

SHEET INDEX

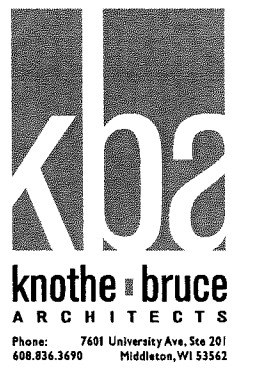
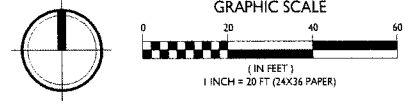
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SITE DEVELOPMENT DATA:

DENSITIES:	
LOT AREA	48,517 SF / 1.1 ACRES
DWELLING UNITS	60 DU
LOT AREA / D.U.	808 SF / UNIT
DENSITY	54 UNITS/ACRE
GROSS COMMERCIAL AREA	APPROX. 5,617 SF (+44% OF FIRST FLR)
NON-RESIDENTIAL AREA (INCL. 1ST FLOOR PARKING)	9,322 SF
BUILDING HEIGHT	4 STORIES
LOT COVERAGE	35,565 SF = 73.3%
USABLE OPEN SPACE	11,968 SF
DWELLING UNIT MIX:	
EFFICIENCY	18
ONE BEDROOM	29
ONE BEDROOM + DEN	1
TWO BEDROOM	13
TOTAL DWELLING UNITS	60
VEHICLE PARKING:	
SURFACE	38 STALLS
UNDERGROUND/COVERED	52 STALLS
TOTAL	90 STALLS
BICYCLE PARKING:	
SURFACE COMMERCIAL	4 STALLS
SURFACE GUEST	6 STALLS (10% OF UNITS)
UNDERGROUND GARAGE WALL	15 STALLS (COVERED)
UNDERGROUND/SURFACE GARAGE STD. 2'X6'	45 STALLS (COVERED)
TOTAL	70 STALLS

- GENERAL NOTES:**
1. THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH 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, ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
 4. 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.
 5. EASEMENT LINES SHOWN ON THIS SHEET ARE FOR GENERAL REFERENCE ONLY - SEE CSM AND CIVIL SHEETS FOR ADDITIONAL AND MORE COMPLETE EASEMENT INFORMATION.
 6. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF THE TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY PRIOR TO THE START OF CONSTRUCTION. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72-HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY, TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.
 7. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

SITE PLAN
1" = 20'-0"



ISSUED
Issued for Land Use & UDC - September 5, 2018
Issued for Land Use Supplement - Nov. 2, 2018

PROJECT TITLE
Mixed-Use
Development

5535 University Ave.
Madison, WI
SHEET TITLE
Site Plan

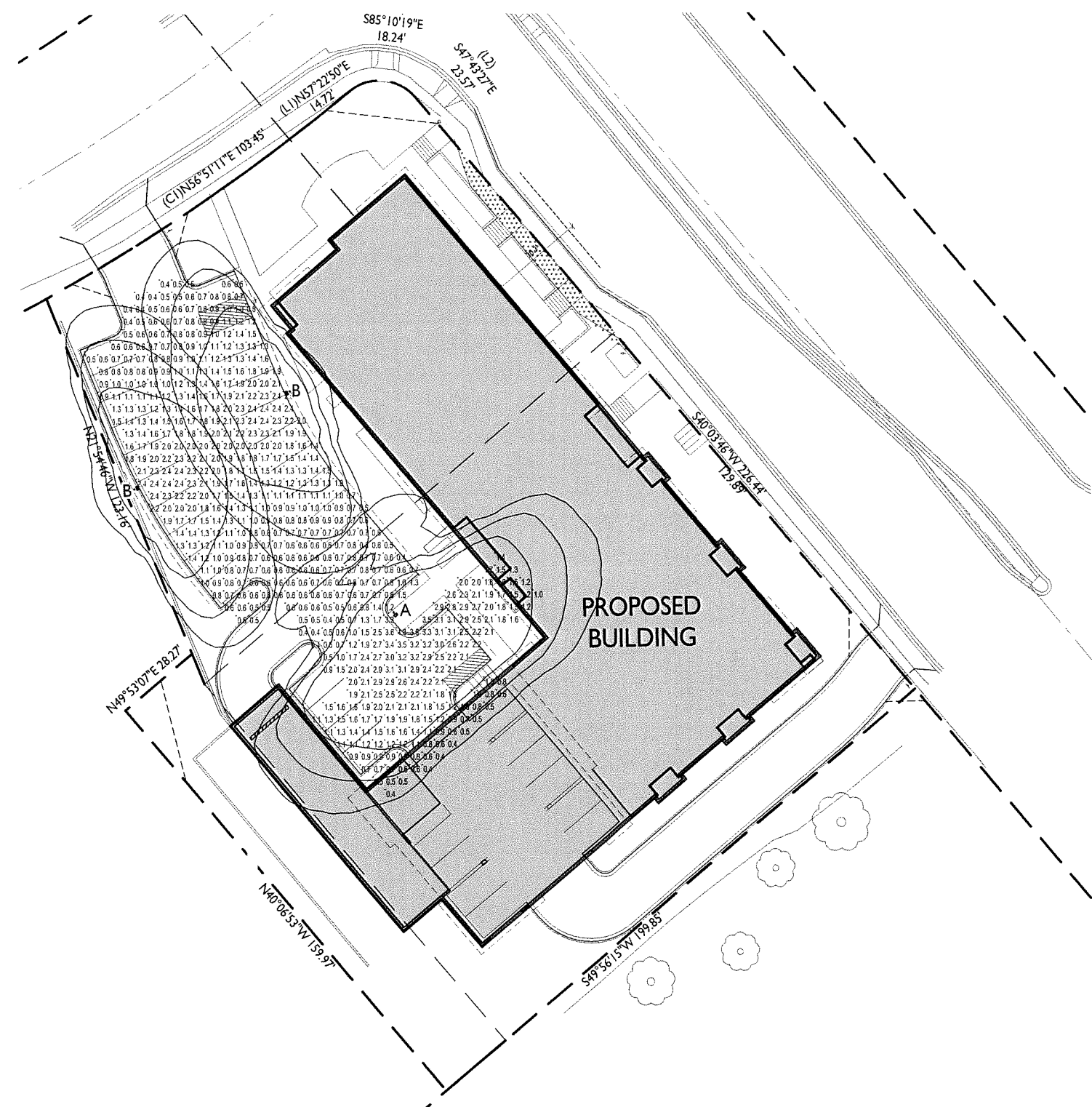
SHEET NUMBER
C-1.1
PROJECT NO. 1735
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 Issued for Land Use & UDC - September 5, 2018
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PROJECT TITLE
**Mixed-Use
 Development**

5535 University Ave.
 Madison, WI
 SHEET TITLE
Site Lighting Plan

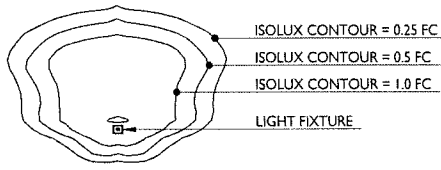
SHEET NUMBER
C-1.2
 PROJECT NO. **1735**
 © Knothe & Bruce Architects, LLC



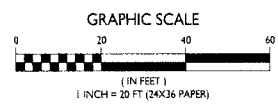
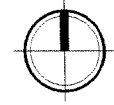
STATISTICS						
DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
Calculation Zone	+	1.4 fc	4.3 fc	0.4 fc	10.8:1	3.5:1

LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QTY	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
□	A	1	LITHONIA LIGHTING	DSX0 LED P4 30K T3M MVOLT	DSX0 LED P4 30K T3M MVOLT	DSX0_LED_P4_30K_T3M_MVOLT.ies	18'-0\"/>
□	B	2	LITHONIA LIGHTING	DSX0 LED P2 40K T2M MVOLT HS	DSX0 LED P2 40K T2M MVOLT WITH HOUSE-SIDE SHIELD	DSX0_LED_P2_40K_T2M_MVOLT_HS.ies	16'-0\"/>

EXAMPLE LIGHT FIXTURE DISTRIBUTION



1 SITE LIGHTING PLAN
 C-1.2 1" = 20'-0"



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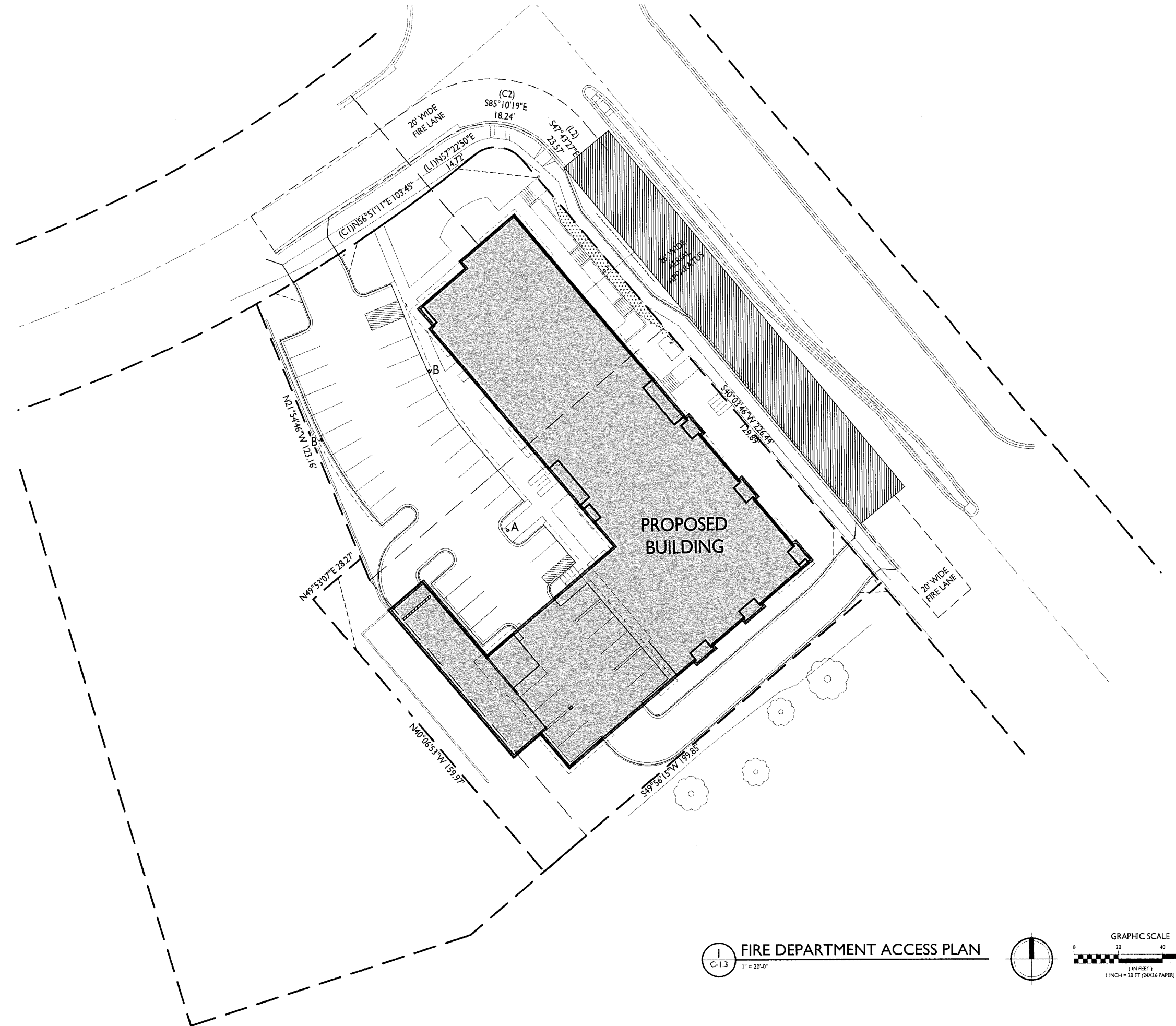
PROJECT TITLE
**Mixed-Use
 Development**

5535 University Ave.
 Madison, WI
 SHEET TITLE
**Fire Department
 Access Plan**

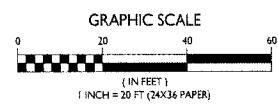
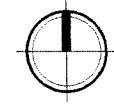
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C-1.3

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



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**Mixed-Use
 Development**

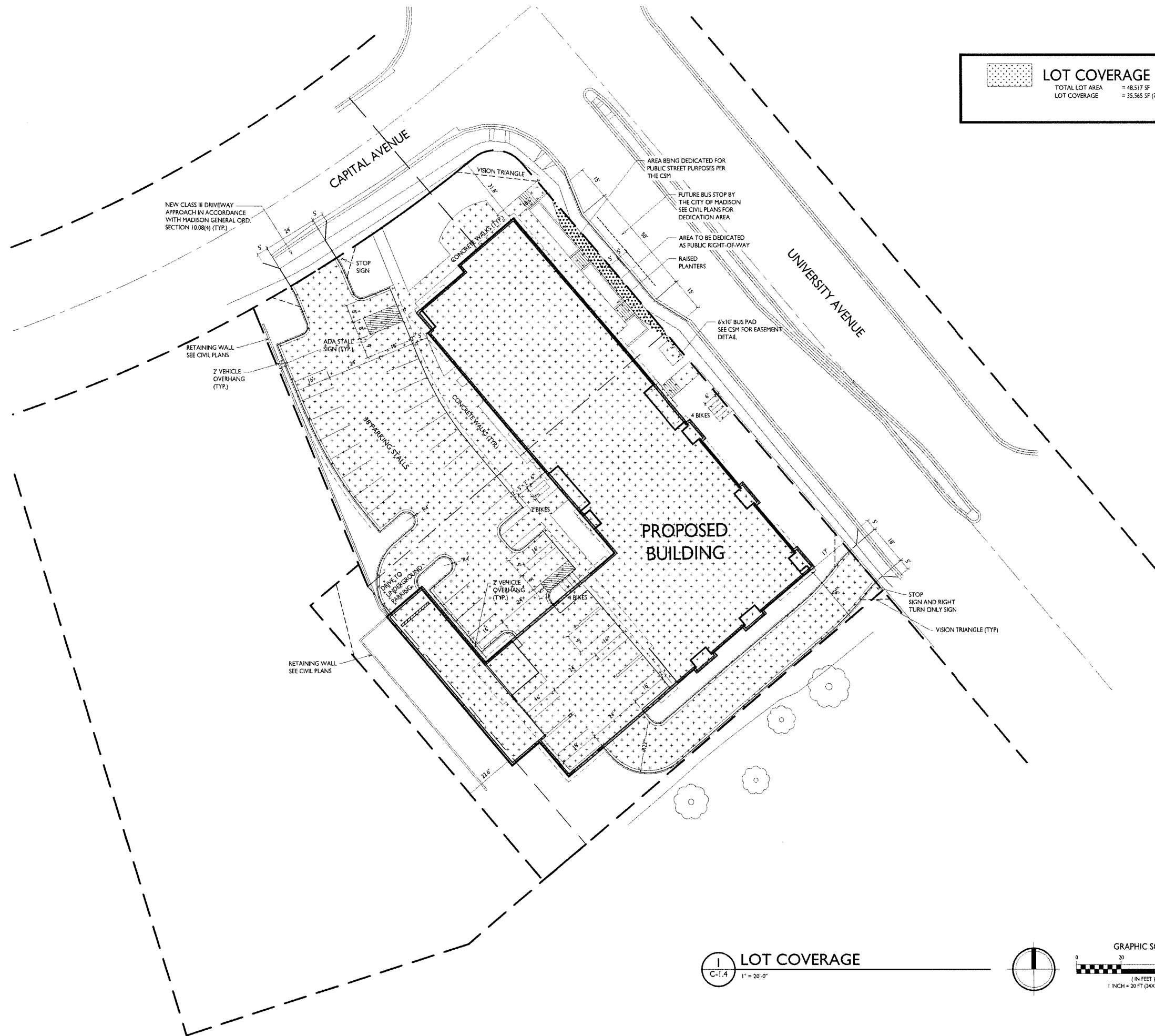
5535 University Ave.
 Madison, WI
 SHEET TITLE
Lot Coverage

SHEET NUMBER

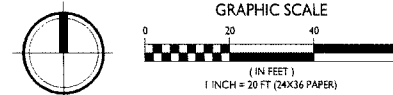
C-1.4

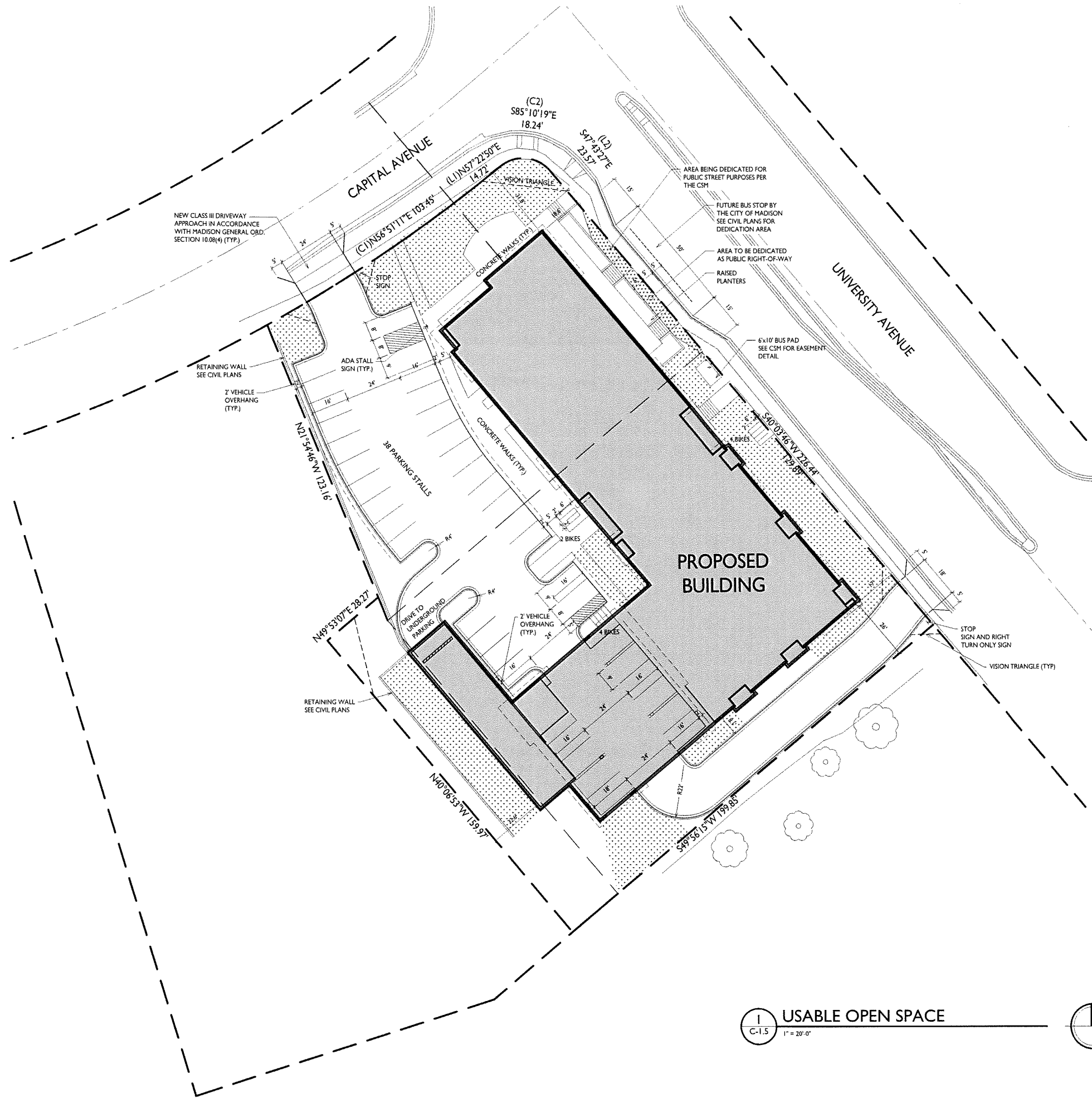
PROJECT NO. **1735**
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	LOT COVERAGE
TOTAL LOT AREA	= 48,517 SF
LOT COVERAGE	= 35,565 SF (73.3 %)



LOT COVERAGE
 1" = 20'-0"





USABLE OPEN SPACE	
ZONING: NMX	
REQUIRED OPEN SPACE:	160 S.F. / 1 LODGING ROOM 320 S.F. / >1- BEDROOM UNITS
DWELLING UNITS: 60	
48 (1 BDRM) X 160 SF =	7,680 S.F.
12 (> 1 BDRM) X 320 SF =	3,840 S.F.
TOTAL REQUIRED	11,520 S.F. REQUIRED
OPEN SPACE PROVIDED:	
GROUND SPACE	7,733 S.F.
DECKS & PATIOS	3,829 S.F.
COMMON ROOF TERRACE	406 S.F.
TOTAL	11,968 S.F. PROVIDED



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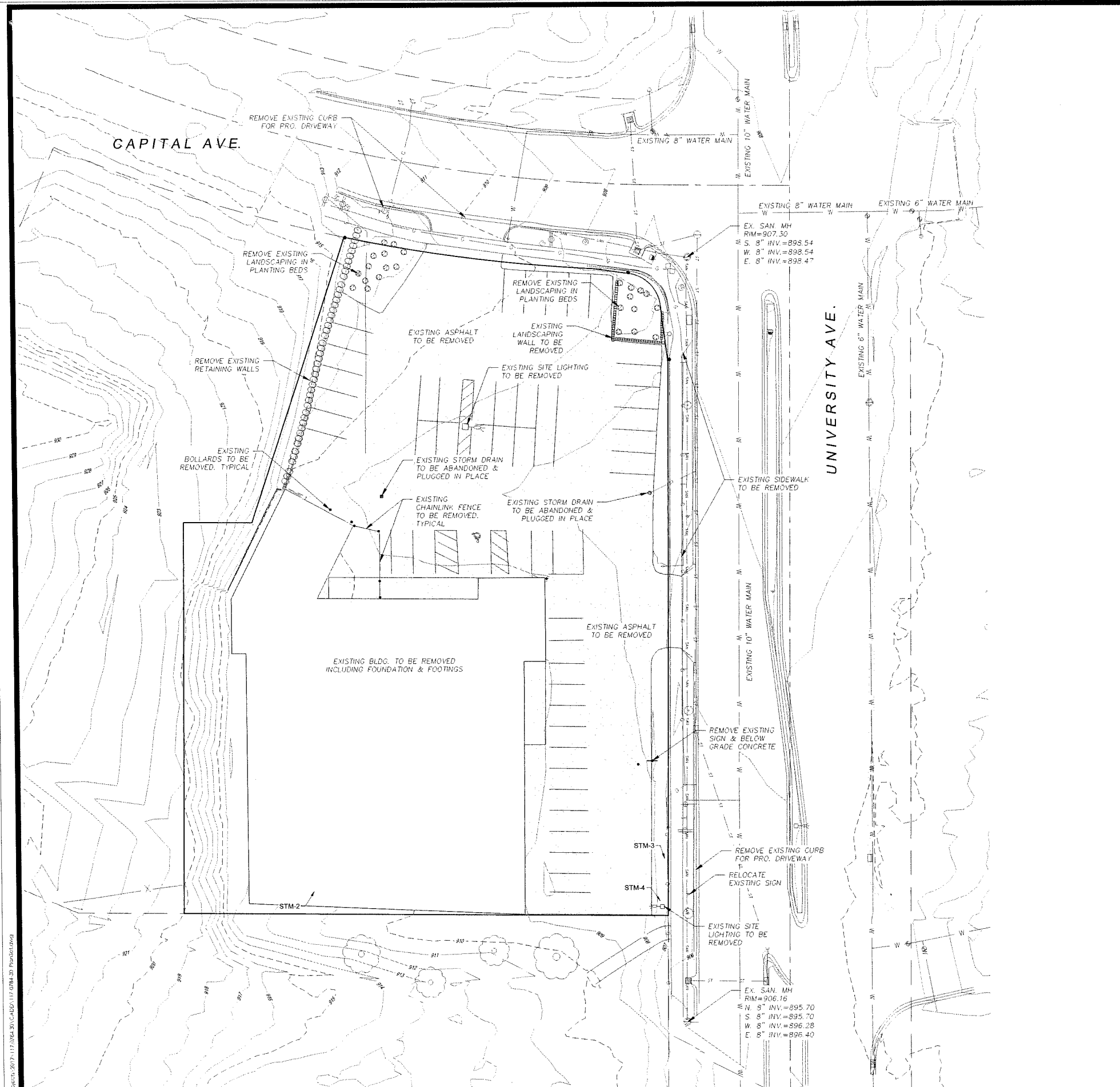
PROJECT TITLE
**Mixed-Use
 Development**

5535 University Ave.
 Madison, WI
 SHEET TITLE
**Usable Open
 Space**

SHEET NUMBER
C-1.5
 PROJECT NO. 1735
 © Knothe & Bruce Architects, LLC

1
 C-1.5
 1" = 20'-0"

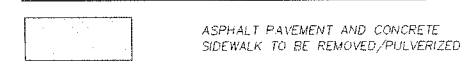
GRAPHIC SCALE
 0 20 40 60
 (IN FEET)
 1 INCH = 20 FT (24X36 PAPER)



GENERAL CONDITIONS

1. THE CONTRACTOR SHALL NOTIFY THE OWNER TWO WORKING DAYS (48 HOURS) PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC. FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
3. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS.
6. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD LOCATING OF EXISTING UTILITIES.
8. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR. THE COST OF THE RESTORATION IS CONSIDERED INCIDENTAL, AND SHOULD BE INCLUDED IN THE BID PRICES.
10. REMOVE SIDEWALKS TO THE NEAREST JOINT.
11. SAW CUTS SHALL BE FULL DEPTH PRIOR TO REMOVAL.

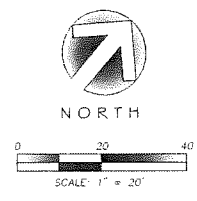
LEGEND



CERTAIN UNDERGROUND UTILITIES HAVE BEEN LOCATED ON THE PLANS. THESE LOCATIONS SHALL NOT BE TAKEN AS CONCLUSIVE. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER SHOWN ON THE DRAWING OR NOT, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT.

EXISTING SITE / DEMO PLAN


 TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS. STATUTE 185.0175 (1974)
 REQUIRED MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

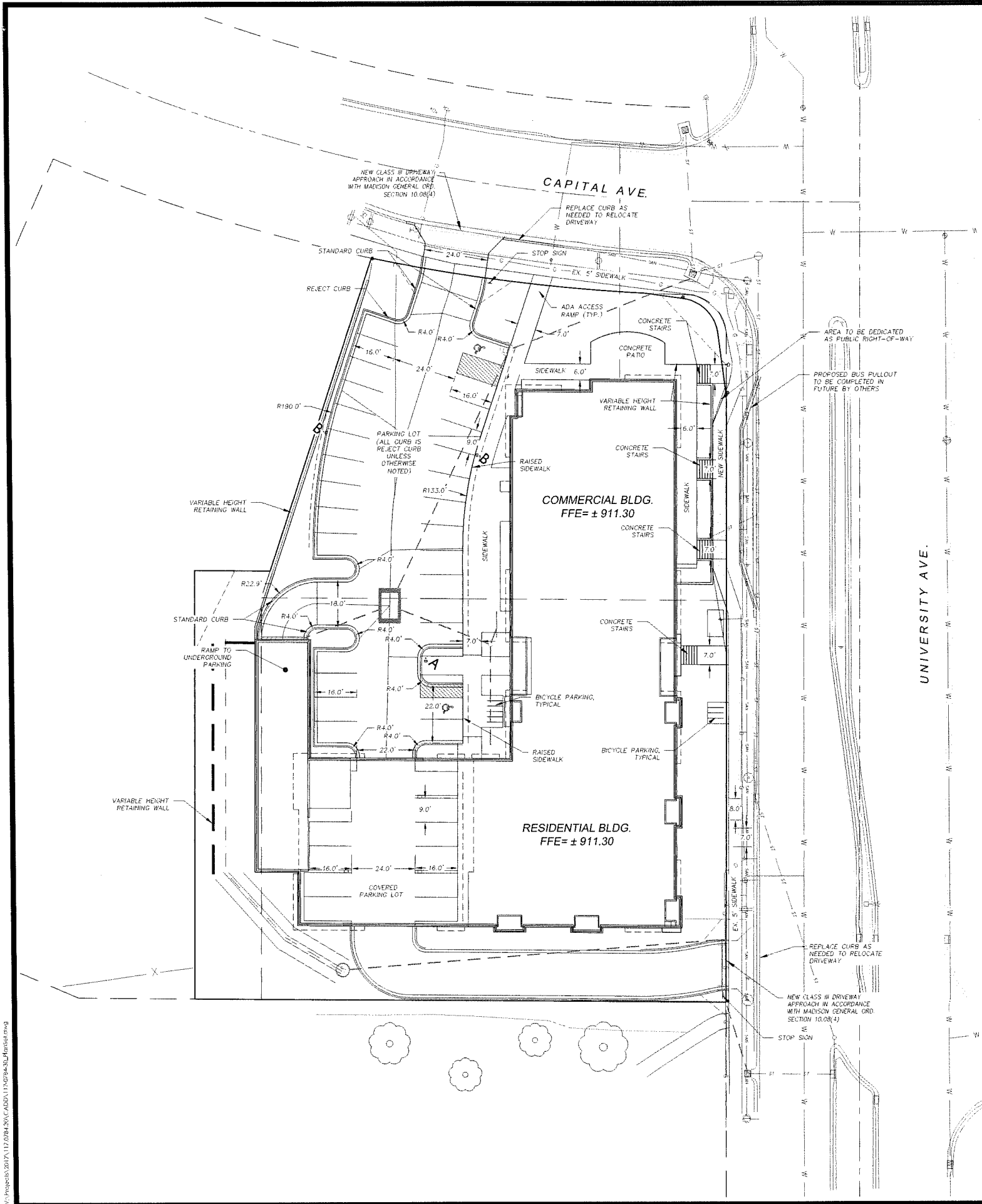


CITY COMMENTS DATED 1/19/16		2/26/16 BCL	
MARKS	REVISION	DATE	BY
Engineer: MLC	Checked By: BCL/LAD	Scale: NOTED	
Technician: MW	Date: 12-6-2017	Field Bk:	Pg:

5535 UNIVERSITY AVENUE
 EXISTING SITE / DEMO PLAN
CITY OF MADISON, WI
SNYDER & ASSOCIATES, INC.
 5010 VOGES ROAD
 MADISON, WISCONSIN 53718
 608-838-0444 | www.snyder-associates.com



Project No: 117.0784.30



LEGEND

	ASPHALT
	CONCRETE

- NOTES**
- CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ADJUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OF ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
 - ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
 - ALL DAMAGE TO THE PAVEMENT ON UNIVERSITY AVENUE AND CAPITOL DRIVE, ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
 - THE CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.

CITY COMMENTS DATED 1/9/18	2/16/18/BCA	DATE	BY
UPDATED SITE LAYOUT	7/16/18/BCA	Scale: NOTED	Field BK
UPDATED SITE LAYOUT	11/7/18/BCA		
REVISION	Checked By: BCA/LAO	Date: 12-6-2017	
MARK	Engineer: MLC		
	Technician: MW		

5535 UNIVERSITY AVENUE

SITE PLAN

CITY OF MADISON, WI

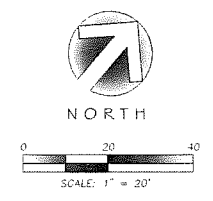
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES, INC.

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE



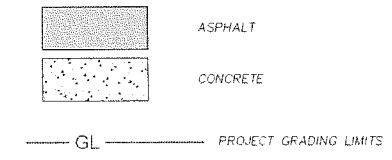
EROSION CONTROL

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF ALL PERMITS, INCLUDING WPDES DISCHARGE PERMITS (IF APPLICABLE). CONTRACTOR IS RESPONSIBLE FOR ABIDING BY ALL PERMIT REQUIREMENTS AND RESTRICTIONS.
2. ALL INSTALLATION AND MAINTENANCE OF EROSION CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARD.
3. ALL EROSION CONTROL FACILITIES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD.
4. ALL EROSION AND SEDIMENTATION CONTROL PRACTICES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD. NEEDED REPAIRS WILL BE MADE IMMEDIATELY.
5. ALL DISTURBED GROUND LEFT INACTIVE FOR THIRTY DAYS OR MORE SHALL BE STABILIZED WITH TOPSOIL, SEED, AND MULCH IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS 1059 AND 1058.
6. DISTURBED AREAS THAT CANNOT BE STABILIZED WITH A DENSE GROWTH OF VEGETATION BY SEEDING AND MULCHING DUE TO TEMPERATURE OR TIMING OF CONSTRUCTION, SHALL BE STABILIZED BY APPLYING EROSION MAT IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050.
7. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE AND DITCH CHECKS WHEN IT REACHES HALF THE HEIGHT OF THE FENCE/BALE THE SILT FENCE AND DITCH CHECKS SHALL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
8. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED. DEPENDING ON HOW THE CONTRACTOR GRADES THE SITE, IT MAY BE NECESSARY TO INSTALL TEMPORARY SEDIMENT TRAPS IN VARIOUS LOCATIONS THROUGHOUT THE PROJECT. TEMPORARY SEDIMENT TRAPS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1063.
9. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, BEFORE THE END OF EACH WORKING DAY.
10. DUST CONTROL SHALL BE PROVIDED AS NECESSARY IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1063.
11. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBING ACTIVITIES.
12. REFER TO SPECIFICATION SECTIONS 31 20 00, 31 25 00, 32 91 19, AND 32 92 00.

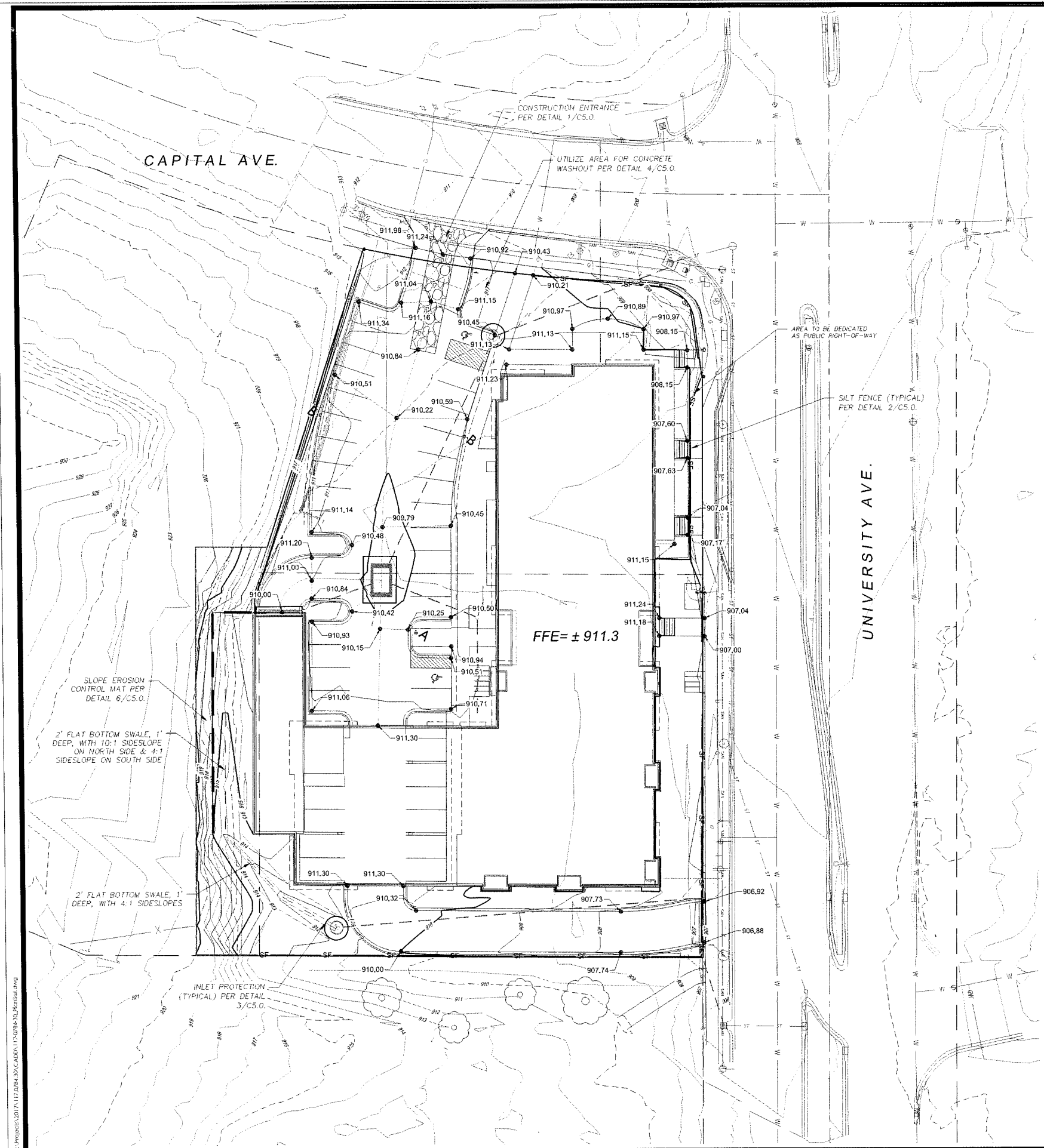
GRADING

1. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING.
2. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE SITE HAS BEEN STABILIZED WITH VEGETATION AND THE APPROVAL OF THE GOVERNING AGENCY.
3. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ALL GRADING, CUT AND FILL CALCULATIONS AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT.
4. GRADING SHALL CONSIST OF CLEARING AND GRUBBING EXISTING VEGETATION, STRIPPING TOPSOIL, REMOVAL OF EXISTING PAVEMENT OR FOUNDATIONS, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE AND ON-SITE EARTHWORK BALANCE, GRADING THE BUILDING PADS AND PAVEMENT AREAS, SCARIFYING AND FINAL COMPACTION OF THE PAVEMENT SUBGRADE, AND PLACEMENT OF TOPSOIL.
5. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE ENGINEER BEFORE ANY MATERIAL IS PLACED.
6. REFER TO SPECIFICATION SECTIONS 31 20 00, 31 25 00, 32 91 19, AND 32 92 00.

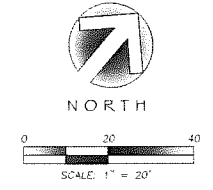
LEGEND



GRADING / EROSION CONTROL PLAN



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



CITY COMMENTS DATED 1/9/18 2/6/18 BCA
 ARCHITECT COMMENTS 3/29/18 BCA
 CITY COMMENTS DATED 3/22/18 4/10/18 BCA
 UPDATED SITE LAYOUT 7/16/18 BCA
 UPDATED SITE LAYOUT 11/17/18 BCA
 REVISION DATE BY
 MARK
 Engineer: MLC
 Checked By: BCA/LAO
 Scale: NOTED
 Technician: MW
 Date: 12-6-2017
 Field Bk: Pg:

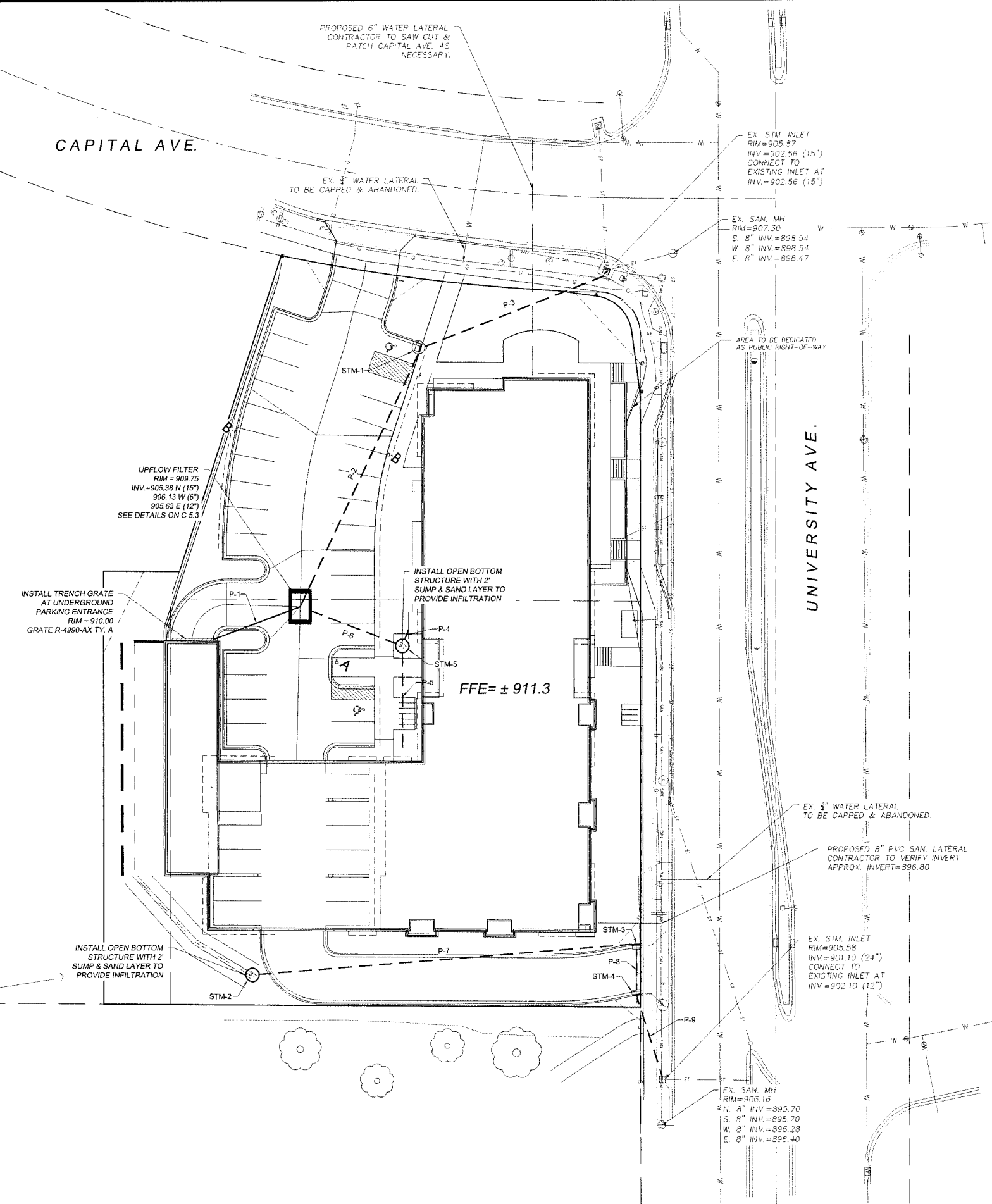
CITY OF MADISON, WI
 5535 UNIVERSITY AVENUE
 GRADING & EROSION CONTROL PLAN
SNYDER & ASSOCIATES, INC.
 5010 VOGES ROAD
 MADISON, WISCONSIN 53718
 608-838-0444 | www.snyder-associates.com

Project No: 117.0784.30
 C.3.0

V:\Projects\1170784\1170784.dwg

CAPITAL AVE.

UNIVERSITY AVE.



LEGEND

- SAN --- SAN --- EXISTING SANITARY SEWER
- SAN --- SANITARY SEWER
- ST --- ST --- EXISTING STORM SEWER
- ST --- ST --- STORM SEWER
- W --- W --- EXISTING WATER
- W --- W --- WATER

STORM STRUCTURE TABLE

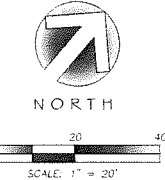
STRUCTURE NAME	STRUCTURE TYPE	FRAME	RIM/TC	INVERT
STM-1	48" CONC STMH	R-3067-C	910.91	903.89
STM-2	48" CONC FI	R-2560-E	911.00	907.75
STM-3	2' x 3' CI	R-3067	907.40	903.68
STM-4	2' x 3' CI	R-3067	907.34	903.20
UPFLOW FILTER	SEE DETAIL	R-2070 TY. A	909.58	905.46

STORM PIPE TABLE

PIPE NAME	PIPE TYPE	SIZE (IN.)	FROM	TO	LENGTH (FT)	START INV	END INV	SLOPE
P-1	PVC	6	TRENCH GRATE	UPFLOW FILTER	35	907.50	906.21	3.71%
P-2	RCP	15	UPFLOW FILTER	STM-1	106	905.46	903.89	1.48%
P-3	RCP	15	STM-1	EX. STM. INLET	73	903.89	902.80	1.48%
P-4	PVC	10	BUILDING	STM-5	6	907.68	907.48	3.12%
P-5	PVC	10	BUILDING	STM-5	38	908.80	907.48	3.51%
P-6	RCP	12	STM-5	UPFLOW FILTER	40	907.31	905.71	3.96%
P-7	RCP	12	STM-2	STM-3	143	907.75	903.68	2.84%
P-8	RCP	12	STM-3	STM-4	19	903.68	903.20	2.52%
P-9	RCP	12	STM-4	EX. STM. INLET	32	903.20	902.10	3.47%

UTILITY PLAN


 TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WS. STATUTE 192.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE


 NORTH
 SCALE: 1" = 20'

CITY COMMENTS DATED 1/29/18	2/6/18	BCA
CITY COMMENTS DATED 3/22/18	4/30/18	BCA
UPDATED SITE LAYOUT	7/16/18	BCA
UPDATED SITE LAYOUT	11/1/18	BCA
REVISION	DATE	BY
Engineer: MLC	Checked By: BCA/LAO	Scale: NOTED
Technician: MW	Date: 12-6-2017	Field Bk:
Pg:		

5535 UNIVERSITY AVENUE

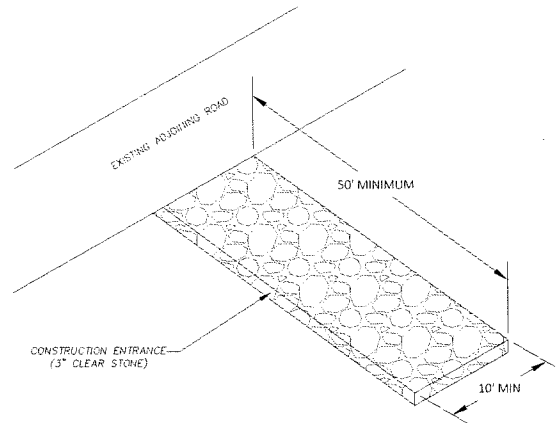
UTILITY PLAN

SNYDER & ASSOCIATES, INC.



Project No: 117.0784.30

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GENERAL NOTES:

- CONSTRUCTION ENTRANCE TO BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.
- THE AGGREGATE FOR THE CONSTRUCTION ENTRANCE SHALL BE 3 INCH CLEAR OR WASHED STONE.
- AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK.
- THE CONSTRUCTION ENTRANCE SHALL BE UNDERLAIN WITH A WOOD TYPE HR OR FF GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOIL INTO THE STONE.
- SURFACE WATERS MUST BE PREVENTED FROM PASSING THROUGH THE CONSTRUCTION ENTRANCE. FLOWS SHALL BE DIVERTED AWAY FROM THE CONSTRUCTION ENTRANCE OR CONVEYED UNDER AND AROUND THEM BY USE OF A CULVERT, DIVERSION BERM OR OTHER PRACTICES AS APPROVED BY THE CONSTRUCTION ENGINEER.
- CLEANING BY SCRAPING OR ADDING NEW STONE SHALL BE REQUIRED IF ENTRANCE BECOMES MORE THAN 50% COVERED BY TRACKED MUD.

1 CONSTRUCTION ENTRANCE
SCALE: NTS

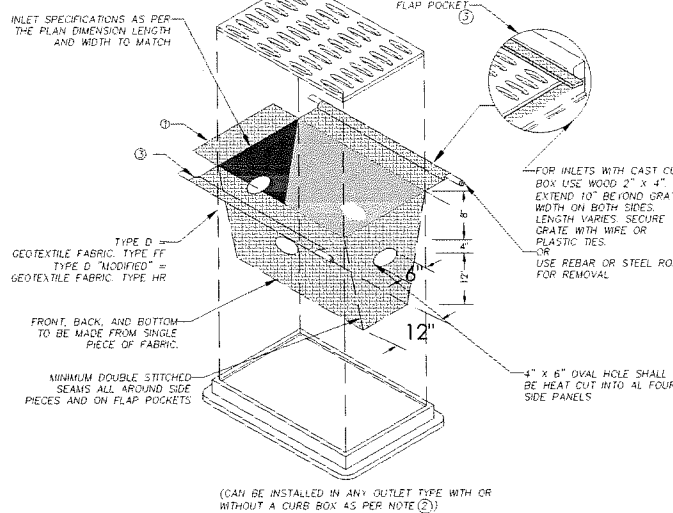
GENERAL NOTES:
MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WISCONSIN EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

CLEANING SHALL BE REQUIRED WHEN SEDIMENT OR STANDING WATER IS WITHIN 6" OF OVERFLOW HOLES OR AS DIRECTED BY THE CONSTRUCTION ENGINEER.

WHEN REMOVING OR MAINTAINING INLET PROTECTION CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARING BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CATCH THE BAG USING PLASTIC ZIP TIES TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

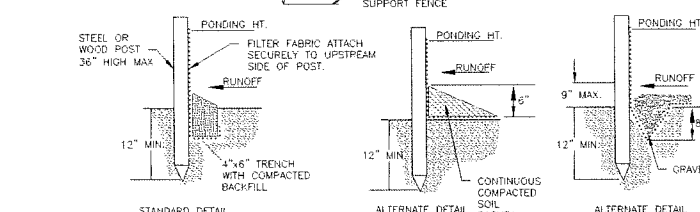
- TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
- FOR INLET PROTECTION WITH CURB BOX AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
- FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2x4.



3 INLET PROTECTION TYPE 'D' DETAIL
SCALE: NTS

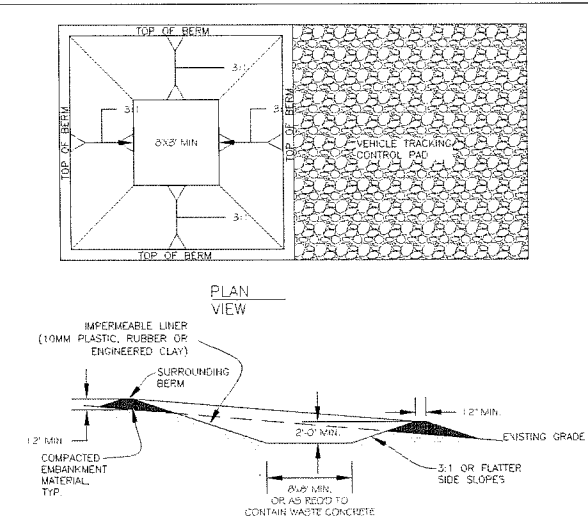
EROSION CONTROL NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF ALL PERMITS, INCLUDING WISCONSIN WDEP DISCHARGE PERMIT (IF APPLICABLE), COUNTY AND LOCAL EROSION CONTROL PERMIT. CONTRACTOR IS RESPONSIBLE FOR ABIDING BY ALL PERMIT REQUIREMENTS AND RESTRICTIONS.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO LAND DISTURBING ACTIVITIES.
- ALL INSTALLATION AND MAINTENANCE OF EROSION CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS. FOUND AT: http://dnr.wisconsin.gov/topic/stormwater/standards/consent_standards.html OR THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK IF A TECHNICAL STANDARD IS NOT AVAILABLE.
- ALL EROSION CONTROL FACILITIES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD IN CONFORMANCE WITH ALL APPLICABLE PERMITS ISSUED FOR THE PROJECT.
- ALL EROSION AND SEDIMENTATION CONTROL PRACTICES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD. REPAIRS SHALL BE MADE IMMEDIATELY TO EROSION CONTROL PRACTICES AS NECESSARY.
- TEMPORARY STOCKPILES SHALL BE STABILIZED IF NOT REMOVED IN 10 DAYS. PERIMETER CONTROL ON THE DOWNHILL SIDE SHALL BE IN PLACE AT ALL TIMES (SILT FENCE OR APPROVED EQUAL).
- TEMPORARY SEED MIXTURE SHALL CONFORM TO 630.2.1.5.1.4 OF THE WISCONSIN STANDARD SPECIFICATIONS. USE WHITE WHEAT OR RYE FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 1.
- DISTURBED AREAS THAT CANNOT BE STABILIZED WITH A DENSE GROWTH OF VEGETATION BY SEEDING AND MULCHING DUE TO TEMPERATURE OR TIMING OF CONSTRUCTION, SHALL BE STABILIZED BY APPLYING ANIONIC POLYACRYLAMIDE (PAM) IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050.
- SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT BASINS TO MAINTAIN A THREE FOOT DEPTH OF TREATMENT, MEASURED BELOW THE NORMAL WATER ELEVATION. SEDIMENT WILL BE REMOVED FROM THE DIVERSION DITCHES WHEN IT REACHES HALF THE HEIGHT OF THE DITCH. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE AND DITCH CHECKS WHEN IT REACHES HALF THE HEIGHT OF THE FENCE/SALE. THE SILT FENCE AND DITCH CHECKS SHALL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
- ALL WATER FROM CONSTRUCTION DRAINAGES SHALL BE TREATED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061 PRIOR TO DISCHARGE TO WATERS OF THE STATE, WETLANDS, OR OFFSITE.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED. DEPENDING ON HOW THE CONTRACTOR GRADERS THE SITE, IT MAY BE NECESSARY TO INSTALL TEMPORARY EROSION CONTROL AND/OR SEDIMENT TRAPS IN VARIOUS LOCATIONS THROUGHOUT THE PROJECT. TEMPORARY SEDIMENT TRAPS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1053.
- TRACKED MATERIAL TO ADJACENT STREETS SHALL BE COLLECTED AT THE END OF EACH WORKING DAY OR AS REQUIRED BY THE LOCAL MUNICIPALITY.
- DUST CONTROL SHALL BE PROVIDED AS NECESSARY IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1066.
- FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
- ALL SEEDING AREAS WILL BE FERTILIZED, RESEED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE APPROVED LANDSCAPE PLAN TO MAINTAIN A VIGOROUS DENSE VEGETATIVE COVER.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL EROSION CONTROL FACILITIES AND MEASURES NECESSARY TO CONTROL EROSION AND SEDIMENTATION AT THE PROJECT SITE. THESE FACILITIES AND MEASURES MAY OR MAY NOT BE SHOWN ON THE DRAWINGS AND THEIR ABSENCE ON THE DRAWINGS DOES NOT ALLEVIATE THE CONTRACTOR FROM PROVIDING THEM. ANY MEASURES AND FACILITIES SHOWN ON THE DRAWINGS ARE THE MINIMUM ACTIONS REQUIRED.
- ERODED MATERIAL THAT HAS LEFT THE CONSTRUCTION SITE SHALL BE COLLECTED AND RETURNED TO THE SITE BY THE CONTRACTOR.
- AFTER FINAL VEGETATION IS ESTABLISHED, REMOVE ALL EROSION CONTROL FACILITIES. RESTORE AREAS DISTURBED BY THE REMOVALS.
- KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
- COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE. CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WDNR TECHNICAL STANDARDS.
- PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
- MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.



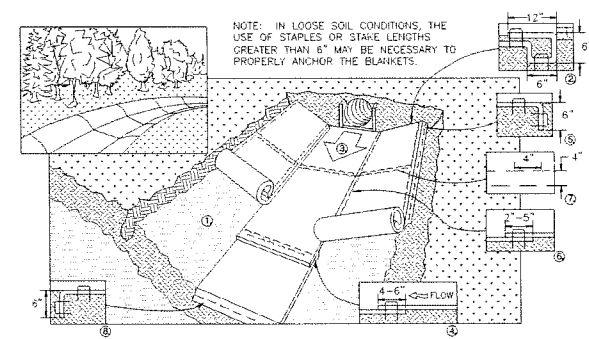
- NOTE:**
- INSPECT FENCE WEEKLY AND AFTER EACH RAIN EVENT OF 0.5 INCHES AND REPAIR IF REQUIRED. REMOVE SEDIMENT WHEN NECESSARY OR WHEN SEDIMENT REACHES 1/2 OF FENCE HEIGHT.
 - REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
 - SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
 - SILT FENCE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1055.

2 SILT FENCE DETAIL
SCALE: NTS



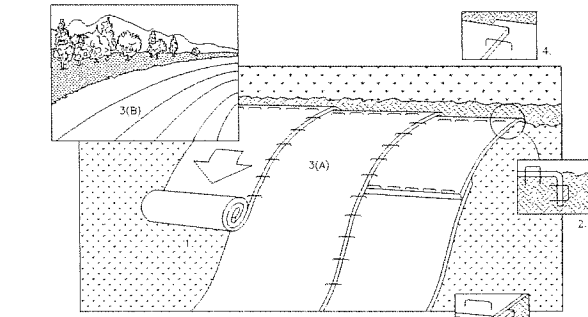
- CONCRETE WASHOUT AREA INSTALLATION NOTES:**
- SEE EROSION CONTROL PLAN FOR LOCATIONS OF CONCRETE WASHOUT AREA(S). TO BE PLACED A MIN OF 50' FROM DRAINAGEWAYS, BODIES OF WATER, AND INLETS.)
 - THE CONCRETE WASHOUT AREA(S) SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
 - VEHICLE TRACKING CONTROL PAD IS REQ'D AT THE ACCESS POINT(S).
 - SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA(S), AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREAS TO OPERATORS OF CONCRETE TRUCKS AND PUMP TRUCKS.
 - EXCAVATED MATERIAL SHALL BE UTILIZED IN PERIMETER BERM CONSTRUCTION.
- CONCRETE WASHOUT AREA MAINTENANCE NOTES:**
- THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
 - AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
 - WHEN CONCRETE WASHOUT AREA(S) IS REMOVED, THE DISTURBED AREA SHALL BE STABILIZED PER SITE EROSION CONTROL MEASURES.
 - INSPECT WEEKLY AND DURING AND AFTER ALL STORM EVENTS. CLEAN-OUT OR COVER WASHOUT AREA PRIOR TO PREDICTED STORM EVENTS TO PREVENT OVER-FLOW.

4 CONCRETE WASHOUT AREA
SCALE: NTS



- NOTE:** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLES OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.
- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
 - BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 10" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
 - ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
 - PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4-6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE BLANKETS.
 - FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPE MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
 - A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
 - THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
 - EROSION MAT SHALL EXTEND FOR WHICHEVER IS GREATER: UPSLOPE ONE FOOT MIN. VERTICALLY FROM DITCH BOTTOM OR 6" HIGHER THAN DESIGN FLOW DEPTH.
 - EROSION MAT SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS 1053.

5 EROSION CONTROL MAT - CHANNEL INSTALLATION
SCALE: NTS



- NOTE:** REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.
- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED. NOTE: WHEN USING CELL-0-SEED DO NOT SEED PREPARED AREA. CELL-0-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
 - BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
 - ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE.
 - THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
 - WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
 - ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
 - EROSION MAT SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD # 1052.

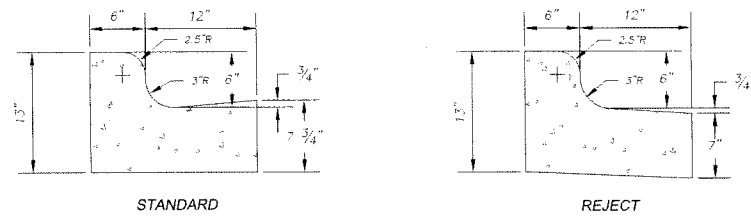
6 EROSION CONTROL MAT - SLOPE INSTALLATION
SCALE: NTS

5533 UNIVERSITY AVENUE
EROSION DETAILS
CITY OF MADISON, WI
117.0784.30
Project No: 117,0784.30
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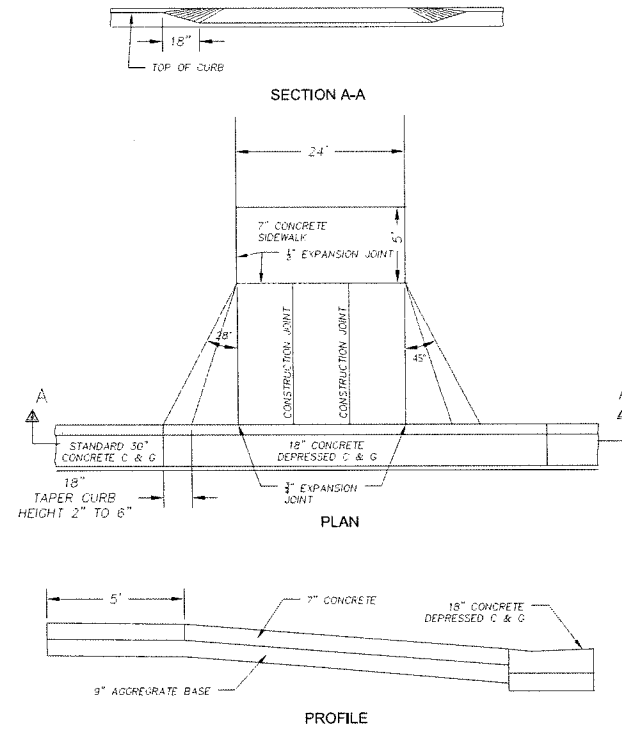
5010 VOGES ROAD
MADISON, WISCONSIN 53718
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NOTES:

1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200' OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER.
2. THE EXPANSION JOINT SHALL BE A ONE PIECE ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.

1 CONCRETE CURB & GUTTER
SCALE: NTS

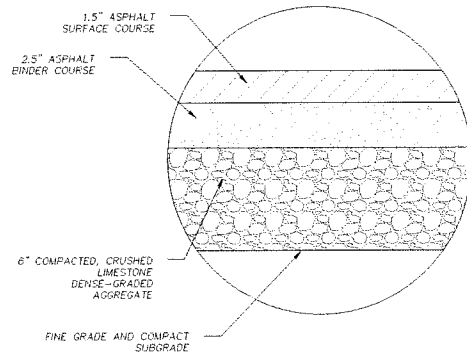


4 DRIVEWAY DETAIL
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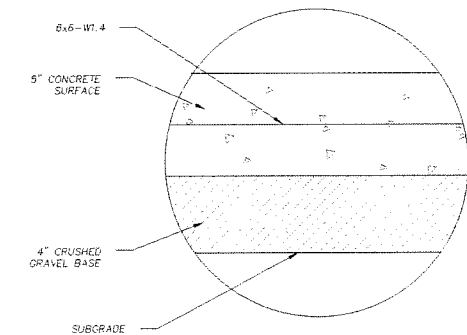
PAVEMENT AND CURB NOTES

1. THE IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 1A TEST EDITION, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
 2. PAVING SHALL CONSIST OF FINE GRADING, PAVEMENT AREAS, INSTALLATION OF CRUSHED STONE BASE, CONCRETE AND/OR BITUMINOUS PAVEMENT, PAVEMENT MARKING, AND CLEANUP. ALL MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR.
 3. AGGREGATES USED IN THE CRUSHED AGGREGATE BASE SHALL BE (1/4-INCH) DENSE GRADED BASE IN ACCORDANCE WITH SUBSECTION 305.2.2 OF THE STANDARD SPECIFICATIONS.
 4. HOT MIX ASPHALT PAVEMENT (HMA) SHALL BE SUPERPAVE (E-*) IN ACCORDANCE WITH SECTION 460 OF THE STANDARD SPECIFICATIONS.
 5. ASPHALTIC MATERIALS SHALL BE PERFORMANCE GRADED (PG) BINDERS IN ACCORDANCE WITH SECTION 455 OF THE STANDARD SPECIFICATIONS. UPPER LAYERS SHALL BE PG(***), AND LOWER LAYERS SHALL BE PG(***)
 6. AGGREGATES USED IN THE HMA SHALL BE IN ACCORDANCE WITH SUBSECTION 460.2.2.3 OF THE STANDARD SPECIFICATIONS. THE NOMINAL AGGREGATE SIZE FOR THE UPPER LAYER PAVEMENT SHALL BE (****), AND THE LOWER LAYER PAVEMENT SHALL BE (****).
 7. TACK COAT SHALL BE IN ACCORDANCE WITH SUBSECTION 455.2.5 OF THE STANDARD SPECIFICATIONS. THE RATE OF APPLICATION SHALL BE 0.025 GAL/SY.
 8. CONCRETE FOR CURB, DRIVEWAY, WALKS AND NON-FLOOR SLABS SHALL BE GRADE A (OR GRADE A2 IF PLACING BY SUB-FORMED PROCESS) AIR ENTRAINED IN ACCORDANCE WITH SECTION 501 FOR THE STANDARD SPECIFICATIONS, WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI.
 9. CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING SECTIONS OF THE STANDARD SPECIFICATIONS:
SECTION 415 FOR CONCRETE PAVEMENT
SECTION 601 FOR CONCRETE CURB AND GUTTER
SECTION 602 FOR CONCRETE SIDEWALKS.
 10. ALL FINISHED CONCRETE SHALL BE COVERED WITH A LIQUID CURING COMPOUND CONFORMING TO AASHTO M 148, TYPE 2, IN ACCORDANCE WITH SECTION 415 OF THE STANDARD SPECIFICATIONS.
 11. PAVEMENT MARKINGS SHALL BE PAINT IN ACCORDANCE WITH SECTION 646 OF THE STANDARD SPECIFICATIONS. (COLOR SHALL BE AS INDICATED ON THE PLANS.) THE FOLLOWING ITEMS SHALL BE PAINTED WITH COLORS NOTED BELOW:
PARKING STALLS: WHITE
PEDESTRIAN CROSSWALKS: WHITE
LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN OPPOSITE DIRECTIONS: YELLOW
LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN SAME DIRECTIONS: WHITE
ADA SYMBOLS: BLUE OR PER LOCAL CODE
FIRE LANES: PER LOCAL CODE
EXTERIOR SIDEWALK CURBED, LIGHT POLE BASES, AND GUARD POSTS: YELLOW
- NOTE: PAVEMENT SHALL BE DESIGNED BY GEOTECHNICAL ENGINEER. MISSING INFORMATION ABOVE, DESIGNATED WITH (1), SHALL BE FILLED IN PER GEOTECHNICAL REPORT. CAUTION: INFORMATION BELOW SHALL BE USED ONLY AS A GUIDE.
- * DENSE GRADED BASE GRADATIONS: 3-INCH, 1 1/4-INCH, OR 3/4-INCH (TYPICALLY 1 1/4-INCH)
 - ** HMA SUPERPAVE TYPES: E-0.3, E-1, E-3, E-10, E-30 (TYPICALLY E-0.3 OR E-1 FOR MOST RESIDENTIAL AND COMMERCIAL PROJECTS)
 - *** PG BINDERS:
64-22 BASIC ASPHALT, TYPICALLY USED FOR PARKING LOTS
58-28 RECOMMENDED FOR OVERLAY PROJECTS
64-28 POLYMER ADDED, HIGH COST ASPHALT, LARGEST RANGE OF TEMP.
UPPER LAYER PG64-28, PG64-22, OR PG58-28
LOWER LAYER PG64-22 (IF UPPER LAYER IS PG64-xx OR HIGHER), OR PG58-28
 - **** HMA AGGREGATE GRADATIONS: 37.5 MM, 25.0 MM, 19.0 MM, 12.5 MM, 9.5 MM (TYPICALLY 12.5 MM FOR UPPER LAYER, 19.0 MM FOR LOWER LAYER)

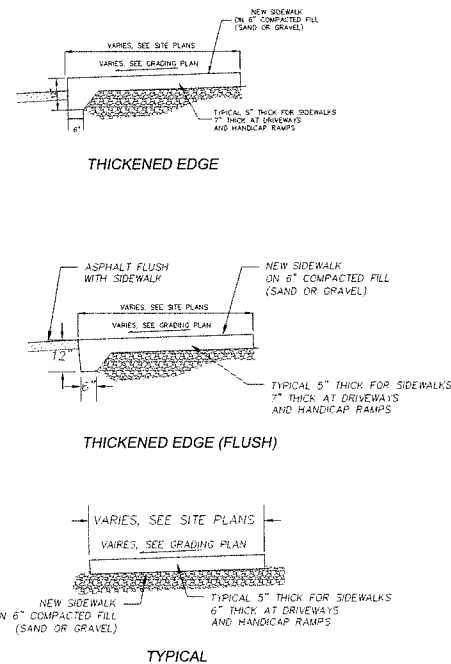
6 NOT USED
SCALE: NTS



2 LIGHT DUTY ASPHALT PAVING DETAIL
SCALE: NTS



3 DUMPSTER PAD LOADING CONCRETE DETAIL
SCALE: NTS



5 CONCRETE SIDEWALK DETAILS
SCALE: NTS

REVISION	DATE	BY

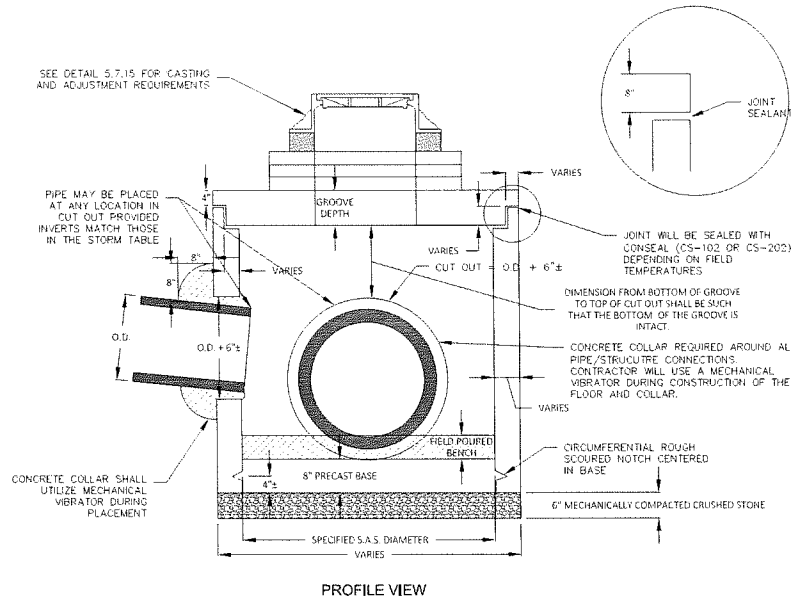
CITY OF MADISON, WI
5010 VOGES ROAD
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SITE DETAILS
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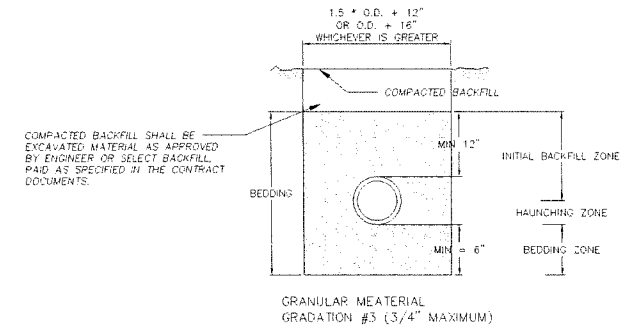
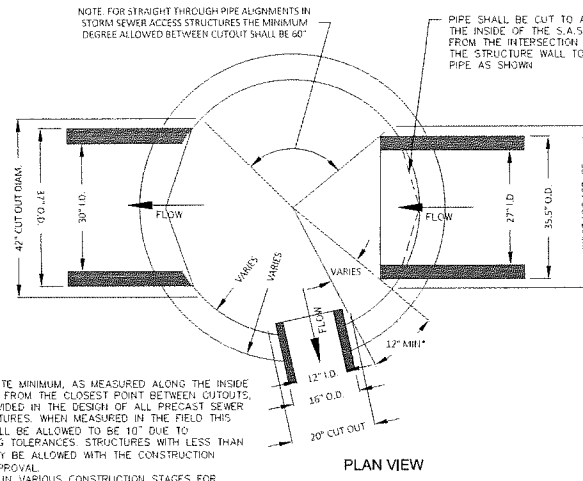


Project No: 117.0784.30
C5.1

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NOTE: ALL STORM SEWER ACCESS STRUCTURES (S.A.S.) SHALL BE CONSTRUCTED IN COMPLIANCE WITH ASTM C478.



NOTES:
 UNLESS OTHERWISE SPECIFIED, ALL SANITARY AND STORM SEWER PIPES, INCLUDING LATERALS AND LEADS, SHALL BE INSTALLED WITH THE TYPE OF BEDDING SHOWN FOR THE TYPE AND SIZE OF PIPE INSTALLED.
 THE COST OF BEDDING SHALL BE INCLUDED IN THE UNIT PRICES BID FOR THE PIPE. FOR RCP, BEDDING INCLUDES THE HAUNCHING & BEDDING ZONES. FOR PLASTIC PIPES, THE BEDDING INCLUDES THE HAUNCHING, BEDDING & INITIAL BACKFILL ZONES. THE BEDDING SHALL BE INSTALLED & COMPACTED IN 6" MAXIMUM LIFTS.
 ALL TRENCHES SHALL BE HAND BACKFILLED TO A POINT 12" ABOVE THE TOP OF THE PIPE. ALL BEDDING SHALL BE MECHANICALLY COMPACTED. PAYMENT SHALL NOT BE MADE FOR BACKFILL WITH EXCAVATED MATERIAL, IF APPROVED. SELECT FILL IF REQUIRED. SHALL BE PAID PER CONTRACT.
 THE MAXIMUM ALLOWABLE TRENCH WIDTH SHALL BE O.D. + 24" AND MINIMUM OF O.D. + 16" AS SPECIFIED, AND SHALL APPLY FROM THE BOTTOM OF THE TRENCH TO A POINT 12" ABOVE THE TOP OF THE PIPE. WHERE THIS WIDTH IS EXCEEDED, THE CONTRACTOR SHALL FURNISH AND INSTALL A HIGHER TYPE OF BEDDING AT NO EXTRA COST. THE TYPE OF BEDDING SHALL BE DETERMINED BY THE ENGINEER.
 O.D. EQUALS THE OUTSIDE DIAMETER OF THE PIPE.

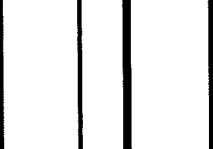
1 PRECAST STORM SEWER
 SCALE: NTS

2 STORM PIPE BEDDING AND BACKFILL
 SCALE: NTS

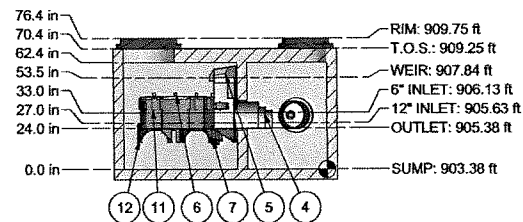
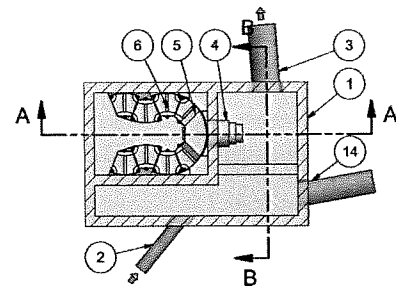
MARK	REVISION	DATE	BY
Engineer: MLC	Checked By: BCA/LAO	Scale: NOTED	
Technician: MW	Date: 12-6-2017	Field Bk:	Pg:

CITY OF MADISON, WI
 5010 VOGES ROAD
 MADISON, WISCONSIN 53718
 608-638-0444 | www.snyder-associates.com

5533 UNIVERSITY AVENUE
 UTILITY DETAILS
SNYDER & ASSOCIATES, INC.



Project No: 117.0784.30
 C 5.2



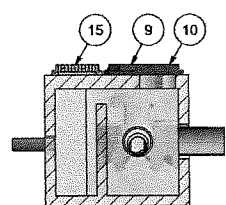
SECTION A-A

CAPACITIES:

- Minimum performance: 80% removal. NJDEP - NJDEP Blend; NJCAT, Sil-Co-Sil 106 (d50 = 22 microns) at the peak treatment flow.
- NJDEP peak treatment flow: .056 cfs (25 gpm) per module, CPZ
- Maximum number of modules per outlet module: 36 **

ADDITIONAL DESIGN INFORMATION:

- * Normal operating W.S.E. is 2.46' above the outlet invert at the peak treatment flow of .056 cfs (25 gpm) per module. For a given flow the head requirement can be reduced by adding additional filters.
- ** Treatment flows that require more modules will require a larger vault design or different arrangement.
- Media Types Available: New Jersey - Ribbons; Elsewhere - CPZ



SECTION B-B

ITEM	QTY	DESCRIPTION	SIZE (in)	TYPE
1	1	PRECAST VAULT	120 x 72	
2	1	INLET PIPE	6	PVC
3	1	OUTLET PIPE	15	RCP
4	1	OUTLET MODULE		
5	1	BYPASS HOOD		
6	8	MODULE LID		
7	5	SINGLE SUPPORT FRAME		
8	4	TRIANGULAR SUPPORT BRACKET		
9	1	30\"/>		

DO NOT SCALE DRAWING
 ANY WARRANTY GIVEN BY HYDRO INTERNATIONAL WILL APPLY ONLY TO THOSE ITEMS SUPPLIED BY IT. ACCORDINGLY HYDRO INTERNATIONAL CANNOT ACCEPT ANY RESPONSIBILITY FOR ANY STRUCTURE, PLAN, OR EQUIPMENT FOR THE PERFORMANCE THERE OF. UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN INCHES.
 TOLERANCES ARE:
 DIMENSIONS 1/16\"/>

PROJECTION

COMMENTS:
 1. STRUCTURE WALL AND SLAB THICKNESSES ARE NOT TO SCALE.
 2. CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING THE STRUCTURE.

DISTRIBUTED BY:
ADVANCED DRAINAGE SYSTEMS, INC.
 PLEASE CALL OR EMAIL JAKE BRUNCKENLER FOR PRICING
 Jake.Brunckenler@ads-usa.com 262-794-2300

REVISION HISTORY

REV	BY	DESCRIPTION	DATE
1	CLW	INITIAL SIZE	7/18/2018
2	CLW	FINAL SIZE, ONE SHEETS	8/22/2018
3	CLW	PRINT MESSAGE	2/16/2019

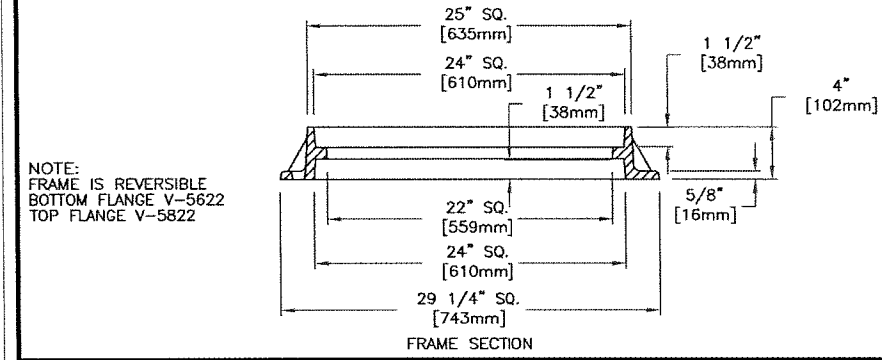
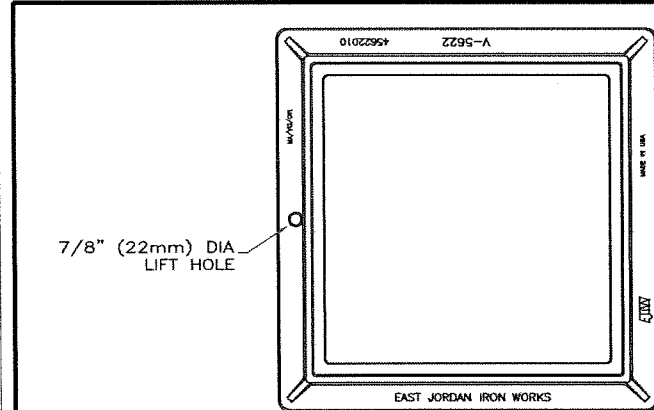
DATE: 7/18/2018 SCALE: 1:50
 DRAWN BY: GJW CHECKED BY: APPROVED BY:

UP-FLO FILTER
 10 ft x 6 ft
 8 MODULES

WQU
 5533 UNIVERSITY AVE
 MADISON, WI

Hydro International
 94 Hutchins Drive
 Portland, ME 04102
 Tel: +1 (207) 756-6200
 Fax: +1 (207) 756-6212
 hydro-int.com

WEIGHT: N/A MATERIAL: N/A
 NEXT ASSY: 18_12_0384-NEXT ASSY
 DRAWING NO.: 18_12_0384-Up Flo Master Model
 SHEET NO.: 1 OF 2



NOTE: FRAME IS REVERSIBLE
 BOTTOM FLANGE V-5622
 TOP FLANGE V-5822

EAST JORDAN IRON WORKS, INC.
 P.O. BOX 439
 EAST JORDAN, MI 49727
 1-800-874-4100
 FAX 231-536-4458

DRAWN: PFB DATE: 08/09/00
 APPROVED: DATE:

CATCH BASIN FRAME

PRODUCT NO.
45622010
 UNDIPPED

CATALOG NO.
 V-5622

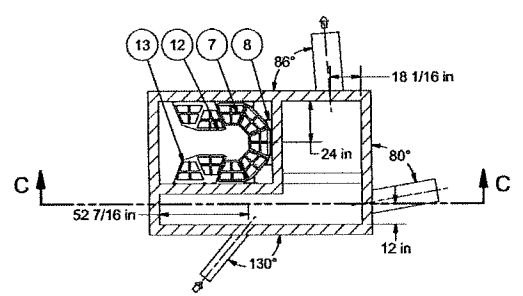
REF. PRODUCT DRAWING
 45622010

EST. WT.
 FRAME: 120 LBS 54kg

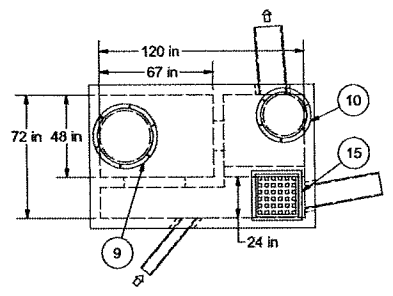
OPEN AREA
 N/A

MAT'L SPEC.
 FRAME - GRAY IRON
 ASTM A48 CL35

LOAD RATING
 HEAVY DUTY



SECTION H-H
 SCALE 1:50



PRECAST DETAIL

ITEM	QTY	DESCRIPTION	SIZE (in)
1	1	PRECAST VAULT	120 x 72
2	1	INLET PIPE	6
3	1	OUTLET PIPE	15
4	1	OUTLET MODULE	
5	1	BYPASS HOOD	
6	8	MODULE LID	
7	5	SINGLE SUPPORT FRAME	
8	4	TRIANGULAR SUPPORT BRACKET	
9	1	30\"/>	

DO NOT SCALE DRAWING
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 TOLERANCES ARE:
 DIMENSIONS 1/16\"/>

PROJECTION

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DISTRIBUTED BY:
ADVANCED DRAINAGE SYSTEMS, INC.
 PLEASE CALL OR EMAIL JAKE BRUNCKENLER FOR PRICING
 Jake.Brunckenler@ads-usa.com 262-794-2300

DATE: 7/18/2018 SCALE: 1:50
 DRAWN BY: GJW CHECKED BY: APPROVED BY:

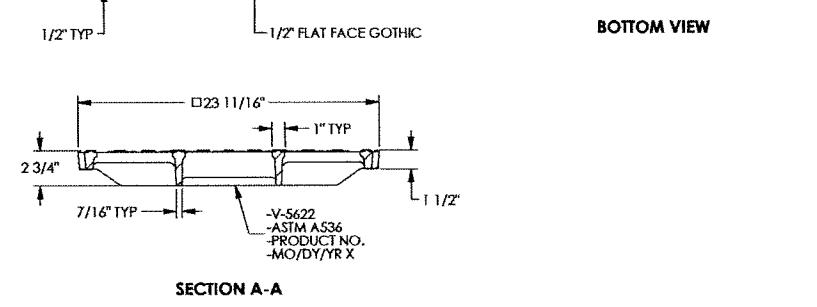
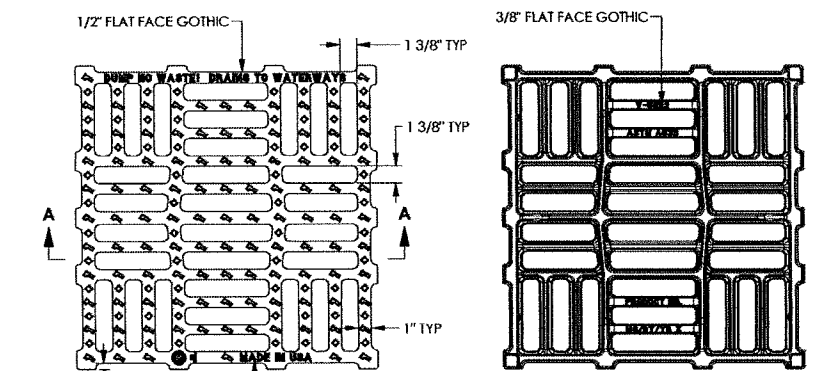
UP-FLO FILTER
 10 ft x 6 ft
 8 MODULES

WQU
 5533 UNIVERSITY AVE
 MADISON, WI

Hydro International
 94 Hutchins Drive
 Portland, ME 04102
 Tel: +1 (207) 756-6200
 Fax: +1 (207) 756-6212
 hydro-int.com

WEIGHT: N/A MATERIAL: N/A
 NEXT ASSY: 18_12_0384-NEXT ASSY
 DRAWING NO.: 18_12_0384-Up Flo Master Model
 SHEET NO.: 2 OF 2

V5622 Grate



SECTION A-A

ej

Product Number
 45622050

Design Features
 -Materials
 -Ductile Iron (70-50-05)
 -Design Load
 -Heavy Duty
 -Open Area
 -274 sq. in.
 -Coating
 -Undipped
 -√ Designates Machined Surface

Certification
 -ASTM A536
 -AASHTO M306
 -Country of Origin: USA

Drawing Revision
 01/21/2016 Designer: KK
 04/19/2017 Revised By: KK

Disclaimer
 Weight, Product, Classification (Kerosene) and drawings provided for your guidance. We reserve the right to modify specifications without prior notice.

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Contact
 800 625 4655
 ej@ej.com

1 UP-FLO FILTER AND VAULT DETAIL
 (C5.3) SCALE: NTS

CITY COMMENTS DATED: 3/22/18
 UPDATED SITE LAYOUT

REVISION
 Checked By: BCA/LAO Scale: NOTED
 Engineer: MLC
 Technician: MW

DATE BY
 7/16/18 BCA
 7/16/18 BCA

DATE BY
 12-6-2017
 Field Bk

CITY OF MADISON, WI
 5010 VOGES ROAD
 MADISON, WISCONSIN 53718
 608-638-0444 | www.snyder-associates.com

5533 UNIVERSITY AVENUE
 UTILITY DETAILS
SNYDER & ASSOCIATES, INC.

Project No: 117.0784.30
 C 5.3

Qty	Botanical Name	Common Name	Size/Container
1	Amelanchier x grandiflora Autumn Brilliance	AUTUMN BRILLIANCE APPLE SERVICEBERRY (mib-stem)	5-6/16 b.
2	Asar canadensis	STATE STREET PYRAE MAPLE	2 1/2/16 b.
4	Coronilla varia	FRANS FONTAINE HORNBREAM	2 1/2/16 b.
4	Junonia virginiana	BURKI BURK EASTERN RED CEDAR	6/16 b.
3	Prunella	AMUR CHoke CHERRY	2 1/2/16 b.
4	Quercus	ORSON SPIRE OAK	2 1/2/16 b.
2	Thuja occidentalis	FOSTER ARBORVITAE	6/16 b.
2	Theophrasta	GREENSPICE SMALL-LEAVED LINEN	2 1/2/16 b.

LANDSCAPE CALCULATIONS & DISTRIBUTION

TOTAL SQUARE FOOTAGE OF DEVELOPED AREA = 35,483 SQUARE FEET
TOTAL LANDSCAPE POINTS REQUIRED = 595

Distribution of Points and Credits

Plant Type/Element	Minimum Size at Installation	Points	Credits	New Proposed Landscaping	Points Achieved
Deciduous trees	2 1/2 inch caliper	15		15	525
Tall evergreen tree	5-6 feet tall	35			
Ornamental tree	1.12 inch caliper	15		2	30
Upright evergreen shrub	3-4 feet tall	10		27	270
Shrub, deciduous	45 gallon container	3		96	288
Shrub, evergreen	45 gallon container	4		43	136
Ornamental grasses	45 gallon container	2		363	766
Ornamental flowering or wall	4 per 10' linear ft.				
Existing significant specimen tree	Minimum size: 3 1/2 inch caliper *From other lot within developed area and cannot be moved Maximum canopy top size: 200'	84 per caliper inch			
Landscape features for public safety and/or transit construction	*Landscape area to be developed area, preferably accessible, and cannot comprise more than 5% of total required points.	3 points per "seat"			
Sub Totals					2,075

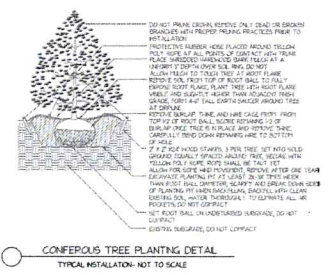
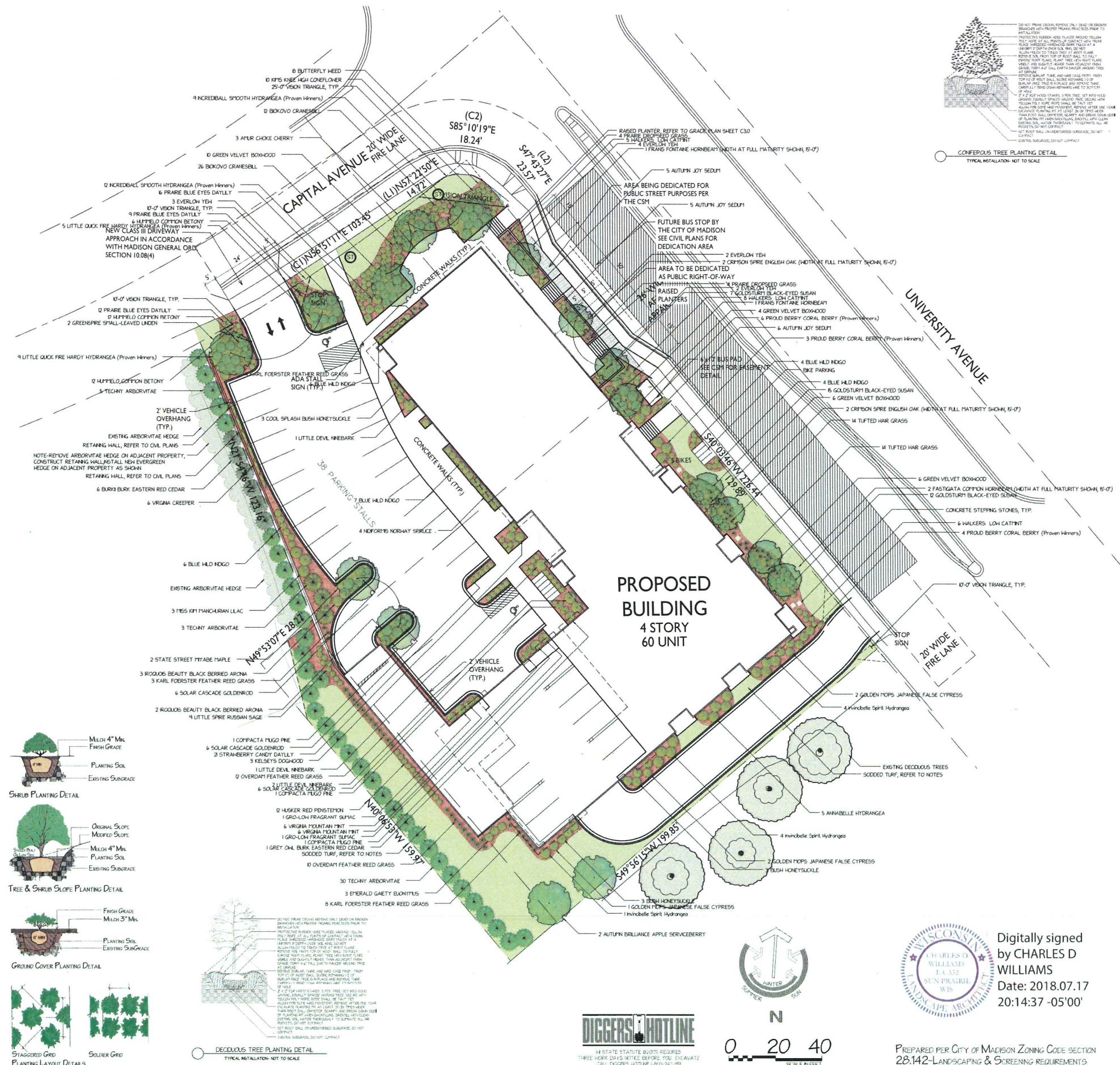
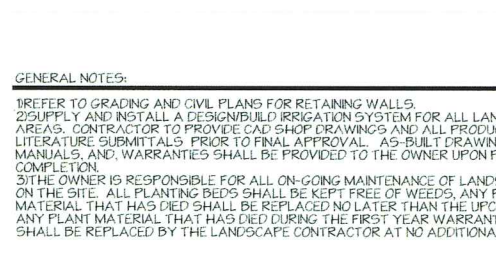
Total Number of Points Provided = 2,465

PLANTING NOTES:

- CONTRACTOR SHALL VERIFY LOCATION OF ALL ON-SITE UTILITIES PRIOR TO COMMENCING ANY WORK ON SITE. WI STATE STATUTE 182.0715 REQUIRES THREE WORK DAYS NOTICE BEFORE YOU EXCAVATE. CALL DIGGERS' HOTLINE AT 1-800-242-8511 TO SUPPLY AND INSTALL ALL WISCONSIN GROWN NURSERY STOCK. GUARANTEE ALL STOCK FOR A PERIOD OF ONE YEAR. ALL PLANTING MATERIAL IS TO MEET AMERICAN STANDARDS FOR NURSERY STOCK ANSI Z60.1-2004. ALL PLANT MATERIAL IS TO BE PLANTED IMMEDIATELY AFTER ARRIVAL AND UNLOADING ON SITE. PLANT TYPES, SIZES, AND QUANTITIES ARE ACCORDING TO THE PROPOSED PLANS. IF ANY DISCREPANCIES ARE PRESENT BETWEEN PLANT LEGEND AND GRAPHIC DEPICTION, GRAPHICALLY DEPICTED QUANTITIES SHALL HOLD PRECEDENCE. ANY POTENTIAL PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING.
- ACTUAL LOCATIONS OF PLANT MATERIAL ARE SUBJECT TO FINAL SITE LAYOUT AND CONDITIONS AND MAY BE ADJUSTED ACCORDINGLY.
- ALL DECIDUOUS TREES SHALL BE GUYED AND STAKED ACCORDINGLY AS PER PLANTING DETAILS.
- SMALL PLANTS ARE TO BE BACKFILLED WITH A 50/50 MIX OF PLANT STARTER AND TOPSOIL BLEND AND IS TO BE FREE OF ROOTS, ROCKS LARGER THAN 1" IN DIAMETER, SUBSOIL DEBRIS, AND WEEDS.
- OPEN AND REMOVE THE TOP BURLAP AND TWINE OR STRING FROM ALL BALLED AND BURLAPPED PLANTS AND SET ALL PLANTS AT FINISH GRADE.
- SUPPLY AND INSTALL 3" - 4" OF SHREDED HARDWOOD BARK MULCH IN ALL PLANT BEDS TREATED WITH A GRANULAR PRE-EMERGENT HERBICIDE PRIOR TO PLACING MULCH. (5/16" x 4" SIZE) WHERE ALL PLANT BEDS ADJOIN TURF AREAS. SUPPLY AND INSTALL ACCORDING TO THE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS. TYPE TO BE APPROVED BY OWNER.
- SUPPLY AND INSTALL 3" - 4" OF SHREDED HARDWOOD BARK MULCH 1'-0" PAST THE DRIPLINE OF ALL INDIVIDUAL TREES. DO NOT PLACE MULCH AGAINST TREE TRUNK OR ROOF FLARE AT TREE BASE.
- ALL TURF AREAS SHALL BE FINE GRADED, REMOVING ALL SURFACE STONES 1" OR LARGER. APPLY A STARTER FERTILIZER AT THE RECOMMENDED RATE IN ALL TURF AREAS. ALL TURF AREAS SHALL BE SODDED WITH A KENTUCKY BLUEGRASS BLEND SOD, INSTALLED IN A STAGGERED JOINT LAYING FASHION. ALL SODDED AREAS SHALL BE WATERED IMMEDIATELY AFTER INSTALLATION AND SATURATED TO A DEPTH OF 3".

GENERAL NOTES:

- REFER TO GRADING AND CIVIL PLANS FOR RETAINING WALLS.
- SUPPLY AND INSTALL A DESIGN/BUILD IRRIGATION SYSTEM FOR ALL LANDSCAPED AREAS. CONTRACTOR TO PROVIDE CAD SHOP DRAWINGS AND ALL PRODUCT LITERATURE SUBMITTALS PRIOR TO FINAL APPROVAL. AS-BUILT DRAWINGS, MANUALS, AND WARRANTIES SHALL BE PROVIDED TO THE OWNER UPON PROJECT COMPLETION.
- THE OWNER IS RESPONSIBLE FOR ALL ON-GOING MAINTENANCE OF LANDSCAPING ON THE SITE. ALL PLANTING BEDS SHALL BE KEPT FREE OF WEEDS, ANY PLANT MATERIAL THAT HAS DIED SHALL BE REPLACED NO LATER THAN THE UPCOMING JUNE 1. ANY PLANT MATERIAL THAT HAS DIED DURING THE FIRST YEAR WARRANTY PERIOD SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST.



LANDSCAPE PLAN

Post Office Box 823
Waukesha, WI 53187-0823
262-549-6111
262-549-9229
www.nelsonlandscape.com

Sheet Title:

LANDSCAPE PLAN

Project:

PROPOSED DEVELOPMENT
5535 UNIVERSITY AVENUE
MADISON, WI 53705

Client:

Plan Notes:

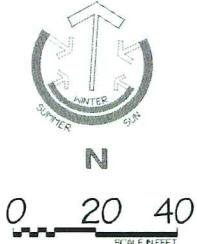
Designed By:
Drawn By: C. J. N.
Date: 10-03-17
Revisions: 10-04-17, 12-05-17, 12-07-17, 12-11-17,
4-04-18, 4-06-18, 4-09-18, 7-17-18

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This plan is subject to final on-site conditions and may be modified to account for unforeseen obstacles, other changes, or site modifications that were not made known at the time of preparation dated on this plan.

Digitally signed
by CHARLES D WILLIAMS
Date: 2018.07.17
20:14:37 -05'00'



ISSUED
 Issued for Land Use & UDC - September 5, 2018
 Issued for Land Use Supplement - Nov. 2, 2018

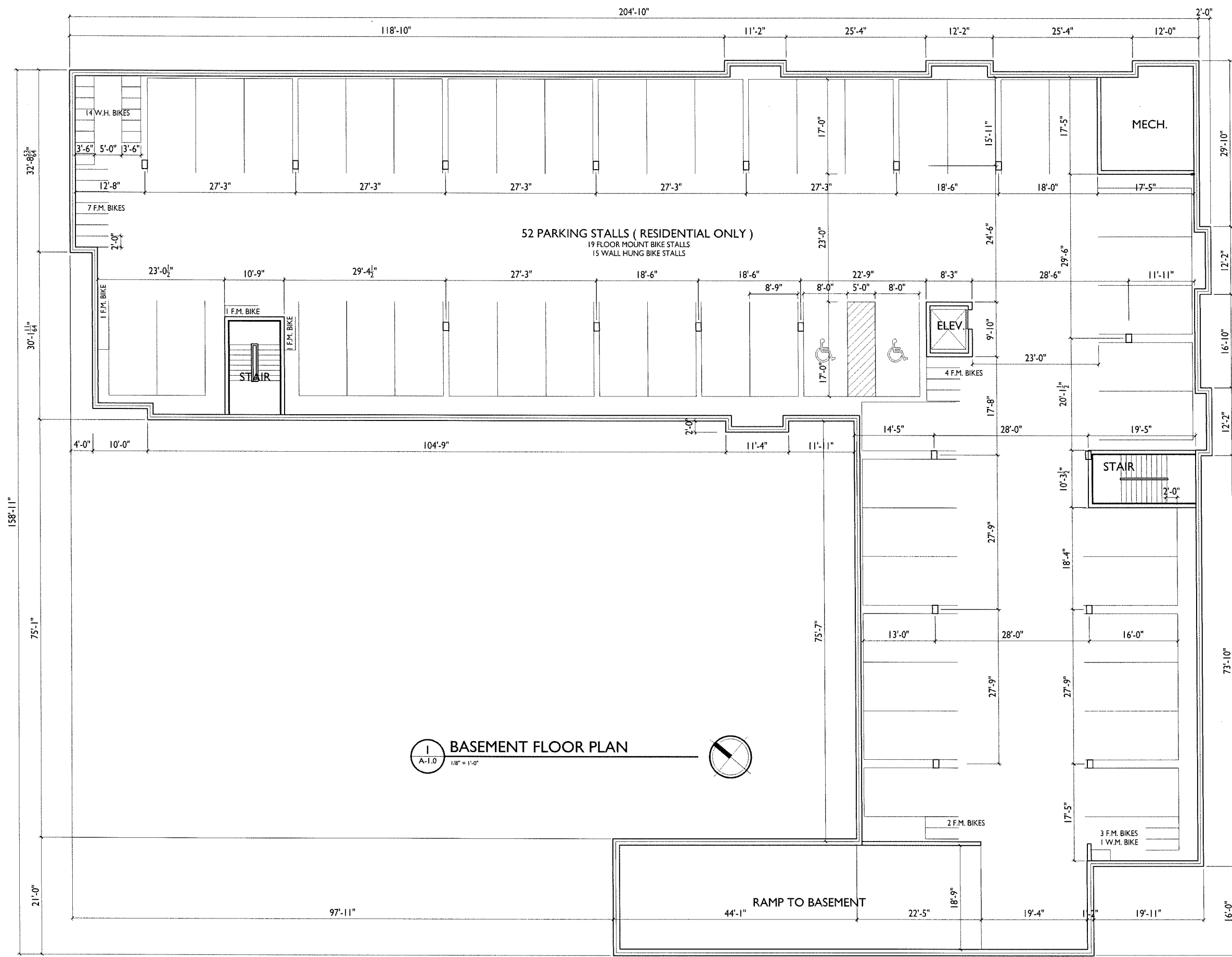
PROJECT TITLE
**Mixed-Use
 Development**

5535 University Ave.
 Madison, WI
 SHEET TITLE
**Basement Floor
 Plan**

SHEET NUMBER

A-1.0

PROJECT NO. **1735**
 © Knothe & Bruce Architects, LLC



1
A-1.0 BASEMENT FLOOR PLAN
 1/8" = 1'-0"

ISSUED
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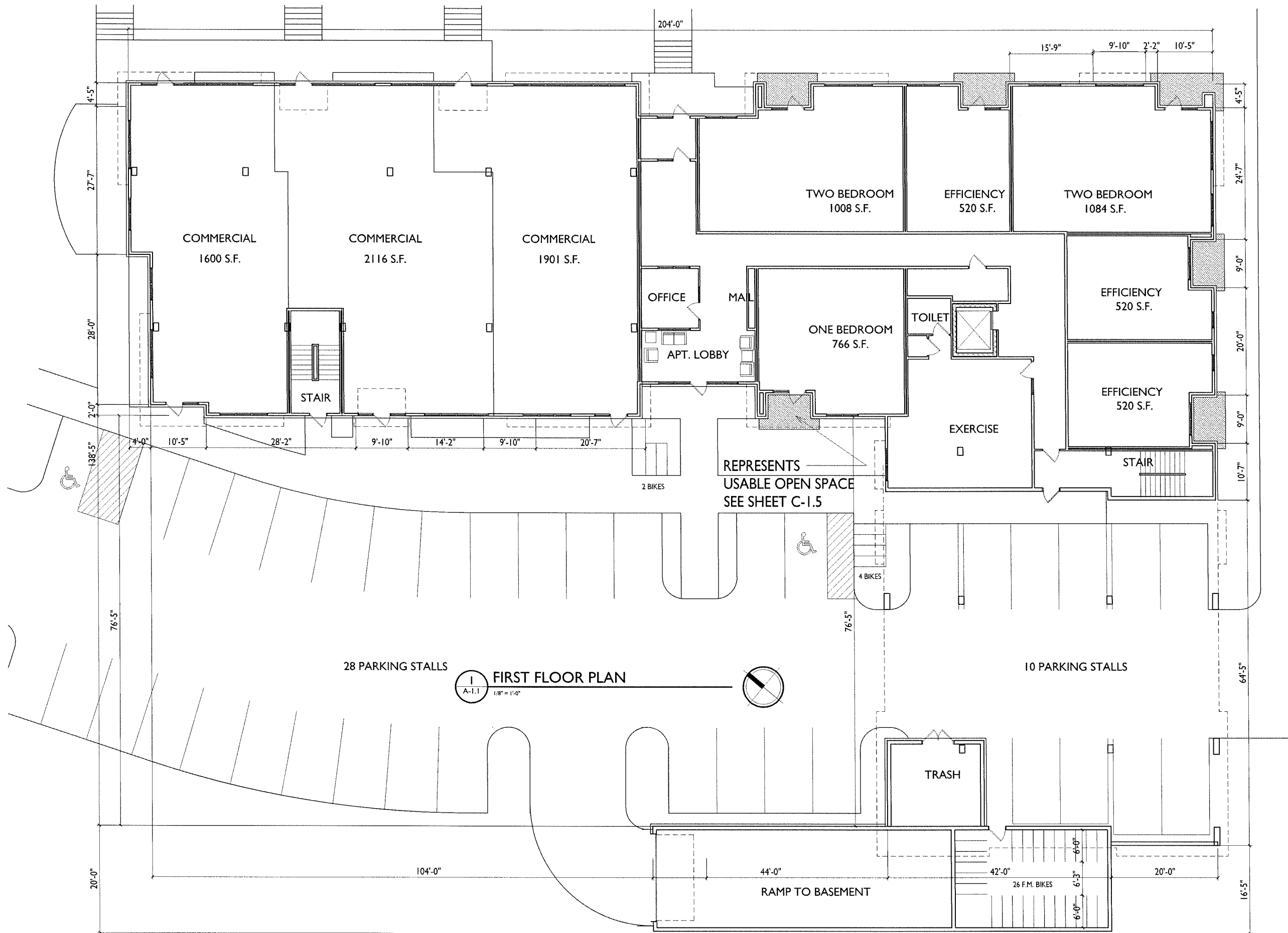
PROJECT TITLE
**Mixed-Use
 Development**

5535 University Ave.
 Madison, WI
 SHEET TITLE
First Floor Plan

SHEET NUMBER

A-1.1

PROJECT NO. **1735**
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FIRST FLOOR PLAN
 A-1.1
 1/8" = 1'-0"

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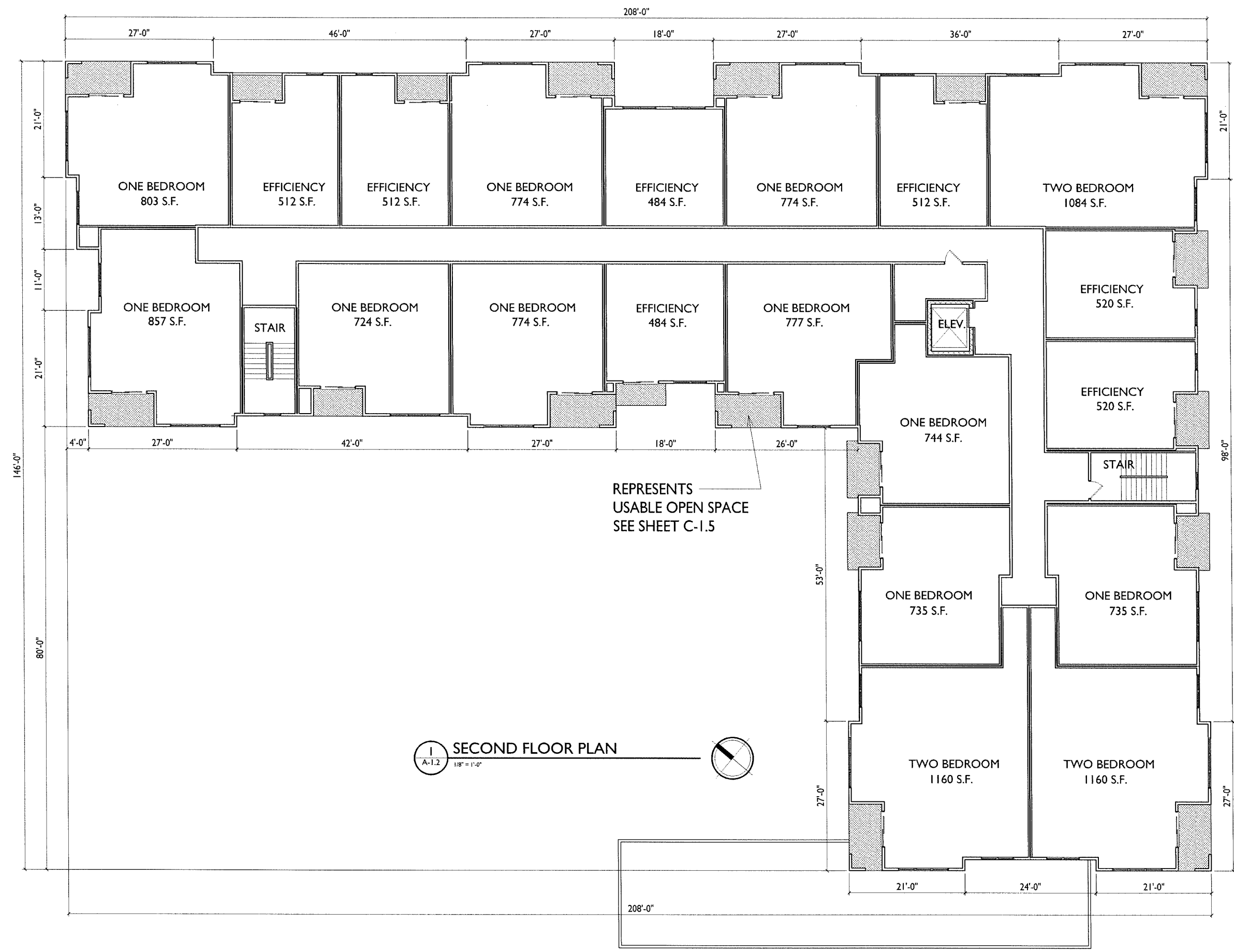
PROJECT TITLE
**Mixed-Use
 Development**

5535 University Ave.
 Madison, WI
 SHEET TITLE
Second Floor Plan

SHEET NUMBER

A-1.2

PROJECT NO. **1735**
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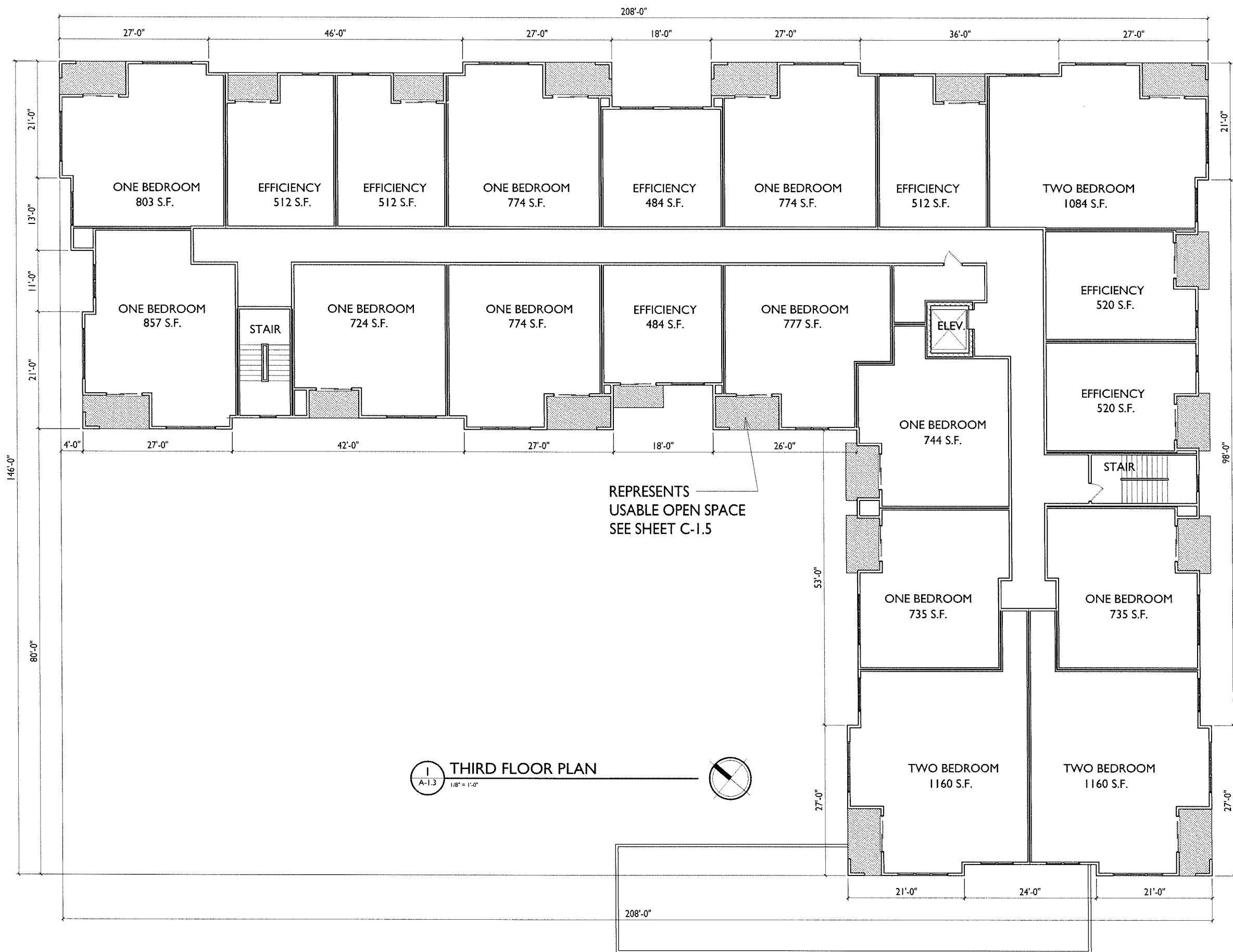
PROJECT TITLE
**Mixed-Use
 Development**

5535 University Ave.
 Madison, WI
 SHEET TITLE
Third Floor Plan

SHEET NUMBER

A-1.3

PROJECT NO. **1735**
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 Issued for Land Use Supplement - Nov. 2, 2018

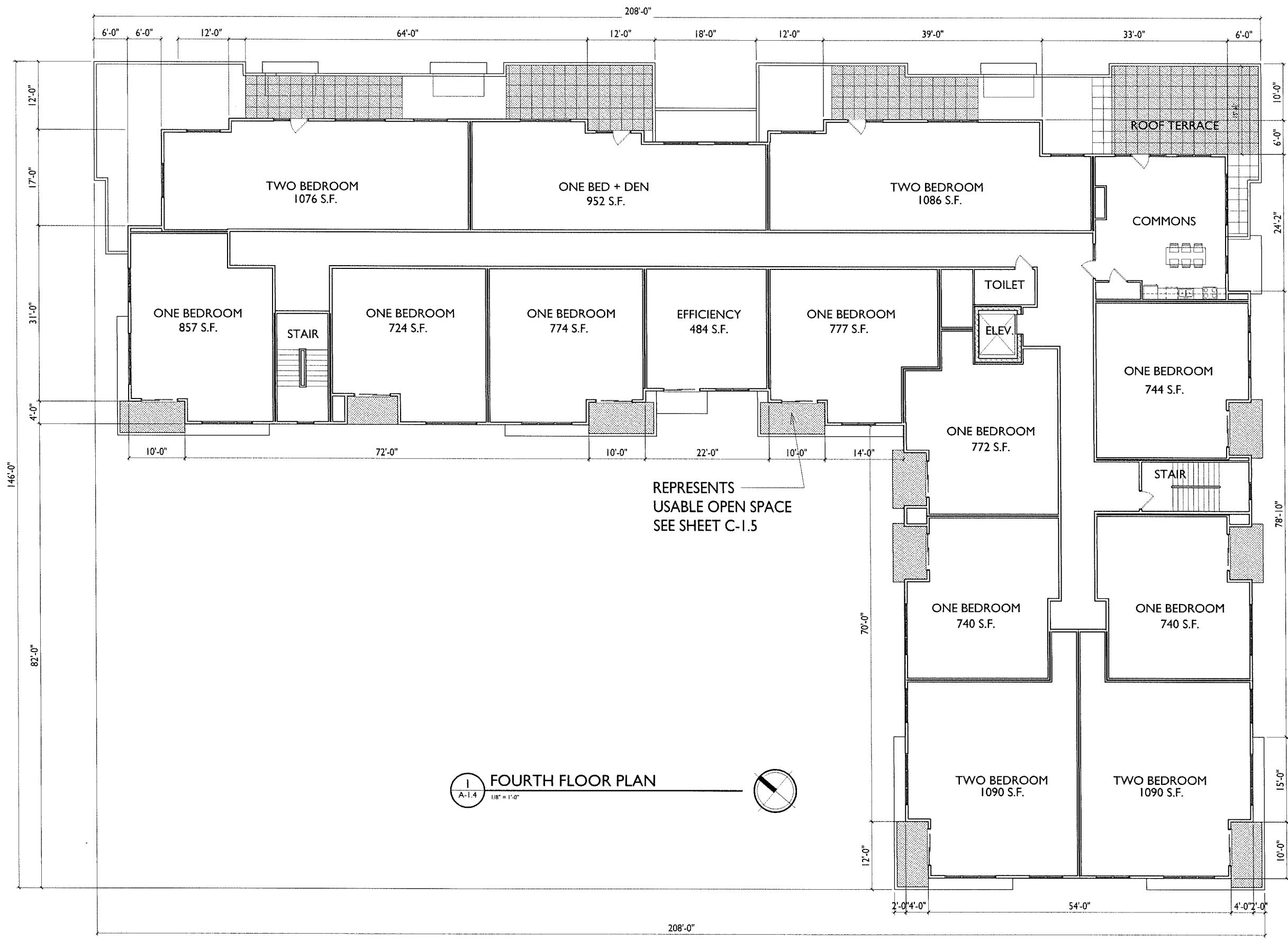
PROJECT TITLE
**Mixed-Use
 Development**

5535 University Ave.
 Madison, WI
 SHEET TITLE
Fourth Floor Plan

SHEET NUMBER

A-1.4

PROJECT NO. **1735**
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NORTH ELEVATION - ALONG UNIVERSITY AVE.



SOUTH ELEVATION

ISSUED
 Issued for Land Use & UDC - September 5, 2018

PROJECT TITLE

SHEET TITLE

Exterior Elevations

SHEET NUMBER

A-2.1

PROJECT NUMBER 1735

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EAST ELEVATION



WEST ELEVATION - ALONG CAPITAL AVE.

ISSUED
Issued for Land Use & UDC - September 5, 2018

PROJECT TITLE

SHEET TITLE

Exterior
Elevations

SHEET NUMBER

A-2.2

PROJECT NUMBER 1735

© 2015 Knothe & Bruce Architects, LLC

Exterior Material Set

- 1 BALCONY - Metal-SW7026 GRIFFIN
- 2 BRICK VENEER - METAL-SW7026 GRIFFIN
- 3 PRECAST - ROCKFAST-WHEATSTONE
- 4 HORIZONTAL SIDING & TRIM - COMPOSITE-MED CHARCOAL
- 5 HORIZONTAL SIDING & TRIM @ BAYS - COMPOSITE-CEDAR
- 6 WINDOWS - ANDERSON-CANVAS
- 7 RAILING - ALUMINUM-DARK BRONZE
- 9 BUILDING ENTRANCES - ALUMINUM STOREFRONT-ARCTIS SILVER



EAST ELEVATION



WEST ELEVATION - ALONG CAPITAL AVE.

ISSUED
 Issued for Land Use and UDC - September 5, 2018
 Issued for Planning + UDC - Supplement - 9-21-2018

PROJECT TITLE

SHEET TITLE
Exterior Elevations

SHEET NUMBER

A-2.3

Exterior Material Set

1	BALCONY - Metal-SW7026 GRIFFIN
2	BRICK VENEER - METAL-SW7026 GRIFFIN
3	PRECAST - ROCKFAST-WHEATSTONE
4	HORIZONTAL SIDING & TRIM - COMPOSITE-MED CHARCOAL
5	HORIZONATAL SIDING & TRIM @ BAYS - COMPOSITE-CEDAR
6	WINDOWS - ANDERSON-CANVAS
7	RAILING - ALUMINUM-DARK BRONZE
9	BUILDING ENTRANCES - ALUMINUM STOREFRONT-ARCTIS SILVER



NORTH ELEVATION - ALONG UNIVERSITY AVE.



SOUTH ELEVATION

ISSUED
Issued for Land
Use and UDC -
September 5,
2018

PROJECT TITLE

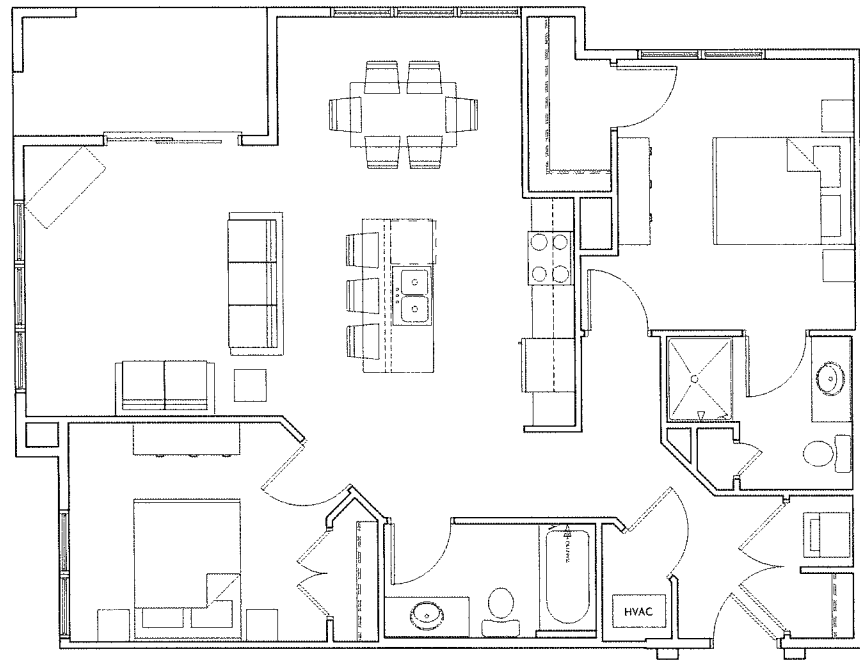
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Exterior
Elevations

SHEET NUMBER

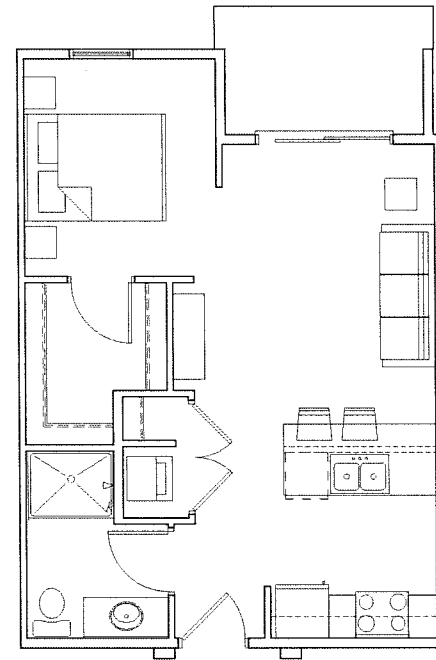
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PROJECT NUMBER 1735

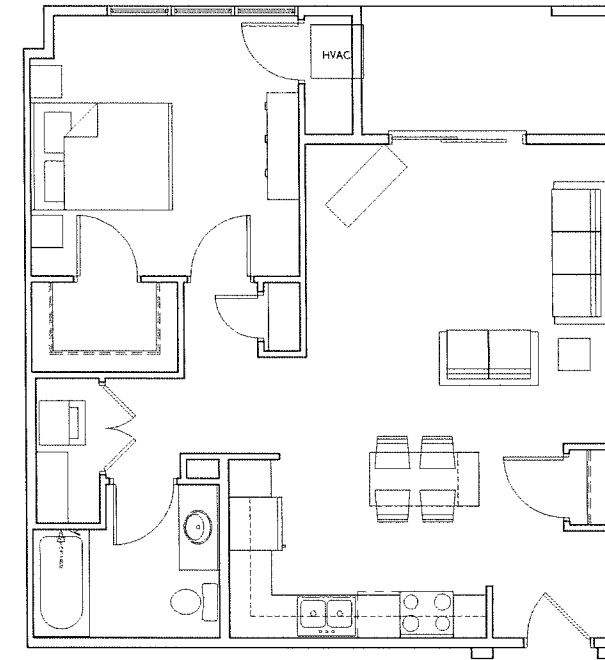
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TWO BEDROOM
 1084 S.F.



EFFICIENCY
 520 S.F.



ONE BEDROOM
 766 S.F.

ISSUED
 Issued for Land Use & UDC - September 5, 2018

PROJECT TITLE
**Mixed-Use
 Development**

5535 University Ave.
 Madison, WI
 SHEET TITLE
Typical Unit Plans

SHEET NUMBER

A-5.1

PROJECT NO. 1735
 © Knothe & Bruce Architects, LLC

TYPICAL UNIT PLANS

1
 A-5.1
 1/4" = 1'-0"



5535 University Avenue
Project # 1735





5535 University Avenue
Project # 1735





5535 University Avenue
Project # 1735





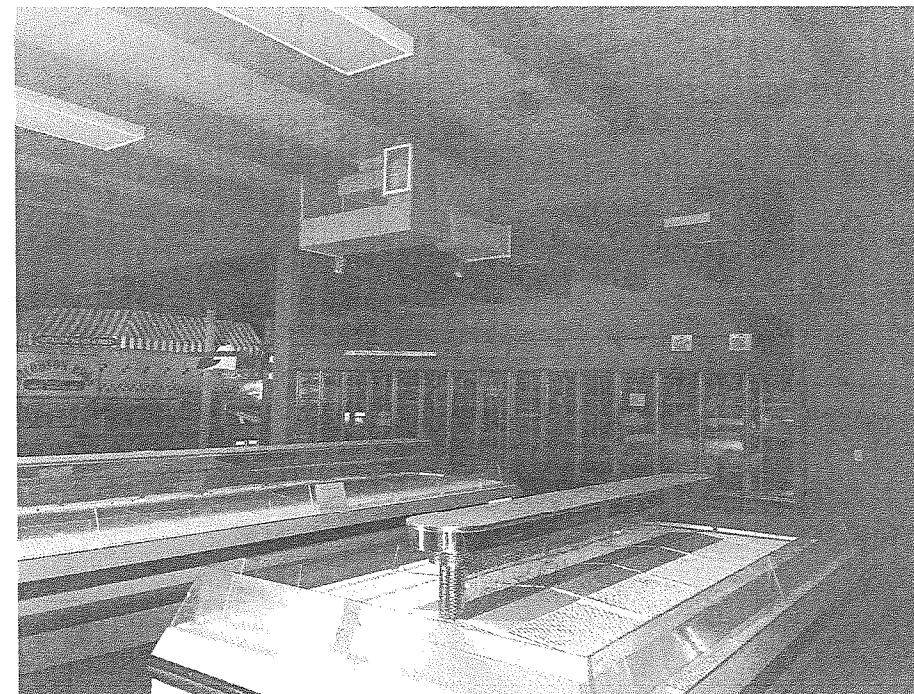
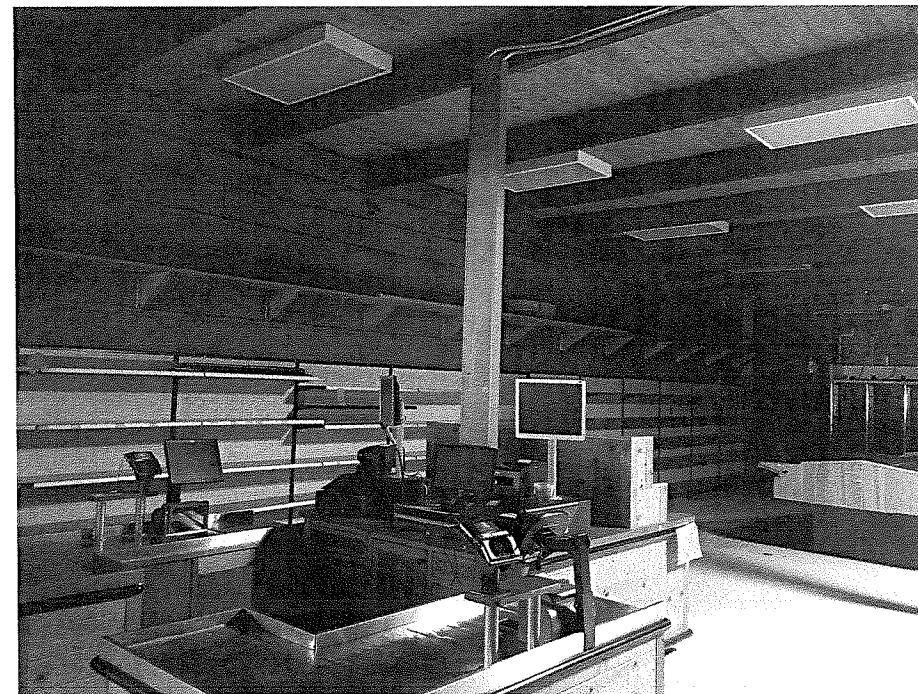
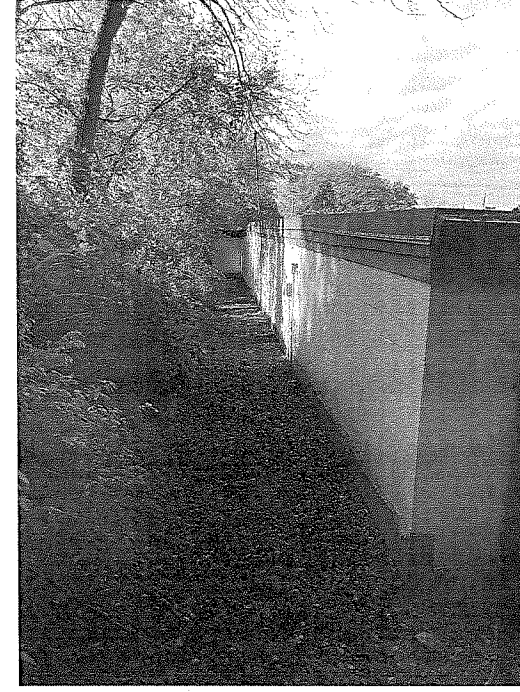
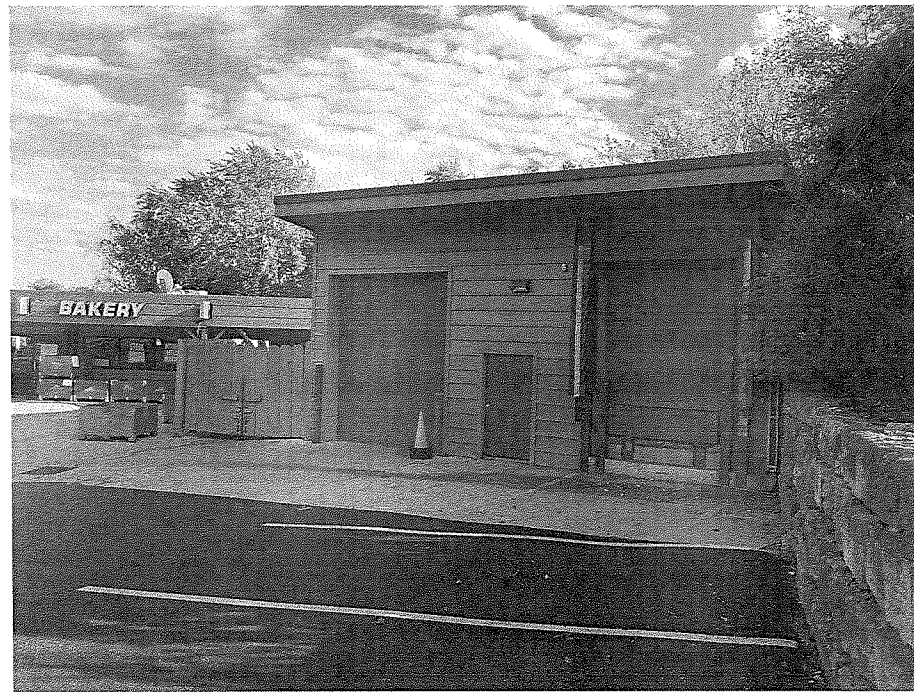
5535 University Avenue
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Demo Photos
5533 University Ave.
October 10, 2017

