URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:
http://www.cityofmadison.com/planning/documents/UDCapplication.pdf

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: 1/13/16	☐ **Informational Presentation**
UDC Meeting Date: 1/27/16	☐ **Initial Approval**
Combined Schedule Plan Commission Date (if applicable):	☒ **Final Approval**

1. Project Address: 518-542 Junction Road
Project Title (if any):

2. This is an application for (Check all that apply to this UDC application):

☐ **New Development** ☒ **Alteration to an Existing or Previously-Approved Development**

A. Project Type:

☐ **Project in an Urban Design District*** (public hearing-$300 fee)
☐ **Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX)** ($150 fee, Minor Exterior Alterations)
☐ **Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)**
☒ **Planned Development (PD)**
  ☒ **General Development Plan (GDP)**
  ☒ **Specific Implementation Plan (SIP)**
☐ **Planned Multi-Use Site or Planned Residential Complex**

B. Signage:

☐ **Comprehensive Design Review*** (public hearing-$300 fee) ☐ **Street Graphics Variance*** (public hearing-$300 fee)
☐ **Signage Exception(s) in an Urban Design District** (public hearing-$300 fee)

C. Other:

☐ **Please specify:**

3. Applicant, Agent & Property Owner Information:

Applicant Name: John Leja
Company: LZ Ventures, LLC
Street Address: 1022 W. Johnson
City/State: Madison, WI Zip:
Telephone: (608) 576-3489 Fax: ( ) Email: jleja@me.com

Project Contact Person: J. Randy Bruce
Company: Knothe & Bruce Architects
Street Address: 7601 University Ave, Suite 201
City/State: Middleton, WI Zip: 53562
Telephone: (608) 836-3690 Fax: ( ) Email: rbruce@knothebruce.com

Project Owner (if not applicant):
Street Address: City/State: Zip:
Telephone: ( ) Fax: ( ) Email:

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Heather Stouder (name of staff person) on 05/12/15 (date of meeting).

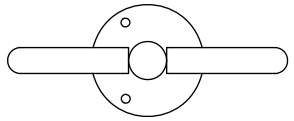
B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

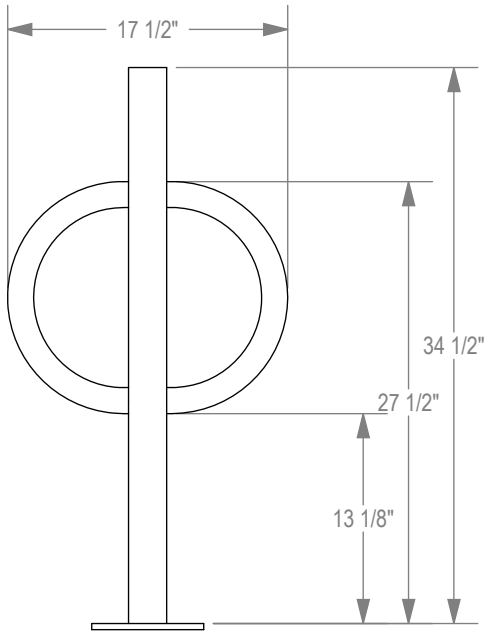
Name of Applicant J. Randy Bruce Relationship to Property Architect

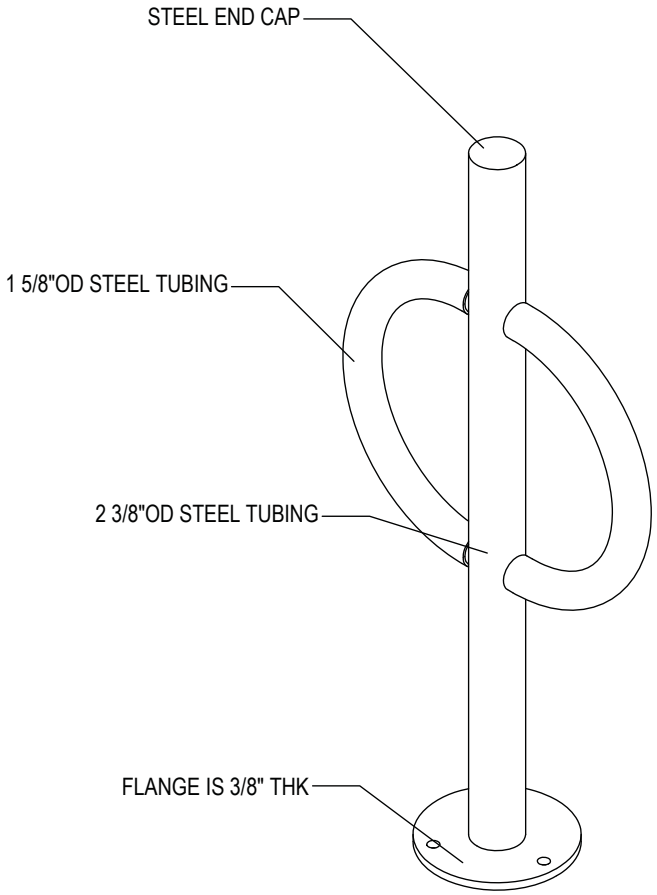
Authorized Signature Date 1/13/16

MADRAX DIVISION

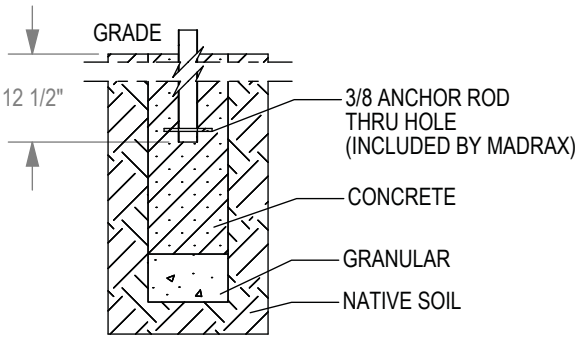
GRABER MANUFACTURING, INC., FORMERLY TRILARY, INC.
1080 UNIEK DRIVE
WAUNAKEE, WI 53597
P(800) 448-7931, P(608) 849-1080, F(608) 849-1081
WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM



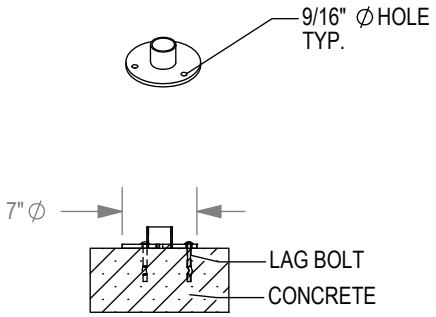




CHECK DESIRED MOUNT ☐



☐ IN GROUND MOUNT (IG)



☐ SURFACE FLANGE MOUNT (SF)

SECTION VIEWS

PRODUCT: BOL-2-SF(IG)
DESCRIPTION: BOLLARD BIKE RACK WITH FLAT CAP, TUBE STEEL ARMS
2 BIKE, SURFACE OR IN GROUND MOUNT

DATE: 8-20-12
ENG: SMC

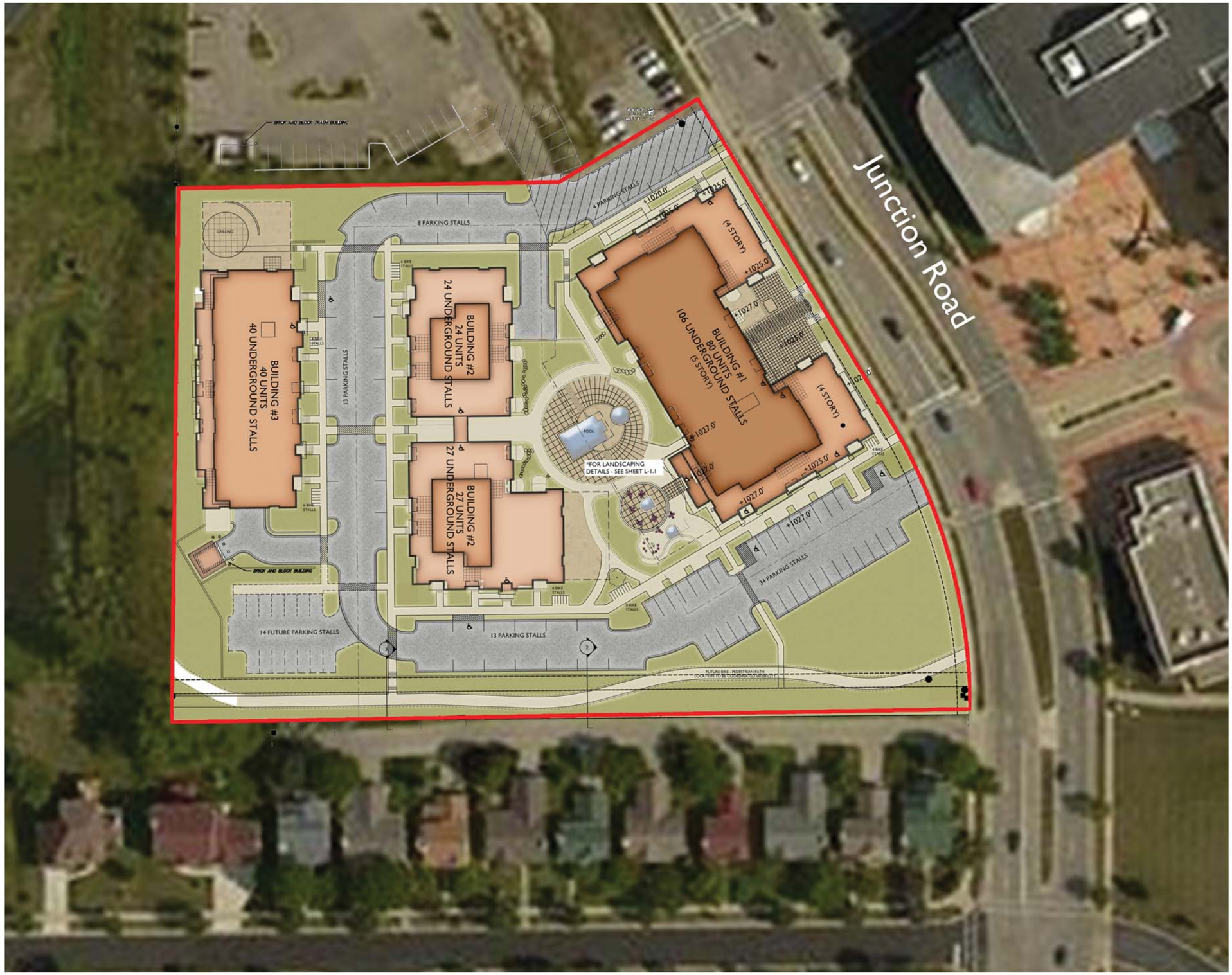
CONFIDENTIAL DRAWING AND INFORMATION IS NOT TO BE COPIED OR DISCLOSED TO OTHERS WITHOUT THE CONSENT OF GRABER MANUFACTURING, INC., FORMERLY TRILARY, INC. SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR(FINISH), SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

©2012 GRABER MANUFACTURING, INC., FORMERLY TRILARY, INC. ALL PROPRIETARY RIGHTS RESERVED.

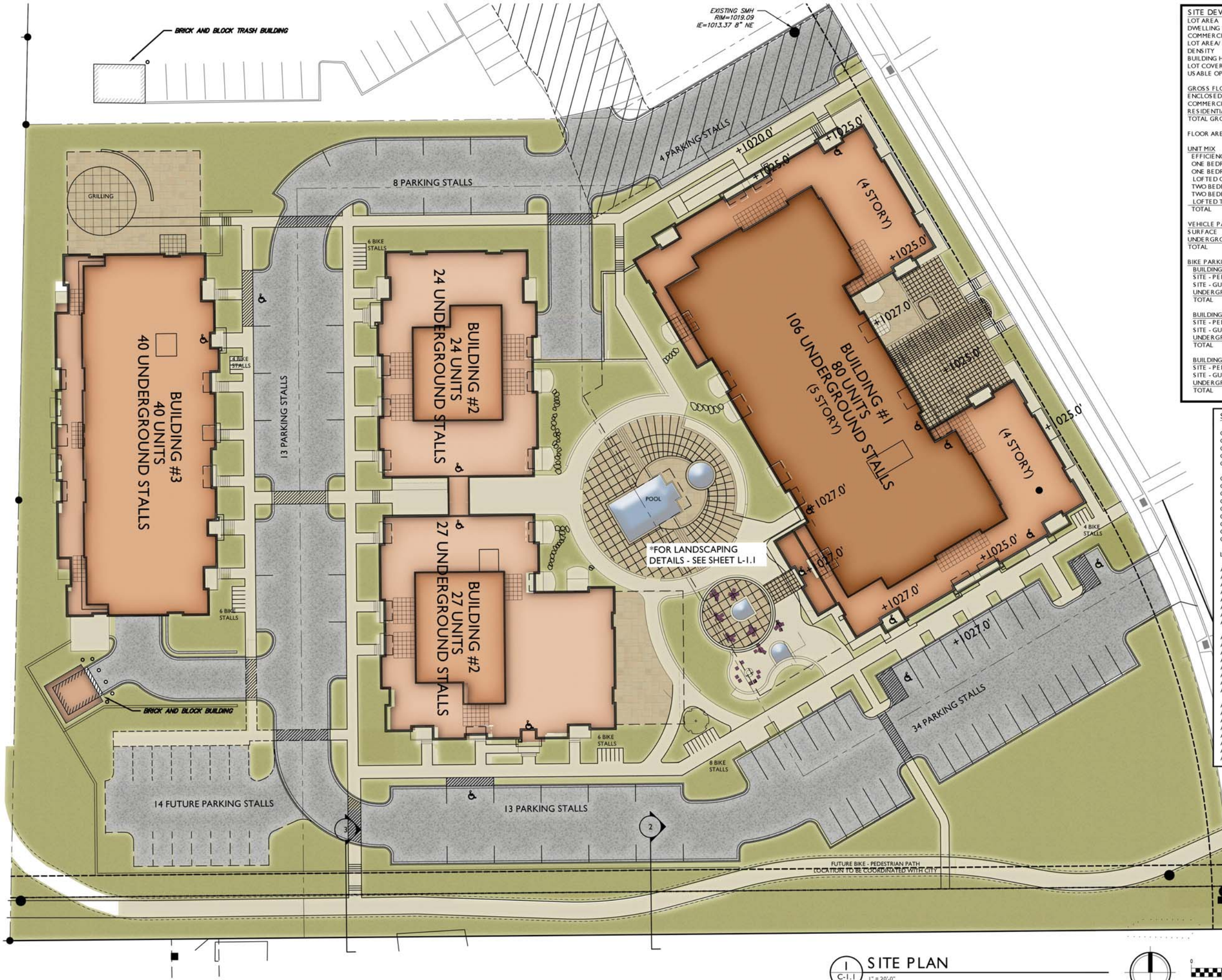
Existing
Site Plan
Junction
Road

kba
knothe • bruce
ARCHITECTS



Proposed
Site Plan
Junction Rd

knothe • bruce
ARCHITECTS



1 C-1.1 SITE PLAN
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
(IN FEET)
1 INCH = 20 FT (24X36 PAPER)

SITE DEVELOPMENT STATISTICS

LOT AREA	196,260 S.F./4.5 ACRES
DWELLING UNITS	171 DU
COMMERCIAL AREA	8,574 S.F.
LOT AREA/ D.U.	1,148 S.F./DU
DENSITY	38 UNITS/ACRE
BUILDING HEIGHT	3-5 STORIES
LOT COVERAGE	112,551 S.F. = 57% (85% MAX)
USABLE OPEN SPACE	55,300 S.F.

GROSS FLOOR AREA	
ENCLOSED PARKING (BASEMENT)	77,435 S.F.
COMMERCIAL AREA	7,125 S.F.
RESIDENTIAL AREA	190,806 S.F.
TOTAL GROSS FLOOR AREA	275,366 S.F.

FLOOR AREA RATIO	1

UNIT MIX	
EFFICIENCY	18
ONE BEDROOM	84
ONE BEDROOM + DEN	11
LOFTED ONE BEDROOM	2
TWO BEDROOM	43
TWO BEDROOM + DEN	3
LOFTED TWO BEDROOM	10
TOTAL	171

VEHICLE PARKING	
SURFACE	86
UNDERGROUND	197
TOTAL	283

BIKE PARKING	
BUILDING #1	
SITE - PERMANENT	6
SITE - GUEST	8
UNDERGROUND - 2X6	74
TOTAL	88
BUILDING #2	
SITE - PERMANENT	4
SITE - GUEST	6
UNDERGROUND - 2X6	47
TOTAL	57
BUILDING #3	
SITE - PERMANENT	3
SITE - GUEST	4
UNDERGROUND - 2X6	37
TOTAL	44

SHEET INDEX

C-1.1	SITE PLAN	
C-1.1A	ALTERNATE SITE PLAN	
C-1.2	FIRE DEPARTMENT ACCESS PLAN	
C-1.3	LOT COVERAGE	
C-1.4	USABLE OPEN SPACE	
C-1.0	EXISTING CONDITIONS/SURVEY	
C-2.0	DEMOLITION PLAN	
C-3.0	GRADING PLAN	
C-4.0	UTILITIES PLAN	
C-5.0	CONSTRUCTION DETAILS	
C-6.0	CONSTRUCTION DETAILS	
C-7.01	BIKE PATH EASEMENT CROSS SECTION	
C-7.02	BIKE PATH EASEMENT CROSS SECTION	Revised - Month Day, Year
C-7.03	BIKE PATH EASEMENT CROSS SECTION	Revised - Month Day, Year
L-1.0	LANDSCAPE PLAN	Revised - Month Day, Year
A-1.0	BLDG #1 - LL BASEMENT PLAN	Revised - Month Day, Year
A-1.1	BLDG #1 - BASEMENT PLAN	
A-1.2	BLDG #1 - FIRST FLOOR PLAN	
A-1.3	BLDG #1 - 2ND-4TH FLOOR PLANS	
A-1.4	BLDG #1 - 5TH FLOOR PLAN	
A-1.5	BLDG #1 - ELEVATIONS	
A-1.6	BLDG #1 - ELEVATIONS	
A-1.7	BLDG #1 - ENTRY ELEVATION DETAILS	
A-2.0	BLDG #2 - BASEMENT PLAN	
A-2.1	BLDG #2 - FIRST FLOOR PLAN	
A-2.2	BLDG #2 - SECOND FLOOR PLAN	
A-2.3	BLDG #2 - THIRD FLOOR PLAN	
A-2.4	BLDG #2 - FOURTH FLOOR PLAN	
A-2.5	BLDG #2 - ELEVATIONS	
A-2.6	BLDG #2 - ELEVATIONS	
A-2.7	BLDG #2 - ENTRY ELEVATION DETAILS	
A-3.0	BLDG #3 - BASEMENT PLAN	
A-3.1	BLDG #3 - FIRST FLOOR PLAN	
A-3.2	BLDG #3 - SECOND FLOOR PLAN	
A-3.3	BLDG #3 - THIRD FLOOR PLAN	
A-3.4	BLDG #3 - FOURTH FLOOR PLAN	
A-3.5	BLDG #3 - ELEVATIONS	
A-3.6	BLDG #3 - ELEVATIONS	
A-3.7	BLDG #3 - ENTRY ELEVATION DETAILS	

kba
knothe • bruce
ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

CONSULTANT

ISSUED
Issued for Land Use - August 5, 2015
Revised SIP - September 25, 2015

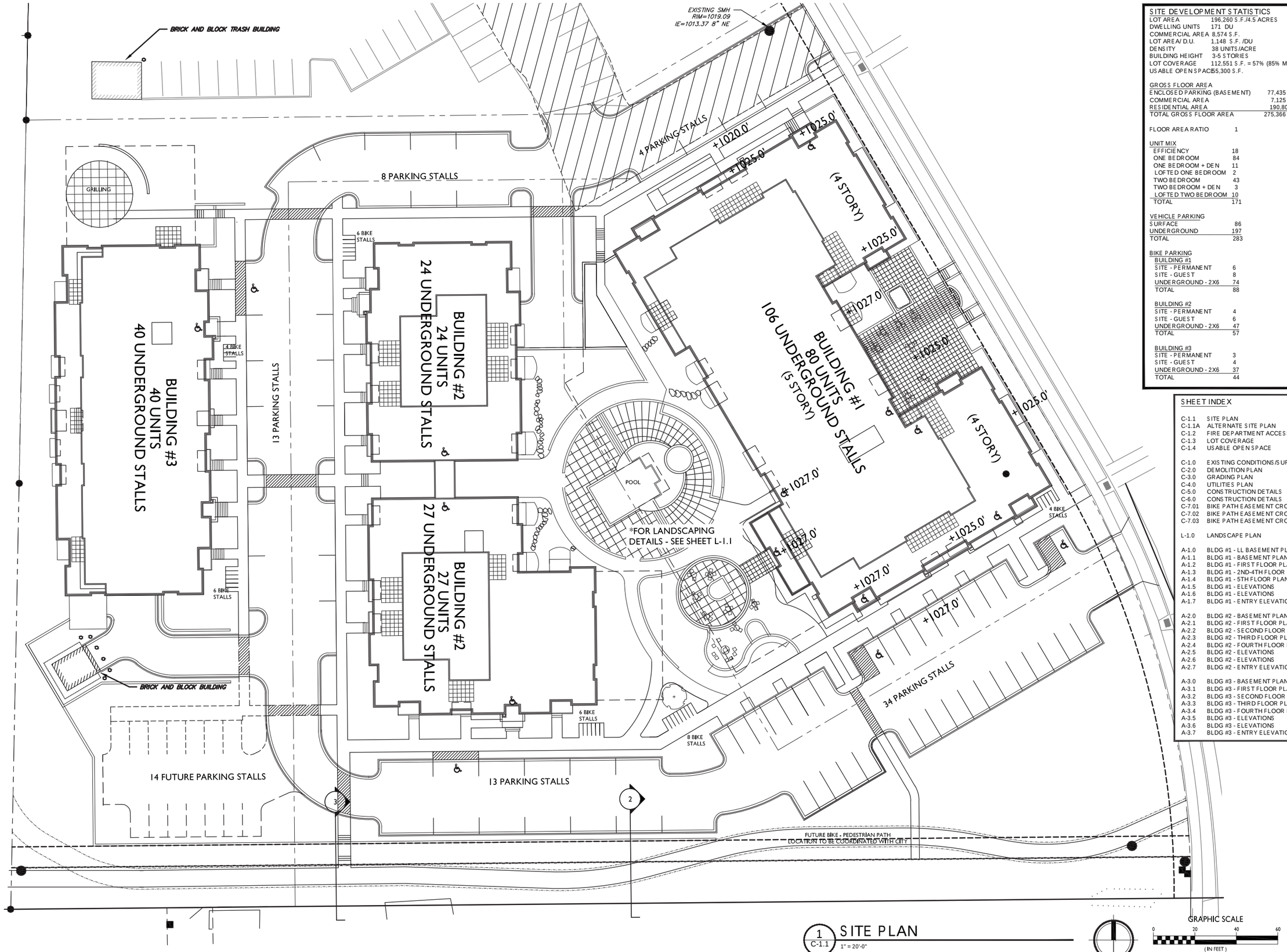
PROJECT TITLE
518-542 Junction Rd.
Madison, WI

SHEET TITLE
Site Plan

SHEET NUMBER
C-1.1

PROJECT NO. 1504

© 2013 Knothe & Bruce Architects, LLC



1 C-1.1 SITE PLAN
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
(IN FEET)
1 INCH = 20 FT (24X36 PAPER)

SITE DEVELOPMENT STATISTICS

LOT AREA	196,260 S.F./4.5 ACRES
DWELLING UNITS	171 DU
COMMERCIAL AREA	8,574 S.F.
LOT AREA/ D.U.	1,148 S.F. /DU
DENSITY	38 UNITS/ACRE
BUILDING HEIGHT	3-5 STORIES
LOT COVERAGE	112,551 S.F. = 57% (85% MAX)
USABLE OPEN SPACE	55,300 S.F.

GROSS FLOOR AREA	
ENCLOSED PARKING (BASEMENT)	77,435 S.F.
COMMERCIAL AREA	7,125 S.F.
RESIDENTIAL AREA	190,806 S.F.
TOTAL GROSS FLOOR AREA	275,366 S.F.

FLOOR AREA RATIO	1

UNIT MIX	
EFFICIENCY	18
ONE BEDROOM	84
ONE BEDROOM + DEN	11
LOFTED ONE BEDROOM	2
TWO BEDROOM	43
TWO BEDROOM + DEN	3
LOFTED TWO BEDROOM	10
TOTAL	171

VEHICLE PARKING	
SURFACE	86
UNDERGROUND	197
TOTAL	283

BIKE PARKING	
BUILDING #1	
SITE - PERMANENT	6
SITE - GUEST	8
UNDERGROUND - 2X6	74
TOTAL	88
BUILDING #2	
SITE - PERMANENT	4
SITE - GUEST	6
UNDERGROUND - 2X6	47
TOTAL	57
BUILDING #3	
SITE - PERMANENT	3
SITE - GUEST	4
UNDERGROUND - 2X6	37
TOTAL	44

SHEET INDEX

C-1.1	SITE PLAN
C-1.1A	ALTERNATE SITE PLAN
C-1.2	FIRE DEPARTMENT ACCESS PLAN
C-1.3	LOT COVERAGE
C-1.4	USABLE OPEN SPACE
C-1.0	EXISTING CONDITIONS/SURVEY
C-2.0	DEMOLITION PLAN
C-3.0	GRADING PLAN
C-4.0	UTILITIES PLAN
C-5.0	CONSTRUCTION DETAILS
C-6.0	CONSTRUCTION DETAILS
C-7.01	BIKE PATH EASEMENT CROSS SECTION
C-7.02	BIKE PATH EASEMENT CROSS SECTION
C-7.03	BIKE PATH EASEMENT CROSS SECTION
L-1.0	LANDSCAPE PLAN
A-1.0	BLDG #1 - LL BASEMENT PLAN
A-1.1	BLDG #1 - BASEMENT PLAN
A-1.2	BLDG #1 - FIRST FLOOR PLAN
A-1.3	BLDG #1 - 2ND-4TH FLOOR PLANS
A-1.4	BLDG #1 - 5TH FLOOR PLAN
A-1.5	BLDG #1 - ELEVATIONS
A-1.6	BLDG #1 - ELEVATIONS
A-1.7	BLDG #1 - ENTRY ELEVATION DETAILS
A-2.0	BLDG #2 - BASEMENT PLAN
A-2.1	BLDG #2 - FIRST FLOOR PLAN
A-2.2	BLDG #2 - SECOND FLOOR PLAN
A-2.3	BLDG #2 - THIRD FLOOR PLAN
A-2.4	BLDG #2 - FOURTH FLOOR PLAN
A-2.5	BLDG #2 - ELEVATIONS
A-2.6	BLDG #2 - ELEVATIONS
A-2.7	BLDG #2 - ENTRY ELEVATION DETAILS
A-3.0	BLDG #3 - BASEMENT PLAN
A-3.1	BLDG #3 - FIRST FLOOR PLAN
A-3.2	BLDG #3 - SECOND FLOOR PLAN
A-3.3	BLDG #3 - THIRD FLOOR PLAN
A-3.4	BLDG #3 - FOURTH FLOOR PLAN
A-3.5	BLDG #3 - ELEVATIONS
A-3.6	BLDG #3 - ELEVATIONS
A-3.7	BLDG #3 - ENTRY ELEVATION DETAILS

knothe • bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

CONSULTANT

ISSUED
Issued for Land Use - August 5, 2015
Revised SIP - September 25, 2015

Revised - Month Day, Year
Revised - Month Day, Year
Revised - Month Day, Year
Revised - Month Day, Year

PROJECT TITLE
518-542 Junction Rd.

Madison, WI

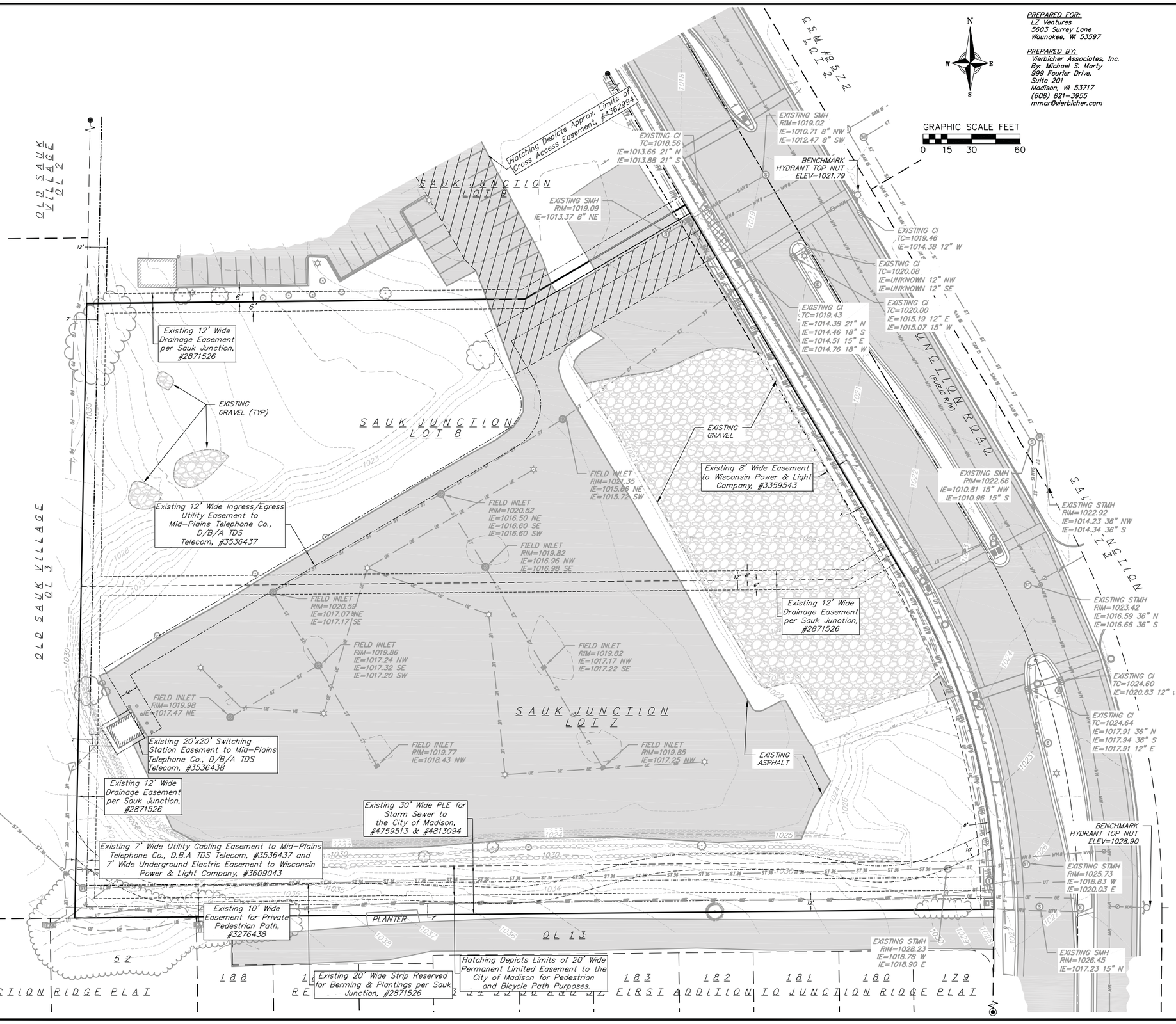
SHEET TITLE
Site Plan

SHEET NUMBER
C-1.1

PROJECT NO. 1504

© 2013 Knothe & Bruce Architects, LLC

©2015 Vierbicher Associates, Inc.



SURVEY LEGEND

- FOUND P.K. NAIL
- FOUND 1 1/4" ø IRON ROD
- FOUND 3/4" ø IRON ROD

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING SIGN
- EXISTING CURB INLET
- EXISTING ENDWALL
- EXISTING FIELD INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING GAS VALVE
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
- EXISTING LIGHT POLE
- EXISTING TV PEDESTAL
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TRAFFIC SIGNAL
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE

TOPOGRAPHIC LINEWORK LEGEND

- UTV — EXISTING UNDERGROUND CABLE TV
- FO — EXISTING FIBER OPTIC LINE
- UT — EXISTING UNDERGROUND TELEPHONE
- EXISTING RETAINING WALL
- EXISTING WOOD FENCE
- G — EXISTING GAS LINE
- UE — EXISTING UNDERGROUND ELECTRIC LINE
- SAN — EXISTING SANITARY SEWER LINE
- ST — EXISTING STORM SEWER LINE
- EXISTING EDGE OF TREES
- WM — EXISTING WATER MAIN
- 820 — EXISTING MAJOR CONTOUR
- 818 — EXISTING MINOR CONTOUR

PREPARED FOR:
LZ Ventures
5603 Surrey Lane
Waunakee, WI 53597

PREPARED BY:
Vierbicher Associates, Inc.
By: Michael S. Marty
999 Fourier Drive,
Suite 201
Madison, WI 53717
(608) 821-3955
mmar@vierbicher.com

vierbicher
planners | engineers | advisors
REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fourier Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

Existing Conditions

510 Junction Road
City of Madison
Dane County, Wisconsin

REVISIONS		
NO.	DATE	REMARKS

REVISIONS		
NO.	DATE	REMARKS
1	9/25/15	Rev. SP
2	1/13/16	UDC Submittal

SCALE: AS SHOWN

DATE: 1/13/2016

DRAFTER: CGUY

CHECKED: JDOY

PROJECT NO. 150054

SHEET 1 OF 8

DWG. NO. C-1.0

©2015 Vierbicher Associates, Inc.

DEMOLITION PLAN LEGEND

- ASPHALT REMOVAL
- CONCRETE REMOVAL
- GRAVEL REMOVAL
- TREE REMOVAL
- SAWCUT
- UTILITY STRUCTURE REMOVAL
- UTILITY LINE REMOVAL
- EXISTING EASEMENT TO BE RELEASED

SURVEY LEGEND

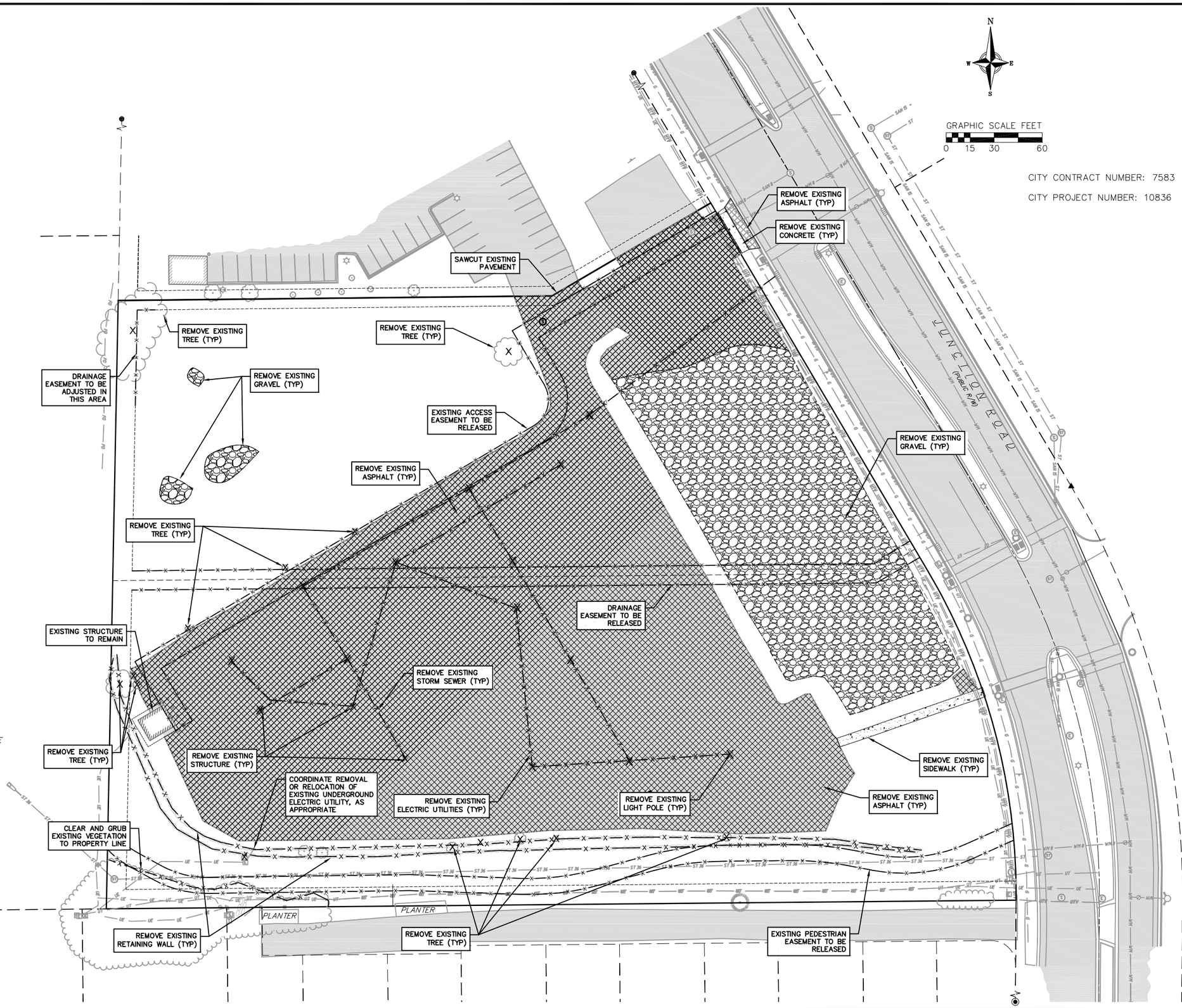
- FOUND P.K. NAIL
- FOUND 1 1/4" ø IRON ROD
- FOUND 3/4" ø IRON ROD

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING SIGN
- EXISTING CURB INLET
- EXISTING ENDWALL
- EXISTING FIELD INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING GAS VALVE
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
- EXISTING LIGHT POLE
- EXISTING TV PEDESTAL
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TRAFFIC SIGNAL
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING UNDERGROUND CABLE TV
- EXISTING FIBER OPTIC LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING RETAINING WALL
- EXISTING WOOD FENCE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING EDGE OF TREES
- EXISTING WATER MAIN
- 820 EXISTING MAJOR CONTOUR
- 818 EXISTING MINOR CONTOUR



vierbicher
planners | engineers | advisors
REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fourier Drive, Suite 201
Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

Demolition Plan

510 Junction Road
City of Madison
Dane County, Wisconsin

REVISIONS		
NO.	DATE	REMARKS

REVISIONS		
NO.	DATE	REMARKS
1	9/25/15	Rev. SP
2	1/13/16	UDC Submittal

SCALE
AS SHOWN

DATE
1/13/2016

DRAFTER
CGUY

CHECKED
JDOY

PROJECT NO.
150054

SHEET
2 OF 8

DWG. NO.
C-2.0

©2015 Vierbicher Associates, Inc.

GRADING LEGEND

820	EXISTING MAJOR CONTOURS
818	EXISTING MINOR CONTOURS
820	PROPOSED MAJOR CONTOURS
818	PROPOSED MINOR CONTOURS
	DITCH CENTERLINE
	RETAINING WALL
	DRAINAGE DIRECTION
2.92%	PROPOSED SLOPE ARROWS
1048.61	EXISTING SPOT ELEVATIONS
1048.61	PROPOSED SPOT ELEVATIONS

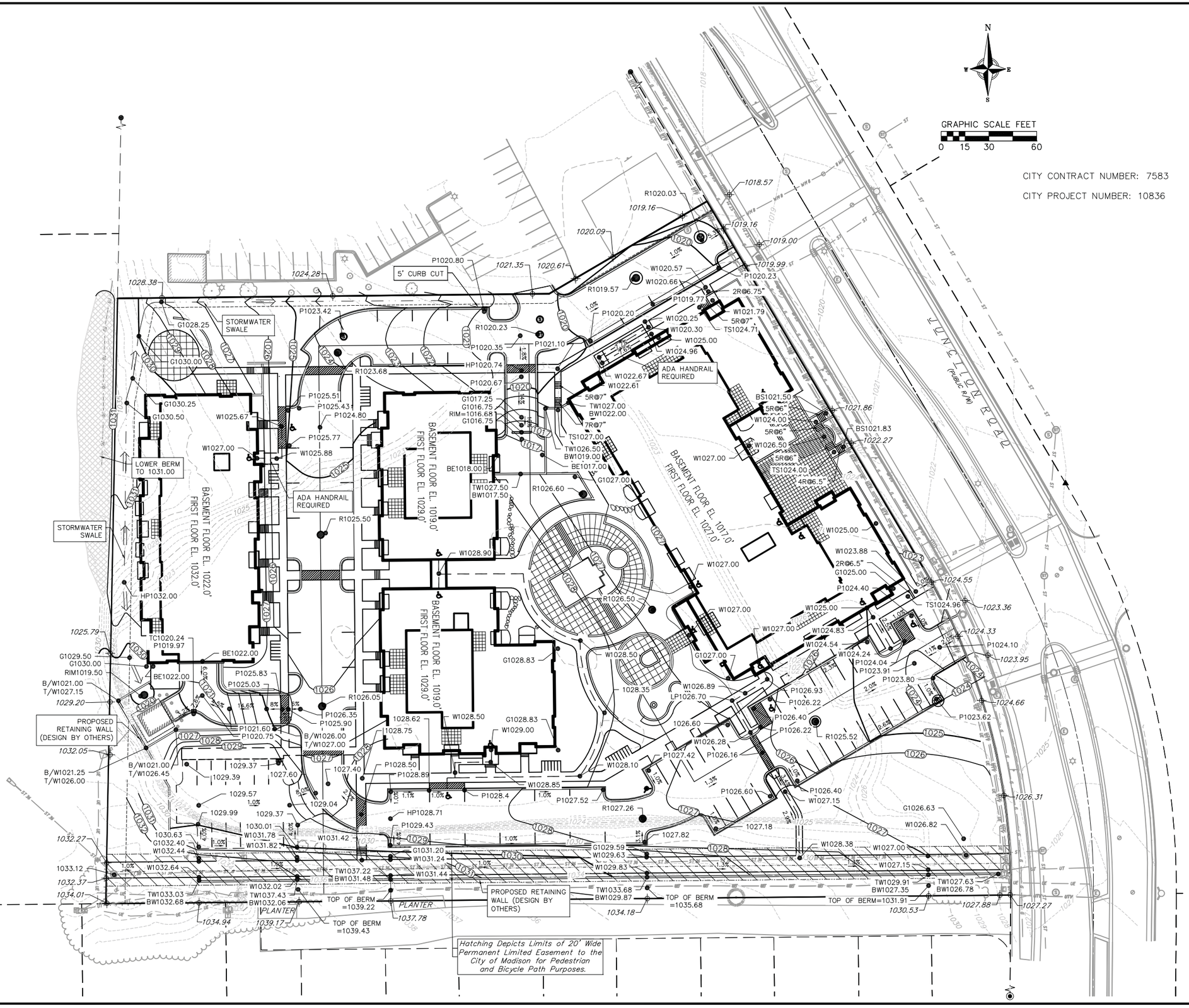
ABBREVIATIONS

FF – FIRST FLOOR ELEV
BE – BASEMENT ELEV
W – WALK
TW – TOP OF WALL
BW – BOTTOM OF WALL
TS – TOP OF STAIRS
BS – BOTTOM OF STAIRS
R – RIM
HP – HIGH POINT
LP – LOW POINT
G – GROUND SURFACE

NOTES:

SEE LANDSCAPE PLAN FOR DESIGN OF INTERIOR COURTYARD.

SEE SHEET C-6.0 FOR GENERAL NOTES AND CONSTRUCTION SEQUENCE.



vierbicher
planners | engineers | advisors
REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fourier Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

Grading Plan
510 Junction Road
City of Madison
Dane County, Wisconsin

REVISIONS

NO.	DATE	REMARKS
1	9/25/15	Rev. SIP
2	1/13/16	UDC Submittal

SCALE: AS SHOWN
DATE: 1/13/2016
DRAFTER: CGUY/JFEL
CHECKED: JDOY
PROJECT NO. 150054
SHEET 3 OF 8
DWG. NO. C-3.0

©2015 Vierbicher Associates, Inc.

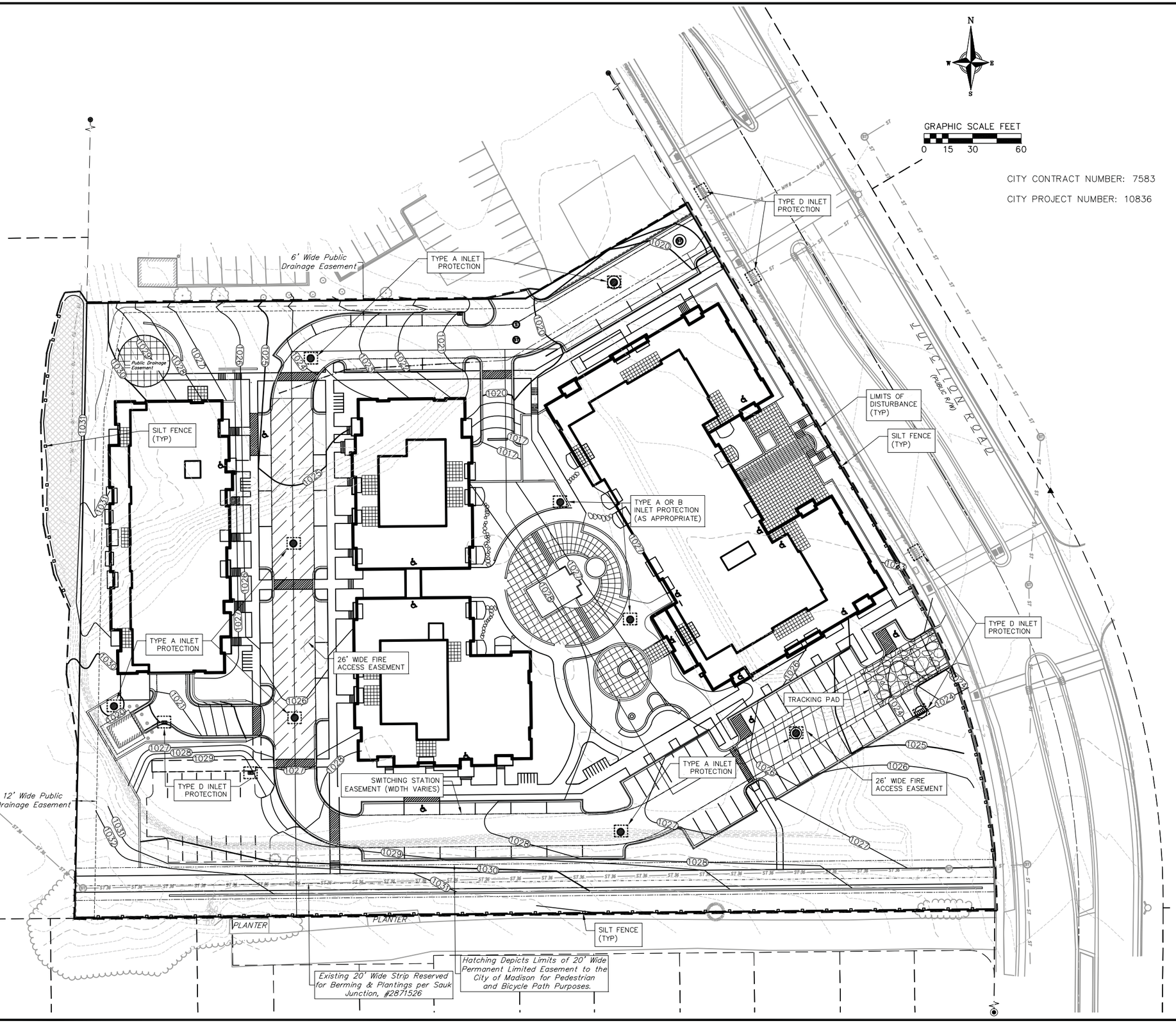
GRADING LEGEND

- 820 — EXISTING MAJOR CONTOURS
- 818 — EXISTING MINOR CONTOURS
- 820 — PROPOSED MAJOR CONTOURS
- 818 — PROPOSED MINOR CONTOURS
- DITCH CENTERLINE
- SILT FENCE
- DISTURBED LIMITS
- INLET PROTECTION
- TRACKING PAD

NOTES:

SEE LANDSCAPE PLAN FOR DESIGN OF INTERIOR COURTYARD.

SEE SHEET C-6.0 FOR EROSION CONTROL NOTES.



vierbicher
planners | engineers | advisors
REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fourier Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

Erosion Control Plan

510 Junction Road
City of Madison
Dane County, Wisconsin

REVISIONS		
NO.	DATE	REMARKS
1	9/25/15	Rev. SIP
2	1/13/16	UDC Submittal

REVISIONS		
NO.	DATE	REMARKS

SCALE
AS SHOWN

DATE
1/13/2016

DRAFTER
CGUY/JFEL

CHECKED
JDOY

PROJECT NO.
150054

SHEET
4 OF 8

DWG. NO.
C-4.0

13 Jan 2016 - 9:38a M:\LZ Ventures\150054_510 Junction Road\CADD\150054_Base.dwg by: cguy

©2015 Vierbicher Associates, Inc.

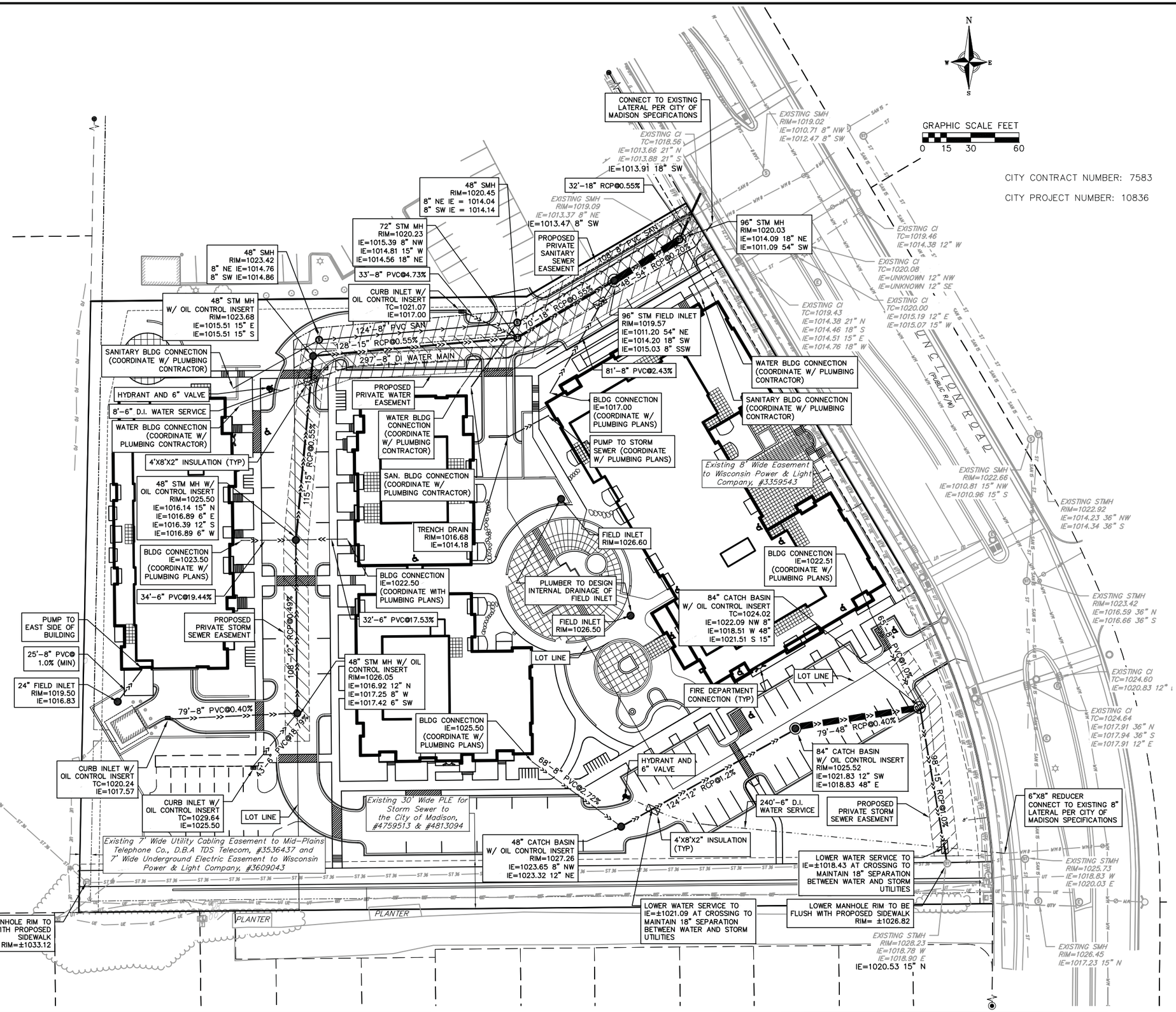
PROPOSED UTILITY LEGEND

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

NOTES:

SEE LANDSCAPE PLAN FOR DESIGN OF INTERIOR COURTYARD.

SEE SHEET C-6.0 FOR UTILITY NOTES.



vierbicher
planners | engineers | advisors
REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fourier Drive, Suite 201
Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

Utilities Plan

510 Junction Road
City of Madison
Dane County, Wisconsin

REVISIONS		
NO.	DATE	REMARKS

REVISIONS		
NO.	DATE	REMARKS
1	9/25/15	Rev. SP
2	1/13/16	UDC Submittal

SCALE
AS SHOWN

DATE
1/13/2016

DRAFTER
CGUY/JFEL

CHECKED
JDOY

PROJECT NO.
150054

SHEET
5 OF 8

DWG. NO.
C-5.0

©2015 Vierbicher Associates, Inc.

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. CONTRACTOR SHALL KEEP ALL STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
3. 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.
4. 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.
5. CONTRACTOR SHALL NOTIFY THE OWNER, ENGINEER AND THE CITY OF MADISON A MINIMUM OF 48 HOURS IN ADVANCE OF PERFORMING ANY WORK.
6. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
7. STORM AND SANITARY LATERAL SIZES/LOCATIONS WERE OBTAINED FROM CITY OF MADISON GIS DATA.

SITE CONSTRUCTION NOTES:

1. CONCRETE SIDEWALK TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
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. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.

UTILITY NOTES:

1. PRIVATE WATER MAIN AND SERVICES SHALL BE DUCTILE IRON (AWWA C-151, CLASS 52) OR APPROVED EQUAL MATERIAL THAT CONFORMS TO COMM 84.30(4)(d).
2. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 – SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO COMM 84.30(2)(c).
3. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER COMM 82.10(11)(h) AND COMM 82.40(8)(k).
4. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH COMM 82.40(8)(b.).
5. NO PERSON MAY ENGAGE IN WORK AT PLUMBING IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF COMMERCE PER S.145.06.
6. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE AND EXACT LOCATION OF PROPOSED SANITARY AND WATER LATERALS.
7. CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
8. PROPOSED UTILITY SERVICE LINES AS SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
10. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.
11. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
12. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
13. THE DEVELOPER SHALL INSTALL THE 3M™ ELECTRONIC MARKER SYSTEM (EMS) 4" EXTENDED RANGE 5' BALL MARKERS-WASTEWATER (MODEL #1404-XR) FOR EACH SANITARY AND STORM SEWER LATERALS. THE CITY SHALL SUPPLY ALL THE REQUIRED MARKERS TO THE DEVELOPER OR ITS CONTRACTOR (GENERALLY REQUIRES 2 PER LATERAL) AND THE CONTRACTOR SHALL INSTALL THEM PER THE MANUFACTURER'S REQUIREMENTS OR AS DIRECTED BY THE CITY ENGINEER.
14. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
15. 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.
17. 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.
18. UTILITY CONTRACTOR SHALL OBTAIN A CONNECTION PERMIT AND EXCAVATION PERMIT PRIOR TO COMMENCING STORM SEWER 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 ½" TO 1-½" 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 SILT FENCE AND TRACKING PAD
2. STRIP TOPSOIL-DETENTION BASINS
3. ROUGH GRADE DETENTION BASINS
4. SEED DETENTION BASINS
5. STRIP TOPSOIL-STREETS & LOTS.
6. ROUGH GRADE STREETS & LOTS
7. SEED LOT AREAS AND INSTALL DRIVE-OVER VELOCITY CHECKS
8. CONSTRUCT UNDERGROUND UTILITIES
9. INSTALL INLET PROTECTION
10. CONSTRUCT ROADS (STONE BASE, CURB & GUTTER, AND SIDEWALK). REMOVE DRIVE-OVER VELOCITY CHECKS WHEN BASE COURSE IS PLACED
11. RESTORE TERRACES
12. REMOVE TRACKING PAD, SILT FENCE AND DIVERSION BERM MEASURES AFTER DISTURBED AREAS ARE RESTORED

EROSION CONTROL NOTES:

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-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.

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. 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 (NOTE: ADD SEEDING RATE STANDARD OF DETAIL BLOCK TO PLAN) UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN OR THE DETENTION BASIN DETAIL SHEET.

12. TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH. LOTS SHALL BE RESTORED WITH 6" TOPSOIL, TEMPORARY SEED, FERTILIZER AND MULCH.

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 (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.

16. 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.

17. 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.

18. 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.

19. INSTALL MINIMUM 6'-7' WIDE EROSION MAT ALONG THE BACK OF CURB AFTER TOPSOIL HAS BEEN PLACED IN THE TERRACE IF THIS AREA WILL NOT BE SEEDED AND MULCHED WITHIN 48 HOURS OF PLACING TOPSOIL.

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. 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.

23. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY DANE COUNTY LAND CONSERVATION OR PERMITTING MUNICIPALITY.

24. THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

CITY CONTRACT NUMBER: 7583

CITY PROJECT NUMBER: 10836

vierbicher
planners | engineers | advisors
REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fourier Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

Construction Notes

510 Junction Road
City of Madison
Dane County, Wisconsin

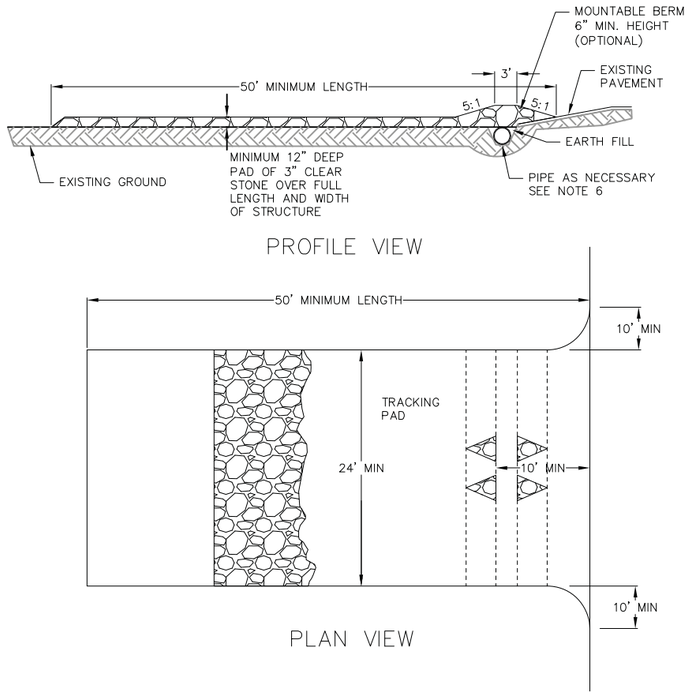
REVISIONS		
NO.	DATE	REMARKS

REVISIONS		
NO.	DATE	REMARKS
1	9/25/15	Rev. SIP
2	1/13/16	UDC Submittal

SCALE: AS SHOWN
DATE: 1/13/2016
DRAFTER: CGUY
CHECKED: JDOY
PROJECT NO.: 150054
SHEET: 6 OF 8
DWG. NO.: C-6.0

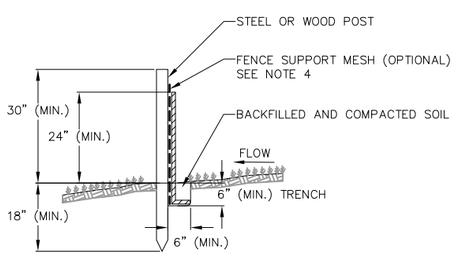
12 Jan 2016 - 6:10p M:\LZ Ventures\150054_510 Junction Road\CADD\150054_Base.dwg by: cguy

©2015 Vierbicher Associates, Inc.



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

1/6 TRACKING PAD
NOT TO SCALE

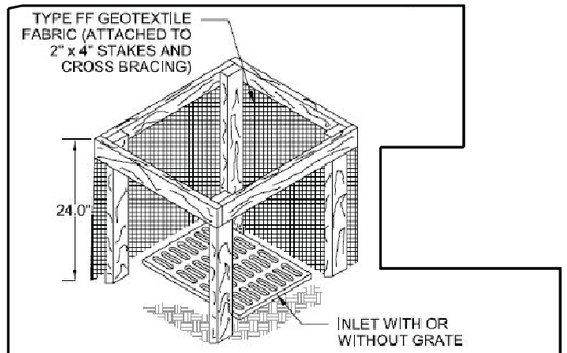


NOTES:

1. INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
2. CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
3. POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)

   POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
4. SILT FENCE SUPPORT MESH CONSISTS OF 14-GAUGE STEEL WIRE WITH A MESH SPACING OF 6 IN. X 6 IN. OR PREFABRICATED POLYMERIC MESH OF EQUIVALENT STRENGTH

2/7 SILT FENCE
NOT TO SCALE

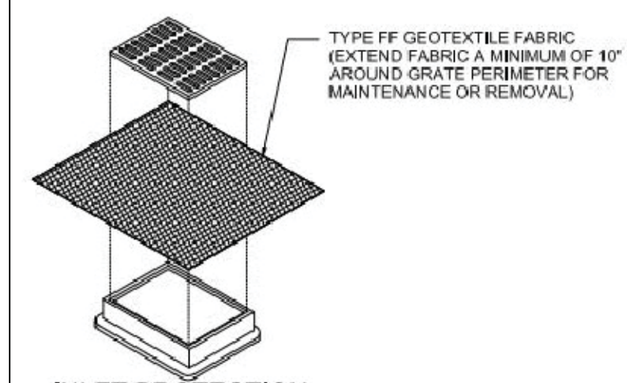


INLET PROTECTION
TYPE A

NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK, AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG, FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" x 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

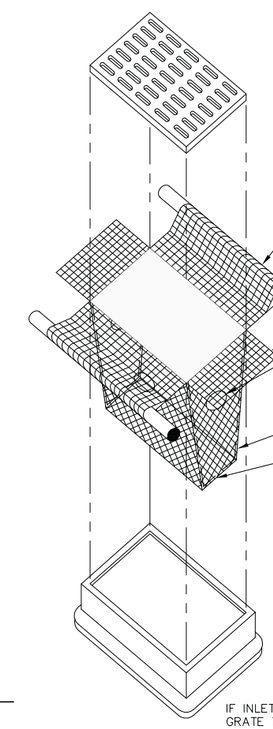
3/7 TYPE A INLET PROTECTION
NOT TO SCALE



INLET PROTECTION
TYPE B
WITHOUT CURB BOX

INLET PROTECTION SHALL BE INSTALLED PER WISCONSIN DNR TECH MEMO 1060 STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES FOR OPERATION AND MAINTENANCE NOTES

4/7 TYPE B INLET PROTECTION
NOT TO SCALE



BAG TO BE CONSTRUCTED USING GEOTEXTILE FABRIC, WisDOT TYPE FF.

DIMENSIONS OF TOP OPENING OF BAG TO MATCH INLET GRATE.

FRONT, BACK AND BOTTOM PANEL TO BE MADE FROM SINGLE PIECE OF FABRIC (NO SEAMS).

FLAP POCKET TO BE FITTED WITH REBAR OR STEEL ROD FOR REMOVAL. IF USED WITH CURB BOX, FLAP POCKETS TO BE FITTED WITH WOOD 2" x 4", EXTENDED 10" BEYOND GRATE WIDTH AND SECURED TO GRATE WITH TIES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

4" x 6" OVAL HOLE CUT INTO ALL FOUR SIDE PANELS. HOLES TO BE POSITIONED MIN. 8" BELOW INLET GRATE AND MIN. 12" ABOVE BOTTOM PANEL.

DOUBLE STITCHED SEAMS AROUND SIDE PANELS AND AT FLAP POCKETS.

BOTTOM DIMENSION = 12"

INSTALLED BAD SHALL HAVE A MIN. SIDE CLEARANCE OF 3" FROM THE INLET WALLS, MEASURED AT THE HOLES. IF NECESSARY, CONTRACTOR SHALL CINCH THE BAG (MAX. 4" FROM BAG BOTTOM) TO ACHIEVE CLEARANCE.

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, ANY TRAPPED MATERIAL THAT FALLS INTO THE INLET SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.

IF INLET DEPTH FROM TOP OF GRATE TO BOTTOM OF INLET IS LESS THAN 30", CONTRACTOR SHALL SUBSTITUTE WisDOT TYPE C INLET PROTECTION.

5/7 INLET PROTECTION TYPE D
NOT TO SCALE

CITY CONTRACT NUMBER: 7583

CITY PROJECT NUMBER: 10836

vierbicher
planners | engineers | advisors
REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fourier Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 826-3532 Fax: (608) 826-0530

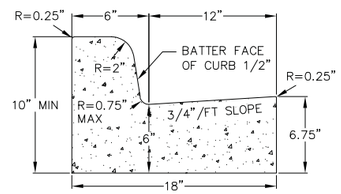
Erosion Control Details
510 Junction Road
City of Madison
Dane County, Wisconsin

REVISIONS		
NO.	DATE	REMARKS

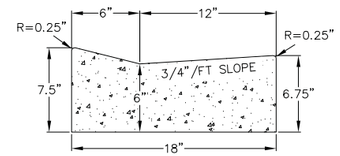
REVISIONS		
NO.	DATE	REMARKS
1	9/23/15	Rev. SP
2	1/13/16	UDC Submittal

SCALE: AS SHOWN
DATE: 1/13/2016
DRAFTER: CGUY
CHECKED: JDOY
PROJECT NO. 150054
SHEET 7 OF 8
DWG. NO. C-7.0

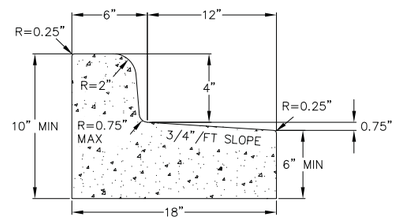
©2015 Vierbicher Associates, Inc.



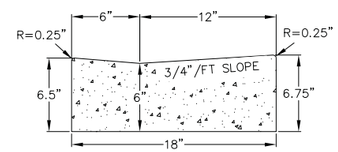
CURB AND GUTTER
CROSS SECTION



DRIVEWAY GUTTER
CROSS SECTION

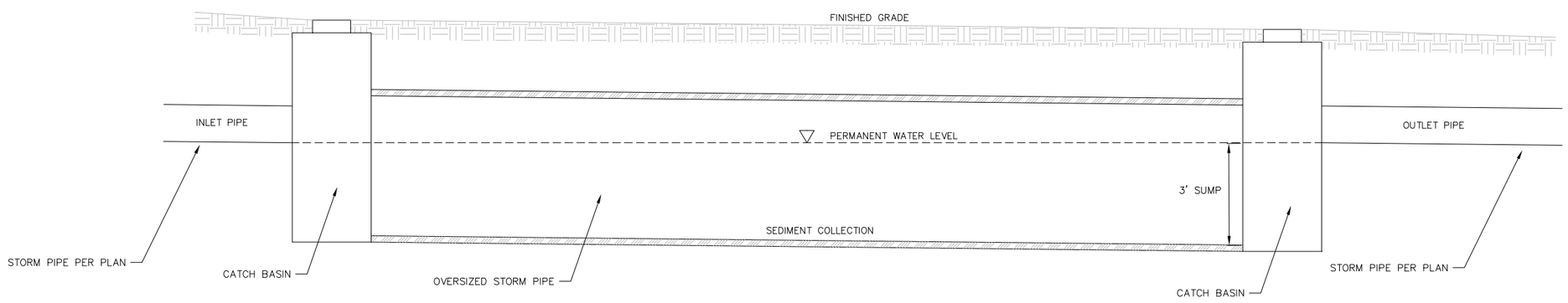


CURB AND GUTTER
REJECT SECTION



HANDICAP RAMP
GUTTER CROSS SECTION

1/8 18" CONCRETE CURB AND GUTTER
NOT TO SCALE



2/8 UNDERGROUND STORMWATER FACILITY DETAIL
NOT TO SCALE

CITY CONTRACT NUMBER: 7583

CITY PROJECT NUMBER: 10836

vierbicher
planners | engineers | advisors
REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fourier Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

Construction Details
510 Junction Road
City of Madison
Dane County, Wisconsin

REVISIONS		
NO.	DATE	REMARKS
1	9/25/15	Rev. SIP
2	1/13/16	UDC Submittal

REVISIONS		
NO.	DATE	REMARKS

SCALE
AS SHOWN

DATE
1/13/2016

DRAFTER
CGUY

CHECKED
JDOY

PROJECT NO.
150054

SHEET
8 OF 8

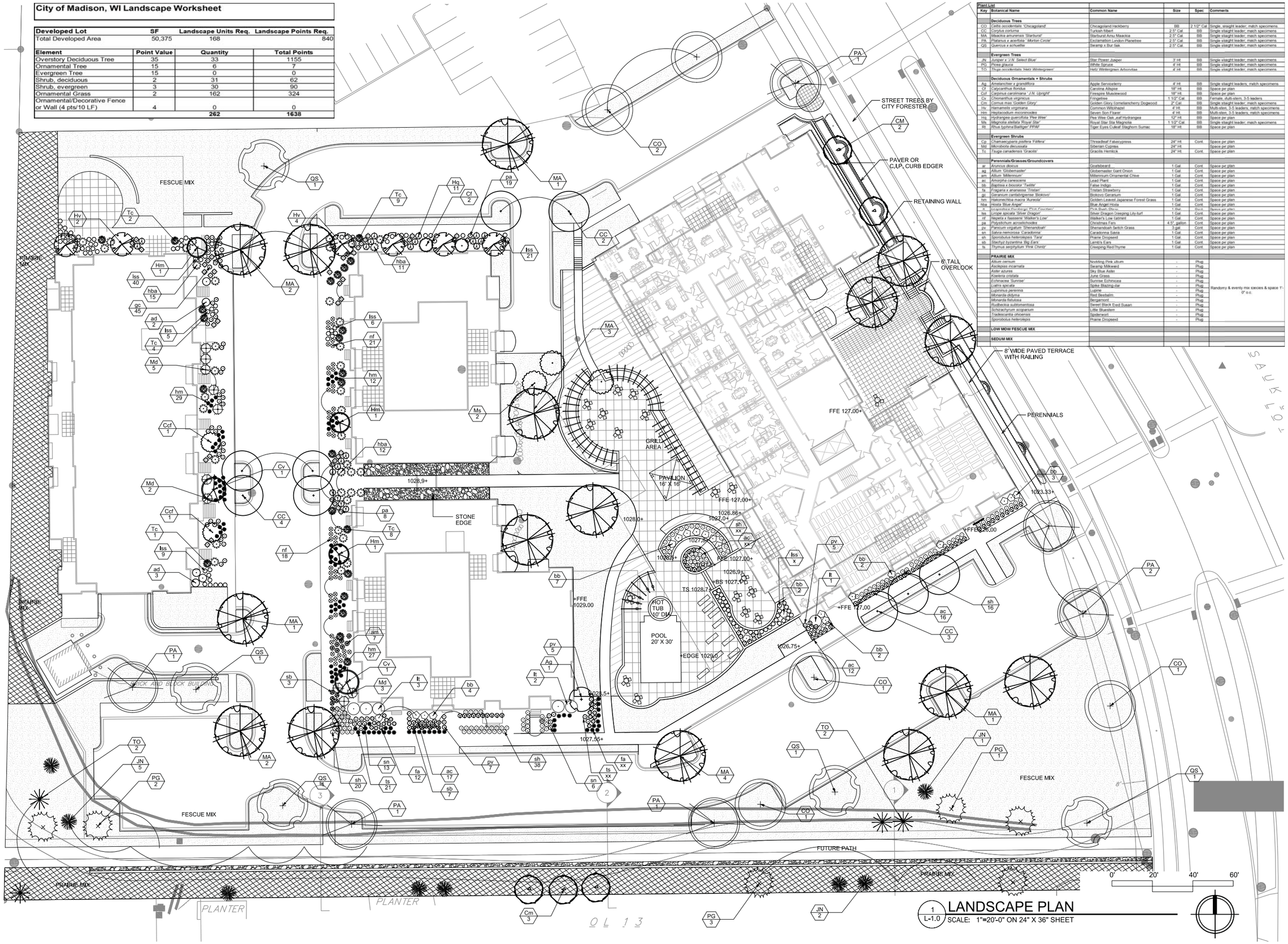
DWG. NO.
C-8.0

12 Jan 2016 - 6:02p M:\LZ Ventures\150054_510 Junction Road\CADD\150054_Base.dwg by: cguy

City of Madison, WI Landscape Worksheet

Developed Lot	SF	Landscape Units Req.	Landscape Points Req.
Total Developed Area	50,375	168	840

Element	Point Value	Quantity	Total Points
Overstory Deciduous Tree	35	33	1155
Ornamental Tree	15	6	7
Evergreen Tree	15	0	0
Shrub, deciduous	2	31	62
Shrub, evergreen	3	30	90
Ornamental Grass	2	162	324
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	0	0
		262	1638



1 L-1.0 LANDSCAPE PLAN
SCALE: 1"=20'-0" ON 24" X 36" SHEET

Plant List

Key	Botanical Name	Common Name	Size	Spec	Comments
	Deciduous Trees				
CO	*Celtis occidentalis 'Chicagoland'*	Chicagoland Hackberry	BB	2 1/2" Cal	Single, straight leader; match specimens.
CC	*Corylus colurna*	Turkish filbert	2.5" Cal	BB	Single staight leader; match specimens
MA	*Maackia amurensis 'Starburst'*	Starburst Amu Maackia	2.5" Cal	BB	Single staight leader; match specimens
PA	*Platanus x acerifolia ' Morton Circle'*	Exclamation London Planetree	2.5" Cal	BB	Single staight leader; match specimens
QS	*Quercus x schuettei*	Swamp x Bur Oak	2.5" Cal	BB	Single staight leader; match specimens
	Evergreen Trees				
JN	*Juniper x J.N. 'Select Blue'*	Star Power Juiper	3' Ht	BB	Single staight leader; match specimens
PG	*Picea glauca*	White Spruce	4' Ht	BB	Single staight leader; match specimens
TO	*Thuja occidentalis 'Hetz Wintergreen'*	Hetz Wintergreen Arborvitae	4' Ht	BB	Single staight leader; match specimens
	Deciduous Ornamentals + Shrubs				
Ag	*Amelanchier x grandiflora*	Apple Serviceberry	4' Ht	BB	Single staight leaders, match specimens
Cf	*Calycanthus floridus*	Carolina Allspice	18" Ht	BB	Space per plan
Ccf	*Carpinus caroliniana / J.N. Upright'*	Firespire Musclewood	18" Ht	BB	Space per plan
Cv	*Chionanthus virginicus*	Fringetree	1 1/2" Cal	BB	Female, Multi-stem, 3-5 leaders
Cm	*Cornus mas 'Golden Glory'*	Golden Glory Corneliancherry Dogwood	2" Cal	BB	Single staight leader; match specimens
Hv	*Hamamelis virginiana*	Common Witchhazel	4' Ht.	BB	Multi-stem, 3-5 leaders, match specimens
Hm	*Hepitacodium miconinoides*	Seven Son Flower	4' Ht.	BB	Multi-stem, 3-5 leaders, match specimens
Hq	*Hydrangea quercifolia 'Pee Wee'*	Pee Wee Oak ,eaf Hydrangea	12" Ht.	BB	Space per plan
Ms	*Magnolia stellata 'Royal Star'*	Royal Star Star Magnolia	1 1/2" Cal	BB	Single staight leader; match specimens
Rt	*Rhus typhina'Bailtiger' PPAF*	Tiger Eyes Cutleaf Staghorn Sumac	18" Ht.	BB	Space per plan
	Evergreen Shrubs				
Cp	*Chamaecyparis pisifera 'Filifera'*	Threadleaf Falsecypress	24" Ht.	Cont.	Space per plan
Md	*Microbiota decussata*	Siberian Cypress	24" Ht.		Space per plan
Tc	*Tsuga canadensis 'Gracilis'*	Gracilis Hemlock	24" Ht.	Cont.	Space per plan
	Perennials/Grasses/Groundcovers				
ar	*Aruncus dioicus*	Goatsbeard	1 Gal.	Cont.	Space per plan
ag	*Allium 'Globemaster'*	Globemaster Giant Onion	1 Gal.	Cont.	Space per plan
am	*Allium 'Millennium'*	Millennium Ornamental Chive	1 Gal.	Cont.	Space per plan
ac	*Amorpha canescens*	Lead Plant	1 Gal.	Cont.	Space per plan
bb	*Baptisia x bocolor 'Twilite'*	False Indigo	1 Gal.	Cont.	Space per plan
fa	*Fragaria x ananassa 'Tristan'*	Tristan Strawberry	1 Gal.	Cont.	Space per plan
gc	*Geranium cantabrigiense 'Biokovo'*	Biokovo Geranium	1 Gal.	Cont.	Space per plan
hm	*Hakonechloa macra 'Aureola'*	Golden Leaved Japanese Forest Grass	1 Gal.	Cont.	Space per plan
hba	*Hosta 'Blue Angel'*	Blue Angel Hosta	1 Gal.	Cont.	Space per plan
k	*Kniphofia Pfitzerage 'Pink Fountain'*	Pink Poker Flower	1 Gal.	Cont.	Space per plan
lss	*Liriope spicata 'Silver Dragon'*	Silver Dragon Creeping Lily-turf	1 Gal.	Cont.	Space per plan
nf	*Nepeta x faassenii 'Walker's Low'*	Walker's Low Catmint	1 Gal.	Cont.	Space per plan
pa	*Polystichum acrostichoides*	Christmas Fern	4.5", gallon	Cont.	Space per plan
pv	*Panicum virgatum 'Shenandoah'*	Shenandoah Switch Grass	3 gal.	Cont.	Space per plan
sn	*Salvia nemorosa 'Caradonna'*	Caradonna Salvia	1 Gal.	Cont.	Space per plan
sh	*Sporobulus heterolepis 'Tara'*	Prairie Dropseed	1 Gal.	Cont.	Space per plan
sb	*Stachys byzantina 'Big Ears'*	Lamb's Ears	1 Gal.	Cont.	Space per plan
ts	*Thymus serphyllum 'Pink Chintz'*	Creeping Red Thyme	1 Gal.	Cont.	Space per plan
	PRAIRIE MIX				
	Allium cernuum	Nodding Pink allium	-	Plug	Randomy & evenly mix species & space 1'-0" o.c.
	Asclepias incarnata	Swamp Milkweed	-	Plug	
	Aster azureus	Sky Blue Aster	-	Plug	
	Koeleteria cristata	June Grass	-	Plug	
	Echinacea 'Sunrise'	Sunrise Echinacea	-	Plug	
	Liatris spicata	Spike Blazing star	-	Plug	
	Lupinnus perennis	Lupine	-	Plug	
	Monarda didyma	Red Beebalm	-	Plug	
	Monarda fistulosa	Bergamont	-	Plug	
	Rudbeckia subtomentosa	Sweet Black Eyed Susan	-	Plug	
	Schizachyrum scoparium	Little Bluestem	-	Plug	
	Tradescantia ohiensis	Spiderwort	-	Plug	
	Sporobolus heterolepis	Prairie Dropseed	-	Plug	
	LOW MOW FESCUE MIX				
	SEDUM MIX				

knothe • bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Suite 201
Middleton, WI 53562

CONSULTANT

KEN SAIKI DESIGN INC
LANDSCAPE CONSULTANTS
303 S. PATERSON
SUITE ONE
MADISON, WI 53703
Phone: 608 251-3600
fax: 608 251-8330
www.ksd-la.com

REVISIONS

July 22, 2015
August 5, 2015
September 8, 2015
September 15, 2015
September 25, 2015
January 13, 2016

PROJECT TITLE

Junction Road

SHEET TITLE

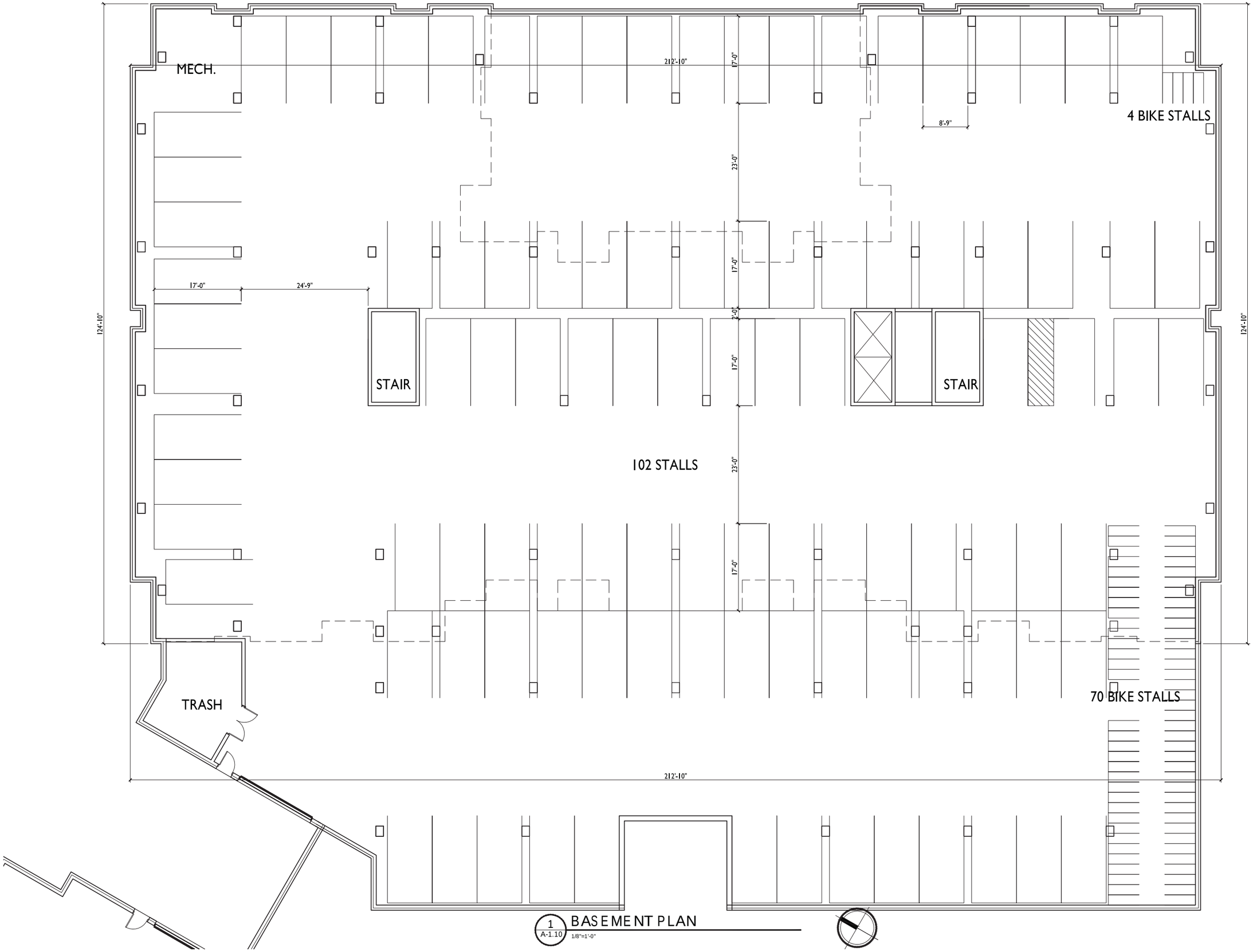
OVERALL LANDSCAPE PLAN

SHEET NUMBER

L-1.0

PROJECT NO.

© 2013 Knothe & Bruce Architects



1 A-1.10 BASEMENT PLAN

1/8"=1'-0"

knothe • bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED

Issued for Land Use - August 5, 2015
Revised SIP - September 25, 2015

PROJECT TITLE

518-542 Junction Rd.

Madison, WI

SHEET TITLE

Floor Plans

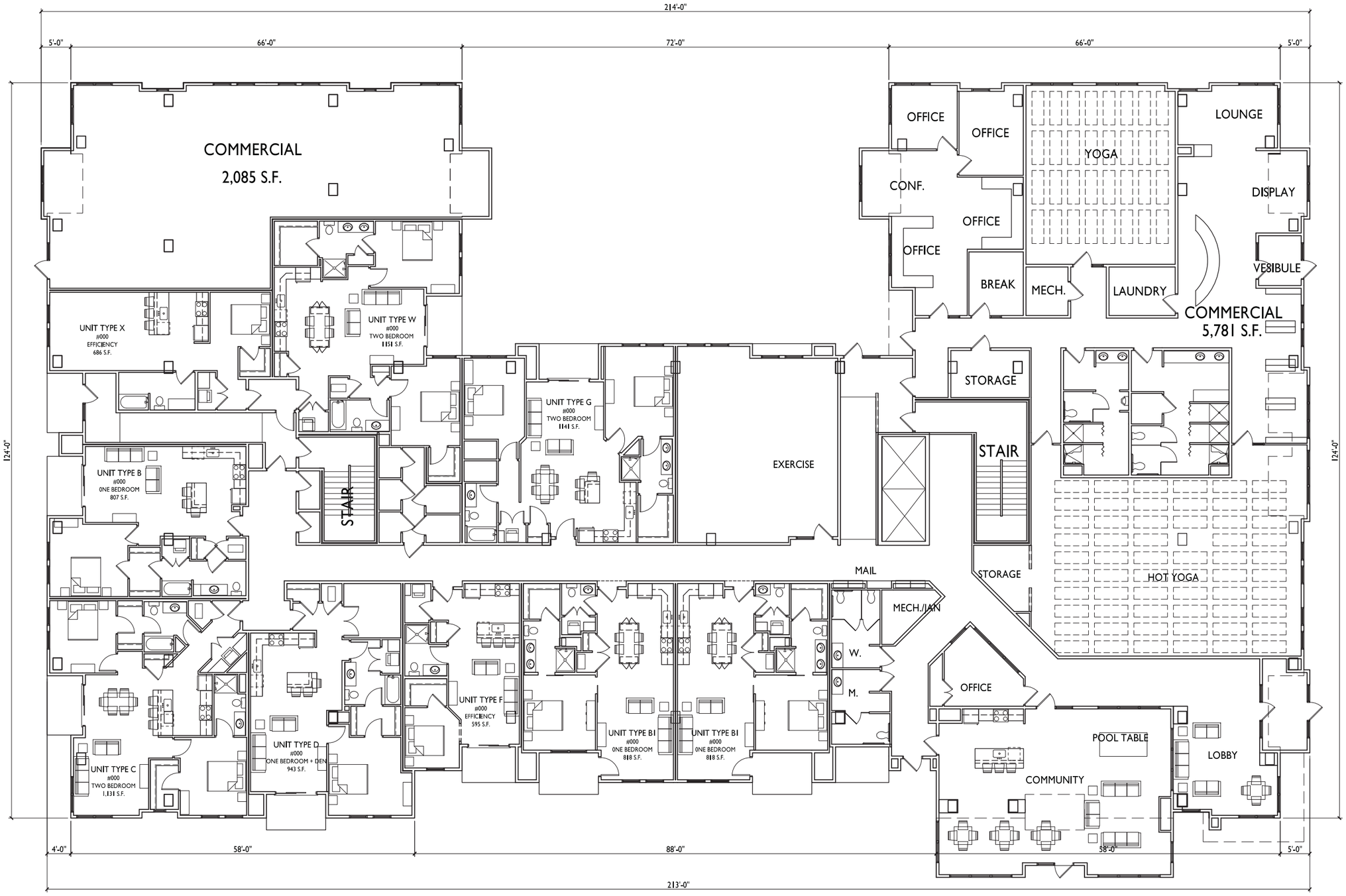
BUILDING #1

SHEET NUMBER

A-1.1

PROJECT NO. 1504

© 2013 Knothe & Bruce Architects, LLC



UNIT MIX:

EFFICIENCY	- 10
ONE BEDROOM	- 9
ONE BED. (1.5 BATH)	- 21
ONE BED. + DEN	- 11
TWO BEDROOM	- 27
TWO BED. (2.5 BATH)	- 2

1 / A-1.10 FIRST FLOOR PLAN

1/8"=1'-0"

knothe • bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Issued for Land Use - August 5, 2015
Revised SIP - September 25, 2015

PROJECT TITLE
518-542 Junction Rd.

Madison, WI

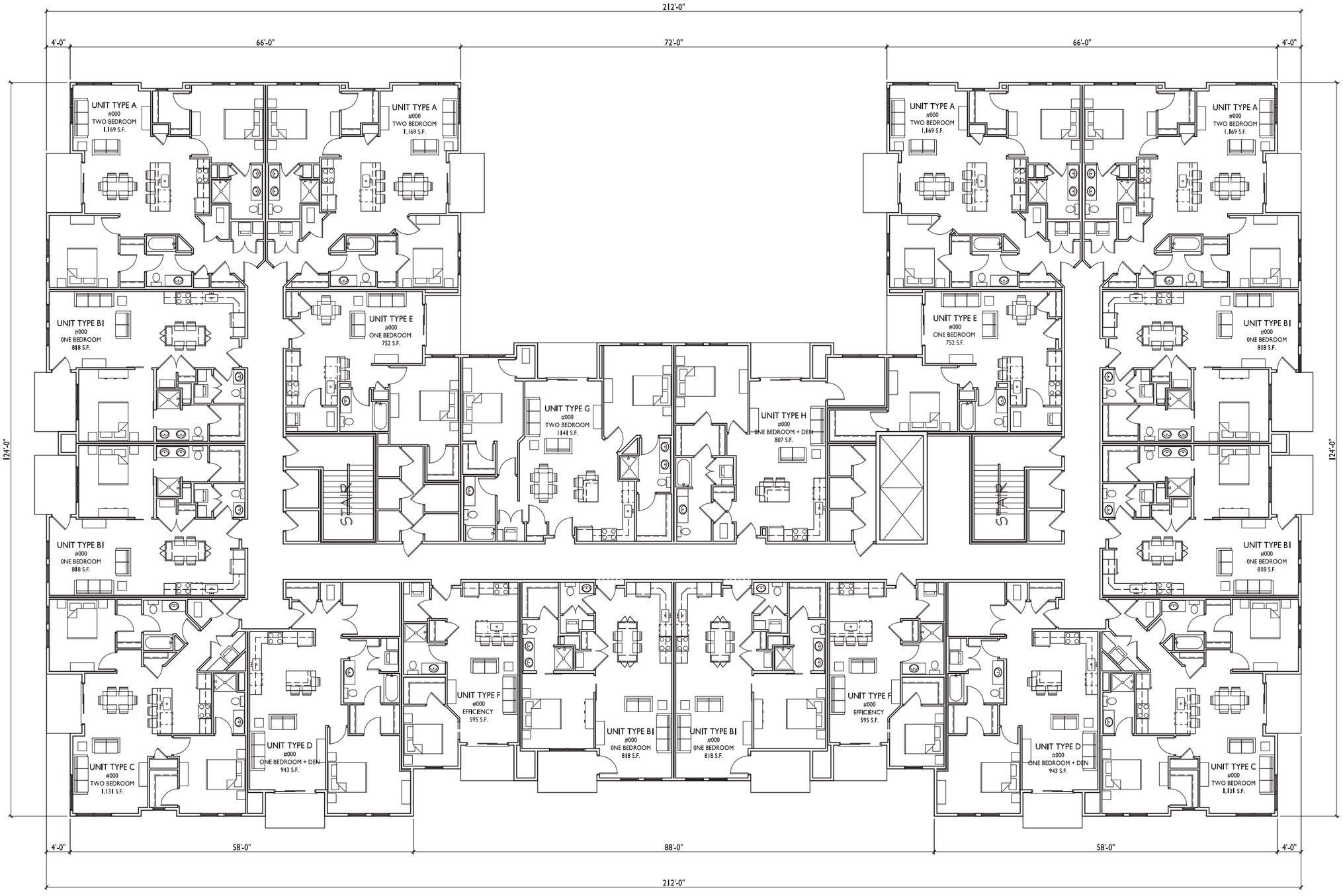
SHEET TITLE
Floor Plans

BUILDING #1

SHEET NUMBER
A-1.2

PROJECT NO. 1504

© 2013 Knothe & Bruce Architects, LLC



1 A-1.10 SECOND-FOURTH FLOOR PLAN

1/8"=1'-0"

knothe • bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED

Issued for Land Use - August 5, 2015
Revised SIP - September 25, 2015

PROJECT TITLE

518-542 Junction Rd.

Madison, WI

SHEET TITLE

Floor Plans

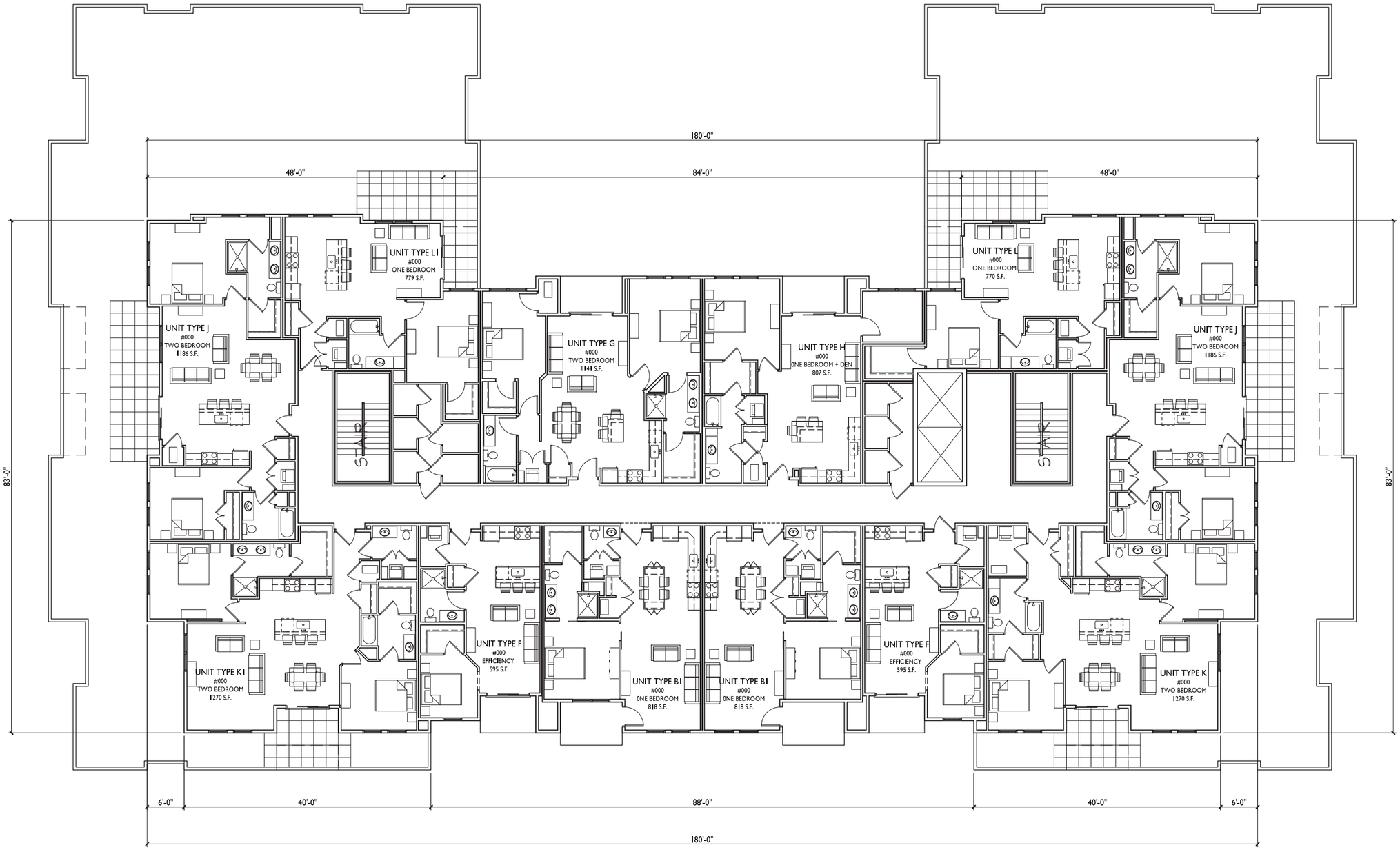
BUILDING #1

SHEET NUMBER

A-1.3

PROJECT NO. 1504

© 2013 Knothe & Bruce Architects, LLC



1 A-1.10 FIFTH FLOOR PLAN

1/8"=1'-0"

knothe • bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Issued for Land Use - August 5, 2015
Revised SIP - September 25, 2015

PROJECT TITLE
518-542 Junction Rd.

Madison, WI

SHEET TITLE
Floor Plans

BUILDING #1

SHEET NUMBER
A-1.4

PROJECT NO. 1504

© 2013 Knothe & Bruce Architects, LLC

1 A-1.5 WEST ELEVATION
1/8"=1'-0"

2 A-1.5 EAST ELEVATION
1/8"=1'-0"

knothe • bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Issued for Land Use - August 5, 2015

PROJECT TITLE
518-542 Junction Rd.

Madison, WI

SHEET TITLE
Exterior Elevations

BUILDING #1

SHEET NUMBER
A-1.5

PROJECT NO. 1504

© 2013 Knothe & Bruce Architects, LLC

1 A-1.6 NORTH ELEVATION
1/8"=1'-0"

2 A-1.6 SOUTH ELEVATION
1/8"=1'-0"

EXTERIOR MATERIAL SCHEDULE

BUILDING MATERIAL	MATERIAL	MANUFACTURER	COLOR
HORIZONTAL SIDING	COMPOSITE	HARDIE	AUTUMN TAN
METAL PANEL	COMPOSITE	ALPOLIC	METALLIC CMX CHAMPAGNE
WINDOWS	VINYL OR COMPOSITE	VISIONS	TAN
RAILING	ALUMINUM	SUPERIOR	SILVER
CAST STONE	CORDOVA STONE	NORTHFIELD BLOCK COMPANY	BUFF TEXTUREFACE
MORTAR	MORTAR	QUIKRETE	COLORED MORTAR - TBD - VERIFY W/ ARCHITECT
BRICK	KING BRICK	INTERSTATE BRICK	ALMOND
MORTAR	MORTAR	QUIKRETE	COLORED MORTAR - TBD - VERIFY W/ ARCHITECT
PRECAST BANDS, SILLS, HEADS	CORDOVA STONE	NORTHFIELD BLOCK COMPANY	BUFF SMOOTHFACE
DECK	ALUMINUM	TBD	GRAY
EIFS PANELS	EIFS	TBD	SAND

knothe • bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Issued for Land Use - August 5, 2015

PROJECT TITLE
518-542 Junction Rd.

Madison, WI

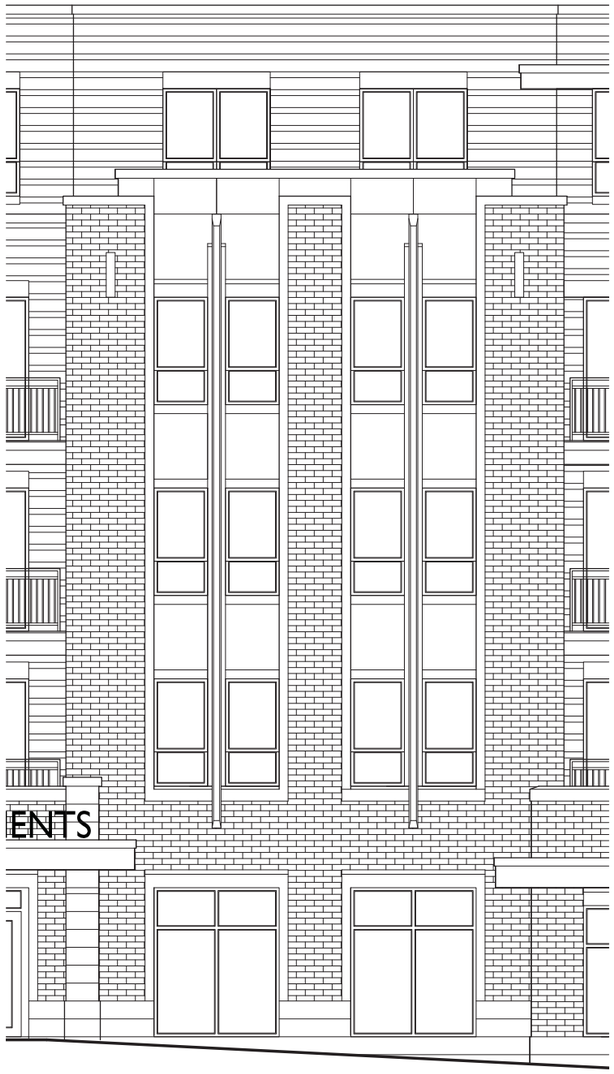
SHEET TITLE
Exterior Elevations

BUILDING #1

SHEET NUMBER
A-1.6

PROJECT NO. 1504

© 2013 Knothe & Bruce Architects, LLC



1 A-1.7 BUILDING ENTRY ELEVATION
1/4"=1'-0"

2 A-1.7 BUILDING ENTRY ELEVATION
1/4"=1'-0"

3 A-1.7 BUILDING ENTRY ELEVATION
1/4"=1'-0"

knothe • bruce
ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Issued for Land Use - August 5, 2015

PROJECT TITLE
518-542 Junction Rd.

Madison, WI

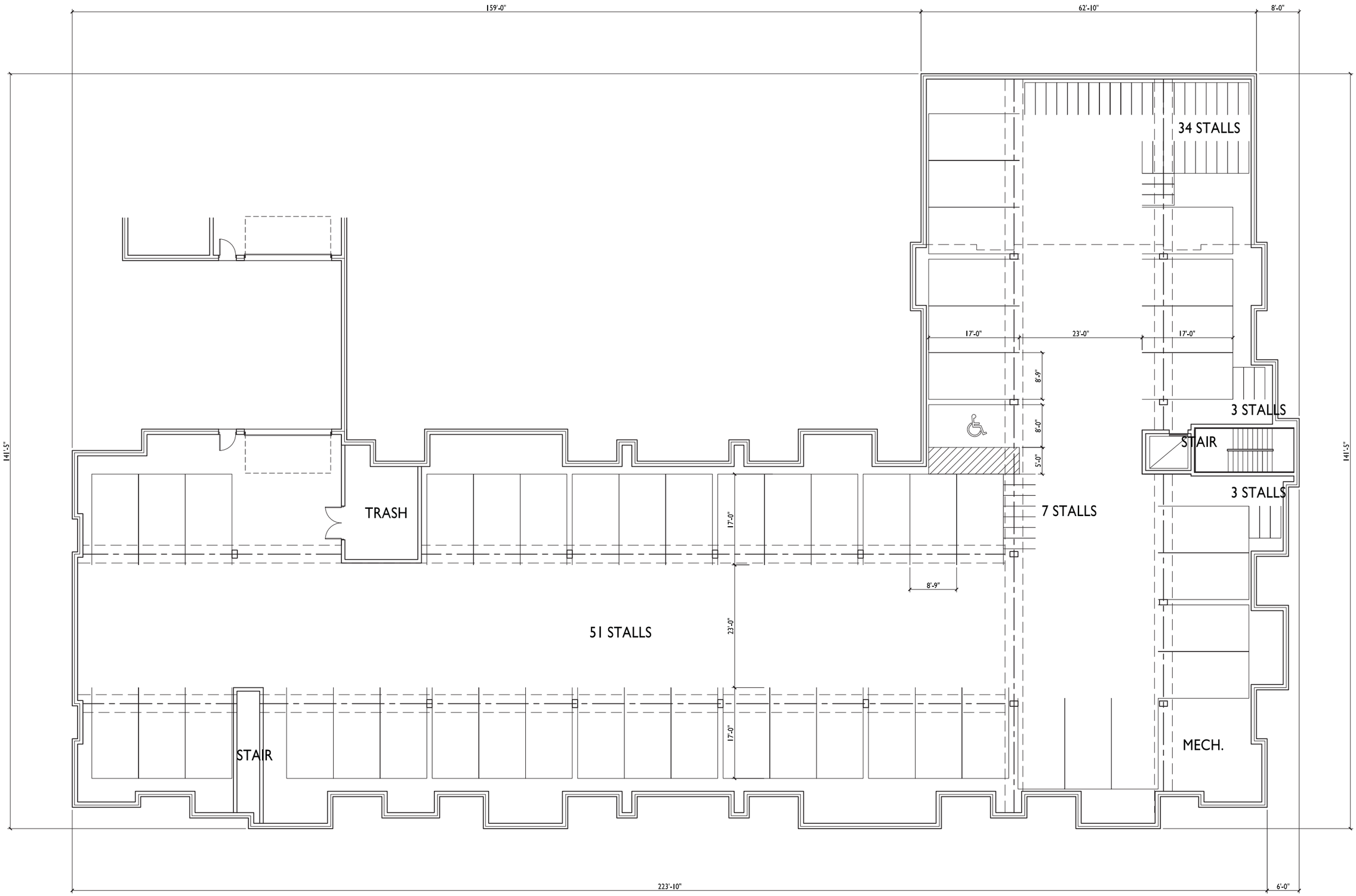
SHEET TITLE
Exterior Elevations

BUILDING #1

SHEET NUMBER
A-1.7

PROJECT NO. 1504

© 2013 Knothe & Bruce Architects, LLC



1 A-1.10 BASEMENT PLAN
1/8"=1'-0"

knothe • bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Issued for Land Use - August 5, 2015
Revised SIP - September 25, 2015

PROJECT TITLE
518-542 Junction Rd.

Madison, WI

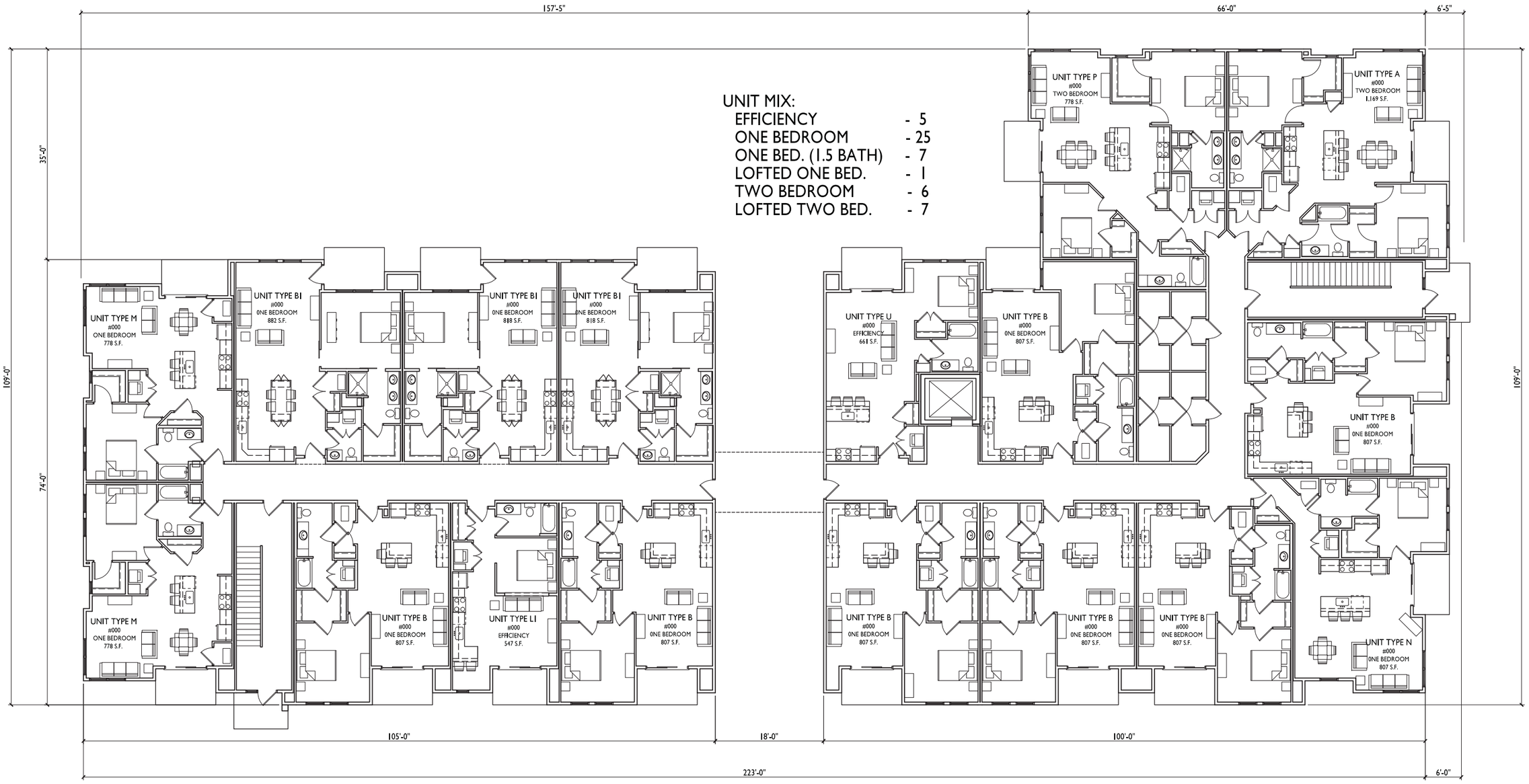
SHEET TITLE
Floor Plans

BUILDING #2

SHEET NUMBER
A-2.0

PROJECT NO. 1504

© 2013 Knothe & Bruce Architects, LLC



1 / A-1.10 FIRST FLOOR PLAN

1/8"=1'-0"

knothe • bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED

Issued for Land Use - August 5, 2015
Revised SIP - September 25, 2015

PROJECT TITLE

518-542 Junction Rd.

Madison, WI

SHEET TITLE

Floor Plans

BUILDING #2

SHEET NUMBER

A-2.1

PROJECT NO. 1504

© 2013 Knothe & Bruce Architects, LLC

1 A-1.10 SECOND FLOOR PLAN

1/8"=1'-0"

knothe • bruce
ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Issued for Land Use - August 5, 2015
Revised SIP - September 25, 2015

PROJECT TITLE
518-542 Junction Rd.

Madison, WI

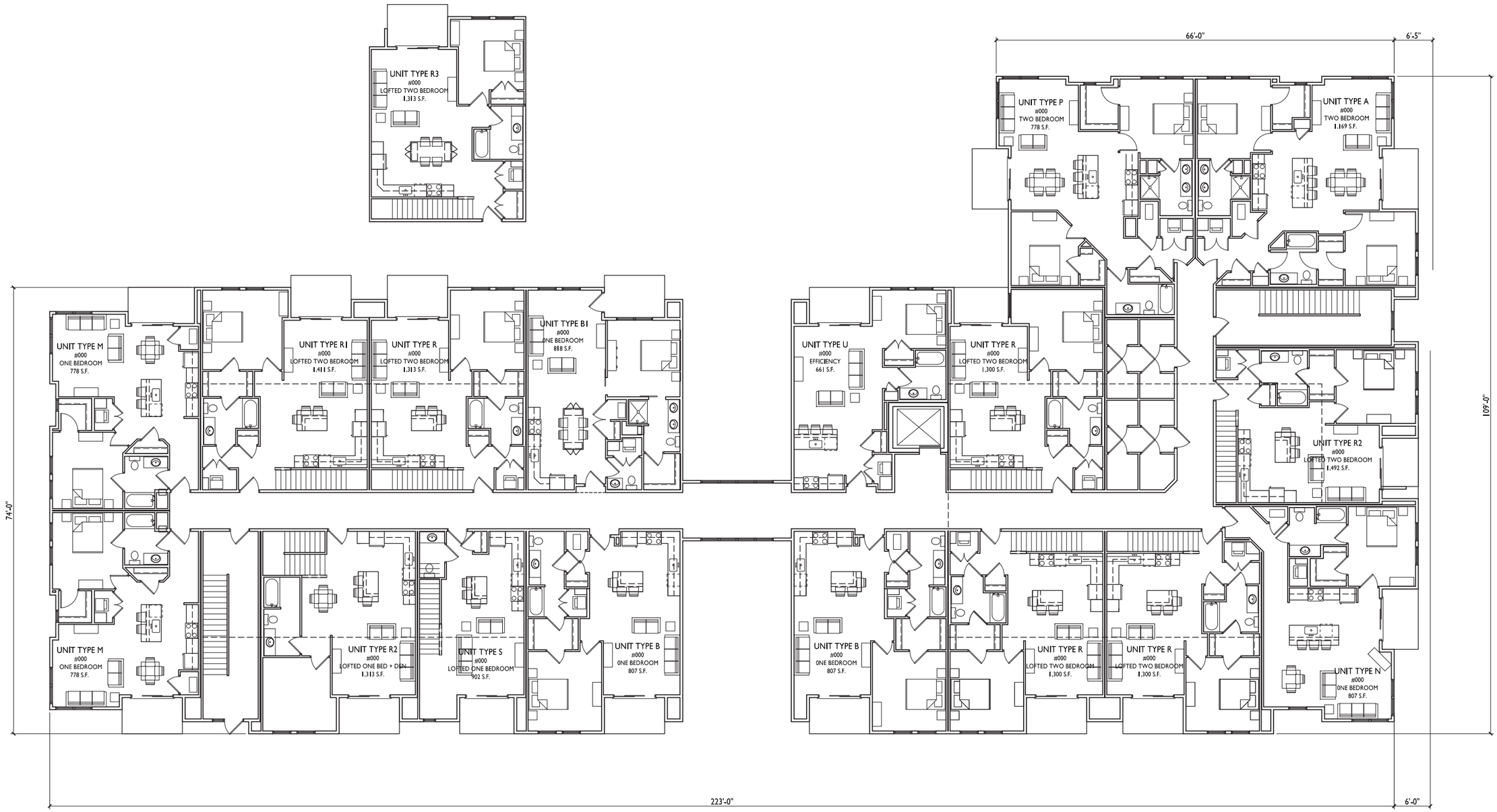
SHEET TITLE
Floor Plans

BUILDING #2

SHEET NUMBER
A-2.2

PROJECT NO. 1504

© 2013 Knothe & Bruce Architects, LLC



1 / A-1.10 THIRD FLOOR PLAN

1/8"=1'-0"

knothe • bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED

Issued for Land Use - August 5, 2015
Revised SIP - September 25, 2015

PROJECT TITLE

518-542 Junction Rd.

Madison, WI

SHEET TITLE

Floor Plans

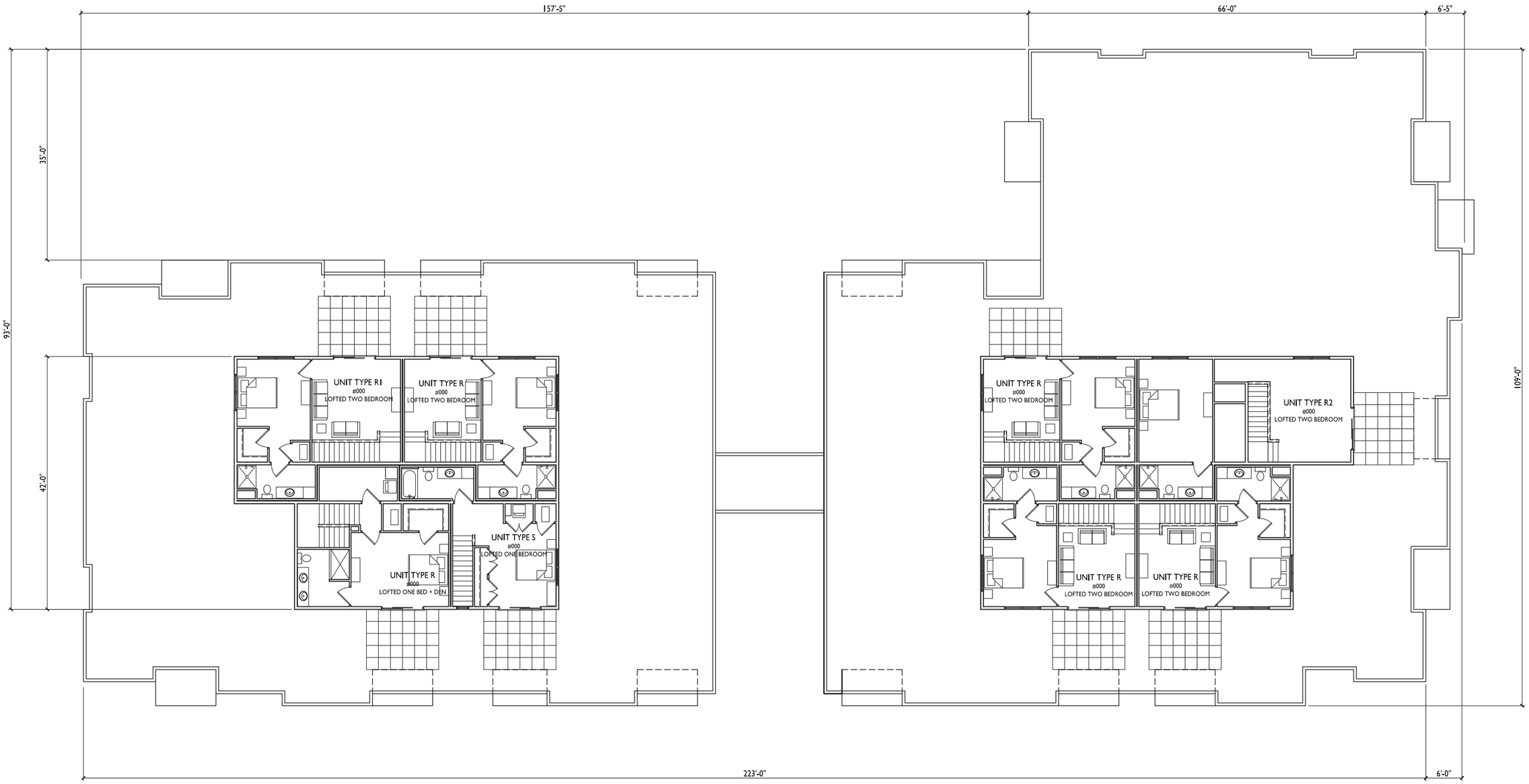
BUILDING #2

SHEET NUMBER

A-2.3

PROJECT NO. 1504

© 2013 Knothe & Bruce Architects, LLC



1 / A-1.10 FOURTH FLOOR PLAN

1/8"=1'-0"

knothe • bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED

Issued for Land Use - August 5, 2015
Revised SIP - September 25, 2015

PROJECT TITLE

518-542 Junction Rd.

Madison, WI

SHEET TITLE

Floor Plans

BUILDING #2

SHEET NUMBER

A-2.4

PROJECT NO. 1504

© 2013 Knothe & Bruce Architects, LLC

knothe • bruce
ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

1 A-2.5 WEST ELEVATION
1/8"=1'-0"

TYPICAL MATERIALS

COMPOSITE SIDING
EIFS PANELS
BRICK MASONRY
EIFS PANELS
EIFS PANELS
VINYL OR COMPOSITE WINDOWS
ALUMINUM RAILING
PRECAST BANDS/SILLS
CAST STONE VENEER

ISSUED
Issued for Land Use - August 5, 2015

2 A-2.5 EAST ELEVATION
1/8"=1'-0"

PROJECT TITLE
518-542 Junction Rd.

Madison, WI

SHEET TITLE
Exterior Elevations

BUILDING #2

SHEET NUMBER
A-2.5

PROJECT NO. 1504

© 2013 Knothe & Bruce Architects, LLC

1 A-2.6 SOUTH ELEVATION
1/8"=1'-0"

2 A-2.6 NORTH ELEVATION
1/8"=1'-0"

knothe • bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Issued for Land Use - August 5, 2015

PROJECT TITLE
518-542 Junction Rd.

Madison, WI

SHEET TITLE
Exterior Elevations

BUILDING #2

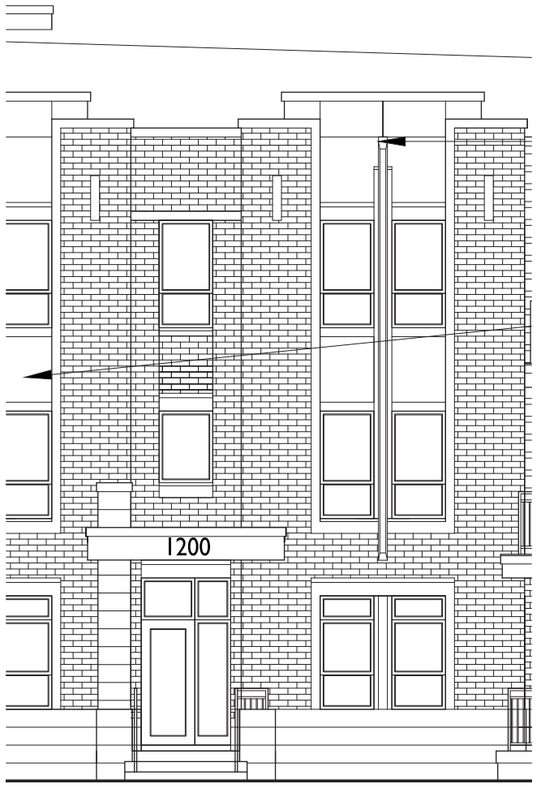
SHEET NUMBER
A-2.6

PROJECT NO. 1504

© 2013 Knothe & Bruce Architects, LLC

knothe • bruce
ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

1 / A-2.7 BUILDING ENTRY ELEVATION
1/4"=1'-0"



2 / A-2.7 BUILDING ENTRY ELEVATION
1/4"=1'-0"

ISSUED
Issued for Land Use - August 5, 2015

PROJECT TITLE
518-542 Junction Rd.

Madison, WI

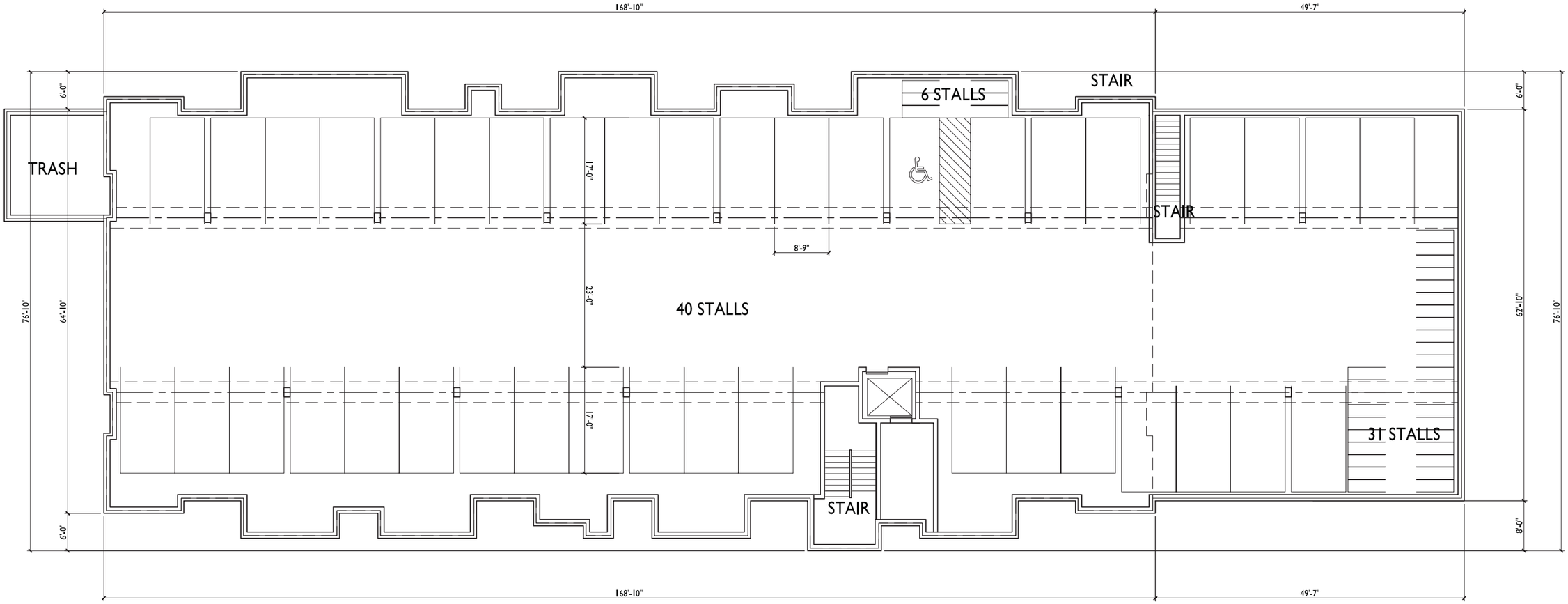
SHEET TITLE
Exterior Elevations

BUILDING #2

SHEET NUMBER
A-2.7

PROJECT NO. 1504

© 2013 Knothe & Bruce Architects, LLC



1 A-1.10 BASEMENT PLAN
1/8"=1'-0"

knothe • bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Issued for Land Use - August 5, 2015
Revised SIP - September 25, 2015

PROJECT TITLE
518-542 Junction Rd.

Madison, WI

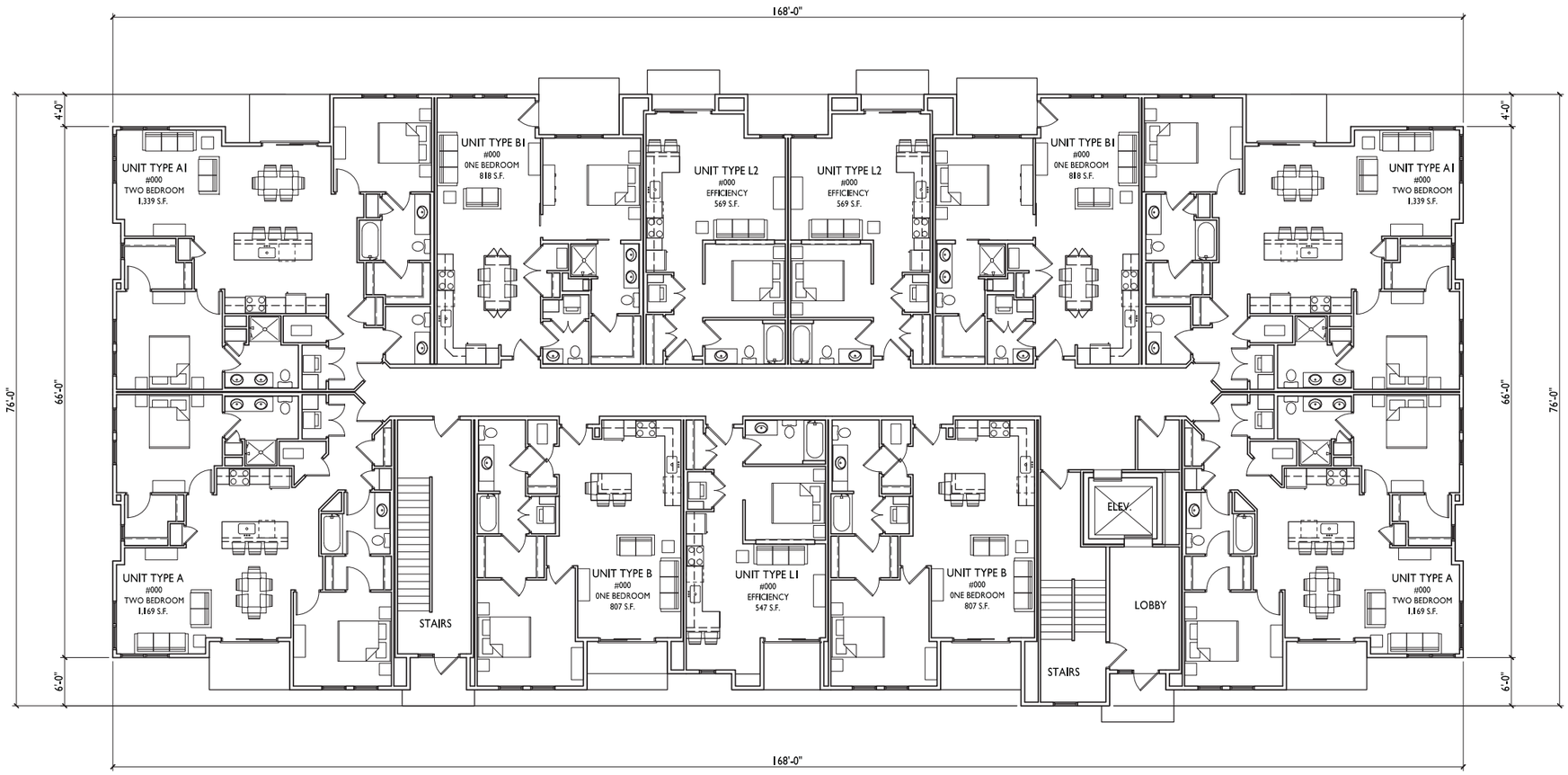
SHEET TITLE
Floor Plans

BUILDING #3

SHEET NUMBER
A-3.0

PROJECT NO. 1504

© 2013 Knothe & Bruce Architects, LLC



UNIT MIX:

EFFICIENCY	- 8
ONE BEDROOM	- 8
ONE BED. (1.5 BATH)	- 6
ONE BED. + DEN	- 1
TWO BEDROOM	- 6
TWO BED. (2.5 BATH)	- 8
TWO BED. + DEN	- 3

1 / A-1.10 FIRST FLOOR PLAN

1/8"=1'-0"

knothe • bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Issued for Land Use - August 5, 2015
Revised SIP - September 25, 2015

PROJECT TITLE
518-542 Junction Rd.

Madison, WI

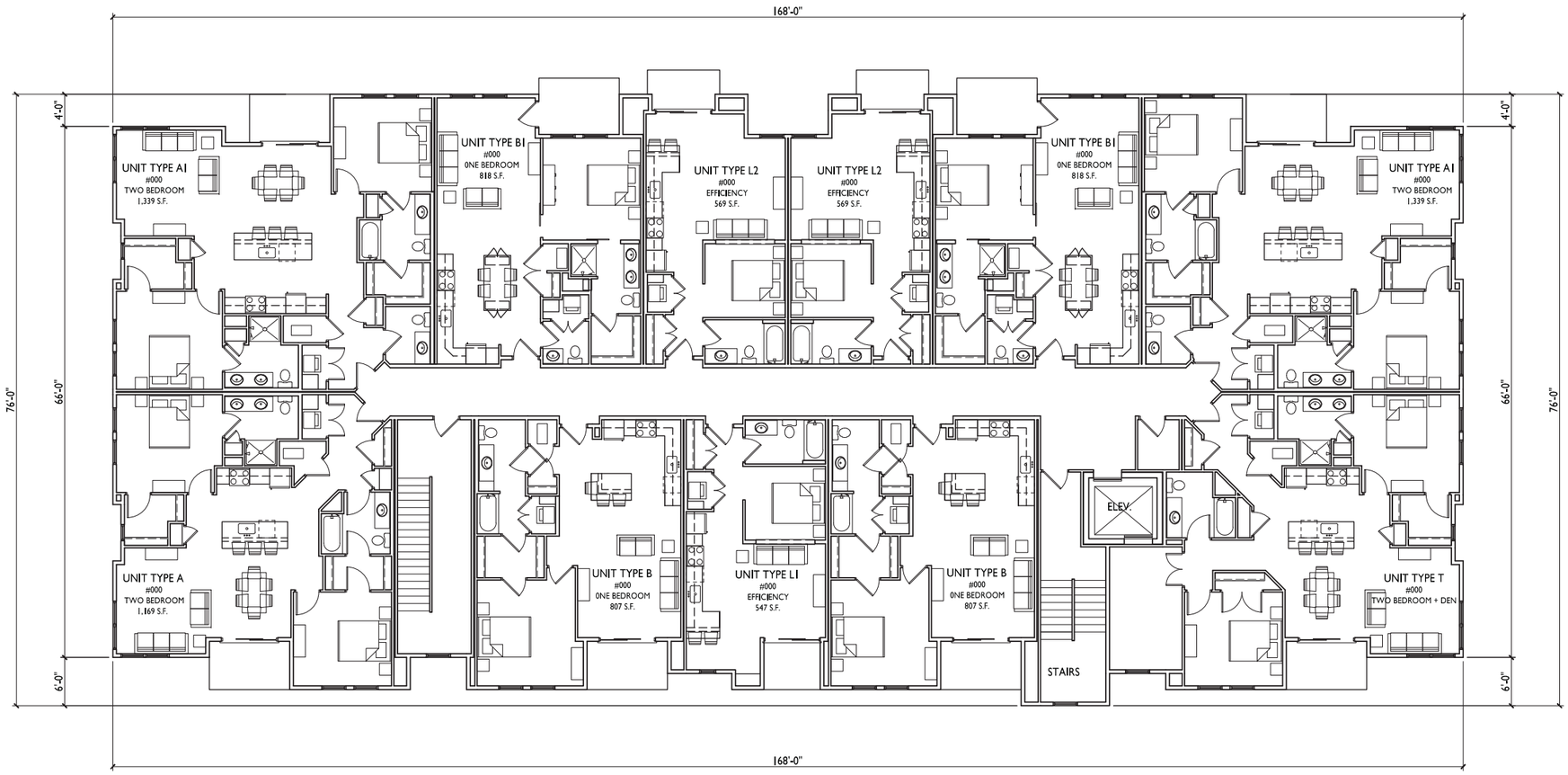
SHEET TITLE
Floor Plans

BUILDING #3

SHEET NUMBER
A-3.1

PROJECT NO. 1504

© 2013 Knothe & Bruce Architects, LLC



1 / A-1.10 SECOND FLOOR PLAN

1/8"=1'-0"

knothe • bruce
ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Issued for Land Use - August 5, 2015
Revised SIP - September 25, 2015

PROJECT TITLE
518-542 Junction Rd.

Madison, WI

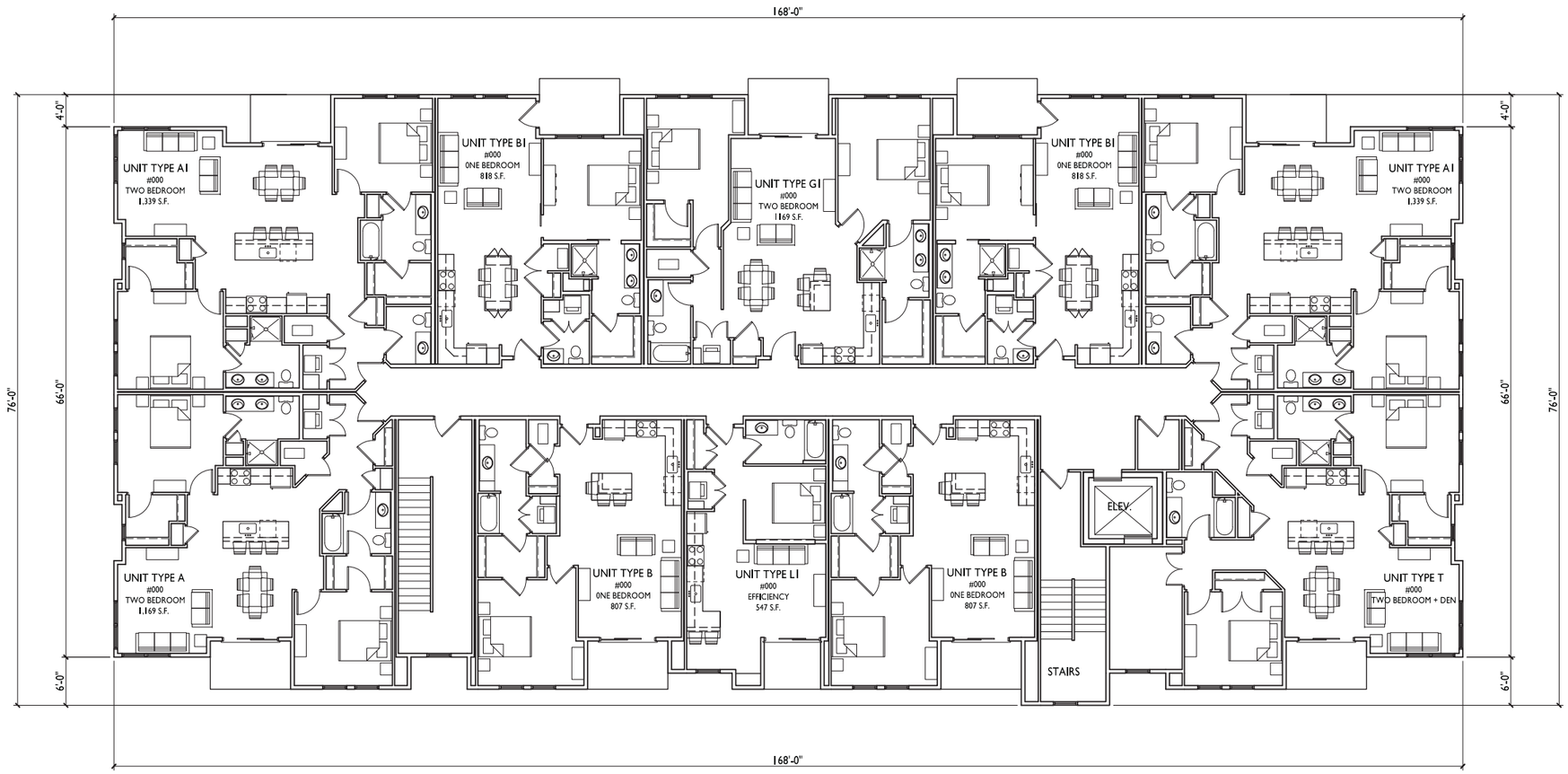
SHEET TITLE
Floor Plans

BUILDING #3

SHEET NUMBER
A-3.2

PROJECT NO. 1504

© 2013 Knothe & Bruce Architects, LLC



1 A-1.10 THIRD FLOOR PLAN

1/8"=1'-0"

knothe • bruce
ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED

Issued for Land Use - August 5, 2015
Revised SIP - September 25, 2015

PROJECT TITLE

518-542 Junction Rd.

Madison, WI

SHEET TITLE

Floor Plans

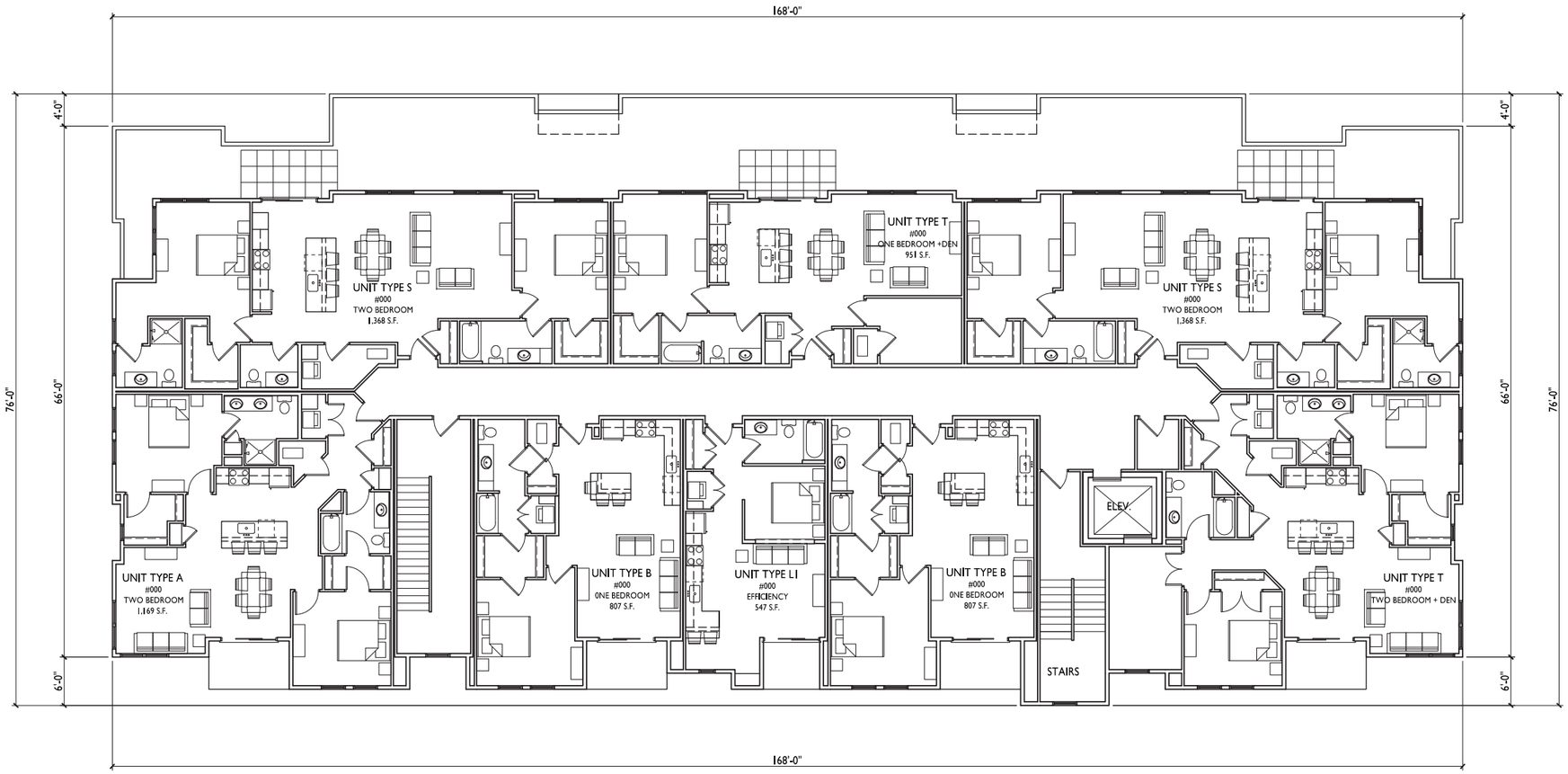
BUILDING #3

SHEET NUMBER

A-3.3

PROJECT NO. 1504

© 2013 Knothe & Bruce Architects, LLC



1 / A-1.10 FOURTH FLOOR PLAN

1/8"=1'-0"

knothe • bruce
ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Issued for Land Use - August 5, 2015
Revised SIP - September 25, 2015

PROJECT TITLE
518-542 Junction Rd.

Madison, WI

SHEET TITLE
Floor Plans

BUILDING #3

SHEET NUMBER
A-3.4

PROJECT NO. 1504

© 2013 Knothe & Bruce Architects, LLC

1 A-3.5 WEST ELEVATION

1/8"=1'-0"

2 A-3.5 EAST ELEVATION

1/8"=1'-0"

TYPICAL MATERIALS

- EIFS PANELS
- COMPOSITE SIDING
- BRICK MASONRY
- EIFS PANELS
- EIFS PANELS
- VINYL OR COMPOSITE WINDOWS
- ALUMINUM RAILING
- PRECAST BANDS/SILLS
- CAST STONE VENEER

knothe • bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Issued for Land Use - August 5, 2015

PROJECT TITLE
518-542 Junction Rd.

Madison, WI

SHEET TITLE
Exterior Elevations

BUILDING #3

SHEET NUMBER
A-3.5

PROJECT NO. 1504

© 2013 Knothe & Bruce Architects, LLC

1 A-3.6 SOUTH ELEVATION
1/8"=1'-0"

2 A-3.6 NORTH ELEVATION
1/8"=1'-0"

knothe • bruce
ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Issued for Land Use - August 5, 2015

PROJECT TITLE
518-542 Junction Rd.

Madison, WI

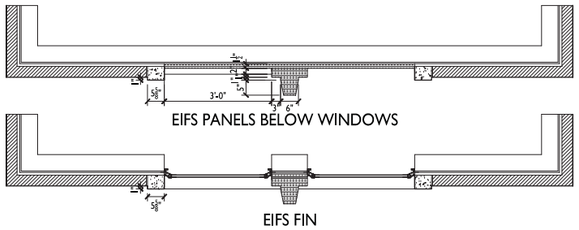
SHEET TITLE
Exterior Elevations

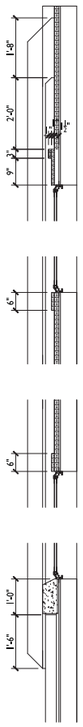
BUILDING #3

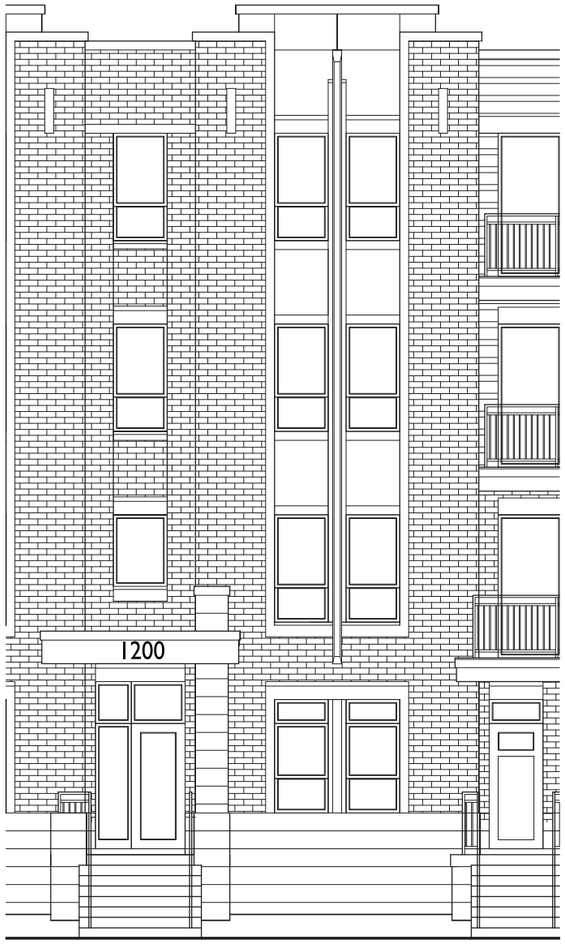
SHEET NUMBER
A-3.6

PROJECT NO. 1504

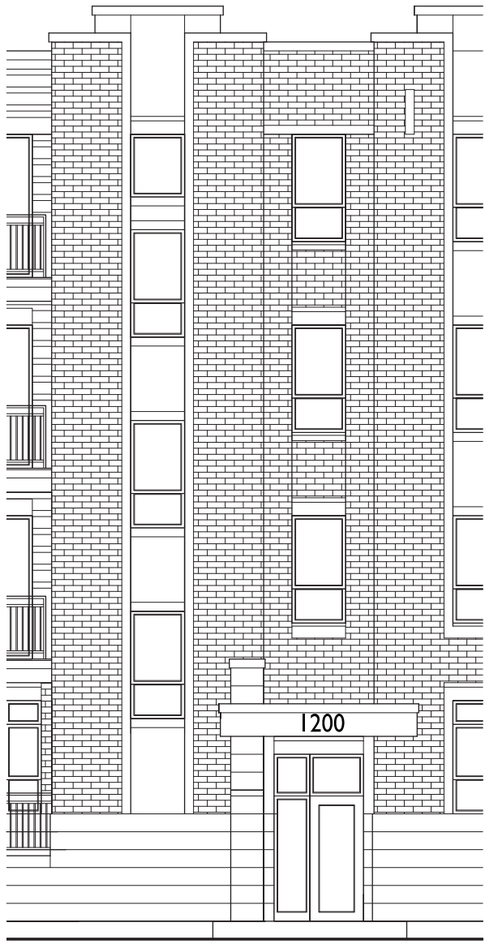
© 2013 Knothe & Bruce Architects, LLC







1 A-3.7 BUILDING ENTRY ELEVATION
1/4"=1'-0"



2 A-3.7 BUILDING ENTRY ELEVATION
1/4"=1'-0"

knothe • bruce
ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Issued for Land Use - August 5, 2015

PROJECT TITLE
518-542 Junction Rd.

Madison, WI

SHEET TITLE
Exterior Elevations

BUILDING #3

SHEET NUMBER
A-3.7

PROJECT NO. 1504

© 2013 Knothe & Bruce Architects, LLC

1 / A-1.5 WEST ELEVATION
1/8"=1'-0"

2 / A-1.5 EAST ELEVATION
1/8"=1'-0"

knothe • bruce
ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED

PROJECT TITLE
518-542 Junction Rd.

Madison, WI

SHEET TITLE
Exterior Elevations

BUILDING #1

SHEET NUMBER
A-1.5

PROJECT NO. 1504

© 2013 Knothe & Bruce Architects, LLC

1 / A-1.6 NORTH ELEVATION
1/8"=1'-0"

2 / A-1.6 SOUTH ELEVATION
1/8"=1'-0"

EXTERIOR MATERIAL SCHEDULE

BUILDING MATERIAL	MATERIAL	MANUFACTURER	COLOR
HORIZONTAL SIDING	COMPOSITE	HARDIE	AUTUMN TAN
METAL PANEL	COMPOSITE	ALPOLIC	METALLIC CMX CHAMPAGNE
WINDOWS	VINYL OR COMPOSITE	VISIONS	TAN
RAILING	ALUMINUM	SUPERIOR	SILVER
CAST STONE	CORDOVA STONE	NORTHFIELD BLOCK COMPANY	BUFF TEXTUREFACE
MORTAR	MORTAR	QUIKRETE	COLORED MORTAR - TBD - VERIFY W/ ARCHITECT
BRICK	KING BRICK	INTERSTATE BRICK	ALMOND
MORTAR	MORTAR	QUIKRETE	COLORED MORTAR - TBD - VERIFY W/ ARCHITECT
PRECAST BANDS, SILLS, HEADS	CORDOVA STONE	NORTHFIELD BLOCK COMPANY	BUFF SMOOTHFACE
DECK	ALUMINUM	TBD	GRAY
EIFS PANELS	EIFS	TBD	SAND

knothe • bruce
ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED

PROJECT TITLE
518-542 Junction Rd.

Madison, WI

SHEET TITLE
Exterior Elevations

BUILDING #1

SHEET NUMBER
A-1.6

PROJECT NO. 1504

© 2013 Knothe & Bruce Architects, LLC

knothe • bruce
ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

TYPICAL MATERIALS

- COMPOSITE SIDING
- EIFS PANELS
- BRICK MASONRY
- EIFS PANELS
- EIFS PANELS
- VINYL OR COMPOSITE WINDOWS
- ALUMINUM RAILING
- PRECAST BANDS/SILLS
- CAST STONE VENEER

ISSUED

1 / A-2.5 WEST ELEVATION
1/8"=1'-0"

2 / A-2.5 EAST ELEVATION
1/8"=1'-0"

PROJECT TITLE
518-542 Junction Rd.

Madison, WI

SHEET TITLE
Exterior Elevations

BUILDING #2

SHEET NUMBER
A-2.5

PROJECT NO. 1504

© 2013 Knothe & Bruce Architects, LLC

1 / A-2.6 SOUTH ELEVATION
1/8"=1'-0"

2 / A-2.6 NORTH ELEVATION
1/8"=1'-0"

knothe • bruce
ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED

PROJECT TITLE
518-542 Junction Rd.

Madison, WI

SHEET TITLE
Exterior Elevations

BUILDING #2

SHEET NUMBER
A-2.6

PROJECT NO. 1504

© 2013 Knothe & Bruce Architects, LLC

1 A-3.5 WEST ELEVATION
1/8"=1'-0"

2 A-3.5 EAST ELEVATION
1/8"=1'-0"

knothe • bruce
ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED

PROJECT TITLE
518-542 Junction Rd.

Madison, WI

SHEET TITLE
Exterior Elevations

BUILDING #3

SHEET NUMBER
A-3.5

PROJECT NO. 1504

© 2013 Knothe & Bruce Architects, LLC

1 / A-3.6 SOUTH ELEVATION
1/8"=1'-0"

2 / A-3.6 NORTH ELEVATION
1/8"=1'-0"

knothe • bruce
ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED

PROJECT TITLE
518-542 Junction Rd.

Madison, WI

SHEET TITLE
Exterior Elevations

BUILDING #3

SHEET NUMBER
A-3.6

PROJECT NO. 1504

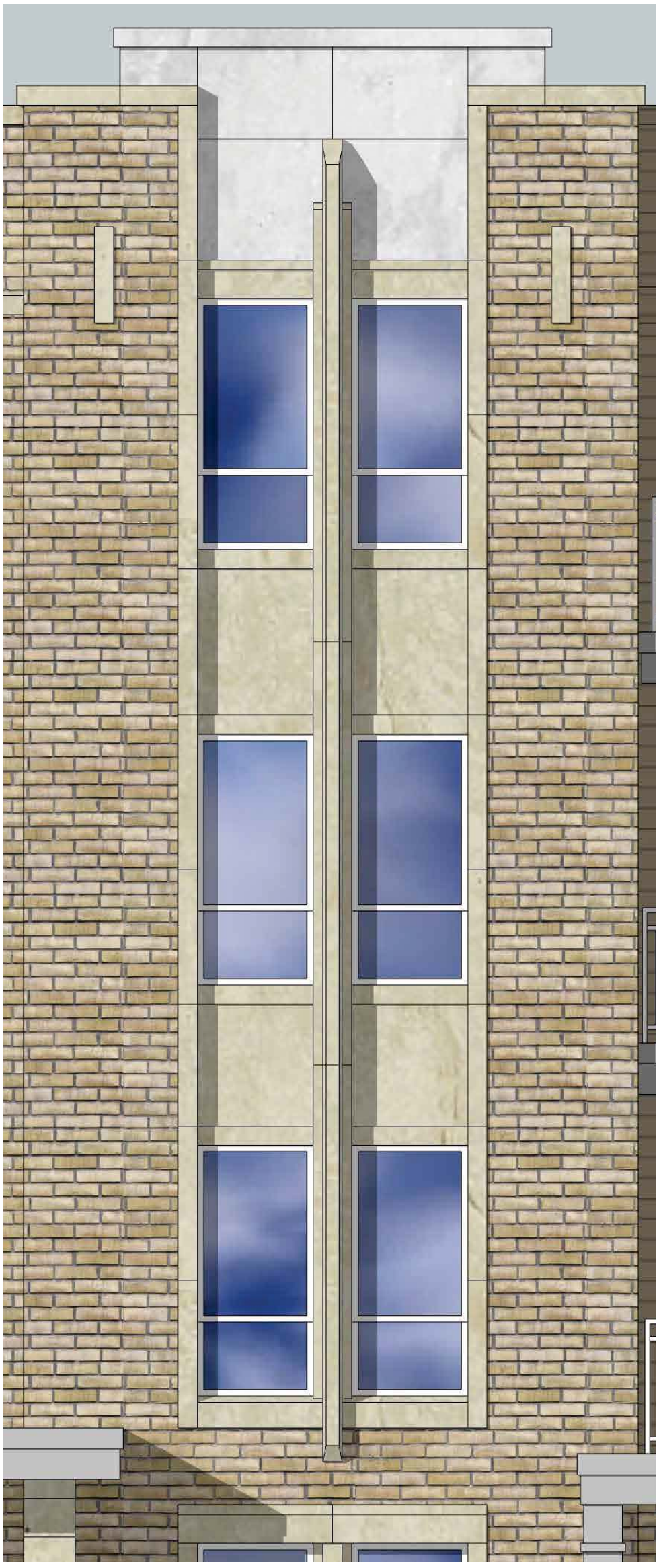
© 2013 Knothe & Bruce Architects, LLC

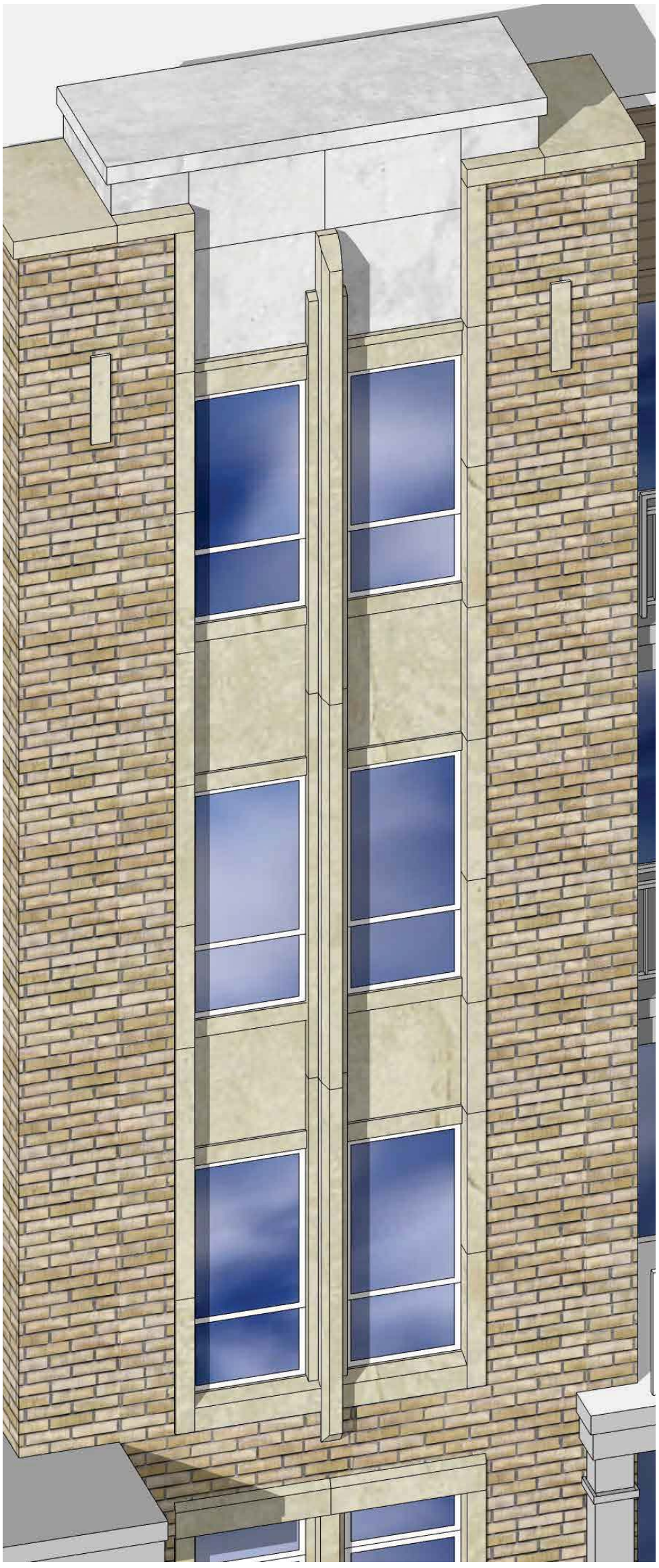
Exterior Architectural Fin Detial
518-542 Junction Rd.
January 13, 2016

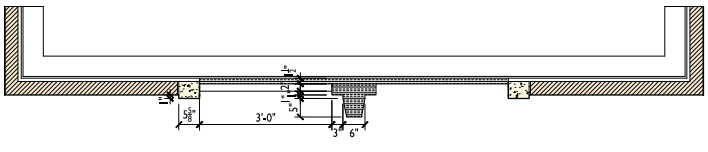
knothe • bruce
ARCHITECTS

Exterior Architectural Fin Detial
518-542 Junction Rd.
January 13, 2016

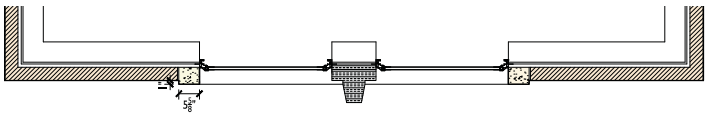
knothe • bruce
ARCHITECTS







CUT THROUGH AT EIFS PANELS



CUT THROUGH AT WINDOWS

Exterior Architectural Fin Detial
518-542 Junction Rd.
January 13, 2016

knothe • bruce
ARCHITECTS