



City of Madison

PD Alteration

Location

5402 Congress Avenue &
3325 Ambassador Drive

Applicant

IA Madison LLC / Kirk Keller,
Plunkett Raysich Architects, LLP

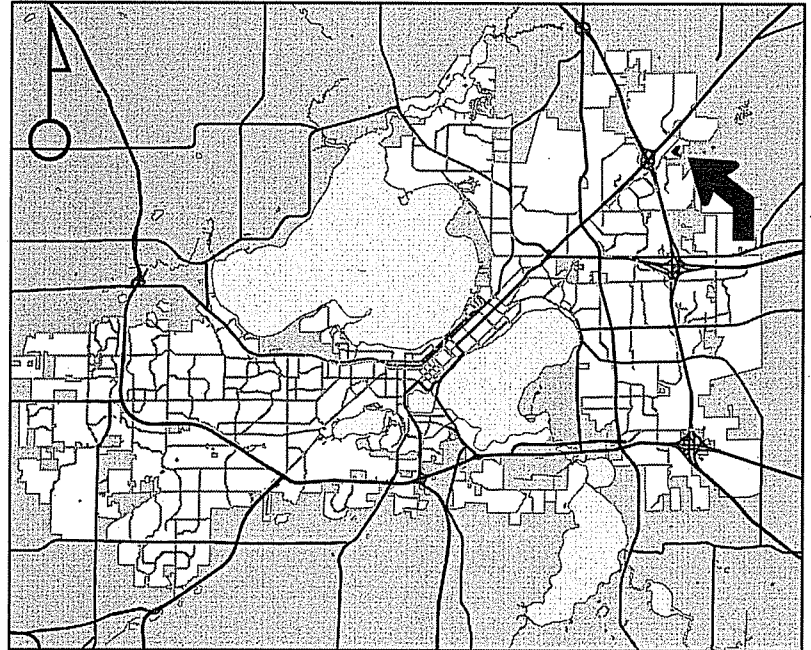
Proposed Use

Amend General Development Plan
and Specific Implementation Plan to
construct 36-unit apartment building
at 5402 Congress and detached
garage at 3325 Ambassador

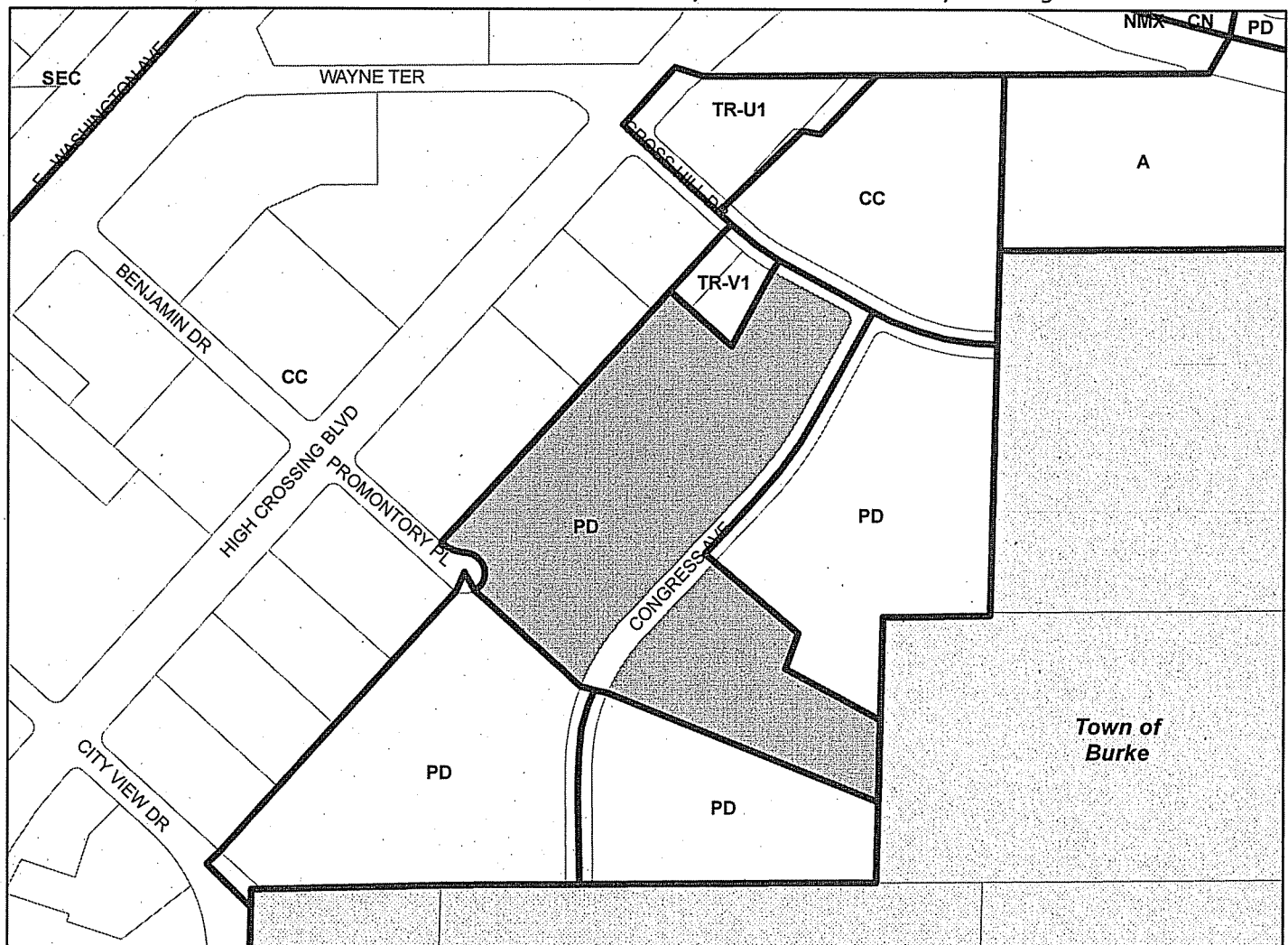
Public Hearing Date

Plan Commission

08 January 2018

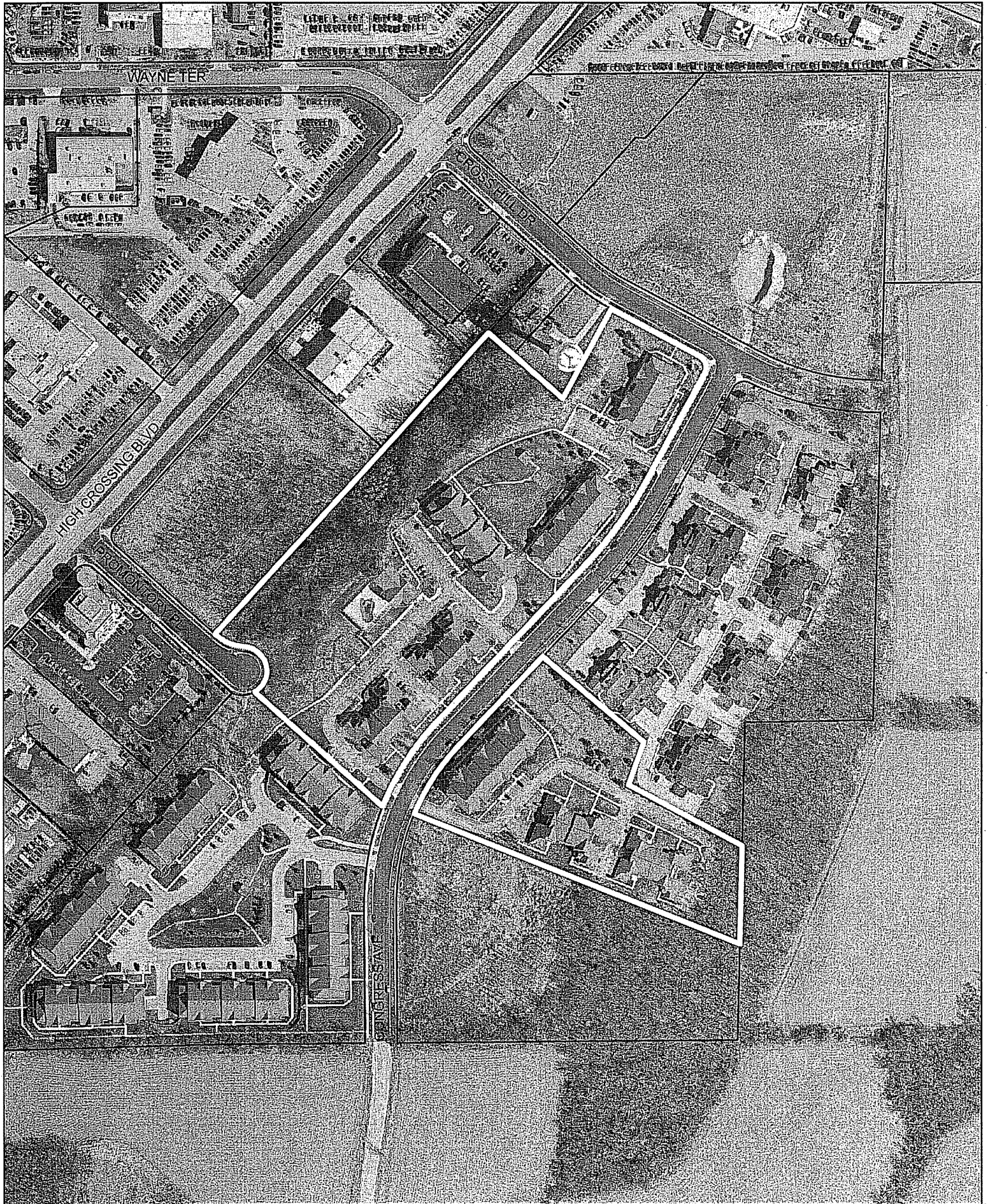


For Questions Contact: Chris Wells at: 261-9135 or cwells@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 28 December 2017



LAND USE APPLICATION

LND-B

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



All Land Use Applications must be filed with the Zoning Office at the above address.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

FOR OFFICE USE ONLY:

Paid \$300 Receipt # 036327-0009
Date received 10/18/17
Received by KGF
Parcel # 0810-233-0106-3
Aldermanic district 17-BALDWIN
Zoning district PD-SIP
Special requirements PD
Review required by _____
☒ UDC ☒ PC
☒ Common Council ☐ Other _____
Reviewed By _____

1. Project Information

Address: Pending-5422 Congress Ave.-Apartment Building & 3325 Ambassador Dr.-Garage
Title: The Madison Apartments

2. This is an application for (check all that apply)

- ☐ Zoning Map Amendment (rezoning) from _____ to _____
- ☒ Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
- ☒ Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
- ☐ Review of Alteration to Planned Development (PD) (by Plan Commission)
- ☐ Conditional Use or Major Alteration to an Approved Conditional Use
- ☐ Demolition Permit
- ☐ Other requests

3. Applicant, Agent and Property Owner Information

Applicant name Kirk Keller **Company** Plunkett Raysich Architects, LLC
Street address 2310 Crossroads Dr., #2000 **City/State/Zip** Madison, WI 53718
Telephone 608-478-4013 **Email** kkeller@prarch.com
Project contact person Kirk Keller **Company** Plunkett Raysich Architects, LLC
Street address 2310 Crossroads Dr., #2000 **City/State/Zip** Madison, WI 53718
Telephone 608-478-4013 **Email** kkeller@prarch.com
Property owner (if not applicant) IA Madison, LLC
Street address 810 Cardinal Lane, #1000 **City/State/Zip** Hartland, WI 53029
Telephone 414-491-4136 **Email** mschutte@investorsassociatedllp.com

4. Project Description

Provide a brief description of the project and all proposed uses of the site:

A new 36 unit multi-family apartment building and a parking/service building. Both structures added to an existing 120 property to complete development

Scheduled start date Summer 2018 Planned completion date Spring 2019

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- | | | |
|---|---|--|
| ☒ Filing fee | ☒ Pre-application notification | ☒ Land Use Application Checklist (LND-C) |
| ☒ Land Use Application | ☒ Vicinity map | ☒ Supplemental Requirements |
| ☒ Letter of intent | ☒ Survey or existing conditions site plan | ☒ Electronic Submittal* |
| ☒ Legal description
Within GDP & sip | ☒ Development plans | |

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

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary. An electronic submittal, as noted above, is required. Electronic submittals should be compiled on a CD or flash drive, or sent via email to udcapplications@cityofmadison.com.

6. Applicant Declarations

- ☒ **Pre-application meeting with staff.** Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff Chris Wells Date Multiple

Zoning staff Matt Tucker Date 05 January, 2017

- ☐ Demolition Listserv
- ☐ Public subsidy is being requested (indicate in letter of intent)
- ☒ **Pre-application notification:** The zoning code requires that the applicant notify the district alder and any nearby neighborhood and business associations **in writing** no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), business association(s), AND the dates you sent the notices:
Two working meetings with Alder Baldeh in advance of presenting an Informational package to UDC. Alder Baldeh hosted, and the Architect attended a neighborhood meeting.

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials. A copy of the notification letters or any correspondence granting a waiver is required as part of the application materials.

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of applicant Kirk Keller Relationship to property Architect

Authorizing signature of property owner  Date 17 October 2017



October 17, 2017

City of Madison
Mr. Chris Wells
Development Review Planner
126 S. Hamilton Street
P.O. Box 2985
Madison, Wisconsin 53701-2985

Re: Letter of Intent for an Amendment to the GDP Agreement and SIP Agreement for The Madison Apartments
Lot 1 of CSM No. 10856 and Lot 50 – High Crossing Fourth Addition Plat

Dear Mr. Wells:

IA Madison, LLC (the “Applicant”), owners of The Madison Apartments, currently a 120-unit development located at 5402 Congress Avenue and 3346 Ambassador Drive, more particularly described as Lot 1 of Certified Survey Map Number 10856 and Lot 50 of High Crossing Fourth Addition Plat (collectively, the “Property”) is submitting an application for a Major GDP Amendment and Major SIP Amendment.

Introduction

The existing GDP Agreement and SIP Agreement for The Madison Apartments (collectively, the GDP Agreement and SIP Agreement shall be, the “GDP/SIP Agreements”) currently allows for the construction of multi-family dwelling units with a maximum of 24 units on the Property. The Applicant is proposing to construct a 36-unit building and a separate 8 car garage on the Property, which will serve as the final phase of The Madison Apartments development.

In order to construct the proposed structures, the Applicant requests the following modifications to the existing GDP/SIP Agreements:

1. Increase of the maximum number of units in a building from 24 units to 36 units.
2. Increase in the maximum units per acre from 10 units to 12 units (Actual density will be 11.07 units per acre upon completion of the proposed apartment building).
3. Decrease the minimum number of parking spaces per unit from 2.00 parking spaces per unit to 1.97 spaces per unit.
4. Increase the maximum height restriction on buildings or structures from fifty (50) feet to sixty (60) feet.

The Applicant is not requesting any public funding for this development.

Applicant: IA Madison, LLC
Michael Schutte
810 Cardinal Lane, Suite 100
Hartland, WI 53029

Project Team:

Plunkett Raysich Architects, LLP
Kirk Keller
2310 Crossroads Drive, #2000
Madison, WI 53718
(608) 478-4013
kkeller@prarch.com

Vierbicher Associates, Inc.
Matthew Schreiner
999 Foureier Drive, #201
Madison, WI 53717
(608) 821-3961
msch@vierbicher.com

Existing Conditions: The Madison Apartments is a multi-family apartment complex generally located within the High Crossing Fourth Addition Plat on the east side of the City of Madison. The Madison Apartments is currently comprised of eight two-story buildings, with a total of 120 units. The parcels on which the proposed structures are to be constructed are currently vacant, under-utilized spaces within the development.

Projected Schedule/Phasing Plan: The project is scheduled to commence construction in the spring of 2018 and be completed in late spring/early summer of 2019. This two building project shall be completed in one phase.

Proposed Use: The Applicant proposes to complete the development by constructing a new 36-unit multi-family apartment building on the vacant land located on Lot 1 of CSM No. 10856 and constructing an eight-car storage garage and activating green space as a private dog park and community garden on the vacant land located on Lot 50 of High Crossing Fourth Addition Plat. The proposed structures are will be compatible with the surrounding land uses and will create an environment compatible with the existing and intended character of the area.

Hours of Operation: Given that these are residential uses, hours of operation will be 24 hours per day, every day, compatible with the currently existing hours of operation in the development.

Building Square Footage: The Applicant proposes one three-story building totaling approximately 39,955 square feet and a one story, 8-unit garage building totaling approximately 3,025 square feet.

Number of Dwelling Units: The Applicant proposes 36 units in the proposed apartment building.

Auto and Bike Parking Stalls: The Applicant proposes 30 underground car parking stalls (including 2 handicapped stalls) and 33 underground bike parking stalls in the proposed apartment building.

Covered and off-street parking is currently available as required by the existing GDP/SIP Agreements.

- For each 24-unit building, 41 underground stalls are provided.
- For each 16-unit building, 26 underground stalls are provided.
- For each 8-unit building, two covered stalls per unit are provided within the attached garages.

Currently, the total covered stalls for all existing units within The Madison Apartments equals 213. An additional 81 surface stalls are located throughout The Madison Apartments.

Upon completion of the proposed apartment building and parking garage, there will be an average of 1.97 stalls per unit. The minimum requirement within the existing GDP/SIP Agreements is 2.00 stalls per unit; however, the reduction in .03 parking stalls per unit is negligible and will not create a disproportionate number of units to parking stalls as a result of the proposed improvements.

In addition, there are a number of alternative methods of transportation available to tenants within the development, including public transportation via a Metro Transit stop approximately one-quarter mile from the proposed apartment building with frequent departure times. The development also 7 bike parking stalls near the proposed apartment building in addition to the previously mentioned 33 underground parking stalls, providing ample space for those who choose to travel by bike. Therefore, the Applicant believes the reduction in the minimum parking requirement is reasonable and is seeking an amendment to the existing GDP/SIP Agreements in order to be in compliance.

Design: The design intent for the new buildings is to compliment and closely resemble the existing buildings on the Property. The Project Team intends to do this by using the same brick and general color palette on the proposed buildings. The siding will closely match the existing siding, with the exception that the material will be updated from vinyl to cement board siding. Similarly, the existing window style will be retained on the proposed buildings, but the windows will be vinyl units, instead of fiberglass.

The Madison Apartments consists of multi-family housing, which provides a buffer between existing and planned commercial development to the west and future single-family residential development beyond the woods to the east. The Madison Apartments provide connecting private internal streets and walkways between buildings, Promontory Drive, Patriot Park, and the existing Community Center located within The Madison Apartments.

The above-mentioned Community Center is centrally located on the Property and is accessible to residents of The Madison Apartments and residents of the neighboring Stoneridge Pointe Condominiums. The Community Center contains an outdoor swimming pool, kitchen facility, mini-theater, meeting rooms, play areas for children, patios, etc. The centrally located Community Center also has full basement exposure and offer picturesque views to the west. The Community Center has an approximate capacity of 200 people.

Access: Main access to The Madison Apartments is from Congress Avenue. The proposed apartment building's main access will continue to be from Congress Avenue, but the building will also have tenant parking access for underground parking from Promontory Drive.

Trash Removal: An internal trash room will be located in the lower level parking in of the proposed apartment building. Dumpsters are located in the lower level parking area in all existing 24-unit and 16-unit apartment buildings. Separate trash and recyclable containers are located within each unit of the existing 8-unit buildings.

Density: The Madison Apartments will have a density of 11.07 units per acre after completion of the proposed apartment building. This density would require an amendment to the existing GDP/SIP Agreement, which states there will be a maximum of ten (10) units per acre allowed in this zoning district on average. The Applicant is seeking approval to amend the SIP Agreement to allow for this added density and believes the request is appropriate for a number of reasons. First, the existing GDP Agreement states that there shall be a target density of twelve (12) units per acre in the entire zoning district, with a target density of thirteen (13) units per acre for the parcel at issue (formally known as Lot 47). The proposed unit density clearly falls within the original target density for the zoning district. Second, the increased unit density of 1.07 units per acre is minimal and the development as a whole is positioned to handle the additional density. As previously mentioned, the increased density will not cause a disproportionate traffic or parking demands and the Property will gain additional useable park and green space in the form of a private dog park and community garden. As a result, the Applicant believes the request to amend the existing GDP/SIP Agreements to increase the unit density to 12 units per acre should be approved.

Height Restrictions: The proposed apartment building will be three stories, which is permitted under the existing SIP Agreement. However, due to the topography of Lot 1, it is estimated that the maximum building height will exceed the height maximum of fifty (50) feet in the existing SIP Agreement. It is important to note that the proposed apartment building will not appear significantly taller than the existing buildings within the development. Rather, the lot on which the proposed apartment building will be located contains a significant decrease in elevation moving from east to west. This decrease in elevation and significant exposure of the proposed building's basement at a lower elevation results in the measurement of the maximum building height being measured from the lowest exposed portion of the building, causing the proposed

building to be greater than the fifty (50) foot restriction in the existing GDP/SIP Agreements. Therefore, the Applicant is requesting the GDP/SIP Agreements be amended so that the height maximum is adjusted to sixty (60) feet.

School Age Children: The Sun Prairie Area School District, which serves this area, estimates that 0.20 K-12 students will be generated per multiple family housing unit. Upon the completion of the addition building, approximately 31 school age children will live within The Madison Apartments.

Housing Types: The Madison Apartments currently has a mix of building types, including:

- Three (3) two-story, 24-unit apartment buildings with underground parking;
- One (1) two-story, 16-unit apartment building with underground parking;
- Four (4) two-story 8-unit apartment buildings with attached garages.

The Madison Apartments also has a mix of one-, two- and three-bedroom units. Units in the existing buildings range as follows:

- Units in the 8-unit building range from 1,200 square feet to 1,500 square feet
- Units in the 16-unit buildings range from 900 square feet to 1,550 square feet
- Units in the 24-unit building range from 900 square feet to 1,550 square feet

The proposed additional building will be a three-story, 36-unit apartment building with underground parking. Units in the 36-unit apartment building will range from approximately 643 square feet to 1,161 square feet. The variation of unit size falls in line with the existing GDP Agreements desire for a diversity and variety of units.

Landscaping: Site landscaping will be provided as shown on the existing SIP Agreement. The Applicant shall install landscaping for the additional building and separate garage with adjacent green space once construction is completed, in compliance with the existing SIP Agreement. All of the landscaping for the existing buildings has been completed for The Madison Apartments as originally approved.

ADA Compliance: The site has been designed to meet the following criteria:

- An accessible route from an off-street handicap-parking stall to the front door of each unit is provided.
- An accessible route from the underground parking to the front door of each unit is provided for all 24-unit buildings.
- An accessible route is available from each unit to Congress Avenue.
- The Bicycle and Pedestrian Path meets the City of Madison's requirements for accessibility

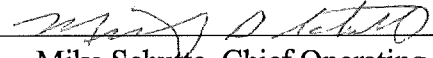
Buffer Zone: The area west of the proposed apartment building will maintain existing trees as necessary and contain additional landscaping which is consistent with the existing landscaping. All landscaping is and will be in compliance with the existing SIP Agreement.

Summary: The project will remain as it was originally approved with the exception of the requests provided herein. We believe that this plan has and will continue to provide an attractive mix of building types and take advantage of the site's natural features. We look forward to working with the City Staff, Plan Commission, and the Common Council to make this addition to The Madison Apartments a successful project.

Should you have any questions or require additional information, please do not hesitate to contact either myself or Kirk Keller of Plunkett Raysich Architects, LLP.

Sincerely,

Investors Associated, LLP,
sole member of IA Madison, LLC

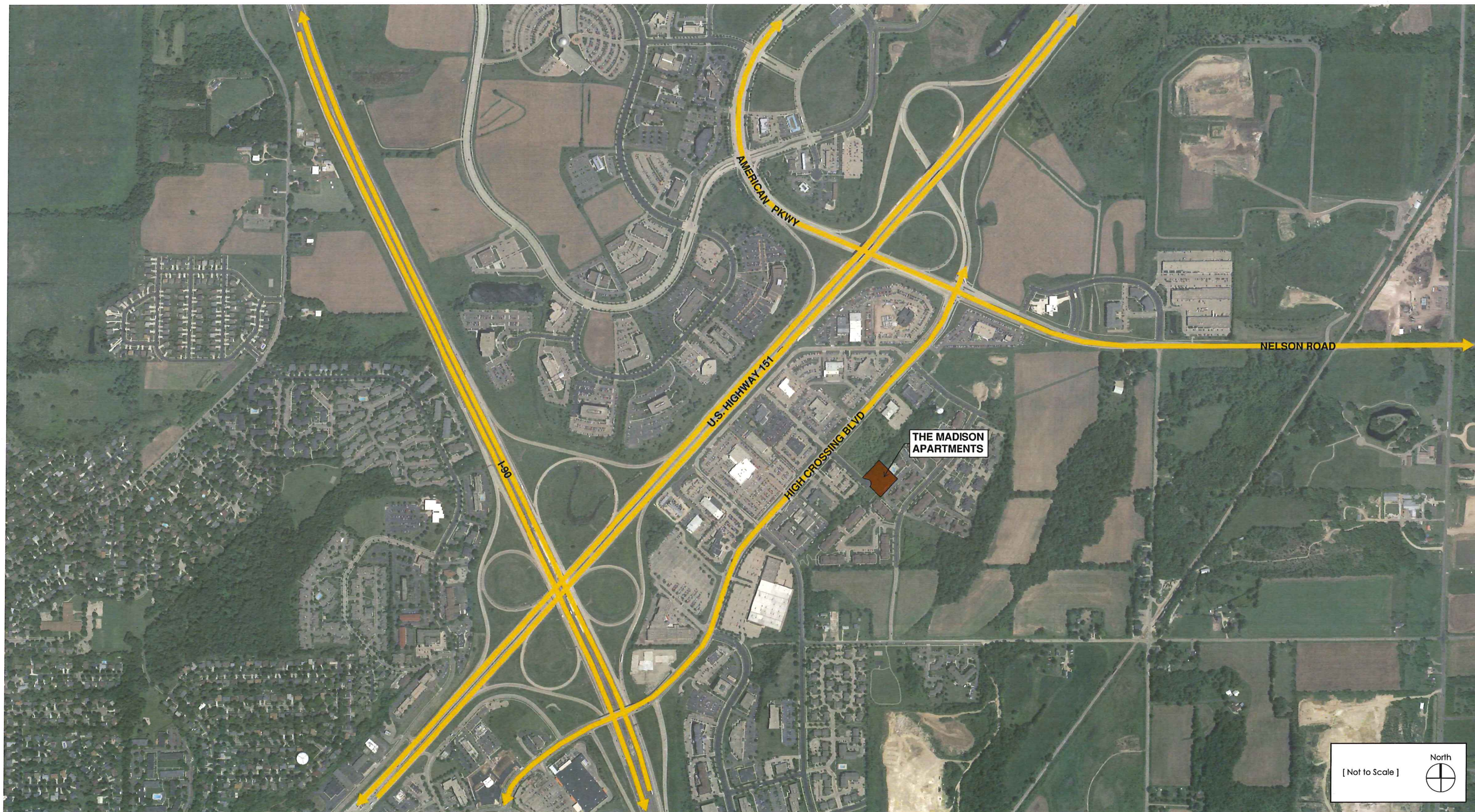
By: 
Mike Schutte, Chief Operating Officer

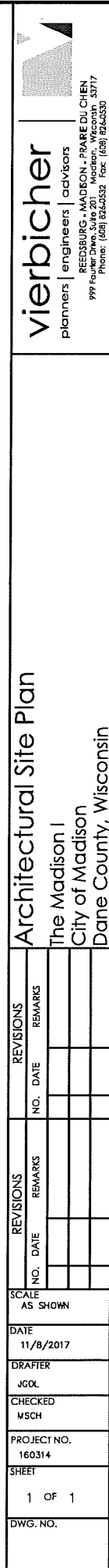


**The Madison Apartments
Plan Commision Submittal**

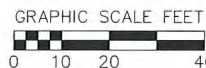
October 18, 2017







BENCHMARK #1
HYDRANT TOP NUT EL = 953.21
(AT NW. END OF PROMONTORY PL.)



- TOPOGRAPHIC SYMBOL LEGEND

-  EXISTING SIGN (TYPE NOTED)
-  EXISTING CURB INLET
-  EXISTING STORM MANHOLE
-  EXISTING SANITARY MANHOLE
-  EXISTING FIRE HYDRANT
-  EXISTING WATER MAIN VALVE
-  EXISTING LIGHT POLE
-  EXISTING SHRUB
-  EXISTING CONIFEROUS TREE
-  EXISTING DECIDUOUS TREE

- TOPOGRAPHIC LINEWORK LEGEND

-  EXISTING WIRE FENCE
 EXISTING GAS LINE
 EXISTING SANITARY SEWER LINE (SIZE NOTED)
 EXISTING STORM SEWER LINE (SIZE NOTED)
 EXISTING EDGE OF TREES
 EXISTING WATER MAIN (SIZE NOTED)
 EXISTING MAJOR CONTOUR
 EXISTING MINOR CONTOUR

NOTES:

1. *This existing conditions map is not intended to be a property survey as defined in Chapter A-E 7 of the Wisconsin Administrative Code. The property lines shown on this map are approximate based on found monumentation, recorded subdivision plat and surveys of record.*
2. *This map is referenced to the Wisconsin County Coordinate System – Dane Zone. Elevations are referenced to the 1-1/4" rebar at the SE Corner of Section 22, T8N, R10E, E1=1016.49, North American Vertical Datum of 1988, (NAVD 88). Field data was obtained using Robotic Total Station and GPS.*
3. *All underground utilities have been located per markings placed on the ground or maps provided by the utilities (owners) and or their authorized representatives. Markings are per Digger's Hotline Ticket #'s 20164906651 and 20164906711. Verbicher does not warrant the locations marked or mapped by others.*
4. *Field work for this map was completed on 2016-12-7. Any physical changes after this date on the site within the survey limits are not reflected on this map.*
5. *Sizes shown for underground utilities are from City of Madison GWebsite. Contractor to verify size at time of construction.*
6. *This existing conditions map was prepared at the request of Investors Associated, 810 Cardinal Lane, Suite 100, Hartland, WI 53029.*

PROJECT NO. 160314		CHECKED PKNU		DRAFTER MKRI		DATE 10/18/17		SCALE AS SHOWN	
		REVISIONS		REVISIONS		Existing Conditions 5422 Congress Avenue City of Madison Dane County, Wisconsin			
		NO.	DATE	NO.	DATE				

C
1

[illegible]

DATE
10/18/17

DRAFTER	
DESI	

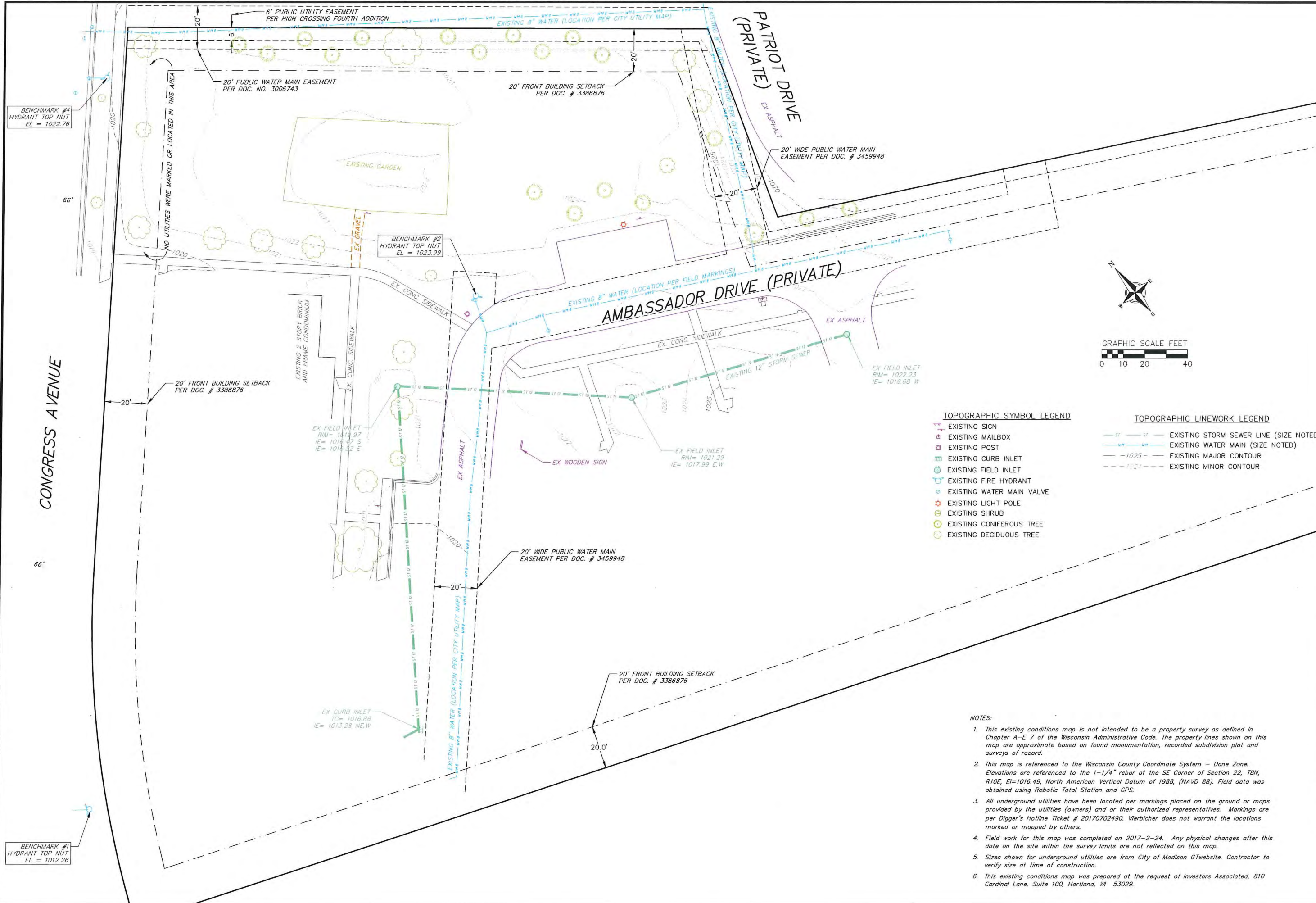
DEHL
CHECKED
MRP

PROJECT NO.	
-------------	--

160314.00

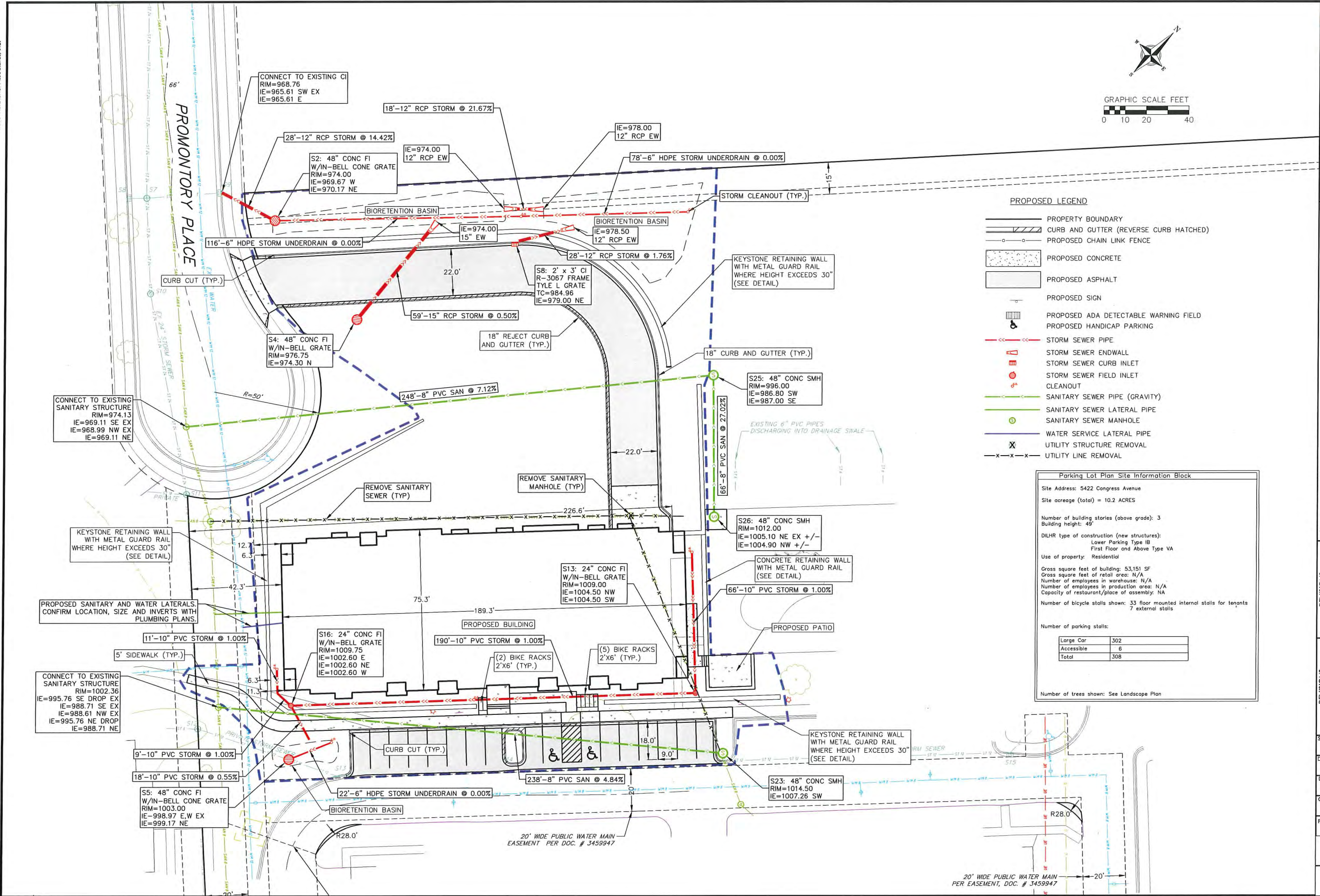
C

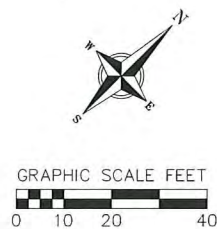
2



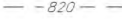
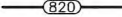
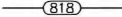
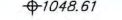
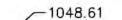
NOTES:

1. *This existing conditions map is not intended to be a property survey as defined in Chapter A-E 7 of the Wisconsin Administrative Code. The property lines shown on this map are approximate based on found monumentation, recorded subdivision plat and surveys of record.*
2. *This map is referenced to the Wisconsin County Coordinate System – Dane Zone. Elevations are referenced to the 1-1/4" rebar at the SE Corner of Section 22, T8N, R10E, E1=1016.49, North American Vertical Datum of 1988, (NAVD 88). Field data was obtained using Robotic Total Station and GPS.*
3. *All underground utilities have been located per markings placed on the ground or maps provided by the utilities (owners) and or their authorized representatives. Markings are per Digger's Hotline Ticket # 20170702490. Vierbicher does not warrant the locations marked or mapped by others.*
4. *Field work for this map was completed on 2017-2-24. Any physical changes after this date on the site within the survey limits are not reflected on this map.*
5. *Sizes shown for underground utilities are from City of Madison GWebsite. Contractor to verify size at time of construction.*
6. *This existing conditions map was prepared at the request of Investors Associated, 810 Cardinal Lane, Suite 100, Hartland, WI 53029.*





LEGEND

- | | |
|--|-------------------------------------|
|  | EXISTING MAJOR CONTOURS |
|  | EXISTING MINOR CONTOURS |
|  | PROPOSED MAJOR CONTOURS |
|  | PROPOSED MINOR CONTOURS |
|  | SILT FENCE |
|  | PROPOSED LIMITS OF DISTURBANCE |
|  | SILT SOCK |
|  | EXISTING SPOT ELEVATIONS |
|  | PROPOSED SPOT ELEVATIONS |
|  | STONE WEEPER |
|  | INLET PROTECTION |
|  | EROSION MAT CLASS I TYPE A URBAN |
|  | EROSION MAT CLASS II TYPE B CHANNEL |
|  | TRACKING PAD |
|  | RIP RAP |
|  | PROPOSED SLOPE ARROWS |

ABBREVIATIONS

TC - TOP OF CURB
FFE - FINISHED FLOOR
EP - EDGE OF PAVEMENT
SW - TOP OF WALK
TW - TOP OF WALL
RW - BOTTOM OF WALL

[illegible]

SCALE
AS SHOWN

DATE _____

10/18/17

DRAFTER

JGOL
CHECKED

CHECKED
MSCH

PROJECT NO.

160314

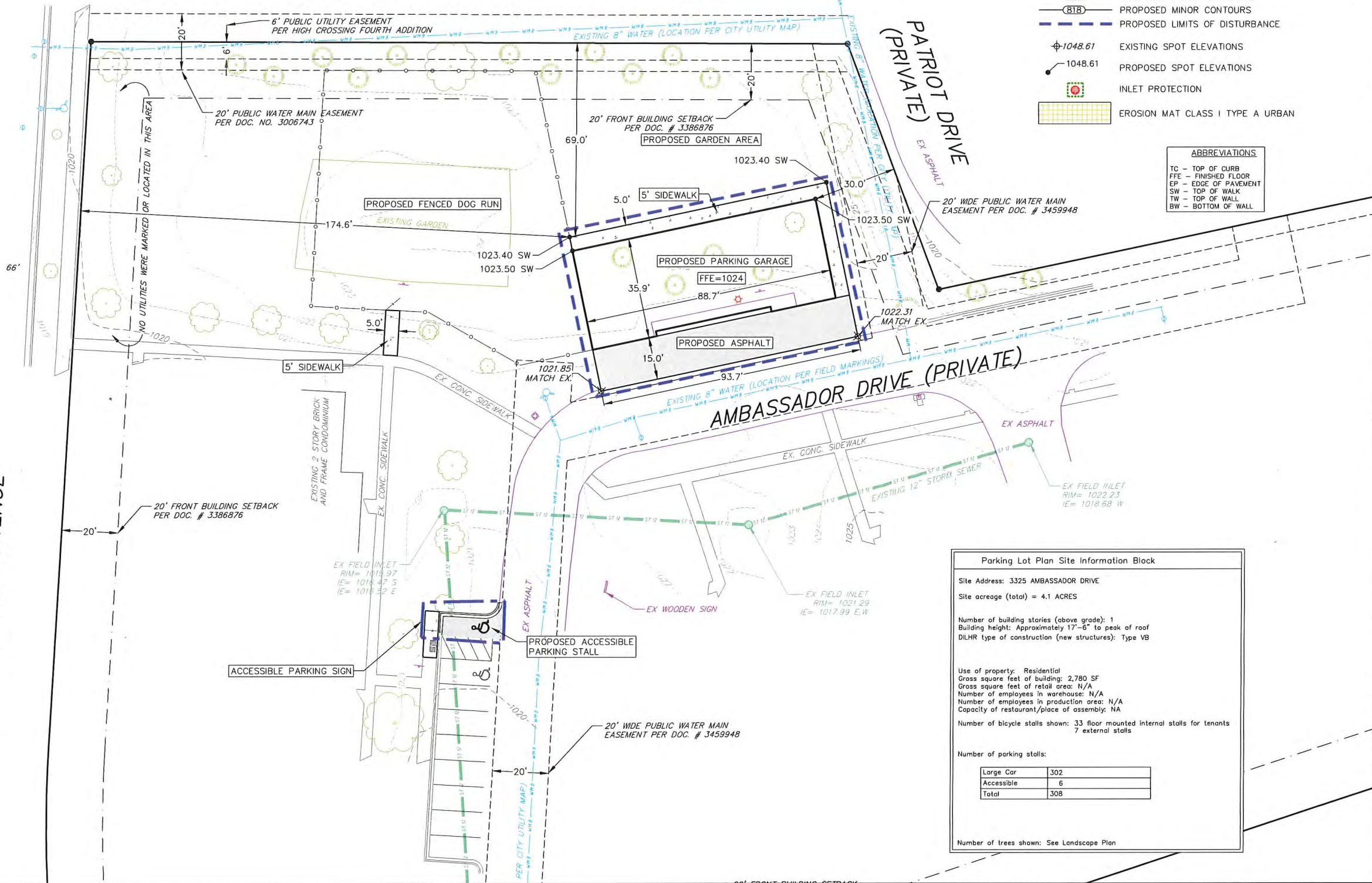
C

C

4

CONGRESS AVENUE

66'



LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CHAIN LINK FENCE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED SIGN
- PROPOSED ADA DETECTABLE WARNING FIELD
- PROPOSED HANDICAP PARKING
- STORM SEWER PIPE CLEANOUT
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- PROPOSED LIMITS OF DISTURBANCE
- EXISTING SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS
- INLET PROTECTION
- EROSION MAT CLASS I TYPE A URBAN

ABBREVIATIONS

- TC - TOP OF CURB
- FFE - FINISHED FLOOR
- EP - EDGE OF PAVEMENT
- SW - TOP OF WALK
- TW - TOP OF WALL
- BW - BOTTOM OF WALL

Parking Lot Plan Site Information Block

Site Address: 3325 AMBASSADOR DRIVE
Site acreage (total) = 4.1 ACRES
Number of building stories (above grade): 1
Building height: Approximately 17'-6" to peak of roof
DILHR type of construction (new structures): Type VB
Use of property: Residential
Gross square feet of building: 2,780 SF
Gross square feet of retail area: N/A
Number of employees in warehouse: N/A
Number of employees in production area: N/A
Capacity of restaurant/place of assembly: NA
Number of bicycle stalls shown: 33 floor mounted internal stalls for tenants
7 external stalls
Number of parking stalls:

Large Car	302
Accessible	6
Total	308

Number of trees shown: See Landscape Plan

Site, Utility, Grading and Erosion Control Plan

3325 Ambassador Drive
City of Madison
Dane County, Wisconsin

REVISIONS	REVISIONS		REMARKS
	NO.	DATE	

C
5

EROSION CONTROL MEASURES

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON 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, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER 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 AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WISDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
7. CHANNELIZED RUNOFF: FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
8. 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-FOET 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.
9. 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).
10. WASHED STONE WEEPERS SHALL BE BUILT PER PLAN BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.
11. IN NO CASE WILL RIP-RAP BE SMALLER THAN 3" TO 6".
12. 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.
13. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN.
14. TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH. LOTS SHALL BE RESTORED WITH 6" TOPSOIL, TEMPORARY SEED, FERTILIZER AND MULCH.
15. 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.
16. 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.
17. EROSION MAT (CLASS I, TYPE A URBAN PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER BUT LESS THAN 1:1.
18. EROSION MAT (CLASS I, TYPE B URBAN PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON THE BOTTOM (INVERT) OF ROADSIDE DITCHES/SWALES AS SHOWN ON THIS PLAN, 1 ROLL WIDTH.
19. SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.
20. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
21. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
22. ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.
23. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY OF MADISON AND DNR.
24. THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

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

CONSTRUCTION SEQUENCE:

1. INSTALL EROSION CONTROL MEASURES
2. STRIP TOPSOIL
3. ROUGH GRADE SITE
4. CONSTRUCT UNDERGROUND UTILITIES
5. CONSTRUCT BUILDINGS
6. CONSTRUCT PARKING AREAS AND DRIVES (STONE BASE, CURB & GUTTER, AND SIDEWALK)
7. RESTORE DISTURBED AREAS
8. REMOVE EROSION CONTROL MEASURES AFTER DISTURBED AREAS ARE RESTORED
9. INSTALL STORM INLET FILTERS IN ALL INLETS TAKING PAVEMENT DRAINAGE

BIO-RETENTION AREA RESTORATION SPECIFICATIONS:

NOTE: BIO-RETENTION AREA MUST NOT BE CONSTRUCTED (INSTALLED) UNTIL THE SITE IS STABILIZED, I.E. THE GRASS COVER IS WELL ESTABLISHED.

BIO-RETENTION AREA MUST CONFORM TO WISCONSIN DNR TECHNICAL STANDARD 1004 (BIORETENTION FOR INFILTRATION)

USE RAINWATER GARDEN LIVE NATIVE PLANT PLUGS FROM AGRECOL (SUNNY, SHORT, OR MEDIUM STATURE) - OR ENGINEER APPROVED EQUAL.

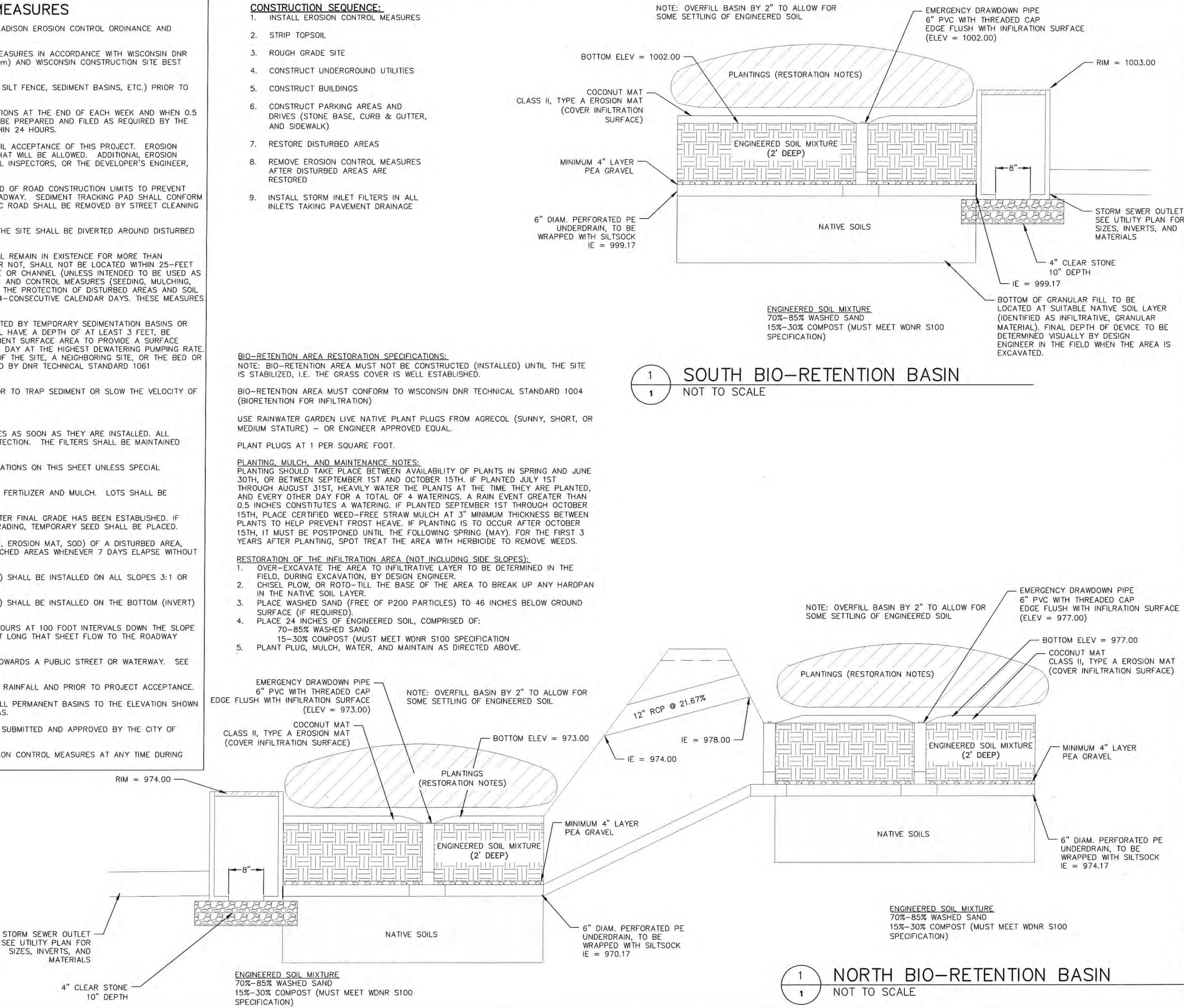
PLANT PLUGS AT 1 PER SQUARE FOOT.

PLANTING, MULCH, AND MAINTENANCE NOTES:

PLANTING SHOULD TAKE PLACE BETWEEN AVAILABILITY OF PLANTS IN SPRING AND JUNE 30TH, OR BETWEEN SEPTEMBER 1ST AND OCTOBER 15TH. IF PLANTED JULY 1ST THROUGH AUGUST 31ST, HEAVILY WATER THE PLANTS AT THE TIME THEY ARE PLANTED, AND EVERY OTHER DAY FOR A TOTAL OF 4 WATERINGS. A RAIN EVENT GREATER THAN 0.5 INCHES CONSTITUTES A WATERING. IF PLANTED SEPTEMBER 1ST THROUGH OCTOBER 15TH, PLACE CERTIFIED WEED-FREE STRAW MULCH AT 3" MINIMUM THICKNESS BETWEEN PLANTS TO HELP PREVENT FROST HEAVE. IF PLANTING IS TO OCCUR AFTER OCTOBER 15TH, IT MUST BE POSTPONED UNTIL THE FOLLOWING SPRING (MAY). FOR THE FIRST 3 YEARS AFTER PLANTING, SPOT TREAT THE AREA WITH HERBICIDE TO REMOVE WEEDS.

RESTORATION OF THE INFILTRATION AREA (NOT INCLUDING SIDE SLOPES):

1. OVER-EXCAVATE THE AREA TO INFILTRATIVE LAYER TO BE DETERMINED IN THE FIELD, DURING EXCAVATION, BY DESIGN ENGINEER.
2. CHISEL PLOW, OR ROTO-TILL THE BASE OF THE AREA TO BREAK UP ANY HARDPAN IN THE NATIVE SOIL LAYER.
3. PLACE WASHED SAND (FREE OF P200 PARTICLES) TO 46 INCHES BELOW GROUND SURFACE (IF REQUIRED).
4. PLACE 24 INCHES OF ENGINEERED SOIL, COMPRISED OF:
 - 70-85% WASHED SAND
 - 15-30% COMPOST (MUST MEET WDNR S100 SPECIFICATION)
5. PLANT PLUG, MULCH, WATER, AND MAINTAIN AS DIRECTED ABOVE.

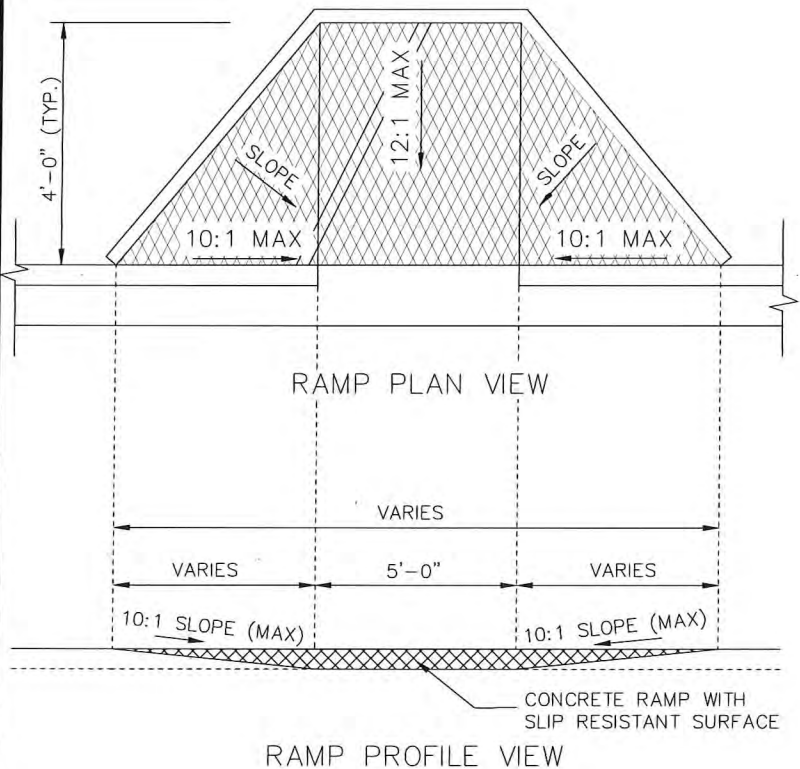
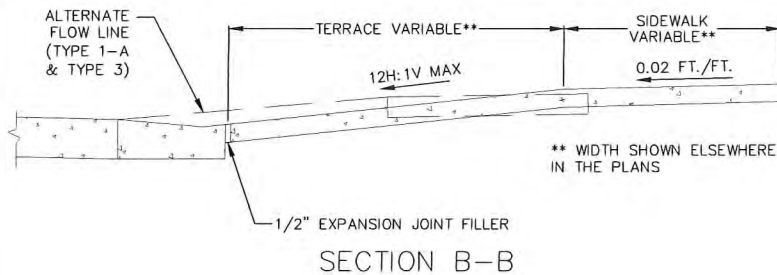


GENERAL NOTES

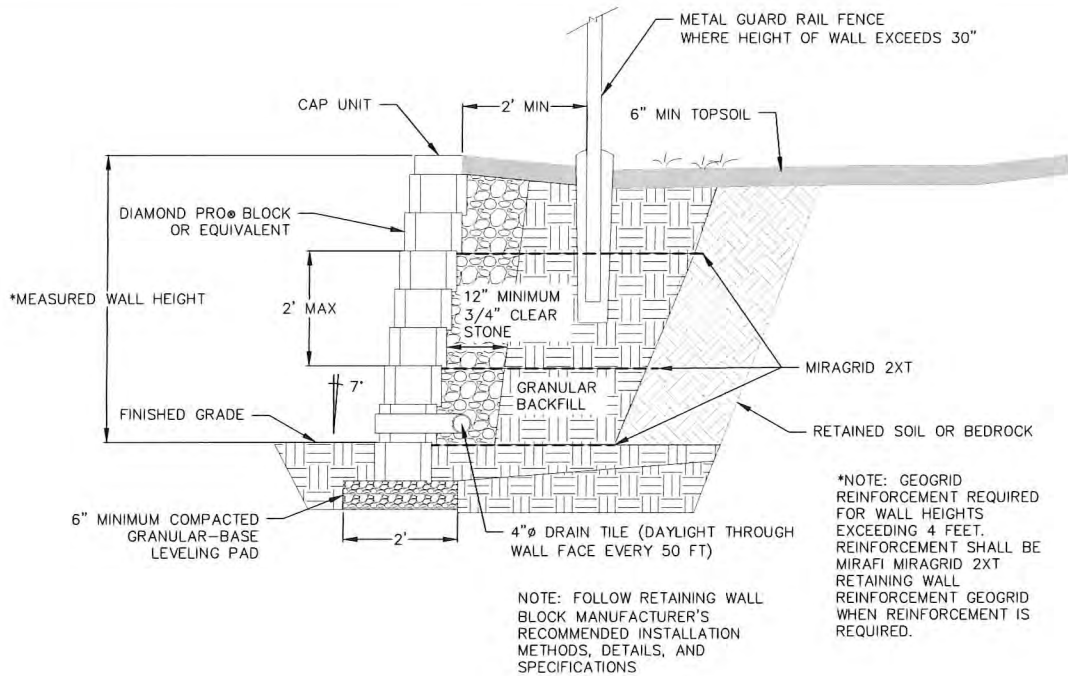
RAMPS SHALL BE BUILT AT 12:1 OR FLATTER. WHEN NECESSARY, THE SIDEWALK ELEVATION MAY BE LOWERED TO MEET THE HIGH POINT ON THE RAMP.

4" WIDE, PAINTED WHITE STRIPE MAY BE REQUIRED AT DISCRETION OF OWNER. CONTRACTOR SHALL COORDINATE WITH OWNER PRIOR TO COMPLETING WORK.

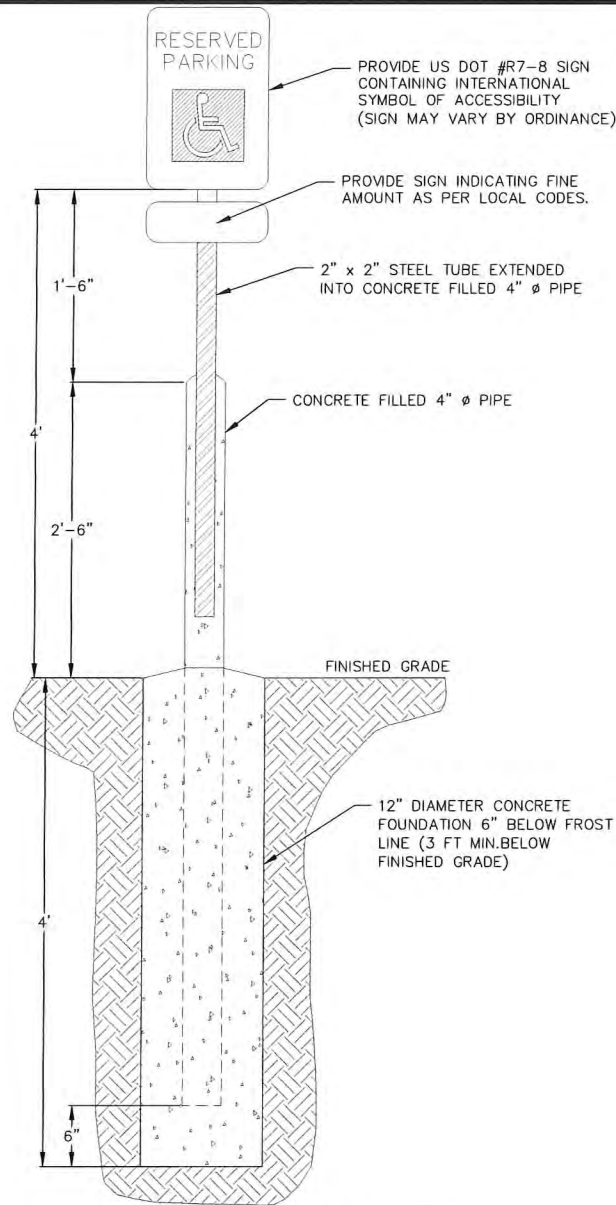
WHERE A PEDESTRIAN CIRCULATION PATH CROSSES THE CURB RAMP, FLARED SIDES SHALL BE 10:1 MAX, MEASURED PARALLEL TO CURB LINE.



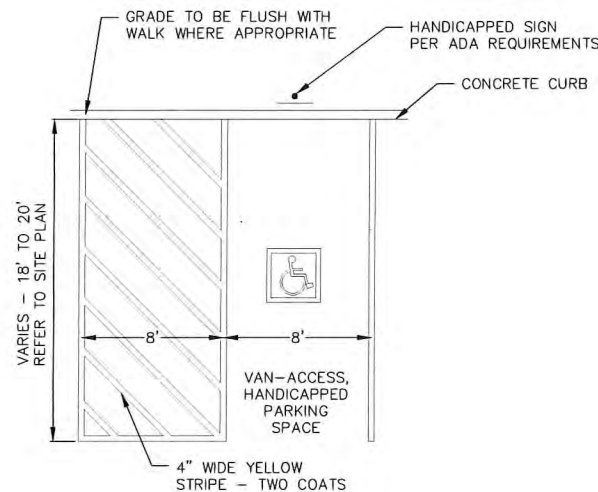
1 SITE HANDICAP ACCESSIBLE RAMP
1 NOT TO SCALE



1 LANDSCAPE BLOCK RETAINING WALL SYSTEM
1 NOT TO SCALE



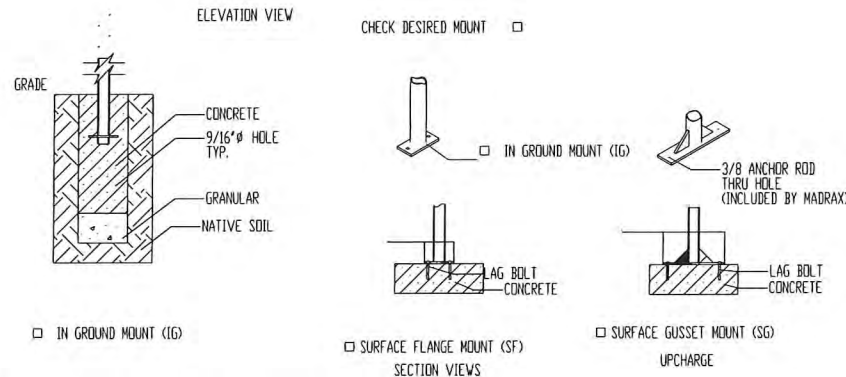
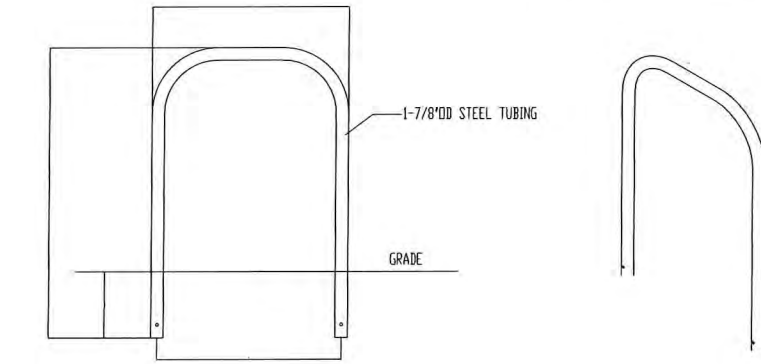
1 ACCESSIBLE PARKING SIGN
1 NOT TO SCALE



1 HANDICAP STRIPING
1 NOT TO SCALE



MADRAX DIVISION
GRABER MANUFACTURING, INC.
1080 LINEX DRIVE
WAUNAKEE, WI 53597
P(800) 448-7931, P(608) 849-1080, F(608) 849-1081
WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM

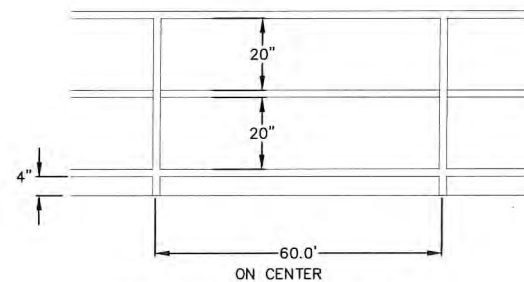


PRODUCT: PAR-2-SF(IG)
DESCRIPTION: POST AND RING BIKE RACK WITH FLAT CAP, TUBE STEEL ARMS
2 BIKE, SURFACE OR IN GROUND MOUNT

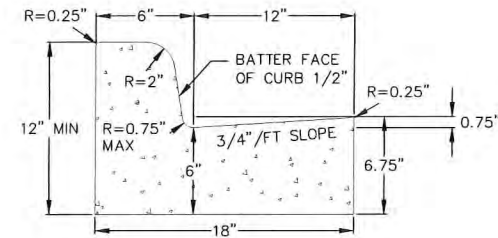
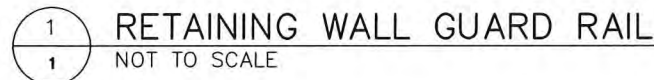
DATE: 1-20-15
ENG: SMC
CONFIDENTIAL DRAWING AND INFORMATION IS NOT TO BE COPIED OR DISCLOSED
TO OTHERS WITHOUT THE CONSENT OF GRABER MANUFACTURING, INC.
SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.
©2015 GRABER MANUFACTURING, INC. ALL PROPRIETARY RIGHTS RESERVED.

NOTES:

1. INSTALL BIKE RACKS ACCORDING TO CITY OF MADISON BIKE RACK REQUIREMENTS AND MANUFACTURER'S SPECIFICATIONS.
2. FINISH SHALL BE BLACK POWDER COATED STAINLESS STEEL, SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

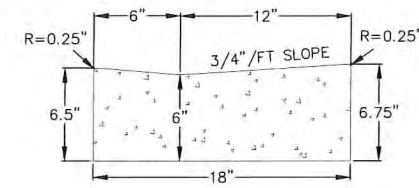


STEEL W/ 1 1/2"X3/8" SQ. STL. TOP &
BOTTOM RAILS, 3/4" SQ.
1 1/2" SQ. STL. SUPPORTS @ 5'-0" O.C. MAX.
FINISH: WHITE POWDER COAT

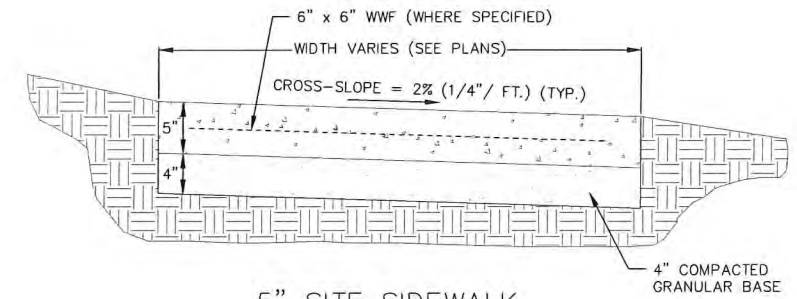


CURB AND GUTTER
CROSS SECTION

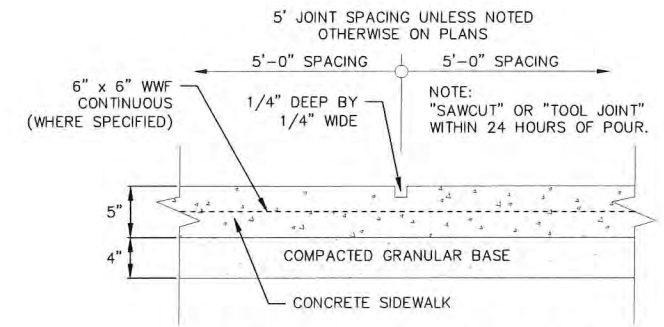
NOTE: ALL CURB AND GUTTER SHALL BE PLACED ON 6" OF COMPACTED, CRUSHED AGGREGATE BASE COURSE EXTENDING 1' MINIMUM BEYOND BACK OF CURB.



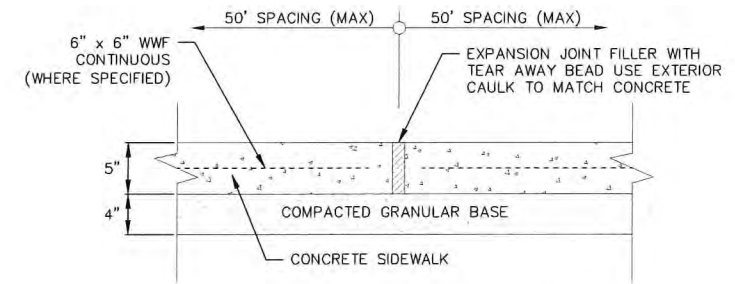
ACCESSIBLE RAMP GUTTER CROSS SECTION



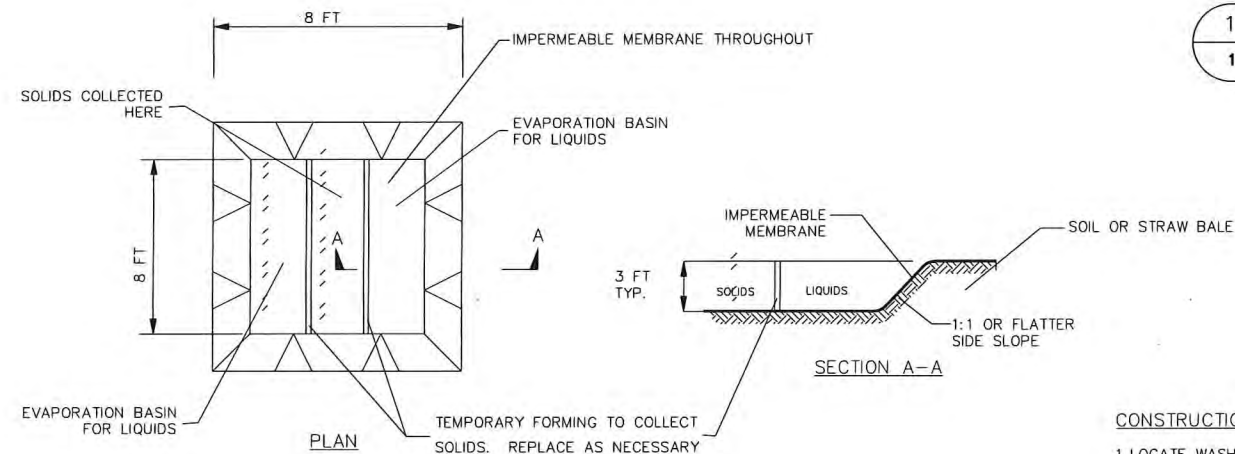
5" SITE SIDEWALK



SIDEWALK CONTROL JOINT



SIDEWALK EXPANSION JOINT



EXCAVATED WASHOUT STRUCTURE



CONSTRUCTION SPECIFICATIONS

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

REVISIONS			REVISIONS		
NO.	DATE	REMARKS	NO.	DATE	REMARKS

SCALE

DATE
10/18/17

DRAFTER
JGOL

CHECKED
MSCH

PROJECT NO.
160314

17 Oct 2017 - 9:19a M:\Investor Associated\160314_5422 Congress Ave\CADD\160314_Landscape.dwg by: svh



PLANT SCHEDULE APARTMENT SITE

CONIFERS		CONT	CAL	SIZE	FIELD4	QTY
LL	Larix laricina / Tamarack 30-50' h x 10-15' w	B & B		7' ht.		3
PA	Picea abies / Norway Spruce 50-70' h x 25-30' w	B & B		6' ht.	Tall Tree	5
PS	Pinus strobus / White Pine 50-80' h x 20-40' w	B & B		6' ht.	Tall Tree	4
DECIDUOUS TREES		CONT	CAL	SIZE	FIELD4	QTY
CC	Carpinus caroliniana / American Hornbeam 25-30' h x 25-30' w	B & B	2"Cal		Low Tree	5
CO	Celtis occidentalis 'Chicagoland' / Common Hackberry 40' h x 50' w	B & B	2"Cal		Canopy Tree	2
QB	Quercus bicolor / Swamp White Oak 75' h x 65' w	B & B	2.5"Cal		Canopy Tree	3
FLOWERING TREES		CONT	CAL	SIZE	FIELD4	QTY
MH	Malus x 'Hargozam' TM / Harvest Gold Crab Apple 20-25' h x 20-25' w	B & B	1.5"Cal		Low Tree	2
SHRUBS		SIZE	FIELD2	FIELD3		QTY
Cra	Cornus racemosa / Gray Dogwood 8-12' h x 8-12' w	5 gal		Tall Shrub		6
Cor	Cornus sericea 'Alleman's Compact' / Dwarf Red Twig Dogwood 5-6' h x 5-6' w	3 gal		Med Shrub		9
Die	Diervilla lonicera / Dwarf Bush Honeysuckle 3-4' h x 4-5' w	3 gal		Low Shrub		8
Hyd	Hydrangea paniculata 'Jane' / Little Lime Hydrangea 3-5' h x 3-5' w	5 gal		Low Shrub		19
JunY	Juniperus horizontalis plumosa 'Youngstown' / Creeping Juniper 1' h x 6' w	3 gal		Low Shrub		25
Sam	Sambucus canadensis / Elderberry 5-12' h x 5-12' w	5 gal		Med Shrub		9
Syr	Syringa patula 'Miss Kim' / Miss Kim Lilac 6-7' h x 5-6' w	5 gal		Med Shrub		8
VINE/ESPALIER		SIZE	FIELD2	FIELD3		QTY
Hap	Hydrangea anomala petiolaris / Climbing Hydrangea 30-40' ht.	5 gal				4

SEED/PLUG SCHEDULE

PRAIRIE SEED MIX	23,327 sf	100% -
BASIN PLUGS	3,454 sf	
Asclepias incarnata / Swamp Milkweed	216	6% flat 12" oc
Carex comosa / Bottlebrush Sedge	216	6% flat 12" oc
Carex lurida / Lurid Sedge	216	6% flat 12" oc
Carex vulpinoidea / Brown Fox Sedge	216	6% flat 12" oc
Coreopsis tripteris / Tall Coreopsis	216	6% flat 12" oc
Elymus virginicus / Virginia Wild Rye	216	6% flat 12" oc
Eutrochium maculatum / Spotted Joe Pye Weed	216	6% flat 12" oc
Iris virginica / Blue Flag Iris	216	6% flat 12" oc
Liatris spicata / Spike Gayfeather	216	6% flat 12" oc
Lobelia cardinalis / Cardinal Flower	216	6% flat 12" oc
Lobelia spicata / Great Lobelia	216	6% flat 12" oc
Panicum virgatum / Switch Grass	216	6% flat 12" oc
Rudbeckia hirta / Brown-eyed Susan	216	6% flat 12" oc
Scirpus atrovirens / Dark Green Bulrush	216	6% flat 12" oc
Silphium terebinthaceum / Prairie Dock	216	6% flat 12" oc
Spartina pectinata / Prairie Cordgrass	216	6% flat 12" oc
TURF GRASS SEED MIX	3,141 sf	100% -

- GENERAL NOTES:**
- All plantings shall conform to quality requirements as per ANSI Z60.1.
 - All plant material shall be true to the species, variety and size specified, nursery grown in accordance with good horticultural practices, and under climatic conditions similar to those of the project site.
 - Contact Landscape Architect, in writing, to request and plant material substitutions due to availability issues.
 - All disturbed areas, unless otherwise noted, to be seeded with Madison Parks Mix by Olds Seed Company or equivalent, per manufacturer's specified application rates. All seeded areas are to be watered daily to maintain adequate soil moisture for proper germination. After vigorous growth is established, apply 1/2" water twice weekly until final acceptance.
 - All plants shall be guaranteed to be in healthy and flourishing condition during the growing season following installation. All plant material shall be guaranteed for one year from the time of installation.
 - Contractor shall provide a suitable amended topsoil blend for all planting areas where soil conditions are unsuitable for plant growth. Topsoil shall conform to quality requirements as per Section 625.2(1) of the Standard Specifications for Highway Construction. Provide a minimum of 12" of topsoil in all planting areas and 6" of topsoil in areas to be seeded/sodded.
 - Landscape beds to be mulched with shredded hardwood bark to 3" depth min. Edge beds with commercial grade steel landscape edging.
 - Areas labeled "PRAIRIE SEED MIX" to be seeded with Economy Prairie Mix by Cardno Native Plant Nursery, or equal. See specifications.

planners | engineers | advisors

REEDSBURG • MADISON • PRAIRIE DU CHIEN
999 Foxglove Lane, Suite 200, Madison, WI 53717
Phone: (608) 824-0532 Fax: (608) 824-0530

Landscape Plan

5422 Congress Avenue

City of Madison

Dane County, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE

AS SHOWN

DATE

10/17/17

DRAFTER

SWN

CHECKED

MSCH

PROJECT NO.

160314

L

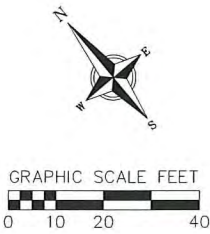
1



PLANT SCHEDULE GARAGE AREA

DECIDUOUS TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	FIELD#	QTY
QR	Quercus rubra / Red Oak 60-75' h x 60-75' w	B & B	2.5" Cal	Canopy Tree	2
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD#		QTY
Die	Diervilla lonicera / Dwarf Bush Honeysuckle 3-4' h x 4-5' w	3 gal	Low Shrub		4
Syr	Syringa patula 'Miss Kim' / Miss Kim Lilac 6-7' h x 5-6' w	5 gal	Med Shrub		3

- GENERAL NOTES:**
1. All plantings shall conform to quality requirements as per ANSI Z60.1.
 2. All plant material shall be true to the species, variety and size specified, nursery grown in accordance with good horticultural practices, and under climactic conditions similar to those of the project site.
 3. Contact Landscape Architect, in writing, to request and plant material substitutions due to availability issues.
 4. All disturbed areas, unless otherwise noted, to be seeded with Madison Parks Mix by Olds Seed Company or equivalent, per manufacturer's specified application rates. All seeded areas are to be watered daily to maintain adequate soil moisture for proper germination. After vigorous growth is established, apply 1/2" water twice weekly until final acceptance.
 5. All plants shall be guaranteed to be in healthy and flourishing condition during the growing season following installation. All plant material shall be guaranteed for one year from the time of installation.
 6. Contractor shall provide a suitable amended topsoil blend for all planting areas where soil conditions are unsuitable for plant growth. Topsoil shall conform to quality requirements as per Section 625.2(1) of the Standard Specifications for Highway Construction. Provide a minimum of 12" of topsoil in all planting areas and 6" of topsoil in areas to be seeded/sodded.
 7. Landscape beds to be mulched with shredded hardwood bark to 3" depth min. Edge beds with commercial grade steel landscape edging.



REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE
AS SHOWN

DATE
10/17/17

DRAFTER
SVN

CHECKED
MSCH

PROJECT NO.
160314

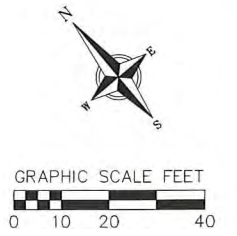


SEED/PLUG SCHEDULE

GENERAL NOTES:

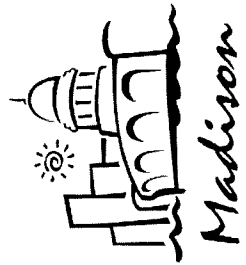
1. All plantings shall conform to quality requirements as per ANSI Z60.1.
2. All plant material shall be true to the species, variety and size specified, nursery grown in accordance with good horticultural practices, and under climatic conditions similar to those of the project site.
3. Contact Landscape Architect, in writing, to request and plant material substitutions due to availability issues.
4. All disturbed areas, unless otherwise noted, to be seeded with Madison Parks Mix by Olds Seed Company or equivalent, per manufacturer's specified application rates. All seeded areas are to be watered daily to maintain adequate soil moisture for proper germination. After vigorous growth is established, apply $\frac{1}{2}$ " water twice weekly until final acceptance.
5. All plants shall be guaranteed to be in healthy and flourishing condition during the growing season following installation. All plant material shall be guaranteed for one year from the time of installation.
6. Contractor shall provide a suitable amended topsoil blend for all planting areas where soil conditions are unsuitable for plant growth. Topsoil shall conform to quality requirements as per Section 625.2(1) of the Standard Specifications for Highway Construction. Provide a minimum of 12" of topsoil in all planting areas and 6" of topsoil in areas to be seeded/sodded.
7. Landscape beds to be mulched with shredded hardwood bark to 3" depth min. Edge beds with commercial grade steel landscape edging.
8. Areas labeled "PRAIRIE SEED MIX" to be seeded with Economy Prairie Mix by Cardno Native Plant Nursery, or equal. See specifications.

1. All plantings shall conform to quality requirements as per ANSI Z60.1.
2. All plant material shall be true to the species, variety and size specified, nursery grown in accordance with good horticultural practices, and under climatic conditions similar to those of the project site.
3. Contact Landscape Architect, in writing, to request and plant material substitutions due to availability issues.
4. All disturbed areas, unless otherwise noted, to be seeded with Madison Parks Mix by Olds Seed Company or equivalent, per manufacturer's specified application rates. All seeded areas are to be watered daily to maintain adequate soil moisture for proper germination. After vigorous growth is established, apply $\frac{1}{2}$ " water twice weekly until final acceptance.
5. All plants shall be guaranteed to be in healthy and flourishing condition during the growing season following installation. All plant material shall be guaranteed for one year from the time of installation.
6. Contractor shall provide a suitable amended topsoil blend for all planting areas where soil conditions are unsuitable for plant growth. Topsoil shall conform to quality requirements as per Section 625.2(1) of the Standard Specifications for Highway Construction. Provide a minimum of 12" of topsoil in all planting areas and 6" of topsoil in areas to be seeded/sodded.
7. Landscape beds to be mulched with shredded hardwood bark to 3" depth min. Edge beds with commercial grade steel landscape edging.
8. Areas labeled "PRAIRIE SEED MIX" to be seeded with Economy Prairie Mix by Cardno Native Plant Nursery, or equal. See specifications.



DECIDUOUS TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	FIELD#	QTY
QR	Quercus rubra / Red Oak 60-75" h x 60-75" w	B & B	2.5" Cal	Canopy Tree	2
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD#		QTY
Die	Diervilla lonicera / Dwarf Bush Honeysuckle 3-4" h x 4-5" w	3 gal	Low Shrub		4
Syr	Syringa patula 'Miss Kim' / Miss Kim Lilac 6-7" h x 5-6" w	5 gal	Med Shrub		3

1. All plantings shall conform to quality requirements as per ANSI Z60.1.
2. All plant material shall be true to the species, variety and size specified, nursery grown in accordance with good horticultural practices, and under climatic conditions similar to those of the project site.
3. Contact Landscape Architect, in writing, to request and plant material substitutions due to availability issues.
4. All disturbed areas, unless otherwise noted, to be seeded with Madson Parks Mix by Olds Seed Company or equivalent, per manufacturer's specified application rates. All seeded areas are to be watered daily to maintain adequate soil moisture for proper germination. After vigorous growth is established, apply $\frac{1}{2}$ " water twice weekly until final acceptance.
5. All plants shall be guaranteed to be in healthy and flourishing condition during the growing season following installation. All plant material shall be guaranteed for one year from the time of installation.
6. Contractor shall provide a suitable amended topsoil blend for all planting areas where soil conditions are unsuitable for plant growth. Topsoil shall conform to quality requirements as per Section 625.2(1) of the Standard Specifications for Highway Construction. Provide a minimum of 12" of topsoil in all planting areas and 6" of topsoil in areas to be seeded/sodded.
7. Landscape beds to be mulched with shredded hardwood bark to 3" depth min. Edge beds with commercial grade steel landscape edging.



CITY OF MADISON

LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address5422 Congress Avenue

Name of ProjectThe Madison Apartments- New Apartment Building

Owner / ContactMatt Schreiner, PE

Contact Phone608.821.3961Contact Emailmsch@vierbicher.com

** Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size
MUST be prepared by a registered landscape architect. **

Applicability

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless all of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- (a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- (b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- (c) No demolition of a principal building is involved.
- (d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

- (a) For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area43,610

Total landscape points required727

- (b) For lots larger than five (5) acres, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area

Five (5) acres = 217,800 square feet

First five (5) developed acres = 3,630 points

Remainder of developed area

Total landscape points required

- (c) For the Industrial – Limited (IL) and Industrial – General (IG) districts, one (1) point shall be provided per one hundred (100) square feet of developed area.

Total square footage of developed area

Total landscape points required

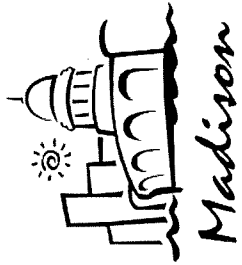
Tabulation of Points and Credits

Use the table to indicate the quantity and points for all existing and proposed landscape elements.

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35			10	350
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35			12	420
Ornamental tree	1 1/2 inch caliper	15			2	30
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10				
Shrub, deciduous	#3 gallon container size, Min. 12”-24”	3			59	177
Shrub, evergreen	#3 gallon container size, Min. 12”-24”	4			25	100
Ornamental grasses/perennials	#1 gallon container size, Min. 8”-18”	2			4	8
Ornamental/decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publicly accessible, and cannot comprise more than 5% of total required points.	5 points per “seat”				
Sub Totals						1085

Total Number of Points Provided 1085

* As determined by ANSI, ANLA - American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.



CITY OF MADISON

LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address3325 Ambassador Drive

Name of ProjectThe Madison Apartments- New Garage/Storage Building

Owner / ContactMatt Schreiner, PE

Contact Phone608.821.3961Contact Emailmsch@vierbicher.com

**** Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size MUST be prepared by a registered landscape architect. ****

Applicability

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless **all** of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- (a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- (b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- (c) No demolition of a principal building is involved.
- (d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

- (a) For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area2,849

Total landscape points required48

- (b) **For lots larger than five (5) acres**, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area

Five (5) acres = 217,800 square feet

First five (5) developed acres = 3,630 points

Remainder of developed area

Total landscape points required

- (c) **For the Industrial – Limited (IL) and Industrial – General (IG) districts**, one (1) point shall be provided per one hundred (100) square feet of developed area.

Total square footage of developed area

Total landscape points required

Tabulation of Points and Credits

Use the table to indicate the quantity and points for all existing and proposed landscape elements.

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35			2	70
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15				
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10				
Shrub, deciduous	#3 gallon container size, Min. 12”-24”	3			7	21
Shrub, evergreen	#3 gallon container size, Min. 12”-24”	4				
Ornamental grasses/ perennials	#1 gallon container size, Min. 8”-18”	2				
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publicly accessible, and cannot comprise more than 5% of total required points.	5 points per “seat”				
Sub Totals						91

Total Number of Points Provided 91

* As determined by ANSI, ANLA- American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.





EAST ELEVATION



WEST ELEVATION

EXTERIOR FINISH PATTERNS

- ASPHALT SHINGLES
- FIBER CEMENT SIDING
- BRICK



EXTERIOR FINISH PATTERNS

-  ASPHALT SHINGLES
-  FIBER CEMENT SIDING
-  BRICK



NORTH ELEVATION



SOUTH ELEVATION





EAST ELEVATION



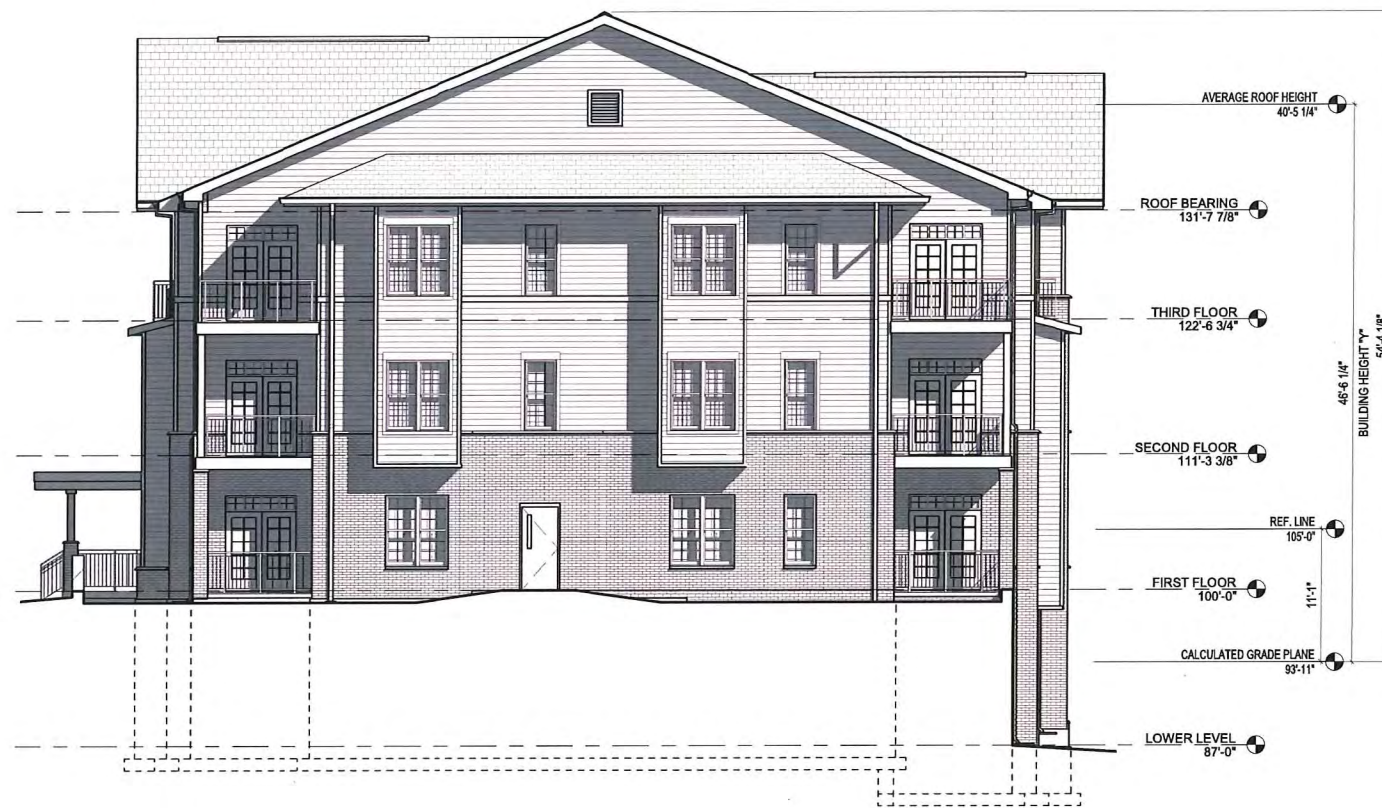
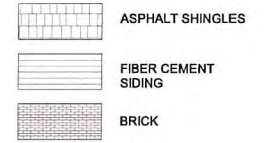
WEST ELEVATION

EXTERIOR FINISH PATTERNS

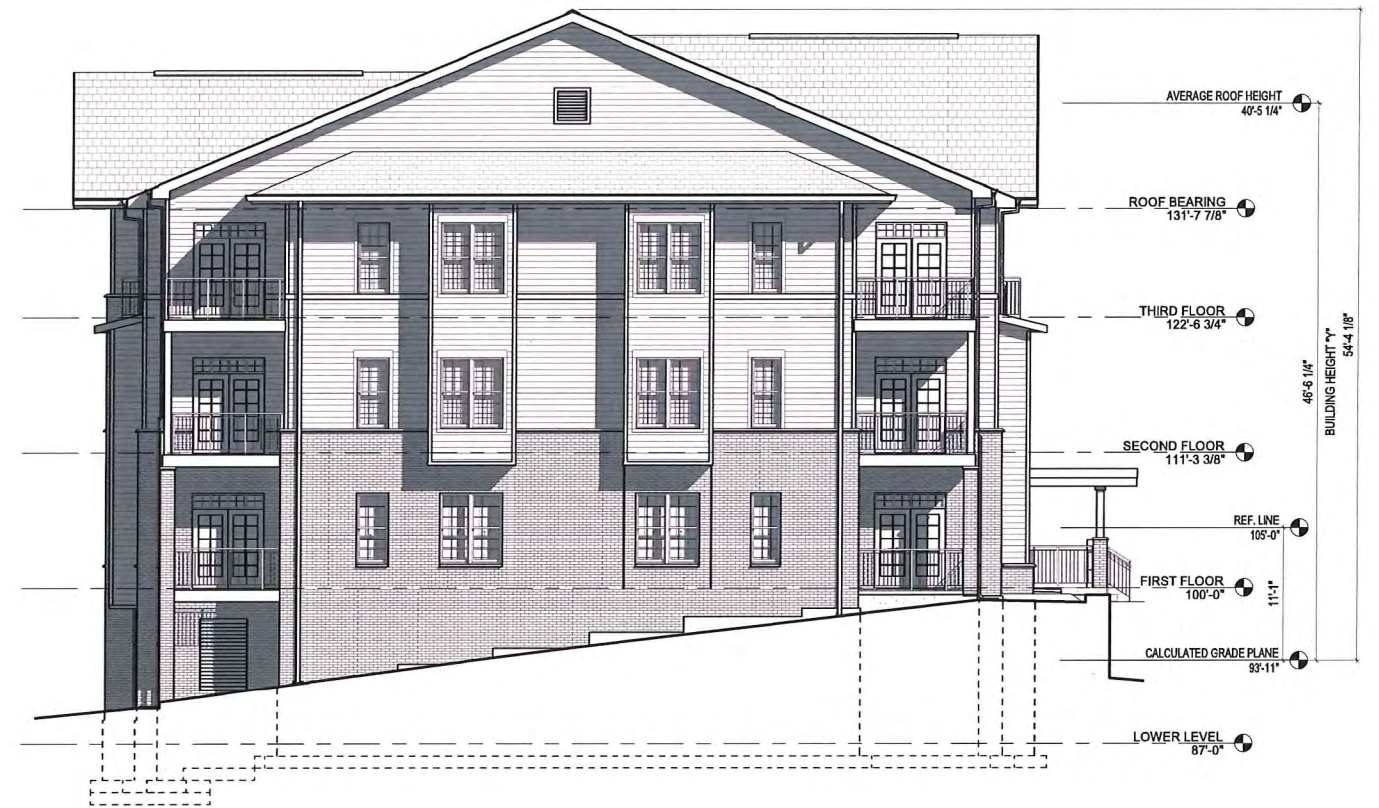
-  ASPHALT SHINGLES
-  FIBER CEMENT SIDING
-  BRICK

0' 5' 10' 20' 40'

EXTERIOR FINISH PATTERNS

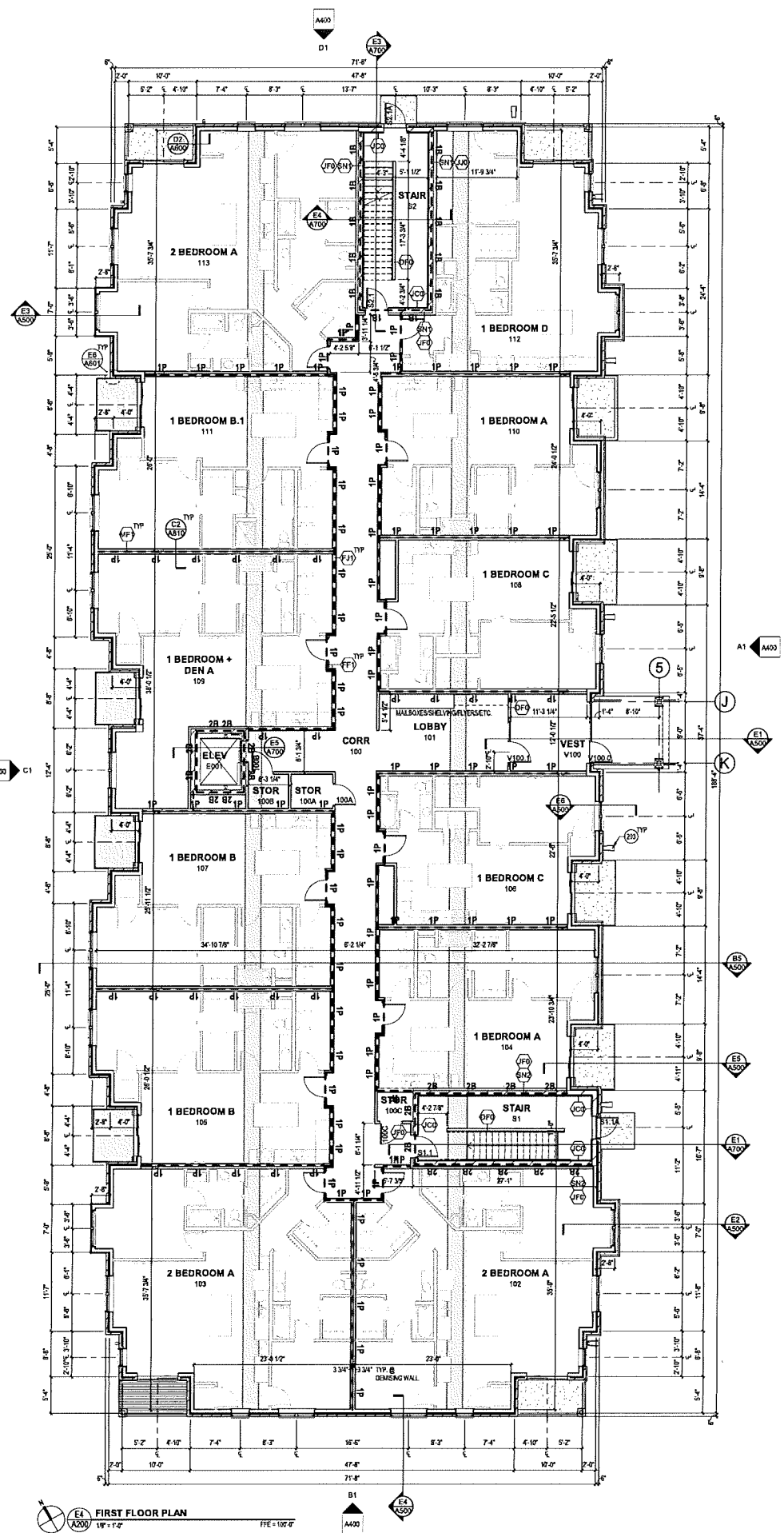
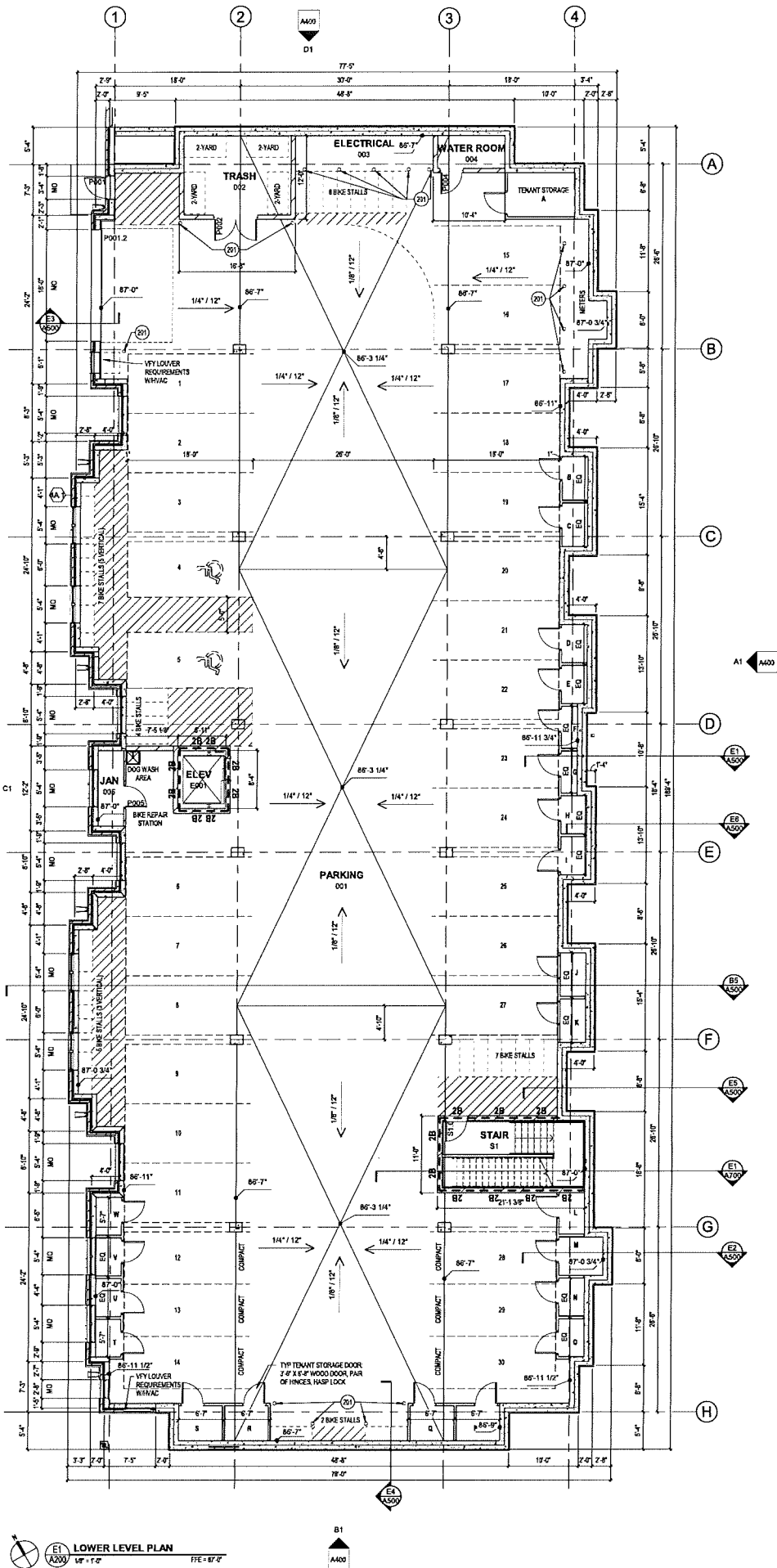


NORTH ELEVATION



SOUTH ELEVATION





FLOOR PLAN - SYMBOLS & LEGEND

NEW WALL/PARTITION	DETAIL REFERENCE
NEW DOOR	EQUIPMENT
SECTION REFERENCE	WINDOW TYPE
EXTERIOR ELEVATION	WALL/PARTITION TYPE
INTERIOR ELEVATION	FLOOR PLAN KEYNOTE
	ONE HOUR RATED FIRE PARTITION
	ONE HOUR RATED FIRE BARRIER
	TWO HOUR RATED FIRE BARRIER

FLOOR PLAN - GENERAL NOTES

A. GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF STUD PARTITION TO FACE OF STUD PARTITION (NORMAL).

B. VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE.

KEYNOTE LEGEND - FLOOR PLAN NOTES

NOTE #	DESCRIPTION
200	ATTN: ACCESS HATCH/DOOR. REFER TO DETAIL A4410.
201	CONCRETE FILL STUB. BOLLARD. SEE DETAIL B4400.
202	DOWNSPOUT TO CONCRETE SPLASH BLOCK.

EXTERIOR WALL TYPE SCHEDULE

TYPE MARK	DESCRIPTION	RATING	U	INSULATION	STC
2A1	MASONRY VENEER STUD WALL CONSISTING OF 4" FACE BRICK, 1.5" AIR SPACE, BUILDING WRAP, 1" CONTINUOUS RIGID INSULATION ON 10" EXTERIOR GRADE PLYWOOD/OSB SHEATHING, WEATHERING TYPE W/STRUCTURAL 2X4 WOOD STUDS @ 16" OC WITH FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD AT INTERIOR FACE. PROVIDE ADJUSTABLE MASONRY VENEER ANCHORS @ 16" OC EACH WAY. CAVITY DRAINAGE MATERIAL, FLASHING, CAVITY WEEPSVENTS @ 24" OC AND MASONRY EXPANSION AND CONTROL JOINTS. COMPARTMENTALIZE CAVITY AND PROVIDE CAVITY WEEPSVENTS AT TOP AND BOTTOM OF CAVITY. REFER TO DETAIL D4400.	1 HR	0.035	3 1/2" SOIAD	-
2B1	FIBER CEMENT CLAD WALL CONSISTING OF FIBER CEMENT BRICKS, 1" RIGID INSULATION, BUILDING WRAP ON 1/2" EXTERIOR GRADE PLYWOOD/OSB SHEATHING, WEATHERING TYPE W/STRUCTURAL 2X4 WOOD STUDS @ 16" OC WITH FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD AT INTERIOR FACE. PROVIDE ADJUSTABLE MASONRY VENEER ANCHORS @ 16" OC EACH WAY. CAVITY DRAINAGE MATERIAL, FLASHING, CAVITY WEEPSVENTS @ 24" OC AND MASONRY EXPANSION AND CONTROL JOINTS. COMPARTMENTALIZE CAVITY AND PROVIDE CAVITY WEEPSVENTS AT TOP AND BOTTOM OF CAVITY. REFER TO DETAIL D4400.	1 HR	0.035	3 1/2" SOIAD	-
2C1	MASONRY CAVITY WALL CONSISTING OF 4" FACE BRICK, 1.5" AIR SPACE, 2" RIGID INSULATION, SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM ON 1/2" CONCRETE MASONRY UNIT BACKUP. PROVIDE ADJUSTABLE MASONRY VENEER ANCHORS @ 16" OC EACH WAY. CAVITY DRAINAGE MATERIAL, FLASHING, CAVITY WEEPSVENTS @ 24" OC AND MASONRY EXPANSION AND CONTROL JOINTS. COMPARTMENTALIZE CAVITY AND PROVIDE CAVITY WEEPSVENTS AT TOP AND BOTTOM OF CAVITY. REFER TO DETAIL D4400.	1 HR	0.035	3 1/2" SOIAD	-
2D1	FIBER CEMENT CLAD WALL CONSISTING OF FIBER CEMENT BRICKS, 1" RIGID INSULATION, BUILDING WRAP ON 1/2" EXTERIOR GRADE PLYWOOD/OSB SHEATHING, WEATHERING TYPE W/STRUCTURAL 2X4 WOOD STUDS @ 16" OC WITH FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD AT INTERIOR FACE. PROVIDE ADJUSTABLE MASONRY VENEER ANCHORS @ 16" OC EACH WAY. CAVITY DRAINAGE MATERIAL, FLASHING, CAVITY WEEPSVENTS @ 24" OC AND MASONRY EXPANSION AND CONTROL JOINTS. COMPARTMENTALIZE CAVITY AND PROVIDE CAVITY WEEPSVENTS AT TOP AND BOTTOM OF CAVITY. REFER TO DETAIL D4400.	1 HR	0.035	3 1/2" SOIAD	-

INTERIOR PARTITION SCHEDULE

TYPE MARK	DESCRIPTION	RATING	U	INSULATION	STC
2P1	2X4 WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE	1 HR	0.035	3 1/2" SOIAD	-
2P2	2X4 WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE	1 HR	0.035	3 1/2" SOIAD	-
2P3	2X4 WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE	1 HR	0.035	3 1/2" SOIAD	-
2P4	2X4 WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE	1 HR	0.035	3 1/2" SOIAD	-
2P5	2X4 WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE	1 HR	0.035	3 1/2" SOIAD	-
2P6	2X4 WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE	1 HR	0.035	3 1/2" SOIAD	-
2P7	2X4 WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE	1 HR	0.035	3 1/2" SOIAD	-
2P8	2X4 WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE	1 HR	0.035	3 1/2" SOIAD	-
2P9	2X4 WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE	1 HR	0.035	3 1/2" SOIAD	-
2P10	2X4 WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE	1 HR	0.035	3 1/2" SOIAD	-
2P11	2X4 WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE	1 HR	0.035	3 1/2" SOIAD	-
2P12	2X4 WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE	1 HR	0.035	3 1/2" SOIAD	-
2P13	2X4 WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE	1 HR	0.035	3 1/2" SOIAD	-
2P14	2X4 WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE	1 HR	0.035	3 1/2" SOIAD	-
2P15	2X4 WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE	1 HR	0.035	3 1/2" SOIAD	-
2P16	2X4 WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE	1 HR	0.035	3 1/2" SOIAD	-
2P17	2X4 WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE	1 HR	0.035	3 1/2" SOIAD	-
2P18	2X4 WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE	1 HR	0.035	3 1/2" SOIAD	-
2P19	2X4 WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE	1 HR	0.035	3 1/2" SOIAD	-
2P20	2X4 WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE	1 HR	0.035	3 1/2" SOIAD	-

GYPSUM BOARD PARTITIONS - GENERAL NOTES

ALL GYPSUM BOARD PARTITIONS SHALL BE (P) UNLESS OTHERWISE NOTED ON FLOOR PLAN.

GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF STUD PARTITION TO FACE OF STUD PARTITION (NORMAL).

REFER TO GYPSUM BOARD SPECIFICATION FOR LOCATION AND TYPE(S) OF GYPSUM BOARD MATERIAL REQUIRED.

PROVIDE FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS.

SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL FIRE RATED PARTITIONS.

MASONRY PARTITIONS - GENERAL NOTES

MASONRY PARTITIONS INDICATED WITH THE FOLLOWING HATCH PATTERN.

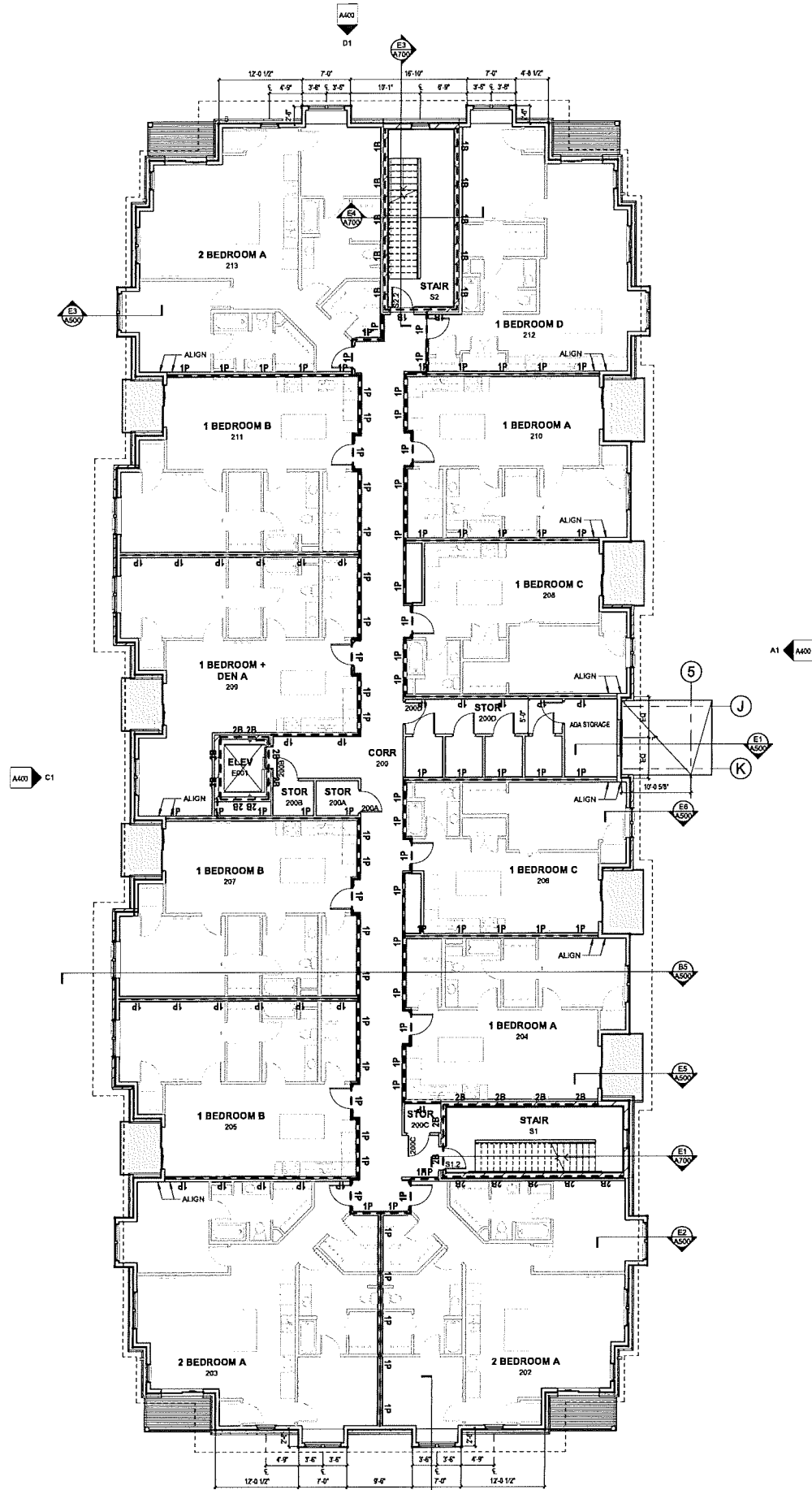
ALL MASONRY PARTITIONS SHALL BE 8" CONCRETE BLOCK UNLESS OTHERWISE NOTED OR DIMENSIONED. REFER TO FLOOR PLAN FOR PARTITION THICKNESS.

PROVIDE 1/2" RIGID INSULATION @ 16" OC (CORR SIDE ONLY).

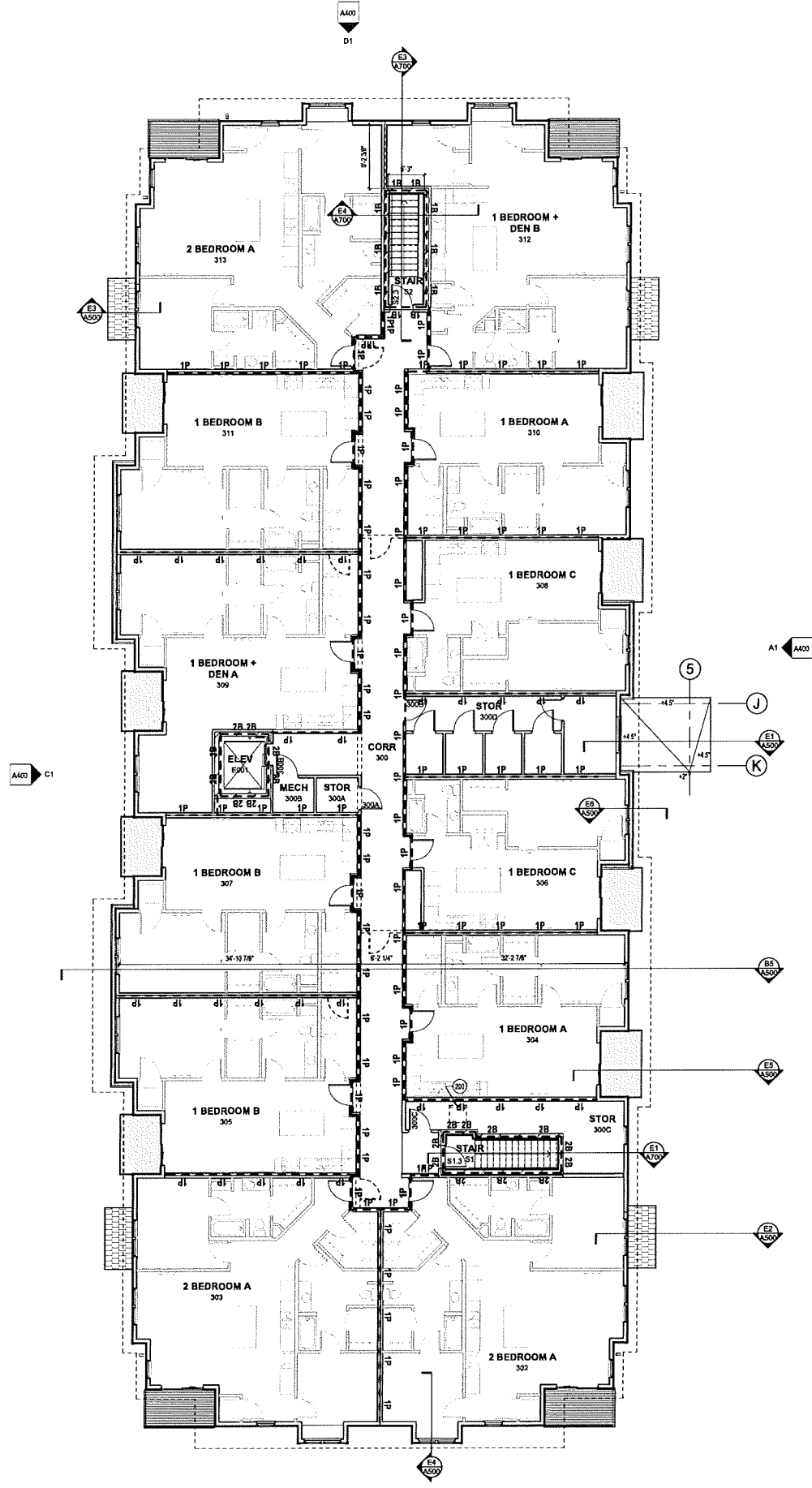
SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL RATED PARTITIONS.

EXTEND CONCRETE BLOCK PARTITIONS FULL HEIGHT TO UNDERSIDE OF PRECAST PLANK ABOVE. REFER TO DETAIL D4410. PROVIDE HORIZONTAL MASONRY JOINT REINFORCEMENT AT 16" OC VERTICALLY. REFER TO STRUCTURAL DRAWINGS FOR VERTICAL REINFORCEMENT REQUIREMENTS.

SECOND FLOOR PLAN
FFE = 111'3.34"



THIRD FLOOR PLAN
FFE = 122'4.34"



FLOOR PLAN - SYMBOLS LEGEND

- NEW WALL PARTITION
- NEW DOOR
- SECTION REFERENCE
- EXTERIOR ELEVATION
- INTERIOR ELEVATION
- FLOOR PLAN KEY NOTE
- ONE HOUR RATED FIRE PARTITION
- ONE HOUR RATED FIRE BARRIER
- TWO HOUR RATED FIRE BARRIER
- DETAIL REFERENCE
- EQUIPMENT
- WINDOW TYPE
- WALL PARTITION TYPE
- FLOOR DRAIN - PITCH FLOOR TO DRAIN
- SEMI RECESSED FIRE EXTINGUISHER

FLOOR PLAN - GENERAL NOTES

- A. GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF STUD PARTITION TO FACE OF STUD PARTITION (NORMAL).
- B. VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE.

TYPE MARK	DESCRIPTION
2A1	MASONRY VENEER STUD WALL CONSISTING OF 4" FACE BRICK, 1 3/4" AIR SPACE, BUILDING WRAP, 1" CONTINUOUS RIGID INSULATION ON 1/2" EXTERIOR GRADE, PLYWOOD SHEATHING VENEER SHEATHING TYPE INSTRUCTURAL 2 X 8 WOOD STUDS @ 16" OC WITH FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD AT INTERIOR FACE. PROVIDE ADJUSTABLE MASONRY VENEER ANCHORS @ 16" OC EACH WAY. CAVITY DRAINAGE MATERIAL, FLASHING, CAVITY WEEPERS @ 24" OC AND MASONRY EXPANSION AND CONTROL JOINTS. COMPARTMENTALIZE CAVITY AND PROVIDE CAVITY WEEPERS AT TOP AND BOTTOM OF CAVITY. REFER TO DETAIL D1400.
2B1	FIBER CEMENT CLAD WALL CONSISTING OF FIBER CEMENT SHEET, 1" RIGID INSULATION, BUILDING WRAP ON 1/2" EXTERIOR GRADE, PLYWOOD SHEATHING VENEER SHEATHING TYPE INSTRUCTURAL 2 X 8 WOOD STUDS @ 16" OC WITH FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD AT INTERIOR FACE.
3A1	MASONRY CAVITY WALL CONSISTING OF 4" FACE BRICK, 1 3/4" AIR SPACE, 2" RIGID INSULATION, SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM ON 8" CONCRETE MASONRY UNIT BACK-UP. PROVIDE ADJUSTABLE MASONRY VENEER ANCHORS @ 16" OC EACH WAY. CAVITY DRAINAGE MATERIAL, FLASHING, CAVITY WEEPERS @ 24" OC AND MASONRY EXPANSION AND CONTROL JOINTS. COMPARTMENTALIZE CAVITY AND PROVIDE CAVITY WEEPERS AT TOP AND BOTTOM OF CAVITY. REFER TO DETAIL C1400.
3B1	FIBER CEMENT CLAD WALL CONSISTING OF FIBER CEMENT SHEET, 2" RIGID INSULATION W/ 2" FURRING @ 16" OC, SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM ON 8" CONCRETE MASONRY UNIT BACK-UP. PROVIDE FLASHING.
4A1	EXTERIOR WALL, MASONRY CAVITY WALL CONSISTING OF 4" FACE BRICK, 1 3/4" AIR SPACE, 2" RIGID INSULATION, SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM ON CAST-IN-PLACE CONCRETE BACK-UP WALL WITH ADJUSTABLE TWO-PIECE HORIZONTAL MASONRY JOINT REINFORCEMENT @ 16" OC. REFER TO STRUCTURAL DRAWINGS FOR REQUIRED VERTICAL REINFORCEMENT. PROVIDE CAVITY DRAINAGE MATERIAL, FLASHING, CAVITY WEEPERS @ 24" OC AND MASONRY EXPANSION AND CONTROL JOINTS. COMPARTMENTALIZE THE CAVITY AND PROVIDE CAVITY WEEPERS AT TOP AND BOTTOM OF CAVITY.

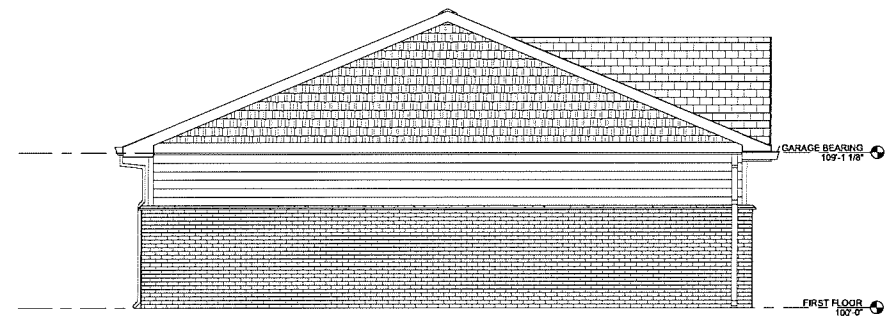
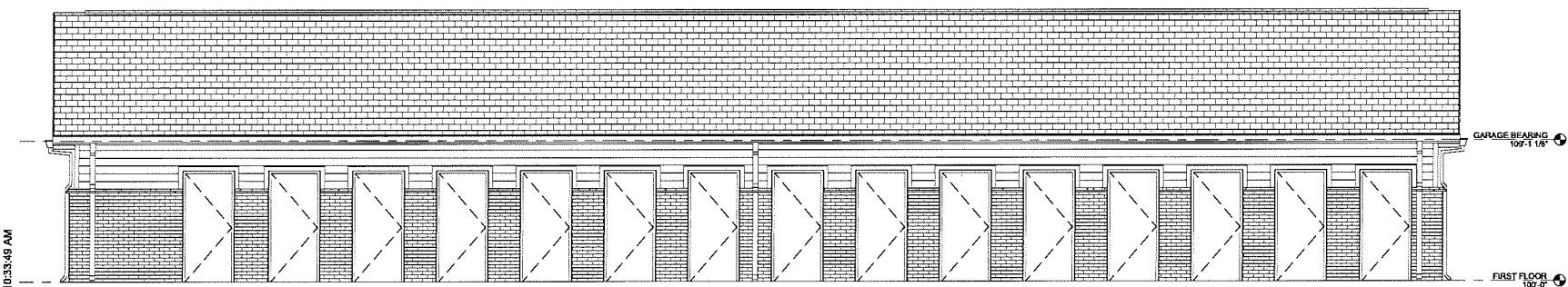
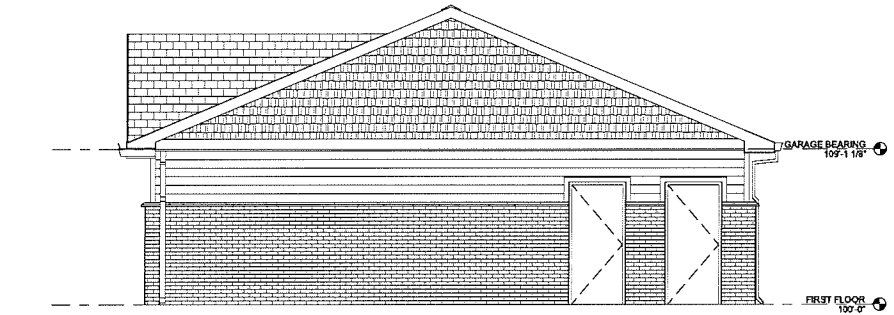
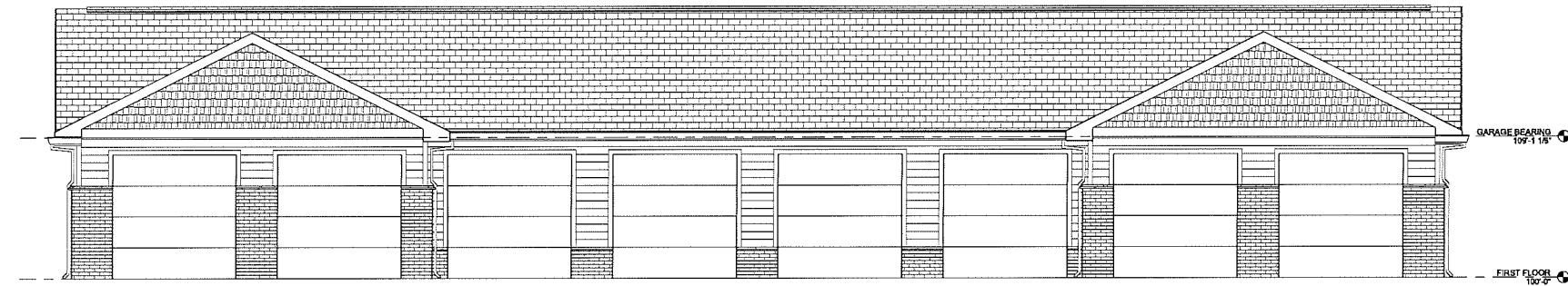
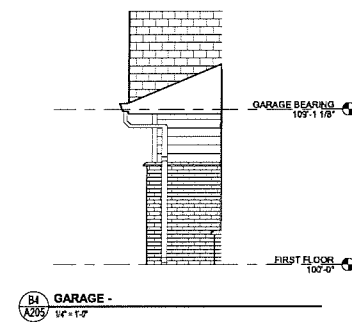
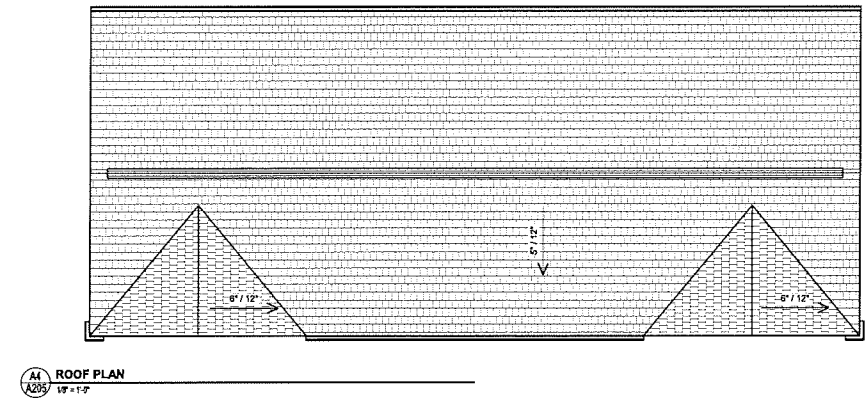
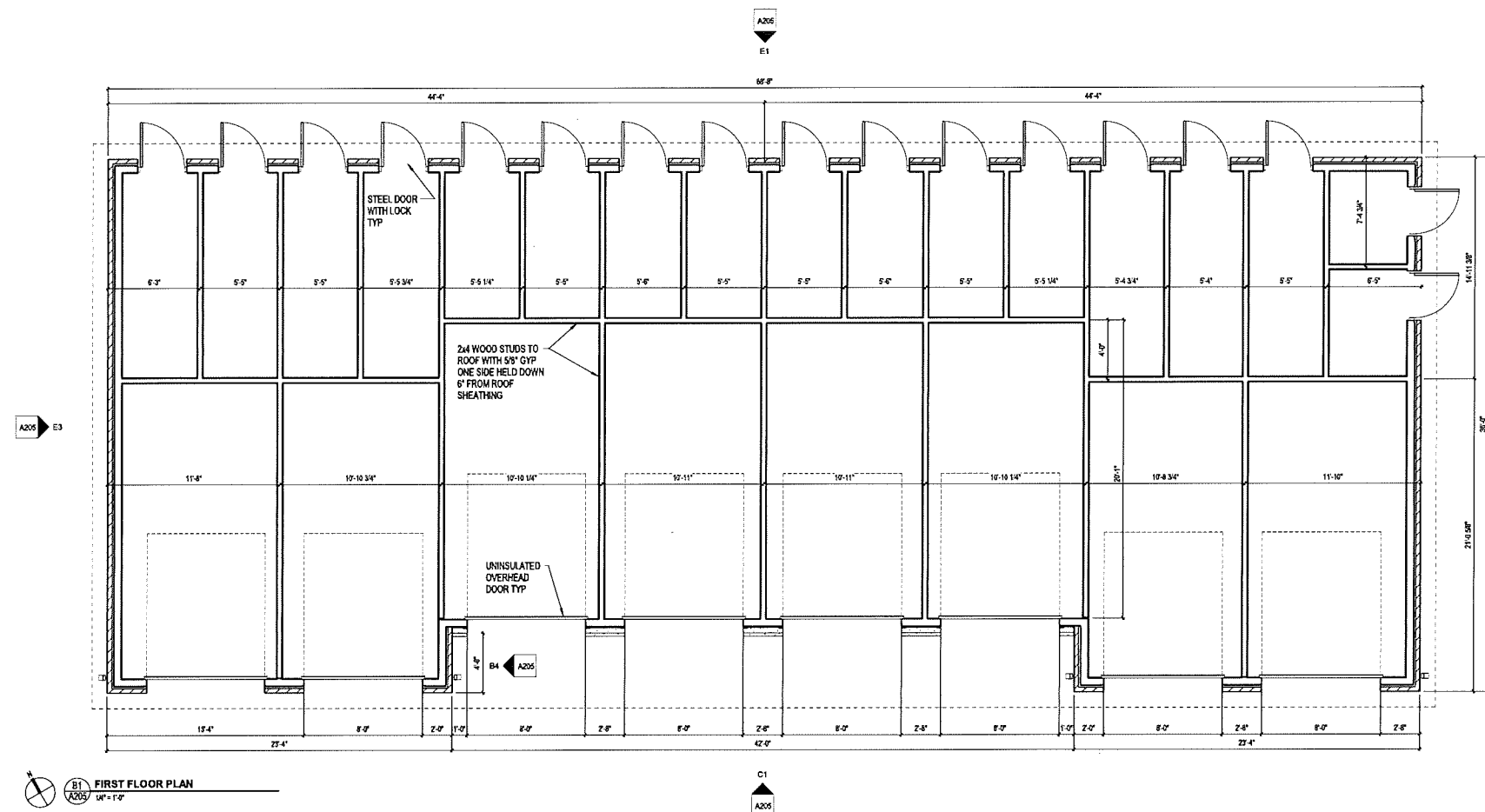
TYPE MARK	DESCRIPTION	RATING	UL	INSULATION	STC
2A1	2 X 4 WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE	1HR	U-05	-	-
2B1	2 X 4 WOOD STUDS @ 16" OC 1 1/2" LAYER 5/8" GYPSUM BOARD @ EACH FACE	-	-	5 1/2" SOUND	-
2C1	2 X 4 WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE	-	-	5 1/2" SOUND	-
2D1	2 X 4 WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE PROVIDE 12" RESILIENT CHANNELS @ 16" OC (CORR SIDE ONLY)	1HR	U-07	5 1/2" SOUND	-
2E1	2 X 4 WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE PROVIDE 12" RESILIENT CHANNELS @ 16" OC (CORR SIDE ONLY)	1HR	U-07	5 1/2" SOUND	-
2F1	2 X 4 WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE PROVIDE 12" RESILIENT CHANNELS @ 16" OC (CORR SIDE ONLY)	1HR	U-07	5 1/2" SOUND	-
2G1	5/8" WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD	-	-	-	-
2H1	5/8" WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD	-	-	-	-
2I1	5/8" WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD	-	-	-	-
2J1	5/8" WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD	-	-	-	-
2K1	5/8" WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD	-	-	-	-
2L1	5/8" WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD	-	-	-	-
2M1	5/8" WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD	-	-	-	-
2N1	5/8" WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD	-	-	-	-
2O1	5/8" WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD	-	-	-	-
2P1	5/8" WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD	-	-	-	-
2Q1	5/8" WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD	-	-	-	-
2R1	5/8" WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD	-	-	-	-
2S1	5/8" WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD	-	-	-	-
2T1	5/8" WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD	-	-	-	-
2U1	5/8" WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD	-	-	-	-
2V1	5/8" WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD	-	-	-	-
2W1	5/8" WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD	-	-	-	-
2X1	5/8" WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD	-	-	-	-
2Y1	5/8" WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD	-	-	-	-
2Z1	5/8" WOOD STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD	-	-	-	-

GYPSUM BOARD PARTITIONS - GENERAL NOTES

- ALL GYPSUM BOARD PARTITIONS SHALL BE (F75) UNLESS OTHERWISE NOTED ON FLOOR PLAN.
- GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF STUD PARTITION TO FACE OF STUD PARTITION (NORMAL).
- REFER TO GYPSUM BOARD SPECIFICATION FOR LOCATION AND TYPE(S) OF GYPSUM BOARD MATERIAL REQUIRED.
- PROVIDE FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS.
- SEAL ALL WALL PENETRATIONS AT PERIMETER AND FREETOP ALL FIRE RATED PARTITIONS.

MASONRY PARTITIONS - GENERAL NOTES

- MASONRY PARTITIONS INDICATED WITH THE FOLLOWING HATCH PATTERN.
- ALL MASONRY PARTITIONS SHALL BE 8" CONCRETE BLOCK UNLESS OTHERWISE NOTED OR DIMENSIONED. REFER TO FLOOR PLAN FOR PARTITION THICKNESS.
- PROVIDE 1/2" RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS.
- SEAL ALL WALL PENETRATIONS AT PERIMETER AND FREETOP ALL FIRE RATED PARTITIONS.
- DETAIL CONCRETE BLOCK PARTITIONS FULL HEIGHT TO UNDERLIE OF PRECAST PLANK ABOVE. REFER TO DETAIL D1418. PROVIDE HORIZONTAL MASONRY JOINT REINFORCEMENT AT 16" OC VERTICALLY. REFER TO STRUCTURAL DRAWINGS FOR VERTICAL REINFORCEMENT REQUIREMENTS.



DRAWN BY: Auditor 11/3/2017 10:33:49 AM

NOT FOR CONSTRUCTION
© 2016 Plunkett Raylich Architects, LLP

Date:	11-03-17
Job No:	160200-01
Sheet No.:	

160200-01

Sheet No. _____

**Investors Associated
The Madison Apartments**
3325 Ambassador Dr, Madison, WI

The Madison Apartments
3325 Ambassador Dr, Madison, WI

3325 Ambassador Dr, Madison, WI

prod **PLU**
ARC



PLUNKETT RAYSICH
ARCHITECTS, LLP

PLUNKETT RAYSICH
ARCHITECTS, LLP

209 south winter street milwaukee, wisconsin 53204
 414.359.3060
 3310 crossroads drive suite 200 madison, wisconsin 53718
 608.246.9900
 205 north orange avenue suite 202 sarasota, florida 34236
 941.348.3018

Intelligent designs. Inspired results. | www.prarch.com

209 south winter street milwaukee, wisconsin 53204
 414.359.3060
 3310 crossroads drive suite 200 madison, wisconsin 53718
 608.246.9900
 205 north orange avenue suite 202 sarasota, florida 34236
 941.348.3018

Intelligent designs. Inspired results. | www.prarch.com

209 south winter street milwaukee, wisconsin 53204
 414.359.3060
 3310 crossroads drive suite 200 madison, wisconsin 53718
 608.246.9900
 205 north orange avenue suite 202 sarasota, florida 34236
 941.348.3018

Intelligent designs. Inspired results. | www.prarch.com

209 south winter street milwaukee, wisconsin 53204
 414.359.3060
 3310 crossroads drive suite 200 madison, wisconsin 53718
 608.246.9900
 205 north orange avenue suite 202 sarasota, florida 34236
 941.348.3018

Intelligent designs. Inspired results. | www.prarch.com

209 south winter street milwaukee, wisconsin 53204
 414.359.3060
 3310 crossroads drive suite 200 madison, wisconsin 53718
 608.246.9900
 205 north orange avenue suite 202 sarasota, florida 34236
 941.348.3018

Intelligent designs. Inspired results. | www.prarch.com

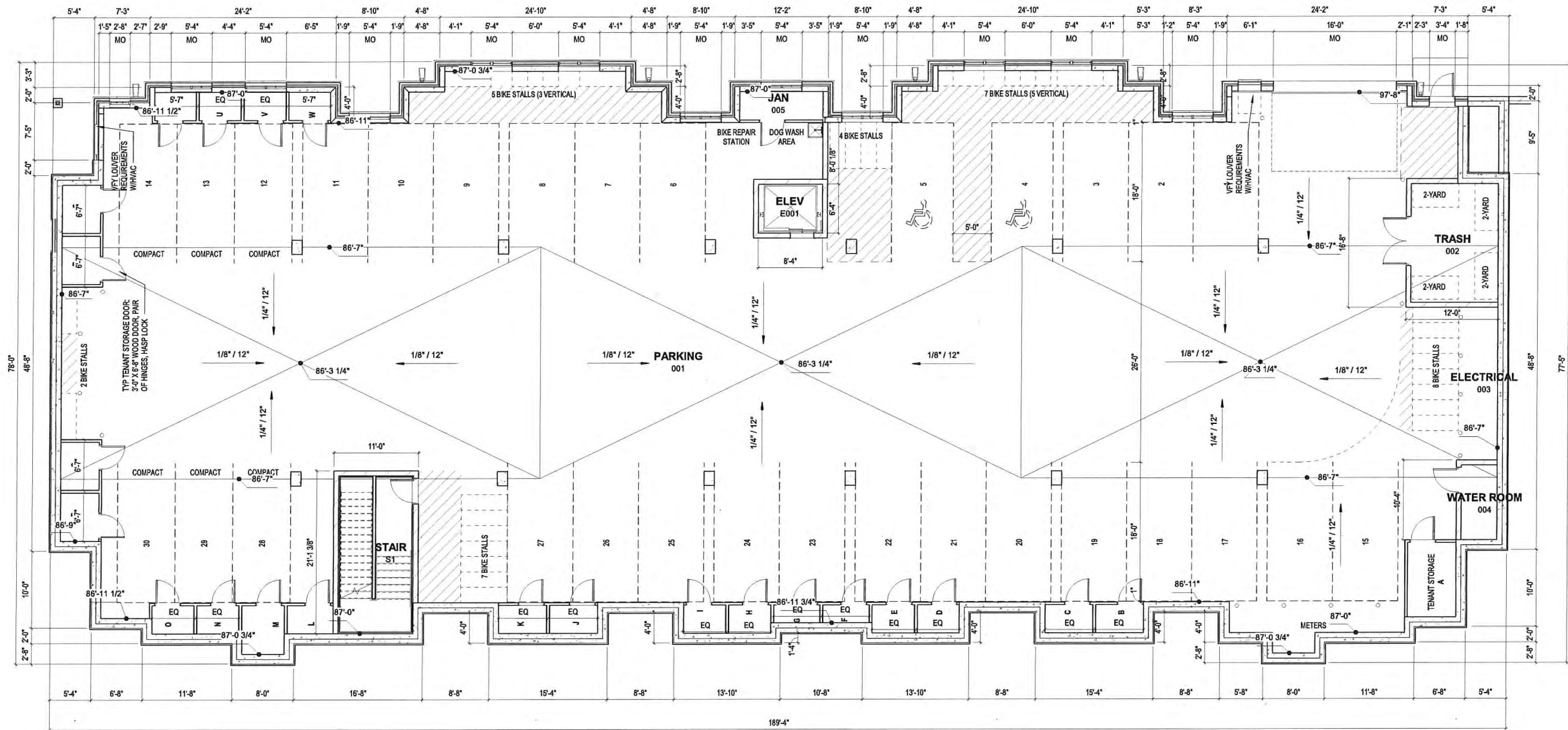
209 south winter street milwaukee, wisconsin 53204
 414.359.3060
 3310 crossroads drive suite 200 madison, wisconsin 53718
 608.246.9900
 205 north orange avenue suite 202 sarasota, florida 34236
 941.348.3018

Intelligent designs. Inspired results. | www.prarch.com

209 south winter street milwaukee, wisconsin 53204
 414.359.3060
 3310 crossroads drive suite 200 madison, wisconsin 53718
 608.246.9900
 205 north orange avenue suite 202 sarasota, florida 34236
 941.348.3018

Intelligent designs. Inspired results. | www.prarch.com

FLOOR PLANS/ELEVATIONS



0' 5' 10' 20' 40'

PRINT SHEET AT FULL SCALE (22"x34")



0' 5' 10' 20' 40'

PRINT SHEET AT FULL SCALE (22"x34")



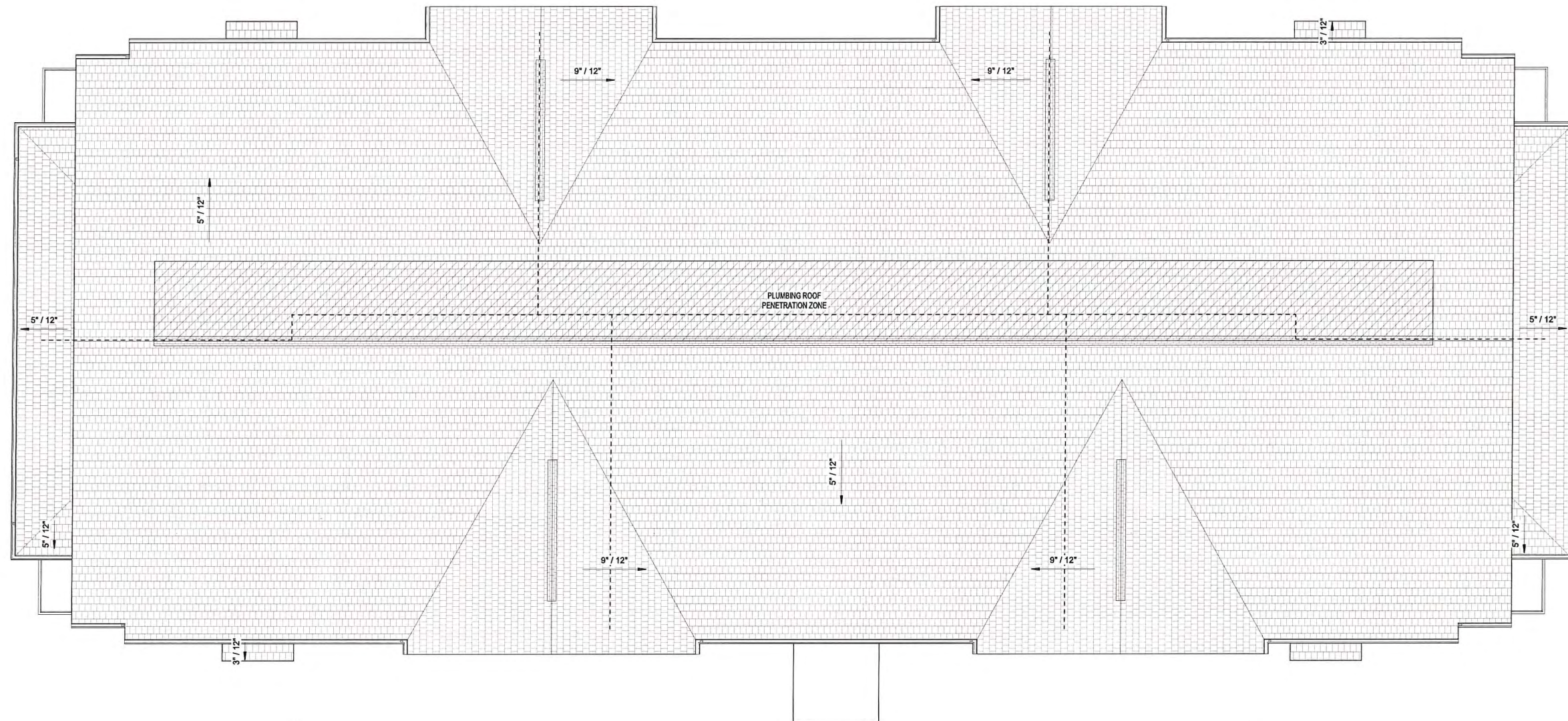
0' 5' 10' 20' 40'

PRINT SHEET AT FULL SCALE (22"x34")

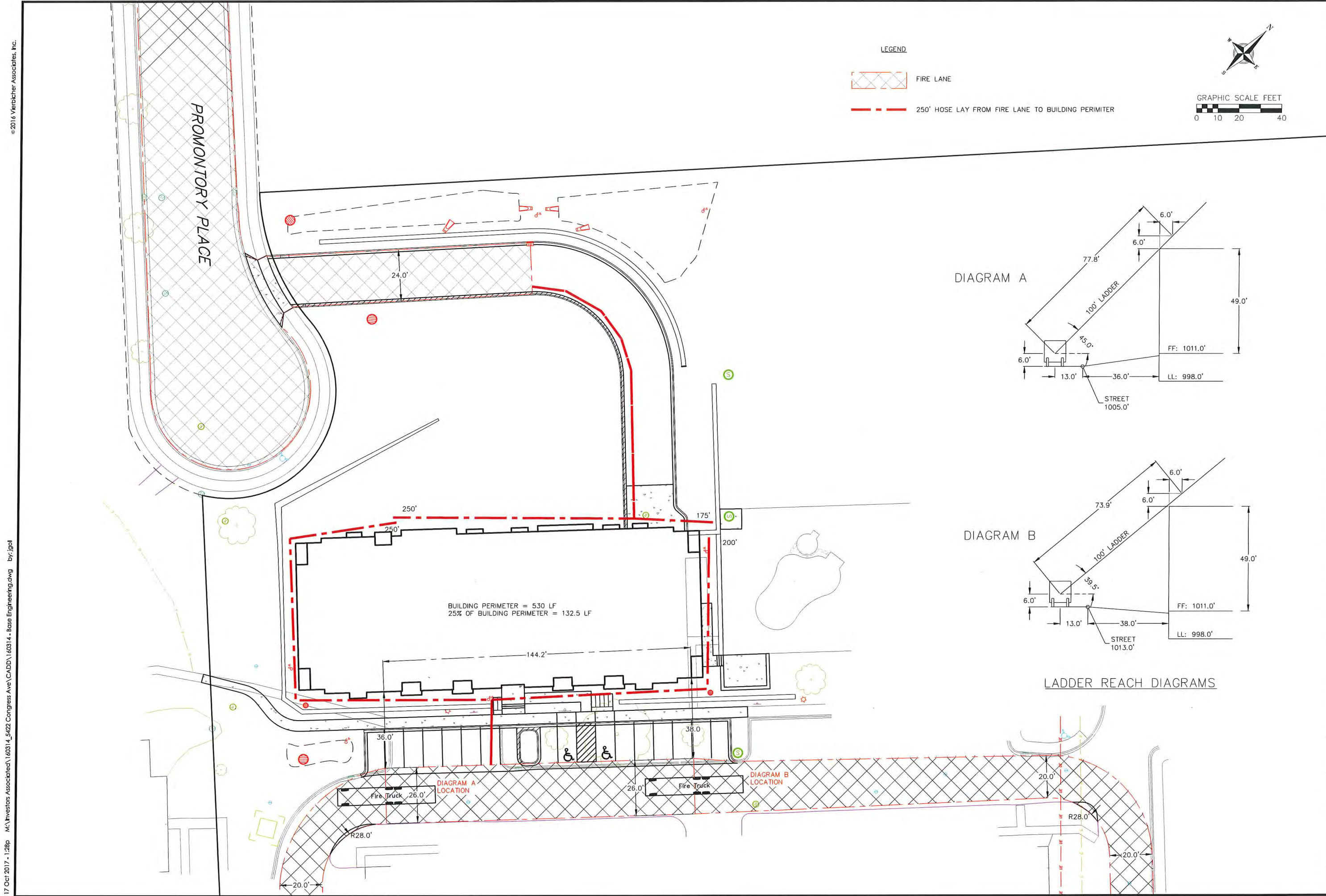


0' 5' 10' 20' 40'

PRINT SHEET AT FULL SCALE (22"x34")



PRINT SHEET AT FULL SCALE (22"x34")



LEGEND

FIRE LANE

250' HOSE LAY FROM FIRE LANE TO BUILDING PERIMETER

GRAPHIC SCALE FEET

0 10 20 40



DIAGRAM A

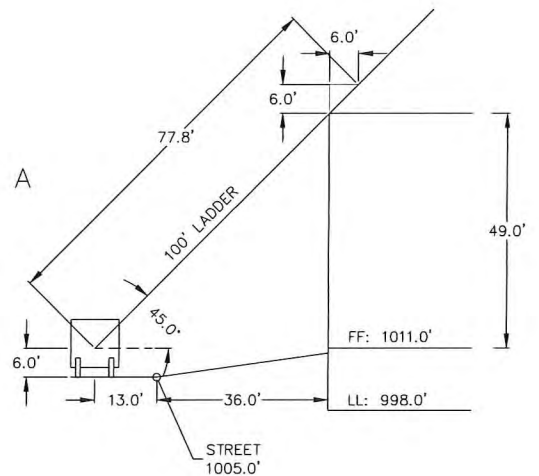
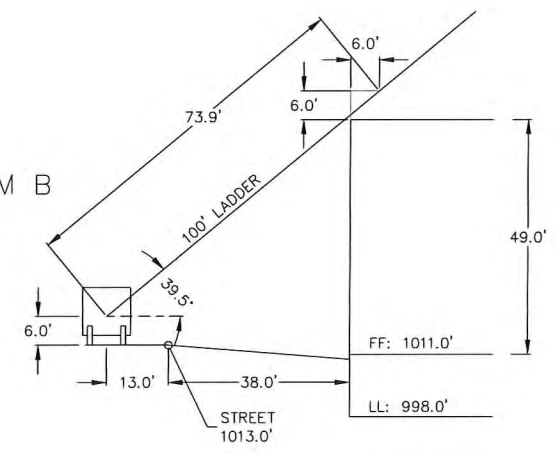


DIAGRAM B



LADDER REACH DIAGRAMS

vierbicher | engineers | advisors
planners | **REEDSBURG, MADISON, PRASE DU CHER**
999 Fuller Drive, Suite 201 | Madison, Wisconsin 53717
Phone: (608) 824-0532 Fax: (608) 824-0530

Fire Access Exhibit

5422 Congress Avenue
City of Madison
Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS

REVISIONS	NO.	DATE	REMARKS

SCALE: AS SHOWN

DATE: 10/18/17

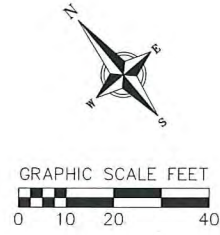
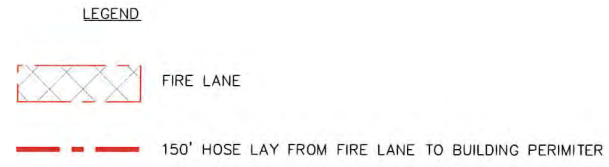
DRAFTER: JGOL

CHECKED: MSCH

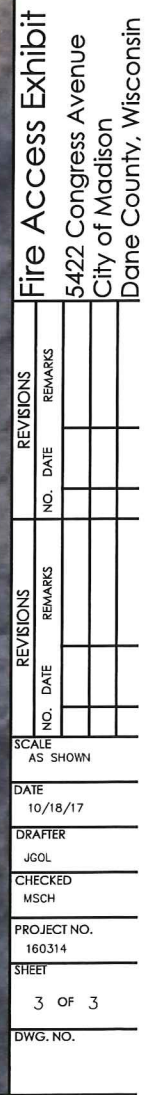
PROJECT NO.: 160314

SHEET: 1 OF 3

DWG. NO.:



SCALE AS SHOWN		REVISIONS		REVISIONS	
DATE	10/18/17	NO.	DATE	NO.	DATE
DRAFTER	JGOL				
CHECKED	MSCH				
PROJECT NO.					
160314					
SHEET					
2 OF 3					
DWG. NO.					





City of Madison Fire Department

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

Project Address:	5422 Congress Ave / 3225 Ambassador Drive
Contact Name & Phone #:	See Giddens 608-261-3937

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall? If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	☒ Yes ☒ Yes ☒ Yes	☐ No ☐ No ☐ No	☐ N/A ☐ N/A ☐ N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provide detail of signage.) f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	☒ Yes ☒ Yes ☒ Yes ☒ Yes ☒ Yes ☒ Yes ☒ Yes	☐ No ☐ No ☐ No ☐ No ☒ No ☐ No ☒ No	☐ N/A ☐ N/A ☐ N/A ☐ N/A ☐ N/A ☐ N/A ☐ N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-feet clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	☐ Yes ☐ Yes ☐ Yes	☒ No ☐ No ☐ No	☐ N/A ☒ N/A ☒ N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D103?	☒ Yes ☒ Yes	☐ No ☐ No	☐ N/A ☐ N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	☐ Yes	☒ No	☐ N/A
6. Is any part of the building greater than 30-feet above the grade plane? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? <i>See Exhibit</i> c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	☒ Yes ☒ Yes ☒ Yes ☐ Yes ☐ Yes ☒ Yes ☒ Yes	☐ No ☐ No ☒ No ☒ No ☐ No ☐ No ☐ No	☐ N/A ☐ N/A ☐ N/A ☐ N/A ☐ N/A ☐ N/A ☐ N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? <i>Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.</i> a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant? <i>Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.</i>	☒ Yes ☒ Yes ☒ Yes ☒ Yes ☒ Yes ☒ Yes ☒ Yes	☐ No ☐ No ☐ No ☐ No ☐ No ☐ No ☐ No	☐ N/A ☐ N/A ☐ N/A ☐ N/A ☐ N/A ☐ N/A ☐ N/A

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

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

Plans have been reviewed and approved by Bill Sullivan 3/20/17