

## LT McGRATH, LLC

3849 Caribou Rd

Verona, WI 53593

608-345-3975

[ltmcgrathllc@gmail.com](mailto:ltmcgrathllc@gmail.com)

July 14, 2010

Al Martin  
Department of Planning and Development  
City of Madison  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53701

**RE: URBAN DESIGN COMMISSION MEETING - July 21, 2010  
SETTLEMENT PLACE APARTMENTS**

Dear Mr. Martin:

I am in the process of redeveloping the former City of Madison Water Utility property located at 517-523 E. Main St. Madison, WI, in the First Settlement Historic District. This redevelopment will involve demolition of the existing 6,000 sf commercial building and the construction of a new 21-Unit apartment building consisting of 3 residential levels over 1 level of partially exposed parking structure. I have been working closely with the Neighborhood Steering Committee and submitted a PUD-GDP-SIP application to the City on May 26, 2010.

I would like to request that this project be added to the Urban Design Commission Meeting of July 21, 2010, seeking Initial Approval. Attached please find the application and required submittal documents, including plans, Letter of Intent, Zoning Text and Contextual Site Information.

Please feel free to contact me if you have any questions or need additional information.

Sincerely,



Lance T. McGrath, P.E.  
LT McGrath, LLC

**APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL**

**AGENDA ITEM #** \_\_\_\_\_

**Project #** \_\_\_\_\_

DATE SUBMITTED: 7.14.10

**Action Requested**  
Informational Presentation

UDC MEETING DATE: 7.21.10

Initial Approval and/or Recommendation  
 Final Approval and/or Recommendation

PROJECT ADDRESS: 517-523 E. MAIN ST.

ALDERMANIC DISTRICT: 4

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:

LT MCGRATH, LLC  
(LANCE T. MCGRATH)

BRUCE SIMONSON  
(ARTECH)

CONTACT PERSON: LANCE T. MCGRATH

Address: 3849 CARIBOU RD

VERONA, WI 53593

Phone: 608-345-3475

Fax: —

E-mail address: LTCMGRATHLLC@GMAIL.COM

**TYPE OF PROJECT:**

(See Section A for:)

- Planned Unit Development (PUD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District \* (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review\* (Fee required)
- Street Graphics Variance\* (Fee required)
- Other \_\_\_\_\_

\*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



# LT McGRATH, LLC

3849 Caribou Rd  
Verona, WI 53593  
608-345-3975

[ltmcgrathllc@gmail.com](mailto:ltmcgrathllc@gmail.com)

May 26, 2010

Mr. Brad Murphy  
Director of Planning  
Department of Planning and Development  
City of Madison  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53701

**RE: LETTER OF INTENT – SETTLEMENT PLACE APARTMENTS  
REZONING FROM C3-HIST-FS TO PUD-SIP**

Dear Mr. Murphy:

The following is submitted together with the plans, application and zoning text for Staff, Plan Commission and Common Council consideration and approval.

**Project:** *Settlement Place Apartments*  
517-523 E. Main St. Madison, WI 53703

**Owner/  
Developer:** LT McGrath, LLC  
c/o Lance T. McGrath, P.E  
3849 Caribou Rd.  
Verona, WI 53593  
1-608-345-3975  
[ltmcgrathllc@gmail.com](mailto:ltmcgrathllc@gmail.com)

**Architect:** ARTECH Design Group  
1410 Cowart St.  
Chattanooga, TN 37408  
Contact: Bruce Simonson  
1-423-265-4313  
[Bruces@artechdgn.com](mailto:Bruces@artechdgn.com)

**Landscape  
Architect/  
Civil Eng.** Schreiber/Anderson Assoc.  
717 John Nolen Drive  
Madison, WI 53703  
Contact: Patrick Hannon  
1-608-255-0800  
[phannon@saa-madison.com](mailto:phannon@saa-madison.com)

***Project Summary:***

LT McGrath, LLC proposes to redevelop the former City of Madison Water Utility administration building located at 517-523 E. Main St. in downtown Madison. This development will involve demolishing the existing 6,000 sf commercial building and constructing a new 3-story residential building containing 21 new apartment units over one level of partially exposed parking structure. The project is located at the corners of E. Main and S. Blair Streets - at the edge of the historic First Settlement neighborhood and across the street from a primarily industrial neighborhood (MGE, etc...).

Some of the main goals of this project are to complete the "block-face" along E. Main St. where the existing surface parking lot is situated, to create an 8-foot landscaped setback along Main and Blair Streets (currently there is no setback), and to compliment and respect the character of the existing historic First Settlement neighborhood that it resides in. The Developer has a long history of completing challenging infill projects that compliment/enhance adjacent historic properties (Lake Park/Dowling Apartments, 4<sup>th</sup> Ward Lofts/Doris House, Capitol Point/Parkside Building and Nolen Shore/Doty School) and this project has been designed and will be executed with the same level of care.

***Site Description:***

The site is 13,132 sf with 99-feet of frontage along E. Main St and 132-ft of frontage along S. Blair St. Current conditions consist of a 6,000 sf existing concrete block building and the remainder of the site is a surface parking lot covered with asphalt pavement. There is also approximately 12-feet of grade change from the low end of the site on S. Blair to the high end of the site on E. Main. This grade differential presents some challenges – but also allows for an efficient entrance into the partially exposed parking structure.

***Building Description:***

The residential levels of the building are set back 8-feet from E. Main and S. Blair Streets, 13-feet from the side yard on Main St. and 23'-3" from the side yard on Blair St. (for driveway access). At the low end on Blair the three levels of residential and the parking level will be exposed. As you move up Blair and wrap around to Main St. the parking structure begins to disappear into the slope and is entirely below grade at the western end along E. Main St. The main residential entrance is on E. Main Street.



The exterior of the building will be clad entirely in masonry and has been designed to have an “industrial/warehouse” appearance - similar to many of the nearby buildings to the East. The masonry veneer features several details commonly found in this type of building such as projecting bands, recessed window bays that create a vertical column appearance, corbeled brick and soldier course window headers. The exposed base of the building (parking structure) is clad with a cast “stone” product and features rectangular windows that are filled with glass block.

A unique architectural challenge of the building was to create balconies for the residential units that do not interrupt the architectural rhythm of the building and that are discrete to the neighbors and pedestrians. To accomplish this the balconies are completely recessed and the masonry veneer flows past the outside edge creating a 1.5 tall knee wall and 1.5 tall dropped header that align with the adjacent windows.

The building will contain 21 residential units consisting of 8 - 2 Bedroom units and 13 - 1 Bedroom units. The parking structure provides parking for 25 cars and 19 bike stalls (an additional 8 bike stalls are provided on the exterior). An off street loading zone is provided near the driveway entrance on Blair St. The total square footage of the new building is 30,776 sf consisting of 22,395 sf of residential and 8,381 sf of parking.

#### ***Landscape Design:***

The landscape design for the project accents and compliments the architecture. Landscape plants were chosen and positioned to accent the lines of the building, integrating the building to the site. A raised planter flanks the eastern edge of the residential entrance on Main St. and we are exploring the feasibility of installing flower boxes on the facade along Blair St. There is an exposed portion of the parking structure roof that is exposed along the E. Main st. side yard that will be covered with a shallow green roof system - this will contain the appropriate shallow rooted plants for this type of green roof.

#### ***Sustainability and Energy Efficiency:***

Sustainability is synonymous with infill development. Infill projects like Settlement Place create high quality housing opportunities close to work/educational centers and promote the use of mass-transit, pedestrian and bicycle transportation. This dramatically lessens sprawl and the impact on our infrastructure and municipal services.

Another project goal is to make this a very energy efficient building. We have been working with Focus on Energy to realize this goal. We will incorporate many energy star features and the mechanical/electrical/plumbing systems will be designed to meet a high level of energy efficiency not typically seen in apartment projects.

***Trash and Snow Removal:***

Trash and snow removal from the building will be privately contracted. A separate trash collection room with garbage and recycling containers will be located at the lower parking level directly adjacent to the garage entrance door for residents to dispose of their trash and recycling. The trash removal contractor will be able to collect these containers without impeding the flow of traffic.

***Live/Work Zoning:***

The seven (7) first floor units will be zoned as "Live/Work" units which will allow for a unique use not typically seen in non-owner occupied residential rental units. These units can be used for home occupations and professional offices in the home with up to one (1) employee outside the immediate family may work from the space.

***Schedule:***

Construction of Settlement Place is planned to begin in September of 2010 with completion in the Summer of 2011. It is critical that we maintain this schedule in order to be ready for the 2011 Summer rental season.

Sincerely,

LT McGRATH, LLC

A handwritten signature in black ink that reads "Lance T. McGrath". The signature is written in a cursive style with a long, sweeping underline.

Lance T. McGrath, P.E.



# Settlement Place Apartments

## SIP ZONING TEXT PLANNED UNIT DEVELOPMENT DISTRICT

May 26, 2010

**Legal Description:** The lands subject to this Planned Unit Development District shall include those described on Exhibit A, attached hereto.

### **I. Statement of Purpose**

This Planned Unit Development District is established to allow for the construction of a 21-unit residential apartment building with structured parking on a 13,068 sq. ft. site, located in the First Settlement Historic Neighborhood - immediately east of the Capitol Square business district.

### **II. Permitted Uses**

- A. Those that are stated as permitted uses in the R6 zoning District.
- B. Residential Dwellings: 21 New Residential Units, including:
  - 13 - One (1) Bedroom Units
  - 8 - Two (2) Bedroom Units
- C. Home occupations and professional offices in the home. Additionally, the seven (7) first floor units may be permitted to have one (1) employee outside the immediate family work from the premise.
- D. Uses: Uses Accessory to permitted uses as listed above.

### **III. Lot Area**

- A. 13,068 sq. ft., as stated in Exhibit A, attached hereto.

### **IV. Height, Yard, Usable Open Space and Landscaping Requirements**

- A. As provided on the approved PUD plans.

### **V. Accessory Off-Street Parking & Loading**

- A. Accessory off-street parking and loading zone will be provided as shown on the approved plans.

**VI. Lighting**

- A. Site lighting will be provided as shown on the approved plans.

**VII. Signage**

- A. Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the R-6 district, and/or signage will be provided as approved on the recorded plans.
- B. Temporary Construction/Marketing Signage that does not conform with the Chapter 31 of the Madison General Ordinances will be allowed on the building during construction to promote the project, developer and contractors. This signage will be removed upon receipt of a certificate of occupancy, with the exception of leasing signage which will be removed within 6 months of receipt of a certificate of occupancy.

**VIII. Family Definition**

- A. For the purposes of this Planned Unit Development the family will be as defined in Chapter 28.03(2) of Madison General Ordinances for the R-6 District.

**IX. Alterations and Revisions**

- A. No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Plan Commission; however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the Alderperson of the district and are compatible with the concept approved by the City Plan Commission.



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Description as per Deeds:

The Northeast 1/2 of Lots Seventeen (17) and Eighteen (18), Block One Hundred Fifteen (115), Original Plat of the City of Madison, City of Madison, Dane County, Wisconsin.

Description as per Deeds:

The Northeast 1/2 of the Southwest 1/2 of Lots Seventeen (17) and Eighteen (18), Block Hundred Fifteen (115), Original Plat of the City of Madison, City of Madison, Dane County, Wisconsin.

Metes and Bounds Description: As surveyed

Commencing at the southwesterly most corner of said Block 18, Original Plat of the City of Madison, said point being marked by a solid iron rod, thence N 46°02'58" E, along the northwesterly platted boundary line of said Block 18, said line also being the southeasterly right-of-way line of East Main Street, 165.83 feet to the point of beginning of this description; thence continue along the northwesterly platted boundary line of said Block 18, said line also being the southeasterly right-of-way line of East Main Street, N 46°02'58" E, 99.53 feet; thence S 43°48'02" E, along the northeasterly platted boundary line of said Block 18, said line also being the southwesterly right-of-way line of South Blair Street, 132.07 feet; thence S 46°03'04" W, along the southeasterly platted boundary line of Lots 17 of said Block 18, 99.35 feet; thence N 43°52'46" W, 132.06 feet to the point of beginning.

This description contains 13,132 Square Feet, 0.30 Acres.

# CONTEXTUAL SITE INFORMATION

June 8, 2010

**SETTLEMENT PLACE APARTMENTS**

517-523 E. MAIN ST.  
MADISON, WI 53703

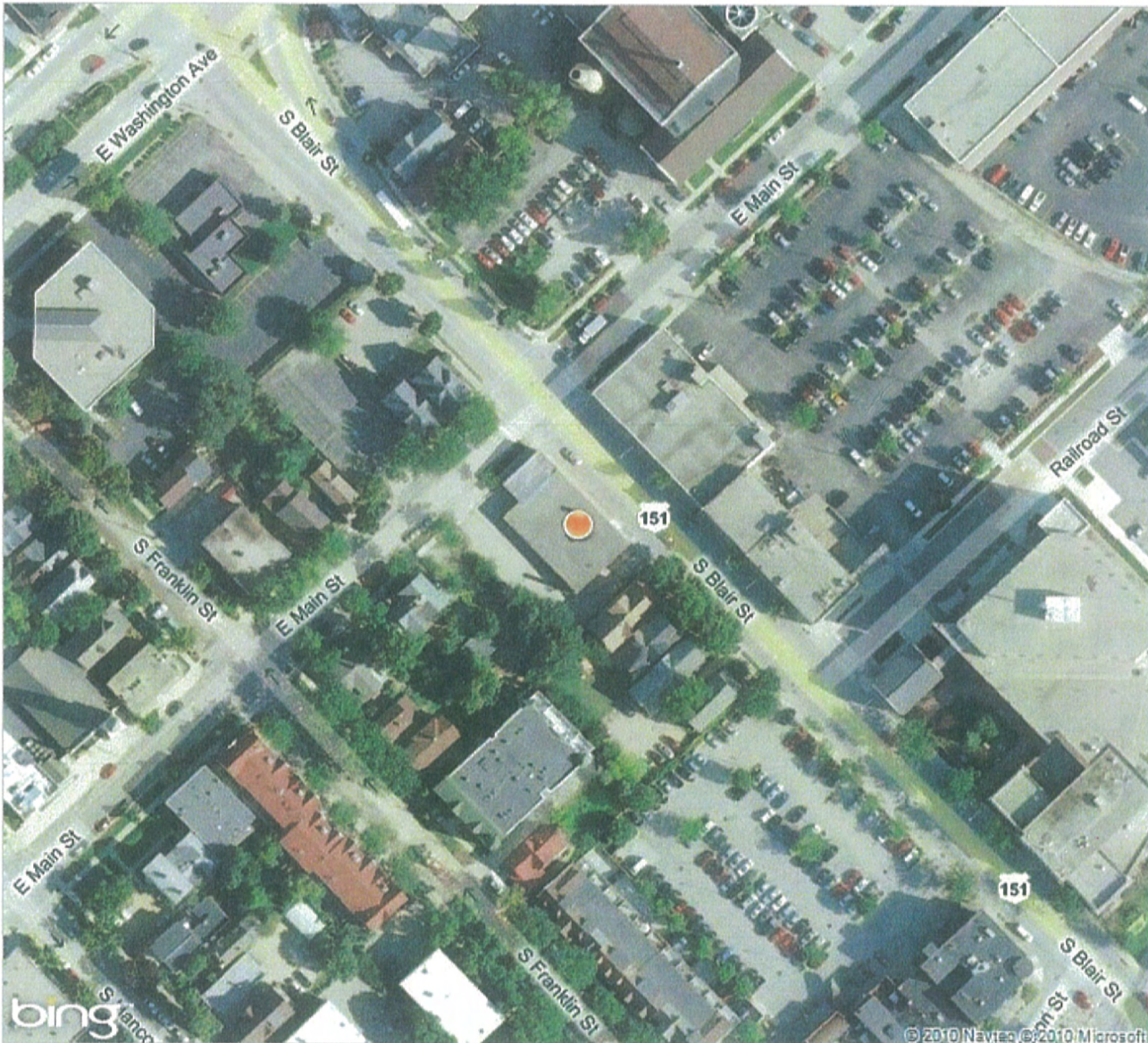


Print  
Bing Maps

523 E Main St, Madison, WI 53703-2910

Aerial of 517-523 E. Main St

FREE! Use Bing 411 to find movies, businesses & more: 800-BING-411





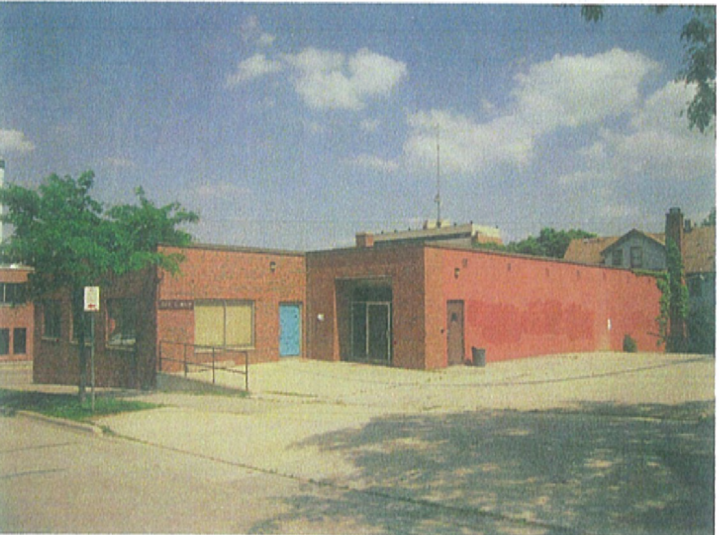
EXISTING SITE (517-523 E. MAIN ST)



CORNER OF BLAIR AND MAIN



BLAIR ST FRONTAGE



E. MAIN ST. FRONTAGE



BLAIR ST - WEST SIDE





BLAIR ST - EAST SIDE





MAIN ST. - SOUTH SIDE



E. MAIN ST. - NORTH SIDE





FRANKLIN ST. - EAST SIDE



FRANKLIN ST. - WEST SIDE





# Settlement Place

A Residential Development at 517-523 East Main Street  
Madison, Wisconsin

July 14, 2010



Location Map

**Owner/Developer**

LT McGrath, LLC  
3849 Caribou Rd.  
Verona, Wisconsin 53593  
Telephone (608) 345-3975

**Architects**

ARTECH DESIGN GROUP  
1410 Cowart Street  
Chattanooga, Tennessee 37408  
Telephone (423) 265-4313

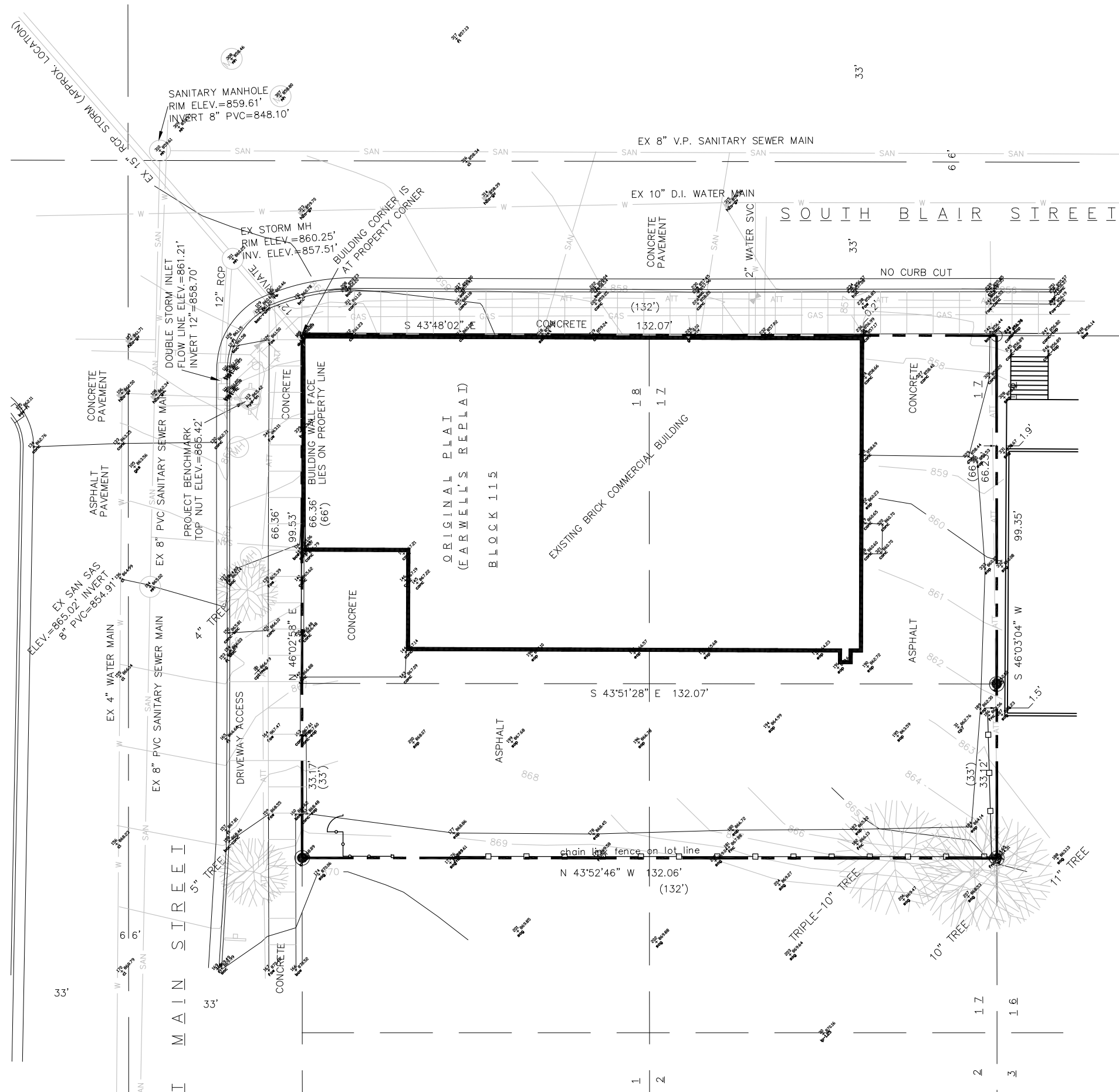
**Landscape Architects/Civil Engineers**

Schreiber / Anderson Associates  
717 John Nolan Drive  
Madison, Wisconsin 53713  
Telephone (608) 255-0800

<u>Building Data</u>	
Proposed New Construction: 30,776 s.f.	
Parking - 8,381 square feet	
Residential - 22,395 square feet	
Total Dwelling Units: 21	
Total No. of Bedrooms: 29	
One Bedrm.	Two Bedrm.
A-1: 1	B1: 3
A-2: 3	B2: 3
A-3: 3	B3: 2
A-4: 3	
A-5: 3	
<hr/>	
13	16

<u>Site Data</u>	
Site Area: 13,132 s.f.	Site Area per Bedroom 450 square feet per bedroom
Density: 0.3 acres 70 units per acre	Total Usable Open Space: 6,024 s.f. Usable Open Space per Unit: 286 s.f. / unit Usable Open Space per Bedroom: 207 s.f. / bedroom
Site Area per Unit: 620 square feet per unit	Parking Data Enclosed Parking: 25 stalls [1 van accessible stall provided] Bicycle Parking Covered 17 Exterior 8 Total 25

<u>Index of Drawings</u>			
<u>Sheet No.</u>	<u>Sheet Title</u>	<u>Sheet No.</u>	<u>Sheet Title</u>
	Cover Sheet		
C1.0	Existing Conditions	A1	Architectural Site Plan
C2.0	Demolition/Erosion Control Plan	A2	Parking Level Plan
C3.0	Site Layout Plan	A3	First Level Plan
C4.0	Site Grading Plan	A4	Second Level Plan
C5.0	Utility Plan	A5	Third Level Plan
C6.0	Landscape Plan	A6	Main & Blair St. Elevations
C7.0	Details	A7	SE and SW Elevations
C7.1	Details	A8	Wall Sections
C7.2	Details	A9	Wall Sections



**LEGEND**

- SOLID IRON ROD FOUND
- ⊙ IRON PIPE FOUND
- 0.75" SOLID IRON ROD SET  
1.13 Lbs./LINEAL FOOT.
- ( ) INDICATES RECORDED AS  
DISTANCES ARE MEASURED TO THE  
NEAREST HUNDREDTH OF A FOOT.
- ⌈ T ⌋ TELECOMMUNICATIONS ACCESS BOX
- ⊕ LIGHT POLE OR STOP LIGHT POLE
- ⊕ WATER GATE VALVE OR GAS VALVE BOX
- ⌈ | ⌋ STREET SIGN
- ⊙ (MH) MANHOLE—OTHER



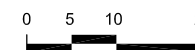
TREE—DECIDUOUS

- SAN — SANITARY SEWER
- ATT — AT&T UNDERGROUND
- ELE — ELECTRIC UNDERGROUND
- W — WATER
- GAS — GAS UNDERGROUND
- - - - - STORM SEWER

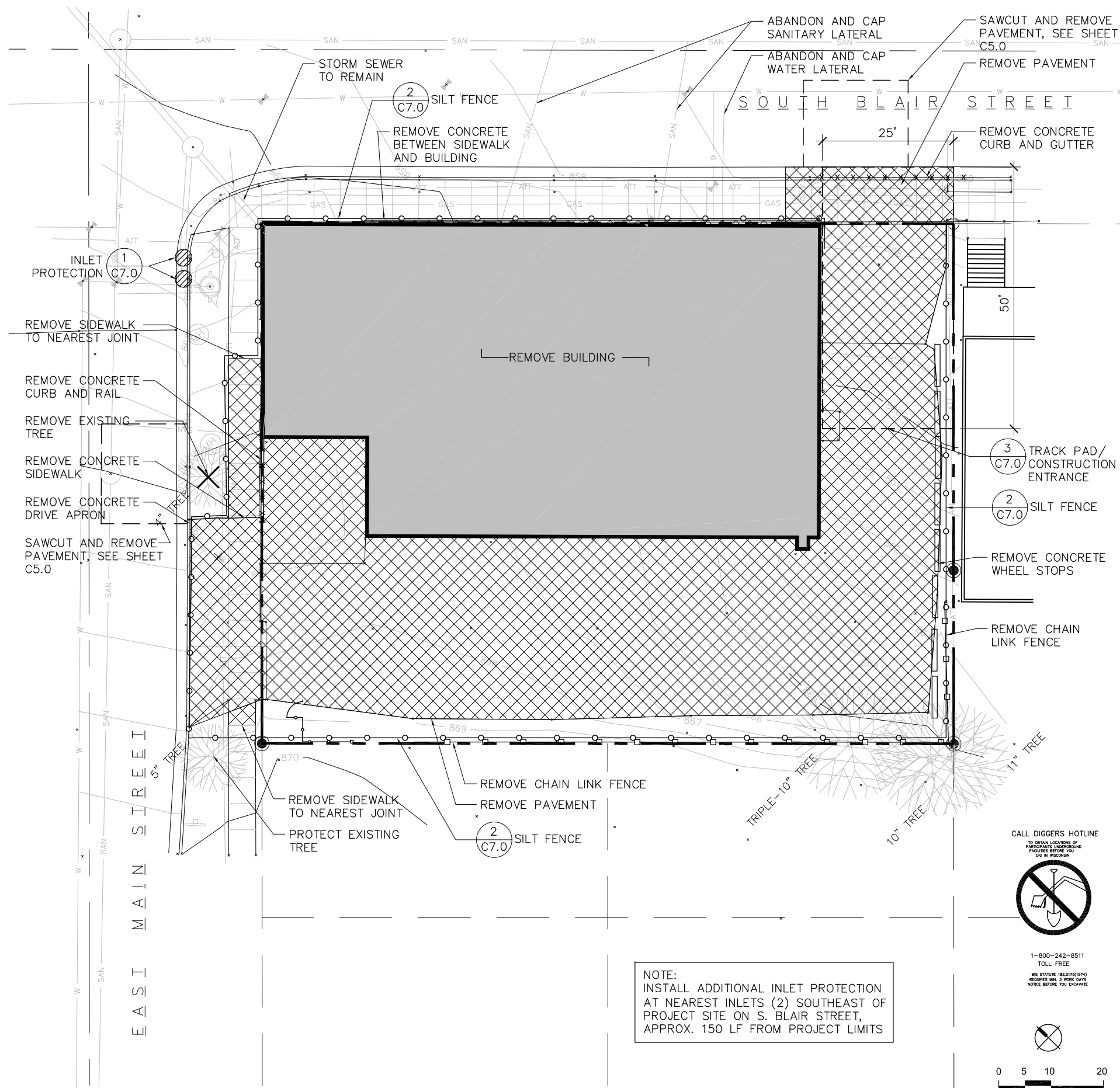
**NOTES:**

1. Size and location of Public and Private Utilities are based on Field markings and Maps provided by the City of Madison. All effort has been made to accurately portray these features, but this drawing should not be used for digging purposes. Contact Digger's Hotline prior to excavations (811). Inverts of pipes shown are to be considered approximate due to the fact that they are not fully visible, and inverts in manholes are either field measured or verified from Utility maps.

2. Project Benchmark is the City of Madison PLSS Meander Corner, for the South 1/4 of Section 13, USGS NAVD 88 Datum, Monument Published Elevation=850.53'; Site Benchmark is top nut of Hydrant near the northerly most corner of this parcel Top Nut Elevation=865.42'







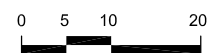
NOTE:  
 INSTALL ADDITIONAL INLET PROTECTION  
 AT NEAREST INLETS (2) SOUTHEAST OF  
 PROJECT SITE ON S. BLAIR STREET,  
 APPROX. 150 LF FROM PROJECT LIMITS

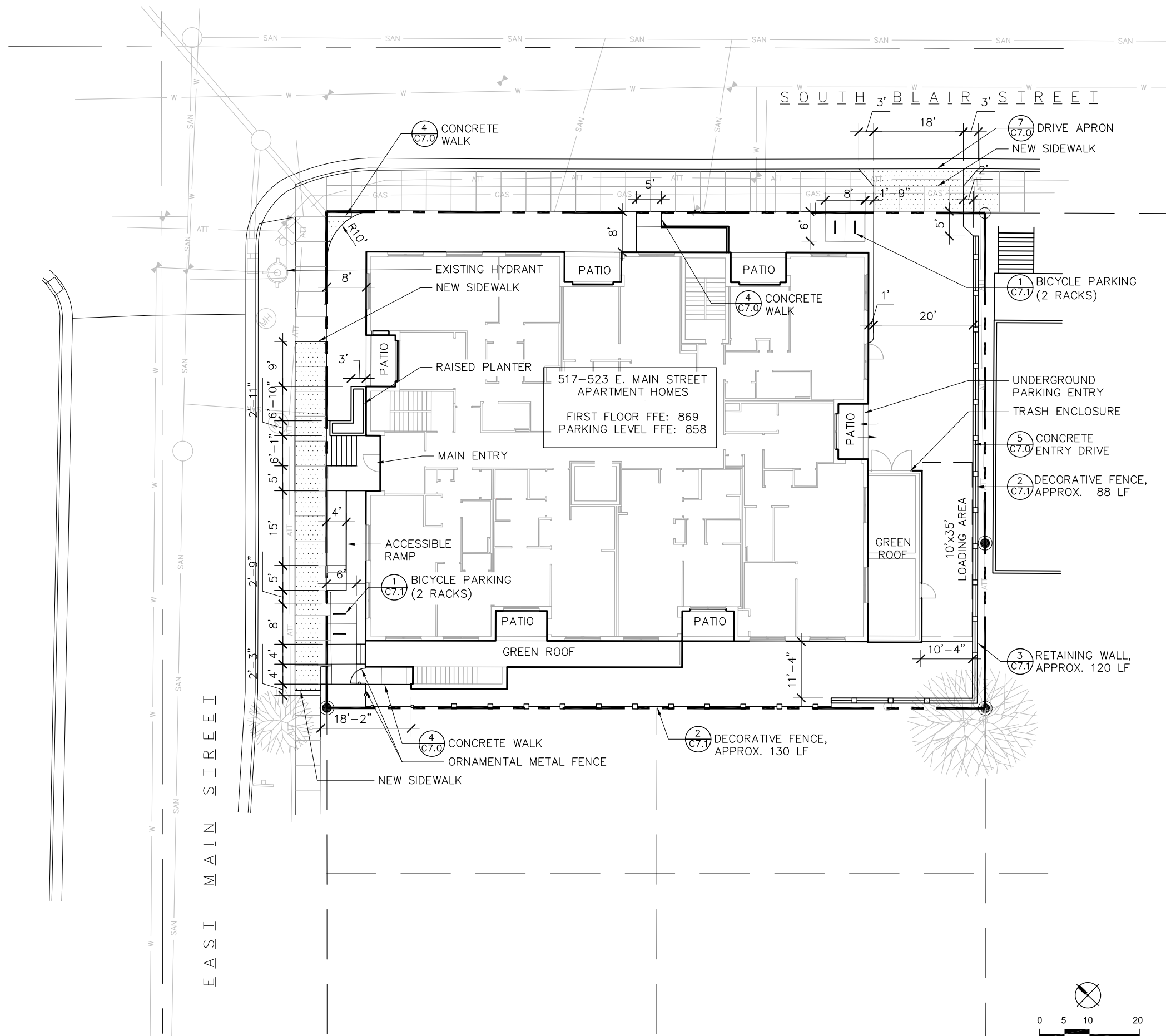
**LEGEND:**

	REMOVE PAVEMENT (CONCRETE OR ASPHALT)	
	REMOVE BUILDING	
	REMOVE CURB OR WALL	
	REMOVE VEGETATION	
	PROJECT LIMITS	
	INLET PROTECTION	1 C7.0
	TRACK PAD	3 C7.0
	SILT FENCE PROTECTION	2 C7.0

- DEMOLITION NOTES:**
- CALL DIGGERS HOTLINE TO LOCATE UTILITIES PRIOR TO BEGINNING WORK ON SITE 1.800.242.8511
  - CLEAR AND GRUB VEGETATION TO THE LIMITS OF WORK PER SPECIFICATIONS
  - UNLESS OTHERWISE NOTED, ALL ITEMS DESIGNATED FOR DEMOLITION SHALL BE REMOVED AND DISPOSED OF OFF-SITE
  - ALL EXISTING UTILITIES NOT USED SHALL BE ABANDONED PER CITY OF MADISON SPECIFICATIONS, CONTRACTOR SHALL PAY FOR ALL PERMITS AND FEES
  - CONTRACTORS SHALL INSTALL FENCING AROUND THE TRUNKS OF ALL EXISTING TERRACE TREES. FENCING SHALL COVER THE WIDTH OF THE TERRACE AND EXTEND AT LEAST FIVE (5) FEET FROM THE TRUNKS IN BOTH DIRECTIONS. TREES INCLUDE: TWO (2) HYBRID ELMS ALONG S. BASSETT STREET, & ONE (1) GREEN ASH ALONG W. WILSON STREET
  - TREE RELOCATION MAY BE NECESSARY DEPENDING ON UTILITY LOCATIONS FROM BUILDING

- EROSION CONTROL NOTES:**
- PROVISIONS TO PREVENT MUD-TRACKING OFF-SITE ONTO PUBLIC THOROUGHFARES DURING CONSTRUCTION SHALL BE TAKEN IN THE FORM OF A TRACK PAD
  - ALL EROSION CONTROL PRACTICES SHALL BE INSPECTED DAILY AND MAINTAINED IN A WORKING CONDITION
  - ACCUMULATED SEDIMENT SHALL BE REMOVED FROM BEHIND SEDIMENT FENCES AND BARRIERS BEFORE IT REACHES A DEPTH THAT IS EQUAL TO HALF THE BARRIER HEIGHT
  - ALL EROSION CONTROL PRACTICES SHALL BE MAINTAINED UNTIL THE DISTURBED AREAS THEY PROTECT ARE PERMANENTLY STABILIZED AND ESTABLISHED. UPON PERMANENT STABILIZATION ESTABLISHMENT, THE TEMPORARY EROSION CONTROL PRACTICES WILL BE REMOVED
  - CONTRACTOR SHALL INSTALL FENCING AROUND THE TRUNKS OF ALL EXISTING TERRACE TREES. FENCING SHALL COVER THE WIDTH OF THE TERRACE AND EXTEND AT LEAST FIVE (5) FEET FROM THE TRUNKS IN BOTH DIRECTIONS.





**LEGEND:**

- PROJECT LIMITS
- BICYCLE PARKING 1  
C7.1
- NEW CONCRETE SIDEWALK 4  
C7.0

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**NOTES:**

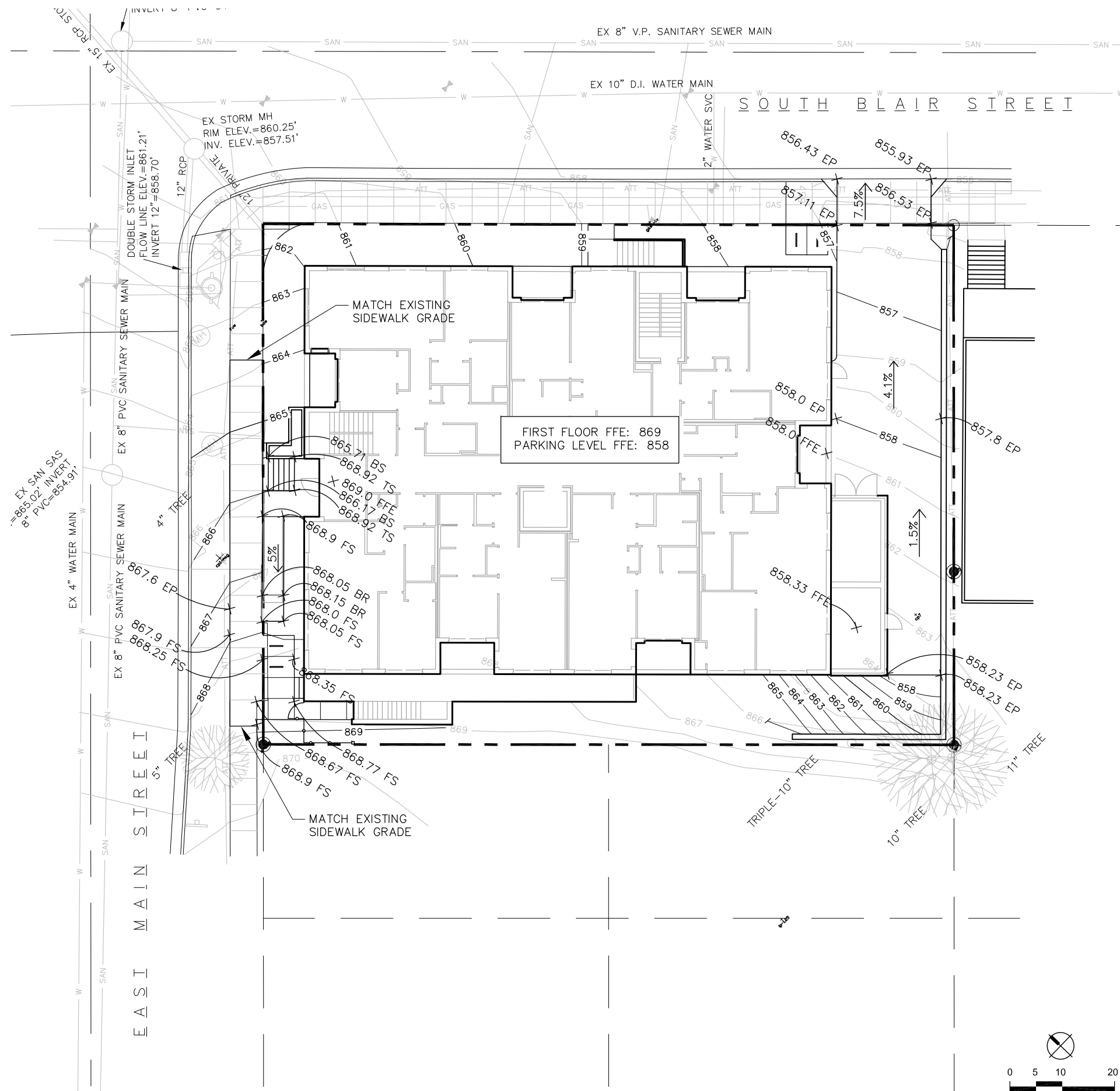
1. ALL WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS
2. CONTRACTOR SHALL INSTALL EXPANSION JOINTS BETWEEN CONCRETE PAVING, CURBS, AND EXISTING PAVING OR STRUCTURES
3. ALL DRIVEWAYS, CURBS ADJACENT TO DRIVEWAYS, AND SIDEWALK CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY, SHALL BE COMPLETED IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION BY A CONTRACTOR CURRENTLY LICENSED BY THE CITY.

**SITE STATISTICS**

SITE AREA	13,132 SF
EXISTING IMPERVIOUS SURFACES	12,123 SF
EXISTING ISR	0.93
PROPOSED IMPERVIOUS SURFACES	10,718 SF
PROPOSED ISR	0.82







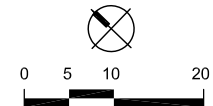
**LEGEND:**

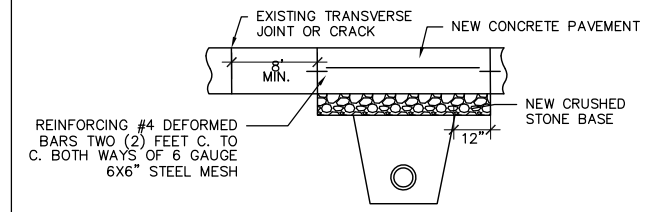
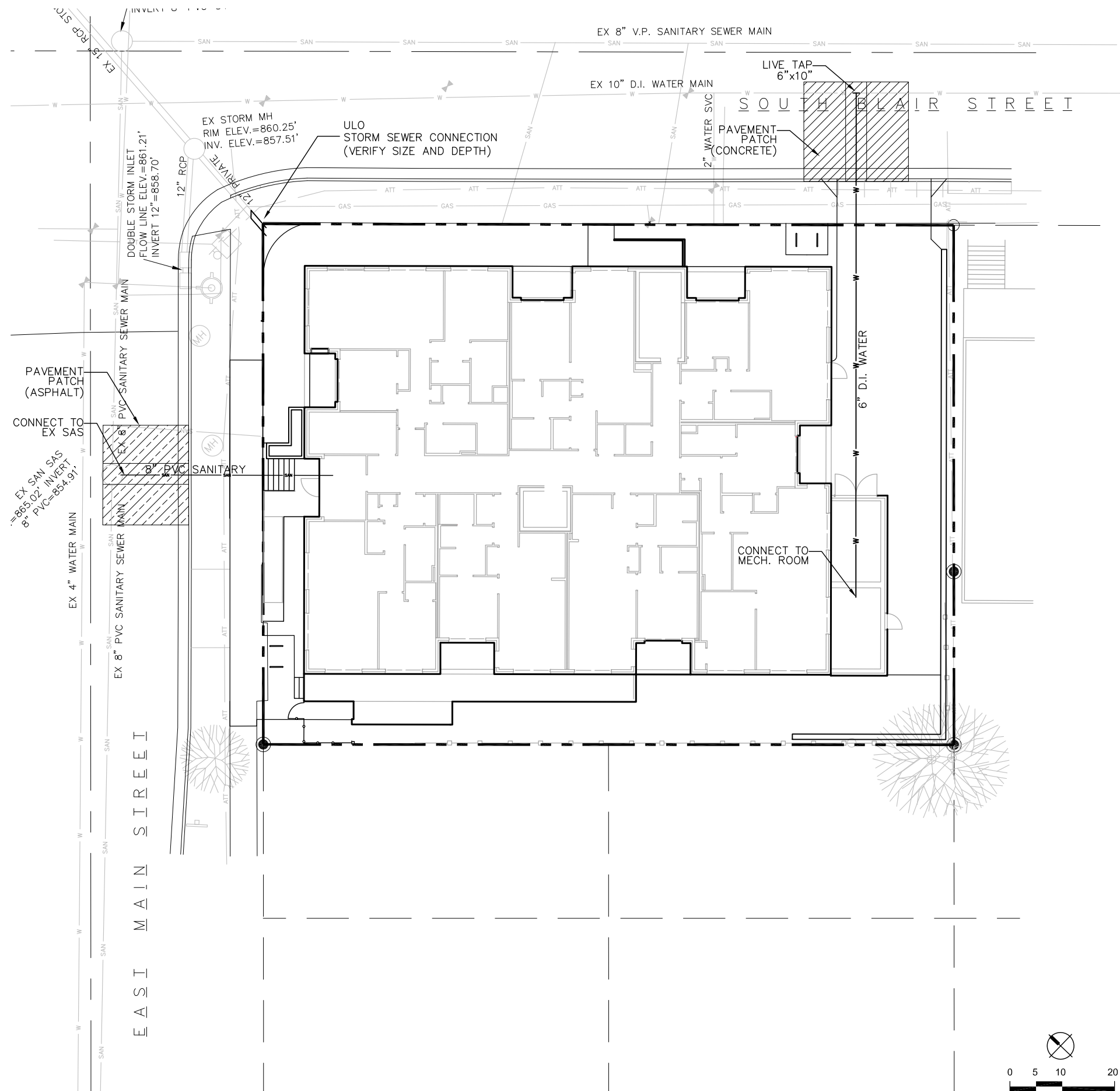
- TS TOP OF STAIR
- BS BOTTOM OF STAIR
- TW TOP OF WALL
- BW BOTTOM OF WALL
- TR TOP OF RAMP
- BR BOTTOM OF RAMP
- HP HIGH POINT
- LP LOW POINT
- FS FINISH SURFACE
- FL FLOW LINE
- FG FINISH GRADE
- FFE FINISH FLOOR ELEVATION

- 2% → SLOPE DIRECTION
- PROJECT LIMITS

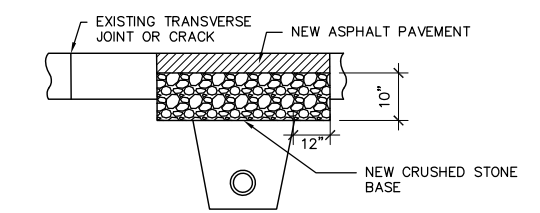
**NOTES:**

1. CONTRACTOR SHALL PERFORM ALL EARTHWORK AND GRADING PER SPECIFICATIONS. ALL PROPOSED PAVING, CURBS, AND PLANTING AREAS SHALL TRANSITION SMOOTHLY TO EXISTING ADJACENT FEATURES. PROVIDE POSITIVE DRAINAGE ON ALL PAVING AND THROUGHOUT ALL PLANTING AREAS.
2. EXCAVATED MATERIAL NOT SUITABLE FOR BACKFILLING SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF-SITE
3. EXISTING CURB ALONG BASSETT STREET TO REMAIN, TERRACE AND SIDEWALK GRADES HAVE BEEN MODIFIED TO ACCOMMODATE BUILDING ENTRY POINTS AND/OR UTILITY LINES
4. CONTOUR INTERVAL IS ONE (1) FOOT.





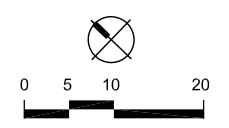
1 PAVEMENT PATCH SECTION, TYPE I (CONCRETE)  
C5.0 SEE MADISON S.D.D. 5.2.4.



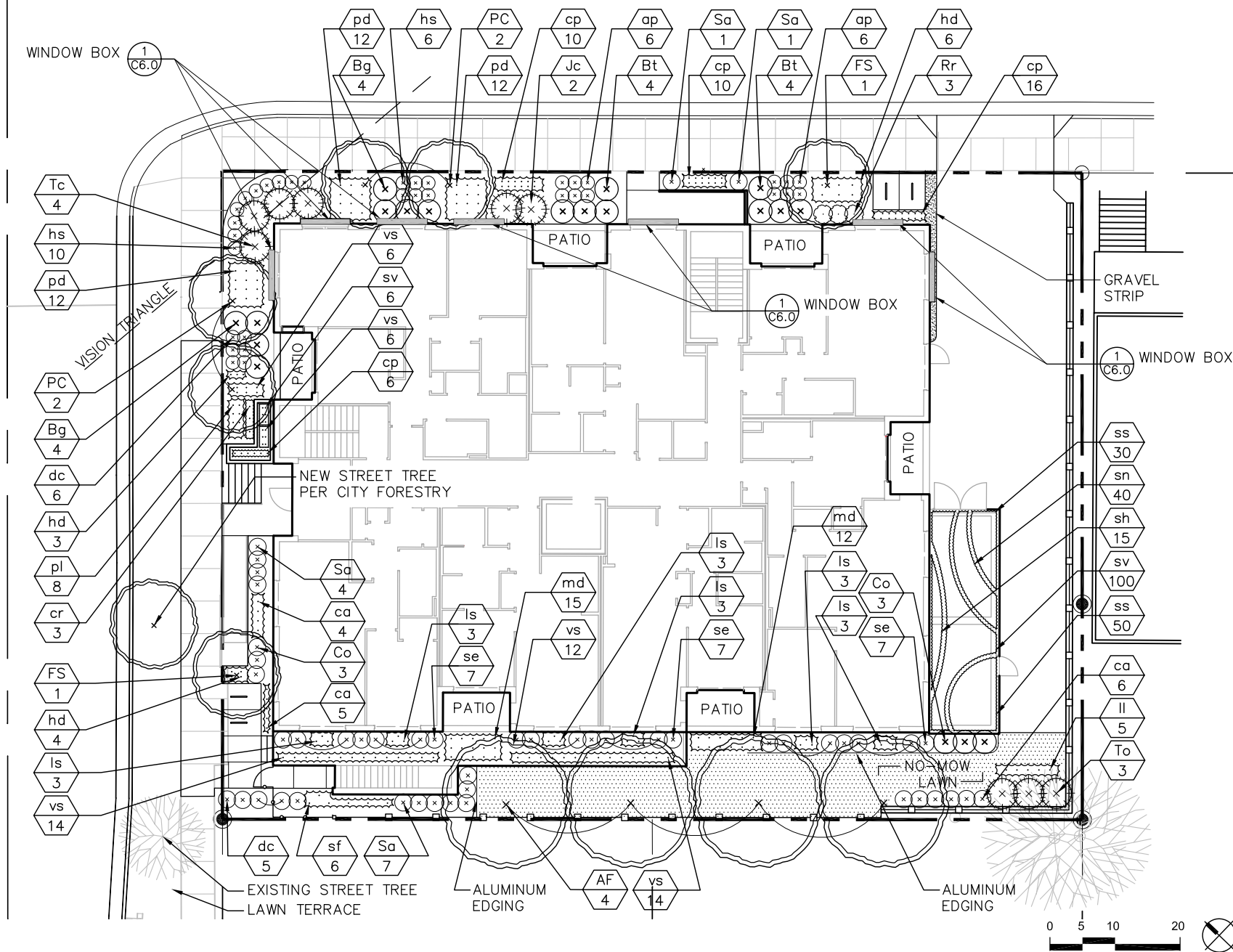
2 PAVEMENT PATCH SECTION, TYPE III (ASPHALT)  
C5.0 SEE MADISON S.D.D. 5.2.4.

NOTES:

1. REFER TO GRADING PLAN, SHEET C4.0 FOR REFERENCE AND TO MAINTAIN APPROPRIATE COVER OVER ALL UTILITIES
2. REFER TO DEMOLITION PLAN, SHEET C2.0 FOR ABANDONED UTILITIES
3. GAS AND ELECTRIC SERVICE TO BE COORDINATED WITH MG&E





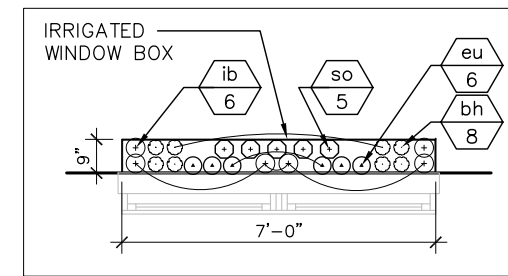


Symbol	Botanical name	Common Name	Size	Root	Qty	Comments
<b>SHADE TREES</b>						
AF	<i>Acer x freemanii</i> 'Autumn Blaze'	Autumn Blaze Freeman Maple	3" Cal.	B&B	4	straight central leader
FS	<i>Fagus sylvatica</i> 'Fastigiata'	Upright European Beech	3" Cal.	B&B	2	limb up lower branches
PC	<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Pear	3" Cal.	B&B	4	match form/size
<b>EVERGREEN TREES/SHRUBS</b>						
Bg	<i>Buxus x 'Green Gem'</i>	Green Gem Boxwood	30" Ht.	Cont.	8	match form/size
Jc	<i>Juniperus chinensis</i> 'Shimpaku'	Shimpaku Juniper	5 Gal.	Cont.	2	match form/size
Tc	<i>Taxus cuspidata</i> 'Monloo'	Emerald Spreader Yew	30" Ht.	B&B	4	match form/size
To	<i>Thuja occidentalis</i> 'Emerald'	Emerald Arborvitae	3 Gal.	Cont.	3	match form/size
<b>DECIDUOUS SHRUBS</b>						
Rr	<i>Rosa 'Frau Dagmar Hastrup'</i>	Hastrup Rugosa Rose	3 Gal.	Cont.	3	
Sa	<i>Salix purpurea</i> 'Canyon Blue'	Arctic Blue Leaf Willow	3 Gal.	Cont.	13	match form/size
Co	<i>Cotoneaster apiculatus</i>	Cranberry Cotoneaster	5 Gal.	Cont.	6	
Bt	<i>Berberis thunbergii</i> 'Ruby Carousel'	Ruby Carousel Barberry	5 Gal.	Cont.	8	match form/size
<b>PERENNIALS/GROUNDCOVERS/VINES/ANNUALS</b>						
bh	<i>Browallia hybrid</i>	Amethyst Flower	4" CG	Cont.	50	annual
ap	<i>Artemisia 'Silver Mound'</i>	Silver Mound Wormwood	4" CG	Cont.	12	space at 12"
cp	<i>Carex pennsylvanica</i>	Pennsylvania Sedge	4" CG	Cont.	36	space at 12"
ca	<i>Calamagrostis acutiflora</i> 'Avalanche'	Avalanche Feather Grass	2 Gal.	Cont.	15	match form/size
cr	<i>Cimicifuga racemosa</i> 'Pink Spike'	Pink Spike Snakeroot	1 Gal.	Cont.	3	
dc	<i>Deschampsia caespitosa</i>	Tufted Hair Grass	1 Gal.	Cont.	11	match form/size
eu	<i>Euphorbia 'Diamond Frost'</i>	Diamond Frost Euphorbia	4" CG	Cont.	42	annual
hd	<i>Heuchera 'Dale's Strain'</i>	Dale's Strain Coral Bells	1 Gal.	Cont.	13	
hs	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	1 Gal.	Cont.	16	match form/size
ib	<i>Ipomoea batatas</i>	Lime Green Sweet Potato Vine	4" CG	Cont.	42	annual
ls	<i>Liatris spicata</i> 'Kobold'	Kobold Liatris	4" CG	Cont.	18	
ll	<i>Limonium latifolium</i>	Sea Lavendar	4" CG	Cont.	5	
md	<i>Monarda didyma</i> 'Petit Delight'	Petit Delight Bee Balm	4" CG	Cont.	27	
pd	<i>Phlox divaricata</i>	Woodland Phlox	4" CG	Cont.	36	
pl	<i>Pulmonaria longifolia</i> 'Diana Claire'	Diana Claire Pulmonaria	4" CG	Cont.	8	
se	<i>Sesleria autumnalis</i>	Autumn Moor Grass	1 Gal.	Cont.	21	
sf	<i>Solidago 'fireworks'</i>	Fireworks Solidago	1 Gal.	Cont.	6	
sh	<i>Sporobolus heterolepis</i>	Prairie Dropseed	4" CG	Cont.	15	
sn	<i>Sedum sieboldii</i> 'Nana'	Dwarf Siebold Sedum	4" CG	Cont.	40	
ss	<i>Sedum sieboldii</i>	Siebold Sedum	4" CG	Cont.	80	
sv	<i>Sedum 'Vera Jameson'</i>	Vera Jameson Sedum	4" CG	Cont.	100	
vs	<i>Veronica 'Sunny Blue Border'</i>	Sunny Blue Border Veronica	4" CG	Cont.	40	
so	<i>Solenostemon scutellarioides</i>	Mt. Washington Coleus	4" CG	Cont.	35	annual

**LANDSCAPE POINTS**

<b>NUMBER OF TREES REQUIRED:</b>	
NUMBER OF PARKING STALLS	0 - ALL UNDERGROUND
STORAGE AREA SQUARE FOOTAGE	0 - NO STORAGE AREA
CANOPY TREES REQUIRED	0 - NO TREES REQUIRED
<b>NUMBER OF LANDSCAPE POINTS REQUIRED:</b>	
POINTS REQUIRED PER PARKING STALLS	0 - ALL UNDERGROUND
POINTS REQUIRED PER LOADING AREA	75 - LOADING AREA
<b>TOTAL POINTS REQUIRED</b>	<b>75 - POINTS REQUIRED</b>

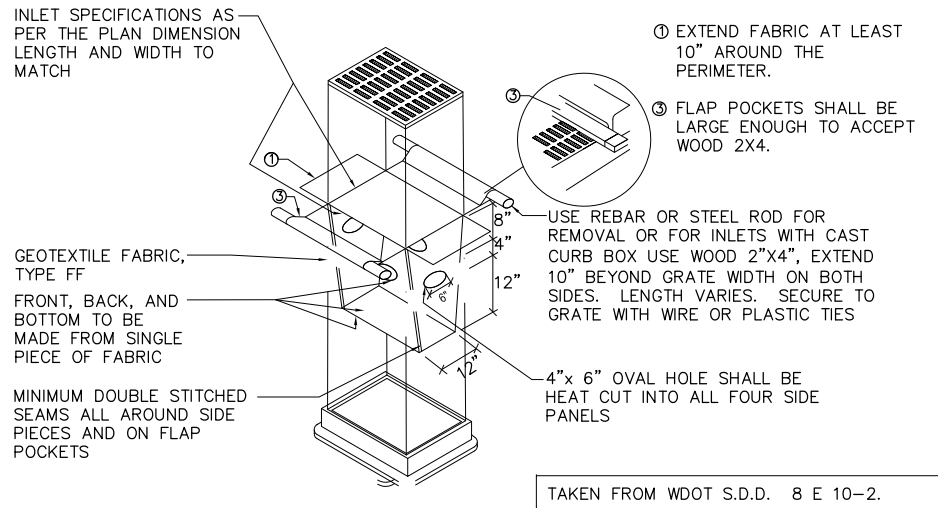
<b>TABULATION OF POINTS PROVIDED:</b>			
CANOPY TREES	35pts	3	105
DECIDUOUS SHRUBS	2pts	42	84
EVERGREEN SHRUBS	3pts	21	63
DECORATIVE FENCE	5pts/lf	215	1075
EVERGREEN TREES	15pts	0	0
ORNAMENTAL TREES	15pts	6	90
<b>TOTAL POINTS</b>			<b>1417 pts</b>



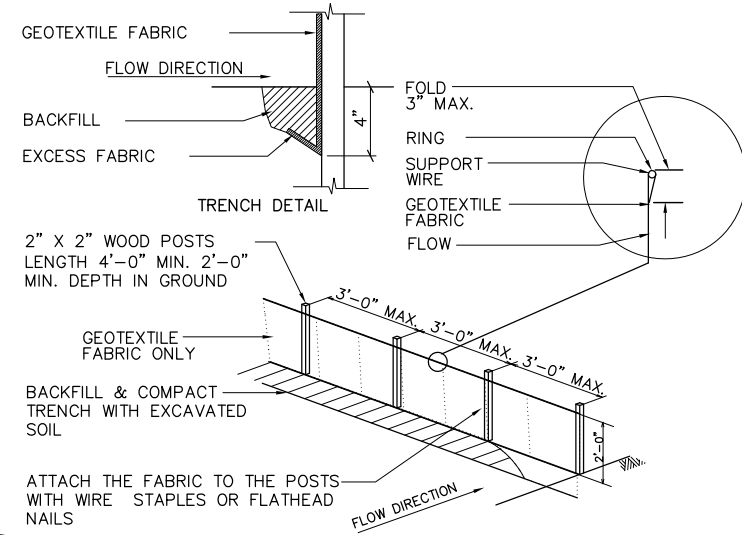
1 WINDOW BOX  
SCALE: 1/4"=1'-0"

**TERRACE TREE PLANTING NOTES:**

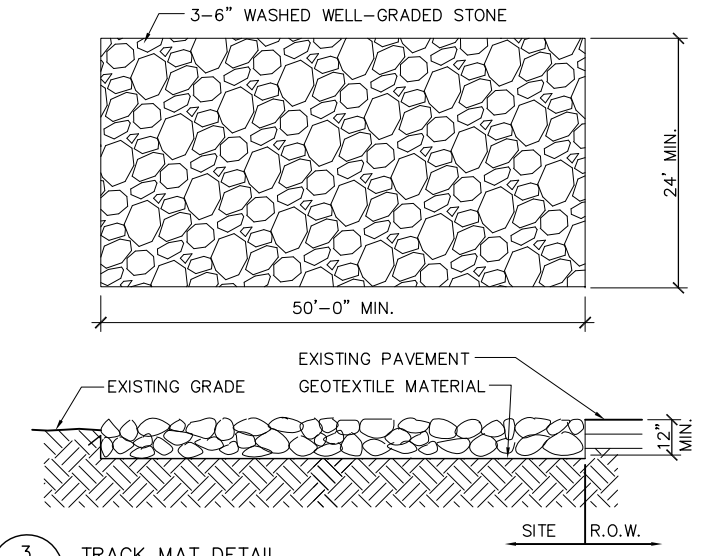
- LANDSCAPE CONTRACTOR TO CONTACT CITY FORESTER PRIOR TO PLANTING TO MARK TREE LOCATIONS - CITY FORESTER TO APPROVE MARKED LOCATIONS IN FIELD PRIOR TO PLANTING.



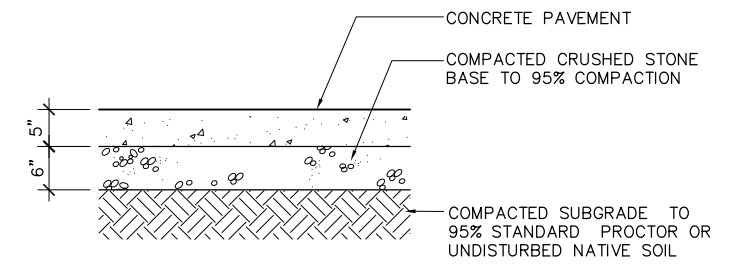
1 INLET PROTECTION, TYPE D  
C7.0 NTS



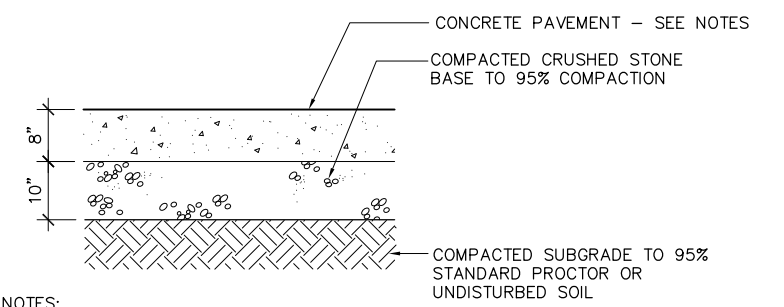
2 SILT FENCE DETAIL  
C7.0 NTS



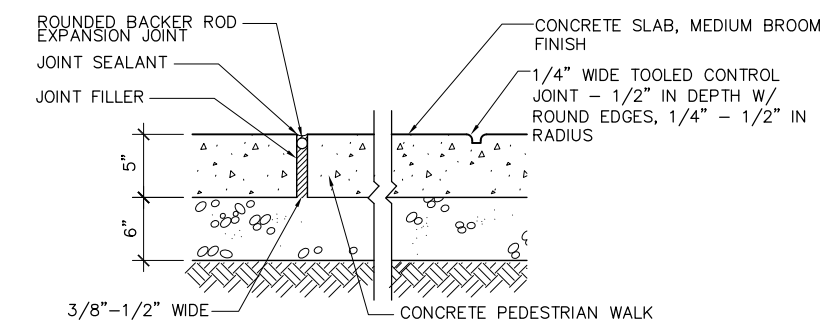
3 TRACK MAT DETAIL  
C7.0 1/8"=1'-0"



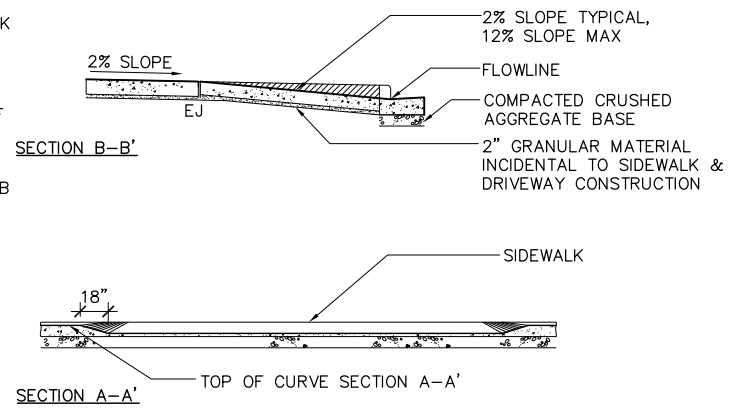
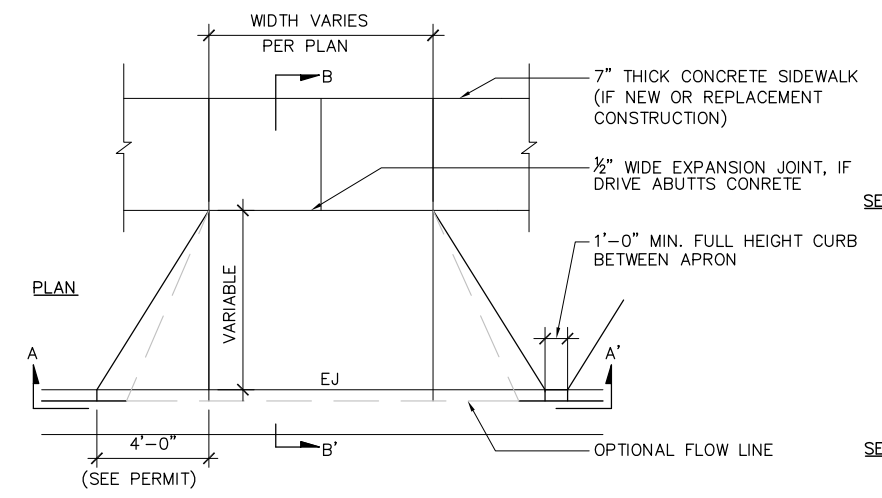
4 5" PEDESTRIAN CONCRETE PAVEMENT  
C7.0 NTS



5 8" VEHICULAR CONCRETE PAVEMENT  
C7.0 NTS

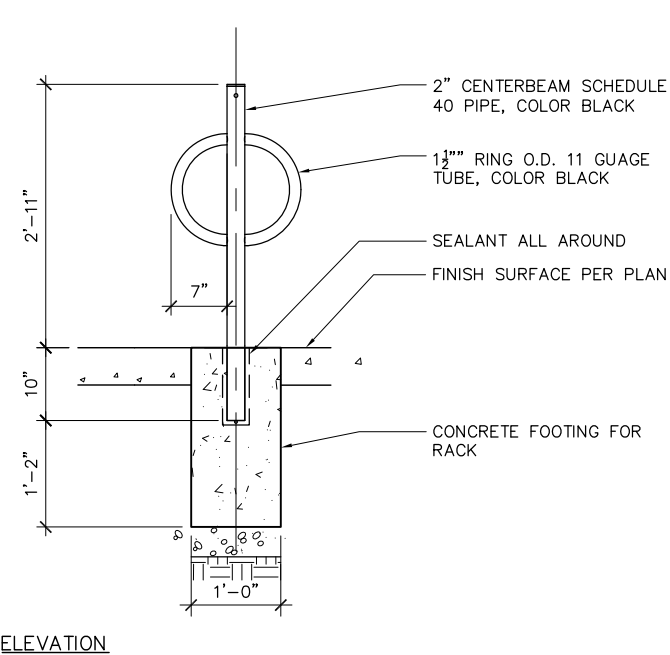


6 EXPANSION/CONTROL JOINT  
C7.0 NTS

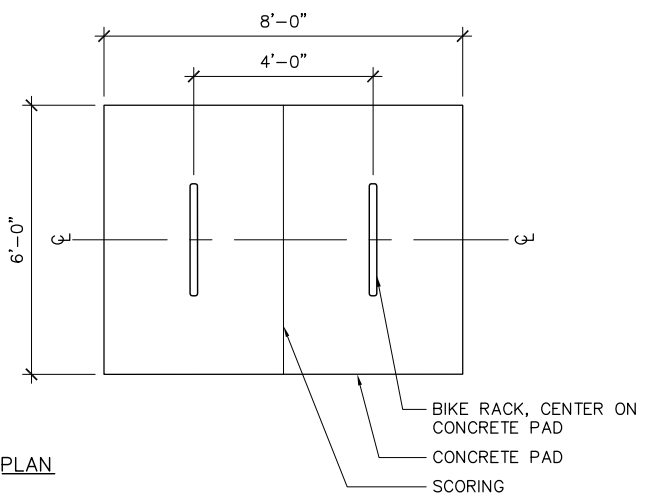


7 DRIVE APRON  
C7.0 CLASS III CITY OF MADISON STANDARD DETAIL  
SCALE 1/4" = 1'-0"



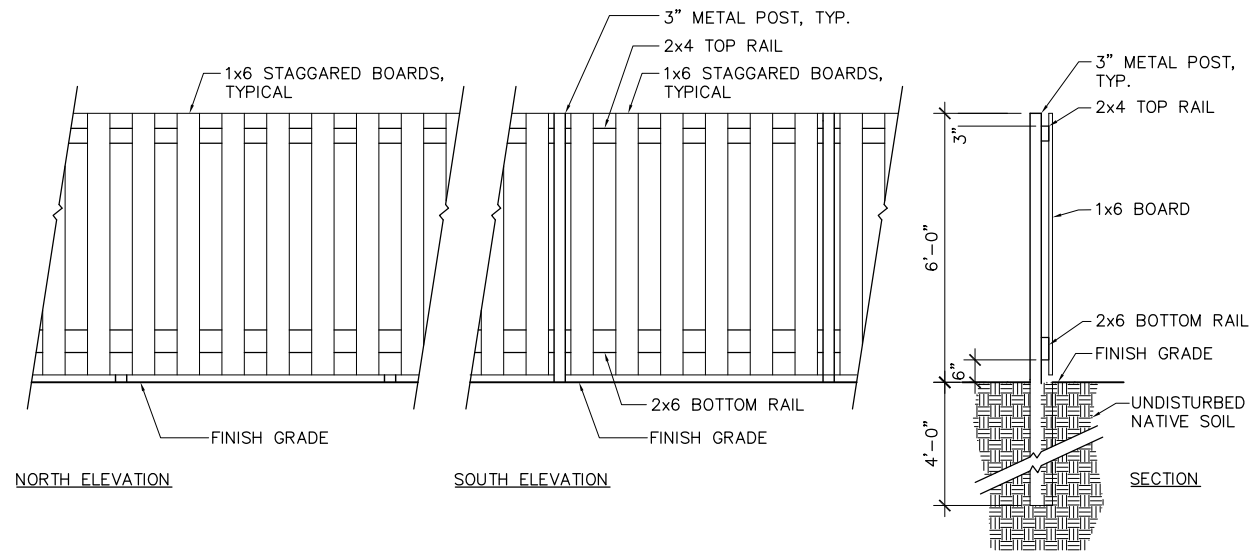


ELEVATION



PLAN

1 BIKE RACK  
C7.1 EMBED MOUNT NTS



NORTH ELEVATION

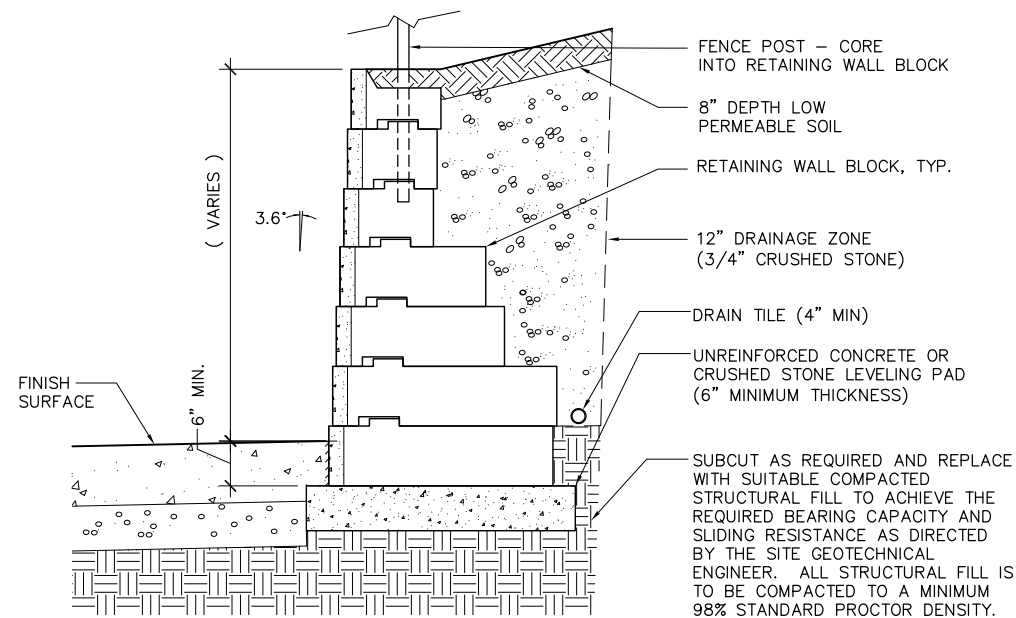
SOUTH ELEVATION

SECTION

- NOTES:  
 1. ALL WOOD TO BE STAINED  
 2. ALL FASTENERS TO BE NON-CORROSIVE, CONCEALED AND SHALL BE INCLUDED WITH FENCE

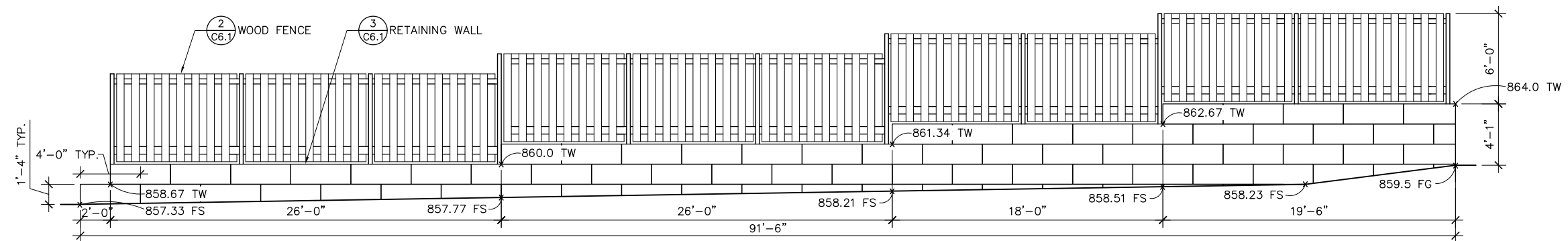
2 WOOD FENCE  
C7.1

1/4"=1'-0"



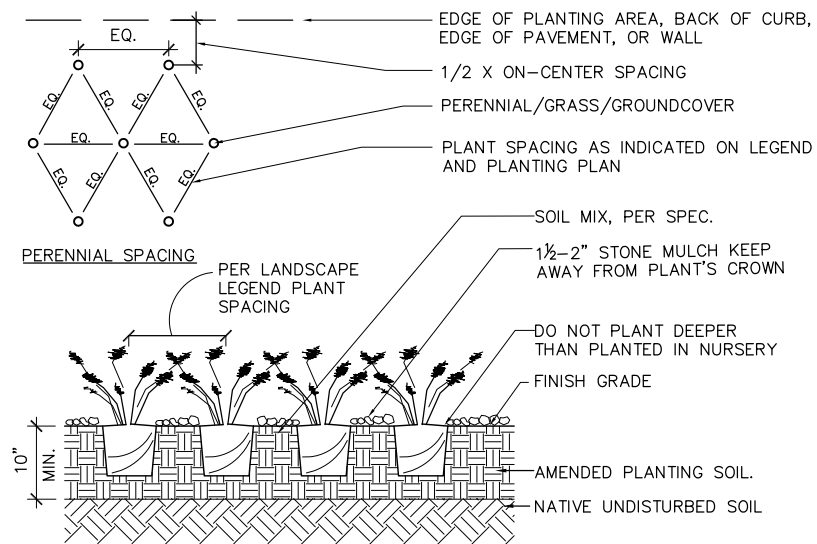
3 RETAINING WALL  
C7.1 TYPICAL SECTION

1/2"=1'-0"

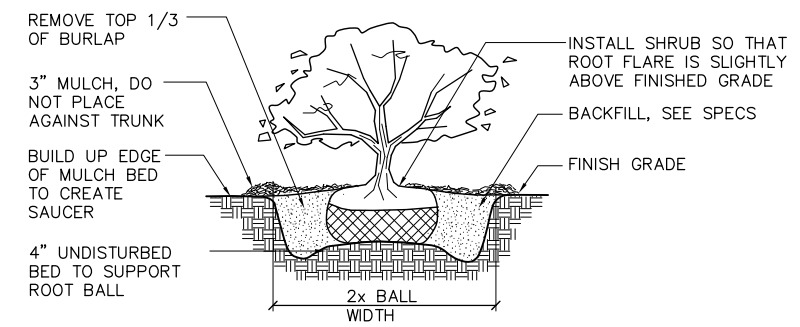


4 RETAINING WALL  
C7.1 ELEVATION

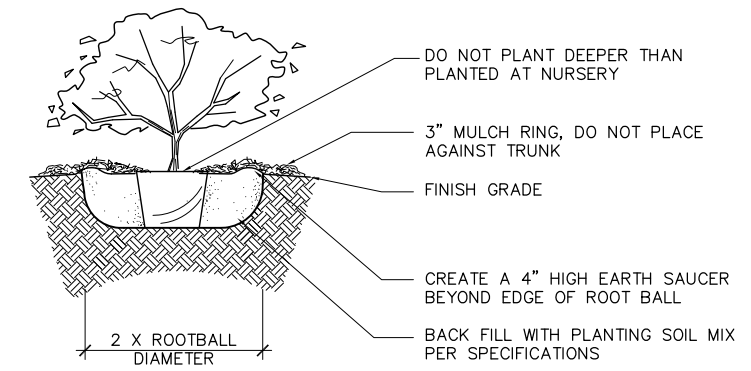
SCALE: 1/8"=1'-0"



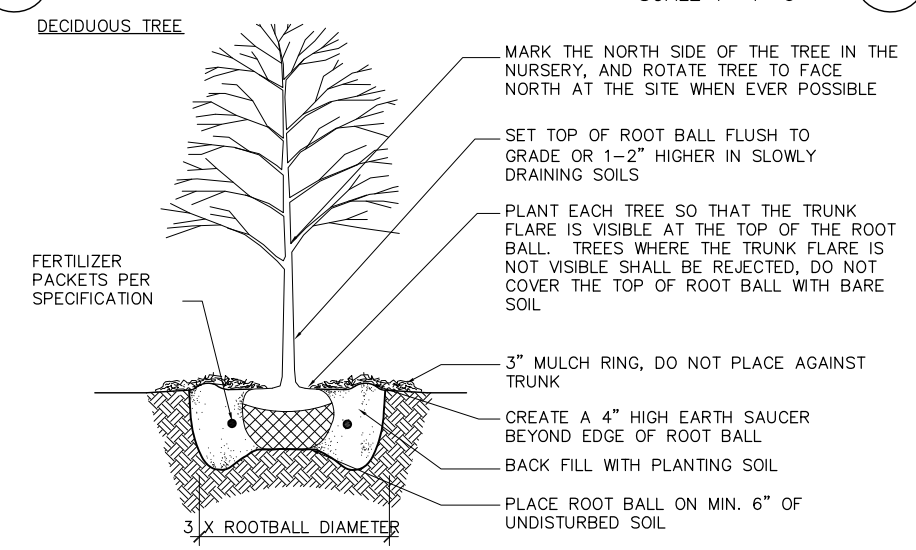
1 GROUND COVER / PERENNIAL PLANTING  
C7.2 SCALE 1"=1'-0"



2 B&B SHRUB PLANTING  
C7.2 SCALE 1" = 1'-0"



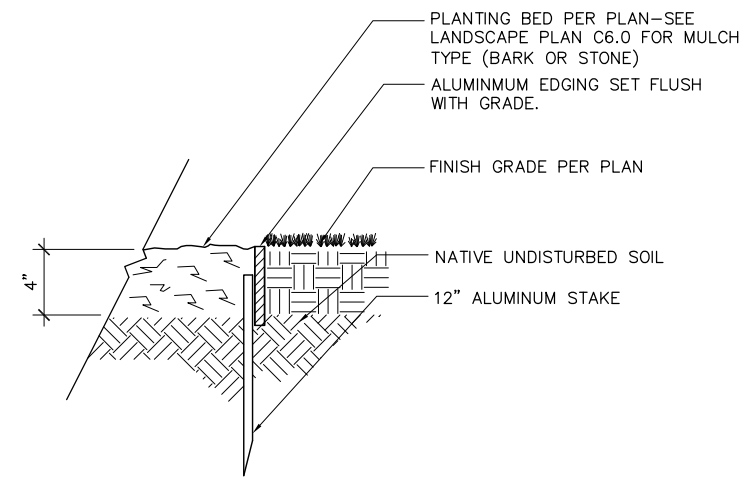
3 POTTED / CONTAINER PLANTING  
C7.2 SCALE 1"=1'-0"



4 B&B TREE PLANTING DETAILS  
C7.2

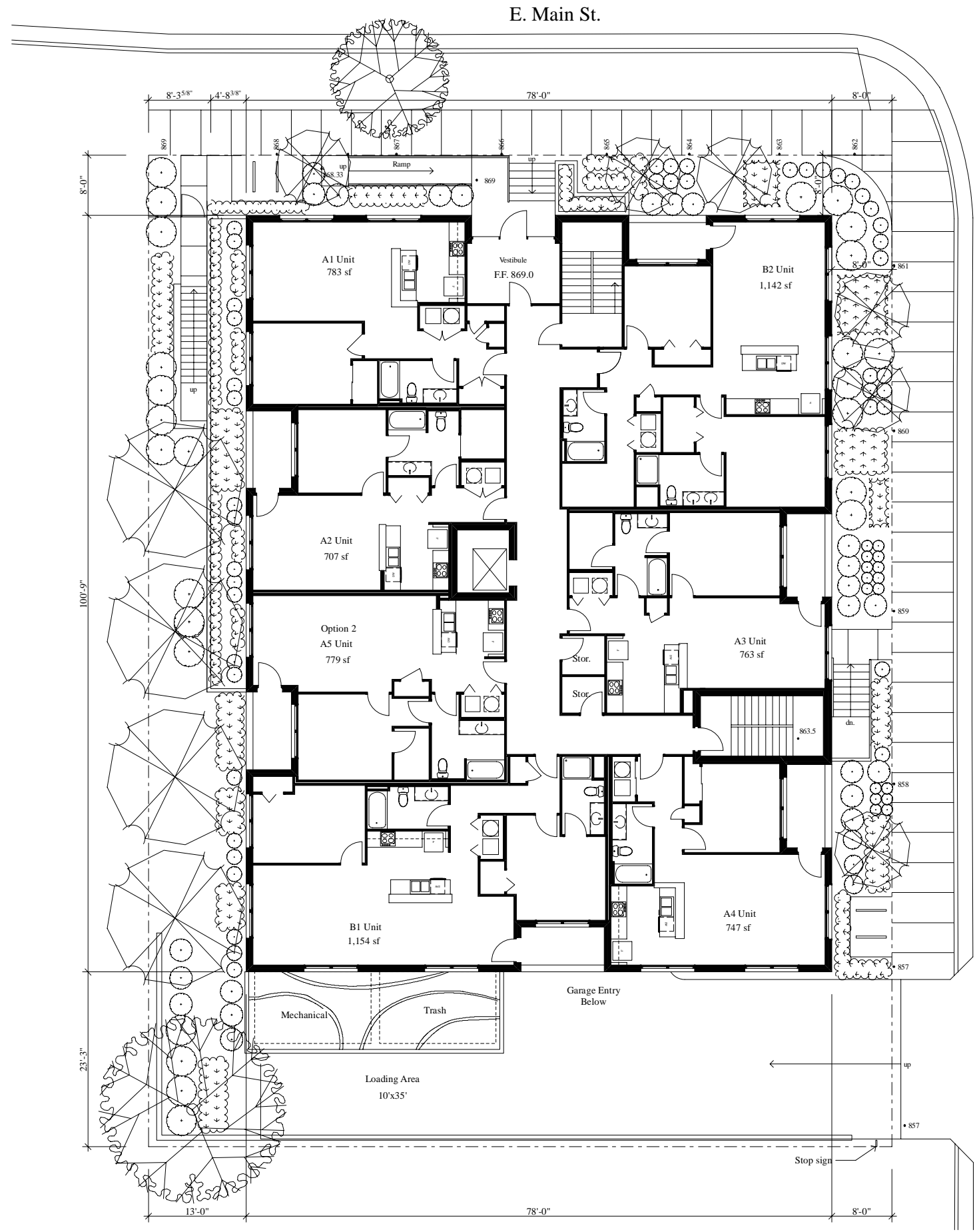
**NOTES:**

- DO NOT HEAVILY PRUNE THE TREE AT PLANTING, PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN
- STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT-IF APPLICABLE
- WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT-IF APPLICABLE
- IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO THE PLANTING HOLE
- REMOVE ALL TWINE, ROPE/WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL
- REFER TO SPECIFICATIONS FOR FURTHER INFORMATION



4 ALUMINUM EDGING  
C7.2 NTS



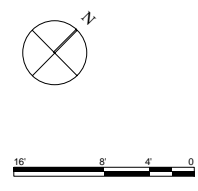


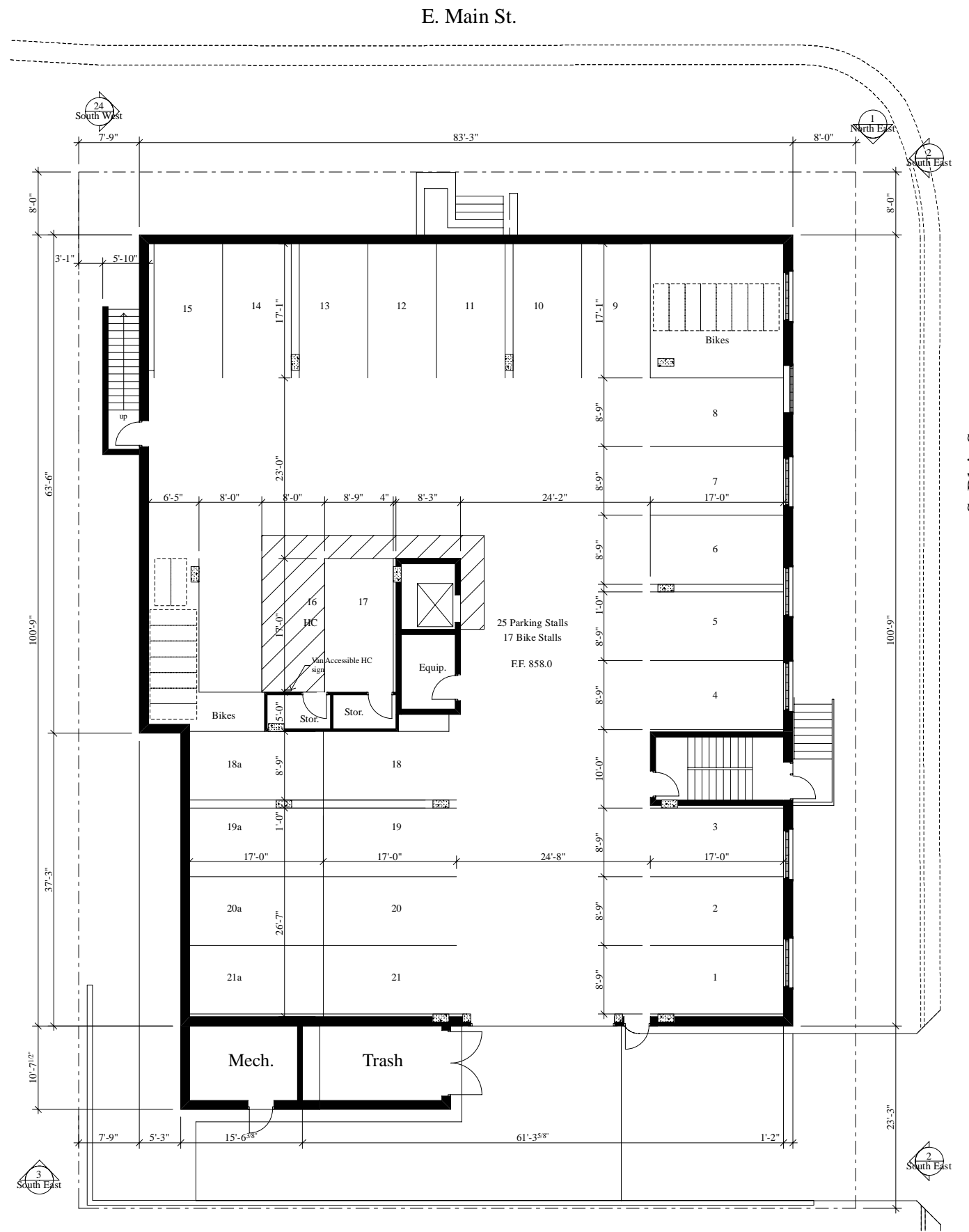
E. Main St.

S. Blair St.

Settlement Place

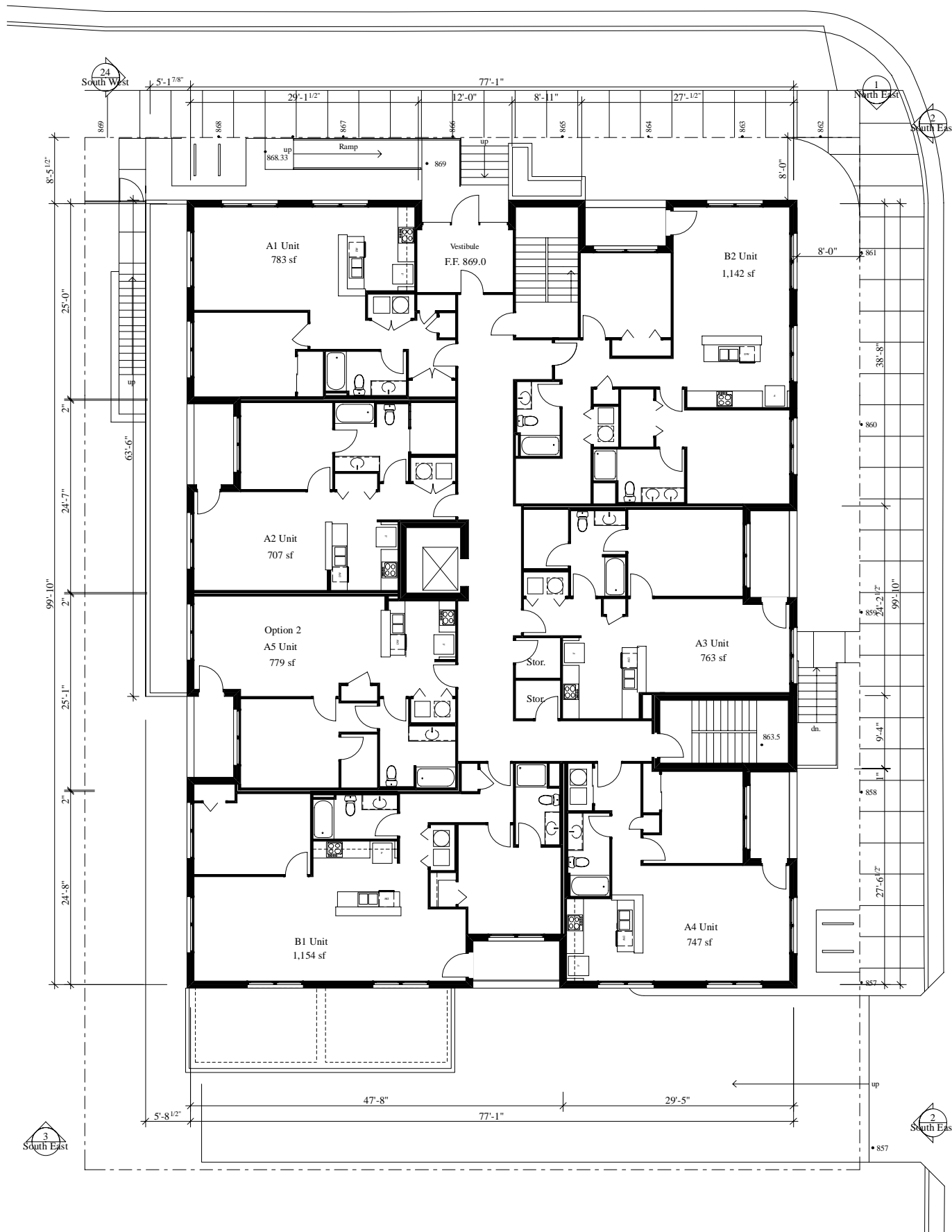
517-523 East Main St.  
Madison, Wi.



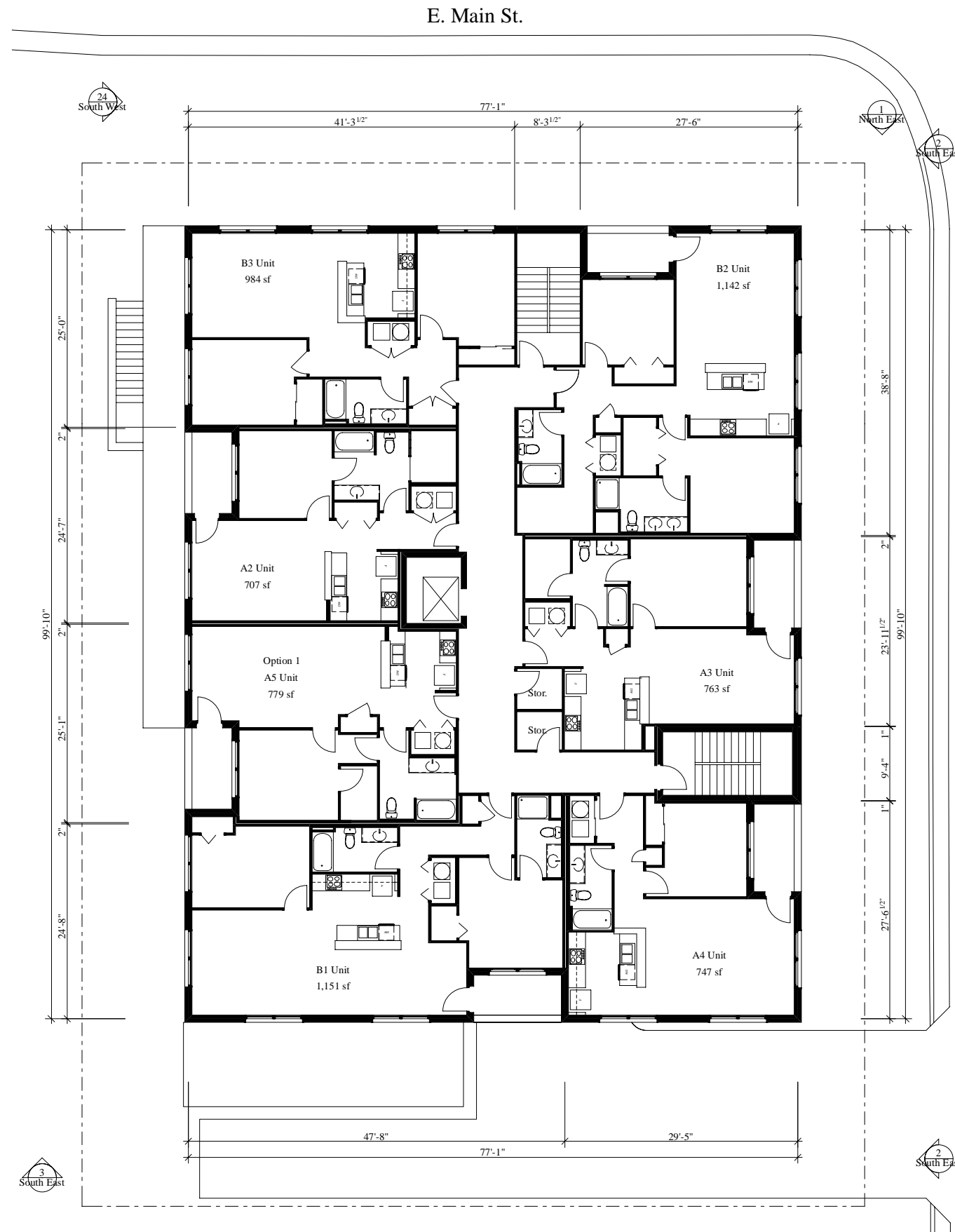




E. Main St.

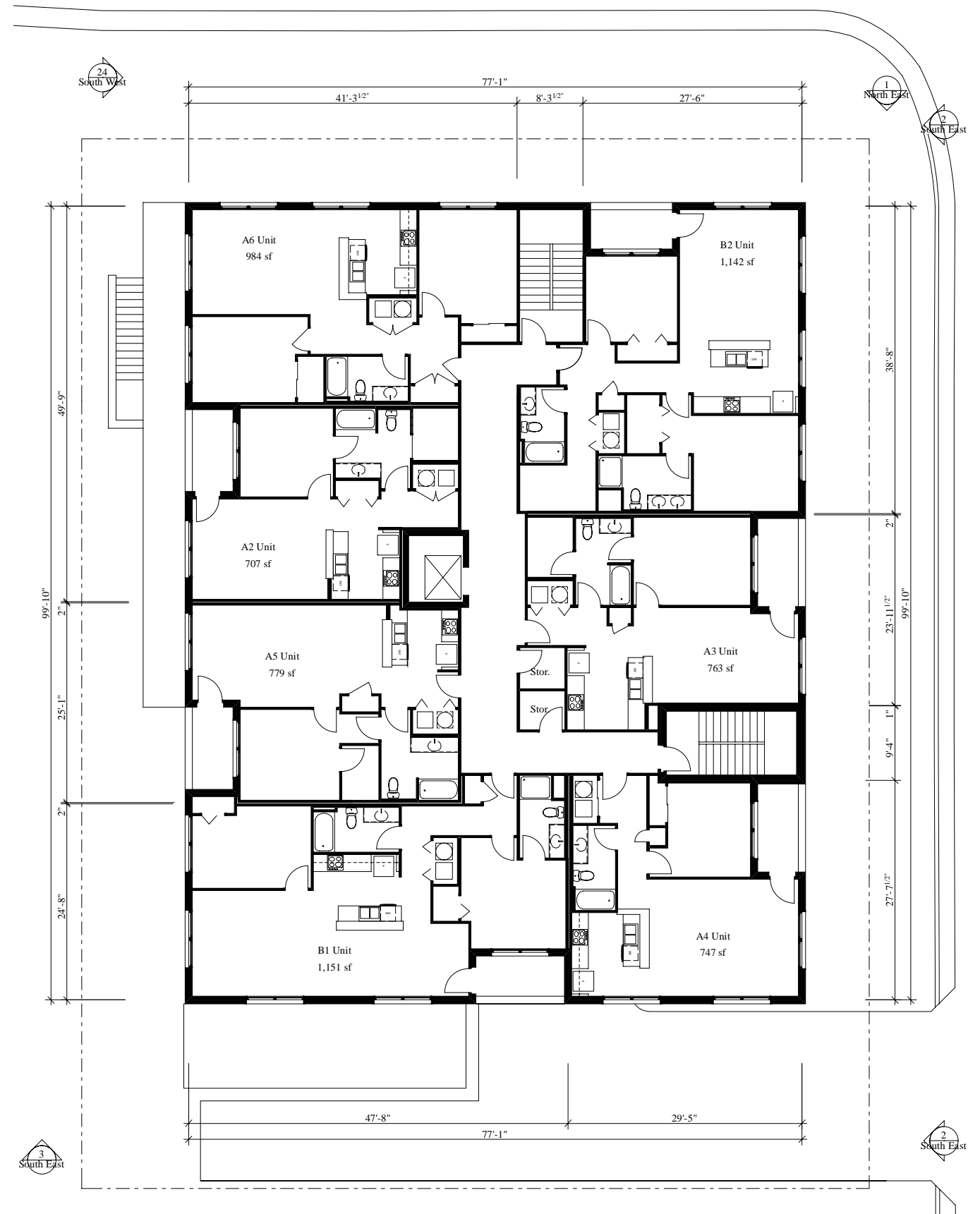


S. Blair St.

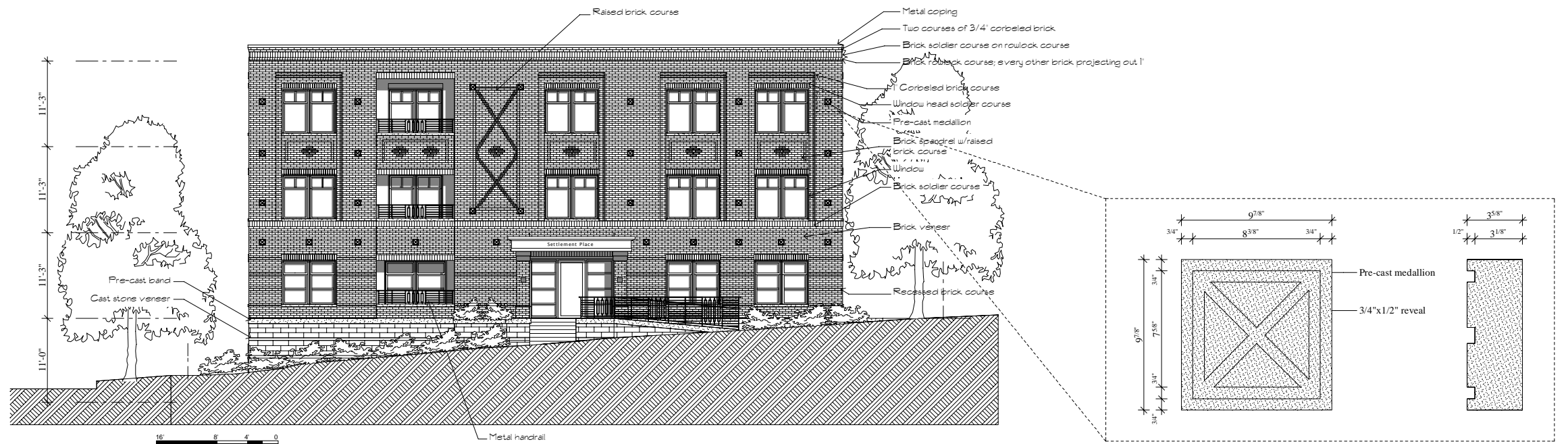




E. Main St.



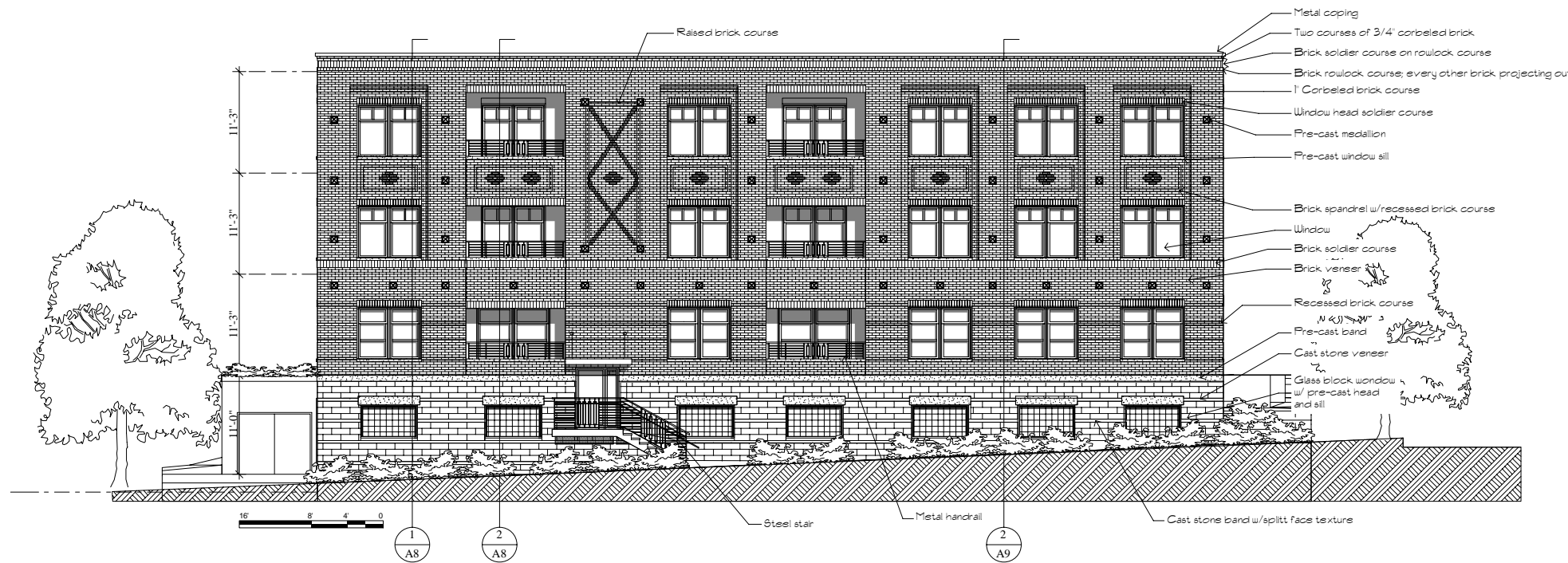
S. Blair St.



Main St. Elevation

Pre-cast Medallion

Scale: 3"=1'-0"

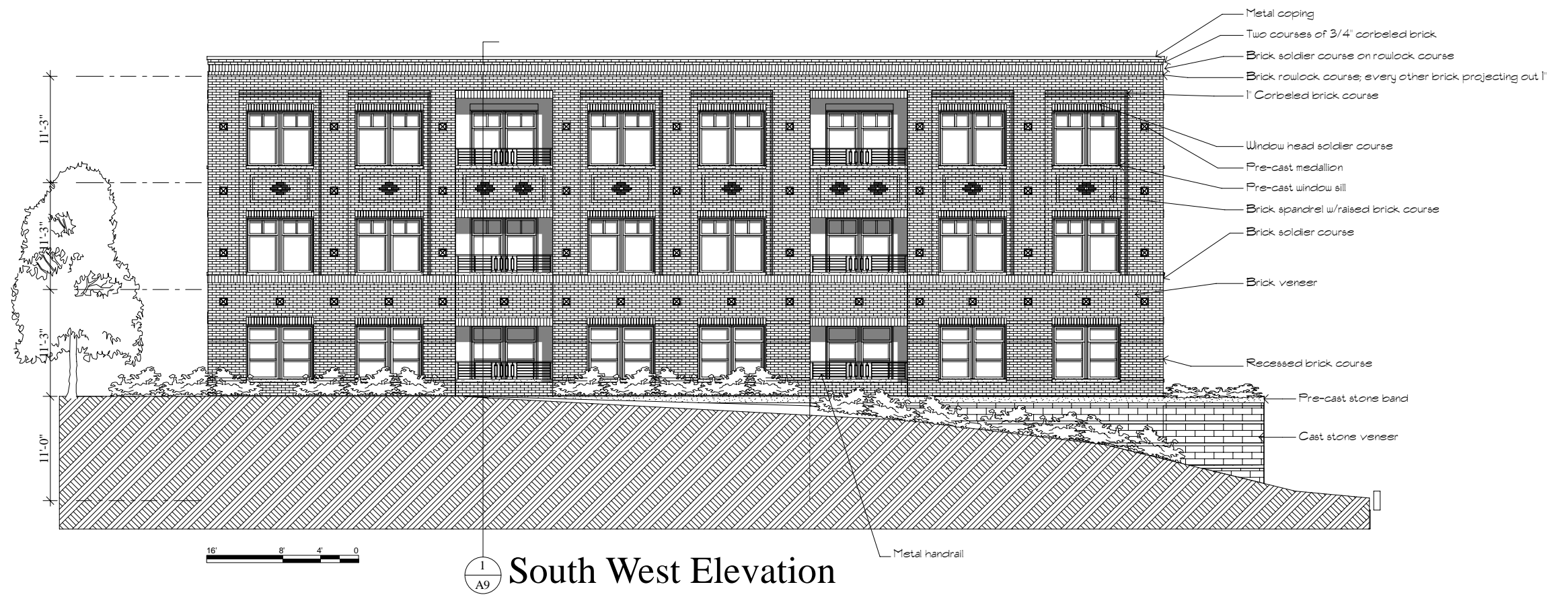


Blair St. Elevation

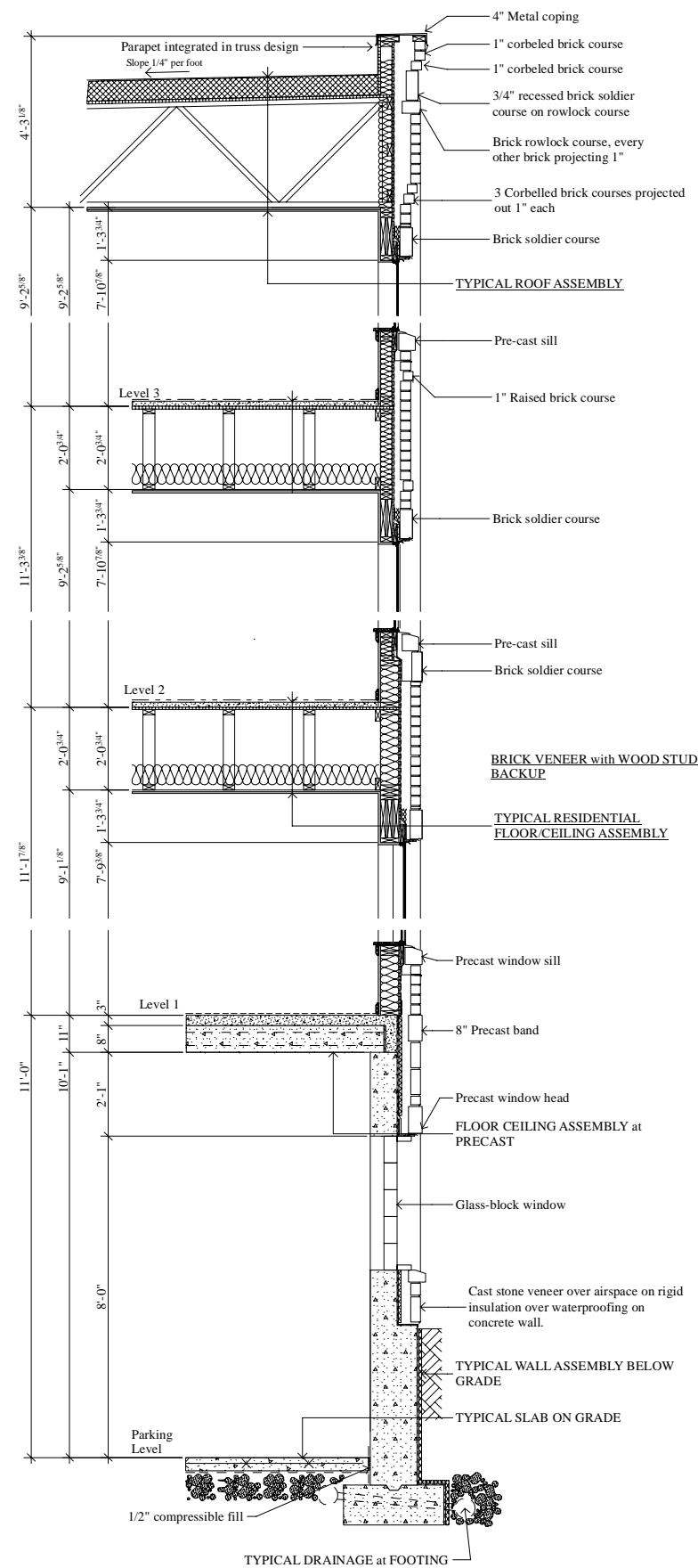




South East Elevation



South West Elevation



1 Wall Section at Window

**CONSTRUCTION ASSEMBLY NOTES**

**TYPICAL FLOOR ASSEMBLY AT GRADE**  
 5" concrete slab on grade. Provide 6mil vapor barrier below. Slope to drains on plan.

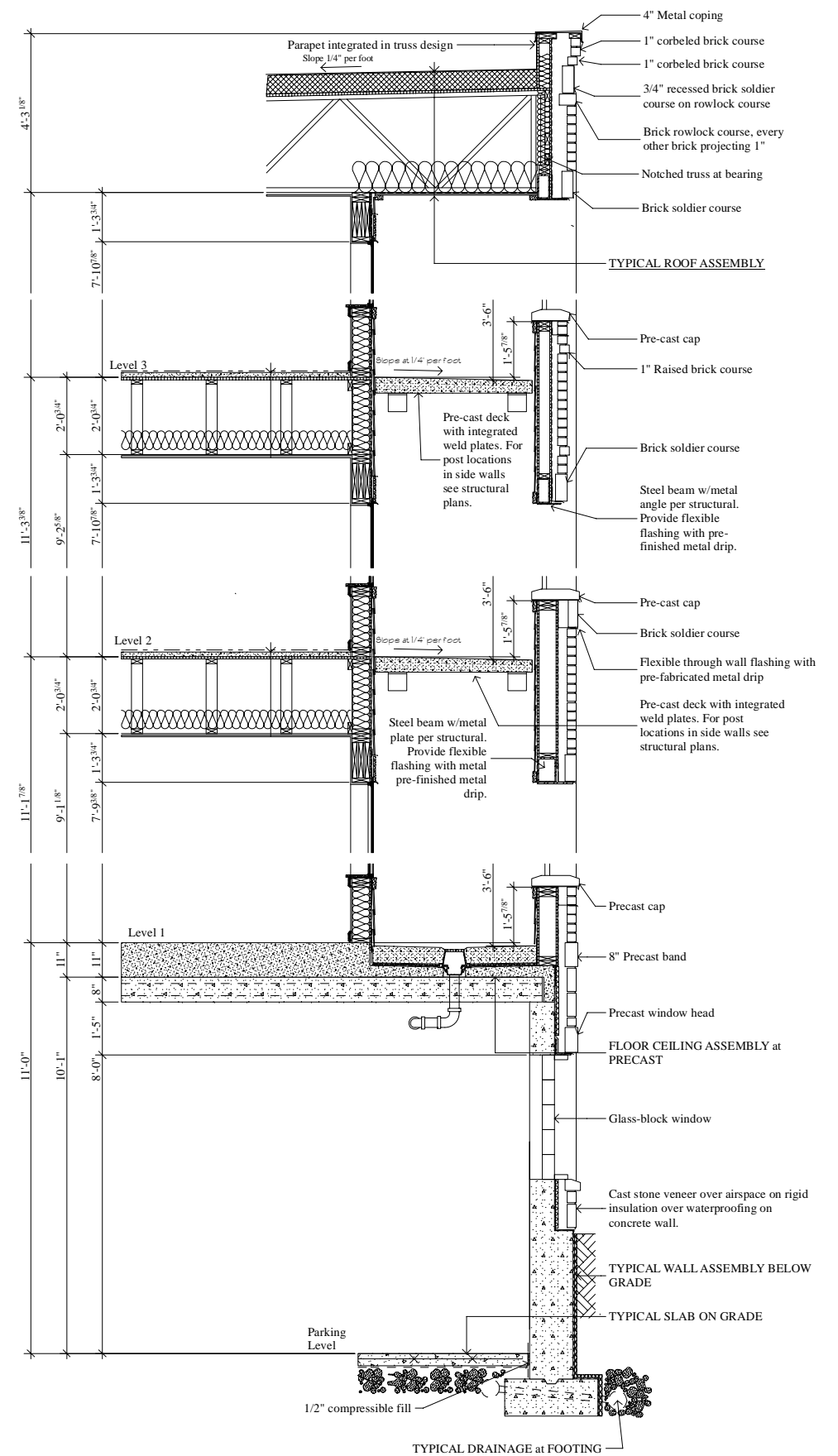
**TYPICAL FLOOR/CEILING ASSEMBLY at PRE-CAST**  
 Pre-cast concrete plank w/ 3" min. structural topping. Provide batt insulation below plank that is exposed to the exterior and extend 5" past exterior wall above. (3hr rated)

**TYPICAL FLOOR/CEILING ASSEMBLY WOOD FRAME**  
 1 1/2" gyproc over Acoustimat on 3/4" T+G plywood sheathing on 24" floor trusses at 24" o.c. max. Ceiling shall be 5/8" type 'X' gypsum board on 1/2" resilient channel at 12" o.c. max. (per UL No. L550). Provide 3 1/2" sound batts.

**TYPICAL ROOF ASSEMBLY**  
 60mil white EPDM on rigid insulation on 3/4" plywood roof sheathing 1/4" per foot sloping top chord of roof truss. Provide minimum of 6" rigid insulation (R38). Ceiling shall be one layer of 5/8" type 'X' gypsum board attached to 1/2" resilient channel applied to bottom chord of truss. Provide 6mil vapor barrier below truss.

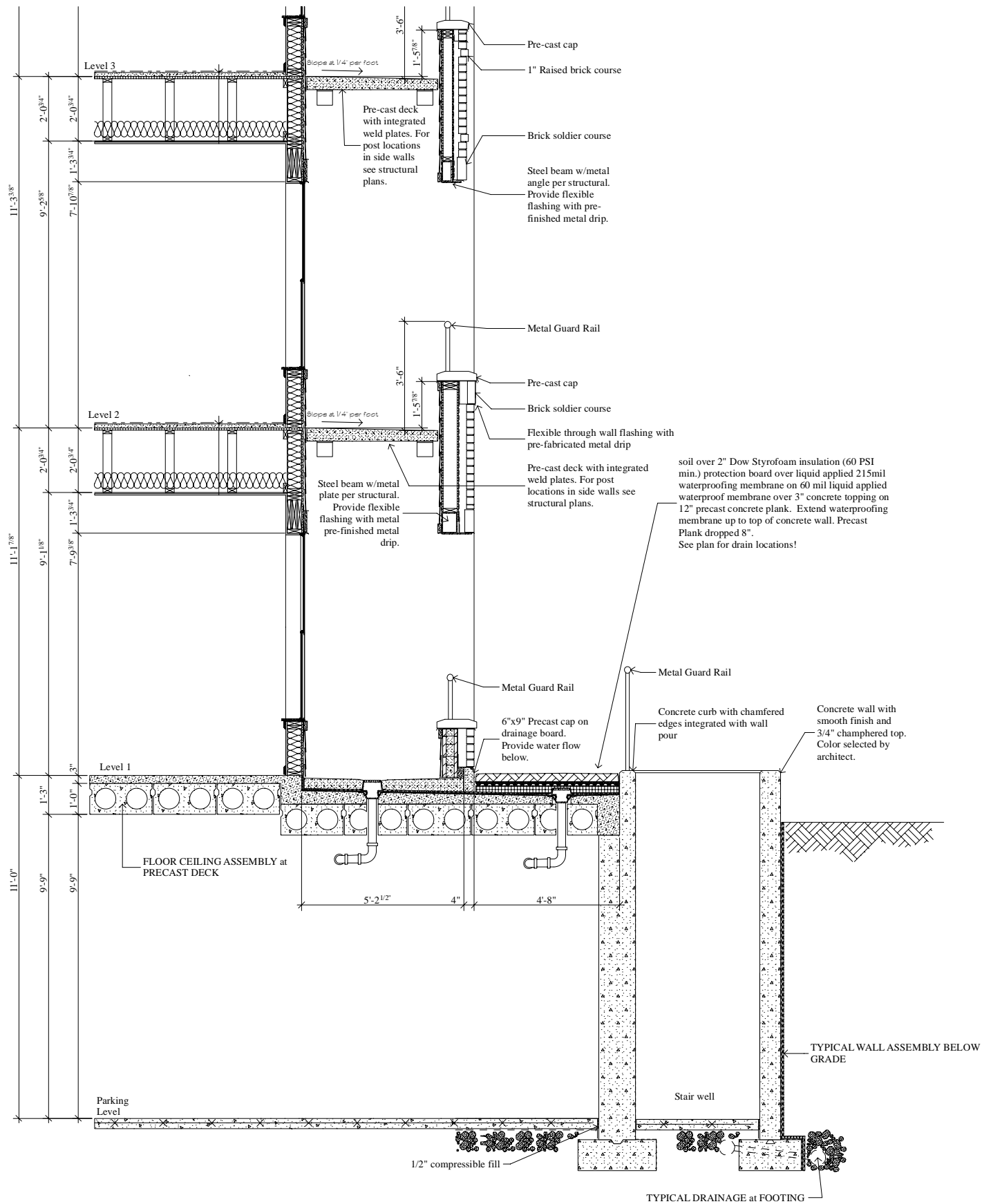
**TYPICAL WALL ASSEMBLY BELOW GRADE**  
 40mil liquid applied damp proofing over poured in place concrete wall. Provide 1" insulation/protection board.

**TYPICAL WALL at BRICK VENEER with WOOD STUD BACKUP**  
 Brick veneer (king size) over exterior sheathing on building wrap on 2x6 stud wall. Provide metal wall ties @ 24" o.c. horizontally and 16" o.c. vertically. Interior face shall be 5/8" type 'X' gypsum board. Provide R19 batt insulation. Provide cell vents at top & bottom at 24" o.c.

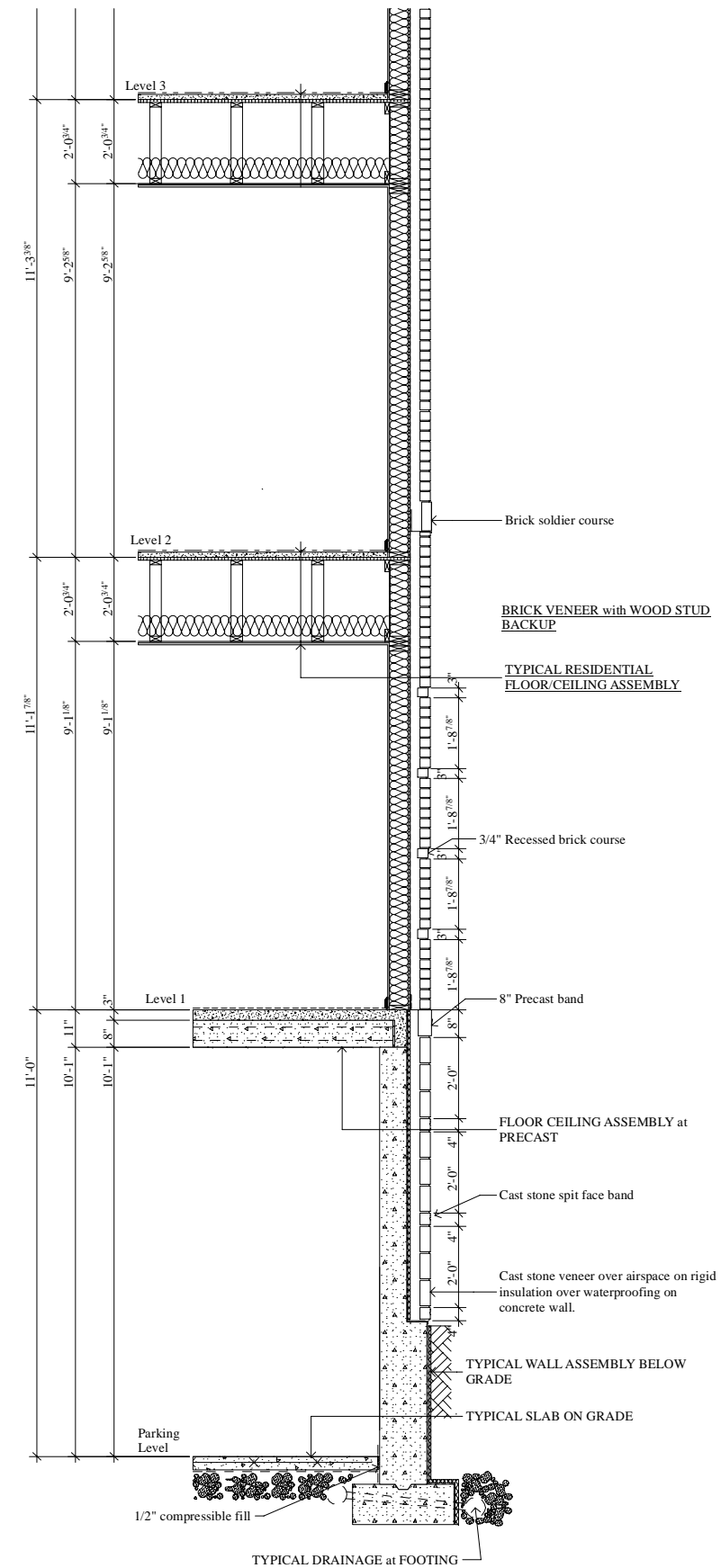


2 Wall Section at Deck





1 Wall Section at Green Roof



2 Wall Section at Typical Brick