACH ON OWNER'S PROPERTY

**LIGHT FIXTURE KEY**

- A** STREETWORKS, RIDGEVIEW LED SINGLE HEAD PARKING LOT LIGHT FIXTURE MODEL # RDG-B01-LED-E-U-RUQ-BZ 15'-0" X 5" SQ STEEL POLE ON 3'-0" CONC. BASE (18'-0" FROM GRADE)
- B** COOPER LIGHTING, MCGRAW-EDISON IMPACT ELITE SHALL-LED CATALOG #ST-B01-LED-EI-G2U-BZ-ULG MOUNTING HEIGHT = 9'-0" ABOVE GRADE
- C** COOPER LIGHTING, MCGRAW-EDISON IMPACT ELITE SHALL-LED CATALOG #ST-B01-LED-EI-BK3-BZ MOUNTING HEIGHT = 11'-0" ABOVE GRADE



**SITE MAP**



634 West Main Street  
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**REV DATE**

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PROPOSED FACILITY FOR:  
**MULTI-TENANT COMMERCIAL BUILDING**  
6698 ODANA ROAD  
MADISON, WISCONSIN

**C-1.1**

5.7.13

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PROPOSED FACILITY FOR:  
MULTI-TENANT  
COMMERCIAL BUILDING  
6698 ODANA ROAD  
MADISON, WISCONSIN

C-1.2

4.17.13

**LEGEND (PROPOSED)**

- PROPERTY LINE
- - - 1041 PROPOSED 1 FOOT CONTOUR
- - - 1040 PROPOSED 5 FOOT CONTOUR
- BUILDING LINE
- SILT FENCE
- EDGE OF CONCRETE
- ▨ 18" CONCRETE CURB & GUTTER
- ▨ 18" REJECT CONCRETE CURB & GUTTER
- ▨ PROPOSED CONCRETE PAVEMENT
- ▨ PROPOSED ASPHALT PAVEMENT
- SPOT ELEVATION
- SW - SIDEWALK
- FG - FINISHED GRADE
- TW - TOP OF WALL GRADE
- BW - BOTTOM OF WALL GRADE
- EP - EDGE OF PAVEMENT
- BC - BACK OF CURB

**GENERAL NOTES**

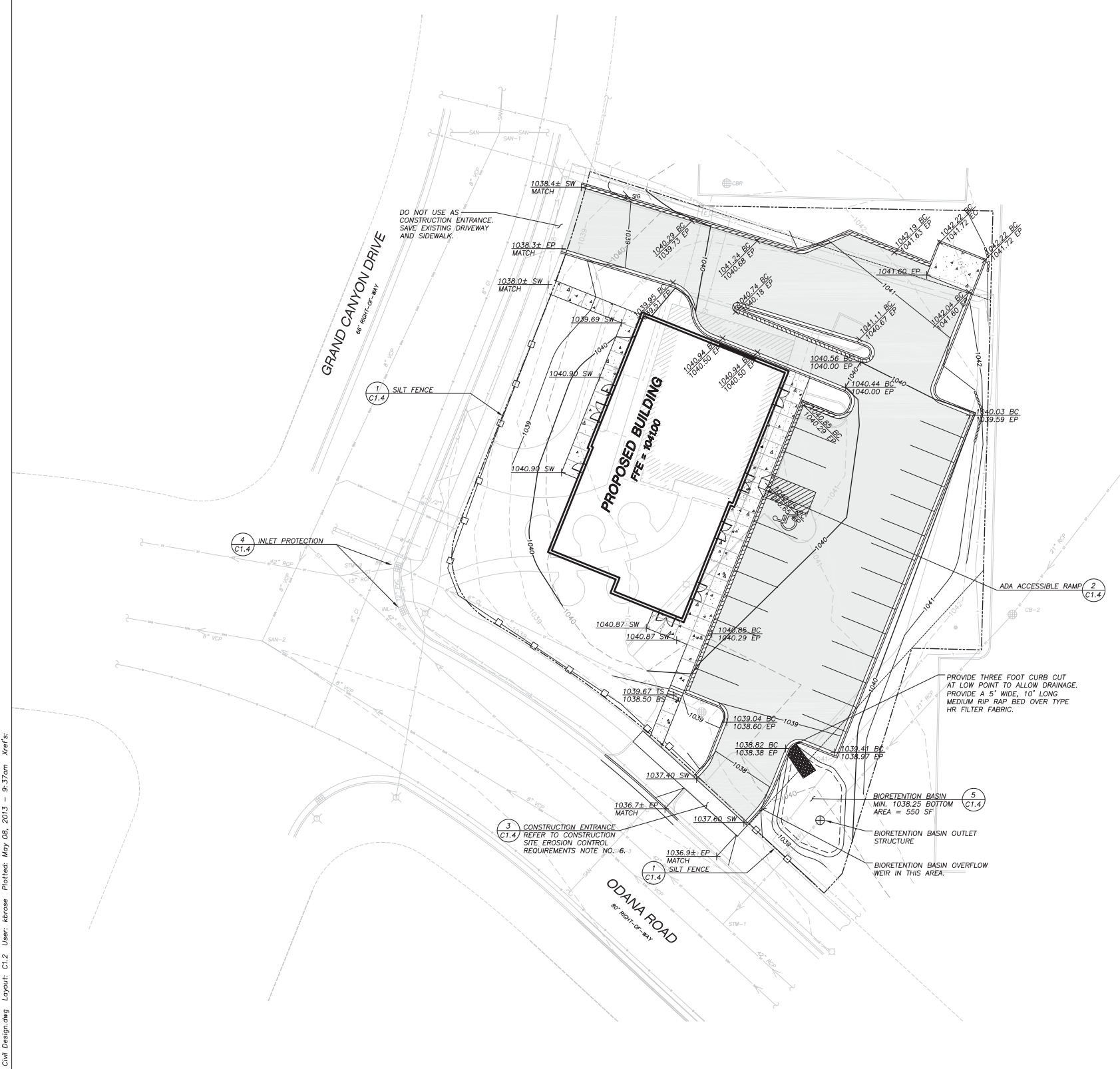
- REFER TO THE TOPOGRAPHIC & UTILITY MAP FOR EXISTING CONDITIONS NOTES AND LEGEND.
- ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS (STANDARD SPECIFICATIONS).
- NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES UNLESS OTHERWISE SHOWN.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.

**CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS**

- ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE DESIGNED AND IMPLEMENTED IN ACCORDANCE WITH THE CURRENT DEPARTMENT OF NATURAL RESOURCES EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS WHICH ARE AVAILABLE AT: <http://www.dnr.state.wi.us/runoff/stormwater/techstds.htm>
- INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
- INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
- INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
- EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
- INSTALL A TRACKING PAD, 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. EXISTING GRAVEL MAY BE USED IF IT IS CLEAN AND FUNCTIONS TO PREVENT TRACKING OF MUD ONTO THE ADJACENT STREET. TRACKING PADS ARE TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED BY THE CITY OF MADISON.
- INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES AND PROVIDE TEMPORARY SEEDING ON STOCKPILES WHICH ARE TO REMAIN IN PLACE FOR MORE THAN 7 DAYS.
- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):  
A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.  
B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.  
C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
- INSTALL TYPE D INLET PROTECTION AROUND ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM AREAS UNDER CONSTRUCTION. REFER TO WISDOT FDM FOR RESPECTIVE DETAILS.
- APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
- ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.

**GRADING AND SEEDING NOTES**

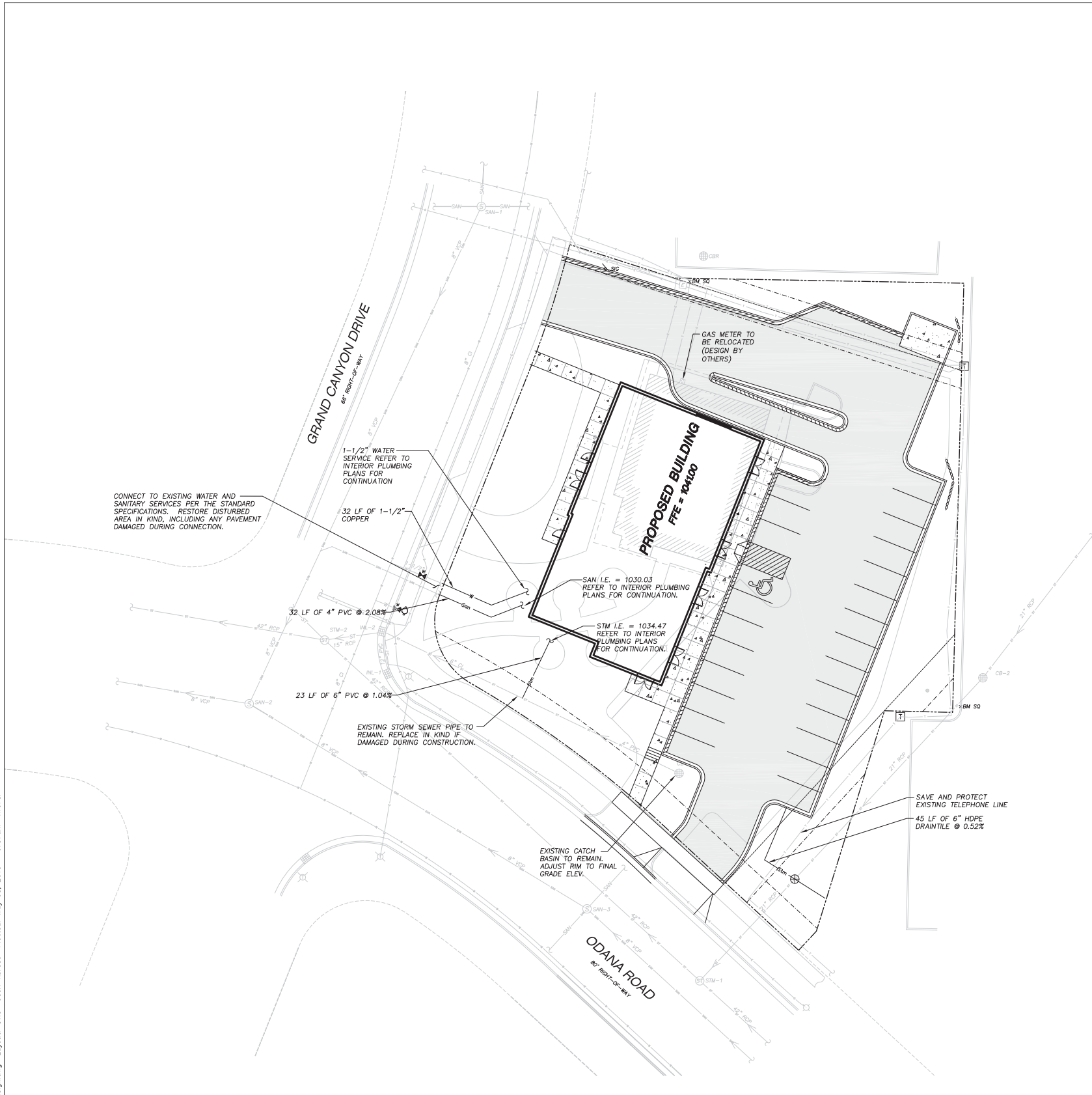
- ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
- ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES. MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES WITH SILT FENCING FOR EROSION CONTROL UNTIL CONSTRUCTION IS COMPLETED AND SITE HAS BEEN STABILIZED.
- CONTRACTOR SHALL WATER ALL NEWLY SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
- CONTRACTOR TO DEEP TILL ALL COMPACTED PVIOUS SURFACES PRIOR TO SEEDING AND MULCHING.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF MADISON BUILDING INSPECTOR TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.



**1 GRADING & EROSION CONTROL PLAN**  
C-1.2 SCALE: 1" = 20'



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NOTE: PROVIDE ELECTRIC SERVICE TO PROPOSED LIGHT POLES (DESIGN BY OTHERS)

**LEGEND (PROPOSED)**

---	PROPERTY LINE
---	BUILDING LINE
San	SANITARY SEWER
W	WATER MAIN
Stm	STORM SEWER
G	GAS SERVICE
Pu	ELECTRIC SERVICE
Tu	TELEPHONE SERVICE
---	18" CONCRETE CURB & GUTTER
---	PROPOSED CONCRETE PAVEMENT
---	PROPOSED ASPHALT PAVEMENT

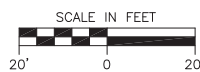
**GENERAL NOTES**

1. REFER TO THE TOPOGRAPHIC AND UTILITY MAP FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS (STANDARD SPECIFICATIONS).
3. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES UNLESS OTHERWISE SHOWN.
4. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
5. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.

**UTILITY NOTES**

1. ALL WORK IN THE RIGHT OF WAY SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
2. THIS PLAN DOES NOT INCLUDE DESIGN OF GAS BUILDING SERVICE, ELECTRIC SERVICE, OR TELECOMMUNICATION SERVICES. CONTRACTOR TO COORDINATE DESIGN AND INSTALLATION OF THESE SERVICES WITH THE APPROPRIATE COMPANIES WHICH MAY INCLUDE ALLIANT ENERGY, CENTURYLINK CABLE TV AND CENTURYTEL.
3. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
4. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
5. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
6. ALL CONSTRUCTION SIGNING TO BE IN ACCORDANCE WITH THE CITY OF MADISON AND WISCONSIN DEPARTMENT OF TRANSPORTATION REQUIREMENTS.
7. ALL PRIVATE WATER SERVICES SHALL BE INSTALLED WITH A 6" MINIMUM BURY EXCEPT AS NOTED.
8. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED.
9. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WCCOMM, AND WDMR.
10. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
  - \* EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
  - \* OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
  - \* VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
  - \* NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
  - \* NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
11. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
12. THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
13. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
14. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
15. CONTRACTOR SHALL NOTIFY THE CITY OF MADISON, ALLIANT ENERGY, AND/OR CENTURYTEL A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
16. ALL PRIVATE PIPE AND TUBING FOR WATER SERVICE SHALL CONFORM TO DSPS 384.30-7.
17. ALL PRIVATE PIPE SHALL BE INSTALLED PER DSPS 382.40-8 INCLUDING AT LEAST 8' OF HORIZONTAL DISTANCE BETWEEN WATER PIPING AND SANITARY SEWER FROM CENTER OF PIPE TO CENTER OF PIPE AND 6" OF SEPARATION BETWEEN STORM SEWER AND WATER PIPING.
18. THE CONTRACTOR SHALL ALLOW 10 WORKING DAYS FOR THE CONSTRUCTION OF GAS MAINS WHEN SCHEDULING THE WORK AND SHALL NOT RESTRICT ACCESS TO THE GAS MAIN CONTRACTOR OR OTHER UTILITY CONTRACTORS.
19. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST AND EROSION DURING CONSTRUCTION AT HIS/HER EXPENSE. STREETS SHALL BE WATERED TO CONTROL DUST WHEN ORDERED BY THE ENGINEER.
20. THE CONTRACTOR SHALL CONDUCT HIS/HER OPERATIONS SO AS TO BE IN CONFORMANCE WITH THE CITY EROSION CONTROL STANDARDS AND STANDARD CONSTRUCTION PRACTICES.

1 UTILITY PLAN  
C-1.3 SCALE: 1" = 20'



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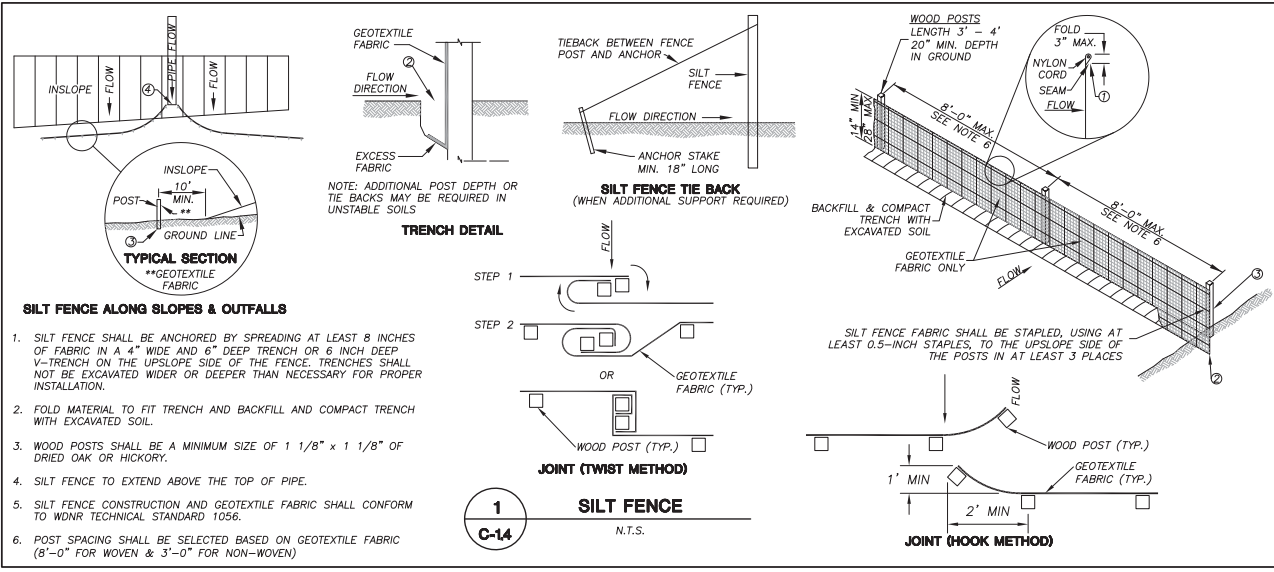
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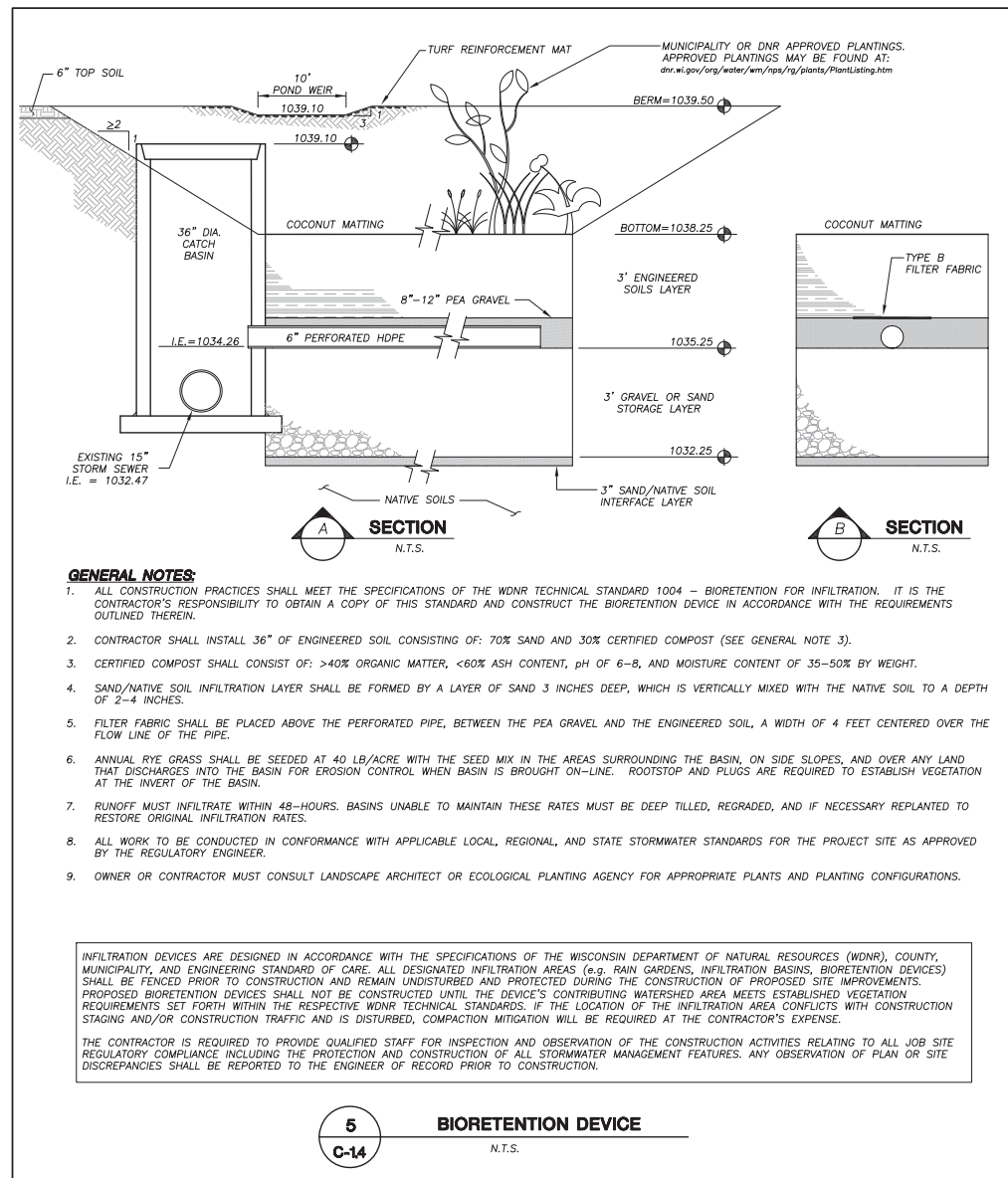
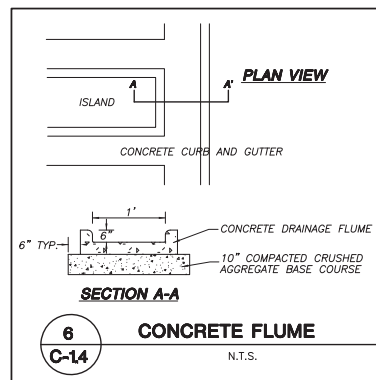
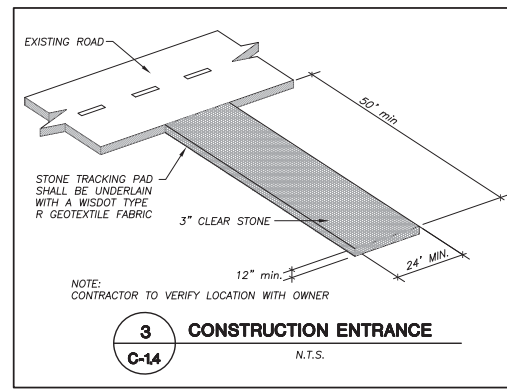
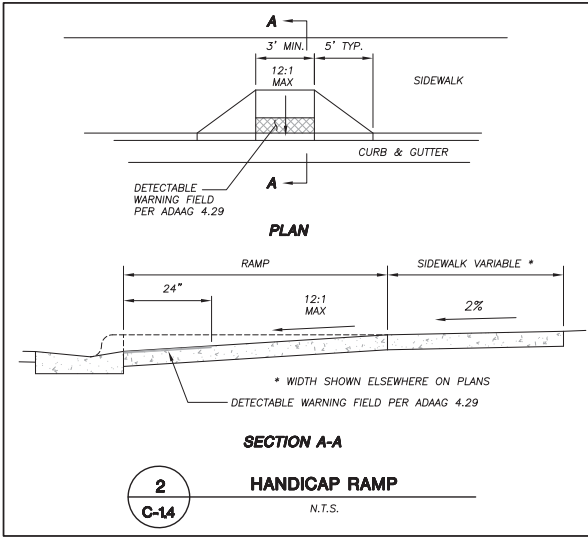
PROPOSED FACILITY FOR:  
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C-1.3

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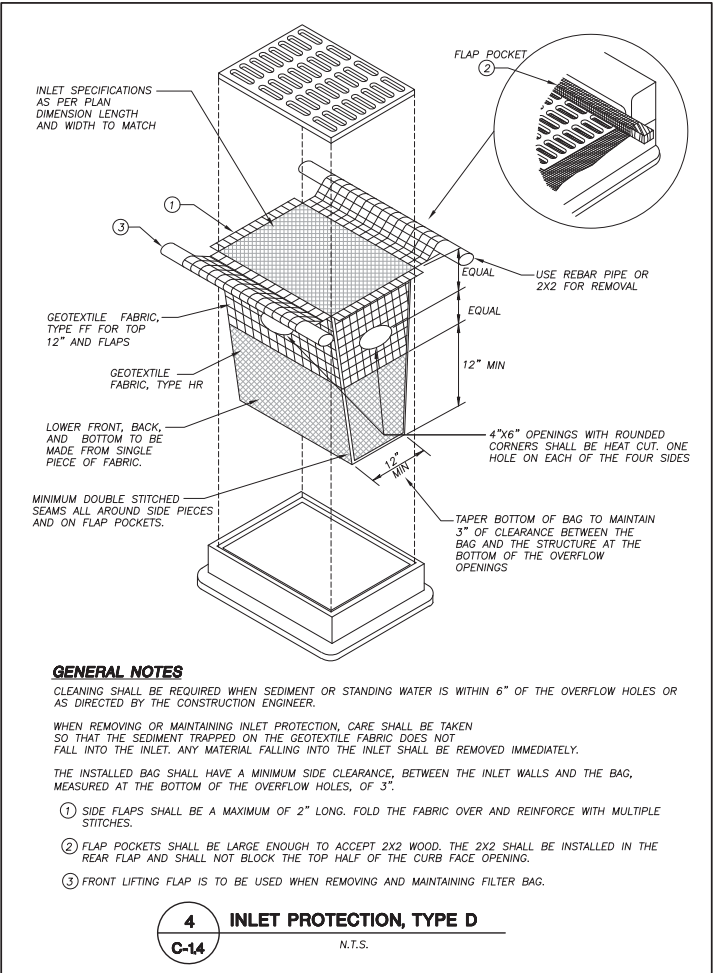
- SILT FENCE ALONG SLOPES & OUTFALLS**
- SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF FABRIC IN A 4" WIDE AND 6" DEEP TRENCH OR 6 INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
  - FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
  - WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" x 1 1/8" OF DRIED OAK OR HICKORY.
  - SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
  - SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WDNR TECHNICAL STANDARD 1056.
  - POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8'-0" FOR WOVEN & 3'-0" FOR NON-WOVEN)



- GENERAL NOTES:**
- ALL CONSTRUCTION PRACTICES SHALL MEET THE SPECIFICATIONS OF THE WDNR TECHNICAL STANDARD 1004 - BIORETENTION FOR INFILTRATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THIS STANDARD AND CONSTRUCT THE BIORETENTION DEVICE IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED THEREIN.
  - CONTRACTOR SHALL INSTALL 36" OF ENGINEERED SOIL CONSISTING OF: 70% SAND AND 30% CERTIFIED COMPOST (SEE GENERAL NOTE 3).
  - CERTIFIED COMPOST SHALL CONSIST OF: >40% ORGANIC MATTER, <60% ASH CONTENT, pH OF 6-8, AND MOISTURE CONTENT OF 35-50% BY WEIGHT.
  - SAND/NATIVE SOIL INFILTRATION LAYER SHALL BE FORMED BY A LAYER OF SAND 3 INCHES DEEP, WHICH IS VERTICALLY MIXED WITH THE NATIVE SOIL TO A DEPTH OF 2-4 INCHES.
  - FILTER FABRIC SHALL BE PLACED ABOVE THE PERFORATED PIPE, BETWEEN THE PEA GRAVEL AND THE ENGINEERED SOIL, A WIDTH OF 4 FEET CENTERED OVER THE FLOW LINE OF THE PIPE.
  - ANNUAL RYE GRASS SHALL BE SEED AT 40 LB/ACRE WITH THE SEED MIX IN THE AREAS SURROUNDING THE BASIN, ON SIDE SLOPES, AND OVER ANY LAND THAT DISCHARGES INTO THE BASIN FOR EROSION CONTROL. WHEN BASIN IS BROUGHT ON-LINE, ROOTSTOP AND PLUGS ARE REQUIRED TO ESTABLISH VEGETATION AT THE INVERT OF THE BASIN.
  - RUNOFF MUST INFILTRATE WITHIN 48-HOURS. BASINS UNABLE TO MAINTAIN THESE RATES MUST BE DEEP TILLED, REGRADED, AND IF NECESSARY REPLANTED TO RESTORE ORIGINAL INFILTRATION RATES.
  - ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH APPLICABLE LOCAL, REGIONAL, AND STATE STORMWATER STANDARDS FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER.
  - OWNER OR CONTRACTOR MUST CONSULT LANDSCAPE ARCHITECT OR ECOLOGICAL PLANTING AGENCY FOR APPROPRIATE PLANTS AND PLANTING CONFIGURATIONS.

INFILTRATION DEVICES ARE DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR), COUNTY, MUNICIPALITY, AND ENGINEERING STANDARD OF CARE. ALL DESIGNATED INFILTRATION AREAS (E.G. RAIN GARDENS, INFILTRATION BASINS, BIORETENTION DEVICES) SHALL BE FENCED PRIOR TO CONSTRUCTION AND REMAIN UNDISTURBED AND PROTECTED DURING THE CONSTRUCTION OF PROPOSED SITE IMPROVEMENTS. PROPOSED BIORETENTION DEVICES SHALL NOT BE CONSTRUCTED UNTIL THE DEVICE'S CONTRIBUTING WATERSHED AREA MEETS ESTABLISHED VEGETATION REQUIREMENTS SET FORTH WITHIN THE RESPECTIVE WDNR TECHNICAL STANDARDS. IF THE LOCATION OF THE INFILTRATION AREA CONFLICTS WITH CONSTRUCTION STAGING AND/OR CONSTRUCTION TRAFFIC AND IS DISTURBED, COMPACTION MITIGATION WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR IS REQUIRED TO PROVIDE QUALIFIED STAFF FOR INSPECTION AND OBSERVATION OF THE CONSTRUCTION ACTIVITIES RELATING TO ALL JOB SITE REGULATORY COMPLIANCE INCLUDING THE PROTECTION AND CONSTRUCTION OF ALL STORMWATER MANAGEMENT FEATURES. ANY OBSERVATION OF PLAN OR SITE DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.



- GENERAL NOTES**
- CLEANING SHALL BE REQUIRED WHEN SEDIMENT OR STANDING WATER IS WITHIN 6" OF THE OVERFLOW HOLES OR AS DIRECTED BY THE CONSTRUCTION ENGINEER.
- WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
- THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3".
- SIDE FLAPS SHALL BE A MAXIMUM OF 2" LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
  - FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT 2X2 WOOD. THE 2X2 SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.
  - FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.

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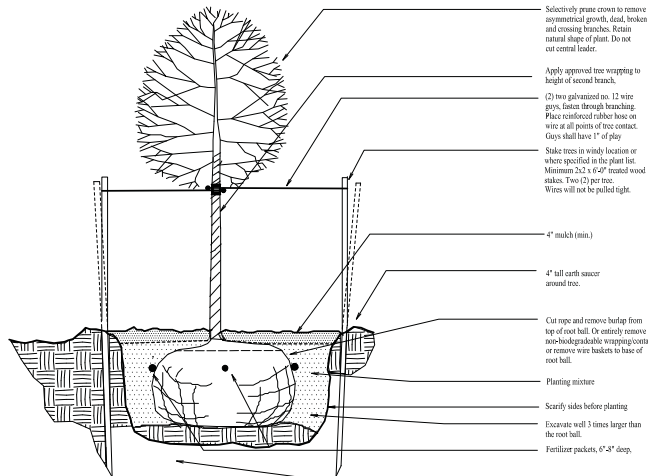
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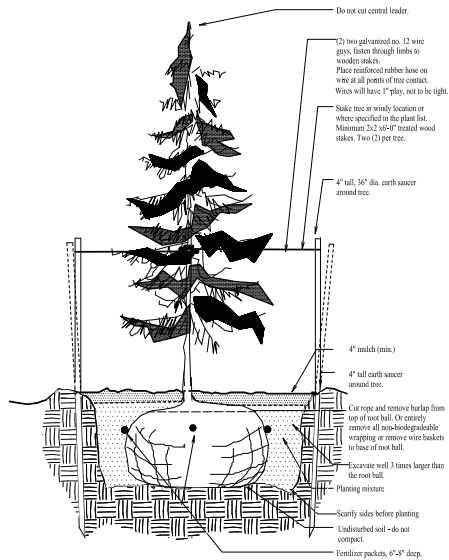
**JSD** Professional Services, Inc.  
Engineers • Surveyors • Planners  
161 HORIZON DRIVE SUITE 101  
VERONA, WISCONSIN 53593  
PHONE: (608)848-5060

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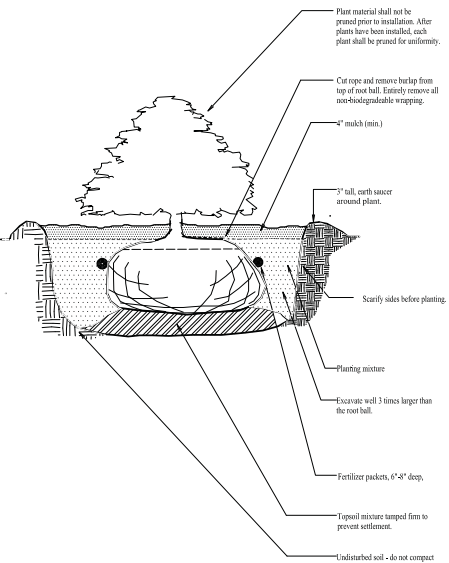
C-1.4  
4.17.13



**2 SMALL TREE PLANTING (UP TO 2-1/2" CAL.)**  
Scale :NTS

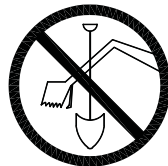


**3 EVERGREEN TREE PLANTING**  
Scale :NTS

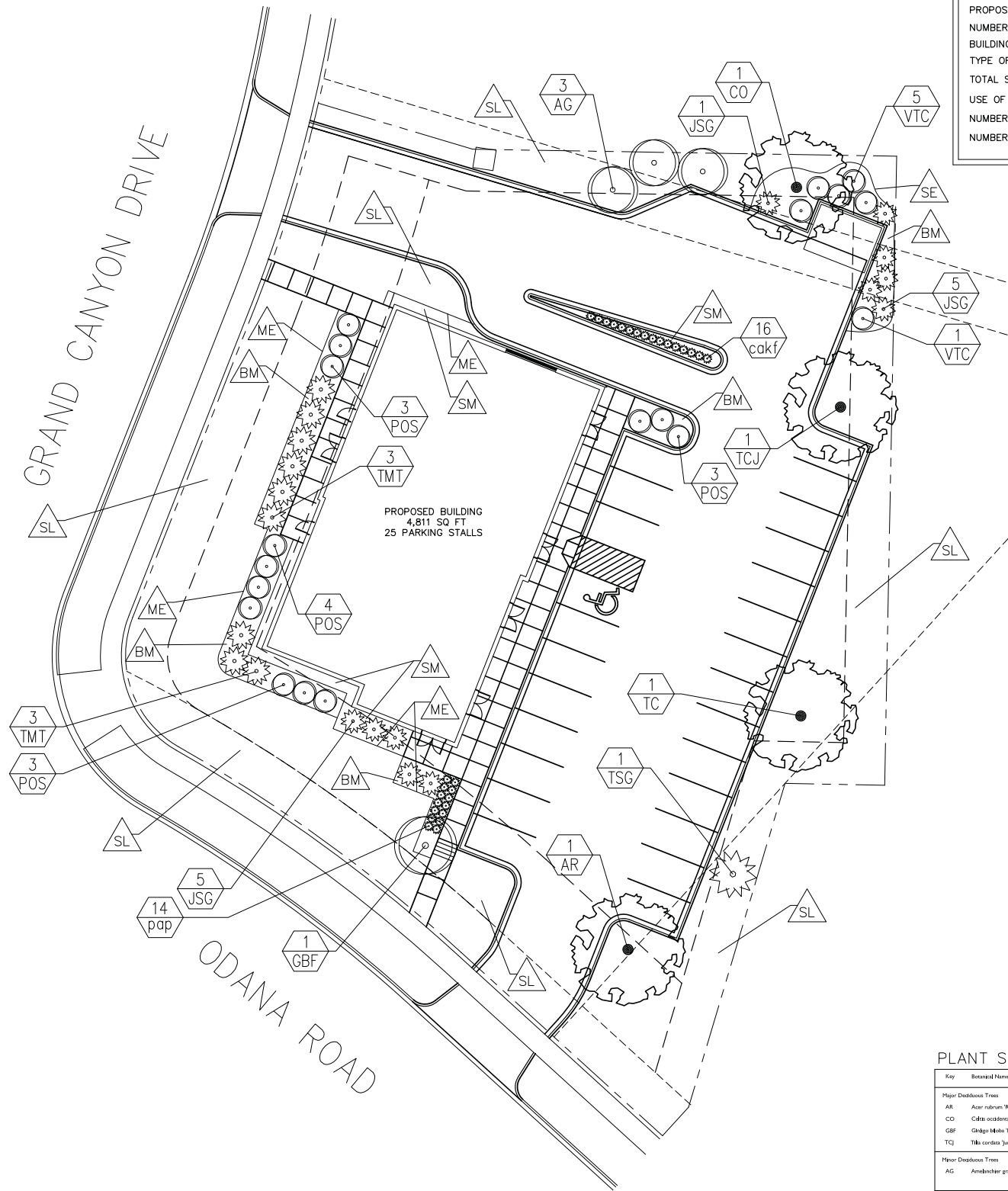


**4 SHRUB PLANTING**  
Scale :NTS

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN



CALL DIGGERS HOTLINE  
1-800-242-8511  
TOLL FREE  
WIS STATUTE 182.0175(1974)  
REQUIRES MIN. 3 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE



**1 PLANTING PLAN**  
SCALE: 1/16" = 1'-0"  
SCALE 1/16" = 1'-0"

**PARKING LOT PLAN SITE INFORMATION BLOCK**

SITE ACREAGE (TOTAL)	30,232 SQ FT = 0.69 ACRES
PROPOSED IMPERVIOUS SURFACE	17,060 SQ FT
PROPOSED PARKING AND PAVEMENT	10,203 SQ FT
NUMBER OF BUILDING STORIES (ABOVE GRADE)	1
BUILDING HEIGHT	24'-0" ABOVE GRADE
TYPE OF CONSTRUCTION (NEW STRUCTURES OR ADDITIONS)	5B, FULLY SPRINKLED
TOTAL SQUARE FOOTAGE OF BUILDING	5,490 SQ FT
USE OF PROPERTY	B
NUMBER OF PARKING STALLS	20
NUMBER OF LANDSCAPE POINTS	-

**SITE INFORMATION**

SITE SIZE	30,232 SQ FT
BLDG AREA (FOOTPRINT)	5,490 SQ FT
FLOOR AREA RATIO	18.2%
PARKING AND WALKS	11,322 SQ FT
IMPERVIOUS SURFACE AREA	17,060 SQ FT
IMPERVIOUS SURFACE RATIO	56.4%
PARKING RATIO	1:275 SQ FT
ZONING	CC

**LANDSCAPE WORKSHEET**

**Landscape Calculations and Distribution**  
Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as all parts of the site that are not left in a natural state within a single contiguous boundary, including building footprints, parking and loading areas, driveways, external sidewalks, patios, and outdoor activity areas. Developed area does not include other land within required setbacks and natural areas on the same property that are left undisturbed.

(a) One (1) landscape unit shall be provided for each three hundred (300) square feet of developed area, with the exception of the LL and IG districts as specified in (b) below.

Total square footage of developed area **19,108 sf**

Developed area divided by three hundred (300) square feet = **63.69 Landscape Units**

(b) Within the Industrial - Limited (IL) and Industrial - General (IG) districts, one (1) landscape unit shall be provided for every six hundred (600) square feet of developed area.

Total square footage of developed area -----

Developed area divided by six hundred (600) square feet = ----- Landscape Units

(c) One landscape unit consists of five (5) landscape points. Landscape points are calculated as shown in the following table.

Landscape units multiplied by five (5) landscape points = **318 Total Points Required**

**Tabulation of Points and Credits**  
Use the table to indicate the quantity and points for all existing and proposed landscape elements. Calculations yielding a fraction up to one-half (1/2 or 0.5) shall be rounded down to the nearest whole number; fractions of more than one-half (1/2) shall be rounded up.

Plant Type/Element	Minimum Size at Installation	Points	Credits/Existing Landscaping		New/Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2 1/2 inch caliper	35			5	175
Ornamental tree	1 1/2 inch caliper	15			3	45
Evergreen tree	3 feet tall	15			1	15
Shrub, deciduous	18" or 3 gallon container size	2			19	38
Shrub, evergreen	18" or 3 gallon container size	3			20	60
Ornamental grasses	18" or 3 gallon container size	2			30	60
Ornamental decorative fencing or wall	n/a	4 per 10 linear ft.				
<b>Sub Totals</b>						<b>393</b>

Total Number of Points Provided **393**

**PLANT SCHEDULE AND LEGEND**

Key	Botanical Name	Common Name	Qty	Planting Size	Root Spec	Spacing	Comments
<b>Major Deciduous Trees</b>							
AR	Aster rubrum 'Red Sunset'	Red Sunset Maple	1	2 1/2" cal	B&B	As shown	Straight leader
CO	Carya occidentalis	Hickberry	1	2 1/2" cal	B&B	As shown	Straight leader
GBF	Gaura bicolor 'Fountain'	Columbine	1	2 1/2" cal	B&B	As shown	Straight leader
TCJ	Thuja occidentalis 'June Bride'	June Bride	2	2 1/2" cal	B&B	As shown	Straight leader, matched
<b>Major Deciduous Shrubs</b>							
AG	Amelanchier canadensis 'Princess Diana'	Princess Diana Serviceberry	3	6" HT min	B&B	As shown	Half-sawn, matched full plants
<b>Evergreens</b>							
JSG	Juniperus chinensis 'Sea Green'	Sea Green Juniper	11	30" HT min	B&B	As shown	Full plants, matched
TMT	Taxus canadensis 'Tussock'	Tussock Tree	9	3" HT min	B&B	As shown	Full plants
TSG	Thuja plicata 'Spring Grove'	Spring Grove Arborvitae	1	3" HT min	B&B	As shown	Full plants
<b>Deciduous Shrubs</b>							
POS	Physocarpus opulifolius 'Seward'	Summer Wine Nivebark	8	18" HT min	CONT	As shown	Full, matched plants
VTC	Viburnum coccineum 'Compactum'	Dwarf Cranberrybush Viburnum	6	18" HT min	CONT	As shown	Full, matched plants
<b>Perennials, Grasses and Groundcovers</b>							
cdf	Calamagrostis canadensis 'Karl Foerster'	Karl Foerster Grass	16	3 GAL	CONT	24" o.c.	Full, matched plants
ppp	Pennisetum alopecuroides 'Panicum'	Var Compact Fountain Grass	14	3 GAL	CONT	24" o.c.	Full, matched plants

SM Stone Mulch BM Shredded Bark Mulch ME Metal Edging SE Shovel Edging SL Sod Lawn



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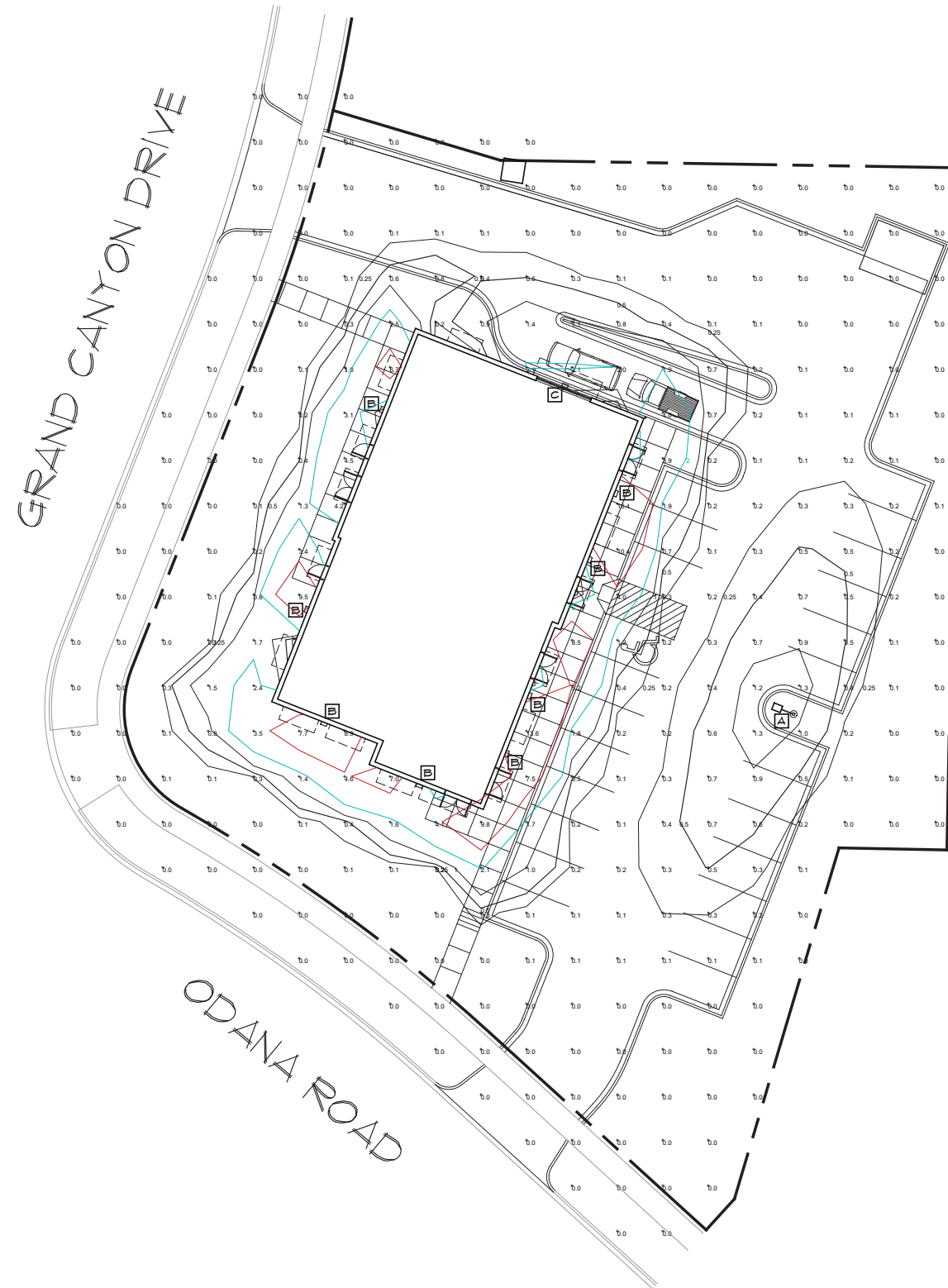
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C-1.5

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LIGHT FIXTURE KEY

- A** STREETWORKS, RIDGEVIEW LED SINGLE HEAD PARKING LOT LIGHT FIXTURE  
MODEL # RDG-B01-LED-E-U-RUQ-BZ  
15'-0" X 5" SQ STEEL POLE ON 3'-0" CONC. BASE  
(18'-0" FROM GRADE)
- B** COOPER LIGHTING, MCGRAW-EDISON IMPACT ELITE SMALL-LED  
CATALOG #18T-B01-LED-EI-62U-BZ-ULG  
MOUNTING HEIGHT = 9'-0" ABOVE GRADE
- C** COOPER LIGHTING, MCGRAW-EDISON IMPACT ELITE SMALL-LED  
CATALOG #18T-B01-LED-EI-BK3-BZ  
MOUNTING HEIGHT = 11'-0" ABOVE GRADE

**PHOTOMETRIC PLAN**  
C-16 SCALE: 1/16" = 1'-0"



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**C-16**

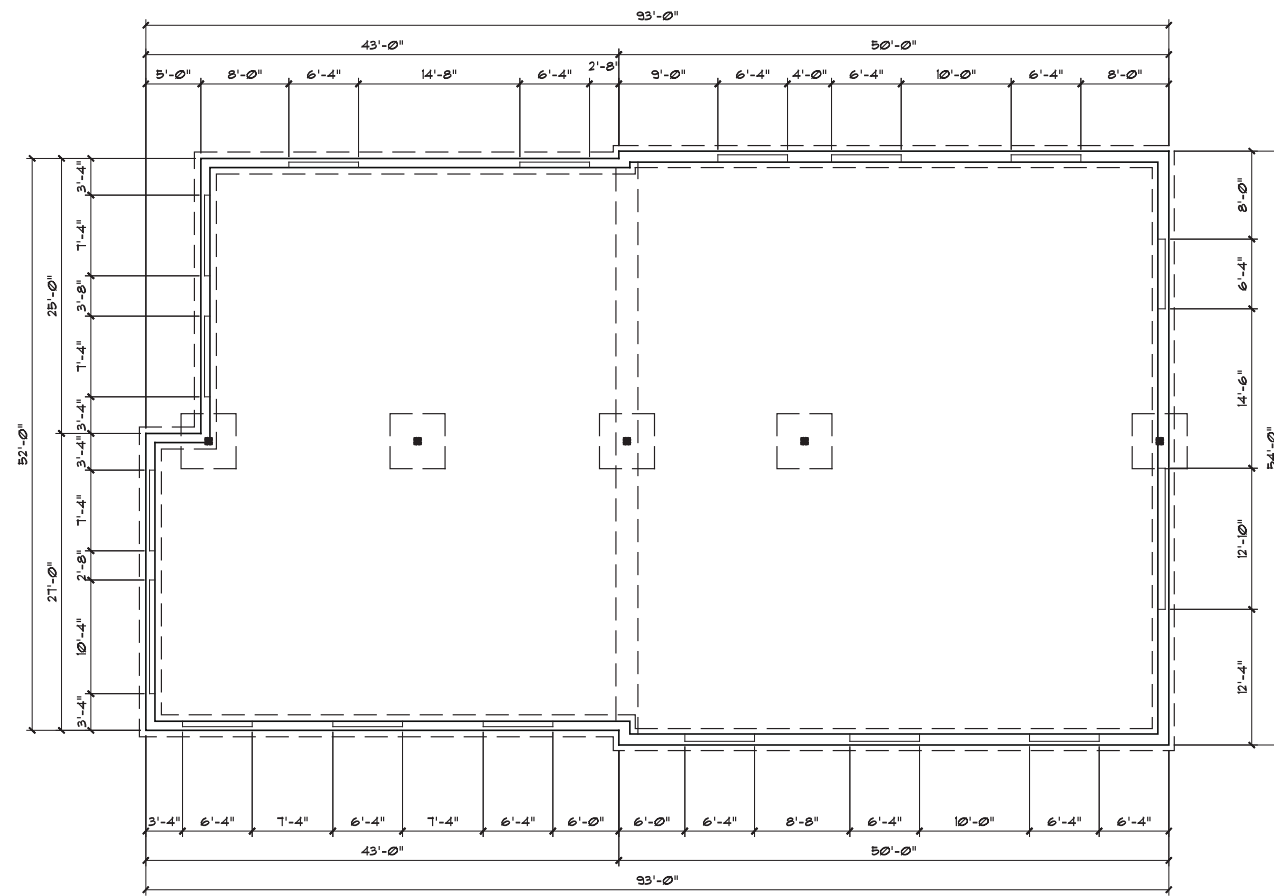
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MADISON, WISCONSIN

**S-1.1**

5.7.13



**1 FOUNDATION PLAN**  
S-1.1 SCALE: 1/8" = 1' - 0"  
SCALE 1/8" = 1'-0"  
NORTH



**GENERAL NOTES**

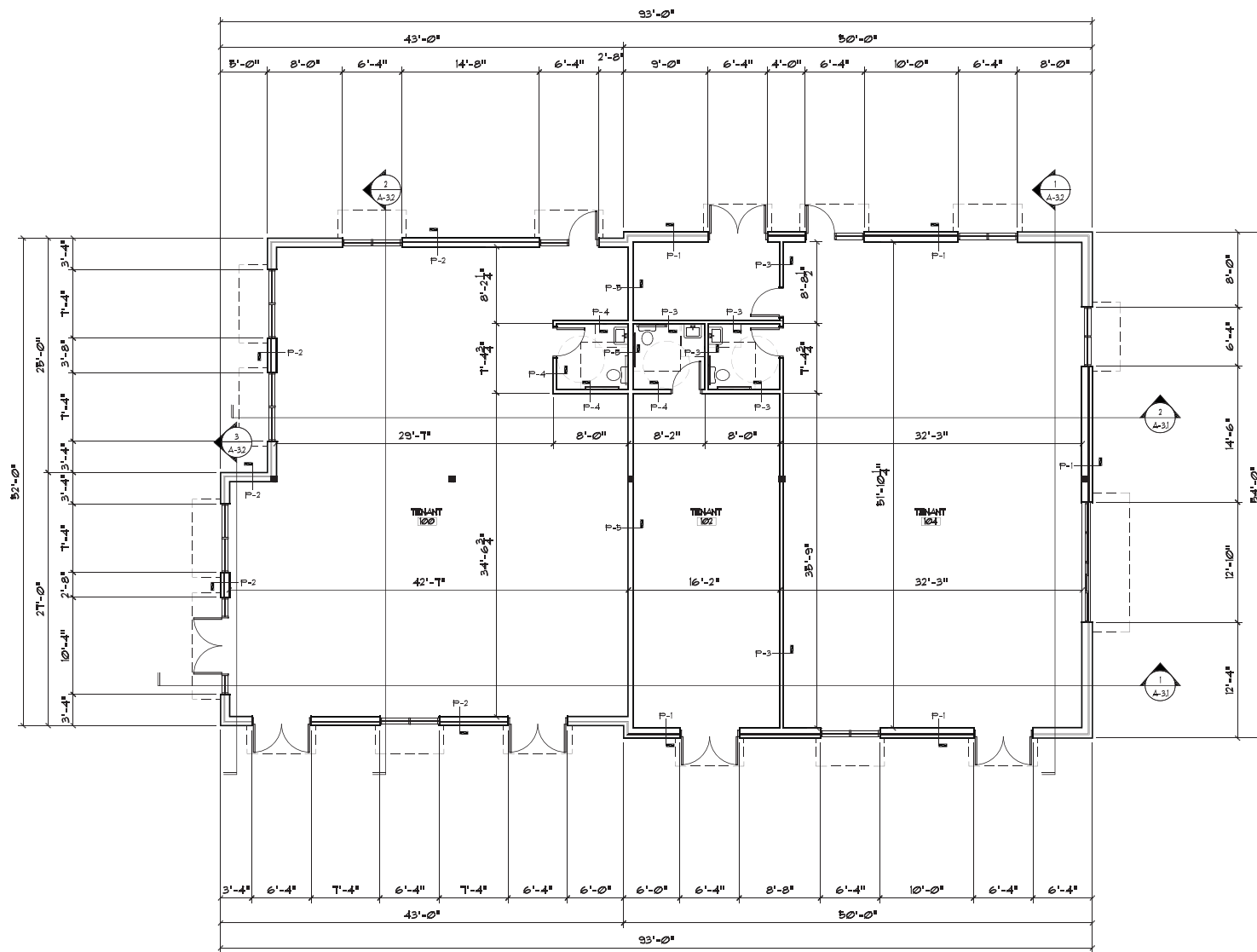
- TYPICAL EXTERIOR WALL MASONRY OR BRICK VENEER. (SEE ELEVATIONS) 1" AIR SPACE, AIR INFILTRATION BARRIER 5/8" DENGLASS SHEATHING, 2x8 WOOD STUDS AT 16" O.C. WITH R-19 FIBERGLASS BATT INSULATION IN STUD CAVITIES, VAPOR BARRIER 5/8" GYPSUM WALLBOARD TO 1'-0" (UNLESS NOTED OTHERWISE), FINISH TO 10'-0" READY FOR PAINT
- TYPICAL TENANT DEMISING WALL 2x4 WOOD STUDS AT 24" O.C. FULL HEIGHT WITH SOUND ATTENUATION BLANKETS IN STUD CAVITIES AND 5/8" GYPSUM WALLBOARD ON BOTH SIDES TO STRUCTURE (UNLESS NOTED OTHERWISE), TAPE AND FINISH TO 10'-0" READY FOR PAINT
- MASON TO USE COLORED MORTAR TO MATCH ADJACENT BLOCK. BLOCK COLOR. VERIFY COLOR WITH ARCHITECT PRIOR TO INSTALL.
  - ALL GLAZING WITHIN A 2'-0" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 2'-0" ABOVE THE WALKING SURFACE ARE TO BE TEMPERED SAFETY GLASS (TYPICAL)
  - ELECTRICIAN TO PROVIDE (2) SIGN CIRCUITS WITH PHOTO CELL ON / TIMER OFF WIRED TO THE INDIVIDUAL SUITE PANELS. JUNCTION BOX FOR SIGN AND LIGHTING TO BE FLUSH MOUNTED ON BUILDING. (NOT SURFACE MOUNTED)
  - EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES.
  - PROVIDE AN EMERGENCY ILLUMINATION POWER ALONG EGRESS PATHS IN ACCORDANCE W/ ICC ELECTRICAL CODE. ILLUMINATION IS TO LAST FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES (INTERIOR & EXTERIOR)
  - PAINTING CONTRACTOR TO STAIN AND SEAL ALL INTERIOR WOOD DOORS AND PAINT ALL HOLLOW METAL FRAMES.
  - FLOORING CONTRACTOR TO PROVIDE VINYL BASE THRU-OUT TENANT SPACE.
  - PROVIDE STAINED AND POLISHED CONCRETE FLOOR (COLOR BY TENANT)
  - ELECTRICIAN TO PROVIDE (2) SIGN CIRCUITS PER TENANT SUITE WITH PHOTO CELL ON / TIMER OFF WIRED TO THE INDIVIDUAL SUITE PANELS. JUNCTION BOX FOR SIGN AND LIGHTING TO BE FLUSH MOUNTED ON BUILDING. (NOT SURFACE MOUNTED)
  - ELECTRIC CONTRACTOR TO PROVIDE DUPLEX OUTLETS BASED ON ONE OUTLET PER 60 SQ. FT.
  - ELECTRIC CONTRACTOR TO PROVIDE PRISMATIC LENS, FLUORESCENT, 2 TUBE, LAY-IN LIGHT FIXTURES BASED ON 1 FIXTURE/60 SQ FT
  - EACH FUTURE TENANT SPACE IS TO HAVE AN ACCESSIBLE WATER BOTTLE DRINKING FOUNTAIN WITH INDIVIDUAL DRINKING CUPS FURNISHED BY TENANT (NO FLOORING). ELECTRICIAN TO PROVIDE OUTLET FOR COOLER.
  - PROVIDE AND INSTALL STANDARD 2 x 4 FISBURED CEILING TILE IN STANDARD GRID AT 10'-0" AND ALL DUCTWORK AND DIFFUSERS.
  - PROVIDE AND INSTALL DUCTWORK, FLEX AND DIFFUSERS INTO CEILING GRID FOR STANDARD "WHITE-BOX"
  - (2) PHONE / DATA CONNECTION PER SUITE WITH END CONNECTIONS AND CABLING

**PARTITION TYPES**

- P-1 MASONRY OR BRICK VENEER. (SEE ELEVATIONS) 1" AIR SPACE, AIR INFILTRATION BARRIER 5/8" DENGLASS SHEATHING, 2x8 WOOD STUDS AT 16" O.C. WITH R-19 FIBERGLASS BATT INSULATION IN STUD CAVITIES, VAPOR BARRIER 5/8" GYPSUM WALLBOARD TO 1'-0" (UNLESS NOTED OTHERWISE), FINISH TO 10'-0" READY FOR PAINT
- P-2 MASONRY OR BRICK VENEER. (SEE ELEVATIONS) 1" AIR SPACE, AIR INFILTRATION BARRIER 5/8" DENGLASS SHEATHING, 2x6 WOOD STUDS AT 16" O.C. WITH R-19 FIBERGLASS BATT INSULATION IN STUD CAVITIES, VAPOR BARRIER 5/8" GYPSUM WALLBOARD TO 1'-0" (UNLESS NOTED OTHERWISE), FINISH TO 10'-0" READY FOR PAINT
- P-3 2x4 WOOD STUD DEMISING WALL AT 16" O.C. WITH 5/8" GYPSUM WALLBOARD EACH SIDE TO DECK TAPED & FINISHED TO 10'-0"
- P-4 2x4 WOOD STUD WALL AT 24" O.C. TO 5'-0" AFF. WITH 5/8" GYPSUM WALLBOARD EACH SIDE
- P-5 2x6 WOOD STUD DEMISING WALL AT 16" O.C. WITH 5/8" GYPSUM WALLBOARD EACH SIDE TO DECK TAPED & FINISHED TO 10'-0"

**TOILET ROOM NOTES:**

- BATHROOM LIGHTING TO BE A SINGLE TWO - TUBE SURFACE MOUNTED WRAP FIXTURE
- BATHROOM FLOORING TO BE CT. WITH 6" CT. BASE
- BATHROOM DOORS TO BE 3'-0" x 7'-0" SOLID CORE OAK DOOR IN HOLLOW METAL FRAMES WITH "A" SERIES PRIVACY LOCK (DOORS TO BE STAINED / FRAMES TO BE PAINTED)
- BATHROOMS TO HAVE EXHAUST FANS VENTED THRU ROOF BY H.V.A.C. CONTRACTOR
- PLUMBING CONTRACTOR TO PROVIDE (1) - 6-GALLON ELECTRIC WATER HEATER MOUNTED ABOVE ROOM ON FLYWOOD PLATFORM
- 2 x 4 VINYL COATED SHEETROCK CEILING AT 8'-0"



**1 FLOOR PLAN**  
SCALE: 1/8" = 1' - 0"  
SCALE 1/8" = 1'-0"  
NORTH

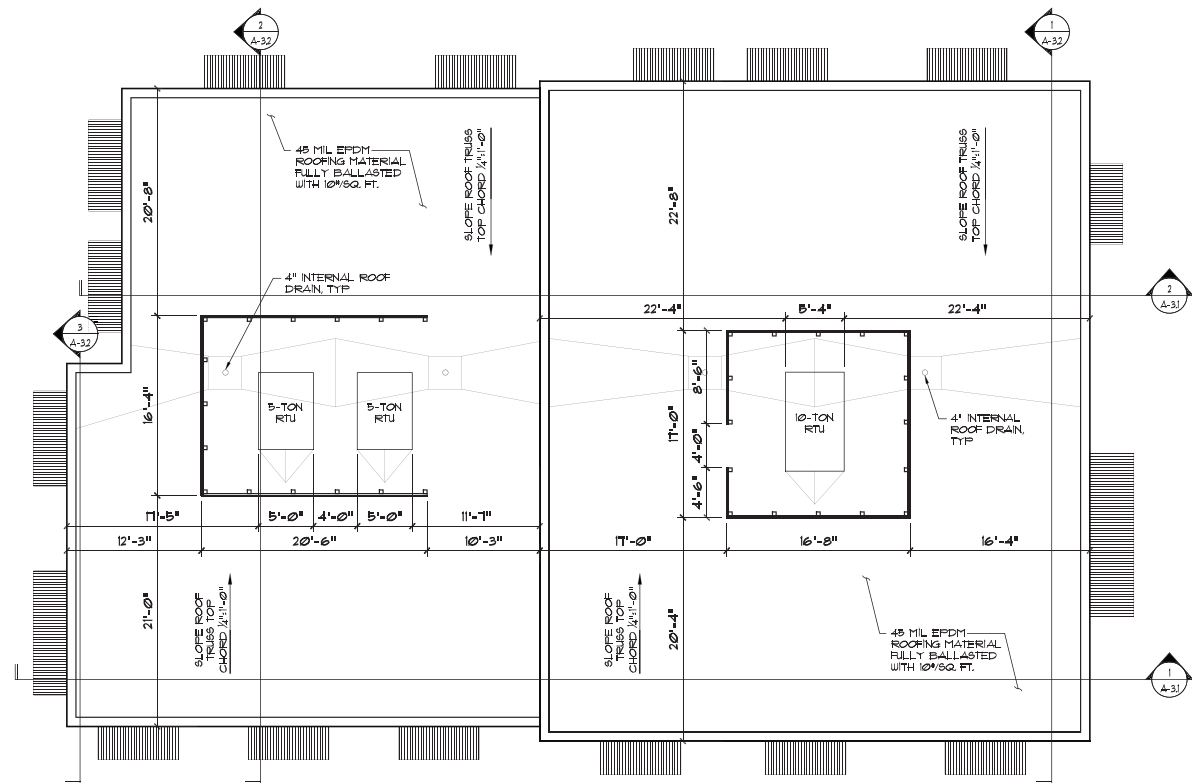
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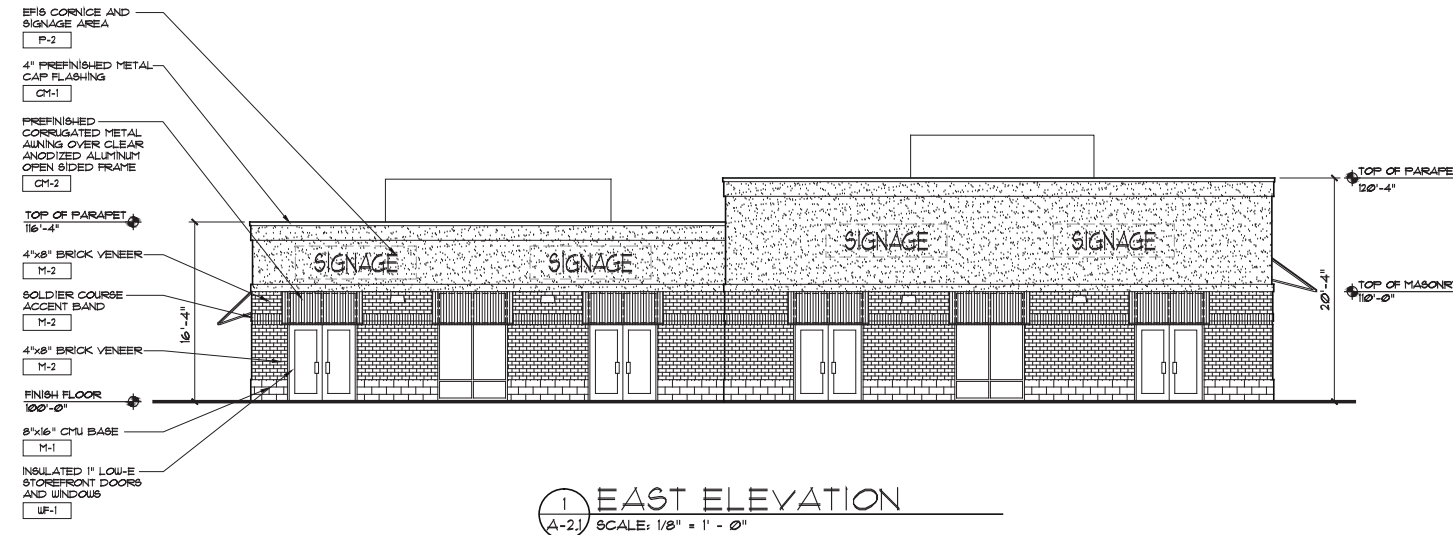
**A-12**

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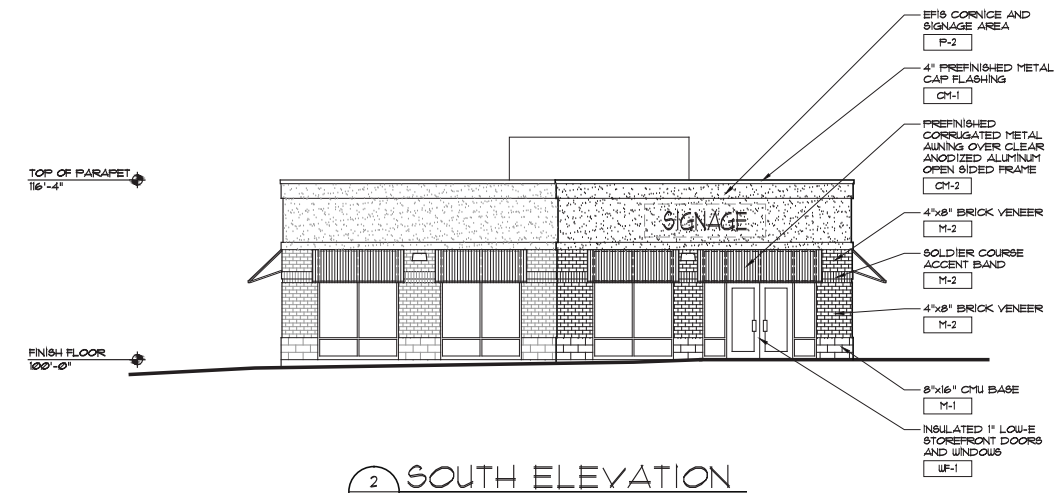


**1 ROOF PLAN**  
A-12 SCALE: 1/8" = 1' - 0"  
0 4' 8' 16'-0"  
SCALE 1/8" = 1'-0"  
NORTH

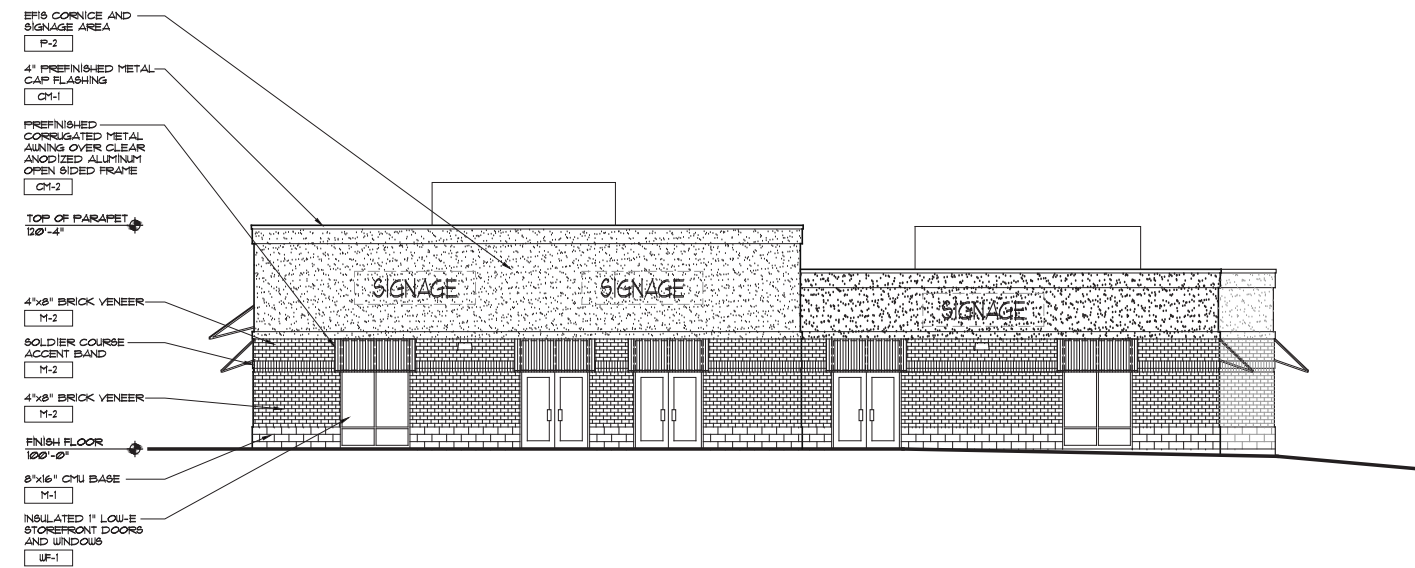
TAG	MANUFACTURER	PRODUCT NUMBER	COLOR	DESCRIPTION/REMARKS
CM-1	COATED METALS GROUP	--	--	PARAPET CAP FLASHING
CM-2	COATED METALS GROUP	--	--	CORRUGATED METAL AWNINGS
CM-3	COATED METALS GROUP	--	DARK BRONZE	PREFINISHED METAL WINDOW SILL FLASHING
M-1	COUNTY MATERIAL CORP.	COUNTY STONE	--	8"x16" CMU, SPLIT FACE FINISH, COLORED MORTAR TO MATCH
M-2	GLEN-GERY BRICK	EXTRUDED SERIES	BLACKSTONE	4"x8" MODULAR FACE BRICK, COLORED MORTAR TO MATCH
P-1	TOTAL WALL	--	#0414 KHAKI	EXTERIOR FINISH AND INSULATION SYSTEM, SWIRL FINE FINISH
UF-1	KALNEER	--	DARK BRONZE	STORE FRONT WINDOWS AND DOORS



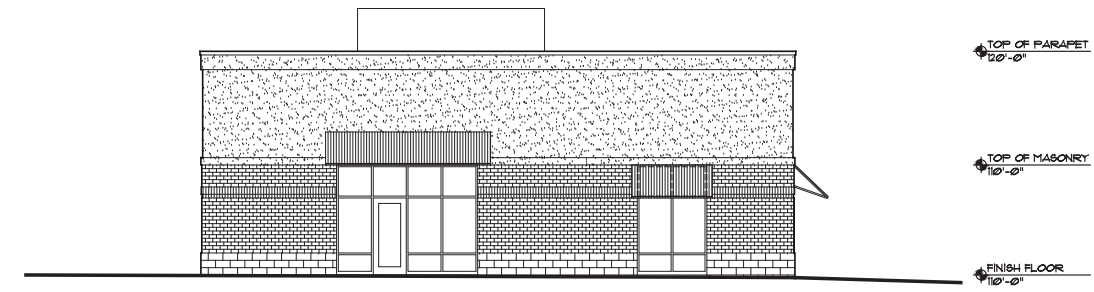
1 EAST ELEVATION  
A-2.1 SCALE: 1/8" = 1' - 0"



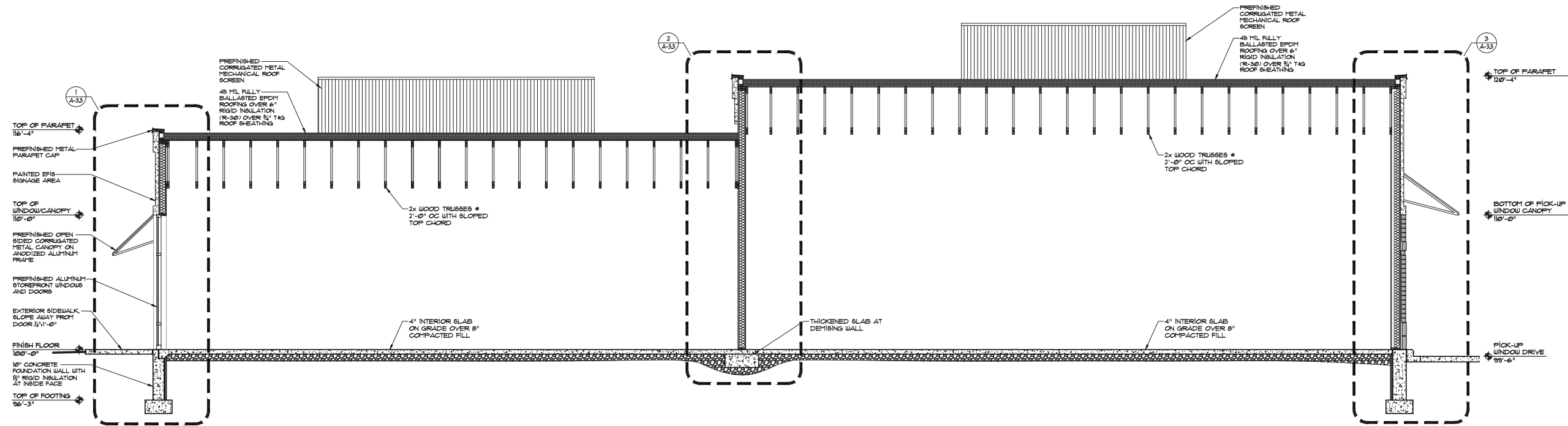
2 SOUTH ELEVATION  
A-2.1 SCALE: 1/8" = 1' - 0"



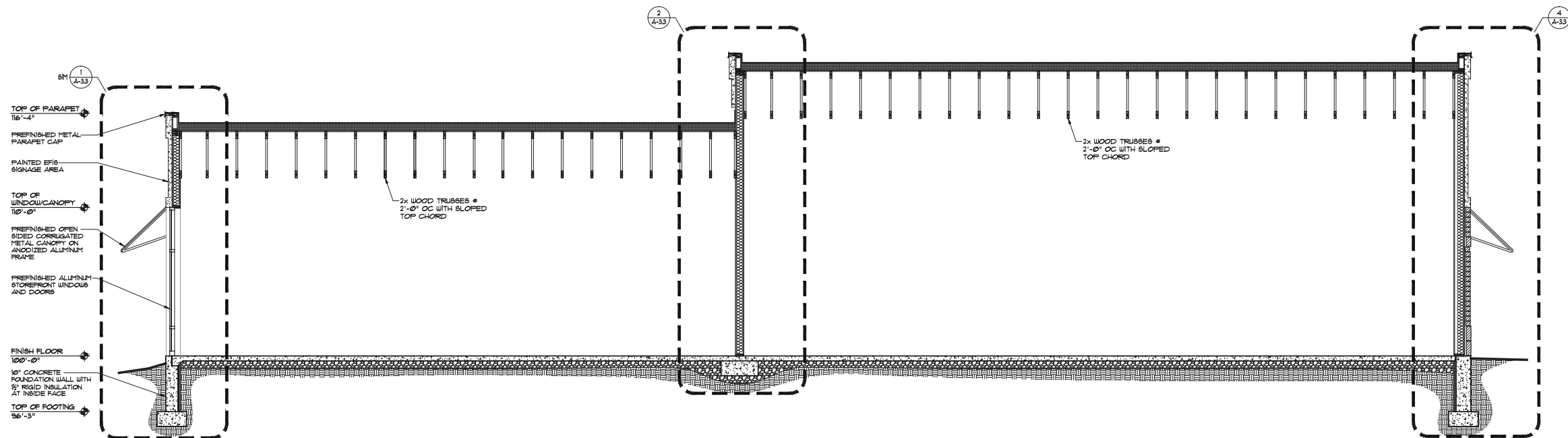
3 WEST ELEVATION  
A-2.1 SCALE: 1/8" = 1' - 0"



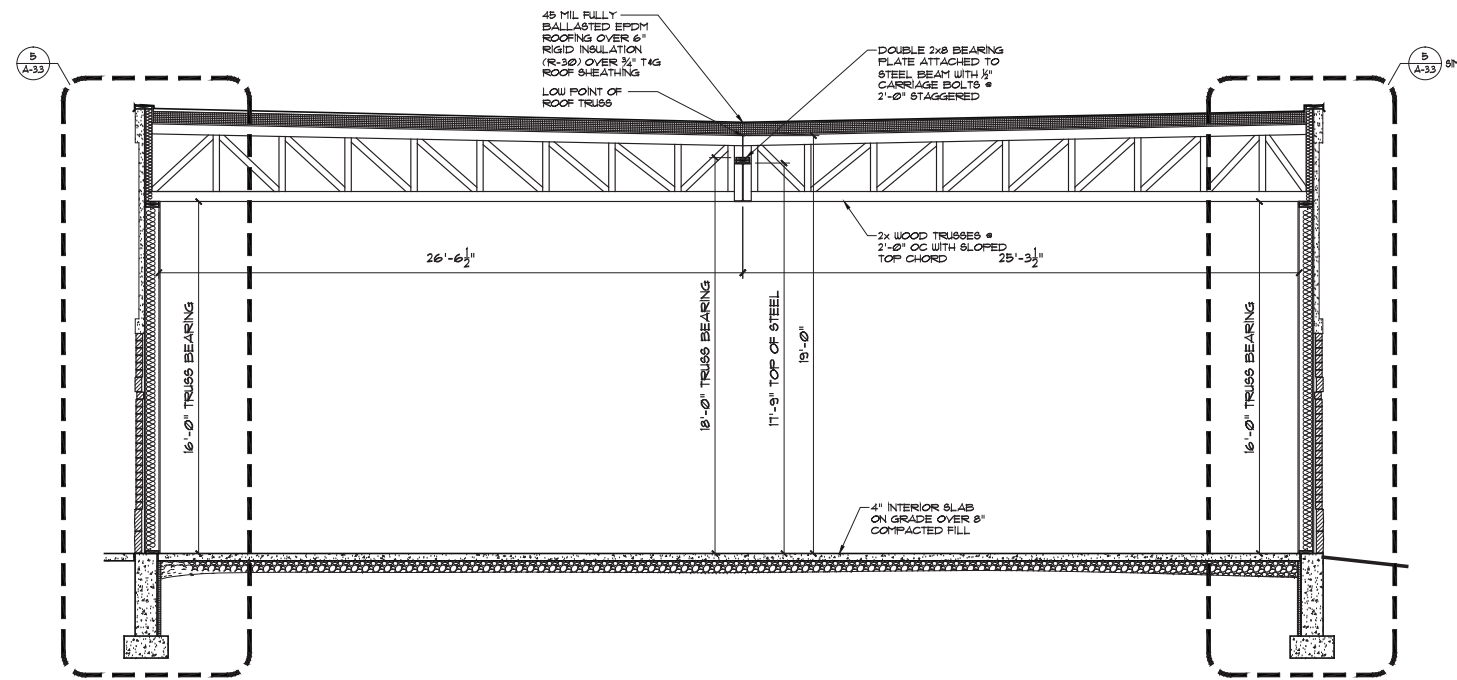
4 NORTH ELEVATION  
A-2.1 SCALE: 1/8" = 1' - 0"



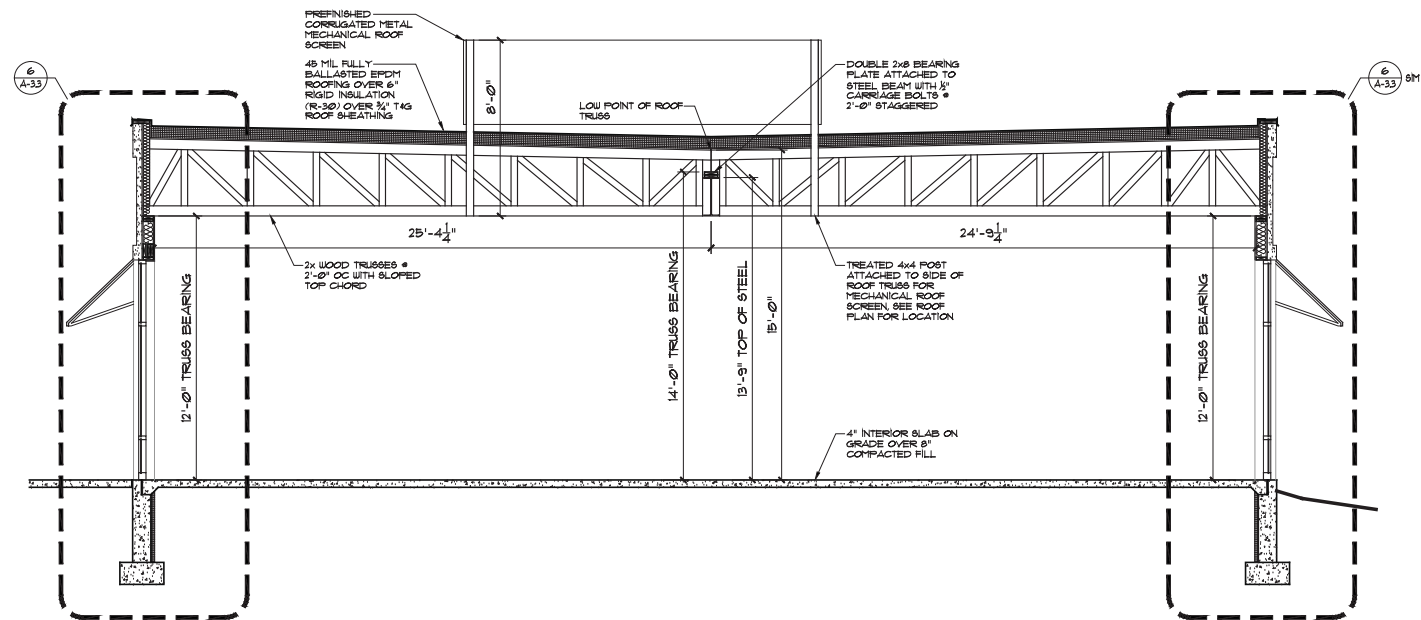
1 NORTH-SOUTH BUILDING SECTION  
A-3.1 SCALE: 1/4" = 1' - 0"



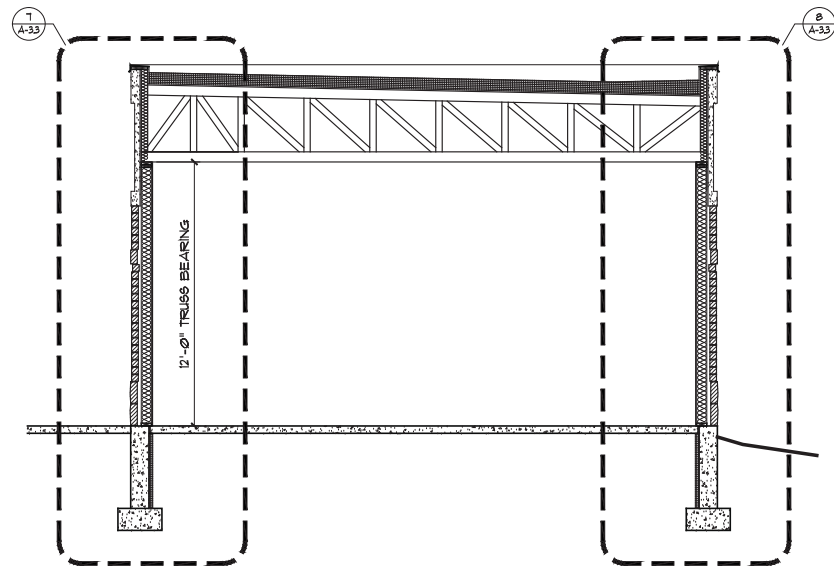
2 NORTH-SOUTH BUILDING SECTION  
A-3.1 SCALE: 1/4" = 1' - 0"



1 EAST-WEST BUILDING SECTION  
A-32 SCALE: 1/4" = 1' - 0"



2 EAST-WEST BUILDING SECTION  
A-32 SCALE: 1/4" = 1' - 0"



3 EAST-WEST BUILDING SECTION  
A-32 SCALE: 1/4" = 1' - 0"