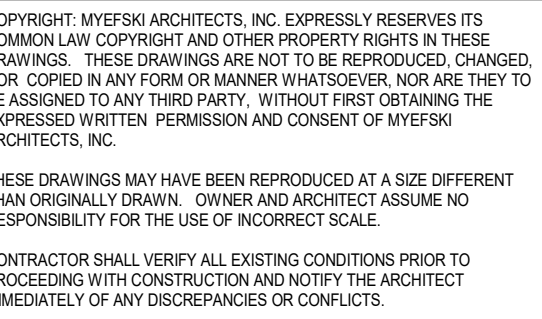


APPROVALS



411 W. GILMAN ST,
MADISON, WI

OB NO	0009
DATE	0.20.2025

G-00

SHEET INDEX	
SHEET NUMBER	SHEET NAME
3 - ARCHITECTURAL	
A-00	SITE PLAN
A-01	LEVEL B1 FLOOR PLAN
A-02	LEVEL 01 FLOOR PLAN
A-03	LEVEL 1.5 FLOOR PLAN
A-04	LEVEL 02 FLOOR PLAN
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A-21	PROJECT STATISTICS

A 15-STORY HIGH-RISE MIXED-USE DEVELOPMENT FEATURING 261 RESIDENTIAL UNITS, RESIDENT PARKING GARAGE, PRIVATE AMENITIES WITH EXTERIOR ROOFTOP AMENITY DECK, AND GROUND-FLOOR COMMERCIAL RETAIL SPACE.





STATE & GILMAN LOOKING SOUTH



GILMAN NORTHEAST END LOOKING SOUTH



MASTER HALL LOOKING SOUTH



GILMAN MIDDLE LOOKING SOUTH



GILMAN SOUTHWEST END LOOKING EAST



BROOM & GORHAM LOOKING WEST

STREET CONTEXT VIEWS OF THE PROJECT SITE



VIEW TOWARDS NORTHWEST



VIEW TOWARDS NORTHEAST



VIEW TOWARDS EAST



VIEW TOWARDS SOUTHEAST



VIEW TOWARDS SOUTHWEST

AERIAL CONTEXT VIEWS FROM THE PROJECT SITE



NEIGHBORHOOD CONTEXT MAP



CITY CONTEXT MAP

APPROVALS



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CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

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TOPOGRAPHIC SYMBOL LEGEND

-  EXISTING BOLLARD
 EXISTING FLAG POLE
 EXISTING MAILBOX
 EXISTING MONITORING WELL
 EXISTING POST
 EXISTING SIGN (TYPE NOTED)
 EXISTING PARKING METER
 EXISTING CURB INLET
 EXISTING ENDWALL
 EXISTING FIELD INLET RECTANGULAR
 EXISTING FIELD INLET
 EXISTING ROOF DRAIN CLEANOUT
 EXISTING ROOF DRAIN
 EXISTING STORM MANHOLE
 EXISTING STORM MANHOLE RECTANGULAR
 EXISTING STORM TRACER WIRE BOX
 EXISTING SANITARY CLEANOUT
 EXISTING SANITARY MANHOLE
 EXISTING SEPTIC VENT
 EXISTING SANITARY TRACER WIRE BOX
 EXISTING FIRE HYDRANT
 EXISTING FIRE DEPARTMENT CONNECTION
 EXISTING WATER MAIN VALVE
 EXISTING CURB STOP
 EXISTING WELL
 EXISTING WATER MANHOLE
 EXISTING WATER TRACER WIRE BOX
 EXISTING GAS VALVE
 EXISTING GAS METER
 EXISTING AIR CONDITIONING PEDESTAL
 EXISTING DOWN GULLY
 EXISTING ELECTRIC MANHOLE
 EXISTING ELECTRIC RECTANGULAR MANHOLE
 EXISTING ELECTRIC PEDESTAL
 EXISTING TRANSFORMER
 EXISTING ELECTRIC METER
 EXISTING GUY POLE
 EXISTING LIGHT POLE
 EXISTING GENERIC LIGHT
 EXISTING UTILITY POLE
 EXISTING TV MANHOLE
 EXISTING TV RECTANGULAR MANHOLE
 EXISTING TV PEDESTAL
 EXISTING TELEPHONE MANHOLE
 EXISTING TELEPHONE PEDESTAL
 EXISTING UNIDENTIFIED MANHOLE
 EXISTING UNIDENTIFIED UTILITY VAULT
 EXISTING HANDICAP PARKING
 EXISTING TRAFFIC SIGNAL
 EXISTING SHRUB
 EXISTING CONIFEROUS TREE
 EXISTING DECIDUOUS TREE
 EXISTING TREE STUMP
 EXISTING BORING
 EXISTING ADA DETECTABLE WARNING FIELD

TOPOGRAPHIC LINEWORK LEGEND

- | | | |
|--|------|---|
| | UTV | EXISTING UNDERGROUND CABLE TV |
| | DHTV | EXISTING OVERHEAD CABLE TV |
| | FO | EXISTING FIBER OPTIC LINE |
| | OHT | EXISTING OVERHEAD TELEPHONE LINE |
| | UT | EXISTING UNDERGROUND TELEPHONE |
| | | EXISTING RETAINING WALL |
| | | EXISTING CHAIN LINK FENCE |
| | | EXISTING GENERAL FENCE |
| | | EXISTING WIRE FENCE |
| | | EXISTING WOOD FENCE |
| | | EXISTING GAS LINE |
| | UE | EXISTING UNDERGROUND ELECTRIC LINE |
| | GUY | EXISTING GUY LINE |
| | DNE | EXISTING OVERHEAD ELECTRIC LINE |
| | DHU | EXISTING OVERHEAD GENERAL UTILITIES |
| | FM | EXISTING SANITARY FORCE MAIN (SIZE NOTED) |
| | SAN | EXISTING SANITARY SEWER LINE (SIZE NOTED) |
| | ST | EXISTING STORM SEWER LINE (SIZE NOTED) |
| | | EXISTING EDGE OF TREES |
| | WM | EXISTING WATER MAIN (SIZE NOTED) |
| | WTL | EXISTING WETLAND DELINEATION |
| | 820 | EXISTING MAJOR CONTOUR |
| | 818 | EXISTING MINOR CONTOUR |
| | | EXISTING EDGE OF PAVEMENT |
| | | EXISTING EDGE OF GRAVEL |
| | | EXISTING WETLANDS |
| | | EXISTING GRAVEL SURFACE |
| | | EXISTING CONCRETE SURFACE |
| | | EXISTING ASPHALT SURFACE |

SITE PLAN LEGEND

- | | PROPERTY BOUNDARY | | | | | | | | | | | | | | | |
|---------------|--|---|---------------|--|----|-------|----|----------|----|--------|----|-------|----|-------|----|-------|
| | CURB AND GUTTER (REVERSE CURB HATCHED) | | | | | | | | | | | | | | | |
| | PROPOSED CHAIN LINK FENCE | | | | | | | | | | | | | | | |
| | PROPOSED WOOD FENCE | | | | | | | | | | | | | | | |
| | PROPOSED CONCRETE | <table border="1"> <tr> <th colspan="2">ABBREVIATIONS</th> </tr> <tr> <td>TC</td> <td>= TOP</td> </tr> <tr> <td>FF</td> <td>= FINISH</td> </tr> <tr> <td>FL</td> <td>= FLOW</td> </tr> <tr> <td>SW</td> <td>= TOP</td> </tr> <tr> <td>TW</td> <td>= TOP</td> </tr> <tr> <td>BW</td> <td>= BOT</td> </tr> </table> | ABBREVIATIONS | | TC | = TOP | FF | = FINISH | FL | = FLOW | SW | = TOP | TW | = TOP | BW | = BOT |
| ABBREVIATIONS | | | | | | | | | | | | | | | | |
| TC | = TOP | | | | | | | | | | | | | | | |
| FF | = FINISH | | | | | | | | | | | | | | | |
| FL | = FLOW | | | | | | | | | | | | | | | |
| SW | = TOP | | | | | | | | | | | | | | | |
| TW | = TOP | | | | | | | | | | | | | | | |
| BW | = BOT | | | | | | | | | | | | | | | |
| | PROPOSED LIGHT-DUTY ASPHALT | | | | | | | | | | | | | | | |
| | PROPOSED HEAVY-DUTY ASPHALT | | | | | | | | | | | | | | | |
| | PROPOSED BUILDING | | | | | | | | | | | | | | | |
| | PROPOSED SIGN | | | | | | | | | | | | | | | |
| | PROPOSED LIGHT POLE | | | | | | | | | | | | | | | |
| | PROPOSED BOLLARD | | | | | | | | | | | | | | | |
| | PROPOSED ADA DETECTABLE WARNING FIELD | | | | | | | | | | | | | | | |
| | PROPOSED HANDICAP PARKING | | | | | | | | | | | | | | | |











SURVEY LEGEND

- ⊗ BENCHMARK
 - FOUND CHISELED "X"
 - ⊗ PUBLIC LAND CORNER AS NOTED
 - FOUND NAIL
 - FOUND 1" ϕ IRON PIPE
 - FOUND 2" ϕ IRON PIPE
 - ⊗ FOUND _____ ϕ IRON PIPE
 - FOUND P.K. NAIL
 - FOUND 1-1/4" ϕ IRON ROD
 - FOUND 3/4" ϕ IRON ROD
 - FOUND _____ ϕ IRON ROD
 - ⊗ FOUND RAILROAD SPIKE
 - ⊗ SET CHISELED "X"
- ⊗ SET NAIL
 - SET P.K. NAIL
- ⊗ SET 1-1/4" x 18" SOLID IRON RE-ROD, MIN. WT. 4.30 LBS./FT.
- ⊗ SET 3/4" x 18" SOLID IRON RE-ROD, MIN. WT. 1.50 LBS./FT.
- ⊗ SET RAILROAD SPIKE
 - SET 1.32" (O.D.) x 18" IRON PIPE WITH CAP WEIGHING 1.68 LBS/LIN FT
 - SET 2.38" (O.D.) x 18" IRON PIPE WITH CAP WEIGHING 3.65 LBS/LIN FT
- ⊗ GENERAL CONTROL POINT

GRADING LEGEND

- 820 — EXISTING MAJOR CONTOURS
 — 818 — EXISTING MINOR CONTOURS
 (820) PROPOSED MAJOR CONTOURS
 (818) PROPOSED MINOR CONTOURS
 □ □ SILT FENCE
 — — DISTURBED LIMITS
 ⇒ DRAINAGE DIRECTION
 2.92% PROPOSED SLOPE ARROWS
 +1048.61 EXISTING SPOT ELEVATIONS
 ● 1048.61 PROPOSED SPOT ELEVATIONS
 [] INLET PROTECTION









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 |

ABBREVIATIONS

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

DEMOLITION PLAN LEGEND

- | | |
|---|---------------------------|
|  | CURB AND GUTTER REMOVAL |
|  | ASPHALT REMOVAL |
|  | CONCRETE REMOVAL |
|  | BUILDING REMOVAL |
|  | TREE REMOVAL |
|  | SAWCUT |
|  | UTILITY STRUCTURE REMOVAL |
|  | UTILITY LINE REMOVAL |

ABBREVIATIONS

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

UTILITY NOTES:

1. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, EXCAVATION CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
3. SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
4. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
6. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
7. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
8. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
9. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
10. UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
11. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
12. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
13. 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 SPS 382.10(11)(h) AND SPS 382.40(8)(k).
14. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b.).
15. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
16. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
17. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
18. CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
19. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
20. SANITARY SEWER MAIN AT BURY DEPTHS GREATER THAN 15' SHALL BE SDR 26. ALL OTHER SANITARY SEWER MAIN SHALL BE SDR 35.
21. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
22. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN. PROVIDE 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
23. SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN EXTERNAL DROP. MANHOLES WITH SEWER LATERAL CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.

DEMOLITION NOTES:

1. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
2. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
3. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SLOPATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
4. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL, SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
5. COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.
6. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
7. ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
8. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
9. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
3. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD DRAWINGS. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
4. RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
5. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
6. STREET TREE PROTECTION ZONE FENCING IS REQUIRED BY THE CONTRACTOR. FENCING SHALL BE ERCTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
7. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER; IF EXCAVATION IS NECESSARY, THE CONCENTRATOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 266-4816 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: <https://www.cityofmadison.com/business/pw/specs.cfm>.
8. SECTION 107.13(g) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTON NEAR STREET TREES AND SHALL BE FOLLOWED BY THE CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN 5 FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.

EROSION CONTROL MEASURES

- 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 COUNTY. 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 INCLUDING 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 7-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 FRAMED INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE TOWN HAS ACCEPTED THE BINDER COURSE OF ASPHALT.
11. SILT SOCK 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.
12. SILT SOCK TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
13. SEDIMENT SHALL BE CLEANED FROM STREETS AND ROADSIDE DITCHES AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
14. 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.
15. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY OF MADISON.
16. THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.
17. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN.
18. TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH.
19. 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.
20. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDING SUMMER WAITING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.

GRADING NOTES:

1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
2. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
3. CROSS SLOPE OF SIDEWALKS SHALL BE 1.5% UNLESS OTHERWISE NOTED.
4. LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
5. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
6. ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2.0% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
7. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.

CONSTRUCTION SEQUENCE:

1. INSTALL EROSION CONTROL MEASURES – INLET PROTECTION, TRACKING PAD, AND SILT SOCK
 2. DEMOLISH THE BUILDING AND SITE INFRASTRUCTURE AS INDICATED ON THE DEMOLITION PLAN.
 3. ROUGH GRADE SITE
 4. CONSTRUCT FOUNDATION
 5. INSTALL UTILITIES
 6. COMPLETE BUILDING CONSTRUCTION
 7. FINAL GRADING
 8. INSTALL CONCRETE TERRACE AND SIDEWALKS
 9. RESTORE DISTURBED AREAS
 10. REMOVE EROSION CONTROL MEASURES AFTER PAVING, AND THE SITE VEGETATION HAS BEEN ESTABLISHED.
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

FERTILIZING RATES:

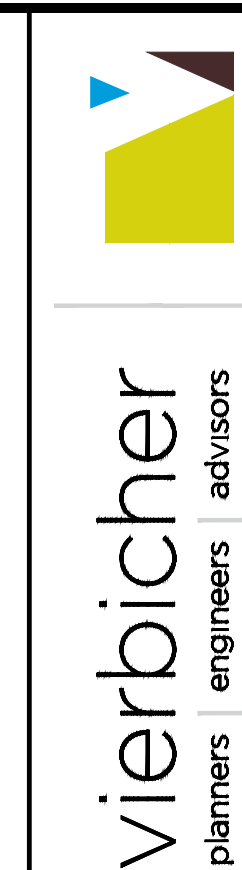
- TEMPORARY AND PERMANENT:
USE WISCONSIN D.O.T. TYPE A OR B AT 7
LB./1,000 S.F.

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FOR HIGHWAY AND STRUCTURE CONSTRUCTION

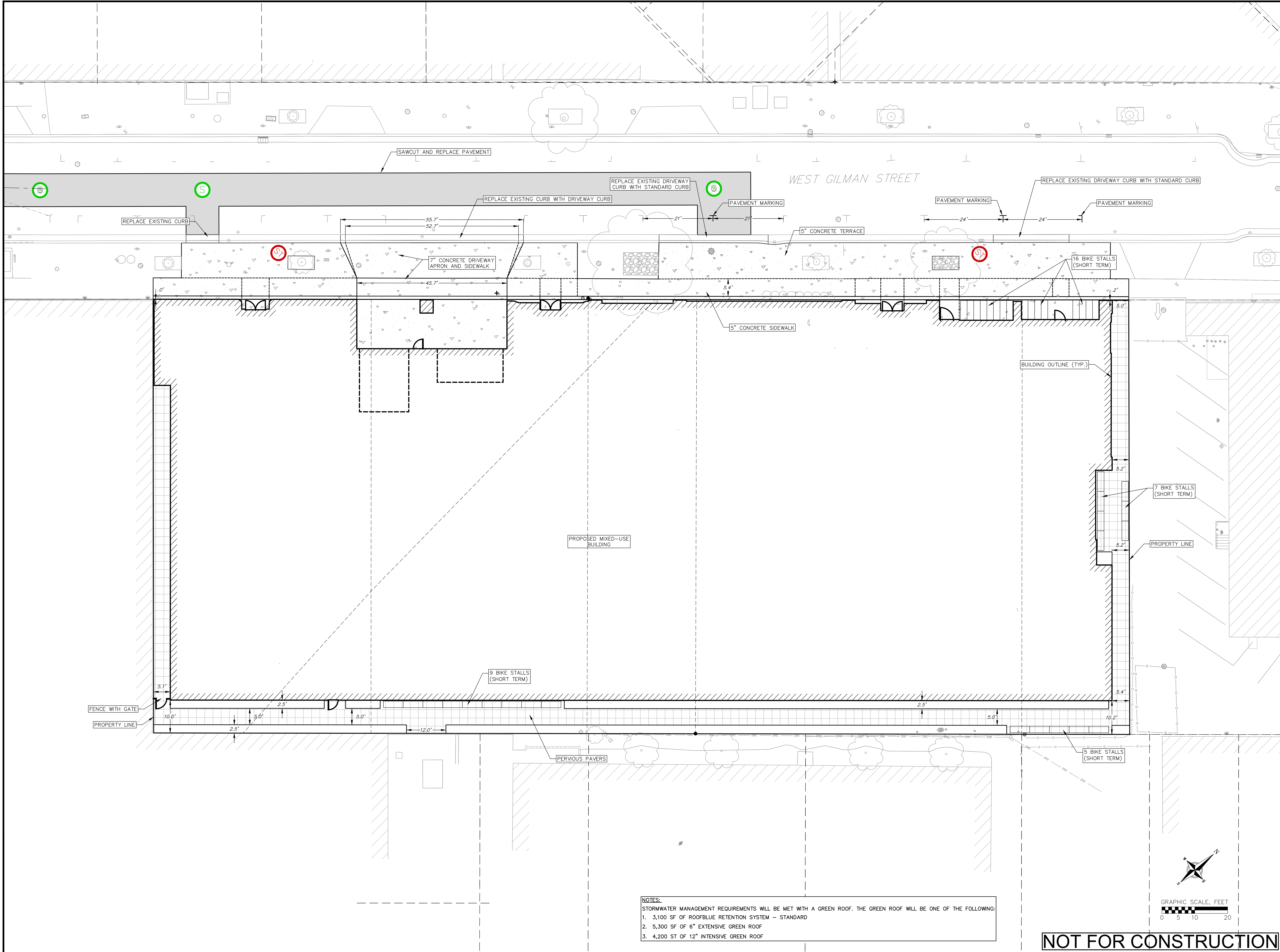
NOT FOR CONSTRUCTION

C100

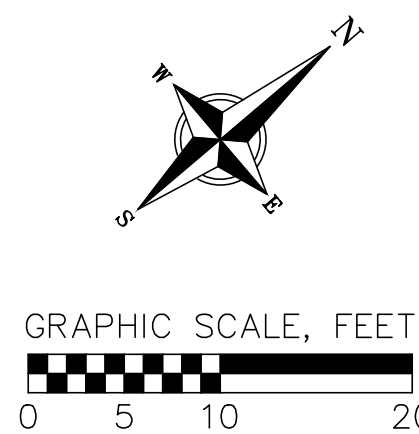


EXISTING STORM STRUCTURE TABLE				
NAME	TYPE	RIM	INVERT	DIRECTION
S6	FIN	862.24	3.23	NW
S7	FIN	863.13	858.53	SE
			858.51	NW
S8	FINR	862.69	857.95	SE
			857.89	NE
			857.89	SW
S9	CIN	865.95	863.17	SE
			863.39	NW
S10	CIN	867.67	865.59	N
			865.79	SE
S11	STMH	868.45	863.85	NW
			863.35	SE
S12	FIN	867.27	864.41	NW
S13	STMH	868.09	868.09	SW
			868.07	NE
			867.80	E


C200	PROJECT NO. 210200		CHECKED SCHU		DRAFTER EKAA		DATE 10/20/2025	
EXISTING CONDITIONS & DEMOLITION PLAN								
THE STANDARD - 411-433 GILMAN STREET CITY OF MADISON DANE COUNTY, WI								



NOTES:
STORMWATER MANAGEMENT REQUIREMENTS WILL BE MET WITH A GREEN ROOF. THE GREEN ROOF WILL BE ONE OF THE FOLLOWING:
1. 3,100 SF OF ROOFBLUE RETENTION SYSTEM - STANDARD
2. 5,300 SF OF 6" EXTENSIVE GREEN ROOF
3. 4,200 ST OF 12" INTENSIVE GREEN ROOF



NOT FOR CONSTRUCTION



vierbicher

planners engineers advisors

SITE PLAN

THE STANDARD - 411-433 GILMAN STREET

CITY OF MADISON

DANE COUNTY, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE

10/20/2025

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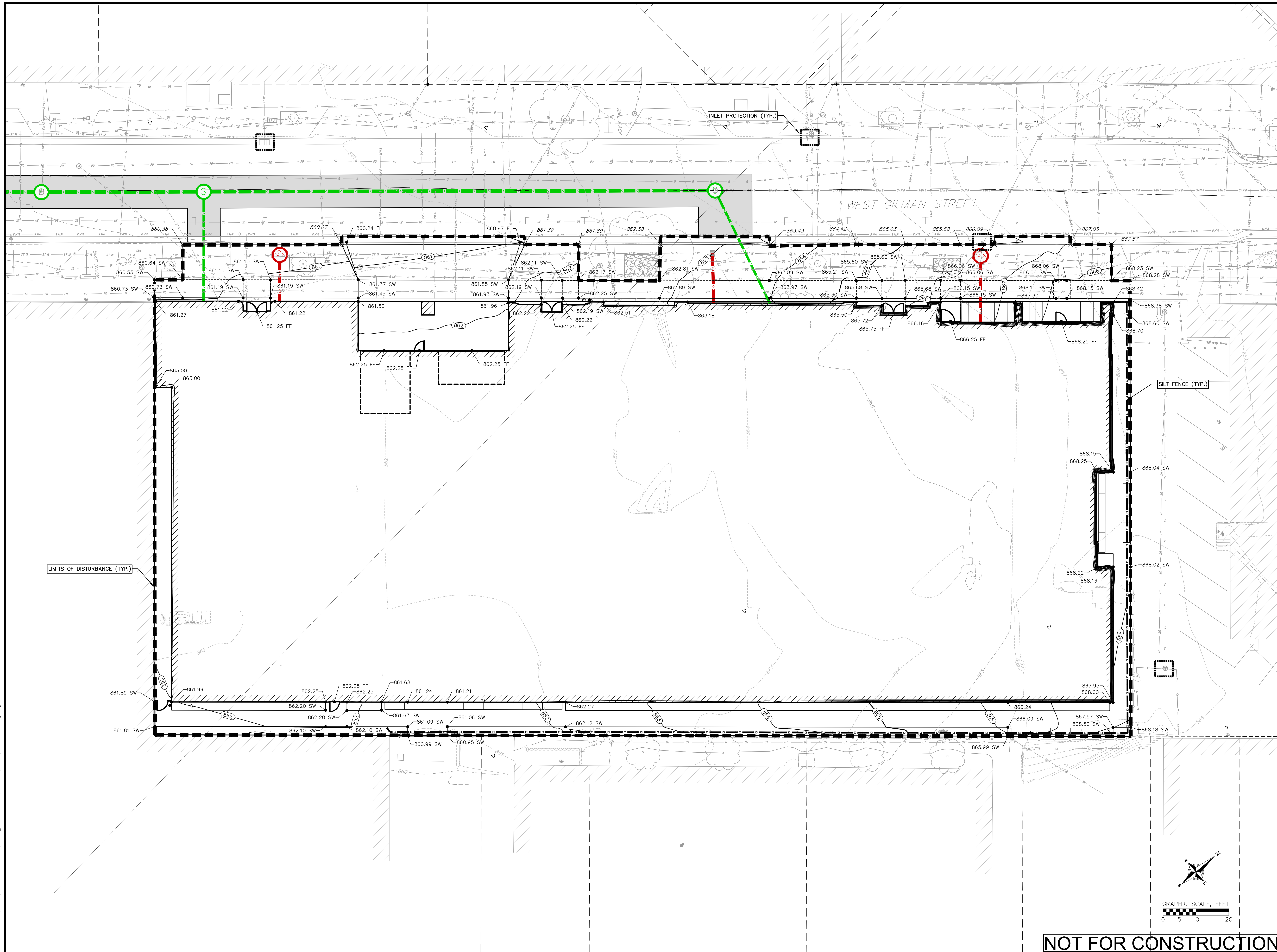
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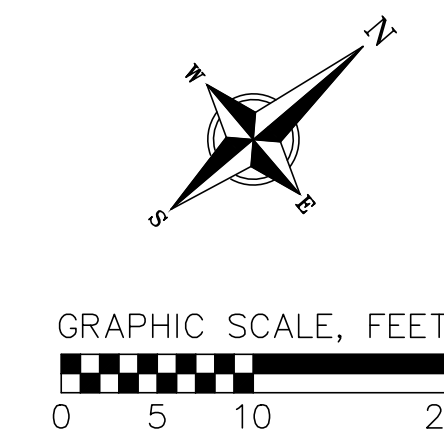
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C300

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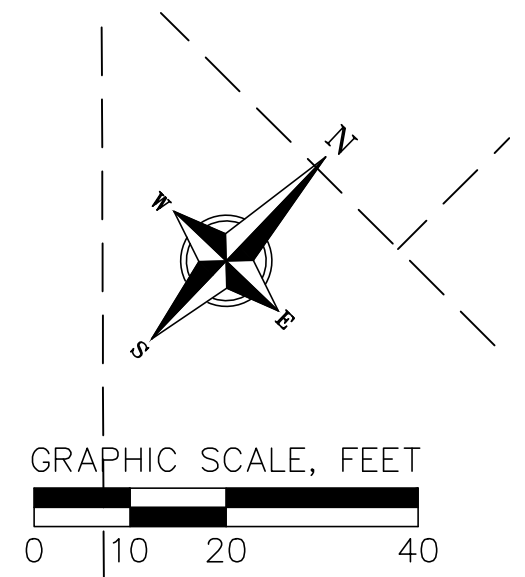
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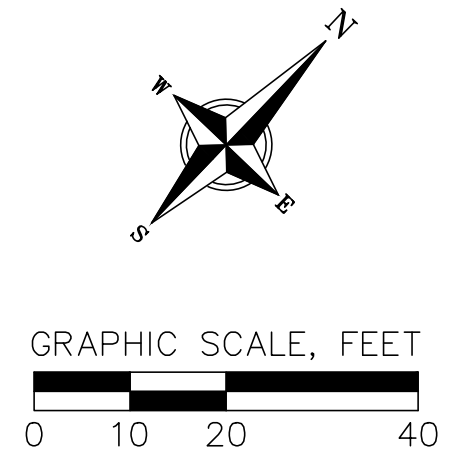




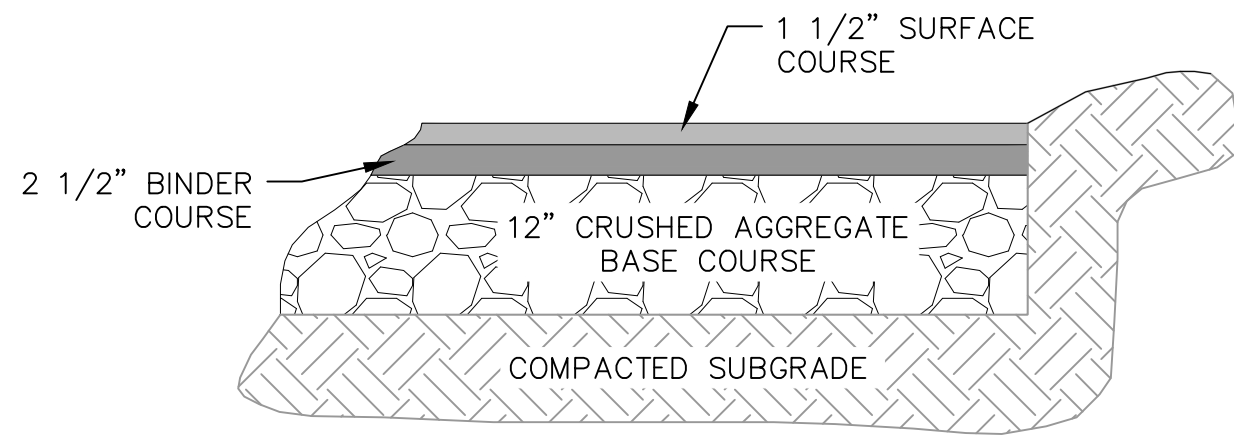
NOT FOR CONSTRUCTION

C500	PROJECT NO. 210200		DATE 10/20/2025		REVISIONS		REVISIONS		UTILITY PLAN THE STANDARD - 411-433 GILMAN STREET CITY OF MADISON DANE COUNTY, WI
			DRAWER EKAA						
			CHECKED SCHU						
					NO.		DATE		



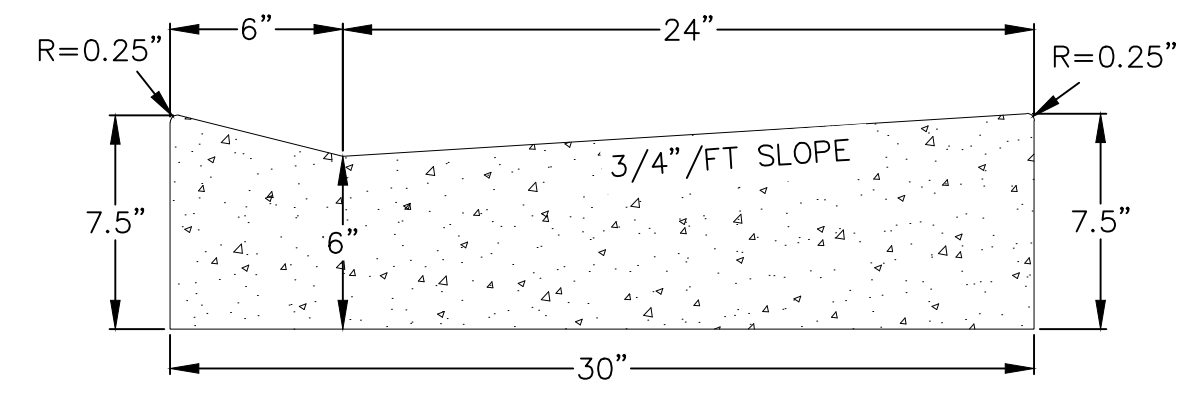


REVISIONS	NO.	DATE	REMARKS
DATE			
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210200			

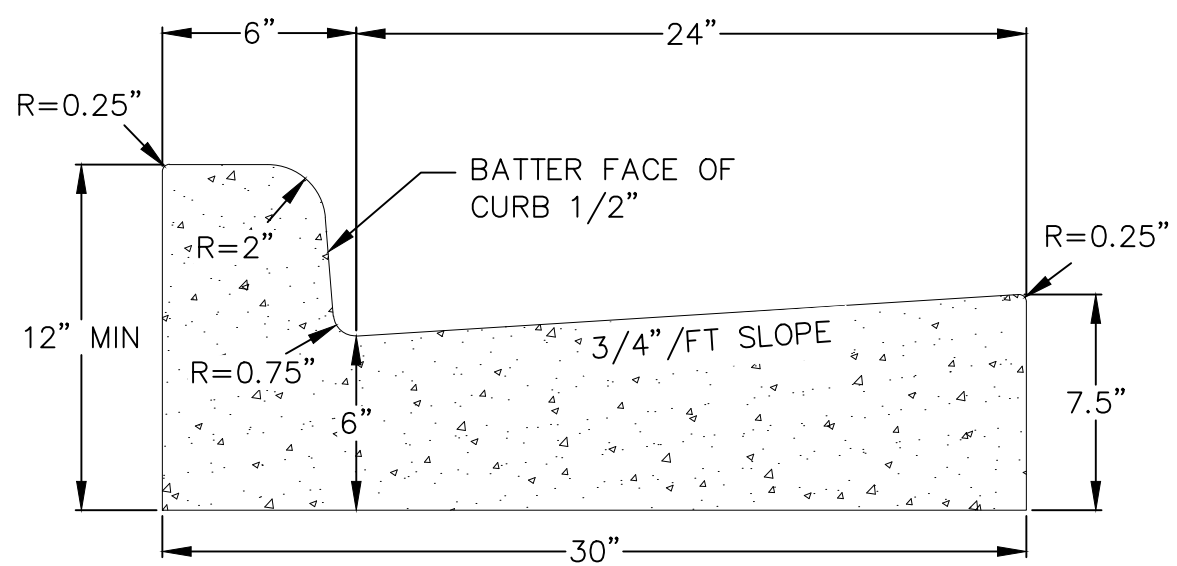


PAVEMENT AND BASE CROSS SECTION SHALL BE THE GREATER OF THE CROSS SECTION SHOWN OR MATCH THE EXISTING W. GILMAN STREET CROSS SECTION.

1 W. GILMAN ST. PAVEMENT
600 NOT TO SCALE

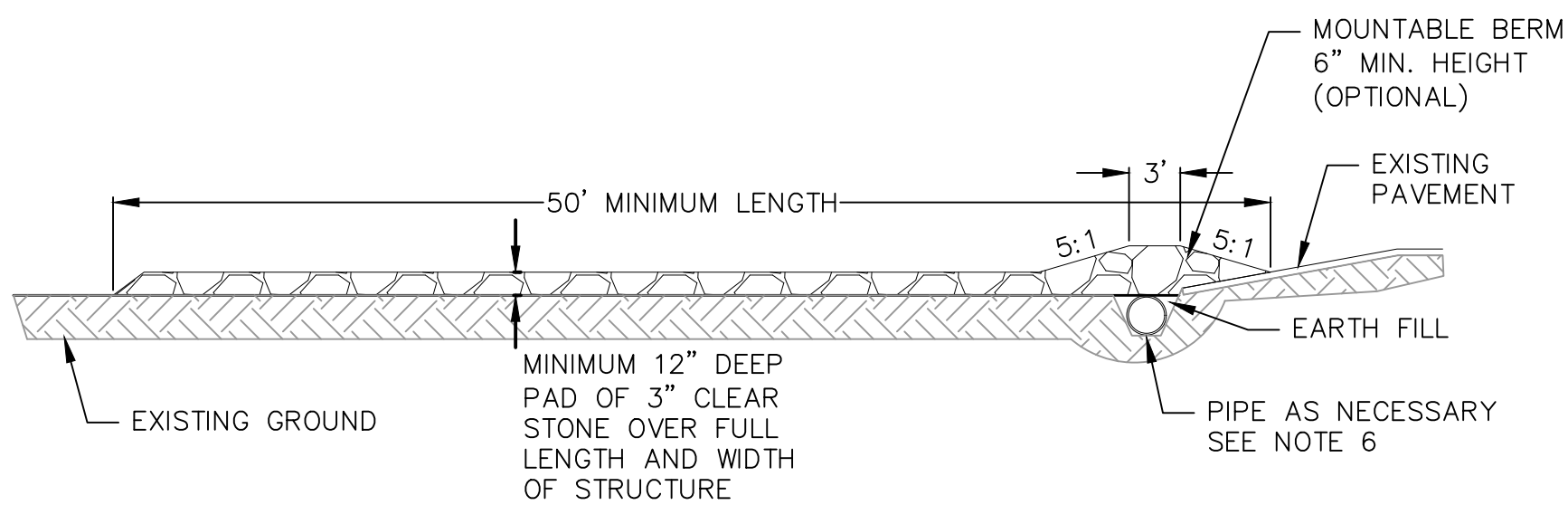


DRIVEWAY GUTTER
CROSS SECTION

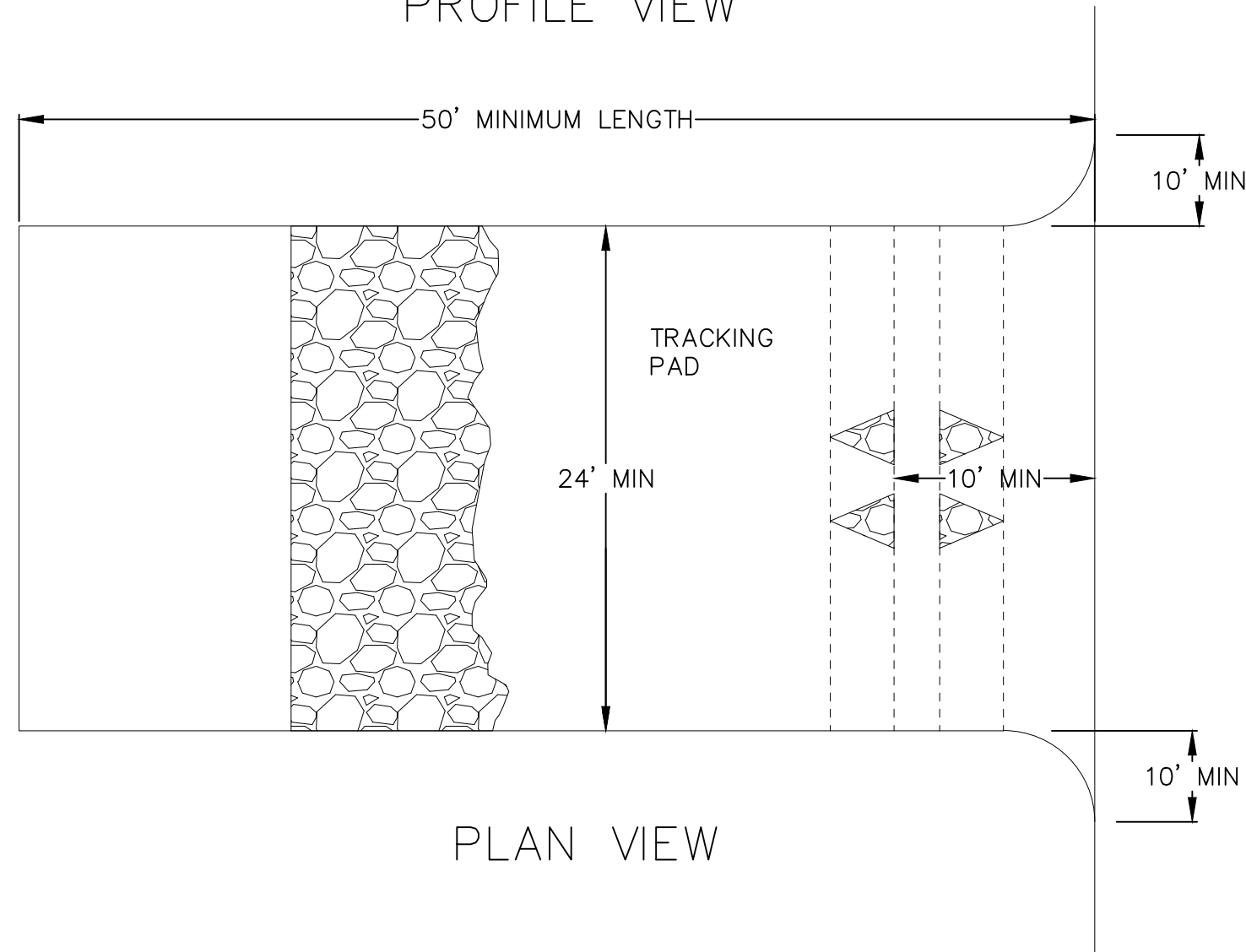


CURB AND GUTTER
CROSS SECTION

3 30" CONCRETE CURB AND GUTTER
600 NOT TO SCALE



PROFILE VIEW



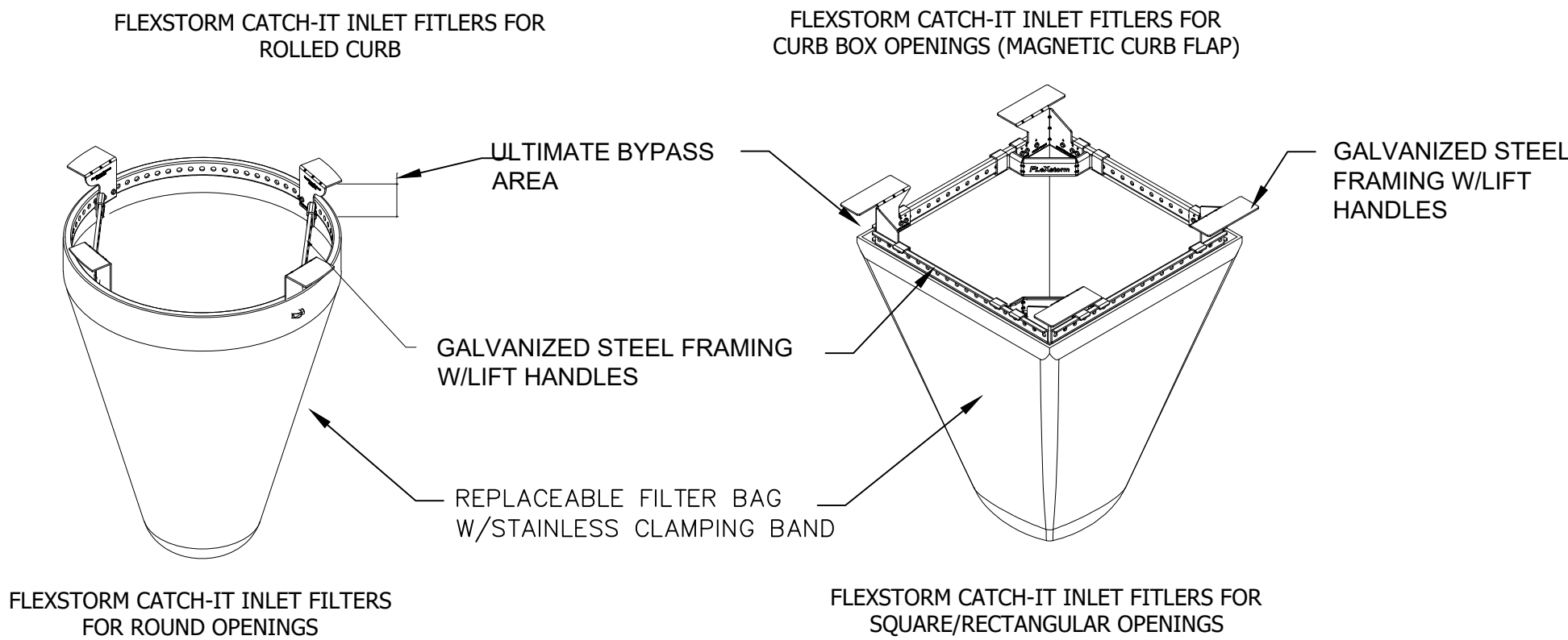
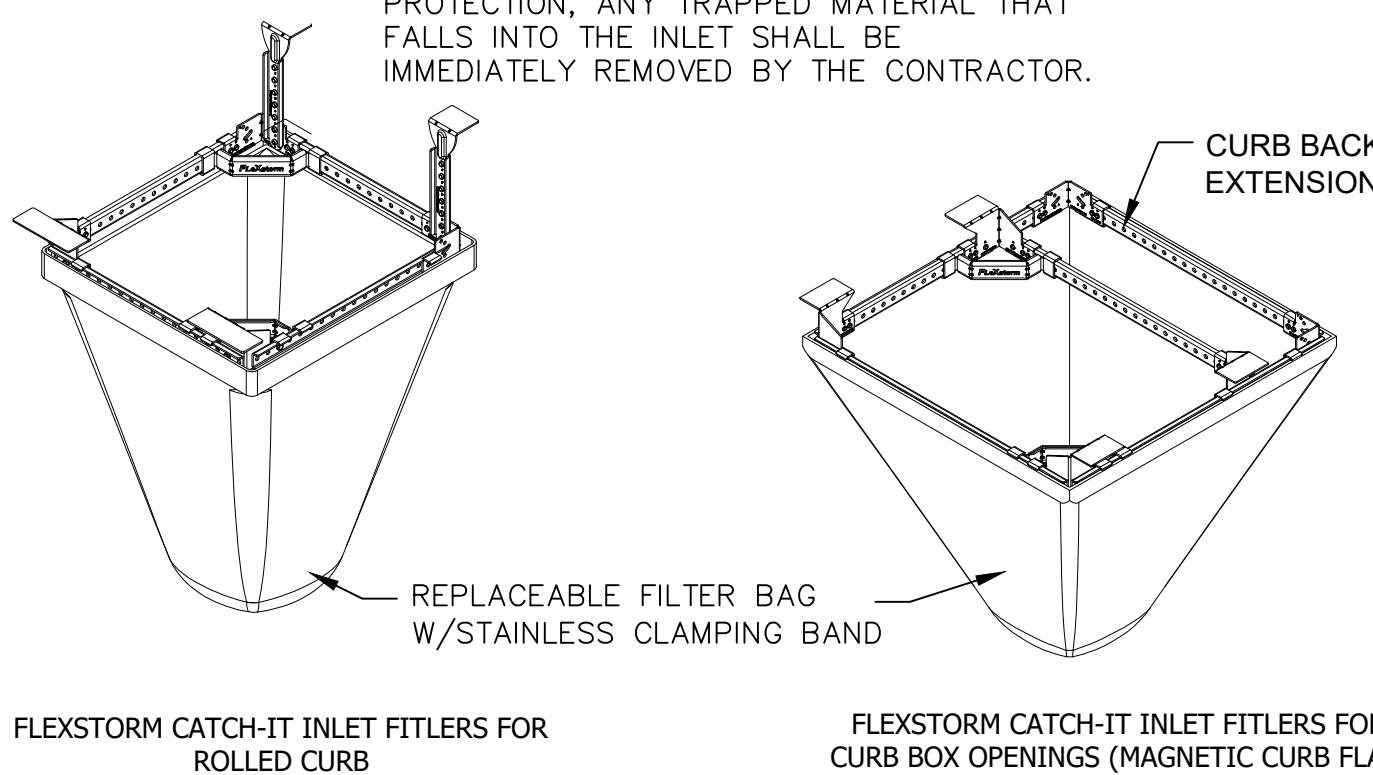
PLAN VIEW

- FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
- LENGTH - MINIMUM OF 50'
- WIDTH - 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
- 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 WSDOT TYPE-HR GEOTEXTILE FABRIC.
- STONE - CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
- 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 MINIMUM 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.
- 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.

2 TRACKING PAD
600 NOT TO SCALE

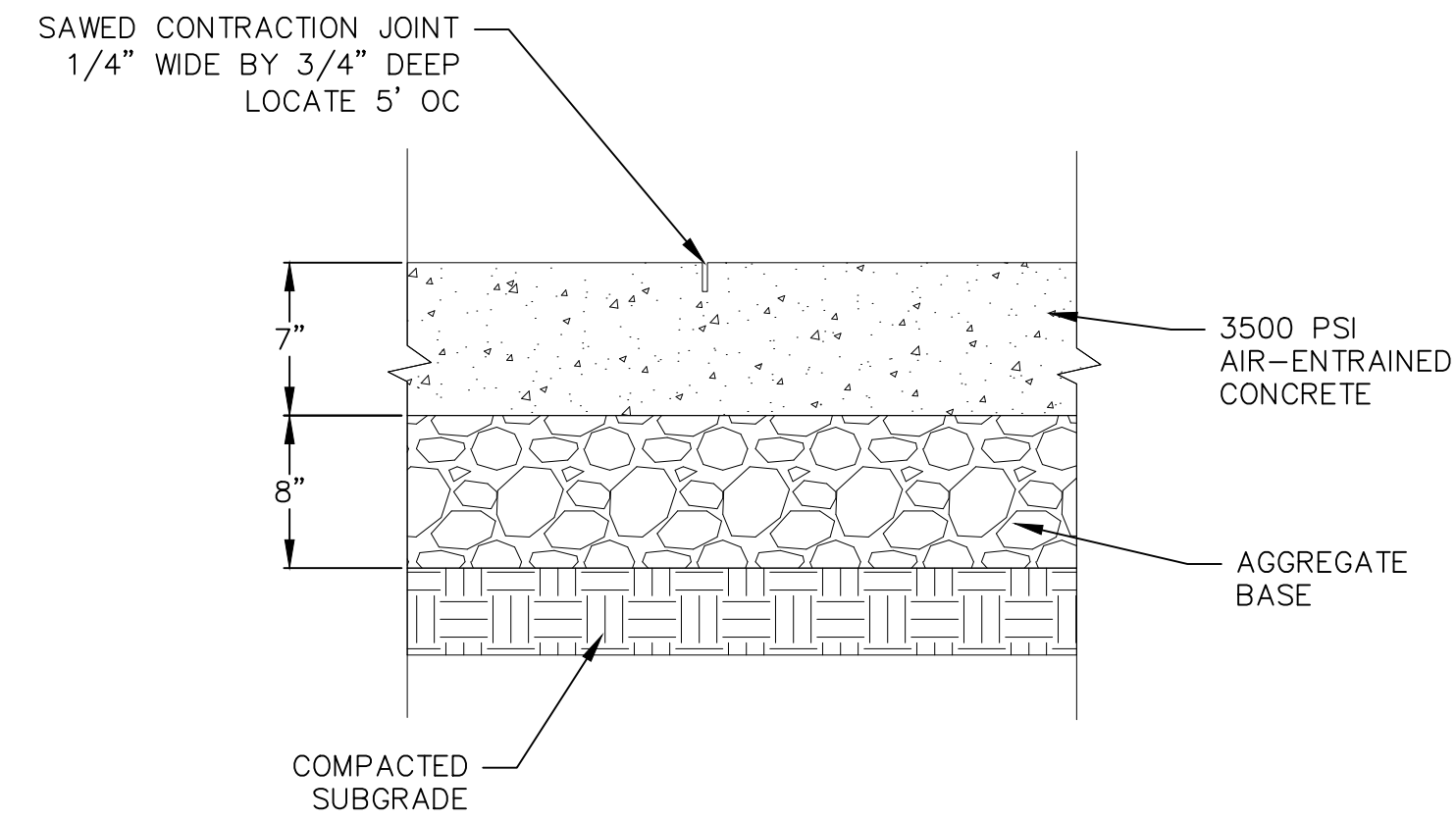
INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

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

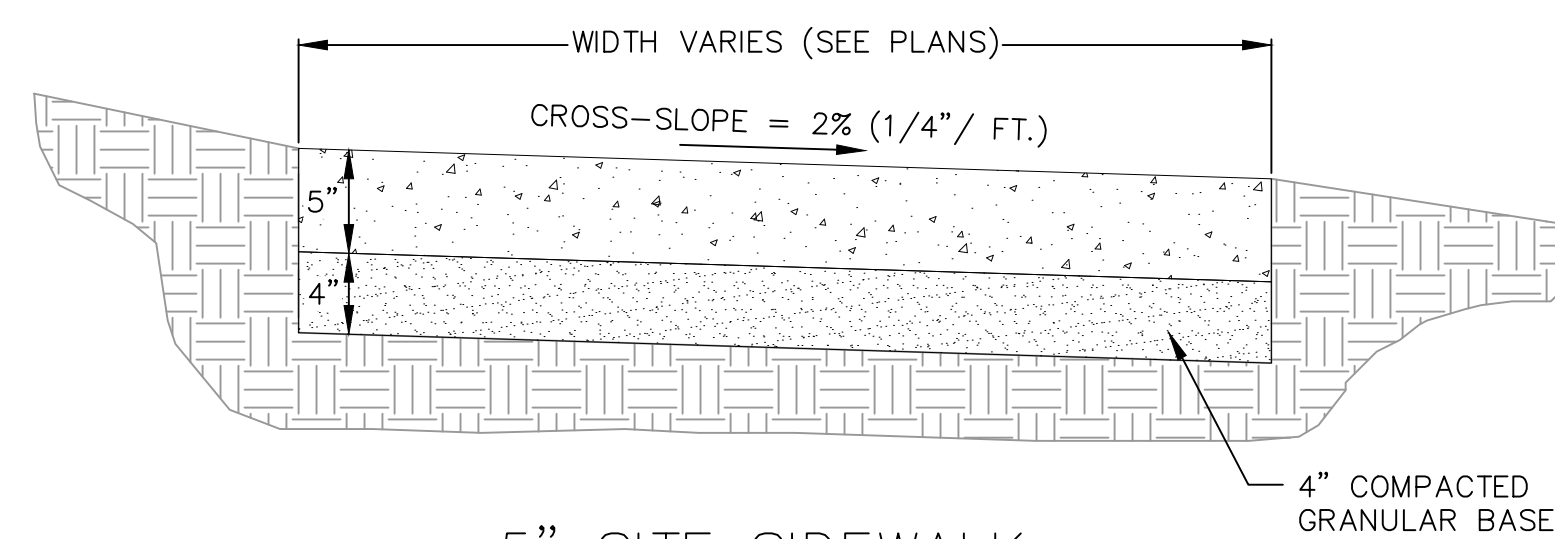


NEENAH CASTING	INLET TYPE	GRATE SIZE	OPENING SIZE	ADS P/N
1040/1642/1733	ROUND	26	24	62MRDFX
3067 W/FLAP	CURB BOX	35.25 X 17.75	33.0 X 15.0	62LCBEXTFX
3067 EXTENDED BACK	CURB BOX	35.25 X 17.75	33.0 X 15.0	62LCBEXTFX
3246A	CURB BOX	35.75 X 23.875	33.5 X 21.0	62LCBFX
3030	SQUARE/RECT	23 X 16	20.5 X 13.5	62MCBFX
3067-C	SQUARE/RECT	35.25 X 17.75	33 X 15	62LSQFX

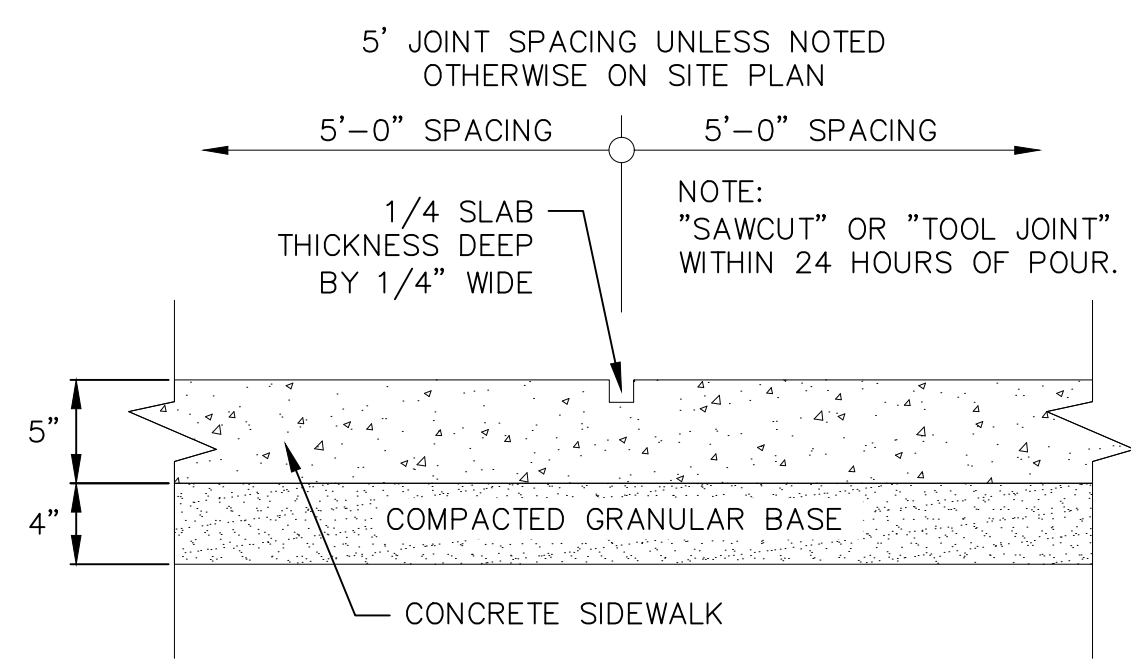
4 FRAMED INLET PROTECTION
600 NOT TO SCALE



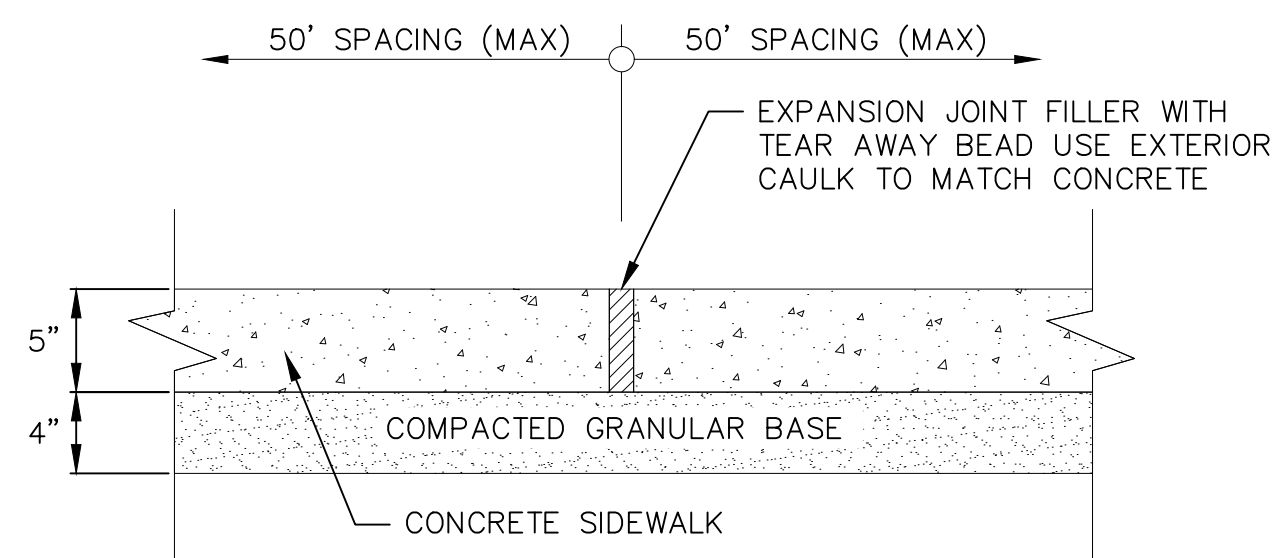
5 CONCRETE DRIVE APPROACH
600 NOT TO SCALE



5" SITE SIDEWALK

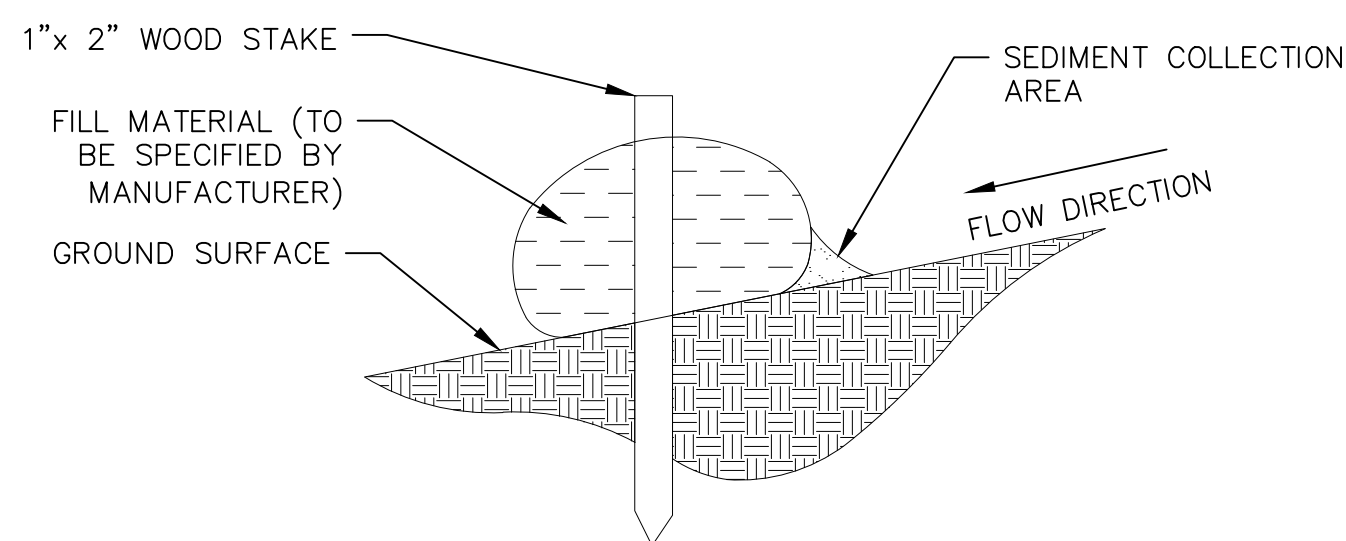


SIDEWALK CONTROL JOINT



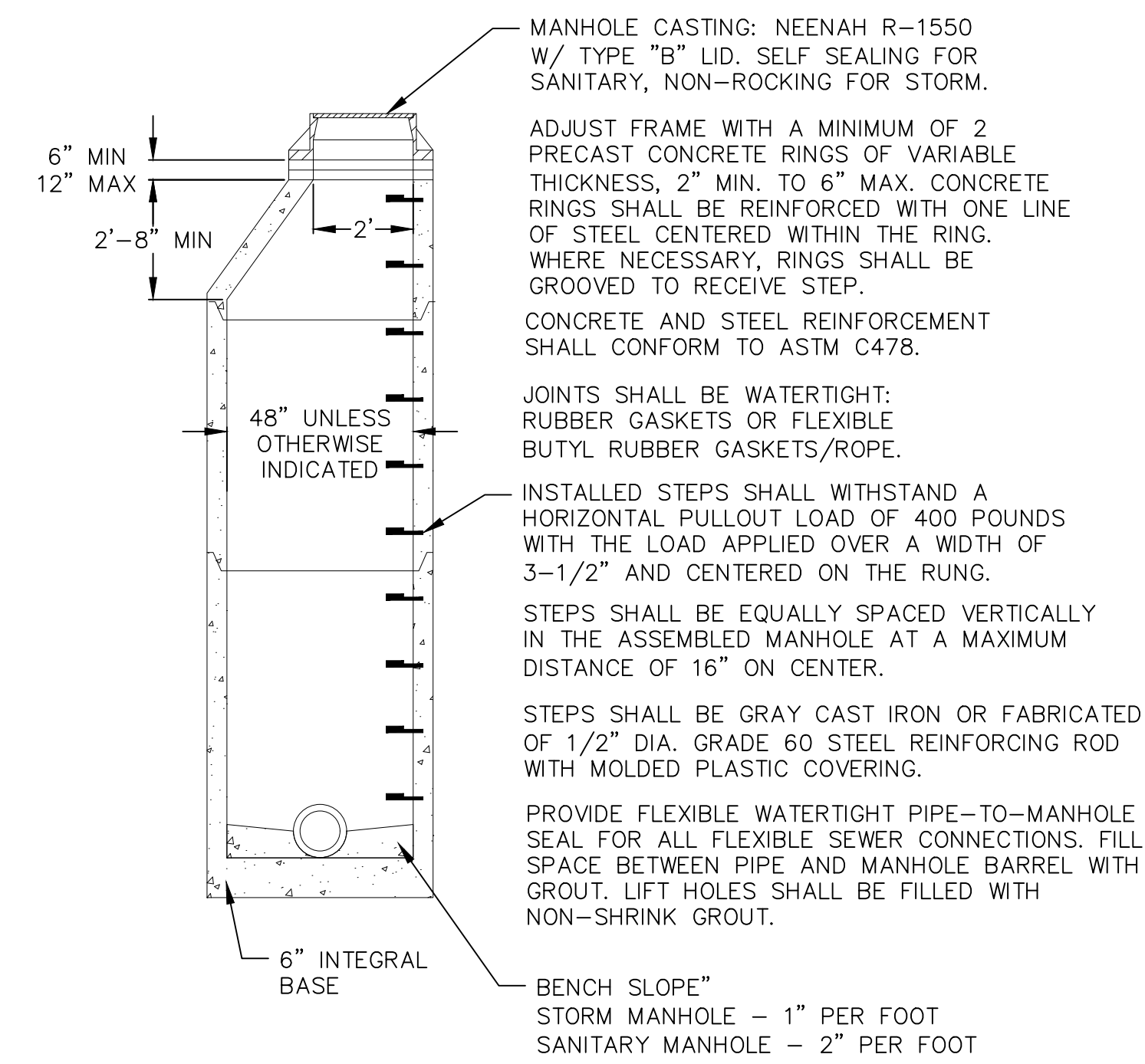
SIDEWALK EXPANSION JOINT

6 5" SIDEWALK
600 NOT TO SCALE



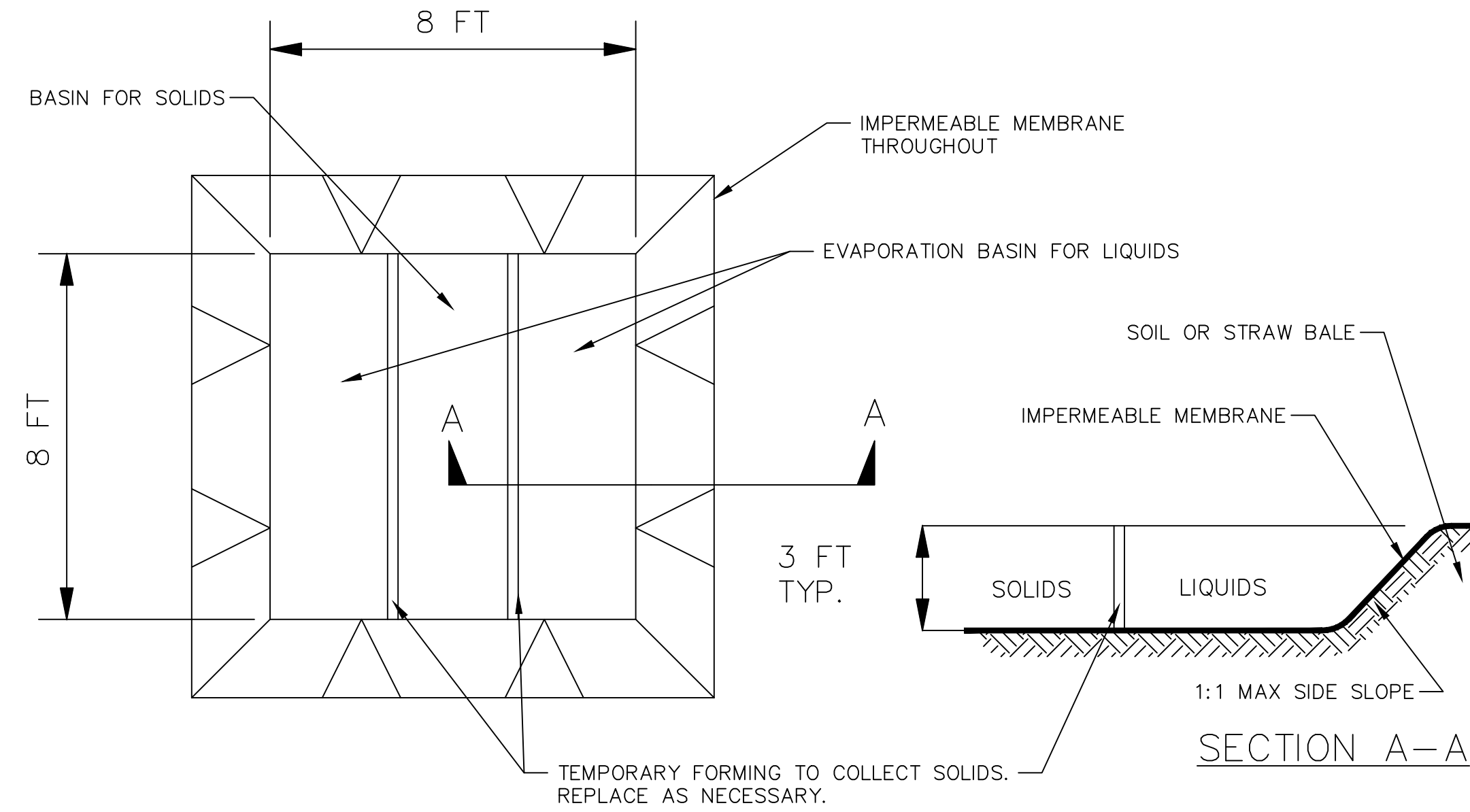
7 SILT SOCK
600 NOT TO SCALE

1 STOP SIGN
601 NOT TO SCALE



2 PRECAST CONCRETE MANHOLE
601 NOT TO SCALE

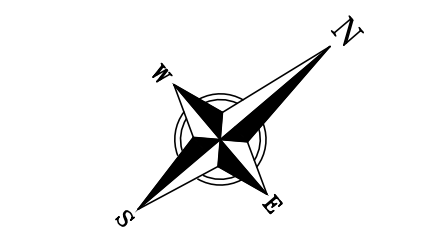
1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE LINER. THE AREA MUST BE FREE OF 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. SET-VACUUM STORED LIQUIDS THAT HAVE NOT EXHAUSTED AND ARE NOT IN IMPROVED MANNER. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.




3 TEMPORARY CONCRETE WASHOUT
601 NOT TO SCALE

[illegible]

CONSTRUCTION DETAILS
THE STANDARD - 411-433 GILMAN STREET
CITY OF MADISON
DANE COUNTY, WI



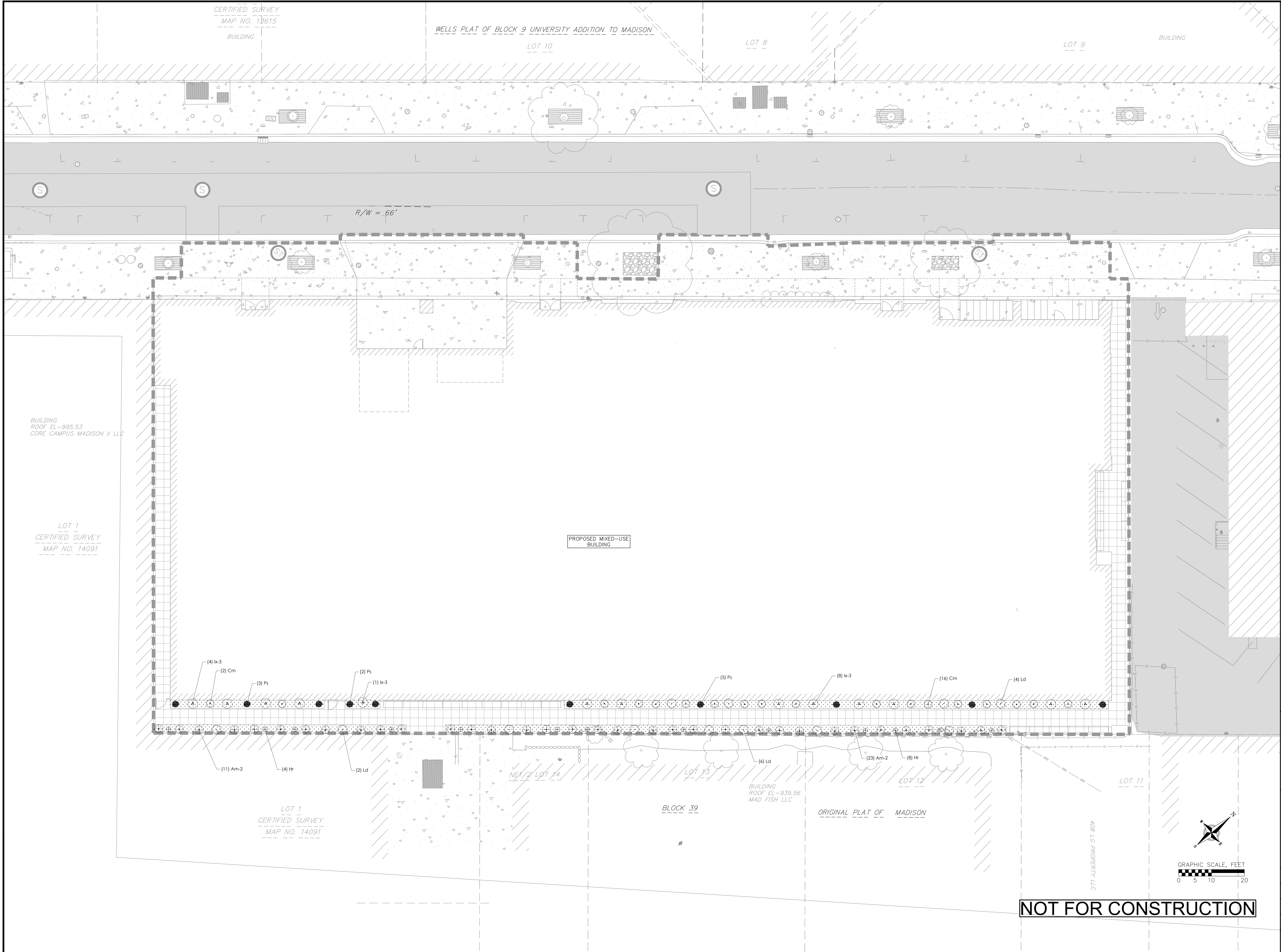
GRAPHIC SCALE, FEET



A horizontal scale bar with alternating black and white segments. The segments are labeled 0, 10, 20, and 40 at the bottom. The total length represents 40 feet.

C700

DATE		REMARKS		NO.		DATE		REMARKS	
0/20/2025									
AFTER									
BAR									
ECKED									
SCHU									
JECT NO.									



CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
DECIDUOUS SHRUBS				
Am-2	Aronia melanocarpa 'UNCOMMON12' / Ground Hug® Black Chokeberry	Cont.	2 Gal.	34
Cn-2	Ceanothus americanus / New Jersey Tea	Cont.	3 Gal.	18
Ld	Dierilla lonicera / Honeysuckle	Cont.	3 Gal.	12
EVERGREEN SHRUBS				
lx-3	Ilex glabra 'SMINGAB17' / Gem Box® Inkberry Holly	Cont.	3 Gal.	13
	Pinus strobus 'Stowmound' / Stowmound Mugo Pine	Cont.	3 Gal.	10
PERENNIALS				
Hr	Heuchera richardsonii / Prairie Alum Root	Cont.	1 Gal.	12

GROUNDCOVER #1	1,203 sf
Aquilegia canadensis / Eastern Columbine	73
Carex bromoides / Brome-like Sedge	1,296
Carex pensylvanica / Pennsylvania Sedge	252
Sedum ternatum / Wild Stonecrop	144
Viola sororia / Woolly Blue Violet	36

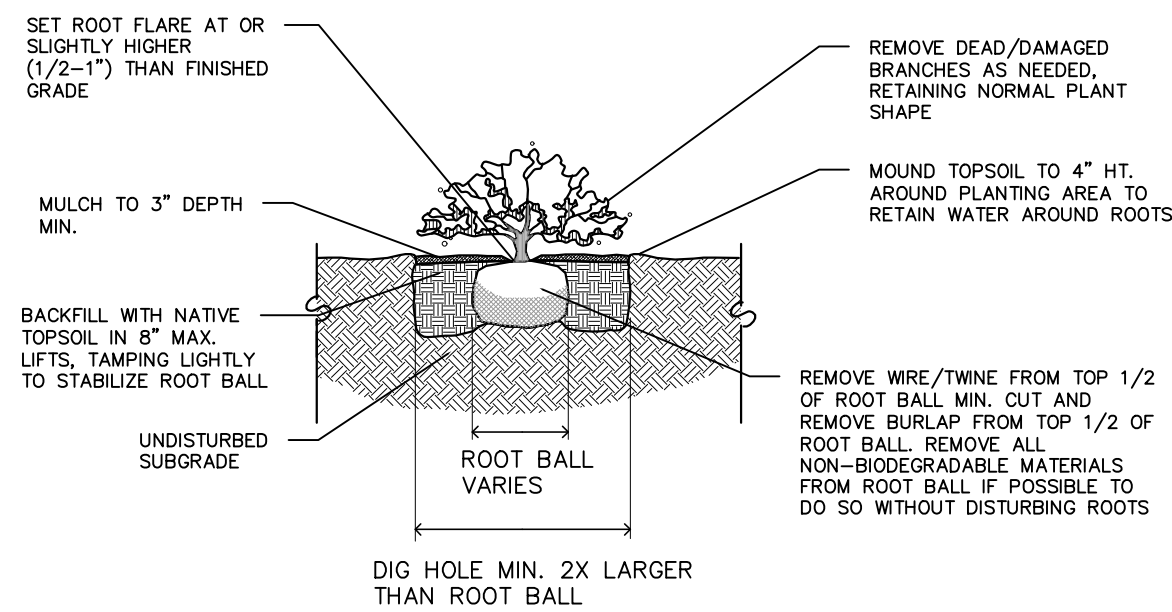
1. ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
2. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
3. CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
4. 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.
5. EXACT LOCATIONS OF EACH PLANT ARE GIVEN IN PLAN. WHILE SLIGHT DEVIATIONS ARE ACCEPTABLE, OVERALL SCHEMATIC/ORIENTATION TO BE ADHERED TO AS ACCURATELY AS POSSIBLE. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.

1. 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 825.2(1) OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. PROVIDE A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEEDDED/SODDED.
2. SUBSOIL UNDER TURF AND PLANTING BEDS MUST BE FREE DRAINING AND LOOSE TO ALLOW ROOT PENETRATION AND DRAINAGE. LANDSCAPE CONTRACTOR SHOULD NOTIFY GENERAL CONTRACTOR IF SUBSURFACE COMPACTION IS UNFIT FOR PLANTING. LANDSCAPE CONTRACTOR IS NOT RESPONSIBLE FOR SUBSURFACE SOIL PREPARATION.
3. LANDSCAPE BEDS TO BE MULCHED WITH UNDYED SHREDDED HARDWOOD BARK MULCH TO 3" DEPTH MIN. DO NOT ALLOW MULCH TO COVER LEAVES, STEMS, OR TRUNKS OF INSTALLED PLANTS. NO LANDSCAPE FABRIC TO BE INSTALLED WITHIN PLANTED AREAS.

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ANY RIGHT OF WAY WORK.
2. CONTRACTOR SHALL VERIFY ALL UTILITIES WITHIN SCOPE OF CONTRACT.
3. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS AT SITE AND COMPLETE WORK PER SCHEDULE.
4. CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS WITHIN SITE AFTER COMPLETION. CONTRACTOR SHALL CLEAN ANY AFFECTED PAVED AREAS OUTSIDE OF DISTURBANCE DELINEATION DAILY.
5. ALL MATERIAL PLANTINGS AND AREA MEASUREMENTS SHOWN ON LANDSCAPE PLAN ARE TO BE CONFIRMED BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND ADJUSTING FOR ANY QUANTITATIVE DISCREPANCIES BETWEEN PLAN, SCHEDULES, AND PREPARED CONDITIONS PRIOR TO INSTALLATION.
6. PLANTS SHALL BE INSTALLED WHEN ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE VICINITY.
7. ANY PREPARED SITE CONDITIONS THAT CONTRADICT THE LANDSCAPE PLAN AND NEGATIVELY AFFECT THE SUCCESS OF PLANTINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
8. LANDSCAPE CONTRACTOR TO PROVIDE 60 DAYS OF INITIAL MAINTENANCE PERIOD FOLLOWING LANDSCAPE INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL SEEDINGS AND PLANTINGS, AS WELL AS MOWING, WEEDING AND MATERIAL CLEAN UP.

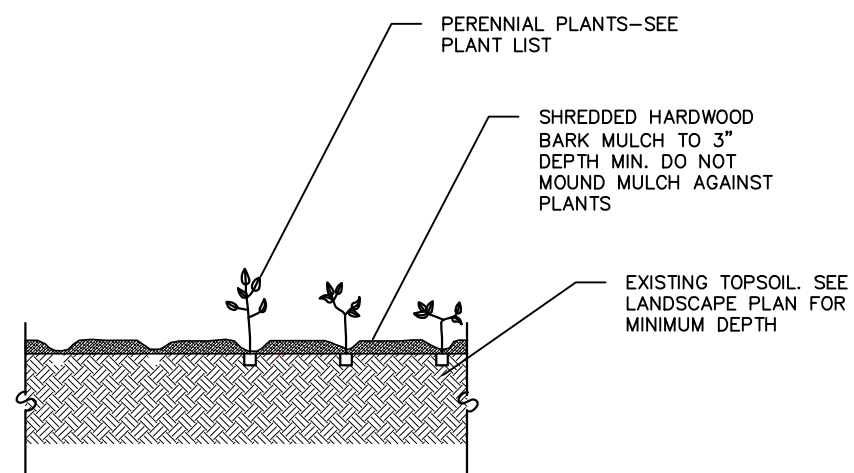
1. INSTALL GROUNDCOVERS AS 2.5" PLUGS OR EQUAL. PLUGS TO BE INSTALLED 10" ON CENTER IN A TRIANGULAR GRID PATTERN. PLANT SPECIES RANDOMLY THROUGHOUT SPECIFIED AREA, MAINTAINING A REPRESENTATIVE RATIO OF SPECIES AS LISTED IN THE CONCEPT PLANT SCHEDULE THROUGHOUT PLANTING. PLUG NUMBERS ARE APPROXIMATE BASED ON AREA, CONTRACTOR TO CONFIRM QUANTITIES. QUANTITIES IN SCHEDULE REPRESENT TOTAL PLUGS REQUIRED FOR EACH GRID. CONTRACTOR TO PROVIDE MULCH TO RECEIVE A REPRESENTATIVE FRACTION OF PLUGS BASED ON THE SQUARE FOOTAGE OF EACH RESPECTIVE PLANTING LOCATION SPECIFIED, WHERE SHRUBS/TREES ARE SHOWN WITHIN GROUNDCOVER AREAS, SUBSTITUTE SHRUB/TREE FOR PLUG AND PROVIDE MULCH SURROUNDING SHRUB/TREE TO ROOT MASS, PATTERN ACCORDING, WHERE PLANTINGS ABAND WALKWAYS AND STRUCTURES, MAINTAIN A 12" BORDER OF MULCH CONTAINING NO PLUGS. APPLY BIODEGRADABLE NON-WOVEN GEOTEXTILE WEED BARRIER FABRIC TO SOIL SURFACE PRIOR TO PLANTING, INCE 2.5" FABRIC TO BE USED FOR PLUGS AND 12" FABRIC FOR 4 FEET FOLLOWING INSTALLATION. APPLY AN INITIAL APPLICATION OF PRE-EMERGENT HERBICIDE PER MANUFACTURER'S INSTRUCTIONS AND STATE REGULATIONS, REPEAT APPLICATIONS THROUGHOUT ESTABLISHMENT PERIOD. FERTILIZER PERMANENTLY THROUGHOUT APPLICATION OF SHREDDED HARDWOOD MULCH AT TIME OF PLANTING. SUGGESTED MAINTENANCE INCLUDES MULCH, WEED REMOVAL, AND PRE-EMERGENT HERBICIDE TREATMENTS FOR THE FIRST 5 YEARS. ANNUAL MAINTENANCE IS SUGGESTED TO INCLUDE A CUT BACK TREATMENT DURING THE EARLY SPRING SEASON PRIOR TO PLANT EMERGENCE.

1. KEEP CONTAINERS ON PLANTS UNTIL READY TO INSTALL TO MINIMIZE ROOT DAMAGE FROM EXPOSURE TO AIR. GENTLY LOOSEN ROOTS ON ROOTBOUND PLANTS. SEVERELY ROOTBOUND PLANTS WILL BE REJECTED.
2. APPLY MYCORRHIZAL INOCULANT TO SOIL PRIOR TO MULCHING, PER SPECIFIED APPLICATION RATES.
3. WATER PLANTS THOROUGHLY AFTER PLANTING TO SETTLE SOIL.



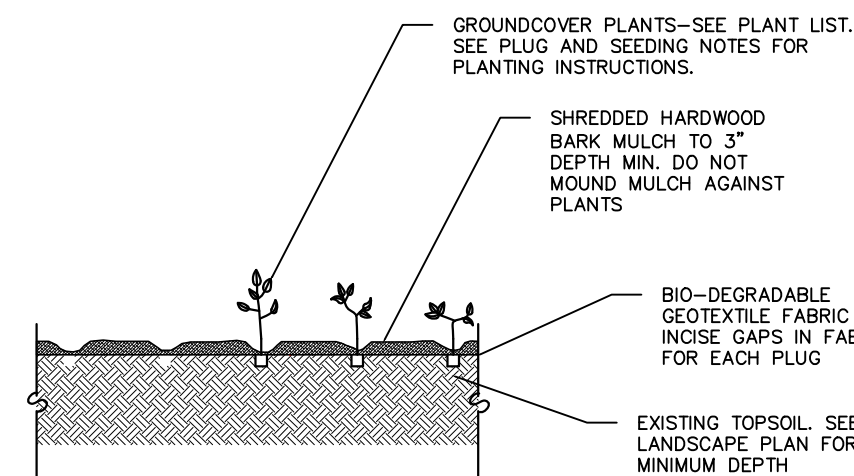
1 NOT TO SCALE

1. KEEP CONTAINERS ON PLANTS UNTIL READY TO INSTALL TO MINIMIZE ROOT DAMAGE FROM EXPOSURE TO AIR. GENTLY LOOSEN ROOTS ON ROOTBOUND PLANTS. SEVERELY ROOTBOUND PLANTS WILL BE REJECTED.
2. WATER PLANTS THOROUGHLY AFTER PLANTING TO SETTLE SOIL.

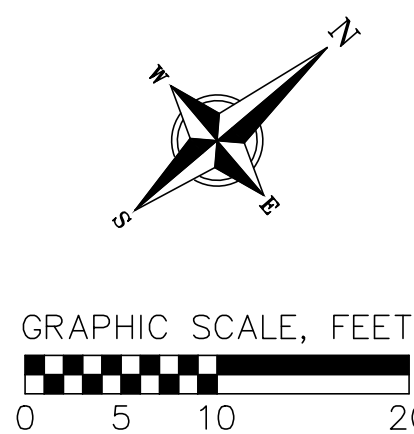


1 NOT TO SCALE

1. PLANT SPECIES RANDOMLY THROUGHOUT SPECIFIED AREA, MAINTAINING A REPRESENTATIVE RATIO OF SPECIES AS SHOWN IN THE CONCEPT PLANT SCHEDULE THROUGHOUT PLANTING.
2. WHERE PLANTINGS ABOUT WALKWAYS AND STRUCTURES, MAINTAIN A 12" BORDER OF MULCH CONTAINING NO PLUGS"
3. WATER PLANTS THOROUGHLY AFTER PLANTING TO SETTLE SOIL.

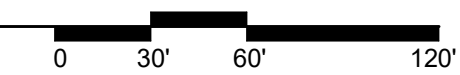
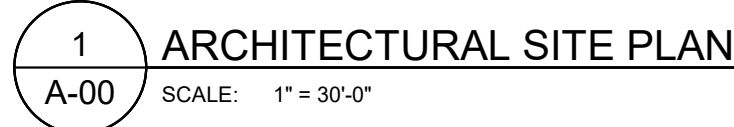


1 NOT TO SCALE



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DATE		10/20/2025	
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PROJECT NO.		210200	
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A-00

APPROVALS

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ARCHITECTS

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CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

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PRELIMINARY
NOT FOR
CONSTRUCTION

THE STANDARD

411 W. GILMAN ST,
MADISON, WI

DRAWN BY

PROJECT ARCHITECT

PEER REVIEWER

ARCHITECT OF RECORD

NO

DATE

DESCRIPTION

IMC

JD

LM

4

10.20.2025

LUA SUBMITTAL

JOB NO

20009

DATE

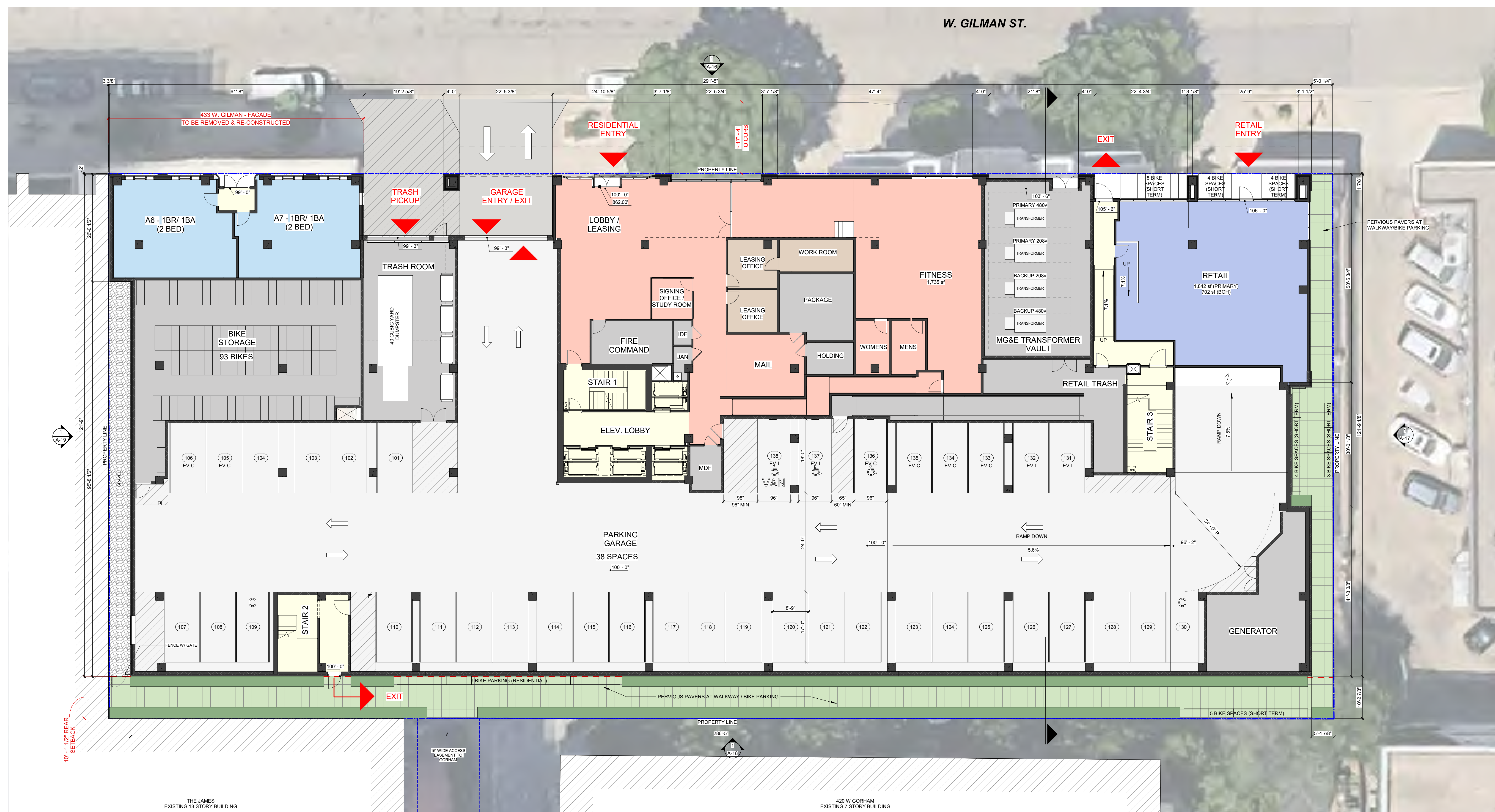
10.20.2025

LEVEL B1 FLOOR PLAN

A-01

The floor plan for Level B1 is a rectangular parking garage with a central core containing stairs and an elevator lobby. The plan is divided into several sections by property lines and internal walls. The central core includes STAIR 1, STAIR 2, STAIR 3, and an ELEV. LOBBY. The main parking area is labeled 'PARKING GARAGE 34 SPACES' and includes a 'RAMP DOWN 5.2%'. There are two 'BIKE STORAGE' areas: one on the left labeled '218 BIKES (112 STANDARD, 106 VERTICAL)' and one on the right labeled '111 BIKES (109 STANDARD, 2 VERTICAL)'. A 'MAINTENANCE' room is located near the center. A 'WATER PUMP / BACKFLOW ROOM' is located in the upper right corner. The plan includes numerous numbered parking spaces (001-034) and various utility rooms (EV-C, EV-D, EV-E, EV-F, EV-G, EV-H, EV-I, EV-J, EV-K, EV-L, EV-M, EV-N, EV-O, EV-P, EV-Q, EV-R, EV-S, EV-T, EV-U, EV-V, EV-W, EV-X, EV-Y, EV-Z). The plan also shows 'UNEXCAVATED' areas and 'PROPERTY LINE' markers. A scale bar at the bottom indicates a scale of 3/32" = 1'-0".

1 LEVEL B1 FLOOR PLAN
A-01 SCALE: 3/32" = 1'-0"



1 LEVEL 01 FLOOR PLAN
A-02 SCALE: 3/32" = 1'-0"



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ACT: CONTACT
E: T: 612.251.7570 **EMAIL:**

PRELIMINARY
NOT FOR
CONSTRUCTION

THE STANDARD

11 W. GILMAN ST,
MADISON, WI

[illegible]

	JOB NO 20009
	DATE 10.20.202

LEVEL 02 FLOOR PLAN

A-04



1 LEVEL 02 FLOOR PLAN
A-04 SCALE: 3/32" = 1'-0"





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A STRUCTURAL ENGINEERING
50 UNIVERSITY AVE W, SUITE 423-S ST. PAUL, MN 55114
CONTACT: CONTACT
651-222-1111

DATE: 11/01/2015 TIME: 09:40

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PRELIMINARY

NOT FOR

CONSTRUCTION


THE STANDARD

411 W. GILMAN ST.

411 W. GILMAN ST,
MADISON, WI

DRAWN BY	MC
PROJECT ARCHITECT	JD
PEER REVIEWER	
PROJECT OF RECORD	IM

NO	DATE	DESCRIPTION
	10.20.2025	LUA SUBMITTAL

	JOB NO
	20009

	DATE
	10.20.2025

LEVELS 08-09 FLOOR PLAN

A-07



1 LEVELS 08-09 FLOOR PLAN
A-07 SCALE: 3/32" = 1'-0"



LEVEL 10 FLOOR PLAN



APPROVALS



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ID ACQUISITIONS, LLC 5 OGDEN STREET, ATHENS, GA 30601 CONTACT: JIM BUCHANAN PHONE: 478.299.6128 EMAIL: JIM.BUCHANAN@LANDMARKPROPERTIES.COM PL ENGINEER FREIBERGER 6 FOURIER DRIVE, SUITE 201 MADISON, WI 53717 CONTACT: PHONE: 608.821.3070 EMAIL: JZAMM@FREIBERGER.COM
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PRELIMINARY
NOT FOR
CONSTRUCTION

THE STANDARD

411 W. GILMAN ST,
MADISON WI

RAWN BY	MC
---------	----

PROJECT ARCHITECT	JD	
PEER REVIEWER		
ARCHITECT OF RECORD	JM	
NO	DATE	DESCRIPTION

07.18.2025	50% SD
10.20.2025	LUA SUBMITTAL

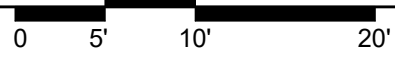
	JOB NO 20009
	DATE 10/20/2025

EXTERIOR RENDERING VIEWS

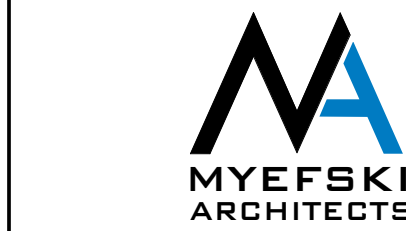
A-15



1 NORTHWEST EXTERIOR ELEVATION
A-16 SCALE: 3/32" = 1'-0"



APPROVALS



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CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

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PRELIMINARY
NOT FOR
CONSTRUCTION

THE STANDARD

411 W. GILMAN ST,
MADISON, WI

DRAWN BY: MC

PROJECT ARCHITECT: JD

PEER REVIEWER: LM

ARCHITECT OF RECORD: LM

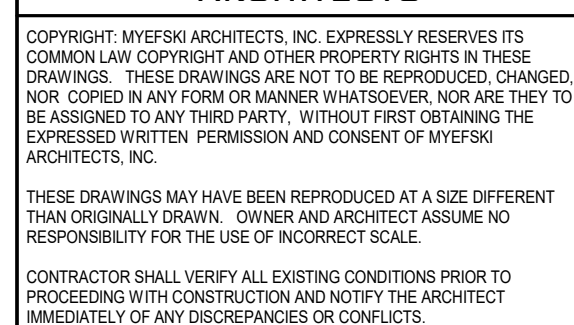
NO. DATE DESCRIPTION

4 10.20.2025 LUA SUBMITTAL

JOB NO
20009
DATE
10.20.2025

NORTHWEST EXTERIOR
ELEVATION

A-16



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PHONE: T: 952.933.0690 EMAIL:

PHONE: T: 651.251.7570 EMAIL:

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PRELIMINARY

NOT FOR

CONSTRUCTION

THE STANDARD

THE STANDARD

411 W. GILMAN ST,
MADISON, WI

DRAWN BY	MC
PROJECT ARCHITECT	JD
DEEP REVIEWER	

PEER REVIEWER		
ARCHITECT OF RECORD		JM
NO	DATE	DESCRIPTION
4	10/20/2025	LIA SUBMITTAL

4	10-10-2025	LOAN SUBMITTAL

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	20009
	DATE
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10.20.2025

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ELEVATION

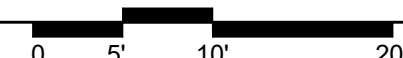
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A-18



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A-18

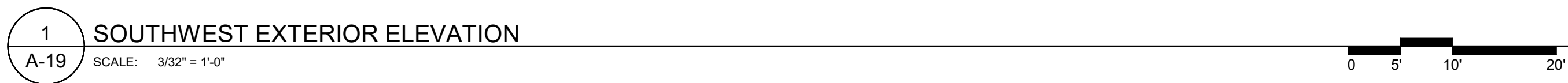
SCALE: $3/32" = 1'-0"$



411 W. GILMAN ST,
MADISON, WI

	JOB NO 20009
	DATE 10.20.2025

A-19



Development Summary											
Floor	Fl. Height	Floor Elev.	Residential	Retail	Amenity/ Lobby	Leasing	Circulation	Vertical Conveyance	Mechanical/ Storage	Parking Garage	Gross Area
Level B1	10.00	-16.00					267	836	6,696	13,016	20,815
Level 1	12.83	-4.00	1,441	2,544	5,256	521	803	1,026	5,696	16,434	33,721
Level 1.5	9.75	6.81	20,311				2,724	1,064	518		26,077
Level 2	9.75	16.58	27,967				2,519	1,064	518		32,068
Level 3	9.75	26.31	27,967				2,519	1,064	518		32,068
Level 4	9.75	36.08	27,967				2,519	1,064	518		32,068
Level 5	9.75	45.81	24,542				2,519	1,064	518		28,643
Level 6	9.75	55.58	24,542				2,519	1,064	518		28,643
Level 7	9.75	65.31	24,542				2,519	1,064	518		28,643
Level 8	9.75	75.08	23,746				2,519	1,064	518		27,847
Level 9	9.75	84.83	23,746				2,519	1,064	518		27,847
Level 10	12.00	94.58	22,189				2,519	1,064	2,075		27,847
Level 11	12.00	106.58	5,672	4,771			1,025	919	825		13,212
Level 12	9.75	118.58	9,999				1,021	672	390		12,082
Level 13	9.75	128.33	9,999				1,021	672	390		12,082
Level 14	9.75	138.08	9,999				1,021	672	390		12,082
Level 15	9.75	147.83	9,999				1,021	672	390		12,082
Roof		157.58									
Gross Building Area			294,628	2,544	11,487	521	31,307	15,273	14,818	16,434	387,012
Site FAR			39,190	Vehicle Parking Provided			34	Bicycle Parking Places			
Gross FAR Area		387,012	Level B1	Long Term Requirements			38	Long Term Requirements			
FAR		988%	Level 1	Short Term Requirements			72	Short Term Requirements			
			Total Provided								
Building Coverage (% Lot Area)			Accessible Parking			Long Term Requirements			Short-Term Requirement		
Max. Coverage		90%	Requirement (B3-7.9)			Level B1			Level B1		
Percent at Grade		34,891	Standard			Standard			Standard		
Deduct for Planted Roofs		7,81.0	Van			1			Vertical		
Proposed Coverage			Total			2			Horizontal		
			Total Accessible Parking Required			3			Level 1		
			Total Accessible Parking Provided			3			On Street		
									Long-Term Provided		
									28		
*Up to 25% of bike parking can use vertical racks											
EV Parking (Zoning 28.141-8.4) Required											
4% EV Installed			2.48	3	1						
20% EV Ready			14.4	15							
Percentage based on total parking count											
EV Parking											
Electric Vehicle Class Standards											
Electric Vehicle Charging (EVC) Parking spaces having a capped cablenetwork connecting the parking space to an installed electric vehicle panel with a dedicated branch circuit to easily install the infrastructure and equipment needed for a future electric vehicle charging station. The dedicated branch circuit panel space shall be structured or marked by the following text.											
Electric Vehicle Charging Circuit											
Electric Vehicle Installed (EVI) Parking spaces with an operational electric vehicle charging station.											
EV & EVC Spaces INDICATED ON FLOOR PLAN. ALL OTHER SPACES TO NOT HAVE ANY EV CAPABILITY. ONE ACCESSIBLE SPACE REQUIRED TO BE EV-1 PER ZONING CODE SECTION 28.141-8.4											

Affordable Unit Area Calcs	
Minimum 10% of Total Beds	
Required Affordable Beds	97
Amount of 2-BR D.O. units	24

Assuming all affordable units are 2-BR D.O.

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26