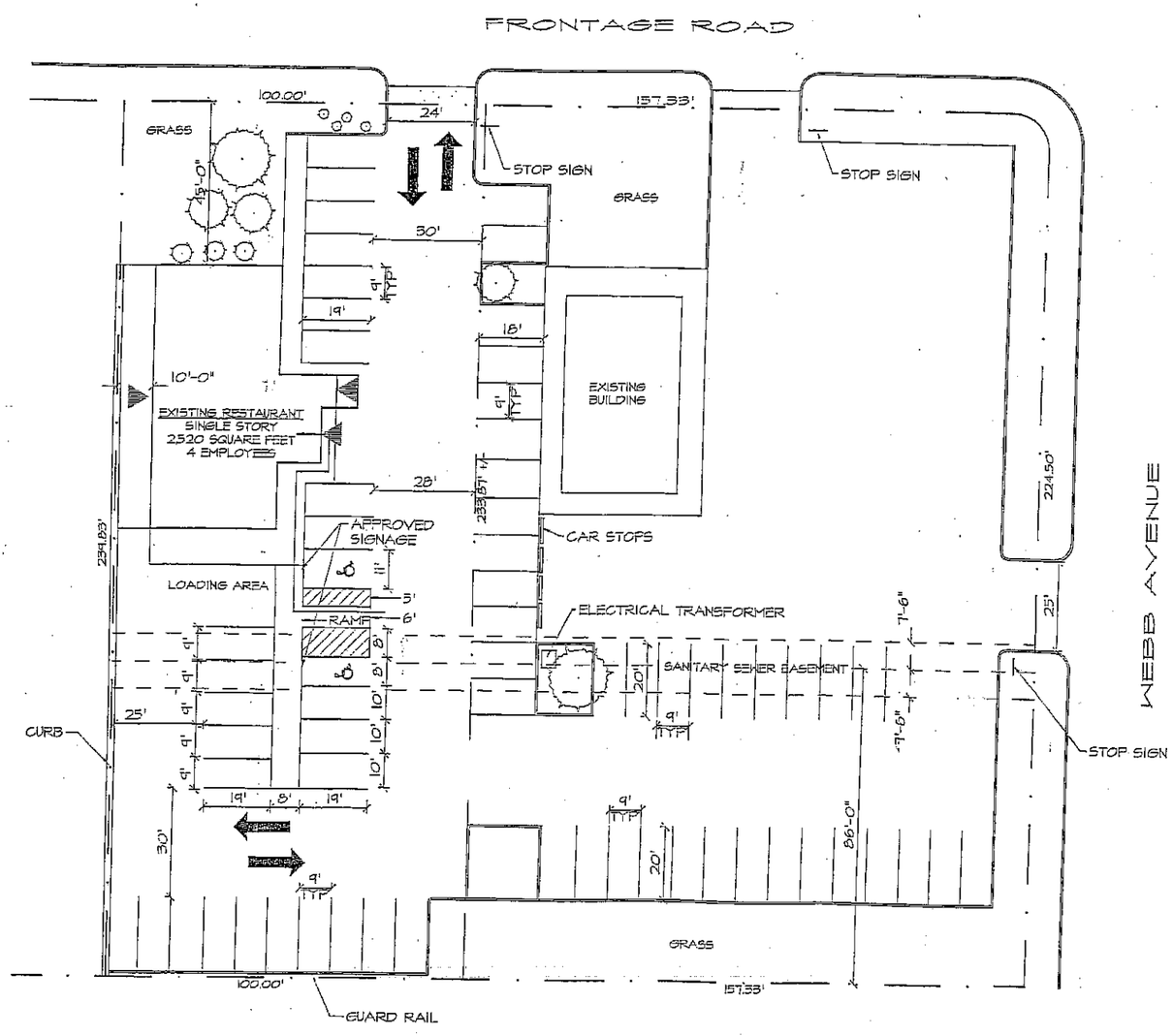
EXISTING PLAN



SITE PLAN
SCALE 1" = 20'

Plan/Parking Facility Approval

Address: 3059 E. Washington Ave. 920-927-0242			
Contact Person: Bob Rich - Wisconsin Inc.	Phone	6/17/99	Date
Zoning: J.C. Cronn		6-15-99	Date
Lighting			Date
Traffic Engineering			Date
City Engineering		6/17/99	Date
CDAP Fee	Drainage Fee	Detention Fee	Date Paid
Fire: R.C.		6/16/99	Date
UDC: M. Cross		6/22/99	Date

BUILDING DATA

TENANT - TRIANGLE FINANCIAL SERVICES
LOCATION - 3059 EAST WASHINGTON AVE.
MADISON, WISCONSIN
DANE COUNTY

TYPE 5B MSONRY FRAME (UNPROTECTED)
CHAPTER 34 OCCUPANCY (OFFICE)

EXISTING FLOOR AREA 2520 SF

USE OF BUILDING IS LIMITED TO 4 PERSONS ON STAFF; AND 4 CUSTOMERS

ROOF SNOW LOAD 30#/SF
COLLATERAL LOAD 3#/SF
WIND LOAD 20 PSF

LANDSCAPE WORKSHEET

Parking Lots, Storage Areas and Loading Areas
(Section 28.04 Madison General Ordinance)

Project Location/Address: _____
Name of Project: _____
Owner/Contact: _____
Address: _____

I. Number of Trees Required

The number of trees required for a parking lot is based on the number of parking stalls.
Using the Schedule for Required Trees on the reverse side of this worksheet, determine the number of trees required. (Example: 1 tree is required for 10 parking stalls.)

Landscape requirements for storage areas are determined by dividing the total square footage of the storage area by (300) square feet. This converts area to stalls. (Example: 10,000 square-feet is equivalent to (33) stalls.or (3) trees and (160) points.)

Number of Parking Stalls — 29

Total Square Footage of the Storage Area Divided by Three Hundred (300) Square Feet

Number of Canopy Shade Trees Required (2"-2-1/2" Caliper) (See Schedule on Reverse side) — 2

Manufacturing/ Industrial (60% of requirement above)

II. Number of Landscape Points Required

The number of points required is also based on the number of parking stalls. Using the Point Schedule for Landscape Elements on the reverse side of this worksheet, determine the number of points required. (Example: 48.5 points are required for 10 stalls.) A point fraction of (.5) or less may be disregarded, while a fraction in excess of (.5) must be counted as one point. Thus: 48.5 points would be rounded down to 48.0 points required.

The number of points required for loading areas is (75) points for each loading berth.

Number of Points Required (See Schedule on Reverse side) — 141

Manufacturing/ Industrial (60% of requirement above)

Tabulation of Points and Credits

Indicate below the quantity and points for all pertinent landscape elements. Also, credit information for boundary screening and any existing elements to be retained.

ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED	CREDITS QUANT.	CREDITS POINTS
Canopy Tree - 2"-2½" *	75	4	300		
Deciduous Shrub	3	7	21		
Evergreen Shrub	5	—			
Decorative Wall or Fence (per 10 L.F.)	10	—			
Earth Berm (per 10 L.F.) Ave. Height 30" / Ave. Height 15"	10 / 5	—			
Evergreen Trees 3-foot height min.	30	—			
Canopy Tree or Small Tree (1½" - 2" Cal. (i.e., Crab, Hawthorn)	30	—			
Sub Totals		321	+	—	

TOTAL

* Total No. of Points Provided (Equal to or greater than points required) — 321

* Trees required in Part I above, are not to be included in the point count.

Approved by: _____ Date: _____

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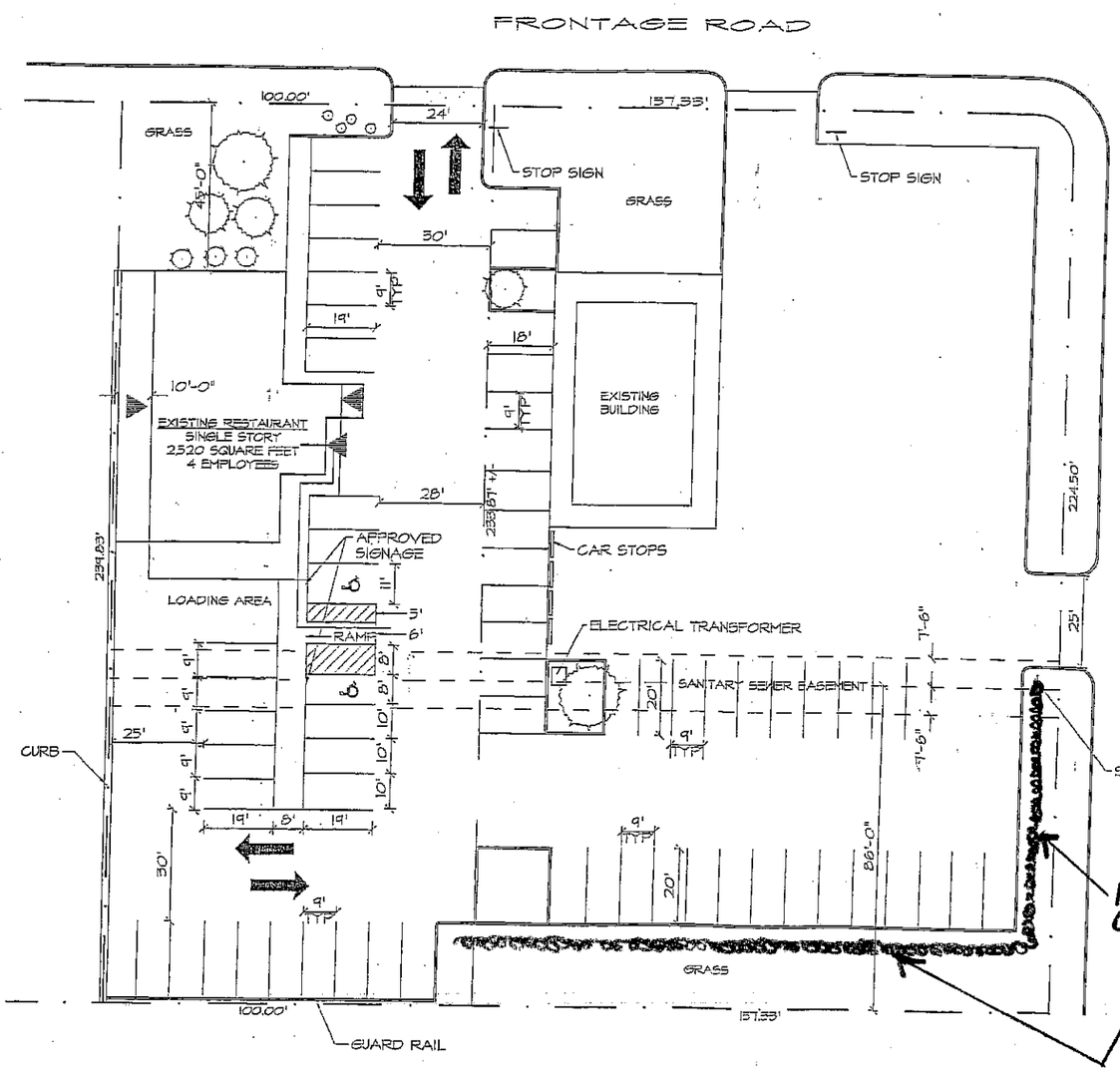
FAX: 920-923-4266

INTERIOR ALTERATIONS
FOR:
TRIANGLE FINANCIAL SERVICES
AT 3059 EAST WASHINGTON AVE.
MADISON, WISCONSIN

JOB NUMBER
99125

SITE PLAN

EROSION CONTROL



SITE PLAN
SCALE 1" = 20'

Plan/Parking Facility Approval

Address	3059 E Washington Ave	920-923-0242	
Contact Person	Bob Dich - Watertech, Inc	Phone	6/17/99 Date
Zoning	SIPC		6-15-99 Date
Lighting			Date
Traffic Engineering			Date
City Engineering			Date 6/15/99
LDAP Fee	Drainage Fee	Detention Fee	Date Paid
Fire			6/16/99 Date
UDC			6/22/99 Date

BUILDING DATA

TENANT - TRIANGLE FINANCIAL SERVICES
LOCATION - 3059 EAST WASHINGTON AVE.
MADISON, WISCONSIN
DANE COUNTY

TYPE 5B MSONRY FRAME (UNPROTECTED)
CHAPTER 34 OCCUPANCY (OFFICE)

EXISTING FLOOR AREA 2520 SF

USE OF BUILDING IS LIMITED TO 4 PERSONS ON STAFF; AND 4 CUSTOMERS

ROOF SNOW LOAD 30#/SF
COLLATERAL LOAD 3#/SF
WIND LOAD 20 PSF

LANDSCAPE WORKSHEET

Parking Lots, Storage Areas and Loading Areas
(Section 28.04 Madison General Ordinance)

Project Location/Address: _____
Name of Project: _____
Owner/Contact: _____
Address: _____

I. Number of Trees Required

The number of trees required for a parking lot is based on the number of parking stalls.
Using the Schedule for Required Trees on the reverse side of this worksheet, determine the number of trees required. (Example: 1 tree is required for 10 parking stalls.)

Landscape requirements for storage areas are determined by dividing the total square footage of the storage area by (300) square feet. This converts area to stalls. (Example: 10,000 square-feet is equivalent to (33) stalls or (3) trees and (150) points.)

Number of Parking Stalls — 29

Total Square Footage of the Storage Area Divided by Three Hundred (300) Square Feet

Number of Canopy Shade Trees Required (2"-2-1/2" Caliper) (See Schedule on Reverse side) — 2
Manufacturing/ Industrial (60% of requirement above)

II. Number of Landscape Points Required

The number of points required is also based on the number of parking stalls. Using the Point Schedule for Landscape Elements on the reverse side of this worksheet, determine the number of points required. (Example: 49.5 points are required for 10 stalls.) A point fraction of (.5) or less may be disregarded, while a fraction in excess of (.5) must be counted as one point. Thus: 49.5 points would be rounded down to 49.0 points required.

The number of points required for loading areas is (75) points for each loading berth.

Number of Points Required (See Schedule on Reverse side) — 141
Manufacturing/ Industrial (60% of requirement above)

Tabulation of Points and Credits

Indicate below the quantity and points for all pertinent landscape elements. Also, credit information for boundary screening and any existing elements to be retained.

ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED	CREDITS QUANT.	CREDITS POINTS
Canopy Tree - 2"-2½" *	75	4	300		
Deciduous Shrub	3	7	21		
Evergreen Shrub	5	—			
Decorative Wall or Fence (per 10 L.F.)	10	—			
Earth Berm (per 10 L.F.) Ave. Height 30" Ave. Height 15"	10 5	—			
Evergreen Trees 3-foot height min.	30	—			
Canopy Tree or Small Tree (1½" - 2" Cal. (i.e., Crab, Hawthorn)	30	—			
	Sub Totals		321	+	—

TOTAL
* Total No. of Points Provided (Equal to or greater than points required) — 321

* Trees required in Part I above, are not to be included in the point count.

Approved by: _____ Date: _____

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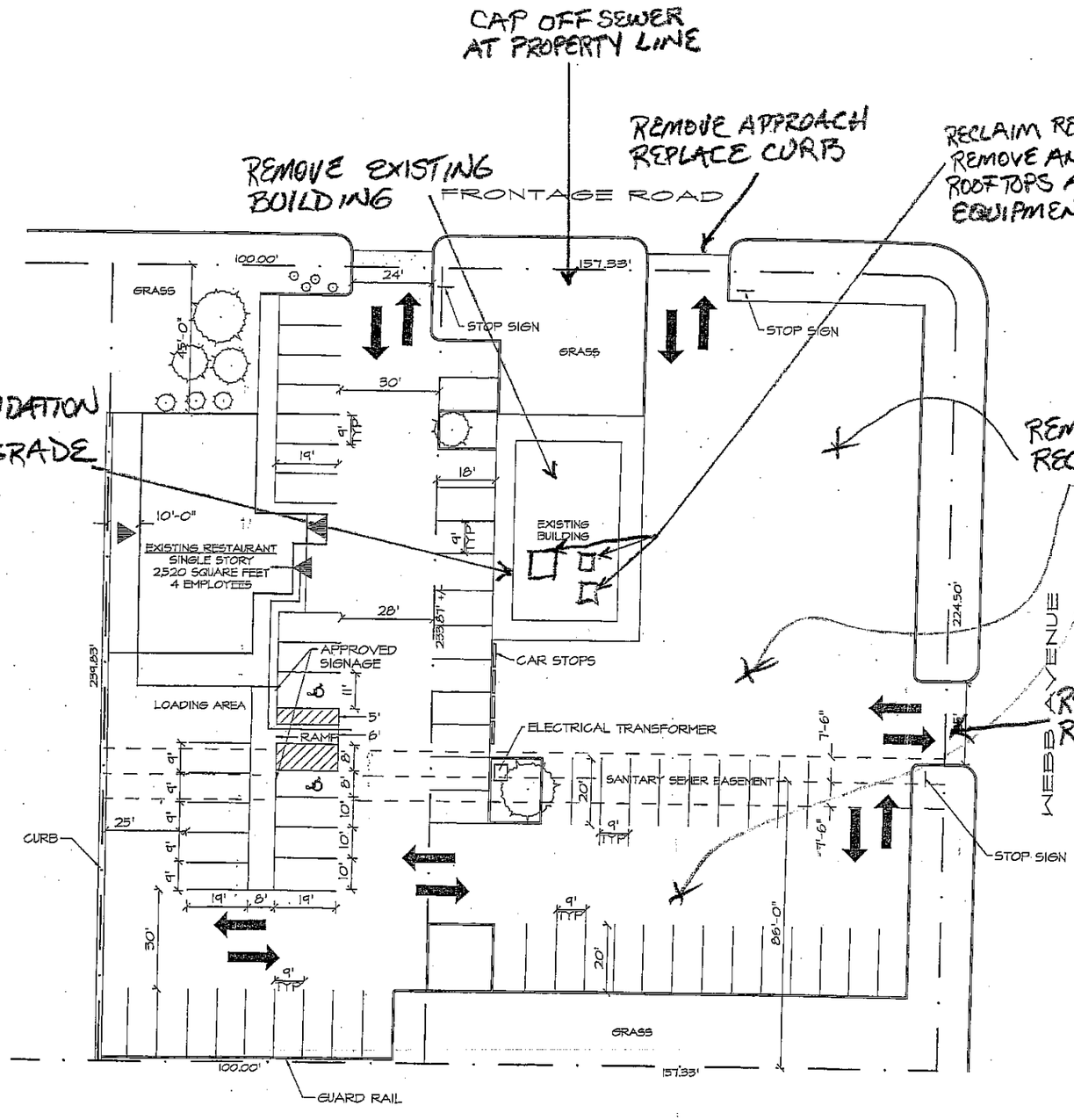
FAX: 920-923-4266

INTERIOR ALTERATIONS
FOR:
TRIANGLE FINANCIAL SERVICES
AT 3059 EAST WASHINGTON AVE.
MADISON, WISCONSIN

JOB NUMBER
99125

SITE PLAN

DEMO PLAN



SITE PLAN
SCALE 1" = 20'

BUILDING DATA
TENANT - TRIANGLE FINANCIAL SERVICES
LOCATION - 3059 EAST WASHINGTON AVE. MADISON, WISCONSIN DANE COUNTY
TYPE 5B MSONRY FRAME (UNPROTECTED)
CHAPTER 54 OCCUPANCY (OFFICE)
EXISTING FLOOR AREA 2520 SF
USE OF BUILDING IS LIMITED TO 4 PERSONS ON STAFF; AND 4 CUSTOMERS
ROOF SNOW LOAD 30#/SF COLLATERAL LOAD 3#/SF WIND LOAD 20 PSF

LANDSCAPE WORKSHEET

Parking Lots, Storage Areas and Loading Areas
(Section 28.04 Madison General) Ordinance)

Project Location/Address: _____
Name of Project: _____
Owner/Contact: _____
Address: _____

I. Number of Trees Required

The number of trees required for a parking lot is based on the number of parking stalls.
Using the Schedule for Required Trees on the reverse side of this worksheet, determine the number of trees required. (Example: 1 tree is required for 10 parking stalls.)

Landscape requirements for storage areas are determined by dividing the total square footage of the storage area by (300) square feet. This converts area to stalls. (Example: 10,000 square-feet is equivalent to (33) stalls or (3) trees and (150) points.)

Number of Parking Stalls — 29

Total Square Footage of the Storage Area Divided by Three Hundred (300) Square Feet

Number of Canopy Shade Trees Required (2"-2-1/2" Cal(per) (See Schedule on Reverse side) — 2

Manufacturing/ Industrial (50% of requirement above)

II. Number of Landscape Points Required

The number of points required is also based on the number of parking stalls. Using the Point Schedule for Landscape Elements on the reverse side of this worksheet, determine the number of points required. (Example: 49.5 points are required for 10 stalls.) A point fraction of (.5) or less may be disregarded, while a fraction in excess of (.5) must be counted as one point. Thus: 49.5 points would be rounded down to 49.0 points required.

The number of points required for loading areas is (75) points for each loading berth.

Number of Points Required (See Schedule on Reverse side) — 141

Manufacturing/ Industrial (50% of requirement above)

Tabulation of Points and Credits

Indicate below the quantity and points for all pertinent landscape elements. Also, credit information for boundary screening and any existing elements to be retained.

ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED	CREDITS QUANT.	CREDITS POINTS
Canopy Tree - 2"-2½" *	75	4	300		
Deciduous Shrub	3	7	21		
Evergreen Shrub	5	—			
Decorative Wall or Fence (per 10 L.F.)	10	—			
Earth Berm (per 10 L.F.) Ave. Height 30" Ave. Height 15"	10 5	—			
Evergreen Trees 3-foot height min.	20	—			
Canopy Tree or Small Tree 1½"- 2" Cal. (i.e., Crab, Hawthorn)	30	—			
		Sub Totals	321	+ —	= Total No. of Points Provided (Equal to or greater than points required) TOTAL 321

* Trees required in Part I above, are not to be included in the point count.

Approved by: _____ Date: _____

Plan/Parking Facility Approval

Address 3059 E. Washington Ave. 920-927-0242	
Contact Person Rob Pech - Wisontech Inc.	Phone 6/17/99 Date
Zoning A.C. Conrow	6-15-99 Date
Lighting	Date
Traffic Engineering	Date
City Engineering	Date 6/18/99
CDAP Fee / Drainage Fee / Detention Fee	Date Paid
Fire	Date 6/16/99
UDC	Date 6/22/99

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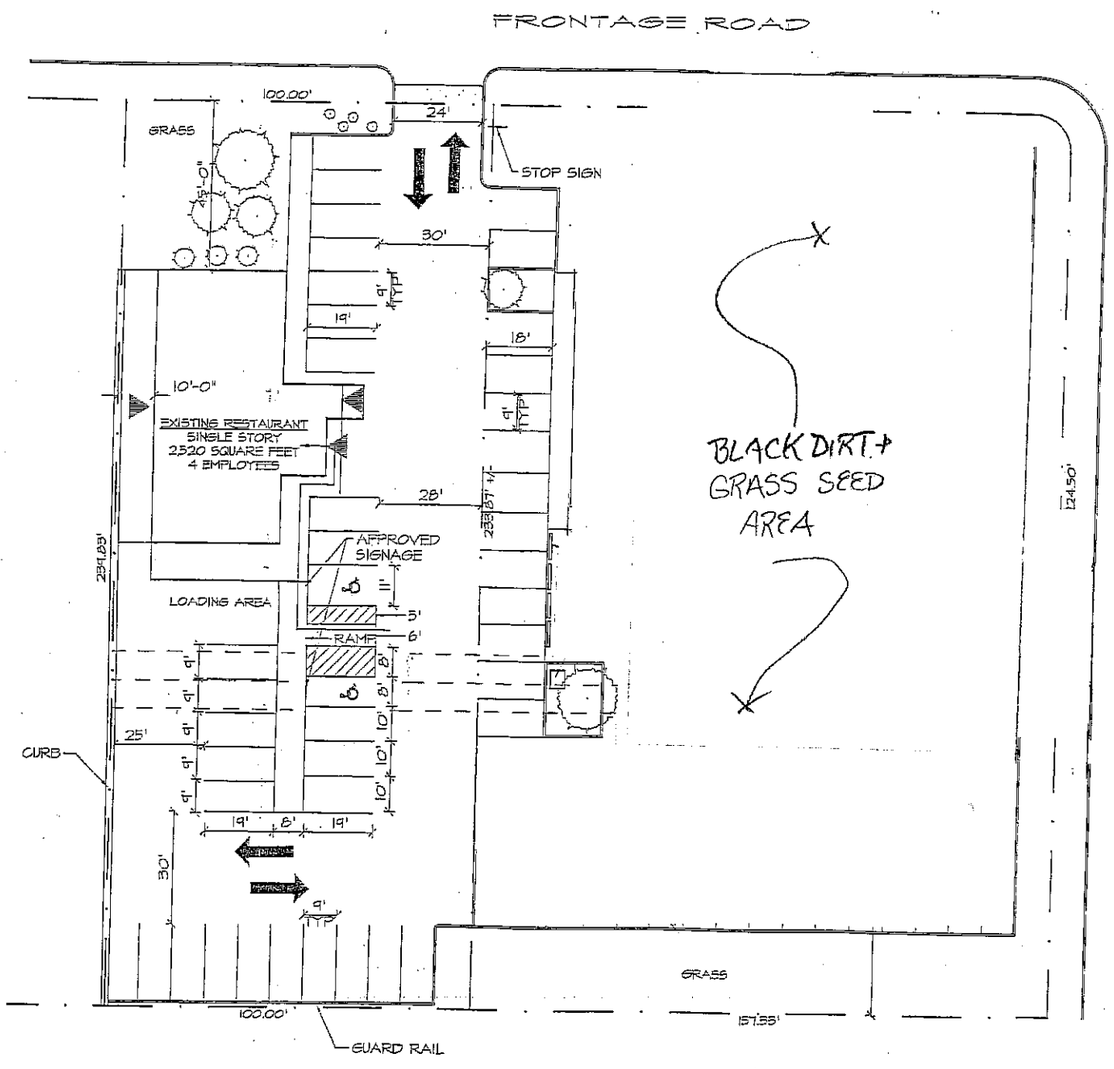
FAX: 920-923-4266

INTERIOR ALTERATIONS FOR:
TRIANGLE FINANCIAL SERVICES
AT 3059 EAST WASHINGTON AVE.
MADISON, WISCONSIN

JOB NUMBER 99125

SITE PLAN

FINAL PLAN



SITE PLAN
SCALE 1" = 20'

Plan/Parking Facility Approval

Address: 3059 E. Washington Ave. 920-923-0042			Phone
Contact Person: Bob Bach - Wisconsin Inc.			Date: 6/15/99
Zoning: A.C. Chasman			Date: 6-15-99
Lighting			Date
Traffic Engineering			Date
City Engineering			Date: 6/14/99
CDAP Fee	Drainage Fee	Daiemion Fee	Date Paid
Fire: [illegible]			Date: 6/16/99
UDC: [illegible]			Date: 6/22/99

BUILDING DATA
TENANT - TRIANGLE FINANCIAL SERVICES
LOCATION - 3059 EAST WASHINGTON AVE. MADISON, WISCONSIN DANE COUNTY
TYPE 5B MSONRY FRAME (UNPROTECTED)
CHAPTER 54 OCCUPANCY (OFFICE)
EXISTING FLOOR AREA 2,520 SF
USE OF BUILDING IS LIMITED TO 4 PERSONS ON STAFF; AND 4 CUSTOMERS
ROOF SNOW LOAD 30#/SF WIND LOAD 20 PSF COLLATERAL LOAD 3#/SF

LANDSCAPE WORKSHEET

Parking Lots, Storage Areas and Loading Areas
(Section 28.04 Madison General Ordinance)

Project Location/Address: _____
Name of Project: _____
Owner/Contact: _____
Address: _____

I. Number of Trees Required

The number of trees required for a parking lot is based on the number of parking stalls.
Using the Schedule for Required Trees on the reverse side of this worksheet, determine the number of trees required. [Example: 1 tree is required for 10 parking stalls.]

Landscape requirements for storage areas are determined by dividing the total square footage of the storage area by (300) square feet. This converts area to stalls. [Example: 16,000 square feet is equivalent to (53) stalls or 13 trees and (260) points.]

Number of Parking Stalls	29
Total Square Footage of the Storage Area Divided by Three Hundred (300) Square Feet	
Number of Canopy Shade Trees Required (2"-2-1/2" Caliper) (See Schedule on Reverse side)'	2.
Manufacturing/ Industrial (50% of requirement above)	

II. Number of Landscape Points Required

The number of points required is also based on the number of parking stalls. Using the Point Schedule for Landscape Elements on the reverse side of this worksheet, determine the number of points required. [Example: 49.5 points are required for 10 stalls.] A point fraction of [.5] or less may be disregarded, while a fraction in excess of [.5] must be counted as one point. Thus: 49.5 points would be rounded down to 49.0 points required.

The number of points required for loading areas is (75) points for each loading berth.

Number of Points Required (See Schedule on Reverse side)	141
Manufacturing/ Industrial (50% of requirement above)	

Tabulation of Points and Credits

Indicate below the quantity and points for all pertinent landscape elements. Also, credit information for boundary screening and any existing elements to be retained.

ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED	CREDITS QUANT.	CREDITS POINTS
Canopy Tree - 2"-2½" *	75	4	300		
Deciduous Shrub	3	7	21		
Evergreen Shrub	5	—			
Decorative Wall or Fence (per 10 L.F.)	10	—			
Earth Berm (per 10 L.F.) Ave. Height 30" / Ave. Height 15"	10 / 5	—			
Evergreen Trees 3-foot height Min.	30	—			
Canopy Tree or Small Tree 1½" - 2" Cal. (i.e., Crab, Hawthorn)	30	—			
Sub Totals			321	+ —	

TOTAL
= Total No. of Points Provided (Equal to or greater than points required) 321

* Trees required in Part I above, are not to be included in the point count.

Approved by: _____ Date: _____

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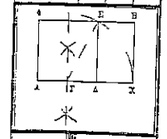

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INTERIOR ALTERATIONS
FOR:
TRIANGLE FINANCIAL SERVICES
AT 3059 EAST WASHINGTON AVE.
MADISON, WISCONSIN

JOB NUMBER
99123

SITE PLAN