

SITE PLAN GENERAL NOTES:

- 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.
- EXISTING ADJACENT BUILDINGS TO BE PROTECTED FROM DAMAGE DURING ALL DEMOLITION AND CONSTRUCTION WORK.
- CITY SIDEWALKS, UTILITIES AND LANDSCAPE TO REMAIN INTACT AND UNDISTURBED WHERE POSSIBLE. IF MODIFICATION IS NECESSARY, RESTORE TO EXISTING CONDITIONS AND CURRENT ACCESSIBILITY STANDARDS.
- VERIFY CURRENT UTILITY LOCATIONS, CONFIRM SERVICES WITH PROPOSED ALTERATIONS AND COORDINATE RELOCATION AS REQUIRED.

KEYED SITE PLAN NOTES:

- EXISTING UTILITY METERS TO REMAIN
- EXISTING ENTRY STOOP TO REMAIN
- EXISTING ACCESSIBLE RAMP AND HANDRAIL TO REMAIN
- PROTECT ADJACENT BUILDING DURING CONSTRUCTION
- EXISTING FENCE FOR SECURITY TO LIMIT ACCESS TO SPACE BETWEEN ADJACENT EXISTING BUILDING
- EXISTING DOOR FROM RESTAURANT/BAR INTERIOR TO PATIO
- STRIPING ON RESURFACED PARKING LOT TO DENOTE OPEN AREA ADJACENT TO ACCESSIBLE STALL
- ACCESSIBLE PARKING SIGNAGE
- EXISTING CONCRETE PATIO SLAB TO REMAIN
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- SALVAGE AND RELOCATE PORTION OF EXISTING FENCE.
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- SAWCUT AND REMOVE EXISTING ASPHALT AND CONCRETE CURB AS NEEDED TO PREP FOR NEW CONCRETE SLAB TO BE PLACED FLUSH AND LEVEL WITH EXISTING PATIO SLAB.

OUTDOOR SEATING:

- CURRENT: (4) T-TOPS; (1) 5-TOP
= 20 PEOPLE
- PROPOSED: (8) 4-TOPS; (2) 5-TOPS
= 40 PEOPLE

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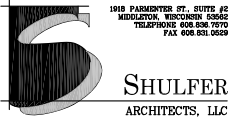
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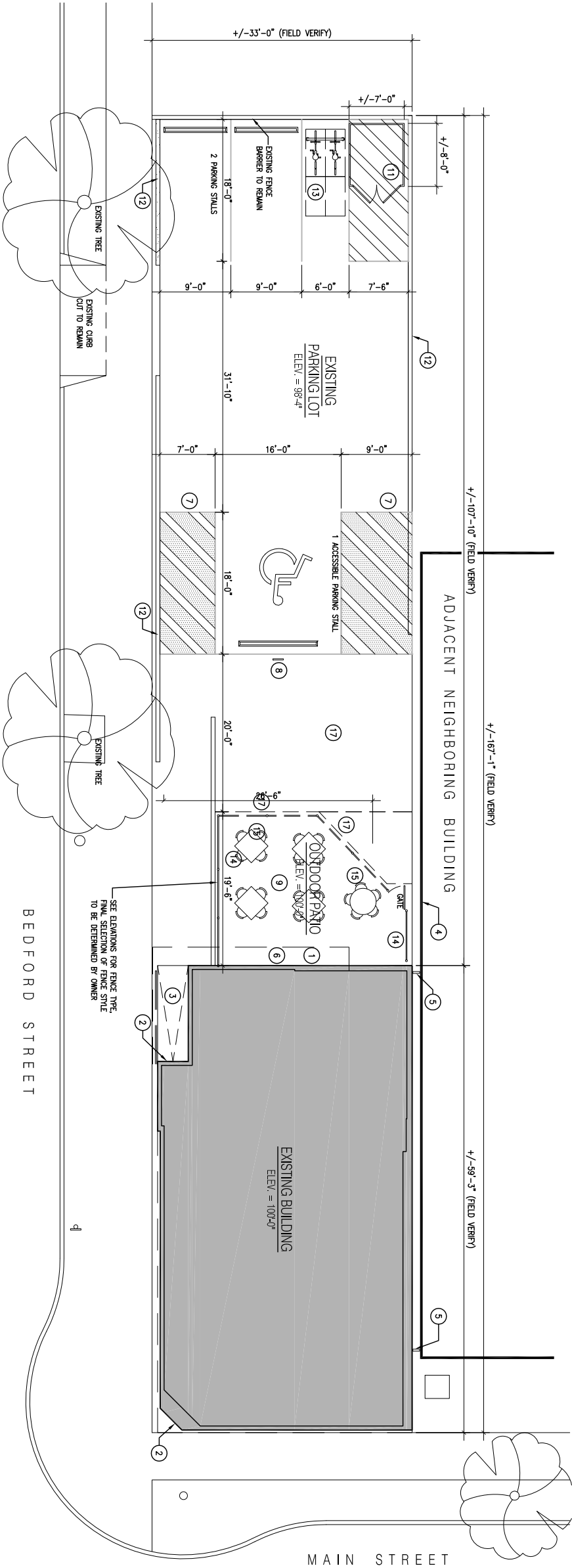


ECHO TAP
PATIO EXPANSION
554 W. MAIN STREET, MADISON, WI

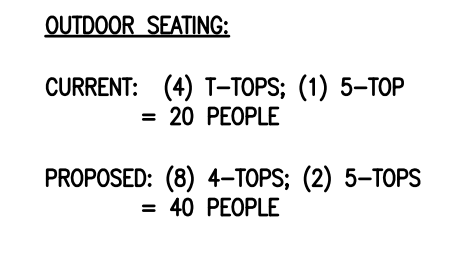
SITE PLAN
EXISTING / CURRENT AS-BUILT

03/21/2012
PLAN COMMISSION

1 SITE PLAN - EXISTING / AS-BUILT
1/16"=1'-0"



A1.1



SITE PLAN GENERAL NOTES:

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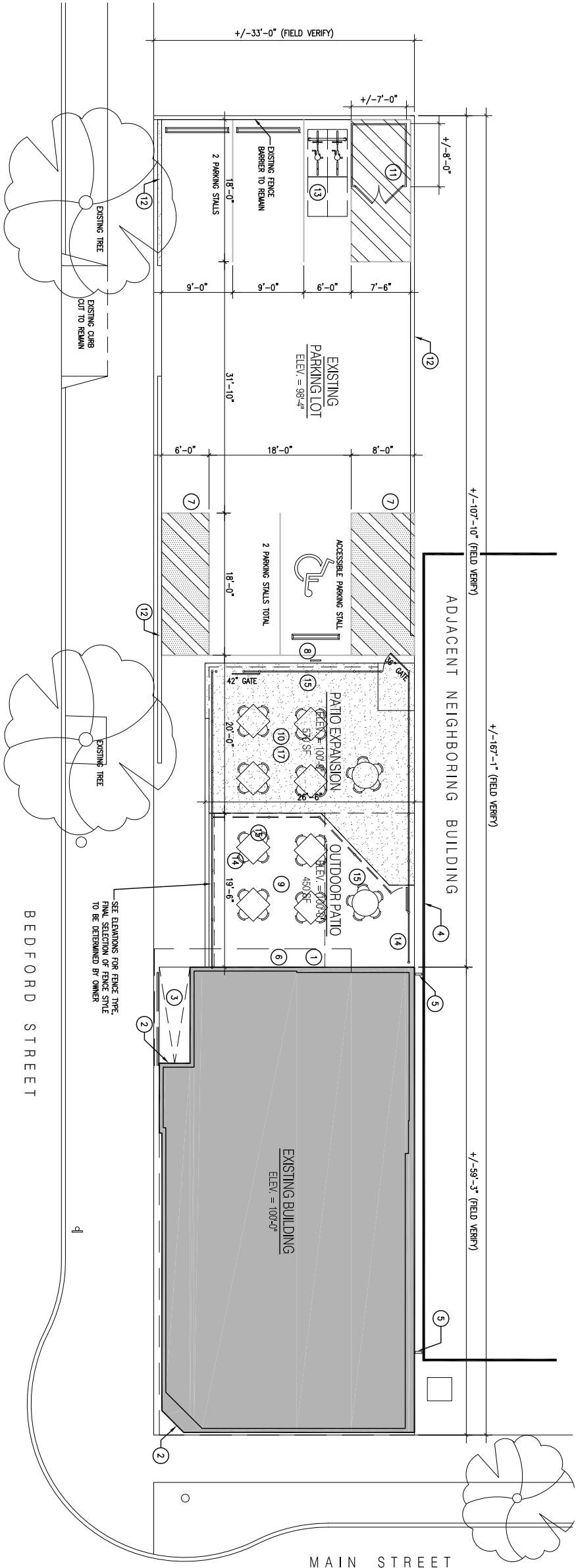
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SITE PLAN - PROPOSED PATIO ENLARGEMENT

2

1/16"=1'-0"



SITE PLAN
PROPOSED

ECHO TAP
PATIO EXPANSION

554 W. MAIN STREET, MADISON, WI



SHULFER
ARCHITECTS, LLC

03/21/2012
PLAN COMMISSION

A1.2

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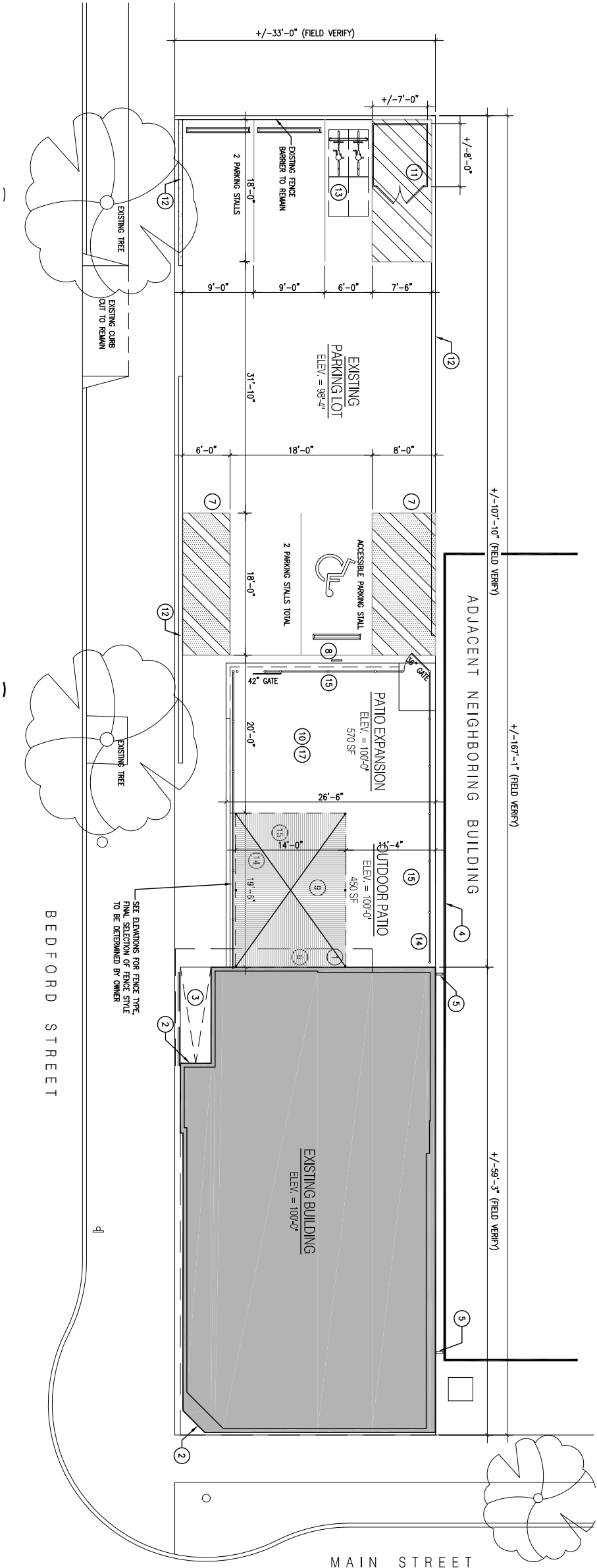
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SITE PLAN - PROPOSED PATIO ENLARGEMENT W/ TENT

3

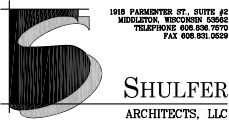
1/16"=1'-0"



SITE PLAN
PROPOSED W/ TENT

ECHO TAP
PATIO EXPANSION

554 W. MAIN STREET, MADISON, WI



03/21/2012
PLAN COMMISSION

A1.3

GENERAL PLAN NOTES:

- WHERE EXTERIOR WALLS HAVE BEEN MODIFIED DURING CONSTRUCTION, RESTORE TO ORIGINAL FINISHED CONDITION, EXISTING AIR/VAPOR BARRIERS AND THERMAL ENVELOPE DESIGN.
- PATCH AND REPAIR EXTERIOR WALL SHEATHING WHERE NECESSARY DUE TO CURRENT STATE OF CONSTRUCTION. PROVIDE A CONTINUOUS DRAINAGE-AIR BARRIER OVER EXTERIOR WALL SHEATHING PRIOR TO INSTALLATION OF TEMPORARY EXTERIOR SIDING.
- COORDINATE MODIFICATIONS TO HEADERS AT NEW DOOR OR WINDOW OPENINGS IF EXISTING CONDITIONS ARE DISCOVERED TO BE INSUFFICIENT.
- PROVIDE FLASHING, SEALANT AND BACKER ROD AT DOOR AND WINDOW OPENINGS.

GENERAL WINDOW/DOOR NOTES:

- NEW STOREFRONT WINDOWS AND DOORS INDICATED ON PLANS OR ELEVATIONS TO BE INSULATED DARK BROWN/MEDIUM BRONZE ALUMINUM FRAMES WITH INSULATED CLEAR LOW-E GLAZING.
- VERIFY DOOR AND WINDOW SIZES WITH CONDITIONS IN FIELD
- PROVIDE SAFETY GLAZING PER CODE IN ALL DOORS AND FRAMES AND INSULATED GLAZING IN EXTERIOR DOORS AND FRAMES
- PROVIDE ACCESSIBLE HARDWARE, THRESHOLDS IN ALL NEW DOORS
- REINFORCE ALL NEW DOORS FOR HARDWARE
- VERIFY SECURITY NEEDS WITH OWNER

CONSTRUCTION PHASING NOTES:

CONSTRUCTION HAD STARTED IN JUNE 2011, HOWEVER UNFORESEEN STRUCTURAL CIRCUMSTANCES HAVE DELAYED THE PROJECT. UNTIL STRUCTURAL ITEMS ARE ADDRESSED AND RESOLVED, THE ORIGINAL CONSTRUCTION PROJECT MUST BE DELAYED AND THE SCOPE OF WORK REVISED

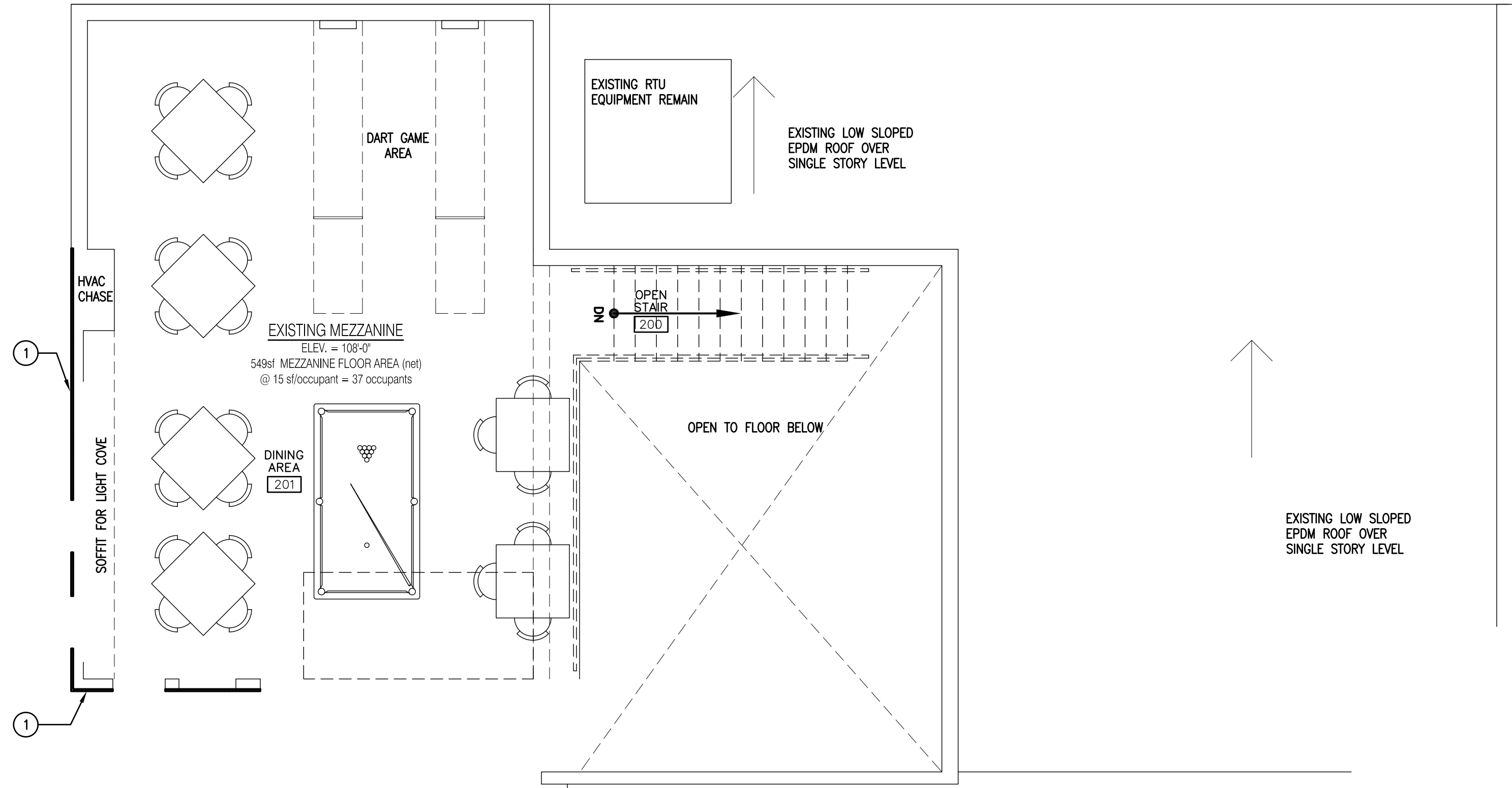
THIS DRAWING IS ISSUED TO REPRESENT THE TEMPORARY PATCHING WORK REQUIRED TO CONCEAL AND MAKE OCCUPY-ABLE THE BUILDING DURING THE CONSTRUCTION DELAY PERIOD.

KEYED PLAN NOTES:

- COMPOSITE SIDING AND 1X TRIM TO REPLACE PREVIOUSLY REMOVED EIFS AND MASONRY VENEER.
- REPLACE STAINED WOOD BOXCAR SIDING ON INTERIOR WALLS WHERE PREVIOUSLY REMOVED.
- REPLACE RAMP AND HANDRAIL TO PREVIOUS ORIGINAL CONDITIONS
- PATCH FORMER DOOR OPENING INSTALLED FOR TEMPORARY CONSTRUCTION ACCESS AND REPLACE WINDOW TO MATCH ORIGINAL.
- NEW DOOR/FRAME FULL WITH GLASS LITE TO REPLACE EXISTING DOOR/FRAME (3'-0" WIDE x 6'-8" HIGH)
- NEW DOOR/FRAME WITH FULL GLASS LITE TO OUTDOOR PATIO AREA (3'-0" WIDE x 6'-8" HIGH). FIELD VERIFY GRADE AT THIS DOOR AND PROVIDE LANDING FLUSH WITH FINISHED FLOOR LEVEL. VERIFY DOOR LOCATION WITH TEMPORARY UTILITY METERS AND NOTIFY ARCHITECT IF ALTERNATE LOCATION IS REQUIRED TO MAINTAIN MINIMUM 4'-0" CLEARANCE.
- INFILL EXISTING WINDOW OPENINGS WITH WOOD STUDS, SHEATHING, AIR-VAPOR BARRIER AND NEW EXTERIOR SIDING. PATCH AND REPAIR INTERIOR SURFACE AND RETURN TO ORIGINAL CONDITIONS.
- NEW INSULATED EXTERIOR WINDOW/FRAME (2'-4" WIDE x 3'-4" HIGH)
- NEW THICKENED EDGE CONCRETE SLAB OUTDOOR PATIO SURROUNDED BY 36" HIGH POWDER COATED ALUMINUM FENCE. FIELD VERIFY GRADE AND COORDINATE SLOPE TO BOTH DRAIN AWAY FROM BUILDING AND MEET FLUSH TO DOOR LANDING.

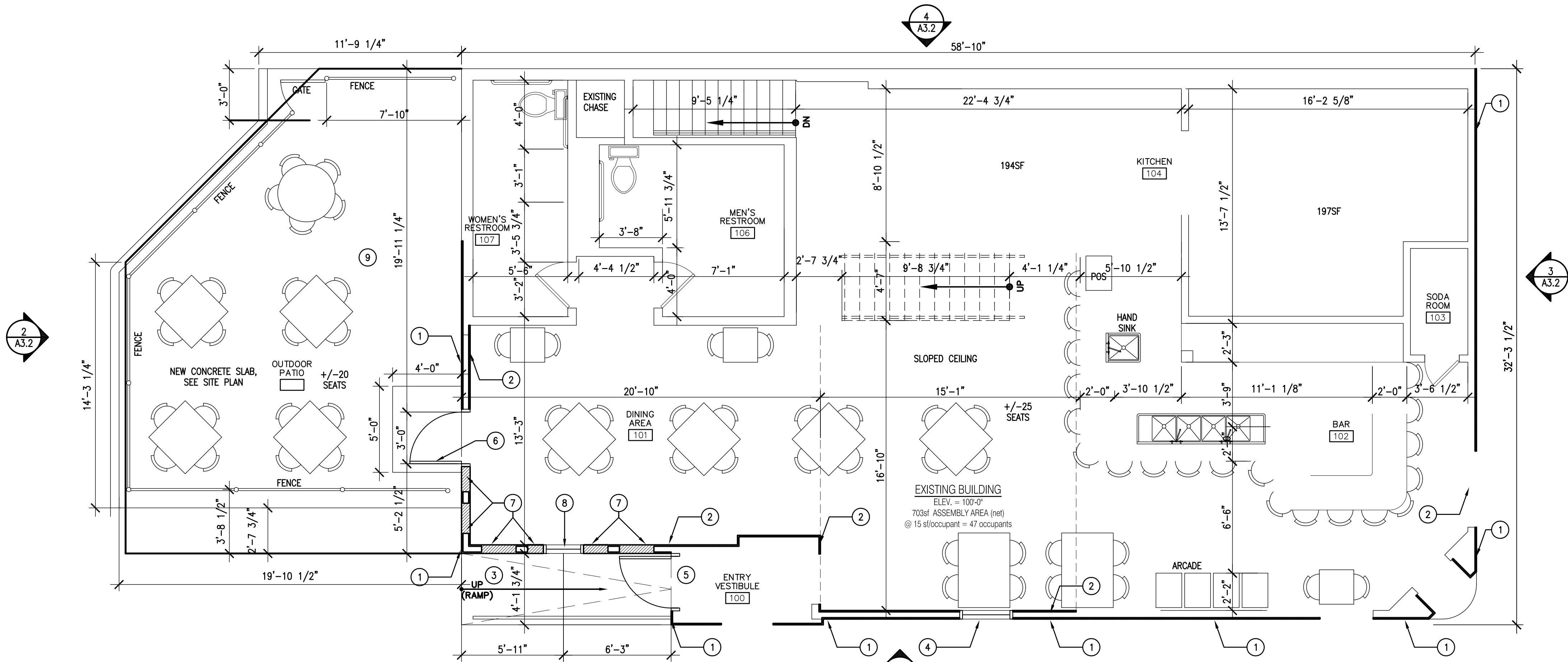
HATCH PATTERNS KEY:

- | | |
|--|-----------------------|
| | NEW CONSTRUCTION |
| | EXISTING CONSTRUCTION |



NOTE: NO MODIFICATIONS TO MEZZANINE LEVEL FLOOR PLAN ARE PROPOSED DURING THE CONSTRUCTION DELAY PERIOD

1 MEZZANINE LEVEL PLAN
1/4"=1'-0"



2 FIRST FLOOR PLAN
1/4"=1'-0"



ECHO TAP

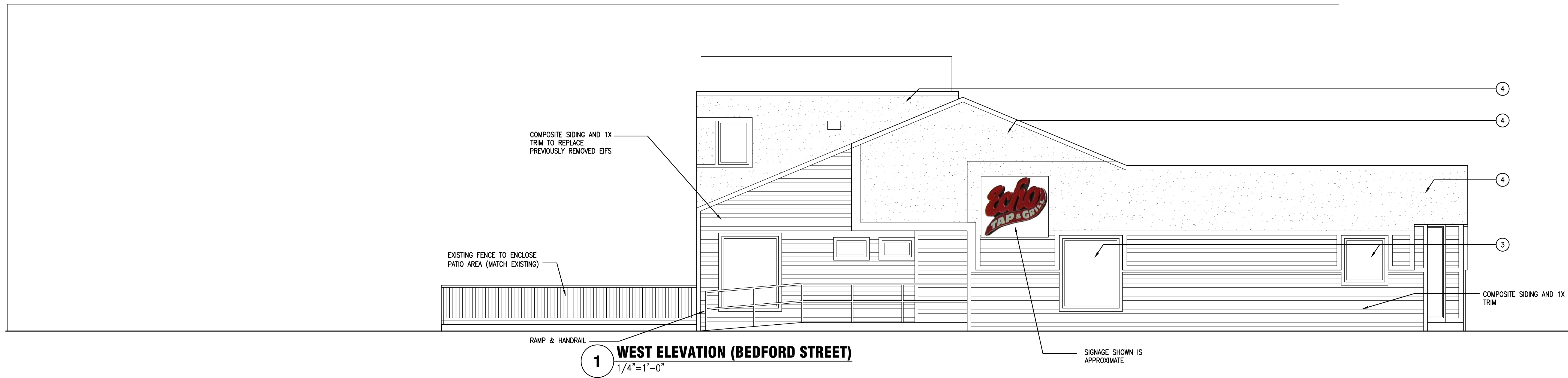
RENOVATION AND EXPANSION

554 WEST MAIN STREET
MADISON, WI

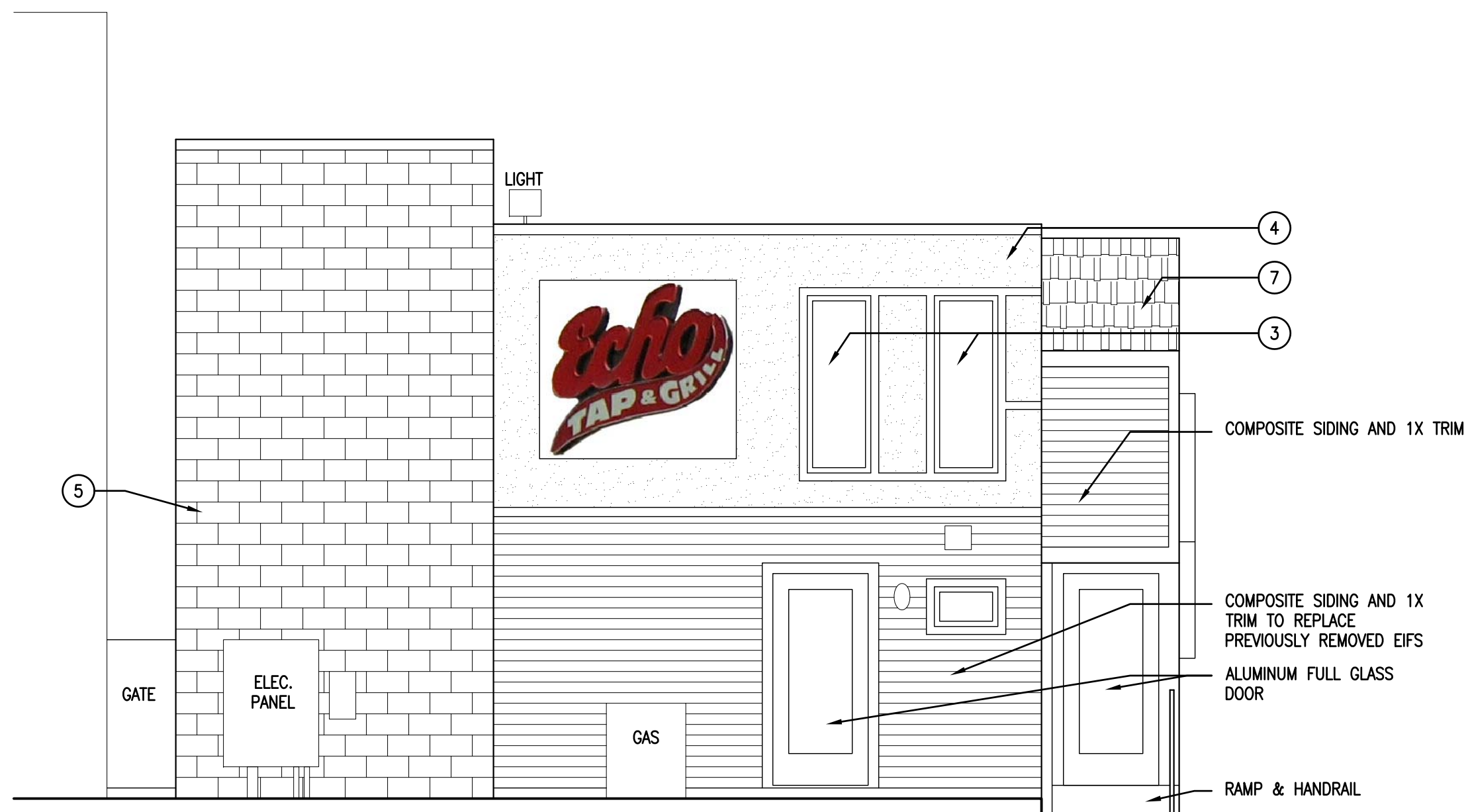
FLOOR PLANS

CURRENT CONDITIONS

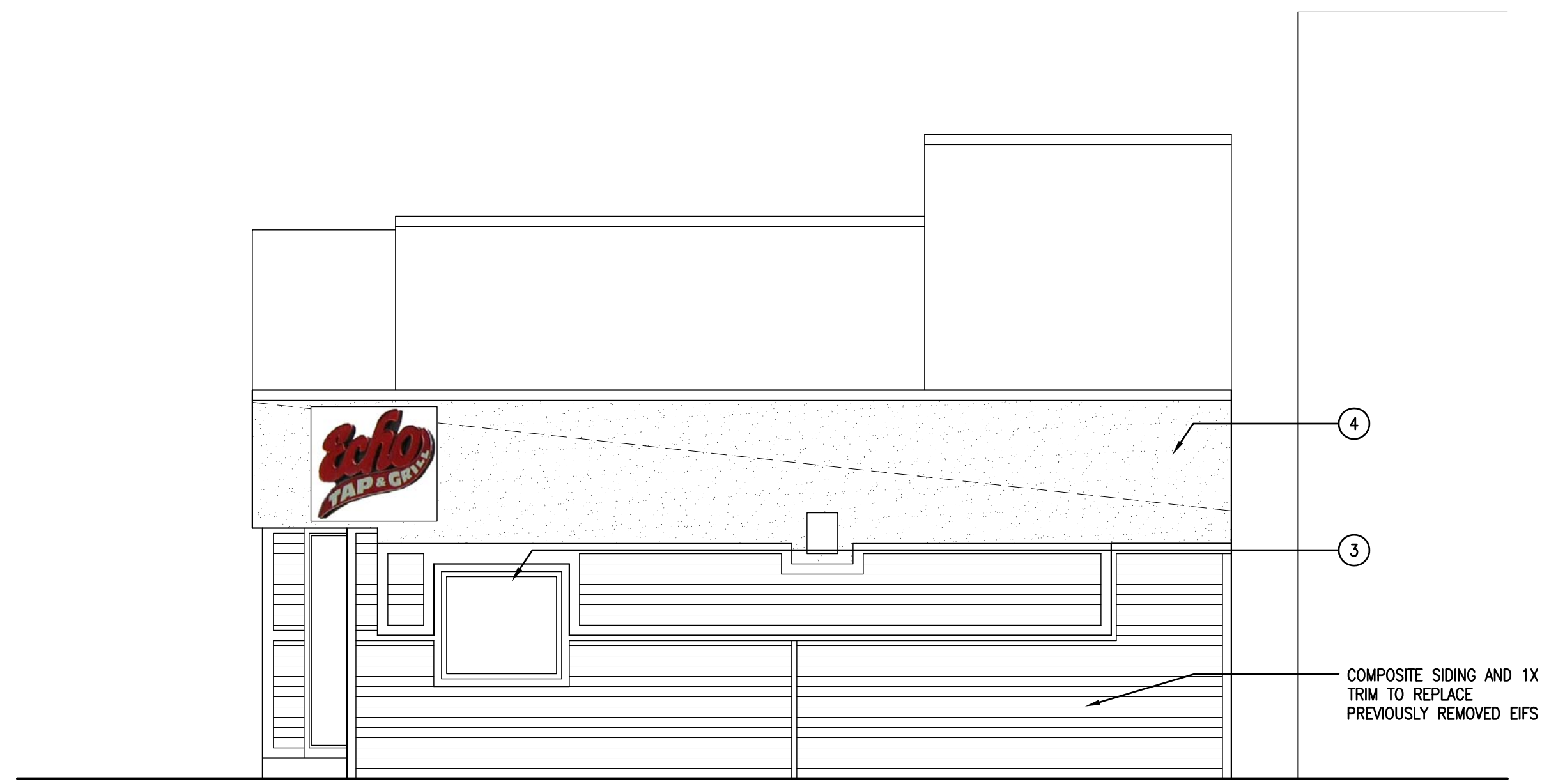
07/20/2011
ADDENDUM #4
03/21/2012
PLAN COMMISSION



1 WEST ELEVATION (BEDFORD STREET)
1/4"=1'-0"



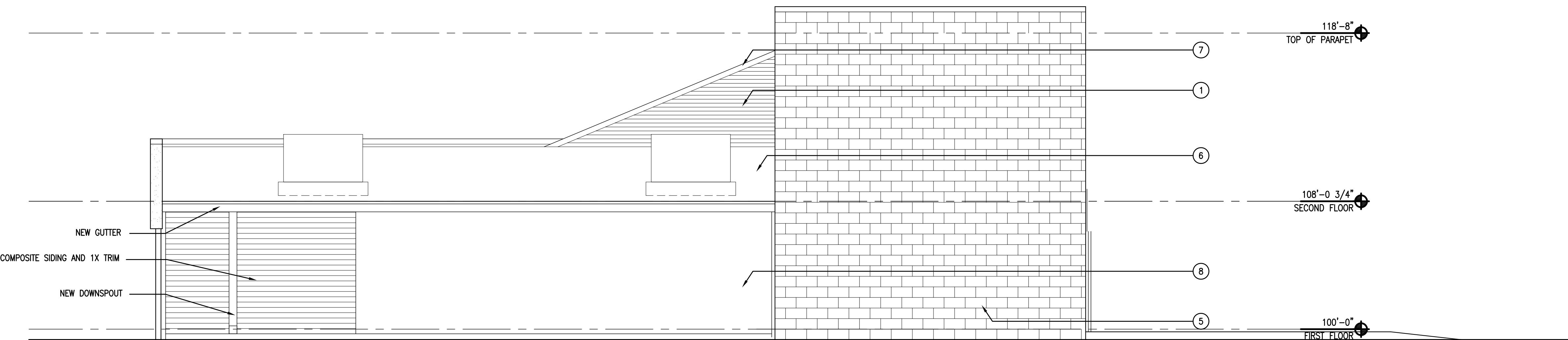
2 NORTH ELEVATION (REAR PARKING LOT)
1/4"=1'-0"



3 SOUTH ELEVATION (MAIN STREET)
1/4"=1'-0"

ELEVATION MATERIAL NOTES:

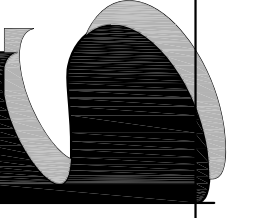
- ① WOOD SIDING
- ② MASONRY VENEER
- ③ STOREFRONT WINDOW/DOOR
- ④ EIFS
- ⑤ CONCRETE MASONRY UNIT
- ⑥ EXISTING EPDM ROOF
- ⑦ EXISTING ASPHALT SHINGLED ROOF
- ⑧ PAINTED CONCRETE



4 EAST ELEVATION (ALLEYWAY)
1/4"=1'-0"

HIS DRAWING REPRESENTS CURRENT AS-BUILT CONDITIONS OF THE BUILDING STRUCTURE.

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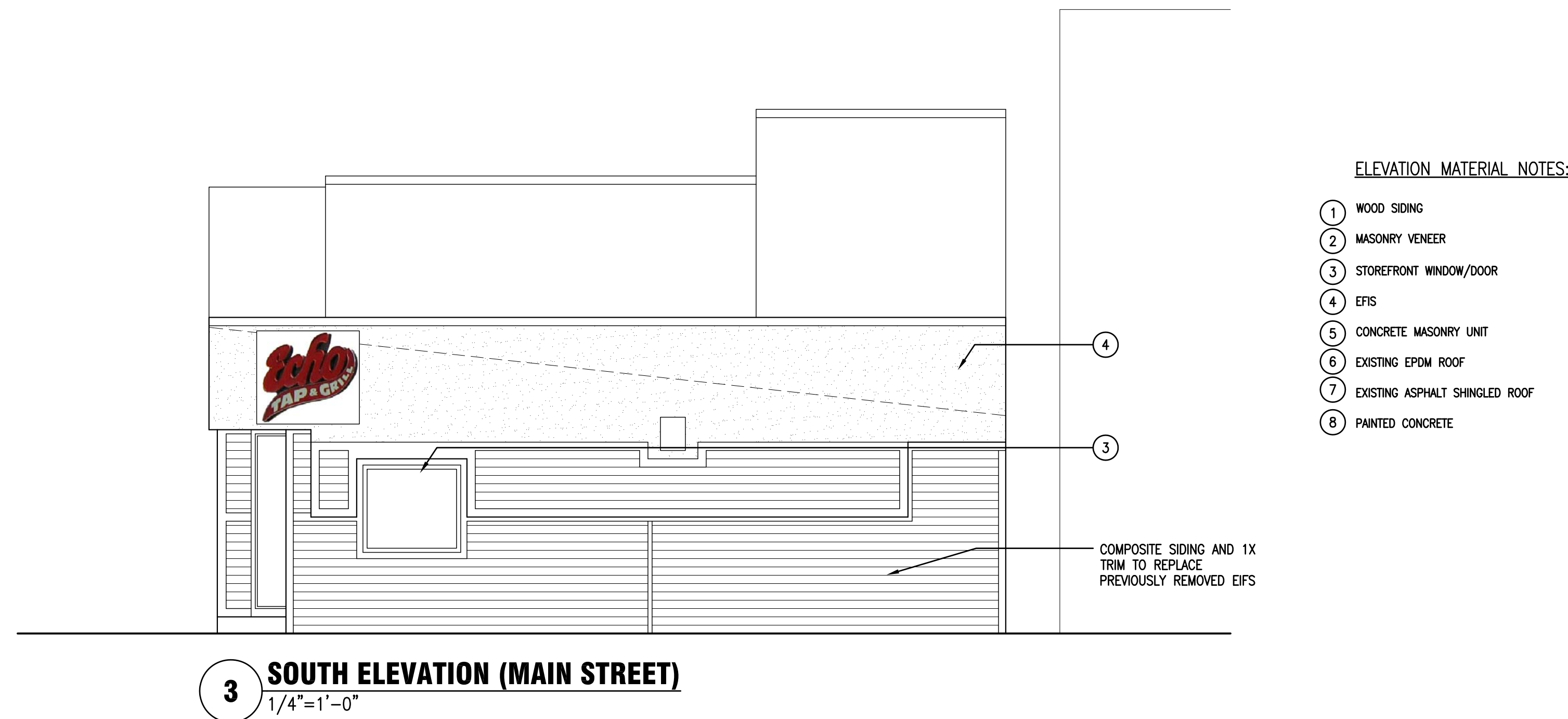
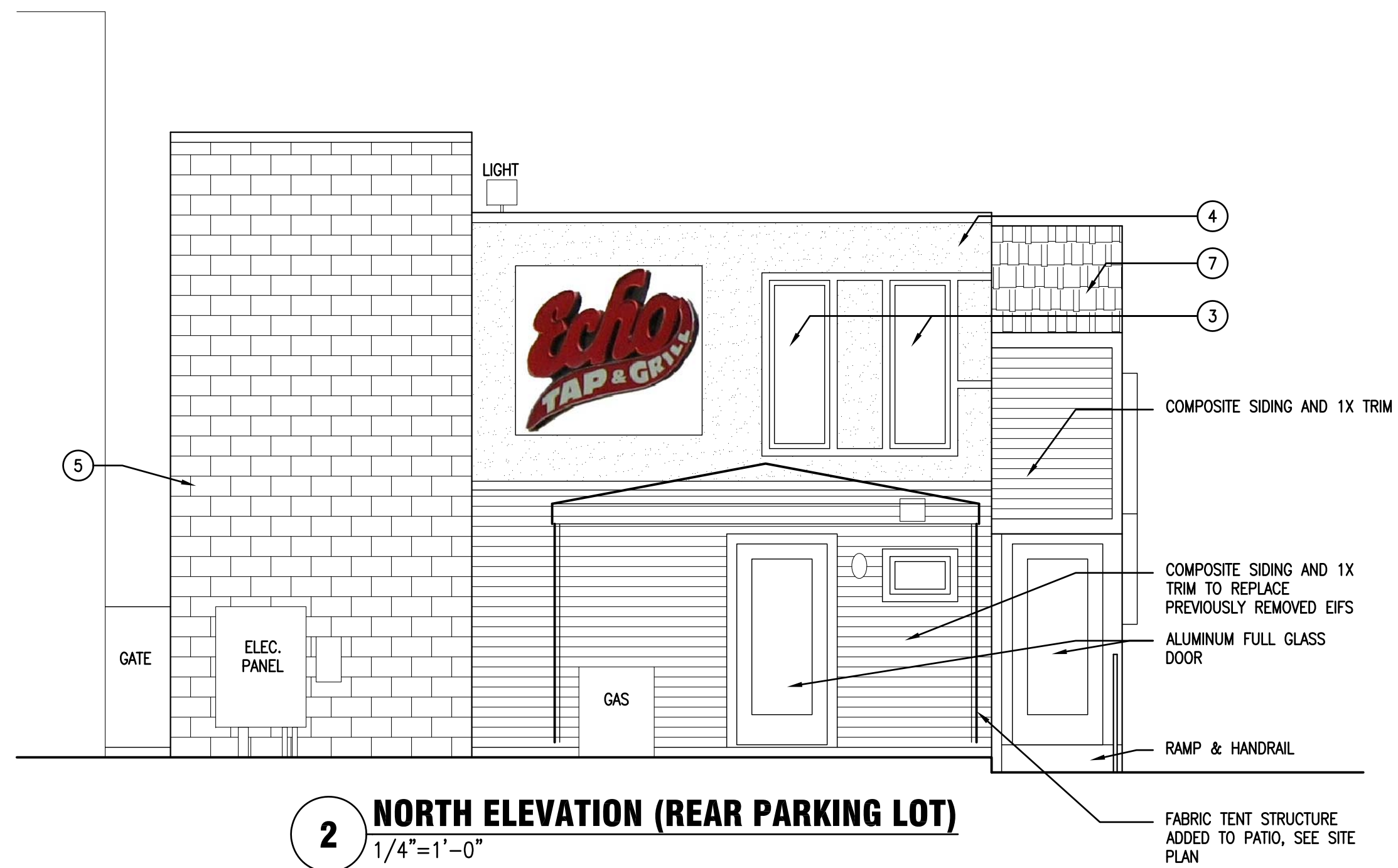
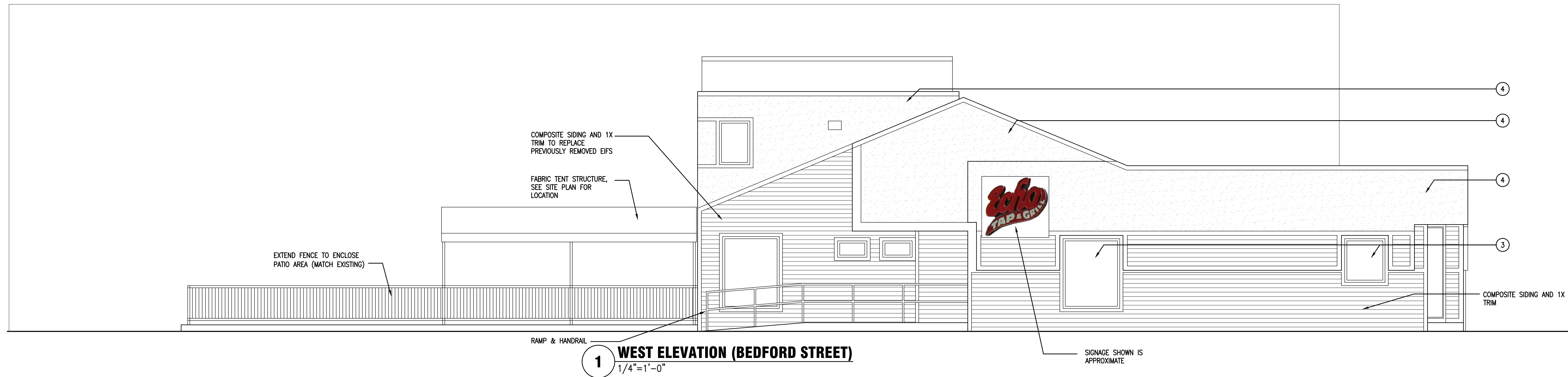


ECHO TAP
RENOVATION AND EXPANSION
554 WEST MAIN STREET
MADISON, WI

EXTERIOR ELEVATIONS
CURRENT CONDITIONS

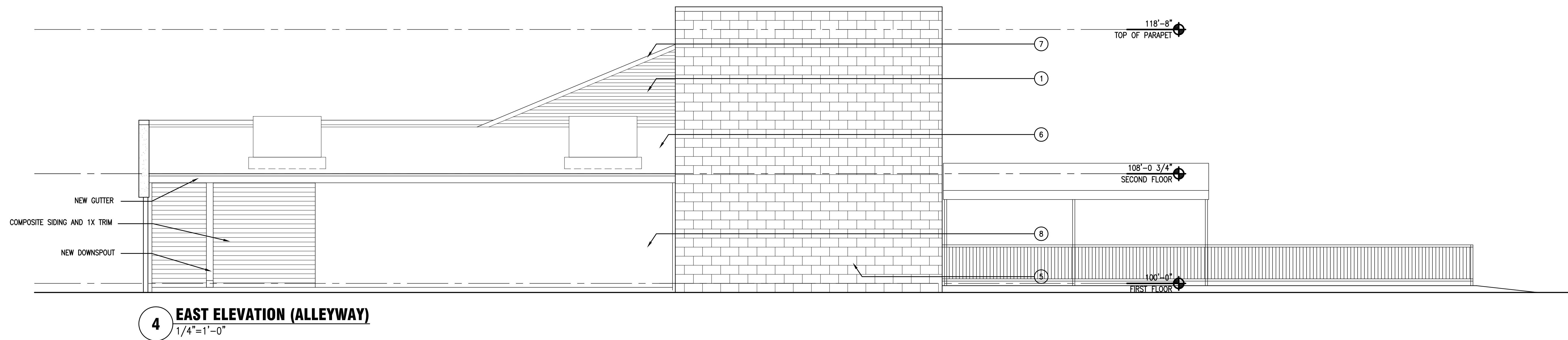
07/15/2011
ZONING REVIEW
07/20/2011
ADDENDUM #4
12/01/2011
REVISION
03/21/2012
PLAN COMMISSION

A3.1

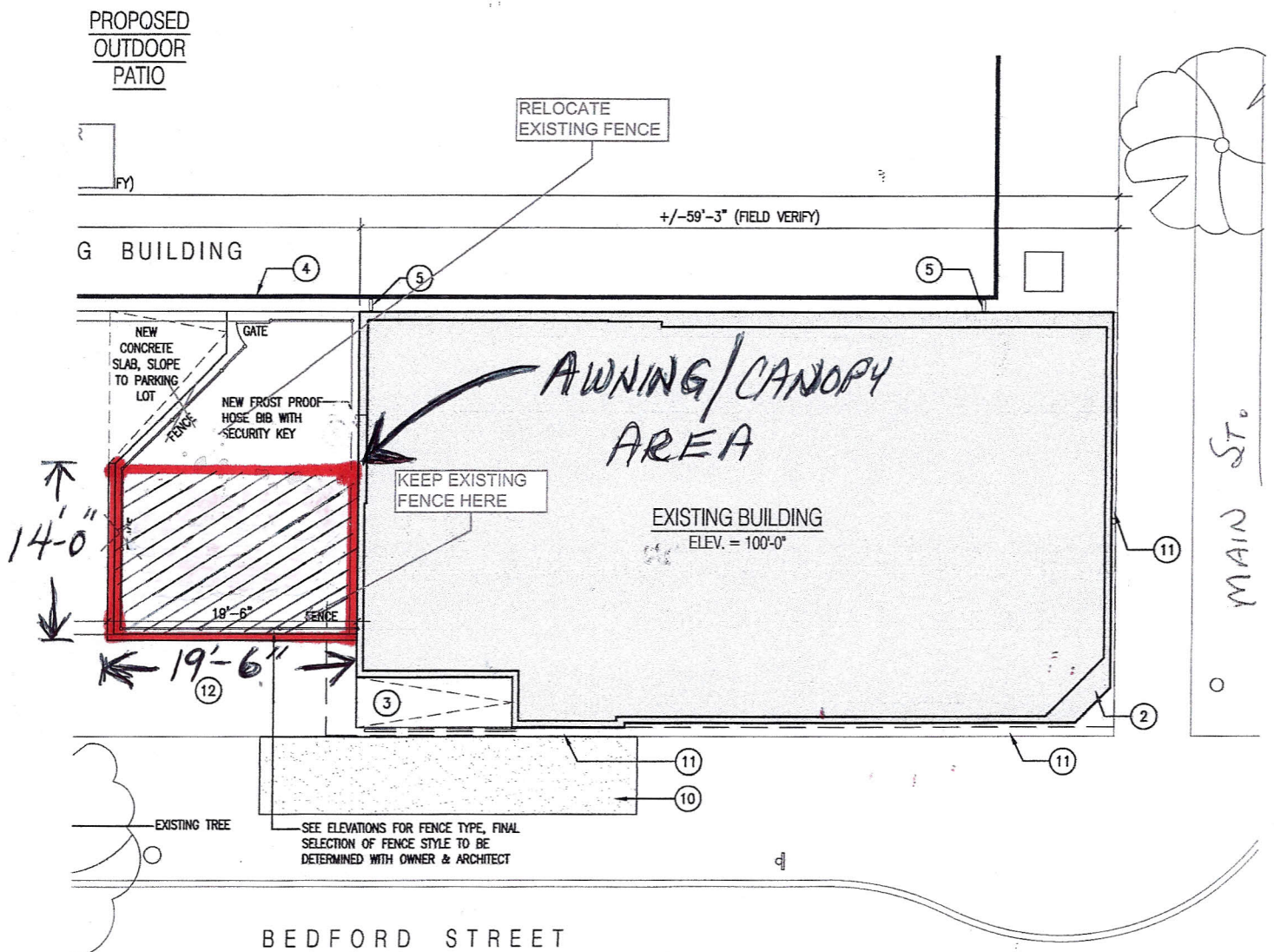
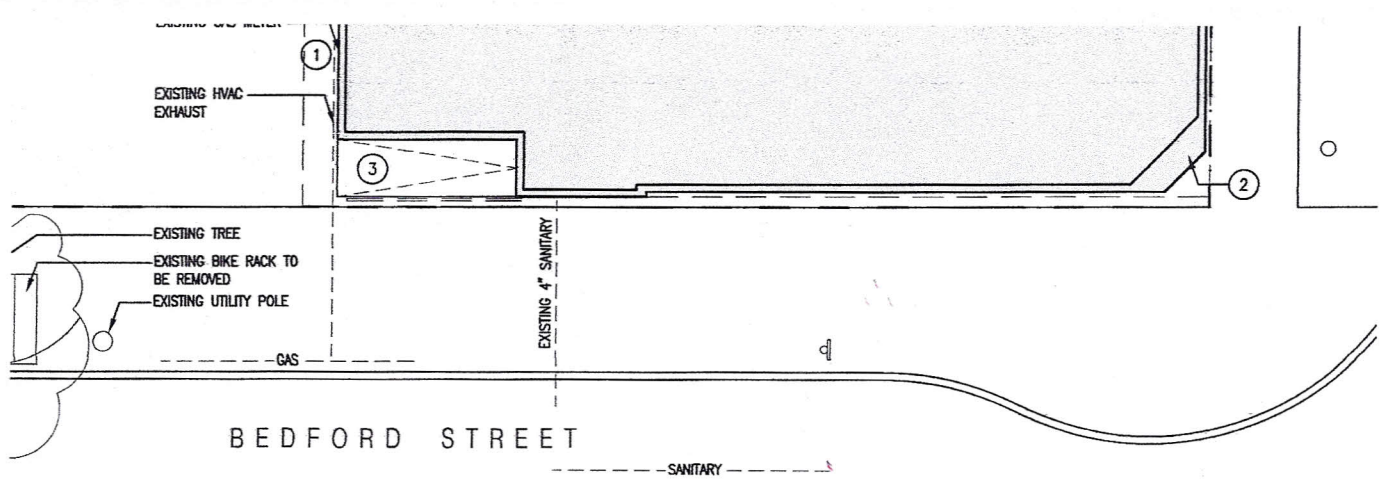


ELEVATION MATERIAL NOTES:

- ① WOOD SIDING
- ② MASONRY VENEER
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- ⑥ EXISTING EPDM ROOF
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- ⑧ PAINTED CONCRETE



HIS DRAWING REPRESENTS CURRENT AS-BUILT CONDITIONS OF THE BUILDING STRUCTURE, WITH THE PROPOSED EXTERIOR PATIO.





Shed Design Patio Canopy

Friday, January 20, 2012
Gallagher Tent & Awning

Salesperson: John Gallagher
Above rendering is not to scale-for visual concept only:
Above colors are not a true representation of the fabric: