

# URBAN DESIGN COMMISSION APPLICATION

# UDC

City of Madison  
Planning Division  
Madison Municipal Building, Suite 017  
215 Martin Luther King, Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



## FOR OFFICE USE ONLY:

Paid \_\_\_\_\_ Receipt # \_\_\_\_\_

Date received \_\_\_\_\_

Received by \_\_\_\_\_

Aldermanic District \_\_\_\_\_

Zoning District \_\_\_\_\_

Urban Design District \_\_\_\_\_

Submittal reviewed by \_\_\_\_\_

Legistar # \_\_\_\_\_

5/19/21  
11:36 a.m.

RECEIVED

Complete all sections of this application, including the desired meeting date and the action requested.

*If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.*

## 1. Project Information

Address: 222 - 232 E. Olin Avenue, Madison, Wisconsin 53713

Title: Olin Avenue Mixed-Use Development

## 2. Application Type (check all that apply) and Requested Date

UDC meeting date requested July 14, 2021

- New development       Alteration to an existing or previously-approved development  
 Informational       Initial approval       Final approval

## 3. Project Type

- Project in an Urban Design District  
 Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)  
 Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)  
 Planned Development (PD)  
 General Development Plan (GDP)  
 Specific Implementation Plan (SIP)  
 Planned Multi-Use Site or Residential Building Complex

### Signage

- Comprehensive Design Review (CDR)  
 Signage Variance (i.e. modification of signage height, area, and setback)  
 Signage Exception

### Other

- Please specify \_\_\_\_\_

## 4. Applicant, Agent, and Property Owner Information

Applicant name Lance McGrath  
Street address 730 Williamson Street, Suite 150  
Telephone (608) 616-0705

Company McGrath Property Group  
City/State/Zip Madison, Wisconsin 53703  
Email lance.mcgrath@mcgrathpropertygroup.com

Project contact person Joseph Lee  
Street address 800 West Broadway, Suite 200  
Telephone (608) 215-1495

Company JLA Architects  
City/State/Zip Monona, Wisconsin 53713  
Email jlee@jla-ap.com

Property owner (if not applicant) Applicant is "Contract Owner"  
Street address \_\_\_\_\_  
Telephone \_\_\_\_\_

City/State/Zip \_\_\_\_\_  
Email \_\_\_\_\_

**5. Required Submittal Materials**

- Application Form**
- Letter of Intent**
  - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
  - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- Development Plans** (Refer to checklist on Page 4 for plan details)
- Filing fee**
- Electronic Submittal\***
- Notification to the District Alder**
  - Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

*\*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to [udcapplications@cityofmadison.com](mailto:udcapplications@cityofmadison.com). The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

**6. Applicant Declarations**

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Janine Glaeser and Colin Punt on March 25, 2021.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Lance McGrath Relationship to property Contract Owner  
 Authorizing signature of property owner *Lance McGrath* Date 5/18/21

**7. Application Filing Fees**

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

- Urban Design Districts: \$350** (per §35.24(6) MGO).
- Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150** (per §33.24(6)(b) MGO)
- Comprehensive Design Review: \$500** (per §31.041(3)(d)(1)(a) MGO)
- Minor Alteration to a Comprehensive Sign Plan: \$100** (per §31.041(3)(d)(1)(c) MGO)
- All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300** (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

## Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

## Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

## Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

# URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

# UDC

The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

## 1. Informational Presentation

- Locator Map
- Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan
- Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

### Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1" = 40' or larger

**\*\* All plans must be legible, including the full-sized landscape and lighting plans (if required)**

## 2. Initial Approval

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List (*must be legible*)
- Building Elevations in both black & white and color for all building sides (include material callouts)
- PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

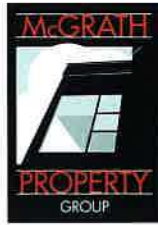
## 3. Final Approval

All the requirements of the Initial Approval (see above), **plus:**

- Grading Plan
- Proposed Signage (if applicable)
- Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials (presented at the UDC meeting)

## 4. Comprehensive Design Review (CDR) and Variance Requests (*Signage applications only*)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested.
- Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit



May 19, 2021

City of Madison - Planning Department and Plan Commission  
Madison Municipal Building, Suite 017  
Attn. Colin Punt, Planner  
215 Martin Luther King Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701-2985  
*Email Address: [PCApplications@cityofmadison.com](mailto:PCApplications@cityofmadison.com)*

(and)

City of Madison - Urban Design Commission (UDC)  
Madison Municipal Building, Suite 017  
Attn. Janine Glaeser, Urban Design Commission Secretary  
215 Martin Luther King Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701-2985  
*Email Address: [UDCApplications@cityofmadison.com](mailto:UDCApplications@cityofmadison.com)*

**RE: Letter of Intent - Joint Application Submittal for UDC and Plan Commission Review  
Land-Use and UDC Applications  
Olin Avenue Mixed-Use Development  
222 - 232 Olin Avenue, Madison, WI 53713**

Dear Members of the Urban Design Commission, Plan Commission and City Staff,

The following is submitted for review by City Staff, the Urban Design Commission and Plan Commission, for consideration of approval.

**PROJECT TEAM:**

Owner: **McGrath Property Group**, 730 Williamson Street, Suite 150, Madison, WI 53703  
Architect: **JLA Architects + Planners**, 800 West Broadway - Suite 200, Monona, WI 53713  
Civil/Landscape: **Vierbicher**, 999 Fourier Drive, Suite 201, Madison, WI 53717

**PROJECT OVERVIEW:**

McGrath Property Group is proposing a multi-family/commercial mixed-use project, to be located at 222 - 232 E. Olin Avenue where the Coliseum Bar and Wonder Bar buildings are currently located. The project as proposed would have approximately 290 residences with 15,985 sf of commercial/retail space that could include restaurants, offices, and/or retailers that embrace and support the project and the neighborhood. McGrath Property Group is a long-term holder and develops to build, professionally manage, and retain ownership of their projects. As such, an incredible amount of thought/design has been placed into ensuring the project is respectful to its prominent location - which can be considered a gateway site to downtown Madison. The building will have a post-tensioned concrete structure and clad in

high quality materials. This location is ideal with its proximity to bike/pedestrian paths and bus stops for promoting the use of carbon free transportation (biking/walking) as well as encourage the use of public transit. In addition, we intend on offering numerous electrical car charging stations within the project with the ability to expand over time as we see demand increase. The project we are working towards fits the vision of the **Destination District** planning process. The project as proposed is eighteen stories in height. Portions of the building steps back, after four stories and again after fourteen stories along John Nolen Drive. In addition, a single-story main entrance is designed along Olin Avenue to scale the building down to the southwest.

Specific building areas and other pertinent information is provided in the attached drawings.

**SITE:**

The project is located on an approximately 1.5-acre site at 222 E. Olin Avenue and 232 E. Olin Avenue, in the 14th Aldermanic District. It is currently zoned Suburban Employment District (SE) and it will need to be rezoned to Traditional Employment District (TE). The site resides in Urban Design District No. 1 and is being designed to comply with the requirements of this district.

There are currently two, 2-story structures on site that will be demolished prior to construction. The remainder of the site is predominantly asphalt parking lot. Photographs of the existing buildings are attached (Exhibit A).

A summary of how the development proposal addresses the district criteria is as follows:

- Building Height: 18 Stories / 201' tall.
- Building Location and Orientation: The building is designed to take advantage of views while engaging the street level experience along E. Olin Ave.
- Building setback and stepback: Building setbacks are between 2' and 4' on streets, 15'-9" at adjacent lot and a 20' rear setback. Building is to step back above 4<sup>th</sup> and 14<sup>th</sup> floors on the east-northeast building side along, adjacent to John Nolen Drive.
- Parking and Service Areas: There are a total of 336 covered parking spaces (47 within a first floor/ lower level open parking structure) for 290 dwelling units and 15,985 sf (gross) of commercial space.
- Off-Street Loading: There are two (2) off-street loading zones accessed from E. Olin Avenue and hidden behind a grade level wing wall.
- Landscaping and Open Space: Approximately 11,180 sf of common amenity terrace space, plus private balconies as well as well landscaped perimeter is provided.
- Outdoor Dining: The grade level patio adjacent to the first floor commercial space is envisioned to be used as an outdoor dining space as an accessory use to the first floor commercial tenant(s).
- Building Massing and Articulation: The building has been designed to maximize efficiency and quality of views from the dwelling units with the orientation of the common terraces facing east-northeast & north-northwest. Commercial spaces will front south-southeast. Building articulation is enhanced by multiple step-backs, material changes, balcony designs, and projected bays and roof lines.
- Materials and Colors: Material palate is very clean with a blended brick masonry, White brick, lite and dark metal panels.
- Windows and Entrances: Window frames are to be clear anodized in color. Bird glass will be provided where required by code. The primary residential and commercial entrances will be accessed from E. Olin Avenue and will be separated by a covered turn-around/drop-off zone. Parking structure windows will be a translucent material (Kalwall or equivalent).

- Signage: A traditional signage band is provided above the parking and pedestrian entry canopy above the first floor windows. Additional signage is found on the south commercial space façade and on the main marquee wall along East Olin Avenue.

#### **NEIGHBORHOOD INPUT:**

We do not believe that the property sits within the limits of a formal neighborhood association, however, we have worked with the Alders to set up two neighborhood meetings. The Alder was notified in writing of this project on March 11, 2021. A District 14 Neighborhood Meeting was conducted on May 5, 2021 and a Bay Creek Neighborhood Meeting on May 13, 2021. We will continue to meet on an as-needed basis as the final details of the project are worked through.

#### **ARCHITECTURE:**

The building is designed with a contemporary aesthetic - building scale, massing and material palate are appropriate for meeting masterplan expectations for both the Olin Neighborhood area and greater South Madison area. This building will be built with high-quality exterior material systems that are responsive to tall-building technical considerations. The material palate primarily consists of utility brick and metal panel (both composite panel and a single-ply system). The building is L-shaped, with the leg of the 'L' being 14-floors and the main bar of the 'L' at 18 floors (including mechanical penthouse). The commercial and residential parking entries are separate and both accessed from Olin Avenue. The main entry lobby and building amenity/support spaces are accessed from the commercial parking entry with its drop-off/pick up drive at the building entry. Exterior spaces include a plaza that is immediate to the office/retail space (at the tip of the Olin Avenue and John Nolen Drive intersection), a fenced dog exercise area at the NW corner of the site, an Entertainment Suite on the first Floor a rooftop terrace (at the 5<sup>th</sup> floor) that is adjacent to a community room and fitness center and another community room with outside space at the 14th Floor.

#### **REFUSE & RECYCLING:**

Garbage and recycling containers serving the building will be in an enclosed room adjacent to the south west parking entrance. Residential refuse chutes are located adjacent to the Elevator Core in the building and will be collected from the Refuse Room. A private collection service will be utilized at a frequency appropriate for required volume.

#### **PROJECT SCHEDULE:**

March 11, 2021: Written Notification to the District Alder  
March 25, 2021: Meeting with Urban Design Commission Staff  
April 1, 2021: DAT Meeting  
April 9, 2021: City's Demolition List serve  
April 15, 2021: Business Association Notification  
April 19, 2021: Landmarks Commission Meeting  
April 28, 2021: Urban Design Commission - Informational Presentation  
May 5, 2021: District 14 Neighborhood Meeting  
May 13, 2021: Bay Creek Neighborhood Meeting  
May 19, 2021: Joint Application Submittal (UDC and Land-Use Application)  
July 14, 2021: Urban Design Commission - Initial and Final Approval  
July 26, 2021: Plan Commission  
August 3, 2021: Common Council  
September 2021: Start Demolition/Construction  
August 2023: Certificate of Occupancy

Please feel free to contact me if additional information is needed.

Sincerely,

McGrath Property Group

A handwritten signature in black ink, appearing to read "Lance T. McGrath". The signature is fluid and cursive, with the first name "Lance" and last name "McGrath" clearly distinguishable.

Lance T. McGrath, P.E.  
Owner - McGrath Property Group

Enc: Exhibit A - Photographs of Existing Buildings  
Land Use Application - Instructions & Form LND-A with Listed Submittal Materials  
Land Use Application - Plan Sheet & Supplemental Submittal Requirements LND-B  
Urban Design Commission Application UDC with Listed Submittal Materials  
Urban Design Commission Approval Process UDC  
Urban Design Development Plans Checklist UDC

Cc: Janine Glaeser, City of Madison  
*Email Address: [jglaeser@cityofmadison.com](mailto:jglaeser@cityofmadison.com)*  
Colin Punt, City of Madison  
*Email Address: [cpunt@cityofmadison.com](mailto:cpunt@cityofmadison.com)*  
Alder Sheri Carter, City of Madison  
*Email Address: [district14@CityofMadison.com](mailto:district14@CityofMadison.com)*



EXHIBIT A  
Photographs of Existing Buildings



Aerial Site Plan



E. Olin Avenue – Facing East



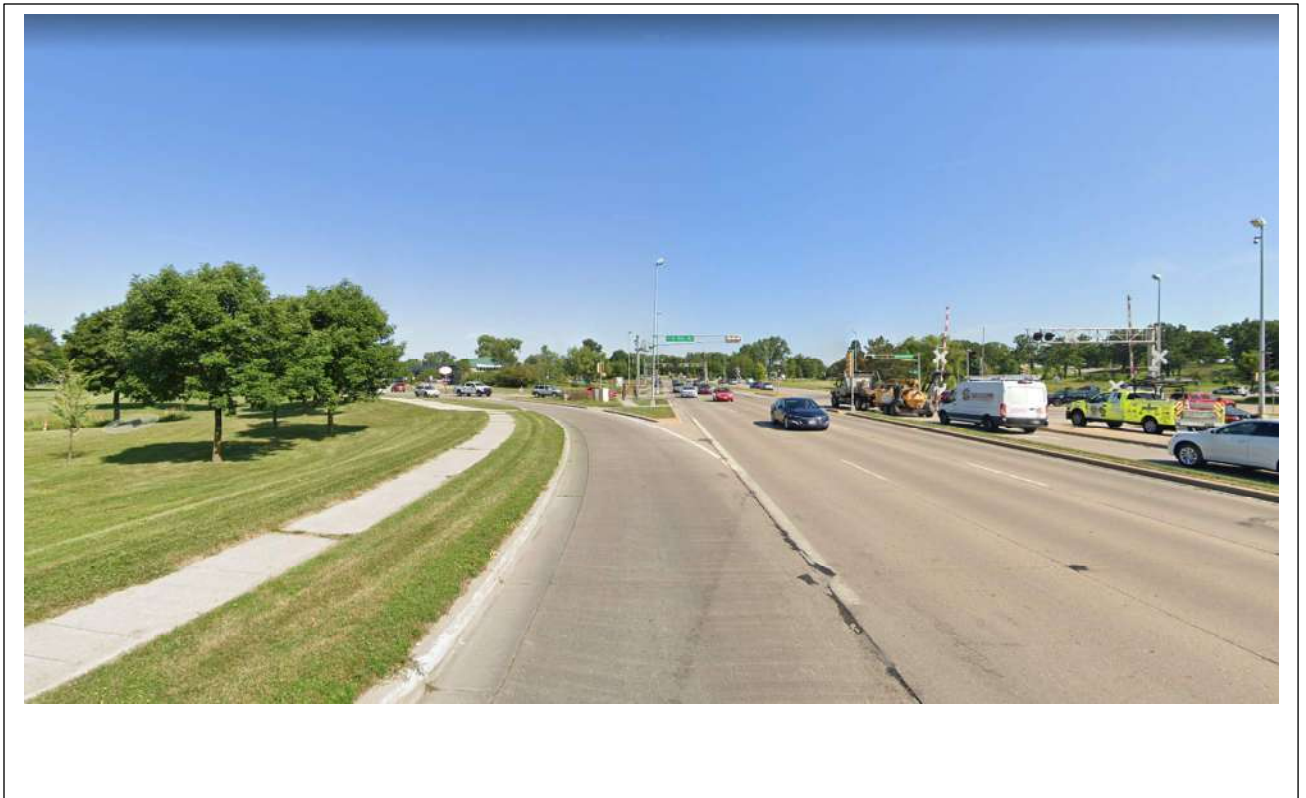
E. Olin Avenue – Facing North



E. Olin Avenue – Facing Northeast



John Nolen Drive – Facing Northwest



John Nolen Drive – Facing Northwest (2)



John Nolen Drive – Facing Southwest



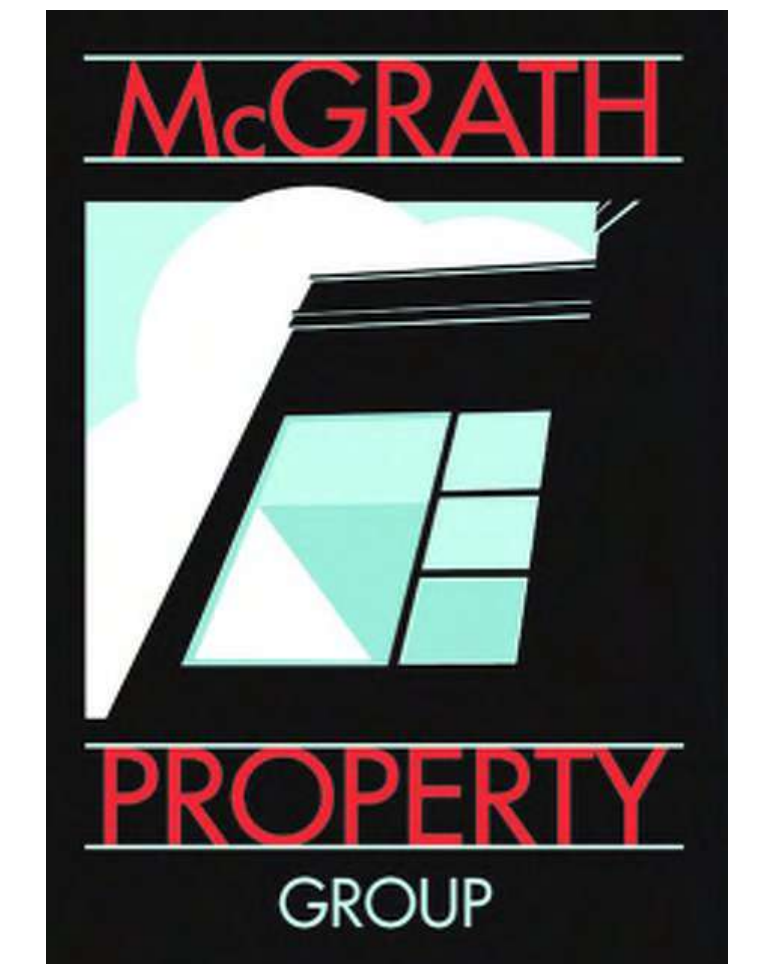
John Nolen Drive – Facing Southwest (2)



Olin – Turnville CT – Facing West

# OLIN AVENUE MIXED-USE DEVELOPMENT

222-232 EAST OLIN AVENUE  
MADISON, WISCONSIN



## LAND USE APPLICATION

MAY 19, 2021



**JLA**  
ARCHITECTS

JLA PROJECT NUMBER: 20-1014



**JLA**  
ARCHITECTS

MADISON : MILWAUKEE  
jla-ap.com

JLA PROJECT NUMBER: 20-1014



OLIN AVENUE  
MIXED-USE  
DEVELOPMENT

LAND USE APPLICATION

**PROGRESS DOCUMENTS**

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE MAY 19, 2021

REVISION SCHEDULE		
Mark	Description	Date

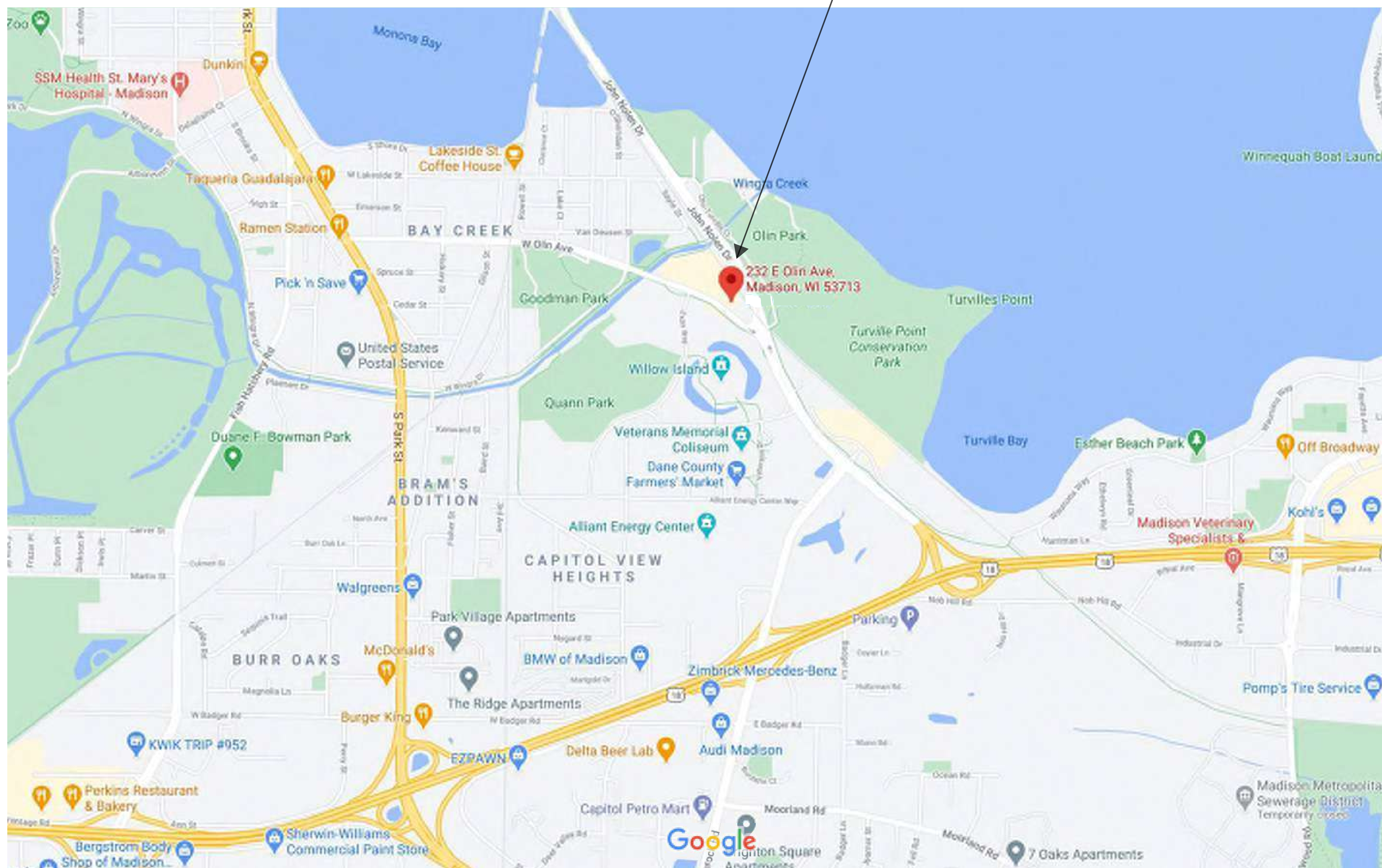
SHEET TITLE

SITE LOCATION

SHEET NUMBER

G002

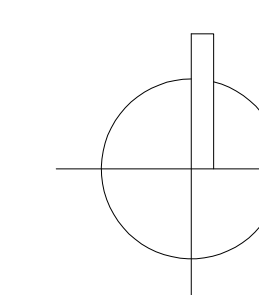
222-232 E. OLIN AVENUE  
MADISON, WI 53713



# OLIN AVENUE MIXED-USE DEVELOPMENT – LAND USE APPLICATION

## LOCATION MAP

MAY 19, 2021



OLIN AVENUE MIXED USE BUILDING DATA																					
FLOOR	TOTAL GROSS AREA	PARKING / UNFINISHED	FINISHED NON-LEASABLE	RESIDENTIAL AMENITY	RESIDENTIAL LEASABLE	COMMERCIAL LEASABLE	EFFICENCY	UNITS								PARKING PROVIDED					
								STUDIO	1BR	1BR+	2BR	2BR+	3BR	TOTAL	BRs	RES.	COMM.	TOTALS	RATIOS		
18	3,961		3,961				0.00%							0	0			0			
17	20,442		3,354		17,088		83.59%	0	3	3	3	1	3	13	23			0			
16	20,442		3,354		17,088		83.59%	0	3	3	3	1	3	13	23			0			
15	20,907		2,954		17,953		85.87%	0	8	1	2	4	2	17	27			0			
14	23,161		3,683	1,060	18,418		84.10%	0	10	2	3	2	2	19	28			0			
13	24,845		3,745		21,100		84.93%	0	19	3	0	4	0	26	30			0			
12	24,845		3,745		21,100		84.93%	0	19	3	0	4	0	26	30			0			
11	24,845		3,745		21,100		84.93%	0	19	3	0	4	0	26	30			0			
10	24,845		3,745		21,100		84.93%	0	19	3	0	4	0	26	30			0			
9	24,845		3,745		21,100		84.93%	0	19	3	0	4	0	26	30			0			
8	24,845		3,745		21,100		84.93%	0	19	3	0	4	0	26	30			0			
7	24,845		3,745		21,100		84.93%	0	19	3	0	4	0	26	30			0			
6	24,845		3,745		21,100		84.93%	0	19	3	0	4	0	26	30			0			
5	24,731		4,173	2,585	17,973		83.13%	0	11	3	1	5	0	20	26			0			
SUB-TOTALS	312,404	0	51,439	3,645	257,320	0	83.53%														
4 / P4	39,497	29,414	3,085	1,503		5,517		COMMERCIAL - OFFICE SPACE #2								86		86			
3 / P3	37,994	29,414	3,085					COMMERCIAL - OFFICE SPACE #1								88		88			
2 / P2	37,994	29,414	3,085			5,517		RESIDENTIAL ENTRY / LOBBY									3		45	5 GUEST SPACES	
1 / P1	38,914	24,654	3,685	6,005				COMMERCIAL - RESTAURANT SPACE								27	15			3.0 PER 1,000 S.F.	
1/PLL	10,134	10,134				4,951											29	29	PER UNIT	PER BR	
TOTALS	476,937	123,030	64,379	11,153	257,320	15,985		0	187	36	12	45	10	290	367	289	47	336	1.16	0.92	
								0.0%	64.5%	12.4%	4.1%	15.5%	3.4%								

NOTES:

- GROSS AREA IS TO OUTSIDE FACE OF STRUCTURE/FRAMING AND DOES NOT INCLUDE EXTERIOR FINISH MATERIAL.
- INCLUDES ALL EGRESS STAIRS, CORRIDORS, ELEVATOR LOBBIES, MECH/STORAGE ROOMS ON RESIDENTIAL LEVELS, ETC.
- 1ST FLOOR AMENITY SPACE INCLUDES LOBBY, LEASING, ELEVATORS, STAIRS, MOVE-IN, AND MAIL/PARCEL. IT DOES NOT INCLUDE BIKE STORAGE.
- OPEN TO BELOW AREA @ 3-FLOOR SPACE TO BE INCLUDED WITH THE OVERALL AREA OF THE 2nd FLOOR OFFICE SPACE.
- PER CITY OF MADISON BIKE PARKING ORDINANCE;  
RESIDENTIAL: (324) TOTAL BIKE STORAGE SPACES ARE REQUIRED - 295 RESIDENTIAL & 29 GUEST SPACES.  
COMMERCIAL: (17) TOTAL BIKE STORAGE SPACES ARE REQUIRED - 11 FUTURE RESTAURANT & 6 FUTURE OFFICE SPACES.  
TOTAL REQUIRED FOR THE FACILITY: (341)

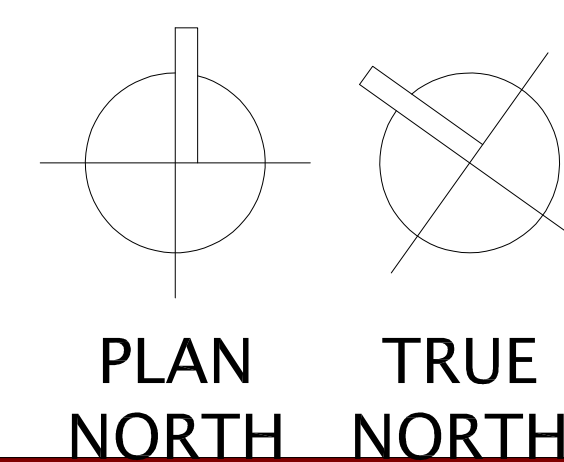
\*\*CURRENT DESIGNED BIKE SPACES = (348)

**NOTE:**  
AREAS NOTED ON THESE DOCUMENTS ARE CONCEPTUAL AND SHOULD NOT BE USED FOR CONSTRUCTION COST ESTIMATING PURPOSES. CONTRACTORS SHOULD PERFORM THEIR OWN 'TAKE-OFFS' TO CONFIRM/VERIFY AREAS AND CONTACT JLA ARCHITECTS IF ANY DISCREPANCIES ARE DISCOVERED.

# OLIN AVENUE MIXED-USE DEVELOPMENT - LAND USE APPLICATION

## BUILDING DATA

MAY 19, 2021  
3/32"=1' @ 30x42



JLA PROJECT NUMBER: 20-1014



OLIN AVENUE MIXED-USE DEVELOPMENT

LAND USE APPLICATION

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE MAY 19, 2021

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

BUILDING DATA

SHEET NUMBER

G003





**JLA**  
ARCHITECTS

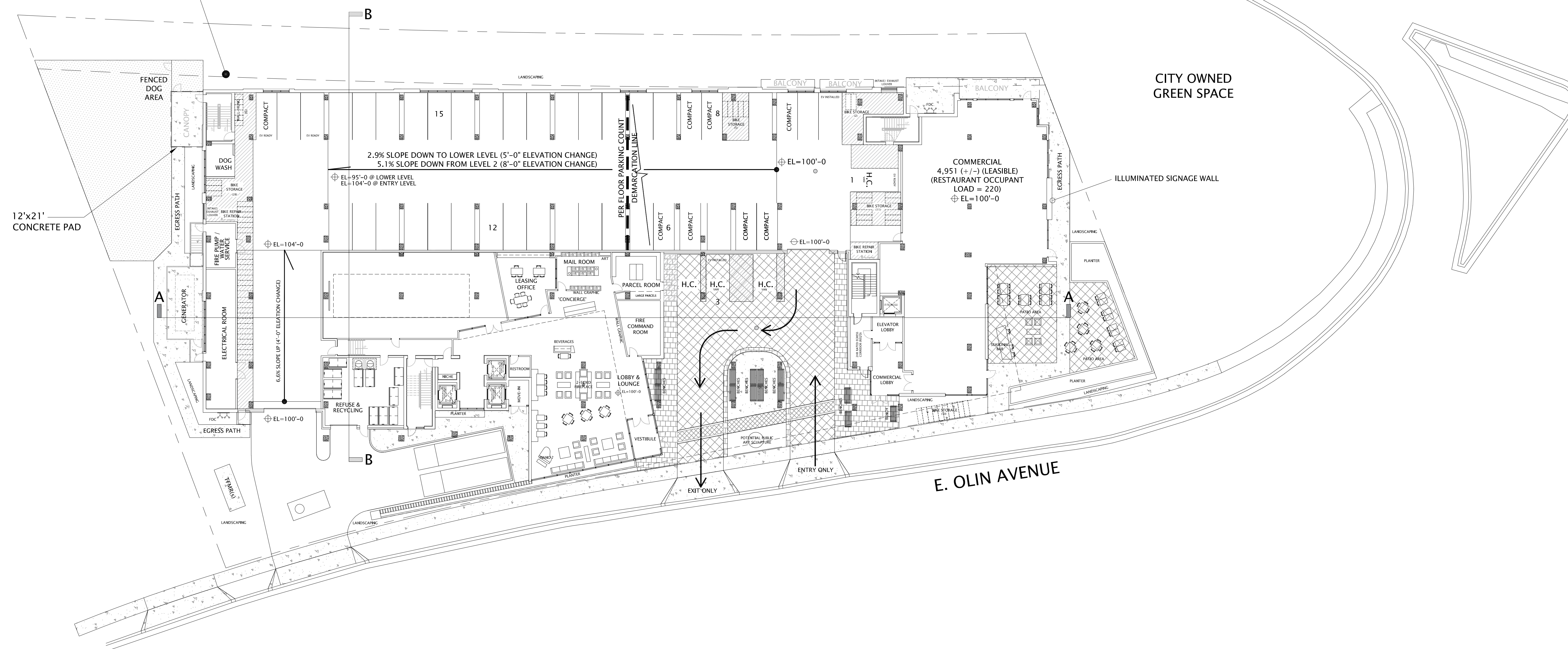
MADISON : MILWAUKEE  
jla-ap.com

JLA PROJECT NUMBER: 20-1014



OLIN AVENUE  
MIXED-USE  
DEVELOPMENT

20' REAR SETBACK  
FOR 'TE' ZONING



JOHN NOLEN DRIVE

CITY OWNED  
GREEN SPACE

E. OLIN AVENUE

LAND USE APPLICATION

**PROGRESS DOCUMENTS**

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE MAY 19, 2021

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

ARCHITECTURAL SITE  
LAYOUT PLAN

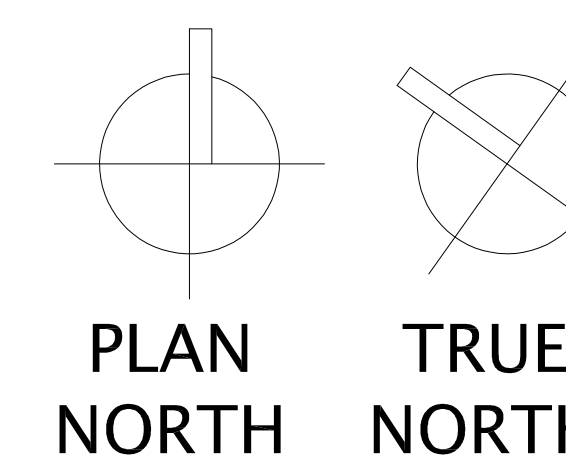
SHEET NUMBER

ASP-100

# OLIN AVENUE MIXED-USE DEVELOPMENT – LAND USE APPLICATION

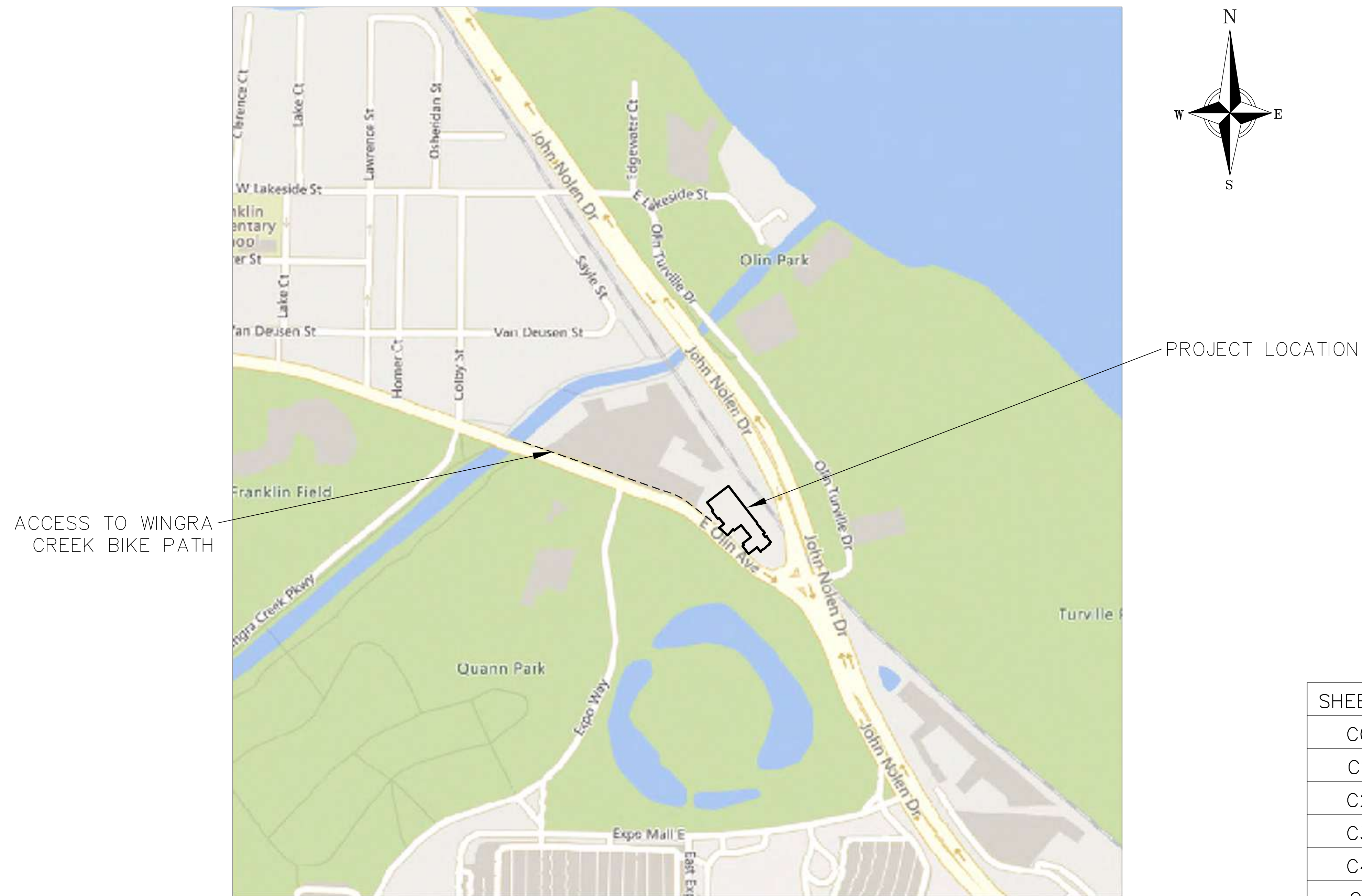
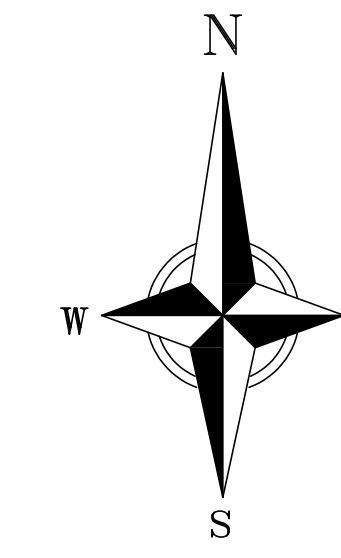
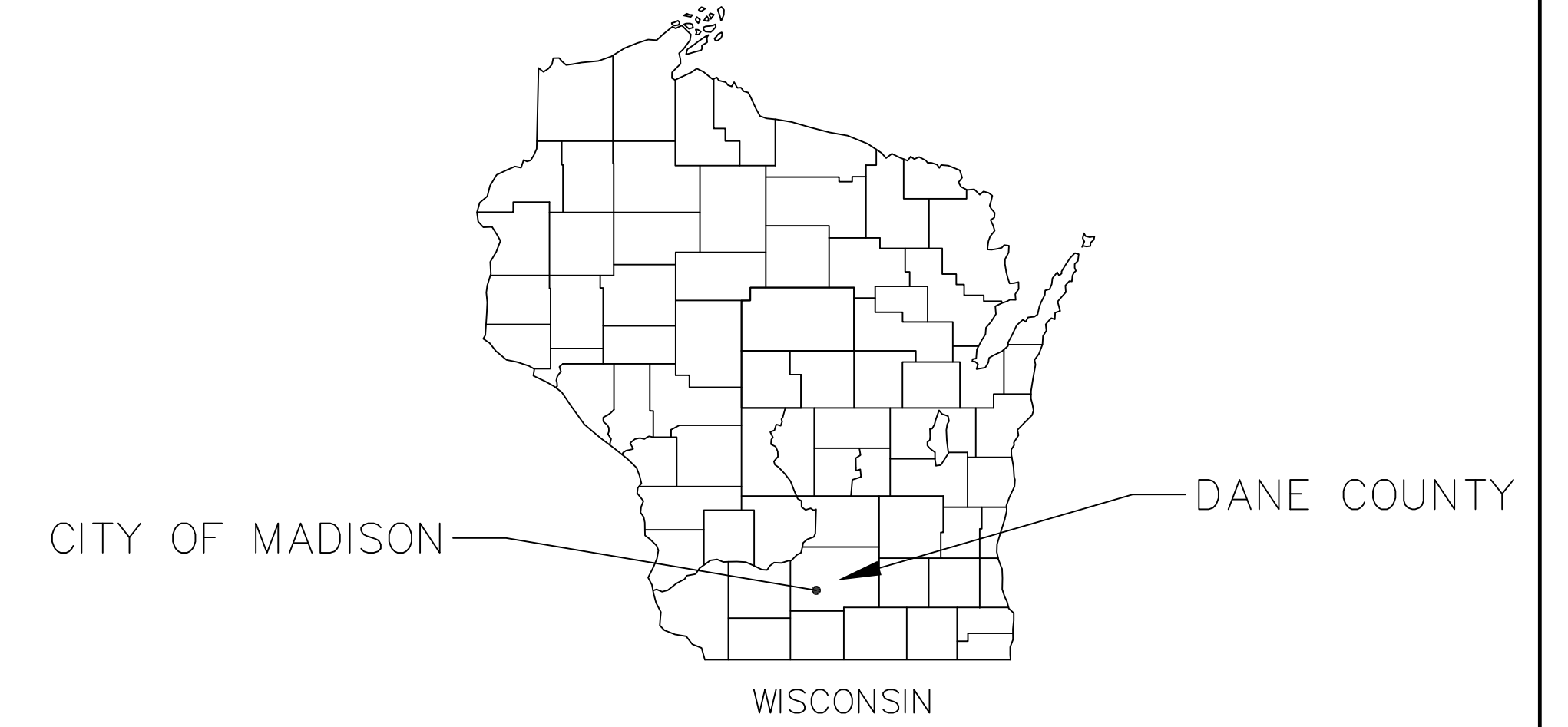
## ARCHITECTURAL SITE LAYOUT PLAN

MAY 19, 2021  
1"=20' @ 30x42



# CIVIL/SITE/LANDSCAPE PLANS

222-232 E. OLIN AVENUE  
CITY OF MADISON, WISCONSIN



THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE  
1-800-242-8511

SHEET NO.	DESCRIPTION
C000	TITLE SHEET
C100	EXISTING CONDITIONS PLAN
C200	DEMOLITION PLAN
C300	SITE PLAN
C400	GRADING & EROSION CONTROL PLAN
C401	GRADING DETAIL PLAN
C500	UTILITY PLAN
C501	UTILITY ALTERNATE PLAN
C600	CONSTRUCTION DETAILS - 1
C601	CONSTRUCTION DETAILS - 2
C602	CONSTRUCTION DETAILS - 3
L100	LANDSCAPE PLAN
L101	LANDSCAPE PLAN - ROOF AREAS
L200	LANDSCAPE PLAN DETAILS

TITLE SHEET  
222-232 E. OLIN AVENUE  
CITY OF MADISON  
DANE COUNTY, WISCONSIN

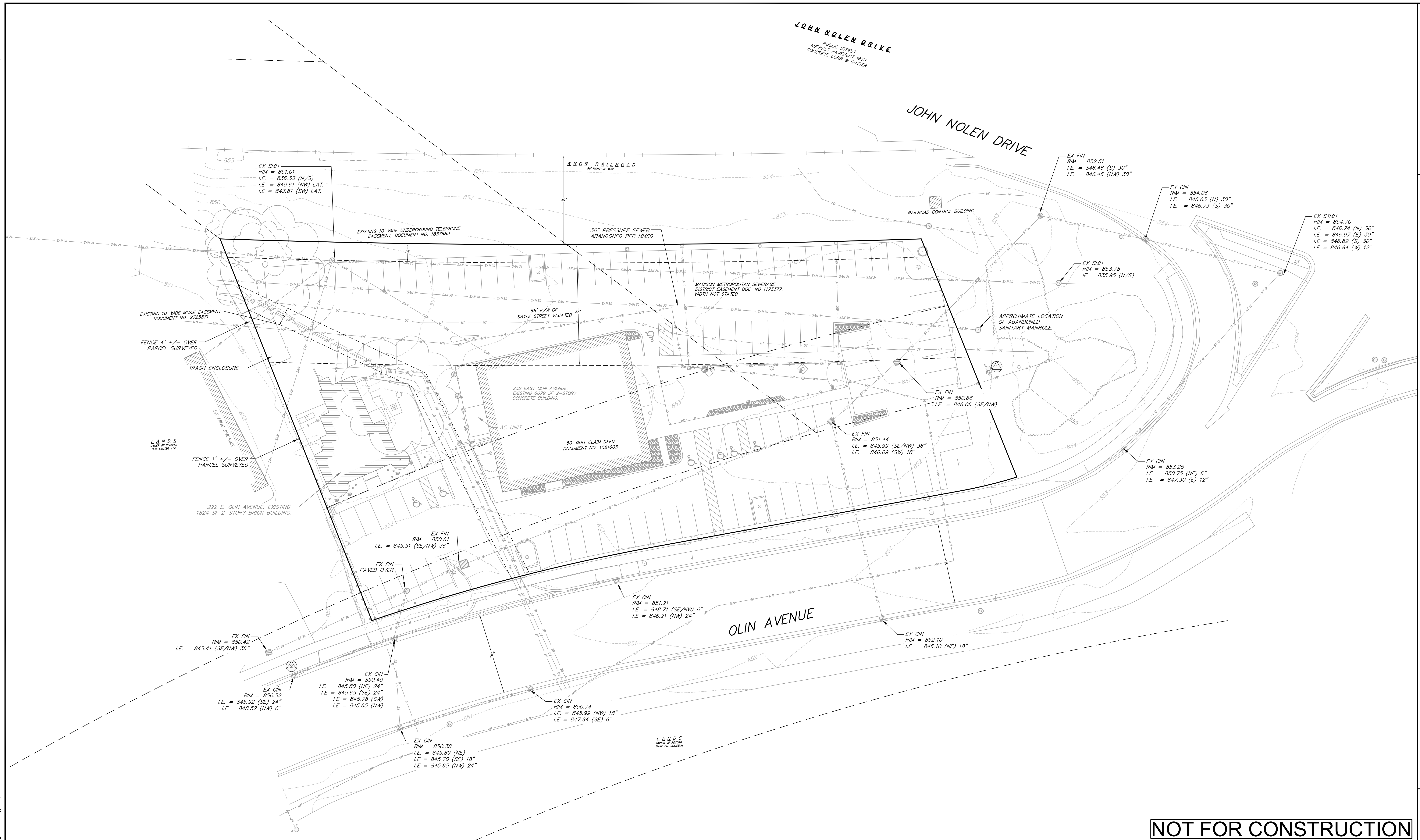
NO.	DATE	REVISIONS	REMARKS

DATE: 05-19-2021  
DRAFTER:  
CLAN  
CHECKED:  
SCHR

PROJECT NO.  
210063

**NOT FOR CONSTRUCTION**

C000



**EXISTING CONDITIONS NOTES:**

- THIS SURVEY WAS PREPARED BASED UPON INFORMATION PROVIDED IN THE TITLE COMMITMENT NO. NCS-823289-MAD, DATED NOVEMBER 11, 2016, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, 10 W. MIFFLIN STREET, SUITE 302, MADISON, WI 53703.
- THIS SURVEY IS BASED UPON FIELD SURVEY WORK PERFORMED ON DECEMBER 8, 9 & 15, 2016. ANY CHANGES IN SITE CONDITIONS AFTER DECEMBER 15, 2016 ARE NOT REFLECTED BY THIS SURVEY.
- 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.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OR OWNERSHIP TITLE EVIDENCE.
- ONLY THE BOUNDARY OF PARCEL A IS INCLUDED WITHIN THE SCOPE OF THIS SURVEY MAP.
- MONUMENTS LOCATED FROM PLAT OF SURVEY, DOCUMENT NO. 2000-00157, (02-18-00)
- APPROXIMATE LOCATION SCALED IN USING MAPS AND DESCRIPTIONS PROVIDE BY MMSD. PER MMSD, THIS PRESSURE SEWER IS NO LONGER ACTIVE, HOWEVER THE CAST IRON PIPE REMAINS IN THE GROUND (ALONG WITH PRESCRIPTIVE EASEMENT, WIDTH UNDEFINED), DOCUMENT NO. 546895 TRANSFERRED OWNERSHIP OF SEWERS, PUMPING STATIONS, ETC FROM THE CITY OF MADISON TO MMSD AND THAT THIS PIPE AND RIGHT-OF-WAY STILL EXISTS.

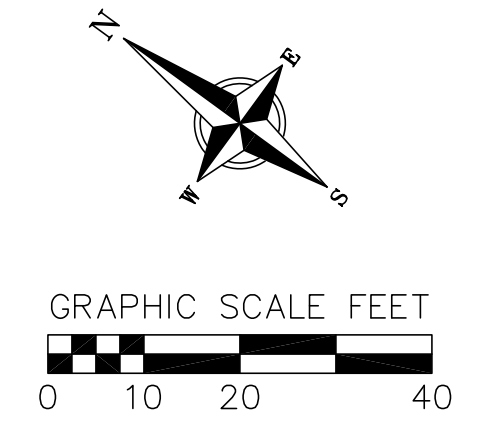
TOPOGRAPHIC LINESWORK LEGEND		TOPOGRAPHIC SYMBOL LEGEND	
	EXISTING MAJOR CONTOURS		EXISTING BOLLARD
	EXISTING MINOR CONTOURS		EXISTING POST
	EXISTING FIBER OPTIC LINE		EXISTING SIGN (TYPE NOTED)
	EXISTING UNDERGROUND TELEPHONE		EXISTING CURB INLET
	EXISTING GENERAL FENCE		EXISTING FIELD INLET RECTANGULAR
	EXISTING WOOD FENCE		EXISTING FIELD INLET
	EXISTING GAS LINE		EXISTING STORM MANHOLE
	EXISTING UNDERGROUND ELECTRIC LINE		EXISTING SANITARY MANHOLE
	EXISTING SANITARY SEWER LINE		EXISTING FIRE HYDRANT
	EXISTING STORM SEWER LINE		EXISTING WATER MAIN VALVE
	EXISTING EDGE OF TREES		EXISTING GAS METER
	EXISTING WATER MAIN		EXISTING ELECTRIC PEDESTAL
	EXISTING RAILROAD TRACKS		EXISTING TRANSFORMER
	EXISTING GRAVEL OR WASHED STONE		EXISTING ELECTRIC METER
			EXISTING LIGHT POLE
			EXISTING GENERIC LIGHT
			EXISTING TELEPHONE PEDESTAL
			EXISTING UNIDENTIFIED MANHOLE
			EXISTING HANDICAP PARKING
			EXISTING BUSH
			EXISTING CONIFEROUS TREE
			EXISTING DECIDUOUS TREE

**NOT FOR CONSTRUCTION**

**PROJECT BENCHMARKS:**

BENCHMARK 1 - ELEV. = 855.72'; TOP NUT OF FIRE HYDRANT LOCATED ON THE EASTERLY SIDE OF THE PARKING LOT.

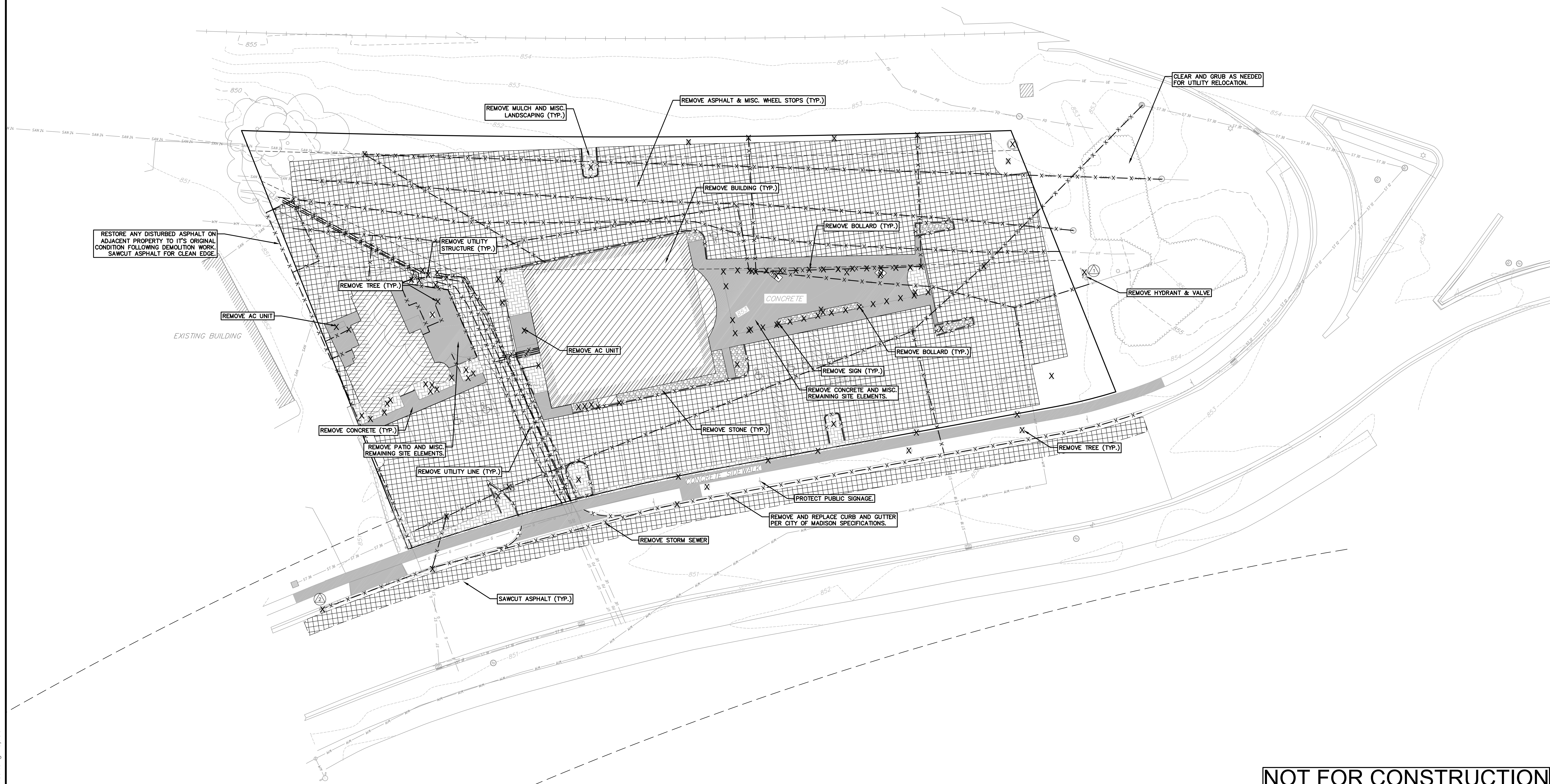
BENCHMARK 2 - ELEV. = 850.52'; TOP OF STORM INLET CASTING ON THE NORTHERLY SIDE OF OLIN AVENUE; 52 FEET WESTERLY OF THE WESTERLY PROPERTY CORNER.



**EXISTING CONDITIONS PLAN**  
222-232 E. OLIN AVENUE  
CITY OF MADISON  
DANE COUNTY, WISCONSIN

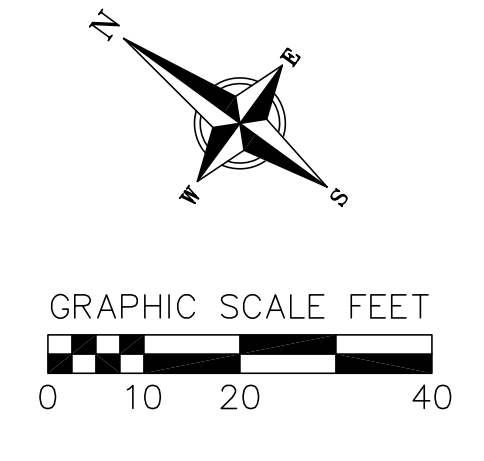
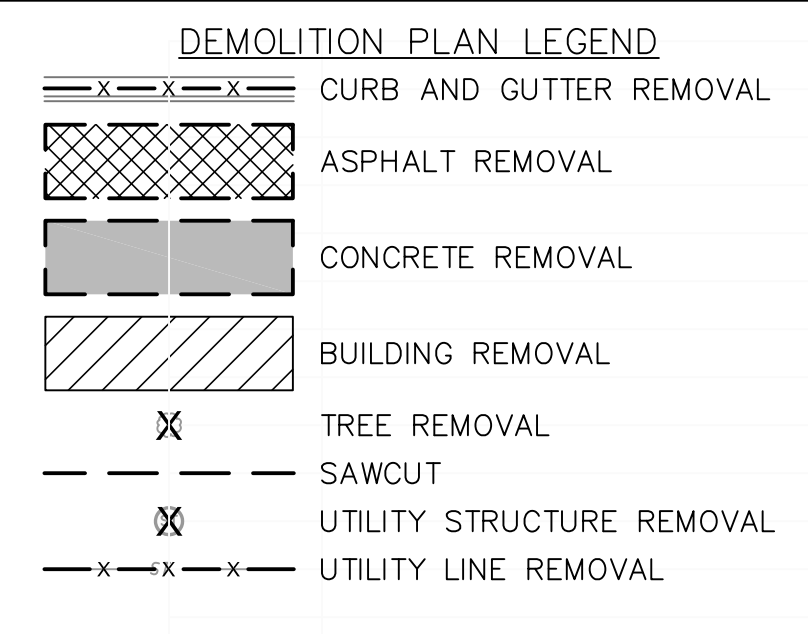
NO.	DATE	REVISIONS	REMARKS

DATE: 05-19-2021  
DRAFTER: CLAN  
CHECKED: SCHR  
PROJECT NO.: 210063  
**C100**



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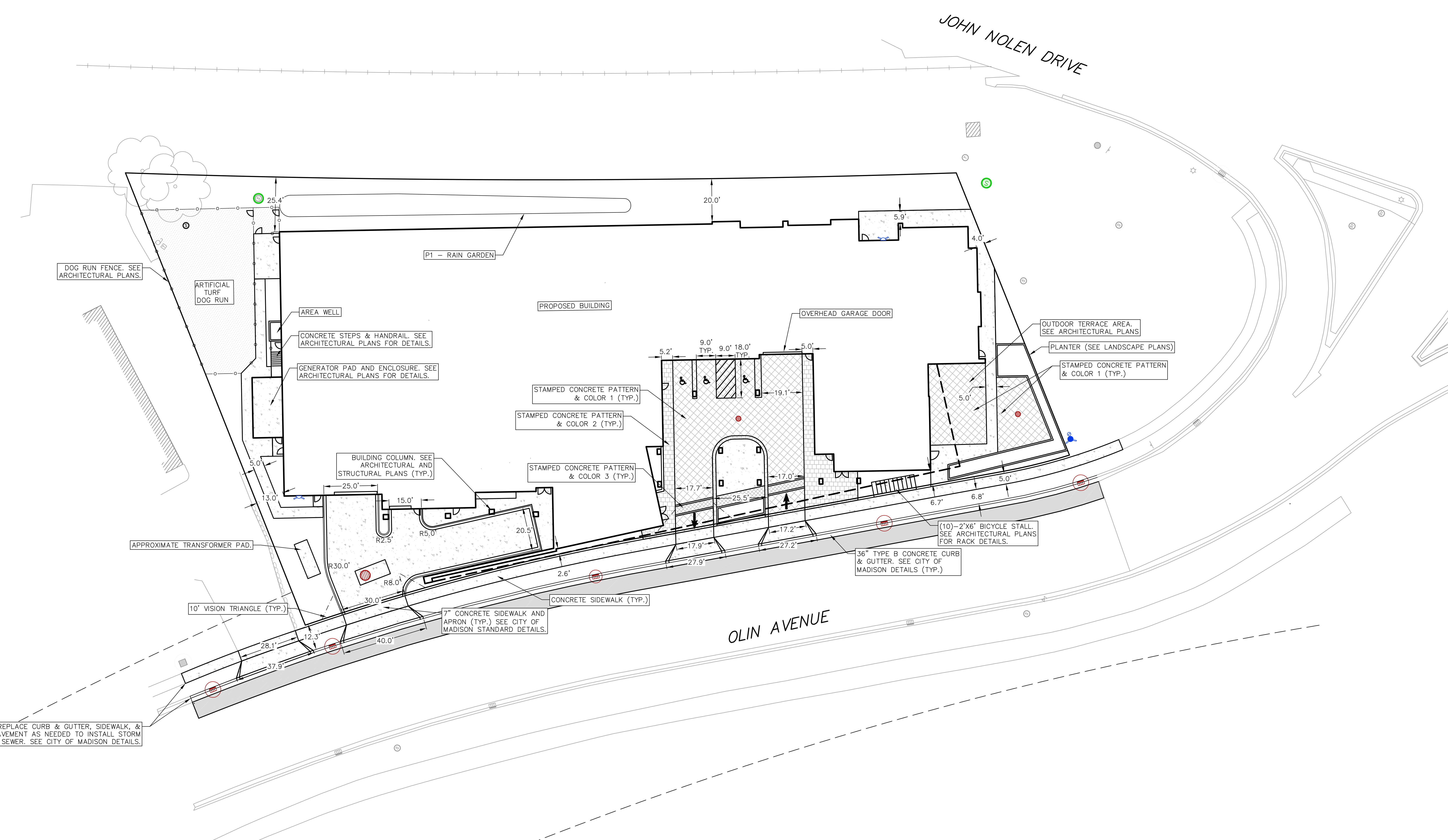
- DEMOLITION NOTES:**
- CONTRACTOR SHALL KEEP ALL STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
  - COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
  - ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH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



**DEMOLITION PLAN**  
222-232 E. OLIN AVENUE  
CITY OF MADISON  
DANE COUNTY, WISCONSIN

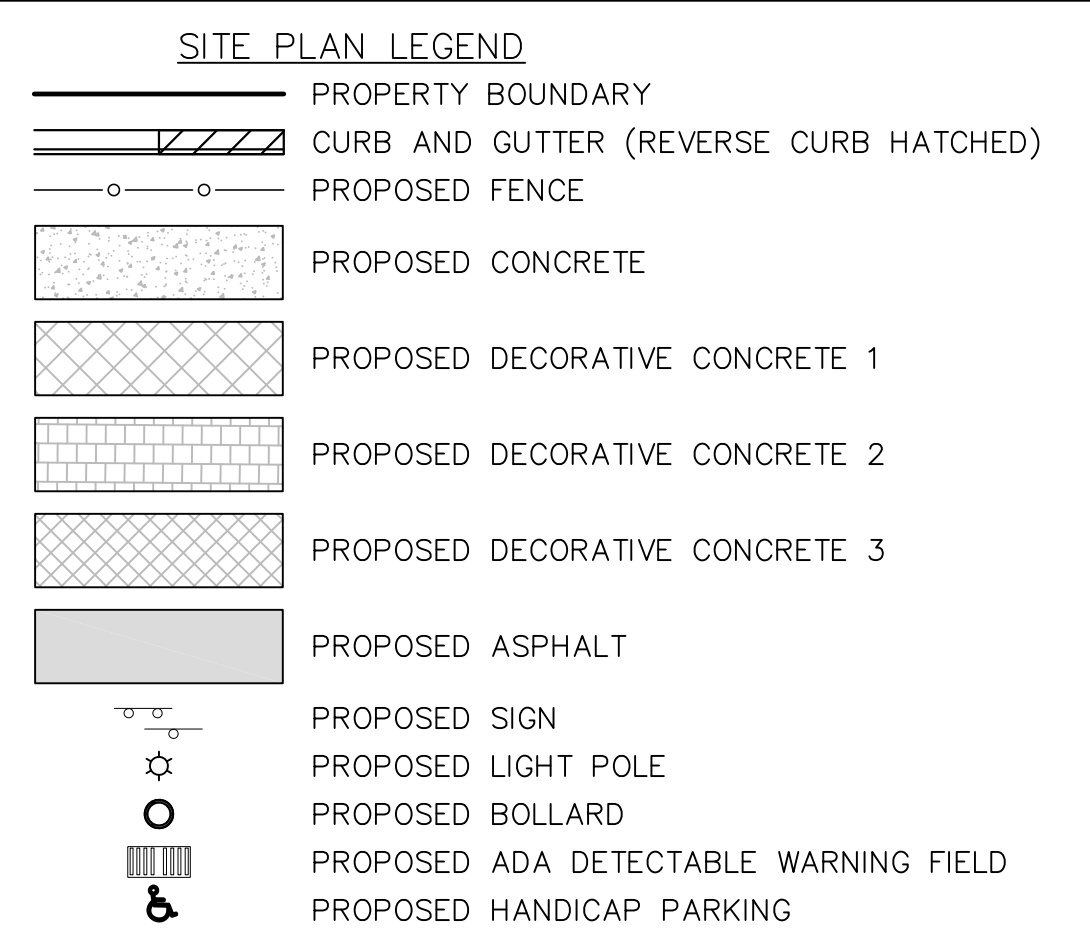
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DATE: 05-19-2021  
DRAFTER: CLAN  
CHECKED: SCHR  
PROJECT NO.: 210063  
**C200**



**NOT FOR CONSTRUCTION**

- SITE PLAN NOTES:**
- CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED BASE COURSE UNLESS OTHERWISE NOTED.
  - CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE COURSE OF 5" COMPACTED SAND OR CRUSHED STONE UNLESS OTHERWISE NOTED.
  - ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
  - CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS TO BE RESTORED WITH TOPSOIL AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
  - CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
  - 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.
  - SEE ARCHITECTS PLANS FOR THE BUILDING DIMENSIONS. ALL BUILDING DIMENSIONS SHALL BE COORDINATED AND VERIFIED WITH THE ARCHITECTS PLANS. ALL DIMENSIONS TO BUILDINGS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.



**PARKING LOT SITE INFORMATION BLOCK**

SITE ADDRESS: 222-232 E. OLIN AVE  
 SITE ACREAGE (TOTAL) = 1.47 ACRES

NUMBER OF BUILDING STORIES (ABOVE GRADE): 18  
 BUILDING HEIGHT: 20'  
 DILHR TYPE OF CONSTRUCTION (NEW STRUCTURES): TYPE 1A  
 USE OF PROPERTY: MIXED-USE  
 GROSS SQUARE FT OF BUILDING: 476,937 GSF  
 GROSS SQUARE FT OF COMMERCIAL/OFFICE AREA: 15,985 GSF  
 NUMBER OF EMPLOYEES: 110 (OFFICE SPACE) + ~20 (RESTAURANT)  
 NUMBER OF EMPLOYEES IN PRODUCTION AREA: N/A  
 CAPACITY OF RESTAURANT/PLACE OF ASSEMBLY: ~220

NUMBER OF BICYCLE STALLS SHOWN: 338 INTERNAL + 10 EXTERNAL = 348

NUMBER OF PARKING STALLS:

PROPOSED SITE	3
PROPOSED COVERED	333
ELECTRIC VEHICLE	2% EV INSTALLED, 10% EV READY.
ACCESSIBLE	10 TOTAL, 3 ON SITE, 7 COVERED.
VAN ACCESSIBLE	2 ON SITE, 1 COVERED.
TOTAL	336

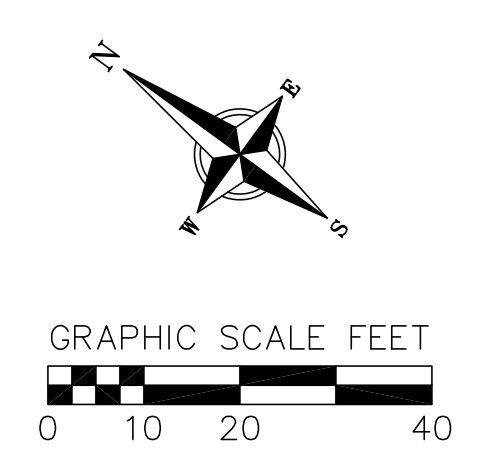
NUMBER OF TREES SHOWN: SEE LANDSCAPE PLAN

**LOT COVERAGE & USABLE OPEN SPACE CALCULATIONS**

SITE AREA: 63,775 SF  
 LOT COVERAGE: 49,870 SF  
 LOT COVERAGE: 78%  
 LOT COVERAGE MAXIMUM: 85%

NUMBER OF BEDROOMS: 367  
 REQUIRED USABLE OPEN SPACE = 20 SF/BEDROOM = 7,340 SF  
 SITE USABLE OPEN SPACE AREA (DOG RUN & REAR OF BUILDING): 7,757 SF  
 BUILDING USABLE OPEN SPACE AREA (BALCONY & ROOFDECK AREA): 37,670 SF  
 (SEE ARCHITECTURAL PLANS FOR BALCONY & ROOFDECK LAYOUT)

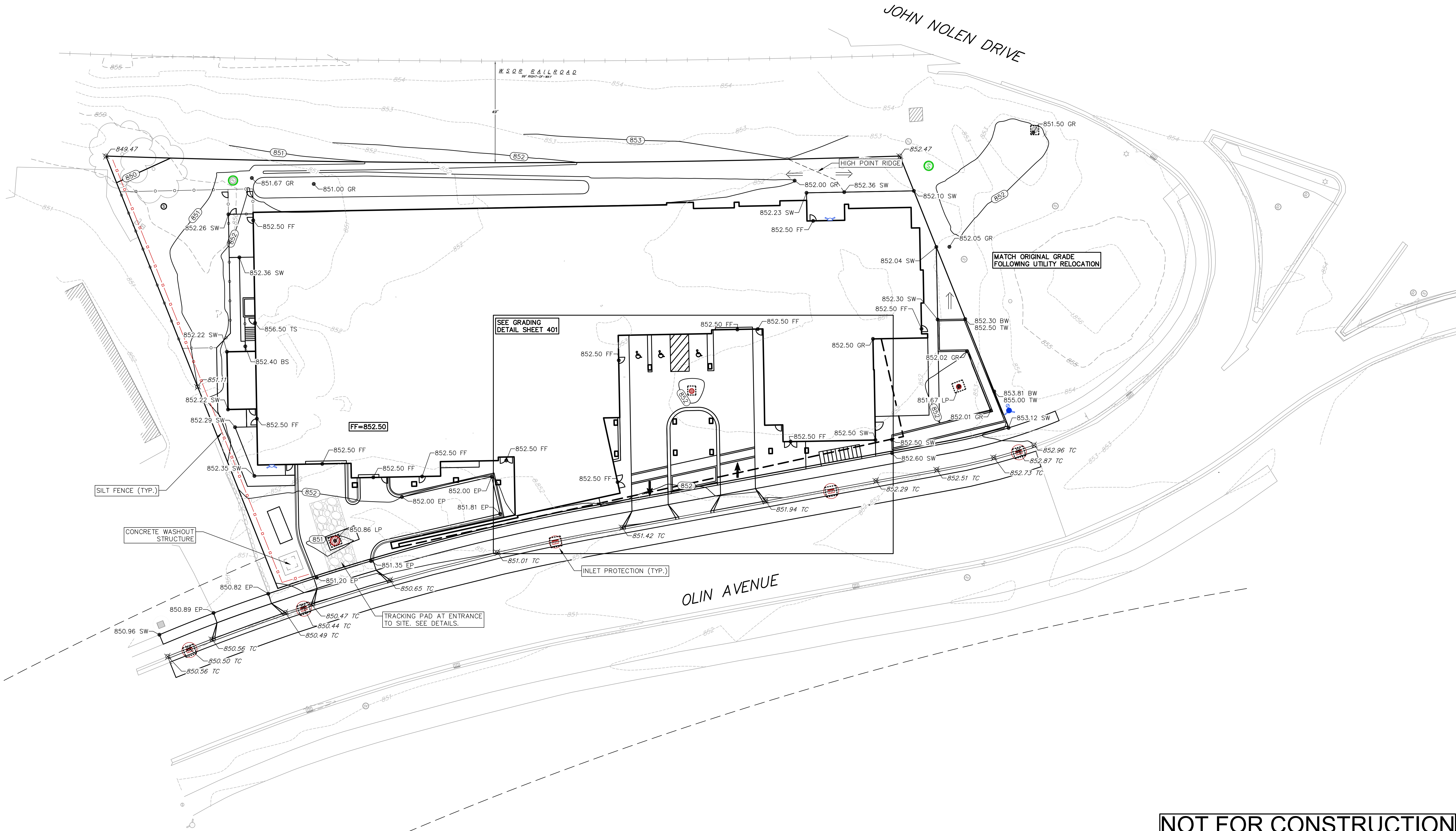
TOTAL USABLE OPEN SPACE: 45,427 SF



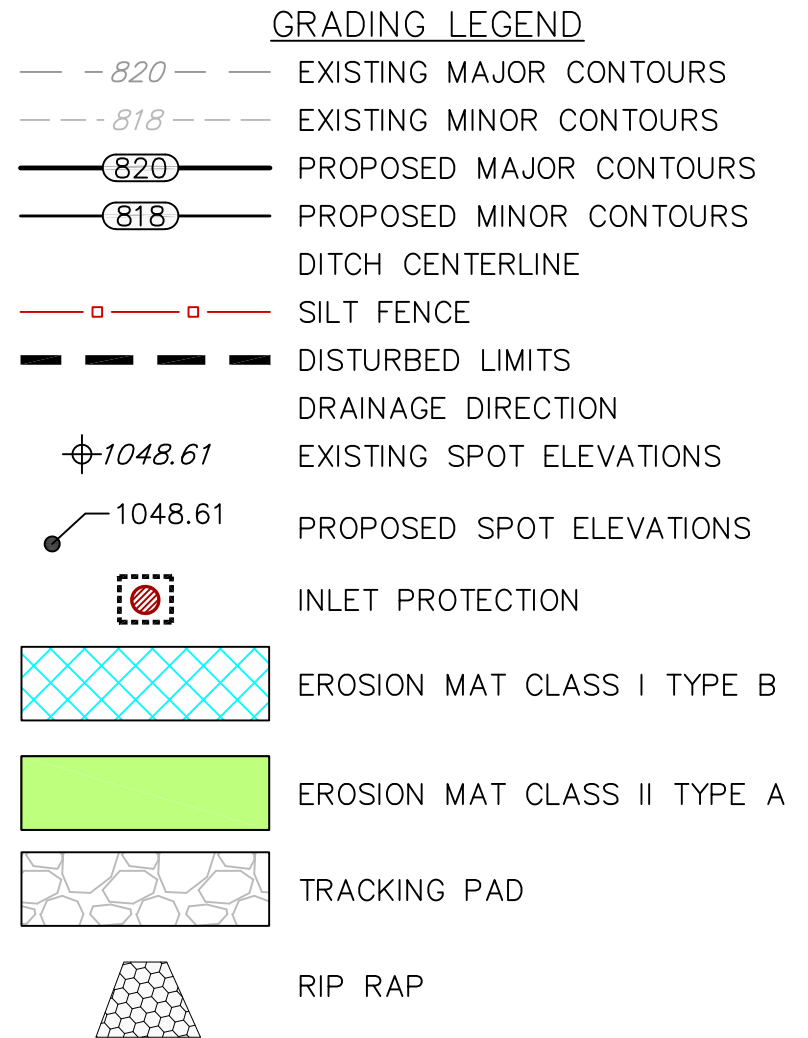
**SITE PLAN**  
 222-232 E. OLIN AVENUE  
 CITY OF MADISON  
 DANE COUNTY, WISCONSIN

NO.	DATE	REVISIONS	REMARKS

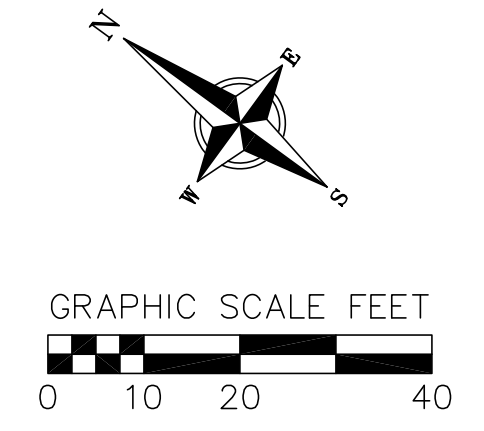
DATE: 05-19-2021  
 DRAFTER: CLAN  
 CHECKED: SCHR  
 PROJECT NO.: 210663  
**C300**



- 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 RAMP 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 NOT EXCEED 2.0% MAX SLOPE IN ANY DIRECTION. RAMP 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.



**NOT FOR CONSTRUCTION**

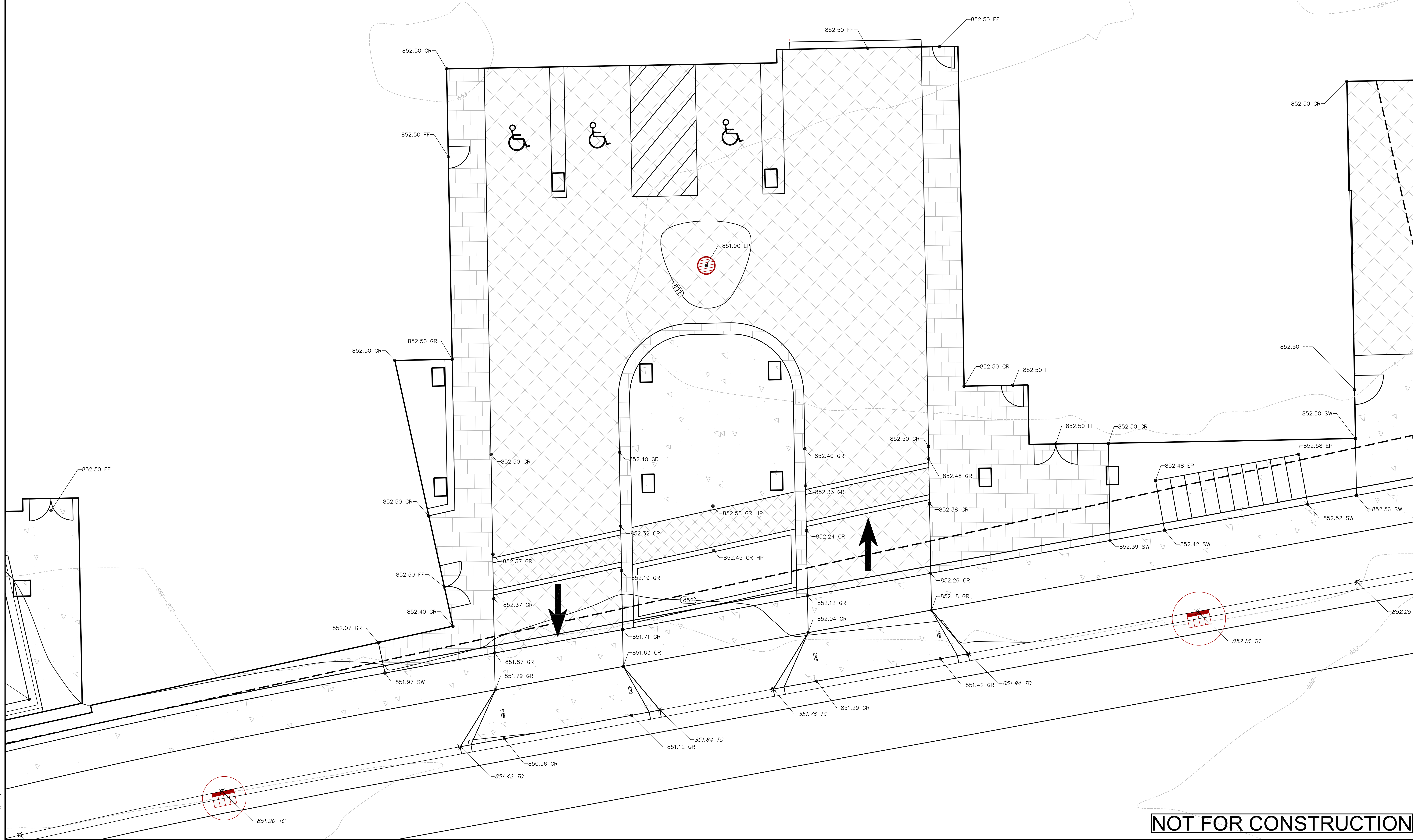


**GRADING PLAN**  
222-232 E. OLIN AVENUE  
CITY OF MADISON  
DANE COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 05-19-2021  
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 PROJECT NO.: 210663

**C400**

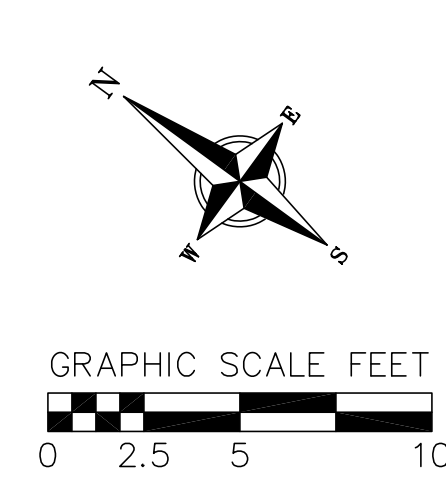
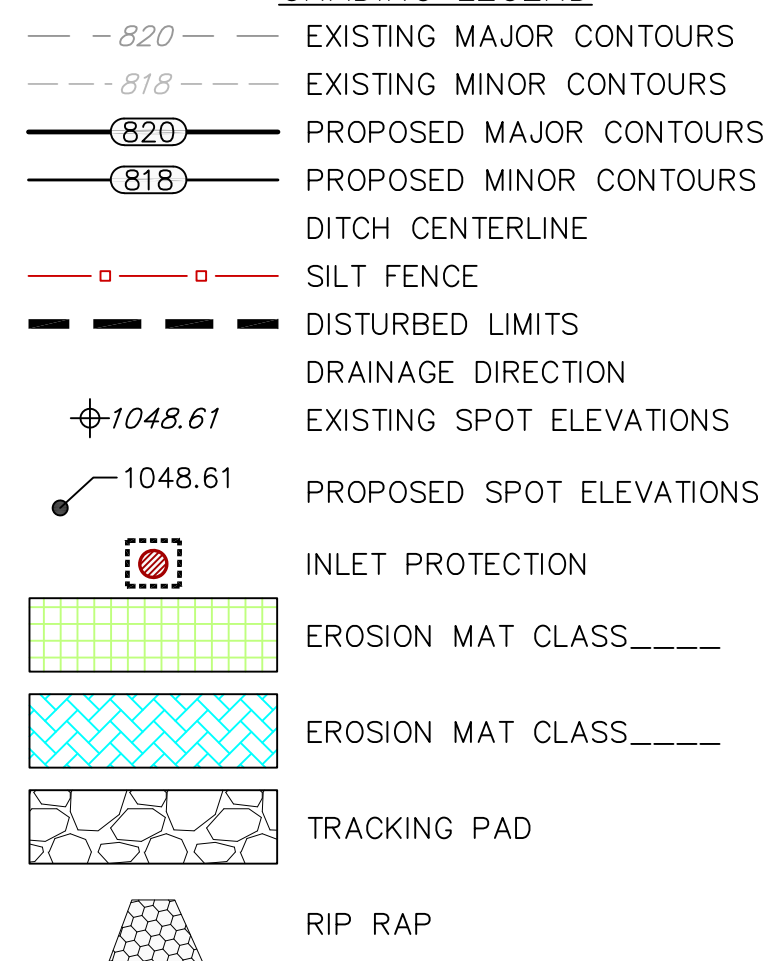


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2. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
3. CROSS SLOPE OF SIDEWALKS SHALL BE 1.5% UNLESS OTHERWISE NOTED.
4. LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
5. LONGITUDINAL 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 NOT EXCEED 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**

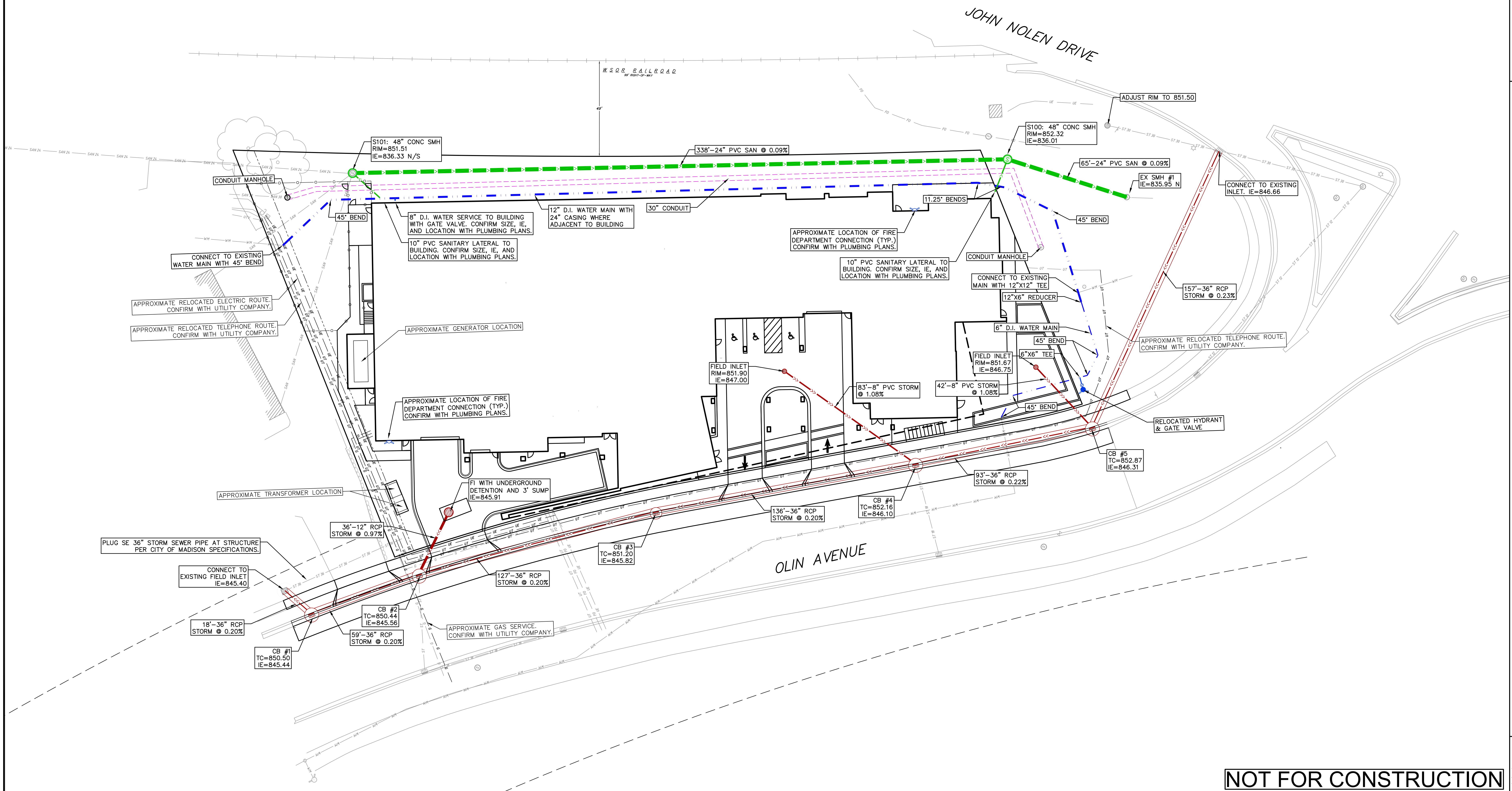


**GRADING DETAIL PLAN**

222-232 E. OLIN AVENUE  
CITY OF MADISON  
DANE COUNTY, WISCONSIN

NO.	DATE	REVISIONS	REMARKS

DATE: 05-19-2021  
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 PROJECT NO.: 210663  
**C401**



**NOT FOR CONSTRUCTION**

- UTILITY NOTES:**
- CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
  - SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
  - CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
  - FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
  - IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
  - A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
  - 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.

- STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(C).
- UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
- PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(D).
- PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(C).
- A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(H) AND SPS 382.40(8)(K).
- EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(B).
- NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
- SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.

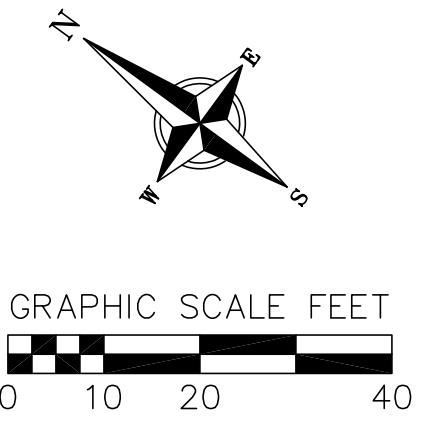
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE LOCAL MUNICIPALITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
- CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
- CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
- 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.
- 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.
- SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN EXTERNAL DROP. MANHOLES WITH SEWER LATERAL CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.
- INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.
- CONTRACTOR TO INSTALL BENDS AND CLEANOUTS AS NECESSARY ON WATER AND SEWER LATERALS.

**PROPOSED UTILITY LEGEND**

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- FIRE DEPARTMENT CONNECTION
- PROPOSED PIPE INSULATION
- GAS MAIN
- ELECTRIC SERVICE
- TELEPHONE SERVICE
- CONDUIT

**ABBREVIATIONS**

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



**UTILITY PLAN**  
222-232 E. OLIN AVENUE  
CITY OF MADISON  
DANE COUNTY, WISCONSIN

NO.	DATE	REVISIONS	REMARKS

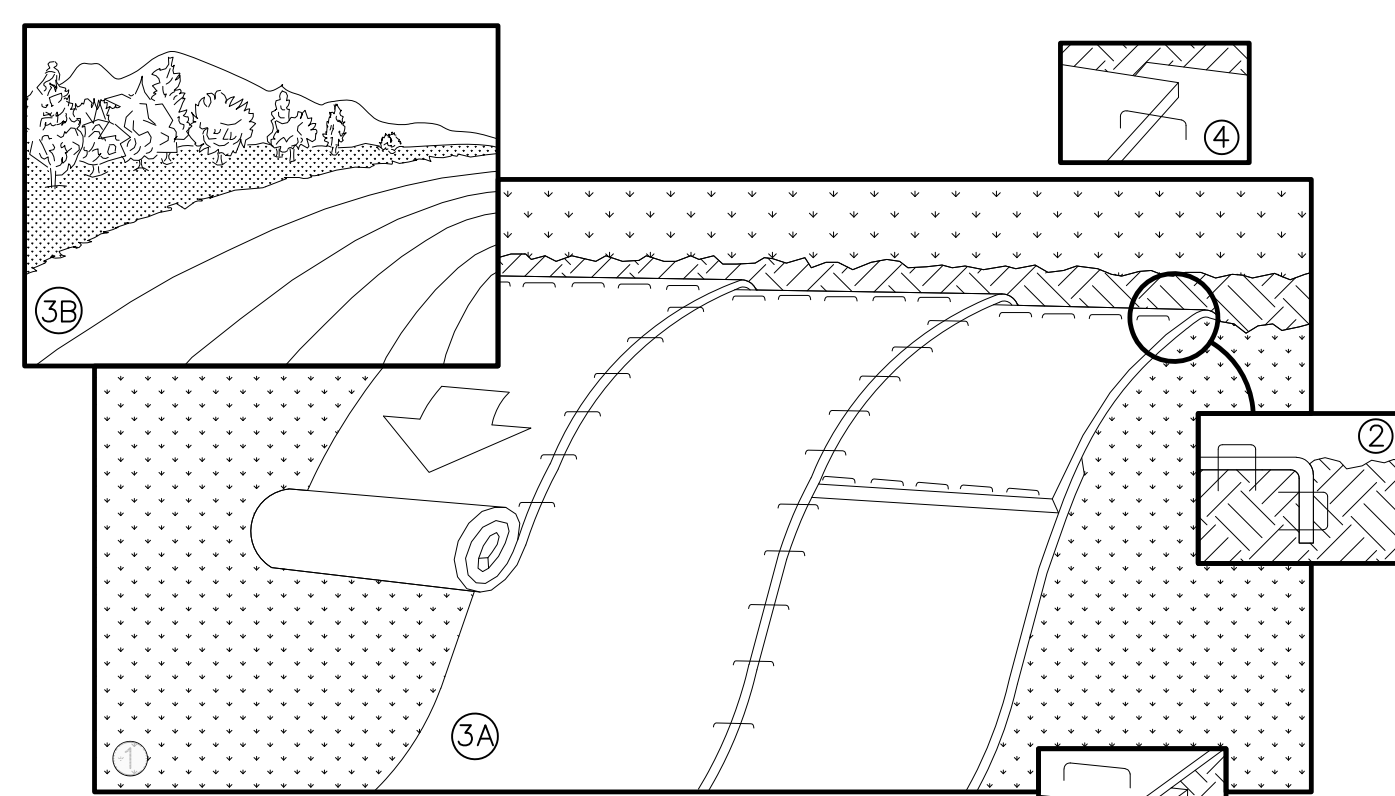
DATE: 05-19-2021  
 DRAFTER: CLAN  
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 PROJECT NO.: 210643  
**C500**





# EROSION CONTROL MEASURES

- EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
- CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wi.gov/runoff/stormwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
- INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
- EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
- A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WISDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
- CHANNELIZED RUNOFF: FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
- STABILIZED DISTURBED GROUND: ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25- FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 14-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
- SITE DE-WATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING).
- WASHED STONE WEEPERS OR TEMPORARY EARTH BERMS SHALL BE BUILT PER PLAN BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.
- SEE GRADING AND EROSION CONTROL PLAN FOR RIP-RAP SIZING. IN NO CASE WILL RIP-RAP BE SMALLER THAN 3" TO 6".
- INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. THE FILTERS SHALL BE MAINTAINED UNTIL THE DISTURBED AREAS ARE BOTH 70% RESTORED AND PAVED.
- RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN.
- SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
- FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
- EROSION MAT (CLASS I, TYPE B PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER BUT LESS THAN 1:1.
- SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER MANUFACTURER. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
- SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.
- SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
- SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
- ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.
- ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
- ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY AND STATE.
- THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.
- THE CONTRACTOR SHALL REMOVE ANY SEDIMENT TRACKED ONTO ADJACENT ROADS BY MEANS OF STREET SWEEPING (NOT FLUSHING) AT A MINIMUM OF THE END OF EACH WORK DAY OR MORE AS NEEDED.

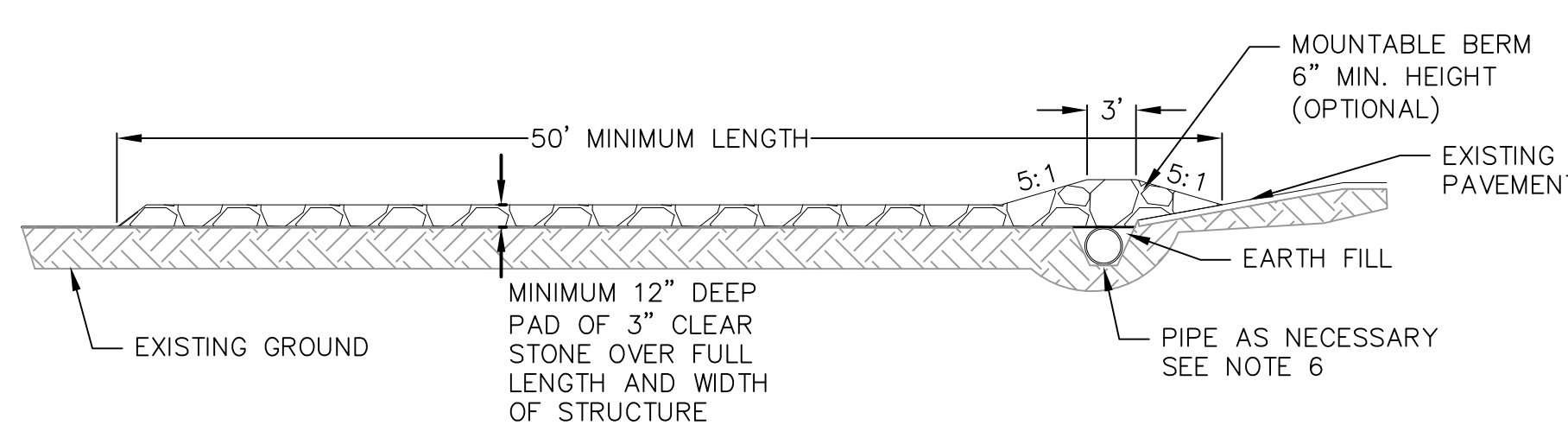


NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

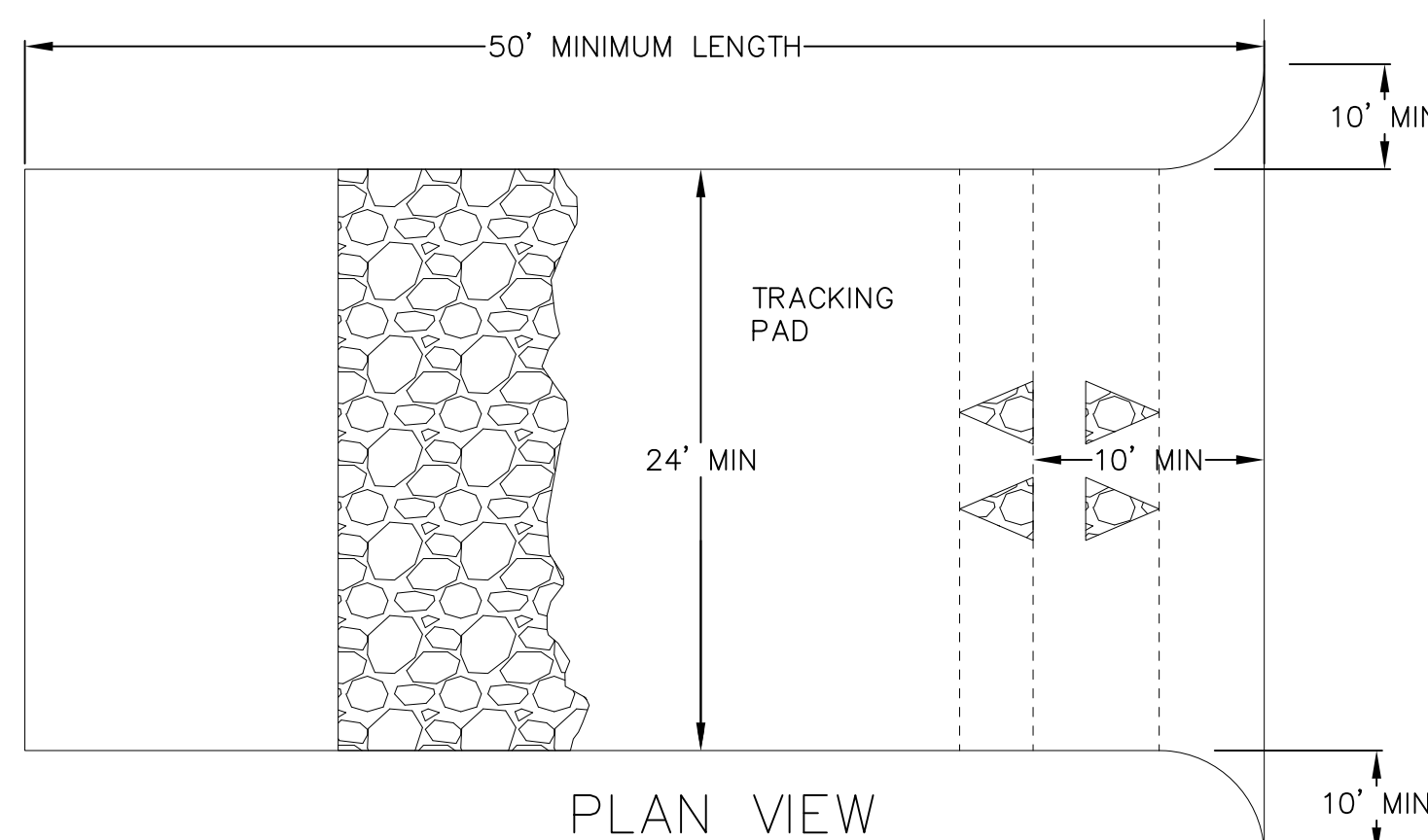
- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED. NOTE: WHEN USING CELL-O-SEED, DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP BY 6" WIDE TRENCH, BACKFILL AND COMPACT 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.

## 1 EROSION MAT

1 NOT TO SCALE



PROFILE VIEW

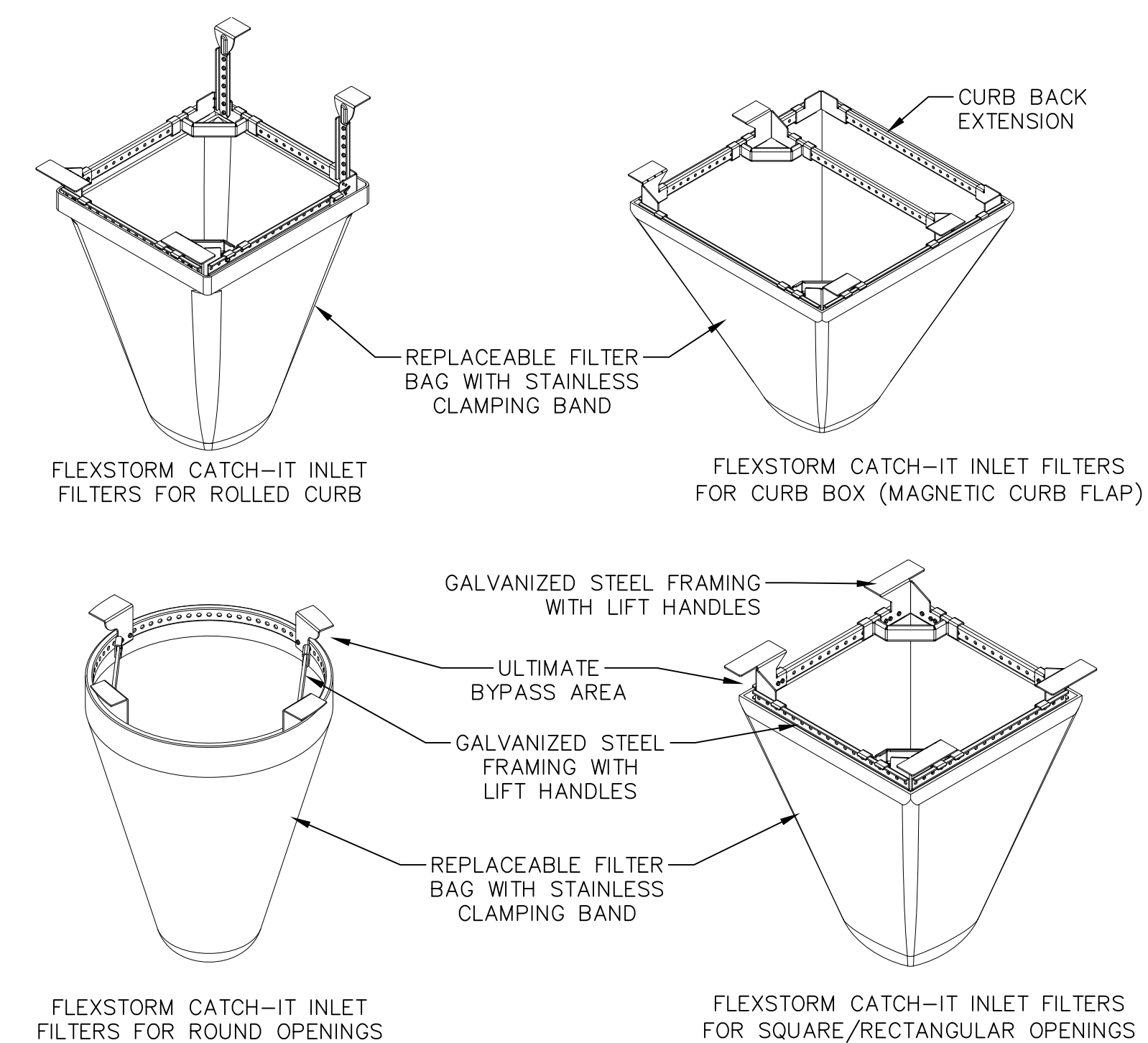


PLAN VIEW

- FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
- LENGTH - MINIMUM OF 50'.
- WIDTH - 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
- ON SITES WITH A HIGH GROUNDWATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WSDOT TYPE-HR GEOTEXTILE FABRIC.
- STONE - CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
- SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE. MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.
- LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.

## 1 TRACKING PAD

1 NOT TO SCALE



NOTES:

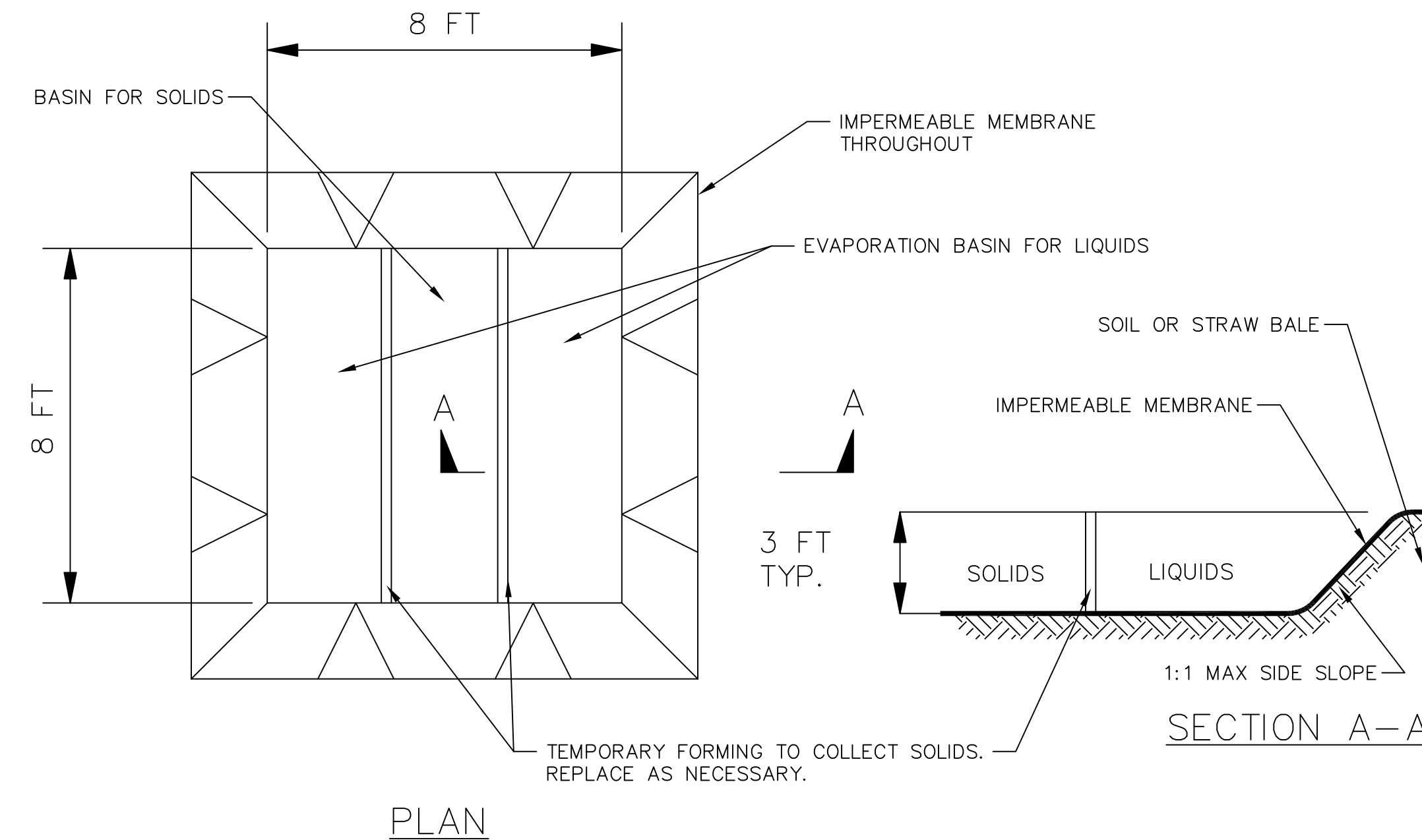
- INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
- WHEN REMOVING OR MAINTAINING INLET PROTECTION, ANY TRAPPED MATERIAL THAT FALLS INTO THE INLET SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.

## 1 FRAMED INLET PROTECTION

1 NOT TO SCALE

### CONSTRUCTION SPECIFICATIONS

- LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
- PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
- KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.



PLAN

SECTION A-A

## 1 TEMPORARY CONCRETE WASHOUT

1 NOT TO SCALE

**SEEDING RATES:**

**TEMPORARY:**

- USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
- USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.

**PERMANENT:**

SEE LANDSCAPE PLAN.

**FERTILIZING RATES:**

**TEMPORARY AND PERMANENT:**

USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

**MULCHING RATES:**

**TEMPORARY AND PERMANENT:**

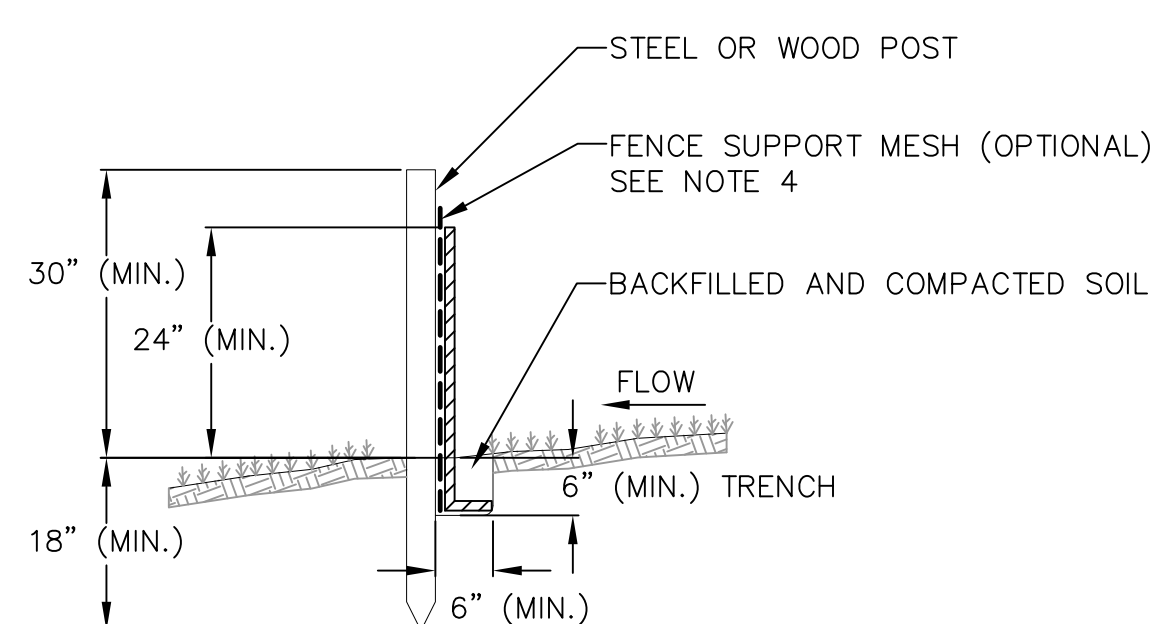
USE 1/2" TO 1-1/2" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

### CONSTRUCTION SEQUENCE:

- INSTALL EROSION CONTROL MEASURES
- CONDUCT DEMOLITION
- STRIP TOPSOIL (UNWORKED AREAS MAY REMAIN NON-STABILIZED FOR A MAXIMUM OF 14 DAYS)
- ROUGH GRADE SITE
- CONSTRUCT UNDERGROUND UTILITIES
- INSTALL INLET PROTECTION IN NEW INLETS
- CONSTRUCT BUILDING
- CONSTRUCT PAVEMENT
- FINAL GRADE AND PERMANENTLY RESTORE DISTURBED AREAS
- REMOVE EROSION CONTROL MEASURES AFTER DISTURBED AREAS ARE 70% RESTORED OR PAVED.
- CONSTRUCT RAIN GARDEN

### NOTES:

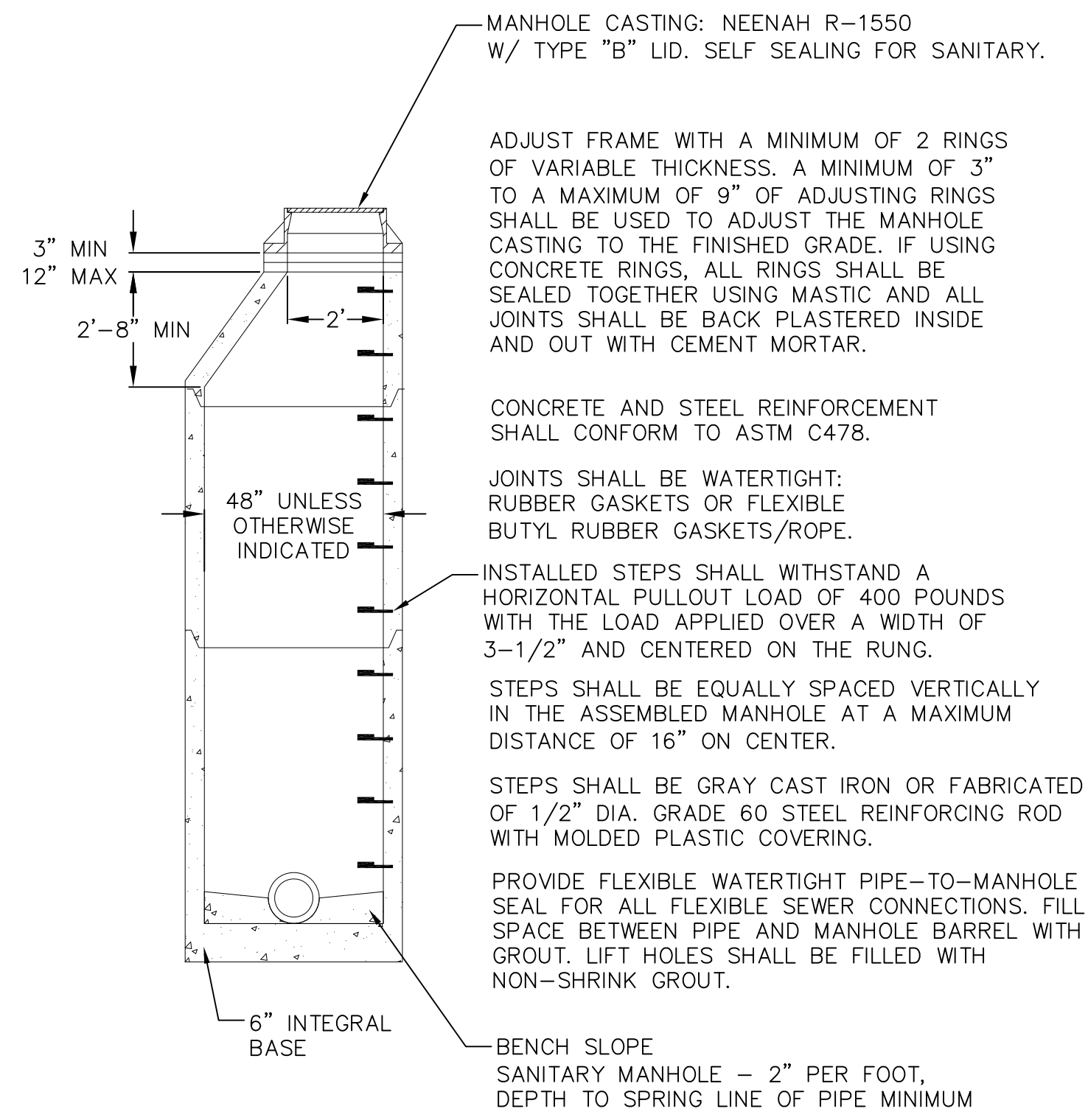
- INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
- CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
- POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)  
POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
- SILT FENCE SUPPORT MESH CONSISTS OF 14-GAUGE STEEL WIRE WITH A MESH SPACING OF 6 IN. X 6 IN. OR PREFABRICATED POLYMERIC MESH OF EQUIVALENT STRENGTH



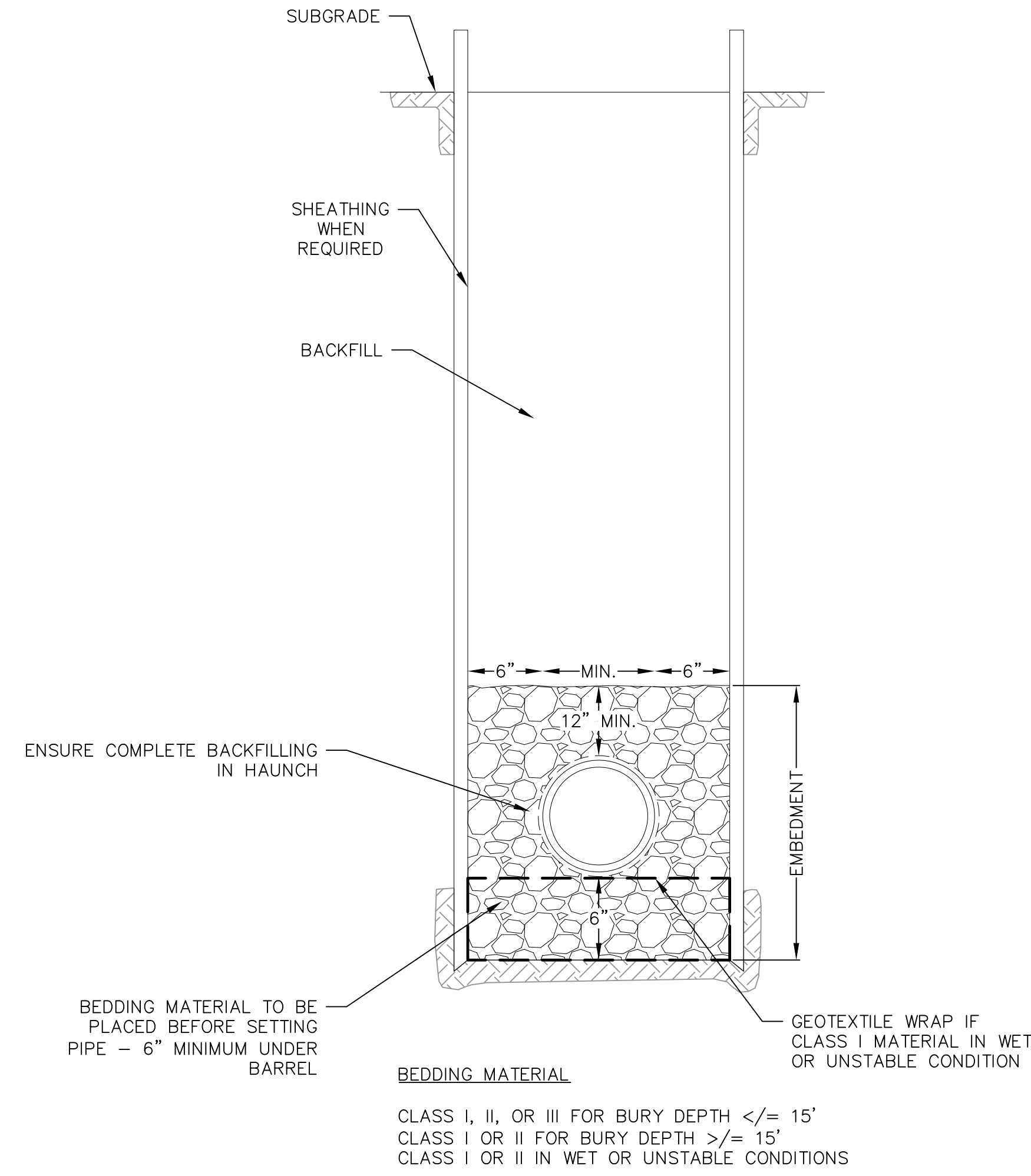
## 1 SILT FENCE

1 NOT TO SCALE

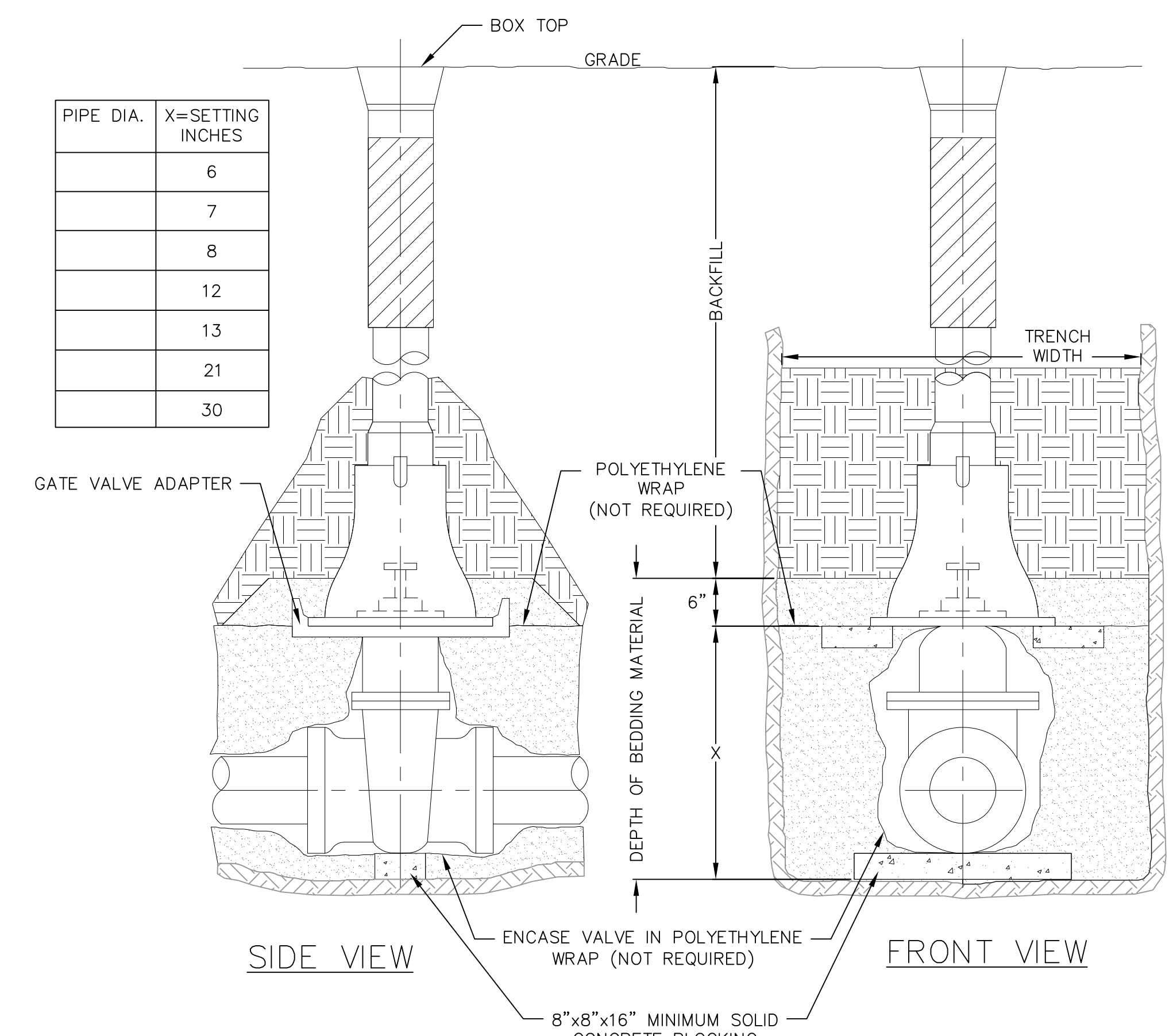




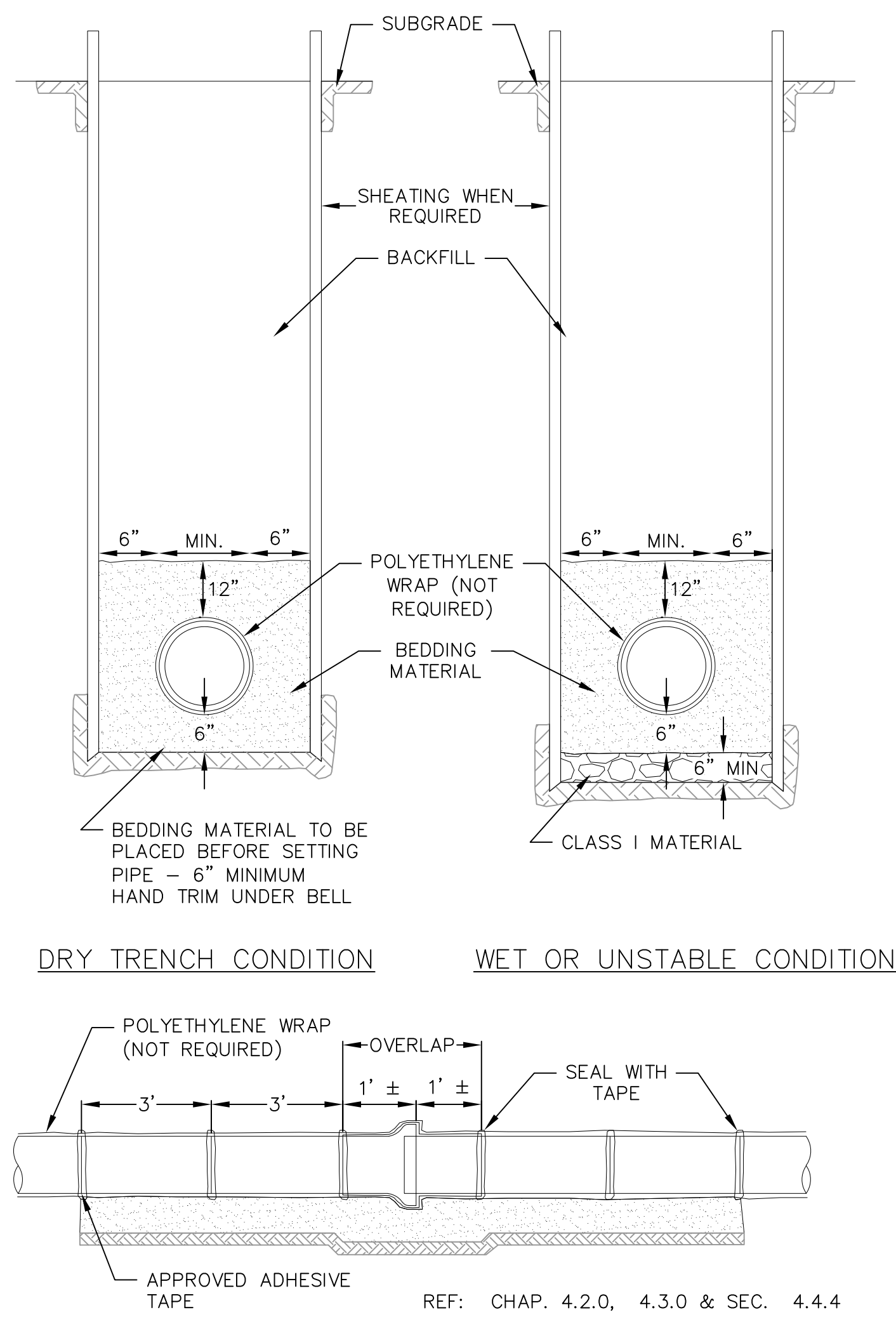
1 SANITARY SEWER MANHOLE  
1 NOT TO SCALE



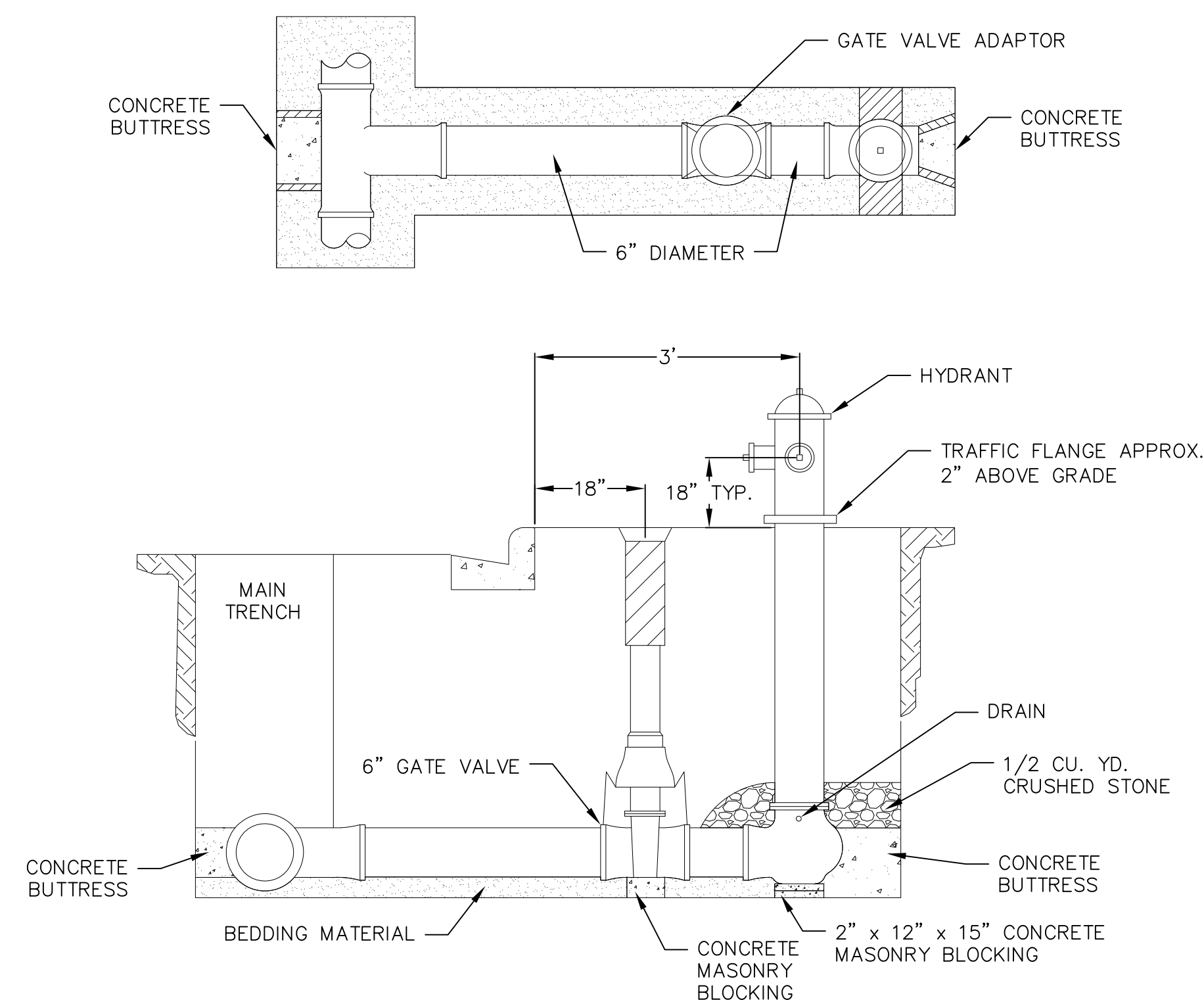
1 STANDARD SANITARY TRENCH SECTION  
1 NOT TO SCALE



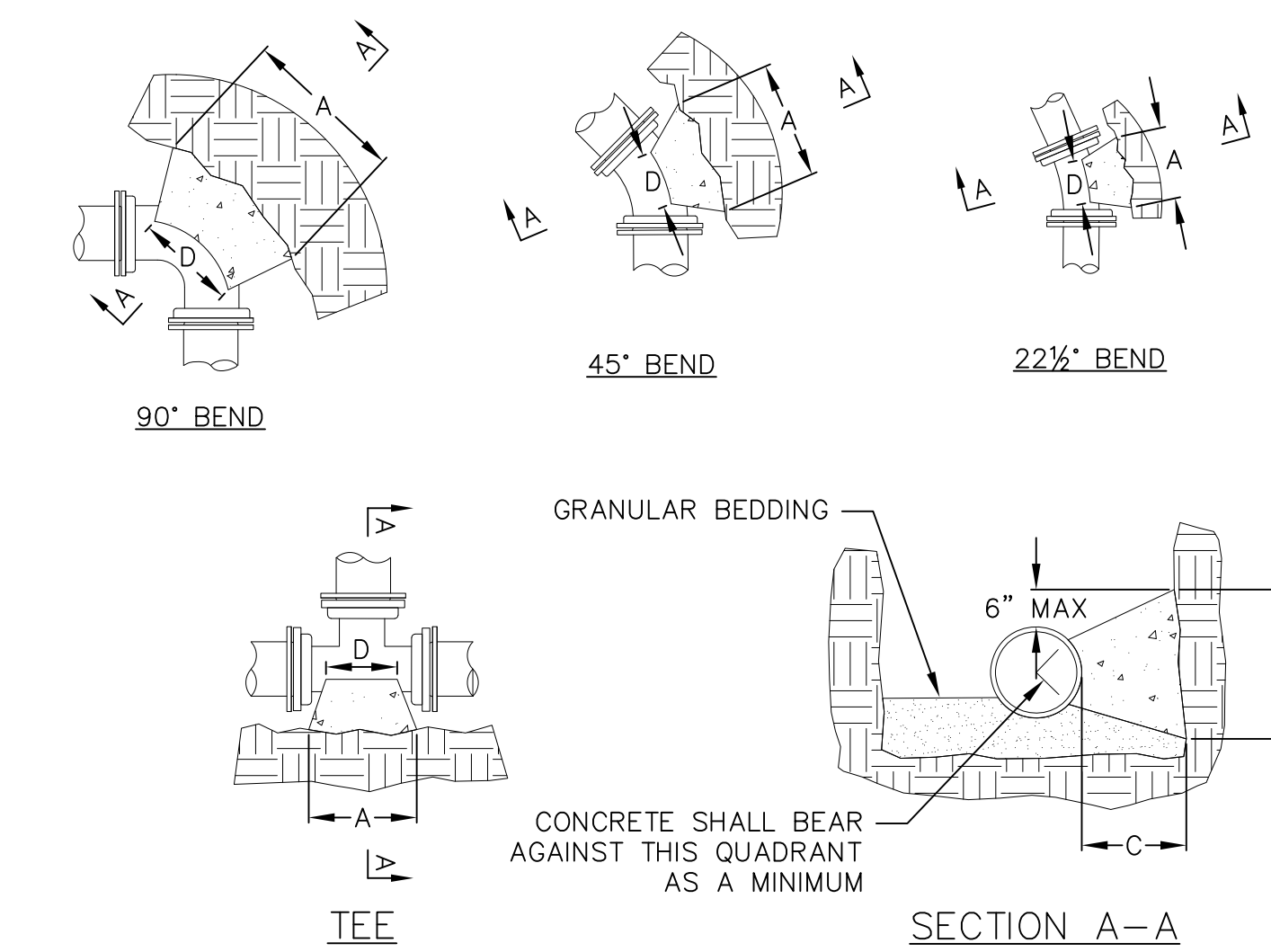
1 STANDARD GATE VALVE BOX SETTING  
1 NOT TO SCALE



1 STANDARD WATER MAIN TRENCH SECTION  
1 NOT TO SCALE



1 STANDARD HYDRANT SETTING  
1 NOT TO SCALE



DIMENSION "D" SHALL BE AS LARGE AS POSSIBLE, BUT THE CONCRETE SHALL NOT INTERFERE WITH THE MECHANICAL JOINTS.

DIMENSION "C" SHALL BE AT LEAST 6 INCHES, AND LARGE ENOUGH TO MAKE THE "Q" ANGLE EQUAL TO OR GREATER THAN 45 DEGREES WITH THE DIMENSION "A" AS SHOWN ON THE TABLE, OR GREATER, AND WITH DIMENSION "D" AS LARGE AS POSSIBLE.

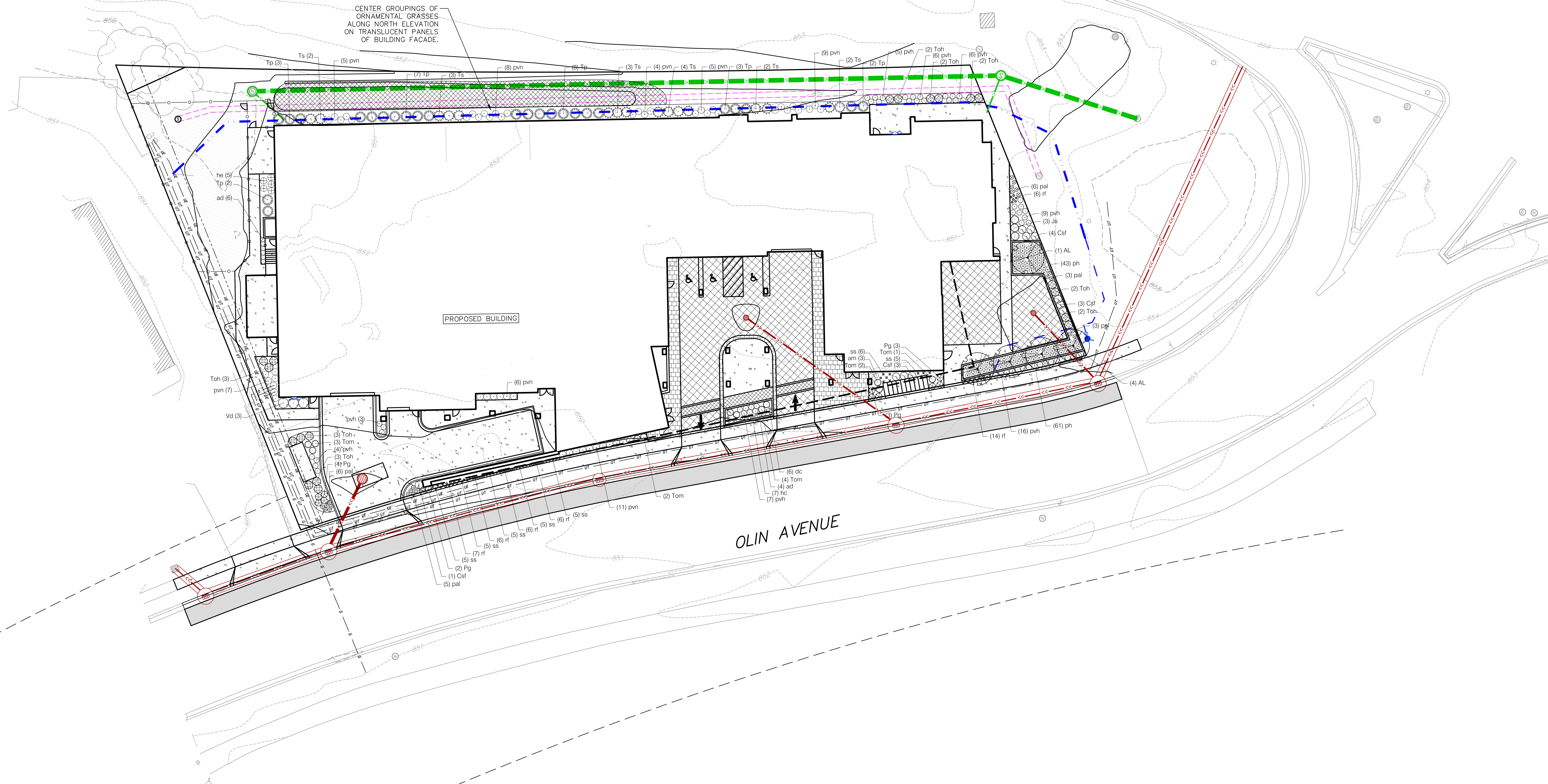
CONCRETE SHALL BE CLASS "C", SEE SECTION 03301

PIPE SIZE	BUTTRUSS DIMENSIONS							
	TEES		22.5° BEND		45° BEND		90° BEND	
	A	B	A	B	A	B	A	B
4	0'-10"	1'-6"	1'-0"	1'-0"	1'-0"	1'-0"	1'-4"	1'-2"
6	1'-6"	1'-8"	1'-0"	1'-0"	1'-4"	1'-2"	1'-10"	1'-6"
8	1'-9"	2'-4"	1'-4"	1'-4"	1'-10"	1'-10"	2'-8"	2'-3"
10	1'-9"	2'-4"	1'-10"	1'-8"	2'-6"	2'-4"	3'-10"	2'-10"
12	2'-3"	1'-7"	2'-4"	2'-0"	3'-3"	2'-10"	5'-0"	3'-4"
16	3'-8"	2'-10"	2'-10"	2'-4"	4'-0"	3'-3"	6'-4"	3'-10"
20	5'-0"	3'-10"	3'-6"	3'-0"	5'-4"	3'-10"	8'-0"	4'-8"
24	5'-4"	4'-8"						

\* = FOR TEE THIS WILL BE THE BRANCH PIPE

1 BUTTRUSS FOR BENDS  
1 NOT TO SCALE

NOT FOR CONSTRUCTION



**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 PLANS 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.

**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. LANDSCAPE BEDS TO BE MULCHED WITH UNDYED SHREDDED HARDWOOD BARK MULCH TO 3" DEPTH MIN. AND EDGED WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE 3/8"x4" OR EQUAL, COLOR BLACK ANODIZED.
3. ALL TREES AND/OR SHRUBS PLANTED IN LAWN AREAS TO BE INSTALLED WITH A 5" DIAMETER MULCH RING AND SHOVEL CUT EDGE. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH AS WELL AS TOPICALLY APPLIED TO TREE RING.

**SEEDING AND PLUG PLANTING NOTES:**

1. ALL DISTURBED AREAS, UNLESS OTHERWISE NOTED, TO BE SEEDED WITH 'MADISON PARKS' MIX BY 'LACROSSE SEED COMPANY' OR EQUIVALENT, PER MANUFACTURER'S SPECIFIED APPLICATION RATES. ALL SEEDED AREAS ARE TO BE WATERED DAILY TO MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER GERMINATION. AFTER VIGOROUS GROWTH IS ESTABLISHED, APPLY 1/2" WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE.
2. ALL AREAS NOTED ON PLAN AS RAIN GARDEN SEEDING, INSTALL 'MOIST MEADOW-RAIN GARDEN MIX' SEED MIX BY 'PRAIRIE NURSERY'. INSTALL PER MANUFACTURER'S SPECIFIED APPLICATION RATES. ALL SEEDED AREAS ARE TO BE WATERED DAILY TO MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER GERMINATION. AFTER VIGOROUS GROWTH IS ESTABLISHED, APPLY 1/2" WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE.

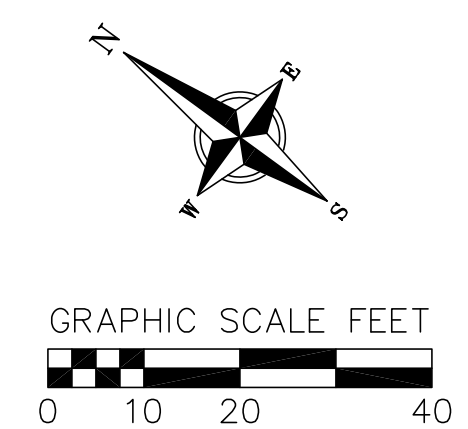
City of Madison Landscape Worksheet							
Address:		222-232 E. Olin Ave.		Date:		05.19.2021	
Total Square Footage of Developed Area:		(Site Area)	63,775	(Building Footprint at Grade)	34,763	=	29012 sf
Total Landscape Points Required (<5 ac):		29,012	/ 300 =	97	x 5 =	484	
Landscape Points Required >5 ac:		0	/ 100 =	0	x 1 =	-	484
Plant Type/ Element	Min. Size at Installation	Points	Quantity	Credits/ Existing Landscaping		New/ Proposed Landscaping	
				Points Achieved	Quantity	Points Achieved	Quantity
Overstory deciduous tree	2.5" cal	35	0	0	0	0	
Tall Evergreen Tree	5-6 feet tall	35	0	0	0	0	
Ornamental tree	1.5" cal	15	0	12	180		
Upright evergreen shrub	3-4 feet tall	10	0	60	600		
Shrub, deciduous	#3 gallon container size, Min. 12-24"	3	0	26	78		
Shrub, evergreen	#3 gallon container size, Min. 12-24"	4	0	12	48		
Ornamental grasses/perennials	#1 gallon container size, Min. 8-18"	2	0	421	842		
Ornamental/decorative fencing or wall	n/a	4 per 10 LF	0	0	0		
Existing significant specimen tree	Min. Size 2.5" cal. Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch. Max. points per tree: 200	0	0	0		
Landscape Furniture for public seating and/or transit connections	Furniture must be within developed area, publicly accessible, and cannot comprise more than 5% of total required points	5 points per "seat"	0	0	0		
<b>Sub Totals</b>				<b>0</b>	<b>1748</b>		
				<b>Total Points Provided:</b>		<b>1748</b>	

**PLANT SCHEDULE STREET LEVEL**

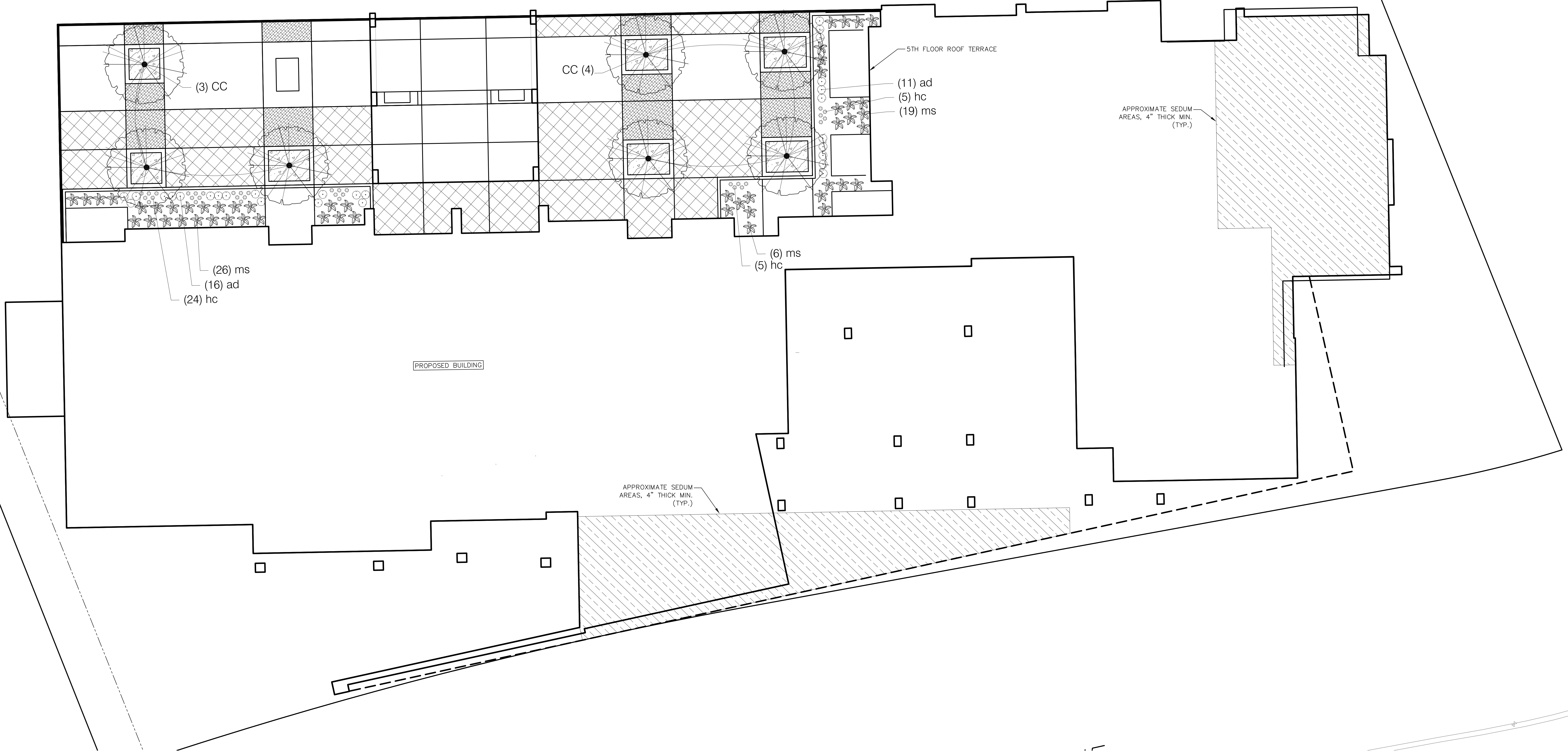
UNDERSTORY TREES	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
AL	Amandanchier laevis 'JFS-Arb' TM / Spring Flurry Allegheny Serviceberry	B & B	2" cal	5
DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
Csf	Cornus stolonifera 'Farrow' TM / Arctic Fire Red Twig Dogwood	Cont.	5 Gal.	11
Pg	Potentilla fruticosa 'Goldfinger' / Goldfinger Bush Chiquefoil	Cont.	3 Gal.	12
Vd	Viburnum dentatum 'Little Joe' / Little Joe Viburnum	Cont.	5 Gal.	3
EVERGREEN SHRUBS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
Js	Juniperus sabina 'Blue Forest' / Blue Forest Juniper	Cont.	5 Gal.	3
Tom	Thuja occidentalis 'Hetz Midget' / Hetz Midget Arborvitae	Cont.	5 Gal.	12
Toh	Thuja occidentalis 'Holmstrup' / Holmstrup Cedar	B & B	5" ht.	19
Tp	Thuja occidentalis 'Pyramidalis' / Pyramidal Arborvitae	B & B	6" ht.	25
Ts	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	B & B	6" ht.	16
PERENNIALS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
am	Amsonia x 'Blue Ice' / Blue Ice Bluestar	Cont.	1 Gal.	3
ad	Astilbe x 'Delft Lace' / Delft Lace Astilbe	Cont.	1 Gal.	10
dc	Deschampsia cespitosa 'Schottland' / Schottland Tufted Hair Grass	Cont.	1 Gal.	6
hc	Heuchera x 'Citronelle' / Citronelle Yellow Coral Bells	Cont.	4 In	7
he	Hosta x 'Earth Angel' / Earth Angel Hosta	Cont.	1 Gal.	5
pvh	Panicum virgatum 'Heavy Metal' / Heavy Metal Switch Grass	Cont.	1 Gal.	56
pvn	Panicum virgatum 'Northwind' / Northwind Switch Grass	Cont.	1 Gal.	55
ph	Pennisetum alopecuroides 'Hamel' / Hamel Fountain Grass	Cont.	1 Gal.	104
pal	Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage	Cont.	1 Gal.	23
rs	Rudbeckia fulgida 'Goldsturm' / Goldsturm Coneflower	Cont.	1 Gal.	45
rf	Schizachyrium scoparium 'Standing Ovation' / Standing Ovation Little Bluestem	Cont.	1 Gal.	36

**NATIVE SEEDING**

RAIN GARDEN SEEDING 2,015 sf



**NOT FOR CONSTRUCTION**



**PLANT SCHEDULE ROOF TERRACE**

UNDERSTORY TREES	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
CC	Carpinus caroliniana 'J.N. Strain'™ / J.N. Strain American Hornbeam	B & B	2" Cal	7

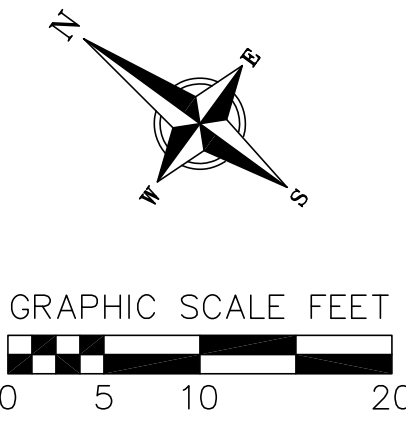
PERENNIALS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
ad	Astilbe x 'Delft Lace' / Delft Lace Astilbe	Cont.	1 Gal.	27
hc	Heuchera x 'Citronelle' / Citronelle Yellow Coral Bells	Cont.	4 in	34
ms	Mattuccia struthiopteris / Ostrich Fern	Cont.	1 Gal.	51

GROUND COVERS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	SPACING	QTY
	Vinca minor / Common Periwinkle	Plug		12" o.c.	495 sf

**SEDUM\_TRAYS**

	SEDUM TRAYS	4,718 sf
--	-------------	----------



NO.	DATE	REVISIONS	REMARKS

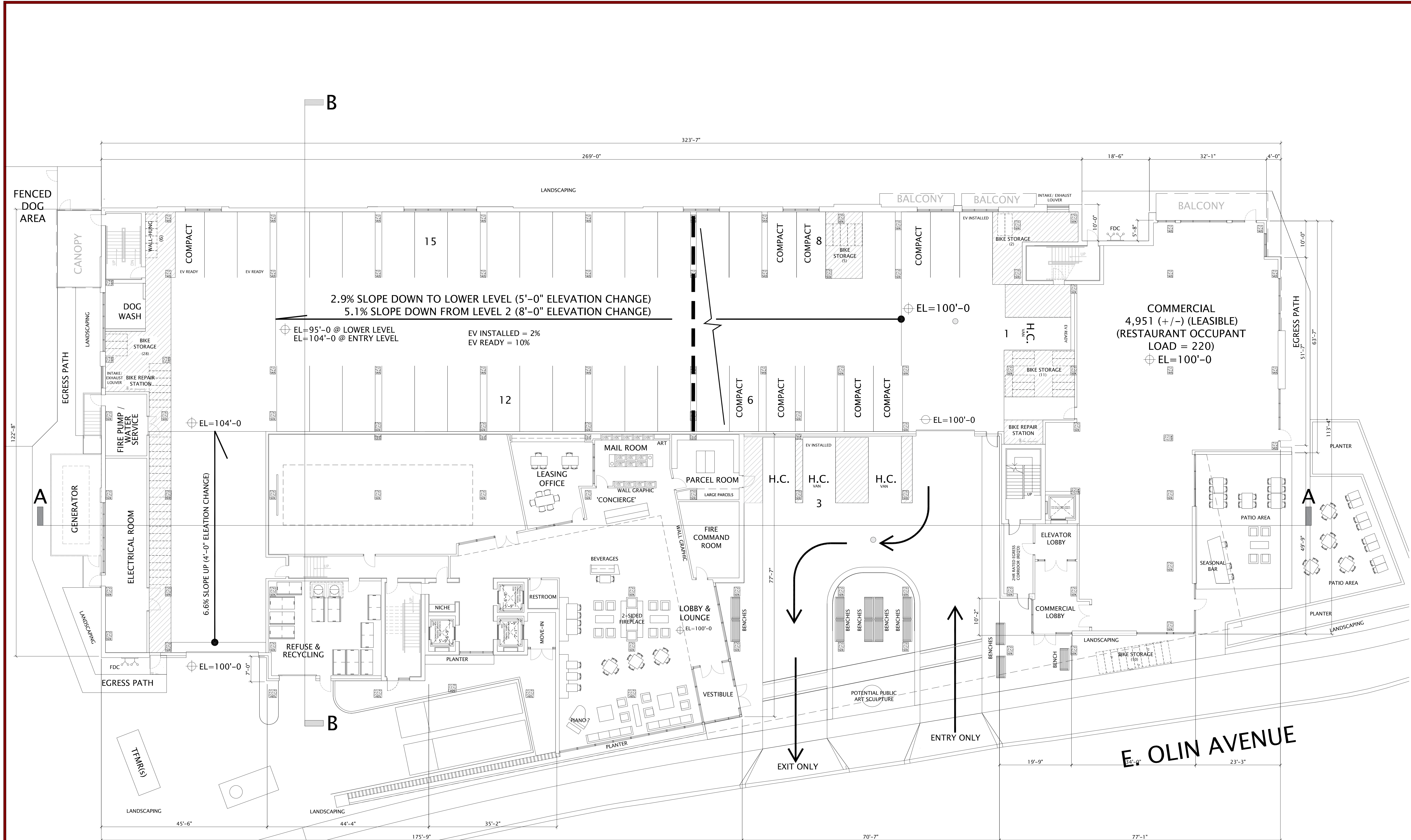
DATE: 05-19-2021  
DRAFTER: AKAN  
CHECKED: SCHR  
PROJECT NO.: 210663

**NOT FOR CONSTRUCTION**









NUMBER OF GROUND LEVEL PARKING STALLS PROVIDED = 45

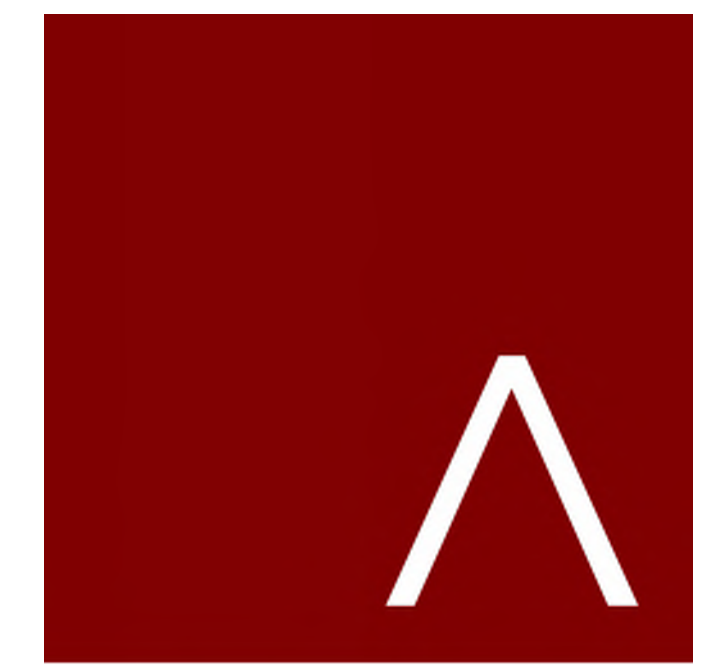
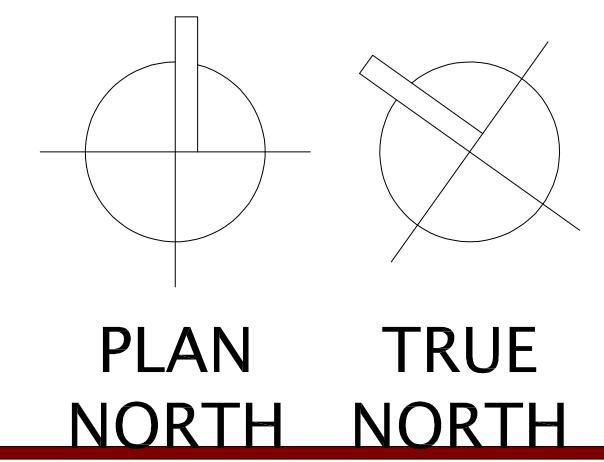
NUMBER OF GROUND LEVEL FLOOR BIKE STALLS PROVIDED = 46  
 NUMBER OF LOWER LEVEL WALL-MOUNT BIKE SPACES PROVIDED = 6

TOTAL LOWER LEVEL BIKE SPACES = 52

# OLIN AVENUE MIXED-USE DEVELOPMENT – LAND USE APPLICATION

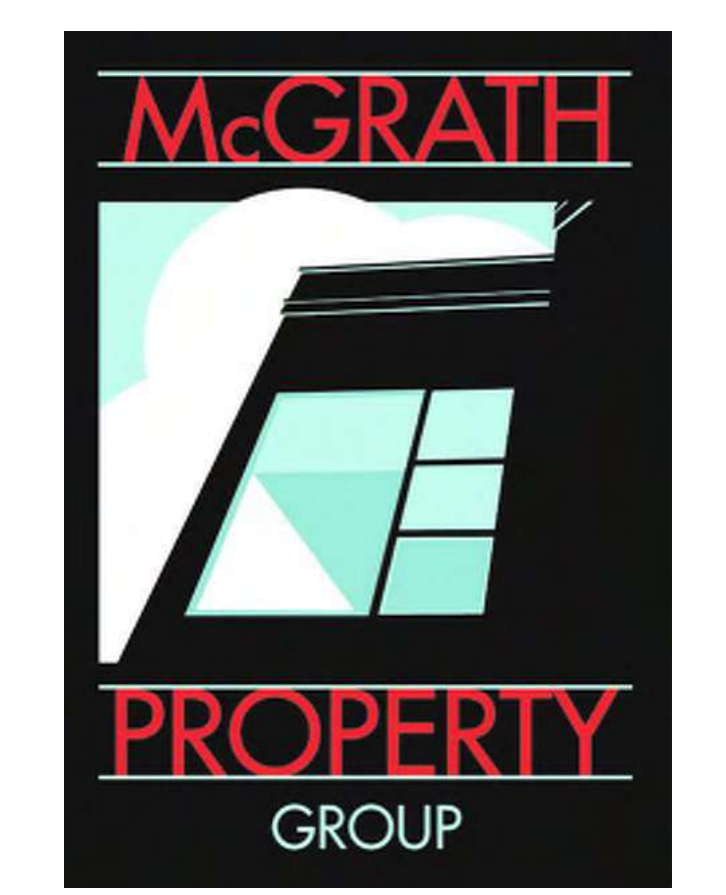
## FLOOR PLANS – GROUND FLOOR / LEVEL P1

MAY 19, 2021  
 3/32"=1' @ 30x42



**JLA**  
 ARCHITECTS  
 MADISON : MILWAUKEE  
 jla-ap.com

JLA PROJECT NUMBER: 20-1014



OLIN AVENUE  
 MIXED-USE  
 DEVELOPMENT

LAND USE APPLICATION

**PROGRESS DOCUMENTS**  
 These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE MAY 19, 2021

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE  
 ENTRY LEVEL FLOOR PLAN

SHEET NUMBER

**A101**

5/19/2021 10:30:55 AM





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ARCHITECTS  
MADISON : MILWAUKEE  
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OLIN AVENUE  
MIXED-USE  
DEVELOPMENT

LAND USE APPLICATION

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DATE OF ISSUANCE MAY 19, 2021

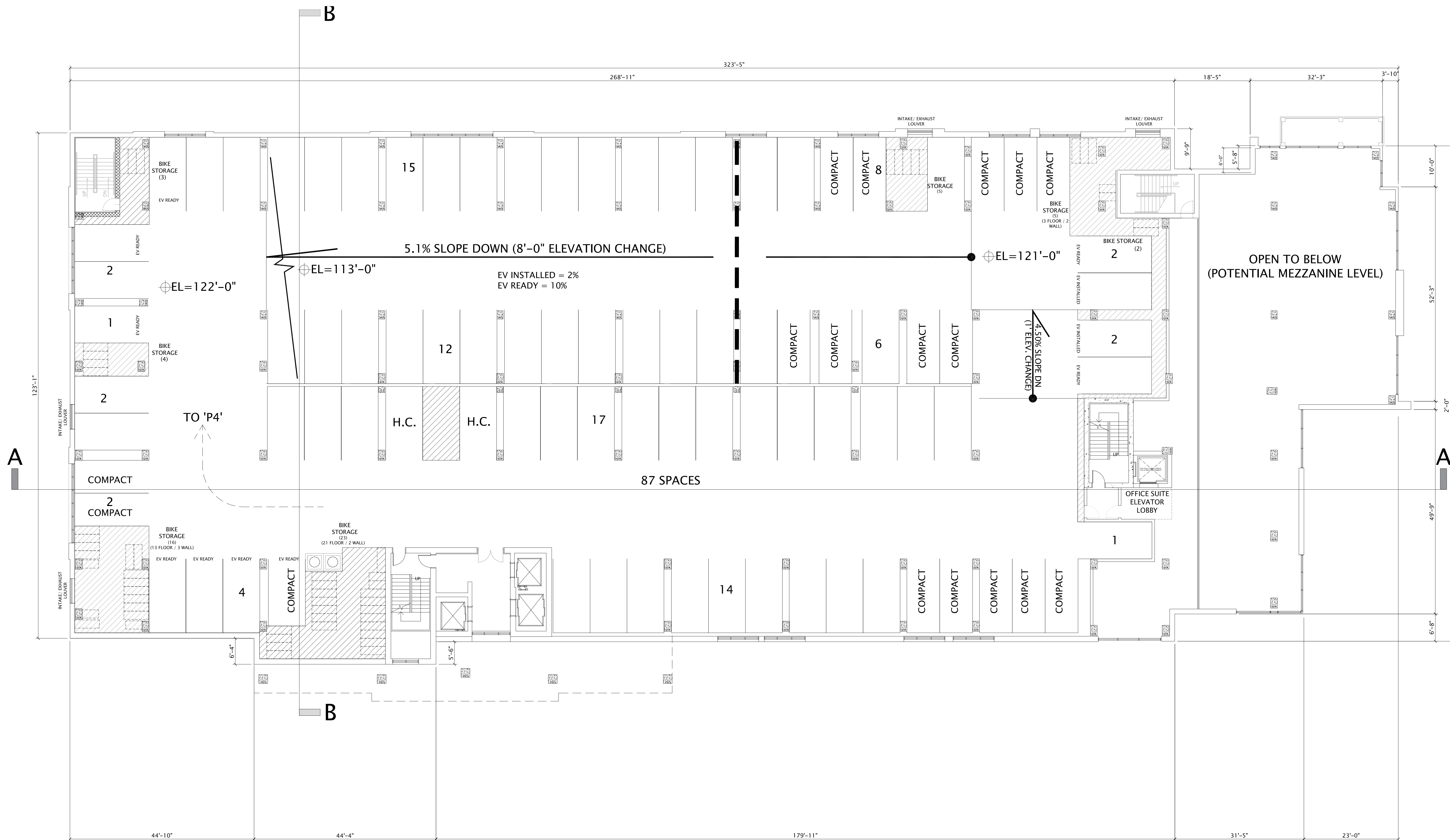
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

3rd LEVEL PARKING FLOOR PLAN

SHEET NUMBER

**A103P**



NUMBER OF PARKING STALLS = 88

NUMBER OF FLOOR BIKE STALLS = 51

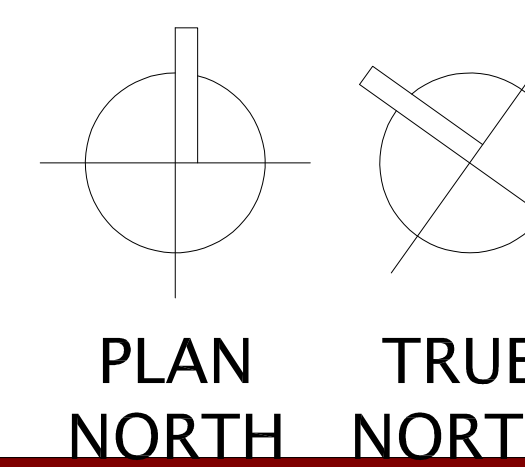
NUMBER OF WALL-MOUNT BIKE SPACES = 7

TOTAL LEVEL 3 BIKE SPACES = 58

**OLIN AVENUE MIXED-USE DEVELOPMENT – LAND USE APPLICATION**

**FLOOR PLANS – FLOOR 3 (P3)**

MAY 19, 2021  
3/32"=1' @ 30x42





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OLIN AVENUE  
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LAND USE APPLICATION

**PROGRESS DOCUMENTS**

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DATE OF ISSUANCE MAY 19, 2021

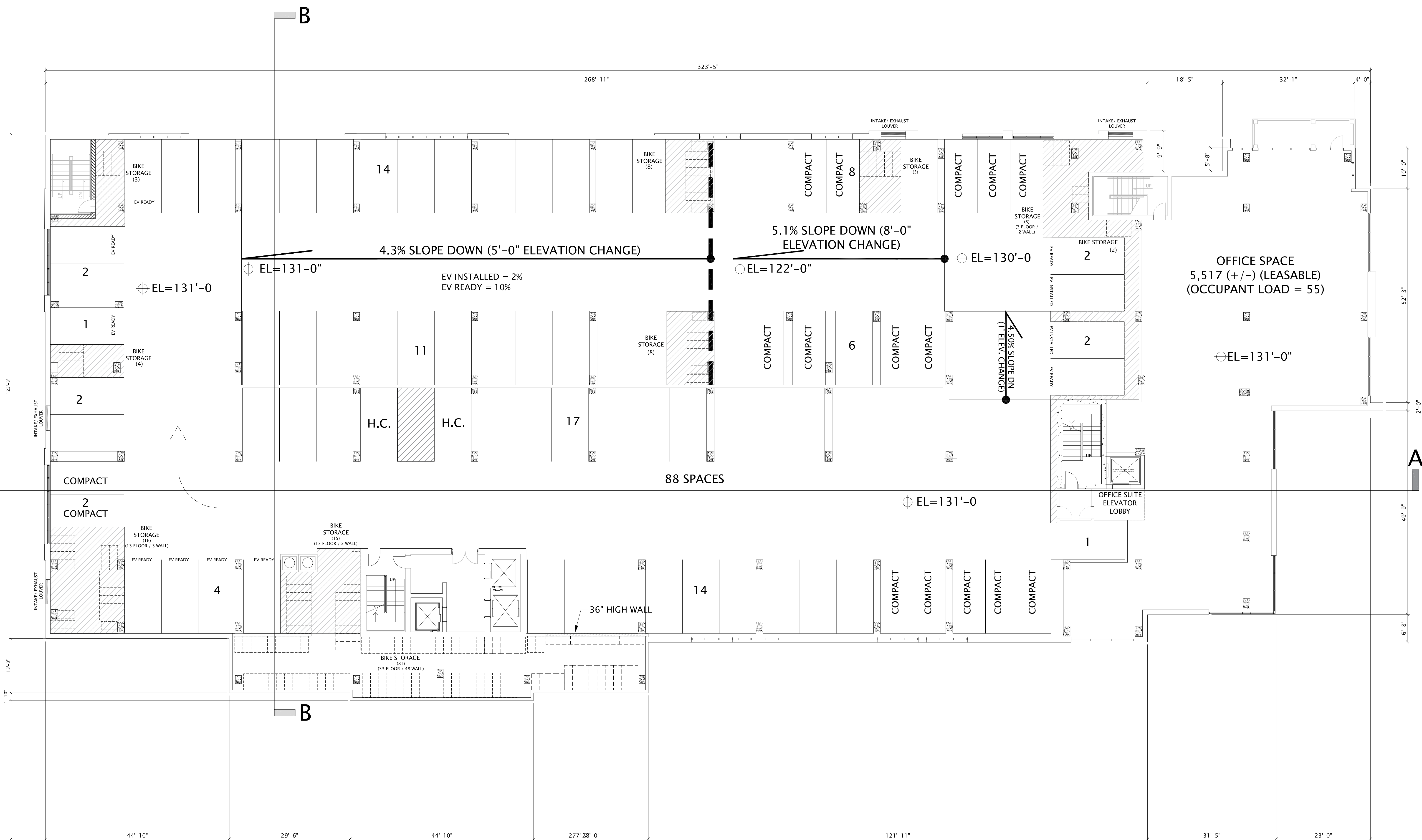
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

4th LEVEL PARKING FLOOR PLAN

SHEET NUMBER

**A104P**



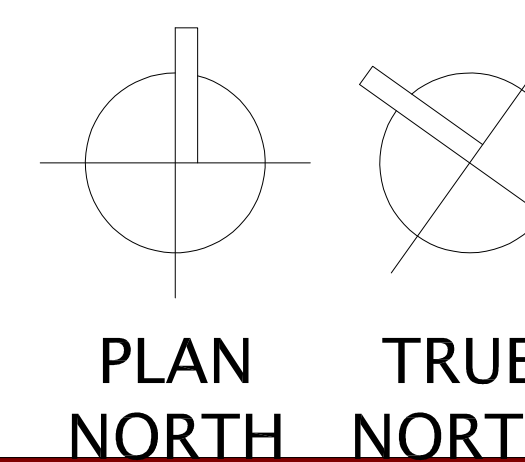
NUMBER OF PARKING STALLS = 86

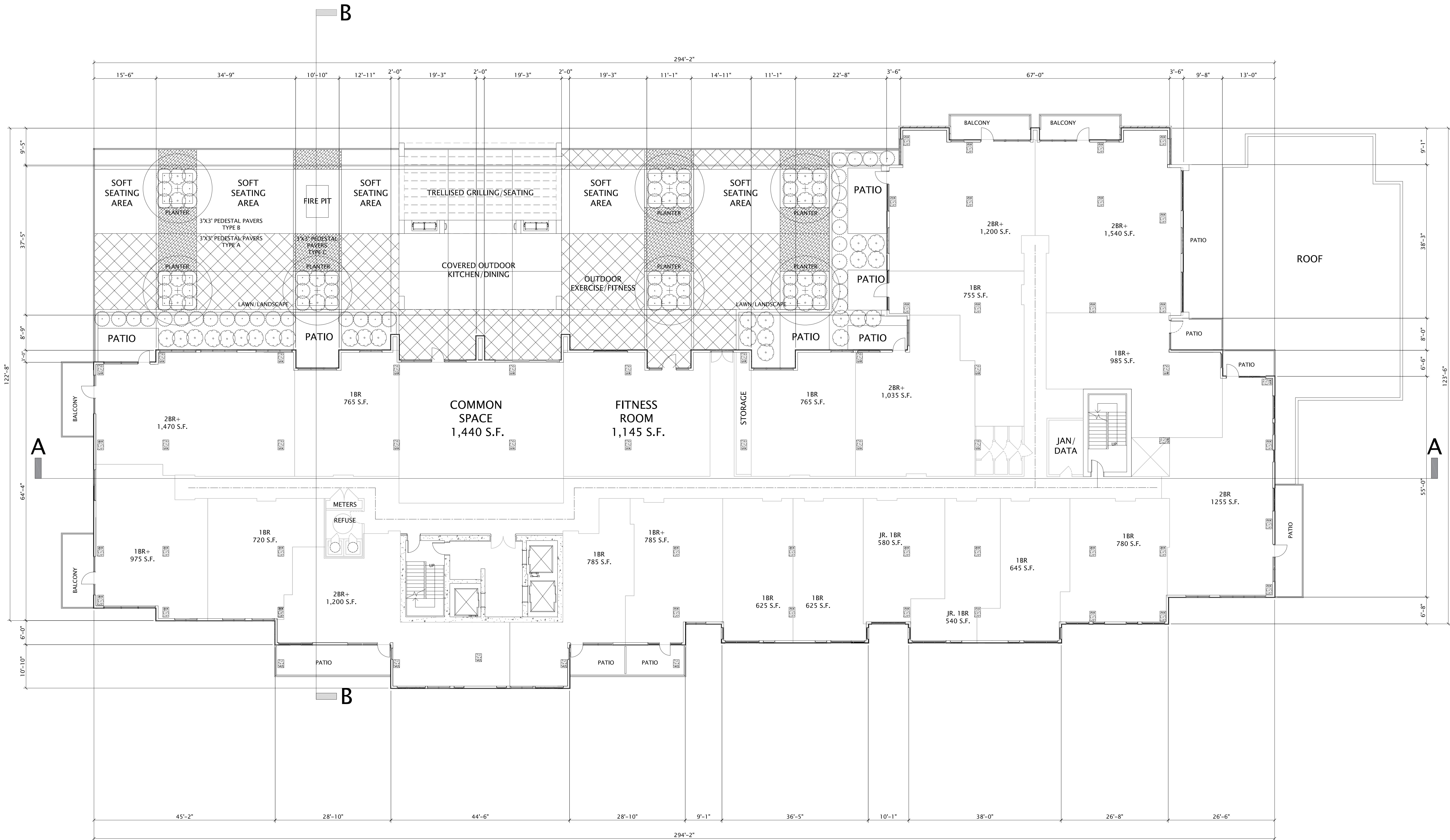
NUMBER OF FLOOR BIKE STALLS = 87  
NUMBER OF WALL-MOUNT BIKE SPACES = 60  
TOTAL LEVEL 4 BIKE SPACES = 147

**OLIN AVENUE MIXED-USE DEVELOPMENT – LAND USE APPLICATION**

**FLOOR PLANS – FLOOR 4 (P4)**

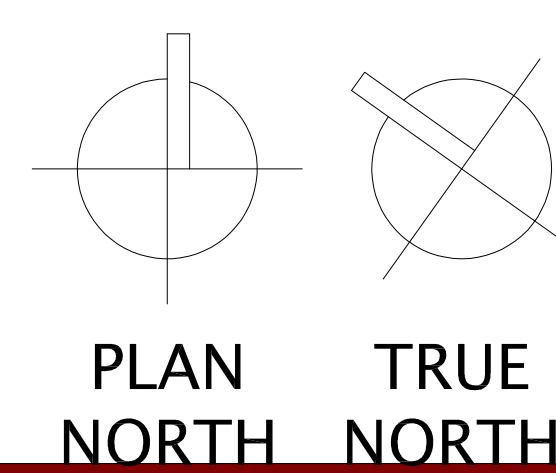
MAY 19, 2021  
3/32"=1' @ 30x42





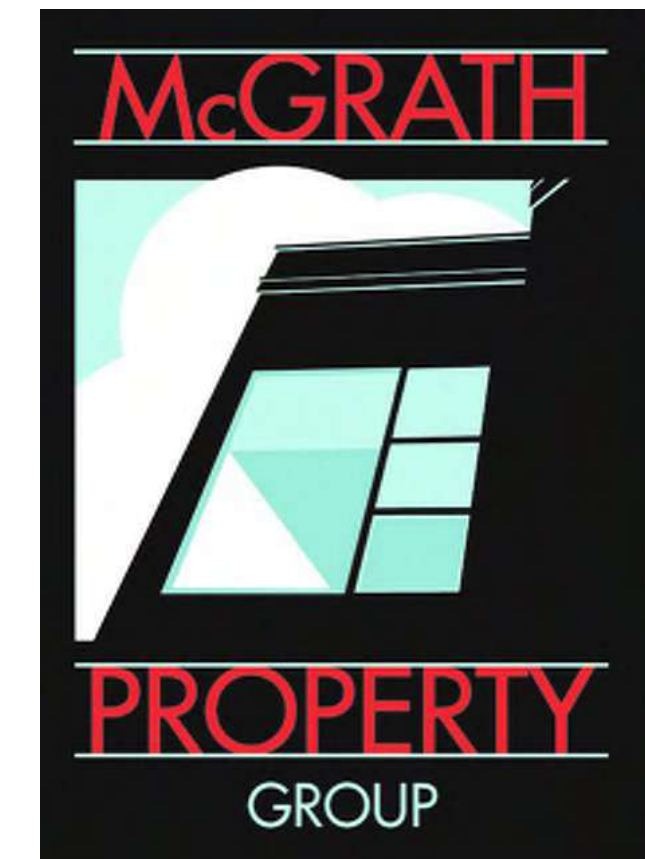
**OLIN AVENUE MIXED-USE DEVELOPMENT – LAND USE APPLICATION**  
**FLOOR PLANS – FLOOR 5 (20 UNITS)**

MAY 19, 2021  
 3/32"=1' @ 30x42



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OLIN AVENUE  
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LAND USE APPLICATION

**PROGRESS DOCUMENTS**

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DATE OF ISSUANCE MAY 19, 2021

REVISION SCHEDULE		
Mark	Description	Date

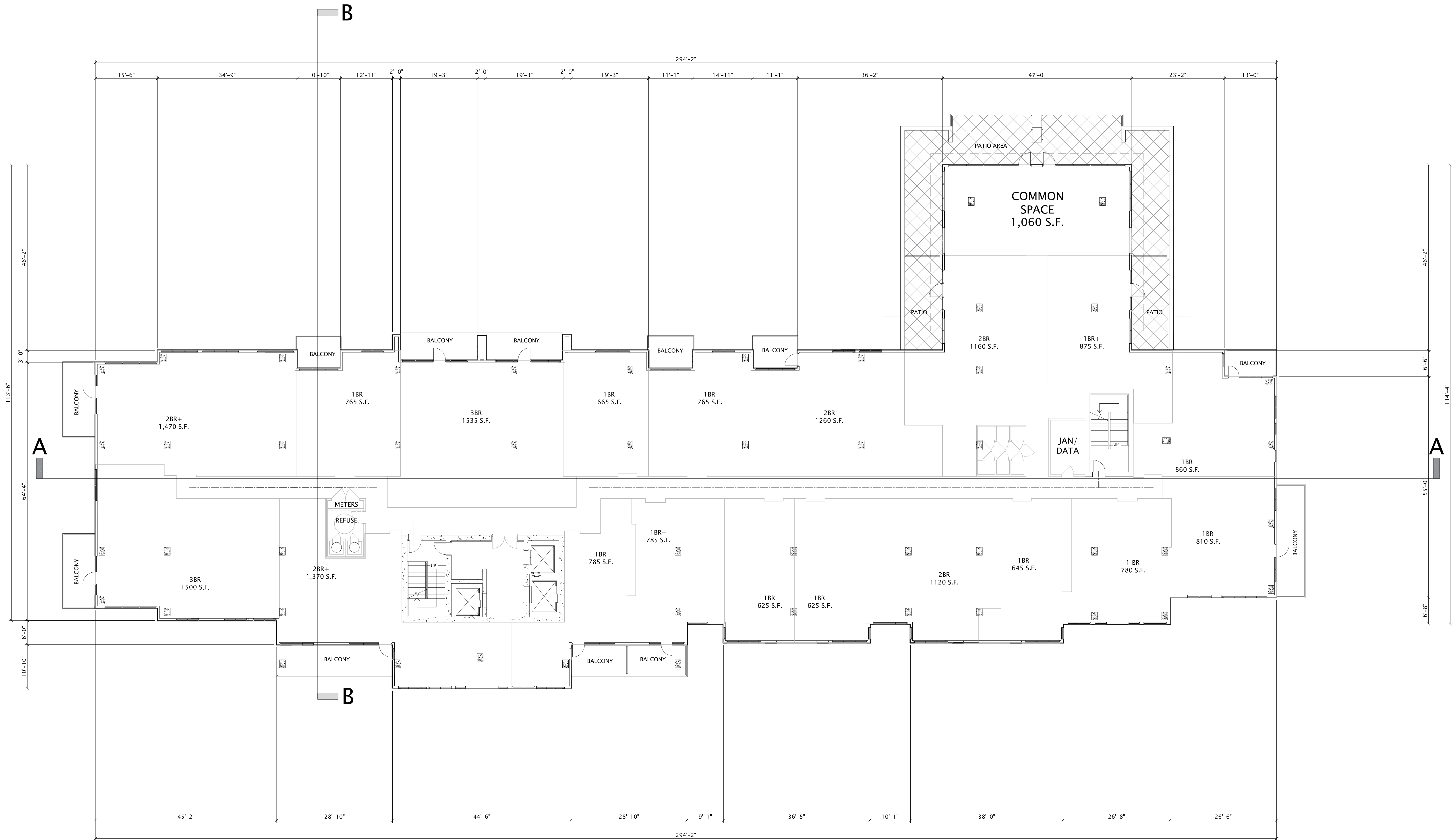
SHEET TITLE

5th LEVEL FLOOR FLOOR PLAN

SHEET NUMBER

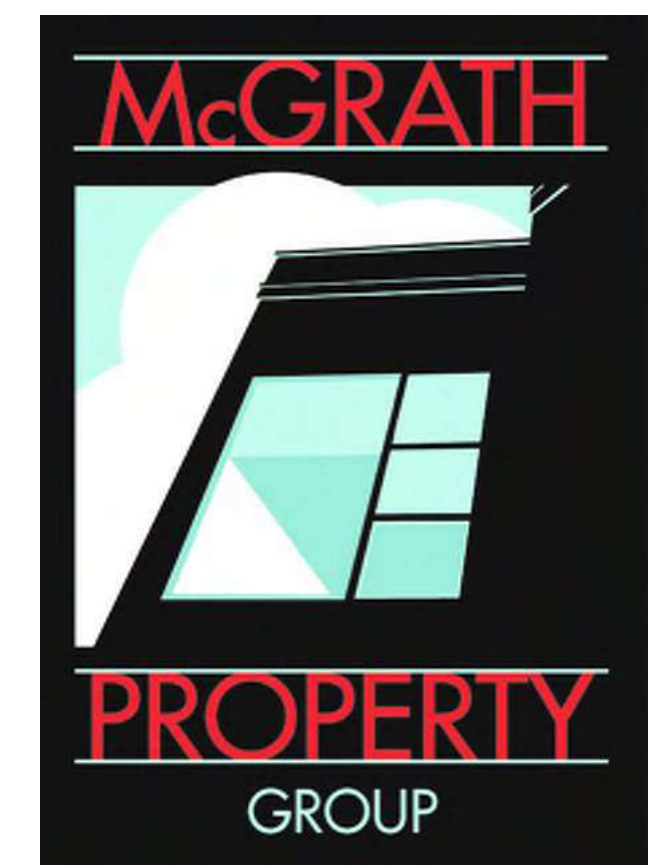
**A105**





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MADISON : MILWAUKEE  
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OLIN AVENUE  
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DEVELOPMENT

LAND USE APPLICATION

**PROGRESS DOCUMENTS**

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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

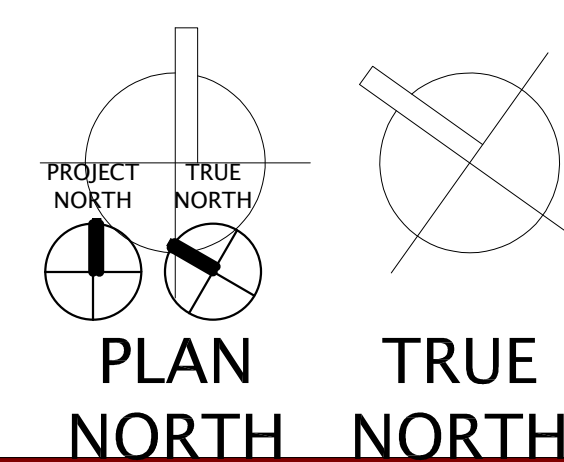
14th LEVEL FLOOR PLAN

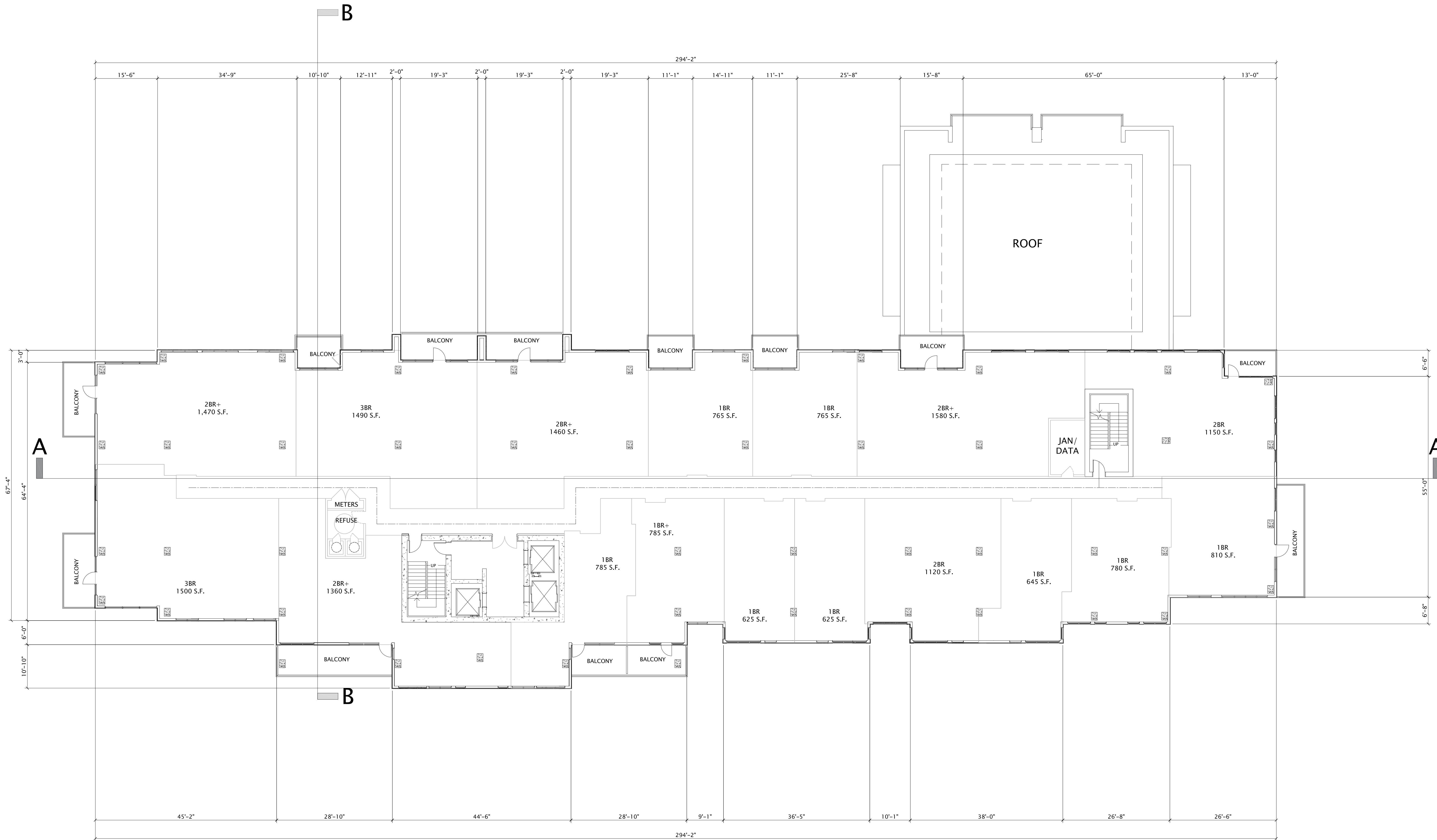
SHEET NUMBER

**A114**

**OLIN AVENUE MIXED-USE DEVELOPMENT – LAND USE APPLICATION**  
**FLOOR PLANS – FLOOR 14 (19 UNITS)**

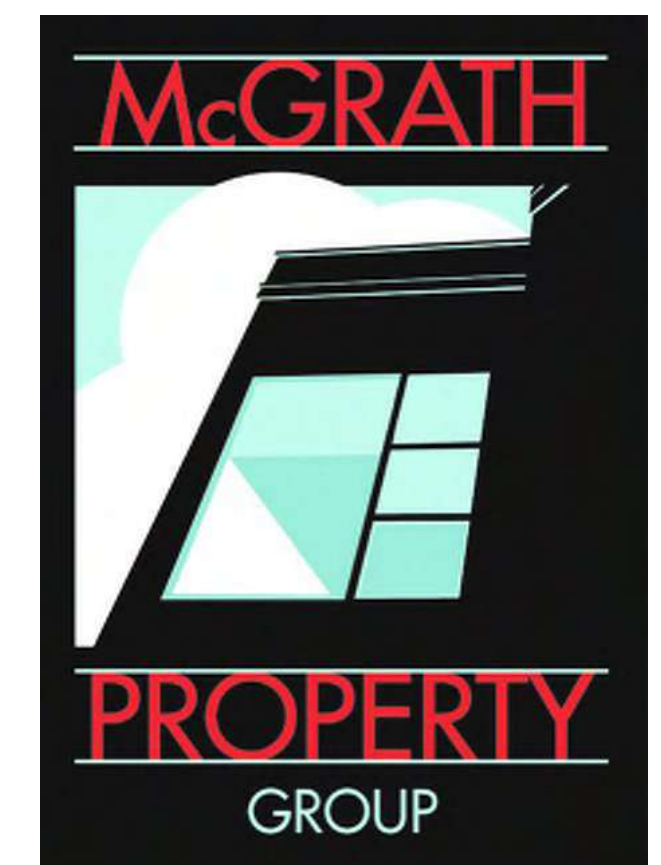
MAY 19, 2021  
3/32"=1' @ 30x42





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OLIN AVENUE  
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DEVELOPMENT

LAND USE APPLICATION

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DATE OF ISSUANCE MAY 19, 2021

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

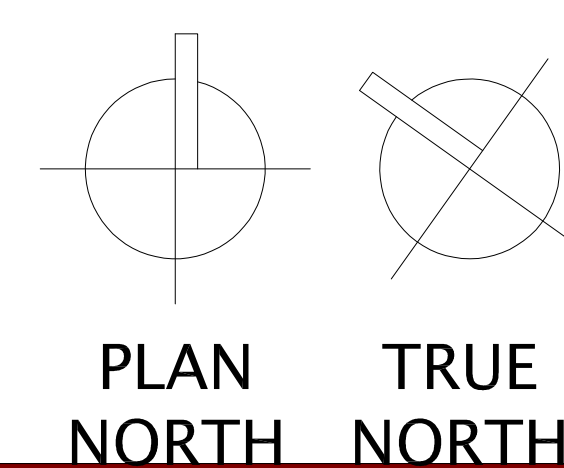
15th LEVEL FLOOR PLAN

SHEET NUMBER

A115

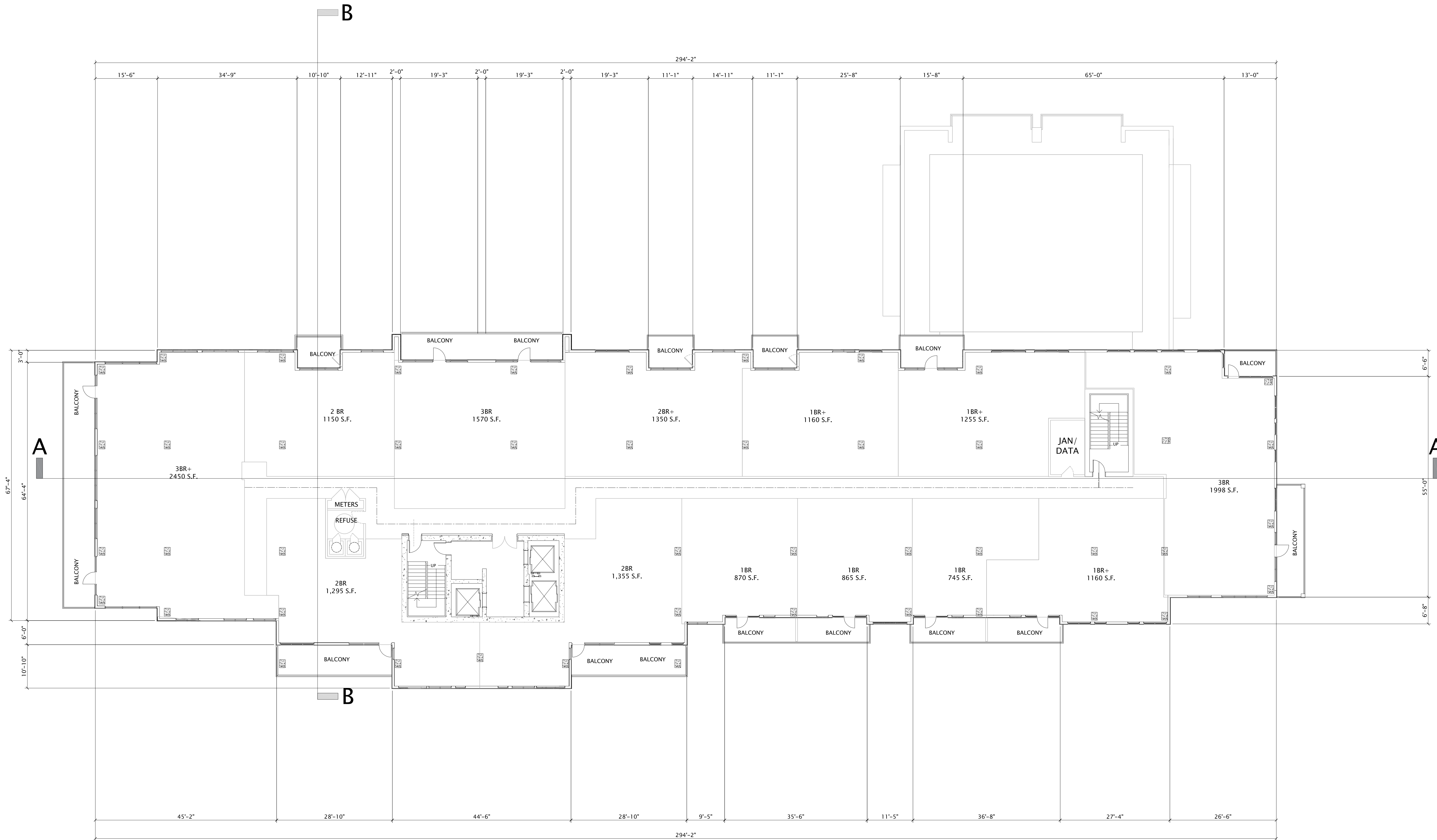
OLIN AVENUE MIXED-USE DEVELOPMENT – LAND USE APPLICATION  
FLOOR PLANS – FLOOR 15 (17 UNITS)

MAY 19, 2021  
3/32"=1' @ 30x42



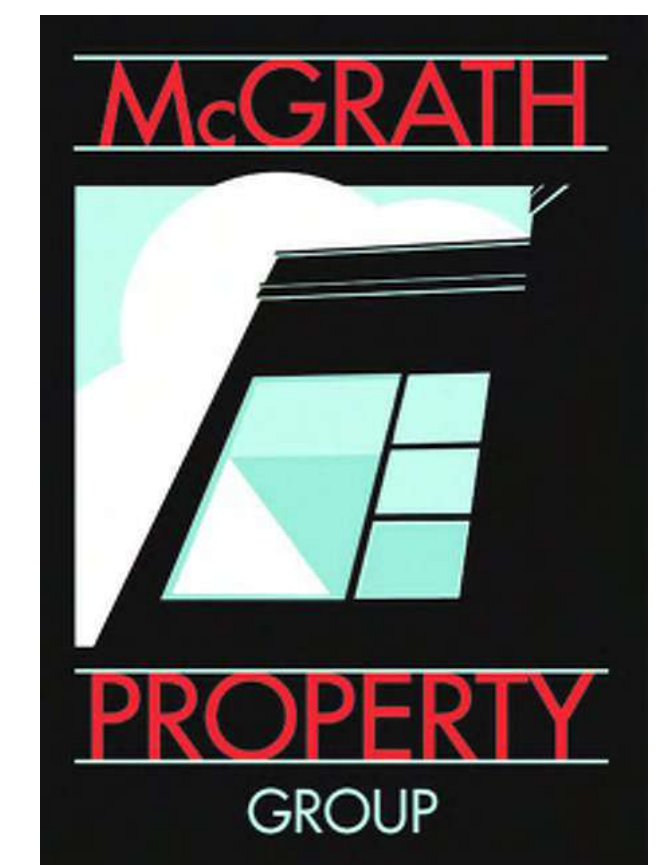
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OLIN AVENUE  
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LAND USE APPLICATION

**PROGRESS DOCUMENTS**

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DATE OF ISSUANCE MAY 19, 2021

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

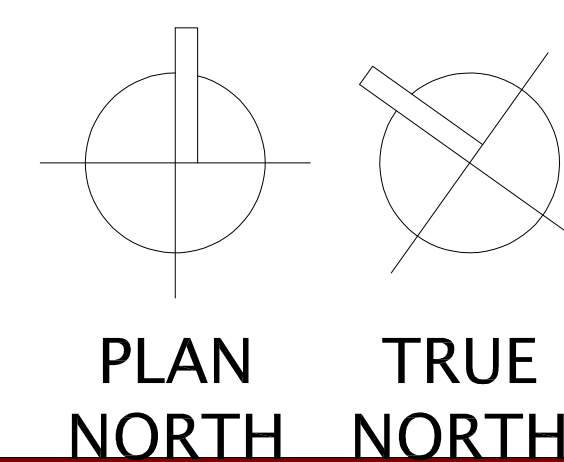
16th-17th LEVEL FLOOR PLAN

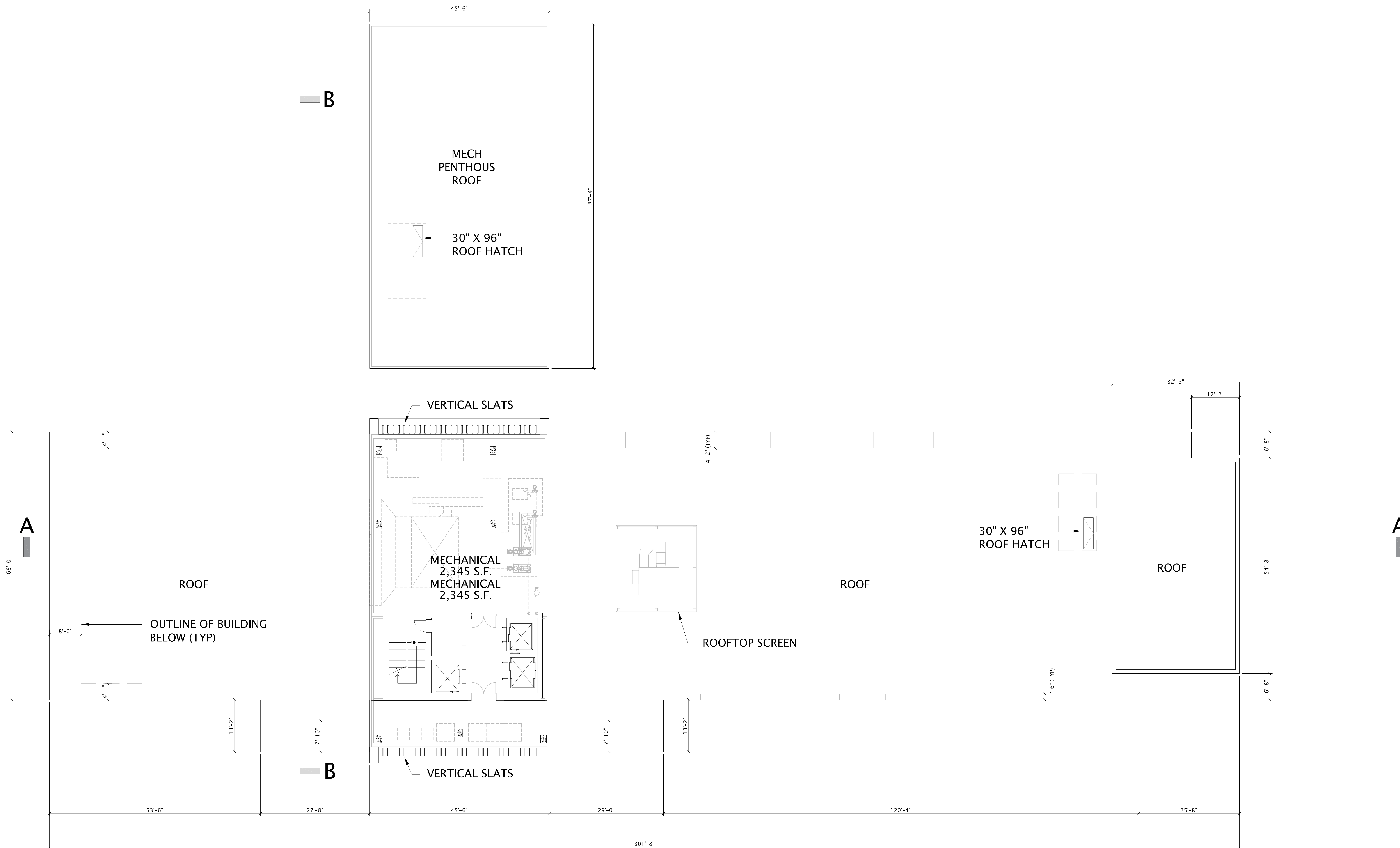
SHEET NUMBER

**A116**

**OLIN AVENUE MIXED-USE DEVELOPMENT – LAND USE APPLICATION**  
**FLOOR PLANS – FLOORS 16-17 (PENTHOUSE) (13 UNITS/FLOOR)**

MAY 19, 2021  
3/32"=1' @ 30x42

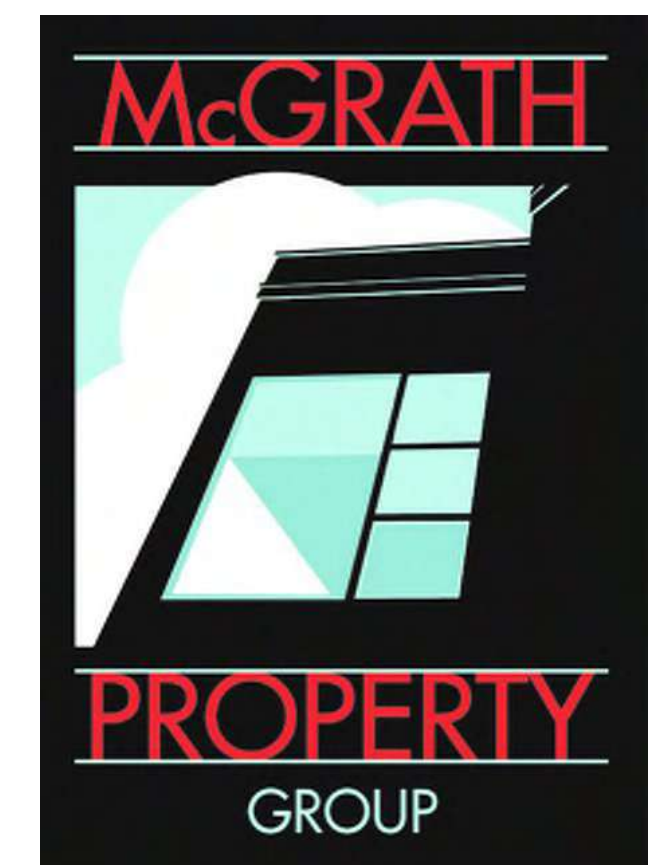




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OLIN AVENUE  
MIXED-USE  
DEVELOPMENT

LAND USE APPLICATION

**PROGRESS DOCUMENTS**

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DATE OF ISSUANCE MAY 19, 2021

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

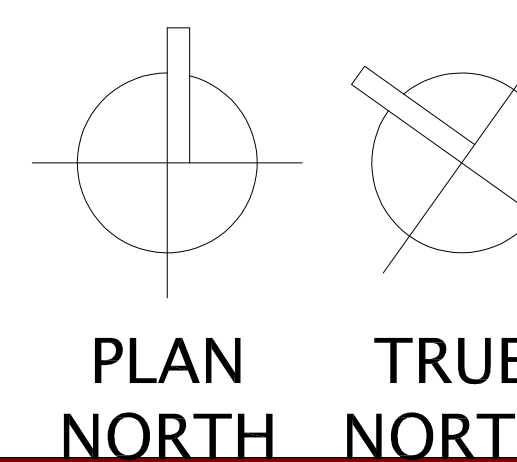
18th LEVEL FLOOR PLAN  
(MECH PENTHOUSE)

SHEET NUMBER

**A118**

**OLIN AVENUE MIXED-USE DEVELOPMENT – LAND USE APPLICATION**  
**FLOOR PLANS – FLOOR 18 (MECHANICAL PENTHOUSE)**

MAY 19, 2021  
3/32"=1' @ 30x42

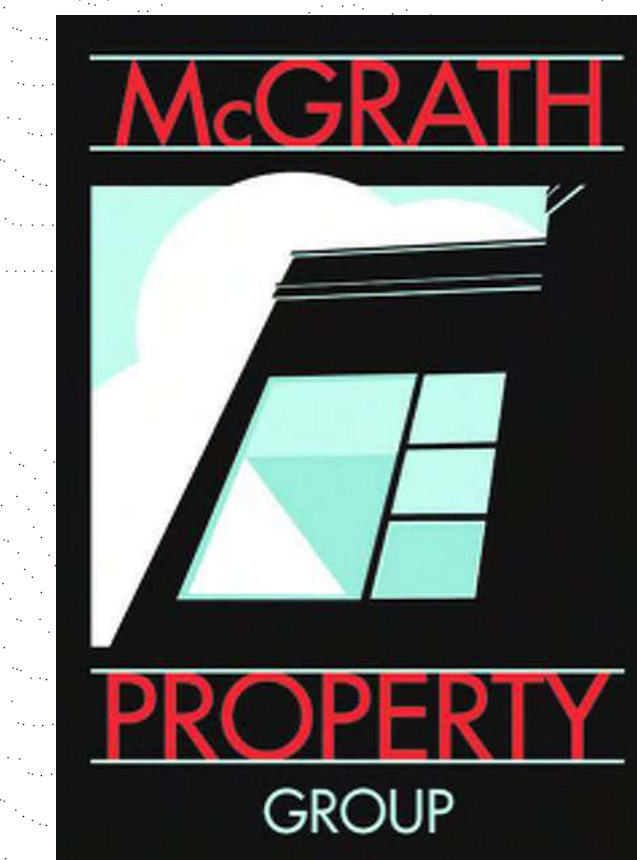




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OLIN AVENUE  
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DEVELOPMENT

LAND USE APPLICATION

**PROGRESS DOCUMENTS**

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DATE OF ISSUANCE MAY 19, 2021

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE  
SOUTH EXTERIOR  
ELEVATION

SHEET NUMBER

A200S



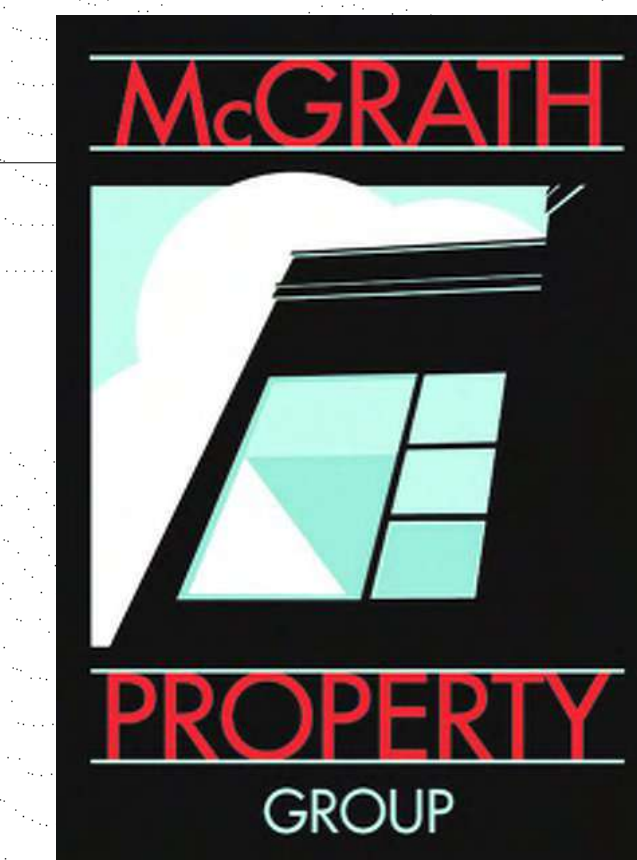
29 SOUTH EXTERIOR ELEVATION  
3/32" = 1'-0"



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JLA PROJECT NUMBER: 20-1014



OLIN AVENUE  
MIXED-USE  
DEVELOPMENT

LAND USE APPLICATION

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DATE OF ISSUANCE MAY 19, 2021

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

WEST EXTERIOR ELEVATION

SHEET NUMBER

A201S

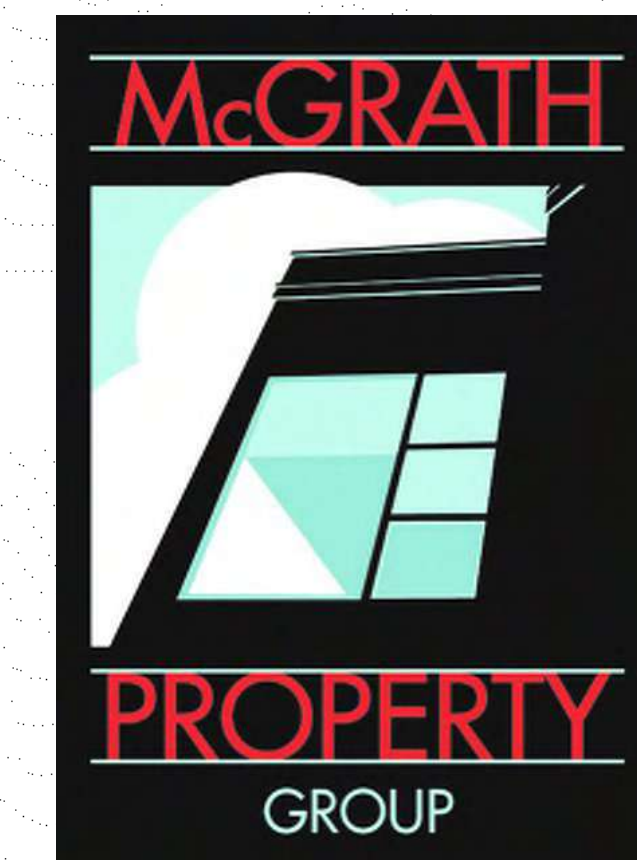




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JLA PROJECT NUMBER: 20-1014



OLIN AVENUE  
MIXED-USE  
DEVELOPMENT

LAND USE APPLICATION

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DATE OF ISSUANCE: MAY 19, 2021

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE  
**NORTH EXTERIOR  
ELEVATION**

SHEET NUMBER  
**A202S**



25 NORTH EXTERIOR ELEVATION  
3/32" = 1'-0"



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jla-ap.com

JLA PROJECT NUMBER: 20-1014



OLIN AVENUE  
MIXED-USE  
DEVELOPMENT

LAND USE APPLICATION

**PROGRESS DOCUMENTS**

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DATE OF ISSUANCE MAY 19, 2021

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EAST EXTERIOR ELEVATION

SHEET NUMBER

A203S



27 EAST EXTERIOR ELEVATION  
3/32" = 1'-0"



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OLIN AVENUE  
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LAND USE APPLICATION

**PROGRESS DOCUMENTS**

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DATE OF ISSUANCE MAY 19, 2021

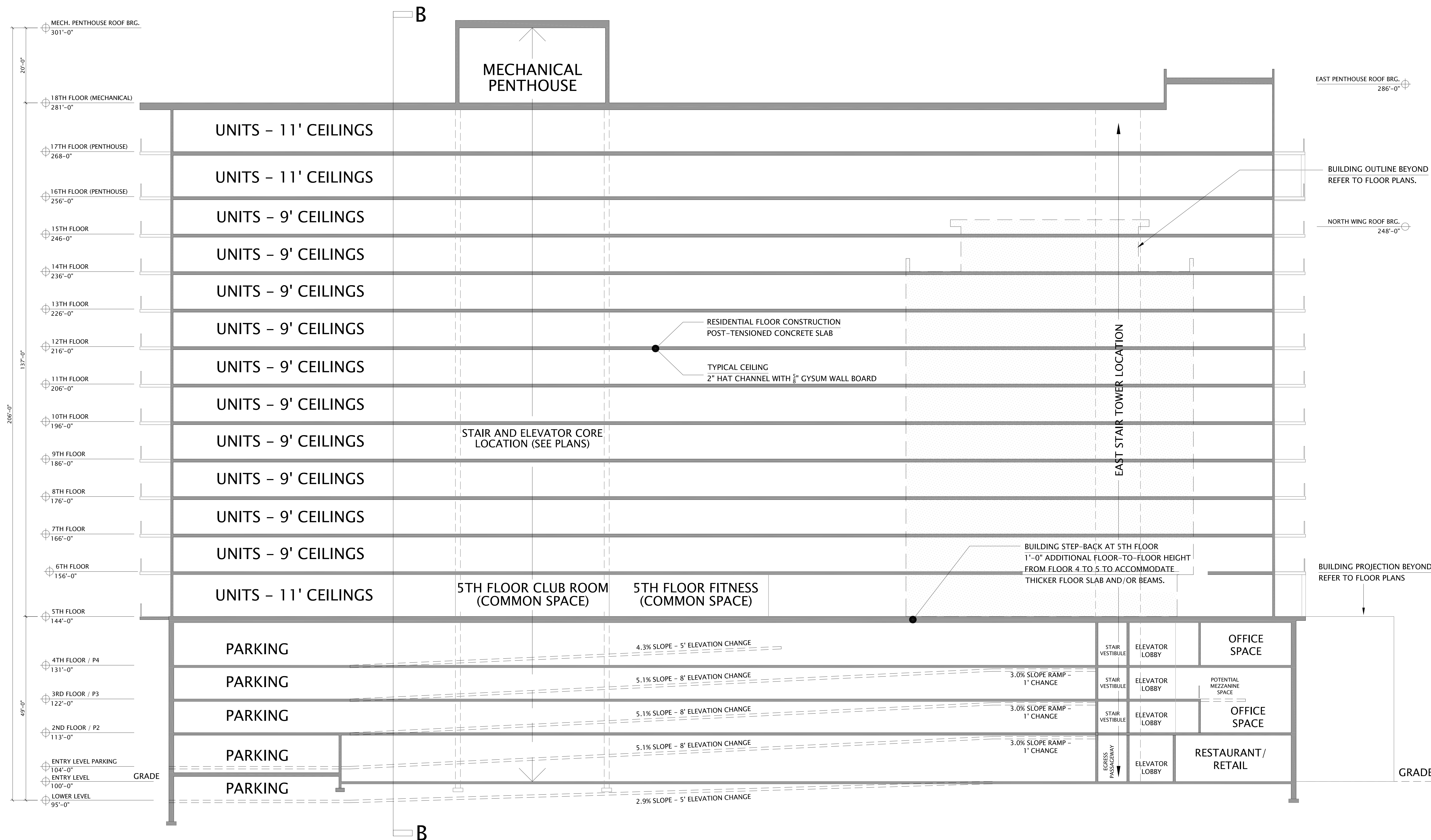
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BUILDING SECTION

SHEET NUMBER

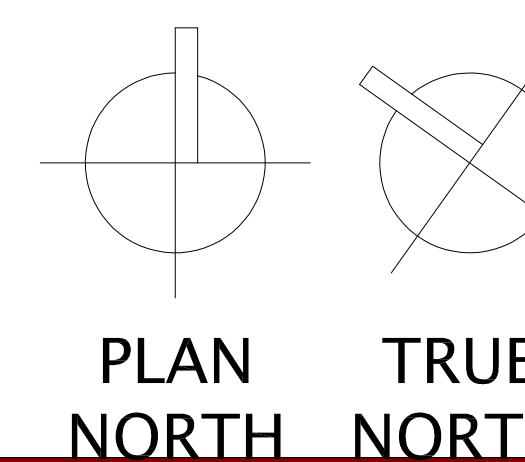
A300



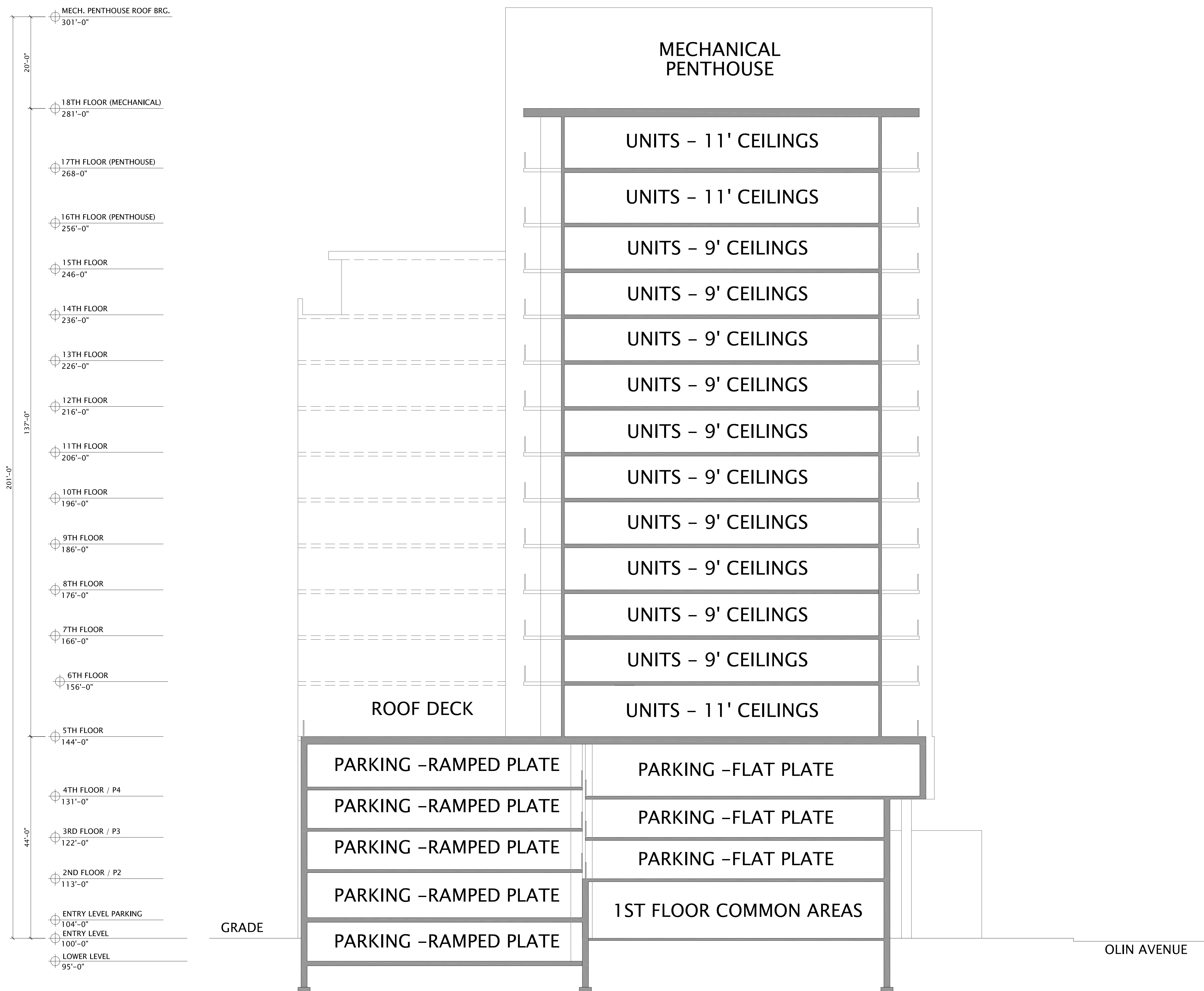
# OLIN AVENUE MIXED-USE DEVELOPMENT - LAND USE APPLICATION

## BUILDING SECTION A-A

MAY 19, 2021  
3/32"=1' @ 30x42

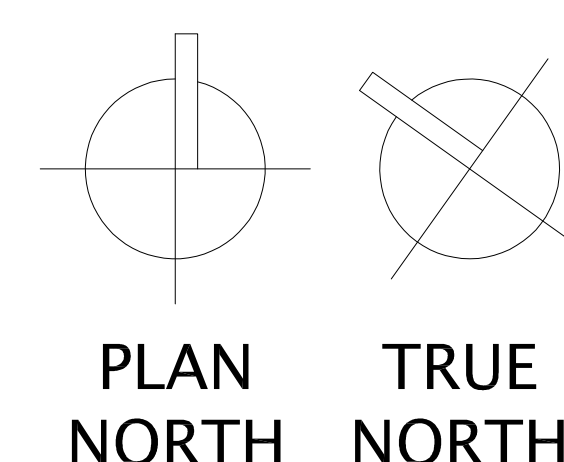


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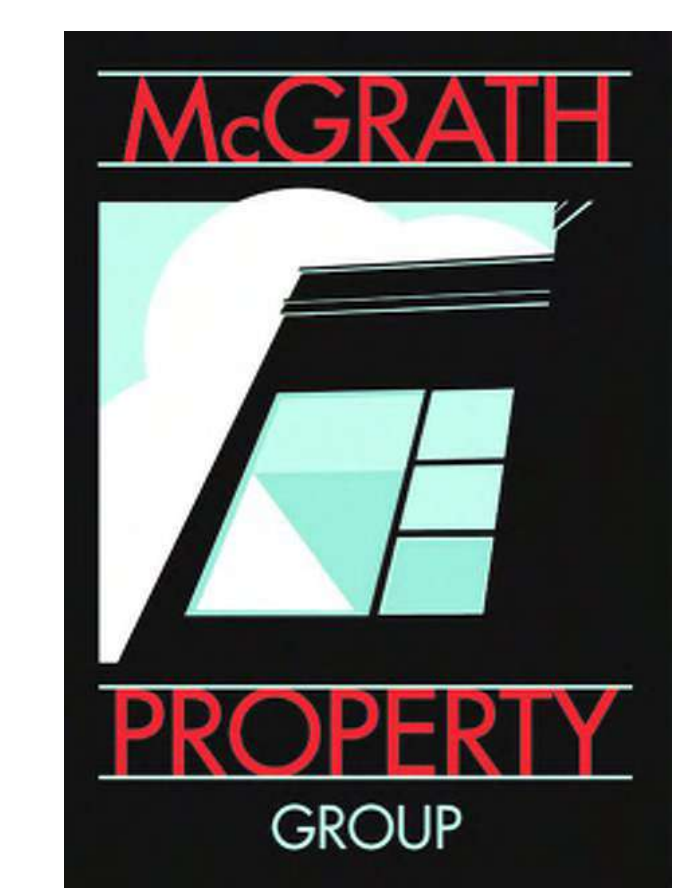


**OLIN AVENUE MIXED-USE DEVELOPMENT – LAND USE APPLICATION**  
**BUILDING SECTION B-B**

MAY 19, 2021  
 3/32"=1' @ 30x42



JLA PROJECT NUMBER: 20-1014



OLIN AVENUE  
MIXED-USE  
DEVELOPMENT

LAND USE APPLICATION

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DATE OF ISSUANCE MAY 19, 2021

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE  
**BUILDING SECTIONS**

SHEET NUMBER  
**A301**

5/19/2021 10:31:10 AM



DESCRIPTION	MANUFACTURER	TYPE/ STYLE	COLOR APPEARANCE
METAL ROOF FASCIA - STONE WHITE	TBD	PREFINISHED ALUMINUM	OFF-WHITE
METAL ROOF FASCIA - MIDNIGHT BRONZE	TBD	PREFINISHED ALUMINUM	DEEP BROWN
METAL WALL PANEL 1 - STONE WHITE	METAL SALES, OR EQUAL	PREFINISHED FLAT-PANEL, LOCK-SEAM, CONCEALED FASTENER	OFF-WHITE
METAL WALL PANEL 2 - MIDNIGHT BRONZE	METAL SALES, OR EQUAL	PREFINISHED HORIZONTAL-RIBBED, CONCEALED FASTENER	DEEP BROWN
METAL WALL PANEL 3 - STONE WHITE	METAL SALES, OR EQUAL	PREFINISHED FLAT-PANEL, LOCK-SEAM, CONCEALED FASTENER	DEEP BROWN
METAL WALL PANEL 4 - ANNODIZED SILVER	METAL SALES, OR EQUAL	PREFINISHED FLAT-PANEL, LOCK-SEAM, CONCEALED FASTENER	GREY METALIC
WINDOW WALL SYSTEM - ANNODIZED SILVER	INTUS WINDOWS	POLYMER STOREFRONT STYLE GLAZING SYSTEM	GREY METALIC
COMPOSITE WINDOWS - ANNODIZED SILVER	INTUS WINDOWS	POLYMER FIXED/ OPERABLE WINDOW	GREY METALIC

DESCRIPTION	MANUFACTURER	TYPE/ STYLE	COLOR APPEARANCE
UTILITY BRICK 1 - ORANGE TONES	SUMMIT BRICK MFR. OR EQUAL	RUNNING BOND, BAKED CLAY	BLEND OF ORANGE, RED AND BROWN TONES
UTILITY BRICK 2 - ALASKAN WHITE	SUMMIT BRICK MFR. OR EQUAL	RUNNING BOND, BAKED CLAY	OFF-WHITE WITH COMBED TEXTURE
GUARD RAILING SYSTEM WITH HORIZONTAL CABLES	KEY-LINE RAILING SYSTEMS, OR EQUAL	HORIZONTAL CABLES WITH METAL SUPPORT POSTS	COLOR TO MATCH ADJACENT WALLS
TRANSLUCENT PANEL 1 - WHITE	DUO-CARD SERIES 3500 WHITE, OR EQUAL	OPAQUE FACADE WALL PANEL SYSTEM	CREAM-WHITE
VERTICAL FINE - STONE WHITE/ CLEAR ALUMINUM	METAL SALES, OR EQUAL	3" WIDE X 12" DEEP TUBE STEEL, WRAPPED IN METAL PANEL GLAZING	OFF-WHITE / GREY METALIC
ROOFTOP MECHANICAL VISION SCREENING - STONE WHITE	METAL SALES, OR EQUAL	PREFINISHED FLAT-PANELS, LOCK-SEAM, CONCEALED FASTENER	OFF-WHITE
GENERATOR SCREENING - MIDNIGHT BRONZE	METAL SALES, OR EQUAL	PREFINISHED HORIZONTAL-RIBBED, CONCEALED FASTENER	OFF-WHITE
FREE-STANDING METAL CANOPY - MIDNIGHT BRONZE	TBD	SHED-STYLE, METAL ROOFED, CANOPY WITH UNDERSIDE EXPOSED PAINTED ROOF DECKING	DEEP BROWN



25 SOUTH EXTERIOR ELEVATION  
3/32" = 1'-0"

JLA ARCHITECTS  
MADISON : MILWAUKEE  
jla-qp.com

JLA PROJECT NUMBER: 20-1014

McGRATH  
PROPERTY GROUP

OLIN AVENUE  
MIXED-USE  
DEVELOPMENT

LAND USE APPLICATION

**PROGRESS DOCUMENTS**  
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DATE OF ISSUANCE: MAY 28, 2021

Mark	Description	Date

SHEET TITLE  
SOUTH EXTERIOR ELEVATION

SHEET NUMBER  
A200S

EXTERIOR MATERIALS LEGEND			
DESCRIPTION	MANUFACTURER	TYPE/STYLE	COLOR APPEARANCE
METAL ROOF FASCIA - STONE WHITE	TBD	PREFINISHED ALUMINUM	OFF-WHITE
METAL ROOF FASCIA - MIDNIGHT BRONZE	TBD	PREFINISHED ALUMINUM	DEEP BROWN
METAL WALL PANEL 1 - STONE WHITE	METAL SALES, OR EQUAL	PREFINISHED FLAT-PANEL LOCK-SEAM, CONCEALED FASTENER	OFF-WHITE
METAL WALL PANEL 2 - MIDNIGHT BRONZE	METAL SALES, OR EQUAL	PREFINISHED HORIZONTAL-RIBBED, CONCEALED FASTENER	DEEP BROWN
METAL WALL PANEL 3 - STONE WHITE	METAL SALES, OR EQUAL	PREFINISHED FLAT-PANEL LOCK-SEAM, CONCEALED FASTENER	DEEP BROWN
METAL WALL PANEL 4 - ANNODIZED SILVER	METAL SALES, OR EQUAL	PREFINISHED FLAT-PANEL LOCK-SEAM, CONCEALED FASTENER	GREY METALIC
WINDOW WALL SYSTEM - ANNODIZED SILVER	INTUS WINDOWS	POLYMER STOREFRONT STYLE GLAZING SYSTEM	GREY METALIC
COMPOSITE WINDOWS - ANNODIZED SILVER	INTUS WINDOWS	POLYMER FIXED / OPERABLE WINDOW	GREY METALIC

EXTERIOR MATERIALS LEGEND (CONT'D.)			
DESCRIPTION	MANUFACTURER	TYPE/STYLE	COLOR APPEARANCE
UTILITY BRICK 1 - ORANGE TONES	SUMMIT BRICK MFR, OR EQUAL	RUNNING BOND, BAKED CLAY	BLEND OF ORANGE, RED AND BROWN TONES
UTILITY BRICK 2 - ALASKAN WHITE	SUMMIT BRICK MFR, OR EQUAL	RUNNING BOND, BAKED CLAY	OFF-WHITE WITH CORBED TEXTURE
GUARD RAILING SYSTEM WITH HORIZONTAL CABLES	KEY-LINK RAILING SYSTEM, OR EQUAL	HORIZONTAL CABLES WITH METAL SUPPORT POSTS	COLOR TO MATCH ADJACENT WALLS
TRANSLUCENT PANEL 1 - WHITE	DUO-CARD SERIES 3500 WHITE, OR EQUAL	OPAQUE FACADE WALL PANEL SYSTEM	CREAM-WHITE
VERTICAL FINS - STONE WHITE / CLEAR ALUMINUM	METAL SALES, OR EQUAL	3" WIDE X 12" DEEP TUBE STEEL WRAPPED IN METAL PANEL CLADDING	OFF-WHITE / GREY METALIC
ROOFTOP MECHANICAL VISION SCREENING - STONE WHITE	METAL SALES, OR EQUAL	PREFINISHED FLAT-PANELS, LOCK-SEAM, CONCEALED FASTENER	OFF-WHITE
GENERATOR SCREENING - MIDNIGHT BRONZE	METAL SALES, OR EQUAL	PREFINISHED HORIZONTAL-RIBBED, CONCEALED FASTENER	OFF-WHITE
FREE-STANDING METAL CANOPY - MIDNIGHT BRONZE	TBD	SHED-STYLE, METAL ROOFED, CANOPY WITH UNDERSIDE EXPOSED PAINTED ROOF DECKING	DEEP BROWN



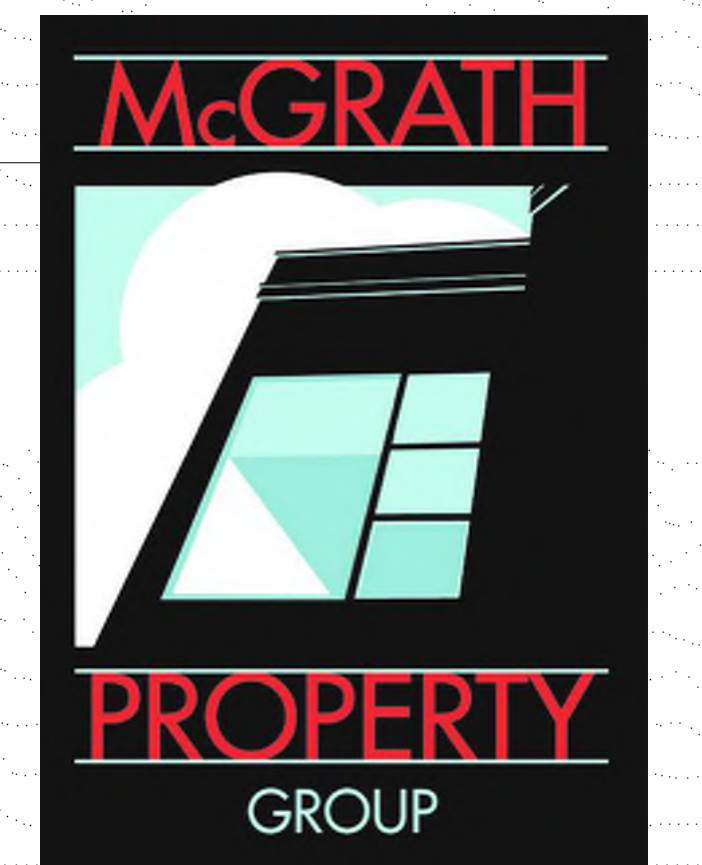
27 WEST EXTERIOR ELEVATION  
3/32" = 1'-0"



JLA ARCHITECTS

MADISON : MILWAUKEE  
jla-ap.com

JLA PROJECT NUMBER: 20-1014



OLIN AVENUE  
MIXED-USE  
DEVELOPMENT

LAND USE APPLICATION

**PROGRESS DOCUMENTS**

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE MAY 28, 2021

REVISION SCHEDULE		
Mark	Description	Date

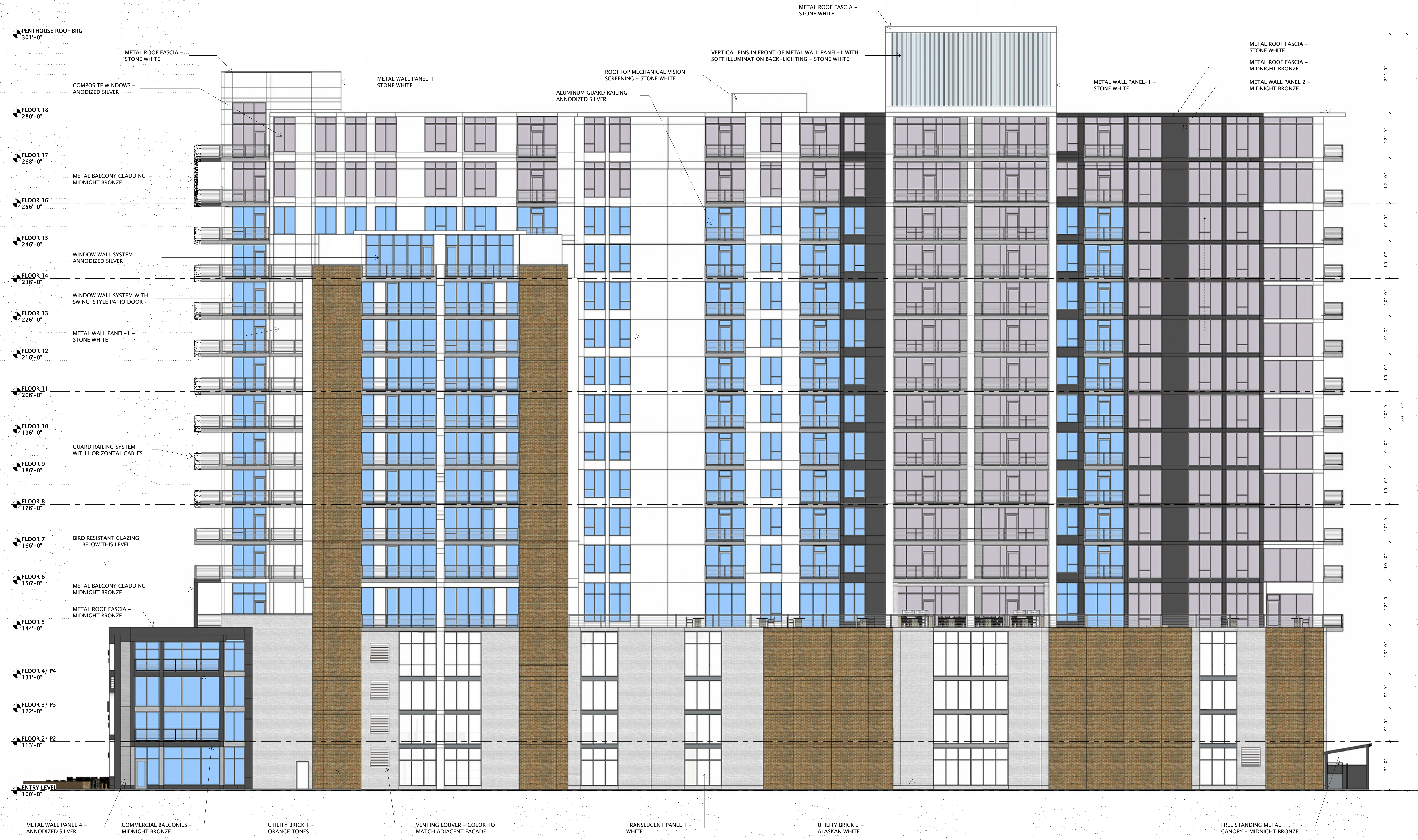
SHEET TITLE  
WEST EXTERIOR ELEVATION

SHEET NUMBER

A201S

DESCRIPTION	MANUFACTURER	TYPE/STYLE	COLOR APPEARANCE
METAL ROOF FASCIA - STONE WHITE	TBD	PREFINISHED ALUMINUM	OFF-WHITE
METAL ROOF FASCIA - MIDNIGHT BRONZE	TBD	PREFINISHED ALUMINUM	DEEP BROWN
METAL WALL PANEL 1 - STONE WHITE	METAL SALES, OR EQUAL	PREFINISHED FLAT-PANEL, LOCK-SEAM, CONCEALED FASTENER	OFF-WHITE
METAL WALL PANEL 2 - MIDNIGHT BRONZE	METAL SALES, OR EQUAL	PREFINISHED HORIZONTAL-RIBBED, LOCK-SEAM, CONCEALED FASTENER	DEEP BROWN
METAL WALL PANEL 3 - MIDNIGHT BRONZE	METAL SALES, OR EQUAL	PREFINISHED FLAT-PANEL, LOCK-SEAM, CONCEALED FASTENER	DEEP BROWN
METAL WALL PANEL 4 - ANNODIZED SILVER	METAL SALES, OR EQUAL	PREFINISHED FLAT-PANEL, LOCK-SEAM, CONCEALED FASTENER	GREY METALIC
WINDOW WALL SYSTEM - ANNODIZED SILVER	INTUS WINDOWS	POLYMER STOREFRONT STYLE GLAZING SYSTEM	GREY METALIC
COMPOSITE WINDOWS - ANNODIZED SILVER	INTUS WINDOWS	POLYMER FIXED / OPERABLE WINDOW	GREY METALIC

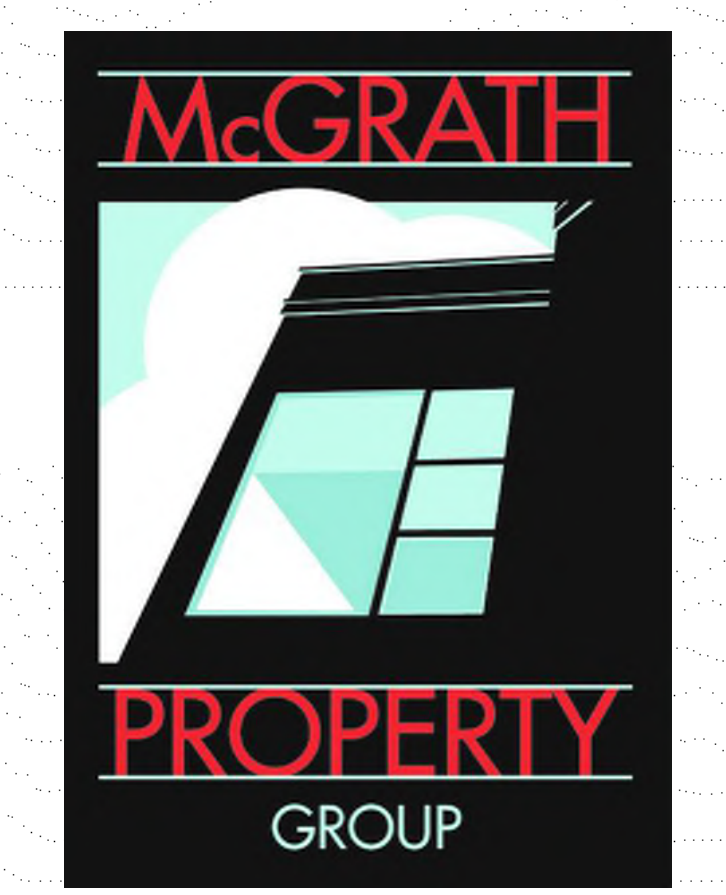
DESCRIPTION	MANUFACTURER	TYPE/STYLE	COLOR APPEARANCE
UTILITY BRICK 1 - ORANGE TONES	SUMMIT BRICK MFR. OR EQUAL	RUNNING BOND, BAKED CLAY	BLEND OF ORANGE, RED AND BROWN TONES
UTILITY BRICK 2 - ALASKAN WHITE	SUMMIT BRICK MFR. OR EQUAL	RUNNING BOND, BAKED CLAY	OFF-WHITE WITH COMBED TEXTURE
GUARD RAILING SYSTEM WITH HORIZONTAL CABLES	KEY-LINK RAILING SYSTEMS, OR EQUAL	HORIZONTAL CABLES WITH METAL SUPPORT POSTS	COLOR TO MATCH ADJACENT WALLS
TRANSLUCENT PANEL 1 - WHITE	DUO-CARD SERIES 3500 WHITE, OR EQUAL	OPAQUE FACADE WALL PANEL SYSTEM	CREAM-WHITE
VERTICAL FINS - STONE WHITE / CLEAR ALUMINUM	METAL SALES, OR EQUAL	3" WIDE X 12" DEEP TUBE STEEL, WRAPPED IN METAL PANEL CLADDING	OFF-WHITE / GREY METALIC
ROOFTOP MECHANICAL VISION SCREENING - STONE WHITE	METAL SALES, OR EQUAL	PREFINISHED FLAT-PANELS, LOCK-SEAM, CONCEALED FASTNER	OFF-WHITE
GENERATOR SCREENING - MIDNIGHT BRONZE	METAL SALES, OR EQUAL	PREFINISHED HORIZONTAL-RIBBED, CONCEALED FASTNER	OFF-WHITE
FREE-STANDING METAL CANOPY - MIDNIGHT BRONZE	TBD	SHED-STYLE, METAL ROOFED, CANOPY WITH UNDERSIDE EXPOSED PAINTED ROOF DECKING	DEEP BROWN



25 NORTH EXTERIOR ELEVATION  
3/32" = 1'-0"



JLA PROJECT NUMBER: 20-1014



OLIN AVENUE  
MIXED-USE  
DEVELOPMENT

LAND USE APPLICATION

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DATE OF ISSUANCE: MAY 28, 2021

Mark	Description	Date

SHEET TITLE  
NORTH EXTERIOR ELEVATION

SHEET NUMBER  
A202S

EXTERIOR MATERIALS LEGEND			
DESCRIPTION	MANUFACTURER	TYPE/ STYLE	COLOR APPEARANCE
METAL ROOF FASCIA - STONE WHITE	TBD	PREFINISHED ALUMINUM	OFF-WHITE
METAL ROOF FASCIA - MIDNIGHT BRONZE	TBD	PREFINISHED ALUMINUM	DEEP BROWN
METAL WALL PANEL 1 - STONE WHITE	METAL SALES, OR EQUAL	PREFINISHED FLAT-PANEL LOCK-SEAM, CONCEALED FASTENER	OFF-WHITE
METAL WALL PANEL 2 - MIDNIGHT BRONZE	METAL SALES, OR EQUAL	PREFINISHED HORIZONTAL-RIBBED, CONCEALED FASTENER	DEEP BROWN
METAL WALL PANEL 3 - MIDNIGHT BRONZE	METAL SALES, OR EQUAL	PREFINISHED FLAT-PANEL LOCK-SEAM, CONCEALED FASTENER	DEEP BROWN
METAL WALL PANEL 4 - ANNOIDIZED SILVER	METAL SALES, OR EQUAL	PREFINISHED FLAT-PANEL LOCK-SEAM, CONCEALED FASTENER	GREY METALIC
WINDOW WALL SYSTEM - ANNOIDIZED SILVER	INTUS WINDOWS	POLYMER STOREFRONT STYLE GLAZING SYSTEM	GREY METALIC
COMPOSITE WINDOWS - ANNOIDIZED SILVER	INTUS WINDOWS	POLYMER FIXED/ OPERABLE WINDOW	GREY METALIC

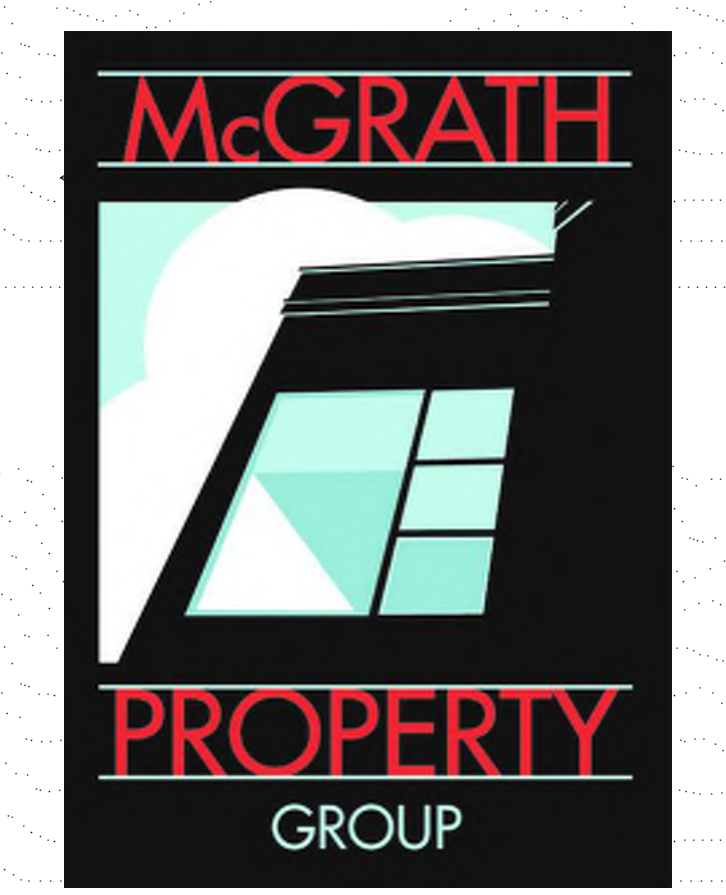
EXTERIOR MATERIALS LEGEND (CONT'D.)			
DESCRIPTION	MANUFACTURER	TYPE/ STYLE	COLOR APPEARANCE
UTILITY BRICK 1 - ORANGE TONES	SUMMIT BRICK MFR. OR EQUAL	RUNNING BOND, BAKED CLAY	BLEND OF ORANGE, RED AND BROWN TONES
UTILITY BRICK 2 - ALASKAN WHITE	SUMMIT BRICK MFR. OR EQUAL	RUNNING BOND, BAKED CLAY	OFF-WHITE WITH COMBED TEXTURE
GUARD RAILING SYSTEM WITH HORIZONTAL CABLES	KEY-LINK RAILING SYSTEMS, OR EQUAL	HORIZONTAL CABLES WITH METAL SUPPORT POSTS	COLOR TO MATCH ADJACENT WALLS
TRANSLUCENT PANEL 1 - WHITE	DUO-GARD SERIES, 3/16" WHITE, OR EQUAL	OPAQUE FACADE WALL PANEL SYSTEM	CREAM-WHITE
VERTICAL FINS - STONE WHITE/ CLEAR ALUMINUM	METAL SALES, OR EQUAL	3" WIDE X 12" DEEP TUBE STEEL WRAPPED IN METAL PANEL CLADDING	OFF-WHITE / GREY METALIC
ROOFTOP MECHANICAL VISION SCREENING - STONE WHITE	METAL SALES, OR EQUAL	PREFINISHED FLAT-PANELS, LOCK-SEAM, CONCEALED FASTENER	OFF-WHITE
GENERATOR SCREENING - MIDNIGHT BRONZE	METAL SALES, OR EQUAL	PREFINISHED HORIZONTAL-RIBBED, CONCEALED FASTENER	OFF-WHITE
FREE-STANDING METAL CANOPY - MIDNIGHT BRONZE	TBD	SHED-STYLE, METAL ROOFED, CANOPY WITH UNDERSIDE EXPOSED PAINTED ROOF DECKING	DEEP BROWN



27 EAST EXTERIOR ELEVATION  
3/32" = 1'-0"



JLA PROJECT NUMBER: 20-1014



OLIN AVENUE  
MIXED-USE  
DEVELOPMENT

LAND USE APPLICATION

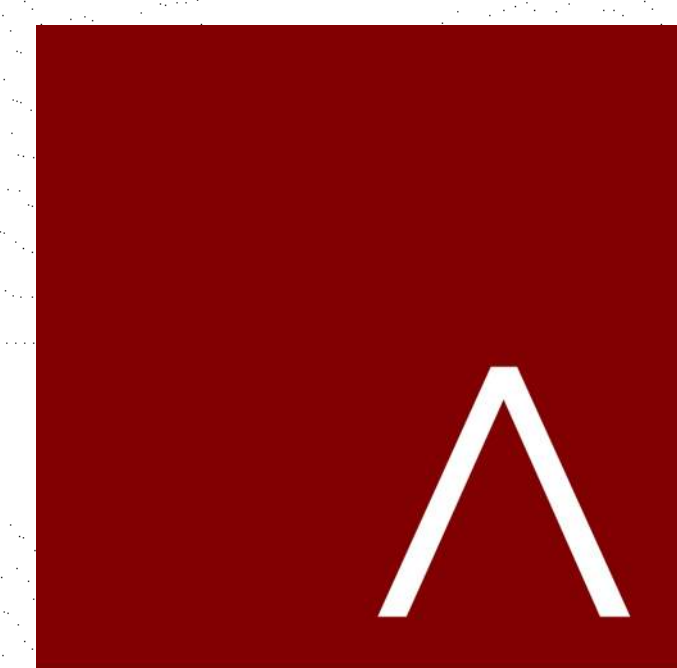
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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE  
EAST EXTERIOR  
ELEVATION

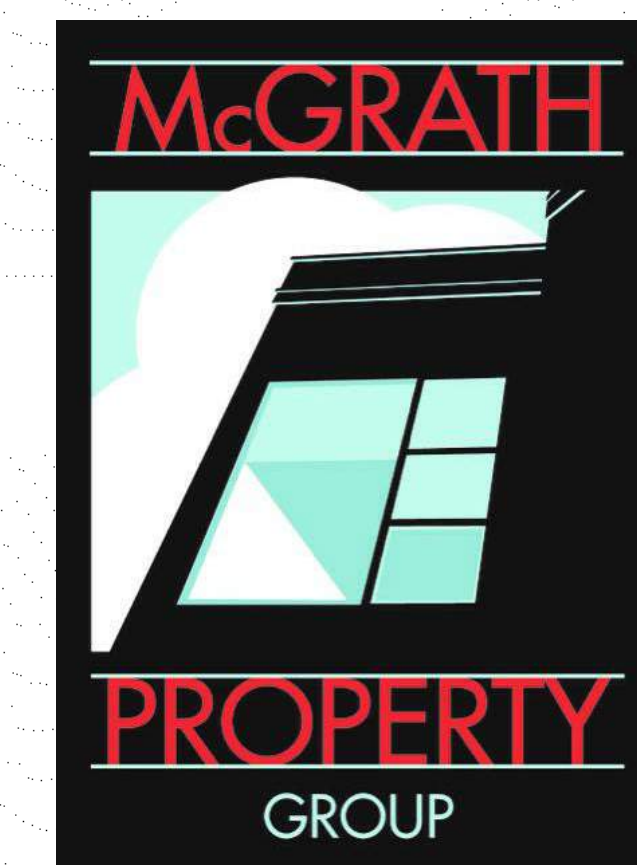
SHEET NUMBER  
A203S



**JLA**  
ARCHITECTS

MADISON : MILWAUKEE  
jla-qp.com

JLA PROJECT NUMBER: 20-1014



OLIN AVENUE  
MIXED-USE  
DEVELOPMENT

LAND USE APPLICATION

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Mark	Description	Date

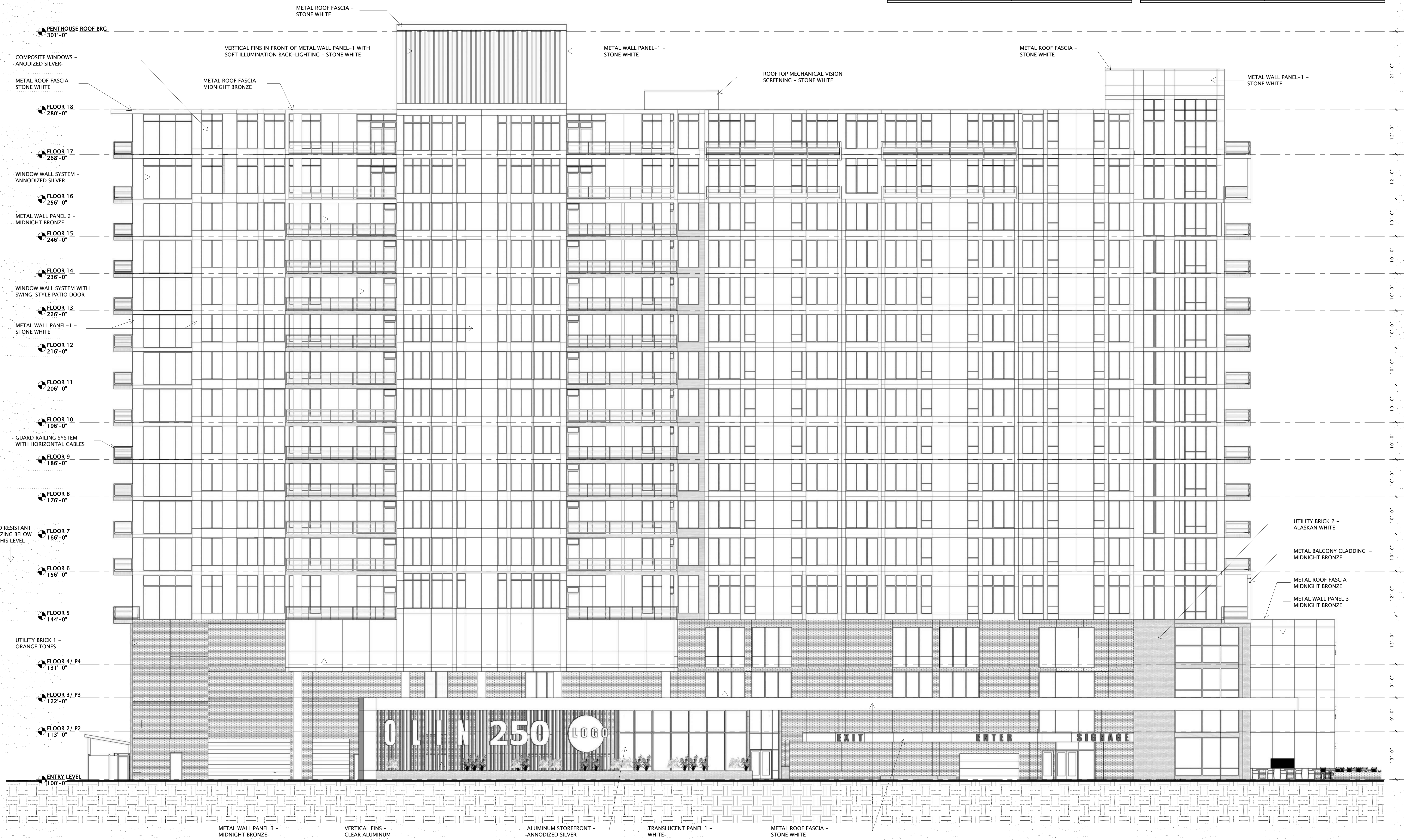
SHEET TITLE  
SOUTH EXTERIOR  
ELEVATION -  
BLACK-N-WHITE

SHEET NUMBER

**A200SBW**

DESCRIPTION	MANUFACTURER	TYPE/STYLE	COLOR APPEARANCE
METAL ROOF FASCIA - STONE WHITE	TBD	PREFINISHED ALUMINUM	OFF-WHITE
METAL ROOF FASCIA - MIDNIGHT BRONZE	TBD	PREFINISHED ALUMINUM	DEEP BROWN
METAL WALL PANEL 1 - STONE WHITE	METAL SALES, OR EQUAL	PREFINISHED FLAT-PANEL, LOCK-SEAM, CONCEALED FASTENER	OFF-WHITE
METAL WALL PANEL 2 - MIDNIGHT BRONZE	METAL SALES, OR EQUAL	PREFINISHED HORIZONTAL-RIBBED, CONCEALED FASTENER	DEEP BROWN
METAL WALL PANEL 3 - MIDNIGHT BRONZE	METAL SALES, OR EQUAL	PREFINISHED FLAT-PANEL, LOCK-SEAM, CONCEALED FASTENER	DEEP BROWN
METAL WALL PANEL 4 - ANNOXIDIZED SILVER	METAL SALES, OR EQUAL	PREFINISHED FLAT-PANEL, LOCK-SEAM, CONCEALED FASTENER	GREY METALIC
WINDOW WALL SYSTEM - ANNOXIDIZED SILVER	INTUS WINDOWS	POLYMER STOREFRONT STYLE GLAZING SYSTEM	GREY METALIC
COMPOSITE WINDOWS - ANNOXIDIZED SILVER	INTUS WINDOWS	POLYMER FIXED/ OPERABLE WINDOW	GREY METALIC

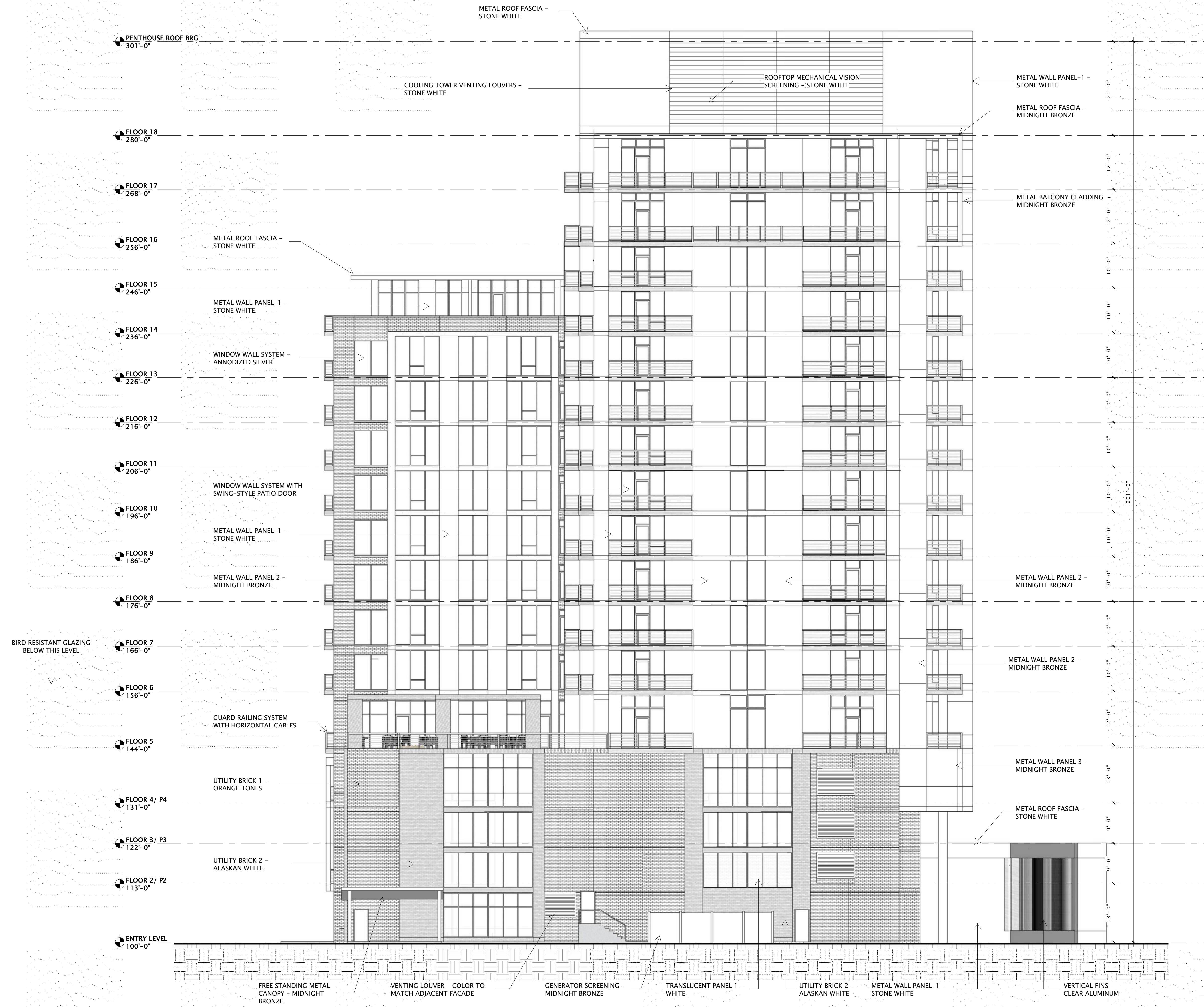
DESCRIPTION	MANUFACTURER	TYPE/STYLE	COLOR APPEARANCE
UTILITY BRICK 1 - ORANGE TONES	SUMMIT BRICK MFR. OR EQUAL	RUNNING BOND, BAKED CLAY	BLEND OF ORANGE, RED AND BROWN TONES
UTILITY BRICK 2 - ALASKAN WHITE	SUMMIT BRICK MFR. OR EQUAL	RUNNING BOND, BAKED CLAY	OFF-WHITE WITH COMBED TEXTURE
GUARD RAILING SYSTEM WITH HORIZONTAL CABLES	KEY-LINK RAILING SYSTEMS, OR EQUAL	HORIZONTAL CABLES WITH METAL SUPPORT POSTS	COLOR TO MATCH ADJACENT WALLS
TRANSLUCENT PANEL 1 - WHITE	DUO-CARD SERIES 3500 WHITE, OR EQUAL	OPAQUE FACADE WALL PANEL SYSTEM	CREAM-WHITE
VERTICAL FINS - STONE WHITE/CLEAR ALUMINUM	METAL SALES, OR EQUAL	3" WIDE X 12" DEEP TUBE STEEL WRAPPED IN METAL PANEL CLADDING	OFF-WHITE / GREY METALIC
ROOFTOP MECHANICAL VISION SCREENING - STONE WHITE	METAL SALES, OR EQUAL	PREFINISHED FLAT-PANELS, LOCK-SEAM, CONCEALED FASTNER	OFF-WHITE
GENERATOR SCREENING - MIDNIGHT BRONZE	METAL SALES, OR EQUAL	PREFINISHED HORIZONTAL-RIBBED, CONCEALED FASTNER	OFF-WHITE
FREE-STANDING METAL CANOPY - MIDNIGHT BRONZE	TBD	SHED-STYLE, METAL ROOFED, CANOPY WITH UNDERSIDE EXPOSED PAINTED ROOF DECKING	DEEP BROWN



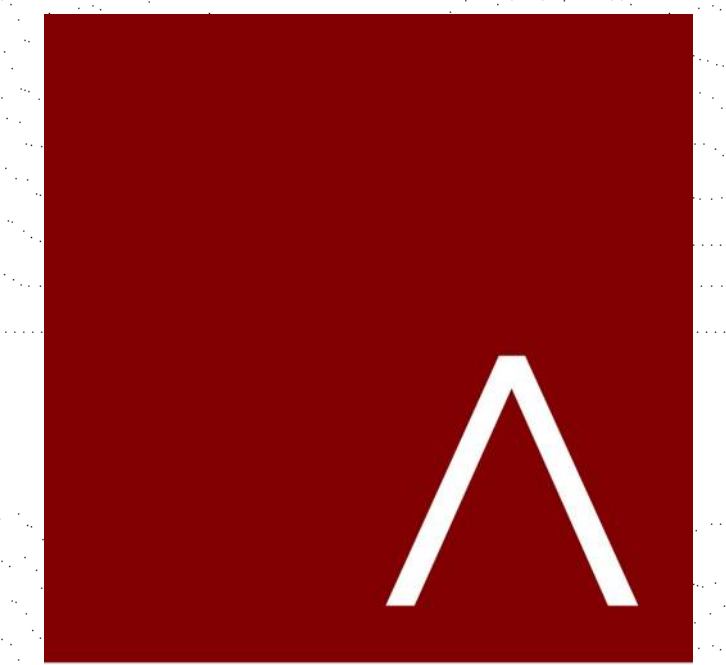
25 SOUTH EXTERIOR ELEVATION - BW  
3/32" = 1'-0"

EXTERIOR MATERIALS LEGEND			
DESCRIPTION	MANUFACTURER	TYPE/STYLE	COLOR APPEARANCE
METAL ROOF FASCIA - STONE WHITE	TBD	PREFINISHED ALUMINUM	OFF-WHITE
METAL ROOF FASCIA - MIDNIGHT BRONZE	TBD	PREFINISHED ALUMINUM	DEEP BROWN
METAL WALL PANEL 1 - STONE WHITE	METAL SALES, OR EQUAL	PREFINISHED FLAT-PANEL, LOCK-SEAM, CONCEALED FASTENER	OFF-WHITE
METAL WALL PANEL 2 - MIDNIGHT BRONZE	METAL SALES, OR EQUAL	PREFINISHED HORIZONTAL-RIBBED, CONCEALED FASTENER	DEEP BROWN
METAL WALL PANEL 3 - MIDNIGHT BRONZE	METAL SALES, OR EQUAL	PREFINISHED FLAT-PANEL, LOCK-SEAM, CONCEALED FASTENER	DEEP BROWN
METAL WALL PANEL 4 - ANNOXIDIZED SILVER	METAL SALES, OR EQUAL	PREFINISHED FLAT-PANEL, LOCK-SEAM, CONCEALED FASTENER	GREY METALIC
WINDOW WALL SYSTEM - ANNOXIDIZED SILVER	INTUS WINDOWS	POLYMER STOREFRONT STYLE GLAZING SYSTEM	GREY METALIC
COMPOSITE WINDOWS - ANNOXIDIZED SILVER	INTUS WINDOWS	POLYMER FIXED/OPERABLE WINDOW	GREY METALIC

EXTERIOR MATERIALS LEGEND (CONT'D.)			
DESCRIPTION	MANUFACTURER	TYPE/STYLE	COLOR APPEARANCE
UTILITY BRICK 1 - ORANGE TONES	SUMMIT BRICK MFR, OR EQUAL	RUNNING BOND, BAKED CLAY	BLEND OF ORANGE, RED AND BROWN TONES
UTILITY BRICK 2 - ALASKAN WHITE	SUMMIT BRICK MFR, OR EQUAL	RUNNING BOND, BAKED CLAY	OFF-WHITE WITH COMBED TEXTURE
GUARD RAILING SYSTEM WITH HORIZONTAL CABLES	KEY-LINK RAILING SYSTEMS, OR EQUAL	HORIZONTAL CABLES WITH METAL SUPPORT POSTS	COLOR TO MATCH ADJACENT WALLS
TRANSLUCENT PANEL 1 - WHITE	DUO-CARD SERIES 3500 WHITE, OR EQUAL	OPAZQUE FACADE WALL PANEL SYSTEM	CREAM-WHITE
VERTICAL FINS - STONE WHITE/CLEAR ALUMINUM	METAL SALES, OR EQUAL	3" WIDE X 12" DEEP TUBE STEEL WRAPPED IN METAL PANEL CLADDING	OFF-WHITE / GREY METALIC
ROOFTOP MECHANICAL VISION SCREENING - STONE WHITE	METAL SALES, OR EQUAL	PREFINISHED FLAT-PANELS, LOCK-SEAM, CONCEALED FASTENER	OFF-WHITE
GENERATOR SCREENING - MIDNIGHT BRONZE	METAL SALES, OR EQUAL	PREFINISHED HORIZONTAL-RIBBED, CONCEALED FASTENER	OFF-WHITE
FREE-STANDING METAL CANOPY - MIDNIGHT BRONZE	TBD	SHED-STYLE METAL ROOFED-CANOPY WITH UNDERSIDE EXPOSED PAINTED ROOF DECKING	DEEP BROWN

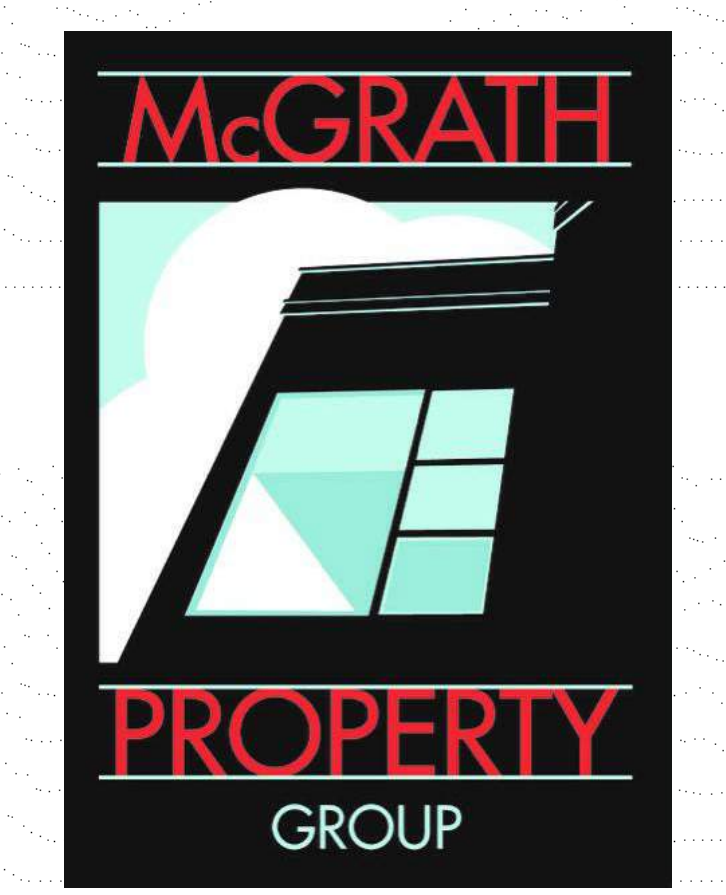


27 WEST EXTERIOR ELEVATION - BW  
3/32" = 1'-0"



**JLA**  
ARCHITECTS  
MADISON : MILWAUKEE  
jla-ap.com

JLA PROJECT NUMBER: 20-1014



OLIN AVENUE  
MIXED-USE  
DEVELOPMENT

LAND USE APPLICATION

**PROGRESS DOCUMENTS**  
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REVISION SCHEDULE	
Mark	Date

SHEET TITLE  
WEST EXTERIOR ELEVATION - BLACK-N-WHITE

SHEET NUMBER  
**A201SBW**

DESCRIPTION	MANUFACTURER	TYPE/STYLE	COLOR APPEARANCE
METAL ROOF FASCIA - STONE WHITE	TBD	PREFINISHED ALUMINUM	OFF-WHITE
METAL ROOF FASCIA - MIDNIGHT BRONZE	TBD	PREFINISHED ALUMINUM	DEEP BROWN
METAL WALL PANEL 1 - STONE WHITE	METAL SALES, OR EQUAL	PREFINISHED FLAT-PANEL, LOCK-SEAM, CONCEALED FASTENER	OFF-WHITE
METAL WALL PANEL 2 - MIDNIGHT BRONZE	METAL SALES, OR EQUAL	PREFINISHED HORIZONTAL-RIBBED, CONCEALED FASTENER	DEEP BROWN
METAL WALL PANEL 3 - MIDNIGHT BRONZE	METAL SALES, OR EQUAL	PREFINISHED FLAT-PANEL, LOCK-SEAM, CONCEALED FASTENER	DEEP BROWN
METAL WALL PANEL 4 - ANNOZIZED SILVER	METAL SALES, OR EQUAL	PREFINISHED FLAT-PANEL, LOCK-SEAM, CONCEALED FASTENER	GREY METALIC
WINDOW WALL SYSTEM - ANNOZIZED SILVER	INTUS WINDOWS	POLYMER STOREFRONT STYLE GLAZING SYSTEM	GREY METALIC
COMPOSITE WINDOWS - ANNOZIZED SILVER	INTUS WINDOWS	POLYMER FIXED/ OPERABLE WINDOW	GREY METALIC

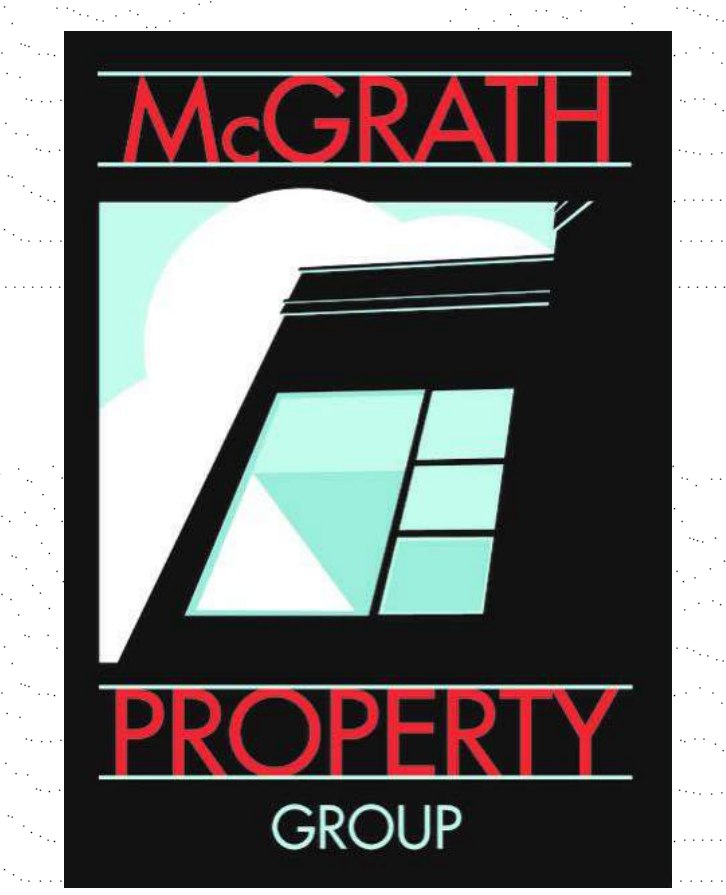
DESCRIPTION	MANUFACTURER	TYPE/STYLE	COLOR APPEARANCE
UTILITY BRICK 1 - ORANGE TONES	SUMMIT BRICK MFR. OR EQUAL	RUNNING BOND, BAKED CLAY	BLEND OF ORANGE, RED AND BROWN TONES
UTILITY BRICK 2 - ALASKAN WHITE	SUMMIT BRICK MFR. OR EQUAL	RUNNING BOND, BAKED CLAY	OFF-WHITE WITH COMBED TEXTURE
GUARD RAILING SYSTEM WITH HORIZONTAL CABLES	KEY-LINK RAILING SYSTEMS, OR EQUAL	HORIZONTAL CABLES WITH METAL SUPPORT POSTS	COLOR TO MATCH ADJACENT WALLS
TRANSLUCENT PANEL 1 - WHITE	DUO-CARD SERIES 3500 WHITE, OR EQUAL	OPAQUE FACADE WALL PANEL SYSTEM	CREAM-WHITE
VERTICAL FINS - STONE WHITE / CLEAR ALUMINUM	METAL SALES, OR EQUAL	3" WIDE X 12" DEEP TUBE STEEL WRAPPED IN METAL PANEL CLADDING	OFF-WHITE / GREY METALIC
ROOFTOP MECHANICAL VISION SCREENING - STONE WHITE	METAL SALES, OR EQUAL	PREFINISHED HORIZONTAL-RIBBED, CONCEALED FASTENER	OFF-WHITE
GENERATOR SCREENING - MIDNIGHT BRONZE	METAL SALES, OR EQUAL	PREFINISHED HORIZONTAL-RIBBED, CONCEALED FASTENER	OFF-WHITE
FREE-STANDING METAL CANOPY - MIDNIGHT BRONZE	TBD	SHED-STYLE METAL ROOFED CANOPY WITH UNDERSIDE EXPOSED PAINTED ROOF DECKING	DEEP BROWN



25 NORTH EXTERIOR ELEVATION - BW  
3/32" = 1'-0"



JLA PROJECT NUMBER: 20-1014



OLIN AVENUE  
MIXED-USE  
DEVELOPMENT

LAND USE APPLICATION

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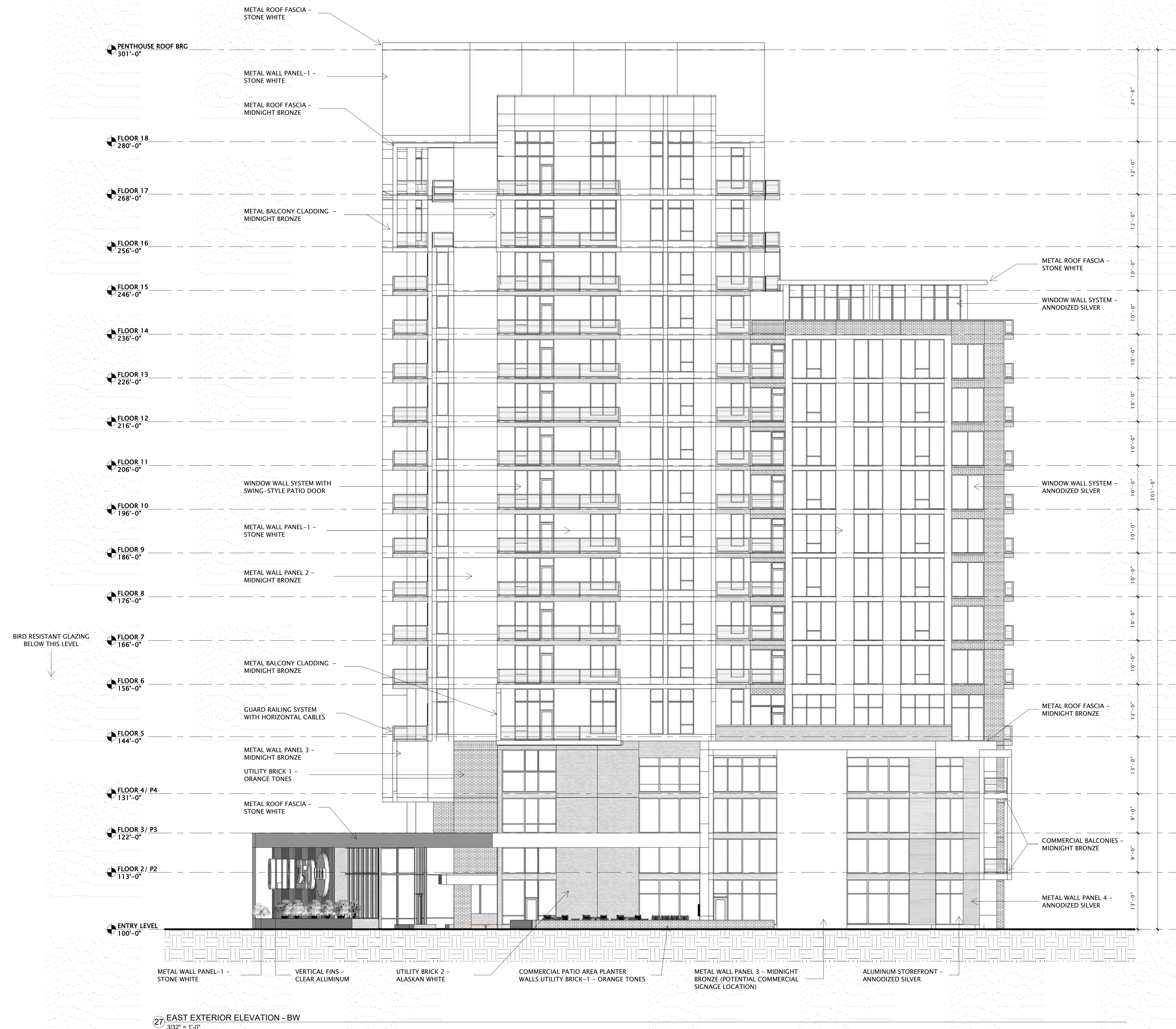
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE  
NORTH EXTERIOR  
ELEVATION -  
BLACK-N-WHITE

SHEET NUMBER  
A202SBW

EXTERIOR MATERIALS LEGEND			
DESCRIPTION	MANUFACTURER	TYPE/STYLE	COLOR APPEARANCE
METAL ROOF FASCIA - STONE WHITE	TBD	PREFINISHED ALUMINUM	OFF-WHITE
METAL ROOF FASCIA - MIDNIGHT BRONZE	TBD	PREFINISHED ALUMINUM	DEEP BROWN
METAL WALL PANEL 1 - STONE WHITE	METAL SALES, OR EQUAL	PREFINISHED FLAT-PANEL, LOCK-SEAM, CONCEALED FASTENER	OFF-WHITE
METAL WALL PANEL 2 - MIDNIGHT BRONZE	METAL SALES, OR EQUAL	PREFINISHED HORIZONTAL-RIBBED, CONCEALED FASTENER	DEEP BROWN
METAL WALL PANEL 3 - MIDNIGHT BRONZE	METAL SALES, OR EQUAL	PREFINISHED FLAT-PANEL, LOCK-SEAM, CONCEALED FASTENER	DEEP BROWN
METAL WALL PANEL 4 - ANNODIZED SILVER	METAL SALES, OR EQUAL	PREFINISHED FLAT-PANEL, LOCK-SEAM, CONCEALED FASTENER	GREY METALIC
WINDOW WALL SYSTEM - ANNODIZED SILVER	INTUS WINDOWS	POLYMER STOREFRONT STYLE GLAZING SYSTEM	GREY METALIC
COMPOSITE WINDOWS - ANNODIZED SILVER	INTUS WINDOWS	POLYMER FIXED / OPERABLE WINDOW	GREY METALIC

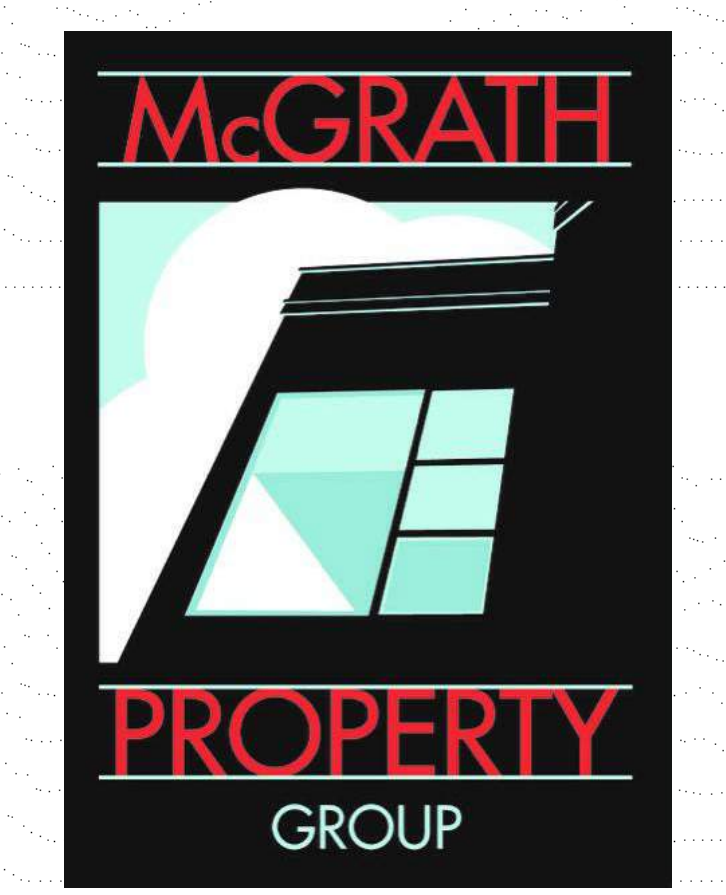
EXTERIOR MATERIALS LEGEND (CONT'D.)			
DESCRIPTION	MANUFACTURER	TYPE/STYLE	COLOR APPEARANCE
UTILITY BRICK 1 - ORANGE TONES	SUMMIT BRICK MFR. OR EQUAL	RUNNING BOND, BAKED CLAY	BLEND OF ORANGE, RED AND BROWN TONES
UTILITY BRICK 2 - ALASKAN WHITE	SUMMIT BRICK MFR. OR EQUAL	RUNNING BOND, BAKED CLAY	OFF-WHITE WITH COMBED TEXTURE
GUARD RAILING SYSTEM WITH HORIZONTAL CABLES	KEY-LINK RAILING SYSTEMS, OR EQUAL	HORIZONTAL CABLES WITH METAL SUPPORT POSTS	COLOR TO MATCH ADJACENT WALLS
TRANSLUCENT PANEL 1 - WHITE	DUO-CARD SERIES 3500 WHITE, OR EQUAL	OPAQUE FACADE WALL PANEL SYSTEM	CREAM-WHITE
VERTICAL FINS - STONE WHITE / CLEAR ALUMINUM	METAL SALES, OR EQUAL	3" WIDE X 12" DEEP TUBE STEEL, WRAPOD IN METAL PANEL CLADDING	OFF-WHITE / GREY METALIC
ROOFTOP MECHANICAL VISION SCREENING - STONE WHITE	METAL SALES, OR EQUAL	PREFINISHED FLAT-PANELS, LOCK-SEAM, CONCEALED FASTENER	OFF-WHITE
GENERATOR SCREENING - MIDNIGHT BRONZE	METAL SALES, OR EQUAL	PREFINISHED HORIZONTAL-RIBBED, CONCEALED FASTENER	OFF-WHITE
FREE-STANDING METAL CANOPY - MIDNIGHT BRONZE	TBD	SHED-STYLE, METAL ROOFED, CANOPY WITH UNDERSIDE EXPOSED PAINTED ROOF DECKING	DEEP BROWN



27 EAST EXTERIOR ELEVATION - BW  
3/32" = 1'-0"



JLA PROJECT NUMBER: 20-1014



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MIXED-USE  
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LAND USE APPLICATION

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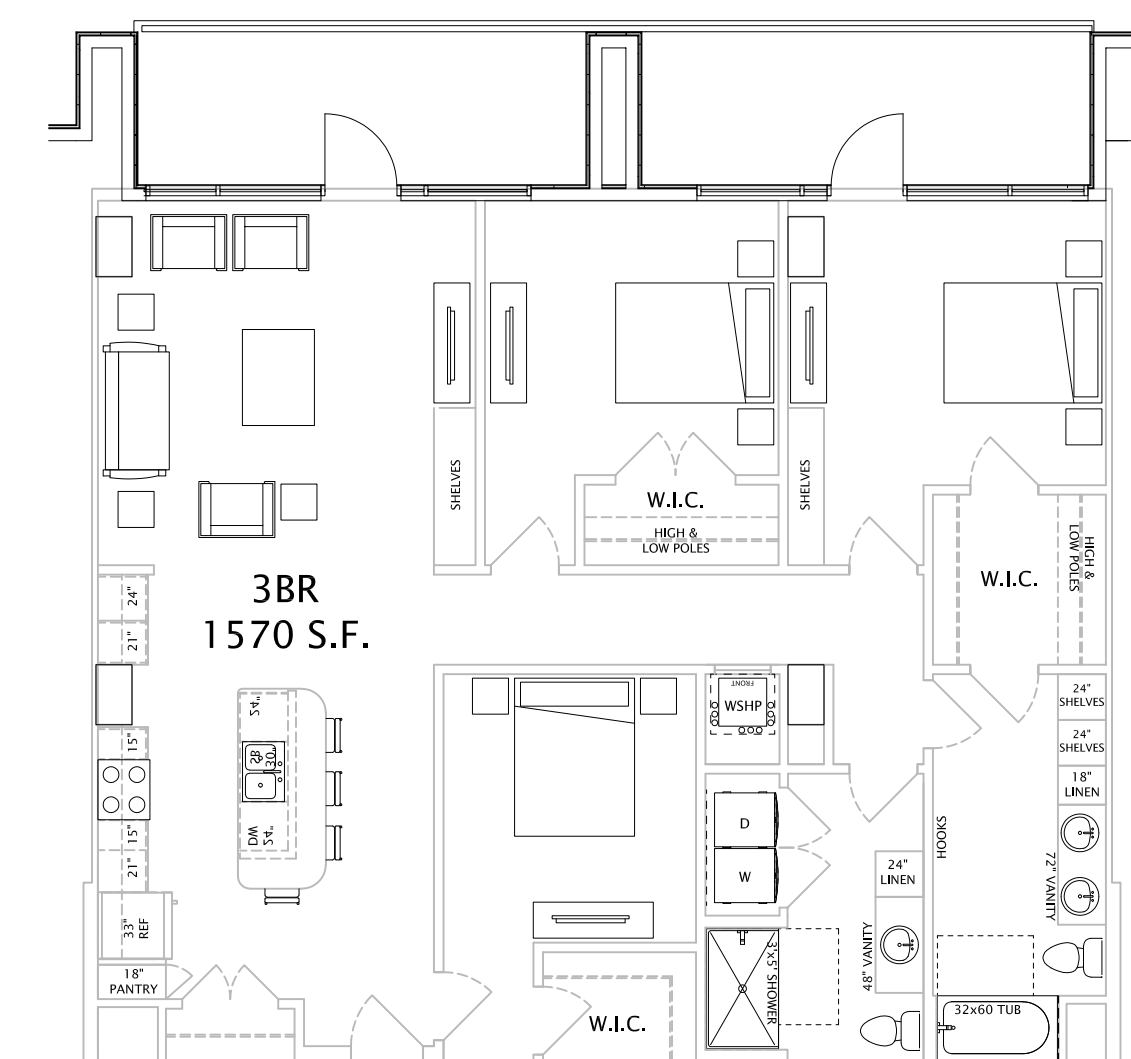
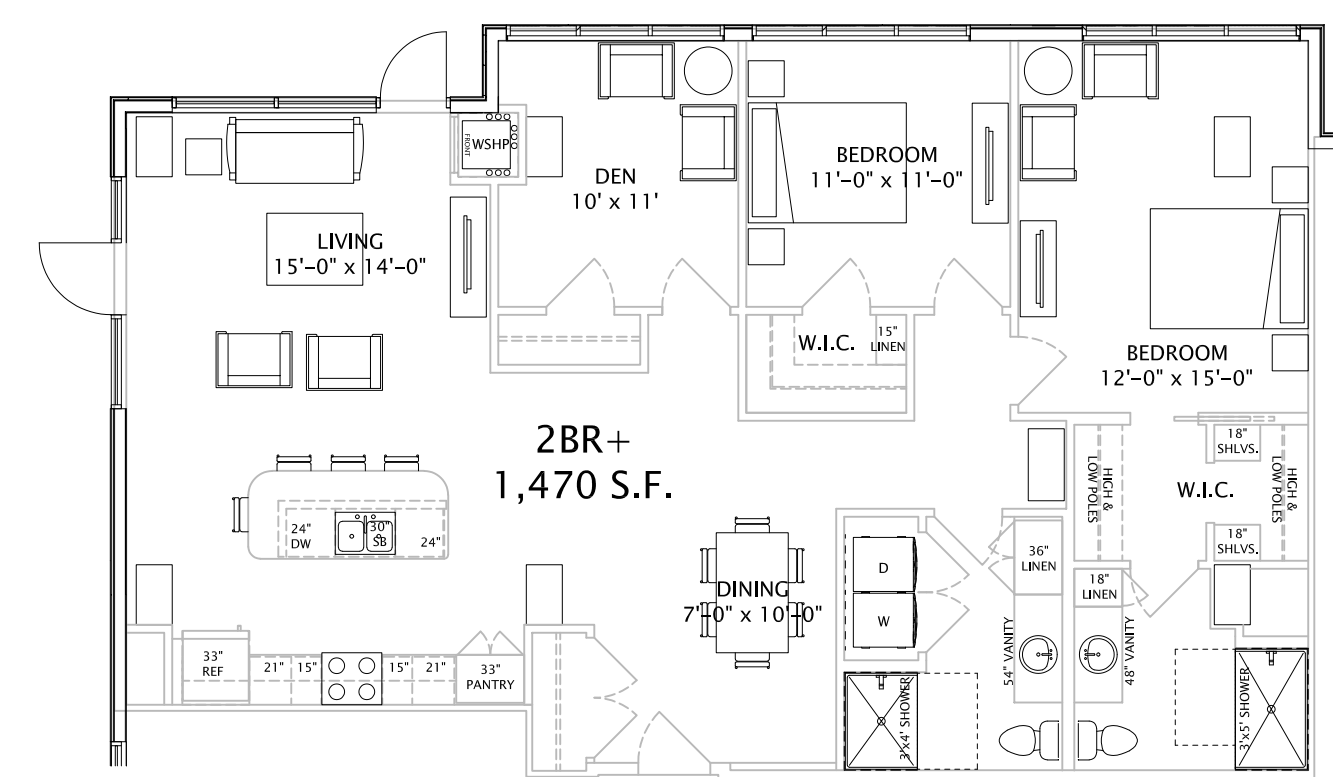
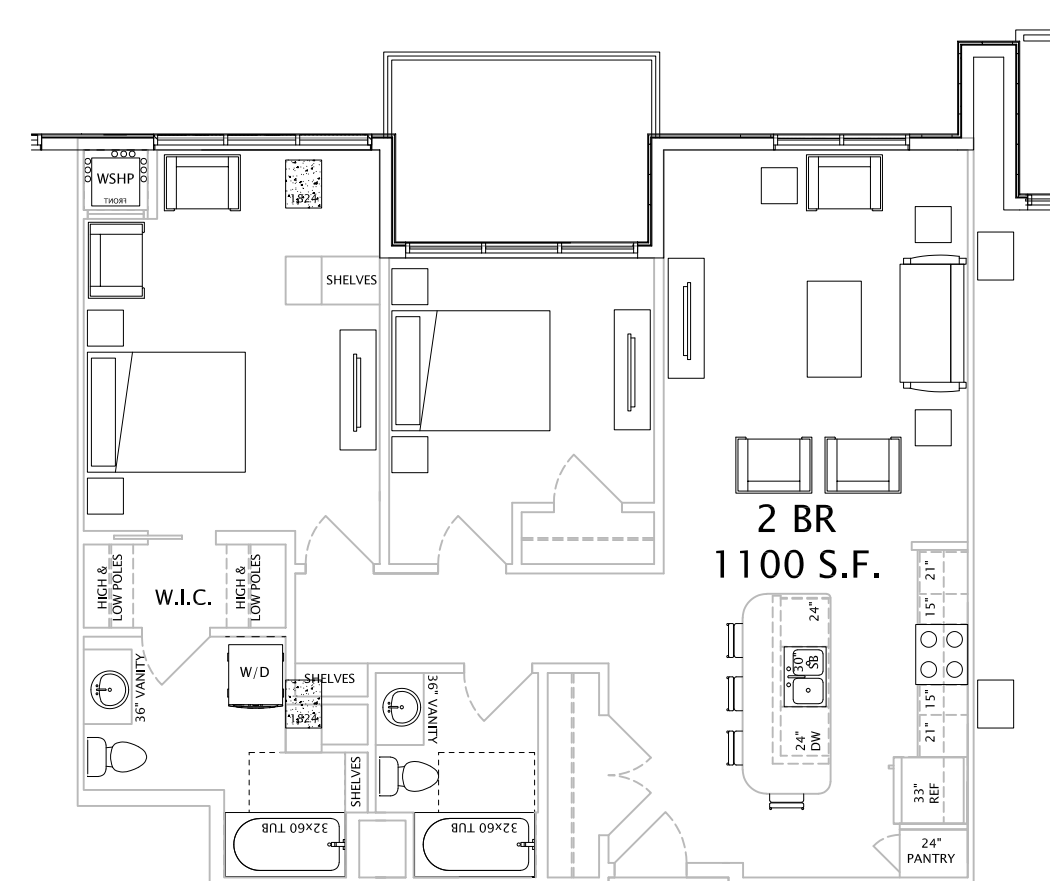
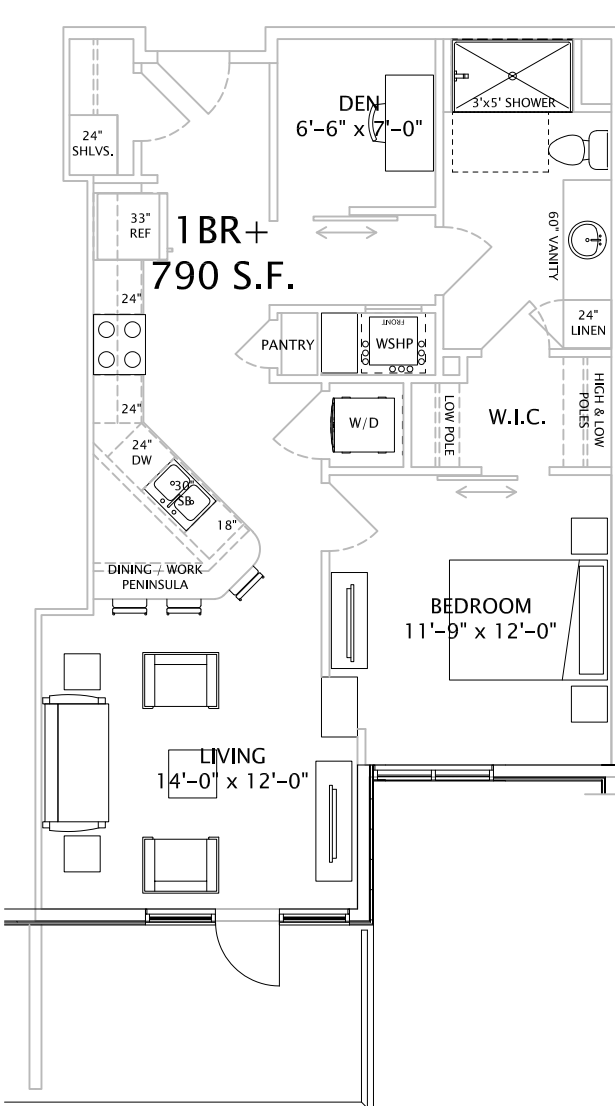
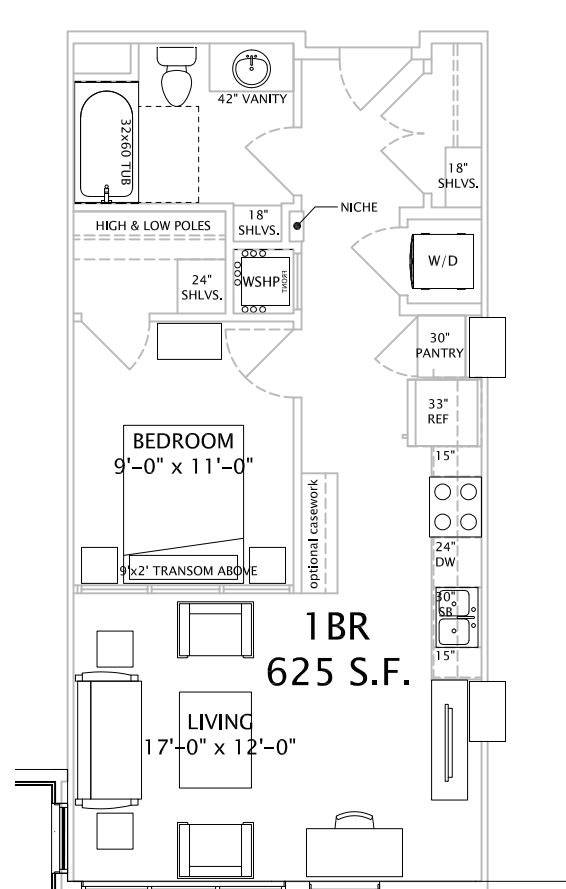
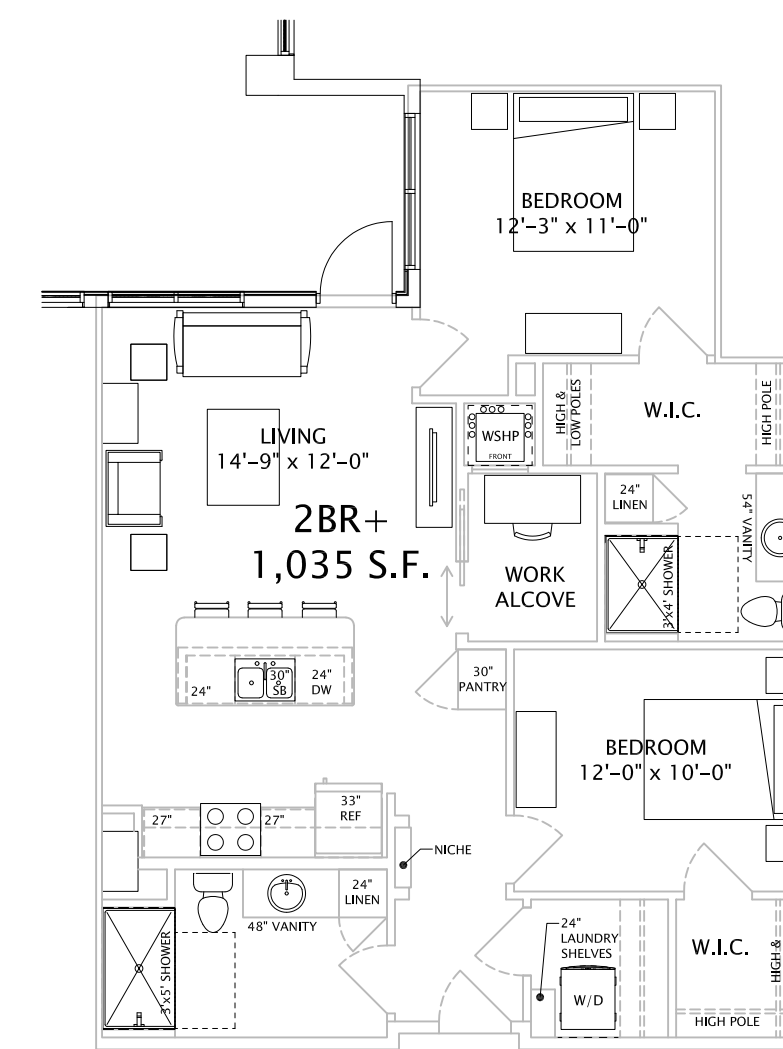
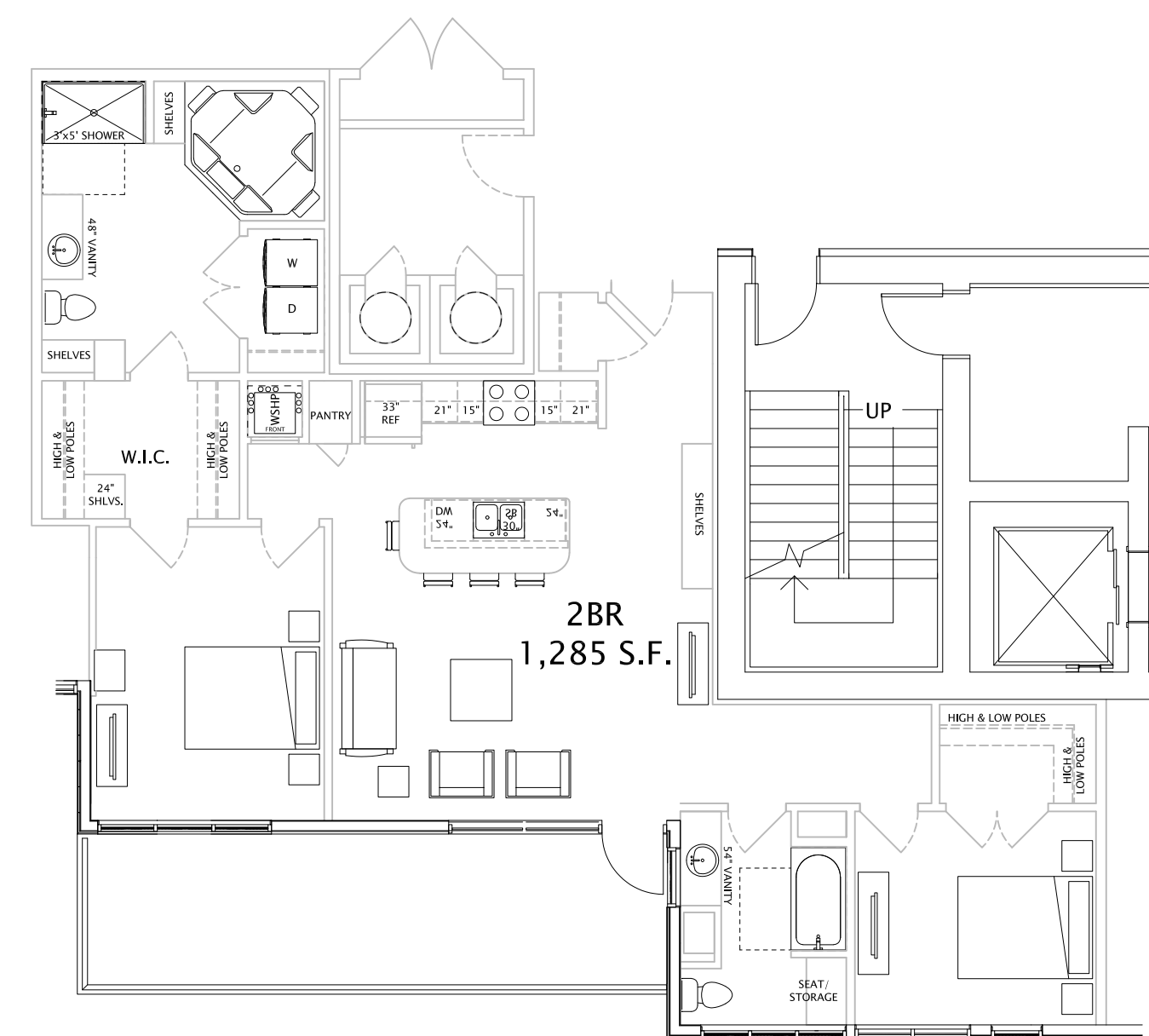
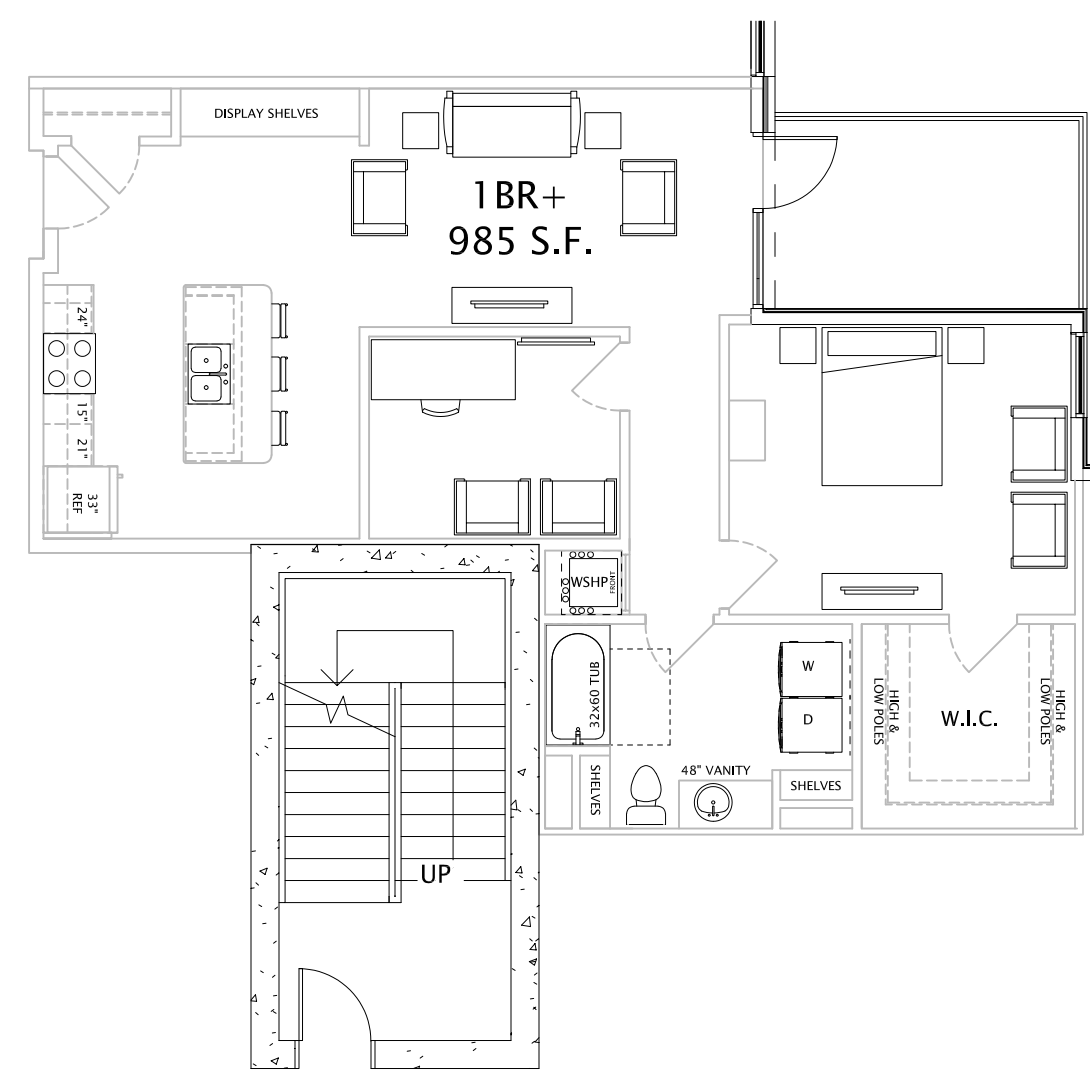
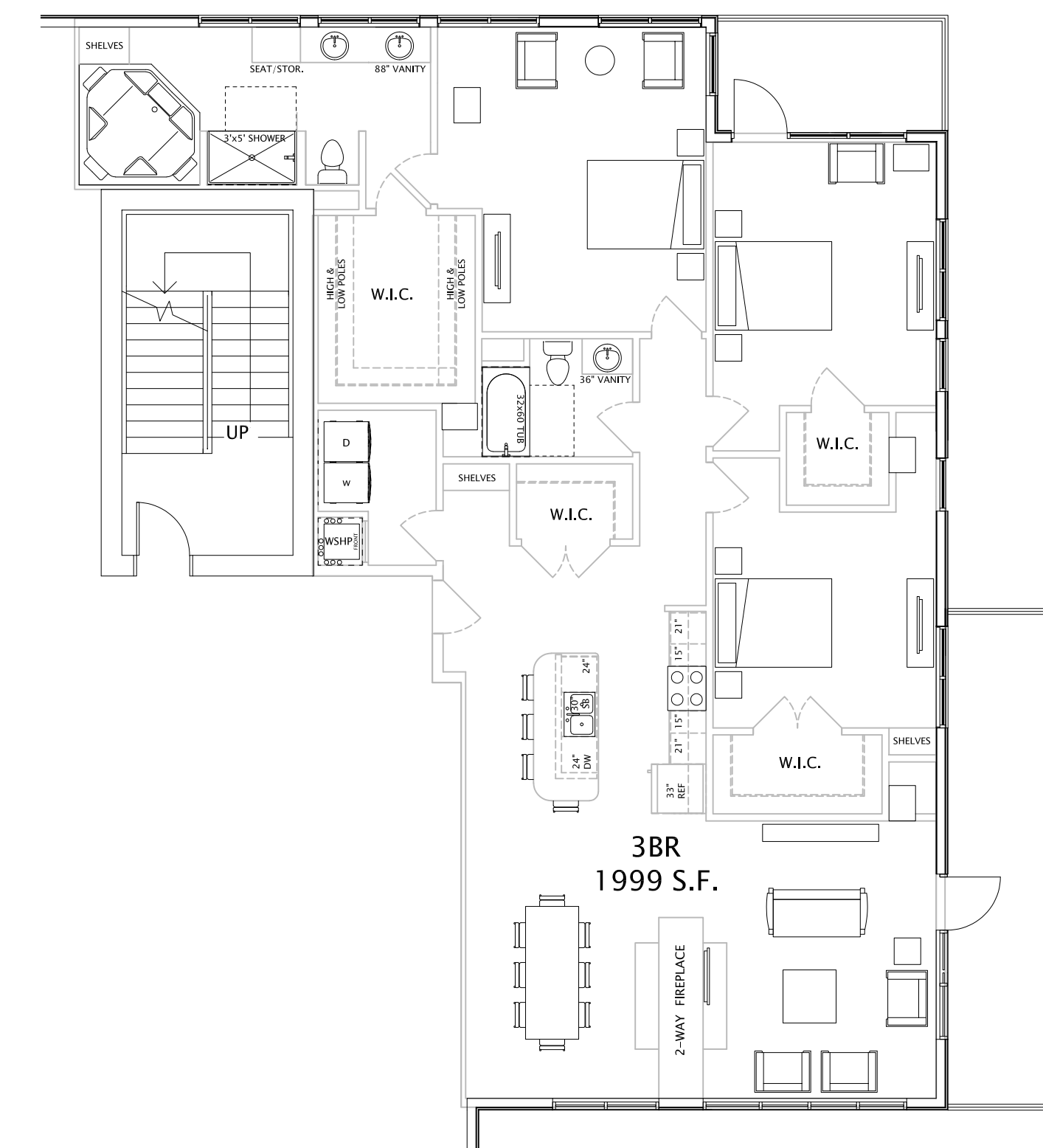
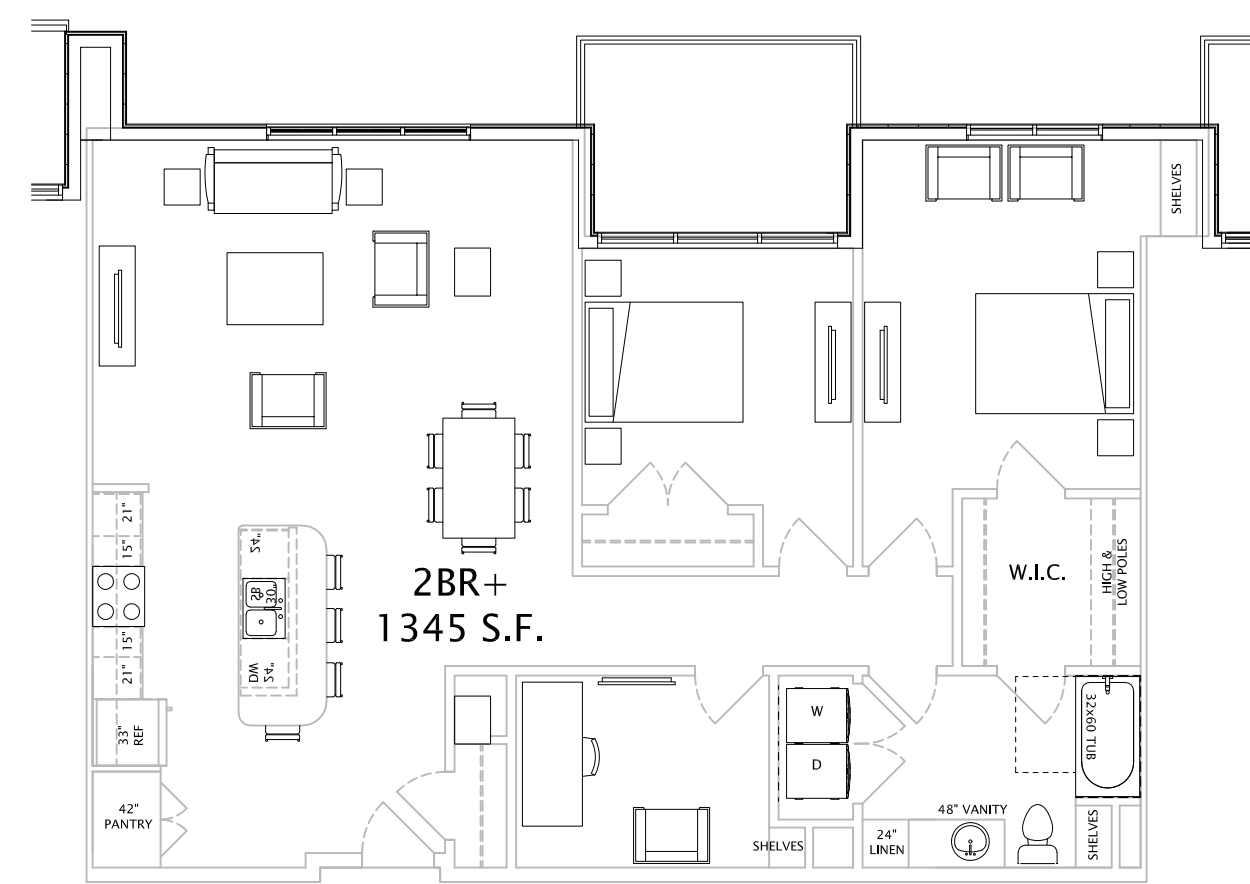
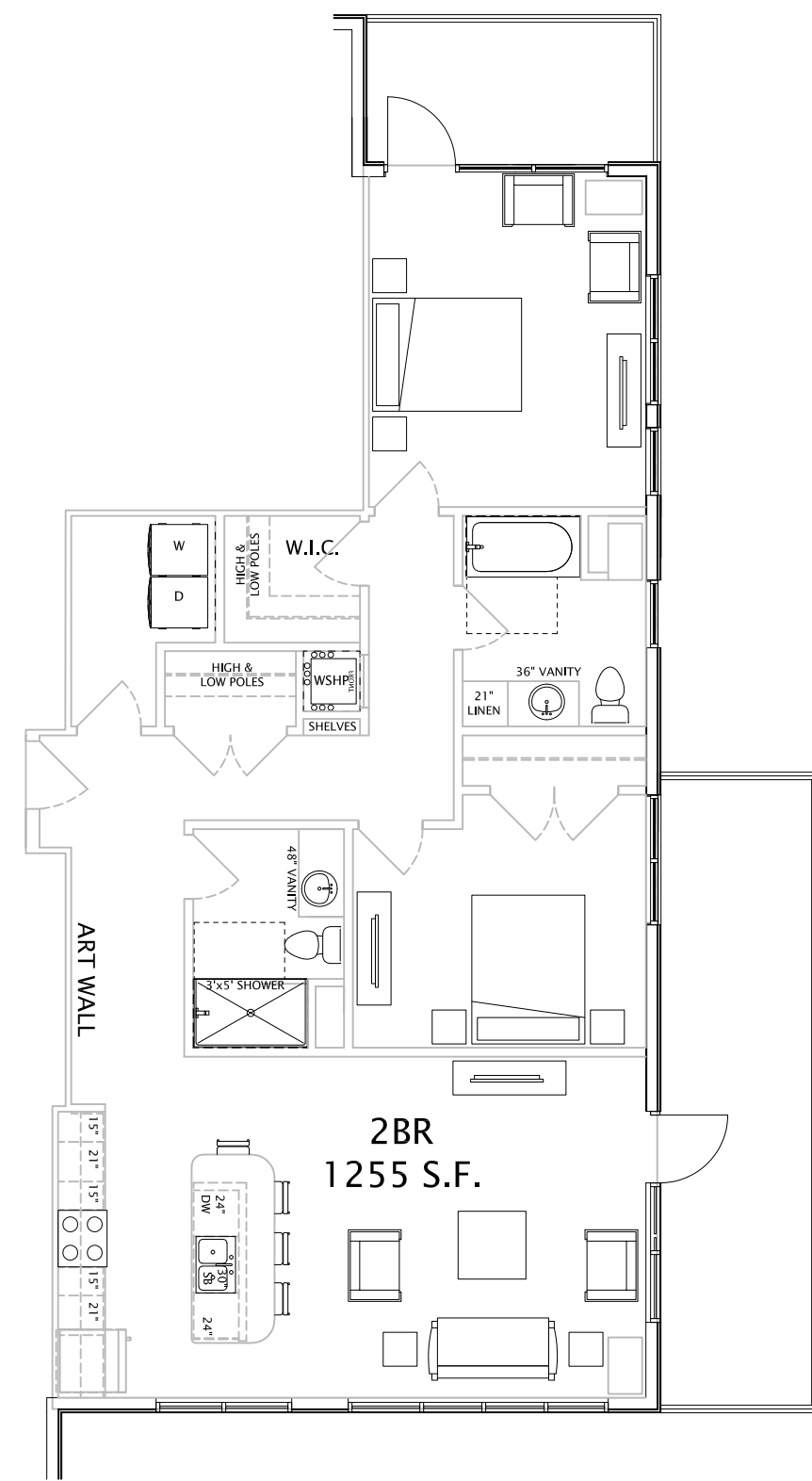
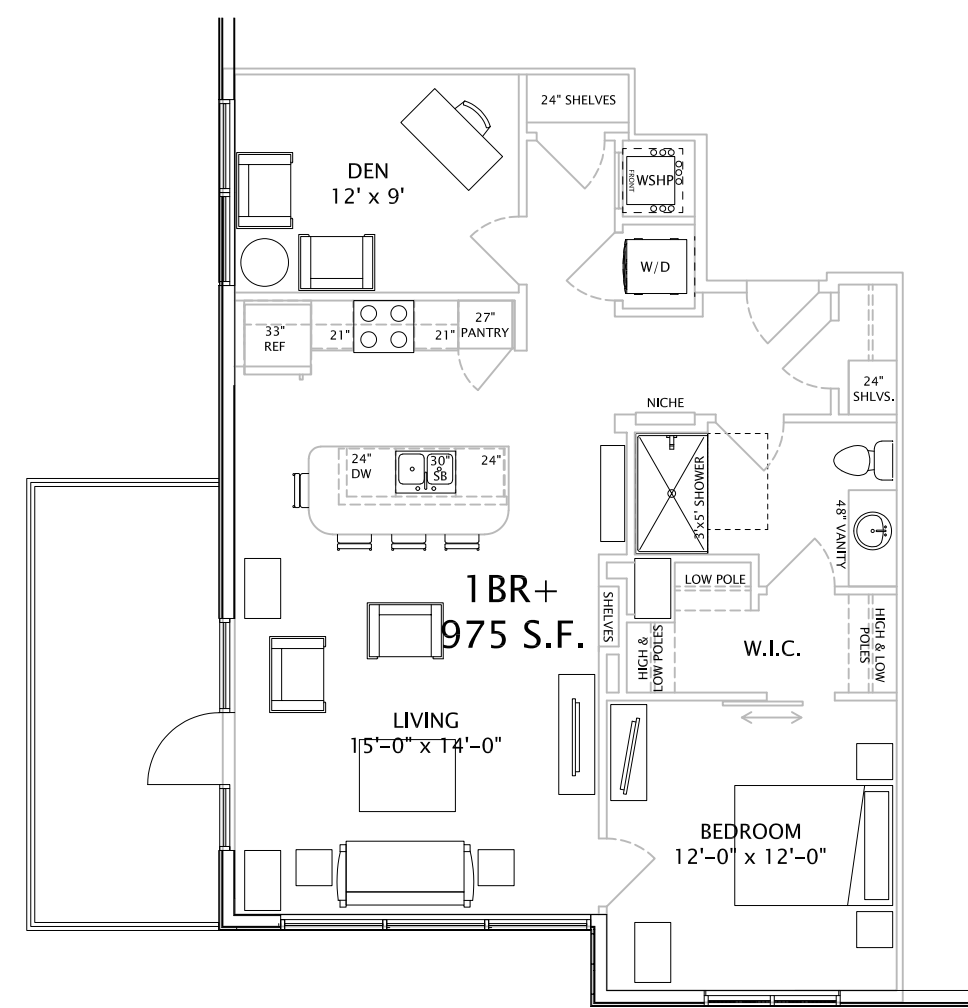
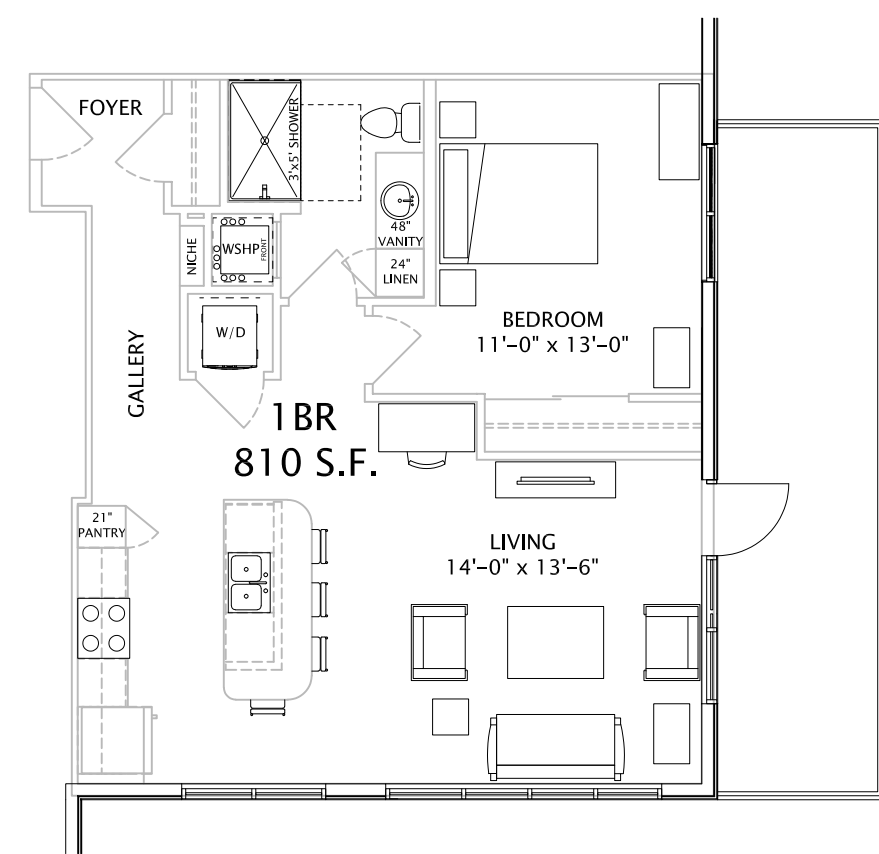
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE  
EAST EXTERIOR  
ELEVATION -  
BLACK-N-WHITE

SHEET NUMBER

A203SBW





1 BEDROOM UNITS

1+ BEDROOM UNITS

2 BEDROOM UNITS

2+ BEDROOM UNITS

3 BEDROOM UNITS



**JLA**  
ARCHITECTS

MADISON : MILWAUKEE  
jla-ap.com

JLA PROJECT NUMBER: 20-1014



OLIN AVENUE  
MIXED-USE  
DEVELOPMENT

LAND USE APPLICATION

**PROGRESS DOCUMENTS**

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE: MAY 28, 2021

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE  
TYPICAL ENLARGED UNIT  
PLANS - UDC REVIEW

SHEET NUMBER  
**A410.UDC**



**JLA**  
ARCHITECTS

## OLIN AVENUE MIXED-USE DEVELOPMENT - LAND USE APPLICATION

VIEW 1: FROM SOUTHEAST

MAY 19, 2021



**JLA**  
ARCHITECTS

## OLIN AVENUE MIXED-USE DEVELOPMENT - LAND USE APPLICATION

VIEW 2: FROM SOUTHEAST

MAY 19, 2021



**JLA**  
ARCHITECTS

## OLIN AVENUE MIXED-USE DEVELOPMENT - LAND USE APPLICATION

VIEW 3: FROM NORTHEAST - JOHN NOLEN DRIVE

MAY 19, 2021



**JLA**  
ARCHITECTS

## OLIN AVENUE MIXED-USE DEVELOPMENT - LAND USE APPLICATION

VIEW 4: FROM NORTHEAST - JOHN NOLEN DRIVE

MAY 19, 2021



**JLA**  
ARCHITECTS

## OLIN AVENUE MIXED-USE DEVELOPMENT - LAND USE APPLICATION

MAY 19, 2021

VIEW 5: LOOKING DOWNTOWN FROM JOHN NOLEN DRIVE



**JLA**  
ARCHITECTS

## OLIN AVENUE MIXED-USE DEVELOPMENT - LAND USE APPLICATION

MAY 19, 2021

VIEW 6: LOOKING DOWNTOWN FROM JOHN NOLEN DRIVE



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## OLIN AVENUE MIXED-USE DEVELOPMENT - LAND USE APPLICATION

VIEW 7: OLIN AVENUE STREETSCAPE

MAY 19, 2021





**JLA**  
ARCHITECTS

## OLIN AVENUE MIXED-USE DEVELOPMENT - LAND USE APPLICATION

MAY 19, 2021

VIEW 8: JOHN NOLEN DRIVE - LOOKING EAST



UTILITY BRICK 1 - ORANGE TONES  
(BUMPED OUT 8" FROM  
ADJACENT WEST FACADE)

UTILITY BRICK 2 - ALASKAN  
WHITE (BUMPED OUT 4")

UTILITY BRICK 1 - ORANGE TONES

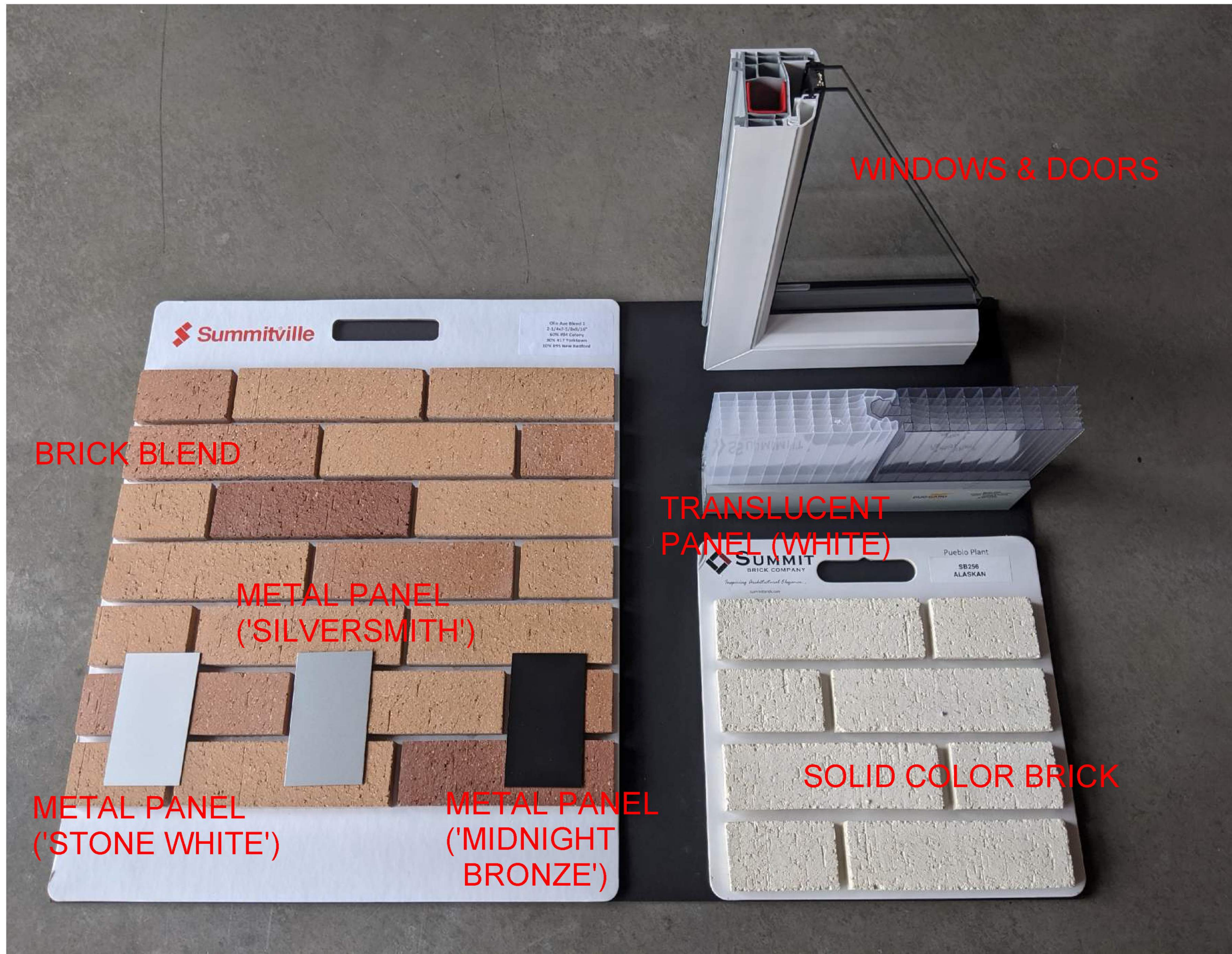
DETACHED CANOPY  
- MIDNIGHT BRONZE

TRANSLUCENT PANELS  
- WHITE (RECESSED ~8")

MECH INTAKE/ EXHAUST  
LOUVERS - COLOR TO MATCH  
ADJACENT FACADE

GENERATOR SCREENING  
- MIDNIGHT BRONZE







# City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703-2506  
 Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: [fire@cityofmadison.com](mailto:fire@cityofmadison.com)

**Project Address:** 222-232 E. Olin Ave

**Contact Name & Phone #:** Spencer Christiansen, P.E, Vierbicher

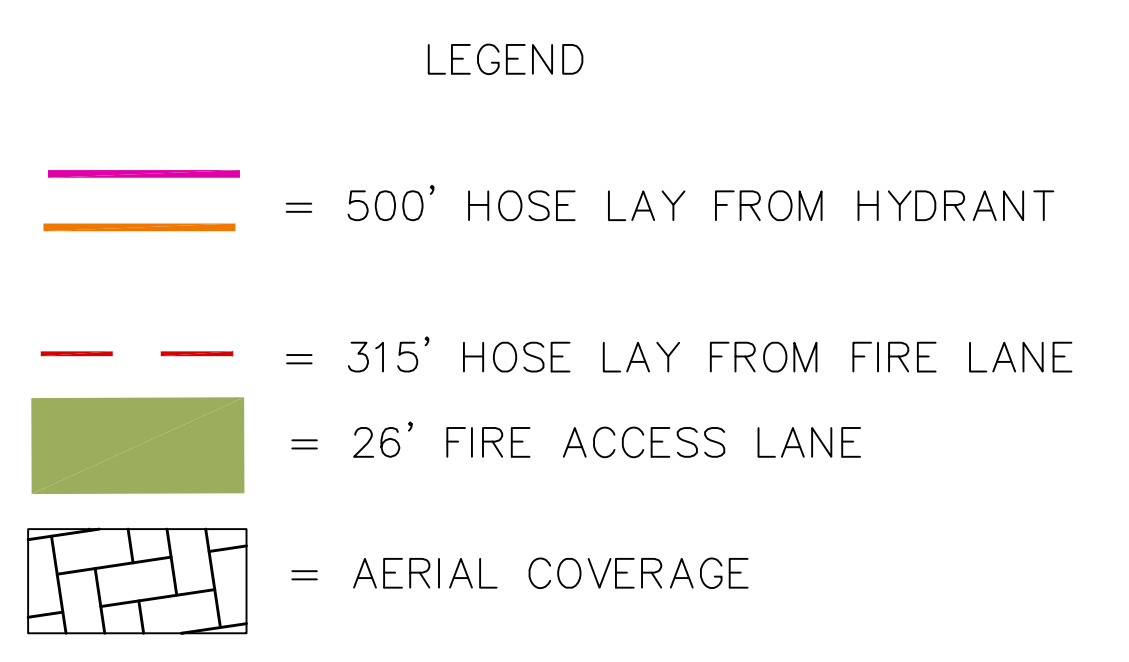
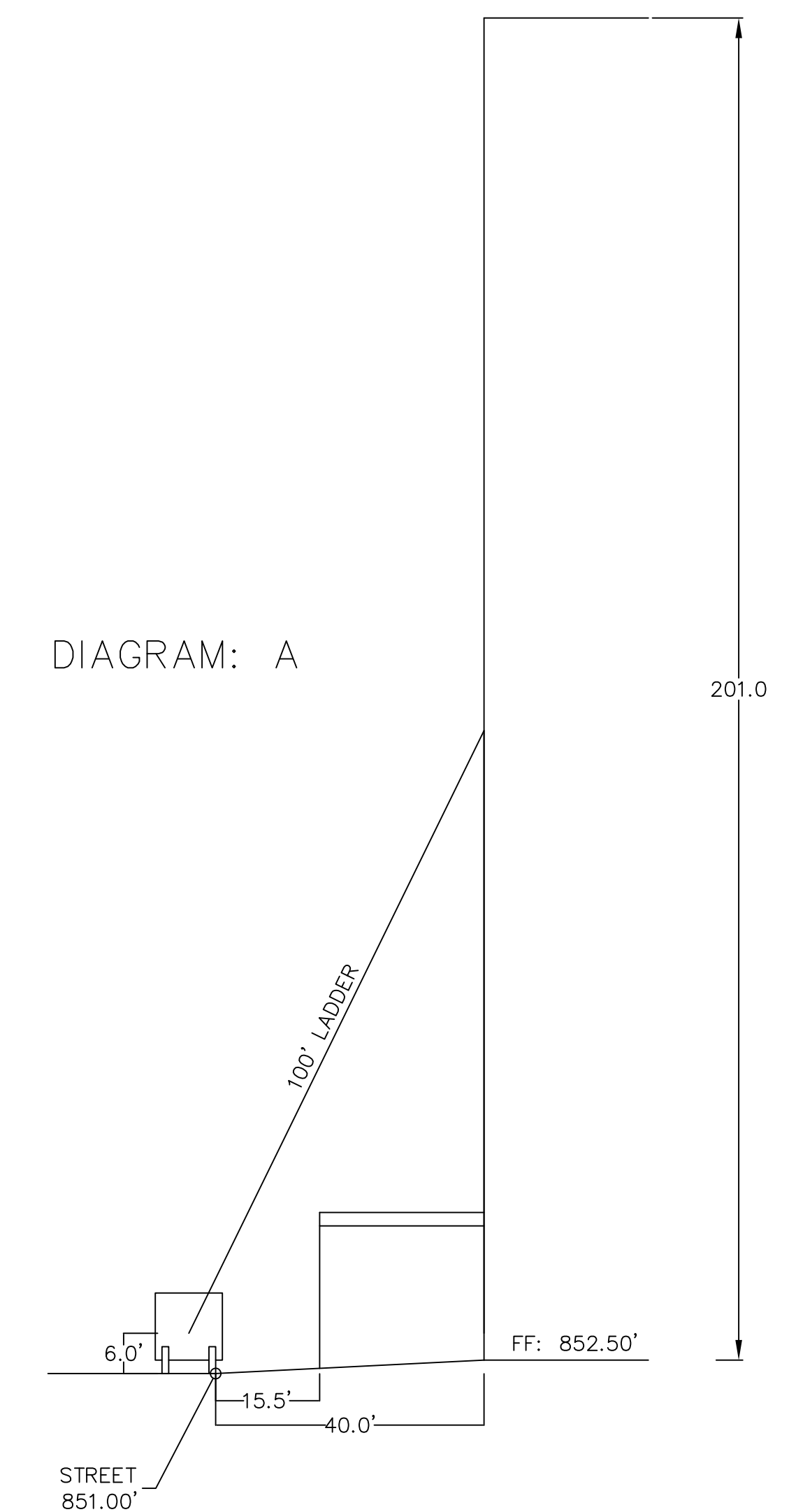
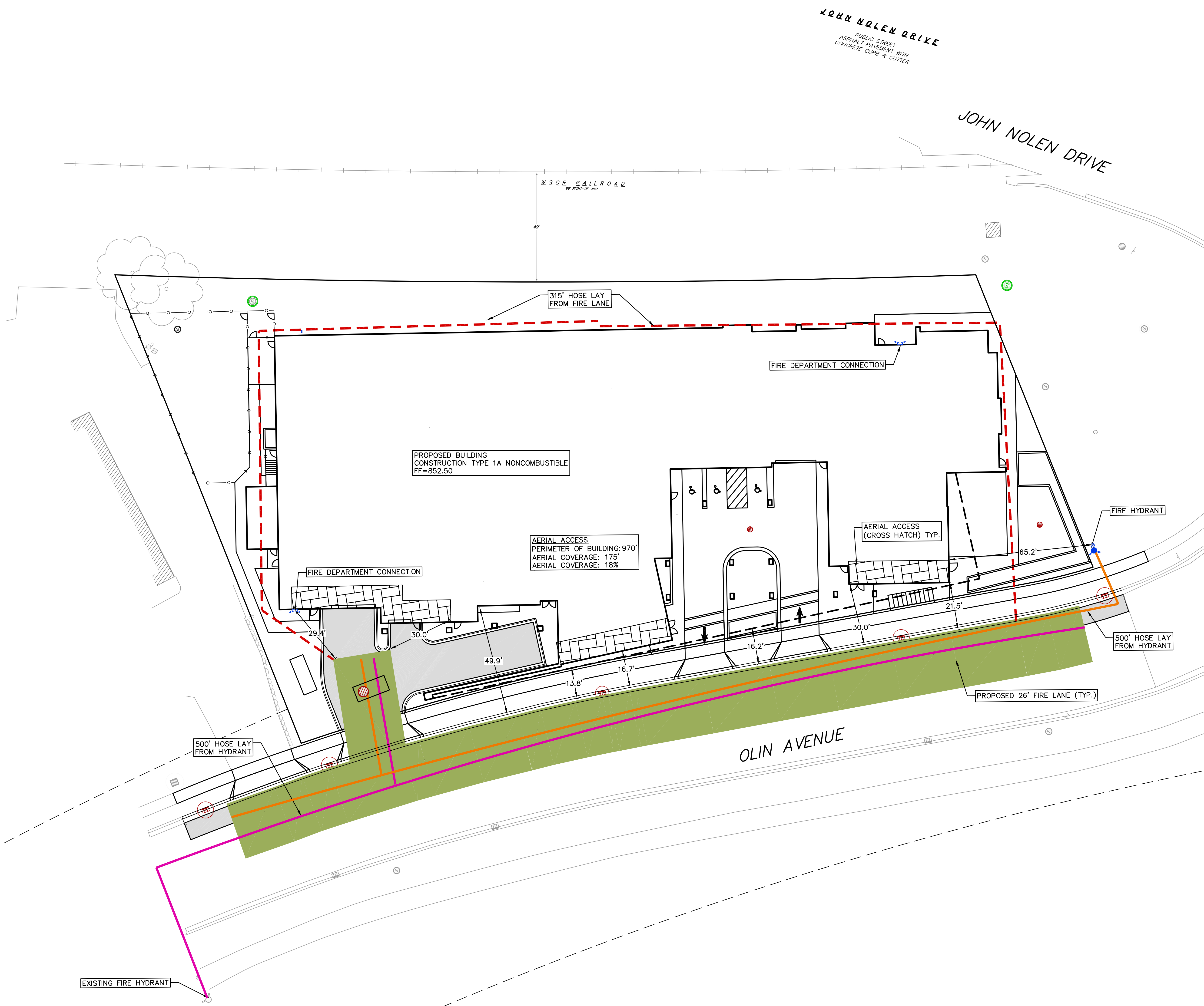
## FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? <b>If non-sprinklered</b> , fire lanes extend to within 150-feet of all portions of the exterior wall? <b>If sprinklered</b> , fire lanes are within 250-feet of all portions of the exterior wall?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provide detail of signage.) f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-feet clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D103?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> 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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
6. Is any part of the building <u>greater than 30-feet</u> above the grade plane? 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? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? <i>Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.</i> a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? 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? d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? 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?	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> N/A

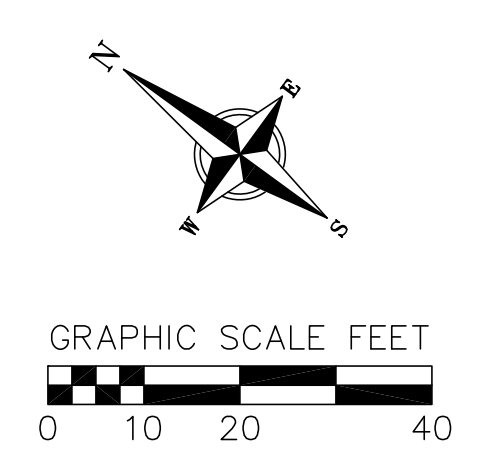
*Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.*

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

This worksheet is based on **MGO 34.503** and **IFC 2015 Edition Chapter 5 and Appendix D**; please see the codes for further information.



**FIRE ACCESS NOTES:**  
1. PROPOSED CONSTRUCTION IS TYPE 1A NONCOMBUSTIBLE



**FIRE ACCESS**  
222-232 E. OLIN AVENUE  
CITY OF MADISON  
DANE COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 05-19-2021  
DRAFTER: CLAN  
CHECKED: SCHR  
PROJECT NO.: 210063