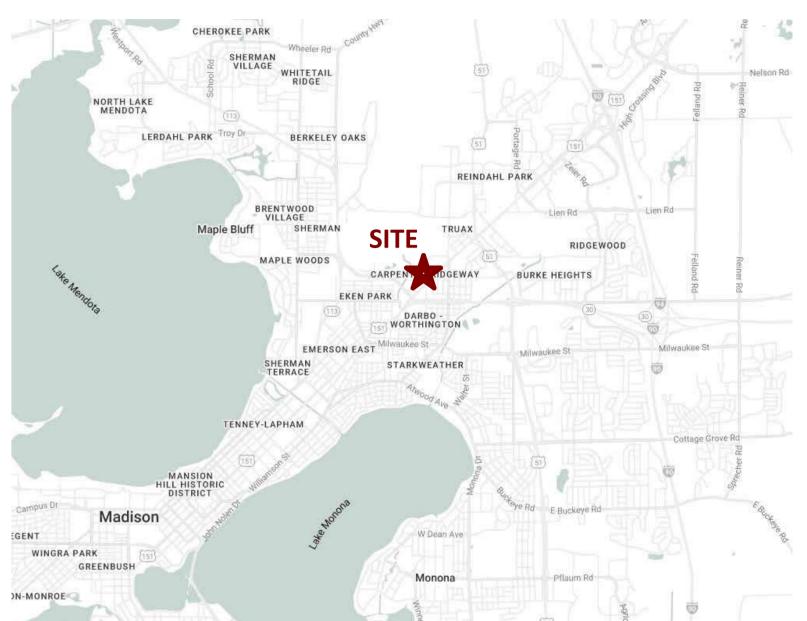


East Washington Ave. Mixed-Use Redevelopoment

3222-3240 E. Washington Ave. Madison WI 5 STORY, 91 UNIT APARTMENT BUILDING; 2 LEVELS UNDERGROUND PARKING



SHEET INDEX

Utility Plan

C500

SITE SHEETS ARCHITECTURAL SHEETS

G 000 Cover Sheet AC101 First Floor Plan
G 001 Site Locator Map & Context Photos AC102 Second Floor Plan
AC103 Third Floor Plan
C300 Site Plan AC104 Fourth Floor Plan
C400 Grading Plan
AC105 Fifth Floor Plan

100 Overall Landscape Plan

101 Detailed Landscape Plan Second Floor Patio

AC201 Exterior Elevations

AC202 Exterior Elevations

Detailed Landscape Plan Second Floor Patio

Landscape Details and Notes

AC202 Exterior Elevations

AC203 Exterior Elevations Colored

AC204 Exterior Elevations Colored

AC106 Roof Plan

CA101 Architectural Site Plan

CA102 Site Lighting Plan

AC900 Material Board

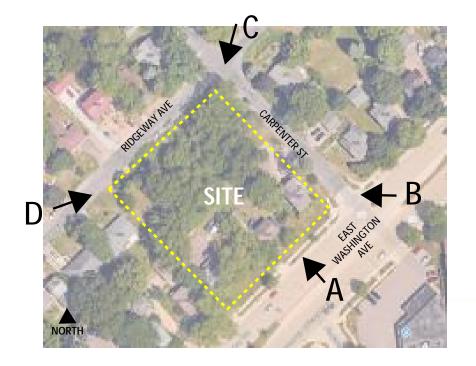
CA103 Fire Department Access Plan
CA104 Lot Coverage Concept Images

ISSUED FOR:

LUA / UDC SUBMITTAL - August 25, 2025



PROJECT NUMBER 2437

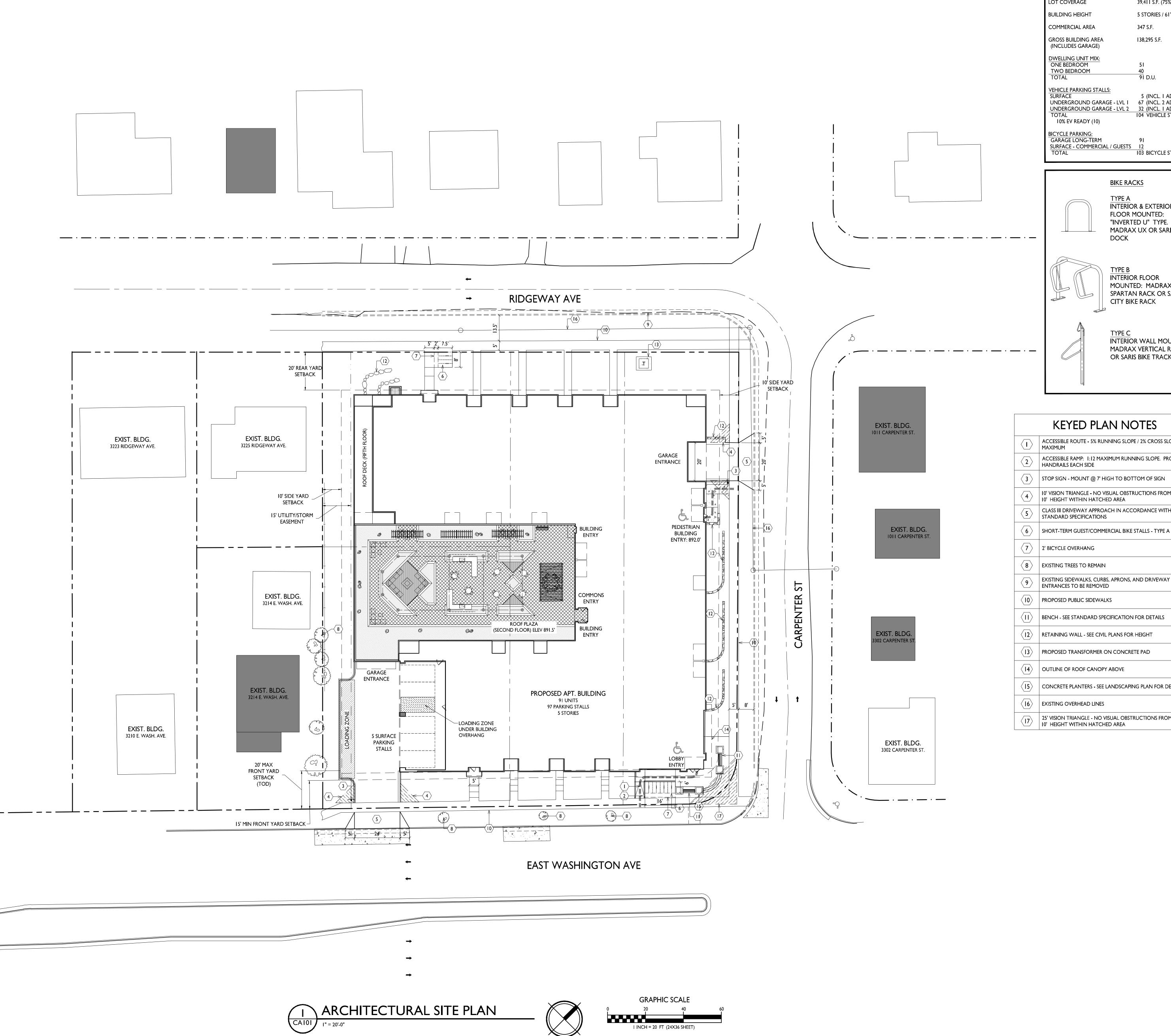












SITE DEVELOPMENT DATA: TR-U2 **ZONING DENSITIES:** LOT AREA **DWELLING UNITS** 91 UNITS LOT AREA / D.U. 574 S.F. / D.U.

DENSITY LOT COVERAGE 39,411 S.F. (75%) BUILDING HEIGHT 5 STORIES / 61'-0"

COMMERCIAL AREA GROSS BUILDING AREA 138,295 S.F. (INCLUDES GARAGE) DWELLING UNIT MIX: ONE BEDROOM

VEHICLE PARKING STALLS: SURFACE 5 (INCL. I ADA) UNDERGROUND GARAGE - LVL I 67 (INCL. 2 ADA) UNDERGROUND GARAGE - LVL 2 32 (INCL. I ADA) 104 VEHICLE STALLS 10% EV READY (10)

BICYCLE PARKING: GARAGE LONG-TERM SURFACE - COMMERCIAL / GUESTS TOTAL

103 BICYCLE STALLS BIKE RACKS

INTERIOR & EXTERIOR FLOOR MOUNTED: "INVERTED U" TYPE. MADRAX UX OR SARIS BIKE DOCK INTERIOR FLOOR MOUNTED: MADRAX SPARTAN RACK OR SARIS CITY BIKE RACK INTERIOR WALL MOUNTED:

MADRAX VERTICAL RACK

OR SARIS BIKE TRACK

KEYED PLAN NOTES

- ACCESSIBLE ROUTE 5% RUNNING SLOPE / 2% CROSS SLOPE
 - ACCESSIBLE RAMP: 1:12 MAXIMUM RUNNING SLOPE. PROVIDE HANDRAILS EACH SIDE
- 3 STOP SIGN MOUNT @ 7' HIGH TO BOTTOM OF SIGN
- 10' VISION TRIANGLE NO VISUAL OBSTRUCTIONS FROM 30" TO 10' HEIGHT WITHIN HATCHED AREA
- CLASS III DRIVEWAY APPROACH IN ACCORDANCE WITH THE
- STANDARD SPECIFICATIONS

- EXISTING SIDEWALKS, CURBS, APRONS, AND DRIVEWAY ENTRANCES TO BE REMOVED
- (10) PROPOSED PUBLIC SIDEWALKS
- (| |) BENCH SEE STANDARD SPECIFICATION FOR DETAILS
- (12) RETAINING WALL SEE CIVIL PLANS FOR HEIGHT
- (13) PROPOSED TRANSFORMER ON CONCRETE PAD
- (14) OUTLINE OF ROOF CANOPY ABOVE
- (15) CONCRETE PLANTERS SEE LANDSCAPING PLAN FOR DETAILS
- [16] EXISTING OVERHEAD LINES
- 25' VISION TRIANGLE NO VISUAL OBSTRUCTIONS FROM 30" TO 10' HEIGHT WITHIN HATCHED AREA

GENERAL NOTES:

THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY 52,227 S.F. / I.20 ACRES THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED 76 UNITS / ACRE BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED

> 2. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.

PRIOR TO BEGINNING CONSTRUCTION.

3. ALL DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA

ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.

5. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: 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 CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (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:

CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM

6. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.

SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM) ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY 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 FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.

B. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED 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.

9. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART I STANDARDS FOR PRUNING.

10. AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.

II. APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER (266-4816).

12. THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF THE TRAFFIC ENGINEERING AND CITY ENGINEERING DIVISIONS. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.

ISSUED

LUA / UDC Submittal - August 25, 2025

ARCHITECTS

Phone: 760| University Ave, Ste 20|

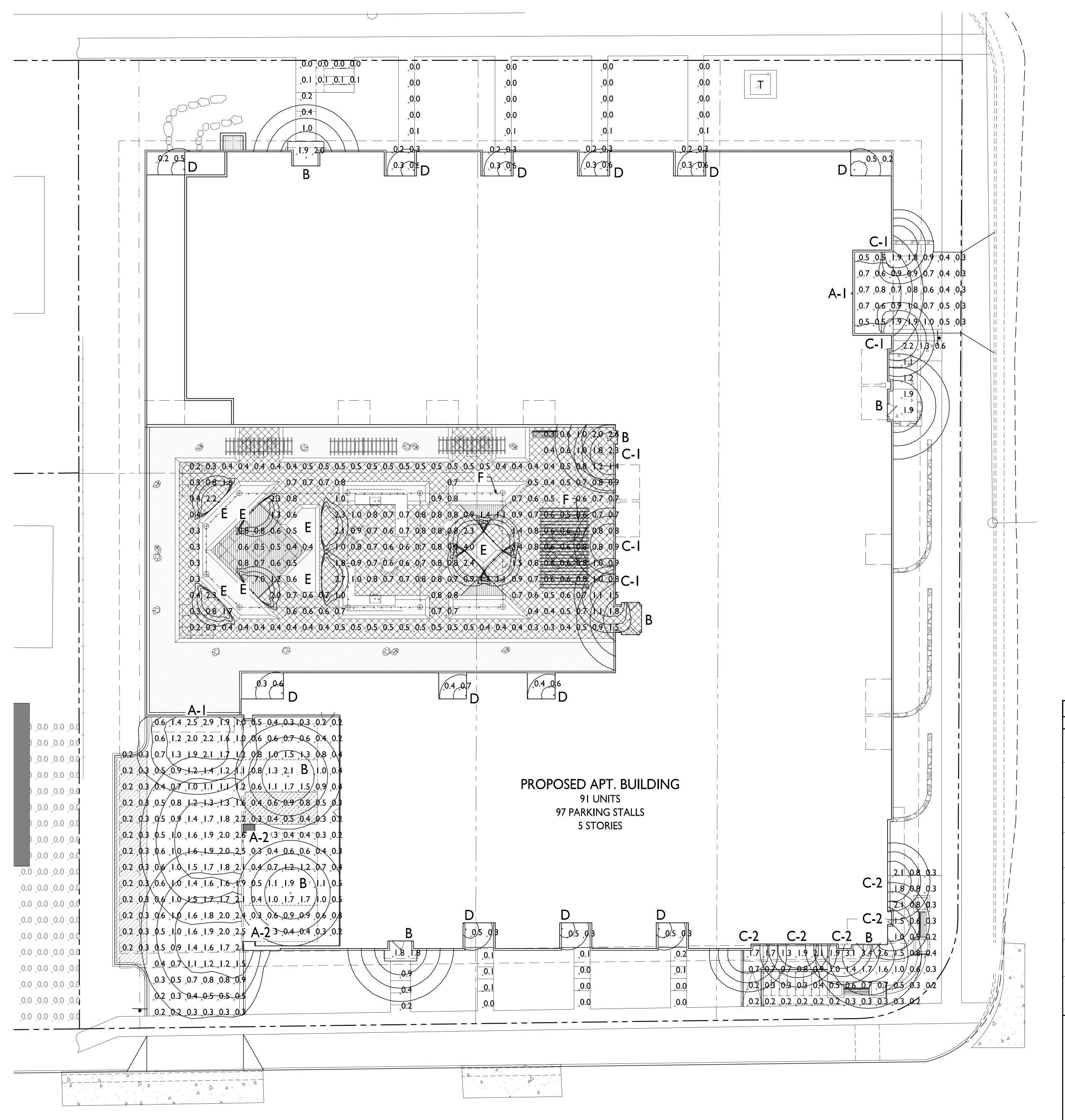
608.836.3690 Middleton, WI 53562

PROJECT TITLE East Washington Ave. Mixed-Use Redevelopment

3222-3240 E. Washington Ave. Madison, WI SHEET TITLE

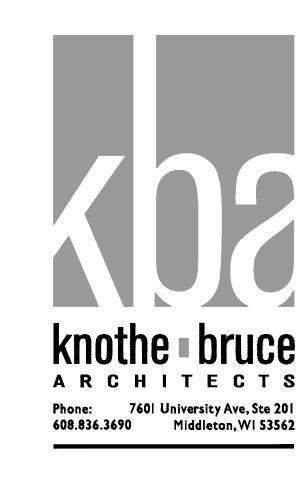
Architectural Site Plan

CA101



SITE LIGHTING PLAN

CA102 1" = 10'-0"



DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN
	3111832					
Carpenter St. Underground Entrance	+	0.8 fc	1.9 fc	0.3 fc	6.3 : l	2.7:1
Main Building Entrance	+	0.9 fc	3.4 fc	0.2 fc	17.0:1	4.5 : I
Carpenter St. Walkup Entrance	+	I.5 fc	2.2 fc	0.6 fc	3.7:1	2.5:1
Surface Parking & Loading Zone	+	0.9 fc	2.9 fc	0.2 fc	14.5:1	4.5:I

LUMII	NAIR	E SC	CHEDULE				
SYMBOL	LABEL	QTY	. MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
	A-I	2	LITHONIA LIGHTING	WDGEI LED P0 30K 90CRI VF MVOLT DBLXD	LED WALL MOUNT, MVOLT, BLACK FINISH	WDGEI_LED_P0 _30K_90CRI_VF.ies	10'-0" ABOVE GRADE ON BUILDING
	A-2	2	LITHONIA LIGHTING	WDGEI LED P0 30K 90CRI VF MVOLT DBLXD	LED WALL MOUNT, MVOLT, BLACK FINISH	WDGEI_LED_P0 _30K_90CRI_VF.ies	13'-0" ABOVE GRADE ON BUILDING
	В	8	LITHONIA LIGHTING	WF3 LED 30K	3" LED ULTRA-THIN WAFER DOWNLIGHT, 3000K, MATTE BLACK	WF3_LED_30K.ies	10'-0" ABOVE GRADE ON BUILDING
	C-I	5	WAC LIGHTING	WS-W54620-30K-AL	LED WALL SCONCE, 3000K, 458lm, BRUSHED ALUMINUM FINISH	WS-W54620.ies	7'-0" ABOVE GRADE ON BUILDING
	C-2	5	WAC LIGHTING	WS-W54620-30K-AL	LED WALL SCONCE, 3000K, 458lm, BRUSHED ALUMINUM FINISH	WS-W54620.ies	8'-0" ABOVE GRADE ON BUILDING
	D	12	WAC LIGHTING	WS-W27106-30K-BK	LED WALL SCONCE, 3000K, 307lm, 90CRI, BLACK FINISH	WS-W27106.ies	7'-0" ABOVE GRADE ON BUILDING
	Е	10	KUZCO LIGHTING	EW71211-BK	LED 120V, 2700K, 90CRI, CLEAR GLASS WALL MOUNT STEP LIGHT	EW71211-BK-MESA.ies	2'-6" ABOVE PLAZA FLOOR ON PLANTERS
	F	119	CALI ACCENT LIGHTING	ML2000-27K-GSF-IW	LED STRING LIGHTS, 120V, IW, 18" O.C., FORWARD PHASE	ML2000-27K-GSF - I W.ies	8'-0" ABOVE PLAZA ON TRELLIS
			EX	(AMPLE LIGHT FI)	XTURE DISTRIBUTION	NC	

ISOLUX CONTOUR = 0.25 FC

ISOLUX CONTOUR = 0.5 FC

ISOLUX CONTOUR = 1.0 FC

LIGHT FIXTURE

PROJECT TITLE

East Washington

Ave. Mixed-Use

Redevelopment

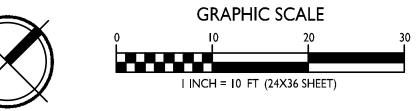
Land Use and UDC Submittal - August 25, 2025

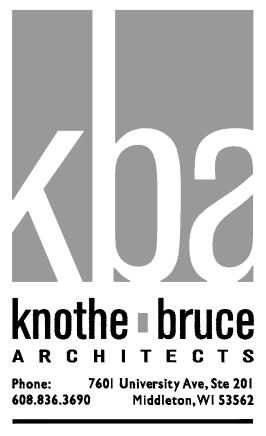
3222-3240 E.
Washington Ave.
Madison, WI
SHEET TITLE
Site Lighting Plan

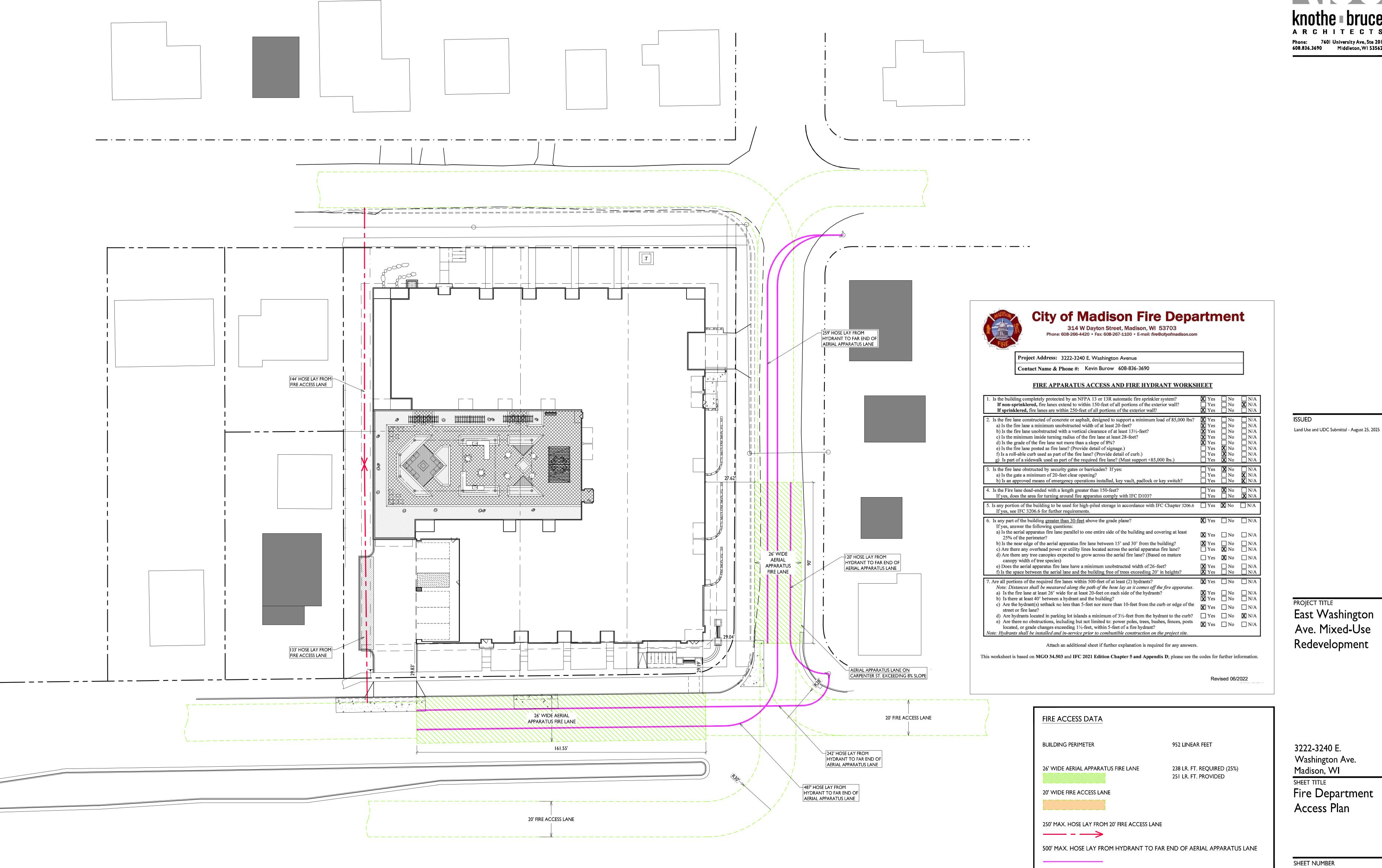
SHEET NUMBER

CAI02

PROJECT NO. **2437**







FIRE DEPARTMENT ACCESS PLAN

[CA103] I" = 20'-0"

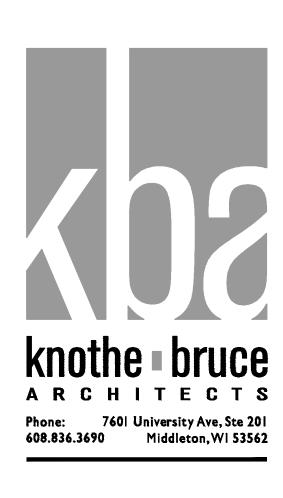
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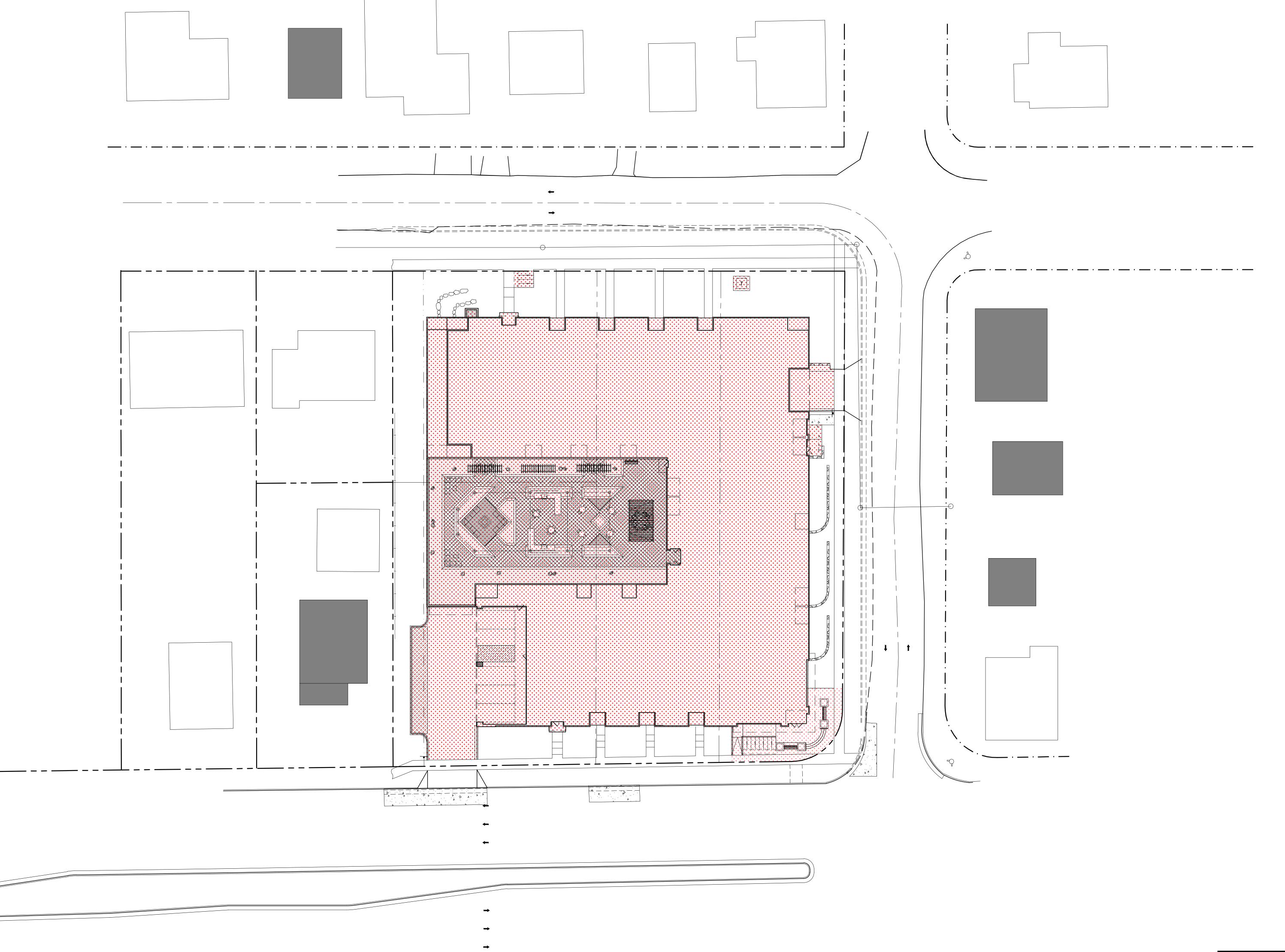
East Washington Ave. Mixed-Use Redevelopment

3222-3240 E. Washington Ave. Madison, WI SHEET TITLE
Fire Department
Access Plan

SHEET NUMBER

CAI03





Land Use and UDC Submittal - August 25, 2025

East Washington
Ave. Mixed-Use Redevelopment

3222-3240 E. Washington Ave. Madison, WI SHEET TITLE

Lot Coverage

LOT COVERAGE

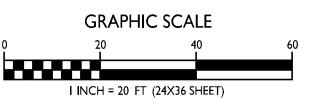
ZONING TR-U2
MAXIMUM LOT COVERAGE 41,782 S.F. / 80% LOT AREA 52,227 S.F. PROPOSED LOT COVERAGE 39,411 S.F. / 75% SHEET NUMBER

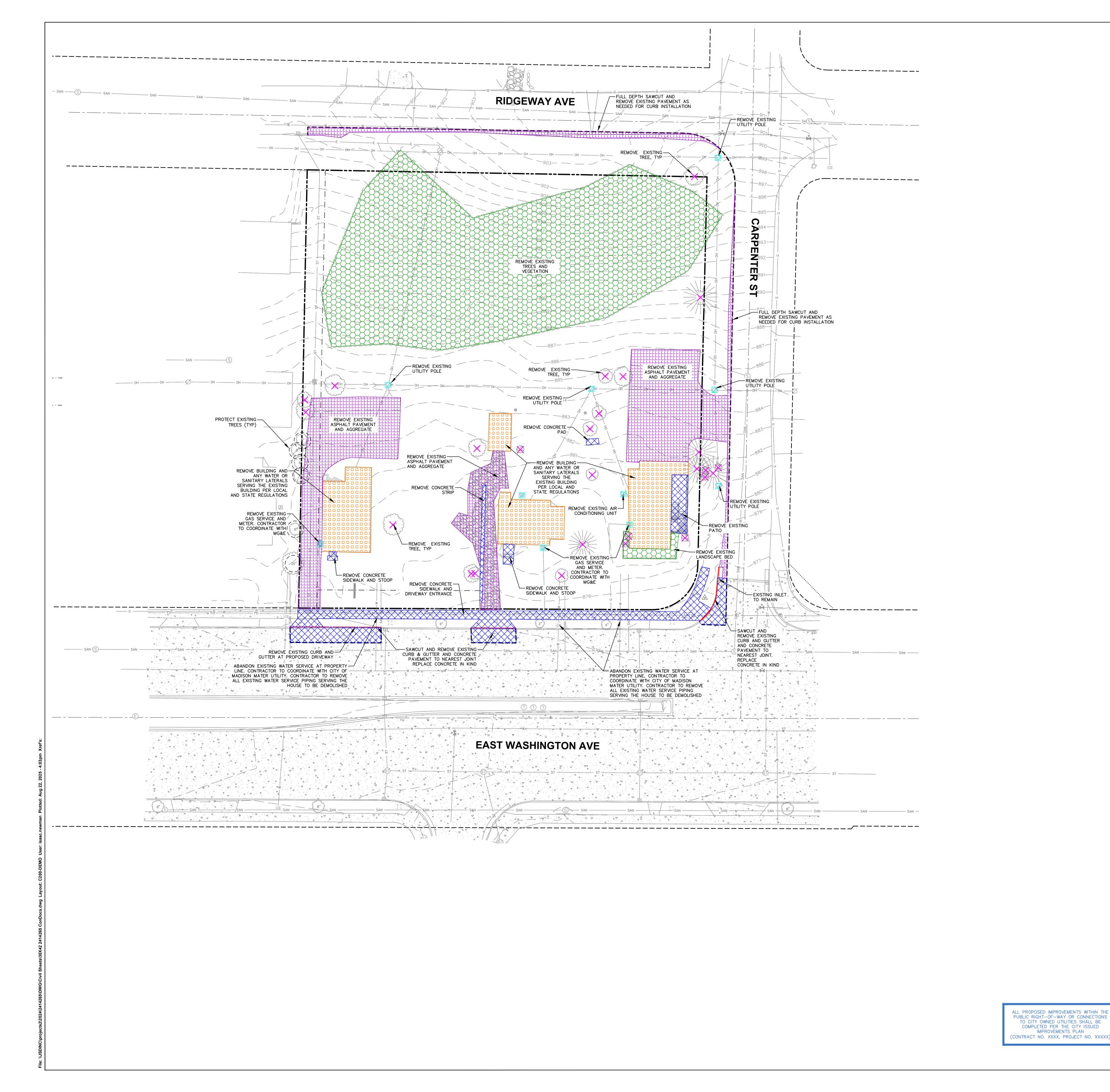
CAI04

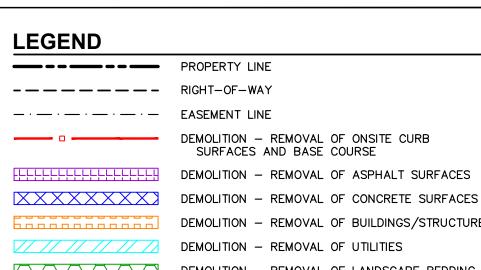
PROJECT NO. © Knothe & Bruce Architects, LLC

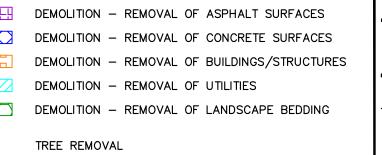
LOT COVERAGE

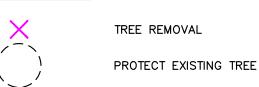












DEMOLITION NOTES

THEY WOULD HAVE NO KNOWLEDGE.

- THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE, "DIGGERS HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVEGROUND OBSERVATION. OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS. INSPECT THE SITE, AND PROVIDE THEIR OWN DUE DILIGENCE TO INCLUDE IN THEIR BID WHAT ADDITIONAL ITEMS. IN THEIR OPINION. MAY BE NECESSARY FOR DEMOLITION, ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD JSD TAKES NO RESPONSIBILITY FOR ITEMS ON TH PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH
- 2. CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION-RELATED DIRT, DUST, AND DEBRIS.
- ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY. STUMPS MAY BE GROUND TO PROPOSED SUBGRADE IN GRASSED AREAS ONLY UNLESS DIRECTED BY ENGINEER.
- 4. ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. SALVAGE FOR RELOCATION. COORDINATE RELOCATION AND/OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
- 5. ABANDONED/REMOVED ITEMS SHALL BE LEGALLY DISPOSED OF OFFSITE UNLESS OTHERWISE NOTED.
- 6. CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTIES THAT WERE DAMAGED BY THE CONSTRUCTION.
- 7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO:
- 7.1. EXAMINE ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
- VERIFY UTILITY ELEVATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED NOTIFY ALL UTILITIES OWNER'S PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES. NOTIFY THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF
- CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION. 8. ANY UTILITIES THAT ARE DAMAGED BY THE CONTRACTORS SHALL BE REPAIRED TO THE OWNER'S SATISFACTION
- 9. CONTRACTOR SHALL COORDINATE PRIVATE UTILITY REMOVAL/ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. CONTRACTOR SHALL COORDINATE WITH PRIVATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
- 10. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED JURISDICTION'S RECYCLING PLAN.
- 11. ANY CONTAMINATED SOILS ENCOUNTERED SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROPRIATE AND APPROVED LANDFILL.
- 12. ALL EXISTING UTILITIES SHALL BE FIELD LOCATED AND CLEARLY MARKED BY CONTRACTOR PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OCCUR IN THE LOCATION SHOWN OR PROPOSED IMPROVEMENTS IMPACTING EXISTING UTILITY LINE LOCATION(S) CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING UTILITY LINE OPENINGS (ULO) TO CONFIRM LOCATIONS OR ELEVATIONS, AS REQUESTED BY THE ENGINEER.
- 13. SEWER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 3.2.24 OF THE STANDARD SPECIFICATIONS AND JURISDICTIONAL SPECIFICATIONS.
- 14. WATER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 4.14.0 OF THE STANDARD SPECIFICATIONS AND JURISDICTIONAL SPECIFICATIONS.
- 15. ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PAVEMENTS FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST, AND DEBRIS.
- 16. BUILDING REMOVALS SHALL BE PREFORMED BY A QUALIFIED CONTRACTOR. CONTRACTOR SHALL FOLLOW ALL DEMOLITION REGULATIONS, DISCONNECT ALL UTILITIES, OBTAIN ALL APPLICABLE PERMITS, AND DISPOSE OF ALL BUILDING MATERIALS IN APPROPRIATE AND APPROVED LANDFILLS. DEMOLISHED MATERIALS SHALL NOT BE BURNED OR BURIED ONSITE.
- 17. CONTRACTOR SHALL REMOVE EXISTING UTILITY PIPE OR PROVIDE PIPE BACKFILLING AFTER REMOVAL OF EXISTING UTILITIES WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE/FLOWABLE FILL".
- 18. RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHALL BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION, AND REMOVAL. THIS INCLUDES CURB AND
- 19. CAP AND ABANDON EXISTING WATER LATERALS AT THE PROPERTY LINE.

GUTTER, SIDEWALK, TOPSOIL, SEEDING, AND MULCHING.

- 20. ABANDON EXISTING SANITARY SERVICE PER CITY REQUIREMENTS. CAP OFF LATERALS AT THE PROPERTY LINE. CONTRACTOR SHALL OBTAIN SERER PLUG PERMIT
- 21. ANY REMAINING UNUSED/UNPERMITTED PRIVATE WELLS EXISTING ON THIS PARCEL MUST BE PROPERLY ABANDONED ACCORDING TO WISCONSIN ADMINISTRATIVE CODE NR 812 AND MADISON GENERAL ORDINANCE 13.21 PRIOR TO THE DEMOLITION OF THE PROPERTY. PLEASE CONTACT WATER UTILITY STAFF AT (608) 2664654 TO SCHEDULE AN ON-SITE PRIVATE WELL SURVEY PRIOR TO DEMOLITION, OTHERWISE FOR ADDITIONAL INFORMATION REGARDING WELL ABANDONMENT PROCEDURES AND POTENTIAL WELL ABANDONMENT REIMBURSEMENT PROGRAMS. THE MADISON WATER UTILITY SHALL BE NOTIFIED TO REMOVE THE WATER METER AT LEAST TWO WORKING DAYS PRIOR TO DEMOLITION. CONTACT THE WATER UTILITY METER DEPARTMENT AT (608) 266-4765 TO SCHEDULE THE METER REMOVAL APPOINTMENT.

GENERAL NOTES

- 1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
- 2. ALL WORK IN THE RIGHT-OF-WAY AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS, JURISDICTIONAL SPECIFICATIONS, AND APPROVED BY THE JURISDICTION HAVING AUTHORITY. 3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
- 4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND 5. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM
- THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY
- 6. CONTRACTOR SHALL RESTORE ALL BUILDINGS, PAVEMENT, PIPES, SLOPES, AND STRUCTURES DAMAGED BY THE CONTRACTOR TO PRE-EXISTING OR BETTER CONDITIONS.
- 7. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE JURISDICTIONAL AUTHORITY AND IS SUBJECT TO CHANGE AT 8. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS. 9. ANY REFERENCES TO THE TERMS OR ENTITY ABBREVIATIONS IN THE FOLLOWING NOTES AND SPECIFICATIONS
- 9.1. "JURISDICTION " THE LOCAL GOVERNMENTAL AGENCY (I.E., CITY, VILLAGE, TOWN, COUNTY, STATE, OR UTILITY SERVICE PROVIDER) HAVING AUTHORITY. "STATE HIGHWAY SPECIFICATIONS" - STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION AND SUPPLEMENTS 9.3. "STANDARD SPECIFICATIONS" - STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN
- WISCONSIN. CURRENT EDITION AND SUPPLEMENTS 9.4. WISCONSIN DEPARTMENT OF TRANSPORTATION - "WISDOT" 9.5. WISCONSIN DEPARTMENT OF NATURAL RESOURCES - "WDNR"

9.6. DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES - "DSPS" OR "SPS"

THE RIGHT OF WAY IS THE SOLE JURISDICTION

CHANGE AT ANY TIME PER THE RECOMMENDED

PLAN BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT

OF THE CITY OF MADISON AND IS SUBJECT 1

- **CONSTRUCTION SEQUENCING** 1. INSTALL PERIMETER SILT FENCE, WATTLES, INLET PROTECTION, AND CONSTRUCTION ENTRANCE.
- 2. STRIP AND STOCKPILE TOPSOIL AND INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
- 3. CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES.
- 4. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
- 5. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, 6. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL MEASURES AS
- INDICATED ON PLANS.
- 7. EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% CONTIGUOUS VEGETATIVE COVER IS ESTABLISHED. CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM NO. 1 AS NEEDED TO COMPLETE CONSTRUCTION IF

EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL

ABANDONED SHALL BE PERMANENTLY PLUGGED PER SEWER PLUG PERMIT#

CREATE THE VISION TELL THE STOR isdinc.com MADISON REGIONAL OFFICE

VERONA, WISCONSIN 53593 P. 608.848.5060 VOLKER DEVELOPMENT

507 WEST VERONA AVENUE, SUITE 500

464 S HICKORY ST, SUITE C

FOND DU LAC, WI 54935

EAST WASHINGTON AVE **MIXED-USE**

ROJECT LOCATION: 3222-3240 E WASHINGTON AVE MADISON, DANE COUNTY WISCONSIN 53704

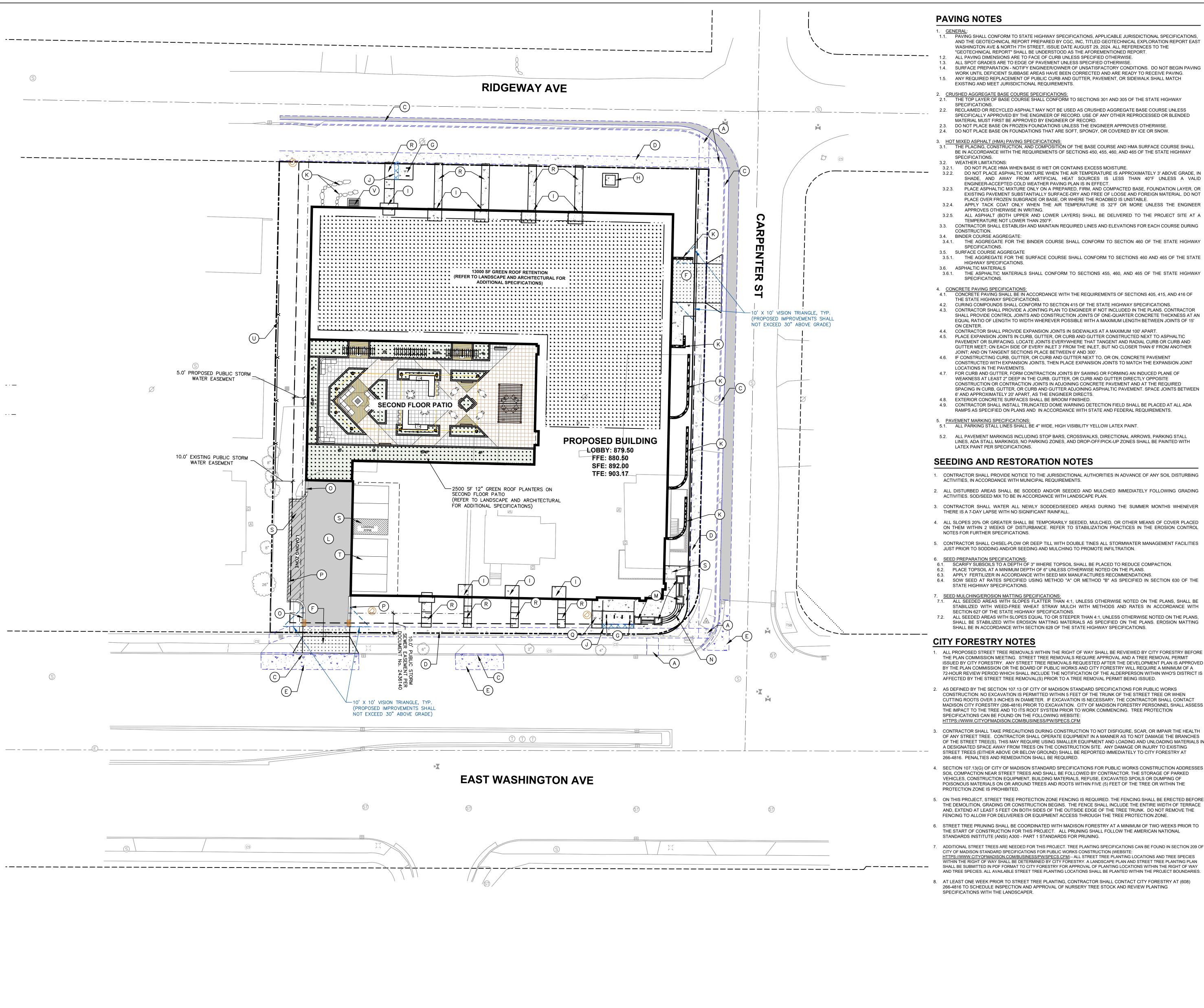
REDEVELOPMENT

PLAN MODIFICATIONS:

eviewed By:

Approved By: **DEMOLITION PLAN**

ISD PROJECT NO:



- PAVING SHALL CONFORM TO STATE HIGHWAY SPECIFICATIONS, APPLICABLE JURISDICTIONAL SPECIFICATIONS, AND THE GEOTECHNICAL REPORT PREPARED BY CGC, INC, TITLED GEOTECHNICAL EXPLORATION REPORT EAST WASHINGTON AVE & NORTH 7TH STREET, ISSUE DATE AUGUST 29, 2024. ALL REFERENCES TO THE "GEOTECHNICAL REPORT" SHALL BE UNDERSTOOD AS THE AFOREMENTIONED REPORT 1.2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
- ALL SPOT GRADES ARE TO EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE 1.4. SURFACE PREPARATION - NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER, PAVEMENT, OR SIDEWALK SHALL MATCH EXISTING AND MEET JURISDICTIONAL REQUIREMENTS.
- CRUSHED AGGREGATE BASE COURSE SPECIFICATIONS:
 2.1. THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305 OF THE STATE HIGHWAY
- SPECIFICATIONS. RECLAIMED OR RECYCLED ASPHALT MAY NOT BE USED AS CRUSHED AGGREGATE BASE COURSE UNLESS SPECIFICALLY APPROVED BY THE ENGINEER OF RECORD. USE OF ANY OTHER REPROCESSED OR BLENDED
- MATERIAL MUST FIRST BE APPROVED BY ENGINEER OF RECORD. DO NOT PLACE BASE ON FROZEN FOUNDATIONS UNLESS THE ENGINEER APPROVES OTHERWISE. 2.4. DO NOT PLACE BASE ON FOUNDATIONS THAT ARE SOFT, SPONGY, OR COVERED BY ICE OR SNOW.
- THE PLACING, CONSTRUCTION, AND COMPOSITION OF THE BASE COURSE AND HMA SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460, AND 465 OF THE STATE HIGHWAY
- 3.2. WEATHER LIMITATIONS: DO NOT PLACE HMA WHEN BASE IS WET OR CONTAINS EXCESS MOISTURE.
- SHADE, AND AWAY FROM ARTIFICIAL HEAT SOURCES IS LESS THAN 40°F UNLESS A VALID ENGINEER-ACCEPTED COLD WEATHER PAVING PLAN IS IN EFFECT. PLACE ASPHALTIC MIXTURE ONLY ON A PREPARED, FIRM, AND COMPACTED BASE, FOUNDATION LAYER, OR EXISTING PAVEMENT SUBSTANTIALLY SURFACE-DRY AND FREE OF LOOSE AND FOREIGN MATERIAL. DO NOT PLACE OVER FROZEN SUBGRADE OR BASE, OR WHERE THE ROADBED IS UNSTABLE. APPLY TACK COAT ONLY WHEN THE AIR TEMPERATURE IS 32°F OR MORE UNLESS THE ENGINEER
- TEMPERATURE NOT LOWER THAN 250°F. 3.3. CONTRACTOR SHALL ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION 3.4. BINDER COURSE AGGREGATE 3.4.1. THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTION 460 OF THE STATE HIGHWAY
- 3.5. SURFACE COURSE AGGREGATE 3.5.1. THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
- 3.6. ASPHALTIC MATERIALS 3.6.1. THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTIONS 455, 460, AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
- 4. <u>CONCRETE PAVING SPECIFICATIONS:</u>
 4.1. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 405, 415, AND 416 OF THE STATE HIGHWAY SPECIFICATIONS. 4.2. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS. 4.3. CONTRACTOR SHALL PROVIDE A JOINTING PLAN TO ENGINEER IF NOT INCLUDED IN THE PLANS. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN
- 4.4. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 100' APART 4.5. PLACE EXPANSION JOINTS IN CURB, GUTTER, OR CURB AND GUTTER CONSTRUCTED NEXT TO ASPHALTIC PAVEMENT OR SURFACING, LOCATE JOINTS EVERYWHERE THAT TANGENT AND RADIAL CURB OR CURB AND GUTTER MEET; ON EACH SIDE OF EVERY INLET 3' FROM THE INLET, BUT NO CLOSER THAN 6' FROM ANOTHER JOINT; AND ON TANGENT SECTIONS PLACE BETWEEN 6' AND 300'.
- 4.6. IF CONSTRUCTING CURB, GUTTER, OR CURB AND GUTTER NEXT TO, OR ON, CONCRETE PAVEMENT CONSTRUCTED WITH EXPANSION JOINTS, THEN PLACE EXPANSION JOINTS TO MATCH THE EXPANSION JOINT LOCATIONS IN THE PAVEMENTS. 4.7. FOR CURB AND GUTTER, FORM CONTRACTION JOINTS BY SAWING OR FORMING AN INDUCED PLANE OF WEAKNESS AT LEAST 2" DEEP IN THE CURB, GUTTER, OR CURB AND GUTTER DIRECTLY OPPOSITE
- 4.8. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED. 4.9. CONTRACTOR SHALL INSTALL TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS AS SPECIFIED ON PLANS AND IN ACCORDANCE WITH STATE AND FEDERAL REQUIREMENTS.
- PAVEMENT MARKING SPECIFICATIONS:
 ALL PARKING STALL LINES SHALL BE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT.
- 5.2. ALL PAVEMENT MARKINGS INCLUDING STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL
- LINES, ADA STALL MARKINGS, NO PARKING ZONES, AND DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH LATEX PAINT PER SPECIFICATIONS.

SEEDING AND RESTORATION NOTES

- 1. CONTRACTOR SHALL PROVIDE NOTICE TO THE JURISDICTIONAL AUTHORITIES IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
- 2. ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
- 3. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7-DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
- 4. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARILY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE. REFER TO STABILIZATION PRACTICES IN THE EROSION CONTROL
- NOTES FOR FURTHER SPECIFICATIONS. 5. CONTRACTOR SHALL CHISEL-PLOW OR DEEP TILL WITH DOUBLE TINES ALL STORMWATER MANAGEMENT FACILITIES
- JUST PRIOR TO SODDING AND/OR SEEDING AND MULCHING TO PROMOTE INFILTRATION.
- SCARIFY SUBSOILS TO A DEPTH OF 3" WHERE TOPSOIL SHALL BE PLACED TO REDUCE COMPACTION. 6.2. PLACE TOPSOIL AT A MINIMUM DEPTH OF 6" UNLESS OTHERWISE NOTED ON THE PLANS.
- SOW SEED AT RATES SPECIFIED USING METHOD "A" OR METHOD "B" AS SPECIFIED IN SECTION 630 OF THE STATE HIGHWAY SPECIFICATIONS.
- . <u>SEED MULCHING/EROSION MATTING SPECIFICATIONS:</u>
 7.1. ALL SEEDED AREAS WITH SLOPES FLATTER THAN 4:1, UNLESS OTHERWISE NOTED ON THE PLANS, SHALL BE
- STABILIZED WITH WEED-FREE WHEAT STRAW MULCH WITH METHODS AND RATES IN ACCORDANCE WITH SECTION 627 OF THE STATE HIGHWAY SPECIFICATIONS. 7.2. ALL SEEDED AREAS WITH SLOPES EQUAL TO OR STEEPER THAN 4:1, UNLESS OTHERWISE NOTED ON THE PLANS, SHALL BE STABILIZED WITH EROSION MATTING MATERIALS AS SPECIFIED ON THE PLANS. EROSION MATTING SHALL BE IN ACCORDANCE WITH SECTION 628 OF THE STATE HIGHWAY SPECIFICATIONS.

CITY FORESTRY NOTES

- 1. ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED. BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS
- 2. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: 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 CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (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
- 3. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT
- 4. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY 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 FIVE (5) FEET OF THE TREE OR WITHIN THE
- PROTECTION ZONE IS PROHIBITED. 5. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE
- FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE. 6. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.
- 7. ADDITIONAL STREET TREES ARE NEEDED FOR THIS PROJECT. TREE PLANTING SPECIFICATIONS CAN BE FOUND IN SECTION 209 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE-PS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM) - ALL STREET TREE PLANTING LOCATIONS AND TREE SPECIES WITHIN THE RIGHT OF WAY SHALL BE DETERMINED BY CITY FORESTRY. A LANDSCAPE PLAN AND STREET TREE PLANTING PLAN SHALL BE SUBMITTED IN PDF FORMAT TO CITY FORESTRY FOR APPROVAL OF PLANTING LOCATIONS WITHIN THE RIGHT OF WAY
- AND TREE SPECIES. ALL AVAILABLE STREET TREE PLANTING LOCATIONS SHALL BE PLANTED WITHIN THE PROJECT BOUNDARIES 8. AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.

LEGEND

----- EASEMENT LINE - — — — — — BUILDING OVERHANG BUILDING SETBACK LINE EDGE OF PAVEMENT STANDARD CURB AND GUTTER REJECT CURB AND GUTTER

PROPERTY LINE

ASPHALT PAVEMENT

BIKE RACK

LIGHT POLE (REFER TO PHOTOMETRIC PLAN) BOLLARD

SITE INFORMATION BLOCK SITE ADDRESS 3222 E WASHINGTON AV PROPERTY ACREAGE 1.20 ACR GROSS BUILDING SQUARE FOOTAGE 36668 OT COVERAGE SURFACE AREA 30,053 S OT COVERAGE SURFACE AREA RATIO NUMBER OF PARKING STALLS VEHICLE UNDERGROUND BICYCLE LONG TERM SHORT TERM TOTAL EXISTING VS. PROPOSED SITE COVERAGE EXISTING IMPERVIOUS SURFACE AREA 10.068 S EXISTING PERVIOUS SURFACE AREA 42,159 EXISTING IMPERVIOUS SURFACE AREA RATIO PROPOSED IMPERVIOUS SURFACE AREA 38.845 PROPOSED PERVIOUS LAWN/LANDSCAPE AREA PROPOSED INTENSIVE GREEN ROOF AREA PROPOSED 12" GREEN ROOF AREA PROPOSED PERVIOUS SURFACE AREA 13,382 S PROPOSED IMPERVIOUS SURFACE AREA RATIO

> EAST WASHINGTON AVE. MIXED-USE REDEVELOPMENT

> > 3222-3240 E WASHINGTON AVE

MADISON, DANE COUNTY

PROJECT LOCATION:

WISCONSIN 53704

CREATE THE VISION TELL THE STOR

isdinc.com

MADISON REGIONAL OFFICE

507 WEST VERONA AVENUE. SUITE 500

VERONA, WISCONSIN 53593

P. 608.848.5060

VOLKER DEVELOPMENT

464 S HICKORY ST, SUITE C

FOND DU LAC, WI 54935

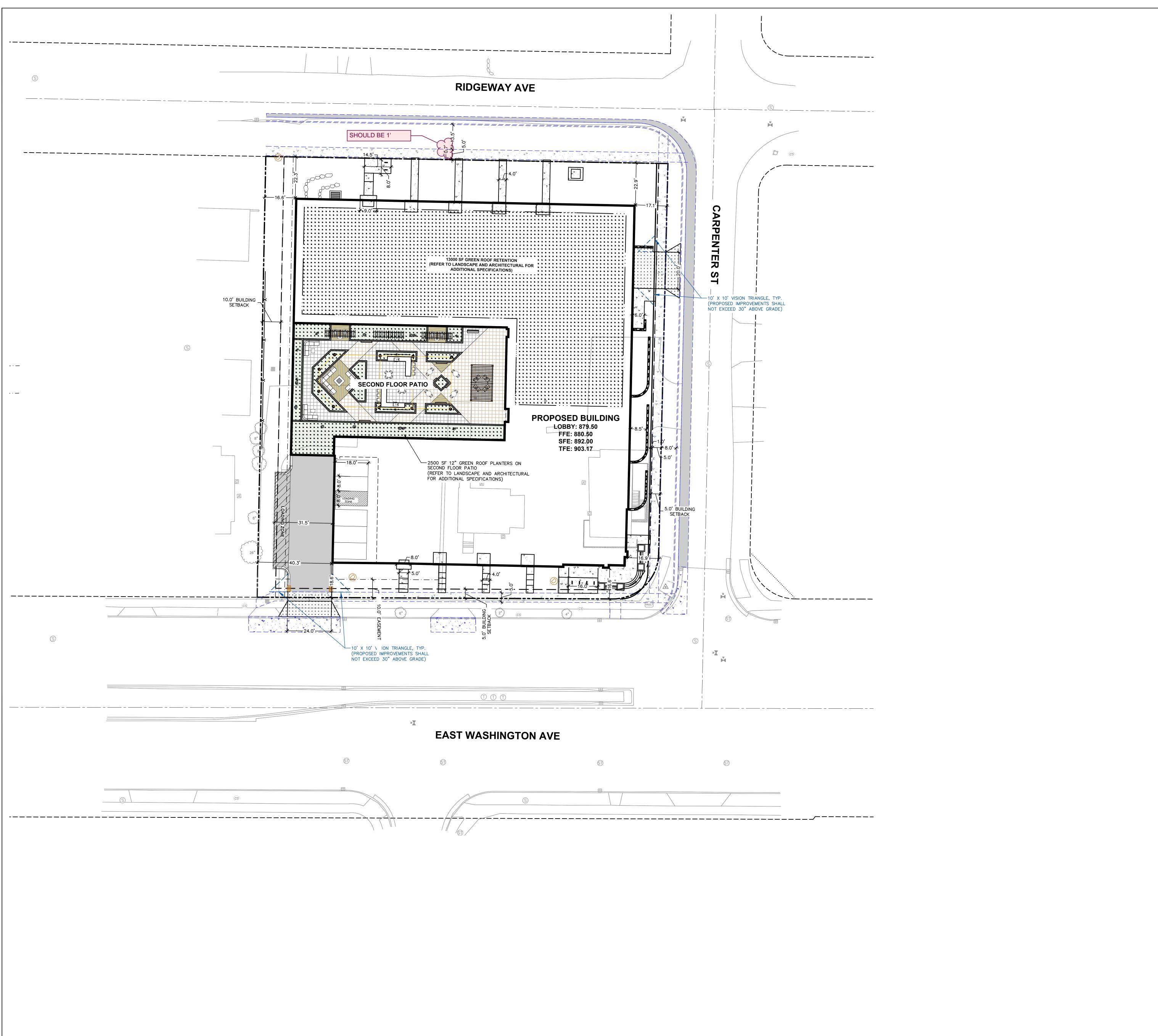
LIENT ADDRESS

GREEN ROOF AREA WAS COUNTED AS PERVIOUS AREA FOR THE LOT COVERAGE SURFACE **KEY NOTES**

- A. ADA ACCESSIBLE RAMP
- B. REMOVE AND REPLACE STREET PAVING PER CITY SPECIFICATIONS.
- REFER TO CITY ISSUED PLANS C. NEW 30" CURB & GUTTER PER CITY SPECIFICATIONS. REFER TO
- CITY ISSUED PLANS D. PUBLIC SIDEWALK , 5' WIDE PER CITY SPECIFICATIONS
- REFER TO CITY ISSUED PLANS E. REPLACE EX. CONCRETE PAVEMENT PER CITY SPECIFICATIONS. REFER TO CITY ISSUED PLANS
- F. REINFORCED CONCRETE PAVEMENT
- G. BIKE RACK
- H. TRANSFORMER PAD AND TERMINATION CABINET (CONTRACTOR TO COORDINATE WITH MG&E ON FINAL PLACEMENT. ANY PLACEMENT MODIFICATIONS FROM THE CONTRACT DOCUMENTS TO BE BROUGHT TO THE ATTENTION OF THE CIVIL ENGINEER.)
- I. CONCRETE STOOP, STAIRCASE, AND RAILING (REFER TO
- ARCHITECTURAL) J. 2'-0" BICYCLE OVERHANG
- K. MODULAR BLOCK RETAINING WALL (SEE DETAILS)
- L. ASPHALT PAVEMENT M. ELEVATED PLANTER (SEE LANDSCAPE PLAN)
- N. CONCRETE STEPS AND RAILING
- O. 18" STANDARD CURB AND GUTTER P. 18" REJECT CURB AND GUTTER
- Q. ADA ACCESSIBLE RAMP WITH RAILING R. CONCRETE SIDEWALK
- S. PAVEMENT MARKING LOADING ZONE 4" WHITE DIAGONAL
- T. PAVEMENT MARKING: 4" WIDE, WHITE
- U. 6'-TALL PRIVACY FENCE
- V. AREA WELL (SEE ARCH PLAN)

PLAN MODIFICATIONS:

SITE PLAN



LEGEND

PROPERTY LINE

BUILDING OUTLINE ---- BUILDING OVERHANG BUILDING SETBACK LINE EDGE OF PAVEMENT

STANDARD CURB AND GUTTER REJECT CURB AND GUTTER

LIGHT POLE (REFER TO PHOTOMETRIC PLAN) BOLLARD BIKE RACK

CREATE THE VISION TELL THE STORY

jsdinc.com MADISON REGIONAL OFFICE 507 WEST VERONA AVENUE, SUITE 500 VERONA, WISCONSIN 53593

VOLKER DEVELOPMENT

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CLIENT ADDRESS: 464 S HICKORY ST, SUITE C FOND DU LAC, WI 54935

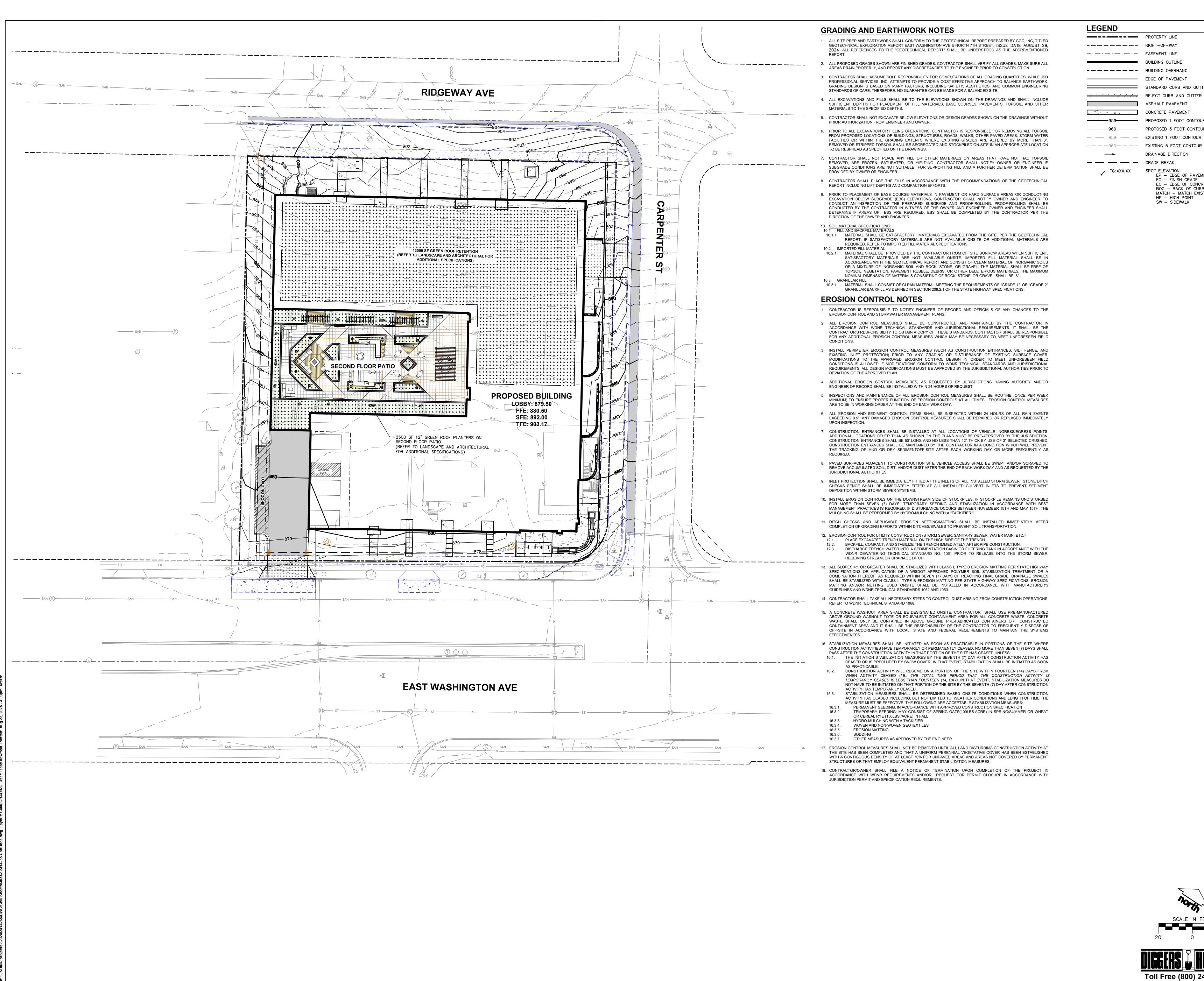
EAST WASHINGTON AVE. MIXED-USE REDEVELOPMENT

PROJECT LOCATION: 3222-3240 E WASHINGTON AVE MADISON, DANE COUNTY WISCONSIN 53704

PLAN MODIFICATIONS:

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DIMENSIONAL SITE PLAN



BUILDING OUTLINE STANDARD CURB AND GUTTER CREATE THE VISION TELL THE STOR REJECT CURB AND GUTTER ASPHALT PAVEMENT isdinc.com CONCRETE PAVEMENT MADISON REGIONAL OFFICE PROPOSED 1 FOOT CONTOUR 507 WEST VERONA AVENUE, SUITE 500 VERONA, WISCONSIN 53593 PROPOSED 5 FOOT CONTOUR P. 608.848.5060 EXISTING 5 FOOT CONTOUR **VOLKER DEVELOPMENT** DRAINAGE DIRECTION

CLIENT ADDRESS:

464 S HICKORY ST, SUITE C

FOND DU LAC, WI 54935

EP — EDGE OF PAVEMENT FG — FINISH GRADE

EC - EDGE OF CONCRETE

MATCH - MATCH EXISTING GRADE

BOC - BACK OF CURB

HP - HIGH POINT

SW - SIDEWALK

EAST WASHINGTON AVE.

MIXED-USE

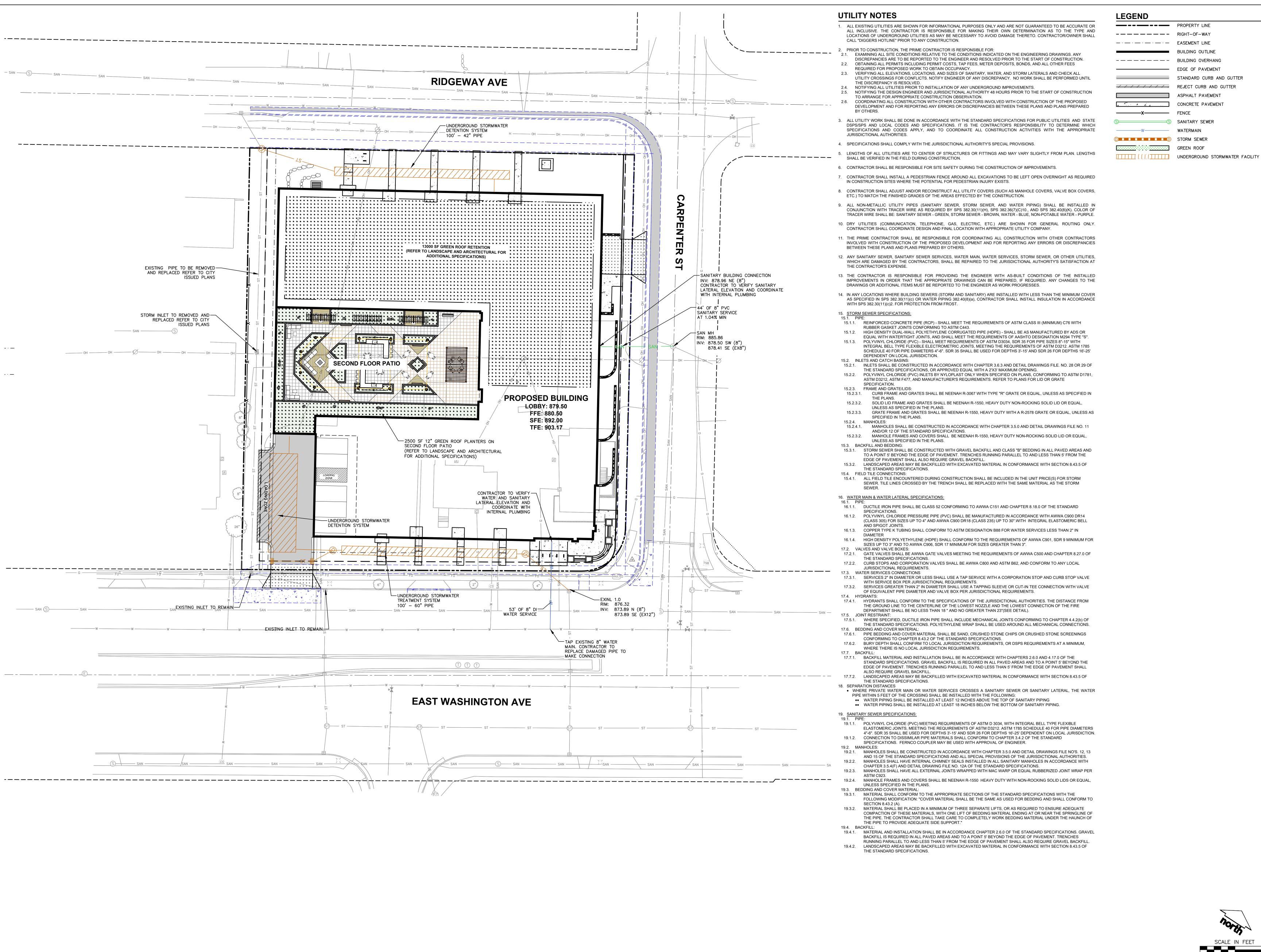
REDEVELOPMENT

PROJECT LOCATION: 3222-3240 E WASHINGTON AVE MADISON, DANE COUNTY WISCONSIN 53704

PLAN MODIFICATIONS:

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GRADING PLAN



PROPERTY LINE ----- EASEMENT LINE

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MADISON REGIONAL OFFICE 507 WEST VERONA AVENUE. SUITE 500 VERONA, WISCONSIN 53593 P. 608.848.5060

VOLKER DEVELOPMENT

CLIENT ADDRESS: 464 S HICKORY ST, SUITE C FOND DU LAC, WI 54935

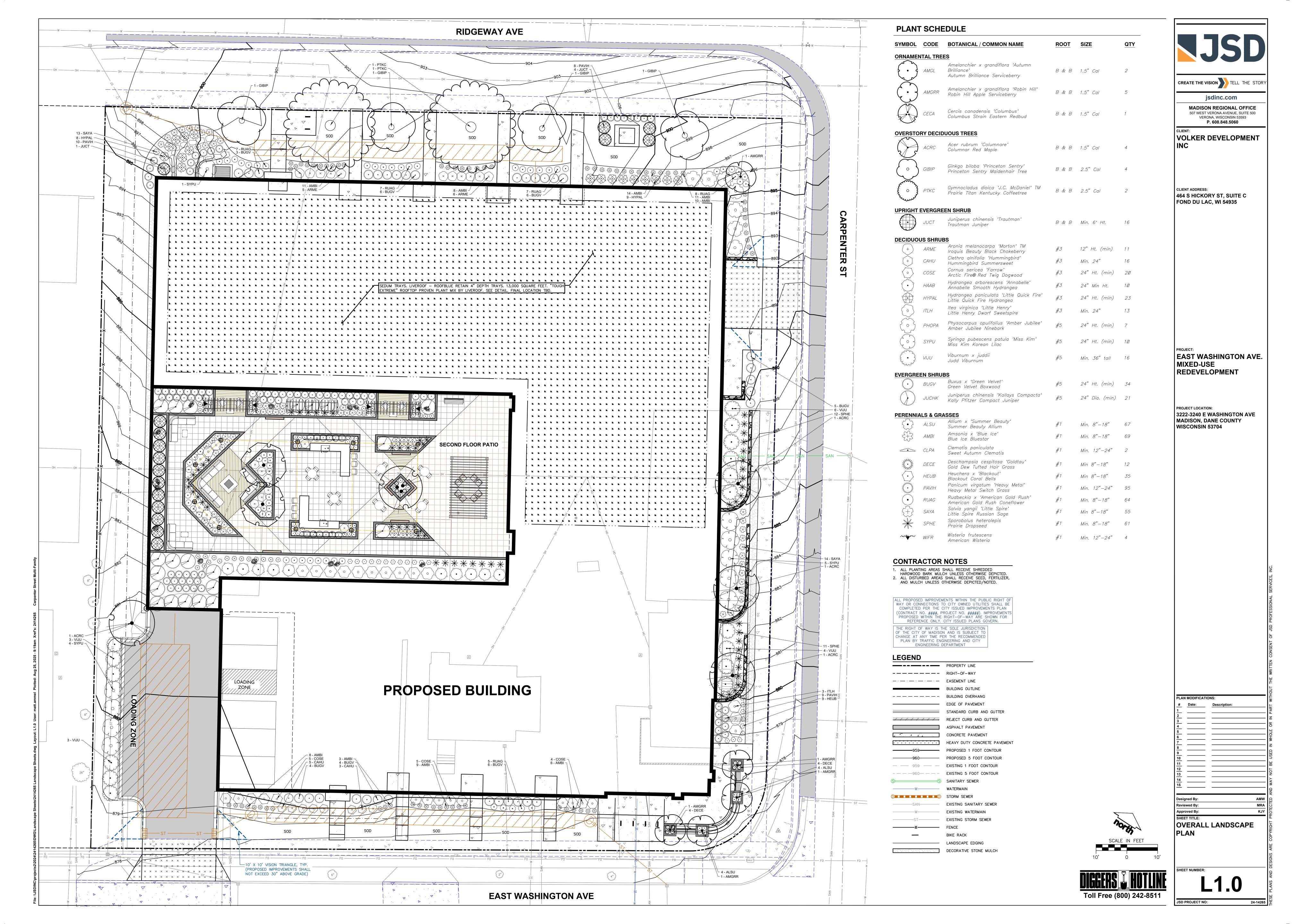
EAST WASHINGTON AVE. **MIXED-USE** REDEVELOPMENT

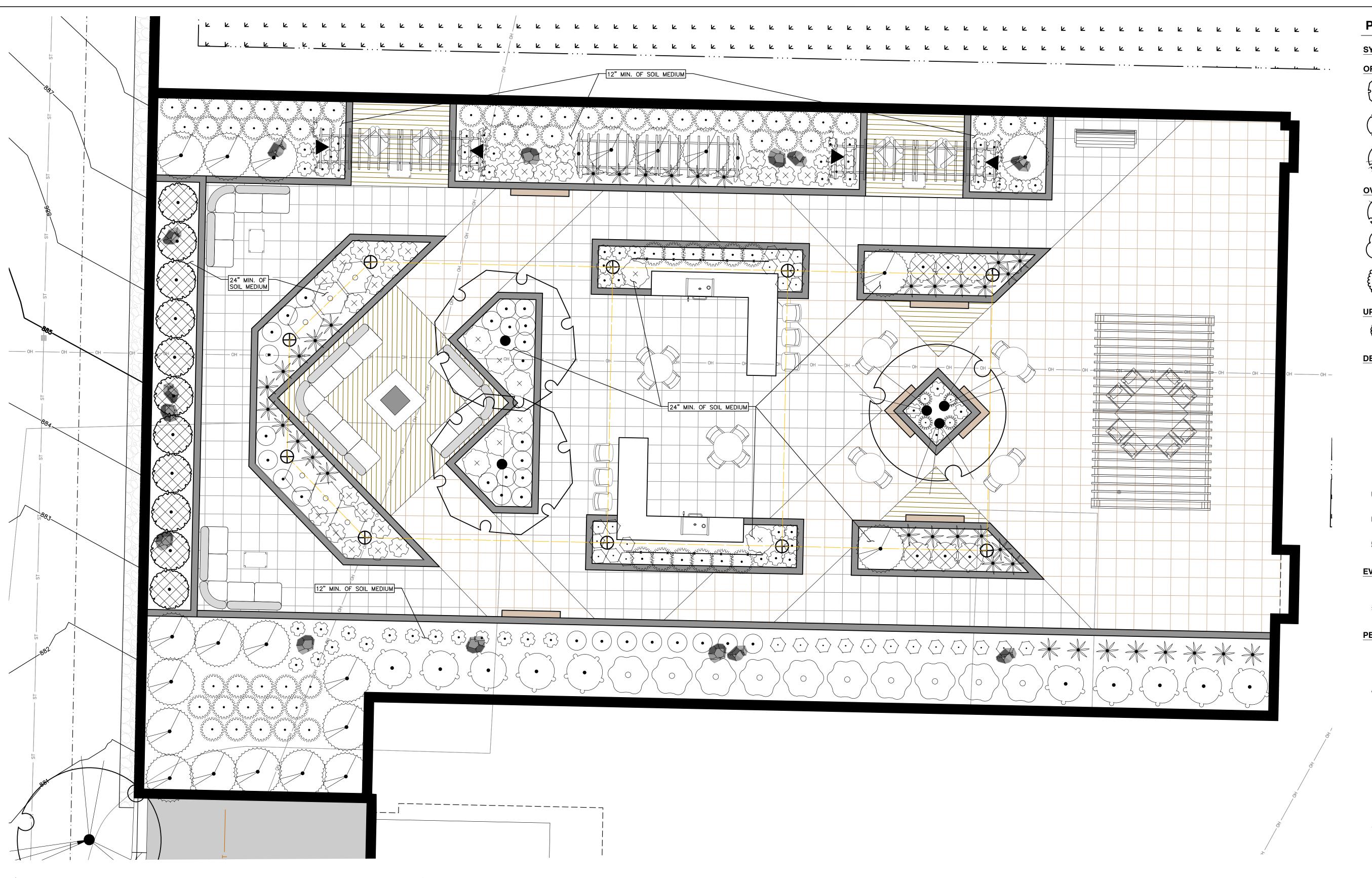
PROJECT LOCATION: 3222-3240 E WASHINGTON AVE MADISON, DANE COUNTY WISCONSIN 53704

PLAN MODIFICATIONS:

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UTILITY PLAN

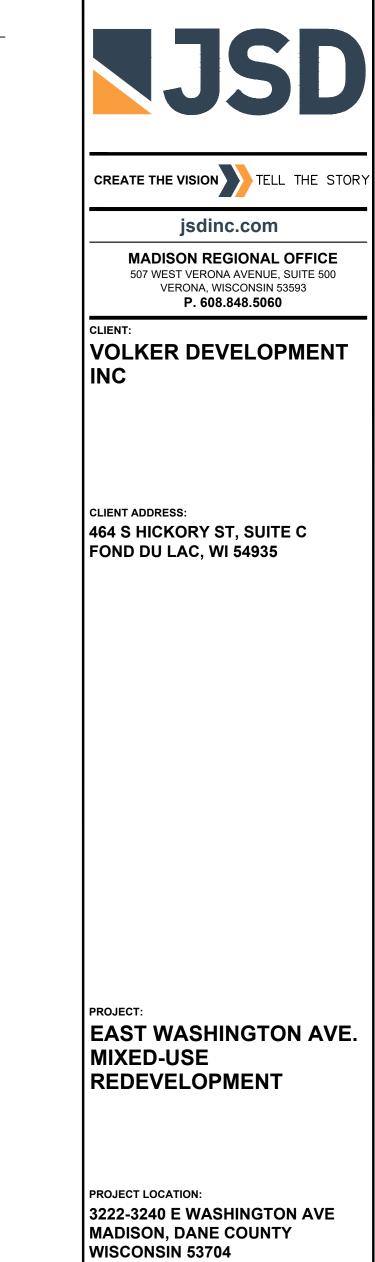


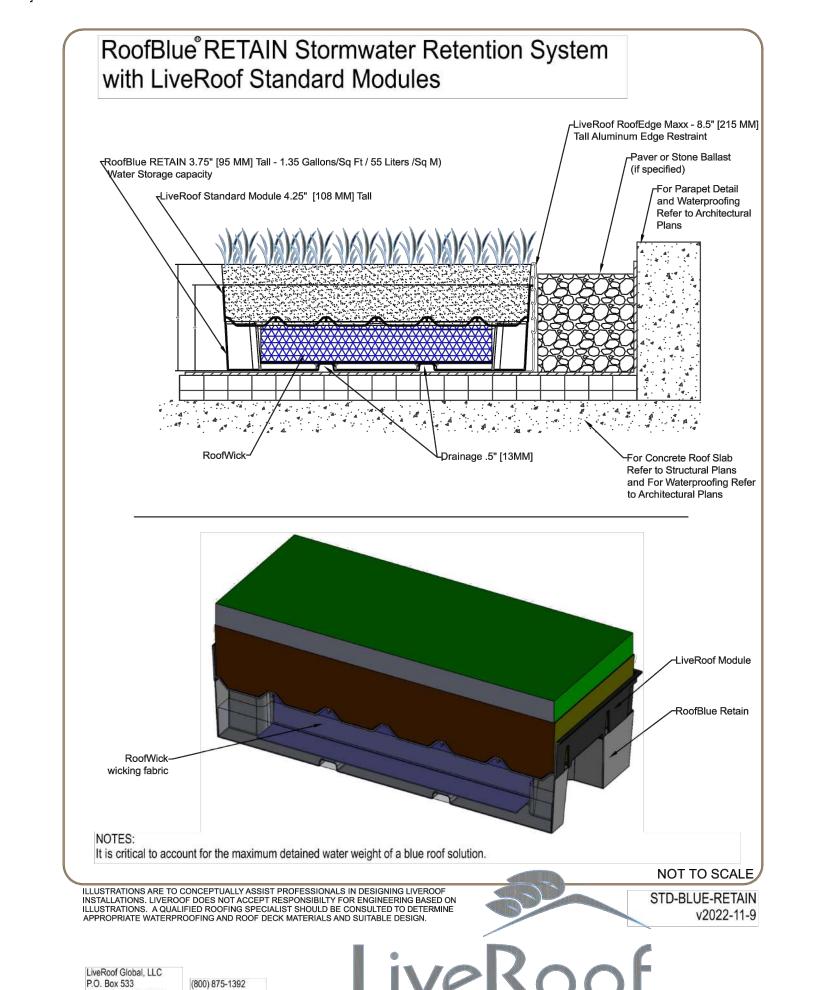


SYMBOL	CODE	BOTANICAL / COMMON NAME	ROOT	SIZE
ORNAMEN	NTAL TRE	<u>ES</u>		
5.	AMGL	Amelanchier x grandiflora 'Autumn Brilliance'	B & B	1.5" Cal
Land Market		Autumn Brilliance Serviceberry		,,,,
6.3	AMGRR	Amelanchier x grandiflora 'Robin Hill'	B & B	1.5" Cal
		Robin Hill Apple Serviceberry		
	CECA	Cercis canadensis 'Columbus'	B & B	1.5" Cal
J. C.		Columbus Strain Eastern Redbud		
OVERSTO	RY DECIE	DUOUS TREES		
	ACRC	Acer rubrum 'Columnare' Columnar Red Maple	B & B	1.5" Cal
		,		
$\left(\begin{array}{c} \circ \end{array}\right)$	GIBIP	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Maidenhair Tree	B & B	2.5" Cal
		,		
€ ∘ 3	PTKC	Gymnocladus dioica 'J.C. McDaniel' TM Prairie Titan Kentucky Coffeetree	B & B	2.5" Cal
E COMPANY		·		
UPRIGHT	EVERGRE	EEN SHRUB		
	JUCT	Juniperus chinensis 'Trautman' Trautman Juniper	B & B	Min. 6' Ht.
DECIDUO	IS SHBIII	RS		
(+)	ARME	Aronia melanocarpa 'Morton' TM Iroquis Beauty Black Chokeberry	#3	12" Ht. (min)
(+)	CAHU	Clethra alnifolia 'Hummingbird'	#3	Min. 24"
	COSE	Hummingbird Summersweet Cornus sericea 'Farrow'	#3	24" Ht. (min)
		Arctic Fire® Red Twig Dogwood Hydrangea arborescens 'Annabelle'	"	
	HAAB	Ánnabelle Smooth Hydrangea	#3	24" Min Ht.
	HYPAL	Hydrangea paniculata 'Little Quick Fire' Little Quick Fire Hydrangea	#3	24" Ht. (min)
	ITLH	Itea virginica 'Little Henry' Little Henry Dwarf Sweetspire	#3	Min. 24"
	PHOPA	Physocarpus opulifolius 'Amber Jubilee'	<i>#5</i>	24" Ht. (min)
		Amber Jubilee Ninebark	,,	, ,
	SYPU	Syringa pubescens patula 'Miss Kim' Miss Kim Korean Lilac	#5	24" Ht. (min)
£ • 3	VIJU	Viburnum x juddii	<i>#5</i>	Min. 36" tall
Comme		Judd Viburnum	,,	
EVERGRE		BS Buxus x 'Green Velvet'		
£ • 3	BUGV	Green Velvet Boxwood	#5	24" Ht. (min)
	JUCHK	Juniperus chinensis 'Kallays Compacta' Kally Pfitzer Compact Juniper	#5	24" Dia. (min)
PERENNI <i>A</i>	N S & GB	ASSES		
	ALS & GAZ	Allium x 'Summer Beauty' Summer Beauty Allium	#1	Min. 8"-18"
\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	AMBI	Amsonia x 'Blue Ice'	#1	Min. 8"-18"
Ziv -		Blue Ice Bluestar Clematis paniculata	"	
.319	CLPA	Sweet Autumn Clematis	#1	Min. 12"-24"
ANULUS OF THE STATE OF THE STAT	DECE	Deschampsia cespitosa 'Goldtau' Gold Dew Tufted Hair Grass	#1	Min 8"-18"
•	HEUB	Heuchera x 'Blackout' Blackout Coral Bells	#1	Min 8"-18"
SUNUVUL	PAVIH	Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass	#1	Min. 12"-24"
M K				
• • • • • • • • • • • • • • • • • • •	RUAG	Rudbeckia x 'American Gold Rush'	#1	Min. 8"-18"
• H	RUAG SAYA	Rudbeckia x 'American Gold Rush' American Gold Rush Coneflower Salvia yangii 'Little Spire' Little Spire Russian Sage	#1 #1	Min. 8"-18" Min 8"-18"

Wisteria frutescens

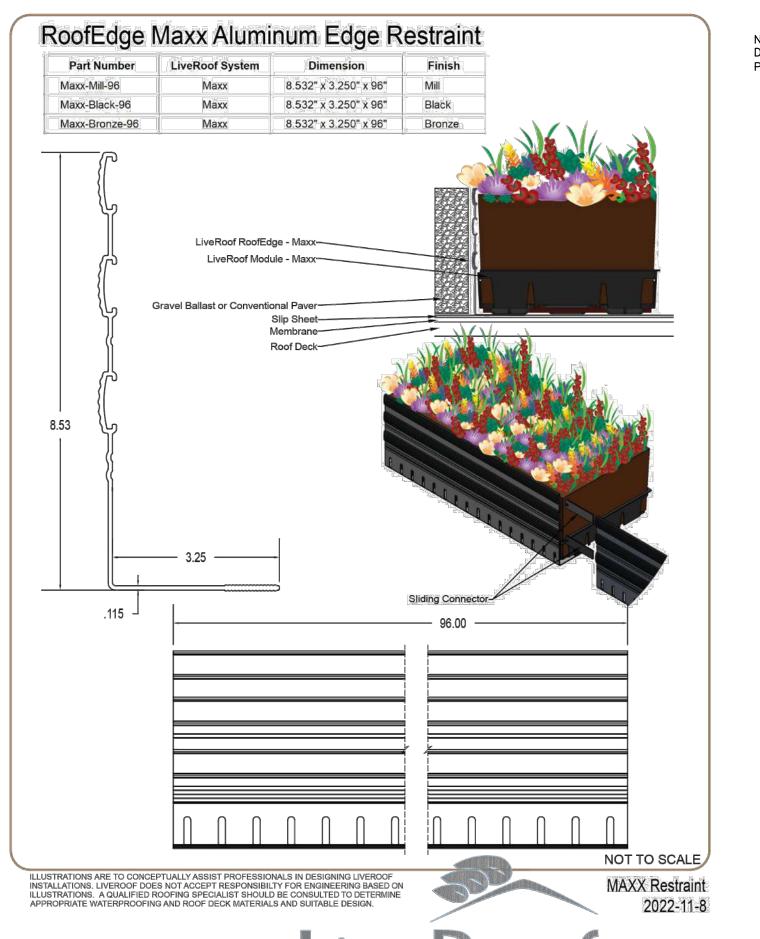
American Wisteria



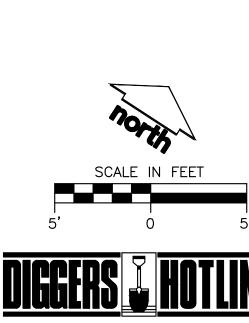


(800) 875-1392

Spring Lake, MI 49456 www.liveroof.com



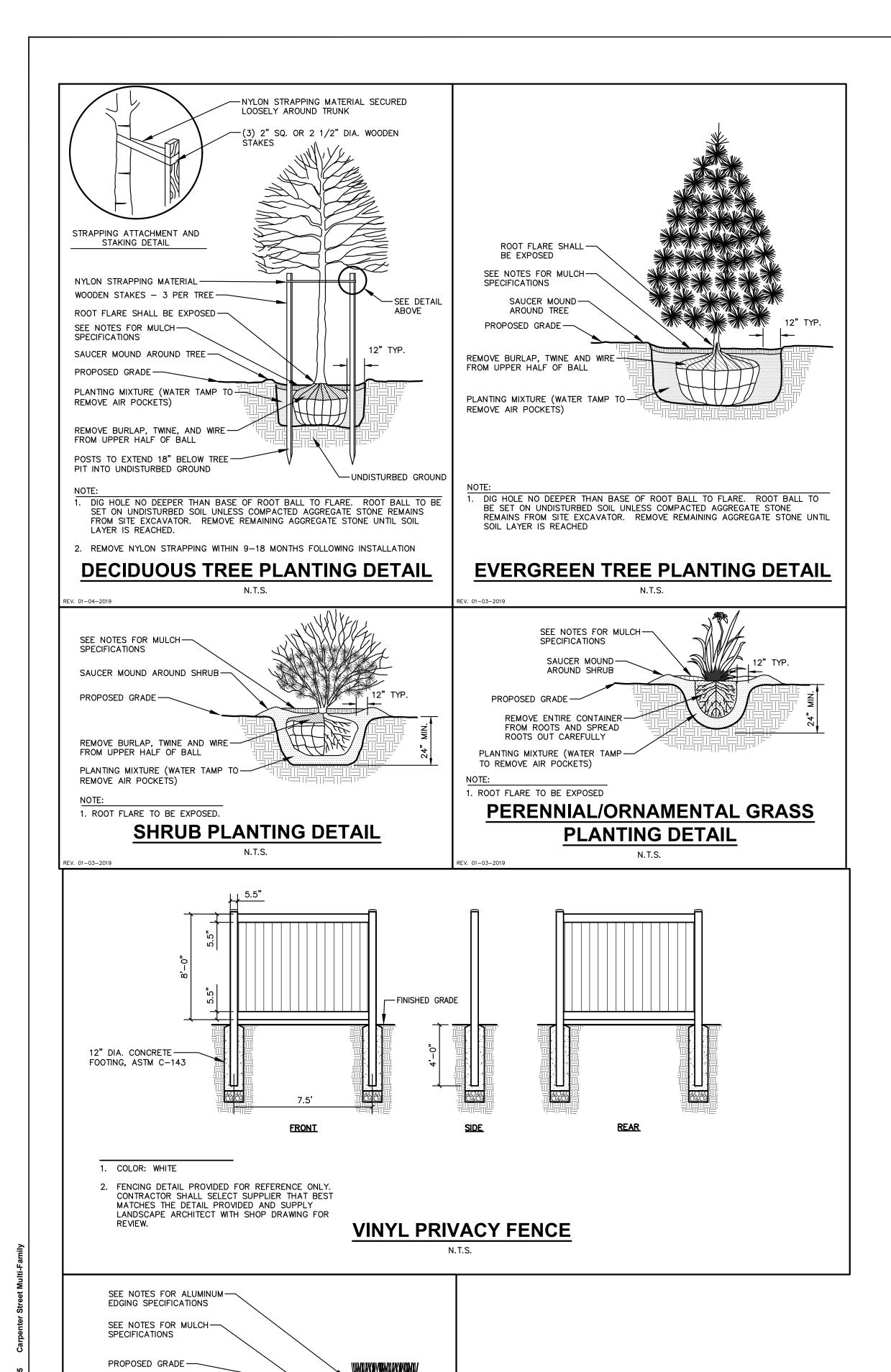
NOTE: "LIVEROOF" DETAIL PROVIDED FOR REFERENCE ONLY. FINAL DETAILING, SPECIFICATIONS AND DRAINAGE REQUIREMENTS SHALL BE PROVIDED BY LIVEROOF AND/OR ARCHITECTURAL



#1 Min. 12"-24" 4

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DETAILED LANDSCAPE PLAN SECOND FLOOR PATIO



EXISTING SOIL -

·. 01-03-2019

ALUMINUM LANDSCAPE EDGING

DETAIL

N.T.S.

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

- 1. GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)—YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- 2. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AND/OR SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
- I. MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.

2,156

Required landscaped a within a single contigue of any building footprin	PE CALCULAT areas shall be calculated based bus boundary which is made up t at grade, land designated for connee methods for calculating lan	upon the total dev of structures, par open space uses s	veloped area of the king, driveways and such as athletic field	property. Developed docking/loading files, and undeveloped	ed area is defined acilities, but excluded and area on the	ling the area
(A) For all lots excep square feet of de	ot those described in (B) and (C eveloped area.	below, five (5) la	indscape points sha	all be provided for	each three hundred	d (300)
Total square foo	tage of developed area: 5,179					
Total landscape	points required: 86					
	an five (5) acres, points shall be ed acres, and one (1) point per				uare feet for the firs	t
Total square foo	tage of developed area:					
Five (5) acres =						
First five (5) dev	eloped acres =-					
Remainder of de	eveloped area:					
Total landscape	points required					
TABL	ILATION OF LA	ANDSCA	PE CRED	ITS AND	POINTS	
					1	
				'EXISTING CAPING		ROPOSED CAPING
PLANT TYPE/ELEMENT	MINIMUM INSTALLATION SIZE	POINTS				ROPOSED CAPING POINTS
TYPE/ELEMENT OVERSTORY DECIDUOUS		POINTS 35	LANDS	CAPING POINTS	LANDS	ROPOSED CAPING POINTS
TYPE/ELEMENT OVERSTORY DECIDUOUS TREE	INSTALLATION SIZE		QUANTITY	POINTS ACHIEVED	QUANTITY	ROPOSED CAPING POINTS ACHIEVEI
	INSTALLATION SIZE 2.5" CAL MIN.	35	QUANTITY 0	POINTS ACHIEVED	QUANTITY	ROPOSED CAPING POINTS ACHIEVEI
TYPE/ELEMENT DVERSTORY DECIDUOUS TREE TALL EVERGREEN TREE DRNAMENTAL TREE JPRIGHT EVERGREEN	2.5" CAL MIN. 5-6' TALL MIN.	35	QUANTITY 0 0	POINTS ACHIEVED	QUANTITY 10 0	POINTS ACHIEVEI
TYPE/ELEMENT OVERSTORY DECIDUOUS TREE TALL EVERGREEN TREE	2.5" CAL MIN. 5-6' TALL MIN. 1.5" CAL MIN.	35 35 15	QUANTITY 0 0 0	POINTS ACHIEVED 0 0 0	QUANTITY 10 0 8	POINTS ACHIEVEL 350 0
TYPE/ELEMENT DVERSTORY DECIDUOUS TREE TALL EVERGREEN TREE DRNAMENTAL TREE UPRIGHT EVERGREEN SHRUB	2.5" CAL MIN. 5-6' TALL MIN. 1.5" CAL MIN. 3-4' TALL, MIN.	35 35 15	QUANTITY 0 0 0	POINTS ACHIEVED 0 0 0	QUANTITY 10 0 8 16	POINTS ACHIEVE 350 0 120
TYPE/ELEMENT DVERSTORY DECIDUOUS FREE FALL EVERGREEN TREE DRNAMENTAL TREE UPRIGHT EVERGREEN SHRUB SHRUB, DECIDUOUS	2.5" CAL MIN. 5-6' TALL MIN. 1.5" CAL MIN. 3-4' TALL, MIN. #3 CONT., MIN. 12"-24"	35 35 15 10 3	QUANTITY 0 0 0 0 0	POINTS ACHIEVED 0 0 0 0	QUANTITY 10 0 8 16 126	POINTS ACHIEVEI 350 0 120 160
TYPE/ELEMENT OVERSTORY DECIDUOUS TREE TALL EVERGREEN TREE ORNAMENTAL TREE UPRIGHT EVERGREEN SHRUB, DECIDUOUS SHRUB, EVERGREEN ORNAMENTAL GRASS &	1NSTALLATION SIZE 2.5" CAL MIN. 5-6' TALL MIN. 1.5" CAL MIN. 3-4' TALL, MIN. #3 CONT., MIN. 12"-24" #3 CONT., MIN. 12"-24"	35 35 15 10 3	QUANTITY 0 0 0 0 0 0	POINTS ACHIEVED 0 0 0 0 0	10 0 8 16 126 55	POINTS ACHIEVEL 350 0 120 160 378

SPECIMAN TREE

ANDSCAPE FURNITURE

5 POINTS PER SEAT (WITHIN PUBLICALLY ACCESSIBLE DEVELOPED ARE

CANNOT COMPRISE MORE

THAN 5% OF TOTAL REQUIRE

TOTAL NUMBER OF POINTS PROVIDED

SUBTOTAL

GENERAL NOTES

- 1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
- 2. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- 3. DRAWING FOR REVIEW NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
- 4. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
- 5. CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION.
- REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT

 6. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE
- 7. GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-242-8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- 8. DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
- 9. MATERIALS PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL—DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- 10. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
- 11. CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES. BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- 12. ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 13. CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

- 1. MATERIALS PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
- 2. MATERIALS TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
- 3. MATERIALS SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3—INCHES UNLESS OTHERWISE DEPICTED. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
- 4. MATERIALS STONE MULCH: SNOW STORAGE AREA AND BUILDING MAINTENANCE STRIP DEPICTED ON PLAN PER THE LEGEND SHALL RECEIVE DECORATIVE STONE MULCH SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3—INCHES. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
- 5. MATERIALS TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3—INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE—EMERGENT GRANULAR HERBICIDE WEED—PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
- 6. MATERIALS ALUMINUM EDGING: EDGING SHALL BE 1/8" X 4", ALUMINUM EDGING, MILL FINISH. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
- 7. MATERIALS TREE PROTECTION: ALL TREES TO BE INSTALLED WITH LDPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO., OR APPROVED FOULD.

"ROOTWELL PRO-318, OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO TREE ROOT BALL.

8. MATERIALS — (ALTERNATE 1): TREE WATERING BAGS: ALL TREES TO BE INSTALLED WITH ONE (1) WATER BAG. PRODUCT TO BE "TREE GATOR ORIGINAL SLOW RELEASE WATERING BAG," PRODUCT NO. 98183—R OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

9. MATERIALS — (ALTERNATE 2): ROOT WATERING SYSTEM: ALL TREES TO BE INSTALLED WITH TWO (2) DEEP TREE ROOT WATER AERATION/WATERING TUBES. PRODUCT TO BE

SEEDING AND SOD NOTES

- 1. MATERIALS TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED MOVIOUS WEED SEED FREE
- 2. MATERIALS SOD: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND A PREMIUM GRADE TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF .60 INCH, PLUS OR MINUS .25 INCH, AT TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36–48 INCHES) AND LENGTH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURGRASS SOD SHALL BE STRONG ENOUGH SO THAT THEY CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT IS EXCESSIVELY DRY OR WET, AS THIS MAY ADVERSELY AFFECT ITS SURVIVAL. POST—PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPLANTED WITHIN A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO 0.5 INCH ALLOWABLE (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL—BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS AND WEED SEED. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.

CITY FORESTRY NOTES

- 1. ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72—HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
- 2. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: 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 CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (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
- 3. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
- 4. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY 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 FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
- 5. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED 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.
- 6. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 PART 1 STANDARDS FOR PRUNING.
 7. ADDITIONAL STREET TREES ARE NEEDED FOR THIS PROJECT. TREE PLANTING SPECIFICATIONS CAN BE FOUND IN SECTION 209 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: https://www.cityofmadison.com/business/pw/specs.cfm) ALL STREET TREE PLANTING LOCATIONS AND TREE SPECIES WITHIN THE RIGHT OF WAY SHALL BE DETERMINED BY CITY FORESTRY. A LANDSCAPE PLAN AND STREET TREE PLANTING PLAN SHALL BE SUBMITTED IN PDF FORMAT TO CITY FORESTRY FOR APPROVAL OF PLANTING LOCATIONS WITHIN THE
- RIGHT OF WAY AND TREE SPECIES. ALL AVAILABLE STREET TREE PLANTING LOCATIONS SHALL BE PLANTED WITHIN THE PROJECT BOUNDARIES.

 8. AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.



CREATE THE VISION TELL THE STOR

VERONA, WISCONSIN 53593

P. 608.848.5060

jsdinc.com

MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500

VOLKER DEVELOPMENT

CLIENT ADDRESS:
464 S HICKORY ST, SUITE C
FOND DU LAC, WI 54935

PROJECT:

EAST WASHINGTON AVE.

MIXED-USE

REDEVELOPMENT

PROJECT LOCATION:
3222-3240 E WASHINGTON AVE
MADISON, DANE COUNTY
WISCONSIN 53704

SHEET NUMBE

IGGERS HOTLINE
TOll Ergs (800) 242-8511

HOTLINE L 2.0

LANDSCAPE DETAILS

AND NOTES

LAN MODIFICATIONS



knothe bruce
ARCHITECTS
Phone: 8401 Greenway Blvd, Suite 900
608.836.3690 Middleton, WI 53562

KEY PLAN

SSUED

LUA / UDC SUBMITTAL - August 25, 2025

East Washington
Ave. Mixed-Use
Redevelopoment

3222-3240 E.
Washington Ave.
Madison WI
SHEET TITLE
First Floor Plan

SHEET NUMBER

AC101

PROJECT NUMBER

2437





ISSUED LUA / UDC SUBMITTAL - August 25, 2025

East Washington
Ave. Mixed-Use
Redevelopoment

LEGEND

1 Bed

Amenity - Active

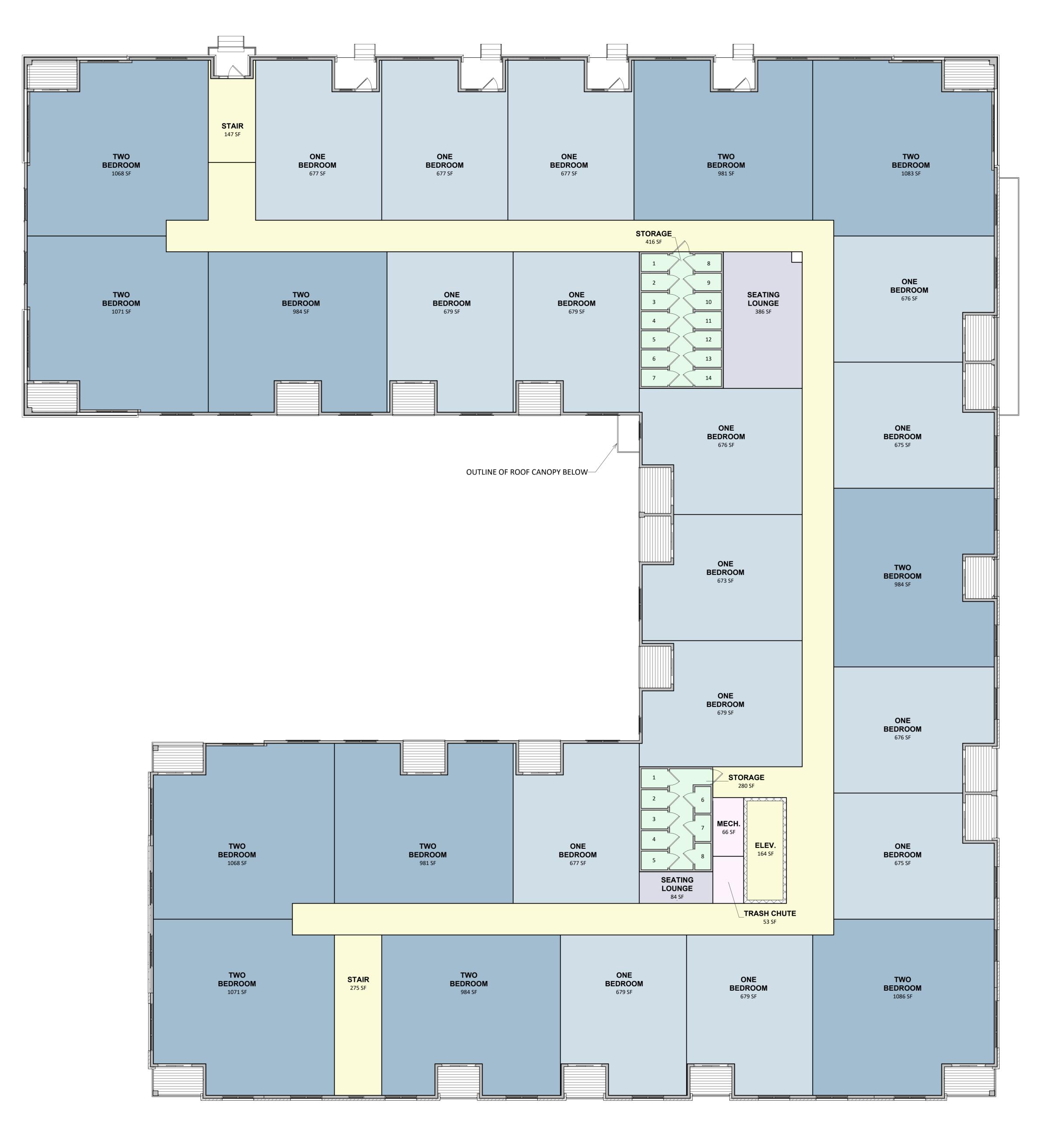
Amenity - Leasure

Circulation

3222-3240 E.
Washington Ave.
Madison WI
SHEET TITLE
Second Floor Plan

SHEET NUMBER

AC102
PROJECT NUMBER
2437



8401 Greenway Blvd, Suite 900 608.836.3690 Middleton, WI 53562 KEY PLAN

ISSUED LUA / UDC SUBMITTAL - August 25, 2025

LEGEND

Redevelopoment 1 Bed Amenity - Active Amenity - Leasure Circulation

3222-3240 E. Washington Ave. Madison WI SHEET TITLE

PROJECT TITLE

East Washington

Ave. Mixed-Use

Third Floor Plan

SHEET NUMBER

AC103

PROJECT NUMBER 2437

1 CITY - 03 - THIRD FLOOR AC103 1/8" = 1'-0"





ISSUED LUA / UDC SUBMITTAL - August 25, 2025

East Washington Ave. Mixed-Use Redevelopoment

LEGEND

1 Bed

Amenity - Active

Amenity - Leasure

Circulation

3222-3240 E. Washington Ave.

PROJECT TITLE

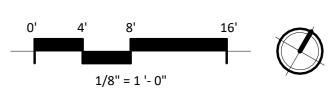
Madison WI SHEET TITLE

Fourth Floor Plan

SHEET NUMBER

AC104

PROJECT NUMBER 2437







ISSUED LUA / UDC SUBMITTAL - August 25, 2025

PROJECT TITLE East Washington Ave. Mixed-Use Redevelopoment

3222-3240 E. Washington Ave. Madison WI

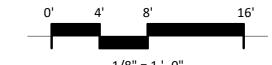
SHEET TITLE Fifth Floor Plan

SHEET NUMBER

AC105

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PROJECT NUMBER 2437



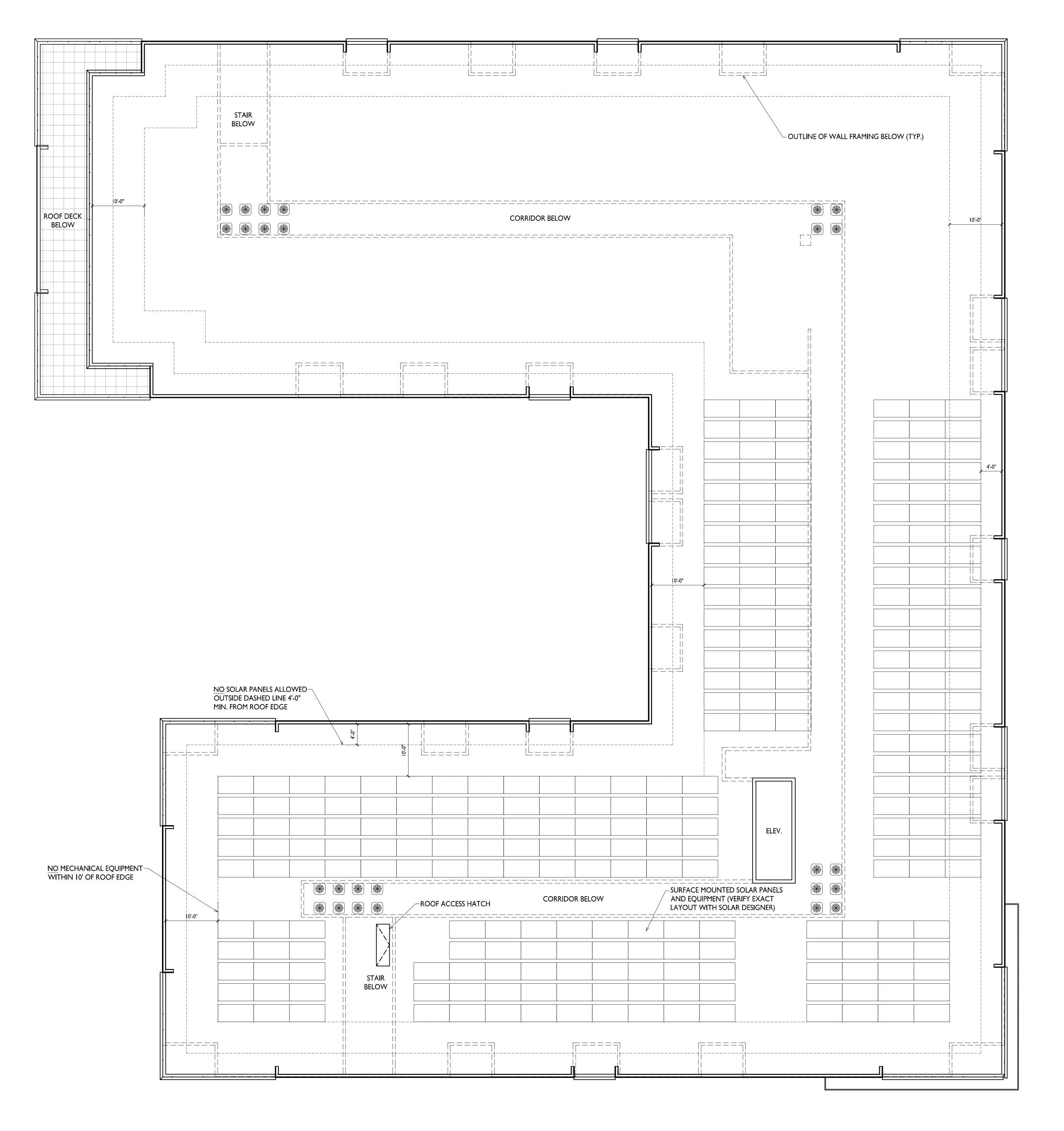
LEGEND

1 Bed

Amenity - Active

Amenity - Leasure

Circulation









ISSUED

Land Use / UDC Application - August 25, 2025

East Washington
Ave. Mixed-Use
Redevelopment

3222-3240 E.
Washington Ave.
Madison, WI
SHEET TITLE
Roof Plan

SHEET NUMBER

ACI06

PROJECT NO. 2437
© Knothe & Bruce Architects, LLC







RCHITECTS

Phone: 8401 Greenway Blvd, Suite 900
608.836.3690 Middleton, WI 53562

KEY PLAN

ISSUED LUA / UDC SUBMITTAL - August 25, 2025

East Washington
Ave. Mixed-Use
Redevelopoment

3222-3240 E.
Washington Ave.
Madison WI
SHEET TITLE
Exterior

SHEET NUMBER

EXTERIOR MATERIAL SCHEDULE

MANUFACTURER

RICH ESPRESSO- SMOOTH

CUSTOM-BLACK - SMOOTH

CUSTOM- RUST RED- SMOOTH

MATCH ADJACENT MATERIAL

MATCH ADJ. MATERIAL

MATCH ADJACENT BRICK

GREY & BUFF

BLACK

BLACK

BLACK

BLACK

BLACK

BUFF

LIMESTONE

JAMES HARDIE

JAMES HARDIE

JAMES HARDIE

JAMES HARDIE

JAMES HARDIE

ANDERSEN

KAWNEER

TBD

TBD

TBD

TBD

TBD

12 GARAGE DOORS & LOUVERS13 ALUMINIUM STOREFRONT

17 RETAINING WALL- MODULAR BLOCK

18 MASONRY VENEER - SPLITFACE

14 RAILINGS & HANDRAILS

15 WRAPPED COLUMN

16 PATIO TRIM

MATCH ADJACENT

AC201

Elevations

PROJECT NUMBER





4 ELEVATION - COURTYARD SOUTH
AC202 1/8" = 1'-0"

PROJECT TITLE East Washington Ave. Mixed-Use Redevelopoment

8401 Greenway Blvd, Suite 900

KEY PLAN

ISSUED

LUA / UDC SUBMITTAL - August 25, 2025

Middleton, WI 53562

3222-3240 E. Washington Ave. Madison WI

COLOR

RICH ESPRESSO- SMOOTH

CUSTOM-BLACK - SMOOTH

CUSTOM- RUST RED- SMOOTH

MATCH ADJACENT MATERIAL

MATCH ADJ. MATERIAL

MATCH ADJACENT BRICK

GREY & BUFF

BLACK

BLACK

BLACK

BLACK

BLACK

BUFF

LIMESTONE

EXTERIOR MATERIAL SCHEDULE

MANUFACTURER

JAMES HARDIE

JAMES HARDIE

JAMES HARDIE

JAMES HARDIE

JAMES HARDIE

ANDERSEN

KAWNEER

TBD

TBD

TBD

TBD

TBD

MATCH ADJACENT

MARK BUILDING ELEMENT

02 COMPOSITE PANEL

03 COMPOSITE PANEL
04 COMPOSITE PANEL

05 COMPOSITE TRIM

06 BRICK VENEER - FULL DEPTH

09 CAST STONE BANDS & SILLS

12 GARAGE DOORS & LOUVERS

13 ALUMINIUM STOREFRONT

14 RAILINGS & HANDRAILS

15 WRAPPED COLUMN

16 PATIO TRIM

10 COMPOSITE WINDOW

07 BRICK VENEER - REDUCED DEPTH

08 BRICK VENEER - SOLDIER COURSE

17 RETAINING WALL- MODULAR BLOCK

18 MASONRY VENEER - SPLITFACE

COMPOSITE BALCONY DECK BOARDS

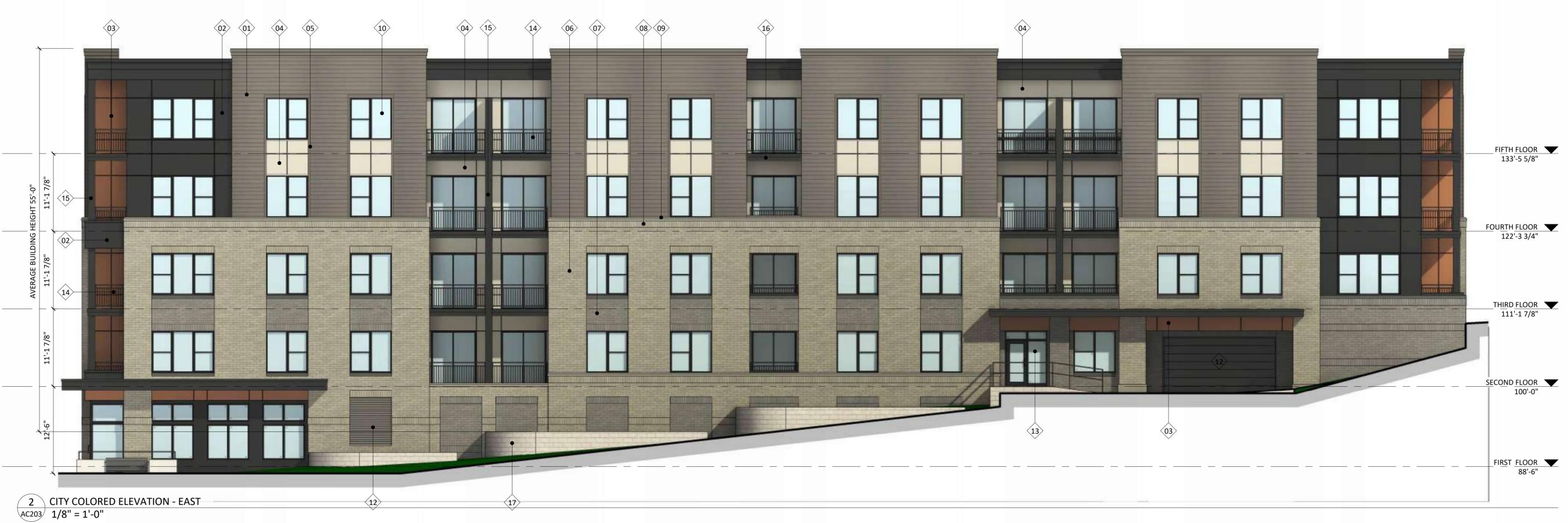
01 COMPOSITE LAP SIDING 6" EXPOSURE

SHEET TITLE Exterior Elevations

SHEET NUMBER

PROJECT NUMBER 2437







knothe bruce
ARCHITECTS
Phone: 8401 Greenway Blvd, Suite 900
608.836.3690 Middleton, WI 53562

KEY PLAN

ISSUED LUA / UDC SUBMITTAL - August 25, 2025

East Washington
Ave. Mixed-Use
Redevelopoment

3222-3240 E.
Washington Ave.
Madison WI
SHEET TITLE
Exterior

Elevations Colored

SHEET NUMBER

EXTERIOR MATERIAL SCHEDULE

MANUFACTURER

JAMES HARDIE

JAMES HARDIE

JAMES HARDIE

JAMES HARDIE

JAMES HARDIE

ANDERSEN

KAWNEER

TBD

TBD

TBD

TBD

12 GARAGE DOORS & LOUVERS

13 ALUMINIUM STOREFRONT

17 RETAINING WALL- MODULAR BLOCK

18 MASONRY VENEER - SPLITFACE

14 RAILINGS & HANDRAILS

15 WRAPPED COLUMN

16 PATIO TRIM

MATCH ADJACENT

RICH ESPRESSO- SMOOTH

CUSTOM-BLACK - SMOOTH

CUSTOM- RUST RED- SMOOTH

MATCH ADJACENT MATERIAL

MATCH ADJ. MATERIAL

MATCH ADJACENT BRICK

GREY & BUFF

BLACK

BLACK

BLACK

BLACK

BLACK

BUFF

LIMESTONE

AC203

PROJECT NUMBER



3 ELEVATION - COURTYARD WEST
AC204 1/8" = 1'-0"



4 ELEVATION - COURTYARD SOUTH
AC204 1/8" = 1'-0"

2 ELEVATION - COURTYARD NORTH
AC204 1/8" = 1'-0"



8401 Greenway Blvd, Suite 900

KEY PLAN

ISSUED

LUA / UDC SUBMITTAL - August 25, 2025

Middleton, WI 53562

EXTERIOR MATERIAL SCHEDULE COLOR MARK BUILDING ELEMENT MANUFACTURER 01 COMPOSITE LAP SIDING 6" EXPOSURE RICH ESPRESSO- SMOOTH JAMES HARDIE CUSTOM-BLACK - SMOOTH 02 COMPOSITE PANEL JAMES HARDIE 03 COMPOSITE PANEL JAMES HARDIE **CUSTOM- RUST RED- SMOOTH** 04 COMPOSITE PANEL JAMES HARDIE MATCH ADJACENT MATERIAL 05 COMPOSITE TRIM JAMES HARDIE 06 BRICK VENEER - FULL DEPTH 07 BRICK VENEER - REDUCED DEPTH 08 BRICK VENEER - SOLDIER COURSE MATCH ADJACENT MATCH ADJ. MATERIAL 09 CAST STONE BANDS & SILLS GREY & BUFF 10 COMPOSITE WINDOW ANDERSEN BLACK 11 COMPOSITE BALCONY DECK BOARDS MATCH ADJACENT BRICK 12 GARAGE DOORS & LOUVERS

BLACK

BLACK

BLACK

BLACK

BUFF

LIMESTONE

KAWNEER

TBD

TBD

TBD

TBD

TBD

13 ALUMINIUM STOREFRONT

17 RETAINING WALL- MODULAR BLOCK

18 MASONRY VENEER - SPLITFACE

14 RAILINGS & HANDRAILS

15 WRAPPED COLUMN

16 PATIO TRIM

3222-3240 E. Washington Ave. Madison WI SHEET TITLE

Exterior **Elevations Colored**

SHEET NUMBER

PROJECT NUMBER 2437















