

EMIL STREET RETAIL

1401 EMIL ST.
MADISON, WI

Architecture: Dimension IV - Madison, LLC, Madison, WI
Civil Engineers: Quam Engineering, LLC, McFarland, WI
Landscape: Paul Skidmore, Landscape Architect, LLC, Madison, WI

LIST OF DRAWINGS

GENERAL

- G0.1 COVER SHEET
- WASTE MANAGEMENT PLAN

CIVIL

- 1 OF 3 EXISTING SITE PLAN (QUAM)
- 2 OF 3 GRADING AND EROSION CONTROL PLAN (QUAM)
- 3 OF 3 UTILITY PLAN (QUAM)
- SITE PLAN & BIKE RACK DETAIL
- L1.0 LANDSCAPE PLAN & WORKSHEET (SKIDMORE)
- E1.0 SITE LIGHTING PLAN & CUT SHEETS

ARCHITECTURAL

- RENDERINGS
- NORTH (EMIL ST.) ELEVATION
- EAST (DAMON RD.) ELEVATION
- WEST (SIDE) ELEVATION
- SOUTH (REAR) ELEVATION
- PHOTOS OF EXISTING BUILDING

PROJECT/BUILDING DATA:

LOT AREA

17,430 SF (0.40 ACRES)

BUILDING SIZE

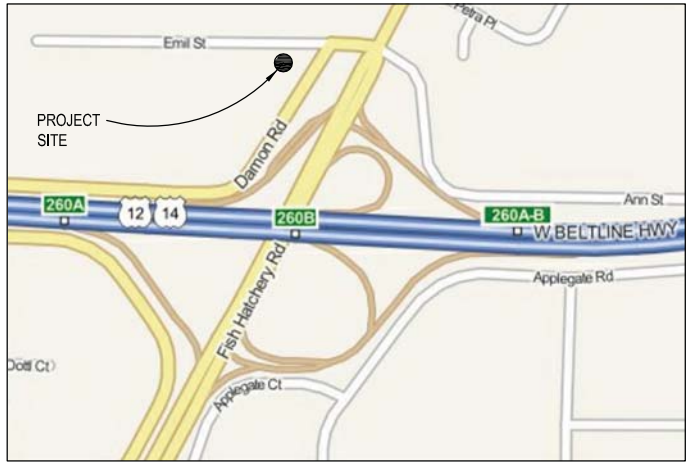
AREA: 3,550 SQ.FT.

BUILDING HEIGHT - PHASE 2

26' - 8"

PARKING

TOTAL PARKING STALLS: 22
HANDICAP PARKING STALLS: 1 (VAN ACCESSIBLE)



SITE LOCATION MAP




AERIAL PHOTO

SILT SOCK DETAIL



**REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE**

- 884 — — EXISTING MINOR CONTOUR.
- 885 — — EXISTING MAJOR CONTOUR.
- 884 — — PROPOSED MAJOR CONTOUR.
- 885 —** — PROPOSED MAJOR CONTOUR.
- 883.80 — — PROPOSED SPOT ELEVATION
(EDGE OF PAVEMENT)
- FF=885.75 — — FIRST FLOOR ELEVATION.
- EXP=885.75 — — BUILDING EXPOSURE ELEVATION
-  — — INSTALL WDOT TYPE B
INFILT. PROTECTION

**EMIL STREET
RETAIL**

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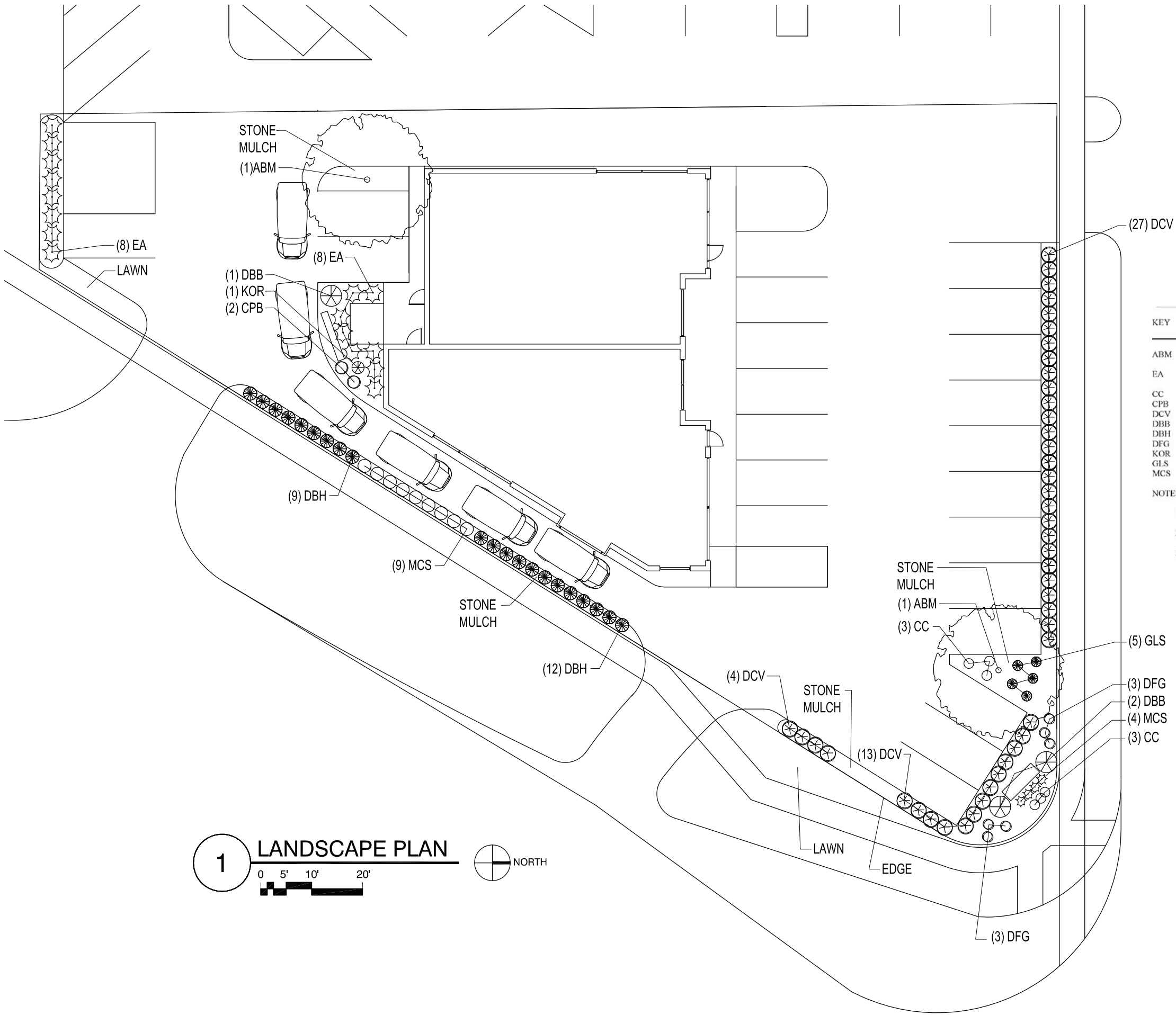
DATE OF ISSUE: 11/12/12

REVISIONS:	

PROJECT #: 11108

LANDSCAPE PLAN

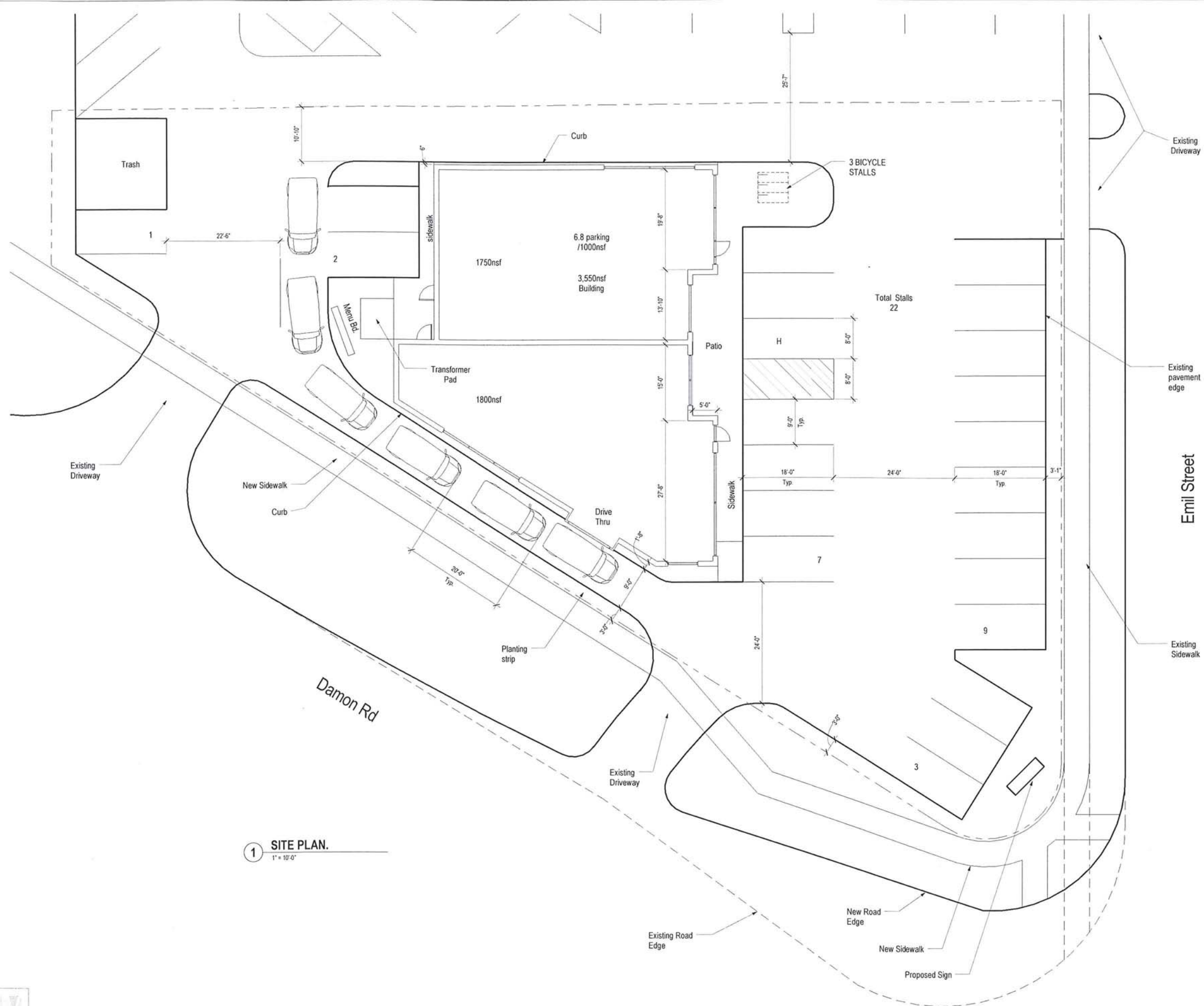
L1.0



PLANT LIST

KEY	SIZE	COMMON NAME	ROOT	QUAN
ABM	2 1/2"	Autumn Blaze Maple	BB	2
EA	3'	Emerald Arborvitae	BB	16
CC	18"	Cranberry Cotoneaster	Pot	6
CPB	15"	Crimson Pigmy Barberry	Pot	2
DCV	36"	Dwarf Cranberry Bush Viburnum	Pot	44
DBB	24"	Dwarf Burning Bush	Pot	3
DBH	18"	Dwarf Bush Honeysuckle	Pot	21
DFG	1 G	Dwarf Fountain Grass	Con	6
KOR	2 G	Knock Out Rose	Con	1
GLS	18"	Gro Low Sumac	Pot	5
MCS	15"	Magic Carpet Spiraea	Pot	13

- NOTES:
- 1)Lawn areas to be fine graded, fertilized, and sodded with locally grown bluegrass sod.
 - 2)Planting beds, parking lot islands, and area designated as 'stone mulch' to receive 3" of #2 washed stone over weed barrier fabric.
 - 3)Planting beds to be separated from lawn areas and other planting beds with 5" black vinyl bed edging (Valley View Black Diamond or equal.)



1 SITE PLAN.
1" = 10'-0"

DIMENSION

Madison Design Group
architecture · engineering · interior design
6515 Grand Teton Plaza, Suite 120, Madison, Wisconsin 53719
p608.829.4444 f608.829.4445 dimension@madison.com



EMIL ST. RETAIL

Emil St., Madison, WI

Site Study 28
12 November 2012
11108

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838-7750 (BI-10-12\B10BASE.DWG

GENERAL NOTES:

ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.

THE CONTRACTOR SHALL REPLACE ALL DAMAGED SIDEWALK, CURB AND ASPHALT IN RIGHT-OF-WAY PER CITY STANDARDS.

THE CONTRACTOR SHALL OBTAIN A STREET EXCAVATION PERMIT FOR THE INSTALLATION OF UTILITIES REQUIRED TO SERVE THIS PROJECT. THE CONTRACTOR SHALL PAY THE PERMIT FEE, INSPECTION FEE, AND STREET DEGRADATION FEE AND SHALL COMPLY WITH ALL CONDITIONS OF THE PERMIT.

THE CONTRACTOR SHALL OBTAIN A PERMIT TO PLUG EACH EXISTING SANITARY SEWER LATERAL THAT SERVES A BUILDING THAT IS PROPOSED FOR DEMOLITION. FOR EACH LATERAL TO BE PLUGGED THE OWNER SHALL DEPOSIT \$1,000 WITH THE CITY ENGINEER IN TWO SEPARATE CHECKS IN THE FOLLOWING AMOUNTS: (1) \$100 NON-REFUNDABLE DEPOSIT FOR THE COST OF INSPECTION OF THE PLUGGING BY CITY STAFF; AND (2) \$900 FOR THE COST OF CITY CREWS TO PERFORM THE PLUGGING. IF THE OWNER ELECTS TO COMPLETE THE PLUGGING OF A LATERAL BY PRIVATE CONTRACTOR AND THE PLUGGING IS INSPECTED AND APPROVED BY THE CITY ENGINEER, THE \$900 FEE SHALL BE REFUNDED TO THE OWNER.

UTILITY NOTES:

ALL SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF MADISON AND WISCONSIN DSPS STANDARDS.

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.

MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

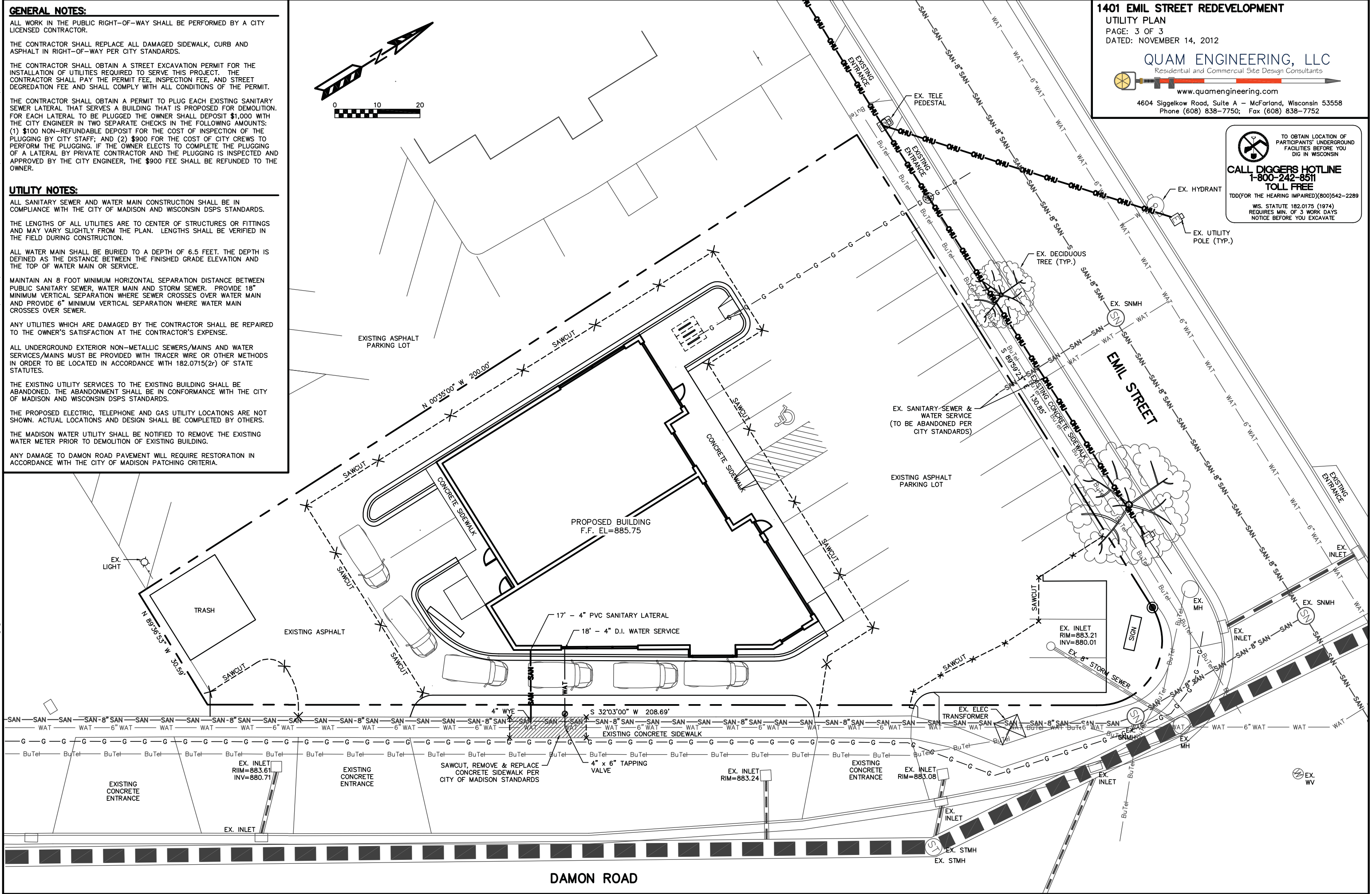
ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

THE EXISTING UTILITY SERVICES TO THE EXISTING BUILDING SHALL BE ABANDONED. THE ABANDONMENT SHALL BE IN CONFORMANCE WITH THE CITY OF MADISON AND WISCONSIN DSPS STANDARDS.

THE PROPOSED ELECTRIC, TELEPHONE AND GAS UTILITY LOCATIONS ARE NOT SHOWN. ACTUAL LOCATIONS AND DESIGN SHALL BE COMPLETED BY OTHERS.

THE MADISON WATER UTILITY SHALL BE NOTIFIED TO REMOVE THE EXISTING WATER METER PRIOR TO DEMOLITION OF EXISTING BUILDING.

ANY DAMAGE TO DAMON ROAD PAVEMENT WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY OF MADISON PATCHING CRITERIA.



1401 EMIL STREET REDEVELOPMENT
UTILITY PLAN
PAGE: 3 OF 3
DATED: NOVEMBER 14, 2012

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

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)
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1401 EMIL STREET REDEVELOPMENT

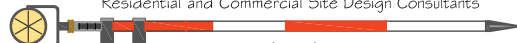
EXISTING SITE PLAN

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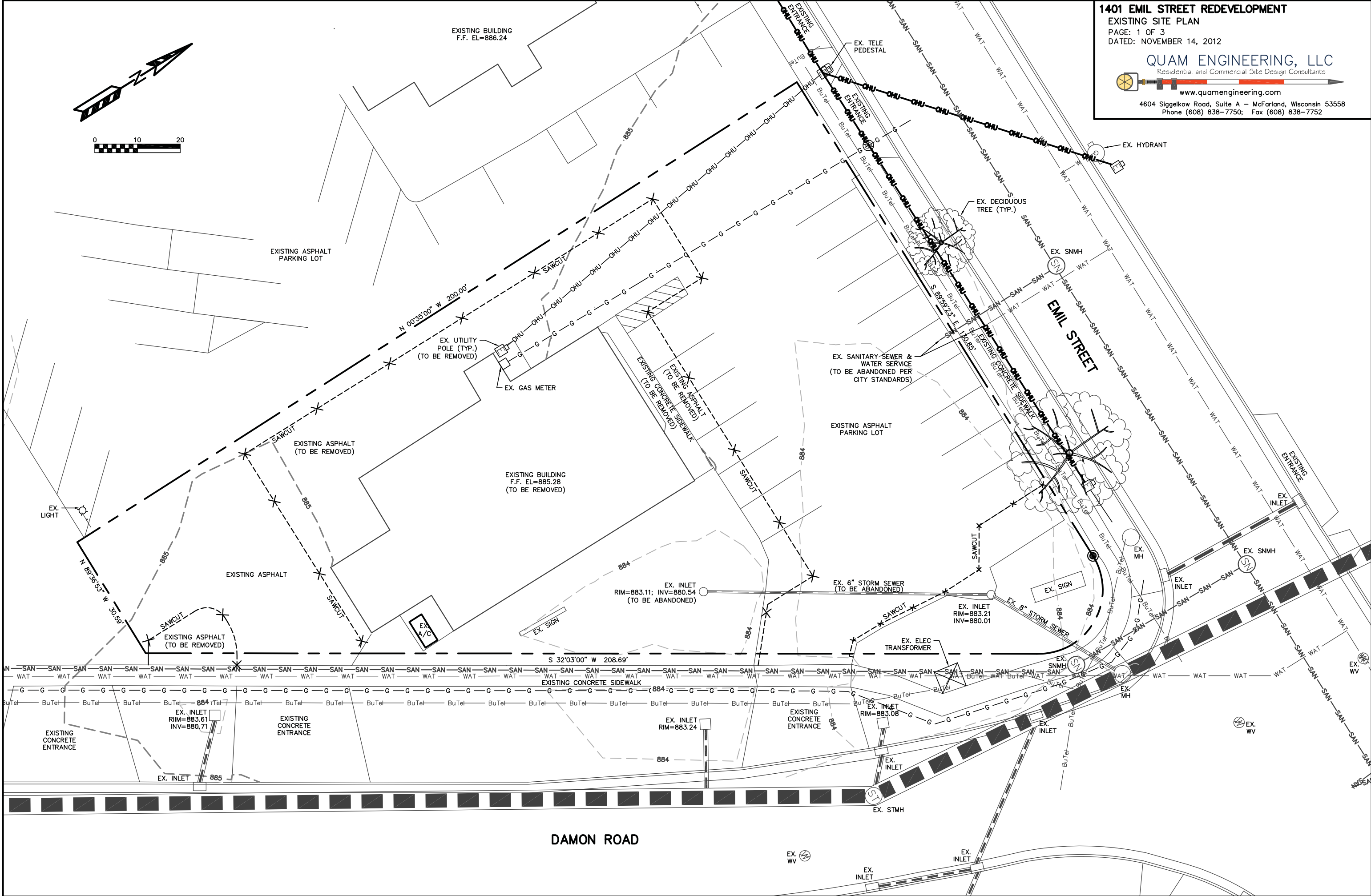
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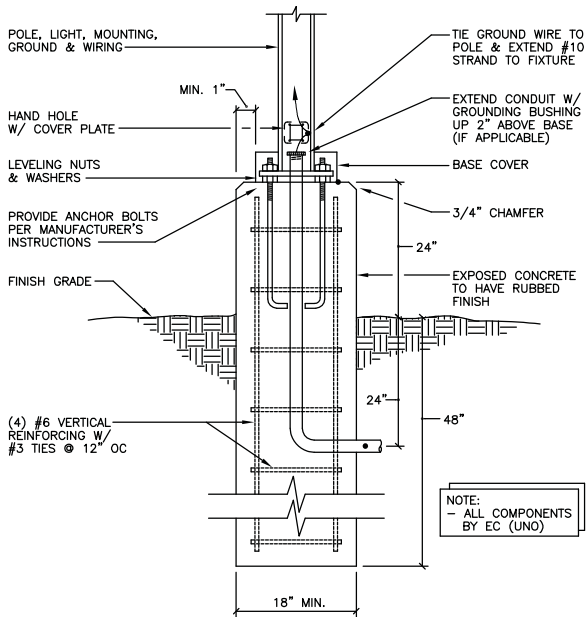
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**SITE LIGHTING
PLAN**

E1.0



2 POLE BASE DETAIL

N.T.S.

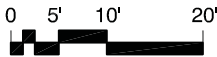
FIXTURE SCHEDULE

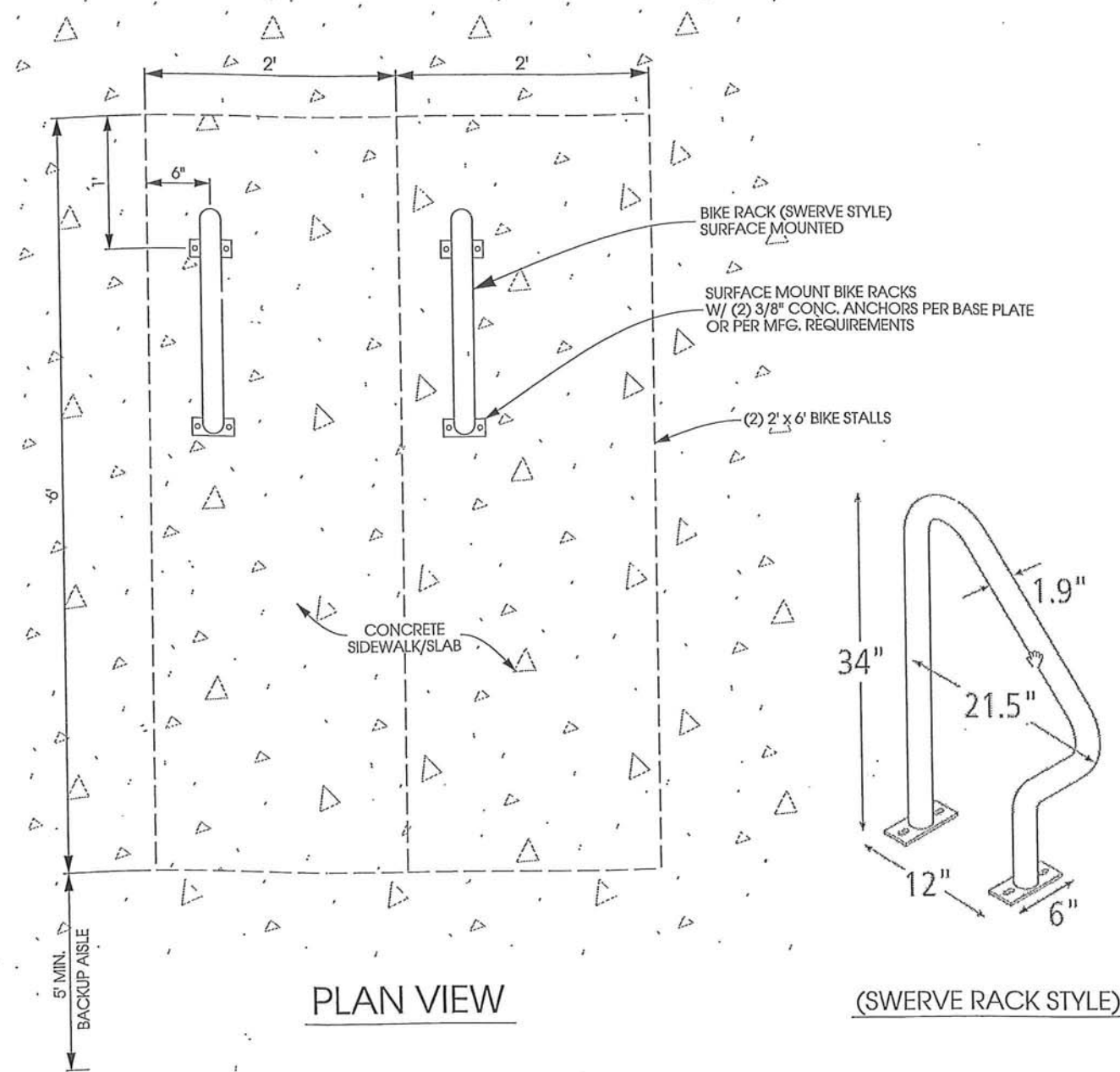
TYPE	MANUFACTURER	CATALOG NO.	VOLTS	LAMPS	MT'G.	REMARKS
A	McGraw Edison	CAL-250-MH-4F-CA18	120	1-MH250/U	POLE	SINGLE HEAD TYPE IV AREA FIXTURE ON 28' POLE METAL HALIDE LAMP SOURCE W/ HOUSE SIDE SHIELD
B	McGraw Edison	CAL-250-MH-3F-MA1055	120	1-MH250/U	POLE	SINGLE HEAD TYPE III AREA FIXTURE ON 28' POLE METAL HALIDE LAMP SOURCE W/ HOUSE SIDE SHIELD

NEW PARKING LOT CALCULATIONS:

AVEAGE (fc)	MAXIMUM (fc)	MINIMUM (fc)	AVEAGE/MINIMUM (fc)
.82	4.79	.36	2.28

1 LANDSCAPE PLAN

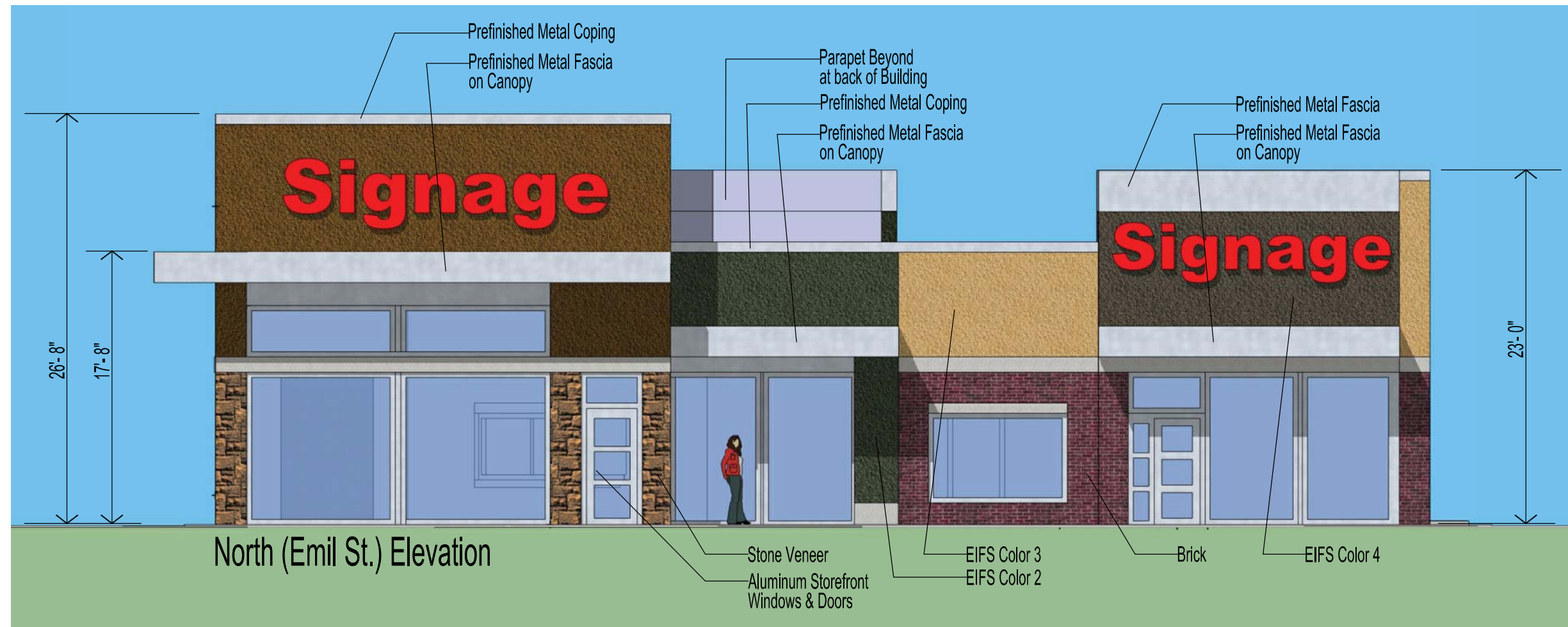


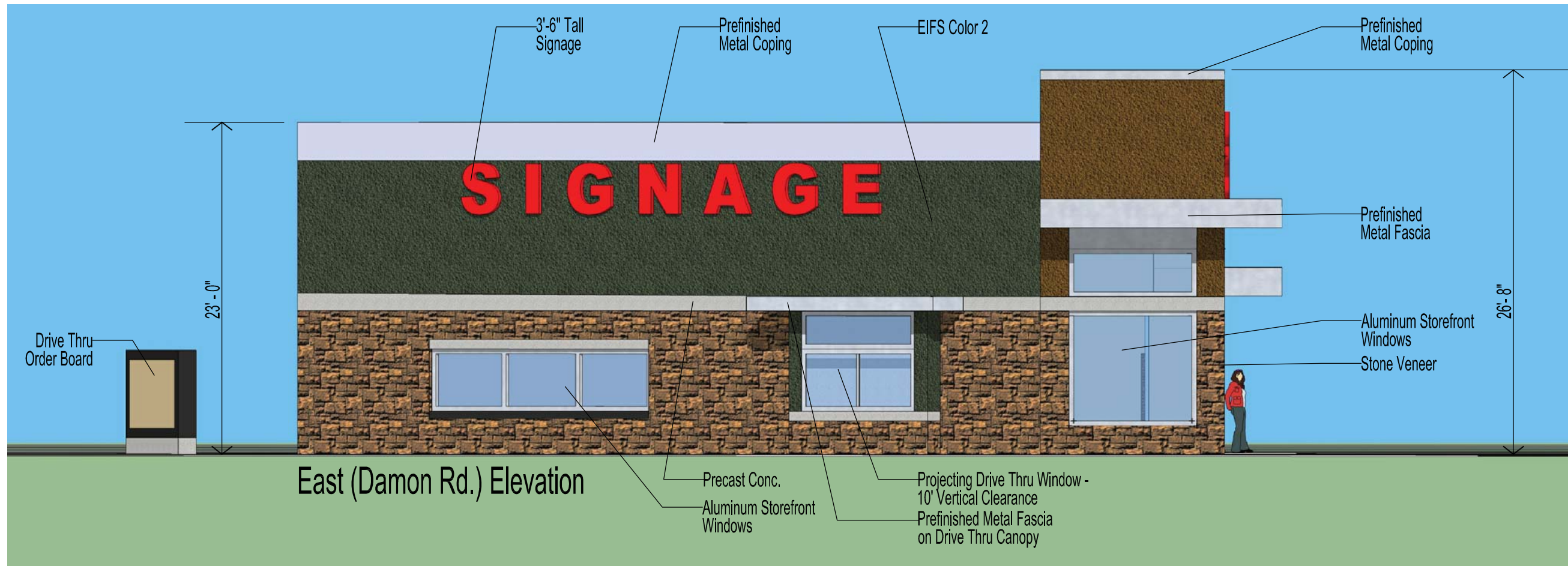


PLAN VIEW

(SWERVE RACK STYLE)

B **BIKE RACK DETAIL**
 C5.0 SCALE: 11 X 17 - NTS
 22 X 34 - NTS







View from Emil St. to East



View from Emil St. to West



View from Damon Rd.

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