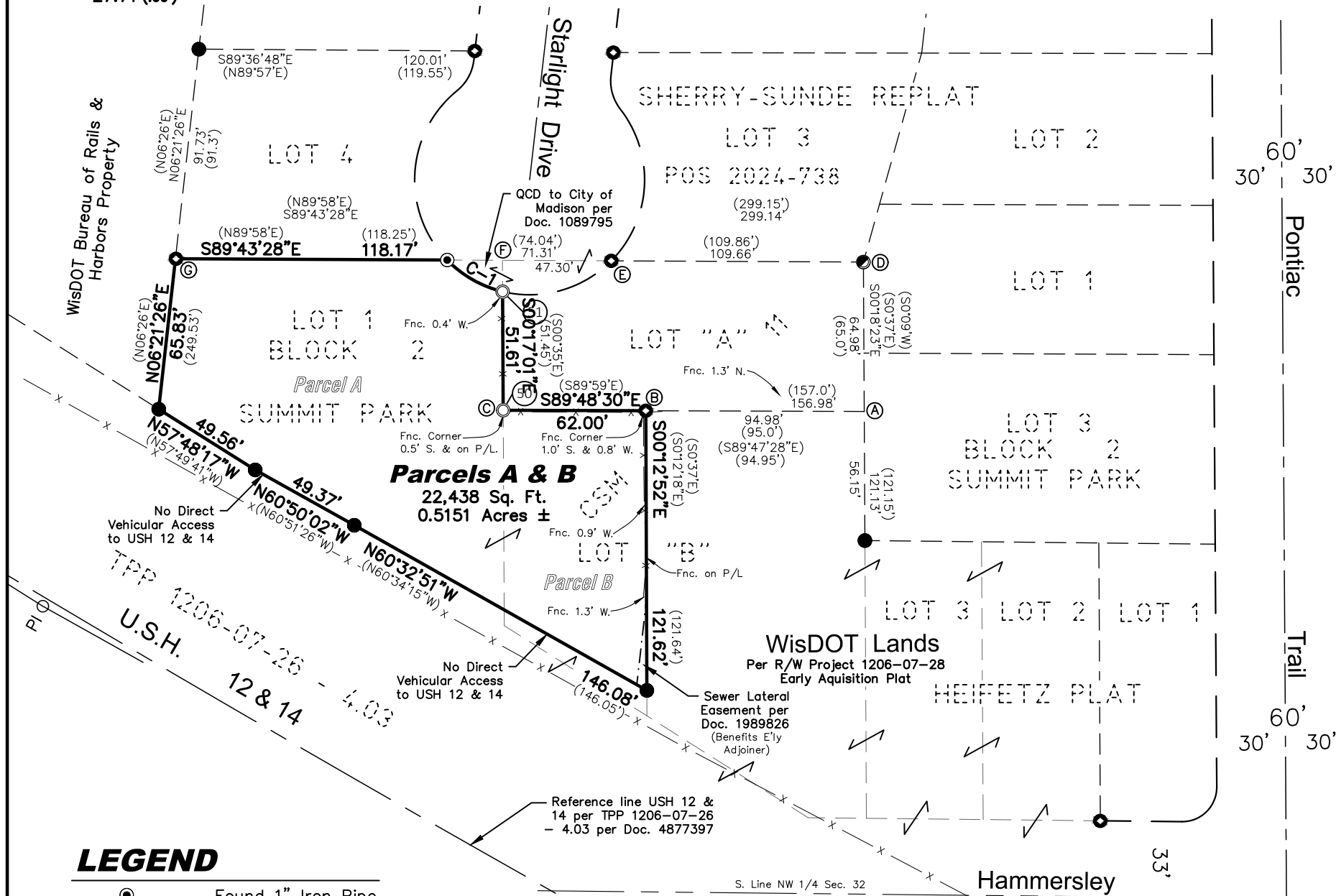


C-1  
R=50.00'  
Δ=32°10'39"  
L=28.08'  
CH=S60°19'29"E  
(S60°21'E)  
27.71'(.60')

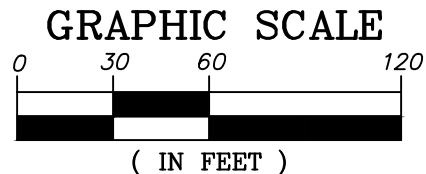
# Plat of Survey

**A part of Lot 1, Block 2 of Summit Park and a part of Lot "B" of  
Certified Survey Map No. 11, being located in the SE 1/4 of the NW 1/4  
of Section 32, T.7N., R.9E., City of Madison, Dane County, Wisconsin.**



## LEGEND

- Found 1" Iron Pipe
- Found 1-1/2" Iron Pipe
- Found 3/4" Rebar
- Found 1-1/4" Rebar
- Set 3/4" by 24" Iron Rebar
- Weighing 1.5 lbs./ft.
- Record Data (if different)
- Boundary Lines per this Survey
- Lot/Survey Line of Record
- Existing Easement Line
- R/W Line
- Street Centerline
- Existing Fence Line



## Boundary Notes:

- Computed corner N00°18'23"W, 56.15' of fd. iron shown.
- Held fd. iron as corner.
- Re-established corner at record distance of 62.00' from Point B on line with Point A.
- Held fd. iron as corner.
- Held fd. iron as corner.
- Re-established corner at record distance of 47.30' from Point E on line with Point D.
- Fd. iron 1' down & leaning slightly E'ly - 0.22' E. of corner

## NOTES:

- There are buildings and other improvements located on the property not shown hereon.
- Date of Field Survey: September 5, 2025.
- The Northeastly R/W line of U.S.H. 12 & 14 and the most East property line were determined by a retracement survey of data and corner irons per TPP 1206-07-26 - 4.03, recorded as Document No. 4877397.

## Title Documentation:

The Letter Report - File Number: 112039 by Generations Title Company, LLC with the effective date of August, 2025 at 8:00 a.m. was used as the sole source of the legal description and recorded encumbrances on the property surveyed hereon. Surveyor comments are shown in *italics*.

## Property Description:

### Parcel A:

Lot One (1), Block Two (2), Summit Park, in the City of Madison, except those lands conveyed in Volume 201 of Miscellaneous, page 123, as Document No. 740971 and in Volume 769 of Deeds, page 483, as Document No. 1089795.

### Parcel B:

Part of Lot B, Certified Survey Map No. 11 recorded in Volume 1 of Certified Survey Maps of Dane County, Wisconsin, page 11, as Document No. 983498, in the City of Madison, Dane County, Wisconsin, described as follows: Beginning at the Southwest corner of said Lot B; thence North 0° 35' West along the Westerly line of said Lot B, 93.7 feet to the Northwest corner of said Lot B; thence South 89° 59' East, along the Northerly line of said Lot B, 62.00 feet; thence South 0° 37', East, 132.70 feet, to the Southerly line of said Lot B; thence North 58° 01' West, along said Southerly line, 73.65 feet, to the point of beginning.  
(Being a part of Lot Two (2), Block Two (2), Summit Park in the City of Madison)

## Easements and Restrictions:

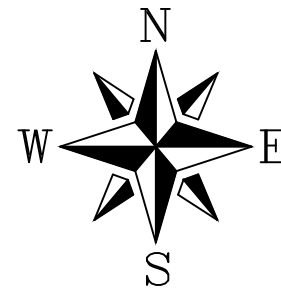
Restrictions, covenants, notes, easements and all matters as may affect the captioned premises as shown on the Plat of Summit Park, recorded 3/11/1911, in Vol. 4 of Plats on page 40.A as Document No. 309288. *(No Restrictions, covenants, notes, easements that affect the property shown hereon were noted on said Plat)*

Subject to notes on Certified Survey Map No. 11, recorded 7/09/1959 in Volume 1, Certified Survey Maps, page 11, as Document No. 983498, including, but not limited to, restrictive covenants, easements, setbacks, and reservations. *(the portion of CSM 11 within the right-of-way of Starlight Drive is plotted hereon)*

Sewer Lateral Easement recorded 1/08/1987 in Vol. 9365 on page 35 as Document No. 1989826. *(Easement is plotted hereon)*

Transportation Project Plat No. 1206-07-26-4.03 recorded 6/04/2012 as Document No. 4877397. *(See Note 3 hereon)*

Award of Damages by State of Wisconsin recorded 4/10/2013 as Document No. 4977687.  
*(The Northeastly line of Parcel 38 conveyed therein coincides with the Southwestly property boundary of the property surveyed and shown hereon. Since it has been 12 years since this document recorded, and all construction of U.S.H. 12 and 14 appears to have been completed years ago, it is assumed that the Temporary Limited Easement conveyed therein has expired and is therefore not shown hereon.)*



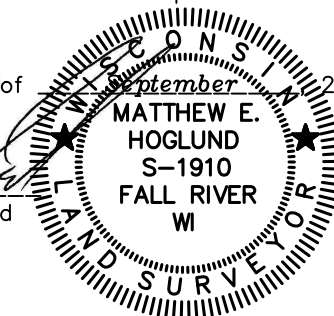
Bearings are referenced to the South line of Lots 3 & 4 of the Sherry-Sunde Replat, which bears S89°43'28"E on the Dane County Coordinate System NAD'83(2011).

## SURVEYOR'S CERTIFICATE:

I hereby certify, to the best of my knowledge and belief, that I have surveyed the property shown hereon at the direction of Matthew Kuehl; that this map represents an accurate survey of said property and that I have complied with the applicable requirements of Wisconsin Administrative Code Chapter A-E 7.

Dated this 23rd day of September, 2025.

By: Matthew E. Hoglund  
P.L.S. S-1910

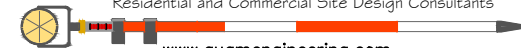


4718 Hammersley Road, Madison WI  
PLAT OF SURVEY

SHEET 1 OF 1  
PROJECT NO: SA-57-25

QUAM ENGINEERING, LLC

Residential and Commercial Site Design Consultants



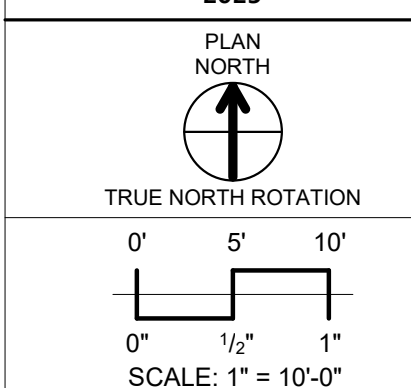
www.quamengineering.com

4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558  
Phone (608) 838-7750; Fax (608) 838-7752

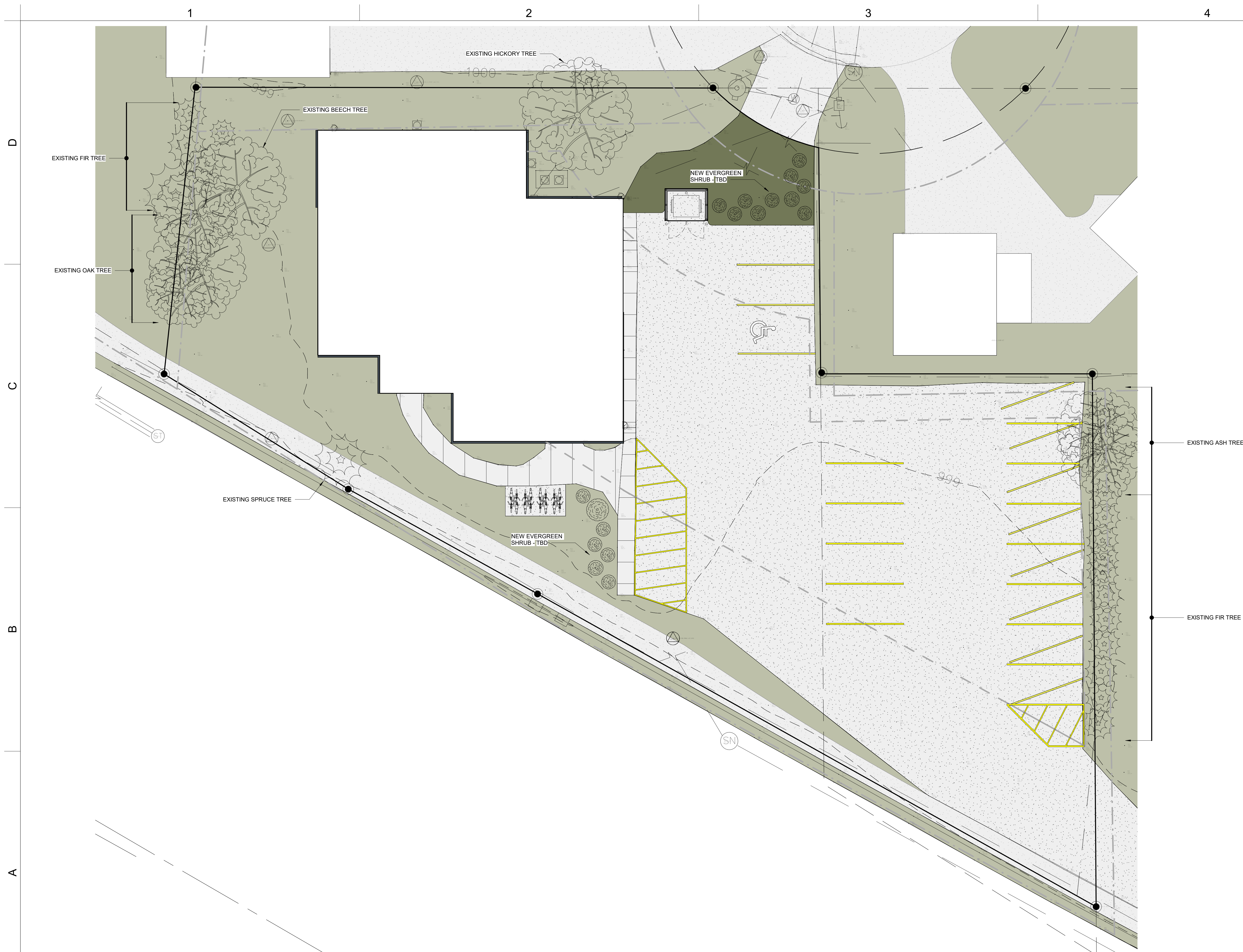


**TENANT IMPROVEMENT**  
**4718 HAMMERSLEY RD**  
**MADISON, WI 53711-2763**

PROJ. #:	23032-01
© SKETCHWORKS ARCHITECTURE 2025	



**L101**



**A1** ARCHITECTURAL LANDSCAPE PLAN  
1" = 10'-0"



**GENERAL SITE PLAN NOTES:**

- A. CONTRACTOR TO ENGAGE SERVICES OF SURVEYOR TO VERIFY ALL PROPERTY LIMITS AND ENSURE COMPATIBILITY WITH PROPOSED ALTERATIONS. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERING ANY DISCREPANCIES OR CONFLICTING INFORMATION WITH PROPOSED ALTERATIONS.
- B. EXISTING ADJACENT BUILDINGS TO BE PROTECTED FROM DAMAGE DURING ALL DEMOLITION AND CONSTRUCTION WORK.
- C. CITY SIDEWALKS, UTILITIES AND LANDSCAPE TO REMAIN INTACT AND UNDISTURBED WHERE POSSIBLE. IF MODIFICATION IS NECESSARY, RESTORE TO EXISTING CONDITIONS AND CURRENT ACCESSIBILITY STANDARDS.
- D. VERIFY CURRENT UTILITY LOCATIONS, CONFIRM SERVICES WITH PROPOSED ALTERATIONS AND COORDINATE RELOCATION AS REQUIRED.
- E. COORDINATE CONSTRUCTION STAGING AREA WITH OWNER, INCLUDING JOBSITE ACCESS, DUMPSTER PLACEMENT AND TRUCK TRAILER LOCATIONS. CONTRACTOR TO MAINTAIN EGRESS EXIT PATH THROUGH JOB SITE, INCLUDING CONSTRUCTION SITE AND STAGING AREAS.

## # DEMO KEYNOTES:

- 1 REMOVE ALL EXISTING PARKING LINEWORK. PREPARE FOR REPAIR AND SEALCOATING
- 2 PREPARE FOR BIKE STALL CONCRETE PAD
- 3 PREPARE FOR FUTURE ISLAND TO CLOSE ACCESS TO STREET
- 4 PREPARE FOR FUTURE DOOR STOOP



# HAMMERSLY RD ADULT CARE CENTER

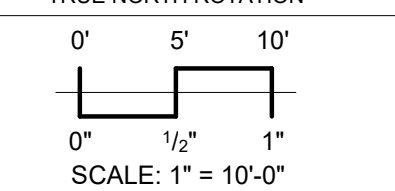
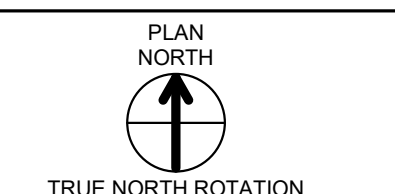
**TENANT IMPROVEMENT**  
**4718 HAMMERSLEY RD**  
**MADISON, WI 53711-2763**

## Project Status

[illegible]

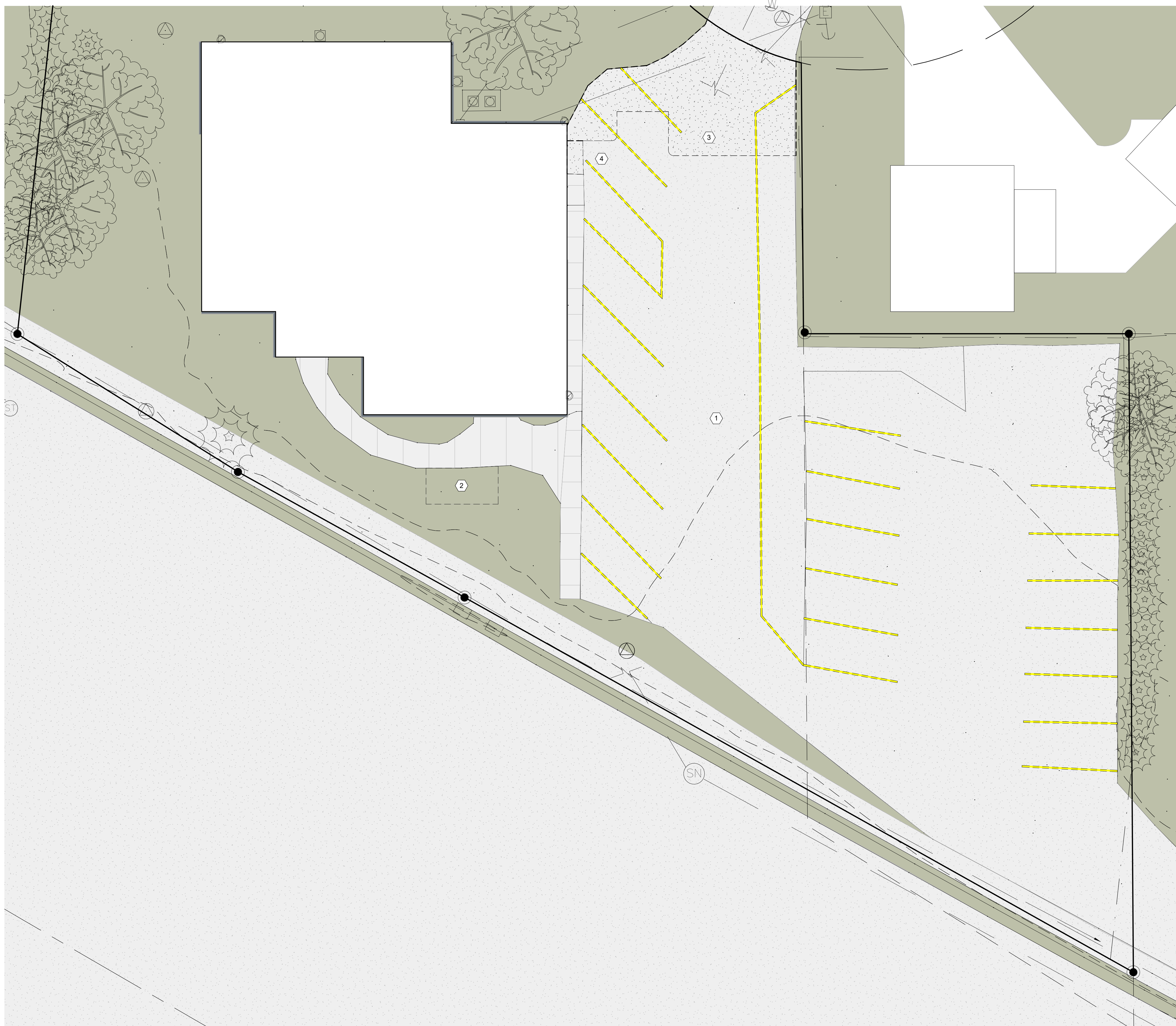
PROJ. #:	23032-01
----------	----------

© SKETCHWORKS ARCHITECTURE  
2025



# ARCHITECTURAL DEMO SITE PLAN

# AS101



**(A1)**

## ARCHITECTURAL DEMOLITION SITE PLAN

$$1'' = 10'-0''$$



**Sketch works**  
architecture

**QUAM ENGINEERING, LLC**  
Residential and Commercial Site Design Consultants

- A. CONTRACTOR TO ENGAGE SERVICES OF SURVEYOR TO VERIFY ALL PROPERTY LIMITS AND ENSURE COMPATIBILITY WITH PROPOSED ALTERATIONS. CONTRACTOR SHALL NOTIFY ADEQUATE IMMEDIATELY UPON DISCOVERING ANY DISCREPANCIES OR CONFLICTING INFORMATION WITH PROPOSED ALTERATIONS.
- B. EXISTING ADJACENT BUILDINGS TO BE PROTECTED FROM DAMAGE DURING ALL DEMOLITION AND CONSTRUCTION WORK
- C. CITY SIDEWALKS, UTILITIES AND LANDSCAPE TO REMAIN INTACT AND UNDISTURBED WHERE POSSIBLE. IF MODIFICATION IS NECESSARY, RESTORE TO EXISTING CONDITIONS AND CURRENT ACCESSIBILITY STANDARDS.
- D. VERIFY CURRENT UTILITY LOCATIONS, CONFIRM SERVICES WITH PROPOSED ALTERATIONS AND COORDINATE RELOCATION AS REQUIRED.
- E. COORDINATE CONSTRUCTION STAGING AREA WITH OWNER, INCLUDING JOBSITE ACCESS, DUMPSTER PLACEMENT, AND JOB TRAILER LOCATIONS. CONTRACTOR TO MAINTAIN EGRESS EXIT PATH THROUGH JOB SITE THROUGHOUT CONSTRUCTION SITE AND STAGING AREAS.

A. EXTERIOR DIMENSIONS ARE FROM GRIDLINE TO GRIDLINE, OR TO EDGE OF FOUNDATION WALL UNLESS OTHERWISE NOTED. PLEASE CONTACT ARCHITECT WITH ANY DISCREPANCIES.

B. PARKING DIMENSIONS ARE FROM CENTERLINE OF STALL TO CENTERLINE OF STALL, OR TO "CLEAR" SPACE OF STALL.

C. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION / PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

D. TRASH / RECYCLE LOCATION: OWNER SHALL PROVIDE SEPARATE ROOM OR DESIGNATED SPACE WITHIN OR ADJACENT TO BUILDING FOR SEPARATION, TEMPORARY STORAGE AND COLLECTION OF RECYCLABLE MATERIALS.

E. SITE AREA: 22,833 SF +/- (0.52 ACRE)

F. PARKING REQUIREMENTS:

1 STALLS / 15 CLIENTS + 1 PER 2 EMPLOYEES	
STANDARD STALLS REQUIRED	= 7 STALLS
VAN ACCESSIBLE STALLS REQUIRED	= 1 STALLS
TOTAL STALLS REQUIRED	= 8 STALLS
TOTAL STALLS PROVIDED = 16 STALLS	
1 BIKE STALLS/ 5 EMPLOYEES	
TOTAL BIKE STALLS REQUIRED	= 2 STALLS
TOTAL BIKE STALLS PROVIDED = 8 STALLS	

1 TRASH ENCLOSURE

2 BIKE STALL CONCRETE PAD



**HAMMERSLY RD ADULT CARE CENTER**

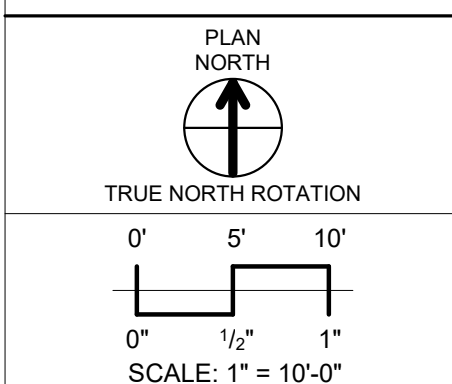
**TENANT IMPROVEMENT**  
**4718 HAMMERSLEY RD**  
**MADISON, WI 53711-2763**

### Project Status

[illegible]

PROJ. #:	23032-01
----------	----------

© SKETCHWORKS ARCHITECTURE  
2025



## ARCHITECTURAL SITE PLAN

AS102



**QUAM ENGINEERING, LLC**  
Residential and Commercial Site Design Consultants

- 1 NEW CONCRETE STOOP FOR ENTRY



**TENANT IMPROVEMENT**  
**4718 HAMMERSLEY RD**  
**MADISON, WI 53711-2763**

# A101



**ROOF PLAN GENERAL**  
**NOTES:**

- A. EXTERIOR DIMENSIONS ARE FROM GRIDLINE TO GRIDLINE, OR TO EDGE OF FOUNDATION WALL UNLESS OTHERWISE NOTED. PLEASE CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- B. DIMENSIONS ARE TO FACE OF [EAVE] UNLESS NOTED OTHERWISE. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- C. STAIRWELL, ELEVATOR, AND MECHANICAL CHASE INTERIOR WALLS SHALL BE CONTINUOUS TO BOTTOM OF RATED CEILING ASSEMBLY. CAP MAINTAIN CONTINUITY OF FIRE RATINGS FROM LOWEST FLOOR THROUGH ROOF OR AS OTHERWISE INDICATED.
- D. INSTALL ICE AND WATER SHIELD AT ALL ROOF EAVES AND VALLEYS. EXTEND FROM EAVE TO 24" MINIMUM INSIDE THE EXTERIOR WALL LINE. INSTALL PER MANUFACTURER SPECIFICATIONS.
- E. FINAL DOWNSPOUT / SCUPPER LOCATION(S) SHOULD BE COORDINATED BETWEEN THE ROOFING CONTRACTOR, THE ARCHITECT AND THE CIVIL ENGINEER. VERIFY LOCATION OF DOWNSPOUTS.

### # ROOF PLAN KEYNOTES:

- 1 EXISTING SKYLIGHT TO REMAIN
- 2 EXISTING GUTTER AND DOWNSPOUT TO REMAIN



**HAMMERSLY RD ADULT CARE CENTER**

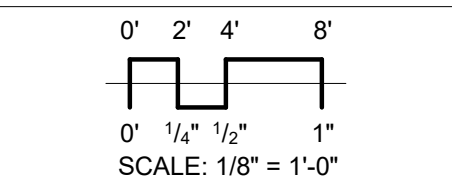
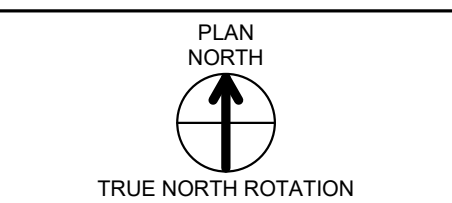
**TENANT IMPROVEMENT**  
**4718 HAMMERSLEY RD**  
**MADISON, WI 53711-2763**

### Project Status

[illegible]

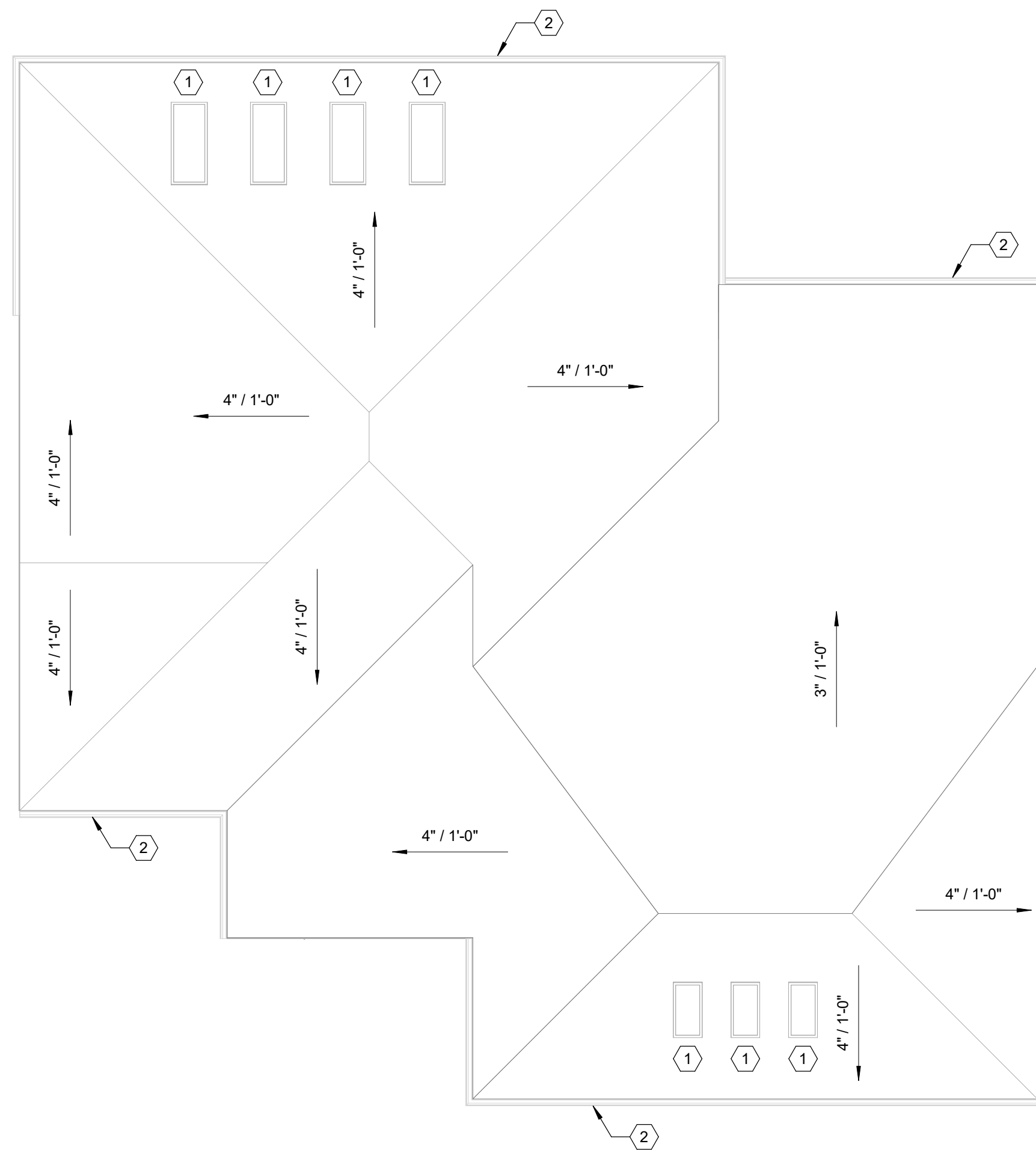
PROJ. #:	23032-01
----------	----------

© SKETCHWORKS ARCHITECTURE  
2025



## ROOF PLAN

# A103



**A1** ROOF PLAN  
1/8" = 1'-0"

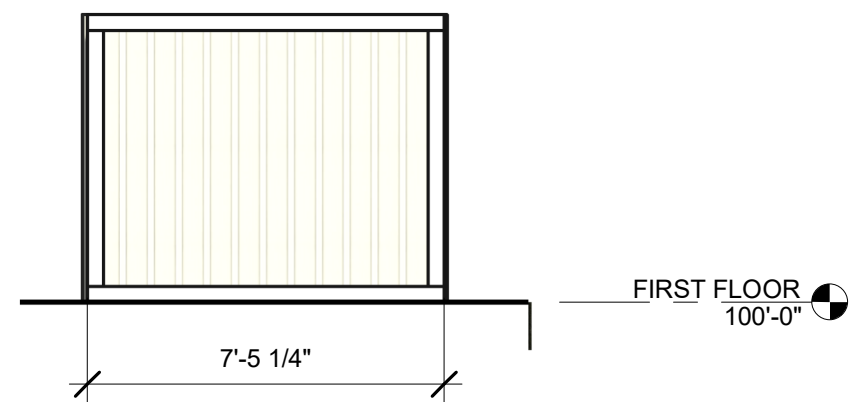
$$\frac{1}{8}'' = 1'-0''$$



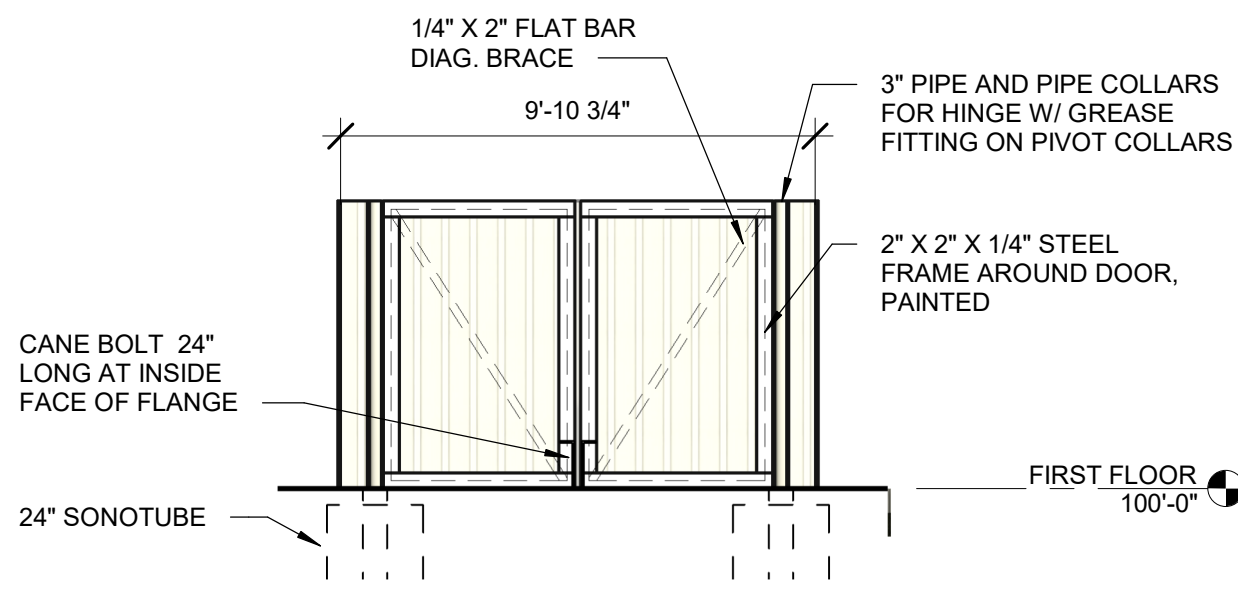
**Sketchworks**  
architecture

---

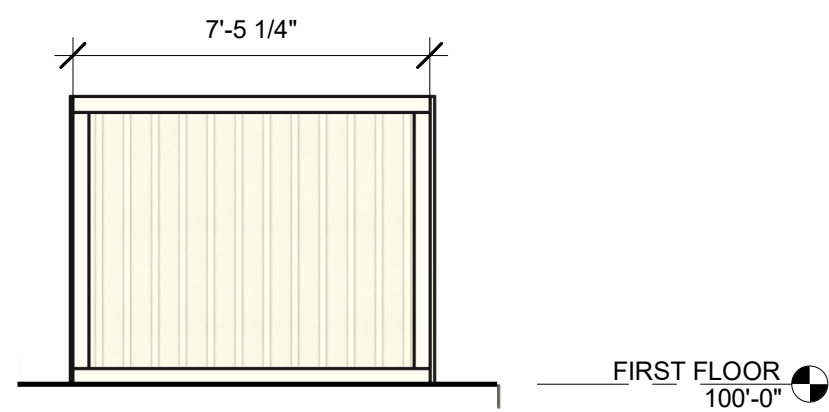
**QUAM ENGINEERING, LLC**  
Residential and Commercial Site Design Consultants



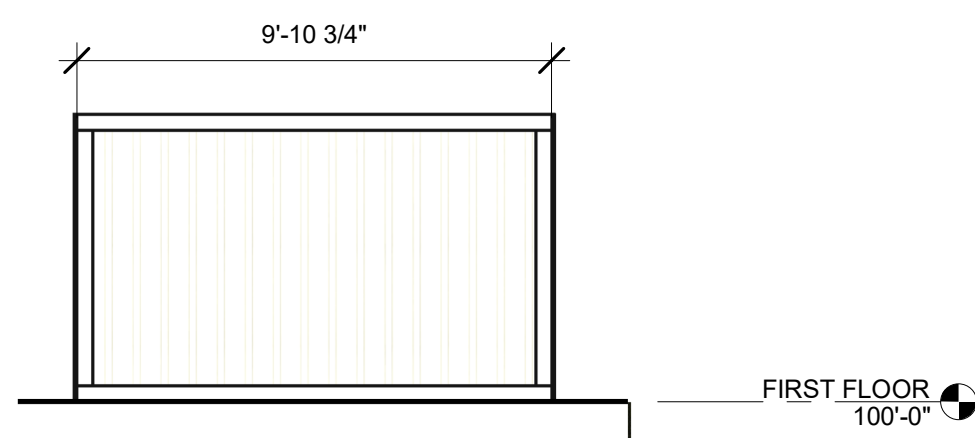
**D3** TRASH ENCLOSURE EAST  
1/4" = 1'-0"



**C3** TRASH ENCLOSURE SOUTH  
1/4" = 1'-0"



**B3** TRASH ENCLOSURE WEST  
1/4" = 1'-0"

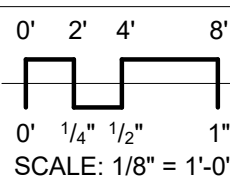


**A3** TRASH ENCLOSURE NORTH  
1/4" = 1'-0"

**TENANT IMPROVEMENT**  
**4718 HAMMERSLEY RD**  
**MADISON, WI 53711-2763**

[illegible]

PROJ. #:	23032-01
© SKETCHWORKS ARCHITECTURE 2025	



## EXTERIOR ELEVATIONS

# A201