

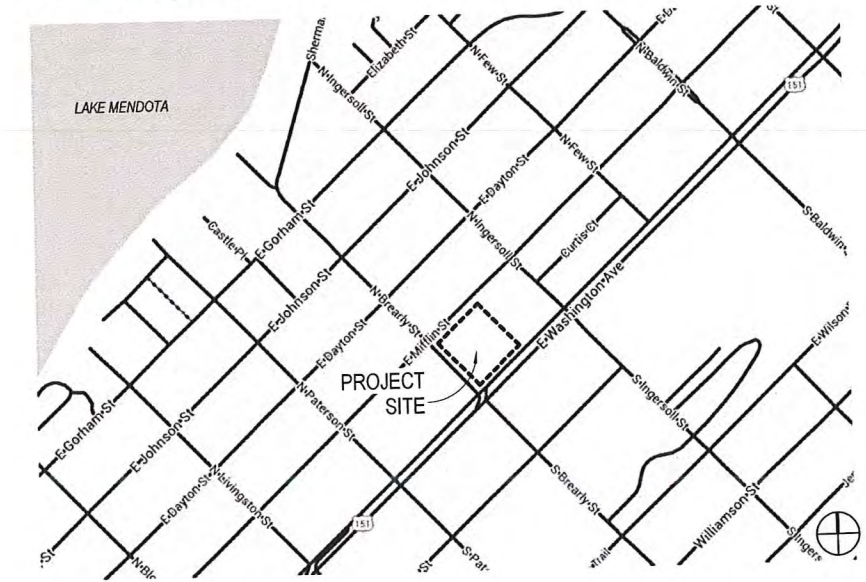


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- L-3 LEVEL 11 ROOF TERRACE LANDSCAPE PLAN
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- A08 LEVELS 05-11 FLOOR PLANS
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- E02 LEVEL 01 PHOTOMETRIC PLAN AREA B
- E03 LEVEL 01 PHOTOMETRIC PLAN 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	Restaurant	Retail	Automobile Repair	Total Retail	Market Rate Apartments		Affordable Apartments		Parking			
	GSF	NSF	NSF	NSF	NSF	NSF	GSF	GSF	# OF UNITS	GSF	# OF UNITS	GSF	# Stalls On-Site	# Bicycle on Floor	# Bicycle on Wall
LEVEL 01			5,851	4,400	5,834	3,878	22,581	2,959	0			43,021	109	161	16
LEVEL 02	25,584	22,776													
LEVEL 03	29,306	26,546													
LEVEL 04							19,235		20						
LEVEL 05							19,235		20						
LEVEL 06							19,235		20						
LEVEL 07							19,235		20						
LEVEL 08							19,235		20						
LEVEL 09							19,089		19						
LEVEL 10							19,089		19						
LEVEL 11							5,790		0						
											INCLUDES TOWNHOMES				
LEVEL N-01							14,796		14						
LEVEL N-02							13,376		6						
LEVEL N-03							14,683		15						
LEVEL N-04							26,907		30						
LEVEL P-02												44,468	133	26	36
LEVEL P-03												45,245	126	0	33
TOTALS	54,891	49,421	5,851	4,400	5,834	3,878	22,581	143,104	138	69,762	65	132,734	368	187	85

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

	1 / 400 SF	1 / 400 SF	1 / 400 SF	1 / 400 SF	1 / 2000 SF (discloses service bays) + 2 per bay		APTS 1 PER UNIT	TOWNHOMES 1.5 PER UNIT	APTS 1 PER UNIT			
PARKING REQUIREMENT												
MINIMUM REQUIRED AUTO PARKING	124	15	11	15	16		138	14	56			
10% REDUCTION	-12	-2	-1	-2	-2		N/A	N/A	N/A			
REDUCTION DUE TO EXCESS BICYCLE PARKING	-17	0	0	0	0		0	0	0			
REDUCED MINIMUM REQUIRED AUTO PARKING	94	13	10	13	14		138	14	56	TOTAL REQ.	352	

Lot Coverage and Useable Open Space Calculations
 Traditional Employment District has an 85% lot coverage maximum
 Size of Lot: 108,730 sf
 Building Footprint: 84,100 sf
 Pervious area at grade: 7,444 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: 89,661 sf

	1 / 2000 SF	1 / 2000 SF	1 / 2000 SF	1 / 2000 SF	1 per 5 emp.		1 PER UNIT	1 PER UNIT	1 PER UNIT			
BICYCLE PARKING REQUIREMENT												
GUEST BICYCLE PARKING REQUIREMENT	N/A	N/A	N/A	N/A	N/A		1/10 UNITS	1/10 UNITS	1/10 UNITS			
TOTAL REQUIRED BICYCLE PARKING	25	3	2	3	2		152	10	62	TOTAL REQ'D:	258	
% OF REQUIRED PARKING AS LONG-TERM	10%	10%	10%	10%	10%		90%	90%	90%	TOTAL INDOOR REQ'D:	204	
LONG-TERM (INDOOR) REQUIRED PARKING	2.5	0.3	0.2	0.3	0.2		136.6	8.9	55.4	TOTAL OUTDOOR REQ'D:	54	
SHORT TERM (OUTDOOR) REQUIRED PARKING	22.2	2.6	2.0	2.6	1.7		15.2	1.0	6.2	TOTAL OUTDOOR PROV.:	76	

SITE AREA	108,730	TOTAL PROJECT GSF	423,073	TOTAL AFFORDABLE UNITS	65
SITE ACREAGE	2.50			TOTAL MARKET RATE UNITS	138



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LAND USE APPLICATION UDC FINAL REVIEW

12/28/2015

PROJECT NUMBER: 14339-01



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PROJECT INFORMATION

STONE HOUSE
MIXED USE EAST
WASHINGTON

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MADISON, WI 53703

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PROJECT MANAGER JP

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DATE 12/28/2015

SITE LOCATION

G02

© Epstein Uhen Architects, Inc.



D

C

B

A

D

C

B

A

1 2 3 4 5 6

1 2 3 4 5 6



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PRELIMINARY LIFE
SAFETY PLAN

G03

FIRE RESISTIVE LEGEND

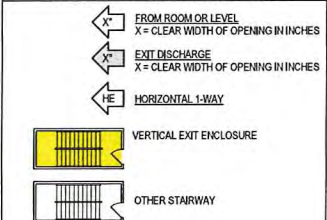
FIRE WALLS
3FW 3FW 3FW 3FW 3FW 3FW 3 HOUR FIRE WALL

FIRE BARRIERS
1FB 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

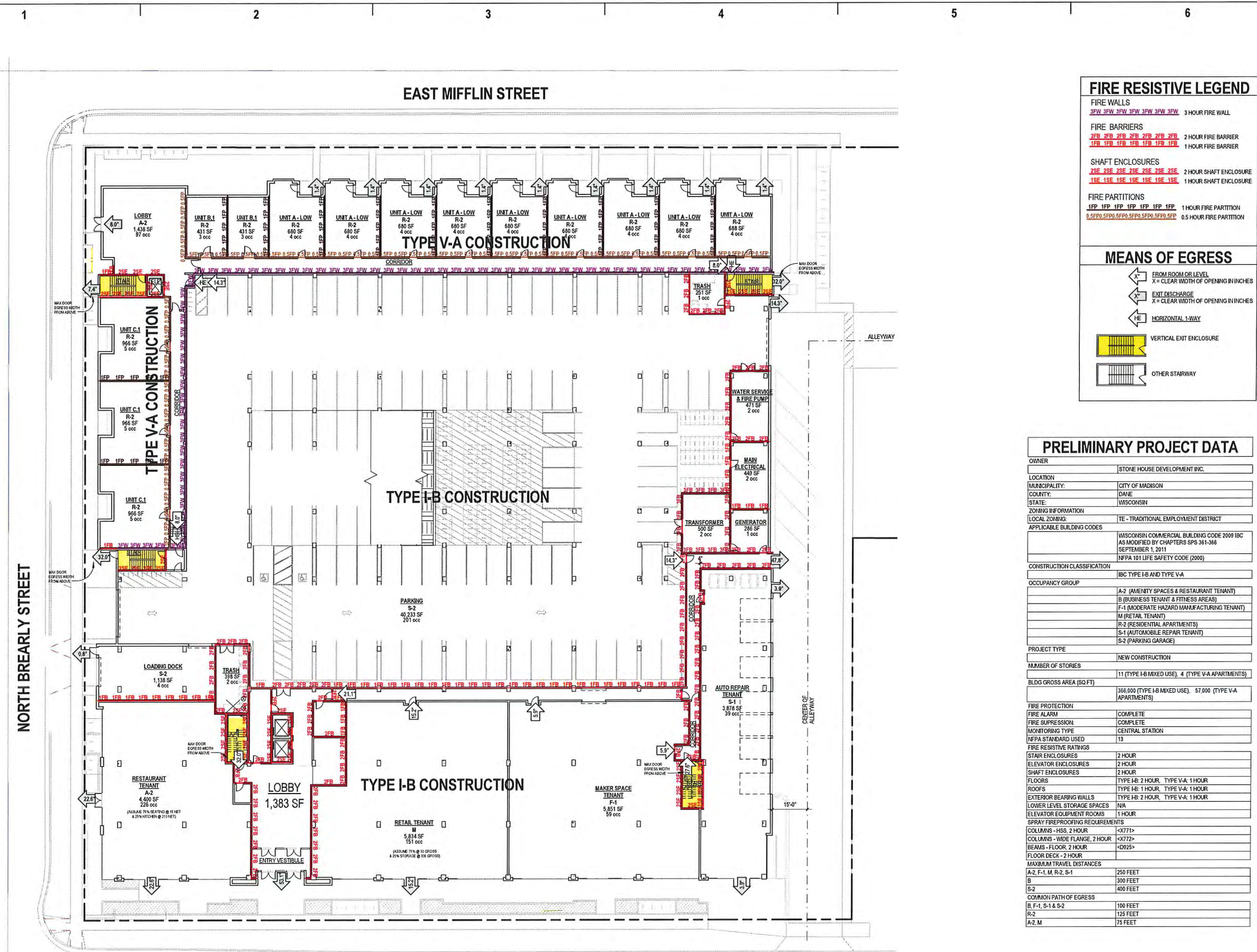
FIRE PARTITIONS
1FP 1FP 1FP 1FP 1FP 1FP 1 HOUR FIRE PARTITION
0.5FP0.5FP0.5FP0.5FP0.5FP0.5FP 0.5 HOUR FIRE PARTITION

MEANS OF EGRESS

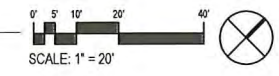


PRELIMINARY PROJECT DATA

OWNER	STONE HOUSE DEVELOPMENT INC.
LOCATION	CITY OF MADISON
MUNICIPALITY:	DANE
COUNTY:	WISCONSIN
STATE:	TE - TRADITIONAL EMPLOYMENT DISTRICT
ZONING INFORMATION	APPLICABLE BUILDING CODES
LOCAL ZONING	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 & RESTAURANT TENANT) B (BUSINESS TENANT & FITNESS AREAS) F-1 (MODERATE HAZARD MANUFACTURING TENANT) M (RETAIL TENANT) R-2 (RESIDENTIAL APARTMENTS) S-1 (AUTOMOBILE REPAIR TENANT) 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)	366,000 (TYPE I-B MIXED USE), 57,000 (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: 2 HOUR, TYPE V-A: 1 HOUR ROOFS TYPE I-B: 1 HOUR, TYPE V-A: 1 HOUR EXTERIOR BEARING WALLS TYPE I-B: 2 HOUR, TYPE V-A: 1 HOUR LOWER LEVEL STORAGE SPACES N/A ELEVATOR EQUIPMENT ROOMS 1 HOUR
SPRAY FIREPROOFING REQUIREMENTS	COLUMNS - HSS, 2 HOUR <X771> COLUMNS - WIDE FLANGE, 2 HOUR <X772> BEAMS - FLOOR, 2 HOUR <D925> FLOOR DECK - 2 HOUR
MAXIMUM TRAVEL DISTANCES	A-2, F-1, M, R-2, S-1 250 FEET B 300 FEET S-2 400 FEET
COMMON PATH OF EGRESS	B, F-1, S-1 & S-2 100 FEET R-2 125 FEET A-2, M 75 FEET



1 FIRST FLOOR
1" = 20'-0"





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LAND USE APPLICATION
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DATE 12/28/2015

PRELIMINARY LIFE
SAFETY PLAN

G04

FIRE RESISTIVE LEGEND

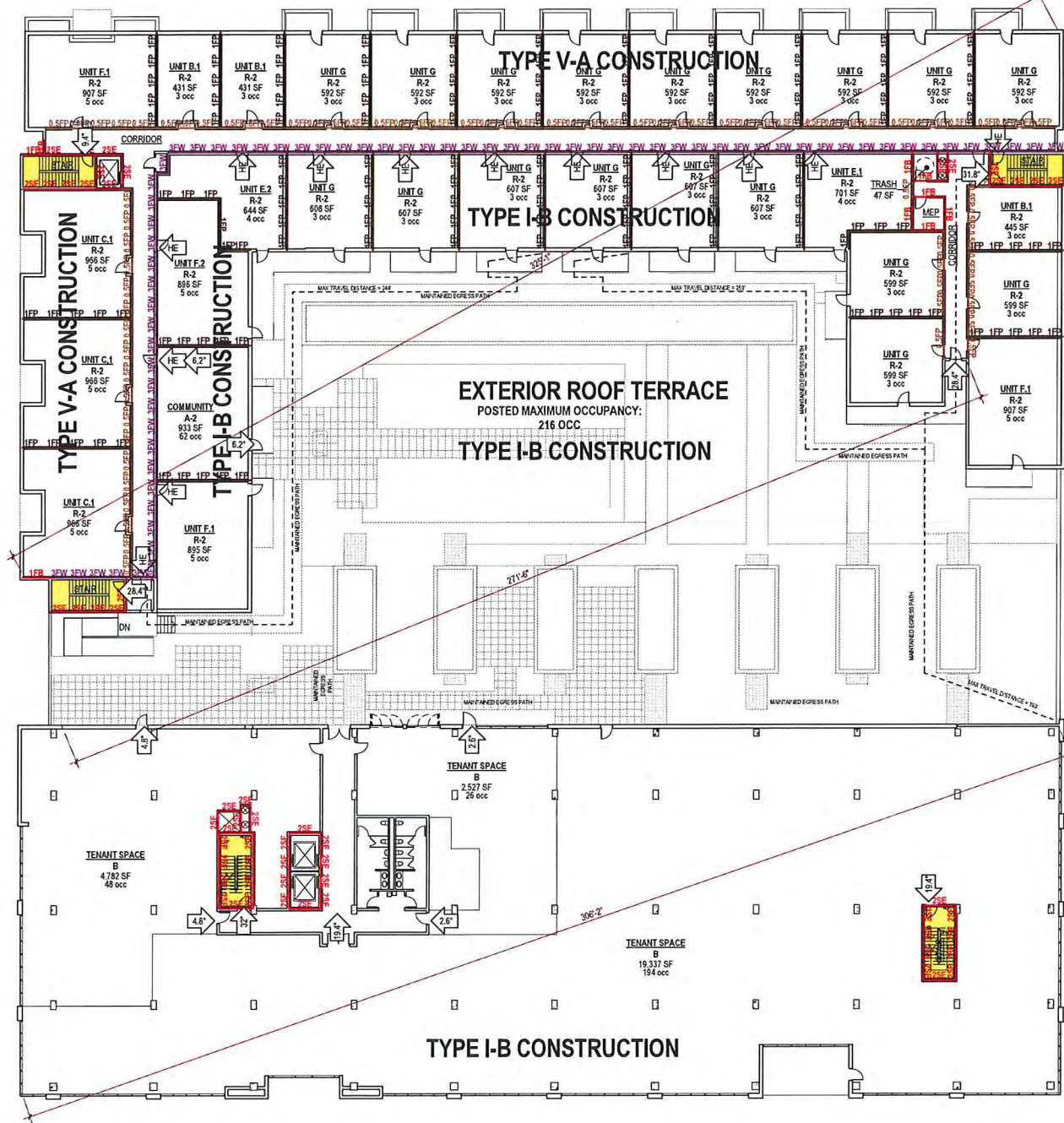
- FIRE WALLS**
3FW 3FW 3FW 3FW 3FW 3FW 3 HOUR FIRE WALL
- FIRE BARRIERS**
2FB 2FB 2FB 2FB 2FB 2FB 2 HOUR FIRE BARRIER
1FB 1FB 1FB 1FB 1FB 1FB 1 HOUR FIRE BARRIER
- SHAFT ENCLOSURES**
2SE 2SE 2SE 2SE 2SE 2SE 2 HOUR SHAFT ENCLOSURE
1SE 1SE 1SE 1SE 1SE 1SE 1 HOUR SHAFT ENCLOSURE
- FIRE PARTITIONS**
1FP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

MEANS OF EGRESS

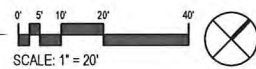
- FROM ROOM OR LEVEL
- X = CLEAR WIDTH OF OPENING IN INCHES
- EXIT DISCHARGE
- X = CLEAR WIDTH OF OPENING IN INCHES
- HORIZONTAL LWAY
- VERTICAL EXIT ENCLOSURE
- OTHER STAIRWAY

PRELIMINARY PROJECT DATA

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STATE:	TE - TRADITIONAL EMPLOYMENT DISTRICT
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FIRE PROTECTION	COMPLETE
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: 2 HOUR, TYPE V-A: 1 HOUR ROOFS TYPE I-B: 1 HOUR, TYPE V-A: 1 HOUR EXTERIOR BEARING WALLS TYPE I-B: 2 HOUR, TYPE V-A: 1 HOUR LOWER LEVEL STORAGE SPACES N/A ELEVATOR EQUIPMENT ROOMS 1 HOUR SPRAY FIREPROOFING REQUIREMENTS COLUMNS - HSS 2 HOUR <x771> COLUMNS - WIDE FLANGE 2 HOUR <x772> BEAMS - FLOOR, 2 HOUR <d925> FLOOR DECK - 2 HOUR MAXIMUM TRAVEL DISTANCES A-2, F-1, M, R-2, S-1 250 FEET B 300 FEET S-2 400 FEET COMMON PATH OF EGRESS B, F-1, S-1 & S-2 100 FEET R-2 125 FEET A-2, M 75 FEET



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





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PROJECT INFORMATION

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ISSUANCE AND REVISIONS

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PROJECT MANAGER JP

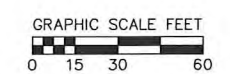
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EXISTING CONDITIONS

C100

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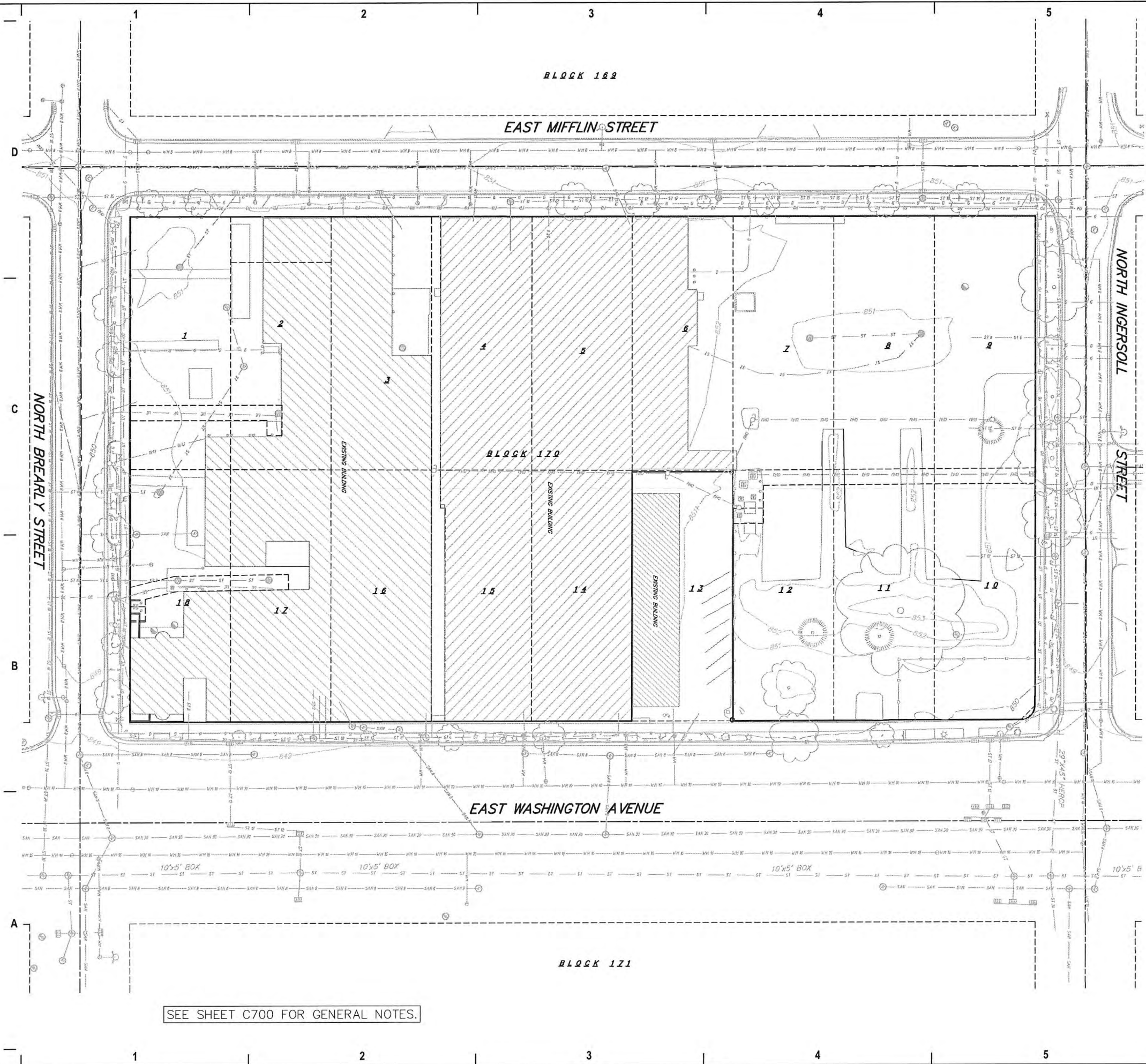
TOPOGRAPHIC SYMBOL LEGEND

- 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

- EXISTING UNDERGROUND CABLE TV
- EXISTING OVERHEAD CABLE TV
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING CHAIN LINK FENCE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING GUY LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING OVERHEAD GENERAL UTILITIES
- EXISTING SANITARY FORCE MAIN (SIZE NOTED)
- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR



SEE SHEET C700 FOR GENERAL NOTES.

PROJECT INFORMATION

**STONE HOUSE
 MIXED USE EAST
 WASHINGTON**

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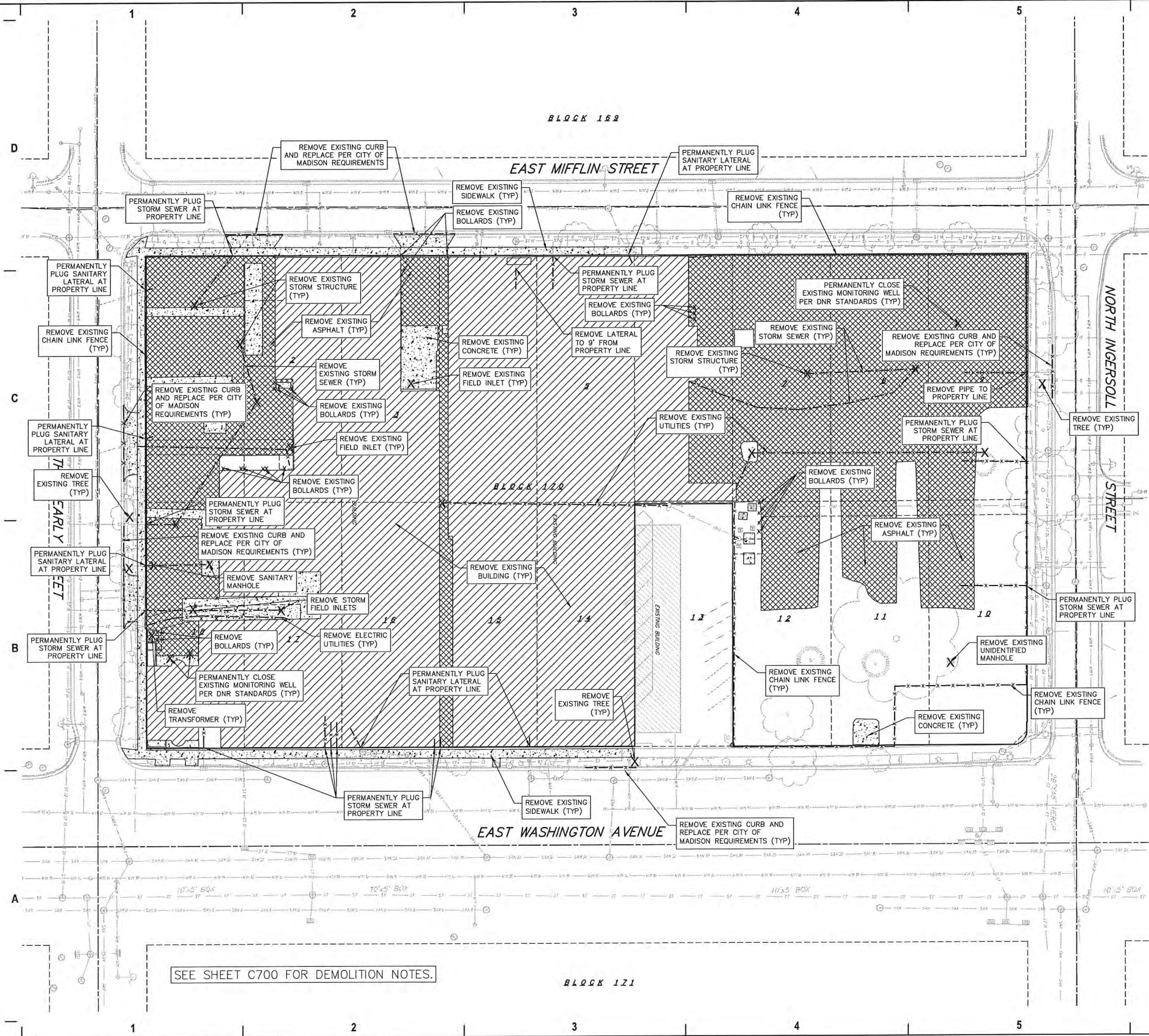
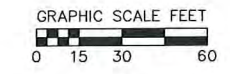
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DEMOLITION PLAN

C200



SEE SHEET C700 FOR DEMOLITION NOTES.

BLOCK 121



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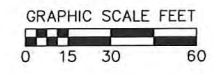
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SITE PLAN

C300

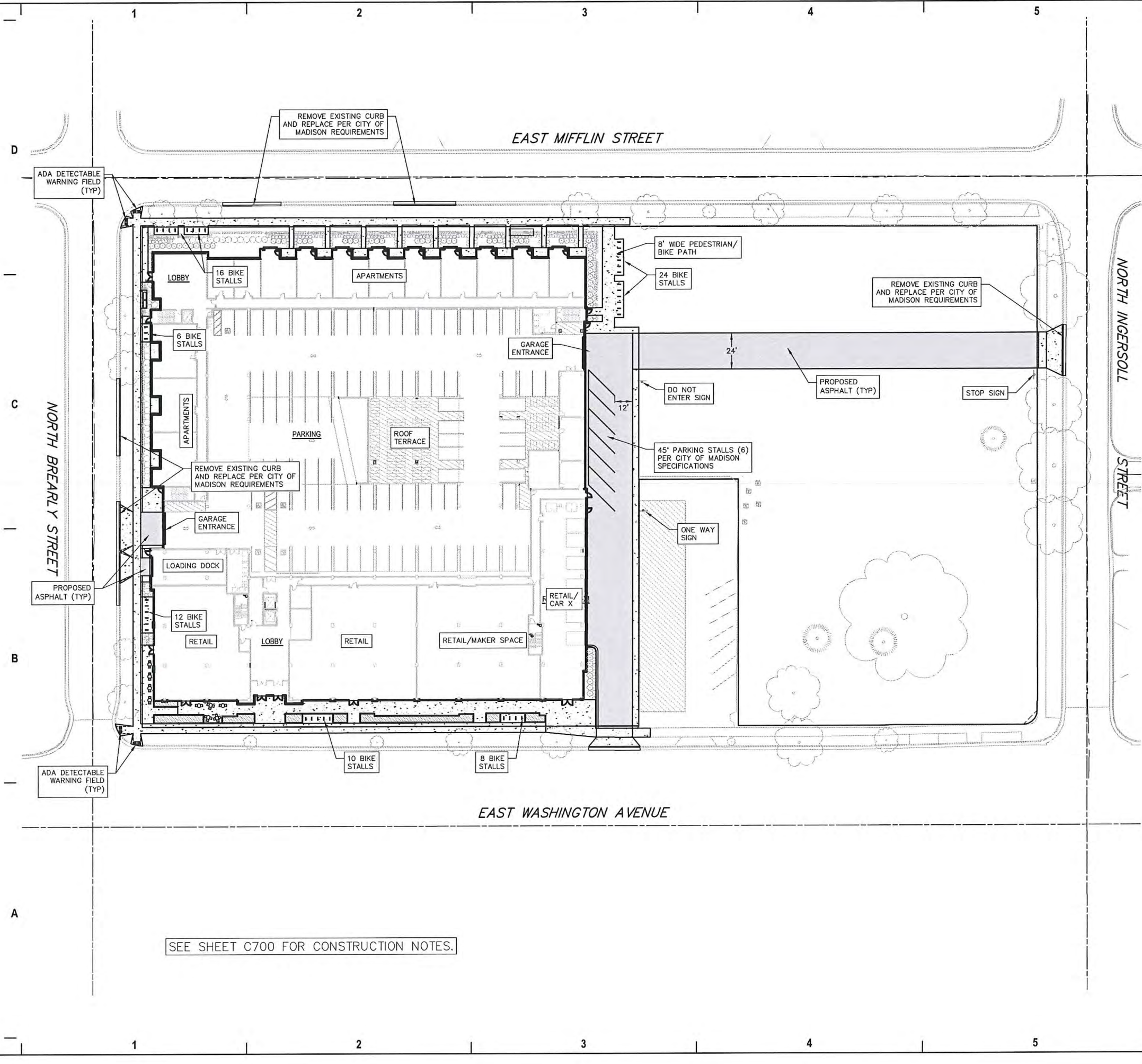


ABBREVIATIONS

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



SEE SHEET C700 FOR CONSTRUCTION NOTES.



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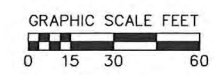
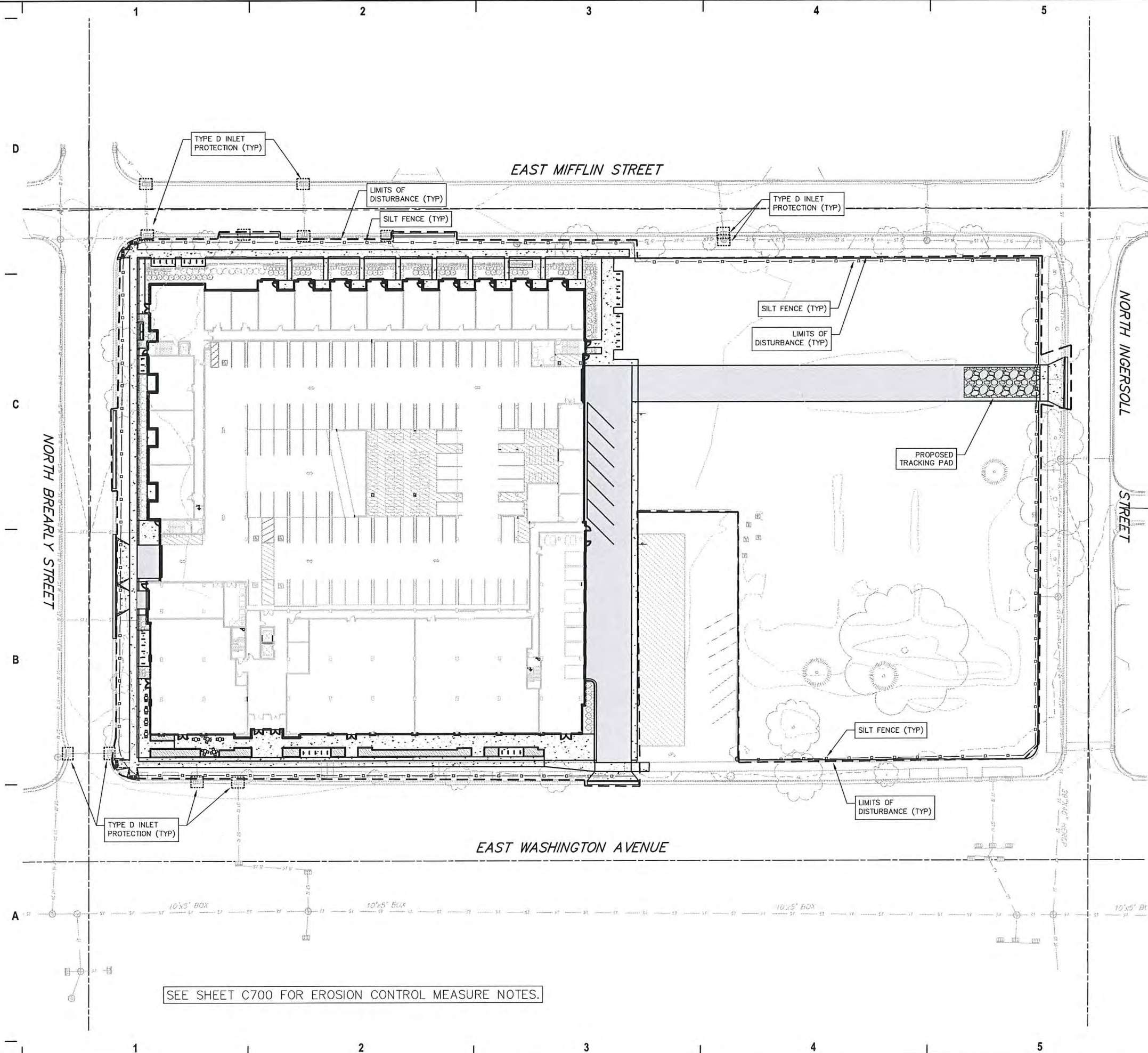
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**EROSION CONTROL
PLAN**

C400

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TW	- TOP OF WALL
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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 INFORMATION

STONE HOUSE
MIXED USE EAST
WASHINGTON
1000 E.
WASHINGTON
MADISON, WI 53703

ISSUANCE AND REVISIONS

LAND USE APPLICATION
UDC FINAL REVIEW

#	DATE	DESCRIPTION

SHEET INFORMATION

**PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION**

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PROJECT MANAGER JP

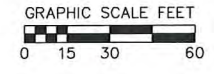
PROJECT NUMBER 14339-01

DATE 12/28/2015

GRADING PLAN

C500

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ABBREVIATIONS

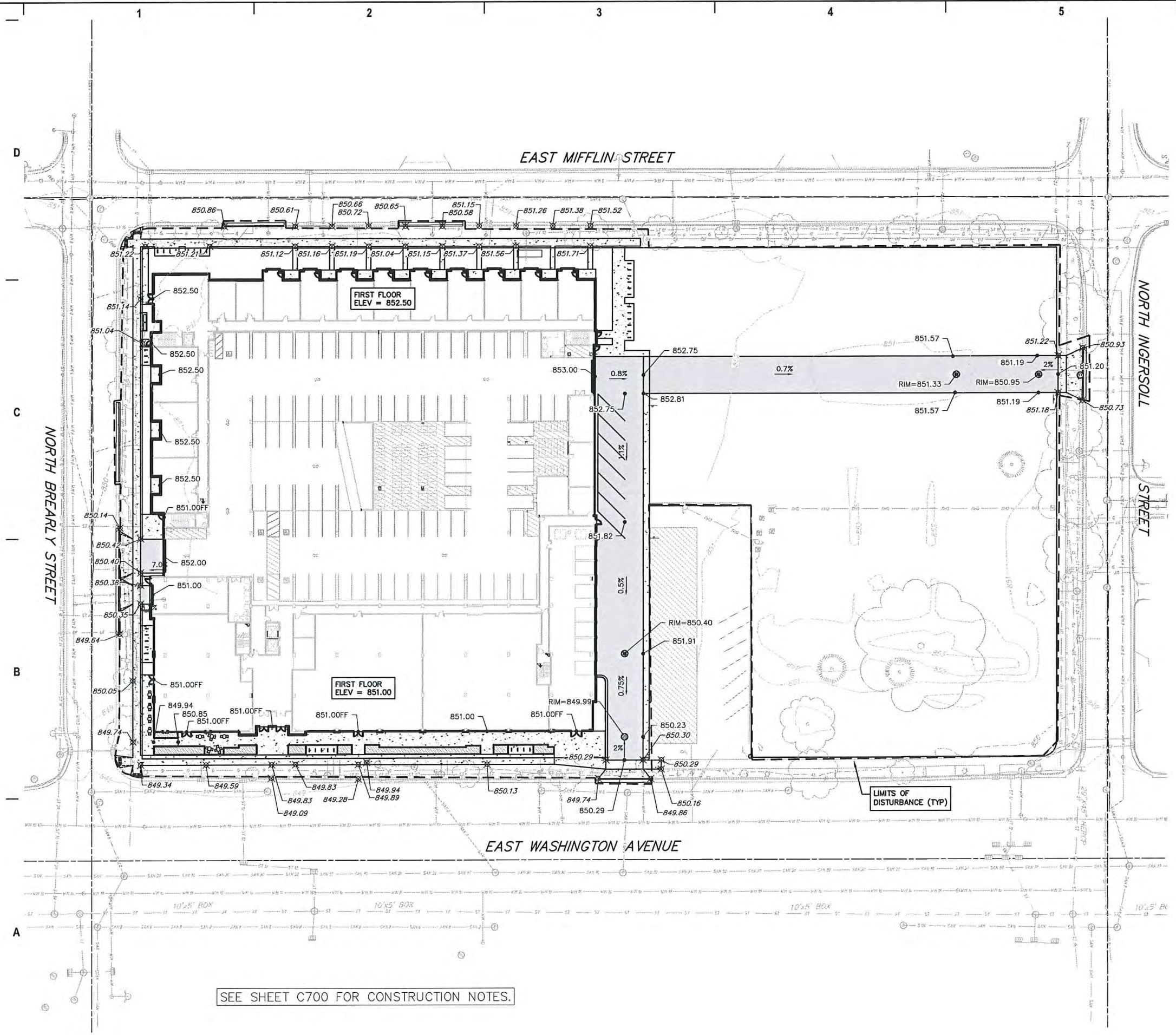
TC	- TOP OF CURB
FF	- FINISHED FLOOR
FL	- FLOW LINE
SW	- TOP OF WALK
TW	- TOP OF WALL
BW	- BOTTOM OF WALL

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.

LIMITS OF DISTURBANCE (TYP)

FIRST FLOOR
ELEV = 852.50

FIRST FLOOR
ELEV = 851.00

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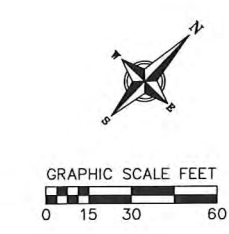
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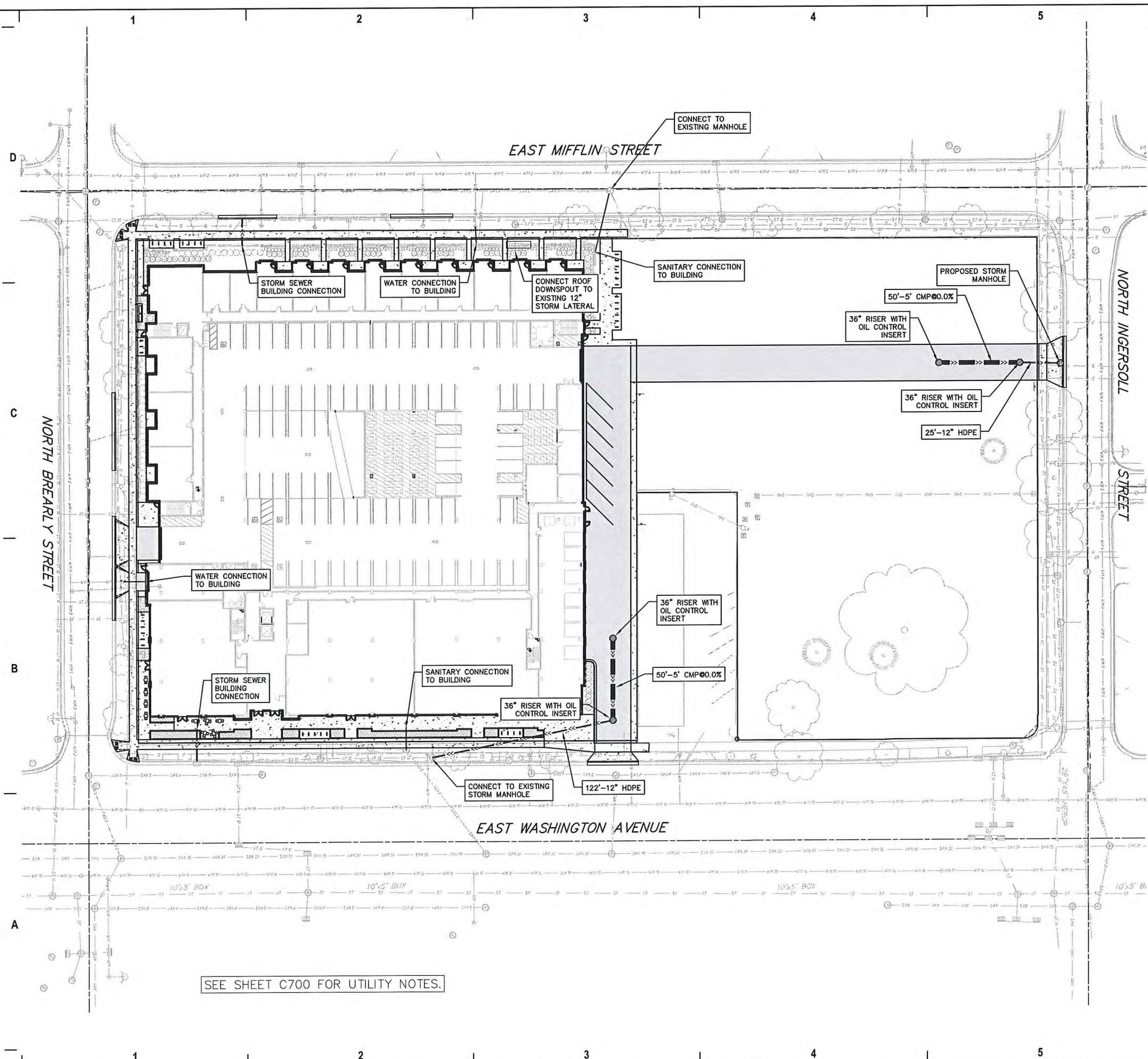
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UTILITY PLAN
C600
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- PROPOSED UTILITY LEGEND**
- STORM SEWER PIPE
 - ⊙ STORM SEWER MANHOLE
 - ⊙ STORM SEWER ENDWALL
 - ⊙ STORM SEWER CURB INLET
 - ⊙ STORM SEWER CURB INLET W/MANHOLE
 - ⊙ STORM SEWER 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



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 (266-4816) 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/STDSPCS/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, PERMETER 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 ON TO 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(1)(h) AND COMM 82.40(B)(k).
4. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH COMM 82.40(B)(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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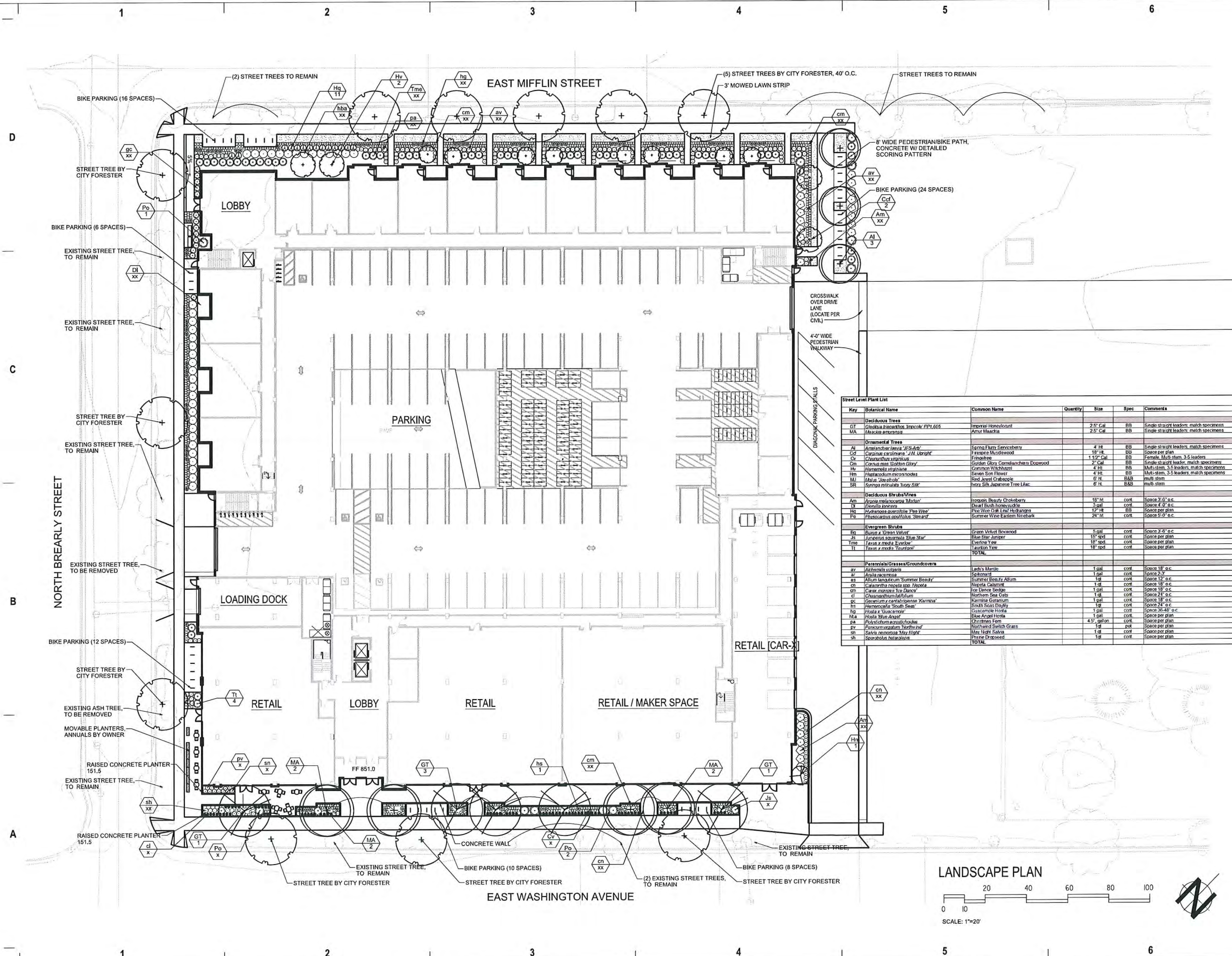
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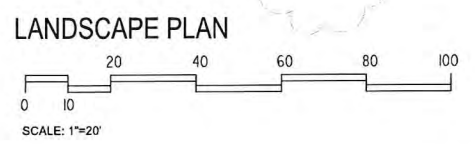
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**CONSTRUCTION
NOTES**

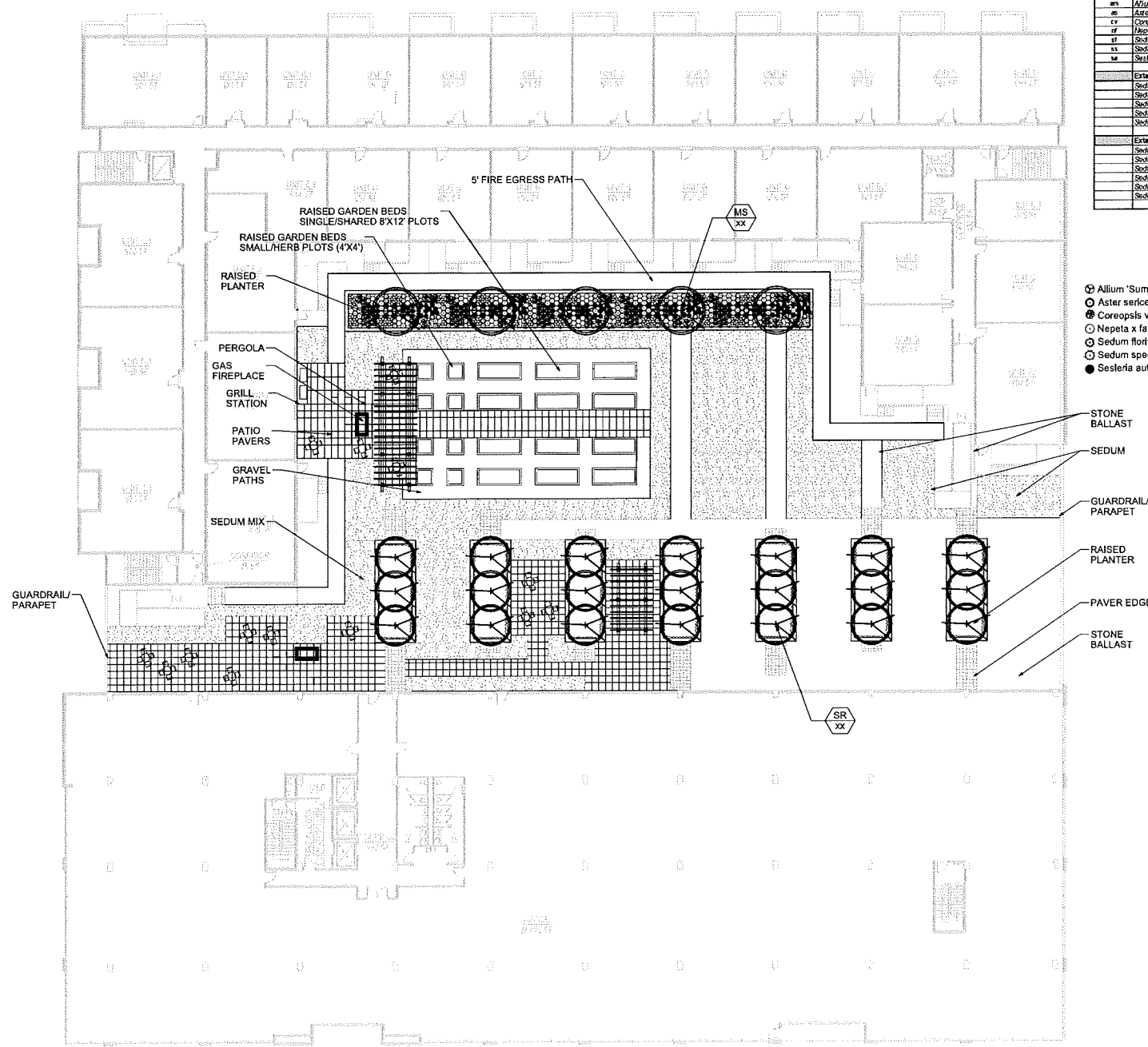
C700



Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments
Deciduous Trees						
GT	<i>Gleditsia triacanthos</i> 'Imperial' PPL 605	Imperial Honeylocust	2-6'	Cal	BB	Single straight leader, match specimens
MA	<i>Maackia amurensis</i>	Amur Maackia	2-6'	Cal	BB	Single straight leader, match specimens
Ornamental Trees						
AI	<i>Amelanchier lancea</i> 'JFS-40'	Snow Flurry Serviceberry	4	HL	BB	Single straight leader, match specimens
CD	<i>Carolinia allamandea</i> 'J.N. Upright'	Flowering Muskwood	18"	HL	BB	Space per plan
CV	<i>Chaenactis virginiana</i>	Fringetree	1-12'	Cal	BB	Female, 1.0-1.5m, 3-5 leaders
CM	<i>Cornus mas</i> 'Golden Glory'	Golden Glory Corneliancherry Dogwood	2	Cal	BB	Single straight leader, match specimens
HM	<i>Hemerocallis fulva</i>	Common Daylily	4	HL	BB	Multi-stem, 3-5 leaders, match specimens
HM	<i>Hemerocallis mitchellii</i>	Seven Sun Flower	4	HL	BB	Multi-stem, 3-5 leaders, match specimens
MJ	<i>Malus 'Judy Spink'</i>	Red Jewel Crabapple	6	HL	BBB	multi stem
SR	<i>Sorbus orientalis</i> 'Judy Spink'	Red Sp. Japanese Tree Lilac	6	HL	BBB	multi stem
Deciduous Shrubs/Vines						
Am	<i>Amorpha canescens</i> 'Marian'	Honorus Beauty Crapeberry	18"	HL	cont.	Space 3'-6" o.c.
DI	<i>Dieris diandra</i>	Dwarf Bush Honeylocust	3	HL	cont.	Space 4'-0" o.c.
HG	<i>Hydrangea serrata</i> 'Blue Wave'	Pink Wave (Old Lady) Hydrangea	12"	HL	BB	Space per plan
PO	<i>Philadelphus occidentalis</i> 'Snowflakes'	Summer Wine Eastern Noddybark	24"	HL	cont.	Space 5'-0" o.c.
Evergreen Shrubs						
EG	<i>Euonymus alatus</i> 'Green Velvet'	Green Velvet Burning Bush	5	HL	cont.	Space 3'-6" o.c.
JS	<i>Juniperus squamata</i> 'Blue Star'	Blue Star Juniper	15"	HL	cont.	Space per plan
TY	<i>Taxus canadensis</i> 'Emerald Green'	Emerald Green	18"	HL	cont.	Space per plan
TY	<i>Taxus canadensis</i> 'Hawthorn'	Hawthorn Yew	18"	HL	cont.	Space per plan
TOTAL						
Perennials/Grasses/Groundcovers						
AV	<i>Achillea millefolium</i>	Lady's Mantle	1	HL	cont.	Space 18" o.c.
AS	<i>Alchemilla mollis</i>	Scabwort	1	HL	cont.	Space 2'-3" o.c.
AS	<i>Alchemilla mollis</i> 'Summer Beauty'	Summer Beauty Alum	1	HL	cont.	Space 12" o.c.
CM	<i>Calluna vulgaris</i> ssp. <i>rigida</i>	Norfolk Heath	1	HL	cont.	Space 18" o.c.
CM	<i>Calluna vulgaris</i> ssp. <i>rigida</i>	Ice Dance Sedum	1	HL	cont.	Space 18" o.c.
CI	<i>Chamaenerion luteolum</i>	Northern Sea Oats	1	HL	cont.	Space 24" o.c.
GC	<i>Geranium x cantabrigiae</i> 'Kiermas'	Kiermas Geranium	1	HL	cont.	Space 18" o.c.
HS	<i>Hemerocallis 'Stella de Sola'</i>	South Seas Daylily	1	HL	cont.	Space 24" o.c.
HG	<i>Hieracium 'Stella de Sola'</i>	Guastache Hellebore	1	HL	cont.	Space 36-48" o.c.
HCA	<i>Helleborus x 'Stella de Sola'</i>	Blue Apple Hellebore	1	HL	cont.	Space per plan
OK	<i>Ornithoglossum autumnale</i>	Christophers Fern	4-5'	HL	cont.	Space per plan
PV	<i>Panicum virgatum</i> 'Northwind'	Northwind Switch Grass	1	HL	cont.	Space per plan
SN	<i>Salvia nemorosa</i> 'May Night'	Blue Salvia	1	HL	cont.	Space per plan
SH	<i>Shorea robusta</i>	Prayer Tree	1	HL	cont.	Space per plan
TOTAL						

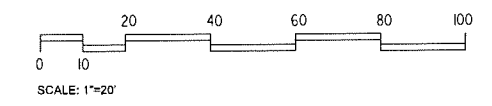


Key	Botanical Name	Common Name	Quantity	Size	Size	Comments
	Shrubs					
MS	Malus sparganii 'Tina'	Tina Spargel Crabapple	5' H. BAB	12'-16' H.		Multi-stemmed
TE	Photinia 'Nalagor'	Tiger Eyes Sumac	5' H. BAB	12'-16' H.		Specimen
	Perennials and vines					
as	Alumina 'Summer Beauty'	Summer Beauty Ornamental Onion	4 1/4" pot	12'-16' H.		space 18" on center
as	Aster sericeus	Silky Aster	4 1/4" pot			space 18" on center
rv	Coreopsis verticillata 'Twisty'	Twisty Threadleaf Tickseed	4 1/4" pot			space 18" on center
rt	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	4 1/4" pot			space 18" on center
rt	Sedum korolkowii 'Weihenstephaner Gold'	Weihenstephaner Gold Sedum	4 1/4" pot			space 18" on center
ss	Sedum spectabile 'Brilliant'	Brilliant Sedum	4 1/4" pot			space 18" on center
sa	Sedum autumnalis	Autumn Wood Grass	4 1/4" pot	10" spc. 4'-5" H.		space 18" on center
	Extensive Green Roof - mix 1					
	Sedum acre 'Autumn'		pre-grown green roof modules	12'-16" H.		Shade Tolerant Mix
	Sedum hybridum 'Immergruenchen'			12'-16" spc. 11" H.		
	Sedum rupestris 'Aureum'			8" spc. 4'-5" H.		
	Sedum spectabile 'Coral'					
	Sedum spectabile 'Royal Pink'					
	Extensive Green Roof - mix 2					
	Sedum acre 'Autumn'		pre-grown green roof modules			Modern Mix
	Sedum album 'Coral Carpet'					
	Sedum album 'Coral Carpet'					
	Sedum korolkowii 'Weihenstephaner Gold'					
	Sedum rupestris 'Aureum'					
	Sedum spectabile 'Brilliant'					
	Sedum spectabile 'Brilliant'					



- ⊙ Allium 'Summer Beauty'
- ⊙ Aster sericeus
- ⊙ Coreopsis verticillata 'Twisty'
- ⊙ Nepeta x faassenii 'Walker's Low'
- ⊙ Sedum floriferum 'Weihenstephan'
- ⊙ Sedum spectabile 'Brilliant'
- Sesteria autumnalis

3RD FLOOR ROOF
TERRACE LANDSCAPE
PLAN



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A

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A

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KEN SAIKI DESIGN
LANDSCAPE
ARCHITECTS

303 S. PATERSON
SUITE ONE
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Phone: 608.251-3600

PROJECT INFORMATION

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ISSUANCE AND REVISIONS

LAND USE APPLICATION
UDC FINAL REVIEW

#	DATE	DESCRIPTION

SHEET INFORMATION

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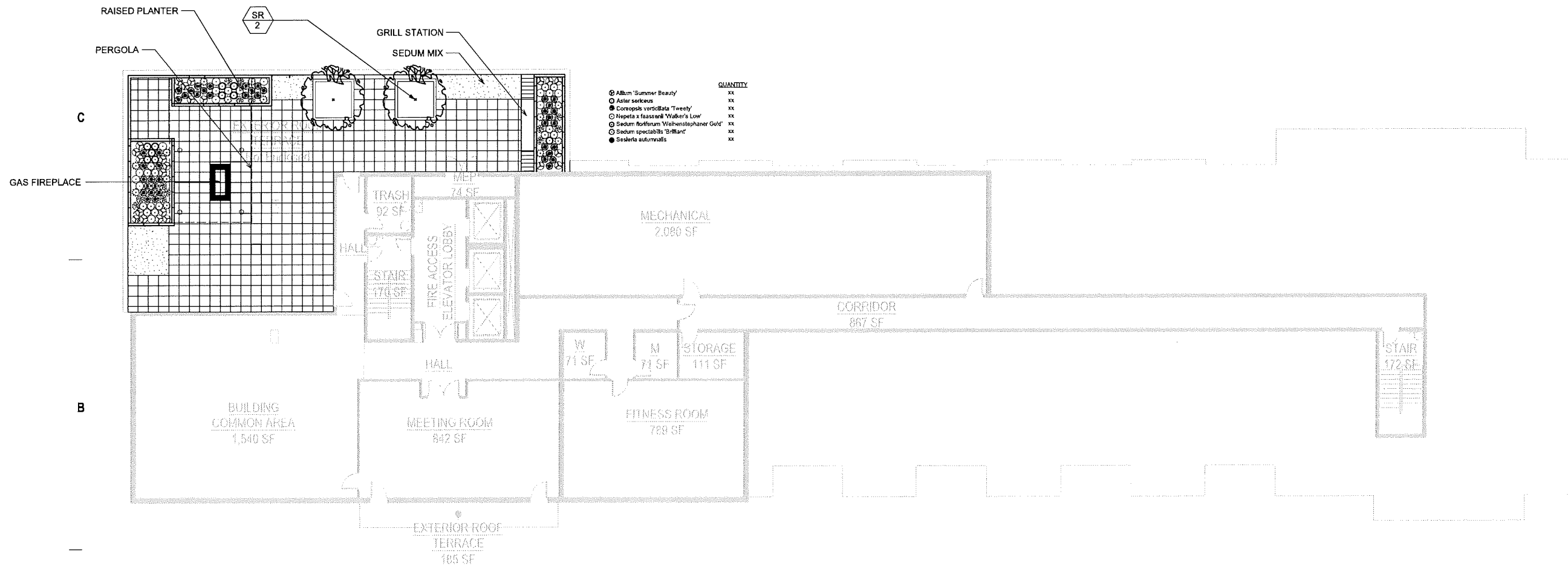
PROJECT NUMBER 14339-01

DATE 12/28/2015

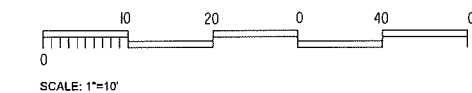
ADA REQUIREMENTS

L-3

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11TH FLOOR ROOF
TERRACE LANDSCAPE
PLAN





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DATE 12/28/2015
A

EXISTING SITE

A00



D

C

VIEW FROM EAST WASHINGTON AND LIVINGSTON LOOKING EAST



VIEW FROM EAST WASHINGTON LOOKING EAST



VIEW FROM EAST WASHINGTON AND INGERSOLL LOOKING WEST



B

A

VIEW FROM MIFFLIN AND INGERSOLL LOOKING SOUTH



VIEW FROM MIFFLIN LOOKING SOUTH



VIEW FROM MIFFLIN AND BREADY LOOKING EAST

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EXISTING SITE

A01



VIEW FROM EAST WASHINGTON OF EXISTING MADISON DAIRY



VIEW FROM EAST WASHINGTON LOOKING NORTHEAST



VIEW FROM EAST WASHINGTON OF EXISTING MADISON DAIRY



VIEW FROM MIFFLIN AND INGERSOLL LOOKING WEST



VIEW FROM MIFFLIN LOOKING NORTHEAST



VIEW FROM INSIDE BREESE STEVENS FIELD LOOKING WEST

D

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1 2 3 4 5 6

1 2 3 4 5 6



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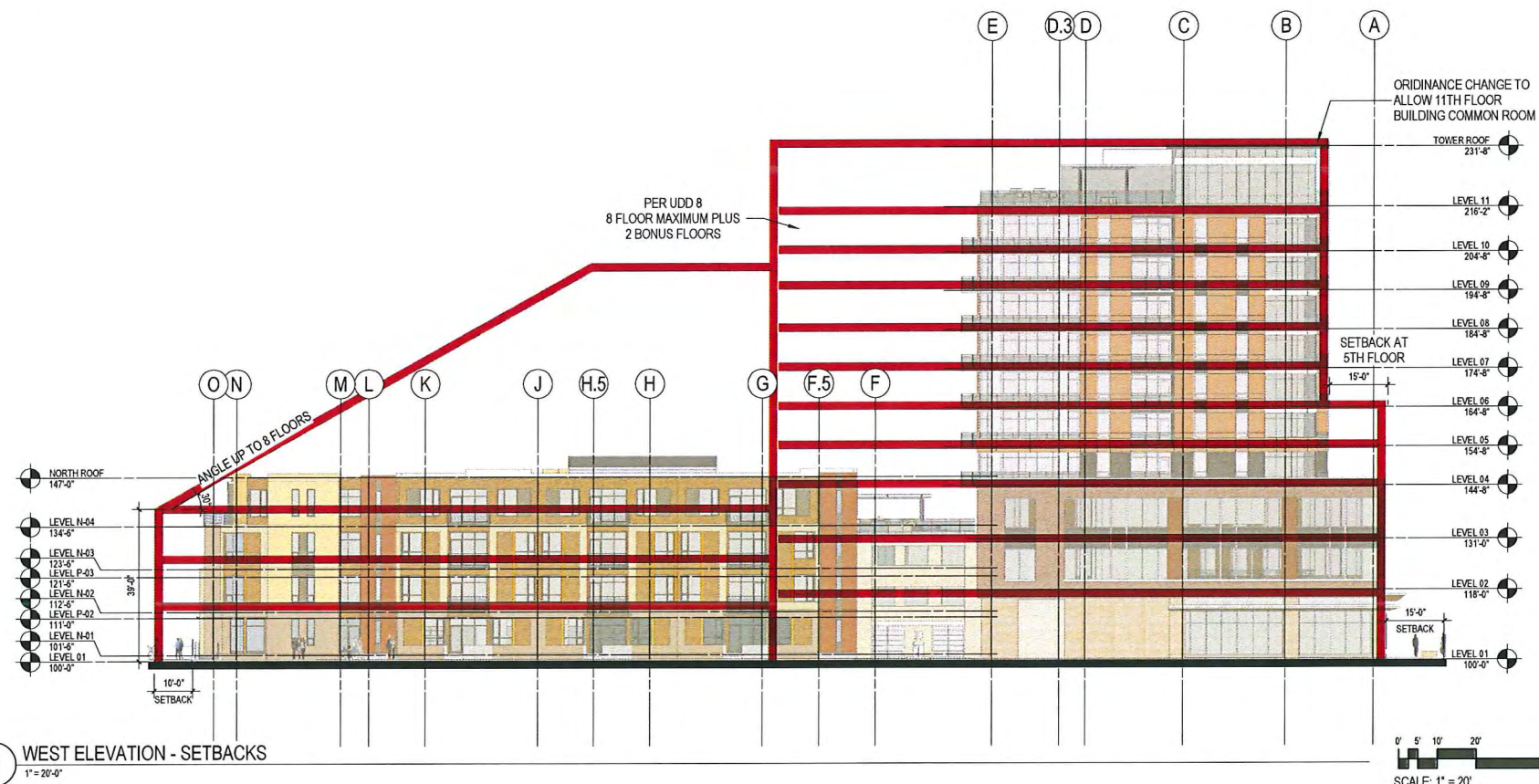
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BUILDING SETBACKS

A02



DENSITY PROFILE



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



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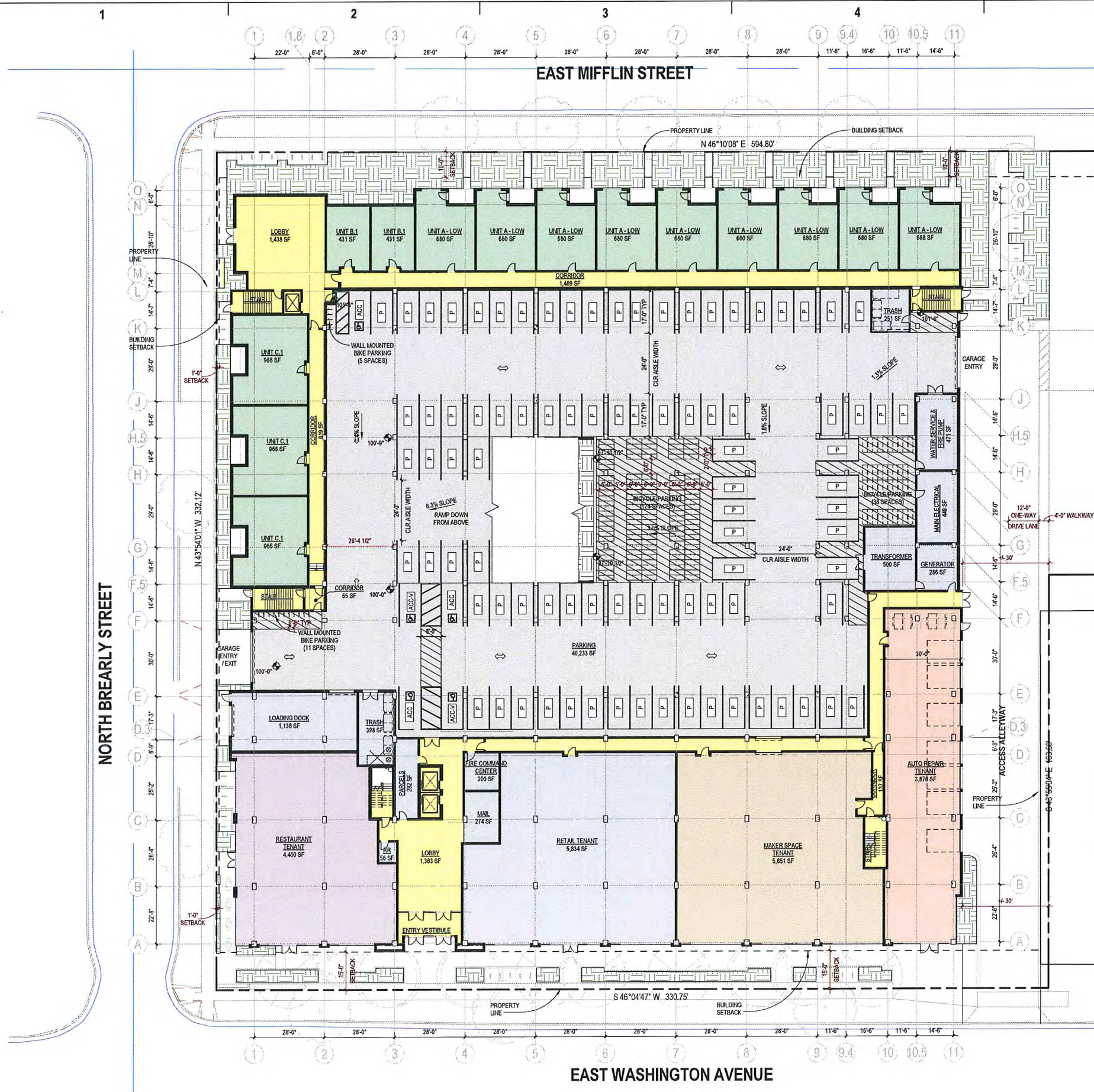
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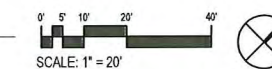
LEVEL 01 & LEVEL
N-01 FLOOR PLAN

A03

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





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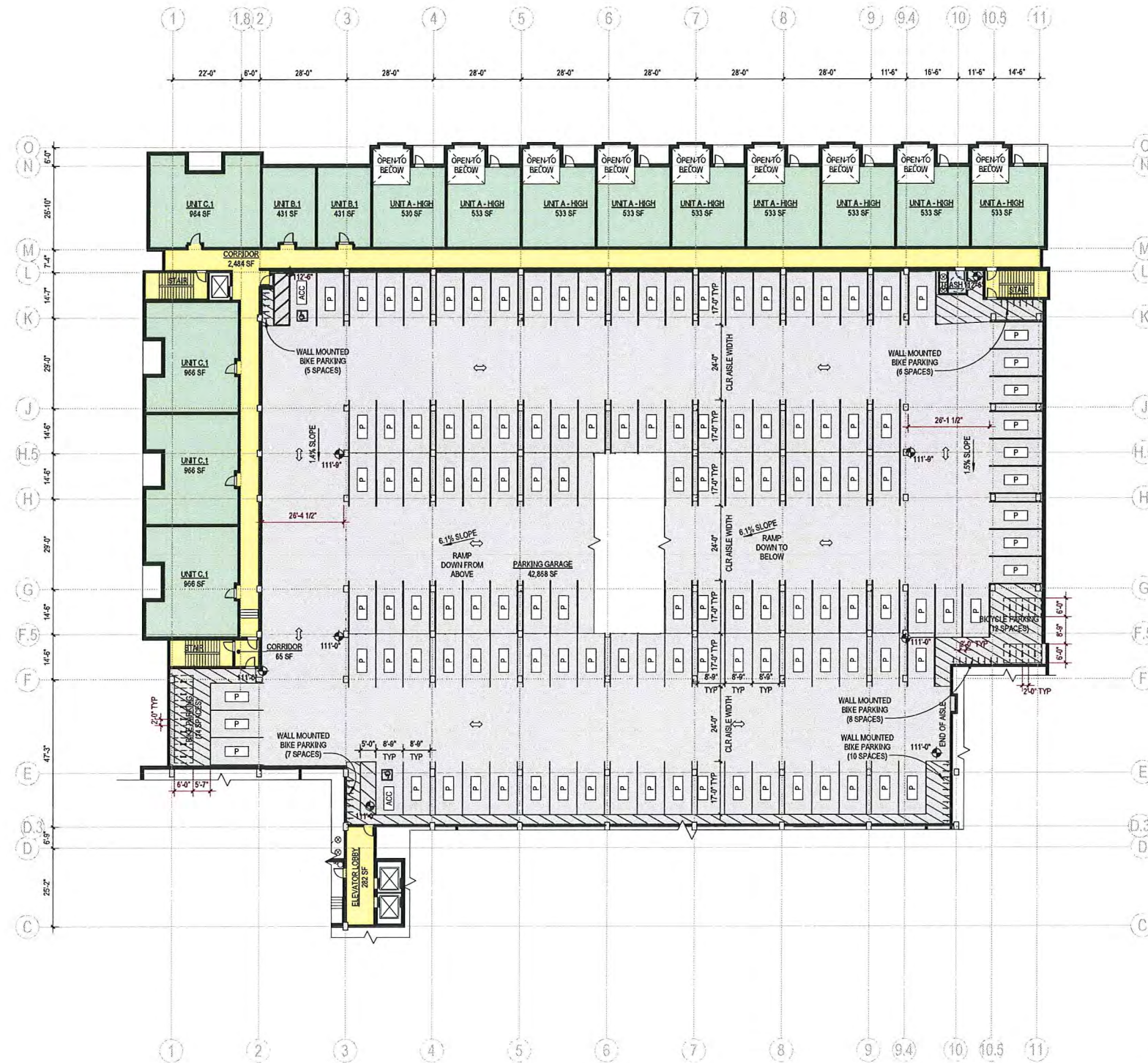
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LEVEL N-02 & LEVEL
P-02 FLOOR PLAN

A04



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



PARKING SUMMARY	
CALCULATED VEHICLE PARKING REQUIRED:	352 SPACES
VEHICLE PARKING PROVIDED:	368 SPACES
CALCULATED INDOOR BICYCLE PARKING REQUIRED:	204 SPACES
CALCULATED OUTDOOR BICYCLE PARKING REQUIRED:	54 SPACES
INDOOR FLOOR MOUNTED BICYCLE PARKING PROVIDED:	187 SPACES (92% OF 204)
INDOOR WALL MOUNTED BICYCLE PARKING PROVIDED:	85 SPACES
OUTDOOR BICYCLE PARKING PROVIDED:	76 SPACES
CALCULATED REQUIRED VEHICULAR PARKING INCLUDES 10% PARKING REDUCTION & REDUCTION DUE TO BICYCLE PARKING SUBSTITUTION	



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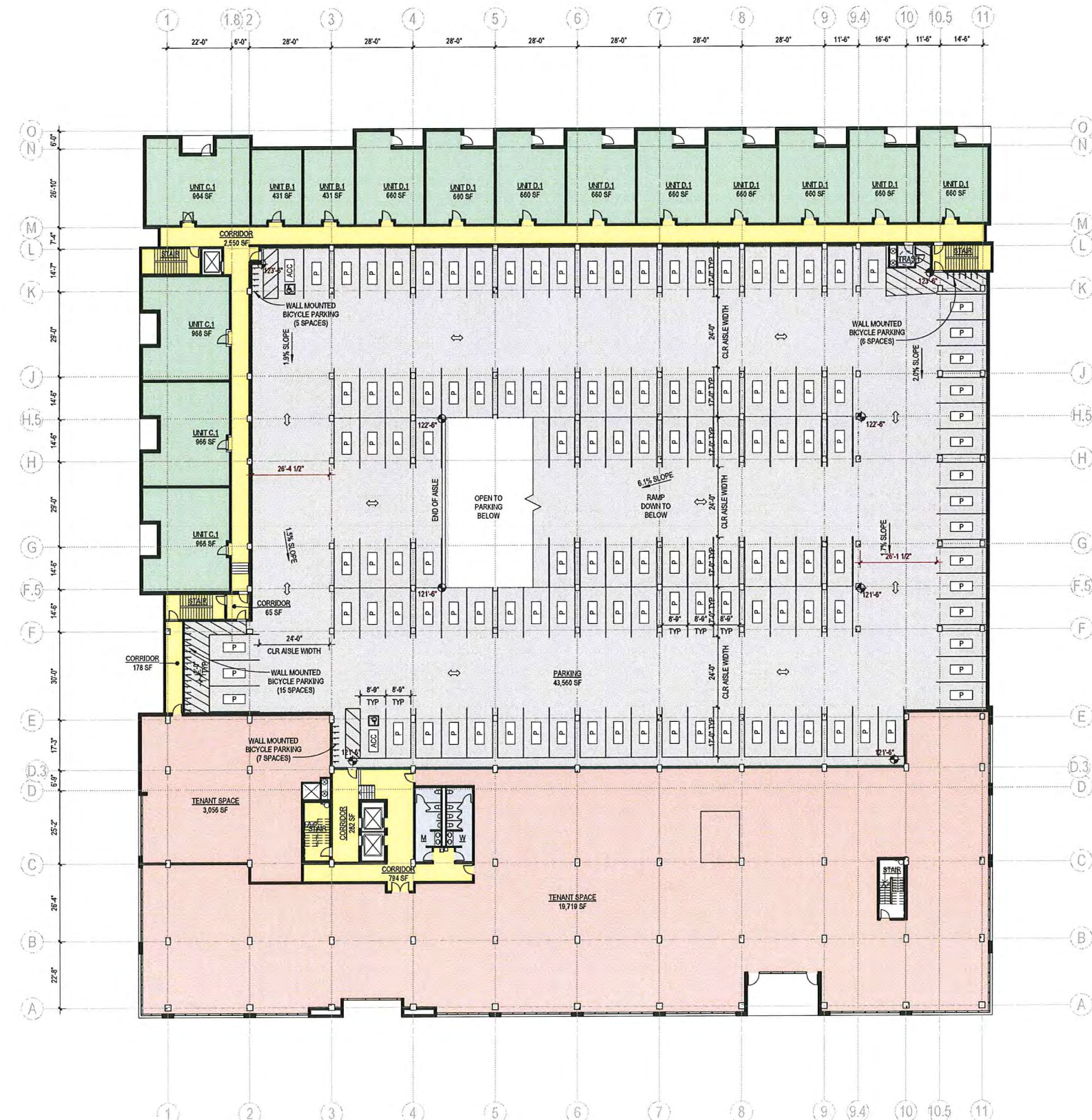
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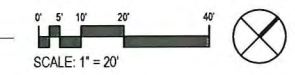
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LEVEL 02, LEVEL
N-03, & LEVEL P-03
FLOOR PLAN

A05



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



PARKING SUMMARY

CALCULATED VEHICLE PARKING REQUIRED:	352 SPACES
VEHICLE PARKING PROVIDED:	368 SPACES
CALCULATED INDOOR BICYCLE PARKING REQUIRED:	204 SPACES
CALCULATED OUTDOOR BICYCLE PARKING REQUIRED:	54 SPACES
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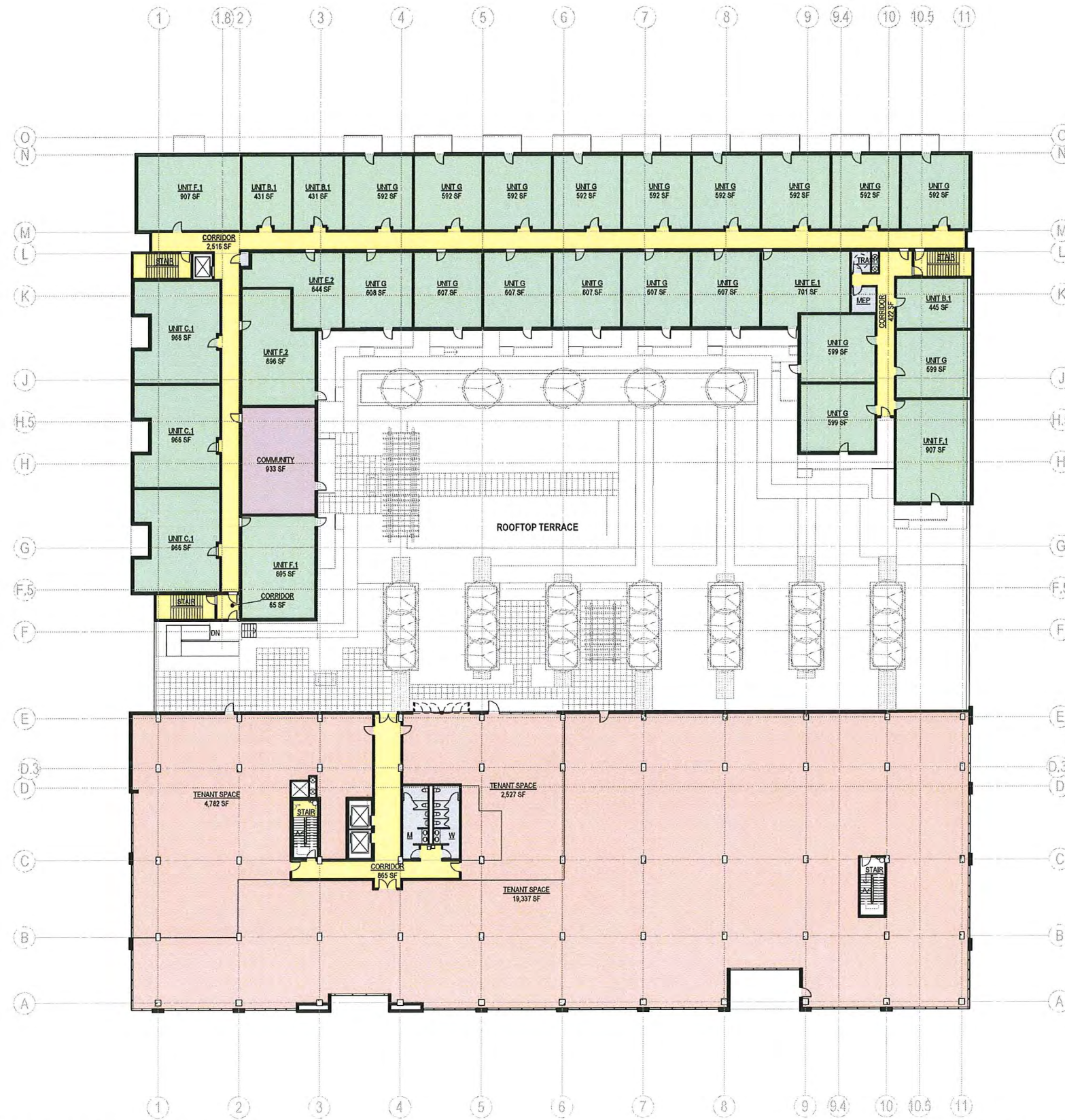
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DATE 12/28/2015

LEVEL 03 & LEVEL
N-04 FLOOR PLAN

A06



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

