Drury Plaza Hotel - Madison

Drury Hotels 200 Wisconsin Ave

2025.25.00

LAND USE & UDC RESUBMITTAL 12.01.2025

Drawing Index C = Issued for Construction B = Issued for BiddingR = Issued for Reference Only SITE CONTEXT & EXISTING CONDITIONS PHOTOGRAPHS DEMOLITION PLAN LANDSCAPE DETAILED PLAN LANDSCAPE DETAILS & NOTES LOWER LEVEL FLOOR PLAN LOWER LEVEL FLOOR PLAN - FUTURE PARKING FIRST FLOOR PLAN SECOND FLOOR PLAN THIRD FLOOR PLAN FOURTH FLOOR PLAN FIFTH FLOOR PLAN SIXTH FLOOR PLAN SEVENTH FLOOR PLAN EIGHT FLOOR PLAN **BUILDING ELEVATIONS - COLOR** BUILDING ELEVATIONS - COLOR **BUILDING ELEVATIONS - BLACK AND WHITE** BUILDING ELEVATIONS - BLACK AND WHITE PERSPECTIVES PERSPECTIVES BUILDING MATERIALS

LT100 PHOTOMETRIC STUDY



PROJECT INFORMATION

PROPOSED USES: LOWER LEVEL 1ST FLOOR 2ND-3RD 4TH-8TH

OVERLAY DISTRICT:

REQUIRED SETBACKS:
FRONT YARD:
BACK YARD:
SIDE YARD:
SIDE YARD:

BUILDING HEIGHT:

PARKING/HOTEL AMMENITY HOTEL LOBBY, FOOD & BEVERAGE, MEETING PARKING HOTEL GUESTROOMS

PD, REZONING TO URBAN MIXED-USE (UMX)
DOWNTOWN CORE

0' (WISCONSIN AVE) 0' (ALLEYWAY) 5' (E DAYTON ST) 5' (W JOHNSON ST.)

8 STORIES
1 STORY - GUEST SERVICES AND AMENITIES
2 STORIES - PARKING
5 STORIES - HOTEL GUESTROOMS

BUILDING AREAS

 PARKING:
 73,700 GSF

 HOTEL:
 165,300 GSF

 TOTAL BUILDING:
 239,000 GSF

 BUILDING FOOTPRINT:
 28,000 GSF

 GUESTROOM COUNT
 KING
 DQ
 SUITES
 TOTAL BUILDING:

 4TH FLOOR
 9
 26
 6
 4

 4TH FLOOR
 9
 26
 6
 4

 SOLSTROOM COOKT
 KING
 DQ
 SOTIES
 1017

 4TH FLOOR
 9
 26
 6
 41

 5TH FLOOR
 9
 26
 6
 41

 6TH FLOOR
 9
 26
 6
 41

 7TH FLOOR
 9
 26
 6
 41

 8TH FLOOR
 9
 26
 6
 41

 GUESTROOM TOTALS
 45
 130
 30
 205

 (22%)
 (63%)
 (15%)
 (15%)

PARKING COUNT

 STANDARD (8'-9" x 17'-0"):
 101
 (56%)

 STANDARD EV INSTALLED
 4
 (2%)

 STANDARD EV READY:
 36
 (20%)

 COMPACT:
 34
 (19%)

 ACCESSIBLE:
 6
 (3%)

 TOTAL:
 181

BIKE STALLSREQUIREDPROVIDEDHOTEL2020 INTERIOR PARKING LEVELSCOMMERCIAL GUEST22 EXTERIOR - ON SITETOTAL2222

(ALL BIKE STALLS ARE 2' X 6', HORIZONTALLY ORIENTED, FLOOR OR GROUND MOUNTED)



Architect:

749 University Row Suite 300 Madison, WI 53705 608-274-2741

PRELIMINARY
NOT FOR CONSTRUCTION

Drury Plaza Hotel - Madison Drury Hotels

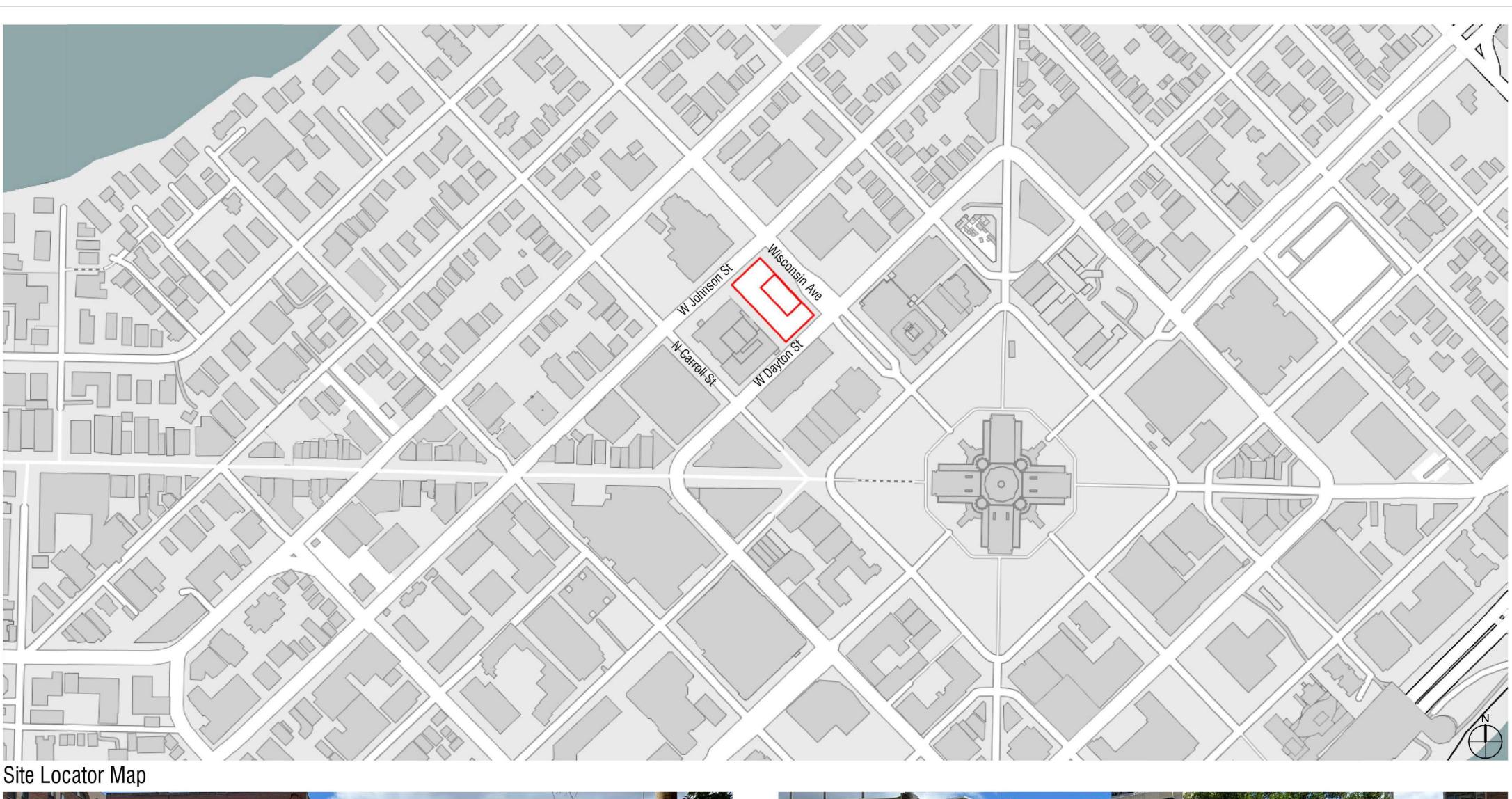
200 Wisconsin Ave

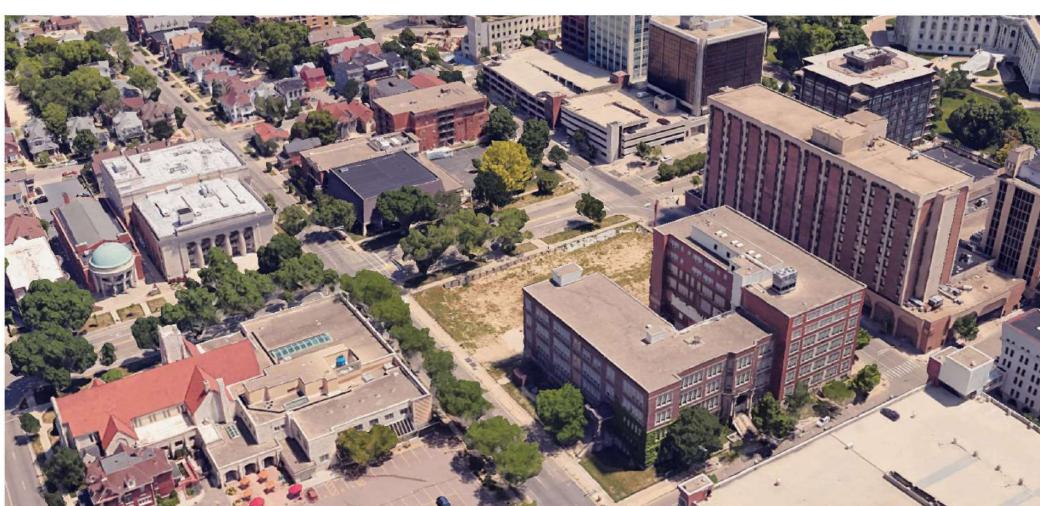
2025.25.00

DATE ISSUANCE/REVISIONS
10/20/2025 LAND USE & UDC SUBMITTAL
12/01/2025 LAND USE & UDC RESUBMITTAL

COVER DRAWING

CD01







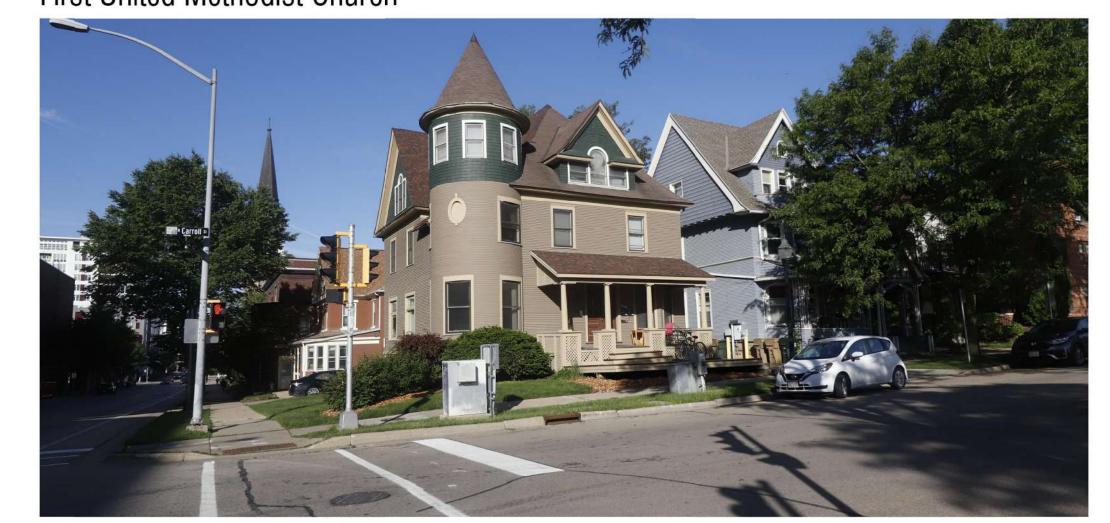
North Aerial



Wisconsin Masonic Center



First United Methodist Church



Johnson/Carroll Private Residence



Success by **Design**

Drury Plaza Hotel - Madison Drury Hotels

200 Wisconsin Ave

2025.25.00

SITE CONTEXT & **EXISTING CONDITIONS PHOTOGRAPHS**

Existing Site



Existing Madison College Building



Existing Madison College Building



Wisconsin/Dayton Parking Garage



Concourse Hotel



Bethel Lutheran Church

TOPOGRAPHIC AND UTILITY MAP

LOT 1, CERTIFIED SURVEY MAP No. 14965, RECORDED IN VOLUME 105, ON PAGES 198-202, AS DOCUMENT No. 5451571, LOCATED IN GOVERNMENT LOT 1 OF THE FRACTIONAL SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.





CREATE THE VISION TELL THE STORY

jsdinc.com MADISON REGIONAL OFFICE

507 WEST VERONA AVENUE, SUITE 500 VERONA, WISCONSIN 53593 P. 608.848.5060

DRURY HOTEL DEVELOPMENT

CLIENT ADDRESS: 211 N. CARROLL STREET MADISON, WI

DRURY HOTEL SITE

PROJECT LOCATION: 211 N. CARROLL STREET MADISON, WI

DANE COUNTY



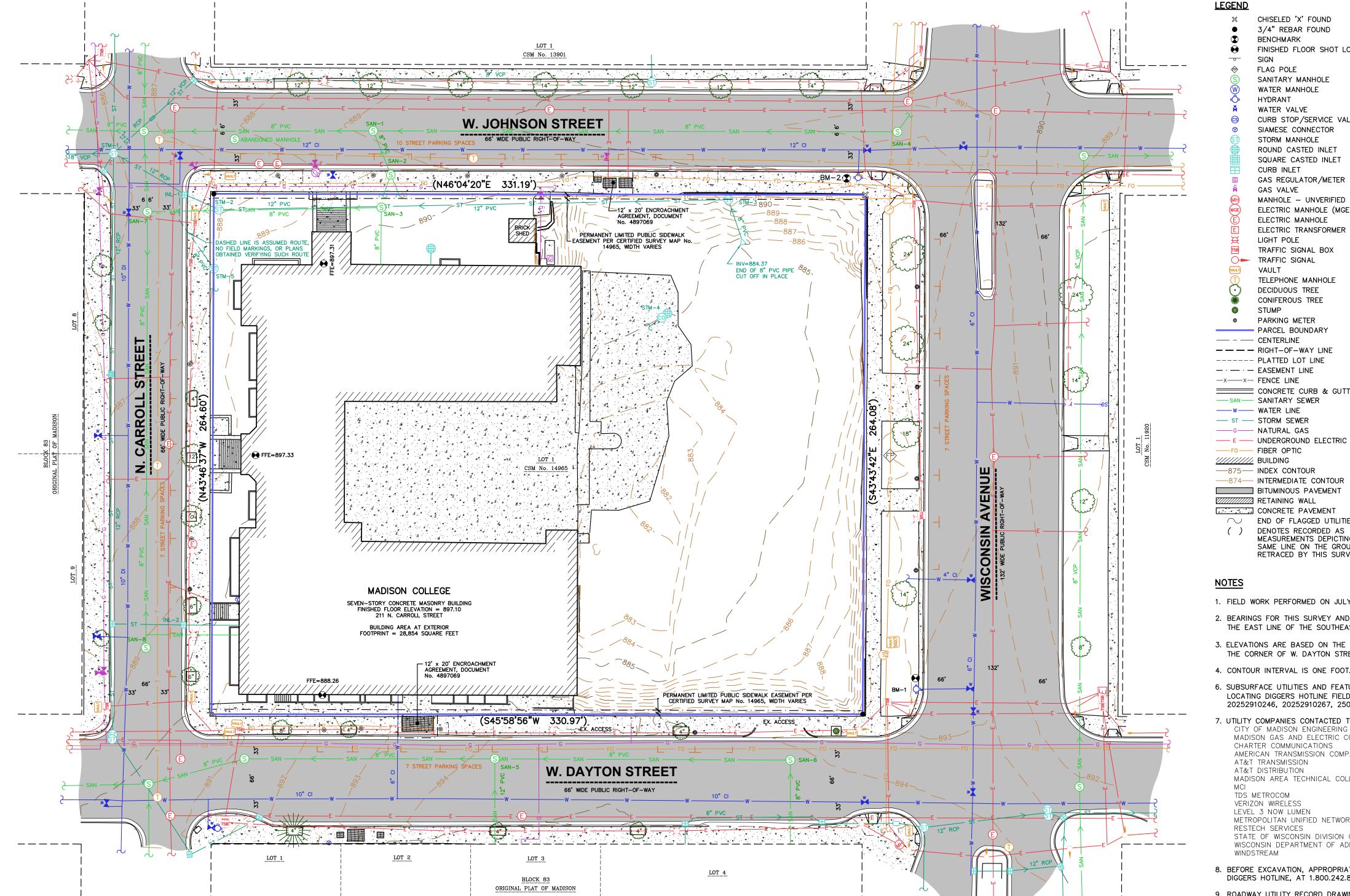


MODI	FICATIONS:		
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ZHG 08/13/25 epared By:

EXISTING CONDITIONS SURVEY

PROJECT NO:



	1	BENCHMA	ARKS		
CH ID	ELEVATION		DESC	RIPTION	
BM-1	893.58				THE CORNER
		OF W. DA	YTON ST.	AND N. CA	RROLL ST.
-2	892.80		ON HYDRA		
		OF W. JO	HNSON ST.	AND WISC	ONSIN AVE.
			===		
	STOR	M SEWER	RINLETS		
T 10	DIM ELEVATION			5:55 6:55	D.D.E. T. (D.E.
ET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
1	886.17	SE	883.12	12"	PVC
		W	880.18	12"	PVC
		SW	882.87	8"	PVC
	888.95	NE	883.12	10"	PVC

*INDICATES STRUCTURE FILLED WITH DIRT, COULD NOT VERIFY SIZE

STM-5		W	883.41	8"	PVC	
		SE	883.37	6"	PVC	
**INDICATES	MANHOLE FILLED	WITH SED	IMENT, DEF	TH WAS M	IEASURED TO)
	SEDIMENT. 4" ME					
	D GOING DOWN IN					_
DIRECTLY SO	UTH TO A CLEAN	N OUT WHI	CH WAS UI	NABLE TO	BE OPENED.	

	SANITARY	Y SEWER	R MANHOL	ES	
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	889.13	NE	878.78	8"	PVC
		E	876.90	8"	PVC
		SW	786.85	8"	PVC
SAN-2	889.33	W	887.21	8"	PVC
		Е	887.33	8"	PVC
		SE	887.33	8"	PVC
SAN-3	889.65	SW	879.91	8"	PVC
		SE	880.00	8"	PVC
SAN-4	891.18	N	882.13	8"	PVC
		SW	882.12	8"	PVC
SAN-5	894.21	NE	881.66	8"	PVC
		SE	881.76	12"	PVC
		SW	881.50	8"	PVC
SAN-6	894.18	SW	882.06	8"	PVC
		SE	882.20	8"	PVC
SAN-7	886.41	NW	878.20	8"	PVC
		SE	878.26	8"	PVC
		NE	879.20	8"	PVC
SAN-8	889.08	NW	879.68	8"	PVC

LEGAL DESCRIPTION

LOT 1, CERTIFIED SURVEY MAP NO. 14965, RECORDED IN VOLUME 105 OF DANE COUNTY CERTIFIED SURVEY MAPS ON PAGES 198-202 AS DOCUMENT NUMBER 5451571, CITY OF MADISON, DANE COUNTY WISCONSIN.

SURVEYOR'S CERTIFICATE

THE DIRECTION OF POTTER LAWSON, INC. THIS SURVEY AND MAP HAS BEEN PREPARED AND COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE A-E7 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

TODD J. BUHR, S-2614 PROFESSIONAL LAND SURVEYOR



1. FIELD WORK PERFORMED ON JULY 23 AND 24, 2025.

2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 14-07-09, RECORDED AS SO1"10'39"W.

3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BURY BOLT ON A FIRE HYDRANT AT THE CORNER OF W. DAYTON STREET AND N. CARROLL STREET. ELEVATION = 893.58'

4. CONTOUR INTERVAL IS ONE FOOT.

CHISELED 'X' FOUND 3/4" REBAR FOUND

SANITARY MANHOLE

SIAMESE CONNECTOR

GAS REGULATOR/METER

MANHOLE - UNVERIFIED TYPE

ELECTRIC MANHOLE (MGE)

ELECTRIC MANHOLE ELECTRIC TRANSFORMER

TRAFFIC SIGNAL BOX

TELEPHONE MANHOLE DECIDUOUS TREE CONIFEROUS TREE

STORM MANHOLE ROUND CASTED INLET SQUARE CASTED INLET

CURB INLET

GAS VALVE

LIGHT POLE

TRAFFIC SIGNAL

VAULT

STUMP

— – CENTERLINE

//////// BUILDING

BITUMINOUS PAVEMENT

END OF FLAGGED UTILITIES () DENOTES RECORDED AS

MEASUREMENTS DEPICTING THE SAME LINE ON THE GROUND AS

RETRACED BY THIS SURVEY

PARKING METER PARCEL BOUNDARY

CONCRETE CURB & GUTTER

CURB STOP/SERVICE VALVE

WATER MANHOLE

FINISHED FLOOR SHOT LOCATION

BENCHMARK

FLAG POLE

HYDRANT WATER VALVE

SIGN

6. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET No.'s 20252523378,

20252910246, 20252910267, 250252910300, 20252910319 AND 20252910355, WITH A CLEAR DATE OF JULY 18, 2025. 7. UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE: CITY OF MADISON ENGINEERING

MADISON GAS AND ELECTRIC COMPANY CHARTER COMMUNICATIONS AMERICAN TRANSMISSION COMPANY AT&T TRANSMISSION

AT&T DISTRIBUTION MADISON AREA TECHNICAL COLLEGE VERIZON WIRELESS

LEVEL 3 NOW LUMEN METROPOLITAN UNIFIED NETWORK CONSORTIUM RESTECH SERVICES

STATE OF WISCONSIN DIVISION OF FACILITIES MANAGEMENT WISCONSIN DEPARTMENT OF ADMINISTRATION-DIVISION OF ENTERPRISE TECHNOLOGY WINDSTREAM

8. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.

9. ROADWAY UTILITY RECORD DRAWINGS WERE REQUESTED FROM THE CITY OF MADISON. THE UTILITIES SHOWN REPRESENT FIELD LOCATED UTILITIES IN COMBINATION WITH THE SUPPLIED CITY RECORDS.

TAX KEY NO: 251/0709-144-2303-6

I, TODD J. BUHR, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2614, HEREBY CERTIFY THAT UNDER

GENERAL NOTES

ALL WORK IN THE RIGHT-OF-WAY AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS, JURISDICTIONAL SPECIFICATIONS, AND APPROVED BY THE JURISDICTION HAVING AUTHORITY.

REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.

- EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
- NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND
- JISD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY
- CONTRACTOR SHALL RESTORE ALL BUILDINGS, PAVEMENT, PIPES, SLOPES, AND STRUCTURES DAMAGED BY THE CONTRACTOR TO PRE-EXISTING OR BETTER CONDITIONS
- THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE JURISDICTIONAL AUTHORITY AND IS SUBJECT TO CHANGE AT
- CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.

ANY REFERENCES TO THE TERMS OR ENTITY ABBREVIATIONS IN THE FOLLOWING NOTES AND SPECIFICATIONS

- SHALL BE UNDERSTOOD AS FOLLOWS: 9.1. "JURISDICTION" - THE LOCAL GOVERNMENTAL AGENCY (I.E., CITY, VILLAGE, TOWN, COUNTY, STATE, OR UTILITY
- SERVICE PROVIDER) HAVING AUTHORITY 9.2. "STATE HIGHWAY SPECIFICATIONS" - STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND
- STRUCTURE CONSTRUCTION CURRENT EDITION AND SUPPLEMENTS. 9.3. "STANDARD SPECIFICATIONS" - STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, CURRENT EDITION AND SUPPLEMENTS
- 9.5 WISCONSIN DEPARTMENT OF NATURAL RESOURCES "WDNR" 9.6. DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES - "DSPS" OR "SPS"

9.4. WISCONSIN DEPARTMENT OF TRANSPORTATION - "WISDOT"

DEMOLITION NOTES

- THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE. "DIGGERS HOTLINE" LOCATION. AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVEGROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE, AND PROVIDE THEIR OWN DUE DILIGENCE TO INCLUDE IN THEIR BID WHAT ADDITIONAL ITEMS. IN THEIR OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE
- CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION-RELATED DIRT. DUST. AND DEBRIS.
- ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY. STUMPS MAY BE GROUND TO PROPOSED SUBGRADE IN GRASSED AREAS ONLY UNLESS DIRECTED BY ENGINEER.
- ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. SALVAGE FOR RELOCATION. COORDINATE RELOCATION AND/OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
- ABANDONED/REMOVED ITEMS SHALL BE LEGALLY DISPOSED OF OFFSITE UNLESS OTHERWISE NOTED.
- CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTIES THAT WERE DAMAGED BY THE CONSTRUCTION.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO:

START OF CONSTRUCTION

- 7.1. EXAMINE ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER AND RESOLVED PRIOR TO THE
- VERIFY UTILITY ELEVATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED. NOTIFY ALL UTILITIES OWNER'S PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES. NOTIFY THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF
- CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION ANY UTILITIES THAT ARE DAMAGED BY THE CONTRACTORS SHALL BE REPAIRED TO THE OWNER'S SATISFACTION
- AT THE CONTRACTOR'S EXPENSE CONTRACTOR SHALL COORDINATE PRIVATE UTILITY REMOVAL/ABANDONMENT AND NECESSARY RELOCATION
- WITH RESPECTIVE UTILITY COMPANY. CONTRACTOR SHALL COORDINATE WITH PRIVATE UTILITY COMPANIES PRIOR
- 10. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED JURISDICTION'S RECYCLING PLAN. ANY CONTAMINATED SOILS ENCOUNTERED SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE
- REGULATIONS TO AN APPROPRIATE AND APPROVED LANDFILL. ALL EXISTING UTILITIES SHALL BE FIELD LOCATED AND CLEARLY MARKED BY CONTRACTOR PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OCCUR IN THE LOCATION SHOWN OR PROPOSED IMPROVEMENTS IMPACTING EXISTING UTILITY LINE LOCATION(S). CONTRACTOR
- SHALL BE RESPONSIBLE FOR CONDUCTING UTILITY LINE OPENINGS (ULO) TO CONFIRM LOCATIONS OR ELEVATIONS. AS REQUESTED BY THE ENGINEER.
- SEWER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 3.2.24 OF THE STANDARD SPECIFICATIONS AND JURISDICTIONAL SPECIFICATIONS.
- WATER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 4.14.0 OF THE STANDARD SPECIFICATIONS AND JURISDICTIONAL SPECIFICATIONS

ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION

DEMOLITION REGULATIONS, DISCONNECT ALL UTILITIES, OBTAIN ALL APPLICABLE PERMITS, AND DISPOSE OF ALL

- ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PAVEMENTS FREE AND CLEAR OF ALL CONSTRUCTION BUILDING REMOVALS SHALL BE PREFORMED BY A QUALIFIED CONTRACTOR. CONTRACTOR SHALL FOLLOW ALL
- BUILDING MATERIALS IN APPROPRIATE AND APPROVED LANDFILLS. DEMOLISHED MATERIALS SHALL NOT BE CONTRACTOR SHALL REMOVE EXISTING UTILITY PIPE OR PROVIDE PIPE BACKFILLING AFTER REMOVAL OF
- EXISTING UTILITIES WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE/FLOWABLE FILL". RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHALL BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION, AND REMOVAL. THIS INCLUDES CURB AND

GUTTER, SIDEWALK, TOPSOIL, SEEDING, AND MULCHING CONSTRUCTION SEQUENCING

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- INSTALL PERIMETER SILT FENCE, SILT SOCKS, INLET PROTECTION, AND CONSTRUCTION ENTRANCE.
- STRIP AND STOCKPILE TOPSOIL AND INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
- CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
- COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS,
- PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL MEASURES AS
- EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% CONTIGUOUS VEGETATIVE COVER IS ESTABLISHED.
- CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM NO. 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

PAVING NOTES

- 1.1. PAVING SHALL CONFORM TO STATE HIGHWAY SPECIFICATIONS, APPLICABLE JURISDICTIONAL SPECIFICATIONS, AND THE GEOTECHNICAL REPORT PREPARED BY [FIRM NAME], TITLED ["REPORT TITLE"], ISSUE DATE [DATE.] ALL REFERENCES TO THE "GEOTECHNICAL REPORT" SHALL BE UNDERSTOOD AS THE AFOREMENTIONED
- 1.2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE. 1.3 ALL SPOT GRADES ARE TO EDGE OF PAVEMENT LINEESS SPECIFIED OTHERWISE 1.4. SURFACE PREPARATION - NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING
- WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING. 1.5. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER, PAVEMENT, OR SIDEWALK SHALL MATCH
- EXISTING AND MEET JURISDICTIONAL REQUIREMENTS. 2. CRUSHED AGGREGATE BASE COURSE SPECIFICATIONS:
 2.1. THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305 OF THE STATE HIGHWAY
- SPECIFICATIONS 2.2. RECLAIMED OR RECYCLED ASPHALT MAY NOT BE USED AS CRUSHED AGGREGATE BASE COURSE UNLESS SPECIFICALLY APPROVED BY THE ENGINEER OF RECORD. USE OF ANY OTHER REPROCESSED OR BLENDED MATERIAL MUST FIRST BE APPROVED BY ENGINEER OF RECORD
- 2.3. DO NOT PLACE BASE ON FROZEN FOUNDATIONS UNLESS THE ENGINEER APPROVES OTHERWISE. 2.4. DO NOT PLACE BASE ON FOUNDATIONS THAT ARE SOFT, SPONGY, OR COVERED BY ICE OR SNOW.
- THE PLACING, CONSTRUCTION, AND COMPOSITION OF THE BASE COURSE AND HMA SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460, AND 465 OF THE STATE HIGHWAY SPECIFICATIONS
- 3.2. WEATHER LIMITATIONS: DO NOT PLACE HMA WHEN BASE IS WET OR CONTAINS EXCESS MOISTURE. DO NOT PLACE ASPHALTIC MIXTURE WHEN THE AIR TEMPERATURE IS APPROXIMATELY 3' ABOVE GRADE, IN SHADE. AND AWAY FROM ARTIFICIAL HEAT SOURCES IS LESS THAN 40°F UNLESS A VALID ENGINEER-ACCEPTED COLD WEATHER PAVING PLAN IS IN EFFECT
- PLACE ASPHALTIC MIXTURE ONLY ON A PREPARED, FIRM, AND COMPACTED BASE, FOUNDATION LAYER, OR EXISTING PAVEMENT SUBSTANTIALLY SURFACE-DRY AND FREE OF LOOSE AND FOREIGN MATERIAL. DO NOT PLACE OVER FROZEN SUBGRADE OR BASE, OR WHERE THE ROADBED IS UNSTABLE APPLY TACK COAT ONLY WHEN THE AIR TEMPERATURE IS 32°F OR MORE UNLESS THE ENGINEER APPROVES OTHERWISE IN WRITING.
- ALL ASPHALT (BOTH UPPER AND LOWER LAYERS) SHALL BE DELIVERED TO THE PROJECT SITE AT A TEMPERATURE NOT LOWER THAN 250°F. CONTRACTOR SHALL ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION
- 3.4. BINDER COURSE AGGREGAT THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTION 460 OF THE STATE HIGHWAY SPECIFICATIONS 3.5 SURFACE COURSE AGGREGATE
- THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465 OF THE STATE HIGHWAY SPECIFICATIONS 3.6 ASPHALTIC MATERIALS
- 3.6.1. THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTIONS 455, 460, AND 465 OF THE STATE HIGHWAY
- CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 405, 415, AND 416 OF THE STATE HIGHWAY SPECIFICATIONS. 4.2. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS. 4.3. CONTRACTOR SHALL PROVIDE A JOINTING PLAN TO ENGINEER IF NOT INCLUDED IN THE PLANS. CONTRACTOR
- EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 15' 4.4. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 100' APART. 4.5 PLACE EXPANSION JOINTS IN CURB GUTTER OR CURB AND GUTTER CONSTRUCTED NEXT TO ASPHALTIC PAVEMENT OR SURFACING. LOCATE JOINTS EVERYWHERE THAT TANGENT AND RADIAL CURB OR CURB AND

SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN

- GUTTER MEET; ON EACH SIDE OF EVERY INLET 3' FROM THE INLET, BUT NO CLOSER THAN 6' FROM ANOTHER JOINT; AND ON TANGENT SECTIONS PLACE BETWEEN 6' AND 300'. 4.6. IF CONSTRUCTING CURB, GUTTER, OR CURB AND GUTTER NEXT TO, OR ON, CONCRETE PAVEMENT
- CONSTRUCTED WITH EXPANSION JOINTS, THEN PLACE EXPANSION JOINTS TO MATCH THE EXPANSION JOINT LOCATIONS IN THE PAVEMENTS 4.7. FOR CURB AND GUTTER, FORM CONTRACTION JOINTS BY SAWING OR FORMING AN INDUCED PLANE OF WEAKNESS AT LEAST 2" DEEP IN THE CURB, GUTTER, OR CURB AND GUTTER DIRECTLY OPPOSITE
- 6' AND APPROXIMATELY 20' APART, AS THE ENGINEER DIRECTS. 4.8. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED. 4.9. CONTRACTOR SHALL INSTALL TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS AS SPECIFIED ON PLANS AND IN ACCORDANCE WITH STATE AND FEDERAL REQUIREMENTS.

CONSTRUCTION OR CONTRACTION JOINTS IN ADJOINING CONCRETE PAVEMENT AND AT THE REQUIRED SPACING IN CURB, GUTTER, OR CURB AND GUTTER ADJOINING ASPHALTIC PAVEMENT. SPACE JOINTS BETWEEN

ALL PARKING STALL LINES SHALL BE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT.

5.2. ALL PAVEMENT MARKINGS INCLUDING STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, AND DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH

LATEX PAINT PER SPECIFICATIONS. SEEDING AND RESTORATION NOTES

- 1. CONTRACTOR SHALL PROVIDE NOTICE TO THE JURISDICTIONAL AUTHORITIES IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES. IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
- 2. ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
- CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7-DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
- ALL SLOPES 20% OR GREATER SHALL BE TEMPORARILY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE. REFER TO STABILIZATION PRACTICES IN THE EROSION CONTROL NOTES FOR FURTHER SPECIFICATIONS.

EROSION CONTROL NOTES

- CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS.
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS AND JURISDICTIONAL REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD
- INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE, AND EXISTING INLET PROTECTION) PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE COVER. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS AND JURISDICTIONAL REQUIREMENTS. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE JURISDICTIONAL AUTHORITIES PRIOR TO DEVIATION OF THE APPROVED PLAN
- ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY JURISDICTIONS HAVING AUTORITY AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
- 6. ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5". ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY
- 7. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS MUST BE PRE-APPROVED BY THE JURISDICTION. CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" SELECTED CRUSHED. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENTOFF-SITE AFTER EACH WORKING DAY OR MORE FREQUENTLY AS
- 8. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT, AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE JURISDICTIONAL AUTHORITIES
- 9. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLETS OF ALL INSTALLED STORM SEWER. STONE DITCH CHECKS FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.

10. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNDISTURBED

- FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIER."
- 11. DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.
- 12. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.): PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE
- RECEIVING STREAM, OR DRAINAGE DITCH. 13. ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING PER STATE HIGHWAY SPECIFICATIONS OR APPLICATION OF A WISDOT APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF AS REQUIRED WITHIN SEVEN (7) DAYS OF REACHING FINAL GRADE DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING PER STATE HIGHWAY SPECIFICATIONS. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052 AND 1053.

WDNR DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER,

- 14. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
- 15. A CONCRETE WASHOUT AREA SHALL BE DESIGNATED ONSITE. CONTRACTOR SHALL USE PRE-MANUFACTURED ABOVE GROUND WASHOUT TOTE OR EQUIVALENT CONTAINMENT AREA FOR ALL CONCRETE WASTE. CONCRETE WASTE SHALL ONLY BE CONTAINED IN ABOVE GROUND PRE-FABRICATED CONTAINERS OR CONSTRUCTED CONTAINMENT AREA AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FREQUENTLY DISPOSE OF OFF-SITE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS TO MAINTAIN THE SYSTEMS
- 16. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNI ESS
- THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED OR IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED (I.E., THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAY). IN THAT EVENT, STABILIZATION MEASURES DO
- ACTIVITY HAS TEMPORARII Y CEASED STABILIZATION MEASURES SHALL BE DETERMINED BASED ONSITE CONDITIONS WHEN CONSTRUCTION ACTIVITY HAS CEASED INCLUDING, BUT NOT LIMITED TO, WEATHER CONDITIONS AND LENGTH OF TIME THE MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES: PERMANENT SEEDING: IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION

NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION

- TEMPORARY SEEDING: MAY CONSIST OF SPRING OATS(100LBS.ACRE) IN SPRING/SUMMER OR WHEAT OR CEREAL RYE (150LBS./ACRE) IN FALL HYDRO-MULCHING WITH A TACKIFIER
- WOVEN AND NON-WOVEN GEOTEXTILES 16.3.4. 16.3.5. EROSION MATTING

JURISDICTION PERMIT AND SPECIFICATION REQUIREMENTS.

OTHER MEASURES AS APPROVED BY THE ENGINEER

- 17 FROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A CONTIGUOUS DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
- 18. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WDNR REQUIREMENTS AND/OR REQUEST FOR PERMIT CLOSURE IN ACCORDANCE WITH

UTILITY NOTES

UNTIL THE DISCREPANCY IS RESOLVED.

LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

- ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.
- PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR: 2.1. EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
- OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY. VERIFYING ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER, AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED
- NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS. NOTIFYING THE DESIGN ENGINEER AND JURISDICTIONAL AUTHORITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE
- PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND 3. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC UTILITIES AND STATE DSPS/SPS AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE
- WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE JURISDICTIONAL AUTHORITIES.
- 4. SPECIFICATIONS SHALL COMPLY WITH THE JURISDICTIONAL AUTHORITY'S SPECIAL PROVISIONS. 5. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN.
- 6. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
- CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED IN CONSTRUCTION SITES WHERE THE POTENTIAL FOR PEDESTRIAN INJURY EXISTS. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX
- COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION. 9. ALL NON-METALLIC UTILITY PIPES (SANITARY SEWER, STORM SEWER, AND WATER PIPING) SHALL BE INSTALLED IN CONJUNCTION WITH TRACER WIRE AS REQUIRED BY SPS 382.30(11)(H), SPS 382.36(7)(C)10., AND SPS 382.40(8)(K). COLOR
- OF TRACER WIRE SHALL BE: SANITARY SEWER GREEN, STORM SEWER BROWN, WATER BLUE, NON-POTABLE WATER -10. DRY UTILITIES (COMMUNICATION, TELEPHONE, GAS, ELECTRIC, ETC.) ARE SHOWN FOR GENERAL ROUTING ONLY.
- CONTRACTOR SHALL COORDINATE DESIGN AND FINAL LOCATION WITH APPROPRIATE UTILITY COMPANY. 11. THE PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS
- 12. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE JURISDICTIONAL AUTHORITY'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

13. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE INSTALLED

IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED. IF REQUIRED, ANY CHANGES TO THE

OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.

- DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES. 14. IN ANY LOCATIONS WHERE BUILDING SEWERS (STORM AND SANITARY) ARE INSTALLED WITH LESS THAN THE MINIMUM COVER AS SPECIFIED IN SPS 382.30(11)(c) OR WATER PIPING 382.40(8)(a), CONTRACTOR SHALL INSTALL INSULATION IN ACCORDANCE WITH SPS 382.30(11)(c)2. FOR PROTECTION FROM FROST.
- 15. STORM SEWER SPECIFICATIONS: 15.1.1. REINFORCED CONCRETE PIPE (RCP) - SHALL MEET THE REQUIREMENTS OF ASTM CLASS III (MINIMUM) C76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C443. HIGH DENSITY DUAL-WALL POLYETHYLENE CORRUGATED PIPE (HDPE) - SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATERTIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M294
- INTEGRAL BELL TYPE FLEXIBLE ELECTROMETRIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D3212. ASTM 1785 SCHEDULE 40 FOR PIPE DIAMETERS 4"-6". SDR 35 SHALL BE USED FOR DEPTHS 3'-15' AND SDR 26 FOR DEPTHS 16'-25' DEPENDENT ON LOCAL JURISDICTION. INLETS AND CATCH BASINS INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 3.6.3 AND DETAIL DRAWINGS FILE. NO. 28 OR 29 OF THE STANDARD SPECIFICATIONS, OR APPROVED EQUAL WITH A 2'X3' MAXIMUM OPENING.

15.1.3. POLYVINYL CHLORIDE (PVC) - SHALL MEET REQUIREMENTS OF ASTM D3034, SDR 35 FOR PIPE SIZES 8"-15" WITH

- POLYVINYL CHLORIDE (PVC) INLETS BY NYLOPLAST ONLY WHEN SPECIFIED ON PLANS, CONFORMING TO ASTM D1781, ASTM D3212, ASTM F477, AND MANUFACTURER'S REQUIREMENTS, REFER TO PLANS FOR LID OR GRATE SPECIFICATION. FRAME AND GRATE/LIDS CURB FRAME AND GRATES SHALL BE NEENAH R-3067 WITH TYPE "R" GRATE OR EQUAL, UNLESS AS SPECIFIED IN THE PLANS SOLID LID FRAME AND GRATES SHALL BE NEENAH R-1550, HEAVY DUTY NON-ROCKING SOLID LID OR EQUAL,
- GRATE FRAME AND GRATES SHALL BE NEENAH R-1550, HEAVY DUTY WITH A R-2578 GRATE OR EQUAL, JNLESS AS SPECIFIED IN THE PLANS. 15.2.4. MANHOLES: MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 3.5.0 AND DETAIL DRAWINGS FILE NO. 11 AND/OR 12 OF THE STANDARD SPECIFICATIONS. MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1550, HEAVY DUTY NON-ROCKING SOLID LID OR
- 15.3. BACKFILL AND BEDDING: 15.3.1. STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5' BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5' FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKELL 15.3.2. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5
- OF THE STANDARD SPECIFICATIONS. 15.4. FIELD TILE CONNECTIONS: 15.4.1. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM

16. WATER MAIN & WATER LATERAL SPECIFICATIONS:

UNLESS AS SPECIFIED IN THE PLANS.

EQUAL, UNLESS AS SPECIFIED IN THE PLANS.

- 16.1.1. DUCTILE IRON PIPE SHALL BE CLASS 52 CONFORMING TO AWWA C151 AND CHAPTER 8.18.0 OF THE STANDARD **SPECIFICATIONS** 16.1.2. POLYVINYL CHLORIDE PRESSURE PIPE (PVC) SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA C900 DR14 (CLASS 305) FOR SIZES UP TO 4" AND AWWA C900 DR18 (CLASS 235) UP TO 30".WITH INTEGRAL **ELASTOMERIC BELL AND SPIGOT JOINTS** 16.1.3. COPPER TYPE K TUBING SHALL CONFORM TO ASTM DESIGNATION B88 FOR WATER SERVICES LESS THAN 2" IN 16.1.4. HIGH DENSITY POLYETHYLENE (HDPE) SHALL CONFORM TO THE REQUIREMENTS OF AWWA C901, SDR 9 MINIMUM FOR SIZES UP TO 3" AND TO AWWA C906, SDR 17 MINIMUM FOR SIZES GREATER THAN 3". 17.2. VALVES AND VALVE BOXES:
- 17.2.1. GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C500 AND CHAPTER 8.27.0 OF THE STANDARD SPECIFICATIONS. 17.2.2. CURB STOPS AND CORPORATION VALVES SHALL BE AWWA C800 AND ASTM B62, AND CONFORM TO ANY LOCAL JURISDICTIONAL REQUIREMENTS. 17.3. WATER SERVICES CONNECTIONS 17.3.1. SERVICES 2" IN DIAMETER OR LESS SHALL USE A TAP SERVICE WITH A CORPORATION STOP AND CURB STOP VALVE WITH SERVICE BOX PER JURISDICTIONAL REQUIREMENTS
- SERVICES GREATER THAN 2" IN DIAMETER SHALL USE A TAPPING SLEEVE OR CUT-IN TEE CONNECTION WITH VALVE OF EQUIVALENT PIPE DIAMETER AND VALVE BOX PER JURISDICTIONAL REQUIREMENTS. 17.4. HYDRANTS: 17.4.1. HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE JURISDICTIONAL AUTHORITIES. THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18 " AND NO GREATER THAN 23" (SEE DETAIL). 17.5.1. WHERE SPECIFIED, DUCTILE IRON PIPE SHALL INCLUDE MECHANICAL JOINTS CONFORMING TO CHAPTER 4.4.2(b)

OF THE STANDARD SPECIFICATIONS. POLYETHYLENE WRAP SHALL BE USED AROUND ALL MECHANICAL

- 17.6. BEDDING AND COVER MATERIAL 17.6.1. PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8 43 2 OF THE STANDARD SPECIFICATIONS 17.6.2. BURY DEPTH SHALL CONFIRM TO LOCAL JURISDICTION REQUIREMENTS, OR DSPS REQUIREMENTS AT A MINIMUM. WHERE THERE IS NO LOCAL JURISDICTION REQUIREMENTS
- 17.7. BACKFILL: 17.7.1. BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTERS 2.6.0 AND 4.17.0 OF THE STANDARD SPECIFICATIONS. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5' BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5' FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL 17.7.2. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5
- OF THE STANDARD SPECIFICATIONS. 18. SEPARATION DISTANCES · WHERE PRIVATE WATER MAIN OR WATER SERVICES CROSSES A SANITARY SEWER OR SANITARY LATERAL, THE WATER PIPE WITHIN 5 FEET OF THE CROSSING SHALL BE INSTALLED WITH THE FOLLOWING •• WATER PIPING SHALL BE INSTALLED AT LEAST 12 INCHES ABOVE THE TOP OF SANITARY PIPING •• WATER PIPING SHALL BE INSTALLED AT LEAST 18 INCHES BELOW THE BOTTOM OF SANITARY PIPING.

19. SANITARY SEWER SPECIFICATIONS:

GRAVEL BACKELL

OF THE STANDARD SPECIFICATIONS.

- 19.1.1. POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D3212. ASTM 1785 SCHEDULE 40 FOR PIPE DIAMETERS 4"-6". SDR 35 SHALL BE USED FOR DEPTHS 3'-15' AND SDR 26 FOR DEPTHS 16'-25' DEPENDENT ON LOCAL JURISDICTION 19.1.2. CONNECTION TO DISSIMILAR PIPE MATERIALS SHALL CONFORM TO CHAPTER 3.4.2 OF THE STANDARD
- SPECIFICATIONS. FERNCO COUPLER MAY BE USED WITH APPROVAL OF ENGINEER. 19.2. MANHOLES: 19.2.1. MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 3.5.0 AND DETAIL DRAWINGS FILE NO'S. 12, 13 AND 15 OF THE STANDARD SPECIFICATIONS AND ALL SPECIAL PROVISIONS OF THE JURISDICTIONAL AUTHORITIES 19.2.2. MANHOLES SHALL HAVE INTERNAL CHIMNEY SEALS INSTALLED IN ALL SANITARY MANHOLES IN ACCORDANCE

WITH CHAPTER 3.5.4(F) AND DETAIL DRAWING FILE NO. 12A OF THE STANDARD SPECIFICATIONS.

MANHOLES SHALL HAVE ALL EXTERNAL JOINTS WRAPPED WITH MAC WARP OR EQUAL RUBBERIZED JOINT WRAP

ADEQUATE COMPACTION OF THESE MATERIALS. WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE

PER ASTM C923 19.2.4. MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1550 HEAVY DUTY WITH NON-ROCKING SOLID LIDS OR FOLIAL LINEESS SPECIFIED IN THE PLANS 19.3 BEDDING AND COVER MATERIAL 19.3.1. MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE STANDARD SPECIFICATIONS WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL

19.3.2. MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO ENSURE

SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT." 19.4.1. MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE STANDARD SPECIFICATIONS. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5' BEYOND THE EDGE OF PAVEMENT.

19.4.2. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5

RENCHES RUNNING PARALLEL TO AND LESS THAN 5' FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIR

- **GRADING AND EARTHWORK NOTES**
- ALL SITE PREP AND EARTHWORK SHALL CONFORM TO THE GEOTECHNICAL REPORT PREPARED BY [FIRM NAME], TITLED ["REPORT TITLE"], ISSUE DATE [DATE]. ALL REFERENCES TO THE "GEOTECHNICAL REPORT" SHALL BE UNDERSTOOD AS THE AFOREMENTIONED REPORT
- ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY, AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES. INC. ATTEMPTS TO PROVIDE A COST-EFFECTIVE APPROACH TO BALANCE EARTHWORK.
- GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE
- 4. ALL EXCAVATIONS AND FILLS SHALL BE TO THE ELEVATIONS SHOWN ON THE DRAWINGS AND SHALL INCLUDE SUFFICIENT DEPTHS FOR PLACEMENT OF FILL MATERIALS, BASE COURSES, PAVEMENTS, TOPSOIL, AND OTHER MATERIALS TO THE SPECIFIED DEPTHS
- 5. CONTRACTOR SHALL NOT EXCAVATE BELOW ELEVATIONS OR DESIGN GRADES SHOWN ON THE DRAWINGS WITHOUT PRIOR AUTHORIZATION FROM ENGINEER AND OWNER.
- PRIOR TO ALL EXCAVATION OR FILLING OPERATIONS, CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TOPSOIL FROM PROPOSED LOCATIONS OF BUILDINGS, STRUCTURES, ROADS, WALKS, OTHER PAVED AREAS, STORM WATER FACILITIES OR WITHIN THE GRADING EXTENTS WHERE EXISTING GRADES ARE ALTERED BY MORE THAN 3". REMOVED OR STRIPPED TOPSOIL SHALL BE SEGREGATED AND STOCKPILED ON-SITE IN AN APPROPRIATE LOCATION
- TO BE RESPREAD AS SPECIFIED ON THE DRAWINGS. CONTRACTOR SHALL NOT PLACE ANY FILL OR OTHER MATERIALS ON AREAS THAT HAVE NOT HAD TOPSOIL REMOVED, ARE FROZEN, SATURATED, OR YIELDING. CONTRACTOR SHALL NOTIFY OWNER OR ENGINEER IF
- SUBGRADE CONDITIONS ARE NOT SUITABLE FOR SUPPORTING FILL AND A FURTHER DETERMINATION SHALL BE PROVIDED BY OWNER OR ENGINEER CONTRACTOR SHALL PLACE THE FILLS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL
- PRIOR TO PLACEMENT OF BASE COURSE MATERIALS IN PAVEMENT OR HARD SURFACE AREAS OR CONDUCTING EXCAVATION BELOW SUBGRADE (EBS) ELEVATIONS. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER TO CONDUCT AN INSPECTION OF THE PREPARED SUBGRADE AND PROOF-ROLLING. PROOF-ROLLING SHALL BE CONDUCTED BY THE CONTRACTOR IN WITNESS OF THE OWNER AND ENGINEER, OWNER AND ENGINEER SHALL DETERMINE IF AREAS OF EBS ARE REQUIRED. EBS SHALL BE COMPLETED BY THE CONTRACTOR PER THE DIRECTION OF THE OWNER AND ENGINEER
- 0. SOIL MATERIAL SPECIFICATION

REPORT INCLUDING LIFT DEPTHS AND COMPACTION EFFORTS.

CONSTRUCTION SITE DEWATERING NOTES

- FILL AND BACKFILL MATERIALS 10.1.1. MATERIAL SHALL BE SATISFACTORY MATERIALS EXCAVATED FROM THE SITE, PER THE GEOTECHNICAL REPORT. IF SATISFACTORY MATERIALS ARE NOT AVAILABLE ONSITE OR ADDITIONAL MATERIALS ARE REQUIRED, REFER TO IMPORTED FILL MATERIAL SPECIFICATIONS.
- 10.2. IMPORTED FILL MATERIAL MATERIAL SHALL BE PROVIDED BY THE CONTRACTOR FROM OFFSITE BORROW AREAS WHEN SUFFICIENT. SATISFACTORY MATERIALS ARE NOT AVAILABLE ONSITE IMPORTED FILL MATERIAL SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND CONSIST OF CLEAN MATERIAL OF INORGANIC SOILS OR A MIXTURE OF INORGANIC SOIL AND ROCK, STONE, OR GRAVEL. THE MATERIAL SHALL BE FREE OF TOPSOIL, VEGETATION, PAVEMENT RUBBLE, DEBRIS, OR OTHER DELETERIOUS MATERIALS. THE MAXIMUM
- NOMINAL DIMENSION OF MATERIALS CONSISTING OF ROCK, STONE, OR GRAVEL SHALL BE 6". 10.3. GRANULAR FILL 10.3.1. MATERIAL SHALL CONSIST OF CLEAN MATERIAL MEETING THE REQUIREMENTS OF "GRADE 1" OR "GRADE 2" GRANULAR BACKFILL AS DEFINED IN SECTION 209.2.1 OF THE STATE HIGHWAY SPECIFICATIONS.

ALL CONSTRUCTION SITE DEWATERING PRACTICES SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061 FOR PUMPING DISCHARGE RATES OF LESS THAN 70 GPM. CONTRACTOR SHALL BE RESPONSIBLE FOR APPLICABLE JURISDICTIONAL DEWATERING PERMITS. FOR DISCHARGE RATES EXCEEDING 70 GPM, CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITTING OF DEWATERING SYSTEM AS A HIGH CAPACITY DEWATERING WELL WITH WDNR AND LOCAL JURISDICTIONS.

- CONTRACTOR SHALL DISCHARGE TREATED EFFLUENT FROM DEWATERING SYSTEM TO LOCATIONS IN ACCORDANCE WITH WDNR TECHINCAL STANDARD 1061. CONTRACTOR SHALL OBTAIN APPROVAL FROM LOCAL JURISDICTION OR ADJACENT PRIVATE PROPERTY OWNERS FOR ALL DISCHARGES TO JURISDICTION'S PUBLIC INFRASTRUCTURE OR
- THE DEWATERING TREATMENT/FILTERING SYSTEM. 4. IN THE EVENT CONTRACTOR FINDS SIGNS OF CONTAMINATION IN THE GROUNDWATER OR SITE SOILS, ALL DEWATERING PRACTICES SHALL BE HALTED AND CONTAMINATION SHALL BE EVALUATED BY A QUALIFIED

IN THE EVENT OF DIRTY/UNCLEAR DISCHARGE, CONTRACTOR SHALL HALT PUMPING OPERATIONS AND EVALUATE

- PROFESSIONAL TO PREVENT TRANSPORTATION OF CONTAMINATES DOWNSTREAM OF DISCHARGES. 4.1 IF DEWATERING PRACTICES CONTINUE WITH CONTAMINATED GROUNDWATER OR SOIL CONDITIONS THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED PERMITS AND APPROVALS TO CONTINUE
- OPERATION OF DEWATERING SYSTEMS. 4.2 UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR DISCHARGE CONSTRUCTION SITE DEWATERING PRACTICES TO THE SANITARY SEWER WITHOUT AUTHORIZATION AND PERMIT APPROVALS FROM THE LOCAL

CITY FORESTRY NOTES

- 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
- 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 (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.

3. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS

CUTTING ROOTS OVER 3 INCHES IN DIAMETER, IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 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: HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION

(WEBSITE: HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM) ADDRESSES SOIL COMPACTION NEAR

CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS

CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN

MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION 5. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED 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

STRFFT TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES.

STREET TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO

REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION

THE START OF CONSTRUCTION FOR THIS PROJECT. CONTACT CITY FORESTRY AT (608)266-4816. ALL PRUNING

- SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 PART 1 STANDARDS FOR PRUNING ON THIS PROJECT, THE INSTALLATION OF A PAVEMENT SUPPORT SYSTEM (SILVA CELL, GREENBLUE OR EQUIVALENT AS APPROVED BY CITY) SURROUNDING TREE GRATE LOCATIONS IS REQUIRED WHERE THE TERRACE IS CONCRETE. THE CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO IDENTIFY AND LOCATE UNDERGROUND CONFLICTS (UTILITIES, VAULTS, CONDUIT) OR OTHER UNDERGROUND OBSTRUCTIONS AND
- . NO LATER THAN FIVE BUSINESS DAYS PRIOR TO FORMING CONCRETE AND CONSTRUCTING TREE GRATE SITES, THE CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO IDENTIFY AND LOCATE UNDERGROUND CONFLICTS (UTILITIES, VAULTS, CONDUIT) OR OTHER UNDERGROUND OBSTRUCTIONS AND DETERMINE GRATE LOCATIONS. THE CONTRACTOR WILL BE REQUIRED TO OBTAIN THE GRATE, MATCHING FRAME AND/OR TREE

DETERMINE GRATE LOCATIONS BEFORE SUPPORT SYSTEM INSTALLATION.

CITY TRAFFIC ENGINEERING NOTES THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME

GUARD. TREE GRATE TYPE AND MATCHING FRAME: NEENAH 4X8 (R-8815-A). TREE GUARD NEENAH (R-8501-4818)

CONTRACTOR SHALL CONTACT CITY FORESTRY AT 266-4816 TO SCHEDULE DELIVERY OF SALVAGED TREE GRATES

PUBLIC IMPROVEMENTS NOTES

ALL PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY OR CONNECTIONS TO CITY OWNED UTILITIES SHALL BE COMPLETED PER THE CITY ISSUED IMPROVEMENTS PLAN (CONTRACT NO. XXXX, PROJECT NO. XXXX) WORK-IN-ROW NOTES

1. ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK IN THE PUBLIC RIGHT-OF-WAY ARE REQUIRED TO

ALL PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY OR CONNECTIONS TO CITY OWNED UTILITIES

SHALL BE COMPLETED PER THE CITY ISSUED IMPROVEMENTS PLAN (CONTRACT NO XXXX PROJECT NO XXXXX)

IMPROVEMENTS PROPOSED WITHIN THE RIGHT-OF-WAY ON THE HUB - ULGM VILLAGER ON PARK PRIVATE

DEVELOPMENT DRAWINGS ARE SHOWN FOR REFERENCE ONLY. CITY ISSUED PLANS GOVERN.

BE PREQUALIFIED WITH THE CITY OF MADISON. PREQUALIFICATION FORMS ARE AVAILABLE ON THE CITY'S WEBSITE AT: https://www.cityofmadison.com/engineering/developers-contractors/contractors/how-to-get-prequalified THE CONTRACTOR IS REQUIRED TO OBTAIN A CITY PERMIT TO EXCAVATE IN THE PUBLIC RIGHT-OF-WAY.

PER THE RECOMMENDED PLAN BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT

MADISON REGIONAL OFFICE

507 WEST VERONA AVENUE, SUITE 500

VERONA, WISCONSIN 53593

P. 608.848.5060

Drury Plaza Hotel - Madison

ISSUANCE/REVISIONS

10/20/2025	LAND USE & UDC SUBMITTAL
12/01/2025	LAND USE & UDC RESUBMITTAL

NOTES & LEGEND

ASPHALT PAVEMENT CONCRETE PAVEMENT HEAVY DUTY CONCRETE PAVEMENT ----959 PROPOSED 1 FOOT CONTOUR 960—PROPOSED 5 FOOT CONTOUR — — ·959· — EXISTING 1 FOOT CONTOUR

LEGEND

PROPERTY LINE

—·—·—·—·— EASEMENT LINE

---- BUILDING OVERHANG

--- BUILDING SETBACK LINE

EDGE OF PAVEMENT

BUILDING OUTLINE

STANDARD CURB AND GUTTER

—————— 18" CONCRETE VALLEY GUTTER

----960--- EXISTING 5 FOOT CONTOUR DRAINAGE DIRECTION RETAINING WALL RAILING FENCE/GUARD RAIL LIGHT POLE (REFER TO PHOTOMETRIC PLAN) **○□ □○□ ≪**

SIGN

BOLLARD BIKE RACK SAN SANITARY SEWER WATERMAIN ST — D STORM SEWER

FIBER SILT SOCK/SILT FENCE

CONSTRUCTION ENTRANCE SPOT FLEVATION P - EDGE OF PAVEMENT FINISH GRADE EC — EDGE OF CONCRETE ∠ FG: XXX.XX BOC — BACK OF CURB

DEMOLITION — SAWCUT EXISTING PAVEMENT

XXXXXXXXX DEMOLITION - REMOVAL OF CONCRETE SURFACES

BS - BOTTOM OF STEPS FRAMED INLET PROTECTION

> DEMOLITION - TREE REMOVAL DEMOLITION - REMOVAL OF UTILITIES

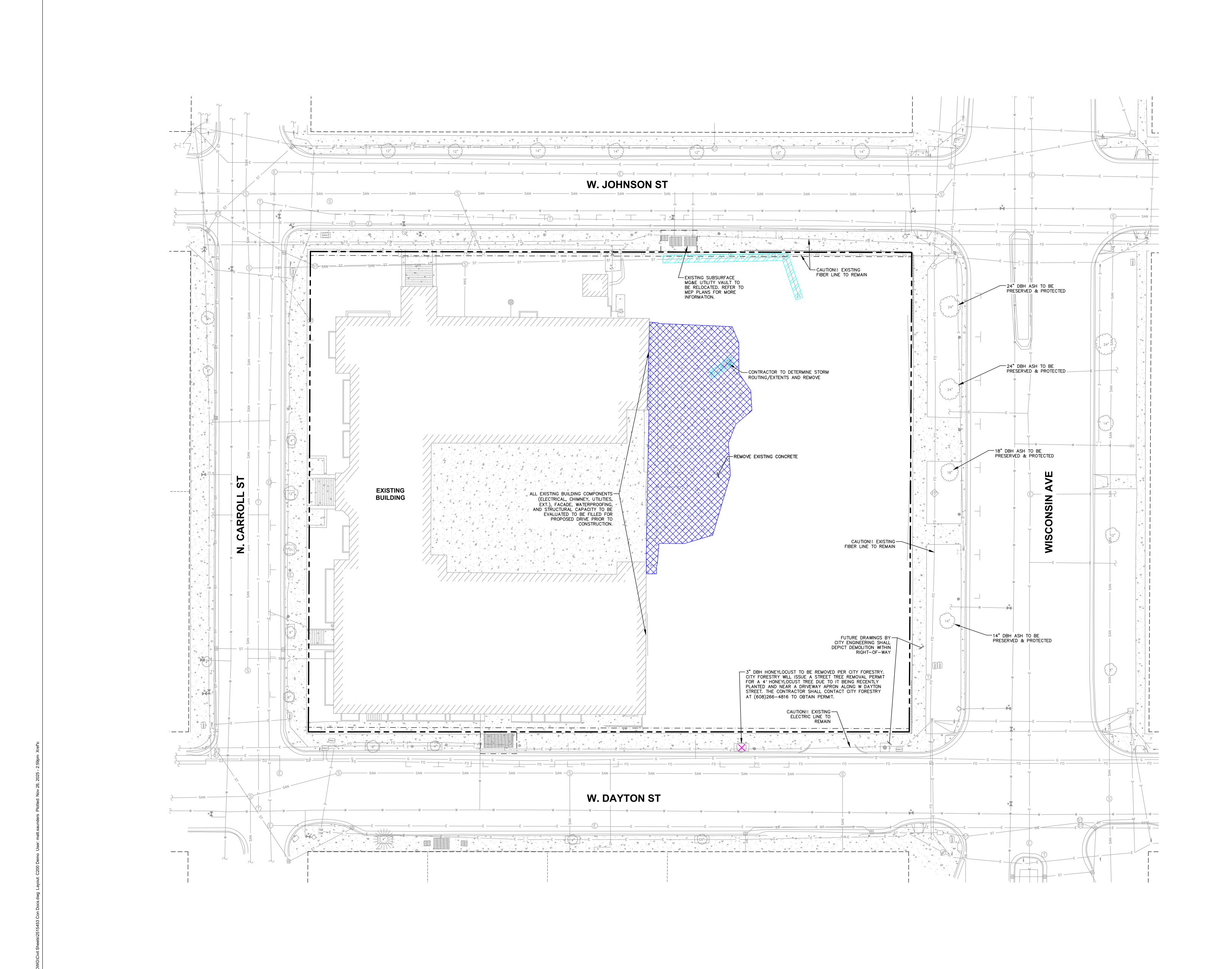
EX - MATCH EXISTING GRADE

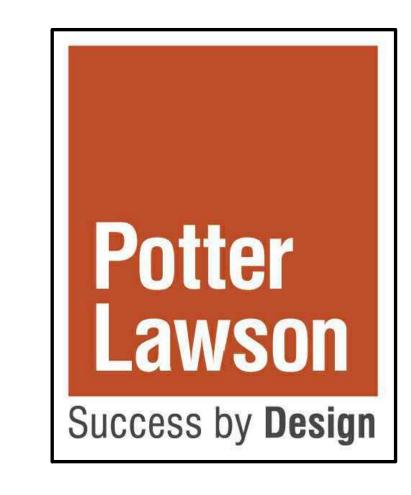
SW - SIDEWALK

TW - TOP OF WALL

BW - BOTTOM OF WALL

rs — top of steps



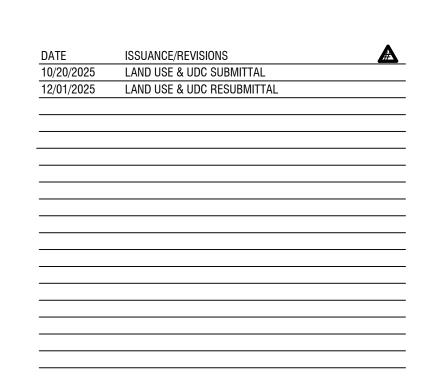




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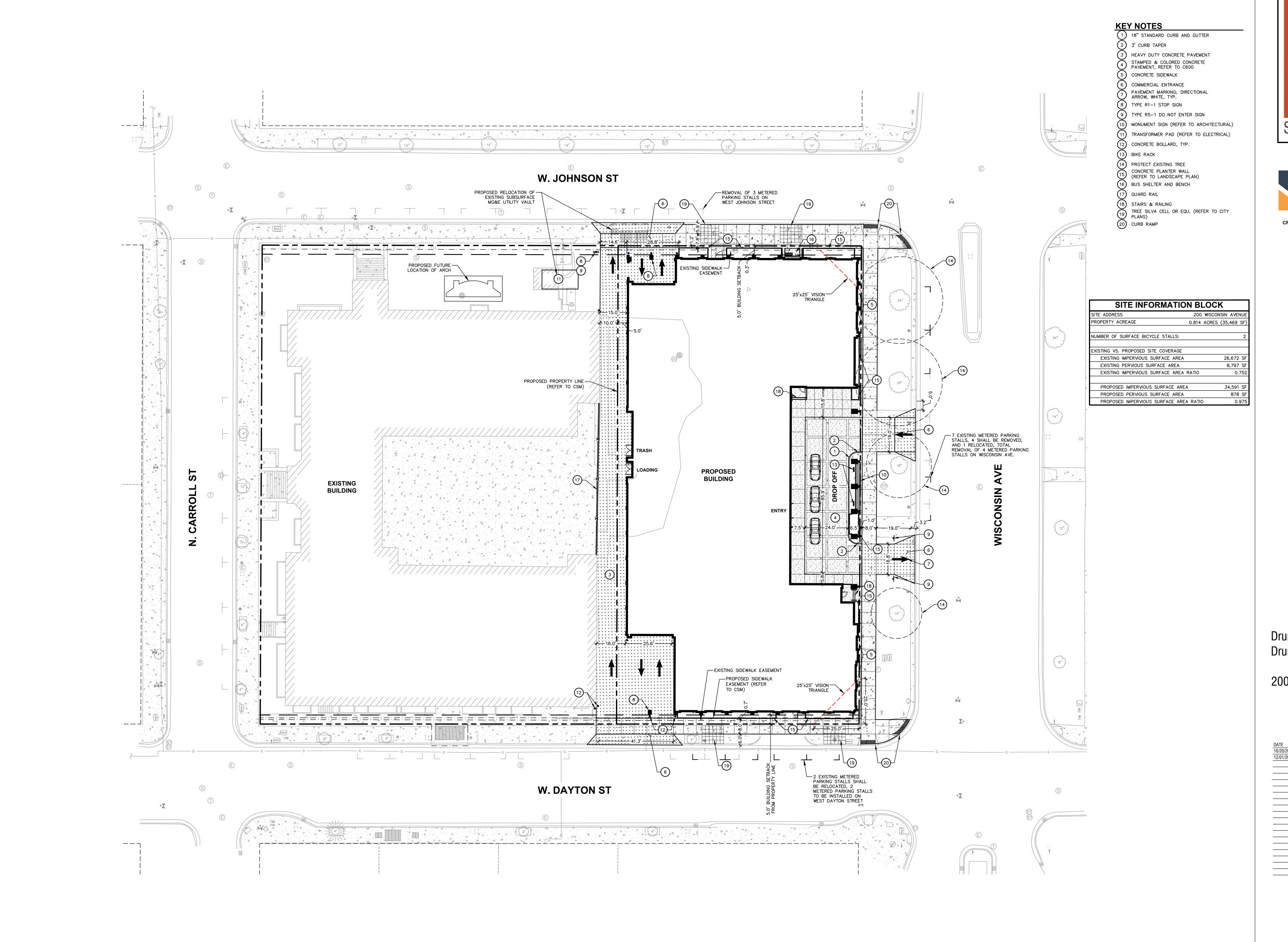
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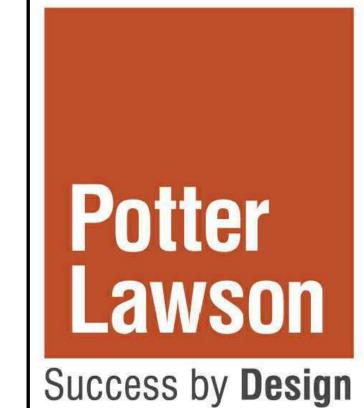
200 Wisconsin Ave



DEMOLITION PLAN

C200







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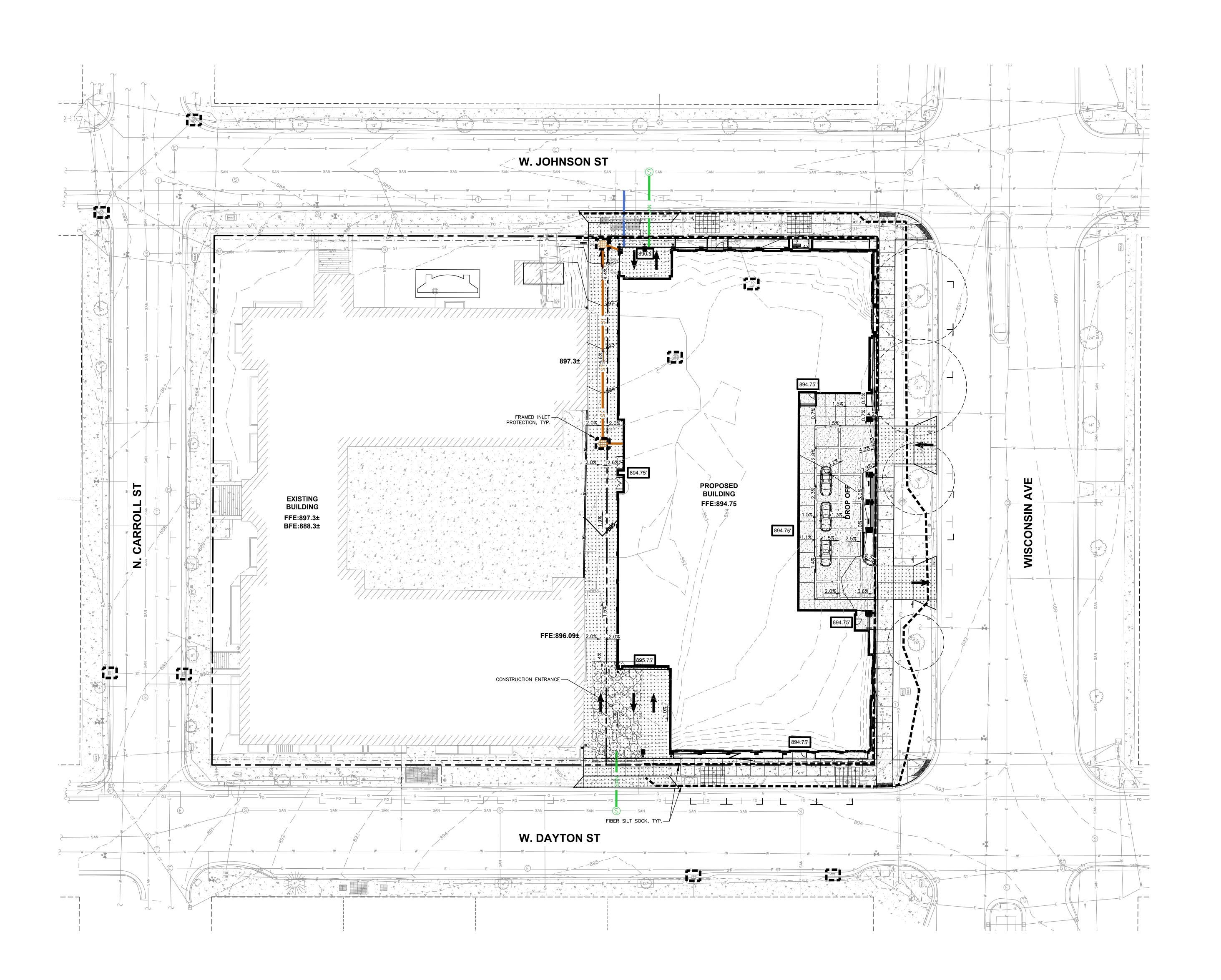
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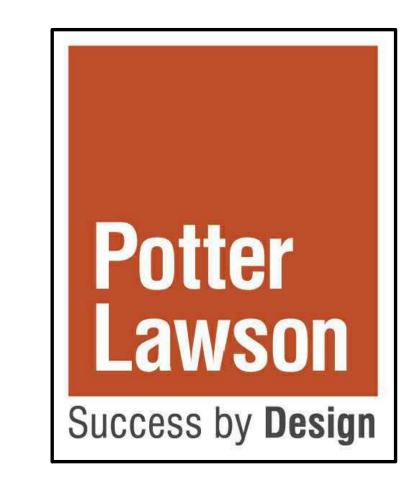
200 Wisconsin Ave

DATE ISSUANCE/REVISIONS
10/20/2025 LAND USE & UDC SUBMITTAL
12/01/2025 LAND USE & UDC RESUBMITTAL

SITE PLAN

C300



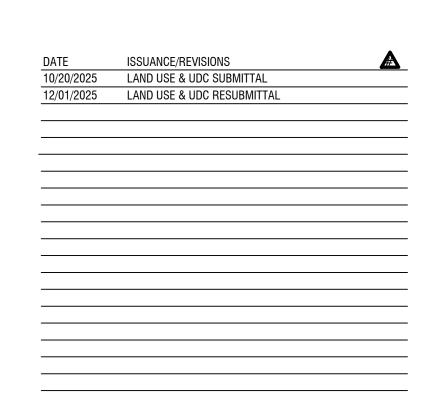




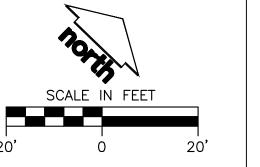
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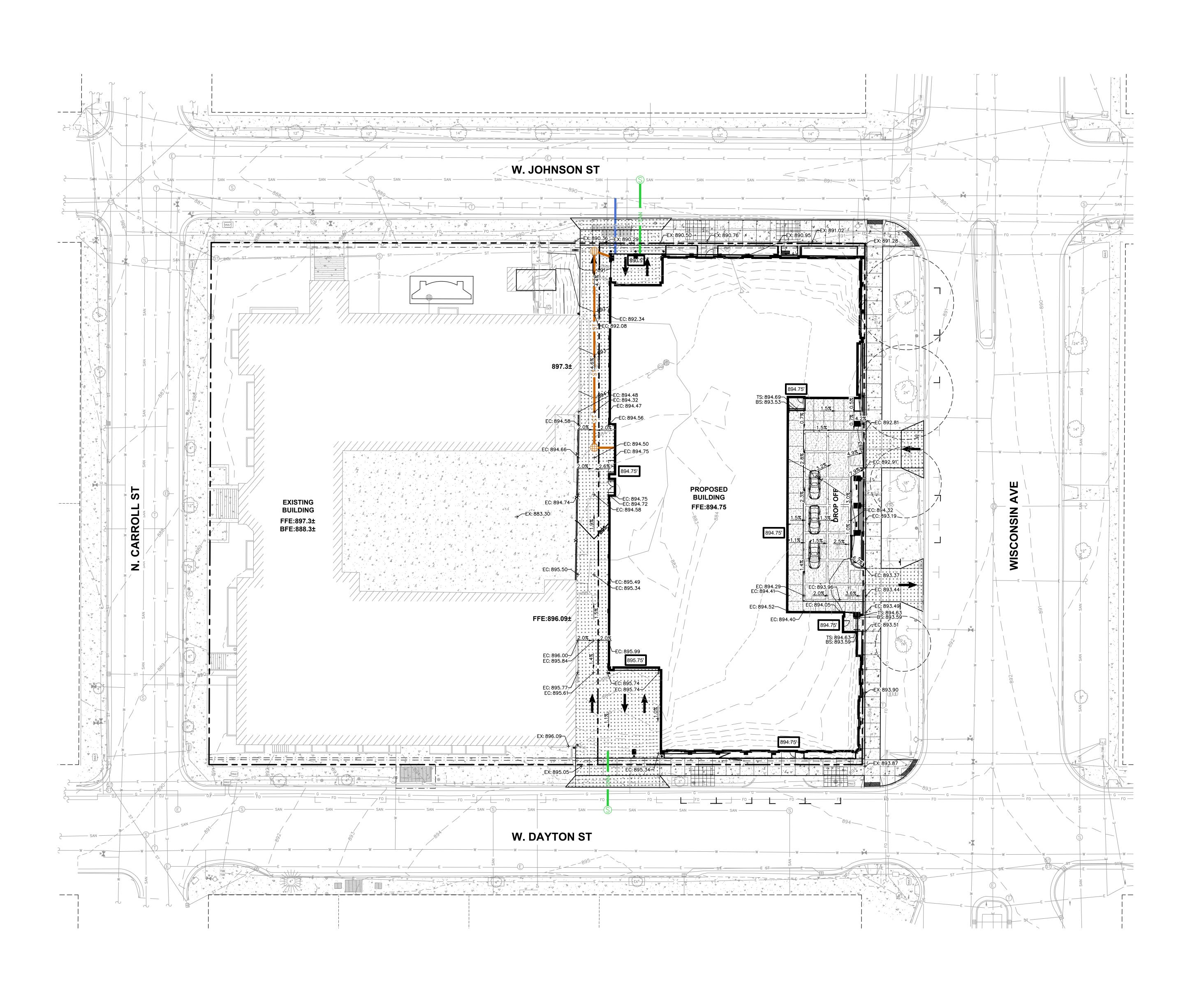
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GRADING &
EROSION CONTROL
PLAN





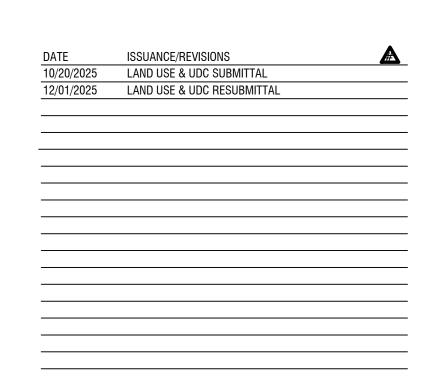




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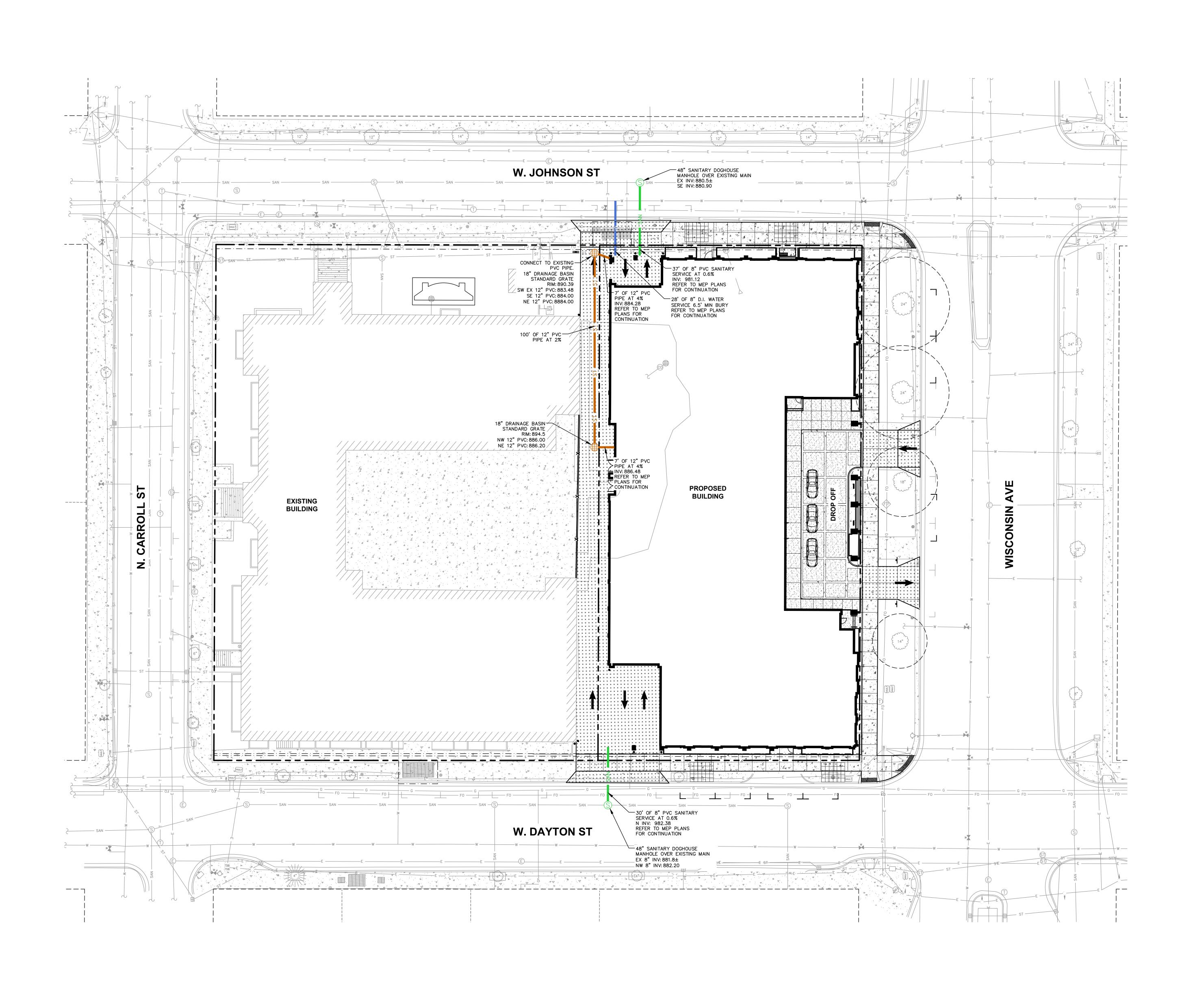
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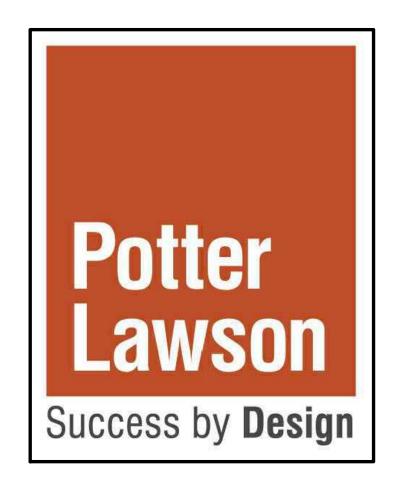
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DETAILED
GRADING PLAN





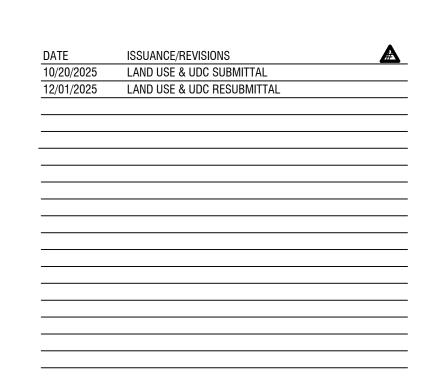




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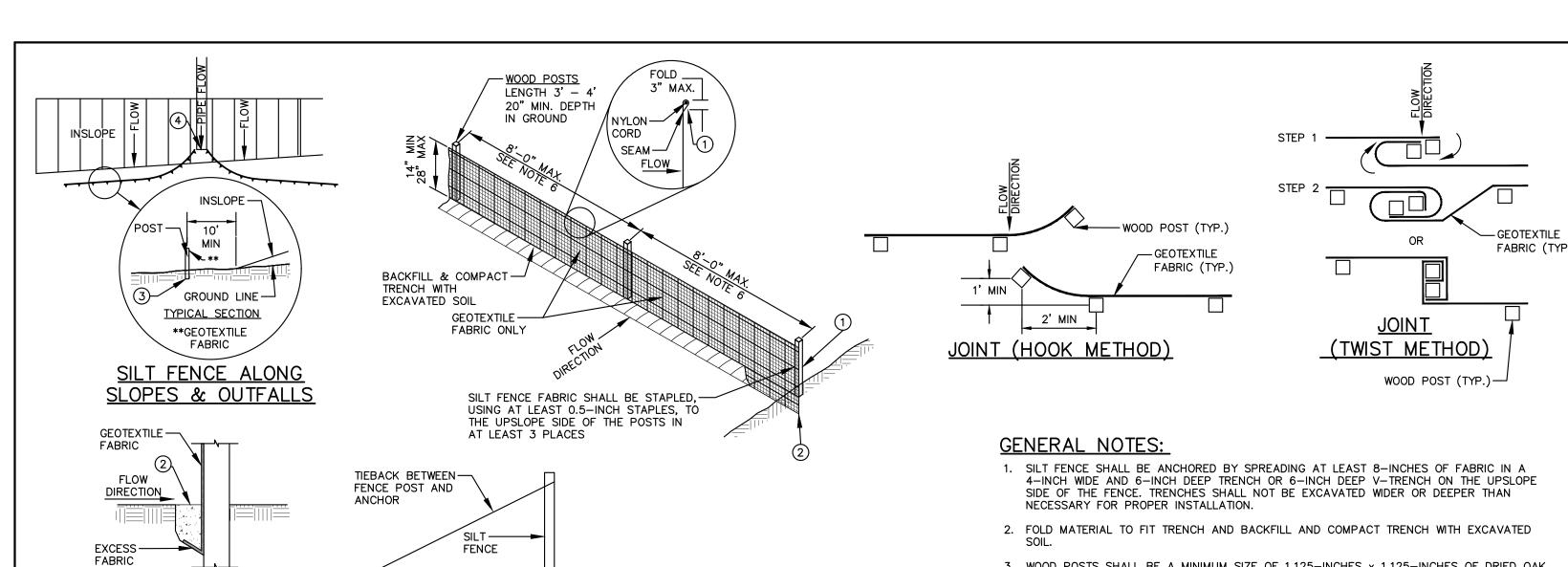
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200 Wisconsin Ave



UTILITY PLAN





- 1. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN
- 2. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED
- 3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
- 4. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE. 5. SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WDNR TECHNICAL STANDARD 1056.
- 6. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8-FEET FOR WOVEN & 3-FEET FOR NON-WOVEN)

-EROSION CONTROL PRODUCT, AS SPECIFIED 9 GAUGE GALVANIZED-FIBER ROLL --EXCAVATE SHALLOW

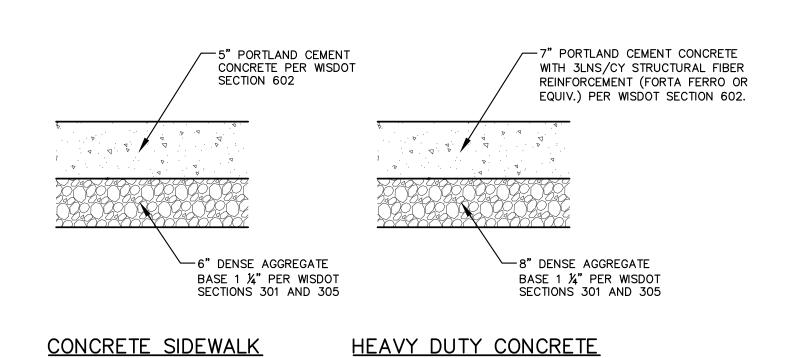
GENERAL NOTES:

REV. 12-7-2018

- EXCAVATE A SHALLOW TRENCH SLIGHTLY BELOW BASEFLOW OR A 4" TRENCH ON SLOPE CONTOURS.
- PLACED ON BOTH SIDES OF THE ROLL AND SPACED LATERALLY ON 2' TO 4' CENTERS. TRIM THE TOP OF THE POSTS EVEN WITH THE EDGE OF THE
- NOTCH THE POSTS AND TIE TOGETHER, ACROSS THE ROLL, WITH 9 GAUGE GALVANIZED WIRE OR 1/8" DIAMETER BRAIDED NYLON ROPE.

FIBER SILT SOCK

N.T.S.



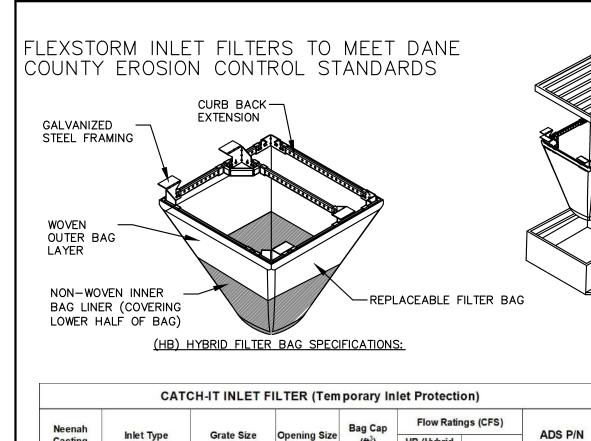
<u>SECTION</u>

<u>SECTION</u>

- **GENERAL NOTES:** REFER TO PAVEMENT RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION REPORT, PREPARED BY XXX TITLED "XXX" PROJECT NO. XXX DATED XXX. IF THERE ARE ANY DISCREPANCIES BETWEEN THIS DETAIL AND THE PAVEMENT RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL INVESTIGATION REPORT, THE GEOTECHNICAL REPORT SHALL GOVERN.
- WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, INCLUDING SUPPLEMENTAL SPECIFICATIONS, COMPACTION REQUIREMENTS: - BITUMINOUS CONCRETE: REFER TO SECTION 460-3. - BASE COURSE: REFER TO SECTION 301.3.4.2, STANDARD COMPACTION.
- 3. CONCRETE EQUIPMENT PADS SHALL BE A 8" CONCRETE SLAB WITH WIRE REINFORCEMENT MESH (W2.9XW2.9) OVER 8" OF 1-1/4" DGB PER WISDOT SECTION 305.

PAVEMENT SECTIONS

N.T.S.



R-1772/2560 Round (RD) 22.25-23.5 20.5-21 1.5 0.6 4.6

ADDITIONAL POST DEPTH OR TIE BACKS

MAY BE REQUIRED IN UNSTABLE SOILS.

TRENCH DETAIL

EV. 7-01-2019

REV. 7-01-2019

5			3.
			4.
			<u>М</u> 1.
a			2.
			3.
	\ \		
ABLE FILTER BAG	J	<u>/</u> //	

FLOW DIRECTION ---

MIN. 18" LONG

SILT FENCE TIE BACK

(WHEN ADDITIONAL SUPPORT REQUIRED)

√ ANCHOR STAKE

2. CLEAN STONE AND DIRT FROM LEDGE (LIP) OF DRAINAGE STRUCTURE DROP THE INLET FILTER THROUGH THE CLEAR OPENING SUCH THAT THE HANGERS REST FIRMLY ON THE LIP OF THE STRUCTURE REPLACE THE GRATE AND CONFIRM IT IS NOT ELEVATED MORE

SILT FENCE

INSTALLATION INSTRUCTIONS:

1. REMOVE GRATE FROM THE DRAINAGE STRUCTURE

MAINTENANCE GUIDELINES:
1. EMPTY THE SEDIMENT BAG IF MORE THAN HALF FILLED WITH SEDIMENT AND DEBRIS REMOVE THE GRATE, ENGAGE THE LIFTING POINTS, AND LIFT FILTER FROM THE DRAINAGE STRUCTURE. DISPOSE OF SEDIMENT AND DEBRIS BY THE ENGINEERING OR MAINTENANCE CONTRACT 4. ALTERNATIVELY, AN INDUSTRIAL VACUUM CAN BE USED TO COLLECT SEDIMENT FROM THE FILTER BAG

	Wo
NE STATES	
ADS P/N	TEN!
	ELOI
62LCBEXTHB	CBR
62LCB3624HB	TRAI
62MCB2316HB	UVF
62LSQ3618HB	
62MRD26HB	OPE
62MRD22HB	PER
OZ IIII (OZZZIIO	WAT

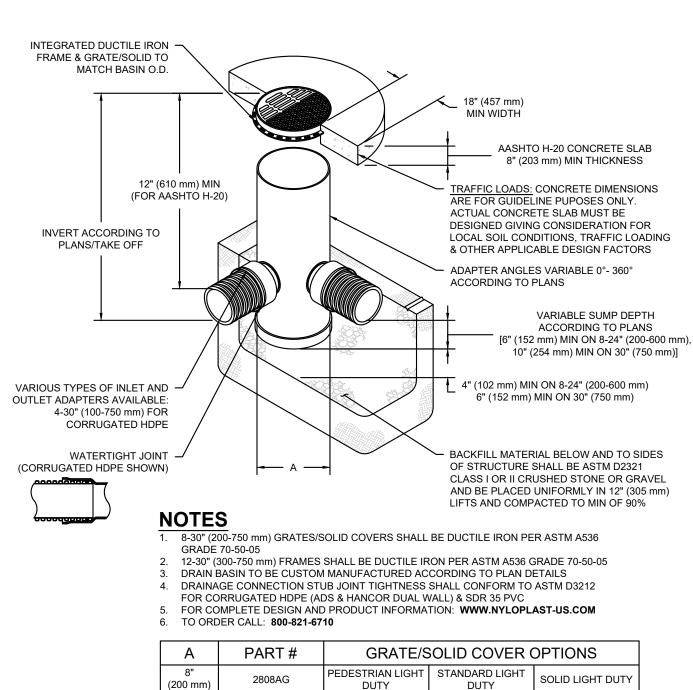
oven and Non-Woven Geotextile Filter Bag Properties (Minimum Average Roll Values) 100 Lbs 65 Lbs

MINIMUM FILTER BAG VOLUME

FRAMED INLET PROTECTION TO BE INSTALLED BEFORE/DURING CONSTRUCTION ON OPEN GRATE STRUCTURES FRAMED INLET PROTECTION

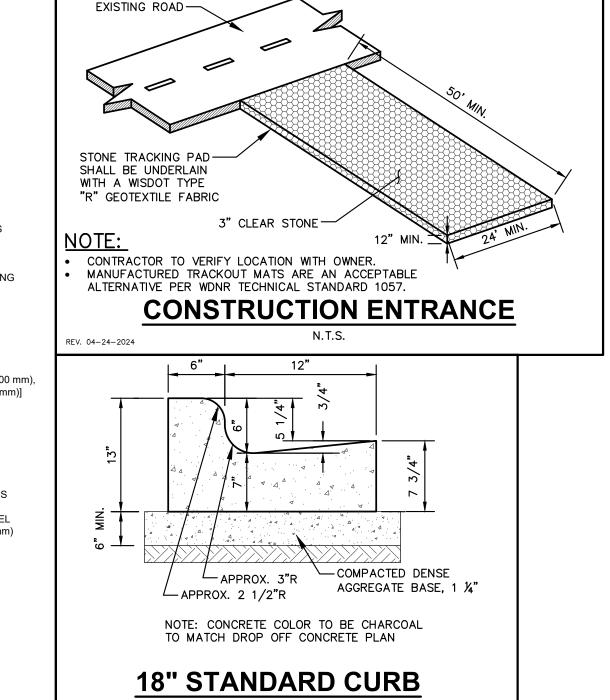
FLE STORM CATCH IPP Flexstorm HD Specificat

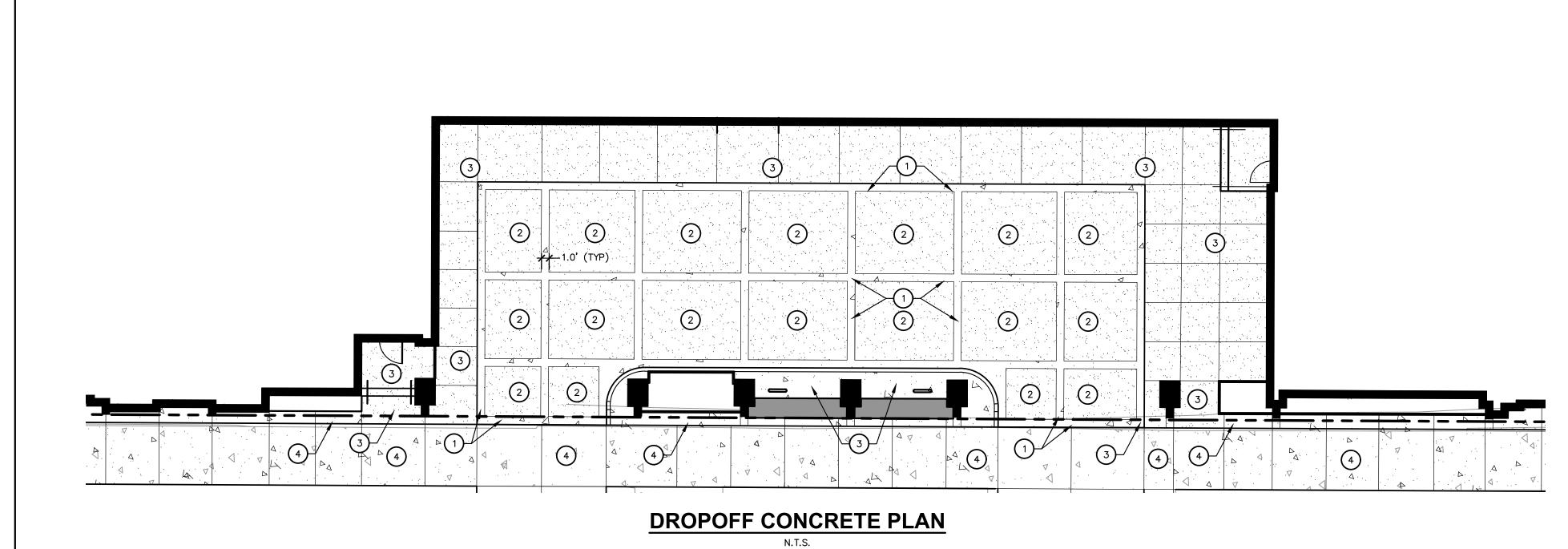
145 gal/min/ft²



Α	PART#	GRATE/SOLID COVER OPTIONS				
8" (200 mm)	2808AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY		
10" (250 mm)	2810AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY		
12"	2812AG	PEDESTRIAN	STANDARD AASHTO	SOLID		
(300 mm)		AASHTO H-10	H-20	AASHTO H-20		
15"	2815AG	PEDESTRIAN	STANDARD AASHTO	SOLID		
(375 mm)		AASHTO H-10	H-20	AASHTO H-20		
18"	2818AG	PEDESTRIAN	STANDARD AASHTO	SOLID		
(450 mm)		AASHTO H-10	H-20	AASHTO H-20		
24"	2824AG	PEDESTRIAN	STANDARD AASHTO	SOLID		
(600 mm)		AASHTO H-10	H-20	AASHTO H-20		
30"	2830AG	PEDESTRIAN	STANDARD AASHTO	SOLID		
(750 mm)		AASHTO H-20	H-20	AASHTO H-20		

NYLOPLAST DRAIN BASIN N.T.S.





1 HEAVY DUTY CONCRETE PAVEMENT INTEGRAL COLOR CHARCOAL, COBBLE STAMP 2 HEAVY DUTY CONCRETE PAVEMENT INTEGRAL COLOR SMOKE, ASHLAR STAMP 3 CONCRETE SIDEWALK INTEGRAL COLOR SMOKE, MEDIUM BROOM FINISH 4) CONCRETE SIDEWALK STANDARD COLOR CHARCOAL SMOKE

KEY NOTES

PRELIMINARY NOT FOR CONSTRUCTION

Success by **Design**

CREATE THE VISION TELL THE STORY

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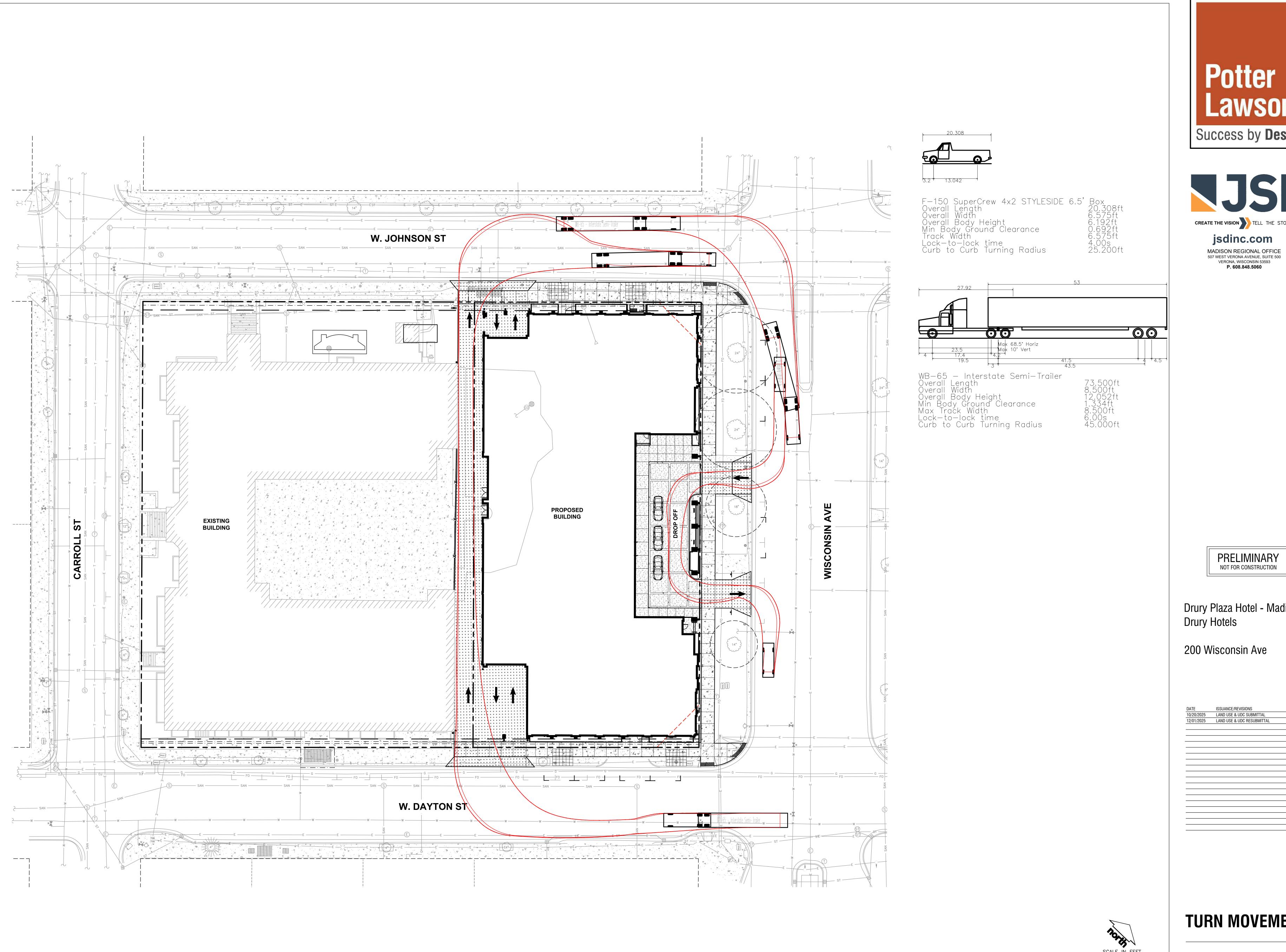
DATE	ISSUANCE/REVISIONS	
10/20/2025	LAND USE & UDC SUBMITTAL	
12/01/2025	LAND USE & UDC RESUBMITTAL	

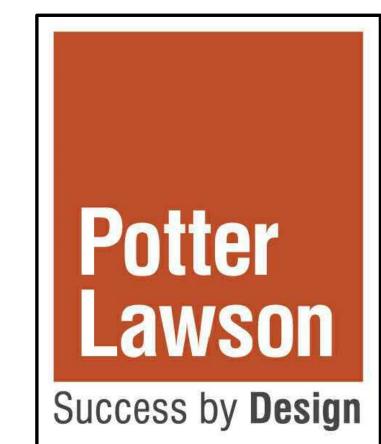
DETAILS

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PLACE THE ROLL IN THE TRENCH AND ANCHOR WITH 2" X 2" POSTS PLACE SOIL EXCAVATED FROM THE TRENCH BEHIND THE ROLL AND HAND TAMP. PLANT WITH SUITABLE HERBACEOUS OR WOODY VEGETATION AS

& GUTTER
N.T.S.



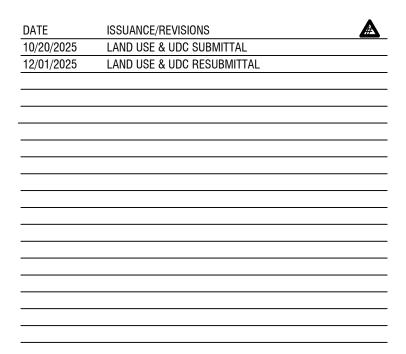




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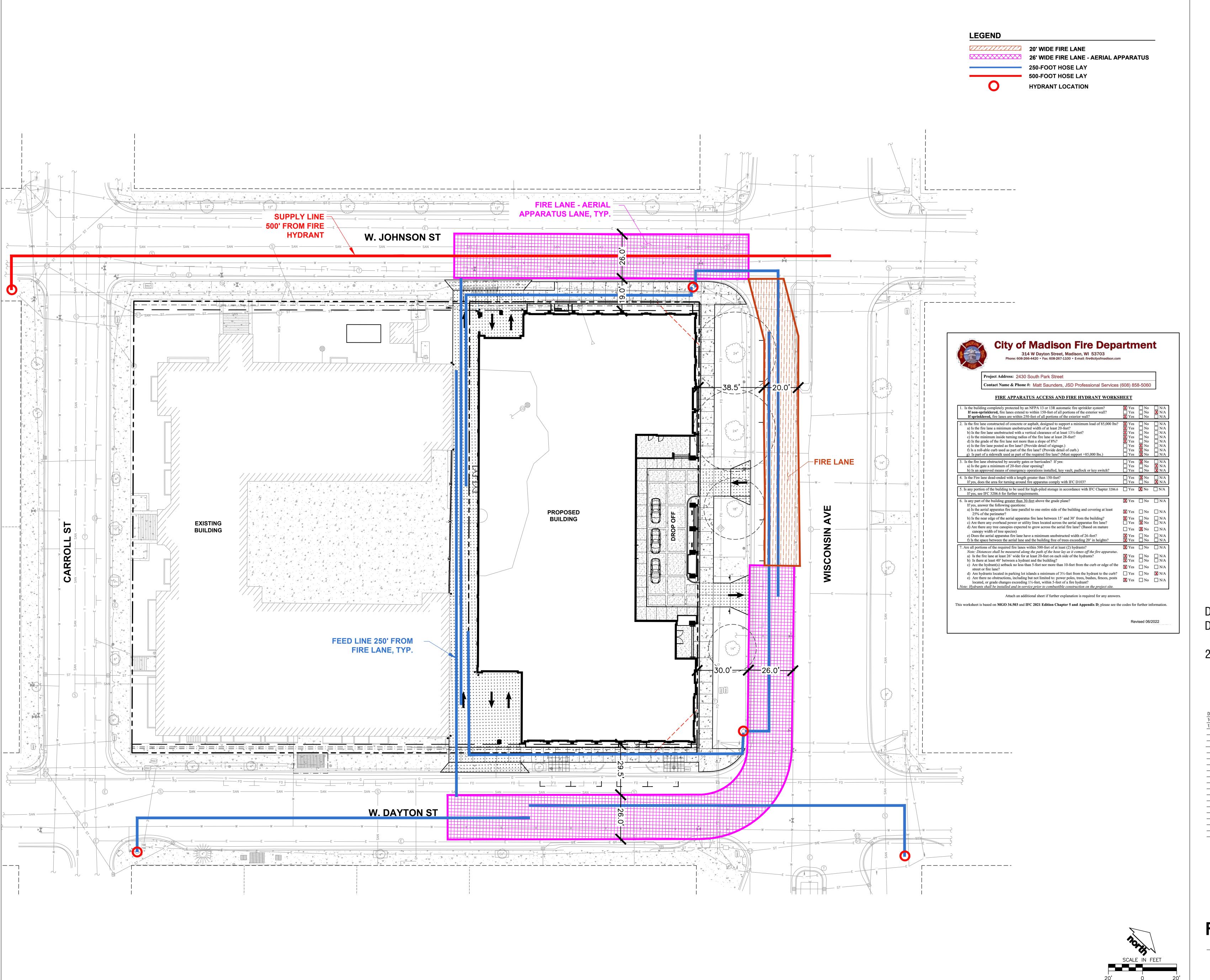
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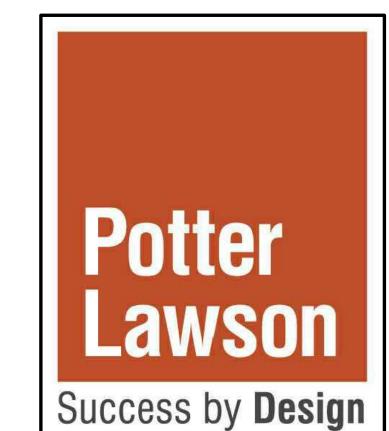
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TURN MOVEMENT







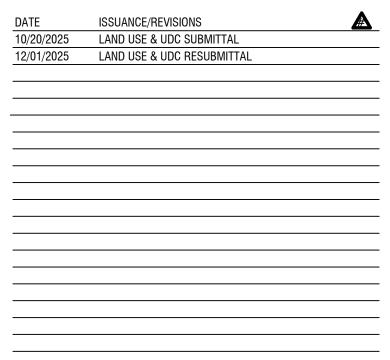


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PRELIMINARY
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FIRE ACCESS



GENERAL NOTES

CONTRACTOR

- 1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
- 2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- DRAWING FOR REVIEW NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
 THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL
- 6. REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
- 7. CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
- 8. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE

PLANT SCHEDULE

/\	OO	J			
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
DECIDUO	JS SHRU	BS			
	CEAM	Ceanothus americanus / New Jersey Tea	#5	18" Ht. (min)	18
	SYPU	Syringa pubescens patula 'Miss Kim' / Miss Kim Korean Lilac	#5	30" Ht. (min)	15
EVERGRE	EN SHRU	JBS_			
£	BUGV	Buxus x `Green Velvet` / Green Velvet Boxwood	B & B	18" Ht. (min)	6
PERENNI <i>A</i>	LS & GR	ASSES			
Edware States	DECE	Deschampsia cespitosa 'Goldtau' / Gold Dew Tufted Hair Grass	#1	Min 8"-18"	24
ZWZ WZ	SCSC	Schizachyrium scoparium 'Prairie Blues' / Prairie Blues Little Bluestem	#1	Min. 8"-18"	70
	SEAF	Sedum x 'Autumn Fire' / Autumn Fire Sedum	#1	Min 8"-18"	16
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	<u>QTY</u>
GROUND	COVERS				
	CAPE	Carex pensylvanica / Pennsylvania Sedge	4" plug	8-inches O.C.	183
	STHU	Stachys officinalis 'Hummelo' / Hummelo Betony	4" plug	12-inches O.C.	95

LANDSCAPE CALCULATIONS AND DISTRIBUTIONS Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same

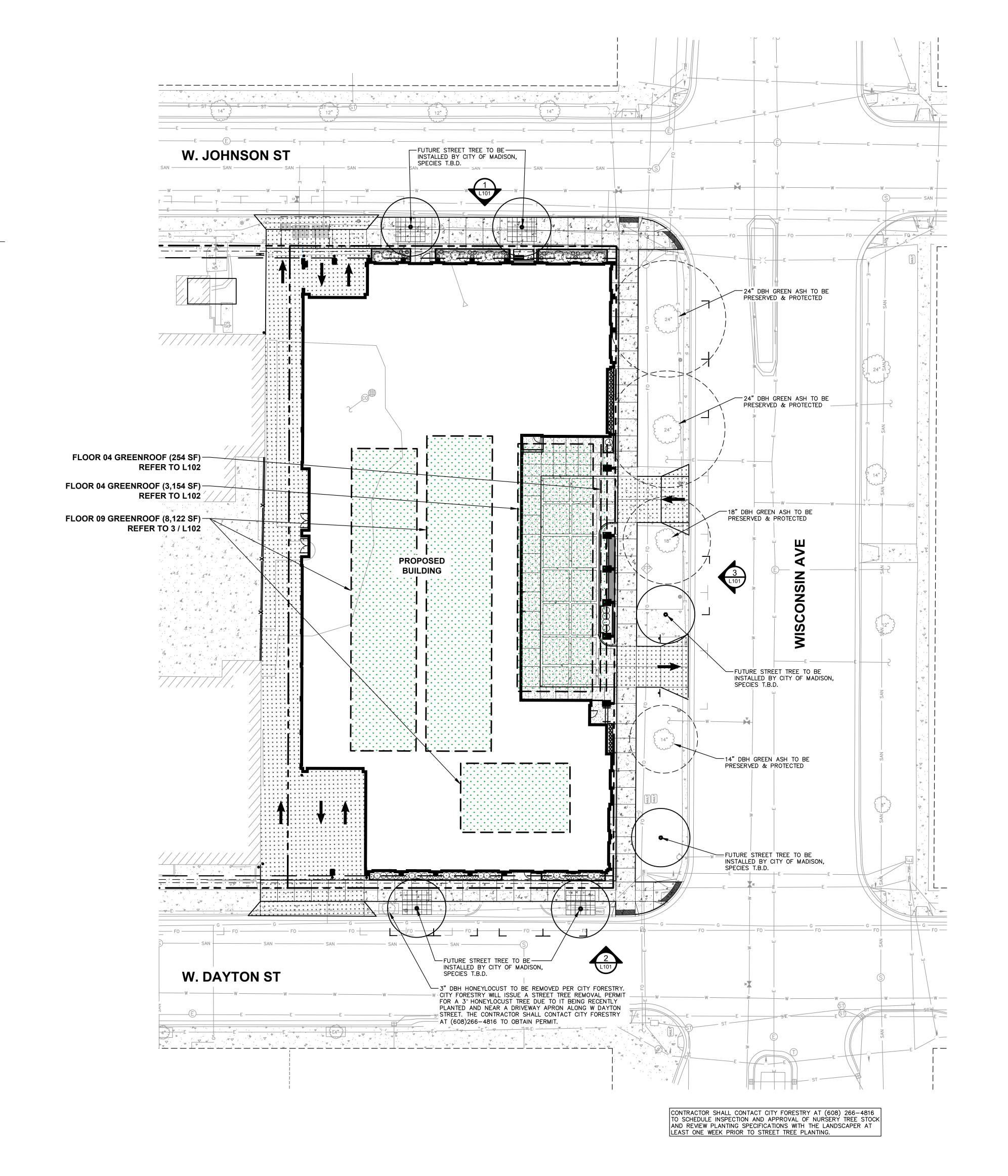
- of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.
- (A) For all lots except those described in (B) and (C) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.Total square footage of developed area: 4,117 SF
- Total landscape points required: 69 POINTS
- (B) For lots larger than five (5) acres, points shall be provided at five (5) points per three hundred (300) square feet for the first Five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.
- —Total square footage of developed area: —
- First five (5) developed acres =-
- Remainder of developed area:

 Total landscape points required
- (C) For the Industrial Limited (IL) and Industrial General (IG) districts, one (1) point shall be provided per one hundred (100) square feet of developed area.
- Total square footage of developed area:

 Total landscape points required:

TABULATION OF LANDSCAPE CREDITS AND POINTS

			CREDITS / EXISTING LANDSCAPING		NEW / PF LANDS	ROPOSED CAPING
PLANT TYPE/ELEMENT	MINIMUM INSTALLATION SIZE	POINTS	QUANTITY	POINTS ACHIEVED	QUANTITY	POINTS ACHIEVED
OVERSTORY DECIDUOUS TREE	2.5" CAL MIN.	35	0	0	0	0
TALL EVERGREEN TREE	5-6' TALL MIN.	35	0	0	0	0
ORNAMENTAL TREE	1.5" CAL MIN.	15	0	0	0	0
UPRIGHT EVERGREEN SHRUB	3-4' TALL, MIN.	10	0	0	0	0
SHRUB, DECIDUOUS	#3 CONT., MIN. 12"-24"	3	0	0	33	99
SHRUB, EVERGREEN	#3 CONT., MIN. 12"-24"	4	0	0	6	24
ORNAMENTAL GRASS & PERENNIAL	#1 CONT., MIN. 8"-18"	2	0	0	110	220
ORNAMENTAL / DECORATIVE FENCING OR WALL	4 POINTS / 10 LF	.4	0	0	0	0
EXISTING SIGNIFICANT SPECIMAN TREE	14 POINTS / CAL. (MAXIMUM 200 POINTS PER TREE)	14	0	0	0	0
LANDSCAPE FURNITURE	5 POINTS PER SEAT (WITHIN PUBLICALLY ACCESSIBLE DEVELOPED AREA. CANNOT COMPRISE MORE THAN 5% OF TOTAL REQUIRED POINTS)	5	0	0	0	0
		SUBTOTAL		0		343
то		34	13			







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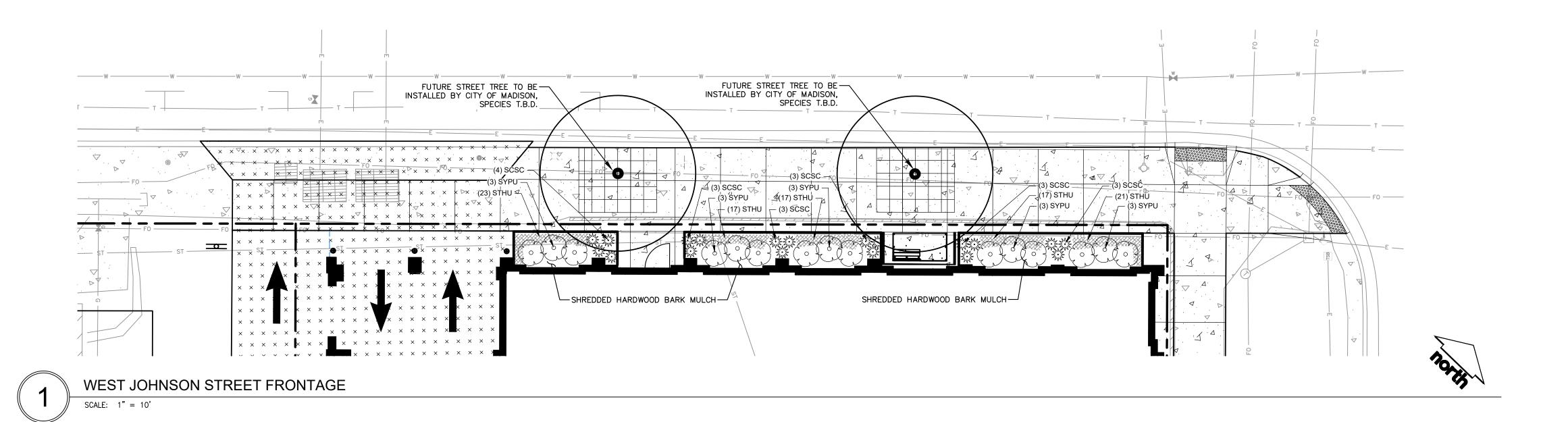
Drury Plaza Hotel - Madison Drury Hotels

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LANDSCAPE PLAN

1100





SYMBOL CODE BOTANICAL / COMMON NAME

DECIDUOUS SHRUBS

CEAM Ceanothus americanus / New Jersey Tea

SYPU Syringa pubescens patula 'Miss Kim' / Miss Kim Korean Lilac

EVERGREEN SHRUBS

BUGV Buxus x `Green Velvet` / Green Velvet Boxwood

RENNIALS & GRASSES

DECE Deschampsia cespitosa 'Goldtau' / Gold Dew Tufted Hair Grass

SCSC Schizachyrium scoparium 'Prairie Blues' / Prairie Blues Little Bluestem

SEAF Sedum x 'Autumn Fire' / Autumn Fire Sedum

GROUND COVERS

CAPE Carex pensylvanica / Pennsylvania Sedge

STHU Stachys officinalis 'Hummelo' / Hummelo Betony

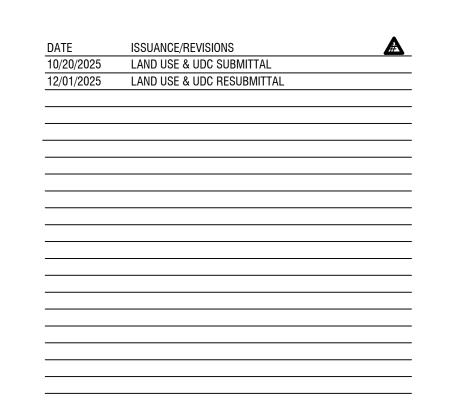






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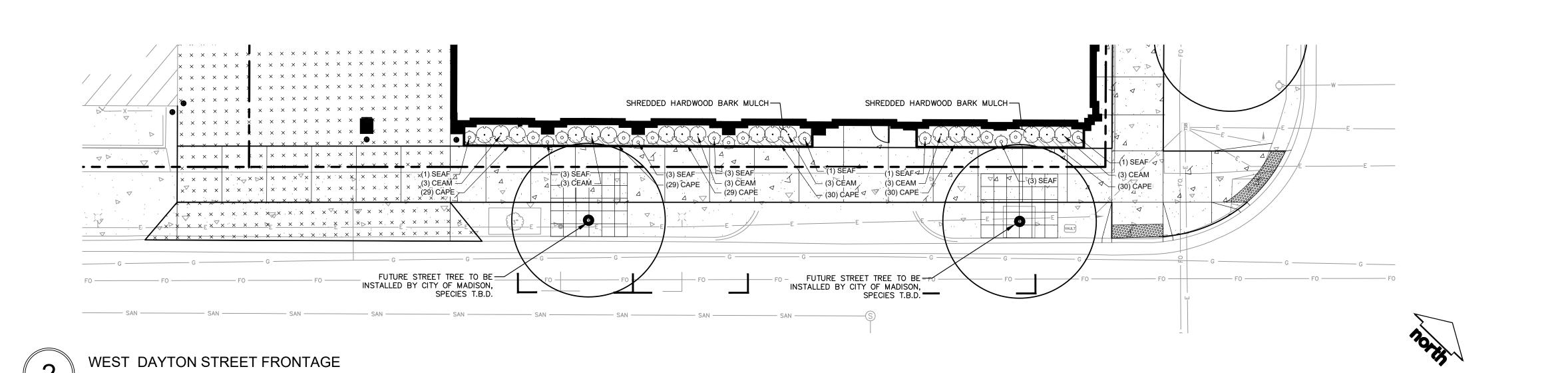
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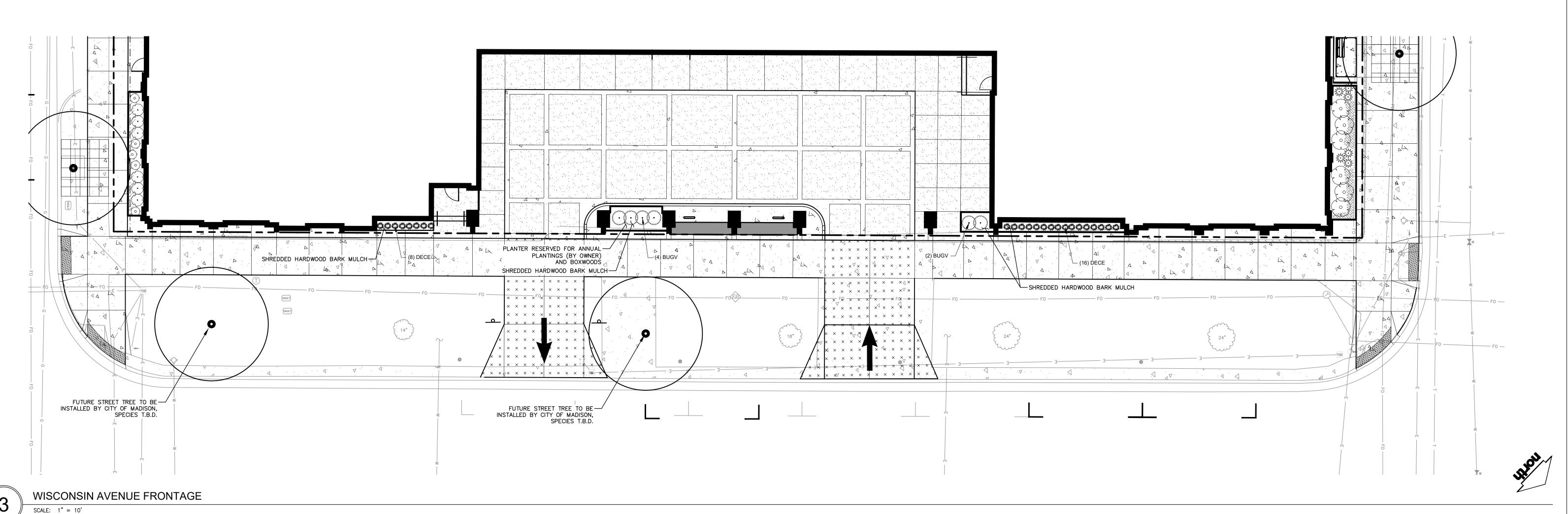
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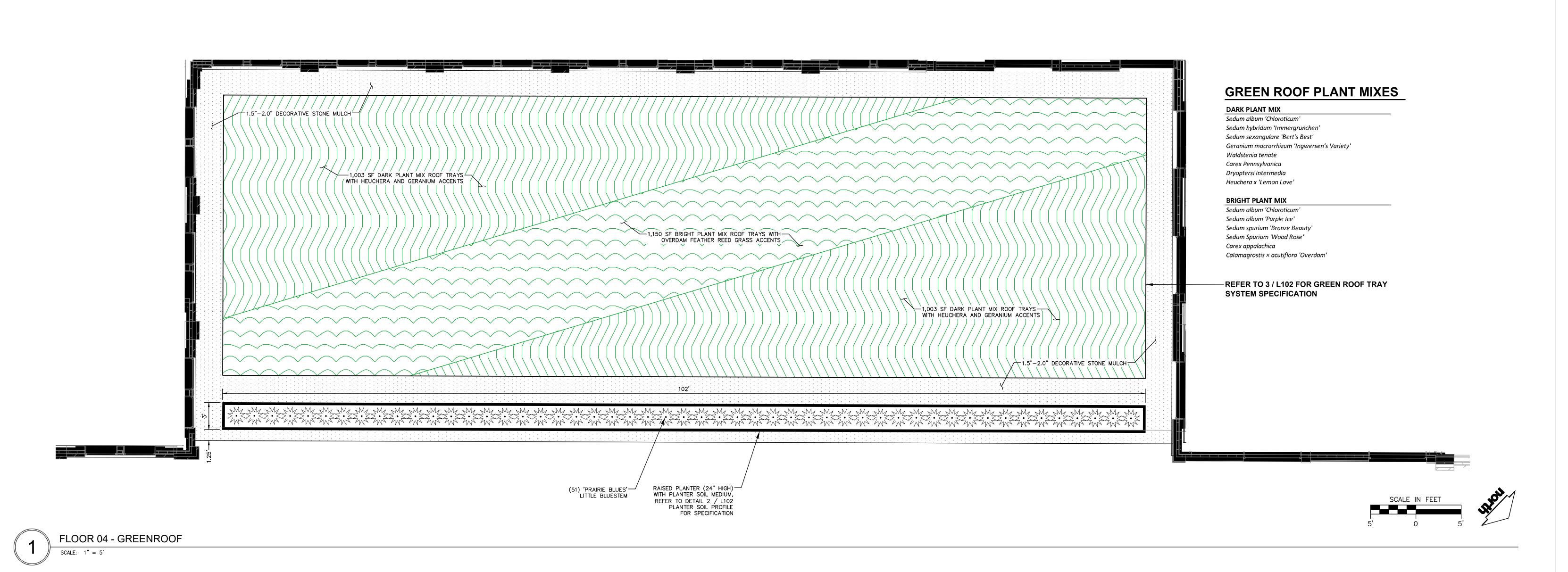
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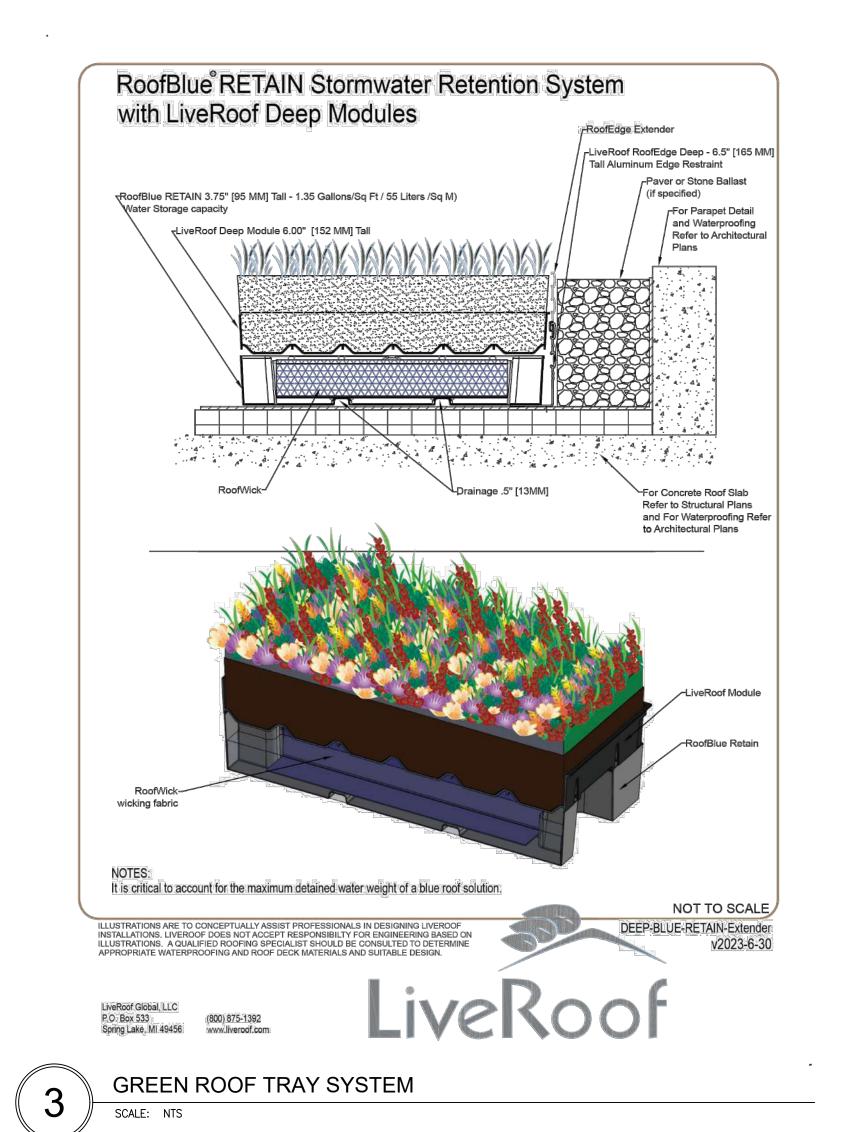
L101

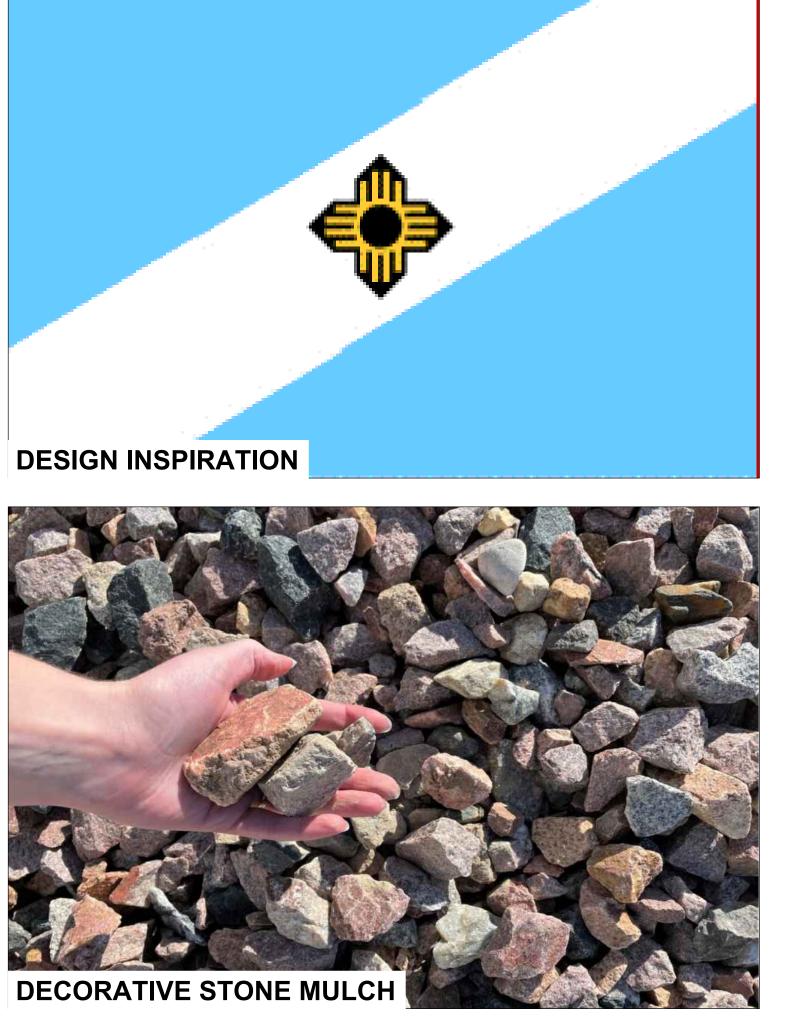


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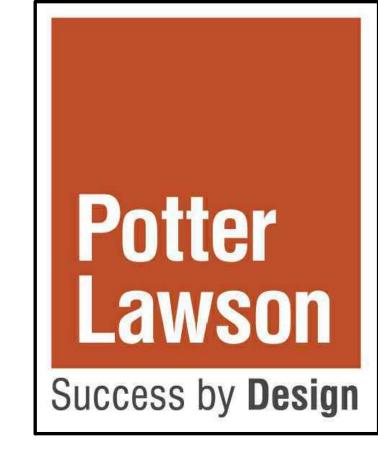














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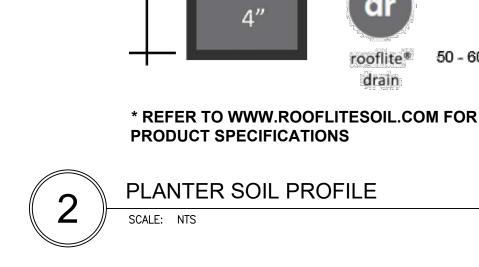
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12/01/2025	LAND USE & UDC RESUBMITTAL	

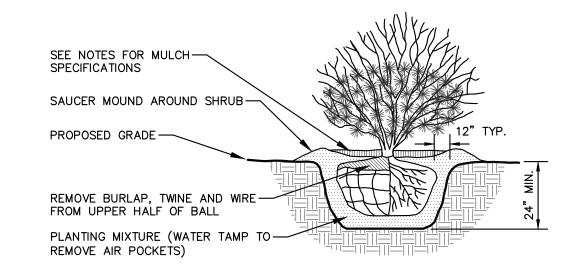
LANDSCAPE DETAILED PLAN

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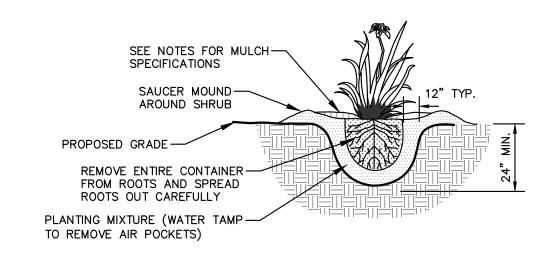


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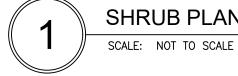
intensive



1. ROOT FLARE TO BE EXPOSED.



1. ROOT FLARE TO BE EXPOSED

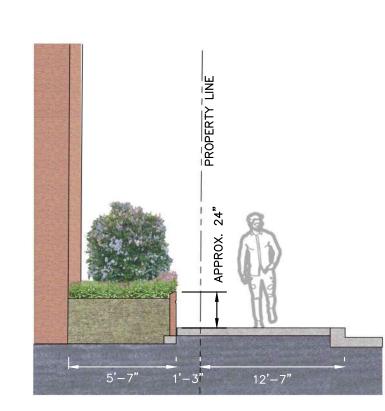


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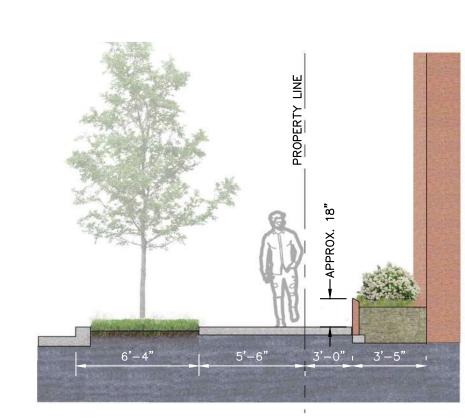
SHRUB PLANTING

SCALE: NOT TO SCALE

PERENNIAL / ORNAMENTAL GRASS PLANTING



PLANTER - WEST JOHNSON STREET SCALE: 1" = 5'



PLANTER - WEST DAYTON STREET SCALE: 1" = 5'



PRECEDENT IMAGE FOR PLANTER WALL SCALE: NTS

GENERAL NOTES

- 1. GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-242-8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- 2. DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
- 3. MATERIALS PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY, PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- 4. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
- 5. CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES. BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON
- 6. ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 7. CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

- 1. MATERIALS PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
- 2. MATERIALS TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
- 3. MATERIALS SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
- 4. MATERIALS DECORATIVE STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE DECORATIVE STONE MULCH SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3—INCHES. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION, FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
- 5. MATERIALS TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE. ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.





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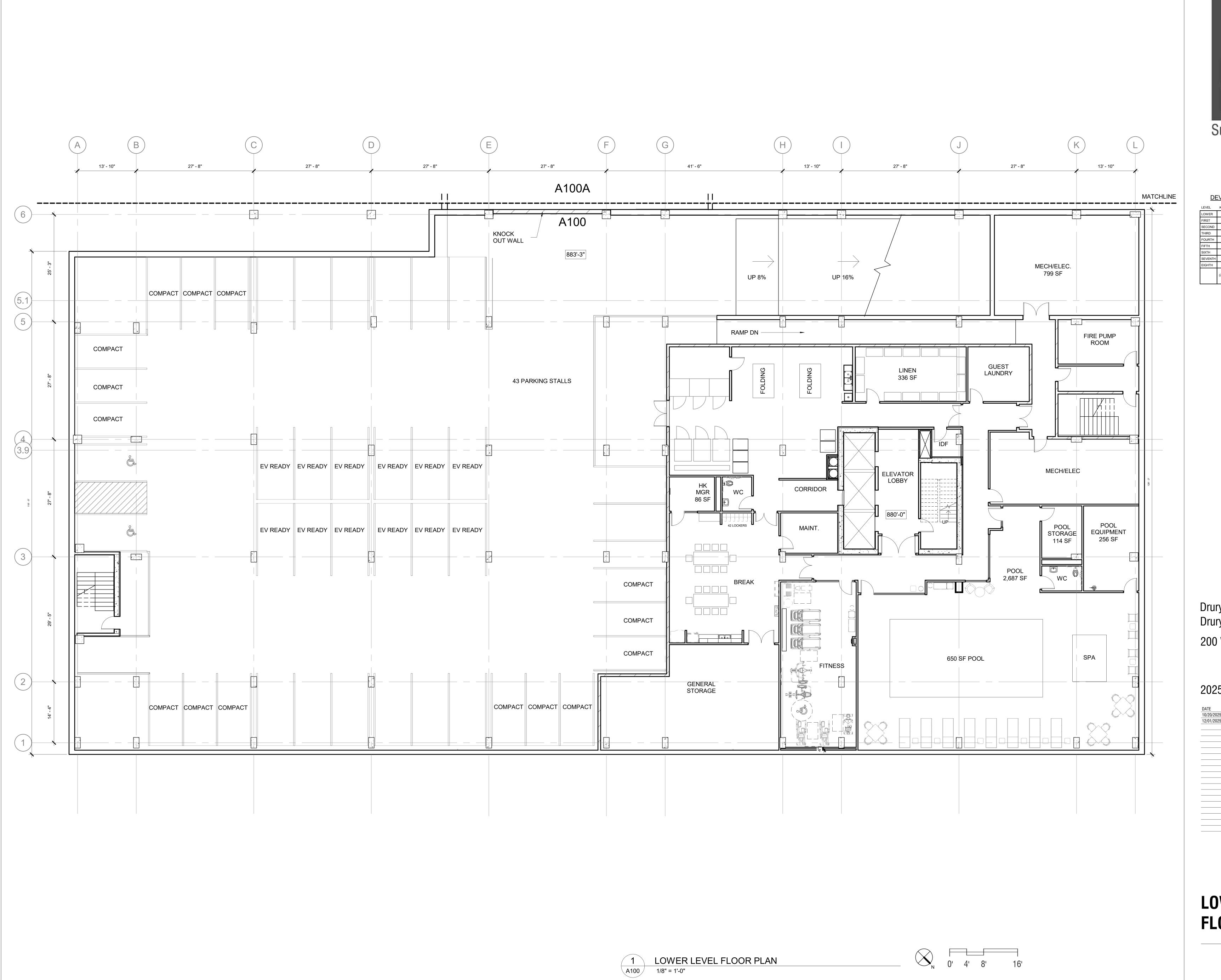
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		•
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LANDSCAPE **DETAILS & NOTES**







DE	VEL	OPM	IENT	SUN	/MAR	Y
LEVEL	KING	DQ	SUITES	ROOMS	PARKING	HOTEL
LOWER	-				44	30,70
FIRST	-				-	28,00
SECOND	•				71	28,60
THIRD	•				66	27,00
FOURTH	9	26	6	41	ı	25,00
FIFTH	9	26	6	41	ı	25,00
SIXTH	9	26	6	41	ı	25,00
SEVENTH	9	26	6	41	ı	25,00
EIGHTH	9	26	6	41	-	25,00

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2025.25.00

DATE ISSUANCE/REVISIONS

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12/01/2025 LAND USE & UDC RESUBMITTAL

LOWER LEVEL FLOOR PLAN





Success by **Design**

DEVELOPMENT SUMMARY

LOWER	•				44	30,700
FIRST	•				-	28,000
SECOND	•				71	28,600
THIRD	•				66	27,000
FOURTH	9	26	6	41	-	25,000
FIFTH	9	26	6	41	-	25,000
SIXTH	9	26	6	41	-	25,000
SEVENTH	9	26	6	41	-	25,000
EIGHTH	9	26	6	41	-	25,000
	45 (22%)	130 (63%)	30 (15%)	205 TOTAL ROOMS	181 SPACES 137	239,000

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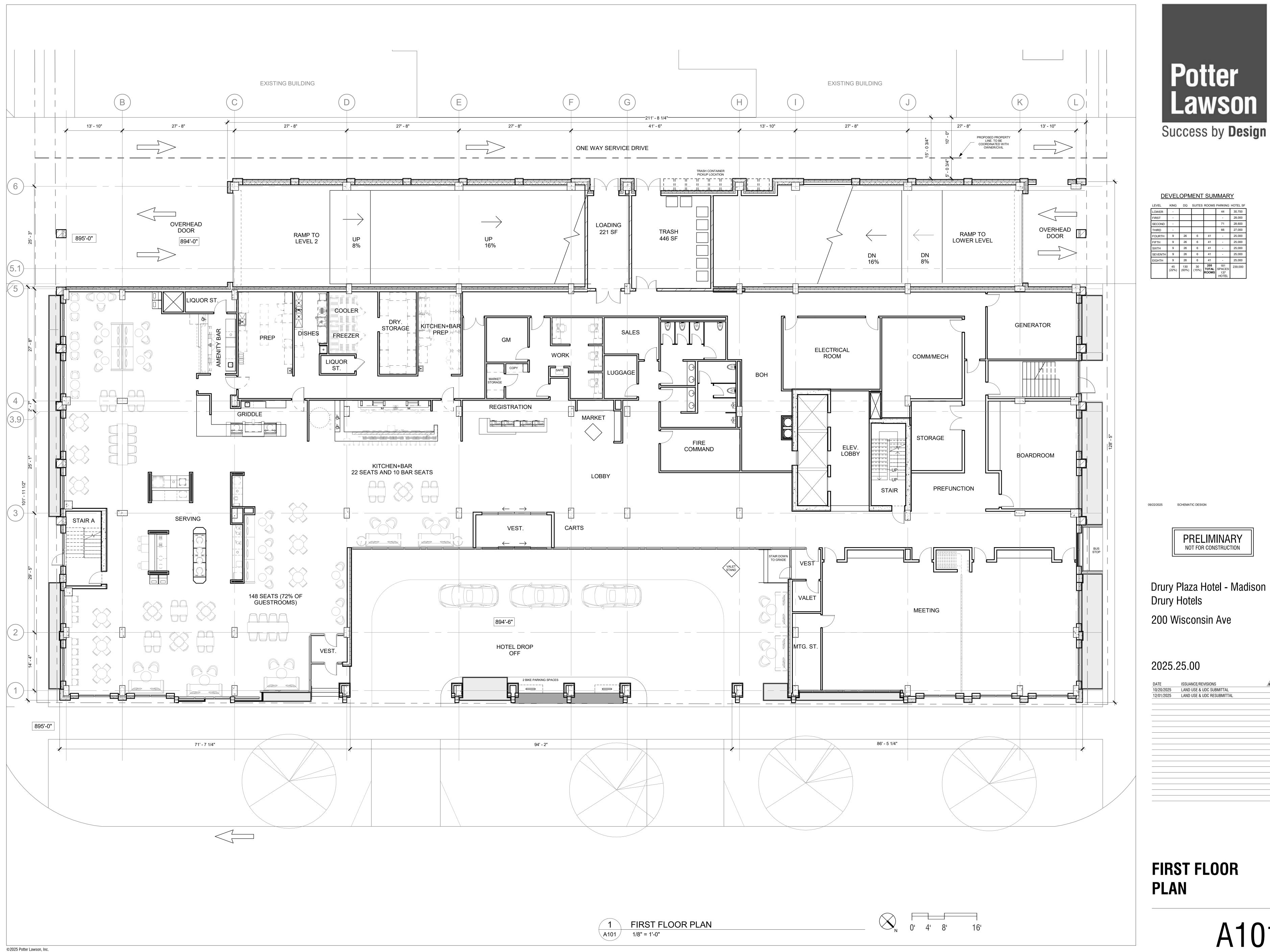
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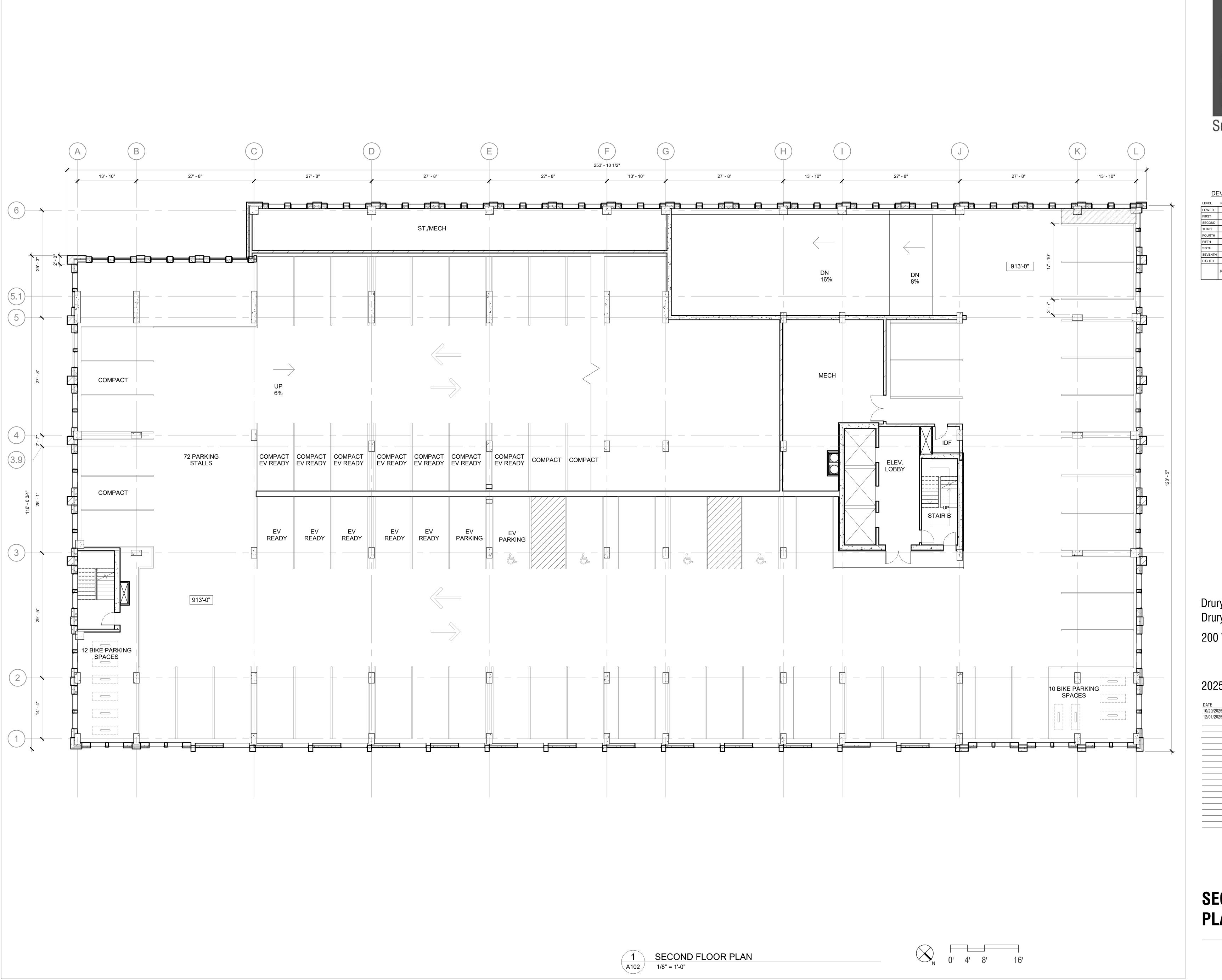
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12/01/2025	LAND USE & UDC RESUBMITTAL	

LOWER LEVEL FLOOR PLAN -**FUTURE PARKING**

A100A







DEVELOPMENT SUMMARY											
LEVEL KING DQ SUITES ROOMS PARKING HOTEL SF											
LOWER	-				44	30,700					
FIRST	-				-	28,000					
SECOND	-				71	28,600					
THIRD	-				66	27,000					
FOURTH	9	26	6	41	-	25,000					
FIFTH	9	26	6	41	-	25,000					
SIXTH	9	26	6	41	-	25,000					
SEVENTH	9	26	6	41	-	25,000					
EIGHTH	9	26	6	41	-	25,000					
	45 (22%)	130 (63%)	30 (15%)	205 TOTAL	181 SPACES	239,000					

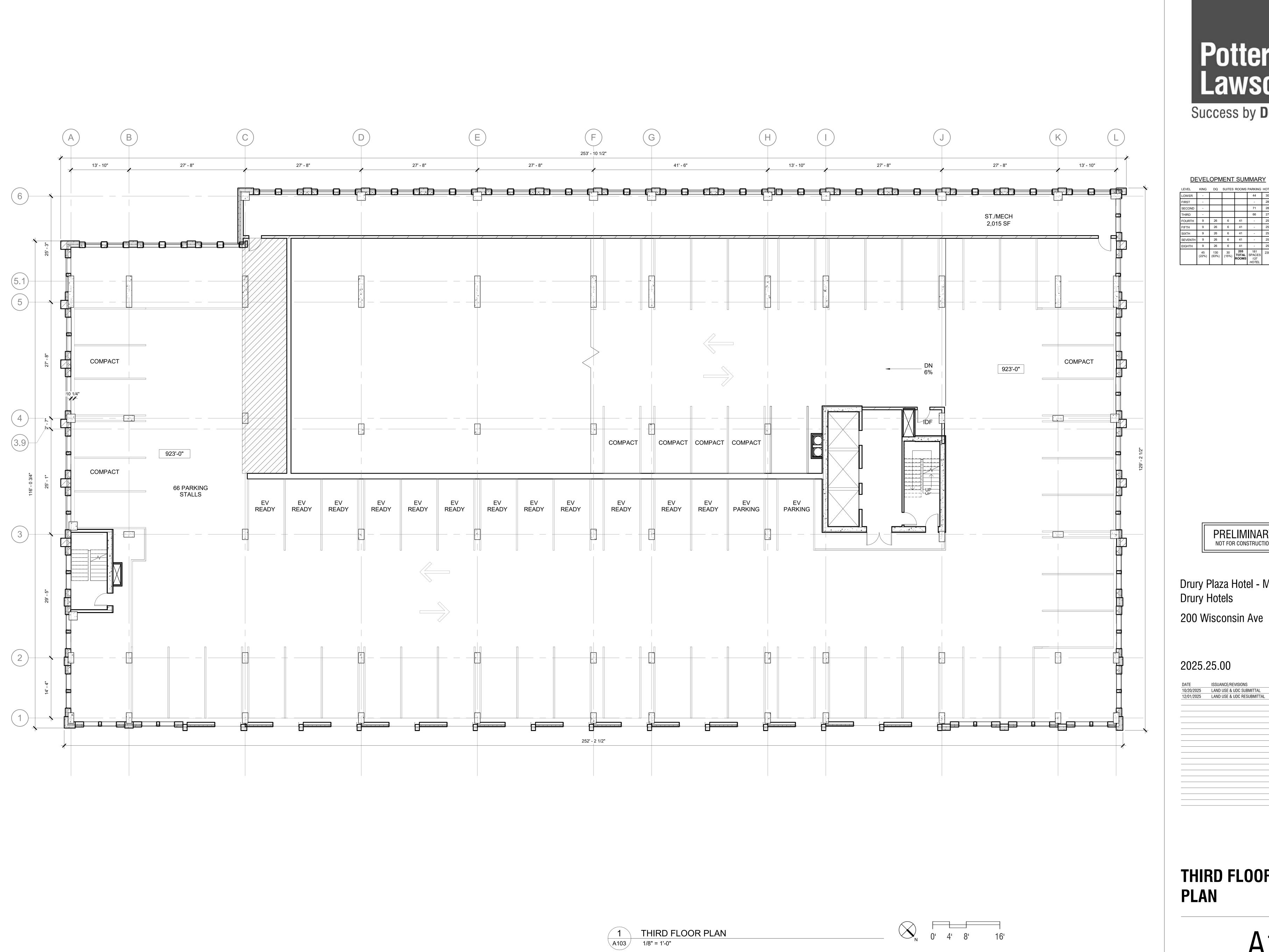
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ISSUANCE/REVISIONS 10/20/2025 LAND USE & UDC SUBMITTAL

SECOND FLOOR PLAN





DEVELOPMENT SUMMARY

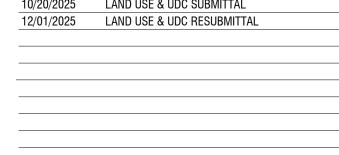
LEVEL	KING	DQ	SUITES	ROOMS	PARKING	HOTEL SF
LOWER	-				44	30,700
FIRST	-				-	28,000
SECOND	-				71	28,600
THIRD	-				66	27,000
FOURTH	9	26	6	41	-	25,000
FIFTH	9	26	6	41	-	25,000
SIXTH	9	26	6	41	-	25,000
SEVENTH	9	26	6	41	-	25,000
EIGHTH	9	26	6	41	-	25,000
	45 (22%)	130 (63%)	30 (15%)	205 TOTAL ROOMS	181 SPACES 137	239,000

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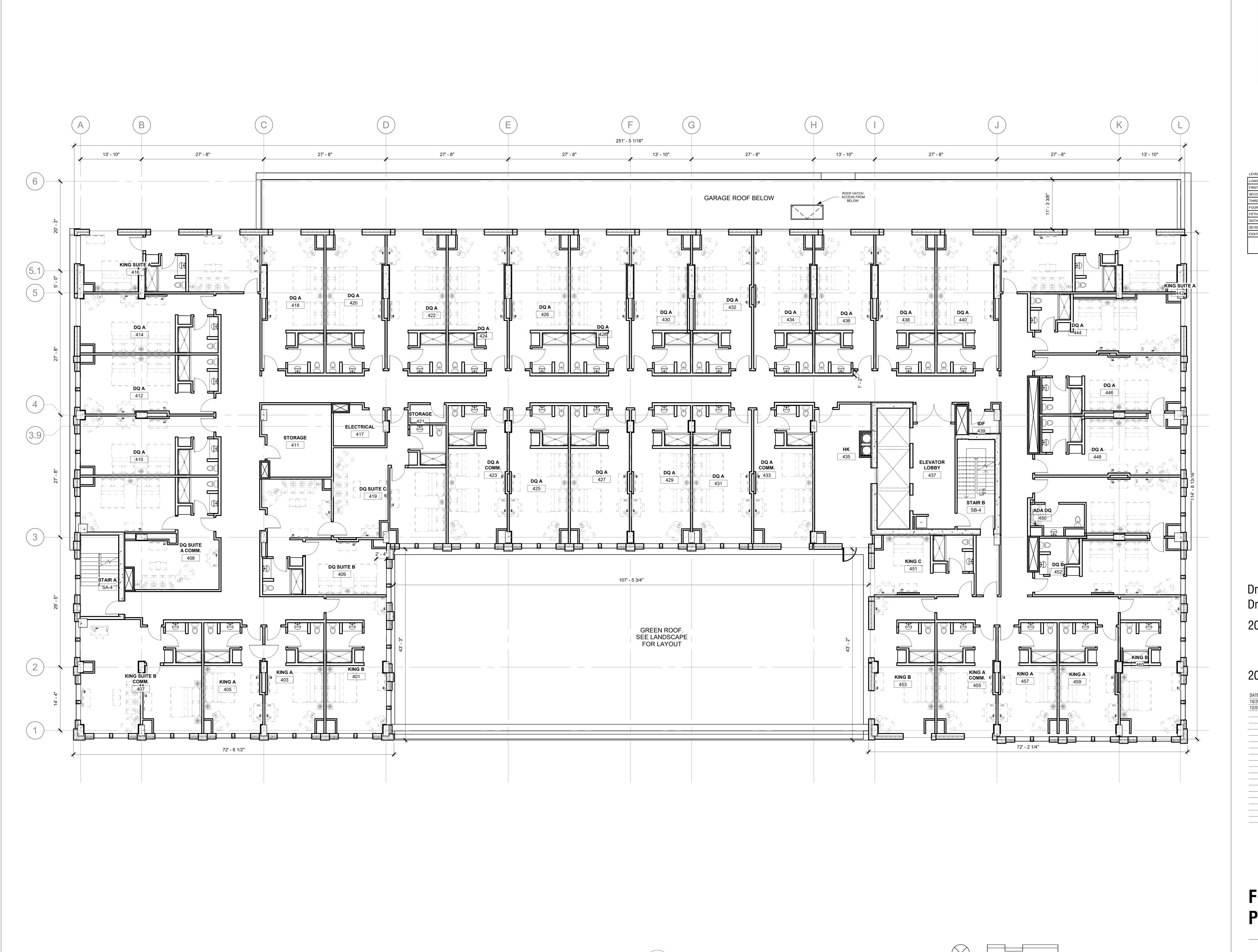
200 Wisconsin Ave

2025.25.00



ISSUANCE/REVISIONS

THIRD FLOOR **PLAN**





Success by **Design**

D	EVEL	OPI	<u>MENT</u>	SUMMARY	
:1	KING	DO	SHITES	POOMS DARKING HO	דר

LEVEL	KING	DQ	SUITES	ROOMS	PARKING	HOTEL SF
LOWER	-				44	30,700
FIRST	-				-	28,000
SECOND	-				71	28,600
THIRD	-				66	27,000
FOURTH	9	26	6	41	-	25,000
FIFTH	9	26	6	41	-	25,000
SIXTH	9	26	6	41	-	25,000
SEVENTH	9	26	6	41	-	25,000
EIGHTH	9	26	6	41	-	25,000
	45 (22%)	130 (63%)	30 (15%)	205 TOTAL ROOMS	181 SPACES 137 HOTEL	239,000

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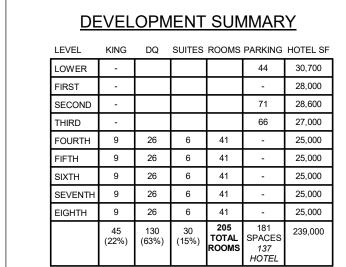
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ISSUANCE/REVISIONS

FOURTH FLOOR PLAN





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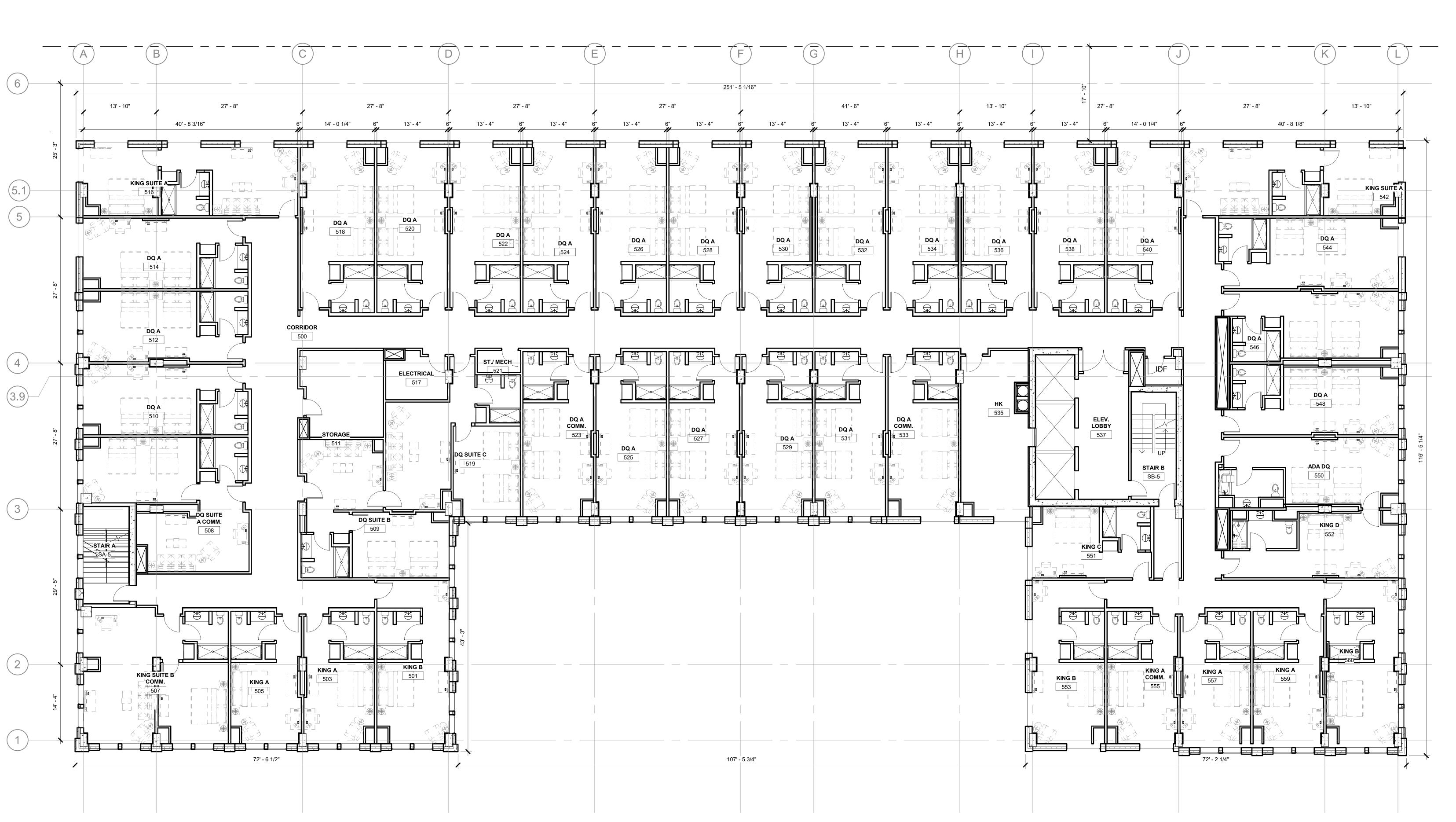
2025.25.00

DATE ISSUANCE/REVISIONS
10/20/2025 LAND USE & UDC SUBMITTAL
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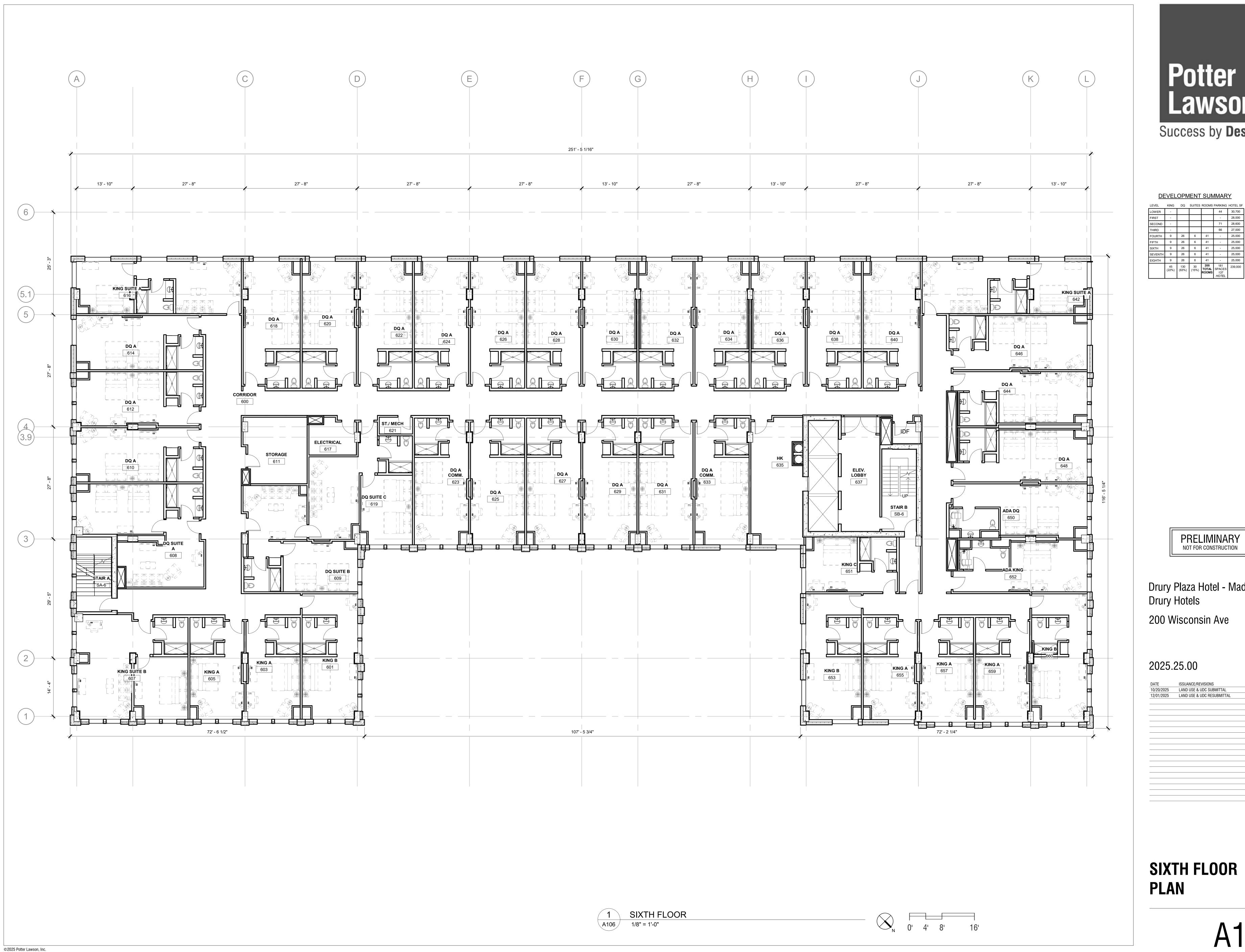
FIFTH FLOOR PLAN

A105





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Success by **Design**

DEVELOPMENT SUMMARY		
	DEVELOPMENT	SUMMARY

	11.10		OOME	rtoomo	1744411	110122
LOWER	-				44	30,700
FIRST	-				-	28,000
SECOND	-				71	28,600
THIRD	-				66	27,000
FOURTH	9	26	6	41	-	25,000
FIFTH	9	26	6	41	-	25,000
SIXTH	9	26	6	41	-	25,000
SEVENTH	9	26	6	41	-	25,000
EIGHTH	9	26	6	41	-	25,000
	45 (22%)	130 (63%)	30 (15%)	205 TOTAL ROOMS	181 SPACES 137 HOTEI	239,000

PRELIMINARY NOT FOR CONSTRUCTION

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200 Wisconsin Ave

2025.25.00

SIXTH FLOOR PLAN





 DEVELOPMENT SUMMARY

 LEVEL
 KING
 DQ
 SUITES ROOMS PARKING HO

 LOWER
 44
 3

 FIRST
 2

 SECOND
 71
 2

 THIRD
 66
 2

 SECOND
 71
 28,600

 THIRD
 66
 27,000

 FOURTH
 9
 26
 6
 41
 25,000

 FIFTH
 9
 26
 6
 41
 25,000

 SIXTH
 9
 26
 6
 41
 25,000

 SEVENTH
 9
 26
 6
 41
 25,000

 EIGHTH
 9
 26
 6
 41
 25,000

 EIGHTH
 9
 26
 6
 41
 25,000

 45 (22%)
 130 (63%)
 30 (15%)
 TOTAL ROOMS
 SPACES 137 HOTEL
 239,000

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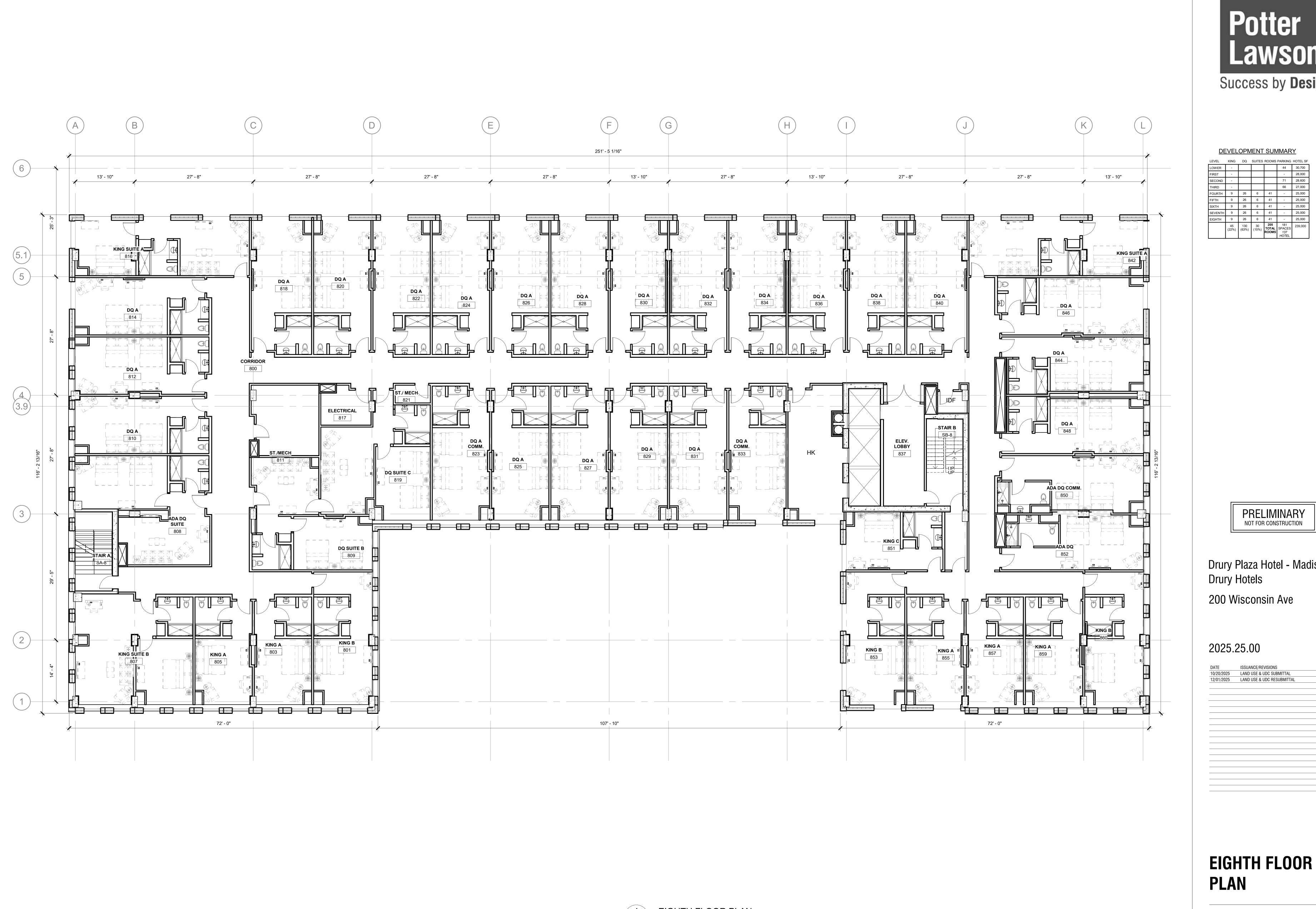
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SEVENTH FLOOR PLAN

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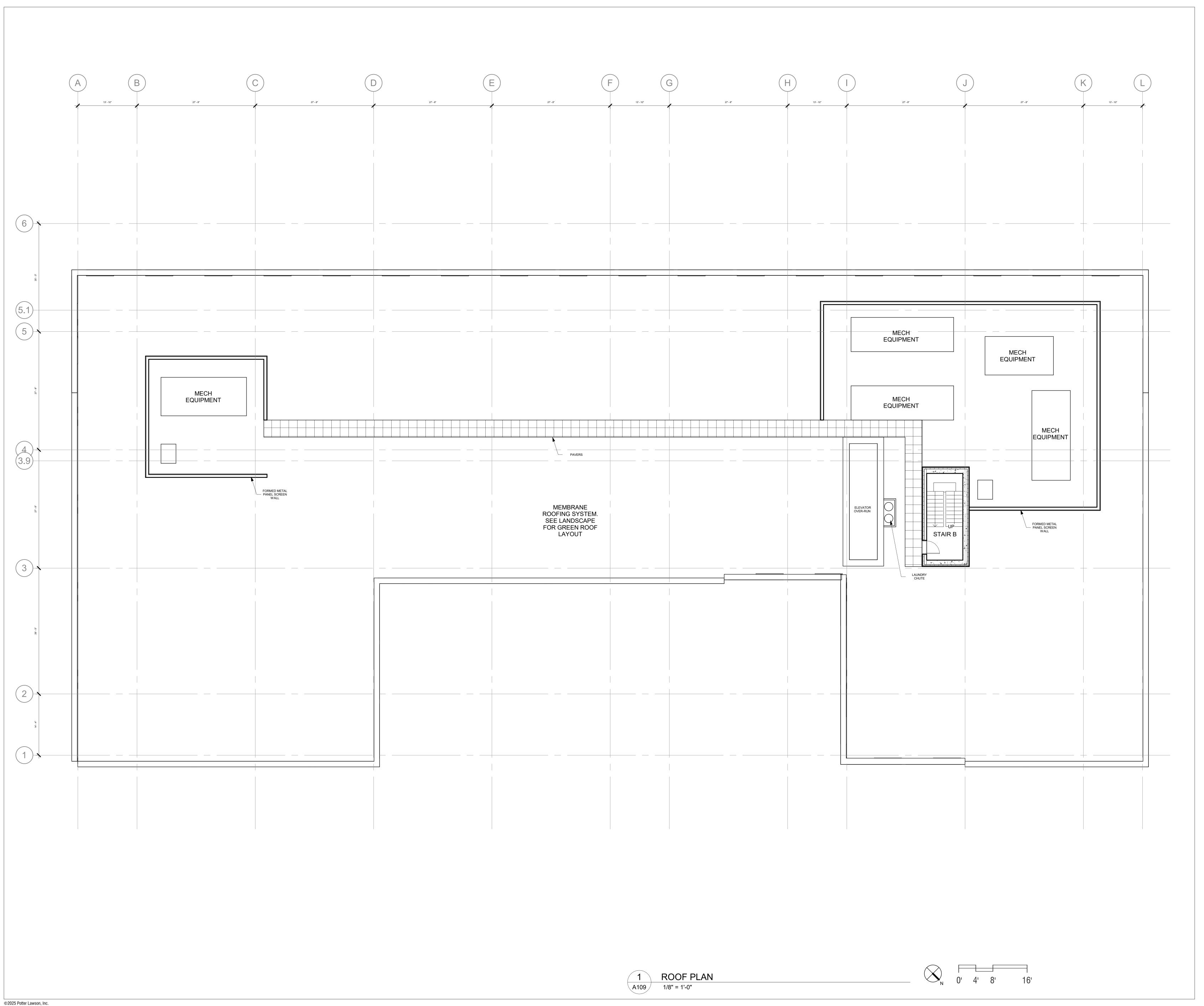
DEVELOPMENT SUMMARY									
LEVEL	KING	DQ	SUITES	ROOMS	PARKING	HOTEL SF			
LOWER	-				44	30,700			
FIRST	-				-	28,000			
SECOND	-				71	28,600			
THIRD	-				66	27,000			
FOURTH	9	26	6	41	-	25,000			
FIFTH	9	26	6	41	-	25,000			
SIXTH	9	26	6	41	-	25,000			
SEVENTH	9	26	6	41	-	25,000			
EIGHTH	9	26	6	41	-	25,000			
	45 (22%)	130 (63%)	30 (15%)	205 TOTAL ROOMS	181 SPACES 137 HOTEL	239,000			

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DEVELOPMENT SUMMARY

LEVEL	KING	DQ	SUITES	ROOMS	PARKING	HOTEL SF
LOWER	-				44	30,700
FIRST	-				-	28,000
SECOND	-				71	28,600
THIRD	-				66	27,000
FOURTH	9	26	6	41	-	25,000
FIFTH	9	26	6	41	-	25,000
SIXTH	9	26	6	41	-	25,000
SEVENTH	9	26	6	41	-	25,000
EIGHTH	9	26	6	41	-	25,000
	45 (22%)	130 (63%)	30 (15%)	205 TOTAL ROOMS	181 SPACES 137 HOTEL	239,000

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ROOF PLAN



Success by **Design**

ELEVATION KEY NOTES

1 MODULAR BRICK VENEER

2 ACCENT MODULAR BRICK VENEER

5 PROPOSED FUTURE LOCATION OF RELOCATED ARCH 6 GLAZING

7 FROSTED GLAZING (PARKING LEVELS)

8 ARCHITECTURAL LOUVER 9 MECHANICAL SCREENING - CONCEALED FASTENER CORRUGATED METAL PANEL

10 CAST STONE SILL

11 CAST STONE BASE 12 CAST STONE PLANTER

13 BUS SHELTER

PLANNED TENANT SIGNAGE ZONE. FINAL LOCATIONS DETERMINED BY TENANT. WALL, PROJECTING AND GROUND SIGNAGE IS ANTICIPATED.

EXTERIOR UP LIGHTING. REFER TO REDNERINGS.

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BUILDING ELEVATIONS -**COLOR**



1 NORTHWEST ELEVATION_PRESENTATION
1/16" = 1'-0"



Potter Lawson
Success by Design

ELEVATION KEY NOTES

- 1 MODULAR BRICK VENEER
- 2 ACCENT MODULAR BRICK VENEER
- 3 CONCEALED FASTENER METAL PANEL
- 4 CONCEALED FASTENER CORRUGATED METAL P
- 5 PROPOSED FUTURE LOCATION OF RELOCATED ARCH
 6 GLAZING
- 7 FROSTED GLAZING (PARKING LEVELS)
- 8 ARCHITECTURAL LOUVER
- 9 MECHANICAL SCREENING CONCEALED FASTENER CORRUGATED METAL PANEL
- 10 CAST STONE SILL
- 11 CAST STONE BASE
 12 CAST STONE PLANTER
- 13 BUS SHELTER
- PLANNED TENANT SIGNAGE ZONE. FINAL
 LOCATIONS DETERMINED BY TENANT. WALL,
 PROJECTING AND GROUND SIGNAGE IS
 ANTICIPATED.
- EXTERIOR UP LIGHTING. REFER TO REDNERINGS.

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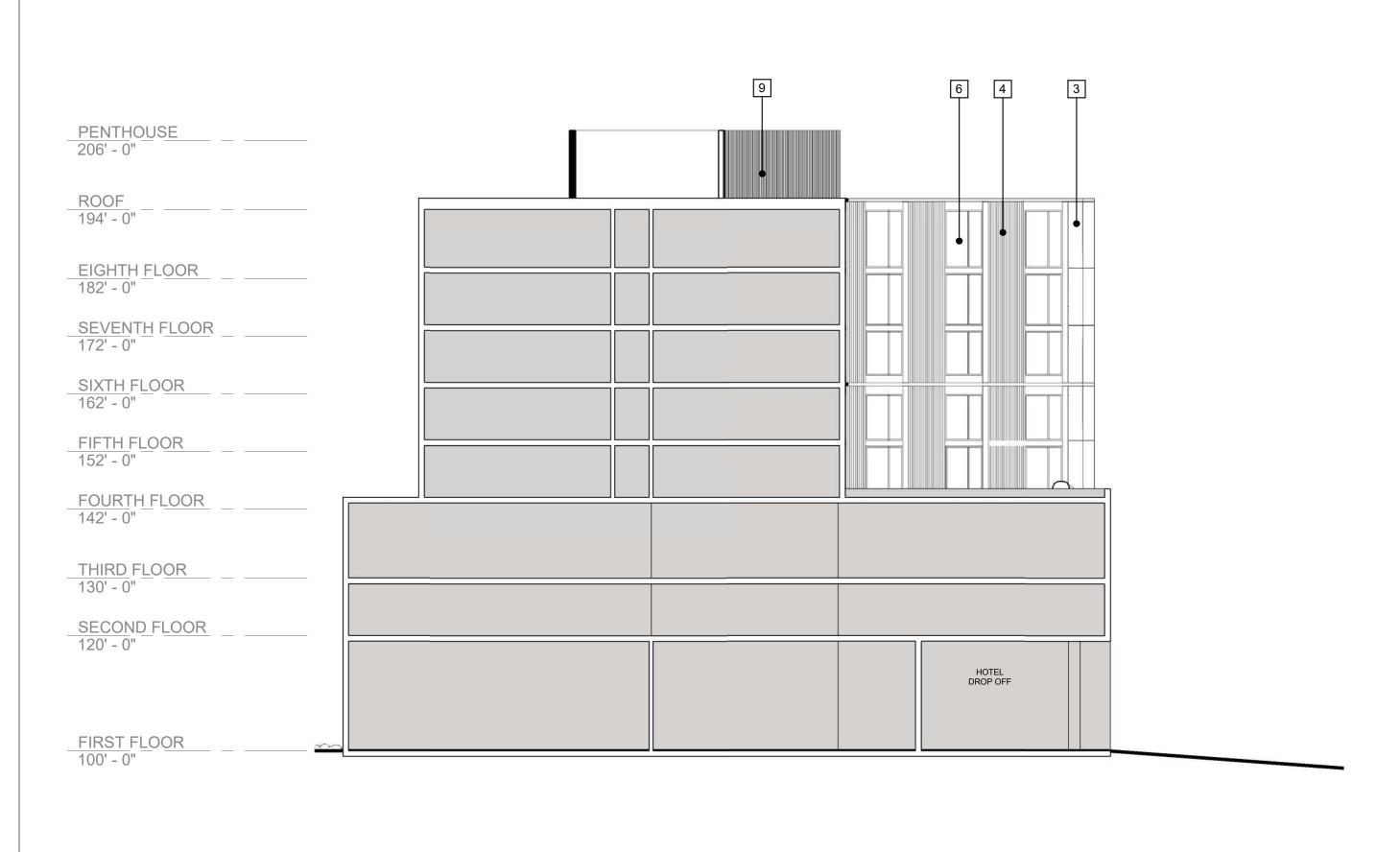
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12/01/2025 LAND USE & UDC RESUBMITTAL

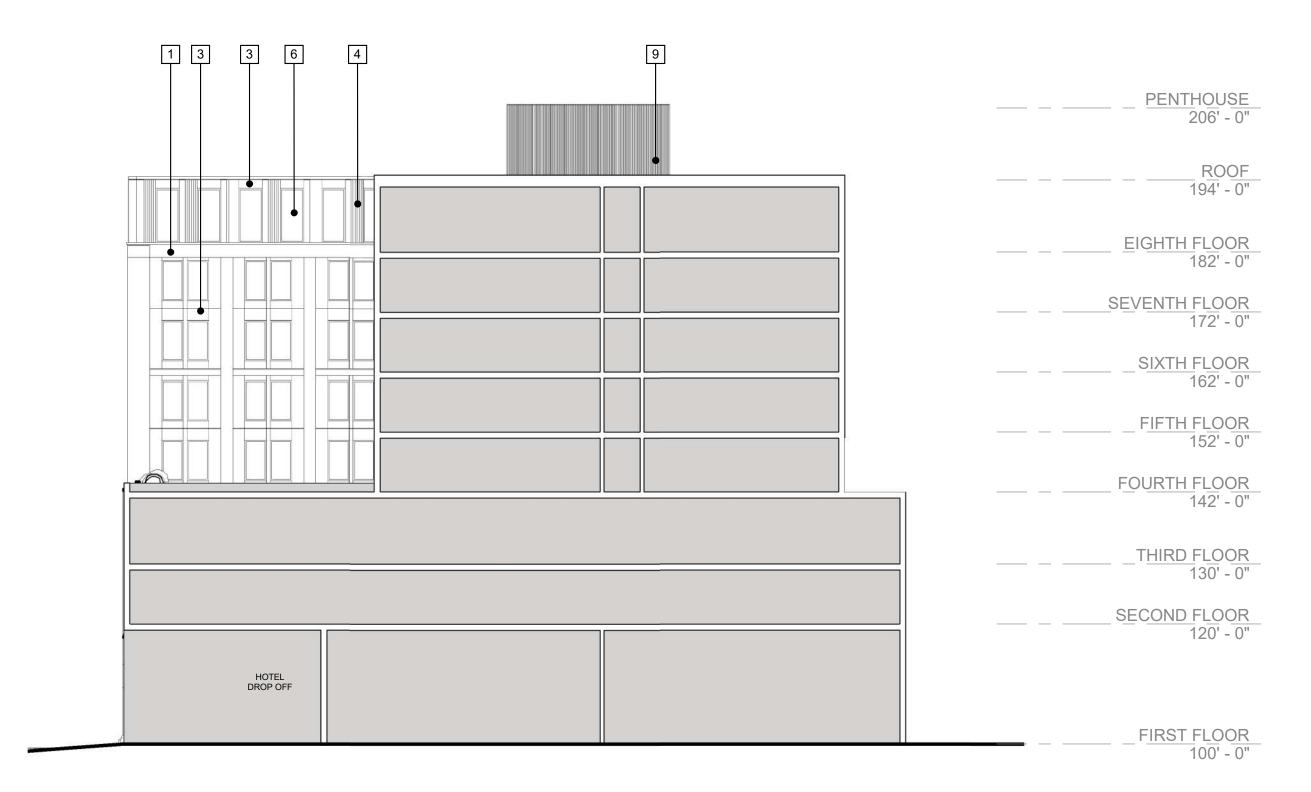
BUILDING ELEVATIONS -COLOR

A202

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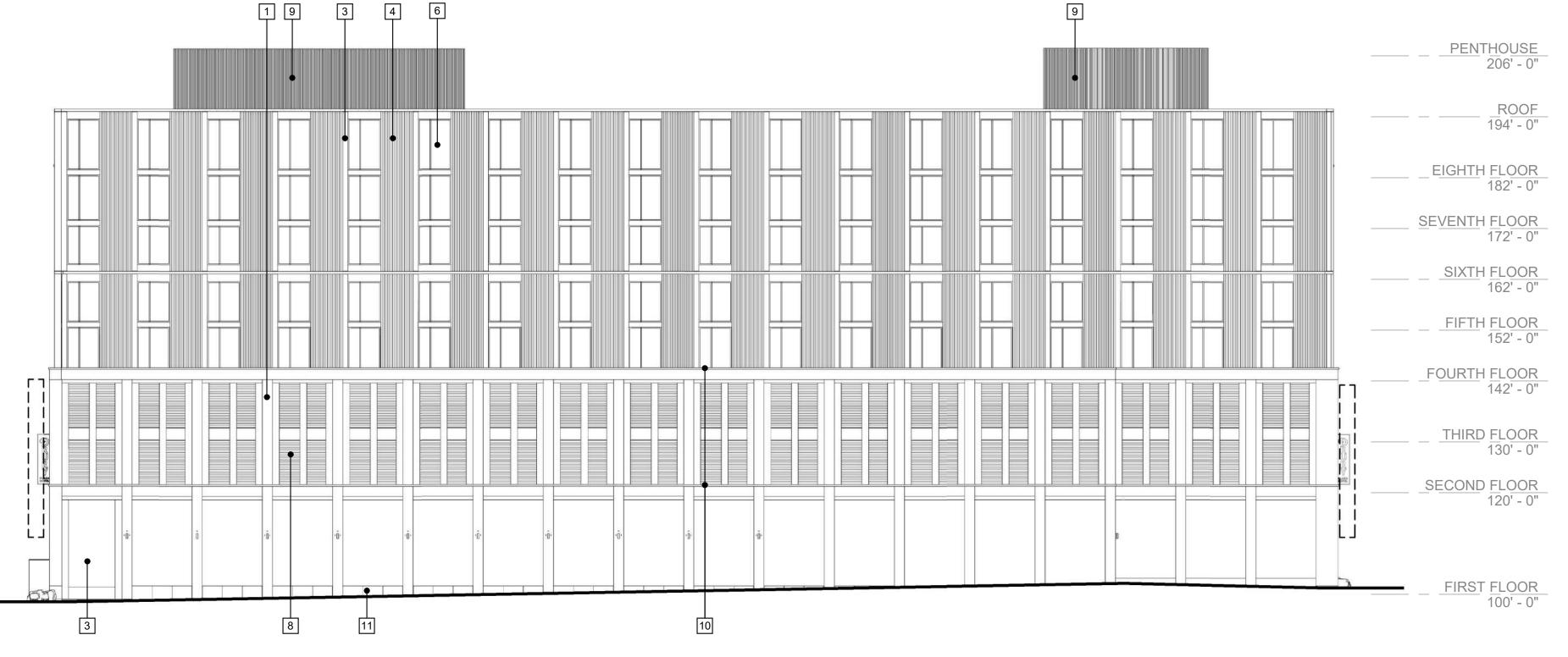




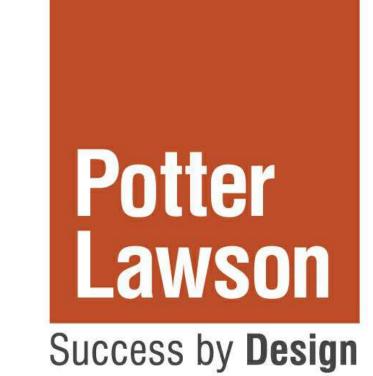




NORTHEAST ELEVATION_PRESENTATION 2 A203 1/16" = 1'-0"



SOUTHWEST ELEVATION_PRESENTATION 1/16" = 1'-0"



L	ΕV	Α	ΓΙΟΙ	ΝK	(E)	′ N(0	ГЕ	ΞS

- 1 MODULAR BRICK VENEER
- 2 ACCENT MODULAR BRICK VENEER
- 3 CONCEALED FASTENER METAL PANEL
- 4 CONCEALED FASTENER CORRUGATED METAL PANEL
- 5 PROPOSED FUTURE LOCATION OF RELOCATED ARCH
- 7 FROSTED GLAZING (PARKING LEVELS)
- 8 ARCHITECTURAL LOUVER
- 9 MECHANICAL SCREENING CONCEALED FASTENER CORRUGATED METAL PANEL
- 10 CAST STONE SILL
- 11 CAST STONE BASE
- 12 CAST STONE PLANTER
- 13 BUS SHELTER
- PLANNED TENANT SIGNAGE ZONE. FINAL LOCATIONS DETERMINED BY TENANT. WALL, PROJECTING AND GROUND SIGNAGE IS
- ANTICIPATED. EXTERIOR UP LIGHTING. REFER TO REDNERINGS.

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BUILDING ELEVATIONS -BLACK AND WHITE



NORTHWEST ELEVATION_PRESENTATION 2 A204 1/16" = 1'-0"



SOUTHEAST ELEVATION_PRESENTATION A204 1/16" = 1'-0"



ELEVATION				KEY NOTES										

- 1 MODULAR BRICK VENEER
- 2 ACCENT MODULAR BRICK VENEER
- 3 CONCEALED FASTENER METAL PANEL
- 4 CONCEALED FASTENER CORRUGATED METAL PANEL 5 PROPOSED FUTURE LOCATION OF RELOCATED ARCH
- 7 FROSTED GLAZING (PARKING LEVELS)
- 8 ARCHITECTURAL LOUVER
- 9 MECHANICAL SCREENING CONCEALED FASTENER CORRUGATED METAL PANEL
- 10 CAST STONE SILL
- 11 CAST STONE BASE
- 12 CAST STONE PLANTER
- 13 BUS SHELTER □ PLANNED TENANT SIGNAGE ZONE. FINAL
 □ LOCATIONS DETERMINED BY TENANT. WALL,
 PROJECTING AND GROUND SIGNAGE IS
- ANTICIPATED. EXTERIOR UP LIGHTING. REFER TO REDNERINGS.

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BUILDING ELEVATIONS -BLACK AND WHITE

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WISCONSIN AVE PERSPECTIVE



WISCONSIN AVE PERSPECTIVE



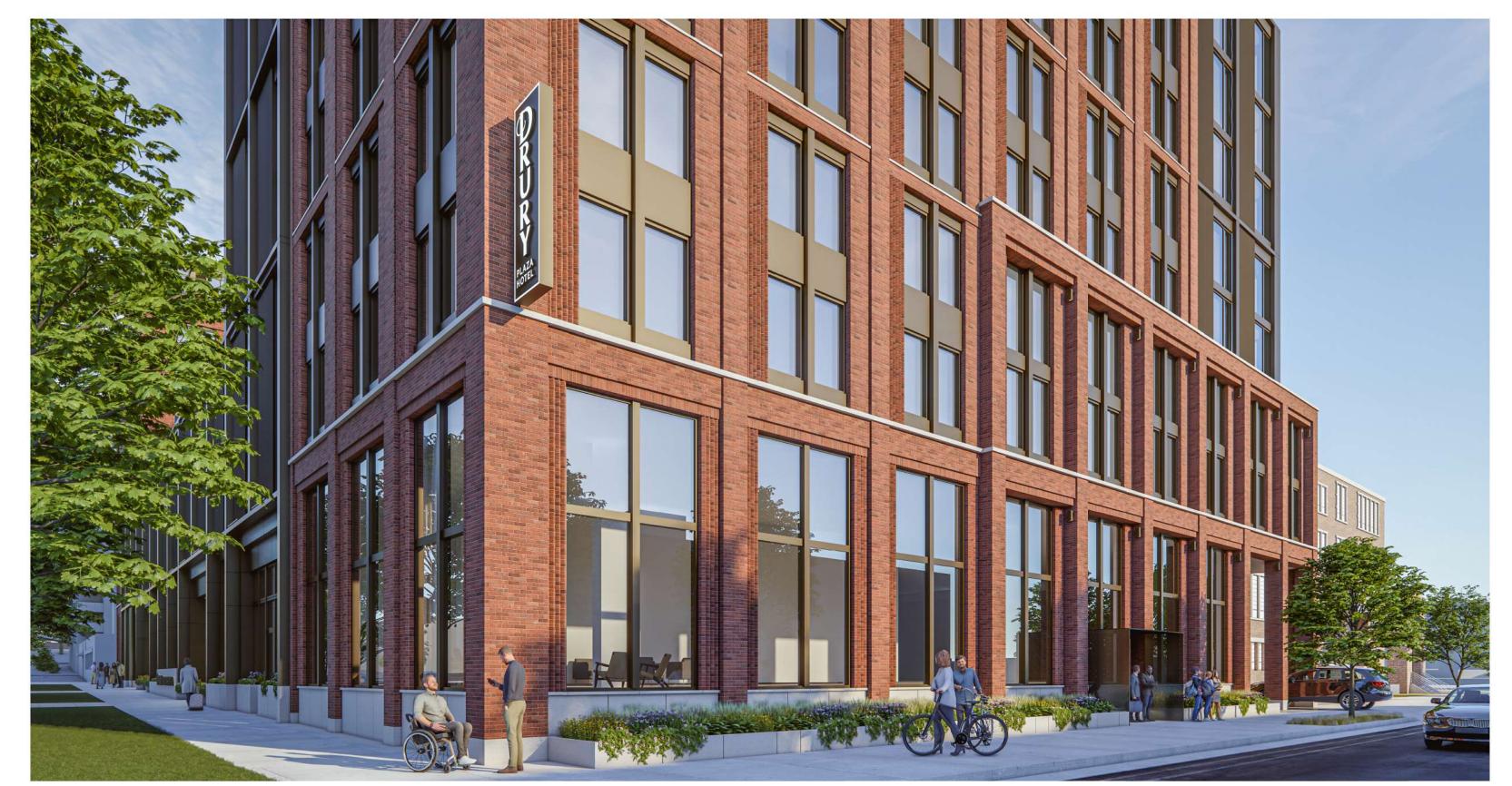
WISCONSIN AVE HOTEL DROP OFF PERSPECTIVE



WISCONSIN AVE PERSPECTIVE



WISCONSIN AVE PERSPECTIVE



WISCONSIN AVE/W JOHNSON ST CORNER PERSPECTIVE



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PERSPECTIVES



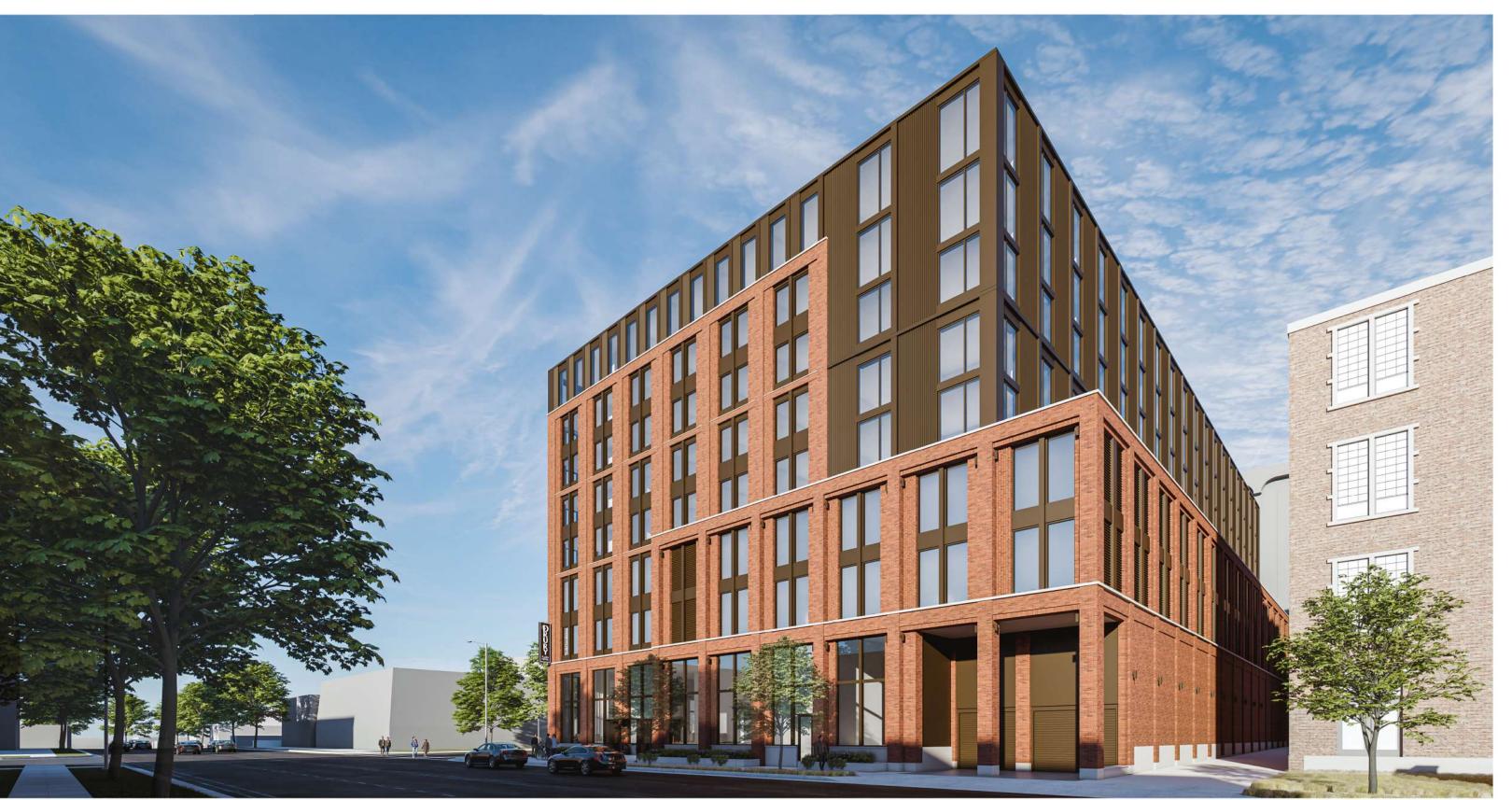
W JOHNSON ST PERSPECTIVE



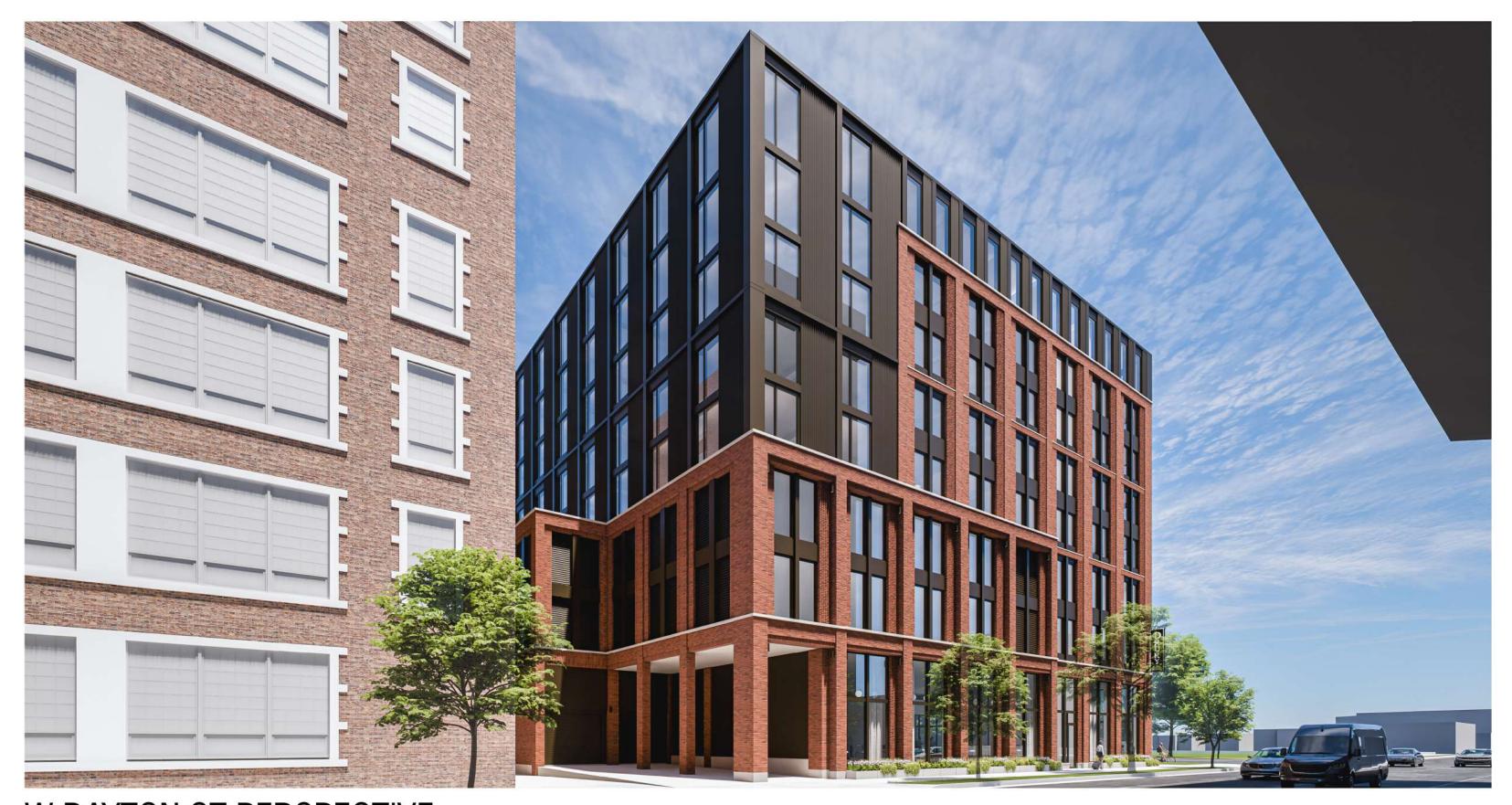
W DAYTON ST PERSPECTIVE



AERIAL VIEW



W JOHNSON ST PERSPECTIVE



W DAYTON ST PERSPECTIVE



AERIAL VIEW



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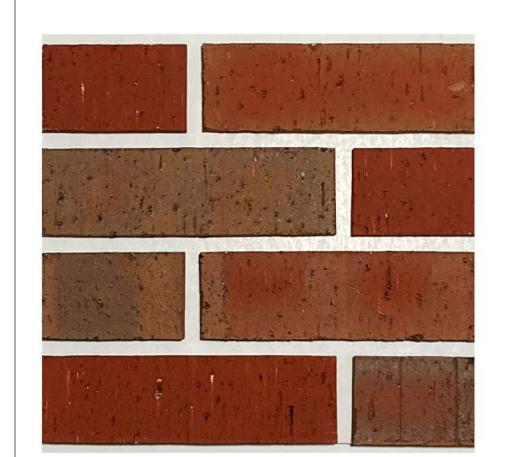
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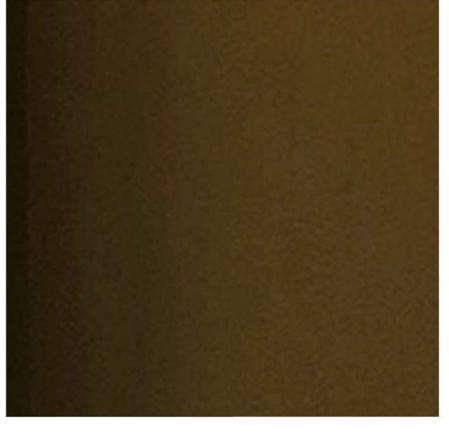
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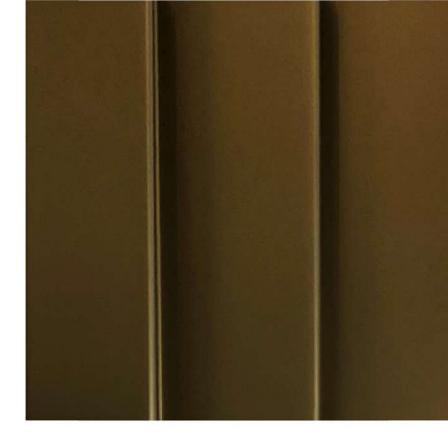
PERSPECTIVES



1. MODULAR BRICK VENEER - RED



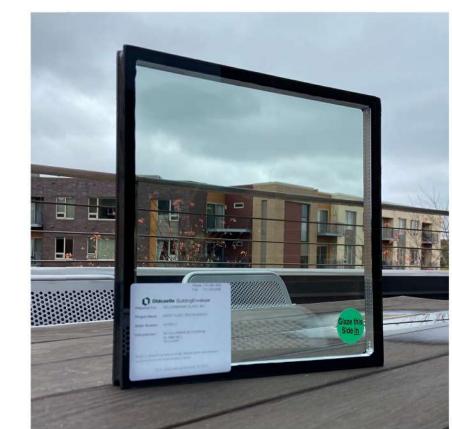
2. CONCEALED FASTENER METAL PANEL - MEDIUM BRONZE



3. CONCEALED FASTENER CORRUGATED METAL PANEL - MEDIUM BRONZE



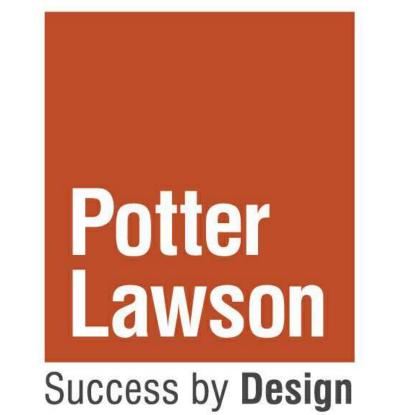
4. CAST STONE



5. GLAZING



6. TRANSLUCENT GLAZING - PARKING FLOORS





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BUILDING MATERIALS





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PHOTOMETRIC STUDY

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