

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____
Legistar # _____

DATE SUBMITTED: <u>8/1/12</u>	Action Requested
UDC MEETING DATE: <u>8/8/12</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 211 SOUTH BEDFORD STREET

ALDERMANIC DISTRICT: 4

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
LES DROZ JOHN W. SUTTON

505 UNIVERSITY 104 KING STREET

MADISON WI 53703 MADISON WI 53703

CONTACT PERSON: JOHN W. SUTTON

Address: 104 KING STREET

Phone: (608) 469-2528

Fax: (608) 255-1764

E-mail address: JOHN@SUTTONARCHITECTURE.COM

TYPE OF PROJECT:

(See Section A for:)

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

(See Section B for:)

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

(See Section C for:)

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

(See Section D for:)

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

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

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

ZONING TEXT PUD(GDP-SIP)
Aspen Court
211 South Bedford Street
Madison, WI 53703

Legal Description: Lots 1, 2, and the southwest $\frac{1}{2}$ of lot 3, block 30, Original Plat of the City of Madison, located in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 23, T7N, R9E, City of Madison, Dane County, Wisconsin.

A. Statement of Purpose: This zoning district is established for the development of 58 apartments with 62 total bedrooms, and 70 underground parking stalls.

B. Permitted Uses:

1. Residential uses as allowed in the R-6 zoning district.
2. Uses accessory to permitted uses listed above.

C. Lot Area: 22,011 square feet.

D. Floor Area Ratio:

1. Maximum floor area ratio permitted is 3.0.
2. Maximum building height shall be four (4) stories or as shown on the approved SIP.

E. Yard Requirements: Yard areas will be provided as shown on the approved SIP.

F. Landscaping: The landscaping will be provided as shown on the approved SIP.

I. Signage: Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the R-6 district, or as approved by Urban Design.

J. Family Definition: The family definition for this PUD-SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the R-6 Zoning District.

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

Legal Description for Aspen Court 211 South Bedford Street

Lots 1, 2, and the southwest $\frac{1}{2}$ of Lot 3, Block 30, Original Plat of the City of Madison, located in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, and the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 23, T7N, R9E, City of Madison, Dane County, Wisconsin.

LETTER OF INTENT

May 23, 2012

Revised July 31, 2012

PUD-GDP/SIP Submission – **Aspen Court**

211 South Bedford Street

Proposed by

Les Orosz
Orosz Properties
505 University Avenue
Madison, WI 53703

(608) 256-7368

Prepared by

Sutton Architecture
Plandesign
104 King Street
Albright
Madison, WI 53703

KEE Architecture
Doug Kozel

Quam Engineering
Ryan Quam

Quam Engineering
Andy

(608) 469-2528

STATEMENT OF RATIONALE (MARKET)

This submittal is to redevelop lots 1, 2, and the SE half of lot 3 in block 30. We have identified the goals of the neighborhood plan as well as the downtown plan that will be released shortly. We have also worked with the neighborhood to identify a scale and density that works for them as well as the owner. This location has great access to all areas of the city, including by bus and bicycle paths.

This area has seen major interest for high end apartments. Young professionals continue to look in this neighborhood for desirable housing. Madison's unique isthmus limits the amount of land that is available for development, making the demand even greater. Also the increase in student housing closer to campus has helped to enhance the desire for market rate apartments east of West Washington Avenue.

FEASIBILITY

This site has great access and is adjacent to several newer developments. Some are condominiums that will benefit from developing upscale rental in place of tired student residential housing stock. Even though there are more apartments being proposed, it appears the market needs more units. The major user is coming from Epic, which continues to expand and hire more employees. We do not see this trend changing. Also, a large sector in the housing market is looking to rent better apartments rather than buy. With several interesting projects in the same area, it generates stronger interest from this group.

PROJECT DESCRIPTION

Parking will be underground, providing 70 parking spots, with two HDC- accessible. There will also be bicycle, moped, and motorcycle parking in a dedicated area of the underground parking structure. There will be a total of 58 apartments. The mix will be 50 one bedroom that vary from 440 to 840 square feet, 4 one bedroom plus den with 795 square feet, and 4 two bedroom units with 1,165 square feet. We will also have a work out area on the first floor.

POTENTIAL IMPACTS (AMENITIES)

This site has tremendous visibility, but is currently underwhelming in use and architecture. The proposed development provides a great opportunity to continue to improve the quality of housing in this location. Even though this is not considered a large development, we are providing amenities that will help the neighborhood. This includes a loading facility, sufficient underground parking, additional landscaping, and bike racks for tenants and the general public.

Our site is on the city bus route for easy access anywhere in the city. Also, we are connected to city bike paths. These are great transportation amenities for the tenants. We are also near the square, city parks, Lake Monona, and major vehicular arteries.

NEIGHBORHOOD CONTEXT (DENSITY)

We have worked closely with the neighborhood to develop the program and architecture. We are also following the neighborhood plan as well as the soon-to-be release downtown plan. We have paid particular attention to breaking up the massing and creating individual entrances for the first floor apartments.

This location in the Bassett neighborhood was identified as a transition area that could handle higher density for multi-family housing.

OPEN SPACE

Our open space will consist of one large side lot area of 1,430 square feet, one large terrace garden area of 3,550 square feet and one small courtyard of 500 square feet. All but three apartments will have decks or terraces. They will vary from 60 to 110 square feet, for an additional 3,564 square feet. The total open space will be 9,044 square feet.

PARKING AND ACCESS

We will have 70 parking stalls on two levels of underground parking. Two of these stalls will be HDCP-accessible. There will also be a 10' by 35' service bay stall. Both driveways will be from Bedford Street, which we feel is the street which has heavier traffic use.

MANAGEMENT

The facility will be managed by the owners management company located at 505 University Avenue. They have daily office hours from 8:00 a.m. to 5:00 p.m.. After hours, they have an emergency number the residents can call.

BIKE PARKING

We will have racks for 12 bikes for public use and 90 for residential use. The residential storage will be in the underground parking area. We will modify bike stalls to moped stalls as needed.

CURRENT ZONING

The existing zoning is R-6. The following is a comparison with what would be required by the current zoning and what we are actually providing.

	actual lot	required
Lot Area:	21,780 s.f.	26,700 s.f.
Floor Area Ratio:	3.0	2.0
Footprint:	55% lot coverage	40%
Yard Requirement:	5' front 11' side 5' street side 5' rear	10' front 5' side 10' street side 5' rear
Useable Open Space:	9,044 s.f.	4,340 s.f.
Off Street Parking:	71	58
Bike stalls:	90	62
Off Street Loading:	1	1
Height:	4 story	4 story

PROJECT SCHEDULE

August, 2012: Demolition.
September, 2012: Excavation and start of construction.
June, 2013: Completion.

PROJECT TEAM

Owner: Les Orosz
Architect: Sutton Architecture and Douglas Kozel AIA
Civil: Quam Engineering
Structural: GKS Engineering
Landscape: Andy Albright

GENERAL DESIGN STANDARDS

Architectural Design

The massing of the building will be minimized by major setbacks as well as utilizing bumpouts that will only extend three stories. The entire underground parking structure will have a masonry veneer wherever it extends above grade from a minimum of two feet to a maximum of five feet. The bumpouts will have a brick veneer. The main body of the structure will have a 5" exposed lap cement board siding. The two major setbacks (street courtyard entrance and main entry) will have a horizontal cortin metal shingle with concealed fasteners.

Utilities

All utility service within the proposed development will be provided underground. All utilities are accessed on the site and will not require excavation into the street. Existing utility poles will be eliminated whenever possible. See utility plan.

Storm Drainage

All storm water for the structures will drain toward West Doty Street. We will tie into the storm pipe on West Doty Street and have a sediment catch basin on site. We will also utilize rain barrels to catch the first flush from the roof drainage for site landscape watering.

Site Lighting

The design of all site lighting will be coordinated to complement the site design and architectural character of the building.

All fixtures will be positioned with care taken to direct light away from windows and street traffic. Most lighting will not be seen, using can fixtures at all entrances and down lights on the decks. We will provide recessed wall lights at the base of the masonry wall to light just the immediate sidewalk for additional safety and welcoming aesthetics. We will also use steel channel shapes with LED down lights for accents along the private sidewalk into the garden terrace entrance. LED's will be used as much as possible.

Signs

The building will be identified with the project name on the face of the masonry as well as the building number.

Service Area

Trash collection is in a trash room accessible to all residential tenants on the first parking level, near the garage entry. The trash area will handle all recycling material as well.

Landscaping

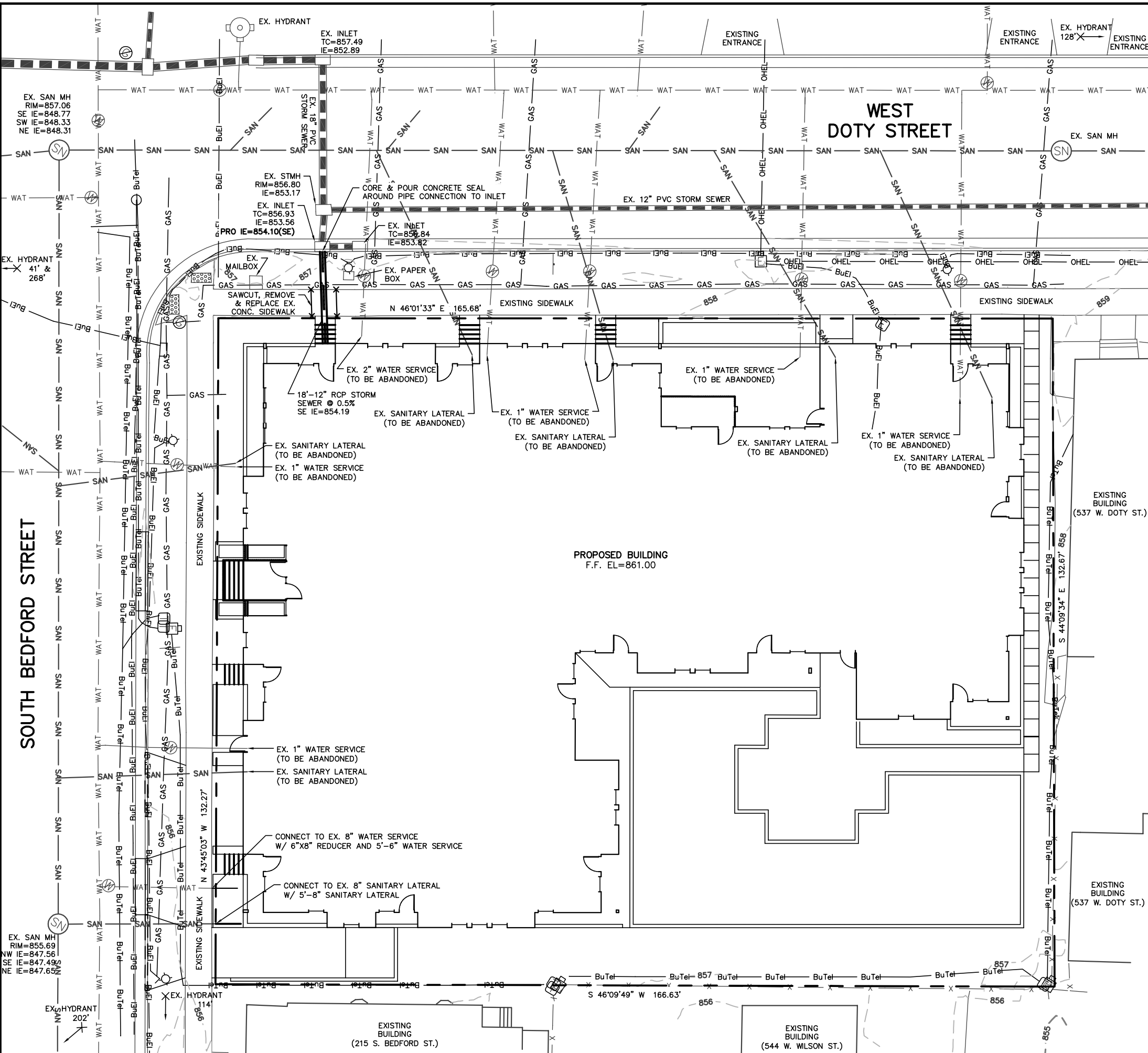
The landscaping plan provides durable plantings at the perimeter of the building with increased color identifying the entrance areas. We will maintain all terrace trees. The main terrace garden will have large planters with small ornamental trees and smaller plantings with a maintenance path through it. We will have additional landscape features such as an arbor and lighted bollards constructed out of steel shapes to match the building architecture.

Walkways

All walkways will be constructed of concrete to match existing sidewalks. The existing sidewalk will be replaced along the entire lot. We are also proposing individual access to the first floor units from the sidewalk. These access points will be marked as private.

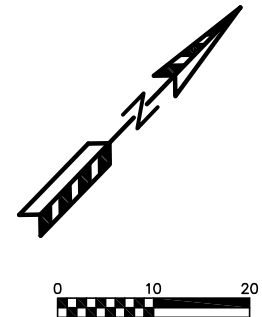
Parking Areas

We will have 70 parking stalls for the 58 unit. The stalls will be "one size fits all", 8'-9" by 17'-0", with 23'-0" drive aisles. Two underground stall will be HDCP accessible and near the elevator. We will have a dedicated area for bikes capable of handling 90 bicycles. We will convert bike stalls to mopeds as needed, as well as car stalls.



UTILITY NOTES:
 EXISTING UTILITIES SHOWN WERE OBTAINED FROM CITY OF MADISON RECORD DRAWINGS AND MARKED UTILITIES.
 THE CONTRACTOR SHALL CONTACT CITY OF MADISON UTILITIES PRIOR TO CONNECTING TO EXISTING SANITARY SEWER AND WATER MAIN.
 THE CONTRACTOR SHALL SUBMIT THE APPLICATION FOR SERVICE TO THE CITY OF MADISON WATER UTILITY TO OBTAIN THE PERMIT FOR THE WATER SERVICE CONNECTIONS.
 ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.
 ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE TO CITY OF MADISON STANDARD SPECIFICATIONS.
 THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS, SIZES, MATERIALS, AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ENGINEER.
 THE CONTRACTOR SHALL OBTAIN ALL NECESSARY SEWER CONNECTION PERMITS AND SEWER PLUGGING PERMITS PRIOR TO ANY UTILITY WORK.
 CONTRACTOR SHALL OBTAIN A PERMIT TO PLUG THE EXISTING SANITARY SEWER LATERAL THAT IS TO BE ABANDONED. FOR THE LATERAL TO BE PLUGGED THE CONTRACTOR SHALL DEPOSIT \$1,000 WITH THE CITY ENGINEER IN TWO SEPARATE CHECKS IN THE FOLLOWING AMOUNTS: (1) \$100 NON REFUNDABLE DEPOSIT FOR THE COST OF INSPECTION OF THE PLUGGING BY CITY STAFF; AND (2) \$900 FOR THE COST OF CITY CREWS TO PERFORM THE PLUGGING. IF THE CONTRACTOR ELECTS TO COMPLETE THE PLUGGING OF A LATERAL SITE AND THE PLUGGING IS INSPECTED AND APPROVED BY THE CITY ENGINEER, THE \$900 FEE SHALL BE RETURNED TO THE CONTRACTOR. THIS PERMIT APPLICATION IS AVAILABLE ONLINE AT [HTTP://WWW.CITYOFMADISON.COM/ENGINEERING/PERMITS.CFM](http://www.cityofmadison.com/engineering/permits.cfm)

GENERAL NOTES:
 ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
 ALL DAMAGE TO THE PAVEMENT ON SOUTH BEDFORD AND WEST DOTY, ADJACENT TO THE DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
 THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
 TDD(FOR THE HEARING IMPAIRED)(800)542-2289
 WIS. STATUTE 182.0175 (1974)
 REQUIRES MIN. OF 3 WORK DAYS
 NOTICE BEFORE YOU EXCAVATE

SUTTON ARCHITECTURE
 104 King Street
 Madison, WI 53703
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 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752

OWNER
Les Orosz
 (608) 347-5432
 University Avenue
 Madison, Wisconsin

PROJECT
Aspen Court Apartments
 211 South Bedford Street
 Madison, Wisconsin 53703

DRAWING
UTILITY PLAN

DATA
 Project # 20222
 Date 05.21.12
 Drawn by R.D.G.

C14

SITE LOCATION

PROJECT

SUTTON
ARCHITECTURE

104 King Street
Madison, WI 53703
Tel. 608-469-2528 Fax 608-255-1764

Aspen Court

211 South Bedford Street

DESIGN CONSULTANT

DOUGLAS KOZEL AIA
KEE ARCHITECTURE

CIVIL ENGINEERING

RYAN QUAM
QUAM ENGINEERING

LANDSCAPE

ANDY ALBRIGHT
PLANDSIGN

OWNER

Les Orosz

505 University Avenue

Madison, WI 53703

(608)256-7368

ZONING MAP

SITE DATA

BUILDING SIZE	49,475 SQUARE FEET
CONSTRUCTION TYPE	5B
BUILDING HEIGHT	44'-4"
NUMBER OF STORIES	4
NUMBER OF LEVELS	6
OCCUPANCY TYPE	R2
LOT SIZE	22,011 SQUARE FEET
PARKING	70
BIKE PARKING	98
LOADING FACILITY	1
ZONING	PUD

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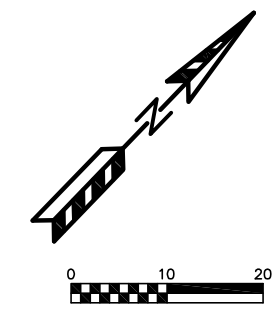
DRAWING
TITLE SHEET
LOCATION/ZONING MAP

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Project # 201212
Date: 07.31.12
Drawn by: jws

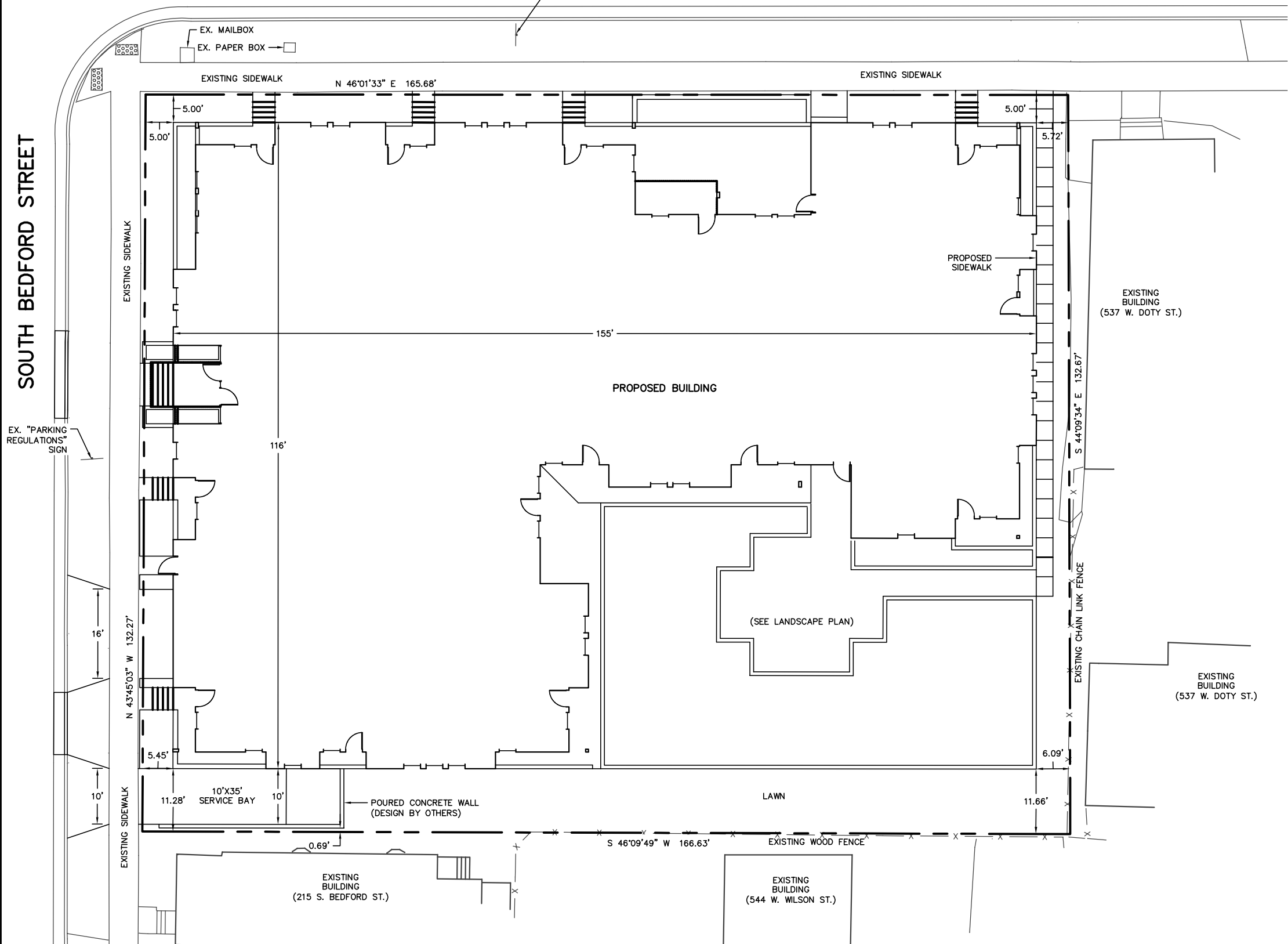
T1.1

EXISTING ENTRANCE EXISTING ENTRANCE EX. HYDRANT 128' → EXISTING ENTRANCE

WEST DOTY STREET



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DUMPSTER NOTE
 THERE WILL BE NO DUMPSTER POSITION ON THE SITE AND THE GARBAGE REMOVAL WILL BE MANAGED WITHIN THE BUILDING.

PARKING LOT PLAN SITE INFORMATION BLOCK

Site Address 211 SOUTH BEDFORD STREET
 Site acreage (total) 0.50 ACRES

Number of building stories (above grade) FOUR
 Building height 44'-4"
 DILHR type of construction (new structures or additions) 5B
 Total square footage of building 12,597

Use of property APARTMENTS
 Gross square feet of office N/A
 Gross square feet of retail area N/A
 Number of employees in warehouse N/A
 Number of employees in production N/A
 Capacity of restaurant/place of assembly N/A

Number of bicycle stalls shown (SEE PARKING PLAN)
 Number of Parking stalls: (SEE PARKING PLAN)

	SHOWN
Small Car	0
Large Car	0
Accessible	0
Total	0

Number of trees shown (See Landscape Plan)

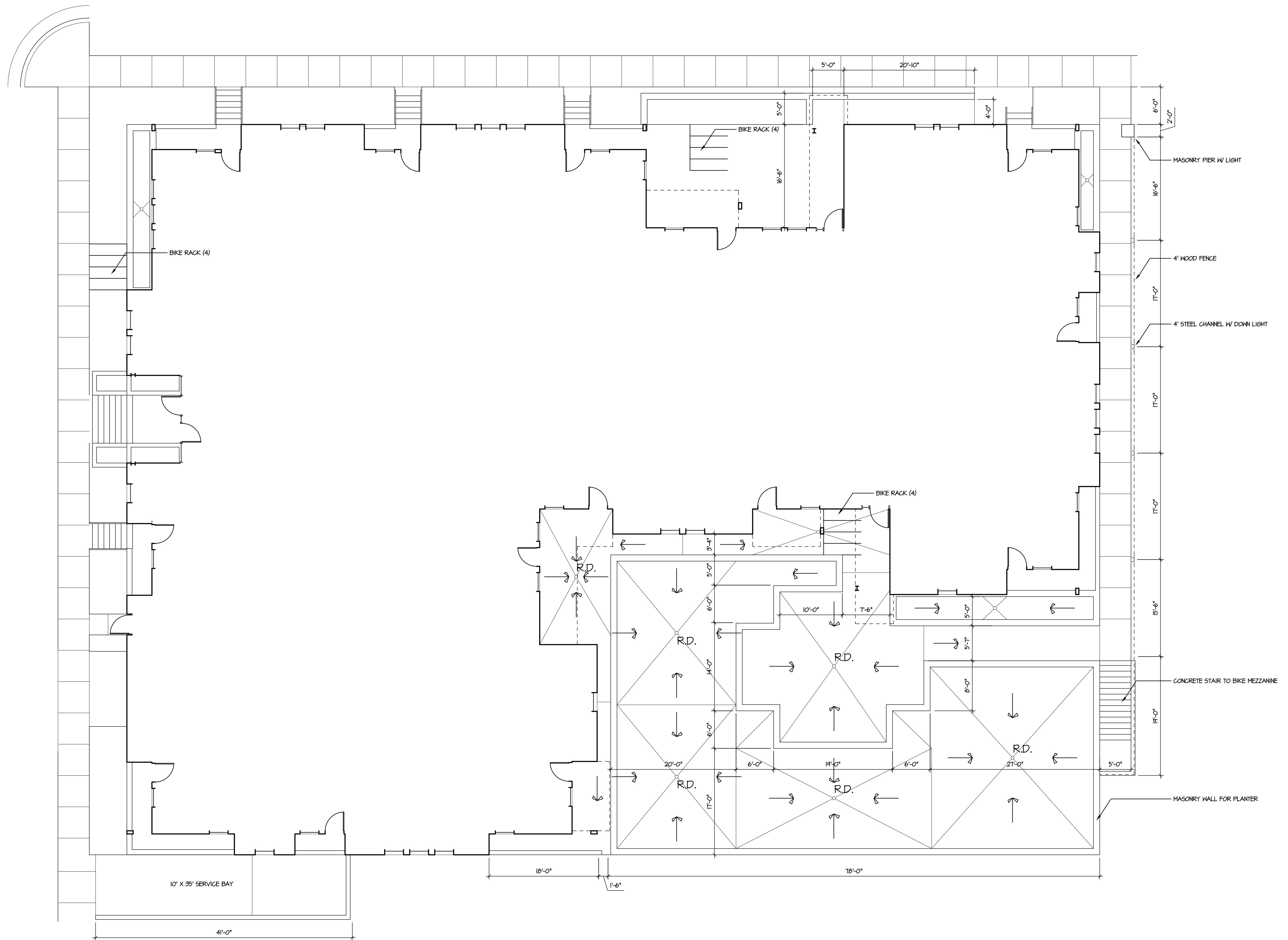
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OWNER
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(608) 347-5432
University Avenue
Madison, Wisconsin

PROJECT
Aspen Court
Apartments
211 South Bedford Street
Madison, Wisconsin 53703

DRAWING
SITE PLAN

DATA
 Project # 20222
 Date 05.21.12
 Drawn by R.D.G.



NOT FOR
CONSTRUCTION

PROJECT

Aspen Court
Residential
211 South Bedford Street
Madison Wisconsin 53703

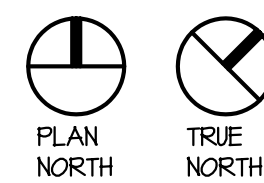
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Exterior Deck Plan

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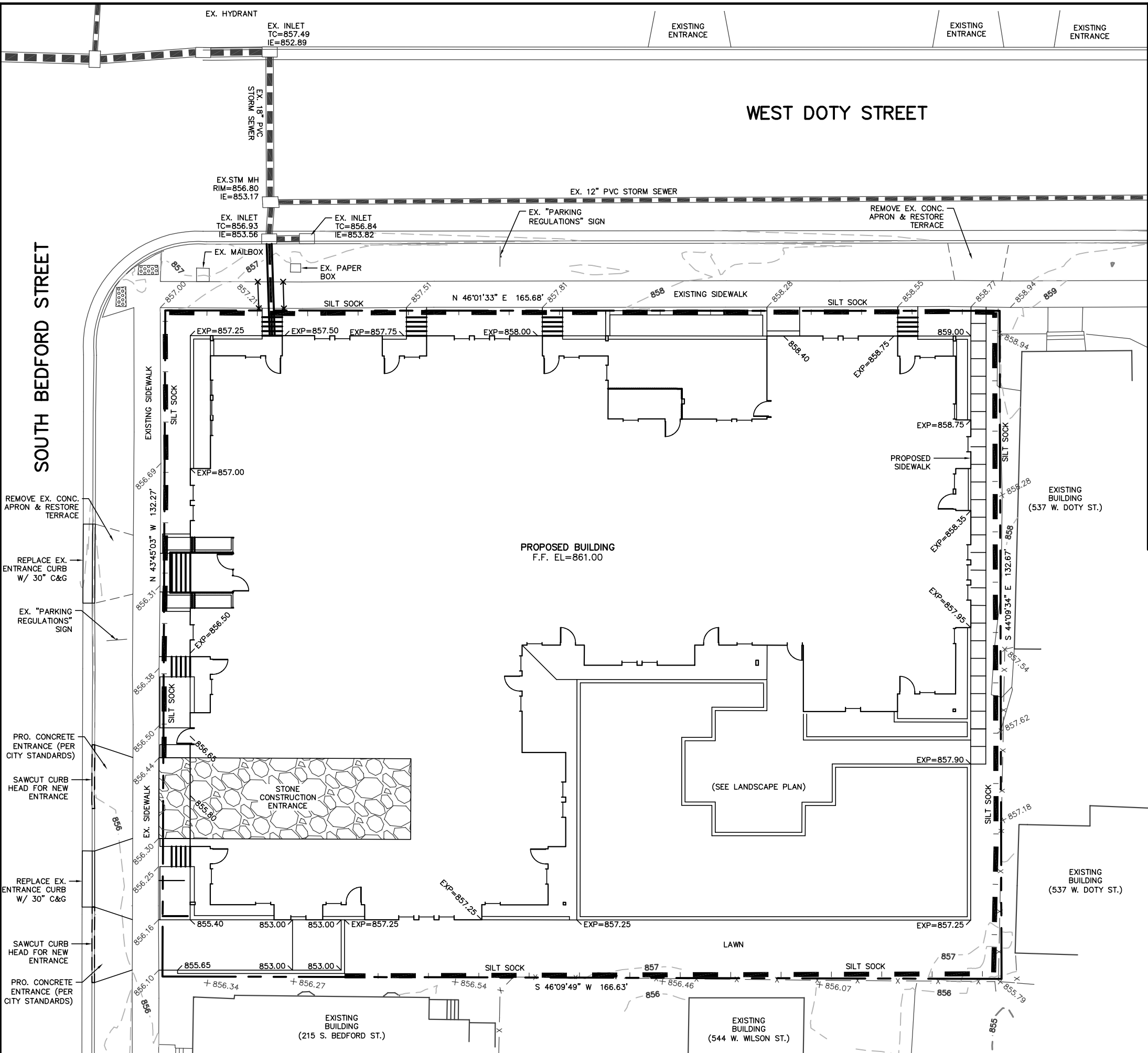
Project # 201212
Date:
Drawn by: jwe

1 EXTERIOR DECK PLAN
L1.2 SCALE: 1/8" = 1'-0"



L1.2

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A - McFarland, WI 53558 (608) 838-7750 SA-03-12\SA03BASE.DWG



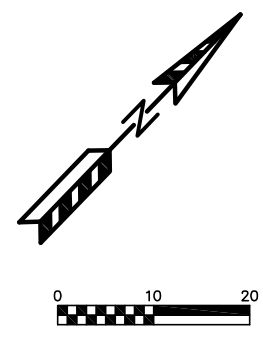
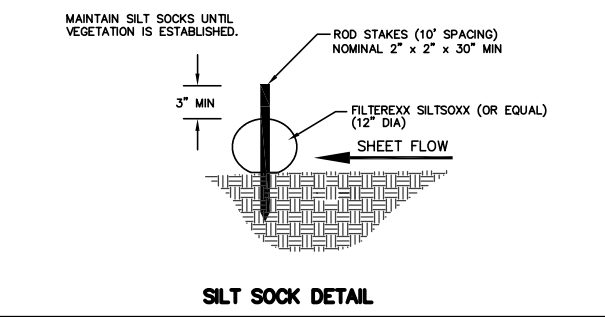
EROSION NOTES:
 THE EXISTING GRAVEL SHOWN ON THE EXISTING SITE PLAN SHALL BE USED AS THE CONSTRUCTION ENTRANCE DURING BUILDING DEMOLITION. A STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO PROPOSED CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
 EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
 CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
 WOOD TYPE D INLET PROTECTION SHALL BE INSTALLED IN ADJACENT INLETS AND BE MAINTAINED THROUGHOUT THE PROJECT.
 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. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. 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.

TIME SCHEDULE:
 AUGUST 15, 2012 INSTALL INITIAL EROSION CONTROL DEVICES.
 AUGUST 15, 2012 - JUNE 15, 2013 CONSTRUCT BUILDING & PARKING LOT AND RESTORE PERVIOUS DISTURBED AREAS.

RESTORATION NOTES:
 ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.
 SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE.
 FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

OWNER:
 LES OROSZ
 UNIVERSITY AVENUE
 MADISON, WI

ENGINEER:
 QUAM ENGINEERING, LLC
 ATTN: RYAN QUAM
 4604 SIGGELKOW ROAD, SUITE A
 MCFARLAND, WI 53558



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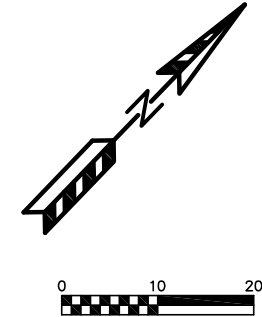
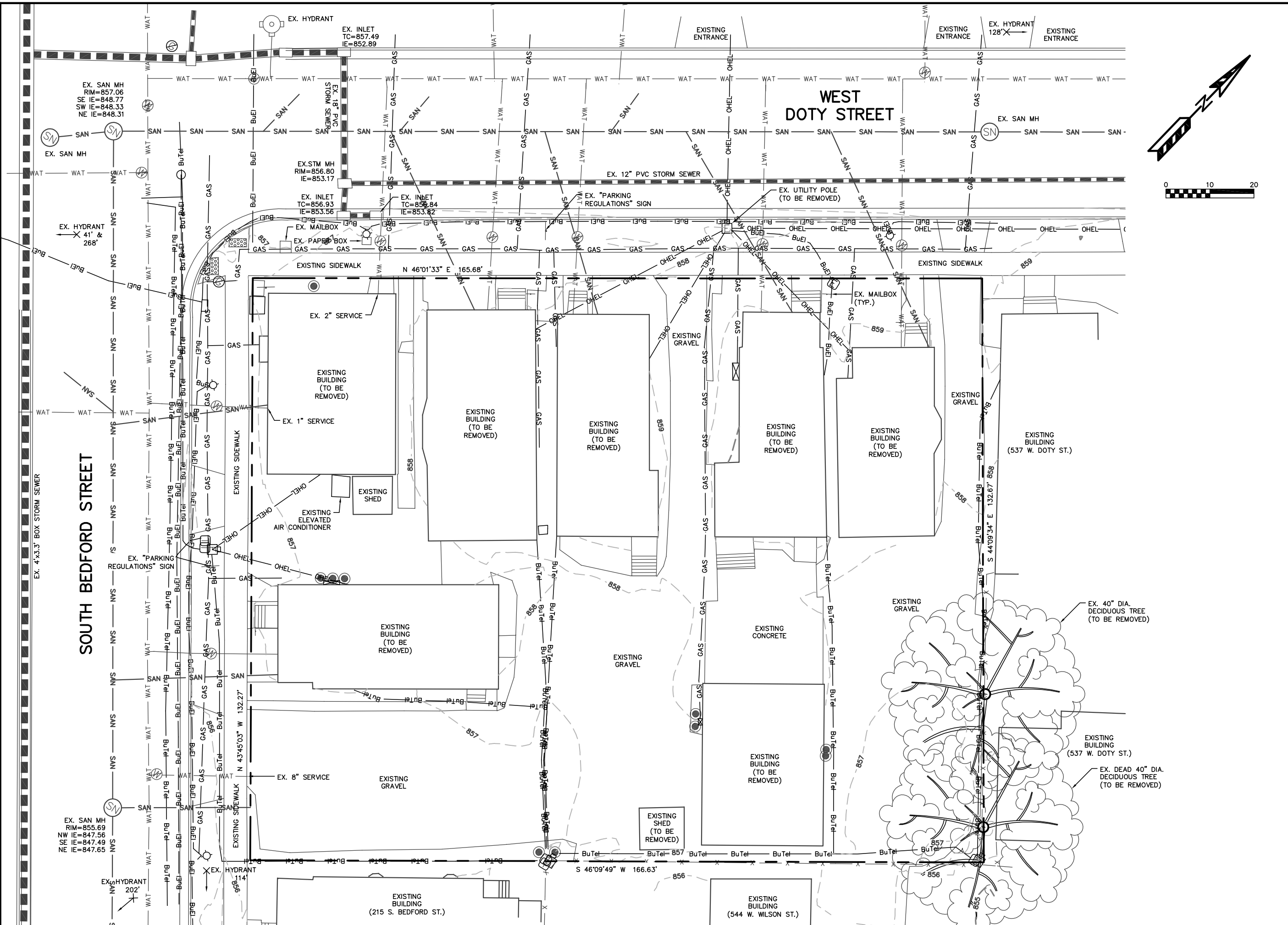
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DRAWING
 GRADING AND EROSION CONTROL PLAN

DATA
 Project # 200222
 Date 06.21.12
 Drawn by R.D.G.

C1.3



SUTTON ARCHITECTURE
 104 King Street
 Madison, WI 53703
 Tel: 608-255-0500 Fax: 608-255-0504

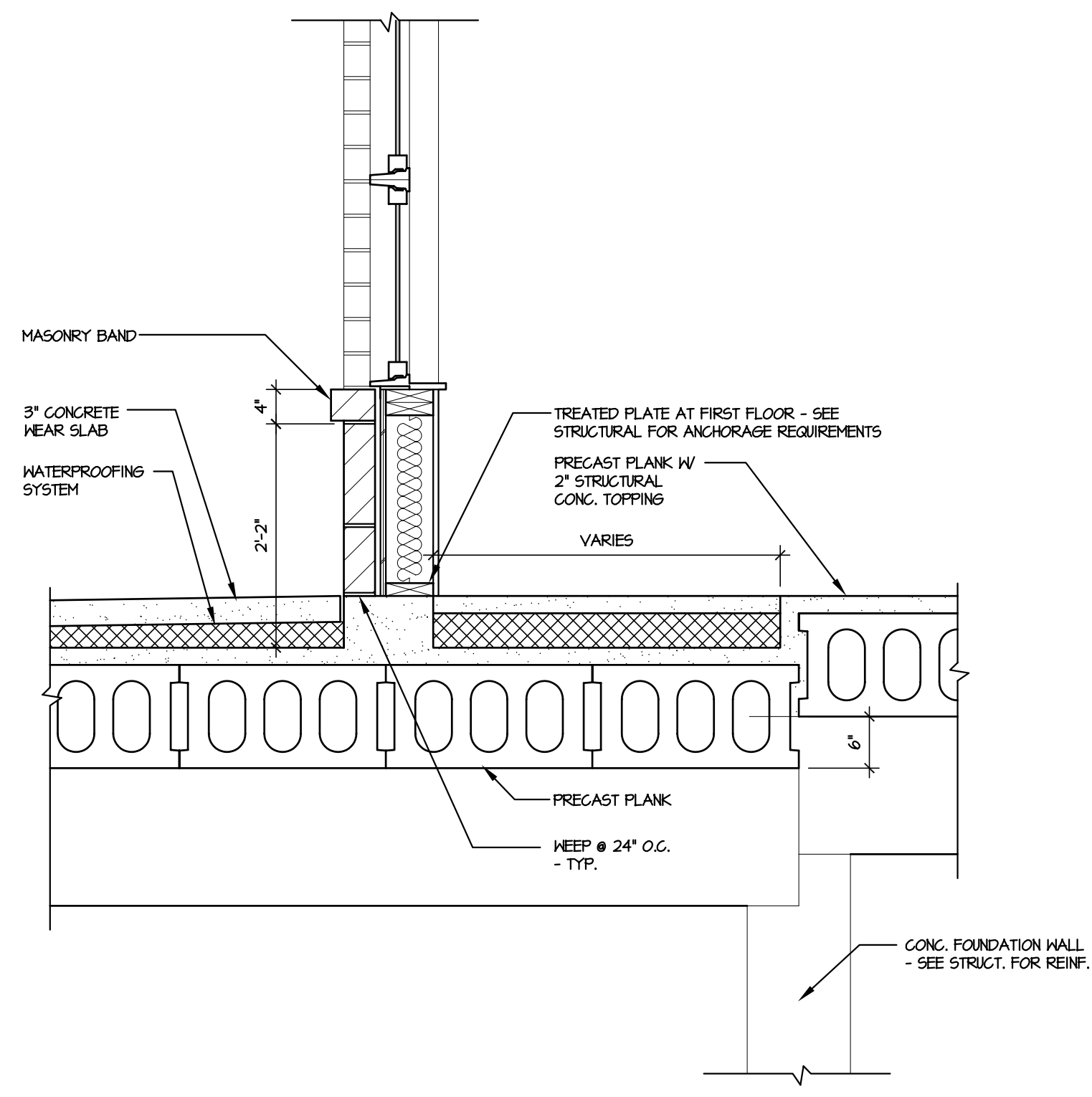
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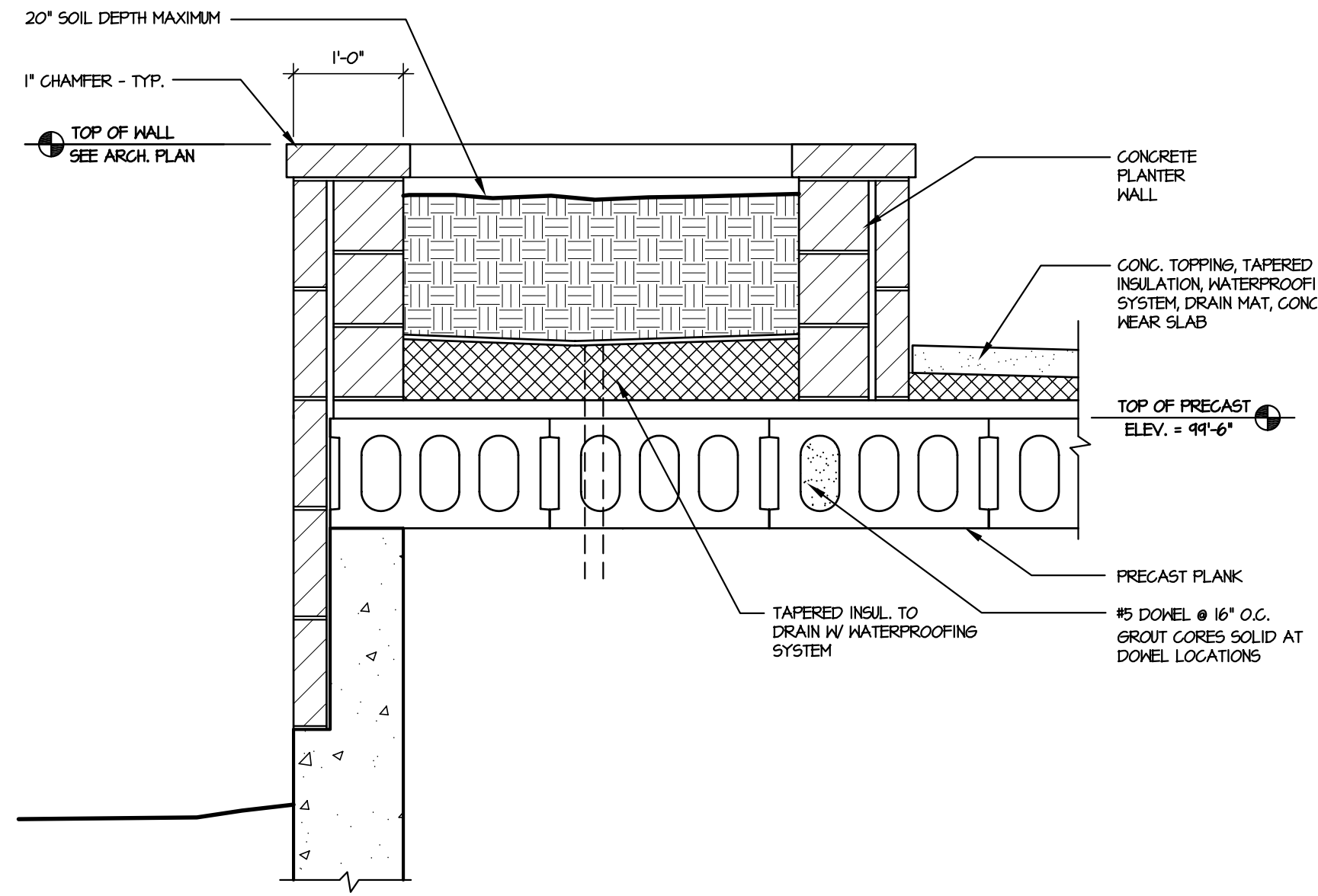
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Aspen Court Apartments
 211 South Bedford Street
 Madison, Wisconsin 53703

DRAWING
EXISTING SITE PLAN

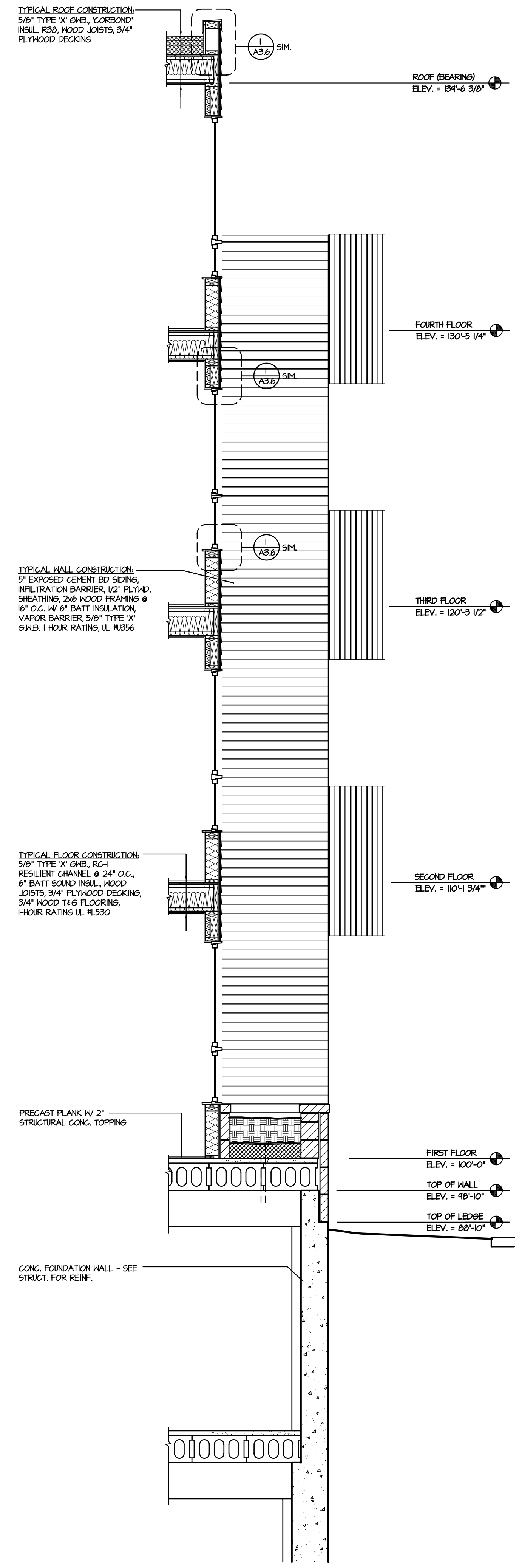
DATA
 Project # 200222
 Date 05.21.12
 Drawn by R.D.G.



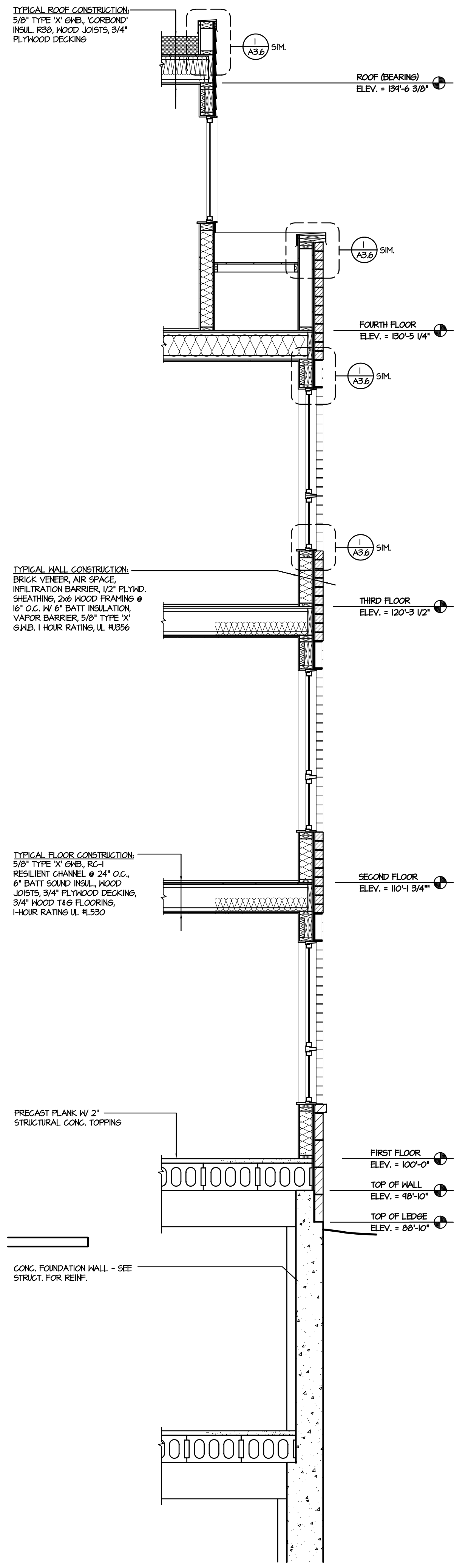
1 WALL DETAIL @ COURTYARD
SCALE: 1/2" = 1'-0"



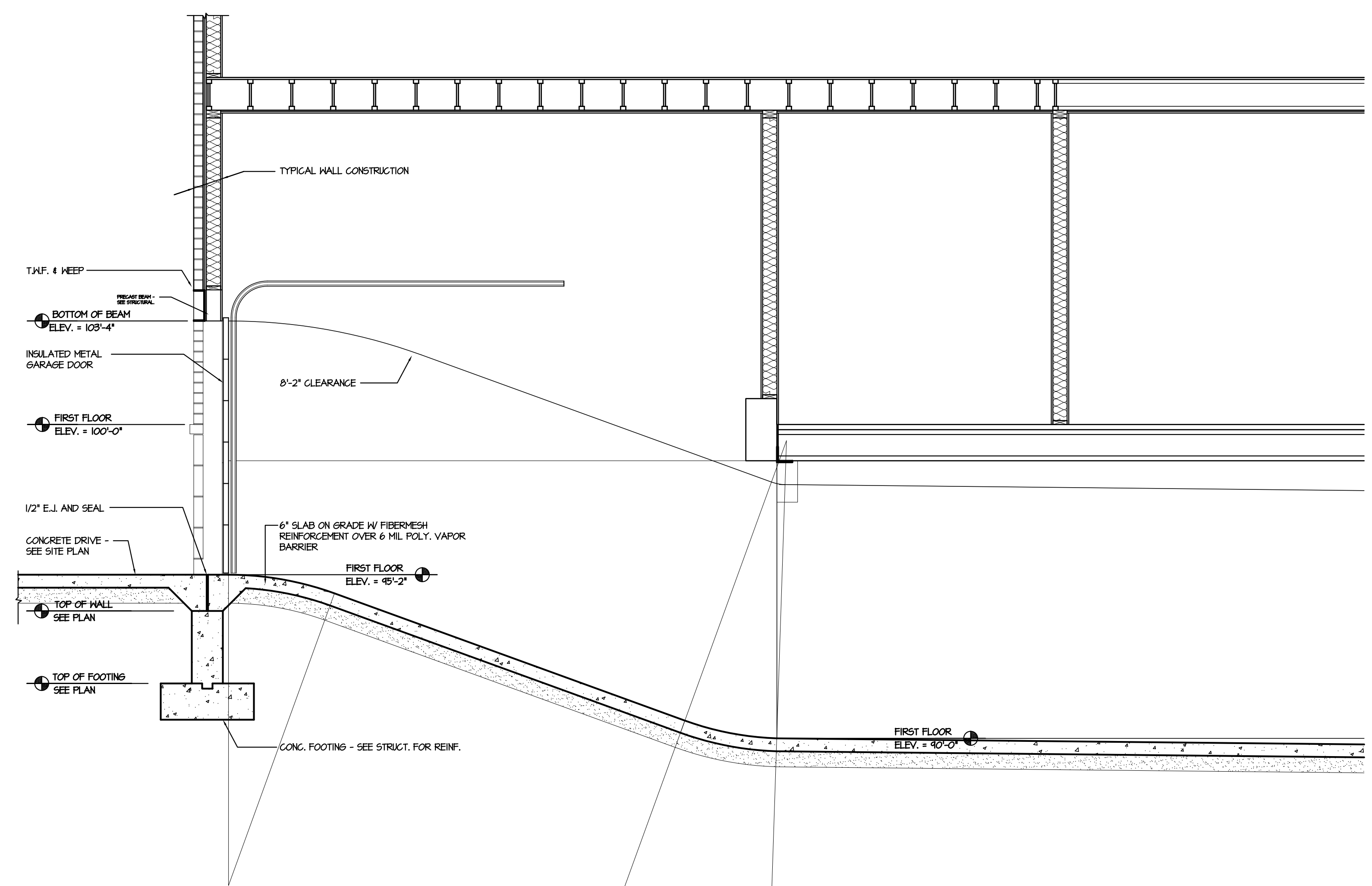
1 TYPICAL PLANTER DETAIL
SCALE: 1/2" = 1'-0"



2 WALL SECTION @ LAP SIDING W/ PLANTER
SCALE: 3/4" = 1'-0"



3 WALL SECTION @ BAYS
SCALE: 3/4" = 1'-0"



1 WALL SECTION @ GARAGE ENTRANCE
SCALE: 3/4" = 1'-0"

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PROJECT
Aspen Court
Residential
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Madison Wisconsin 53703

DRAWING
WALL SECTIONS, DETAILS

DATA
Project # 201212
Date:
Drawn by: j.w.a.

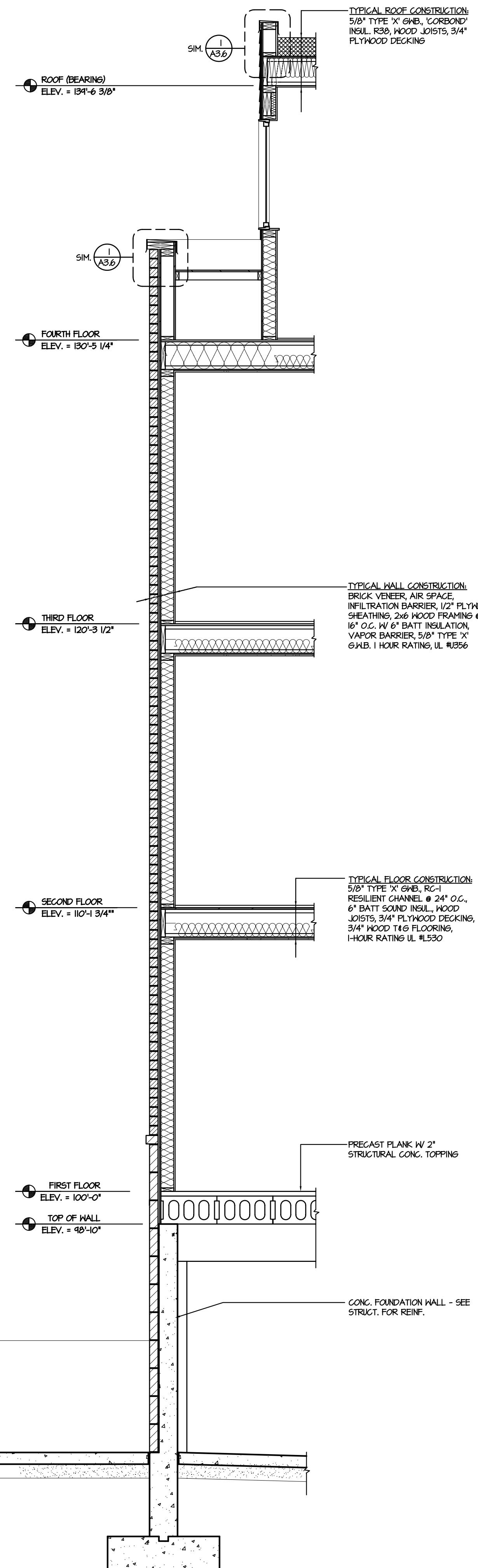
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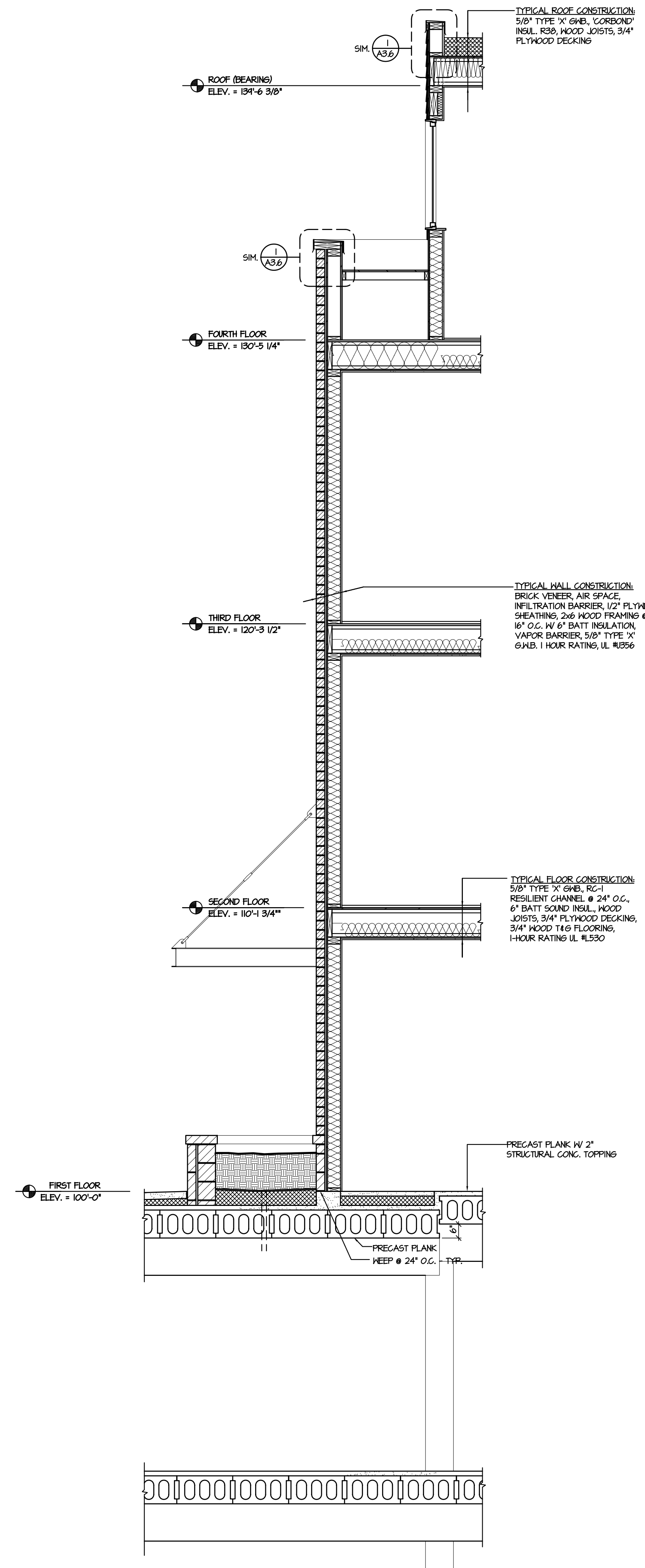
DRAWING
WALL SECTIONS, DETAILS

DATA
Project # 201212
Date:
Drawn by: j.w.a.

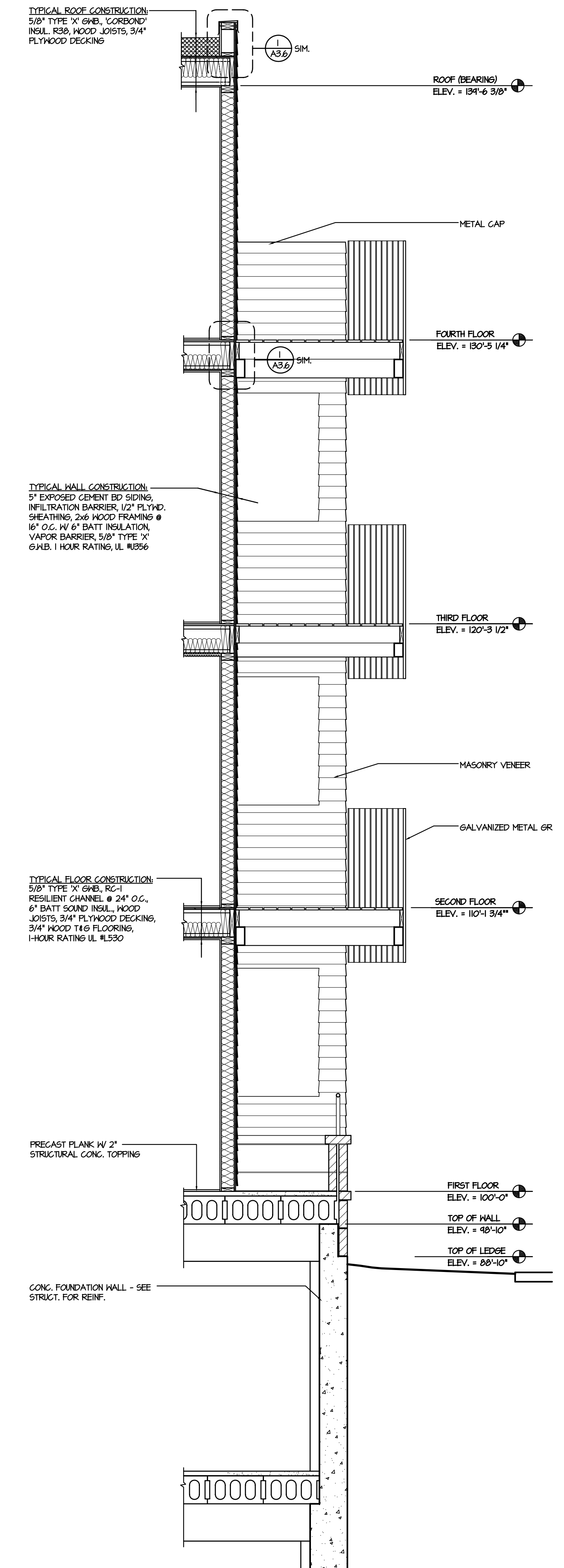
A3.2



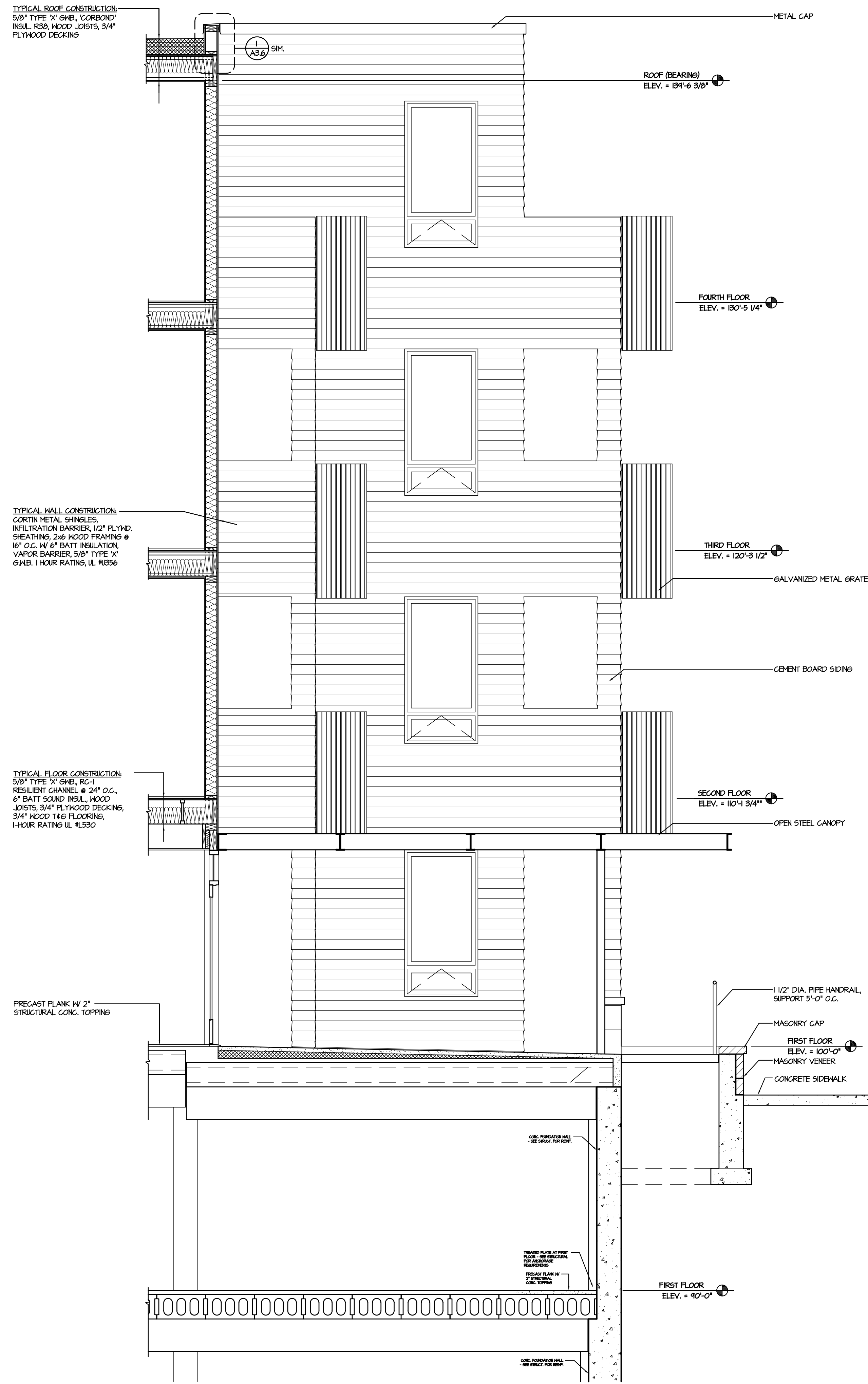
1 WALL SECTION @ SERVICE BAY
SCALE: 3/4" = 1'-0"



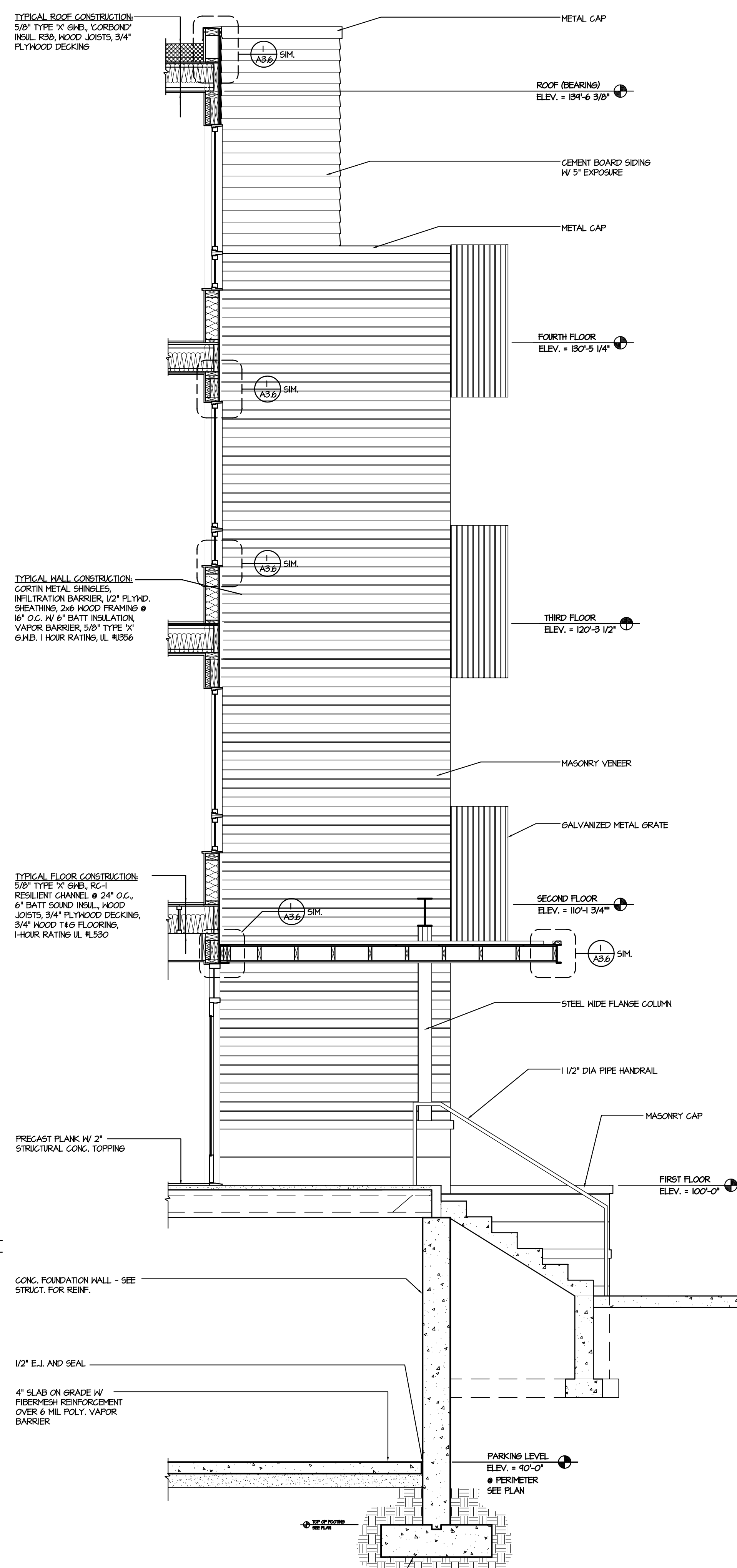
2 WALL SECTION @ PLANTER
SCALE: 3/4" = 1'-0"



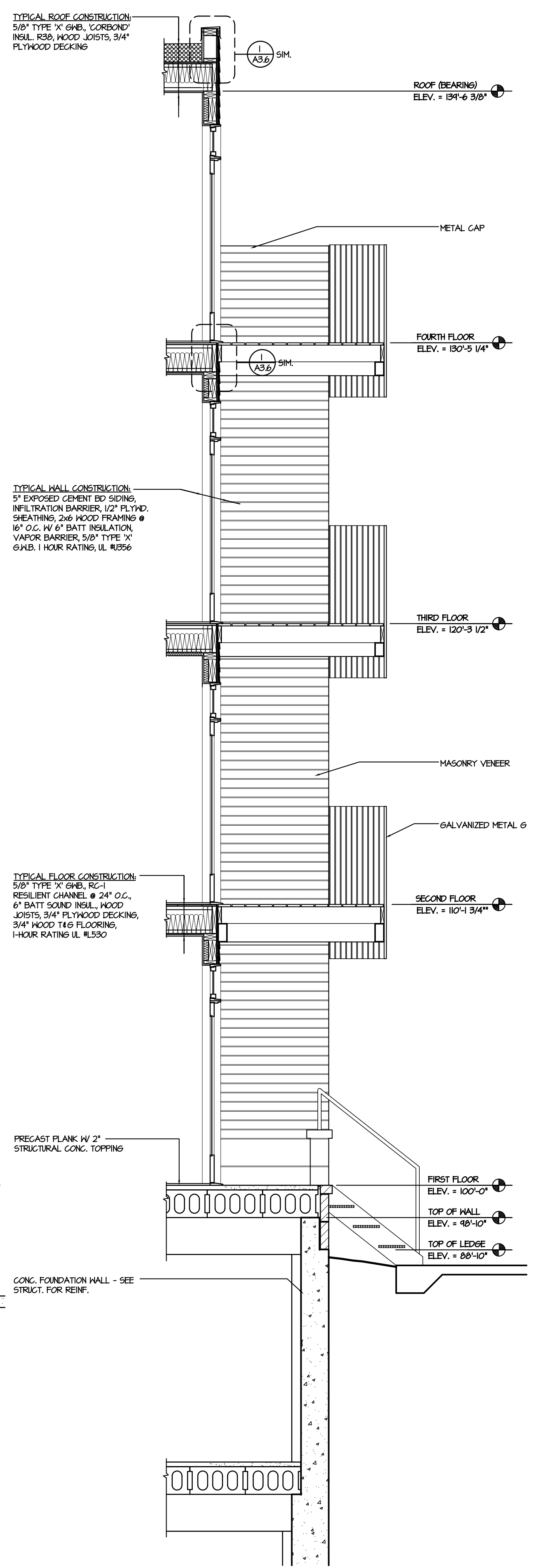
3 TYPICAL WALL SECTION @ DECKS
SCALE: 3/4" = 1'-0"



1 WALL SECTION @ COURTYARD ENTRANCE
SCALE: 3/4" = 1'-0"



2 WALL SECTION @ MAIN ENTRANCE
SCALE: 3/4" = 1'-0"



3 TYPICAL WALL SECTION @ DECKS
SCALE: 3/4" = 1'-0"

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DRAWING
WALL SECTIONS, DETAILS

DATA
Project # 201212
Date:
Drawn by: j.w.a.

A3.1



1
A2.3
SOUTHEAST ELEVATION
SCALE 1/8" = 1'-0"



2
A2.3
NORTHEAST ELEVATION
SCALE 1/8" = 1'-0"

NOT FOR
CONSTRUCTION

OWNER

Les Orosz
(608) 347-5432
University Avenue
Madison, Wisconsin

PROJECT

Aspen Court
Apartments
211 South Bedford Street
Madison, Wisconsin 53703

DRAWING

BUILDING SECTION/ELEVATIONS

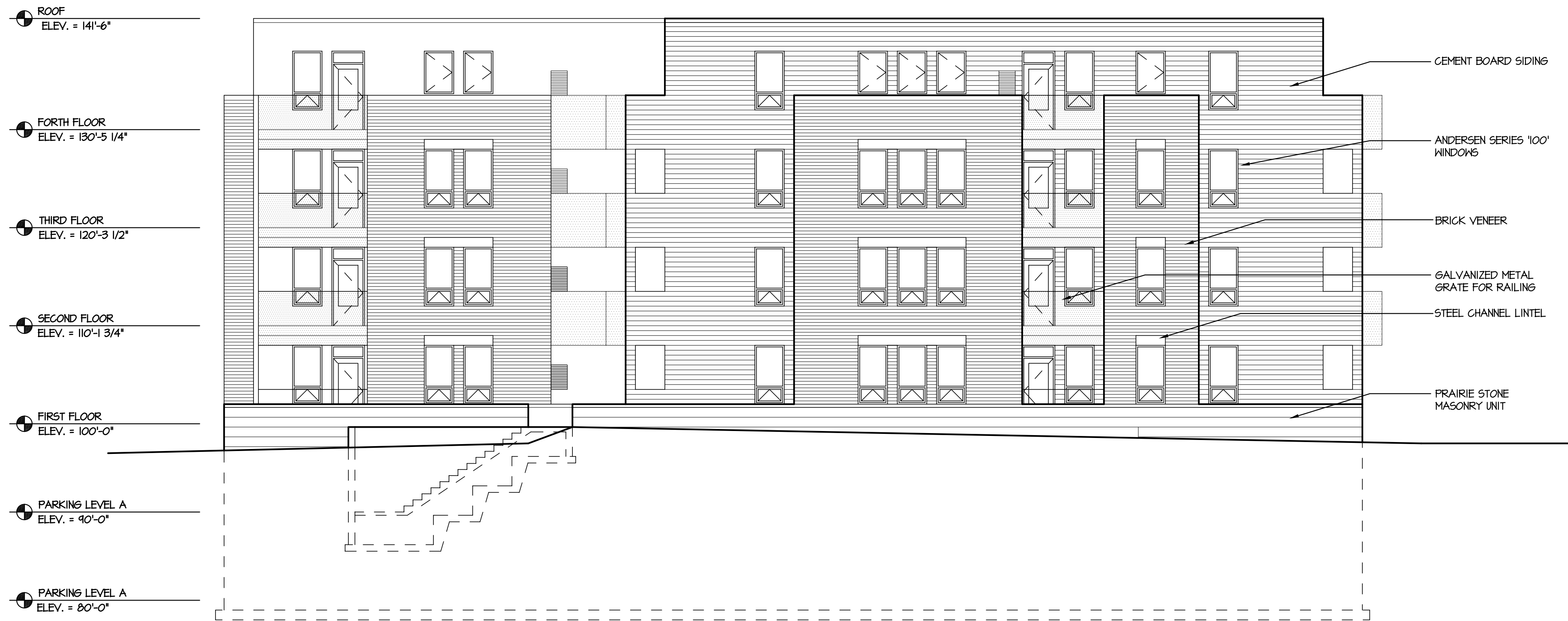
DATA

Project # 201212
Date:
Drawn by: j.w.a.

A2.3



1
A2.2
SOUTHEAST ELEVATION
SCALE 1/8" = 1'-0"



2
A2.2
NORTHEAST ELEVATION
SCALE 1/8" = 1'-0"

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OWNER
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University Avenue
Madison, Wisconsin

PROJECT
**Aspen Court
Apartments**
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DRAWING
BUILDING ELEVATIONS

DATA
Project # 201212
Date:
Drawn by: j.w.s.

A2.2



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OWNER

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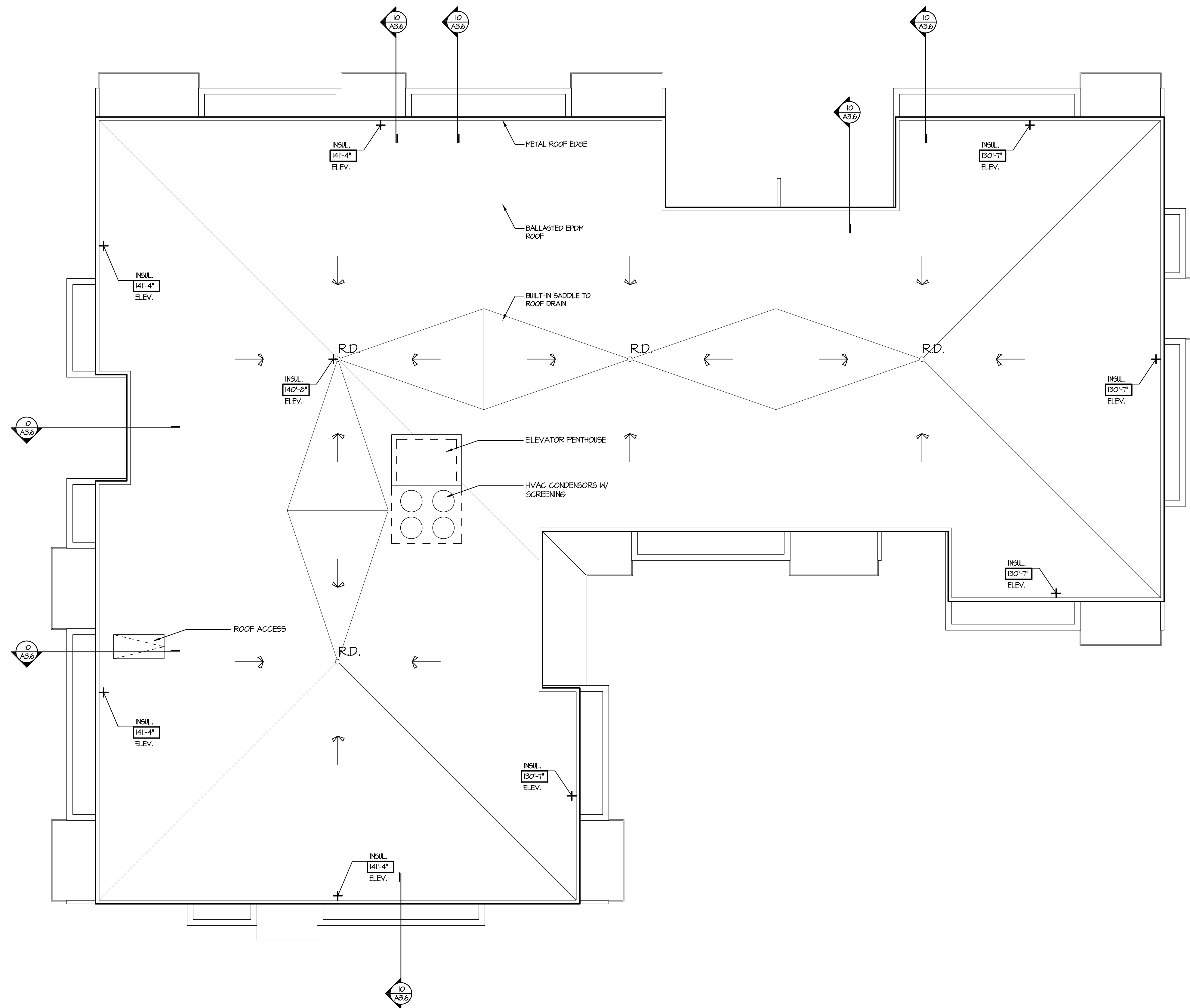
DRAWING

BUILDING ELEVATIONS

DATA

Project # 201212
Date:
Drawn by: j.w.a.

A2.1



1 ROOF PLAN
A1.6 SCALE 1/8" = 1'-0"



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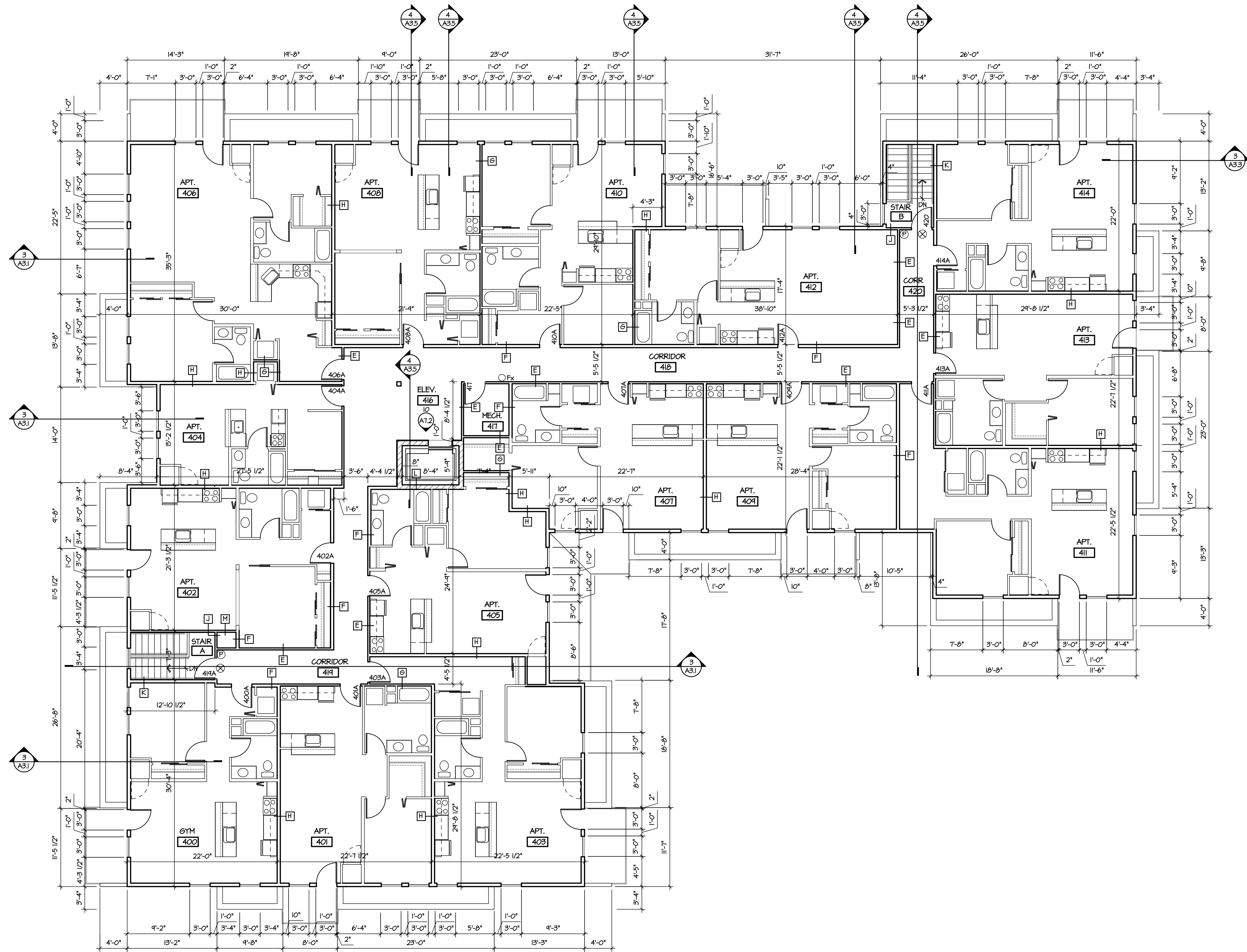
DRAWING

ROOF PLAN

DATA

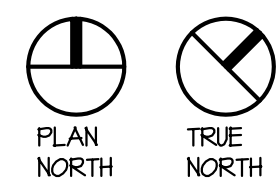
Project # 201212
Date:
Drawn by: j.w.a.

A1.6



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CONSTRUCTION

1
A1.5
FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUDS, CONCRETE, OR MASONRY.
2. SEE SHEET A4.1 FOR PARTITION TYPES & ROOM FINISH SCHEDULES.
3. SEE SHEET G1.2 FOR CONTINUATION OF SITE FEATURES.
4. SEE SHEET A1.1 FOR INTERIOR ELEVATIONS.

KEY

- Ⓢ SMOKE DETECTORS W/ BATTERY BACK-UP
- ⓔ EMERGENCY LIGHTING W/ BATTERY BACK-UP
- ⓧ EXIT LIGHTS W/ BATTERY BACK-UP
- Fx FIRE EXTINGUISHER
- Ⓟ FIRE ALARM PULL STATION
- Ⓡ CLASS I STANDPIPES
- Ⓛ PARTITION TYPES

PROJECT

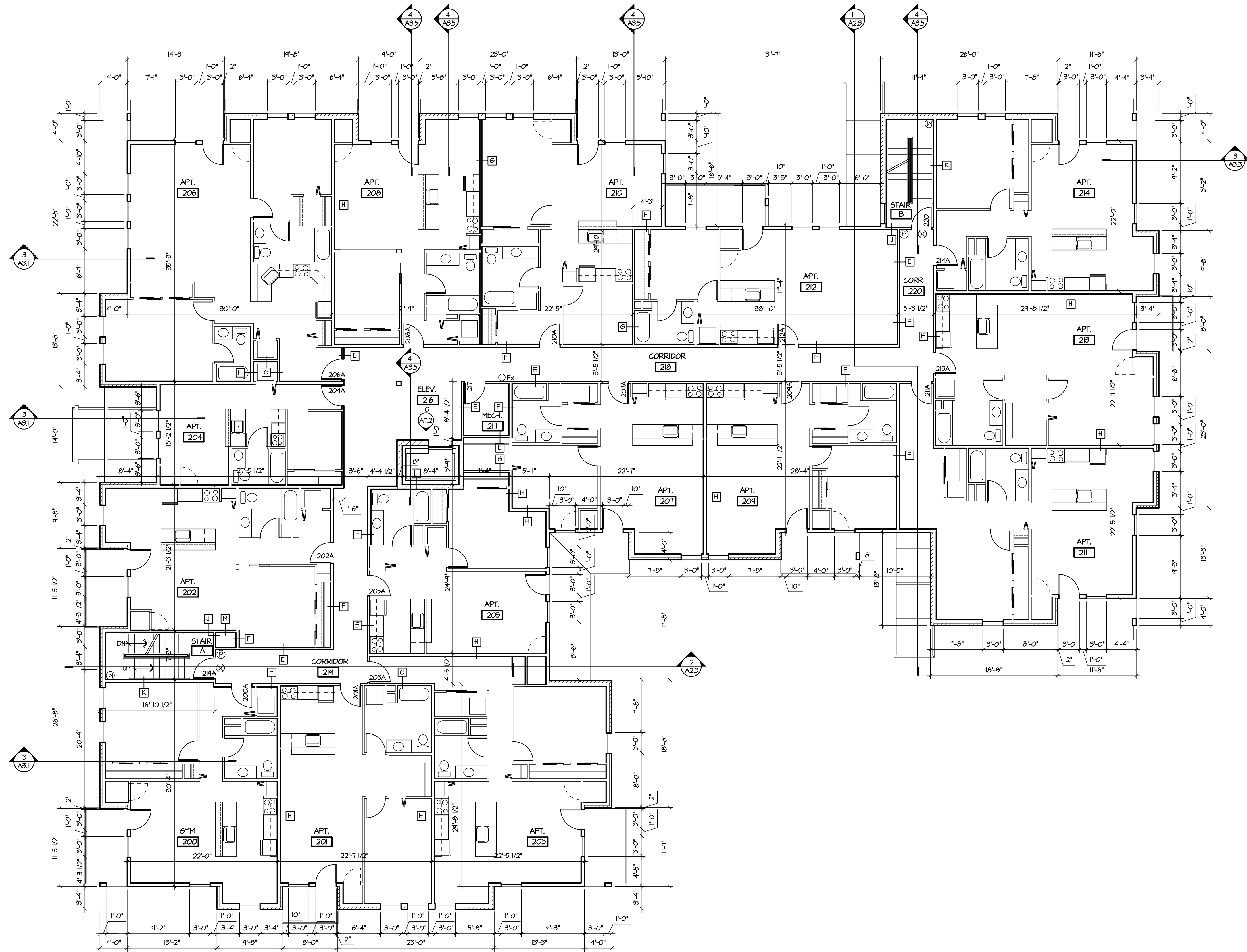
Aspen Court
Residential
211 South Bedford Street
Madison Wisconsin 53703

DRAWING

Fourth Floor Plan

DATA

Project # 201212
Date:
Drawn by: jwe



NOT FOR
CONSTRUCTION

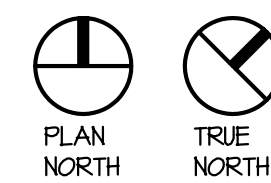
NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUDS, CONCRETE, OR MASONRY.
2. SEE SHEET A4.1 FOR PARTITION TYPES & ROOM FINISH SCHEDULES.
3. SEE SHEET G1.2 FOR CONTINUATION OF SITE FEATURES.
4. SEE SHEET A1.1 FOR INTERIOR ELEVATIONS.

KEY

- Ⓢ SMOKE DETECTORS W/ BATTERY BACK-UP
- ⓔ EMERGENCY LIGHTING W/ BATTERY BACK-UP
- ⓧ EXIT LIGHTS W/ BATTERY BACK-UP
- Fx FIRE EXTINGUISHER
- Ⓟ FIRE ALARM PULL STATION
- Ⓜ CLASS I STANDPIPES
- Ⓛ PARTITION TYPES

1 SECOND FLOOR PLAN (3RD SIMILAR)
A1.4 SCALE: 1/8" = 1'-0"



PROJECT

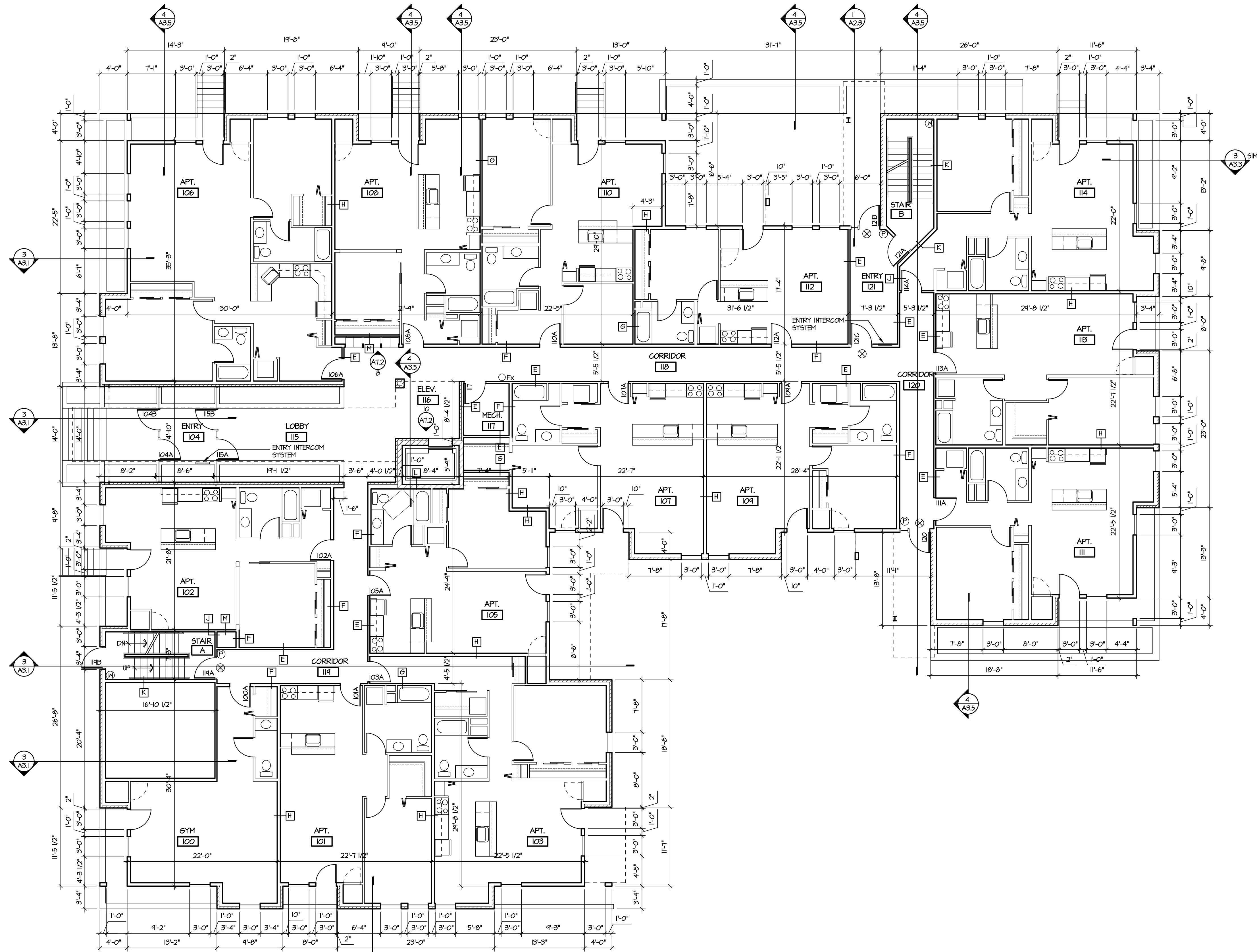
Aspen Court
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Madison Wisconsin 53703

DRAWING

Second Floor Plan (3rd Similar)

DATA

Project # 201212
Date:
Drawn by: jwe



NOT FOR
CONSTRUCTION

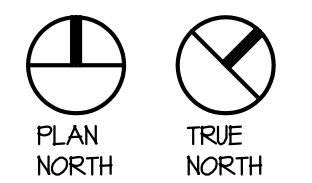
NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUDS, CONCRETE, OR MASONRY.
2. SEE SHEET A4.1 FOR PARTITION TYPES & ROOM FINISH SCHEDULES.
3. SEE SHEET G1.2 FOR CONTINUATION OF SITE FEATURES.
4. SEE SHEET A1.1 FOR INTERIOR ELEVATIONS.

KEY

- ⊙ SMOKE DETECTORS W/ BATTERY BACK-UP
- ⊕ EMERGENCY LIGHTING W/ BATTERY BACK-UP
- ⊗ EXIT LIGHTS W/ BATTERY BACK-UP
- Fx FIRE EXTINGUISHER
- Ⓟ FIRE ALARM PULL STATION
- Ⓡ GLASS I STANDPIPES
- Ⓛ PARTITION TYPES

1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



PROJECT

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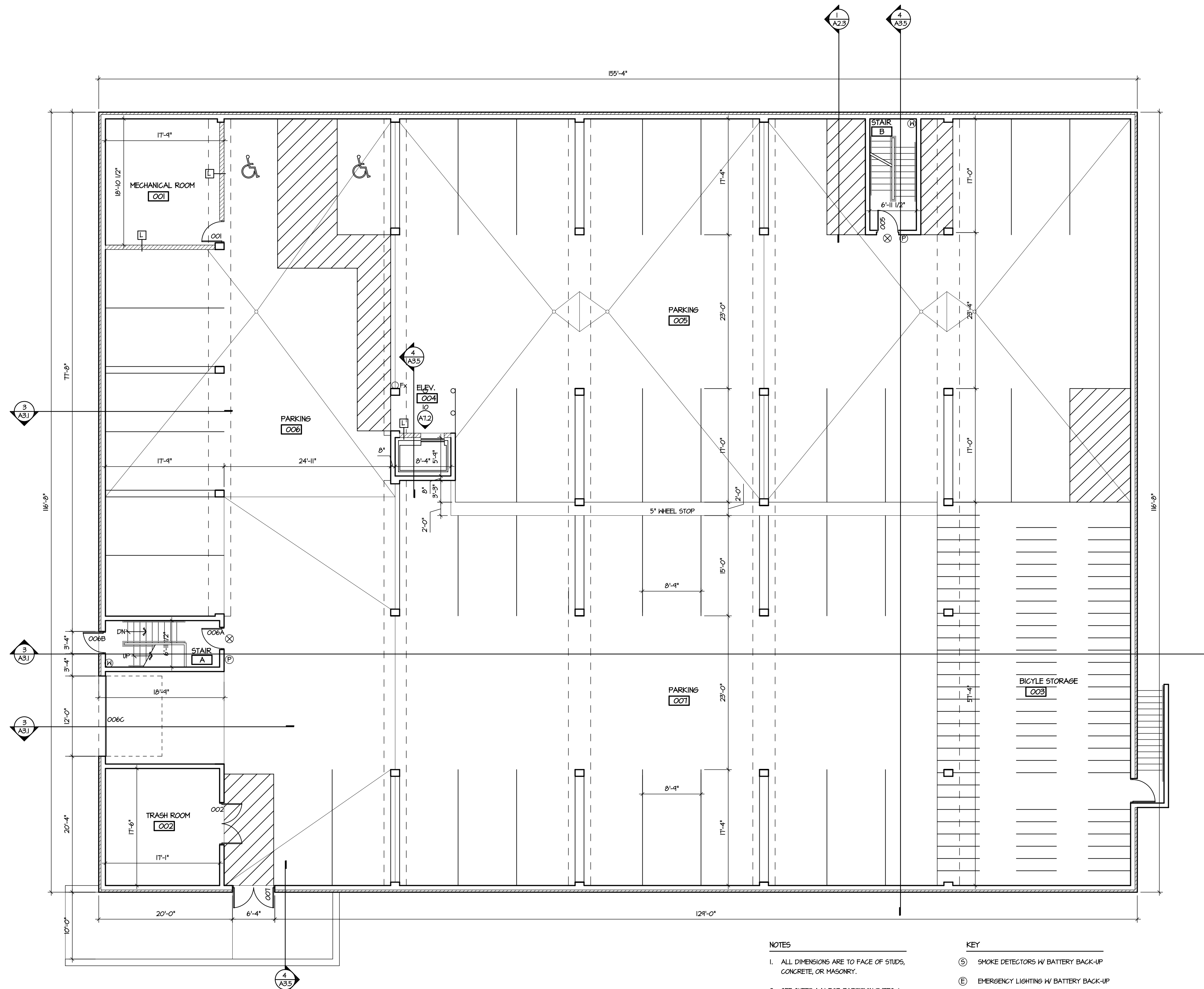
DRAWING

First Floor Plan

DATA

Project # 201212
Date:
Drawn by: jwe

A13



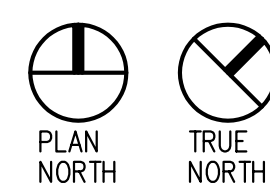
NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUDS, CONCRETE, OR MASONRY.
2. SEE SHEET A4.1 FOR PARTITION TYPES & ROOM FINISH SCHEDULES.
3. SEE SHEET C1.2 FOR CONTINUATION OF SITE FEATURES.
4. SEE SHEET A1.1 FOR INTERIOR ELEVATIONS.

KEY

- Ⓢ SMOKE DETECTORS W/ BATTERY BACK-UP
- ⓔ EMERGENCY LIGHTING W/ BATTERY BACK-UP
- ⊗ EXIT LIGHTS W/ BATTERY BACK-UP
- Fx FIRE EXTINGUISHER
- Ⓟ FIRE ALARM PULL STATION
- Ⓢ CLASS 1 STANDPIPES
- ▭ PARTITION TYPES

PARKING LEVEL A
SCALE: 1/8" = 1'-0"



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PROJECT

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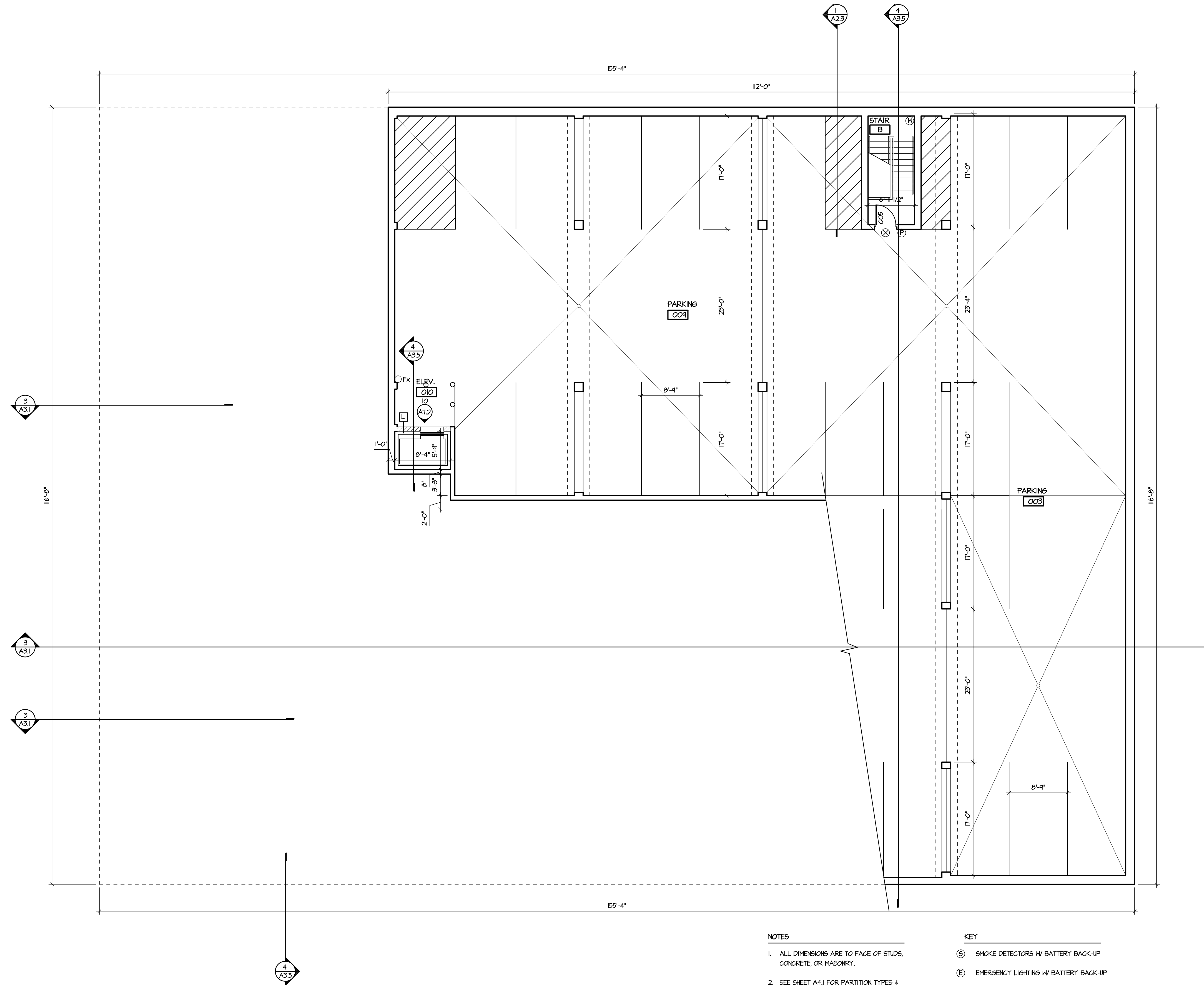
DRAWING

Parking Level A

DATA

Project # 200201
Date:
Drawn by: jws

A1.2



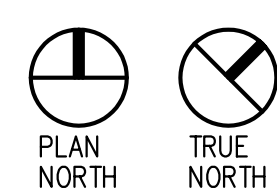
NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUDS, CONCRETE, OR MASONRY.
2. SEE SHEET A4J FOR PARTITION TYPES & ROOM FINISH SCHEDULES.
3. SEE SHEET C1.2 FOR CONTINUATION OF SITE FEATURES.
4. SEE SHEET A1J FOR INTERIOR ELEVATIONS.

KEY

- ⊙ SMOKE DETECTORS W/ BATTERY BACK-UP
- ⓔ EMERGENCY LIGHTING W/ BATTERY BACK-UP
- ⊗ EXIT LIGHTS W/ BATTERY BACK-UP
- Fx FIRE EXTINGUISHER
- Ⓟ FIRE ALARM PULL STATION
- Ⓡ CLASS I STANDPIPES
- Ⓜ PARTITION TYPES

1 GARAGE PARKING LEVEL
A1J SCALE: 1/8" = 1'-0"



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PROJECT

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Madison Wisconsin 53703

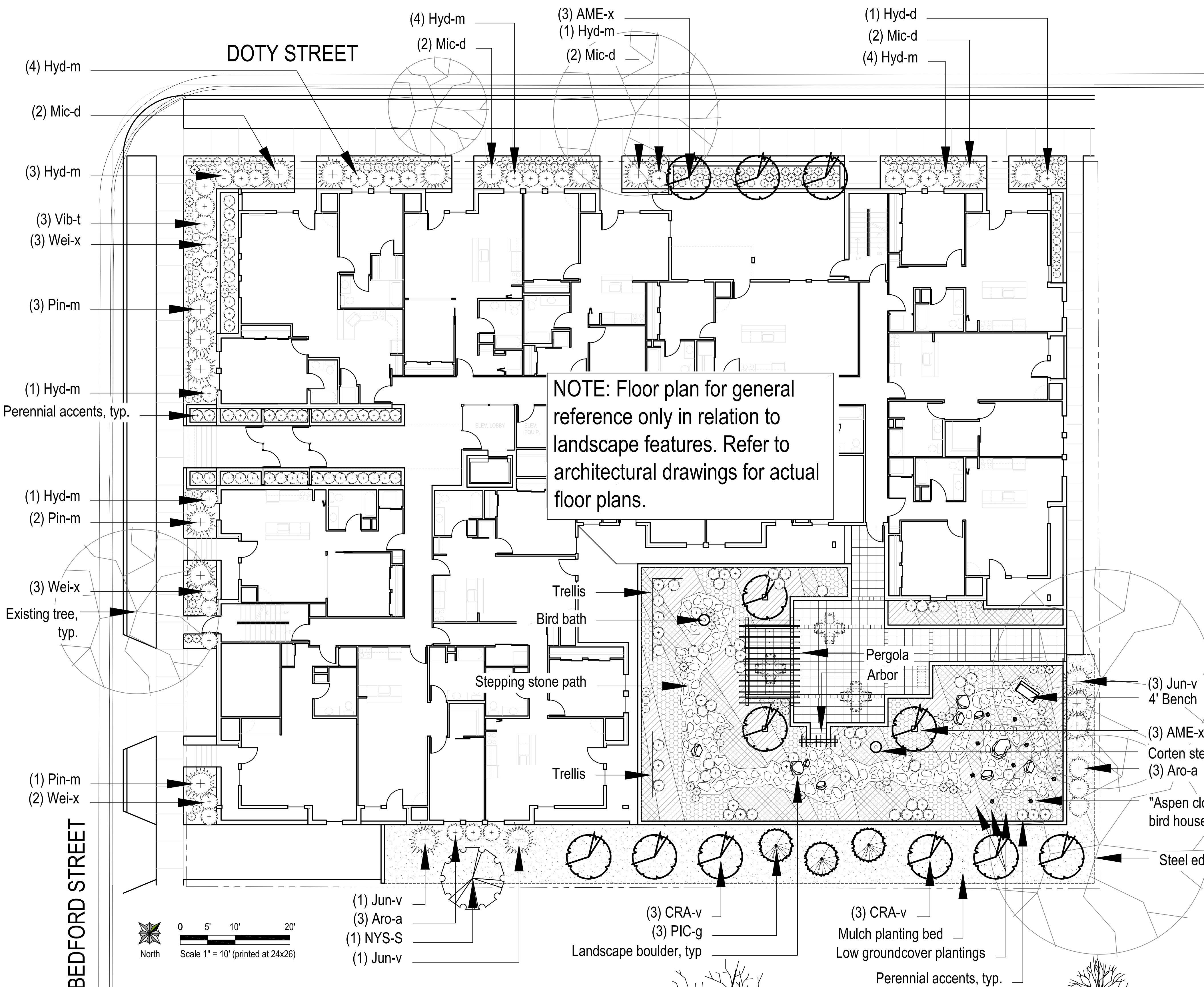
DRAWING

Parking Level B

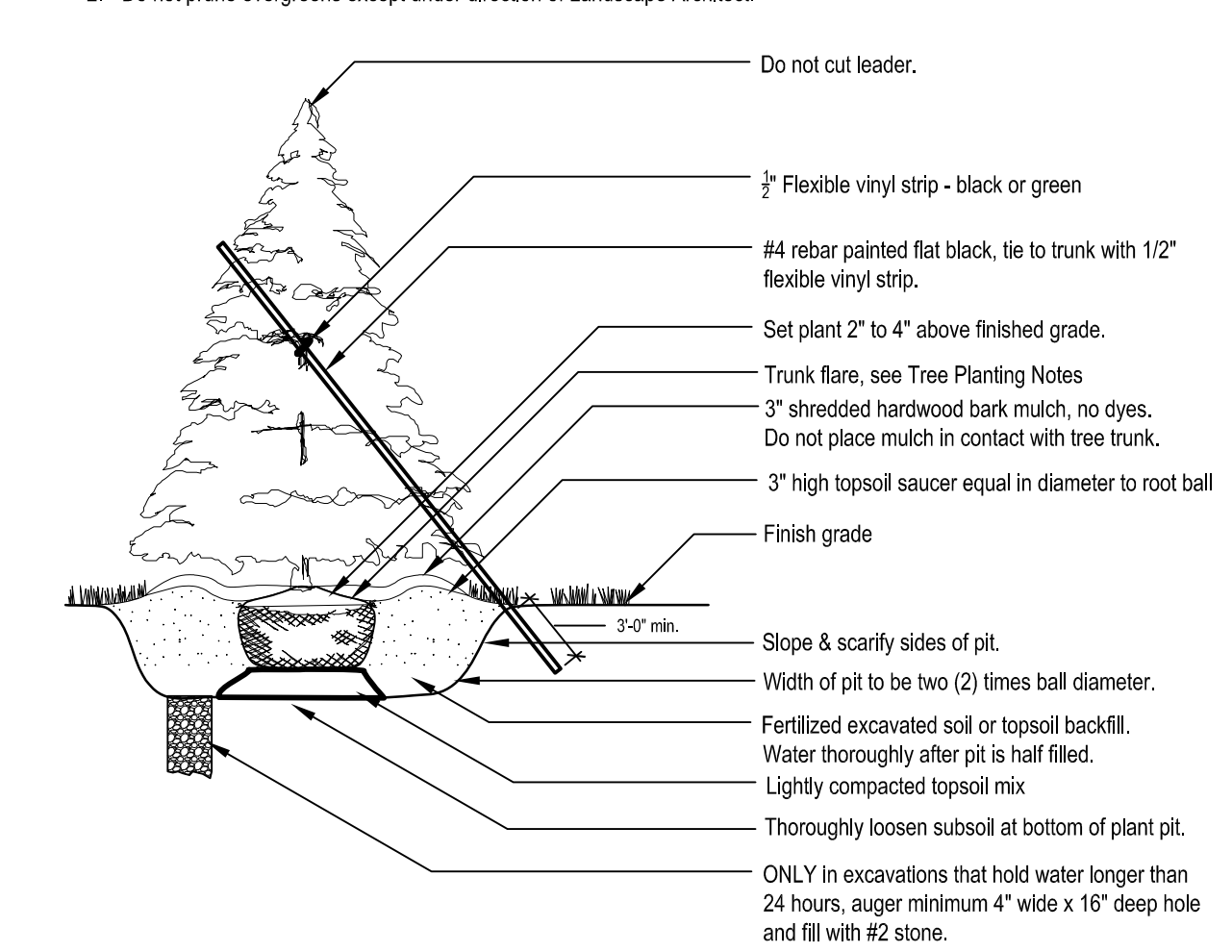
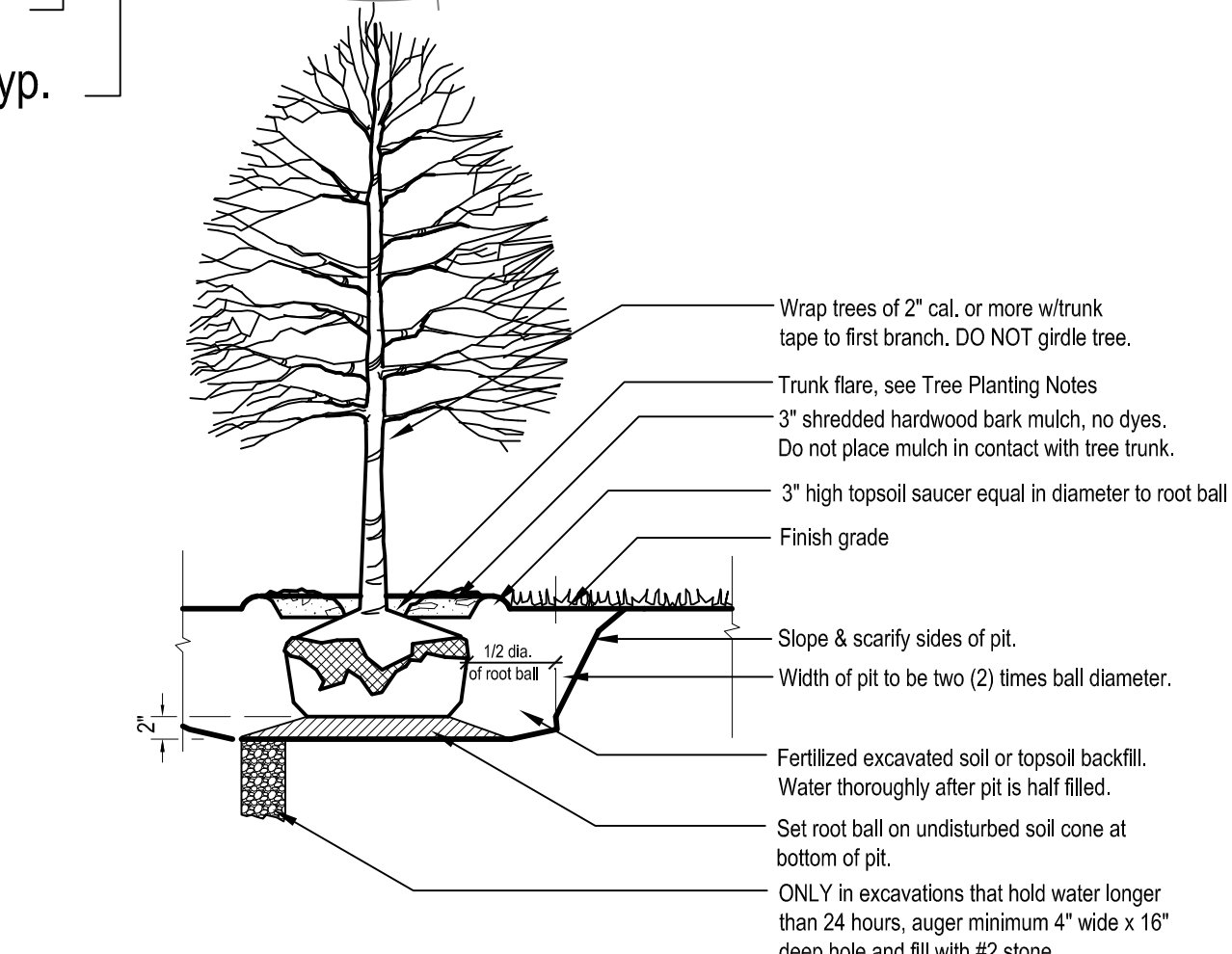
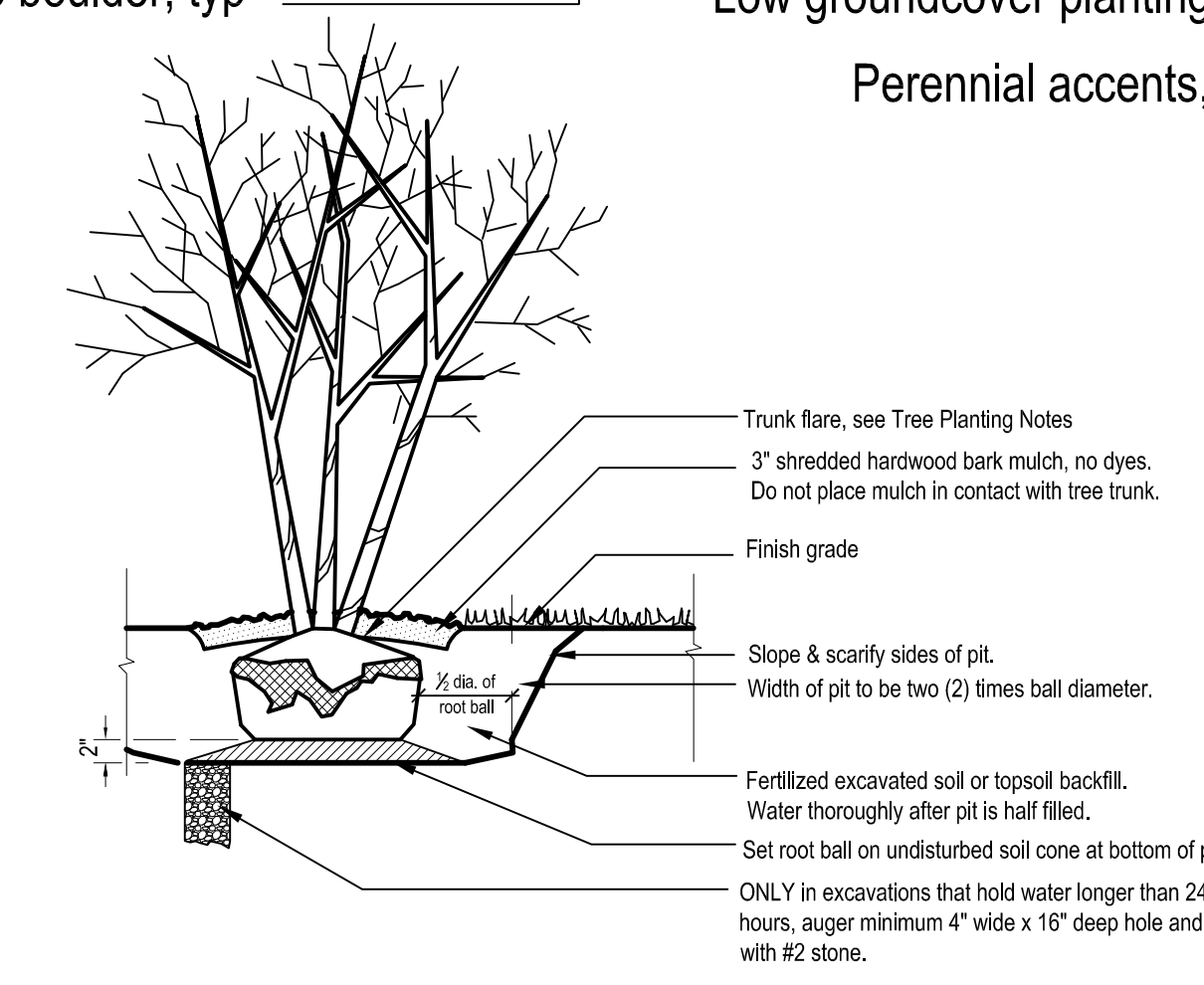
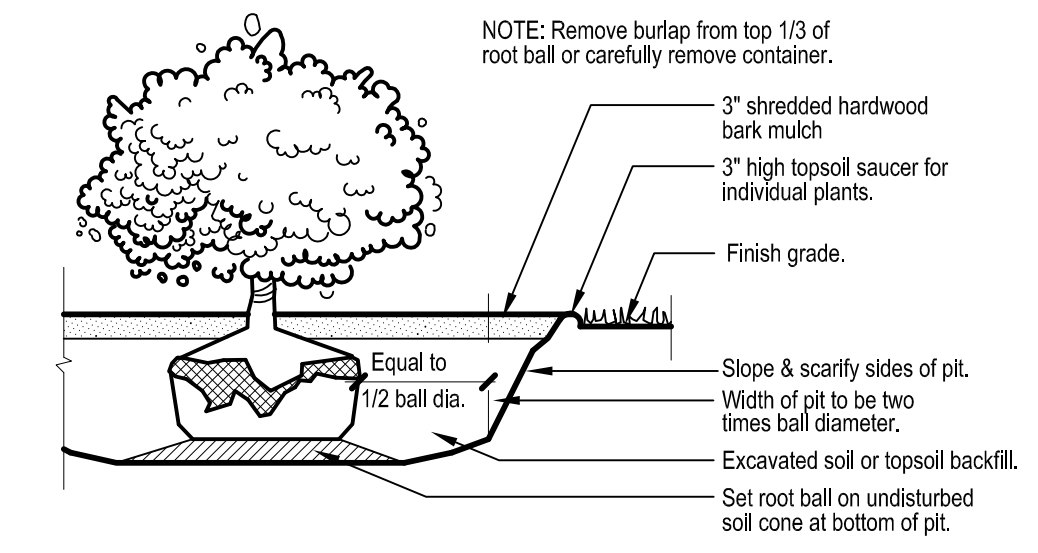
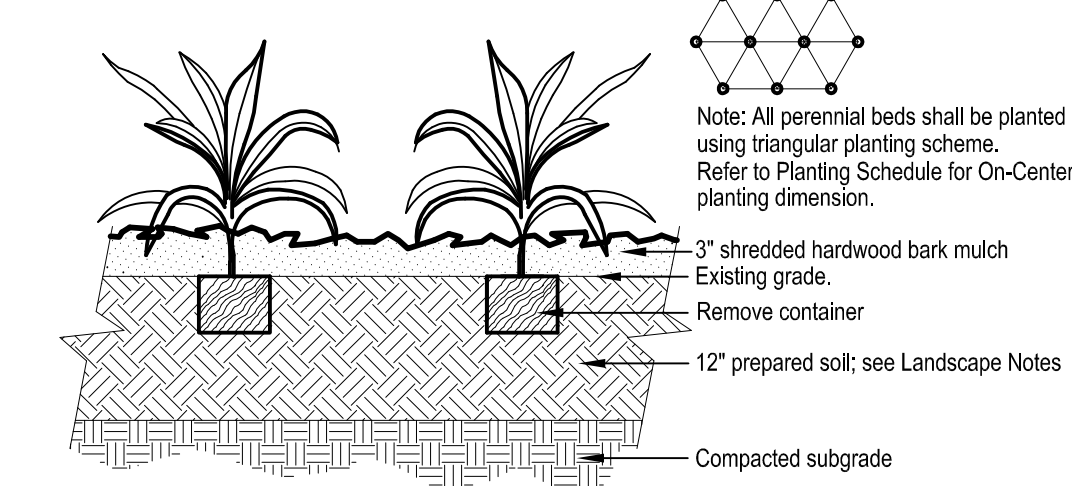
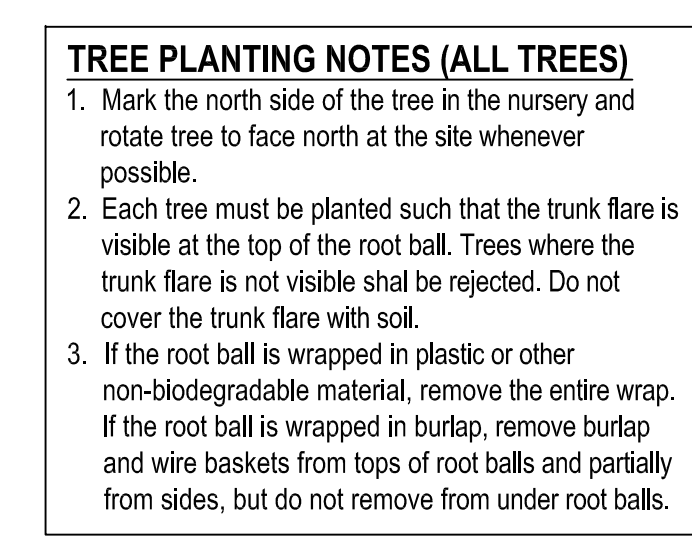
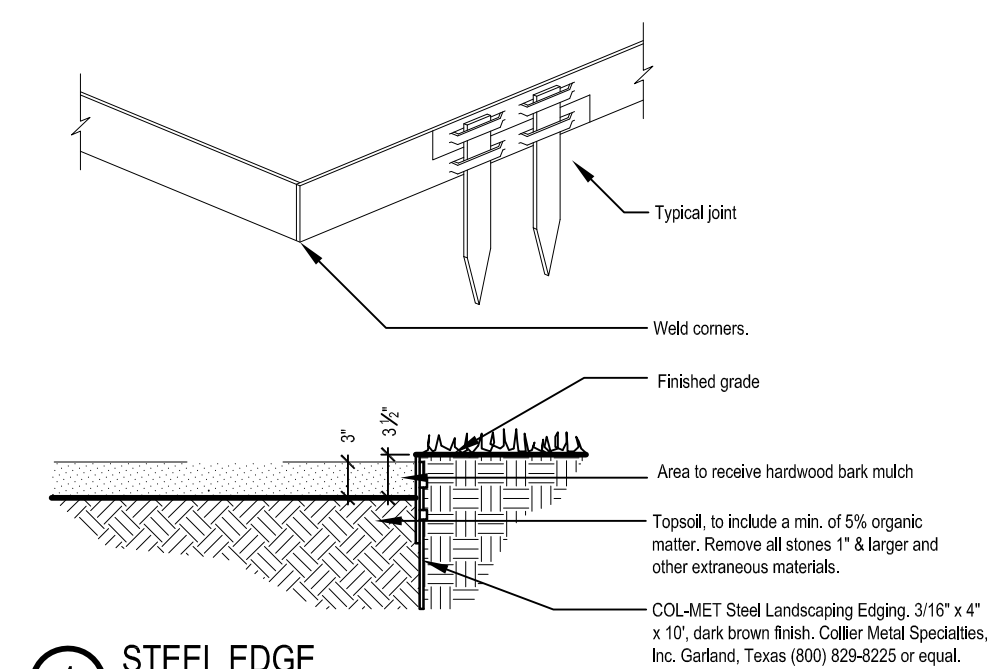
DATA

Project # 200201
Date:
Drawn by: jws

A11



SYM	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES	MATURE SIZE	DETAIL
MEDIUM CANOPY TREES							
NYS-S	<i>Nyssa sylvatica</i>	Black Tupelo	1.5' cal	B&B	Full, symmetrical, strong central leader	30'-50' H x 20'-30' W	5/L1.1
LOW ORNAMENTAL TREES							
AME-x	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8' ht	B&B	Full, matched, 3-5 stems	15'-25' H x 15'-25' W	4/L1.1
CRA-v	<i>Crataegus viridis</i> 'Winter King'	Winter King Hawthorn	8' ht	B&B	Full, matched, single-stemmed	25'-35' H x 25'-35' W	5/L1.1
EVERGREEN TREES							
PIC-g	<i>Picea glauca</i> v. <i>densata</i>	Black Hills Spruce	5' ht	B&B	Symmetrical	20'-40' H x 10'-15' W	6/L1.1
DECIDUOUS SHRUBS							
Aro-a	<i>Aronia arbutifolia</i> 'Brilliantissima'	Brilliant Red Chokeberry	24"	cont.		6' H x 3' W	
Hyd-m	<i>Hydrangea macrophylla</i> 'Bailmer' PPAF	Endless Summer Hydrangea	24"	cont.		3' H x 4' W	
Vib-t	<i>Viburnum trilobum</i> 'Alfreda'	Compact American Cranberry	36"	cont.		5' H x 5' W	3/L1.1
Wei-x	<i>Weigela</i> 'Minuet'	'Minuet' Weigela	18"	cont.		2' H x 3' W	
EVERGREEN SHRUBS							
Jun-v	<i>Juniperus virginiana</i> 'Blue Arrow'	Blue Arrow Juniper	4'	cont.		10'-12' H x 3'-4' W	
Pin-m	<i>Pinus mugo</i> v. <i>mugo</i>	Mugho Pine	18"	cont.		3'-5' H x 3'-4' W	
Mic-d	<i>Microbiota decussata</i>	Russian Cypress	12"	cont.		12'-18" H x 4'-5' W	3/L1.1
PERENNIALS							
all-c	<i>Allium cernuum</i>	Nodding Onion	1/2 gal	cont.			
ger-x	<i>Geranium x cantabrigiense</i> 'Blokovo'	'Blokovo' Cranesbill	1/2 gal	cont.			
heu-m	<i>Heuchera micrantha</i> 'Palace Purple'	Coralbells 'Palace Purple'	1/2 gal	cont.			
lam-m	<i>Lamium maculatum</i> 'Purple Dragon'	'Purple Dragon' Spotted Dead Nettle	1/2 gal.	cont.			
lia-s	<i>Liatris spicata</i> 'Kobold'	Kobold Spike Gayleather	1/2 gal	cont.			2/L1.1
rud-f	<i>Rudbeckia fulgida</i> v. <i>sulivantii</i> 'Goldsturm'	Goldsturm Orange Coneflower	1/2 gal	cont.			
sed-x	<i>Sedum x 'Autumn Joy'</i>	Autumn Joy Sedum	1/2 gal	cont.			
ver-x	<i>Veronica x 'Sunny Border Blue'</i>	'Sunny Border Blue' Speedwell	1/2 gal	cont.			
GROUNDCOVERS							
sed-a	<i>Sedum album</i> 'Green Ice'	'Green Ice' Stonecrop	plug	white flowers Jun - Jul		1'-2" H x 10" W	2/L1.1
sed-f	<i>Sedum floriferum</i> 'Weihenstephaner Gold'	'Weihenstephaner Gold' Stonecrop	plug	yellow flowers Jun - Jul		3" H x 10" W	
sed-s	<i>Sedum spurium</i> 'Dragon's Blood'	'Dragon's Blood' Stonecrop	plug	red flowers Jun - Aug		3'-4" H x 10" W	



CONSULTANT



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PlanDesign LLC Job No: 2012-31
PlanDesign LLC File: 2012-031 Aspen Court DWG 2012-031-L-Serials-1-PlanSubmittal.dwg
Drawn by: ASA

OWNER

Les Orosz
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Madison, Wisconsin

PROJECT

Aspen Court Apartments
211 South Bedford Street
Madison, Wisconsin 53703

DRAWING

LANDSCAPE PLAN

DATA

Project # 201111
Date: 2012.05.23
Drawn by:

L1.1