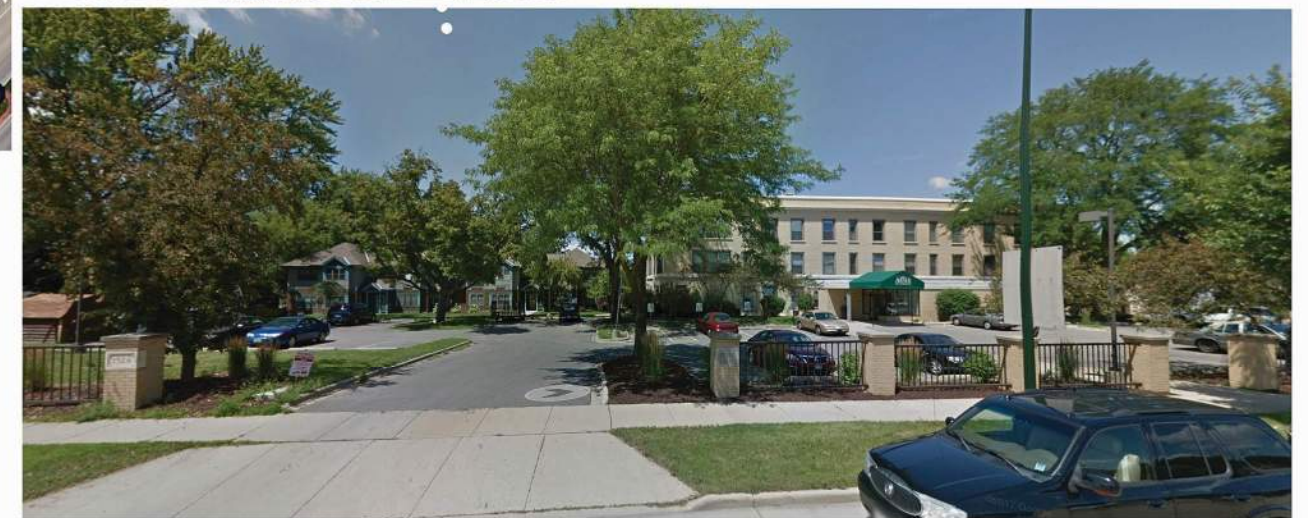
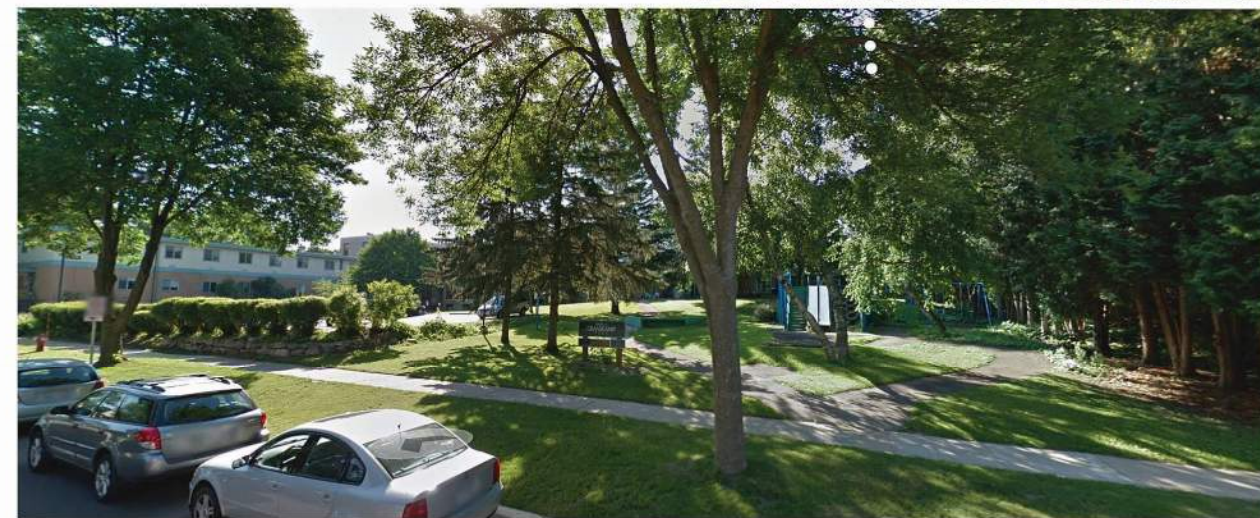
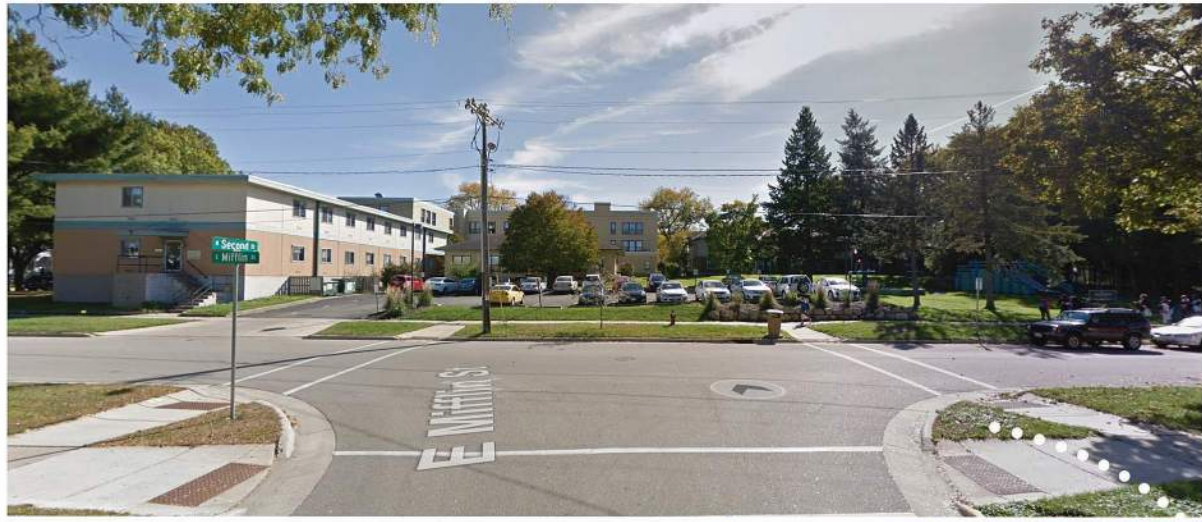




The Avenue  
Aerial Locator Map  
22 N. Second St.  
June 30, 2021







PROJECT  
SITE

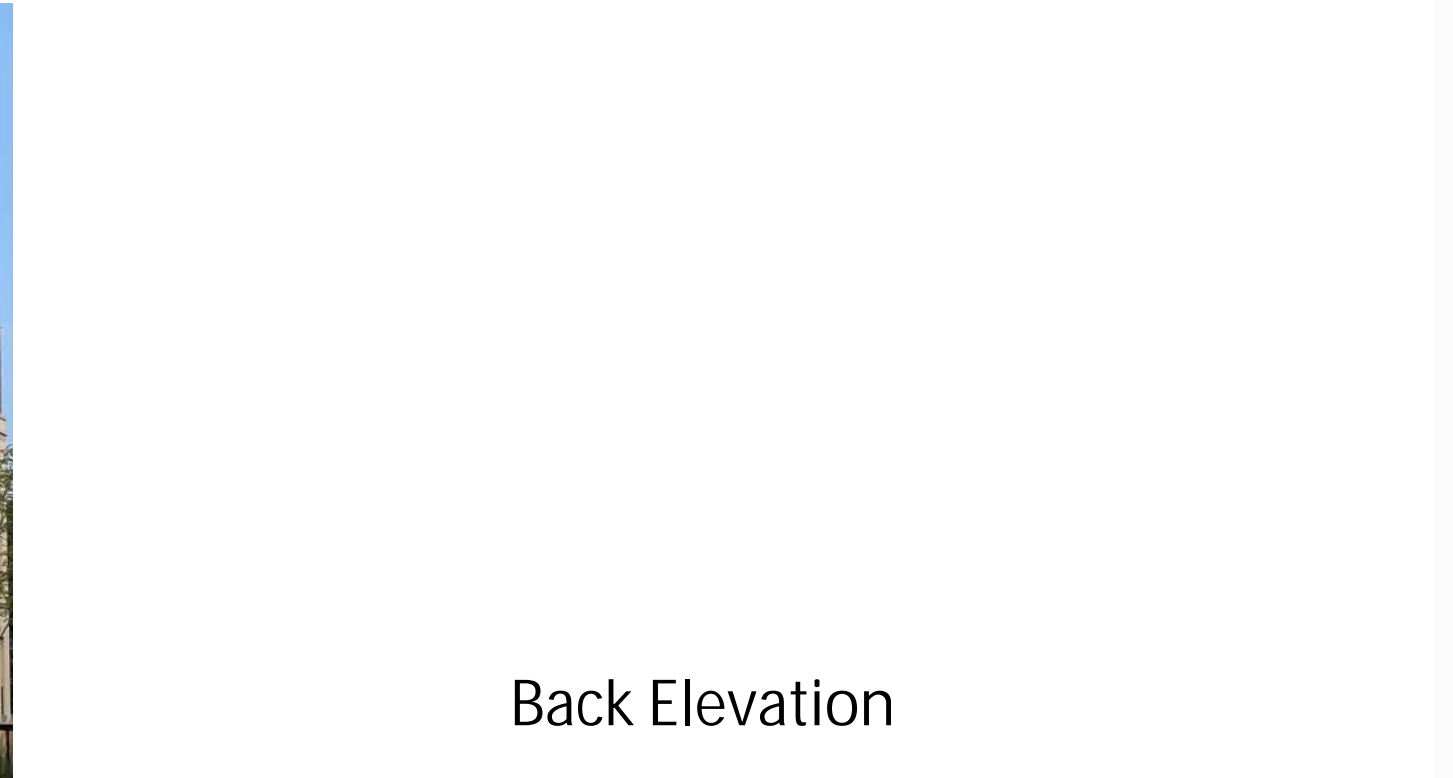
The Avenue  
Photos  
22 N. Second St.  
June 30, 2021







Front Elevation



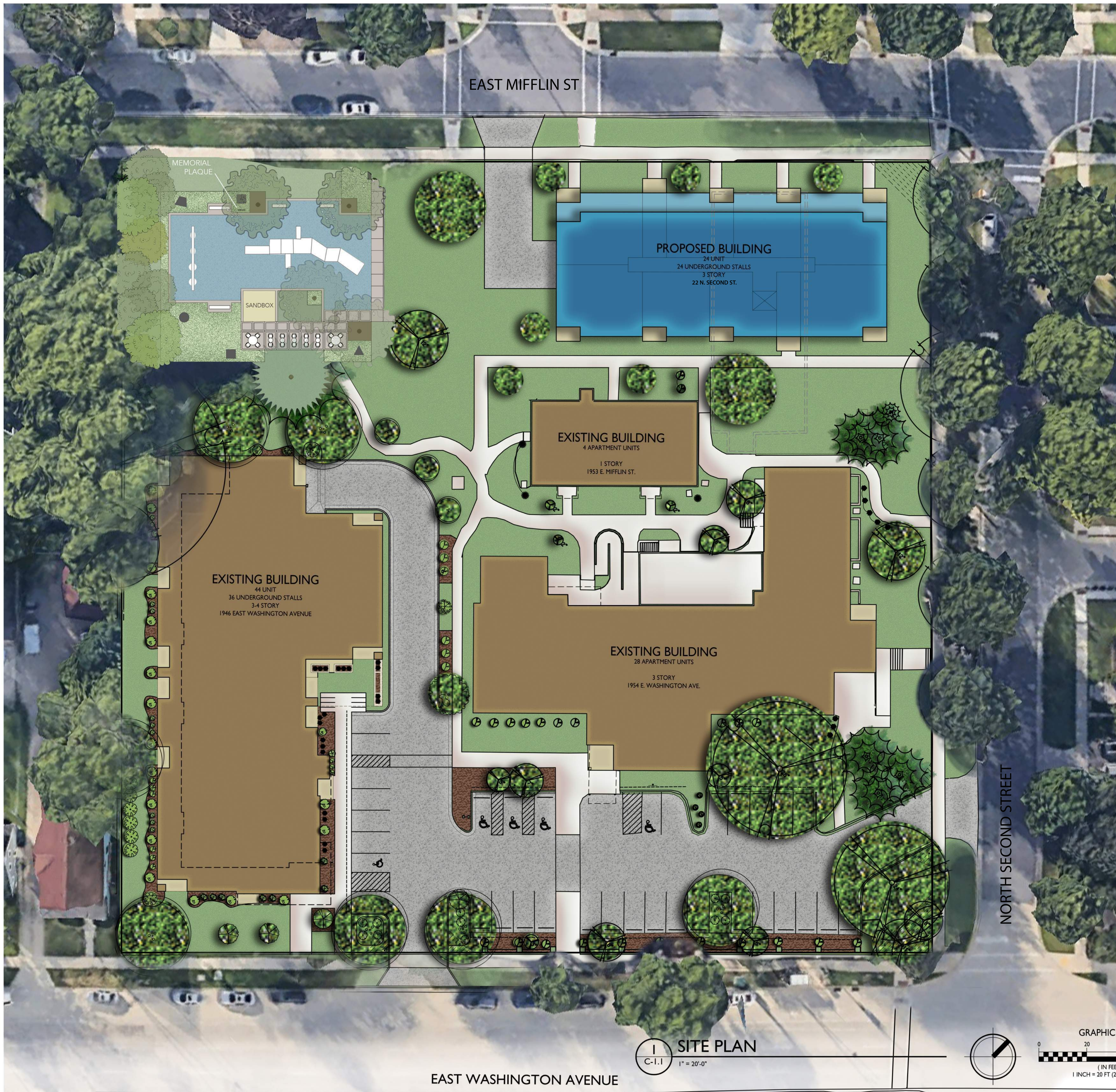
Back Elevation



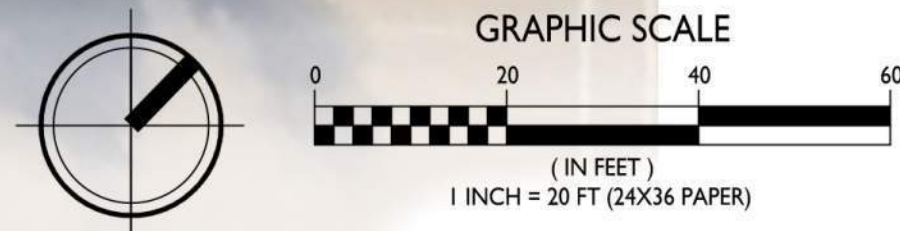
The Graaskamp  
Photos  
July 23, 2021







**SITE PLAN**  
C-1.1  
1" = 20'-0"



ISSUED  
Info UDC Submittal - June 30, 2021

PROJECT TITLE  
**The Avenue  
Expansion  
Madison  
Development  
Corp.**

Site Address:  
22 N Second St.  
SHEET TITLE  
**Site Plan**

SHEET NUMBER









MADISON DEV CORP  
AVENUE EXPANSION







MADISON DEV CORP  
AVENUE EXPANSION







MADISON DEV CORP  
AVENUE EXPANSION







MADISON DEV CORP  
AVENUE EXPANSION







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MADISON DEV CORP  
AVENUE EXPANSION







MADISON DEV CORP  
AVENUE EXPANSION







MADISON DEV CORP  
AVENUE EXPANSION







EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
COMPOSITE SIDING	JAMES HARDIE	WOODSTOCK BROWN
COMPOSITE TRIM	JAMES HARDIE	NAVAJO BEIGE
BRICK VENEER	ACME	FRENCH VANILLA LIGHT
VINYL WINDOWS	N/A	TAN
ALUMINUM STOREFRONT DOORS	N/A	DARK BRONZE
CAST STONE SILLS, HEADS, AND BANDS	EDWARDS CAST STONE	18-018
RAILINGS	SUPERIOR	DARK BRONZE
METAL WRAPPED CANOPY	N/A	MATCH WITH COMPOSITE TRIM



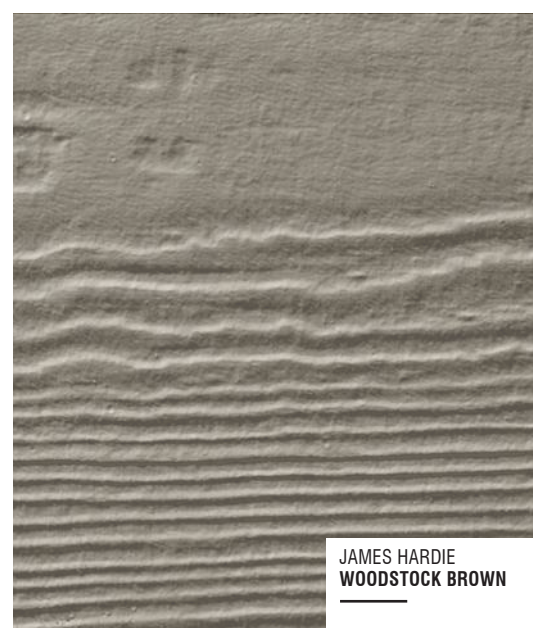
ACME BRICK  
FRENCH VANILLA MEDIUM

**BRICK VENEER**



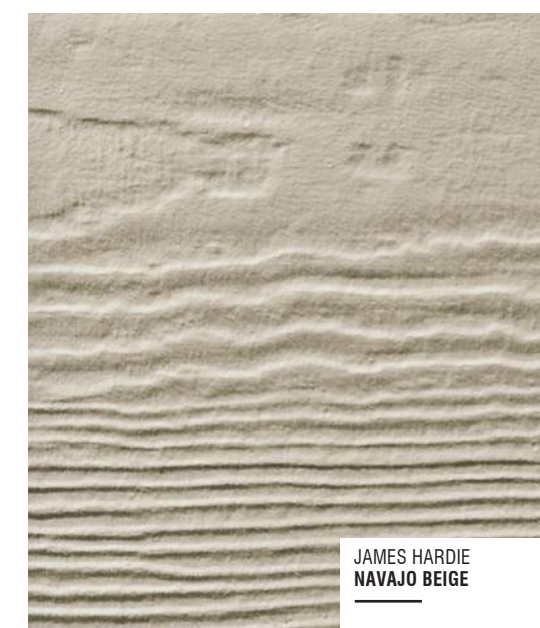
EDWARDS  
18-018

**CAST STONE SILLS,  
HEADS & BANDS**



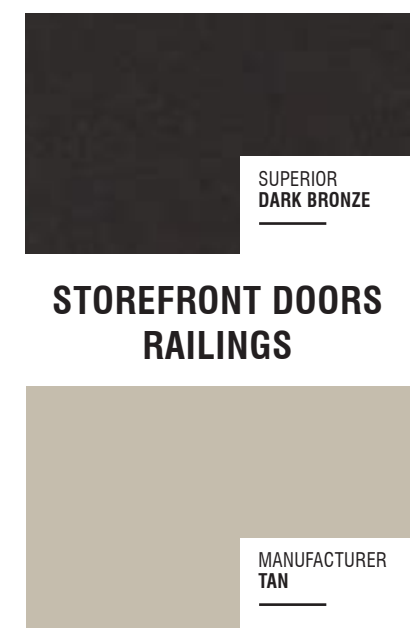
JAMES HARDIE  
WOODSTOCK BROWN

**COMPOSITE HORIZONTAL SIDING**



JAMES HARDIE  
NAVAJO BEIGE

**COMPOSITE TRIM**



SUPERIOR  
DARK BRONZE

**STOREFRONT DOORS  
RAILINGS**

MANUFACTURER  
TAN

**WINDOWS**





1 COLORED ELEVATION - NORTH  
A-2.2 1/8" = 1'-0"



2 COLORED ELEVATION - SOUTH  
A-2.2 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
COMPOSITE SIDING	JAMES HARDIE	WOODSTOCK BROWN
COMPOSITE TRIM	JAMES HARDIE	NAVAJO BEIGE
BRICK VENEER	ACHE	FRENCH VANILLA LIGHT
VINYL WINDOWS	N/A	TAN
ALUMINIUM STOREFRONT DOORS	N/A	DARK BRONZE
CAST STONE SILLS, HEADS, AND BANDS	EDWARDS CAST STONE	18-018
RAILINGS	SUPERIOR	DARK BRONZE
METAL WRAPPED CANOPY	N/A	MATCH WITH COMPOSITE TRIM

ISSUED

Land Use & UDC Submittal - September 15, 2021

PROJECT TITLE  
**Madison  
Development  
Corp Avenue  
Expansion**

22 North Second Street  
Madison  
Wisconsin 53704

SHEET TITLE  
**EXTERIOR  
ELEVATIONS  
COLORED**

SHEET NUMBER

**A-2.2**

PROJECT NUMBER 2111

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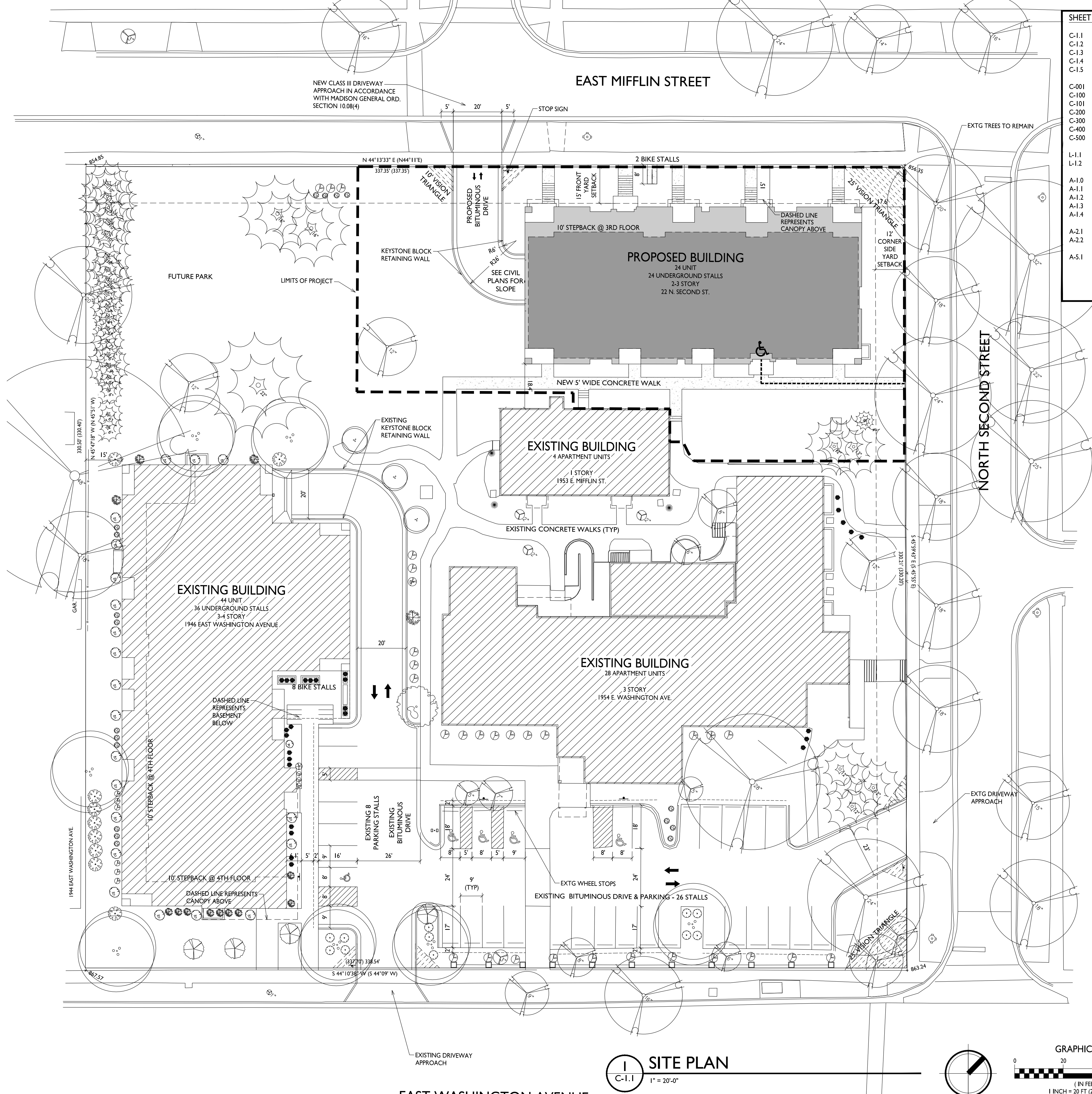


3 COLORED ELEVATION - EAST  
A-2.2 1/8" = 1'-0"



4 COLORED ELEVATION - WEST  
A-2.2 1/8" = 1'-0"





**SHEET INDEX**

- C-1.1 SITE PLAN
- C-1.2 LIGHTING PLAN
- C-1.3 FIRE ACCESS PLAN
- C-1.4 LOT COVERAGE
- C-1.5 USABLE OPEN SPACE
- C-200 CIVIL DETAILS
- C-100 EXISTING CONDITIONS
- C-101 EXISTING CONDITIONS NOTES
- C-200 DEMOLITION PLAN
- C-300 CIVIL SITE PLAN
- C-400 GRADING & EROSION CONTROL PLAN
- C-500 UTILITY PLAN
- L-1.1 LANDSCAPE PLAN
- L-1.2 EXISTING LANDSCAPE PLAN
- A-1.0 BASEMENT PLAN
- A-1.1 FIRST FLOOR PLAN
- A-1.2 SECOND FLOOR PLAN
- A-1.3 THIRD FLOOR PLAN
- A-1.4 ROOF PLAN
- A-2.1 EXTERIOR ELEVATIONS
- A-2.2 EXTERIOR ELEVATIONS - COLOR
- A-5.1 TYPICAL UNIT LAYOUT
- RENDERINGS

**SITE DEVELOPMENT DATA**

ZONING : TR-UI

DENSITIES

LOT AREA	111,540 S.F. / 2.56 ACRES
NEW DWELLING UNITS	24 DU
EXISTING DWELLING UNITS	76 DU
TOTAL	100 DU
LOT AREA/ D.U.	1,115 S.F. / DU
DENSITY	39 UNITS/ACRE

LOT COVERAGE

USABLE OPEN SPACE	61,996 S.F. = 56% (75% MAX. ALLOWED)
	35,596 S.F. OR 356 S.F. / D.U.
	(160 S.F. / D.U. MIN. REQUIRED)

BUILDING HEIGHT

2-3 STORIES

BUILDING A - DWELLING UNIT MIX:

EFFICIENCY	5
ONE BEDROOM	9
TWO BEDROOM	10
TOTAL UNITS	24

VEHICLE PARKING STALLS:

UNDERGROUND	24 VEHICLE STALLS
-------------	-------------------

BICYCLE PARKING STALLS FOR NEW 24 UNIT

SURFACE - GUEST/SHORT-TERM	2
UNDERGROUND GARAGE	18 STALLS (STD. 2'X6')
UNDERGROUND GARAGE	6 STALLS (WALL HUNG)
TOTAL	26 BIKE STALLS

**GENERAL NOTES:**

- THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
- ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
- ALL DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
- ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
- AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM
- CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
- SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
- ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERRECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
- STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART I STANDARDS FOR PRUNING.
- APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER (266-4816).
- THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.

**ISSUED**

Info UDC Submittal - June 30, 2021  
Land Use & UDC Submittal - September 15, 2021

**PROJECT TITLE**

The Avenue  
Expansion  
Madison  
Development  
Corp.

**Site Address:**  
22 N. Second Street

**SHEET TITLE**  
Site Plan

**SHEET NUMBER**

**C-1.1**

**PROJECT NO.** 2111

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**SITE PLAN**  
C-1.1  
1" = 20'-0"

