

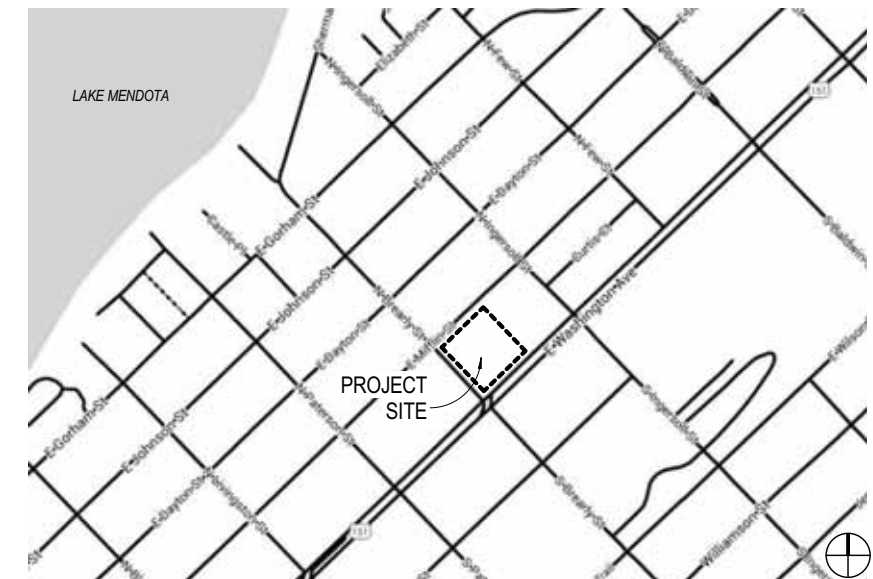


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- G02 SITE LOCATION
- G03 PRELIMINARY LIFE SAFETY PLAN
- G04 PRELIMINARY LIFE SAFETY PLAN
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- A07 LEVELS 04 - 10 FLOOR PLAN
- A08 LEVEL 11 FLOOR PLAN
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- E02 LEVEL 01 PHOTOMETRIC PLAN AREA B
- E03 LEVEL 01 PHOTOMETRIC PLAN AREA C
- E04 LEVEL 01 PHOTOMETRIC PLAN AREA D
- E05 LEVEL 03 PHOTOMETRIC PLAN
- E06 LEVEL 11 PHOTOMETRIC PLAN

STONE HOUSE MIXED USE EAST WASHINGTON

1000 E. WASHINGTON
MADISON, WI 53703



PROJECT STATISTICS

LOCAL ZONING: TE - TRADITIONAL EMPLOYMENT DISTRICT

	OFFICE		MAKER SPACE	RETAIL	CAR X	ALL RETAIL	MARKET RATE APARTMENTS		TOWNHOMES		AFFORDABLE APARTMENTS		PARKING		
	GSF	NSF	NSF	NSF	NSF	GSF	GSF	# OF UNITS	GSF	# OF UNITS	GSF	# OF UNITS	GSF	# AUTO	# BICYCLE
LEVEL 01							4,867	0							
LEVEL 02	26,977	23,798	5,900	10,459	3,894	23,280								120	142
LEVEL 03	28,637	27,045						1,413							
LEVEL 04								20,016							
LEVEL 05								20,016							
LEVEL 06								20,016							
LEVEL 07								20,016							
LEVEL 08								20,016							
LEVEL 09								19,607							
LEVEL 10								19,607							
LEVEL 11								8,790							
LEVEL N-01									8,102	9	6,781	5			
LEVEL N-02									5,408	2nd flr	7,950	6			
LEVEL N-03											14,752	15			
LEVEL N-04											26,888	30			
LEVEL P-02													44,012	132	50
LEVEL P-03													44,787	106	25
TOTAL PROVIDED	55,614	50,843	5,900	10,459	3,894	23,280	154,366	133	13,510	9	56,371	56	125,970	358	217
PARKING REQUIREMENT	1 / 400 SF	1 / 400 SF	1 / 400 SF	1 / 400 SF				1 PER UNIT		1 PER UNIT		1 PER UNIT			
MINIMUM REQUIRED AUTO PARKING	127	15	26	10				133		9		56			
10% REDUCTION	-13	-2	-3	-1				N/A		N/A		N/A			
REDUCTION DUE TO EXCESS BICYCLE PARKING	-3	0	0	0				0		0		0			
REDUCED MINIMUM REQUIRED AUTO PARKING	111	13	23	9				133		9		56	TOTAL REQ'D:	355	
BICYCLE PARKING REQUIREMENT	1 / 2000 SF	1 / 2000 SF	1 / 2000 SF	1 / 2000...				1 PER UNIT		1.5 PER UNIT		1 PER UNIT			
GUEST BICYCLE PARKING REQUIREMENT	N/A	N/A	N/A	N/A				1 / 10 UNITS		1 / 10 UNITS		1 / 10 UNITS			
TOTAL REQUIRED BICYCLE PARKING	25	3	5	2				146		15		62	TOTAL REQ'D:	258	
% OF REQUIRED PARKING AS LONG-TERM	10%	10%	10%	10%				90%		90%		90%			
LONG-TERM (INDOOR) REQUIRED PARKING	2.5	0.3	0.5	0.2				131.7		13.5		55.4	TOTAL INDOOR REQ'D:	204	
SHORT TERM (OUTDOOR) REQUIRED PARKING	22.9	2.7	4.7	1.8				14.6		1.5		6.2	TOTAL OUTDOOR REQ'D:	54	
													TOTAL OUTDOOR PROVIDED:	76	

SITE AREA	108,730
SITE ACREAGE	2.50

TOTAL PROJECT GSF	429,111
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TOTAL AFFORDABLE UNITS	65
TOTAL MARKET RATE UNITS	133

This site is in Urban Design District 8, and its design incorporates the principles defined for this district. This site is currently zoned TE Traditional Employment. This project is seeking a Conditional Use under this zoning designation and is creating a project that complies with the current zoning

Lot Coverage and Useable Open Space Calculations

Traditional Employment District has an 85% lot coverage maximum
 Size of Lot: 108,730 sf
 Building Footprint: 80,975 sf
 Pervious area at grade: 10,870 sf
 Planted area at plaza level: 10,950 sf
 Planted area at rooftop level: 675 sf
 Lot Coverage Max allowed: 92,420 sf
 Lot Coverage provided: 86,235 sf



epstein uhen : architects

LAND USE APPLICATION

10/21/2015

PROJECT NUMBER: 14339-01



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madison 309 West Johnson Street, Suite 202
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telephone 608.442.5350

PROJECT INFORMATION

STONE HOUSE
MIXED USE EAST
WASHINGTON

1000 E.
WASHINGTON
MADISON, WI 53703

ISSUANCE AND REVISIONS

LAND USE APPLICATION

#	DATE	DESCRIPTION

SHEET INFORMATION

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PROJECT MANAGER	JP
PROJECT NUMBER	14339-01
DATE	10/21/2015

SITE LOCATION

G02



D

C

B

A

D

C

B

A

1

2

3

4

5

6

1

2

3

4

5

6



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PROJECT MANAGER JP

PROJECT NUMBER 14339-01

DATE 10/21/2015

PRELIMINARY LIFE
SAFETY PLAN

G03

FIRE RESISTIVE LEGEND

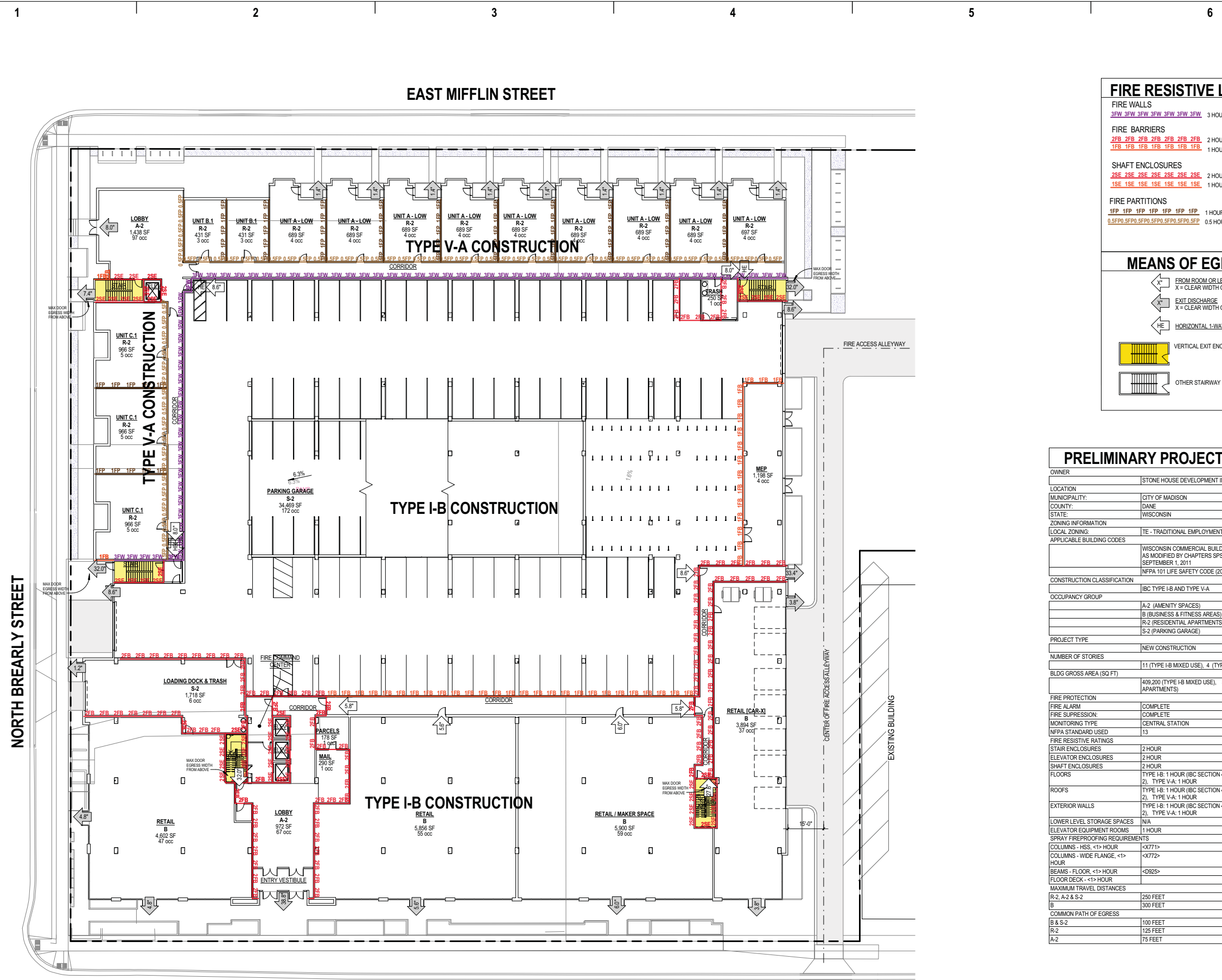
- FIRE WALLS**
3FW 3FW 3FW 3FW 3FW 3FW 3 HOUR FIRE WALL
- FIRE BARRIERS**
2FB 2FB 2FB 2FB 2FB 2FB 2 HOUR FIRE BARRIER
1FB 1FB 1FB 1FB 1FB 1FB 1 HOUR FIRE BARRIER
- SHAFT ENCLOSURES**
2SE 2SE 2SE 2SE 2SE 2SE 2 HOUR SHAFT ENCLOSURE
1SE 1SE 1SE 1SE 1SE 1SE 1 HOUR SHAFT ENCLOSURE
- FIRE PARTITIONS**
1FP 1FP 1FP 1FP 1FP 1FP 1 HOUR FIRE PARTITION
0.5FP0.5FP0.5FP0.5FP0.5FP0.5FP0.5FP0.5FP0.5FP0.5FP0.5FP0.5FP 0.5 HOUR FIRE PARTITION

MEANS OF EGRESS

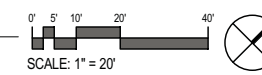
- FROM ROOM OR LEVEL
X = CLEAR WIDTH OF OPENING IN INCHES
- EXIT DISCHARGE
X = CLEAR WIDTH OF OPENING IN INCHES
- HORIZONTAL 1-WAY
- VERTICAL EXIT ENCLOSURE
- OTHER STAIRWAY

PRELIMINARY PROJECT DATA

OWNER	STONE HOUSE DEVELOPMENT INC.
LOCATION	
MUNICIPALITY:	CITY OF MADISON
COUNTY:	DANE
STATE:	WISCONSIN
ZONING INFORMATION	
LOCAL ZONING:	TE - TRADITIONAL EMPLOYMENT DISTRICT
APPLICABLE BUILDING CODES	
	WISCONSIN COMMERCIAL BUILDING CODE 2009 IBC AS MODIFIED BY CHAPTERS SPS 361-366
	SEPTEMBER 1, 2011
	NFPA 101 LIFE SAFETY CODE (2000)
CONSTRUCTION CLASSIFICATION	IBC TYPE I-B AND TYPE V-A
OCCUPANCY GROUP	A-2 (AMENITY SPACES) B (BUSINESS & FITNESS AREAS) R-2 (RESIDENTIAL APARTMENTS) S-2 (PARKING GARAGE)
PROJECT TYPE	NEW CONSTRUCTION
NUMBER OF STORIES	11 (TYPE I-B MIXED USE), 4 (TYPE V-A APARTMENTS)
BLDG GROSS AREA (SQ FT)	409,200 (TYPE I-B MIXED USE), 58,000 (TYPE V-A APARTMENTS)
FIRE PROTECTION	
FIRE ALARM	COMPLETE
FIRE SUPPRESSION:	COMPLETE
MONITORING TYPE	CENTRAL STATION
NFPA STANDARD USED	13
FIRE RESISTIVE RATINGS	
STAIR ENCLOSURES	2 HOUR
ELEVATOR ENCLOSURES	2 HOUR
SHAFT ENCLOSURES	2 HOUR
FLOORS	TYPE I-B: 1 HOUR (IBC SECTION 403.2.1.1, EXCEPTION 2), TYPE V-A: 1 HOUR
ROOFS	TYPE I-B: 1 HOUR (IBC SECTION 403.2.1.1, EXCEPTION 2), TYPE V-A: 1 HOUR
EXTERIOR WALLS	TYPE I-B: 1 HOUR (IBC SECTION 403.2.1.1, EXCEPTION 2), TYPE V-A: 1 HOUR
LOWER LEVEL STORAGE SPACES	N/A
ELEVATOR EQUIPMENT ROOMS	1 HOUR
SPRAY FIREPROOFING REQUIREMENTS	
COLUMNS - HSS, <1> HOUR	<C771>
COLUMNS - WIDE FLANGE, <1> HOUR	<C772>
BEAMS - FLOOR, <1> HOUR	<D925>
FLOOR DECK, <1> HOUR	
MAXIMUM TRAVEL DISTANCES	
R-2, A-2 & S-2	250 FEET
B	300 FEET
COMMON PATH OF EGRESS	
B & S-2	100 FEET
R-2	125 FEET
A-2	75 FEET



1 FIRST FLOOR
1" = 20'-0"





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FIRE RESISTIVE LEGEND

FIRE WALLS	
3FW 3FW 3FW 3FW 3FW 3FW	3 HOUR FIRE WALL
FIRE BARRIERS	
2FB 2FB 2FB 2FB 2FB 2FB	2 HOUR FIRE BARRIER
1FB 1FB 1FB 1FB 1FB 1FB	1 HOUR FIRE BARRIER
SHAFT ENCLOSURES	
2SE 2SE 2SE 2SE 2SE 2SE	2 HOUR SHAFT ENCLOSURE
1SE 1SE 1SE 1SE 1SE 1SE	1 HOUR SHAFT ENCLOSURE
FIRE PARTITIONS	
1FP 1FP 1FP 1FP 1FP 1FP	1 HOUR FIRE PARTITION
0.5FP0.5FP0.5FP0.5FP0.5FP0.5FP	0.5 HOUR FIRE PARTITION

MEANS OF EGRESS

- FROM ROOM OR LEVEL
- X = CLEAR WIDTH OF OPENING IN INCHES
- EXIT DISCHARGE
- X = CLEAR WIDTH OF OPENING IN INCHES
- HORIZONTAL 1-WAY
- VERTICAL EXIT ENCLOSURE
- OTHER STAIRWAY

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LOCAL ZONING:	TE - TRADITIONAL EMPLOYMENT DISTRICT
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EXTERIOR WALLS	TYPE I-B: 1 HOUR (IBC SECTION 403.2.1.1, EXCEPTION 2), TYPE V-A: 1 HOUR
LOWER LEVEL STORAGE SPACES	N/A
ELEVATOR EQUIPMENT ROOMS	1 HOUR
SPRAY FIREPROOFING REQUIREMENTS	
COLUMNS - HSS, <1> HOUR	<x77>
COLUMNS - WIDE FLANGE, <1> HOUR	<x77>
BEAMS - FLOOR, <1> HOUR	<D22>
FLOOR DECK - <1> HOUR	<D22>
MAXIMUM TRAVEL DISTANCES	
R-2, A-2 & S-2	250 FEET
B	300 FEET
COMMON PATH OF EGRESS	
B & S-2	100 FEET
R-2	125 FEET
A-2	75 FEET

PROJECT INFORMATION

STONE HOUSE
MIXED USE EAST
WASHINGTON

1000 E.
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MADISON, WI 53703

ISSUANCE AND REVISIONS

LAND USE APPLICATION

#	DATE	DESCRIPTION

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PROJECT NUMBER 14339-01

DATE 10/21/2015

PRELIMINARY LIFE SAFETY PLAN

G04

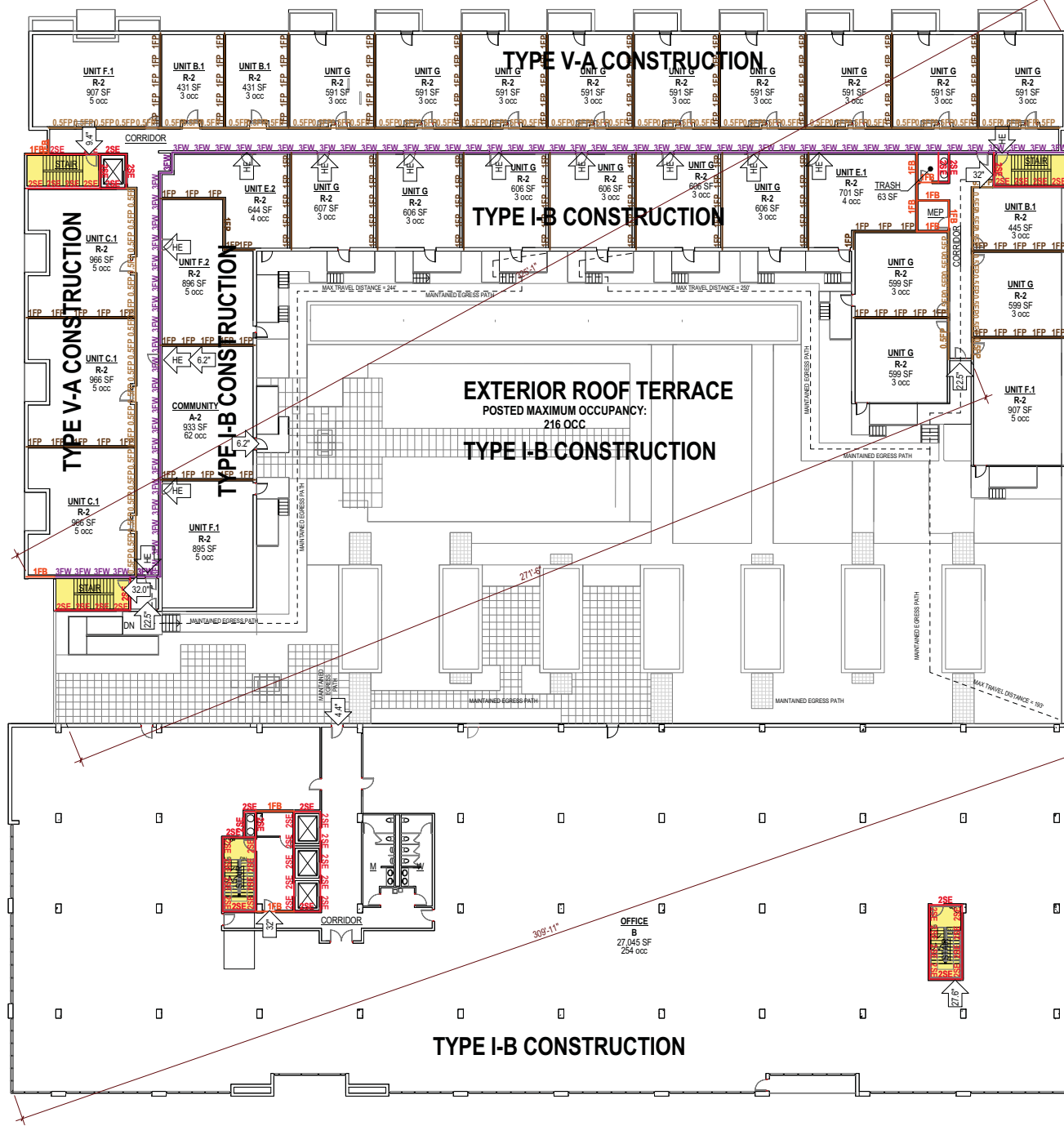
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D

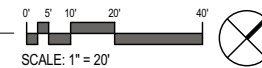
C

B

A

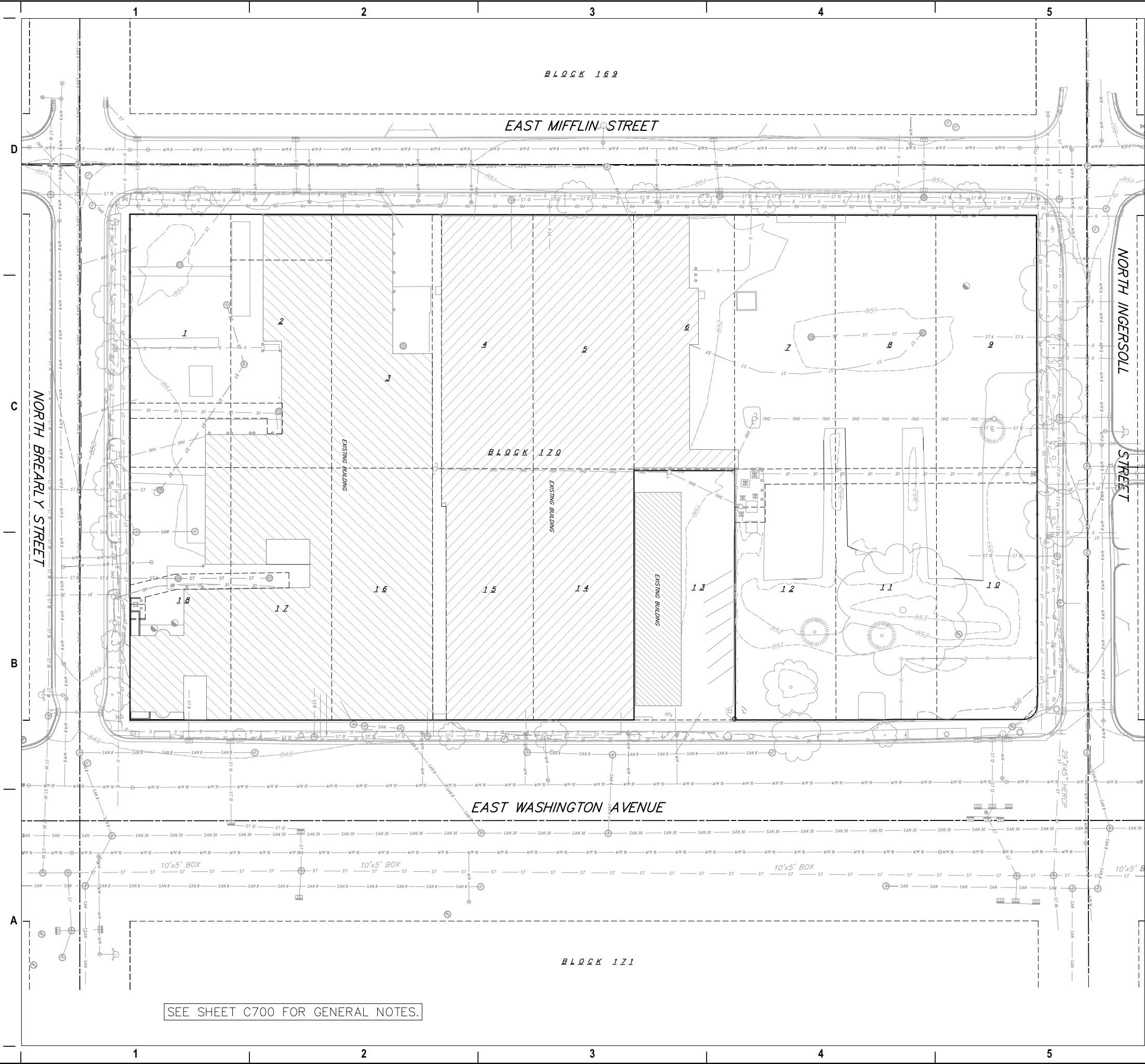


3 THIRD FLOOR & FOURTH FLOOR NORTH
1" = 20'-0"



1 2 3 4 5 6

1 2 3 4 5 6



SEE SHEET C700 FOR GENERAL NOTES.



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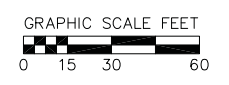
PROJECT MANAGER JP

PROJECT NUMBER 14339-01

DATE 10/21/2015

EXISTING CONDITIONS

C100



TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- ⊕ EXISTING FLAG POLE
- Ⓜ EXISTING MAILBOX
- ⊕ EXISTING MONITORING WELL
- ⊕ EXISTING BORING
- ⊕ EXISTING POST
- ⊕ EXISTING SIGN (TYPE NOTED)
- ⊕ EXISTING CURB INLET
- ⊕ EXISTING ENDWALL
- ⊕ EXISTING FIELD INLET
- ⊕ EXISTING ROOF DRAIN CLEANOUT
- ⊕ EXISTING STORM MANHOLE
- ⊕ EXISTING SANITARY CLEANOUT
- ⊕ EXISTING SANITARY MANHOLE
- ⊕ EXISTING SEPTIC VENT
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING STANDPIPE
- ⊕ EXISTING WATER MAIN VALVE
- ⊕ EXISTING CURB STOP
- ⊕ EXISTING WELL
- ⊕ EXISTING WATER MANHOLE
- ⊕ EXISTING GAS VALVE
- ⊕ EXISTING AIR CONDITIONING PEDESTAL
- ⊕ EXISTING DOWN GUY
- ⊕ EXISTING ELECTRIC MANHOLE
- ⊕ EXISTING ELECTRIC PEDESTAL
- ⊕ EXISTING TRANSFORMER
- ⊕ EXISTING GUY POLE
- ⊕ EXISTING LIGHT POLE
- ⊕ EXISTING GENERIC LIGHT
- ⊕ EXISTING UTILITY POLE
- ⊕ EXISTING TV PEDESTAL
- ⊕ EXISTING TELEPHONE MANHOLE
- ⊕ EXISTING TELEPHONE PEDESTAL
- ⊕ EXISTING UNIDENTIFIED MANHOLE
- ⊕ EXISTING TRAFFIC SIGNAL
- ⊕ EXISTING SHRUB
- ⊕ EXISTING CONIFEROUS TREE
- ⊕ EXISTING DECIDUOUS TREE

TOPOGRAPHIC LINEWORK LEGEND

- UTV — EXISTING UNDERGROUND CABLE TV
- OHTV — EXISTING OVERHEAD CABLE TV
- FO — EXISTING FIBER OPTIC LINE
- OHT — EXISTING OVERHEAD TELEPHONE LINE
- UT — EXISTING UNDERGROUND TELEPHONE
- CLF — EXISTING CHAIN LINK FENCE
- G — EXISTING GAS LINE
- UE — EXISTING UNDERGROUND ELECTRIC LINE
- GUY — EXISTING GUY LINE
- OHE — EXISTING OVERHEAD ELECTRIC LINE
- OGU — EXISTING OVERHEAD GENERAL UTILITIES
- FM — EXISTING SANITARY FORCE MAIN (SIZE NOTED)
- SAN — EXISTING SANITARY SEWER LINE (SIZE NOTED)
- ST — EXISTING STORM SEWER LINE (SIZE NOTED)
- WM — EXISTING WATER MAIN (SIZE NOTED)
- B20 — EXISTING MAJOR CONTOUR
- B18 — EXISTING MINOR CONTOUR

PROJECT INFORMATION

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WASHINGTON**

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MADISON, WI 53703**

ISSUANCE AND REVISIONS

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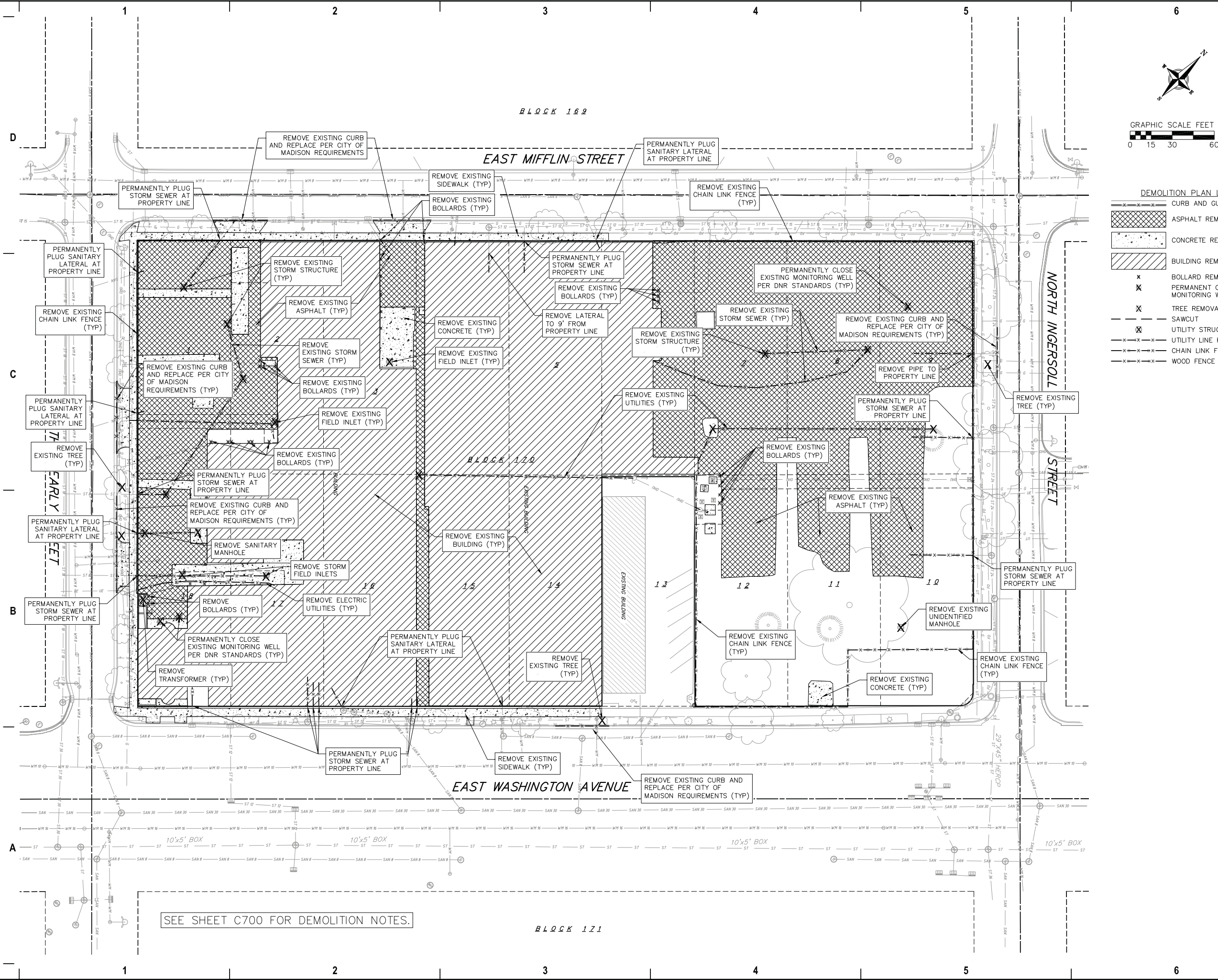
PROJECT MANAGER JP

PROJECT NUMBER 14339-01

DATE 10/21/2015

DEMOLITION PLAN

C200

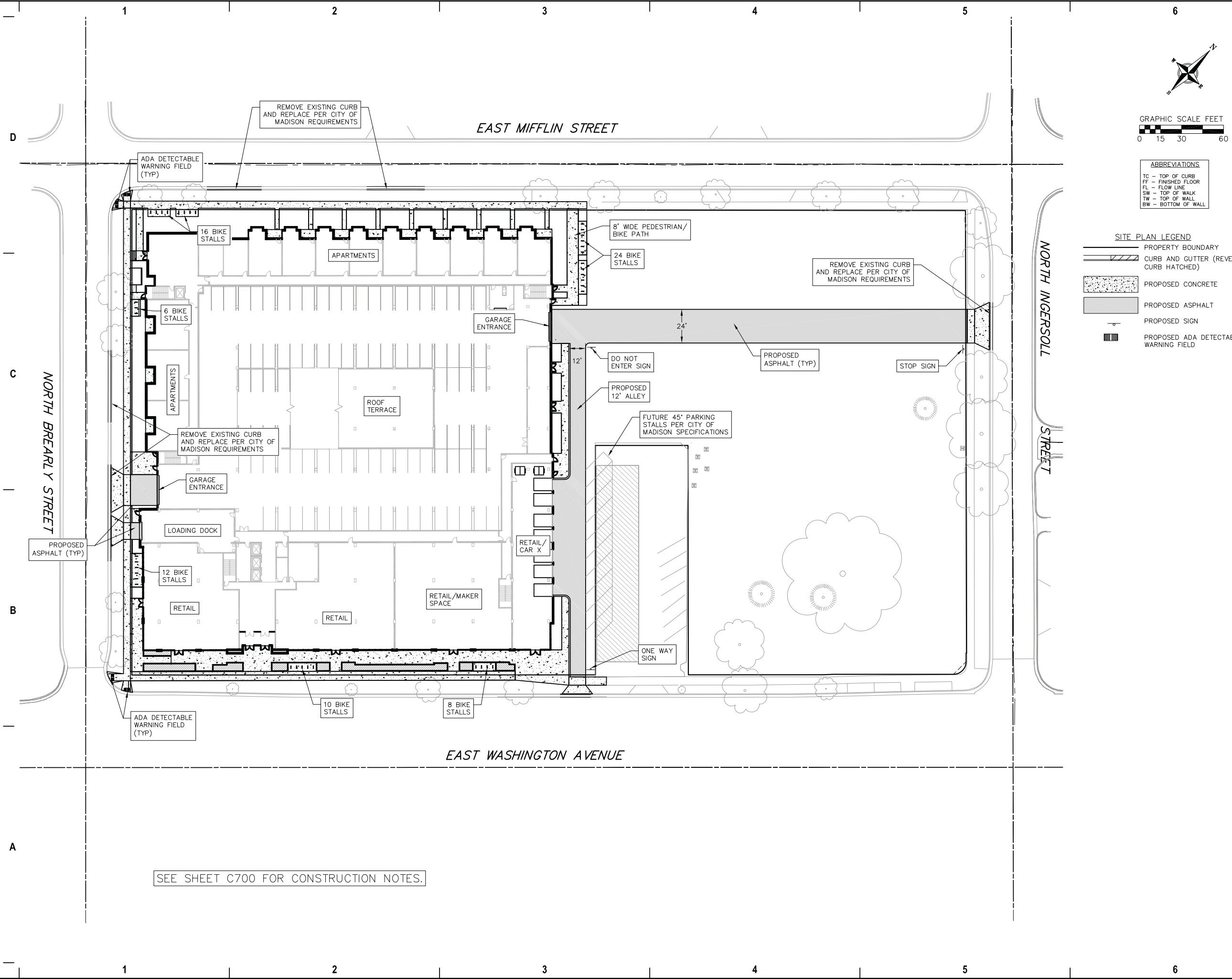


SEE SHEET C700 FOR DEMOLITION NOTES.

BLOCK 121

BLOCK 169

BLOCK 170



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PROJECT INFORMATION
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SITE PLAN

C300

PROJECT INFORMATION

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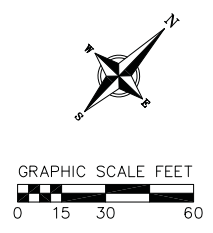
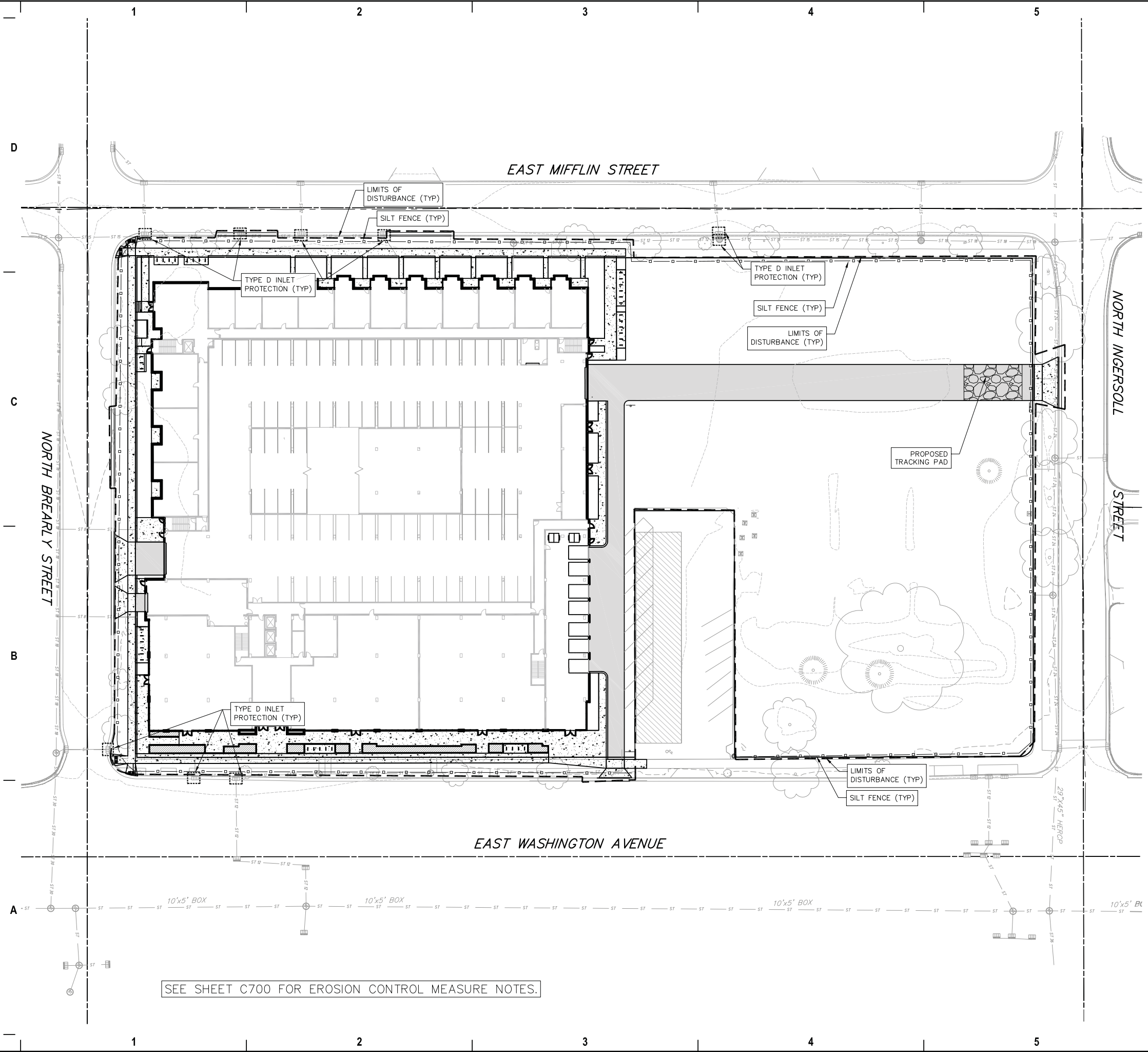
PROJECT MANAGER JP

PROJECT NUMBER 14339-01

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**EROSION CONTROL
 PLAN**

C400



- ABBREVIATIONS**
- TC - TOP OF CURB
 - FF - FINISHED FLOOR
 - FL - FLOW LINE
 - SW - TOP OF WALK
 - TW - TOP OF WALL
 - BW - BOTTOM OF WALL
- SITE PLAN LEGEND**
- PROPERTY BOUNDARY
 - CURB AND GUTTER (REVERSE CURB HATCHED)
 - PROPOSED CONCRETE
 - PROPOSED ASPHALT
 - PROPOSED SIGN
 - PROPOSED ADA DETECTABLE WARNING FIELD
- EROSION CONTROL LEGEND**
- SILT FENCE
 - DISTURBED LIMITS
 - INLET PROTECTION
 - TRACKING PAD

SEE SHEET C700 FOR EROSION CONTROL MEASURE NOTES.

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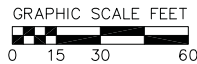
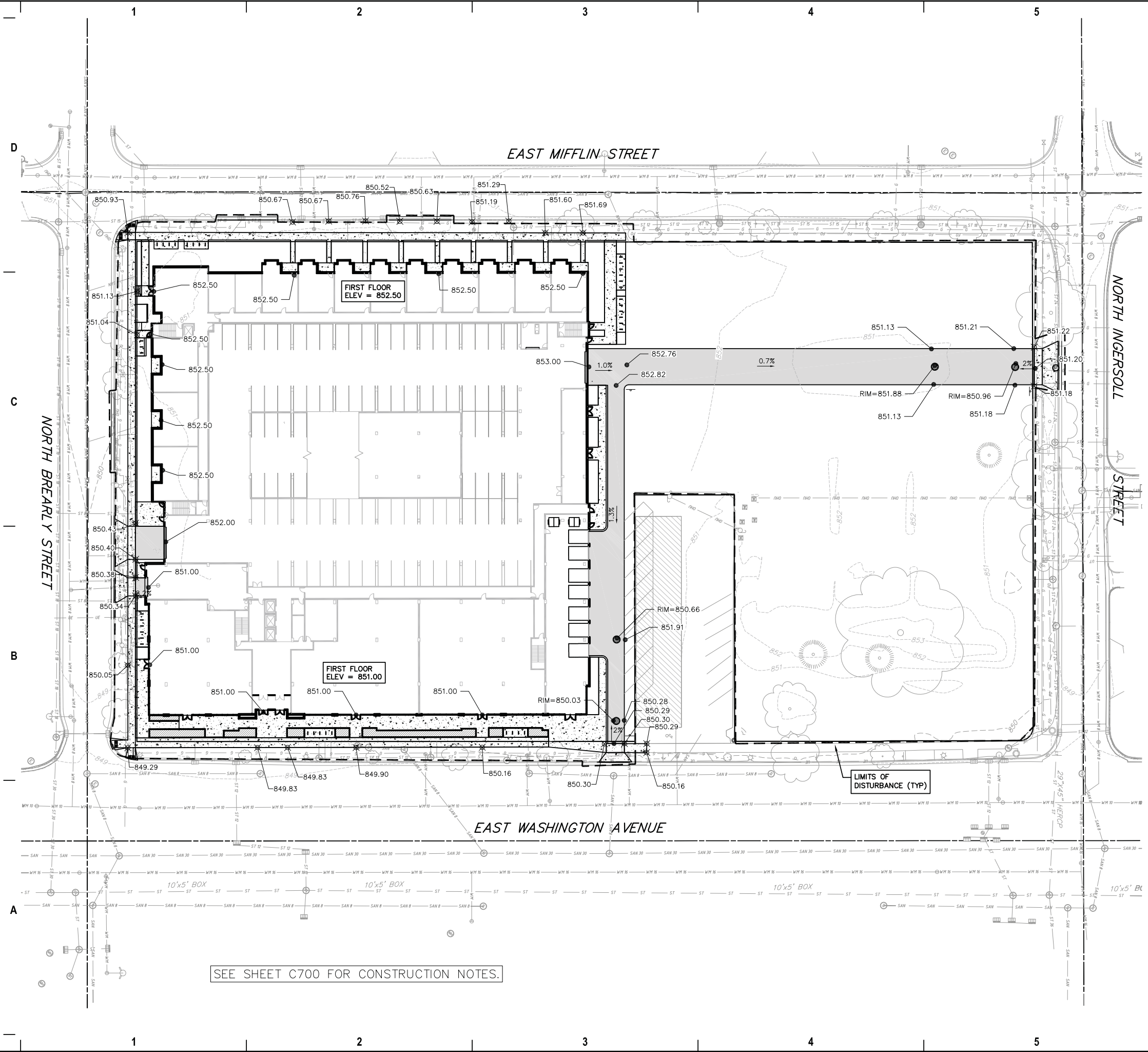
PROJECT MANAGER JP

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GRADING PLAN

C500



ABBREVIATIONS

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

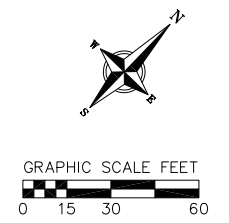
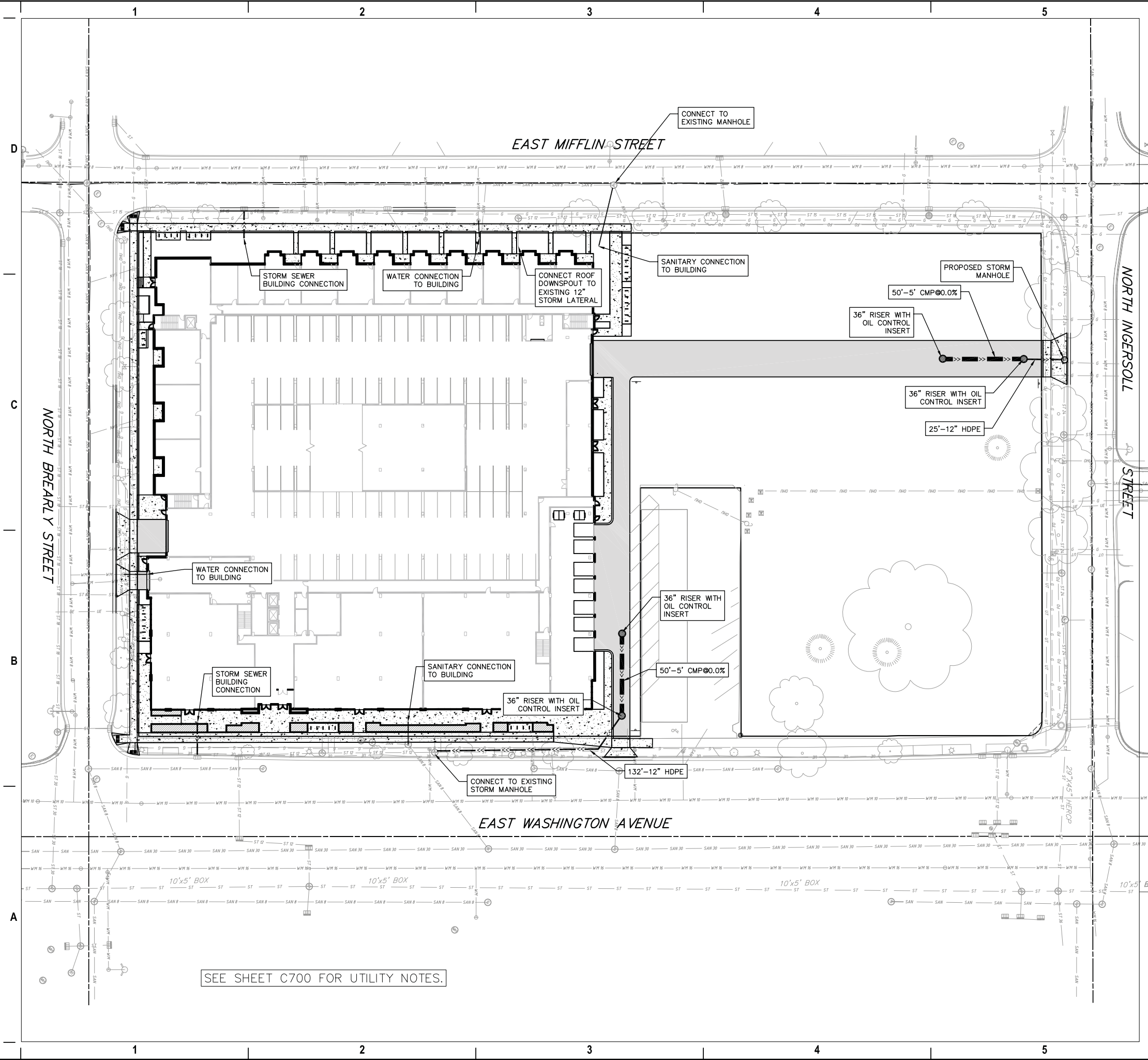
SITE PLAN LEGEND

	PROPERTY BOUNDARY
	CURB AND GUTTER (REVERSE CURB HATCHED)
	PROPOSED CONCRETE
	PROPOSED ASPHALT
	PROPOSED SIGN
	PROPOSED ADA DETECTABLE WARNING FIELD
	PROPOSED HANDICAP PARKING

GRADING LEGEND

	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
	DISTURBED LIMITS
	PROPOSED SLOPE ARROWS
	EXISTING SPOT ELEVATIONS
	PROPOSED SPOT ELEVATIONS

SEE SHEET C700 FOR CONSTRUCTION NOTES.



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

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

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PROJECT INFORMATION

**STONE HOUSE
 MIXED USE EAST
 WASHINGTON**

1000 E.
 WASHINGTON
 MADISON, WI 53703

ISSUANCE AND REVISIONS

LAND USE APPLICATION

#	DATE	DESCRIPTION

SHEET INFORMATION

**PROGRESS DOCUMENTS
 NOT FOR CONSTRUCTION**

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PROJECT MANAGER JP
 PROJECT NUMBER 14339-01
 DATE 10/21/2015

UTILITY PLAN

C600

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SEE SHEET C700 FOR UTILITY NOTES.

GENERAL NOTES:

- 1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE PLANS.
- 2. STORM AND SANITARY LATERALS WERE HAND DRAWN BASED ON CITY OF MADISON GIS DATA FOR THE CONVENIENCE OF THE CONTRACTOR. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS.
- 3. CONTRACTOR SHALL KEEP ALL STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
- 4. THESE DRAWINGS ASSUME THAT THE CONTRACTOR WILL UTILIZE AN ELECTRONIC DRAWING FILE AND STAKE ALL SITE IMPROVEMENTS USING COORDINATES TIED INTO CONTROL POINTS. THE DIMENSIONS INDICATED ON THE DRAWINGS ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY.
- 5. PRIOR TO THE USE OF THESE DRAWINGS FOR CONSTRUCTION PURPOSES, THE USER SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF BUILDINGS WITH THE FOUNDATION DRAWINGS AND ARCHITECTURAL SITE PLAN. IF CONFLICTS EXIST THE USER OF THESE DRAWINGS SHALL CONTACT THE ENGINEER IMMEDIATELY.
- 6. CONTRACTOR SHALL NOTIFY THE OWNER, ENGINEER AND THE CITY OF MADISON A MINIMUM OF 48 HOURS IN ADVANCE OF PERFORMING ANY WORK.
- 7. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
- 7. PUBLIC RIGHT-OF-WAY IMPROVEMENTS TO BE CONSTRUCTED PER CITY OF MADISON PLANS (PROJECT NUMBER **TBD**).

SITE CONSTRUCTION NOTES:

- 1. CONCRETE SIDEWALK TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE. SEE SHEET C-XX FOR DETAILS.
- 2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
- 3. CONTRACTOR TO OBTAIN ANY NECESSARY UTILITY CONNECTION, DEMOLITION, OR RIGHT-OF-WAY PERMITS.
- 4. CONTRACTOR SHALL OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, WORK IN RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
- 5. 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.
- 6. PUBLIC RIGHT-OF-WAY IMPROVEMENTS TO BE CONSTRUCTED PER CITY OF MADISON PLANS (PROJECT NUMBER **TBD**).
- 7. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.

DEMOLITION PLAN NOTES:

- 1. DEMOLITION ACTIVITIES SHALL BE CARRIED OUT IN ACCORDANCE WITH THE DEMOLITION PERMIT, INCLUDING BUT NOT LIMITED TO, THE REUSE AND RECYCLING PLAN.
- 2. PRIOR TO TREE REMOVAL, CONTRACTOR SHALL OBTAIN A CITY OF MADISON TREE REMOVAL PERMIT.
- 3. EXISTING STREET TREES SHALL BE PROTECTED. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. IF THE SIDEWALK IS REMOVED, TREE PROTECTION FENCING SHALL BE EXTENDED OUT INTO THE SIDEWALK AREA NEAR THE TREES TO PROTECT THE ROOTS THAT EXIST UNDER THE WALK. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF A TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (268-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. PRIOR TO CONSTRUCTION ACTIVITIES, TREE PRUNING AND A PRE-CONSTRUCTION MEETING SHALL BE COORDINATED WITH CITY FORESTRY. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION -[HTTP://WWW.CITYOFMADISON.COM/BUSINESS/PW/DOCUMENTS/STDSPECS/2013/PART1.PDF](http://www.cityofmadison.com/BUSINESS/PW/DOCUMENTS/STDSPECS/2013/PART1.PDF).
- 4. THE SANITARY SEWER LATERALS WILL BE PLUGGED BY THE CONTRACTOR AT THE PROPERTY LINE, AND WILL ALSO BE PLUGGED BY CITY ENGINEERING AT THE SANITARY SEWER MAIN.
- 5. THE CONTRACTOR SHALL NOTIFY CITY ENGINEERING CONSTRUCTION INSPECTOR 266-4514 AT LEAST 24 HOURS IN ADVANCE AND SHALL ALLOW ENTRY ON THE PROPERTY TO INSPECT THE SEWER PLUG.
- 6. THE CONTRACTOR SHALL BACKFILL THE EXCAVATION WITH SUPERVISION OF THE CITY ENGINEER TO ENSURE NO DAMAGE IS DONE TO THE LATERAL PLUG BY THE BACKFILL OPERATION.

EROSION CONTROL MEASURE NOTES:

- 1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
- 2. 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.
- 3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, ETC.) PRIOR TO INITIATING LAND DISTURBING CONSTRUCTION ACTIVITIES.
- 4. 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.
- 5. 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.

- 6. A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED 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.
- 7. **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.
- 8. **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). PUMPING OF WATER FROM FOUNDATION AREA DURING CONSTRUCTION SHALL NOT EXCEED A RATE OF 70 GALLONS PER MINUTE. SUMP PUMP SHALL BE PLACED ON A CLEAR STONE BEDDING AND A CLOTH/MESH SOCK SHALL BE PLACED ON THE OUTLET END OF THE PIPE TO CONTROL SEDIMENT LOSS.
- 9. WASHED STONE WEEPERS OR TEMPORARY EARTH BERMS SHALL BE BUILT AS NECESSARY BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.
- 10. INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE CITY HAS ACCEPTED THE BINDER COURSE OF ASPHALT.
- 11. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN.
- 12. ALL AREAS WHICH ARE NOT PAVED SHALL RECEIVE A MINIMUM OF 4" TOPSOIL PRIOR TO SEEDING.
- 13. 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.
- 14. 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.
- 15. EROSION MAT (TYPE I CLASS A PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER BUT LESS THAN 1:1.
- 16. 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.
- 17. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY.
- 18. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
- 19. 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.
- 20. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY OF MADISON.
- 21. THE CITY OF MADISON, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.
- 22. IF THE TERRACE IN THE R/W IS TO BE DISTURBED, CONTRACTOR SHALL CONSIDER PLACING STONE/MULCH TO MINIMIZE RUNOFF.
- 23. PUBLIC RIGHT-OF-WAY IMPROVEMENTS TO BE CONSTRUCTED PER CITY OF MADISON PLANS (PROJECT NUMBER **TBD**).

CONSTRUCTION SEQUENCE:

- 1. INSTALL SILT FENCE AND TRACKING PAD.
- 2. INSTALL INLET PROTECTION ON EXISTING INLETS ADJACENT TO PROPERTY.
- 3. PERFORM SITE DEMOLITION AND REMOVE PAVEMENT (AS NECESSARY).
- 4. STRIP SITE TOPSOIL AND STOCKPILE/REMOVE EXCESS.
- 5. ROUGH GRADE FOR BUILDING PADS AND WALKS.
- 6. CONSTRUCT UNDERGROUND UTILITIES.
- 7. INSTALL INLET PROTECTION ON NEW INLETS.
- 8. CONSTRUCT WALKS, DRIVE, CURB AND GUTTER AND LOADING AREA.
- 9. FINAL GRADE SITE. INSTALL TOPSOIL, SEED, FERTILIZER AND MULCH.
- 10. REMOVE SILT FENCE AFTER DISTURBED AREAS ARE RESTORED.

SEEDING RATES:

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

PERMANENT:

- 1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

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

UTILITY NOTES:

- 1. PRIVATE WATER MAIN AND SERVICES SHALL BE DUCTILE IRON (AWWA C-151, CLASS 52) OR APPROVED EQUAL MATERIAL THAT CONFORMS TO COMM 84.30(4)(d).
- 2. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO COMM 84.30(2)(c).
- 3. 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 COMM 82.10(11)(h) AND COMM 82.40(8)(k).
- 4. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH COMM 82.40(8)(b).
- 5. NO PERSON MAY ENGAGE IN WORK AT PLUMBING IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF COMMERCE PER S.145.06.
- 6. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE AND EXACT LOCATION OF PROPOSED SANITARY AND WATER LATERALS.
- 7. CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
- 8. PROPOSED UTILITY SERVICE LINES AS SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
- 9. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
- 10. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.
- 11. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
- 12. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
- 13. THE DEVELOPER SHALL INSTALL THE 3M™ ELECTRONIC MARKER SYSTEM (EMS) 4" EXTENDED RANGE 5' BALL MARKERS-WASTEWATER (MODEL #1404-XR) FOR EACH SANITARY AND STORM SEWER LATERALS. THE CITY SHALL SUPPLY ALL THE REQUIRED MARKERS TO THE DEVELOPER OR ITS CONTRACTOR (GENERALLY REQUIRES 2 PER LATERAL) AND THE CONTRACTOR SHALL INSTALL THEM PER THE MANUFACTURER'S REQUIREMENTS OR AS DIRECTED BY THE CITY ENGINEER.
- 14. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
- 15. PUBLIC RIGHT-OF-WAY IMPROVEMENTS TO BE CONSTRUCTED PER CITY OF MADISON PLANS (PROJECT NUMBER **TBD**).
- 16. ALL DAMAGE TO THE PAVEMENT ON SOUTH PARK STREET AND FISH HATCHERY ROAD ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY'S PAVEMENT PATCHING CRITERIA.
- 18. CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTY, WHICH IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER THAT 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.



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PROJECT INFORMATION

STONE HOUSE MIXED USE EAST WASHINGTON

1000 E. WASHINGTON MADISON, WI 53703

ISSUANCE AND REVISIONS

LAND USE APPLICATION

#	DATE	DESCRIPTION
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SHEET INFORMATION

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PROJECT MANAGER JP

PROJECT NUMBER 14339-01

DATE 10/21/2015

CONSTRUCTION NOTES

C700

**STONE HOUSE
MIXED USE EAST
WASHINGTON**

1000 E.
WASHINGTON
MADISON, WI 53703

ISSUANCE AND REVISIONS

LAND USE APPLICATION

#	DATE	DESCRIPTION

SHEET INFORMATION

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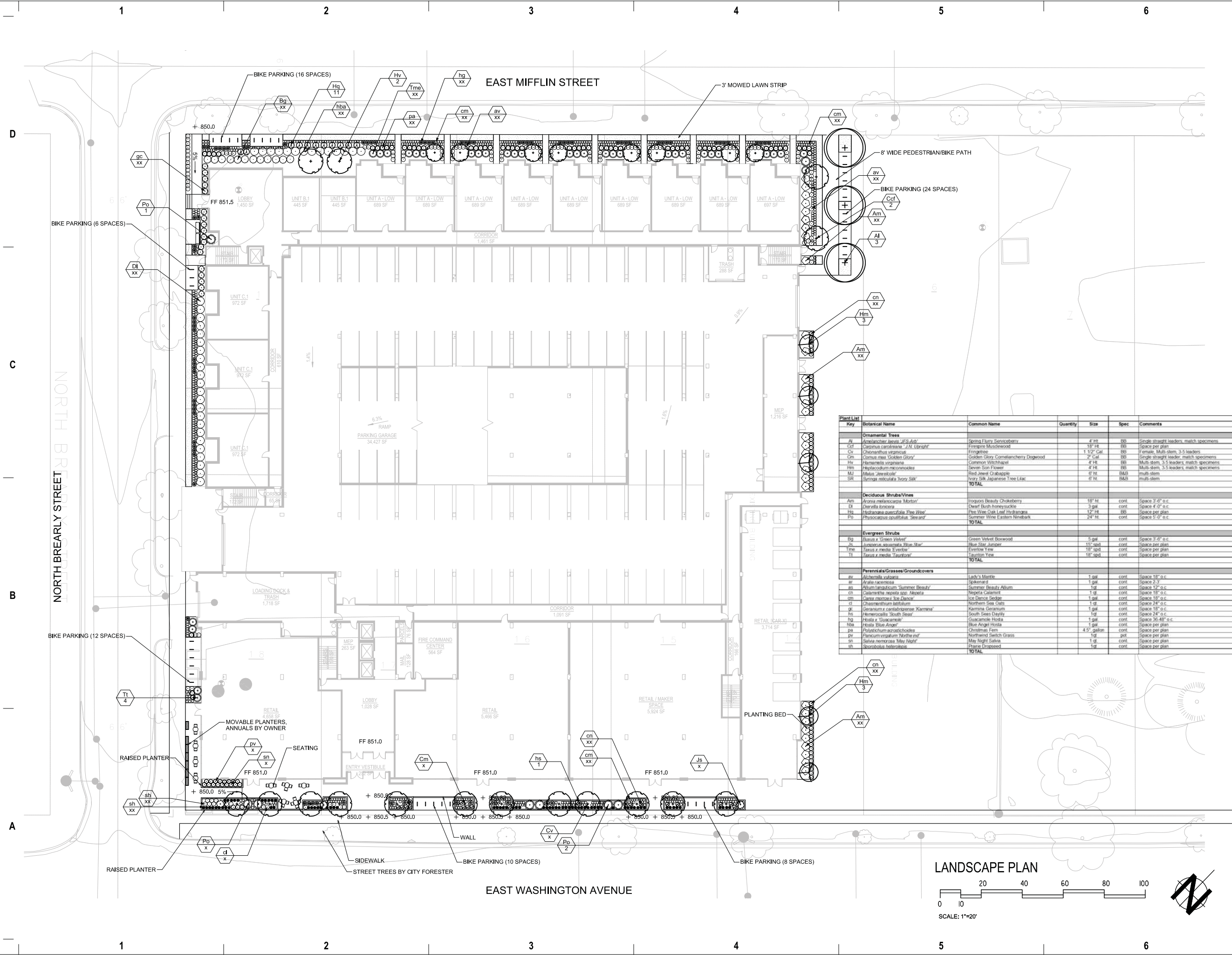
PROJECT MANAGER JP

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DATE 10/21/2015

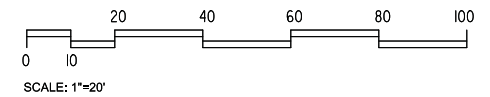
LANDSCAPE PLAN

L-1



Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments
Ornamental Trees						
Av	<i>Asplenium platyneuron</i> 'F.S. Sub'	Spotted Flurry Serviceberry	4	4H	861	Single straight leaders, match specimens
Ccf	<i>Corylus cornemara</i> 'J.H. Marsh'	Hopkins Mastanwood	18	18"	861	Space per plan
Cv	<i>Chaenactis vernalis</i>	Fringebush	1	1 1/2' Cal	861	Female, Multi-stem, 3-5 leaders
Cm	<i>Cornus mas</i> 'Golden Glory'	Golden Glory Corneliancherry Dogwood	2	Cal	861	Single straight leader, match specimens
Hv	<i>Hymenocallis virginiana</i>	Common Whitebait	4	4H	861	Multi-stem, 3-5 leaders, match specimens
Hm	<i>Hydracodium macrospora</i>	Seven Son Flower	4	4H	861	Multi-stem, 3-5 leaders, match specimens
MJ	<i>Morus javanica</i>	Red-Jewel Crabapple	6	6H	861	Multi-stem
SR	<i>Syringa reticulata</i> 'Terry Silk'	Italy Silk Japanese Tree Lilac	6	6H	861	Multi-stem
TOTAL						
Deciduous Shrubs/Vines						
Am	<i>Aronia melanocarpa</i> 'Mystic'	Ironstone Beauty Chokeberry	18	18"	cont.	Space 3'-6" o.c.
Di	<i>Diervilla bicolor</i>	Dwarf Bush honeysuckle	3	gal	cont.	Space 4'-0" o.c.
Hs	<i>Hydrangea quercifolia</i> 'Pee Wee'	Pee Wee Oak Leaf Hydrangea	12	12"	861	Space per plan
FD	<i>Physocarpus opulifolius</i> 'Steady'	Summer Wine Eastern Honeysuckle	24	18"	cont.	Space 5'-0" o.c.
TOTAL						
Evergreen Shrubs						
Bg	<i>Buxus x 'Green Velvet'</i>	Green Velvet Boxwood	5	gal	cont.	Space 3'-6" o.c.
Js	<i>Juniperus squamata</i> 'Blue Star'	Blue Star Juniper	15	spd	cont.	Space per plan
Tm	<i>Taxus x media</i> 'Everhol'	Everhol Yew	18	spd	cont.	Space per plan
Tl	<i>Taxus x media</i> 'Touffou'	Touffou Yew	18	spd	cont.	Space per plan
TOTAL						
Perennials/Grasses/Groundcovers						
av	<i>Asterella vulgaris</i>	Lady's Mantle	1	gal	cont.	Space 18" o.c.
ar	<i>Aralia racemosa</i>	Spikenard	1	gal	cont.	Space 2'-3"
as	<i>Asplenium platyneuron</i> 'Summer Beauty'	Summer Beauty Asplenium	1	gal	cont.	Space 12" o.c.
ca	<i>Callitriche media</i> ssp. <i>alpina</i>	Hopelia Galium	1	gal	cont.	Space 18" o.c.
cm	<i>Cornus mas</i> ssp. <i>flaccida</i>	Ice Dance Sedge	1	gal	cont.	Space 18" o.c.
cl	<i>Chamaenerion liliiflorum</i>	Hammerhead Sea Thrift	1	gal	cont.	Space 24" o.c.
gc	<i>Gesnerium x cordifolium</i> 'Karmala'	Karmala Gesnerium	1	gal	cont.	Space 18" o.c.
hs	<i>Hemerocallis</i> 'South Sea'	South Seas Daylily	1	gal	cont.	Space 24" o.c.
hg	<i>Hosta x 'Tokamari'</i>	Guacamole Hosta	1	gal	cont.	Space 26-48" o.c.
hba	<i>Hosta 'Blue Angel'</i>	Blue Angel Hosta	1	gal	cont.	Space per plan
pa	<i>Polystichum acrostichoides</i>	Christmas Fern	4.5	galton	cont.	Space per plan
pv	<i>Panicum virgatum</i> 'Nortre paf'	Northern Switch Grass	1	gal	cont.	Space per plan
sm	<i>Salix nemoralis</i> 'May Night'	May Night Salix	1	gal	cont.	Space per plan
sh	<i>Sparganium heterophyllum</i>	Phragm Liriodendron	1	gal	cont.	Space per plan
TOTAL						

LANDSCAPE PLAN



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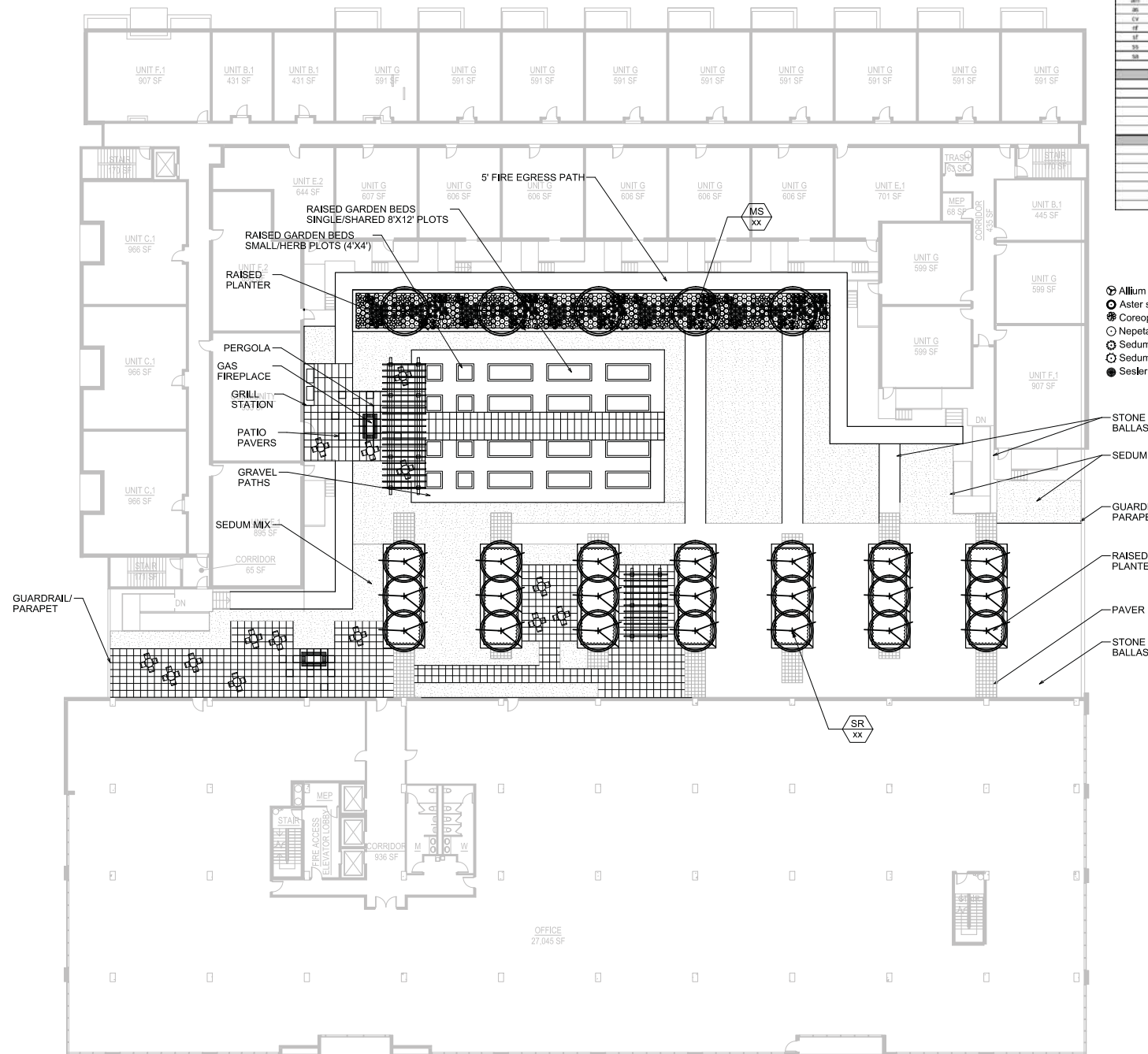
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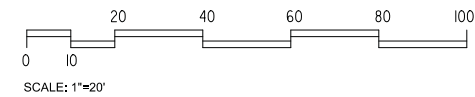


Key	Botanical Name	Common Name	Quantity	Size	Size	Comments
Shrubs						
MS	Melia azadirachta 'Tina'	Tina Sargent Crabapple	5'	12" H (B&B)	12" H	Multi-stemmed
RE	Rhus typhina 'Baileger'	Tiger Eyes Sumac	5'	12" H (B&B)	12" H	Specimen
Perennials and vines						
AM	Allium 'Summer Beauty'	Summer Beauty Ornamental Onion	4	4 1/4" pot	12" H	space 18" on center
AS	Aster sericeus	Silly Aster	4	4 1/4" pot	12" H	space 18" on center
CV	Coreopsis verticillata 'Tweety'	Tweety Threadleaf Tickseed	4	4 1/4" pot	12" H	space 18" on center
WF	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	4	4 1/4" pot	12" H	space 18" on center
WF	Sedum floriferum 'Weihenstephaner Gold'	Weihenstephaner Gold Sedum	4	4 1/4" pot	12" H	space 18" on center
AS	Sedum spectabile 'Brilliant'	Starkyt Sedum	4	4 1/4" pot	12" H	space 18" on center
SA	Sesleria autumnalis	Autumn Moor Grass	4	4 1/4" pot	10" spc	space 18" on center
Extensive Green Roof - mix 1						
	Sedum acre 'Auranti'	pre-green roof		modules	12" H	Shade Fanfare Mix
	Sedum hybridum 'Immergruendchen'	pre-green roof		modules	12" H	
	Sedum rubrotinctum	pre-green roof		modules	12" H	
	Sedum sp. 'Royal Pink'	pre-green roof		modules	12" H	
Extensive Green Roof - mix 2						
	Sedum acre 'Auranti'	pre-green roof		modules	12" H	Modern Mix
	Sedum album 'Coral Carpet'	pre-green roof		modules	12" H	
	Sedum sp. 'Weihenstephaner Gold'	pre-green roof		modules	12" H	
	Sedum sp. 'Brilliant'	pre-green roof		modules	12" H	
	Sesleria autumnalis	pre-green roof		modules	12" H	

- Allium 'Summer Beauty'
- Aster sericeus
- Coreopsis verticillata 'Tweety'
- Nepeta x faassenii 'Walker's Low'
- Sedum floriferum 'Weihenstephaner Gold'
- Sedum spectabile 'Brilliant'
- Sesleria autumnalis

- STONE BALLAST
- SEDUM
- GUARDRAIL/PARAPET
- RAISED PLANTER
- PAVER EDGE
- STONE BALLAST

3RD FLOOR ROOF
TERRACE LANDSCAPE
PLAN



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303 S. PATERSON
 SUITE 404 E
 MADISON, WI 53703
 Phone: 608.251.3600

PROJECT INFORMATION

STONE HOUSE
MIXED USE EAST
WASHINGTON

1000 E.
WASHINGTON
MADISON, WI 53703

ISSUANCE AND REVISIONS

LAND USE APPLICATION

#	DATE	DESCRIPTION

SHEET INFORMATION

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PROJECT MANAGER	JP
PROJECT NUMBER	14339-01
DATE	10/21/2015

LEVEL 03 ROOF
TERRACE
LANDSCAPE PLAN

L-2



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KEN SAIKI DESIGN
LANDSCAPE ARCHITECTS

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PROJECT MANAGER JP

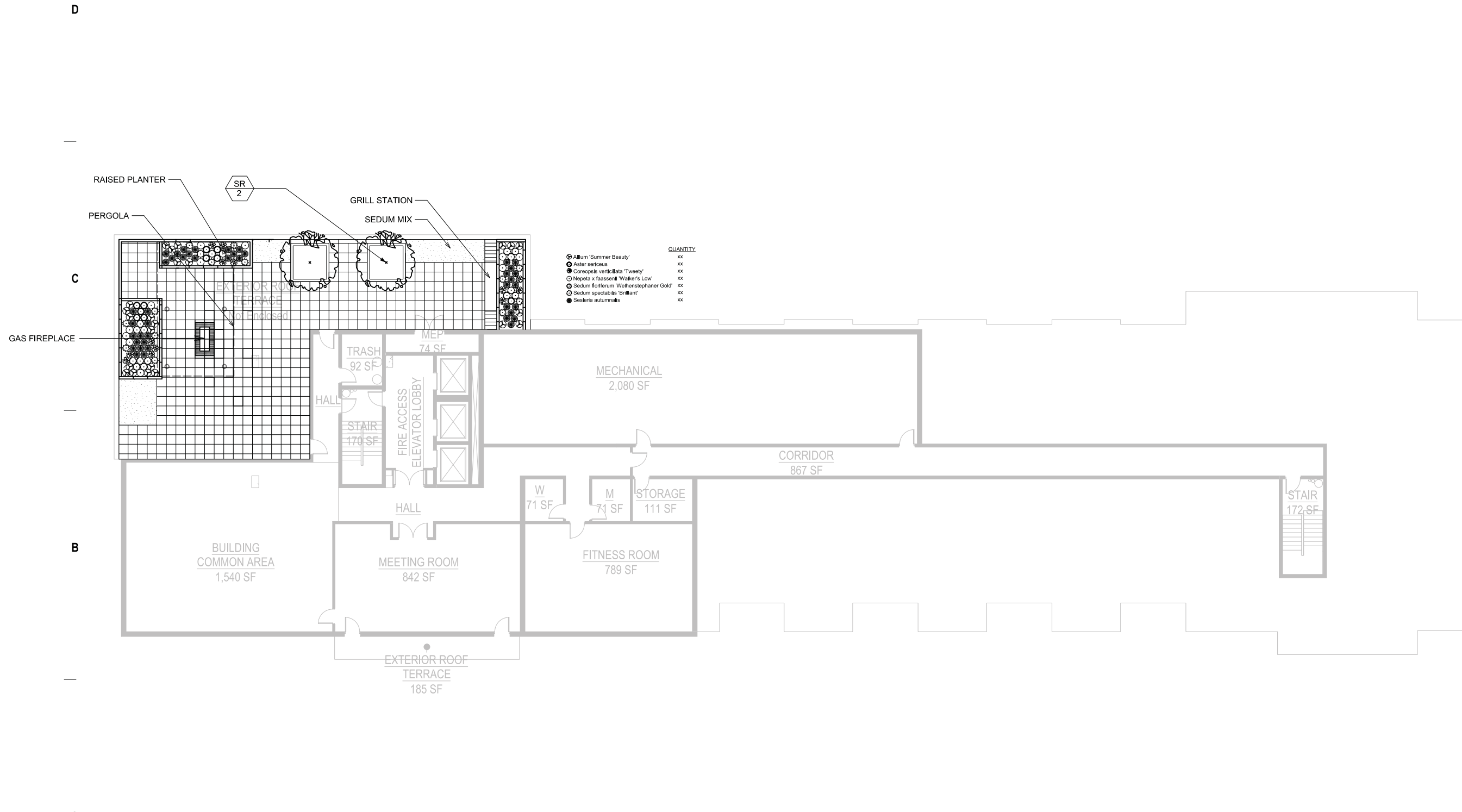
PROJECT NUMBER 14339-01

DATE 10/21/2015

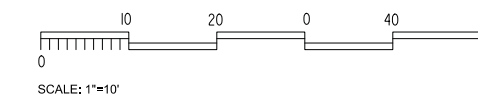
LEVEL 11 ROOF
TERRACE
LANDSCAPE PLAN

L-3

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11TH FLOOR ROOF
TERRACE LANDSCAPE
PLAN





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D

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C

ISSUANCE AND REVISIONS

LAND USE APPLICATION

#	DATE	DESCRIPTION

B

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PROJECT MANAGER JP

PROJECT NUMBER 14339-01

DATE 10/21/2015

A

EXISTING SITE

A00

D



VIEW FROM EAST WASHINGTON AND LIVINGSTON LOOKING EAST

C



VIEW FROM EAST WASHINGTON LOOKING EAST



VIEW FROM EAST WASHINGTON AND INGERSOLL LOOKING WEST

B



VIEW FROM MIFFLIN AND INGERSOLL LOOKING SOUTH

A



VIEW FROM MIFFLIN LOOKING SOUTH



VIEW FROM MIFFLIN AND BREATLY LOOKING EAST

1

2

3

4

5

6

1

2

3

4

5

6



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STONE HOUSE
MIXED USE EAST
WASHINGTON

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ISSUANCE AND REVISIONS

LAND USE APPLICATION

#	DATE	DESCRIPTION
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PROJECT MANAGER JP

PROJECT NUMBER 14339-01

DATE 10/21/2015

EXISTING SITE

A01

D



VIEW FROM EAST WASHINGTON OF EXISTING MADISON DAIRY



VIEW FROM EAST WASHINGTON LOOKING NORTHEAST

C



VIEW FROM EAST WASHINGTON OF EXISTING MADISON DAIRY

B



VIEW FROM MIFFLIN AND INGERSOLL LOOKING WEST



VIEW FROM MIFFLIN LOOKING NORTHEAST

A



VIEW FROM INSIDE BREESE STEVENS FIELD LOOKING WEST

B

A

1

2

3

4

5

6

1

2

3

4

5

6



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CONSTELLATION 12 STORIES

GALAXIE 14 STORIES

BREESE STEVENS FIELD

PROPOSED DEVELOPMENT 10 STORIES



PROJECT INFORMATION

STONE HOUSE
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WASHINGTON

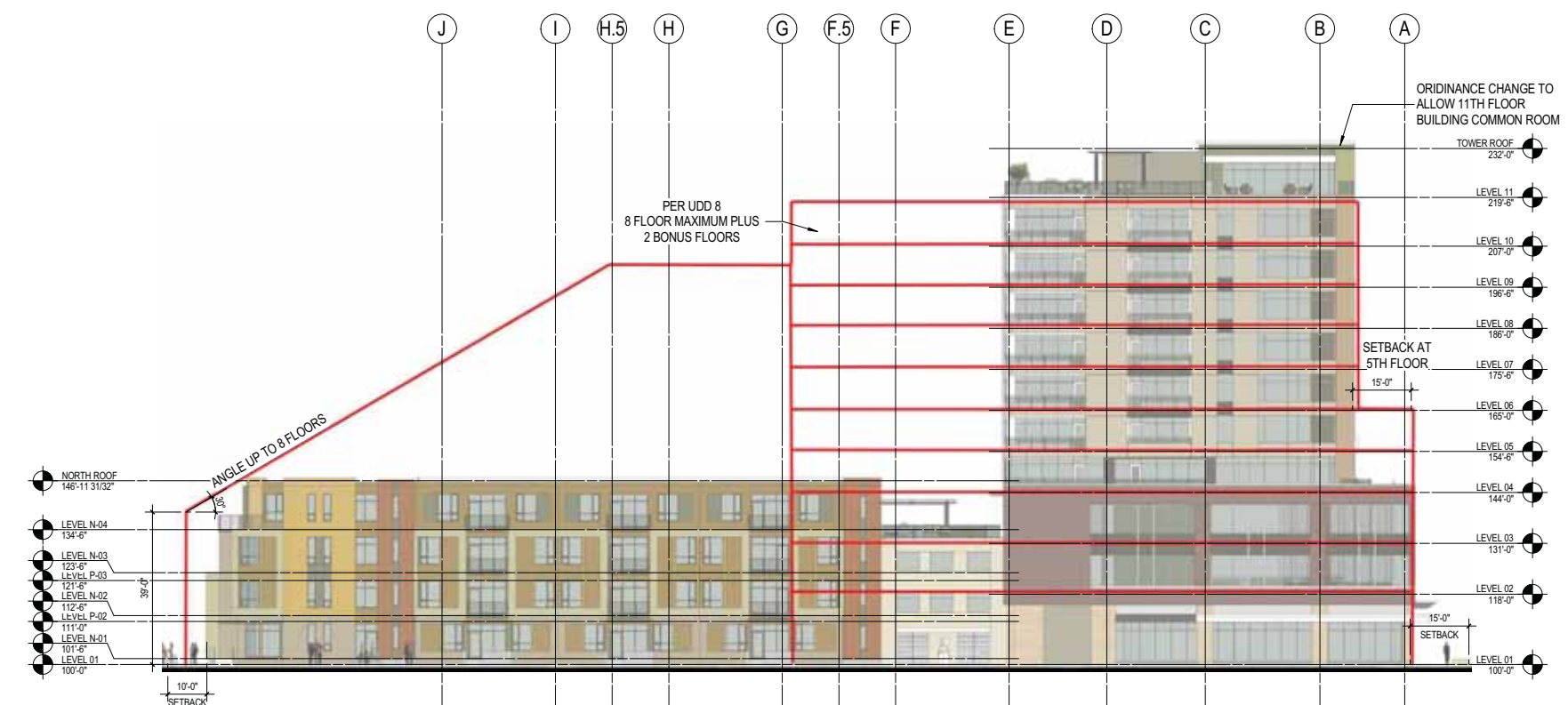
1000 E.
WASHINGTON
MADISON, WI 53703

ISSUANCE AND REVISIONS

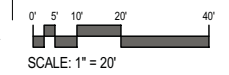
LAND USE APPLICATION

#	DATE	DESCRIPTION
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DENSITY PROFILE



1 WEST ELEVATION - SETBACKS
1" = 20'-0"



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PROJECT MANAGER JP
PROJECT NUMBER 14339-01
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BUILDING SETBACKS

A02



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PROJECT NUMBER 14339-01

DATE 10/21/2015

LEVEL 01 & LEVEL
N-01 FLOOR PLAN

A03

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EAST MIFFLIN STREET

NORTH BREARLY STREET

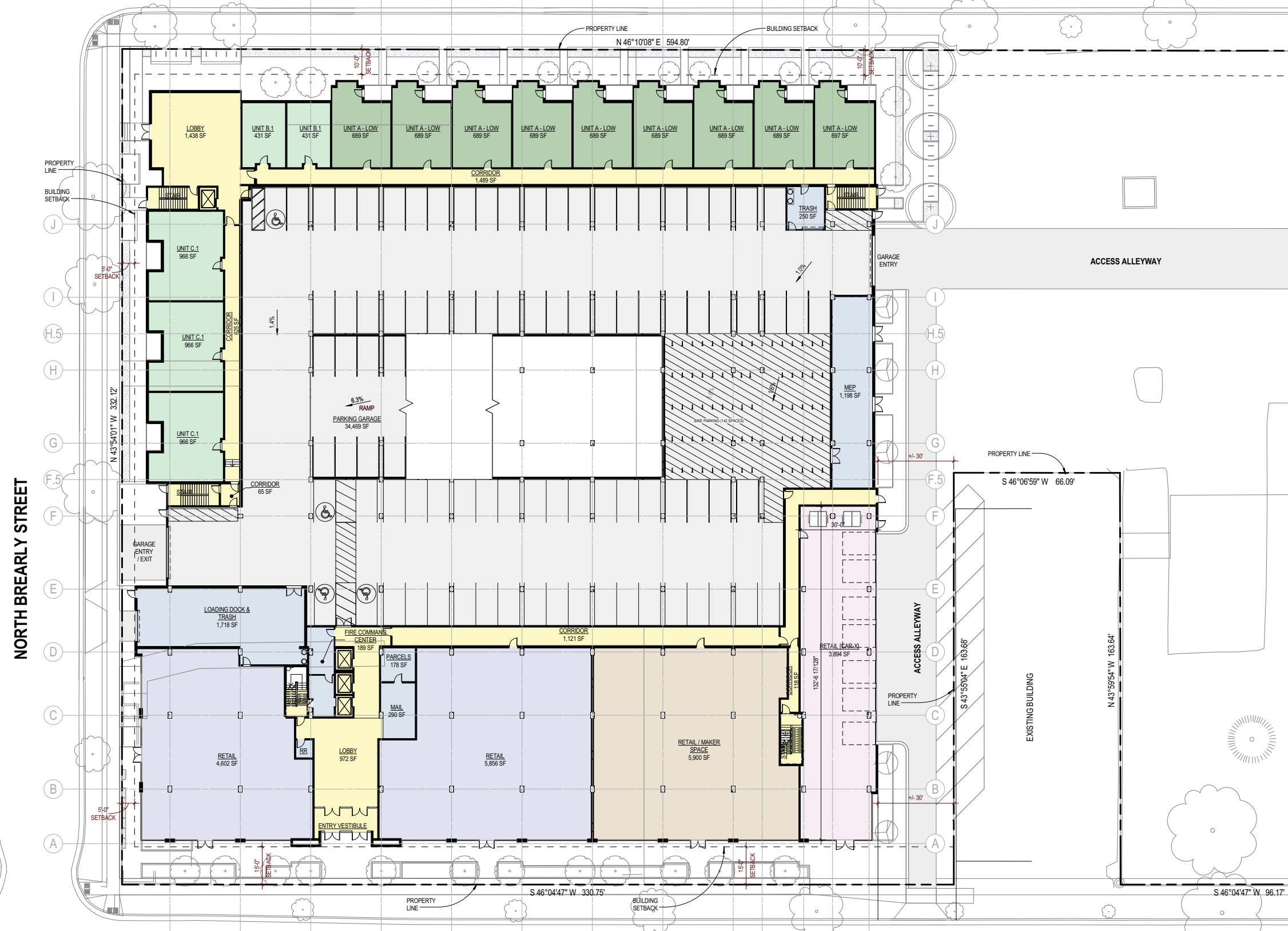
EAST WASHINGTON AVENUE

D
C
B
A

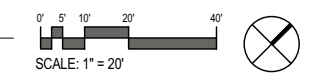
1 2 3 4 5 6

1 2 3 4 5 6

1 2 3 4 5 6 7 8 9 9.4 10 10.5 11



1 LEVEL 01 / LEVEL N-01 FLOOR PLAN
1" = 20'-0"





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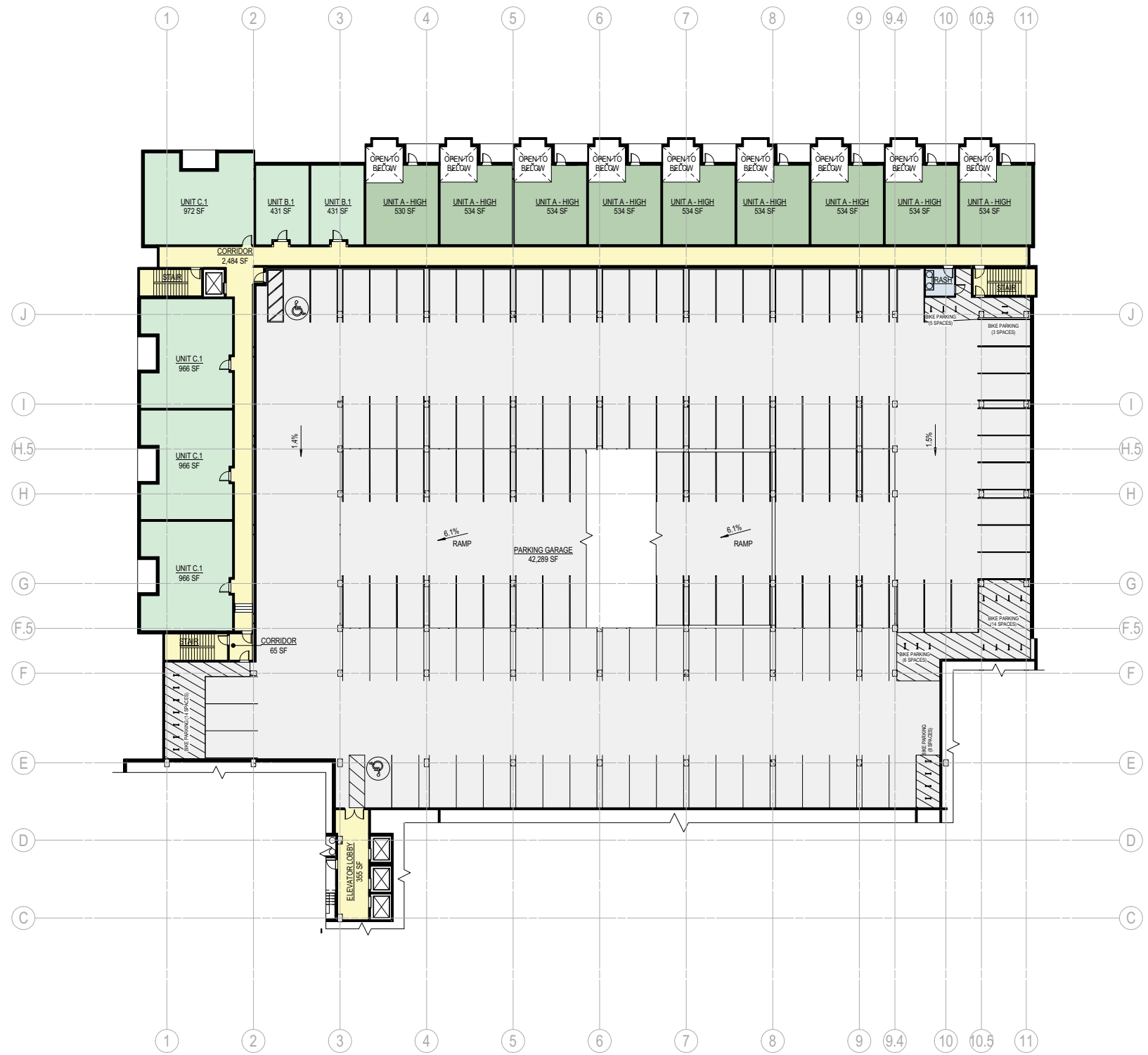
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DATE 10/21/2015

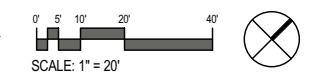
LEVEL N-02 & LEVEL
P-02 FLOOR PLAN

A04

D
C
B
A



1 LEVEL N-02 & LEVEL P-02 FLOOR PLAN
1" = 20'-0"



1 2 3 4 5 6

1 2 3 4 5 6 7 8 9 9.4 10 10.5 11

1 2 3 4 5 6 7 8 9 9.4 10 10.5 11

1 2 3 4 5 6



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PROJECT NUMBER 14339-01

DATE 10/21/2015

LEVEL 02, LEVEL
N-03, & LEVEL P-03
FLOOR PLAN

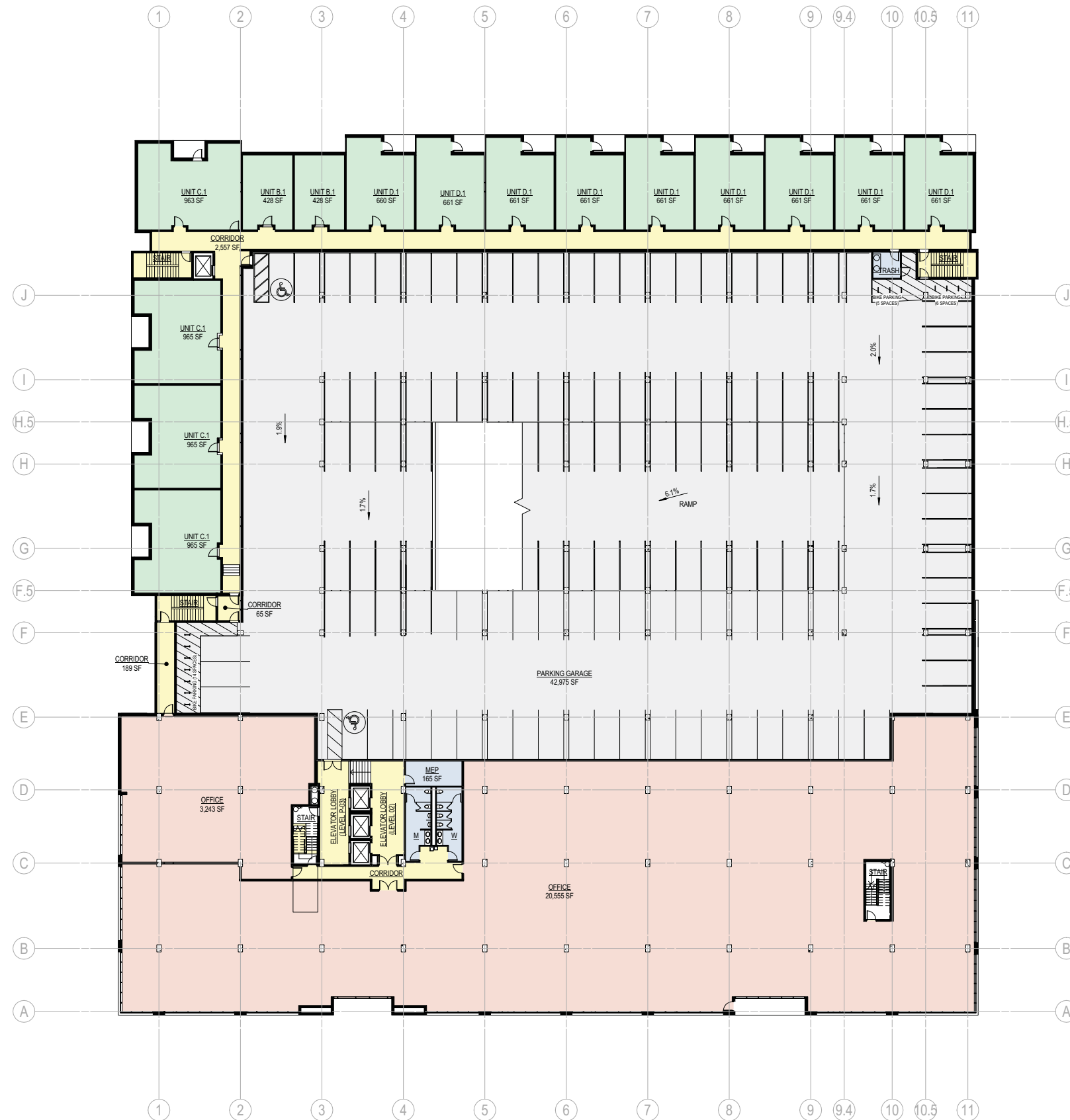
A05

D

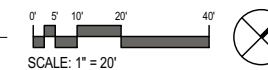
C

B

A



1 LEVEL 02, LEVEL N-03, & LEVEL P-03 FLOOR PLAN
1" = 20'-0"





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ISSUANCE AND REVISIONS

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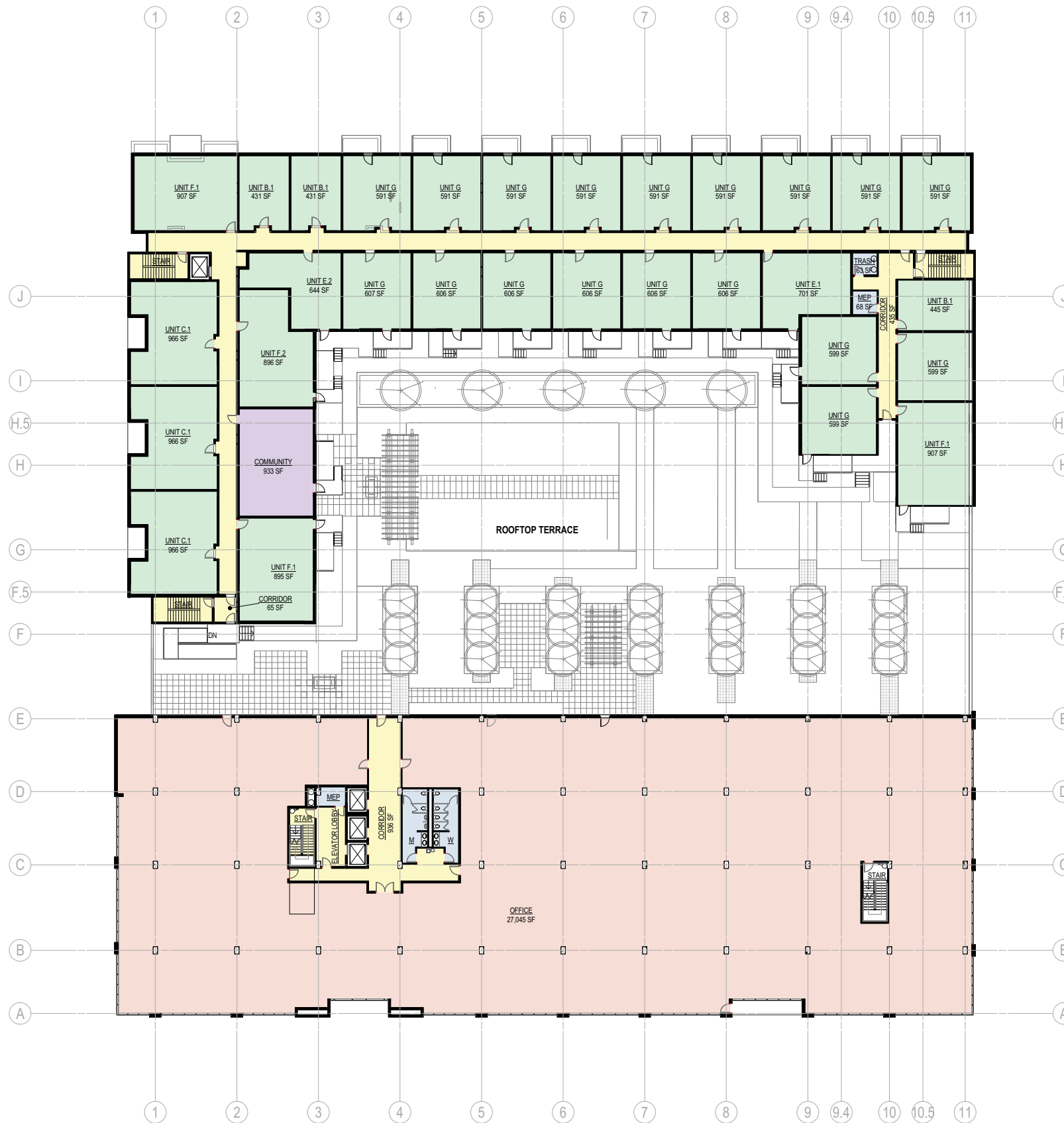
PROJECT MANAGER JP

PROJECT NUMBER 14339-01

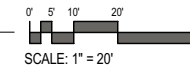
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LEVEL 03 & LEVEL
N-04 FLOOR PLAN

A06



1 LEVEL 03 & LEVEL N-04 FLOOR PLAN
1" = 20'-0"





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ISSUANCE AND REVISIONS

LAND USE APPLICATION

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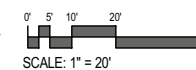
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LEVELS 04 - 10
FLOOR PLAN

A07



1 LEVELS 04 - 10 FLOOR PLAN (TYPICAL)
1" = 20'-0"





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ISSUANCE AND REVISIONS

LAND USE APPLICATION

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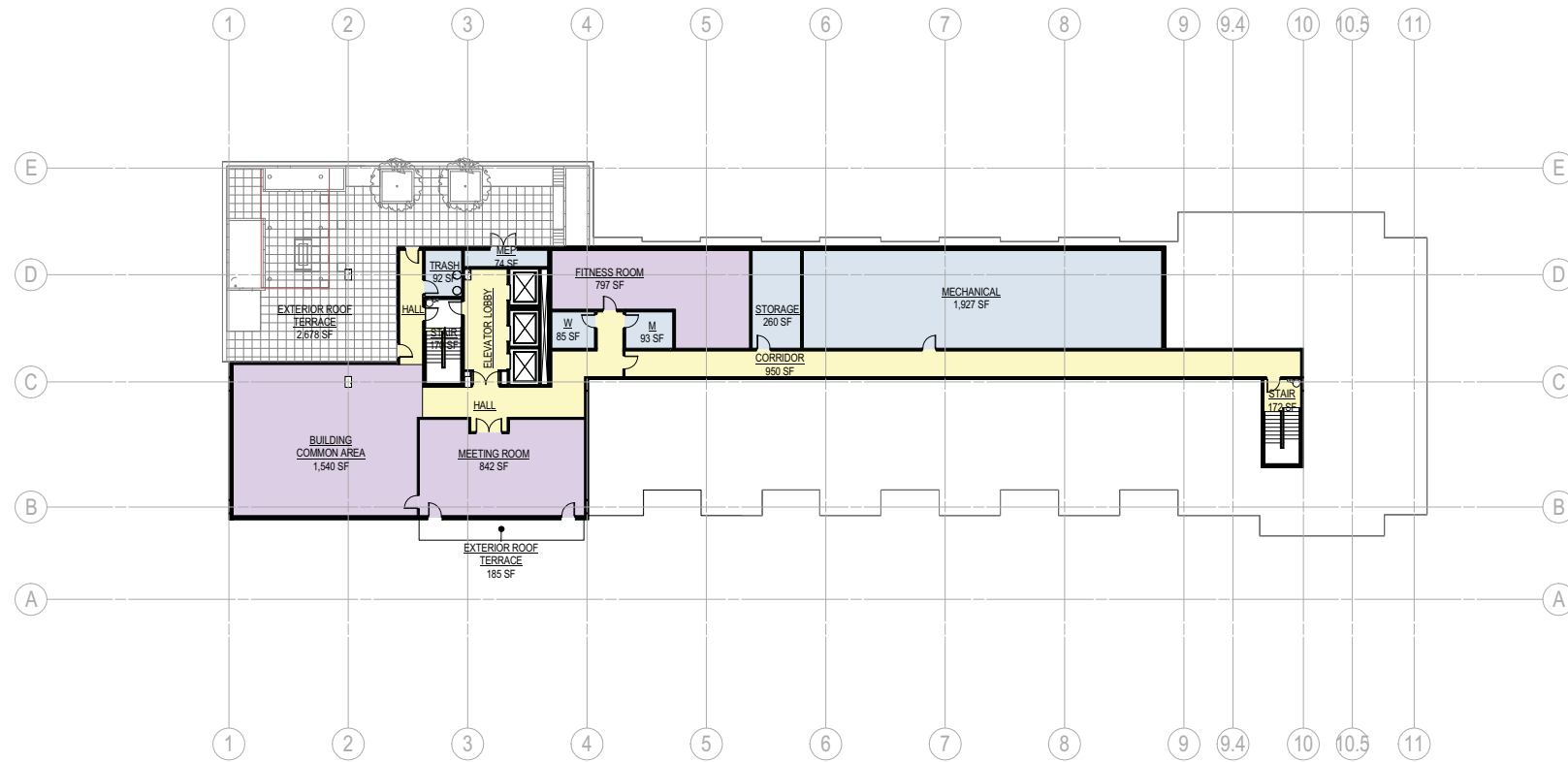
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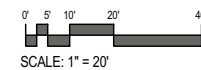
DATE 10/21/2015

LEVEL 11 FLOOR
PLAN

A08



1 LEVEL 11 FLOOR PLAN
1" = 20'-0"





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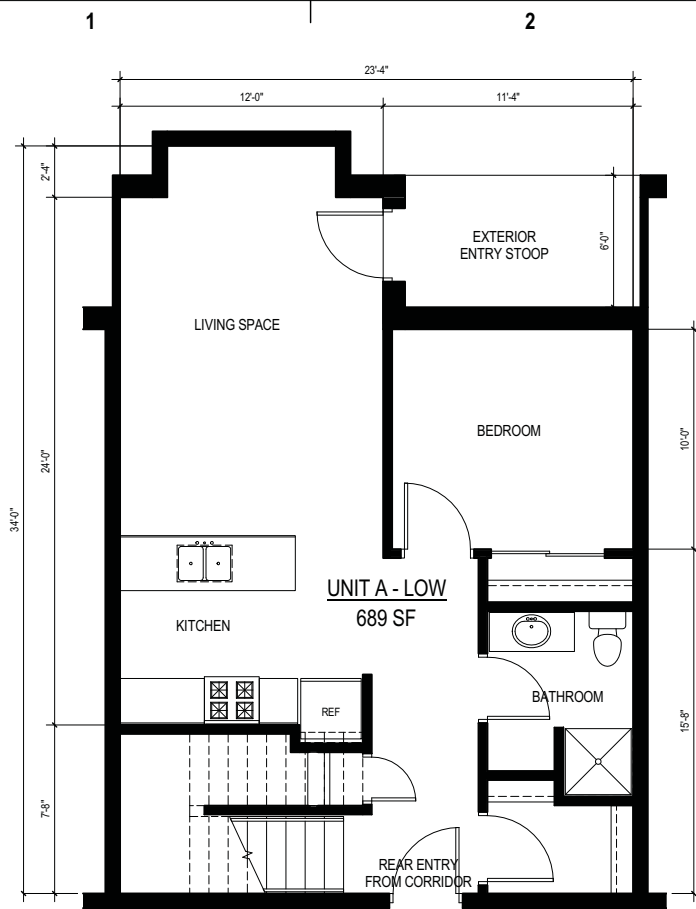
PROJECT NUMBER 14339-01

DATE 10/21/2015

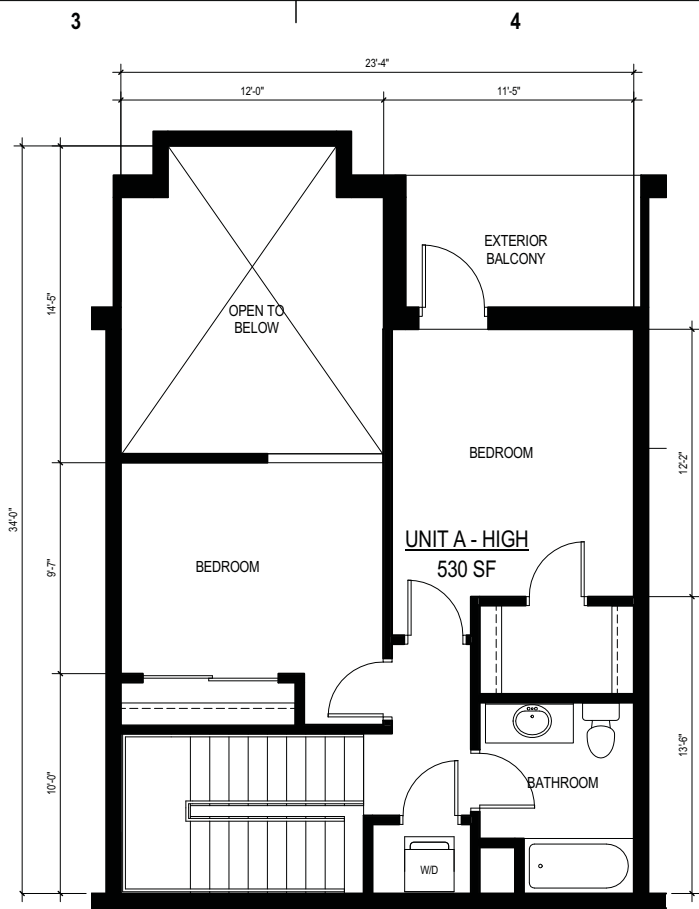
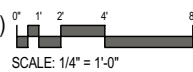
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UNIT FLOOR PLANS

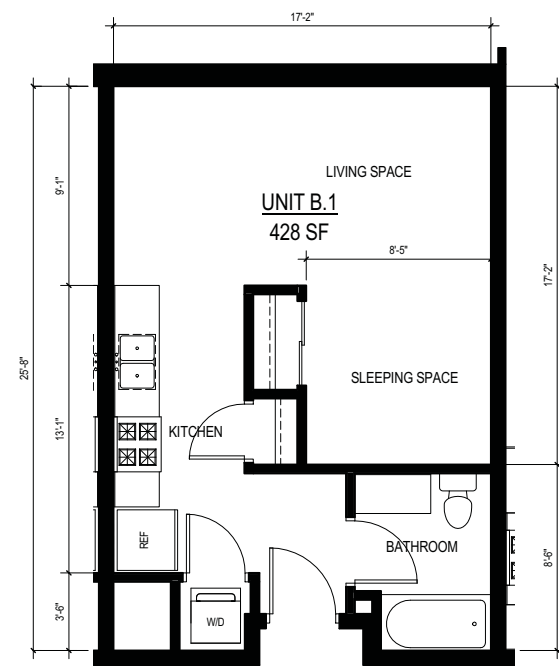
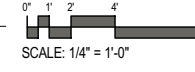
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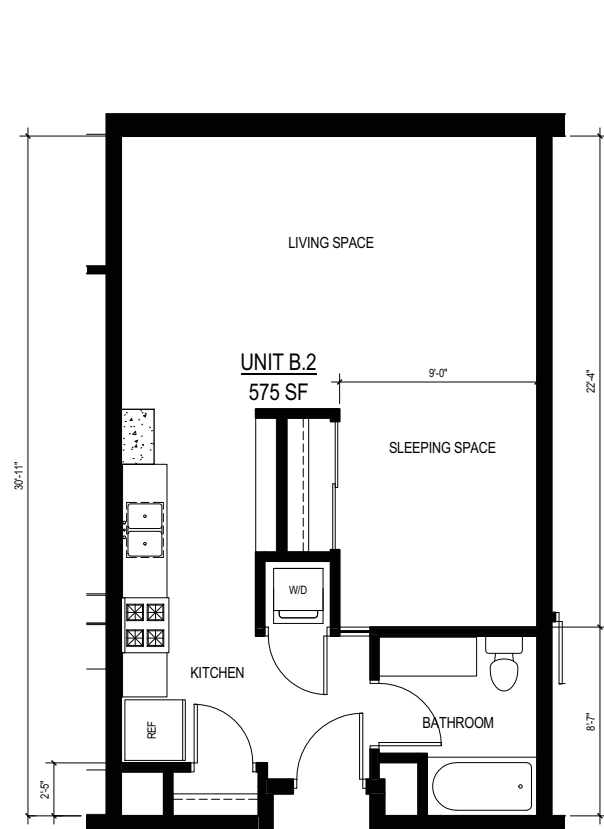
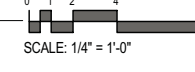
1 UNIT A - LOWER LEVEL (AFFORDABLE TOWNHOME)
1/4" = 1'-0"



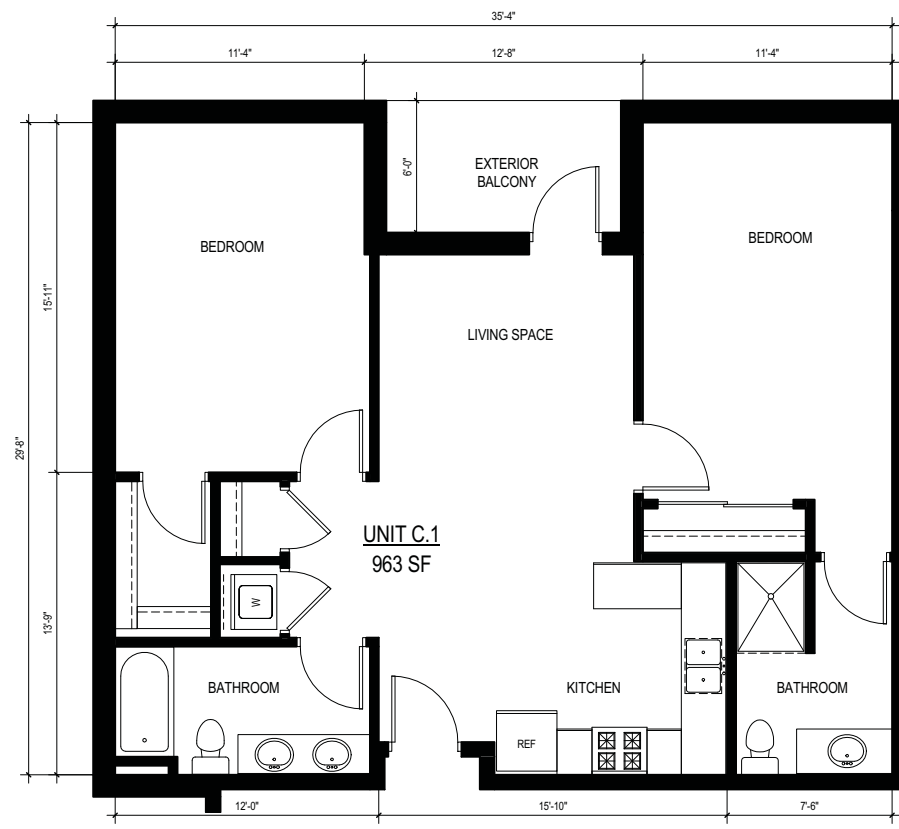
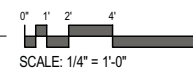
2 UNIT A - HIGHER LEVEL (AFFORDABLE TOWNHOME)
1/4" = 1'-0"



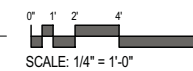
3 UNIT B.1 (AFFORDABLE APARTMENT)
1/4" = 1'-0"



4 UNIT B.2 (MARKET-RATE APARTMENT)
1/4" = 1'-0"



5 UNIT C.1 (AFFORDABLE APARTMENT)
1/4" = 1'-0"





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PROJECT INFORMATION

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ISSUANCE AND REVISIONS

LAND USE APPLICATION

#	DATE	DESCRIPTION

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PROJECT MANAGER JP

PROJECT NUMBER 14339-01

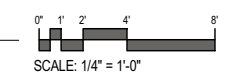
DATE 10/21/2015

UNIT FLOOR PLANS

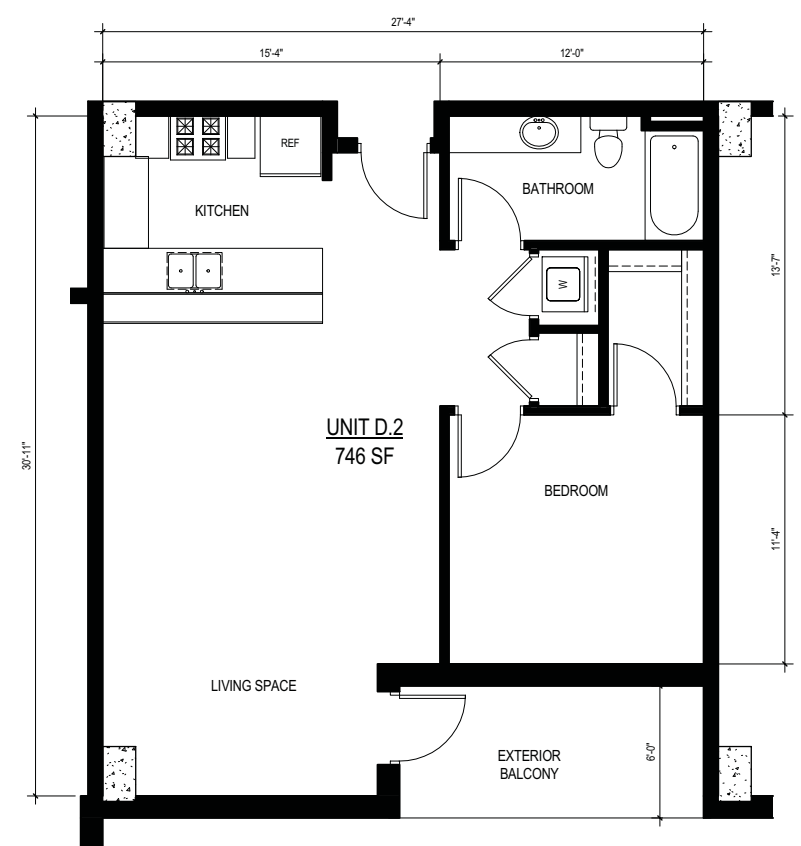
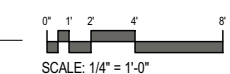
A10



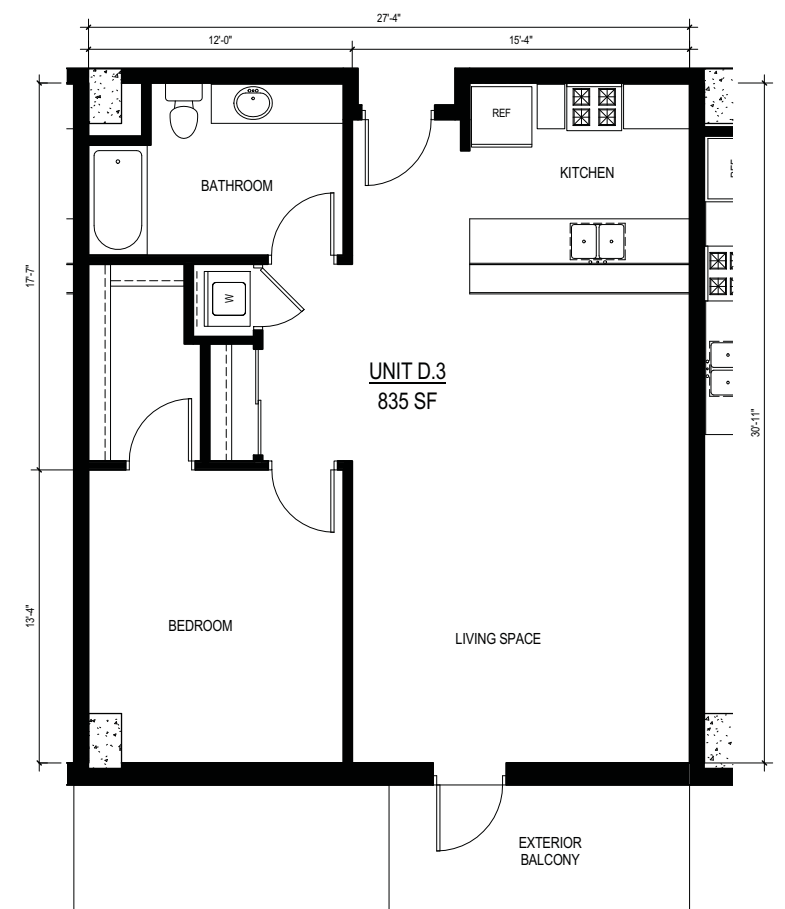
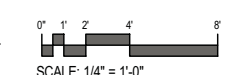
1 UNIT C.2 (MARKET-RATE APARTMENT)
1/4" = 1'-0"



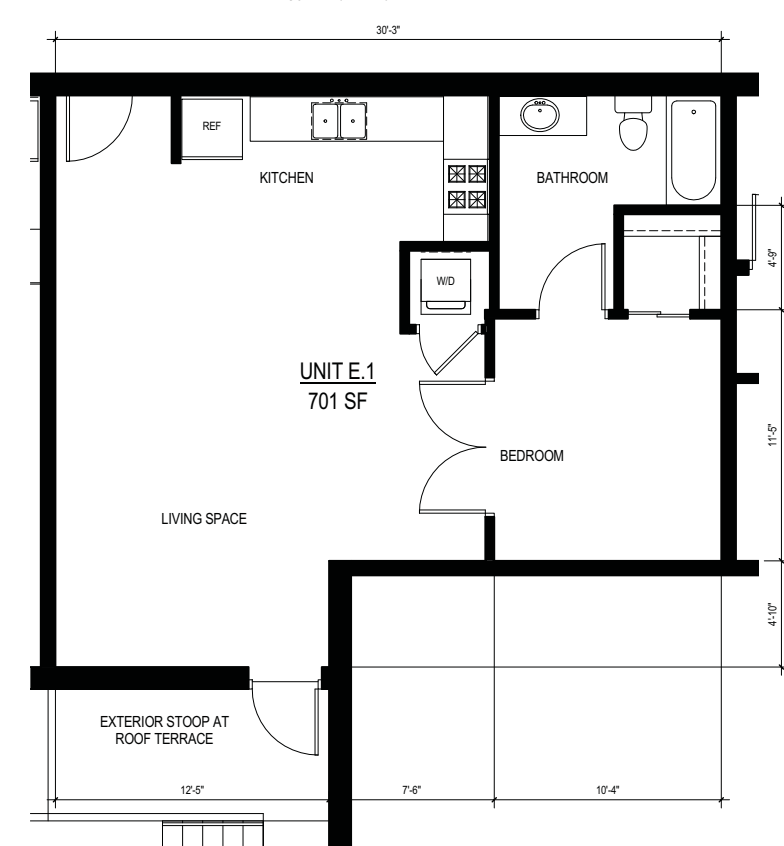
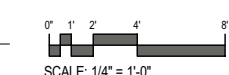
2 UNIT D.1 (AFFORDABLE APARTMENT)
1/4" = 1'-0"



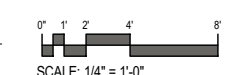
3 UNIT D.2 (MARKET-RATE APARTMENT)
1/4" = 1'-0"



4 UNIT D.3 (MARKET-RATE APARTMENT)
1/4" = 1'-0"



5 UNIT E.1 (AFFORDABLE APARTMENT)
1/4" = 1'-0"



D

C

B

A

D

C

B

A

1 2 3 4 5 6



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LAND USE APPLICATION

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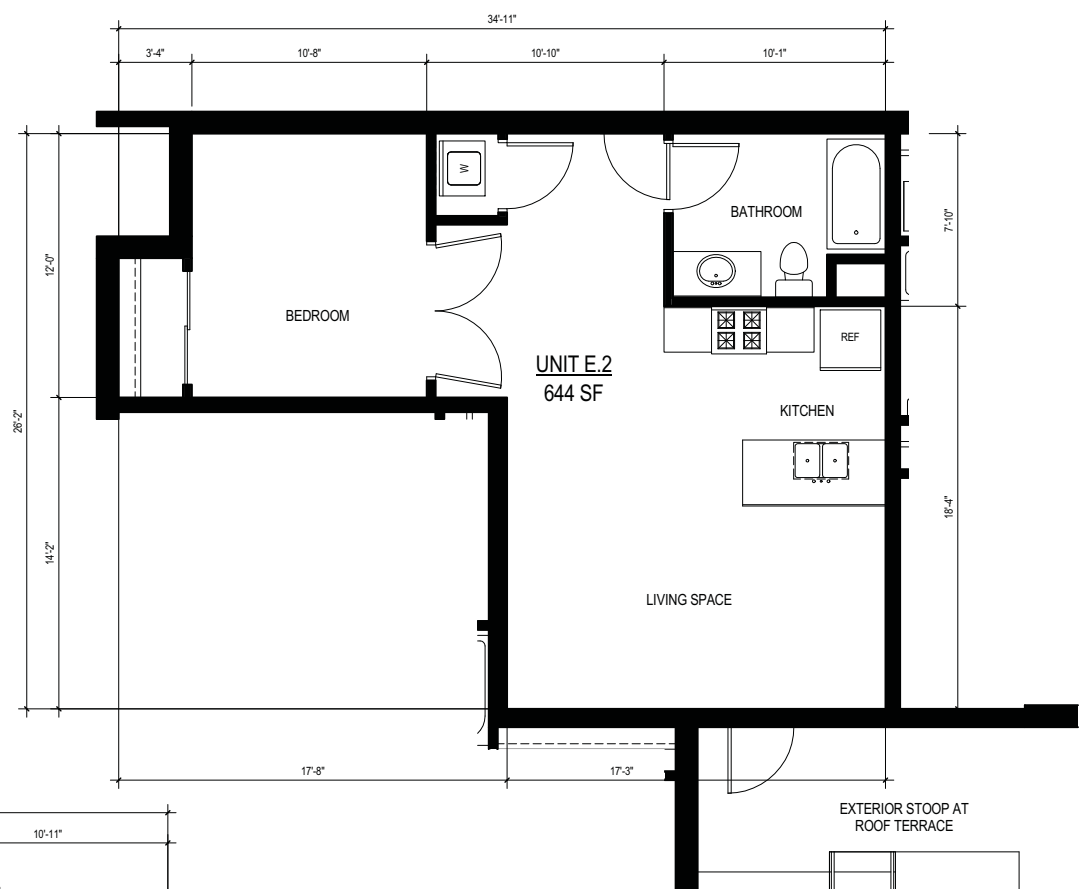
PROJECT MANAGER JP

PROJECT NUMBER 14339-01

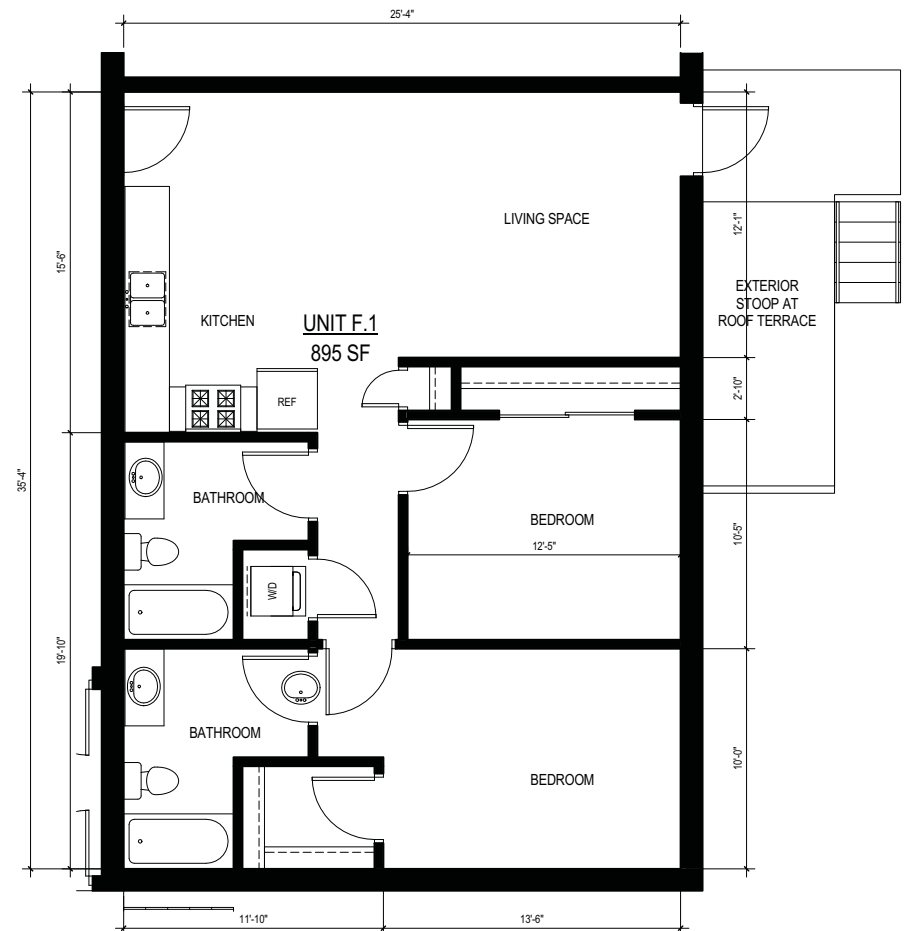
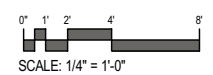
DATE 10/21/2015

UNIT FLOOR PLANS

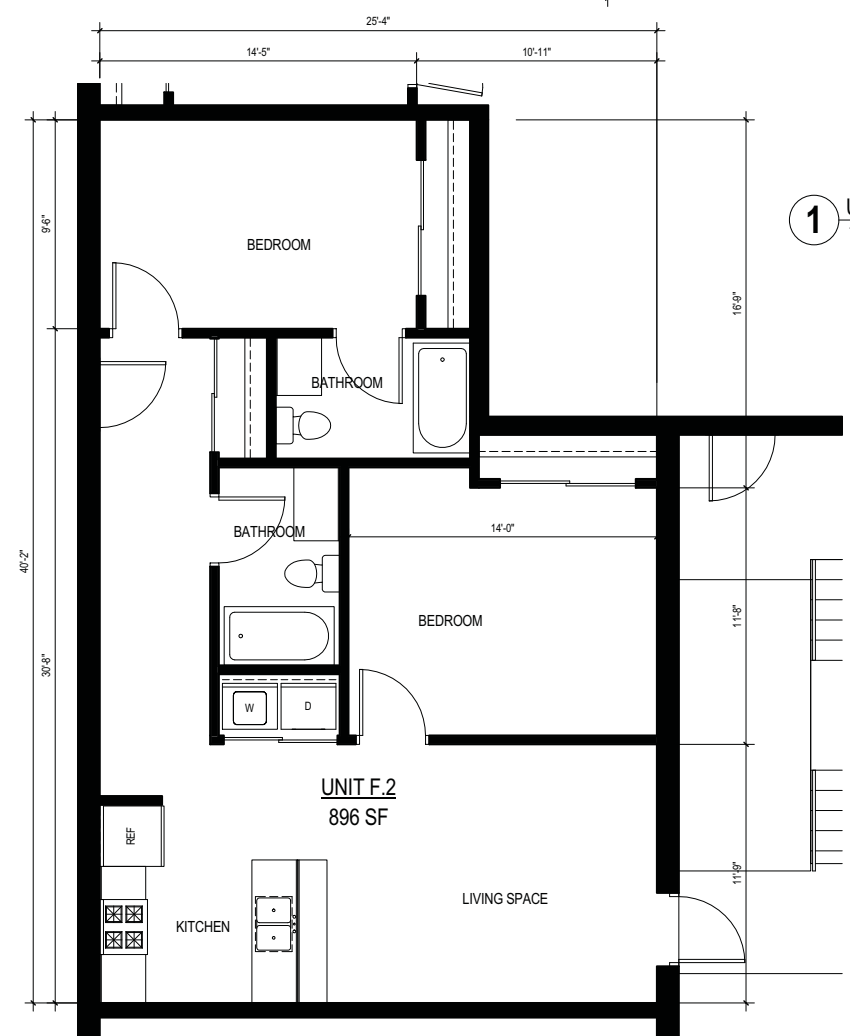
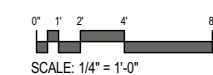
A11



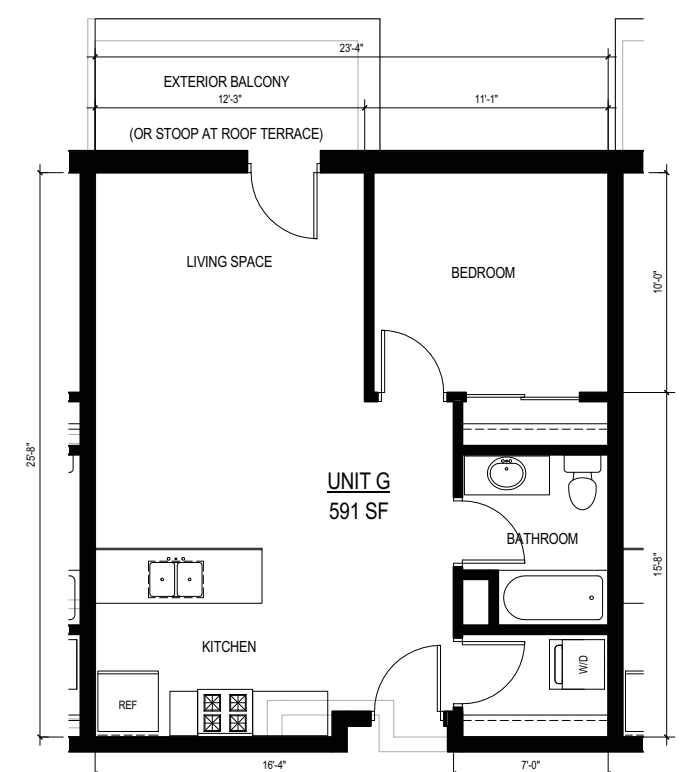
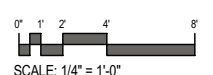
1 UNIT E.2 (AFFORDABLE APARTMENT)
1/4" = 1'-0"



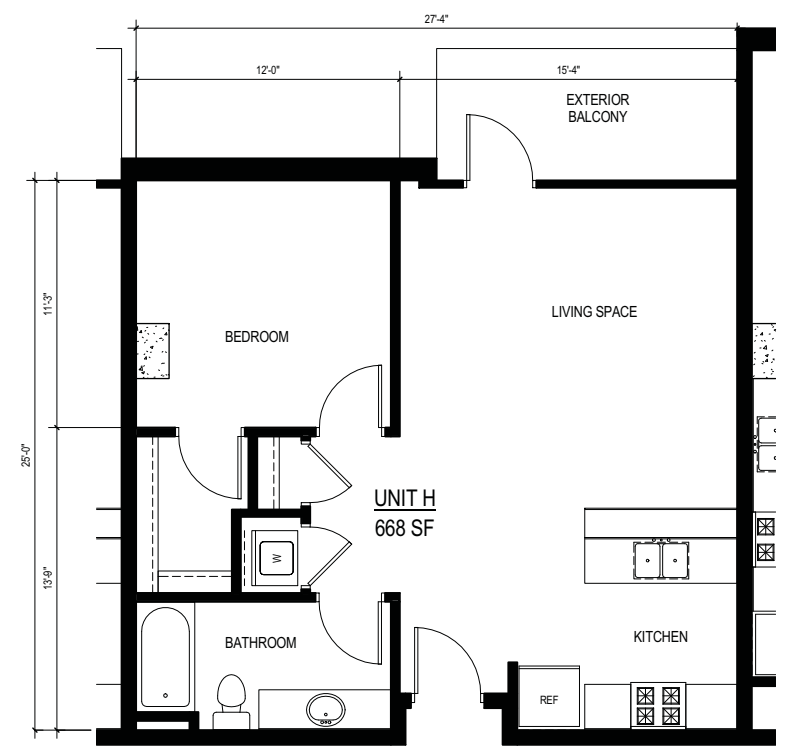
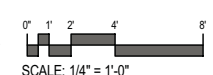
2 UNIT F.1 (AFFORDABLE APARTMENT)
1/4" = 1'-0"



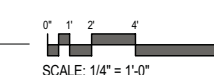
3 UNIT F.2 (AFFORDABLE APARTMENT)
1/4" = 1'-0"



4 UNIT G (AFFORDABLE APARTMENT)
1/4" = 1'-0"



5 UNIT H (MARKET-RATE APARTMENT)
1/4" = 1'-0"





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PROJECT INFORMATION

STONE HOUSE
MIXED USE EAST
WASHINGTON

1000 E.
WASHINGTON
MADISON, WI 53703

ISSUANCE AND REVISIONS

LAND USE APPLICATION

#	DATE	DESCRIPTION

SHEET INFORMATION

**PROGRESS DOCUMENTS
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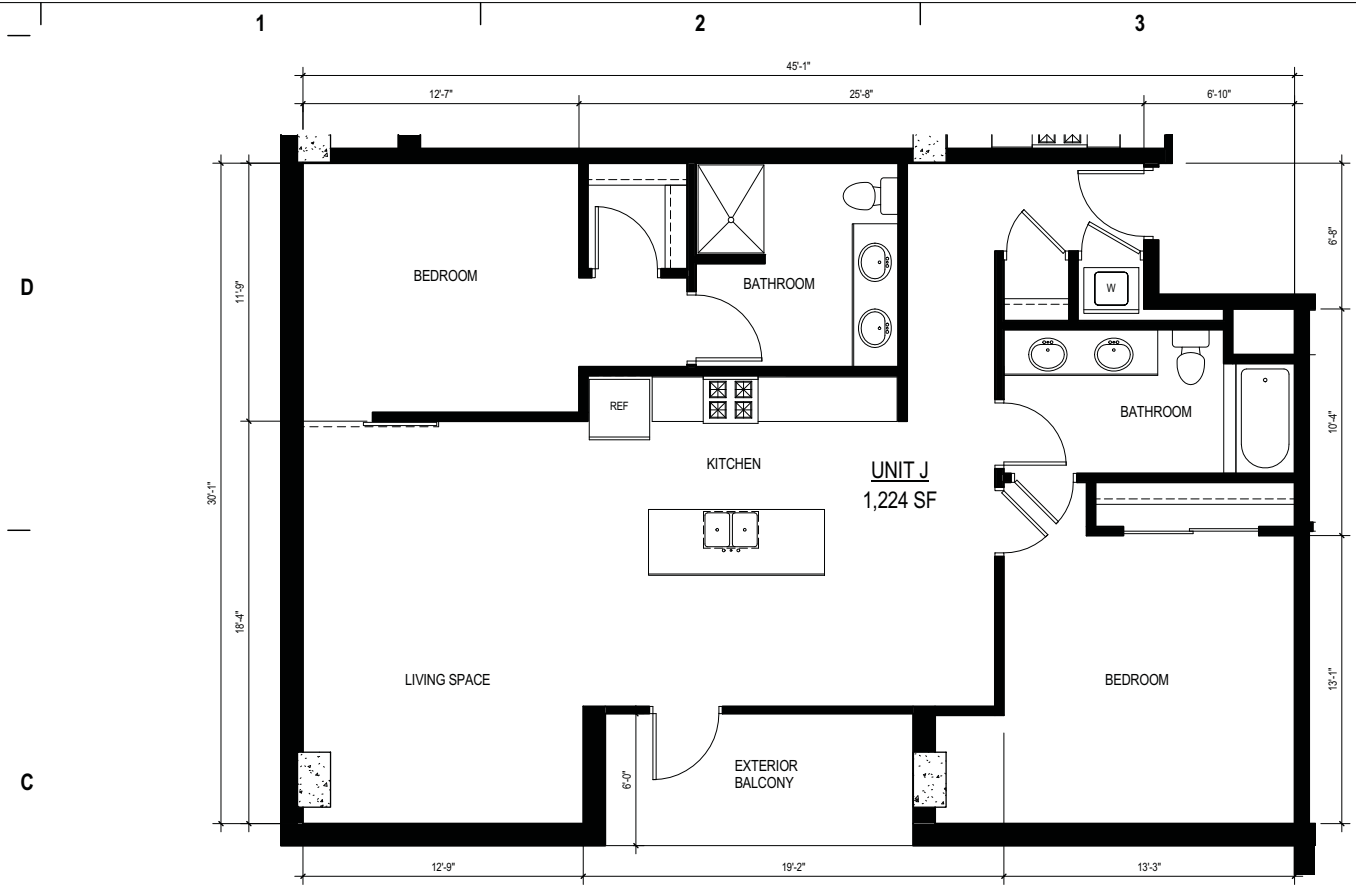
PROJECT MANAGER JP

PROJECT NUMBER 14339-01

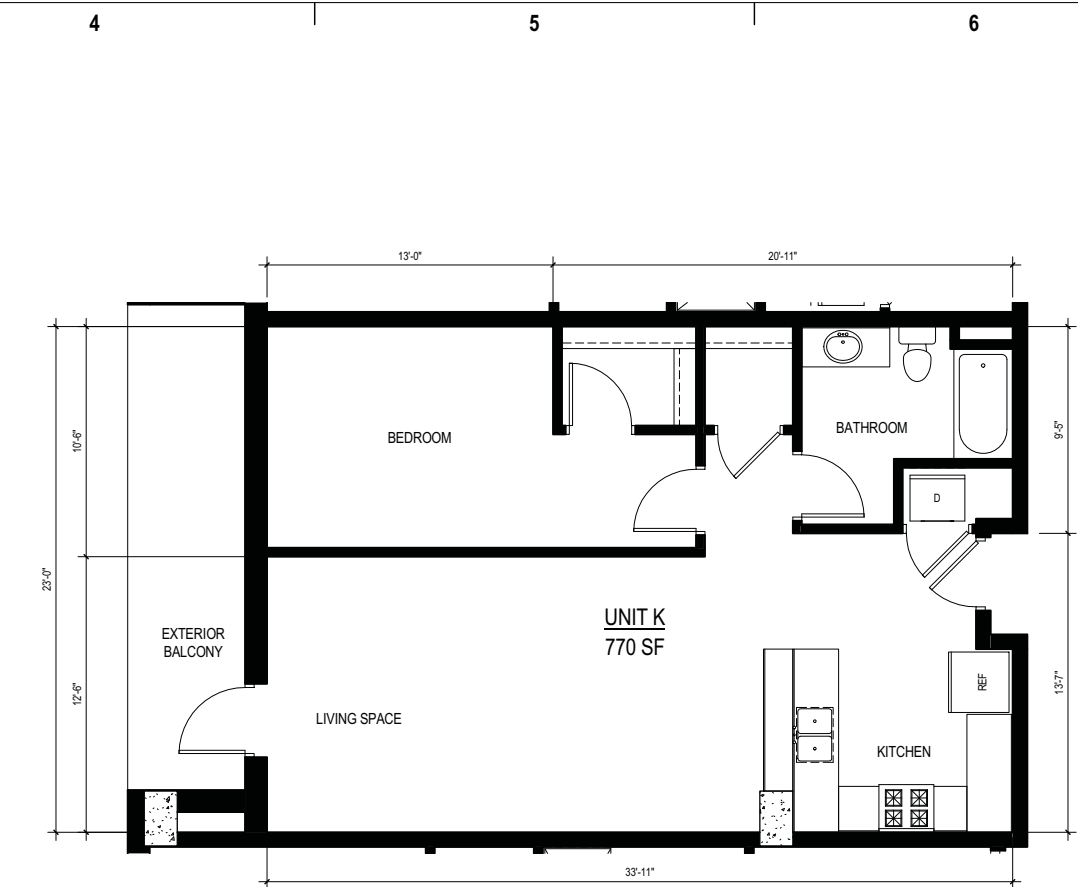
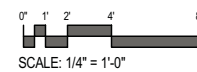
DATE 10/21/2015

UNIT FLOOR PLANS

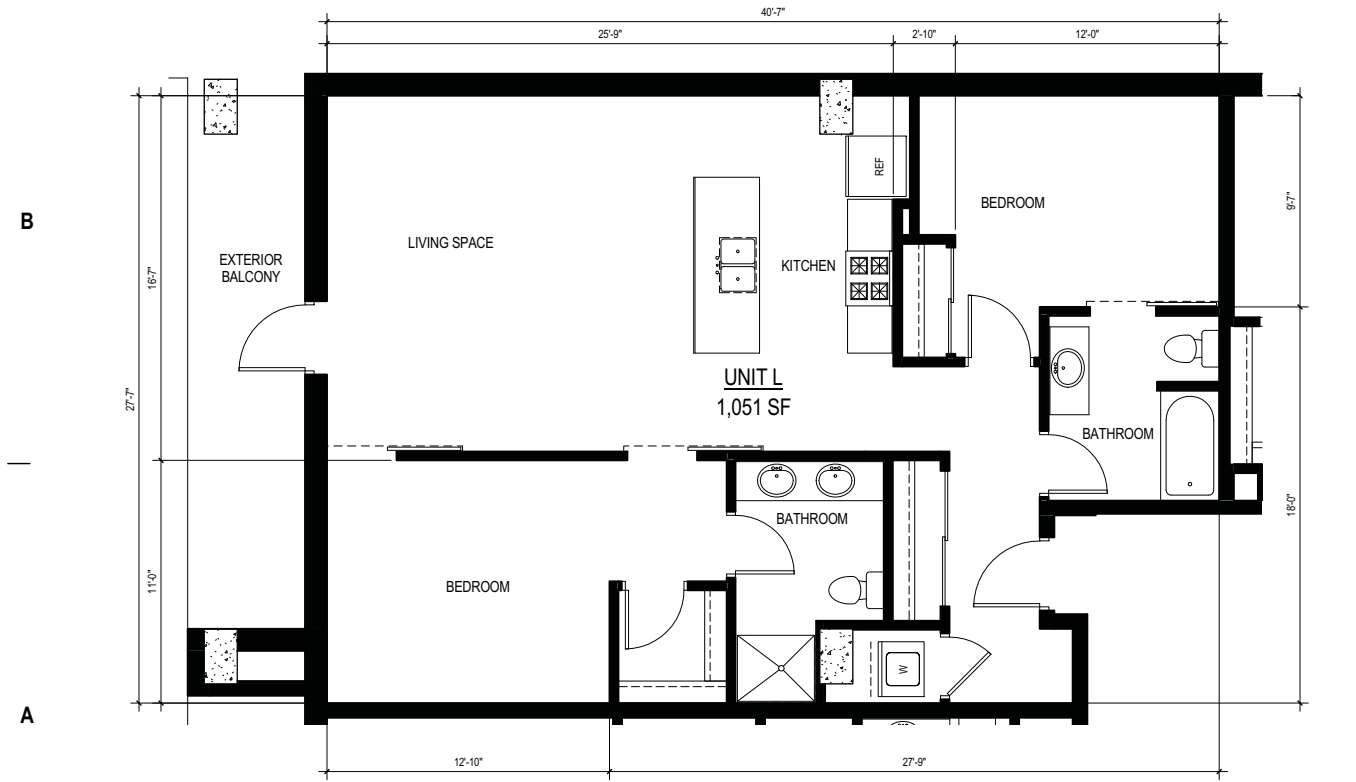
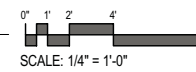
A12



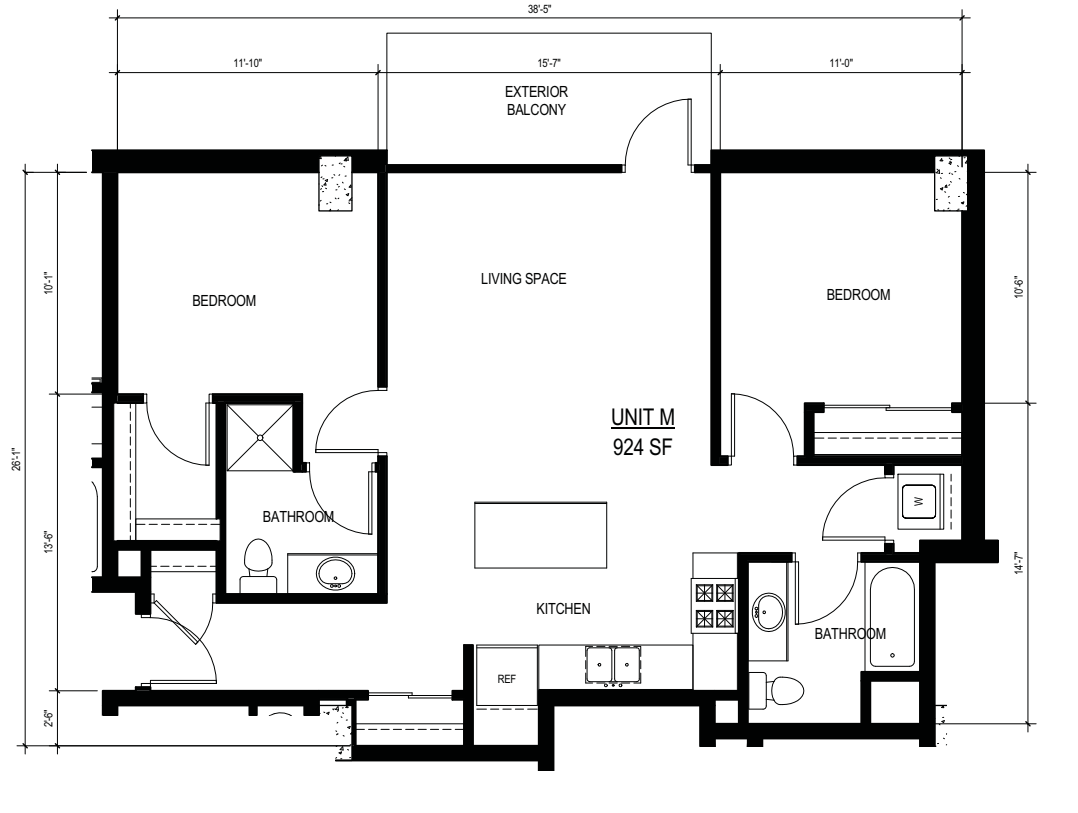
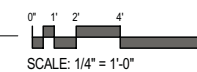
1 UNIT J (MARKET-RATE APARTMENT)
1/4" = 1'-0"



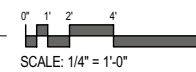
2 UNIT K (MARKET-RATE APARTMENT)
1/4" = 1'-0"



3 UNIT L (MARKET-RATE APARTMENT)
1/4" = 1'-0"



4 UNIT M (MARKET-RATE APARTMENT)
1/4" = 1'-0"





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PROJECT INFORMATION

STONE HOUSE
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WASHINGTON

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WASHINGTON
MADISON, WI 53703

ISSUANCE AND REVISIONS

LAND USE APPLICATION

#	DATE	DESCRIPTION

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PROJECT MANAGER JP

PROJECT NUMBER 14339-01

DATE 10/21/2015

UNIT FLOOR PLANS

A13

1 2 3 4 5 6

D

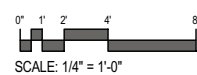
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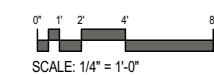
A



1 UNIT N (MARKET-RATE APARTMENT)
1/4" = 1'-0"



2 UNIT P (MARKET-RATE APARTMENT)
1/4" = 1'-0"



1 2 3 4 5 6

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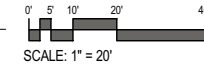
KEYNOTES PER SHEET	
0341-05	EXPOSED CONCRETE
0443-02	BRICK COLOR 1 UTILITY
0443-03	BRICK COLOR 2 UTILITY
0443-04	MANUFACTURED STONE SMOOTH
0443-07	BRICK COLOR 1 MODULAR
0742-08	METAL PANEL 1
0742-09	METAL PANEL 2 - COLOR 1
0742-10	METAL PANEL 2 - COLOR 2
0742-11	METAL PANEL 3 - COLOR 1
0742-15	CORRUGATED METAL PANEL
0742-17	METAL PANEL 2 - COLOR 3
0746-03	CEMENT BOARD SIDING COLOR 1
0746-04	CEMENT BOARD SIDING COLOR 2
0746-05	CEMENT BOARD SIDING COLOR 3
0843-01	ALUMINUM-FRAMED STOREFRONT
0880-02	VINYL WINDOW
0880-03	GLASS RAILING

D

C

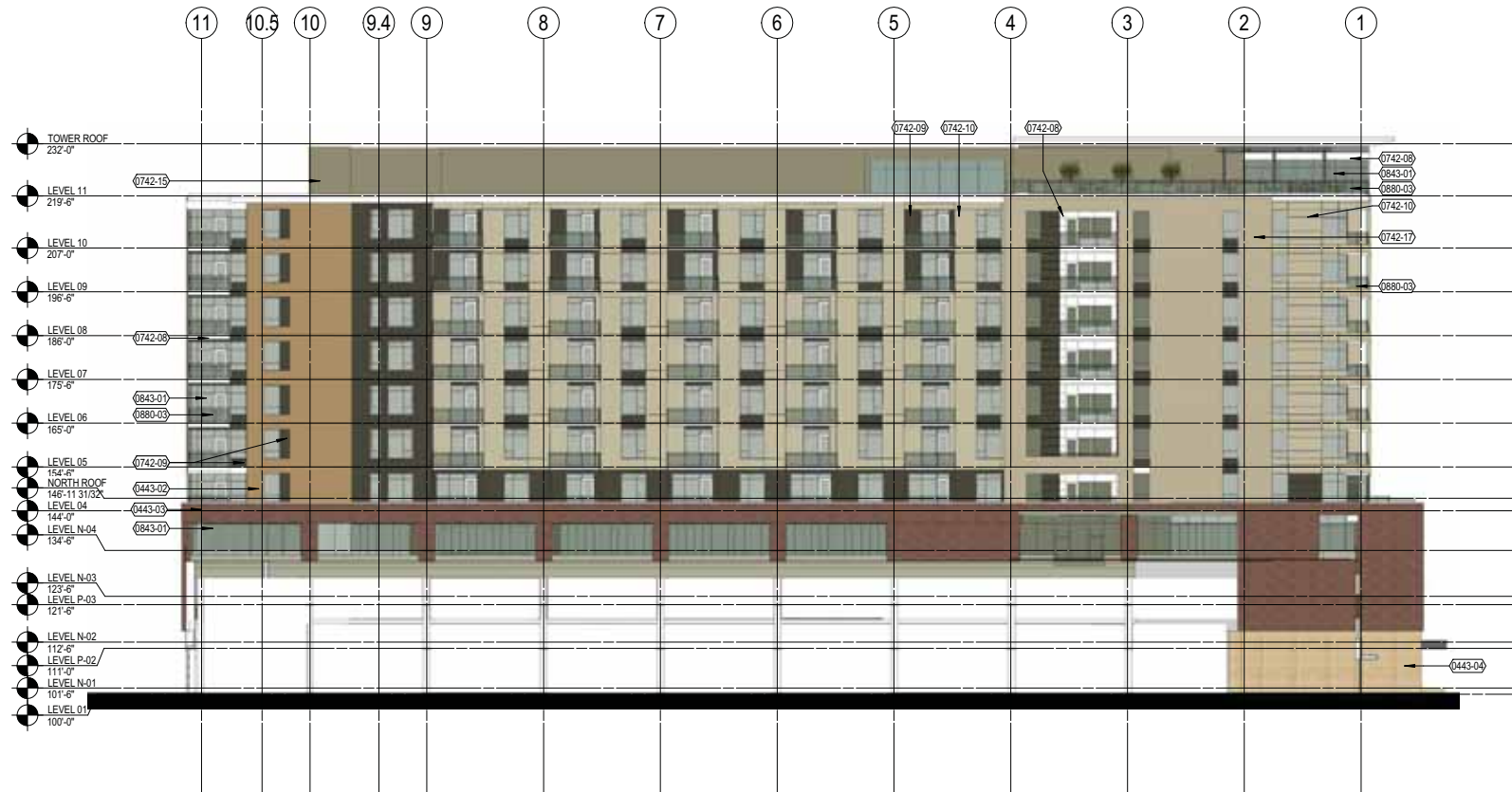


1 NORTH ELEVATION-AFFORDABLE
1" = 20'-0"

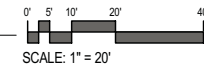


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2 NORTH ELEVATION
1" = 20'-0"



PROJECT INFORMATION

STONE HOUSE
MIXED USE EAST
WASHINGTON

1000 E.
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ISSUANCE AND REVISIONS

LAND USE APPLICATION

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PROJECT MANAGER JP

PROJECT NUMBER 14339-01

DATE 10/21/2015

BUILDING
ELEVATIONS

A14

1 2 3 4 5 6



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 madison 309 West Johnson Street, Suite 202
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KEYNOTES PER SHEET	
0341-04	PRECAST CONCRETE WALL PANEL
0341-05	EXPOSED CONCRETE
0443-02	BRICK COLOR 1 UTILITY
0443-03	BRICK COLOR 2 UTILITY
0443-04	MANUFACTURED STONE SMOOTH
0443-05	MANUFACTURED STONE ROUGH CUT
0443-06	NATURAL STONE BASE
0443-07	BRICK COLOR 1 MODULAR
0742-08	METAL PANEL 1
0742-09	METAL PANEL 2 - COLOR 1
0742-10	METAL PANEL 2 - COLOR 2
0742-11	METAL PANEL 3 - COLOR 1
0742-12	EXTERIOR ACCENT PANEL COLOR 1
0742-13	EXTERIOR ACCENT PANEL COLOR 2
0742-14	ARCHITECTURAL LOUVER
0742-15	CORRUGATED METAL PANEL
0746-03	CEMENT BOARD SIDING COLOR 1
0746-04	CEMENT BOARD SIDING COLOR 2
0843-01	ALUMINUM-FRAMED STOREFRONT
0844-01	ALUMINUM-FRAMED CURTAIN WALL
0880-01	SPANDREL GLASS
0880-02	VINYL WINDOW
0880-03	GLASS RAILING

PROJECT INFORMATION

STONE HOUSE
 MIXED USE EAST
 WASHINGTON

1000 E.
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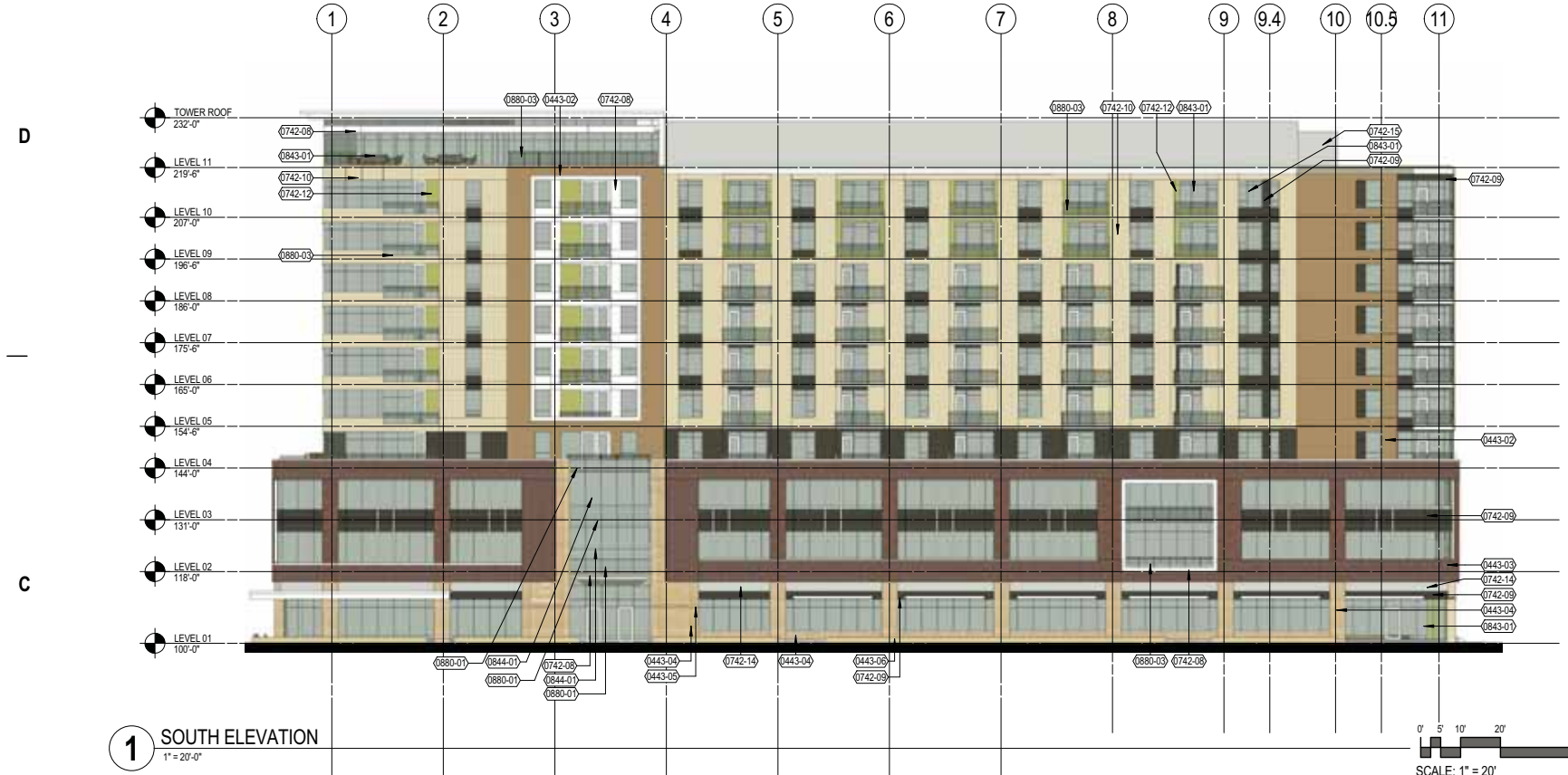
PROJECT MANAGER JP

PROJECT NUMBER 14339-01

DATE 10/21/2015

BUILDING
 ELEVATIONS

A15



1 2 3 4 5 6



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KEYNOTES PER SHEET

0341-04	PRECAST CONCRETE WALL PANEL
0341-05	EXPOSED CONCRETE
0443-02	BRICK COLOR 1 UTILITY
0443-03	BRICK COLOR 2 UTILITY
0443-04	MANUFACTURED STONE SMOOTH
0443-07	BRICK COLOR 1 MODULAR
0742-08	METAL PANEL 1
0742-09	METAL PANEL 2 - COLOR 1
0742-10	METAL PANEL 2 - COLOR 2
0742-13	EXTERIOR ACCENT PANEL COLOR 2
0742-15	CORRUGATED METAL PANEL
0746-03	CEMENT BOARD SIDING COLOR 1
0746-04	CEMENT BOARD SIDING COLOR 2
0746-05	CEMENT BOARD SIDING COLOR 3
0843-01	ALUMINUM-FRAMED STOREFRONT
0880-02	VINYL WINDOW
0880-03	GLASS RAILING

PROJECT INFORMATION

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WASHINGTON

1000 E.
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MADISON, WI 53703

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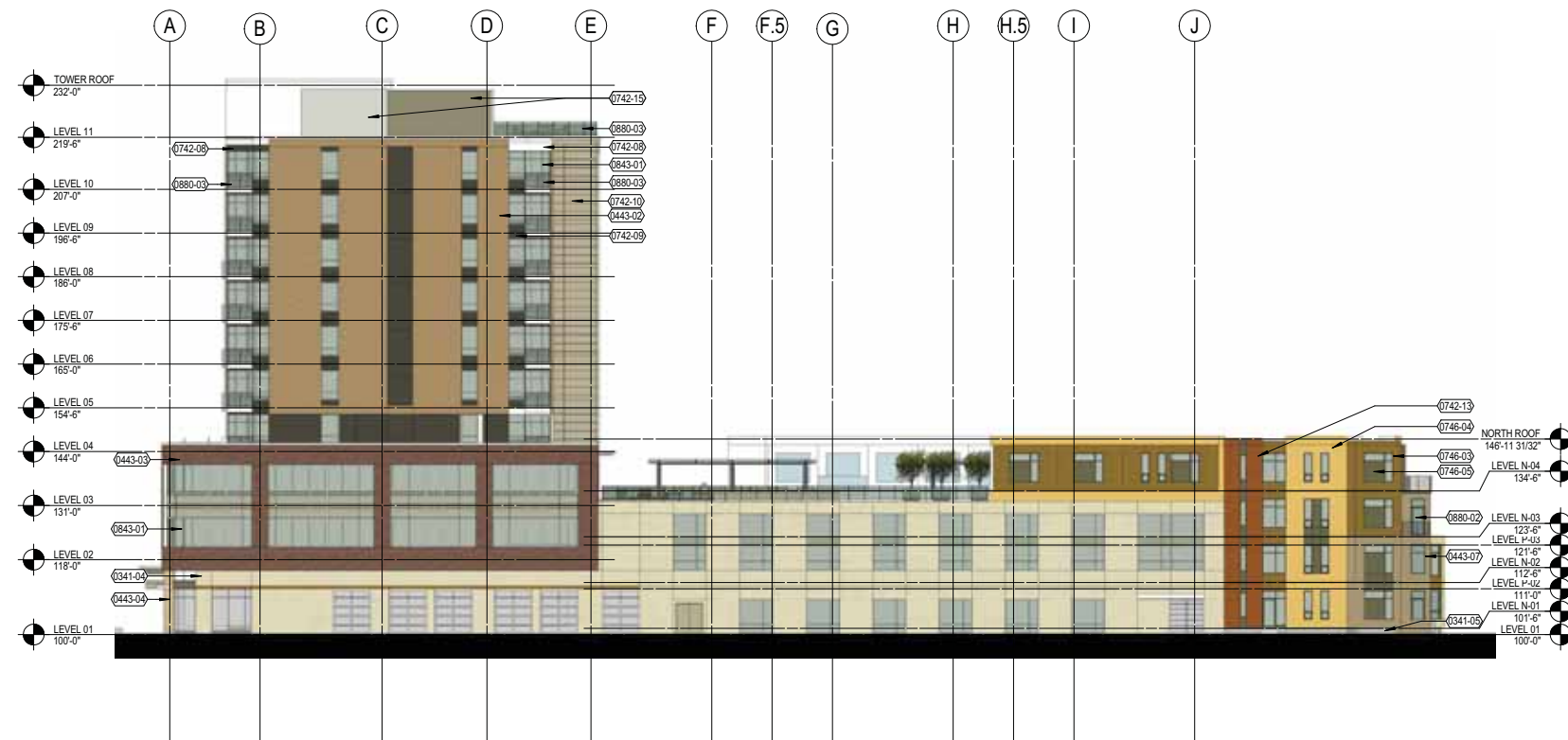
PROJECT MANAGER JP

PROJECT NUMBER 14339-01

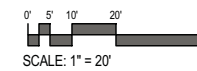
DATE 10/21/2015

BUILDING
ELEVATIONS

A16



1 EAST ELEVATION
1" = 20'-0"



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VIEW FROM THE CORNER OF EAST WASHINGTON AND BREARLY

B

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STREET VIEW FROM THE CORNER OF EAST WASHINGTON AND BREARLY

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Milwaukee, Wisconsin 53202
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madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
telephone 608.442.5350

D

C

PROJECT INFORMATION

**STONE HOUSE
MIXED USE EAST
WASHINGTON**

1000 E.
WASHINGTON
MADISON, WI 53703

ISSUANCE AND REVISIONS

LAND USE APPLICATION

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B

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PROJECT MANAGER JP

PROJECT NUMBER 14339-01

DATE 10/21/2015

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PERSPECTIVES

A17

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VIEW FROM THE CORNER OF EAST WASHINGTON AND BREARLY



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PROJECT INFORMATION

STONE HOUSE
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WASHINGTON

1000 E.
WASHINGTON
MADISON, WI 53703

ISSUANCE AND REVISIONS

LAND USE APPLICATION

#	DATE	DESCRIPTION
---	------	-------------

B

A



STREET VIEW FROM THE CORNER OF EAST WASHINGTON AND BREARLY

SHEET INFORMATION

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PROJECT MANAGER JP

PROJECT NUMBER 14339-01

DATE 10/21/2015

PERSPECTIVES

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ROOFTOP VIEW OF THE ELEVENTH FLOOR TERRACE



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PROJECT INFORMATION

STONE HOUSE
MIXED USE EAST
WASHINGTON

1000 E.
WASHINGTON
MADISON, WI 53703

ISSUANCE AND REVISIONS

LAND USE APPLICATION

#	DATE	DESCRIPTION
---	------	-------------

B

A



VIEW OF THE AFFORDABLE HOUSING FROM
THE CORNER OF MIFFLIN AND BREARLY

SHEET INFORMATION

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PROJECT MANAGER JP

PROJECT NUMBER 14339-01

DATE 10/21/2015

PERSPECTIVES

A19

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STREET VIEW FROM THE CORNER
OF MIFFLIN AND BREARLY

B

A



STREET VIEW OF THE AFFORDABLE
HOUSING FROM MIFFLIN

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D

C

PROJECT INFORMATION

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ISSUANCE AND REVISIONS

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B

SHEET INFORMATION

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PROJECT MANAGER JP

PROJECT NUMBER 14339-01

DATE 10/21/2015

A

PERSPECTIVES

A20



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Milwaukee, Wisconsin 53202
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madison 309 West Johnson Street, Suite 202
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MARCH 20

JUNE 21

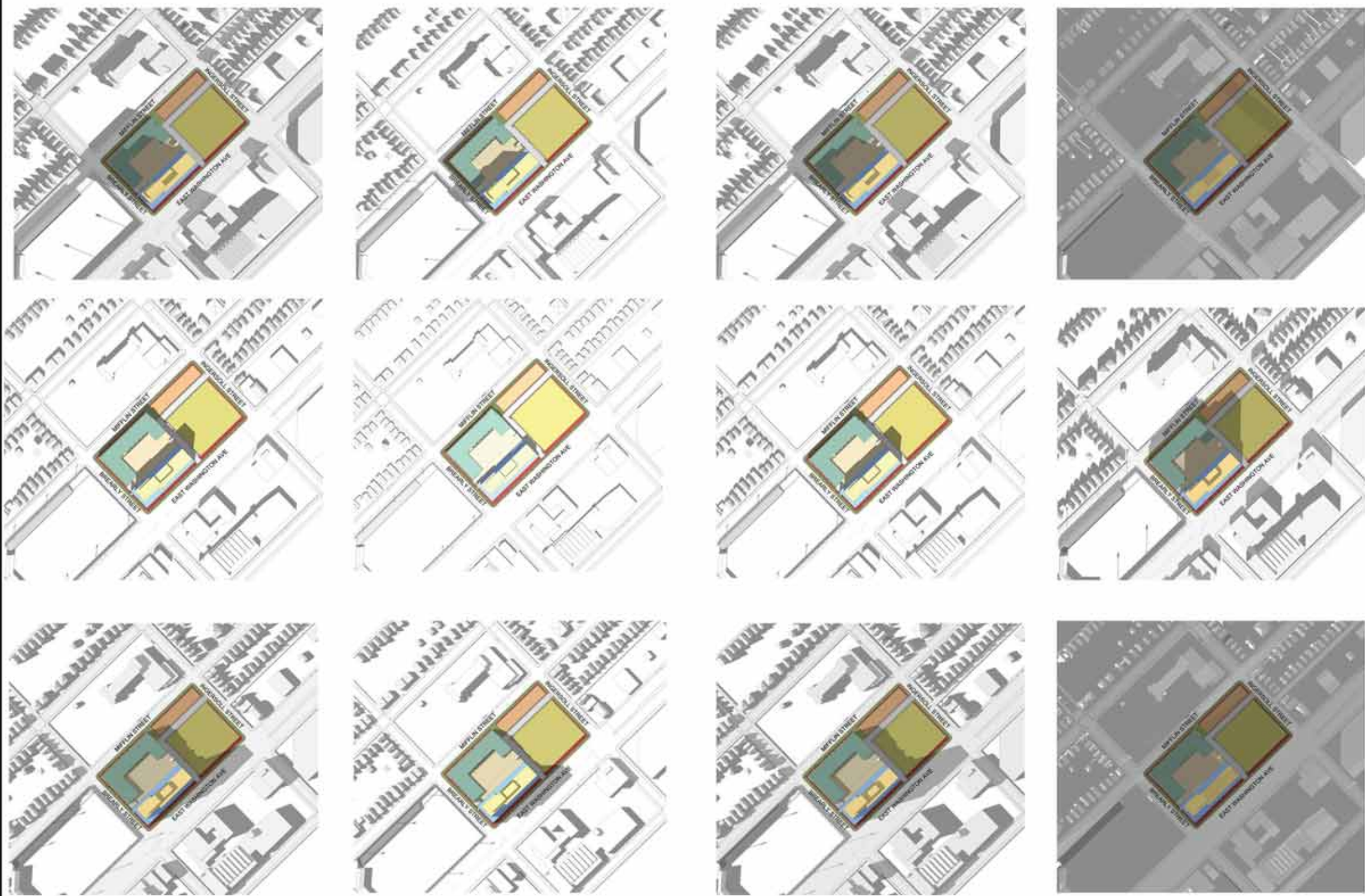
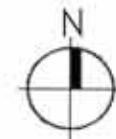
SEPTEMBER 22

DECEMBER 22

8AM

NOON

4PM



PROJECT INFORMATION

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WASHINGTON

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ISSUANCE AND REVISIONS

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PROJECT MANAGER JP

PROJECT NUMBER 14339-01

DATE 10/21/2015

SUN STUDY

A21



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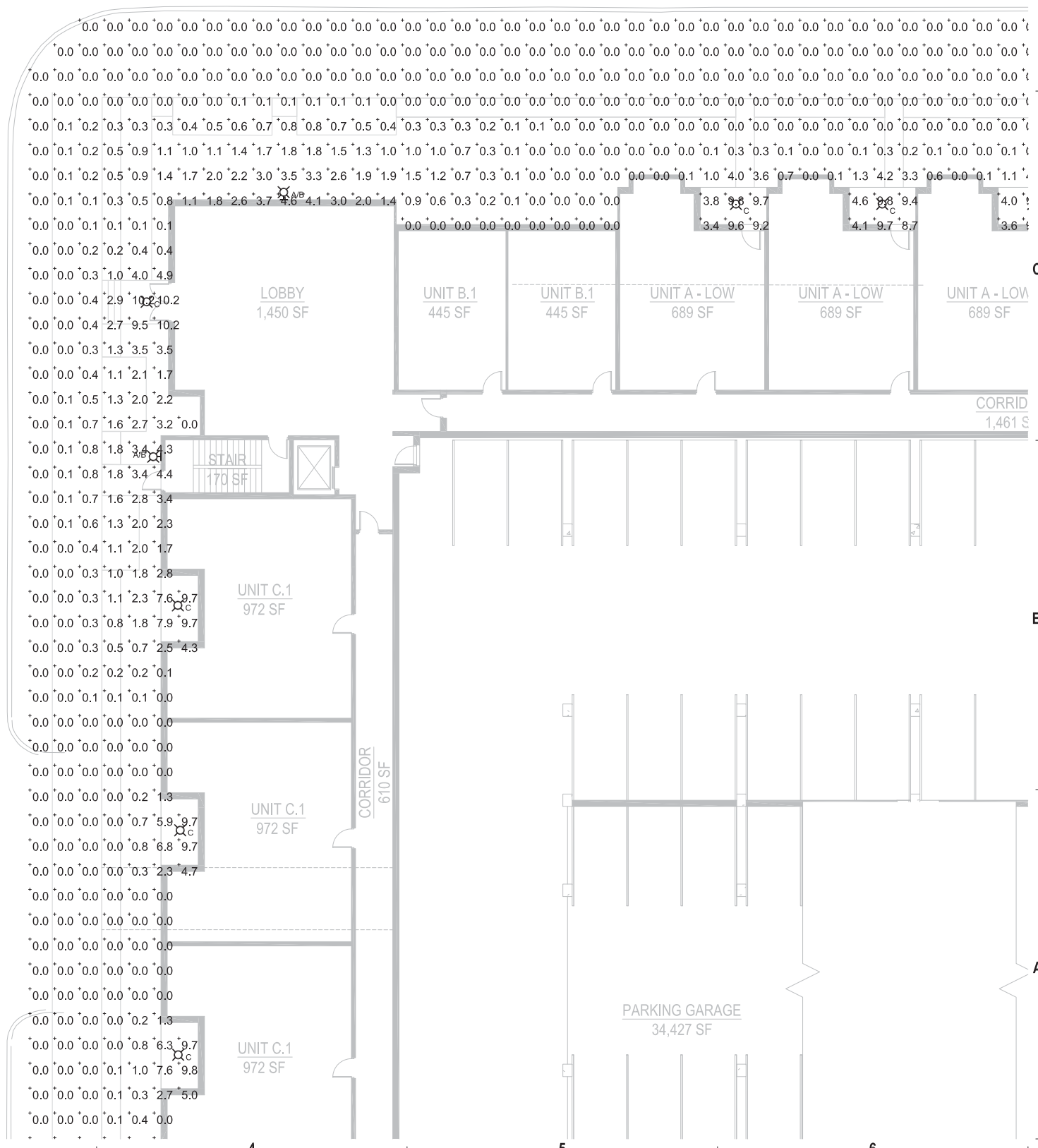
milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
telephone 414.271.5350
madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
telephone 608.442.5350

CALCULATION SUMMARY					
LABELS	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN	AVG/MIN
LEVEL 01	1.3fc	15.0fc	0.0fc	N/A	N/A
LEVEL 03	1.2fc	67.0fc	0.0fc	N/A	N/A
LEVEL 11	4.3fc	102.6fc	0.0fc	N/A	N/A

LUMINAIRE SCHEDULE			
TYPE	MANUFACTURER	CATALOG NUMBER	LUMENS
A/B ☒	LITHONIA	CSXWLED-30C-700-40K-T2M	6,695
C ☒	GOTHAM	EVO 40-10-6AR-MD-LD	1,059
D ☒	LUMIERE	303-B1-LED-B2-4000-T5X-42	1,159 (2@579)
E ☒	LUMIERE	303-P1-LED-B1-4000-T5X-18	723

1
E01 SCALE: 1/8"=1'-0"

LEVEL 01
PHOTOMETRIC PLAN - AREA A



PROJECT INFORMATION

STONE HOUSE
MIXED USE EAST
WASHINGTON

1000 E.
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ISSUANCE AND REVISIONS

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PROJECT MANAGER	JDR
PROJECT NUMBER	14339-01
DATE	10/21/2015

LEVEL 01
PHOTOMETRIC PLAN -
AREA A

E01

1

2

3

4

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CALCULATION SUMMARY					
LABELS	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN	AVG/MIN
LEVEL 01	1.3fc	15.0fc	0.0fc	N/A	N/A
LEVEL 03	1.2fc	67.0fc	0.0fc	N/A	N/A
LEVEL 11	4.3fc	102.6fc	0.0fc	N/A	N/A

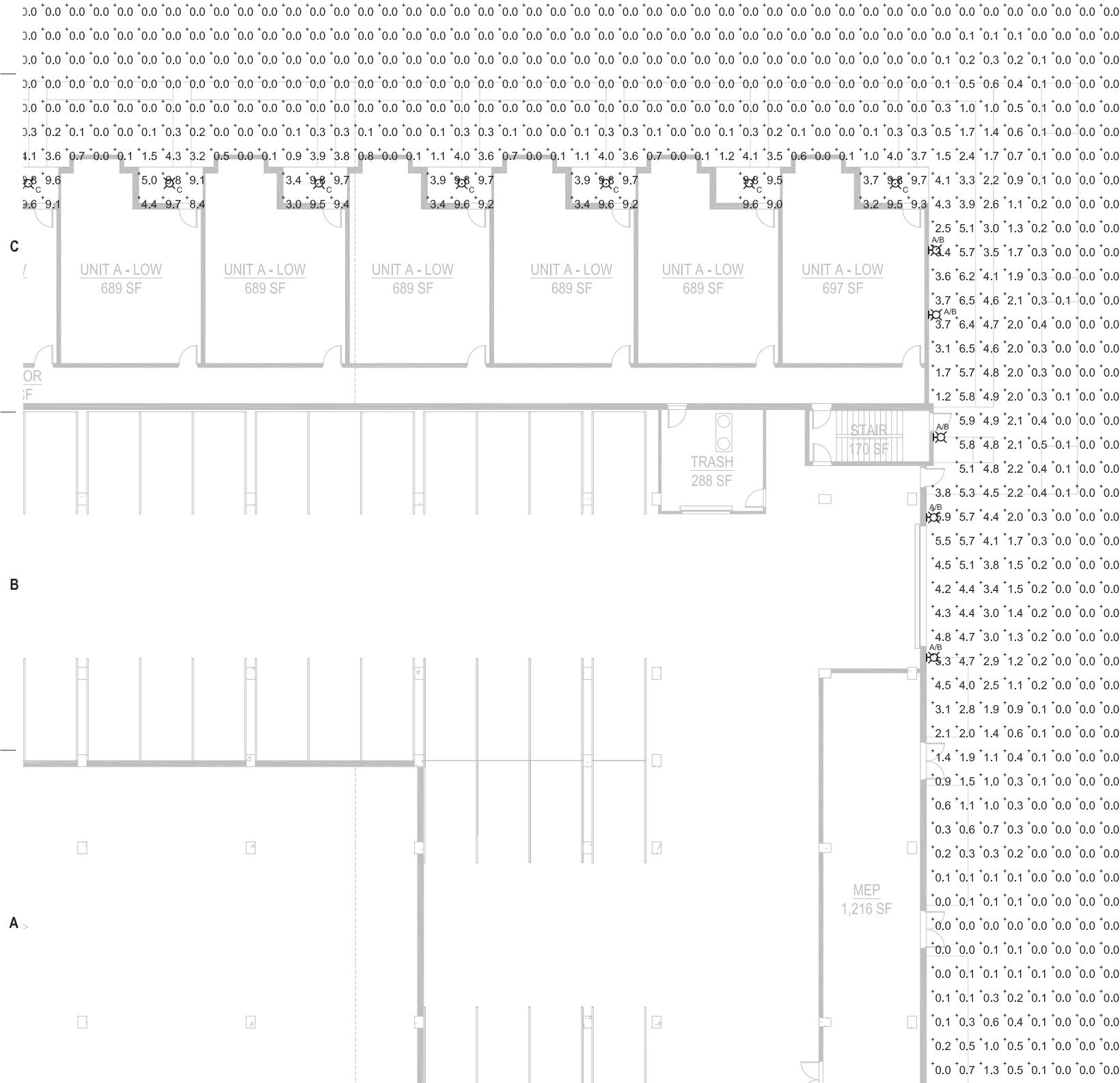
LUMINAIRE SCHEDULE			
TYPE	MANUFACTURER	CATALOG NUMBER	LUMENS
A/B	LITHONIA	CSXWLED-30C-700-40K-T2M	6,695
C	GOTHAM	EVO 40-10-6AR-MD-LD	1,059
D	LUMIERE	303-B1-LEDB2-4000-T5X-42	1,159 (2@579)
E	LUMIERE	303-P1-LED-B1-4000-T5X-18	723



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madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
telephone 608.442.5350

D



C

B

A

LEVEL 01
PHOTOMETRIC PLAN - AREA B
SCALE: 1/8"=1'-0"

PROJECT INFORMATION

STONE HOUSE
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WASHINGTON

1000 E.
WASHINGTON
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ISSUANCE AND REVISIONS

LAND USE APPLICATION

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SHEET INFORMATION

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PROJECT MANAGER JDR

PROJECT NUMBER 14339-01

DATE 10/21/2015

LEVEL 01
PHOTOMETRIC PLAN -
AREA B

E02



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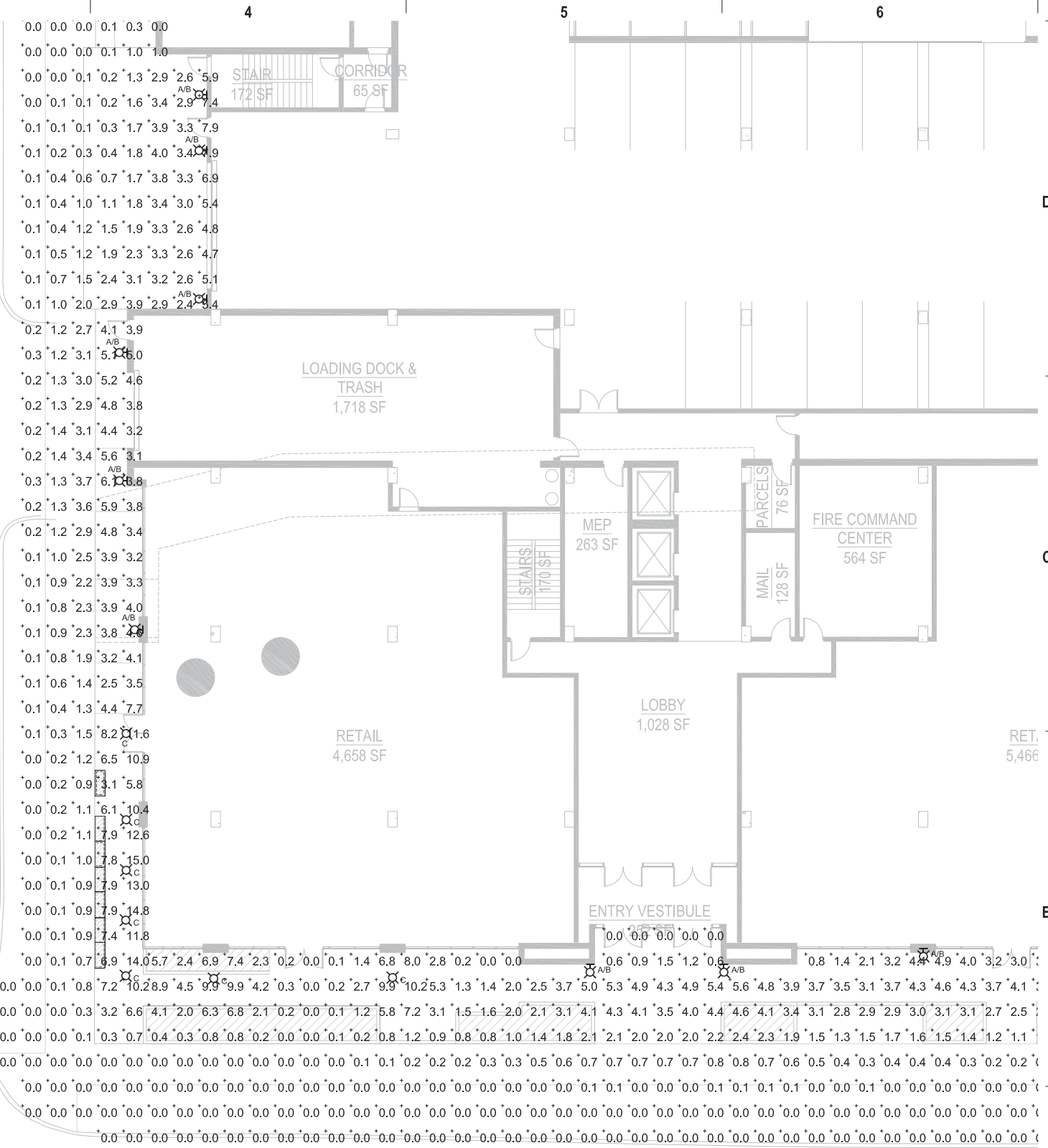
PROJECT MANAGER JDR

PROJECT NUMBER 14339-01

DATE 10/21/2015

LEVEL 01
PHOTOMETRIC PLAN -
AREA C

E03



1
E03
LEVEL 01
PHOTOMETRIC PLAN - AREA C
SCALE: 1/8"=1'-0"

CALCULATION SUMMARY					
LABELS	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN	AVG/MIN
LEVEL 01	1.3fc	15.0fc	0.0fc	N/A	N/A
LEVEL 03	1.2fc	67.0fc	0.0fc	N/A	N/A
LEVEL 11	4.3fc	102.6fc	0.0fc	N/A	N/A

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C ☒	GOTHAM	EVO 40-10-6AR-MD-LD	1,059
D ☒	LUMIERE	303-B1-LEDB2-4000-T5X-42	1,159 (2@579)
E ☒	LUMIERE	303-P1-LED-B1-4000-T5X-18	723

EARLY STREET

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milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
telephone 414.271.5350
madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
telephone 608.442.5350

PROJECT INFORMATION

STONE HOUSE
MIXED USE EAST
WASHINGTON

1000 E.
WASHINGTON
MADISON, WI 53703

ISSUANCE AND REVISIONS

LAND USE APPLICATION

#	DATE	DESCRIPTION

SHEET INFORMATION

**PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION**

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.

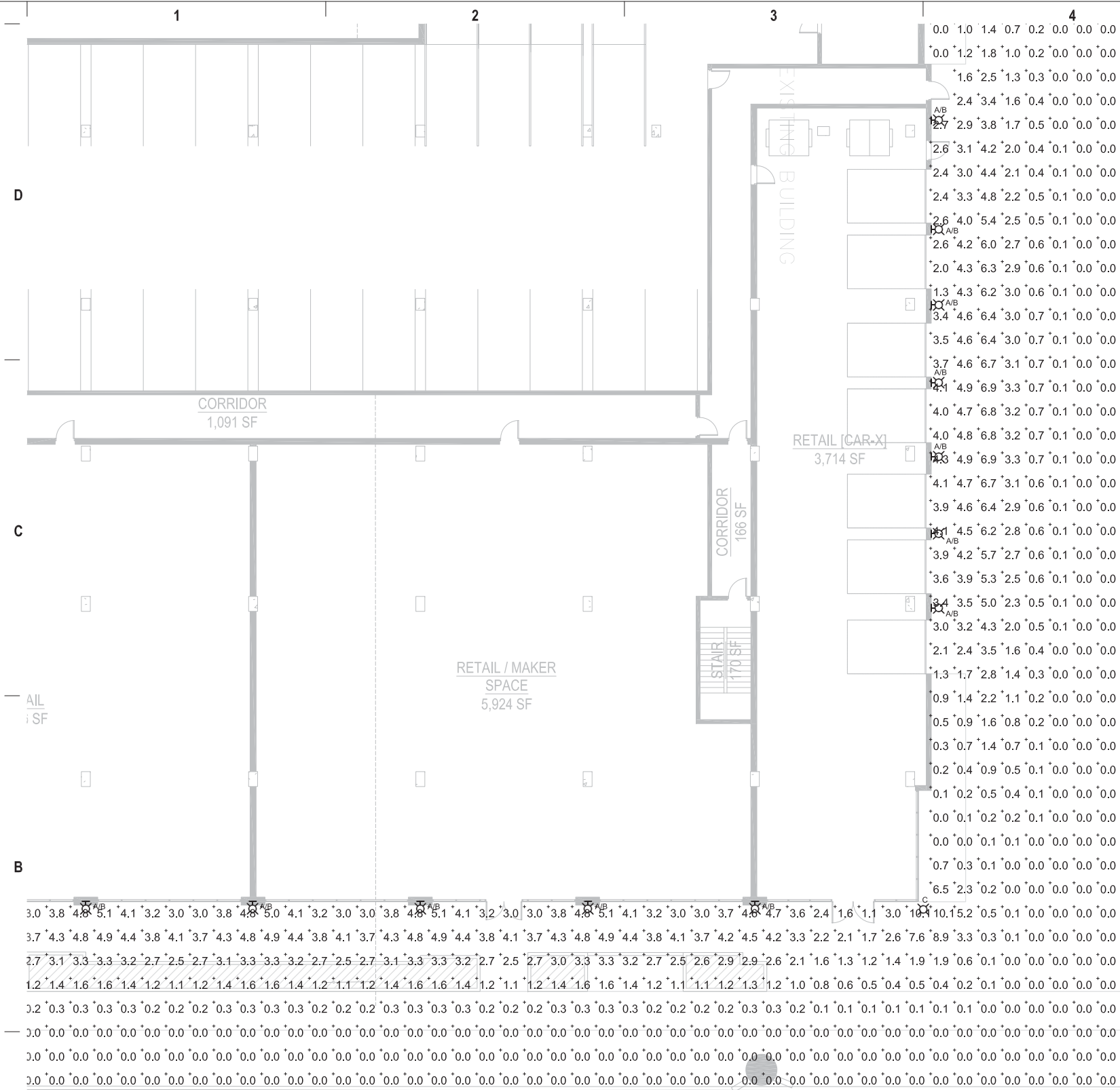
PROJECT MANAGER JDR

PROJECT NUMBER 14339-01

DATE 10/21/2015

LEVEL 01
PHOTOMETRIC PLAN -
AREA D

E04



LEVEL 01
PHOTOMETRIC PLAN - AREA D
SCALE: 1"=10'-0"

CALCULATION SUMMARY					
LABELS	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN	AVG/MIN
LEVEL 01	1.3fc	15.0fc	0.0fc	N/A	N/A
LEVEL 03	1.2fc	67.0fc	0.0fc	N/A	N/A
LEVEL 11	4.3fc	102.6fc	0.0fc	N/A	N/A

LUMINAIRE SCHEDULE			
TYPE	MANUFACTURER	CATALOG NUMBER	LUMENS
A/B	LITHONIA	CSXWLED-30C-700-40K-T2M	6,695
C	GOTHAM	EVO 40-10-6AR-MD-LD	1,059
D	LUMIERE	303-B1-LED-B2-4000-T5X-42	1,159 (2@579)
E	LUMIERE	303-P1-LED-B1-4000-T5X-18	723



eppstein uhen : architects

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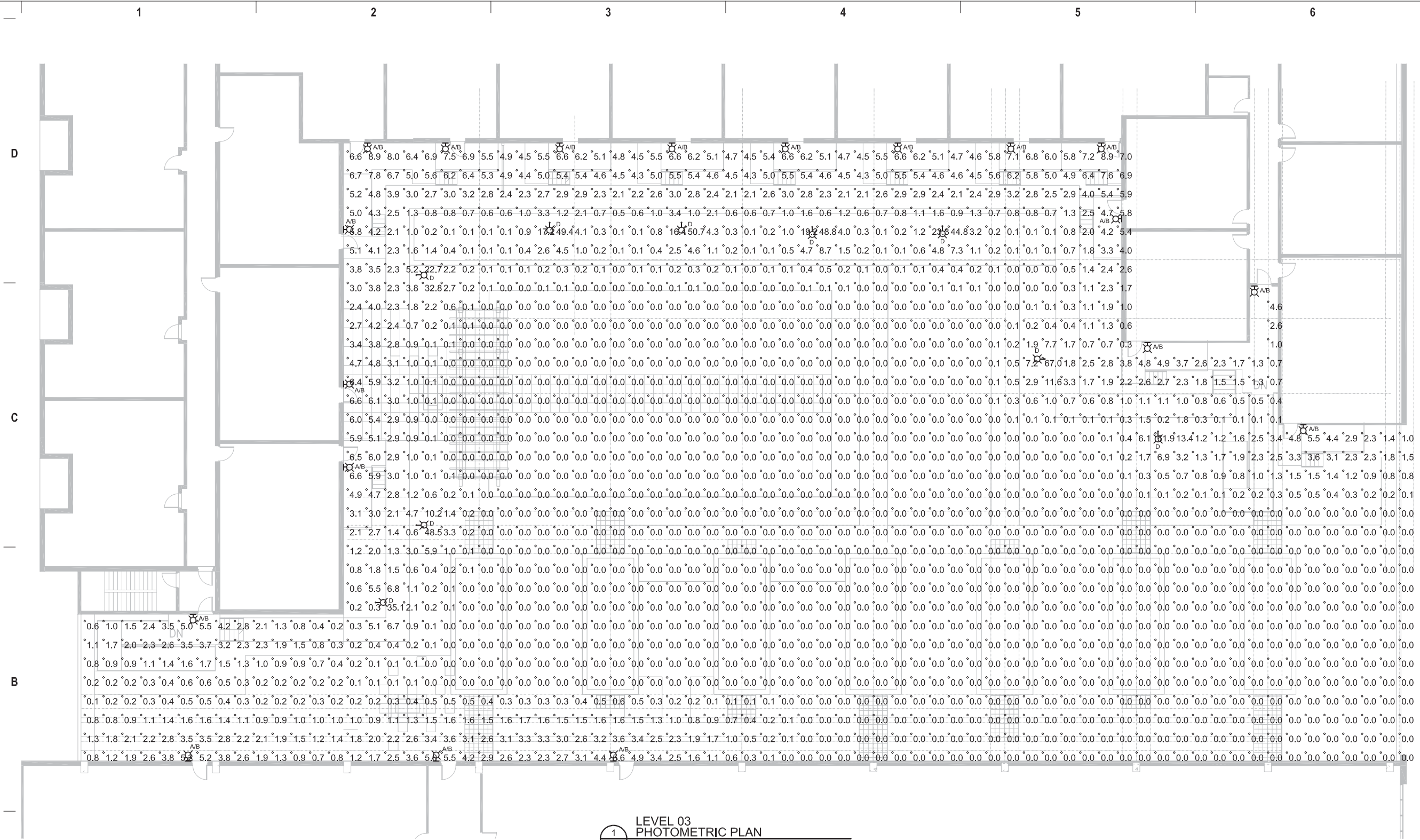
PROJECT MANAGER JDR

PROJECT NUMBER 14339-01

DATE 10/21/2015

LEVEL 03
PHOTOMETRIC PLAN

E05



LEVEL 03
PHOTOMETRIC PLAN
SCALE: 1"=10'-0"

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CSXW LED LED Wall Luminaire

Introduction

The Contour® Series luminaire offer traditional square daiforms with softened edges for a versatile look that complements many applications. The CSXW LED combines the latest in LED technology with the familiar aesthetic of the Contour® Series for stylish, high-performance illumination that lasts. It is ideal for replacing 100-400W metal halide in wall-mounted applications with typical energy savings of 80% and expected service life of over 100,000 hours.

Specifications

Height: 7-1/8" (183mm)

Width: 16-3/8" (415mm)

Depth: 9-1/2" (241mm)

Weight (max): 32 lbs (14.5kg)

Ordering Information

EXAMPLE: CSXW LED 90C 700 40K T3M MVOLT DDBX

Series	LEDs	Driver current	Color temperature	Distribution	Voltage	Mounting	Options	Finish
CSXW LED	90C	35.10A	700 40K	T3M	120V	Fixed	None	Black

Mounting Detail

Accessories

NOTES

One Lithonia Way • Cary, Georgia 30512 • Phone: 800.279.9041 • Fax: 770.916.1207 • www.lithonia.com

LUMIERE

DESCRIPTION

The Lumière EON 303-P1-LED81 is a compact, low profile, dimmable, LED board that provides directional light via a fixed head. The head contains standard universal input LED driver (120-277V, 50/60Hz). Dimming is achieved with a standard EHV reverse phase dimming driver or an optional 0-10V dimming driver. EHV features may be used indoors or outdoors and carry an IP65 rating. The patented Luminaire™ leveling system provides quick installation, easy adjustment, secure mounting and protection from vibration.

DESCRIPTION

The Lumière EON 303-P1-LED81 is a compact, low profile, dimmable, ground mounted LED pathway lighting luminaire. It is provided with color lens for maximum output and has been designed to provide directional light but head can be aimed if necessary. The luminaire mounts directly to an integral recess junction box and covers standard with an EHV reverse phase dimming, universal input LED driver (120-277V, 50/60 Hz). An optional 0-10V dimming driver is available. The 303-P1-LED81 fixture may be used indoors or outdoors and carries an IP65 rating.

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303-B1-LED81 EON LED

APPLICATIONS: BOLLARD

APPLICATIONS: BOLLARD

gotham

6" Evo® Downlight

OPTICAL SYSTEM

MECHANICAL SYSTEM

ELECTRICAL SYSTEM

LISTINGS

WARRANTY

EXAMPLE: EVO 30° D BAR 6" LED 300K LED

Series	Color temperature	Nominal lumen values	Aperture/Trim color	Distribution	Finish	Voltage
EVO	27°	2700 K	10 1000 lumens	30 3000 lumens	BAR Clear	VOL Very narrow (0.3 beam)
	30°	3000 K	18 1800 lumens	48 4500 lumens	FRS Frosted	NS Narrow (2.5 beam)
	35°	3500 K	26 2600 lumens	48 4500 lumens	WTR White	MD Medium (0.8 beam)
	40°	4000 K	32 3200 lumens	36 3600 lumens	FRS Frosted	WD Wide (1.0 beam)
					FRS Frosted	LS Specular

Driver

Options

NOTES

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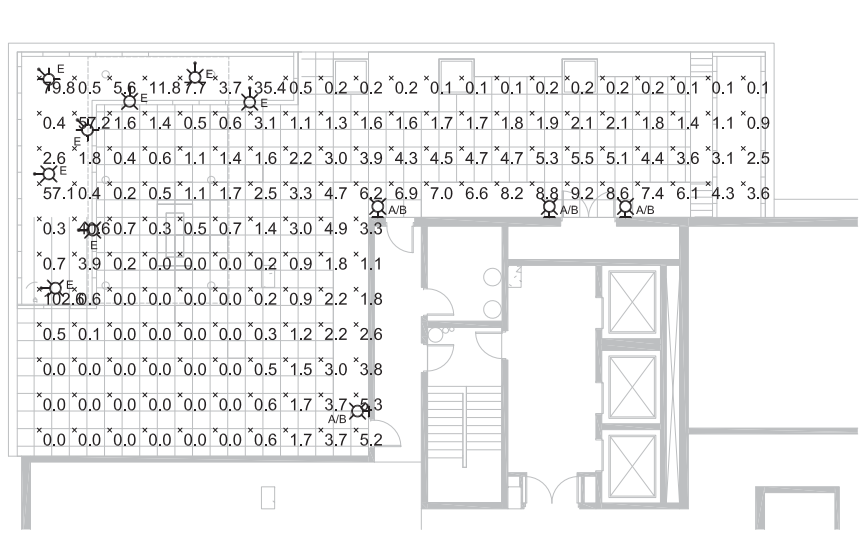
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303-P1-LED81 EON LED

APPLICATIONS: BOLLARD

APPLICATIONS: BOLLARD



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eua

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**LEVEL 11
PHOTOMETRIC PLAN**

E06

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