

TOPOGRAPHIC LINELINE LEGEND

- ONT - EXISTING OVERHEAD TELEPHONE LINE
- UT - EXISTING UNDERGROUND TELEPHONE
- SPLIT RAIL FENCE
- * - EXISTING WROUGHT IRON FENCE
- G - EXISTING GAS LINE
- UE - EXISTING UNDERGROUND ELECTRIC LINE
- OHU - EXISTING OVERHEAD GENERAL UTILITIES
- SAN - EXISTING SANITARY SEWER LINE (SIZE NOTED)
- ST - EXISTING STORM SEWER LINE (SIZE NOTED)
- WM - EXISTING WATER MAIN (SIZE NOTED)
- WH - EXISTING WATER MAIN (SIZE NOTED)
- EXISTING GUARD RAIL
- 820 - EXISTING MAJOR CONTOUR
- 818 - EXISTING MINOR CONTOUR

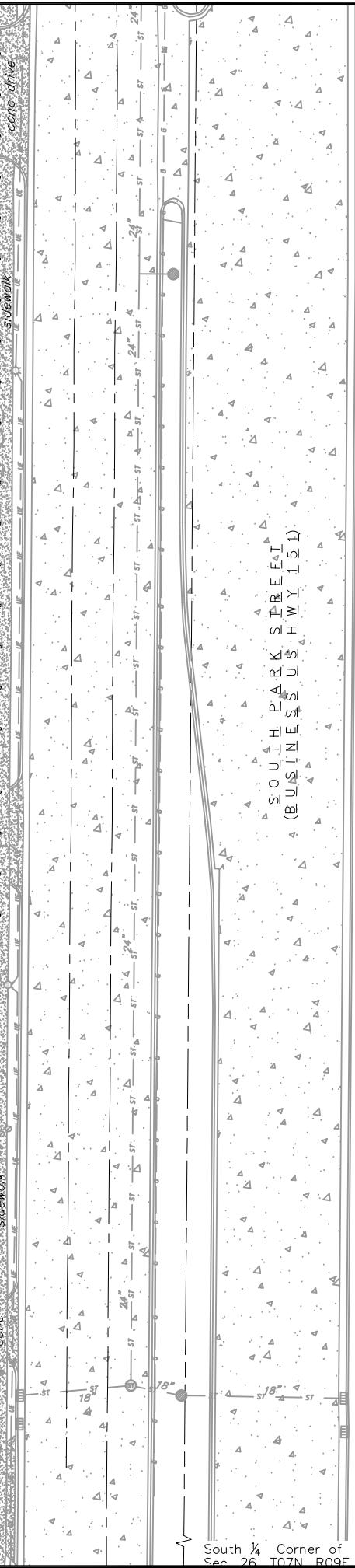
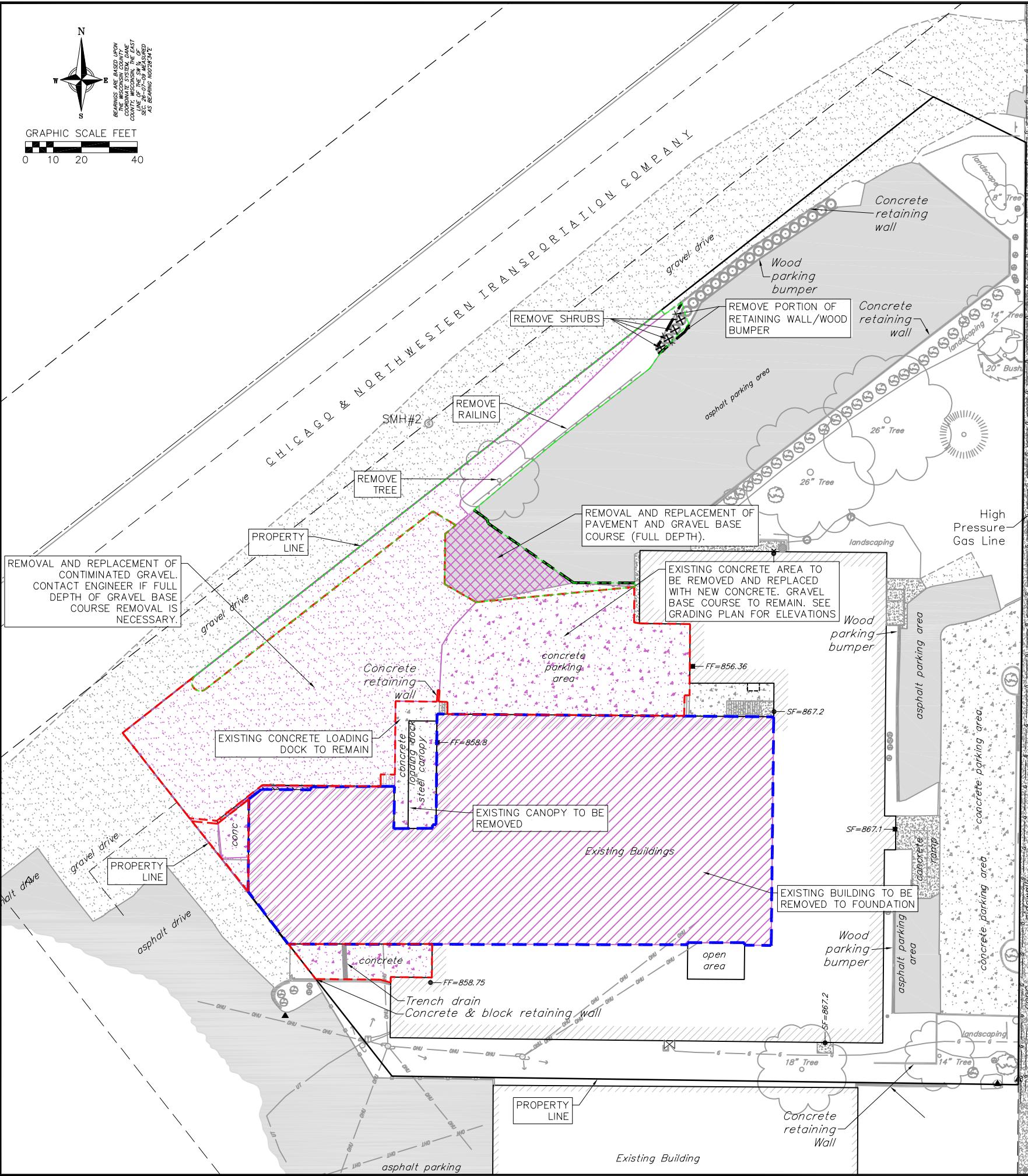
TOPOGRAPHIC SYMBOL LEGEND

- EXISTING POST
- EXISTING SIGN
- EXISTING CURB INLET
- EXISTING FIELD INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING GAS VALVE
- EXISTING DOWN GUY
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING TV PEDESTAL
- EXISTING TELEPHONE PEDESTAL
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE

SURVEY LEGEND

- FOUND CHISELED "X"
- PUBLIC LAND CORNER AS NOTED
- FOUND P.K. NAIL
- FOUND 3/4" Ø IRON ROD
- RECORDED INFORMATION ON SURVEY MAP BY ANDREW DAHLIN ON 10/02/1950 AND PER PLAT OF R/W REQUIRED, DIVISION JOB 1823, SOUTH PARK STREET MADISON, DATED REV 3/10/1948.
- RECORDED INFORMATION ON SURVEY MAP BY JOHN KREBS ON 10/13/2010.
- RECORDED AS INFORMATION

1810 S. PARK ST.
CITY OF MADISON
DANE COUNTY, WISCONSIN



- GENERAL NOTES:**
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE PLANS.
 - CONTRACTOR SHALL KEEP ALL STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
 - CONTRACTOR SHALL REMOVE AND REPLACE ANY PUBLIC IMPROVEMENTS THAT ARE DAMAGED DURING CONSTRUCTION AT THE CONTRACTOR'S EXPENSE



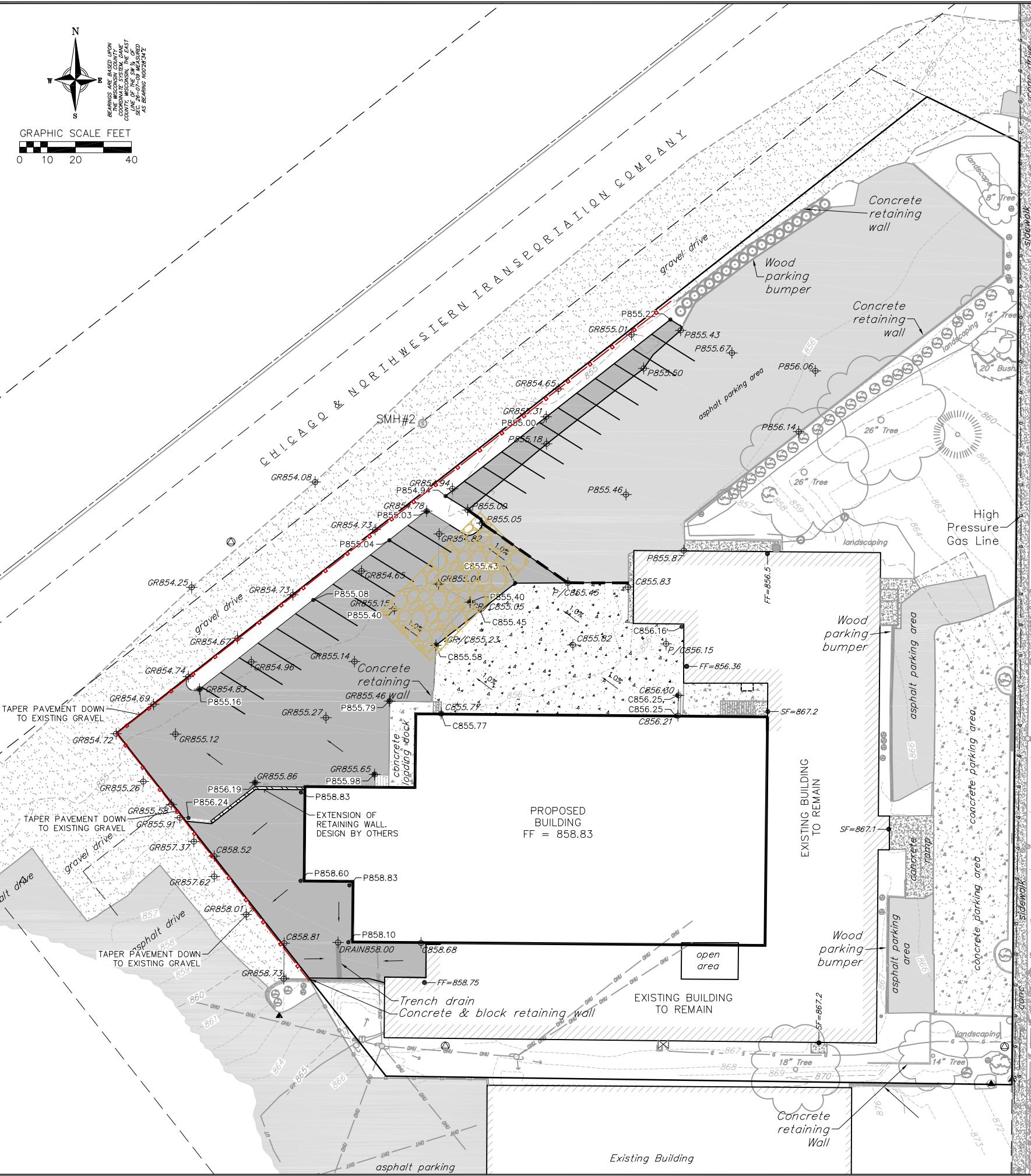
THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-8511

DEMOLITION PLAN			
REVISIONS	NO.	DATE	REMARKS
			1810 S. PARK ST. CITY OF MADISON DANE COUNTY, WISCONSIN

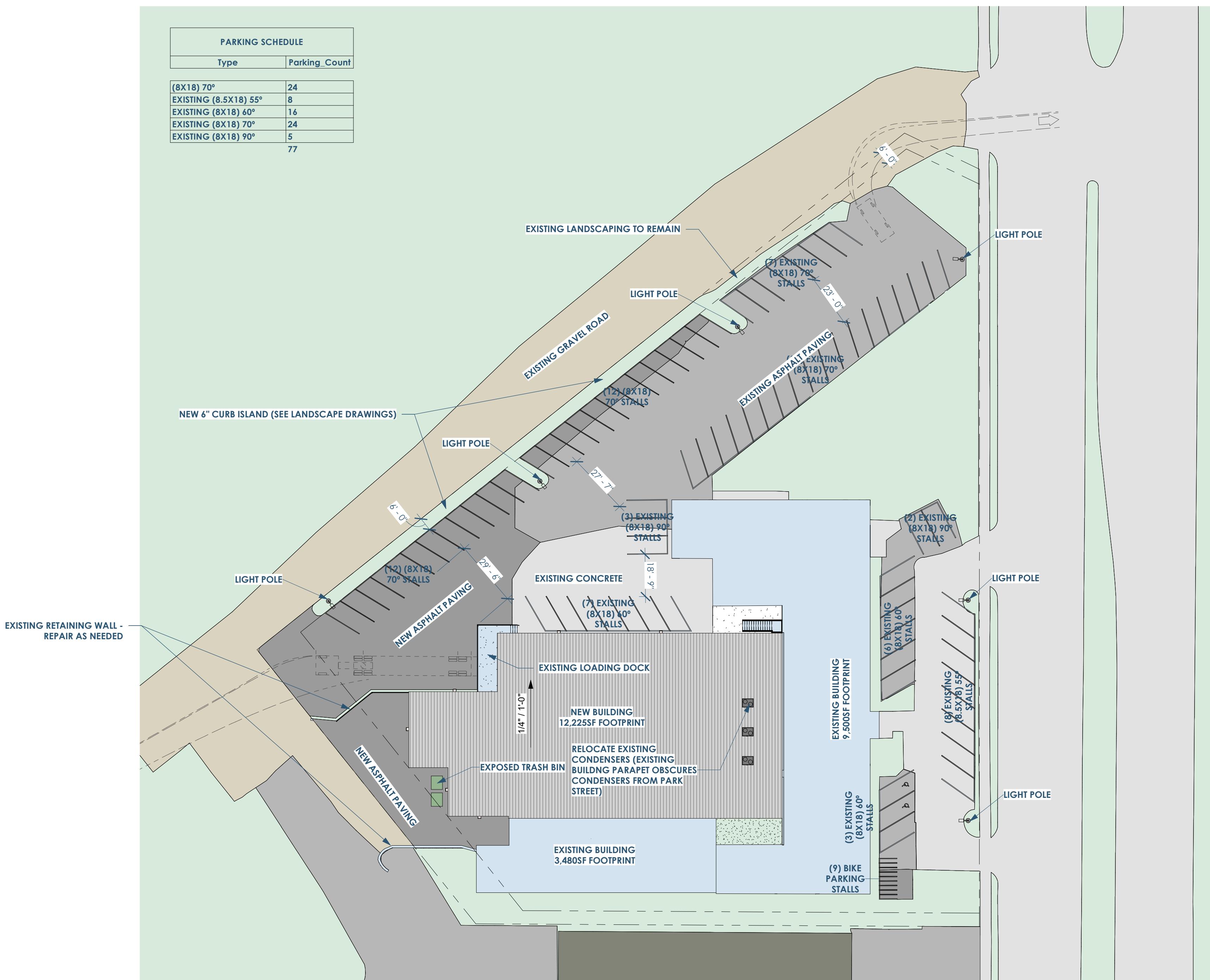
SCALE
1'=20' (22"x34")
1'=40' (11"x17")
DATE
8/14/19

DRAFTER
JDOY
CHECKED
DGLU
PROJECT NO.
35117863
SHEET
2 OF 3
DWG. NO.
C-0.2



C

PARKING SCHEDULE	
Type	Parking_Count
(8X18) 70°	24
EXISTING (8.5X18) 55°	8
EXISTING (8X18) 60°	16
EXISTING (8X18) 70°	24
EXISTING (8X18) 90°	5



SITE PLAN



Owner: Madison Property Management, Inc.
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Architect: OpeningDesign
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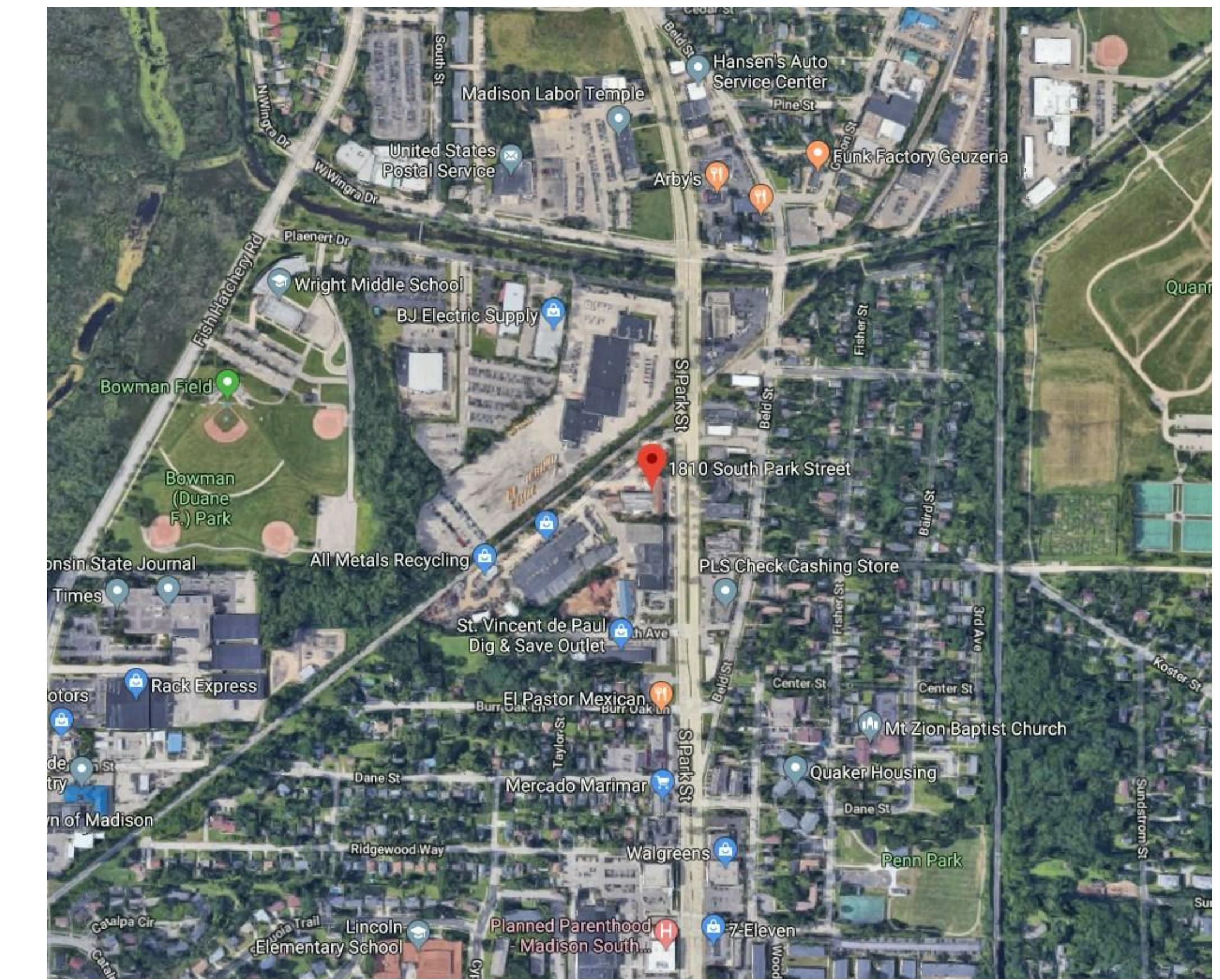


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Landscape Architect: Richard Slayton
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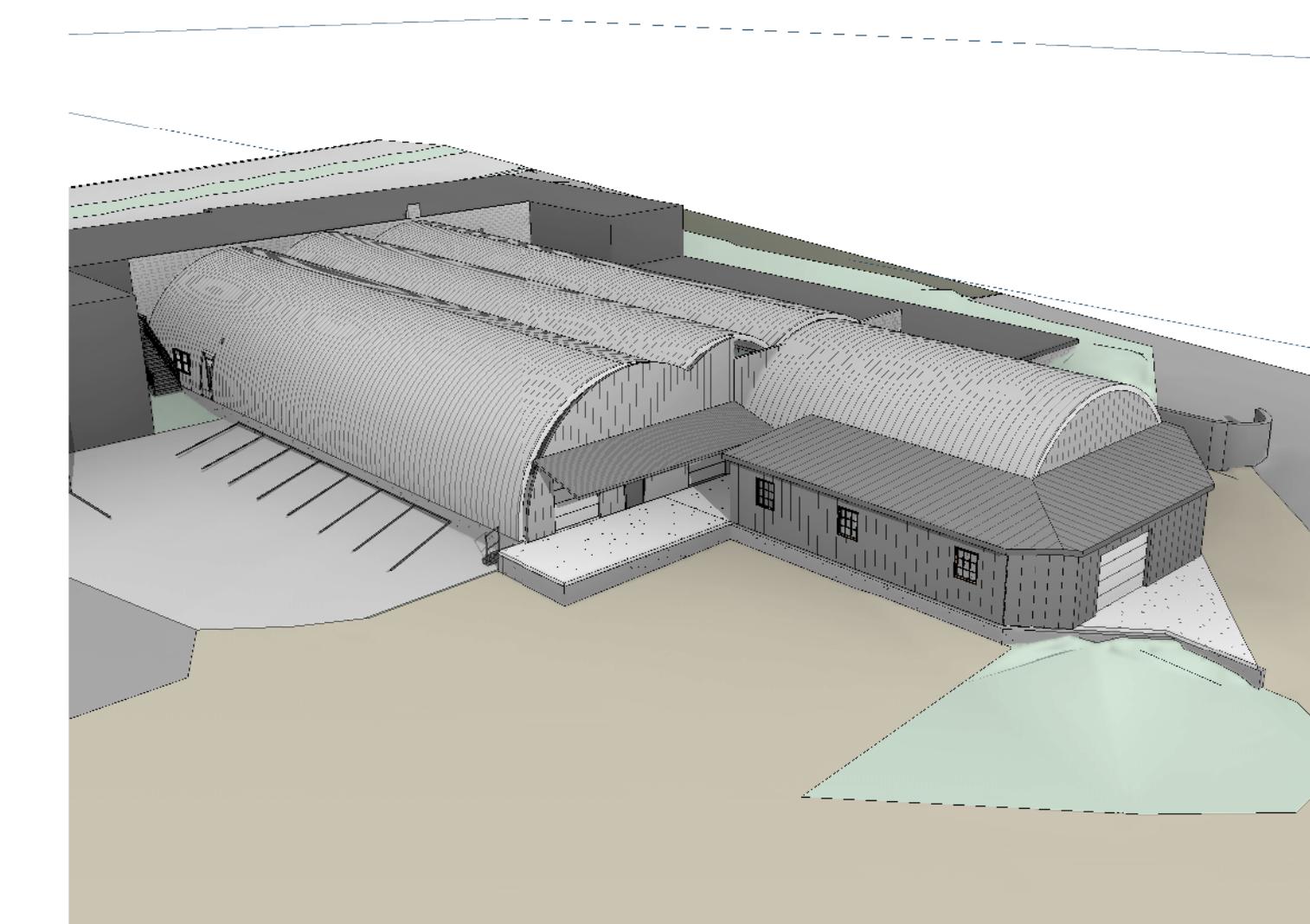
FACILITY BUILDING FOR MADISON PROPERTY MGMT. - 8/14/2019

1810 SOUTH PARK STREET SITE PLAN

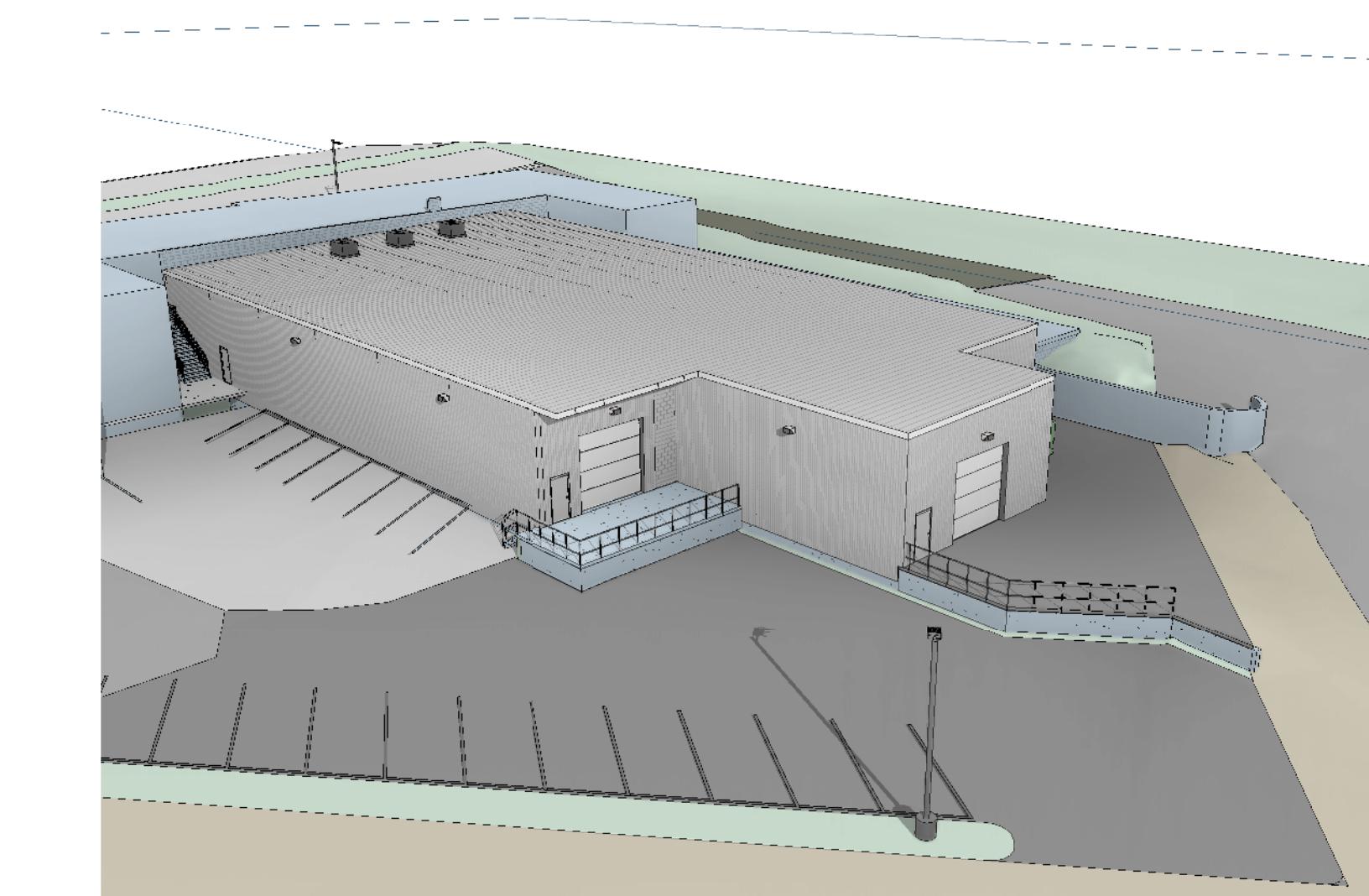


NEW PROPOSED FACILITY BUILDING FOR MADISON PROPERTY MGMT.

C

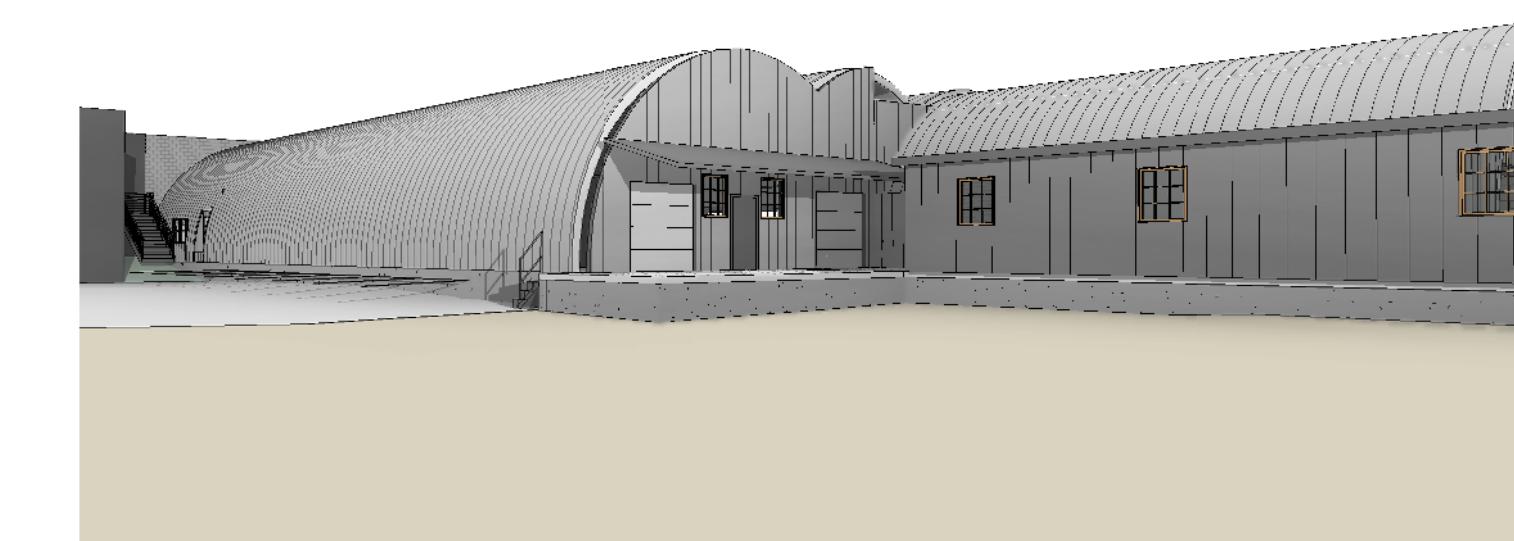


④ EXISTING - PERSPECTIVE - AERIAL - LOOKING SOUTH

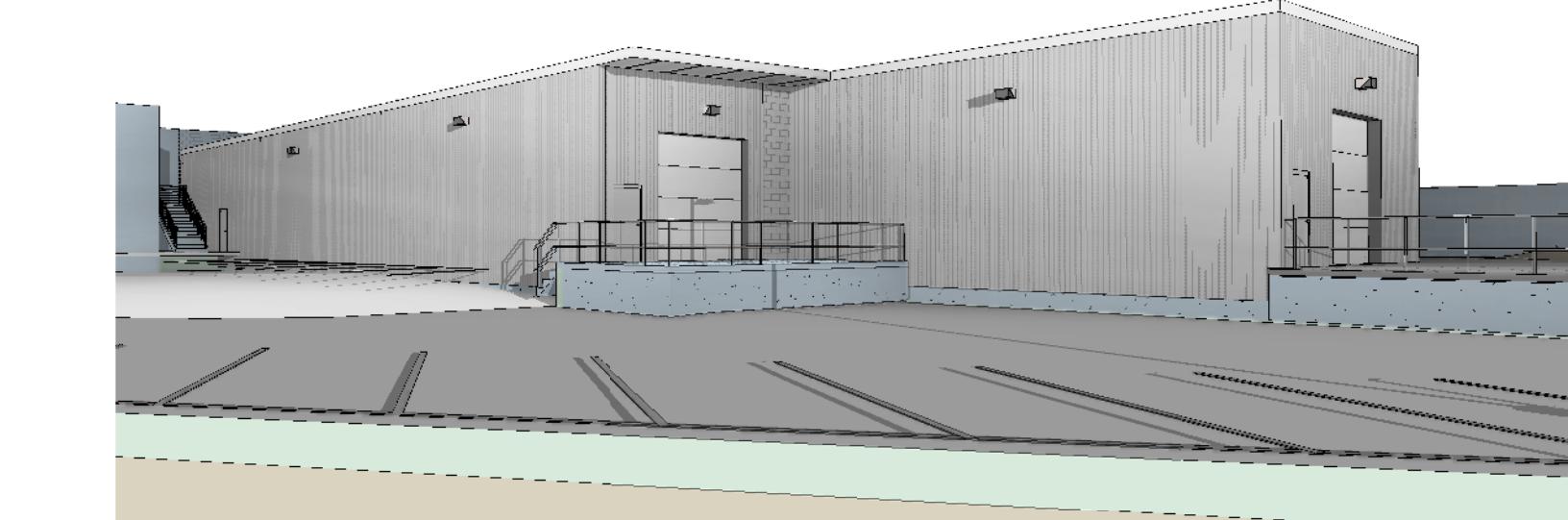


① PERSPECTIVE - AERIAL - LOOKING SOUTH

B

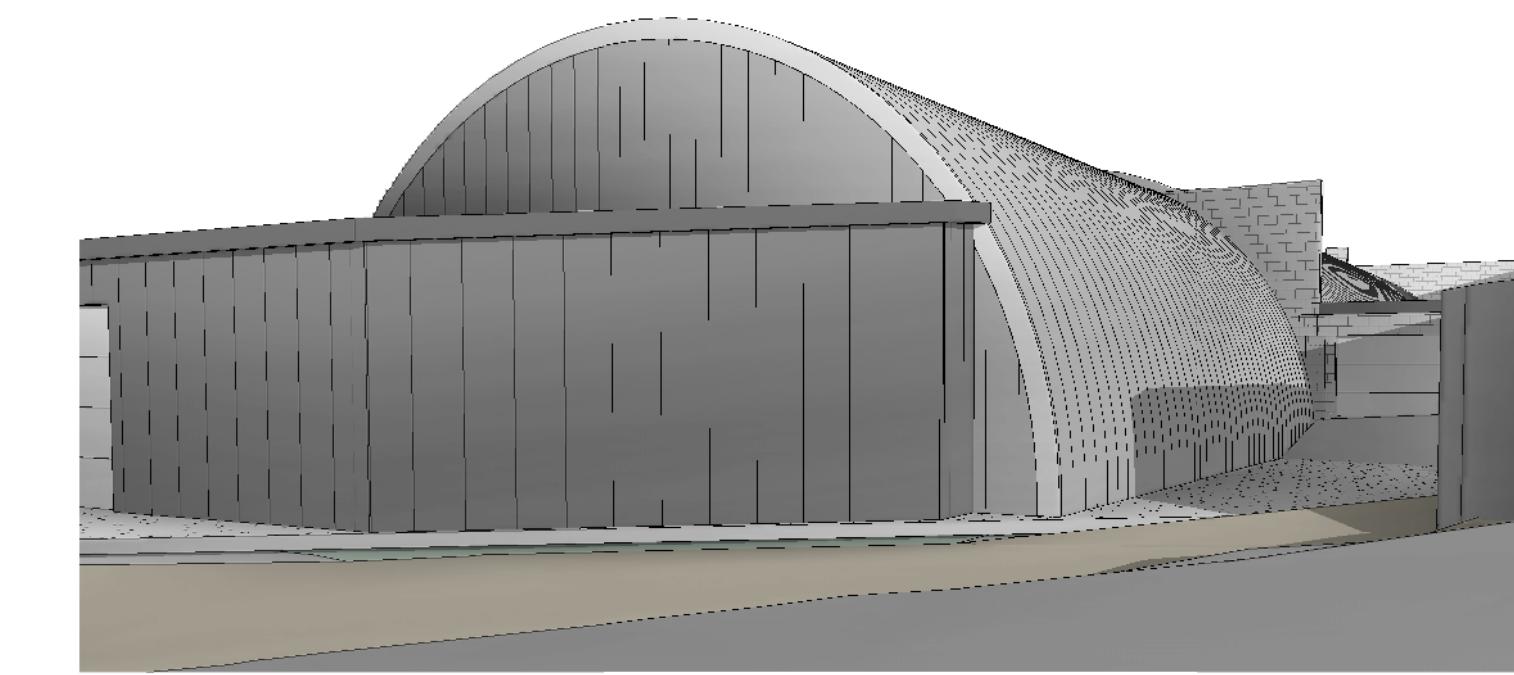


⑤ EXISTING - PERSPECTIVE - NORTHWEST - LOOKING SOUTH



② PERSPECTIVE - NORTHWEST - LOOKING SOUTH

A



⑥ EXISTING - PERSPECTIVE - SOUTHWEST - LOOKING EAST



③ PERSPECTIVE - SOUTHWEST - LOOKING EAST



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FACILITY BUILDING FOR MADISON PROPERTY MGMT. - 8/14/2019 1810 SOUTH PARK STREET PERSPECTIVES - BEFORE & AFTER

A002

5

4

3

2

1

C

C

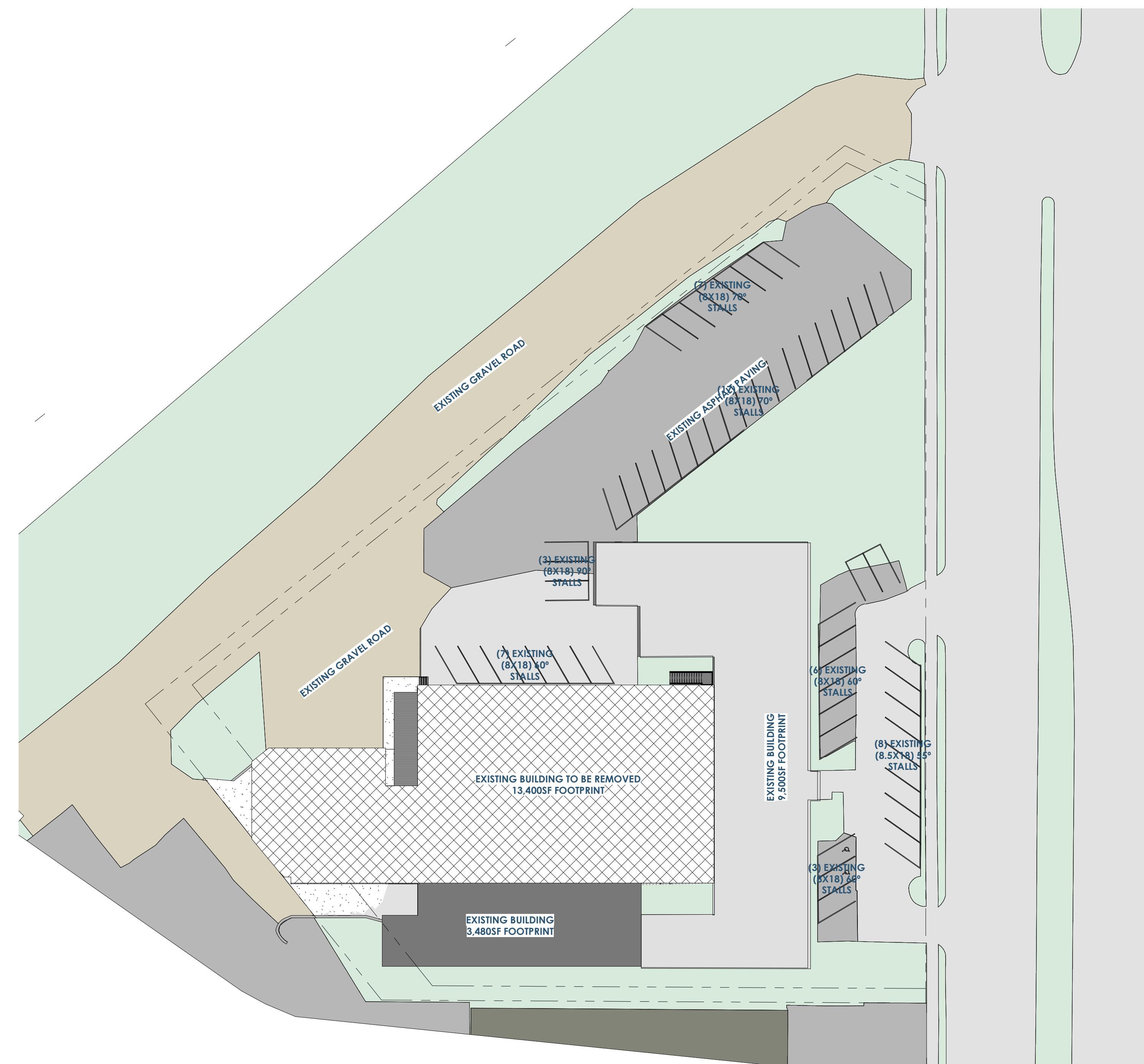
B

B

A

A

(1) EXISTING - SITE PLAN
1" = 30'-0"



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FACILITY BUILDING FOR MADISON PROPERTY MGMT. - 8/14/2019
1810 SOUTH PARK STREET
EXISTING SITE PLAN

A003

5

4

3

2

1

5

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3

2

1



C

C

B

B

A

A



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FACILITY BUILDING FOR MADISON PROPERTY MGMT. - 8/14/2019
1810 SOUTH PARK STREET
AERIAL VIEWS FROM GOOGLE EARTH

A004

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4

3

2

1



FROM PARK ST - LOOKING SOUTHWEST - EXISTING BUILDING TO REMAIN



FROM PARK ST - LOOKING WEST - EXISTING BUILDING ON THE LEFT TO REMAIN



FROM WEST ALLEY - LOOKING EAST - BUILDING TO BE REPLACED BY PROPOSED STRUCTURE



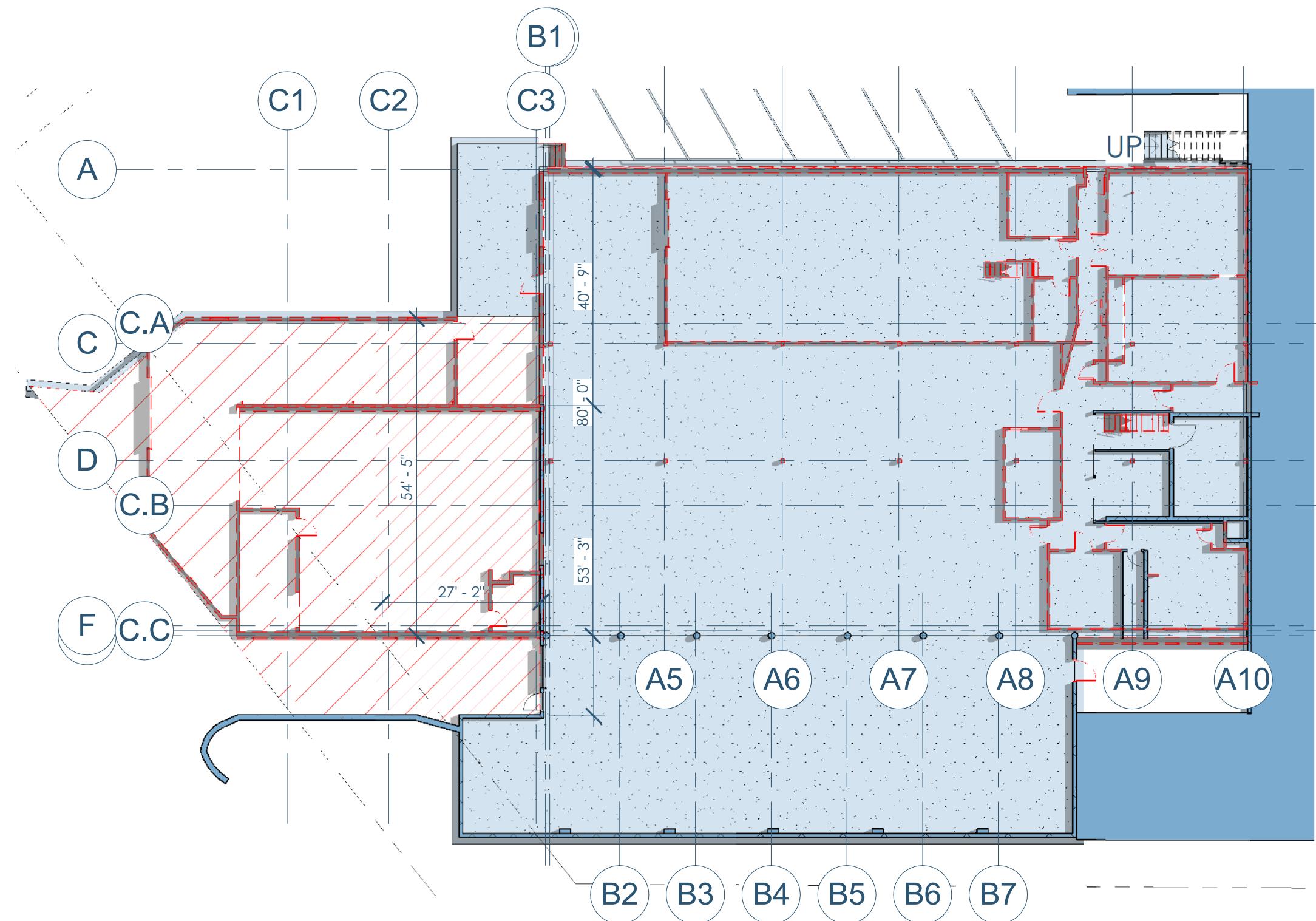
FROM PARK ST - LOOKING SOUTHWEST - DOOMED STRUCTURE BEYOND TO BE REPLACED BY PROPOSED STRUCTURE



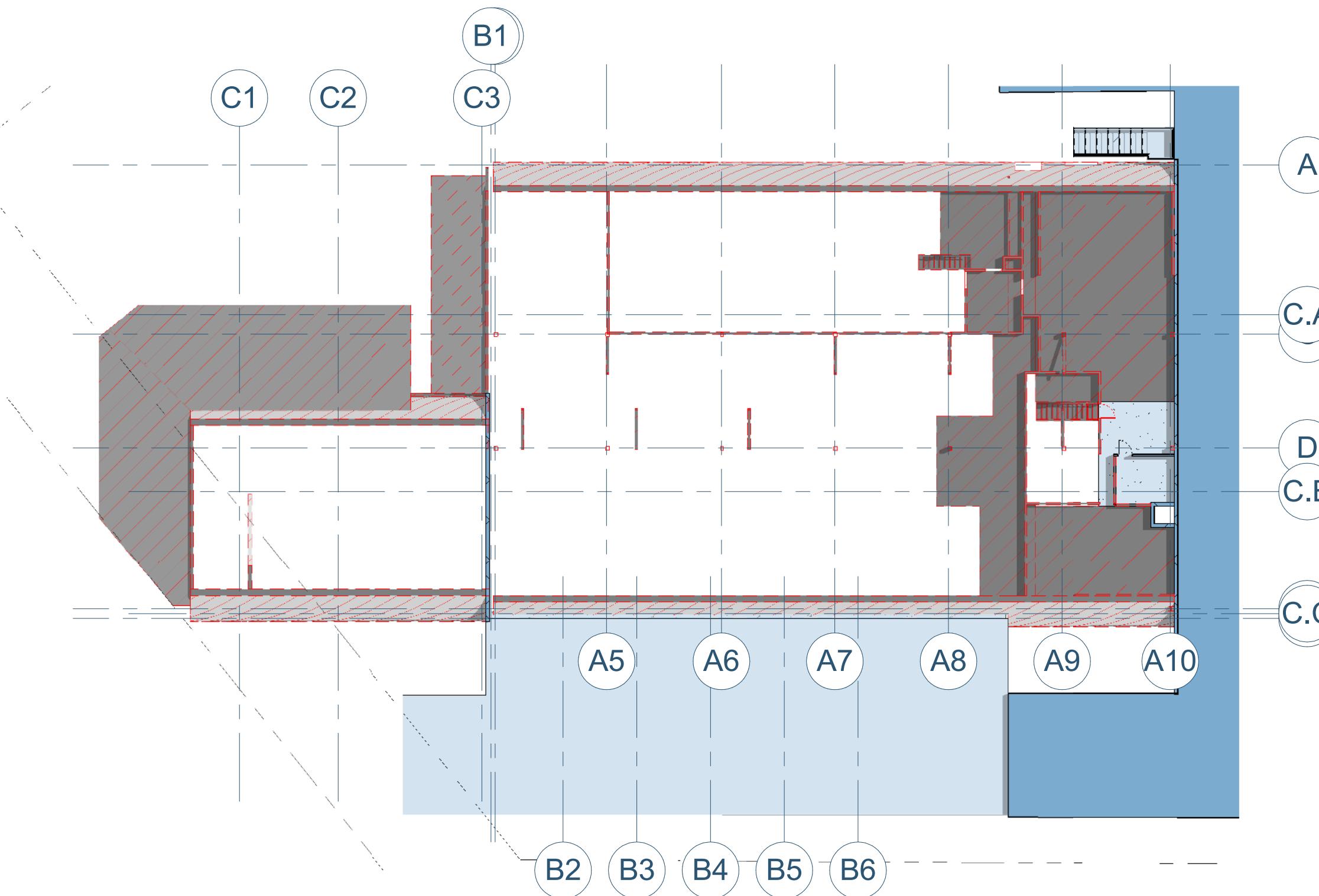
FROM NORTH ALLEY - LOOKING SOUTH - BUILDING TO BE REPLACED BY PROPOSED STRUCTURE



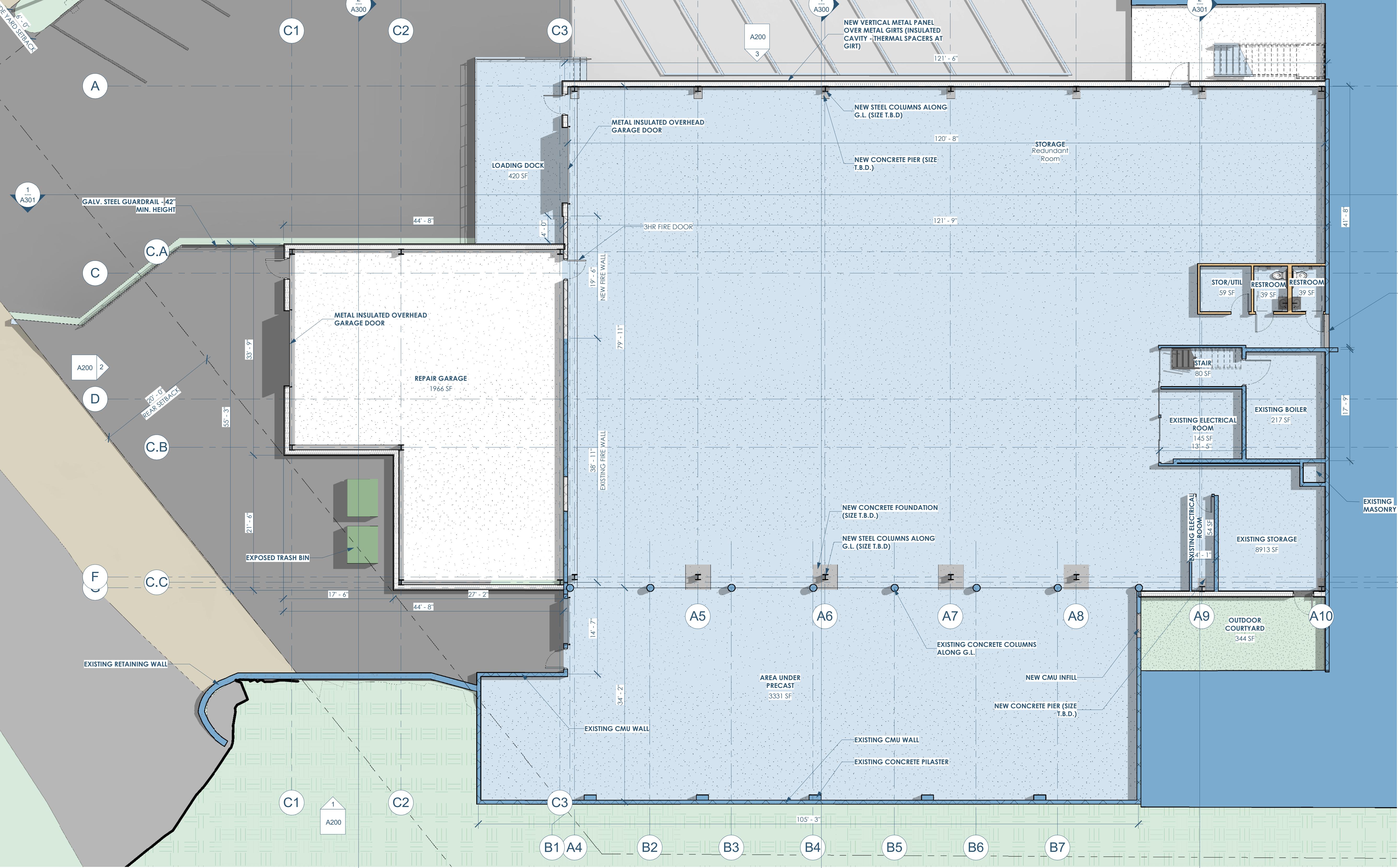
FROM ALLEY INTERSECTION - LOOKING SOUTHEAST - BUILDING ON THE RIGHT TO BE REPLACED BY PROPOSED STRUCTURE



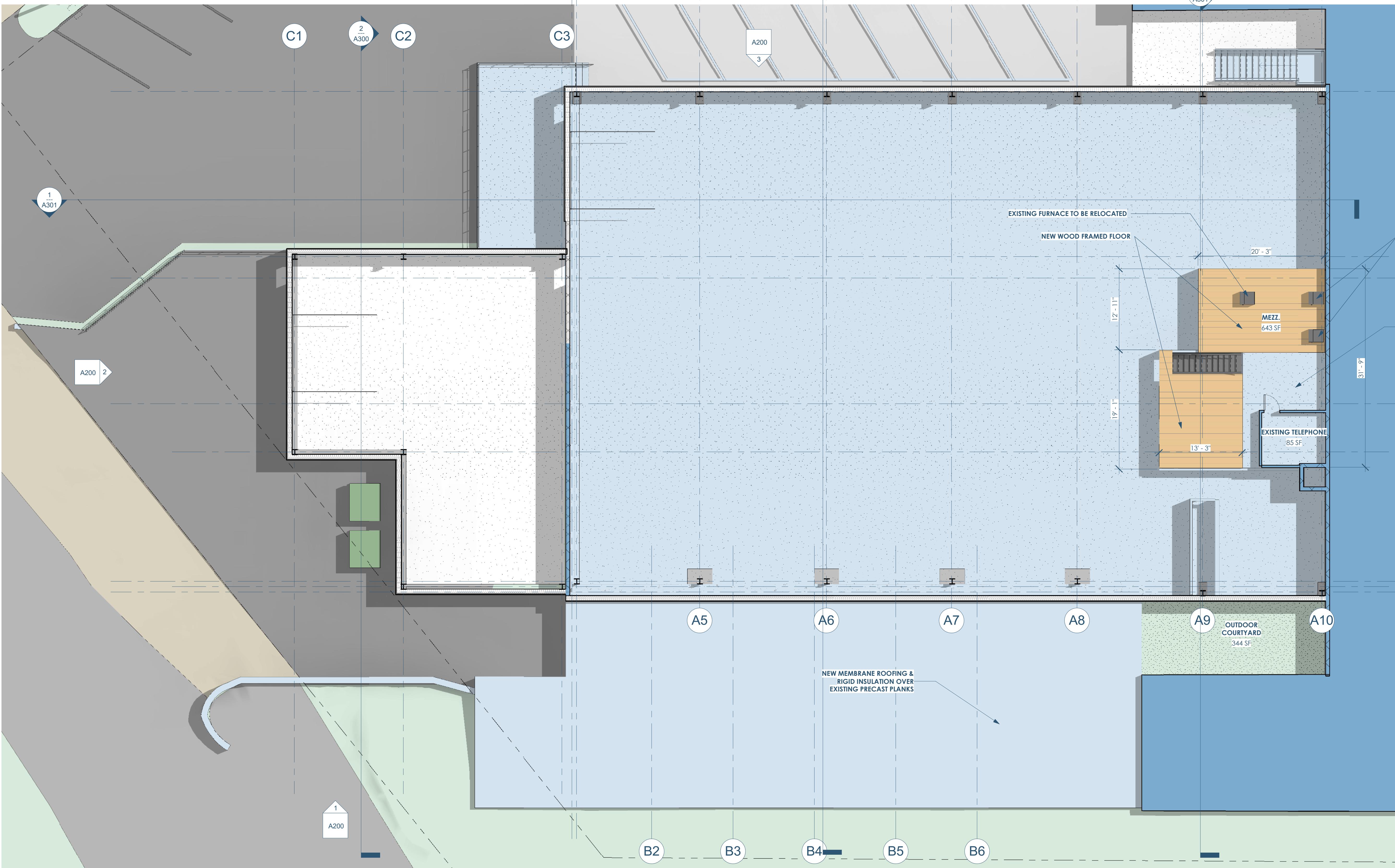
① DEMO PLAN - 1ST FLOOR
1" = 20'-0"



② DEMO PLAN - MEZZ
1" = 20'-0"



FACILITY BUILDING FOR MADISON PROPERTY MGMT. - 8/14/2019
1810 SOUTH PARK STREET
FLOOR PLAN - TST



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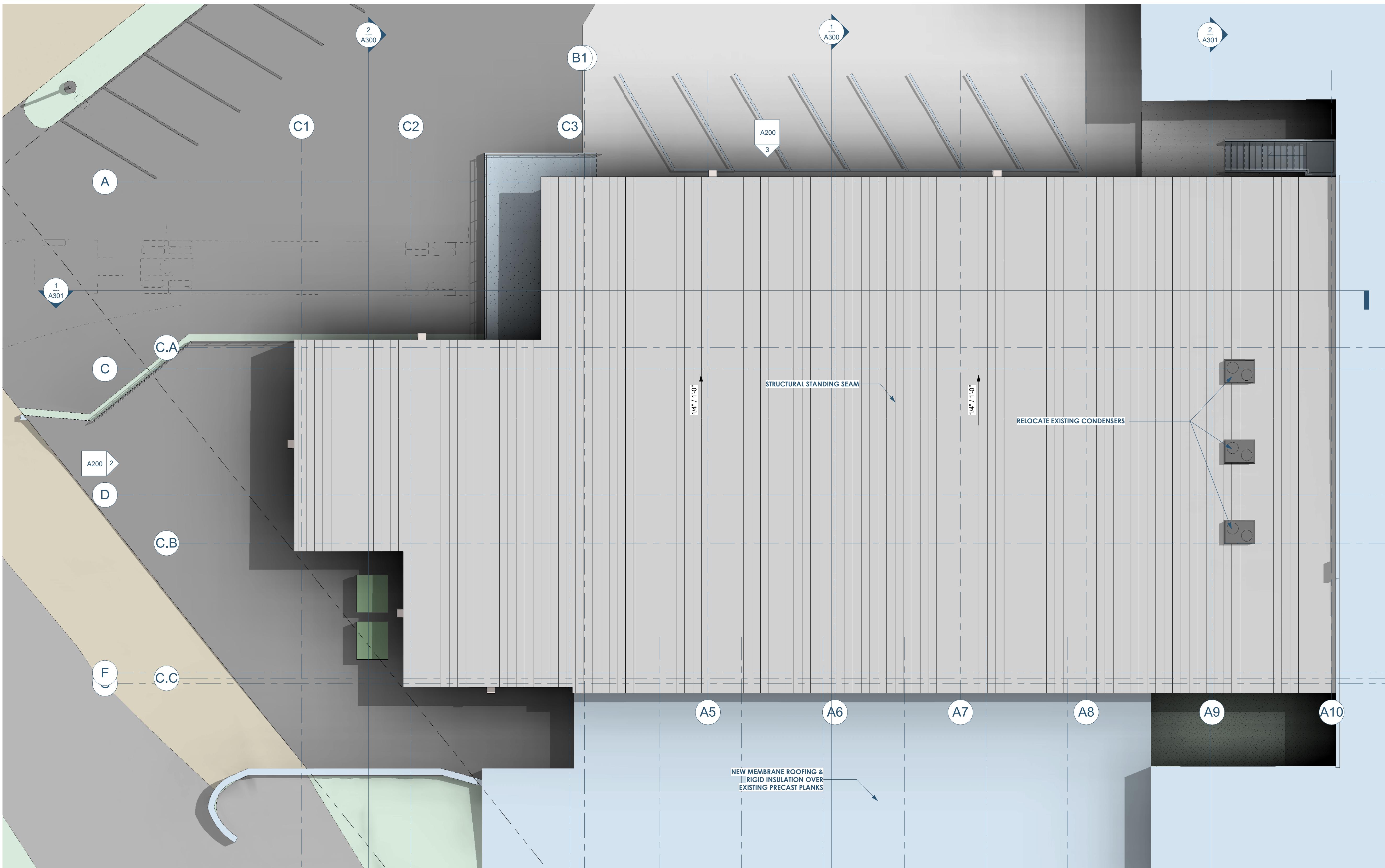


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FACILITY BUILDING FOR MADISON PROPERTY MGMT. - 8/14/2019
1810 SOUTH PARK STREET
FLOOR PLAN - MEZZANINE





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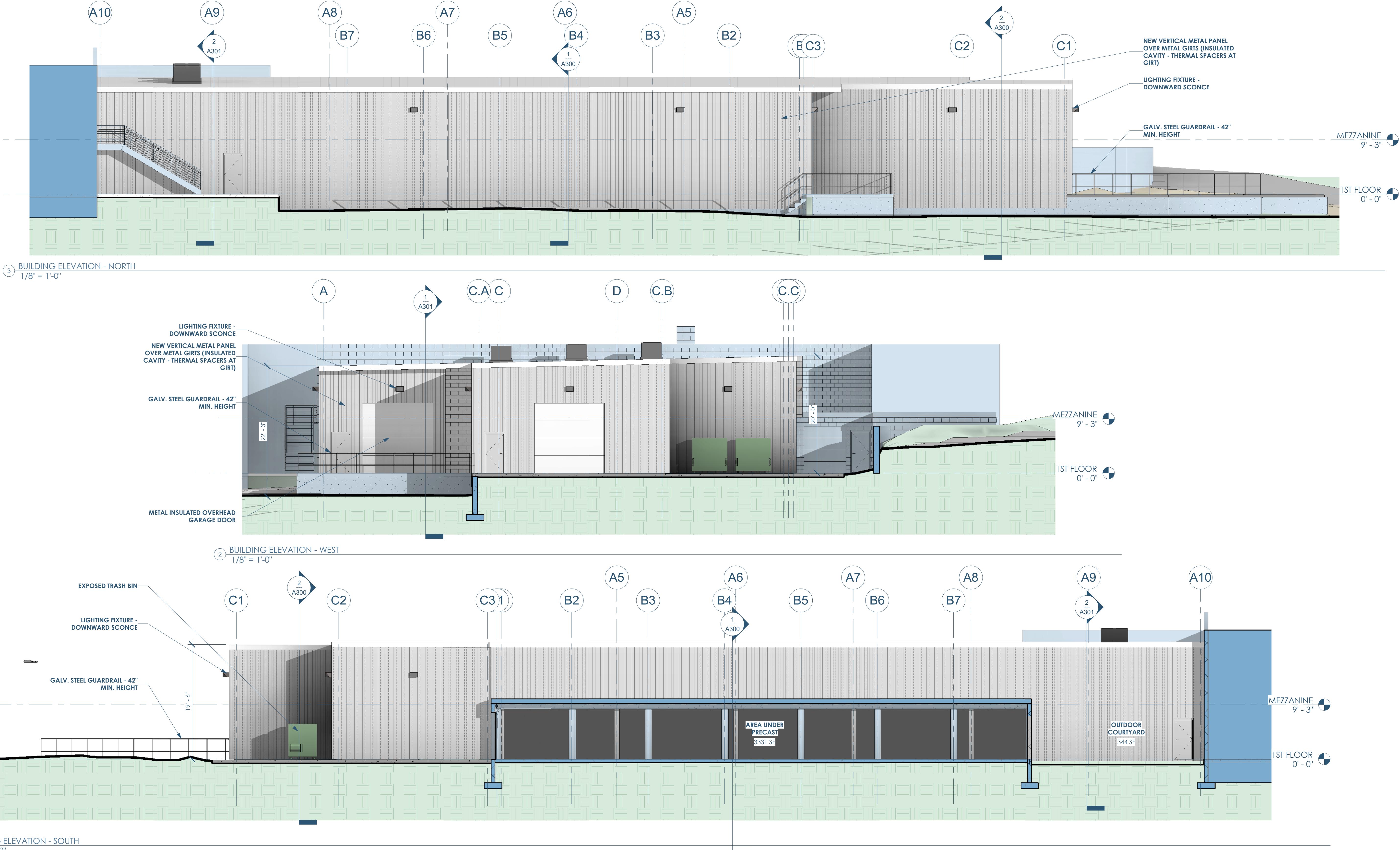
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FACILITY BUILDING FOR MADISON PROPERTY MGMT. - 8/14/2019
1810 SOUTH PARK STREET
ROOF PLAN



A103



5

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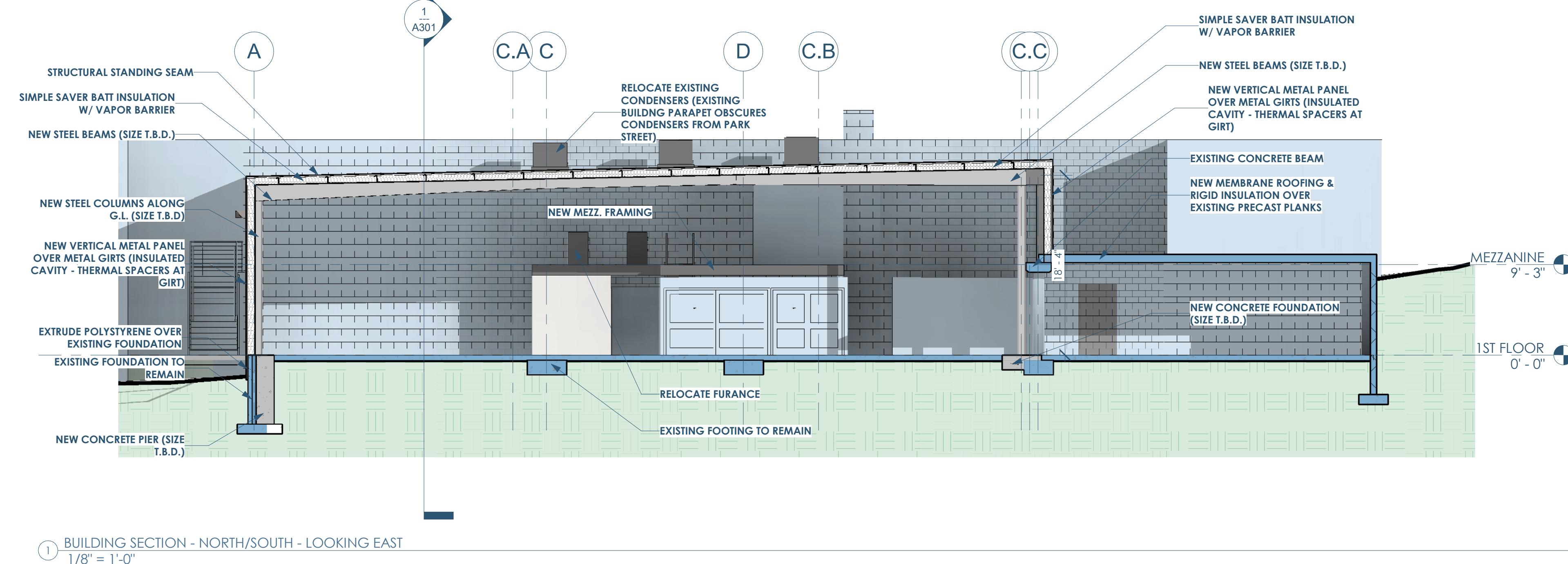
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C

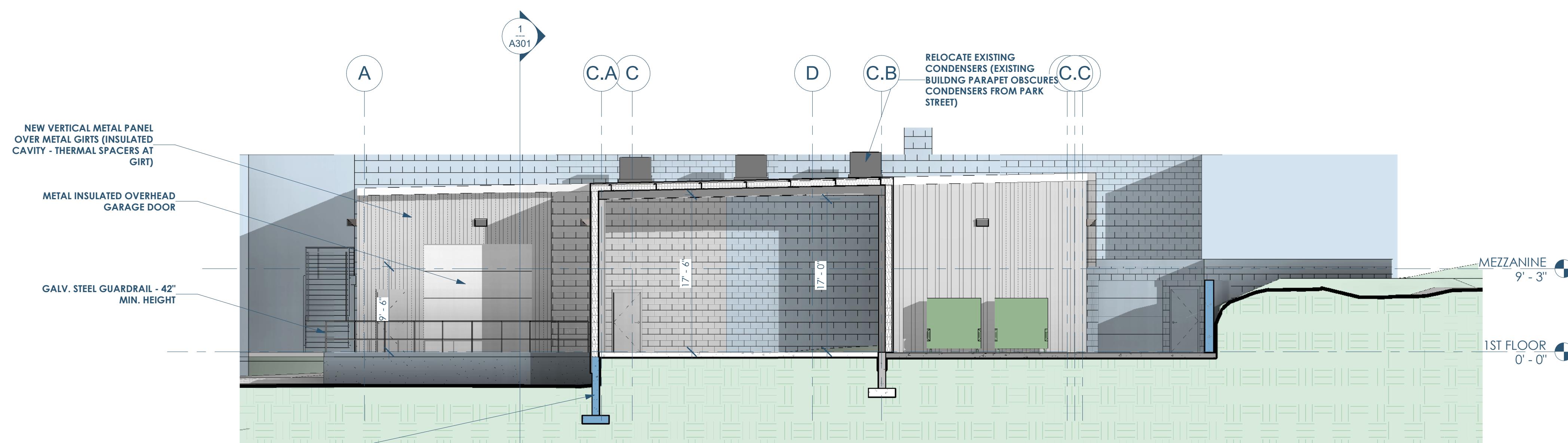
C



(1) BUILDING SECTION - NORTH/SOUTH - LOOKING EAST
1/8" = 1'-0"

B

B



(2) BUILDING SECTION - NORTH/SOUTH - LOOKING EAST - @REPAIR GARAGE
1/8" = 1'-0"

A

A



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FACILITY BUILDING FOR MADISON PROPERTY MGMT. - 8/14/2019 1810 SOUTH PARK STREET BUILDING SECTIONS

A300

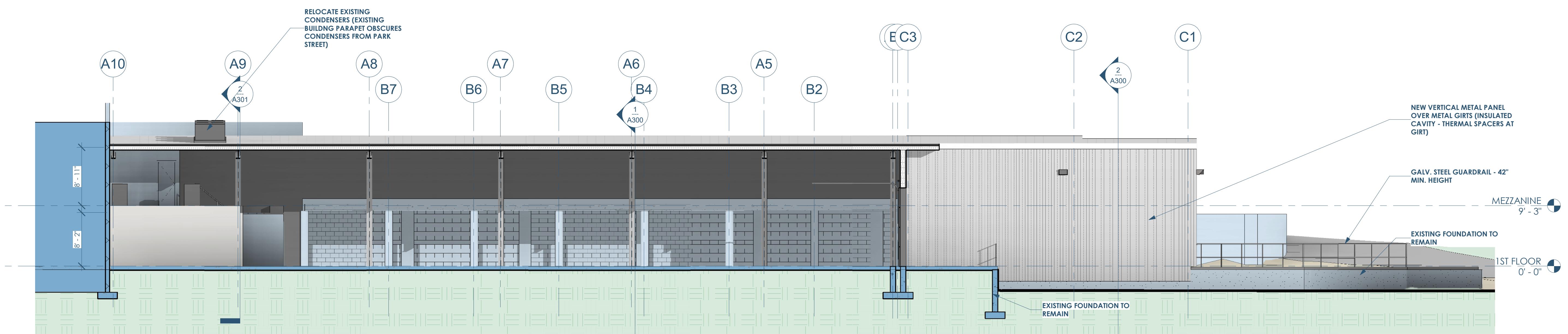
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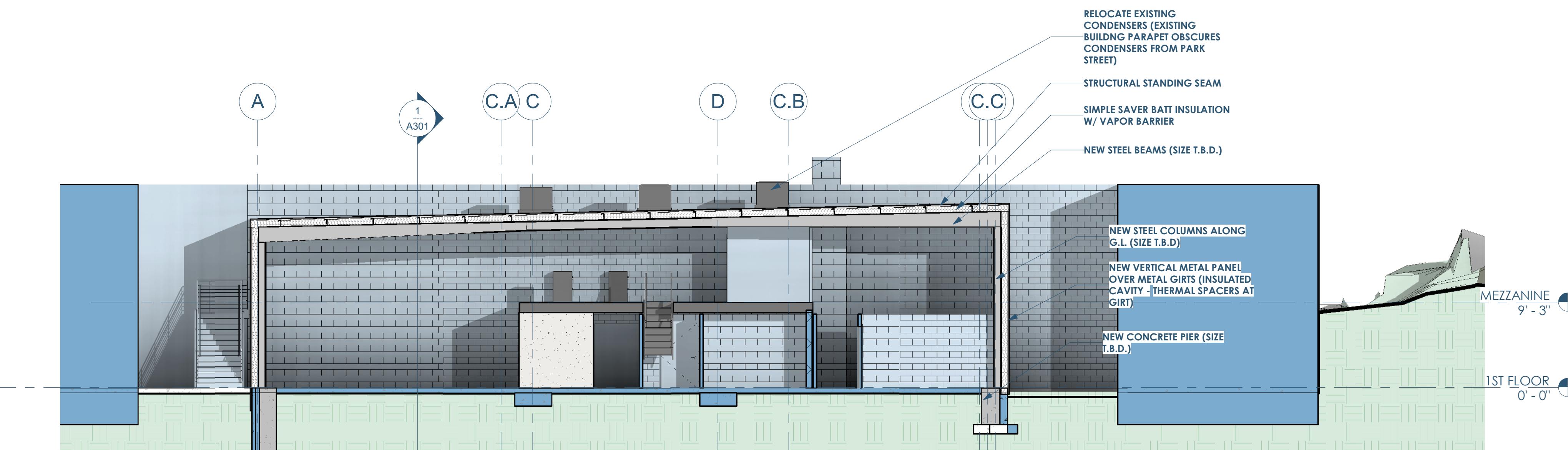
3

2

1



① BUILDING SECTION - EAST/WEST - LOOKING SOUTH
1/8" = 1'-0"



② BUILDING SECTION - NORTH/SOUTH - LOOKING EAST AT MEZZANINE
1/8" = 1'-0"



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FACILITY BUILDING FOR MADISON PROPERTY MGMT. - 8/14/2019
1810 SOUTH PARK STREET
BUILDING SECTION

A301

CITY OF MADISON LANDSCAPE WORKSHEET

Total Area of Site: 73,753 sf (1.69 acres)
 Total Developed Area: 33,270 sf
 Required Landscape Points: 555
 Provided Landscape Points: 1,090

Tabulation of Points and Credits

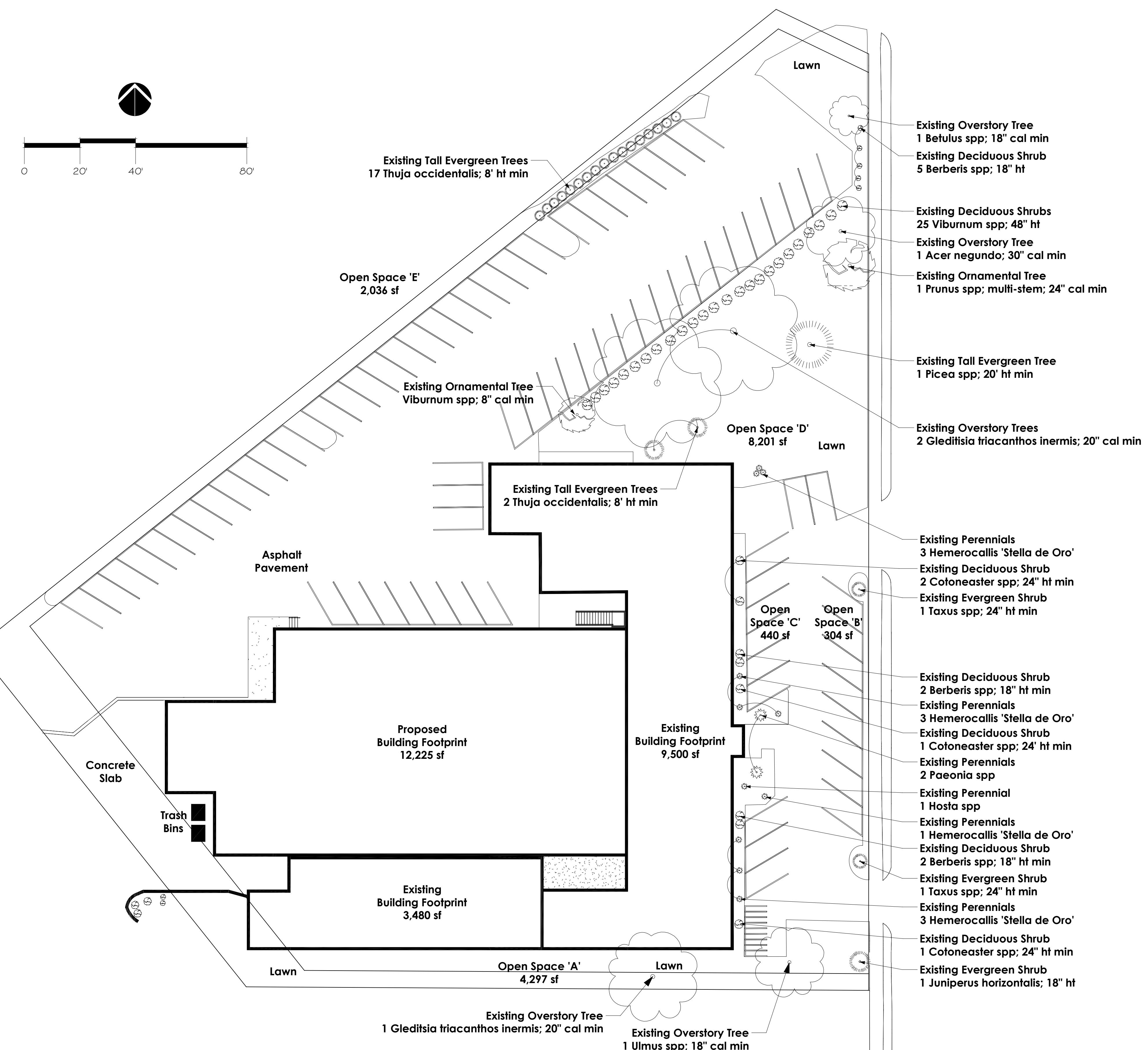
Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35	6	210		
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35	20	700		
Ornamental tree	1 1/2 inch caliper	15	2	30		
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10				
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3	38	114		
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4	3	12		
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2	12	24		
Sub Totals				1,090		

Total Number of Points Provided 1,090

* As determined by ANSI, ANLA- American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.

EXISTING PLANT LIST

Botanical Name	Common Name	Quantity	Size
Overstory Deciduous Tree			
Acer negundo	Boxelder	1	30" cal min
Betulus spp.	Birch species	1	18" cal min
Gleditsia triacanthos inermis	Honeylocust	3	20" cal min
Ulmus spp.	Elm species	1	18" cal min
Ornamental Tree			
Prunus spp.	Cherry species	1	24" cal min
Viburnum spp.	Viburnum species	1	8" cal min
Evergreen Tree			
Thuja occidentalis	Arborvitae	19	8' ht min
Picea spp.	Spruce species	1	20' ht min
Deciduous Shrub			
Berberis spp.	Barberry species	9	18" ht min
Cotoneaster spp.	Cotoneaster species	4	24" ht min
Viburnum spp.	Viburnum species	25	48" ht
Evergreen Shrub			
Juniperus horizontalis	Spreading Juniper	1	18" ht
Taxus spp.	Yew species	2	24" ht min
Perennials			
Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	10	
Hosta spp.	Hosta species	1	
Paeonia spp.	Peony species	2	



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Architect: OpeningDesign

Landscape Architect: The Office of Richard Slayton Landscape Architecture

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FACILITY BUILDING FOR MADISON PROPERTY MGMT.
1810 SOUTH PARK STREET
EXISTING LANDSCAPE PLAN

L-100