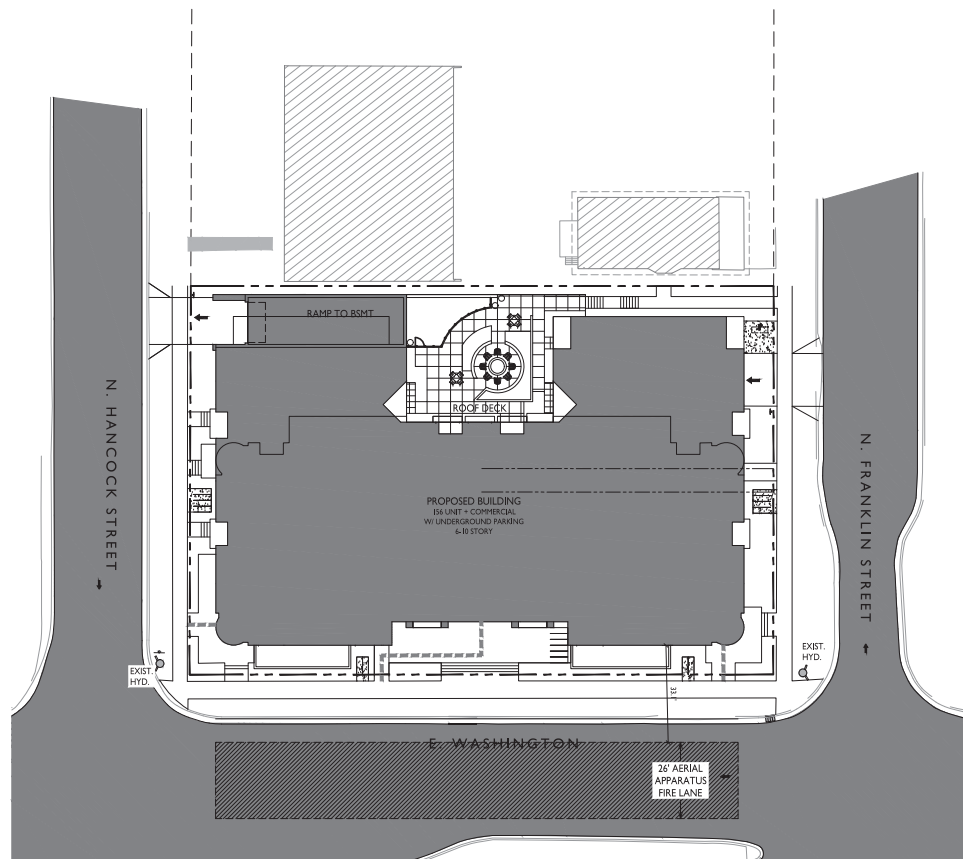


Site Aerial
E. Washington Ave.
Madison, WI





ISSUED
 Released for Land Use - June 10, 2020

PROJECT TITLE
THE CONTINENTAL

FIRE DEPARTMENT ACCESS PLAN
 1
 C-1.3
 1" = 20'-0"



GRAPHIC SCALE
 0 20 40 60
 1 INCH = 20 FT. (24X36 SHEET)

414 E Washington Ave
 SHEET TITLE
**Fire Department
 Access Plan**

SHEET NUMBER

C-1.3

PROJECT NO. **1972**
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ISSUED
 Revised for Land Use - June 10, 2020

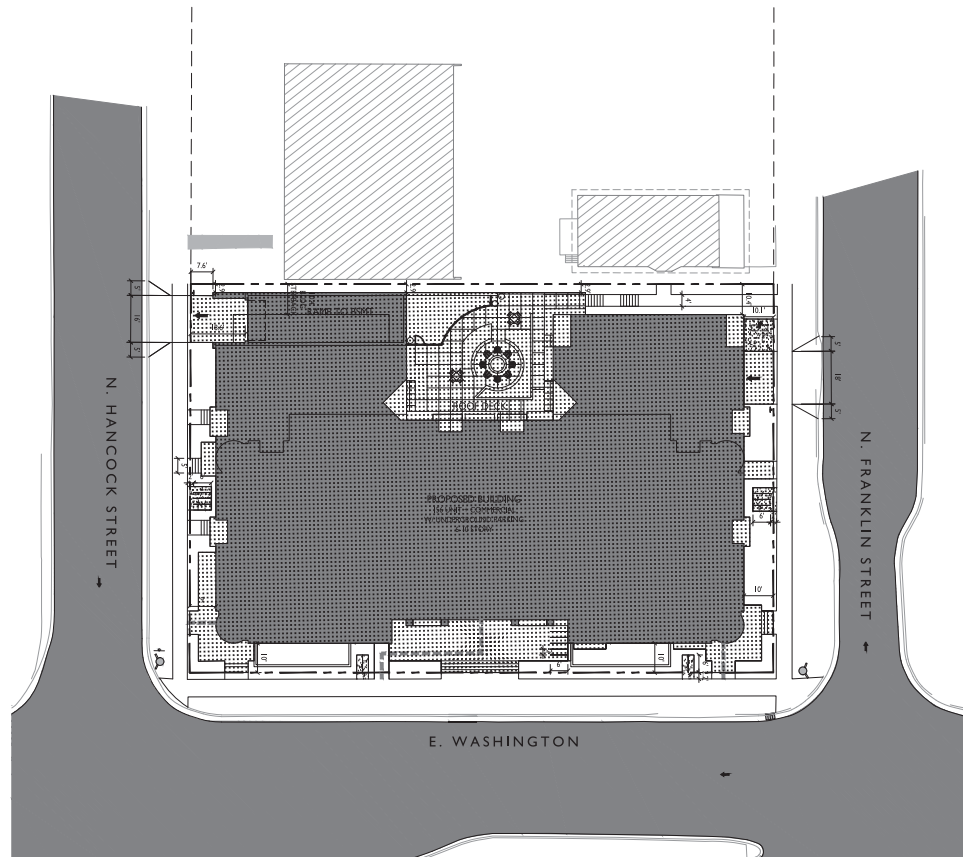
PROJECT TITLE
**THE
 CONTINENTAL**

414 E Washington Ave
 SHEET TITLE
Lot Coverage

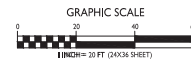
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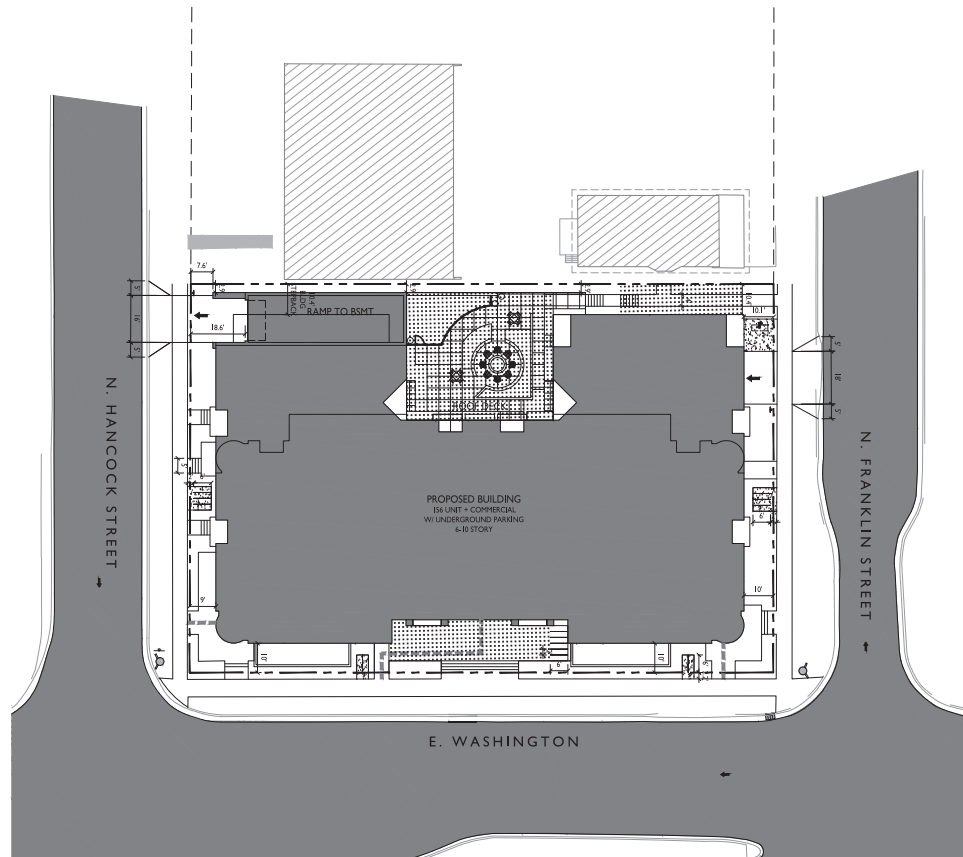
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LOT COVERAGE
 C-I.4
 1" = 40'-0"



LOT COVERAGE
 ZONING: UMX
 MAXIMUM LOT COVERAGE: 90%
 LOT AREA: 26,329 S.F.
 PROPOSED COVERAGE: 23,061 S.F. / 88%

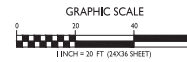


USABLE OPEN SPACE	
ZONING:	UMX
REQUIRED OPEN SPACE:	10 S.F. / BEDROOM
BEDROOMS:	196
10 SF X 196 =	1,960 S.F. OPEN SPACE REQUIRED
OPEN SPACE PROVIDED:	
BALCONIES:	60 S.F. X 156 S.F. = 9,360 S.F.
ROOF DECKS/TERRACE	6,371 S.F.
SURFACE	436 S.F.
TOTAL	16,167 S.F.

ISSUED
 Released for Land Use - June 10, 2020

PROJECT TITLE
THE CONTINENTAL

USABLE OPEN SPACE
 1" = 20'-0"



414 E Washington Ave
 SHEET TITLE
Usable Open Space

SHEET NUMBER

C-1.5

PROJECT NO. **1972**
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GENERAL NOTES:

- INSTALL A 50'L X 20"W X 1.5"D TRACKING PAD AT THE SITE ENTRANCE. THE TRACKING PAD SHALL BE MAINTAINED/REPAIRED AS NECESSARY TO ACCOMMODATE CONSTRUCTION.
- THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR. ALL MAINTENANCE/REPAIR WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
- UTILITY STRUCTURE RIM AND TOP OF CURB ELEVATIONS ON PLANS ARE APPROXIMATE. UTILITY STRUCTURES SHALL BE SET TO FINAL ELEVATIONS AFTER THE CURB & GUTTER AND BASE COURSE HAVE BEEN INSTALLED.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
- EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN RECORD DRAWINGS. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
- CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING SANITARY SEWER, STORM SEWER AND WATER MAIN PRIOR TO CONSTRUCTION TO ENSURE PROPER CLEARANCE OF THE NEW UTILITIES. CONTRACTOR MUST TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES DURING CONSTRUCTION. ANY DAMAGE TO THE EXISTING UTILITIES AND ANY REPAIRS NEEDED AS A RESULT OF THE DAMAGE SHALL BE AT THE EXPENSE OF THE CONTRACTOR REGARDLESS OF THE LOCATION MARKED IN THE FIELD OR SHOWN ON THE PLANS.
- THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLAN ARE APPROXIMATE. THERE MAY BE OTHER UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE AND LOCATING ALL EXISTING UTILITIES AND ENSURE PROPER CLEARANCE OF NEW UTILITIES.
- SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.
- THE CONTRACTOR SHALL REMOVE ANY SEDIMENT TRACKED ONTO ADJACENT ROADS BY MEANS OF STREET SWEEPING (NOT FLUSHING) AT A MINIMUM OF THE END OF EACH WORK DAY OR MORE AS NEEDED.
- RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
- CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
- INSTALL WATER MAIN AT ADEQUATE DEPTH (MIN 6.5' OF COVER) TO AVOID CONFLICT WITH PROPOSED SANITARY SEWER AND STORM SEWER PER DNR STANDARDS EXCEPT WHERE NOTED ON THE PLANS. MAINTAIN MINIMUM 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
- SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN EXTERNAL DROP. MANHOLES WITH SEWER LATERAL CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.
- INSTALL 1 SHEET OF 4"x8"x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.
- DIMENSIONS RELATING TO CURB ARE TO FACE OF CURB.
- CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADES SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
- CROSS-SLOPE OF SIDEWALKS SHALL BE 2% UNLESS OTHERWISE NOTED.
- LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
- LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
- ACCESSIBLE ROUTES SHALL BE 6% MAX LONGITUDINAL SLOPE AND 2% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
- ADJUST ALL EXISTING MANHOLE AND VALVE RIMS TO FINAL GRADE.

SITE CONSTRUCTION NOTES:

- CONCRETE SIDEWALK TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
- CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
- CURB FACE HEIGHT ON SITE SHALL BE 6 INCHES.
- CONTRACTOR TO OBTAIN ANY NECESSARY UTILITY CONNECTION, DEMOLITION, DRIVEWAY CONNECTION, RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
- CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
- ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

UTILITY NOTES:

- SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
- CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
- CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF-WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
- FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
- IF DEWATERING OPERATIONS EXCEED 20 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED FROM THE DEPARTMENT PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
- A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
- STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
- PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
- PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
- A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE FIELD TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(1)(h) AND SPS 382.40(8)(k).
- EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b).
- NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
- SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
- CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITH THESE PLANS.
- PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
- ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION; THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE. IF AN NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE. AT THE POINT OF CONNECTION.
- CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.

DEMOLITION/EROSION CONTROL NOTES:

- CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
- COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
- ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
- CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
- COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.
- IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
- ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
- CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
- 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.
- ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.

SURVEY LEGEND

- BENCHMARK
- FOUND CHISELED "X"
- FOUND 1" IRON PIPE
- FOUND 2" IRON PIPE
- FOUND P.K. NAIL
- FOUND 1 1/4" IRON ROD
- FOUND 3/4" IRON ROD
- SET NAIL

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING MAILBOXES
- EXISTING MONITORING WELL
- EXISTING POST
- EXISTING SIGN
- EXISTING PARKING METER
- EXISTING CURB INLET
- EXISTING ROOF DRAIN
- EXISTING STORM MANHOLE
- EXISTING STORM MANHOLE RECTANGULAR
- EXISTING SANITARY CLEANOUT
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING WATER MANHOLE
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING DOWN GUY
- EXISTING ELECTRIC RECTANGULAR MANHOLE
- EXISTING ELECTRIC METER
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING TV PEDESTAL
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING SHRUB
- EXISTING DECIDUOUS TREE

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING UNDERGROUND CABLE TV
- EXISTING FIBER OPTIC LINE
- EXISTING WOOD FENCE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD GENERAL UTILITIES
- EXISTING SANITARY SEWER LATERAL
- EXISTING 6" SANITARY SEWER LINE
- EXISTING 8" SANITARY SEWER LINE
- EXISTING STORM SEWER
- EXISTING 12" STORM SEWER LINE
- EXISTING 15" STORM SEWER LINE
- EXISTING 18" STORM SEWER LINE
- EXISTING WATER SERVICE
- EXISTING 6" WATER MAIN
- EXISTING 12" WATER MAIN
- EXISTING 16" WATER MAIN
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

TOPOGRAPHIC HATCHING LEGEND

- DETECTABLE WARNING PAVER
- CONCRETE PAVEMENT OR CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- CONCRETE WALL
- GRAVEL

GRADING LEGEND

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- PROPOSED SLOPE ARROWS
- EXISTING SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS

- INLET PROTECTION SILT FENCE
- DISTURBED LIMITS
- DRAINAGE DIRECTION
- EROSION MAT CLASS 1, TYPE A
- TRACKING PAD

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- WATER SERVICE LATERAL PIPE
- SANITARY SEWER LATERAL PIPE
- GAS MAIN
- ELECTRIC SERVICE

ABBREVIATIONS

- SMH - STORM MANHOLE
- FI - FIELD INLET
- CI - CURB INLET
- CB - CATCH BASIN
- DI - SIGNAL
- SMI - SANITARY MANHOLE

DEMOLITION PLAN LEGEND

- CURB AND GUTTER REMOVAL
- ASPHALT REMOVAL
- CONCRETE REMOVAL
- BUILDING REMOVAL
- SAWOUT
- UTILITY STRUCTURE REMOVAL
- UTILITY LINE REMOVAL

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CONCRETE
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED BOLLARD
- PROPOSED ADA DETECTABLE WARNING FIELD

ABBREVIATIONS

- TC - TOP OF CURB
- FF - FINISHED FLOOR
- FL - FLOW LINE
- SW - TOP OF WALK
- TW - TOP OF WALL
- BE - BOTTOM OF WALL

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 planners | engineers | architects
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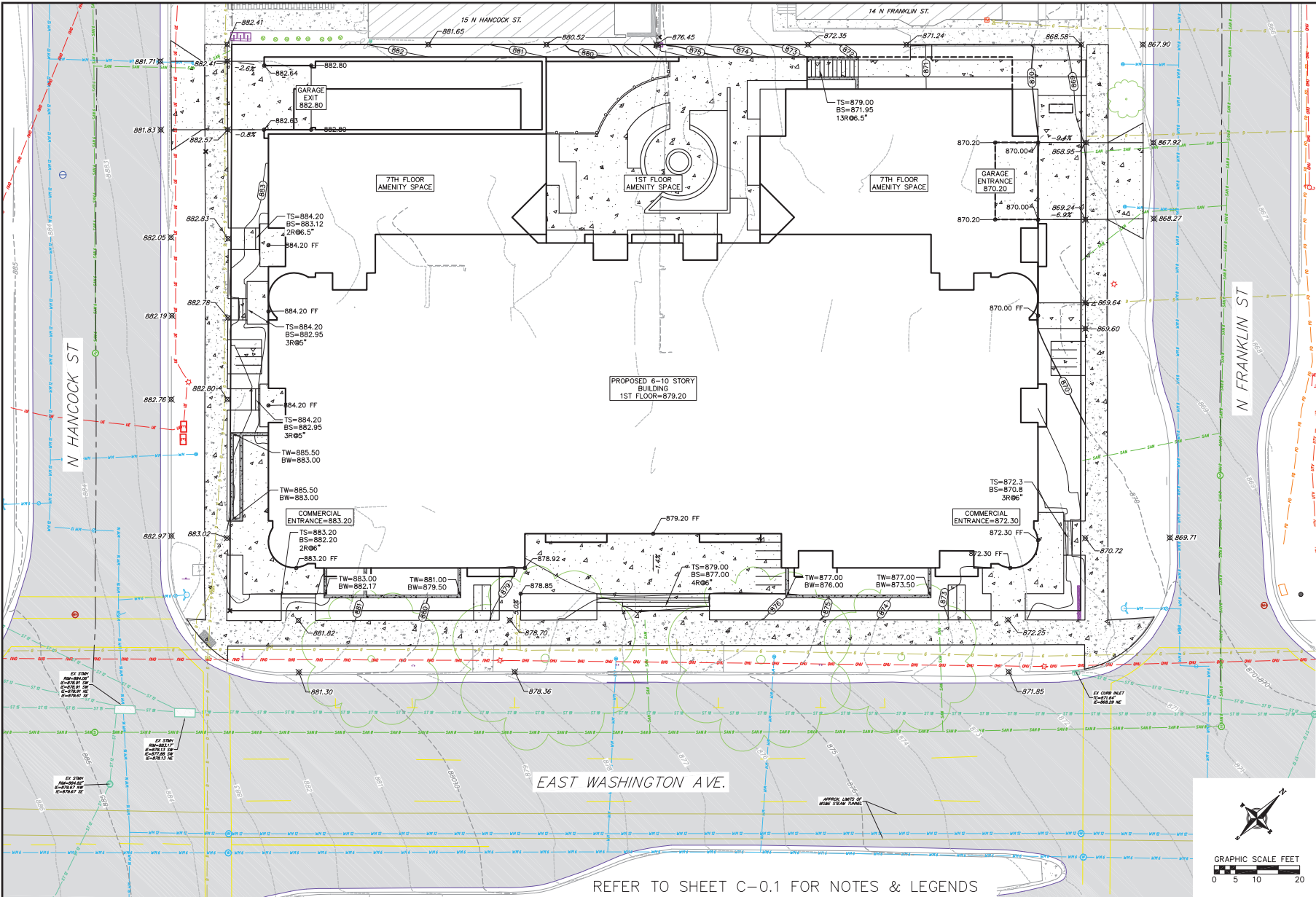
Notes & Legends
 The Continental
 414 East Washington Avenue
 Madison, Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS
AS SHOWN			

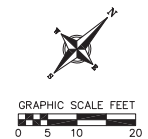
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DATE: 06/10/2020
 DRAFTER: ZDM
 CHECKED: KZM
 PROJECT NO.: 190350

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0.1



REFER TO SHEET C-0.1 FOR NOTES & LEGENDS



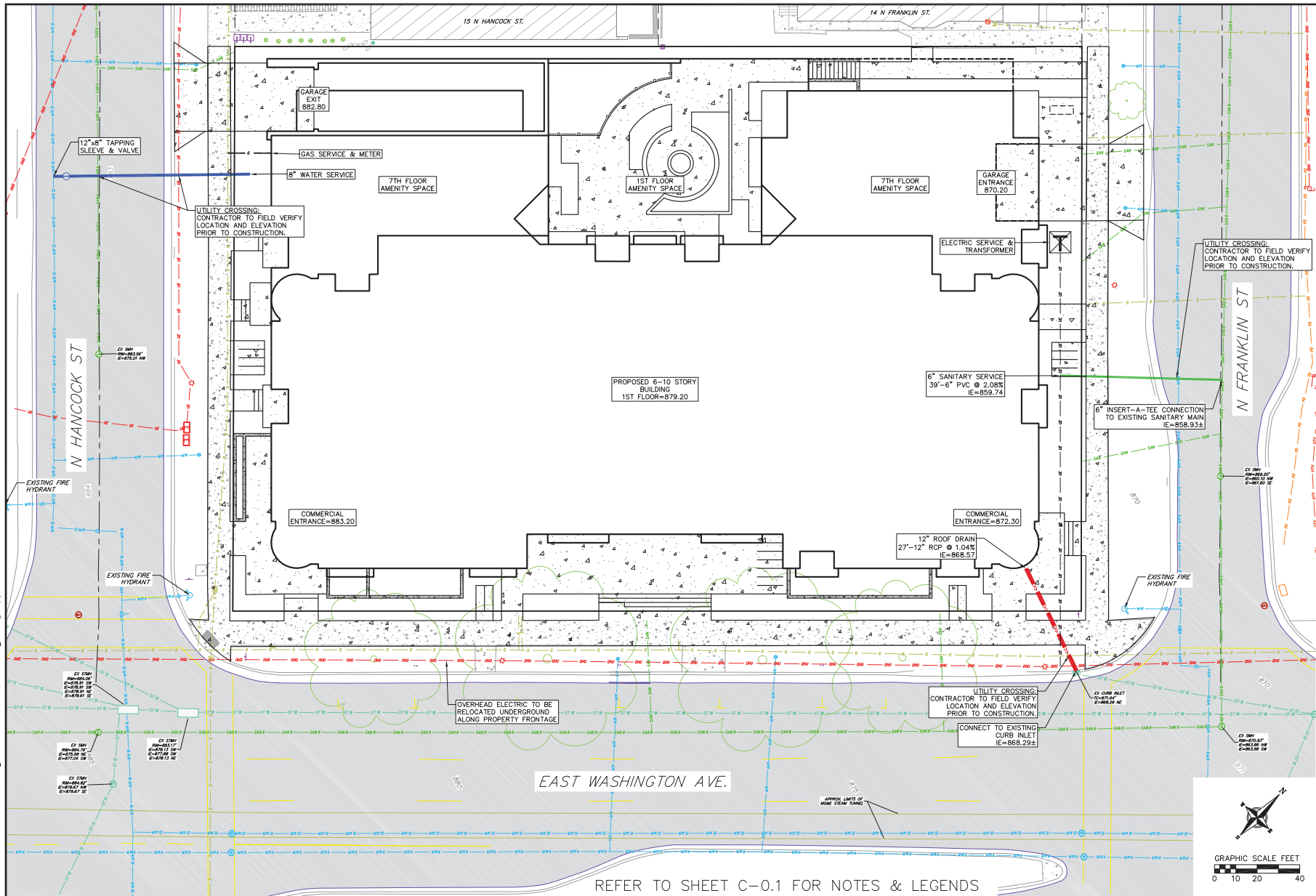
vietcher
architects | engineers | advisors
Phone: (608) 241-0399

Grading Plan
The Continental
414 East Washington Avenue
Madison, Dane County, Wisconsin

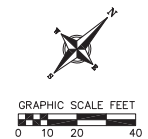
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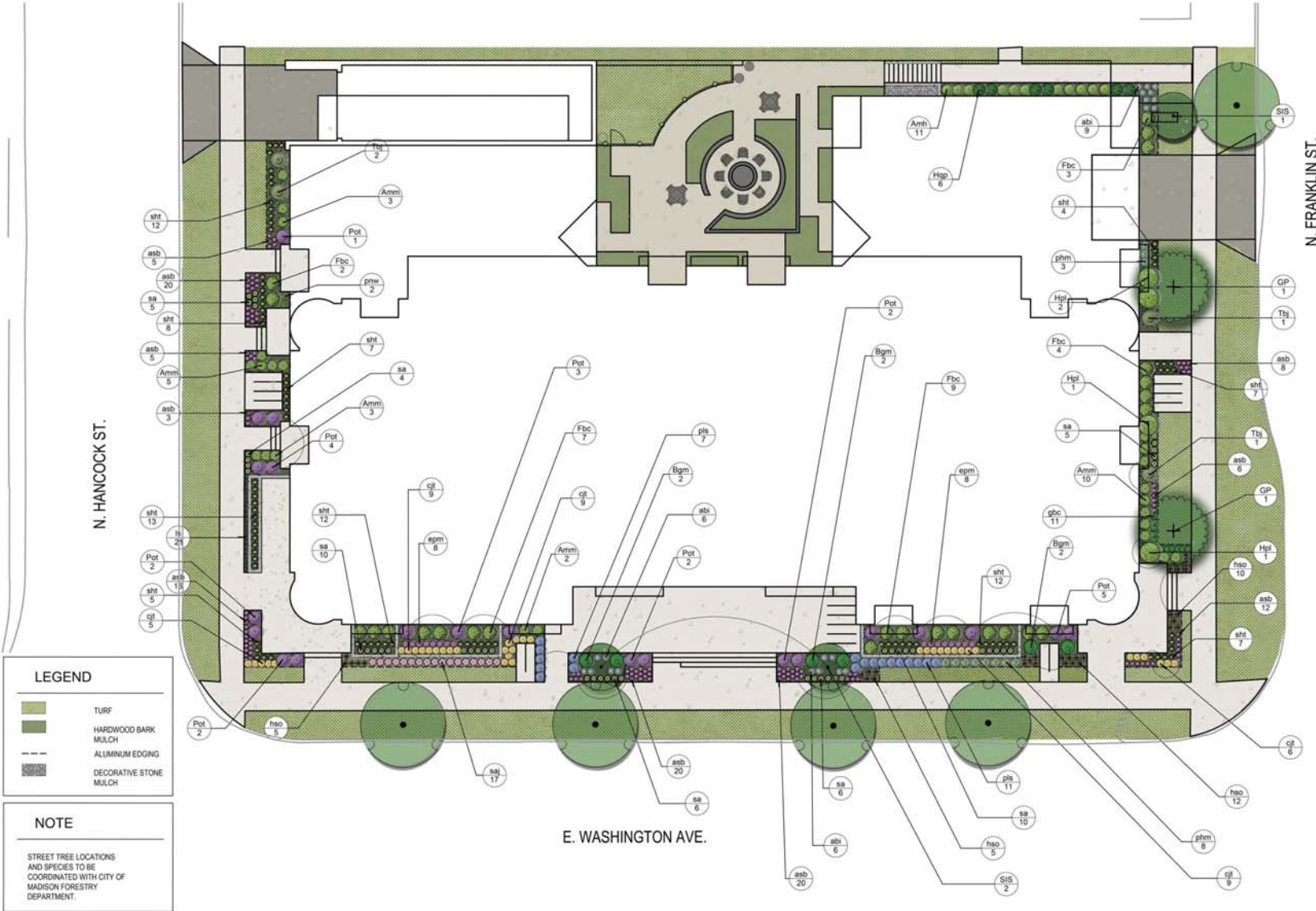
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REFER TO SHEET C-0.1 FOR NOTES & LEGENDS



REVISIONS	NO.	DATE	REMARKS



LEGEND

- TURF
- HARDWOOD BARK MULCH
- ALUMINUM EDGING
- DECORATIVE STONE MULCH

















NOTE

STREET TREE LOCATIONS AND SPECIES TO BE COORDINATED WITH CITY OF MADISON FORESTRY DEPARTMENT.

1 Landscape Plan
 SCALE: 1" = 10'-0"



PLANT SCHEDULE

<u>DECIDUOUS TREES</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>SIZE</u>	<u>QTY</u>
	GP	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Ginkgo	B & B	2.5' Cal	2
<u>ORNAMENTAL TREES</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>SIZE</u>	<u>QTY</u>
	SIS	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B & B	1.5' Cal	3
<u>DECIDUOUS SHRUBS</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>SIZE</u>	<u>QTY</u>
	Amh	Aronia melanocarpa 'Low Scape Hedge' / Low Scape Hedge Chokeberry	3 gal	18" HT. (MIN.)	11
	Amm	Aronia melanocarpa 'UCONNAM165' TM / Low Scape Mound Chokeberry	3 gal	12" HT. (MIN.)	23
	Fbc	Fothergilla gardenii 'Beaver Creek' / Dwarf Witchhazel	3 gal	18" HT. (MIN.)	25
	Hpl	Hydrangea paniculata 'Little Quick Fire' / Little Quick Fire Hydrangea	3 gal	18" HT. (MIN.)	4
	Hqp	Hydrangea quercifolia 'Pee Wee' / Pee Wee Oakleaf Hydrangea	3 gal	18" HT. (MIN.)	6
	Pot	Physocarpus opulifolius 'Tiny Wine' / Tiny Wine Ninebark	3 gal	18" HT. (MIN.)	21
<u>EVERGREEN SHRUBS</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>SIZE</u>	<u>QTY</u>
	Bgm	Buxus x 'Green Mound' / Green Mound Boxwood	5 gal	18" HT. (MIN.)	6
	Ttj	Thuja occidentalis 'Ball John' / Techno Arborvitae	B & B	4' HT. (MIN.)	4
<u>HERBACEOUS PERENNIALS</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>SIZE</u>	<u>QTY</u>
	aab	Allium tanguticum 'Summer Beauty' / Summer Beauty Allium	1 gal		115
	abi	Amsonia tabernaemontana 'Blue Ice' / Blue Ice Blue Star	1 gal		21
	ct	Coreopsis x 'Jethro Tull' / Jethro Tull Tickseed	1 gal		38
	epm	Echinacea x 'Pixie Meadowbrite' / Pixie Meadowbrite Purple Coneflower	1 gal		16
	gbc	Geranium x cantabrigiense 'Bickovo Camina' / Camine Bickovo Geranium	1 gal		11
	hso	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal		32
	ls	Liriope spicata / Creeping Lily Turf	3 1/4"		21
	pls	Perovskia atriplicifolia 'Little Spire' TM / Little Spire Russian Sage	1 gal		18
	saj	Sedum x 'Autumn Joy' / Autumn Joy Sedum	1 gal		17
<u>ORNAMENTAL GRASSES</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>SIZE</u>	<u>QTY</u>
	phm	Panicum virgatum 'Heavy Metal' / Blue Switch Grass	1 gal		11
	pnw	Panicum virgatum 'North Wind' / Northwind Switch Grass	1 gal		2
	sa	Sesleria autumnalis / Autumn Moor Grass	1 gal		46
	sht	Sporobolus heterolepis 'Tara' / Prairie Dropseed	5 gal		87



ISSUED
Issued for Land Use Submittal -
April 1, 2020

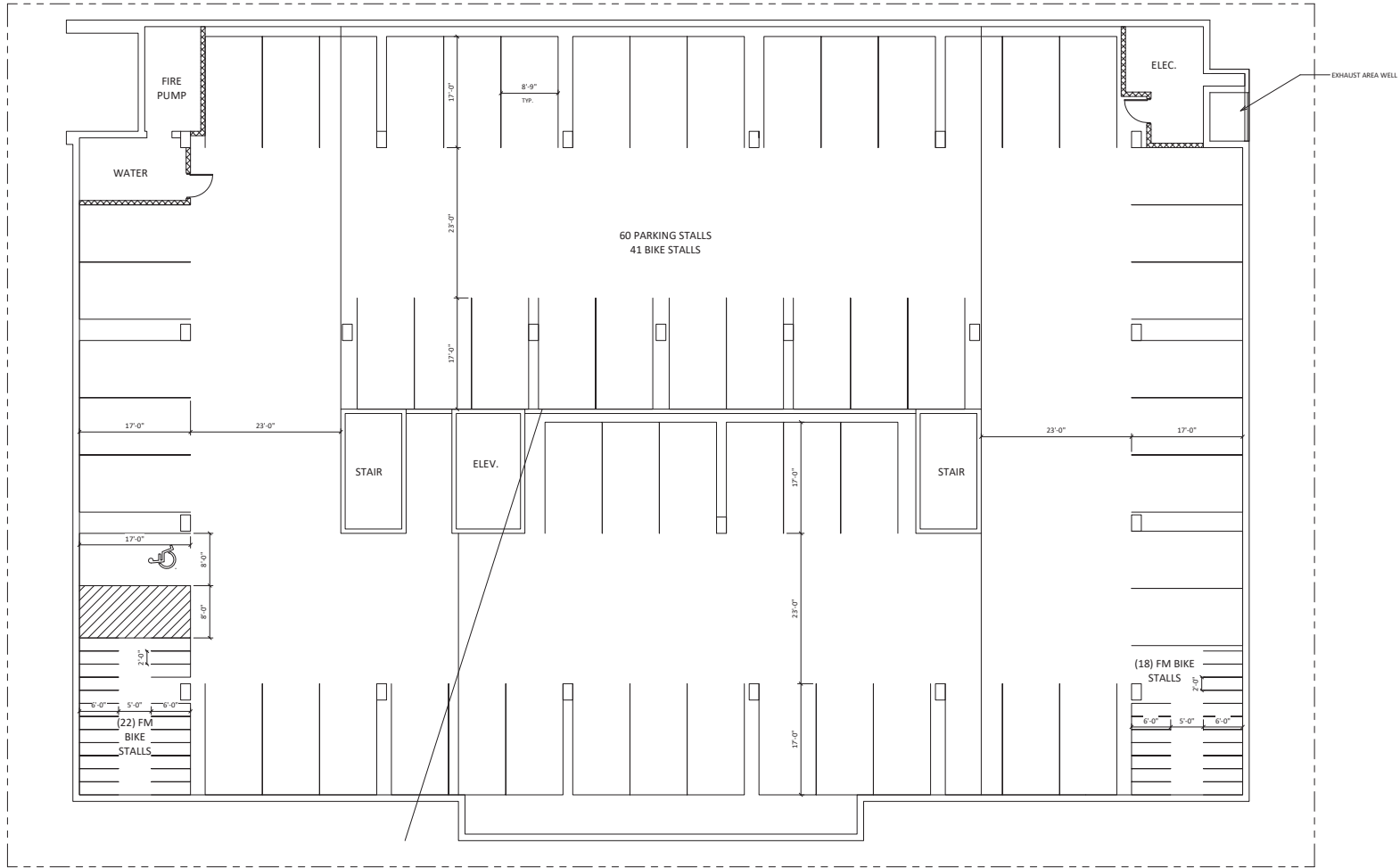
PROJECT TITLE
THE
CONTINENTAL

414 E Washington Ave
SHEET TITLE
Plant
Schedule and
Landscape
Worksheet

SHEET NUMBER

L-1.1

PROJECT NO. 1972
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LLC



ISSUED
 Reissued for Land Use - June 10, 2020

PROJECT TITLE
**THE
 CONTINENTAL**

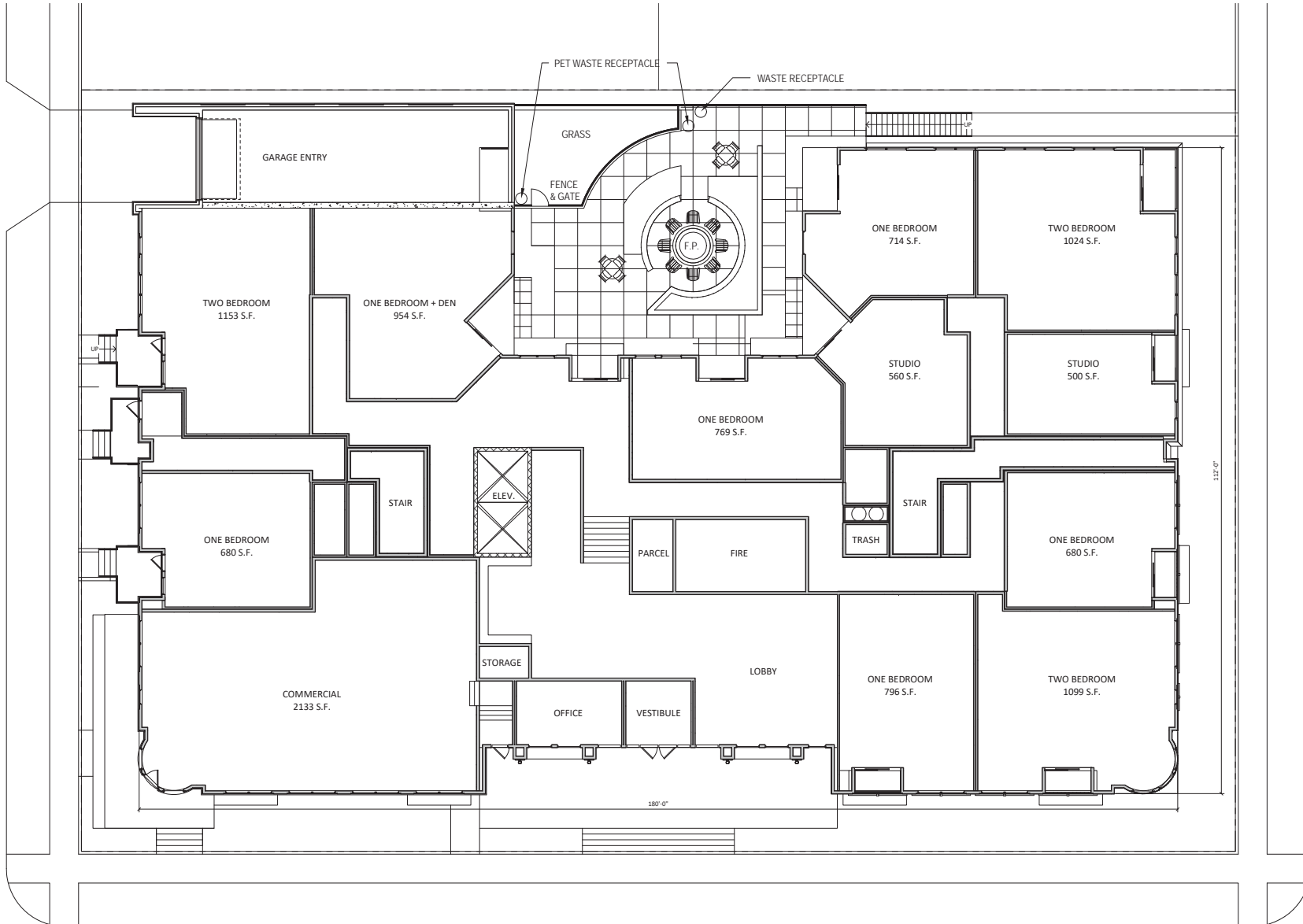
414 E Washington
 Ave

SHEET TITLE
**UNDERGROUND
 PARKING LEVEL
 1**

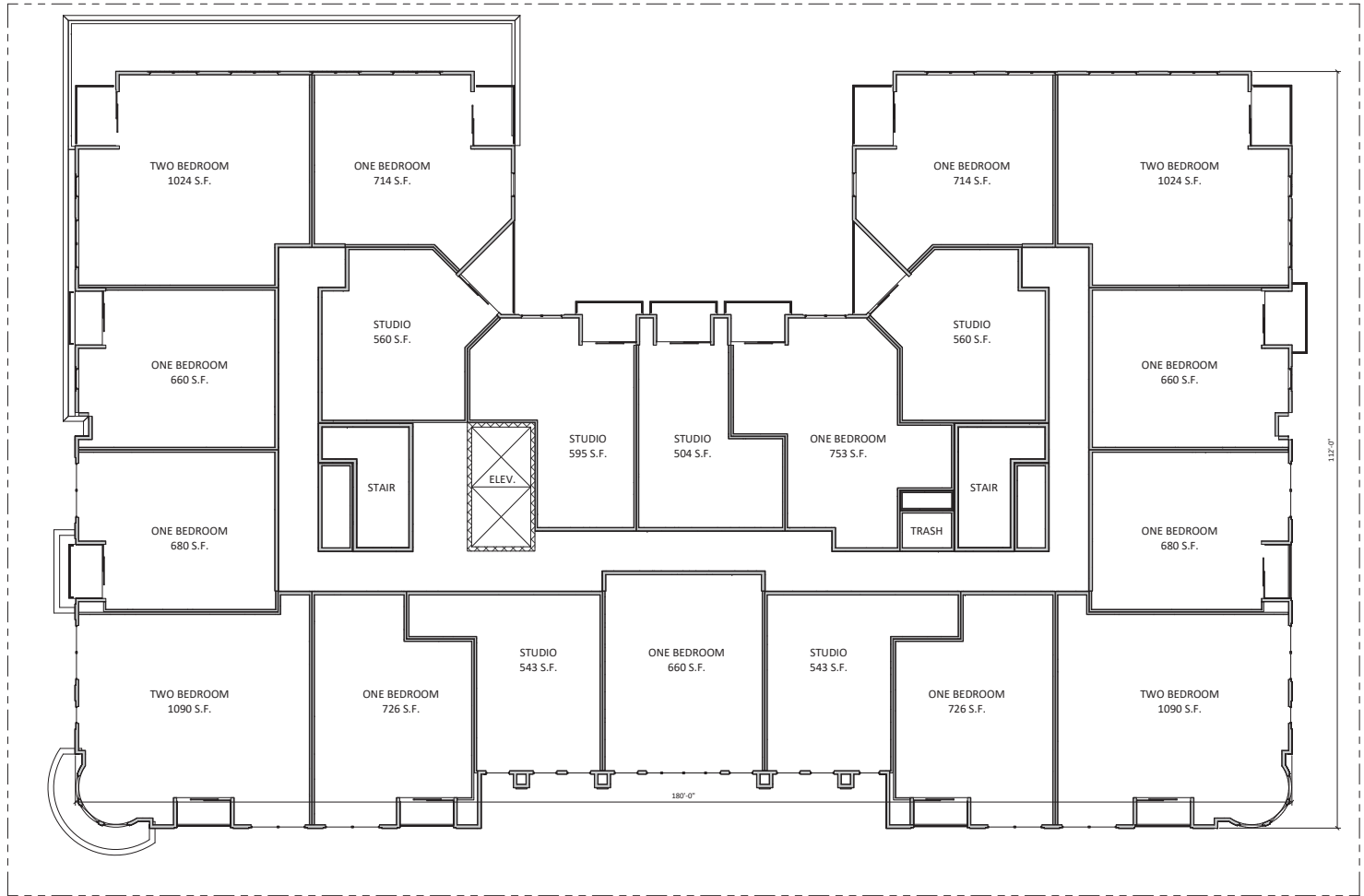
SHEET NUMBER

A-1.P1
 PROJECT NUMBER **1972**
 © Knothe & Bruce Architects, LLC

1 UNDERGROUND PARKING LEVEL 1
 A-1.P1 1/8" = 1'-0"



FIRST FLOOR PLAN
 1/8" = 1'-0"



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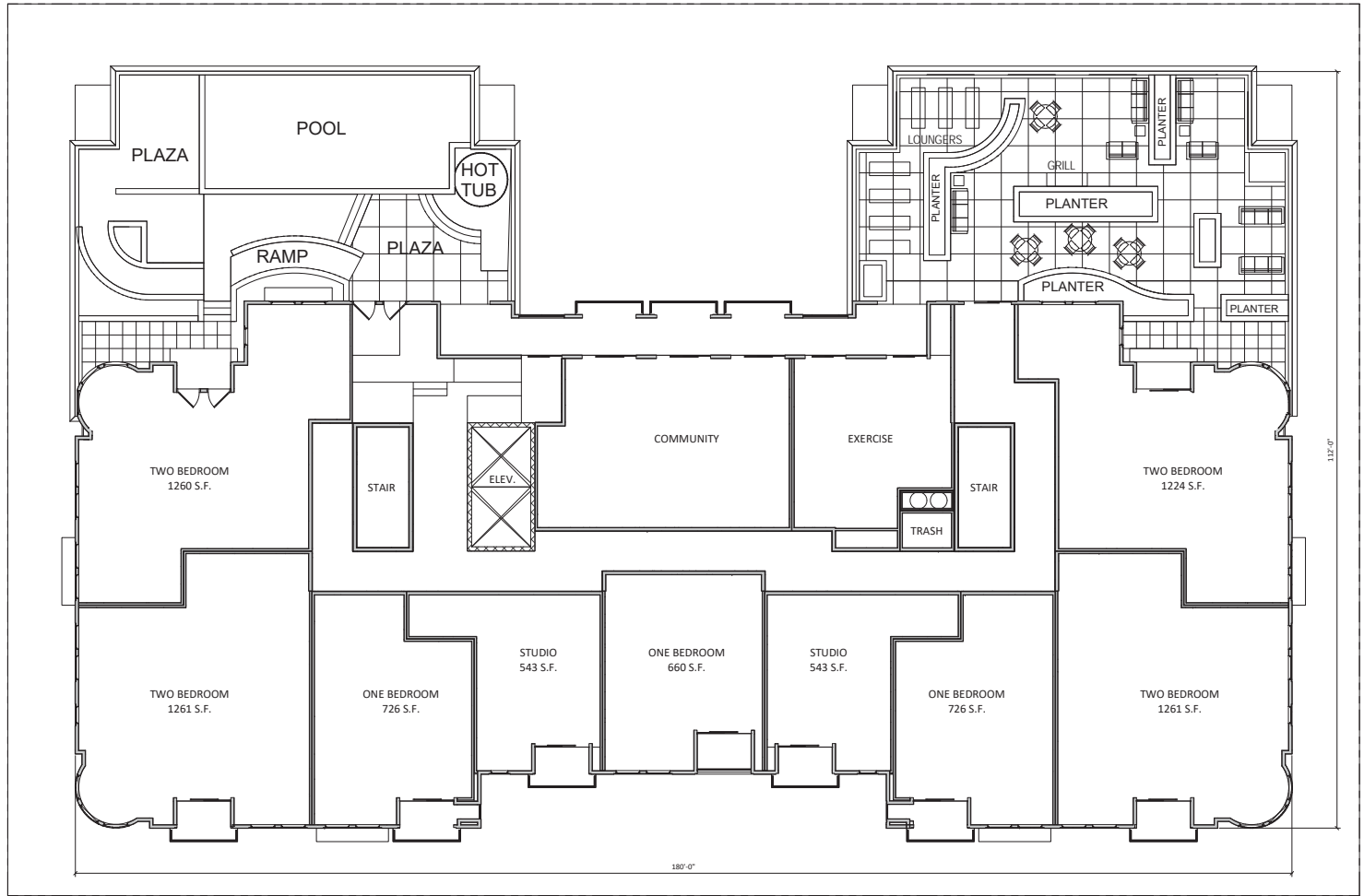
PROJECT TITLE
THE CONTINENTAL

414 E Washington Ave
 SHEET TITLE
SECOND FLOOR PLAN

1 SECOND THROUGH SIXTH FLOOR PLAN
 A-1.2 1/8" = 1'-0"

SHEET NUMBER

A-1.2
 PROJECT NUMBER 1972
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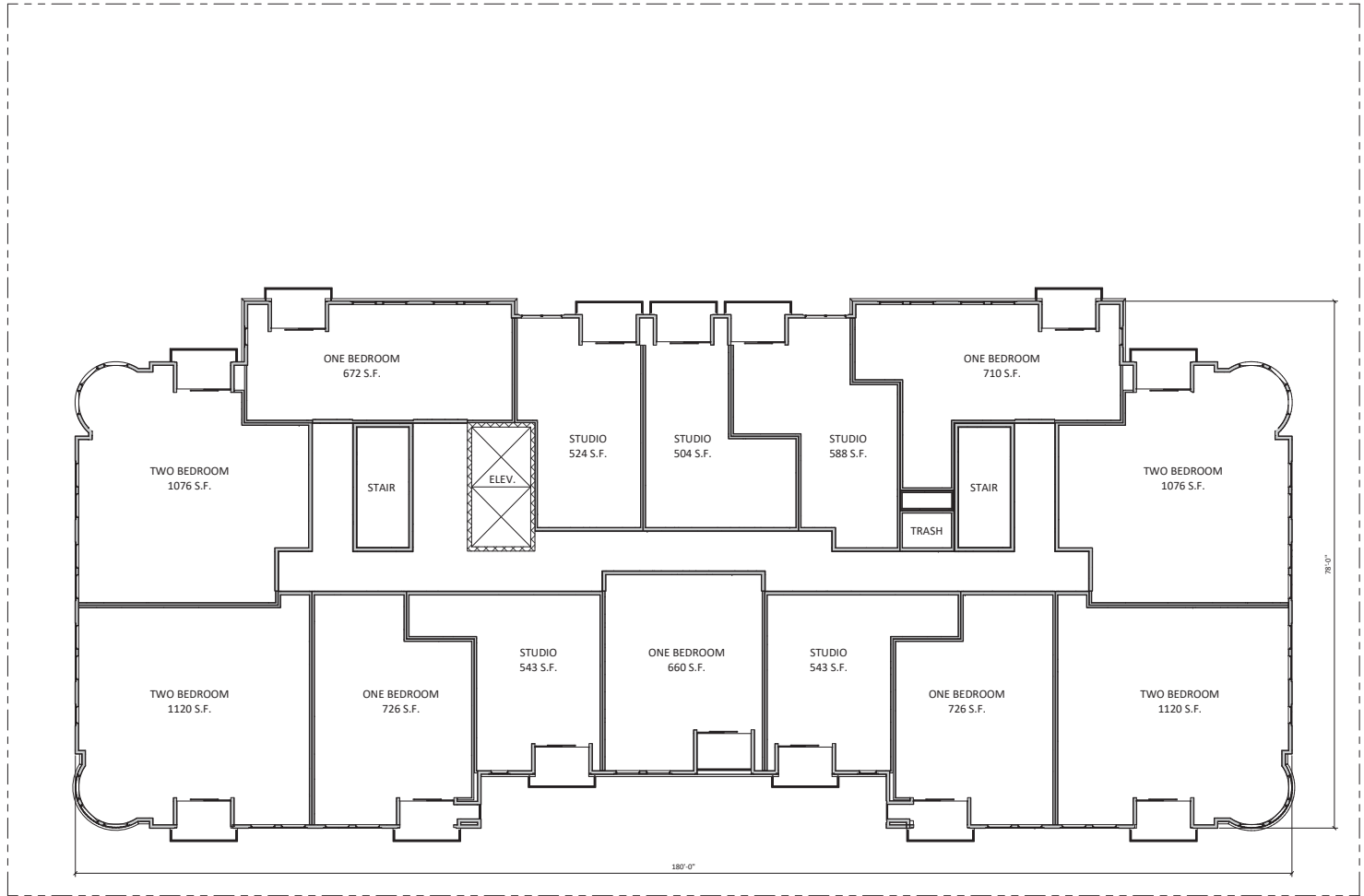
PROJECT TITLE
THE CONTINENTAL

414 E Washington Ave
 SHEET TITLE
SEVENTH FLOOR PLAN

SHEET NUMBER

A-1.7
 PROJECT NUMBER **1972**
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SEVENTH FLOOR PLAN
 1/8" = 1'-0"



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PROJECT TITLE
THE CONTINENTAL

414 E Washington Ave
 SHEET TITLE
EIGHTH FLOOR PLAN

SHEET NUMBER

A-1.8
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EIGHTH FLOOR PLAN
 1/8" = 1'-0"



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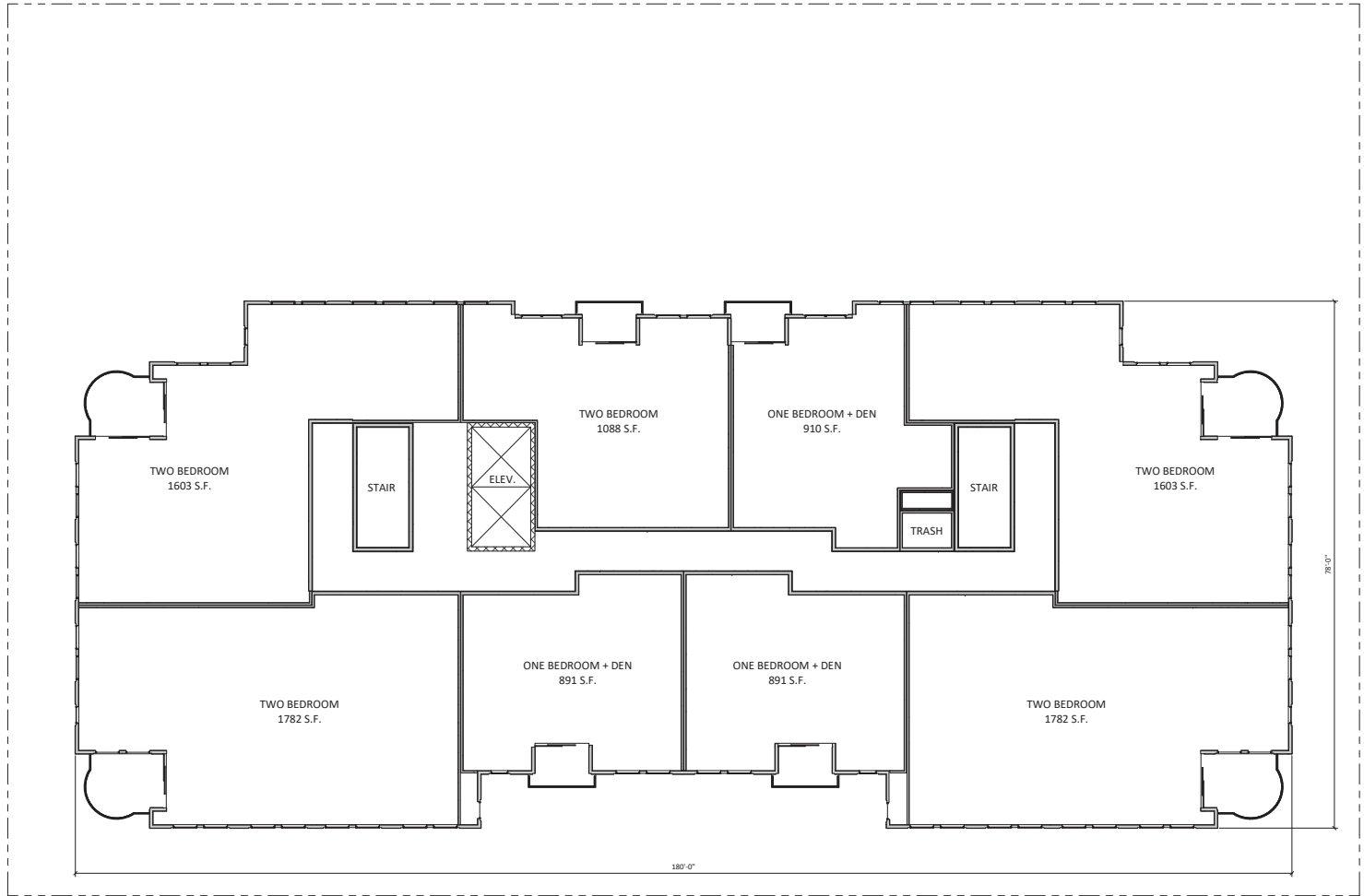
PROJECT TITLE
THE CONTINENTAL

414 E Washington Ave
 SHEET TITLE
NINTH FLOOR PLAN

SHEET NUMBER

A-1.9
 PROJECT NUMBER **1972**
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1 NINTH FLOOR PLAN
 A-1.9 1/8" = 1'-0"



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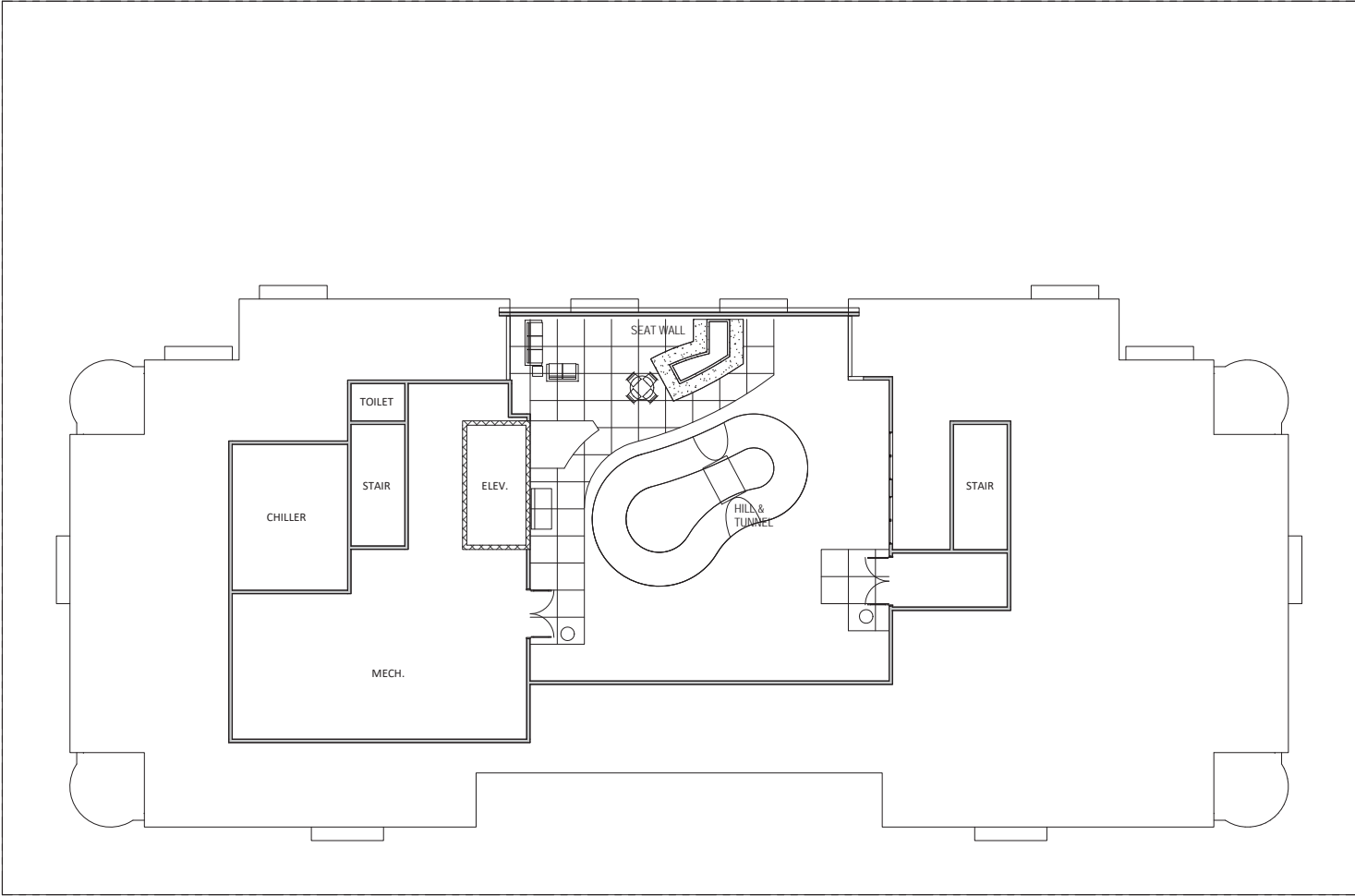
PROJECT TITLE
THE CONTINENTAL

414 E Washington Ave
 SHEET TITLE
TENTH FLOOR PLAN

SHEET NUMBER

A-1.10
 PROJECT NUMBER **1972**
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TENTH FLOOR PLAN
1/8" = 1'-0"



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PROJECT TITLE

THE

CONTINENTAL

414 E Washington

 Ave

SHEET TITLE

MECHANICAL

PENTHOUSE

FLOOR PLAN

SHEET NUMBER

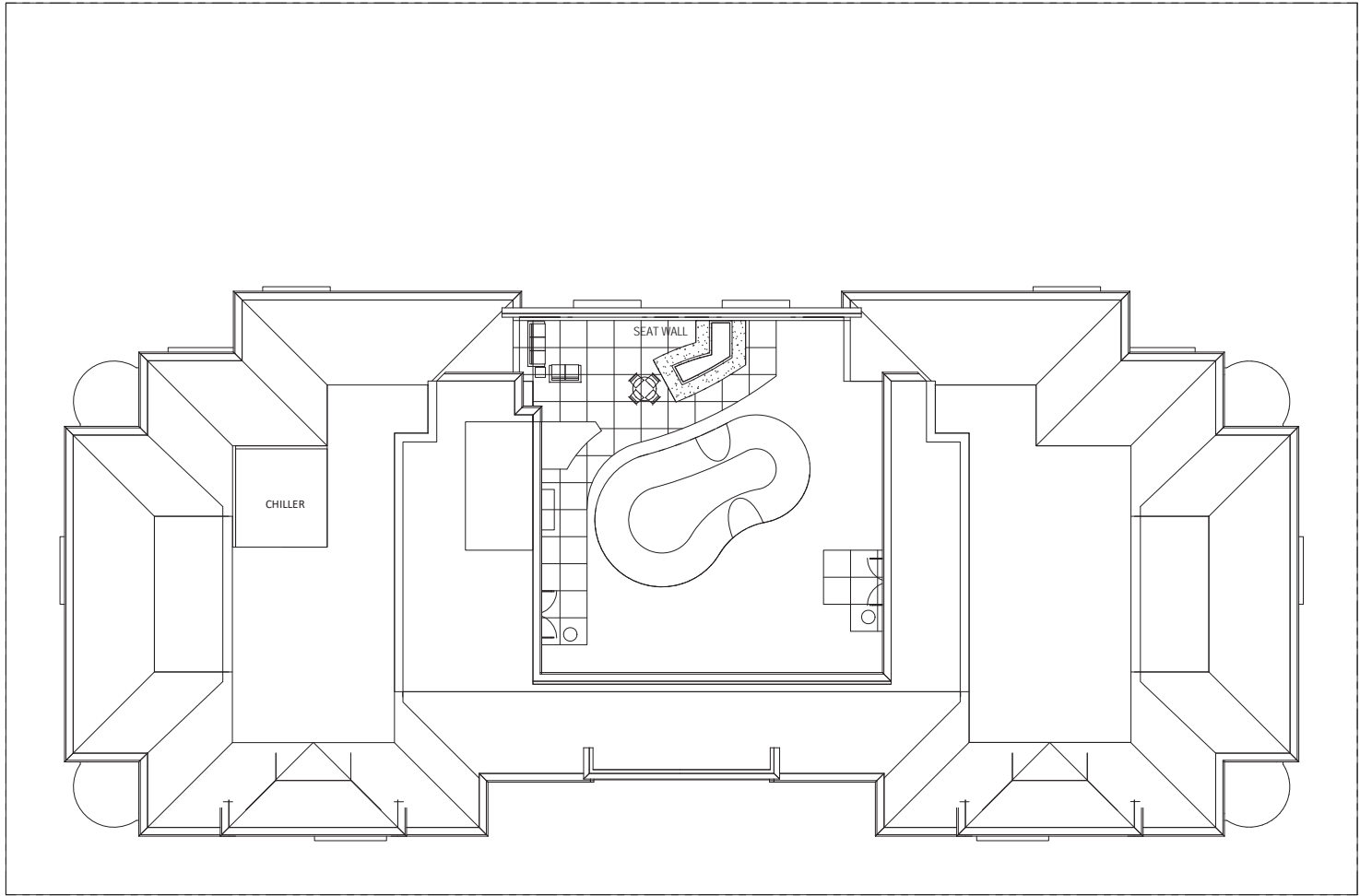
A-1.11

 PROJECT NUMBER **1972**

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MECHANICAL PENTHOUSE FLOOR PLAN

1/8" = 1'-0"



1 ROOF PLAN
A-1.12 1/8" = 1'-0"

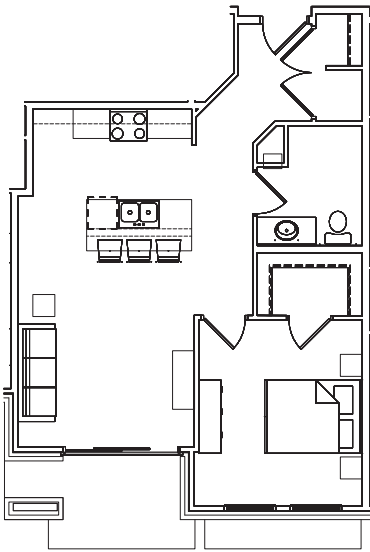
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PROJECT TITLE
THE
CONTINENTAL

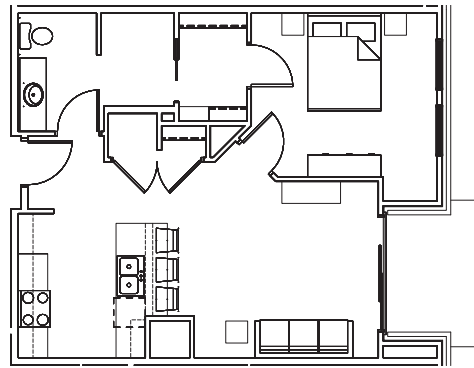
414 E Washington
Ave
SHEET TITLE
ROOF PLAN

SHEET NUMBER

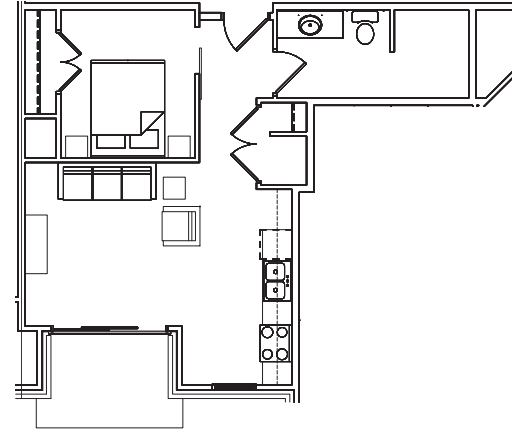
A-1.12
PROJECT NUMBER 1972
© Knothe & Bruce Architects, LLC



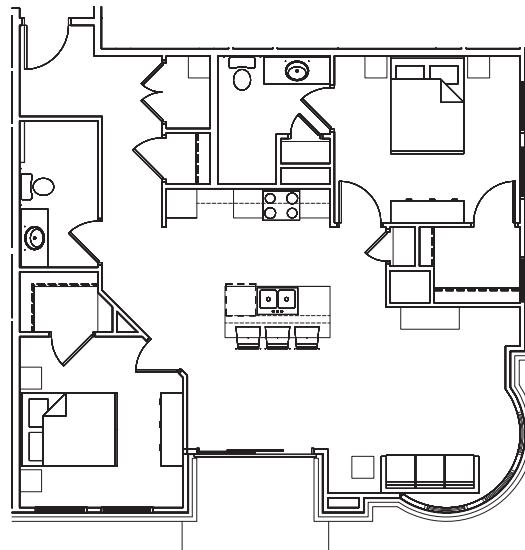
1
 A-1.13 1/4" = 1'-0"



2
 A-1.13 1/4" = 1'-0"



3
 A-1.13 1/4" = 1'-0"



4
 A-1.13 1/4" = 1'-0"

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PROJECT TITLE
THE CONTINENTAL

414 E Washington Ave

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER

A-2.1

PROJECT NUMBER 1972
 © Knothe & Bruce Architects, LLC



EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
BRICK VENEER - (#1)	SUMMIT	FAWN SMOOTH
BRICK VENEER - (#2)	CLOUD CERAMICS	KANSAS GOLD
MASONRY - (#1) - ARRISCRAFT RENAISSANCE STONE OR CORDOVA STONE BUFF	ARRISCRAFT	SANDRIFT
STANDING SEAM METAL ROOF	(TBD)	SLATE
WINDOWS	N/A	CAMEO
STOREFRONT	FIBERGLASS OR ALUMINIUM	BLACK
METAL DOORS/FRAMES	N/A	(TBD)
STONE SILLS & BANDS	EDWARDS	COLOR TO MATCH STONE VENEER
SOFFITS & FASCIA	N/A	(TBD)
RAILINGS	N/A	BLACK

1 North East
 A-2.1 1/8" = 1'-0"

Elevations - Exterior Material Schedule
 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
BRICK VENEER - (#1)	SUMMIT	FAWN SMOOTH
BRICK VENEER - (#2)	CLOUD CERAMICS	KANSAS GOLD
MASONRY - (#1) - ARRISCKRAFT RENAISSANCE STONE OR CORDOVA STONE BUFF	ARRISCKRAFT	SANDRIFT
STANDING SEAM METAL ROOF	(TBD)	SLATE
WINDOWS	N/A	CAMEO
STOREFRONT	FIBERGLASS OR ALUMINIUM	BLACK
METAL DOORS/FRAMES	N/A	(TBD)
STONE SILLS & BANDS	EDWARDS	COLOR TO MATCH STONE VENEER
SOFFITS & FASCIA	N/A	(TBD)
RAILINGS	N/A	BLACK

Elevations - Exterior Material Schedule
 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE

BUILDING ELEMENT	MANUFACTURER	COLOR
BRICK VENEER - (#1)	SUMMIT	FAWN SMOOTH
BRICK VENEER - (#2)	CLOUD CERAMICS	KANSAS GOLD
MASONRY - (#1) - ARRISCRAFT RENAISSANCE STONE OR CORDOVA STONE BUFF	ARRISCRAFT	SANDRIFT
STANDING SEAM METAL ROOF	(TBD)	SLATE
WINDOWS	N/A	CAMEO
STONE FRONT	FIBERGLASS OR ALUMINUM	BLACK
METAL DOORS/FRAMES	N/A	(TBD)
STONE SILLS & BANDS	EDWARDS	COLOR TO MATCH STONE VENEER
SOFFITS & FASCIA	N/A	(TBD)
RAILINGS	N/A	BLACK

Elevations - Exterior Material Schedule
 1/8" = 1'-0"

1 South East
 A-2.3 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
BRICK VENEER - (#1)	SUMMIT	FAWN SMOOTH
BRICK VENEER - (#2)	CLOUD CERAMICS	KANSAS GOLD
MASONRY - (#1)	ARRISCRAFT	SANDRIFT
MASONRY - (#2)	ARRISCRAFT RENAISSANCE STONE OR CORDOVA STONE BUFF	
STANDING SEAM METAL ROOF	(TBD)	SLATE
WINDOWS	N/A	CAMEO
STOREFRONT	FIBERGLASS OR ALUMINUM	BLACK
METAL DOORS/FRAMES	N/A	(TBD)
STONE SILLS & BANDS	EDWARDS	COLOR TO MATCH STONE VENEER
SOFFITS & FASGIA	N/A	(TBD)
RAILINGS	N/A	BLACK

1 South West
 A-2.4 1/8" = 1'-0"

1 Elevations - Exterior Material Schedule
 1/8" = 1'-0"

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PROJECT TITLE
THE CONTINENTAL

414 E Washington Ave

SHEET TITLE
EXTERIOR ELEVATIONS - COLORED

SHEET NUMBER

A-2.5

PROJECT NUMBER **1972**
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1 Colored - North East
 A2.5 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
BRICK VENEER - (#1)	SUMMIT	FAWN SMOOTH
BRICK VENEER - (#2)	CLOUD CERAMICS	KANSAS GOLD
MASONRY - (#1) - ARRISCRAFT RENAISSANCE STONE OR CORDOVA STONE BLUFF	ARRISCRAFT	SANDRIFT
STANDING SEAM METAL ROOF	(TBD)	SLATE
WINDOWS	N/A	CAMEO
STOREFRONT	FIBERGLASS OR ALUMINUM	BLACK
METAL DOORS/FRAMES	N/A	(TBD)
STONE SILLS & BANDS	EDWARDS	COLOR TO MATCH STONE VENEER
SOFFITS & FASCIA	N/A	(TBD)
RAILINGS	N/A	BLACK

1 Elevations - Exterior Material Schedule
 A2.5 1/8" = 1'-0"

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PROJECT TITLE
THE CONTINENTAL

414 E Washington Ave

SHEET TITLE
EXTERIOR ELEVATIONS - COLORED

SHEET NUMBER

A-2.6

PROJECT NUMBER **1972**
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1 Colored - North West
 A-2.6 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
BRICK VENEER - (R1)	SUMMIT	FAWN SMOOTH
BRICK VENEER - (R2)	CLOUD CERAMICS	KANSAS GOLD
MASONRY - (R1) - ARRISCRIFT RENAISSANCE STONE OR CORDOVA STONE BUFF	ARRISCRIFT	SANDRIFT
STANDING SEAM METAL ROOF	(TBD)	SLATE
WINDOWS	N/A	CAMEO
STOREFRONT	FIBERGLASS OR ALUMINIUM	BLACK
METAL DOORS/FRAMES	N/A	(TBD)
STONE SILLS & BANDS	EDWARDS	COLOR TO MATCH STONE VENEER
SOFFITS & FASCIA	N/A	(TBD)
RAILINGS	N/A	BLACK

Elevations - Exterior Material Schedule
 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
BRICK VENEER - (#1)	SUMMIT	FAWN SMOOTH
BRICK VENEER - (#2)	CLOUD CERAMICS	KANSAS GOLD
MASONRY - (#1)	ARRISCRAFT	SANDRIFT
MASONRY - (#2)	ARRISCRAFT RENAISSANCE STONE OR CONDOVA STONE BUFF	
STANDING SEAM METAL ROOF	(TBD)	SLATE
WINDOWS	N/A	CAMEL
STOREFRONT	FIBERGLASS OR ALUMINUM	BLACK
METAL DOORS/FRAMES	N/A	(TBD)
STONE SILLS & BANDS	EDWARDS	COLOR TO MATCH STONE VENEER
SOFFITS & FASCIA	N/A	(TBD)
RAILINGS	N/A	BLACK

⊙ Elevations - Exterior Material Schedule
 1/8" = 1'-0"

⊙ A-2.7 Colored - South East
 1/8" = 1'-0"

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PROJECT TITLE
**THE
 CONTINENTAL**

414 E Washington
 Ave

SHEET TITLE
**EXTERIOR
 ELEVATIONS -
 COLORED**

SHEET NUMBER

A-2.8

PROJECT NUMBER **1972**
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- TOP OF ROOF PEAK 124'-11 1/2"
- ROOF TRUSS BEARING 109'-0"
- TENTH FLOOR 98'-8"
- NINTH FLOOR 87'-4"
- EIGHTH FLOOR 77'-0"
- SEVENTH FLOOR 65'-8"
- SIXTH FLOOR 54'-4"
- FIFTH FLOOR 44'-0"
- FOURTH FLOOR 33'-8"
- THIRD FLOOR 23'-4"
- SECOND FLOOR 13'-0"
- FIRST FLOOR 7'-0"
- COMMERCIAL ENTRY -4'-0"
- GROUND FLOOR -11'-0"

EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
BRICK VENER - (#1)	SUMMIT	FAWN SMOOTH
BRICK VENER - (#2)	CLOUD CERAMICS	KANSAS GOLD
MASONRY - (#1)	ARRISCRAFT	SANDRIFT
ARRISCRAFT RENAISSANCE STONE OR CORDOVA STONE BUFF		
STANDING SEAM METAL ROOF	(TBD)	SLATE
WINDOWS	N/A	CAMEO
STOREFRONT	FIBERGLASS OR ALUMINUM	BLACK
METAL DOORS/FRAMES	N/A	(TBD)
STONE SILLS & BANDS	EDWARDS	COLOR TO MATCH STONE VENER
SOFITS & FASCIA	N/A	(TBD)
RAILINGS	N/A	BLACK

1 Colored - South West
 1/8" = 1'-0"

2 Elevations - Exterior Material Schedule
 1/8" = 1'-0"



A-3.1 - VIEW 1
E. WASHINGTON AVE.
June 10, 2020





A-3.2 - VIEW 2
E. WASHINGTON AVE.
June 10, 2020





A-3.3 - VIEW 3
E. WASHINGTON AVE.
June 10, 2020

HAIL MARY
PORTS GRILL



knothe • bruce
ARCHITECTS



A-3.4 - VIEW 4
E. WASHINGTON AVE.
June 10, 2020





A-3.5 - VIEW 5
E. WASHINGTON AVE.
June 10, 2020





A-3.6 - VIEW 6
E. WASHINGTON AVE.
June 10, 2020





A-3.7 - VIEW 7
E. WASHINGTON AVE.
June 10, 2020





A-3.8 - VIEW 8
E. WASHINGTON AVE.
June 10, 2020





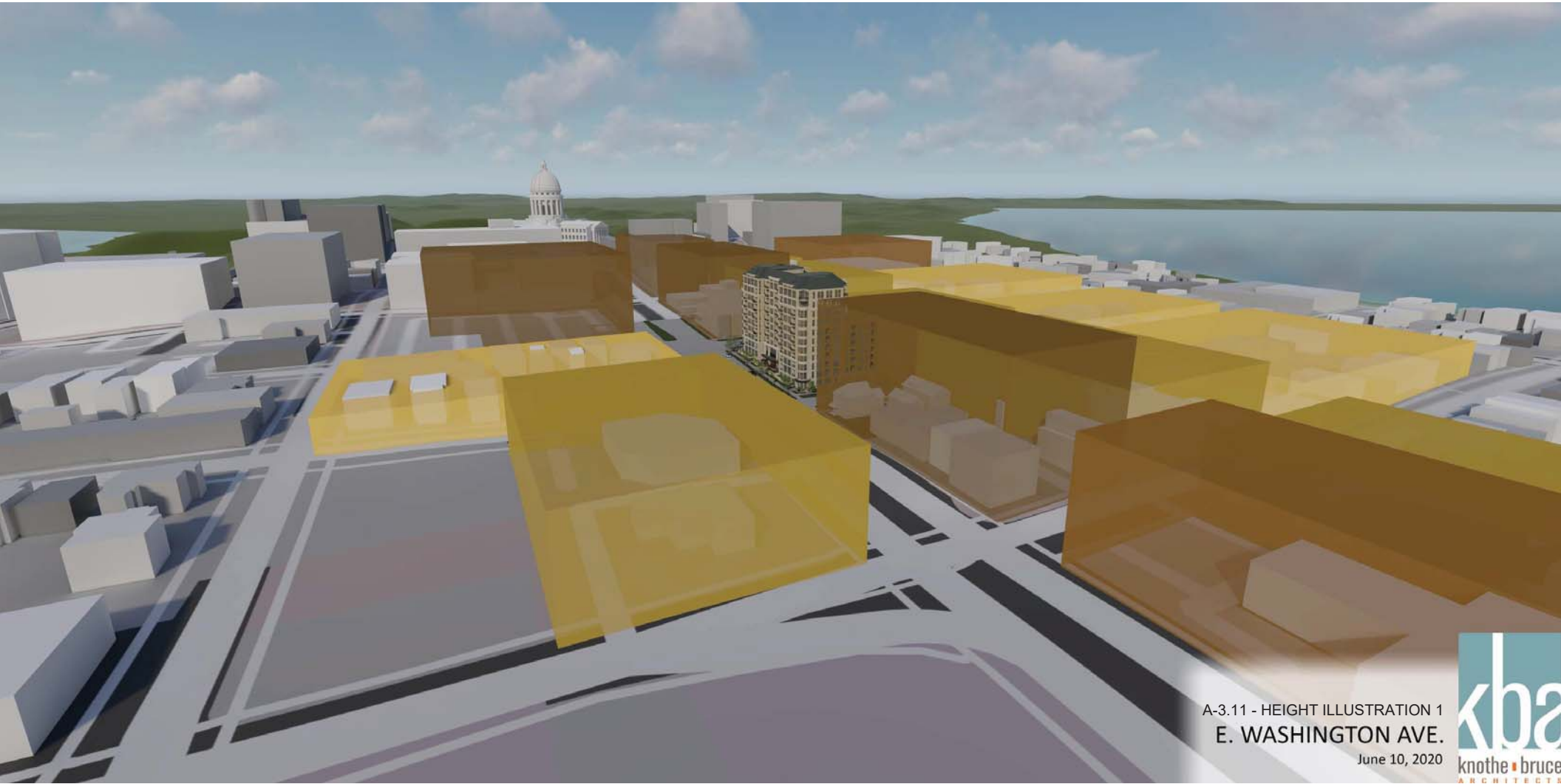
A-3.9 - LONG VIEW 1
E. WASHINGTON AVE.
June 10, 2020





A-3.10 - LONG VIEW 2
E. WASHINGTON AVE.
June 10, 2020





A-3.11 - HEIGHT ILLUSTRATION 1
E. WASHINGTON AVE.
June 10, 2020





A-3.12 - Height Illustration 2
E. WASHINGTON AVE.
June 10, 2020

8+2

4

6

8+2

A-3.13 - HEIGHT ILLUSTRATION 3
E. WASHINGTON AVE.
June 10, 2020



SPRING / FALL EQUINOX



9:00 AM



12:00 PM



3:00 PM

SUMMER SOLSTICE



9:00 AM

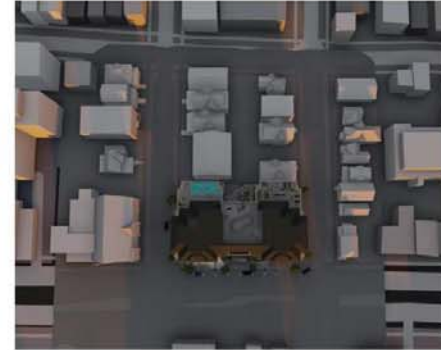


12:00 PM



3:00 PM

WINTER SOLSTICE



9:00 AM



12:00 PM



3:00 PM

A-3.14
SHADOW
STUDY



N. HANCOCK

N. FRANKLIN

E WASHINGTON AVE



Non-Required Building Setback



Required Building Setback

A-3.15 - Building Setbacks
E. Washington Ave.
Madison, WI
May 05, 2020





A-3.16 - 8 STORY ILLUSTRATION
E. WASHINGTON AVE.
March 11, 2020





E. WASHINGTON AVE.

May 6, 2020





E. WASHINGTON AVE.

May 6, 2020

