

Erik Minton, Dr. John Bonsett-Veal

21 N. Butler Street
Madison, Wisconsin 53703

(608) 256-1400

PROJECT

Washington Plaza

425 West Washington Avenue
Madison, Wisconsin 53703

ZONING MAP

SITE DATA

INDEX

LOT SIZE	16,451 SQUARE FEET (0.38 ACRES)
BUILDING FOOTPRINT	10,439 SQUARE FEET
COMMERCIAL	7,707 SQUARE FEET
APARTMENTS	43,371 SQUARE FEET
GARAGE	26,052 SQUARE FEET
EFFICIENCIES	1
ONE BDRM UNITS	13
ONE BDRM PLUS DEN UNITS	22
TWO BDRM UNITS	14
TOTAL UNITS	50
TOTAL BDRMS	63
USEABLE OPEN SPACE	2,375 SQUARE FEET
PARKING	63
BIKE STALLS	76

TI	TITLE SHEET
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CI.2	SITE PLAN
CI.3	GRADING/EROSION CONTROL PLAN
CI.4	UTILITY PLAN
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A2.1	NORTHWEST/SOUTHEAST ELEVATIONS
A2.2	NORTHEAST/SOUTHWEST ELEVATIONS

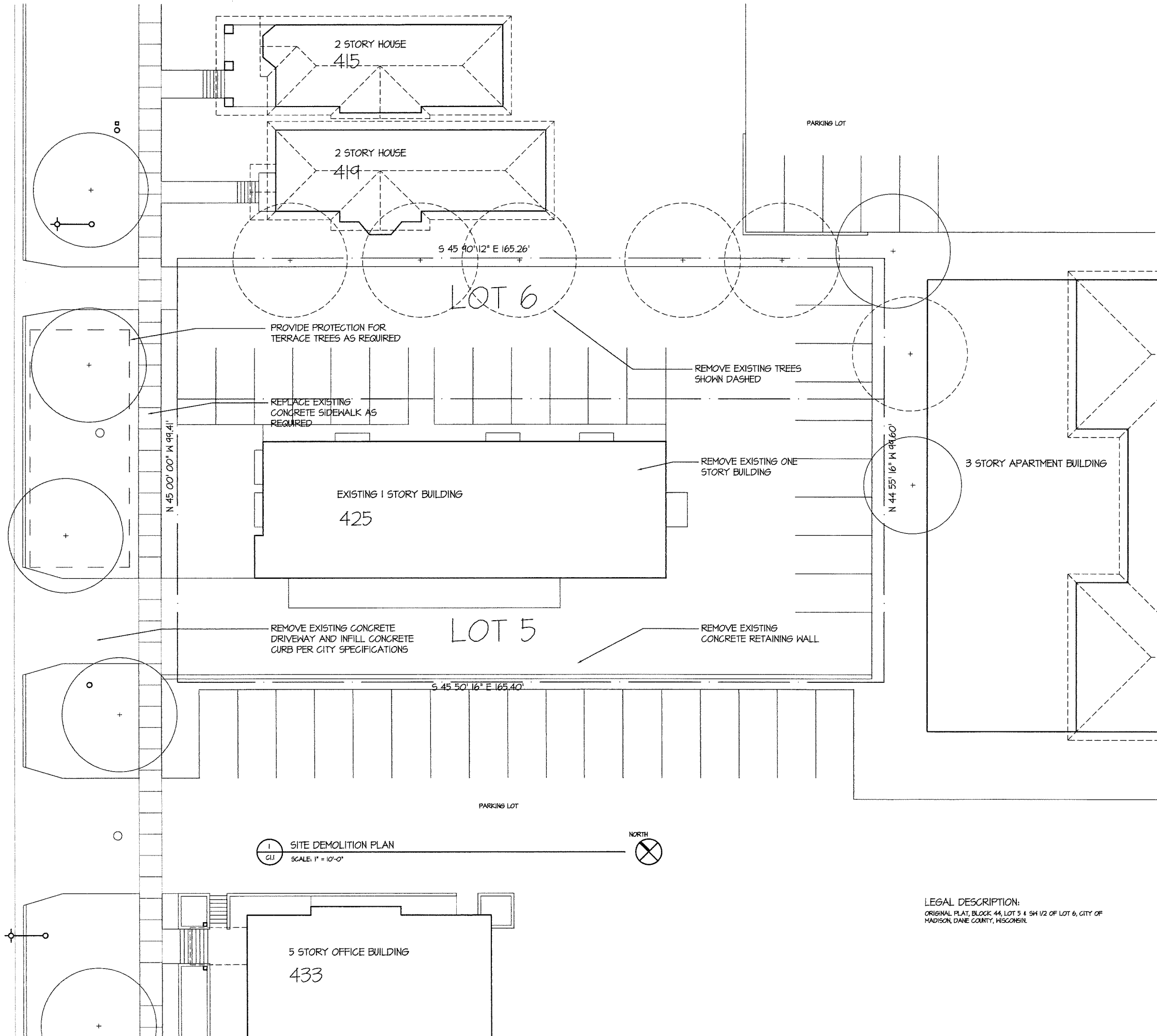
DRAWING
TITLE SHEET
LOCATION/ZONING MAP

DATA

Project # 201313
Date 3/13/13
Drawn by jns

T1.1

WEST WASHINGTON AVENUE



PROJECT

Washington Plaza

425 W. Washington Avenue
Madison, Wisconsin 53703

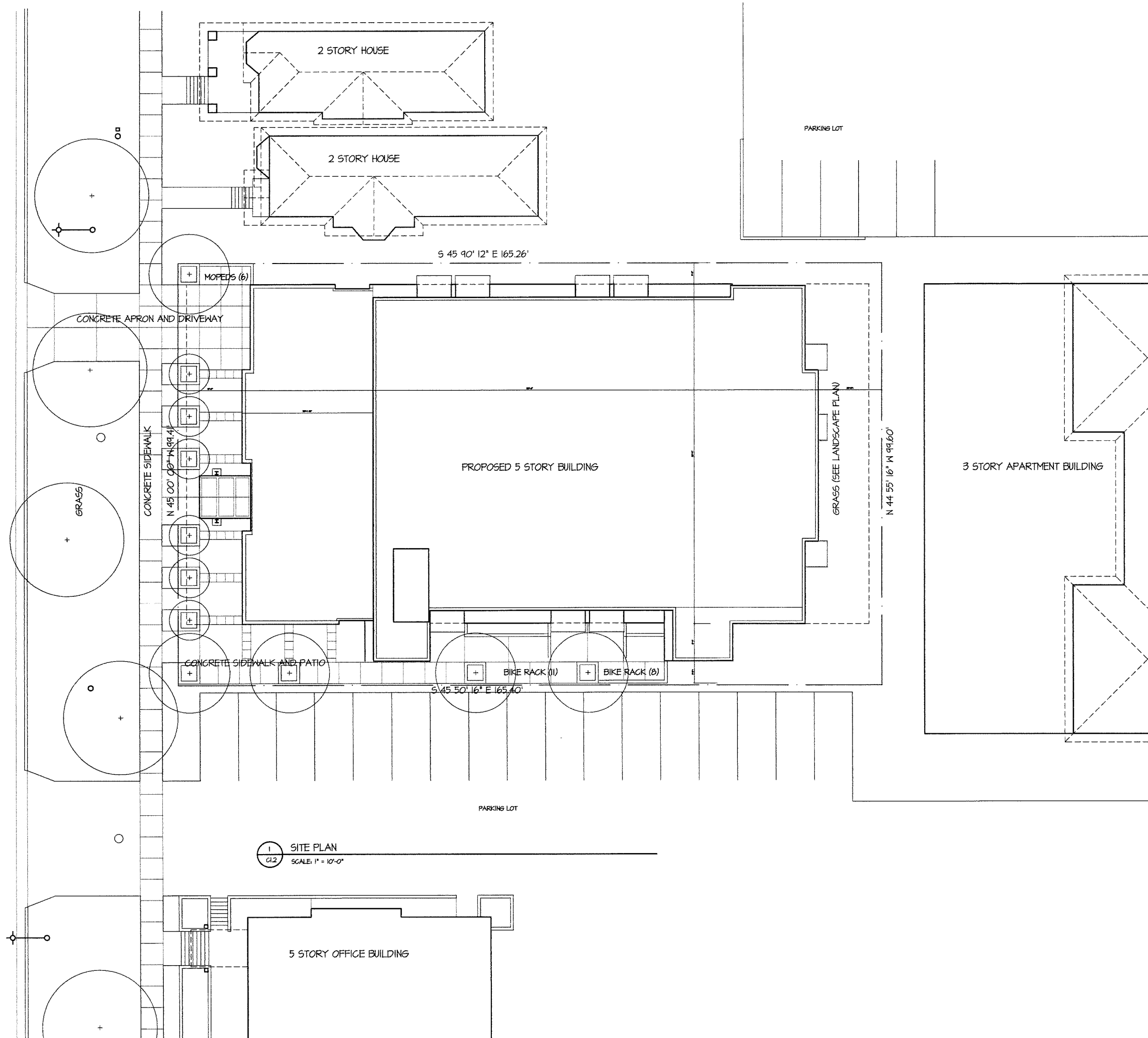
DRAWING
SITE DEMOLITION PLAN

DATA

Project # 201333
Date 08.04.13
Drawn by jwa

C1.1

WEST WASHINGTON AVENUE



1 SITE PLAN
G12
SCALE: 1" = 10'-0"

PROJECT

Washington Plaza

425 W. Washington Avenue
Madison, Wisconsin 53703

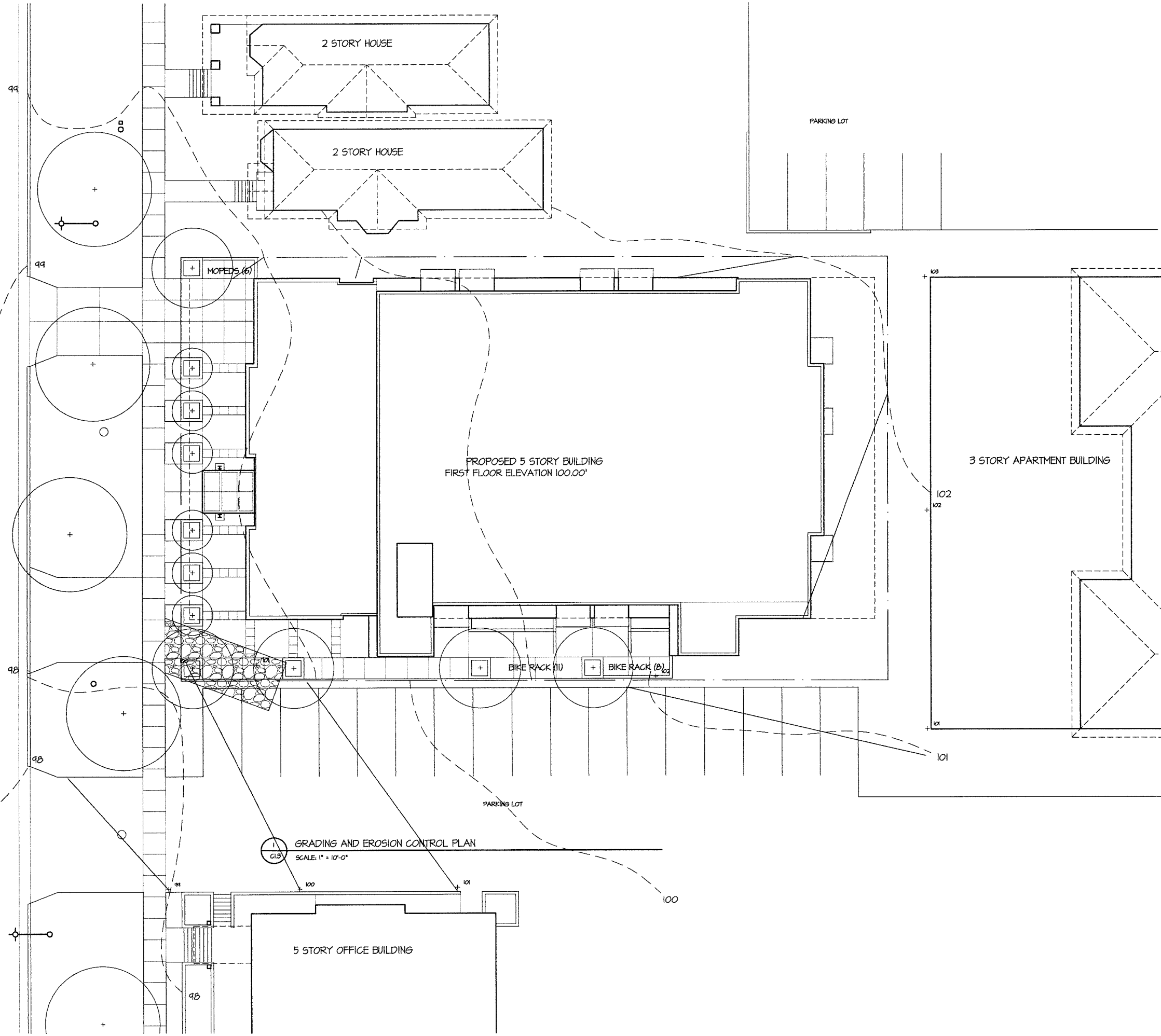
DRAWING

SITE PLAN

DATA

Project # 201333
Date .09.04.13
Drawn by: j.w.

WEST WASHINGTON AVENUE



1 GRADING AND EROSION CONTROL PLAN
C1.3
SCALE: 1" = 10'-0"

PROJECT
Washington Plaza

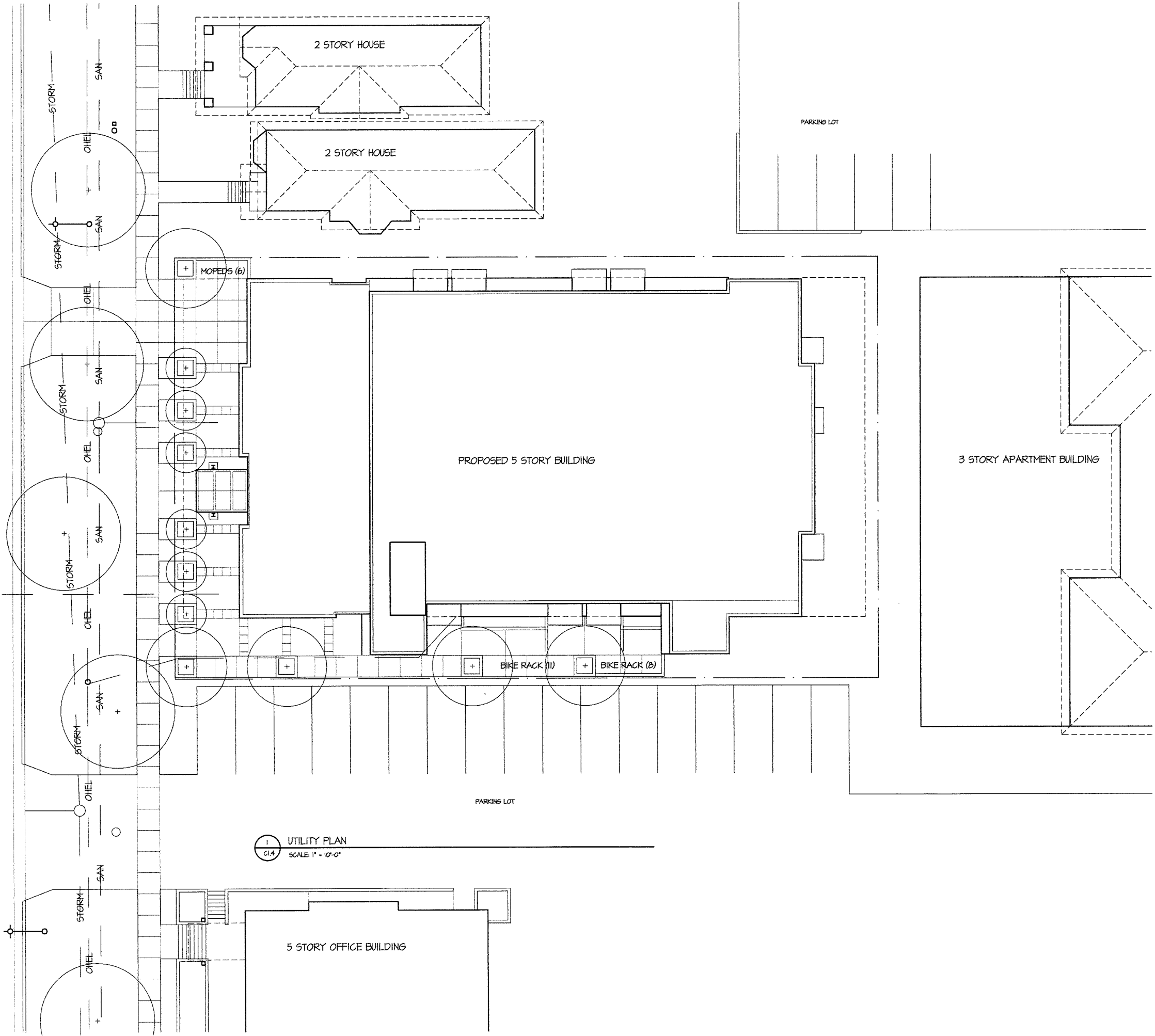
425 W. Washington Avenue
Madison, Wisconsin 53703

DRAWING
GRADING AND EROSION
CONTROL PLAN

DATA
Project # 201333
Date: 09.04.13
Drawn by: j.w.

C1.3

WEST WASHINGTON AVENUE

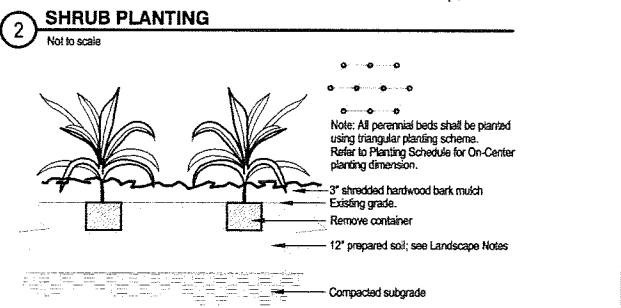
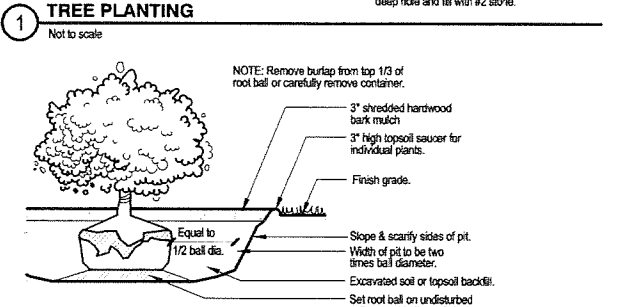
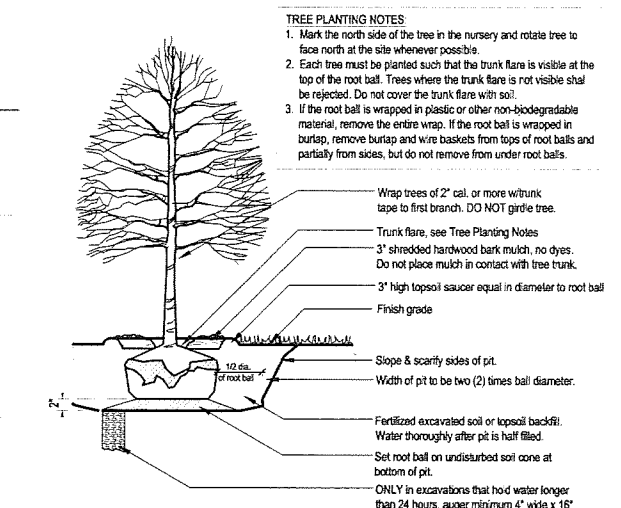
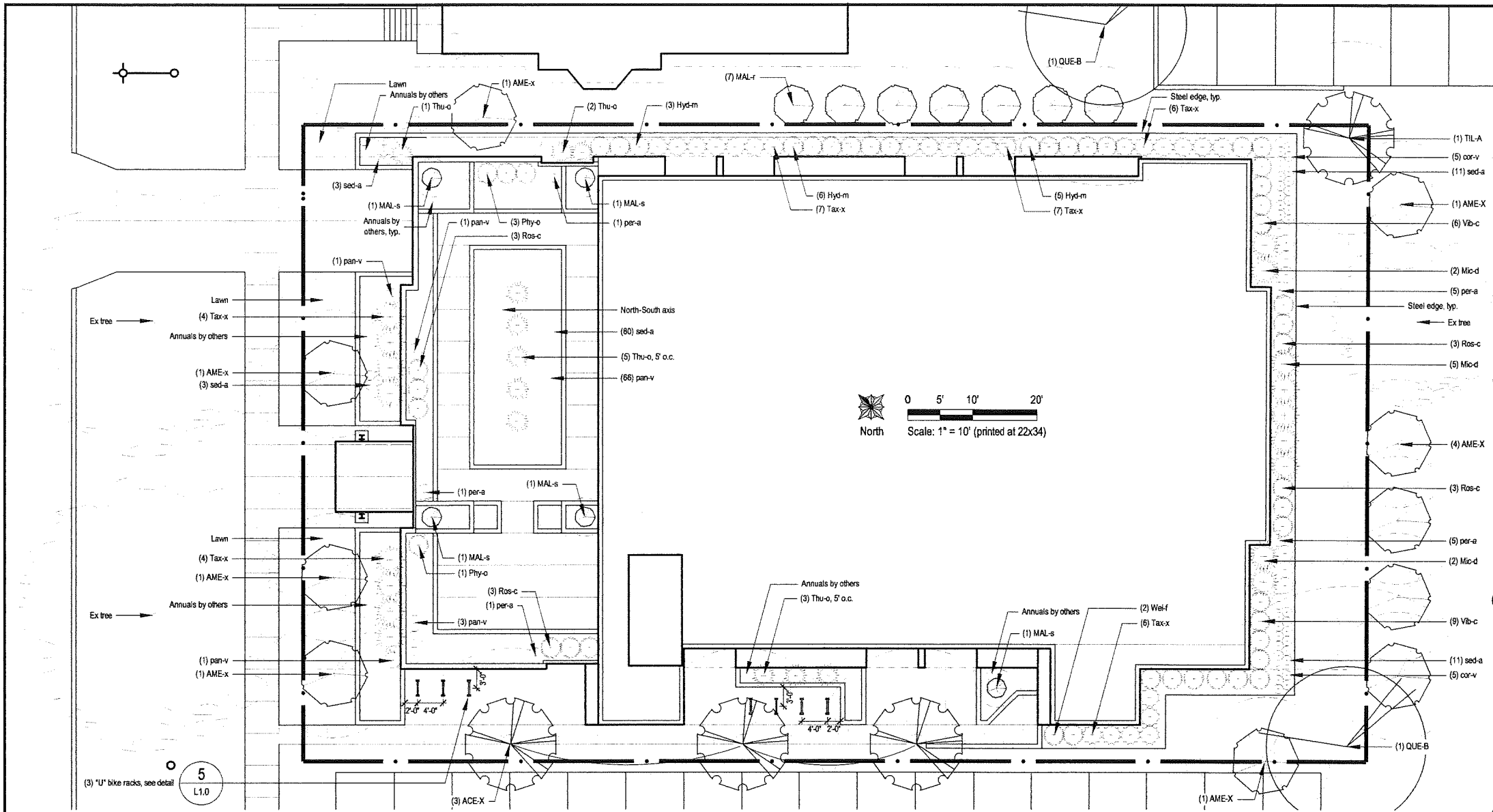


1 UTILITY PLAN
C1.4 SCALE: 1" = 10'-0"

PROJECT
Washington Plaza
425 W. Washington Avenue
Madison, Wisconsin 53703
DRAWING
UTILITY PLAN

DATA
Project # 20833
Date 08.04.13
Drawn by jwa

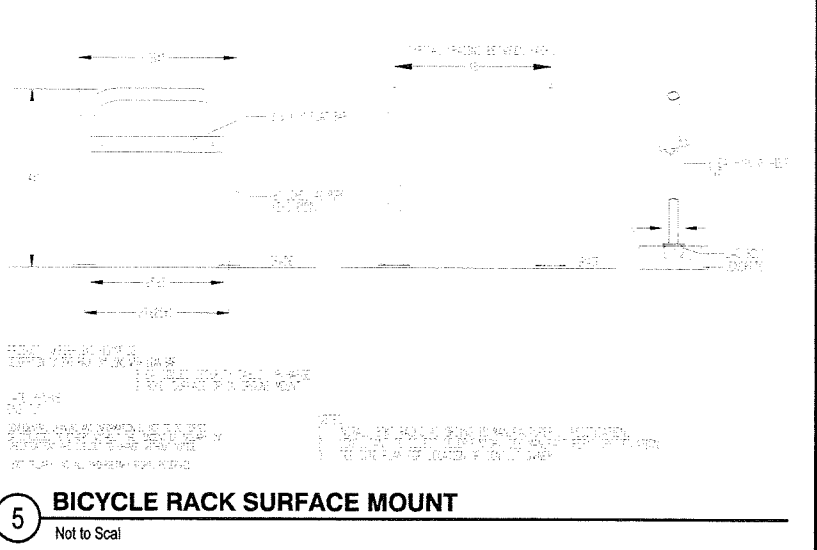
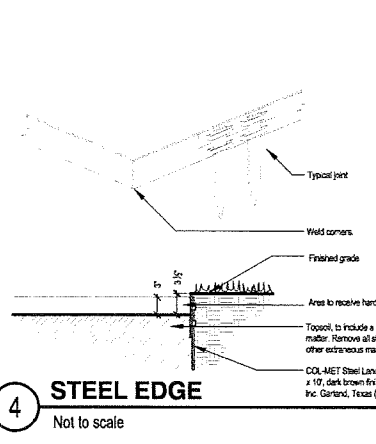
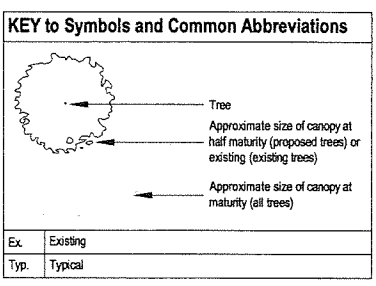
C1.4



SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES	MATURE SIZE	DETAIL
CANOPY TREES (NOTE: Sizes indicated shall be used unless noted otherwise on plans)							
ACE-X	Acer x freemanii 'Marmo'	Marmo Maple	3.5' cal	B&B	Full, symmetrical, strong central leader	60' H x 30' W	
QUE-B	Quercus bicolor	Swamp White Oak	3.5' cal	B&B	Full, symmetrical, strong central leader	50' H x 50' W	1/L1.0
TIL-A	Tilia americana 'McKsentry'	American Sentry Linden	3.5' cal	B&B	Full, symmetrical, strong central leader	45' H x 30' W	
ORNAMENTAL TREES							
AME-x	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8' ht	B&B	Full, matched, 3-5 stems	20' H x 20' W	
MAL-r	Malus 'Red Jewel'	'Red Jewel' Crabapple	8' ht	B&B	Full, matched, single-stem tree form	15' H x 12' W	1/L1.0
MAL-s	Malus sargentii 'Tina'	'Tina' Sargent Crabapple	4' ht	cont	Full, matched, single-stem tree form	5' H x 8' W	
EVERGREEN SHRUBS							
Mic-d	Microbiota deussata	Russian Cypress	24' Spr	cont.		12' H x 6' W	
Tax-x	Taxus x media 'Taunton'	Taunton Yew	18" H	cont		3' H x 4' W	2/L1.0
Thu-o	Thuja occidentalis 'Holmstrup'	'Holmstrup' Arborvitae	36" H	cont.	Full, matched	6' H x 3' W	
DECIDUOUS SHRUBS							
Hyd-m	Hydrangea macrophylla 'Bailmer' PPAF	Endless Summer Hydrangea	24" H	cont.		3' H x 4' W	
Pty-o	Physocarpus opulifolius 'Seward'	Summer Wine Ninebark	24" H	cont.		5' H x 5' W	
Ros-c	Rosa 'Carefree Wonder'	'Carefree Wonder' Rose	18" H	cont		3' HW	2/L1.0
Vib-d	Viburnum carlesii 'Compactum'	Compact Koreanspie Viburnum	24" H	cont.		3' HW	
Wei-f	Weigela florida 'Alexandra'	'Wine & Roses' Weigela	24" H	cont.		4' H x 5' W	
PERENNIALS & ORNAMENTAL GRASSES							
cor-v	Coreopsis verticillata 'Zagreb'	Threadleaf Coreopsis	1 gal	cont.		Space 18" o.c.	
pan-v	Panicum virgatum 'Shenandoah'	'Shenandoah' Red Switchgrass	1 gal	cont.		Space 2'-6" o.c.	3/L1.0
per-a	Perovskia atriplicifolia 'Filigran'	'Filigran' Russian Sage	1 gal	cont		Space 2'-6" o.c.	
sed-a	Sedum 'Autumn Joy'	'Autumn Joy' Sedum	1 gal	cont.		Space 18" o.c.	

GENERAL LANDSCAPE & PLANTING NOTES

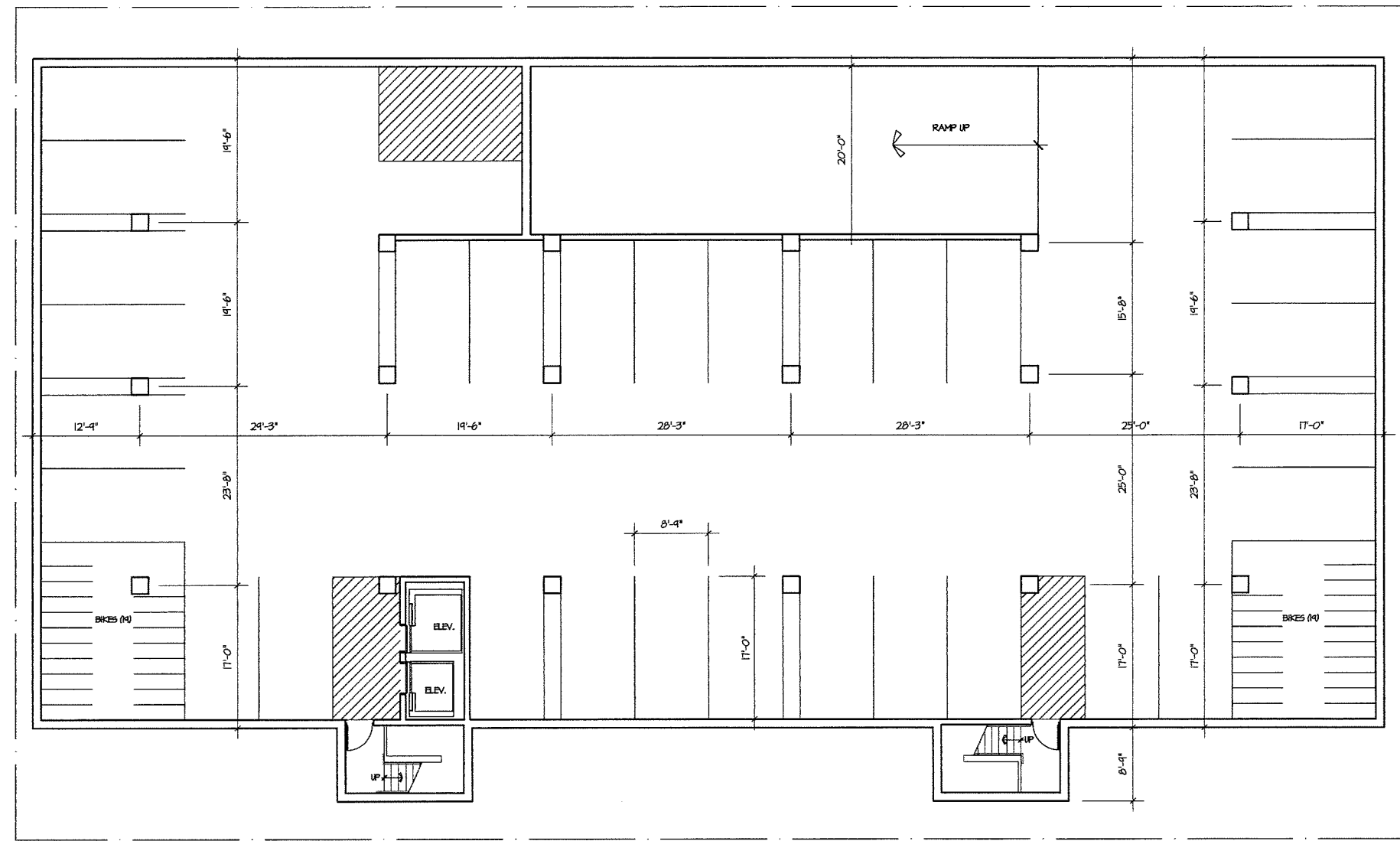
- Plant material to be installed and maintained by a qualified and experienced landscape installer.
- All materials, plant locations and plant bed conditions are subject to the approval of the Landscape Architect and Owner at any time. Plants are to be freshly dug. Transporting of plants shall be done in a manner as to not destroy the natural shape, compromise the health, or alter the characteristics of plant materials.
- Rootballs shall meet or exceed size standards as set forth in 'American Standards for Nursery Stock'. MAIN LEADERS OF ALL TREES SHALL REMAIN INTACT. Remove from the site any plant material that turns brown or defoliates within five (5) days after planting. Replace immediately with approved, specified material.
- Plant counts indicated on drawings are for Landscape Architect's use only. Contractor shall make own plant quantity takeoffs using drawings, and plant schedule requirements (i.e., spacing), unless otherwise directed by Landscape Architect. Contractor to verify bed measurements and install appropriate quantities as governed by plant spacing per schedule.
- All plant beds shall receive 3" minimum of genuine shredded hardwood bark mulch (unless otherwise noted). Apply pre-emergent herbicide as directed by the manufacturer prior to installing mulch.
- The Contractor shall install and/or amend topsoil in all proposed bed areas to meet ASTM D5268 standards. Landscaper shall verify depth and quality of topsoil prior to plant installation. A minimum of 4" of topsoil is required for seeded areas; 12" for plant beds. Topsoil sources shall include the reuse of surface soil stockpiled on site, clean of roots, plants, sod, stones, clay lumps, and other extraneous or foreign materials larger than 1". Supplement with imported topsoil from off-site sources when quantities are insufficient. Do not obtain supplemental topsoil from agricultural land, bogs, or marshes. Inorganic amendments, organic amendments, and fertilizers shall be used to amend topsoil as needed for long-term plant health.
- Verify all utility locations in the field prior to beginning work. Repair all damaged utilities to satisfaction of the Owner and Operating Authority at no additional cost.
- Install all plant material in accordance with all local codes and ordinances. Obtain any required permits necessary to complete work. All workmanship and materials shall be guaranteed by the Contractor for a period of one (1) calendar year after Final Acceptance.
- Maintain all new lawn and plant material for a three (3) month period from date of Substantial Completion. Maintenance shall include pruning, cultivating, watering, weeding, fertilizing, restoring plant saucers, spraying for disease and insects, and replacing tree wrappings. Recommended long-term maintenance procedures shall be provided to the Owner before expiration of this period.
- Recondition soil and seed/re-seed all areas disturbed by construction activities that are not to receive other surface treatment (i.e. pavement, planting bed, etc.). Seed with WIDOT 40 or equal.
- All plant beds to receive steel edge (see Detail 8/L301) where bed is not bounded by a structure or pavement unless otherwise noted.
- Scientific names of plants to take precedence over common names.



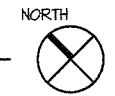
Description	Date
Revision	
Issued for:	Approval
Issue Date:	2013-09-11
Job No:	2013-042
Drawn by:	ASA

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Stamp:



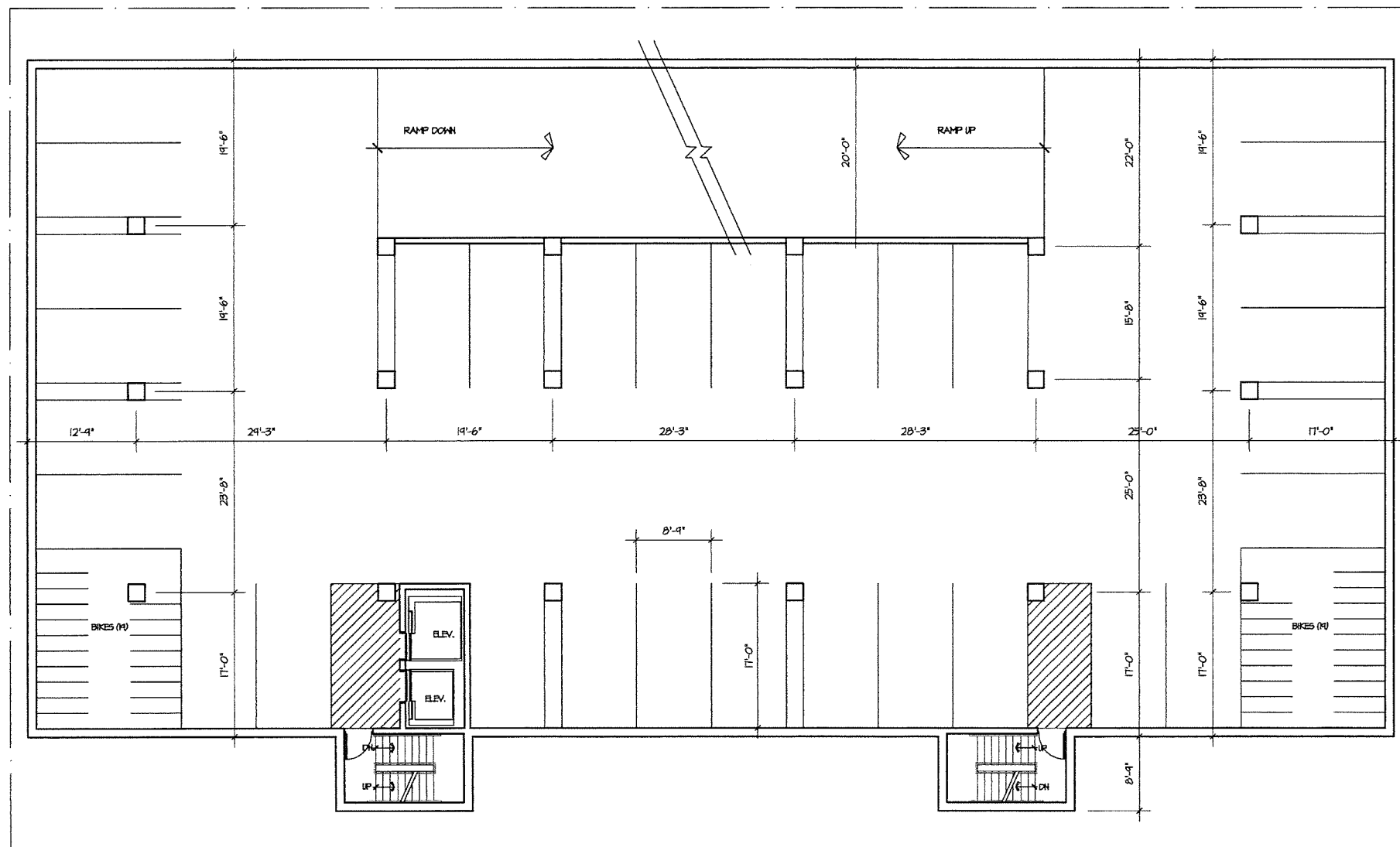
1 PARKING LEVEL B (32 STALLS)
A11 SCALE: 1/8" = 1'-0"



PROJECT
Washington Plaza
425 W. Washington Avenue
Madison Wisconsin 53703
DRAWING
PARKING LEVEL B

DATA
Project # 201333
Date: 08.04.13
Drawn by: jwa.

A1.1

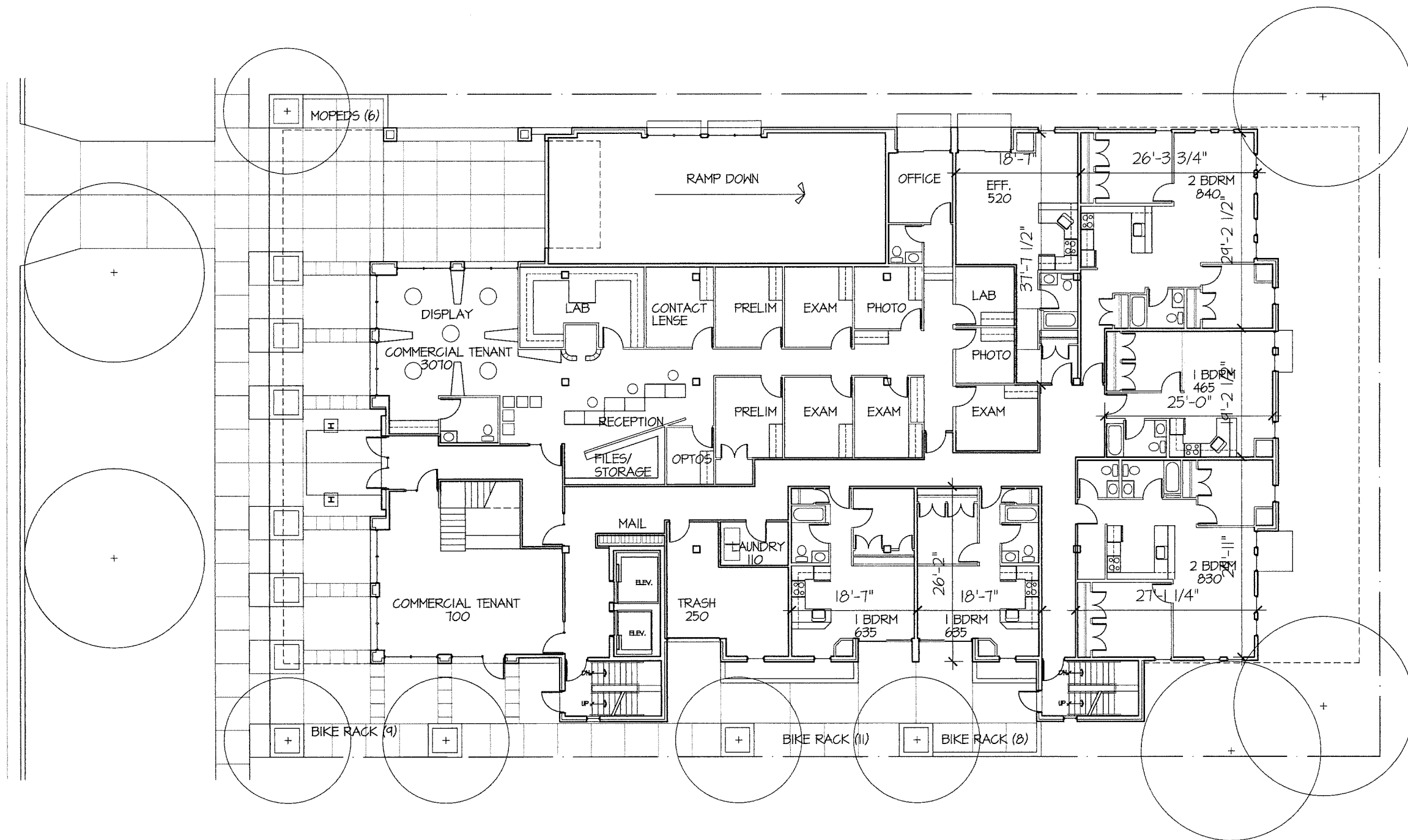


1 PARKING LEVEL A (31 STALLS)
A1.2 SCALE: 1/8" = 1'-0"



PROJECT
Washington Plaza
425 W. Washington Avenue
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DRAWING
PARKING LEVEL A

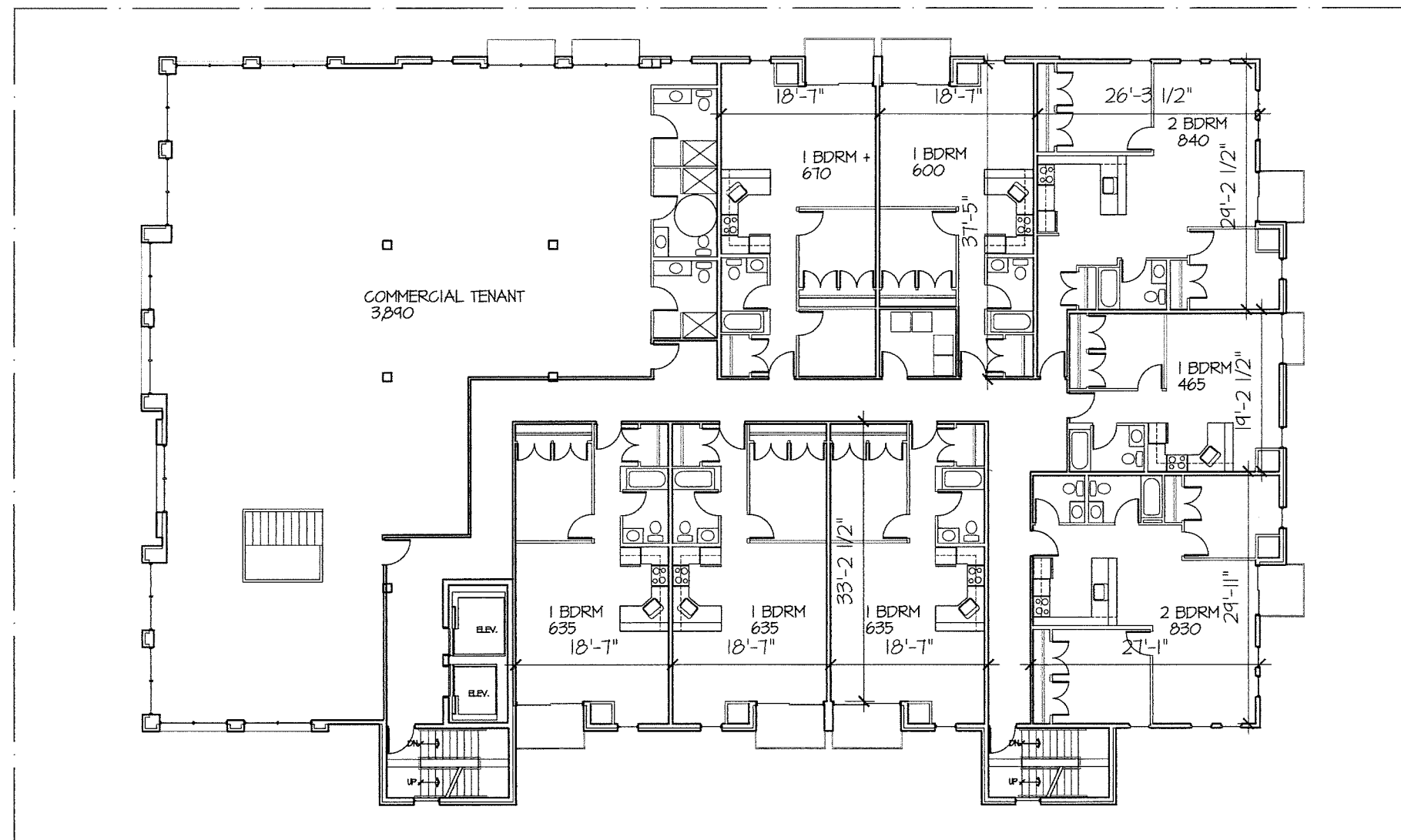
DATA
Project # 201333
Date 08.04.13
Drawn by jwa.



1 FIRST FLOOR/SITE PLAN 6 UNITS
A3 SCALE: 1/8" = 1'-0"

PROJECT
Washington Plaza
425 W. Washington Avenue
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DRAWING
FIRST FLOOR PLAN

DATA
Project # 20133
Date .09.04.13
Drawn by j.w.



1 SECOND FLOOR PLAN 8 UNITS
A4 SCALE: 1/8" = 1'-0"

PROJECT

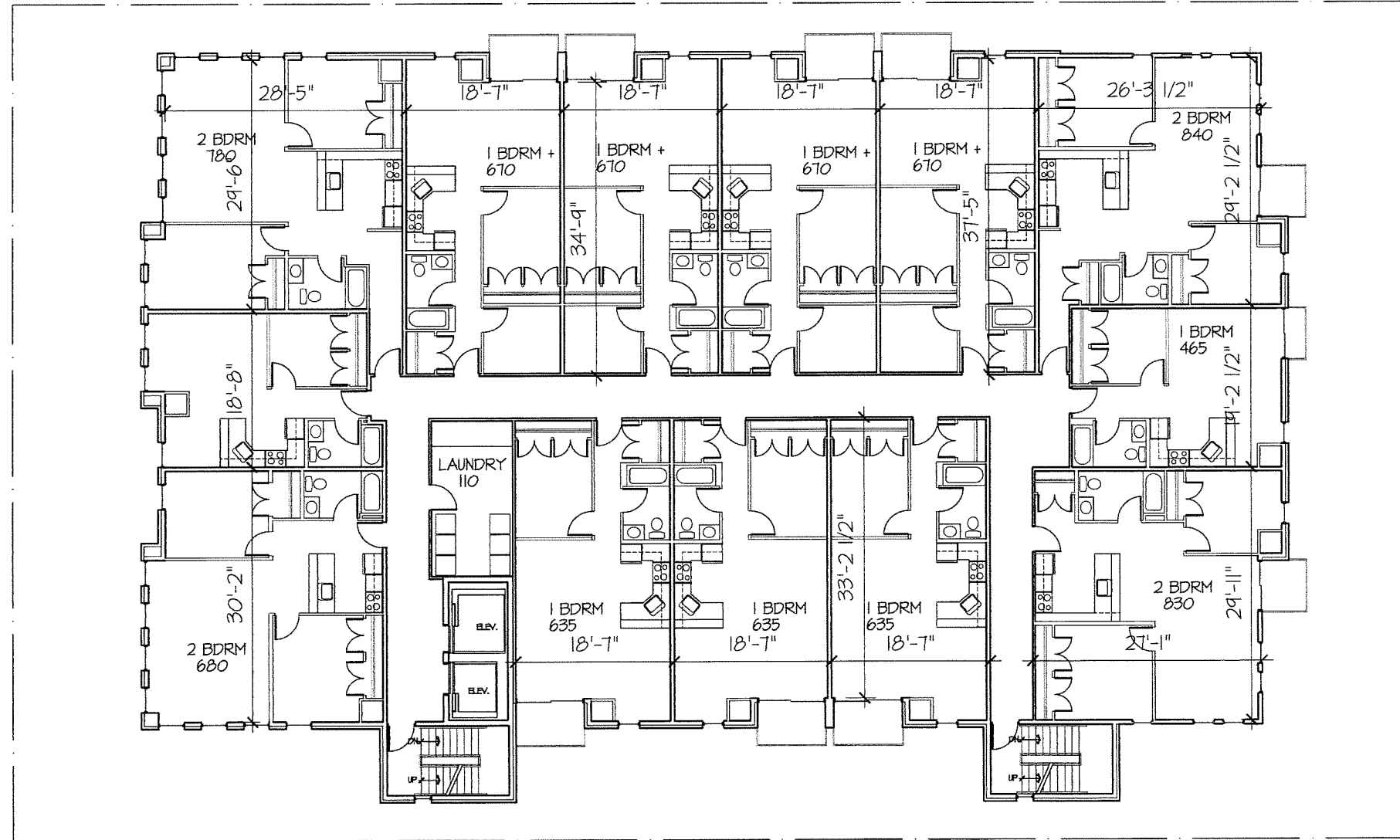
Washington Plaza
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DRAWING

SECOND FLOOR PLAN

DATA

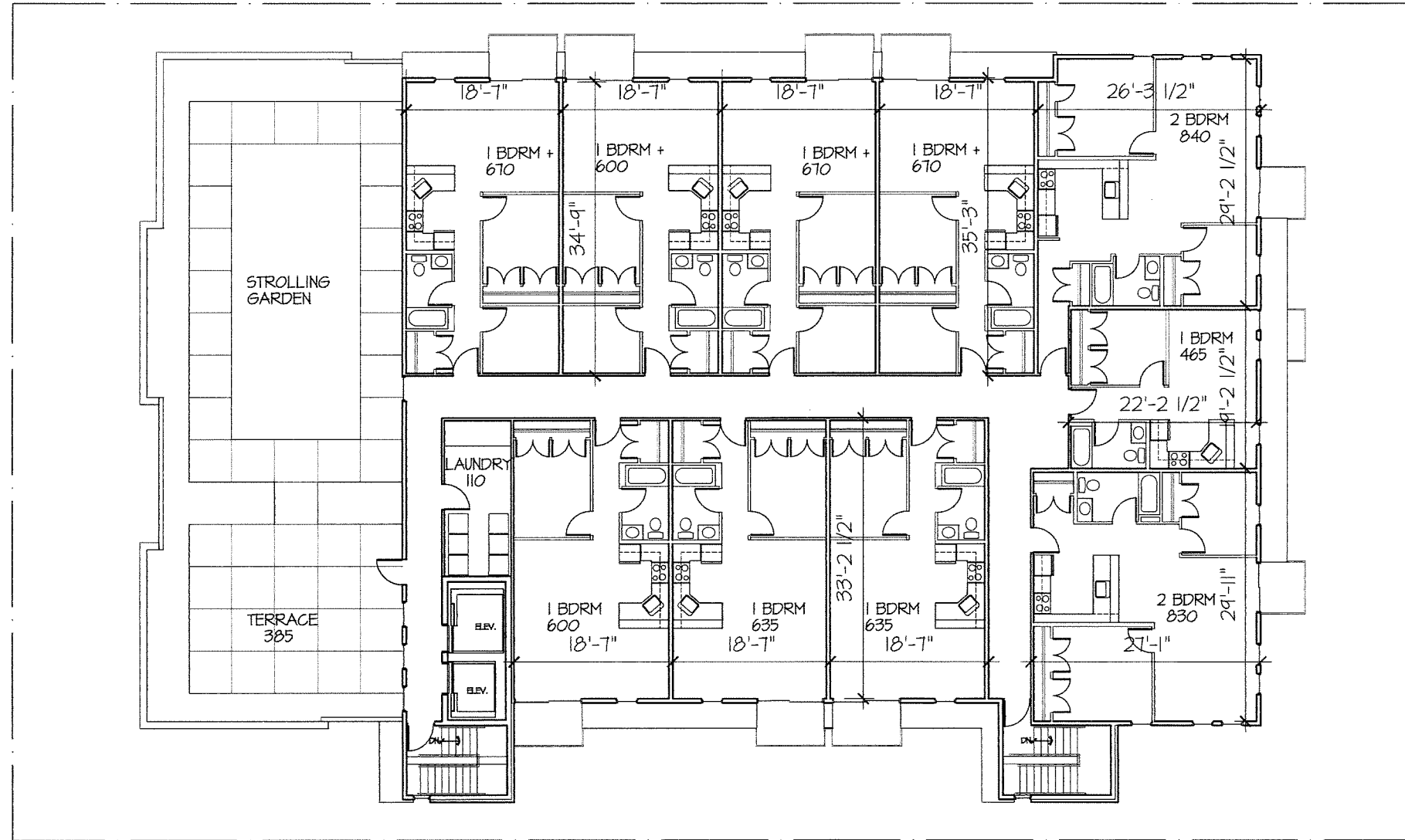
Project # 201333
Date .09.04.13
Drawn by j.w.a.



1 3rd/4th FLOOR PLAN 13 UNITS
 A5 SCALE: 1/8" = 1'-0"

PROJECT
 Washington Plaza
 425 W. Washington Avenue
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DRAWING
 3rd/4th FLOOR PLAN

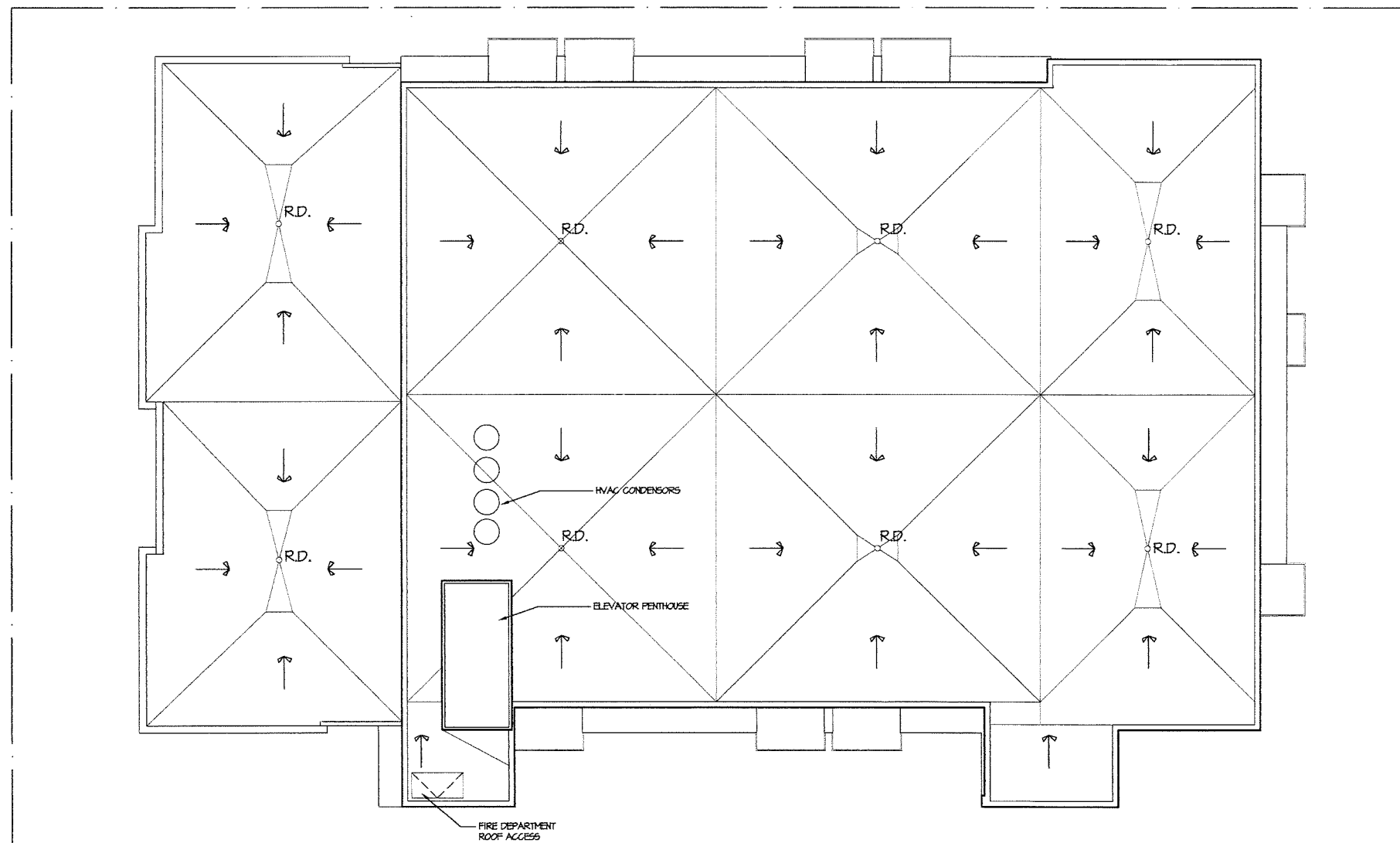
DATA
 Project # 20133
 Date 09.04.13
 Drawn by j.w.a.



1 FIFTH FLOOR PLAN 10 UNITS
A6 SCALE: 1/8" = 1'-0"

PROJECT
Washington Plaza
425 W. Washington Avenue
Madison, Wisconsin 53703
DRAWING
FIFTH FLOOR PLAN

DATA
Project # 201333
Date: 09.04.13
Drawn by: jwa.



1 ROOF PLAN
A1 SCALE: 1/8" = 1'-0"

PROJECT

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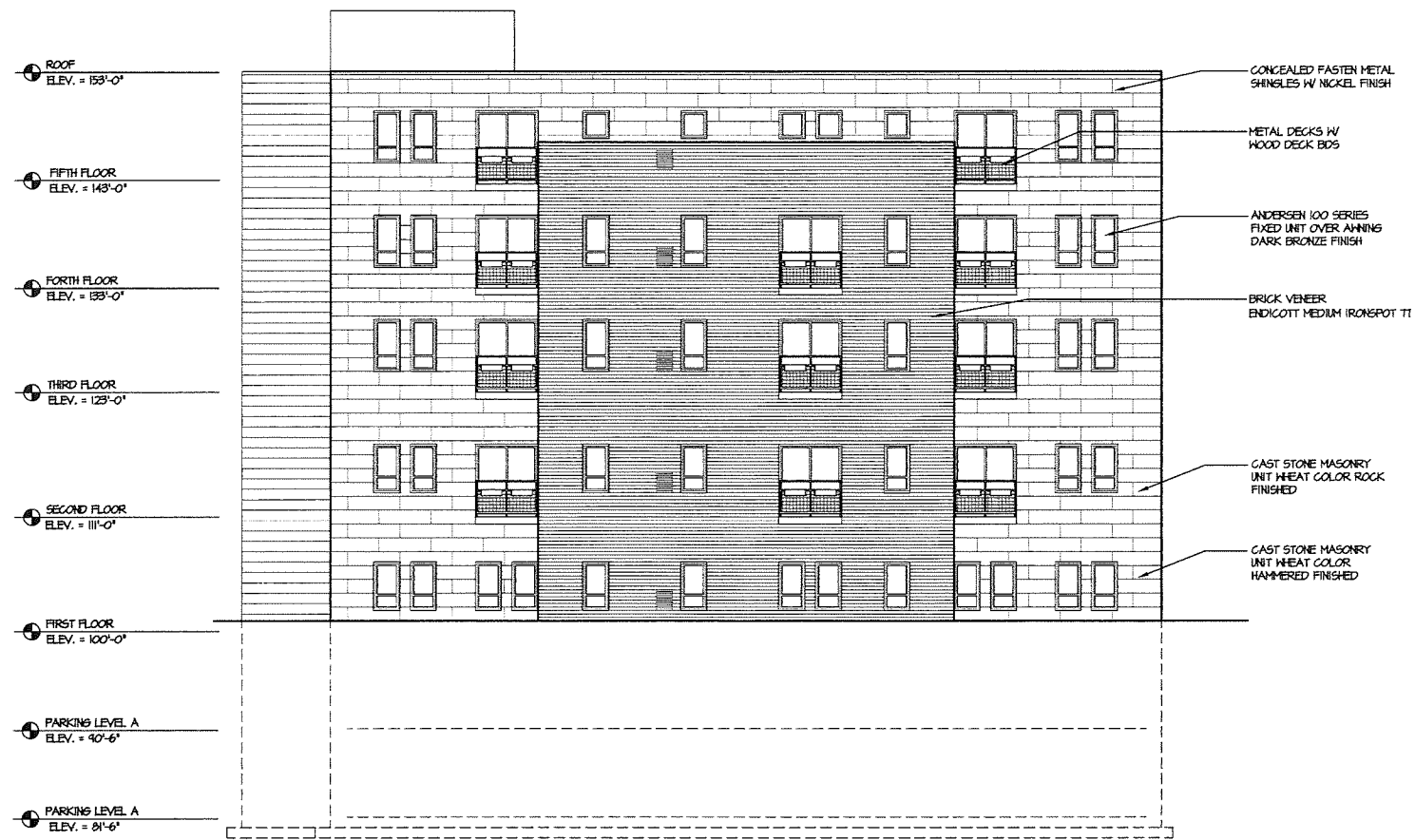
DRAWING

ROOF PLAN

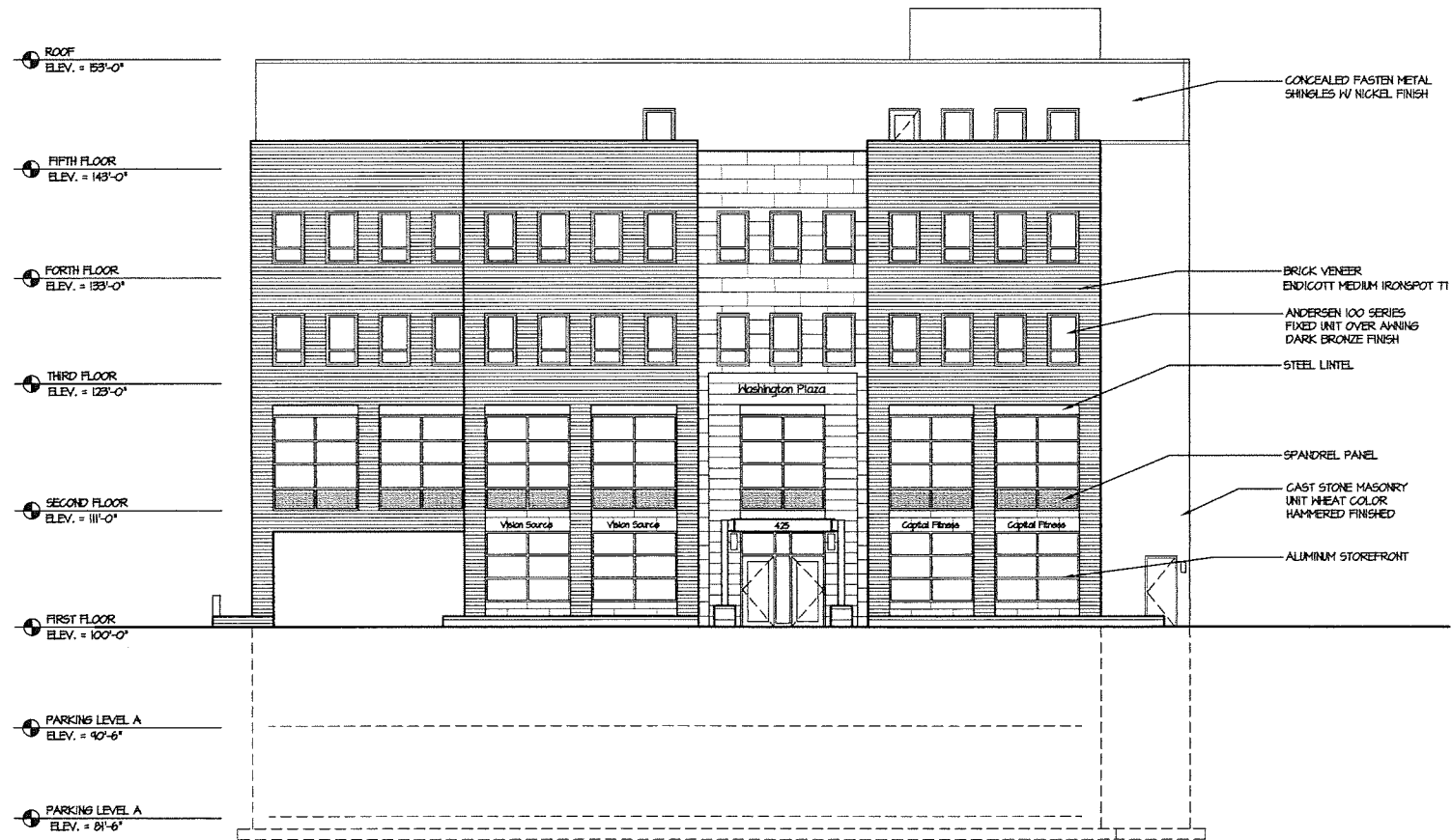
DATA

Project # 20333
Date 09.04.13
Drawn by j.w.

A1.7



2
A2.1
SOUTHEAST ELEVATION
SCALE 1/8" = 1'-0"



1
A2.2
NORTHWEST ELEVATION
SCALE 1/8" = 1'-0"

PROJECT
Washington Plaza

425 W. Washington Avenue
Madison, Wisconsin 53703

DRAWING
BUILDING ELEVATIONS

DATA
Project # 201333
Date 09.04.13
Drawn by jwa

A2.1



2
A22
SOUTHWEST ELEVATION
SCALE 1/8" = 1'-0"



2
A21
NORTHEAST ELEVATION
SCALE 1/8" = 1'-0"

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Washington Plaza

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DRAWING
BUILDING ELEVATIONS

DATA
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Date 09.04.13
Drawn by j.w.

A2.2

