

# URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison  
Planning Division  
Madison Municipal Building, Suite 017  
215 Martin Luther King, Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



#6

## FOR OFFICE USE ONLY:

Paid \_\_\_\_\_ Receipt # \_\_\_\_\_

Date received \_\_\_\_\_

Received by \_\_\_\_\_

Aldermanic District \_\_\_\_\_

Zoning District 2

Urban Design District 8

Submittal reviewed by \_\_\_\_\_

Legistar # 52084

Complete all sections of this application, including the desired meeting date and the action requested.

*If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.*

## 1. Project Information

Address: 1322 East Washington Avenue

Title: Valor on Washington

## 2. Application Type (check all that apply) and Requested Date

UDC meeting date requested June 26, 2019

New development       Alteration to an existing or previously-approved development  
 Informational       Initial approval       Final approval

## 3. Project Type

Project in an Urban Design District  
 Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)  
 Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)  
 Planned Development (PD)  
     General Development Plan (GDP)  
     Specific Implementation Plan (SIP)  
 Planned Multi-Use Site or Residential Building Complex

### Signage

Comprehensive Design Review (CDR)  
 Signage Variance (i.e. modification of signage height, area, and setback)

### Other

Please specify

## 4. Applicant, Agent, and Property Owner Information

Applicant name Ben Marshall

Company Gorman & Company, LLC

Street address 200 N. Main St

City/State/Zip Oregon, WI 53575

Telephone (608)835-3900

Email bmarshall@gormanusa.com

Project contact person Mark Smith

Company Gorman & Company, LLC

Street address 200 N. Main St

City/State/Zip Oregon, WI 53575

Telephone (608)835-3900

Email marksmith@gormanusa.com

Property owner (if not applicant) County of Dane, Wisconsin

Street address 210 Martin Luther King Jr. Blvd

City/State/Zip Madison, WI 53703

Telephone (608)266-4941

Email Violante@countyofdane.com

## 5. Required Submittal Materials

- Application Form
- Letter of Intent
  - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
  - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- Development plans (Refer to checklist on Page 4 for plan details)
- Filing fee (Previously paid)
- Electronic Submittal\*

Each submittal must include fourteen (14) 11" x 17" collated paper copies. Landscape and Lighting plans (if required) must be full-sized and legible. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

*\*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to [udcapplications@cityofmadison.com](mailto:udcapplications@cityofmadison.com). The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

## 6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Janine Glaeser on June 1, 2018.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Gorman & Company, LLC

Ben Marshall, Director of Architecture

Relationship to property Property under contract

Authorizing signature of property owner Dane County:

 Todd Violante

Date 5/6/19

Todd Violante, Planning & Development Dept Director

## 7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:  
(Previously Paid)

- Urban Design Districts: \$350 (per §35.24(6) MGO).
- Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)
- Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
- Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
- All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MUC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

June 19, 2019

Janine Glaeser, UDC Secretary  
City of Madison  
215 Martin Luther King, Jr. Blvd  
Madison, WI 53703

Re: Urban Design Commission Application - Final  
Valor on Washington: 1322 East Washington Avenue

Ms. Glaeser,

Enclosed are updated plans for the project known as Valor on Washington. In response to feedback at the June 12, 2019 UDC meeting, we have made the following adjustments:

Landscape

- (3) Cleveland Select Pear ornamental trees in front terrace have been removed and replaced with 'Spring Snow' Crabapple species
- 4x8 tree grates added for ornamental trees in front terrace
- Playground Area - (1) rear ornamental tree replaced by larger canopy shade tree on south east corner of playground

Building

- *Metal panel gauge and installation method:* This detail shall be provided at June 26<sup>th</sup> meeting.
- *Elevation drawing views of all interior facades:* Elevation views for the north-facing lower roof building elevations are enclosed. Please refer to sheet A203.
- *Detail on material transitions, including projecting element soffits:* Additional information pertaining to the exterior soffits shall be provided at the June 26<sup>th</sup> meeting.
- *Consider simplifying the material palette:* The elevations enclosed represent the following simplifications to the building elevations and materials. 1) At the request of the commission, brick has been removed from the north-facing lower roof building elevations. 2) The townhome facades material configurations have been modified/simplified. 3) the north-west building corner has been modified/simplified. Specifically, the lap siding inset has been changed to metal panel.
- *Provide more information on roof plan, including any landscaped areas and rooftop mounted mechanical equipment:* Roof plans for the lower and upper roofs are enclosed. There are no rooftop condensing units on the lower roof at level 3. Rooftop condensing units for the residential units, are showed at the upper roof plan. Additionally, (2) RTU's are shown on the upper roof plan, (1) for the commercial suite and (1) for resident amenity areas.

Sincerely,

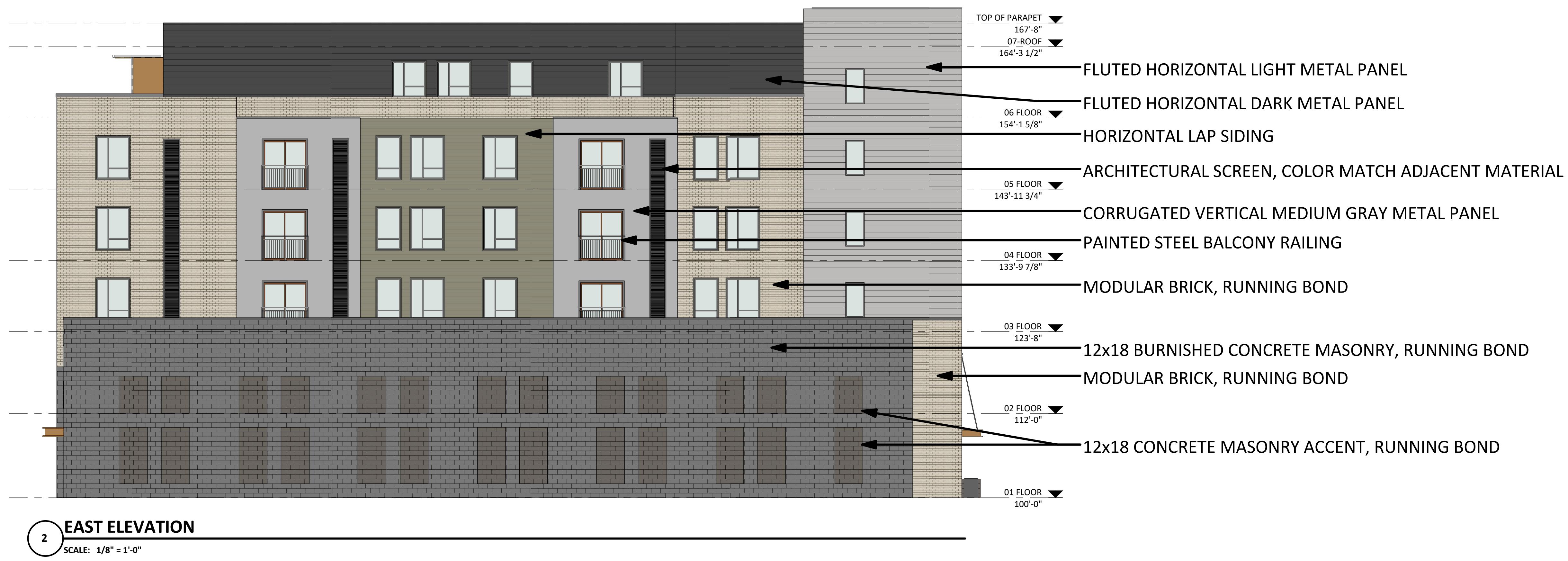
Mark M. Smith  
Lead Architect, Gorman & Company

VALOR ON WASHINGTON  
1322 EAST WASHINGTON AVE.  
MADISON, WI

6 | 5 | 4 | 3 | 2 | 1

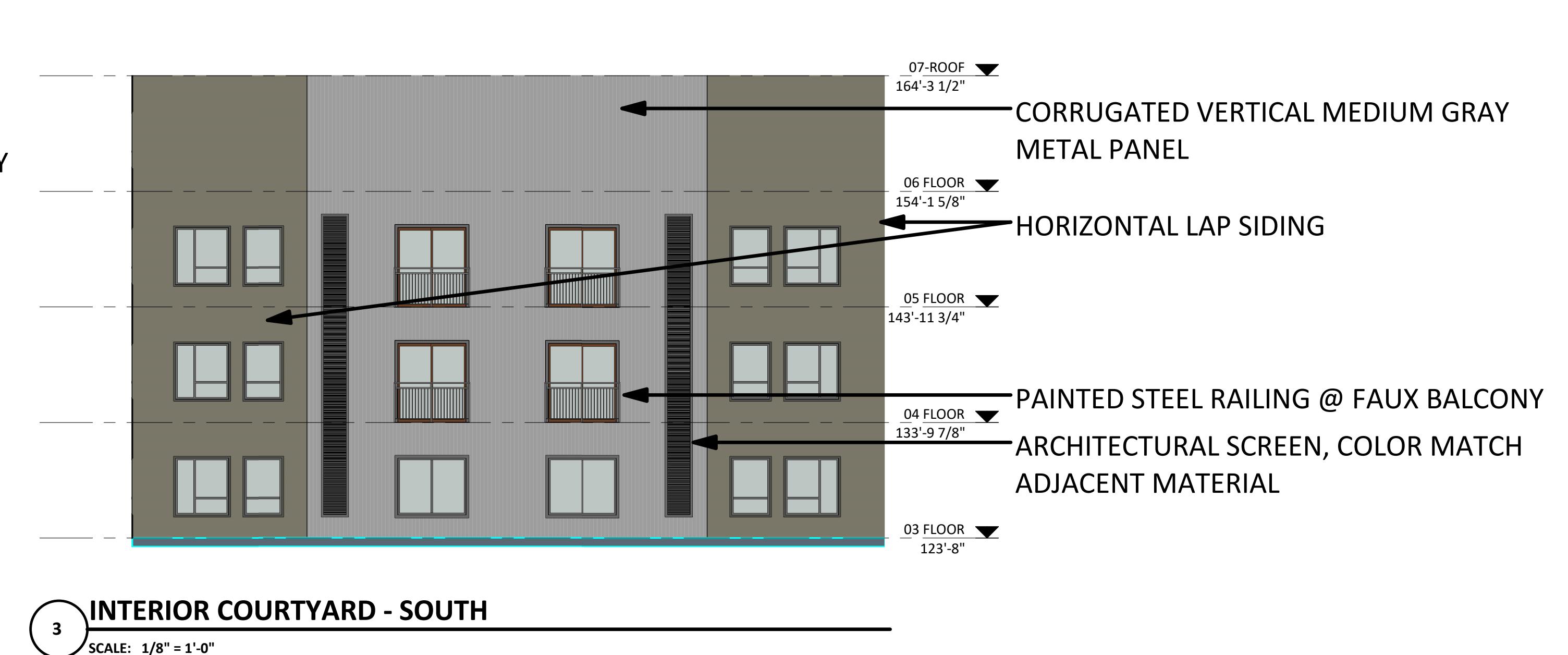
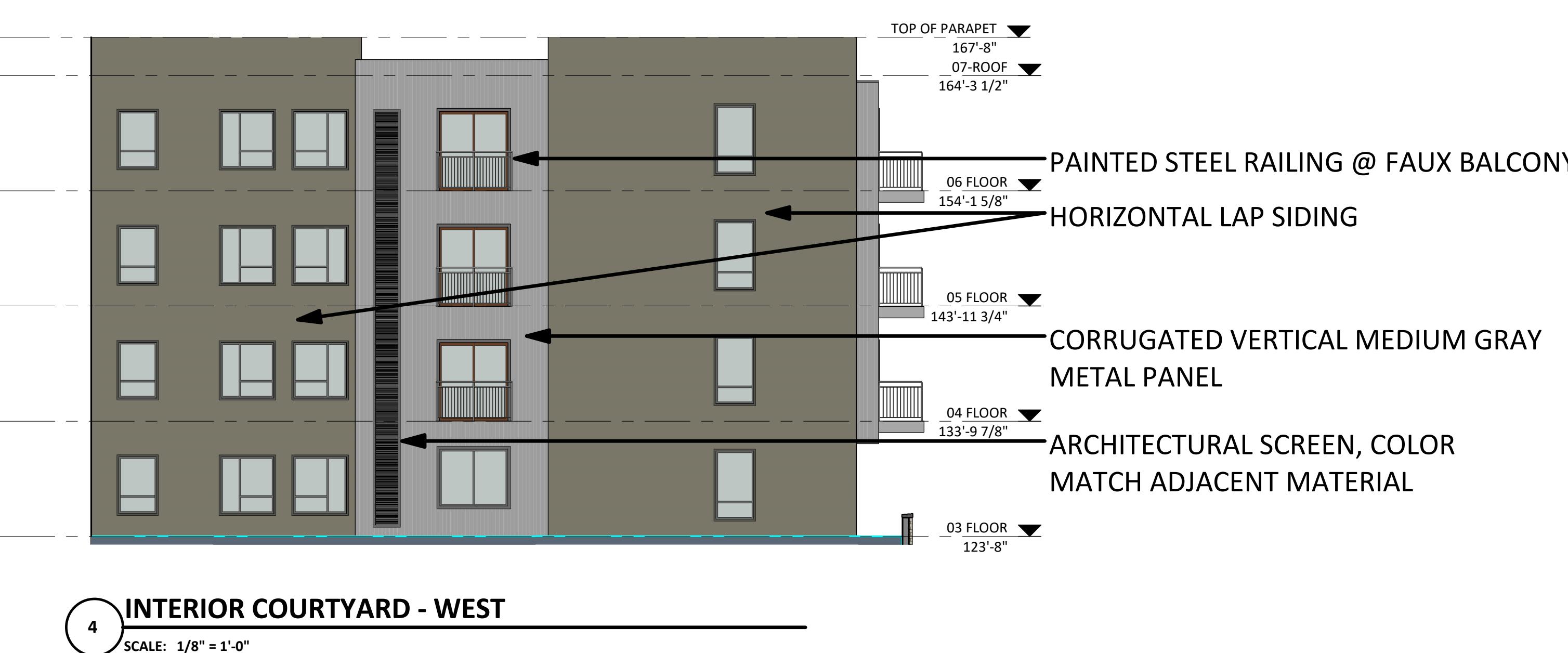
**GORMAN**  
& COMPANY

REAL ESTATE DEVELOPMENT &  
MANAGEMENT  
200 N. MAIN STREET  
OREGON, WI 53575



**VALOR ON WASHINGTON**  
1322 EAST WASHINGTON AVE.  
MADISON, WI



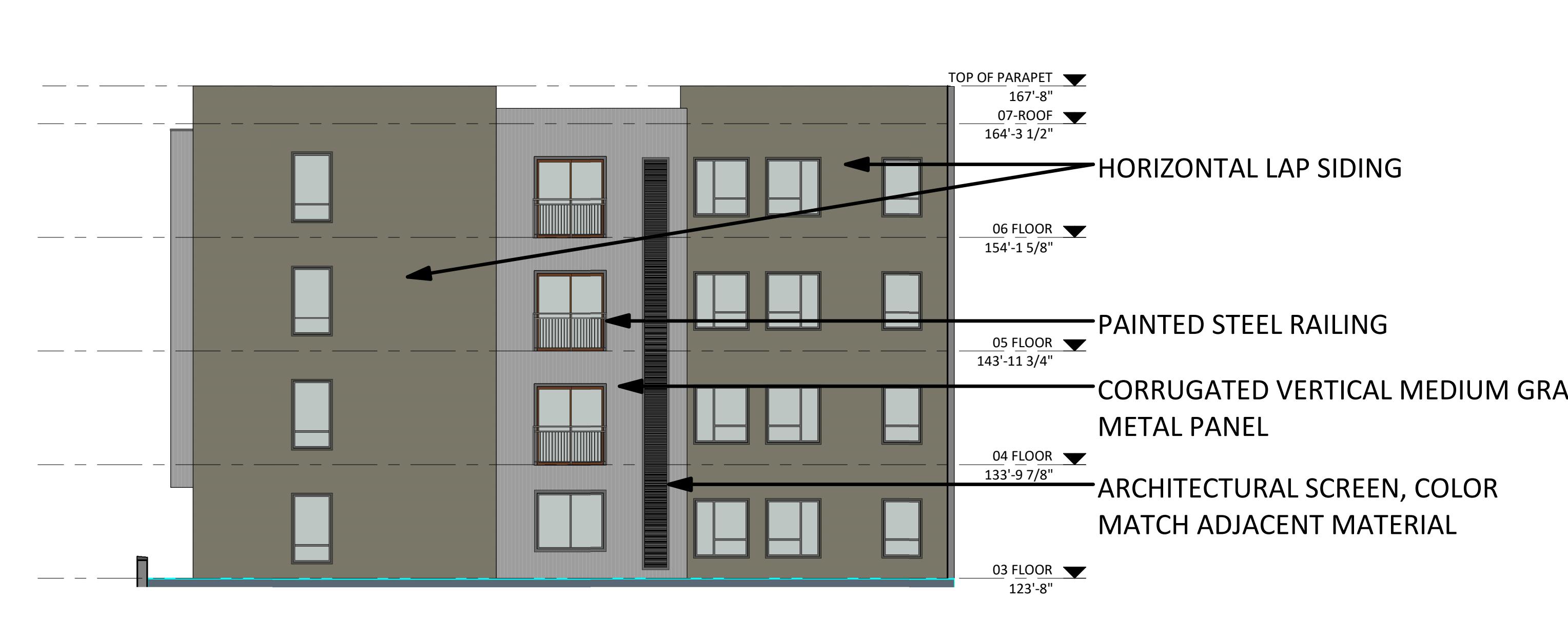
VALOR ON WASHINGTON  
1322 EAST WASHINGTON AVE.  
MADISON, WI

4 INTERIOR COURTYARD - WEST

SCALE: 1/8" = 1'-0"

3 INTERIOR COURTYARD - SOUTH

SCALE: 1/8" = 1'-0"



2 INTERIOR COURTYARD - EAST

SCALE: 1/8" = 1'-0"

1 INTERIOR COURTYARD - NORTH

SCALE: 1/8" = 1'-0"

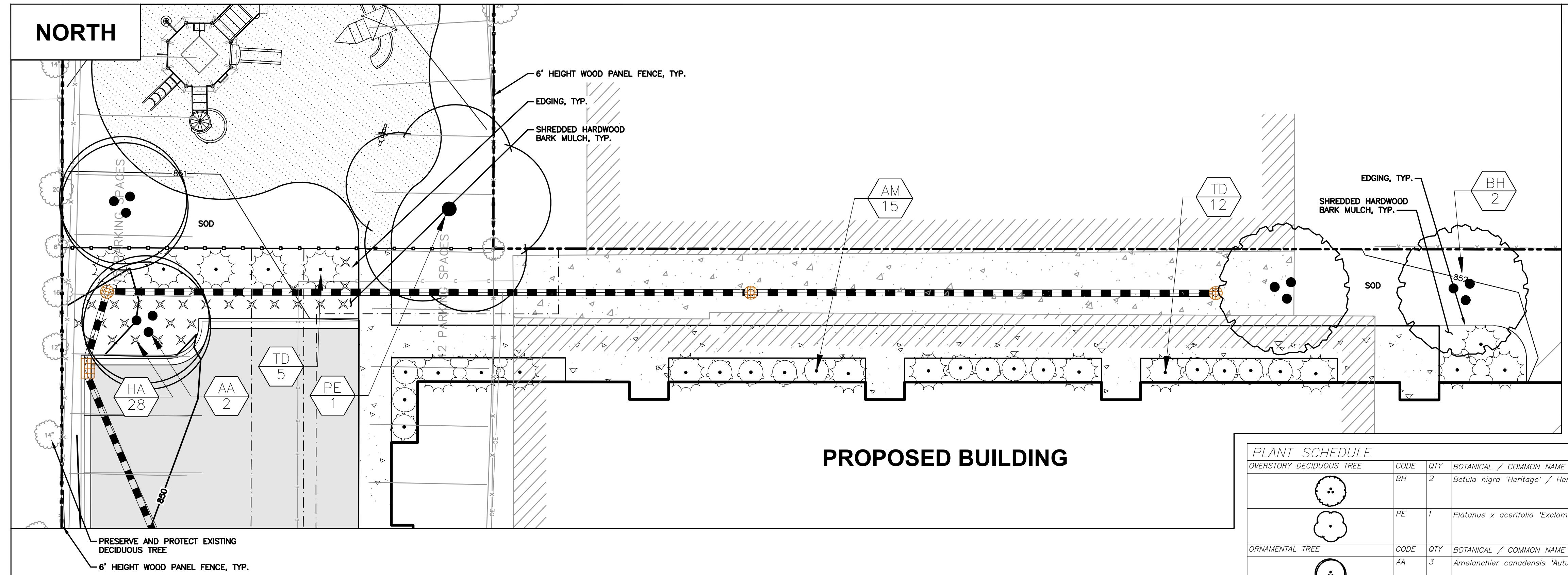
Schematic	
Project No.	Project Number
Plot Date:	6/19/2019 1:31:32 PM
Drawn by:	GORMAN TEAM

Date Issue Description  
08.15.2018 LAND USE RESUBMITAL  
09.05.2018 LAND USE RESUBMITAL

A Sheet Title  
EXTERIOR BUILDING  
ELEVATIONS MATERIAL

Sheet No.  
A203





# PROPOSED BUILDING

### LEGEND (LANDSCAPE PLAT)

— — — — —	PROPERTY LINE
— — — — —	RIGHT-OF-WAY
— — — — —	EASEMENT LINE
— ST —————	EXISTING STORM SEWER
— SAN —————	EXISTING SANITARY SEWER
— W —————	EXISTING WATER SERVICE
— FO ————— FO —————	EXISTING FIBER OPTIC
—————	EXISTING GAS
— 999 —————	EXISTING 1 FOOT CONTOUR
— 1000 —————	EXISTING 5 FOOT CONTOUR
— 999 —————	PROPOSED 1 FOOT CONTOUR
— 1000 —————	PROPOSED 5 FOOT CONTOUR
— SAN —————	PROPOSED SANITARY SEWER
— ST —————	PROPOSED STORM SEWER
— W —————	PROPOSED WATER SERVICE
— — — — —	BUILDING OUTLINE
— — — — —	EDGE OF PAVEMENT
— / / / / —————	REJECT CURB AND GUTTER
— . . . . . —————	CONCRETE PAVEMENT
— — — — —	ASPHALT PAVEMENT
— X ————— X —————	FENCE
—————	LANDSCAPE EDGING
— — —	ADA PARKING BOLLARDS/SIGNS
—   —————	BIKE RACK
□ □ □      □ □	LIGHT POLE (REFER TO PHOTOMETRIC PLAN)

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KENOSHA | APPLETON | WAUSAU**

**MADISON REGIONAL OFFICE**  
161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
**P. 608.848.5060**

CLIENT

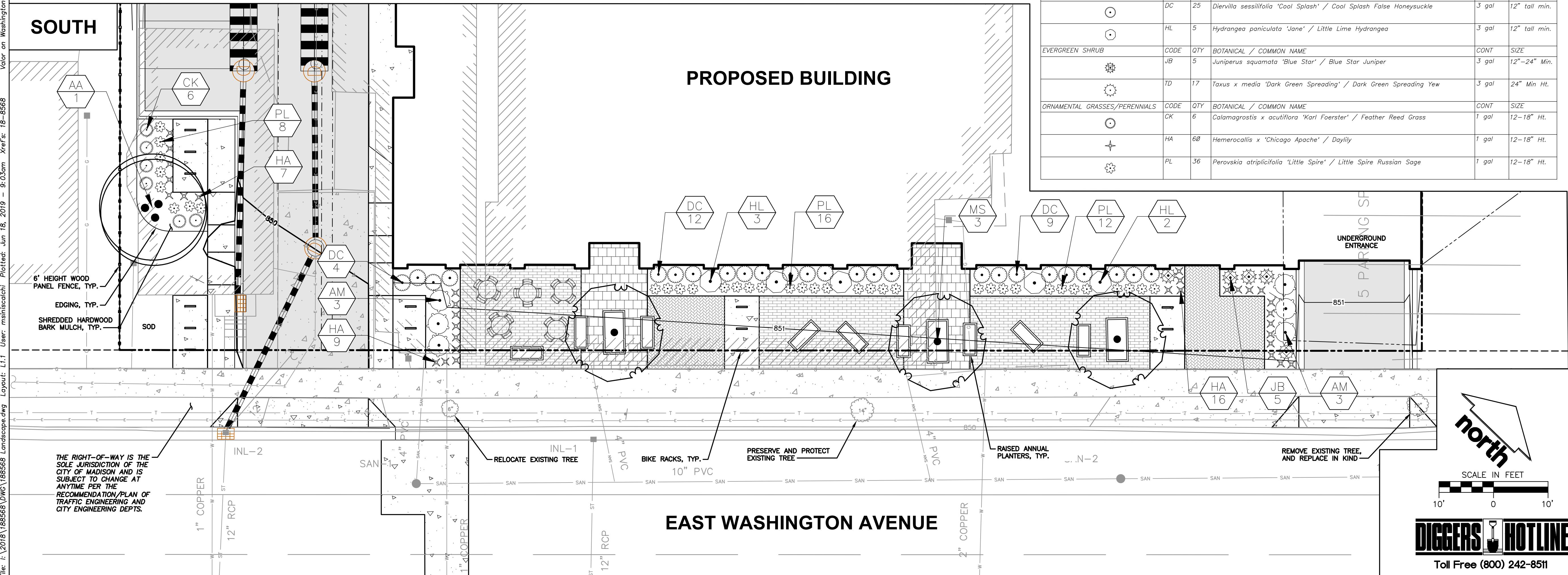
# GORMAN & COMPANY, INC.

CLIENT ADDRESS:  
**200 NORTH MAIN STREET  
OREGON, WI, 53575**

PROJECT:  
**VALOR ON WASHINGTON**

**PROJECT LOCATION:**  
**CITY OF MADISON, WI**  
**DANE COUNTY**

PLANT SCHEDULE						
OVERSTORY DECIDUOUS TREE	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	
	BH	2	<i>Betula nigra 'Heritage'</i> / Heritage River Birch	B & B	2.5" Cal	
	PE	1	<i>Platanus x acerifolia 'Exclamation'</i> TM / Exclamation London Plane Tree	B & B	2.5" Cal	
ORNAMENTAL TREE	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	
	AA	3	<i>Amelanchier canadensis 'Autumn Brilliance'</i> / Autumn Brilliance Serviceberry	B & B	1.5" Cal	
	MS	3	<i>Malus x 'Spring Snow'</i> / Spring Snow Crab Apple	B & B	1.5" Cal	
DECIDUOUS SHRUB	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	
	AM	21	<i>Aronia melanocarpa 'Morton'</i> TM / Iroquis Beauty Black Chokeberry	3 gal	12" tall min.	
	DC	25	<i>Diervilla sessilifolia 'Cool Splash'</i> / Cool Splash False Honeysuckle	3 gal	12" tall min.	
	HL	5	<i>Hydrangea paniculata 'Jane'</i> / Little Lime Hydrangea	3 gal	12" tall min.	
EVERGREEN SHRUB	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	
	JB	5	<i>Juniperus squamata 'Blue Star'</i> / Blue Star Juniper	3 gal	12"-24" Min.	
	TD	17	<i>Taxus x media 'Dark Green Spreading'</i> / Dark Green Spreading Yew	3 gal	24" Min Ht.	
ORNAMENTAL GRASSES/PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	
	CK	6	<i>Calamagrostis x acutiflora 'Karl Foerster'</i> / Feather Reed Grass	1 gal	12-18" Ht.	
	HA	60	<i>Hemerocallis x 'Chicago Apache'</i> / Daylily	1 gal	12-18" Ht.	
	PL	36	<i>Perovskia atriplicifolia 'Little Spire'</i> / Little Spire Russian Sage	1 gal	12-18" Ht.	



# AST WASHINGTON AVENUE

THE RIGHT-OF-WAY IS THE  
SOLE JURISDICTION OF THE  
CITY OF MADISON AND IS  
SUBJECT TO CHANGE AT  
ANYTIME PER THE  
RECOMMENDATION/PLAN OF  
TRAFFIC ENGINEERING AND  
CITY ENGINEERING DEPTS.

# DIGGERS HOTLINE

SHEET NUMBER:  
**L1.1**

SHEET NUMBER:

**L1.1**

JSD PROJECT NO: 18-8568

**CITY OF MADISON**  
**LANDSCAPE WORKSHEET**

Section 28.142 Madison General Ordinance



Project Location / Address 1328 EAST WASHINGTON AVENUE

Name of Project **VALOR ON WASHINGTON**

Owner / Contact **JUSTIN FRAHM**

Contact Phone **(608) 848-5060**

Contact Email **JUSTIN.FRAHM@JSDINC.COM**

\*\* Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size  
MUST be prepared by a registered landscape architect. \*\*

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KENOSHA • APPLETON • WAUSAU

**MADISON REGIONAL OFFICE**  
161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
**P. 608.848.5060**

CLIENT:

**GORMAN**  
COMPANY, INC.

CLIENT ADDRESS:  
**200 NORTH MAIN STREET**  
**OREGON, WI, 53575**

PRELIMINARY  
NOT FOR CONSTRUCTION

PROJECT:  
**VALOR ON WASHINGTON**

PROJECT LOCATION:  
**CITY OF MADISON, WI**  
**DANE COUNTY**

PLAN MODIFICATIONS:					
#	Date:	Description:			
1	06.08.18	LAND USE SUBMITTAL			
2	08.15.18	LAND USE RE-SUBMITTAL			
3	09.05.18	LAND USE RE-SUBMITTAL			
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					

Design/Drawn: **TKG**  
Approved: **THB**

**LANDSCAPE DETAILS,  
NOTES &  
SPECIFICATIONS**

SHEET NUMBER:  
**L2.0**  
JSD PROJECT NO: 18-8568

**GENERAL NOTES**

1. GENERAL: ALL WORK IN THE P-O-W AND PUBLIC EASMENTS 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 1-800-382-5544 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 FIN GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
2. 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 GROW 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.
3. MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1-2004. 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.
4. 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 CAMBIM 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.
5. 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.
6. ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

**LANDSCAPE MATERIAL NOTES**

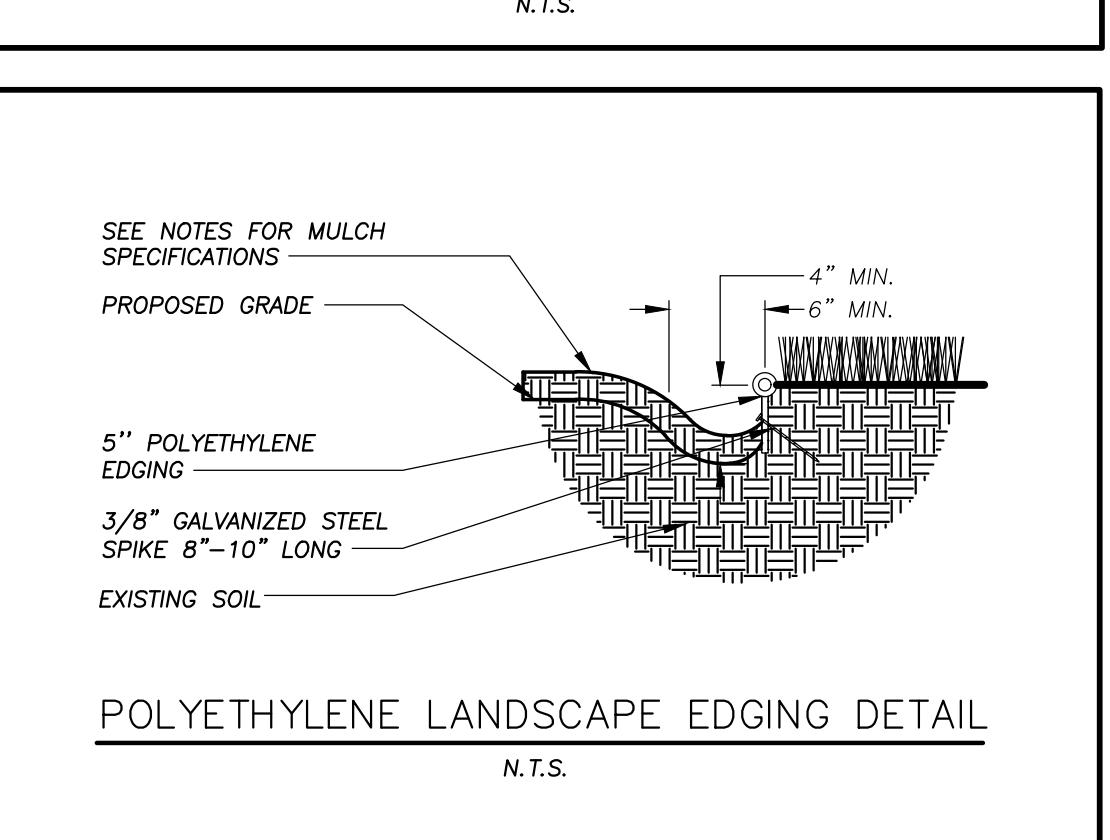
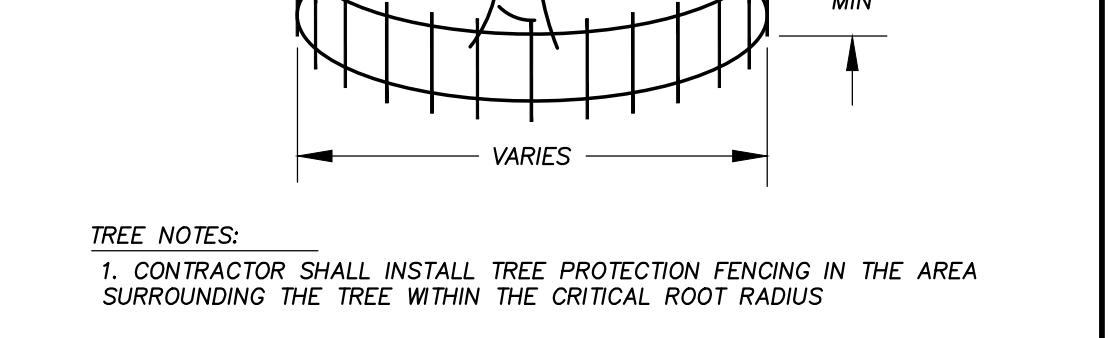
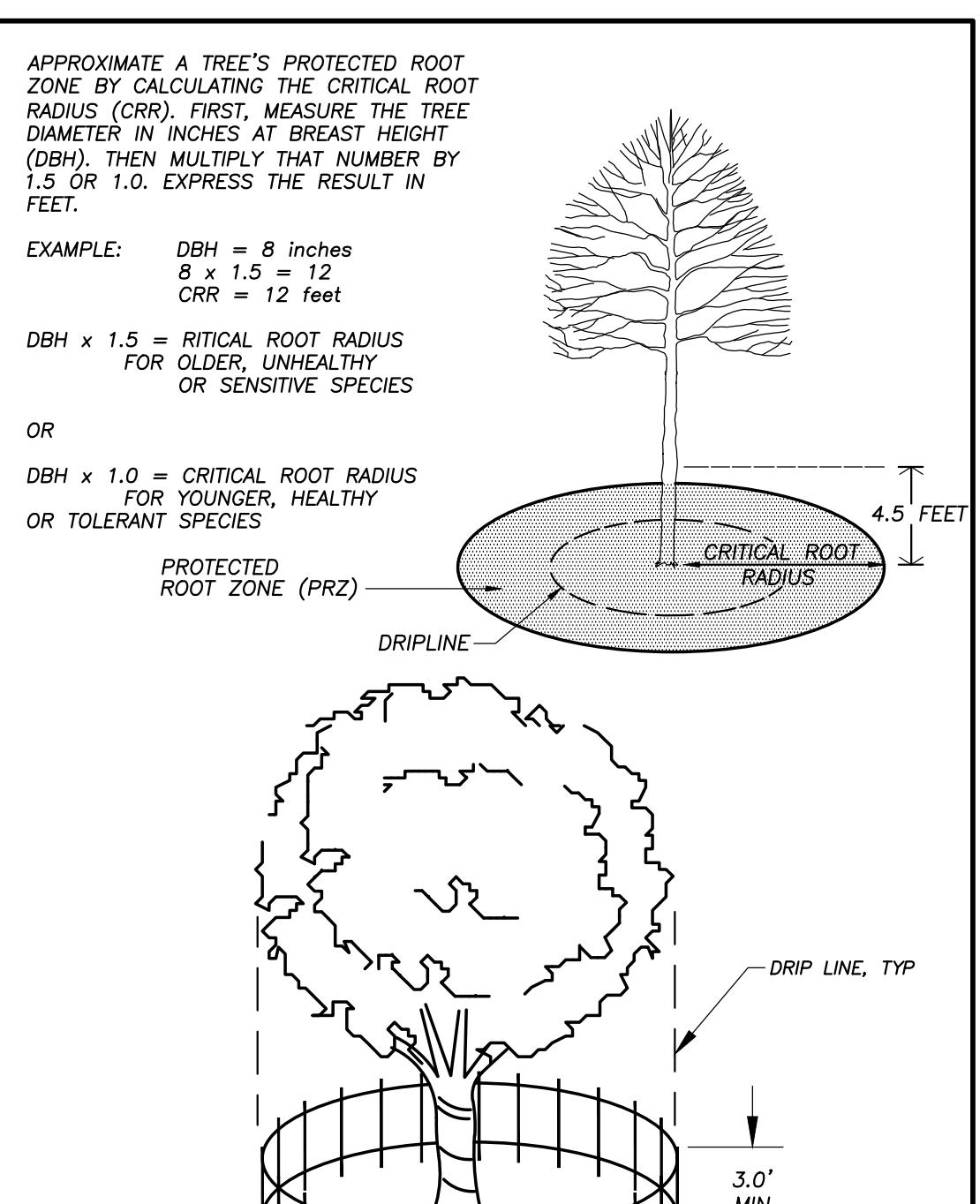
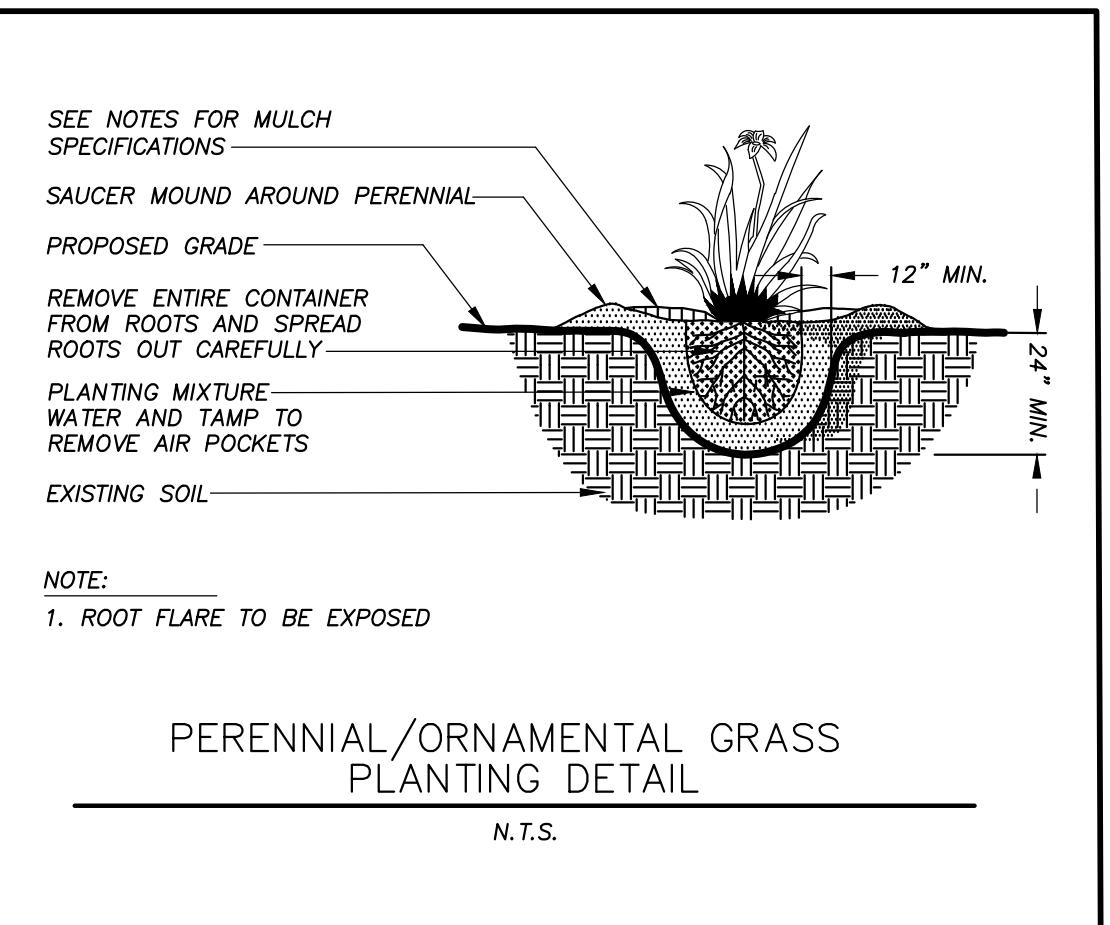
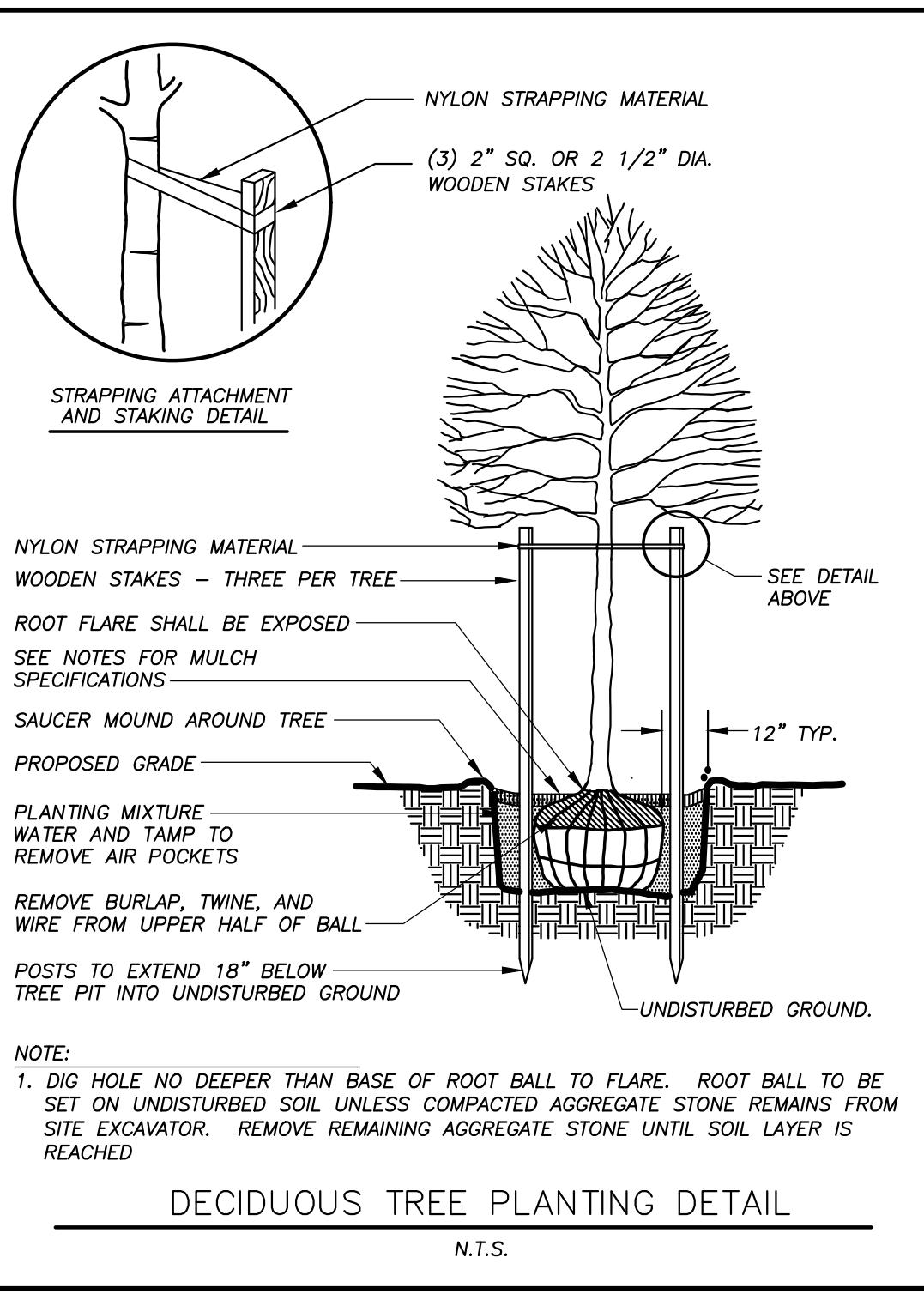
1. MATERIALS - PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
2. MATERIALS - TOPSOIL: TOPSOIL TO BE CLEAN, 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 LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. 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 OF WISCONSIN REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
4. MATERIALS - TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEDED 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 BEPLIED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
5. MATERIALS - POLYETHYLENE EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.

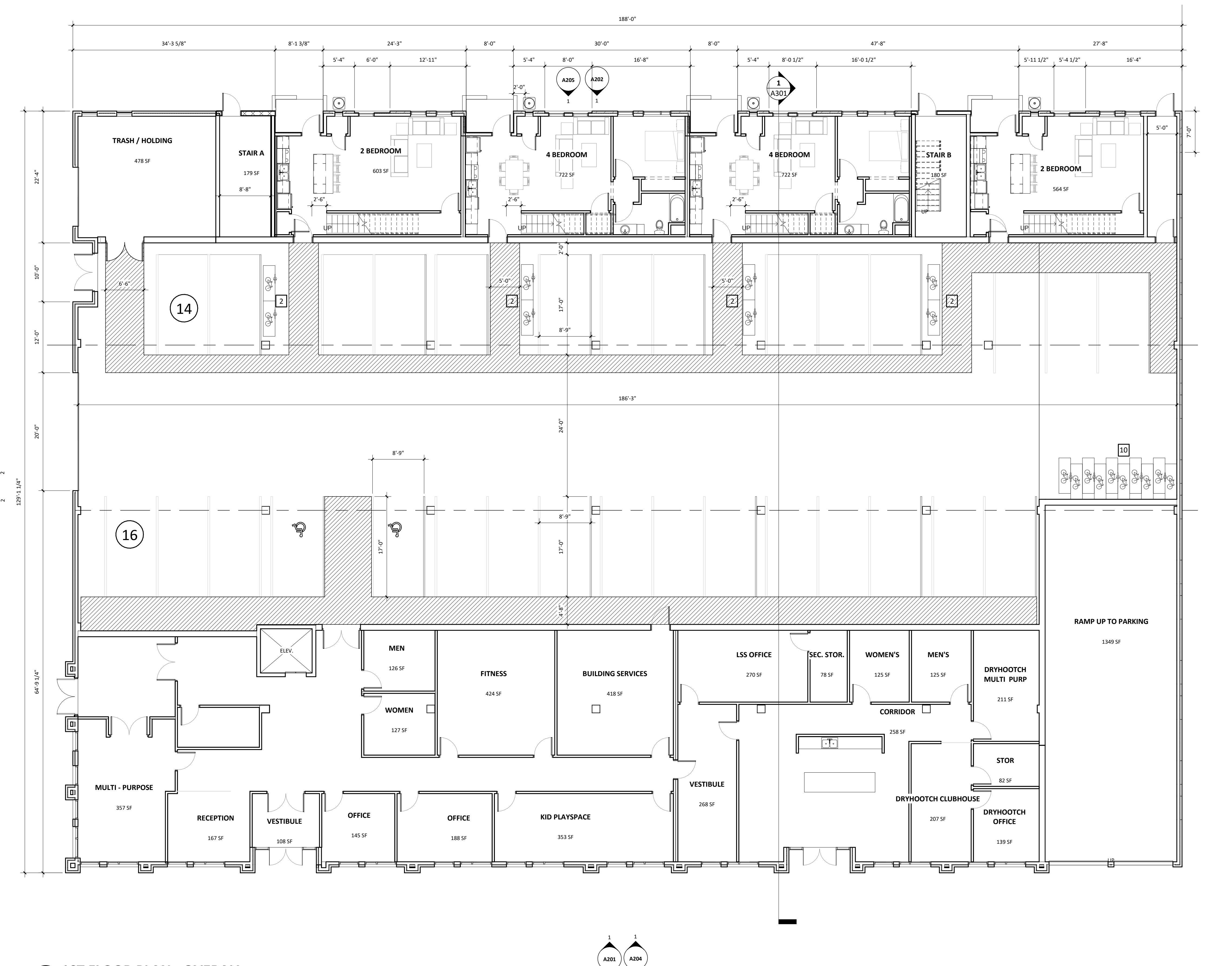
**SEEDING & SODDING NOTES**

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
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. SOD SHALL BE MADE IN CUT AT A UNIFORM THICKNESS OF 3/4 INCH, PLUS OR MINUS 1/4 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 TURFGRASS 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 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. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.

**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.
3. MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEDED AREAS AND 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.
4. 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.





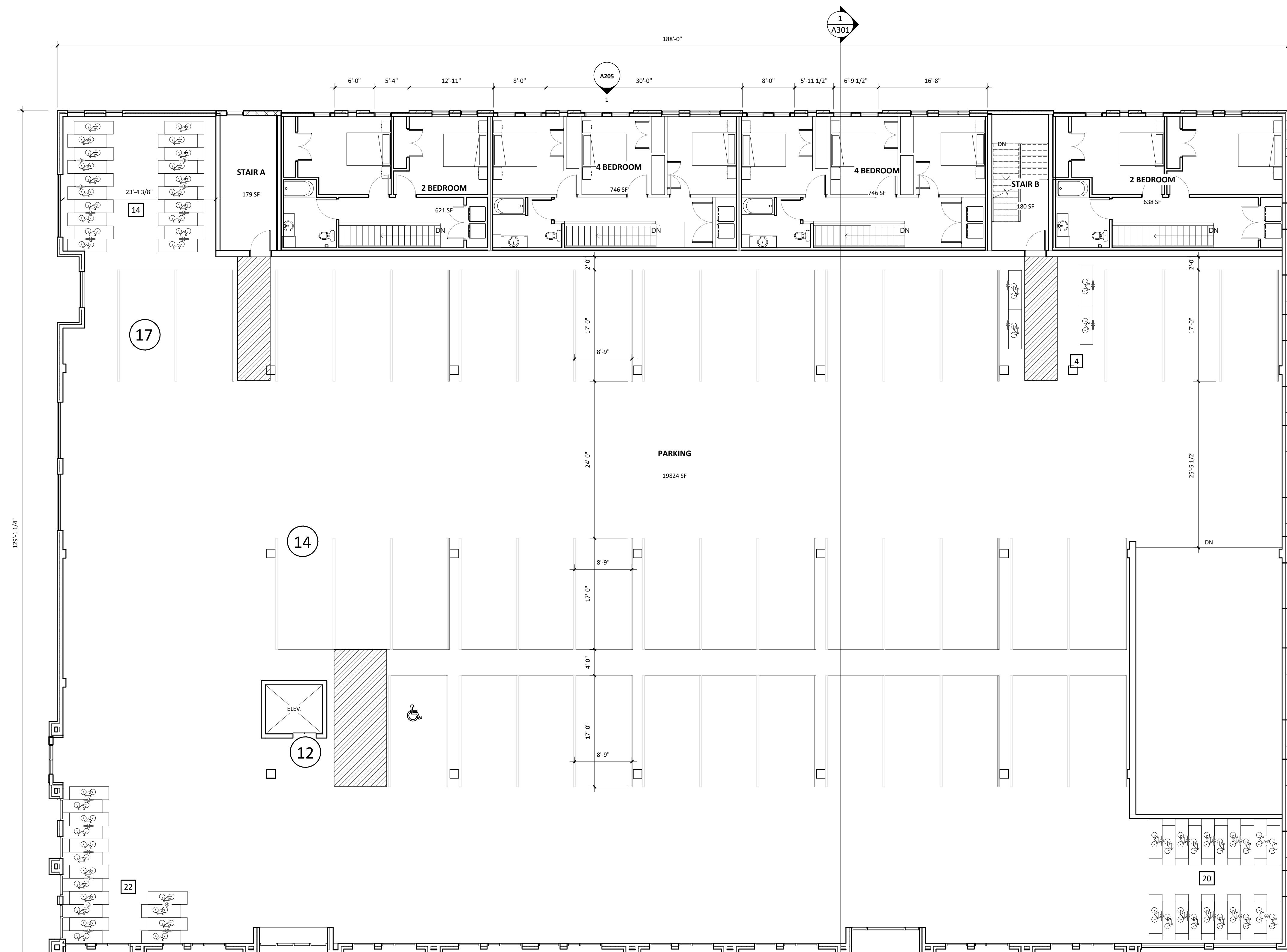
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1322 EAST WASHINGTON AVE.  
MADISON, WI

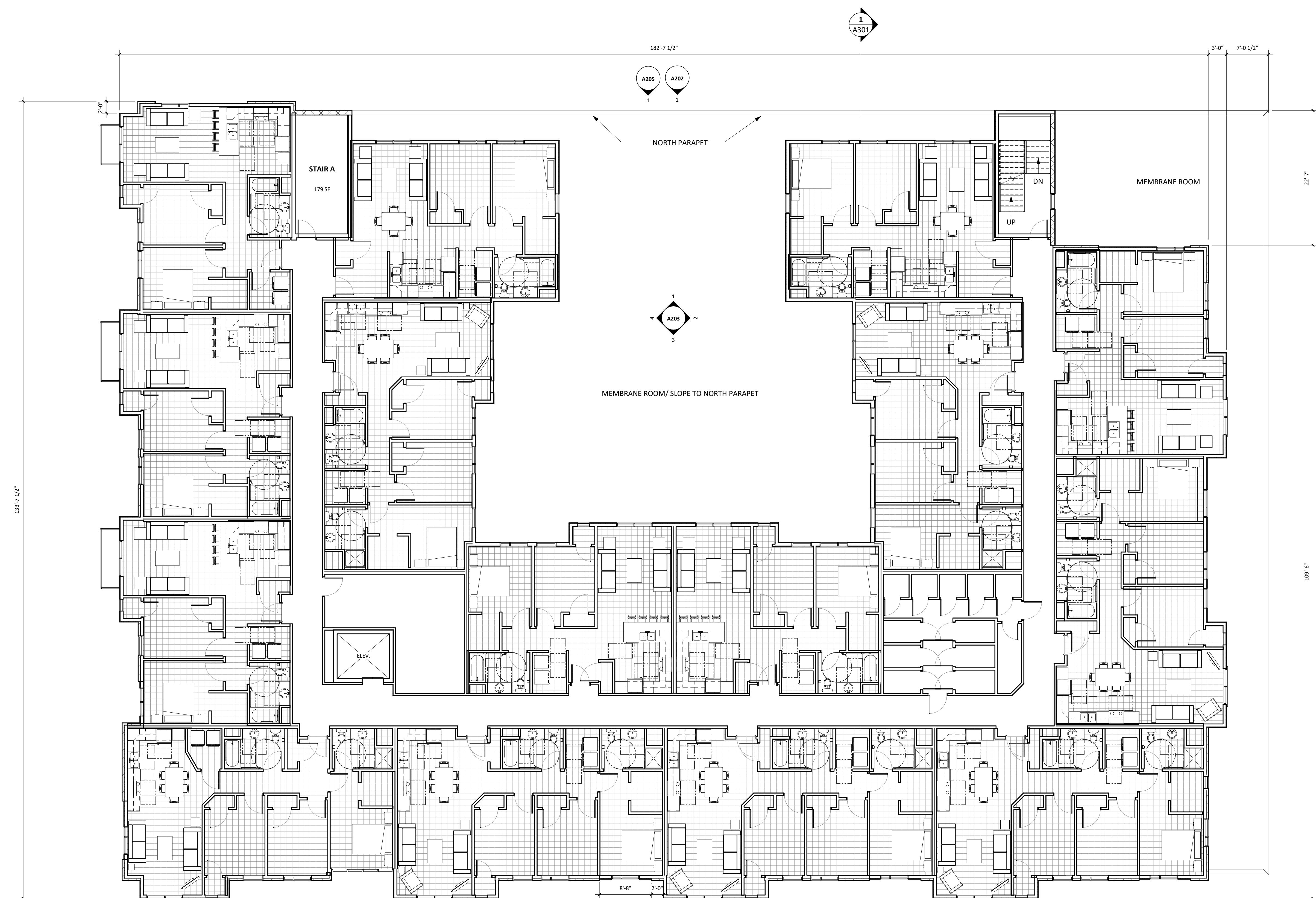
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08.15.2018 LAND USE RESUBMITTAL  
09.05.2018 LAND USE RESUBMITTAL

A Sheet Title  
1ST FLOOR PLAN -  
OVERALL

Sheet No.  
**A111**



VALOR ON WASHINGTON  
1322 EAST WASHINGTON AVE.  
MADISON, WI

3RD FLOOR PLAN - OVERALL

SCALE: 1/8" = 1'-0"

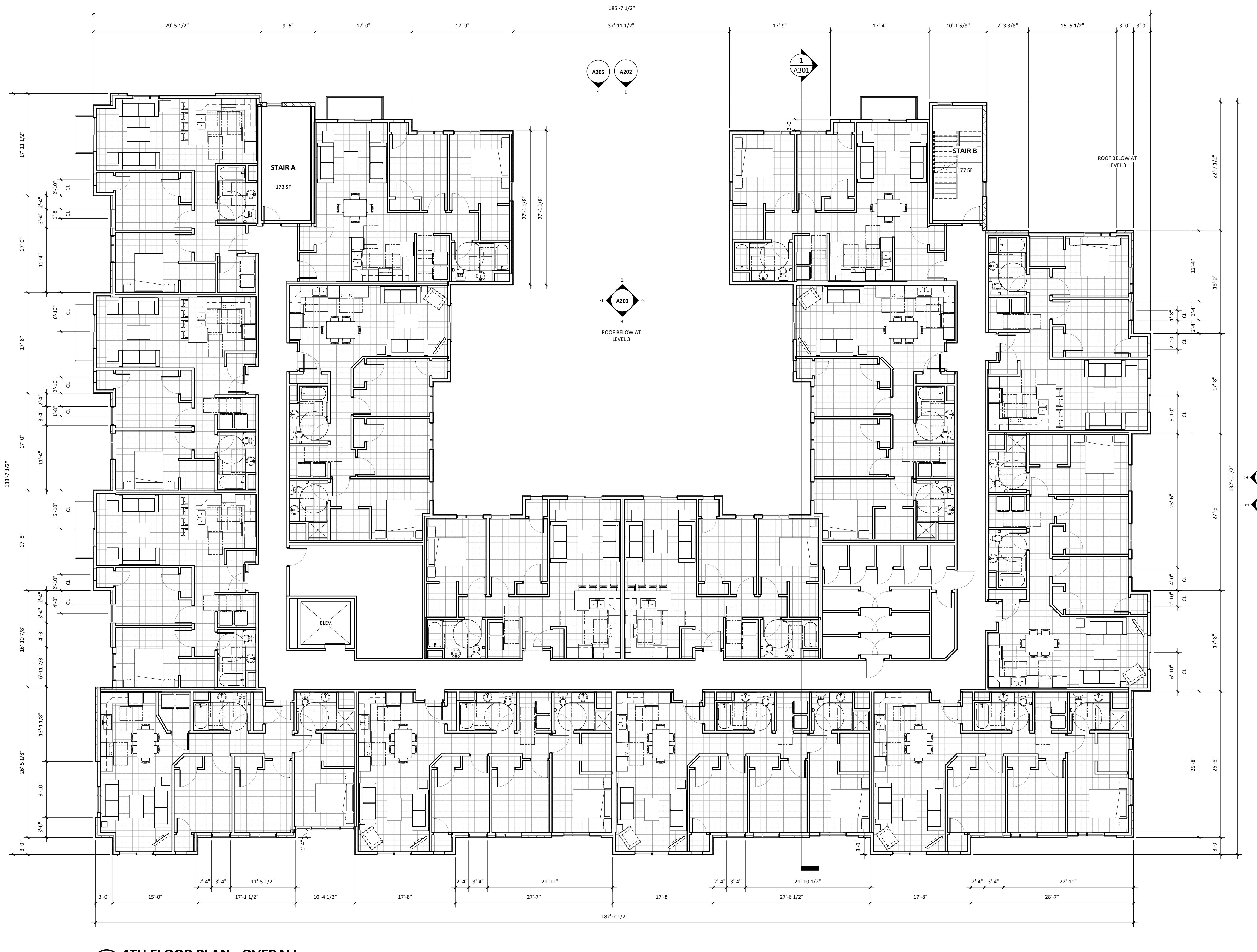
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08.15.2018 LAND USE RESUBMITTAL  
09.05.2018 LAND USE RESUBMITTAL

A Sheet Title  
3RD FLOOR PLAN -  
OVERALL

Sheet No.  
**A131**

**VALOR ON WASHINGTON  
1322 EAST WASHINGTON AVE.  
MADISON, WI**

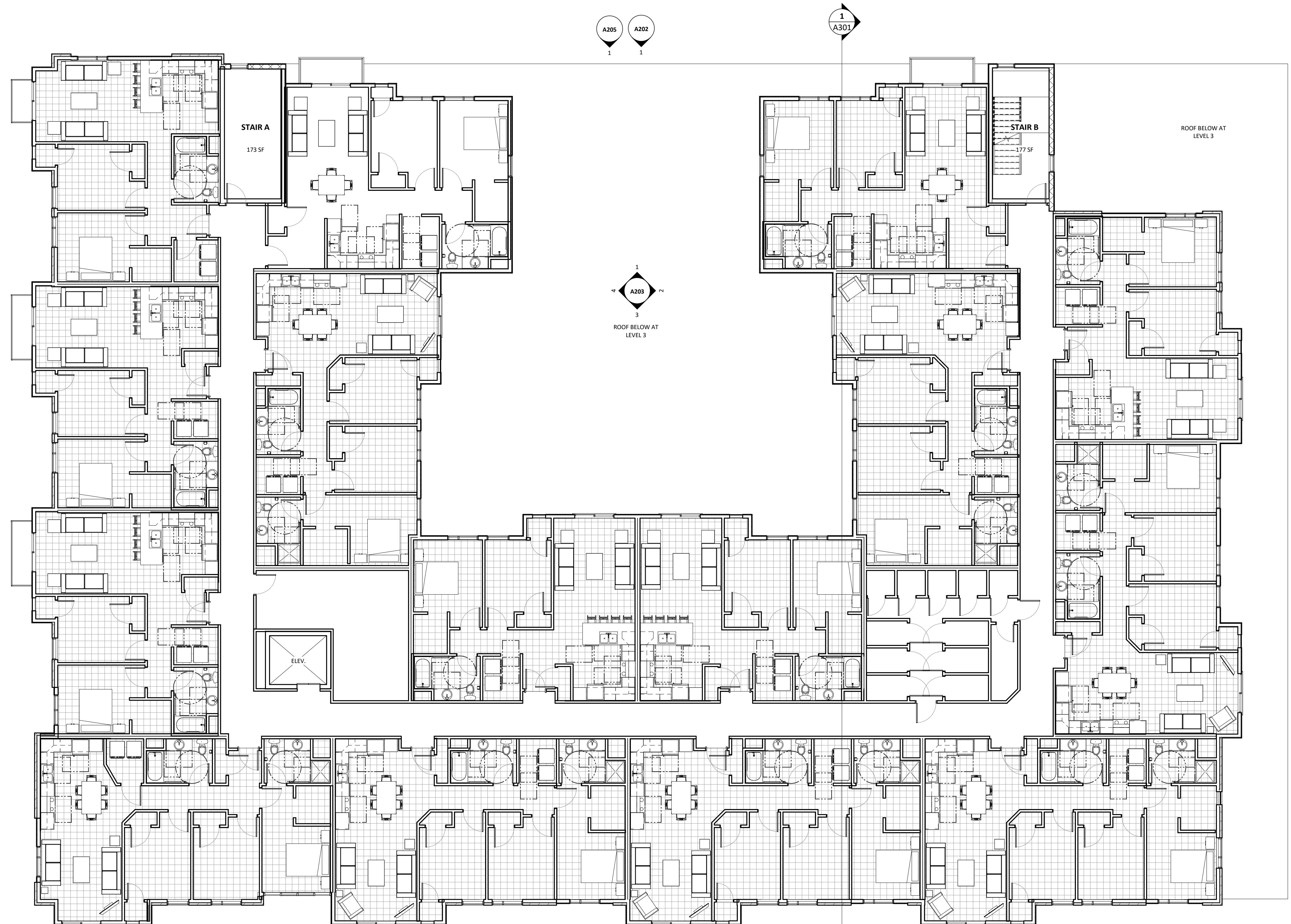


1 4TH FLOOR PLAN - OVERALL  
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SCALE: 1/8" = 1'-0"

Sheet No.

**A141**

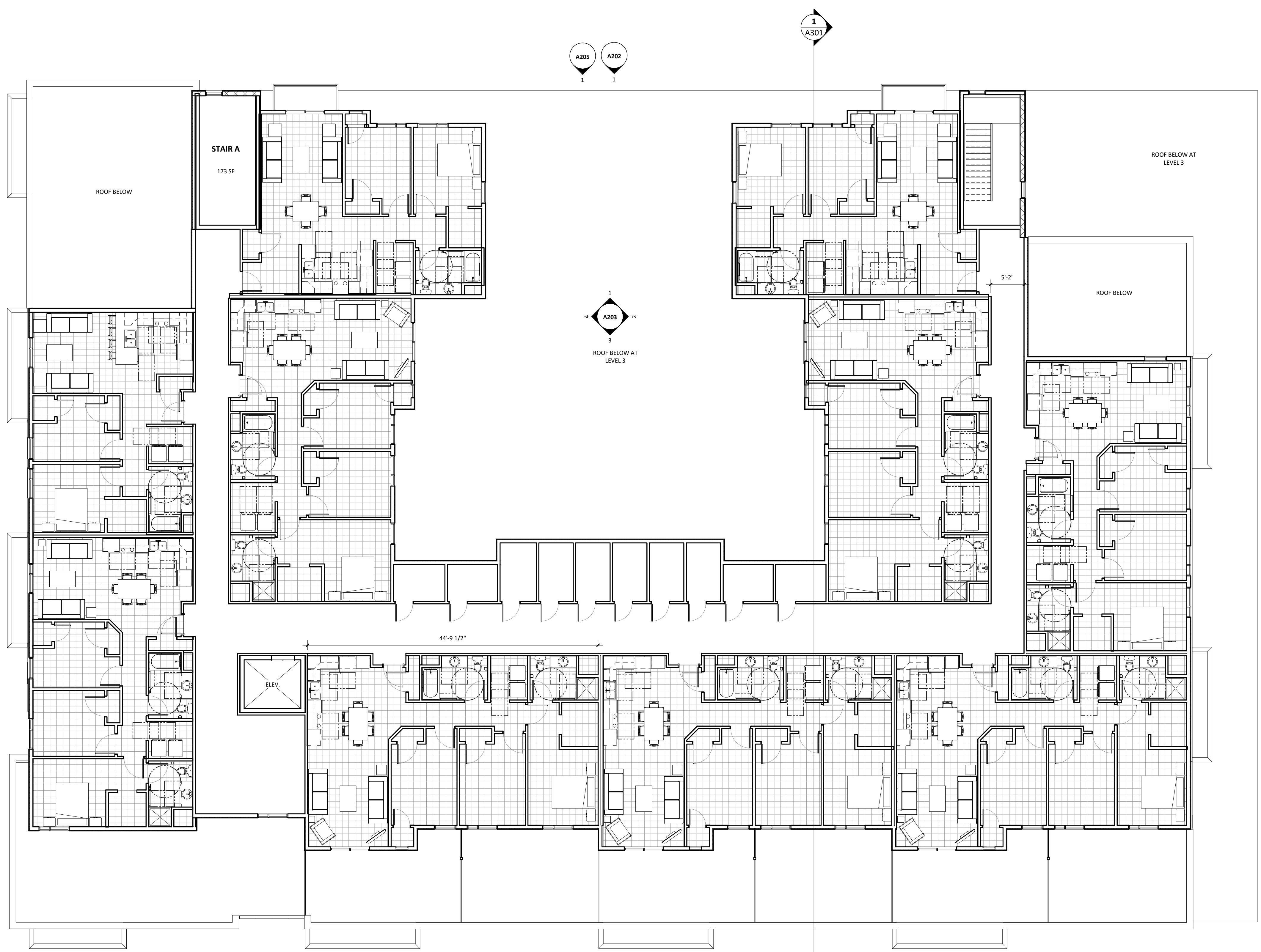
VALOR ON WASHINGTON  
1322 EAST WASHINGTON AVE.  
MADISON, WI5TH FLOOR PLAN - OVERALL  
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Date Issue Description  
08.15.2018 LAND USE RESUBMITTAL  
09.05.2018 LAND USE RESUBMITTAL

**A**  
Sheet Title  
5TH FLOOR PLAN -  
OVERALL

**A151**  
Sheet No.



1 6TH FLOOR PLAN - OVERALL  
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**VALOR ON WASHINGTON**  
1322 EAST WASHINGTON AVE.  
MADISON, WI

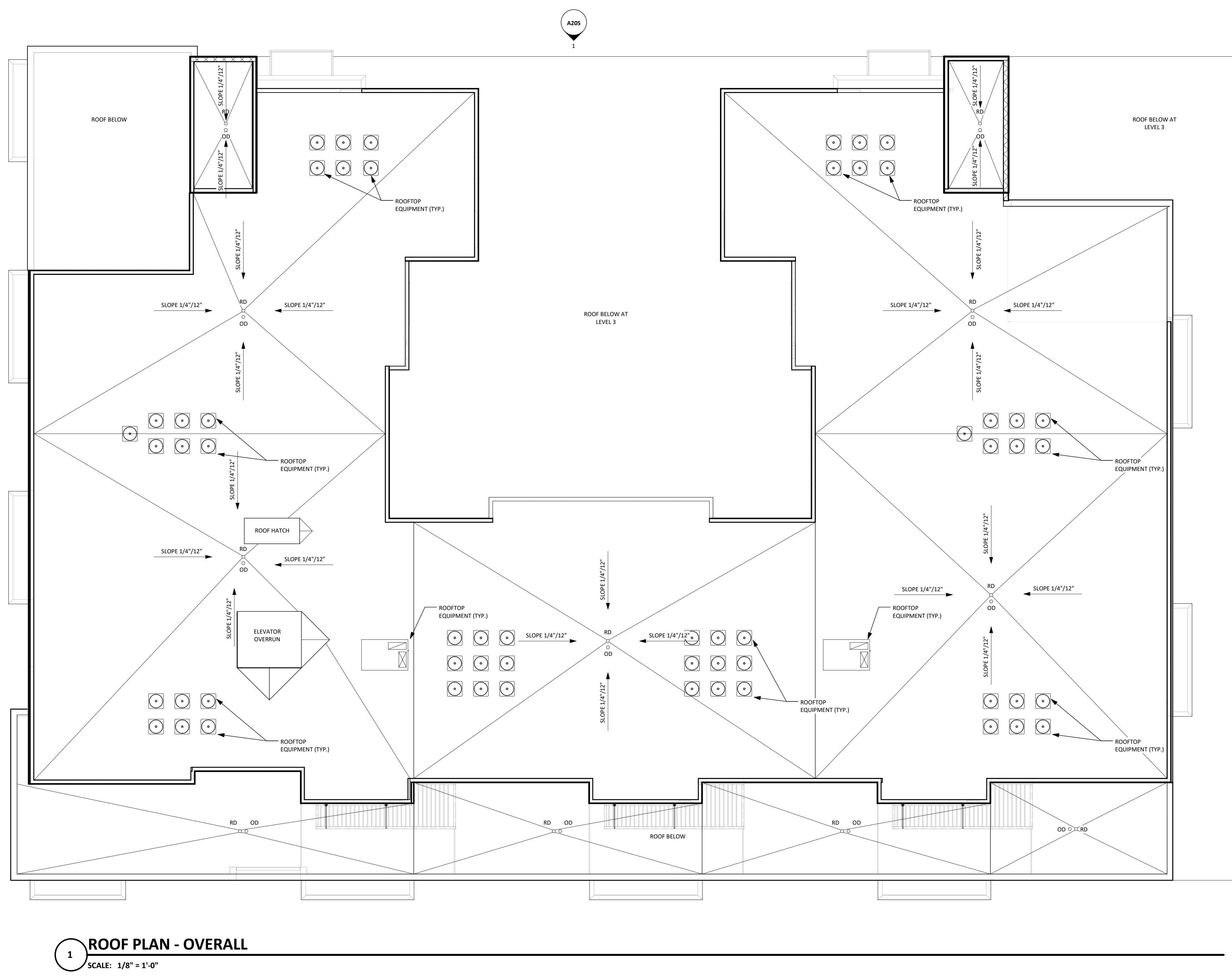
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**A** Sheet Title  
6TH FLOOR PLAN -  
OVERALL

Sheet No.

**A161**



**VALOR ON WASHINGTON**  
**1322 EAST WASHINGTON AVE.**  
**MADISON, WI**

**Schematic**

Project No.	Project Number
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A Sheet Title  
ROOF PLAN - OVERALL

Sheet No.  
**A171**