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# East Washington Retail

4120- 4208 East Washington Ave., Madison, WI

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Architecture: Dimension IV - Madison, LLC, Madison, WI  
Site Engineering: Quam Engineering, McFarland, WI  
Landscape: Paul Skidmore, Madison, WI

## List of Drawings

### General

G0.1 Cover Sheet

### Civil/Site

Satellite Image of Site  
Images of Existing  
1 of 4 Existing Site Plan (Quam)  
2 of 4 Site Plan (Quam)  
3 of 4 Grading and Erosion Control Plan (Quam)  
5 of 4 Utility Plan (Quam)  
L1.0 Landscape Plan  
E1.0 Site Lighting Plan

### Architecture

Floor Plans  
East Washington Elevations Conceptual Rendering  
East Washington Elevations & North Elevations  
East & West Elevations  
Trash Enclosure and Bike Rack Details

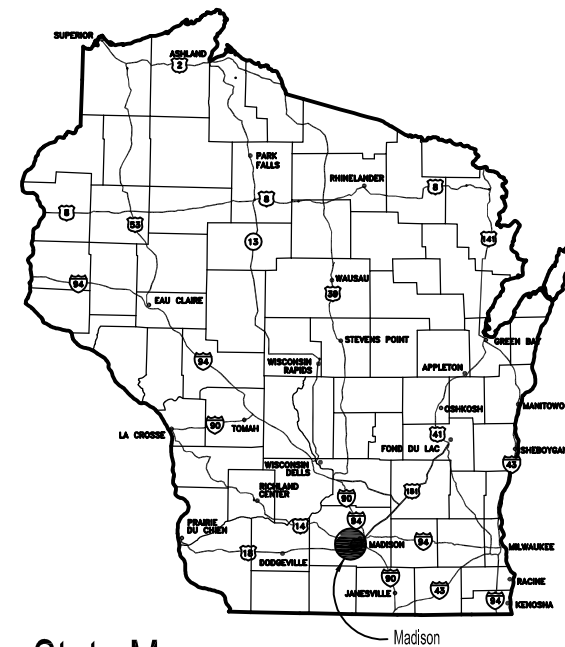
## Project Information

### Lot Size

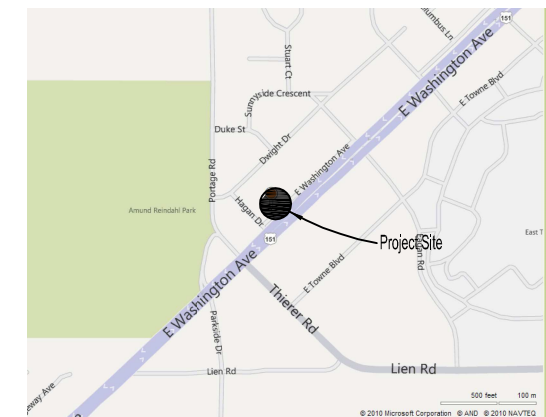
4120 E. Washington Ave.: 0.71 Acres  
4208 E. Washington Ave.: 0.82 Acres  
Total: 1.53 Acres

### Building Size

West Building: 7,345 sf  
East Building: 5,265 sf  
Total: 12,610 sf



State Map

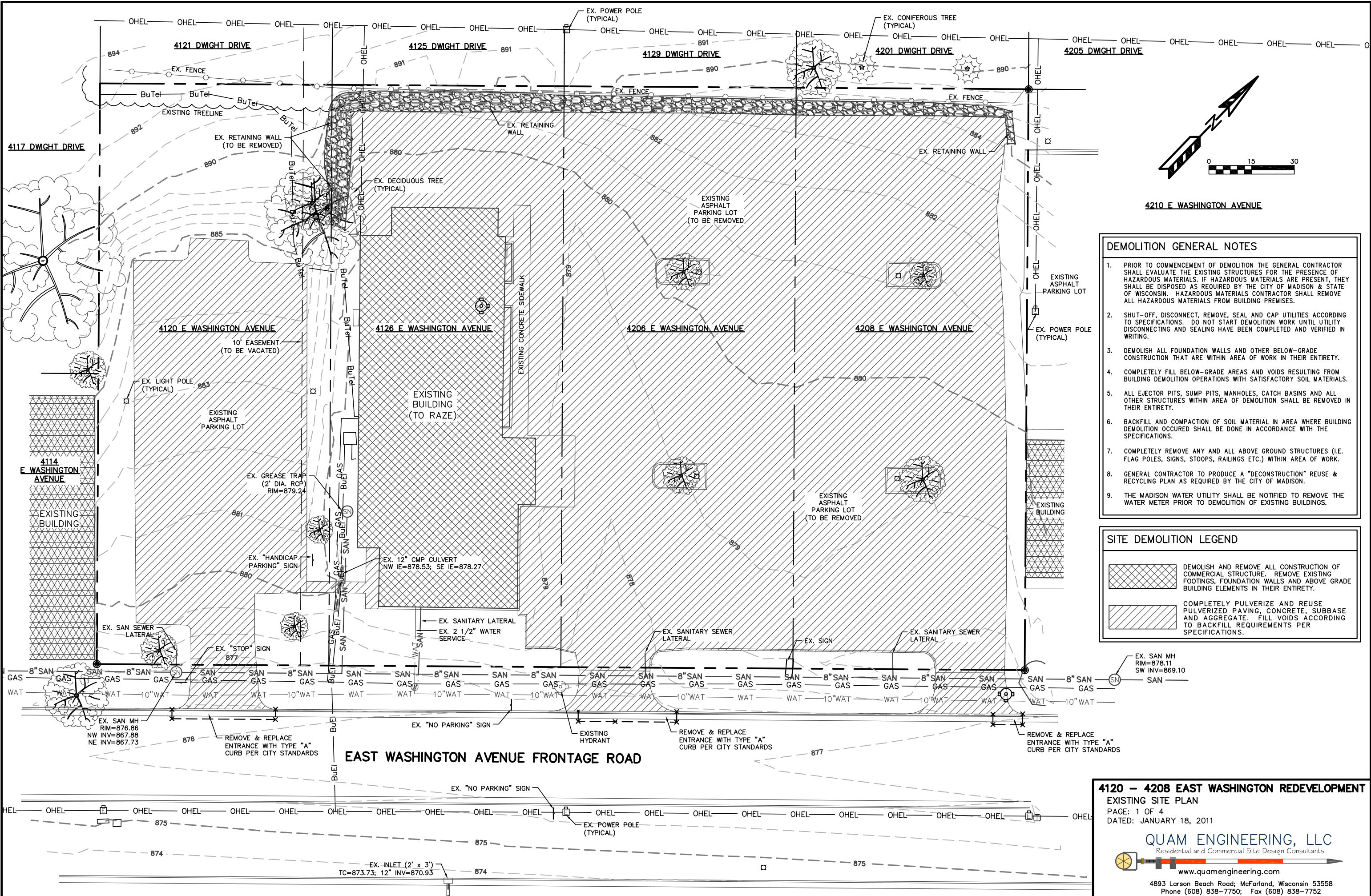


Site Location Map





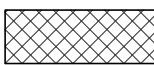





**DEMOLITION GENERAL NOTES**

1. PRIOR TO COMMENCEMENT OF DEMOLITION THE GENERAL CONTRACTOR SHALL EVALUATE THE EXISTING STRUCTURES FOR THE PRESENCE OF HAZARDOUS MATERIALS. IF HAZARDOUS MATERIALS ARE PRESENT, THEY SHALL BE DISPOSED AS REQUIRED BY THE CITY OF MADISON & STATE OF WISCONSIN. HAZARDOUS MATERIALS CONTRACTOR SHALL REMOVE ALL HAZARDOUS MATERIALS FROM BUILDING PREMISES.
2. SHUT-OFF, DISCONNECT, REMOVE, SEAL AND CAP UTILITIES ACCORDING TO SPECIFICATIONS. DO NOT START DEMOLITION WORK UNTIL UTILITY DISCONNECTING AND SEALING HAVE BEEN COMPLETED AND VERIFIED IN WRITING.
3. DEMOLISH ALL FOUNDATION WALLS AND OTHER BELOW-GRADE CONSTRUCTION THAT ARE WITHIN AREA OF WORK IN THEIR ENTIRETY.
4. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM BUILDING DEMOLITION OPERATIONS WITH SATISFACTORY SOIL MATERIALS.
5. ALL EJECTOR PITS, SUMP PITS, MANHOLES, CATCH BASINS AND ALL OTHER STRUCTURES WITHIN AREA OF DEMOLITION SHALL BE REMOVED IN THEIR ENTIRETY.
6. BACKFILL AND COMPACTION OF SOIL MATERIAL IN AREA WHERE BUILDING DEMOLITION OCCURRED SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS.
7. COMPLETELY REMOVE ANY AND ALL ABOVE GROUND STRUCTURES (I.E. FLAG POLES, SIGNS, STOOPS, RAILINGS ETC.) WITHIN AREA OF WORK.
8. GENERAL CONTRACTOR TO PRODUCE A "DECONSTRUCTION" REUSE & RECYCLING PLAN AS REQUIRED BY THE CITY OF MADISON.
9. THE MADISON WATER UTILITY SHALL BE NOTIFIED TO REMOVE THE WATER METER PRIOR TO DEMOLITION OF EXISTING BUILDINGS.

**SITE DEMOLITION LEGEND**

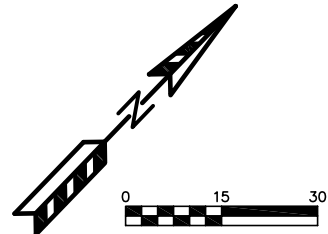
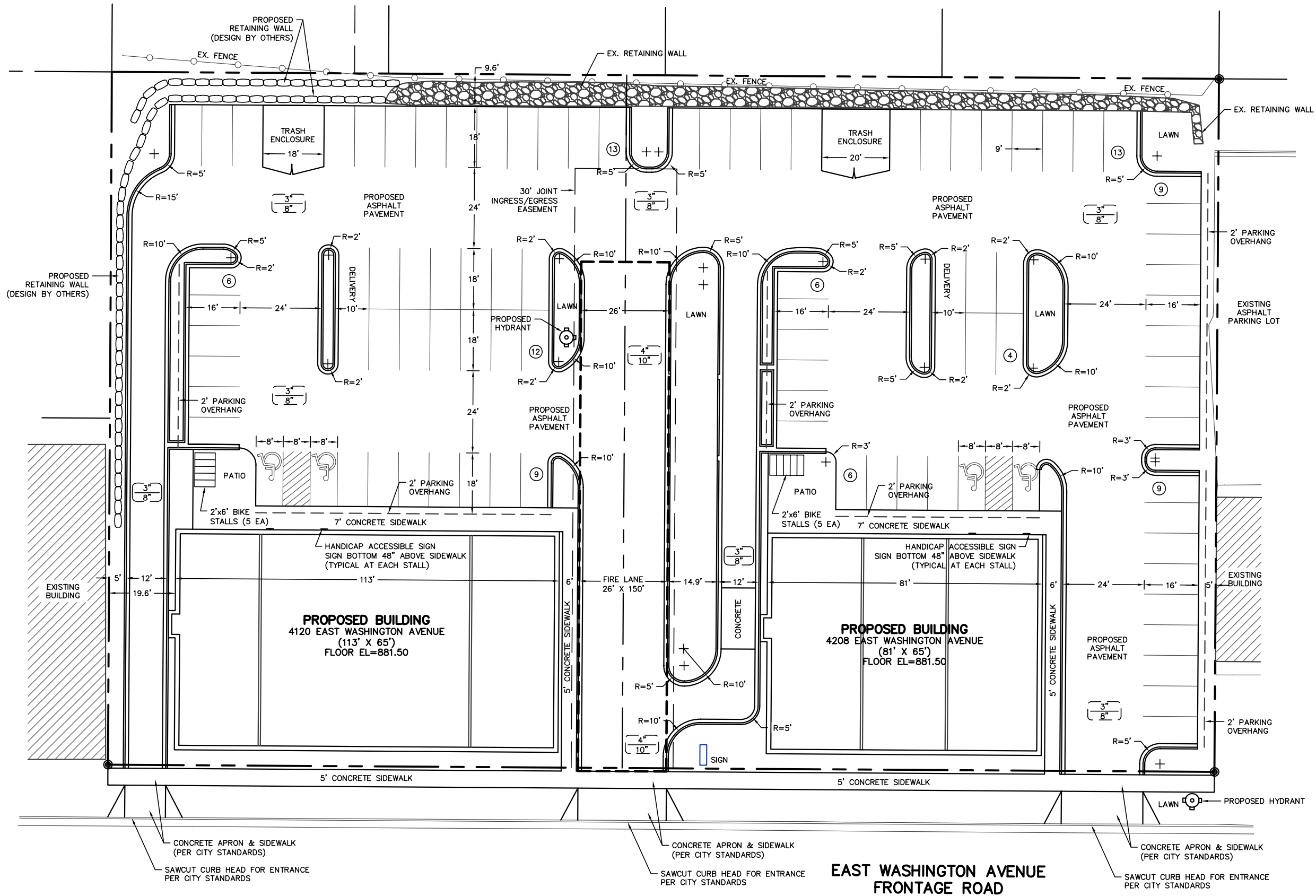
-  DEMOLISH AND REMOVE ALL CONSTRUCTION OF COMMERCIAL STRUCTURE. REMOVE EXISTING FOOTINGS, FOUNDATION WALLS AND ABOVE GRADE BUILDING ELEMENTS IN THEIR ENTIRETY.
-  COMPLETELY PULVERIZE AND REUSE PULVERIZED PAVING, CONCRETE, SUBBASE AND AGGREGATE. FILL VOIDS ACCORDING TO BACKFILL REQUIREMENTS PER SPECIFICATIONS.

**4120 - 4208 EAST WASHINGTON REDEVELOPMENT**

EXISTING SITE PLAN  
PAGE: 1 OF 4  
DATED: JANUARY 18, 2011

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

[www.quamengineering.com](http://www.quamengineering.com)  
4893 Larson Beach Road; McFarland, Wisconsin 53558  
Phone (608) 838-7750; Fax (608) 838-7752



**PAVING LEGEND**

$\left( \frac{3''}{8''} \right)$	3" ASPHALT PAVEMENT OVER 8" AGGREGATE BASE COURSE
$\left( \frac{4''}{10''} \right)$	4" ASPHALT PAVEMENT OVER 10" AGGREGATE BASE COURSE (IN FIRE ACCESS AISLE)

THE FIRE LANE AND ACCESS AISLE SHALL BE CONSTRUCTED TO SUPPORT A MINIMUM LOAD OF 85,000 POUNDS AND CERTIFIED IN THE FIELD BY AN APPROVED SOILS ANALYST.

**PARKING LOT PLAN SITE INFORMATION BLOCK**

Site Address 4120 EAST WASHINGTON AVENUE  
 Site acreage (total) 0.71 ACRES

Number of building stories (above grade) 1 STORY  
 Building height ?  
 DILHR type of construction (new structures or additions) ?  
 Total square footage of building 7,361

Use of property RETAIL COMMERCIAL  
 Gross square feet of office N/A  
 Gross square feet of retail area 7,361  
 Number of employees in warehouse N/A  
 Number of employees in production N/A  
 Capacity of restaurant/place of assembly T.B.D.

Number of bicycle stalls shown 5

Number of Parking stalls:

Small Car	0
Large Car	38
Accessible	2
Total	40

Number of trees shown (See Landscape Plan)

**PARKING LOT PLAN SITE INFORMATION BLOCK**

Site Address 4208 EAST WASHINGTON AVENUE  
 Site acreage (total) 0.82 ACRES

Number of building stories (above grade) 1 STORY  
 Building height ?  
 DILHR type of construction (new structures or additions) ?  
 Total square footage of building 5,281

Use of property RETAIL COMMERCIAL  
 Gross square feet of office N/A  
 Gross square feet of retail area 5,281  
 Number of employees in warehouse N/A  
 Number of employees in production N/A  
 Capacity of restaurant/place of assembly T.B.D.

Number of bicycle stalls shown 5

Number of Parking stalls:

Small Car	0
Large Car	45
Accessible	2
Total	47

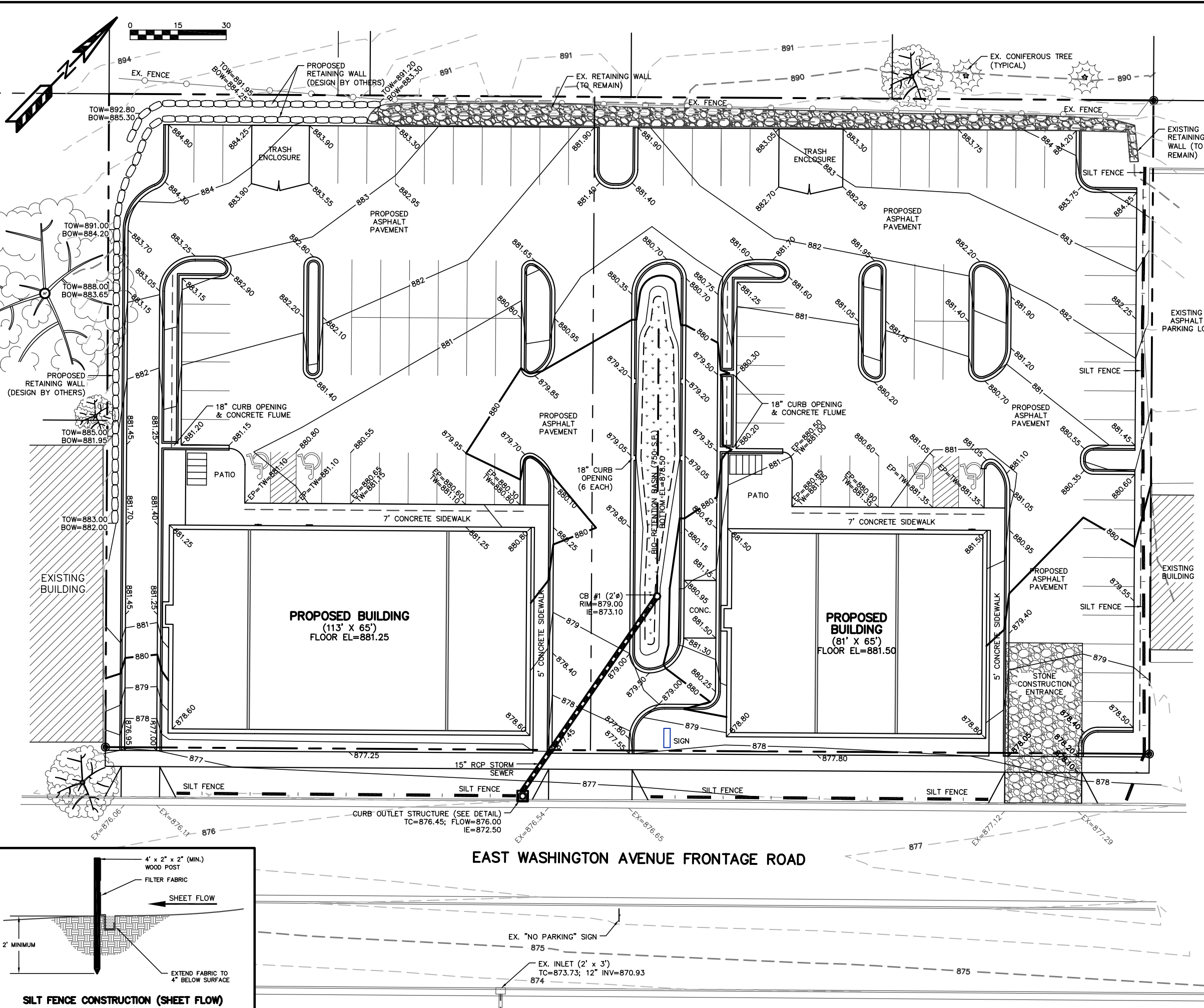
Number of trees shown (See Landscape Plan)

**EAST WASHINGTON AVENUE FRONTAGE ROAD**

**4120 - 4208 EAST WASHINGTON REDEVELOPMENT**  
 SITE PLAN  
 PAGE: 2 OF 4  
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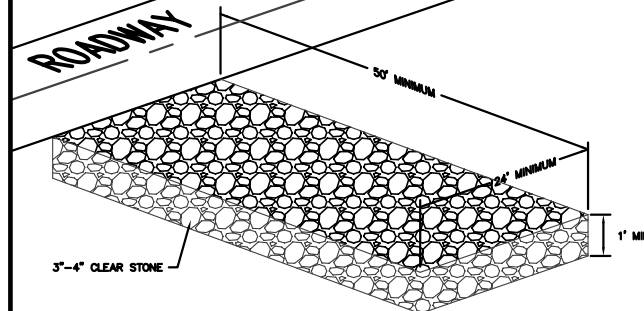
**EROSION NOTES:**  
 THE STONE CONSTRUCTION ENTRANCE IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY OR MORE FREQUENTLY AS REQUIRED BY THE TOWN.  
 EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.  
 SILT FENCE AND STOCKPILES SHALL BE FIELD LOCATED BY THE ENGINEER.  
 CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.  
 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 A 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.

**TIME SCHEDULE:**  
 APRIL 1, 2011 INSTALL INITIAL EROSION CONTROL DEVICES.  
 APRIL 4 - SEPTEMBER 15, 2011 CONSTRUCT BUILDING AND PARKING LOT AND RESTORE DISTURBED AREAS.

**RESTORATION NOTES:**  
 ALL PVIOUSLY DISTURBED AREAS SHALL RECEIVE FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.  
 SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF TWO (2) TONS PER ACRE.  
 FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

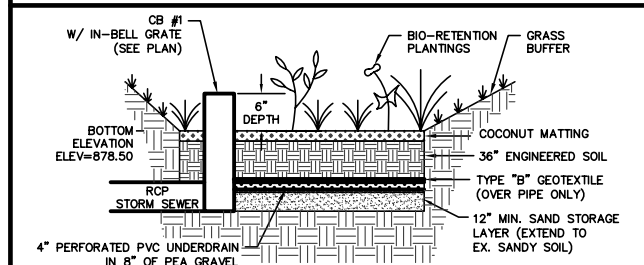
**OWNER:**  
 VRANAS GROUP LP  
 8 SHORESIDE DRIVE  
 BARRINGTON, IL 60010

**ENGINEER:**  
 QUAM ENGINEERING, LLC  
 ATTN: RYAN QUAM  
 4893 LARSON BEACH ROAD  
 MCFARLAND, WI 53558



**STONE CONSTRUCTION ENTRANCE**

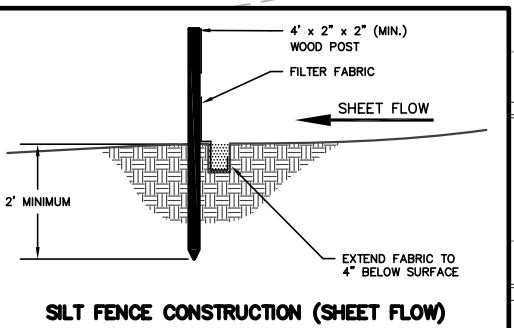
TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN  
**CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE**  
 TDD(FOR THE HEARING IMPAIRED)(800)542-2289  
 WS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



ENGINEERED SOIL SHALL CONSIST OF THE FOLLOWING:  
 70% SILICA SAND; 30% COMPOST W/ PH 5.5-6.5  
 COMPOST SHALL MEET MNR SPECIFICATION S100.  
 STORAGE/INTERFACE LAYER SHALL CONSIST OF SAND AS FOLLOWS:  
 SAND: WASHED QUARTZ OR SILICA 0.02 - 0.04 INCHES IN DIA.  
 BIORETENTION PLANTINGS TO BE PLANTED AT ONE PLUG PER SQUARE FOOT. PLUGS TO BE PLANT STOCK NAMED IN THE WET PRAIRIE SHORT STATURE MIX FROM AGRECOL CORPORATION OR APPROVED EQUIVALENT. A MINIMUM OF 10 DIFFERENT PLANT STOCK NAMES TO BE PLANTED.  
 TO PREVENT COMPACTION OF ENGINEERED SOIL AND SUBSOILS, CONTRACTOR SHALL PROTECT AGAINST MACHINERY ENTERING OR COMPACTING THE BIO-RETENTION AREA.

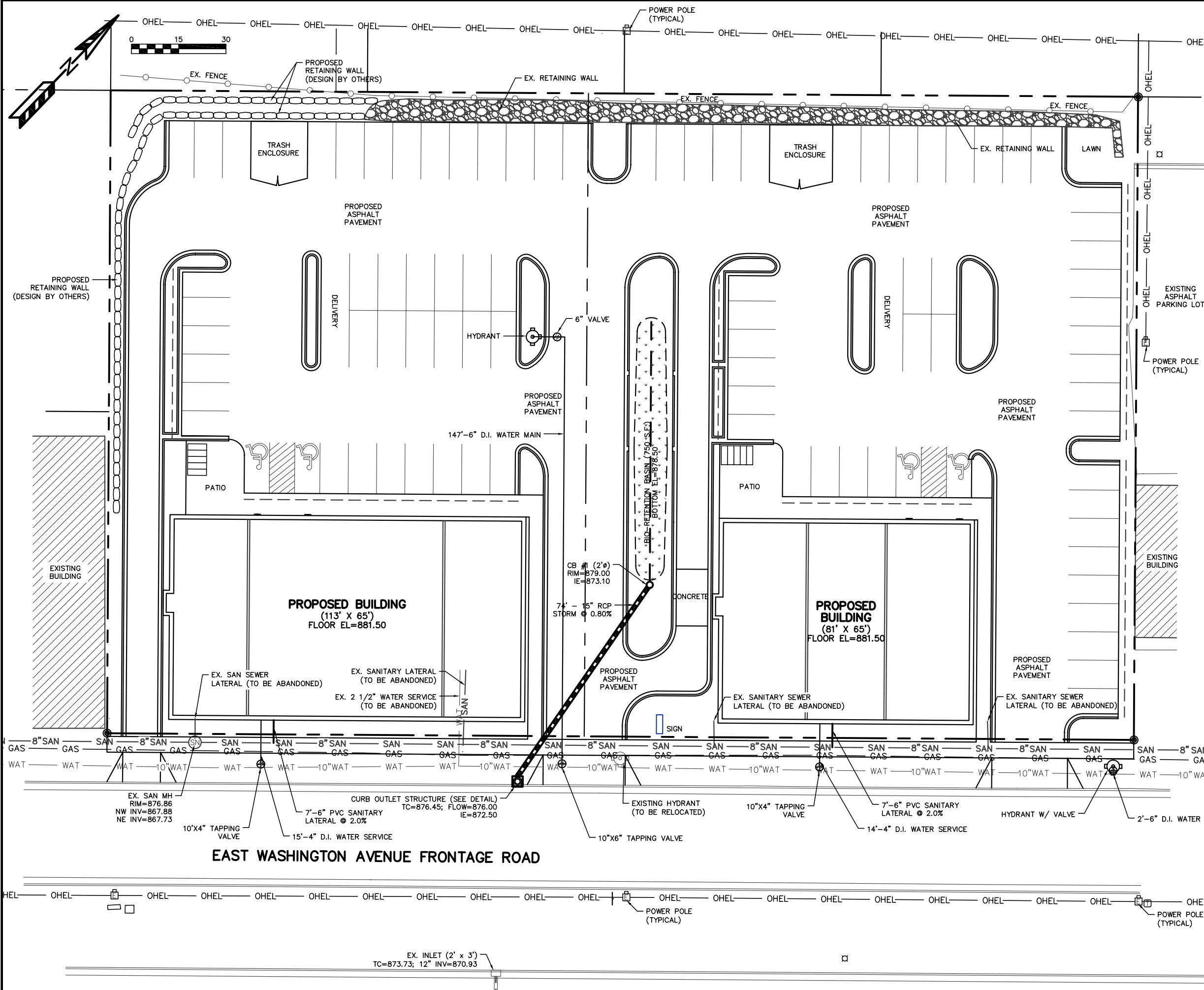
**BIORETENTION DETAIL**

**4120 - 4208 EAST WASHINGTON REDEVELOPMENT**  
 GRADING AND EROSION CONTROL PLAN  
 PAGE: 3 OF 4  
 DATED: JANUARY 18, 2011



**EAST WASHINGTON AVENUE FRONTAGE ROAD**

EX. "NO PARKING" SIGN  
 875  
 EX. INLET (2' x 3')  
 TC=873.73; 12" INV=870.93  
 874



**UTILITY NOTES:**

THE CONTRACTOR SHALL CONTACT CITY OF MADISON UTILITIES PRIOR TO CONNECTING TO EXISTING SANITARY SEWER AND WATER MAIN.

THE CONTRACTOR SHALL SUBMIT THE APPLICATION FOR SERVICE TO THE CITY OF MADISON WATER UTILITY TO OBTAIN THE PERMIT FOR THE WATER SERVICE CONNECTIONS.

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.

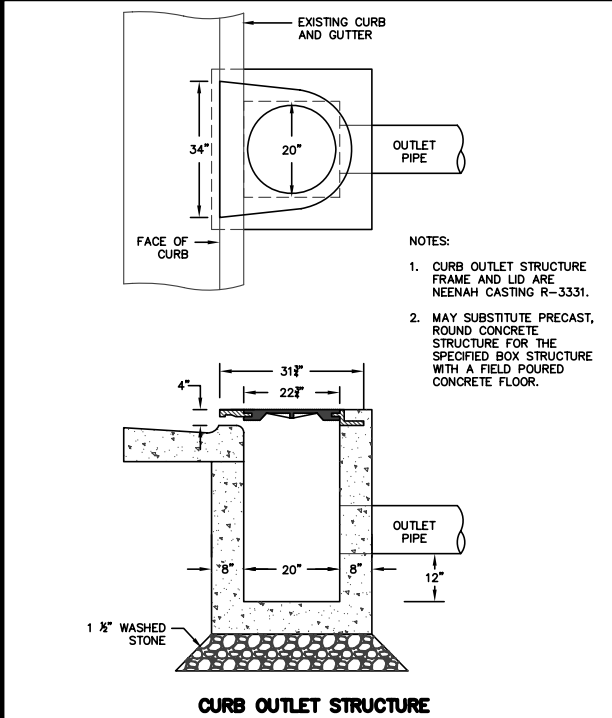
ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE TO CITY OF MADISON STANDARD SPECIFICATIONS.

THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

THE CONTRACTOR SHALL OBTAIN ALL NECESSARY SEWER CONNECTION PERMITS AND SEWER PLUGGING PERMITS PRIOR TO ANY UTILITY WORK.

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 CONTRACTOR 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 CONTRACTOR ELECTS TO COMPLETE THE PLUGGING OF A LATERAL SITE AND THE PLUGGING IS INSPECTED AND APPROVED BY THE CITY ENGINEER, THE \$900 FEE SHALL BE RETURNED TO THE CONTRACTOR. THIS PERMIT APPLICATION IS AVAILABLE ONLINE AT [HTTP://WWW.CITYOFMADISON.COM/ENGINEERING/PERMITS.CFM](http://www.cityofmadison.com/engineering/permits.cfm)

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



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TOLL FREE

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**4120 - 4208 EAST WASHINGTON REDEVELOPMENT**

UTILITY PLAN  
PAGE: 4 OF 4  
DATED: JANUARY 18, 2011

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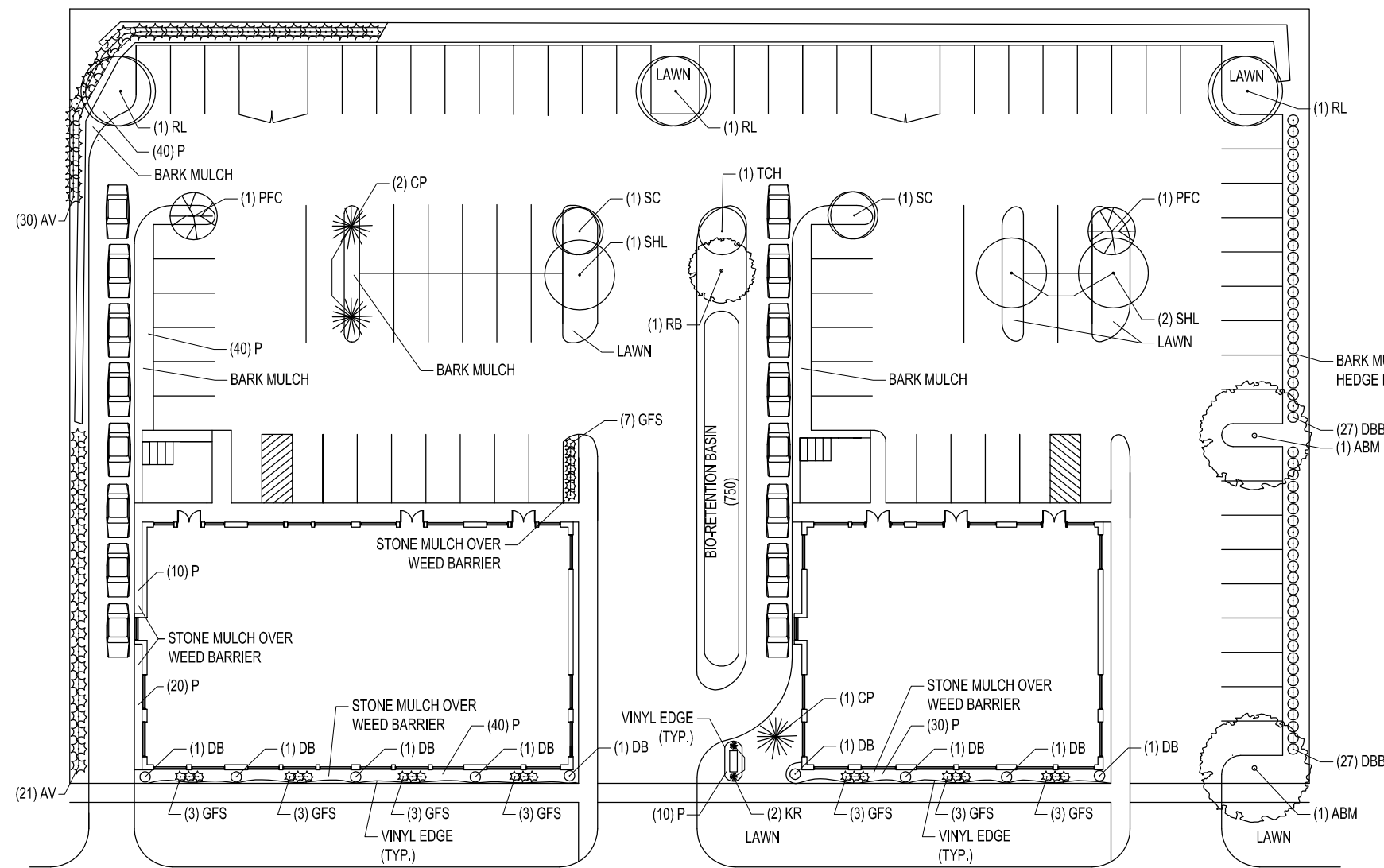


**PLANT LIST**  
4210-4208 East Washington Avenue Redevelopment  
Madison, Wisconsin

KEY	QUAN	SIZE	COMMON NAME	ROOT
ABM	2	2 1/2"	Autumn Blaze Maple	BB
RB	1	10"	River Birch Clump	BB
RL	3	2 1/2"	Redmond Linden	BB
SHL	3	2 1/2"	Skyline Honeylocust	BB
CP	3	2"	Cleveland Select Pear	BB
PFC	2	1 1/2"	Prairie Fire Crab	BB
SC	2	2"	Sargent Crab	BB
TCH	1	6"	Thornless Cockspur Hawthorn	BB
AV	51	36"	Arrowwood Viburnum	Pot
DB	9	24"	Diablo Ninebark	Pot
DBB	58	24"	Dwarf Burning Bush	Pot
GFS	28	15"	Gold Flame Spirea	Pot
KR	2	2 G	Knockout Rose	Con
P	170	1 QT	Perennials (assorted)	Con
			Autumn Joy Sedum Black Eyed Susan Fanal Astilbe Little Bluestem Maiden Grass Midnight Wine Daylily Moonbeam Coreopsis Purple Palace Coral Bells Stela de Oro Daylily	
RGP	750	1"	Rain Garden Plantings	plug
			Common Blue Star Bottle Gentian Obedient Plant Monkey Flower Vanilla Sweetgrass Columbine Switchgrass Foxsedge Black Eyed Susan Blue Flag Iris Wild Iris Swamp Mildweed White Turtlehead Queen of the Prairie Cardinal Flower Turk's Cap Lily Little Bluestem Canada Wild Rye Nodding Onion Culver's Root Great Blue Lobelia	

NOTES:

- Lawn areas to receive a minimum of 4" of topsoil, starter fertilizer, and # 1 locally grown bluegrass sod.
- Lawn areas to be irrigated by an automated underground sprinkler system (turf and planting beds).
- Seed areas in detention basins, drainage swales, and slopes greater than 3:1 shall be mulched with Curlex erosion control fabric (installed per manufacturers specifications).
- Foundation planting beds and planting beds labeled as 'stone mulch' to be mulched with 1 1/2" washed stone mulch spread to a depth of 3" over weed barrier fabric.
- Planting beds labeled as 'bark mulch' to be mulched with shredded hardwood bark mulch spread to a depth of 3".
- Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4' diameter) spread to a depth of 3".
- Designated planting beds to be separated from lawn areas with 5" black vinyl bed edging (Valley View Black Diamond or equal).
- Rain garden areas to receive 1" shredded hardwood bark mulch.
- Rain garden plants (plugs) to be installed 12" on center.
- Rain gardens to be constructed per WDNR specifications.



**1 SITE PLAN**  
0 10' 20' 40'

**EAST WASHINGTON  
RETAIL**

**SCOTT FAUST**

DATE OF ISSUE: 01/18/2011

REVISIONS:

PROJECT #: 10152

LANDSCAPE  
PLAN

**L1.0**

**EAST WASHINGTON  
RETAIL**

**SCOTT FAUST**

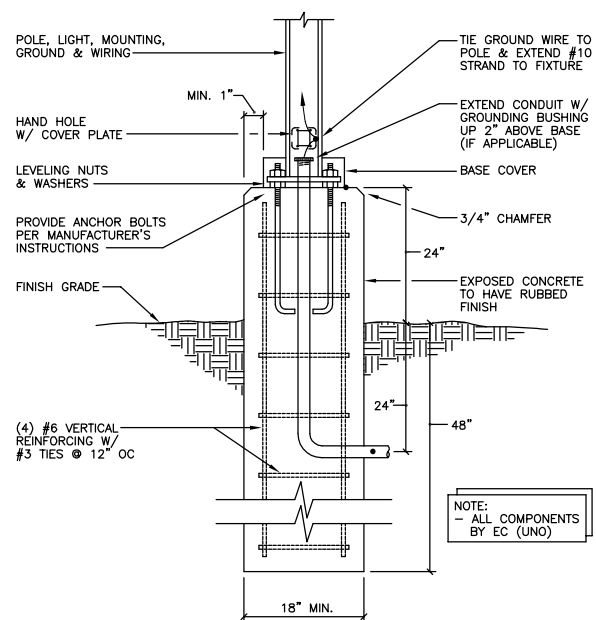
DATE OF ISSUE: 01/18/2011

REVISIONS:

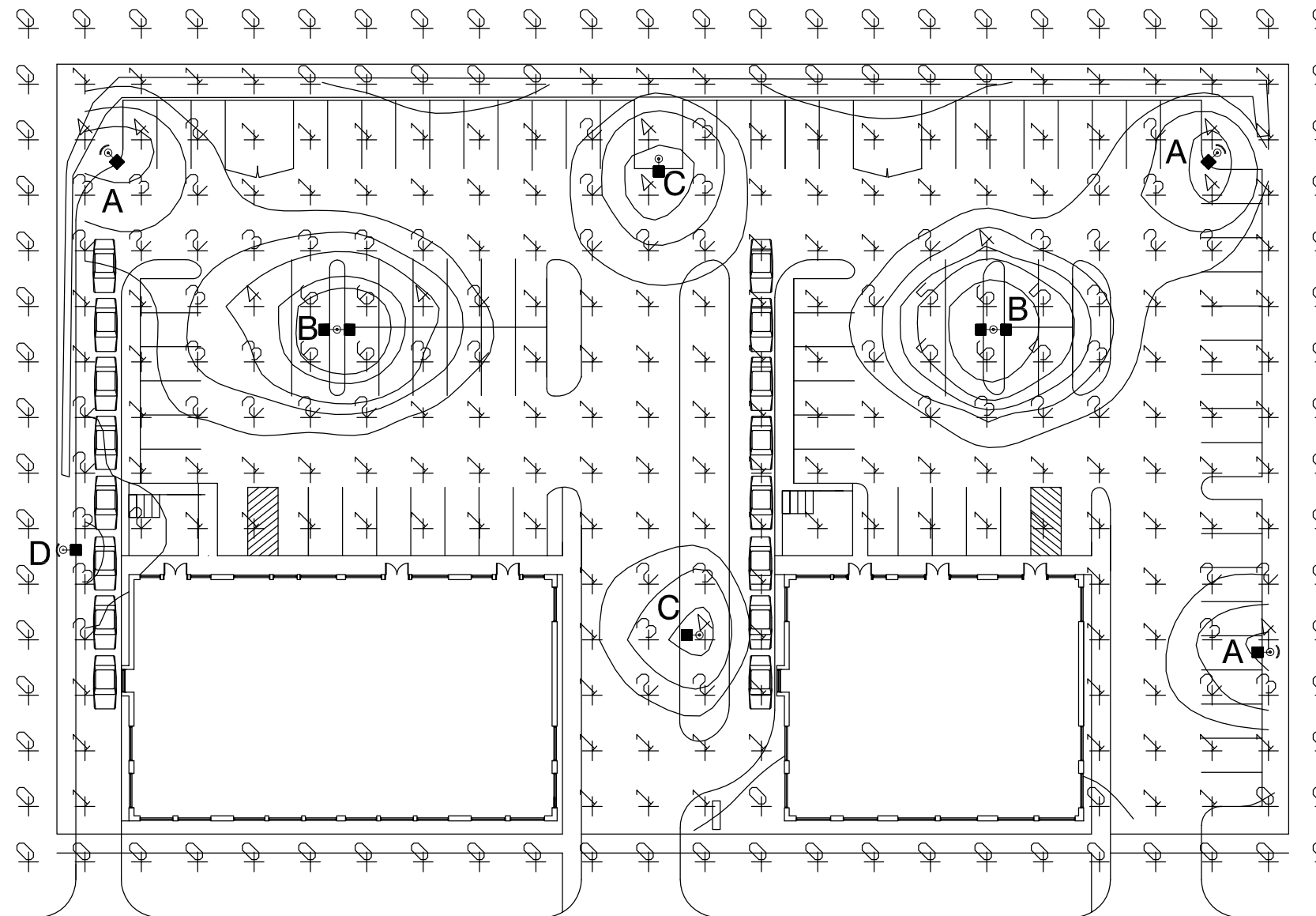

PROJECT #: 10152

SITE PHOTOMETRIC  
PLAN

**E1.0**



**2 POLE BASE DETAIL**  
N.T.S.

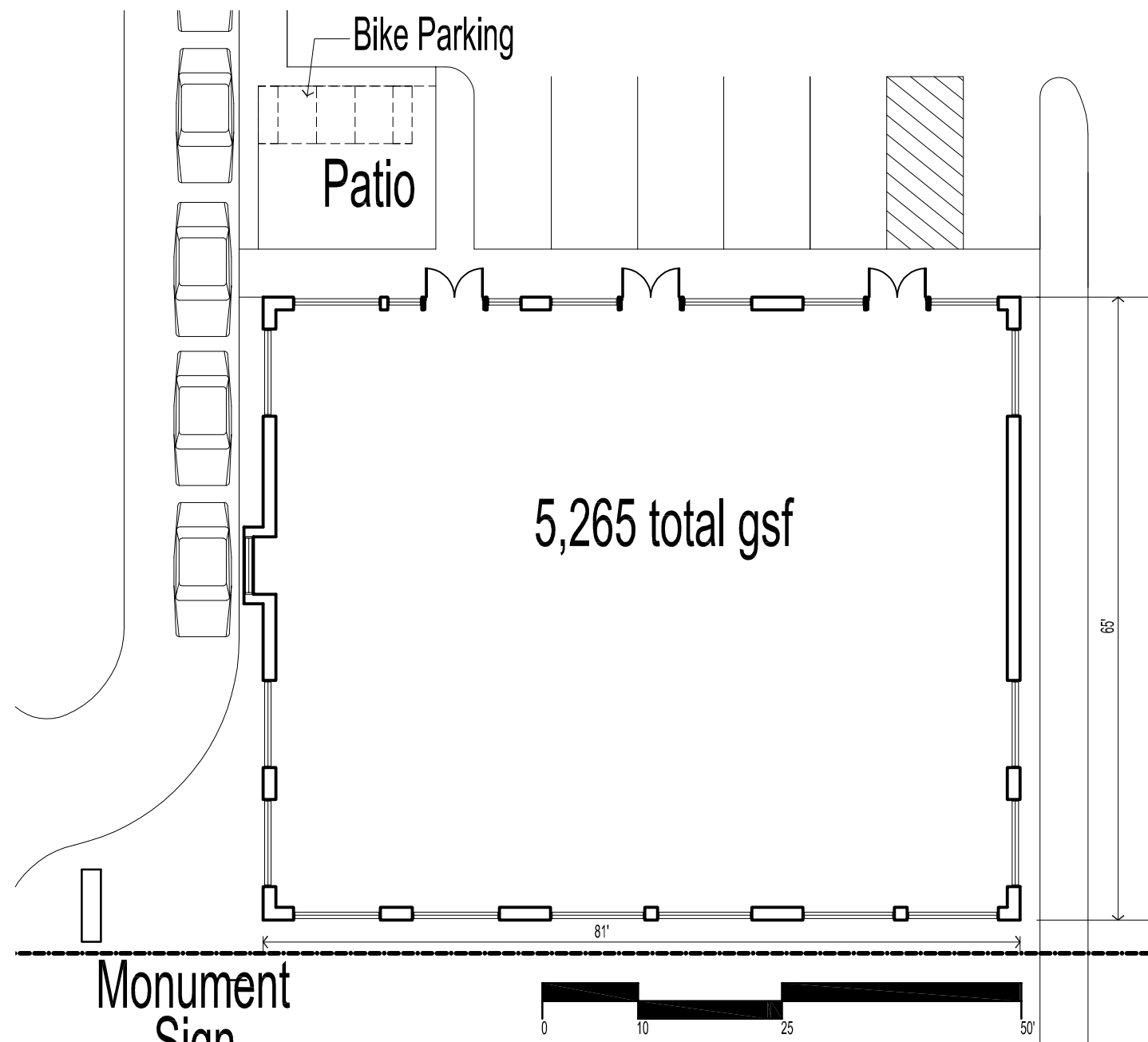
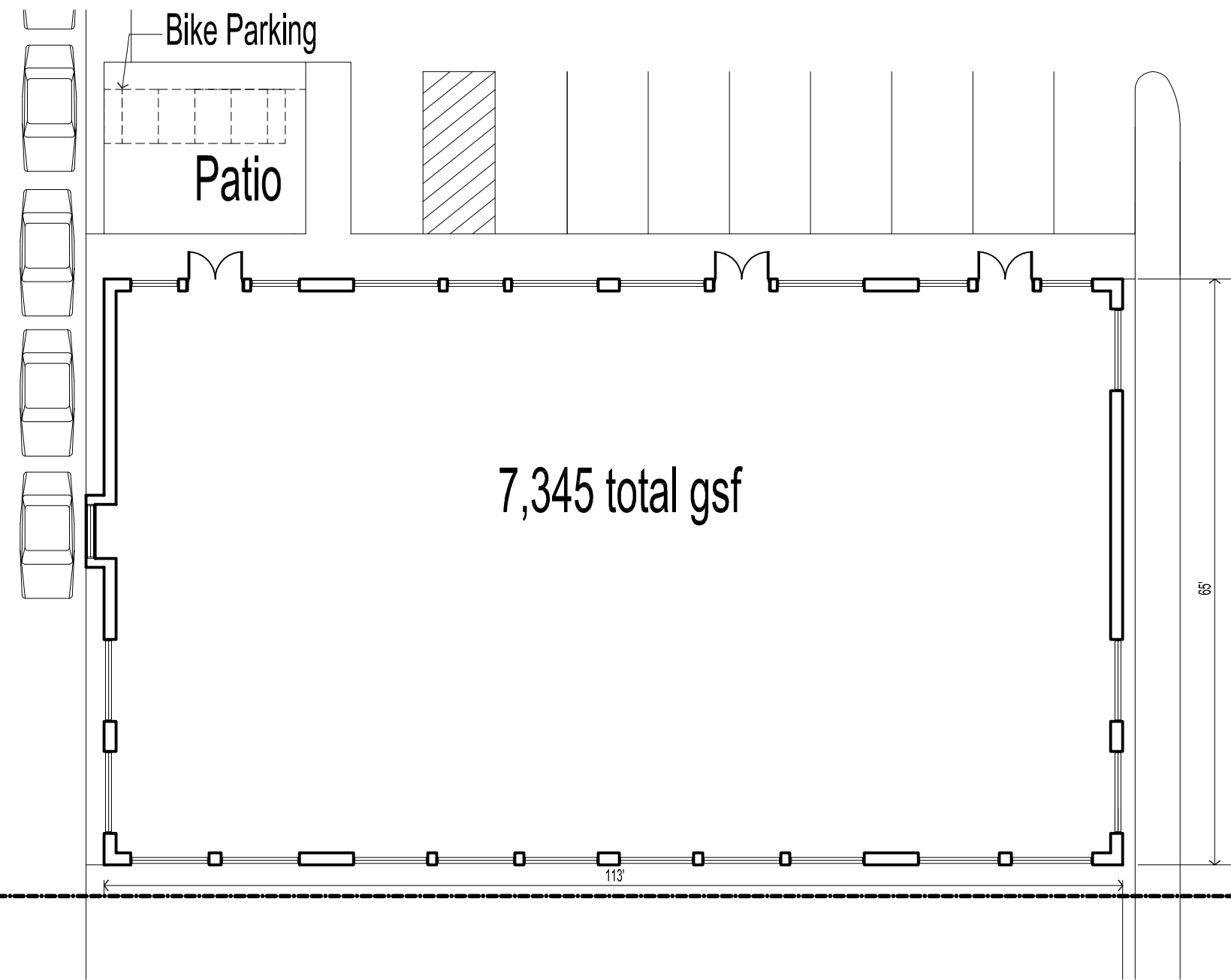


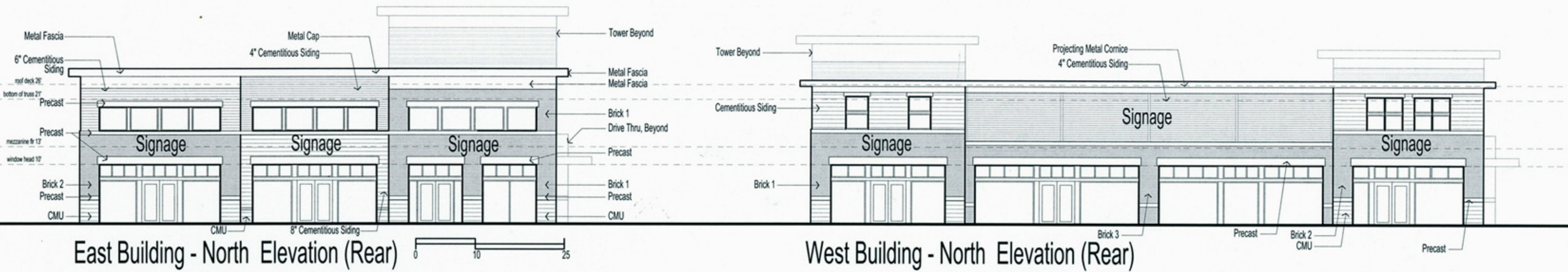
**1 SITE PLAN**  
0 10' 20' 40'

FIXTURE SCHEDULE						
TYPE	MANUFACTURER	CATALOG NO.	VOLTS	LAMPS	MT'G.	REMARKS
A	McGraw Edison	CAL-250-MH-MT-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-MT-4F-CA18	120	1-MH250/U	POLE	DOUBLE HEAD TYPE IV AREA FIXTURE ON 28' POLE METAL HALIDE LAMP SOURCE
C	McGraw Edison	CAL-250-MH-MT-4F-CA18	120	1-MH250/U	POLE	SINGLE HEAD TYPE IV AREA FIXTURE ON 28' POLE METAL HALIDE LAMP SOURCE
D	McGraw Edison	CAL-250-MH-MT-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)
1.81	6.63	.45	4.02

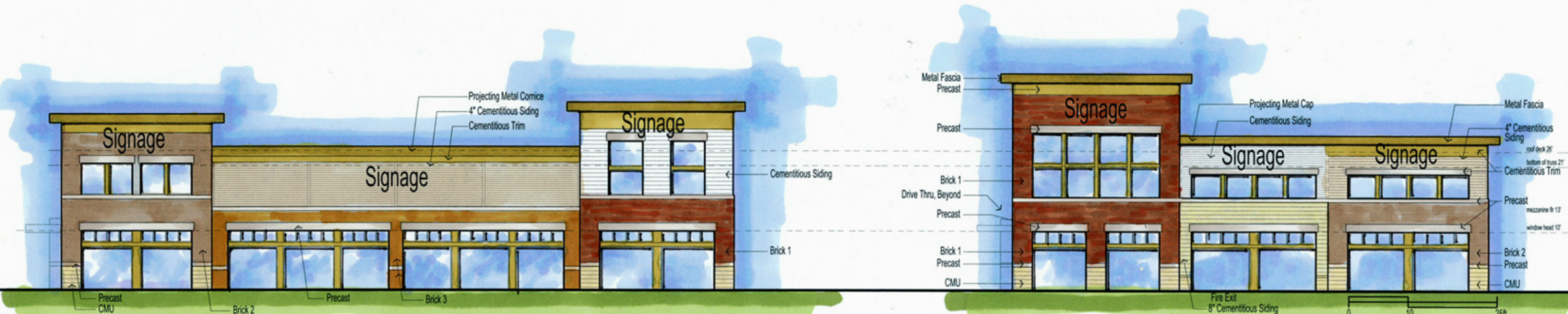






East Building - North Elevation (Rear)

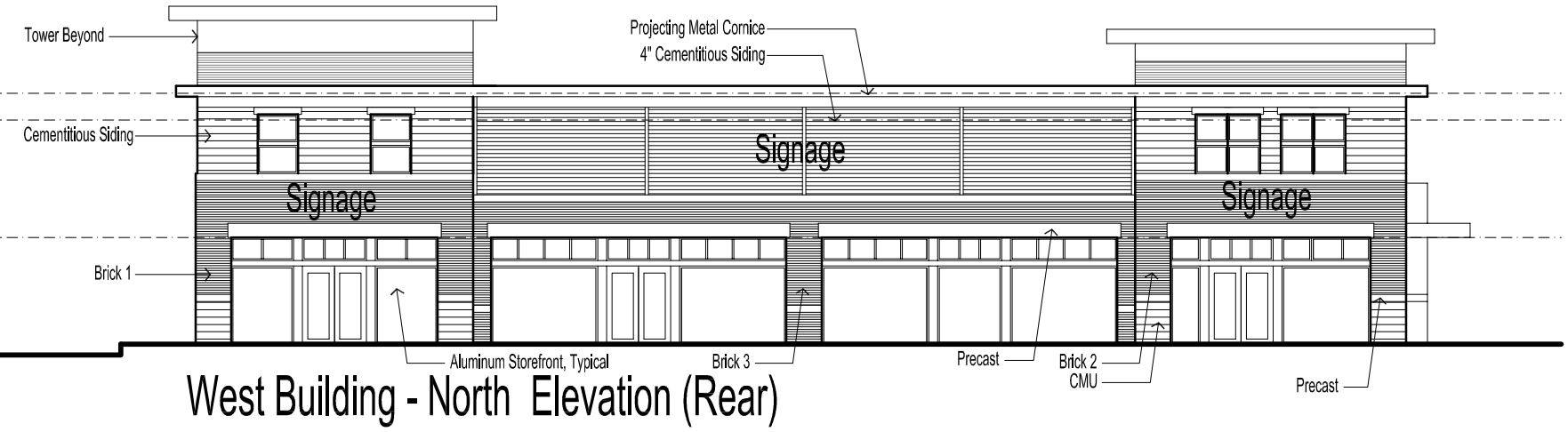
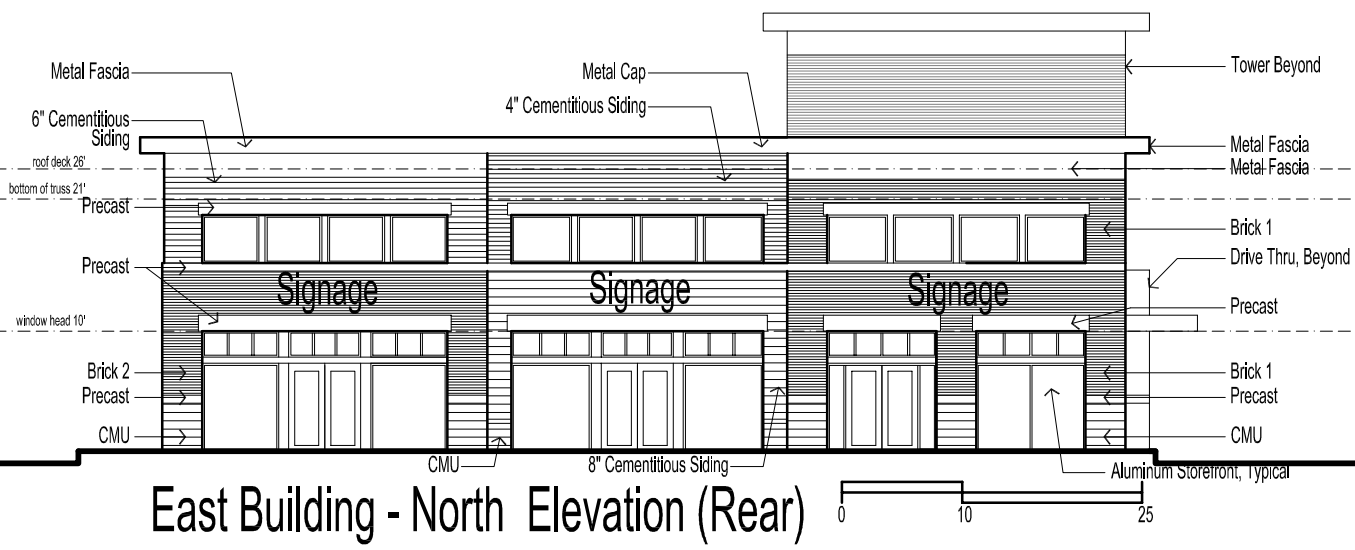
West Building - North Elevation (Rear)



West Building - East Washington Elevation

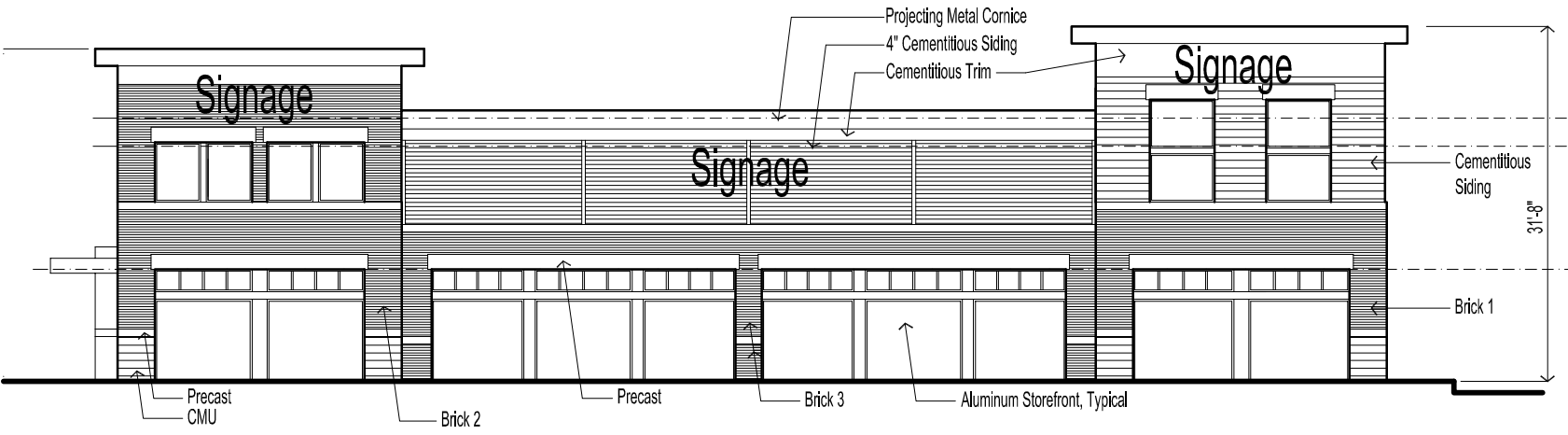
East Building - East Washington Elevation



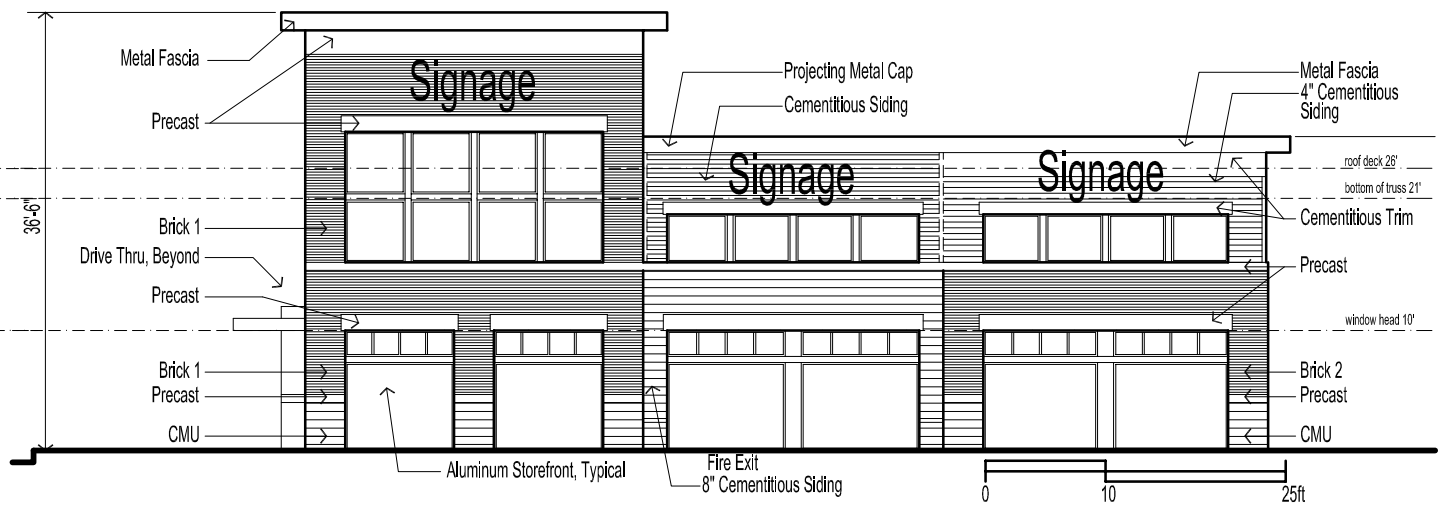


East Building - North Elevation (Rear)

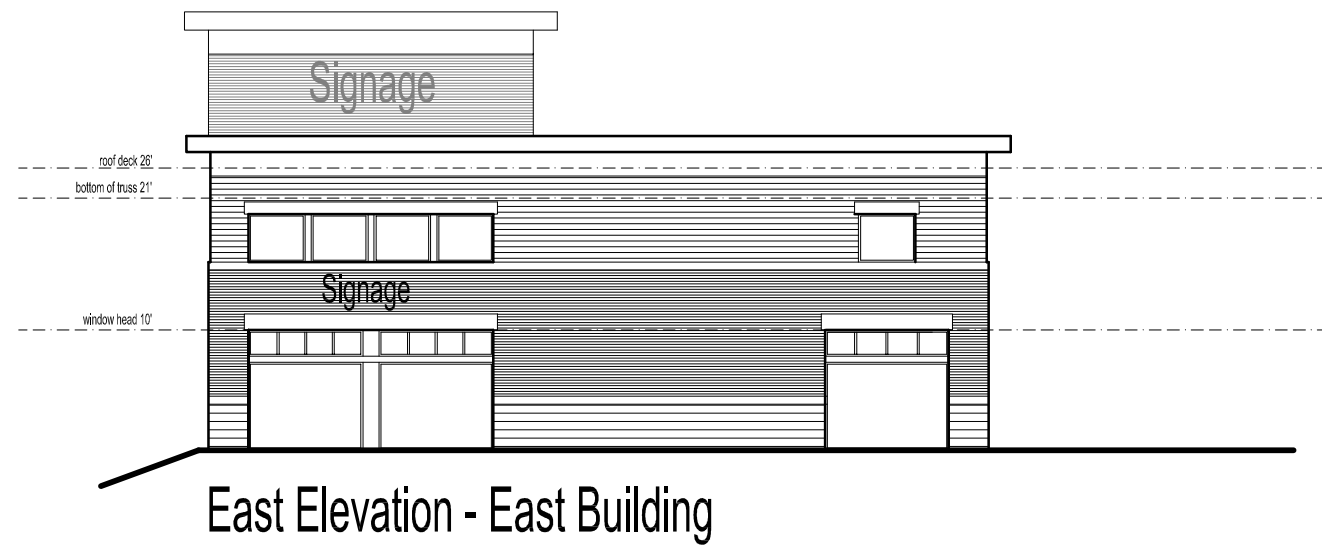
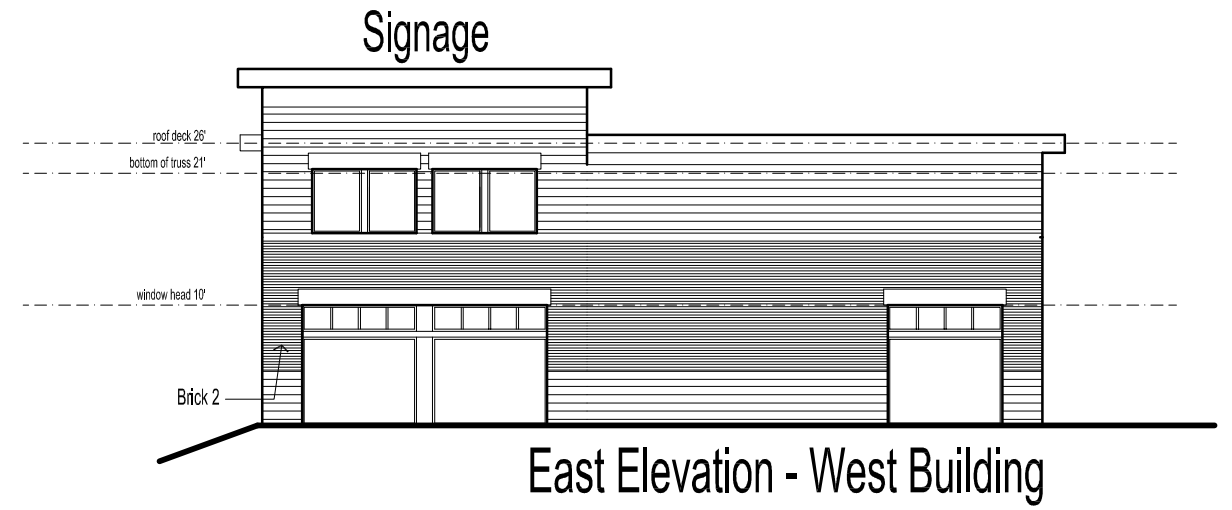
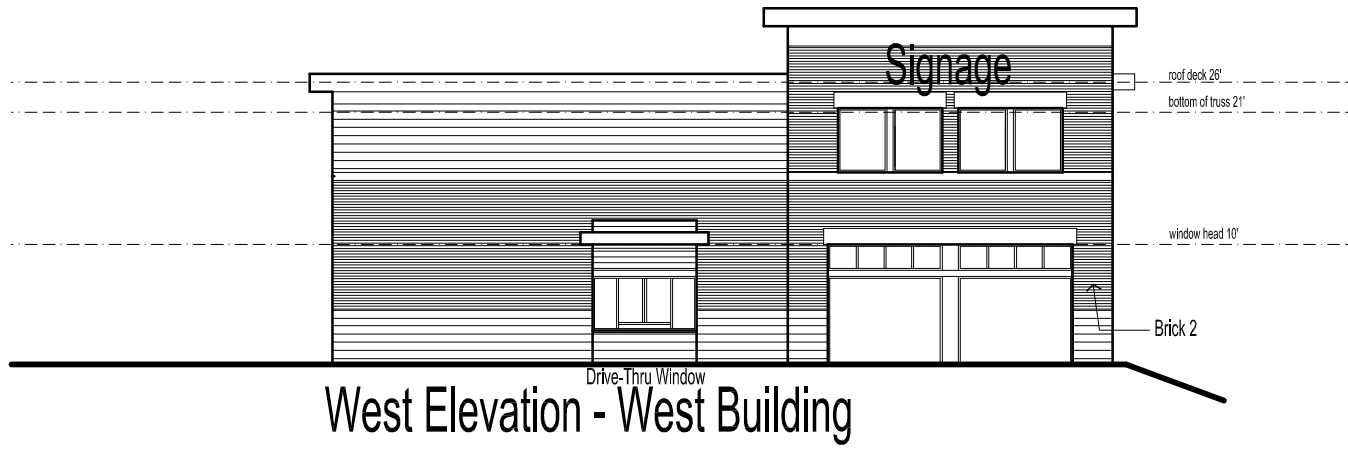
West Building - North Elevation (Rear)



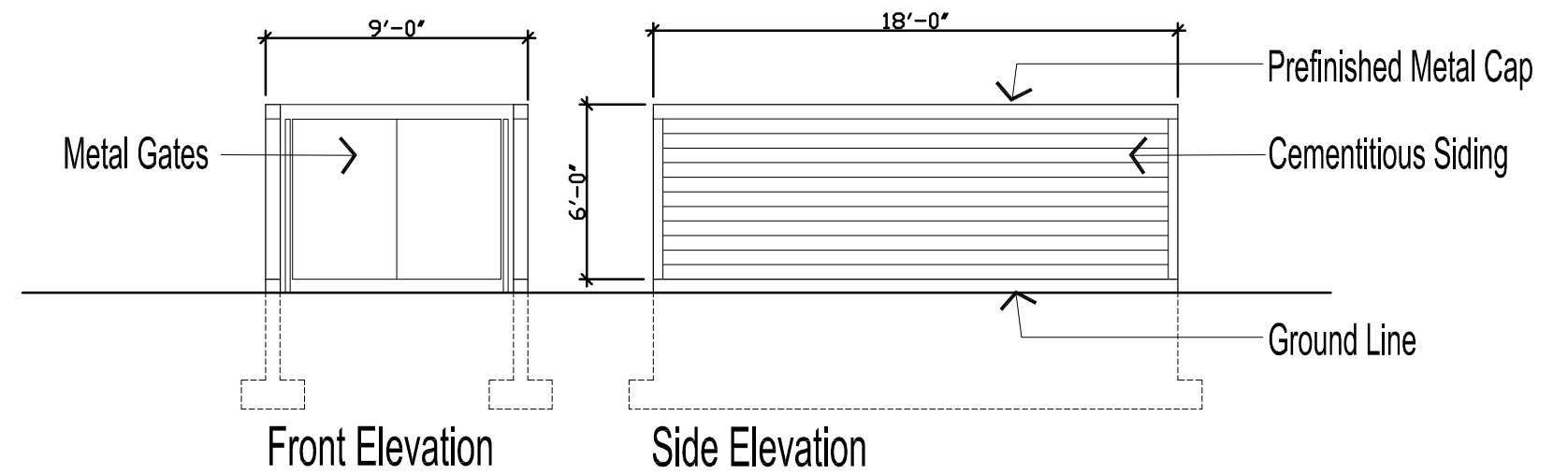
West Building - East Washington Elevation



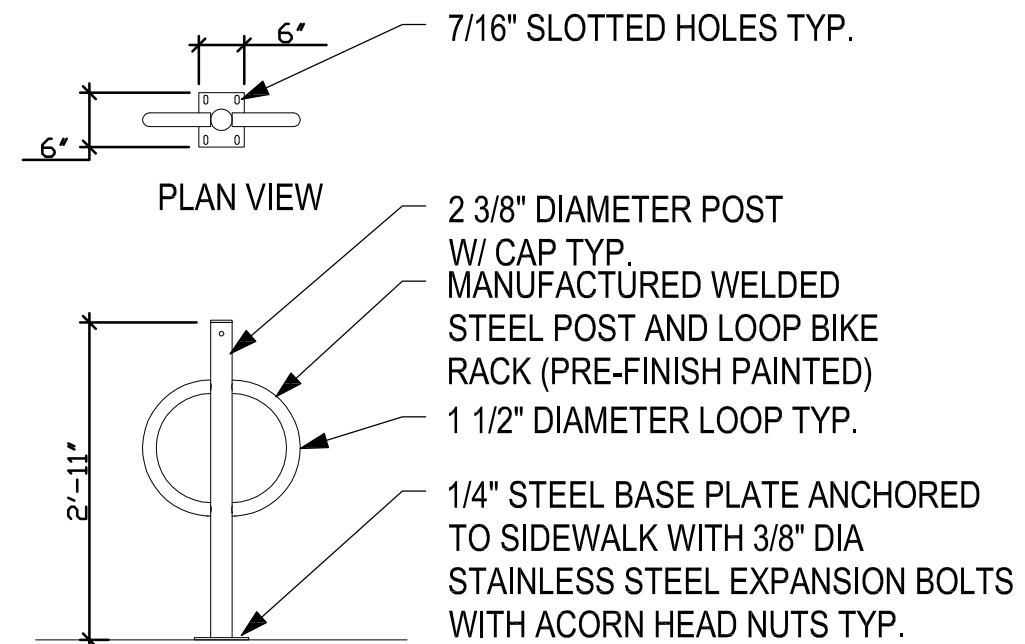
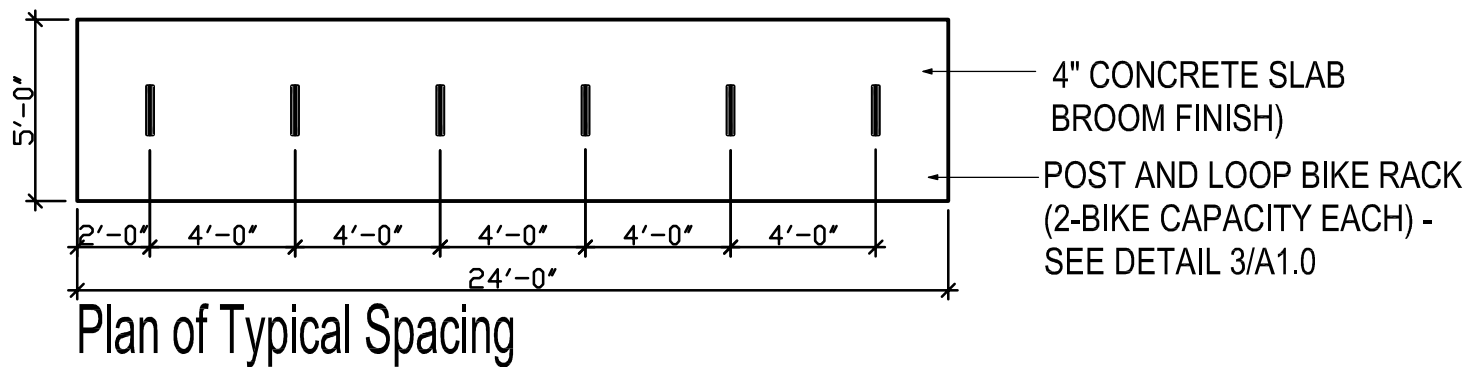
East Building - East Washington Elevation







## Trash Enclosure



## Elevation Bike Rack Details