

STUDENT APARTMENTS

STUDENT APARTMENTS
 529 UNIVERSITY AVE.
 MADISON, WI
 THE CAREY GROUP REAL ESTATE SERVICES, L.L.C.
 901 DEMING WAY, SUITE 102
 MADISON, WI 53717

ISSUE DATES:

Issue	Description	Date
LS1	LAND USE SUB. #1	01-08-24

**PRELIMINARY
NOT FOR
CONSTRUCTION**

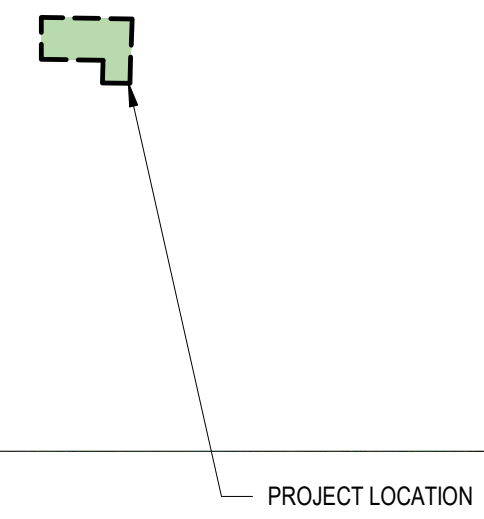
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Sheet Title
COVER SHEET

Project Number: 20220300
 Sheet Number

G001

SITE LOCATION MAP



PROJECT LOCATION

529 UNIVERSITY AVE.
 MADISON, WI

PROJECT DIRECTORY

OWNER:
 THE CAREY GROUP REAL ESTATE SERVICES, LLC.
 901 DEMING WAY, SUITE 102
 MADISON, WI 53717

CIVIL ENGINEER:
 VERBICHER ASSOCIATES, INC.
 999 FOURIER DR, SUITE 201
 MADISON, WI 53717

ARCHITECTURE & ENGINEERING:
 ICONICA, INC.
 901 DEMING WAY, SUITE 102
 MADISON, WI 53717

LANDSCAPE DESIGNER:
 PARKTECHTURE + PLANNING, LLC
 901 DEMING WAY, SUITE 201
 MADISON, WI 53717

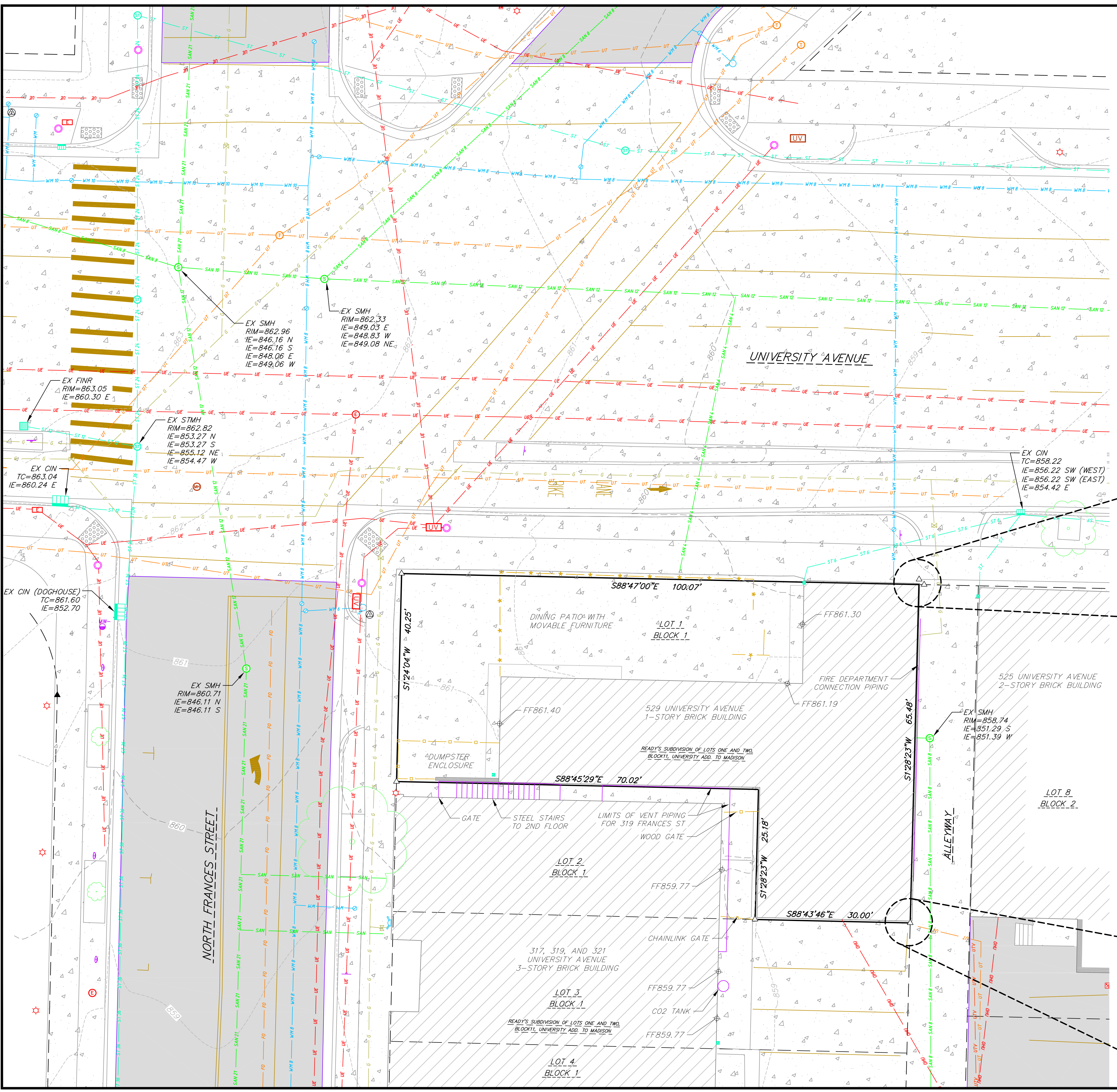
SHEET INDEX

LAND USE SUB. #	CURRENT REVISION	SHEET #	SHEET TITLE
General			
• LS1	G001		COVER SHEET
Civil			
• LS1	C1.0		EXISTING CONDITIONS
• LS1	C2.0		DEMOLITION PLAN
• LS1	C3.0		SITE PLAN
• LS1	C4.0		GRADING PLAN
• LS1	C4.1		EROSION CONTROL PLAN
• LS1	C5.0		UTILITY PLAN
• LS1	C504		CIVIL DETAILS
• LS1	EX1.0		FIRE ACCESS PLAN
Landscape			
• LS1	L100		PRELIMINARY SITE PLAN LANDSCAPE
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Architectural - 2			
• LS1	Z200		PRELIMINARY FLOOR PLAN - LOWER LEVEL
• LS1	Z201		PRELIMINARY FLOOR PLAN - LEVEL 1
• LS1	Z202		PRELIMINARY FLOOR PLAN - LEVEL 2 - 12
• LS1	Z213		PRELIMINARY ROOF PLAN
• LS1	Z301		PRELIMINARY EXTERIOR ELEVATIONS
• LS1	Z302		PRELIMINARY EXTERIOR ELEVATIONS
• LS1	Z303		PRELIMINARY EXTERIOR ELEVATIONS
• LS1	Z304		PRELIMINARY EXTERIOR ELEVATIONS
• LS1	Z305		PRELIMINARY EXTERIOR ELEVATIONS
• LS1	Z306		PRELIMINARY EXTERIOR ELEVATIONS



BUILDING CODE

BID PACKAGES



BENCHMARK TABLE:

- ⊕ BENCHMARK #1 - ELEV. 864.02'; TOP NUT OF FIRE HYDRANT LOCATED IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF UNIVERSITY AVENUE AND NORTH FRANCES STREET
- ⊕ BENCHMARK #2 - ELEV. 866.92'; TOP NUT OF FIRE HYDRANT LOCATED IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF UNIVERSITY AVENUE AND NORTH FRANCES STREET.

NOTES:

- This survey was prepared based upon information provided in the Commitment for Title Insurance No. 122120179 dated December 20, 2022 at 7:44 AM, from Preferred Title, LLC, 2728 Coho Street, Madison, WI 53713.
- This survey is based upon field survey work performed on June 14, 16, 20, and 22, 2023. Any changes in site conditions after June 22nd, 2023 are not reflected by this survey.
- No attempt has been made as a part of this survey to obtain or show data concerning condition, or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, or ownership title evidence.
- Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger's Hotline One-Call ticket numbers 20232226984, 20232227001, and 20232227016. Location of buried private utilities are not within the scope of this survey.
- Elevations depicted on this survey are based upon the NAVD88 Datum, (2012 Geoid).
- Benchmarks shall be verified prior to construction.



BEARINGS ARE REFERENCED TO THE 2012 GEOID DATUM, MADISON, WISCONSIN. THE POINT OF BEGINNING FOR THIS SURVEY IS THE INTERSECTION OF UNIVERSITY AVENUE AND NORTH FRANCES STREET. BEARING: S88°47'00"E

SCALE: ONE INCH = TEN FEET

SURVEYED FOR:

ICONICA INC.
ATTN: KEVIN CAREY
901 DEMING WAY, SUITE 102
MADISON, WI 53717

SURVEYED BY:

VERBICHER ASSOCIATES, INC.
999 FOURIER DRIVE,
SUITE 201
MADISON, WI 53717

SURVEY LEGEND

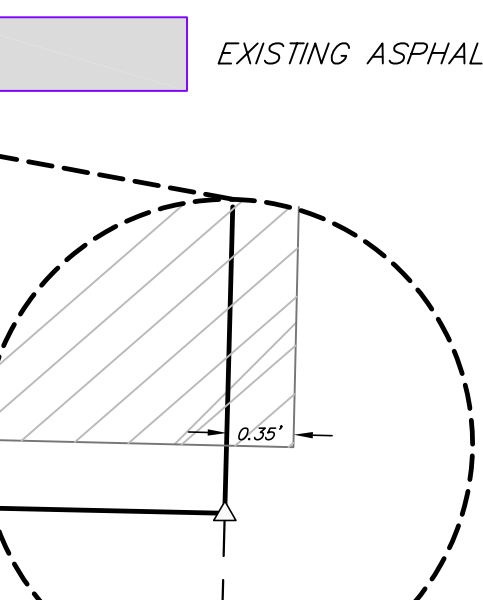
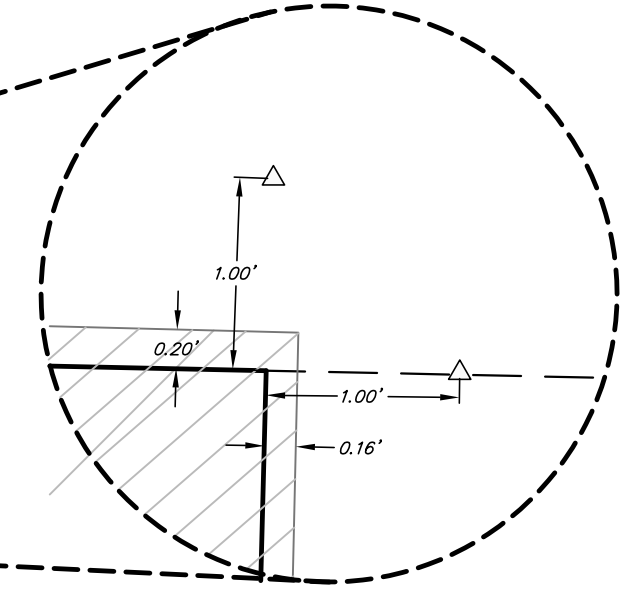
- ▲ FOUND P.K. NAIL
- △ SET P.K. NAIL

TOPOGRAPHIC SYMBOL LEGEND

- ⊕ EXISTING MONITORING WELL
- ⊕ EXISTING SIGN
- ⊕ EXISTING PARKING METER
- ⊕ EXISTING CURB INLET
- ⊕ EXISTING FIELD INLET RECTANGULAR
- ⊕ EXISTING FIELD INLET
- ⊕ EXISTING ROOF DRAIN
- ⊕ EXISTING STORM MANHOLE
- ⊕ EXISTING SANITARY MANHOLE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING FIRE DEPARTMENT CONNECTION
- ⊕ EXISTING WATER MAIN VALVE
- ⊕ EXISTING GAS VALVE
- ⊕ EXISTING ELECTRIC MANHOLE
- ⊕ EXISTING ELECTRIC RECTANGULAR MANHOLE
- ⊕ EXISTING TRANSFORMER
- ⊕ EXISTING LIGHT POLE
- ⊕ EXISTING GENERIC LIGHT
- ⊕ EXISTING UTILITY POLE
- ⊕ EXISTING TELEPHONE MANHOLE
- ⊕ EXISTING UNIDENTIFIED MANHOLE
- ⊕ EXISTING UNIDENTIFIED UTILITY VAULT
- ⊕ EXISTING TRAFFIC SIGNAL
- ⊕ EXISTING DECIDUOUS TREE

TOPOGRAPHIC LINEWORK LEGEND

- UT — UT — EXISTING UNDERGROUND CABLE TV
- FO — FO — EXISTING FIBER OPTIC LINE
- UT — UT — EXISTING UNDERGROUND TELEPHONE
- — — EXISTING RETAINING WALL
- — — EXISTING CHAIN LINK FENCE
- * — * — EXISTING DECORATIVE FENCE
- — — EXISTING WOOD FENCE
- G — G — EXISTING GAS LINE
- UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
- OHU — OHU — EXISTING OVERHEAD GENERAL UTILITIES
- SAN — SAN — EXISTING SANITARY SEWER LINE
- ST — ST — EXISTING STORM SEWER LINE
- WM — WM — EXISTING WATER MAIN
- — — EXISTING EDGE OF TREES
- 820 — — EXISTING MAJOR CONTOUR
- 818 — — EXISTING MINOR CONTOUR
- — — EXISTING EDGE OF PAVEMENT
- ⊕ EXISTING CONCRETE SURFACE
- ⊕ EXISTING ASPHALT SURFACE



DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-8511

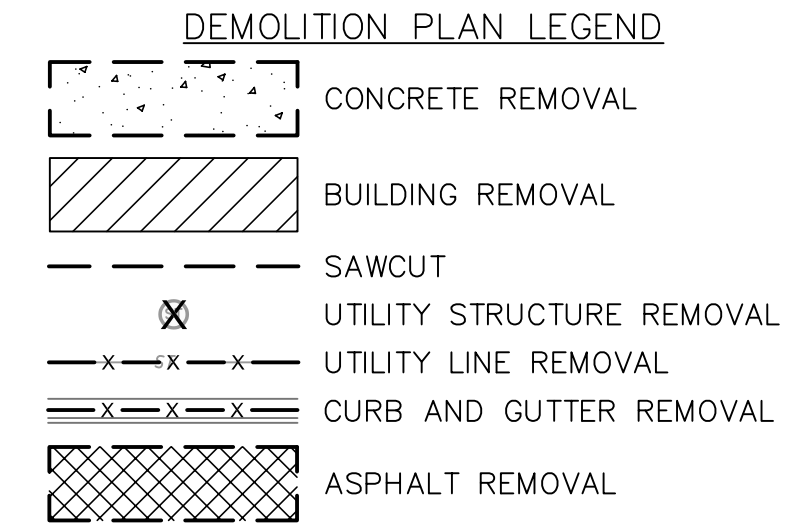
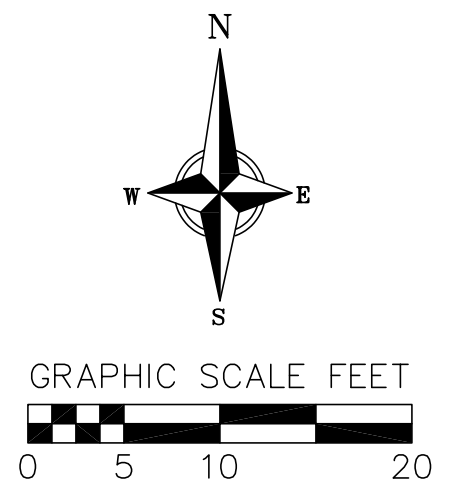
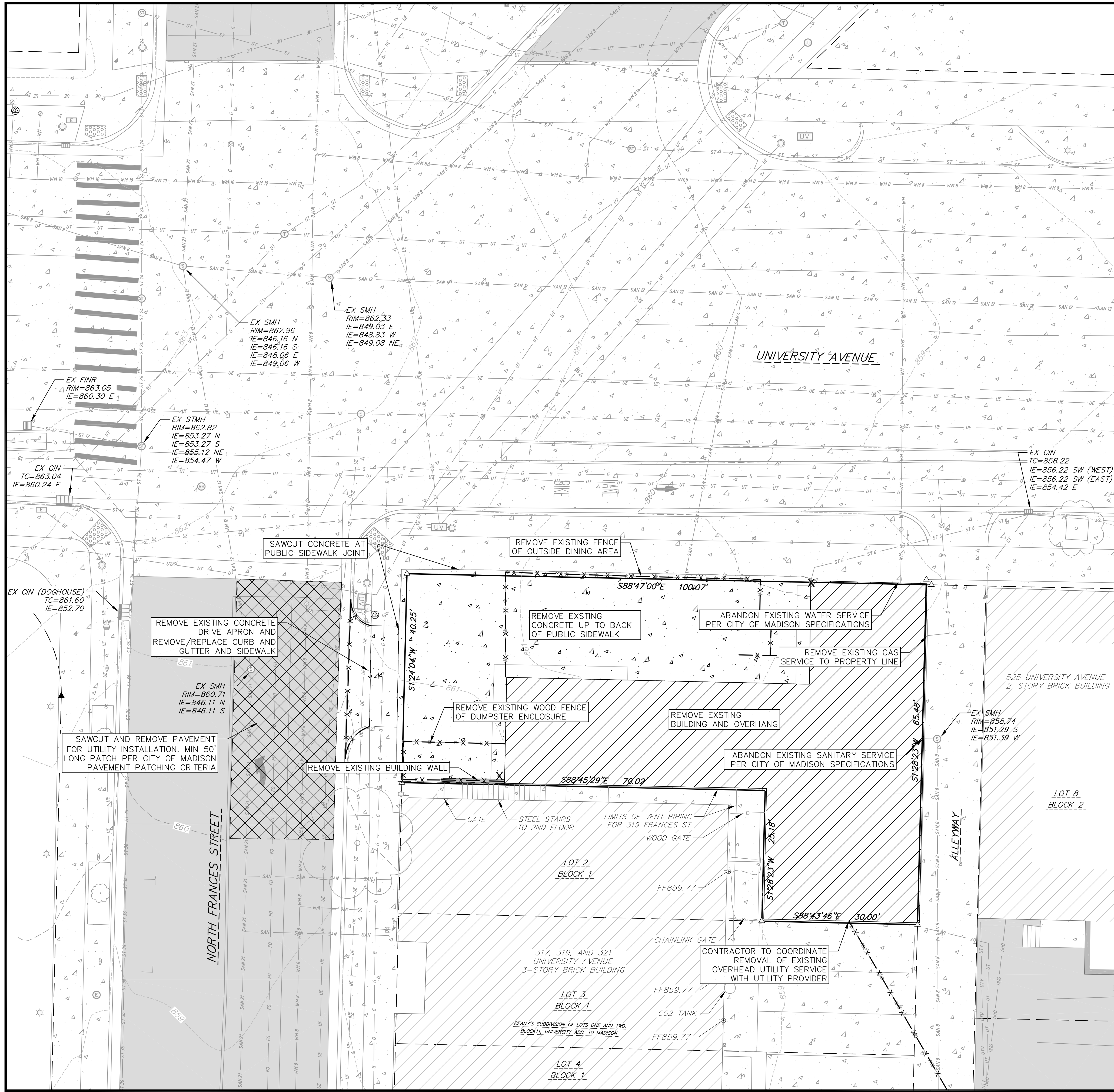
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Existing Conditions
529 University Ave
City of Madison
Dane County, WI

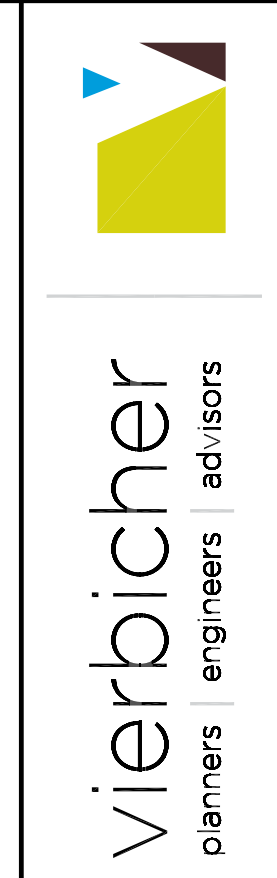
REVISIONS	NO.	DATE	REMARKS
REVISIONS	NO.	DATE	REMARKS

DATE: 1/08/2024
DRAFTER: AMEA
CHECKED: MZIE
PROJECT NO.: 230180

C1.0



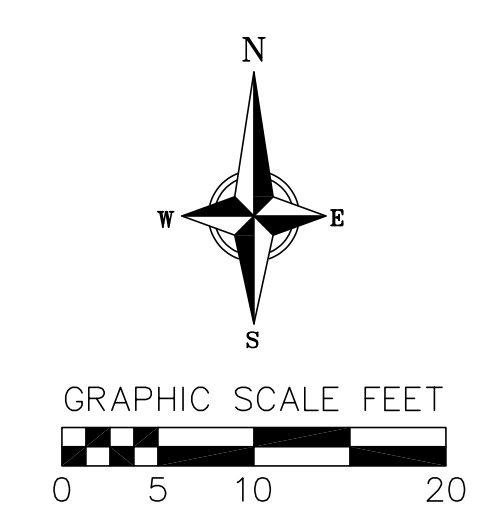
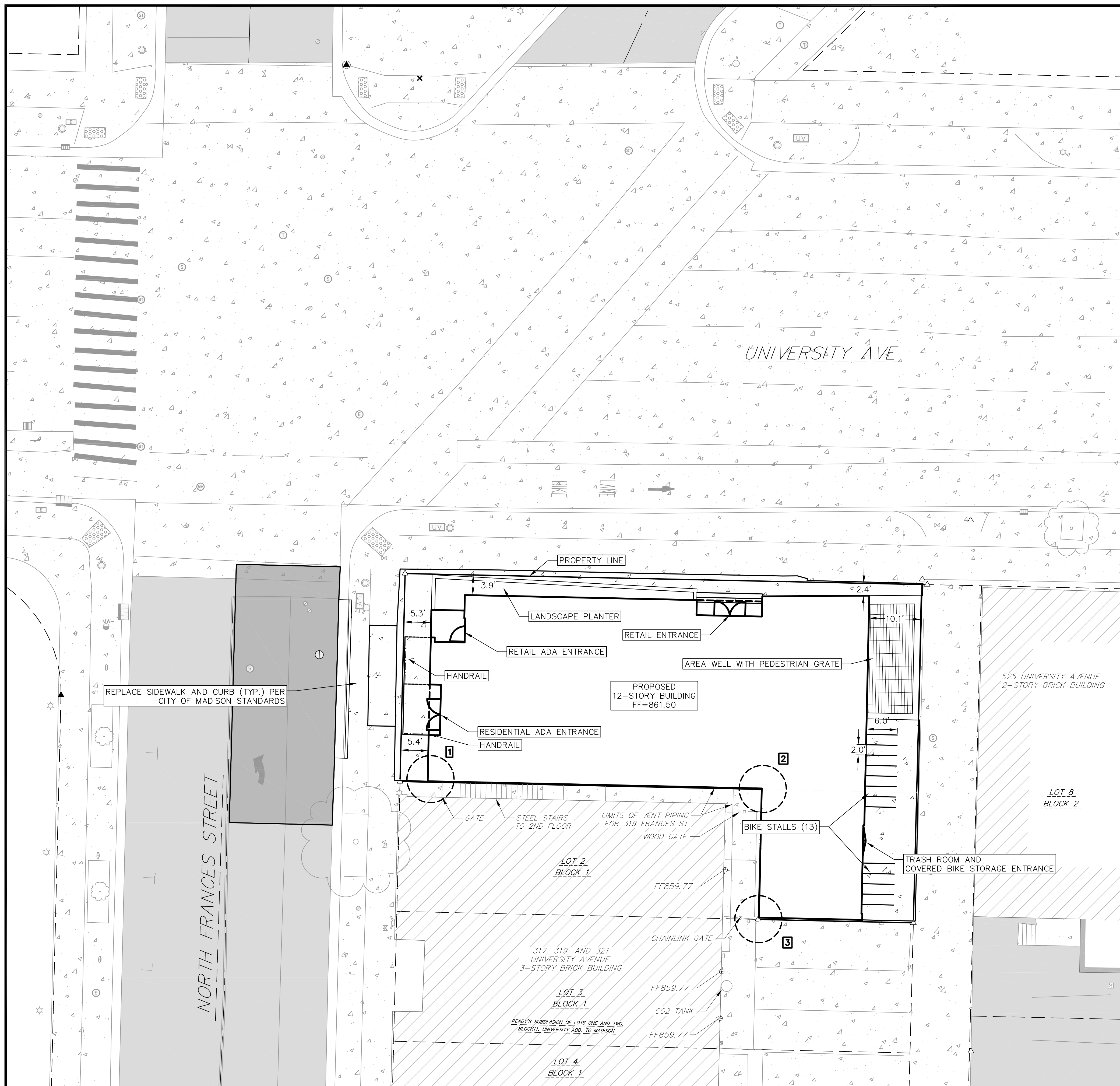
- DEMOLITION NOTES:**
- CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
 - COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
 - ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
 - 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.
 - CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
 - ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.



Demolition Plan
 529 University Ave
 City of Madison
 Dane County, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE	1/08/2024
DRAFTER	AMEA
CHECKED	RKOL
PROJECT NO.	230180
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SITE PLAN LEGEND

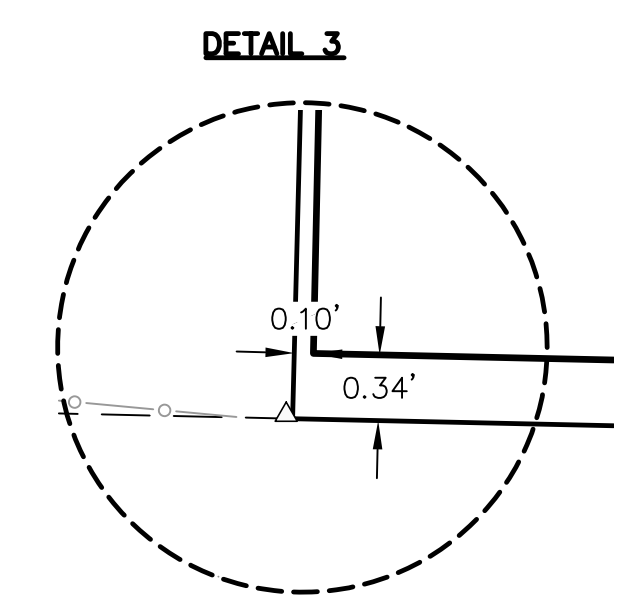
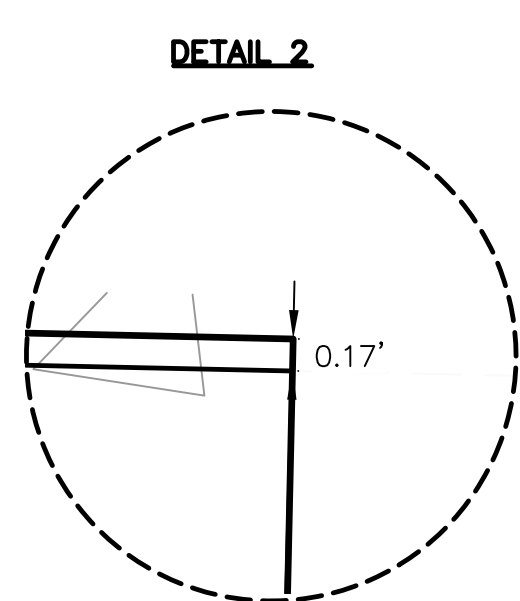
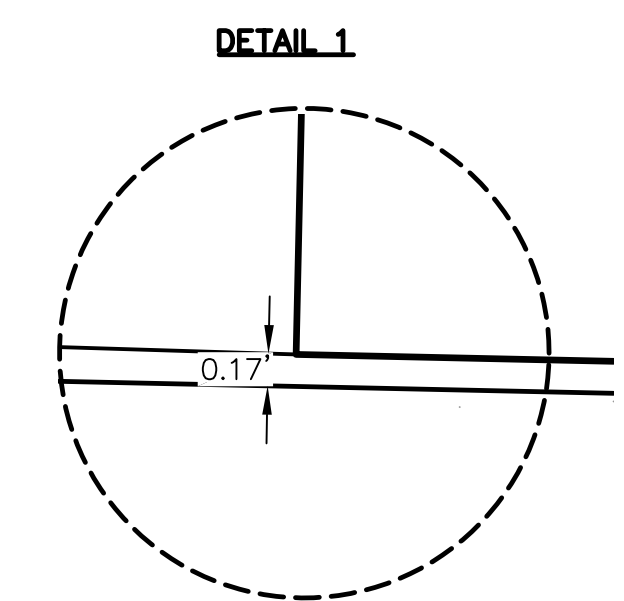
	PROPERTY BOUNDARY
	CURB AND GUTTER (REVERSE CURB HATCHED)
	PROPOSED CONCRETE

ABBREVIATIONS

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

- SITE PLAN NOTES:**
1. CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
 2. ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB..
 3. CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
 4. ALL ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND THE TERRACE SHALL BE RESTORED WITH CONCRETE.
 5. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

REPLACE SIDEWALK AND CURB (TYP.) PER CITY OF MADISON STANDARDS

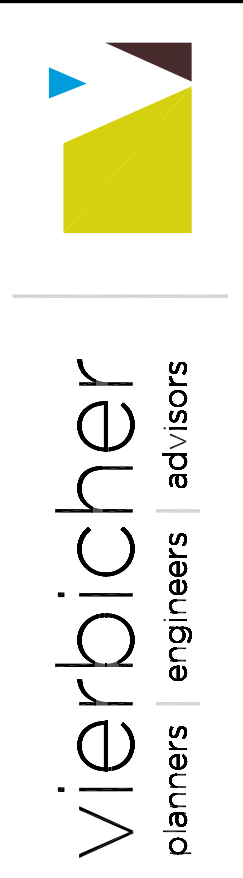


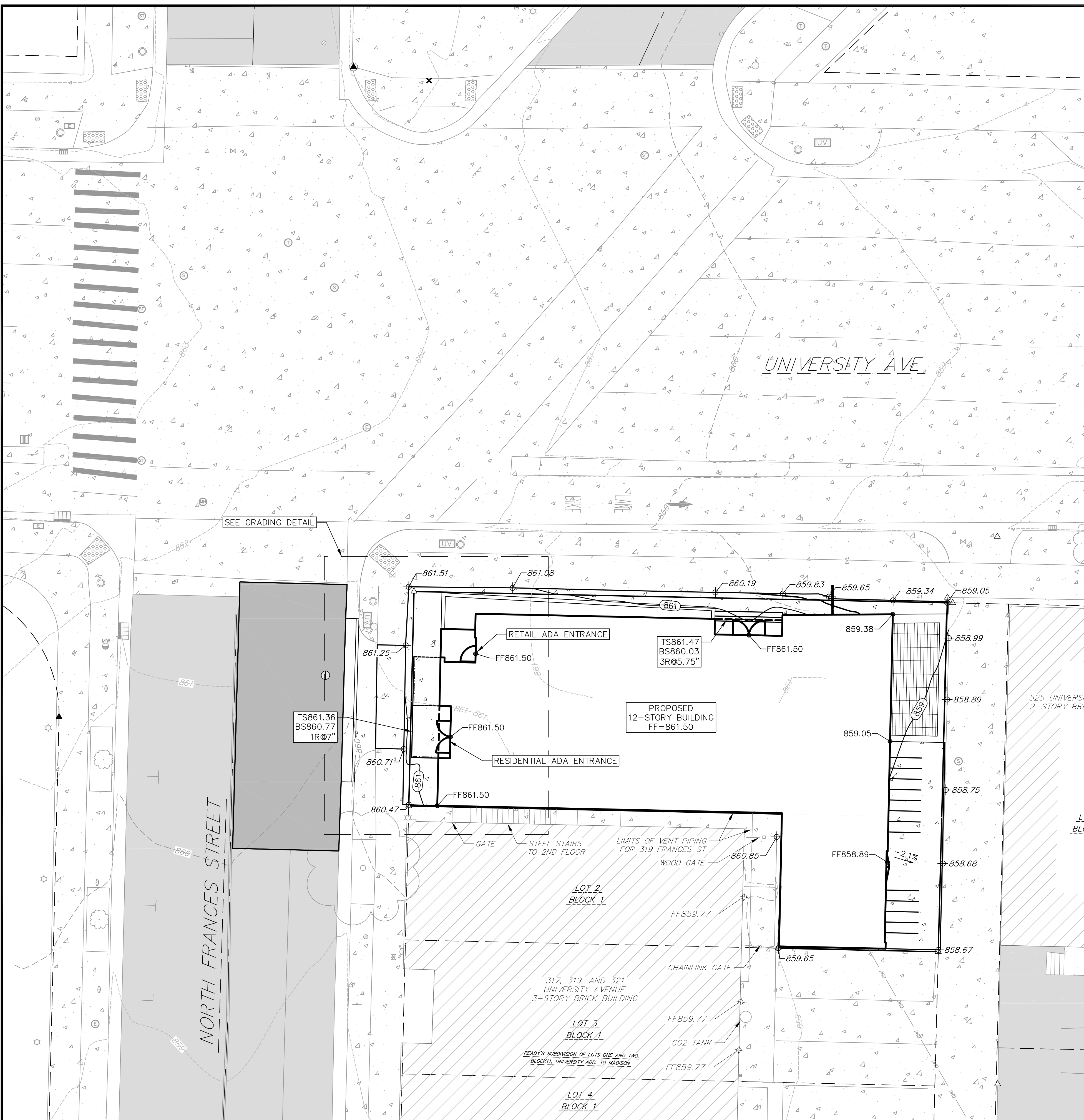
Site Plan
529 University Ave
City of Madison
Dane County, WI

REVISIONS	NO.	DATE	REMARKS

DATE
1/08/2024
DRAFTER
AMEA
CHECKED
RKOL
PROJECT NO.
230180

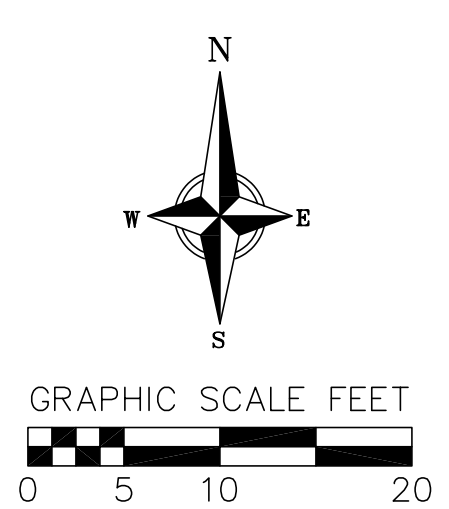
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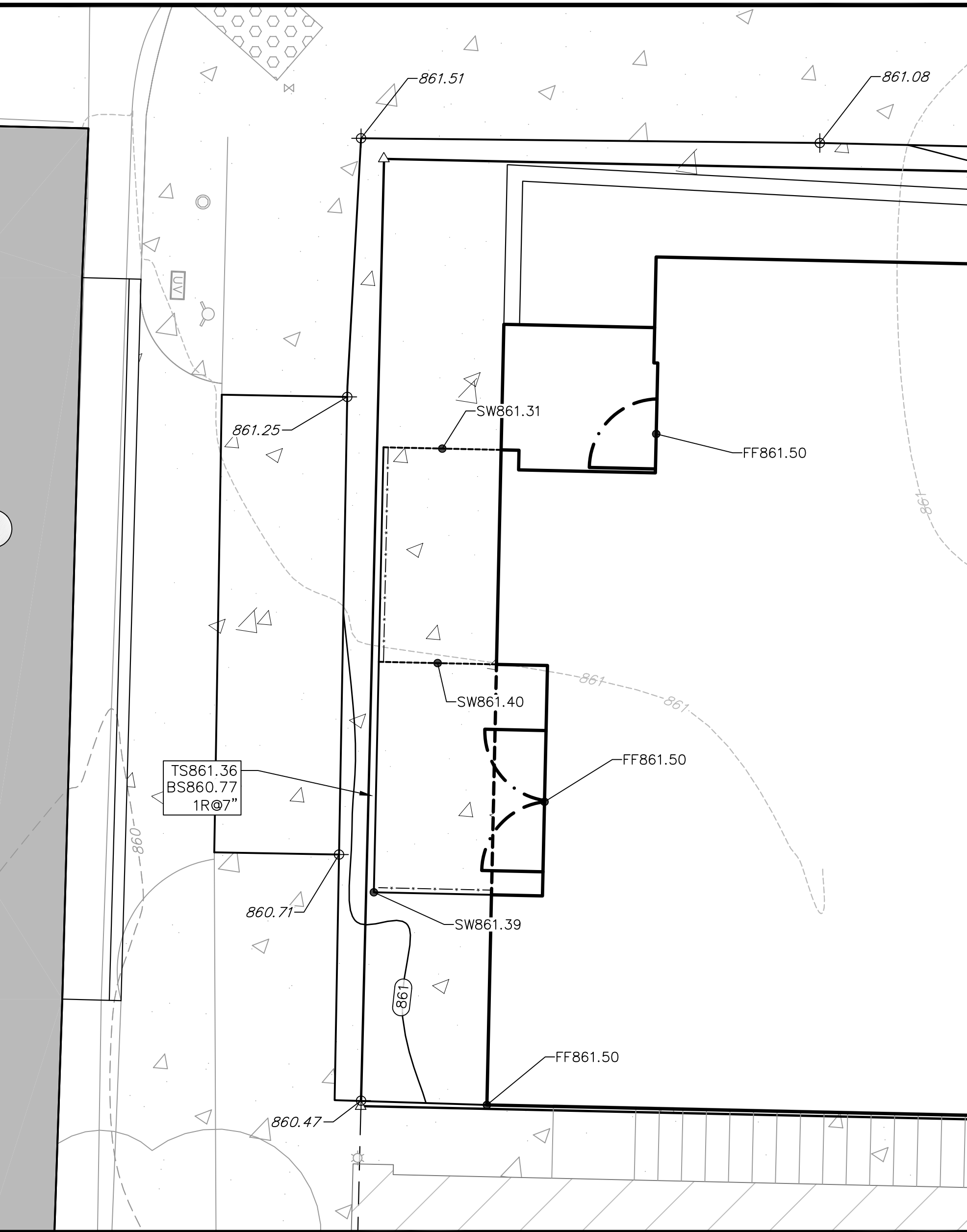
GRADING NOTES:

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 RAMP 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. RAMP SHALL BE 8.33% MAX SLOPE.



GRADING LEGEND

--- 820 ---	EXISTING MAJOR CONTOURS
--- 818 ---	EXISTING MINOR CONTOURS
— 820 —	PROPOSED MAJOR CONTOURS
— 818 —	PROPOSED MINOR CONTOURS
⊕ 1048.61	EXISTING SPOT ELEVATIONS
● 1048.61	PROPOSED SPOT ELEVATIONS



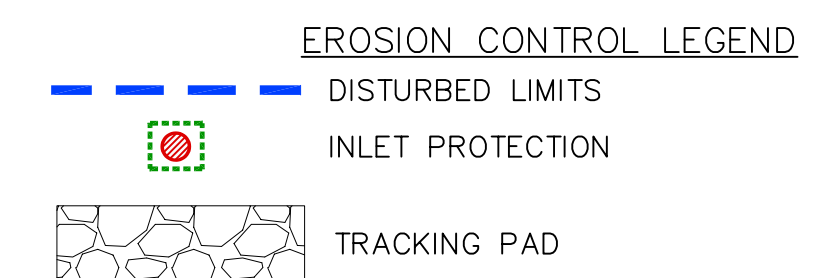
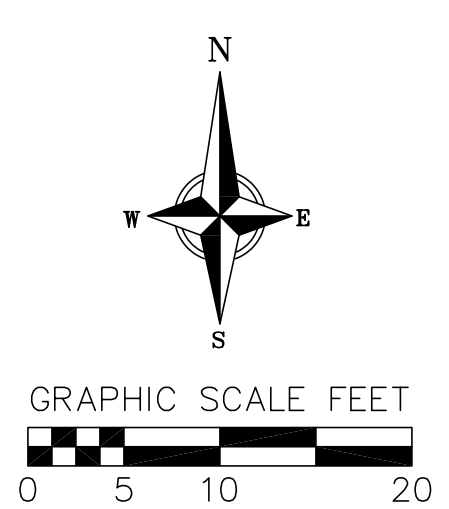
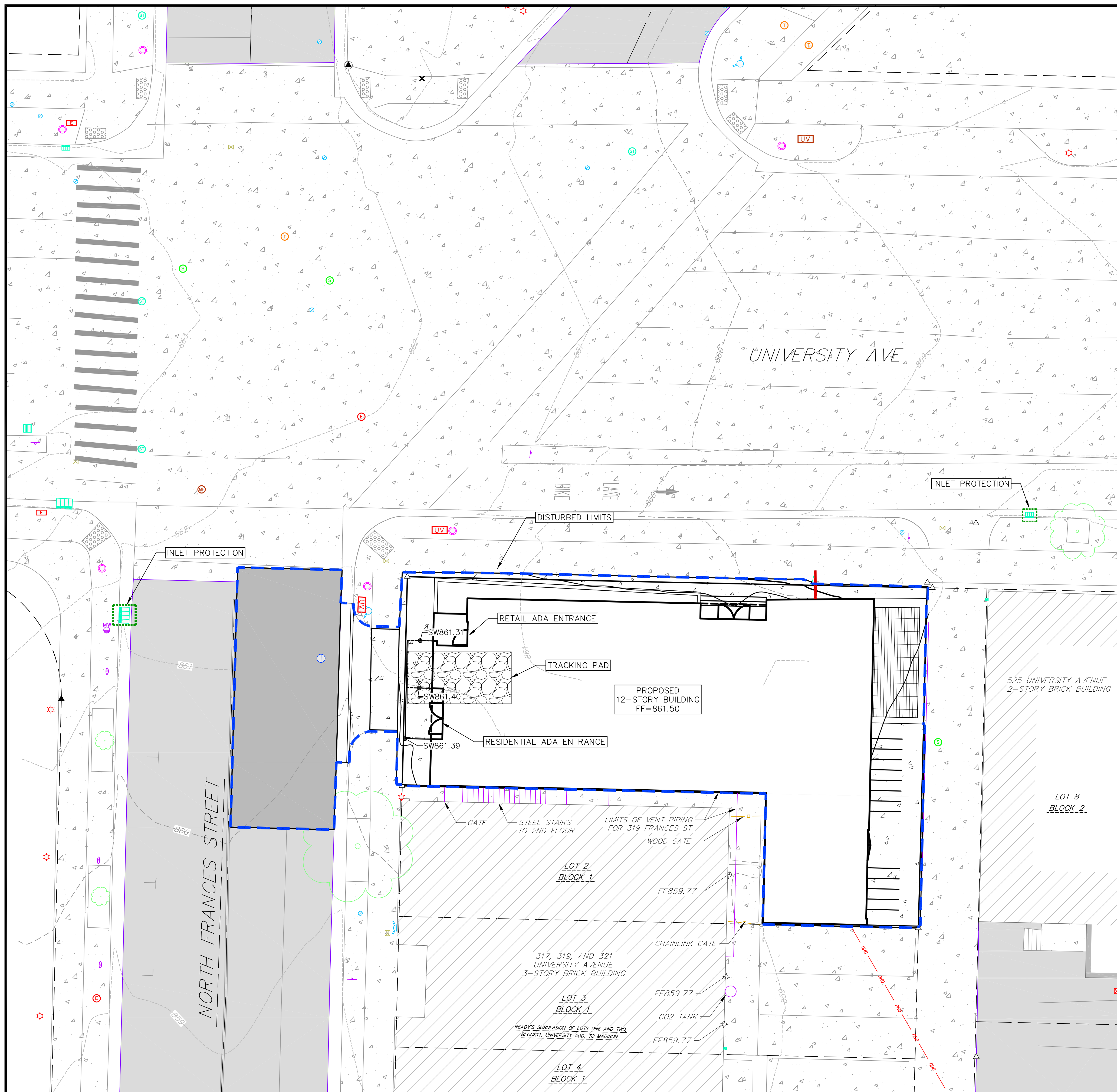
1 GRADING DETAIL
SCALE: 1" = 4'

REVISIONS	NO.	DATE	REMARKS

DATE	1/08/2024
DRAFTER	AMEA
CHECKED	RKOL

PROJECT NO.
230180

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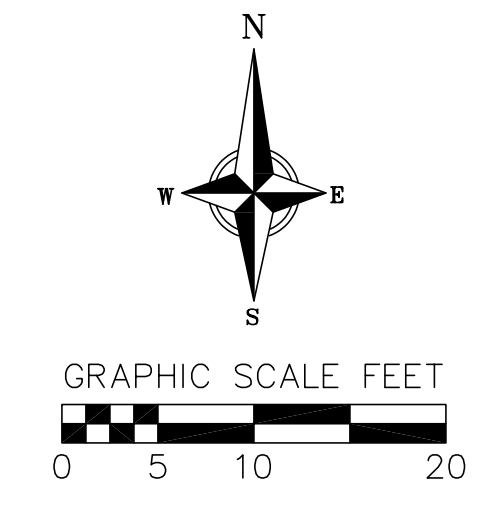
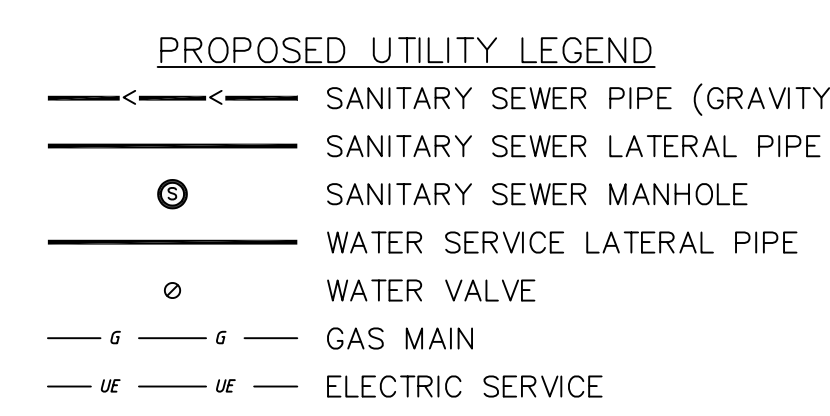
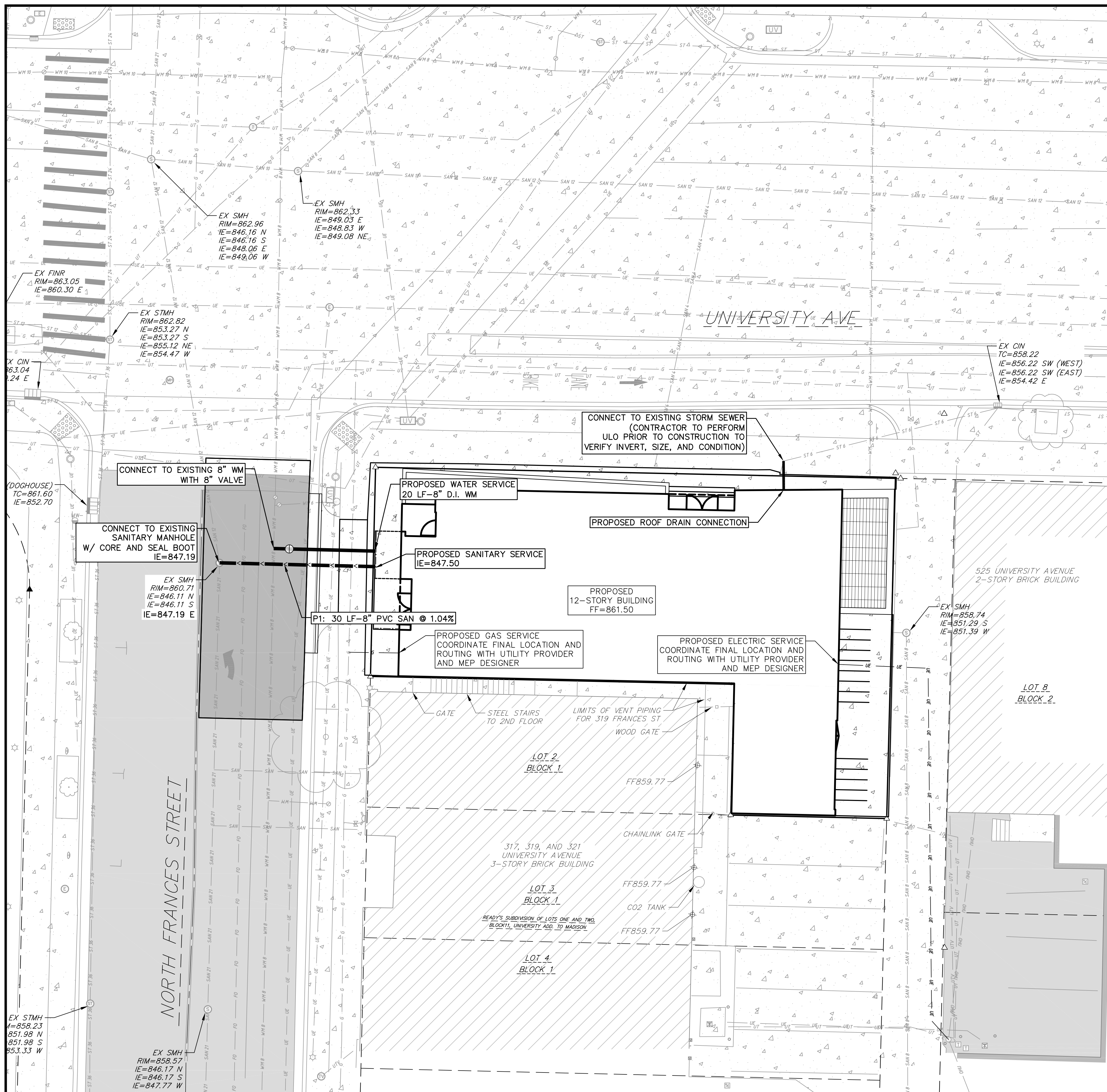
- EROSION CONTROL NOTES:**
1. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
 2. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE	1/08/2024
DRAFTER	AMEA
CHECKED	RKOL
PROJECT NO.	230180

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05 Jan 2024 - 3:42p M:\Iconica\230180_529 University Ave, Madison\CA\DD\230180_UTILITY Plan.dwg by: bsch



ABBREVIATIONS

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

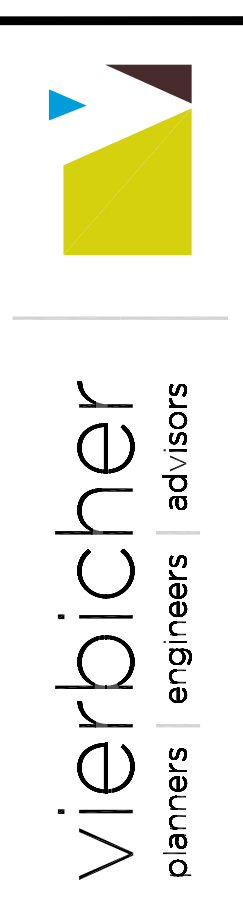
UTILITY NOTES:

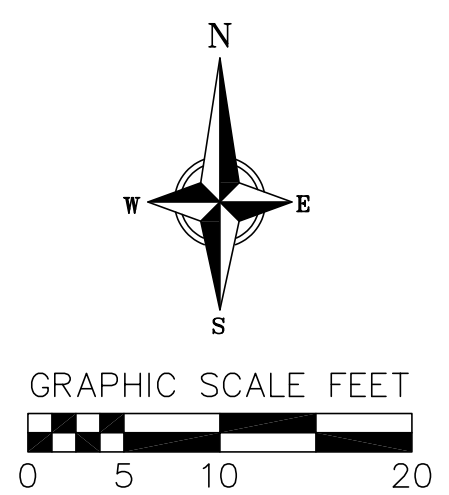
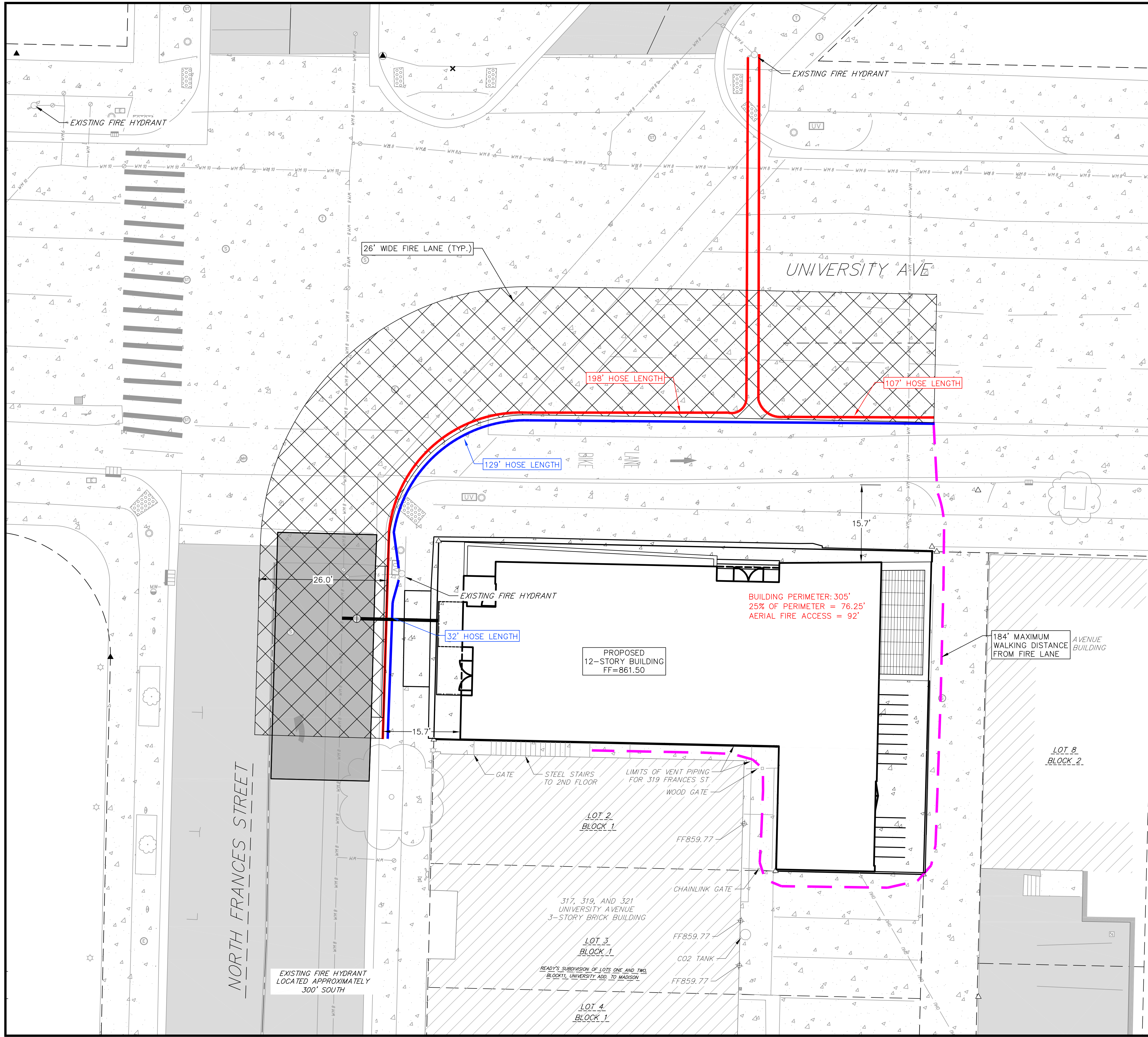
1. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
3. SANITARY LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER 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. 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).
10. 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).
11. 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).
12. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b.).
13. 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.
14. 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.
15. 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.
16. CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
17. CLEAN OUT ALL EXISTING STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
18. SANITARY SEWER MAIN AT BURY DEPTHS GREATER THAN 15' SHALL BE SDR 26. ALL OTHER SANITARY SEWER MAIN SHALL BE SDR 35.
19. 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.
20. 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.
21. 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.

Utility Plan
529 University Ave
City of Madison
Dane County, WI

REVISIONS	NO.	DATE	REMARKS

DATE	1/08/2024
DRAFTER	AMEA
CHECKED	RKOL
PROJECT NO.	230180
C5.0	





- SITE PLAN LEGEND**
- PROPERTY BOUNDARY
 - CURB AND GUTTER (REVERSE CURB HATCHED)
 - PROPOSED CONCRETE
 - 26' FIRE APPARATUS LANE
 - MAXIMUM WALKING DISTANCE FROM FIRE LANE
 - HOSE LENGTHS
 - HOSE LENGTHS
 - EXISTING FIRE HYDRANT
 - WATER VALVE
 - WATER SERVICE LATERAL PIPE
 - EXISTING WATER MAIN
 - FIRE LANE NO PARKING SIGN (12"x18")
 - LOCATIONS TO BE DETERMINED BY CITY

Fire Access Plan

529 University Ave
City of Madison
Dane County, WI

NO.	DATE	REMARKS	REVISIONS
			NO.

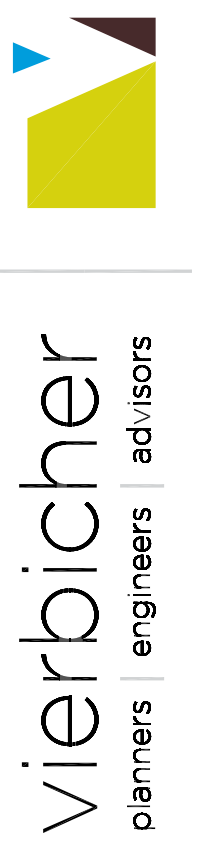
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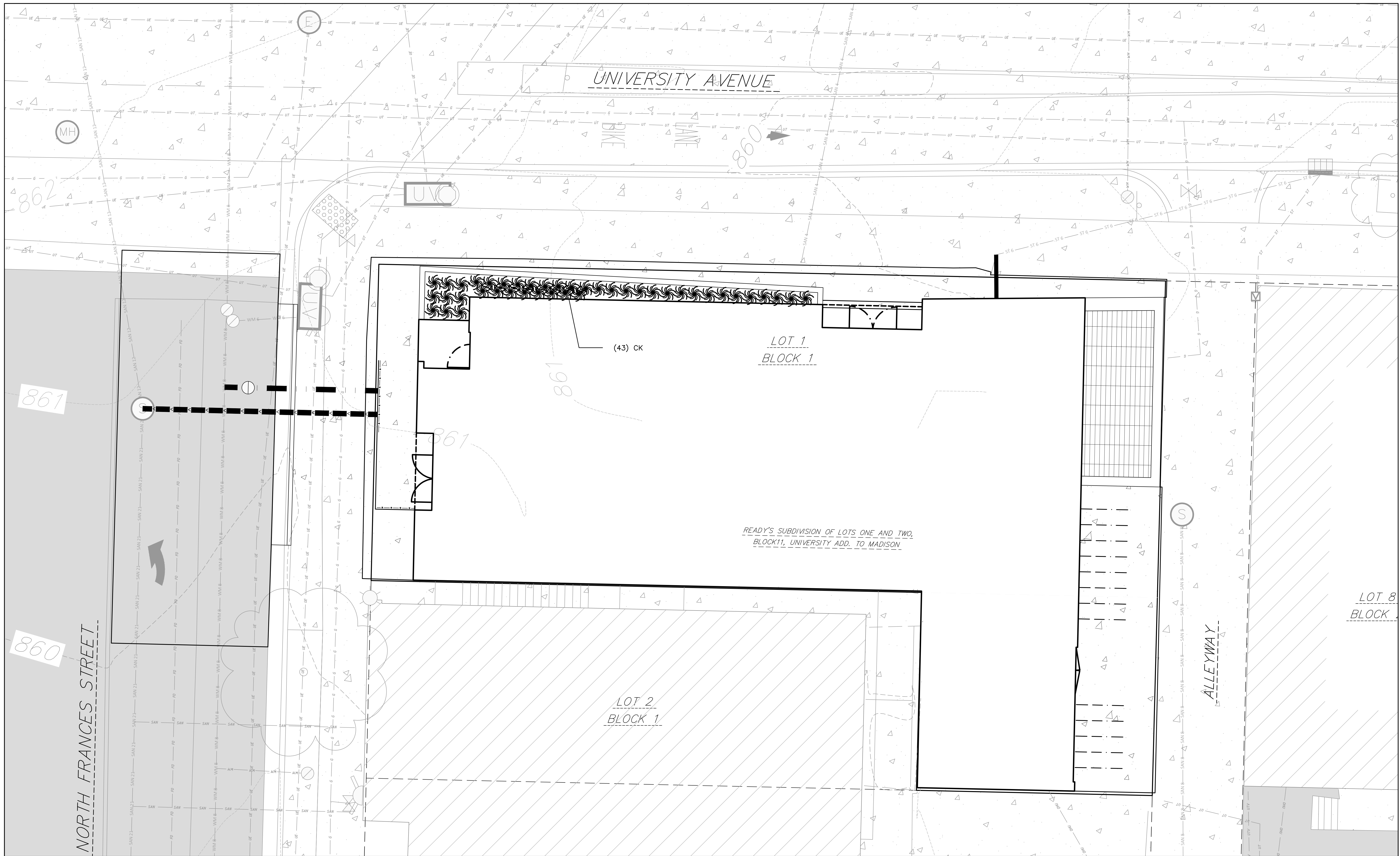
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CHECKED: RKOL

PROJECT NO.: 230180

EX1.0



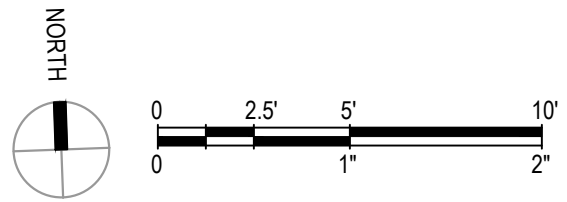


READY'S SUBDIVISION OF LOTS ONE AND TWO,
BLOCK 11, UNIVERSITY ADD. TO MADISON

- PLANT MATERIAL NOTES:**
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.

- LANDSCAPE MATERIAL NOTES:**
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 625-2(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 SEEDED/SODDED.
 2. REMOVE CONSTRUCTION BACKFILL IN ALL PLANTING AREA PRIOR TO IMPORT OF TOPSOIL AND INSTALLATION OF PLANTS.
 3. LANDSCAPE BEDS TO BE MULCHED WITH UNDYED SHREDDED HARDWOOD BARK MULCH TO 3" DEPTH MIN. AND EDGED WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE 1/2"X4" OR EQUAL, COLOR BLACK ANODIZED.

SYMB	QUANTITY	SIZE	STOCK TYPE	COMMON NAME	BOTANICAL NAME
CK	43	1 GAL	POT	Korl Foerster Feather Reed Grass	Calamagrostis x oculiflora 'Korl Foerster'



STUDENT APARTMENTS
529 UNIVERSITY AVE.
MADISON, WI

THE CAREY GROUP REAL ESTATE SERVICES, LLC.
901 DEMING WAY, SUITE 102
MADISON, WI 53717

ISSUE DATES:

Issue	Description	Date
01	LAND USE SUB. #1	01-08-24

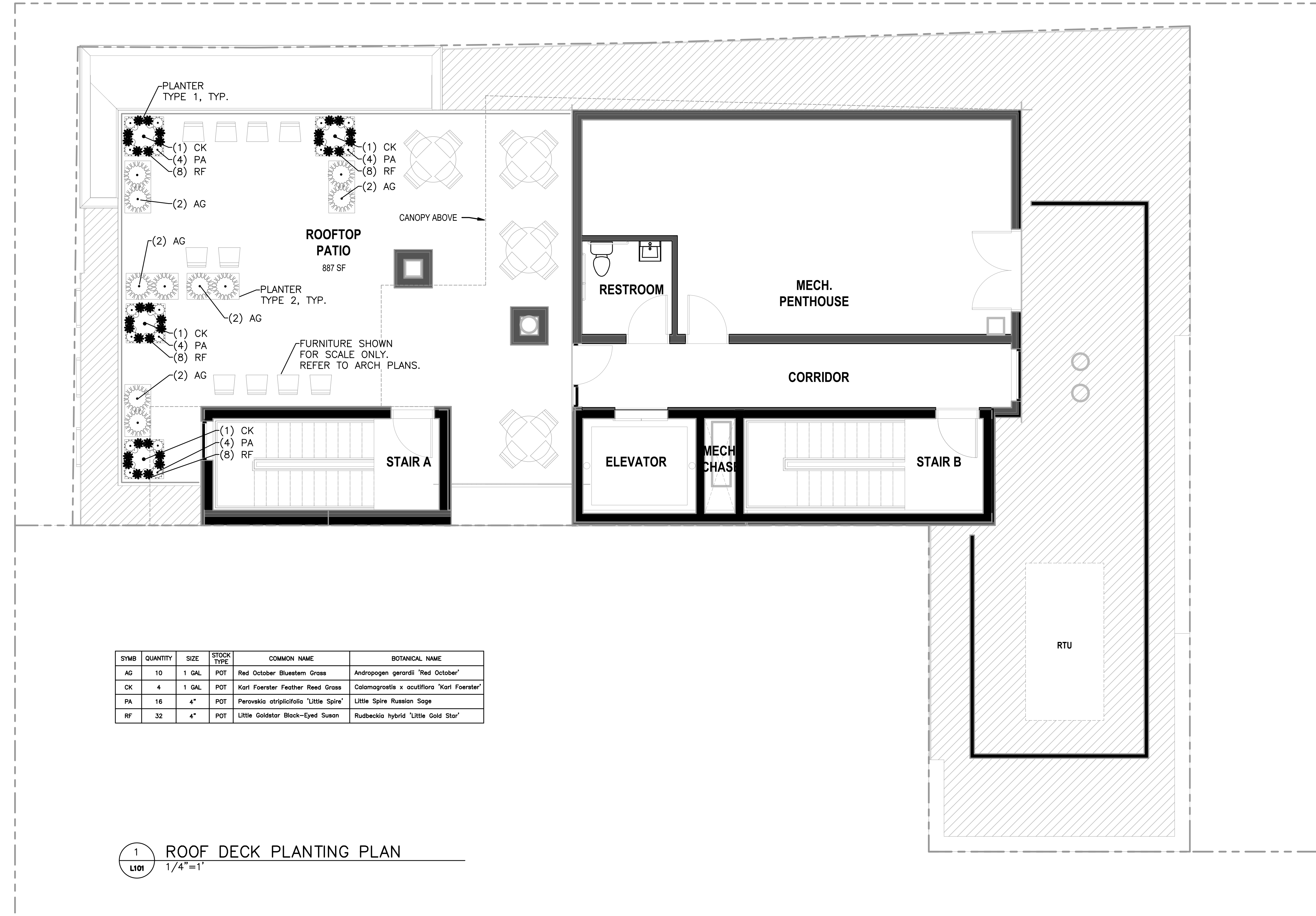
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Sheet Title
PRELIMINARY SITE PLAN LANDSCAPE

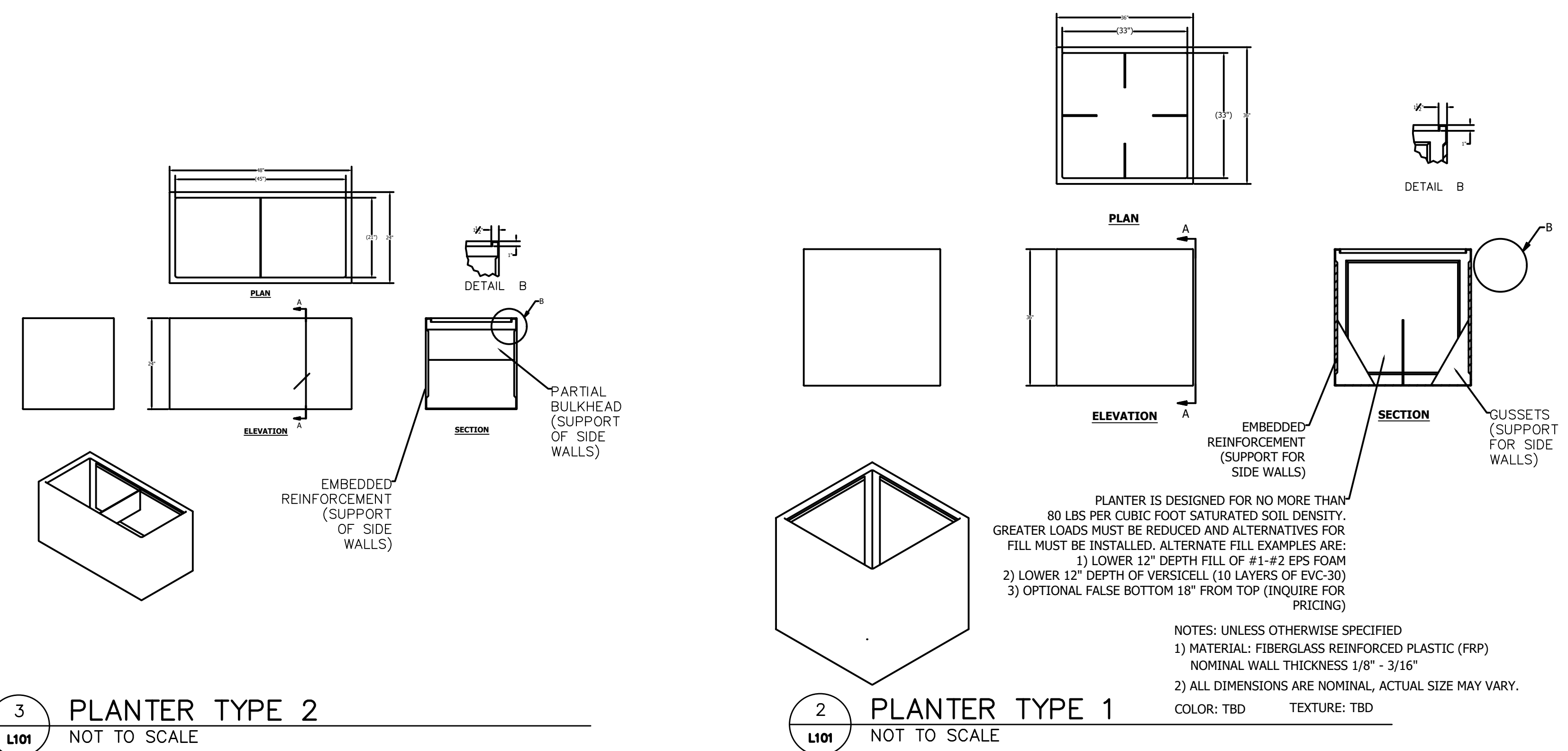
Project Number: 20220300
Sheet Number

L100

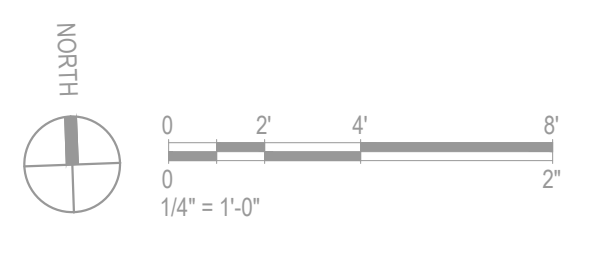


SYMB	QUANTITY	SIZE	STOCK TYPE	COMMON NAME	BOTANICAL NAME
AG	10	1 GAL	POT	Red October Bluemead Grass	<i>Andropogon gerardii</i> 'Red October'
CK	4	1 GAL	POT	Karl Foerster Feather Reed Grass	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'
PA	16	4"	POT	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage
RF	32	4"	POT	Little Goldstar Black-Eyed Susan	<i>Rudbeckia hybrid</i> 'Little Gold Star'

1 ROOF DECK PLANTING PLAN
 L101 1/4" = 1'



- PLANT MATERIAL NOTES:**
- ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
 - 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.
 - CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
 - 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.
- LANDSCAPE MATERIAL NOTES:**
- CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 625.2(1) OF THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION." PROVIDE A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEEDED/SODDED.
 - REMOVE CONSTRUCTION BACKFILL IN ALL PLANTING AREA PRIOR TO IMPORT OF TOPSOIL AND INSTALLATION OF PLANTS.
 - LANDSCAPE BEDS TO BE MULCHED WITH UNDYED SHREDDED HARDWOOD BARK MULCH TO 3" DEPTH MIN. AND EDGED WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE 8"x4" OR EQUAL, COLOR BLACK ANODIZED.



ISSUE DATES:

Issue	Description	Date
L101	LAND USE SUB. #1	01-08-24

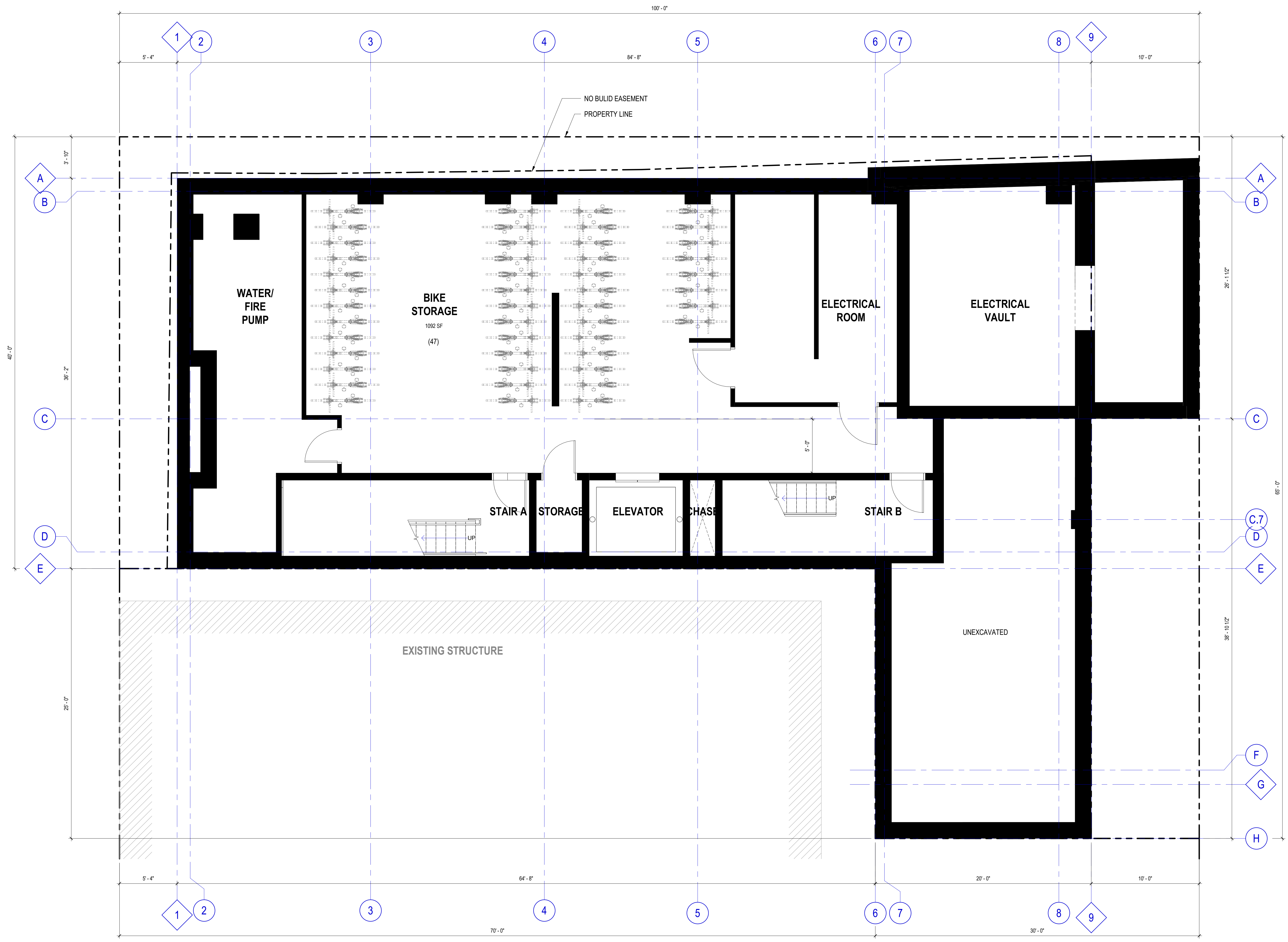
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Sheet Title
PRELIMINARY ROOF PLAN LANDSCAPE

Project Number: 20220300
 Sheet Number

L101



STUDENT APARTMENTS
 528 UNIVERSITY AVE.
 MADISON, WI
 THE CAREY GROUP REAL ESTATE SERVICES, LLC.
 901 DEMING WAY, SUITE 102
 MADISON, WI 53717

ISSUE DATES:

Issue	Description	Date
LS1	LAND USE SUB. #1	01-08-24

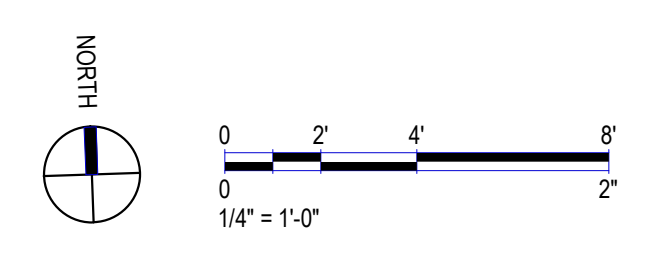
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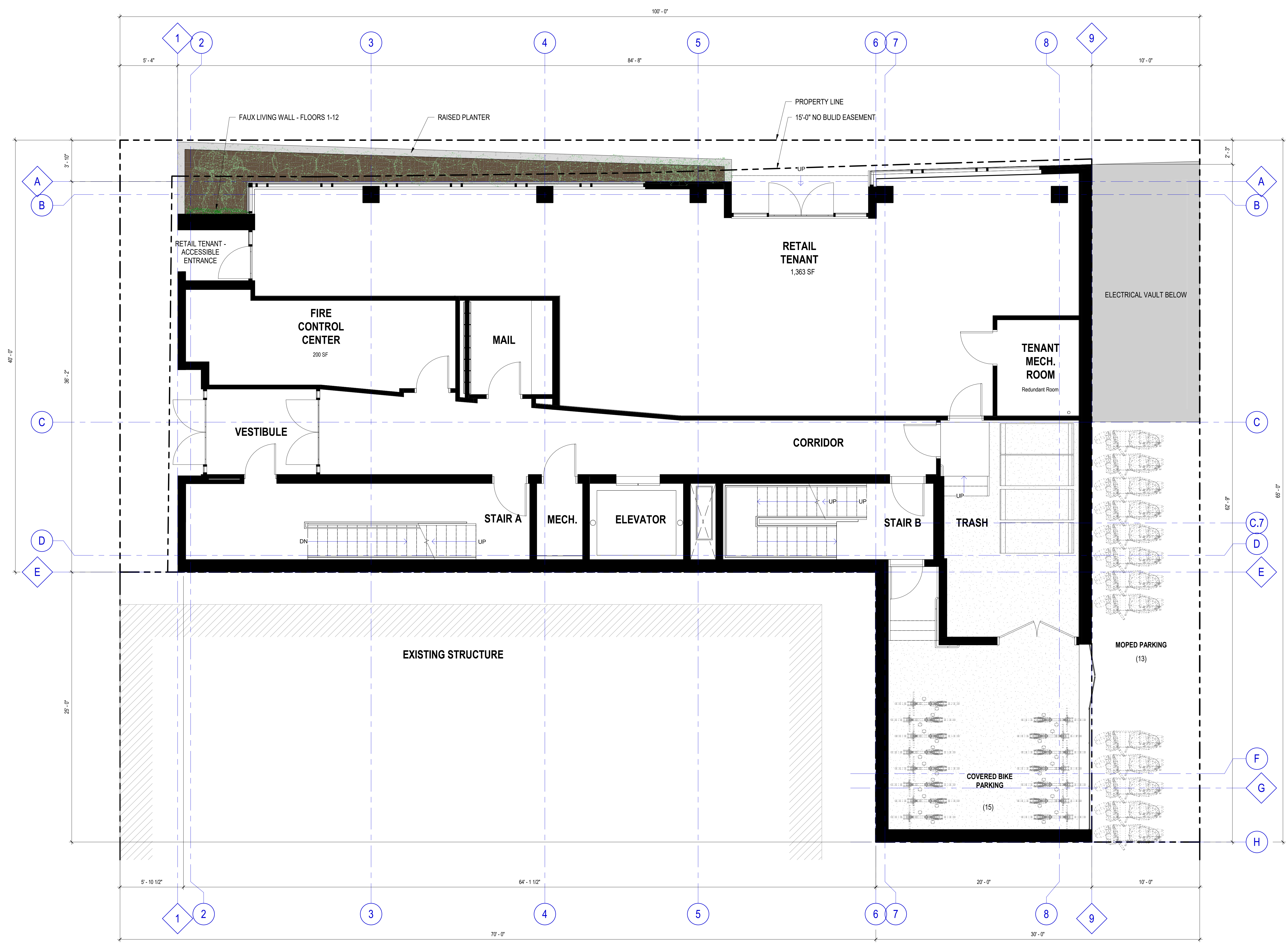
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Sheet Title
**PRELIMINARY
 FLOOR PLAN -
 LOWER LEVEL**
 Project Number: 20220300
 Sheet Number

Z200

PRELIMINARY FLOOR PLAN - LOWER LEVEL
 1/4" = 1'-0"





ISSUE DATES:

Issue	Description	Date
L51	LAND USE SUB. #1	01-08-24

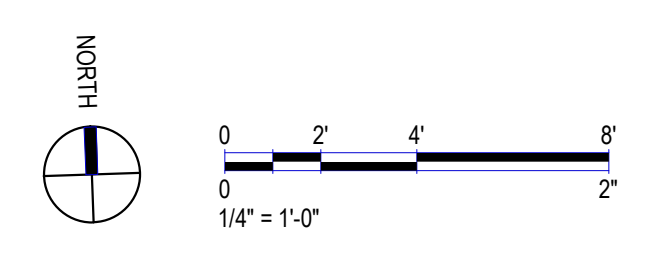
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Sheet Title
**PRELIMINARY
FLOOR PLAN -
LEVEL 1**
 Project Number: 20220300
 Sheet Number

Z201

PRELIMINARY FLOOR PLAN - LEVEL 1
 1/4" = 1'-0"





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 528 UNIVERSITY AVE.
 MADISON, WI
 THE CAREY GROUP REAL ESTATE SERVICES, LLC.
 901 DEMING WAY, SUITE 102
 MADISON, WI 53717

ISSUE DATES:

Issue	Description	Date
L51	LAND USE SUB. #1	01-08-24

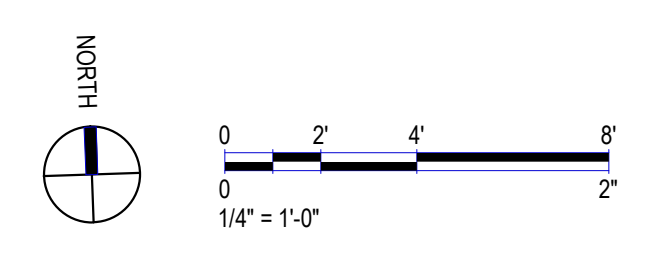
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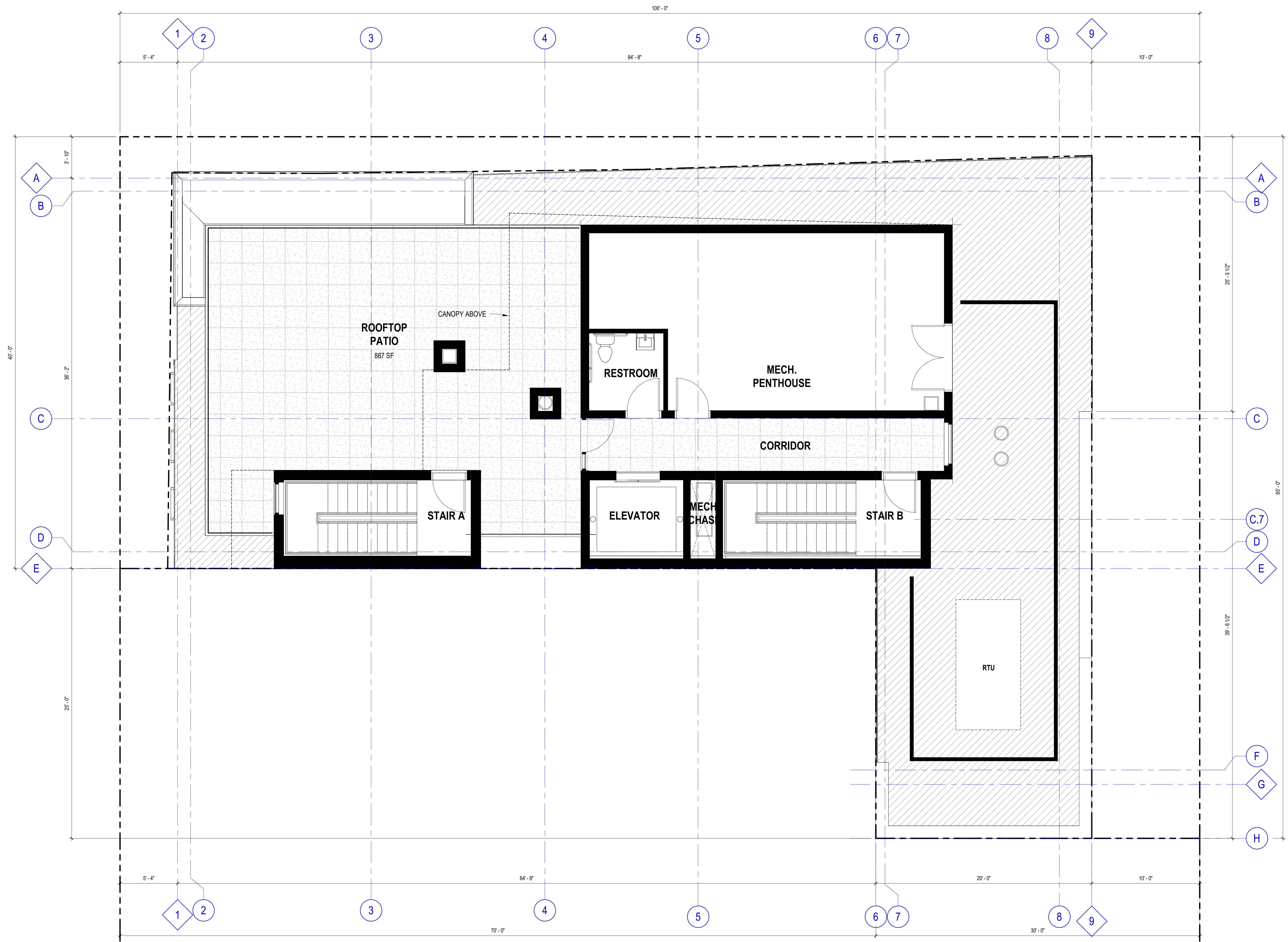
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Sheet Title
**PRELIMINARY
 FLOOR PLAN -
 LEVEL 2 - 12**
 Project Number: 20220300
 Sheet Number

Z202

PRELIMINARY FLOOR PLAN - LEVEL 2 - 12
 1/4" = 1'-0"





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 THE CAREY GROUP REAL ESTATE SERVICES, LLC.
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ISSUE DATES:

Issue	Description	Date
LS1	LAND USE SUB. #1	01-08-24

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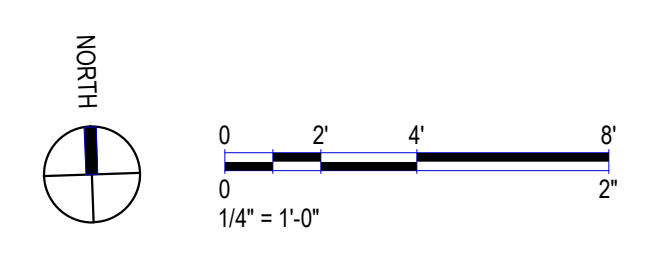
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Sheet Title
**PRELIMINARY
 ROOF PLAN**

Project Number: 20220300
 Sheet Number

Z213

PRELIMINARY ROOF PLAN - LEVEL 13
 1/4" = 1'-0"





EXTEIOR MATERIAL LEGEND:

- COMPOSITE PANEL:**
MANUFACTURER: FUNDERMAX
PRODUCT: VERT. 12" x 48" PANEL - OFFSET JOINTS AT FLOOR LEVELS
COLOR: DARK CYBER GREY, NT MATTE
- COMPOSITE PANEL:**
MANUFACTURER: FUNDERMAX
PRODUCT: HORIZ. 24" x 60" PANEL
COLOR: STARLIGHT, NS GLOSS
- COMPOSITE PANEL:**
MANUFACTURER: FUNDERMAX
PRODUCT: VERT. 12" x 48" PANEL
COLOR: GENTIAN, MIXED SHEEN (NG GLOSS, NT MATTE)
- METAL PANEL - MECHANICAL SCREENING**
MANUFACTURER: PAC-CLAD
PRODUCT: 7/8" CORRUGATED PANEL
COLOR: BLACK

- COMPOSITE PANEL:**
MANUFACTURER: FUNDERMAX
PRODUCT: HORIZ. PANEL - VARIED SIZING
COLOR: SKYLINE, NY SKY FINISH (STONE TEXTURE)
- COMPOSITE PANEL:**
MANUFACTURER: FUNDERMAX
PRODUCT: VERT. 8" x 96" PANEL - STAGGERED JOINTS
COLOR: ENIGMA OAK, NT MATTE

GENERAL NOTES:

- ALL GLAZING TO RECEIVE ANODIZED ALUMINUM FRAMES AND MULLIONS
- ALL BALCONY RAILINGS TO RECEIVE WELDER WIRE MESH WITHIN CUSTOM SQUARE TUBE ALUMINUM FRAME
- PREFINISHED METAL CLOSURE/ SOFFIT PANEL AT UNDERSIDE AND PERIMETER OF BALCONIES - BLACK



STUDENT APARTMENTS

528 UNIVERSITY AVE.
MADISON, WI

THE CAREY GROUP REAL ESTATE SERVICES, LLC.
901 DEMING WAY, SUITE 102
MADISON, WI 53717

ISSUE DATES:

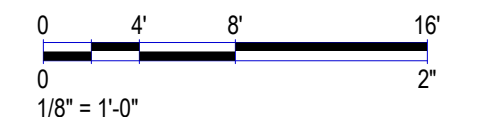
Issue	Description	Date
L51	LAND USE SUB. #1	01-08-24

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Sheet Title
PRELIMINARY EXTERIOR ELEVATIONS
Project Number: 20220300
Sheet Number

Z301



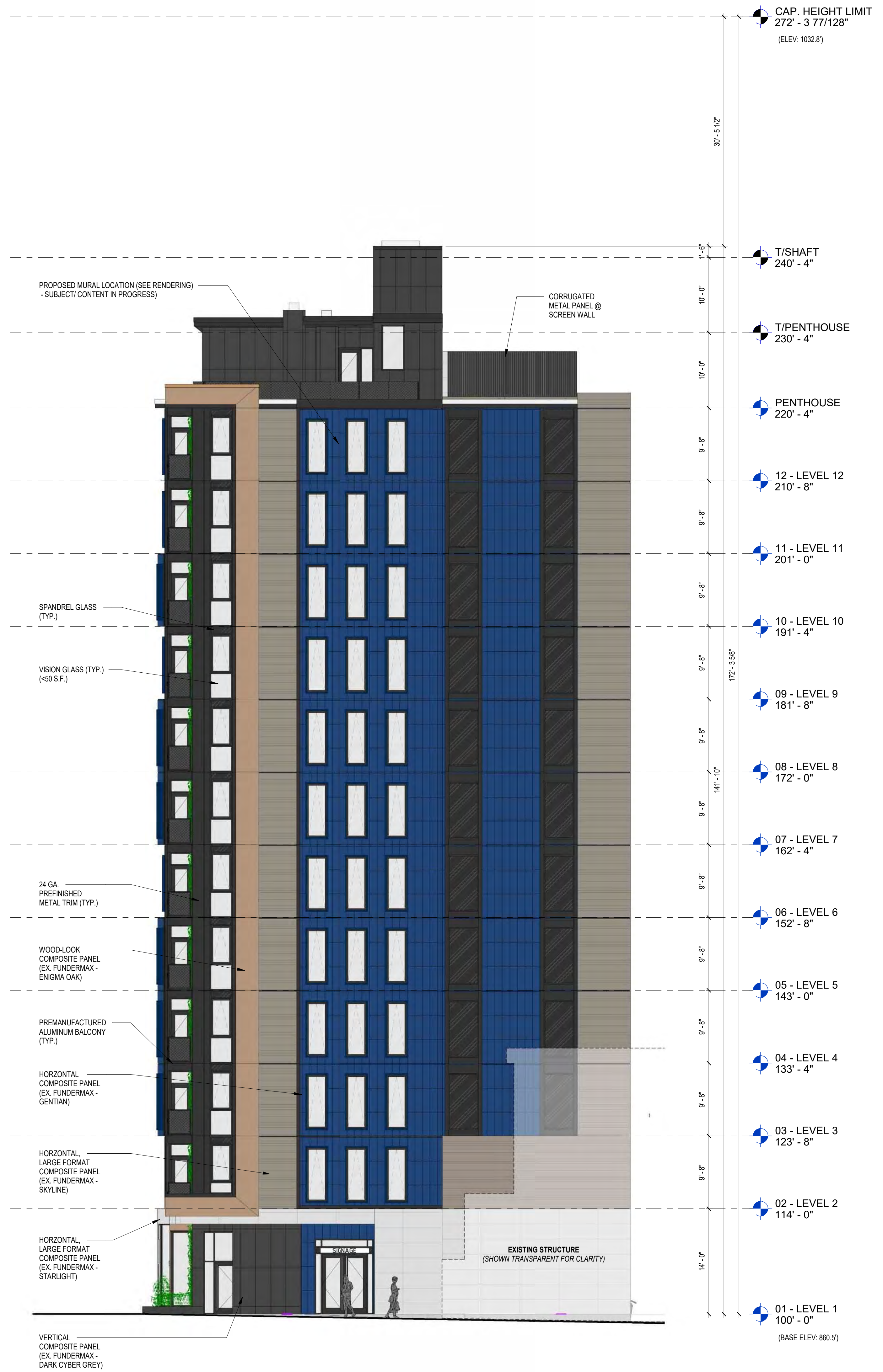


EXTERIOR MATERIAL LEGEND:

- | | |
|--|--|
| <p>COMPOSITE PANEL
MANUFACTURER: FUNDERMAX
PRODUCT: VERT. 12' x 48" PANEL - OFFSET JOINTS AT FLOOR LEVELS
COLOR: DARK CYBER GREY, NT MATTE</p> <p>COMPOSITE PANEL
MANUFACTURER: FUNDERMAX
PRODUCT: HORIZ. 24' x 80" PANEL
COLOR: STARLIGHT, NG GLOSS</p> <p>COMPOSITE PANEL
MANUFACTURER: FUNDERMAX
PRODUCT: VERT. 12' x 48" PANEL
COLOR: GENTIAN, MIXED SHEEN (NG GLOSS, NT MATTE)</p> <p>METAL PANEL - MECHANICAL SCREENING
MANUFACTURER: PAC-CLAD
PRODUCT: 7/8" CORRUGATED PANEL
COLOR: BLACK</p> | <p>COMPOSITE PANEL
MANUFACTURER: FUNDERMAX
PRODUCT: HORIZ. PANEL - VARIED SIZING
COLOR: SKYLINE, NY SKY FINISH (STONE TEXTURE)</p> <p>COMPOSITE PANEL
MANUFACTURER: FUNDERMAX
PRODUCT: VERT. 8' x 36" PANEL - STAGGERED JOINTS
COLOR: ENIGMA OAK, NT MATTE</p> |
|--|--|

GENERAL NOTES:

1. ALL GLAZING TO RECEIVE ANODIZED ALUMINUM FRAMES AND MULLIONS
2. ALL BALCONY RAILINGS TO RECEIVE WELDER WIRE MESH WITHIN CUSTOM SQUARE TUBE ALUMINUM FRAME
3. PREFINISHED METAL CLOSURE/ SOFFIT PANEL AT UNDERSIDE AND PERIMETER OF BALCONIES - BLACK



PRELIMINARY EXTERIOR ELEVATION - WEST
1/8" = 1'-0"

STUDENT APARTMENTS

THE CAREY GROUP REAL ESTATE SERVICES, LLC.
528 UNIVERSITY AVE.
MADISON, WI
901 DEMING WAY, SUITE 102
MADISON, WI 53717

ISSUE DATES:

Issue	Description	Date
L51	LAND USE SUB. #1	01-08-24

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Sheet Title
**PRELIMINARY
EXTERIOR
ELEVATIONS**

Project Number: 20220300
Sheet Number

Z302

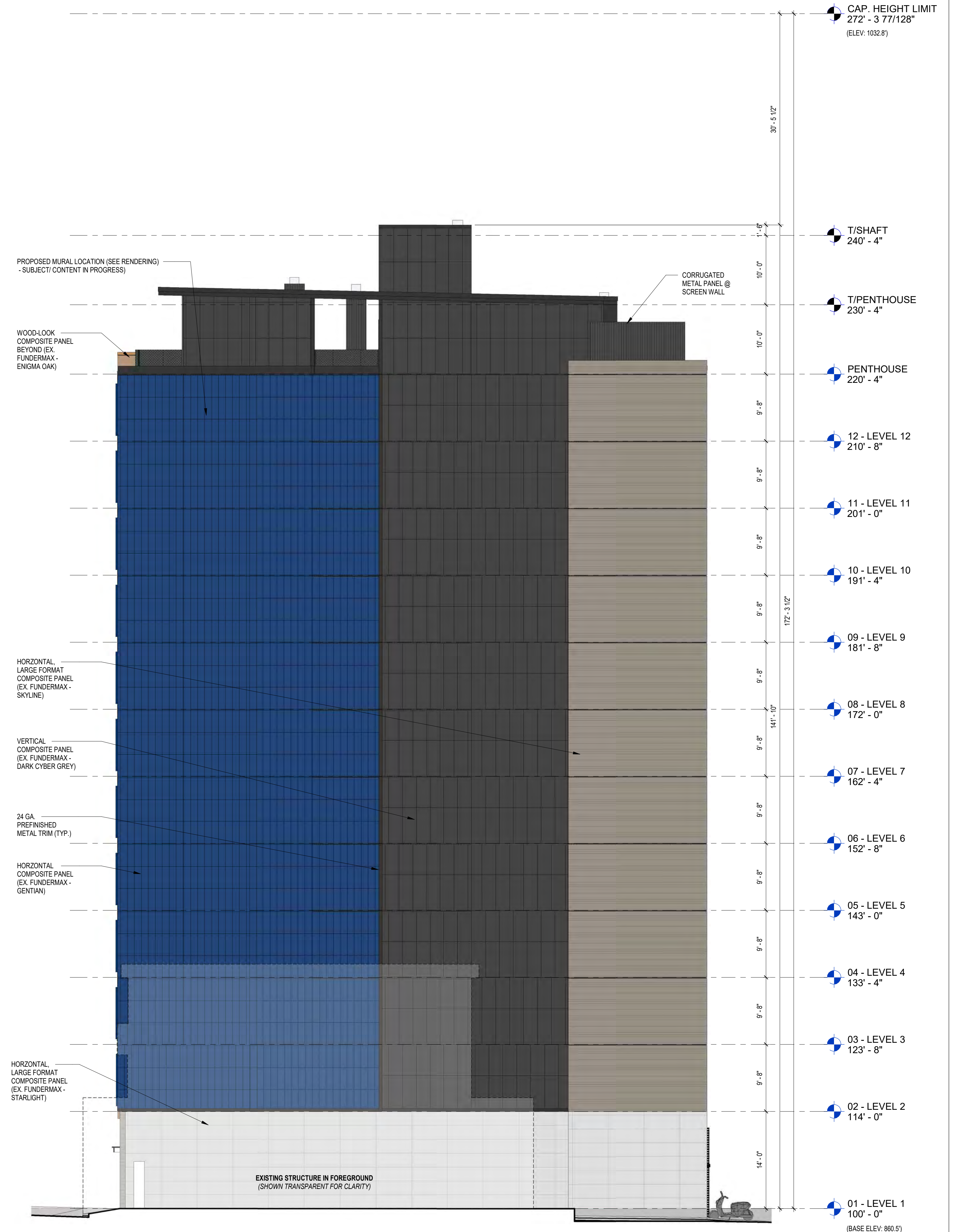


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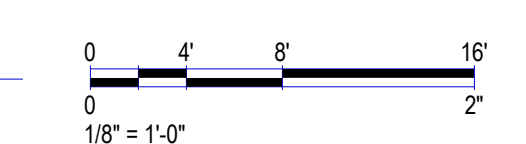
- COMPOSITE PANEL:**
MANUFACTURER: FUNDERMAX
PRODUCT: VERT. 12' x 48" PANEL - OFFSET JOINTS AT FLOOR LEVELS
COLOR: DARK CYBER GREY, NT MATTE
- COMPOSITE PANEL:**
MANUFACTURER: FUNDERMAX
PRODUCT: HORIZ. 24' x 60" PANEL
COLOR: STARLIGHT, NG GLOSS
- COMPOSITE PANEL:**
MANUFACTURER: FUNDERMAX
PRODUCT: VERT. 12' x 48" PANEL
COLOR: GENTIAN, MIXED SHEEN (NG GLOSS, NT MATTE)
- METAL PANEL: MECHANICAL SCREENING**
MANUFACTURER: PAC-CLAD
PRODUCT: 7/8" CORRUGATED PANEL
COLOR: BLACK
- COMPOSITE PANEL:**
MANUFACTURER: FUNDERMAX
PRODUCT: HORIZ. PANEL - VARIED SIZING
COLOR: SKYLINE, NY SKY FINISH (STONE TEXTURE)
- COMPOSITE PANEL:**
MANUFACTURER: FUNDERMAX
PRODUCT: VERT. 8' x 36" PANEL - STAGGERED JOINTS
COLOR: ENIGMA OAK, NT MATTE

GENERAL NOTES:

1. ALL GLAZING TO RECEIVE ANODIZED ALUMINUM FRAMES AND MULLIONS
2. ALL BALCONY RAILINGS TO RECEIVE WELDER WIRE MESH WITHIN CUSTOM SQUARE TUBE ALUMINUM FRAME
3. PREFINISHED METAL CLOSURE/ SOFFIT PANEL AT UNDERSIDE AND PERIMETER OF BALCONIES - BLACK



PRELIMINARY EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



STUDENT APARTMENTS
528 UNIVERSITY AVE.
MADISON, WI
THE CAREY GROUP REAL ESTATE SERVICES, LLC.
901 DEMING WAY, SUITE 102
MADISON, WI 53717

ISSUE DATES:

Issue	Description	Date
L51	LAND USE SUB. #1	01-08-24

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Sheet Title
PRELIMINARY EXTERIOR ELEVATIONS
Project Number: 20220300
Sheet Number

Z303

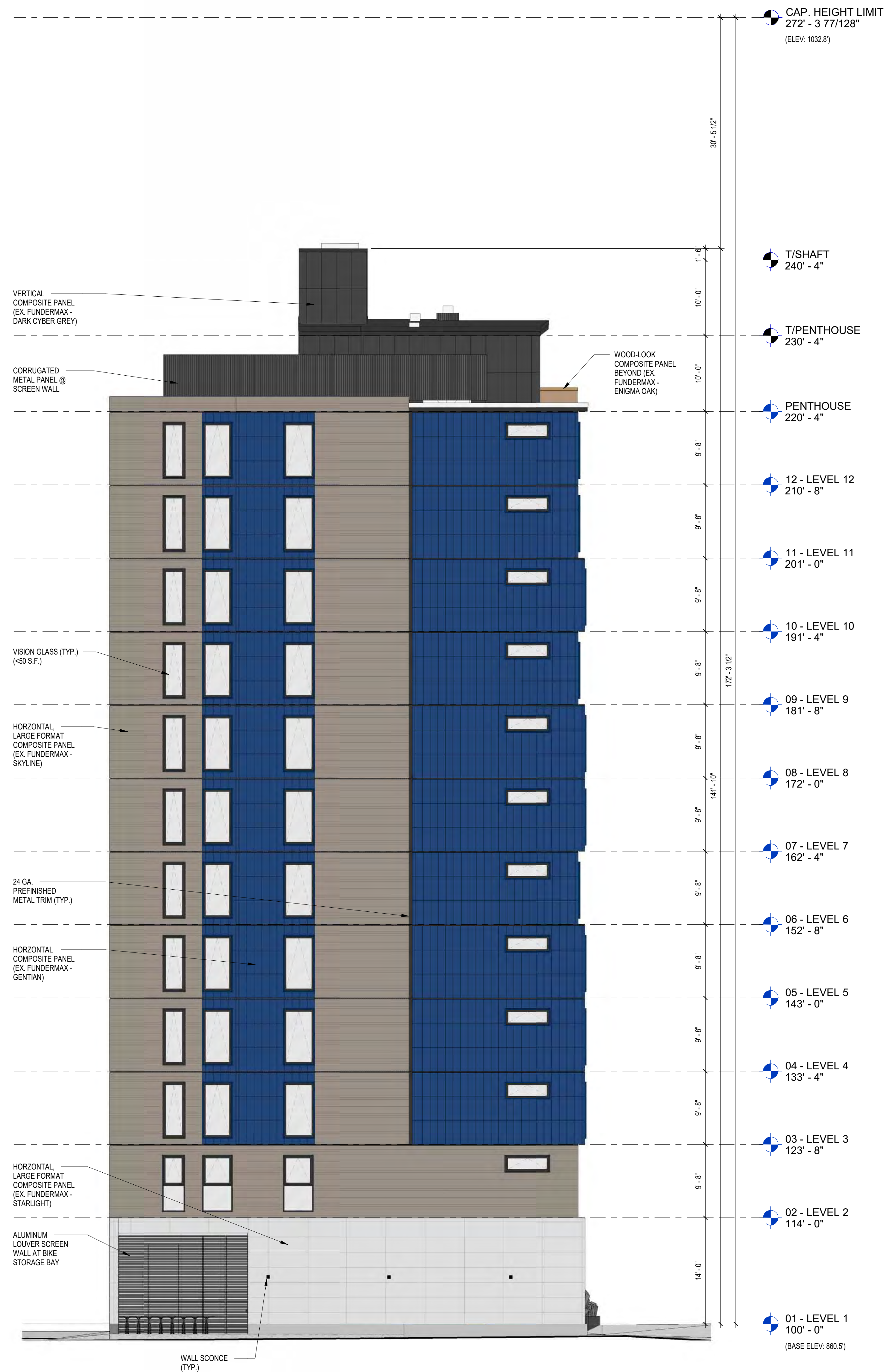


EXTEIOR MATERIAL LEGEND:

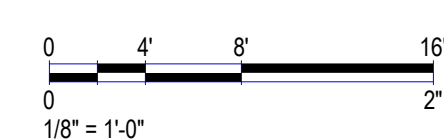
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	COMPOSITE PANEL: MANUFACTURER: FUNDERMAX PRODUCT: HORIZ. 24" x 60" PANEL COLOR: STARLIGHT, NG GLOSS		COMPOSITE PANEL: MANUFACTURER: FUNDERMAX PRODUCT: VERT. 8" x 36" PANEL - STAGGERED JOINTS COLOR: ENIGMA OAK, NT MATTE
	COMPOSITE PANEL: MANUFACTURER: FUNDERMAX PRODUCT: VERT. 12" x 48" PANEL COLOR: GENTIAN, MIXED SHEEN (NG GLOSS, NT MATTE)		
	METAL PANEL: MECHANICAL SCREENING MANUFACTURER: PAC-CLAD PRODUCT: 78" CORRUGATED PANEL COLOR: BLACK		

GENERAL NOTES:

1. ALL GLAZING TO RECEIVE ANODIZED ALUMINUM FRAMES AND MULLIONS
2. ALL BALCONY RAILINGS TO RECEIVE WELDER WIRE MESH WITHIN CUSTOM SQUARE TUBE ALUMINUM FRAME
3. PREFINISHED METAL CLOSURE/ SOFFIT PANEL AT UNDERSIDE AND PERIMETER OF BALCONIES - BLACK



PRELIMINARY EXTERIOR ELEVATION - EAST



STUDENT APARTMENTS
528 UNIVERSITY AVE.
MADISON, WI
THE CAREY GROUP REAL ESTATE SERVICES, LLC.
901 DEMING WAY, SUITE 102
MADISON, WI 53717

ISSUE DATES:

Issue	Description	Date
L51	LAND USE SUB. #1	01-08-24

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PRELIMINARY EXTERIOR ELEVATIONS
Project Number: 20220300
Sheet Number

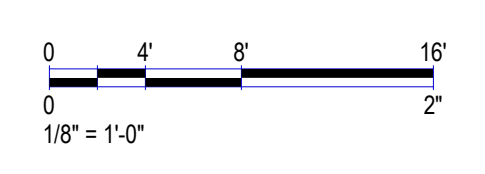
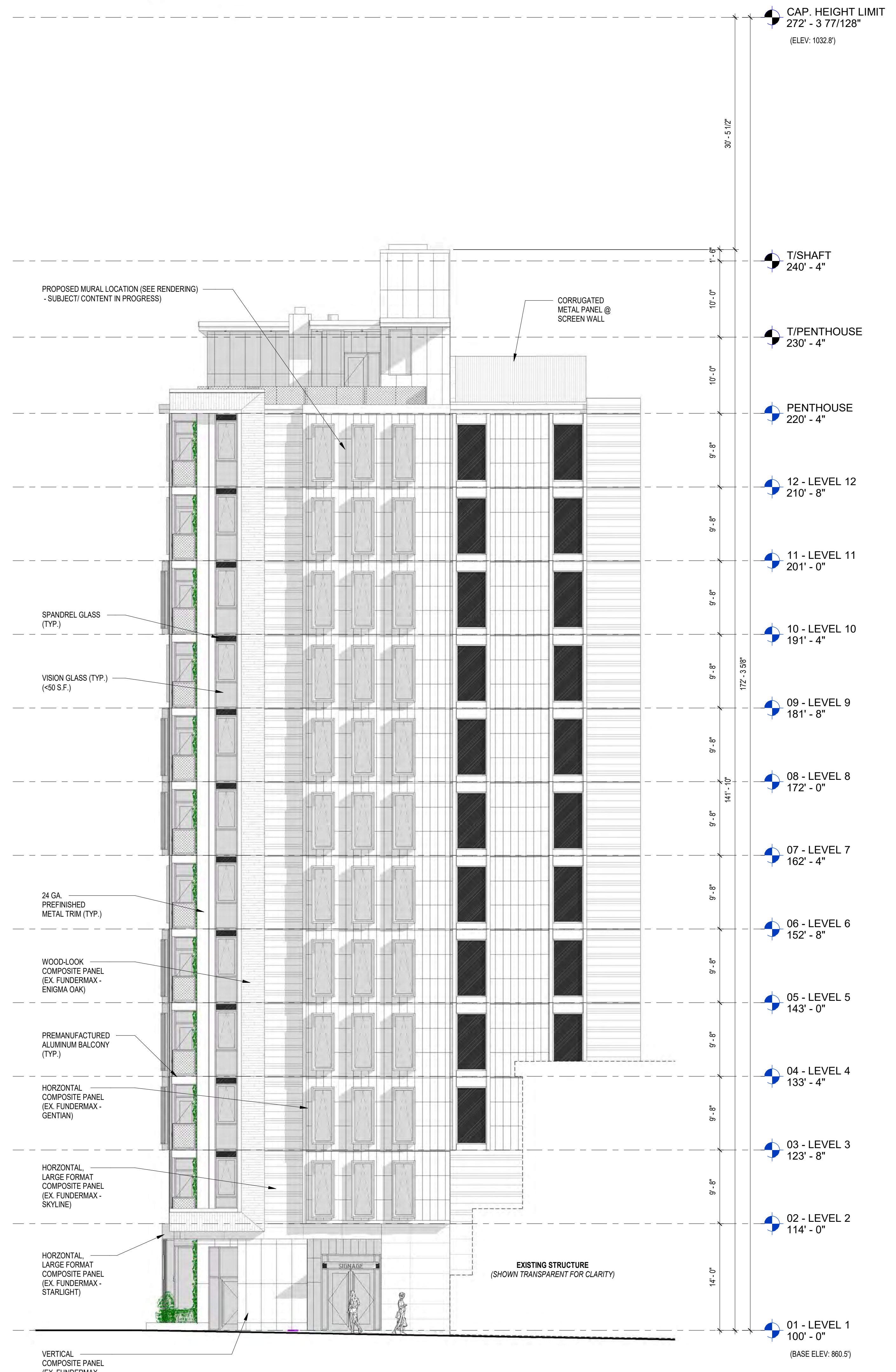
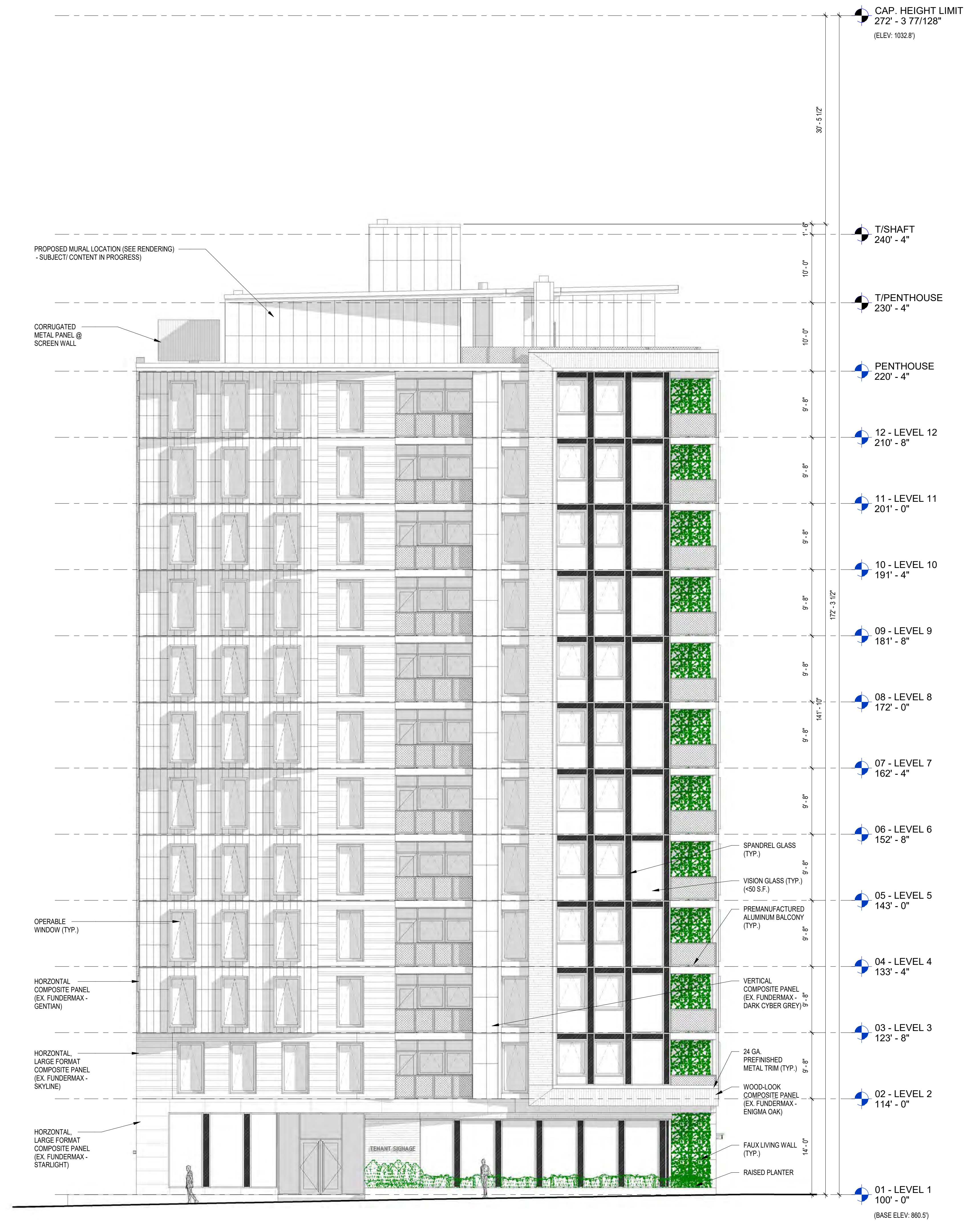
Z304

EXTEIOR MATERIAL LEGEND:

- | | |
|--|--|
| <p>COMPOSITE PANEL
 MANUFACTURER: FUNDERMAX
 PRODUCT: VERT. 12' x 48" PANEL - OFFSET JOINTS AT FLOOR LEVELS
 COLOR: DARK CYBER GREY, NT MATTE</p> <p>COMPOSITE PANEL
 MANUFACTURER: FUNDERMAX
 PRODUCT: HORIZ. 24' x 80" PANEL
 COLOR: STARLIGHT, NG GLOSS</p> <p>COMPOSITE PANEL
 MANUFACTURER: FUNDERMAX
 PRODUCT: VERT. 12' x 48" PANEL
 COLOR: GENTIAN, MIXED SHEEN (NG GLOSS, NT MATTE)</p> <p>METAL PANEL - MECHANICAL SCREENING
 MANUFACTURER: PAC-GLAD
 PRODUCT: 7/8" CORRUGATED PANEL
 COLOR: BLACK</p> | <p>COMPOSITE PANEL
 MANUFACTURER: FUNDERMAX
 PRODUCT: HORIZ. PANEL - VARIED SIZING
 COLOR: SKYLINE, NY SKY FINISH (STONE TEXTURE)</p> <p>COMPOSITE PANEL
 MANUFACTURER: FUNDERMAX
 PRODUCT: VERT. 6' x 36" PANEL - STAGGERED JOINTS
 COLOR: ENIGMA OAK, NT MATTE</p> |
|--|--|

GENERAL NOTES:

1. ALL GLAZING TO RECEIVE ANODIZED ALUMINUM FRAMES AND MULLIONS
2. ALL BALCONY RAILINGS TO RECEIVE WELDER WIRE MESH WITHIN CUSTOM SQUARE TUBE ALUMINUM FRAME
3. PREFINISHED METAL CLOSURE/ SOFFIT PANEL AT UNDERSIDE AND PERIMETER OF BALCONIES - BLACK



ISSUE DATES:

Issue	Description	Date
L51	LAND USE SUB. #1	01-08-24



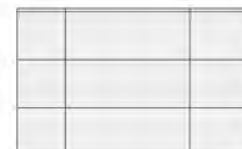



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Sheet Title
**PRELIMINARY
EXTERIOR
ELEVATIONS**
 Project Number: 20220300
 Sheet Number

Z306

EXTEIOR MATERIAL LEGEND:

	COMPOSITE PANEL: MANUFACTURER: FUNDERMAX PRODUCT: VERT. 12" x 48" PANEL - OFFSET JOINTS AT FLOOR LEVELS COLOR: DARK CYBER GREY, NT MATTE		COMPOSITE PANEL: MANUFACTURER: FUNDERMAX PRODUCT: HORIZ. PANEL - VARED SIZING COLOR: SKYLINE, NY SKY FINISH (STONE TEXTURE)
	COMPOSITE PANEL: MANUFACTURER: FUNDERMAX PRODUCT: HORIZ. 24" x 60" PANEL COLOR: STARLIGHT, NG GLOSS		COMPOSITE PANEL: MANUFACTURER: FUNDERMAX PRODUCT: VERT. 6" x 36" PANEL - STAGGERED JOINTS COLOR: ENIGMA OAK, NT MATTE
	COMPOSITE PANEL: MANUFACTURER: FUNDERMAX PRODUCT: VERT. 12" x 48" PANEL COLOR: GENTIAN, MIXED SHEEN (NG GLOSS, NT MATTE)		
	METAL PANEL - MECHANICAL SCREENING MANUFACTURER: PAC-CLAD PRODUCT: 7/8" CORRUGATED PANEL COLOR: BLACK		

GENERAL NOTES:

1. ALL GLAZING TO RECEIVE ANODIZED ALUMINUM FRAMES AND MULLIONS
2. ALL BALCONY RAILINGS TO RECEIVE WELDER WIRE MESH WITHIN CUSTOM SQUARE TUBE ALUMINUM FRAME
3. PREFINISHED METAL CLOSURE/ SOFFIT PANEL AT UNDERSIDE AND PERIMETER OF BALCONIES - BLACK

