709 Northport Drive Redevelopment

709 Northport Drive, Madison, WI

4 STORY, 80 UNIT APARTMENT BUILDING; 1 LEVEL UNDERGROUND PARKING &
4 STORY, 24 UNIT APARTMENT BUILDING; 1 LEVEL UNDERGROUND PARKING

SHEET INDEX

PROJECT DATE: 2025.05.12

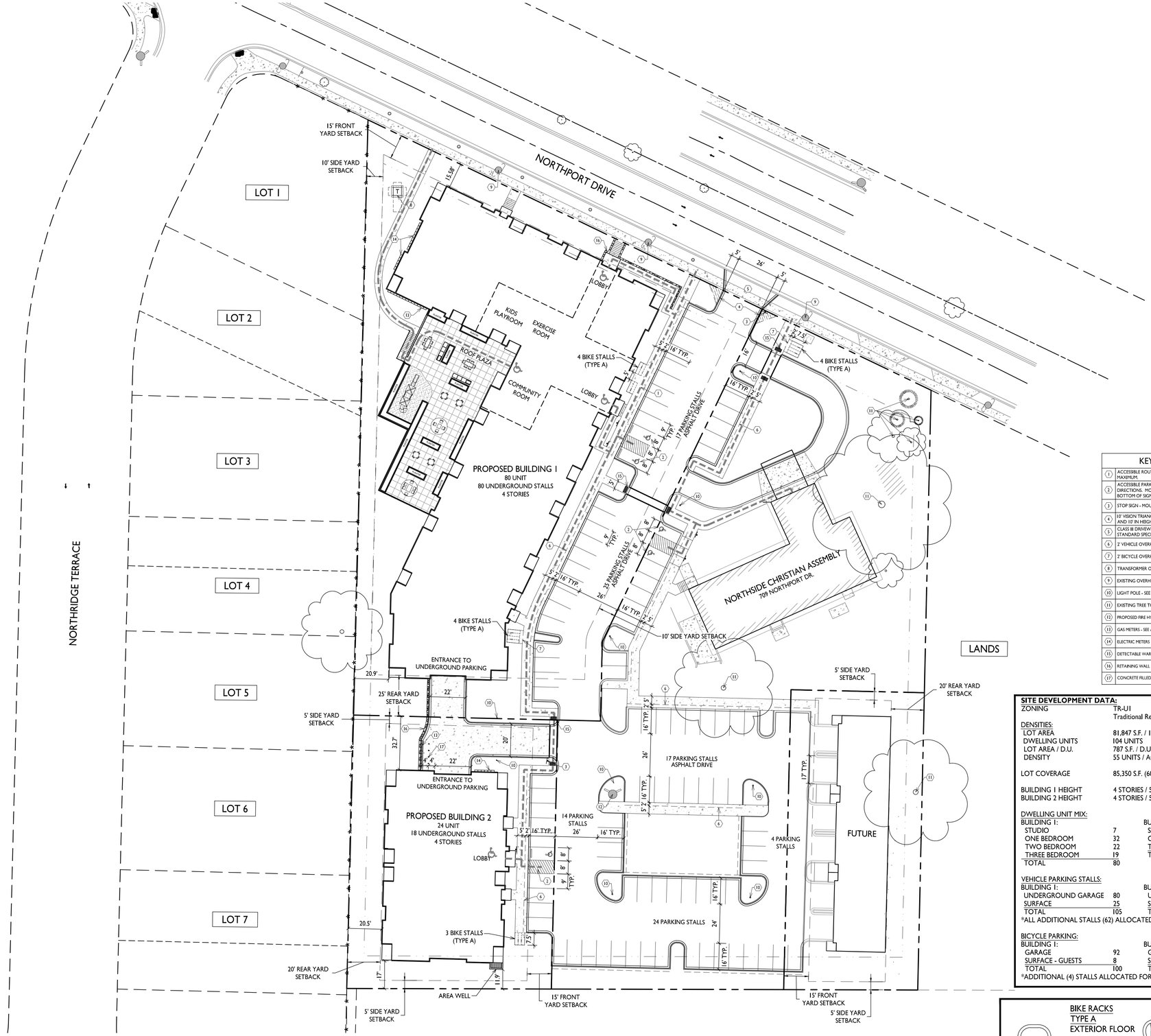
ISSUED FOR:

Land Use Submittal - 2025.05.12

PROJECT NUMBER 2421

G 000
SHEET NUMBER

knothe • bruce ARCHITECTS



1 CA101 ARCHITECTURAL SITE PLAN

1" = 30'-0"

GRAPHIC SCALE

0 30 60 90

1 INCH = 30 FT (24X36 SHEET)

KEYED PLAN NOTES

1	ACCESSIBLE ROUTE - 5% RUNNING SLOPE / 2% CROSS SLOPE MAXIMUM.
2	ACCESSIBLE PARKING STALL - MAXIMUM 2% SLOPE IN ALL DIRECTIONS. MOUNT ACCESSIBLE PARKING SIGN @ 60" HIGH TO BOTTOM OF SIGN.
3	STOP SIGN - MOUNT @ 7 HIGH TO BOTTOM OF SIGN
4	10' VISION TRIANGLE - NO VISUAL OBSTRUCTIONS BETWEEN 30" AND 10' IN HEIGHT WITHIN HATCHED AREA.
5	CLASS III DRIVEWAY APPROACH IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS
6	2' VEHICLE OVERHANG
7	2' BICYCLE OVERHANG
8	TRANSFORMER ON CONCRETE PAD
9	EXISTING OVERHEAD LINE
10	LIGHT POLE - SEE SHEET CA102 FOR FIXTURE SCHEDULE
11	EXISTING TREE TO REMAIN
12	PROPOSED FIRE HYDRANT
13	GAS METERS - SEE AC200 SERIES FOR ELEVATION VIEWS
14	ELECTRIC METERS - SEE AC200 SERIES FOR ELEVATION VIEWS
15	DETECTABLE WARNING INSERT
16	RETAINING WALL
17	CONCRETE FILLED PIPE BOLLARD (TYP.)

GENERAL NOTES:

1. THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE. REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

2. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.

3. ALL DAMAGE TO THE PAVEMENT ON CITY STREETS AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.

4. ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.

5. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM

6. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.

7. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.

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

9. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.

10. AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.

11. APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER (266-4816).

12. THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.

SITE DEVELOPMENT DATA:

ZONING	TR-U1 Traditional Residential - Urban 1
DENSITIES:	
LOT AREA	81,847 S.F. / 1.88 ACRES
DWELLING UNITS	104 UNITS
LOT AREA / D.U.	787 S.F. / D.U.
DENSITY	55 UNITS / ACRE
LOT COVERAGE	85,350 S.F. (60%)
BUILDING 1 HEIGHT	4 STORIES / 52'-0"
BUILDING 2 HEIGHT	4 STORIES / 53'-0"

DWELLING UNIT MIX:

BUILDING 1:		BUILDING 2:	
STUDIO	7	STUDIO	0
ONE BEDROOM	32	ONE BEDROOM	13
TWO BEDROOM	22	TWO BEDROOM	11
THREE BEDROOM	19	TOTAL	24
TOTAL	80		

VEHICLE PARKING STALLS:

BUILDING 1:		BUILDING 2:	
UNDERGROUND GARAGE	80	UNDERGROUND GARAGE	18
SURFACE	25	SURFACE	14
TOTAL	105	TOTAL	32

*ALL ADDITIONAL STALLS (62) ALLOCATED FOR CHURCH PARKING

BICYCLE PARKING:

BUILDING 1:		BUILDING 2:	
GARAGE	92	GARAGE	24
SURFACE - GUESTS	8	SURFACE - GUESTS	3
TOTAL	100	TOTAL	27

*ADDITIONAL (4) STALLS ALLOCATED FOR CHURCH GUESTS

BIKE RACKS

TYPE A
EXTERIOR FLOOR MOUNTED: "INVERTED U" TYPE. MADRAX UX OR SARIS BIKE DOCK

TYPE B
INTERIOR FLOOR MOUNTED: MADRAX SPARTAN RACK OR SARIS CITY BIKE RACK

TYPE C
INTERIOR WALL MOUNTED: MADRAX VERTICAL RACK OR SARIS BIKE TRACK

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd., Suite 900
Middleton, WI 53562

ISSUED
Issued for Review - December 16, 2024
Land Use Submittal - May 12, 2025

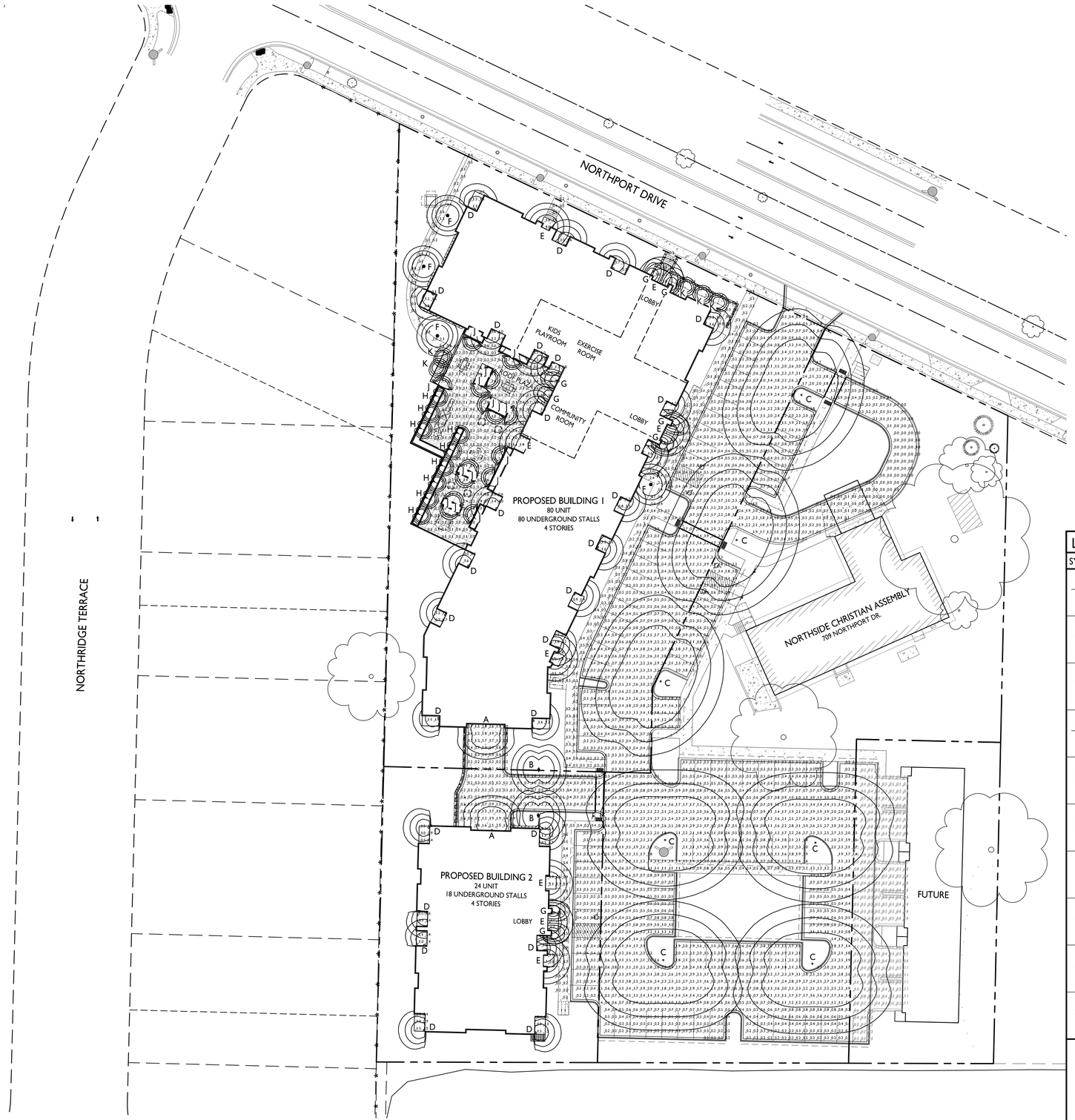
PROJECT TITLE
709 Northport Drive Redevelopment

709 Northport Drive, Madison, WI

SHEET TITLE
Architectural Site Plan

SHEET NUMBER
CA101

PROJECT NO. 2421



1 CA102 SITE LIGHTING PLAN
1" = 30'-0"

GRAPHIC SCALE
0 30 60 90
1 INCH = 30 FT (24X36 SHEET)

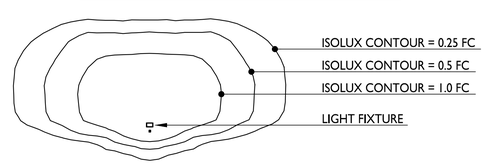
LIGHT LEVEL STATISTICS

DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Surface Parking & Drive Aisle	+	1.0 fc	3.1 fc	0.2 fc	15.5:1	5.0:1
Underground Driveway Entrance	+	0.7 fc	2.6 fc	0.2 fc	13.0:1	5.0:1
Building 1 - Northern Lobby Entrance	+	1.0 fc	2.3 fc	0.2 fc	11.5:1	5.0:1
Building 1 - Eastern Lobby Entrance	+	1.5 fc	2.6 fc	0.5 fc	5.2:1	3.0:1
Building 1 - Plaza Egress Pathway	+	0.9 fc	3.2 fc	0.2 fc	16.0:1	4.5:1

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
	A	2	LITHONIA LIGHTING	WDGE1 LED P0 27K 80CRI VF MVOLT DBLXD	WDGE1 LED W/ P0, 2700K, 80CRI, VISUAL COMFORT FORWARD OPTIC	WDGE1 LED P0 27K 80CRI VF.ies	10'-6" ABOVE GRADE ON BUILDING
	B	2	ANP LIGHTING	LC0123-10-WF -A010LD2-T5-27K-41	LC0123 EQ LIGHT COLUMN, 4" OD ROUND TAPERED POST TOP	LC0123FRA010 LD2T527K.ies	10'-0" POLE ON FLUSH CONC. BASE
	C	7	ANP LIGHTING	EQ1231-1-E070LDL -T2-27K-FM4-41	EQ123 TWIN STRUT POST TOP, 2700K, BLACK	EQ1231E070 LDLT227K.ies	14'-0" POLE ON 2'-0" CONC. BASE
	D	27	LUMINIS	JA112-L2L5-27K -MVOLT-BKT	HALF-SHIELD WALL SCONCE, 2700K, MVOLT, JET BLACK	JA112-L2L5-27K.ies	7'-0" ABOVE GRADE ON BUILDING
	E	8	LITHONIA LIGHTING	WF3 LED 27K BN	3" LED BRONZE ULTRA-THIN WAFER DOWNLIGHT	WF3_LED_27K.ies	10'-0" ABOVE GRADE ON BUILDING
	F	4	KUZCO LIGHTING	EB46427-BK-UNV	30" BOLLARD, 2700K, 80CRI, MVOLT, 100% - 10% DIMMING	EB46427-BK-UNV - CHADWORTH.ies	30" BOLLARD ON FLUSH CONC. BASE
	G	6	KUZCO LIGHTING	EW22109-BN	METAL WALL MOUNT LIGHT, 2700K, 90 CRI, BLACK FINISH	EW22109-BN - VISTA.ies	7'-0" ABOVE GRADE ON BUILDING
	H	6	AURORA -LIGHT INC.	LPL1-27 (2700K)	LED PATH LIGHT, 2700K, 90 CRI, EXTRA DARK BRONZE FINISH	LPL1-27 (2700K).ies	2'-0" ABOVE GRADE IN PLANTER
	J	15	KUZCO LIGHTING	EW71211-BK	LED CIRCULAR STEP LIGHT, 2700K, 90 CRI, BLACK FINISH	EW71211-BK - MESA.ies	2'-0" ABOVE GRADE ON PLANTER
	K	3	ZANEEN EXTERIOR	EYES 17 IP67 2700K CRI90 ASYMMETRIC	11/16" DIAMETER LED HANDRAIL LIGHT, ASYM	PHOTOMETRIC _L12R0008.ies	3'-6" ABOVE GRADE IN HANDRAIL

EXAMPLE LIGHT FIXTURE DISTRIBUTION



knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd., Suite 900
Middleton, WI 53562

ISSUED
Land Use Submittal - May 12, 2025

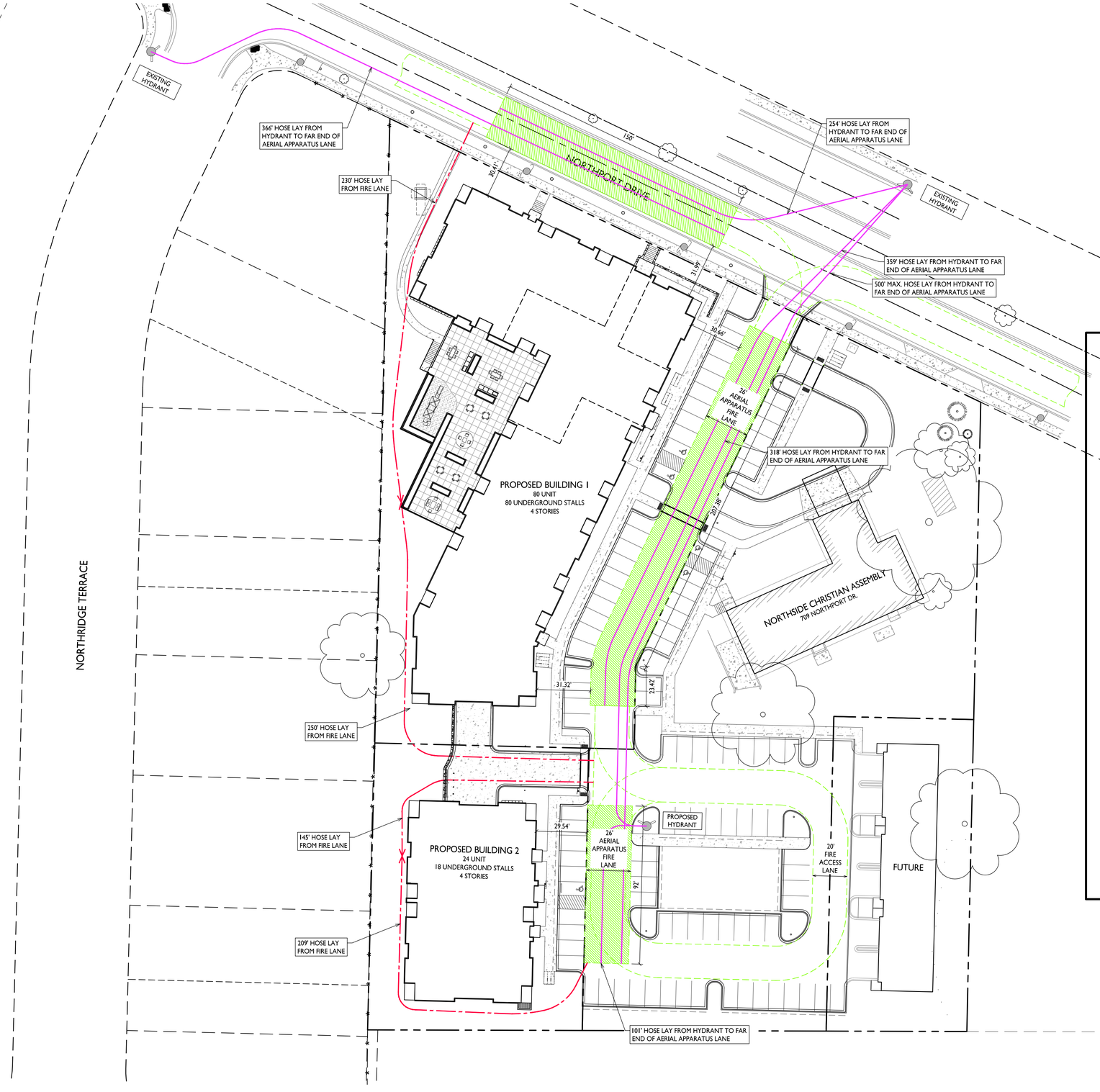
PROJECT TITLE
709 Northport Drive Redevelopment

709 Northport Drive, Madison, WI

SHEET TITLE
Site Lighting Plan

SHEET NUMBER
CA102

PROJECT NO. 2421



1 / CA103 FIRE DEPARTMENT ACCESS PLAN

1" = 30'-0"

GRAPHIC SCALE

0 30 60 90

1 INCH = 30 FT (24X36 SHEET)

City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: *fire@cityofmadison.com*

Project Address: 709 Northport Drive

Contact Name & Phone #: Kevin Burow 608-836-3690

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	☒ Yes	☐ No	☐ N/A
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?	☐ Yes	☐ No	☒ N/A
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	☒ Yes	☐ No	☐ N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	☒ Yes	☐ No	☐ N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	☒ Yes	☐ No	☐ N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	☒ Yes	☐ No	☐ N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	☒ Yes	☐ No	☐ N/A
d) Is the grade of the fire lane not more than a slope of 8%?	☒ Yes	☐ No	☐ N/A
e) Is the fire lane posted as fire lane? (Provide detail of signage.)	☐ Yes	☒ No	☐ N/A
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)	☐ Yes	☒ No	☐ N/A
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	☐ Yes	☒ No	☐ N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	☐ Yes	☒ No	☐ N/A
a) Is the gate a minimum of 20-feet clear opening?	☐ Yes	☐ No	☒ N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	☐ Yes	☐ No	☒ N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet?	☐ Yes	☒ No	☐ N/A
If yes, does the area for turning around fire apparatus comply with IFC D103?	☐ Yes	☐ No	☒ N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	☐ Yes	☒ No	☐ N/A
6. Is any part of the building greater than 30-feet above the grade plane?	☒ Yes	☐ No	☐ N/A
If yes, answer the following questions:			
a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter?	☒ Yes	☐ No	☐ N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	☐ Yes	☒ No	☐ N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	☐ Yes	☒ No	☐ N/A
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)	☐ Yes	☒ No	☐ N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	☒ Yes	☐ No	☐ N/A
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	☒ Yes	☐ No	☐ N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?	☒ Yes	☐ No	☐ N/A
Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.			
a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants?	☒ Yes	☐ No	☐ N/A
b) Is there at least 40' between a hydrant and the building?	☒ Yes	☐ No	☐ N/A
c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane?	☒ Yes	☐ No	☐ N/A
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	☒ Yes	☐ No	☐ N/A
e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	☒ Yes	☐ No	☐ N/A
Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.			

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on **MGO 34.503** and **IFC 2021 Edition Chapter 5 and Appendix D**; please see the codes for further information.

Revised 06/2022

FIRE ACCESS DATA

	BUILDING #1	BUILDING #2
BUILDING PERIMETER	980 LINEAR FEET	392 LINEAR FEET
26' WIDE AERIAL APPARATUS FIRE LANE	245 LR. FT. REQUIRED (25%) 382 LR. FT. PROVIDED	98 LR. FT. REQUIRED (25%) 108 LR. FT. PROVIDED

20' WIDE FIRE ACCESS LANE

250' MAX. HOSE LAY FROM 20' FIRE ACCESS LANE

500' MAX. HOSE LAY FROM HYDRANT TO FAR END OF AERIAL APPARATUS LANE

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd., Suite 900
Middleton, WI 53562

ISSUED
Land Use Submittal - May 12, 2025

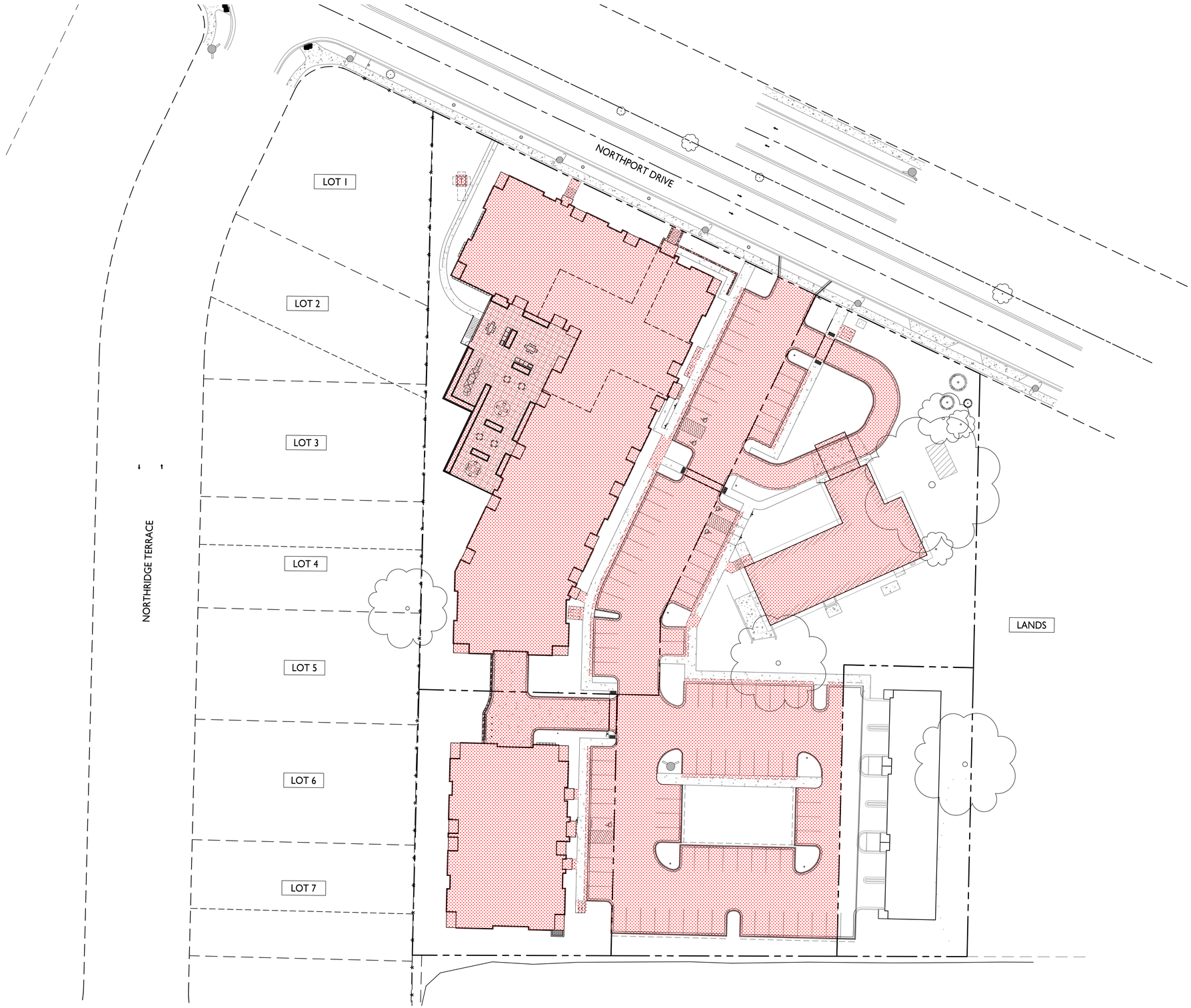
PROJECT TITLE
709 Northport Drive Redevelopment

709 Northport Drive, Madison, WI

SHEET TITLE
Fire Department Access Plan

SHEET NUMBER
CA103

PROJECT NO. 2421



1 CA104 LOT COVERAGE
1" = 30'-0"

GRAPHIC SCALE
0 30 60 90
1 INCH = 30 FT (24X36 SHEET)

LOT COVERAGE

ZONING	TR-U1
MAXIMUM LOT COVERAGE	75%
LOT AREA	141,461 S.F.
PROPOSED COVERAGE	85,350 S.F. / 60%

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd., Suite 900
Middleton, WI 53562

ISSUED
Land Use Submittal - May 12, 2025

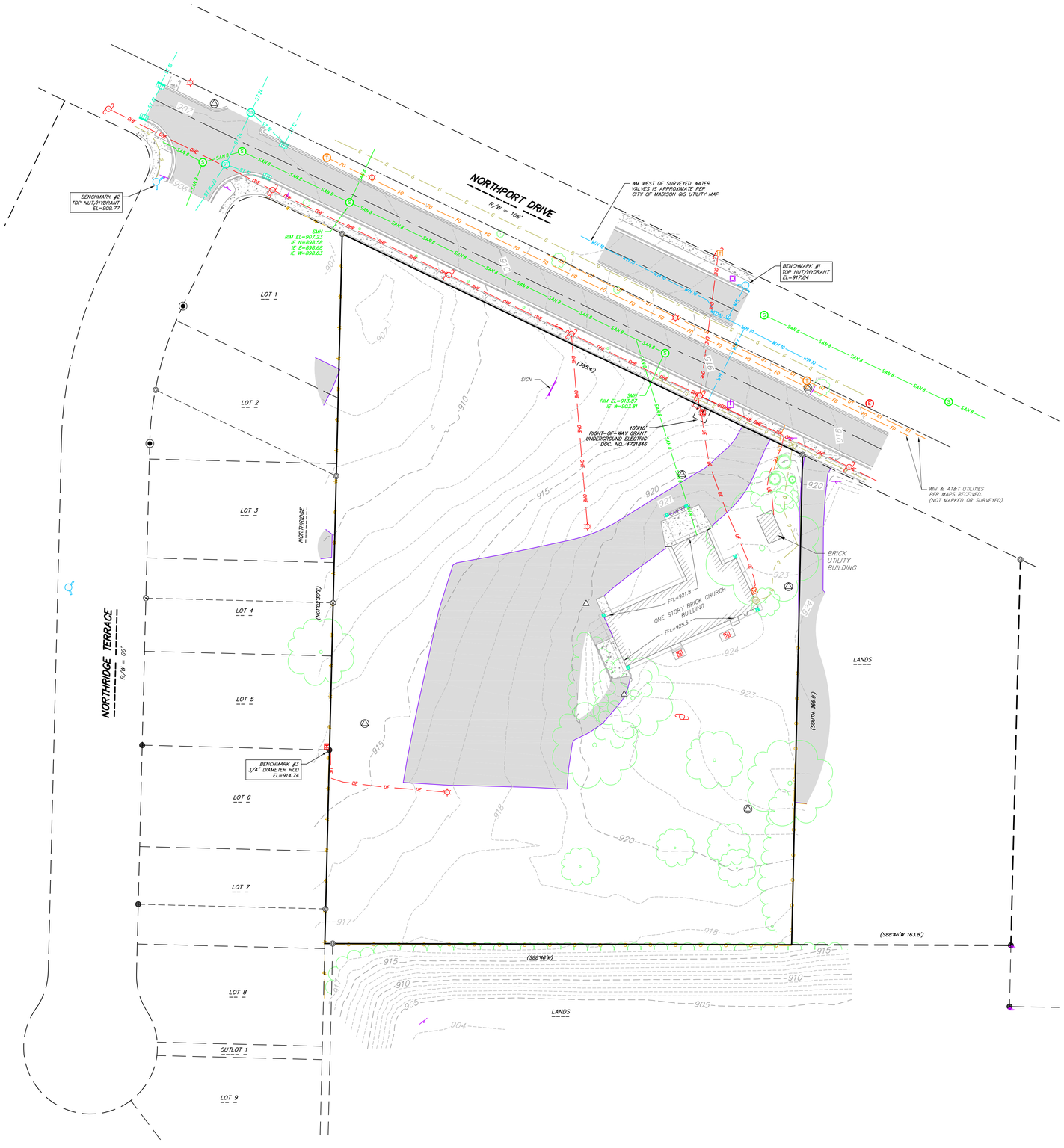
PROJECT TITLE
709 Northport Drive Redevelopment

709 Northport Drive, Madison, WI

SHEET TITLE
Lot Coverage

SHEET NUMBER
CA104

PROJECT NO. 2421



SURVEY LEGEND

- FOUND 1" ø IRON PIPE
- FOUND 1-1/4" ø IRON ROD
- FOUND 3/4" ø IRON ROD
- FOUND 2" ø IRON PIPE

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING MAILBOX
- EXISTING POST
- EXISTING SIGN (TYPE NOTED)
- EXISTING CURB INLET
- EXISTING ROOF DRAIN
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING AIR CONDITIONING PEDESTAL
- EXISTING DOWN GUY
- EXISTING ELECTRIC MANHOLE
- EXISTING TRANSFORMER
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING TV PEDESTAL
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING ADA DETECTABLE WARNING FIELD

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING UNDERGROUND CABLE TV
- EXISTING FIBER OPTIC LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING CHAIN LINK FENCE
- EXISTING WROUGHT IRON FENCE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING EDGE OF TREES
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING CONCRETE SURFACE
- EXISTING ASPHALT SURFACE

NOTES:

1. This survey is based upon field survey work performed on August 7, 8, 12 & 14, 2024. Any changes in site conditions after August 14, 2024 are not reflected by this survey.
2. This map is referenced to the Wisconsin County Coordinate System–Dane Zone, NAD 83 (2011). Elevations are based upon NAVD88 datum.
3. All underground utilities have been located per markings placed on the ground or maps provided by the utilities (owners) and/or their authorized representatives. Markings are per Digger's Hotline tickets numbers 20243207472, 20243207566 and 20243207596. No private locate request was made. Vierbicher does not warrant the locations marked or mapped by others.
4. Sewer and water structures were surveyed, unless otherwise noted. Sewer pipes are shown per the City of Madison utilities website.
5. No attempt has been made as a part of this survey to obtain or show data concerning condition, or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.
6. Surveyor has made not investigation or independent search for easement of record, encumbrances, restrictive covenants, or ownership title evidence.
7. This existing conditions plan was prepared at the request of Sean O'Brien, Northpointe Development, 230 Ohio Street, Suite 200, Oshkosh, WI 54902.

vierbicher
planners engineers advisors

Existing Conditions

709 Northport Drive
City of Madison
Dane County, Wisconsin

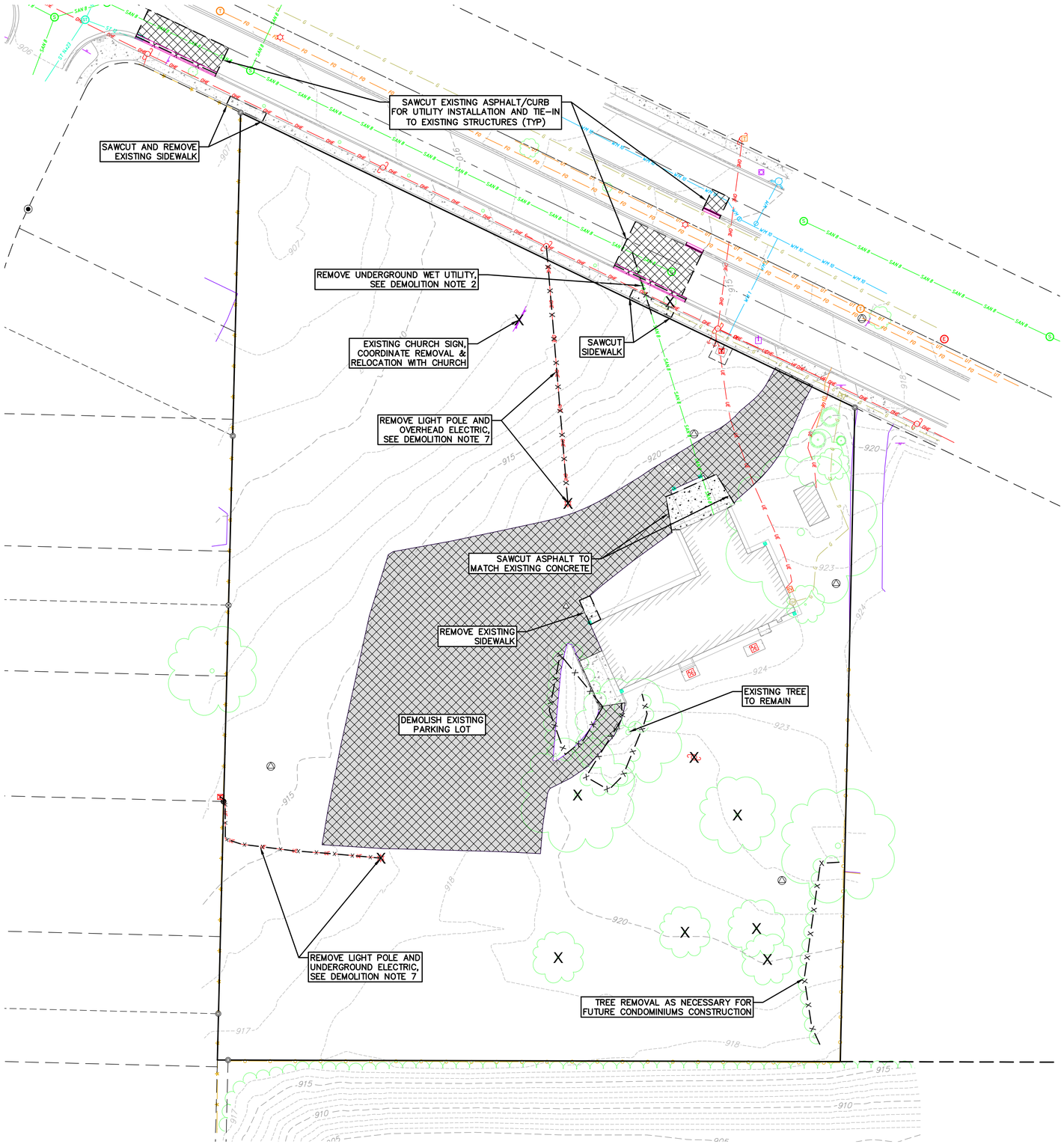
REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

DATE 5/12/2025
DRAFTER PONG
CHECKED JZAM
PROJECT NO. 240474

C100

09 May 2025 - 10:15a M:\Northpointe Development\240474_709 Northport Drive\CADD\240474_ExCon.dwg by: pong



N
W E
S

GRAPHIC SCALE, FEET
0 30 60

DEMOLITION NOTES:

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

DEMOLITION PLAN LEGEND

- CURB AND GUTTER REMOVAL
- ASPHALT REMOVAL
- CONCRETE REMOVAL
- BUILDING REMOVAL
- TREE REMOVAL
- SAWCUT
- UTILITY STRUCTURE REMOVAL
- UTILITY LINE REMOVAL

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Demolition Plan

709 Northport Drive
City of Madison
Dane County, Wisconsin

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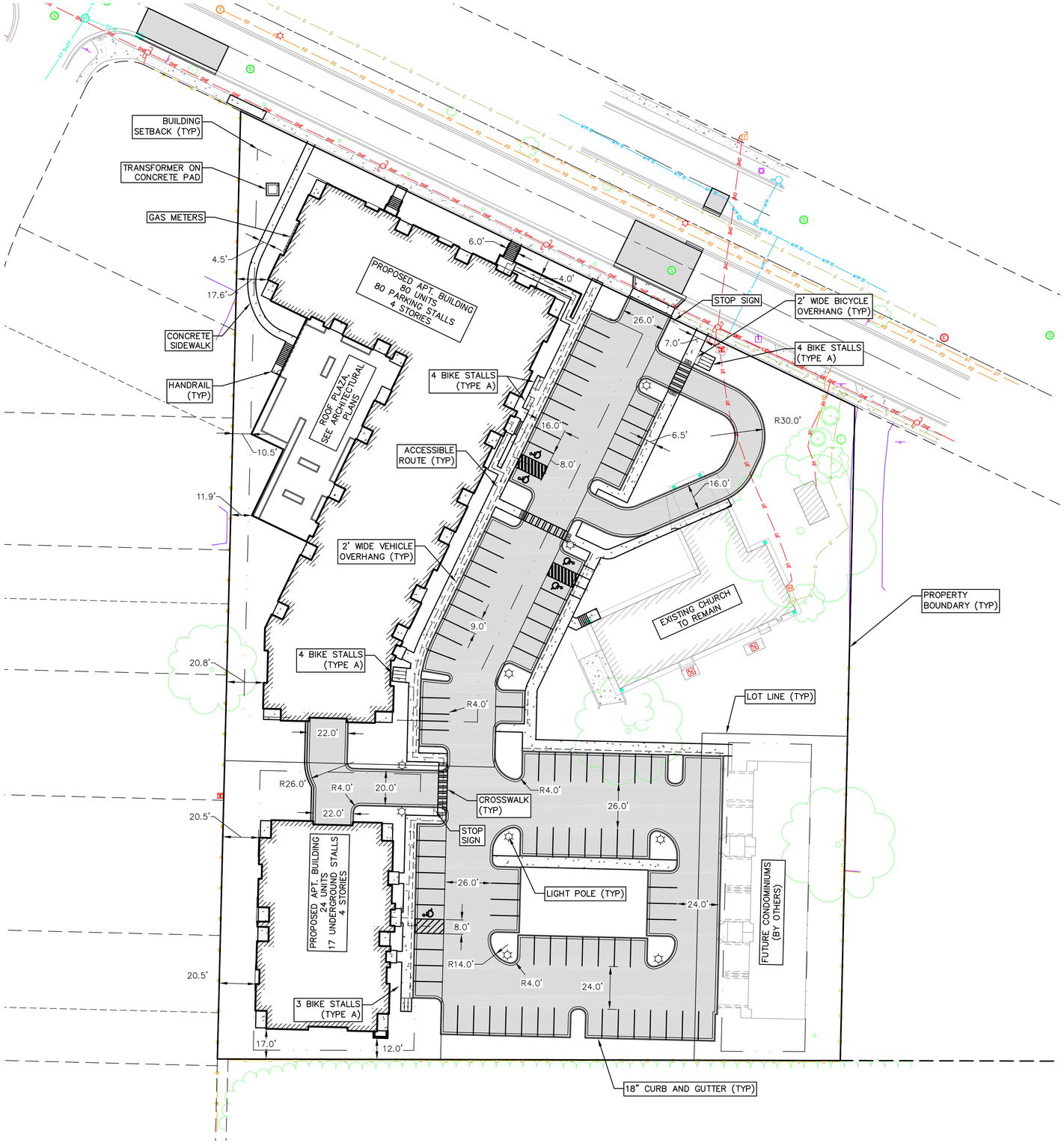

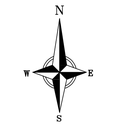

SITE PLAN NOTES:

1. CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
3. ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
4. CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
5. CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
6. ALL ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND THE TERRACE SHALL BE RESTORED WITH GRASS.
7. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE **CITY** ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

LAND USE SUMMARY TABLE	
SITE AREA	85,350 SF
LOT COVERAGE	60%
BUILDING 1 FOOTPRINT AREA	24,455 SF
BUILDING 2 FOOTPRINT AREA	8,196 SF
STUDIO	7
1–BEDROOM	45
2–BEDROOM	33
3–BEDROOM	19
DENSITY	55 UNITS/ACRE
SURFACE PARKING STALLS	39
UNDER STRUCTURE PARKING STALLS	98
GARAGE BIKE PARKING	116
SURFACE BIKE PARKING	11

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CHAIN LINK FENCE
- PROPOSED WOOD FENCE
- PROPOSED CONCRETE
- PROPOSED LIGHT–DUTY ASPHALT
- PROPOSED HEAVY–DUTY ASPHALT
- PROPOSED BUILDING
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED BOLLARD
- PROPOSED ADA DETECTABLE WARNING FIELD
- PROPOSED HANDICAP PARKING

ABBREVIATIONS

TC – TOP OF CURB
FF – FINISHED FLOOR
FL – FLOW LINE
SW – TOP OF WALK
TW – TOP OF WALL
BW – BOTTOM OF WALL

NOT FOR CONSTRUCTION

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Site Plan

709 Northport Drive
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Dane County, Wisconsin

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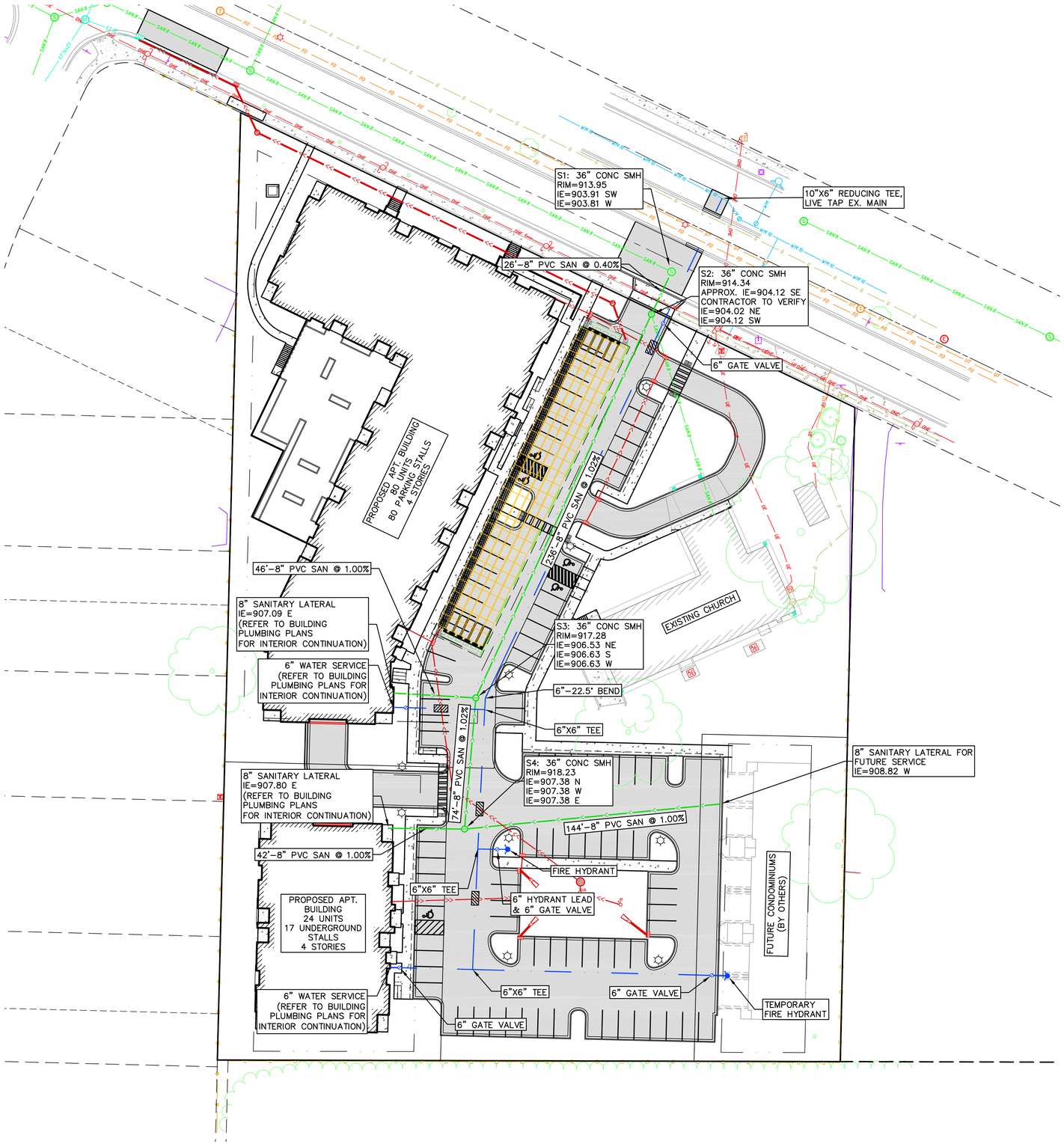

UTILITY NOTES:

1. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
3. SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
4. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
6. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
7. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
8. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
9. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
10. UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
11. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
12. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 – SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
13. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.30(11)(H) AND SPS 382.40(8)(k).
14. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b.).
15. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
16. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
17. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
18. CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
19. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
20. SANITARY SEWER MAIN AT BURY DEPTHS GREATER THAN 15' SHALL BE SDR 26. ALL OTHER SANITARY SEWER MAIN SHALL BE SDR 35.
21. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
22. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN. PROVIDE 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
23. SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN EXTERNAL DROP. MANHOLES WITH SEWER LATERAL CONNECTIONS GREATER THAT 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.
24. INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER PIPE (FORCE MAIN)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- WATER VALVE MANHOLE
- PROPOSED PIPE INSULATION

ABBREVIATIONS

STMH – STORM MANHOLE
FI – FIELD INLET
CI – CURB INLET
CB – CATCH BASIN
EW – ENDWALL
SMH – SANITARY MANHOLE

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Utility Plan - Sanitary Sewer & Water

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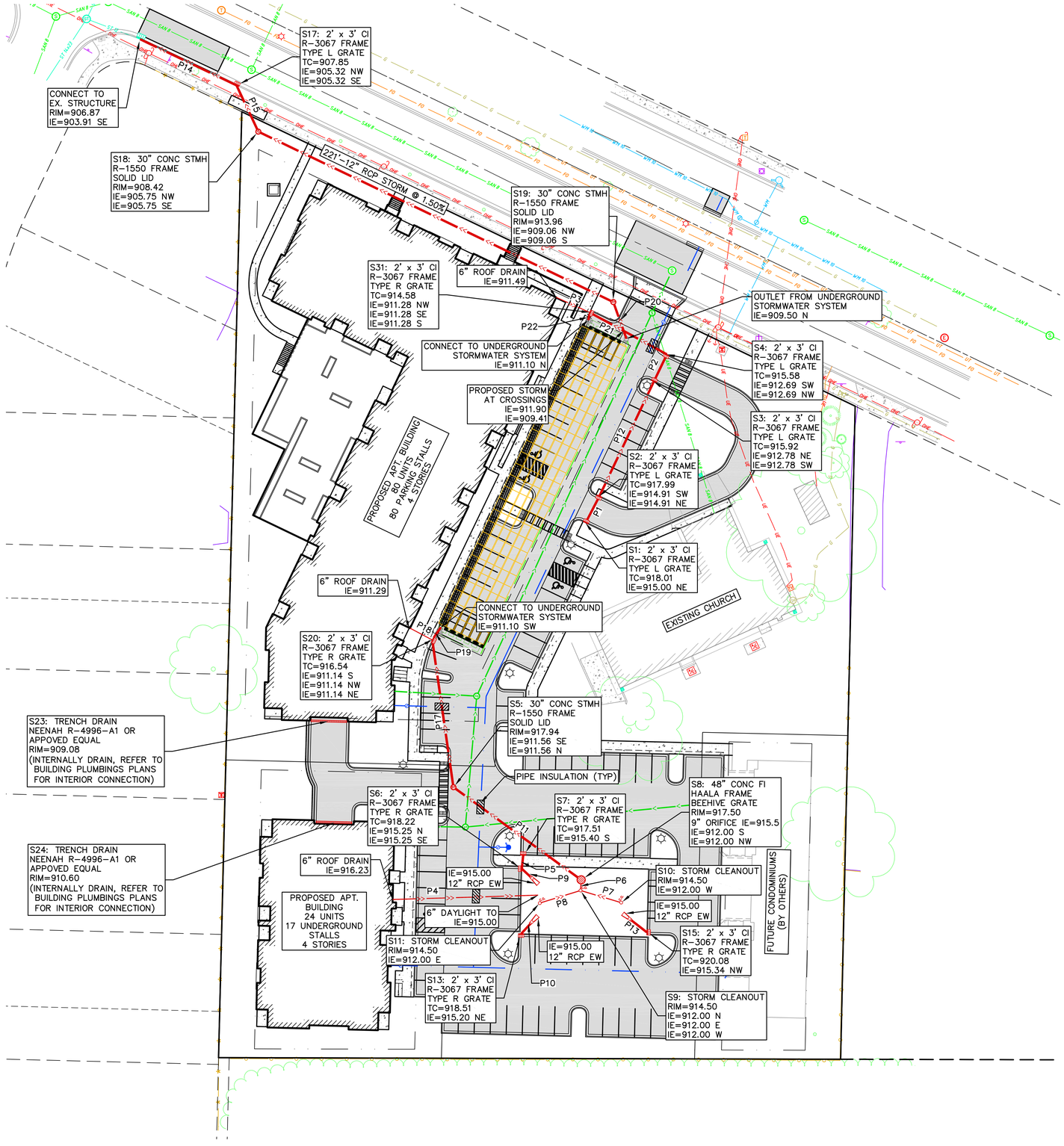

STORM PIPE TABLE								
PIPE NAME	PIPE TYPE	SIZE (IN.)	FROM	TO	LENGTH (FT)	START INV	END INV	SLOPE
P1	RCP	12	S2	S1	17	914.91	915.00	0.50%
P2	RCP	12	S4	S3	17	912.69	912.78	0.50%
P3	PVC	6	S31	S30	21	911.28	911.49	1.00%
P4	PVC	6	S29		82	915.00	916.23	1.50%
P5	RCP	12	S6	S7	8	915.25	915.40	2.00%
P6	PVC	6	S8	S9	6	912.00	912.00	0.00%
P7	HDPE Perforated	6	S9	S10	24	912.00	912.00	0.00%
P8	HDPE Perforated	6	S9	S11	24	912.00	912.00	0.00%
P9	RCP	12	S12	S6	13	915.00	915.25	2.00%
P10	RCP	12	S14	S13	14	915.00	915.20	1.50%
P11	RCP	12	S5	S8	89	911.56	912.00	0.50%
P12	RCP	12	S3	S2	71	912.78	914.91	3.00%
P13	RCP	12	S16	S15	17	915.00	915.34	2.00%
P14	RCP	12	S49	S17	60	903.91	905.32	2.35%
P15	RCP	12	S17	S18	29	905.32	905.75	1.50%
P16	RCP	12	S18	S19	221	905.75	909.06	1.50%
P17	RCP	12	S20	S5	84	911.14	911.56	0.50%
P18	PVC	6	S20	S55	14	911.14	911.29	1.03%
P19	RCP	12	S56	S20	9	911.10	911.14	0.50%
P20	RCP	12	S19	S58	22	909.06	909.50	2.00%
P21	RCP	12	S31	S4	49	911.28	912.69	2.86%
P22	RCP	12	S21	S31	4	911.10	911.28	4.00%

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER PIPE (FORCE MAIN)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- WATER VALVE MANHOLE
- PROPOSED PIPE INSULATION

ABBREVIATIONS

STMH – STORM MANHOLE
FI – FIELD INLET
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Utility Plan - Storm Sewer
709 Northport Drive
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Dane County, Wisconsin

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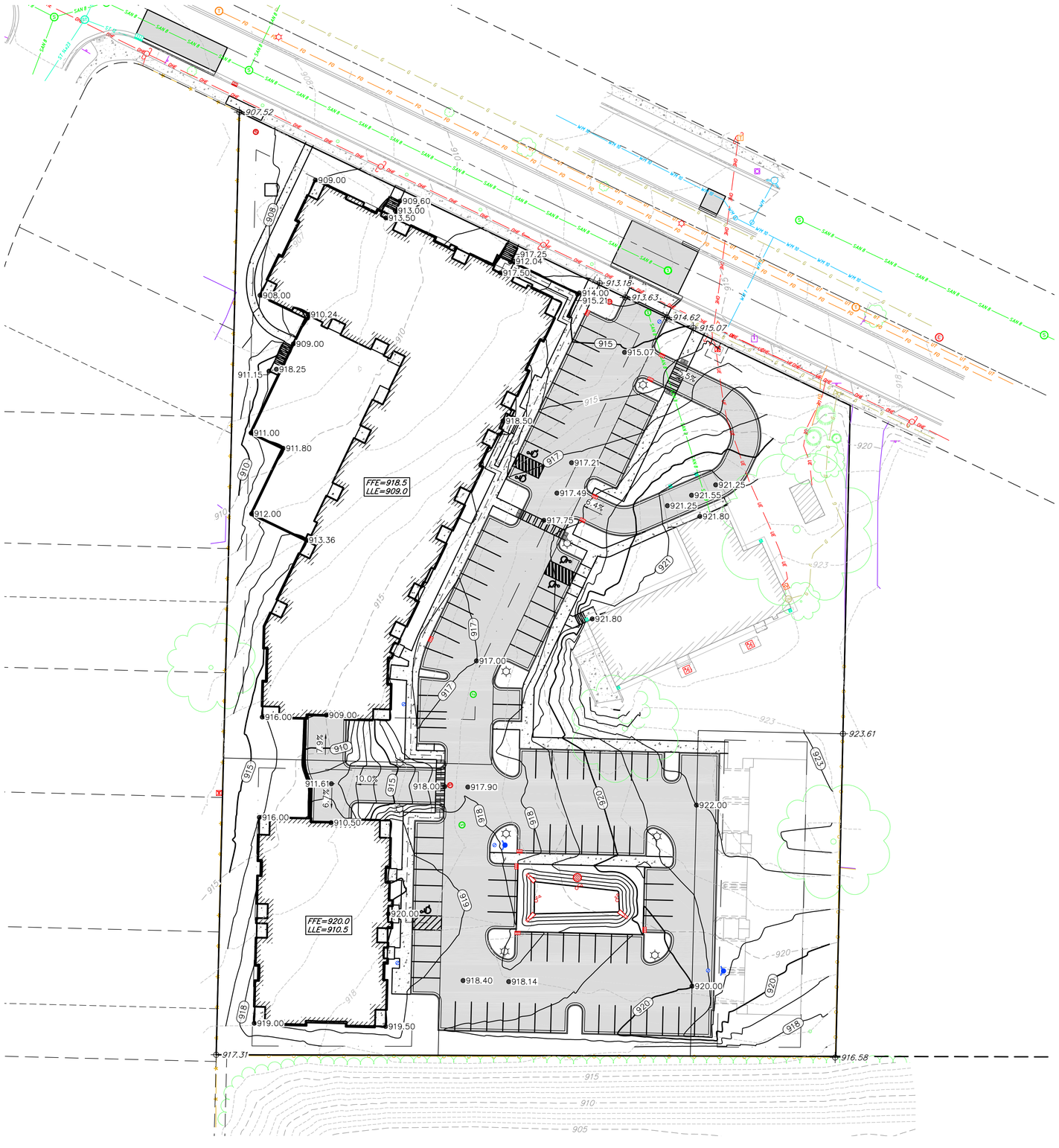

GRADING NOTES:

1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
2. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
3. CROSS SLOPE OF SIDEWALKS SHALL BE 1.5% UNLESS OTHERWISE NOTED.
4. LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
5. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
6. ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2.0% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
7. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
8. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

GRADING LEGEND

820	EXISTING MAJOR CONTOURS
818	EXISTING MINOR CONTOURS
820	PROPOSED MAJOR CONTOURS
818	PROPOSED MINOR CONTOURS
	DRAINAGE DIRECTION
2.92%	PROPOSED SLOPE ARROWS
1048.61	EXISTING SPOT ELEVATIONS
1048.61	PROPOSED SPOT ELEVATIONS

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Grading Plan

709 Northport Drive
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Dane County, Wisconsin

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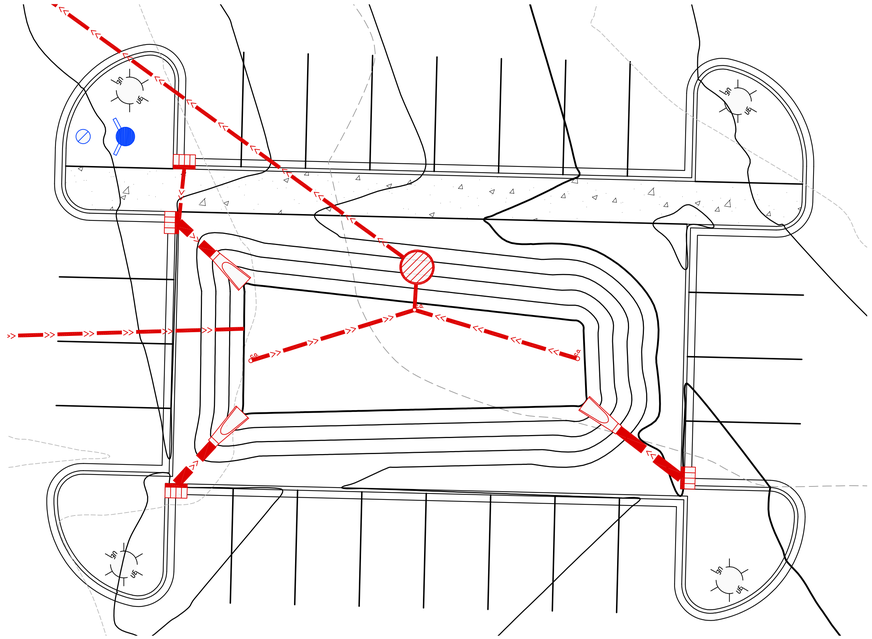
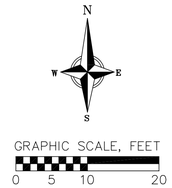
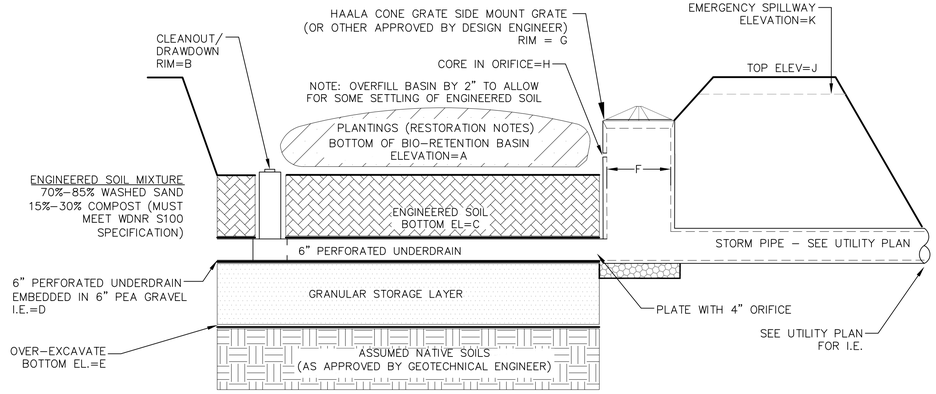




BIO-RETENTION BASIN ELEVATIONS											
	A	B	C	D	E	F	G	H	J	K	DESIGN INNFILTRATION RATE (IN/HR)
BIO-RETENTION	914.50	914.50	912.50	912.00	907.00	48"	917.50	9" @ 915.50	918.50	918.00	0.50



STORAGE LAYER
SAND OR GRAVEL

SAND SHALL MEET ONE OF THE FOLLOWING GRADATION REQUIREMENTS:
- USDA COARSE SAND (0.02 – 0.04 INCHES)
- ASTM C33 (FINE AGGREGATE CONCRETE SAND
- WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5.3.4 (FINE AGGREGATE CONCRETE SAND) 2005 EQUIVALENT AS APPROVED BY THE ADMINISTERING AUTHORITY

GRAVEL SHALL MEET:
- COARSE AGGREGATE #2 AND OTHER SPECIFICATIONS OF WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5, 203 EDITION OR AN EQUIVALENT AS APPROVED BY THE ADMINISTERING AUTHORITY. GRAVEL SHALL BE DOUBLE-WASHED.

1/5 BIO-RETENTION BASIN
NOT TO SCALE

BIORETENTION AREA SPECIFICATIONS:
1. BIORETENTION AREA MUST CONFORM TO WISCONSIN DNR TECHNICAL STANDARD 1004 (BIORETENTION FOR INFILTRATION).
2. HEAVY EQUIPMENT SHALL NOT BE ALLOWED ON AREA OF INFILTRATION DURING CONSTRUCTION OPERATIONS. INFILTRATION AREA MUST NOT BE CONSTRUCTED (INSTALLED) UNTIL THE SITE IS STABILIZED, I.E. THE GRASS COVER IS WELL ESTABLISHED; OTHERWISE, CONSTRUCTION SITE RUNOFF FROM DISTURBED AREAS SHALL BE DIVERTED AWAY FROM BIORETENTION DEVICE. DO NOT ALLOW SURROUNDING SOILS TO ERODE INTO BASINS ONCE ENGINEERED SOIL AND PLANTINGS HAVE BEEN INSTALLED.
3. USE RAINWATER GARDEN LIVE NATIVE PLANT PLUGS FROM AGRECOL (SUNNY, SHORT, OR MEDIUM STATURE), OR OTHER QUALITY, DEEP-ROOTED PLANTS FROM A LICENSED LOCAL NURSERY, AS APPROVED BY ENGINEER OR OWNER.
4. CONTRACTOR IS RESPONSIBLE FOR PREPARING VEGETATION PLAN, ENSURING PLANT ESTABLISHMENT, INITIAL MAINTENANCE (SEE BELOW), AS WELL AS MAINTAINING PROPER INFILTRATION RATES OVER INFILTRATIVE SURFACE (I.E. NO PONDED WATER 24 HOURS AFTER RAIN EVENT) THROUGHOUT WARRANTY PERIOD AND ONE COMPLETE GROWING SEASON, OR UNTIL ACCEPTANCE BY THE OWNER (WHICHEVER IS SOONER).
5. PLANT PLUGS SHALL BE SPACED 12" ON CENTER, AND FROM THE FOLLOWING SPECIES LIST: ASCLEPIAS INCARNATA / SWAMP MILKWEED, ASCLEPIAS VERTICILLATA / WHORLED MILKWEED, CAREX ANNECTENS / YELLOW-FRUITED SEDGE, CAREX BICKNELLII / PRAIRIE SEDGE, CAREX COMOSA / BOTTLEBRUSH SEDGE, CAREX CRISTATELLA / CRESTED OVAL SEDGE, CAREX HYSTERICINA / PORCUPINE SEDGE, CAREX LURIDA / LURID SEDGE, CAREX SCOPARIA / BROOM SEDGE, CAREX STRICTA / TUSSOCK SEDGE, COREOPSIS PALMATA / STIFF TICKSEED, COREOPSIS TRIPTERIS / TALL COREOPSIS, ELYMUS VIRGINICUS / VIRGINIA WILD RYE, GENTIANA ALBA / WHITE GENTIAN, IRIS VIRGINICA / BLUE FLAG IRIS, LIATRIS PYCNOSTACHYA / GAYFEATHER, LIATRIS SPICATA / SPIKE GAYFEATHER, LOBELIA CARDINALIS / CARDINAL FLOWER, MONARDA FISTULOSA / BERGAMOT, PANICUM VIRGATUM / SWITCH GRASS, PYCNANTHEMUM VIRGINIANUM / MOUNTAIN MINT, RUDBECKIA TRILOBA / BROWNEYED SUSAN, SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM, SPARTINA PECTINATA / PRAIRIE CORDGRASS, SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED, SYMPHYOTRICHUM NOVAE-ANGLIAE / NEW ENGLAND ASTER,VERONICASTRUM VIRGINICUM / CULVER'S ROOT

RESTORATION AND INITIAL MAINTENANCE NOTES (DURING FIRST GROWING SEASON):
1. PLANTING IS RECOMMENDED TO TAKE PLACE BETWEEN AVAILABILITY OF PLANTS IN SPRING AND JUNE 30TH, OR BETWEEN SEPTEMBER 1ST AND OCTOBER 15TH. IF PLANTED JULY 1ST THROUGH AUGUST 31ST, HEAVILY WATER THE PLANTS AT THE TIME THEY ARE PLANTED, AND EVERY OTHER DAY FOR A TOTAL OF 4 WATERINGS. A RAIN EVENT GREATER THAN 0.5 INCHES CONSTITUTES A WATERING. IF PLANTED SEPTEMBER 1ST THROUGH OCTOBER 15TH, PLACE CERTIFIED WEED-FREE STRAW MULCH AT 3" MINIMUM THICKNESS BETWEEN PLANTS TO HELP PREVENT FROST HEAVE. IF PLANTING IS TO OCCUR AFTER OCTOBER 15TH, IT SHOULD BE POSTPONED UNTIL THE FOLLOWING SPRING (MAY).
2. EROSION MAT CLASS II SHALL CONFORM TO THE CRITERIA LOCATED IN DNR TECHNICAL STANDARD 1052 (NON-CHANNEL EROSION MAT). DO NOT USE WOOD CHIPS, UNLESS EROSION MAT IS PLACED OVER TOP TO PREVENT FLOATING.
3. DO NOT FERTILIZE NATIVE PLANTINGS, UNLESS DIRECTED BY NURSERY.
4. WATER PLANTS AS NECESSARY, DEPENDING ON WEATHER. TREAT DISEASED OR DISTRESSED PLANTS, SPOT TREAT THE AREA WITH HERBICIDE TO REMOVE WEEDS, REMOVE DEBRIS AND LITTER, AND INSPECT AND REPAIR ERODED AREAS, AS NEEDED.

CONSTRUCTION NOTES (NOT INCLUDING SIDESLOPES):
1. LIMIT CONSTRUCTION TRAFFIC IN EXCAVATION AND USE ONLY TRACKED VEHICLES.
2. EXCAVATE TO FINAL DEPTH DURING DRY WEATHER AND HAVE ALL MATERIALS ON SITE TO COMPLETE CONSTRUCTION PRIOR TO FORECASTED RAIN.
3. OVER-EXCAVATE THE AREA TO INFILTRATIVE LAYER REQUIRED PER DETAIL. NATIVE LAYER OF DEVICE TO BE VISUALLY INSPECTED BY DESIGN ENGINEER IN THE FIELD AFTER THE AREA IS EXCAVATED.
4. CHISEL PLOW, OR ROTO-TILL THE BASE OF THE AREA TO BREAK UP ANY HARDPAN IN THE NATIVE SOIL LAYER.
5. PLACE GRANULAR FILL, DEPTH AS REQUIRED BY DETAIL, AND UNDERDRAIN COMPONENTS.
6. PLACE ENGINEERED SOIL IN MAXIMUM 12" LIFTS (OVERFILL BY 2" TO ALLOW FOR SETTLING), COMPRISED OF:
   70-85% WASHED SAND
   15-30% COMPOST (PER DNR TECHNICAL STANDARD S100)
7. PLANT PLUGS, EROSION MAT, WATER, AND MAINTAIN AS DIRECTED ABOVE. LEAVE UNDERDRAIN DRAWDOWN OPEN UNTIL PLANT ESTABLISHMENT.

LONG-TERM MAINTENANCE OF BIORETENTION AREA:
1. REFER TO DNR TECHNICAL STANDARD 1004

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Stormwater Facility Detail

709 Northport Drive
City of Madison
Dane County, Wisconsin

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240474

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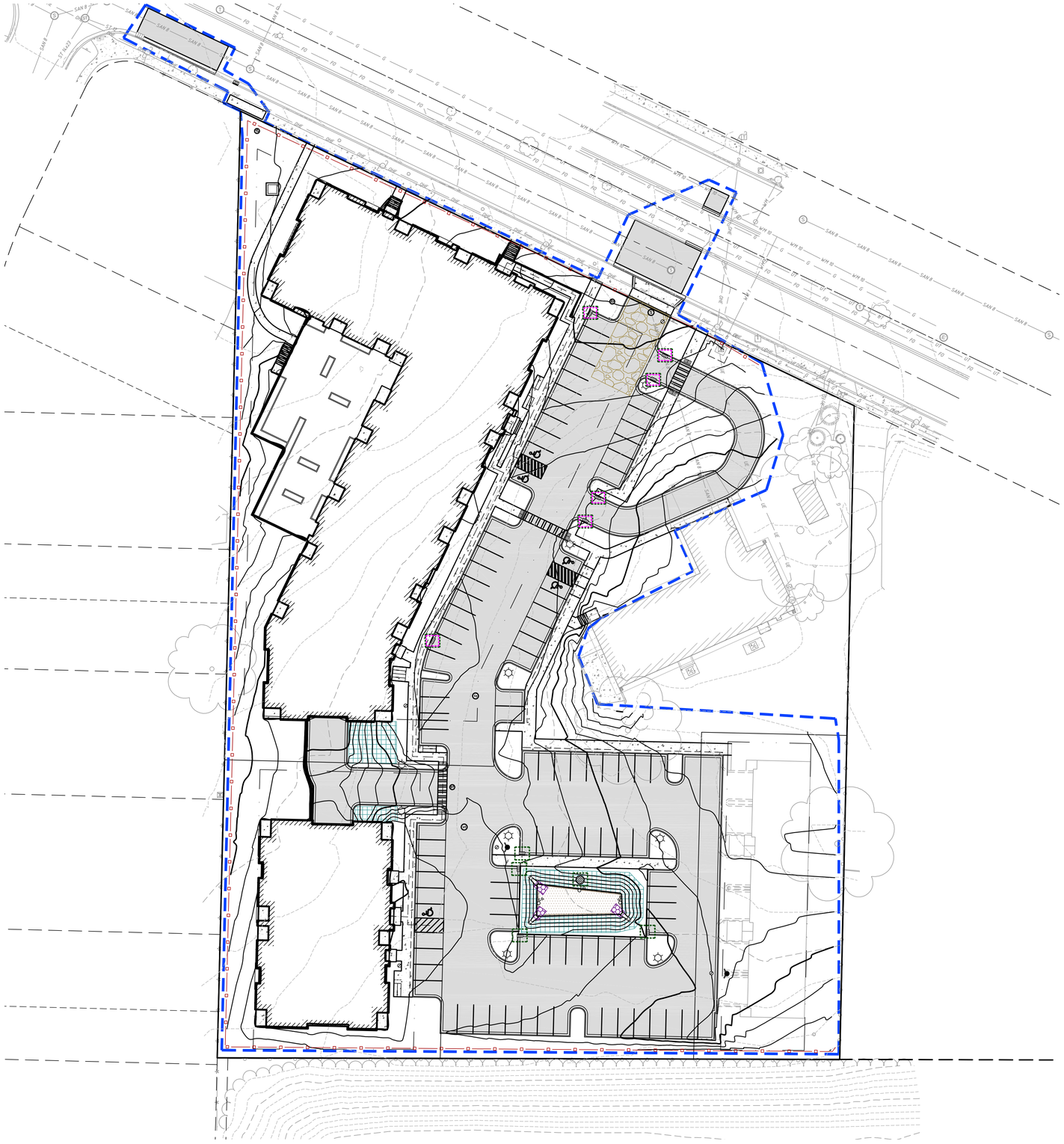

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GRAPHIC SCALE, FEET

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GRADING NOTES:

1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
2. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
3. CROSS SLOPE OF SIDEWALKS SHALL BE 1.5% UNLESS OTHERWISE NOTED.
4. LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
5. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
6. ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2.0% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
7. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
8. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

EROSION CONTROL LEGEND

- SILT FENCE
- DISTURBED LIMITS
- INLET PROTECTION
- INLET PROTECTION AND OIL & GREASE FILTER
- EROSION MAT CLASS I, TYPE B
- EROSION MAT CLASS II, TYPE A
- TRACKING PAD
- RIP RAP

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Erosion Control Plan

709 Northport Drive
City of Madison
Dane County, Wisconsin

REVISIONS			
NO.	DATE	REMARKS	

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DATE 5/12/2025

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PROJECT NO. 240474

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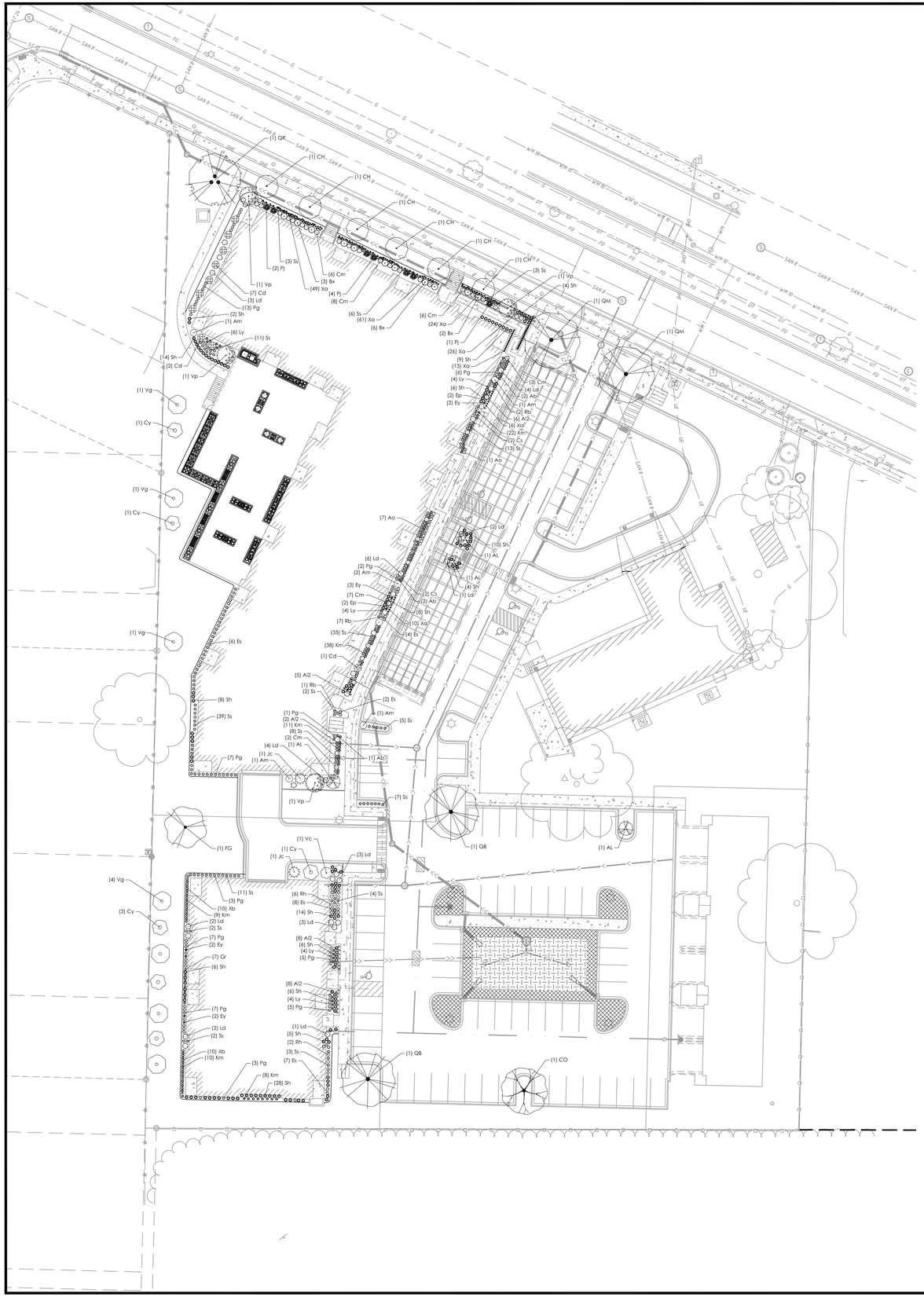

PLANT SCHEDULE GRADE

CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
DECIDUOUS TREES					
CO	Celtis occidentalis / Common Hackberry	B & B	2.5"Cal		1
CH	Celtis occidentalis 'JFS-KSU1' / Prairie Sentinel® Hackberry	B & B	2.5"Cal		6
FG	Fagus grandifolia / American Beech	B & B	2.5"Cal		1
QB	Quercus bicolor / Swamp White Oak	B & B	2.5"Cal		2
QM	Quercus macrocarpa / Burr Oak	B & B	2.5"Cal		2
QR	Quercus rubra / Red Oak	B & B	2.5"Cal		1
UNDERSTORY TREES					
AL	Amelanchier laevis / Allegheny Serviceberry	B & B	4` ht.	Multi-Stem	4
DECIDUOUS SHRUBS					
Am	Aronia melanocarpa / Black Chokeberry	Cont.	5 Gal.		6
Cm	Ceanothus americanus / New Jersey Tea	Cont.	3 Gal.		37
Cd	Cephalanthus occidentalis / Buttonbush	Cont.	5 Gal.		10
Cy	Corylus americana / American Hazelnut	Cont.	5 Gal.		6
Ld	Lonicera diervilla / Honeysuckle	Cont.	3 Gal.		31
Pj	Physocarpus opulifolius 'Jefam' / First Editions® Amber Jubilee® Ninebark	Cont.	5 Gal.		7
Vc	Viburnum cassinoides / Witherod Viburnum	Cont.	5 Gal.		1
Vg	Viburnum lentago / Nannyberry	B & B	4` ht.	Multi-Stem	7
Vp	Viburnum prunifolium / Blackhaw Viburnum	B & B	4` ht.		3
EVERGREEN SHRUBS					
Bx	Buxus x 'Green Mountain' / Green Mountain Boxwood	Cont.	5 Gal.		11
Jc	Juniperus communis depressa / Common Juniper	Cont.	2 Gal.		2
PERENNIALS					
Al2	Allium cernuum / Nodding Onion	Cont.	4 In		29
Ao	Anemone canadensis / Canadian Anemone	Cont.	4 In		8
Ab	Asclepias tuberosa / Butterfly Milkweed	Cont.	4 In		5
Xa	Carex albicans / White-tinged Sedge	Cont.	4 In		189
Xb	Carex brevior / Oval Sedge	Cont.	1 Gal.		20
Cs	Coreopsis palmata / Stiff Tickseed	Cont.	4 In		4
Ep	Echinacea pallida / Pale Purple Coneflower	Cont.	4 In		4
Es	Eragrostis spectabilis / Purple Lovegrass	Cont.	1 Gal.		27
Ey	Eryngium yuccifolium / Rattlesnake Master	Cont.	4 In		9
Gr	Geum triflorum / Prairie Smoke	Cont.	4 In		7
Km	Koeleria macrantha / Prairie Junegrass	Cont.	1 Gal.		98
Ly	Liatris pycnostachya / Gayfeather	Cont.	4 In		22
Pg	Panicum virgatum / Switch Grass	Cont.	1 Gal.		59
Rb	Rudbeckia fulgida / Coneflower	Cont.	4 In		10
Rh	Rudbeckia hirta / Black-eyed Susan	Cont.	4 In		8
Ss	Schizachyrium scoparium / Little Bluestem	Cont.	1 Gal.		153
Sh	Sporobolus heterolepis / Prairie Dropseed	Cont.	1 Gal.		128

CONCEPT PLANT SCHEDULE

INFILTRATION PLUGS - SMALL SCALE (PER PLUG)	1,705 sf
Asclepias incarnata / Swamp Milkweed	71
Carex annectens / Yellow-fruited Sedge	177
Carex bebbii / Bebb's Sedge	142
Carex bicknellii / Prairie Sedge	106
Carex blanda / Woodland Sedge	35
Carex bromoides / Brome-like Sedge	71
Carex cristatella / Crested Oval Sedge	106
Carex hystericina / Porcupine Sedge	106
Carex scoparia / Broom Sedge	106
Carex vulpinoidea / Fox Sedge	106
Elymus virginicus / Virginia Wild Rye	35
Iris versicolor / Blue Flag	71
Liatris pycnostachya / Gayfeather	71
Liatris spicata / Blazing Star	71
Lobelia cardinalis / Cardinal Flower	35
Lobelia siphilitica / Great Lobelia	35
Monarda fistulosa / Bergamot	35
Panicum virgatum / Switch Grass	142
Pycnanthemum virginianum / Mountain Mint	35
Rudbeckia subtomentosa / Sweet Black-eyed Susan	35
Solidago ridellii / Ridell's Goldenrod	18
Symphyotrichum puniceum / Swamp Aster	35
Tradescantia ahiensis / Ohio Spiderwort	18
Verbena hastata / Blue Vervain	35
Vernonia fasciculata / Ironweed	35
Veronicastrum virginicum / Culver's Root	35

GROUNDCOVER #1	1,809 sf
Anemone canadensis / Canadian Anemone	109
Carex albicans / White-tinged Sedge	651
Carex pensylvanica / Pennsylvania Sedge	487
Carex rosea / Rosy Sedge	273
Echinacea pallida / Pale Purple Coneflower	163
Liatris aspera / Rough Blazing Star	217
Sporobolus heterolepis / Prairie Dropseed	814

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Landscape Plan

709 Northport Drive
City of Madison
Dane County, Wisconsin

REVISIONS			
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NO.	DATE	REMARKS	

DATE
5/12/2025

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PROJECT NO.
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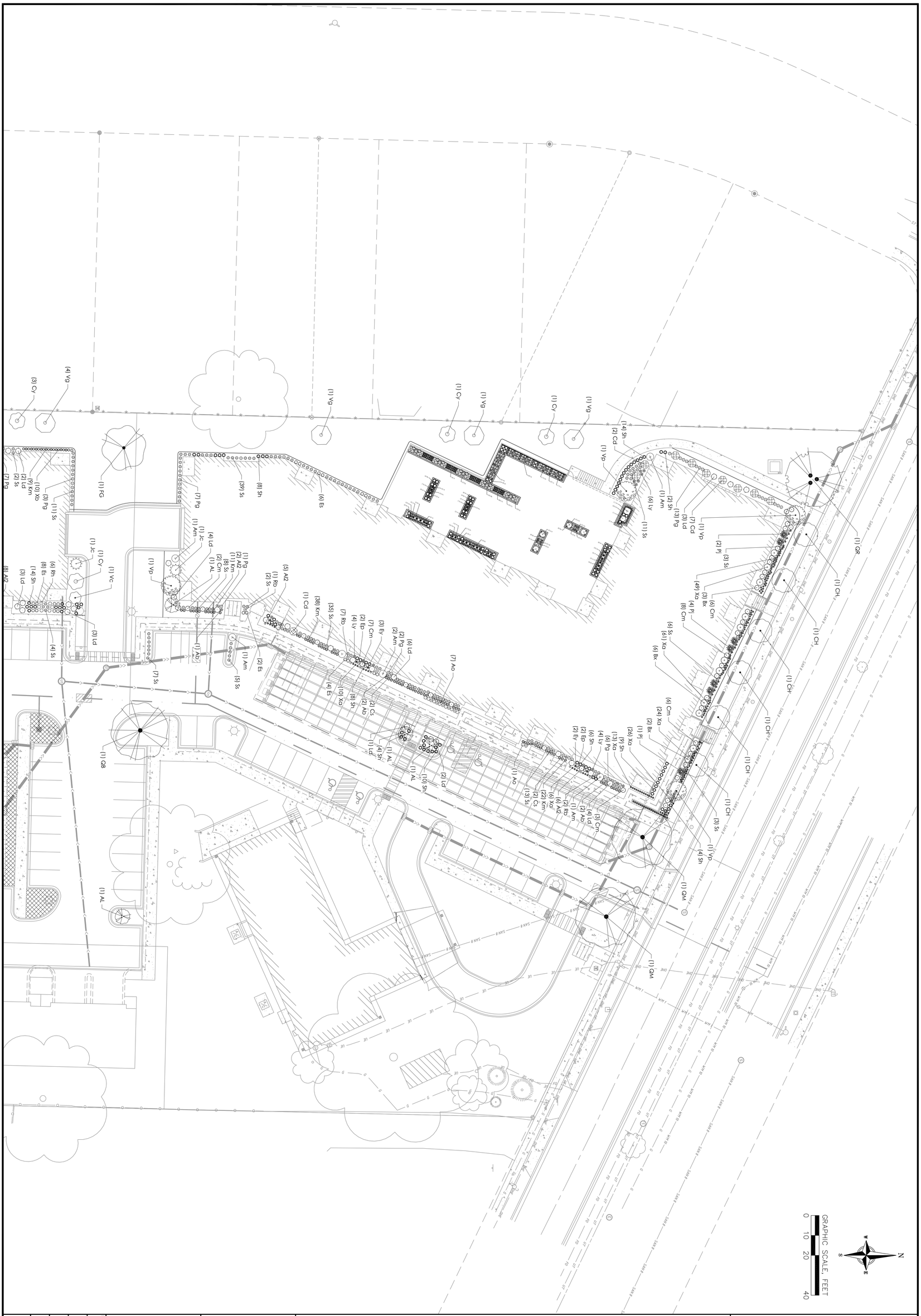

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PROJECT NO.
240474

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5/12/2025

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NO.	DATE	REMARKS	NO.	DATE	REMARKS

Landscape Plan North

709 Northport Drive
City of Madison
Dane County, Wisconsin

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(2) Ey
(1) Am
(2) Rb
(6) Al2
(6) Xa
(22) Km
(2) Cs
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(1) Ao
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(1) Vg
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(3) Ey
(4) Sh
(7) Cm
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(2) Ep
(2) Cs
(4) Ly
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(8) Sh
(7) Rb
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(38) Km
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(5) Al2
(1) Rb
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(1) Pg
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(7) Pg
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(1) FG
(1) QB
(1) AL
(1) Vc
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(3) Ld
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(9) Km
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Landscape Plan South

709 Northport Drive
City of Madison
Dane County, Wisconsin

REVISIONS

NO.	DATE	REMARKS

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NO.	DATE	REMARKS

DATE
5/12/2025

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PROJECT NO.
240474

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PLANT SCHEDULE DECK

CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
DECIDUOUS SHRUBS				
Am	Aronia melanocarpa / Black Chokeberry	Cont.	5 Gal.	1
Ld	Lonicera diervilla / Honeysuckle	Cont.	3 Gal.	1
EVERGREEN SHRUBS				
Ix-3	Ilex glabra 'SMNIGAB17' / Gem Box® Inkberry Holly	Cont.	3 Gal.	4
Js	Juniperus communis 'Sentinel' / Sentinel Common Juniper	Cont.		43
PERENNIALS				
Ab	Asclepias tuberosa / Butterfly Milkweed	Cont.	4 In	10
Vr	Callirhoe involucrata / Purple Poppymallow	Cont.	1 Gal.	28
Xa	Carex albicans / White-tinged Sedge	Cont.	4 In	152
Cx	Carex pensylvanica / Pennsylvania Sedge	Cont.	1 Gal.	80
Cs	Coreopsis palmata / Stiff Tickseed	Cont.	4 In	20
Es	Eragrostis spectabilis / Purple Lovegrass	Cont.	1 Gal.	13
Km	Koeleria macrantha / Prairie Junegrass	Cont.	1 Gal.	4
Ly	Liatris pycnostachya / Gayfeather	Cont.	4 In	12
Pg	Panicum virgatum / Switch Grass	Cont.	1 Gal.	5
Ss	Schizachyrium scoparium / Little Bluestem	Cont.	1 Gal.	84
Rp	Sedum rematum / Wild Stonecrop	Cont.	4 In	54
Sh	Sporobolus heterolepis / Prairie Dropseed	Cont.	1 Gal.	51

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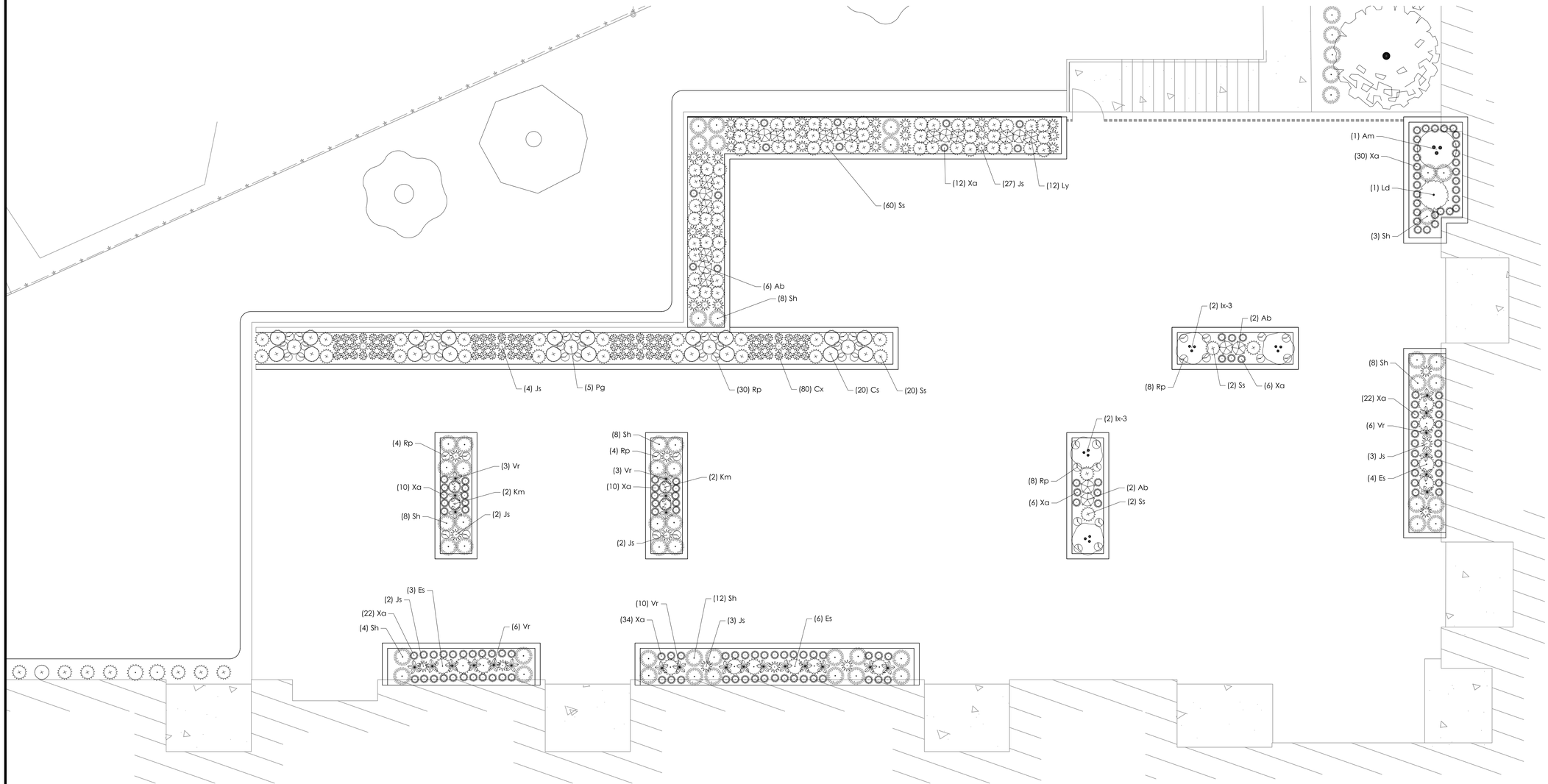

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Amenity Deck Landscape Plan

709 Northport Drive
City of Madison
Dane County, Wisconsin

REVISIONS NO.	DATE	REMARKS

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PROJECT NO. 240474

L103

LANDSCAPE MATERIAL NOTES:

1. CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 625.2(1) OF THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION." PROVIDE A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEEDED/SODDED.
2. SUBSOIL UNDER TURF AND PLANTING BEDS MUST BE FREE DRAINING AND LOOSE TO ALLOW ROOT PENETRATION AND DRAINAGE. LANDSCAPE CONTRACTOR SHOULD NOTIFY GENERAL CONTRACTOR IF SUBSURFACE COMPACTION IS UNFIT FOR PLANTING. LANDSCAPE CONTRACTOR IS NOT RESPONSIBLE FOR SUBSURFACE SOIL PREPARATION.
3. LANDSCAPE BEDS TO BE MULCHED WITH UNDYED SHREDDED HARDWOOD BARK MULCH TO 3" DEPTH MIN. DO NOT ALLOW MULCH TO COVER LEAVES, STEMS, OR TRUNKS OF INSTALLED PLANTS. NO LANDSCAPE FABRIC TO BE INSTALLED WITHIN PLANTED AREAS.
4. LANDSCAPE BORDERS IDENTIFIED AS STONE BORDERS ARE TO BE INSTALLED USING 1"–2". WASHED STONE TO A DEPTH OF 3" MINIMUM. LAY COMMERCIAL GRADE LANDSCAPE FABRIC BETWEEN GRADE AND STONE.
5. LANDSCAPE BEDS, STONE BORDERS, AND SEEDED AREAS ARE SEPARATED WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE $\frac{3}{16}$"X4" OR EQUAL, COLOR BLACK ANODIZED.
4. ALL TREES AND/OR SHRUBS PLANTED IN SEEDED AREAS TO BE INSTALLED WITH A 6' DIAMETER UNDYED SHREDDED HARDWOOD BARK MULCH RING AT A DEPTH OF 3" AND SHOVEL CUT EDGE. A SLOW RELEASE FERTILIZER AND MYCORRHIZAL INOCULATE SHOULD BE APPLIED TOPICALLY AT TIME OF PLANTING PRIOR TO MULCH APPLICATION ACCORDING TO MANUFACTURER SPECIFICATIONS.

SEEDING AND PLUG PLANTING NOTES:

1. ALL UNLABELED DISTURBED AREAS AND AREAS SHOWN AS TURF GRASS TO BE SEEDED WITH 'MADISON PARKS' SEED MIX BY LA CROSSE SEED OR EQUIVALENT. ALL SEEDED AREAS ARE TO BE WATERED DAILY TO MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER GERMINATION. AFTER VIGOROUS GROWTH IS ESTABLISHED, APPLY 1" WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE. (PRIOR TO ROUTINE MAINTENANCE SCHEDULE ESTABLISHMENT, MOWING SHOULD OCCUR TO MAINTAIN A TURF HEIGHT OF 3"–6".) PRIOR TO SEEDING APPLY A MINIMUM OF 4" TOPSOIL TO ENTIRE AREA. FOLLOWING SEEDING APPLY A MULCH LAYER OF STRAW OR STRAW MAT.

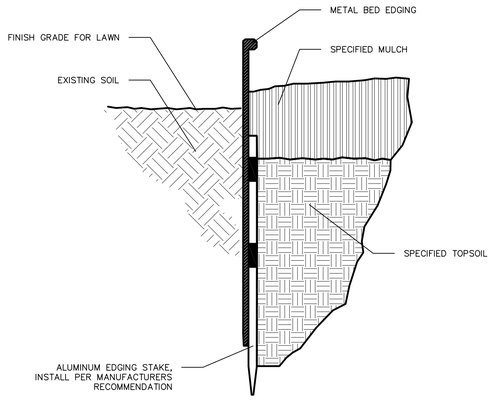
PLANT MATERIAL NOTES:

1. ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
2. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
3. CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
4. ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY AND FLOURISHING CONDITION DURING THE GROWING SEASON FOLLOWING INSTALLATION. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF INSTALLATION.
5. EXACT LOCATIONS OF EACH PLANT ARE GIVEN IN PLAN. WHILE SLIGHT DEVIATIONS ARE ACCEPTABLE, OVERALL SCHEMATIC/ORIENTATION TO BE ADHERED TO AS ACCURATELY AS POSSIBLE. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.

GENERAL LANDSCAPE NOTES:

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ANY RIGHT OF WAY WORK.
2. CONTRACTOR SHALL VERIFY ALL UTILITIES WITHIN SCOPE OF CONTRACT.
3. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS AT SITE AND COMPLETE WORK PER SCHEDULE.
4. CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS WITHIN SITE AFTER COMPLETION. CONTRACTOR SHALL CLEAN ANY AFFECTED PAVED AREAS OUTSIDE OF DISTURBANCE DELINEATION DAILY.
5. ALL MATERIAL QUANTITIES AND AREA MEASUREMENTS SHOWN ON LANDSCAPE PLAN ARE TO BE CONFIRMED BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND ADJUSTING FOR ANY QUANTITATIVE DISCREPANCIES BETWEEN PLAN, SCHEDULES, AND PREPARED CONDITIONS PRIOR TO INSTALLATION.
6. PLANTS SHALL BE INSTALLED WHEN ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE VICINITY.
7. ANY PREPARED SITE CONDITIONS THAT CONTRADICT THE LANDSCAPE PLAN AND NEGATIVELY AFFECT THE SUCCESS OF PLANTINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
8. LANDSCAPE CONTRACTOR TO PROVIDE 60 DAYS OF INITIAL MAINTENANCE PERIOD FOLLOWING LANDSCAPE INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL SEEDINGS AND PLANTINGS, AS WELL AS MOWING, WEEDING AND MATERIAL CLEAN UP.

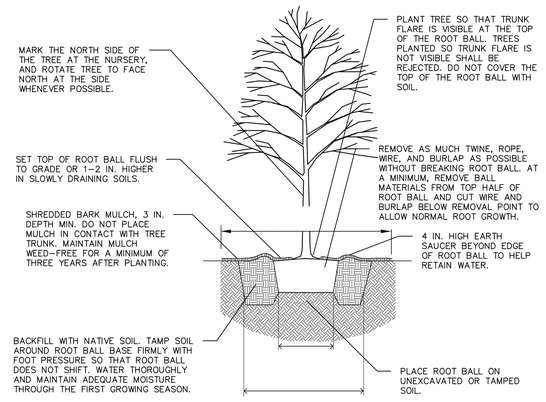
City of Madison Landscape Worksheet								
Address:	709 Northport Dr		Date:	4/23/2025				
Total Square Footage of Developed Area:		(Site Area)	-	(Building Footprint at Grade)		=	63275	sf
			100153			36878		
Total Landscape Points Required (<5 ac):		63,275	/ 300 =	211	x 5 =	1,055	1,055	
Lansdcape Points Requried >5 ac:			/ 100 =	0	x 1 =	-		
			Credits/ Existing Landscaping		New/ Proposed Landscaping			
Plant Type/ Element	Min. Size at Installation	Points	Quantity	Points Achieved	Quantity	Points Achieved		
Overstory deciduous tree	2.5" cal	35		0	5	175		
Tall Evergreen Tree	5-6 feet tall	35		0	0	0		
Ornamental tree	1.5" cal	15		0	7	105		
Upright evergreen shrub	3-4 feet tall	10		0		0		
Shrub, deciduous	#3 gallon	3		0	104	312		
Shrub, evergreen	#3 gallon	4		0	13	52		
Ornamental grasses/perennials	#1 gallon	1		0	493	493		
Ornamental/decorative fencing or wall	n/a	4 per 10 LF		0		0		
Existing significant specimen tree	Min. Size 2.5" cal.	14 per caliper inch.		0		0		
Landscape Furniture for public seating and/or transit connections		5 points per "seat"		0		0		
Sub Totals				0		1137		
		Total Points Provided:			1137			



1 / L100 METAL LANDSCAPE EDGING DETAIL
NOT TO SCALE

NOTES:

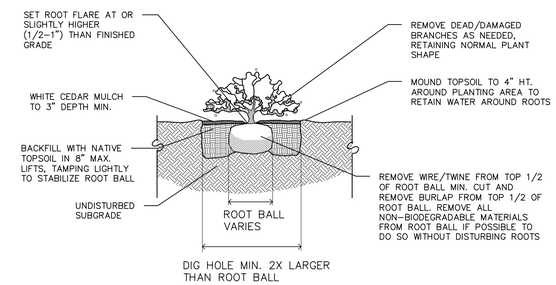
1. DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSING LIMBS, CO–DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
3. WRAP TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.



2 / L100 B&B TREE PLANTING DETAIL
NOT TO SCALE

NOTES:

1. KEEP CONTAINERS ON PLANTS UNTIL READY TO INSTALL TO MINIMIZE ROOT DAMAGE FROM EXPOSURE TO AIR. GENTLY LOOSEN ROOTS ON ROOTBOUND PLANTS. SEVERELY ROOTBOUND PLANTS WILL BE REJECTED.
2. APPLY BALANCED SLOW RELEASE FERTILIZER PELLETS TO SOIL SURFACE PRIOR TO MULCHING, PER SPECIFIED APPLICATION RATES.
3. WATER PLANTS THOROUGHLY AFTER PLANTING TO SETTLE SOIL.



3 / L100 SHRUB PLANTING DETAIL
NOT TO SCALE

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Landscape Notes
709 Northport Drive
City of Madison
Dane County, Wisconsin

REVISIONS

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PROJECT NO. 240474

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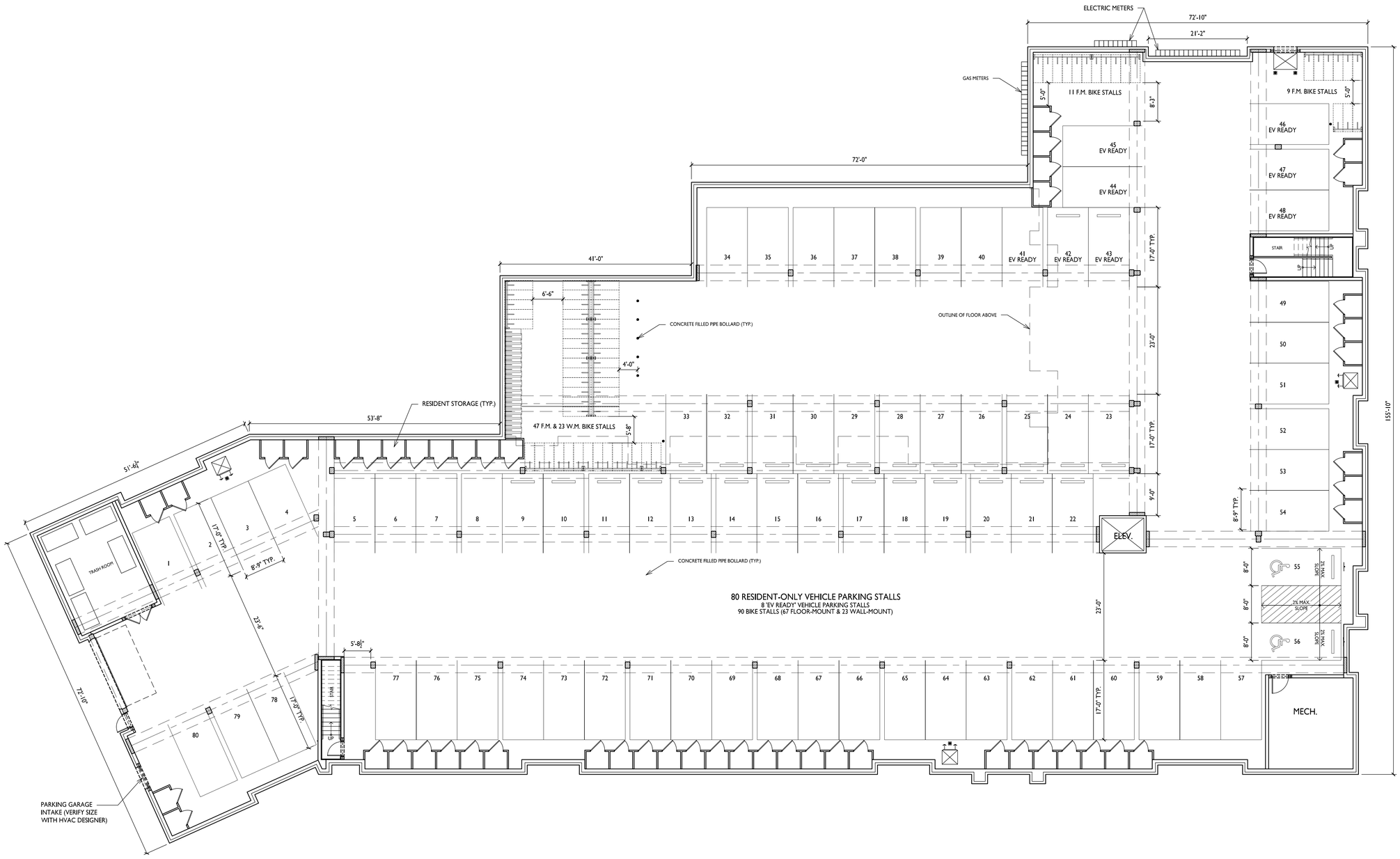


BUILDING 1
BASEMENT FLOOR PLAN

1 / AC100.1

3/32" = 1'-0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd., Suite 900
Middleton, WI 53562

ISSUED
Land Use Submittal - May 12, 2025

PROJECT TITLE
709 Northport Drive Redevelopment

709 Northport Drive, Madison, WI

SHEET TITLE
Building #1 Basement Plan

SHEET NUMBER
AC100.1

PROJECT NO. 2421

1 AC101.1 BUILDING 1
FIRST FLOOR PLAN

3/32" = 1'-0"

kba
knothe bruce
ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd., Suite 900
Middleton, WI 53562

ISSUED
Land Use Submittal - May 12, 2025

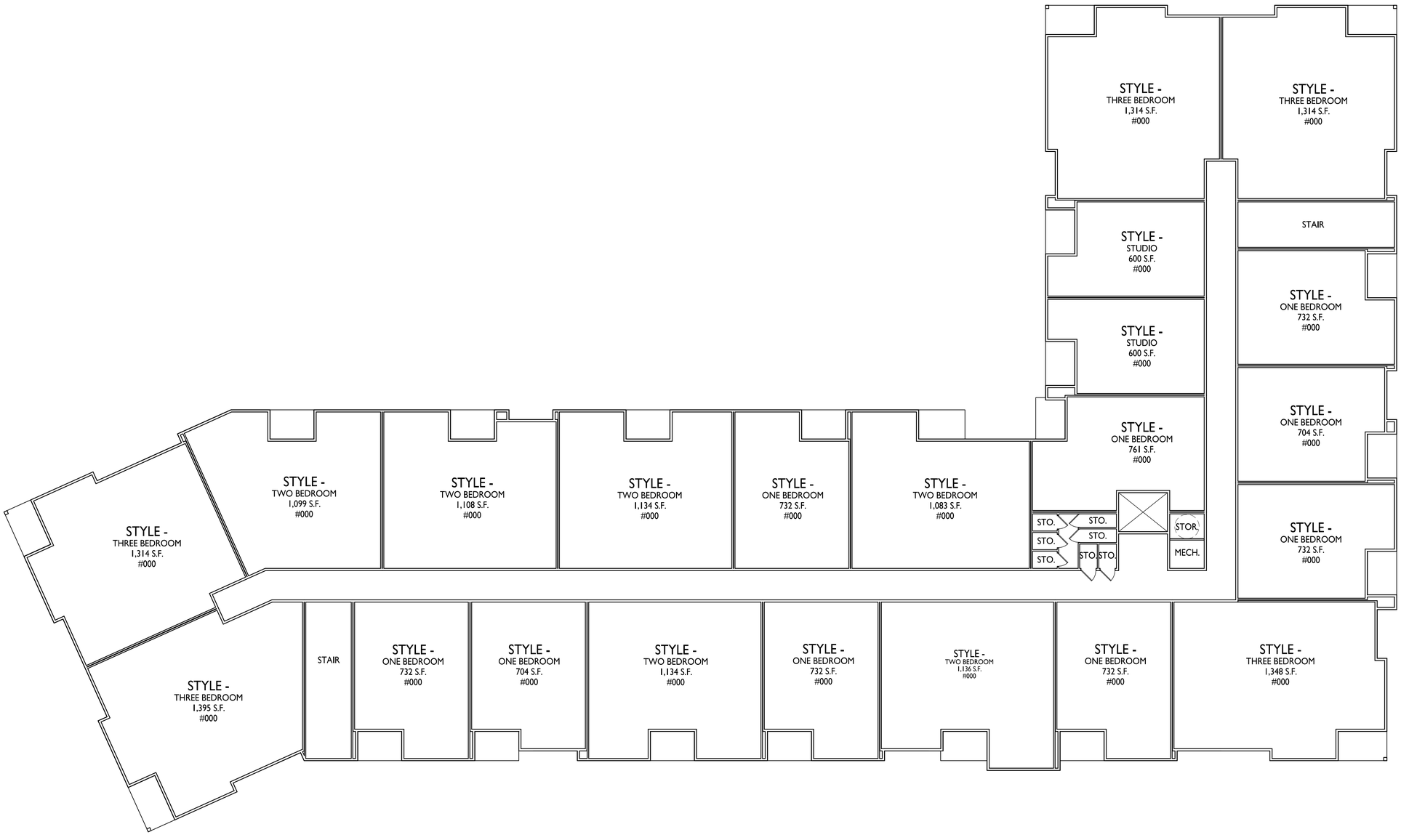
PROJECT TITLE
709 Northport Drive Redevelopment

709 Northport Drive, Madison, WI

SHEET TITLE
Building #1 First Floor Plan

SHEET NUMBER
AC101.1

PROJECT NO. 2421



1 AC102.1 BUILDING 1
SECOND FLOOR PLAN

3/32" = 1'-0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd., Suite 900
Middleton, WI 53562

ISSUED
Land Use Submittal - May 12, 2025

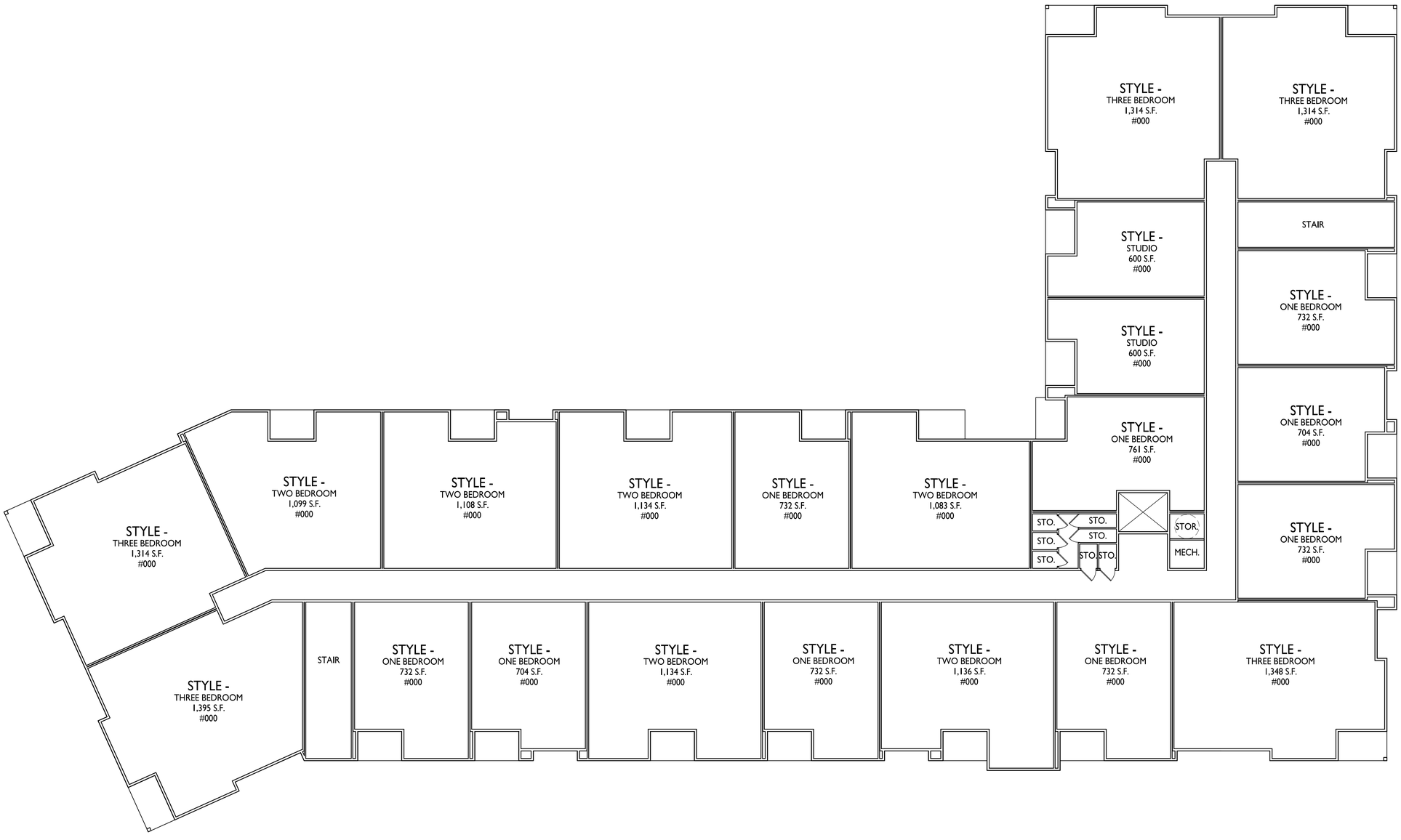
PROJECT TITLE
709 Northport Drive Redevelopment

709 Northport Drive, Madison, WI

SHEET TITLE
Building #1 Second Floor Plan

SHEET NUMBER
AC102.1

PROJECT NO. 2421



1 AC103.1 BUILDING 1
THIRD FLOOR PLAN

3/32" = 1'-0"

kba
knothe • bruce
ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd., Suite 900
Middleton, WI 53562

ISSUED
Land Use Submittal - May 12, 2025

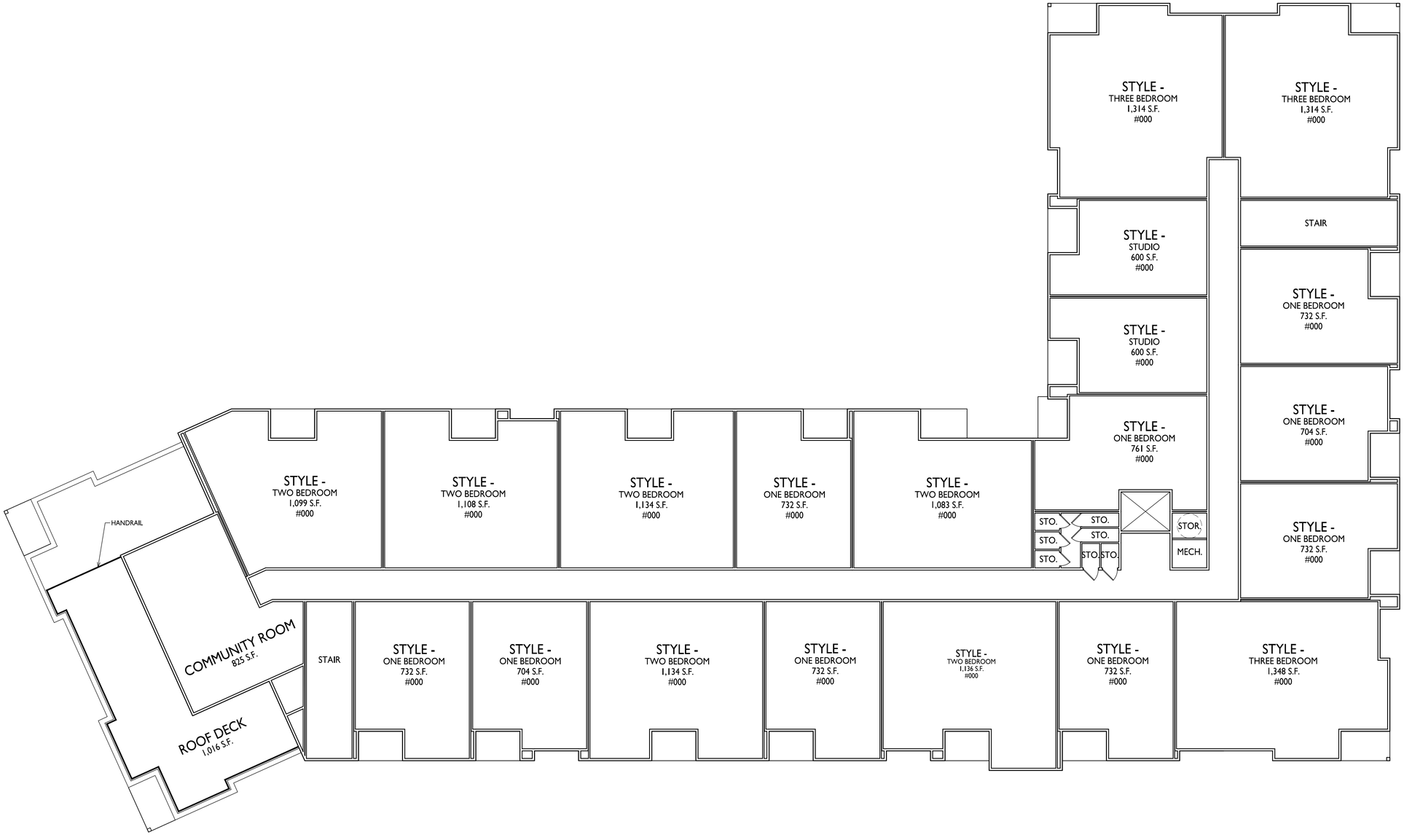
PROJECT TITLE
709 Northport Drive Redevelopment

709 Northport Drive, Madison, WI

SHEET TITLE
Building #1
Third Floor Plan

SHEET NUMBER
AC103.1

PROJECT NO. 2421



1 AC104.1

BUILDING 1
FOURTH FLOOR PLAN

3/32" = 1'-0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd., Suite 900
Middleton, WI 53562

ISSUED
Land Use Submittal - May 12, 2025

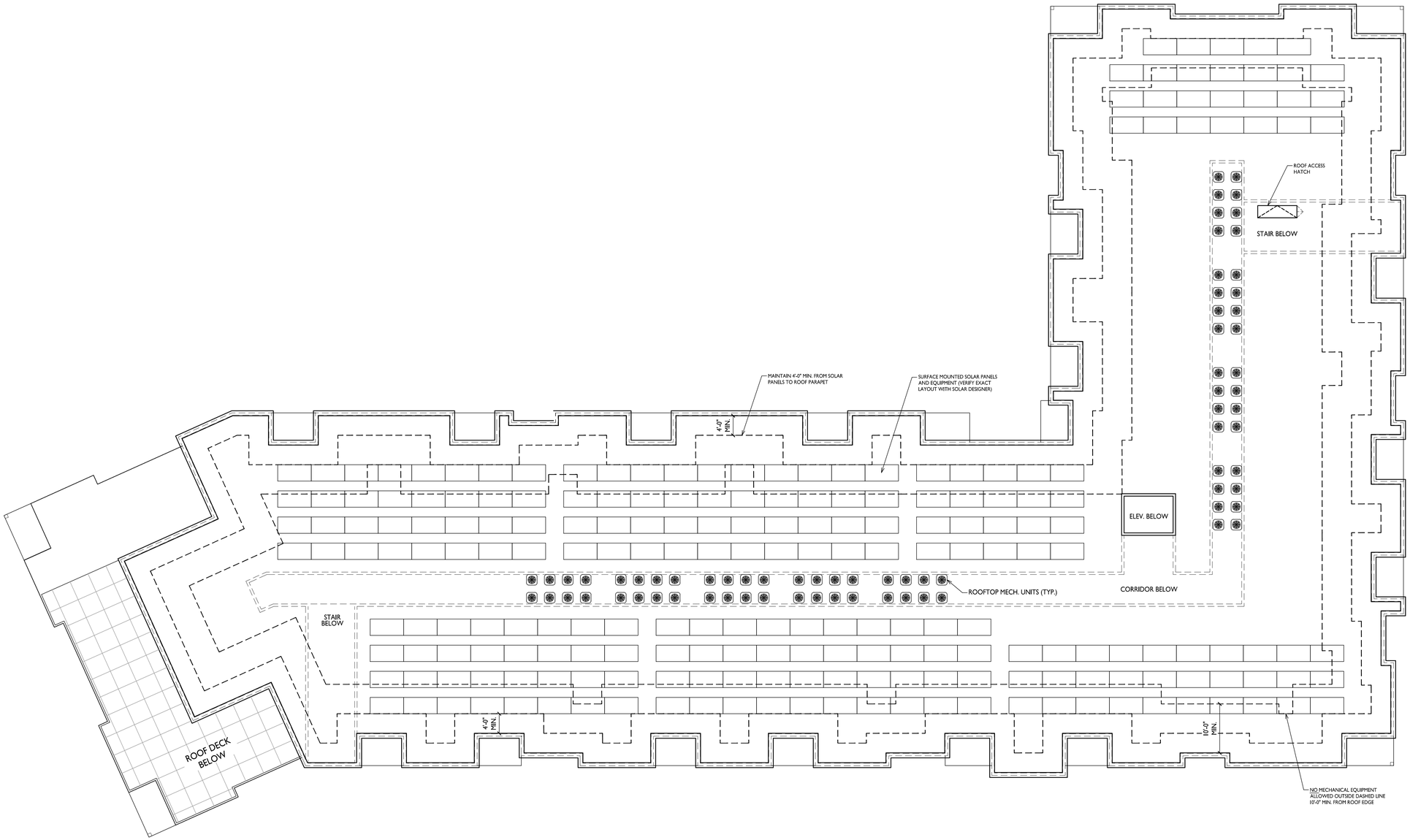
PROJECT TITLE
709 Northport Drive Redevelopment

709 Northport Drive, Madison, WI

SHEET TITLE
Building #1 Fourth Floor Plan

SHEET NUMBER
AC104.1

PROJECT NO. 2421



1 AC105.1

BUILDING 1 ROOF PLAN

3/32" = 1'-0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd., Suite 900
Middleton, WI 53562

ISSUED
Land Use Submittal - May 12, 2025

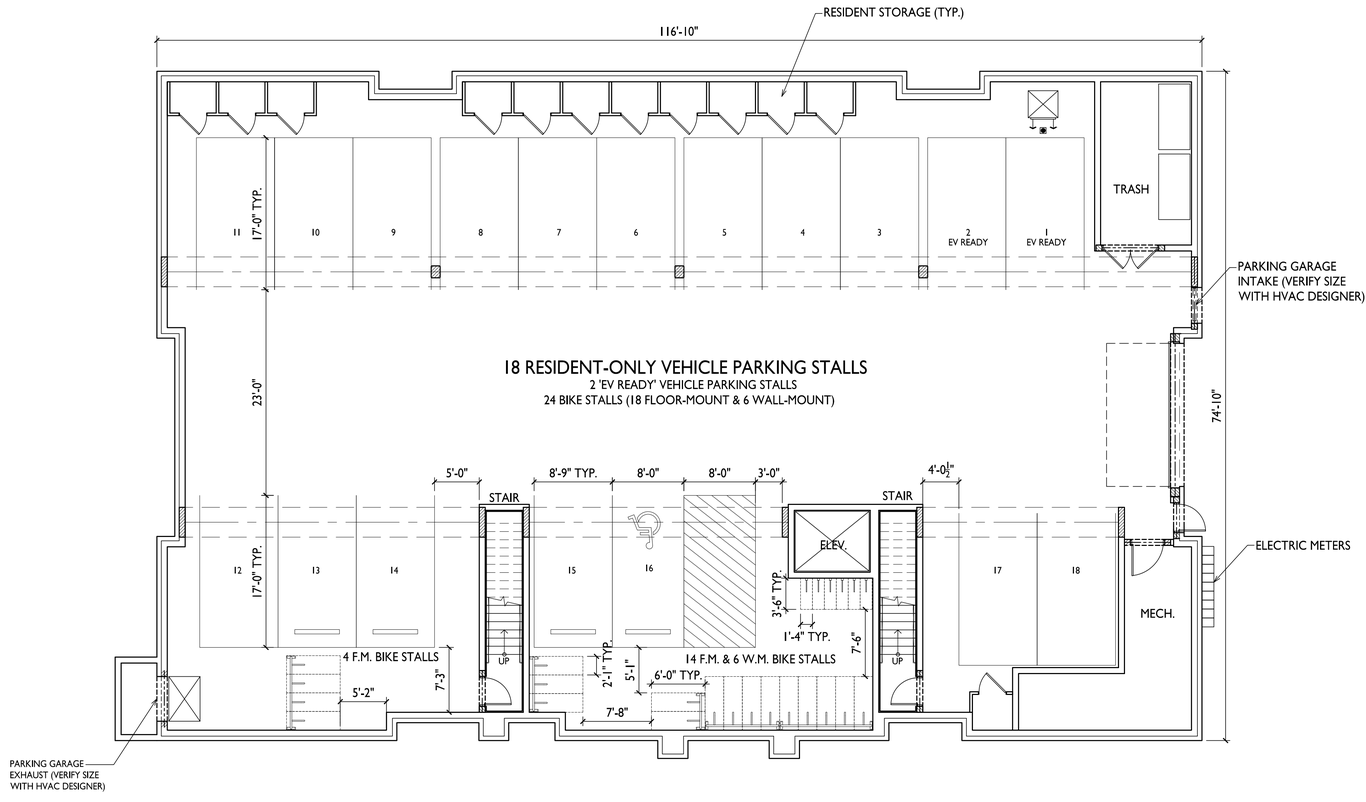
PROJECT TITLE
709 Northport Drive Redevelopment

709 Northport Drive, Madison, WI

SHEET TITLE
Building #1 Roof Plan

SHEET NUMBER
AC105.1

PROJECT NO. 2421



1 AC100.2 BUILDING 2 BASEMENT PLAN

1/8" = 1'-0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd., Suite 900
Middleton, WI 53562

ISSUED
Land Use Submittal - May 12, 2025

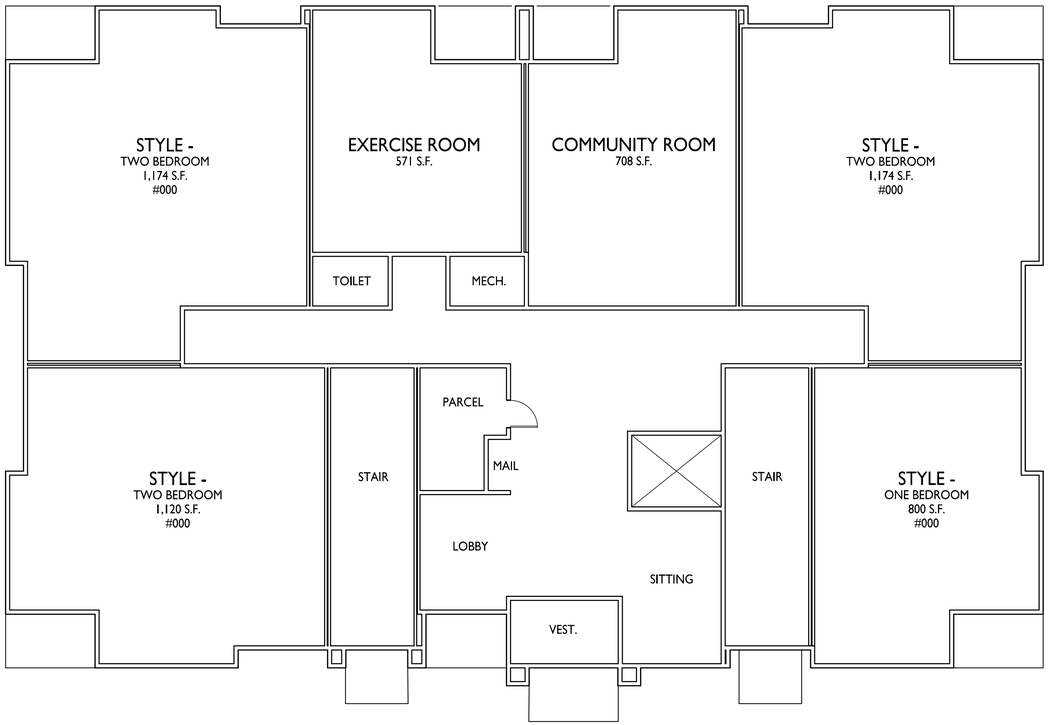
PROJECT TITLE
709 Northport Drive Redevelopment

709 Northport Drive, Madison, WI

SHEET TITLE
Building #2 Basement Plan

SHEET NUMBER
AC100.2

PROJECT NO. 2421



1 AC101.2 BUILDING 2 FIRST FLOOR PLAN

1/8" = 1'-0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd., Suite 900
Middleton, WI 53562

ISSUED
Land Use Submittal - May 12, 2025

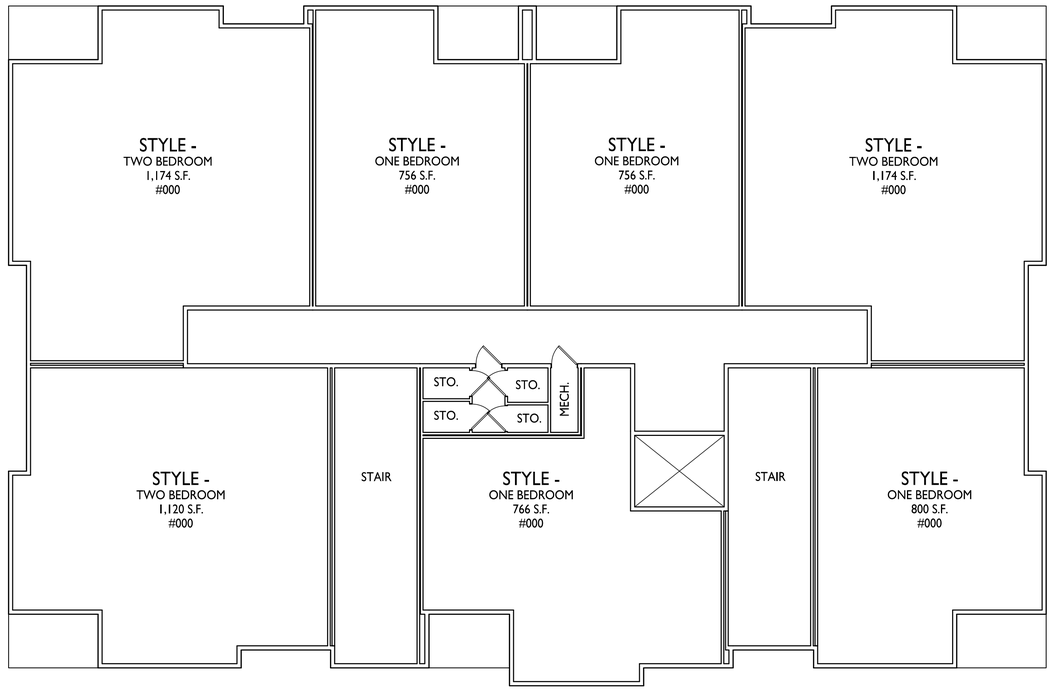
PROJECT TITLE
709 Northport Drive Redevelopment

709 Northport Drive, Madison, WI

SHEET TITLE
Building #2 First Floor Plan

SHEET NUMBER
AC101.2

PROJECT NO. 2421



1 AC102.2 BUILDING 2
SECOND FLOOR PLAN

1/8" = 1'-0"

knothe bruce
ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd., Suite 900
Middleton, WI 53562

ISSUED
Land Use Submittal - May 12, 2025

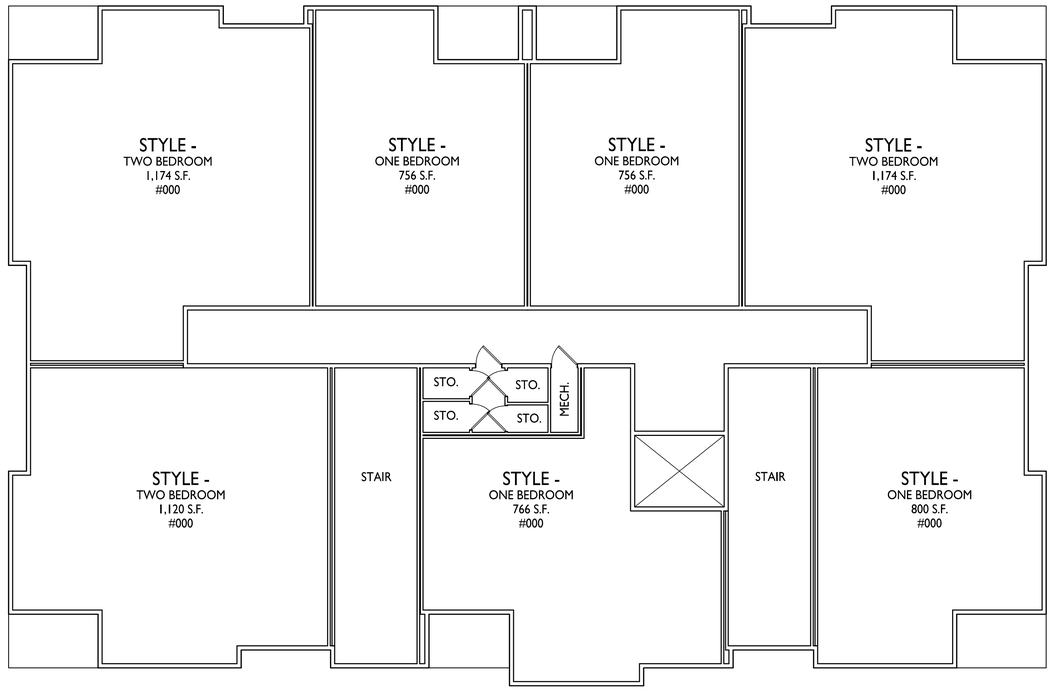
PROJECT TITLE
709 Northport Drive Redevelopment

709 Northport Drive, Madison, WI

SHEET TITLE
Building #2
Second Floor Plan

SHEET NUMBER
AC102.2

PROJECT NO. 2421



1 AC103.2 BUILDING 2
THIRD FLOOR PLAN
1/8" = 1'-0"

knothe bruce
ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd., Suite 900
Middleton, WI 53562

ISSUED
Land Use Submittal - May 12, 2025

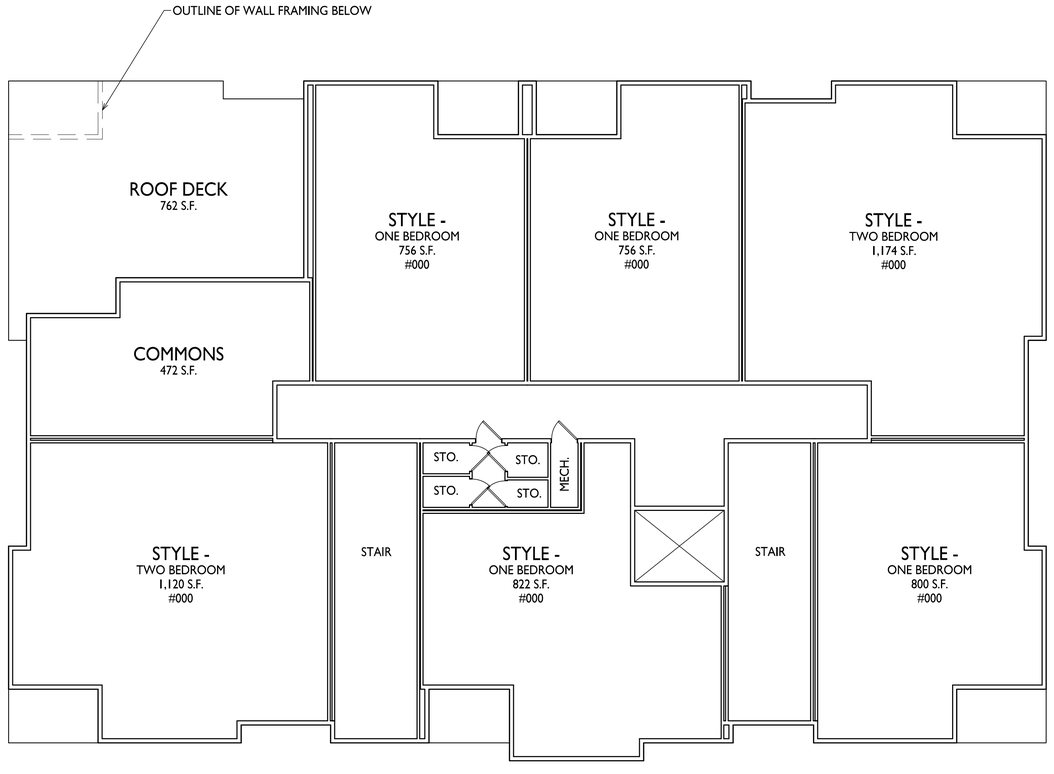
PROJECT TITLE
709 Northport Drive Redevelopment

709 Northport Drive, Madison, WI

SHEET TITLE
Building #2
Third Floor Plan

SHEET NUMBER
AC103.2

PROJECT NO. 2421



1 AC104.2 BUILDING 2
FOURTH FLOOR PLAN

1/8" = 1'-0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd., Suite 900
Middleton, WI 53562

ISSUED
Review - May 12, 2025
Land Use Submittal - May 12, 2025

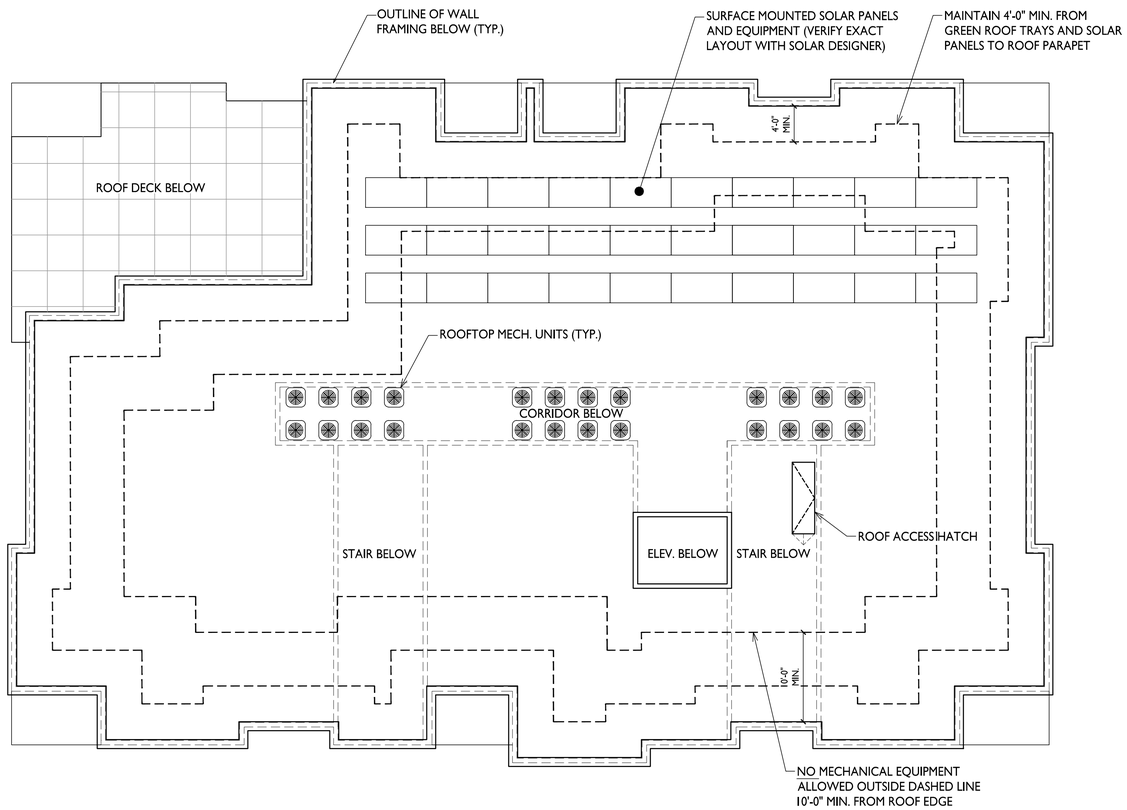
PROJECT TITLE
709 Northport Drive Redevelopment

709 Northport Drive, Madison, WI

SHEET TITLE
Building #2
Fourth Floor Plan

SHEET NUMBER
AC104.2

PROJECT NO. 2421



1 AC105.2 BUILDING 2 ROOF PLAN

1/8" = 1'-0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd., Suite 900
Middleton, WI 53562

ISSUED
Land Use Submittal - May 12, 2025

PROJECT TITLE
709 Northport Drive Redevelopment

709 Northport Drive, Madison, WI

SHEET TITLE
Building #2 Roof Plan

SHEET NUMBER
AC105.2

PROJECT NO. 2421

1 AC201.1 CITY ELEVATION - SOUTHEAST
1/8" = 1'-0"

2 AC201.1 CITY ELEVATION - NORTHEAST
1/8" = 1'-0"

0' 4' 8' 16'
1/8" = 1 '- 0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01.1	COMPOSITE BOARD & BATTEN	JAMES HARDIE	COBBLESTONE
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE - WOODTONE	RUSTIC SERIES - SANDCASTLE
03.1	COMPOSITE LAP SIDING 6"	JAMES HARDIE	IRON GRAY
04	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJACENT MATERIAL
05	COMPOSITE DECK TRIM	JAMES HARDIE	COBBLESTONE
06.1	MASONRY VENEER	COUNTY MATERIALS	DESERT EDGE - SPLITFACE
06.2	MASONRY VENEER	COUNTY MATERIALS	DESERT EDGE - SMOOTH
07	CAST STONE BANDS, HEADS, SILLS	EDWARDS	18-018
08	WRAPPED COLUMNS	JAMES HARDIE	COBBLESTONE
09	RAILINGS & HANDRAILS	SUPERIOR	BLACK
10	COMPOSITE WINDOW	ANDERSEN	BLACK
11	ALUMINIUM STOREFRONT	KAWNEER	BLACK
12.1	CANOPY TRIM	JAMES HARDIE	IRON GRAY
13.1	SOFFITS	JAMES HARDIE	COBBLESTONE
14.1	COMPOSITE BALCONY DECK BOARDS	TREX SELECT COMPOSITE DECKING	CLAM SHELL
15	METAL COPING AT PARAPET	CMG	MATCH ADJACENT MATERIAL
16	GARAGE DOOR & MAN DOOR	TBD	MATCH STONE MASONRY

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, Suite 900
Middleton, WI 53562

KEY PLAN

ISSUED
Land Use Submittal - 2025.05.12

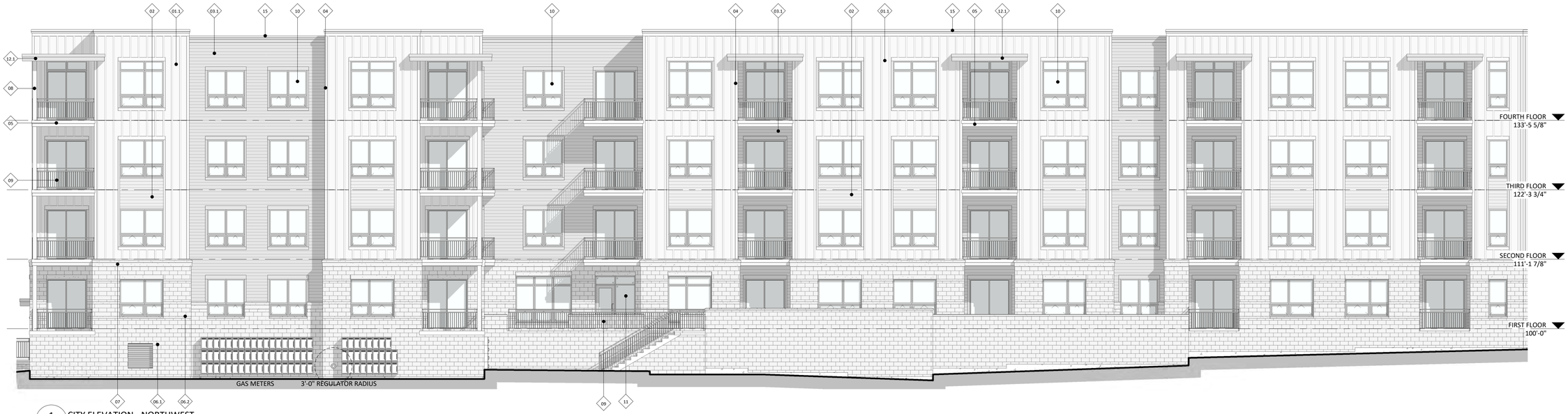
PROJECT TITLE
709 Northport Drive Redevelopment

709 Northport Drive, Madison, WI

SHEET TITLE
Building #1 Exterior Elevations

SHEET NUMBER
AC201.1

PROJECT NUMBER
2421



1 AC202.1 CITY ELEVATION - NORTHWEST
1/8" = 1'-0"

2 AC202.1 CITY ELEVATION - SOUTHWEST
1/8" = 1'-0"

0' 4' 8' 16'
1/8" = 1 '- 0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01.1	COMPOSITE BOARD & BATTEN	JAMES HARDIE	COBBLESTONE
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE - WOODTONE	RUSTIC SERIES - SANDCASTLE
03.1	COMPOSITE LAP SIDING 6"	JAMES HARDIE	IRON GRAY
04	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJACENT MATERIAL
05	COMPOSITE DECK TRIM	JAMES HARDIE	COBBLESTONE
06.1	MASONRY VENEER	COUNTY MATERIALS	DESERT EDGE - SPLITFACE
06.2	MASONRY VENEER	COUNTY MATERIALS	DESERT EDGE - SMOOTH
07	CAST STONE BANDS, HEADS, SILLS	EDWARDS	18-018
08	WRAPPED COLUMNS	JAMES HARDIE	COBBLESTONE
09	RAILINGS & HANDRAILS	SUPERIOR	BLACK
10	COMPOSITE WINDOW	ANDERSEN	BLACK
11	ALUMINIUM STOREFRONT	KAWNEER	BLACK
12.1	CANOPY TRIM	JAMES HARDIE	IRON GRAY
13.1	SOFFITS	JAMES HARDIE	COBBLESTONE
14.1	COMPOSITE BALCONY DECK BOARDS	TREX SELECT COMPOSITE DECKING	CLAM SHELL
15	METAL COPING AT PARAPET	CMG	MATCH ADJACENT MATERIAL
16	GARAGE DOOR & MAN DOOR	TBD	MATCH STONE MASONRY

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Middleton, WI 53562

KEY PLAN

ISSUED
Land Use Submittal - 2025.05.12

PROJECT TITLE
709 Northport Drive Redevelopment

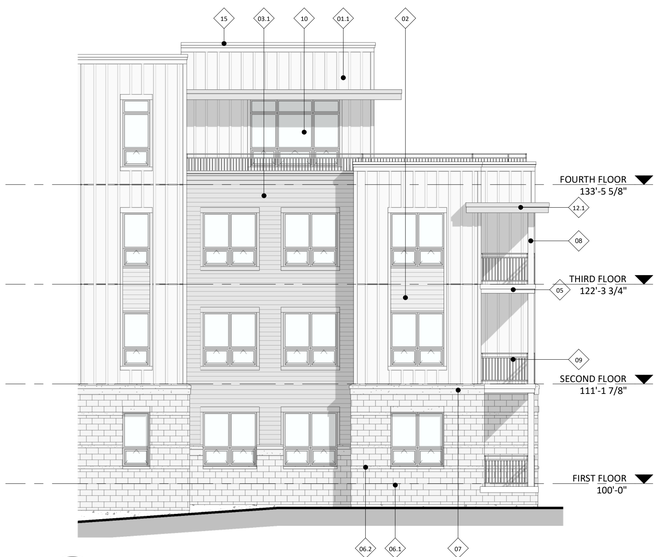
709 Northport Drive, Madison, WI

SHEET TITLE
Building #1 Exterior Elevations

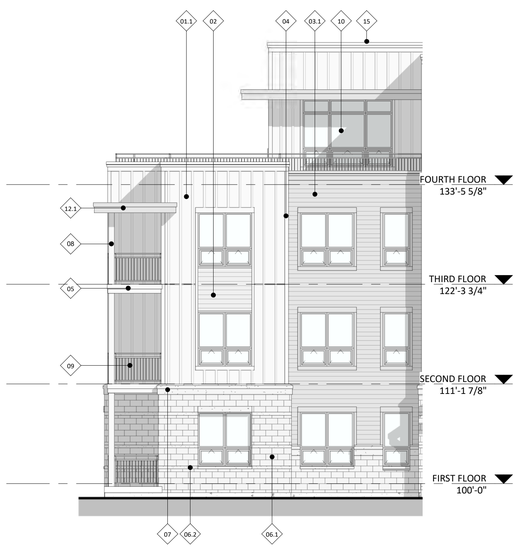
SHEET NUMBER
AC202.1

PROJECT NUMBER
2421

1 AC203.1 CITY ELEVATION - SOUTH
1/8" = 1'-0"



3 AC203.1 CITY ELEVATION - WEST
1/8" = 1'-0"



2 AC203.1 CITY ELEVATION - EAST
1/8" = 1'-0"

0' 4' 8' 16'
1/8" = 1 '- 0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01.1	COMPOSITE BOARD & BATTEN	JAMES HARDIE	COBBLESTONE
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE - WOODTONE	RUSTIC SERIES - SANDCASTLE
03.1	COMPOSITE LAP SIDING 6"	JAMES HARDIE	IRON GRAY
04	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJACENT MATERIAL
05	COMPOSITE DECK TRIM	JAMES HARDIE	COBBLESTONE
06.1	MASONRY VENEER	COUNTY MATERIALS	DESERT EDGE - SPLITFACE
06.2	MASONRY VENEER	COUNTY MATERIALS	DESERT EDGE - SMOOTH
07	CAST STONE BANDS, HEADS, SILLS	EDWARDS	18-018
08	WRAPPED COLUMNS	JAMES HARDIE	COBBLESTONE
09	RAILINGS & HANDRAILS	SUPERIOR	BLACK
10	COMPOSITE WINDOW	ANDERSEN	BLACK
11	ALUMINIUM STOREFRONT	KAWNEER	BLACK
12.1	CANOPY TRIM	JAMES HARDIE	IRON GRAY
13.1	SOFFITS	JAMES HARDIE	COBBLESTONE
14.1	COMPOSITE BALCONY DECK BOARDS	TREX SELECT COMPOSITE DECKING	CLAM SHELL
15	METAL COPING AT PARAPET	CMG	MATCH ADJACENT MATERIAL
16	GARAGE DOOR & MAN DOOR	TBD	MATCH STONE MASONRY

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, Suite 900
Middleton, WI 53562

KEY PLAN

ISSUED
Land Use Submittal - 2025.05.12

PROJECT TITLE
709 Northport Drive Redevelopment

709 Northport Drive, Madison, WI

SHEET TITLE
Building #1 Exterior Elevations

SHEET NUMBER
AC203.1

PROJECT NUMBER
2421

1 AC204.1 COLORED CITY ELEVATION - SOUTHEAST
1/8" = 1'-0"

2 AC204.1 COLORED CITY ELEVATION - NORTHEAST
1/8" = 1'-0"

0' 4' 8' 16'
1/8" = 1 '- 0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01.1	COMPOSITE BOARD & BATTEN	JAMES HARDIE	COBBLESTONE
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE - WOODTONE	RUSTIC SERIES - SANDCASTLE
03.1	COMPOSITE LAP SIDING 6"	JAMES HARDIE	IRON GRAY
04	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJACENT MATERIAL
05	COMPOSITE DECK TRIM	JAMES HARDIE	COBBLESTONE
06.1	MASONRY VENEER	COUNTY MATERIALS	DESERT EDGE - SPLITFACE
06.2	MASONRY VENEER	COUNTY MATERIALS	DESERT EDGE - SMOOTH
07	CAST STONE BANDS, HEADS, SILLS	EDWARDS	18-018
08	WRAPPED COLUMNS	JAMES HARDIE	COBBLESTONE
09	RAILINGS & HANDRAILS	SUPERIOR	BLACK
10	COMPOSITE WINDOW	ANDERSEN	BLACK
11	ALUMINIUM STOREFRONT	KAWNEER	BLACK
12.1	CANOPY TRIM	JAMES HARDIE	IRON GRAY
13.1	SOFFITS	JAMES HARDIE	COBBLESTONE
14.1	COMPOSITE BALCONY DECK BOARDS	TREX SELECT COMPOSITE DECKING	CLAM SHELL
15	METAL COPING AT PARAPET	CMG	MATCH ADJACENT MATERIAL
16	GARAGE DOOR & MAN DOOR	TBD	MATCH STONE MASONRY

knothe bruce ARCHITECTS
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Middleton, WI 53562

KEY PLAN

ISSUED
Land Use Submittal - 2025.05.12

PROJECT TITLE
709 Northport Drive Redevelopment

709 Northport Drive, Madison, WI

SHEET TITLE
Building #1 Exterior Elevations Colored

SHEET NUMBER
AC204.1

PROJECT NUMBER
2421

1 AC205.1 COLORED CITY ELEVATION - NORTHWEST
1/8" = 1'-0"

2 AC205.1 COLORED CITY ELEVATION - SOUTHWEST
1/8" = 1'-0"

0' 4' 8' 16'
1/8" = 1 '- 0"

EXTERIOR MATERIAL SCHEDULE			
MARK	**BUILDING ELEMENT**	**MANUFACTURER**	**COLOR**
01.1	COMPOSITE BOARD & BATTEN	JAMES HARDIE	COBBLESTONE
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE - WOODTONE	RUSTIC SERIES - SANDCASTLE
03.1	COMPOSITE LAP SIDING 6"	JAMES HARDIE	IRON GRAY
04	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJACENT MATERIAL
05	COMPOSITE DECK TRIM	JAMES HARDIE	COBBLESTONE
06.1	MASONRY VENEER	COUNTY MATERIALS	DESERT EDGE - SPLITFACE
06.2	MASONRY VENEER	COUNTY MATERIALS	DESERT EDGE - SMOOTH
07	CAST STONE BANDS, HEADS, SILLS	EDWARDS	18-018
08	WRAPPED COLUMNS	JAMES HARDIE	COBBLESTONE
09	RAILINGS & HANDRAILS	SUPERIOR	BLACK
10	COMPOSITE WINDOW	ANDERSEN	BLACK
11	ALUMINIUM STOREFRONT	KAWNEER	BLACK
12.1	CANOPY TRIM	JAMES HARDIE	IRON GRAY
13.1	SOFFITS	JAMES HARDIE	COBBLESTONE
14.1	COMPOSITE BALCONY DECK BOARDS	TREX SELECT COMPOSITE DECKING	CLAM SHELL
15	METAL COPING AT PARAPET	CMG	MATCH ADJACENT MATERIAL
16	GARAGE DOOR & MAN DOOR	TBD	MATCH STONE MASONRY

knothe bruce ARCHITECTS
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Middleton, WI 53562

KEY PLAN

ISSUED
Land Use Submittal - 2025.05.12

PROJECT TITLE
709 Northport Drive Redevelopment

709 Northport Drive, Madison, WI

SHEET TITLE
Building #1 Exterior Elevations Colored

SHEET NUMBER
AC205.1

PROJECT NUMBER
2421

1 AC206.1 COLORED CITY ELEVATION - SOUTH
1/8" = 1'-0"

3 AC206.1 COLORED CITY ELEVATION - WEST
1/8" = 1'-0"

2 AC206.1 COLORED CITY ELEVATION - EAST
1/8" = 1'-0"

1/8" = 1 '- 0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01.1	COMPOSITE BOARD & BATTEN	JAMES HARDIE	COBBLESTONE
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE - WOODTONE	RUSTIC SERIES - SANDCASTLE
03.1	COMPOSITE LAP SIDING 6"	JAMES HARDIE	IRON GRAY
04	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJACENT MATERIAL
05	COMPOSITE DECK TRIM	JAMES HARDIE	COBBLESTONE
06.1	MASONRY VENEER	COUNTY MATERIALS	DESERT EDGE - SPLITFACE
06.2	MASONRY VENEER	COUNTY MATERIALS	DESERT EDGE - SMOOTH
07	CAST STONE BANDS, HEADS, SILLS	EDWARDS	18-018
08	WRAPPED COLUMNS	JAMES HARDIE	COBBLESTONE
09	RAILINGS & HANDRAILS	SUPERIOR	BLACK
10	COMPOSITE WINDOW	ANDERSEN	BLACK
11	ALUMINIUM STOREFRONT	KAWNEER	BLACK
12.1	CANOPY TRIM	JAMES HARDIE	IRON GRAY
13.1	SOFFITS	JAMES HARDIE	COBBLESTONE
14.1	COMPOSITE BALCONY DECK BOARDS	TREX SELECT COMPOSITE DECKING	CLAM SHELL
15	METAL COPING AT PARAPET	CMG	MATCH ADJACENT MATERIAL
16	GARAGE DOOR & MAN DOOR	TBD	MATCH STONE MASONRY

knothe bruce ARCHITECTS
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Middleton, WI 53562

KEY PLAN

ISSUED
Land Use Submittal - 2025.05.12

PROJECT TITLE
709 Northport Drive Redevelopment

709 Northport Drive, Madison, WI

SHEET TITLE
Building #1 Exterior Elevations Colored

SHEET NUMBER
AC206.1

PROJECT NUMBER
2421

1 AC201.2 ELEVATION - EAST
1/8" = 1'-0"

2 AC201.2 ELEVATION - NORTH
1/8" = 1'-0"

0' 4' 8' 16'
1/8" = 1 '- 0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01.2	COMPOSITE BOARD & BATTEN	JAMES HARDIE	BOOTHBAY BLUE
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE - WOODTONE	RUSTIC SERIES SAND CASTLE
03.2	COMPOSITE LAP SIDING 6"	JAMES HARDIE	COBBLESTONE
04	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJACENT MATERIAL
05	COMPOSITE DECK TRIM	JAMES HARDIE	COBBLESTONE
06.1	MASONRY VENEER	COUNTY MATERIALS	DESERT EDGE - SPLITFACE
06.2	MASONRY VENEER	COUNTY MATERIALS	DESERT EDGE - SMOOTHFACE
07	CAST STONE BANDS, HEADS, SILLS	EDWARDS	18-018
08	WRAPPED COLUMNS	N/A	N/A
09	RAILINGS & HANDRAILS	SUPERIOR	BLACK
10	COMPOSITE WINDOW	ANDERSON	BLACK
11	ALUMINUM STOREFRONT	KAWNEER	BLACK
12.2	CANOPY TRIM	JAMES HARDIE	COBBLESTONE
13.2	SOFFITS	JAMES HARDIE	BOOTHBAY BLUE
14.2	COMPOSITE BALCONY DECK BOARDS	TREX SELECT COMPOSITE DECKING	BISCAYNE
15	METAL COPING AT PARAPET	CMG	MATCH ADJACENT MATERIAL
16	GARAGE DOOR & MAN DOOR	TBD	MATCH STONE MASONRY

knothe bruce ARCHITECTS
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Middleton, WI 53562

KEY PLAN

ISSUED
Land Use Submittal - 2025.05.12

PROJECT TITLE
709 Northport Drive Redevelopment

709 Northport Drive, Madison, WI

SHEET TITLE
Building #2 Exterior Elevations

SHEET NUMBER
AC201.2

PROJECT NUMBER
2421

1 AC202.2 ELEVATION - WEST
1/8" = 1'-0"

2 AC202.2 ELEVATION - SOUTH
1/8" = 1'-0"

0' 4' 8' 16'
1/8" = 1 '- 0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01.2	COMPOSITE BOARD & BATTEN	JAMES HARDIE	BOOTHBAY BLUE
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE - WOODTONE	RUSTIC SERIES SAND CASTLE
03.2	COMPOSITE LAP SIDING 6"	JAMES HARDIE	COBBLESTONE
04	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJACENT MATERIAL
05	COMPOSITE DECK TRIM	JAMES HARDIE	COBBLESTONE
06.1	MASONRY VENEER	COUNTY MATERIALS	DESERT EDGE - SPLITFACE
06.2	MASONRY VENEER	COUNTY MATERIALS	DESERT EDGE - SMOOTHFACE
07	CAST STONE BANDS, HEADS, SILLS	EDWARDS	18-018
08	WRAPPED COLUMNS	N/A	N/A
09	RAILINGS & HANDRAILS	SUPERIOR	BLACK
10	COMPOSITE WINDOW	ANDERSON	BLACK
11	ALUMINUM STOREFRONT	KAWNEER	BLACK
12.2	CANOPY TRIM	JAMES HARDIE	COBBLESTONE
13.2	SOFFITS	JAMES HARDIE	BOOTHBAY BLUE
14.2	COMPOSITE BALCONY DECK BOARDS	TREX SELECT COMPOSITE DECKING	BISCAYNE
15	METAL COPING AT PARAPET	CMG	MATCH ADJACENT MATERIAL
16	GARAGE DOOR & MAN DOOR	TBD	MATCH STONE MASONRY

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Middleton, WI 53562

KEY PLAN

ISSUED
Land Use Submittal - 2025.05.12

PROJECT TITLE
709 Northport Drive Redevelopment

709 Northport Drive, Madison, WI

SHEET TITLE
Building #2 Exterior Elevations

SHEET NUMBER
AC202.2

PROJECT NUMBER
2421

1 AC203.2 COLORED ELEVATION - EAST
1/8" = 1'-0"

2 AC203.2 COLORED ELEVATION - NORTH
1/8" = 1'-0"

0' 4' 8' 16'
1/8" = 1 '- 0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01.2	COMPOSITE BOARD & BATTEN	JAMES HARDIE	BOOTHBAY BLUE
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE - WOODTONE	RUSTIC SERIES SAND CASTLE
03.2	COMPOSITE LAP SIDING 6"	JAMES HARDIE	COBBLESTONE
04	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJACENT MATERIAL
05	COMPOSITE DECK TRIM	JAMES HARDIE	COBBLESTONE
06.1	MASONRY VENEER	COUNTY MATERIALS	DESERT EDGE - SPLITFACE
06.2	MASONRY VENEER	COUNTY MATERIALS	DESERT EDGE - SMOOTHFACE
07	CAST STONE BANDS, HEADS, SILLS	EDWARDS	18-018
08	WRAPPED COLUMNS	N/A	N/A
09	RAILINGS & HANDRAILS	SUPERIOR	BLACK
10	COMPOSITE WINDOW	ANDERSON	BLACK
11	ALUMINUM STOREFRONT	KAWNEER	BLACK
12.2	CANOPY TRIM	JAMES HARDIE	COBBLESTONE
13.2	SOFFITS	JAMES HARDIE	BOOTHBAY BLUE
14.2	COMPOSITE BALCONY DECK BOARDS	TREX SELECT COMPOSITE DECKING	BISCAYNE
15	METAL COPING AT PARAPET	CMG	MATCH ADJACENT MATERIAL
16	GARAGE DOOR & MAN DOOR	TBD	MATCH STONE MASONRY

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, Suite 900
Middleton, WI 53562

KEY PLAN

ISSUED
Land Use Submittal - 2025.05.12

PROJECT TITLE
709 Northport Drive Redevelopment

709 Northport Drive, Madison, WI

SHEET TITLE
Building #2 Exterior Elevations Colored

SHEET NUMBER
AC203.2

PROJECT NUMBER
2421

1 AC204.2 COLORED ELEVATION - WEST
1/8" = 1'-0"

2 AC204.2 COLORED ELEVATION - SOUTH
1/8" = 1'-0"

0' 4' 8' 16'
1/8" = 1 '- 0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01.2	COMPOSITE BOARD & BATTEN	JAMES HARDIE	BOOTHBAY BLUE
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE - WOODTONE	RUSTIC SERIES SAND CASTLE
03.2	COMPOSITE LAP SIDING 6"	JAMES HARDIE	COBBLESTONE
04	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJACENT MATERIAL
05	COMPOSITE DECK TRIM	JAMES HARDIE	COBBLESTONE
06.1	MASONRY VENEER	COUNTY MATERIALS	DESERT EDGE - SPLITFACE
06.2	MASONRY VENEER	COUNTY MATERIALS	DESERT EDGE - SMOOTHFACE
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08	WRAPPED COLUMNS	N/A	N/A
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Concept Image

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709 Northport Drive, Madison, WI
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